

Directory

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Property Owners:  
Fabiola and Jeffries Wallis  
2623 Buena Vista Ave.  
Alameda, Ca. 94501  
510-388-2957  
fntellez@gmail.com

Wallis Residence  
Addition/Remodel

Project Information:

Alterations including the following: Second floor rear addition including Primary Bedroom, bathroom, hall and 6 new windows. Replace existing rear first floor porch and exterior stairs with new deck and stairs.  
Applicable codes: 2022- CBC, CRC, CMC, CEC, and CPC, CGBSC, CalGreen, CFC and Cal Energy Code.  
Zoning: R-2

Occupancy: R-3/U single family residential, Type VB nonrated construction, Non-sprinklered.

Habitable Areas:	Existing	Proposed	Addition
First Floor	932 sf	932 sf	0 sf
Second Floor	730 sf	1007 sf	277 sf
Total	1662 sf	1939 sf	277 sf

Lot Coverage			
First Floor	932 sf	932 sf	0 sf
Second floor overhang	22 sf	22 sf	0 sf
Covered porches	116 sf	116 sf	0 sf
Garage (partial)	244 sf	244 sf	0 sf
Total	1314 sf	1314 sf	0 sf

Lot Area	4125 s.f.	4125 sf
Main Bldg. Coverage	31.85(%)	31.85 (%)

Index of Drawings:

- A0.0- Existing and Proposed Site/Roof Plans, Photos
- A0.1- Schedules, Photos and Notes
- A1.0- Proposed First and Second Floor Plans
- A2.0- Existing First and Second Floor Plans, Existing Window Schedule
- A3.0- Proposed Exterior Elevations and Section
- A4.0- Existing Exterior Elevations and Section



View From Buena Vista Ave.

2623 Buena Vista Ave.  
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Revisions Date

Design Review 5.13.24

Design Review Revisions 6.10.24

Drawing Title

Proposed Site Plan,  
Win. Sched., Notes

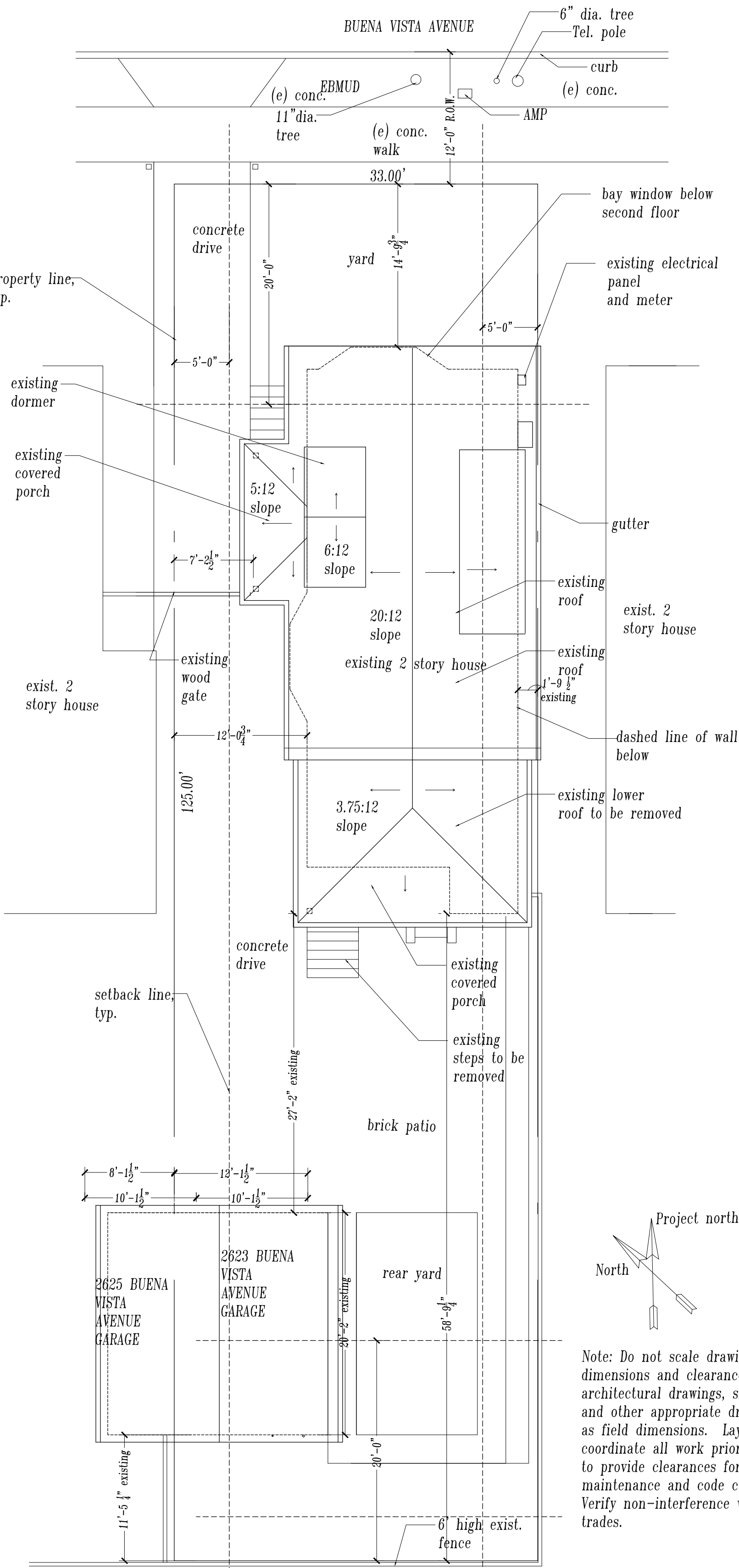
Scale As noted

Date

Drawn By

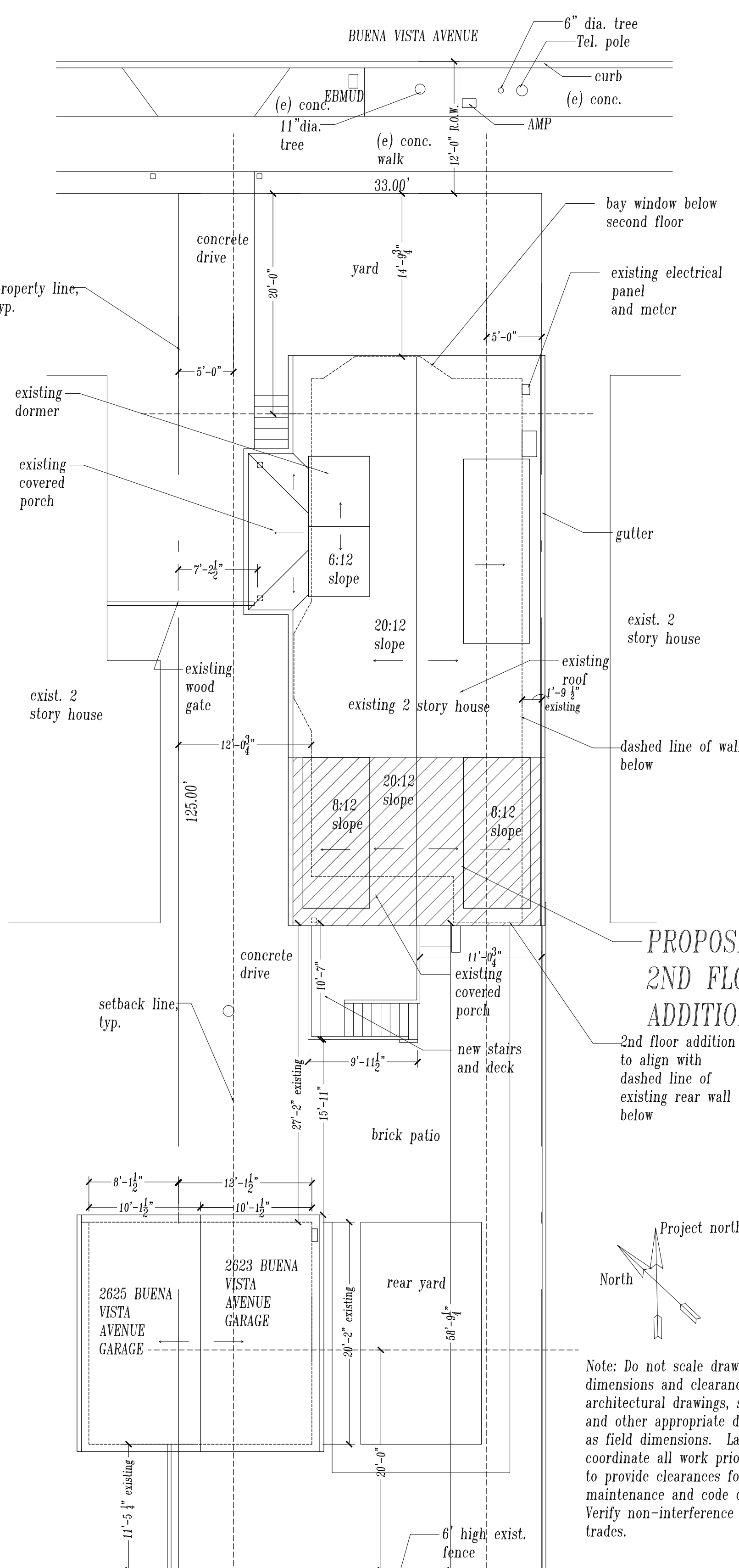
Drawing Number

A0.0



Existing Site/Roof Plan

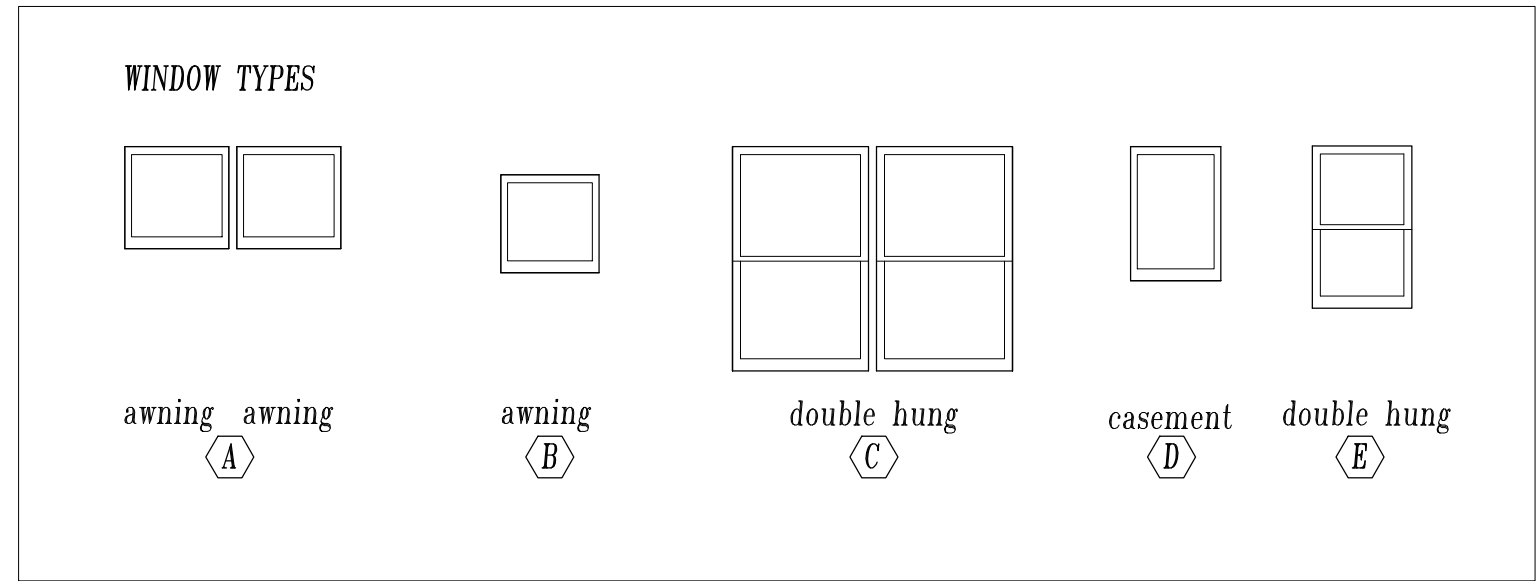
1/8"=1'-0"



Proposed Site/Roof Plan

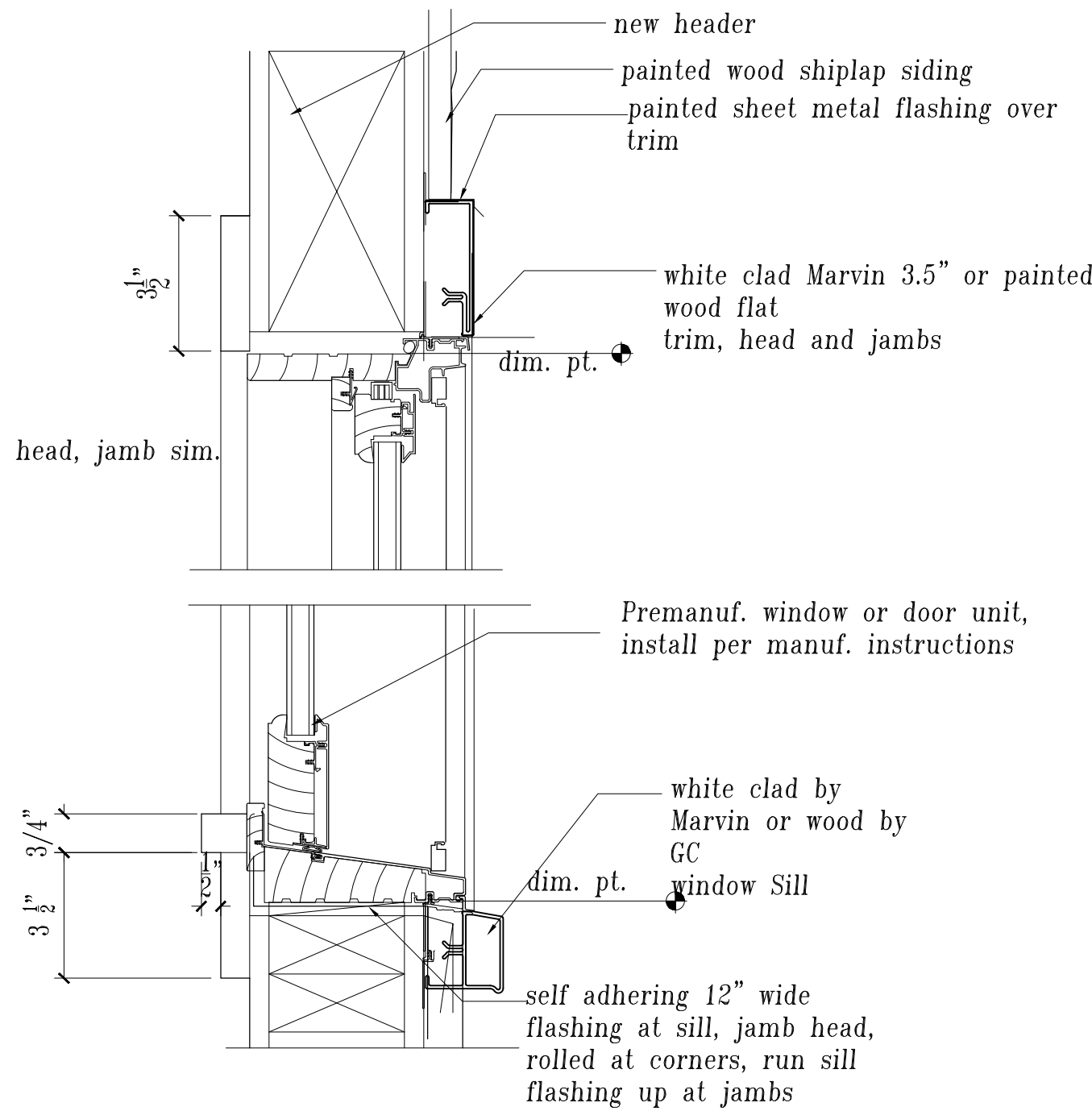
1/8"=1'-0"





WINDOW SCHEDULE						
mark	location	type	Frame Dimensions (standard sizes)		See note 5.	remarks
			width	ht.	head ht. a.f.f.	
1	Primary Bedroom	A	4'-8"	2'-9"	6'-8"	
2	Primary Bedroom	B	2'-0"	1'-11 1/8"	6'-1"	*mount as high as possible
3	Primary Bedroom	C	5'-11"	4'-11 3/4"	6'-9"	egress window
4	Primary Bathroom	B	2'-0"	1'-11 1/8"	6'-1"	*mount as high as possible, temp. glass
5	Attic	D	2'-0"	2'-11 1/8"		verify
6	Primary Bathroom	E	2'-5 1/2"	3'-7 3/4"	6'-8"	temp. glass

1. Provide tempered glazing as required by code.  
2 Windows to be Marvin Elevate White Fiberglass Clad Wood, primed interior, with screens, double glazed Low E 2, max. U factor 0.32 (or less) typ. US10B hardware  
3. Head dim. is inside finished jamb trim, see detail 2/A0.1.  
4. Egress windows to meet Section R310.1 for new windows and R310.5 for replacement windows.



2 Typical Window Detail  
3"=1'-0"



2619 and 2623 Buena Vista Ave (South) View      2623 and 2625 Buena Vista Ave (South) View



North (Rear) and East Views      West View

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Revisions	Date
Design Review	5.13.24
Design Review Revisions	6.10.24

Drawing Title	
Schedules & Notes	
Scale	As noted
Date	
Drawn By	
Drawing Number	





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Design Review 5.13.24

Design Review Revisions 6.10.24

Drawing Title

Proposed 1st & 2nd  
Floor Plans

Scale 1/4"=1'-0"

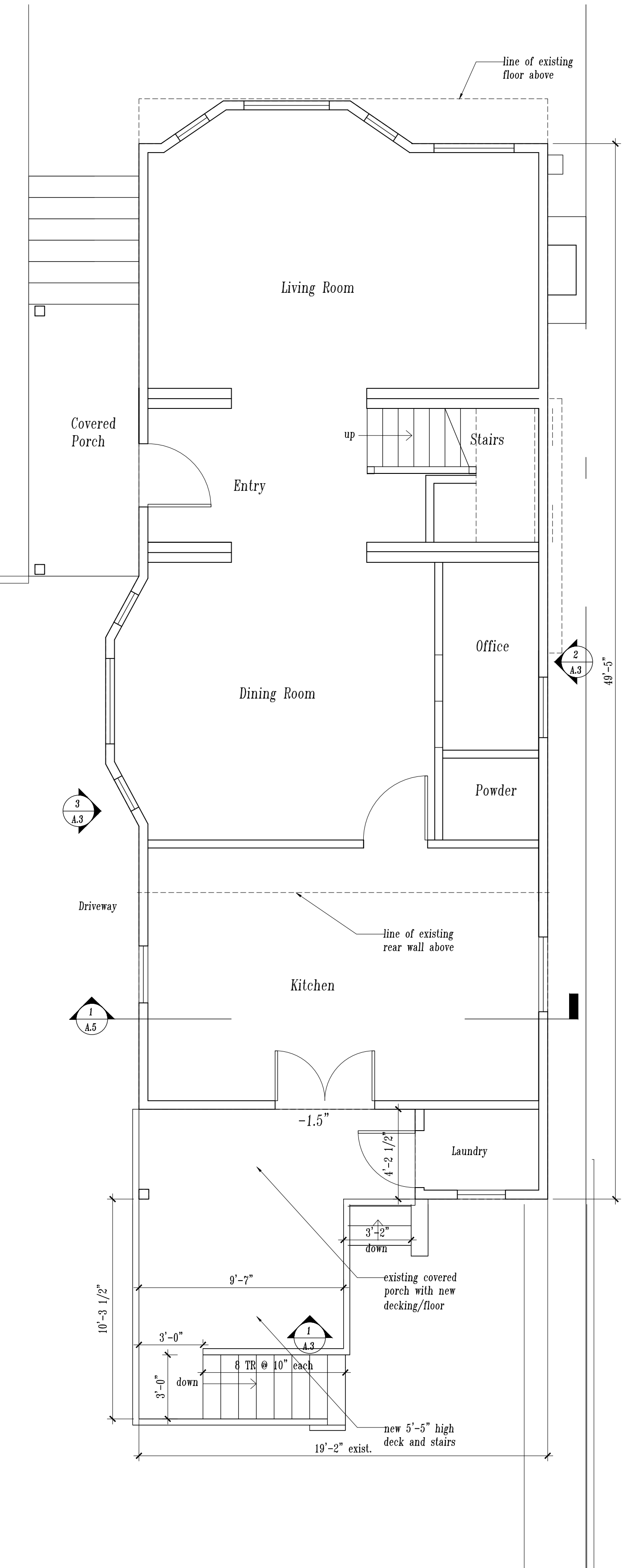
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Drawn By

Drawing Number

A1.0

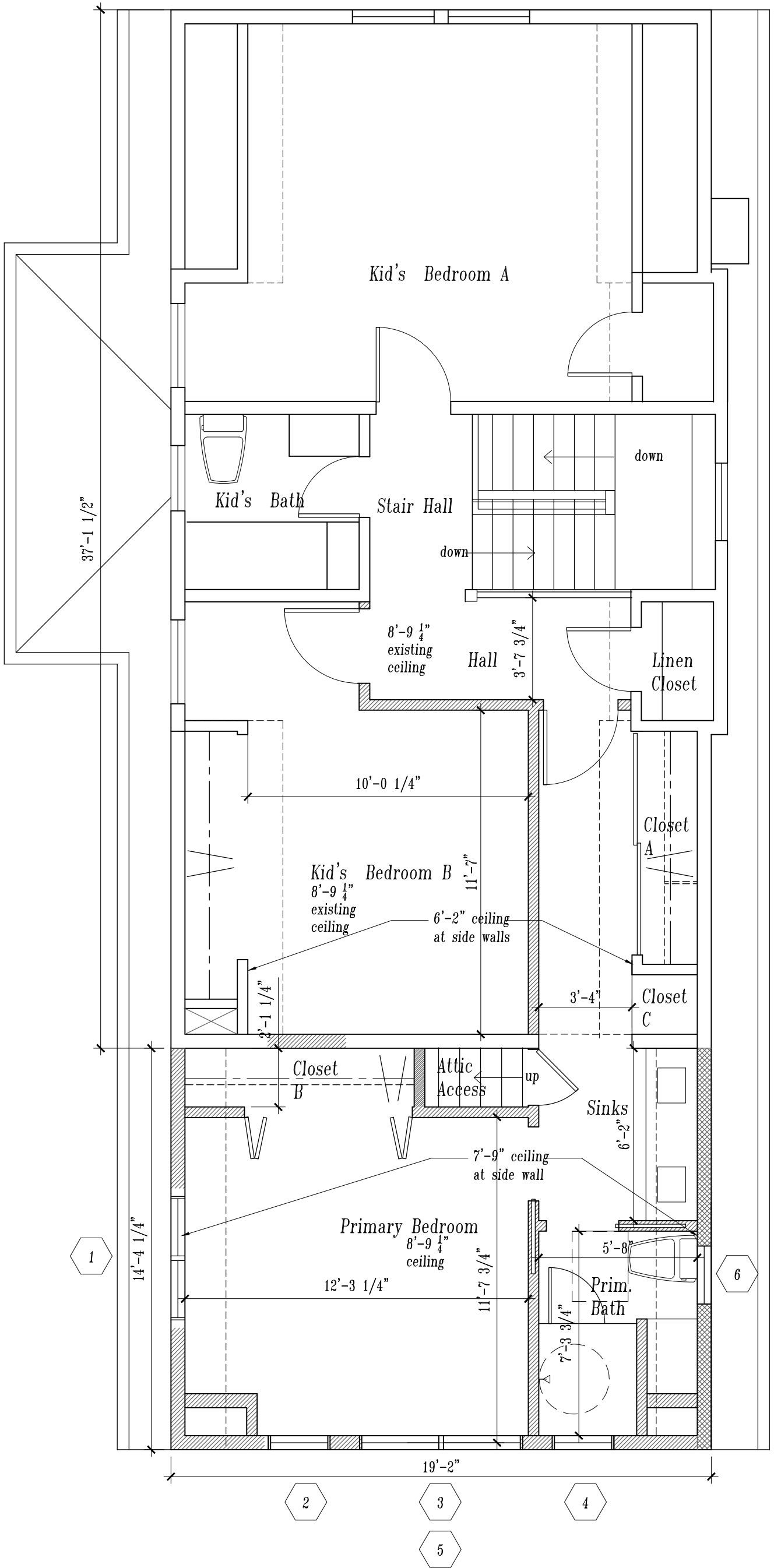
NOTE: Existing architectural features and finishes to remain unless otherwise noted.



Note: Do not scale drawings. Verify all dimensions and clearances from architectural drawings, shop drawings and other appropriate drawings as well as field dimensions. Layout and coordinate all work prior to installation to provide clearances for operation, maintenance and code compliance. Verify non-interference with other trades.

Wall Legend

- existing wall to remain
- new One Hour wall- 2 x 4 wood studs, insulated
- typical new insulated wall 2 x 4 wood studs



2 Proposed Lower Floor Plan  
1/4"=1'-0"

1 Proposed Second Floor Plan  
1/4"=1'-0"

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Drawing Title

Exist 1st & 2nd Fl.  
Plans, Win. Sched.

Scale 1/4"=1'-0"

Date

Drawn By

Drawing Number

A2.0



WINDOW SCHEDULE

Site Address: 2623 Buena Vista Year Built: 1906 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. sample	Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	3/4" x 1/4" (width) x (depth)
1*	Living Room	double hung	-	clad wood	-	20"x 50"		
2	Living Room	fixed	-	clad wood	-	48" x 50"		
3	Living Room	double hung	-	clad wood	-	20" x 50"		
4	Living Room	awning	-	clad wood	-	45" x 25"		
5	Office	double hung	-	clad wood	-	34" x 49"		
6	Kitchen	double hung	-	clad wood	-	2@21" x 34"		
7	Laundry	double hung	-	clad wood	-	27" x 36"		
8	Kitchen	double hung	-	clad wood	-	32" x 34"		
9	Dining Room	double hung	-	clad wood	-	20"x 49"		
10	Dining Room	fixed	-	clad wood	-	48" x 49"		
11	Dining Room	double hung	-	clad wood	-	20" x 49"		
12	Stair	casement	-	clad wood	-	33" x 44"		
13	Kids Bedroom A	double hung	-	clad wood	-	35" x 50"		
14	Kids Bedroom A	double hung	-	clad wood	-	35" x 50"		
15	Kids Bedroom A	double hung	-	clad wood	-	36" x 50		
16	Kids Bath	double hung	-	clad wood	-	28" x 40"		

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

Revised 11/30/2017

Page 9 of 9

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WINDOW SCHEDULE

Site Address: 2623 Buena Vista Year Built: 1906 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

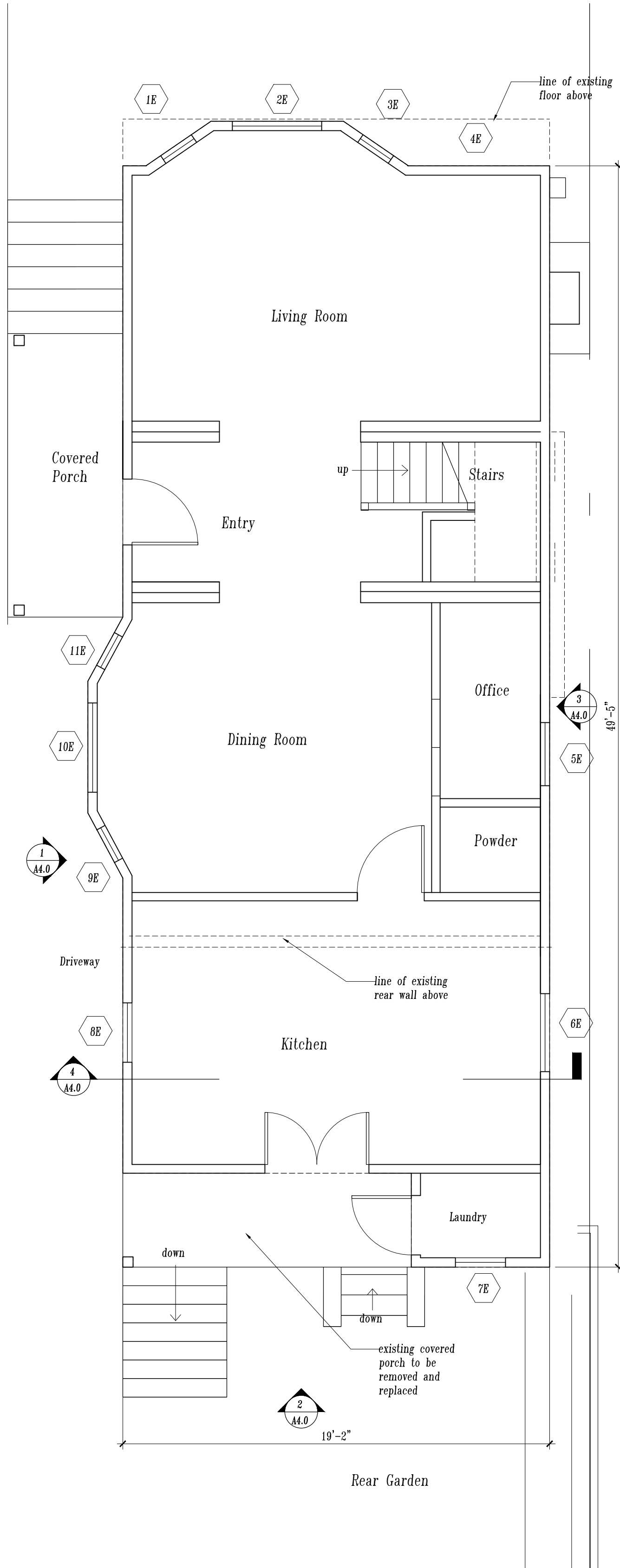
	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/GRIDS
Ex. sample	Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	3/4" x 1/4" (width) x (depth)
17*	Primary Bedroom	double hung	-	clad wood	-	36" x 49"		
18	Primary Bedroom	awning	to be removed	clad wood	-	33.5" x 24.5"		
19	Primary Bedroom	awning	to be removed	clad wood	-	33.5" x 24.5"		
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								

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

Revised 11/30/2017

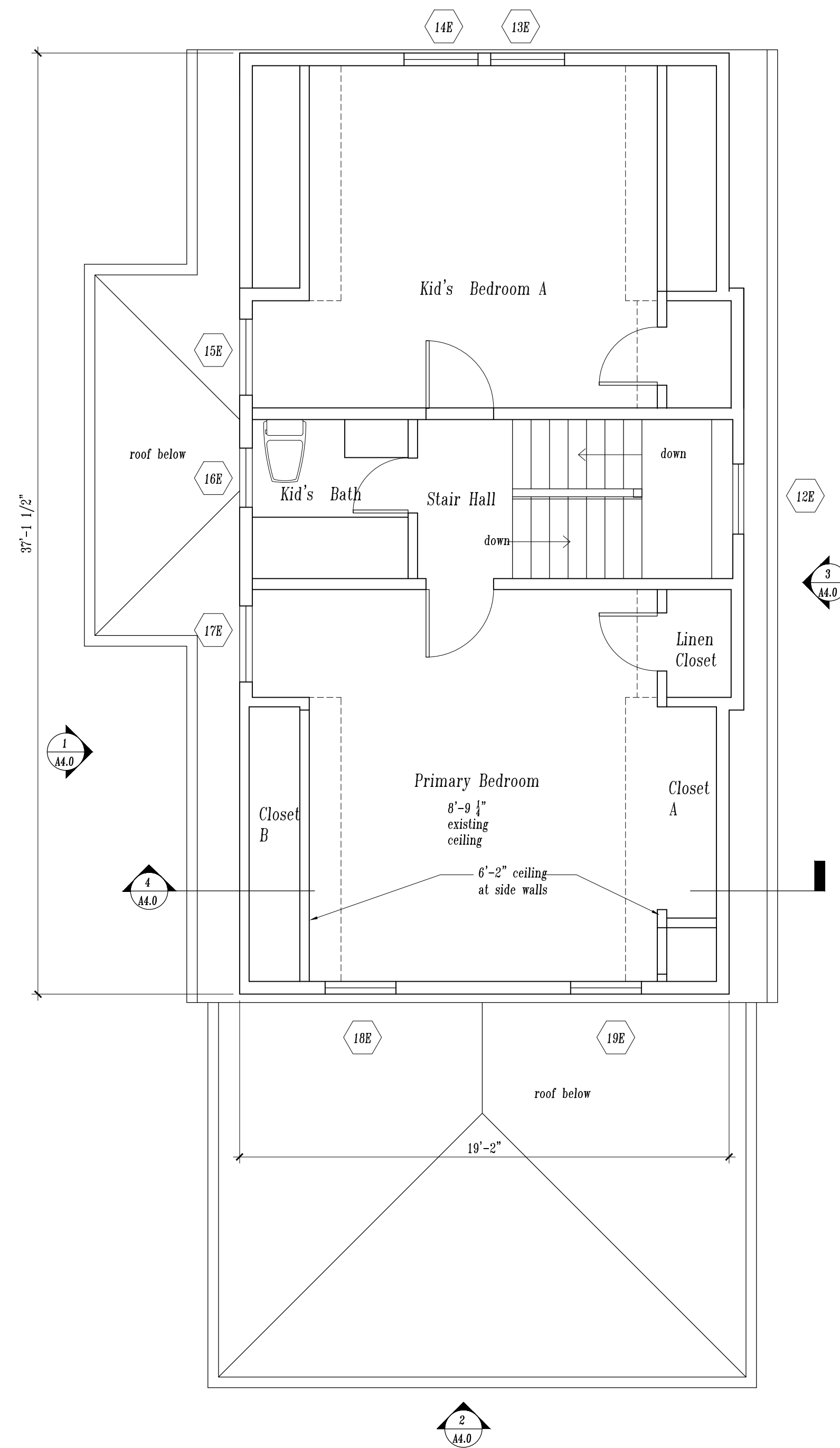
Page 9 of 9

G:\Comdev\Forms\Planning Forms\Window Replacement Guidelines.docx



2 Existing Lower Floor Plan  
1/4"=1'-0"

Note: Do not scale drawings. Verify all dimensions and clearances from architectural drawings, shop drawings and other appropriate drawings as well as field dimensions. Layout and coordinate all work prior to installation to provide clearances for operation, maintenance and code compliance. Verify non-interference with other trades.

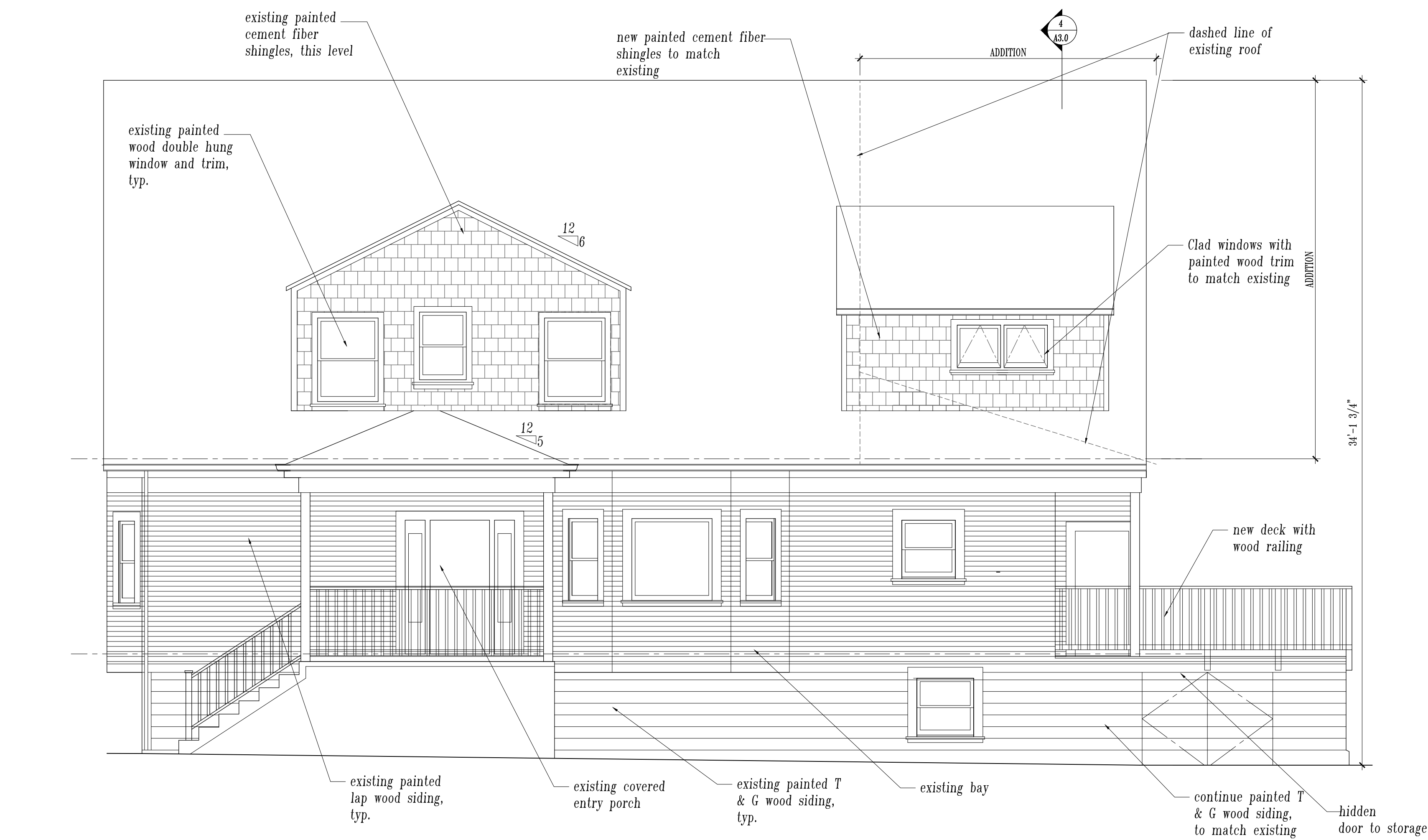


1 Existing Second Floor Plan  
1/4"=1'-0"

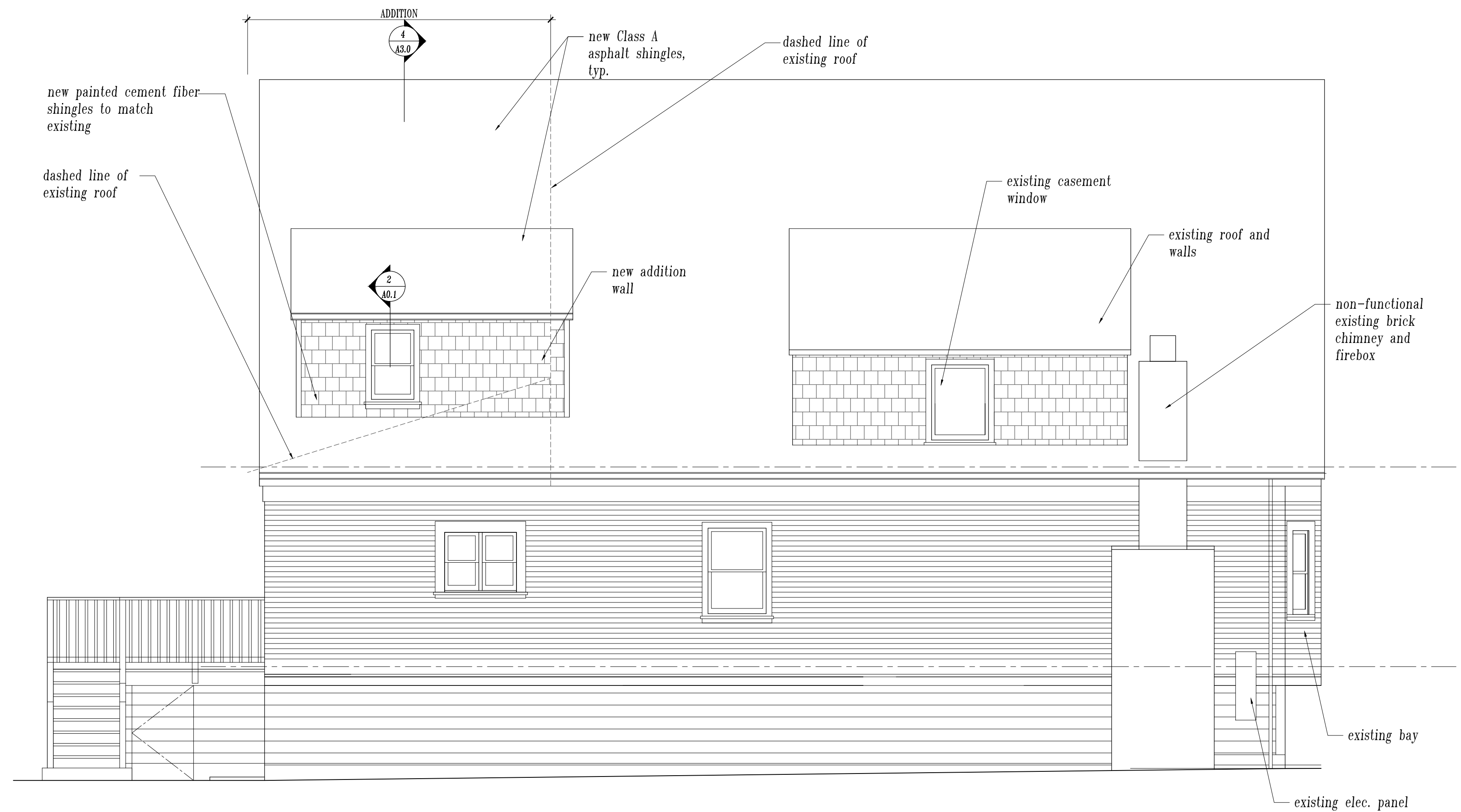
Demolition Notes  
1. Review with owner extent of salvage/recycling of materials prior to demolition.  
2. Comply with City of Alameda recycling requirements.  
3. Provide temporary shoring as required, see structural.  
4. Protect existing woods floors throughout.  
5. Save and reuse existing doors, lights or hardware as indicated on drawings.

Wall Legend  
===== existing wall to remain  
----- existing wall to be removed

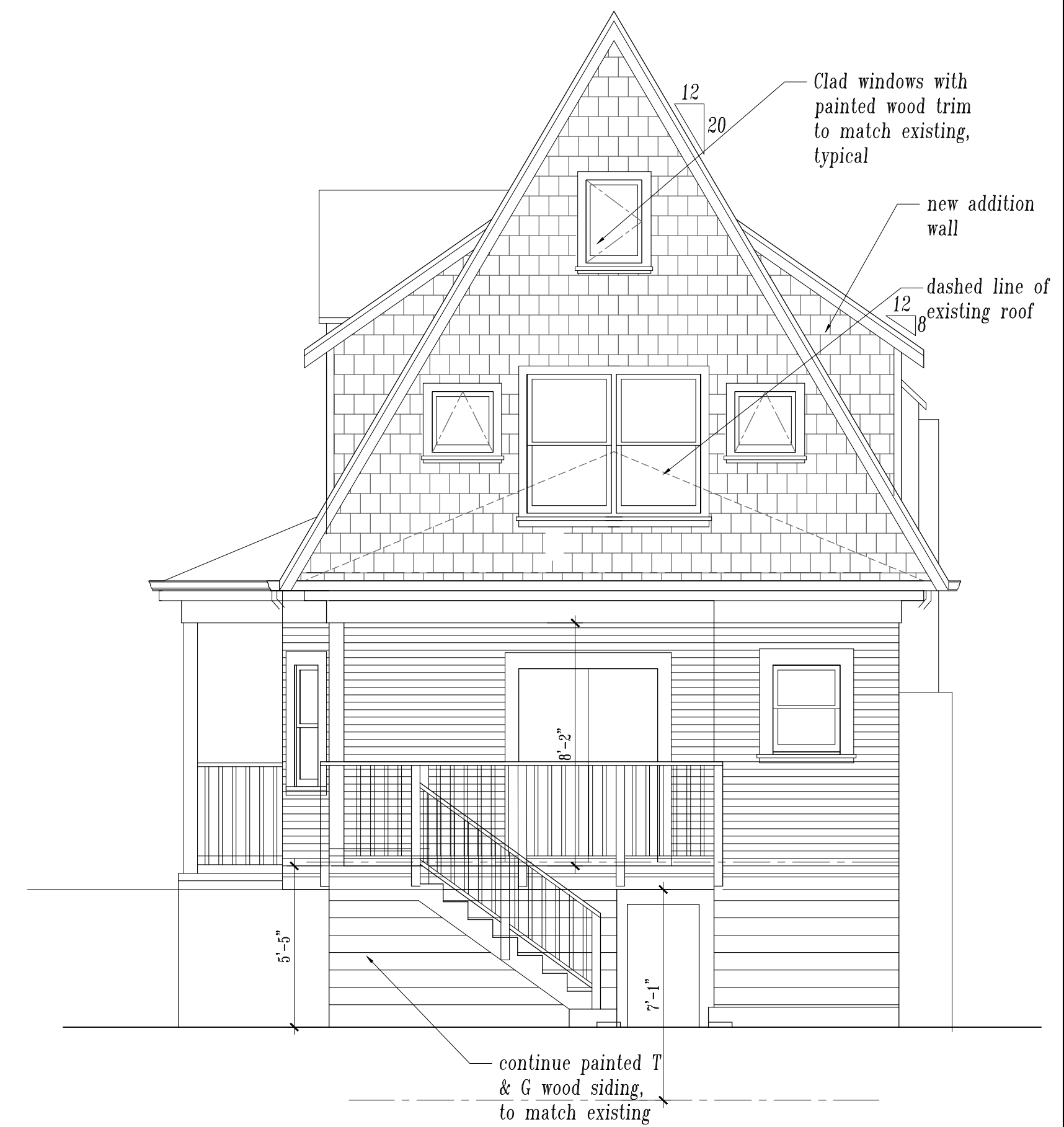




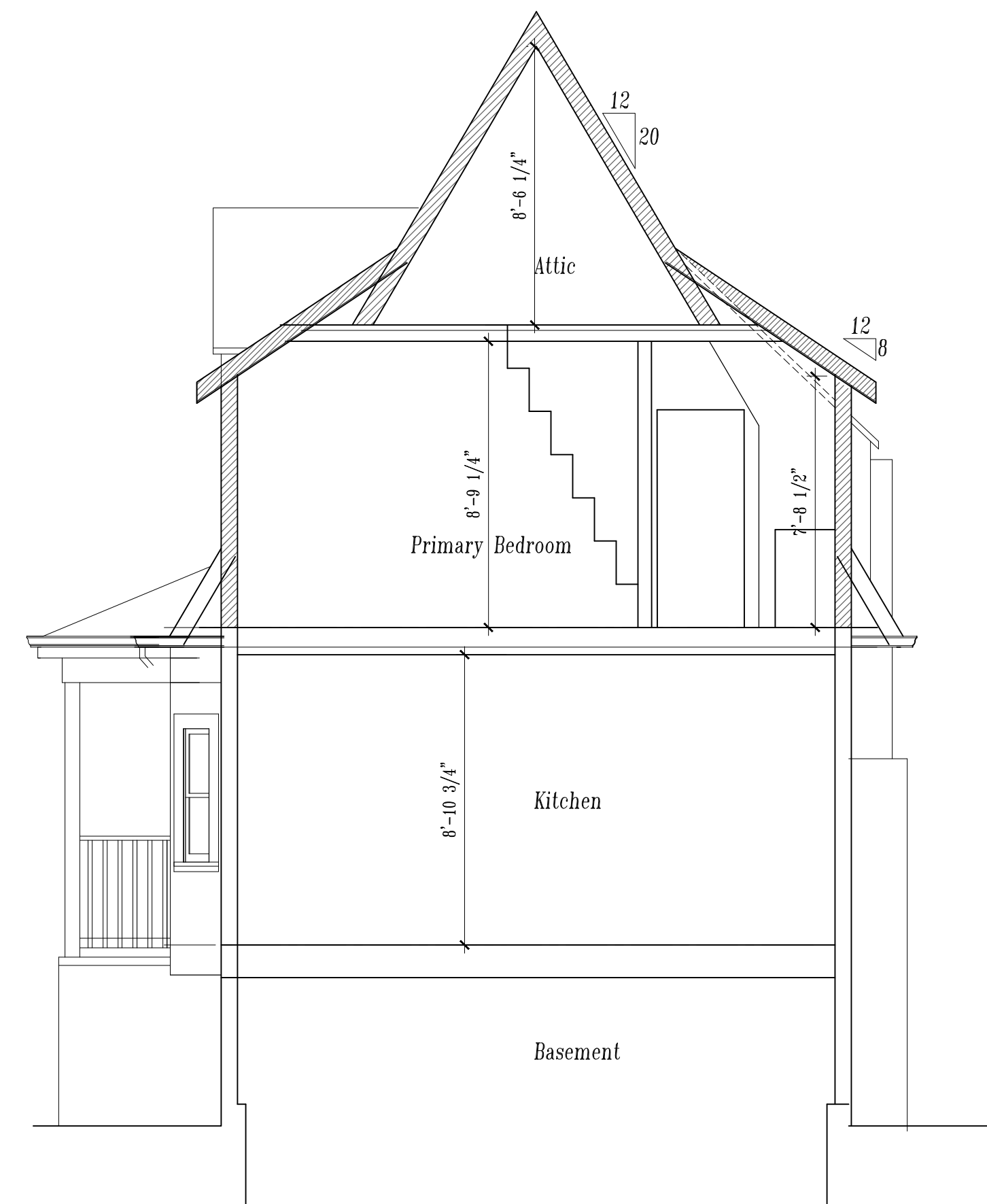
1 East Proposed Elevation  
1/4"=1'-0"



3 West Proposed Elevation  
1/4"=1'-0"



2 North Proposed Elevation  
1/4"=1'-0"



4 South Proposed Elevation  
1/4"=1'-0"

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Drawing Title

Proposed  
Exterior Elevations

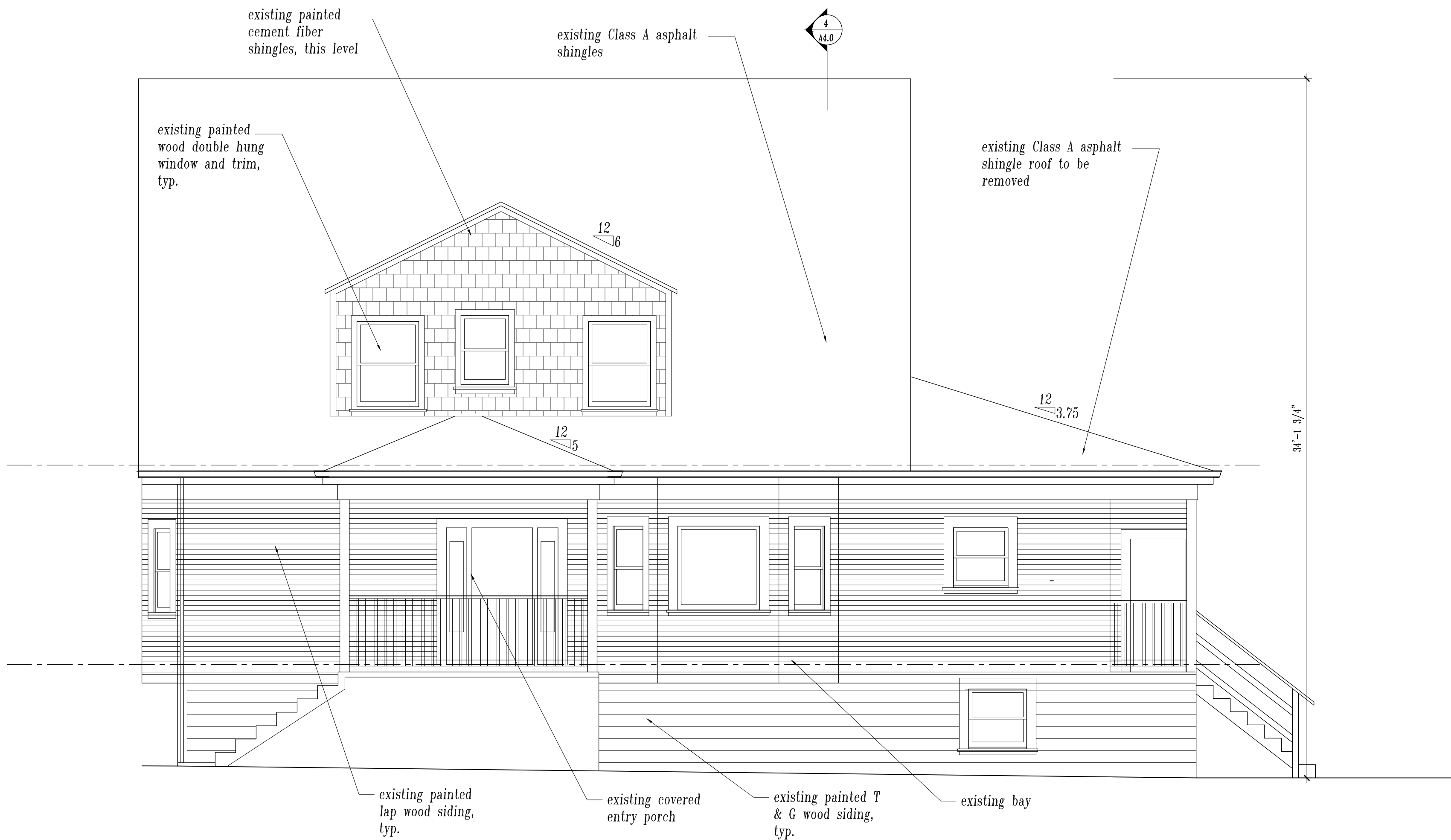
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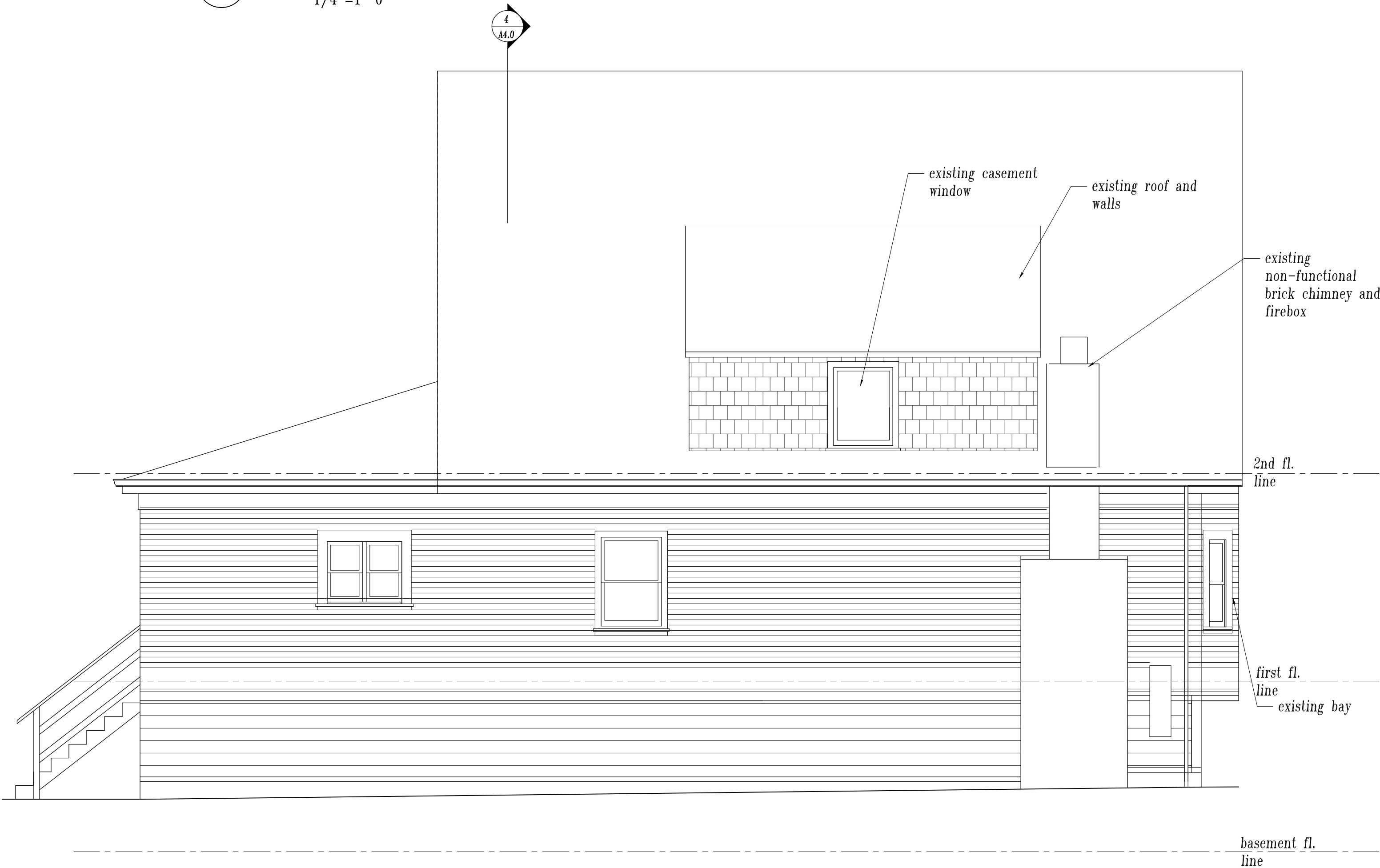
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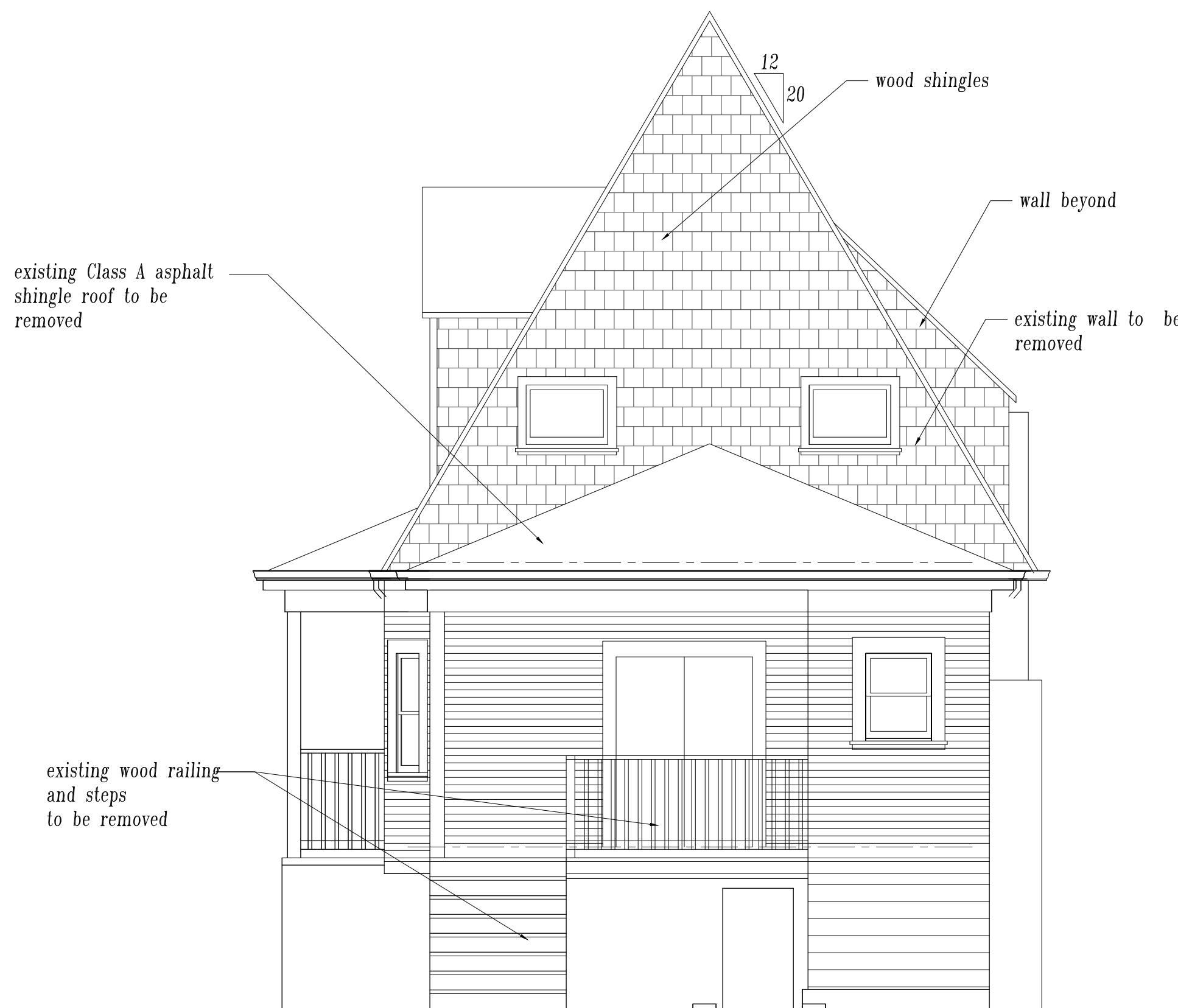
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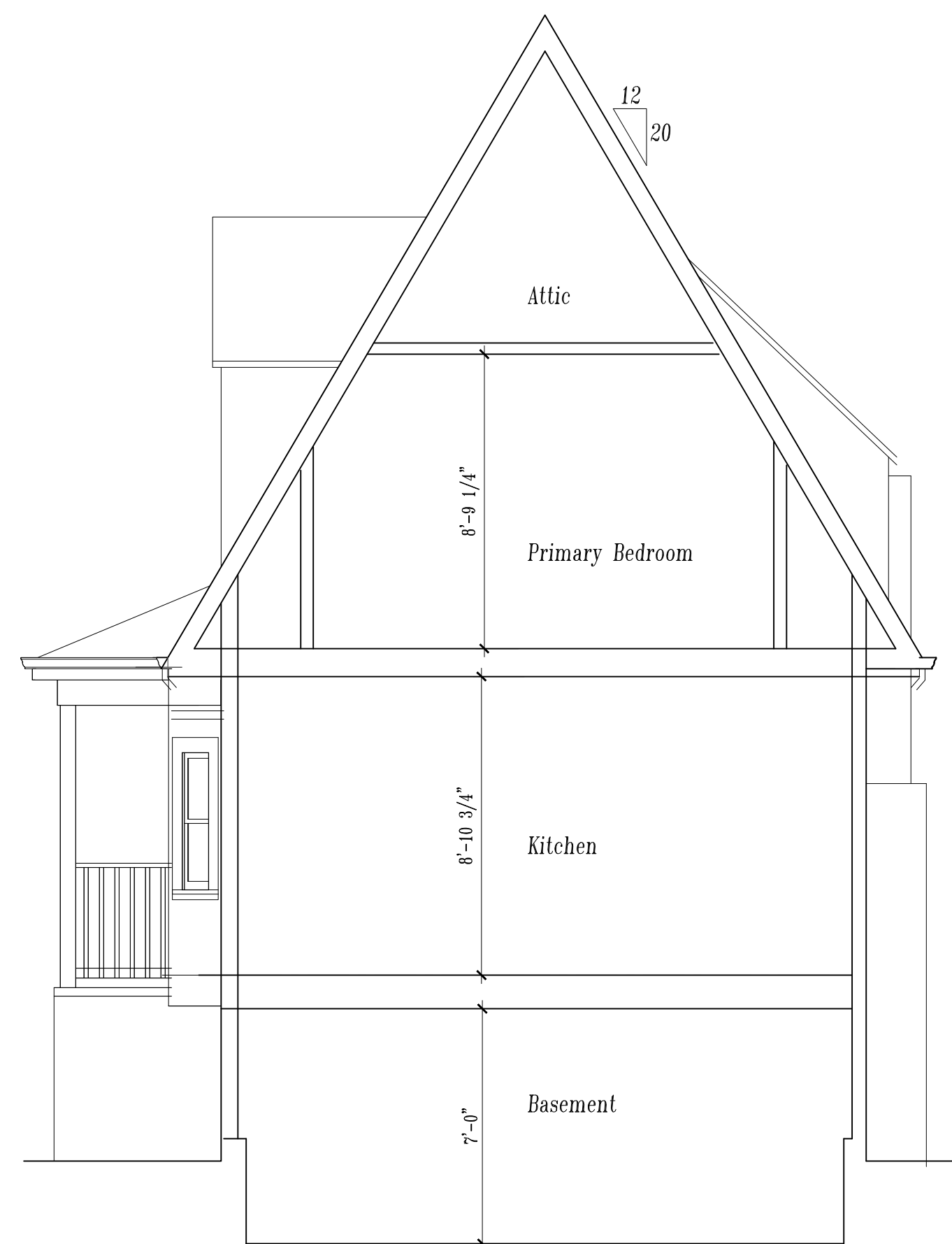
1 Existing East Elevation  
1/4"=1'-0"



3 Existing West Elevation  
1/4"=1'-0"



2 Existing North Elevation  
1/4"=1'-0"



4 Existing Section  
1/4"=1'-0"

