

# APPLICANT'S SUPPORTING STATEMENT

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To: Andrew Mogensen  
Planning Manager

## Permit history:

Per your request, I did a permit history search and was able to find permit records for the commercial and residential additions. Originally (pre 1960), the site had a single family residence that was built during the 1930's based on exterior details at the parapet (see attached photos) and actual stud size. In 1956/57 permits were issued (permits attached) for the addition of the commercial property that is located on the corner of Macarthur Blvd. and Durant Ave., permits were issued separately for the addition, electrical, plumbing and finally a sign permit for a 'Flower Shop'. In 1960 plans were submitted and a building permit was issued for the two story concrete masonry block structure with a large 300 s.f. canopy, see attached permits and drawings. Based on the permit plans it wasn't until later when the planning/zoning created the setbacks that made this structure a non-conforming structure. Although the lot is 6,570 s.f. the setbacks placed on this property reduced the build-able portion to only 3,100 s.f. In addition to the above, the Alameda County Assessor notes that 200 Macarthur Blvd. consist of a Store on the 1<sup>st</sup> floor with apartments at the other two levels (assessor information is attached).

Unfortunately, the additions made to the single family residence (commercial & residential) make no attempt at matching the existing architectural style. My goal with the addition (see north elevation) and color scheme as well as adding a stucco finish over the concrete block is to tie all 3 structures together so that they at least appear to be connected architecturally.

## Scope of Work:

The scope of work is to repair the fire and smoke damage done to the existing building (see attached report prepared by structural engineer).

1. Add 140 s.f. to the 1<sup>st</sup> floor residential unit and divide unit into two apartments (1-bedroom & 1 studio).
2. Add 110 s.f. for new stairway to existing 2<sup>nd</sup> floor unit.
3. Provide parking for 6 vehicles (5 plus 1 accessible)
4. New landscaping and site lighting

## Existing Building Data:

FLOOR	USE	S.F.
FIRST	COMMERCIAL	449
FIRST	GARAGE	550
FIRST	RESIDENTIAL (STUDIO)	900
SECOND	RESIDENTIAL (2 BEDROOM)	850
TOTAL FLOOR AREA:		2,749 S.F.

## Proposed Building Data:

FLOOR	USE	S.F.	- DEMO	+ ADD	=	S.F.
FIRST	COMMERCIAL (UNIT D)	449	- 64		=	385
FIRST	GARAGE	550			=	550
FIRST	RES (STUDIO - UNIT A)	440			=	440
FIRST	RES (1-BED - UNIT B)	460		+ 140	=	600
1ST/2ND	RESIDENTIAL (2 BEDROOM)	850		+ 110	=	960
TOTAL FLOOR AREA:		2,749	- 64	+ 250	=	2,935 S.F.

## UNIT DATA:

1. UNIT 'A' - STUDIO: 440 S.F.
  2. UNIT 'B' - 1 BEDRM: 600
  3. UNIT 'C' - 1 BEDRM: 960
  4. UNIT 'D' - COMMERCIAL: 385
  5. GARAGE/MECHANICAL: 550
- TOTAL FLOOR AREA: 2,935 S.F.

## Conclusion:

This property has been vacant for a number of years and is in desperate need of repairs due to the fire that occurred several years ago. The proposed addition as well as new exterior finishes and color schemes are meant to tie this building together so that it doesn't look like 2-3 building conjoined. The remodeled structure will be brought up to the latest building codes with all new electrical wiring and lighting systems, hard wired smoke detectors, plumbing and mechanical systems. A new roof will be installed as well as new windows; a new accessible restroom to be provided for the commercial tenant; 6 new parking spaces (with accessible parking) will now be provided; new landscaping and pathway lighting shall also be provided making the structure more compatible with the nearby neighborhood.

If you have any questions regarding this project please let me know.

Respectfully Submitted,



Jim Foster, Architect