

PROJECT INFORMATION

BUILDING ADDRESS: 1211 PACIFIC AVE. ALAMEDA, CA 94501

PARCEL (LOT/BLOCK): 072-0366-014-00

GROUP OF OCCUPANCY R3/U

TYPE OF CONSTRUCTION VB



LOT SUMMARY TABLE
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

To be submitted with all Residential Planning Applications
(Or included as a table on the project plans)

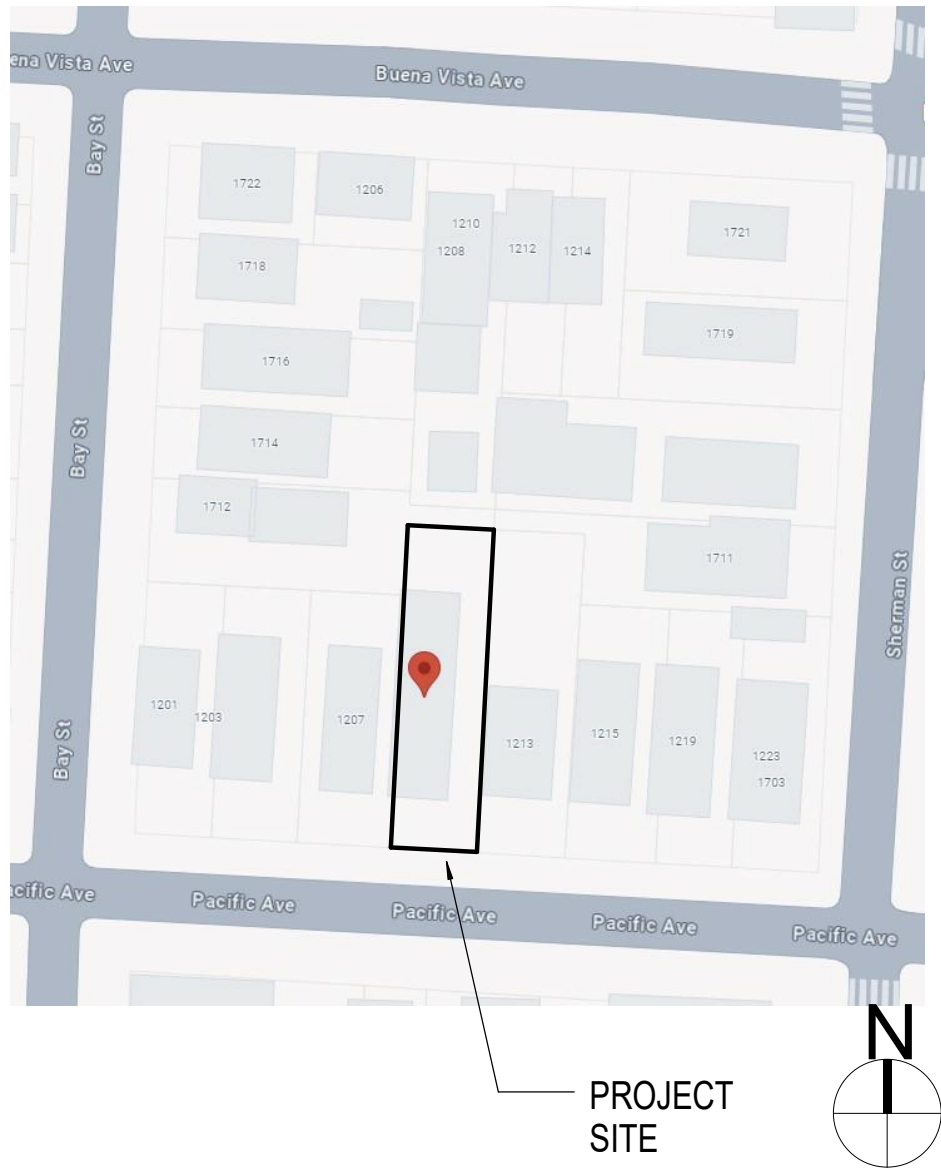
Project Address: 1211 PACIFIC AVE.

ZONING COMPLIANCE FOR RESIDENTIAL DISTRICT R-2				
Categories	Standard	Existing	Proposed	✓
Total lot area	5,000	5106	5106	
Lot depth	100'	138'	138'	
Lot width	50'	37'	37'	
Total floor area in the building	---	1326	1326+1705=3031	
Main building lot coverage including attached/detached garage (%)	53%	1362	1326+960=2286 (44.7%)	
Front yard setback	20'	20'-7"	20'-7"	
Rear yard setback	20'	12'-0"	20'-0"	
Left side yard setback	5'	4'-2"	5'-0"	
Right side yard setback	5'	10'-5"	5'-0"	
Street side yard setback	10'	N.A.	N.A.	
Maximum building height	30'	31'-6"	30'-0"	
Separation between main buildings	20'	N.A.	N.A.	
Accessory building size	---	N.A.	N.A.	
Separation between main/accessory building	Min. 6'	N.A.	N.A.	
Height of accessory building		N.A.	N.A.	
Number of off-street parking spaces	Min. 2	2	3	
Driveway width	Min. 8.5'	10'-5"	10'-5"	
Total Usable Open Space*				
Common open space			740 SF	
Private open space (ground floor)	Min. 60 sf			
Private open space (upper floor)	Min 120 sf			

*Not applicable to detached single-family dwellings in the R-1 District.

Revised 08/09/2017
G:\Comdev\Forms\Planning Forms\Lot Summary Table.docx

VINCITY MAPS



DRAWING INDEX

- G1.00

PROJECT INFORMATION / SHEET INDEX
- G1.01

ABBREVIATIONS / SYMBOLS / GENERAL NOTES
- G1.03

PHOTOS
- A1.01

SITE PLAN - EXISTING
- A1.02

SITE PLAN - PROPOSED
- A2.01

FLOOR PLAN - LEVEL 1
- A2.02

FLOOR PLAN - LEVEL 2 - NEW UNIT
- A2.03

ENLARGED FLOOR PLAN - REAR ADDITION - L1 & L2
- A5.01

ELEVATIONS
- A5.02

ELEVATIONS
- A6.01

SECTIONS
- A8.03

WINDOW/DOOR DETAILS/ WINDOW SCHEDULE
- A10.01

SCHEDULES

PROJECT DESCRIPTION

NEW 2 STORY DWELLING UNIT IN THE REAR. 1705 SF 3 BEDROOMS, 2.5 BATHROOMS

ABATE *CB21-0617* - BY DEMOLISHING REAR TWO STORY ADDITION.
ABATE *CB21-0618*: BY DEMOLISHING REAR ACCESSORY STRUCTURE AND GARAGE
REFERENCE PLANNING APPROVAL FOR INTERIOR REMODEL SCOPE : PLN23-0241

FRONT UNIT REMODEL UNDER SEPARATE PERMIT

APPLICABLE CODES & REGULATIONS

2022 California Residential Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Fire Code
2022 Building Energy Efficiency Standards
2022 California Green Building Code
City of Alameda Municipal Code

ALL WORK TO CONFORM TO LOCAL CODE AMENDMENTS , APPLICABLE ORDINANCES, AMERICANS WITH DISABILITIES ACT & FEDRAL REGULATIONS.

PROJECT DIRECTORY

OWNER INFORMATION

ZHAO JIAN M & CHEN HUI
510-375-2293
Calvinzhao26@gmail.com

ARCHITECT

BENJAMIN LOUIE
SUNSET & ANNEX, INC.

4155101345
BENJAMIN@SUNSETANNEX.COM

STRUCTURAL ENGINEER

STANLEY WU
SUNSET & ANNEX, INC.

5102929327
STANLEY@SUNSETANNEX.COM

APPROVAL STAMPS



SUNSET & ANNEX, INC
1270 41ST AVE
SAN FRANCISCO, CA 94122
415.510.1345

OWNER:
**ZHAO JIAN M &
CHEN HUI**
**1211 PACIFIC AVE.
ALAMEDA**

△	Date	Description
	2/12/2025	PLANNING SUBMISSION - REAR UNIT

Seal / Signature



Project Name
ZHAO RESIDENCE

Project Number
2024-023

Scale
12" = 1'-0"

Description
PROJECT INFORMATION / SHEET INDEX

G1.00



#1



#2



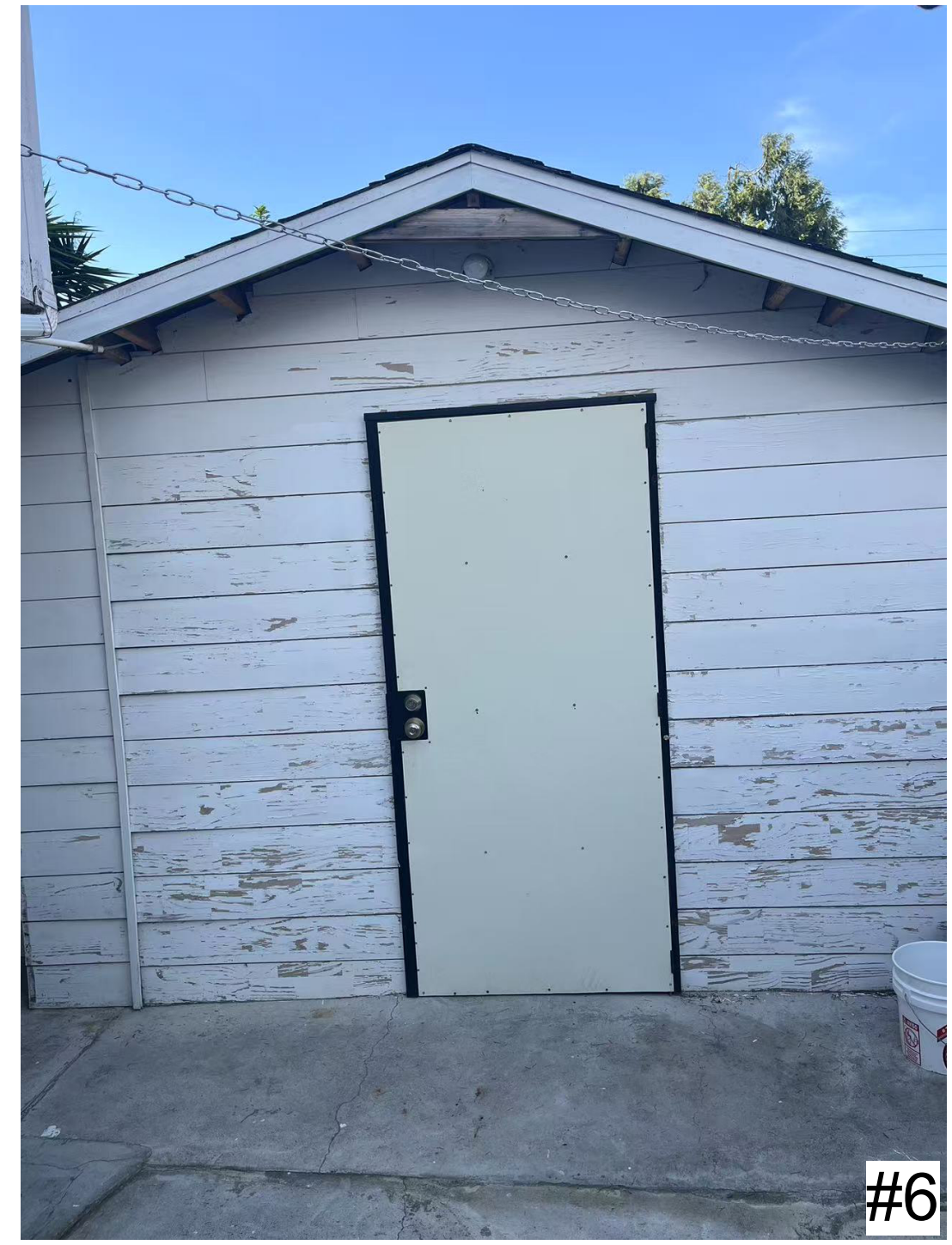
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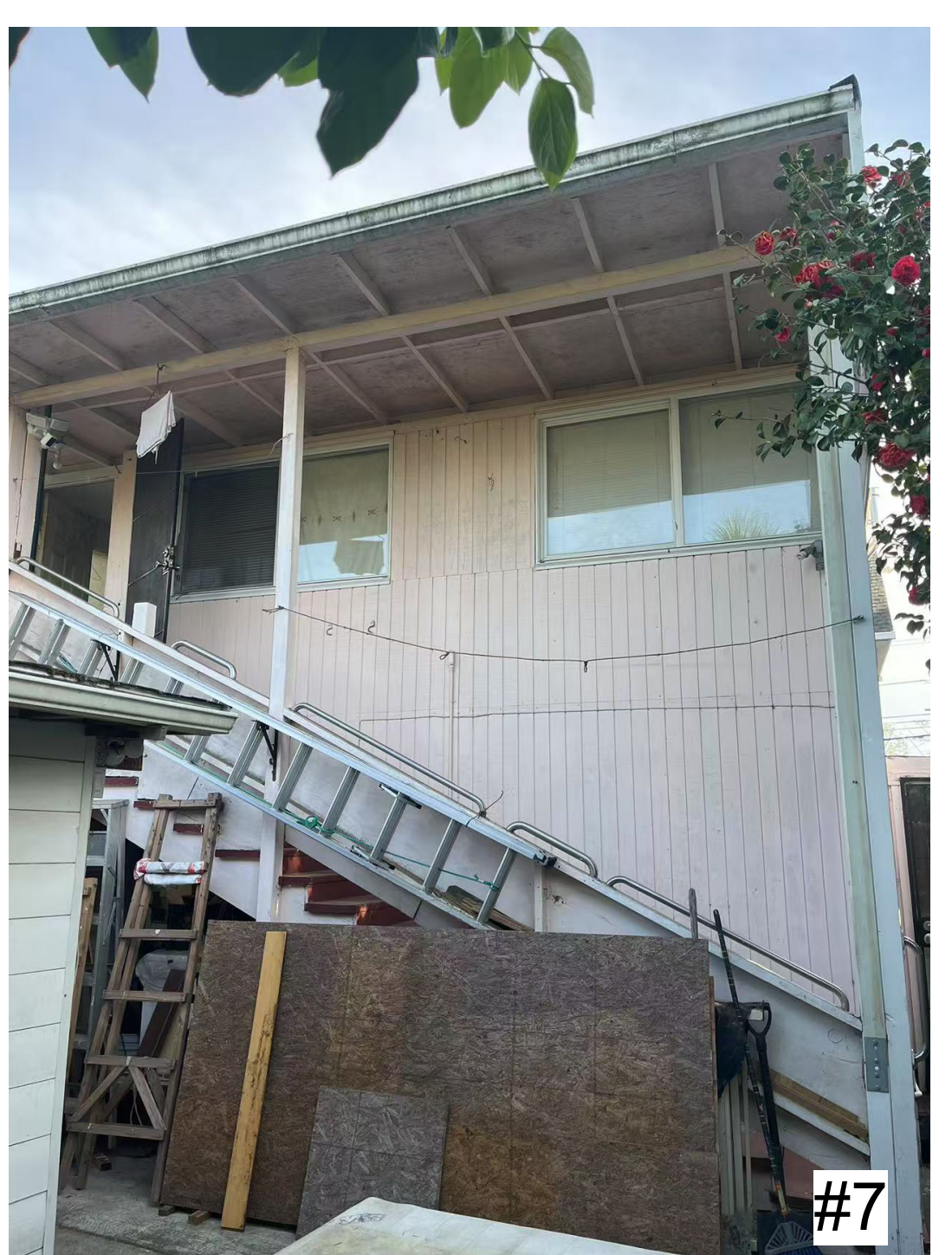
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#5



#6



#7



#8



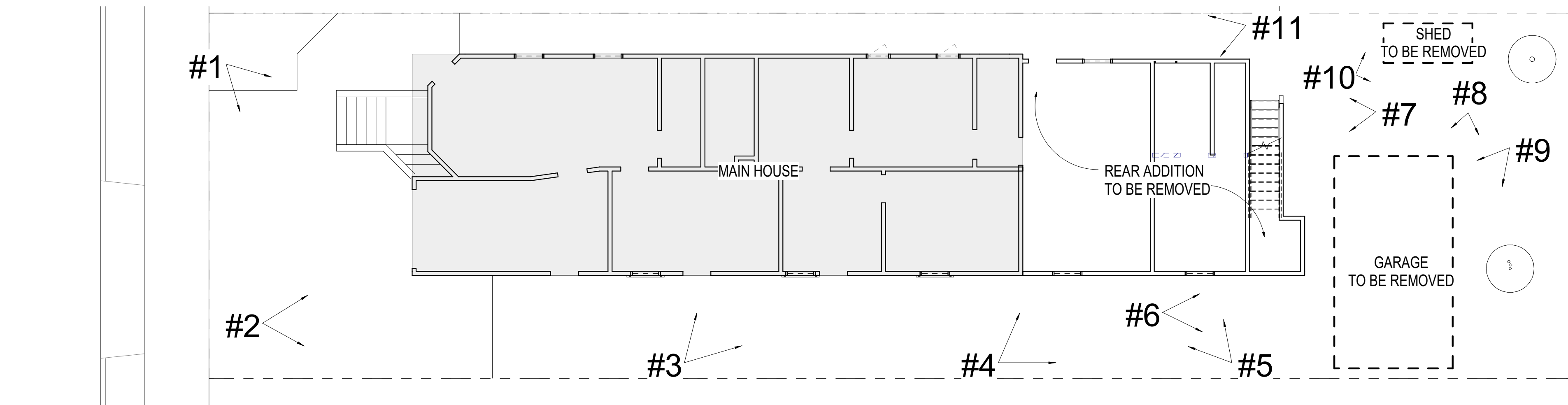
#9



#10



#11



① Site Plan - EXISTING - PHOTOS
1/8" = 1'-0"



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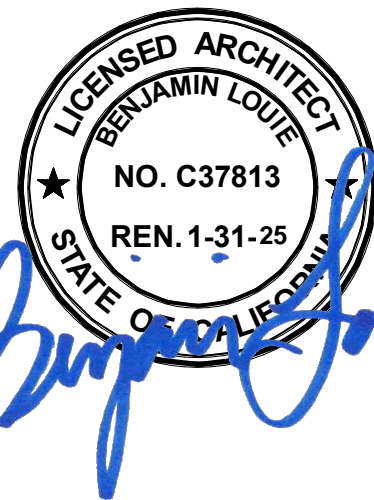
OWNER:

**ZHAO JIAN M &
CHEN HUI**

**1211 PACIFIC AVE.
ALAMEDA**

△	Date	Description
1	4/22/2025	PLN RESPONSE#1

Seal / Signature



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2024-023

Scale
1/8" = 1'-0"

Description
PHOTOS

G1.03

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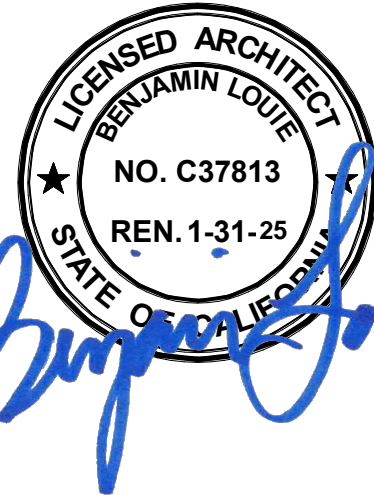
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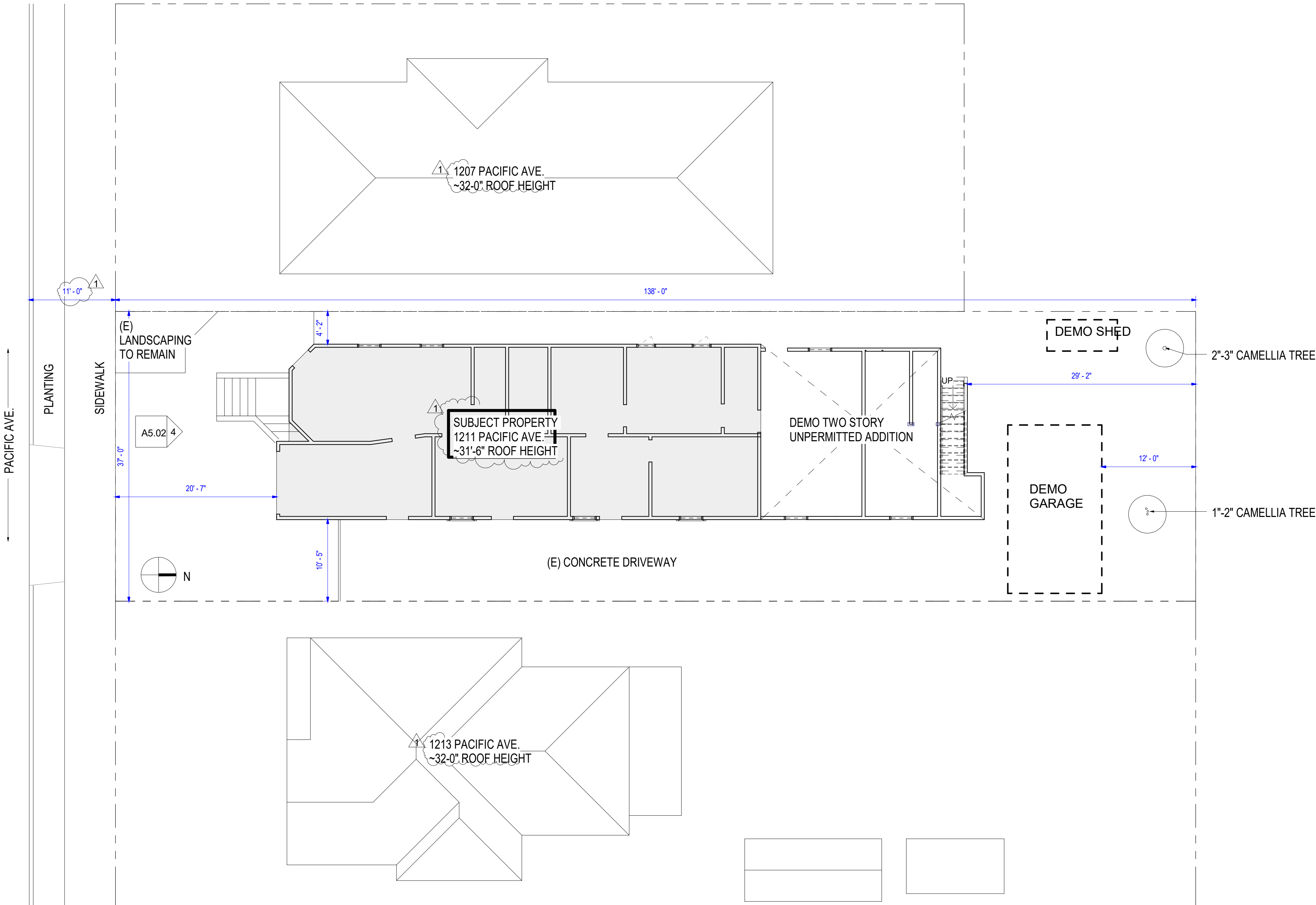
Project Number
2024-023

Scale
1/8" = 1'-0"

Description
SITE PLAN - EXISTING

A1.01

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1 Site Plan - EXISTING
SCALE: 1/8" = 1'-0"

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LOUIE DESIGN CONSULTING Tel 415.510.1345
1314 22ND AVE
PO BOX 22171
SAN FRANCISCO
CALIFORNIA 94122

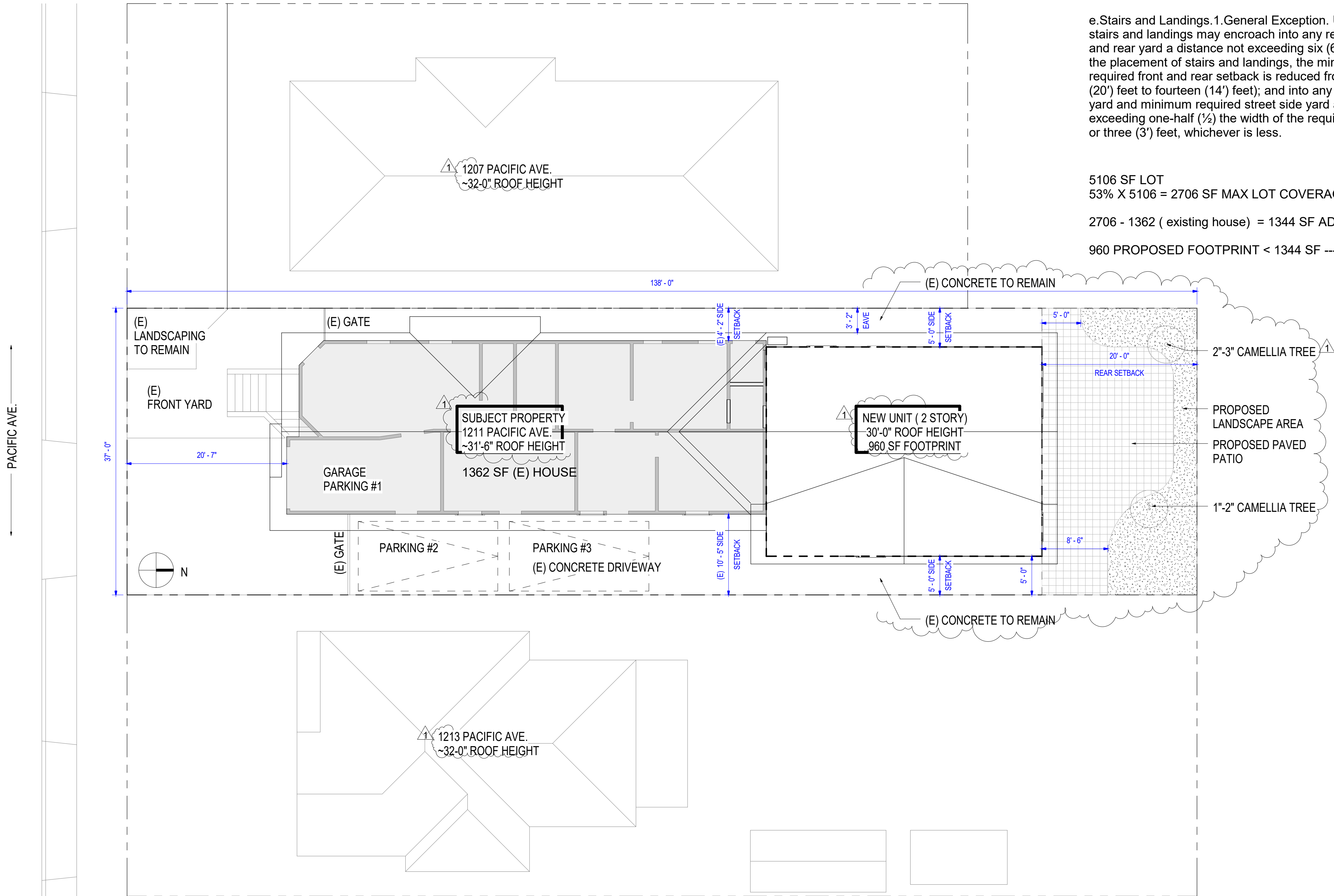
- Minimum Height, Bulk and Space Requirements.
- 1.Minimum Lot Area: Two thousand (2,000) square feet.
 - 2.Minimum Lot Width: None.
 - 3.Maximum Residential Density: One (1) dwelling unit per two thousand (2,000) square feet of lot area or 21.78 units per acre.
 - 4.Maximum Main Building Coverage: Fifty-three (53%) percent.
 - 5.Building Height Limit: Not to exceed thirty (30') feet.
 - 6.Minimum Front Yard: Twenty (20') feet.
 - 7.Minimum Side Yard: Five (5') feet.
 - 8.Minimum Street Side Yard: The side yard on the street side of a corner lot shall not be less than ten (10') feet.
 - 9.Minimum Rear Yard: Twenty (20') feet.

e.Stairs and Landings.1.General Exception. Uncovered stairs and landings may encroach into any required front and rear yard a distance not exceeding six (6') feet (i.e. for the placement of stairs and landings, the minimum required front and rear setback is reduced from twenty (20') feet to fourteen (14') feet); and into any required side yard and minimum required street side yard a distance not exceeding one-half (½) the width of the required side yard or three (3') feet, whichever is less.

5106 SF LOT
53% X 5106 = 2706 SF MAX LOT COVERAGE

2706 - 1362 (existing house) = 1344 SF ADDITION AREA ALLOWED

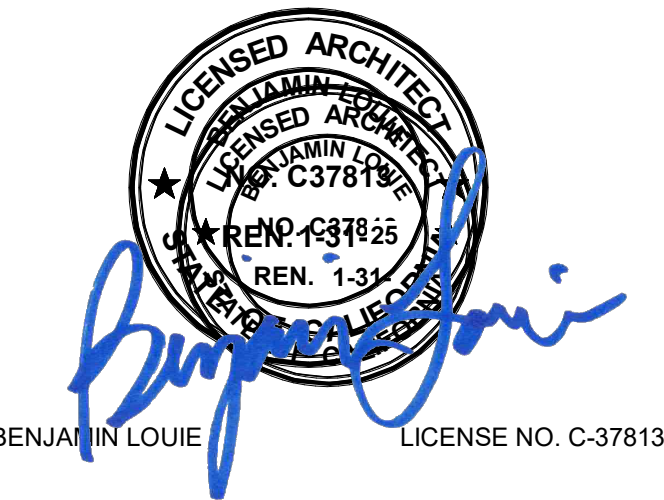
960 PROPOSED FOOTPRINT < 1344 SF ----> OKAY



1 Site Plan - PROPOSED
SCALE: 1/8" = 1'-0"

△	Date	Description
1	4/22/2025	PLN RESPONSE#1

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Scale
1/8" = 1'-0"

Description
SITE PLAN - PROPOSED

A1.02



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	2/12/2025	PLANNING SUBMISSION - REAR UNIT

Seal / Signature



Project Name
ZHAO RESIDENCE

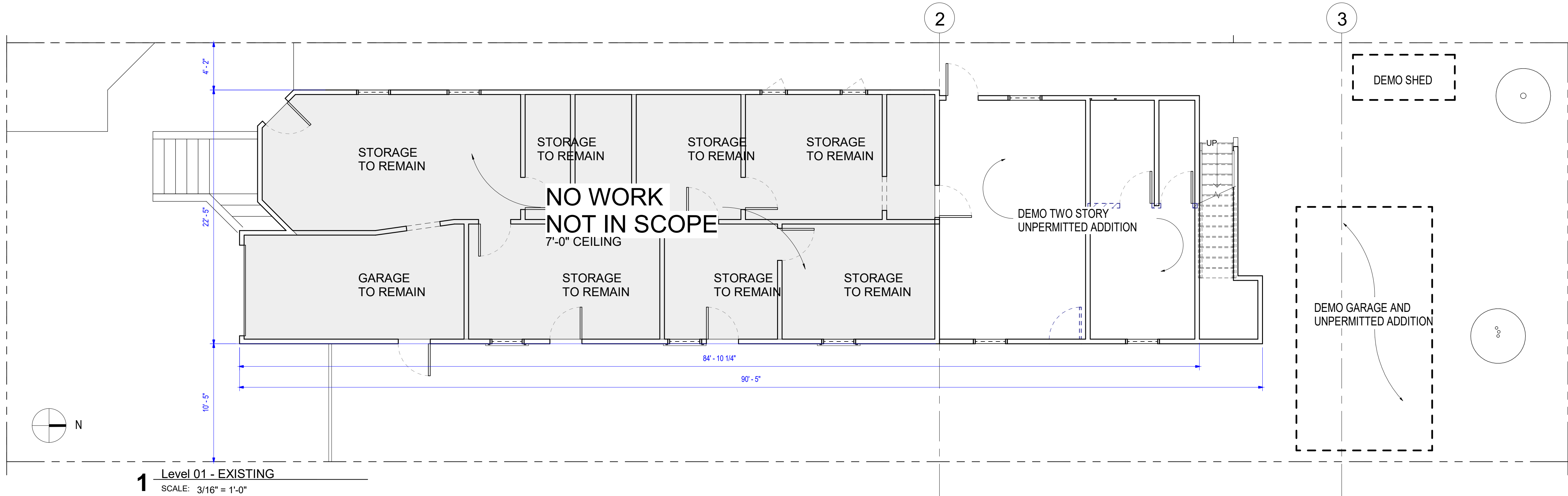
Project Number
2024-023

Scale
As indicated

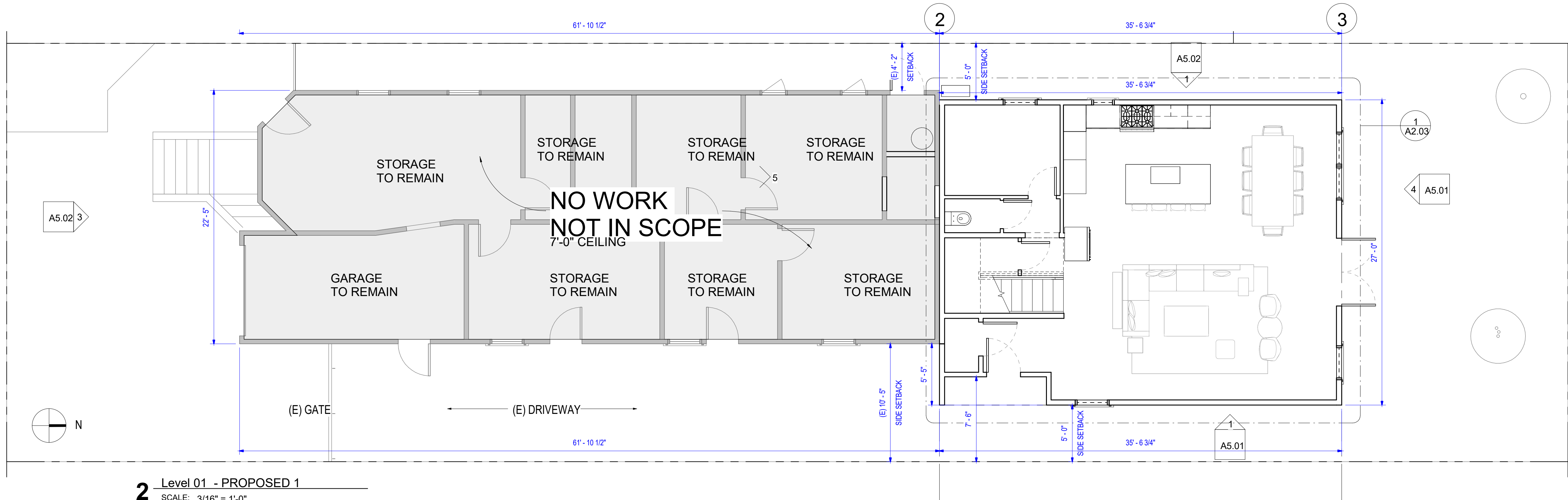
Description
FLOOR PLAN - LEVEL 1

A2.01

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1 Level 01 - EXISTING
SCALE: 3/16" = 1'-0"

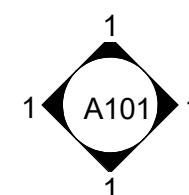


2 Level 01 - PROPOSED 1
SCALE: 3/16" = 1'-0"

DETAIL #
A# SHEET # BUILDING
ELEV.

TYPE
WIDTH:
HEIGHT:
SCL:

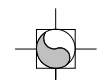
WINDOW
TAG



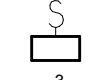
INTERIOR
ELEV.

TYPE
WIDTH:
HEIGHT:
SCL:

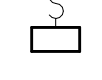
DOOR TAG



EXHAUST FAN ,
CFM PER TITLE
24



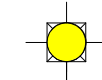
LIGHT SWITCH



LIGHT SWITCH - 2 WAY



NON-FUSED DISCONNECT
SWITCH FOR EXTERIOR
HEAT PUMP



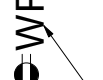
SURFACE
MOUNTED FIXTURE



DUPLEX-AFCI (ARC FAULT CIRCUIT= =
INTERRUPTER)
FLOOR RECPTACLE: CENTERLINE 18"
AFF. U.O.N.



DUPLEX-GFCI(GROUND
FAULT CIRCUIT
INTERRUPTER)
COUNTER RECPTACLE: CENTERLINE
36"-48" UNLESS OTHERWISE NOTED



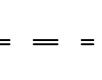
GFCI WATERPROOF @ EXTERIOR
OUTLET



OUTLET - FLOOR DUPLEX



COAXIAL WIRING



UNDERCABINET LINEAR
LIGHT



OUTDOOR
PENDANT
6" RECESSED DOWNLIGHT



4" RECESSED DOWNLIGHT



VANITY LIGHT



WATER HEATER



WASHER/DRYER

SMOKE & CARBON MONOXIDE ALARM,
120V
(WHEN MORE THAN 1 ALARM OR CARBON
MONOXIDE IS REQUIRED, THE DEVICE
SHALL BE INTERCONNECTED,
HARDWIRED, AND HAVE A BATTERY
BACKUP POWER SUPPLY). PROVIDE
IONIZATION SMOKE ALARM WITH AN
ALARM SILENCING SWITCH OR
PHOTOELECTRIC SMOKE ALARM. SHALL
COMPLY WITH UL 217 AND UL2034.
GYP. BOARD CEILING

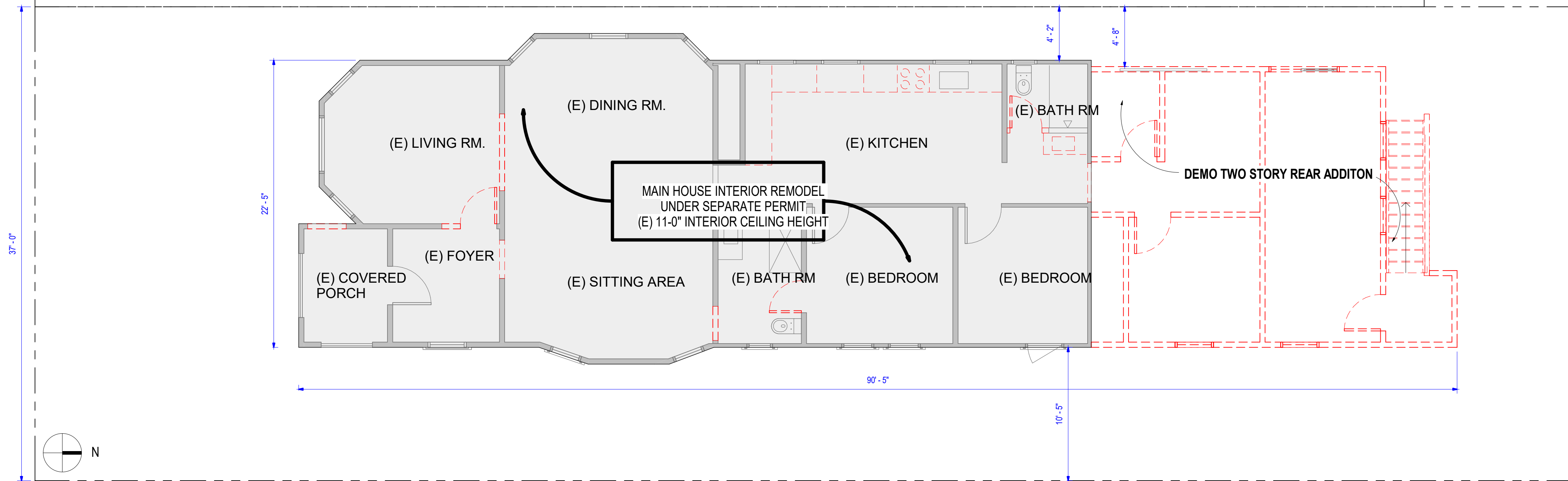
LEGEND

EXISTING 2X STUD WALLS

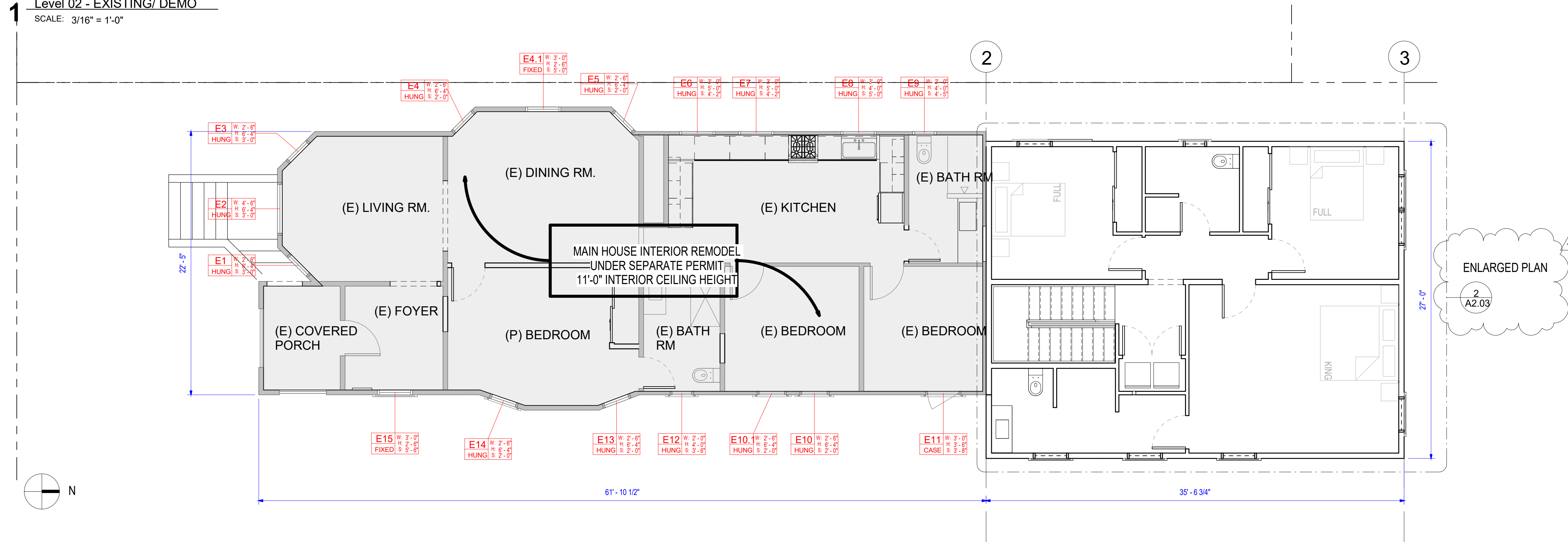
(N) 2X6 WALL

GENERAL

- GYP.BOARD WALLS & CEILING
- EXTERIOR DOOR: SOLID WOOD OR STEEL DOOR
UNLESS OTHERWISE NOTED
- INTERIOR DOOR: HOLLOW CORE COMPOSITE
SINGLE HUNG UNLESS OTHERWISE NOTED
- 4" WOOD BASE, TYP.
- CABINETRY: LAYOUT FOR SUGGESTION ONLY,
FINAL LAYOUT AND SELECTION OF CABINETS BY
OWNER.
- REPLACE ALL KNOB AND TUBE WIRING WITH
NONMETALLIC SHEATHED ELECTRICAL WIRING



1 Level 02 - EXISTING/ DEMO
SCALE: 3/16" = 1'-0"



2 Level 02 - PROPOSED- OVERALL
SCALE: 3/16" = 1'-0"



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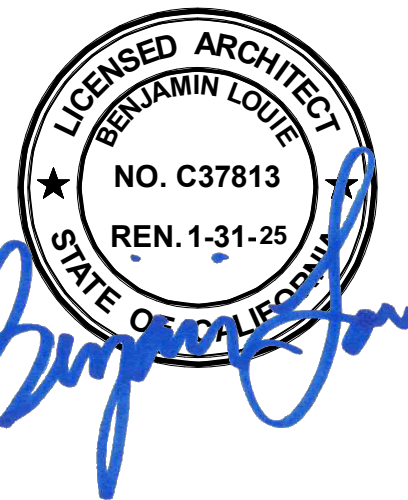
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	2/12/2025	PLANNING SUBMISSION - REAR UNIT
1	4/22/2025	PLN RESPONSE#1

Seal / Signature



Project Name
ZHAO RESIDENCE

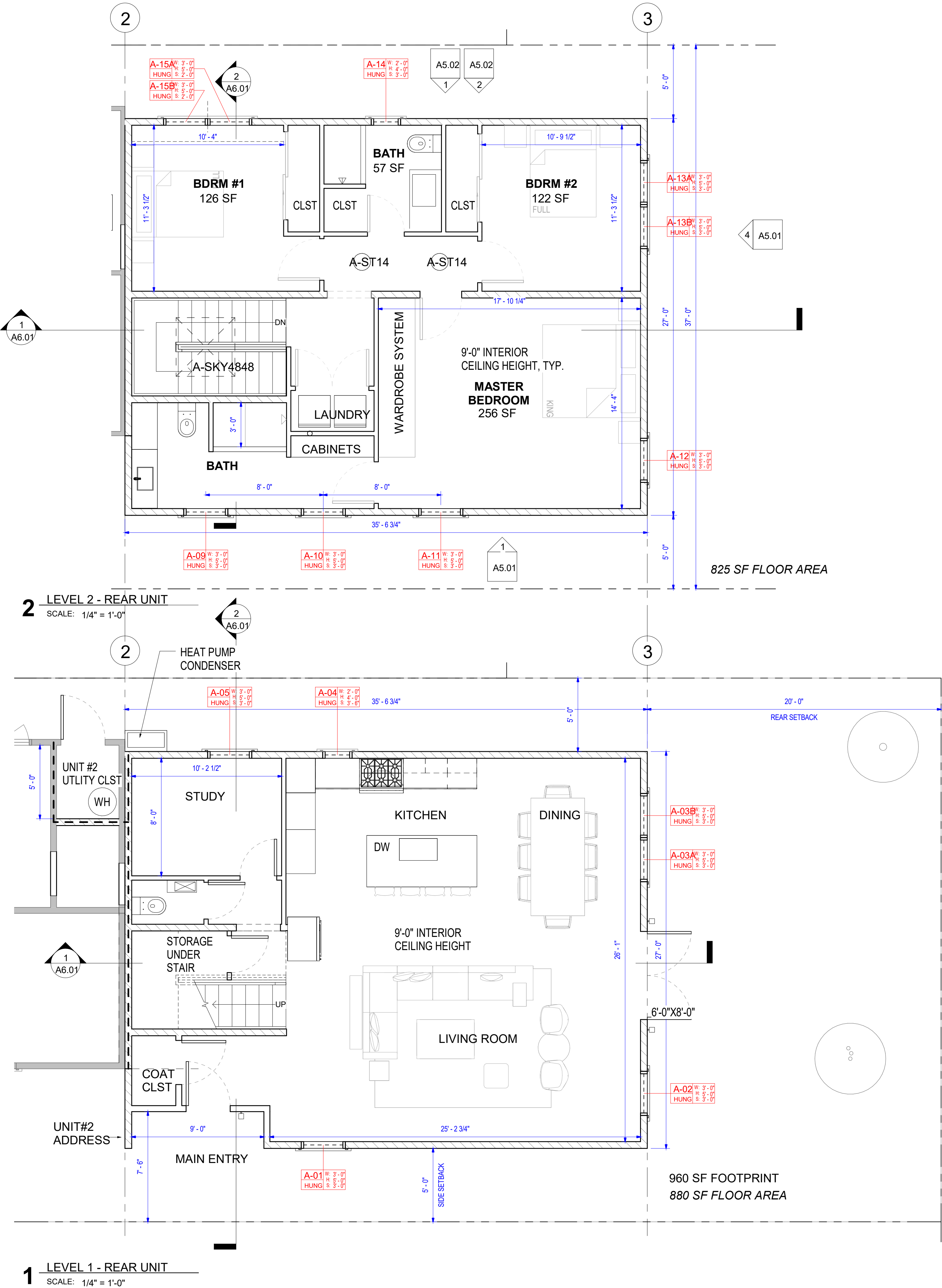
Project Number
2024-023

Scale
3/16" = 1'-0"

Description
FLOOR PLAN - LEVEL 2 - NEW UNIT

A2.02

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WINDOW GENERAL NOTES:

- 1. ALL NEW WINDOW SHALL BE FIBREX OR FIBERGLASS MATERIAL
- 2. GC TO VERIFY WINDOW SIZES PRIOR TO ORDERING WINDOWS

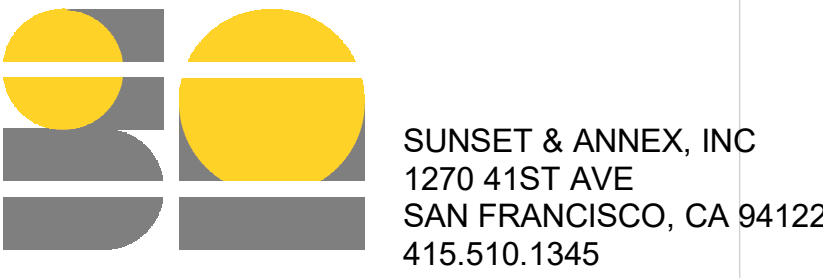
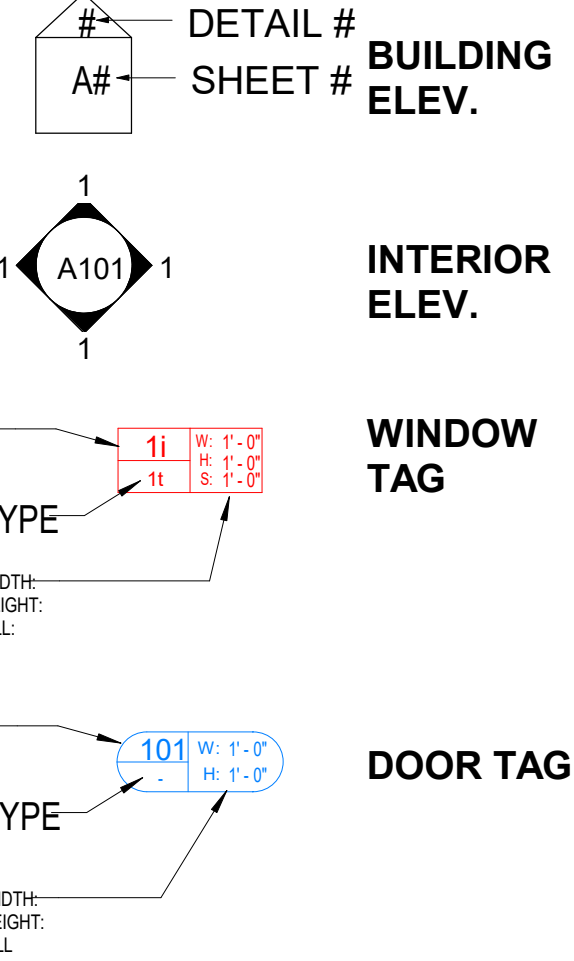
NEW UNIT - WINDOW SCHEDULE				
Mark	Type	Width	Height	Sill Height
A-ST14 14" DIAMETER - SOLAR TUBE				
A-SKY4848	48" x 48"	48"	48"	
Level 01				
A-01	Hung	36"	60"	36"
A-02	Hung	36"	60"	36"
A-03A	Hung	36"	60"	36"
A-03B	Hung	36"	60"	36"
A-04	Hung	24"	48"	42"
A-05	Hung	36"	60"	36"
LEVEL 2 - UNIT 2				
A-09	Hung	36"	60"	36"
A-10	Hung	36"	60"	36"
A-11	Hung	36"	60"	36"
A-12	Hung	36"	60"	36"
A-13A	Hung	36"	60"	36"
A-13B	Hung	36"	60"	36"
A-14	Hung	24"	48"	36"
A-15A	Hung	36"	60"	24"
A-15B	Hung	36"	60"	24"

LEGEND

- EXISTING 2X STUD WALLS
- (N) 2X6 EXTERIOR WALL
- (N) 2X4 INTERIOR WALL

GENERAL

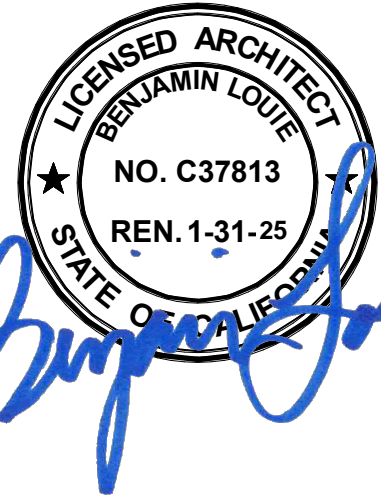
- EXTERIOR DOOR: SOLID WOOD OR STEEL DOOR UNLESS OTHERWISE NOTED
- INTERIOR DOOR: HOLLOW CORE COMPOSITE SINGLE HUNG UNLESS OTHERWISE NOTED
- 4" WOOD BASE, TYP.
- CABINETRY: LAYOUT FOR SUGGESTION ONLY, FINAL LAYOUT AND SELECTION OF CABINETS BY OWNER.
- REPLACE ALL KNOB AND TUBE WIRING WITH NONMETALLIC SHEATHED ELECTRICAL WIRING



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Seal / Signature



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Scale
1/4" = 1'-0"

Description
ENLARGED FLOOR PLAN - REAR ADDITION - L1 & L2

A2.03



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3/16" = 1'-0"

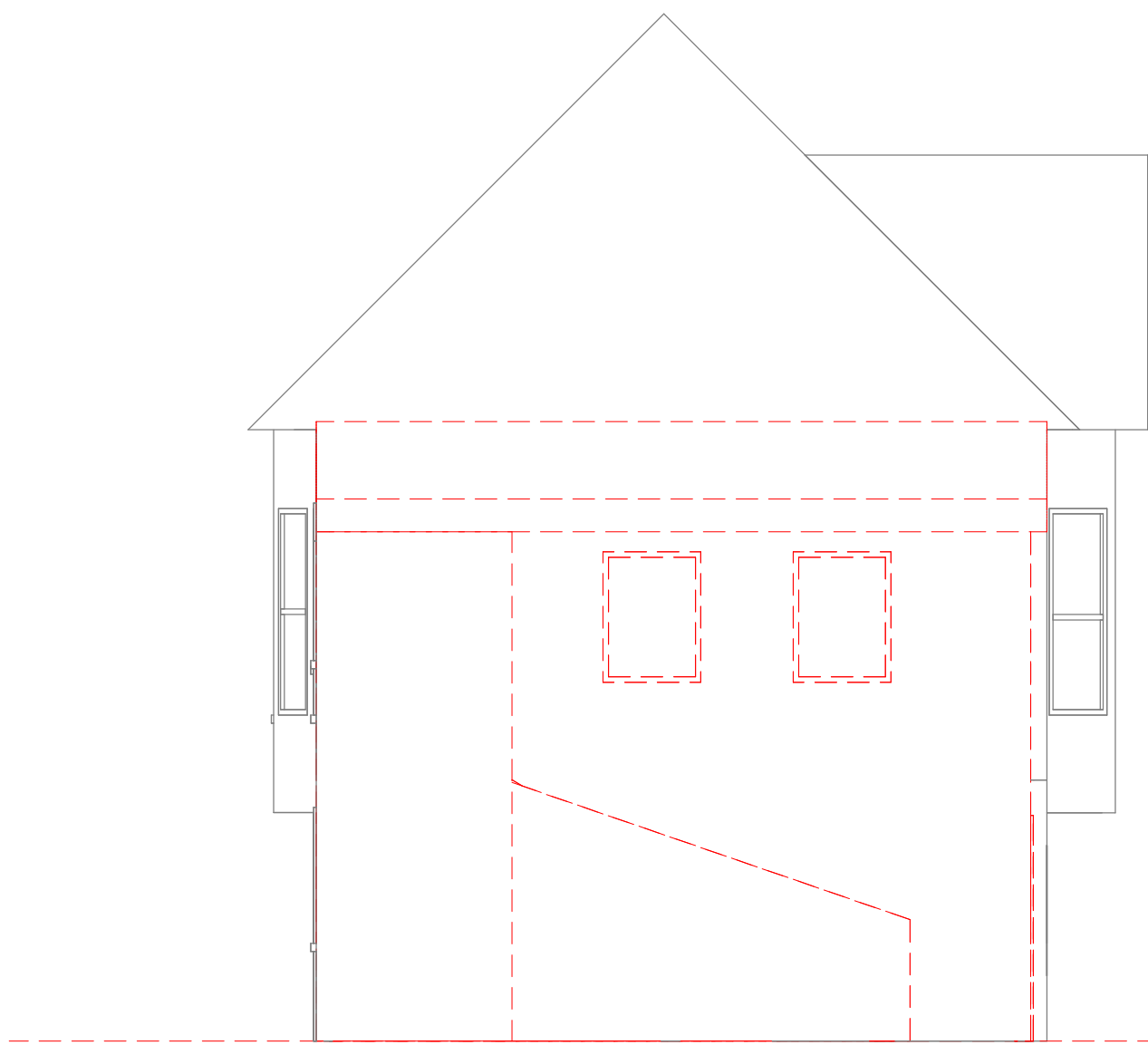
Description
ELEVATIONS

A5.01

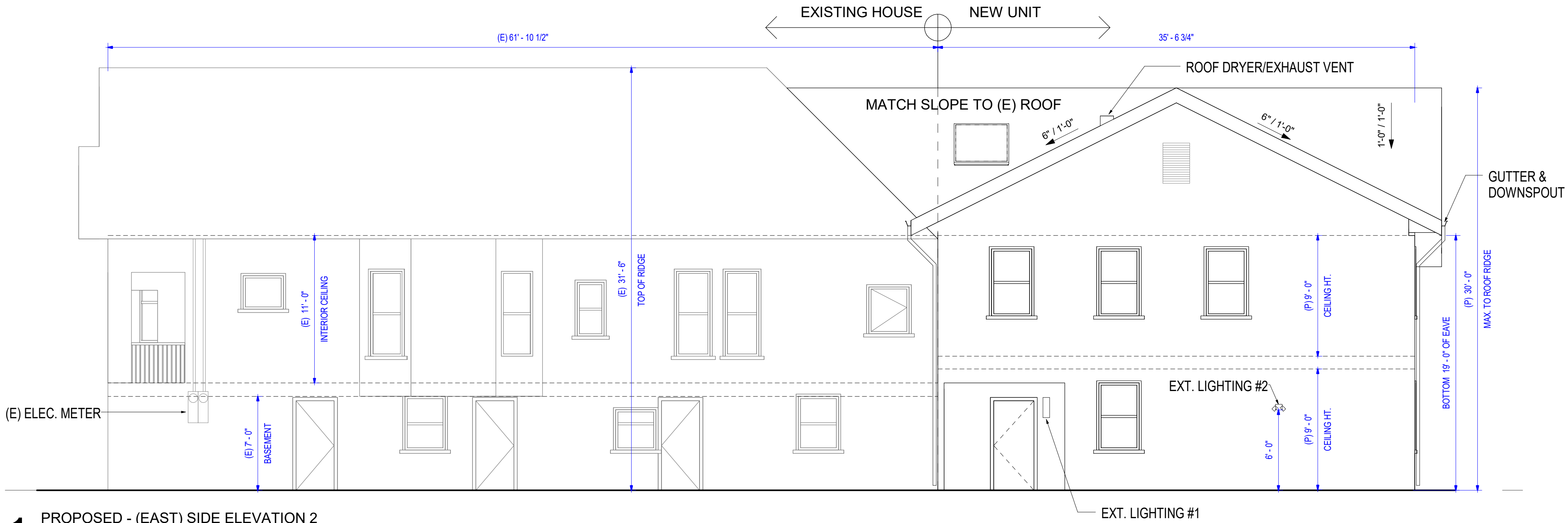
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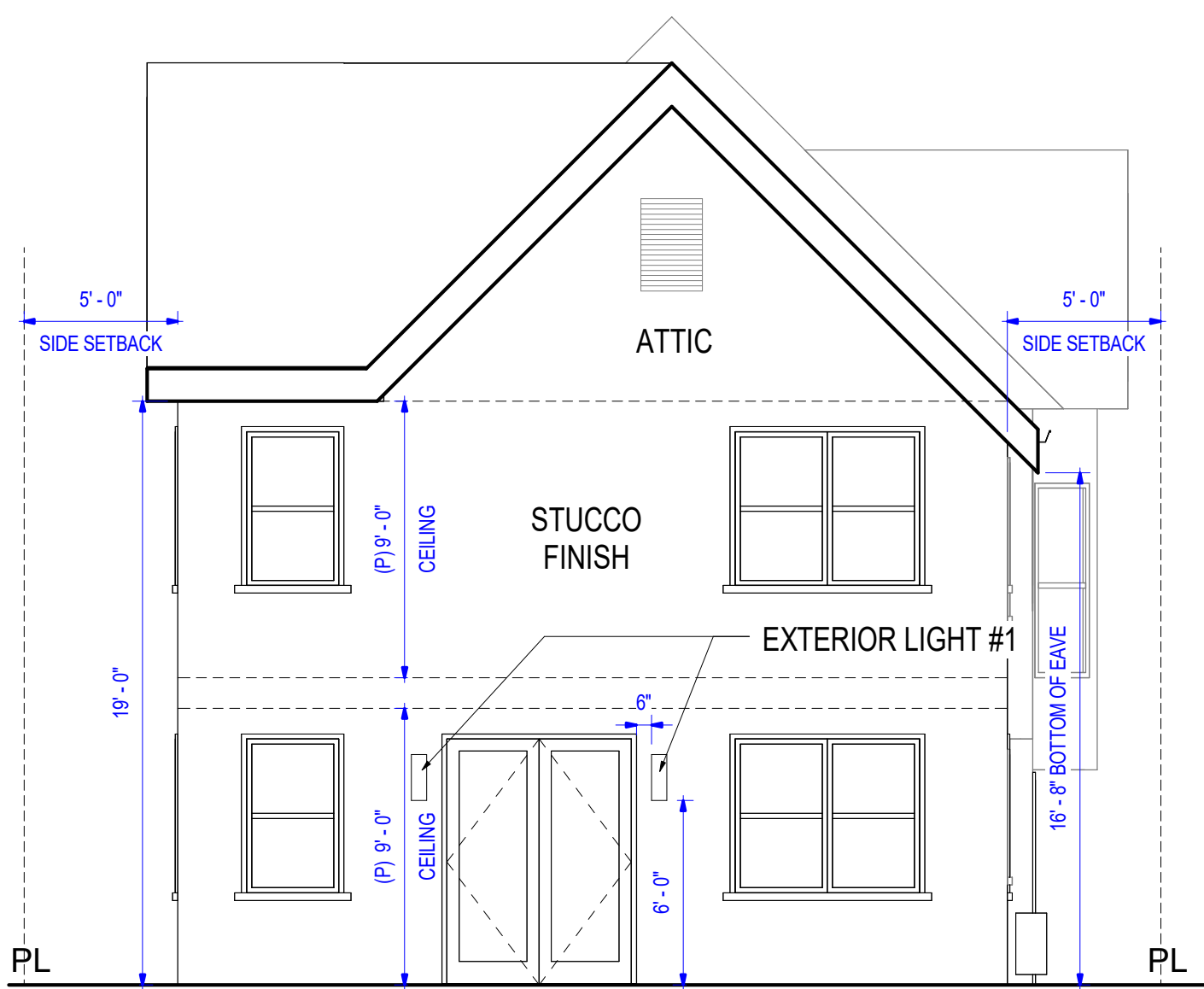
2 EXISTING - (EAST) SIDE ELEVATION 2
SCALE: 3/16" = 1'-0"



3 EXISTING - (NORTH) REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED - (EAST) SIDE ELEVATION 2
SCALE: 3/16" = 1'-0"



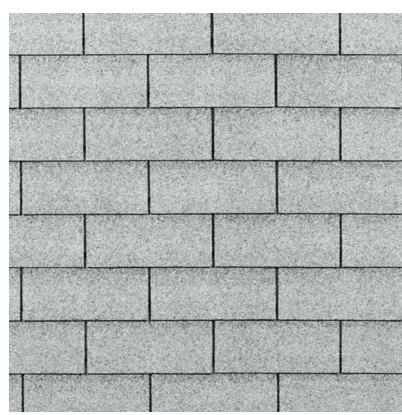
4 PROPOSED - (NORTH) REAR ELEVATION
SCALE: 3/16" = 1'-0"



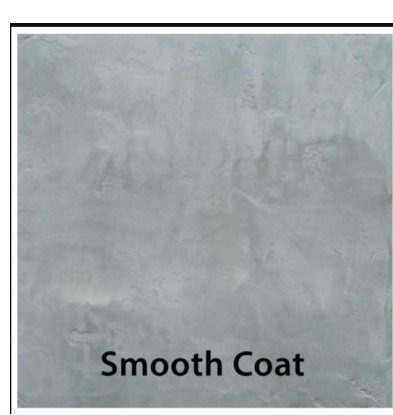
EXTERIOR LIGHTING #2
ADJUSTABLE LED OUTDOOR
FLOOD LIGHT OR SIMILAR



EXTERIOR LIGHTING #1
18" HIGH CYLINDER WALL LATERN
OR SIMILAR



ROOF
SHINGLES LIGHT GRAY



EXTERIOR FINISH
STUCCO - SMOOTH



TYPICAL WINDOW: FIBREX
EXTERIOR - BLACK
INTERIOR - WHITE

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LOUIE DESIGN CONSULTING Tel 415.510.1345
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	2/12/2025	PLANNING SUBMISSION - REAR UNIT
1	4/22/2025	PLN RESPONSE#1

Seal / Signature



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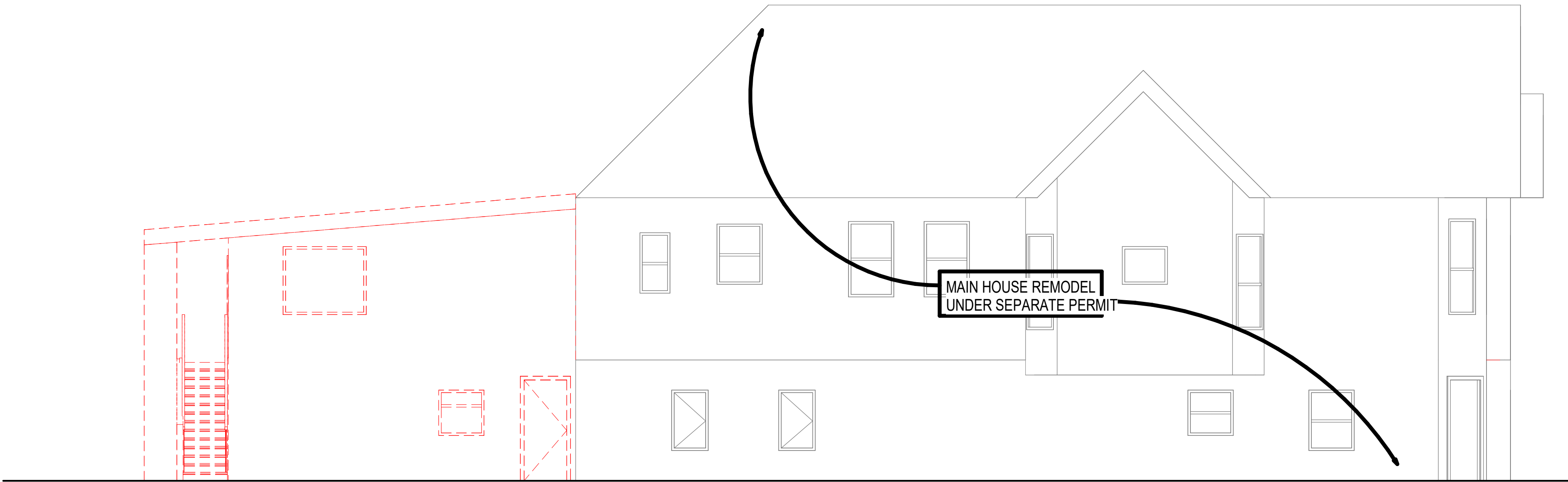
Project Number
2024-023

Scale
3/16" = 1'-0"

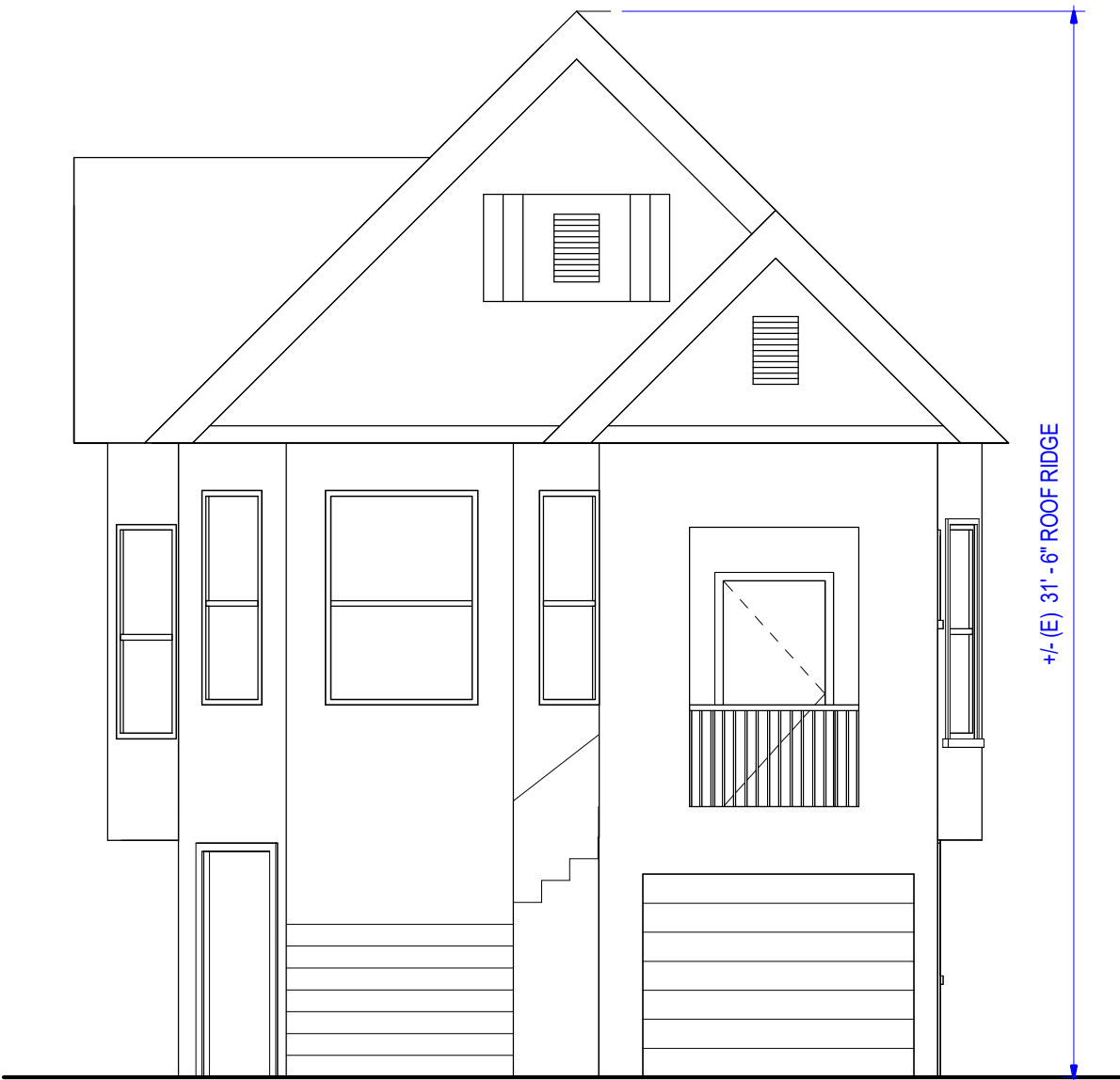
Description
ELEVATIONS

A5.02

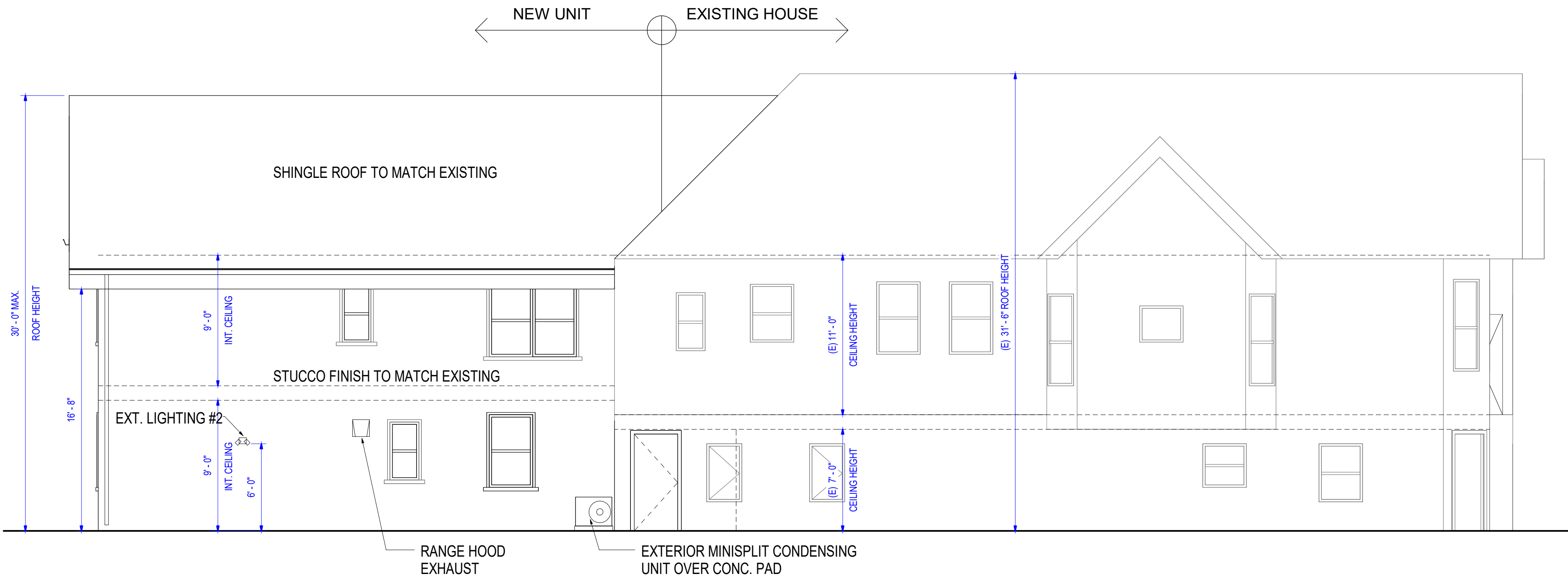
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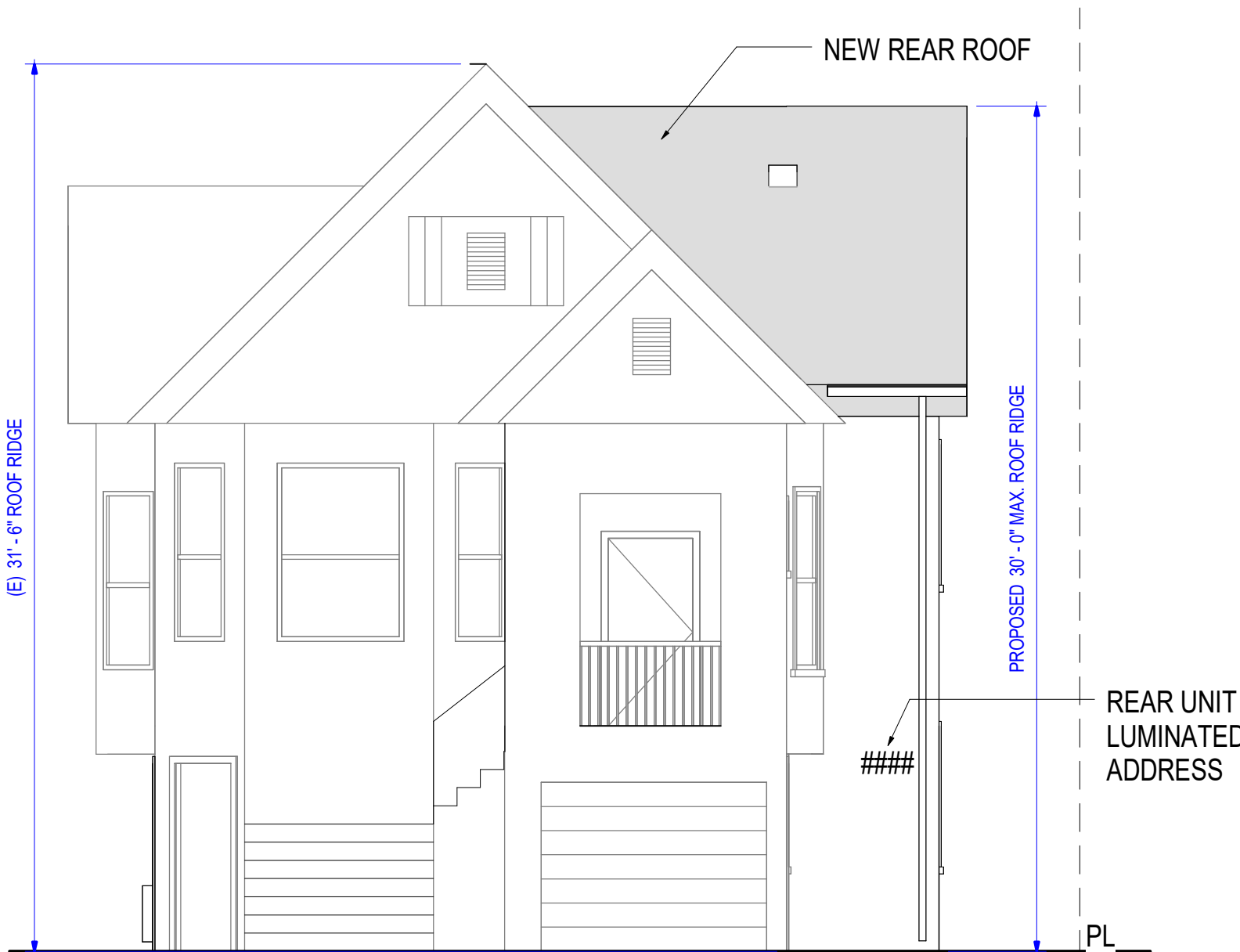
2 EXISTING - (WEST) SIDE ELEVATION 1
SCALE: 3/16" = 1'-0"



4 EXISTING - (SOUTH) FRONT ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED - (WEST) SIDE ELEVATION 1
SCALE: 3/16" = 1'-0"



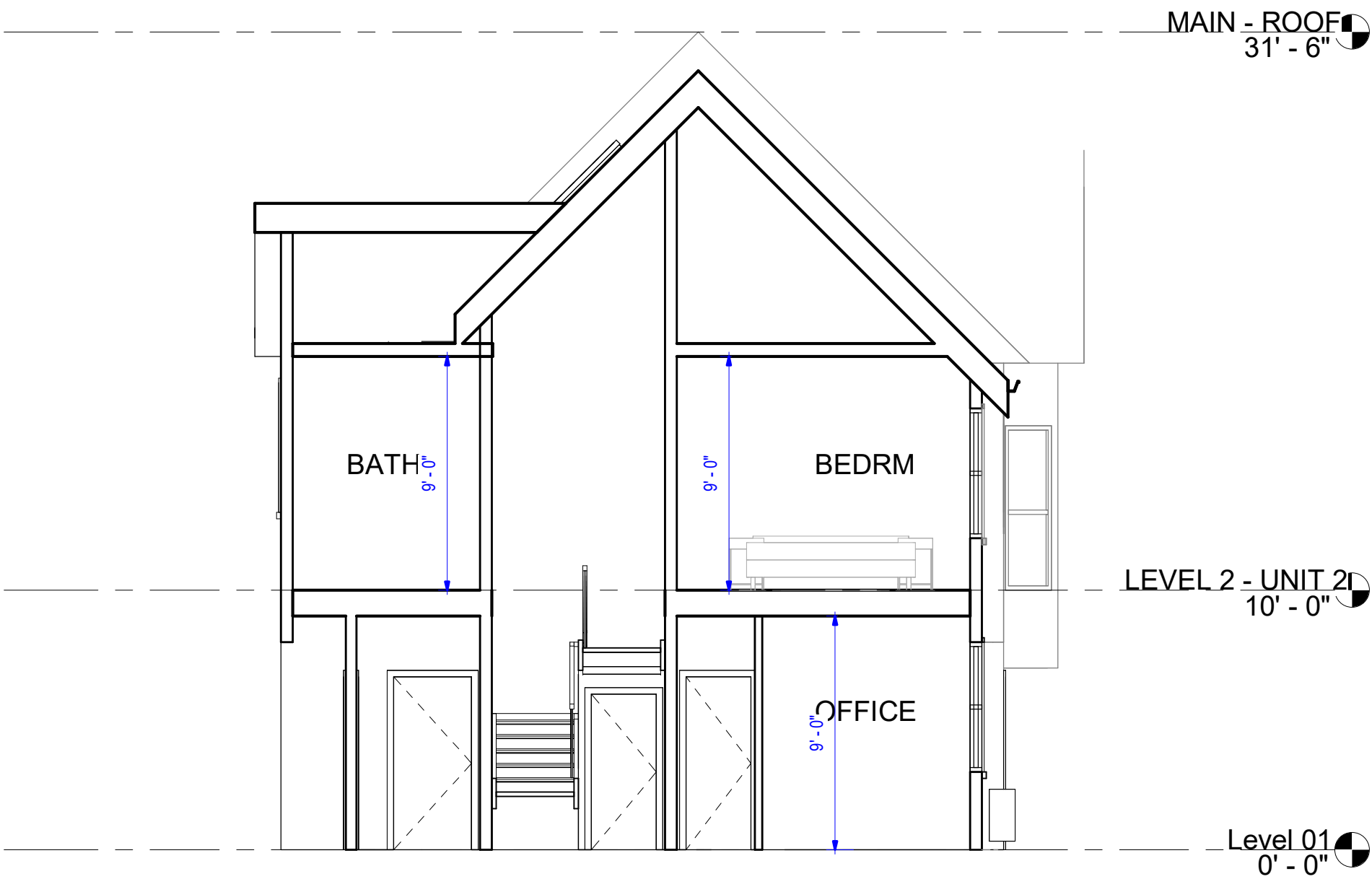
3 PROPOSED - (SOUTH) FRONT ELEVATION
SCALE: 3/16" = 1'-0"



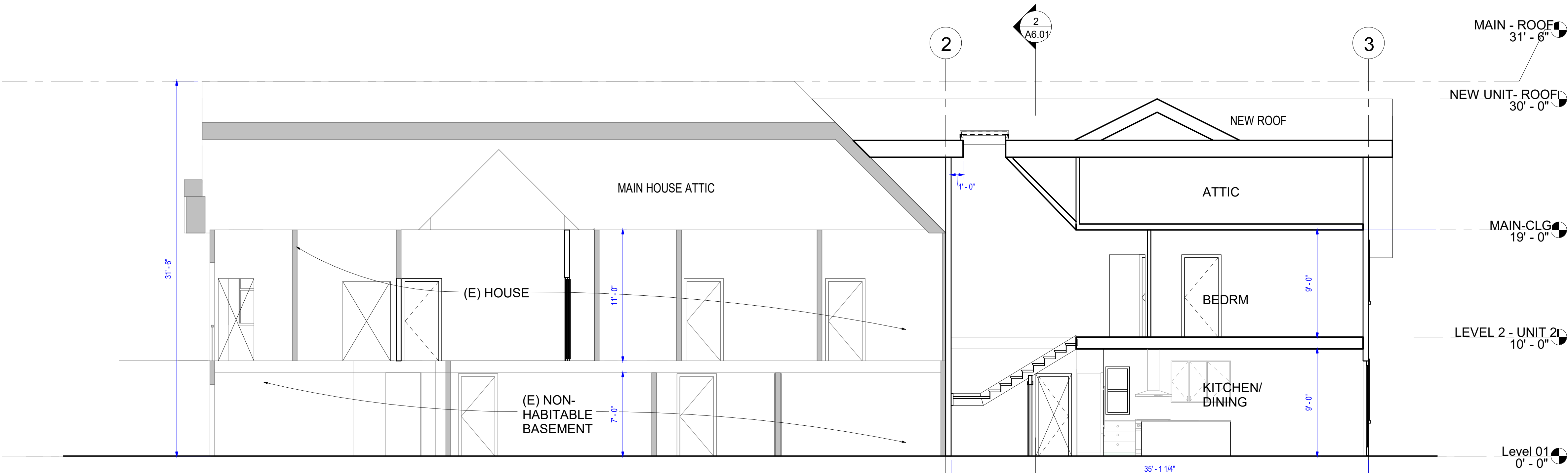
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2 SECTION B
SCALE: 3/16" = 1'-0"



1 SECTION A
SCALE: 3/16" = 1'-0"

△	Date	Description
	2/12/2025	PLANNING SUBMISSION - REAR UNIT
1	4/22/2025	PLN RESPONSE#1

Seal / Signature



Project Name
ZHAO RESIDENCE

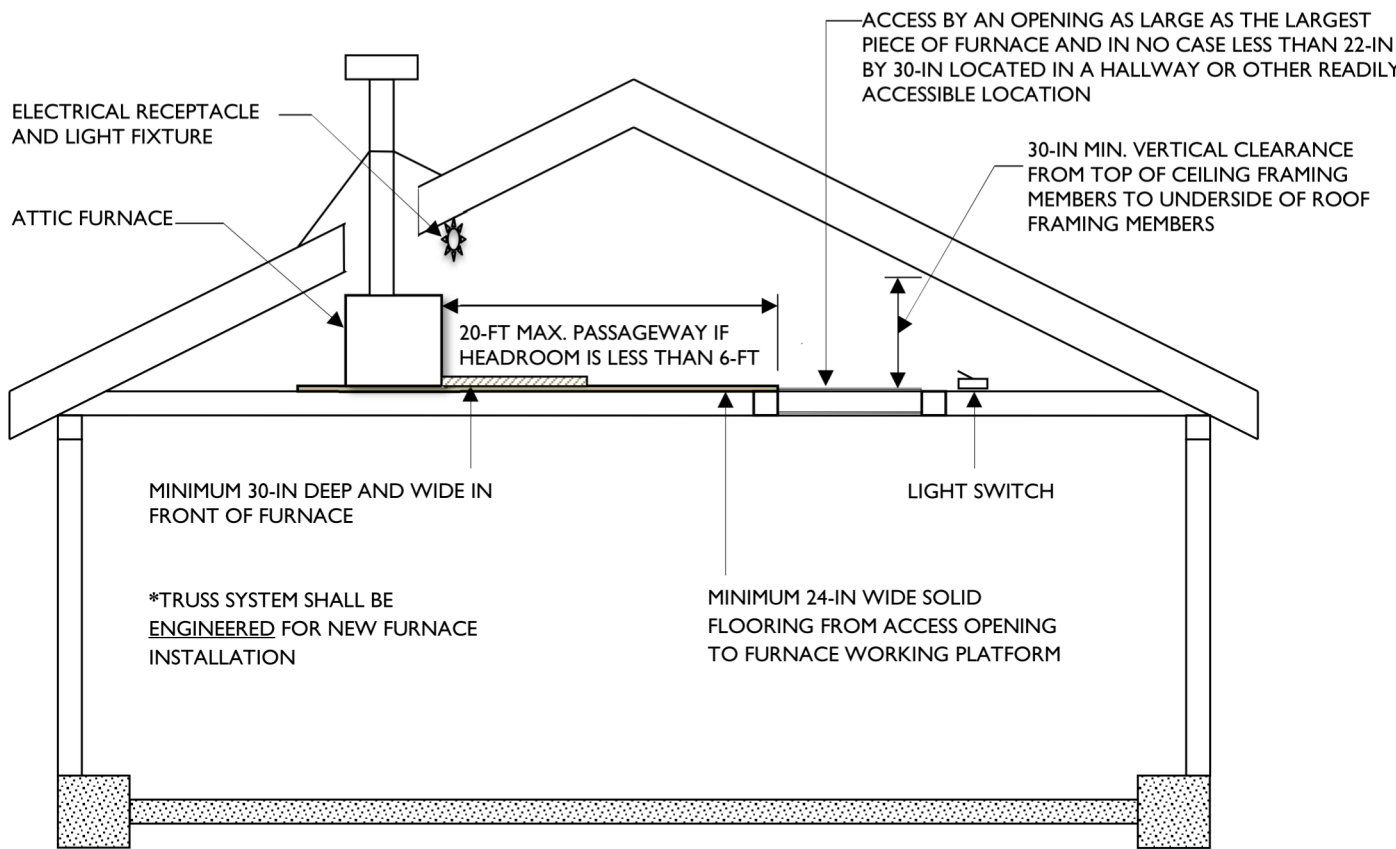
Project Number
2024-023

Scale
3/16" = 1'-0"

Description
SECTIONS

A6.01

FURNACE IN ATTIC LOCATION

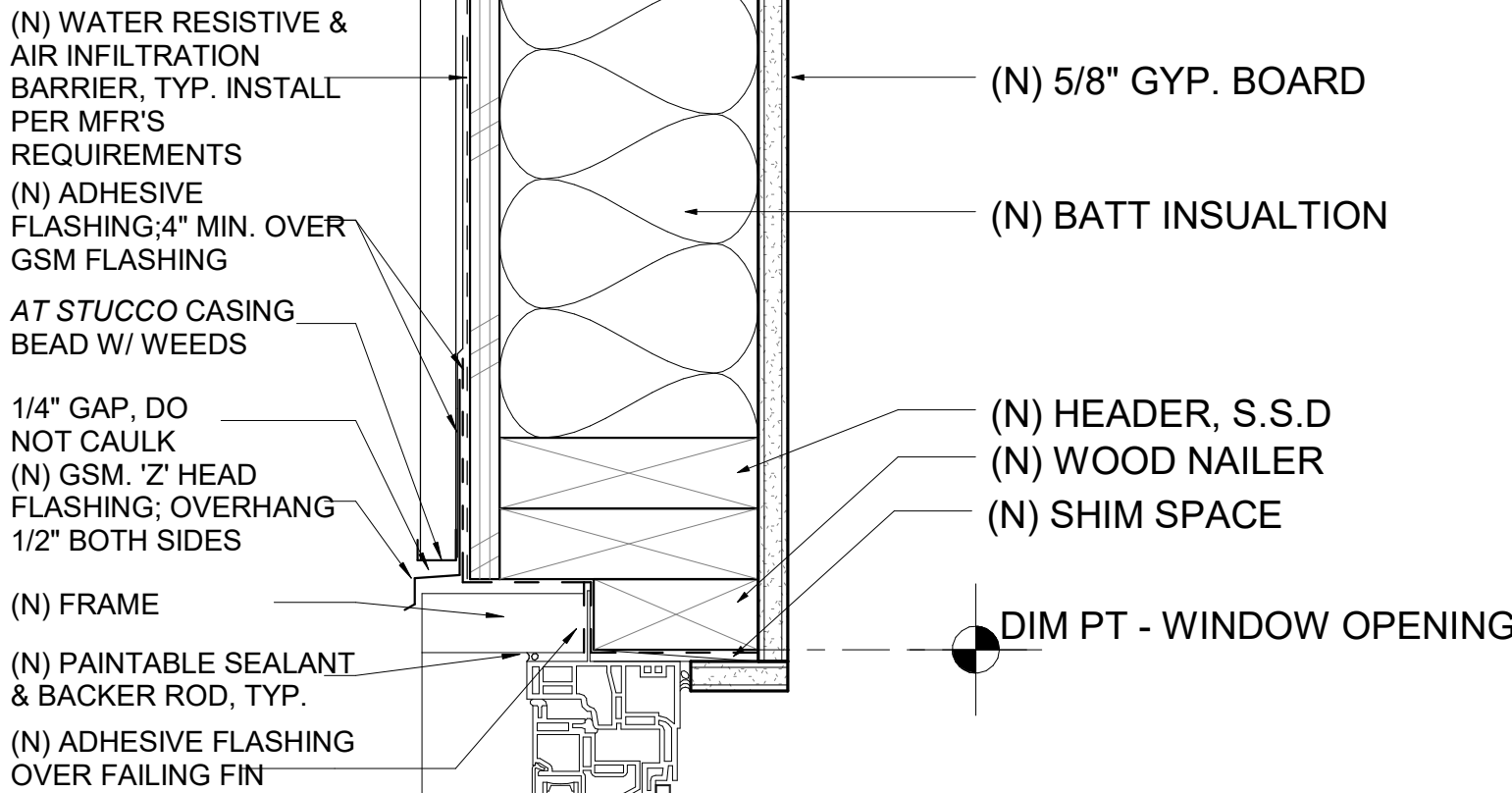


Appliances in Attics

- The following regulations apply to a furnace appliance when located in an attic in accordance with the 2022 CMC 304.4, 904.9 and 2019 CRC R807.1.
- Access.** At least as large as the largest component of the appliance and not less than 22-in x 30-in.
 - Passageway Height.** When the height of the passageway is less than 6-ft, distance from the passageway access to the furnace shall not exceed 20-ft.
 - Passageway.** Shall be unobstructed, have solid flooring not less than 24-in wide from entrance opening to the appliance.
 - Work Platform.** A level working platform 30-in deep x 30-in wide at front of service side of unit.
 - Lighting and Outlet.** A permanent 120-volt receptacle and light located near the unit with the switch controlling the lighting fixture located at access opening.
 - Furnace.** Upright furnaces may be installed in an attic or furred space more than 5-ft in height, provided the required listings and furnace and duct clearances are observed. Horizontal furnaces may be installed in an attic or furred space provided the required listings and furnace and duct clearances are observed.
 - Clearances.** Minimum clearances from combustibles shall comply with the listing of the appliance.

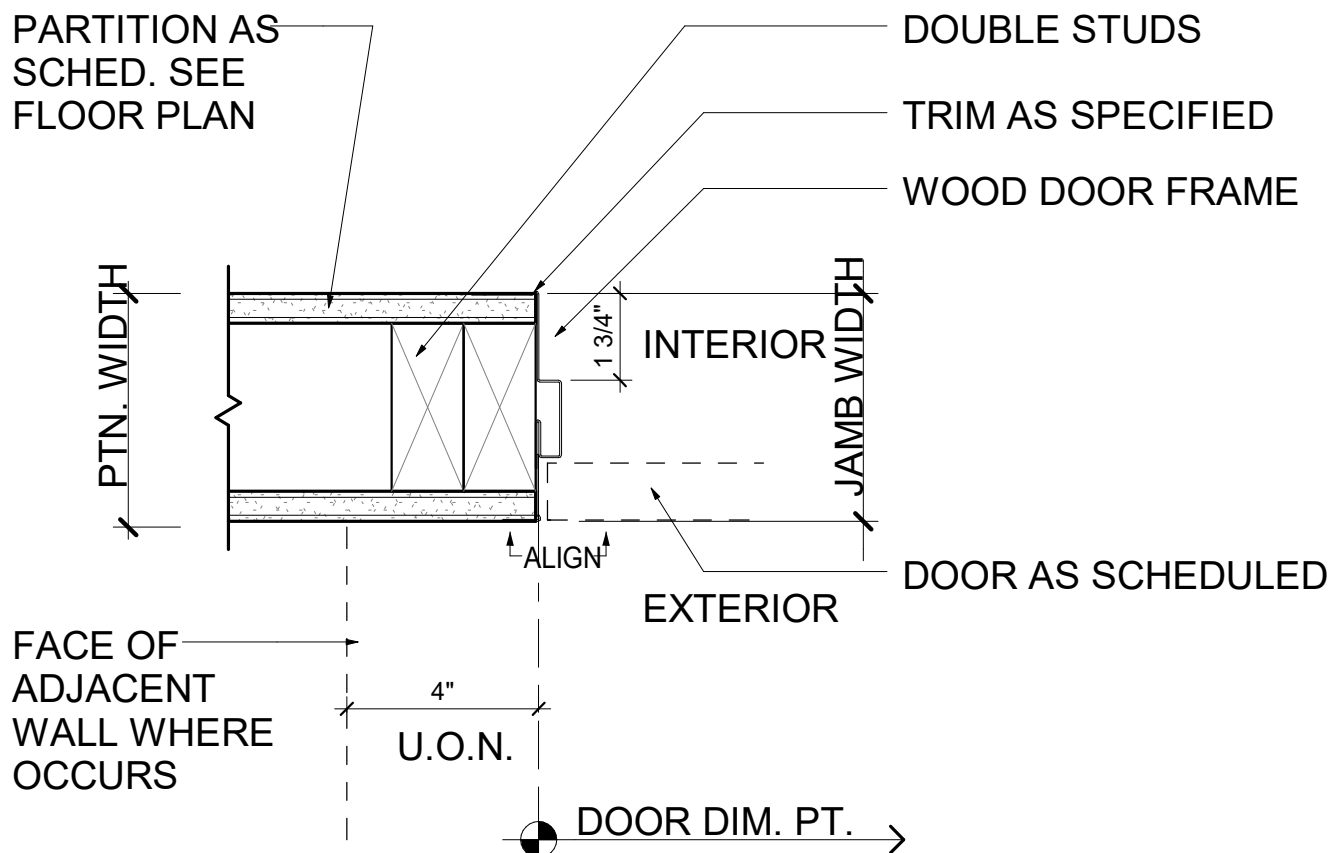
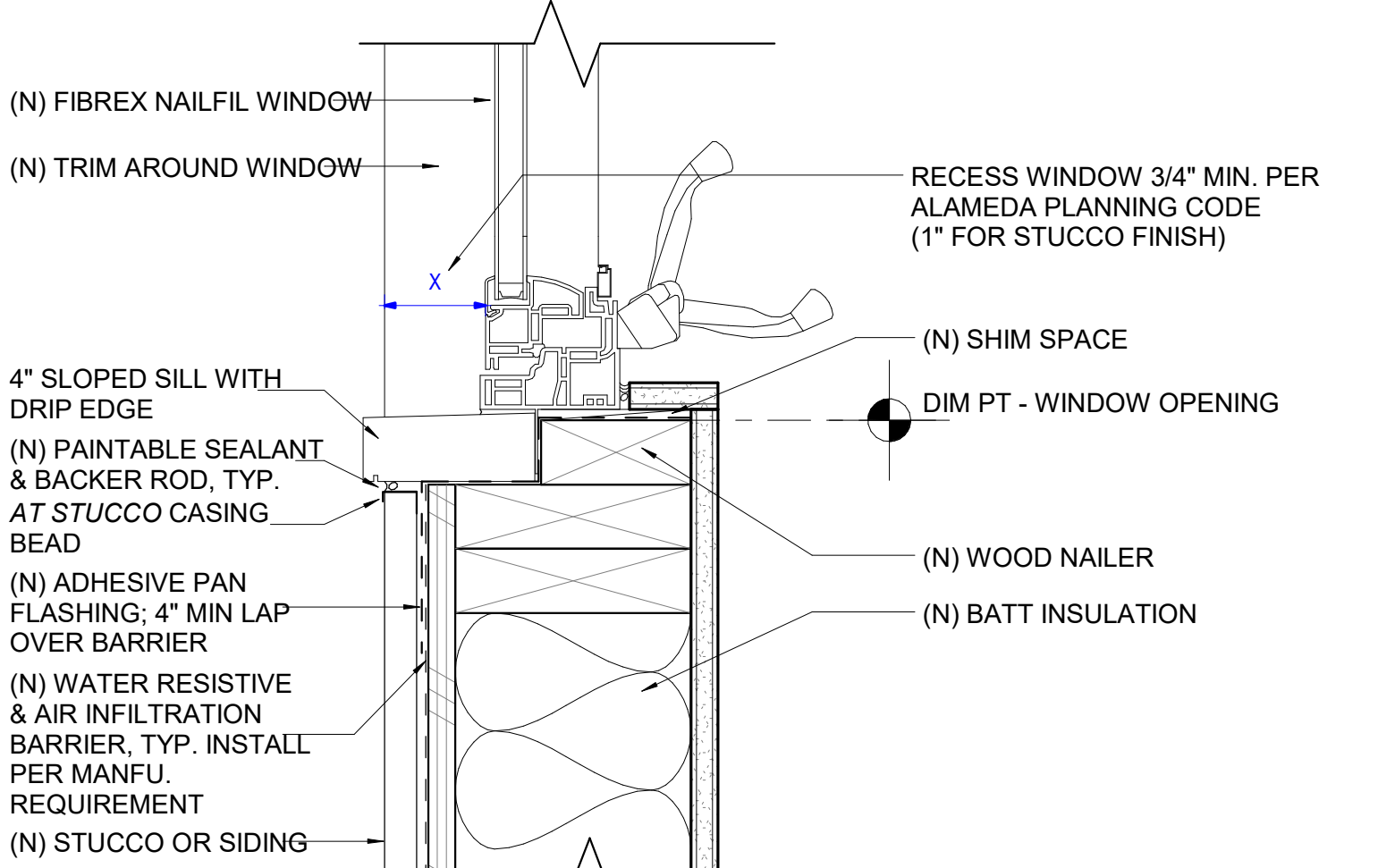
6 ATTIC FURNACE INSTALLATION

SCALE: 12" = 1'-0"



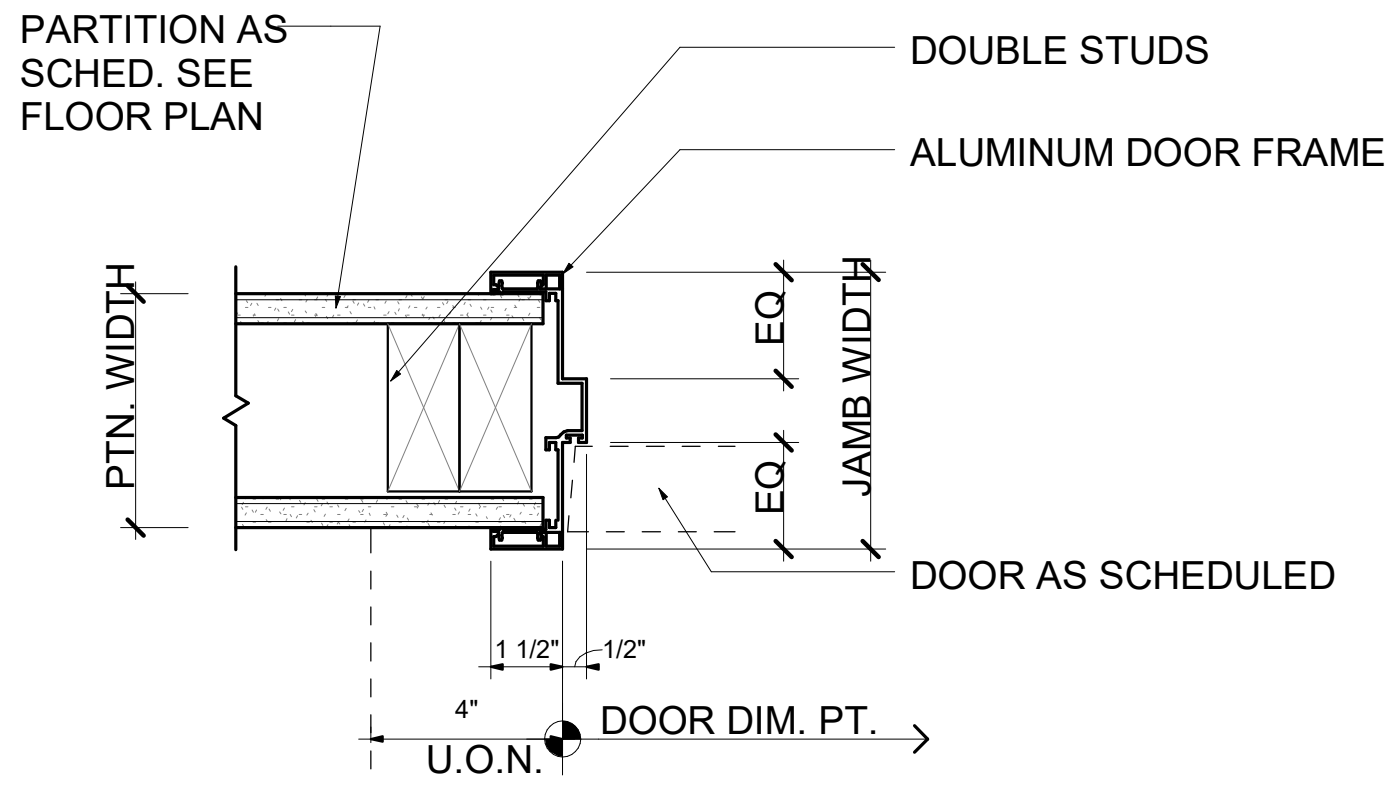
4 WINDOW - HEAD & SILL - TRIM

SCALE: 3" = 1'-0"



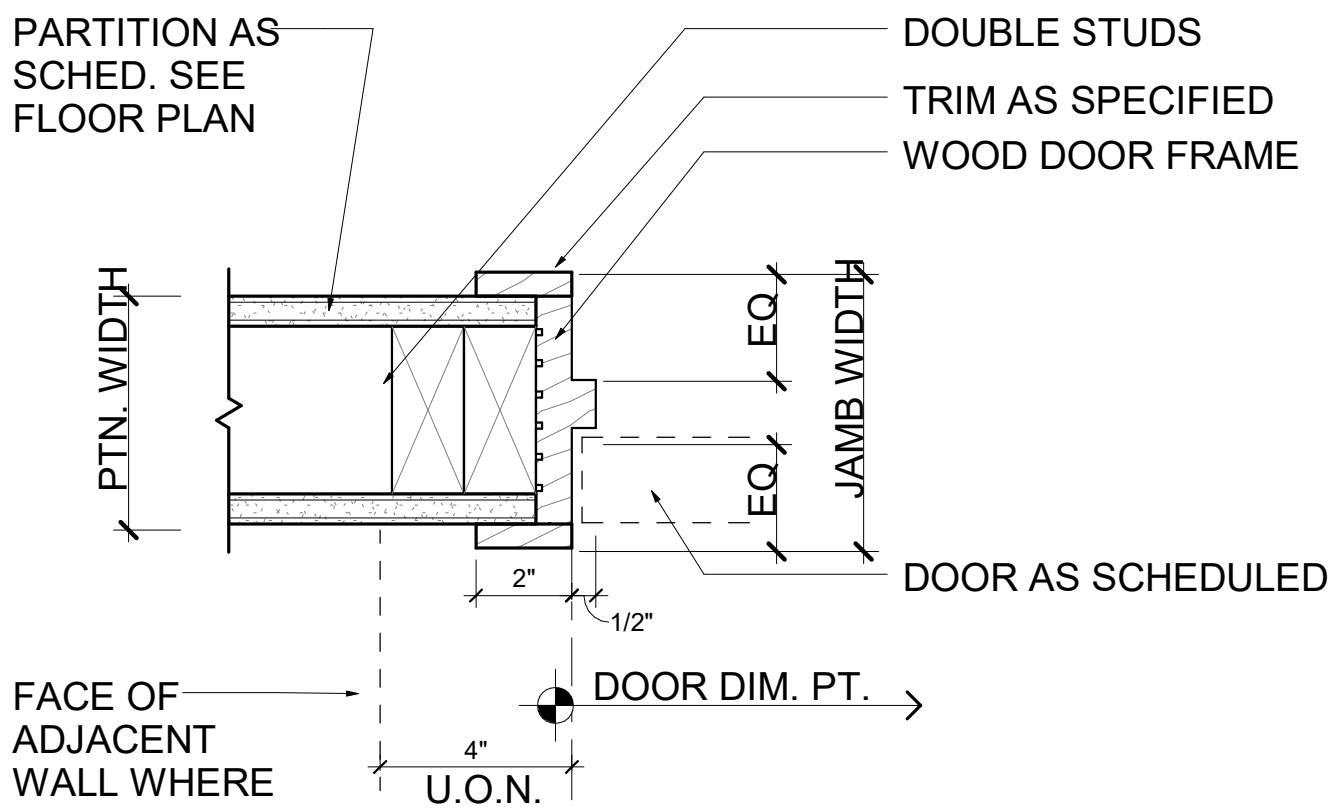
3 DOOR - HEAD/JAMB - FLUSH

SCALE: 3" = 1'-0"



2 DOOR - HEAD/JAMB - TYP INTERIOR ALUMINUM

SCALE: 3" = 1'-0"



1 DOOR - HEAD/JAMB - TYP INTERIOR WOOD

SCALE: 3" = 1'-0"



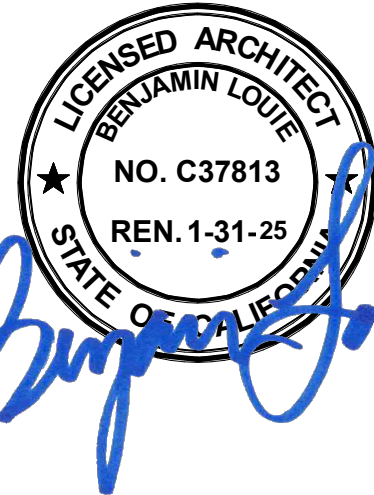
SUNSET & ANNEX, INC
1270 41ST AVE
SAN FRANCISCO, CA 94122
415.510.1345

OWNER:

**ZHAO JIAN M &
CHEN HUI**
1211 PACIFIC AVE.
ALAMEDA

△	Date	Description
	2/10/2025	BUILDING PERMIT SUBMISSION-REMODEL
	2/12/2025	PLANNING SUBMISSION - REAR UNIT
1	4/22/2025	PLN RESPONSE#1

Seal / Signature



Project Name
ZHAO RESIDENCE

Project Number
2024-023

Scale
As indicated

Description
WINDOW/DOOR DETAILS/ WINDOW SCHEDULE

A8.03



SUNSET & ANNEX, INC
1270 41ST AVE
SAN FRANCISCO, CA 94122
415.510.1345



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: 1211 PACIFIC AVE Year Built: 1900 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
☐ Bungalow ☐ Prairie ☐ Mediterranean ☐ Provincial ☐ Tract/Ranch ☐ Other
(Check all that apply)

	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
LEVEL 1	Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	3/8" x 1/4" (width) x (depth)
	A-01 LIVING RM.	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-02 LIVING RM.	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-03A DINING RM.	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-03B DINING RM.	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-04 KITCHEN	-	HUNG	-	FIBREX/FIBERGLASS	-	2'X4'	-
	A-05 STUDY	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-09 BATHROOM	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-10 BATHROOM	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-11 MASTER BDRM.	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-12 MASTER BDRM.	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-13A BDRM #2	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-13B BDRM #2	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-14 BATHRM	-	HUNG	-	FIBREX/FIBERGLASS	-	2'X4'	-
	A-15A BDRM #1	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-
	A-15B BDRM #1	-	HUNG	-	FIBREX/FIBERGLASS	-	3'X5'	-

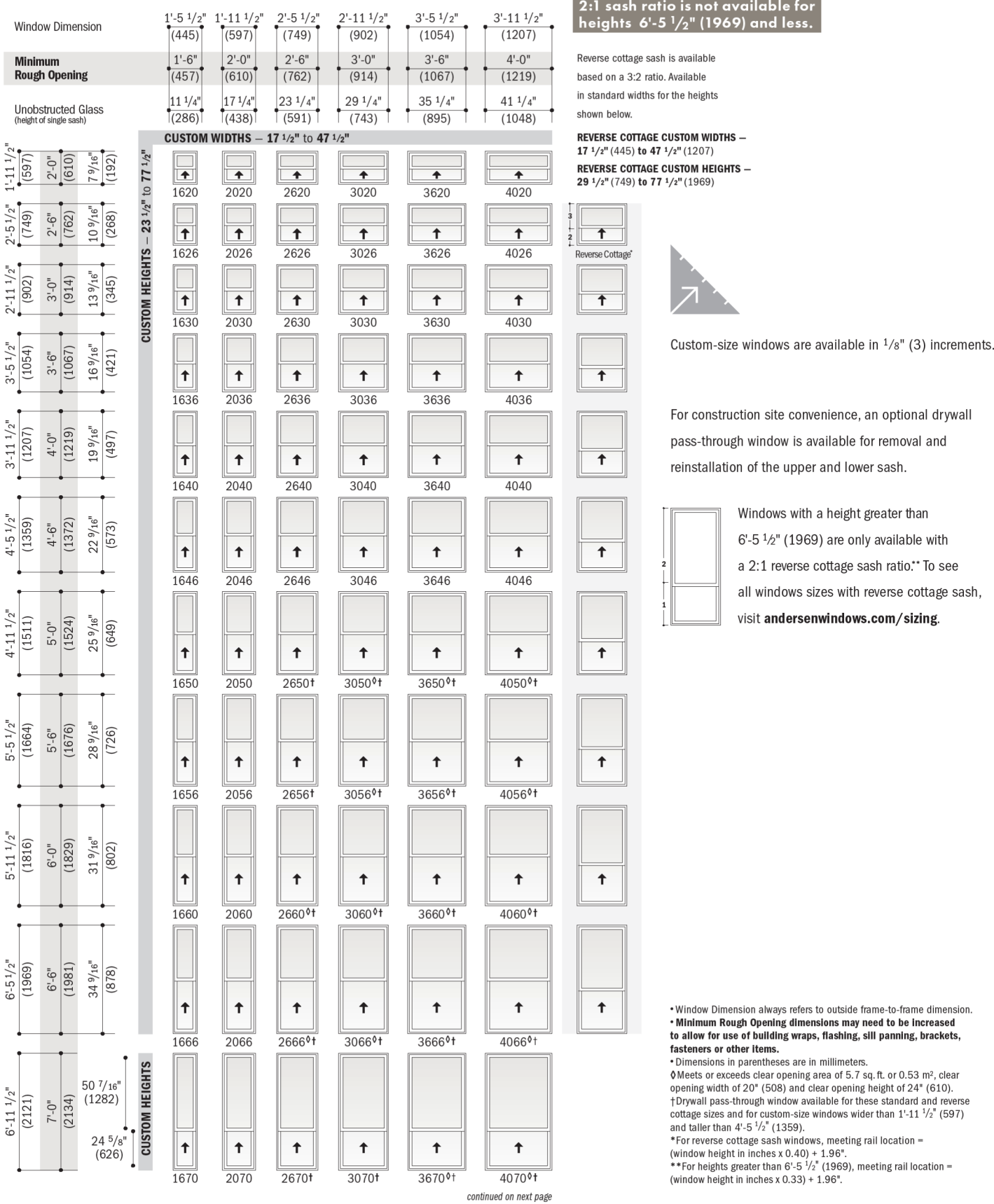
* Please show these window numbers on the project plans. Continue on another sheet if your project exceeds 16 window replacements.

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

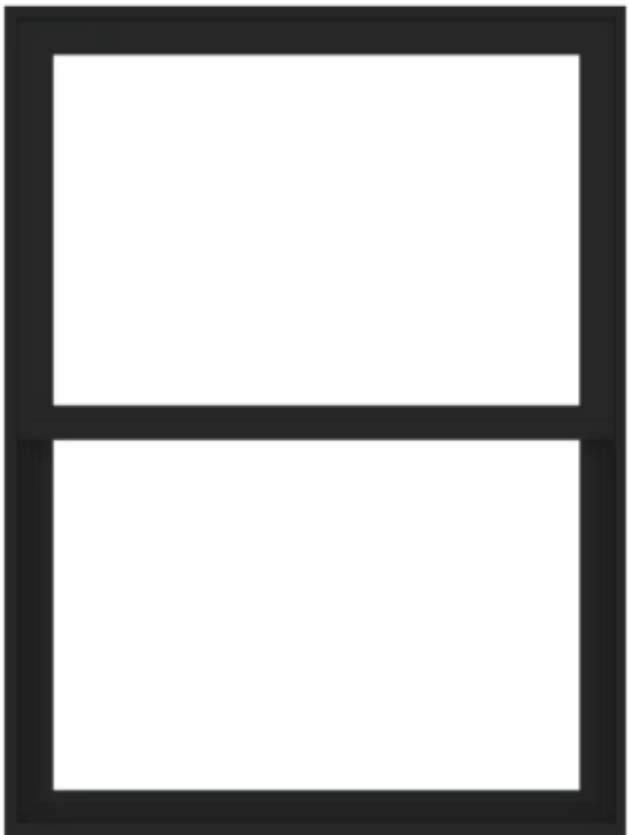
100 SERIES SINGLE-HUNG WINDOWS



Table of Single-Hung Window Sizes
Scale 1/8" (3) = 1'-0" (305) = 1:96



100 SERIES SINGLE-HUNG WINDOW



INTERIOR EXTERIOR

OWNER:

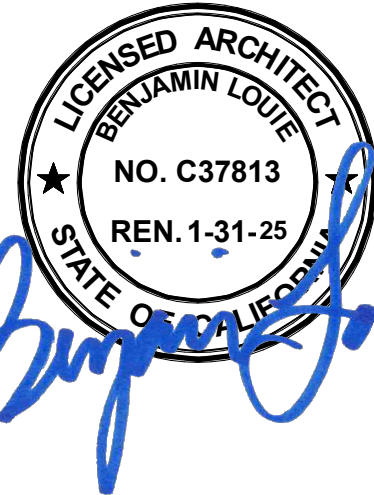
ZHAO JIAN M &
CHEN HUI

1211 PACIFIC AVE.
ALAMEDA

△	Date	Description
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1 4/22/2025 PLN RESPONSE#1

Seal / Signature



Project Name
ZHAO RESIDENCE

Project Number
2024-023

Scale

Description
SCHEDULES

A10.01