LOT SUMMARY TABLE

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501-4477
alamedaca.gov
510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538
Hours: 7:30 a.m.–3:30 p.m., M–Th

To be submitted with all Residential Planning Applications
(Or included as a table on the project plans)

Project Address: _____

ZONING COMPLIANCE FOR RESIDENTIAL DISTRICT _____

Categories	Standard	Existing	Proposed	✓
Total lot area	5,000	8,996.83	8,996.83	
Lot depth	100'	149.93' & 149.96'	149.93' & 149.96'	
Lot width	50'	60'	60'	
Total floor area in the building	---	1ST FLR = 1,835.6 2ND FLR = 454.3	1ST FLR = 2,580 2ND FLR = 1,662	
Main building lot coverage including attached/detached garage (%)	48% MAX.	2,501.1 (27.8%) (INCL. PORCH)	3,437 (38.2%) (INCL. PORCHES)	
Front yard setback	20'	35.25'	20'-0"	
Rear yard setback	20'	63.22'	52'-11½"	
Left side yard setback	5'	4.73'	5'-0"	
Right side yard setback	5'	11.06'	12'-4½"	
Street side yard setback	10'	N A	N A	
Maximum building height		19'-10"	26'-3"	
Separation between main buildings	20'	N A	N A	
Accessory building size	---	650.9	528	
Separation between main/accessory building	Min. 6'	42'-3"	28'-7"	
Height of accessory building	30' MAX.	12'	15'	
Number of off-street parking spaces	Min. 2	2 (COVERED)	2 (COVERED) 2+ (UNCOVERED)	
Driveway width	Min. 8.5'	8.9' (AVERAGE)	10' (NARROWEST)	
Total Usable Open Space*		N A		
Common open space				
Private open space (ground floor)	Min. 60 sf			
Private open space (upper floor)	Min 120 sf			

*Not applicable to detached single-family dwellings in the R-1 District.

Revised 08/09/2017
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PROJECT DATA

PROJECT ADDRESS: 1319 CLINTON AVE

PROJECT OWNER: JOHN & ELENA GOMEZ

PROJECT DESCRIPTION:
DEMOLISH [E] 2-STORY HOUSE AND [E] GARAGE / ACCESSORY STRUCTURE

APN: 72-337-14

ZONING: R-1

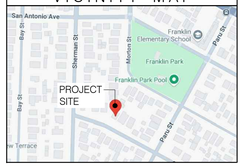
AREA DISTRICT:
ONE FAMILY RESIDENCE

CONSTRUCTION TYPE: V-B, SPRINKLERED

OCCUPANCY GROUP: R3 - U

LOT SIZE: 8,996.83 SQ.FT. ≈ 0.2 ACRE

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL

SHEET A1	SITE PLAN, SITE & PROJECT DATA.
SHEET A2	PRELIMINARY LANDSCAPE PLAN, PRELIMINARY WELO DIAGRAM & CALCULATION.
SHEET A3	SITE PHOTOS (EXTERIOR)
SHEET A4	PROPOSED 1ST FLOOR PLAN & 1ST FLOOR WINDOW SCHEDULE
SHEET A5	PROPOSED 2ND FLOOR PLAN & 2ND FLOOR WINDOW SCHEDULE
SHEET A6	PROPOSED ROOF PLAN
SHEET A7	FRONT & REAR ELEVATIONS, EXTERIOR LIGHT CUT SHEET
SHEET A8	SIDE ELEVATIONS
SHEET A9	MAIN HOUSE SECTIONS, DETACHED GARAGE FLOOR PLAN, ELEVATIONS, & SECTION
SHEET A10	COLOR & MATERIAL BOARD
SHEET A11	EXISTING HOUSE FLOOR PLANS AND ROOF PLANS
SHEET A12	EXISTING WINDOW LEGEND AND SCHEDULES
SHEET A13	EXISTING HOUSE FRONT AND REAR ELEVATIONS, PHOTOS OF CURRENT INTERIOR OF EXISTING HOUSE
SHEET A14	EXISTING HOUSE SIDE ELEVATIONS

'MARVIN ULTIMATE' WINDOWS SHOP DRAWINGS

SHEET 1	WINDOWS SPECIFICATIONS
SHEET 2	DETAILS

SURVEY

PROJECT DIRECTORY

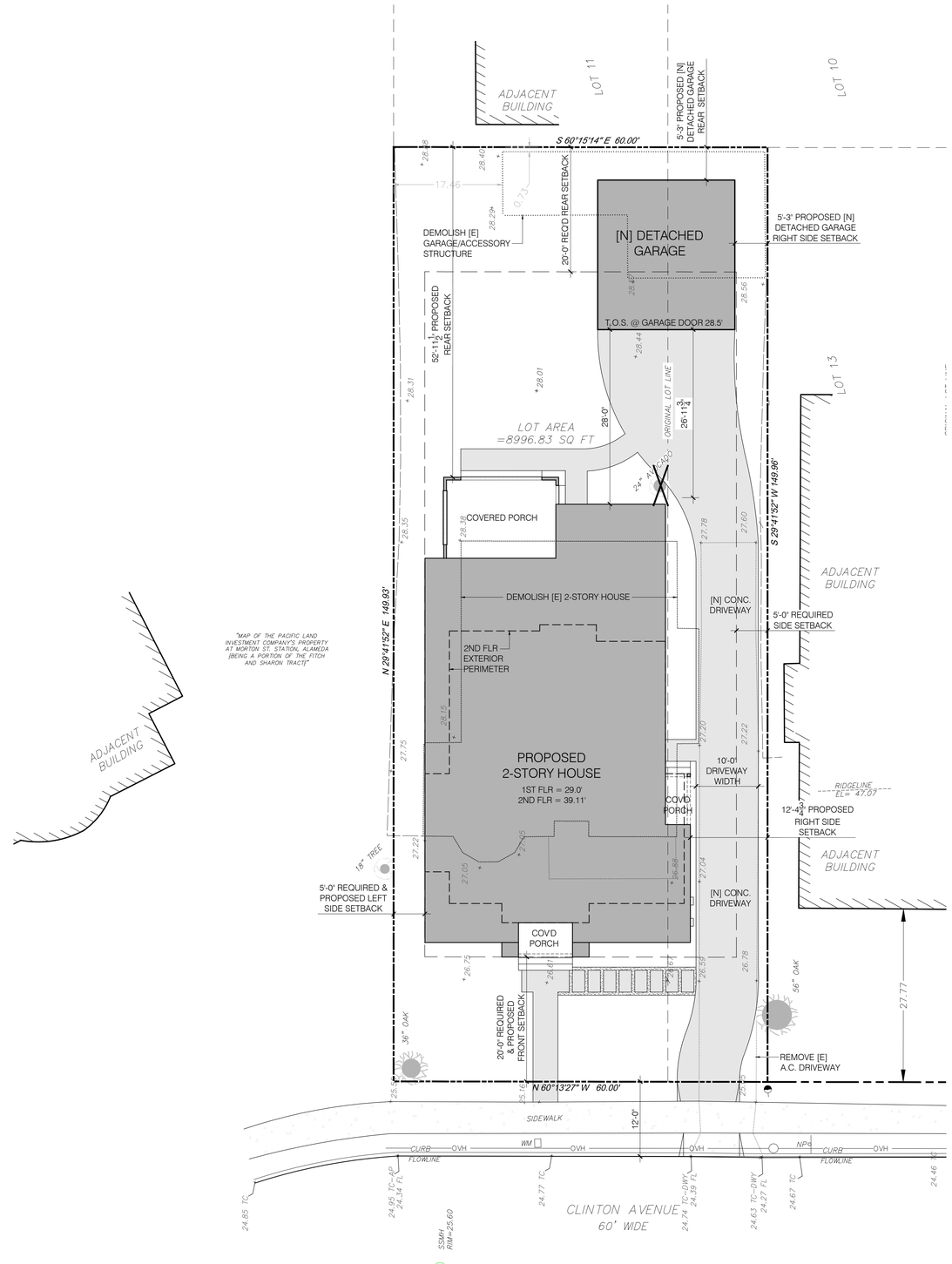
CLIENT
JOHN & ELENA GOMEZ
1303 Caroline St, Alameda, CA 94501
Phone: (415) 963-1257
Email: elena.gomez3@gmail.com

DESIGN BUILDING GENERAL CONTRACTOR
Buestad Construction, Inc.
2533 Clement Avenue, Alameda, CA 94501
Phone: 510-523-1925 (Ken Carvalho)
Email: kenc@buestad.com

ARCHITECTURAL DESIGNER
DANNY BUDIMAN Architectural Design Services
5099 S. Forestdale Cir., Dublin, CA 94568
Phone: (925) 963-6817
Email: danbudiman@gmail.com

INTERIOR DESIGNER
AMY BLAIR, BLAIR DESIGN & INTERIORS
P.O.Box 191272, Sacramento, CA 95819
Phone: 916-587-1611
Email: amy@blairdesignandinteriors.com

SURVEYOR
PLS SURVEYS, INC.
428 Alice Street, #132, Oakland, CA 94607
Phone: 510-261-0900 (Sarah Brajkovich)
Email: pls.sarahb@gmail.com



"MAP OF THE PACIFIC LAND INVESTMENT COMPANY'S PROPERTY AT MORTON ST. STATION, ALAMEDA (BEING A PORTION OF THE FITCH AND SHARON TRACT)"

SITE PLAN

1"=10'-0"

PLOTTED ON SURVEY BY PLS SURVEYS, INC., DATED 1-10-2025, JOB# 25-002

0 5 10 15

DRAWINGS PREPARED BY
DANNY BUDIMAN
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5099 S FORESTDALE CIRCLE
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(925) 9636817
danbudiman@gmail.com

REVISIONS	BY

PRELIMINARY SET	
DESIGN REVIEW SET	✓
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED DEMOLITION OF [E] 2-STORY HOUSE, ITS BASEMENT AND ITS DETACHED ACCESSORY BUILDING AND BUILD NEW 2-STORY HOUSE WITH DETACHED GARAGE

GOMEZ RESIDENCE

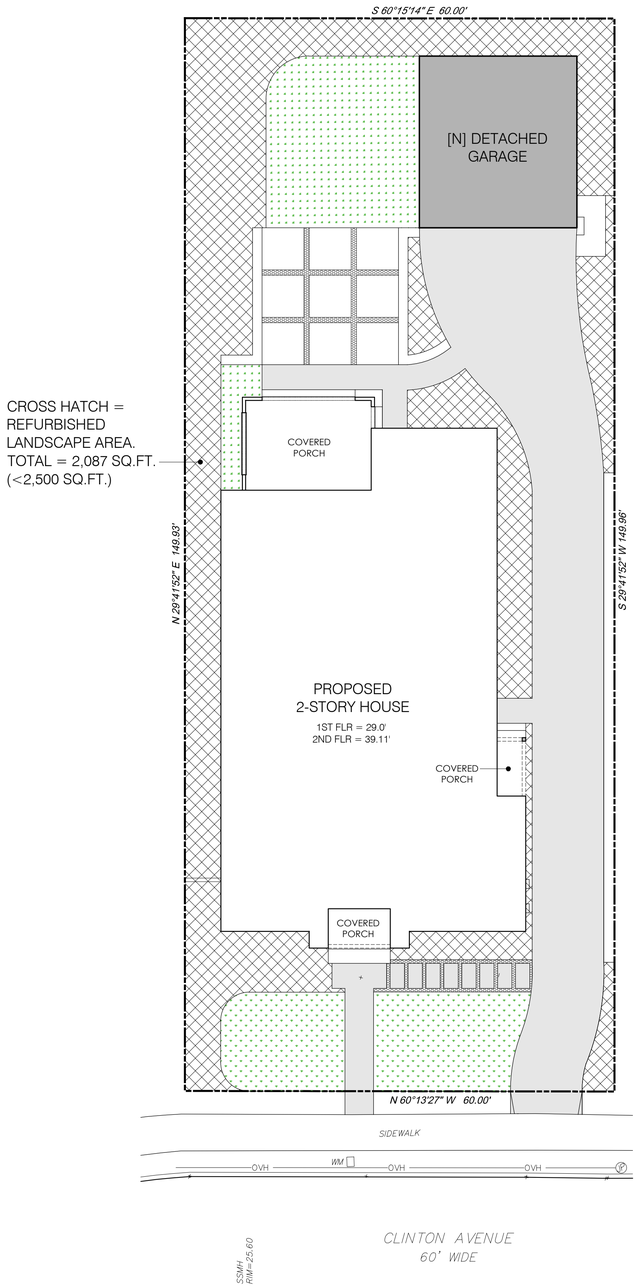
1319 CLINTON AVE, ALAMEDA, CA 94501

DATE:	10-15-2025
SCALE:	AS NOTED
DRAWN:	DB
JOB:	GOMEZ

SHEET

A1

OF 17 SHEETS



PRELIMINARY WELO DIAGRAM 1"=10'-0"

PLOTTED ON SURVEY BY PLS SURVEYS, INC., DATED 1-10-2025, JOB# 25-002

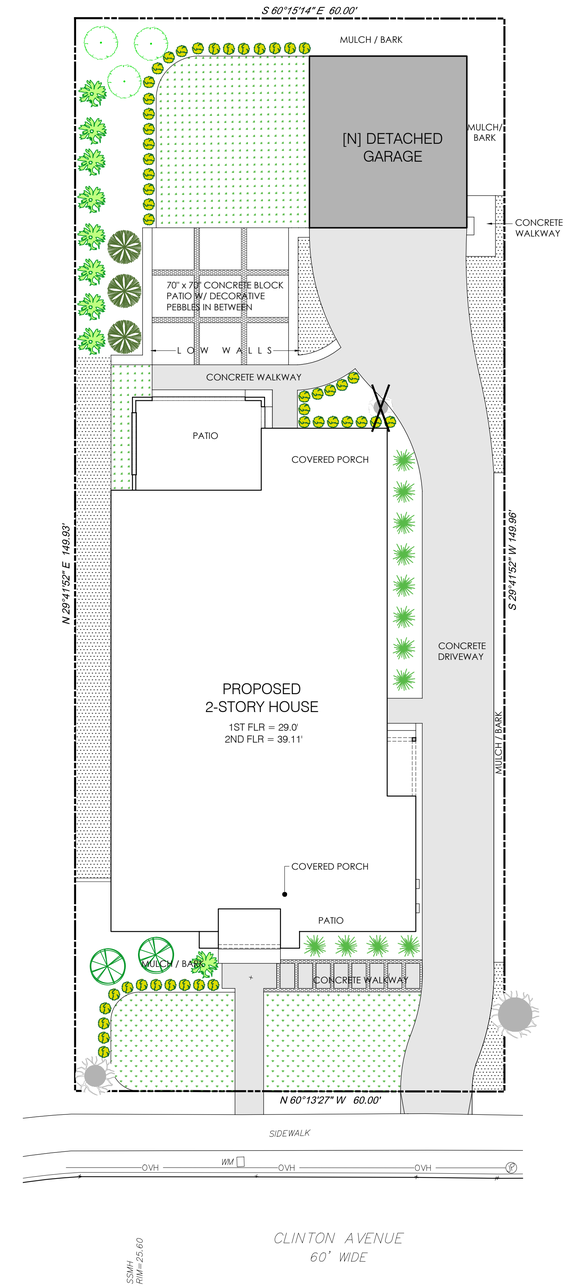
0 5 10 15

PLANTING KEY

SYMBOLS	BOTANICAL NAME
SHRUBS, PERENNIALS, GROUNDCOVER	
LARGER INDIVIDUAL SHRUBS	LAVANDULA PROVENCE (1 GAL), OR ECHIUM FASTUOSUM 'PRIDE OF MADEIRA' (1 GAL), OR SALVIA LEUCOPHYLLA 'PURPLE SAGE' (1 GAL) TOTAL = 8
	CISTUS HYBRIDUS 'HYBRID WHITE ROCKROSE', OR CARPENTERIA CALIFORNICA 'BUSH ANEMONE' (1 GAL) TOTAL = 50
	PHORMIUM TENAX VARIEGATA (1 GAL), OR CEANOTHUS 'CARMEL CREEPER' (1 GAL), OR TOTAL = 16
GROUNDCOVERS	ANIGOZANTHOS FLAVIDUS BUSH SUNSET 'KANGAROO PAWS' ERIGERON KAVINSKIANUS 'SANTA BARBARA DAISY' FESTUCA CALIFORNICA 'CALIFORNIA FESCUE' ASTER MIMULUS AURANTIACUS HEUCHERA HIRSUTISSIMA ERYSIMUM FRANCISCANUM (40) FLATS TOTAL VERBENA
ARTIFICIAL GRASS	
TREES	
	CREPE MYRTLE - (3) 24" box
	CALIFORNIA FAN PALM - (3) 24" box
	FLOWERING CHERRY - (3) 24" box

N O T E

FINAL LANDSCAPE PLAN TO INCLUDE WELO CALCULATIONS FOR WATER USE AND SHALL BE SUBMITTED TO CITY OF ALAMEDA AS SEPARATE SUBMITTAL



PRELIMINARY LANDSCAPE PLAN 1"=10'-0"

PLOTTED ON SURVEY BY PLS SURVEYS, INC., DATED 1-10-2025, JOB# 25-002

0 5 10 15

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PROPOSED DEMOLITION OF [E] 2-STORY HOUSE, ITS BASEMENT AND ITS DETACHED ACCESSORY BUILDING AND BUILD NEW 2-STORY HOUSE WITH DETACHED GARAGE

GOMEZ RESIDENCE

1319 CLINTON AVE, ALAMEDA, CA 94501

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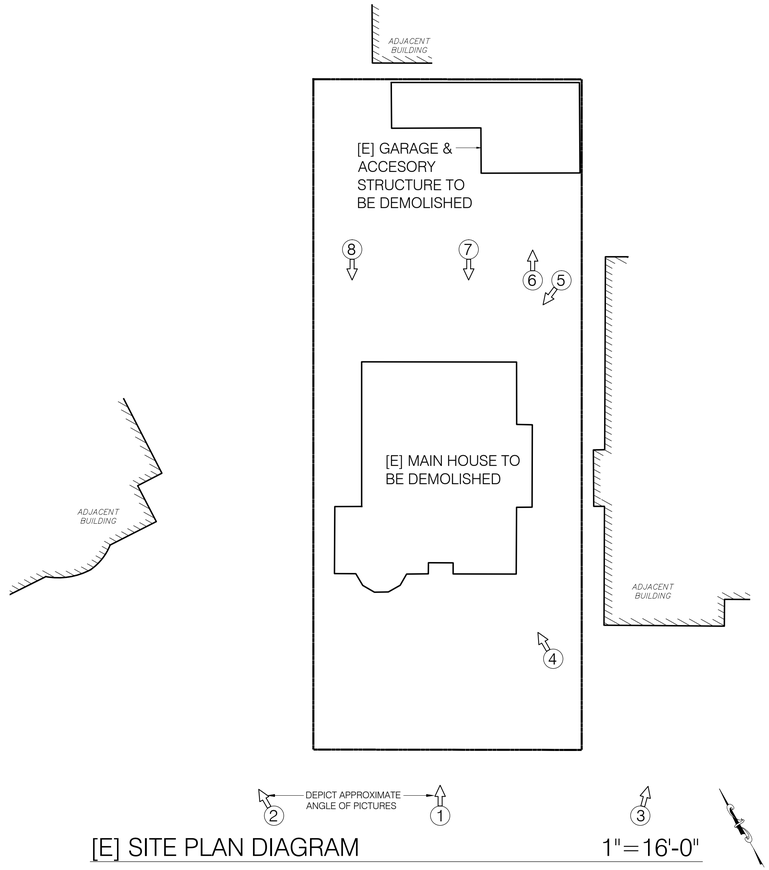
A2

OF 17 SHEETS

SITE PHOTOGRAPHS

7

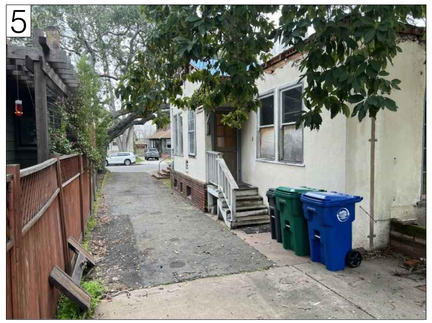
8



[E] SITE PLAN DIAGRAM 1"=16'-0"

6

5



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1

3

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SHEET

A3

OF 17 SHEETS

CITY OF Alameda

1st FLOOR

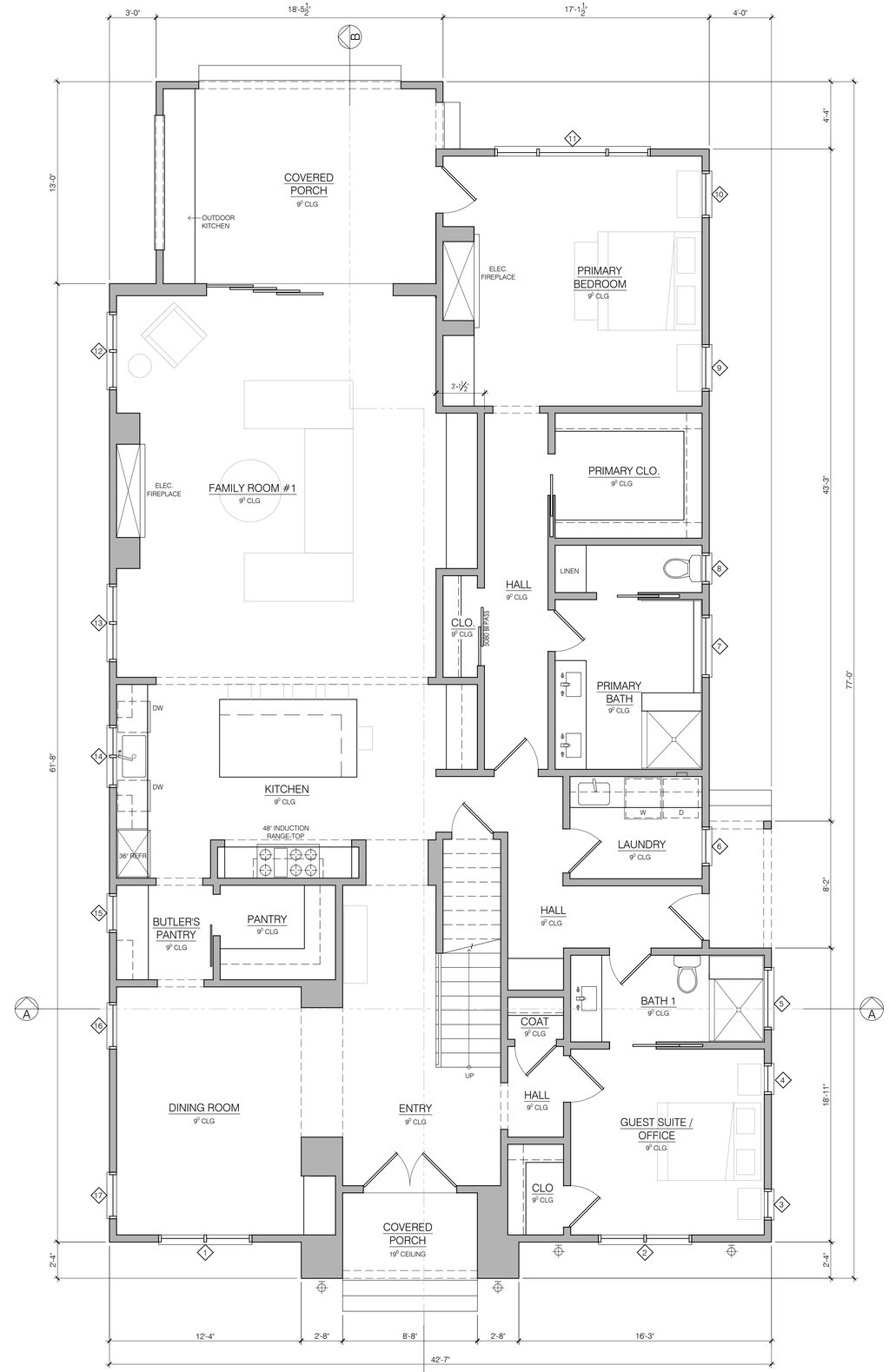
WINDOW SCHEDULE

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501-4477
alamedaca.gov
510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538
Hours: 7:30 a.m.–3:30 p.m., M–Th

Site Address: 1319 CLINTON AVE Year Built: NEW Is property on City Study List or a City Monument: ☐ Yes ☒ No

Architectural Style of Building: ☐ Pioneer ☐ Italianate ☐ Stick Eastlake ☐ Queen Anne ☐ Colonial Revival ☐ Craftsman
(Check all that apply) ☐ Bungalow ☐ Prairie ☒ Mediterranean ☐ Provincial ☐ Tract/Ranch ☐ Other

	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/ GRIDS
Ex. sample	*Kitchen*	*Double-hung*	*Casement*	*Wood*	*Alum-Clad with Wood core*	*48" x 36"*	*96" x 72"*	*¾" x ½" (width) x (depth)*
1	DINING ROOM		ARCH-TOP CASEMENT		ALL DUAL PANE, ALUMINUM CLAD WITH WOOD CORE.		72" x 72"	ALL ⅞" (W) x ½" (D)
2	GUEST STE/OFFICE		CASEMENT				72" x 72"	
3	GUEST STE/OFFICE		AWNING				24" x 24"	
4	GUEST STE/OFFICE		AWNING				24" x 24"	
5	BATH 1		AWNING				48" x 24"	
6	LAUNDRY		CASEMENT				30" x 42"	
7	PRIMARY BATH		AWNING				48" x 24"	
8	PRIMARY BATH WC		CASEMENT				24" x 42"	
9	PRIMARY BEDROOM		AWNING				36" x 24"	
10	PRIMARY BEDROOM		AWNING				36" x 24"	
11	PRIMARY BEDROOM		CSMT - FXD - CSMT				120" x 60"	
12	FAMILY ROOM 1		CASEMENT				60" x 72"	
13	FAMILY ROOM 1		CASEMENT				60" x 72"	
14	KITCHEN		CASEMENT				48" x 54"	
15	BUTLER'S PANTRY		CASEMENT				30" x 54"	
16	DINING ROOM		CASEMENT				36" x 72"	
16	DINING ROOM		CASEMENT				36" x 72"	



FIRST FLOOR PLAN 1/4" = 1'-0"

0 5 10 15

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(925) 9636817
danbudiman@gmail.com

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PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

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A4

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2nd FLOOR

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Architectural Style of Building: ☐ Pioneer ☐ Italianate ☐ Stick Eastlake ☐ Queen Anne ☐ Colonial Revival ☐ Craftsman
(Check all that apply) ☐ Bungalow ☐ Prairie ☒ Mediterranean ☐ Provincial ☐ Tract/Ranch ☐ Other

Ex. Sample	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/ GRIDS
	Kitchen	*Double-hung*	*Casement*	*Wood*	*Alum-Clad with Wood core*	*45" x 36"*	*96" x 72"*	*½" x ½" (width) x (depth)*
20	FAMILY ROOM 2		CASEMENT				60" x 48"	
21	FAMILY ROOM 2		CASEMENT				48" x 48"	
22	BEDROOM 2		CASEMENT				24" x 48"	
23	BEDROOM 2		CASEMENT				24" x 48"	
24	BEDROOM 2		CASEMENT				24" x 48"	
25	BEDROOM 2		CASEMENT				36" x 60"	
26	BEDROOM 2		CASEMENT				36" x 60"	
27	BATH 2		CASEMENT				30" x 48"	
28	LAUNDRY		CASEMENT				30" x 48"	
29	BATH 3		AWNING				48" x 24"	
30	BATH 3		CASEMENT				36" x 48"	
31	DRESSING		CASEMENT				30" x 42"	
32	BEDROOM 3		CASEMENT				72" x 54"	
33	BEDROOM 3		CASEMENT				36" x 54"	
34	BEDROOM 3		CASEMENT				36" x 54"	
35	FAMILY ROOM 2		CASEMENT				30" x 48"	
36	FAMILY ROOM 2		CASEMENT				30" x 48"	

ALL DUAL PANE, ALUMINUM CLAD WITH WOOD CORE.

ALL ⅞" (W) x ½" (D)

Revised 8/26/2014
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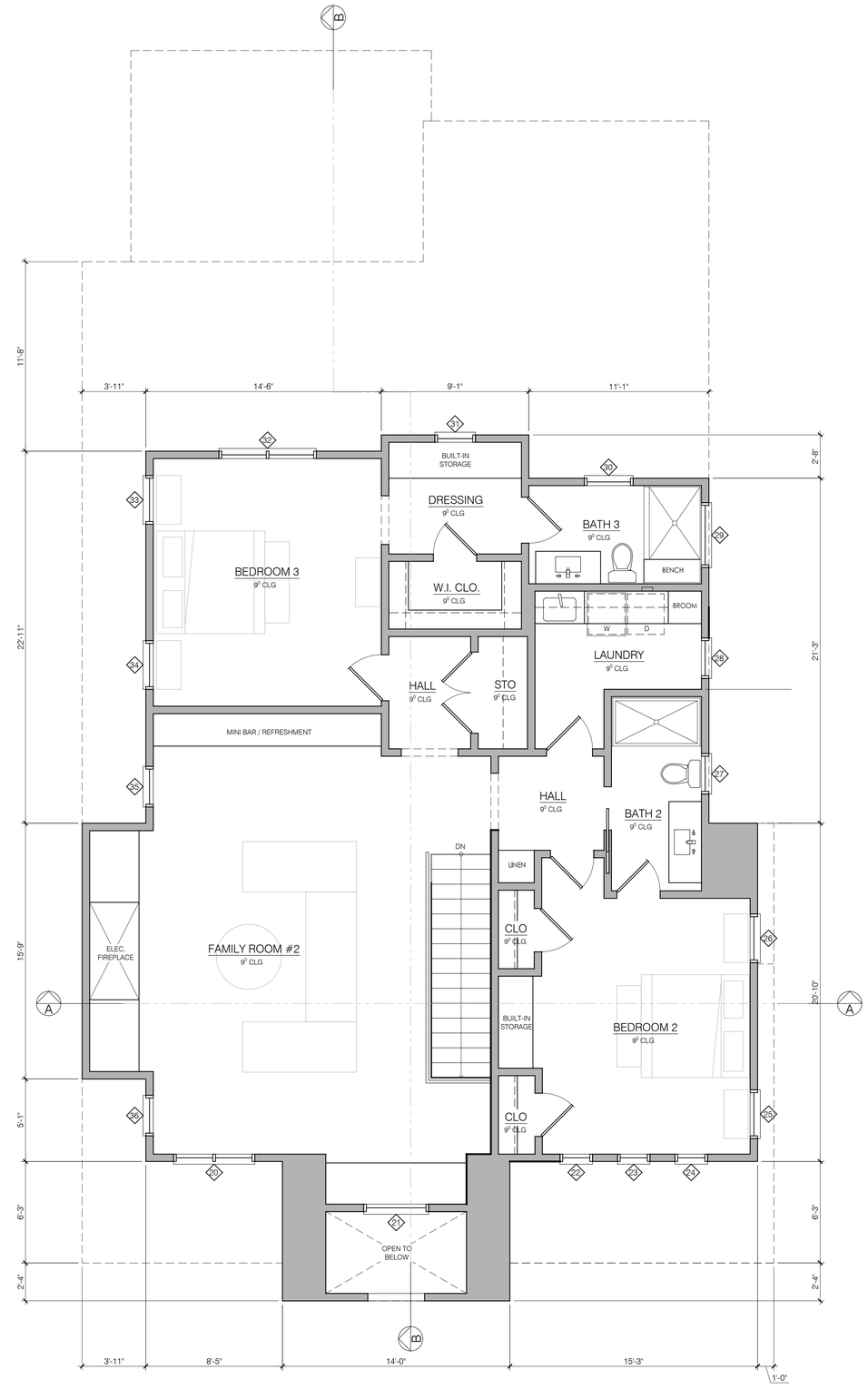

SECOND FLOOR PLAN 1/4"=1'-0"

0 5 10 15

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danbudiman@gmail.com

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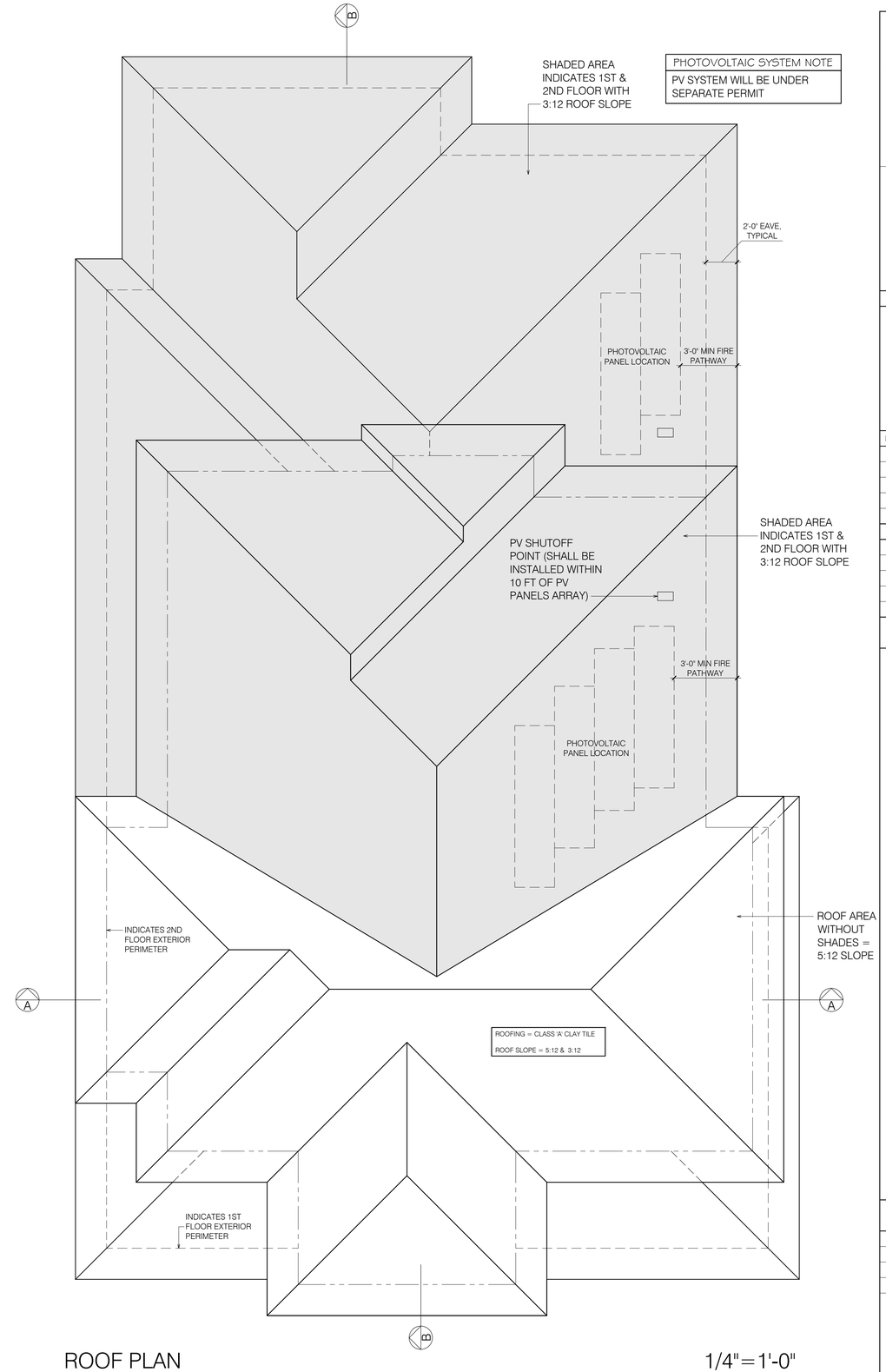
SHEET

A5

OF 17 SHEETS



PHOTOVOLTAIC SYSTEM NOTE
PV SYSTEM WILL BE UNDER SEPARATE PERMIT

ROOF PLAN

1/4"=1'-0"

0 5 10 15

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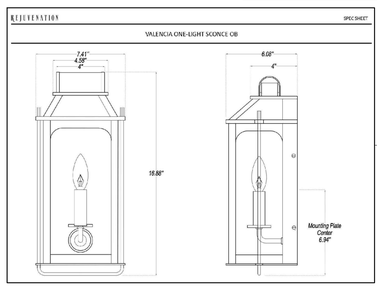
A6

OF 17 SHEETS

FRONT (SOUTH) ELEVATION 1/4"=1'-0"

0 5 10 15



PROPOSED REAR (NORTH) ELEVATION 1/4"=1'-0"

0 5 10 15

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SHEET	

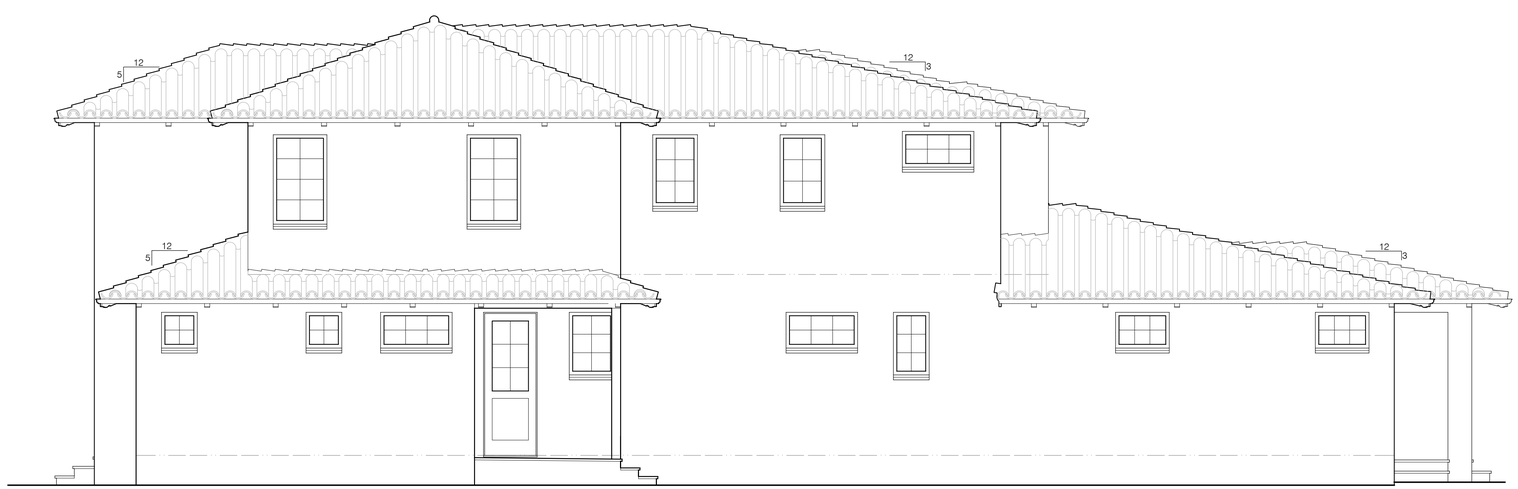
A7

OF 17 SHEETS

LEFT SIDE (WEST) ELEVATION

1/4"=1'-0"

0 5 10 15



LEFT SIDE (WEST) ELEVATION

1/4"=1'-0"

0 5 10 15

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SHEET

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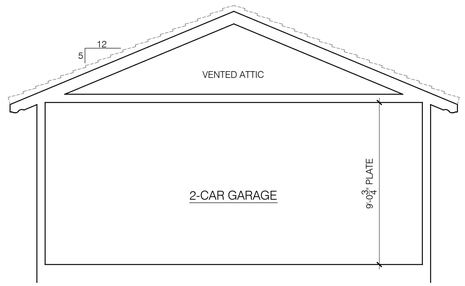
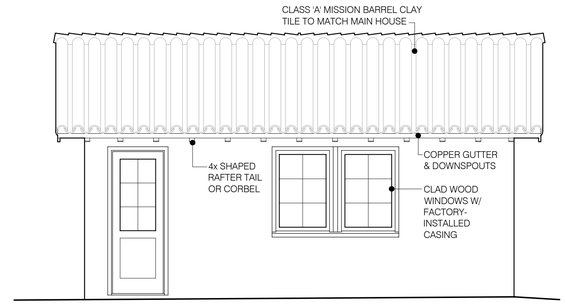


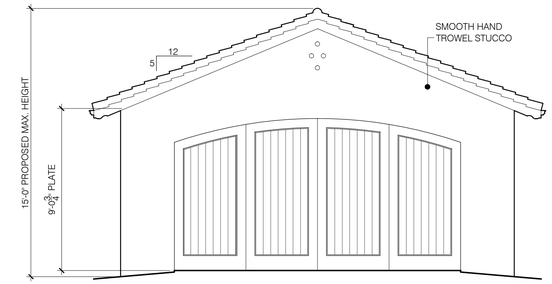
SECTION C-C 1/4"=1'-0"

0 5 10 15



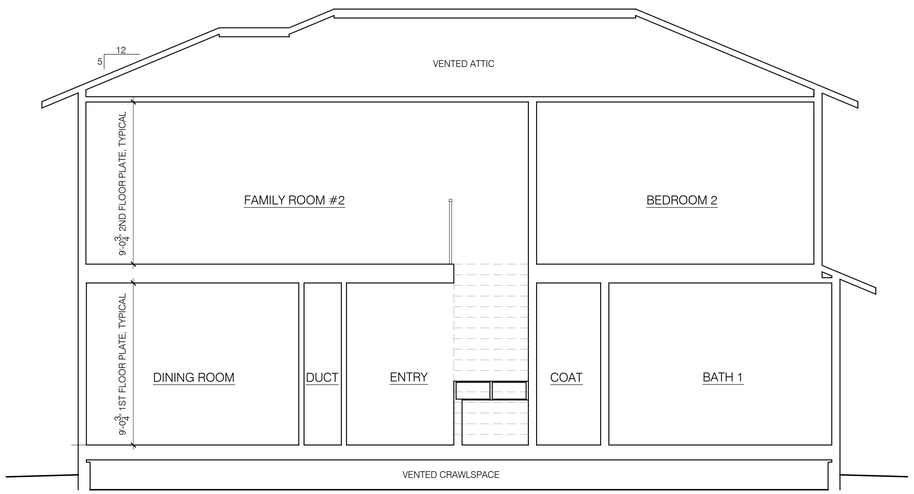
RIGHT SIDE (EAST) ELEVATION 1/4"=1'-0"

0 5 10 15



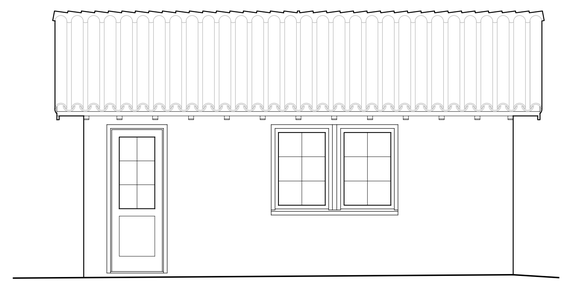
FRONT (SOUTH) ELEVATION 1/4"=1'-0"

0 5 10 15



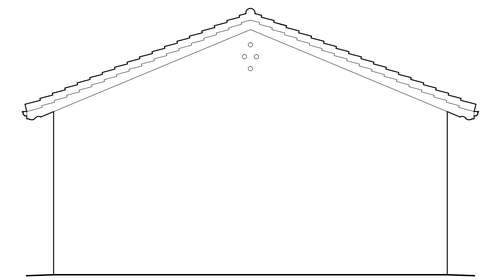
SECTION A-A 1/4"=1'-0"

0 5 10 15



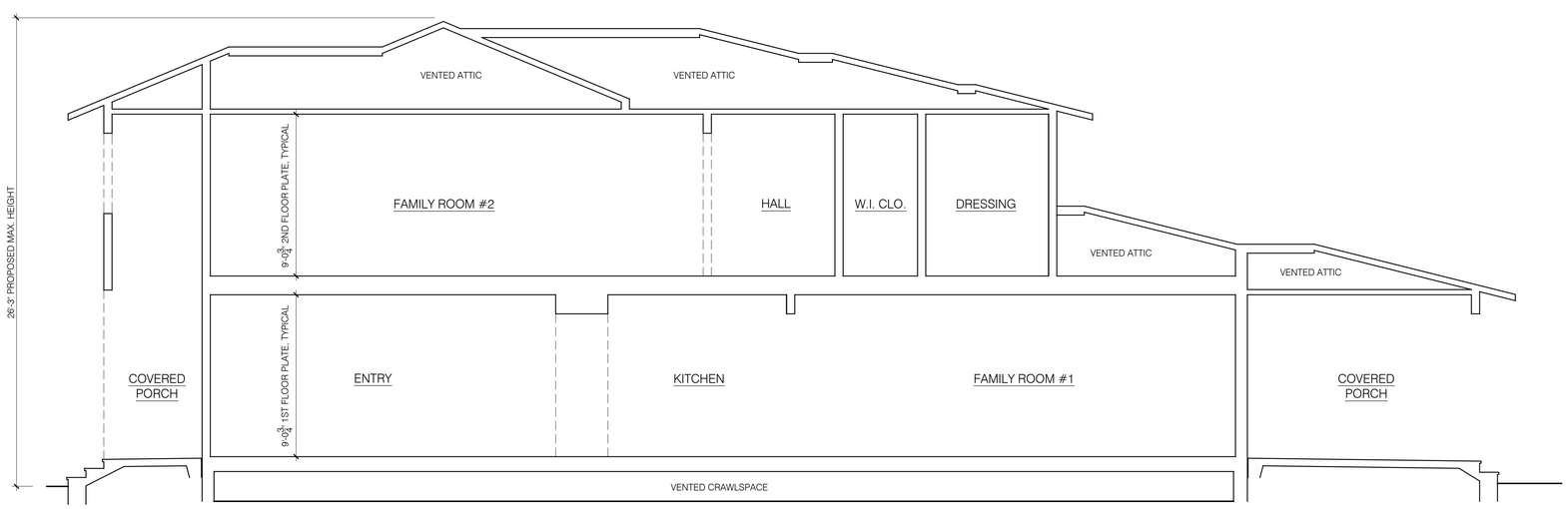
LEFT SIDE (WEST) ELEVATION 1/4"=1'-0"

0 5 10 15



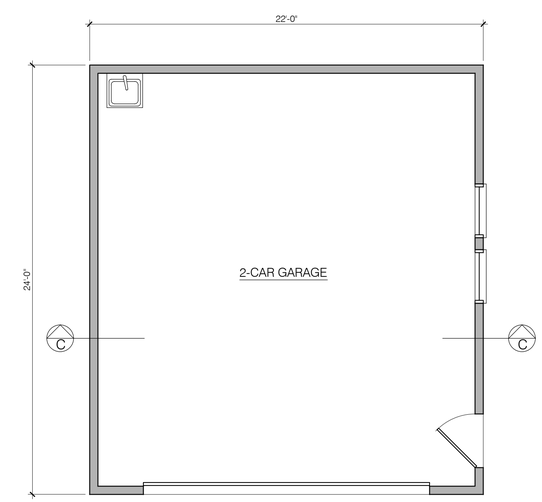
REAR (NORTH) ELEVATION 1/4"=1'-0"

0 5 10 15



SECTION B-B 1/4"=1'-0"

0 5 10 15



GARAGE FLOOR PLAN 1/4"=1'-0"

0 5 10 15

DRAWINGS PREPARED BY

DANNY BUDIMAN

ARCHITECTURAL DESIGN SERVICES

5099 S FORESTDALE CIRCLE
DUBLIN, CA 94568
(925) 9636817
danbudiman@gmail.com

REVISIONS	BY

PRELIMINARY SET	
DESIGN REVIEW SET	✓
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED DEMOLITION OF [E] 2-STORY HOUSE, ITS BASEMENT AND ITS DETACHED ACCESSORY BUILDING AND BUILD NEW 2-STORY HOUSE WITH DETACHED GARAGE

GOMEZ RESIDENCE

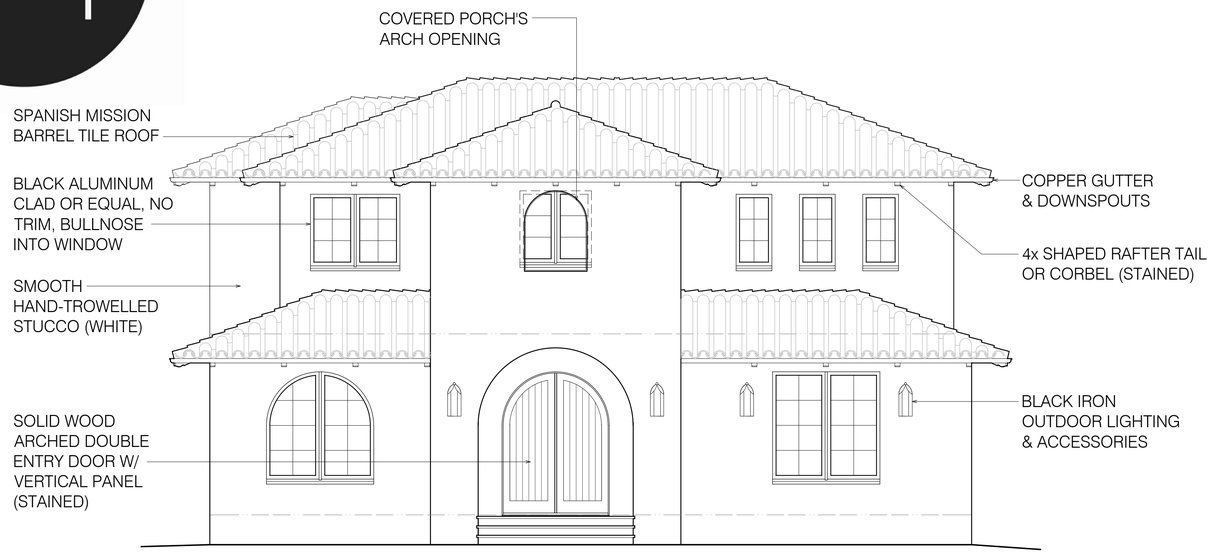
1319 CLINTON AVE, ALAMEDA, CA 94501

DATE:	10-15-2025
SCALE:	AS NOTED
DRAWN:	DB
JOB:	GOMEZ
SHEET	

A9

OF 17 SHEETS

Gomez Exterior
1319 Clinton Avenue



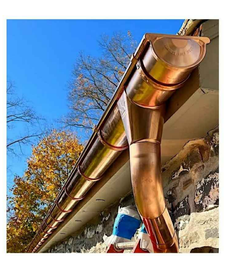
FRONT (SOUTH) ELEVATION

Mission barrel roof tile

Eave detail

Warm White Smooth Hand Trowel Stucco /
Black Clad Windows/Bullnose corners

Copper gutters
/downspouts



Iron wall sconces

Stained arched entry door

DRAWINGS PREPARED BY
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REVISIONS	BY

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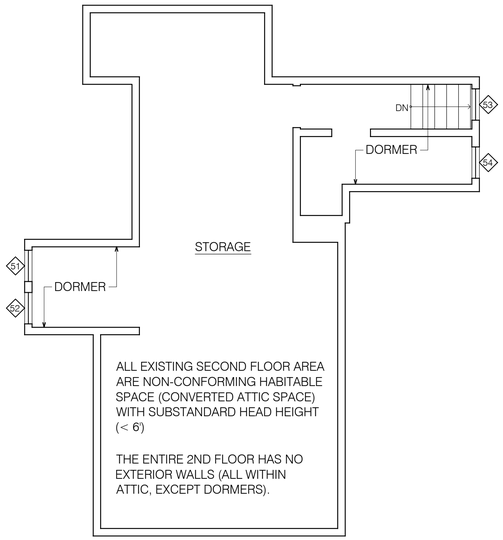
DESIGN REVIEW SET	√
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED DEMOLITION OF [E] 2-STORY HOUSE, ITS
BASEMENT AND ITS DETACHED ACCESSORY BUILDING AND
BUILD NEW 2-STORY HOUSE WITH DETACHED GARAGE
GOMEZ RESIDENCE
1319 CLINTON AVE, ALAMEDA, CA 94501

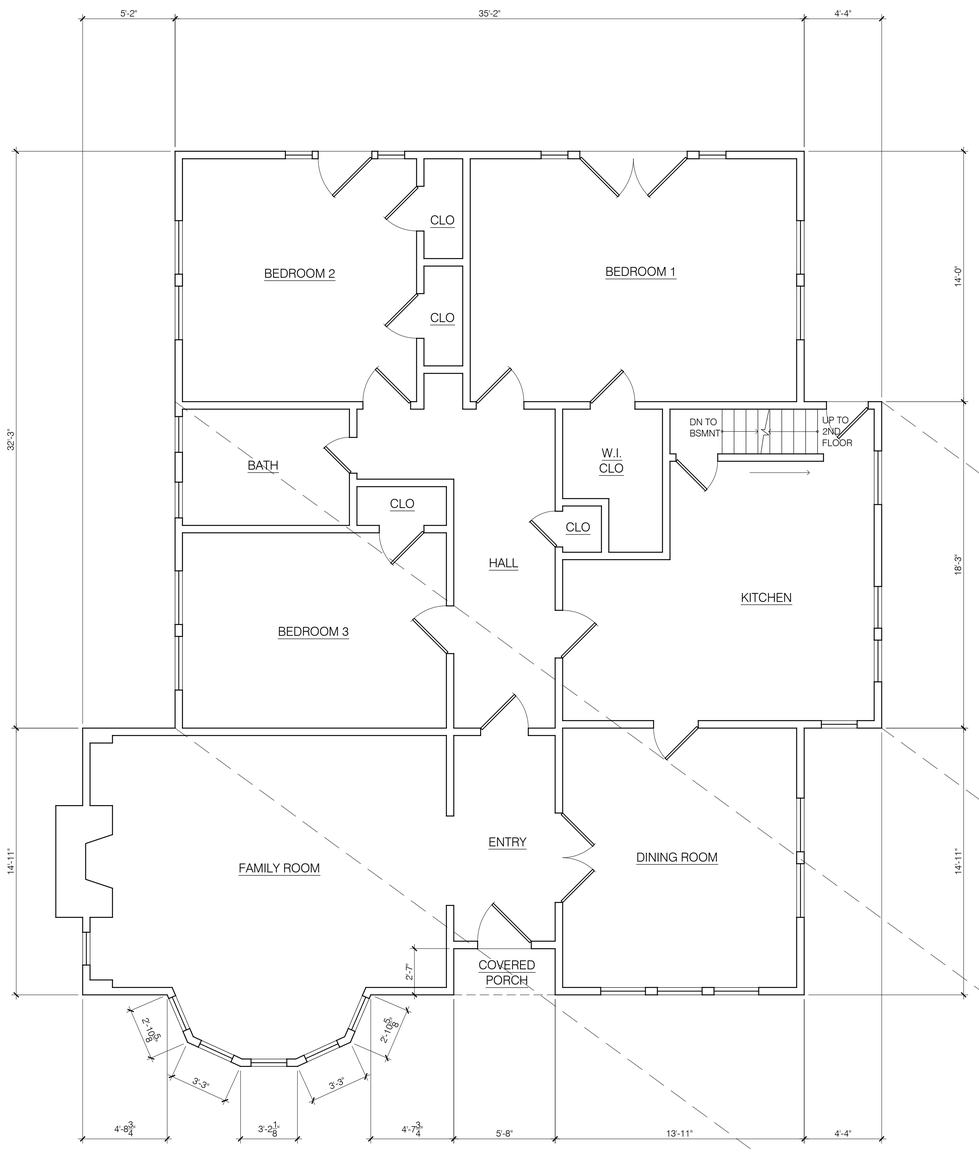
DATE:	10-15-2025
SCALE:	AS NOTED
DRAWN:	DB
JOB:	GOMEZ

SHEET
A10
OF 17 SHEETS

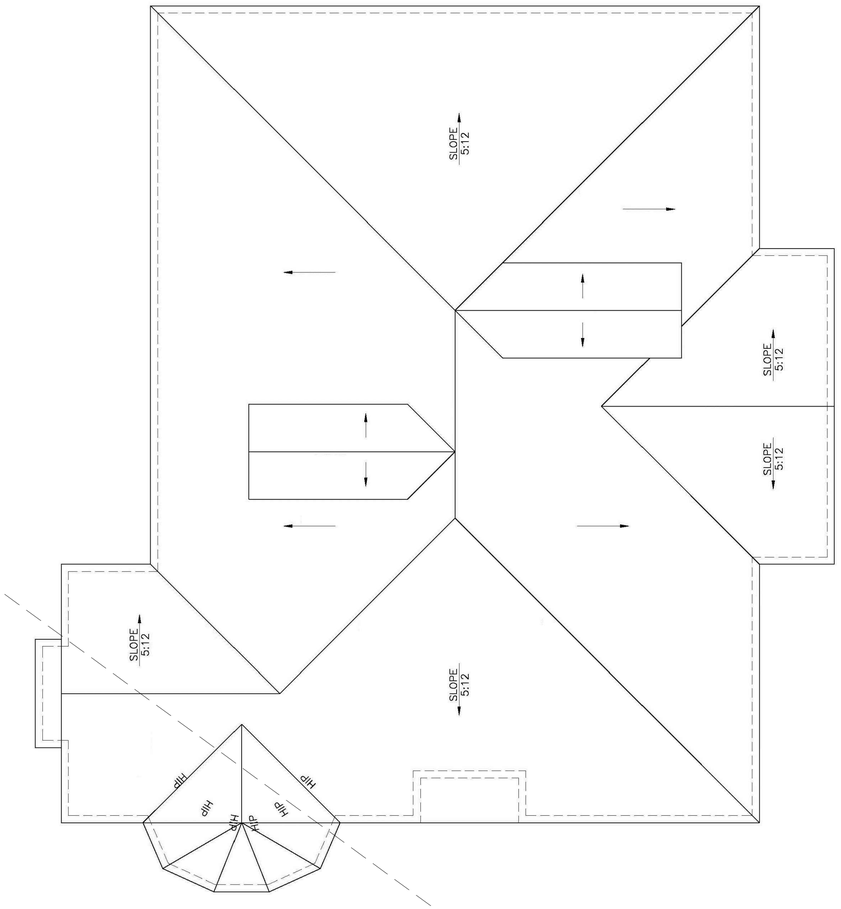
NOTE:
EXISTING HOUSE WILL BE
COMPLETELY DEMOLISHED



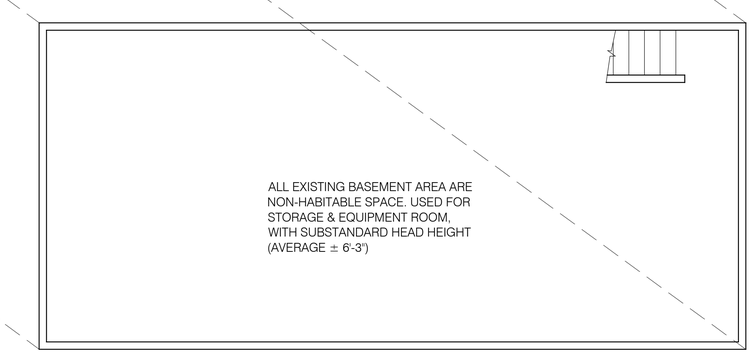
EXISTING 2ND FLOOR PLAN 1/4"=1'-0"



EXISTING 1ST FLOOR PLAN 1/4"=1'-0"



ORIGINAL ROOF PLAN 1/4"=1'-0"



EXISTING BASEMENT FLOOR PLAN 1/4"=1'-0"
NON-CONDITION, NO HABITABLE ROOM

DRAWINGS PREPARED BY
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(925) 9636817
danbudiman@gmail.com

REVISIONS	BY

PRELIMINARY SET	
DESIGN REVIEW SET	✓
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED DEMOLITION OF [E] 2-STORY HOUSE, ITS BASEMENT AND ITS DETACHED ACCESSORY BUILDING AND BUILD NEW 2-STORY HOUSE WITH DETACHED GARAGE

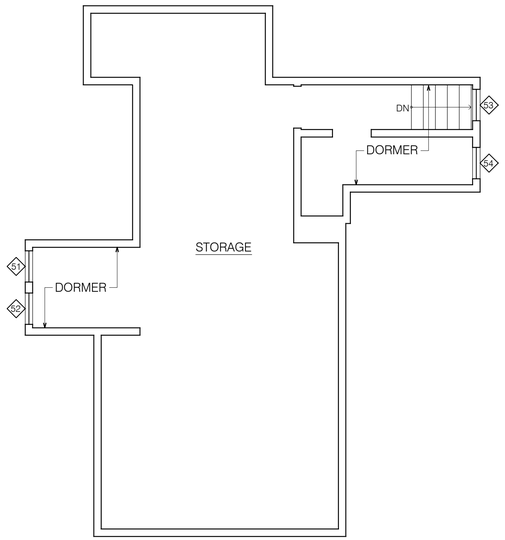
GOMEZ RESIDENCE

1319 CLINTON AVE, ALAMEDA, CA 94501

DATE:	10-15-2025
SCALE:	AS NOTED
DRAWN:	DB
JOB:	GOMEZ
SHEET	

A11

OF 17 SHEETS



EXISTING 2ND FLOOR PLAN WINDOW LEGEND

1/4"=1'-0"

0 5 10 15

CITY OF Alameda

2nd FLOOR EXISTING WINDOWS

WINDOW SCHEDULE
Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501-4477
alamedaca.gov
510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538
Hours: 7:30 a.m.–3:30 p.m., M–Th

Site Address: 1319 CLINTON AVE Year Built: 1921 Is property on City Study List or a City Monument: ☐ Yes ☒ No

Architectural Style of Building: *(Check all that apply)*
☐ Pioneer ☐ Italianate ☐ Stick Eastlake ☐ Queen Anne ☐ Colonial Revival ☐ Craftsman
☐ Bungalow ☐ Prairie ☒ Mediterranean ☐ Provincial ☐ Tract/Ranch ☒ Other SPANISH ECLECTIC

	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/ GRIDS
Ex. Image	*Kitchen*	*Double-hung*	*Casement*	*Wood*	*Alum-Clad with Wood core*	*45" x 36"*	*96" x 72"*	*½" x ½" (width) x (depth)*
ALL EXISTING 2ND FLOOR WINDOWS HAVE BEEN REMOVED BY PREVIOUS CONTRACTOR								
S1	LEFT DORMER	CASEMENT		SINGLE PANE, WOOD FRAME		21" x 29"		NONE
S2	LEFT DORMER	CASEMENT		SINGLE PANE, WOOD FRAME		21" x 29"		NONE
S3	RIGHT DORMER	CASEMENT		SINGLE PANE, WOOD FRAME		21" x 29"		NONE
S4	RIGHT DORMER	CASEMENT		SINGLE PANE, WOOD FRAME		21" x 29"		NONE

CITY OF Alameda

1st FLOOR EXISTING WINDOWS

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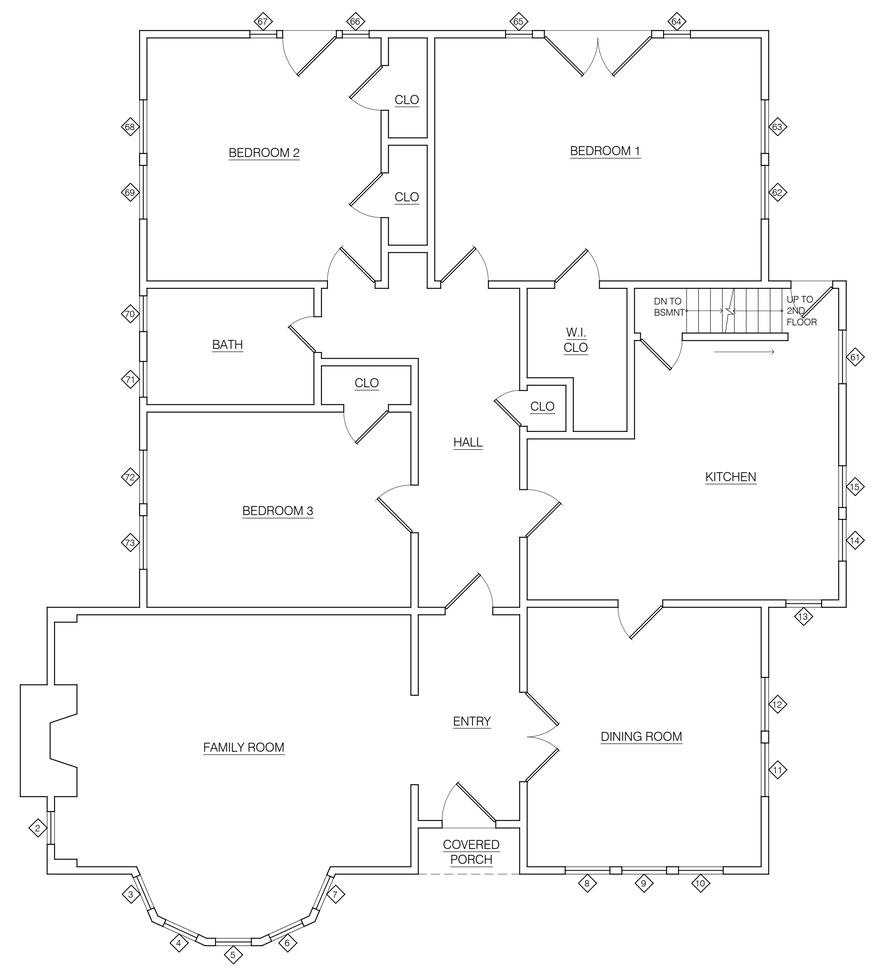
	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/ GRIDS
Ex. Image	*Kitchen*	*Double-hung*	*Casement*	*Wood*	*Alum-Clad with Wood core*	*45" x 36"*	*96" x 72"*	*½" x ½" (width) x (depth)*
2	LIVING ROOM	CASEMENT		DUAL PANE, VINYL FRAME		22" x 72"		
3	LIVING ROOM	SINGLE HUNG		DUAL PANE, VINYL FRAME		24" x 72"		
4	LIVING ROOM	SINGLE HUNG		DUAL PANE, VINYL FRAME		24" x 72"		
5	LIVING ROOM	SINGLE HUNG		DUAL PANE, VINYL FRAME		24" x 72"		
6	LIVING ROOM	SINGLE HUNG		DUAL PANE, VINYL FRAME		24" x 72"		
7	LIVING ROOM	SINGLE HUNG		DUAL PANE, VINYL FRAME		24" x 72"		
8	DINING ROOM	SINGLE HUNG		DUAL PANE, VINYL FRAME		30" x 72"		
9	DINING ROOM	SINGLE HUNG		DUAL PANE, VINYL FRAME		30" x 72"		
10	DINING ROOM	SINGLE HUNG		DUAL PANE, VINYL FRAME		30" x 72"		
11	DINING ROOM	CASEMENT		SINGLE PANE, WOOD FRAME		36" x 72"		
12	DINING ROOM	CASEMENT		SINGLE PANE, WOOD FRAME		36" x 72"		
13	KITCHEN	SINGLE HUNG		DUAL PANE, VINYL FRAME		24" x 36"		
14	KITCHEN	CASEMENT		SINGLE PANE, WOOD FRAME		28" x 58"		
15	KITCHEN	CASEMENT		SINGLE PANE, WOOD FRAME		28" x 58"		
61	KITCHEN	SINGLE HUNG		DUAL PANE, VINYL FRAME		36" x 80"		
62	BEDROOM 1	SINGLE HUNG		SINGLE PANE, WOOD FRAME		36" x 60"		
63	BEDROOM 1	SINGLE HUNG		SINGLE PANE, WOOD FRAME		36" x 60"		
64	BEDROOM 1	FIXED SIDELITE		SINGLE PANE, WOOD FRAME		18" x 84" (½-ROUND TOP)		
65	BEDROOM 1	FIXED SIDELITE		SINGLE PANE, WOOD FRAME		18" x 84" (½-ROUND TOP)		
66	BEDROOM 2	FIXED SIDELITE		SINGLE PANE, WOOD FRAME		18" x 80"		
67	BEDROOM 2	FIXED SIDELITE		SINGLE PANE, WOOD FRAME		18" x 80"		
68	BEDROOM 2	SINGLE HUNG		SINGLE PANE, WOOD FRAME		36" x 60"		
69	BEDROOM 2	SINGLE HUNG		SINGLE PANE, WOOD FRAME		36" x 60"		
70	BATH	SINGLE HUNG		SINGLE PANE, WOOD FRAME		24" x 36"		
71	BATH	SINGLE HUNG		SINGLE PANE, WOOD FRAME		24" x 36"		
72	BEDROOM 3	SINGLE HUNG		SINGLE PANE, WOOD FRAME		36" x 60"		
73	BEDROOM 3	SINGLE HUNG		SINGLE PANE, WOOD FRAME		36" x 60"		



EXISTING 1ST FLOOR PLAN WINDOW LEGEND

1/4"=1'-0"

0 5 10 15

DRAWINGS PREPARED BY
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5099 S FORESTDALE CIRCLE
DUBLIN, CA 94568
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REVISIONS	BY

PRELIMINARY SET	
DESIGN REVIEW SET	✓
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED DEMOLITION OF [E] 2-STORY HOUSE, ITS BASEMENT AND ITS DETACHED ACCESSORY BUILDING AND BUILD NEW 2-STORY HOUSE WITH DETACHED GARAGE

GOMEZ RESIDENCE

1319 CLINTON AVE, ALAMEDA, CA 94501

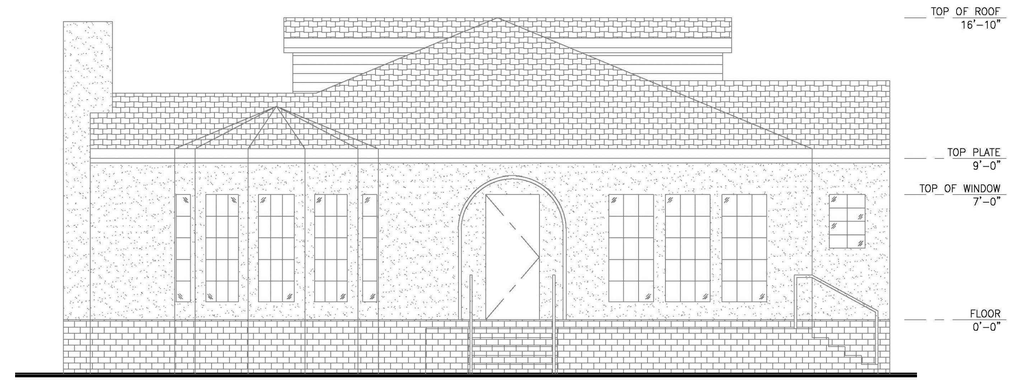
DATE:	10-15-2025
SCALE:	AS NOTED
DRAWN:	DB
JOB:	GOMEZ
SHEET	

A12

OF 17 SHEETS

EXTERIOR ELEVATION - REAR - EXISTING

SCALE: 1/4"=1'-0" TAKEN FROM PERMIT DRAWING # CB23-0403

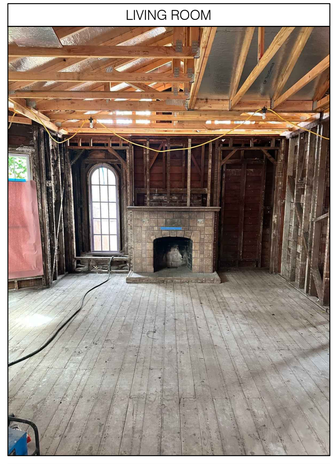


EXTERIOR ELEVATION - FRONT - EXISTING

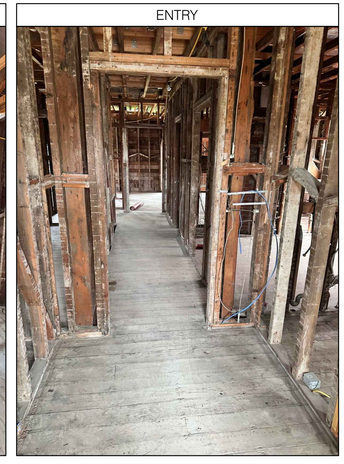
SCALE: 1/4"=1'-0" TAKEN FROM PERMIT DRAWING # CB23-0403

CURRENT STATE OF INTERIOR OF HOUSE

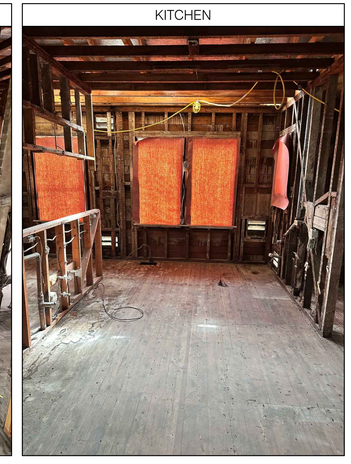
LIVING ROOM



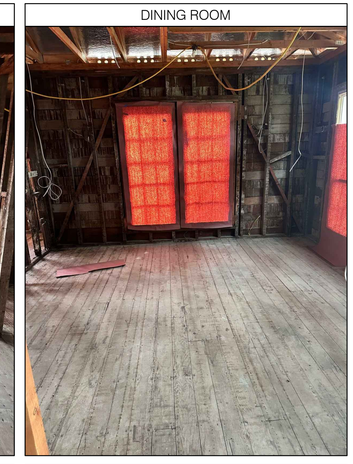
ENTRY



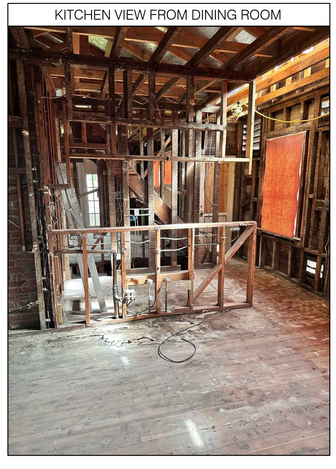
KITCHEN



DINING ROOM



KITCHEN VIEW FROM DINING ROOM



BEDROOM 1

BEDROOM 2

BEDROOM 3

NOTE:
EXISTING HOUSE WILL BE
COMPLETELY DEMOLISHED

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CONSTRUCTION SET	

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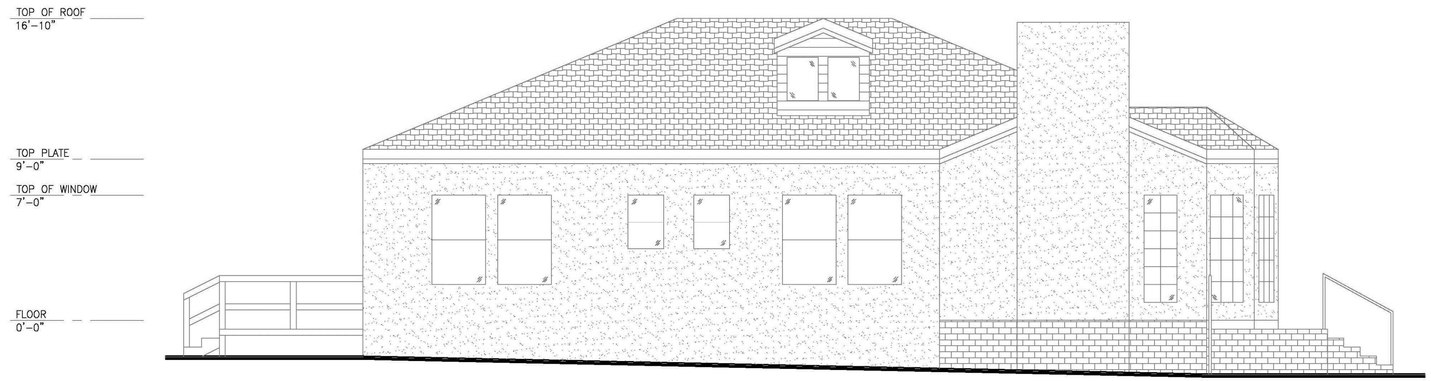
SCALE:	AS NOTED
DRAWN:	DB
JOB:	GOMEZ

SHEET

A13

OF 17 SHEETS

NOTE:
EXISTING HOUSE WILL BE
COMPLETELY DEMOLISHED



EXTERIOR ELEVATION - SIDE - EXISTING

SCALE: 1/4"=1'-0" TAKEN FROM PERMIT DRAWING # CB23-0403

EXTERIOR ELEVATION - SIDE - EXISTING

SCALE: 1/4"=1'-0" TAKEN FROM PERMIT DRAWING # CB23-0403

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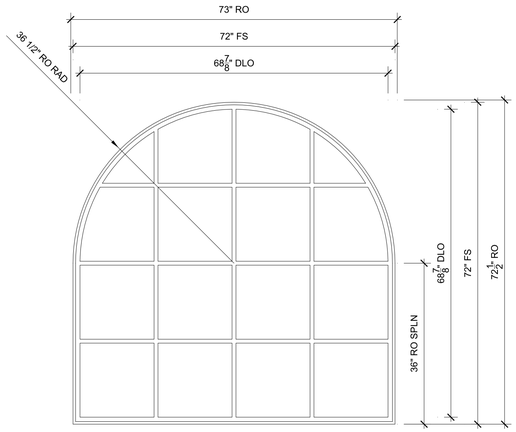
JOB:	GOMEZ
SHEET	

A14

OF 17 SHEETS



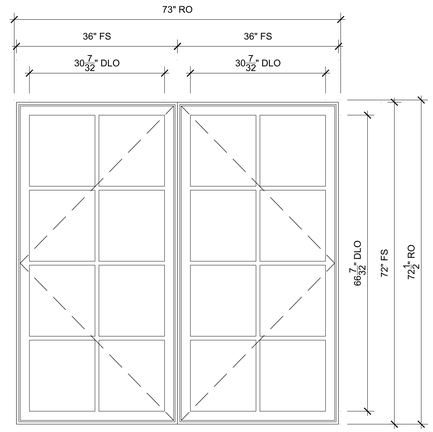
W1 (T) DINING DIRECT GLAZE

SCALE: 3/4" = 1'-0"

1 Head 2 Jamb 3 Sill 4 Divided Lite

SPECIFICATIONS

Line #: 1
Qty: 1
Mark Unit: W1 (T) Dining Direct Glaze
Product Line: Ultimate
Unit Description: Direct Glaze Round Top
Rough Opening: 73" X 72 1/2"
Frame Size: 72" X 72"
Sash Opening: 73" X 72 1/2"
Inside Opening: 73" X 72 1/2"
Exterior Finish: Ebony
Species: Pine
Interior Finish: Primed
Glass Information: Tempered Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: None
Screen Type: None
Hardware Color: None
Screen Surround Color: None
Screen Mesh Type: None
Shades: None
Jamb Depth: 4 9/16"
Interior Trim: Interior Trim Types : None
Exterior Casing: Accessory Kerf Cover (A148), Ebony
Subsill: Subsill Type : None



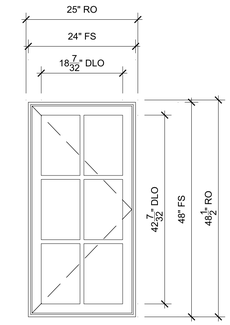
W2 (T) OFFICE C/C

SCALE: 3/4" = 1'-0"

1 Head 2 Jamb 3 Vertical Mullion 4 Sill 5 Divided Lite

SPECIFICATIONS

Line #: 2
Qty: 1
Mark Unit: W2 (T) Office C/C
Product Line: Ultimate
Unit Description: Marvin Assembly
Rough Opening: 73" X 72 1/2"
Frame Size: 72" X 72"
Sash Opening: 73" X 72 1/2"
Inside Opening: 73" X 72 1/2"
Exterior Finish: Ebony
Species: Pine
Interior Finish: Primed
Glass Information: IG - 3/4", Tempered Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Screen Mesh Type: Bright View Mesh
Shades: None
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: Accessory Kerf Cover (A148), Ebony
Subsill: Subsill Type : None



W3 (-) BED 2 CASE R

SCALE: 3/4" = 1'-0"

1 Head 2 Jamb 3 Sill 4 Divided Lite

SPECIFICATIONS

Line #: 3
Qty: 1
Mark Unit: W3 (-) Bed 2 Case R
Product Line: Ultimate
Unit Description: Casement
Rough Opening: 25" X 48 1/2"
Frame Size: 24" X 48"
Sash Opening: 25" X 48 1/2"
Inside Opening: 25" X 48 1/2"
Exterior Finish: Ebony
Species: Pine
Interior Finish: Primed
Glass Information: IG - 3/4", Low E3 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Screen Mesh Type: Bright View Mesh
Shades: None
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: Accessory Kerf Cover (A148), Ebony
Subsill: Subsill Type : None

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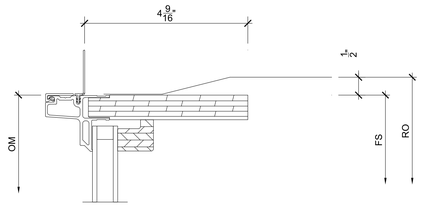
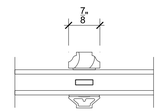
REVISION:

PROJ/JOB: 1319 Clinton Ave - (No WUI Zone) / A Buestad Project (Ken Carvalho - Senior Estimator) - 10.16.25
DIST/DEALER: TRUITT & WHITE WINDOW AND DOOR SHOWROOM
DRAWN: BRIAN-MARTIN SAMWAY
QUOTE#: GFDFAZH
PK VERSION: 0004.17.01
CREATED: 10/16/2025



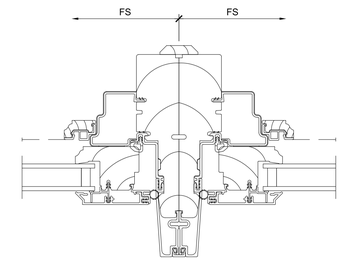
1/2 Head

SCALE: 6" = 1'-0"



4/2 Divided Lite

SCALE: 6" = 1'-0"

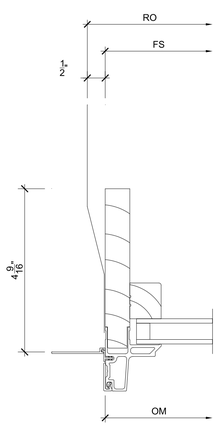


7/2 Vertical Mullion

SCALE: 6" = 1'-0"

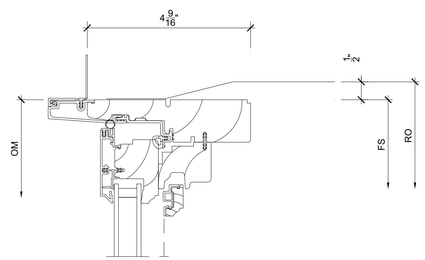
10/2 NOT USED

SCALE: 6" = 1'-0"



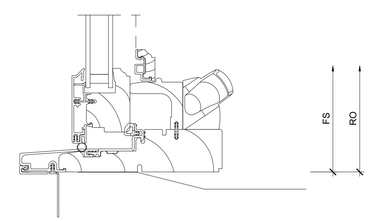
2/2 Jamb

SCALE: 6" = 1'-0"



5/2 Head

SCALE: 6" = 1'-0"

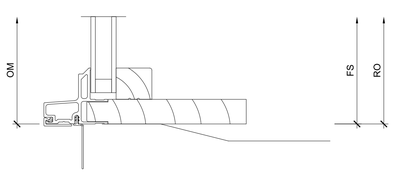


8/2 Sill

SCALE: 6" = 1'-0"

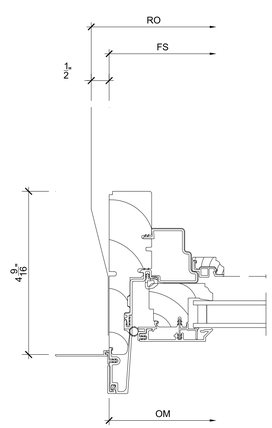
11/2 NOT USED

SCALE: 6" = 1'-0"



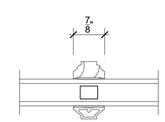
3/2 Sill

SCALE: 6" = 1'-0"



6/2 Jamb

SCALE: 6" = 1'-0"



9/2 Divided Lite

SCALE: 6" = 1'-0"

12/2 NOT USED

SCALE: 6" = 1'-0"

MARVIN®

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: 1319 Clinton Ave - (No WUI Zone) / A Buestad Project (Ken Carvalho - Senior Estimator) - 10.16.25

DIST/DEALER: TRUITT & WHITE WINDOW AND DOOR SHOWROOM

DRAWN: BRIAN-MARTIN SAMWAY

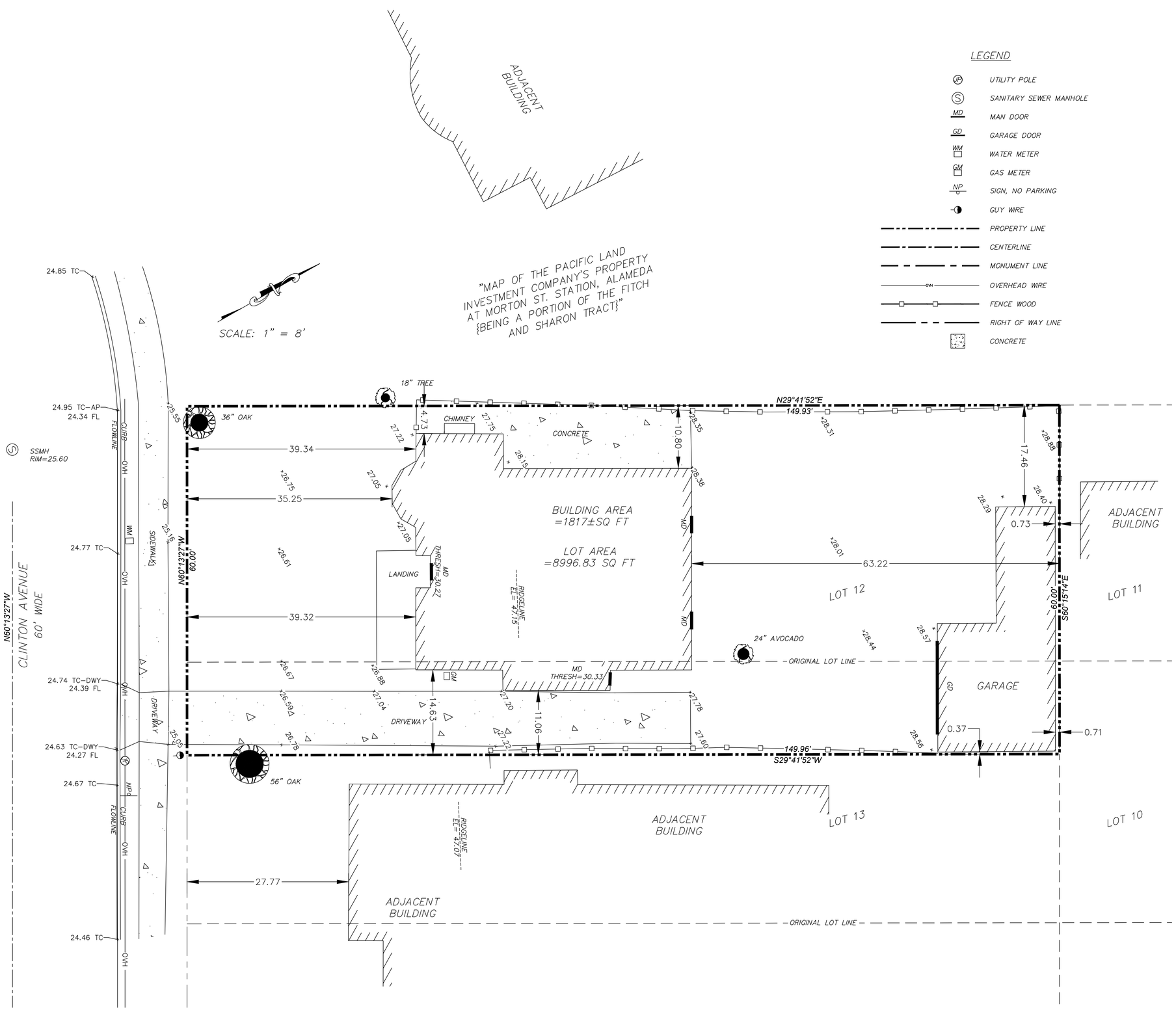
QUOTE#: GFDFAZH

PK VERSION: 0004.17.01

CREATED: 10/16/2025

REVISION:

SHEET 2 OF 2



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF:
BUESTAD CONSTRUCTION IN DECEMBER 2024.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS THAT SHOWN ON:
THAT CERTAIN DEED SERIES NO. 2022179774, RECORDED NOVEMBER 11, 2022, ALAMEDA COUNTY RECORDER'S OFFICE, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL NO.: APN 072-0337-014

THAT CERTAIN MAP TITLED "MAP OF OAK PARK ENCINAL OF ALAMEDA", FILED ON OCTOBER 28, 1876, IN BOOK 6, PAGE 11, ALAMEDA COUNTY RECORDER'S OFFICE.

_____ DATE: 01/10/2025

JOSEPH M BRAJKOVICH, PLS 5254

LICENSED LAND SURVEYOR
JOSEPH M BRAJKOVICH
No 5254
STATE OF CALIFORNIA

Joseph Brajkovich

BASIS OF SURVEY:
(R1) "MAP OF OAKL PAR ENCINAL OF ALAEMDA" 6MB11

BASIS OF BEARING:
THE CENTERLINE OF CLINTON AVENUE, TAKEN AS N60°13'27"W

BASIS OF DATUM:
NAVD88, GPS DERIVED

UNDERGROUND UTILITY NOTE:

THE TYPES, LOCATIONS AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY, ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE SURVEYOR CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOW SHOWN ON THIS SURVEY.

NO.	REVISION	BY

BOUNDARY AND TOPOGRAPHIC SURVEY OF 1319 CLINTON AVE
LOT 12 AND A PORTION OF LOT 13
"MAP OF OAK PARK ENCINAL OF ALAMEDA"
BOOK 6, PAGE 11
A.P.N. 072-0337-014
ALAMEDA CALIFORNIA

PLS Surveys, Inc.
LAND SURVEYORS
428 Alice Street, Suite 132
Oakland, California 94607
510.261.0900
e-mail: jmb.pls2@gmail.com

DATE	01/10/25
SCALE	1" = 8'
DESIGNER	STB
JOB NO.	25-002
SHEET	1
OF	1 SHEET