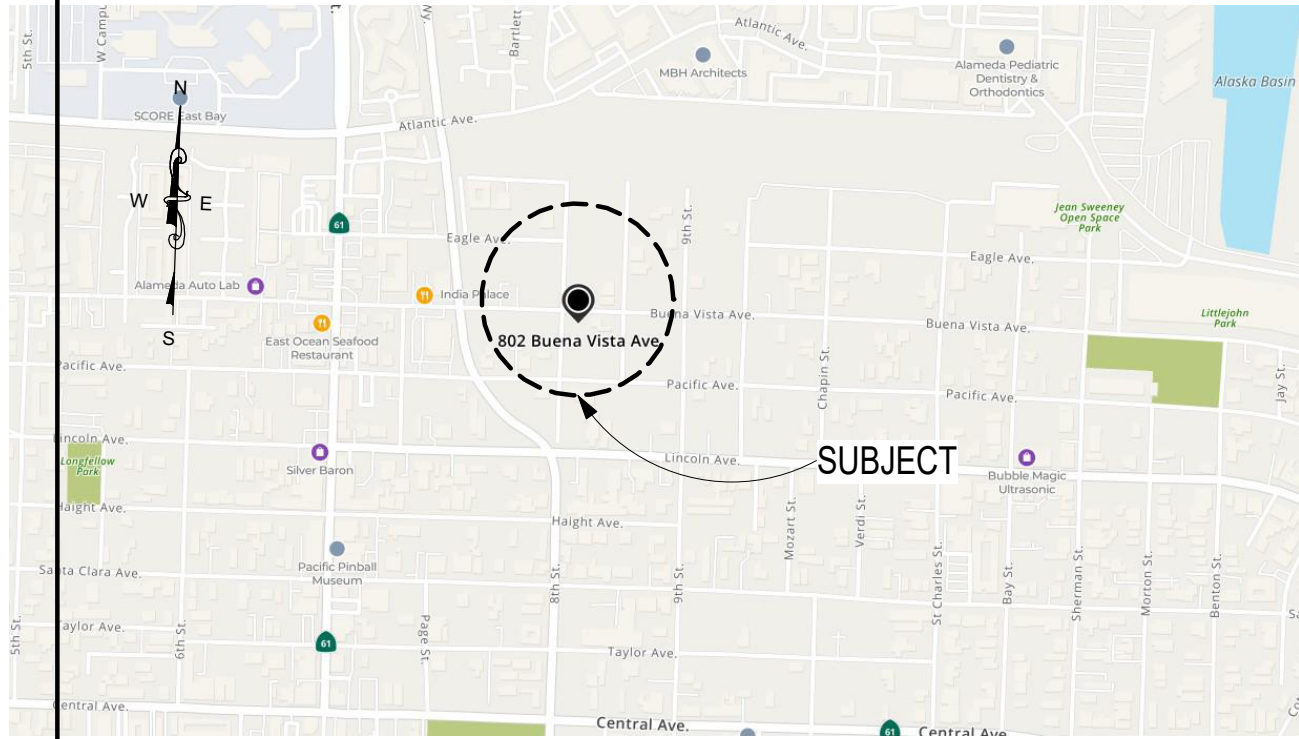
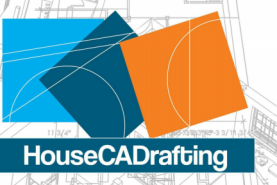


GENERAL NOTES

3D VIEWS

VICINITY MAP





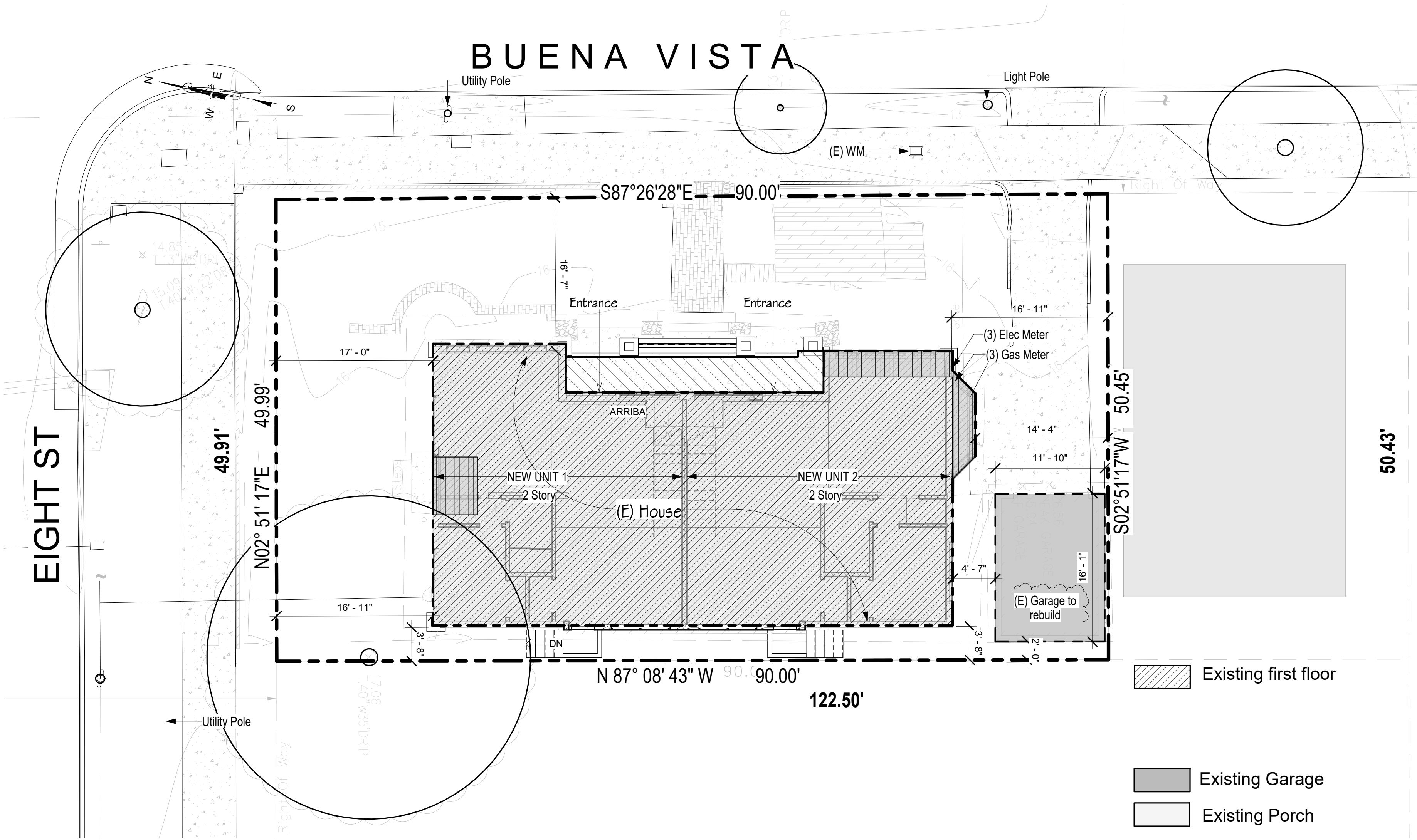
www.HouseCADrafting.com

Designer : Adolfo M Martinez
Address : 224301 Southland Dr
Suite 605D Hayward CA 94545
Phone : 510-828-3033
e-mail : adolfo@housecadrafting.com



Owner:
Rajiv N Jain; Supriya Sharma
802 BUENA VISTA AVE,
ALAMEDA, CA 94501-
Phone: 510-755-6047
e-mail:
rjain@btw1.com

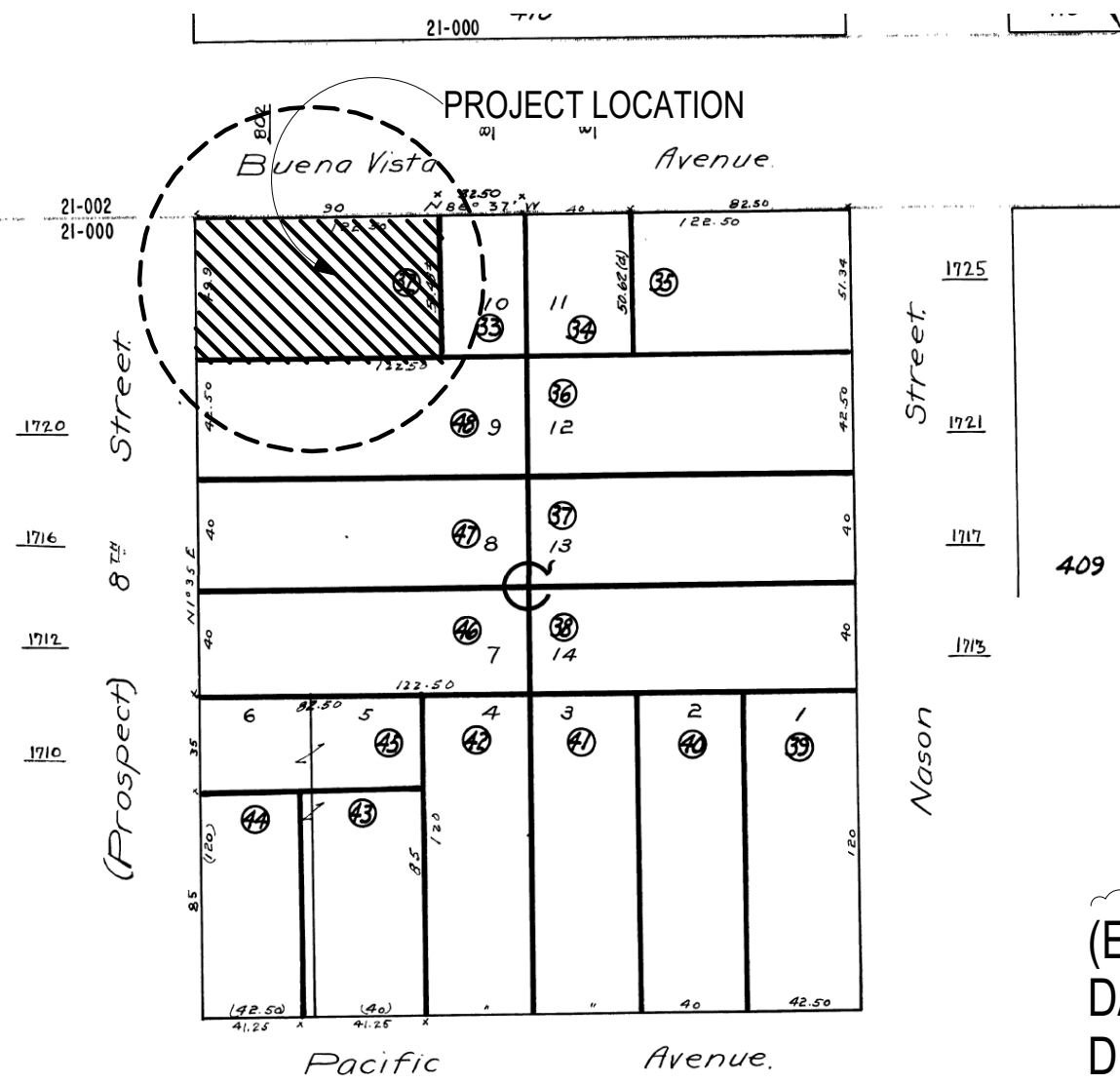
Structural Engineer:
GPM Engineers
MOHAMED GENIDY
3340 Walnut Ave, Suite 292
Fremont, CA 94538
Ph: 650-331-7264
mgenidy@gpmengineers.com



1 SITE PLAN
scale: 1/8" = 1'-0"

DEMOLITION PLANS FOR FIRE DAMAGE REPAIR

PLOT MAP



SCOPE OF WORK

PROJECT DATA

PROJECT DESCRIPTION:
BUILDING OCCUPANCY: " R2/U"
ZONING: R-1-
STORIES : 1 / DEMOLISH
AT STRUCTURE WITH FIRE DAMAGE
PROPERTY ADDRESS:
802 BUENA VISTA AVE, ALAMEDA, CA 94501
TYPE OF CONSTRUCTION V-B
APN: 32-409-73 TRACT No BLK LOT
LOT SIZE: 4,500 SF
YEAR BUILT: 1913

EXISTING STRUCTURE:
FIRST FLOOR LIVING AREA 1,466 SF
GARAGE AREA 198 SF
FRONT PORCH 140 SF

(E) EXISTING HOUSE and GARAGE WITH FIRE DAMAGE. SCOPE OF THIS PERMIT INCLUDES DEMOLITION AND REMOVAL OF FIRE-DAMAGED STRUCTURAL ELEMENTS NECESSARY TO PREPARE THE SITE FOR CONSTRUCTION OF A NEW DUPLEX.

SECOND STORY ADDITION w/
CONVERSION TO DUPLEX
802 BUENA VISTA AVE.
ALAMEDA CA 94501-2206

No.	Description	Date
1	Building	07/10/23

PROJECT TEAM

APPLICABLE CODES

Owner:
Rajiv Nandalal Jain & Supriya Sharma
29523 Holyoke Ave, Hayward CA 94544
Phone: 510-755-6047
e-mail: rjain@btw1.com
Designer:
ADOLFO M MARTINEZ
24301 SOUTHLAND DR SUITE 605C,
HAYWARD CA 94545
Phone: 510-828-3033
e-mail:adolfo@ housecadrafting.com
Structural Engineer:
GPM Engineers
MOHAMED GENIDY
3340 Walnut Ave, Suite 292
Fremont, CA 94538
Ph: 650-331-7264
mgenidy@gpmengineers.com

BUILDING NOTES:
1. ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED. ADDITIONALLY, ALL WORKSHAL COMPLY WITH APPLICABLE CODES & TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING THE:
CITY OF ALAMEDA Local Ordinances .
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA EXISTING BUILDING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA GREEN BUILDING CODE
2025 BUILDING ENERGY EFFICIENCY STANDARDS5

Sheet List	
Sheet Number	Sheet Name
D-A1	TITLE SHEET - GENERAL NOTES
DA2	PRIMARY RECORD-DESIGN REVIEW APPROVAL NOTICE
DA3	ARCHITECTURAL SURVEY OF RESIDENTIAL BUILDING

FIRE SITE

FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

B26-0016 802 BUENA VISTA AVE

DESIGN REVIEW NOTICE ON DA2

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA REGARDING APPLICATION PLN25-0067, REMOVING THE PROPERTY FROM THE HISTORICAL BUILDING STUDY LIST AND GRANTING A CERTIFICATE OF APPROVAL FOR THE DEMOLITION OF A PRE-1942 BUILDING LOCATED AT 802 BUENA VISTA AVENUE



ASBESTOS JOB NOTIFICATION

ACKNOWLEDGEMENT OF NOTIFICATION & PAYMENT OF FEES

Rajiv N Jain
24301 Southland Dr Suite 605C, Suite 605C
Hayward, CA 94545

Invoice No.: T198180

The Bay Area Air Quality Management District (BAAQMD) acknowledges receipt of your payment and your Asbestos Removal or Demolition Plan described as: **SECOND STORY ADDITION w/ CONVERSION TO DUPLEX (Demolition)**

Location Information:
Alameda City
802 BUENA VISTA AVE
ALAMEDA, CA 94501-2206

Job Start Date: February 10, 2026
Job Completion Date: March 24, 2026

ASBESTOS JOB NOTIFICATION REVISIONS

If there are any changes to any aspect of the submitted Job Notification, including the starting or completion dates, changes in Contractor or waste disposal site, you must inform the District per Section 401.5 of Regulation 13-2.

REVISIONS TO ONLINE JOB NOTIFICATIONS

For online submitted Job Notifications, revisions to Job information must be made online using the following steps:
1. Log into your BAAQMD account at myaironline.baaqmd.gov/account/login
2. Go to the My Job Notification list.
3. Click on the specific Job Notification to view the summary.
4. Click on the "Change Job Details" button

If you have trouble accessing your account online, or have questions regarding changes on Job Details, contact: **415-749-4762**.

NOTE: This form is not intended as verification of either the completeness of your original notification or of its compliance with BAAQMD Regulation 13-2. If you have any questions regarding this matter please contact an Air Quality Technician (415-749-4762), asbestosjobs@baaqmd.gov. Please include your Asbestos Application Number and Invoice Number for any correspondence with the District.

December 16, 2025 375 Beale Street, Suite 600 - San Francisco, CA 94105 - (415) 771-6000 - WWW.BAAQMD.GOV

SEE ARCHITECTURAL SURVEY OF RESIDENTIAL BUILDING ON A101.4.

TO GUIDE THE SELECTIVE DEMOLITION WORK AND TO VERIFY THE EXISTING CONDITION OF STRUCTURAL ELEMENTS.

All demolished materials, debris, and rubbish shall be removed from the site as soon as possible. Do not accumulate debris on the floor or at the site.

All building components and finishes that are to remain in place shall be protected from damage during demolition.

The demolition contractor shall maintain a separation between areas within the scope of work and areas outside the scope of work by providing plastic sheathing between contiguous spaces and/or temporarily taping joints and gaps to prevent dust migration.

Use all means necessary to prevent the spread of dust to adjacent areas.

Conduct demolition operations and the removal of debris to ensure minimum interference with streets, walks, and other adjacent occupants or used facilities. Comply with local jurisdiction requirements for recycling and treatment of items to be recycled.

Dispose of all demolished or removed material legally off-site. Comply with all local hauling and disposal requirements.

Demolition procedures shall comply with all applicable local, national, state, and federal safety requirements.

Do not alter the structural integrity of the existing building or its assemblies unless specifically noted otherwise.

Rajiv Nandalal Jain & Supriya Sharma
TITLE SHEET - GENERAL NOTES

Project number	013-2024
Date	02-2024
Drawn by	Author
Checked by	Checker

D-A1

Scale 1/8" = 1'-0"

permitting or leasing of existing private structures involving negligible or no expansion of use beyond that which exists.

As a separate and independent basis, because the Project only requires Design Review approval, it is not subject to further CEQA review pursuant to *McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 Cal.App.5th 80*. Under *McCorkle*, local design review does not require environmental review when it is the only discretionary aspect of a project, and the agency lacks authority to disprove the project or otherwise mitigate non design related environmental impacts. *McCorkle* applies when an agency's discretion over a project is limited to aesthetic and design issues such as orientation, bulk, materials, and colors. Here, the Project is located in the City's R-4 Residential District, and within the district, the proposed alterations are permitted by right and is not subject to discretionary review, except for Design Review, pursuant to AMC Sec. 30-4.23(c)(1). Accordingly, no CEQA review is required because the City's review of the Project is limited to design issues.

Findings:

- (1) **The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual, because the proposed new construction is compatible in design and use of materials with the existing building and surrounding neighborhood.** The proposed project will result in complete demolition of the existing craftsman style home and construction of a new two-story duplex in the same footprint area as the original dwelling. The proposed two-story duplex will increase the overall height of the structure from 18'-11" to 27'-3", which conforms to the 30' maximum. The project will not modify existing setbacks, which include legal nonconformities along the west front yard property line and east rear yard property line, and otherwise complies with all other development standards of the R-2 Residential District. Nonconforming buildings with conforming residential uses in residential districts may be reconstructed with equal or lesser nonconformity, subject to Design Review, per Alameda Municipal Code Sec. 30-20.3. The proposed addition of a second story has been designed to be architecturally compatible with the existing by reusing features that could be salvaged and emulating aspects of the original including elements of the front porch and windows. The modifications from the original are intended to increase the number of residential units from one to two, consistent with the maximum residential density of the district, in such a way that limits the visual impact to the building. The proposed replacement windows are located and designed to replicate the original wood windows and are situated to match the alignment of original openings. All alterations will be architecturally consistent with the existing building materials and style, and will be compatible with the surrounding neighborhood, pursuant to the City's Guide to Residential Design.
- (2) **The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses.** The proposed project has been designed to minimize impacts to neighboring buildings and surroundings. All proposed changes are compatible with the adjacent buildings and will be compatible in scale and character with the surrounding neighborhood. The neighborhood is characterized by an abundance of craftsman style homes, but one can also find examples of Tudor revival and colonial revival style buildings among other unique examples in the immediate area.

The design of the front façade including the front porch design is intended to emulate features present in other front facades of similar, neighboring craftsman style buildings, as well as the original front porch present on the subject building prior to the extensive fire damage. The proposed design represents a significant alteration, however maintains a suitable scale with the overall neighborhood and will not change the relationship between adjacent or neighboring buildings. The proposed design is appropriate in the context of its surroundings and will facilitate a harmonious transition between neighboring buildings.

- (3) **The proposed design of the structure(s) and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development.** The proposed alterations are designed to match the original building before the fire damage and have incorporated exterior details to match the original, including porch rafter tails, river rock porch column bases, wood composite clapboard horizontal siding under eaves and on first story, and porch guardrail. The project as proposed will use replacement windows that incorporate many of the original features including sills, trim, dimensions, narrow profiles, and clad wood materials to replicate the original wood windows. The project has incorporated these and other design elements to reflect features in the surrounding development to ensure compatibility between the subject building and the character and uses of neighboring development.

Approved:

Signed by: Steven Buckley
Steven Buckley, Planning Services Manager

Per: Tristan Suire
Tristan Suire, Project Planner

Date: September 18th, 2025



City of Alameda • California

DESIGN REVIEW
APPROVAL NOTICE

This notice is provided pursuant to Alameda Municipal Code (AMC) Section 30-36.3 to declare that on September 18th, 2025, the City of Alameda approved Design Review Application No. **PLN25-0067** at 802 Buena Vista Avenue. This determination has been made following a review for consistency with the City of Alameda's Zoning Ordinance and Design Review Manual.

This is not a Building Permit: This approval is for Design Review only, which allows the applicant to apply for a building permit. Separate application forms, plans, and fees are required for the building permit application process. Construction on the project shall not commence until issuance of a building permit.

This Decision May Be Appealed or Called for Review: An appeal of this decision may be made to the Planning Board within ten (10) calendar days from the date the notice of decision. AMC Section 30-25 also allows the Planning Board or City Council to call a project for review, in which case the project will be scheduled for hearing at the next available Planning Board meeting. Therefore, this approval does not become final until the ten days after its issuance without an appeal or a call for review.

Project Description: The project consists of demolition of the existing fire-damaged single-family residence to facilitate addition and rehabilitation of the building into a 3,580 square foot, two-story duplex.

General Plan: Medium Density Residential.
Zoning District: R-2, Residential District.

Conditions of Approval:

- (1) A copy of this Design Review Approval Notice shall be printed on the cover of the final Building Permit plans.
- (2) This approval is valid for three years and will expire on September 18th, 2028, unless substantial construction has commenced under valid permits pursuant to AMC Section 30-37.6. *Please note: The approval may be extended to September 18th, 2030, upon submittal of an extension request and the associated fee. Design Review approval may be extended upon application for up to (2) additional years from the date of expiration.*
- (3) The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by Adolfo Martinez, received on September 10th, 2025, and on file in the office of the City of Alameda Planning Building and Transportation Department, except as modified by the conditions listed in this letter.
- (4) This approval is limited to the scope of the project defined in the project description and does not represent a recognition and/or approval of any work completed without required

City permits. Any additional exterior changes shall be submitted to the Planning Building and Transportation Department for review and approval prior to construction. Any additional exterior changes shall be submitted to the Planning Building and Transportation Department for review and approval prior to construction.

- (5) The final plans submitted for Building Permit plans shall include the following changes:
- a. Please incorporate the approved window schedule. Simulated divided lite windows are acceptable, but grids must be external, with an approximately 3/8" thickness on the exterior side of the window. Grids removable from the inside and grids between glass are not acceptable.
- b. Please modify the main entrances to be recessed, and not be flush with the exterior wall, to be consistent with the appearance of the main entrance to other two-story buildings in the surrounding neighborhood.
- (6) The Building Permit submission shall include a tree protection plan from a certified arborist regarding the existing protected Oak tree near the proposed improvements. The tree protection plan shall identify the critical root zone and construction practices to avoid excavation, staging, and washouts in this area. Compliance with the approved arborist protection plan is required during all stages of construction, failure to comply may result in additional penalties.
- (7) Prior to issuance of a Building Permit for demolition or new construction, a boundary survey must be conducted and recorded to establish the location of property lines.
- (8) The final plans submitted for Building Permit approval shall conform to all applicable codes and guidelines.
- (9) A site inspection to determine compliance with this Design Review Approval is required prior to the final building inspection and/or to the issuance of a Certificate of Occupancy. The applicant shall notify the Planning Building and Transportation Department at least four days prior to the requested Planning Inspection dates.
- (10) **Indemnification.** To the maximum extent permitted by law, the applicant (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, its City Council, City Planning Board, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding and the applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

Environmental Determination:

This project qualifies for a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 - Existing Facilities – operation,

5. The project no longer meets the criteria for a Historical Monument or has become a detriment to the community and the condition making it a detriment cannot readily be cured.

The subject property has not been designated a Historical Monument, and a Certificate of Approval is required for demolition under Alameda Municipal Code Section 13-21.7(a), by virtue of it having been constructed prior to 1942. The determination that the building does not meet the criteria for a Historical Monument is consistent with the Secretary of Interior standards in so far as the building has lost most of its integrity as the result of a devastating fire. The extant building is a detriment to the community insofar as the fire damage has made it structurally unsound and visually displeasing. The fire damage is structurally significant enough that the building has been red tagged and therefore cannot be entered and has sat vacant for more than two years. The majority of the public-facing façade has been damaged, and the structural deficits cannot be readily cured through restoration. Demolition is necessary to remedy the existing conditions.

BE IT FURTHER RESOLVED that the Historical Advisory Board hereby issues a Certificate of Approval for the proposed demolition at 802 Buena Vista Avenue, subject to the following conditions:

- (1) Unless demolition has begun under valid City permits, this Certificate of Approval shall expire on the later of: (a) three (3) years after the effective date of this approval (i.e. July 17, 2028); or, (b) if appealed in accordance with AMC Ch. 30-25 or another applicable provision of law, three (3) years from the date of the final decision on such appeal.
- (2) The demolition permit authorized by this Certificate of Approval shall not be issued until the City first approves the Design Review for the proposed replacement building, which shall include considerations recommended by the Historical Advisory Board and public comment in the Design Review process.
- (3) INDEMNIFICATION. To the maximum extent permitted by law, the applicant (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, its City Council, City Planning Board, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding and the applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

July 17, 2025
Historical Advisory Board Meeting

Page 3 of 5

NOTICE. The decision of the Historical Advisory Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by Notice of Appeal stating the appellant claims that either the Board's decision is not supported by its findings or its findings are not supported by the evidence in the record.

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code Section 66020 (d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The applicant is hereby further notified that the 90-day appeal period, in which the applicant may protest these fees and other exactions, pursuant to Government Code Section 66020 (a) has begun. If the applicant fails to file a protest within this 90-day period complying with all requirements of Section 66020, the applicant will be legally barred from later challenging such fees or exactions.

* * * * *

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Historical Advisory Board of the City of Alameda during the Regular Meeting of the Historical Advisory Board on the 17th day of July, 2025 by the following vote:

AYES: Bevan, Brito, Hernandez

NOES: None

ABSENT: Cotty, Rybarczyk

ABSTAIN: None

ATTEST:

Signed by: Steven Buckley
Steven Buckley, Secretary

July 17, 2025
Historical Advisory Board Meeting

Page 4 of 5

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD

RESOLUTION HAB-25-2

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA REGARDING APPLICATION PLN25-0067, REMOVING THE PROPERTY FROM THE HISTORICAL BUILDING STUDY LIST AND GRANTING A CERTIFICATE OF APPROVAL FOR THE DEMOLITION OF A PRE-1942 BUILDING LOCATED AT 802 BUENA VISTA AVENUE

WHEREAS, applicant Rajiv Jain made an application on January 28, 2025, proposing the demolition of the existing fire-damaged structure located at 802 Buena Vista Avenue to facilitate redevelopment with a two-story residential building; and

WHEREAS, the application was deemed complete on February 3, 2025; and

WHEREAS, the General Plan designation of the site is Medium-Density Residential; and

WHEREAS, the parcel is located within the R-2 Residential Zoning District; and

WHEREAS, the subject property is not a Historic Monument; and

WHEREAS, the subject property was constructed prior to 1942 and is listed as an "S" on the Alameda Historical Building Study List; and

WHEREAS, the existing building suffered fire damage in 2022; and

WHEREAS, on March 6, 2025, the Board held a duly noticed public hearing and reviewed and considered the application, including the staff report, exhibits, and other relevant documents, and directed the applicant to complete additional historical evaluation of the existing building's integrity; and

WHEREAS, on May 13, 2025, an Architectural Survey Memorandum was published by Page & Turnbull surveying the current condition of the subject property and providing additional historical evaluation, and the Memorandum was thereafter submitted to the City; and

WHEREAS, on July 17, 2025, the Board held a duly noticed public hearing and reviewed and considered the application, including the staff report, exhibits, and other relevant documents including additional historical evaluation and community testimony in writing and during the hearing.

NOW THEREFORE, BE IT RESOLVED that the Historical Advisory Board finds July 17, 2025

Historical Advisory Board Meeting

Page 1 of 5

the project is categorically exempt under the California Environmental Quality Act (CEQA) and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301(i)(1) – Existing Facilities – Demolition and removal of individual small structures listed in 15301(i), including one single-family residence, and on a separate and independent basis, pursuant to CEQA Guidelines Section 15332 – In-Fill Development Project consistent with the applicable general plan designation and zoning regulations. Pursuant to CEQA Guidelines Section 15064.5 (a)(2), the Historical Advisory Board determines that the preponderance of the evidence demonstrates that the subject property has lost sufficient integrity to be considered a historical resource. Further, the subject property will be removed from the local study list as a result of the loss of historic integrity. Accordingly, no exceptions to the exemptions apply.

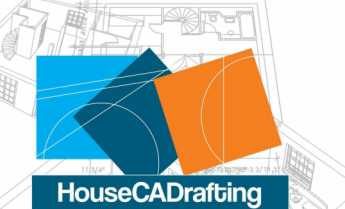
BE IT FURTHER RESOLVED that 802 Buena Vista Avenue is hereby removed from the City's Historical Building Study List.

BE IT FURTHER RESOLVED that the Historical Advisory Board has made the following findings on the subject Certificate of Approval request:

1. **The structure to be demolished does not embody distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual.** The building at 802 Buena Vista Avenue originally featured individually distinctive elements of the Craftsman style, however, the building's historic integrity has been lost due to fire damage. The builders, the Strang Brothers, are not associated with any designated historical monuments and were not identified as builders of merit through research for the updated historical evaluation of 802 Buena Vista Avenue. Overall, the building's loss of integrity results in the building's lack of representation of any potential architectural significance or association to original builders or designers.
2. **There are no events associated with this property that make a significant contribution to the history or cultural heritage of local or regional history.** There are no known significant events associated with the property.
3. **The property is not associated with persons important to local, state, or national history.** There is no known historical association with the lives of important individuals. The builder, the Strang Brothers, were residential builders in Alameda specializing in Craftsman style buildings in the Mastick Subdivision, but who are not known for other important roles in Alameda history.
4. **The property does not yield any information important in prehistory or history.** Although the property was developed in the early 1900s, it is not likely to yield more information about prehistory or history of the local community than what is already known.

July 17, 2025
Historical Advisory Board Meeting

Page 2 of 5



www.HouseCADrafting.com

Designer : Adolfo M Martinez
Address : 224301 Southland Dr
Suite 605D Hayward CA 94545
Phone : 510-828-3033
e-mail : adolfo@housecadrafting.com



Owner:
Rajiv N Jain; Supriya Sharma
802 BUENA VISTA AVE,
ALAMEDA, CA 94501-
Phone: 510-755-6047
e-mail: rjain@btwt.com

Structural Engineer:
GPM Engineers
MOHAMED GENIDY
3340 Walnut Ave, Suite 292
Fremont, CA 94538
Ph: 650-331-7264
mgenidy@gpmengineers.com



SECOND STORY ADDITION w/
CONVERSION TO DUPLEX
802 BUENA VISTA AVE.
ALAMEDA CA 94501-2206

No.	Description	Date
1	Building	07/10/23

Rajiv Nandanlal Jain & Supriya
Sharma
PRIMARY RECORD-DESIGN
REVIEW APPROVAL NOTICE

Project number	013-2024
Date	02-2024
Drawn by	Author
Checked by	Checker

DA2

Scale



Figure 17: Exposed rafters at upper floor of south façade.



Figure 18: East end of south façade with wood knee braces in fair condition.



Figure 13: Missing casement windows on south end of east façade.



Figure 14: West end of south façade with wood knee braces in good condition.



Figure 15: South façade with composite siding, viewed from southwest corner of the property.



Figure 16: Wood double-hung window behind plywood cover.



Figure 11: Missing window inside west porch recess.



Figure 12: East façade next to driveway. Burn-damaged cross gable above.



Figure 7: Burn-damaged porch, looking east. Main entry to the house at right.



Figure 8: Extant wood windows at west end of north façade. Center window has a burn-damaged bottom rail.



Figure 9: Collapsed shed roof dormer.



Figure 10: West façade facing Eighth Street. Southwest corner pier with missing stones.



Figure 5: Painted fieldstone porch piers missing stones at furthest east pier.



Figure 6: Burn-damaged porch, looking west. Covered window openings at left.



Figure 1: Subject building viewed from northeast edge of property on Buena Vista Avenue.



Figure 2: Fieldstone chimney, covered windows, burn-damaged wood elements, and missing stucco.



Figure 3: East side of chimney above roofline with cracks and loose mortar.



Figure 4: North façade with burn-damaged porch.

Note: Elevation backgrounds were extrapolated from project drawings and Google Maps Street View images predating the 2022 fire.



EXISTING ELEVATION 4 (REAR, SOUTH)

Legend
Original Feature in Good Condition
Original Feature in Fair Condition
Original Feature in Poor Condition or Missing
Original Feature in Unknown Condition
Non-original Feature

The wood braces are generally in good condition (Figure 14, Figure 17); the braces and fascia of east gable are in fair condition and exhibit weathering (Figure 18). The wood soffits are in fair condition with smoke damage, particularly at the center of the façade.

st windows and all doors on this façade are non-original additions or replacements. The board siding and trim on this façade are mostly unpainted non-original composite material with od texture (Figure 15). A stucco-clad projection with a non-original window is centered under the ile at the east end of the façade. These non-original finishes are generally in good condition.

CONCLUSION

front façade of 802 Buena Vista Avenue exhibits the most burn damage, particularly within and und the porch. While many elements on this façade are in poor condition, they generally retain ir shape, dimensions, and proportions such that they could be reconstructed based on available fire photographs (such as Google Maps Street View) and by matching elements in good idition on other façades. The side façades are generally in good condition and can likely be ained and repaired to address smoke damage and weathering. The original features of the rear ide are generally in good condition and may be salvaged. The original features of the rear it façade or used as references for reconstruction.

he interior was not assessed. It is unknown how original features, such as the triangular knee ces, extend into the interior and whether they served any structural function that has been romised by fire damage. The condition of framing and substrates is also unknown. Cladding erials that appear to be in good condition on the exterior may be damaged on the interior; they y also be supported by or attached to fire-damaged framing or substrates. Salvage and reuse of original features should be coordinated with building code requirements and construction best ctices while retaining as much original material as possible.

SOOD: The building element/feature is intact, structurally sound, and performing its intended purpose. The component needs no repair or rehabilitation, but only routine or preventative maintenance.

FAIR: The building element/feature is in fair condition if either of the following conditions is present:

- There are early signs of wear, failure, or deterioration though the component and its features are generally structurally sound and performing their intended purpose; or
- There is failure of a feature or component.

POOR: The building element/feature is in poor condition if any of the following conditions is present:

- The features are no longer performing their intended purpose; or
- Features are missing; or
- Deterioration or damage affects more than 25% of the component; or
- The component or features show signs of imminent failure or breakdown.

UNKNOWN: The assembly or feature was not accessible for assessment or not enough information is available to make an evaluation.

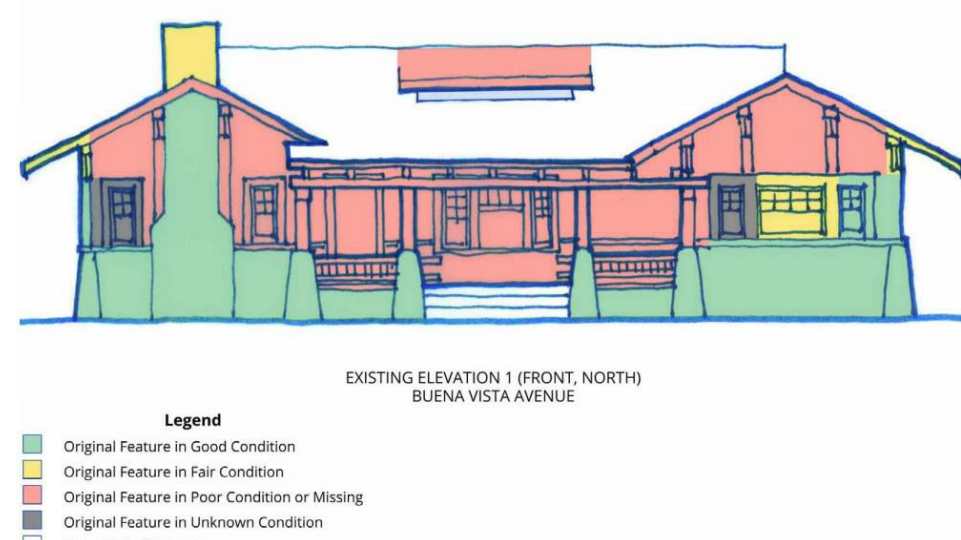
rey below is organized by façade. Associated images and annotated reference elevations re survey.

(Primary Façade)

n entrance to the building is on the north façade that faces Buena Vista Avenue (Figure 1). ide exhibits the most fire damage of all exterior walls. The wood entry porch structure and are in poor condition and likely cannot be repaired (Figure 4). The shed roof dormer on the pe above the porch is in a state of collapse (Figure 9). Most of the wood triangular knee upporting the roof eaves are in poor condition like the porch. The stucco cladding is largely (Figure 2). The wood clapboard siding within the porch is in poor condition (Figure 6, Figure 7) of the window and door openings on this façade are covered by plywood and are id to be in poor condition based on the condition of the adjacent wall surfaces. Where the :walls are in fair condition, removal of the plywood covers for assessment of the windows is ended.

Istone features are generally in good condition, including the chimney, piers, and porch lect stones at the tops of the porch piers are missing (Figure 5). The chimney above the is in fair condition and exhibits cracks and loose mortar (Figure 3). Paint coatings at the

Note: Elevation backgrounds were extrapolated from project drawings and Google Maps Street View images predating the 2022 fire.



EXISTING ELEVATION 1 (FRONT, NORTH) BUENA VISTA AVENUE

Legend
Original Feature in Good Condition
Original Feature in Fair Condition
Original Feature in Poor Condition or Missing
Original Feature in Unknown Condition
Non-original Feature

MEMORANDUM

DATE: May 2, 2025
PROJECT: 25134
TO: Rajiv N. Jain (Owner)
PROJECT: 802 Buena Vista Avenue, Alameda
OF: 29523 Holyoke Avenue, Hayward, CA 94544
FROM: Aisha Sawatsky, Preservation Specialist, Page & Turnbull
CC: Christina Dikas Brobst, Principal, Page & Turnbull
VIA: Email

REGARDING: Architectural Survey of 802 Buena Vista Avenue, Alameda

INTRODUCTION

Page & Turnbull has been engaged to conduct an architectural survey of the residential building at 802 Buena Vista Avenue in Alameda, CA. The building suffered from fire damage in 2022 and has been vacant since. The purpose of this memorandum is to identify which architectural character-defining features can be salvaged and which could be successfully replaced in-kind. Updated State of California Department of Parks and Recreation (DPR) Primary Record (523A) and Building Structure, and Object Record (523B) forms have been prepared to accompany this memorandum. The character-defining features of 802 Buena Vista Avenue are listed in the updated DPR forms.

Aisha Sawatsky and Jennifer Hembree visited the site on April 21, 2025, to survey the exterior façades. The interior of the building was not examined. Existing conditions and character-defining features were documented using digital photographs and field notes.

Jennifer meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. Aisha meets the Secretary of the Interior's Professional Qualifications Standards for Architecture and Historic Architecture.

ARCHITECTURAL SURVEY

The building's materials, elements, and features were assessed according to a "good," "fair," and "poor" rating system as defined below:

We **imagine change** in historic and contemporary environments to cultivate thriving, sustainable, and resilient communities.

porch piers appear to be trapping moisture and may be deteriorating the stone. The wood clapboard siding on either side of the porch is in good condition with some smoke damage. Two original window sashes are visible at the west end of the north façade; one window appears to be in good condition, while the other appears to be in fair condition and may be repaired by selectively replacing components like the bottom rail (Figure 8). As the building was not assessed from the interior, it is unknown whether the windows were burned beyond repair on their interior surfaces.

West (Secondary Façade)

This side façade faces Eighth Street and is generally in good condition (Figure 10). A smaller, secondary porch is centered on this façade. The windows on either side of this porch are covered by plywood and are in unknown condition. A small window in the recessed wall behind the porch is missing its sash but retains its trim and screen frame (Figure 11). The wood cladding, trim, rather ends, fascia, and soffits are generally in good condition with some smoke damage at the north end of the façade and at the bottom of the small central window. The recessed cross gable above the eave of this façade is in good condition with some smoke damage.

The fieldstone corner piers are in good to fair condition. The southwest corner pier is missing several of its stones and would need to be partially rebuilt. The stones appear to have been scattered around the pier in the side yard.

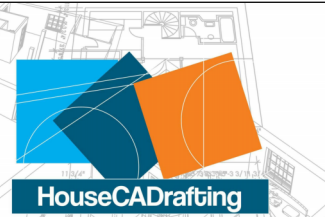
East

This side façade faces the driveway and is generally in good condition (Figure 12). Stucco cladding is extant above the wood clapboard siding; both are in good condition. Limited clapboard pieces are loose and need to be re-secured to the wall. The rafter ends, fascia, and soffits are in fair condition with some smoke damage and weathering.

A plywood cover obscures the bay window at the north end of the façade. The south end of the façade has three individual window openings with exterior trim in good condition (Figure 13). Two windows are missing their sashes, and one is blocked with painted plywood that likely predates the fire. Hinges that remain at the two uncovered windows indicate that they were casement windows. The recessed cross gable above the eave of this façade exhibits burn damage and is in poor condition.

South

This rear façade retains some original features, such as wood triangular knee braces matching the north façade and a wood double-hung window that is partially obscured by a plywood cover (Figure



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SECOND STORY ADDITION w/
CONVERSION TO DUPLEX
802 BUENA VISTA AVE.
ALAMEDA CA 94501-2206

No.	Description	Date
1	Building	07/10/23

Rajiv Nandanlal Jain & Supriya Sharma
ARCHITECTURAL SURVEY
OF RESIDENTIAL BUILDING

Project number	013-2024
Date	02-2024
Drawn by	Author
Checked by	Checker

DA3

Scale