



1270 64TH ST
1270 64TH ST EMERYVILLE, CA

PLANNING SUBMITTAL
06/07/2021

1. SCOPE OF DRAWINGS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE OVERALL CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS, ON THE BASIS OF THE GENERAL SCOPES OF WORK. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.
2. THE FOLLOWING NOTES AND TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED, AND SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. SEE ALSO NOTES, ABBREVIATIONS, DRAWING LEGENDS AND SYMBOLS, STRUCTURAL DRAWINGS.
3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT.
4. THE CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.
5. RESPONSIBILITY: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AND OWNER IN WRITING AT ONCE FOR INSTRUCTIONS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE OWNER WITH NO RESULTING COST TO THE OWNER. SHOULD A CONFLICT OCCUR BETWEEN THE SPECIFICATIONS AND SPECIFICATIONS, OR WHERE THE DETAIL REFERENCES ON THE CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIAL AND CONSTRUCTION METHODS INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT / OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS OR UNLESS THE ORIGINAL BID IS APPROPRIATELY QUALIFIED.
6. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.
7. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
8. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PANELS HVAC EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.
9. ALL MATERIALS SHALL BE HANDLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS
10. STORAGE & DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH THE UNIFORM FIRE CODE REGULATIONS.
11. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORK DEPARTMENT.
12. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.
13. SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH THE REQUIRED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE A MINIMUM OF THREE WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT IMPLY THAT THE SUPERSEDED ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS, NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES. THE ARCHITECT SHALL NOT PROCEED WITH THE REVIEW OF SHOP DRAWINGS FOR A SPECIFIC SECTION OF SPECIFICATIONS UNLESS THE SHOP DRAWINGS FOR THAT SECTION AND ALL RELATED AND CONTIGUOUS SECTIONS OF WORK ARE SUBMITTED IN THEIR ENTIRETY SIMULTANEOUSLY. THE REVIEW AND ACCEPTANCE OF A PART OF THE SHOP DRAWINGS SHALL NOT IMPLY THE ACCEPTANCE OF THE SHOP DRAWINGS IN WHOLE OR IN PART.
14. DIMENSIONS:
 - A. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.
 - B. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF COLUMNS AND BEAMS, FACE OF CONCRETE / CONC. BLOCK WALLS, EDGE OF SLAB, FACE OF FINISH UNLESS OTHERWISE NOTED.
 - C. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR OR SLAB TO THE FINISHED FACE OF CEILING.
 - D. DIMENSIONS AND ELEVATIONS ARE TO THE TOP OF CONCRETE, BLOCK OR OTHER HARD SURFACE MATERIALS, NOT TO THE TOP OF FLOOR COVERINGS OR ROOFING U.O.N.
 - E. DO NOT SCALE DRAWINGS; FOLLOW DIMENSIONS
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES
16. THE BUILDING INSPECTOR SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.
18. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR.

OWNERS	ARCHITECT
WILLIAM SELLER, ANDREI STAMATIOU, DANIEL STAMATIOU 4011 LOS ARABIS DR, LAFAYETTE, CA 94549	BARAN STUDIO ARCHITECTURE MATTHEW BARAN 5621 LOWELL STREET OAKLAND, CA 94612 510-595-6744

BAY AREA LAND SURVEYING, INC.
Keith Bush
3065 Richmond Parkway, Suite 101
Richmond, CA 94806
510-223-5167

ASSESSOR'S MAP 49

Code Area No. 18-90

L.D.A. 8-50

Scale 1" = 40'

1470

1469

1471

1453

LANDREGAN TRACT

VALLEJO (Formerly 20th St. Map 18-90)

OCEAN AVE.

DOYLE (Formerly 22nd St.)

LOT 1

LOT 2

LOT 3

LOT 4

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PROJECT SUMMARY

DEMOLITION OF EXISTING AND DAMAGED SINGLE-FAMILY STRUCTURES AND NEW CONSTRUCTION OF (2) NEW SINGLE-FAMILY HOUSES

LOCATION:	1270 64TH STREET EMERYVILLE, CA 94608
LOT DIMENSIONS:	40' X 107' APPROX.
LOT AREA:	3,553 SQ FT
APN:	049-1470-010-3
ZONING DISTRICT:	RMH
OCCUPANCY GROUP:	R3
CONSTRUCTION TYPE:	V-B
PROPOSED # OF STORIES:	2 STORIES
MAX BUILDING HEIGHT:	30' - 0"
PROPOSED BUILDING HEIGHT:	26' - 0"
MAX F.A.R:	1.0
PROPOSED F.A.R:	0.8
MAX DENSITY:	2 UNITS
PROPOSED DENSITY:	2 UNITS
PROPOSED FOOTPRINT:	1766.7 SQ. FT
LOT COVERAGE:	43%
UNIT 1 GROSS AREA:	1,447 SQ. FT
UNIT 1 GARAGE:	255 SQ. FT
UNIT 2 GROSS AREA:	1514 SQ. FT
GROSS AREA TOTAL:	2,961 SQ. FT
NO. OF BEDROOMS UNIT 1:	3
NO. OF BEDROOMS UNIT 2:	3
PROPOSED PARKING:	1 PARKING SPACE

SETBACKS	FRONT	SIDE (W)	SIDE (E)	REAR	BLDG. SEP.
UNIT #1	13' - 6"	4' - 0"	4' - 0"	15' - 0"	15' - 0"
UNIT #2	15' - 0"	4' - 0"	4' - 0"	15' - 0"	12' - 0"

ARCHITECTURE

A001	PROJECT INFORMATION AND SHEET INDEX
A002	ABBREVIATIONS AND SYMBOLS
A003	SURVEY PLAN
A004	SITE CONTEXT
A005	EXISTING SITE PHOTOS
A100	SITE PLAN
A101	FLOOR PLANS
A102	ROOF PLAN
A103	LANDSCAPE PLAN
A201	ELEVATION - SOUTH
A202	ELEVATION - EAST
A203	ELEVATION - NORTH
A204	ELEVATION - WEST
A301	RENDERED IMAGES
A401	MATERIAL BOARD

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED PROJECT IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 24. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CODES OR STANDARDS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID CALIFORNIA CODE OF REGULATIONS TITLE 24, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AGENCY HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.

CALIFORNIA CODE OF REGULATIONS (CCR)

2019 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR
(BASED UPON 2019 CRC CALIFORNIA RESIDENTIAL CODE)

2019 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR
(BASED UPON 2017 NATIONAL ELECTRICAL CODE)

2019 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR
(BASED UPON 2018 UNIFORM MECHANICAL CODE)

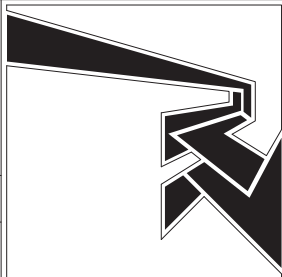
2019 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR
(BASED UPON 2018 UNIFORM PLUMBING CODE)

2019 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR

2019 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR
(BASED UPON 2018 INTERNATIONAL FIRE CODE)

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

An aerial photograph of a residential street. A house with a dark roof and light-colored siding is highlighted with a red dashed rectangular outline. A red arrow points from the text 'PROJECT SITE' to the house. The house has a driveway leading to a blue car. To the left of the house is a white car and a red car. To the right of the house is a silver car. The street is paved and has a concrete curb. There are trees and bushes around the property.



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

1270 64TH ST
1270 64TH ST EMERYVILLE, CA

NO.	DESCRIPTION	DATE
1	PLN R1	03/30/2021
2	PLN R2	05/07/2021

STAMP:



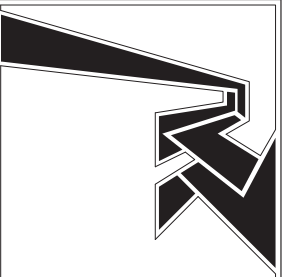
PROJECT INFO AND SHEET INDEX

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE: 3" = 1'-0"

SHEET NO:

A001

ABBREVIATIONS				SYMBOLS			
A/C ABV AC ACCS ACOUS ACP ACT AD ADDL ADJ AFF AGGR AL ALT ANC ANOD APPROX ARCH ASPH AUTO	AIR CONDITIONING	FA	FIRE ALARM	(N)	NEW	T	THERMOSTAT
	ABOVE	FACP	FIRE ALARM CONTROL PANEL	N	NORTH	T&B	TOP AND BOTTOM
	ASPHALT CONCRETE	FB	FLAT BAR	NIC	NOT IN CONTRACT	T&G	TONGUE AND GROOVE
	ADA ACCESSIBLE	FC	FLOOR CLOSER	NO	NUMBER	T.O.	TOP OF
	ACOUSTICAL	FD	FLOOR DRAIN / FIRE DAMPER	NOM	NOMINAL	TC	TOP OF CURB
	ACOUSTICAL CEILING PANEL	FDC	FIRE DEPARTMENT CONNECTION	NR	NON-RATED	TEL	TELEPHONE
	ACOUSTICAL CEILING TILE	FDN	FOUNDATION	NTS	NOT TO SCALE	TEMP	TEMPERATURE / TEMPORARY
	AREA DRAIN	FE	FIRE EXTINGUISHER			TER	TERRAZZO
	ADDITIONAL	FEC	FIRE EXTINGUISHER CABINET	O/	OVER	THERM	THERMAL
	ADJUSTABLE	FH	FLAT HEAD	O/H	OVERHEAD	THK	THICK
	ABOVE FINISH FLOOR	FHC	FIRE HOSE CABINET	OA	OVERALL	TOC	TOP OF CONCRETE
	AGGREGATE	FIN	FINISH	OC	ON CENTER	TOIL	TOILET
	ALUMINUM	FL	FLOOR	OD	OUTSIDE DIAMETER / DIMENSION	TOP	TOP OF PAVING
	ALTERNATE	FLUOR	FLUORESCENT	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	TOS	TOP OF STEEL
	ANCHOR	FO	FACE OF	OFD	OVERFLOW DRAIN	TOW	TOP OF WALL
	ANODIZED	FOC	FACE OF CONCRETE	OFF	OFFICE	TPD	TOILET PAPER DISPENSER
	APPROXIMATE	FOE	FACE OF EQUIPMENT	OFOI	OWNER FURNISHED OWNER INSTALLED	TRANSF.	TRANSFORMER
	ARCHITECT / ARCHITECTURAL	FOG	FACE OF FINISH	OH	OPPOSITE HAND	TRD	TREAD
	ASPHALT	FOG	FACE OF GLASS	OP	OPENING	TV	TELEVISION
	AUTOMATIC	FPS	FACE OF STUD	OPP	OPPOSITE	TYP	TYPICAL
		FP	FIREPROOF /ING				
BD BKG BLDG BLKG BM BOT BR BRKT BSMT BTWN BUR	BOARD	FR	FROM / FIRE RATED			UL	UNDERWRITERS LABORATORIES
	BACKING	FS	FIRE SPRINKLER / FULL SIZE	PENN	PENETRATION	UON	UNLESS OTHERWISE NOTED
	BUILDING	FT	FOOT / FEET	PERF	PERFORATED	UR	URINAL
	BLOCKING	FTG	FOOTING	PL	PROPERTY LINE / PLATE		
	BEAM	FTR	FIRE TREATED	PLAS	PLASTER	VERT	VERTICAL
	BOTTOM	FURR	FURRING	PLBG	PLUMBING	VEST	VESTIBULE
	BACKER ROD	FUT	FUTURE	PLYWD	PLYWOOD	VIF	VERIFY IN FIELD
	BRACKET			PNL	PANEL	VTR	VENT TROUGH ROOF
	BASEMENT	GA	GAUGE	POL	POLISHED		
	BETWEEN	GALV	GALVANIZED	PR	PAIR	W	WEST / WIDTH
	BUILT-UP ROOF	GB	GRAB BAR	PRCST	PRECAST	W/	WITH
		GC	GENERAL CONTRACTOR	PRFAB	PREFABRICATED	W/O	WITHOUT
		GEN	GENERATOR	PROJ	PROJECTION	WC	WATER CLOSET
		GL	GLASS	PSF	POUNDS PER SQUARE FOOT	WD	WOOD
		GND	GROUND	PSI	POUNDS PER SQUARE INCH	WDW	WINDOW
		GR	GRADE	PT	POINT / PAINT	WGL	WIRE GLASS
		GW8	GYPSUM WALL BOARD	PTD	PAINTED	WK	WORK
		GYP	GYPSUM	PTN	PARTITION	WM	WATER METER
				PTR	PRESSURE TREATED	WO	WHERE OCCURS
				PTRWD	PRESSURE TREATED WOOD	WP	WATERPROOF / ING
				PVC	POLYVINYL CHLORIDE	WPT	WORKING POINT
CAB CB CEM CER CFCI CFOI CG CH CI CIP CJ CL CLG CLO CLR CMU COL COMM COMP CONC CONN CONST CONT CONTR COORD CORR CPT CR CT CTR CTSK CW	CABINET	HB	HOSE BIB	QT	QUARRTY TILE	WR	WATER RESISTANT
	CATCH BASIN	HC	HOLLOW CORE	QTY	QUANTITY	WS	WOOD SCREW
	CEMENT	HDBD	HARDBOARD			WT	WEIGHT
	CERAMIC	HDR	HARDWARE			WWM	WELDED WIRE MESH
	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	HDWR	HARDWARE				
	CONTRACTOR FURNISHED OWNER INSTALLED	HM	HOLLOW METAL	R	REVEAL / RISER		
	CORNER GUARD	HO	HOLD OPEN / MAGNETIC	RAD	RADIUS		
	CHANNEL	HP	HIGH POINT	RB	RESILIENT BASE		
	CAST IRON	HR	HOUR	RCP	REFLECTED CEILING PLAN		
	CAST IN PLACE	HSS	HOLLOW STRUCTURAL SECTION	RD	ROOF DRAIN		
	CONTROL JOINT	HT	HEIGHT	RDWD	REDWOOD		
	CENTERLINE	HTR	HEATER	REF	REFERENCE		
	CEILING	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	REFL	REFLECTED		
	CLOSET			REFR	REFRIGERATOR		
	CLEAR	ID	INSIDE DIAMETER / DIMENSION	REFR	REFRIGERATOR		
	CONCRETE MASONRY UNIT	IN	INCH	REINF	REINFORCEMENT / ING / ED		
		INCAND	INCANDESCENT	REQ	REQUIRED		
		INCL	INCLUDE / ING	RESIL	RESILIENT		
		INSUL	INSULATION / ING	RET	RETAINING / RETARDANT		
		INT	INTERIOR	REV	REVISION		
		INTER	INTERMEDIATE	RGTR	REGISTER		
		INV	INVERT	RM	ROOM		
DB DBL DD DEMO DEPT DET / DTL DF DIA DIAG DIM /S DISP DN DO DR DSA DWG /S DWR	CURTAIN WALL	INV	INVERT	RWL	RAIN WATER LEADER		
		JAN	JANITOR / IAL				
		JST	JOIST	S	SOUTH / SINK		
		JT	JOINT	SAF	SELF-ADHERING FLASHING		
				SAN	SANITARY		
		K	KIPS	SASM	SELF-ADHERING SHEET MEMBRANE		
		KTCHN	KITCHEN	SC	SOLID CORE		
		KP	KICK PLATE	SCD	SEE CIVIL DRAWINGS		
				SCHD	SCHEDULED		
		LAB	LABORATORY	SCWD	SOLID CORE WOOD		
		LAM	LAMINATE /D	SD	STORM DRAIN / SOAP DISPENSER		
		LAV	LAVATORY	SECT	SECTION		
		LB	POUND	SED	SEE ELECTRICAL DRWAINGS		
		LKR	LOCKER	SF	SQUARE FOOT / FEET		
		LLBB	LONG LEGS BACK TO BACK	SH	SHELF		
		LLH	LONG LEG HORIZONTAL	SHR	SHOWER		
		LLV	LONG LEG VERTICAL	SHT	SHEET		
		LOC	LOCATION	SHTG	SHEATHING		
		LP	LOW POINT	SIM	SIMILAR		
		LT	LIGHT	SJ	SEISMIC JOINT		
(E) E EA EAS EAW EB EF EG EJ EL ELEC ELEV EM EMBED EMER ENCL ENGR EOS EP EQUIP ETC EXP EXT EXTR	DUST BARRIER	LTD	LIMITED	SL	SEALANT		
	DOUBLE	LW	LIGHT WEIGHT	SLBB	SHORT LEGS BACK TO BACK		
	DECK DRAIN	LVT	LUXURY VINYL TILE	SLD	SEE LANDSCAPE DRAWINGS		
	DEMOLISH / DEMOLITION			SM	SHEET METAL		
	DEPARTMENT	MACH	MACHINE	SMD	SEE MECHANICAL DRAWINGS		
	DETAIL	MAT	MATERIAL	SND	SANITARY NAPKIN DISPENSER		
	DRINKING FOUNTAIN	MAX	MAXIMUM	SNR	SANITARY NAPKIN RECEPTACLE		
	METER	MC	MEDICINE CABINET	SOF	SOFFIT		
	DIAGONAL	MDF	MEDIUM DENSITY FIBERBOARD	SOG	SLAB ON GRADE		
	DIMENSION/S	MECH	MECHANICAL	SPAC	SPACING		
	DISPENSER	MED	MEDIUM / MEDICINE	SPD	SEE PLUMBING DRAWINGS		
	DOWN	MEMB	MEMBRANE	SPEC/S	SPECIFICATION /S		
	DOOR OPENING	MEZZ	MEZZANINE	SQ	SQUARE		
	DOOR	MFR	MANUFACTURER	SS	STAINLESS STEEL / SANITARY SEWER		
	DIVISION OF STATE ARCHITECT	MH	MANHOLE	SSCO	SANITARY SEWER CLEANOUT		
	DRAWING/S	MIN	MINIMUM / MINUTE	SSD	SEE STRUCTURAL DRAWINGS		
	DRAWER	MISC	MISCELLANEOUS	STA	STATION		
		MO	MASONRY OPENING	STC	SOUND TRANSMISSION CLASS		
		MTD	MOUNTED	STD	STANDARD		
		MTG	MOUNTING	STL	STEEL		
		MTL	METAL	STOR	STORAGE		
		MUL	MULLION	STRL	STRUCTURAL		
				SUSP	SUSPENDED		
				SY	SQUARE YARD		
				SYM	SYMMETRICAL		
				SYN	SYNTHETIC		
				SYS	SYSTEM		
GRID SYMBOL							
ROOM IDENTIFIER							
CEILING HEIGHT							
DRAWING DETAIL							
EXTERIOR ELEVATION							
WALL / BLDG SECTION							
DETAIL REFERENCE							
DETAIL SECTION							
INTERIOR ELEVATION							
HEIGHT/ELEVATION DATUM							
DOOR SYMBOL							
PARTITION TYPE SYMBOL							
WINDOW TYPE SYMBOL							
REVISION SYMBOL							



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

1270 64TH ST
1270 64TH ST EMERYVILLE, CA

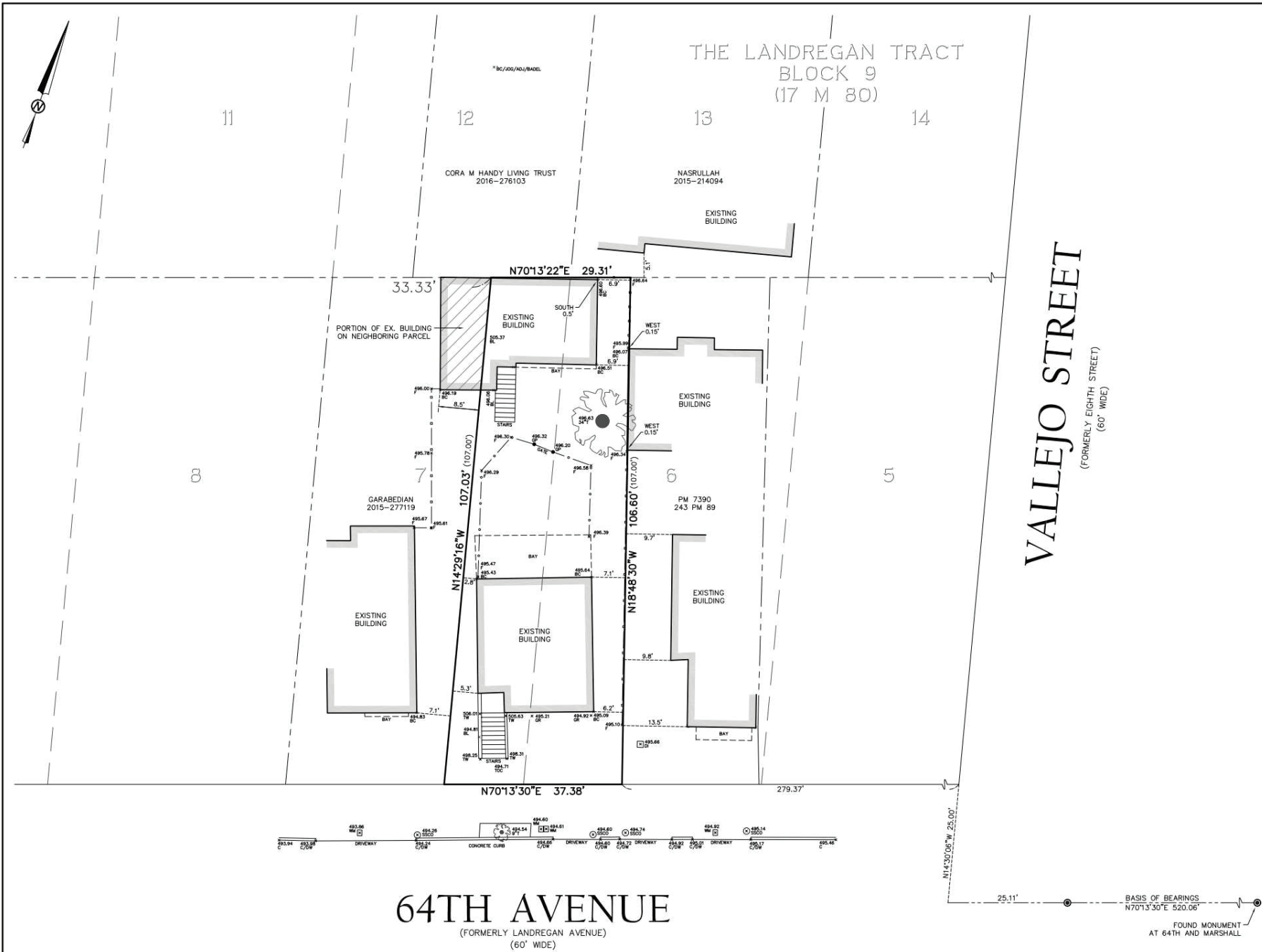
NO.	DESCRIPTION	DATE



ABBREVIATIONS & SYMBOLS

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE: 12" = 1'-0"

SHEET NO:
A002



OWNER:
ANDREI STAMATOIU
1270 64TH STREET
EMERYVILLE CA 94608

MAP REFERENCES:
R1 THE LANDREGAN TRACT (17 M 80)

BASIS OF BEARINGS:
MONUMENT LINE IN 64TH STREET BETWEEN VALLEJO & MARSHALL STREETS TAKEN AS N 70°13'30" E AS SHOWN ON PARCEL MAP 7391 (243 M 92).

BASIS OF ELEVATIONS:
ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.

LEGEND	
	FOUND CITY MONUMENT
	RECORD DATA
	BUILDING EDGE
	TREE W/DIAMETER
	BUILDING CORNER
	BUILDING LINE
	TOP OF CURB
	DRAIN INLET
	DRIVEWAY
	FENCE
	GATE POST
	GROUND ELEVATION
	SANITARY SEWER CLEAN OUT
	TOP OF CONCRETE ELEVATION
	TOP OF WALL
	WATER METER
	SUBJECT PROPERTY
	ADJACENT PARCEL/LOT LINE
	MONUMENT LINE
	HISTORIC PARCEL/LOT LINE
	TIE LINE

NOTE
AT THE REQUEST OF THE CLIENT SELECT IMPROVEMENTS WERE LOCATED AND SHOWN HEREON. THIS SURVEY DOES NOT DEPICT A FULL TOPOGRAPHIC SURVEY



Keith S. Bush
KEITH S. BUSH, L.S. 8494
DATE: 2/2/2021
REVI: CHANGED TO 10 SCALE

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
BEING A PORTION OF LOTS 6 & 7, BLOCK '9', MAP OF "THE LANDREGAN TRACT" (17 M 80) EMERYVILLE, ALAMEDA COUNTY, CALIFORNIA
FEBRUARY 2021 SCALE 1" = 10'
BAY AREA LAND SURVEYING INC.
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167
APN 049-1470-010-3 SHEET 1 OF 1 F.B. # XXX /64TH 20-4124



BARAN STUDIO ARCHITECTURE
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1270 64TH ST
1270 64TH ST EMERYVILLE, CA

NO.	DESCRIPTION	DATE
1	PLN R1	03/30/2021

STAMP:



SURVEY PLAN

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE:

SHEET NO:
A003



8 64TH ST. & DOYLE ST. - NORTHEAST CORNER



5 64TH ST. - NORTHWEST VIEW



2 64TH ST. - INFRONT OF THE PROPERTY



7 64TH ST. & DOYLE ST. - SOUTHEAST CORNER



4 64TH ST. - NORTHWEST VIEW



1 1270 64TH STREET



6 64TH ST. NORTHEAST VIEW



3 64TH ST. SOUTHWEST VIEW



GOOGLE MAP FOR VIEWS REFERENCE



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

1270 64TH ST

1270 64TH ST EMERYVILLE, CA

NO.	DESCRIPTION	DATE

STAMP:

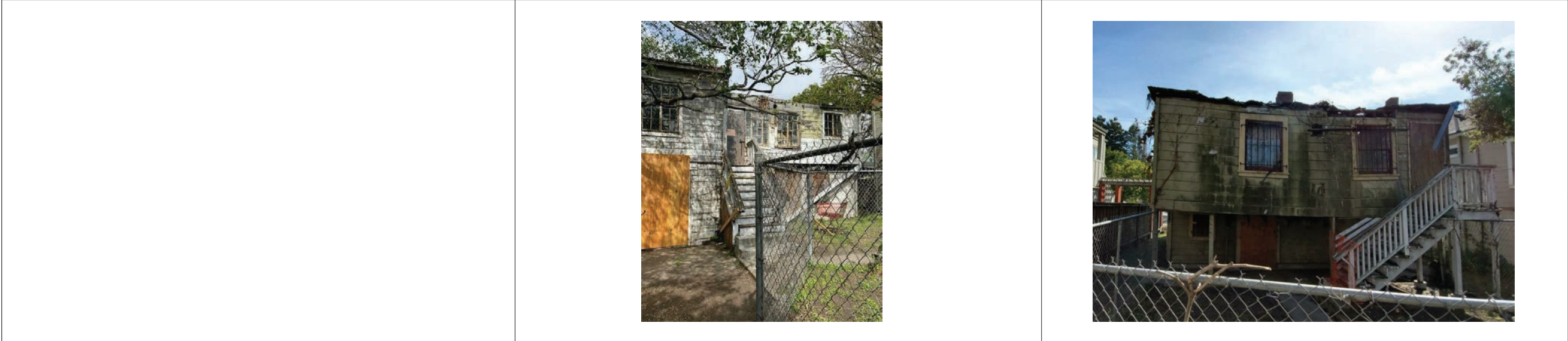


SITE CONTEXT

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE:

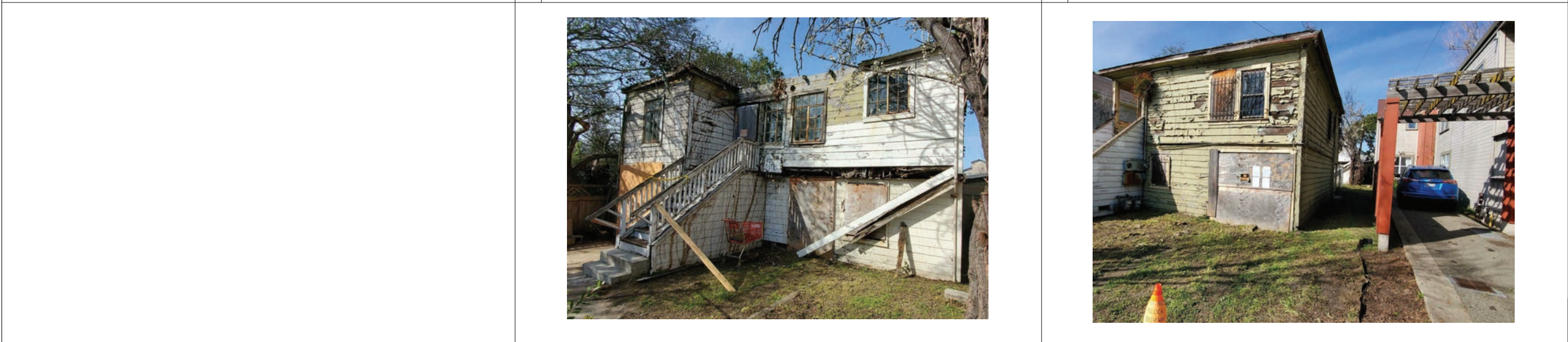
SHEET NO:

A004



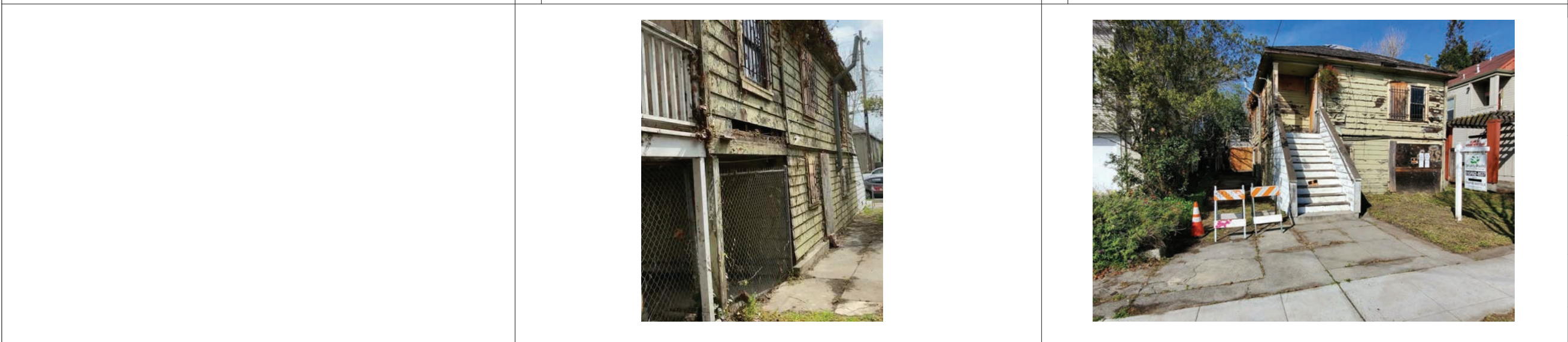
5 REAR UNIT - FRONT VIEW

3 FRONT UNIT - REAR SIDE



4 REAR UNIT - FRONT VIEW

2 FRONT UNIT - EAST SETBACK



3 FRONT UNIT - WEST SETBACK LOOKING TOWARDS 64TH STREET

1 FRONT UNIT - WEST SETBACK



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

1270 64TH ST

1270 64TH ST EMERYVILLE, CA

NO.	DESCRIPTION	DATE
1	PLN R1	03/30/2021

STAMP:

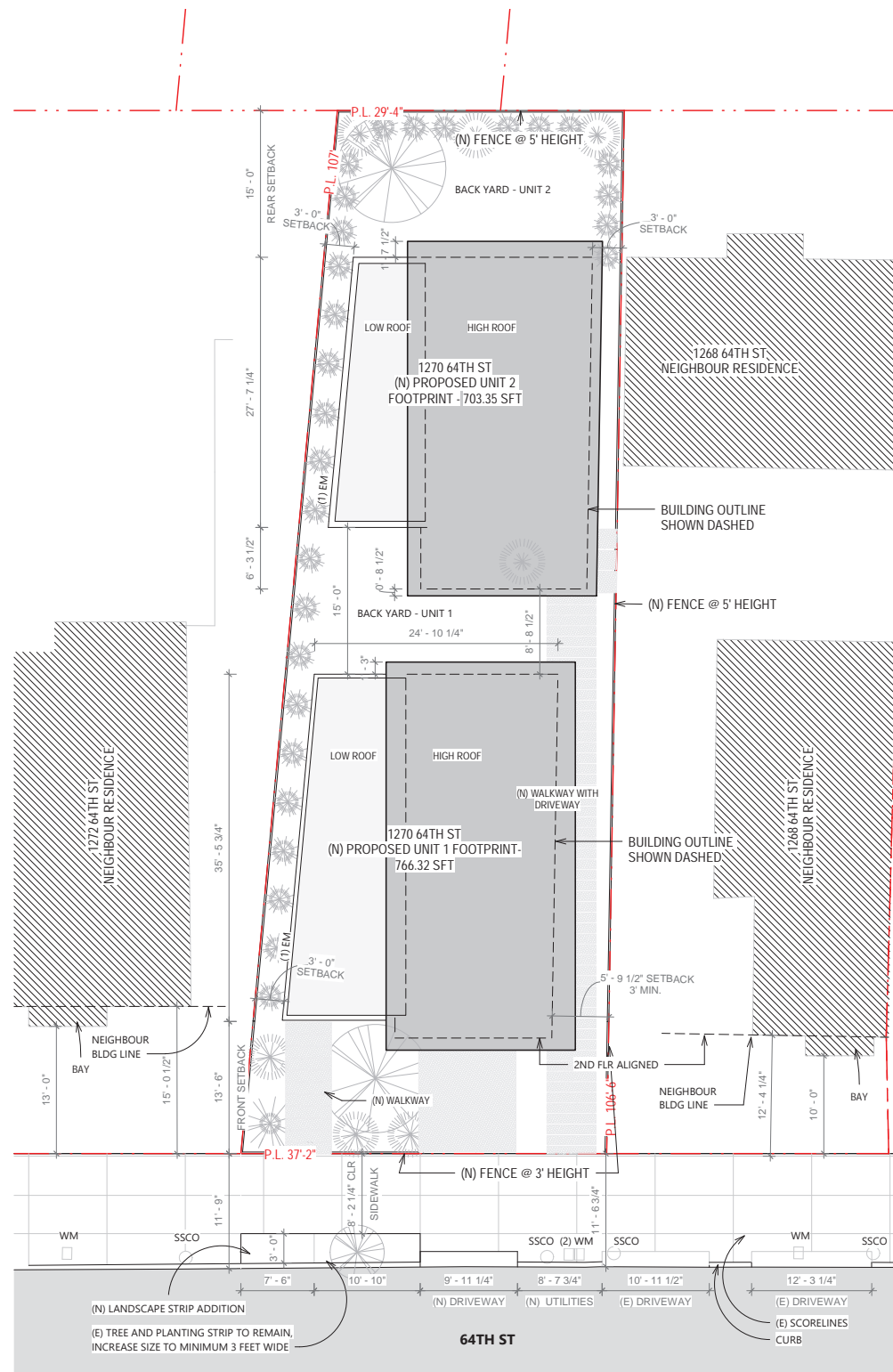


EXISTING SITE PHOTOS

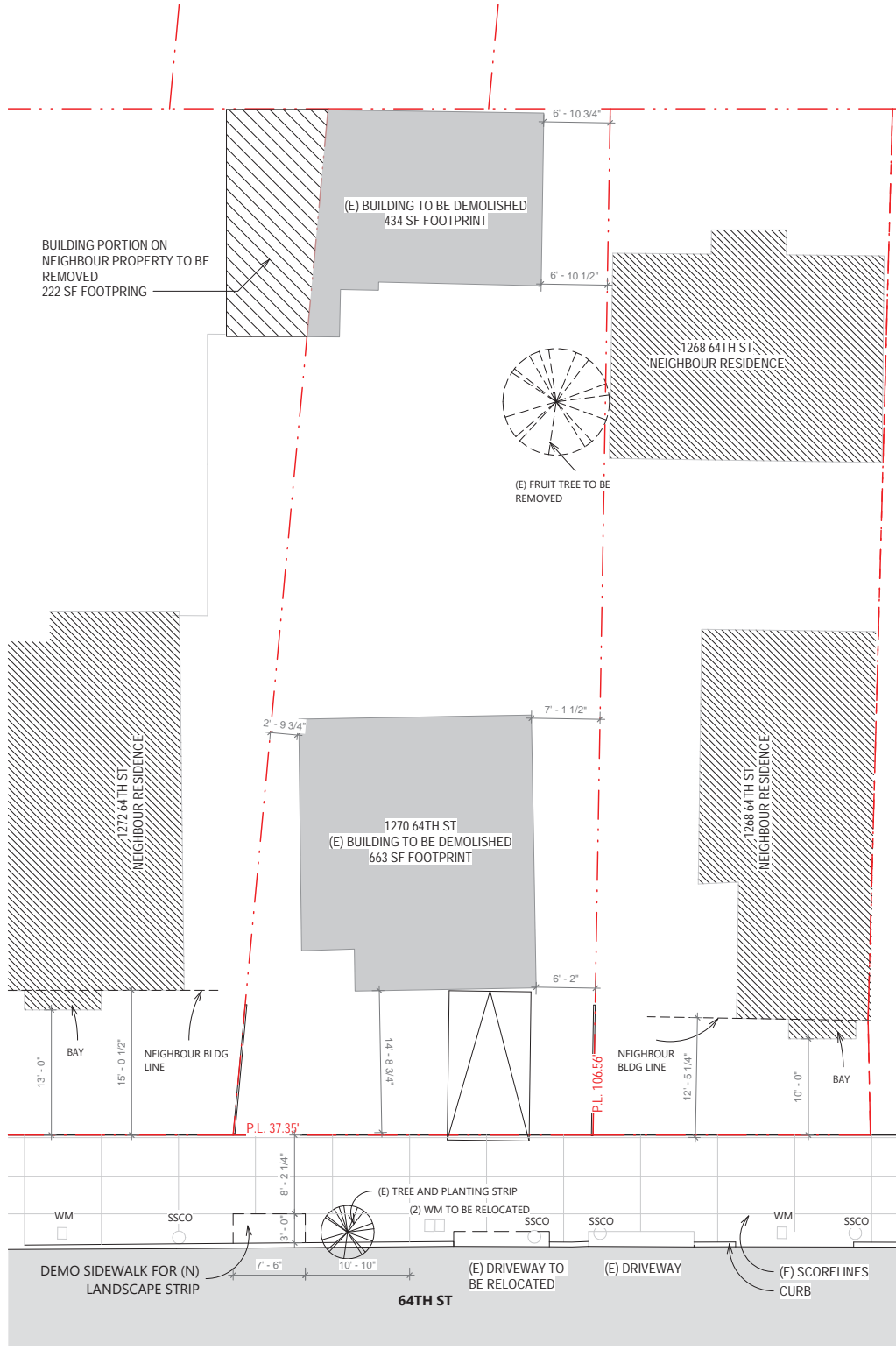
PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE:

SHEET NO:

A005



- SIDEWALK IMPROVEMENT NOTES:
1. (E) SIDEWALK TO BE REPAIRED AS NEEDED, ADJUST UTILITY BOXES TO MATCH SIDEWALK / DRIVEWAY SURFACE.
 2. MAINTAIN AN UNOBSTRUCTED PEDESTRIAN PATHWAY OF A MINIMUM OF SIX FEET.
 3. MAINTAIN A LANDSCAPING STRIP OF A MINIMUM OF THREE FEET ALONG THE CURB.
 4. GRIND AND SMOOTH ANY VERTICAL STEPS OVER 1/4" ALONG SIDEWALK.
 5. COORDINATE W/ CITY CONSULTING ARBORIST TO ASSESS STREET TREE FOR PROTECTION PLAN DURING CONSTRUCTION.
 6. ALL UTILITIES TO BE UNDERGROUND PER CITY'S STANDARDS FOR NEW CONSTRUCTION.



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1270 64TH ST
1270 64TH ST EMERYVILLE, CA

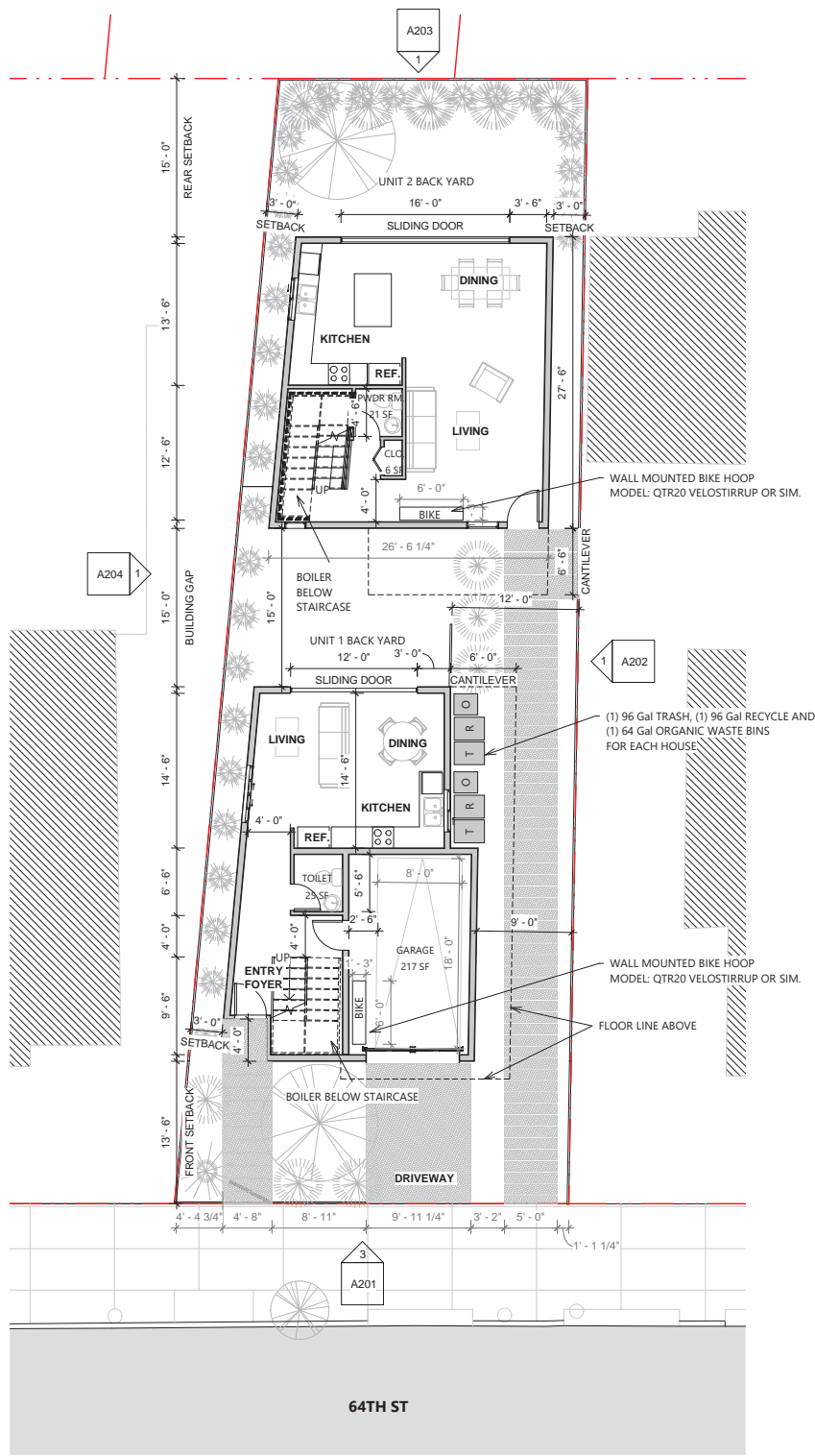
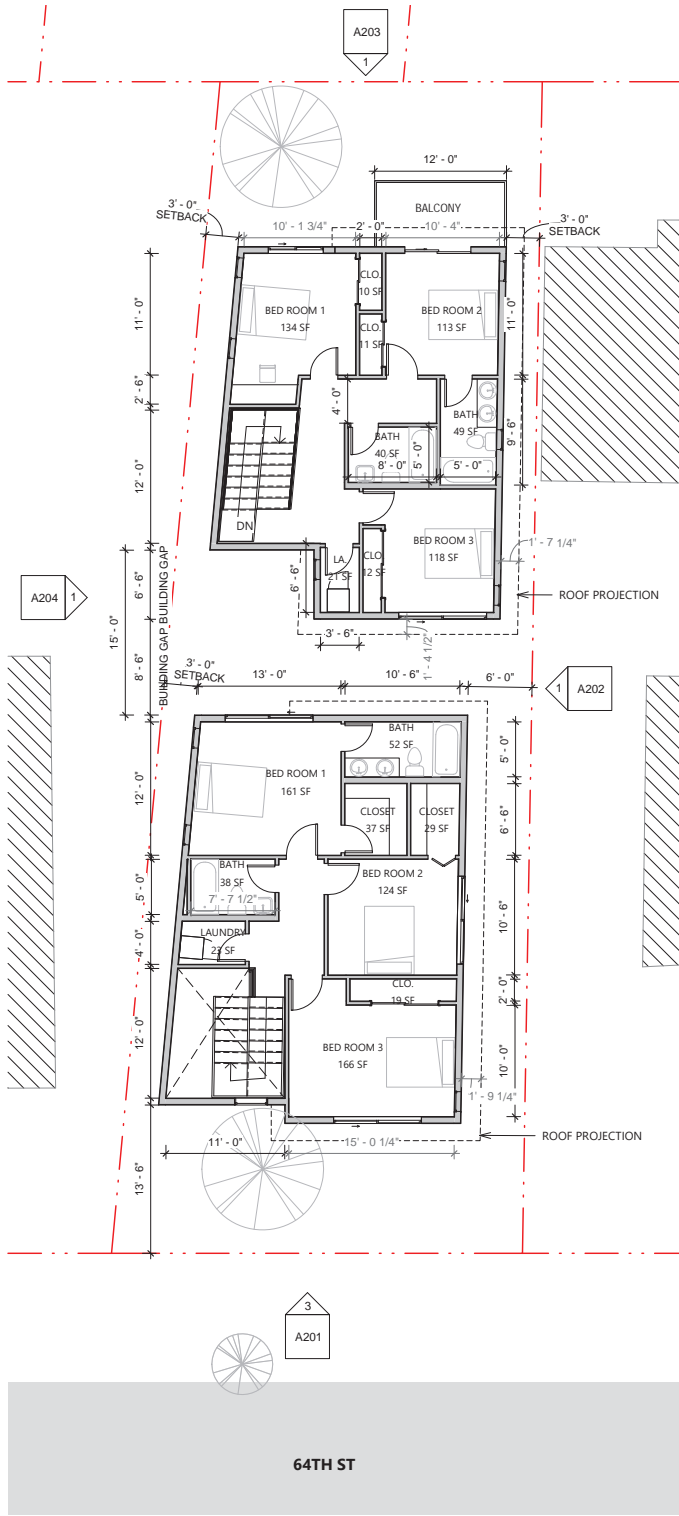
NO.	DESCRIPTION	DATE
2	PLN R2	05/07/2021



SITE PLAN

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE: 1/8" = 1'-0"

SHEET NO:
A100

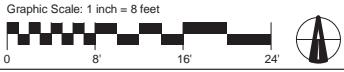


NOTES:

FRONT UNIT GROSS AREA	
GARAGE	- 255 SF
LEVEL 1	- 491 SF
LEVEL 2	- 956 SF
TOTAL	- 1,447 SF

REAR UNIT GROSS AREA	
LEVEL 1	- 703.35 SF
LEVEL 2	- 810.3 SF
TOTAL	- 1,514 SF

WALL / LINE LEGEND	
	NEW WALL
	HIDDEN LINE
	FLOOR / OBJECT ABOVE
	PROPERTY LINE





BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

1270 64TH ST

1270 64TH ST EMERYVILLE, CA

NO.	DESCRIPTION	DATE
1	PLN R1	03/30/2021
2	PLN R2	05/07/2021

STAMP:

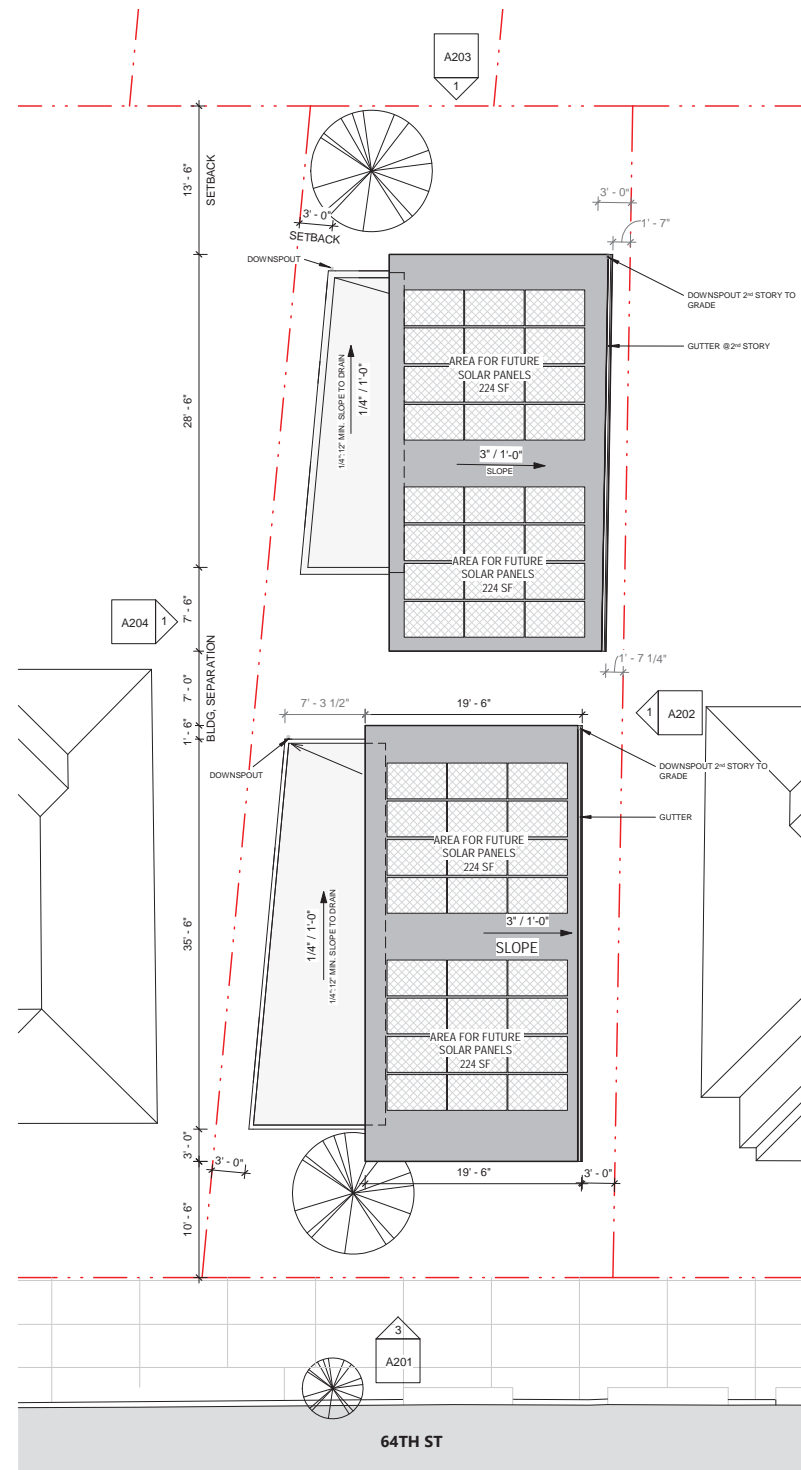


FLOOR PLANS

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE: As indicated

SHEET NO:

A101



1270 64TH ST
1270 64TH ST EMERYVILLE, CA

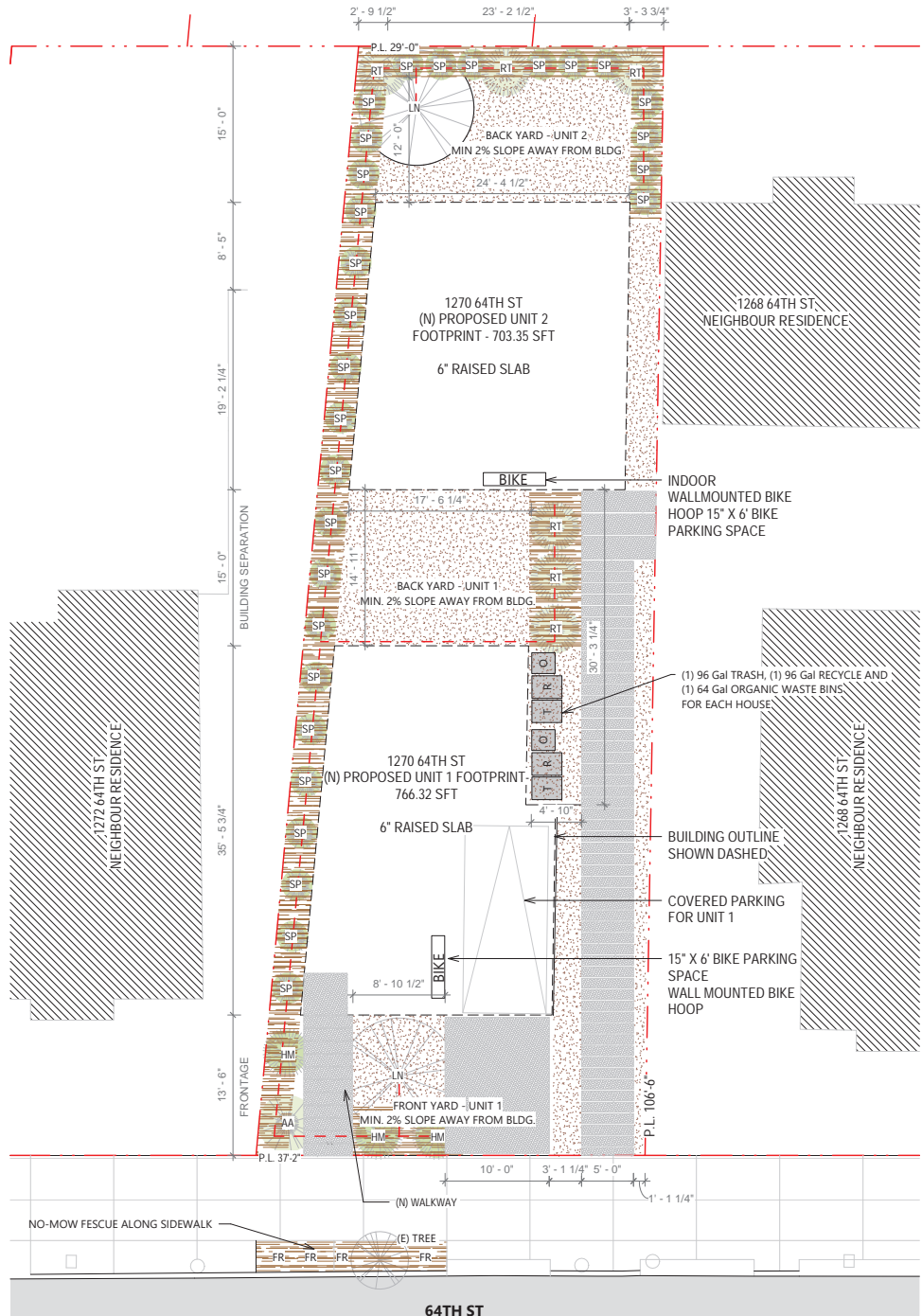
NO.	DESCRIPTION	DATE



ROOF PLAN

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE: 1/8" = 1'-0"

SHEET NO:
A102



SYMBOL	NAME	SIZE	WUCOLS	QTY	IMAGE
	RHUS TYPHINA	1'10" Height 2'4" Diameter	LOW	5	
	SALVIA PACHYPHYLLA	2'0" Height 2'0" Diameter	LOW	29	
	HAKONECHLOA MACRA	3'0" Height 2'0" Diameter	MODERATE/ MEDIUM	3	
	AGAVE ATTENUATA	5'6" Height 3'0" Diameter	LOW	1	
	LAGERSTROEMIA 'NATCHEZ'	20'-25' Height 15'-25' Spread	LOW / MEDIUM	2	
	FESTUCA RUBRA	1.3-2.6' Height	LOW	GROUND COVER	

1 LANDSCAPE PLAN
1/8" = 1'-0"

IRRIGATION

1. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
2. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
3. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
4. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY.
5. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014.
6. AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO IRRIGATION RUNOFF OR OVERSPRAY.

LEGEND

	CONCRETE PAD / PAVERS, PERVIOUS	- 805 SF
	MULCH, PERVIOUS	- 608 SF
	DECOMPOSED GRANITE	- 804 SF
	DRIP IRRIGATION LINE	

NOTE:
Total landscaped area - 608 sft

SITE DEVELOPMENT REGULATIONS

9-4.303 OPEN SPACE

(5) USES EXEMPTED FROM (a) OPEN SPACE REQUIREMENTS = TWO (2) UNIT RESIDENTIAL USE TYPES.

9-4.504 LANDSCAPE REQUIREMENTS BY ZONING DISTRICT

10% MIN OF PROJECT SITE
SITE = 3,554 SQF
LANDSCAPE REQUIRED = 355 SQF
LANDSCAPE PROVIDED = 608 SQF

"LANDSCAPING" DEFINITION: LIVING VEGETATION, PLANTED IN THE GROUND, INCLUDING SOME COMBINATION OF TREES, GROUND COVER, SHRUBS, VINES, FLOWERS, OR LAWNS. IN ADDITION, THE COMBINATION OR DESIGN MAY INCLUDE NATURAL FEATURES SUCH AS ROCK AND STONE; AND STRUCTURAL FEATURES, SUCH AS FOUNTAINS, REFLECTING POOLS, ARTWORKS, SCREEN WALLS, FENCES AND BENCHES.

EMERYVILLE PRESCRIPTIVE REQUIREMENTS

AMENDMENTS AND MULCH

1. AT LEAST 6 CUBIC YARDS OF COMPOST, WITH A COMPOSITION ACCORDING TO CITY STANDARDS OR A CITY-APPROVED SOIL REPORT RECOMMENDATION, PER 1,000 SQUARE FEET SHALL BE INCORPORATED INTO THE TOP 6 INCHES OF SOIL.
2. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, AREAS RECEIVING CLOSELY SPACED PLUGS AS A LAWN ALTERNATIVE, AREAS WITH CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. NONPOROUS MATERIALL SHALL NOT BE PLACED UNDER THE MULCH.
3. REQUIRED TREES SHALL HAVE ADEQUATE ROOTABLE SOIL VOLUME (600 CUBIC FEET FOR SMALL TREES, 900 FOR MEDIUM-SIZE, AND 1,200 CUBIC FEET FOR LARGE TREES).



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

SITE DEVELOPMENT REGULATIONS

9-4.303 OPEN SPACE

(5) USES EXEMPTED FROM (a) OPEN SPACE REQUIREMENTS = TWO (2) UNIT RESIDENTIAL USE TYPES.

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NO.	DESCRIPTION	DATE
1	PLN R1	03/30/2021
2	PLN R2	05/07/2021

STAMP:

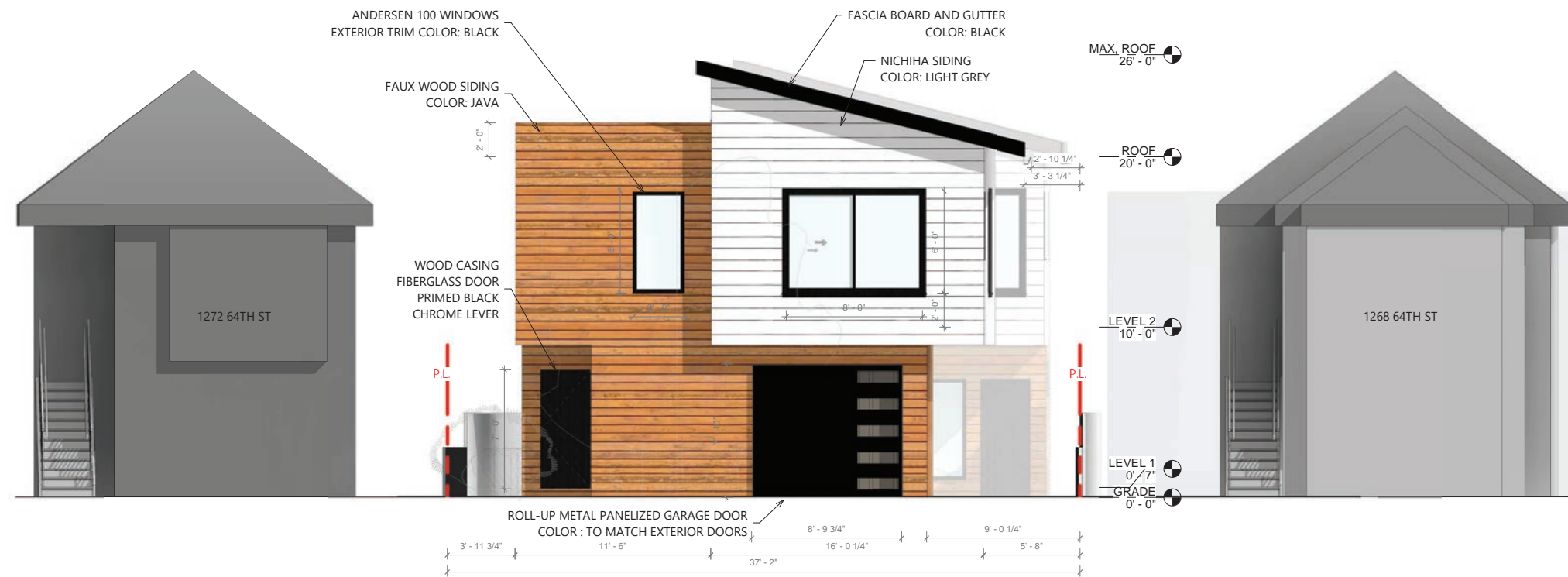


LANDSCAPE PLAN

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE: 1/8" = 1'-0"

SHEET NO:

A103



NOTE: ELEVATION CUT LINE IS FLUSHED TO FRONT PROPERTY LINE. REFER TO FLOORPLAN FOR ACCURATE HORIZONTAL BUILDING MEASUREMENTS RELATIVE TO SIDE PROPERTY LINES.

3 SOUTH ELEVATION
1/4" = 1'-0"

1270 64TH ST
1270 64TH ST EMERYVILLE, CA

NO.	DESCRIPTION	DATE
1	PLN R1	03/30/2021
2	PLN R2	05/07/2021



ELEVATION - SOUTH

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE: 1/4" = 1'-0"

SHEET NO:
A201



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1270 64TH ST
1270 64TH ST EMERYVILLE, CA

NO.	DESCRIPTION	DATE
2	PLN R2	05/07/2021



ELEVATION - EAST

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE: 1/4" = 1'-0"

SHEET NO:
A202



1 EAST ELEVATION
1/4" = 1'-0"



BARAN STUDIO ARCHITECTURE
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1270 64TH ST
1270 64TH ST EMERYVILLE, CA

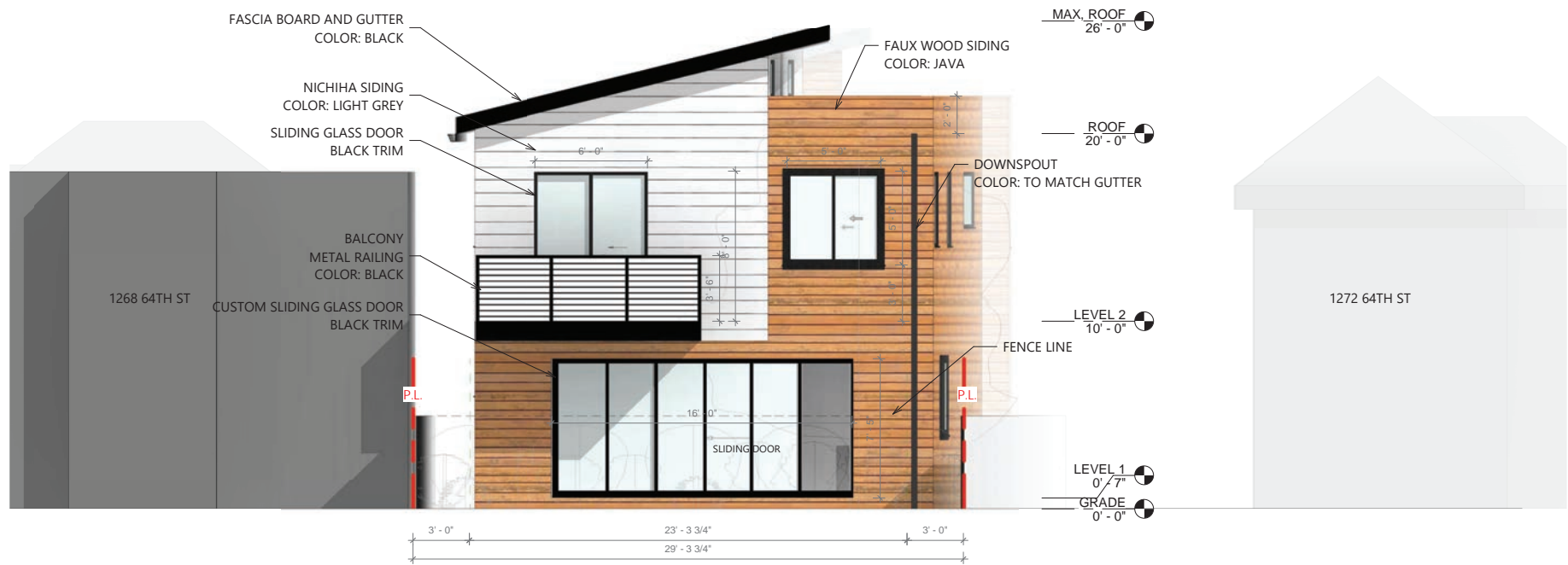
NO.	DESCRIPTION	DATE
2	PLN R2	05/07/2021



ELEVATION - NORTH

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE: 1/4" = 1'-0"

SHEET NO:
A203



NOTE: ELEVATION CUT LINE IS FLUSHED TO REAR PROPERTY LINE. REFER TO FLOORPLAN FOR ACCURATE HORIZONTAL BUILDING MEASUREMENTS RELATIVE TO SIDE PROPERTY LINES.

1 North
1/4" = 1'-0"



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

1270 64TH ST
1270 64TH ST EMERYVILLE, CA

NO.	DESCRIPTION	DATE
2	PLN R2	05/07/2021



ELEVATION - WEST

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE: 1/4" = 1'-0"

SHEET NO:
A204



1 WEST ELEVATION
1/4" = 1'-0"



SOUTH EAST VIEW



SOUTH (FRONT) VIEW



SOUTH WEST VIEW



REAR UNIT VIEW



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

1270 64TH ST

1270 64TH ST EMERYVILLE, CA

NO.	DESCRIPTION	DATE
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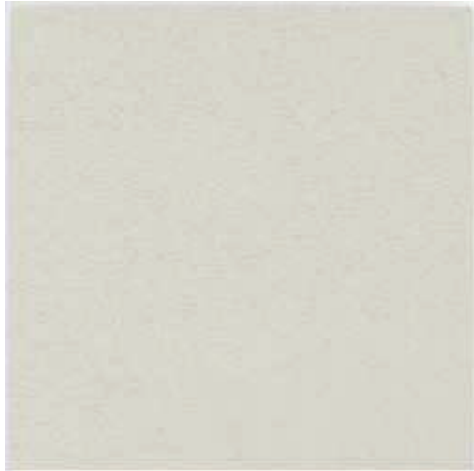


RENDERED IMAGES

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE:

SHEET NO:

A301



1. BUILDING VOLUME:
NICHIIHA SAVANNAH SMOOTH WOOD LAP SIDING
COLOR: PRIMED, OFF-WHITE
DIMENSION: 8-1/4" X 9' 4"
THICKNESS: 1/2"

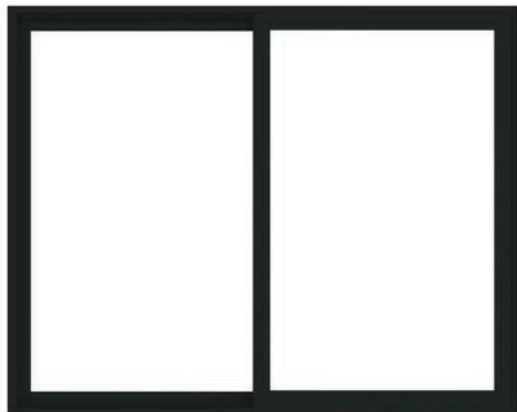
RESCPH120612
6" Siding
(W x H x L) 1/2" x 6" x 12'



2. BUILDING VOLUME:
REYSISTA WOOD SIDING
COLOR: JAVA (WALNUT WOOD)
DIMENSION: 6" X 12"
THICKNESS: 1/2"



3. FASCIA & RAINWATER PIPE/ GUTTER
COLOR: BLACK



Exterior



4. ANDERSON WINDOWS
MODEL: 100 SERIES



5. REDWOOD FENCE/ GATE



BARAN STUDIO ARCHITECTURE
OAKLAND | LOS ANGELES 510 595 6744

1270 64TH ST

1270 64TH ST EMERYVILLE, CA

NO.	DESCRIPTION	DATE
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2	PLN R2	05/07/2021

STAMP:



MATERIAL BOARD

PROJECT NO.: UPDR20-004
DATE: 06/07/2021
SCALE:

SHEET NO:

A401