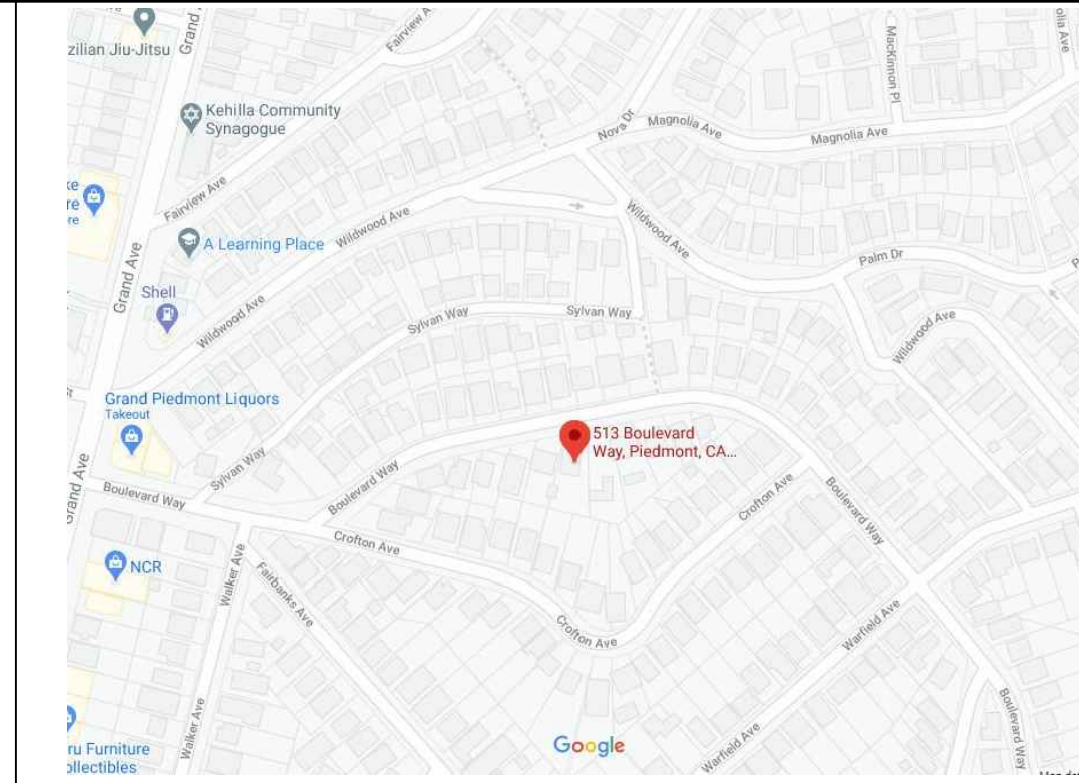
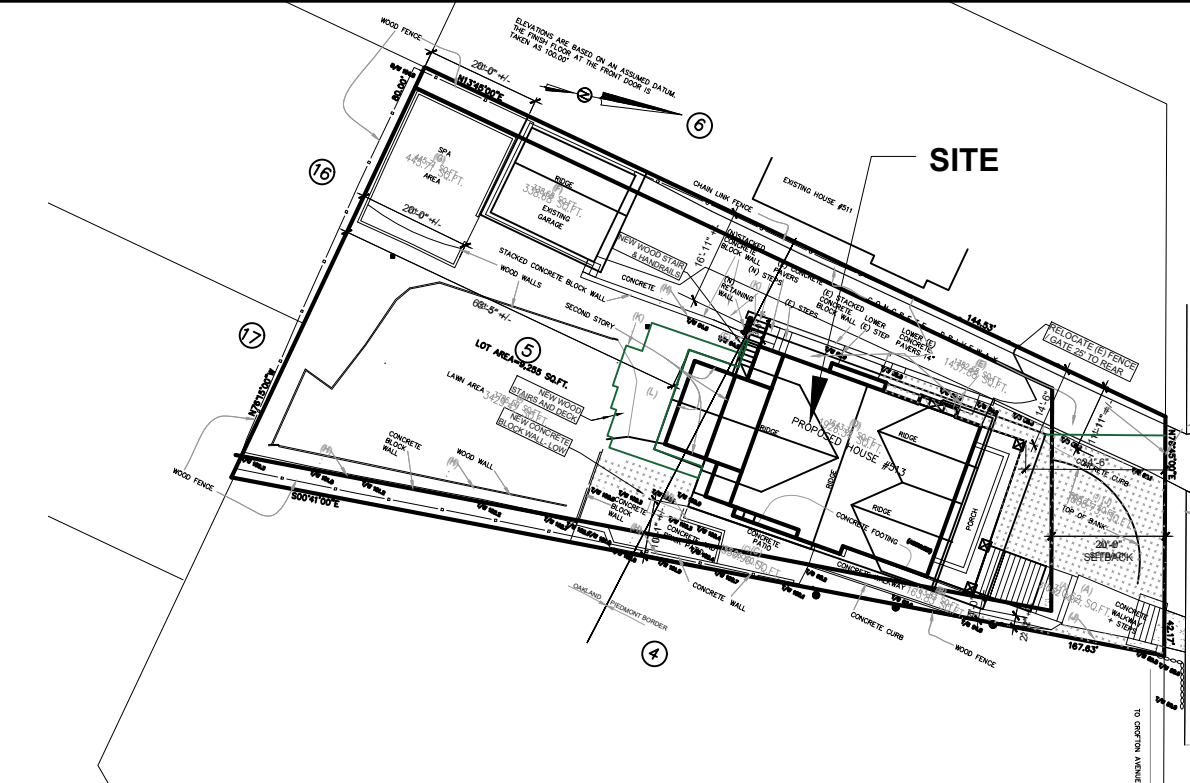


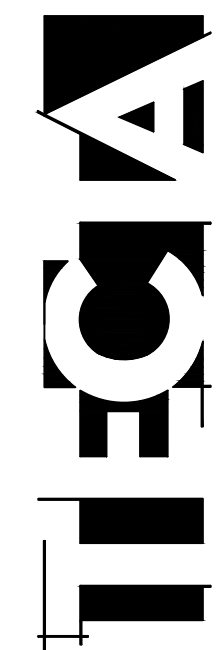
ZONING DETERMINATION FOR THE ALTERATION TO 513 BOULEVARD WAY PIEDMONT, CA 94610



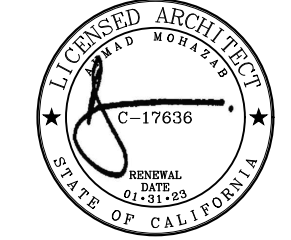
VICINITY MAP



LOCATION PLAN



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P. 213.335.2747
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ARCHITECTURAL PROJECT NO.: 18.047

ZONING DETERMINATION
FOR THE ALTERATION TO
513 BOULEVARD WAY
PIEDMONT, CA 94610

SHEET INDEX

- A-0.0 TITLE SHEET
- A-0.1 EXISTING CONDITIONS
- A-1.0 EXISTING SITE PLAN
- A-2.0 GROUND FLOOR EXISTING & PROPOSED
- A-2.1 FIRST FLOOR EXISTING & PROPOSED
- A-2.2 SECOND FLOOR EXISTING & PROPOSED
- A-3.0 NORTH ELEVATION EXISTING & PROPOSED
- A-3.1 EAST ELEVATION EXISTING & PROPOSED
- A-3.2 SOUTH ELEVATION EXISTING & PROPOSED
- A-3.3 WEST ELEVATION EXISTING & PROPOSED
- A-4.0 EXISTING & PROPOSED SECTION.
- A-8.0 EXTERIOR DOOR AND WINDOW SCHEDULE.

ZONING DETERMINATION

ZONING DETERMINATION REQUEST (DET) FOR CITY JURISDICTION REVIEW AND/OR PERMIT ISSUANCE FOR FUTURE DEVELOPMENT

PROJECT DESCRIPTION

PROJECT DESCRIPTION:
THE EXISTING BUILDING IS A 2-STORY RESIDENTIAL BUILDING R- OCCUPANCY. THE SCOPE OF WORK CONSISTS OF EXTENDING AND REMODELING THE EXISTING KITCHEN INTO THE SPACE OF AN UNFINISHED SUN PORCH TO THE SOUTH AND EXTEND THE MASTER BEDROOM INTO THE EXISTING SUNROOM AND ADD AN ENSUITE BATHROOM ON THE SECOND FLOOR. BOTH ROOM EXPANSIONS INCLUDE NEW WOOD DECKS THAT STACK. NEW STEPS FROM THE LOWER DECK TO THE EXISTING DRIVEWAY TO ALLOW FOR EASY ACCESS FROM THE DETACHED GARAGE TO THE HOUSE.

PROJECT DATA:

A.P.N. > 51.4723.21
BUILDING TYPE : V
EXISTING R- OCCUPANCY
PROPOSED R- OCCUPANCY
LOT SIZE: 9,255. SQ. FT.
PROJECT ADDRESS: 513 BOULEVARD WAY
EXISTING BUILDING AREA: 3710 S.F. PROPOSED BUILDING AREA: 3880 S.F.
NUMBER OF UNITS (EXIST'G): 1 NUMBER OF NEW UNITS (PROPOSED): 0
SPRINKLERED: NO

PROJECT DIRECTORY

ARCHITECT
TECTA ASSOCIATES
2747 19TH STREET
SAN FRANCISCO, CA 94110
(415) 382-5857
(415) 362-5044 (FAX)
CONTACT-AHMAD MOHAZAB
AHMAD@TECTA.COM
TANSY ROBINSON
TANSY@TECTA.COM

OWNER
ROBERT SHARMAN
513 BOULEVARD WAY,
PIEDMONT, CA 94610
C. 650.291.0742
rhSharman@gmail.com



PROJECT VIEW

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NO.	REVISIONS:	DATE:

ZONING DETERMINATION 06/08/2021

DRAWING TITLE:
TITLE SHEET

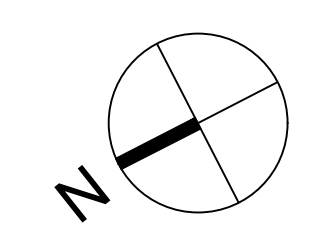
DRAWING NUMBER:
A0.0



WEST NEIGHBOR

513 BOULEVARD WAY

EAST NEIGHBOR



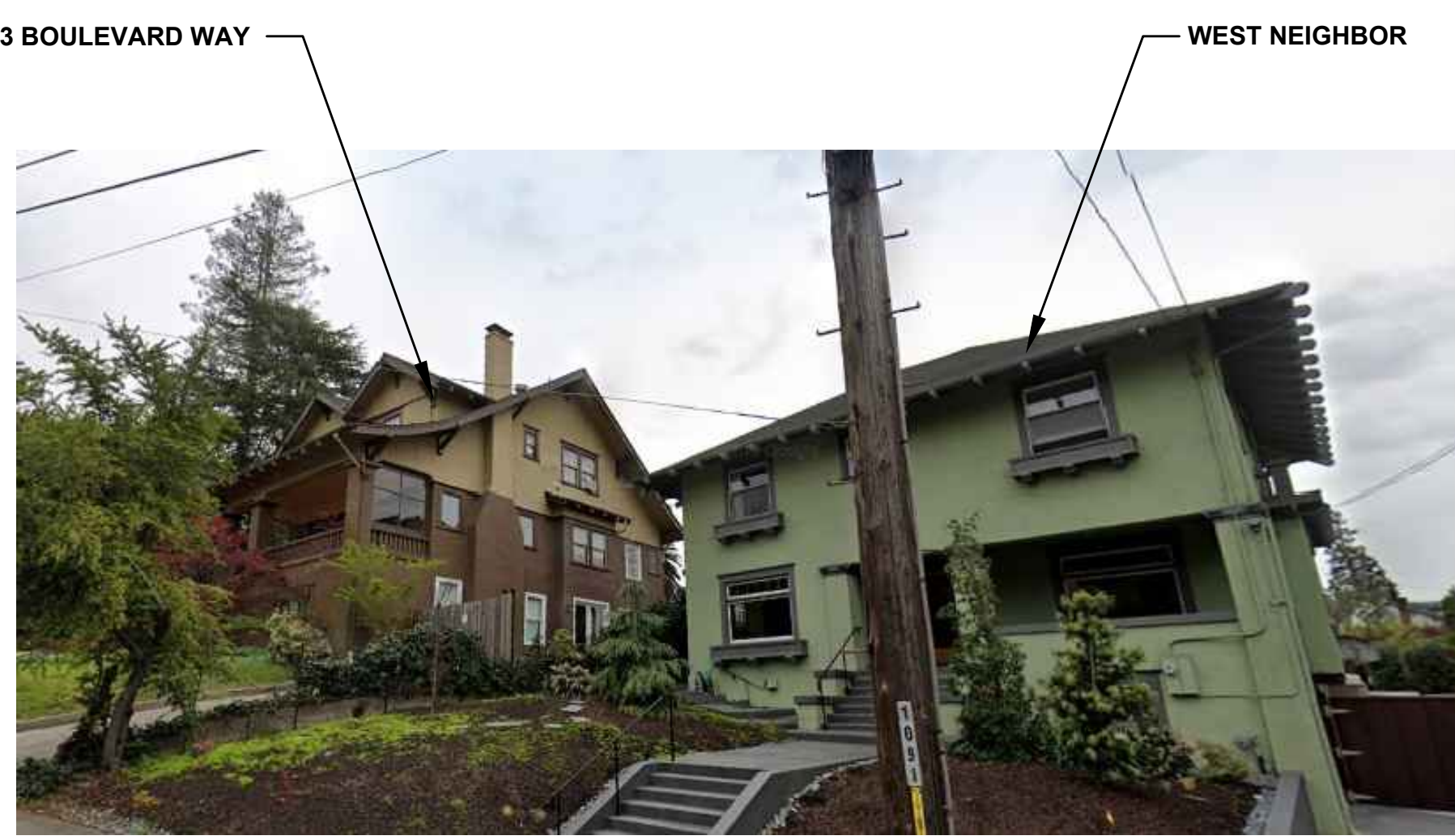
EAST NEIGHBOR

VIEW FROM BOULEVARD WAY
-EAST NEIGHBOR



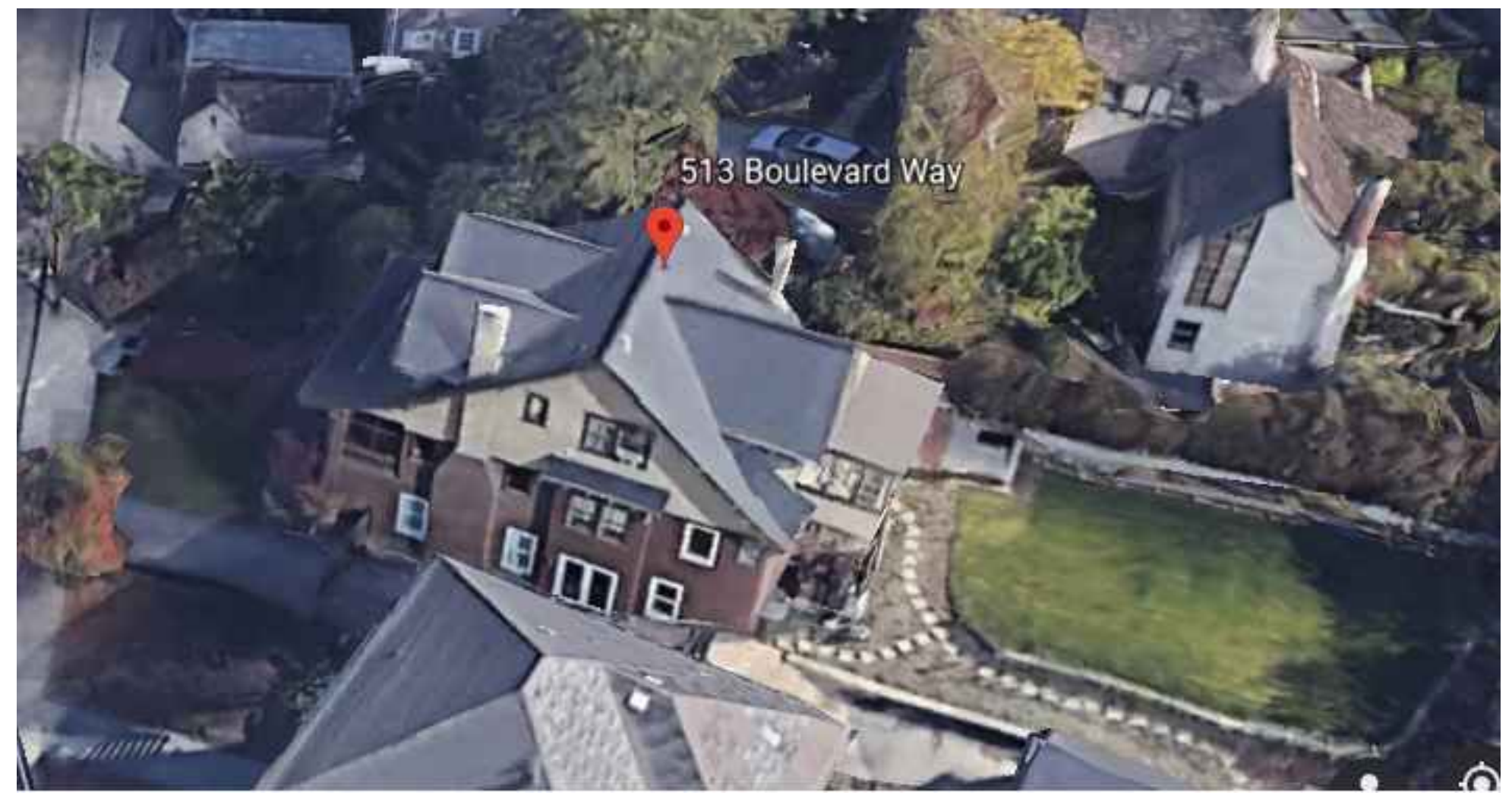
513 BOULEVARD WAY

VIEW FROM BOULEVARD WAY
-RESIDENCE



WEST NEIGHBOR

VIEW FROM BOULEVARD WAY
-EAST NEIGHBOR



VIEW OF EAST SIDYARD



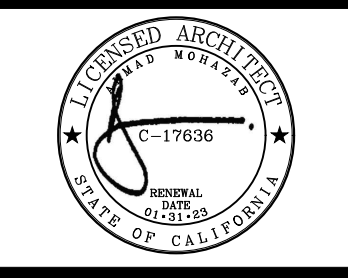
VIEW OF BACKYARD



VIEW OF BACK OF HOUSE

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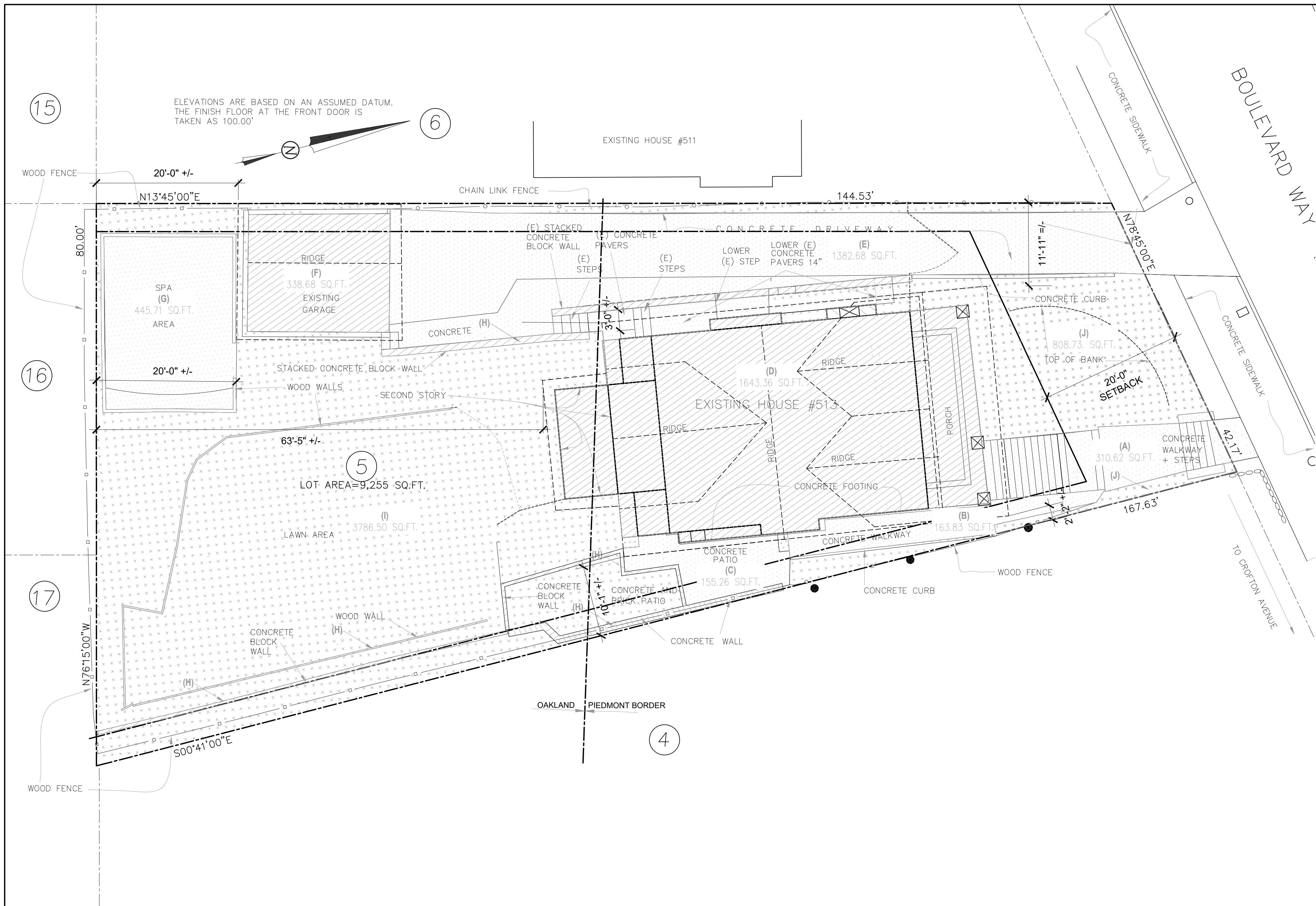
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NO.	REVISIONS	DATE

ZONING DETERMINATION 06/08/2021

DRAWING TITLE:
**EXISTING
CONDITIONS**

DRAWING NUMBER:
A0.1



ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
THE FINISH FLOOR AT THE FRONT DOOR IS
TAKEN AS 100.00'

SITE PLAN BASED ON
TOPOGRAPHIC SURVEY
LOT 5, BLOCK C,
MAP OF GRAND AVENUE HEIGHTS (23 M 28)
LOCATED AT 513 BOULEVARD WAY
CITY OF PIEDMONT, COUNTY OF ALAMEDA, CALIFORNIA
SEPTEMBER, 2006 SCALE: 1" = 8'

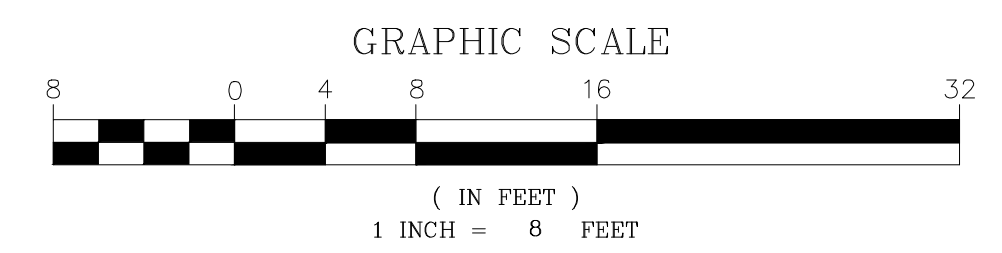
MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. NO. 1127 BOULEVARD-TOPO.DWG JOB NO. 06-6770

LEGEND	
B/W	BASE OF WALL
C.O.	CLEAN OUT
D/W	DRIVEWAY
F.F.	FINISH FLOOR
F/L	FLOW LINE
J.P.	JOINT POLE
P.K.	PARKER KALON NAIL
S/W	SIDEWALK
T.C.	TOP OF CURB
TOE	TOE OF SLOPE
TOP	TOP OF BANK
T/W	TOP OF WALL
W.M.	WATER METER

1 EXISTING SITE PLAN

Scale: 1/8" = 1'-0"



LOT DESCRIPTION
PORTION OF LOTS 24 & 25 AS SHOWN ON
THAT MAP ENTITLED 'CROCKER TERRACE, PIEDMONT, ALAMEDA COUNTY,
CALIFORNIA' 25 RM 50 ALAMEDA COUNTY OFFICIAL RECORD
APN 51- 4745 - 7

PROJECT DATA

ZONE A
 LOT AREA : 9,255 SF.
 FLOOR AREA MAX : 9,255 X 45% = 4,165 SF ALLOWED
 HEIGHT LIMIT : 35'
 LOT COVERAGE : 40% STRUCTURAL (3,700 SF MAX.)
 70% IMPERVIOUS/ HDSCAPE (6,480 SF MAX.)

EXISTING LOT COVERAGE:
 STRUCTURAL
 MAIN HOUSE: = 1225 SF
 COVERED WALK-THRU AT REAR = 35 SF
 REAR ENCLOSED PORCH = 118 SF
 FRONT PORCH (BASEMENT UNDER) = 238 SF
 GARAGE = 339 SF
 FRONT STEPS 12' ABOVE ADJ GROUND = 92 SF
 TOTAL = 2,047 SF (COMPLIES)
 HARDSCAPE = XXX SF (COMPLIES)

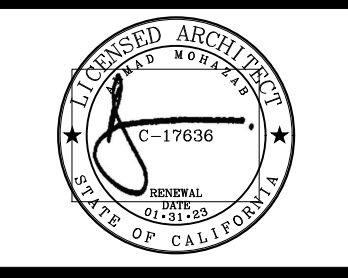
BEDROOMS : 4
 PARKING REQUIRED : 2
 2 EXISTING/GARAGE

SETBACKS : ALLOWED MINIMUM ACTUAL
 FRONT : 20' 20'-0" MIN, VARIES
 EAST SIDE : 5' EXISTING @ HOUSE: 2'-2" MIN, VARIES
 WEST SIDE : 5' EXISTING @ HOUSE: 10'-9" MIN, VARIES
 REAR : 5' EXISTING @HOUSE: 63'-5" MIN. VARIES

SF. CALCS.
 (EXISTING) : 3022 ±

SF. CALCS. OF PROPOSED AREAS
 LOWER LEVEL : 1,146 SF
 CONDITIONED : 1,146 SF
 FIRST FLOOR : XX SF
 2ND FLOOR : XX SF
TOTAL SF: 5,156 SF (5,166 SF PERMITTED)

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ZONING DETERMINATION
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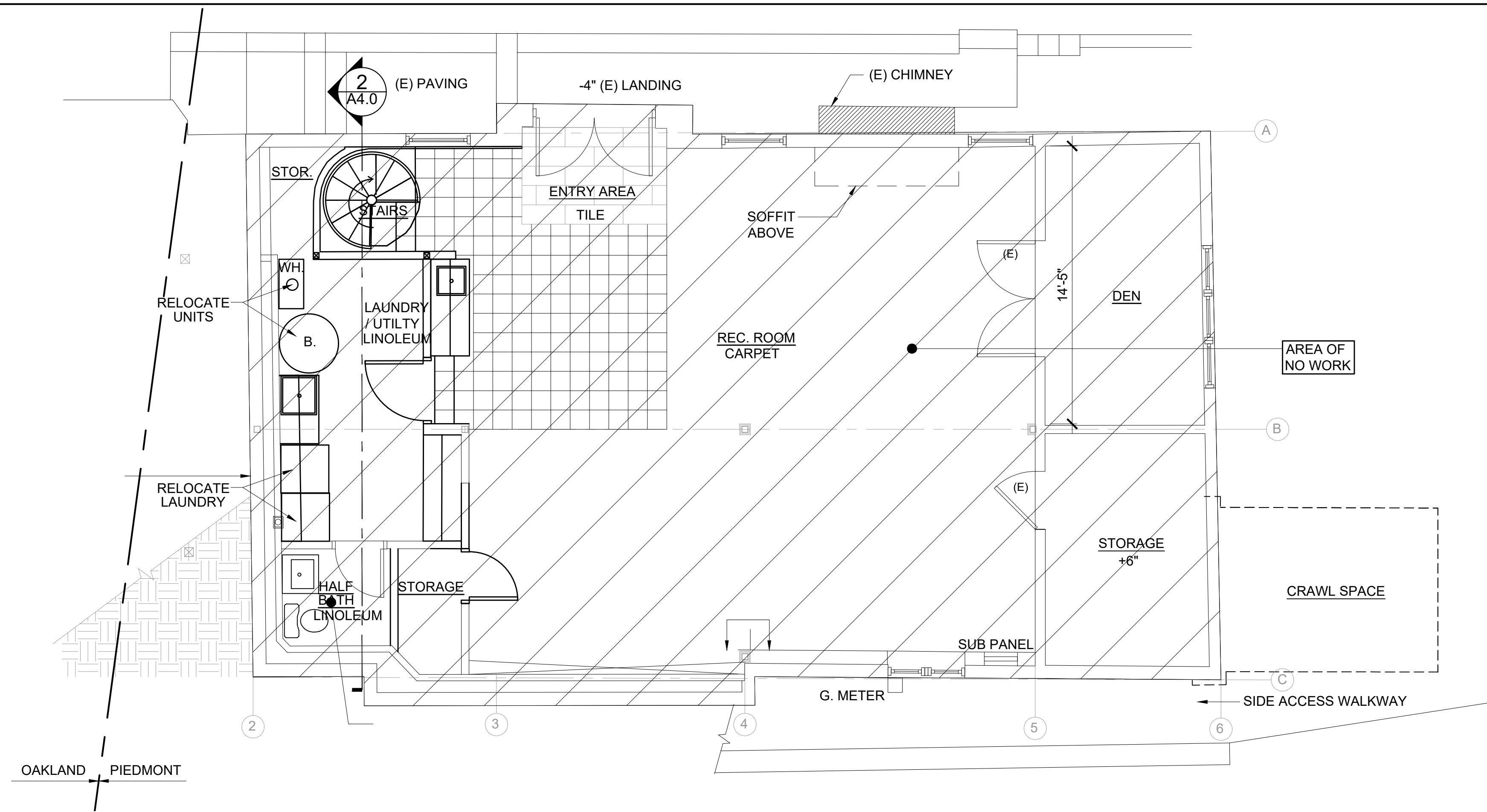
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ZONING DETERMINATION 06/08/2021

DRAWING TITLE:
EXISTING SITE PLAN

DRAWING NUMBER:
A1.0



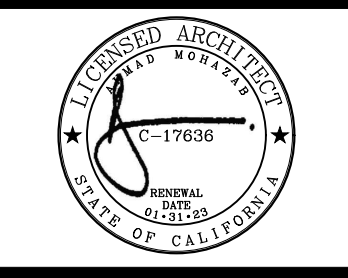
WALL LEGEND

	WALL TO BE DEMOLISHED
	WALL TO REMAIN
	NEW WALL

2 BASEMENT FLOOR PLAN (EXISTING)

Scale: 1/4" = 1'-0"

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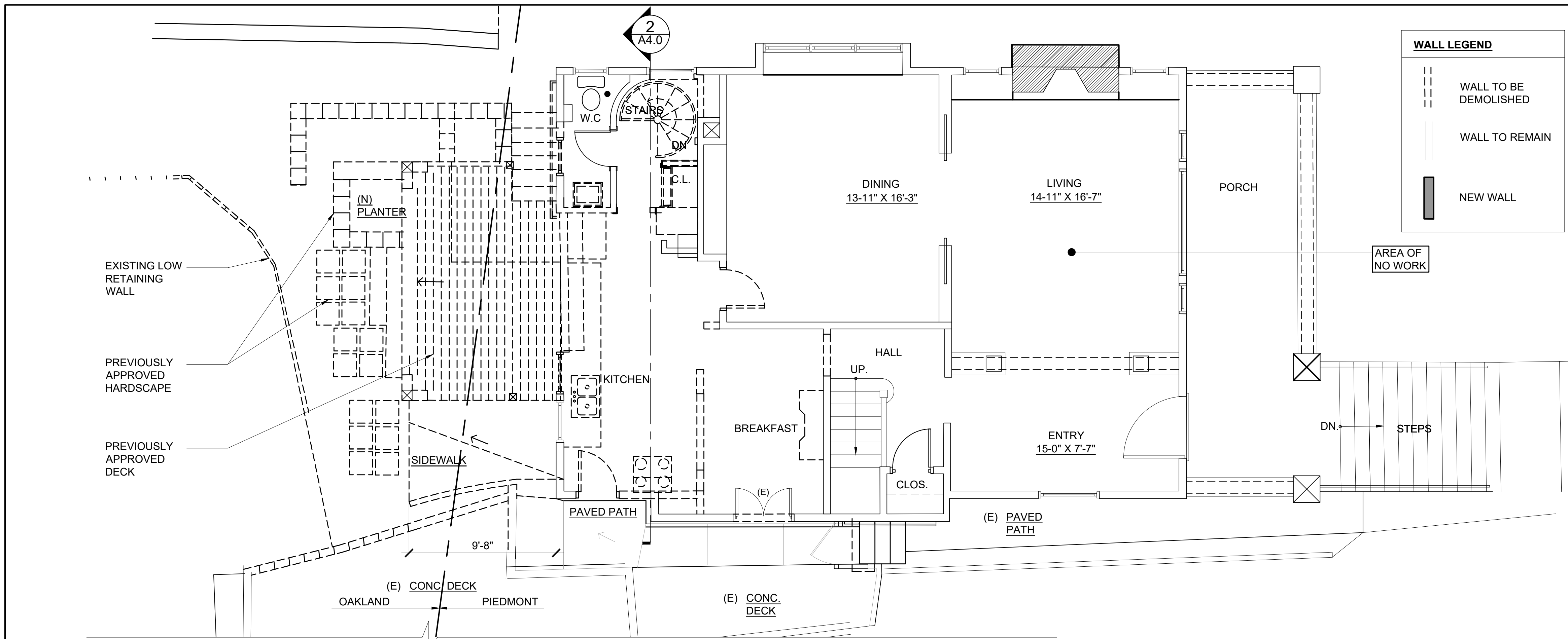
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NO.	REVISIONS	DATE

ZONING DETERMINATION 06/08/2021

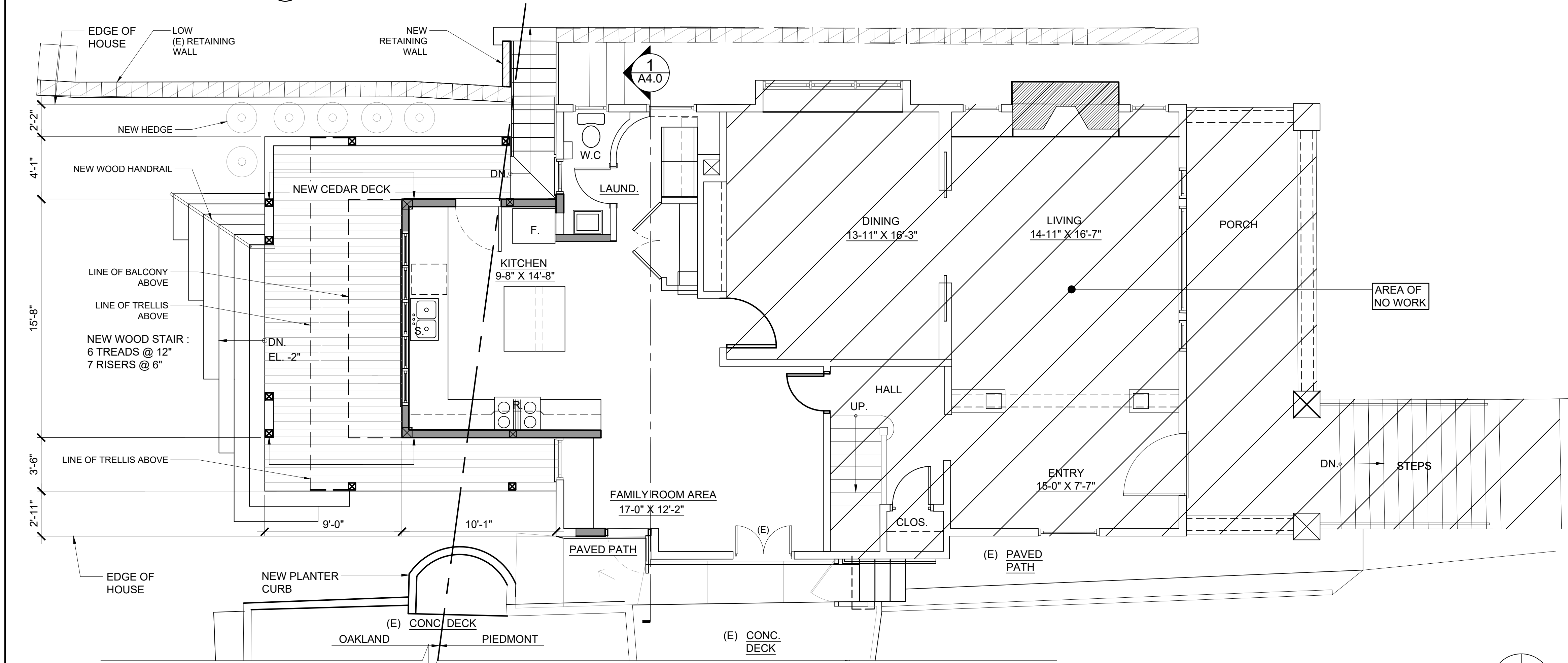
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**GROUND FLOOR
 EXISTING &
 PROPOSED**

DRAWING NUMBER:
A2.0



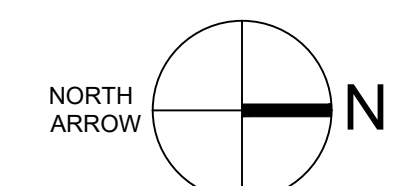
2 FIRST FLOOR PLAN (EXISTING)

Scale: 1/4" = 1'-0"

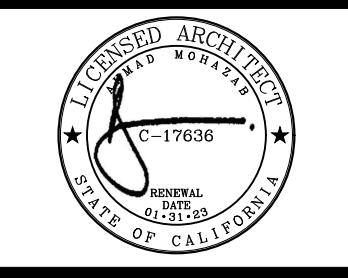


1 FIRST FLOOR PLAN (PROPOSED)

Scale: 1/4" = 1'-0"



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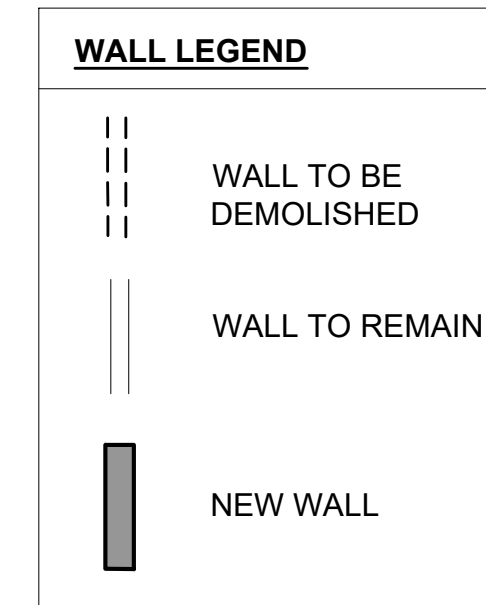
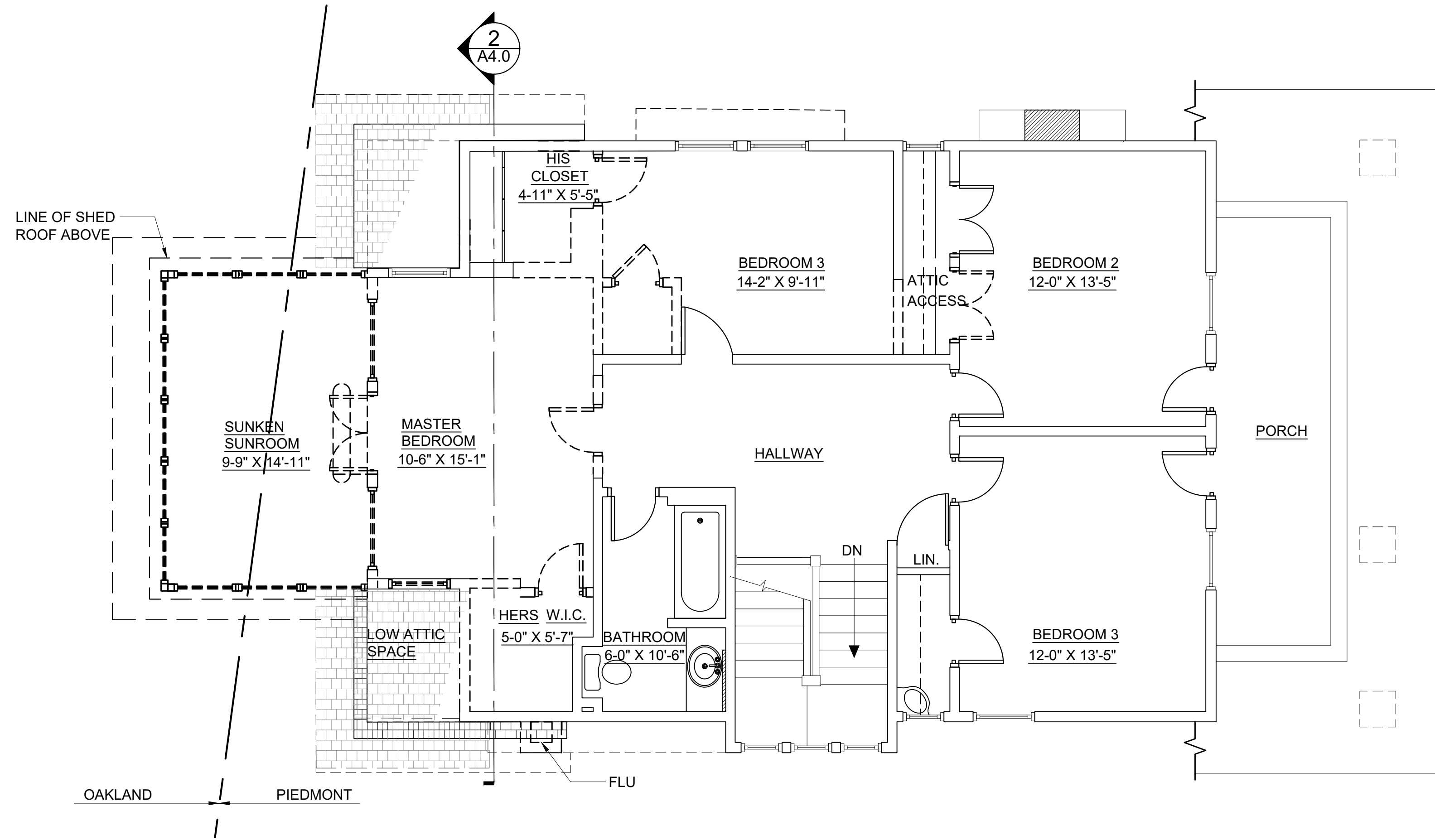
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ZONING DETERMINATION 06/08/2021

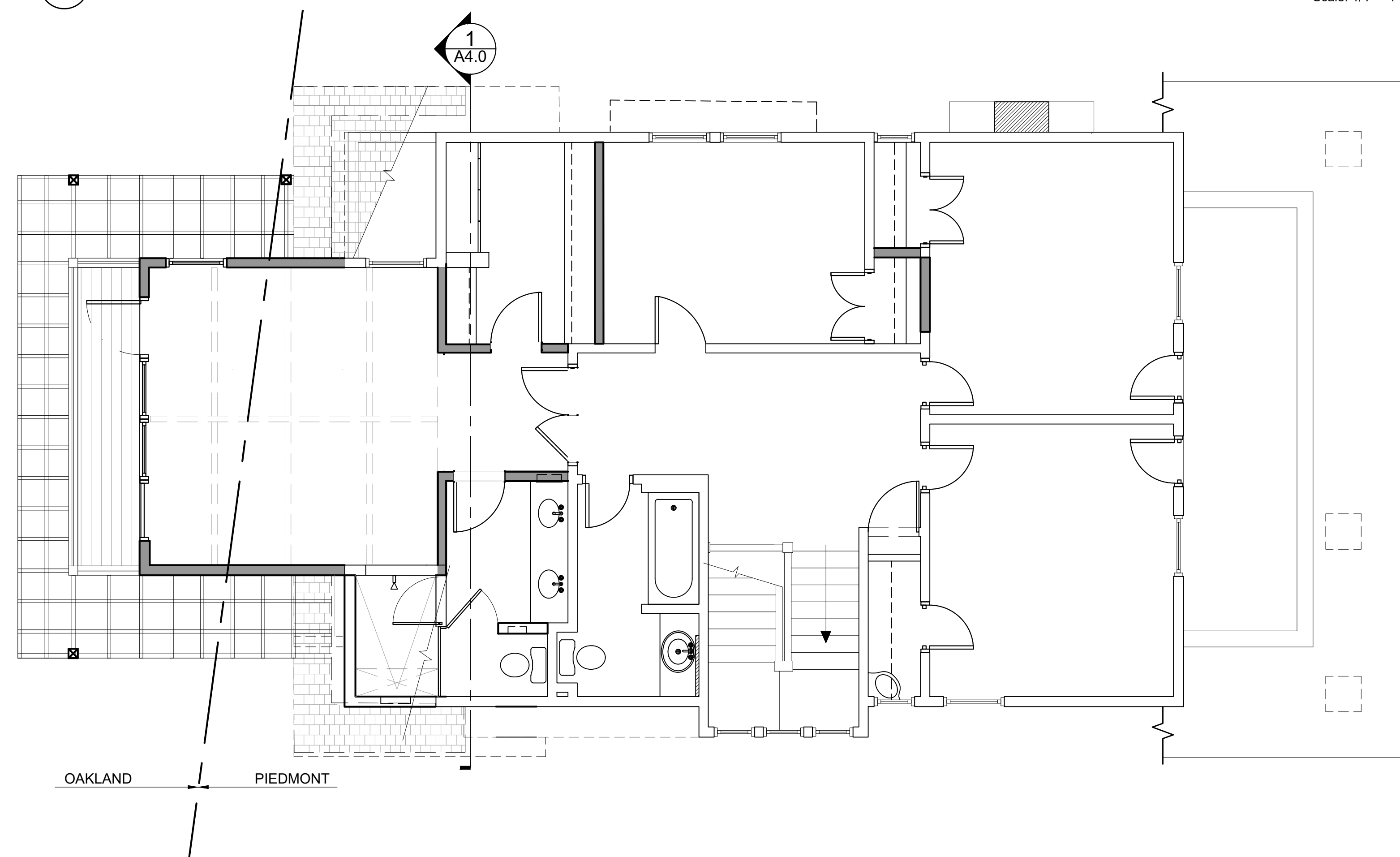
DRAWING TITLE:
**FIRST FLOOR
 EXISTING &
 PROPOSED**

DRAWING NUMBER:
A2.1



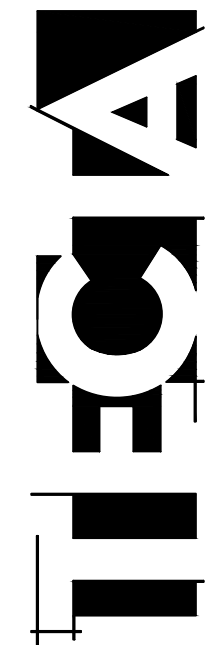
2 SECOND FLOOR PLAN (EXISTING)

Scale: 1/4" = 1'-0"

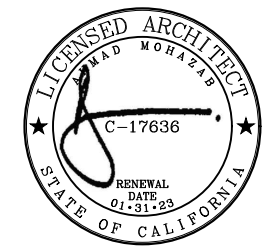


1 SECOND FLOOR PLAN (PROPOSED)

Scale: 1/4" = 1'-0"



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NO.	REVISIONS:	DATE:

ZONING DETERMINATION 06/08/2021

DRAWING TITLE:
**SECOND FLOOR
 EXISTING &
 PROPOSED**

DRAWING NUMBER:
A2.2



2 NORTH ELEVATION (EXISTING)

Scale: 1/4" = 1'-0"

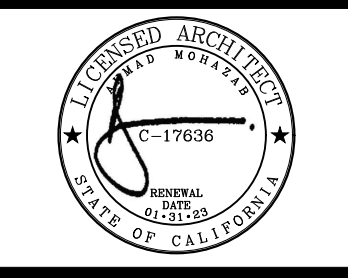


1 NORTH ELEVATION (PROPOSED) NO CHANGE

Scale: 1/4" = 1'-0"

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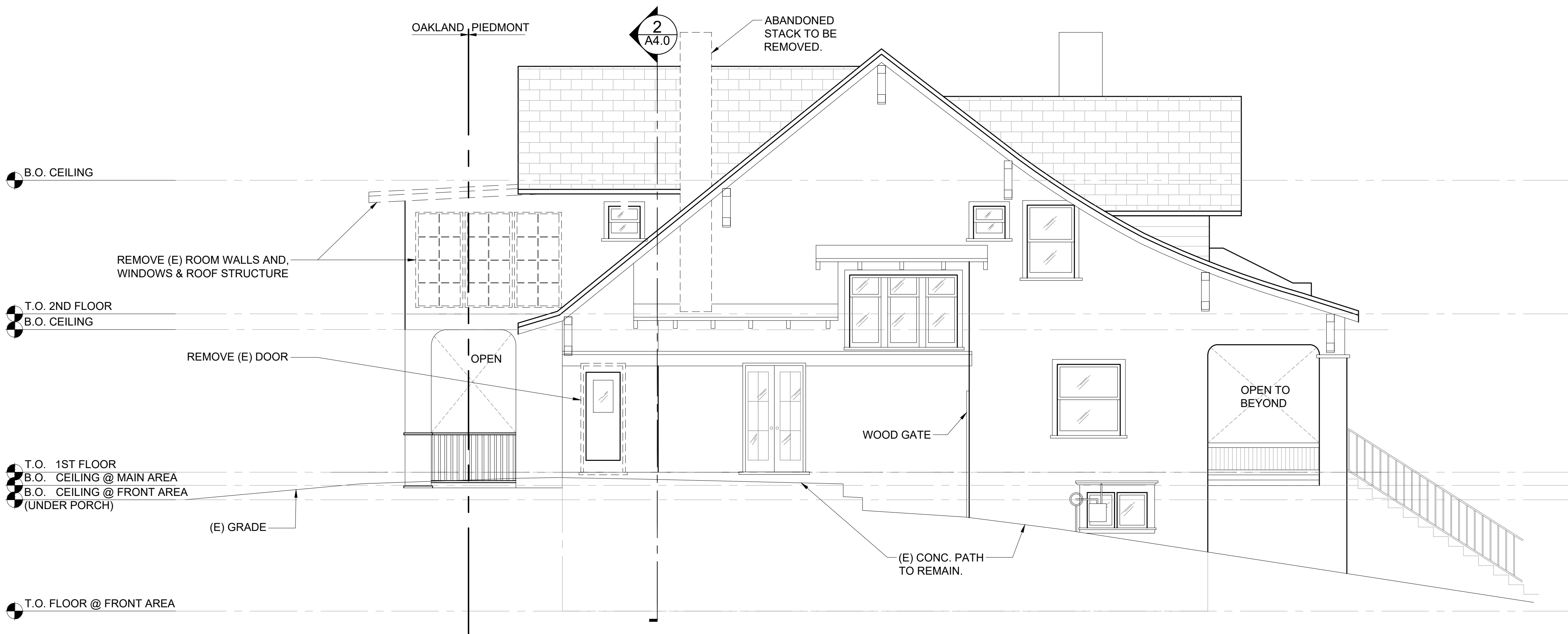
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NO.	REVISIONS:	DATE:

ZONING DETERMINATION 06/08/2021

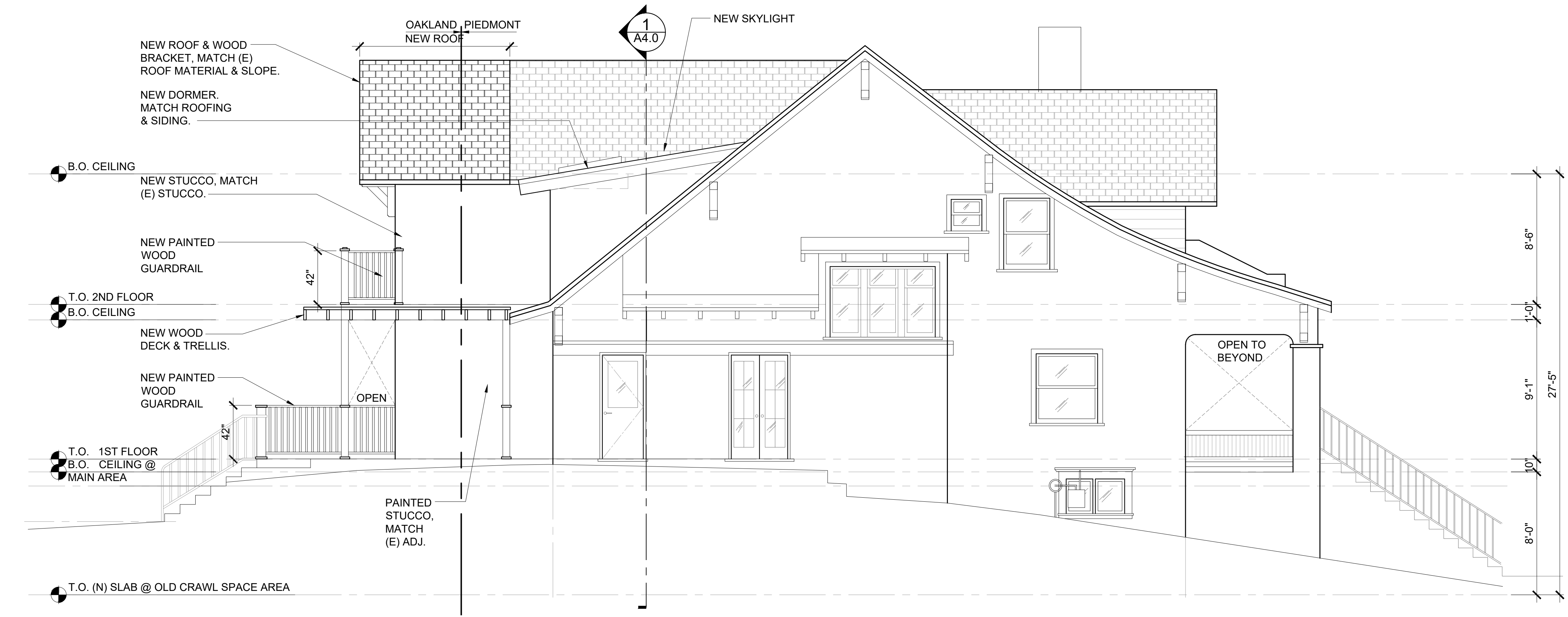
DRAWING TITLE:
**NORTH ELEVATION
 EXISTING &
 PROPOSED**

DRAWING NUMBER:
A-3.0



2 EAST ELEVATION (EXISTING)

Scale: 1/4" = 1'-0"

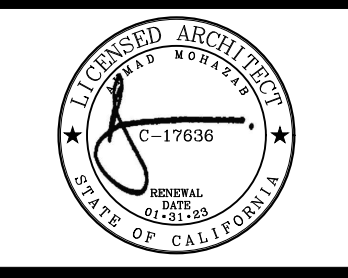


1 EAST ELEVATION (PROPOSED)

Scale: 1/4" = 1'-0"

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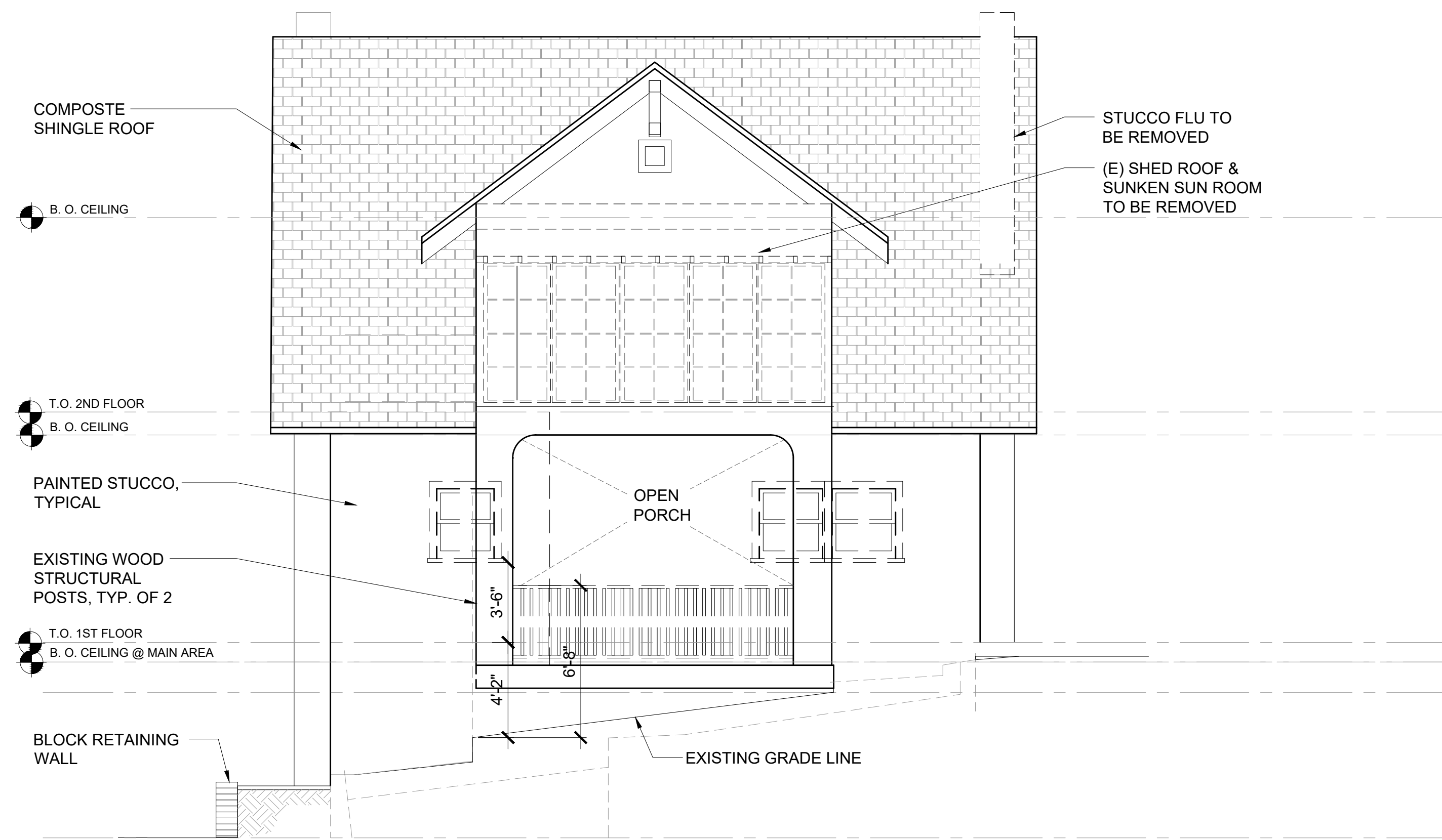
NO.	REVISIONS:	DATE:

ZONING DETERMINATION 06/08/2021

DRAWING TITLE:
**EAST ELEVATION
 EXISTING &
 PROPOSED**

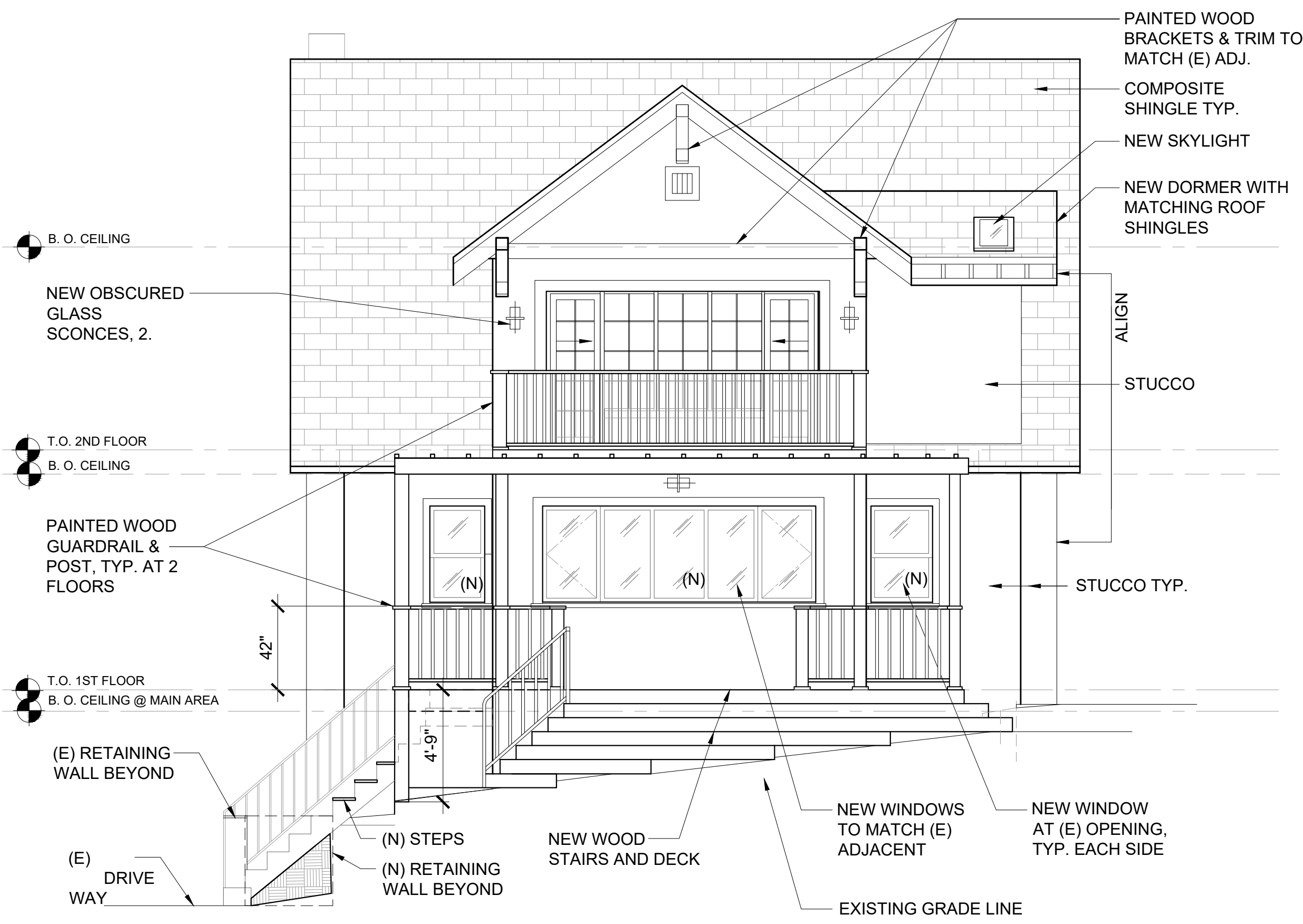
DRAWING NUMBER:

A-3.1



2 SOUTH ELEVATION (EXISTING)

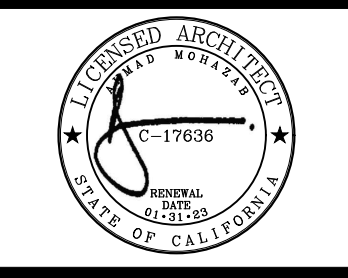
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION (PROPOSED)

Scale: 1/4" = 1'-0"

TECTA
ASSOCIATES
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Los Angeles, CA 90069
P. 213.335.2747
www.lecta.com



ARCHITECTURAL PROJECT NO.: 18.047

ZONING DETERMINATION
FOR THE ALTERATION TO
513 BOULEVARD WAY
PIEDMONT, CA 94610

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ZONING DETERMINATION 06/08/2021

DRAWING TITLE:
**SOUTH ELEVATION
EXISTING &
PROPOSED**

DRAWING NUMBER:

A-3.2

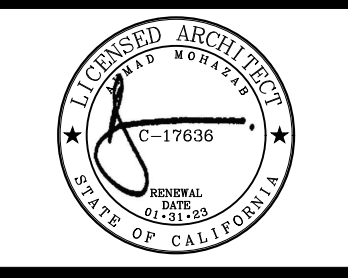


2 WEST ELEVATION (EXISTING)



1 WEST ELEVATION (PROPOSED) (OPTION-B)

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ZONING DETERMINATION 06/08/2021

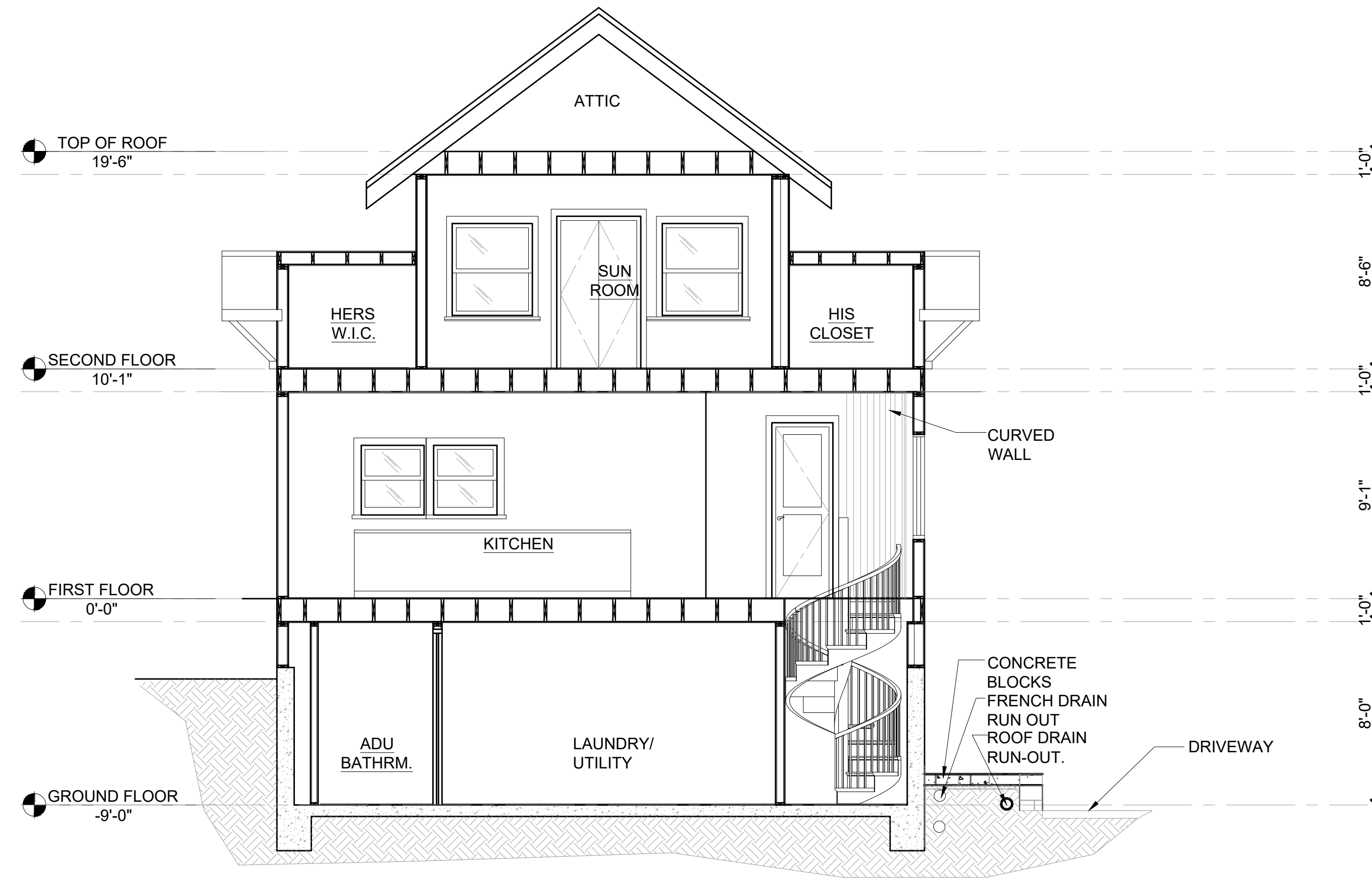
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**WEST ELEVATION
EXISTING &
PROPOSED**

DRAWING NUMBER:

A-3.3

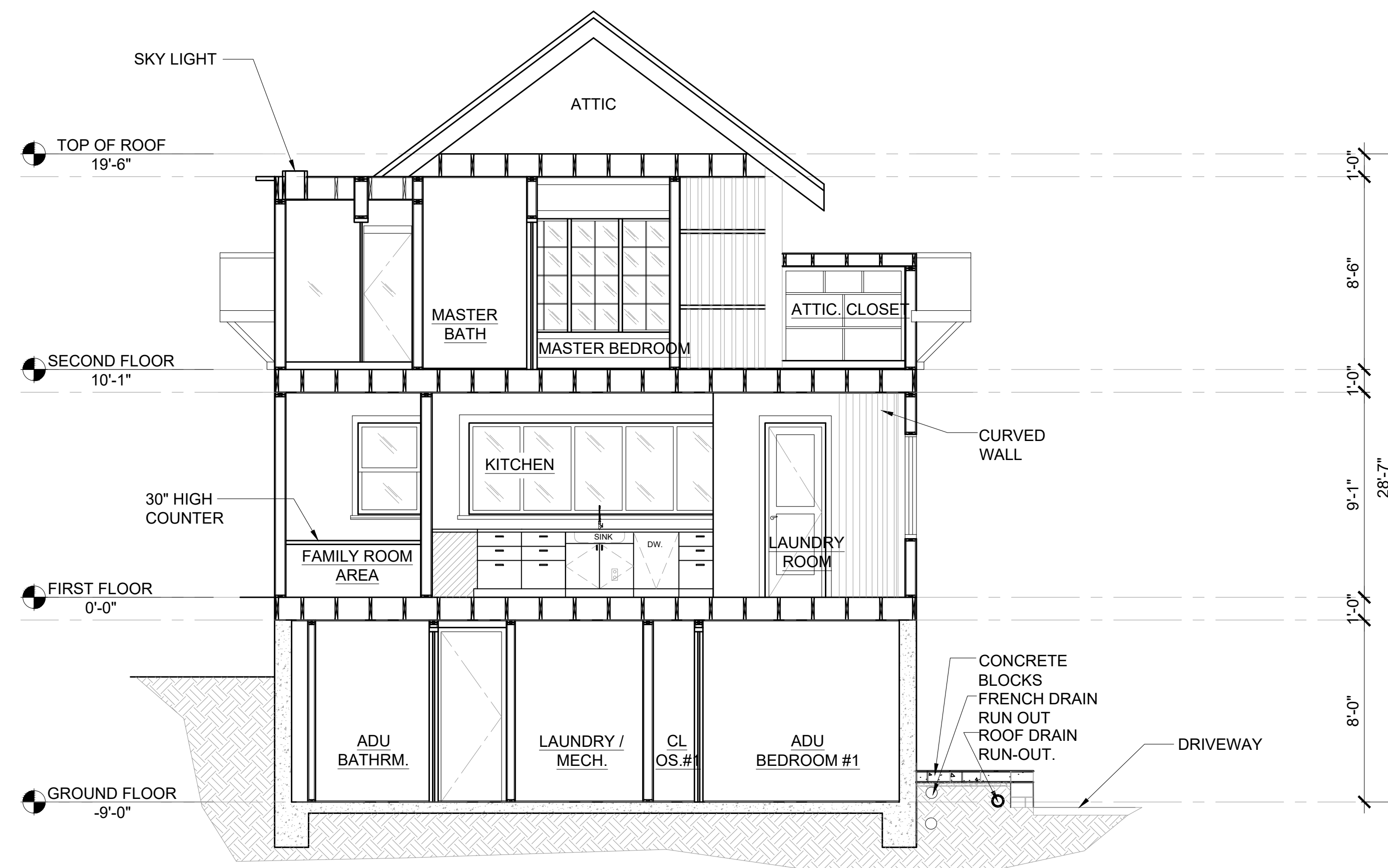
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Scale: 1/4" = 1'-0"



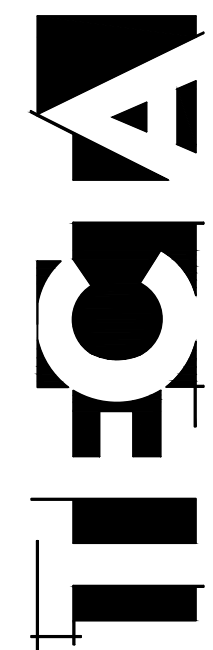
2 EXISTING SECTION

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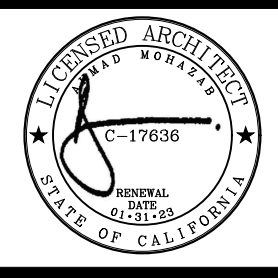


1 PROPOSED SECTION

Scale: 1/4" = 1'-0"



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ARCHITECTURAL PROJECT NO.: 18.047

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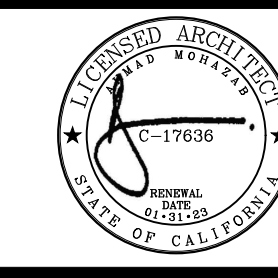
NO.	REVISIONS:	DATE:

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DRAWING TITLE:
EXISTING & PROPOSED SECTION

DRAWING NUMBER:

A4.0



ARCHITECTURAL PROJECT NO.: 18.047

ZONING DETERMINATION
 FOR THE ALTERATION TO
 513 BOULEVARD WAY
 PIEDMONT, CA 94610

WINDOW SCHEDULE FOR 513 BOULEVARD WAY

NOTE* ALL NEW WINDOWS TO MATCH EXISTING COLOR, FINISHES AND HARDWARE PER SCHEDULE AND OWNER APPROVAL

* MFR. AND ACCESSORY SELECTIONS TO BE APPROVED BY OWNER,TYP.

SERVES ROOM	MANUFACTURER	UNIT SIZE W x H	GLAZING	EGRESS AREA	TYPE	EXTERIOR WINDOW MATERIAL/ FINISH	INTERIOR WINDOW MATERIAL/ FINISH	GLAZING- ENERGY	OPERATION	COMMENTS
FIRST FLOOR - KITCHEN	KOLBE	120" x 42"				METAL CLAD.	WOOD		FIXED / CASEMT.	5 EQ. 24" WIDE UNITS BOTH END UNITS CASEMT. 3 MIDDLE IXED UNITS
FIRST FLOOR - FAMILY ROOM AREA	KOLBE	30" x 42"				METAL CLAD.	WOOD		DBL. HUNG	
SECOND FLOOR - MASTER BEDROOM	KOLBE	36" x 36"				METAL CLAD.	WOOD		DBL. HUNG	
SECOND FLOOR - MASTER BEDROOM	KOLBE	90" x 54"				METAL CLAD.	WOOD		FIXED	3 EQ. 30" WIDE FIXED UNITS
SECOND FLOOR - MASTER BATH SHWR.	KOLBE	30" x 42"				METAL CLAD.	WOOD		DBL. HUNG	

2 WINDOW SCHEDULE

SCALE: N.T.S.

DOOR SCHEDULE FOR 513 BOULEVARD WAY

* MFR. COLOR , PANEL PROFILE AND ACCESSORY SELECTIONS TO BE APPROVED BY OWNER,TYP.
 FINISH SAMPLES ON REPRESENTATIVE MATERIALS TO BE SUBMITTED PRIOR TO ORDERING.

SERVES ROOM	MANUFACTURER	DOOR PROPERTIES				DOOR FRAME				REMARKS *
		SIZE (WXH)	THICKNESS	MATERIAL/ TYPE	FINISHES- EXT./ INT.	MATERIAL	INTERIOR FINISH	HARDWARE TYPE	FRAME SIZE	
FIRST FLOOR - KITCHEN	TBD	36" x 80"		SOLID WOOD / GLASS	PAINTED WOOD					
FIRST FLOOR - FAMILY ROOM AREA	TBD	32" x 80"		SOLID WOOD / GLASS	PAINTED WOOD					
SECOND FLOOR - MASTER BEDROOM	TBD	30" x 80"		SOLID WOOD / GLASS	PAINTED WOOD					

1 DOOR SCHEDULE

Scale: 1/8" = 1'-0"

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NO.	REVISIONS:	DATE:

ZONING DETERMINATION 06/08/2021

DRAWING TITLE:
DOOR & WINDOW SCHEDULE

DRAWING NUMBER:
A-8.0