

**WINDOW SCHEDULE**  
Community Development • Planning & Building  
2263 Santa Clara Ave., Rm. 190  
Alameda, CA 94501-4477  
alamedaca.gov  
510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538  
Hours: 7:30 a.m.–3:30 p.m., M–Th

Site Address: **1116 BUENA VISTA AVE.** Year Built: **1968** Is property on City Study List or a City Monument: ☐ Yes ☒ No  
Architectural Style of Building: ☐ Pioneer ☐ Italianate ☐ Stick Eastlake ☐ Queen Anne ☐ Colonial Revival ☐ Craftsman  
(Check all that apply) ☐ Bungalow ☐ Prairie ☐ Mediterranean ☐ Provincial ☐ Tract/Ranch ☒ Other

	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/GRIDS
Ex. Image	Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	1/2" x 1/2" (width) x (depth)
1*	LIVING/DINING	SLIDER	SLIDER	VINYL		96" x 60"		NONE
2	ENTRY		FIXED		VINYL		30" x 36"	NONE
3	GARAGE	SLIDER		VINYL		60" x 36"		NONE
4	KITCHEN	SLIDER		VINYL		72" x 36"		NONE
5	BEDROOM-3	SLIDER		VINYL		72" x 36"		NONE
6	BEDROOM-2	<del>DELETED</del>	SLIDER		VINYL		72" x 36"	NONE
7	MASTER BEDROOM		CASEMENT		VINYL		30" x 36"	NONE
8	MASTER BEDROOM		CASEMENT		VINYL		30" x 54"	NONE
9	MASTER BATH		AWNING		VINYL		24" x 30"	NONE
10	HALL BATH		AWNING		VINYL		24" x 30"	NONE
11	BEDROOM-4	SLIDER		VINYL			72" x 36"	NONE
12	ENTRY	HINGED DOOR	HINGED DOOR	WOOD	WOOD	36" x 80"	36" x 80"	PANELLED
13	GARAGE	SECTIONAL		METAL		96" x 84"		PANELLED
14								
15								
16								

\* Please show these window numbers on the project plans. Continue on another sheet if your project exceeds 16 window replacements.

Revised 8/26/2014  
G:\Comdev\Forms\Planning\Window Schedule.docx

# FANG RESIDENCE REMODEL

1116 BUENA VISTA AVENUE,  
ALAMEDA, CA 94501

## 4 PROJECT TITLE

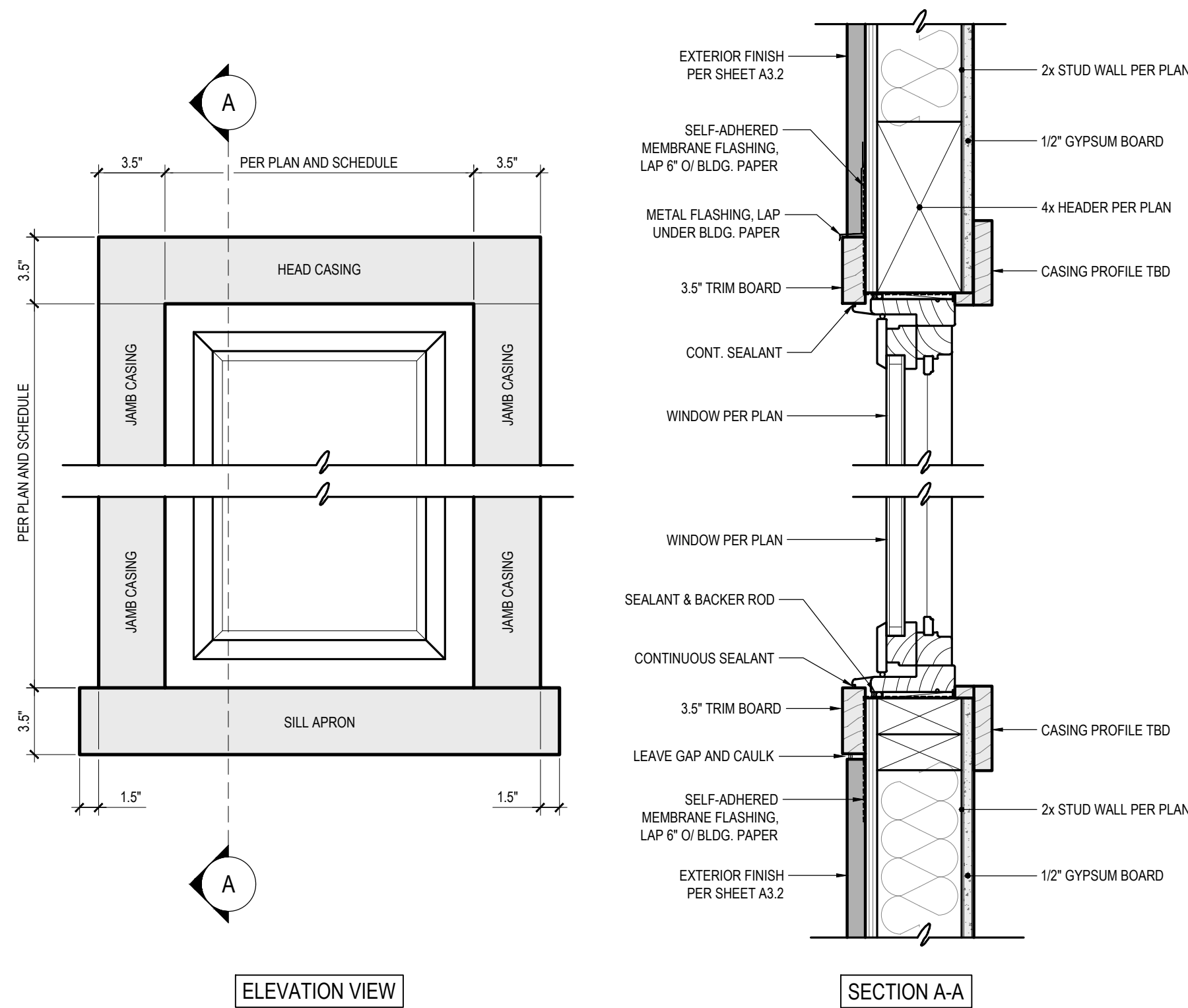
THIS APPLICATION IS FOR A DESIGN REVIEW ON A PROJECT THAT WAS PREVIOUSLY APPROVED BY THE CITY OF ALAMEDA ON OCTOBER 10, 2016 WITH DESIGN REVIEW APPLICATION NO. PLN16-0403 WHICH EXPIRED ON OCTOBER 10, 2018.

### THE SCOPE OF THE PROPOSED REMODEL INCLUDES:

- ADDITION TO UNIT-A CONSISTING OF 353-SF, SECOND FLOOR, 26-SF, FIRST FLOOR AND 51-SF, FRONT PORCH
- DEMOLISH EXISTING SECOND FLOOR FLAT ROOF AND REPLACE WITH NEW PITCHED ROOF SYSTEM
- REMOVE EXISTING SECOND FLOOR VERTICAL SIDING AND REPLACE WITH NEW HORIZONTAL SIDING
- ADD (6) SIX NEW WINDOWS FOR THE ADDITION
- ADD NEW WINDOW AND DOOR TRIMS THROUGHOUT THE ENTIRE BUILDING

**NOTE: EXISTING ARCHITECTURAL FEATURES AND FINISHES TO REMAIN UNLESS OTHERWISE NOTED.**

## 8 UNIT-A WINDOW AND DOOR SCHEDULE



## 7 TYP. WINDOW DETAILS

2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA EXISTING BUILDING CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
CITY OF ALAMEDA CODES

ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE IBC, UPC, UMC, AND NEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.

- A0.1 COVER SHEET & SITE PLAN  
A1.1 EXISTING FLOOR PLANS  
A1.2 PROPOSED FLOOR PLANS  
A2.1 PROPOSED ROOF PLANS  
A3.1 EXISTING EXTERIOR ELEVATIONS  
A3.2 PROPOSED EXTERIOR ELEVATIONS

## 6 ADOPTED CODE EDITIONS

## 5 SHEET INDEX

## 3 SCOPE OF WORK

PROPERTY OWNER	YING FANG		
APN	072-0377-005-00		
ZONING DISTRICT	R-2		
OCCUPANCY GROUP	R-3IU		
TYPE OF CONSTRUCTION	VB		
FIRE SPRINKLER	NO		
YEAR BUILT	1968		
NUMBER OF UNITS	2		
NUMBER OF FLOORS	2		
NUMBER OF COVERED PARKING	2		
LOT SIZE (Sq Ft.)	4,025		
MAXIMUM MAIN BUILDING COVERAGE	53%		
BUILDING HEIGHT LIMIT	30 FEET		
FLOOR AREA	EXISTING	NEW	PROPOSED
UNIT-A FIRST FLOOR LIVING	500	26	526
UNIT-A SECOND FLOOR LIVING	512	353	865
UNIT-A GARAGE	198	0	198
UNIT-B LIVING	812	0	812
UNIT-B GARAGE	222	0	222
TOTAL FLOOR AREA (Sq Ft.)	2,244	379	2,623
BUILDING COVERAGE	EXISTING	NEW	PROPOSED
UNIT-A FIRST FLOOR LIVING	500	26	526
UNIT-A ENTRY PORCH	0	51	51
UNIT-A GARAGE	198	0	198
UNIT-B LIVING	812	0	812
UNIT-B GARAGE	222	0	222
TOTAL BUILDING COVERAGE AREA (Sq Ft.)	1,732	77	1,809
TOTAL BUILDING COVERAGE	43 %	2 %	45 %

## 2 PROPERTY DATA INFORMATION

DG Design

4355 Conejo Dr.  
Danville, CA 94506

(510) 579-2004  
(510) 427-4882  
DGDESIGN.CA@COMCAST.NET

DINO GARCIA  
PBD

MEMBER  
**A | B | D**  
AMERICAN INSTITUTE of  
BUILDING DESIGN

Project Title

## FANG RESIDENCE REMODEL

1116 BUENA VISTA AVE.  
ALAMEDA, CA 94501

APN: 072-0377-005

Revisions

Number	Date	Description
1	5/01/24	HOLD LETTER REVISION

Plan Set: PLANNING DESIGN REVIEW

Issue Date:

Project No.

File Name:

Drawn By: DG

Checked By: CD

Plot Date: 04/16/2024

Sheet Title

COVER SHEET  
AND SITE PLAN

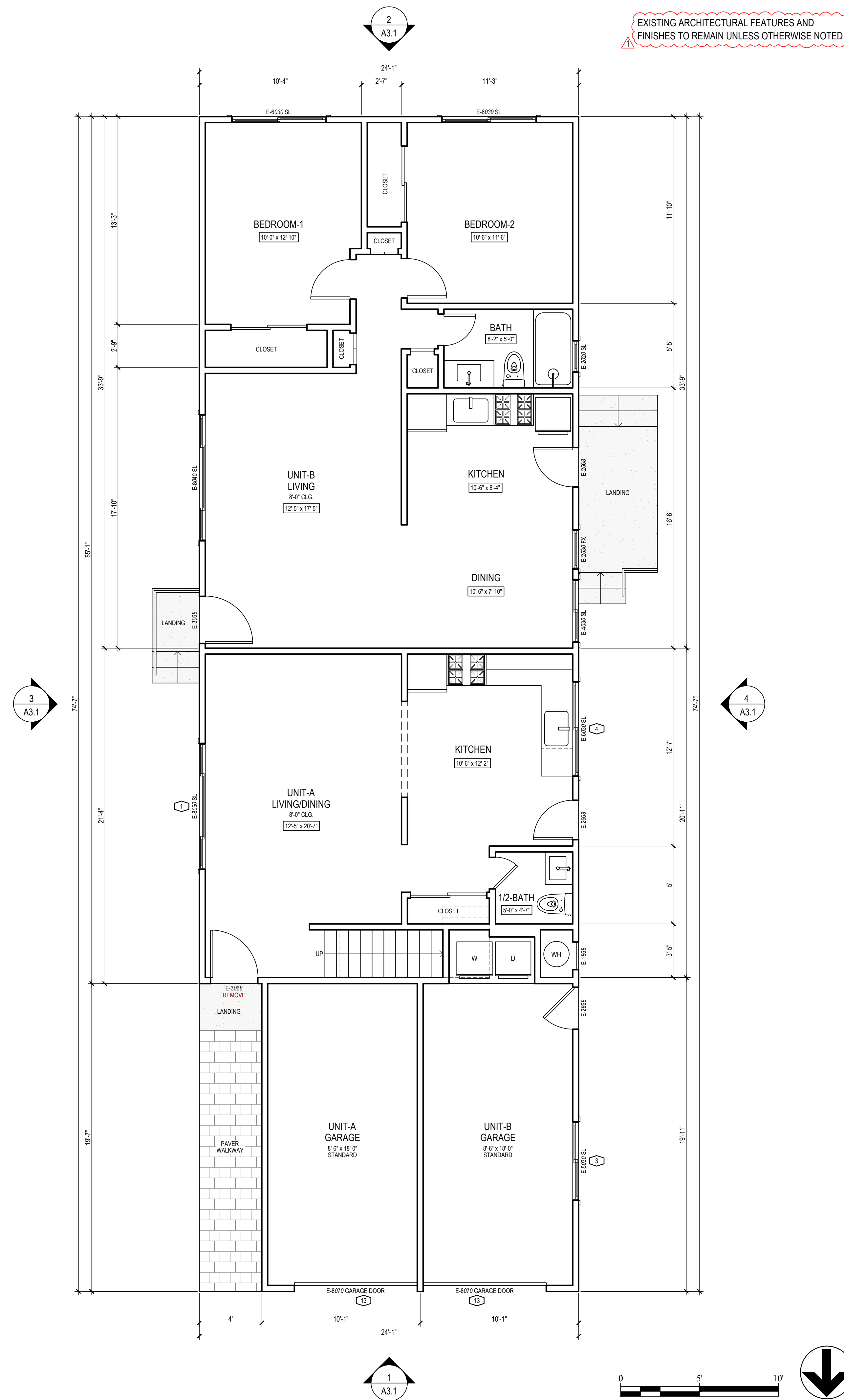
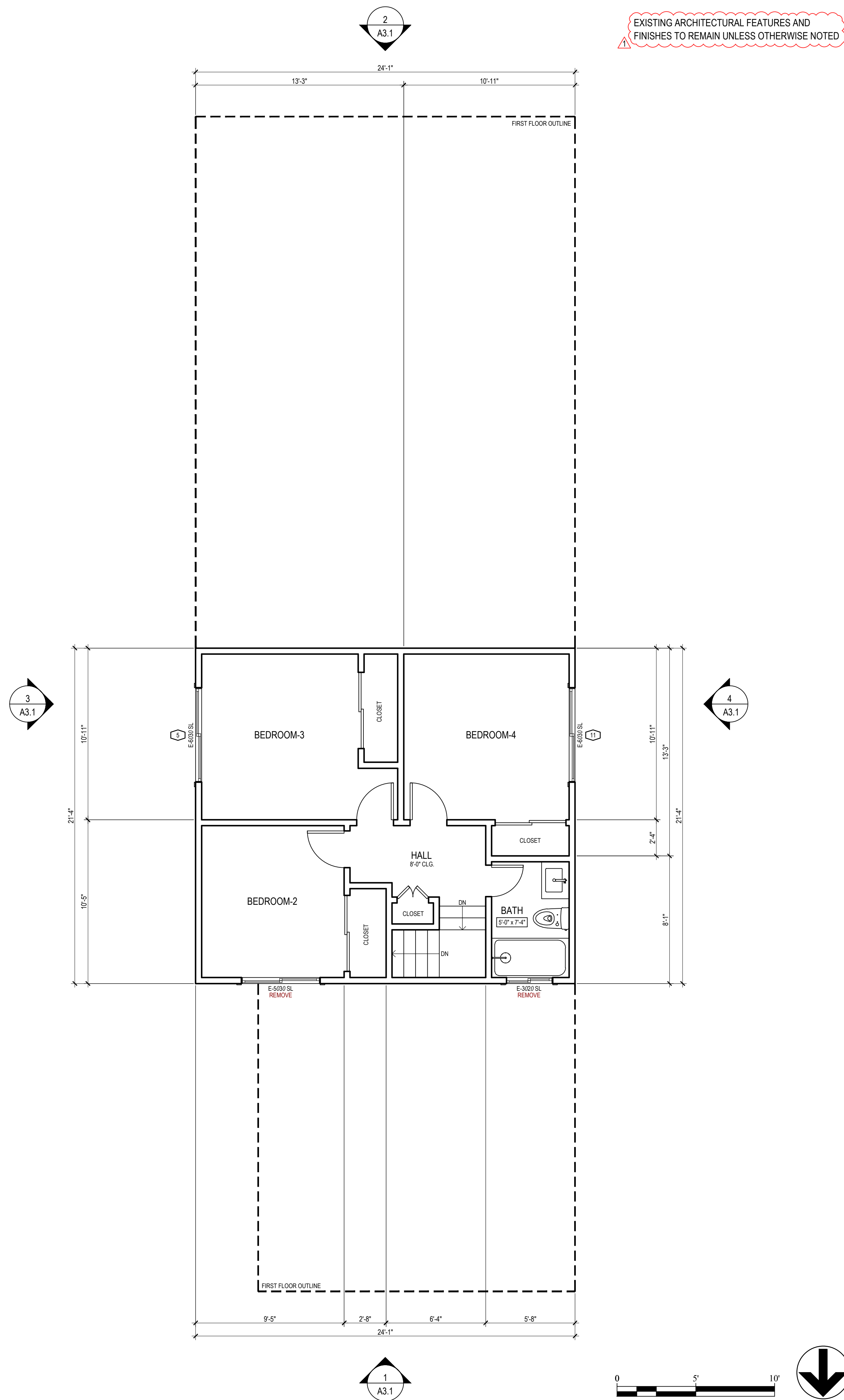
Sheet No.

A0.1



## 9 SITE PLAN

## SCALE: 1/8" = 1'-0"



## DG Design

4355 Conejo Dr  
Danville, CA 94506

 (510) 579-2004  
 (510) 427-4882  
 [DGDESIGN.CA@COMCAST.NET](mailto:DGDESIGN.CA@COMCAST.NET)

  
DINO GARCIA  
PBD

**MEMBER**  
**A | I**  
**B | D**  
**AMERICAN INSTITUTE of**  
**BUILDING DESIGN**




Project Title

# FANG RESIDENCE REMODEL

1116 BUENA VISTA AVE.  
ALAMEDA, CA 94501

APN: 072-0377-005

Revisions		
Number	Date	Description
	5/01/24	HOLD LETTER REVISION

Plan Set:	PLANNING DESIGN REVIEW
Issue Date:	
Project No.	
File Name:	
Drawn By:	DG
Checked By:	CD
Plot Date:	04/16/2024

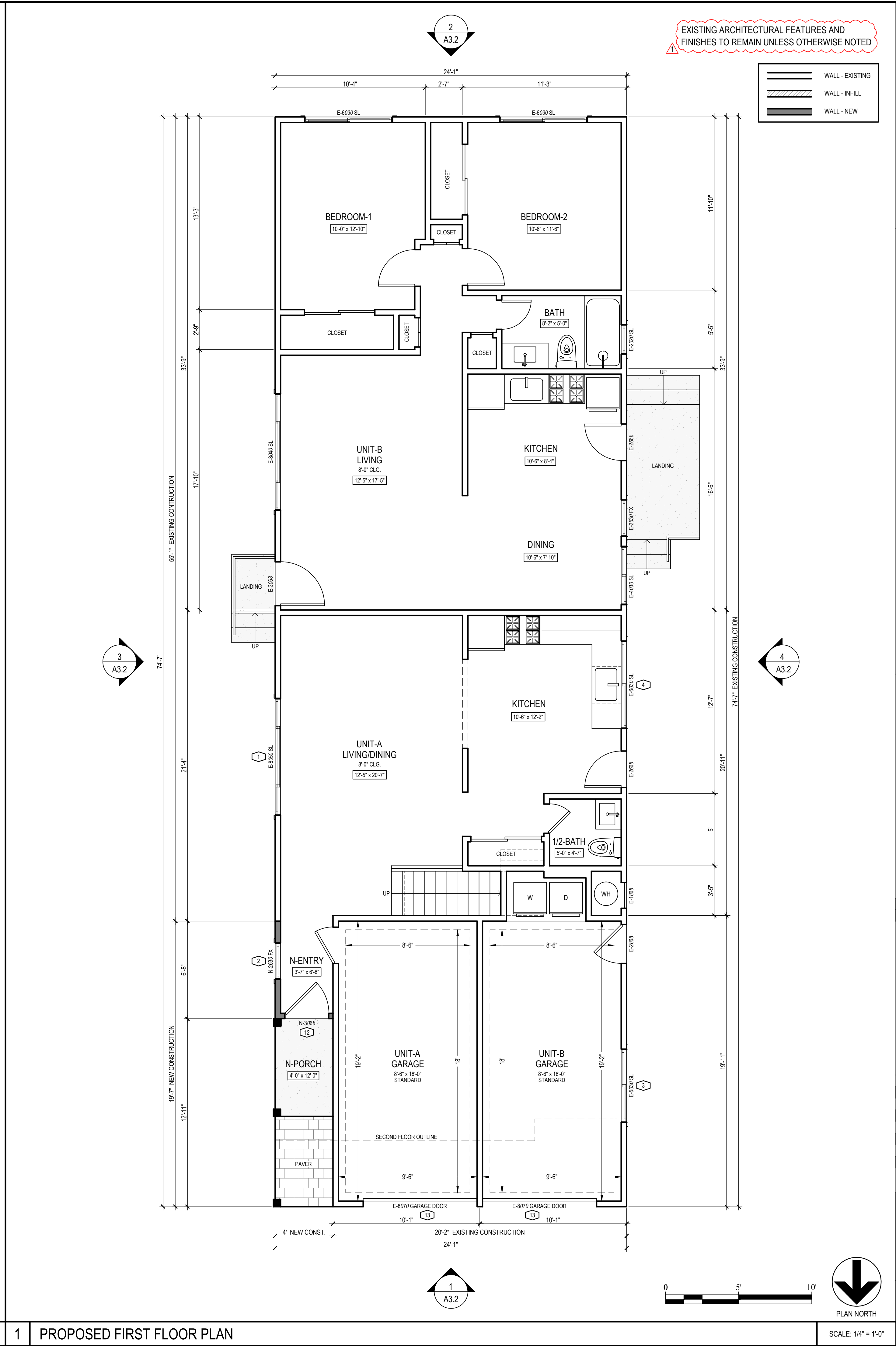
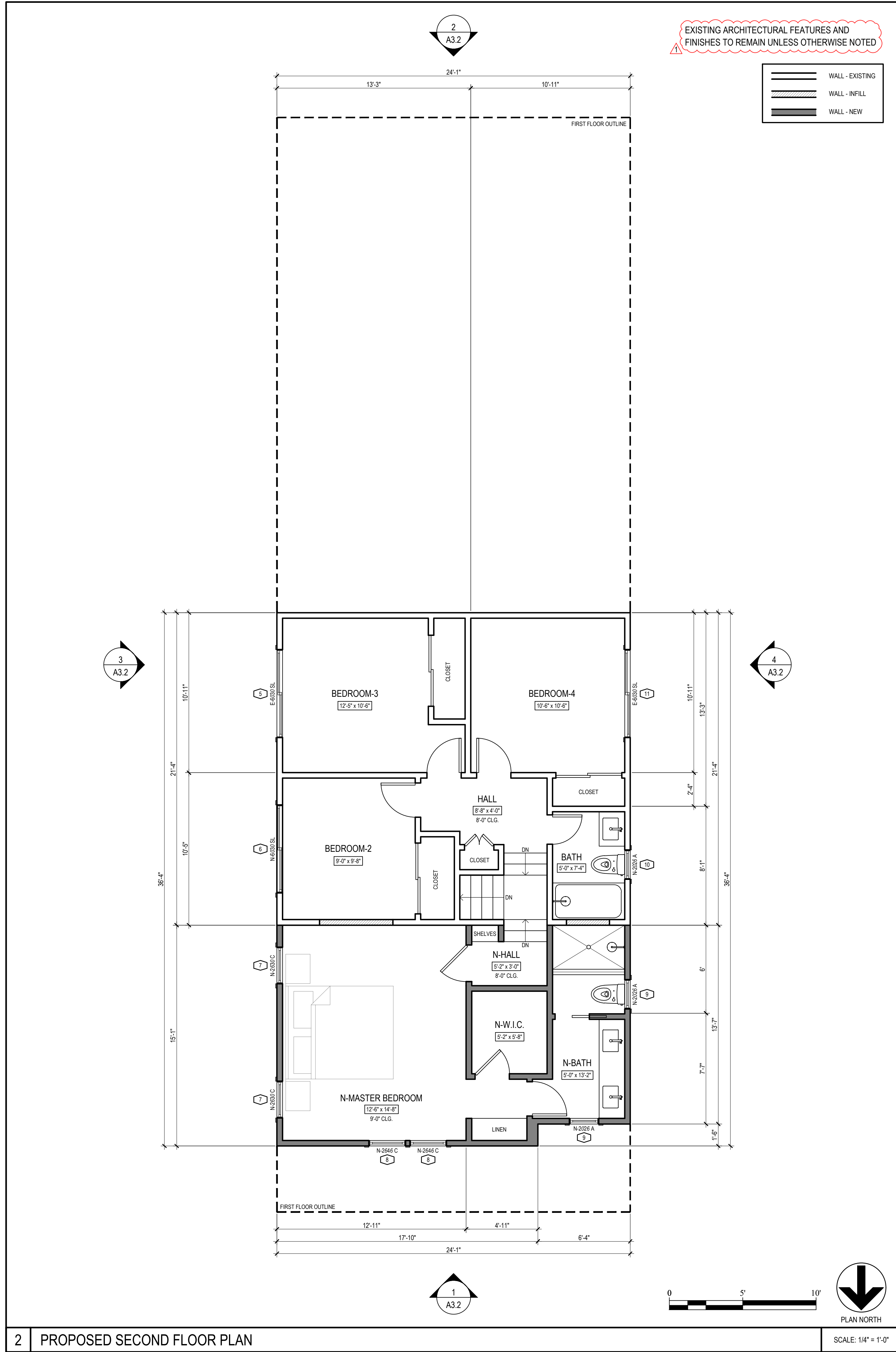
Sheet Title

## EXISTING FLOOR PLANS

Sheet No.

## A1.1





**DG Design**

4355 Conejo Dr.  
Danville, CA 94506

(510) 579-2004  
(510) 427-4882  
DGDESIGN.CA@COMCAST.NET

DINO GARCIA  
PBD

MEMBER  
**A I B D**  
AMERICAN INSTITUTE of  
BUILDING DESIGN

**RECEIVED**  
May 01 2024  
Permit Center  
Alameda, CA 94501

Project Title

**FANG RESIDENCE  
REMODEL**

1116 BUENA VISTA AVE.  
ALAMEDA, CA 94501

APN: 072-0377-005

Revisions		
Number	Date	Description
1	5/01/24	HOLD LETTER REVISION

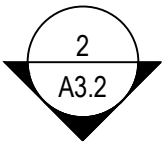
Plan Set: PLANNING DESIGN REVIEW  
Issue Date:  
Project No.:  
File Name:  
Drawn By: DG  
Checked By: CD  
Plot Date: 04/16/2024

Sheet Title

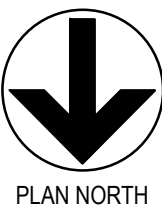
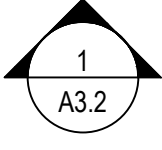
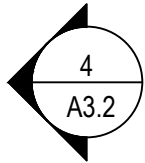
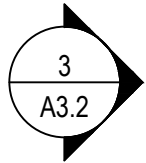
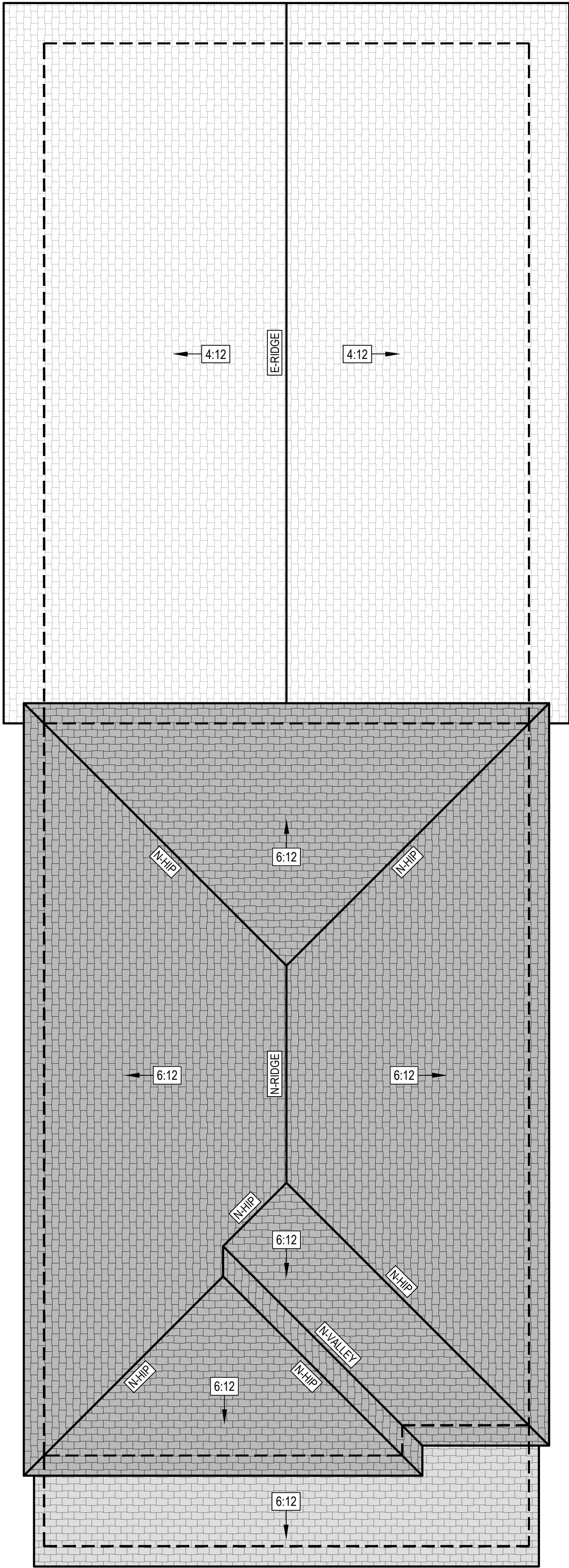
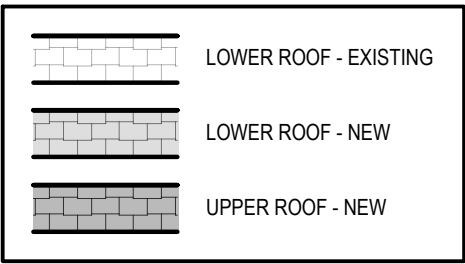
**PROPOSED  
FLOOR PLANS**

Sheet No.

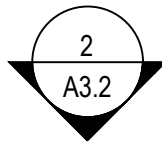
**A1.2**



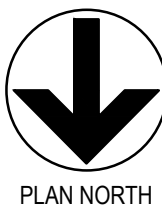
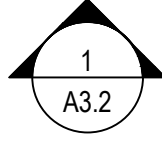
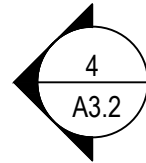
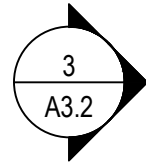
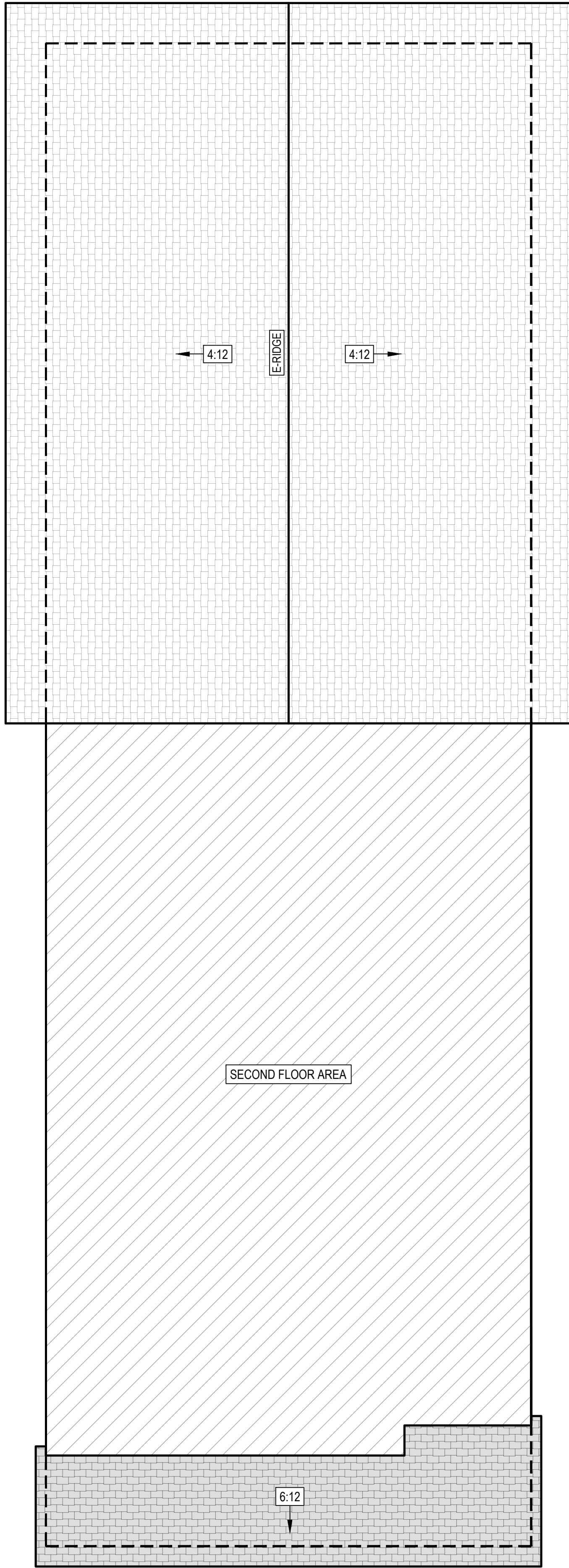
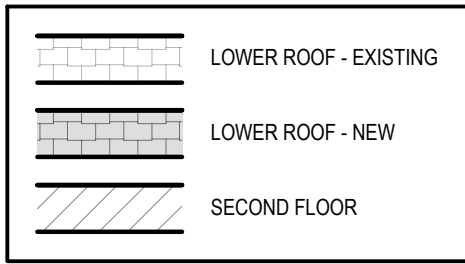
EXISTING ARCHITECTURAL FEATURES AND FINISHES TO REMAIN UNLESS OTHERWISE NOTED



SCALE: 1/4" = 1'-0"



EXISTING ARCHITECTURAL FEATURES AND FINISHES TO REMAIN UNLESS OTHERWISE NOTED



SCALE: 1/4" = 1'-0"

DG Design

4355 Conejo Dr  
Danville, CA 94506

(510) 579-2004  
(510) 427-4882  
DGDESIGN.CA@COMCAST.NET

DINO GARCIA  
PBD

MEMBER  
A | B D  
AMERICAN INSTITUTE of  
BUILDING DESIGN



Project Title

FANG RESIDENCE  
REMODEL

1116 BUENA VISTA AVE.  
ALAMEDA, CA 94501

APN: 072-0377-005

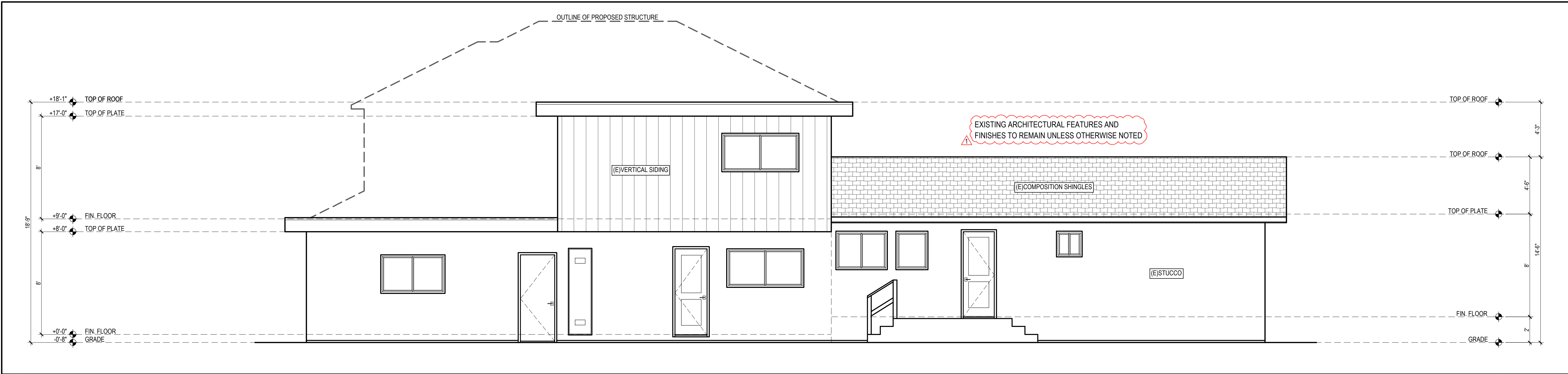
Revisions		
Number	Date	Description
1	5/01/24	HOLD LETTER REVISION

Plan Set:	PLANNING DESIGN REVIEW
Issue Date:	
Project No.	
File Name:	
Drawn By:	DG
Checked By:	CD
Plot Date:	04/16/2024

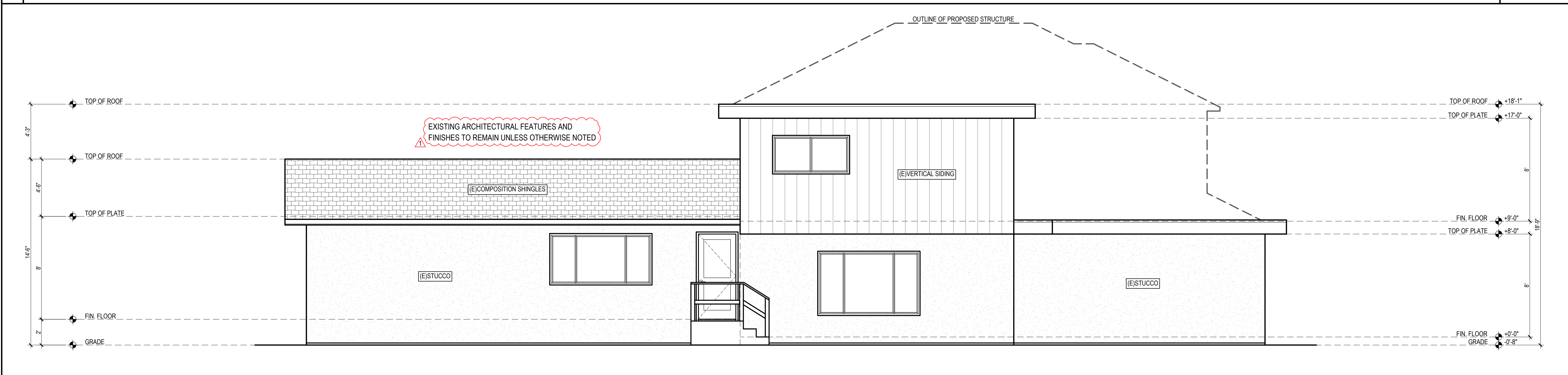
Sheet Title  
PROPOSED  
ROOF PLANS

Sheet No.  
A2.1

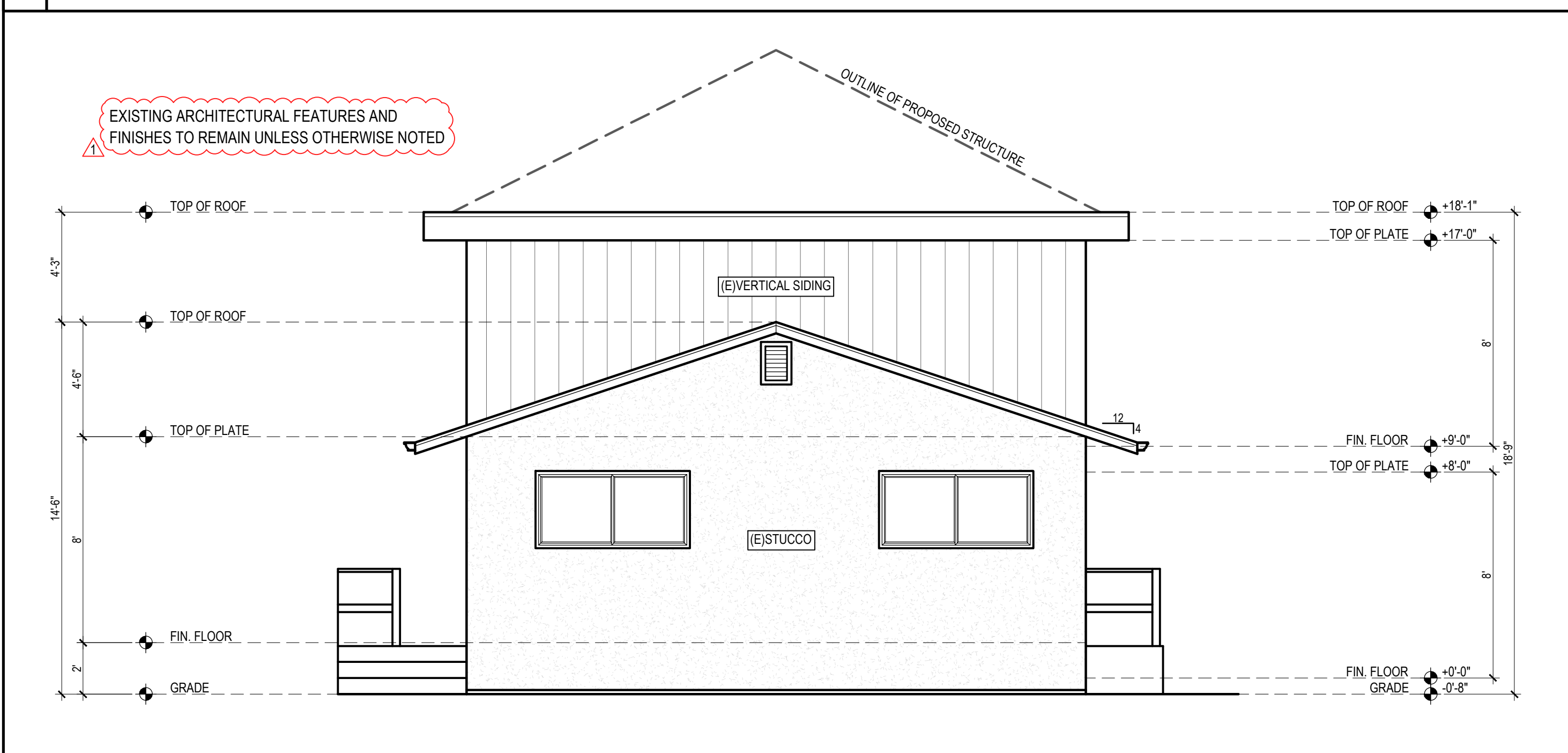




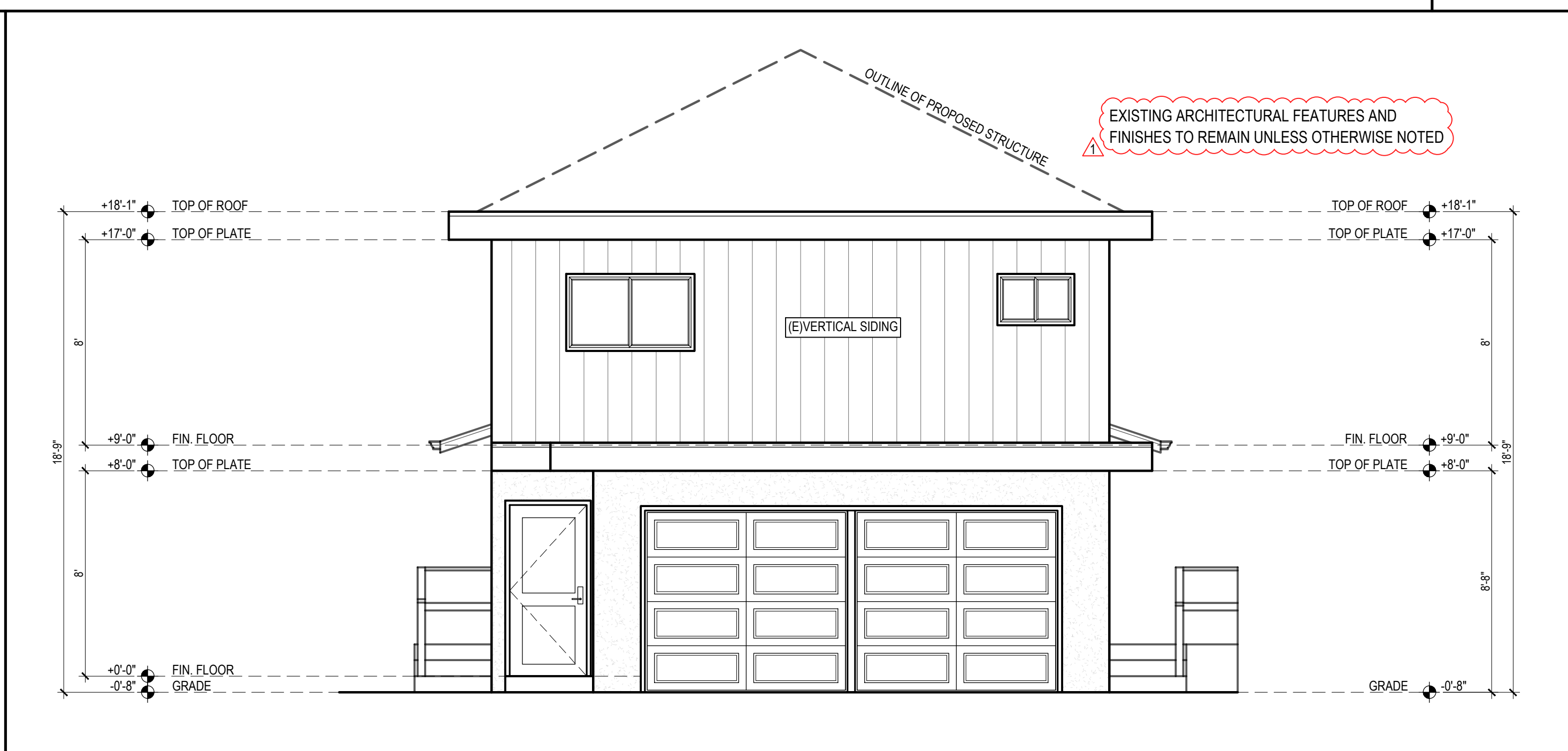
4 EXISTING WEST ELEVATION SCALE: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION SCALE: 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION SCALE: 1/4" = 1'-0"

**DG Design**

4355 Conejo Dr.  
Danville, CA 94506

(510) 579-2004  
(510) 427-4882  
DGDESIGN.CA@COMCAST.NET

**DINO GARCIA**  
PBD

MEMBER

**A | B D**

AMERICAN INSTITUTE of  
BUILDING DESIGN



Project Title

## FANG RESIDENCE REMODEL

1116 BUENA VISTA AVE.  
ALAMEDA, CA 94501

APN: 072-0377-005

Revisions		
Number	Date	Description
1	5/01/24	HOLD LETTER REVISION

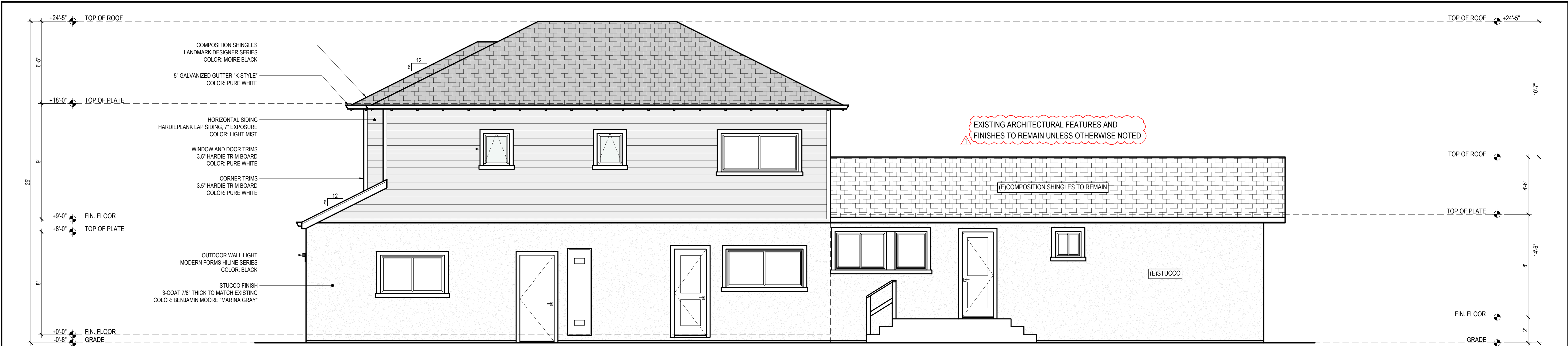
Plan Set:	PLANNING DESIGN REVIEW
Issue Date:	
Project No.	
File Name:	
Drawn By:	DG
Checked By:	CD
Plot Date:	04/16/2024

## EXISTING EXTERIOR ELEVATIONS

Sheet No.

A3.1





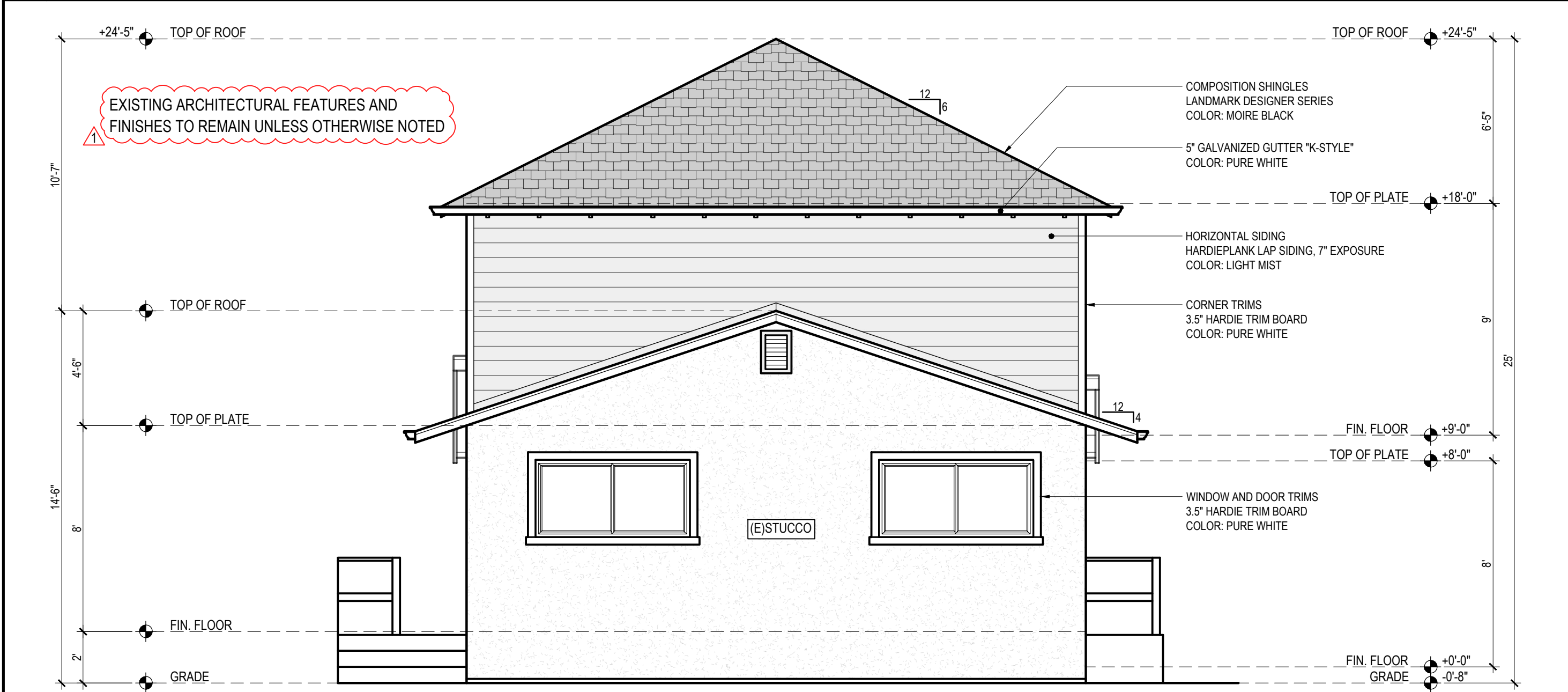
4 PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



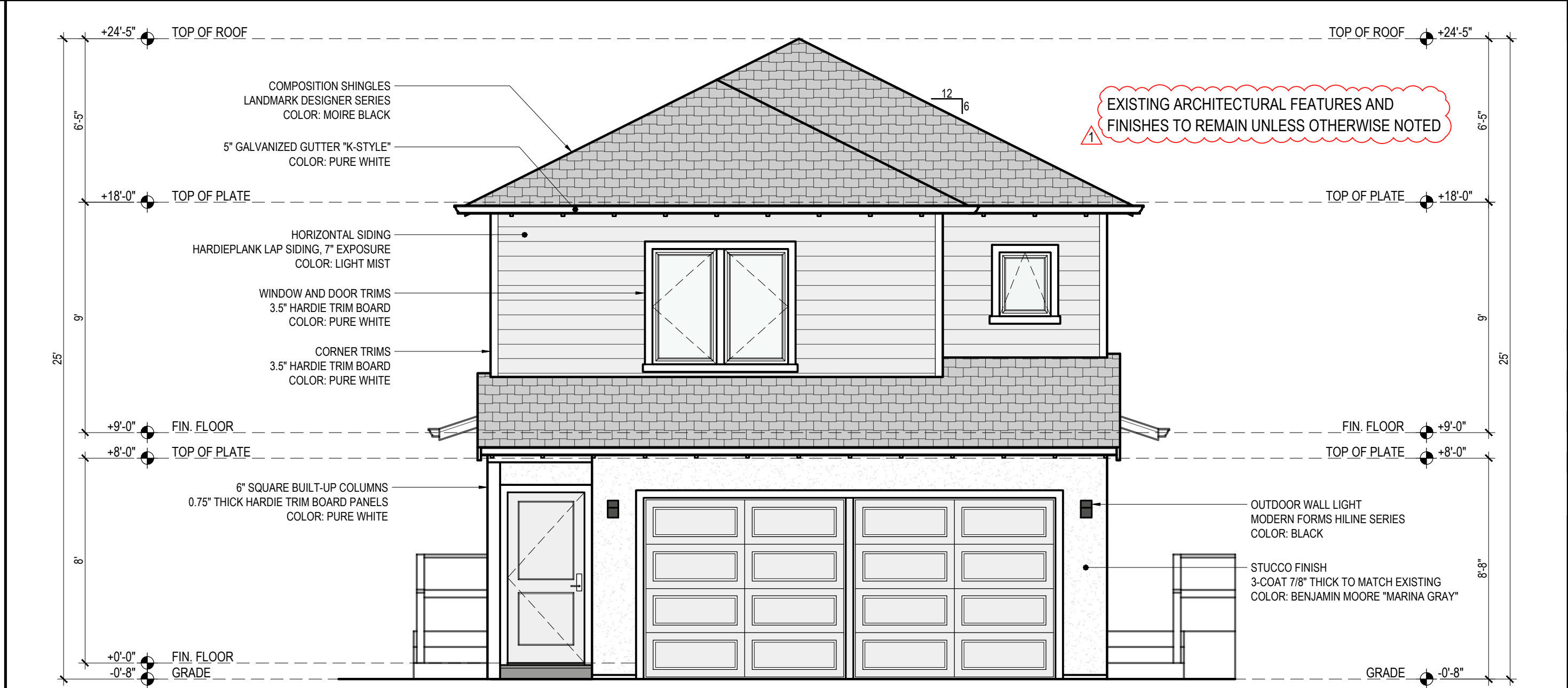
3 PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

**DG Design**

4355 Conejo Dr  
Danville, CA 94506

(510) 579-2004  
(510) 427-4882  
DGDESIGN.CA@COMCAST.NET

**DINO GARCIA**  
PBD

MEMBER

**A | B | D**

AMERICAN INSTITUTE of  
BUILDING DESIGN



Project Title

## FANG RESIDENCE REMODEL

1116 BUENA VISTA AVE.  
ALAMEDA, CA 94501

APN: 072-0377-005

Revisions		
Number	Date	Description
1	5/01/24	HOLD LETTER REVISION

Plan Set:	PLANNING DESIGN REVIEW
Issue Date:	
Project No.	
File Name:	
Drawn By:	DG
Checked By:	CD
Plot Date:	04/16/2024

## PROPOSED EXTERIOR ELEVATIONS

Sheet No.

A3.2