

5919 BALBOA DRIVE



richard janzen architect

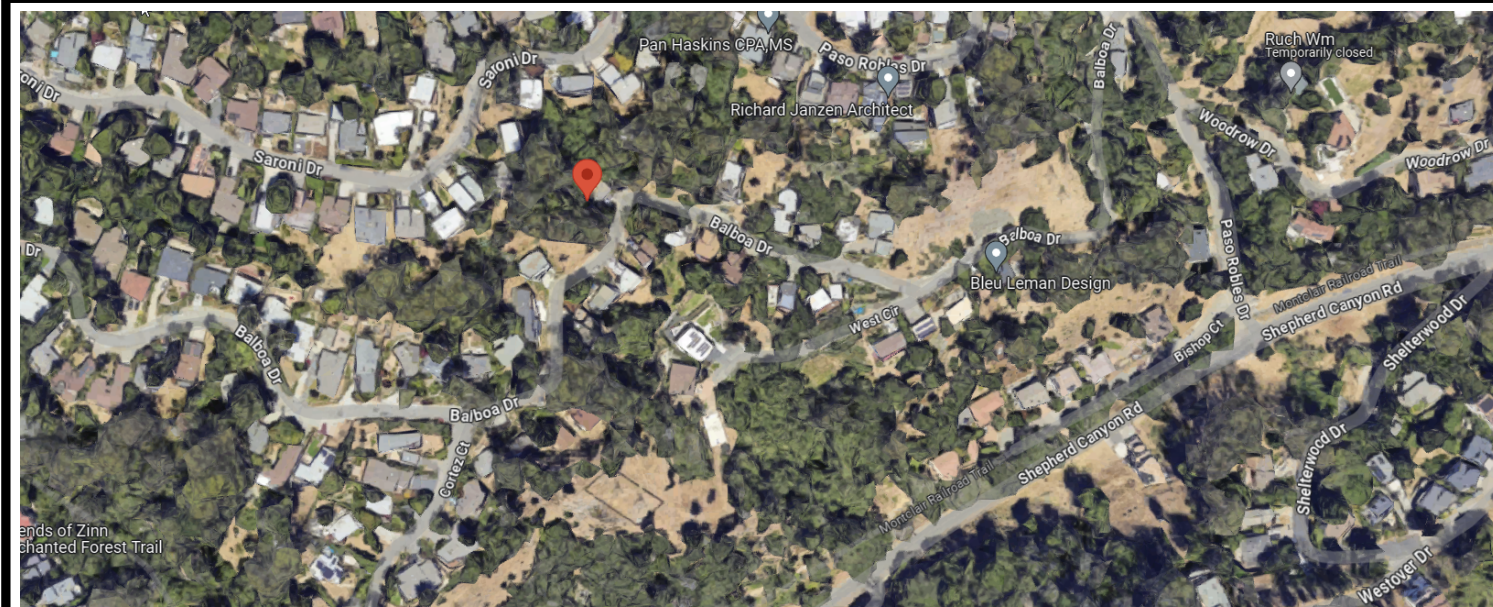
SINGLE FAMILY RESIDENCE AT VACANT LOT ON 5919 BALBOA DRIVE, OAKLAND CA., 94611. APN: 48E-7347-23 & 48E-7347-22.



- | | |
|--|---|
| <p>1. THESE DRAWINGS ARE A PORTION OF THE CONSTRUCTION DOCUMENTS WITH WHICH THE SPECIFICATIONS ARE INTENDED TO COORDINATE ANYTHING IN ONE BUT NOT IN THE OTHER IS TO BE EXECUTED AS IF IN BOTH. DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. CONTRACTOR ACCEPTS LIABILITY BY NOT REPORTING ANY AND ALL DISCREPANCIES TO THE ARCHITECT.</p> | <p>6. PROTECT AREAS OF NEW OR EXISTING MATERIALS AND FINISH FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRIERS, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT NON-CONSTRUCTION PERSONNEL. REPAIR OR REPLACE DAMAGE TO NEW OR EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT AS REQUIRED BY THE ARCHITECT.</p> |
| <p>2. DO NOT SCALE THE DRAWINGS. DIMENSIONS TAKE PRECEDENCE OVER SCALE OF DRAWINGS. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE. REPORT ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.</p> | <p>7. REMOVE RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS AND EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.</p> |
| <p>3. WHEN A CLOUD APPEARS IN THESE DRAWINGS, NOTE THAT THE INFORMATION ENCIRCLED HAS BEEN REVISED FROM THE PREVIOUS CONDITION.</p> <p>TYPICAL CLOUD  REVISION NUMBER </p> | <p>8. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE GENERAL DESIGN AND TYPE OF CONSTRUCTION DESIRED, AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS, AND WORKMANSHIP THROUGHOUT. THESE DOCUMENTS DO NOT INTEND TO REFLECT EVERY CONDITION OF CONSTRUCTION. CONTRACTOR SHALL PROJECT THE INTENT OF THESE DOCUMENTS TO THE ENTIRE CONSTRUCTION WHETHER SPECIFICALLY ILLUSTRATED OR NOT</p> |
| <p>4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. ALL INCONSISTENCIES SHALL BE NOTICED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. CONTRACTOR ASSUMES LIABILITY FOR NON-NOTIFICATION TO THE ARCHITECT.</p> | <p>9. PROTECT AT ALL TIMES THE PROPERTY OF THE BUILDING OWNER AND THOSE OF HIS ADJACENT PROPERTY OWNERS IN REFERENCE TO THIS WORK.</p> |
| <p>5. ALL DIMENSIONS ARE TO FACE OF STUD OR FRAMING OR CENTER LINE OF COLUMN OR MULLION, UNLESS OTHERWISE NOTED.</p> | <p>10. PROVIDE TEMPORARY UTILITIES THROUGHOUT PROJECT AREA, FOR THE DURATION OF THIS PROJECT AS REQUIRED.</p> |

CLIENT NAME	RAJA SEKARAN		
ADDRESS	5919 BALBOA DRIVE, OAKLAND CA.		
APN	48E-7347-23 & 48E-7347-22		
ZONING DISTRICT	RH4-59		
OCCUPANCY GROUP	R3 - SINGLE FAMILY RESIDENTIAL		
CONSTRUCTION TYPE	V-B		
SPRINKLERS	REQUIRED		
LOT SIZE	APPROX 11,551.94		
HEIGHT RESTRICTION	32' (PER TABLE 17.13.05 > 20% FOOTPRINT SLOPE)		
SET BACKS	ALLOWABLE	EXISTING	PROPOSED
FRONT	20'	N/A	32' 11"
REAR	30'	N/A	30' 2 1/2"
LEFT	9'	N/A	10' 3"
RIGHT	9'	N/A	9' 1"
BUILDING STORIES	3 STORIES		
AREAS	ALLOWABLE	EXISTING	PROPOSED
BASEMENT AREA	N/A	N/A	N/A
OFFICE AREA	N/A	N/A	694
MAIN FLOOR AREA	N/A	N/A	2189
UPPER FLOOR AREA	N/A	N/A	1804
TOTAL	N/A	N/A	4687
FAR (PER MUNI CODE 17.13.04)	0.40%	N/A	4.0%
BUILDING FOOTPRINT	4621	N/A	2706
LOT COVERAGE	N/A	N/A	23%
NON-HABITABLE AREAS BELOW ARE NOT INCLUDED IN TOTAL AREA & FAR ABOVE			
GARAGE	N/A	N/A	604
FRONT PORCH	N/A	N/A	N/A
DECKS	N/A	N/A	1469

BUILDING SECTION NUMBER		Room name	
BUILDING SECTION (PLAN)		ROOM NAME WITH FLOOR FINISH	
BUILDING SECTION (ELEVATION)		DOOR TAG	
ELEVATIONS		WINDOW TAG	
WALL SECTION		REVISION TAG	
DETAIL CALLOUT		LEVEL TAGS	
DETAIL CUT (PLAN/SECTION)		DRAWING TITLE	
RELATED DETAIL CUT BELOW OR 4/8 (V/E)		NORTH ARROWS	



LOCATION MAP

RICHARD JANZEN ARCHITECTURE
6812 PASO ROBLES DRIVE
OAKLAND CA. 94611
P: 510.334.7380
F: 000.000.0000
E: rich7arch@sbcglobal.com
CONTACT: RICHARD JANZEN

BASALTIC INC.
2615 MACARTHUR BLVD.
OAKLAND CA., 94602
P: 510.967.1299
F: 000.000.0000
E: BASALTICINC@GMAIL.COM
CONTACT: JOHN TAO

2022 EDITION OF THE CALIFORNIA BUILDING CODE.

2022 EDITION OF THE CALIFORNIA MECHANICAL CODE

2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE

2022 EDITION OF THE CALIFORNIA PLUMBING CODE

2022 EDITION OF THE CALIFORNIA FIRE CODE

2022 EDITION OF THE CALIFORNIA ENERGY CODE

NO.	NAME
G000	COVER SHEET
G100	GENERAL INFORMATION
G101	CIVIL SURVEY
G102	GREEN POINT RATING
A000	ARCHITECTURAL SITE PLAN
A001	ARCHITECTURAL SITE PLAN MERGED LOTS
A010	LANDSCAPE PLAN
A020	TREE REMOVAL PLAN
A100	GARAGE & OFFICE PLAN
A101	MAIN FLOOR PLAN
A102	UPPER FLOOR PLAN
A103	ROOF PLAN
A104	REFLECTED CEILING PLANS
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A303	BUILDING SECTIONS
A400	PLAN CALL-OUTS
A401	ELEVATION CALL-OUTS
A402	SECTION CALL-OUTS
A403	WALL SECTIONS
A500	DETAILS
A5600	ARCHITECTURAL SCHEDULES
A900	EXTERIOR PERSPECTIVES
A901	EXTERIOR PERSPECTIVES

richard
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architecture

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BALBOA RESIDENCE
5919 BALBOA DRIVE
OAKLAND, CA., 94611

GENERAL INFORMATION

DRAWN
GN
CHECKED
RJ
DATE
12/21/2023 6:14:04 PM
SCALE
As indicated
JOB NO.
2023-01
SHEET

G100

AC

AC	ASPHALTIC CONCRETE
ADJ	ADJACENT
BLDG	BUILDING
CD	CLEAN OUT
COR	CORNER
DW	DRIVEWAY
EP	EDGE OF PAVEMENT
FL	FLOW LINE
GS	GROUNDSHOT
HP	HINGEPOINT
JP	JOINT POLE
SL	STREET LIGHT
SMH	SANITARY SEWER MANHOLE
WGV	WATER BATE VALVE

1056.7	INDICATES GROUNDSHOT
Q 12TREE	INDICATES TREE SIZE AND TYPE

	INDICATES BOUNDARY LINE
	INDICATES LOT LINE
	INDICATES MAJOR CONTOUR LINE
	INDICATES MINOR CONTOUR LINE
	INDICATES WIRE FENCE
	INDICATES MONUMENT LINE
	INDICATES OVERHEAD LINE
	INDICATES UNDERGROUND SANITARY SEWER LINE

NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE DATE OF THE FIELD SURVEY WAS FEBRUARY 28, 2022.
3. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.
4. CONTOUR INTERVALS ARE SET AT 2 FEET

BENCHMARK:

SSMH 56-203-74
FL ELEV = 877.03 (CITY OF OAKLAND DATUM)
SS MAP# 292
IMAGE 509, BOOK 488

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY IS THE SAME SHOWN ON CORNER RECORD #7562 FILED IN BOOK 72 OF CORNERS RECORDS AT PAGE 76 IN THE OFFICE OF THE COUNTY SURVEYOR, ALAMEDA COUNTY.

TITLE REPORT NOTE:

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO MUIR CONSULTING, INC. THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL THAT ARE NOT SHOWN.

UTILITY NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

TREE NOTE:

TREE TYPES, DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

RECORD BOUNDARY NOTE:

THIS BOUNDARY IS BASED ON RECORD DATA AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. NO WARRANTIES OR GUARANTEES ARE EXPRESSED OR IMPLIED IN REGARD TO THE ACCURACY OF THE BOUNDARY AS SHOWN. IF ACCURATE BOUNDARY DATA IS PERTINENT FOR DESIGN OR DEVELOPMENT, THEN A FULL BOUNDARY SURVEY MUST BE PERFORMED BY MUIR AND A RECORD OF SURVEY MUST BE FILED.

REFERENCE: CORNER RECORD # 7582

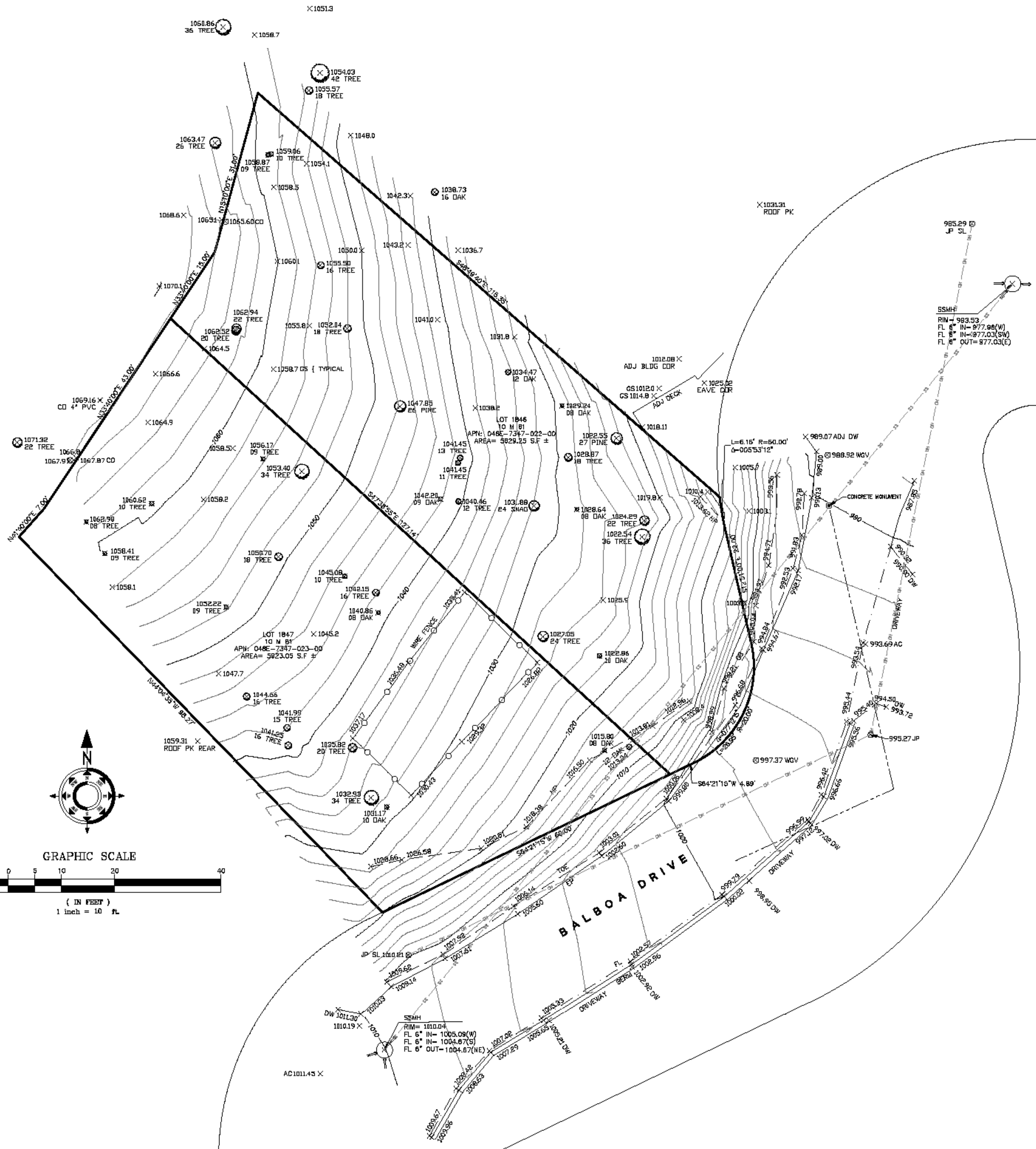
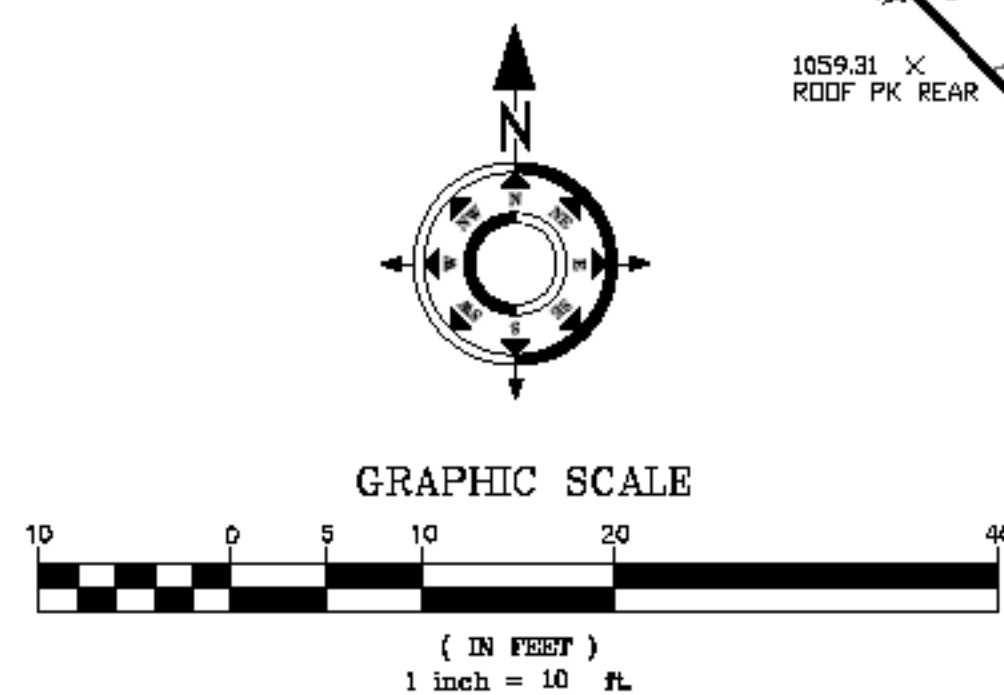
SURVEYOR'S STATEMENT

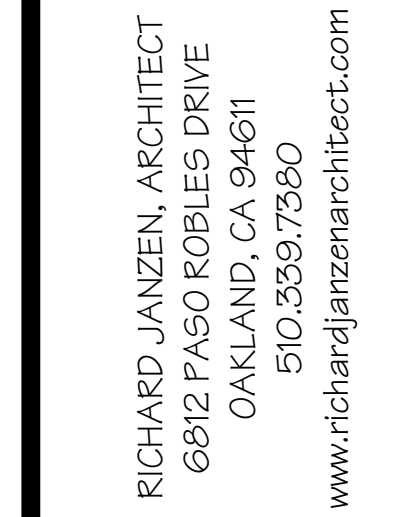
THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JACK M. SMITH, P.E. #7538
LICENSE EXPIRES: 12-31-2023



DATE _____





GREEN POINT RATING

DRAWN
GN
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RJ
DATE
12/21/2023 5:21:55 PM
SCALE
JOB NO.
2023-01
SHEET
G102



Certified GreenPoint Rater -
Existing Home

Rater Name: John Tao
Rater ID Number: 32259
Class: Single Family
Certified On: 10/19/2017

Lang & Brown

Executive Director, Build It Green
www.BuildItGreen.org

GreenPrintED		NEW HOME RATING SYSTEM, VERSION 9.1				Blueprint Scoresheet					
5919 Balboa Dr		Project Targeted	Community	Energy	AQ/Health	Resources	Water	Transportation	Other	Project Points	
New Home Single Family v. 9.1					Possible Points						
C1.Green	Yes	4		1	1	1	1	1			
A SITE	Yes	4									
A1. Stormwater Control- Prescriptive Path (section capped at 3 points)											
A1.3 No-Planting/Planting Materials							1				
B. FOUNDATION	Yes										
B1. Foundation/Drainage System		2					2				
C. LANDSCAPE	Yes										
C1. 15-10% Water Use Efficiency (average): Plants capped at 6 for less than 15%.											
C3. Resource Efficient Landscapes											
C3.1 No Irrigation: Species Listed by Region		1									
C4. Minimal Turf in Landscape											
C4.1 No Turf on Slopes Exceeding 40% and No Overhead Sprinklers Installed		2					2				
C4.2 Less Than 50% First Water		2									
C4.2 Turf on a Small Percentage of Landscaped Area											
D. EXTERIOR	Yes										
D1. Durable and Non-Combustible Cladding Materials											
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						0.5		0.5			
F1.1 Walls and Floors		0.5									
F1.2 Ceilings		0.5						0.5			
G. PLUMBING	Yes										
G2. Install Water Efficient Fixtures											
G2.3 Water-Saving Toilets with a Maximum Performance (MaP) Threshold of No Less Than 120 cpm and 6.29gpf OR 1.1 gpf							2				
G2.3.2 Water-Saving Toilets with a Maximum Performance (MaP) Threshold of No Less Than 120 cpm and 6.29gpf OR 1.1 gpf											
H. HEATING, VENTILATION, AND AIR CONDITIONING	Yes										
H1. AS Electric or Hybrid Combustion Units											
H1.1 Hybrid Combustion Furnace or Heat Pump		2					2				
H1.2 Hybrid Combustion or Heat Pump Water Heater		1									
H6. Whole Home Mechanical Ventilation Practices to Improve Indoor Air Quality											
H6.1 Meet ASHRAE 62.2-2019 Ventilation Requirements		1	R	R	R	R	R	R	R		
H6.2 No Fireplace											
I. FINISHES	Yes										
I1. Entrways Designed to Reduce Tracked in Contaminants											
I1.1 Individual Entrways		1					1				
J. FLOORING	Yes										
J.3 Durable Flooring		2									
K. APPLIANCES AND LIGHTING	Yes										
K1. ENERGY STAR Dishwasher											
K2. Efficient Clothes Washing and Drying											
M2.1 CEE-Rated Clothes Washer		1									
M2.2 Electric Vehicle Charging Stations and Infrastructure				1			1		2		
L. COMMUNITY											
L1. Social Development											
L1.1 Infill Site		2		1			1				
L2. Social Interaction											
L2.1 Residence Entries with Views to Calles		1									
L2.2 Entrance Yields from Street and/or Other Front Doors		1									
L2.3 Porches Oriented to Street and Public Space		1									
O. OTHER											
O1. GreenPoint Rated Checklist in Blueprints		Y	R	R	R	R	R	R	R		
O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors											



DESIGNER STATEMENT

[illegible]

richard
janzen
architecture

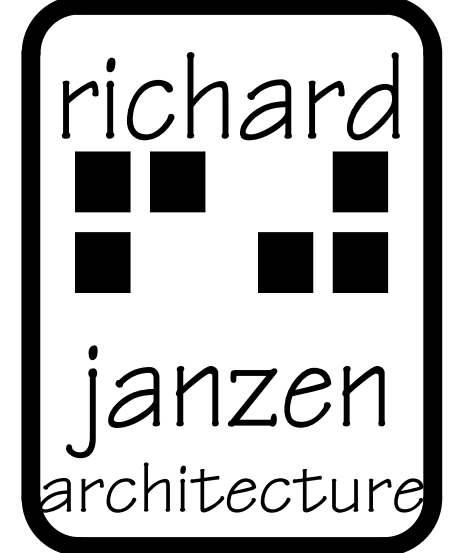
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6812 PASO ROBLES DRIVE
OAKLAND, CA 94611
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1 ARCHITECTURAL SITE PLAN - MERGED LOTS
1/8" = 1'-0"

DESIGNER STATEMENT
THIS PLOT PLAN CORRECTLY REPRESENTS A PLOT PLAN MADE BY ME OR UNDER MY DIRECTION.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.
I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS, AND CONTOURS ARE BASED UPON A SURVEY BY JACK M. SMITH, P.L.S. # 7538, AND DATED: 03/30/22, THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED ON CITY OF OAKLAND DATUM.
RICHARD JANZEN ARCHITECT C19817 DATE: 12.06.23

LOT MERGER
MERGER OF LOTS W/ APN: 048E-7347-023-00 & 048E-7347-022-00 IN PROGRESS.



RICHARD JANZEN, ARCHITECT
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REVISIONS		
NO.	ISSUE	DATE

BALBOA RESIDENCE
5919 BALBOA DRIVE
OAKLAND, CA., 94611

ARCHITECTURAL
SITE PLAN
MERGED LOTS

KEYNOTES	
KEY VALUE	KEYNOTE TEXT
1,41	CLASS "A" PVC SINGLE PLY ROOFING
18	GAS METER
19	ELECTRIC METER

FLOOR LEVELS	
NAME	ELEVATION
UPPER T.O. SUBFLR	1051' - 0"
MAIN T.O. SUBFLR	1038' - 6"
OFFICE T.O. SUBFLR	1027' - 3"
GARAGE T.O. SLAB	1016' - 0"

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TREES:

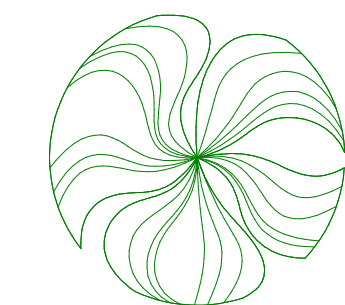
- A - HEAVENLY BAMBOO -- NANDINA DOMESTICA 5 GALLON
- B - BLACK BAMBOO -- PHYLOS TACHYS NIGRA 5 GALLON
- C - SYCAMORE -- PLANTANUS ACER, FOLIA YARWOOD 5 GALLON
- D - COAST LIVE OAK -- QUERCUS AGRIFOLIA 5 GALLON
- E - ELDERBERRY TREE - SAMBUCUS SPP 5 GALLON
- F - SWEET BAY -- LAURUS NOBILIS SARATOGA 5 GALLON
- G - JAPANESE MAPLE -- ACER PALMATUM 5 GALLON
- H - PURPLE LEAF PLUM -- PRUNUS CERASIFERA 5 GALLON
- I - CALIFORNIA BUCKEYE -- AESULUS CALIFORNICA 5 GALLON
- J - ITALIAN CYPRESS -- SEMPERVIRENS 5 GALLON
- K - STRAWBERRY TREE -- ARBUTUS 5 GALLON

SHROUDS & GROUND COVER:

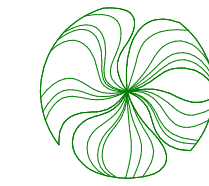
- 1 - STAR JASMINE -- TRACHELOSPERMUM 1 GALLON
- 2 - LANTANA -- LANTANA CAMARA 1 GALLON
- 3 - COAST ROSEMARY -- WESTRINGA ROSMARINIFOLUS 1 GALLON
- 4 - MANZANITA -- ARCTOSTAPHYLOS 1 GALLON
- 5 - EVERGREEN CURRANT -- RIBUS VIBURNIFOLIUM 1 GALLON

NOTE:

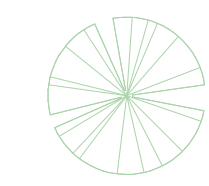
ALL LANDSCAPE TO BE ON AUTOMATIC DRIP IRRIGATION SYSTEM WITH TIME.



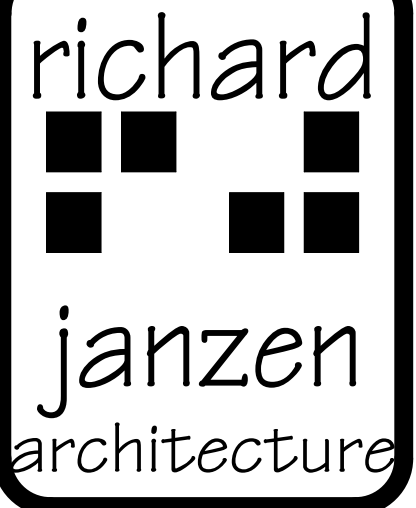
PROPOSED TREES



PROPOSED SHRUBS



(E) TREES TO REMAIN



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BALBOA RESIDENCE
5919 BALBOA DRIVE
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LANDSCAPE
PLAN

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A010



TREE REMOVAL SCHEDULE (TREES NOT PROPOSED FOR REMOVAL BUT...		
COUNT	MARK	COMMENTS
1	22 TREE	EXISTING TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10 FEET OF CONSTRUCTION ACTIVITY.
1	36 TREE	EXISTING TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10 FEET OF CONSTRUCTION ACTIVITY.
1	10 OAK	EXISTING TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10 FEET OF CONSTRUCTION ACTIVITY.
1	27 PINE	EXISTING TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10 FEET OF CONSTRUCTION ACTIVITY.
1	10 TREE	EXISTING TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10 FEET OF CONSTRUCTION ACTIVITY.

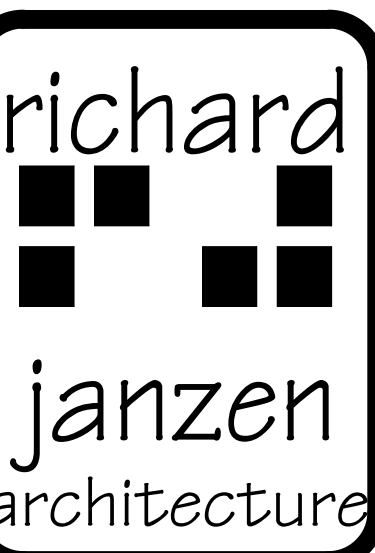
EXISTING TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10 FEET OF CONSTRUCTION ACTIVITY.: 5

TREE REMOVAL SCHEDULE (PROPOSED FOR REMOVAL)		
COUNT	MARK	COMMENTS
1	08 OAK	EXISTING TREES PROPOSED FOR REMOVAL
1	12 OAK	EXISTING TREES PROPOSED FOR REMOVAL
1	18 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	09 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	22 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	34 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	18 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	09 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	10 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	16 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	08 OAK	EXISTING TREES PROPOSED FOR REMOVAL
1	09 OAK	EXISTING TREES PROPOSED FOR REMOVAL
1	12 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	11 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	13 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	24 SNAG	EXISTING TREES PROPOSED FOR REMOVAL
1	18 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	08 OAK	EXISTING TREES PROPOSED FOR REMOVAL
1	24 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	08 OAK	EXISTING TREES PROPOSED FOR REMOVAL
1	12 OAK	EXISTING TREES PROPOSED FOR REMOVAL
1	26 PINE	EXISTING TREES PROPOSED FOR REMOVAL
1	16 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	10 OAK	EXISTING TREES PROPOSED FOR REMOVAL
1	20 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	16 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	15 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	16 TREE	EXISTING TREES PROPOSED FOR REMOVAL
1	20 TREE	EXISTING TREES PROPOSED FOR REMOVAL

TREE REMOVAL SCHEDULE (TREES TO REMAIN)		
COUNT	MARK	COMMENTS
1	16 OAK	EXISTING TREES TO REMAIN
1	09 TREE	EXISTING TREES TO REMAIN
1	10 TREE	EXISTING TREES TO REMAIN
1	26 TREE	EXISTING TREES TO REMAIN
1	22 TREE	EXISTING TREES TO REMAIN
1	08 TREE	EXISTING TREES TO REMAIN
1	09 TREE	EXISTING TREES TO REMAIN
1	18 TREE	EXISTING TREES TO REMAIN
1	42 TREE	EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN: 9

- PROPOSED TREES
- (E) TREES TO REMAIN
- (E) TREES PROPOSED FOR REMOVAL
- (E) TREES NOT PROPOSED FOR REMOVAL BUT WITHIN 10 FT OF CONSTRUCTION ACTIVITY.



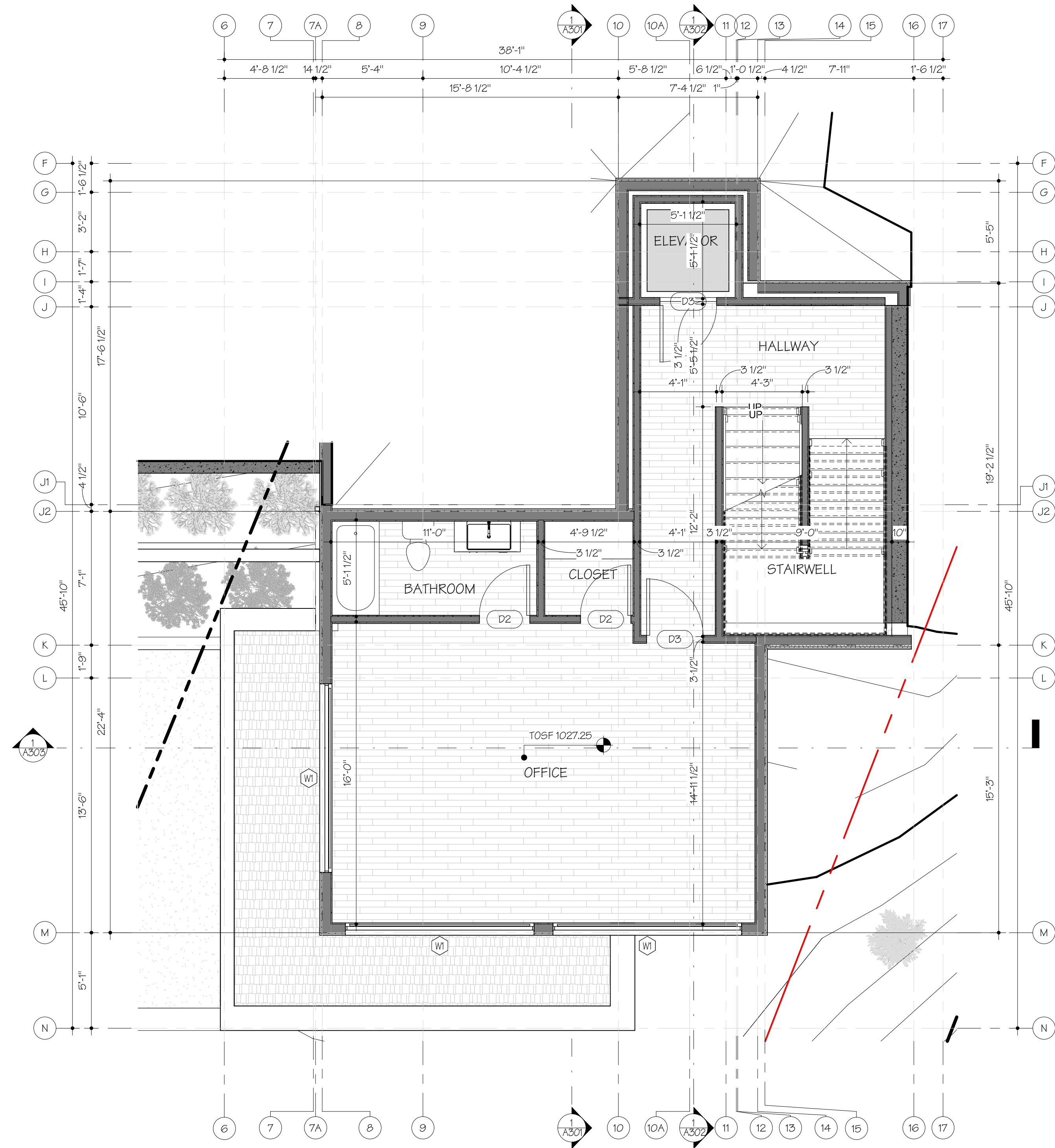
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REVISIONS		
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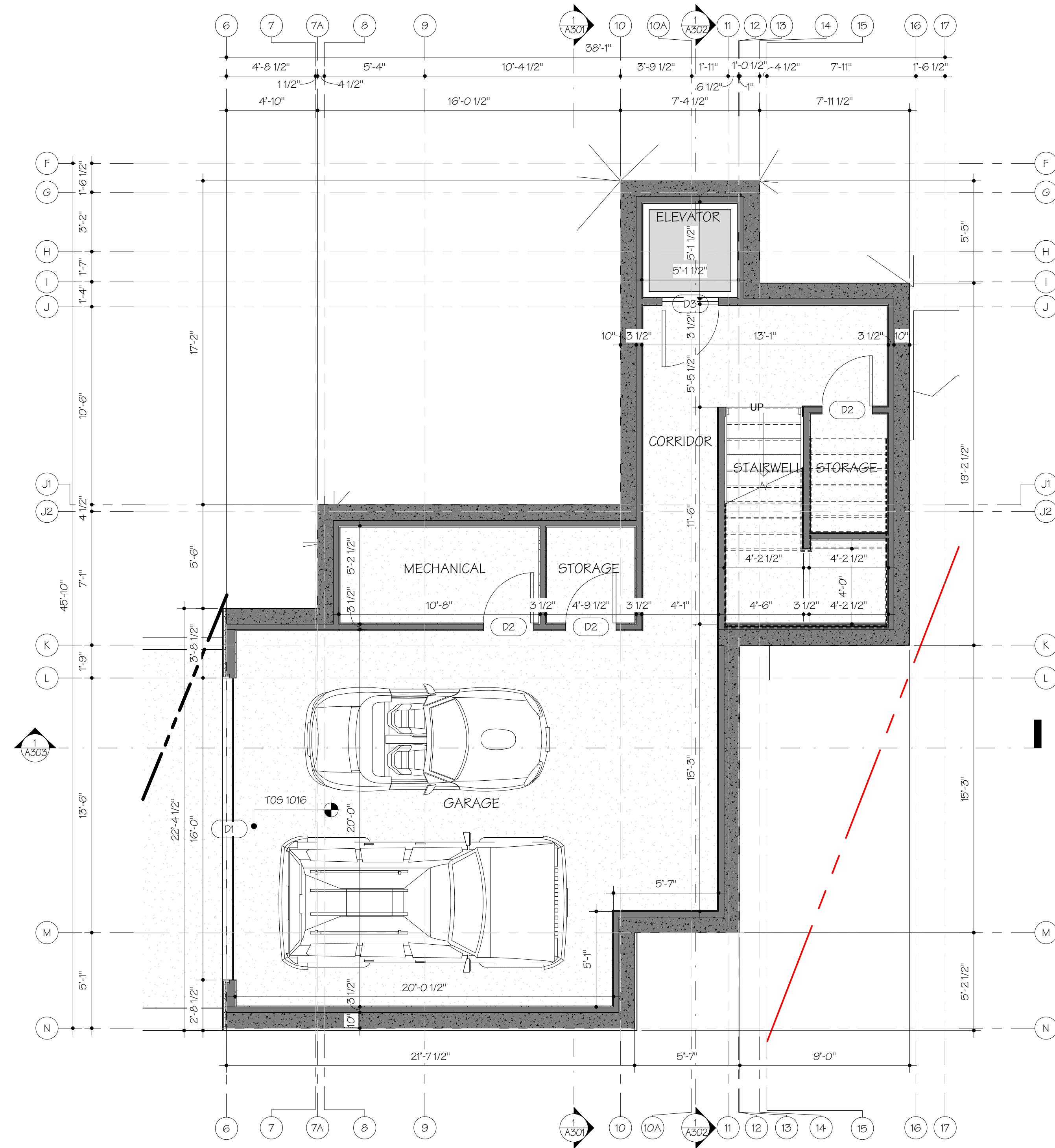
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TREE REMOVAL
PLAN

DRAWN GN
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SHEET A020



2 OFFICE FLOOR PLAN
1/4" = 1'-0"



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

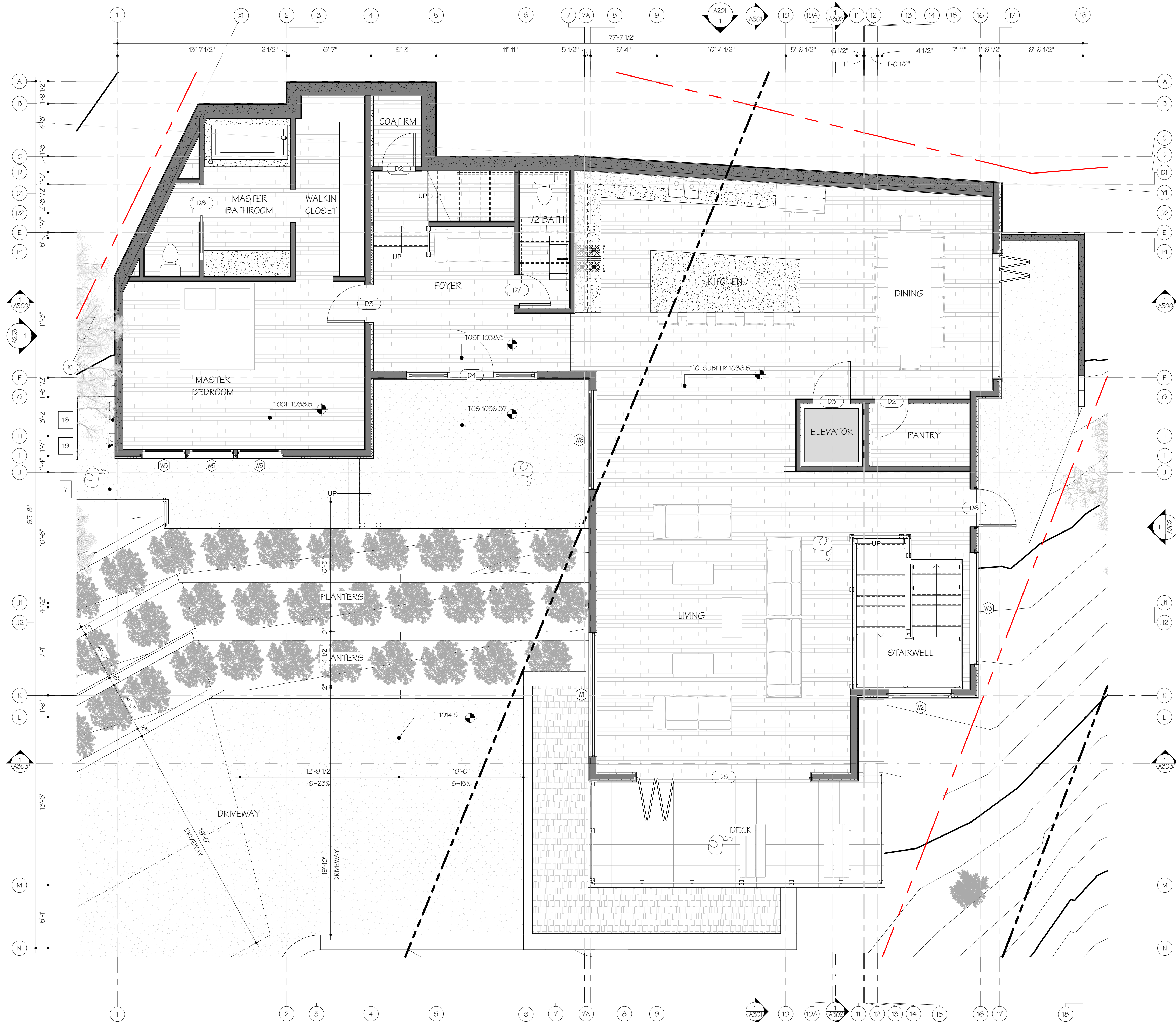
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BALBOA RESIDENCE
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GARAGE &
OFFICE PLAN

DRAWN
GN
CHECKED
RJ
DATE
12/21/2023 5:37:12 PM
SCALE
1/4" = 1'-0"
JOB NO.
2023-01
SHEET

A100



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

KEYNOTES	
KEY VALUE	KEYNOTE TEXT
18	GAS METER
19	ELECTRIC METER

REVISIONS		
NO.	ISSUE	DATE

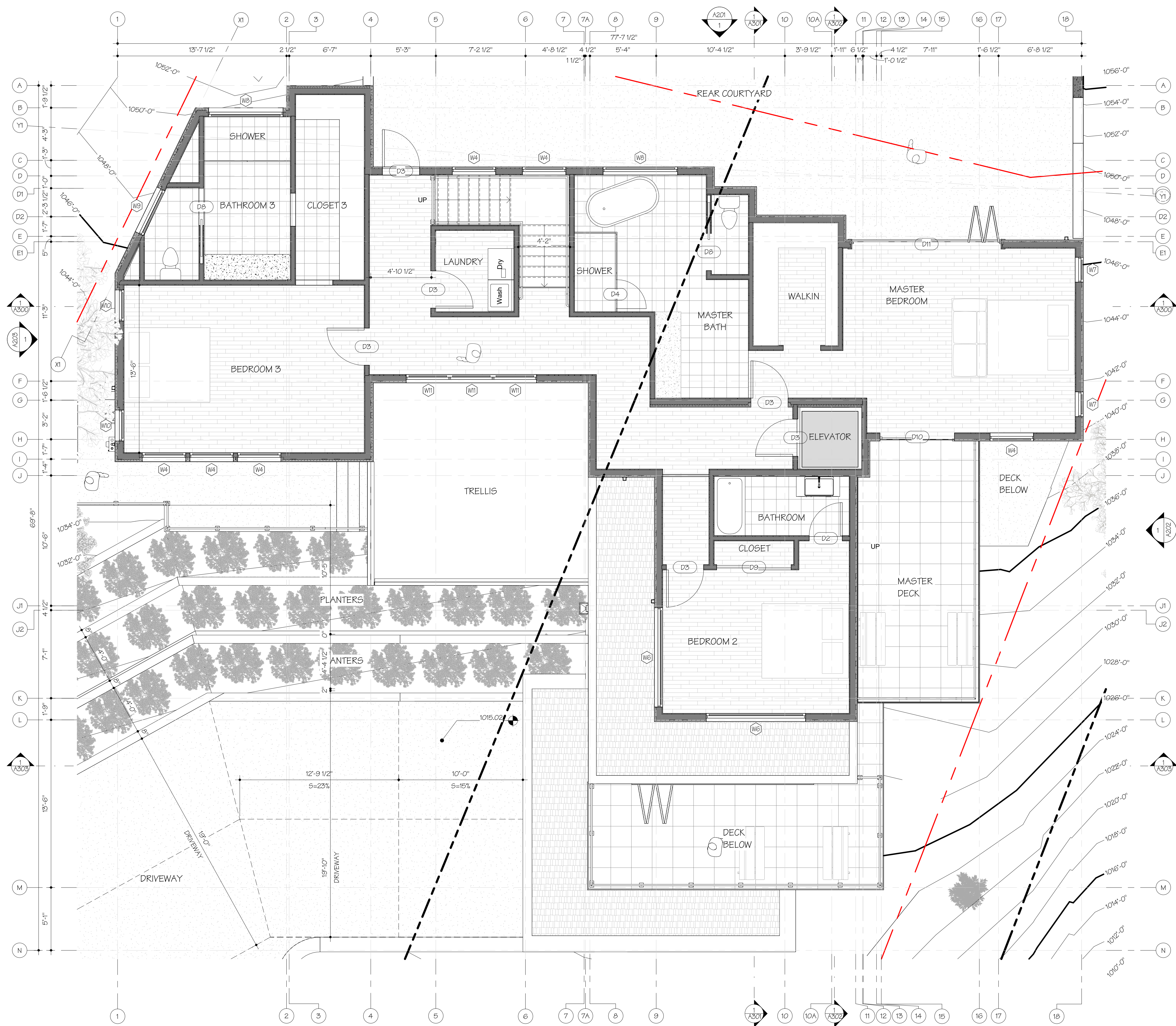
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CHECKED RJ
DATE 12/21/2023 5:37:40 PM
SCALE 1/4" = 1'-0"
JOB NO. 2023-01
SHEET

REVISIONS		
NO.	ISSUE	DATE

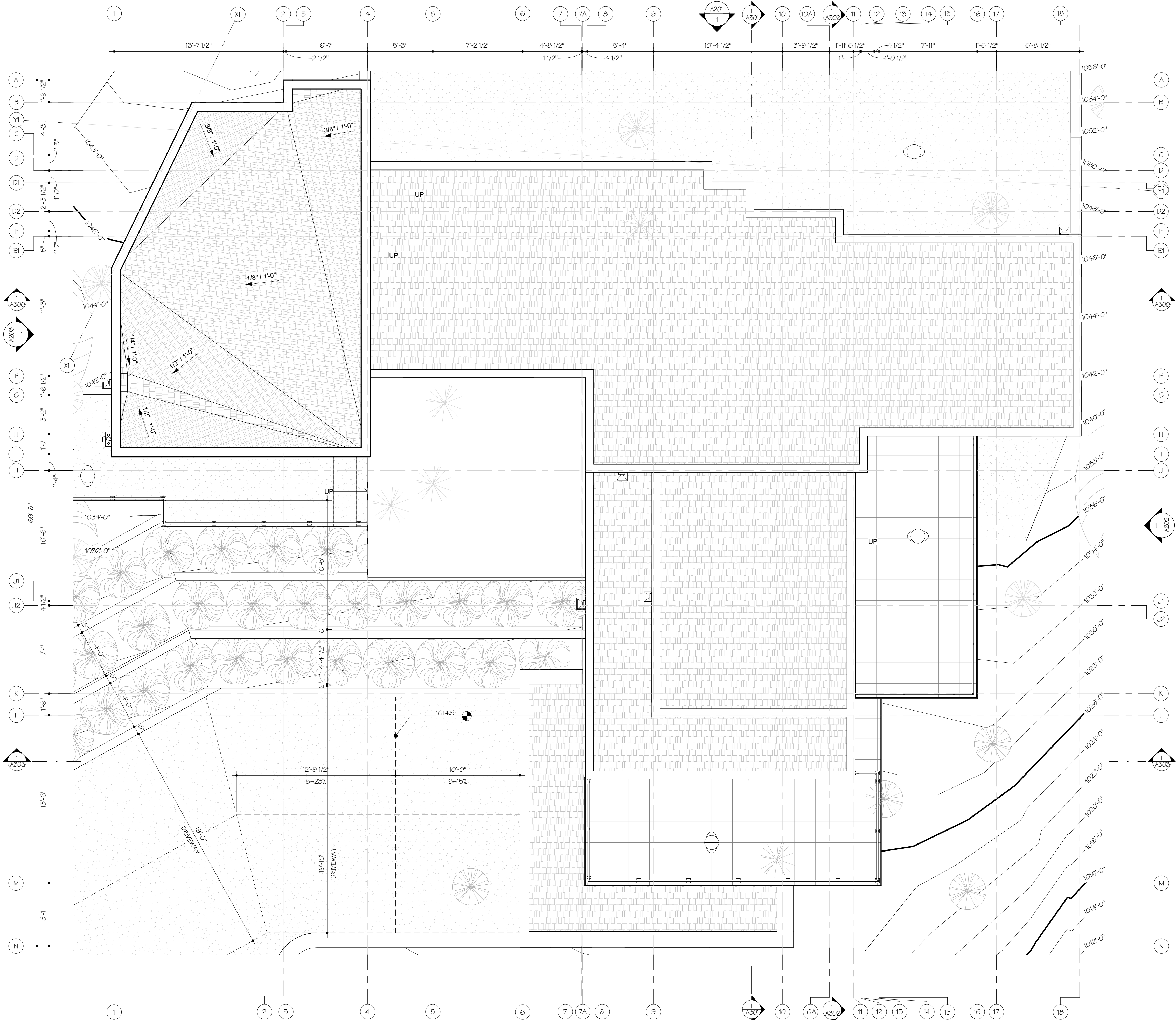
BALBOA RESIDENCE
5919 BALBOA DRIVE
OAKLAND, CA., 94611

UPPER FLOOR
PLAN

DRAWN GN
CHECKED RJ
DATE 12/21/2023 5:38:33 PM
SCALE 1/4" = 1'-0"
JOB NO. 2023-01
SHEET A102



1 UPPER T.O SUBFLR
1/4" = 1'-0"



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

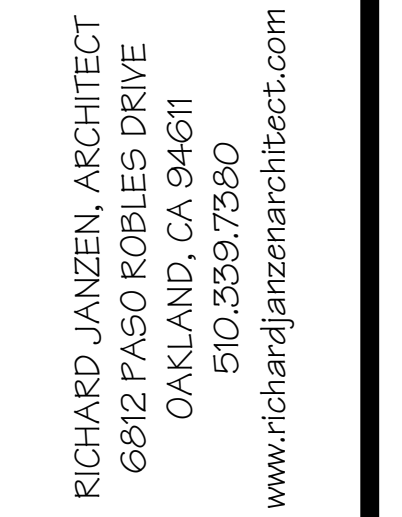
REVISIONS		
NO.	ISSUE	DATE

BALBOA RESIDENCE
5919 BALBOA DRIVE
OAKLAND, CA., 94611

ROOF PLAN

DRAWN Author
CHECKED Checker
DATE 12/21/2023 5:22:37 PM
SCALE 1/4" = 1'-0"
JOB NO. 2023-01
SHEET

A103

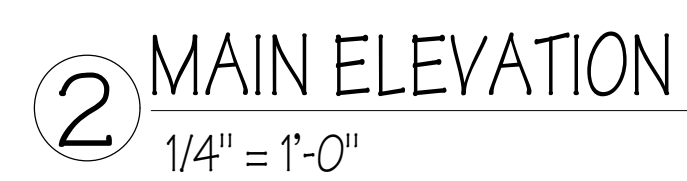
[illegible]

BALBOA RESIDENCE
5919 BALBOA DRIVE
OAKLAND, CA., 94611

ELEVATIONS

DRAWN
GN
CHECKED
RJ
DATE
12/21/2023 5:23:13 PM
SCALE
1/4" = 1'-0"
JOB NO.
2023-01
SHEET

A200



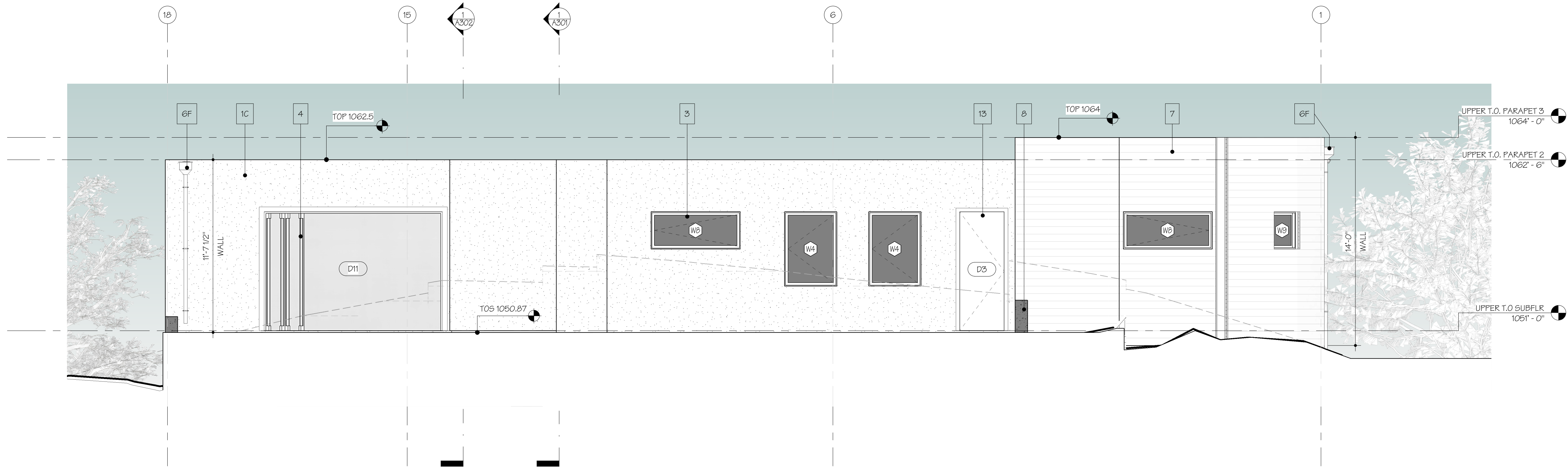
KEYNOTES	
KEY VALUE	KEYNOTE TEXT
1C	EXTERIOR PLASTER FINISH (20/30 SAND FINISH) 51 SW 6252 ICE CUBE 257-C3
1F	EXTERIOR PLASTER FINISH (20/30 SAND FINISH) 54 SW 7067 CITYSCAPE 236-C5
2A	METAL RAILING - STAINLESS STEEL
3	2" RECESSED FIBERGLASS WINDOW - WHITE
3A	FIBERGLASS SLIDING DOOR
4	FIBERGLASS BIFOLD DOOR - WHITE
6F	METAL SCUPPER & DOWNSPOUT
8	EXTERIOR HORIZONTAL WOOD SIDING
8	CONCRETE RETAINING WALL
10	METAL CANOPY - BLACK
18	GAS METER
19	ELECTRIC METER

REVISIONS		
NO.	ISSUE	DATE

BALBOA RESIDENCE
5919 BALBOA DRIVE
OAKLAND, CA., 94611

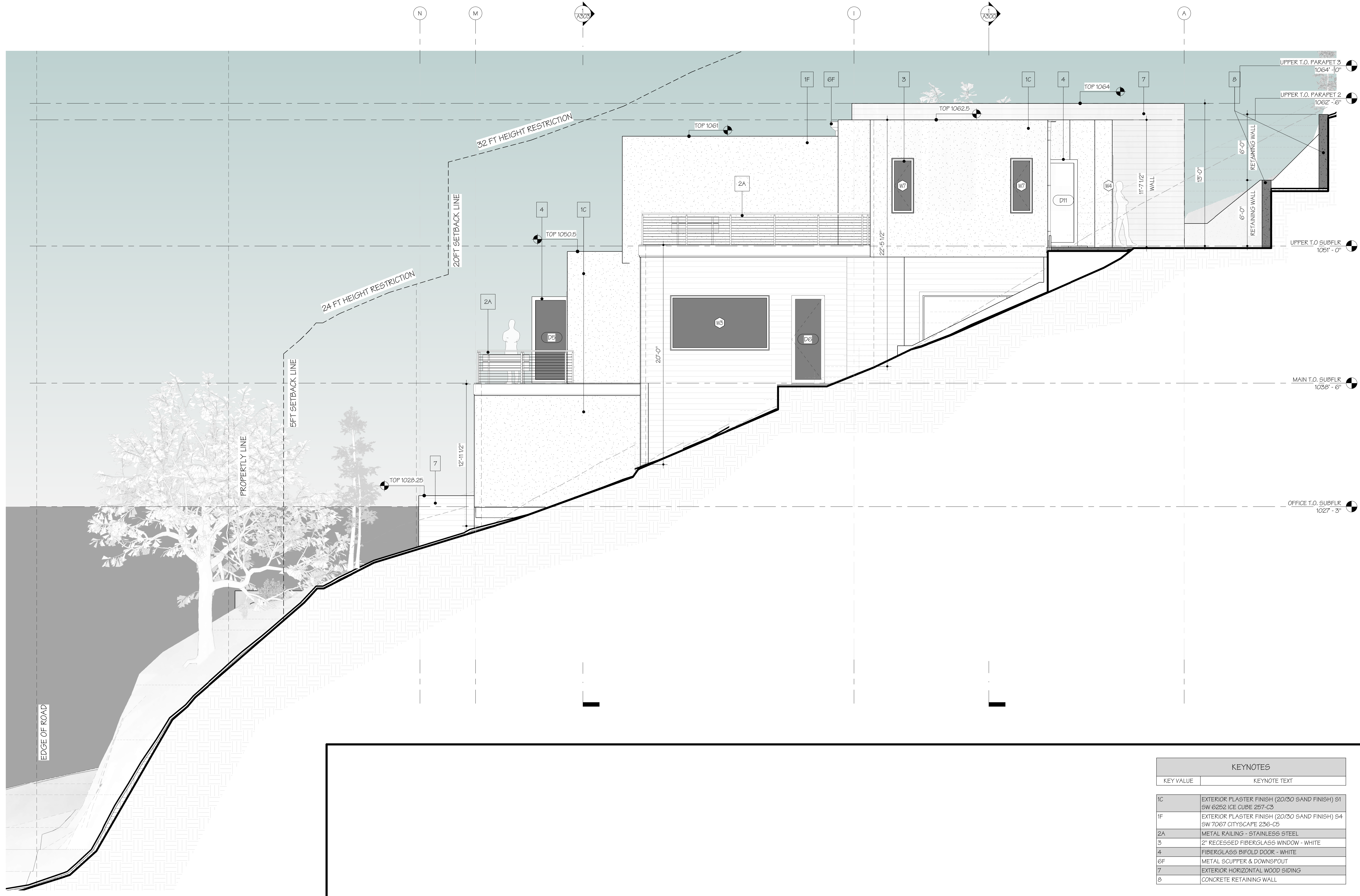
ELEVATIONS

DRAWN GN
CHECKED RJ
DATE 12/21/2023 5:23:16 PM
SCALE 1/4" = 1'-0"
JOB NO. 2023-01
SHEET A201



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

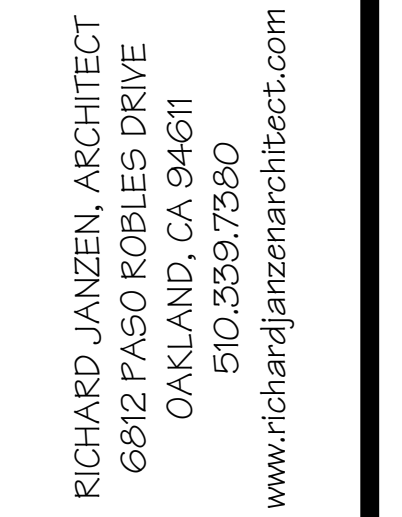
KEYNOTES	
KEY VALUE	KEYNOTE TEXT
1C	EXTERIOR PLASTER FINISH (20/30 SAND FINISH) S1 SW 6252 ICE CUBE 257-C3
3	2" RECESSED FIBERGLASS WINDOW - WHITE
4	FIBERGLASS BIFOLD DOOR - WHITE
6F	METAL SCUPPER & DOWNSPOUT
7	EXTERIOR HORIZONTAL WOOD SIDING
8	CONCRETE RETAINING WALL
13	EXTERIOR WOOD DOOR



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

KEYNOTES	
KEY VALUE	KEYNOTE TEXT
1C	EXTERIOR PLASTER FINISH (20/30 SAND FINISH) 51 SW 6252 ICE CUBE 257-C3
1F	EXTERIOR PLASTER FINISH (20/30 SAND FINISH) 54 SW 7067 CITYSCAPE 236-C5
2A	METAL RAILING - STAINLESS STEEL
3	2" RECESSED FIBERGLASS WINDOW - WHITE
4	FIBERGLASS BIFOLD DOOR - WHITE
6F	METAL SCUPPER & DOWNSPOUT
7	EXTERIOR HORIZONTAL WOOD SIDING
8	CONCRETE RETAINING WALL

REVISIONS		
NO.	ISSUE	DATE

[illegible]

BALBOA RESIDENCE
5919 BALBOA DRIVE
OAKLAND, CA., 94611

ELEVATIONS

DRAWN
GN
CHECKED
RJ
DATE
12/21/2023 5:24:16 PM
SCALE
1/4" = 1'-0"
JOB NO.
2023-01
SHEET

A203



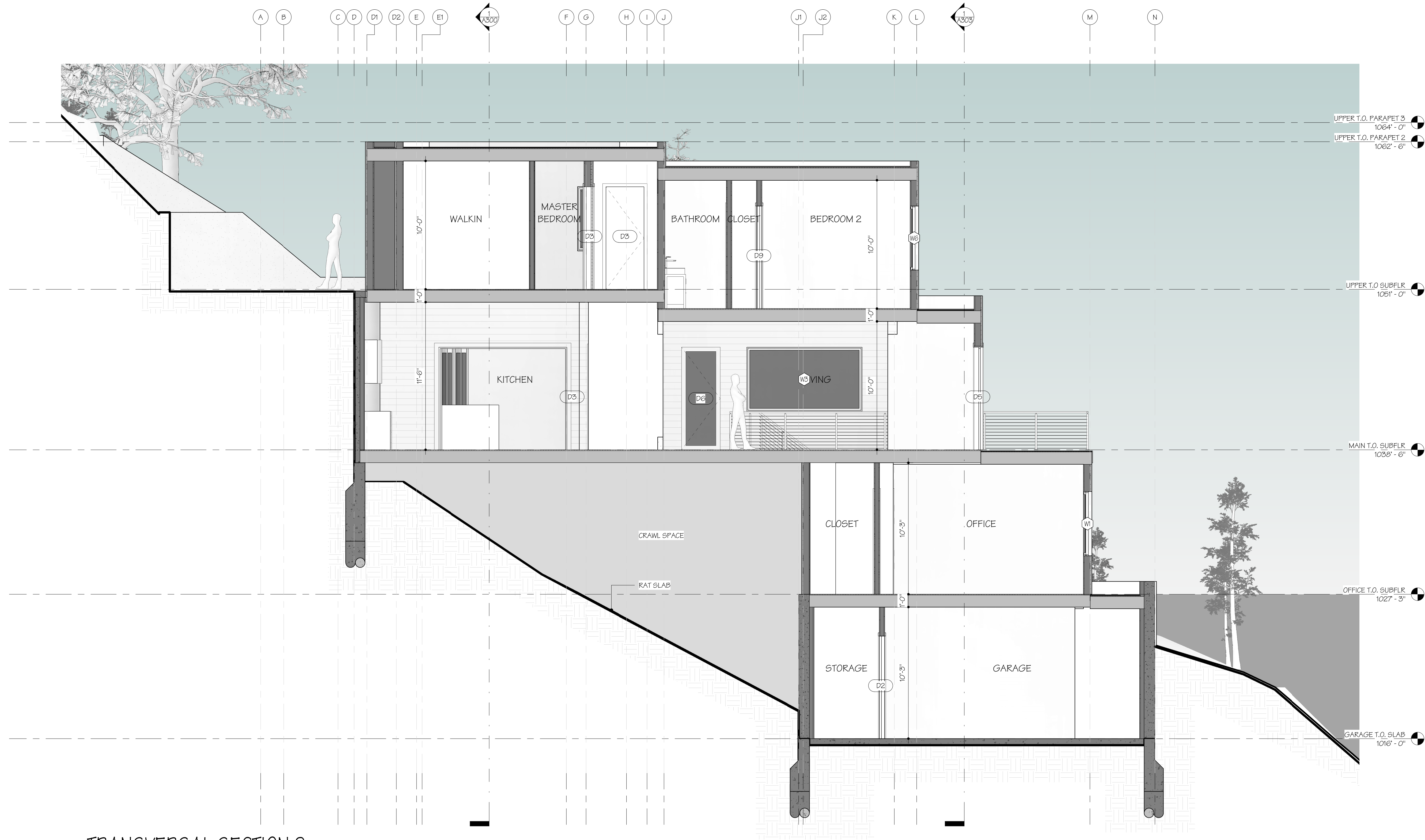
1 LEFT ELEVATION
1/4" = 1'-0"

KEYNOTES	
KEY VALUE	KEYNOTE TEXT
1F	EXTERIOR PLASTER FINISH (20/30 SAND FINISH) S4 SW 7067 CITYSCAPE 236-C5
2A	METAL RAILING - STAINLESS STEEL
3	2" RECESSED FIBERGLASS WINDOW - WHITE
4	FIBERGLASS BIFOLD DOOR - WHITE
6F	METAL SCUPPER & DOWNSPOUT
7	EXTERIOR HORIZONTAL WOOD SIDING
8	CONCRETE RETAINING WALL
10	METAL CANOPY - BLACK
18	GAS METER
19	ELECTRIC METER



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

REVISIONS		
NO.	ISSUE	DATE



1 TRANSVERSAL SECTION 2
1/4" = 1'-0"

REVISIONS		
NO.	ISSUE	DATE

BALBOA RESIDENCE
5919 BALBOA DRIVE
OAKLAND, CA., 94611

BUILDING
SECTIONS

DRAWN Author
CHECKED Checker
DATE 12/21/2023 5:24:27 PM
SCALE 1/4" = 1'-0"
JOB NO. 2023-01
SHEET A301

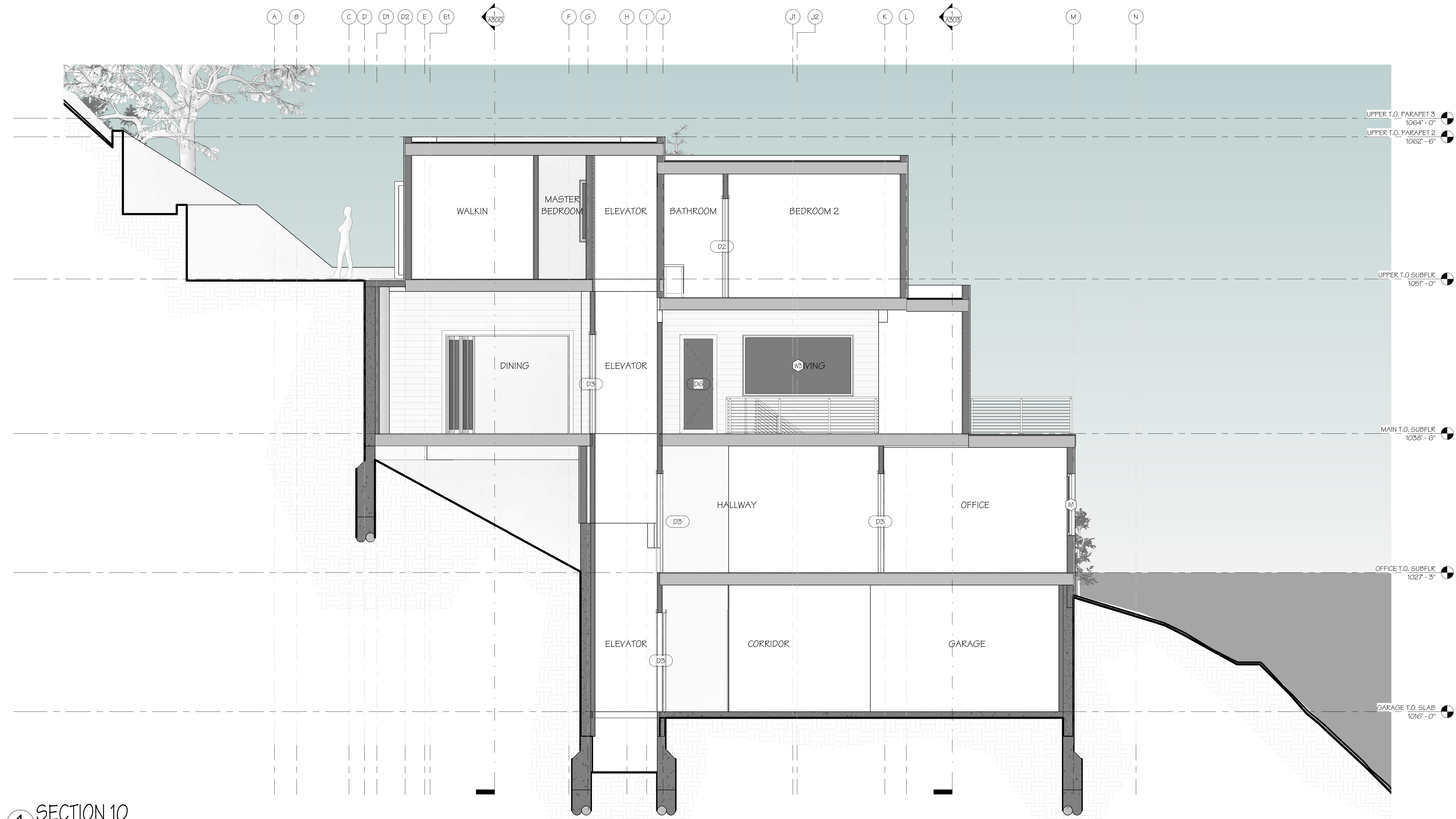
REVISIONS		
NO.	ISSUE	DATE

BALBOA RESIDENCE
5919 BALBOA DRIVE
OAKLAND, CA., 94611

BUILDING
SECTIONS

DRAWN Author
CHECKED Checker
DATE 12/21/2023 5:24:34 PM
SCALE 1/4" = 1'-0"
JOB NO. 2023-01
SHEET

A302



1 SECTION 10
1/4" = 1'-0"

REVISIONS		
NO.	ISSUE	DATE

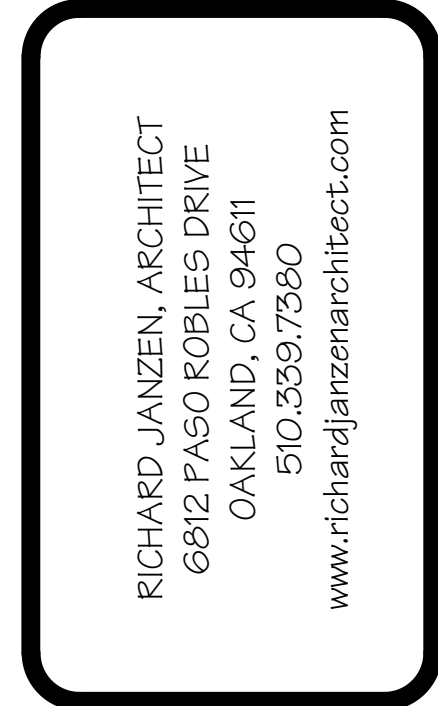
BALBOA RESIDENCE
5919 BALBOA DRIVE
OAKLAND, CA., 94611

BUILDING
SECTIONS

DRAWN GN
CHECKED RJ
DATE 12/21/2023 5:25:02 PM
SCALE 1/4" = 1'-0"
JOB NO. 2023-01
SHEET A303

12/21/2023 5:25:02 PM



[illegible]

BALBOA RESIDENCE
5919 BALBOA DRIVE
OAKLAND, CA., 94611

ARCHITECTURAL
SCHEDULES

DRAWN GN
CHECKED
RJ
DATE 12/21/2023 5:25:03 PM
SCALE
JOB NO. 2023-01
SHEET
AS600

Grand total: 30

Grand total: 32