

EXISTING SITE PHOTOGRAPHS



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9

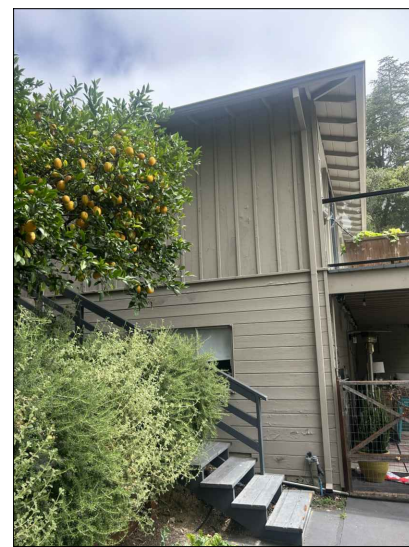
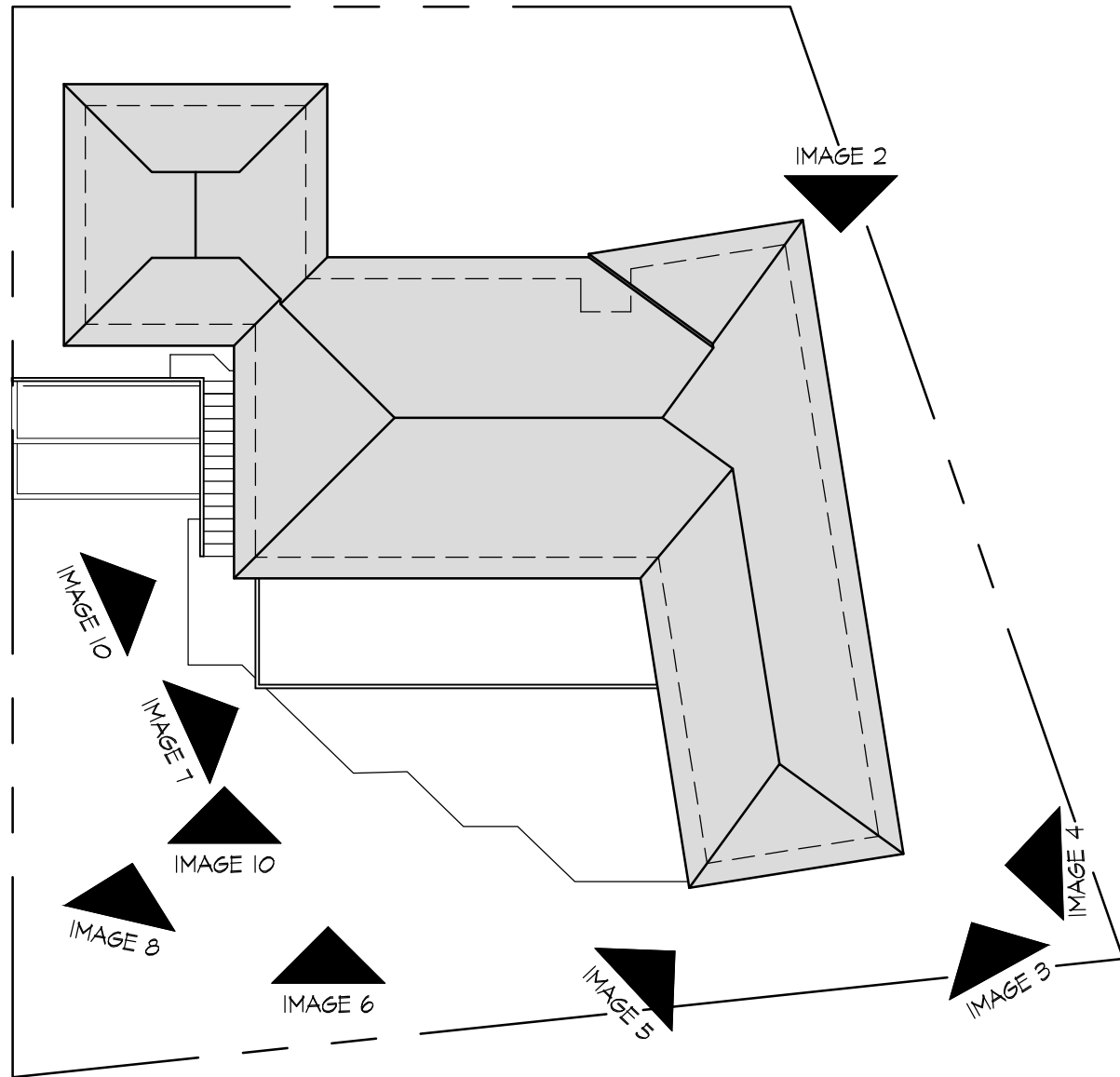


IMAGE 10

BLAIR PLACE



PROJECT INFORMATION

ASSESSORS PARCEL NUMBER: 51-4710-13			
ZONE:	A		
OCCUPANCY GROUP:	R-3	CONSTRUCTION TYPE:	V-B
AUTOMATIC RESIDENTIAL SPRINKLER:	NONE AT EXISTING BUILDING		
	EXISTING	PROPOSED	PERMITTED/ REQUIRED
NUMBER OF DWELLING UNITS:	1	NO CHANGE	
NUMBER OF PARKING SPACES:	2	NO CHANGE	2 MINIMUM
NUMBER OF BEDROOMS:	4	NO CHANGE	
YARD SETBACK			
FRONT YARD (NORTH):	22'-2 1/2"	NO CHANGE	20'-0"
RIGHT SIDE YARD (EAST):	7'-6 1/2"	7'-3"	5'-0"
LEFT SIDE YARD (WEST):	13'-1"	NO CHANGE	5'-0"
REAR YARD (SOUTH):	22'-11"	NO CHANGE	5'-0"
AREAS			
LOT AREA:	8,415 SQ.FT.	NO CHANGE	
GROSS FLOOR AREA:			
MAIN LEVEL	1,799 SQ.FT.	+78 SQ.FT.	
LOWER LEVEL	650 SQ.FT.	+473 SQ.FT.	
TOTAL	2,449 SQ.FT.	3,000 SQ.FT. (+551 SQ.FT.)	
STRUCTURAL COVERAGE:	33%	34%	40% MAXIMUM
LANDSCAPE AREA:	55%	54%	30% MINIMUM

SHEET INDEX

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PROJECT DIRECTORY

CLIENT/ OWNER	ARCHITECT
CHRISTOPHER AND JUNE GROBOSKE 30 BLAIR PLACE PIEDMONT, CA 94611 v. 916.838.2105 e. CGROBOSKE@GMAIL.COM	JACK BACKUS ARCHITECTS 1057 HUBERT ROAD OAKLAND, CA 94610 v. 510.393.9649 e. JACK@JBACKUSARCHITECTS.COM
CONTACT: CHRISTOPHER GROBOSKE	CONTACT: JACK BACKUS

PROJECT SCOPE

RENOVATION/ ADDITION TO A TWO STORIES SINGLE FAMILY HOME.

MAIN LEVEL: RENOVATION/ ENLARGEMENT OF 1 BEDROOMS AND 2 BATHROOMS. REPLACING EXISTING WOOD DECK WITH NEW STONE PAVERS DECK. NEW WINDOWS. 78 SQ.FT. OF NEW HABITABLE SPACE TO BE ADDED.

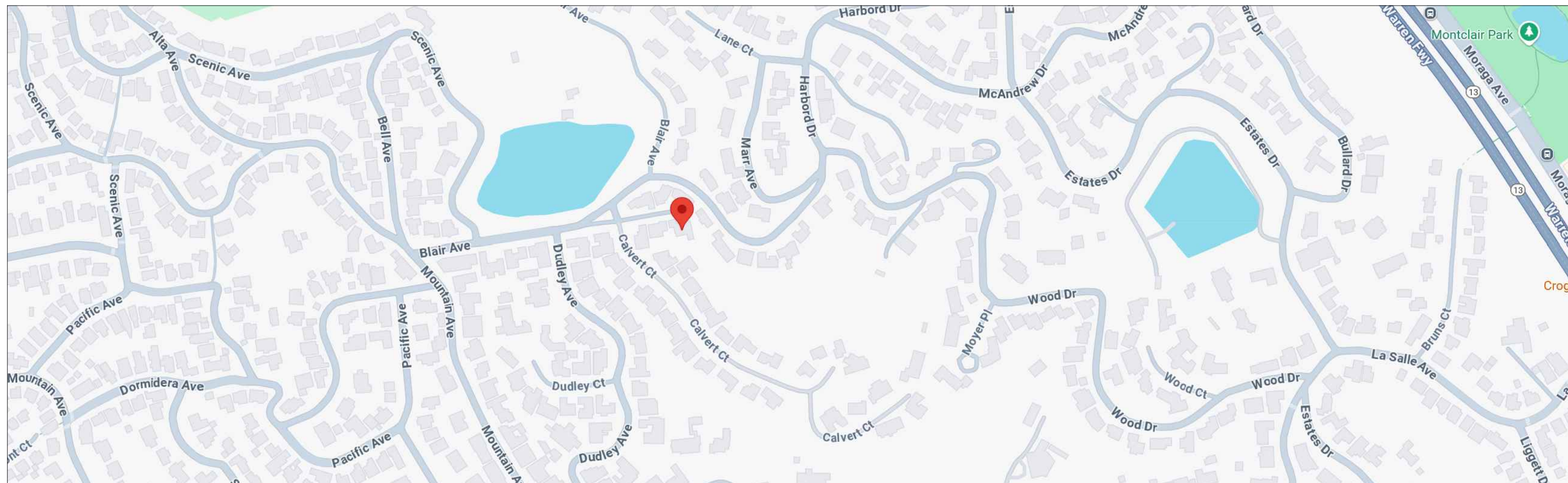
LOWER LEVEL: RENOVATE THE STAIRS CONNECTING THE MAIN AND LOWER LEVEL. CONVERT AN EXISTING BATHROOM TO A POWER ROOM. ADDING A NEW BATHROOM AND NEW BAR AREA. NEW WINDOWS AND DOORS. 473 SQ.FT. OF NEW HABITABLE SPACE TO BE ADDED.

CODE COMPLIANCE NOTES

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA BUILDING ENERGY STANDARDS, 2022 CALGREEN AND MUNICIPAL CODE OF BERKELEY.

SEWER LATERAL CERTIFICATE WILL BE A DEFERRED PERMIT

VICINITY MAP



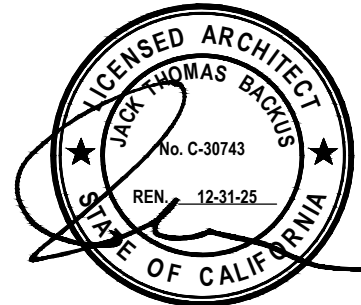
30 BLAIR
PLACE

ADDITION

30 Blair Place
Piedmont, CA 94611
APN: 51-4710-13

JACK BACKUS
ARCHITECTS

1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	08.15.2025	OAKLAND PRE-APPLICATION SET

SHEET TITLE
PROJECT INFORMATION

SCALE

SHEET NUMBER

A0.1

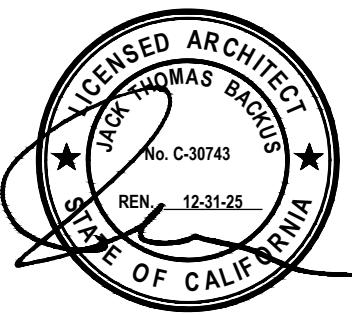
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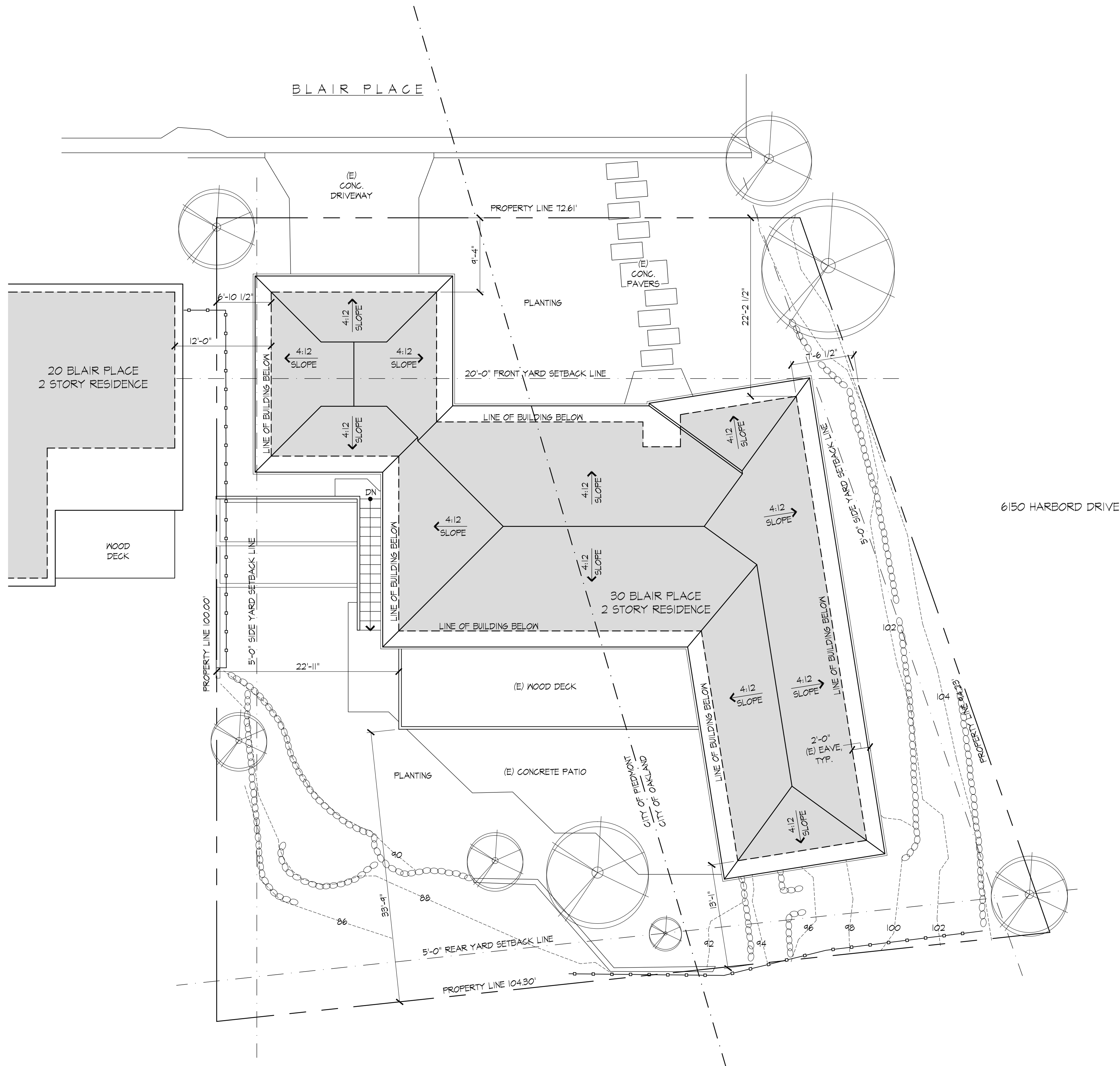
EXISTING SITE PLAN

SCALE

1/8" = 1'-0"

SHEET NUMBER

A1.1

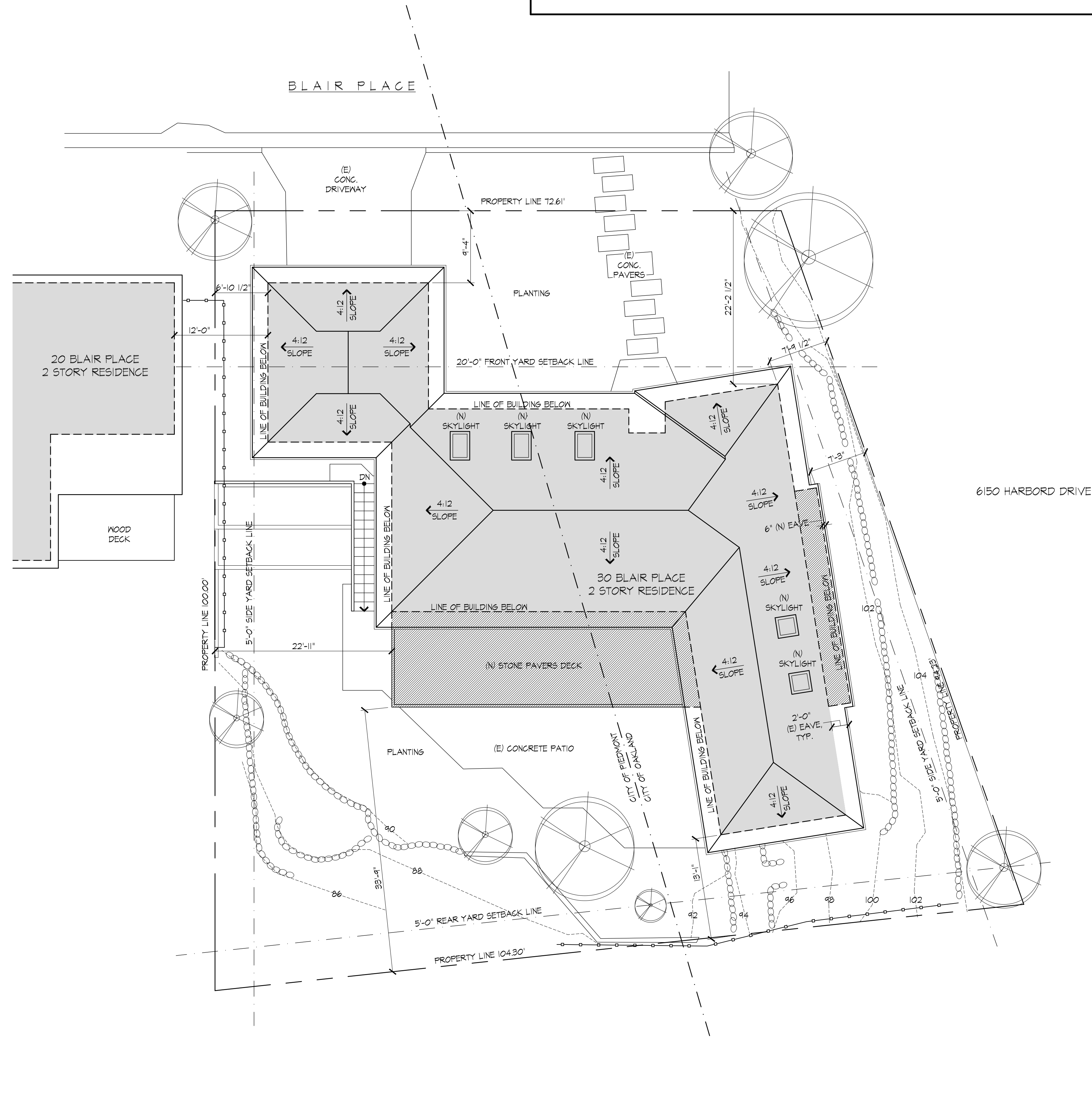


PROJECT SCOPE

RENOVATION/ ADDITION TO A TWO STORIES SINGLE FAMILY HOME.

MAIN LEVEL: RENOVATION/ ENLARGEMENT OF 1 BEDROOMS AND 2 BATHROOMS. REPLACING EXISTING WOOD DECK WITH NEW STONE PAVERS DECK. NEW WINDOWS, 78 SQ.FT. OF NEW HABITABLE SPACE TO BE ADDED.

LOWER LEVEL: RENOVATE THE STAIRS CONNECTING THE MAIN AND LOWER LEVEL. CONVERT AN EXISTING BATHROOM TO A POWER ROOM, ADDING A NEW BATHROOM AND NEW BAR AREA. NEW WINDOWS AND DOORS. 473 SQ.FT. OF NEW HABITABLE SPACE TO BE ADDED.



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2.	09.24.2025	OAKLAND PRE-APPLICATION REVISIONS

SHEET TITLE

PROPOSED SITE PLAN

SCALE

1/8" = 1'-0"

SHEET NUMBER

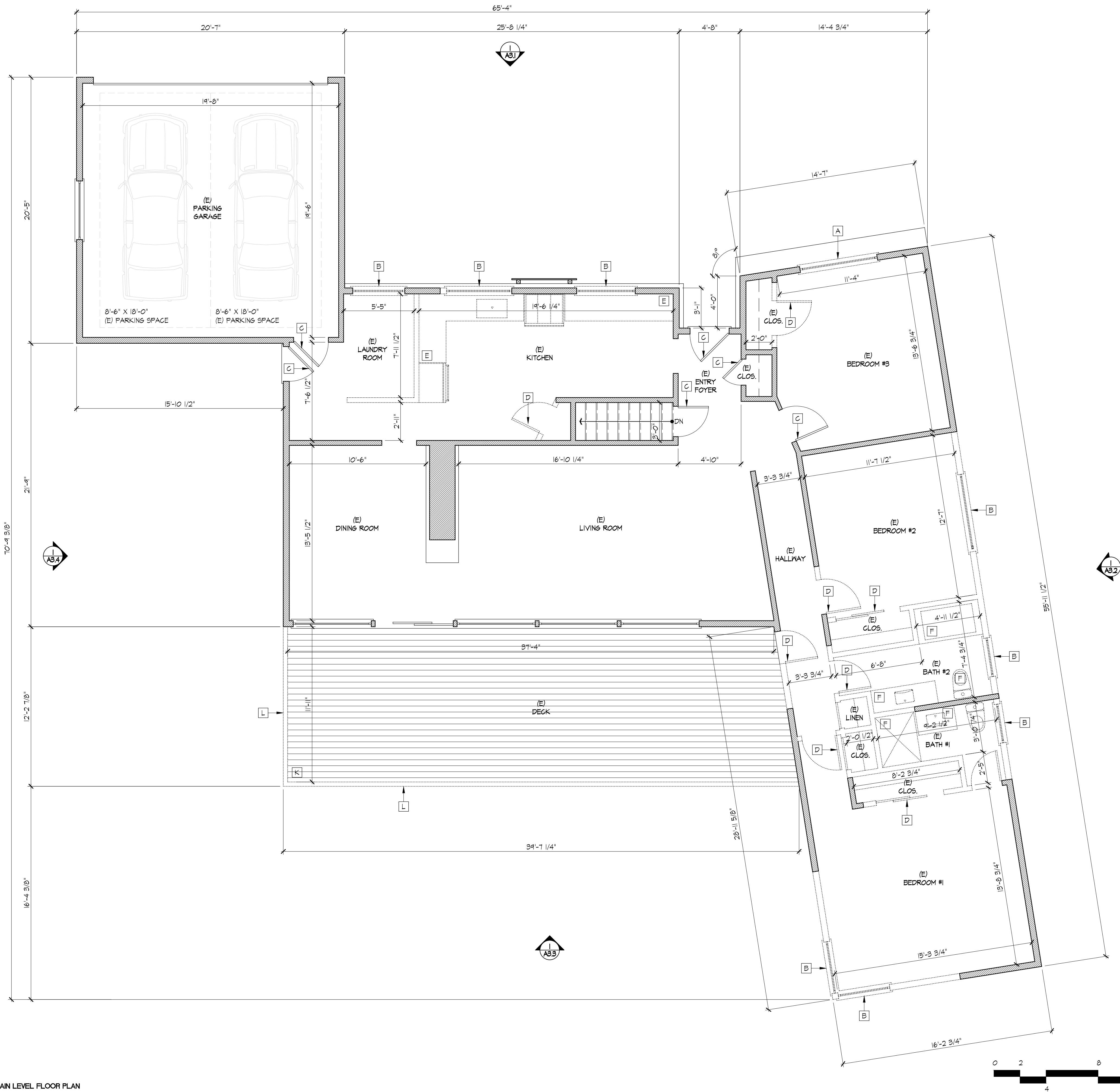
A1.1A

KEY NOTES: EXISTING PLAN

- (A) (E) ALUMINUM WINDOW TO BE REPLACED
(B) (E) ALUMINUM WINDOW TO BE REMOVED
(C) (E) DOOR TO REMAIN
(D) (E) DOOR TO BE REMOVED
(E) (E) KITCHEN CABINETS AND APPLIANCES TO BE REMOVED
(F) (E) BATH VANITY AND FIXTURES TO BE REMOVED
(G) (E) STAIRS TO BE PARTIALLY REMOVED
(H) (E) METAL POST TO BE REMOVED
(J) (E) ALUMINUM WINDOW TO REMAIN
(K) (E) WOOD DECK TO BE REMOVED
(L) (E) GLASS RAILING TO BE REMOVED

LEGENDS:

- TO BE REMOVED/
DEMOLISHED
EXISTING (E) WALL



1 | EXISTING MAIN LEVEL FLOOR PLAN

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SHEET TITLE
EXISTING MAIN LEVEL
FLOOR PLAN

SCALE
1/4" = 1'-0"

SHEET NUMBER

A2.2

KEY NOTES: PROPOSED PLAN

1

(N) WOOD GLAD WINDOW TO MATCH EXISTING

2

(N) WOOD WOOD GLAD DOOR. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 1 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED

3

(N) INTERIOR WOOD DOOR TO MATCH EXISTING

4

(N) KITCHEN CABINETS AND APPLIANCES

5

(N) BATHROOM VANITY AND FIXTURES

6

(N) SHOWER CURB. SEE DETAIL BELOW

7

(N) SKYLIGHT ABOVE

8

(N) TILE DECK

9

(N) GLASS GUARDRAIL

EXISTING (E) WALL

PROPOSED (N) WALL

NEW INTERIOR DOOR

HEIGHT IN INCHES

WIDTH IN INCHES

AREA OF NEW 14 SQ.FT. ADDITION

LATEX

MODIFIED THIN-SET

WATERPROOF MEMBRANE

LATH AND MORTAR

SUBSTRATE 1/4" PER FOOT SLOPED TO DRAIN

PLYWOOD SUBFLOOR (3) 2X4'S

NOT TO SCALE

PROPOSED NEW EXTERIOR WINDOWS SCHEDULE

WINDOWS REFER TO ELEVATIONS FOR OPERATION (STATIONARY VS. OPERATING) AND DIRECTION OF OPERATION. ALL WINDOW TO BE DOUBLE PANE. INTERIOR SIDE PANE TO BE TEMPERED GLASS, U.O.N.

ALL DIMENSIONS TO BE VERIFY BY GENERAL CONTRACTOR

1 1/4"

RECESS TO MATCH (E) WINDOW

DOUBLE PANE GLAZING WINDOW UNIT

WOOD SILL

(E) 2x FRAMING

(E) WOOD SIDING

ENLARGED EXTERIOR WINDOW SECTION DETAIL (NOT TO SCALE)

WINDOW #	LOCATION	OPERABLE TYPE	MATERIAL	DIMENSION	DIVIDED LIGHT	SASH SIZE	RECESS
(N)101	KITCHEN	AWING	WOOD CLAD	4'-0"X 3'-0"	NO	2 3/32"	1 1/4"
(N)102	KITCHEN	AWING	WOOD CLAD	4'-0"X 3'-0"	NO	2 3/32"	1 1/4"
(N)104	BEDROOM #3	DOUBLE CASEMENT	WOOD CLAD	6'-0"X 4'-10"	NO	2 3/32"	1 1/4"
(N)105	BEDROOM #2	DOUBLE CASEMENT	WOOD CLAD	6'-0"X 4'-10"	NO	2 3/32"	1 1/4"
(N)106	BATH #2	AWING	WOOD CLAD	3'-0"X 2'-0"	NO	2 3/32"	1 1/4"
(N)107	BATH #1	AWING	WOOD CLAD	2'-0"X 2'-0"	NO	2 3/32"	1 1/4"
(N)108	BEDROOM #1	CASEMENT /FIXED	WOOD CLAD	9'-6"X 4'-0"	NO	2 3/32"	1 1/4"
(N)109	BEDROOM #1	CASEMENT /FIXED	WOOD CLAD	9'-6"X 4'-0"	NO	2 3/32"	1 1/4"
(E)110	LIVING	FIXED	WOOD	6'-0"X 1'-0"	NO	NO	1 1/4"
(E)111	LIVING	FIXED	WOOD	6'-0"X 1'-0"	NO	NO	1 1/4"
(E)112	LIVING	FIXED	WOOD	6'-0"X 1'-0"	NO	NO	1 1/4"
(E)113	DINING	FIXED	WOOD	6'-0"X 1'-0"	NO	NO	1 1/4"
(E)114	GARAGE	FIXED	ALUMINUM	4'-6"X 2'-0"	NO	2"	1 1/4"
(N)115	BATH #1	FIXED SKYLIGHT	FRE MANUFAC.	2'-0"X 2'-0"	NO	NO	NO
(N)116	BATH #2	FIXED SKYLIGHT	FRE MANUFAC.	2'-0"X 2'-0"	NO	NO	NO
(N)117	KITCHEN	FIXED SKYLIGHT	FRE MANUFAC.	2'-0"X 3'-0"	NO	NO	NO
(N)118	KITCHEN	FIXED SKYLIGHT	FRE MANUFAC.	2'-0"X 3'-0"	NO	NO	NO
(N)119	KITCHEN	FIXED SKYLIGHT	FRE MANUFAC.	2'-0"X 3'-0"	NO	NO	NO

The floor plan shows a residential addition with the following features and dimensions:

- Overall Dimensions:** 65'-4" wide by 70'-4 3/8" deep.
- Rooms and Areas:** (E) PARKING GARAGE (8'-6" x 18'-0"), (E) PARKING SPACE (8'-6" x 18'-0"), (E) DINING ROOM (10'-6" x 13'-5 1/2"), (E) LIVING ROOM (16'-10 1/4" x 37'-4"), (E) ENTRY FOYER, (E) BEDROOM #3 (14'-1" x 19'-1 1/4"), (E) BEDROOM #2 (12'-1" x 11'-6"), (E) BEDROOM #1 (15'-3 3/4" x 13'-9 3/4"), (E) BATH #2 (9'-1" x 5'-5 1/2"), (E) BATH #1 (9'-1" x 5'-5 1/2"), (E) LAUNDRY (5'-0" x 7'-3 1/2"), (E) MUD ROOM (5'-10" x 4'-2"), (E) KITCHEN (10'-1 1/4" x 7'-11 1/2"), (E) DECK (34'-1 1/4" x 11'-11").
- Annotations:** Includes window and door callouts (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100), room labels, and section cut symbols (e.g., 2 A31, 2 A32, 2 A33, 2 A34, 2 A35).
- Scale and Orientation:** Scale is 1/4" = 1'-0". Project North arrow is shown.

1 PROPOSED MAIN LEVEL FLOOR PLAN

30 BLAIR PLACE

ADDITION

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APN: 51-4710-13

JACK BACKUS ARCHITECTS

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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	08.15.2025	OAKLAND PRE-APPLICATION SET
2.	09.24.2025	OAKLAND PRE-APPLICATION REVISIONS

SHEET TITLE

PROPOSED MAIN LEVEL FLOOR PLAN

SCALE

1/4" = 1'-0"

SHEET NUMBER

A2.2A

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

- KEY NOTES: PROPOSED
- 1 (N) ASPHALT ROOF SHINGLES TO MATCH EXISTING
 - 2 (N) METAL GUTTER TO MATCH EXISTING
 - 3 (N) WOOD BOARD AND BATTEN SIDING TO MATCH EXISTING
 - 4 (N) WOOD HORIZONTAL SIDING TO MATCH EXISTING
 - 5 (N) WOOD CLAD WINDOW
 - 6 (N) WOOD CLAD DOOR
 - 7 (N) SKYLIGHT
 - 8 (N) GLASS GUARDRAIL
 - 9 (N) WOOD FASCIA



- KEY NOTES: EXISTING
- A (E) ASPHALT ROOF SHINGLES
 - B (E) METAL GUTTER
 - C (E) WOOD BOARD AND BATTEN SIDING
 - D (E) WOOD HORIZONTAL SIDING
 - E (E) BRICK WALL
 - F (E) IPE WOOD WALL PANELING
 - G (E) WOOD ENTRY DOOR
 - H (E) ALUMINUM WINDOW TO REMAIN
 - J (E) ALUMINUM WINDOW TO BE REMOVED
 - K (E) METAL POST TO BE REMOVED
 - L (E) WOOD DECK TO BE REMOVED
 - M (E) GLASS GUARDRAIL TO BE REMOVED
 - N (E) ALUMINUM CLAD PATIO WINDOW AND DOOR
 - P (E) EXTERIOR WOOD DOOR TO REMAIN
 - Q (E) EXTERIOR WOOD DOOR TO BE REMOVED
 - R (E) EXTERIOR WOOD SIDING TO BE REMOVED
 - S (E) WOOD GARAGE DOOR



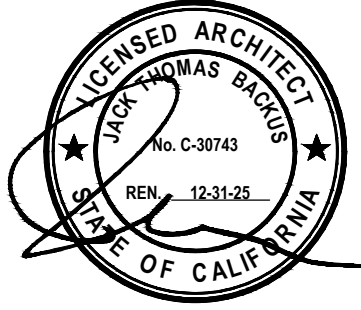
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SHEET TITLE
EXISTING AND PROPOSED
NORTH ELEVATION

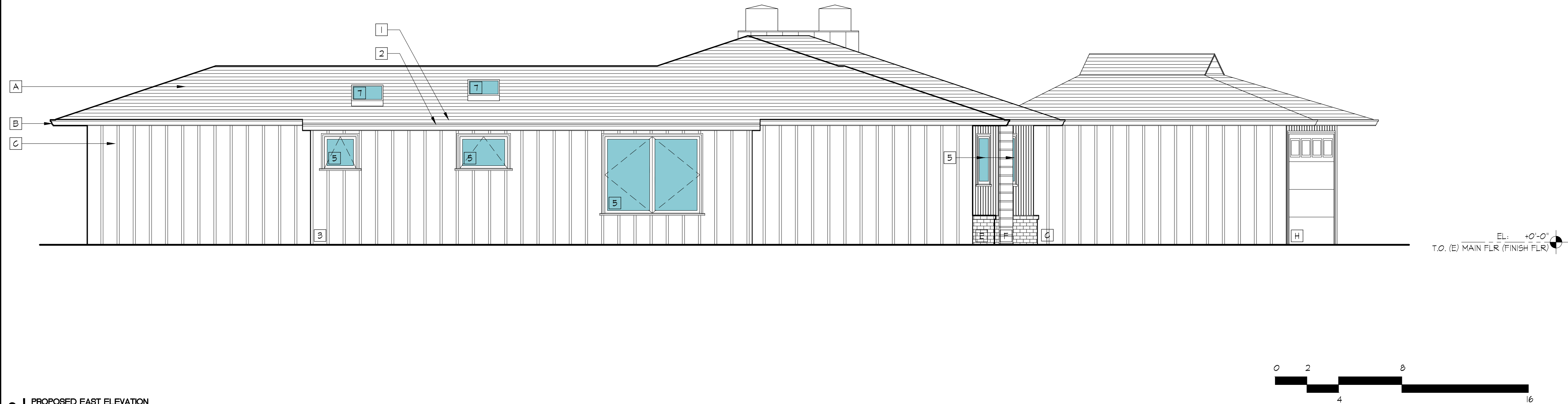
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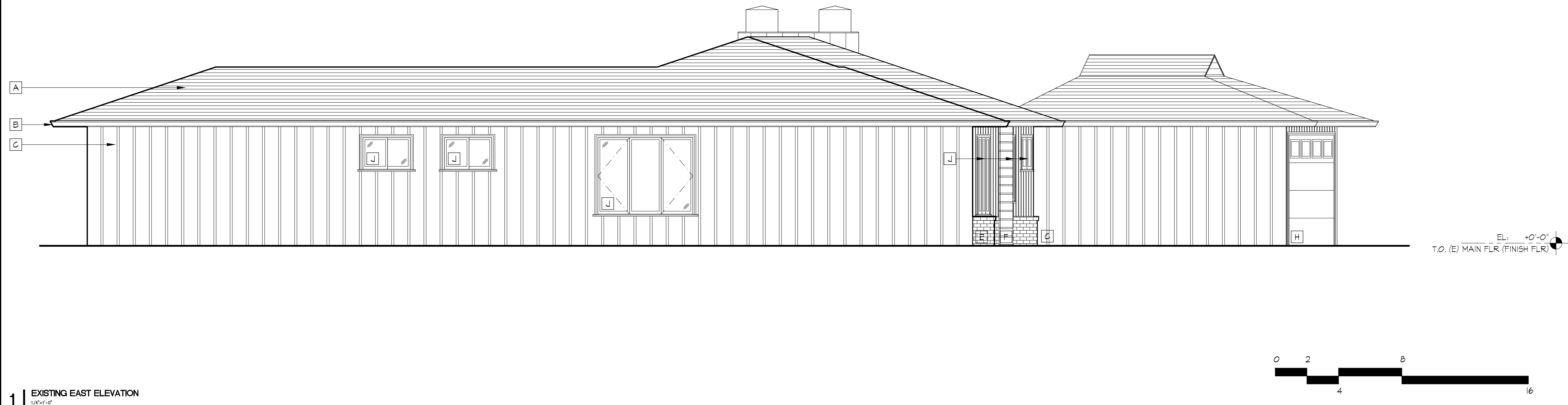
SHEET NUMBER

A3.1

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 - 3 (N) WOOD BOARD AND BATTEN SIDING TO MATCH EXISTING
 - 4 (N) WOOD HORIZONTAL SIDING TO MATCH EXISTING
 - 5 (N) WOOD CLAD WINDOW
 - 6 (N) WOOD CLAD DOOR
 - 7 (N) SKYLIGHT
 - 8 (N) GLASS GUARDRAIL
 - 9 (N) WOOD FASCIA



- KEY NOTES: EXISTING
- A (E) ASPHALT ROOF SHINGLES
 - B (E) METAL GUTTER
 - C (E) WOOD BOARD AND BATTEN SIDING
 - D (E) WOOD HORIZONTAL SIDING
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 - R (E) EXTERIOR WOOD SIDING TO BE REMOVED
 - S (E) WOOD GARAGE DOOR



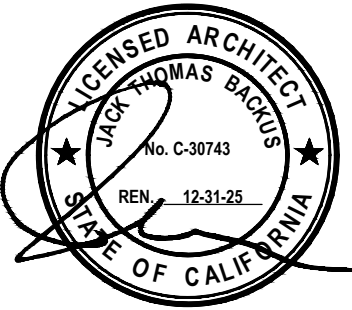
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SHEET TITLE
EXISTING AND PROPOSED
EAST ELEVATION

SCALE
1/4" = 1'-0"

SHEET NUMBER

A3.2

KEY NOTES: PROPOSED

1

(N) ASPHALT ROOF SHINGLES TO MATCH EXISTING

2

(N) METAL GUTTER TO MATCH EXISTING

3

(N) WOOD BOARD AND BATTEN SIDING TO MATCH EXISTING

4

(N) WOOD HORIZONTAL SIDING TO MATCH EXISTING

5

(N) WOOD CLAD WINDOW

6

(N) WOOD CLAD DOOR

7

(N) SKYLIGHT

8

(N) GLASS GUARDRAIL

9

(N) WOOD FASCIA

KEY NOTES: EXISTING

A

(E) ASPHALT ROOF SHINGLES

B

(E) METAL GUTTER

C

(E) WOOD BOARD AND BATTEN SIDING

D

(E) WOOD HORIZONTAL SIDING

E

(E) BRICK WALL

F

(E) IPE WOOD WALL PANELING

G

(E) WOOD ENTRY DOOR

H

(E) ALUMINUM WINDOW TO REMAIN

J

(E) ALUMINUM WINDOW TO BE REMOVED

K

(E) METAL POST TO BE REMOVED

L

(E) WOOD DECK TO BE REMOVED

M

(E) GLASS GUARDRAIL TO BE REMOVED

N

(E) ALUMINUM CLAD PATIO WINDOW AND DOOR

P

(E) EXTERIOR WOOD DOOR TO REMAIN

Q

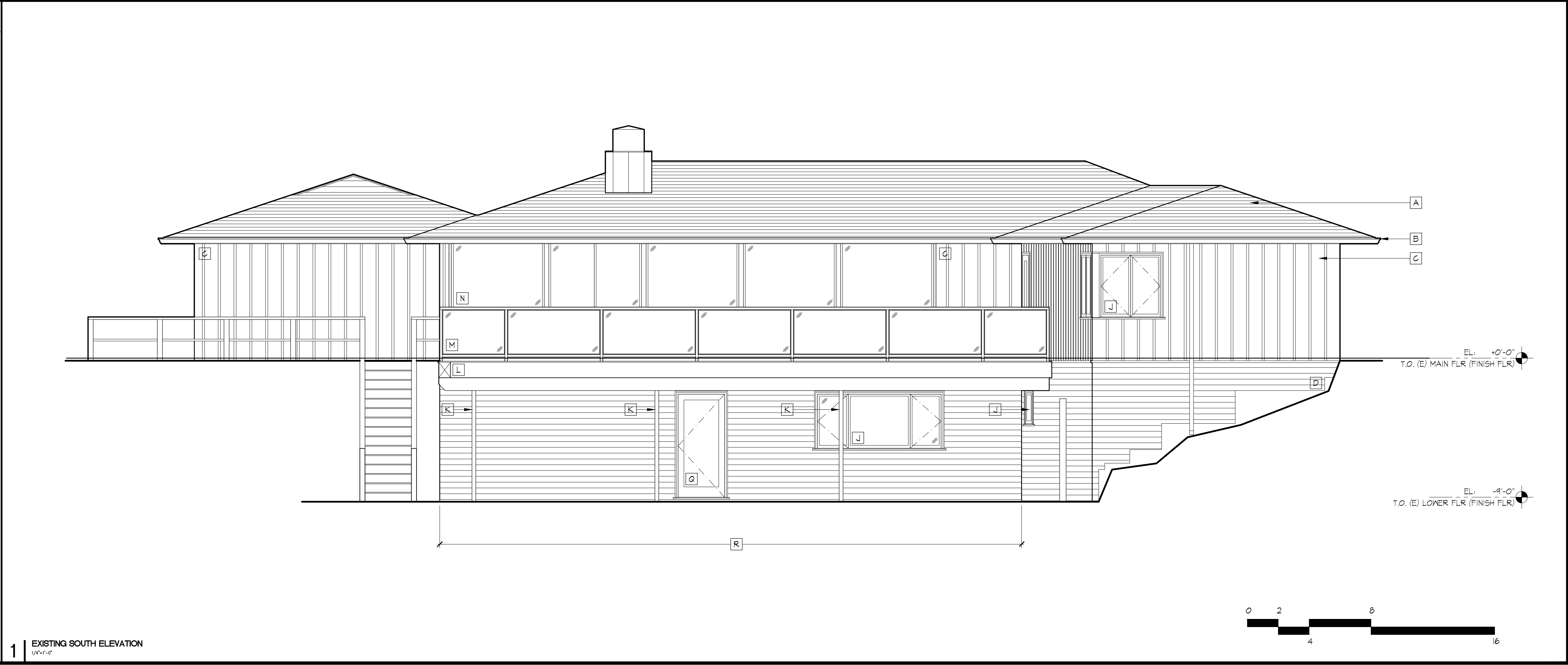
(E) EXTERIOR WOOD DOOR TO BE REMOVED

R

(E) EXTERIOR WOOD SIDING TO BE REMOVED

S

(E) WOOD GARAGE DOOR



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SHEET TITLE

EXISTING AND PROPOSED SOUTH ELEVATION

SCALE

1/4" = 1'-0"

SHEET NUMBER

A3.3

- KEY NOTES: PROPOSED
- 1

(N) ASPHALT ROOF SHINGLES TO MATCH EXISTING
- 2

(N) METAL GUTTER TO MATCH EXISTING
- 3

(N) WOOD BOARD AND BATTEN SIDING TO MATCH EXISTING
- 4

(N) WOOD HORIZONTAL SIDING TO MATCH EXISTING
- 5

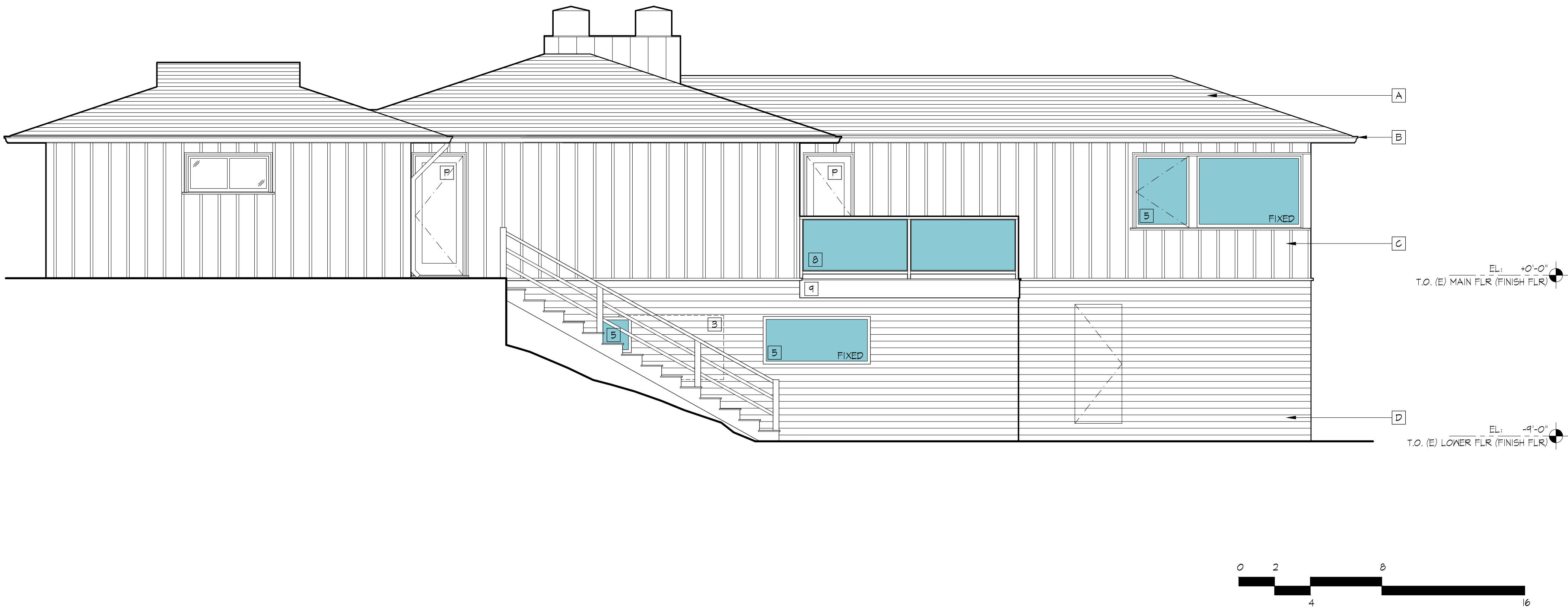
(N) WOOD GLAD WINDOW
- 6

(N) WOOD GLAD DOOR
- 7

(N) SKYLIGHT
- 8

(N) GLASS GUARDRAIL
- 9

(N) WOOD FASCIA



- KEY NOTES: EXISTING
- A

(E) ASPHALT ROOF SHINGLES
- B

(E) METAL GUTTER
- C

(E) WOOD BOARD AND BATTEN SIDING
- D

(E) WOOD HORIZONTAL SIDING
- E

(E) BRICK WALL
- F

(E) IPE WOOD WALL PANELING
- G

(E) WOOD ENTRY DOOR
- H

(E) ALUMINUM WINDOW TO REMAIN
- J

(E) ALUMINUM WINDOW TO BE REMOVED
- K

(E) METAL POST TO BE REMOVED
- L

(E) WOOD DECK TO BE REMOVED
- M

(E) GLASS GUARDRAIL TO BE REMOVED
- N

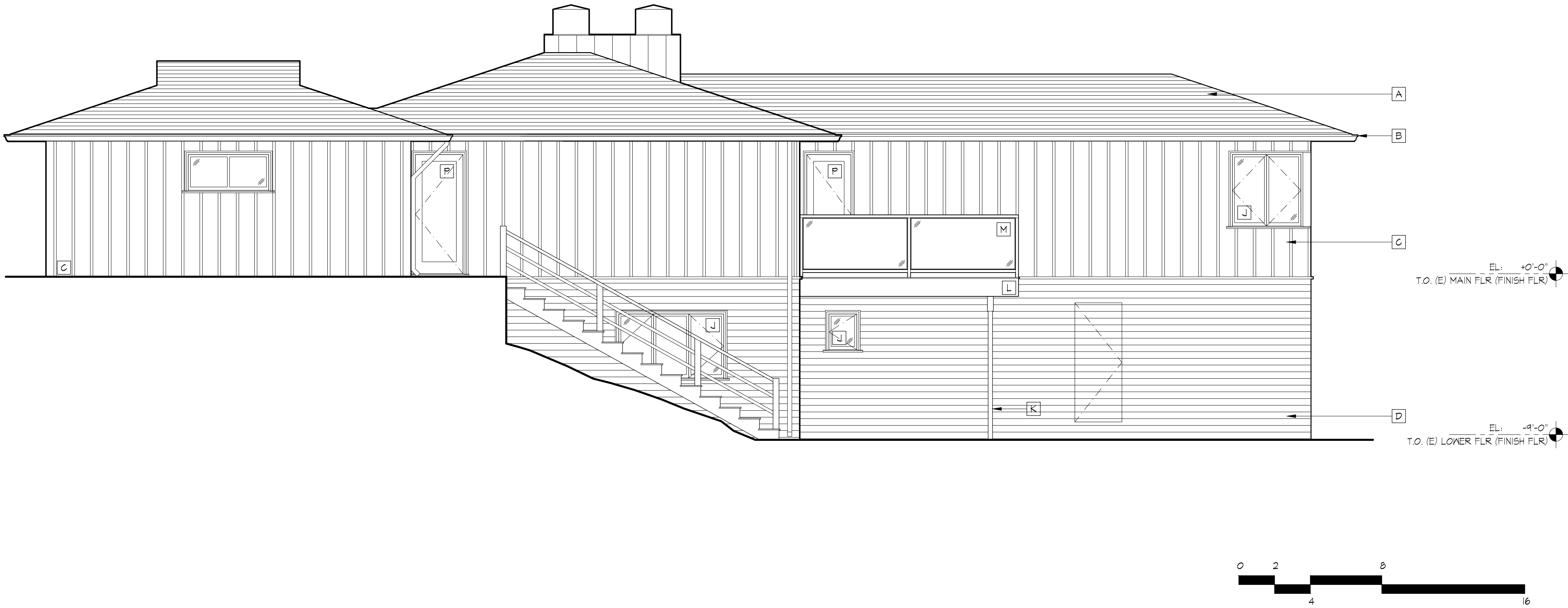
(E) ALUMINUM GLAD PATIO WINDOW AND DOOR
- P

(E) EXTERIOR WOOD DOOR TO REMAIN
- Q

(E) EXTERIOR WOOD DOOR TO BE REMOVED
- R

(E) EXTERIOR WOOD SIDING TO BE REMOVED
- S

(E) WOOD GARAGE DOOR



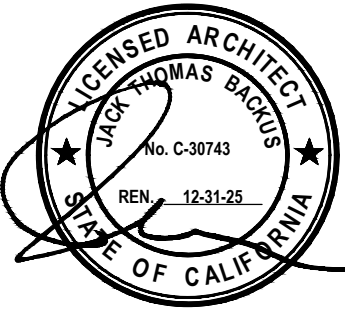
30 BLAIR
PLACE

ADDITION

30 Blair Place
Piedmont, CA 94611
APN: 51-4710-13

JACK BACKUS
ARCHITECTS

1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	08.15.2028	EXHIBITING PRELIMINARY SET

SHEET TITLE
EXISTING AND PROPOSED
WEST ELEVATION

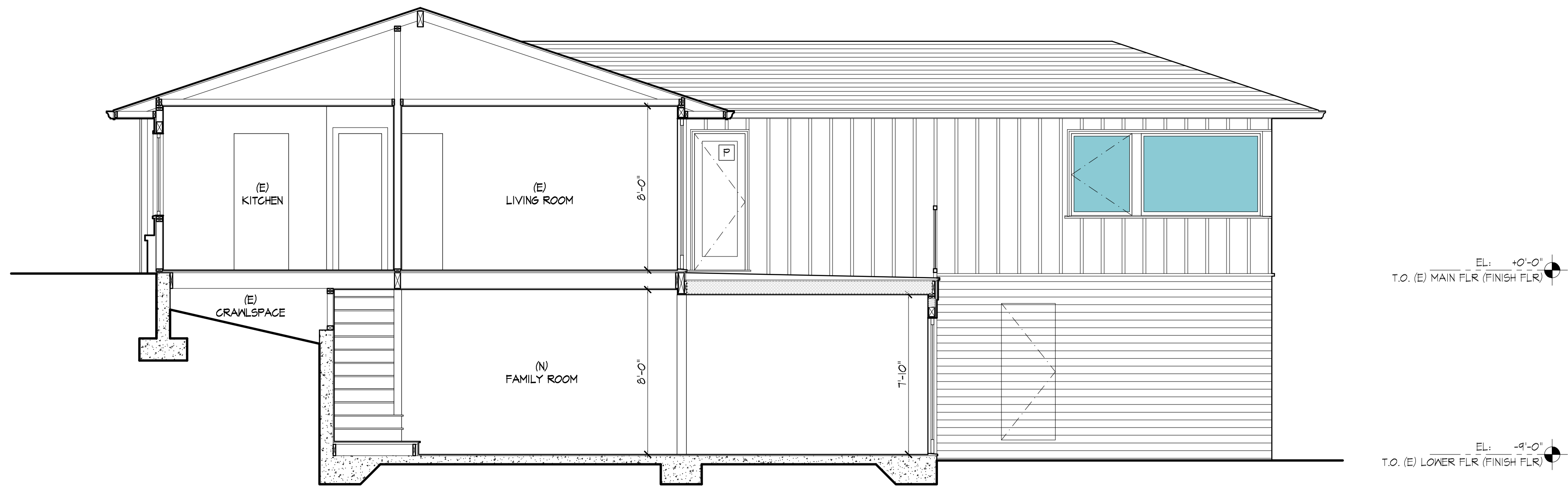
SCALE
1/4" = 1'-0"

SHEET NUMBER

A3.4

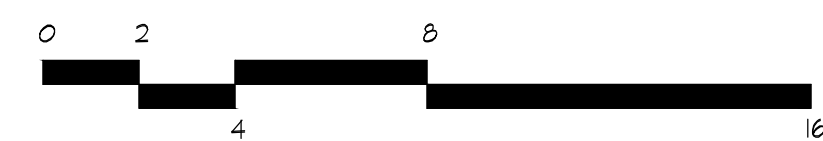
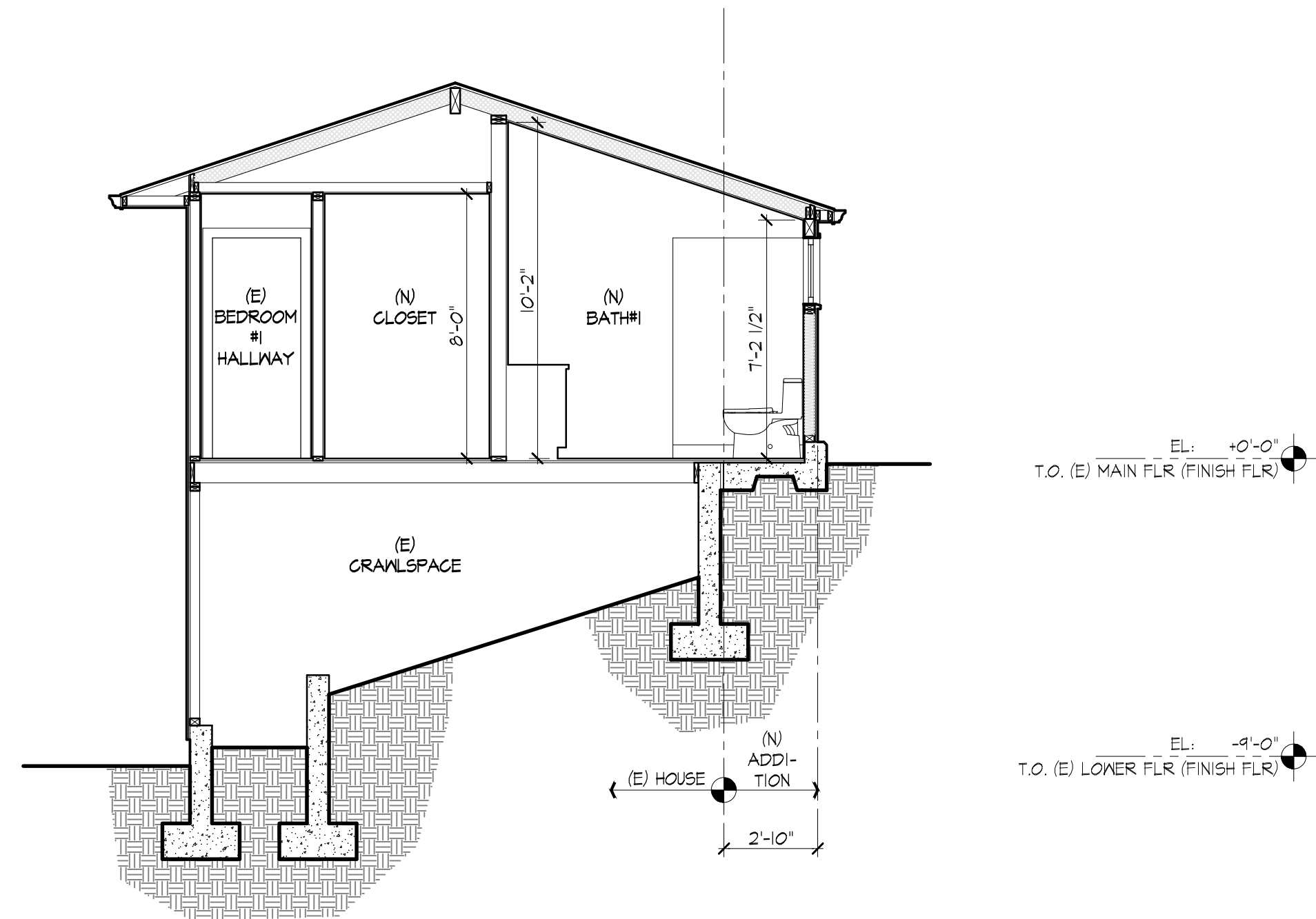
2

PROPOSED BUILDING SECTION
1/4"=1'-0"



1

PROPOSED BUILDING SECTION
1/4"=1'-0"



30 BLAIR
PLACE

ADDITION

30 Blair Place
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APN: 51-4710-13

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ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	08.15.2025	OAKLAND PRE-APPLICATION SET

SHEET TITLE
EXISTING AND PROPOSED
GARAGE NORTH ELEVATION AND SECTION

SCALE
1/4" = 1'-0"

SHEET NUMBER

A3.5