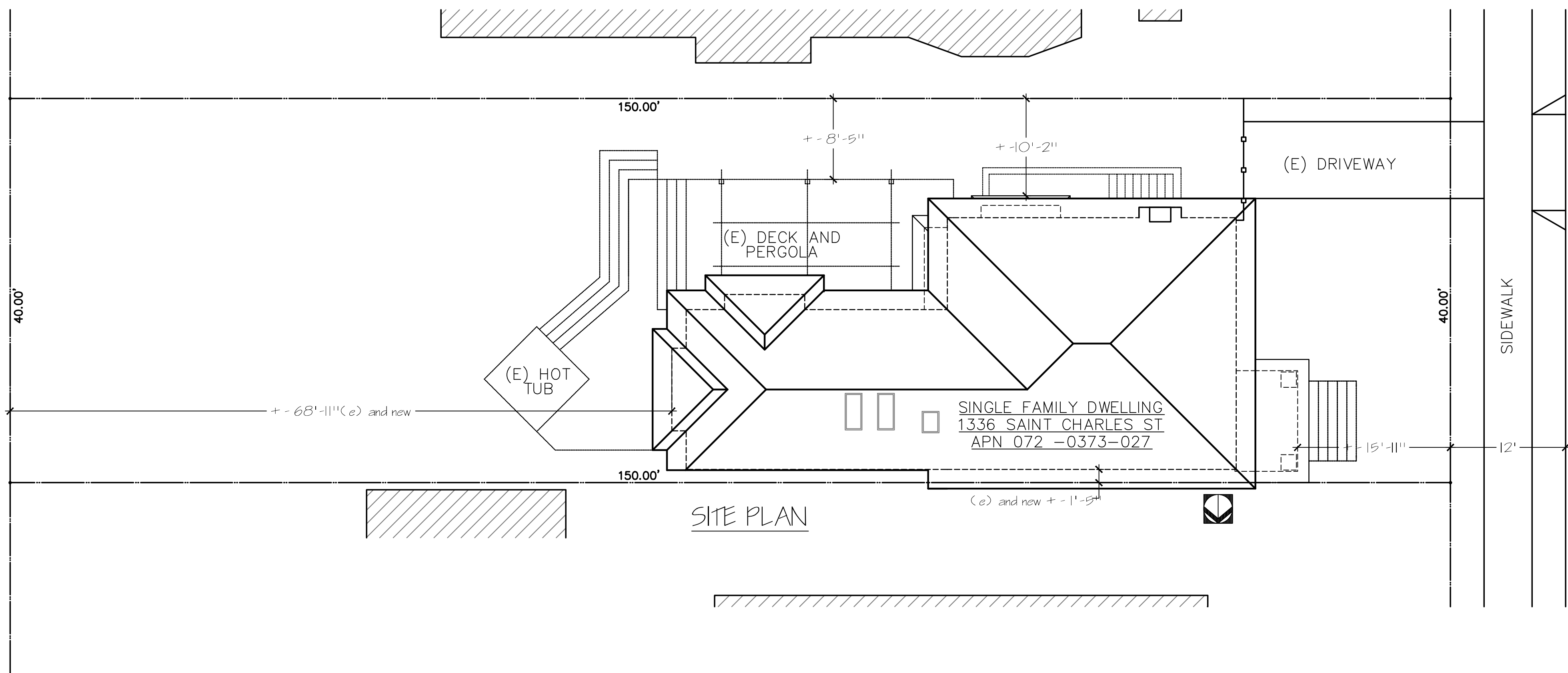




SAINT CHARLES STREET

Building Information

Occupancy	R3 single family residence
Building Type	Type VB, no sprinklers
Zoning	R1, City of Alameda
Project Description	New 466 sq.ft. 2nd floor addition over existing first floor, to include bedroom, sitting room and bathroom.
Codes	2025 California Building Standards Code (2025 CBC, CRC, CPC, CMC, CEC, 2025 Energy Code, Fire Code and the 2025 Green Building Code) City of Alameda Municipal Code.

Square Footage Summary

Existing 2nd Floor	766 sq.ft.
New 2nd Floor	466 sq.ft.
Existing Main Floor	1,303 sq.ft.
Existing Lower Level	896 sq.ft.
Total	3,431 sq.ft.

Drawing Index

A0.0 Site Plan	Sheet
Project Information	Sheet
Existing First Fl. Plan	Sheet
Existing Lower Level Plan	Sheet
A0.1 Energy Compliance Report	
A0.2 Energy Compliance Report	
A0.3 Notes	
A1.0 Existing and Demolition 2nd Floor Plan	
Existing Second Floor Roof Plan	
Proposed 2nd Floor Plan	
Proposed Roof Plan	
Notes	
A2.0 Existing and Proposed North and West Elevations	
A2.1 Existing and Proposed South and East Elevations	
A3.0 Building Section	

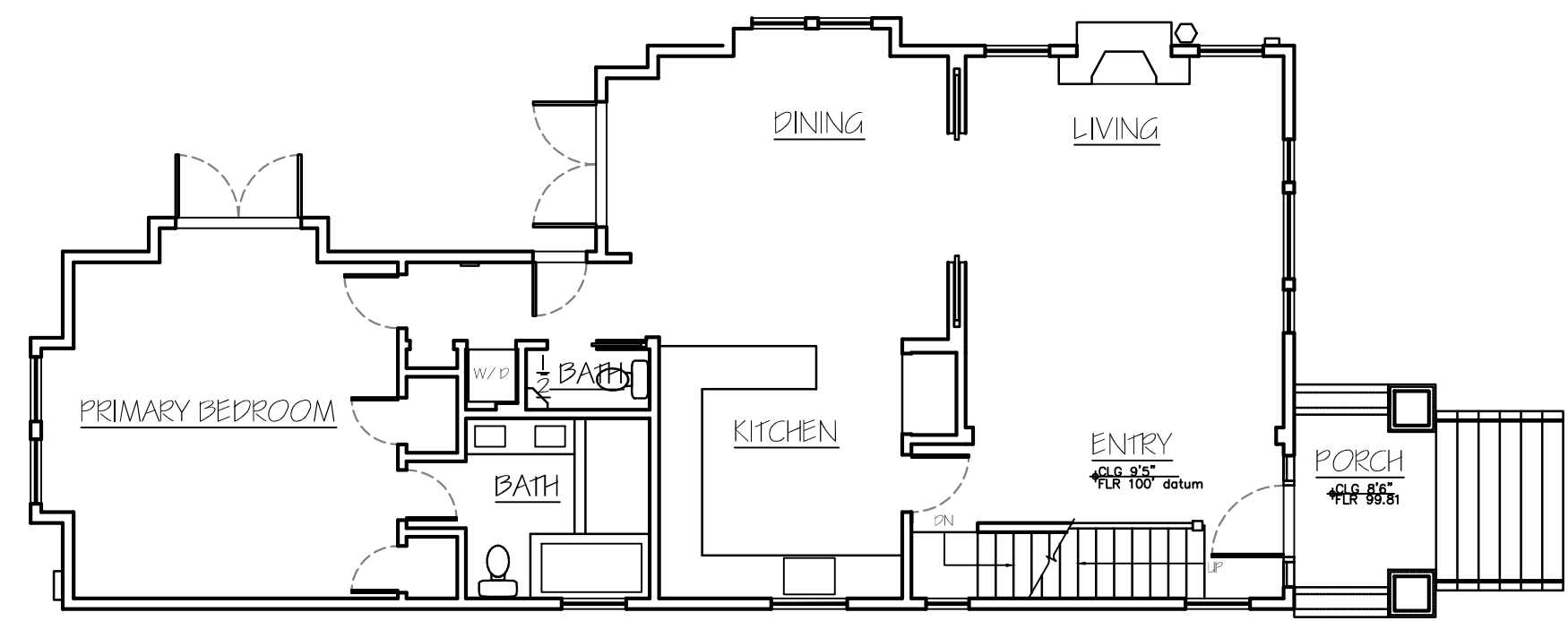
Construction & Demolition Waste Management

Contractor is responsible for complying with the waste reduction provisions and documentation requirements of section 4.408 of the Green Building Standards Code. This includes submitting a Waste Manage Plan and a Summary Report to the City showing a minimum of 65% of the non hazardous construction and demolition waste to be recycled or salvaged for reuse. The City of Alameda's approved waste reduction tracker is Alameda.wastetracking.com, or contractor may make a paper submission via forms recieved from Public Works. Contractor must use ACI, a Permitted Hauler (projects over \$100,000) or may self-haul in a fixed-body truck (restrictions apply) .

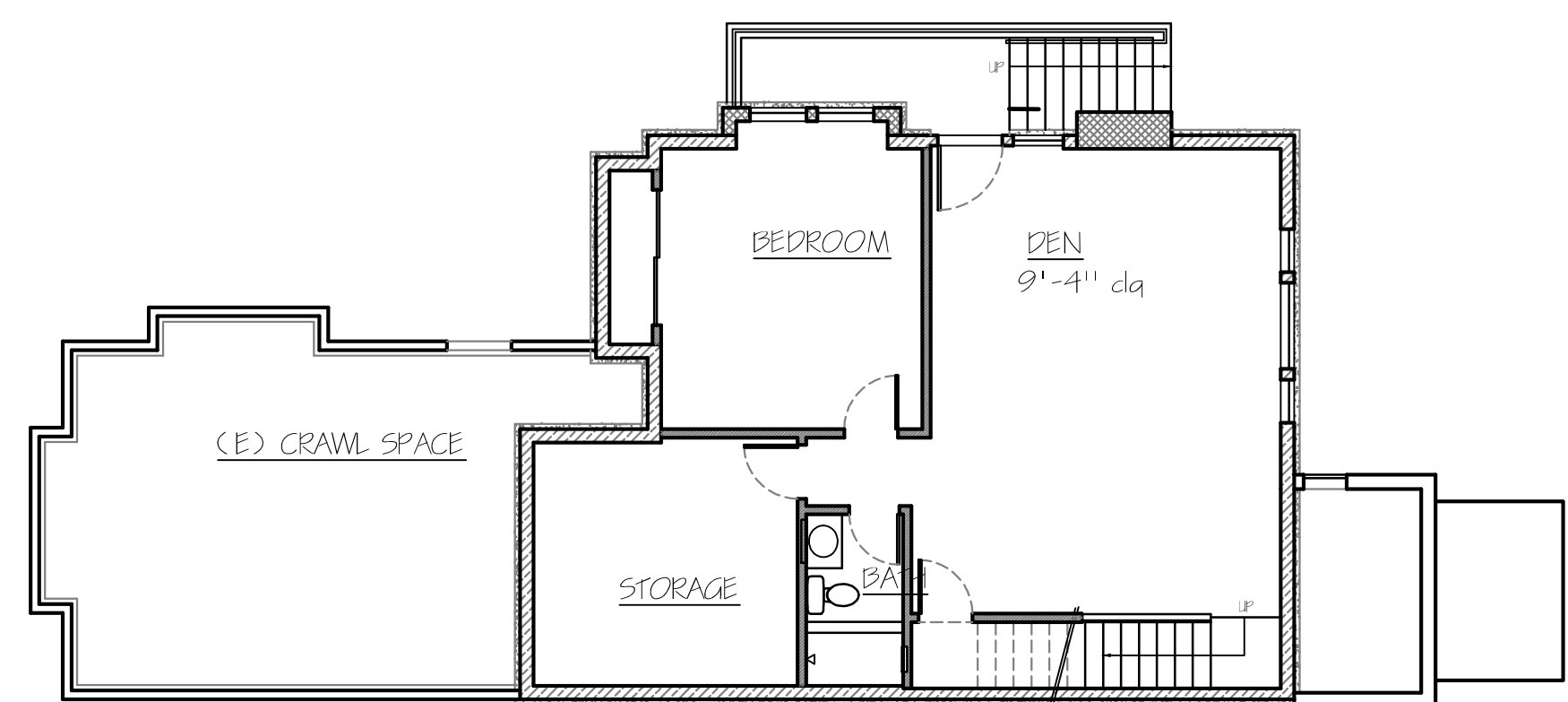
Levin Residence
1336 St. Charles St
Alameda, CA
94501

Owner:
Joshua and Deysia Levin
Joshlevin1@gmail.com
617 233 6488

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



EXISTING FIRST FLOOR PLAN



EXISTING LOWER LEVEL PLAN

Design Review
26 August 2026

1/8" = 1'-0"



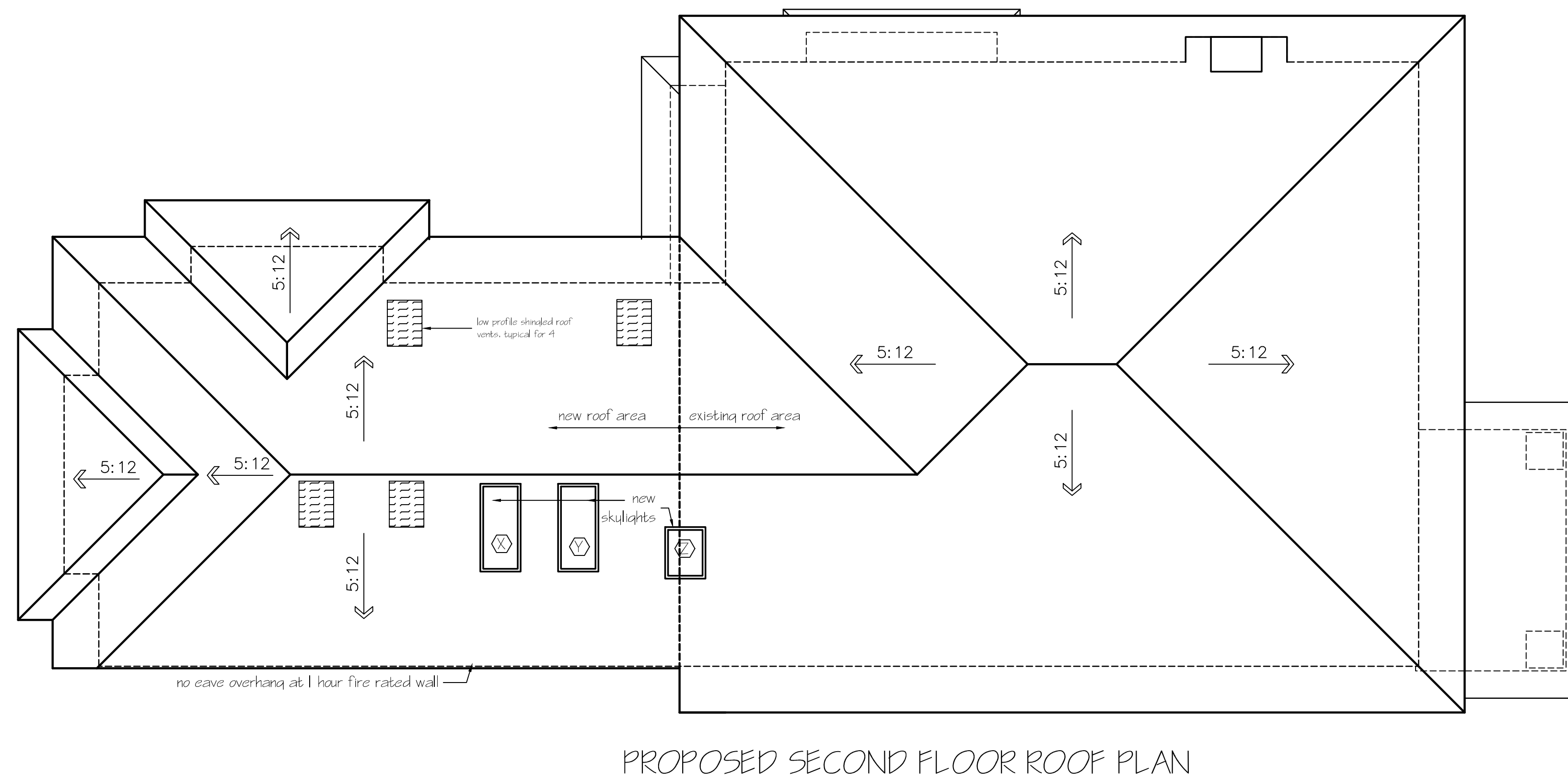
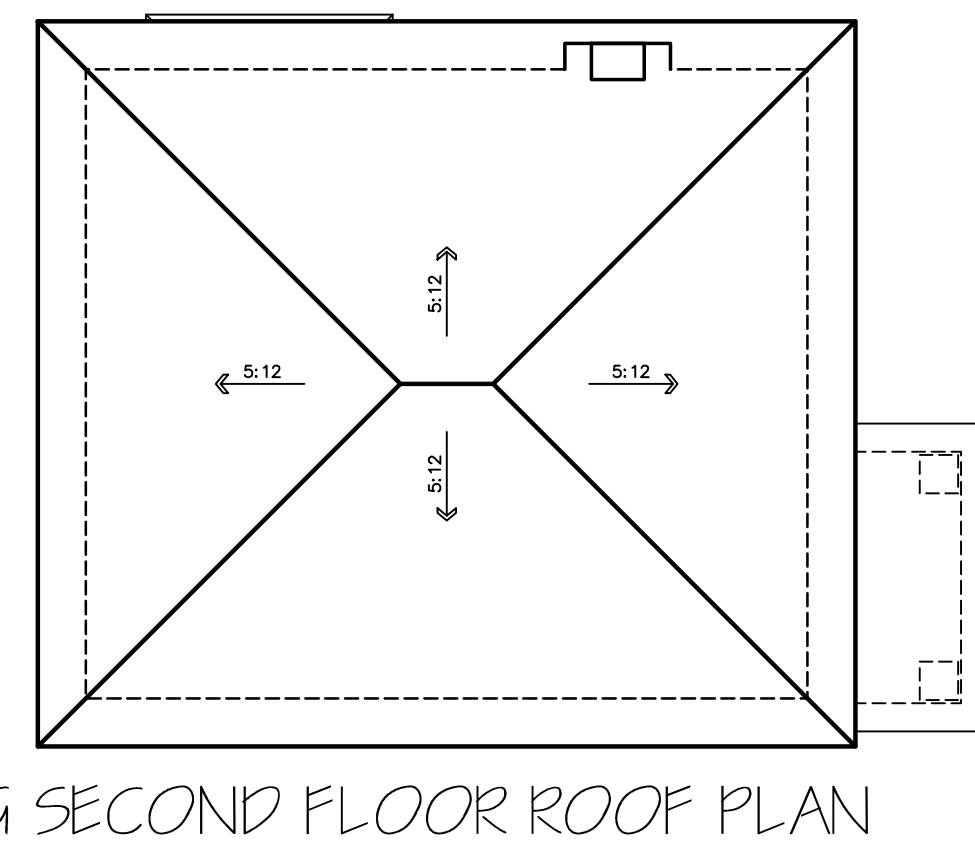
Project Information
Site Plan
Existing 1st Floor Plan
Existing Lower Level Plan

A0.0

Owner:
Joshua and Deyisia Levin
JoshLevin11@gmail.com
617 233 6488

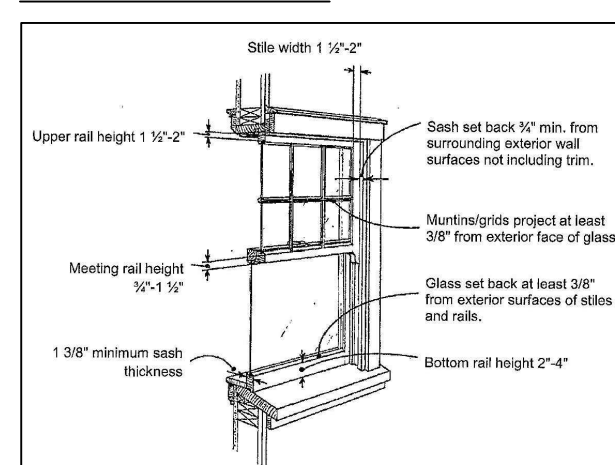
Architect:
Joanna C. Bianchi
510 917 0558
Joanna@BianchiArchitect.com

Design Review
26 August 2026

$$\text{Al}_2\text{O}_3$$


DOOR AND WINDOW NOTES:

- UCN in schedule, new and replacement windows and glass doors
 - be Marvin Elevate exterior clad, interior wood with a minimum of $\frac{3}{4}"$ depth external reveal from face of siding. Simulated divided lites as shown on exterior elevations shall externally project a minimum of $\frac{3}{8}"$ from the face of the glass.
 - all interior wood doors to be Simpson min $1\frac{3}{4}"$ solid core, paint grade, paneled design to match existing to remain.
- All new door and window trim to be paint grade profiles to match (c) to remain
- 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
- Egress = clear opening minimum $20" \times 24" \times 5\text{sq.ft.}$ (for ground floor, 5.7sq.ft. , otherwise)
 - Maximum R.O. from finished floor to sill is $3'-5"$ to assure egress requirements. ($3'-8"$ to egress opening)
 - all interior door latches and hardware to match existing
 - all exterior locksets and hardware to be selected by owner
- refer to plan, exterior elevations and construction notes for additional information
- See Energy Compliance Report for required U and SHGC values



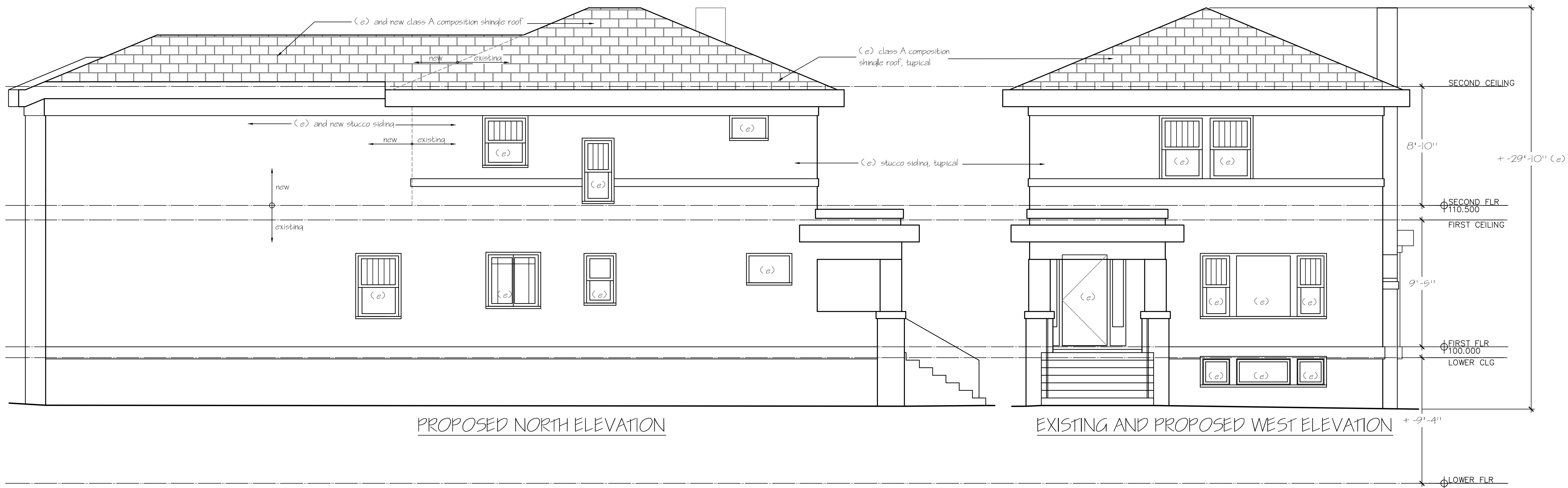
City of Alameda Typical Window Detail

	interior or exterior full height wall or infill wall, match adjacent (e).		air supply register, exact location TBD	PT	pressure treated
	one hour fire rated wall	BOJ	bottom of joist	rel	relocated existing
	existing wall	CL	centerline	repl	replacement
	demolished wall, cabinet, fixture or fitting	PL	property line	rv	roof vent
	door and window symbol	DS	downspout	SSD	see structural drawings
	interior elevation detail target	eq	equal	Δ	shower head/ tub filler location
	detail target	(e)	existing	⊙	shower/ tub valve (if not aligned w/ head)
	above finished floor	FR	fire rated	sim	similar
		mc	medicine chest, recessed	TBD	to be determined

Levin Residence
1336 St. Charles St
Alameda, CA
94501

Owner:
Joshua and Deysia Levin
JoshLevin1@gmail.com
617 233 6488

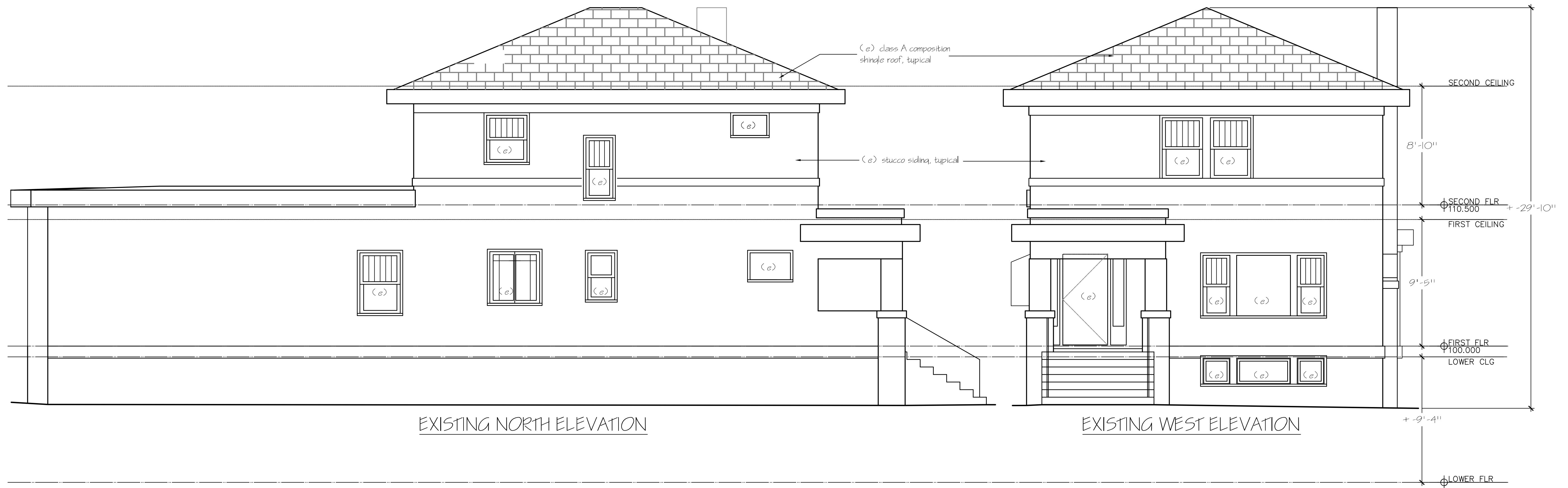
Architect:
Joanna C. Bianchi
510 917 0558
Joanna@BianchiArchitect.com



PROPOSED NORTH ELEVATION

EXISTING AND PROPOSED WEST ELEVATION

ALL EXISTING EXTERIOR ARCHITECTURAL
FEATURES AND MATERIALS TO REMAIN
UNLESS OTHERWISE NOTED



EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION

Design Review
26 August 2026

1/4" = 1'-0"



Existing and Proposed
North and West Elevations

A2.0

Levin Residence
1336 St. Charles St
Alameda, CA
94501

Owner:
Joshua and Deysia Levin
JoshLevin1@gmail.com
617 233 6488

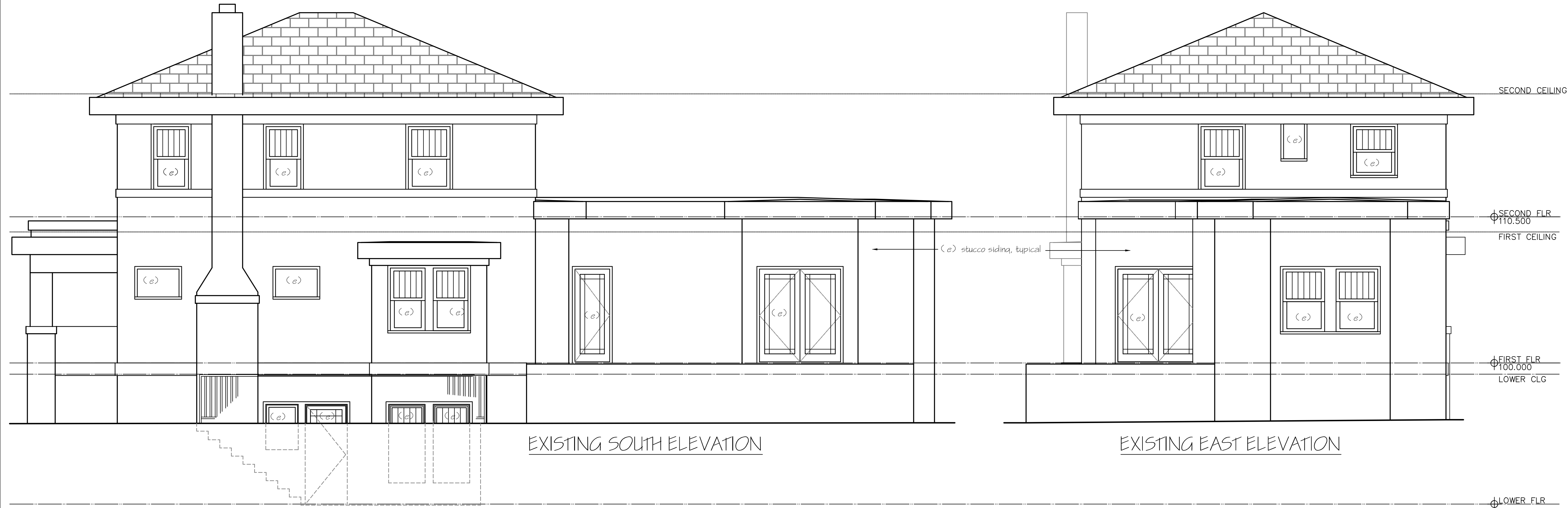
Architect:
Joanna C. Bianchi
510 917 0558
Joanna@BianchiArchitect.com



PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

ALL EXISTING EXTERIOR ARCHITECTURAL
FEATURES AND MATERIALS TO REMAIN
UNLESS OTHERWISE NOTED

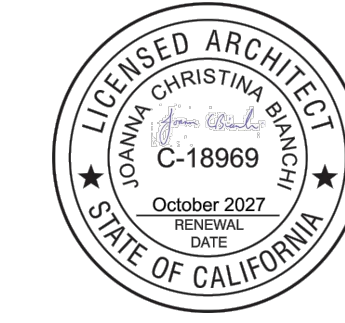


EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

Design Review
26 August 2026

1/4" = 1'-0"

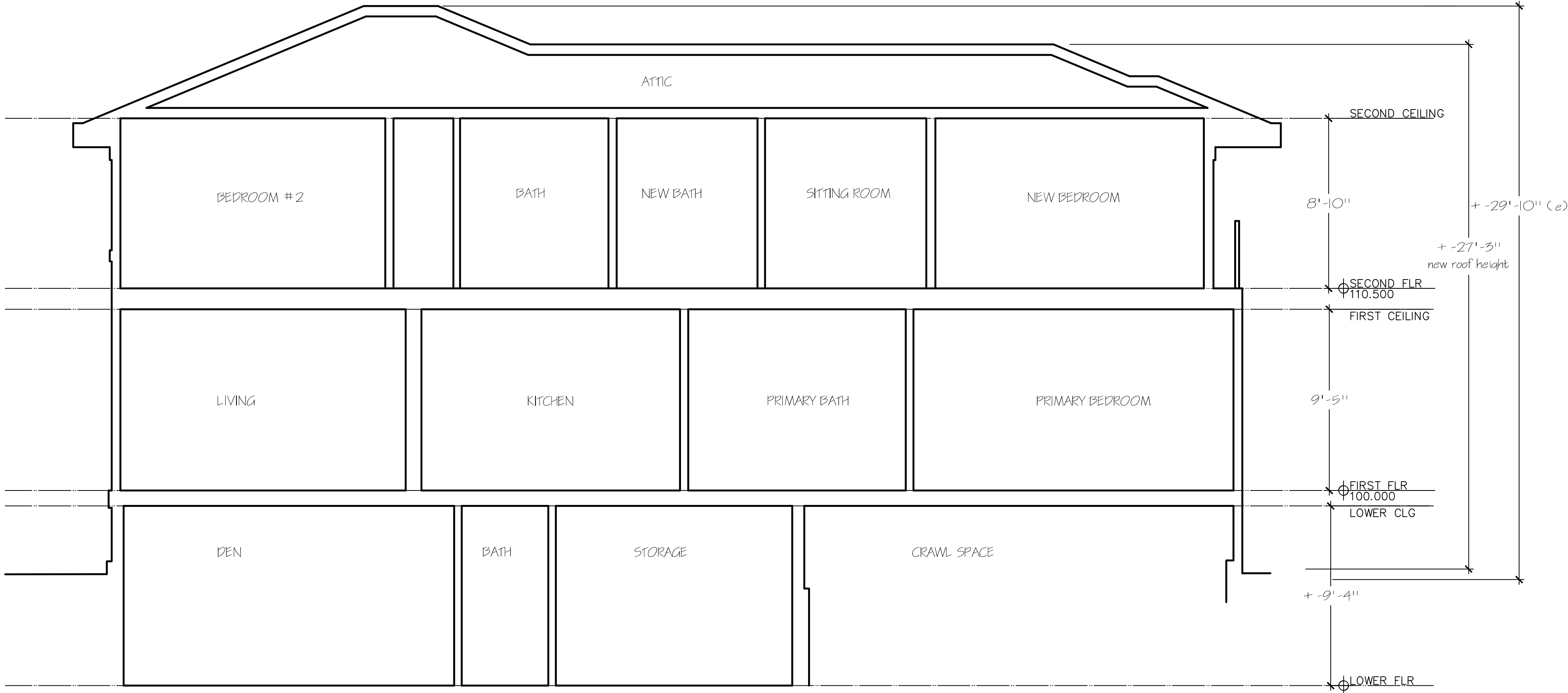


Existing and Proposed
South and East Elevations

Levin Residence
1336 St. Charles St
Alameda, CA
94501

Owner:
Joshua and Deysia Levin
JoshLevin11@gmail.com
617 233 6488

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



Design Review
26 August 2026

1/4" = 1'-0"



Building Section

A3.0

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: 1336 St Charles

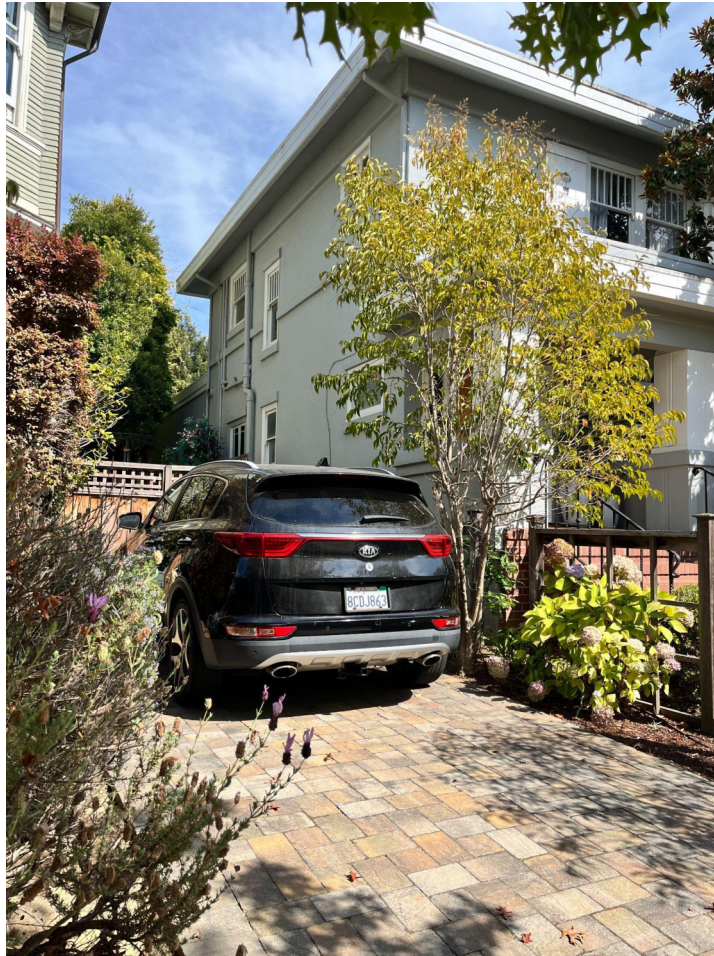
ZONING COMPLIANCE FOR RESIDENTIAL DISTRICT <u>R1</u>				
Categories	Standard	Existing	Proposed	✓
Total lot area	5,000	6,000	6,000	
Lot depth	100'	150'	150'	
Lot width	50'	40'	40'	
Total floor area in the building	---	2,965 sqft	3,431 sqft	
Main building lot coverage including 1369 (main) attached/detached garage (%) 89 (50% of deck over 30")		24.3%	24.3%	
Front yard setback		+15'-11"	+15'-11"	
Rear yard setback		+68'-11"	+68'-11"	
Left side yard setback	5'	+1'-5"	+1'-5"	
Right side yard setback	5'	+10'-2"	+10'-2"	
Street side yard setback	10'	NA	NA	
Maximum building height		+29'-10"	+29'-10"	
Separation between main buildings	20'	NA	NA	
Accessory building size	---	NA	NA	
Separation between main/accessory building	Min. 6'	NA	NA	
Height of accessory building		NA	NA	
Number of off-street parking spaces	No Minimum	1	1	
Driveway width	Min. 8.5'	8'-0"	8'-0"	
Total Usable Open Space*		NA	NA	
Common open space		NA	NA	
Private open space (ground floor)	Min. 60 sf	NA	NA	
Private open space (upper floor)	Min. 120 sf	NA	NA	

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

1336 St Charles



Front/West



Side/North



Side/South



Rear/East

Marvin Elevate Windows and Doors, see window schedule for exact sizes and call numbers

ELEVATE

Double Hung

The Marvin Elevate® Double Hung window offers a traditional look along with superior strength. Two movable sashes create ventilation at the top, bottom, or both. Tilt the sashes in or remove for easy cleaning.

fig. 1 DOUBLE HUNG WINDOWS
Painted White

fig. 2 INTERIOR VIEW
Bare Pine

fig. 3 EXTERIOR VIEW
Gunmetal

fig. 4 DOUBLE HUNG WINDOWS
Stone White



fig. 1



fig. 2



fig. 3



fig. 4

FEATURES

Offers traditional style and durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior

Available in standard and special sizes up to 4'6" wide by 7' high

Up to PG50 performance rating; available with Hurricane Impact Zone 3 (IZ3) protection (excludes insert option)

Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless

Sash lock engages noticeably, reassuring the user that the window is either locked or unlocked

Coordinating picture and transom windows also available

Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights

Double Hung Insert option features ¾" insert replacement frame with through-jamb installation and up to PG40 performance rating

Equipped with a standard full screen; optional half screen is available

Swinging French

The Marvin Elevate® Swinging French door is available with inswing or outswing options to meet design and weather constraints. Choose inswing design for doors that open over steps or are exposed to the elements, and outswing for locations with limited interior space or where opening inward would interrupt the interior flow.

fig. 1 **SWINGING FRENCH DOOR**
Painted Designer Black

fig. 2 **INTERIOR VIEW**
Bare Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **SWINGING FRENCH DOOR**
Painted Designer Black



fig. 2



fig. 4



fig. 1

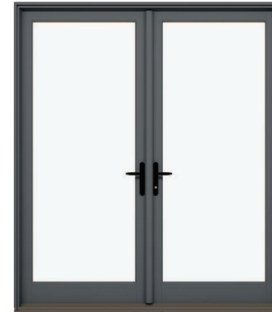


fig. 3

FEATURES

Offers traditional style and durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior

Available in one-, two-, or three-panel configuration.*
Available in multiple configurations up to 9' wide by 8' high.

Up to PG30 performance rating standard; up to PG50 high-performance rating on one- and two-panel configurations

Precision built in 1/4" increments

Fiberglass sill stands up to foot traffic and weather; available in Beige or Bronze

Secure and stable stainless steel multi-point locking system ensures a tight seal and security from top to bottom

Tempered, insulated glass with argon gas

Available with Hurricane Impact Zone 3 (IZ3) protection

* Three-panel configuration is achieved by mulling multiple frames together to create an assembly.

Glass Options

Glass is available with **Standard Dual Pane** or optional Triple Pane on select Marvin Elevate® products. Available with Low E1, Low E2, Low E2/ERS, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

SPECIALTY GLASS OPTIONS



FROSTED



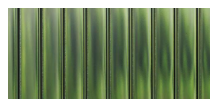
BRONZE TINT



GRAY TINT



GREEN TINT



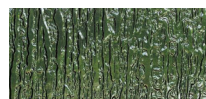
REED



OBSCURE



GLUE CHIP



RAIN

Divided Lites

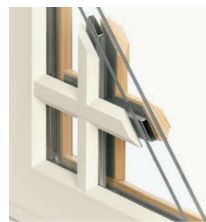
The look of multiple individual panes of glass is popular in a wide range of architectural styles. Simulated Divided Lites (SDLs) and Grilles-Between-the-Glass (GBGs) mimic the look of these individual panes of glass without sacrificing energy efficiency. Divided lites available on select Elevate products.

Grilles-Between-the-Glass

GBGs are available in several popular lite cut options for a classic divided lite look and easy glass cleaning.† Available in Ebony, Bronze, and Stone White interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal, or Ebony exterior.



GRILLES-BETWEEN-THE-GLASS



SIMULATED DIVIDED LITE

Simulated Divided Lite

These bars permanently adhere to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.†

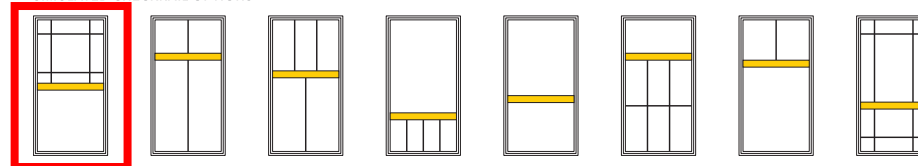
* Argon gas not available in high elevations where capillary tubes are required
† For more options, visit marvin.com

Simulated Checkrails

Simulated checkrails are the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution. Specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" SDL patterns that can be selected in combination with the 2-1/2" simulated checkrail on Casement, Awning, Glider, Direct Glaze rectangle, and Picture windows, and all Elevate doors.

SIMULATED CHECKRAIL OPTIONS



sticking per exterior elevations

Accessibility Options

Window Opening Control Device

Limits opening to 4" while providing for full egress. ASTM F2090 compliant. Available on Casement, Double Hung, and Glider windows.

Sash Limiter

Permanently limits sash movement for safety and security.

ACCESSIBILITY OPTIONS



CASEMENT
Window Opening Control Device



DOUBLE HUNG
Window Opening Control Device



GLIDER
Window Opening Control Device



AWNING
Sash Limiter



CITY OF ALAMEDA
2263 SANTA CLARA AVENUE, ROOM 190
ALAMEDA, CA 94501

(510) 747-6800

Accommodations Request

If you need accessibility accommodations in an alternative or translated format, please fill out our [ADA request form](#) or contact ada@alamedaca.gov.