

[illegible]

AO.O

Fong Residence  
2830 Clay St  
Alameda, CA  
94501  
APN 069-0016-013

Owner:  
Suzanne and Nick Fong  
510 333 8753  
510 854 6425  
suzanne@fong.net  
nrfong@gmail.com

Architect:  
Joanna C. Bianchi  
510 917 0558  
Joanna@BianchiArchitect.com



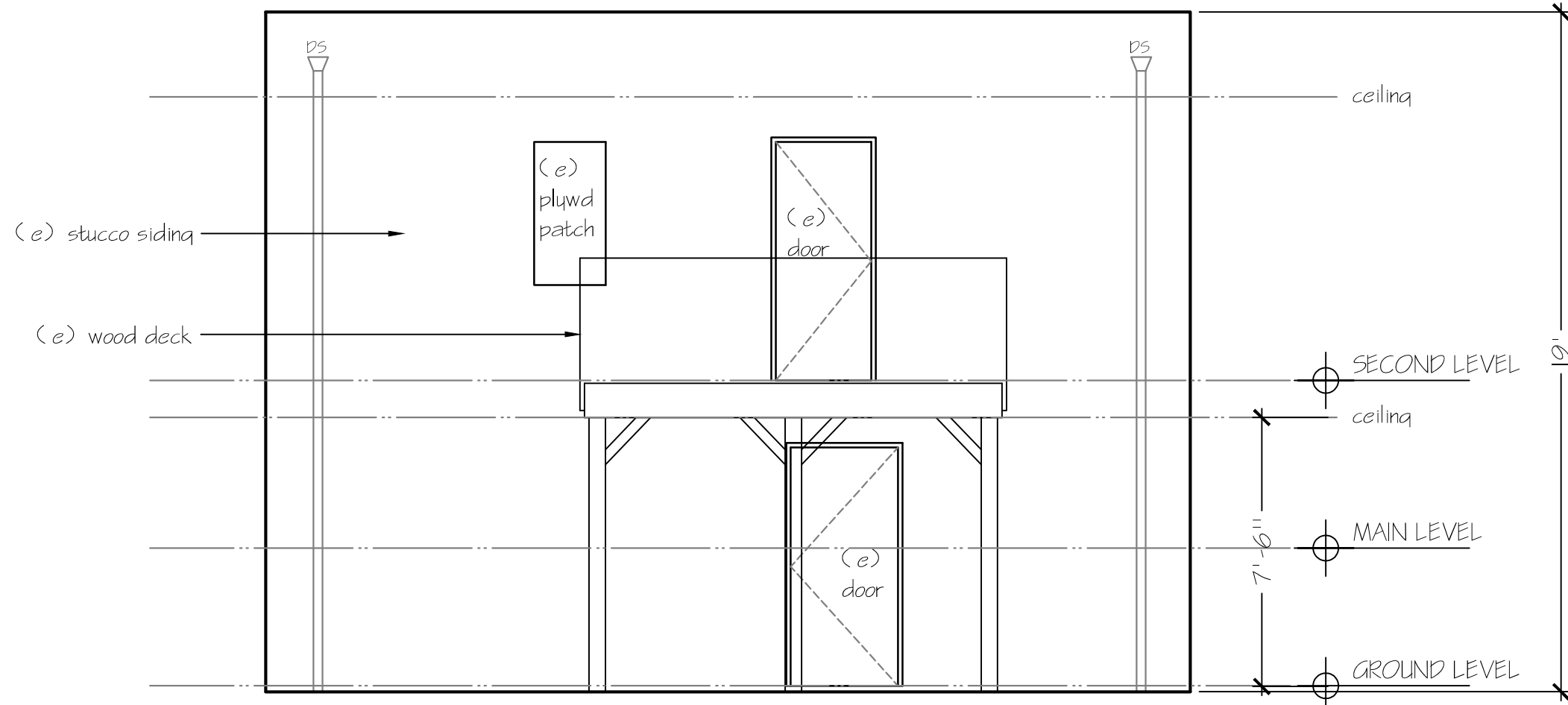
Design Review  
6 May 2024

1/4" = 1'-0" U.O.N.

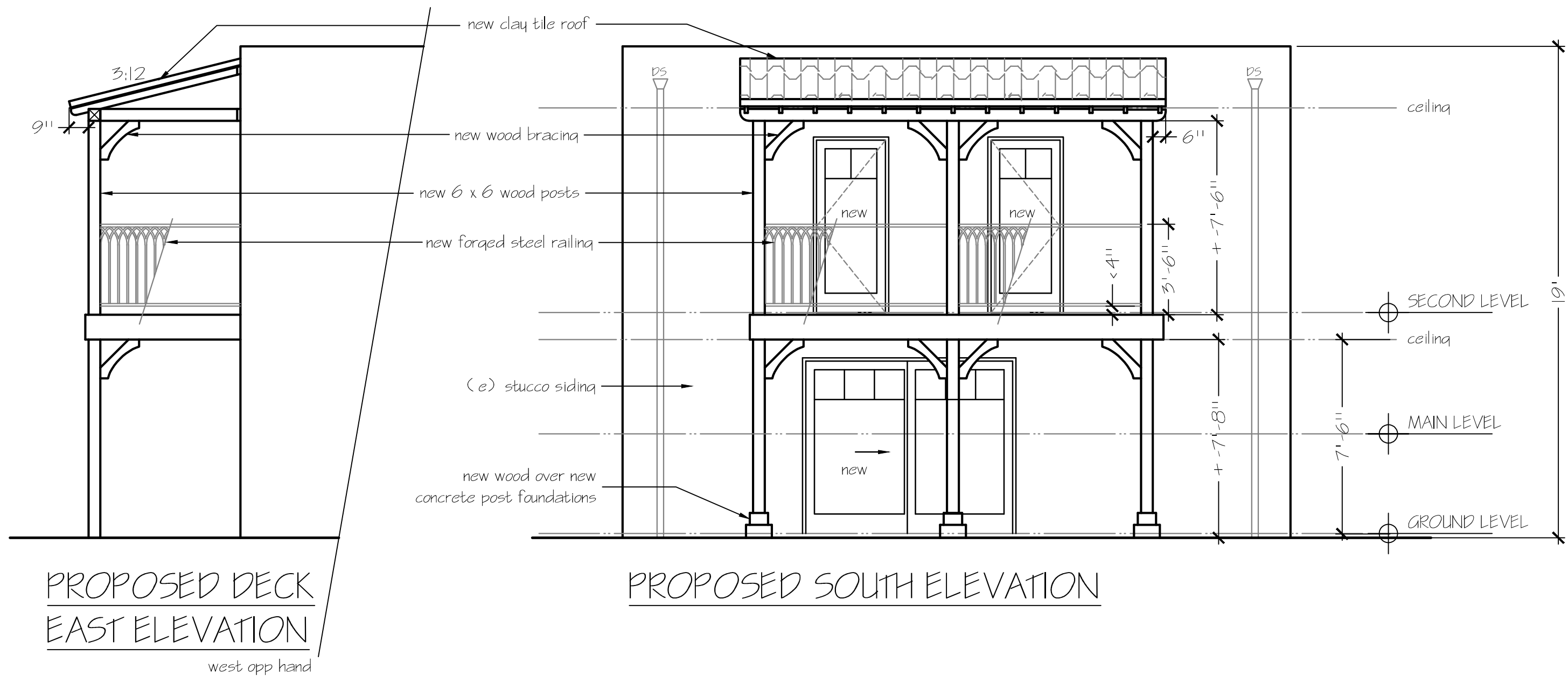


Existing and Proposed Plans  
Existing and Proposed Elevations  
Door Schedule

AI.O



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

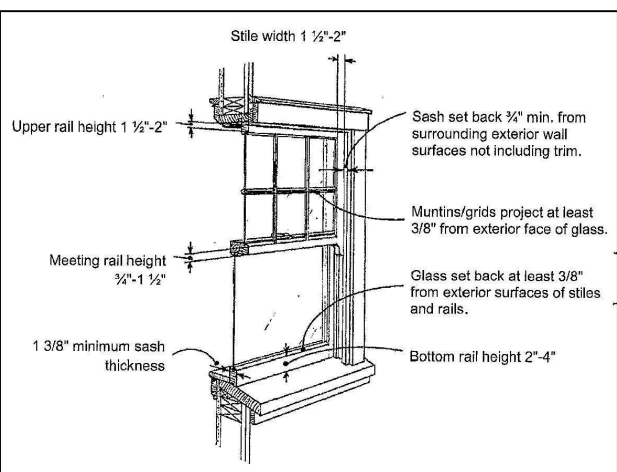
PROPOSED DECK  
EAST ELEVATION

west opp hand

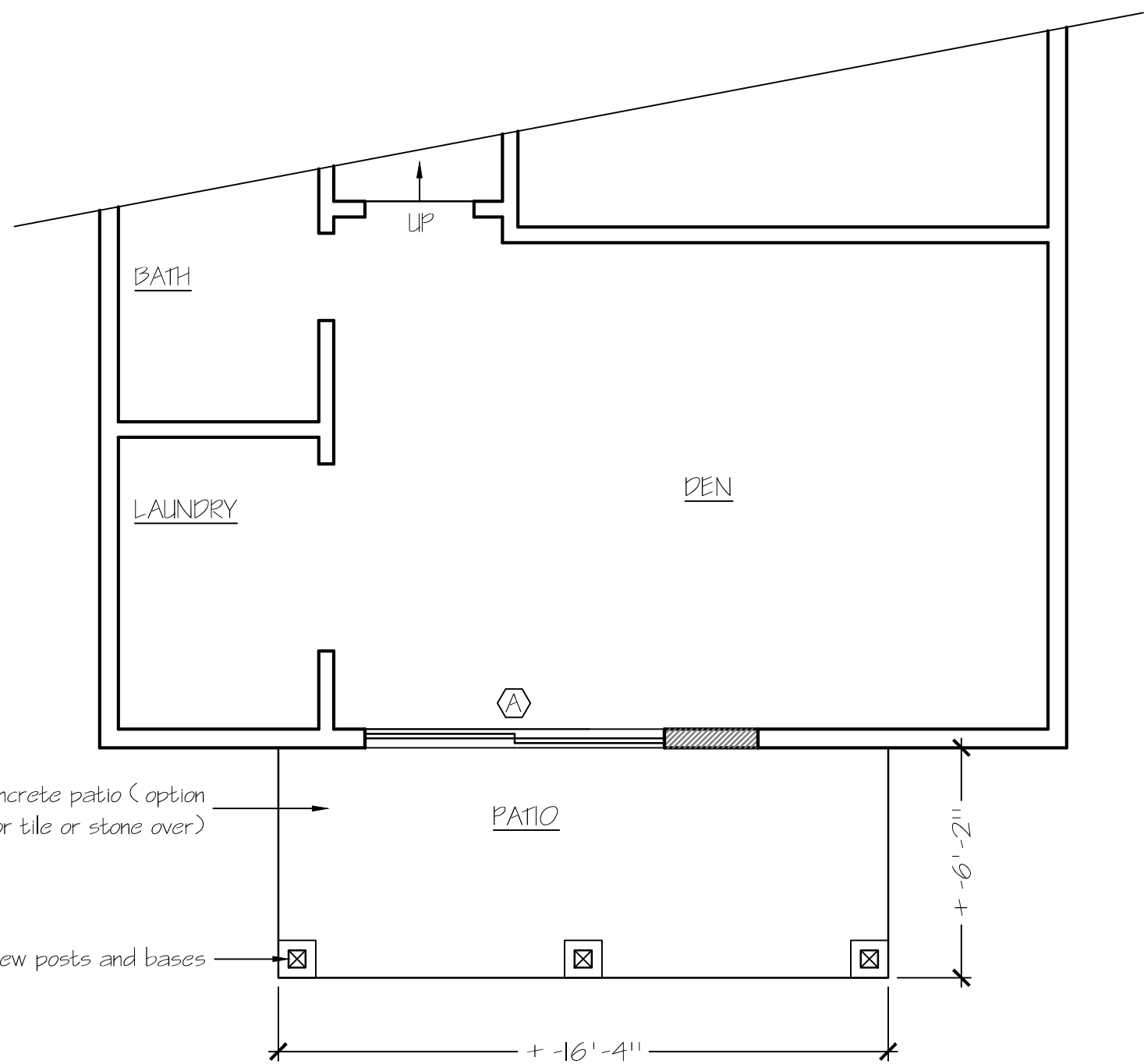
Door and Window Schedule						
NO.	TYPE	UNIT WIDTH & HEIGHT		QUAN	LATCH	NOTES
A	exterior sliding door	7'-11"	6'-7 1/2"	1	entrance lock	ELSPD8065 tempered glass, simulated divided lites
B	swinging exterior door	2'-8 3/8"	6'-7 1/2"	2	entrance lock	ELOPD2865 tempered glass, simulated divided lites

DOOR AND WINDOW NOTES:

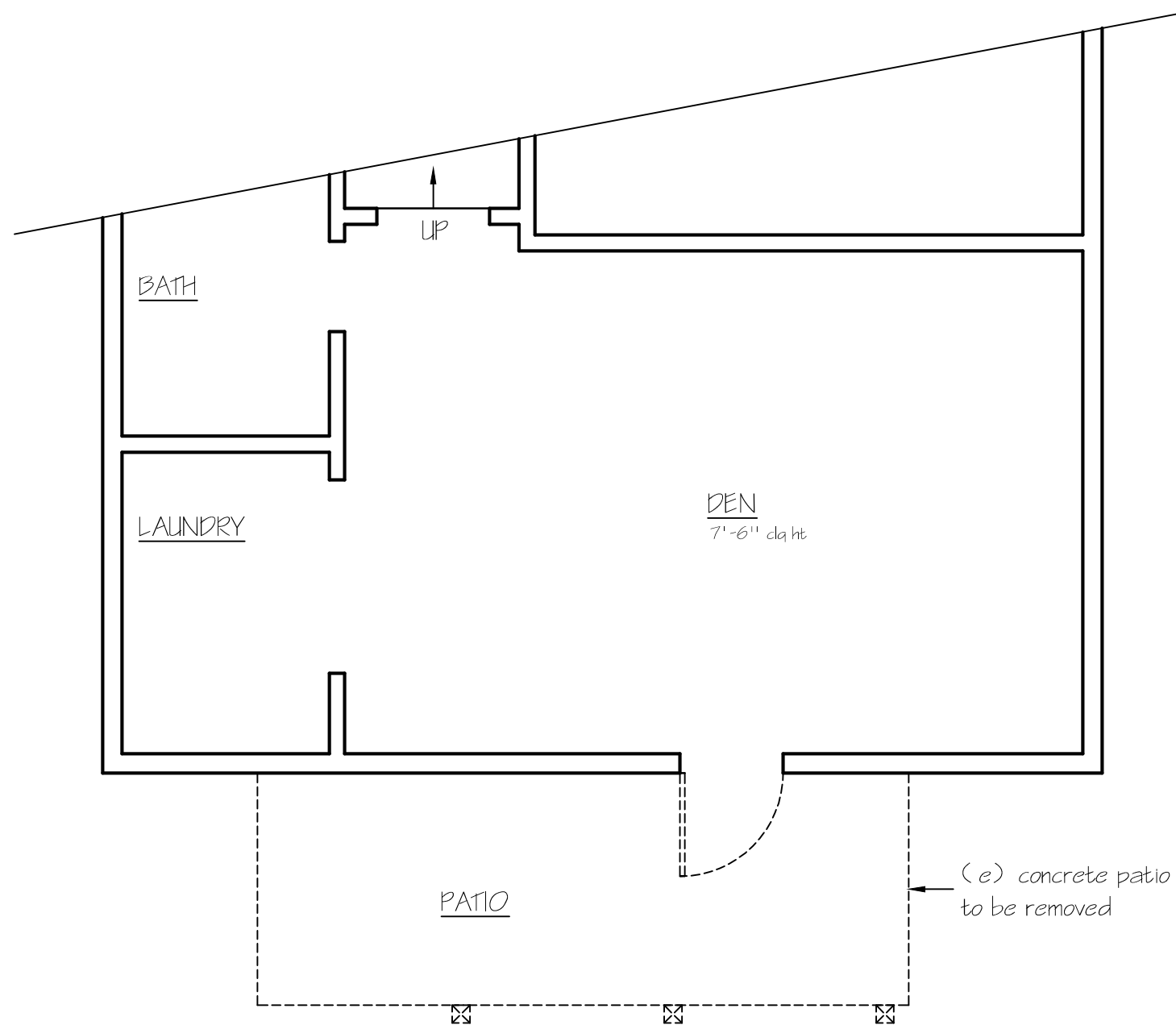
- U.O.N. all landings at doors shall have minimum dimension of 3'-6" measured in the direction of travel. Landings shall be a maximum of 1 1/2" lower than the top of threshold where doors swing over the landing and a maximum of 7 3/4" where the doors do not swing over the landing. Max 2% slope in any direction.
- all locksets and hardware to be selected by owner
- U.O.N. in schedule, new doors to be Marvin Elevate exterior clad, interior wood.
- new doors .30 U-Factor typical
- All new door and window interior and exterior trim to be paint grade profiles to match existing
- Contractor to verify window sizes and construction clearances prior to order placement. Windows at the new Lower Level intended to be as tall as possible. Coordinate with Structural headers
- refer to plan and construction notes for additional information



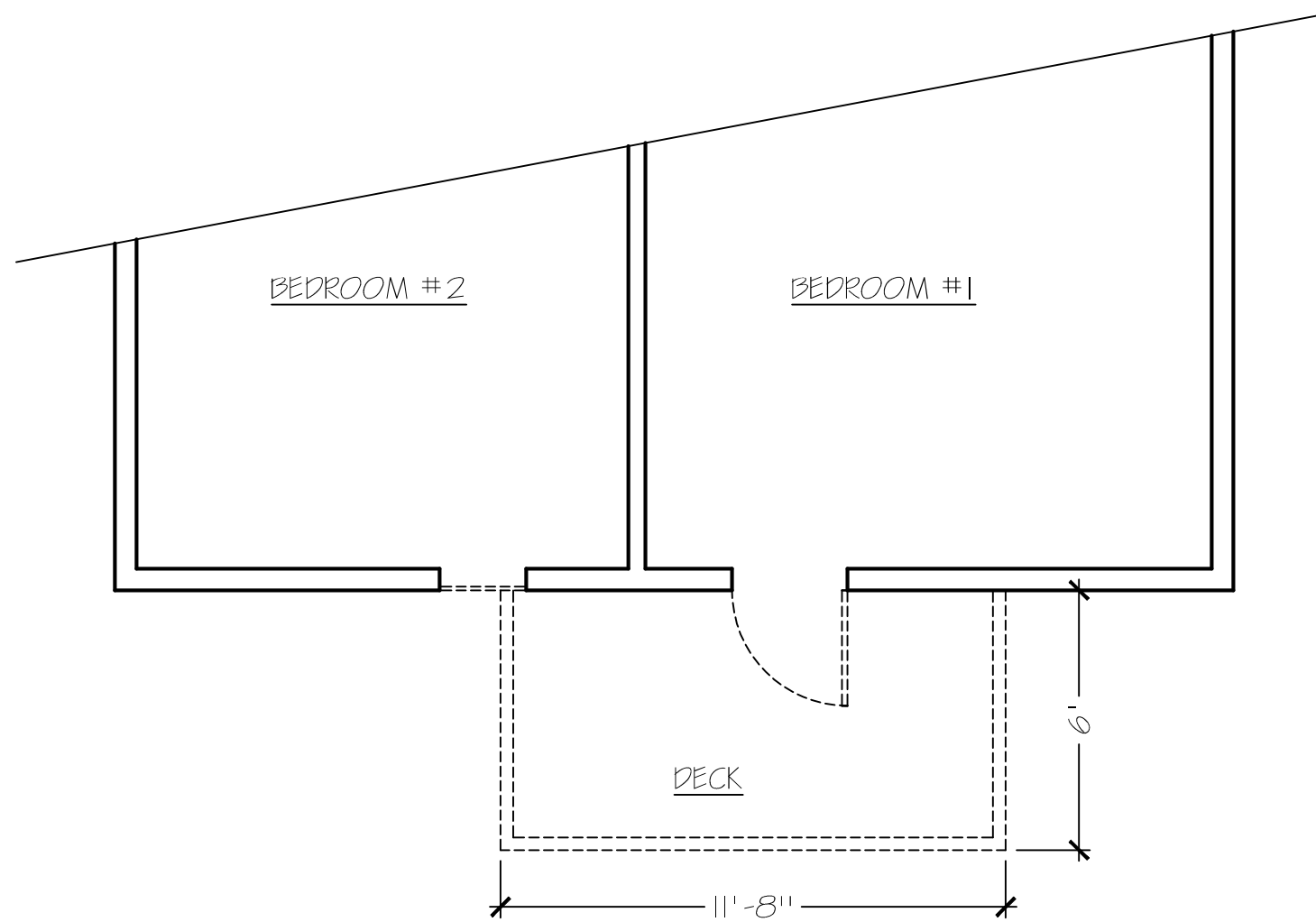
Typical City of Alameda  
Window Detail



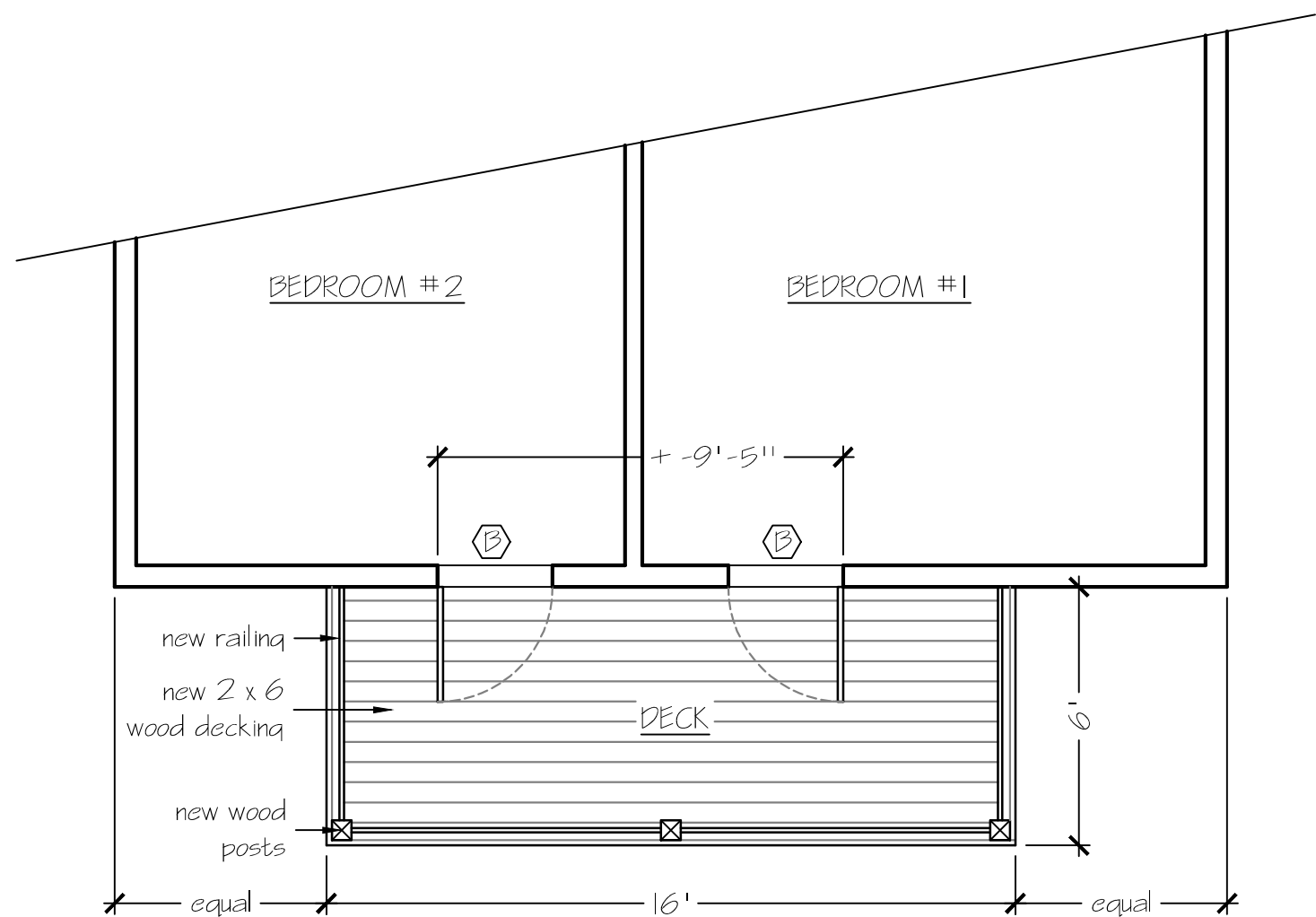
PROPOSED PARTIAL GROUND LEVEL PLAN



EXISTING AND DEMOLITION PARTIAL  
GROUND LEVEL PLAN



EXISTING AND DEMOLITION PARTIAL  
SECOND LEVEL PLAN



PROPOSED PARTIAL SECOND LEVEL PLAN