

PROJECT ADDRESS / PROPERTY OWNER
KRISTEN CRAIG-REED
MICHAEL CRAIG-REED
543 LINCOLN AVE
ALAMEDA CA 94501
415.972.9160

DAN J DUNAWAY & ASSOCIATES
1800 JOHNSON DRIVE
ANTIOCH CA 94509
510.435.5344

A NEW (N) TWO STORY ADDITION TO THE BACK OF AN EXISTING (E) ONE STORY RESIDENCE. NEW (N) ADDITION TO INCLUDE A (N) FAMILY ROOM, NEW (N) OFFICE, A (N) POWDER ROOM AN A (N) PRIMARY SUITE ON THE SECOND FLOOR. THE (E) RESIDENCE WILL HAVE A REMODELED LAUNDRY ROOM.

APN: 74-437-13

ZONING: R-4 RESIDENTIAL

LOT AREA: 6450 SF
MAX LOT COVERAGE = 3418 SF
ALLOWABLE COVERAGE = 3418 SF

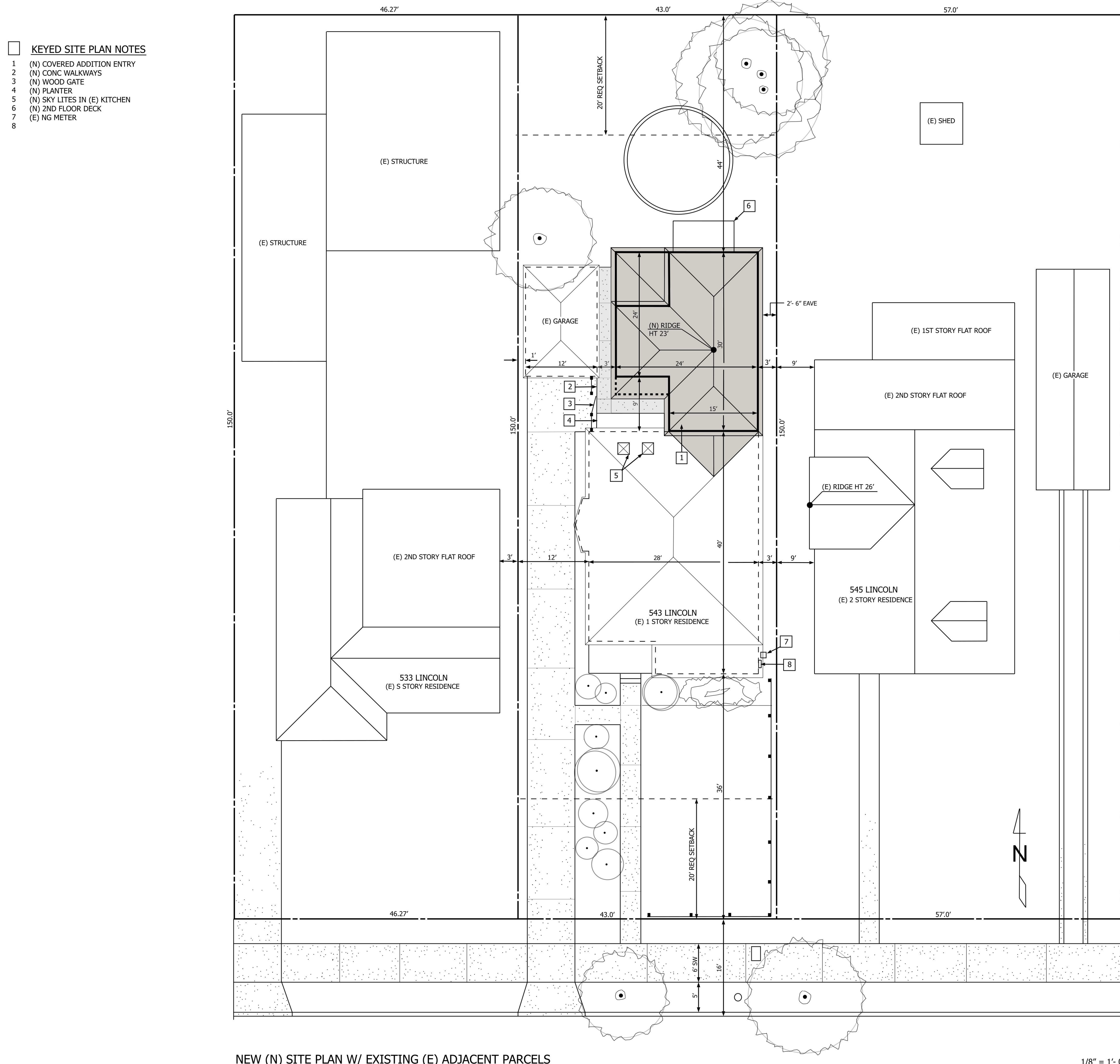
FLOOR AREA:	
(E) RESIDENCE:	1131 SF
(E) GARAGE:	216 SF
<u>TOTAL (E) FLOOR AREA:</u>	<u>1347 SF</u>

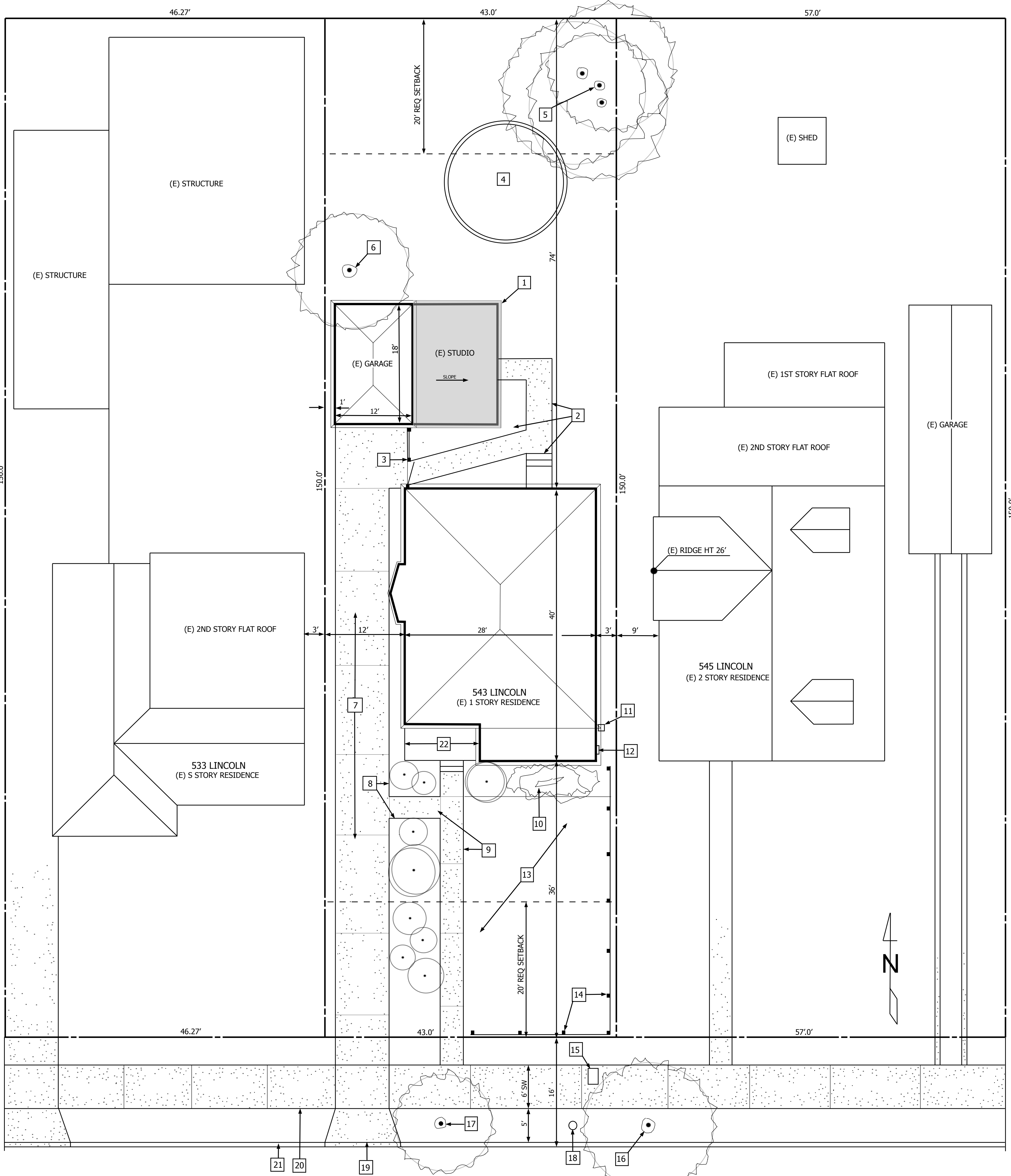
(N) ADDITION 1ST FLOOR:	740 SF
(N) ADDITION 2ND FLOOR:	640 SF
<u>TOTAL (N) ADDITION:</u>	<u>1380 SF</u>

LOT COVERAGE
(E) RESIDENCE & GARAGE: 1347 SF
(N) ADDITION 1ST FLOOR: 740 SF
TOTAL FOOTPRINT: 2087 SF ALLOWABLE COVERAGE: 3418 SF

- A.0 NEW (N) SITE PLAN
- A.01 DEVELOPMENT SUMMARY
- A.01 EXISTING (E) SITE PLAN
- A.1 DEMOLITION PLAN
- A.1 EXISTING (E) FLOOR PLAN
- A.1 EXISTING WINDOW SCHEDULE
- A.1 DEMOLITION PLAN
- A.2 NEW (N) 1ST FLOOR PLAN
- A.2 NEW (N) 2ND FLOOR PLAN
- A.2 NEW WINDOW SCHEDULES
- A.3 EXISTING (E) ELEVATIONS
- A.4 NEW (N) ELEVATIONS
- A.4 NEW WINDOW SCHEDULE
- A.5 NEW (N) ELEVATIONS - DETAILS
- A.6 MASSING PLAN
- A.6 EAST/WEST PERSPECTIVES
- A.7 EXISTING (E) ROOF PLAN
- A.8 NEW (N) ROOF PLAN
- A.8 VENTILATION NOTES - DETAILS
- A.9 ARCHITECTURAL SECTIONS
- A.10 SHADE STUDY JUNE
- A.11 SHADE STUDY DECEMBER
- A.12 PRIVACY STUDY
- A.13 PHOTO KEY PLAN
- A.14 MAIN HOUSE PHOTO KEY PLAN

ZONING COMPLIANCE FOR RESIDENTIAL DISTRICT <u>R-4</u>				
Categories	Standard	Existing	Proposed	✓
Total lot area	5000 SF	6450	6450	
Lot depth	100'	150'	150'	
Lot width	50'	43'	43'	
Total floor area in the building	---	1131 SF		
Main building lot coverage including attached/detached garage (%)		1347 SF	2087	
Front yard setback		20'	20'	
Rear yard setback		20'	20'	
Left side yard setback	5'	12'	12'	
Right side yard setback	5'	3'	3'	
Street side yard setback	10'			
Maximum building height		17'- 3"	23'- 4"	
Separation between main buildings	20'	9'	9'	
Accessory building size	---	216 SF	216 SF	
Separation between main/accessory building	MIN 6'	9'	3'	
Height of accessory building				
Number of off-street parking spaces	MIN 2	2	2	
Driveway width	MIN 8.5'	9'	9'	
Total Usable Open Space*				
Common open space				
Private open space (ground floor)	MIN 60 SF	60 SF		
Private open space (upper floor)	MIN 120 SF	120 SF		


$$1/8'' = 1' - 0''$$



- KEYED SITE PLAN / DEMOLITION NOTES
- 1 (E) FLAT ROOF STRUCTURE TO BE REMOVED
 - 2 (E) CONC WALKS, WOOD STES & PLANTERS TO BE REMOVED
 - 3 (E) WOOD FENCE & GATE TO BE REMOVED
 - 4 (W) PAVER STONE PATIO - PROTECT IN PLACE
 - 5 (E) LARGE MATURE LOCUST TREE
 - 6 (E) 18" DIA TREE
 - 7 (E) CONCRETE DRIVEWAY
 - 8 (E) PLANTERS
 - 9 (E) CONC WALKS
 - 10 (E) PLANTER
 - 11 (E) 200A SERVICE
 - 12 (E) NG METER
 - 13 (E) FRONT LAWN
 - 14 (E) WOOD PICKET FENCE
 - 15 (E) SEWER CONNECTION
 - 16 (E) 16" DIA TREE
 - 17 (E) 8" DIA TREE
 - 18 (E) UTILITY POLE
 - 19 (E) CONC DRIVEWAY APPROACH
 - 20 (E) 6' CONC SIDE WALK
 - 21 (E) 5' PLANTING STRIP
 - 22 (E) ENTRY PORCH W/ CANVASS AWNING

NEW (N) SITE PLAN W/ EXISTING (E) ADJACENT PARCELS

1/8" = 1'- 0"

PROJECT: KRISTEN CRAIG & MICHAEL REED 543 LINCOLN AVENUE ALAMEDA CALIF	DATE: 07.08.25	OWN BY: DJD	SHEET #
	SCALE:	CRG BY:	
SHEET CONTENTS: NEW (N) SITE PLAN DEVELOPMENT SUMMARY			DAN J DUNAWAY & associates ORINDA CA 510.435.5344 dan.dunawa@gmail.com
A.01			

REV #:	DATE:	COMMENT:
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△		
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△		
△		



EXISTING
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: 543 LINCOLN AVE Year Built: 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
1*	(E) KITCHEN	SINGLE HUNG	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	1/2" x 1/4" (width) x (depth)
2	(E) LAUNDRY	PICTURE		VINYL		42" X 40"		NONE
3	(E) BEDROOM 1	SINGLE HUNG		VINYL		60" X 54"		NONE
4	(E) BATH	SINGLE HUNG		VINYL		24" X 24"		NONE
5	(E) BATH	SINGLE HUNG		VINYL		24" X 24"		NONE
6	(E) BEDROOM 2	PICTURE		VINYL		36" X 30"		NONE
7	(E) BEDROOM 2	SINGLE HUNG		VINYL		60" X 54"		NONE
8	(E) ENTRY	PICTURE		WOOD		12" X 42"		NONE
9	(E) LIVING ROOM	DBL DOORS		WOOD		42" X 80"		3/4" X 3/4"
10	(E) LIVING ROOM	PICTURE		VINYL		64" X 30"		NONE
11	(E) DINING ROOM	SINGLE HUNG		VINYL		30" X 54"		NONE
12	(E) DINING ROOM	SINGLE HUNG		VINYL		30" X 54"		NONE
13	(E) KITCHEN	SINGLE HUNG		VINYL		30" X 30"		NONE
14								
15								
16								

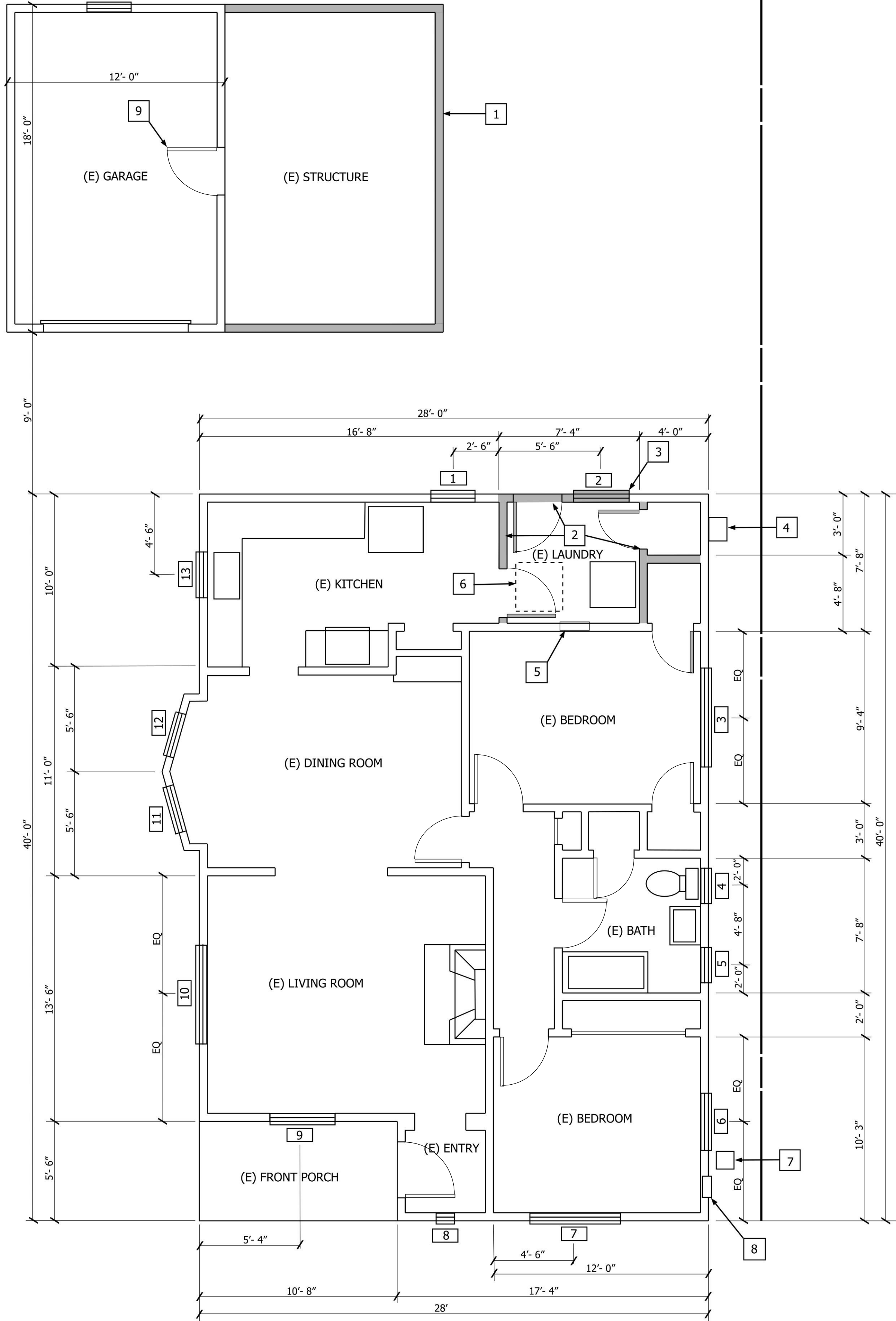
* Please show these window numbers on the project plans. Continue on another sheet if your project exceeds 16 window replacements.

Revised 8/26/2014
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- KEYED (E) FLOOR PLAN/DEMOLITION PLAN NOTES
- (E) 1 STORY STRUCTURE TO BE REMOVED
 - (E) WALLS TO BE REMOVED
 - (E) WINDOW TO BE REMOVED
 - (E) HDWH TO REMAIN - PROTECT IN PLACE
 - (E) 100A SUB-PANEL TO REMAIN - PROTECT IN PLACE
 - (E) ATTIC ACCESS TO REMAIN
 - (E) NG
 - (E) 200A MAIN SERVICE
 - (E) DOOR TO BE REMOVED

WALL KEY

- (E) 2 X 4 WALLS
(E) WALLS TO REMOVE



EXISTING (E) FLOOR PLAN / DEMOLITION PLAN

1/4" = 1'- 0" N

PROJECT:
CRAIG - REED RESIDENCE
543 LINCOLN AVE
ALAMEDA CALIF

DATE: 07.08.25
SCALE:

DOWN BY:
CRO BY:

EXISTING (E) FLOOR PLAN
DEMOLITION PLAN

SHEET #

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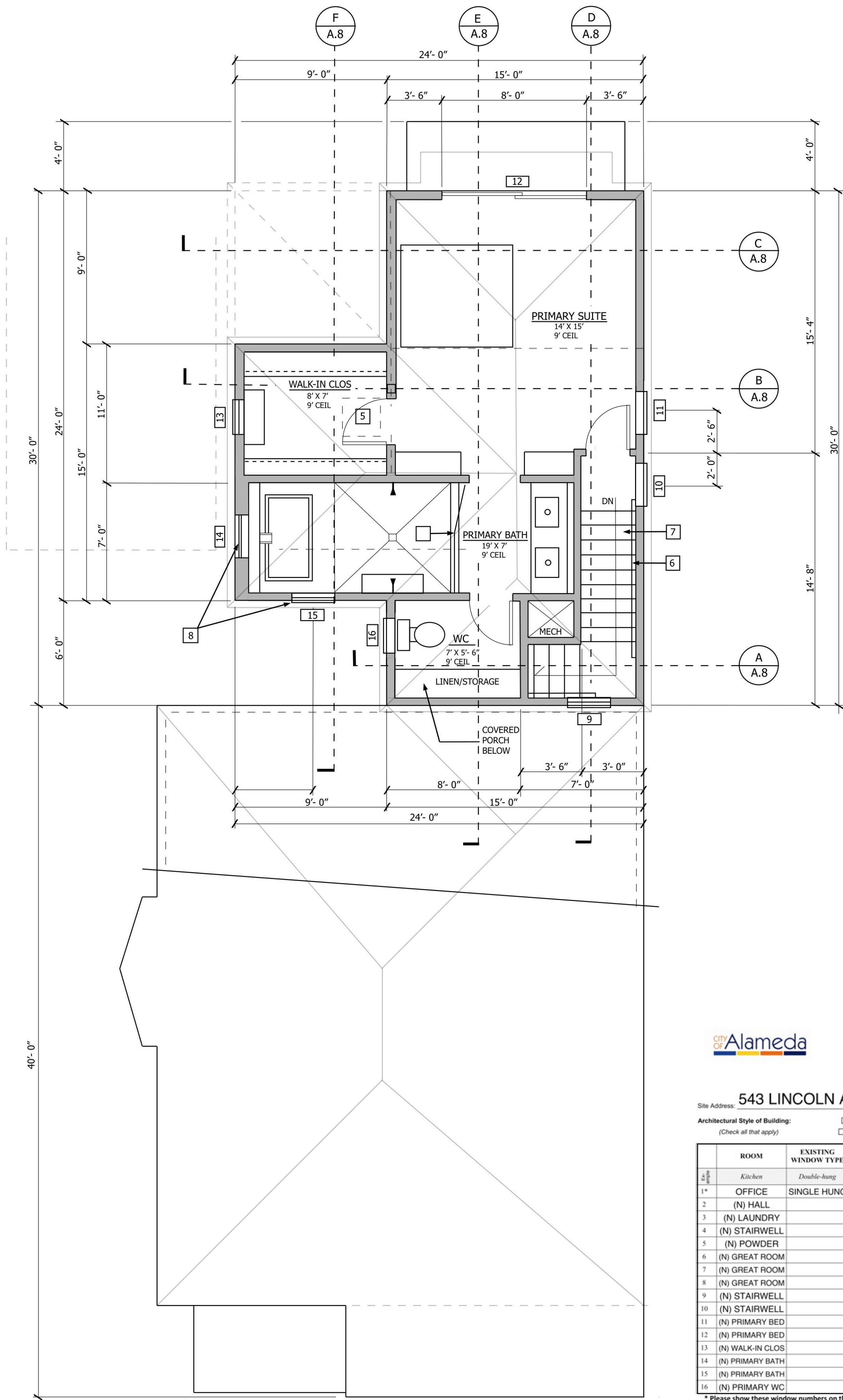
CRAIG - REED RESIDENCE
ALAMEDA CALIF

REV #:

DATE:

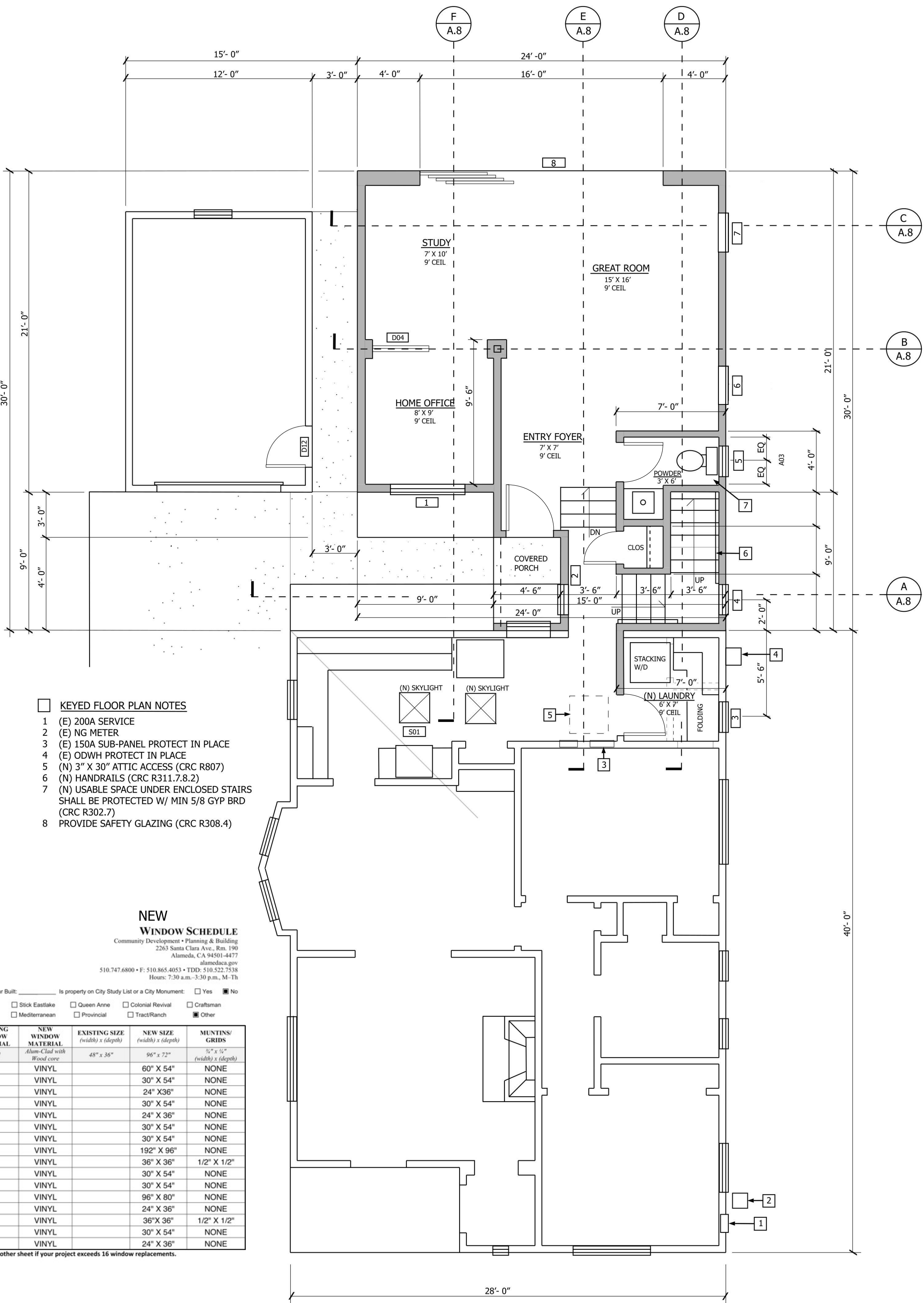
COMMENT:

A.1



NEW (N) 2ND FLOOR PLAN

1/4" = 1'-0"



NEW (N) 1ST FLOOR PLAN

1/4" = 1'-0"



- KEYED FLOOR PLAN NOTES**
- (E) 200A SERVICE
 - (E) NG METER
 - (E) 150A SUB-PANEL PROTECT IN PLACE
 - (E) ODWH PROTECT IN PLACE
 - (N) 3" X 30" ATTIC ACCESS (CRC R807)
 - (N) HANDRAILS (CRC R311.7.8.2)
 - (N) USABLE SPACE UNDER ENCLOSED STAIRS SHALL BE PROTECTED W/ MIN 5/8 GYP BRD (CRC R302.7)
 - PROVIDE SAFETY GLAZING (CRC R308.4)

NEW WINDOW SCHEDULE

Community Development • Planning & Building
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Alameda, CA 94501-4477
alameda.ca.gov
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Hours: 7:30 a.m.-3:30 p.m., M-Th



543 LINCOLN AVENUE

Site Address: _____ Year Built: _____ 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

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
1 st Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	1/2" x 1/4" (width) x (depth)
2 (N) OFFICE	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	60" X 54"	NONE	
3 (N) HALL	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	30" X 54"	NONE	
4 (N) LAUNDRY	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	24" X36"	NONE	
5 (N) STAIRWELL	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	30" X 54"	NONE	
6 (N) POWDER	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	24" X 36"	NONE	
7 (N) GREAT ROOM	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	30" X 54"	NONE	
8 (N) GREAT ROOM	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	30" X 54"	NONE	
9 (N) GREAT ROOM	WINDOW WALL	WINDOW WALL	VINYL	VINYL	192" X 96"	NONE	
10 (N) STAIRWELL	PICTURE	PICTURE	VINYL	VINYL	36" X 36"	1/2" X 1/2"	
11 (N) STAIRWELL	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	30" X 54"	NONE	
12 (N) PRIMARY BED	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	30" X 54"	NONE	
13 (N) PRIMARY BED	PATIO DOOR	PATIO DOOR	VINYL	VINYL	96" X 80"	NONE	
14 (N) WALK-IN CLOS	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	24" X 36"	NONE	
15 (N) PRIMARY BATH	PICTURE	PICTURE	VINYL	VINYL	36"X 36"	1/2" X 1/2"	
16 (N) PRIMARY BATH	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	30" X 54"	NONE	
17 (N) PRIMARY WC	SINGLE HUNG	SINGLE HUNG	VINYL	VINYL	24" X 36"	NONE	

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

Revised 8/26/2014
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PROJECT: KRISTEN CRAIG & MICHAEL REED
543 LINCOLN AVE
ALAMEDA CALIF

DATE: 07.08.25
SCALE:

DWN BY:
CKD BY:

SHEET CONTENTS:
NEW (N) 1ST FLOOR PLAN
NEW (N) 2ND FLOOR PLAN

A.2

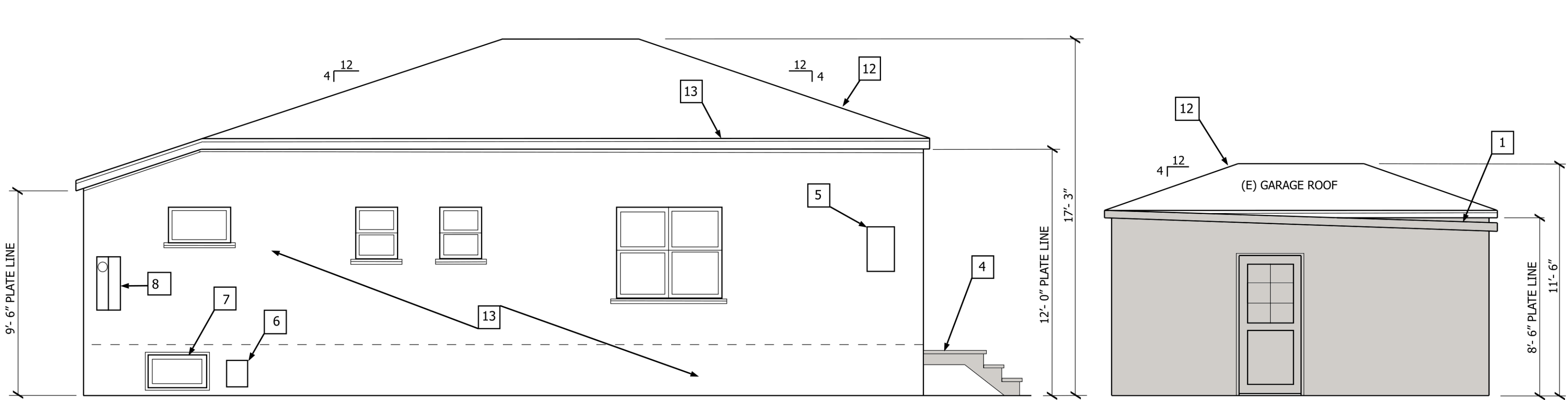
CRAIG - REED RESIDENCE
ALAMEDA CALIF

DAN J DUNAWAY & associates
ORINDA CA 510.435.5344
dan.dunawa@gmail.com

REV #:
DATE:
COMMENT:

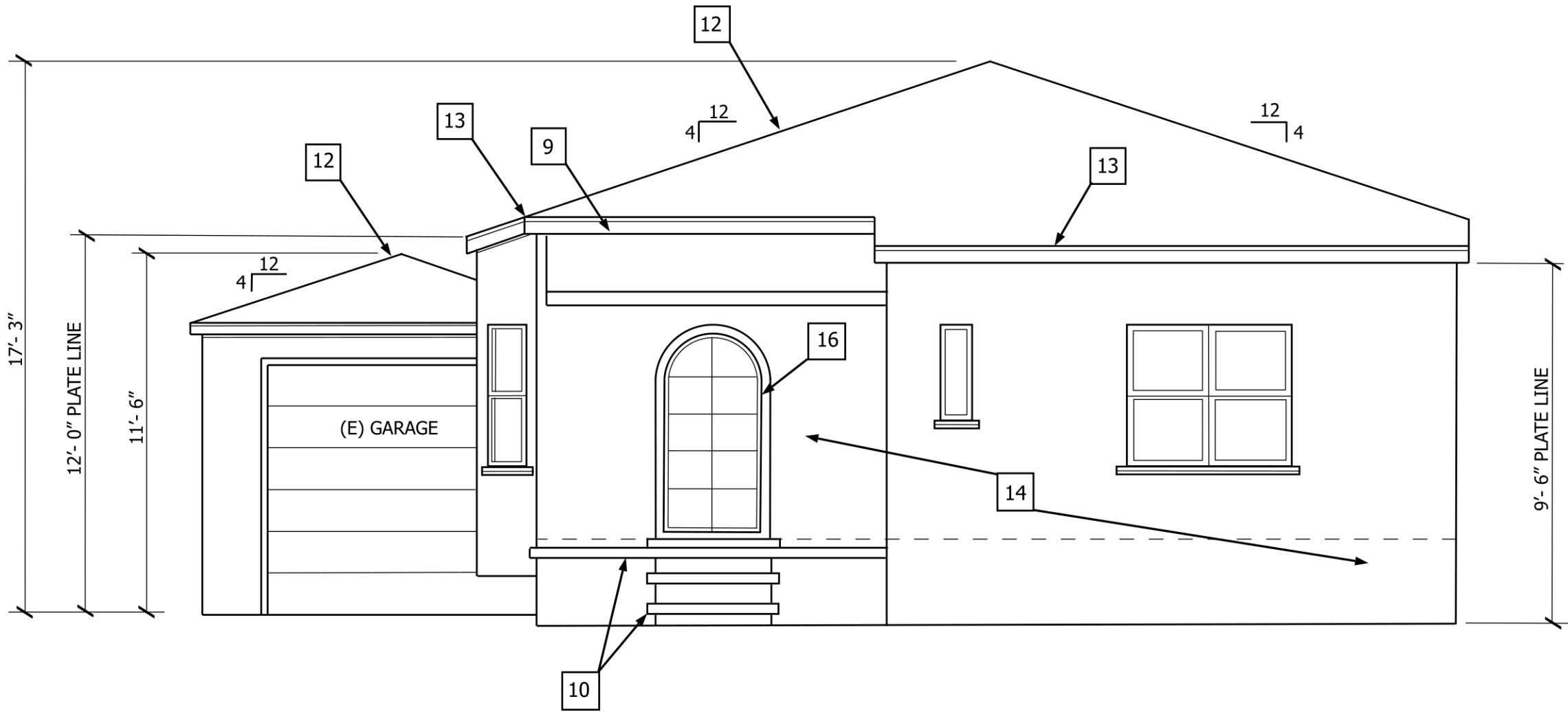


TYPICAL (E) PLYGEN VINYL REPLACEMENT WINDOW & TRIM



EXISTING (E) EAST / RIGHT ELEVATION

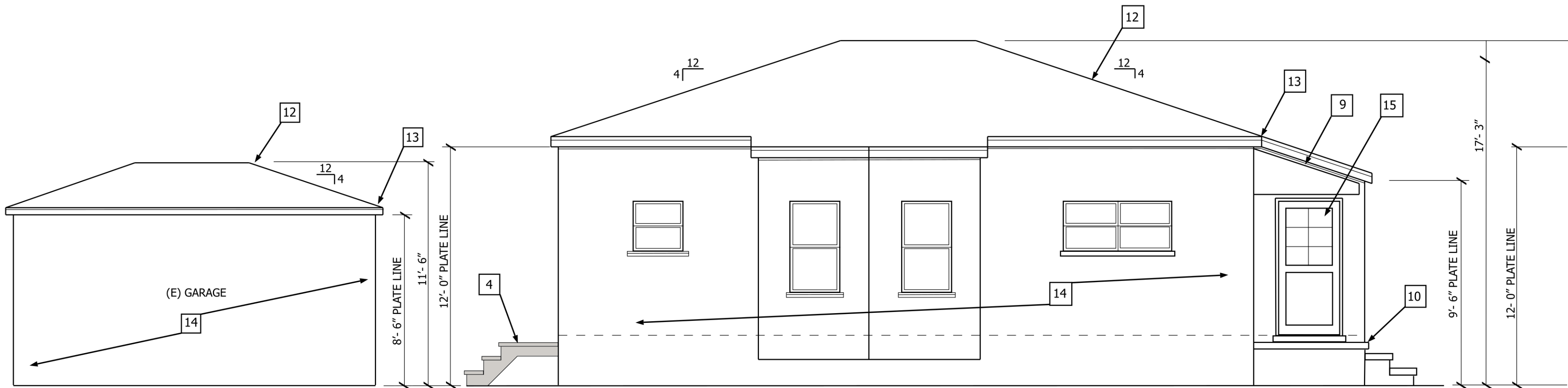
1/4" = 1'-0"



EXISTING (E) NORTH / FRONT ELEVATION

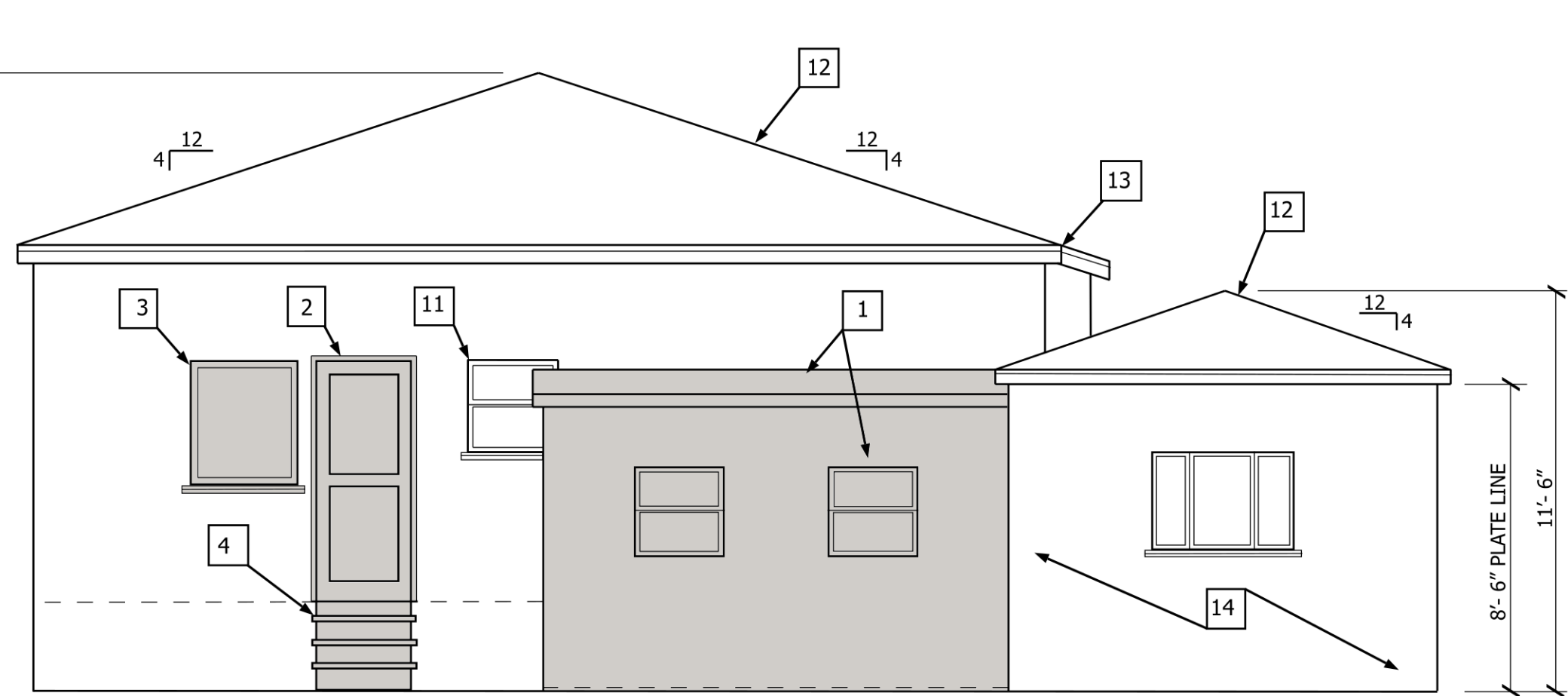
1/4" = 1'-0"

- KEYED (E) ELEVATION NOTES & DEMOLITION NOTES**
- 1 (E) NON-PERMITTED STRUCTURE TO BE REMOVED
 - 2 (E) DOOR TO BE REMOVED
 - 3 (E) WINDOW TO BE REMOVED
 - 4 (E) WOOD STEPS TO BE REMOVED
 - 5 (E) ODHW TO BE REUSED AND RELOCATED
 - 6 (E) NG
 - 7 (E) UNDER FLOOR ACCESS
 - 8 (E) 200A SERVICE
 - 9 (E) CANVAS AWNING
 - 10 (E) BRICK STEPS AND FRONT PORCH
 - 11 (E) WINDOW TO REMAIN
 - 12 (E) ASPHALT SHINGLE ROOF
 - 13 (E) 6" STUCCO EAVE W/ RAIN GUTTER FACIA
 - 14 (E) HAND APPLIED PAINTED STUCCO
 - 15 (E) FRONT DOOR
 - 16 (E) WOOD DOUBLE DOORS INTO LIVING ROOM



EXISTING (E) WEST / LEFT ELEVATION

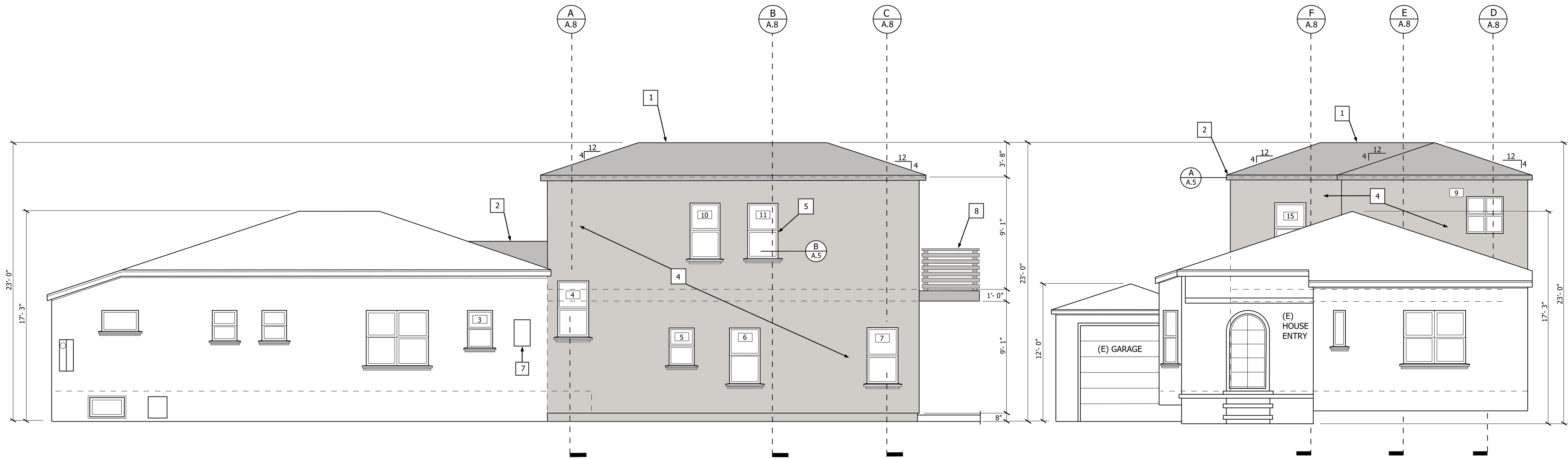
1/4" = 1'-0"



EXISTING (E) SOUTH / BACK ELEVATION

1/4" = 1'-0"

PROJECT: KRISTEN CRAIG & MICHAEL REED		DATE: 07.08.25		DRAWN BY: CRO BY:	
543 LINCOLN AVE		SCALE:		CRO BY:	
SHEET CONTENTS:		EXISTING (E) ELEVATIONS			
SHEET #		A.3			
DAN J DUNAWAY & associates		ORINDA CA 94552		dan.dunawa@gmail.com	
CRAIG - REED RESIDENCE		ALAMEDA CALIF			
REV #:		DATE:		COMMENT:	
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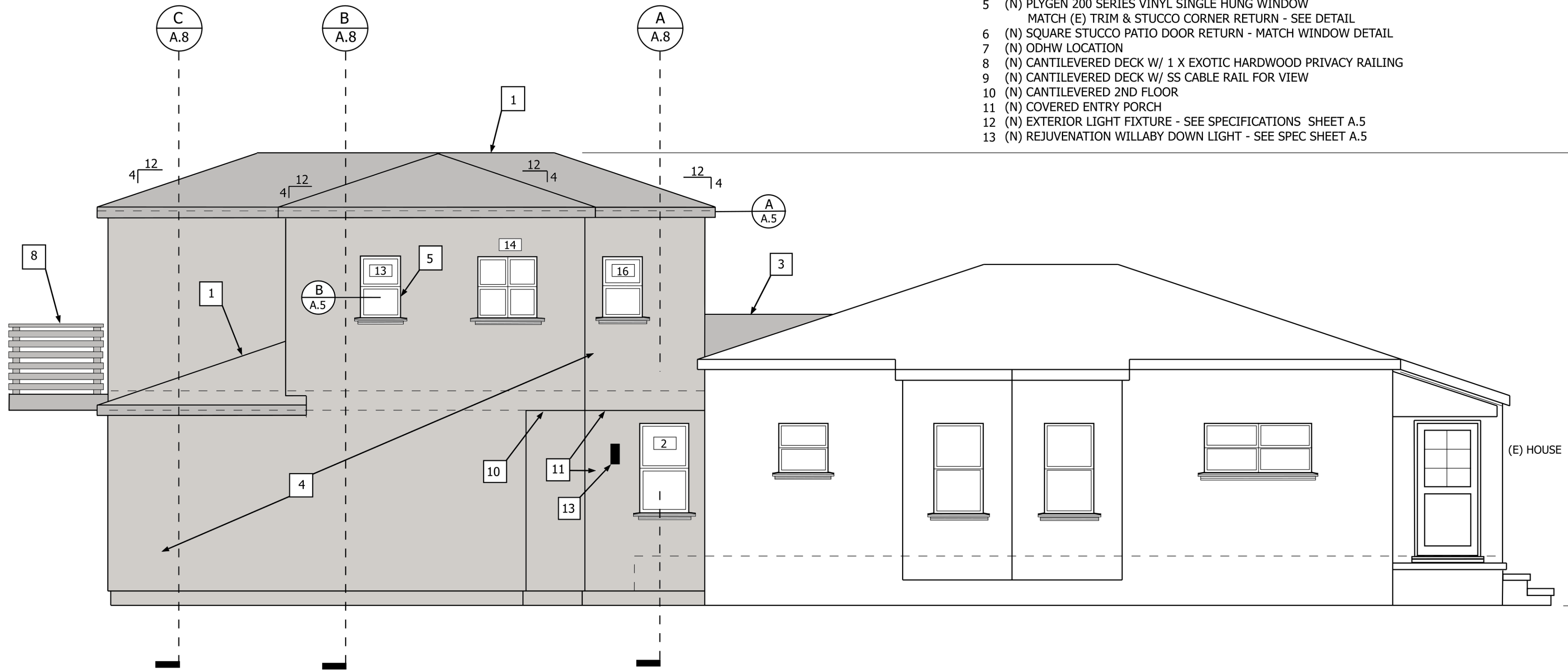
NEW (N) EAST / RIGHT ELEVATION

1/4" = 1'- 0"

NEW (N) NORTH / FRONT ELEVATION

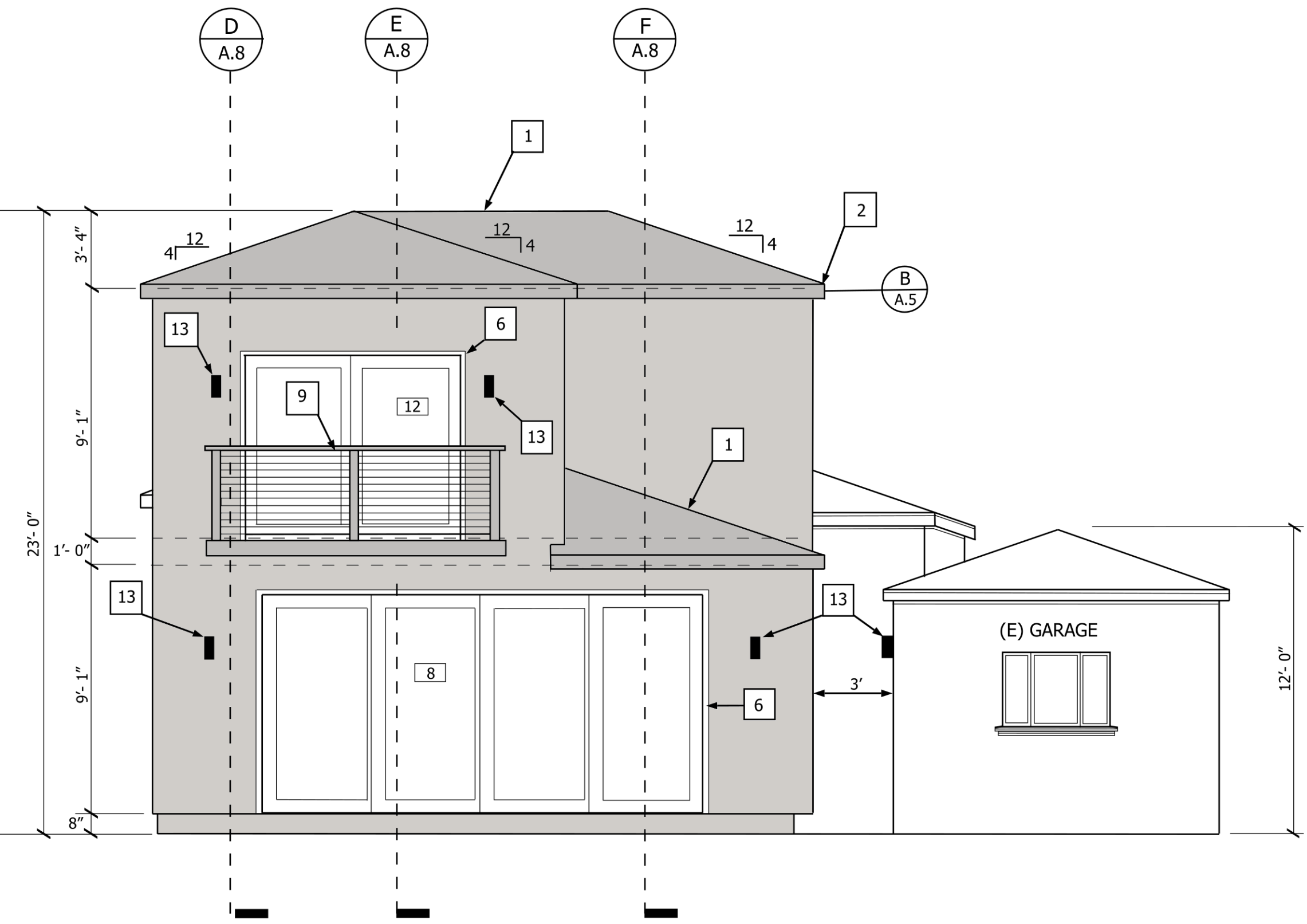
1/4" = 1'- 0"

- KEYED (N) ELEVATION NOTES**
- 1 (N) ASPHALTIC CLASS A ROOF - MATCH (E) COLOR & STYLE
 - 2 (N) PLASTERED 6" EAVE - MATCH (E) - SEE DETAIL
 - 3 (N) CALIF FRAME ROOF
 - 4 (N) HAND APPLIED STUCCO EXTERIOR - MATCH (E) TEXTURE & PAINT COLOR
 - 5 (N) PLYGEN 200 SERIES VINYL SINGLE HUNG WINDOW
 - 6 (N) SQUARE STUCCO PATIO DOOR RETURN - MATCH WINDOW DETAIL
 - 7 (N) ODHW LOCATION
 - 8 (N) CANTILEVERED DECK W/ 1 X EXOTIC HARDWOOD PRIVACY RAILING
 - 9 (N) CANTILEVERED DECK W/ SS CABLE RAIL FOR VIEW
 - 10 (N) CANTILEVERED 2ND FLOOR
 - 11 (N) COVERED ENTRY PORCH
 - 12 (N) EXTERIOR LIGHT FIXTURE - SEE SPECIFICATIONS SHEET A.5
 - 13 (N) REJUVENATION WILLABY DOWN LIGHT - SEE SPEC SHEET A.5



NEW (N) WEST / LEFT ELEVATION WITHOUT (E) GARAGE ELEVATION FOR CLARITY

1/4" = 1'- 0"



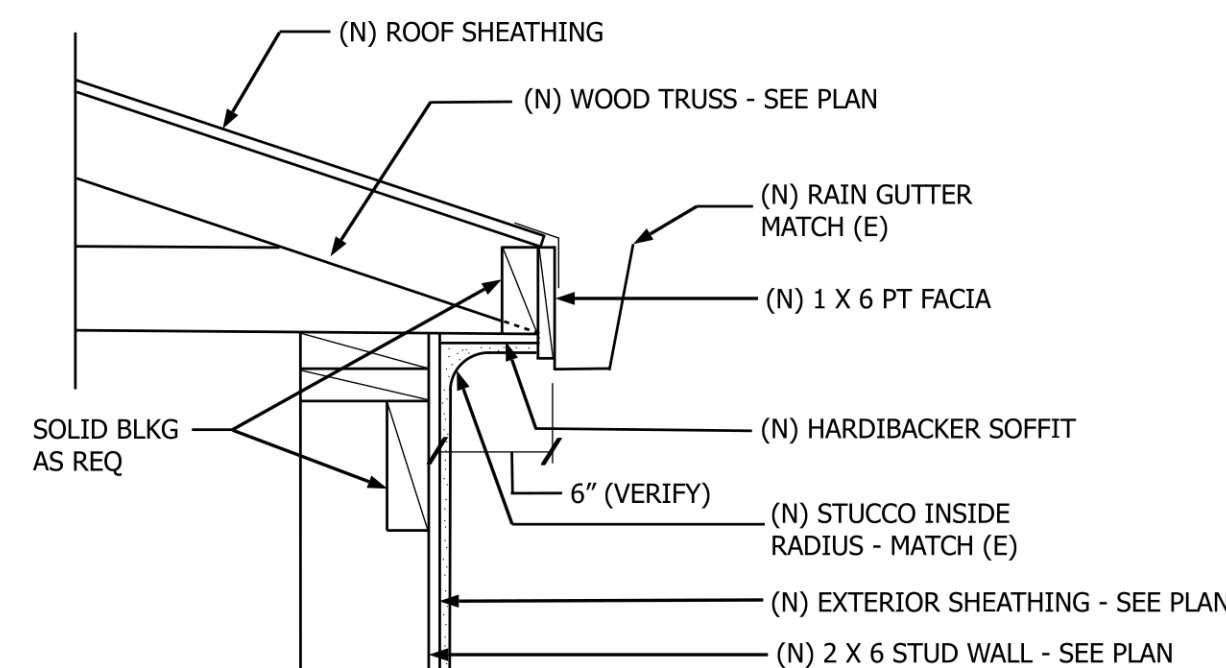
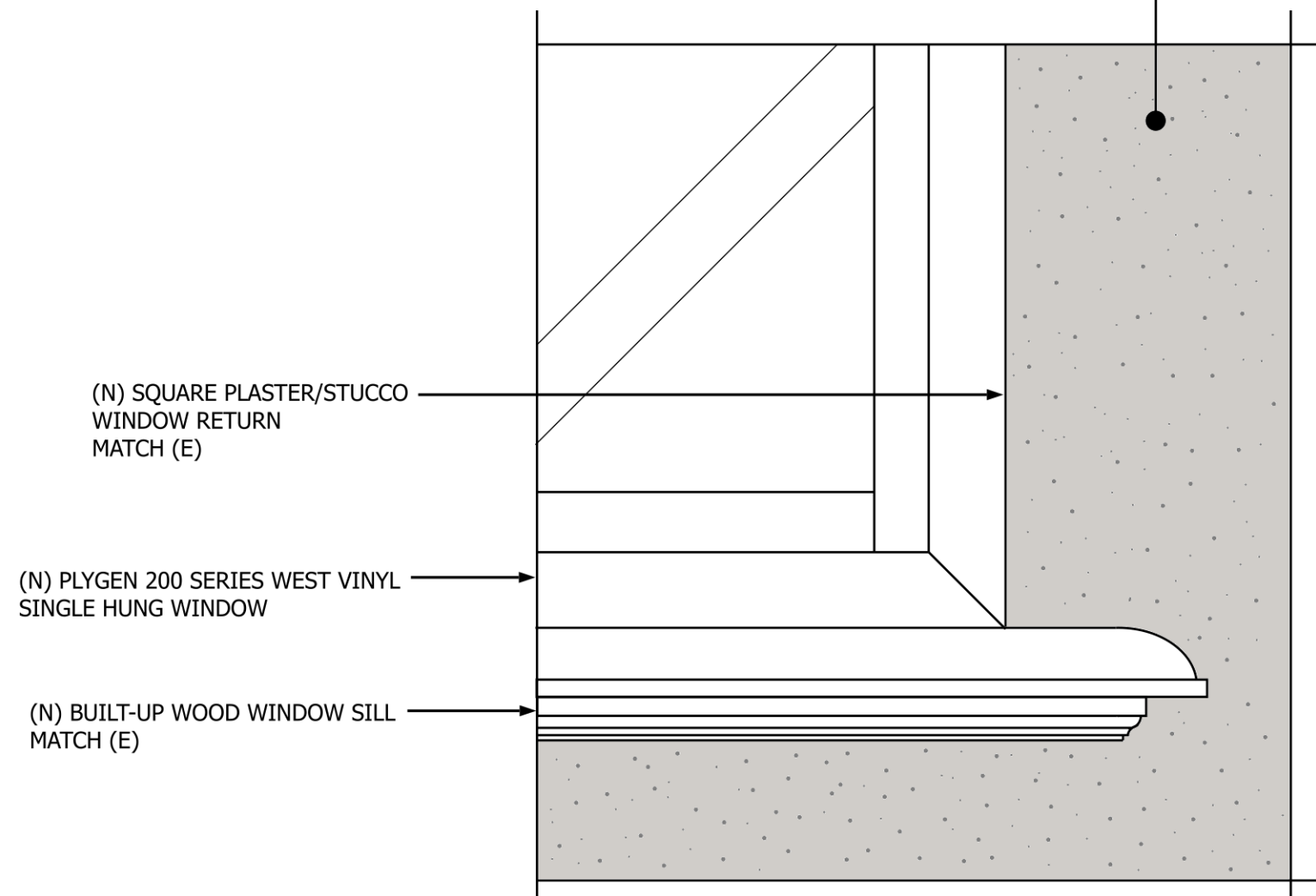
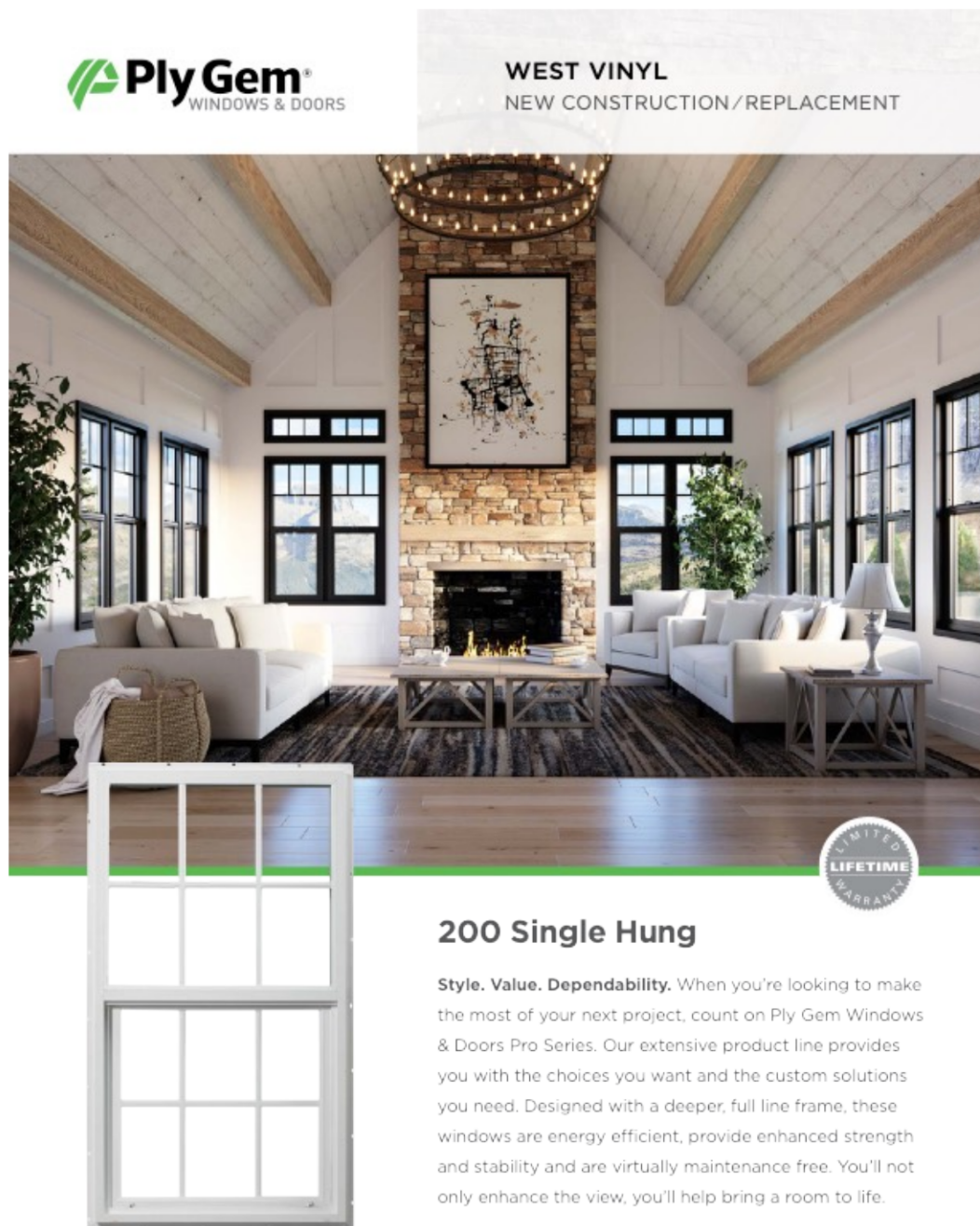
NEW (N) SOUTH / BACK ELEVATION

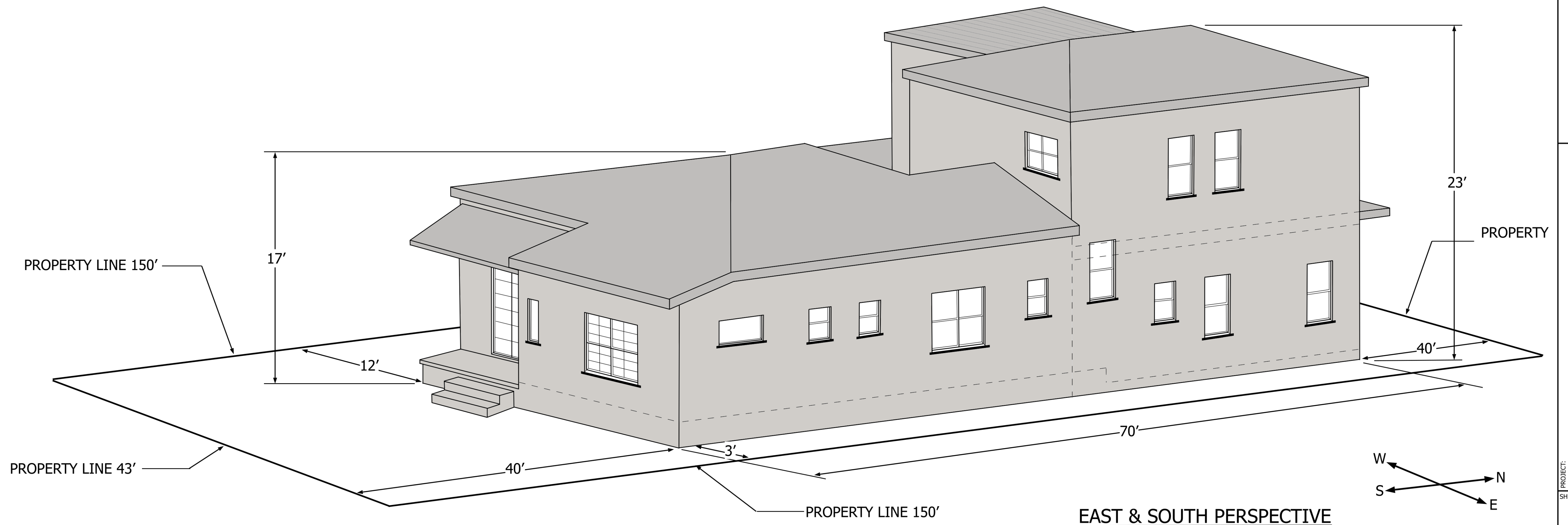
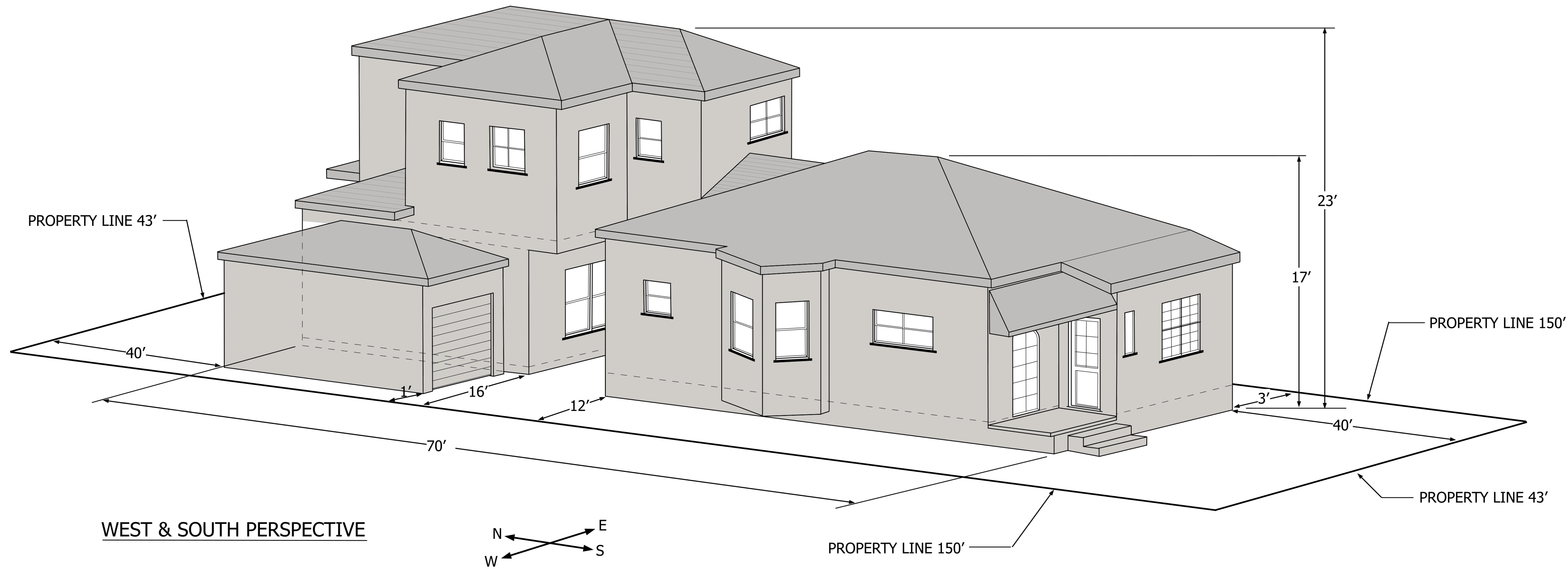
1/4" = 1'- 0"

PROJECT:	KRISTEN CRAIG & MICHAEL REED	DATE:	07.08.25	SCALE:		SHEET CONTENTS: NEW (N) ELEVATIONS
	543 LINCOLN AVE					
SHEET #						
REV #:		DATE:		COMMENT:		
DAN J DUNAWAY & associates ORINDA CA 510.435.5344 dan.dunawa@gmail.com						
CRAIG - REED RESIDENCE ALAMEDA CALIF						
A.4						



- | | KEYED (N) EXTERIOR ELEVATION NOTES |
|---|--|
| 1 | (N) ASPHALTIC CLASS A ROOF - MATCH (E) COLOR & STYLE |
| 2 | (N) PLASTERED 6" EAVE - MATCH (E) - SEE DETAIL |
| 3 | (N) HAND APPLIED STUCCO EXTERIOR - MATCH (E) TEXTURE & PAINT |
| 4 | (N) PLYGEN 200 SERIES VINYL SINGLE HUNG WINDOW
MATCH (E) TRIM & STUCCO CORNER RETURN - SEE DETAIL |
| 5 | (N) PLYGEN FRENCH ENTRY DOOR |
| 6 | (N) COVERED ENTRY PORCH |





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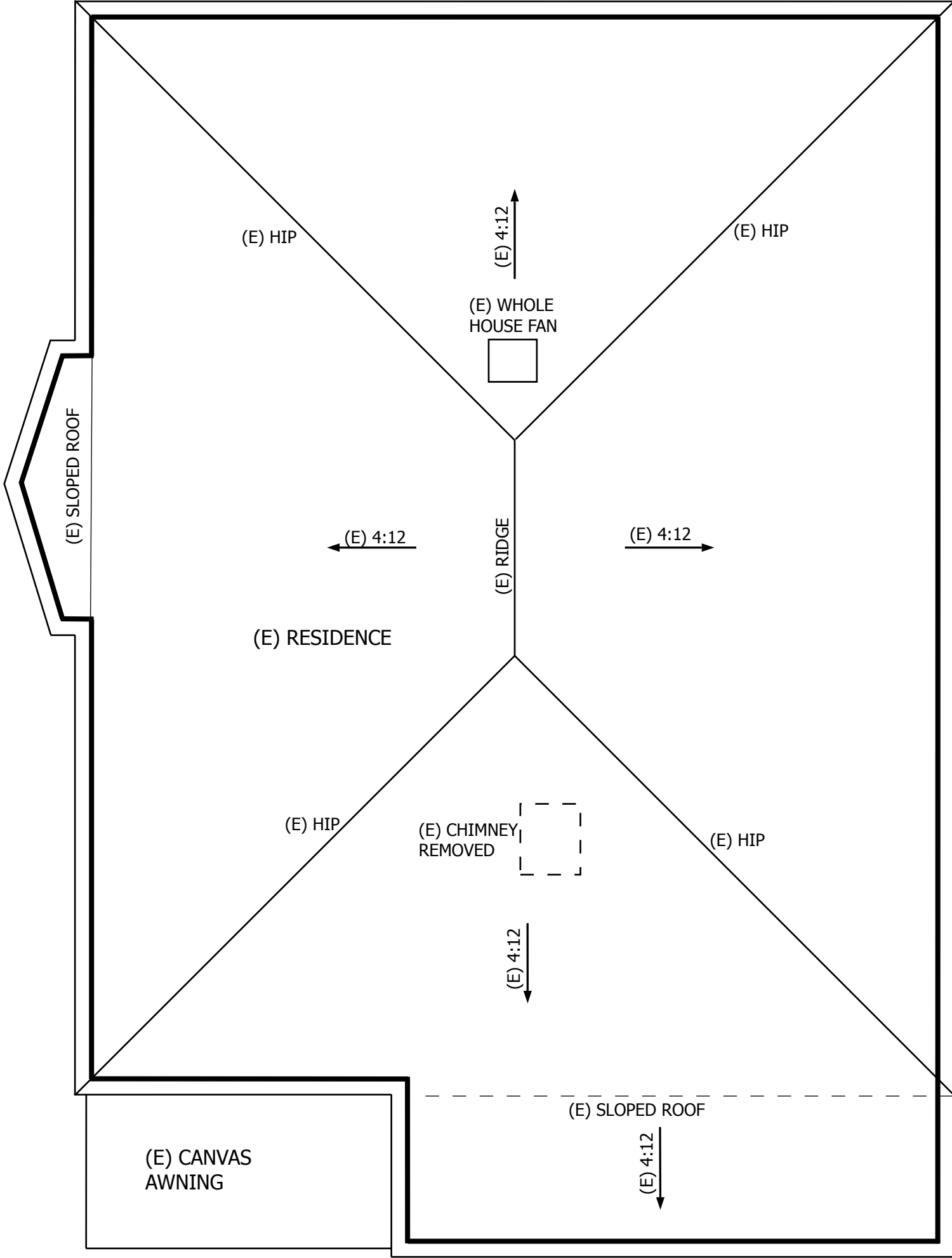
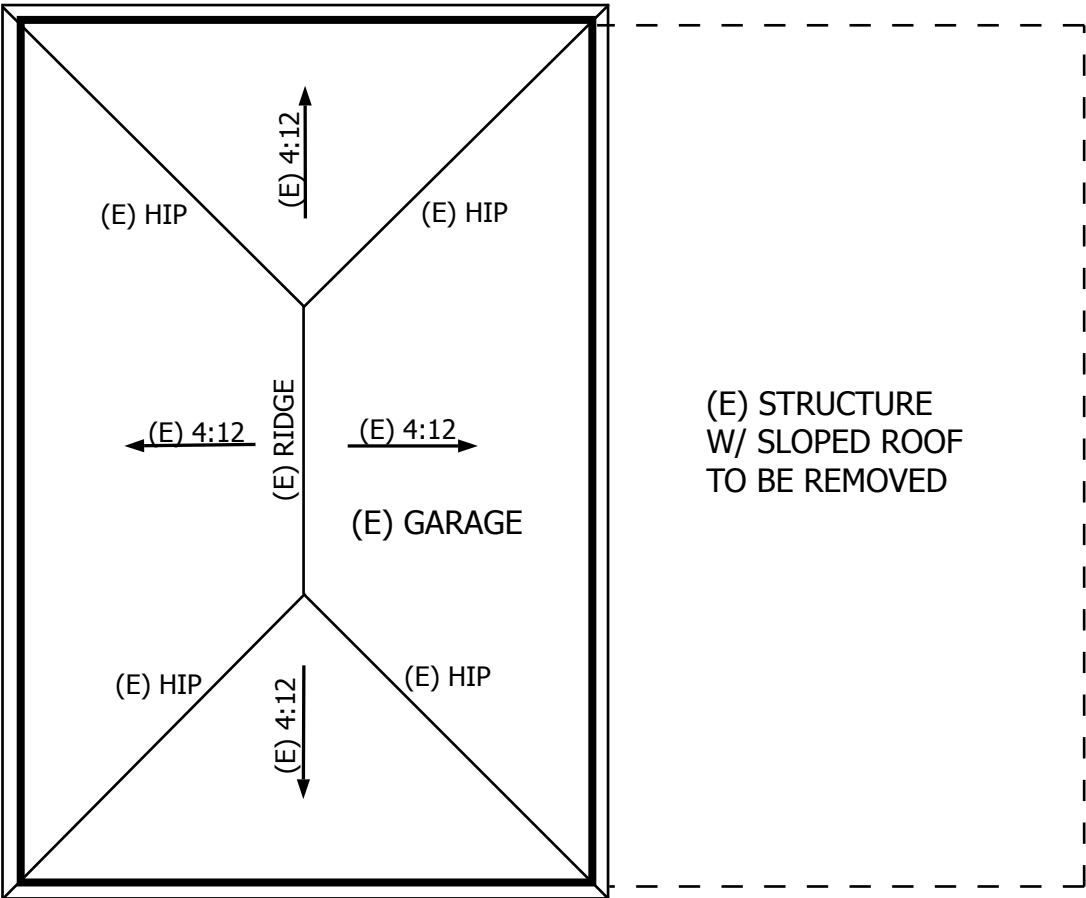
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& associates
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dan.dunawa@gmail.com

CRAIG - REED RESIDENCE
ALAMEDA CALIF

PROJECT:	KRISTEN CRAIG & MICHAEL REED	DATE:	07.08.25	OWN BY:		SCALE:	
SHEET #	543 LINCOLN AVENUE ALAMEDA CALIF			CKO BY:			
SHEET CONTENTS:				MASSING/PERSPECTIVES			

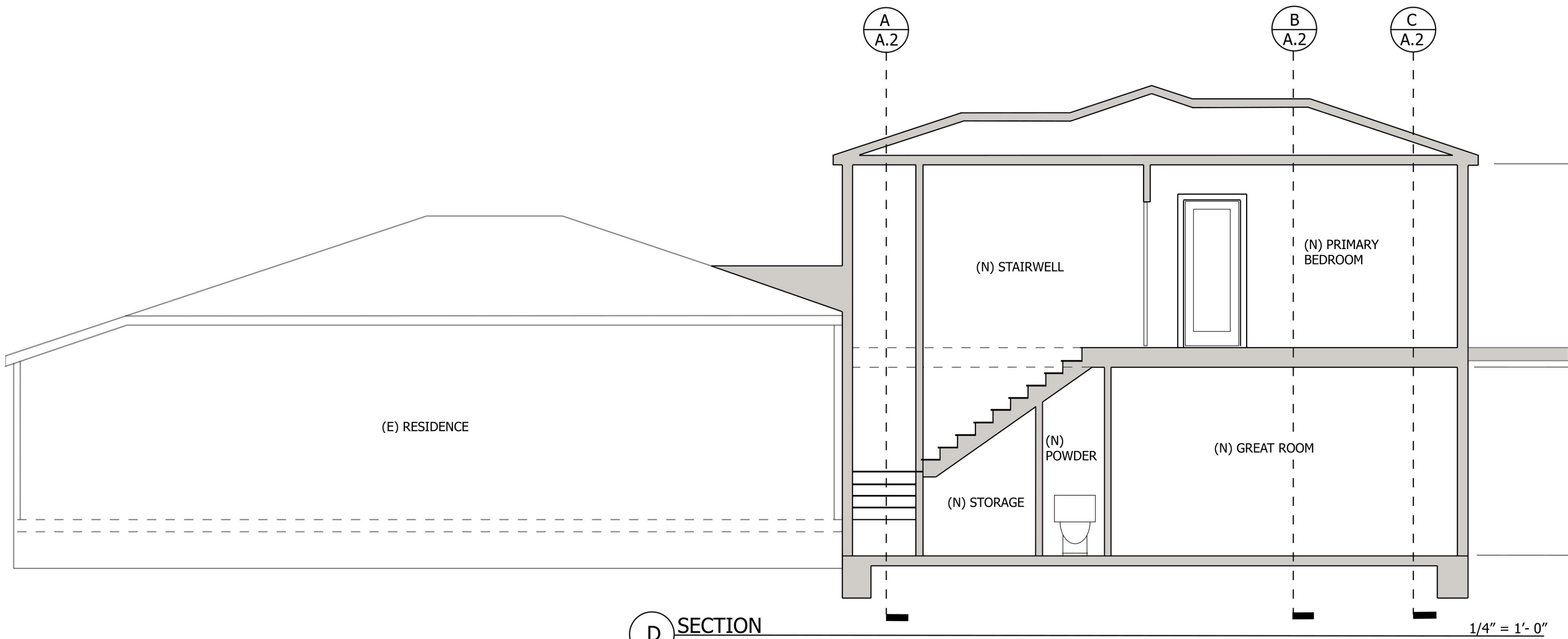
EXISTING (N) ROOF PLAN

1/4" = 1'- 0"



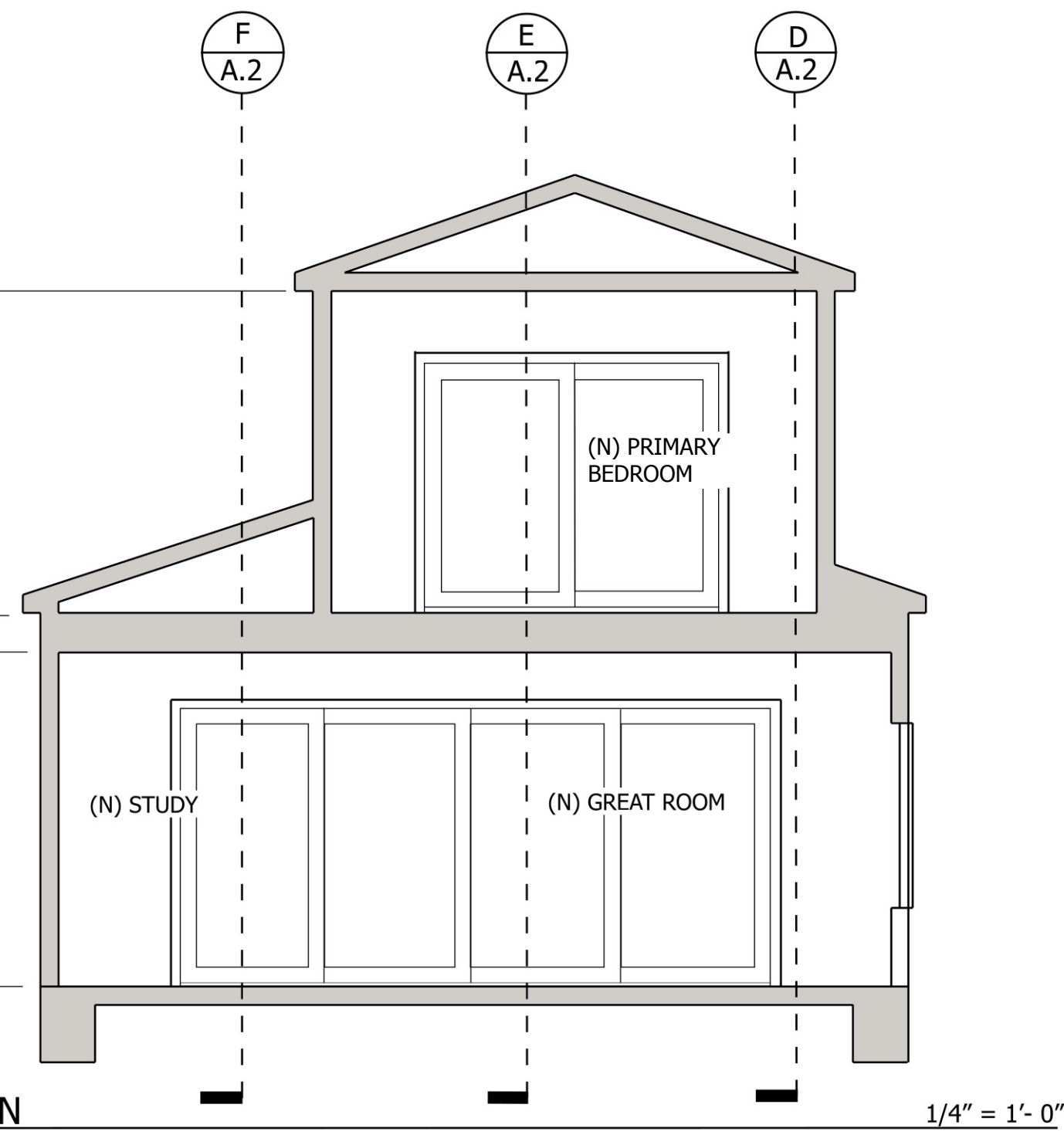
PROPERTY LINE

REV #:	DATE:	COMMENT:
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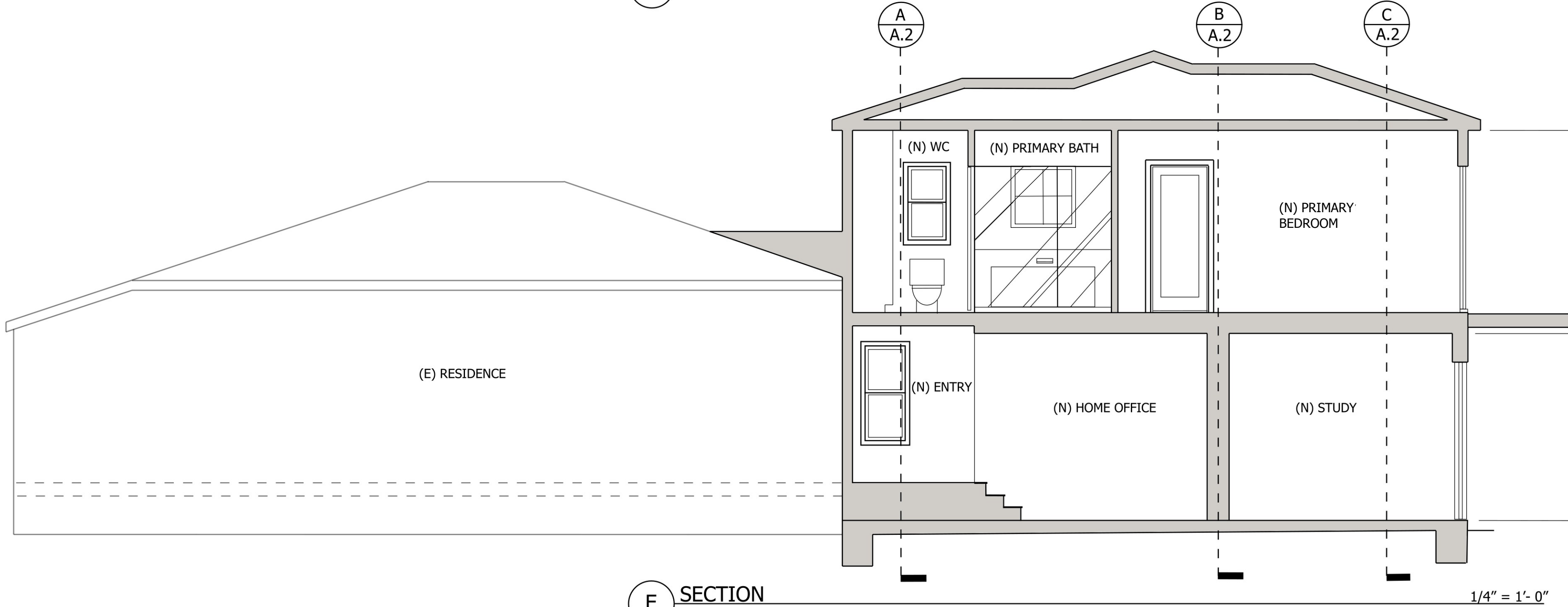
D SECTION

1/4" = 1'-0"



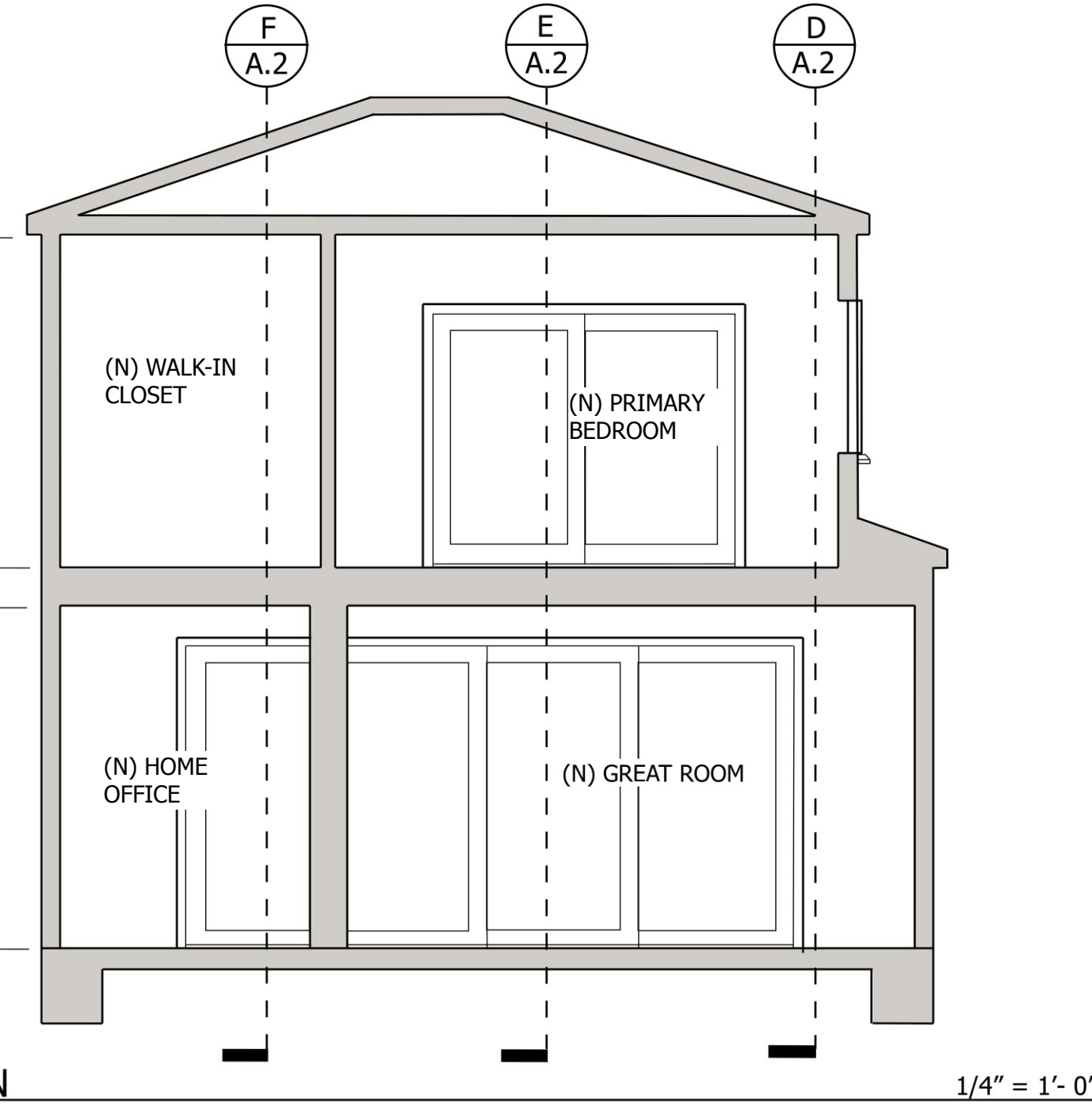
C SECTION

1/4" = 1'-0"



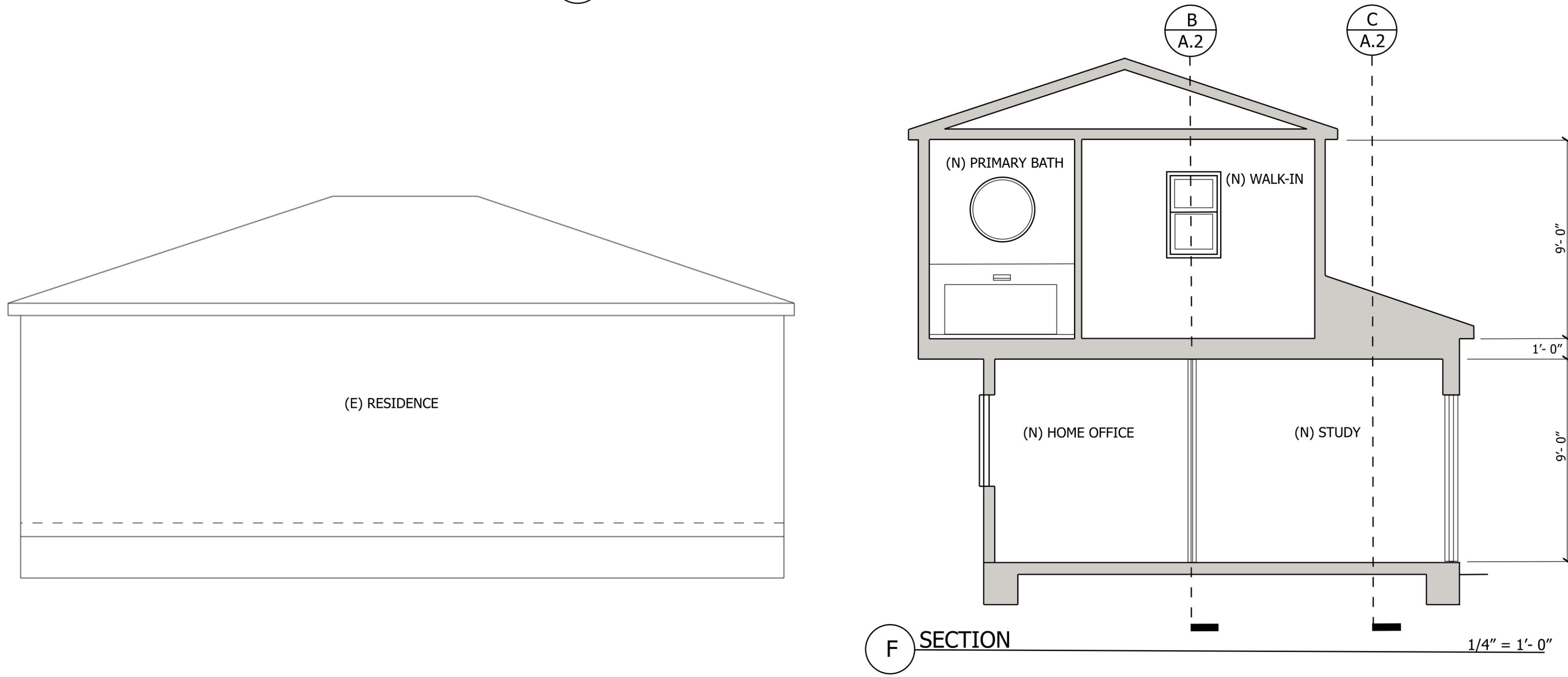
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1/4" = 1'-0"



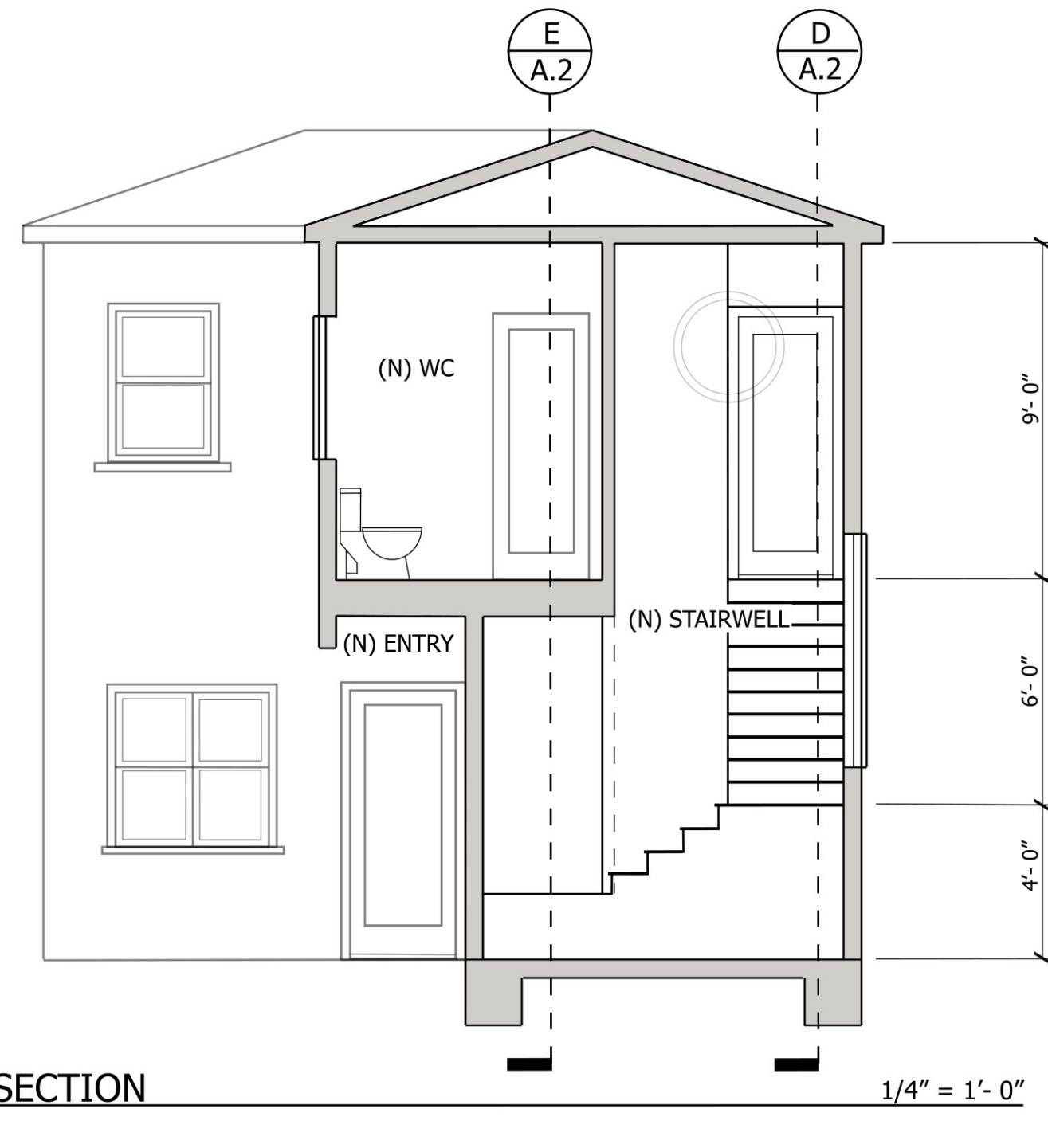
B SECTION

1/4" = 1'-0"



F SECTION

1/4" = 1'-0"



A SECTION

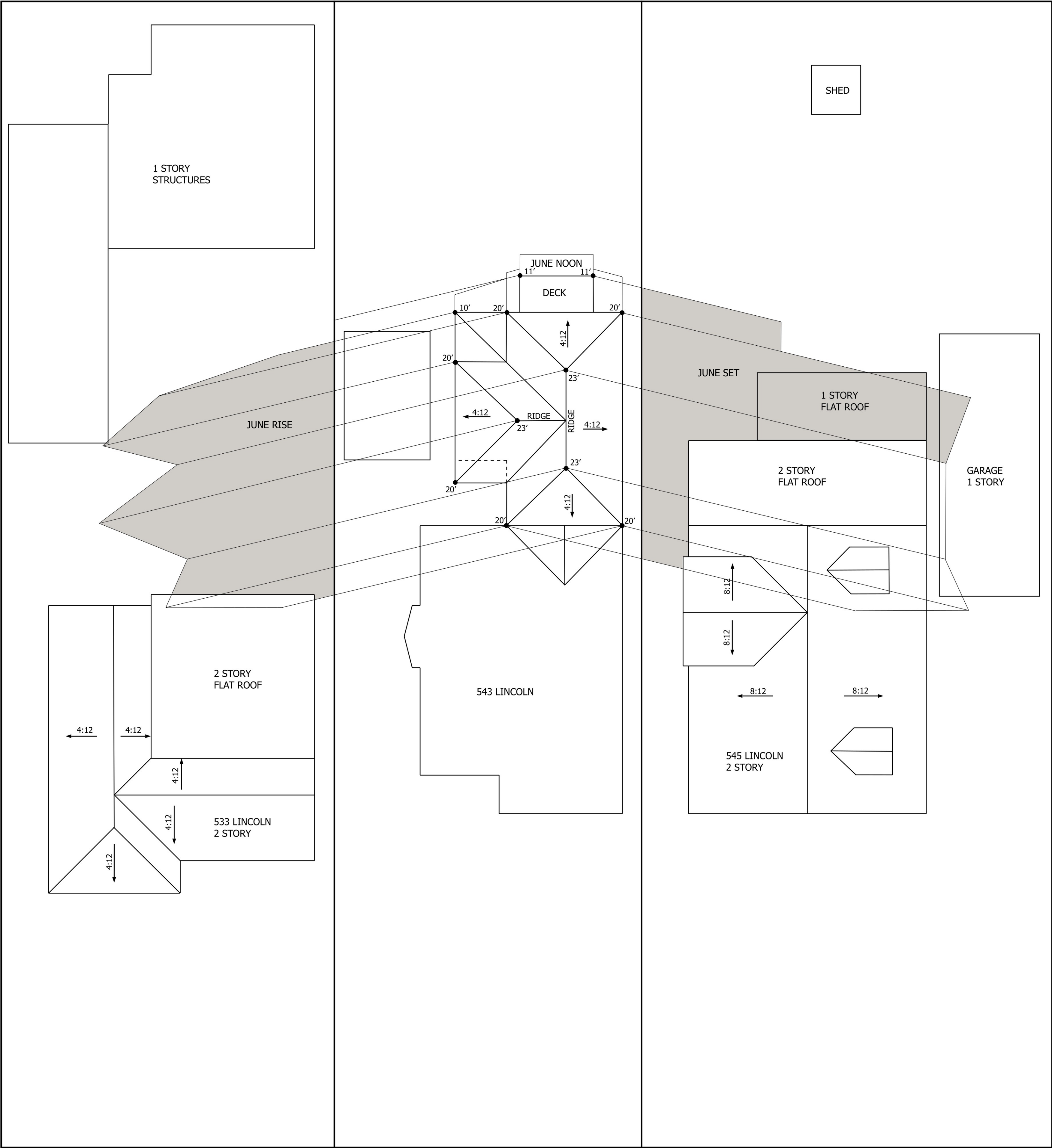
1/4" = 1'-0"

REV #:	Δ	Δ	Δ	Δ	Δ
DATE:					
COMMENT:					

DAN J DUNAWAY
& associates
ORINDA CA 94551
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dan.dunawa@gmail.com

CRAIG - REED REIDENCE
ALAMEDA CALIF

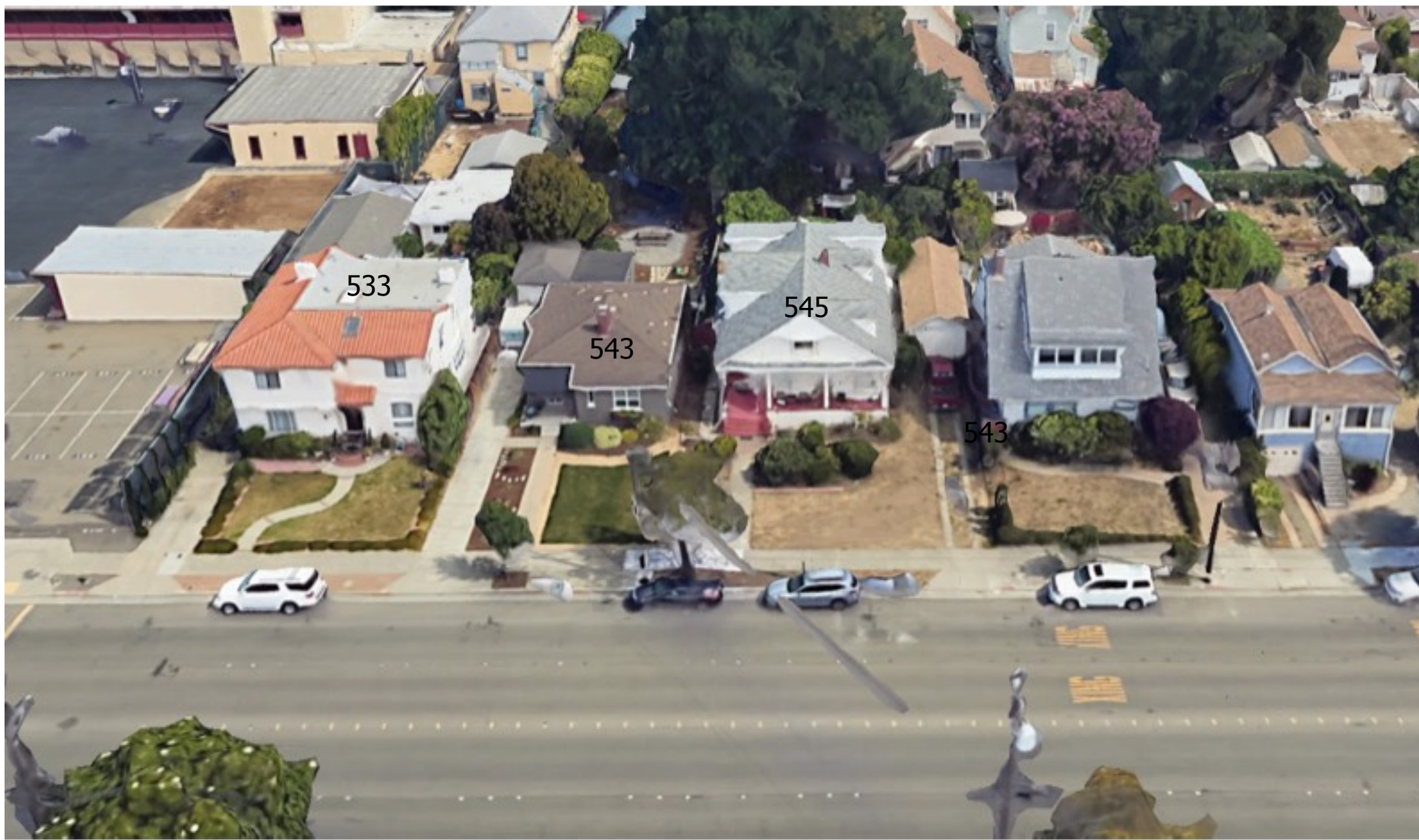
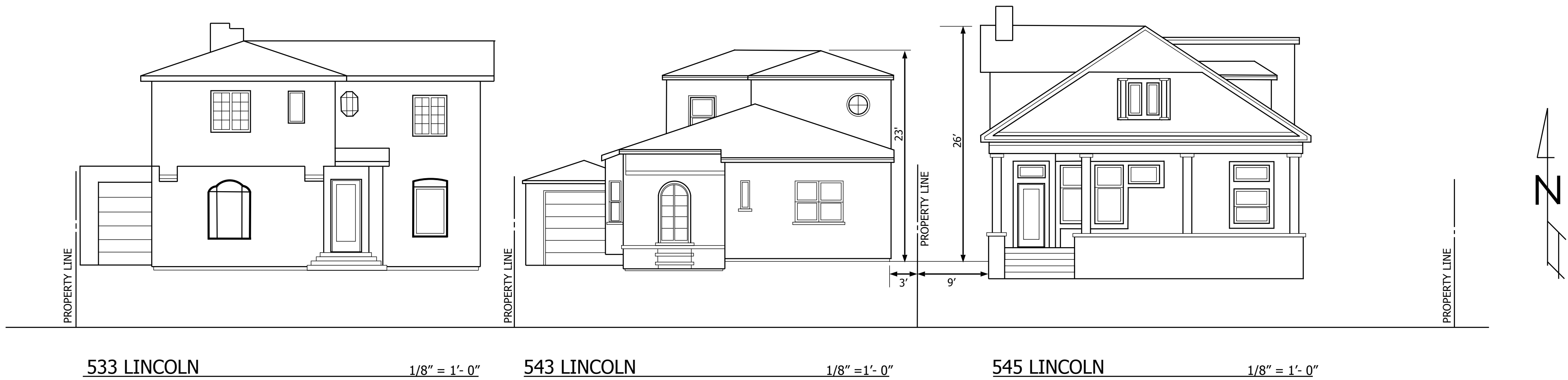
PROJECT:	CRISTEN CRAIG & MICHAEL REED	DATE:	07.08.25	OWN BY:	DJD
SHEET #	543 LINCOLN AVE	SCALE:		CRG BY:	
SHEET CONTENTS:	ARCHITECTURAL SECTIONS				

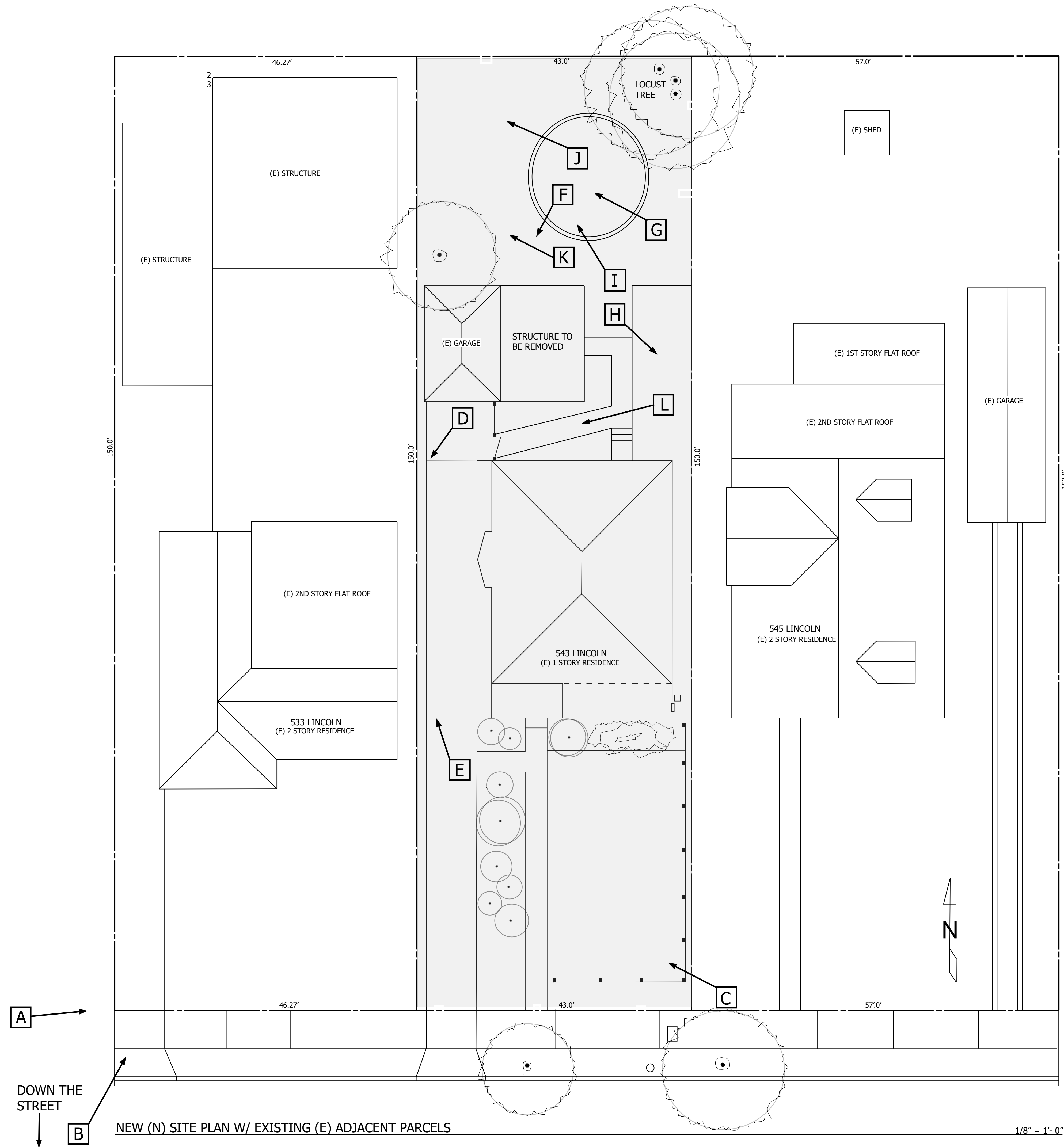


SHADE STUDY JUNE

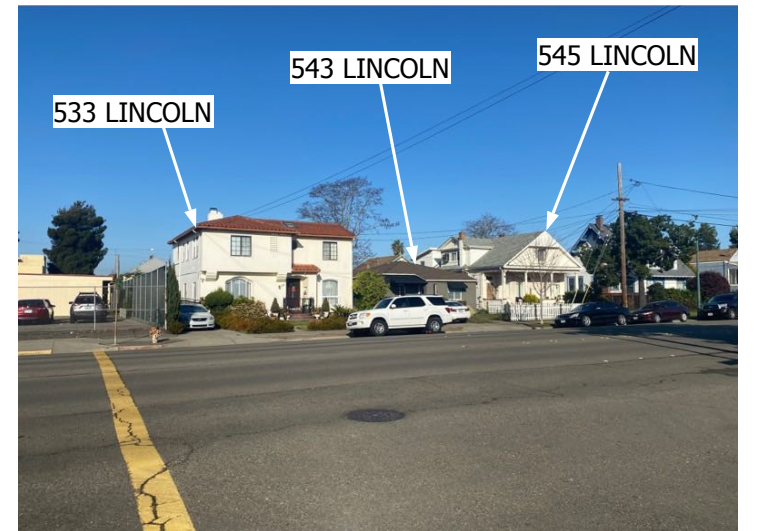
1/8" = 1'- 0"

PROJECT: KRISTEN CRAIG & MICHAEL REED 543 LINCOLN AVENUE ALAMEDA CALIF	DATE: 07.08.25	OWN BY:
	SCALE:	CKO BY:
SHEET CONTENTS: SHADE STUDY JUNE		
A.10		
CRAIG - REED RESIDENCE ALAMEDA CALIF		
DAN J DUNAWAY & associates ORINDA CA 510.435.5344 dan.dunawa@gmail.com		
REV #:	DATE:	COMMENT:
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PROJECT: KRISTEN CRAIG & MICHAEL REED		DATE: 07.08.25		DRAW BY: [Redacted]	
543 LINCOLN AVE		SCALE:		CDO BY: [Redacted]	
ALAMEDA CALIF		SHEET #		SHEET CONTENTS:	
CRAIG - REED RESIDENCE		ALAMEDA CALIF		PHOTO KEY PLAN	
DAN J DUNAWAY & associates		ORINDA CA		510.435.5344	
dan.dunawa@gmail.com					
REV #:		DATE:		COMMENT:	
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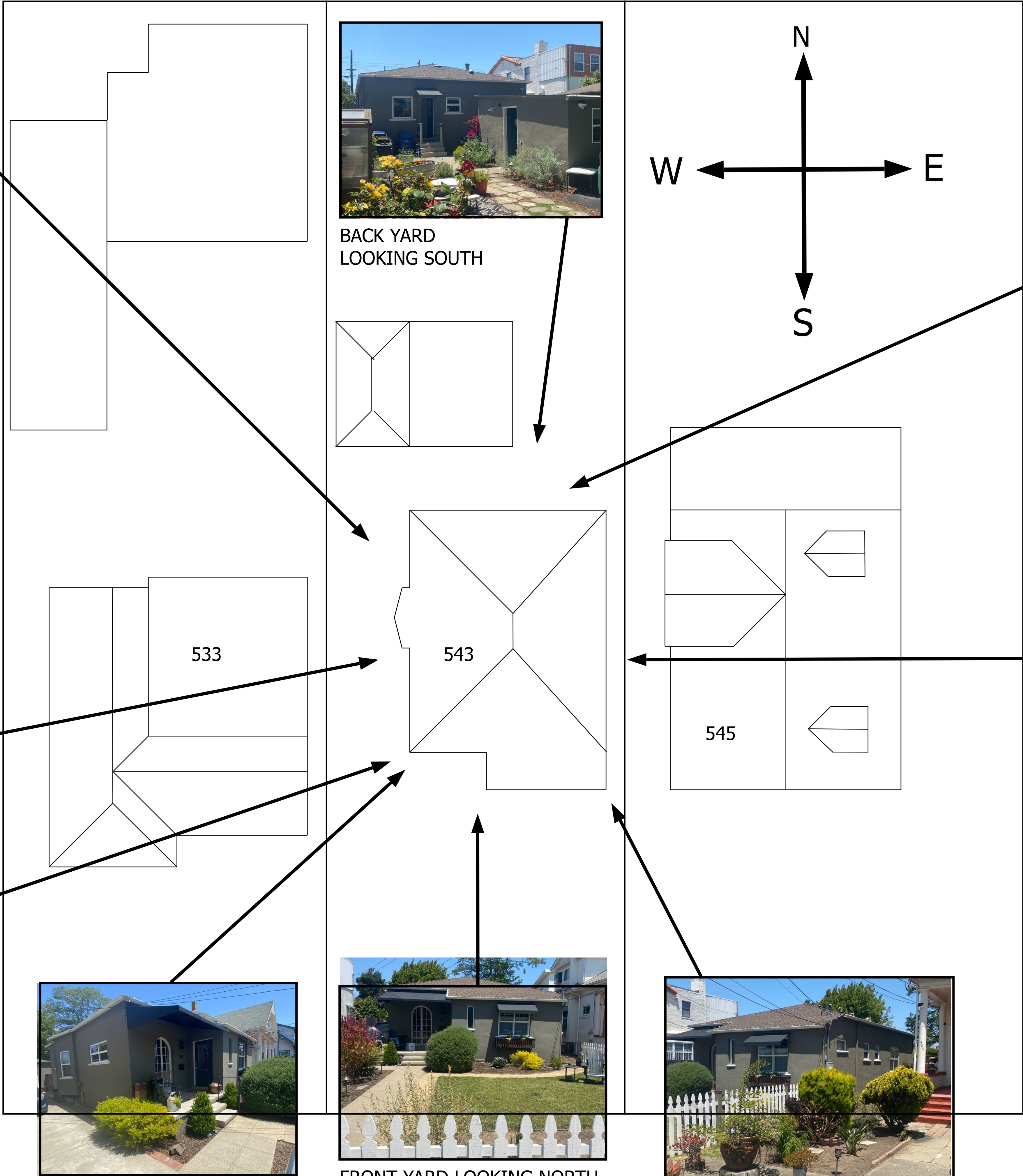
WEST SIDE LOOKING TO SOUTH TO LINCOLN AVE



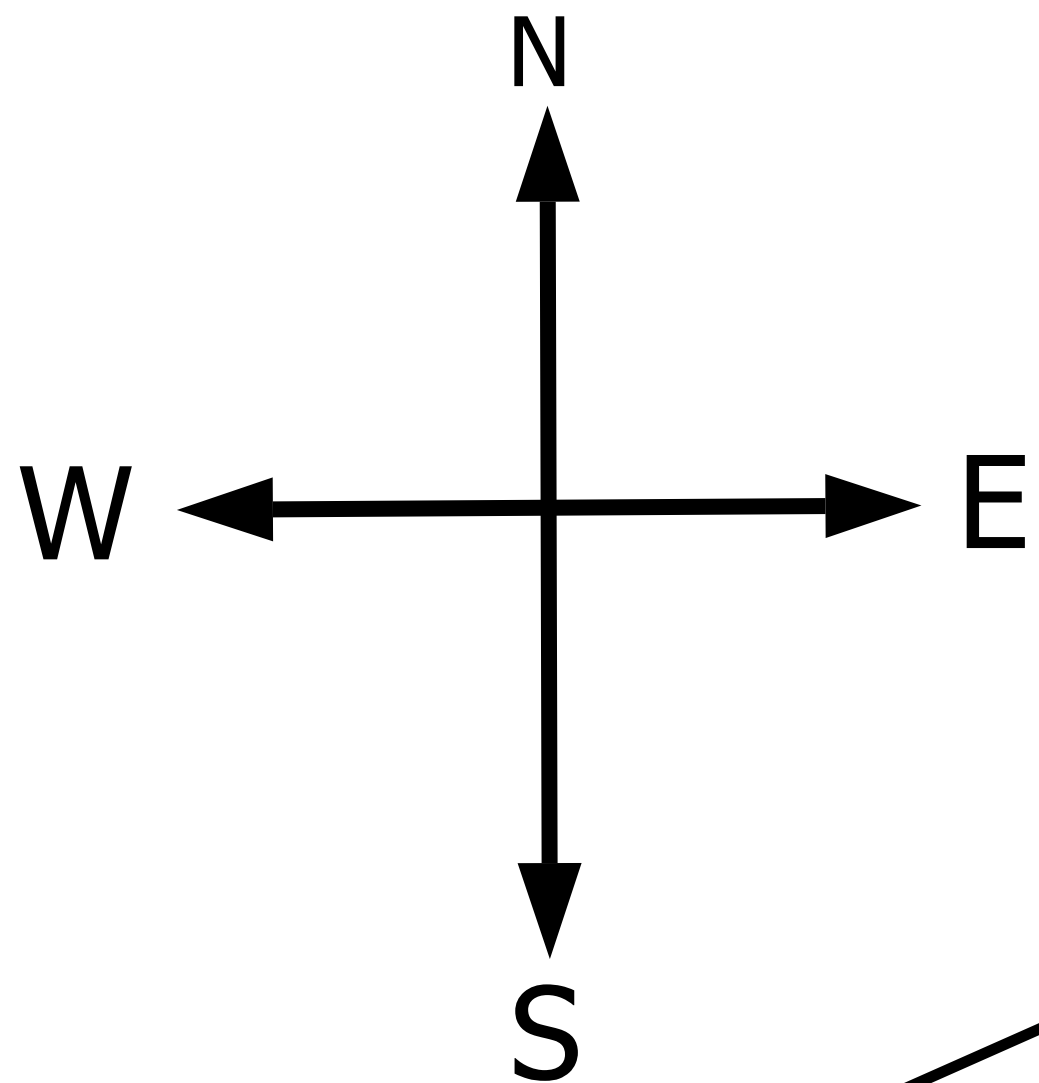
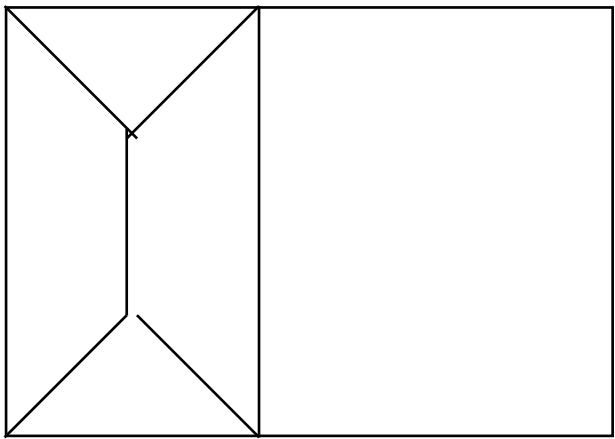
WEST SIDE WITH GARAGE LOOKING NORTH



SOUTH WEST FRONT PORCH



BACK YARD LOOKING SOUTH



BACK YARD BETWEEN GARAGE & HOUSE LOOKING WEST



EAST SIDE LOOKING WEST



SOUTH WEST FRONT CORNER



FRONT YARD LOOKING NORTH



SOUTH EAST FRONT CORNER

LINCOLN AVE

PROJECT: KRISTEN CRAIG & MICHAEL REED		DATE: 07.08.25		OWN BY: SCALE:		SHEET #	
543 LINCOLN AVE		ALAMEDA CA		EXISTING HOUSE PHOTO KEY PLAN		A.14	
CRAIG - REED RESIDENCE		ALAMEDA CALIF		DAN J DUNAWAY & associates		ORINDA CA 510.435.5344 dan.dunawa@gmail.com	
REV #:		DATE:		COMMENT:			
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