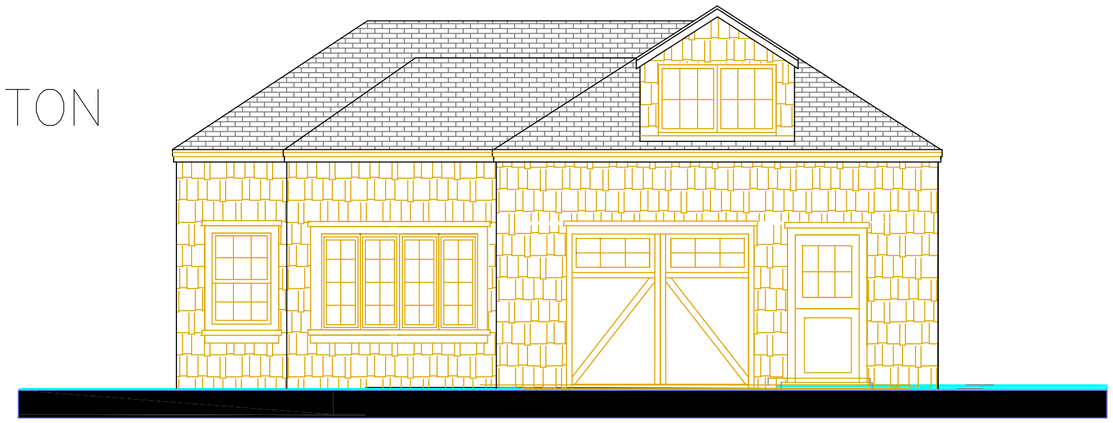
LOCATION MAP:

1311 CLINTON AVENUE ADU PROJECT



CODES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES.

CALIFORNIA BUILDING CODE 2022
CALIFORNIA RESIDENTIAL CODE 2022
CALIFORNIA MECHANICAL CODE 2022
CALIFORNIA PLUMBING CODE 2022
CALIFORNIA ELECTRICAL CODE 2022
CALIFORNIA FIRE CODE 2022

CAL. ENERGY TITLE 24 STANDARDS
CITY OF ALAMEDA MUNICIPAL

ORDINANCES.
CAL. GREEN STANDARDS 2022
CITY OF ALAMEDA MUNICIPAL

OCCUPANCY TYPE R-3
CONSTRUCTION TYPE V-B

PROJECT DESCRIPTION

(E) GARAGE & SHOP = 952 SF

(N) ADU KITCHEN ADD = 150 SF.

(N) ADU LOFT ADD = 98 SF.

(N) ADU TOATAL AREA = 1,200 SF.

THE PROJECT IS TO CONVERT AN EXISTING TWO CAR GARAGE AND GARDEN SHOP INTO AN ADU.

THE PROJECT IS TO ADD A 150 SF. KITCHEN ADDITION.

THE PROJECT IS TO ADD A DORMER FOR AN OPEN LOFT.

THE PROJECT WILL REQUIRE ADDING EXTERIOR FIRE WALLS AT LEFT AND RIGHT ELEVATIONS. DUE TO THE NEW FIRE WALLS & NEW RIDGE ROOF FRAMING FOR DORMER, THE PROJECT IS NEARING 30 % RESTORATION QAUNTITY THRESHOLD.

THE PROJECT IS BEING SUBMITTED FOR AN APPROVAL OF CONDITIONS ENTITLEMENT APPLICATION.

DRAWING INDEX

A-0.C COVER SHEET
A-1.0P PICTURE SHEET

A-1.0 EXIST. SITE & ROOF PLAN
A-1.1 EXIST. PARTIAL SITE & GARAGE ROOF PLAN
A-1.2 EXIST. 2-CAR GARAGE FLOOR PLAN

A-3.0 EXIST. FRONT ELEVATION
A-3.1 EXIST. REAR ELEVATION
A-3.2 EXIST. LEFT ELEVATION
A-3.3 EXIST. RIGHT ELEVATION

A-4.0 NEW SITE & ROOF PLAN
A-4.1 NEW ADU FLOOR PLAN
A-4.2 NEW ADU LOFT PLAN

A-5.0 NEW ADU FRONT ELEVATION
A-5.1 NEW ADU REAR ELEVATION
A-5.2 NEW ADU LEFT ELEVATION
A-5.3 NEW ADU RIGHT ELEVATION

A-6.0 NEW ADU CROSS SECTION
A-6.1 NEW ADU LONGITUDINAL SECTION

A-7.0 WINDOW SCHEDULE

JOSEPH LANDRY DESIGN

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94501

Rev.
Date Remarks

Date: 09/25/25
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Project No. 106.25

Drawing Title:
COVER SHEET

Sheet No.
A-0.C

JOSEPH
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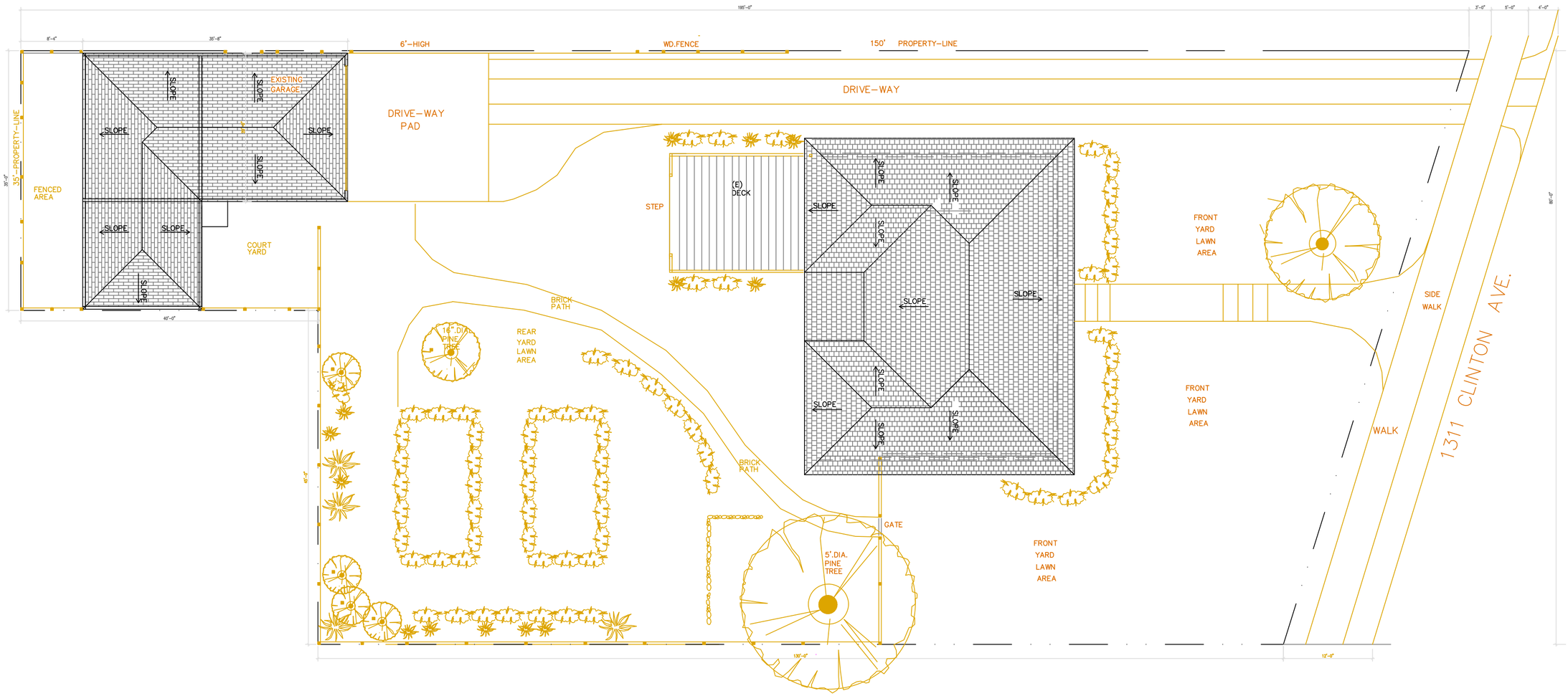
Drawing Title:
EXISTING SITE PHOTO SHEET

Sheet No.
A-1.0P



1
A-1.0

EXISTING SITE & ROOF PLAN

SCALE: 1/16" =1'-0"

NORTH

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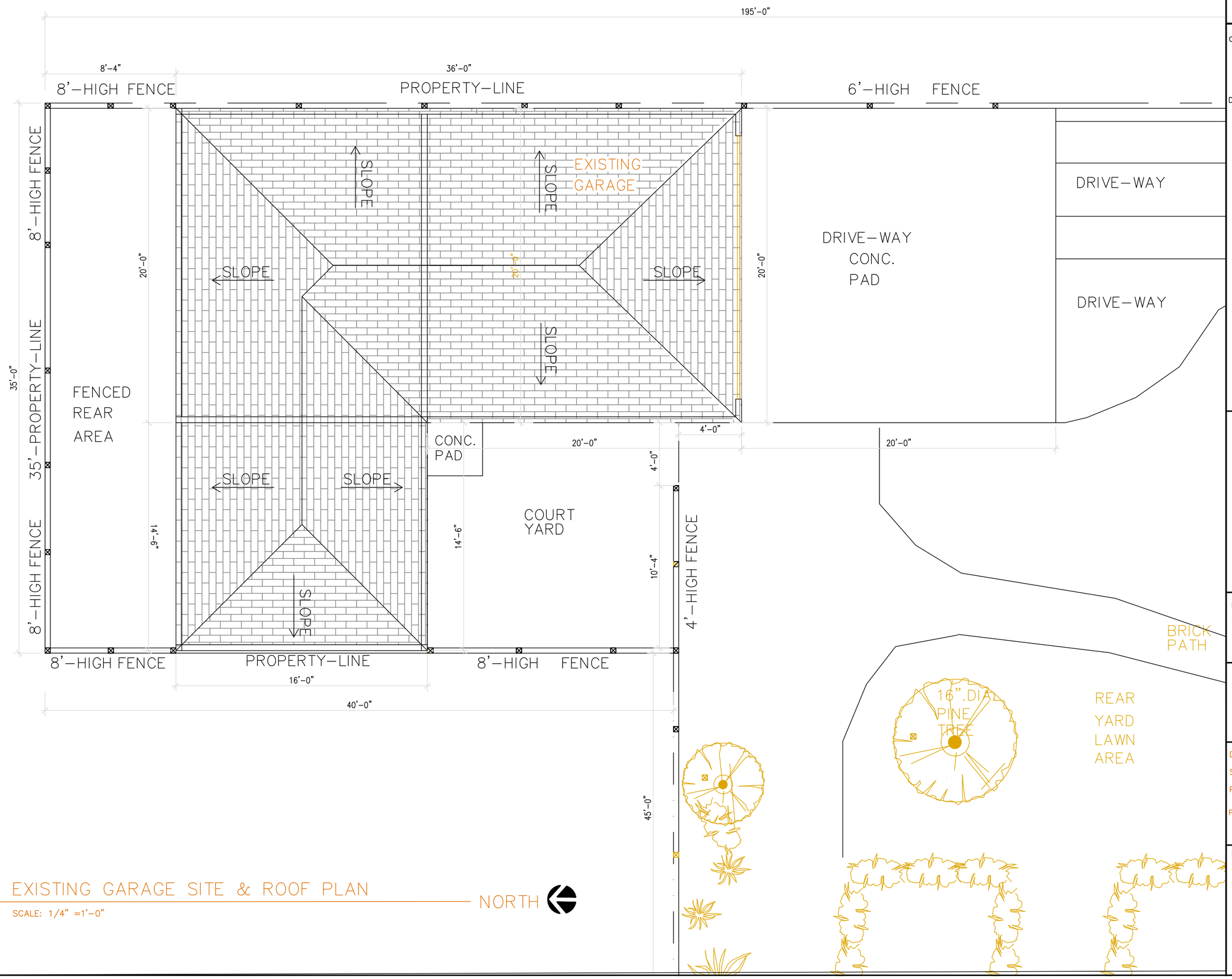
Drawing Title:
EXISTING SITE & ROOF PLAN

Sheet No.
A-1.0



1 / A-1.1 EXISTING GARAGE SITE & ROOF PLAN

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

NORTH

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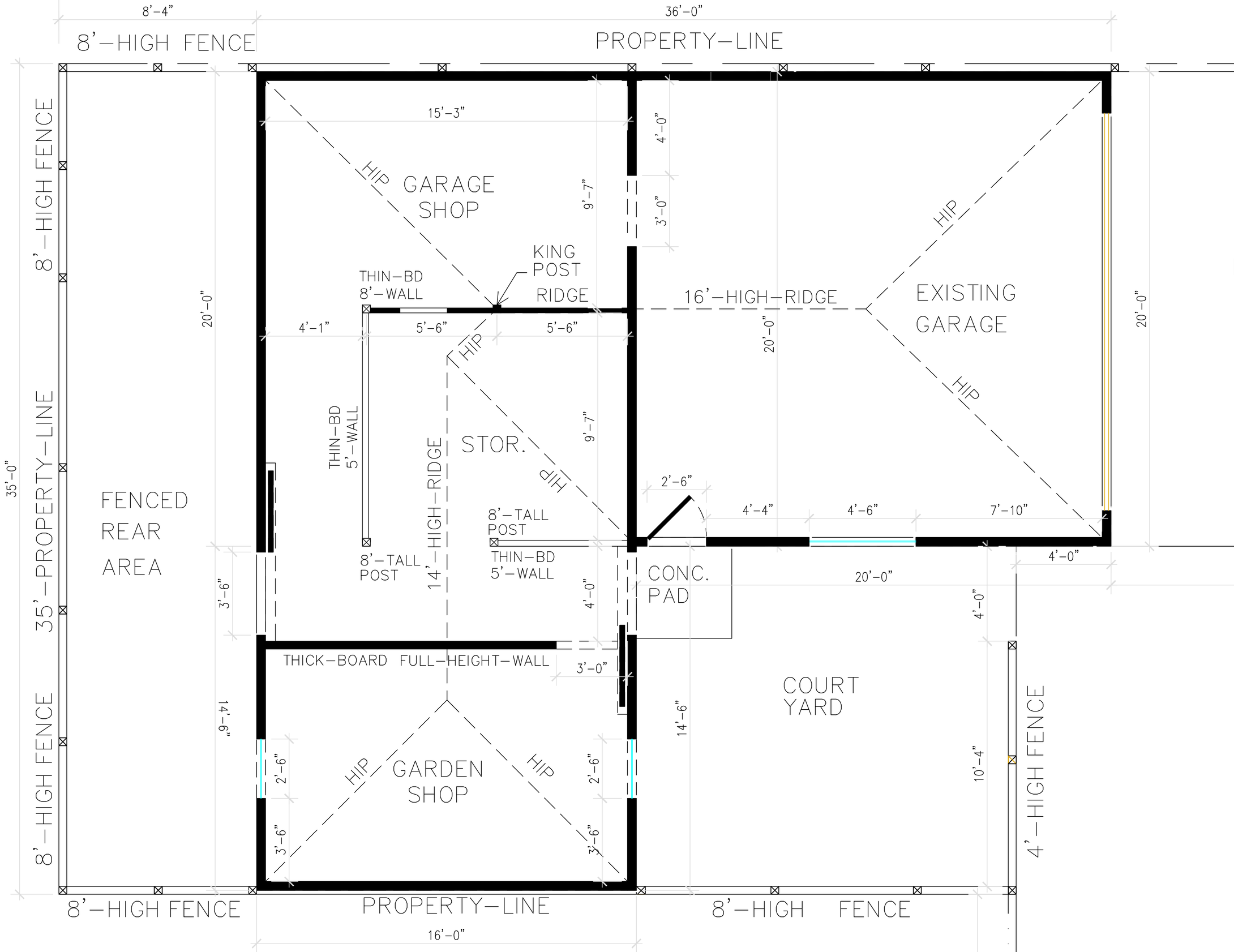
EXISTING GARAGE SITE & ROOF PLAN

Sheet No.
A-1.1



1
A-1.2

EXISTING GARAGE FLOOR PLAN

SCALE: 1/2" =1'-0"

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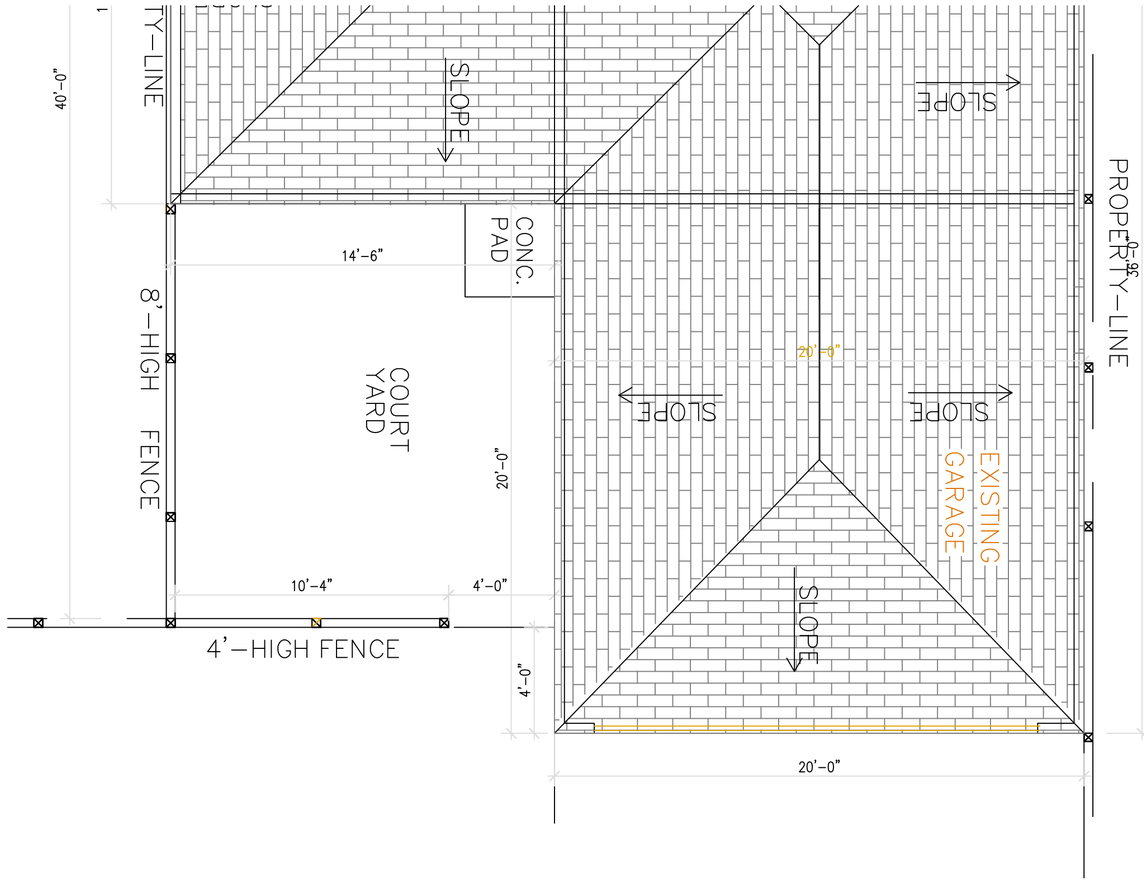
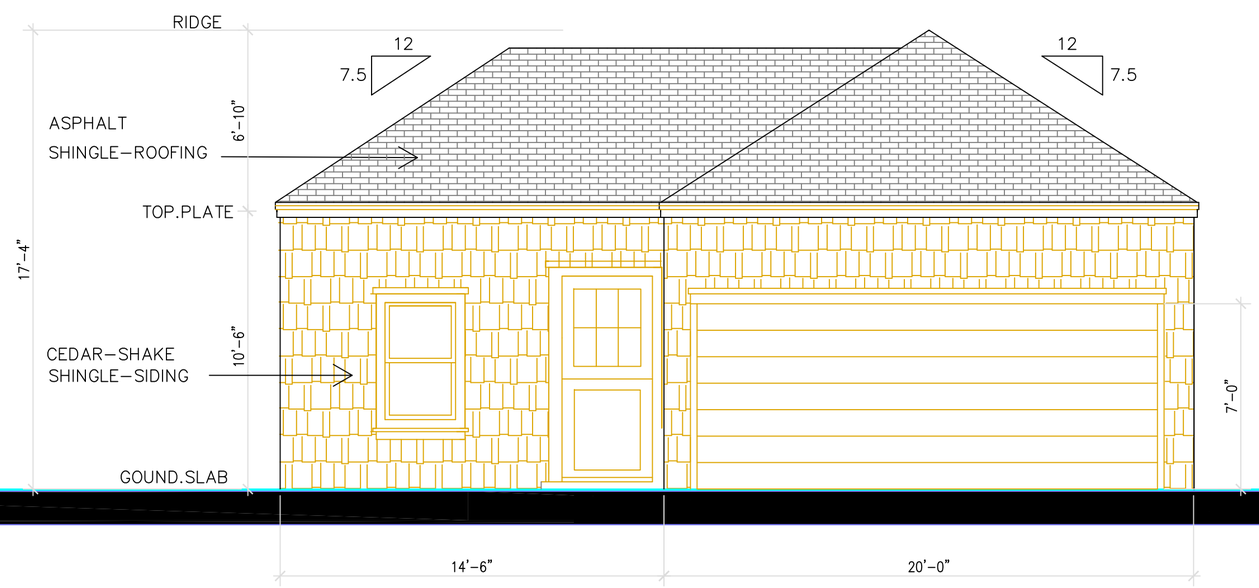
Drawing Title:
EXISTING GARAGE FLOOR PLAN

Sheet No.
A-1.2





1 A–3.0 EXISTING GARAGE FRONT ELEVATION

SCALE: 1/4" =1'–0"

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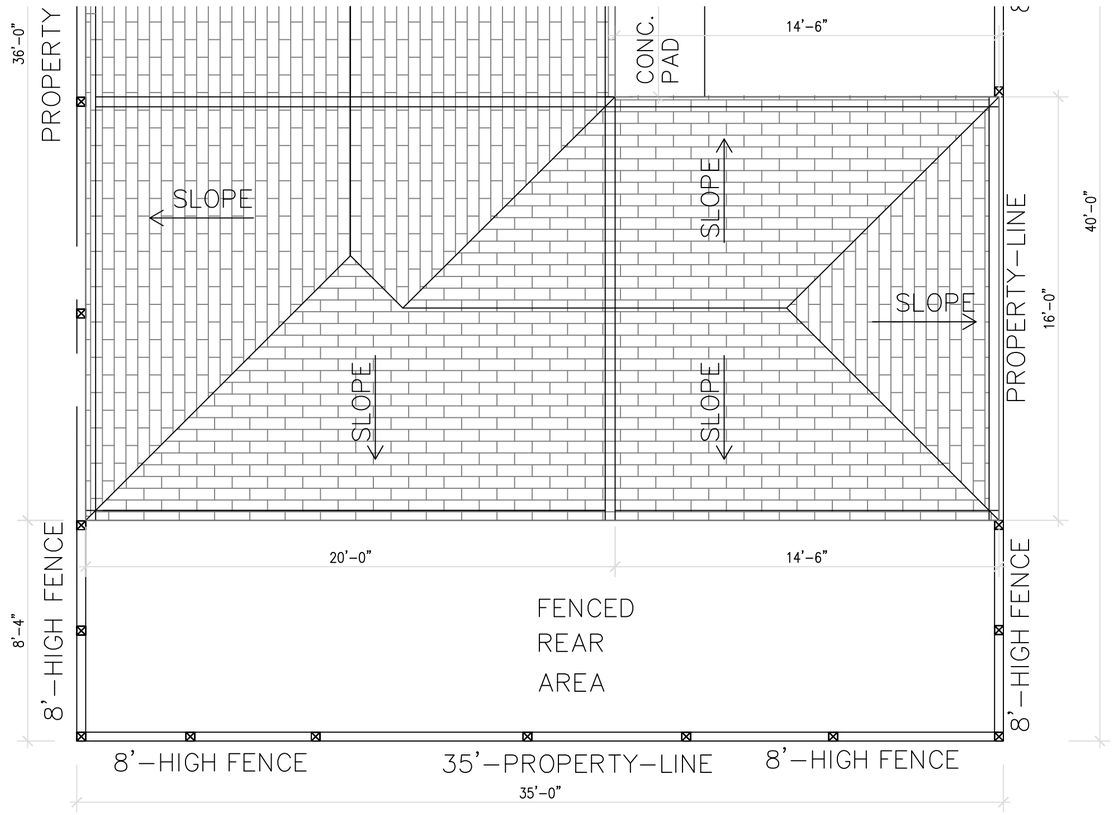
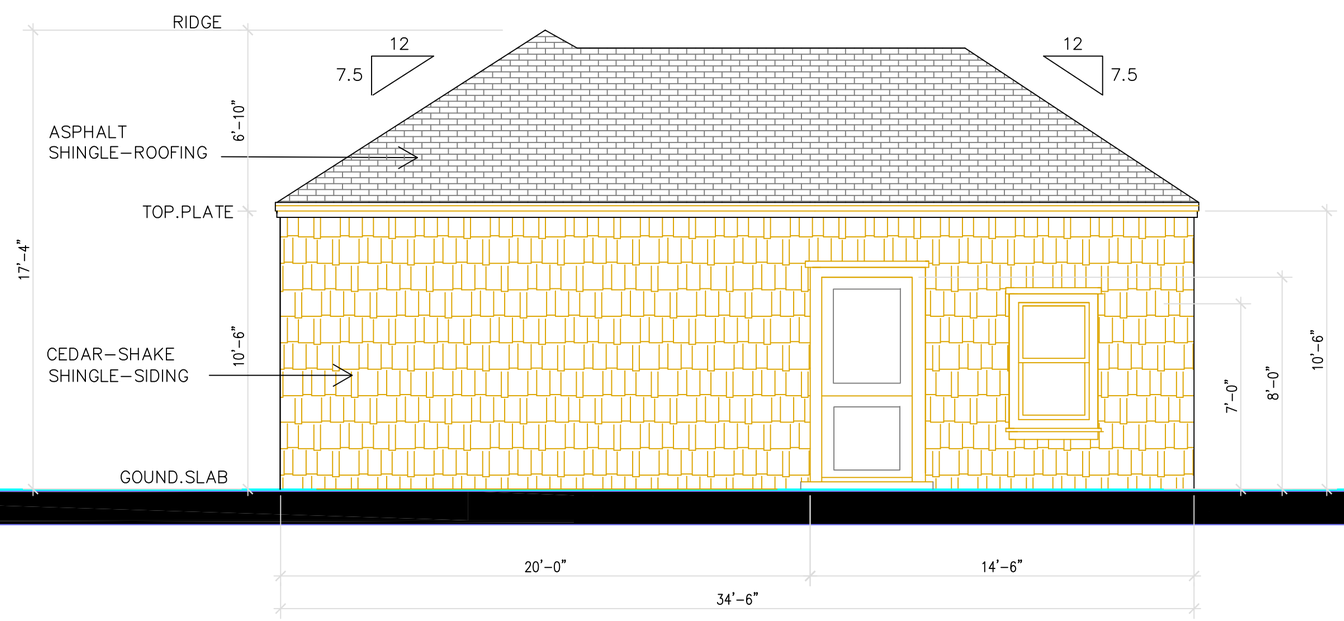
Drawing Title:
EXISTING GARAGE FRONT ELEVATION

Sheet No.
A–3.0





1
A-3.1

EXISTING GARAGE REAR ELEVATION

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

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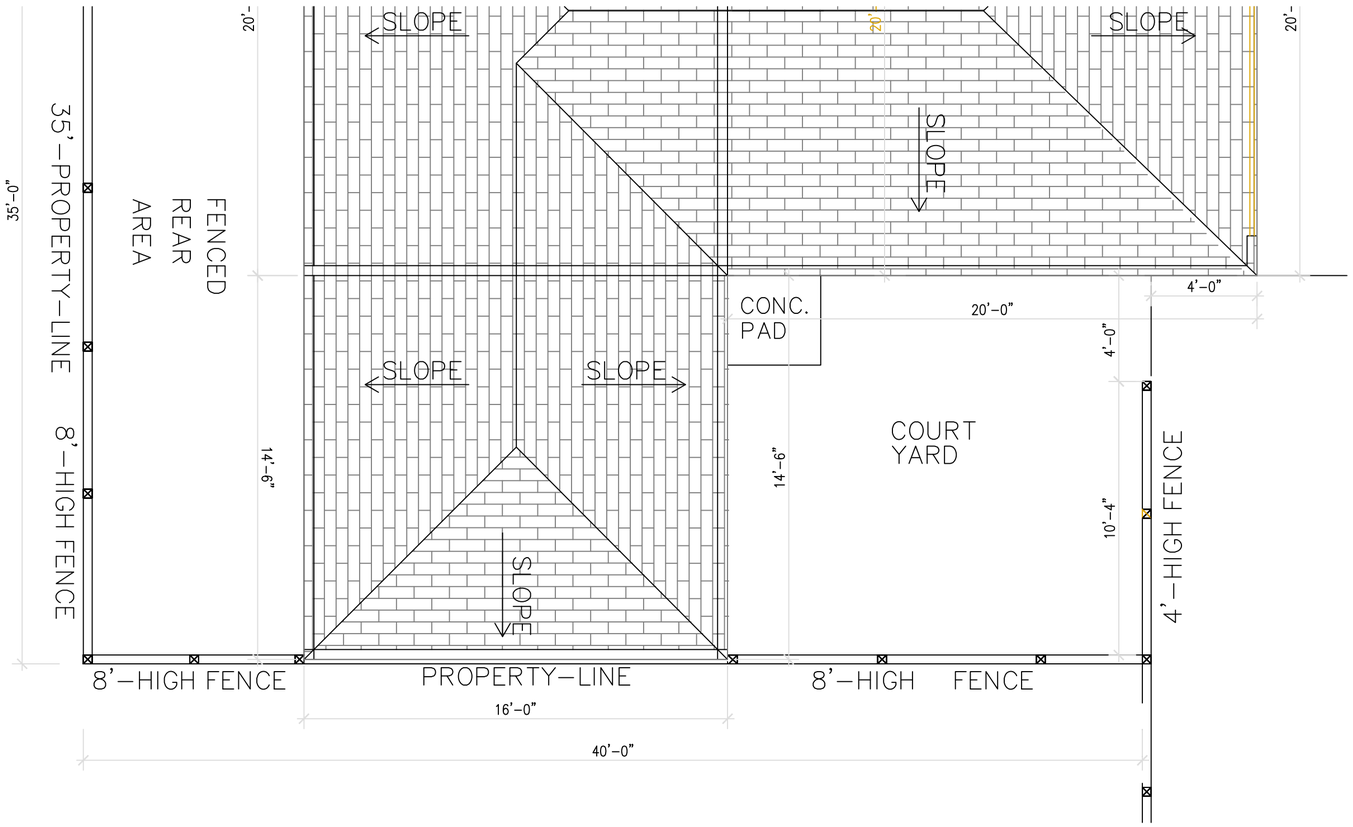
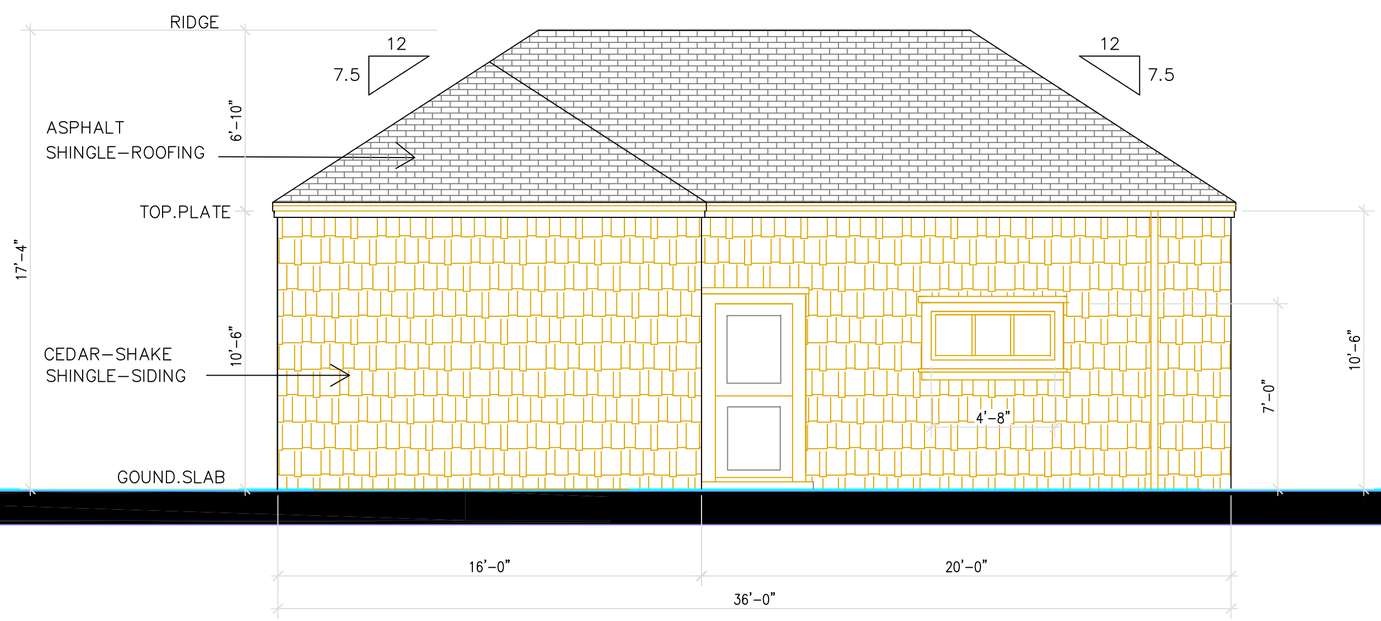
Drawing Title:
EXISTING GARAGE REAR ELEVATION

Sheet No.
A-3.1





1
A-3.2

EXISTING GARAGE LEFT ELEVATION

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

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Project No. 106.25

Drawing Title:
EXISTING GARAGE LEFT ELEVATION

Sheet No.
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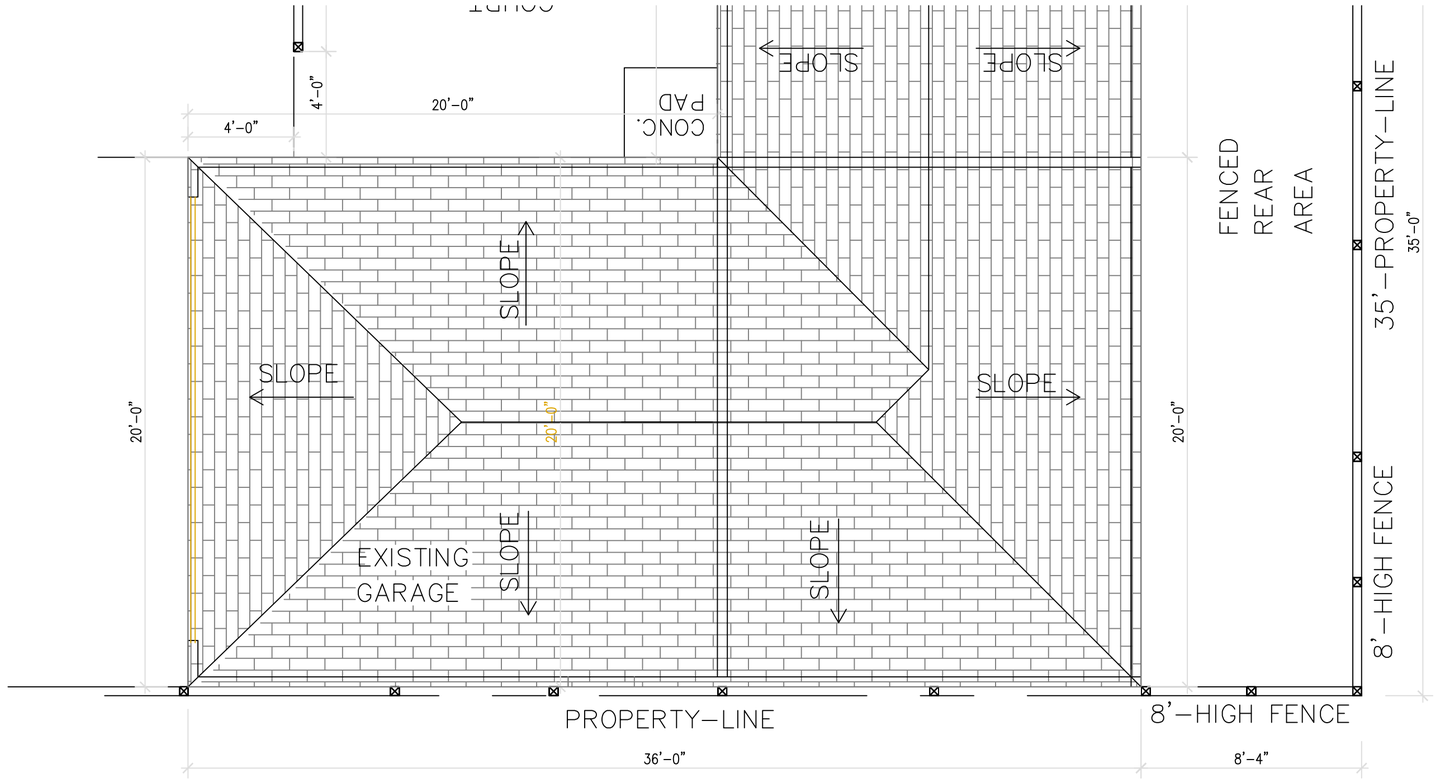

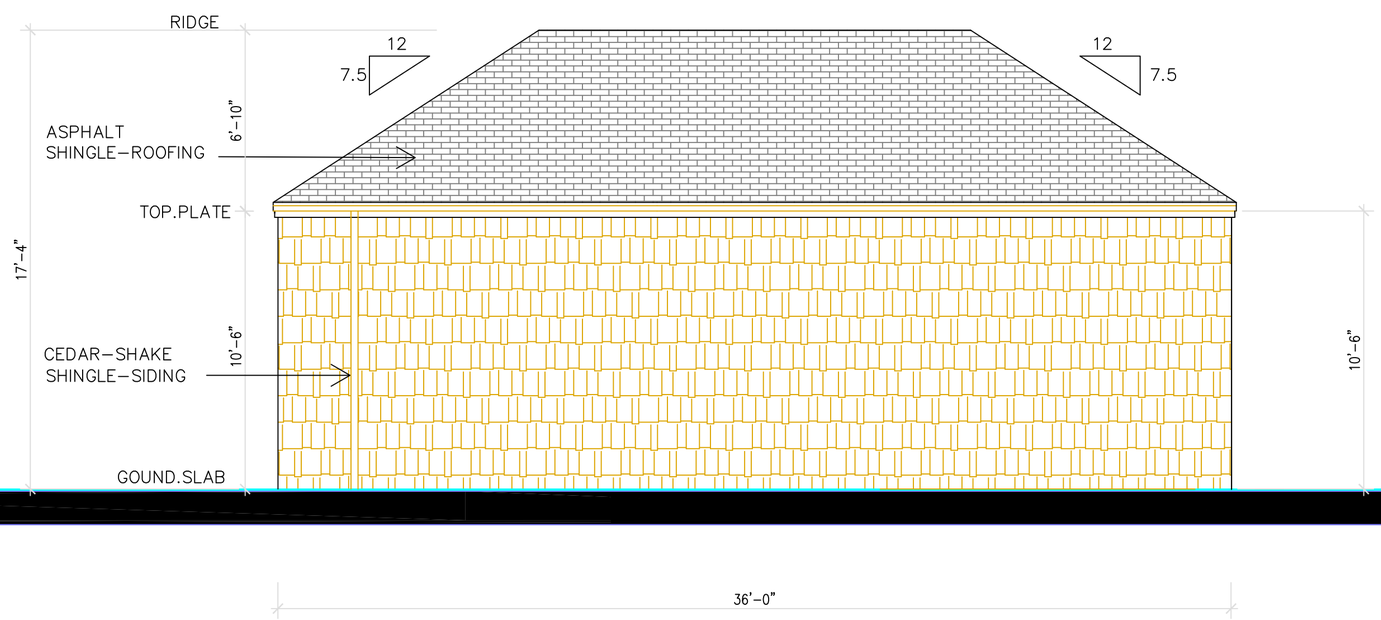

1 / A-3.3

EXISTING GARAGE RIGHT ELEVATION

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

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Drawing Title:
EXISTING GARAGE RIGHT ELEVATION

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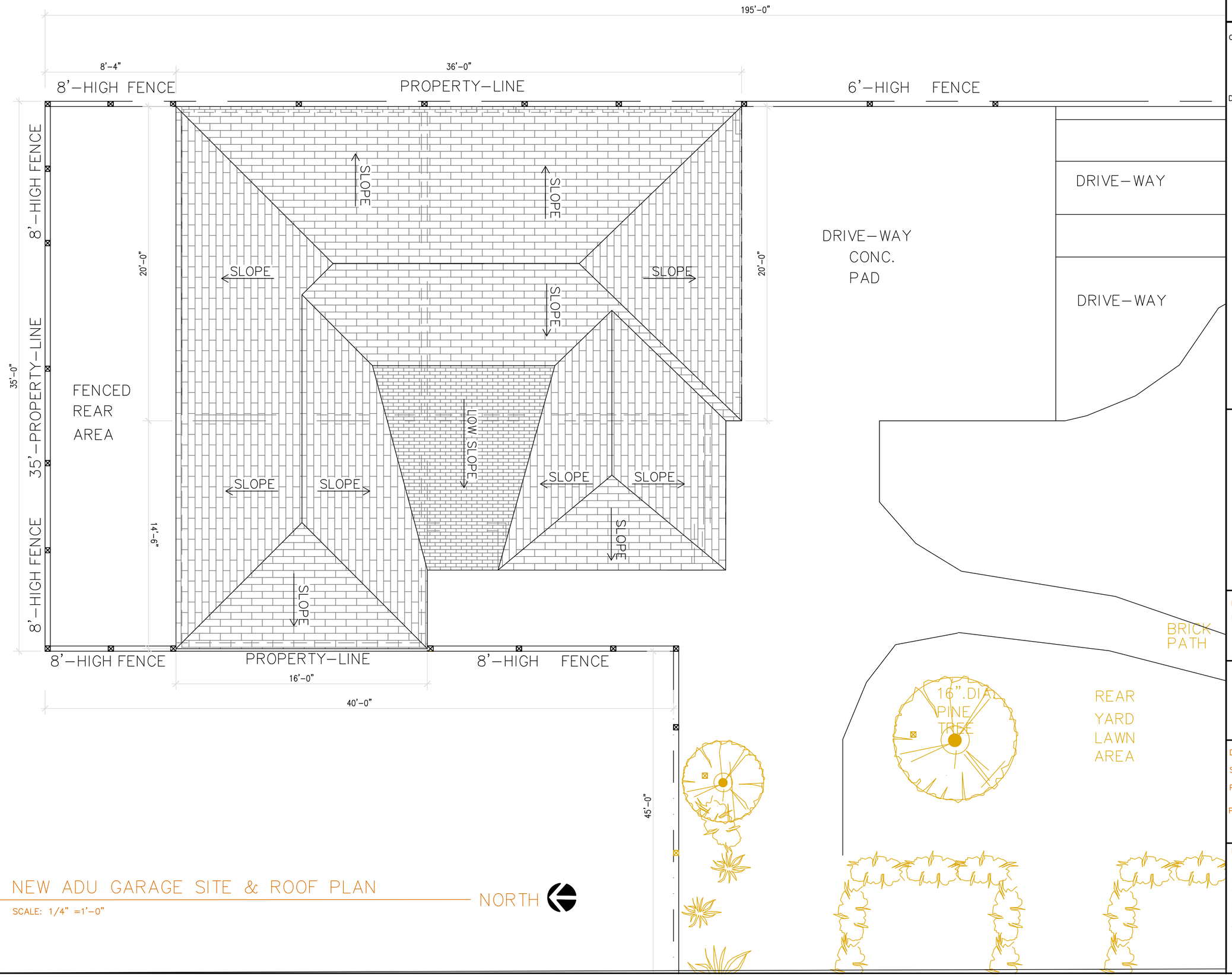
A-3.3



1
A-4.0

NEW ADU GARAGE SITE & ROOF PLAN

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

NORTH

JOSEPH
LANDRY
DESIGN

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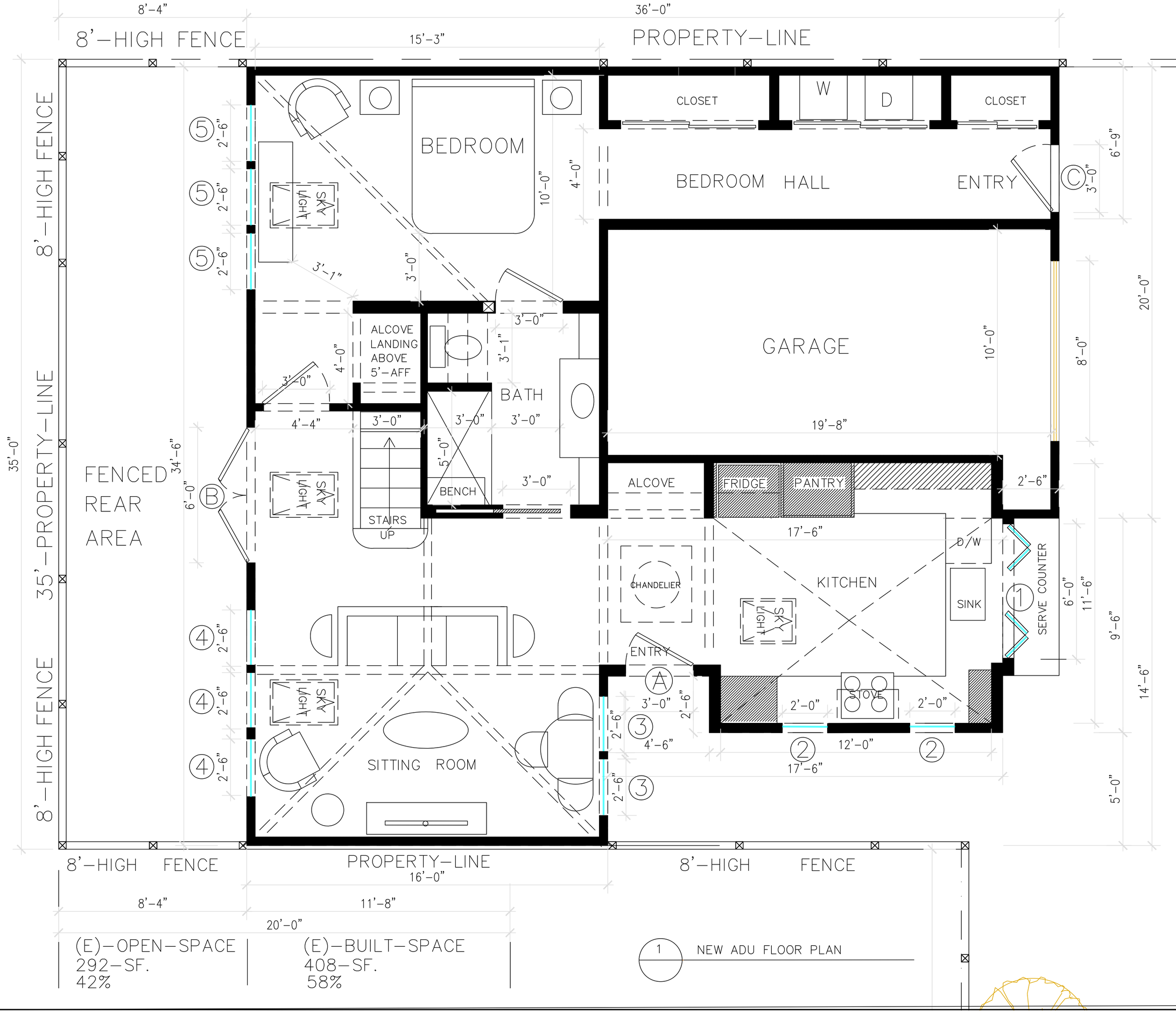
Project No. 106.25

Drawing Title:
NEW
ADU-GARAGE
SITE & ROOF
PLAN

Sheet No.
A-4.0



(E)-OPEN-SPACE
292-SF.
42%

(E)-BUILT-SPACE
408-SF.
58%

1 NEW ADU FLOOR PLAN

JOSEPH LANDRY DESIGN

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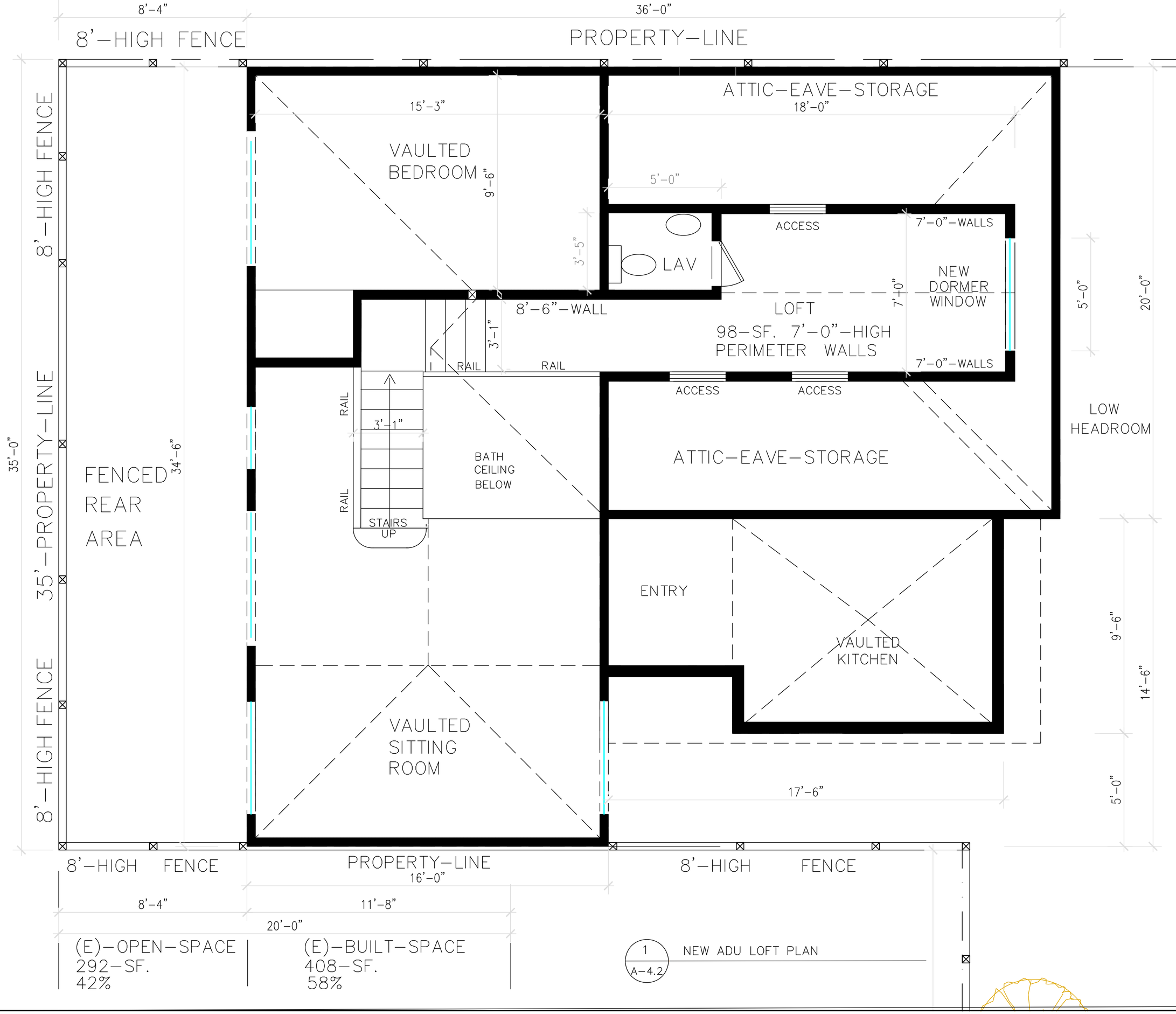
Project No. 106.25

Drawing Title:
NEW ADU FLOOR PLAN

Sheet No.
A-4.1



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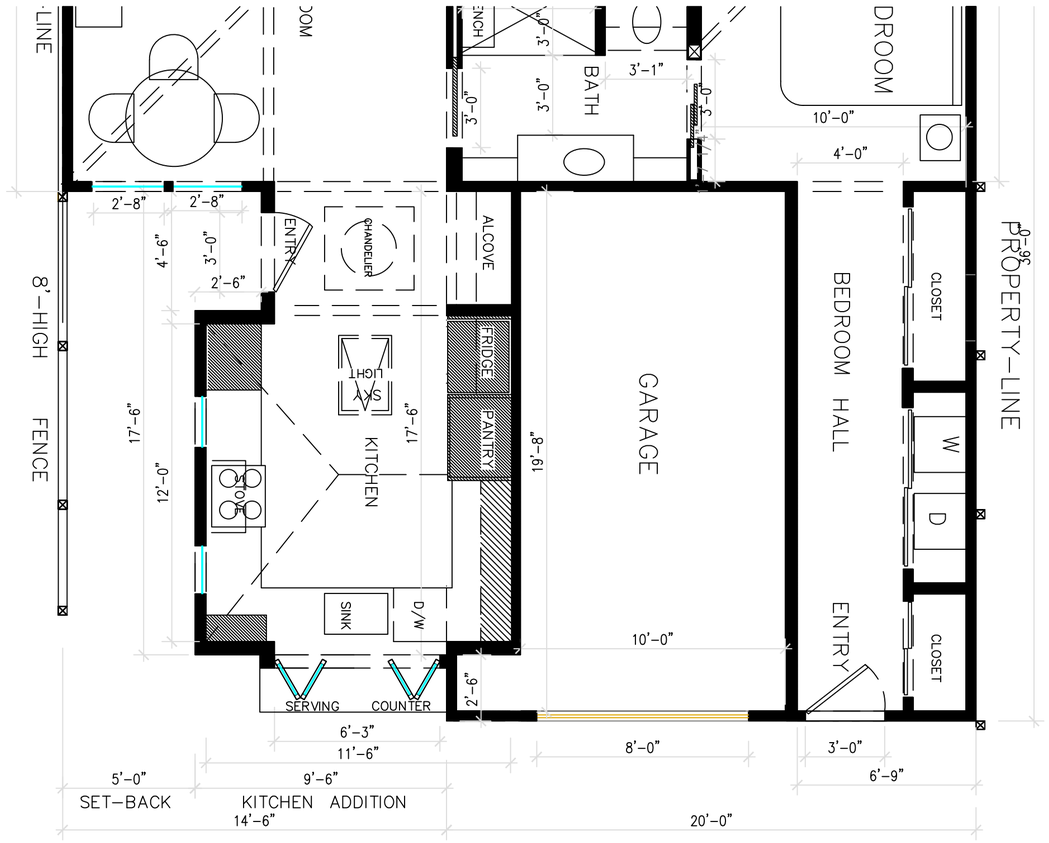
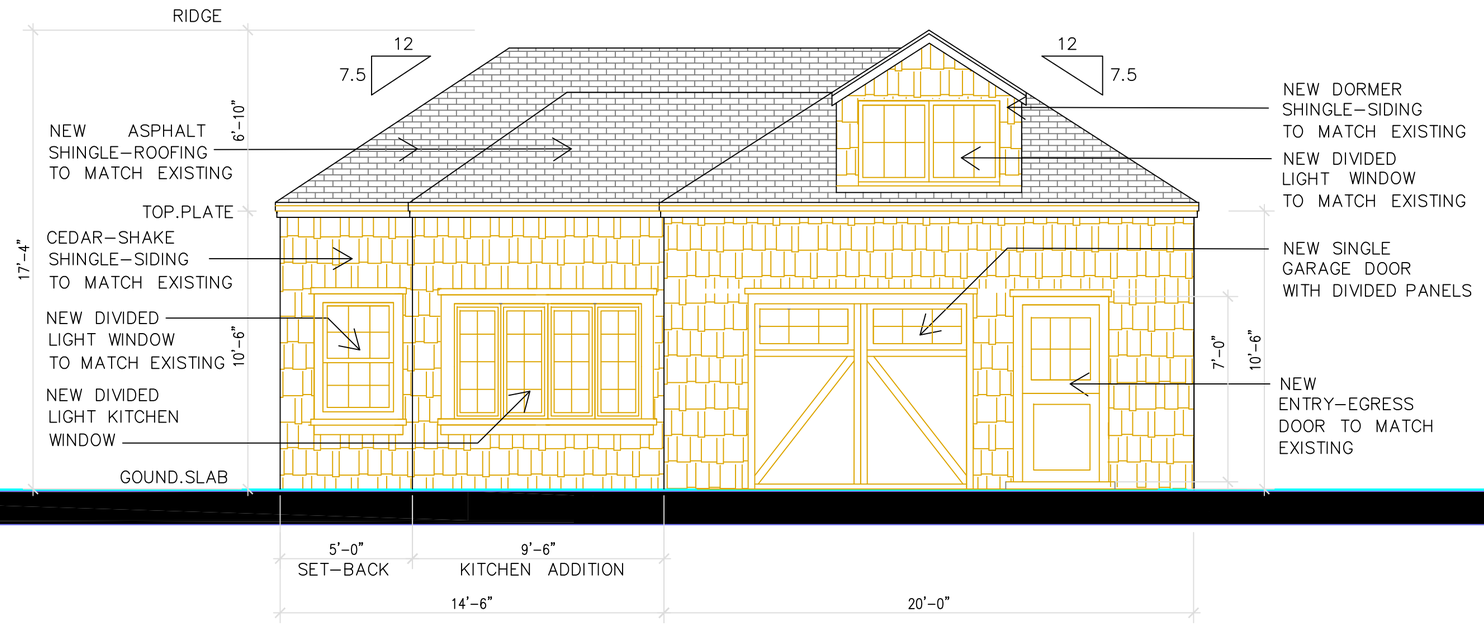
Project No. 106.25

Drawing Title:
NEW ADU
LOFT PLAN

Sheet No.
A-4.2





1 / A-5.0

NEW ADU-GARAGE FRONT ELEVATION

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

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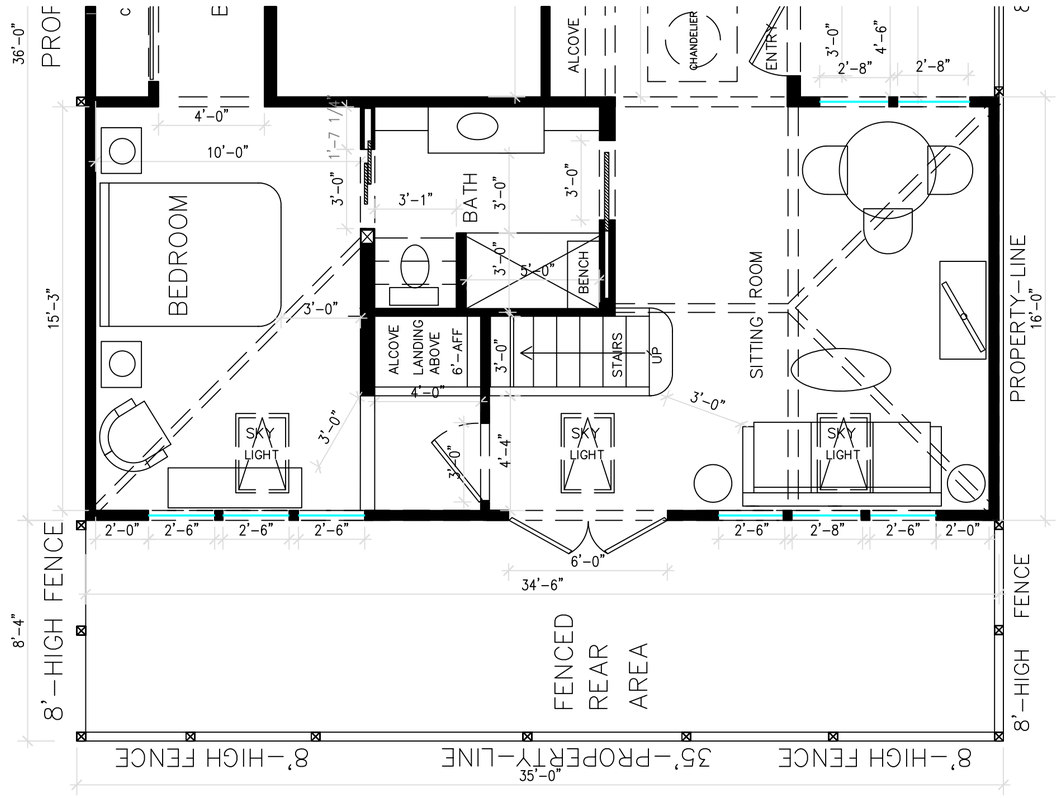
Drawing Title:
NEW ADU-GARAGE FRONT ELEVATION

Sheet No.
A-5.0



1
A-5.1

NEW ADU REAR ELEVATION

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

JOSEPH LANDRY DESIGN

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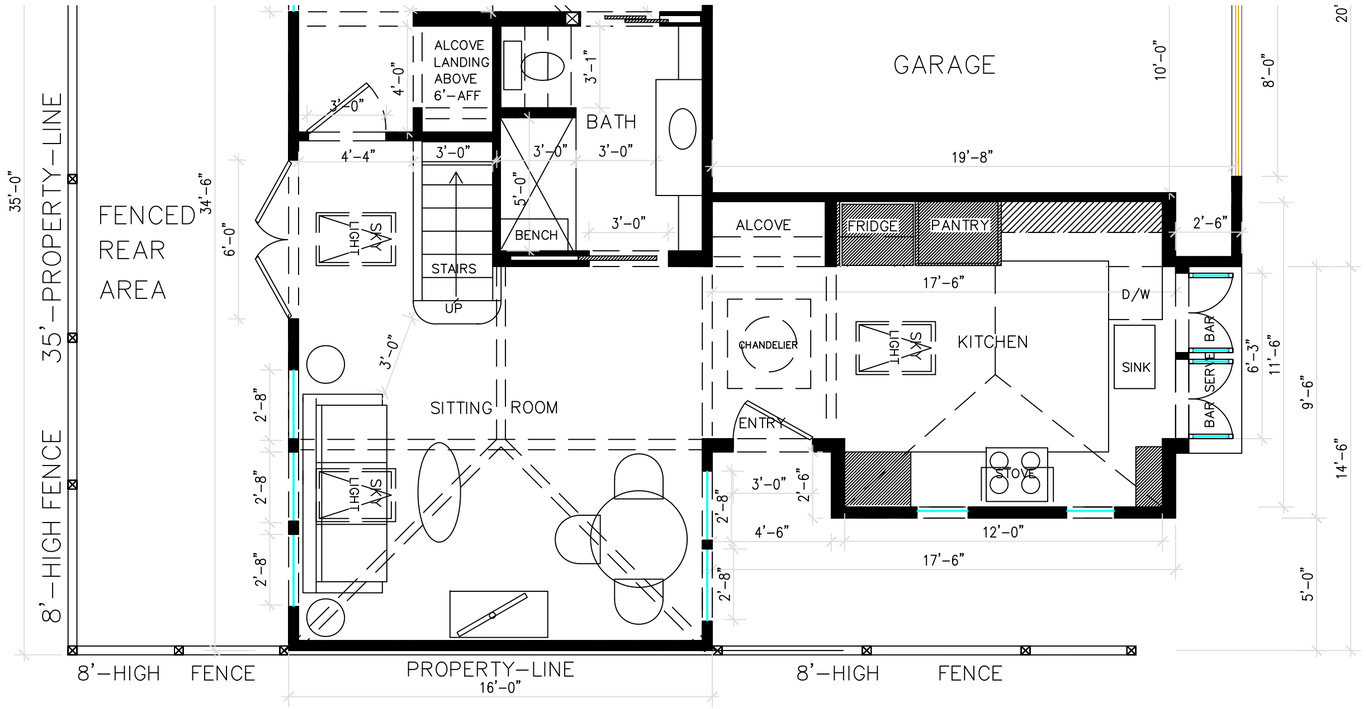
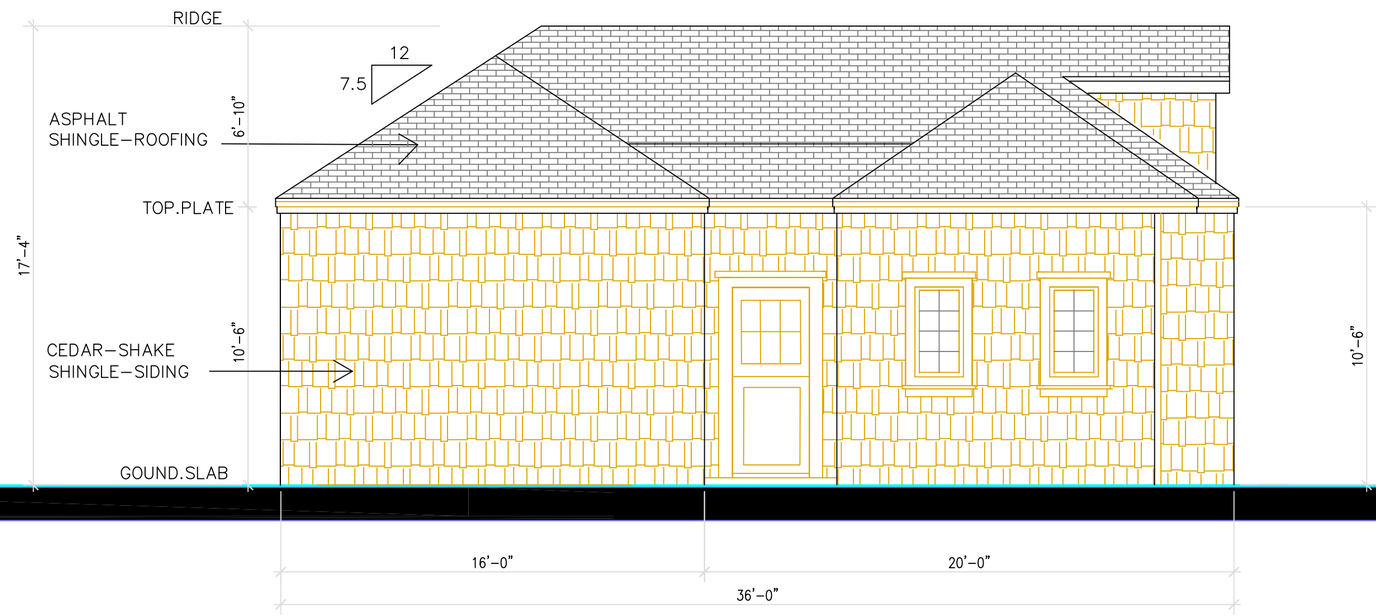
Drawing Title:
NEW ADU REAR ELEVATION

Sheet No.
A-5.1





1
A-5.2

NEW ADU-GARAGE LEFT ELEVATION

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

JOSEPH LANDRY DESIGN

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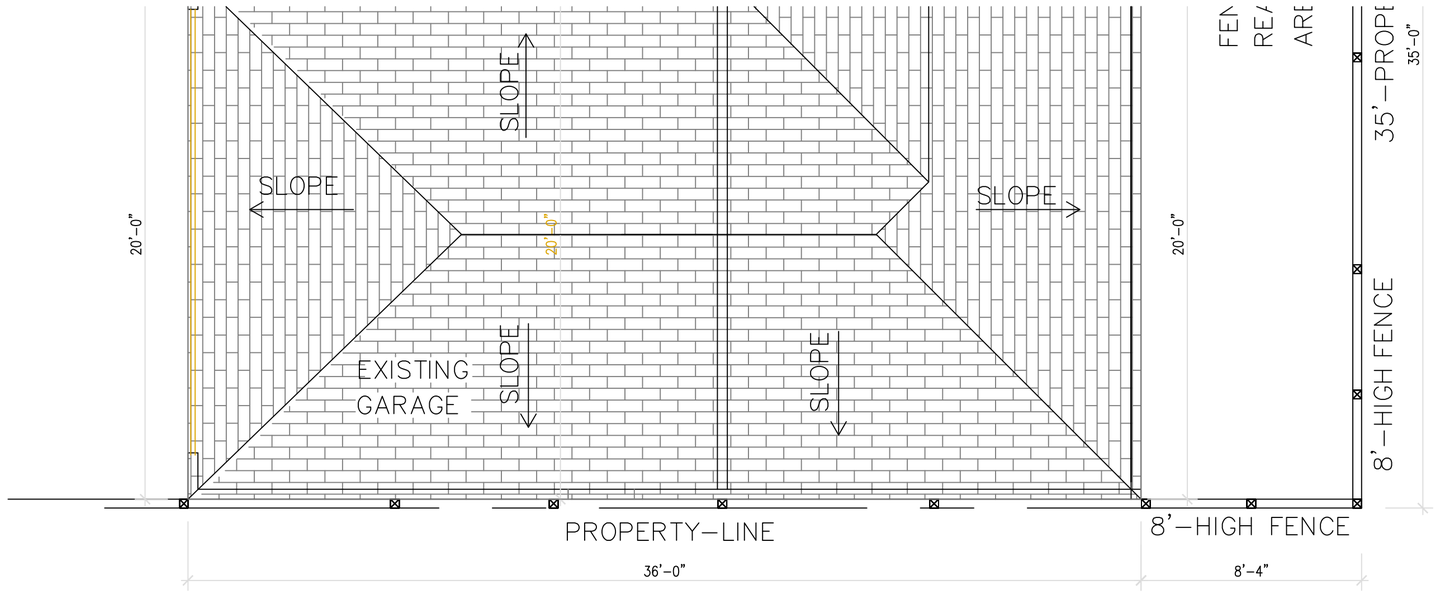
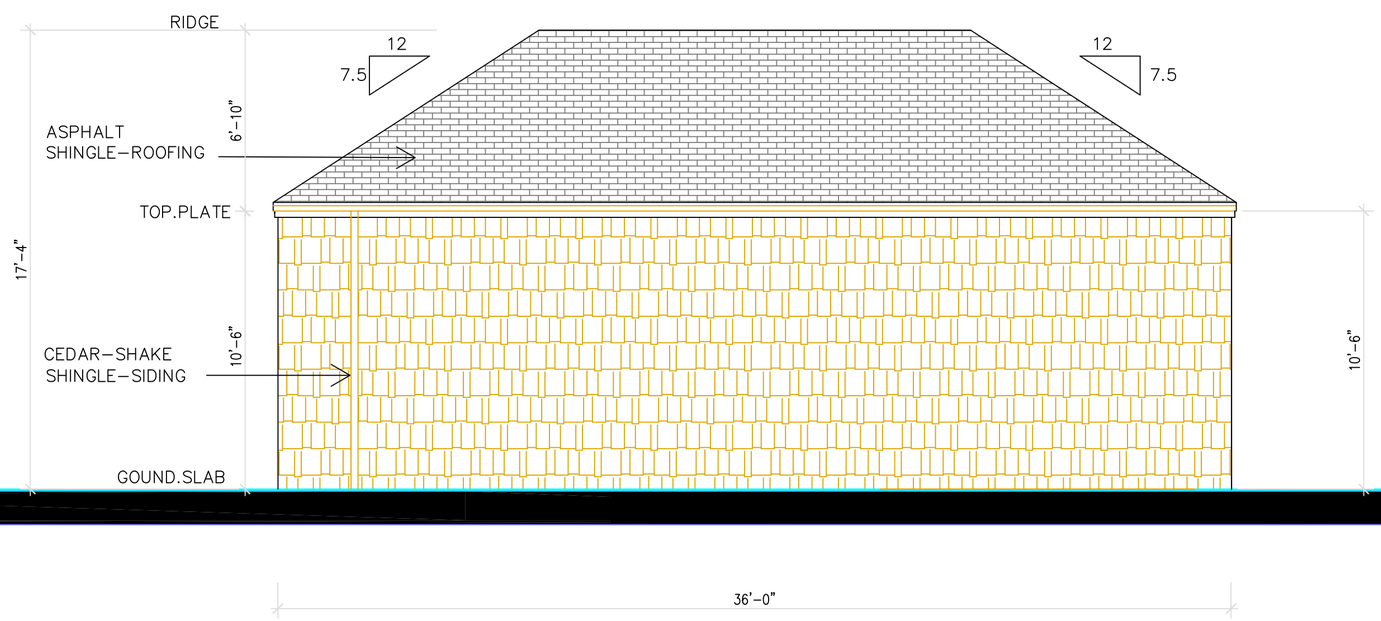
Drawing Title:
NEW ADU-GARAGE LEFT ELEVATION

Sheet No.
A-5.2





1
A-5.3

NEW ADU RIGHT ELEVATION

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

JOSEPH LANDRY DESIGN

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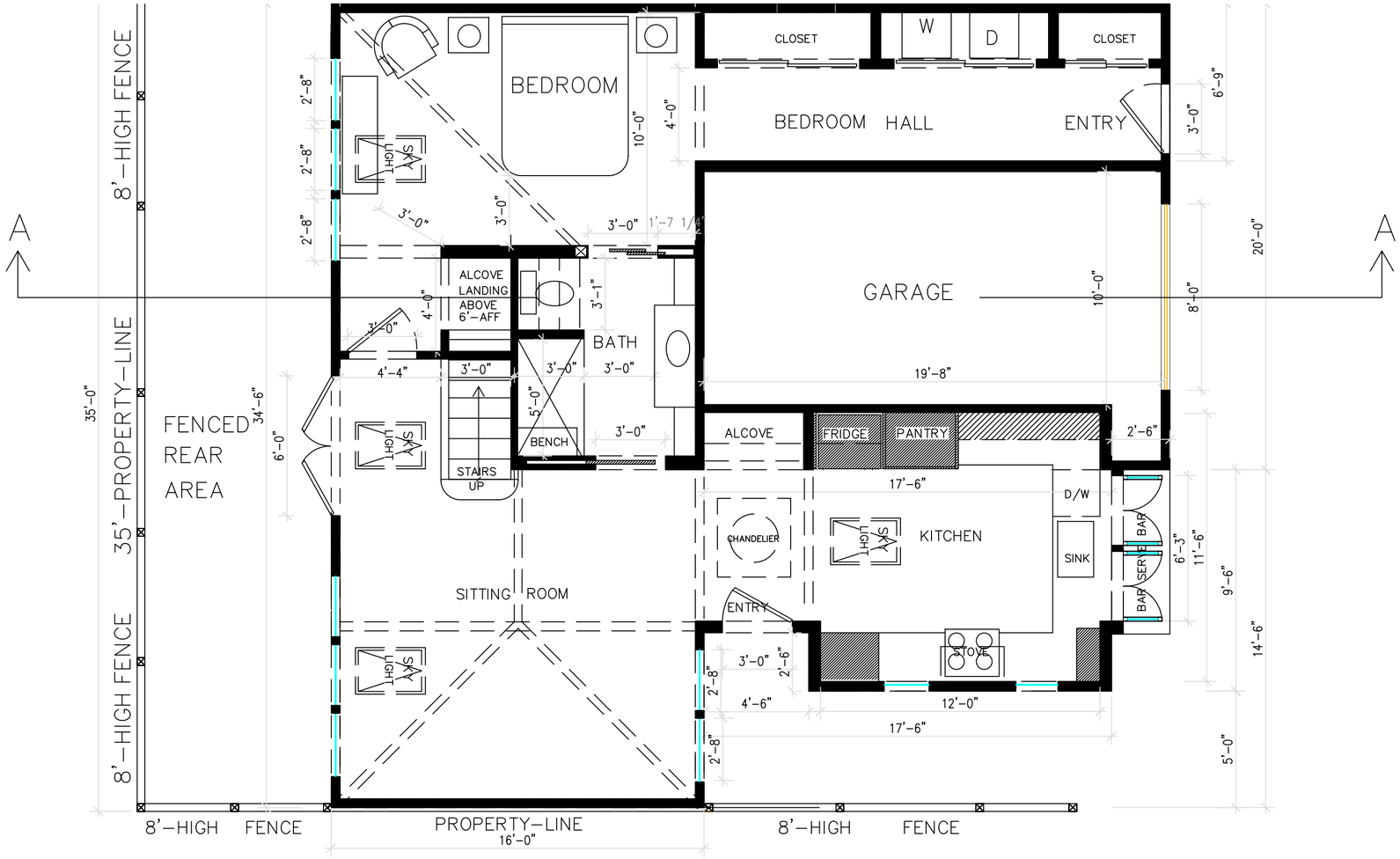
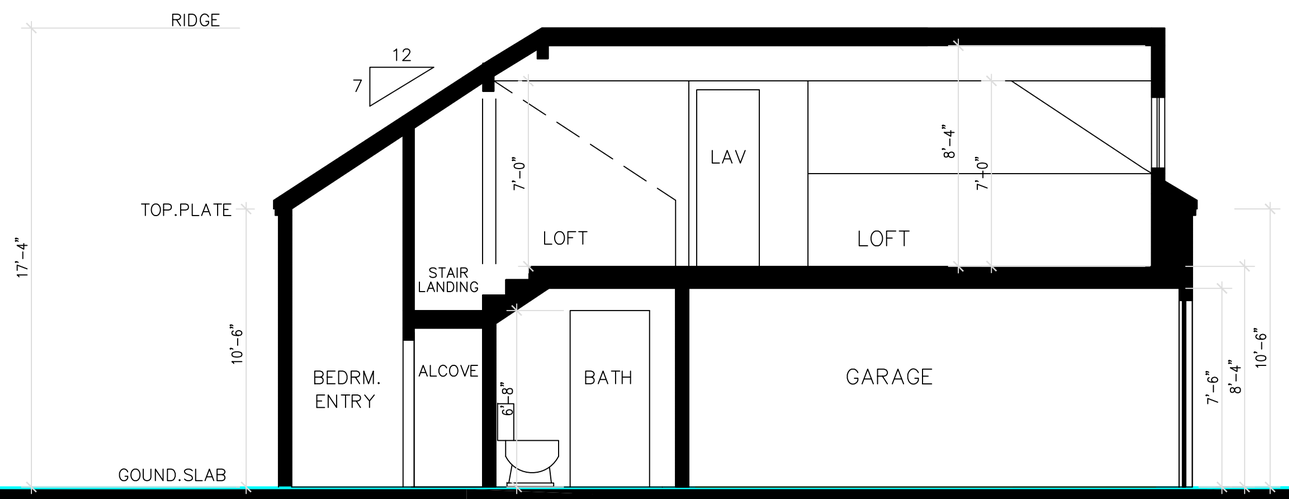
NEW ADU RIGHT ELEVATION

Sheet No.
A-5.3





1 / A-6.0

NEW ADU-CROSS SECTION

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

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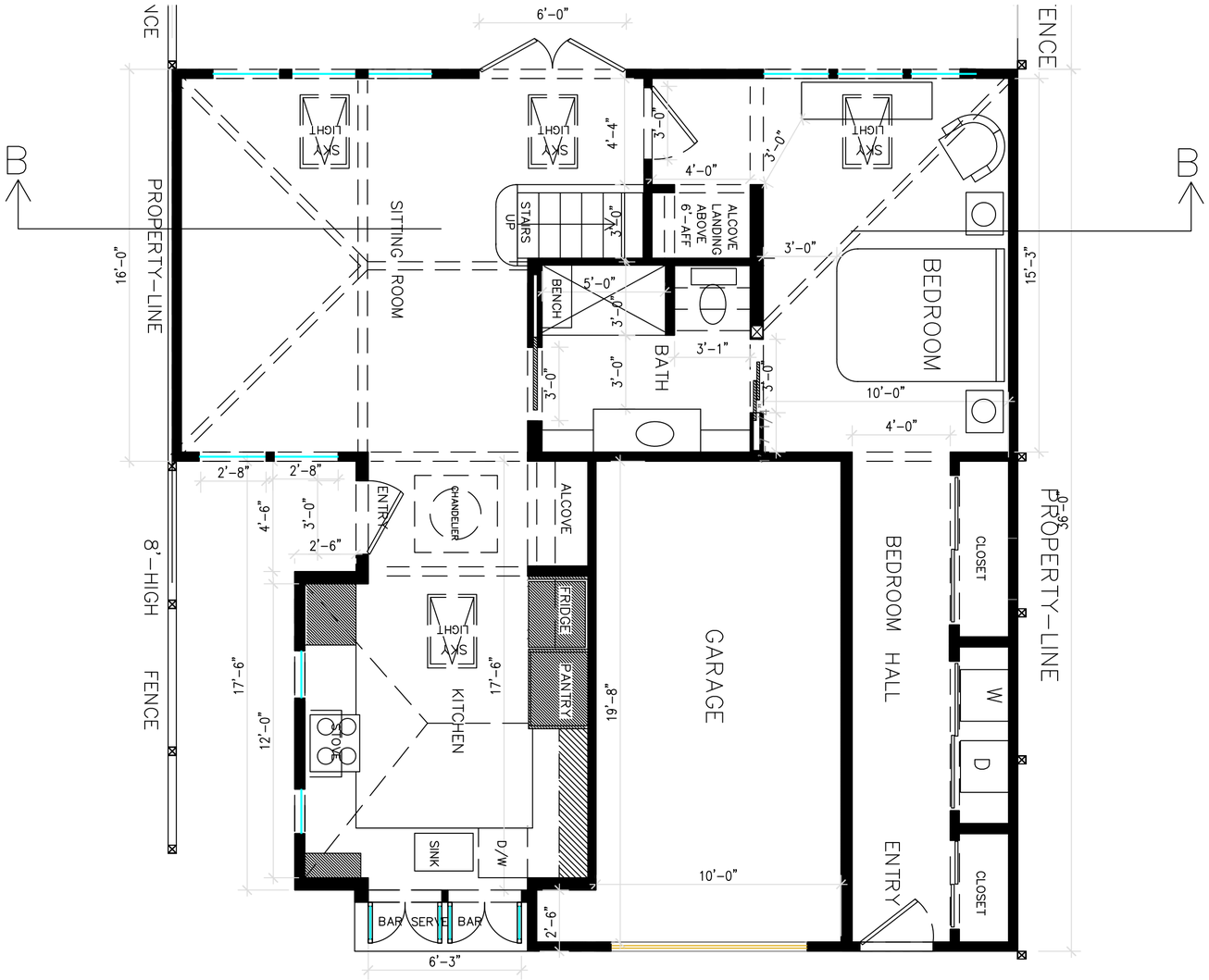
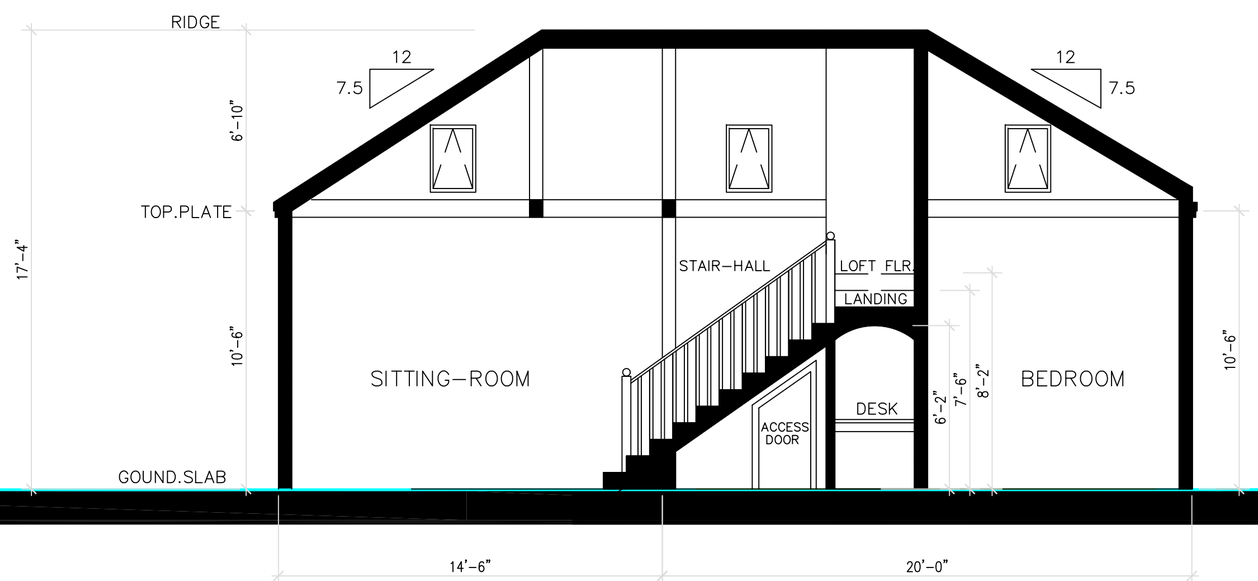
NEW ADU-CROSS SECTION

Sheet No.
A-6-0





1
A-6.1

NEW ADU LONGITUDINAL SECTION

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

JOSEPH LANDRY DESIGN

Owner SUMIT MALLICK
ALLISON WATKINS MALLICK
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Rev.
Date Remarks

Date: 08/25/25
Scale: AS NOTED
Project Name: 1311 CLINTON AVE. ALAMEDA, CA.
Project No. 106.25

Drawing Title:
NEW ADU-LONGITUDINAL SECTION

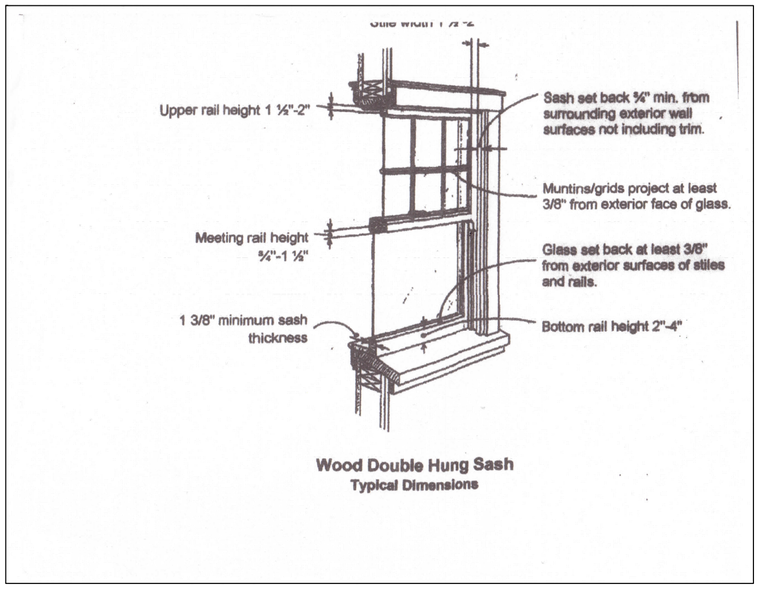
Sheet No.
A-6.1

SITE ADDRESS: 1311 CLINTON AVE.

WINDOW / DOOR SCHEDULE

ARCHITECTURAL STYLE: COLONIAL

		ROOM	EXISTING TYPE	NEW WINDOW TYPE	EXISTING MATERIAL	NEW MATERIAL	EXISTING SIZE	NEW SIZE	MUNTINS GRIDS NOTES
WINDOWS	1	KITCHEN	N/A	CASEMENT ACCORDIAN	N/A	VINYL–CLAD WOOD–CORE	N/A	72"w X 56"h	DIVIDED LIGHT
	2	KITCHEN	N/A	CASEMENT SINGLE–HINGE	N/A	VINYL–CLAD WOOD–CORE	N/A	24"w X 50"h	DIVIDED LIGHT
	3	SITTING ROOM FRONT	N/A	DOUBLE HUNG	N/A	VINYL–CLAD WOOD–CORE	N/A	30"w X 56"h	DIVIDED LIGHT DOUBLE–WINDOW
	4	SITTING ROOM REAR	N/A	DOUBLE HUNG	N/A	VINYL–CLAD WOOD–CORE	N/A	30"w X 56"h	DIVIDED LIGHT TRIPLE–WINDOW
	5	BEDROOM REAR	N/A	DOUBLE HUNG	N/A	VINYL–CLAD WOOD–CORE	N/A	30"w X 56"h	DIVIDED LIGHT TRIPLE–WINDOW
	6	LOFT	N/A	CASEMENT DOUBLE–HINGE	N/A	VINYL–CLAD WOOD–CORE	N/A	60"w X 30"h	DIVIDED LIGHT DOUBLE–HINGE
DOORS									
	A	ENTRY FOYER	N/A	SINGLE–HINGE	N/A	SOLID WOOD	N/A	36"w X 92"h	UPPER HALF DIVIDED LIGHT
	B	SITTING ROOM REAR	N/A	FRENCH DOORS	N/A	VINYL–CLAD WOOD–CORE	N/A	72"w X 92"h	UPPER TWO–THIRDS DIVIDED LIGHT
	C	BEDROOM HALL	N/A	SINGLE–HINGE	N/A	SOLID WOOD	N/A	36"w X 92"h	UPPER HALF DIVIDED LIGHT



1 / W–5.2 WINDOW SASH DETAIL

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CLINTON AVENUE

ALAMEDA, CA.

Rev.	Date	Remarks

Date:	08/25/25
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Project No.	106.25

Drawing Title: WINDOW SCHEDULE

Sheet No. A–7.0