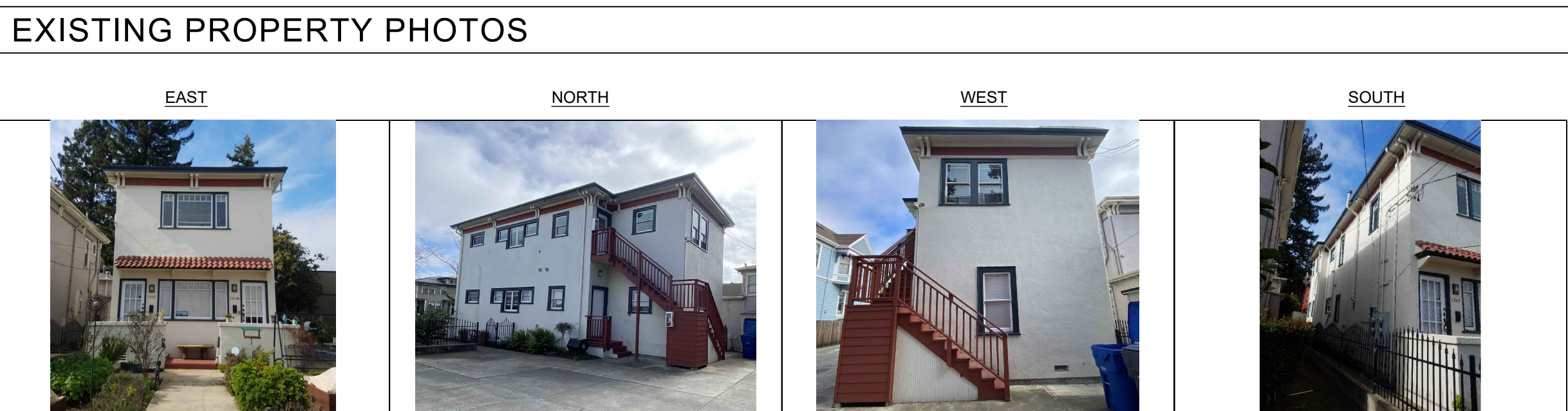


ABBREVIATIONS			
L	ANGLE	MECH	MECHANICAL
@	AT	MFR	MANUFACTURER
¢	CENTERLINE	MIN	MINIMUM
Ø	DIAMETER	(NET)	METAL
ℙ	PROPERTY LINE	(N)	NEW
ABV	ABOVE	N/A	NOT APPLICABLE
ADDL	ADDITIONAL	N.I.C.	NOT IN CONTRACT
ADJ	ADJUSTABLE	NO.	NUMBER
ALLOW	ALLOWABLE	NTS	NOT TO SCALE
ALT	ALTERNATE	O/	OVER
ALUM	ALUMINUM	OC	ON CENTER
AWN	AWNING	OPG	OPENING
BD	BOARD	OPP	OPPOSITE
BEL	BELOW	PC	PIECE
B.F.F.	BELOW FINISH FLOOR	PERF	PERFORATED
BLDG	BUILDING	PERP	PERPENDICULAR
BLKG	BLOCKING	PL	PLATE
BOT	BOTTOM	PLMG	PLUMBING
B.O.	BOTTOM OF	PR	PAIR
BTW	BETWEEN	PRS	PAIRS
C.H.	CEILING HEIGHT	PT	PRESSURE TREATED
CAB	CABINET	PD	PAINTED
CL	CLOSET	PWD	PLYWOOD
CLG	CEILING	(R)	RELOCATED
COL	COLUMN	R	RISER
CONC	CONCRETE	R&S	ROD & SHELF
CONT	CONTINUOUS	R.O.	ROUGH OPENING
CLR	CLEAR	RAD	RADIUS
CSMT	CASEMENT	REC	RECOMMENDATION
COV	COVER	REF	REFERENCE
d	PENNY	REFR	REFRIGERATOR
D	DEEP	REQD	REQUIRED
DBL	DOUBLE	RETG	RETAINING
DET	DETAIL	RWD	REDWOOD
DH	DOUBLE HUNG	S.A.A.	SEE ARCHITECTURE DRAWINGS
DHW	DOMESTIC HOT WATER	SCH	SCHEDULE
DWV	DRAIN WASTE VENT	S.E.D	SEE ELECTRICAL DRAWINGS
DIA	DIAMETER	SF	SQUARE FEET
DIAG.	DIAGONAL	SH	SINGLE HUNG
DIM	DIMENSION	SHLV	SHELF
DN	DOWN	SHR	SHOWER
DS	DOWNSPOUT	SHT	SHEET
DW	DISHWASHER	SHT MTL	SHEET METAL
EXST	EXISTING	SI	SQUARE INCHES
ELEC	ELECTRICAL	SIM	SIMILAR
ELEV	ELEVATION	S.L.D.	SEE LANDSCAPE DRAWINGS
E.N.	EDGE NAIL	S.M.D	SEE MECHANICAL DRAWINGS
EQ	EQUAL	SQ	SQUARE
EQ A	EQ. MATCH DIM. W/ SAME LETTER	SS	STAINLESS STEEL
EQUIP	EQUIPMENT	S.S.D.	SEE STRUCTURAL DRAWINGS
EA	EACH SIDE	STD	STANDARD
EXT	EXTERIOR	S.W.	SHEAR WALL
FIN	FINISH	T	TREAD
FLR	FLOOR	T&B	TOP & BOTTOM
FLR'G	FLOORING	T&G	TONGUE & GROOVE
FNDN	FOUNDATION	TB	TOWEL BAR
FT	FEET	TC	TRASH COMPACTOR
FTG	FOOTING	T.O.	TOP OF
GAL	GALLON	T.O.F.F.	TOP OF FINISH FLOOR
GALV	GALVANIZED	T.O.P.	TOP OF PLATE
G.B.	GRAB BAR	T.O.S.F.	TOP OF SUB FLOOR
GYP	GYP SUM	TOT	TOTAL
H	HIGH	TP	TOILET PAPER
HB	HOSE BIBB	TYP	TYPICAL
HD	HOLD DOWN	UNFIN	UNFINISHED
HDWR	HARDWARE	U.O.N.	UNLESS OTHERWISE NOTED
HORZ	HORIZONTAL	VERT	VERTICAL
HR	HOUR	V.I.F	VERIFY IN FIELD
HT	HEIGHT	W	WIDE
HWH	HOT WATER HEATER	W/	WITH
IN	INCHES	WD	WASHER/DRYER
INCL	INCLUDING	WD	WOOD
L	LONG	WH	WATER HEATER
LVT	LUXURY VINYL TILE	W.O.	WHERE OCCURS
MAX	MAXIMUM	WP	WATERPROOF
		WRB	WATER RESISTANT BARRIER
		W.W.F.	WELDED WIRE FABRIC

GENERAL CONDITIONS	
1.	CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS, STRUCTURE AND DIMENSIONS FOR ADEQUACY TO RECEIVE THE NEW WORK BEFORE COMMENCING WORK. THE CONTRACTOR SHALL INFORM THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR CONFLICT.
2.	CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS, VERIFY FIELD CONDITIONS, TAKE FIELD MEASUREMENTS, AND CAREFULLY COMPARE WITH THE CONTRACT DOCUMENTS SUCH CONDITIONS, FIELD MEASUREMENTS, AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER AND ARCHITECT. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION, DISCREPANCY, AND CONFLICT ARE RESOLVED WITH THE OWNER AND ARCHITECT.
3.	IF CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY WHICH IT KNOWS OR SHOULD KNOW INVOLVES AN ERROR, INCONSISTENCY, OR OMISSION REFERRED TO GENERAL NOTES 1 AND 2 ABOVE, WITHOUT NOTIFYING AND OBTAINING THE WRITTEN CONSENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTANT LOSSES, INCLUDING, WITHOUT LIMITATION, THE COSTS OF CORRECTING DEFECTIVE WORK.
4.	CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND INSPECT CONDITIONS OF PRIOR WORK OF THE OTHER TRADES BEFORE STARTING WORK. PROCEEDING WITH THE WORK SHALL CONSTITUTE ACCEPTANCE OF PRIOR WORK.
5.	REFER TO SPECIFICATION NOTES FOR DETAILED MATERIAL SPECIFICATIONS SHOWN IN THESE DRAWINGS, AND FOR EXPECTED LEVEL OF WORKMANSHIP.
6.	CRUCIAL FASTENERS ARE SHOWN IN THESE DRAWINGS, S.S.D. HOWEVER, WHETHER OR NOT SHOWN HERE, ALL JOINTS ARE TO BE SECURELY FASTENED.
7.	ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
8.	ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN DRAWINGS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
9.	EXECUTE DEMOLITION WORK AND ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY FROM DAMAGE BY SETTLEMENT, FALLING DEBRIS, UNSTABLE STRUCTURE, OR OTHER CAUSES IN CONNECTION WITH THIS WORK.
10.	DO NOT NOTCH, BORE, OR CUT MEMBERS FOR PIPES, DUCTS, OR OTHER REASONS EXCEPT AS INDICATED ON DRAWINGS WITHOUT THE SPECIFIC ADVANCE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
11.	WHERE EXISTING CONSTRUCTION IS CUT, DAMAGED OR REMODELED, PATCH OR REPLACE WITH MATERIALS TO MATCH IN KIND, QUALITY AND PERFORMANCE THE ADJACENT SURFACES.
12.	WHERE ADJACENT AREAS ARE AFFECTED BY THIS CONSTRUCTION THEY SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE END OF THE JOB.
13.	CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE, PHASING, ETC. WITH OWNER AND ARCHITECT PRIOR TO STARTING CONSTRUCTION.
14.	ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHER-STRIPPED.
15.	CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DISRUPTIONS TO OCCUPANTS DURING CONSTRUCTION.
16.	CONTRACTOR RESPONSIBLE FOR SAFE HANDLING OF ANY DISTURBED LEAD-BASED PAINT, ASBESTOS, OR OTHER HAZARDOUS MATERIALS.
17.	BY ACCEPTING AND USING THESE CONTRACT DOCUMENTS, CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ARCHITECT.
18.	INSTALL ALL MATERIALS AND EQUIPMENT PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
19.	IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH ALL APPLICABLE CODES AND OTHER JURISDICTIONAL REQUIREMENTS. WHERE DIMENSIONS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO ANY LAWS AND CODES WILL REQUIRE CORRECTION AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM OR MINIMUM DIMENSIONS AND SOLE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR NOT MEETING THESE REQUIREMENTS.
20.	DESIGNS REPRESENTED BY THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND WERE DEVELOPED FOR USE ON THIS PROJECT ONLY. THESE DRAWINGS AND THE DESIGN THEY REPRESENT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
21.	THE AIA A201 2017 EDITION GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS, PUBLISHED BY THE AIA, SHALL APPLY TO AND GOVERN THE WORK OF THIS CONTRACT.
22.	DISCREPANCIES AND INCONSISTENCIES IN CONTRACTOR DOCUMENTS: IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE ARCHITECT IN WRITING, DURING THE BIDDING PERIOD, OF ANY INCONSISTENCIES OR OMISSIONS NOTED ON THE DRAWINGS OR SPECIFICATIONS OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES, AND REGULATIONS. UPON RECEIPT OF THIS INFORMATION, THE ARCHITECT WILL SEND WRITTEN INSTRUCTION TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
23.	MATERIALS AND WORKMANSHIP WARRANTY: THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE MATERIALS AND CORRECT POOR WORKMANSHIP WITH NO ADDITIONAL COST TO THE OWNER, AND SHALL REMEDY ANY DEFECTS IN MATERIAL OR WORKMANSHIP WHICH APPEAR IN ONE YEAR FROM THE DATE OF COMPLETION OF THE JOB. THIS WARRANTY APPLIES TO WORK DONE BY SUBCONTRACTORS AS WELL AS THE WORK DONE BY THE EMPLOYEES OF THE CONTRACTOR.
24.	FIRE SUPPRESSION, ELECTRICAL, PLUMBING MECHANICAL, ALL BUILDING WATERPROOFING (INTERIOR, EXTERIOR, AND FOUNDATION), DRAINAGE, WINDOW AND DOOR INSTALLATION, ROOFING, INSULATION AND AIR SEALING ARE TO BE DESIGN-BUILD BY THE GENERAL CONTRACTOR.
25.	CONTRACTOR RESPONSIBLE FOR OBTAINING ELECTRICAL, PLUMBING, MECHANICAL, AND OTHER PERMITS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
26.	PROVIDE STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. CONTRACTOR TO DEVELOP AND IMPLEMENT A PLAN FOR STORM WATER DRAINAGE DURING CONSTRUCTION.
27.	RECYCLE AND/OR SALVAGE FOR REUSE A MIN OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CAL GREEN MANDATORY CHECKLIST.
28.	SPECIAL INSPECTORS EMPLOYED BY ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
29.	COORDINATION WITH EQUIPMENT: STRUCTURAL DIMENSIONS CONTROLLED BY OR RELATED TO MECHANICAL AND/OR ELECTRICAL EQUIPMENT SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
30.	INSTALLATION OF ITEMS: ALL ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS, AND WITH ACCEPTED TRADE INDUSTRY PRACTICES AND STANDARDS FOR THAT ITEM.
31.	CONTRACTOR MUST COMPLY WITH ALL OSHA REQUIREMENTS.

PROJECT DIRECTORY		
CLIENT: JENNY AND CLIF LINTON 2810 VAN BUREN STREET ALAMEDA, CA 94501 PHONE: (510) 418-1573 EMAIL: LINTON122@GMAIL.COM	ARCHITECT: ALEXANDRA SHEETS SAIKLEY SAIKLEY ARCHITECTS 2533 CLEMENT AVE ALAMEDA, CA 94501 (510) 407-0413 PH ASAIKLEY@SAIKLEYARCHITECTS.COM	SURVEYOR: MICHAEL THOMPSON LEA & BRAZE ENGINEERING, INC. CITY, CA ZIP (510) 887-4086 Mthompson@leabraze.com

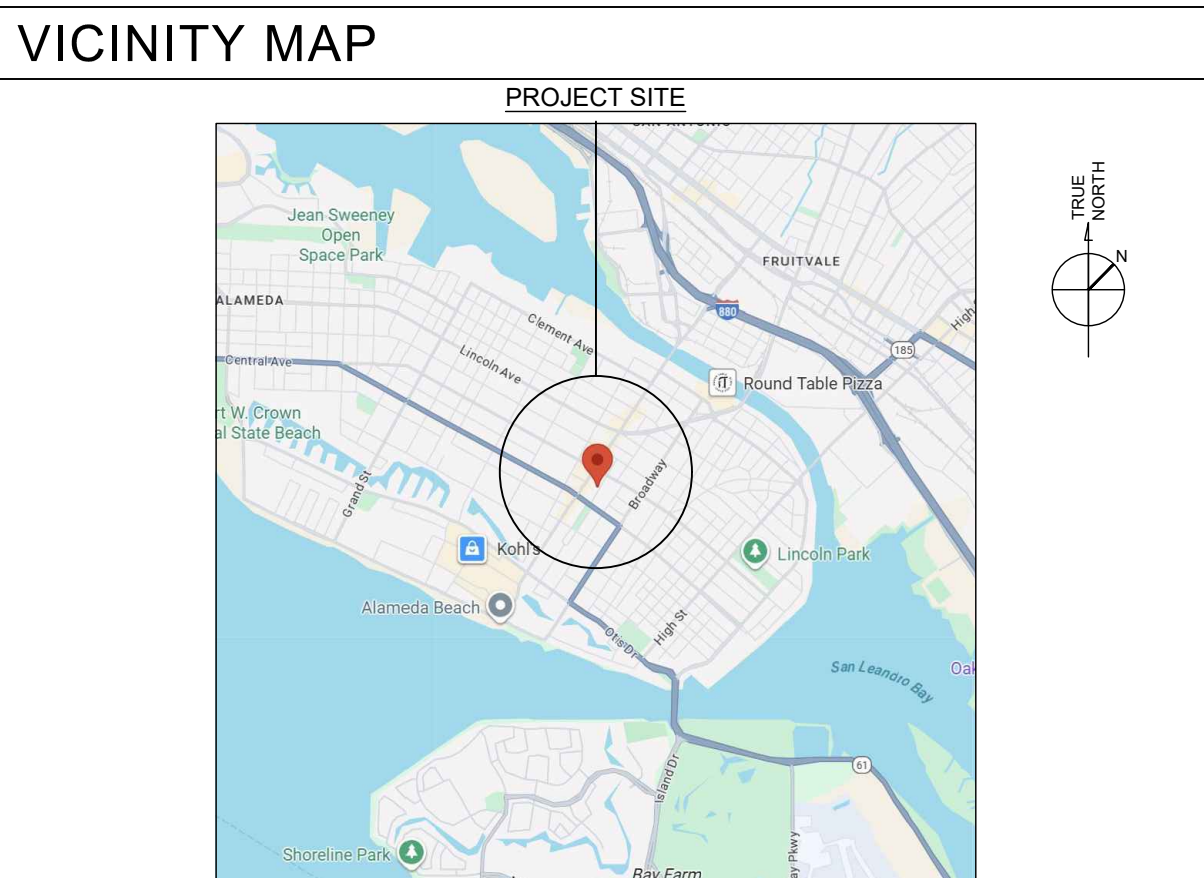


SCOPE OF WORK	
SCOPE OF WORK:	
1.	CONVERT 1345 PARK AVENUE (E) 2 UNITS INTO SINGLE FAMILY RESIDENCE AS IT ORIGINALLY WAS.
2.	REMOVE EXTERIOR STAIR.
3.	ADDITION FOR BEDROOMS + BATHS.
4.	NEW ELEVATOR TO 1ST & 2ND FLOORS.
5.	INTERIOR REMODEL AT KITCHEN, LAUNDRY, BEDROOMS, & BATHROOMS, REMOVE 1 KITCHEN.
6.	NEW WINDOWS + DOORS FOR ADDITION.
7.	NO CHANGE TO REAR BUILDING.
8.	SIRE WORK FOR PAVING + DRAINAGE.
PROJECT DATA:	
ASSESSOR'S PARCEL NUMBER (APN):	70-185-9
CONSTRUCTION TYPE:	V-B
FIRE-SPRINKLER SYSTEM	NO
OCCUPANCY PER CBC:	R-3
LOT SIZE:	7,742 SF
ZONING:	R-4

TABULATIONS			
BUILDING:	REQUIRED	EXISTING	PROPOSED
SETBACKS			
FRONT	20'-0"	44'-9"	44'-9"
REAR	20'-0"	19'-8"	19'-8"
LEFT	5'-0"	4'-5"	4'-5"
RIGHT	5'-0"	11'-2"	11'-2"
FLOOR AREA			
FIRST FLOOR		904 SF +/-	1,192 SF +/-
SECOND FLOOR		904 SF +/-	1,192 SF +/-
NON-HABITABLE AREA:			
FRONT PORCH		119 SF	119 SF
SHED		47 SF	47 SF
LANDING @ FIRST FLOOR		0 SF	28 SF
LANDING @ SECOND FLOOR		13 SF	0 SF
TOTAL		179 SF	194 SF
NUMBER OF STORIES			
		2	2
MAX BUILDING HEIGHT			
	35'-0"	26'-7" +/-	27'-7 1/2" +/-
TOTAL LOT AREA			
		7,742 SF	7,742 SF
TOTAL BUILDING FOOTPRINT (1345&1347 PARK AVE)			
		1,667 SF	2,171 SF
LOT COVERAGE			
	53% MAX	21.5%	28.0%

DIMENSIONING STANDARDS	
1.	DIMENSIONING: UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO (IN ORDER OF PRIORITY):
a.	FACE OF FINISH (INTERIOR + EXTERIOR WALLS)
b.	¢ OF GRID
c.	F.O. CONCRETE
d.	EDGE OF SLAB
e.	DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES OR F.O. OF STUD @ R.O., U.O.N.
2.	WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
3.	DIMENSIONS NOTED V.I.F. SHALL BE CHECKED AND CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES, OR DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
4.	DIMENSIONS NOTED "CLEAR" OR "CLR" ARE MINIMUM REQUIRED DIMENSIONS AND MUST BE OBTAINED.
5.	EXISTING DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONING IN FIELD

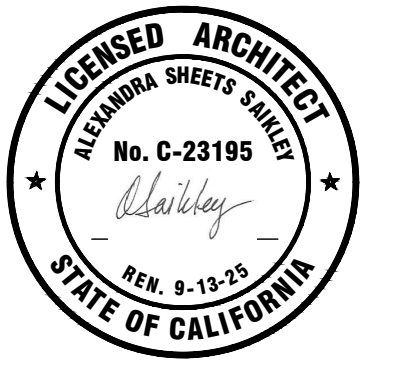
APPLICABLE CODES	
2025 CALIFORNIA RESIDENTIAL CODE (CRC)	
2025 CALIFORNIA EXISTING BUILDING CODE (CBC)	
2025 CALIFORNIA BUILDING CODE (CBC)	
2025 CALIFORNIA MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE CODES	
2025 CALIFORNIA ENERGY CODE	
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE	
LOCAL COUNTY AND CITY ORDINANCES AND AMENDMENTS	



SHEET INDEX	
ARCHITECTURAL:	
A0.1	COVER SHEET + GENERAL INFORMATION
A1.1	EXISTING / DEMOLITION + PROPOSED SITE PLANS
A2.1	EXISTING / DEMOLITION FLOOR PLANS
A2.2	PROPOSED FLOOR PLANS
A2.3	EXISTING / DEMOLITION + PROPOSED ROOF PLANS
A4.1	EXISTING / DEMOLITION EXTERIOR ELEVATIONS
A4.2	PROPOSED EXTERIOR ELEVATIONS
A5.1	EXISTING / DEMOLITION BUILDING SECTIONS
A5.2	PROPOSED BUILDING SECTIONS
A9.1	EXTERIOR DOOR, WINDOW & SKYLIGHT SCHEDULE + INTERIOR DOOR SCHEDULE + NOTES

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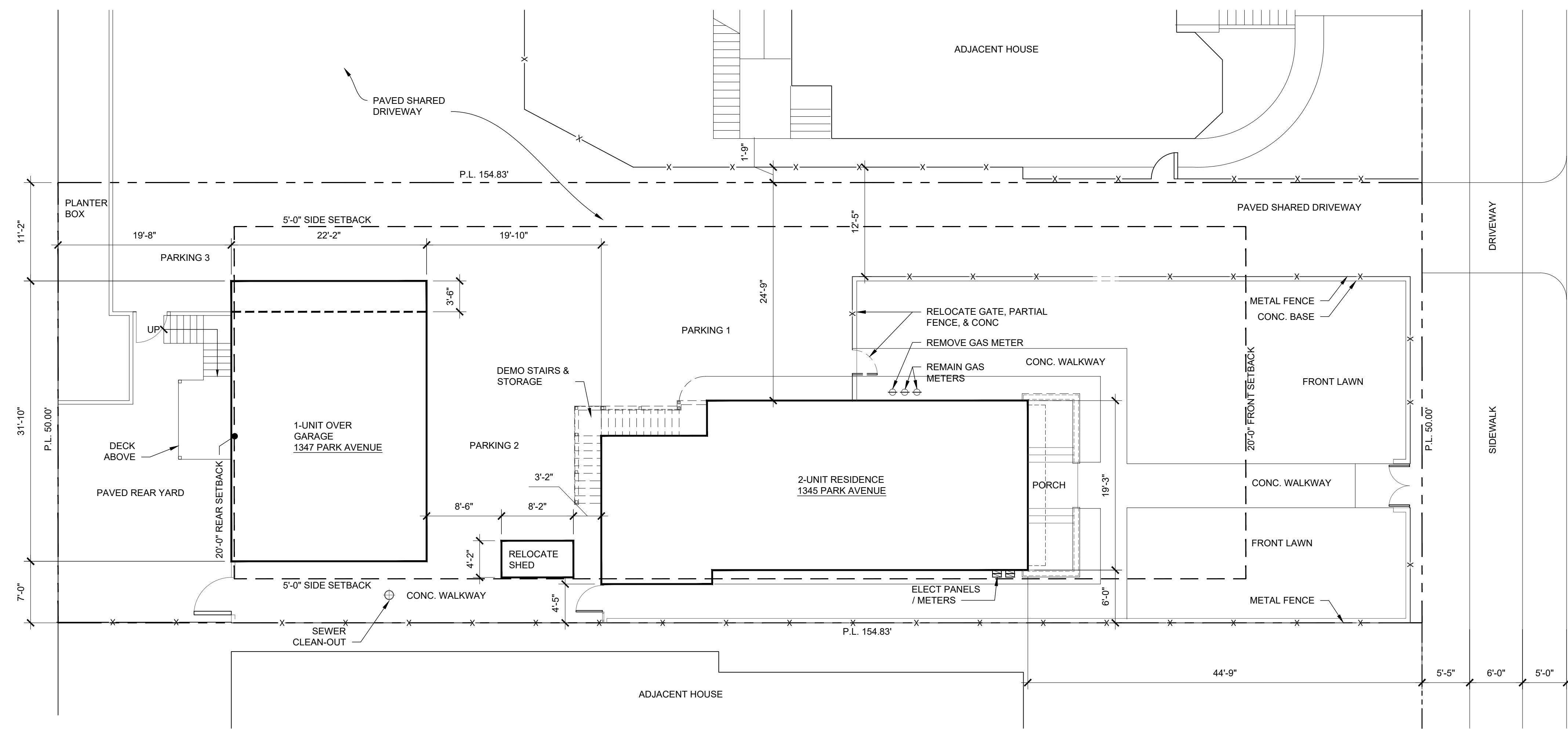
DAVID PEÑA RESIDENCE

1345 -1347 PARK AVENUE
ALAMEDA, CA 94501

DATE: ISSUE	
1	01-22-2026: PLANNING 1ST SUB + PRELIM BID
2	03-10-2026: PLANNING 2ND SUBMITAL

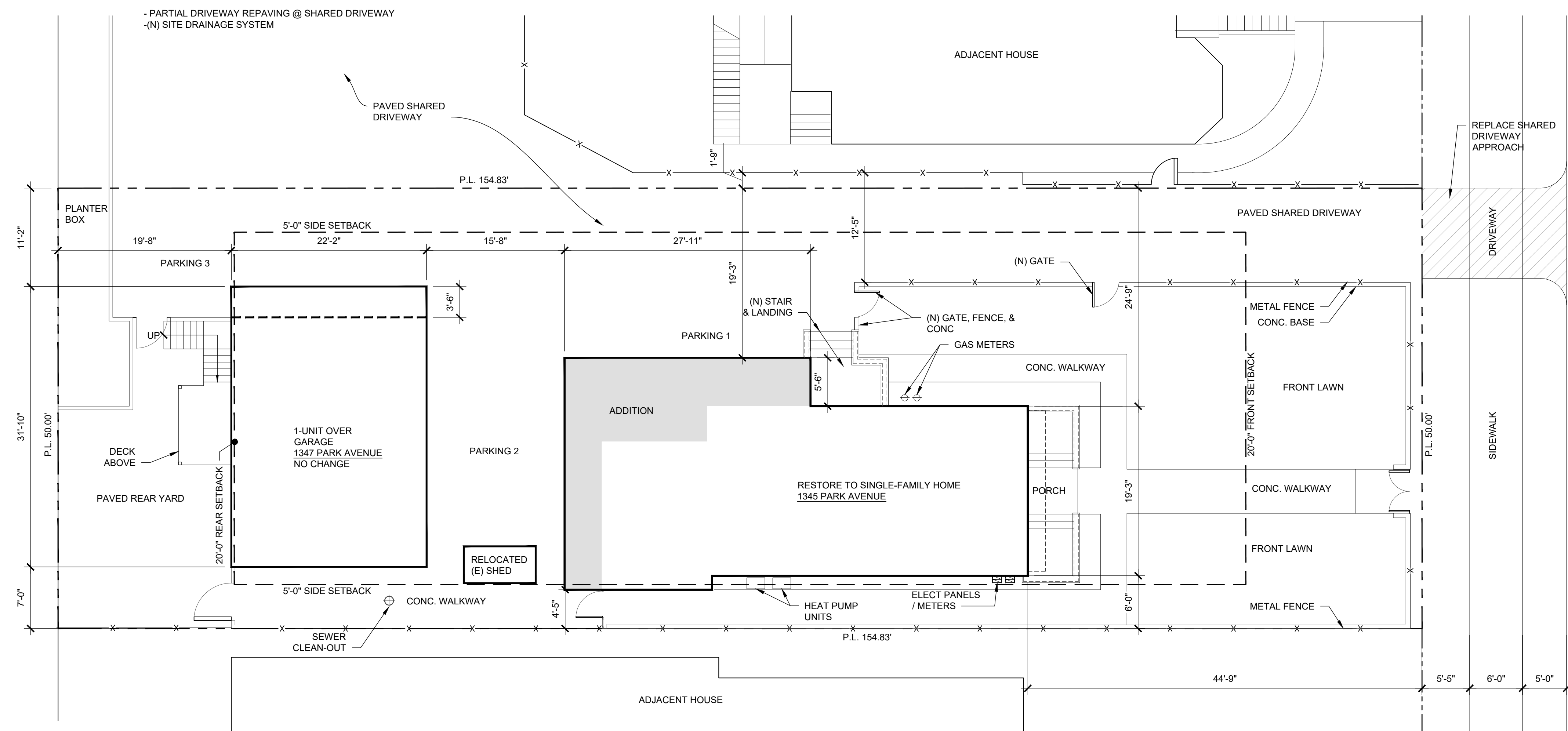
SHEET	COVER SHEET + GENERAL INFORMATION
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DATE	01-22-2026
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DRAWN	MK
JOB #	2506
SHEET	A0.1
PLOT STAMP:	03.10.2026



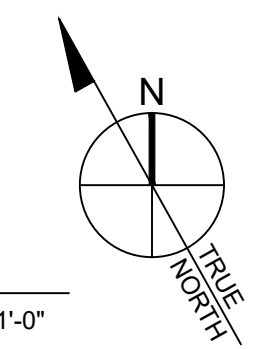
1 EXISTING / DEMOLITION SITE PLAN

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



2 PROPOSED SITE PLAN

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

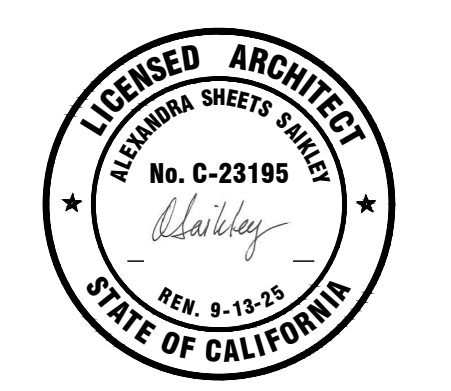


SITE NOTES

1. EXISTING DIMENSIONS AND ROOF SLOPES SHOWN ON SITE PLANS ARE +/- FROM FIELD MEASUREMENTS.



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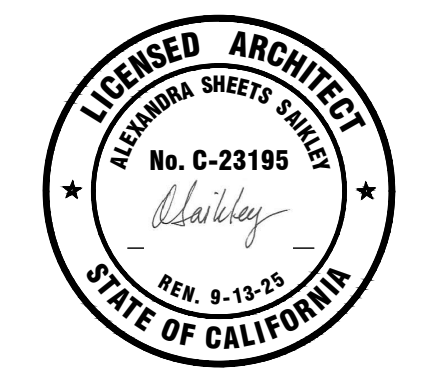
DATE	ISSUE
01-22-2026	PLANNING 1ST SUB + PRELIM BID
03-10-2026	PLANNING 2ND SUBMITAL

SHEET
EXISTING / DEMOLITION + PROPOSED SITE PLANS

DATE	03-10-2026
SCALE	AS NOTED
DRAWN	MK
JOB #	2506

A1.1

PLOT STAMP: 03.10.2026



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03-10-2026	PLANNING 2ND SUBMITAL

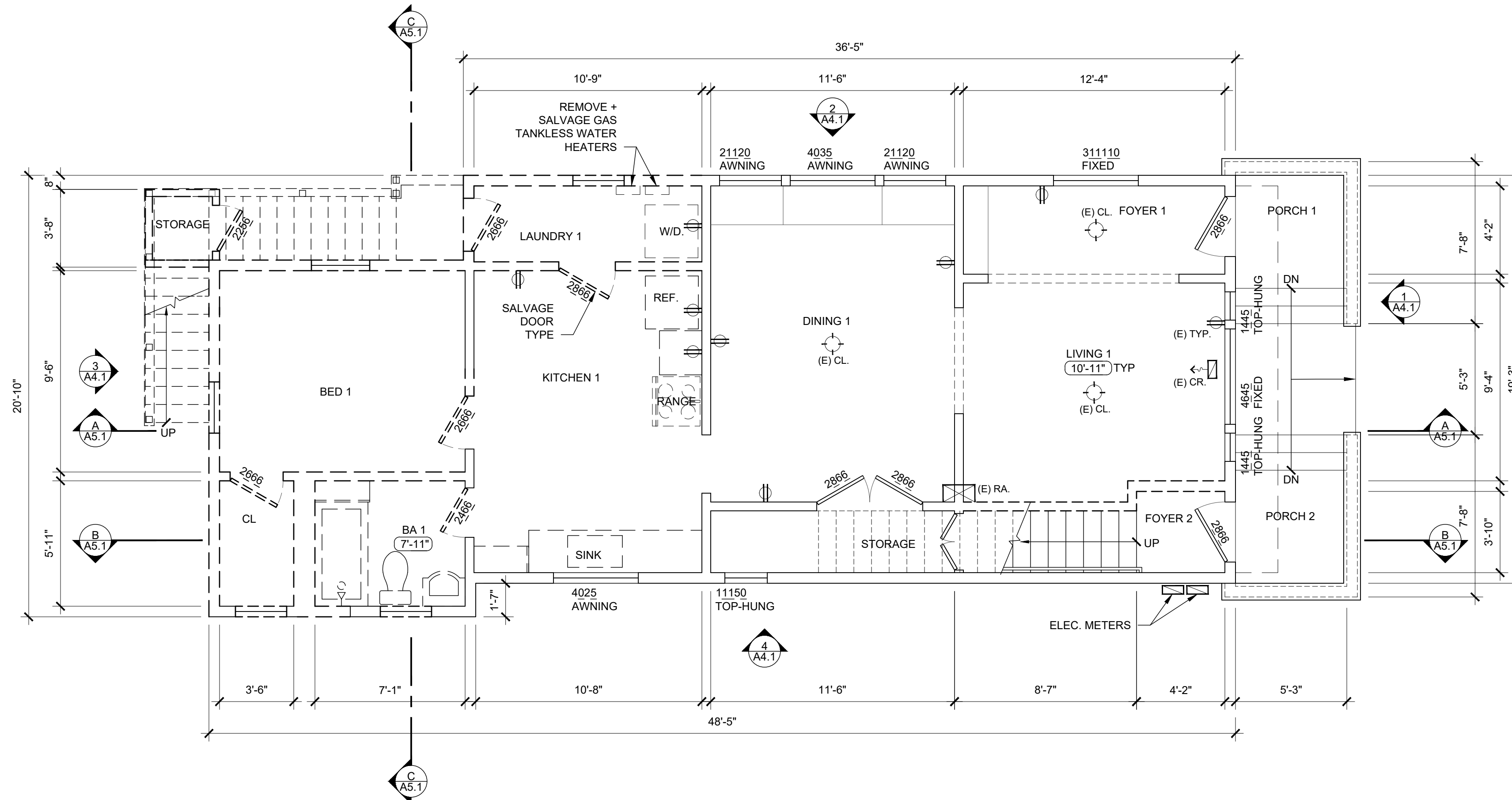
SHEET
EXISTING / DEMOLITION FLOOR PLANS

DATE	03-10-2026
SCALE	AS NOTED
DRAWN	MK
JOB #	2506

SHEET

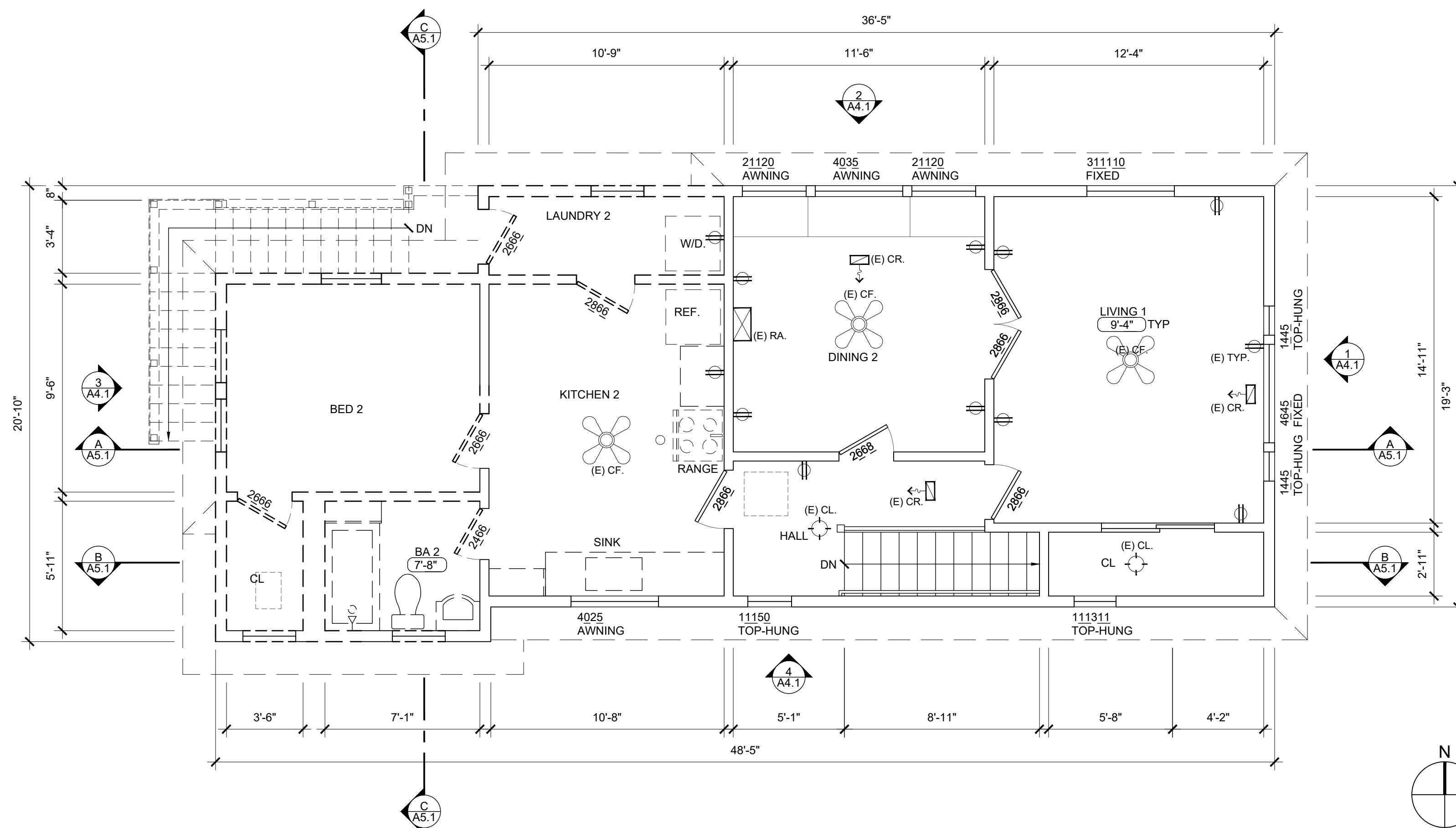
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PLOT STAMP: 03.10.2026



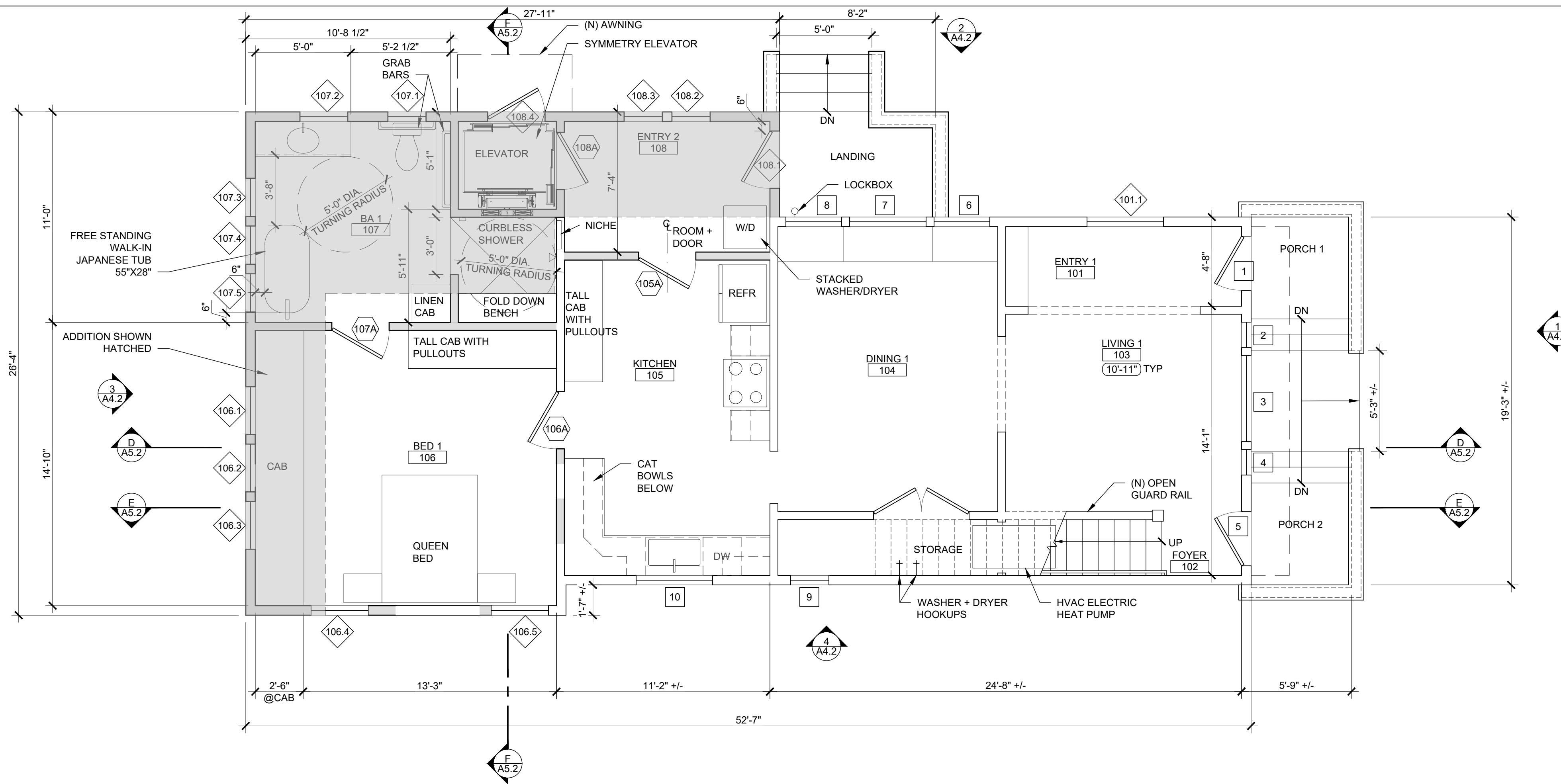
1 EXISTING / DEMOLITION 1ST FLOOR PLAN

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



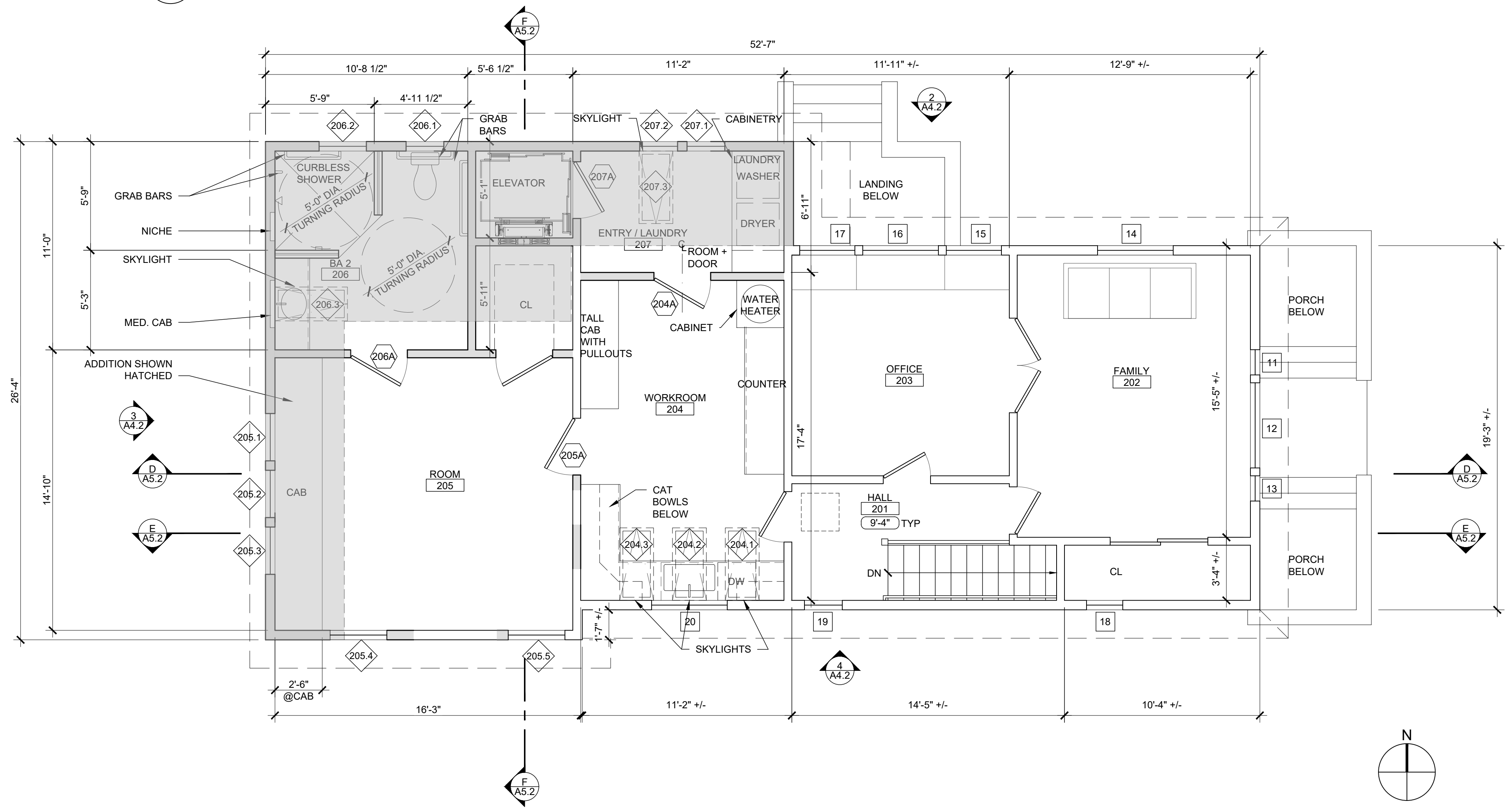
2 EXISTING / DEMOLITION 2ND FLOOR PLAN

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



1 PROPOSED 1ST FLOOR PLAN

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



2 PROPOSED 2ND FLOOR PLAN

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

NOTES
1. DIMENSIONS SHOWN ARE ±.

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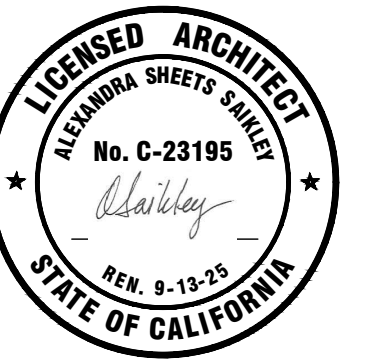
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01-22-2026	PLANNING 1ST SUB + PRELIM BID
03-10-2026	PLANNING 2ND SUBMITTAL

SHEET
PROPOSED FLOOR PLANS

DATE	03-10-2026
SCALE	AS NOTED
DRAWN	MK
JOB #	2506

SHEET
A2.2
PLOT STAMP: 03.10.2026

KEYNOTES
1 TO 20 EXISTING WINDOWS



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DATE: ISSUE

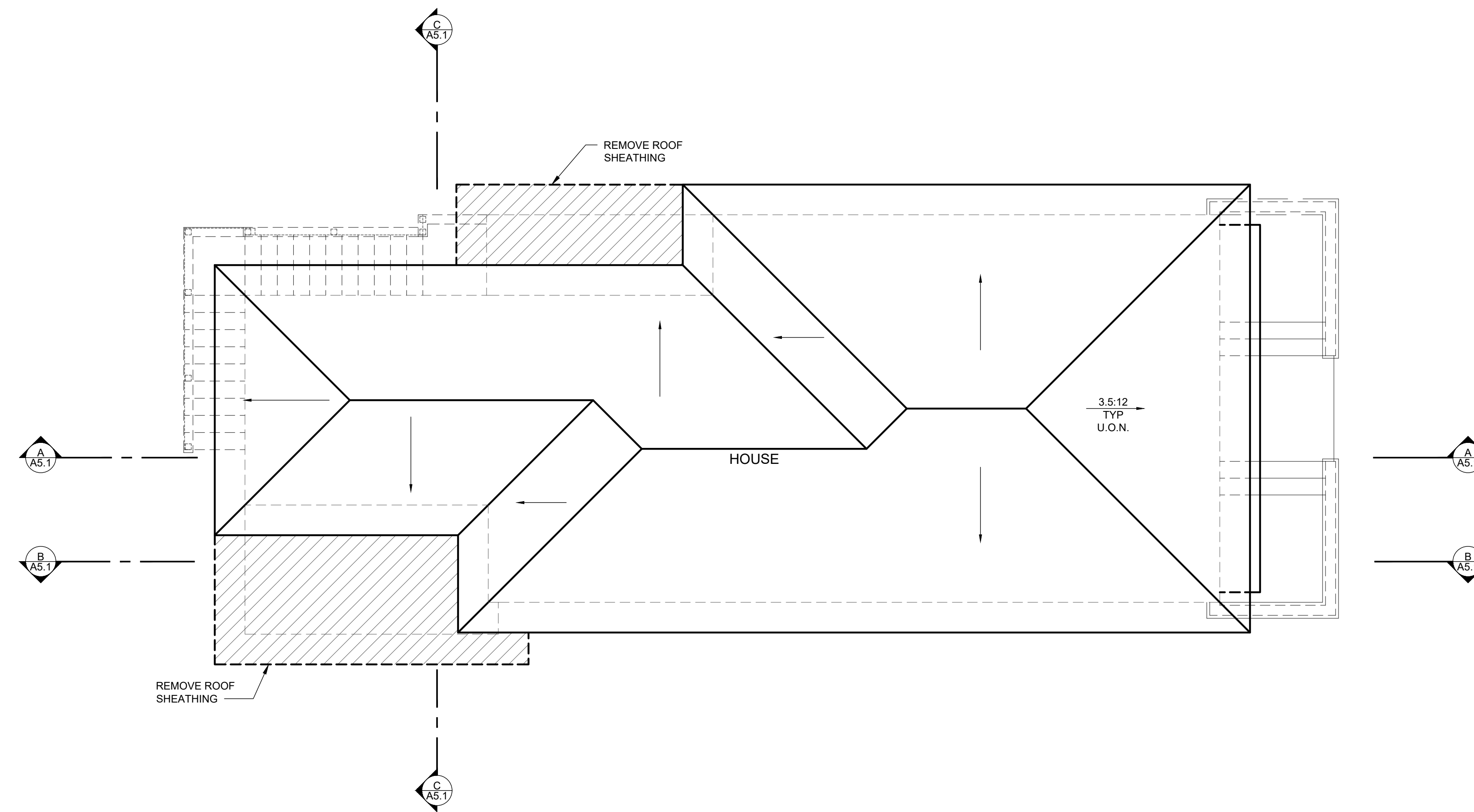
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03-10-2026: PLANNING 2ND SUBMITAL

SHEET
EXISTING / DEMOLITION + PROPOSED ROOF PLANS

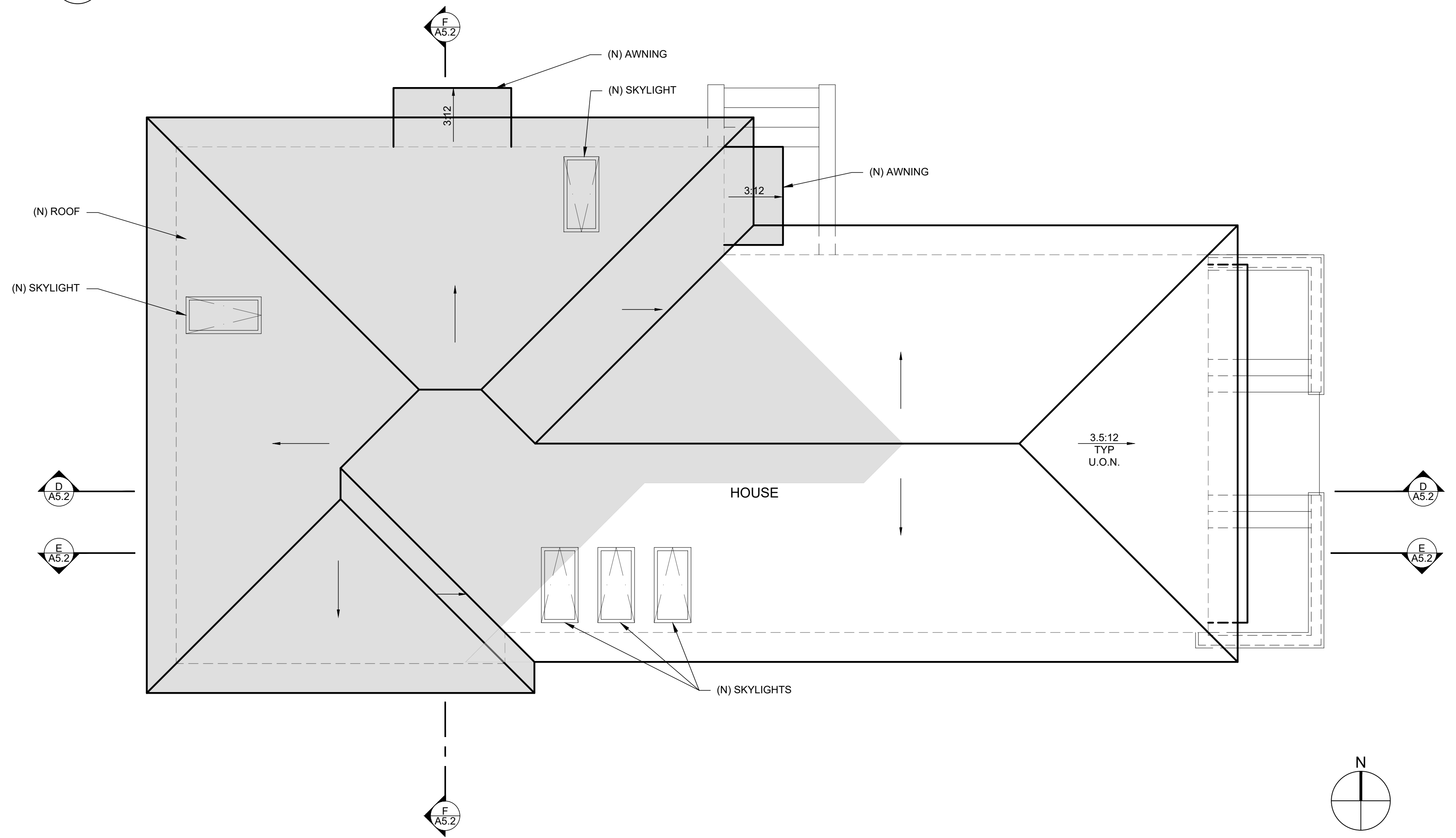
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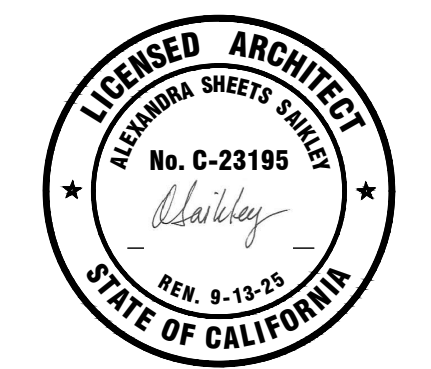
A2.3



1 EXISTING / DEMOLITION ROOF PLAN SCALE: 1/4"=1'-0"



2 PROPOSED ROOF PLAN SCALE: 1/4"=1'-0"



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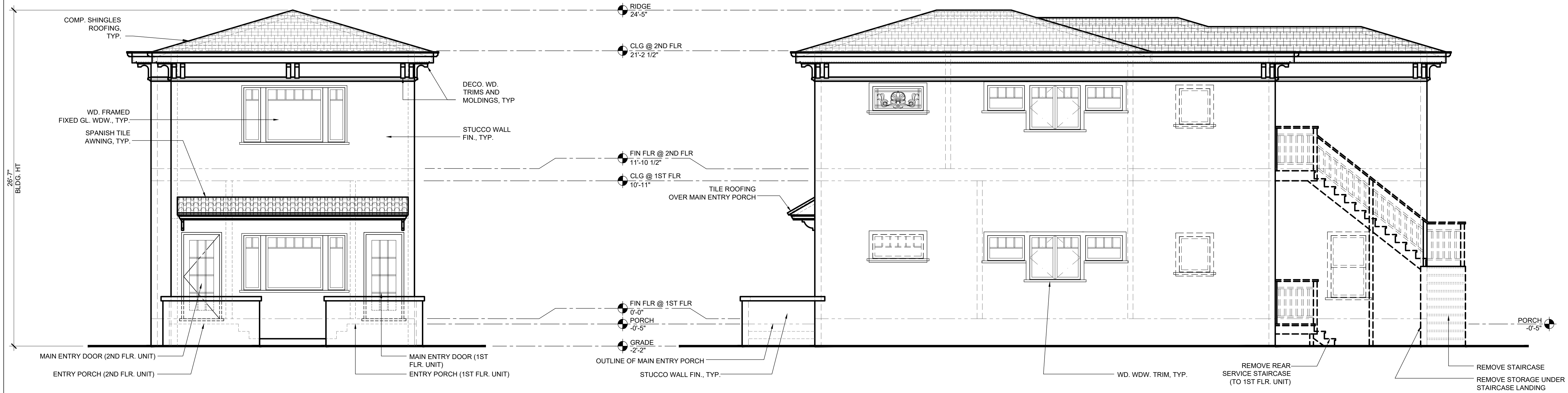
DATE	ISSUE
01-22-2026	PLANNING 1ST SUB + PRELIM BID
03-10-2026	PLANNING 2ND SUBMITTAL

SHEET
EXISTING / DEMOLITION EXTERIOR ELEVATIONS

DATE	03-10-2026
SCALE	AS NOTED
DRAWN	MK
JOB #	2506

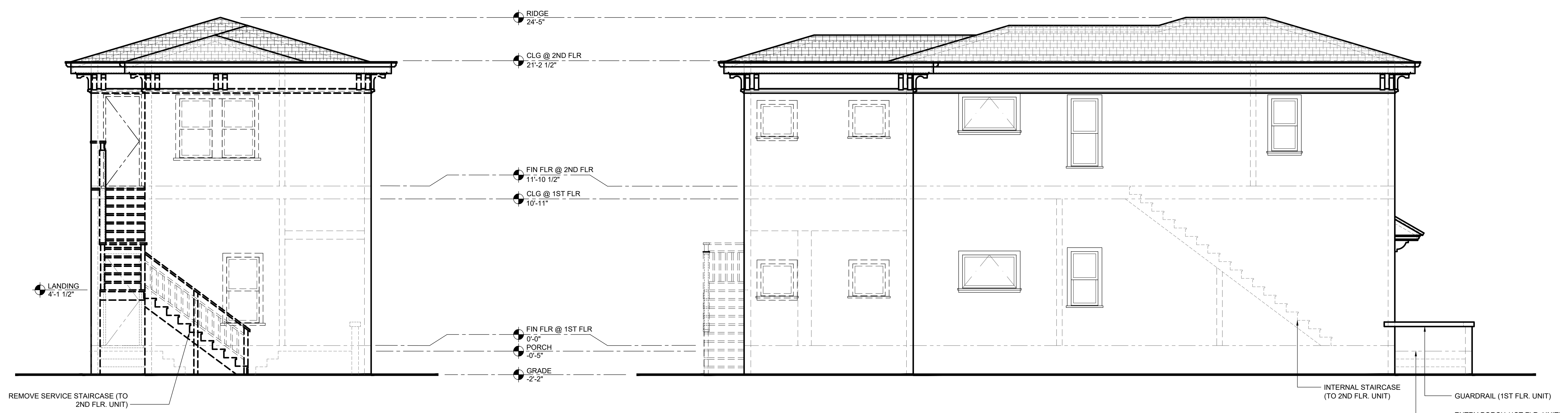
SHEET

A4.1



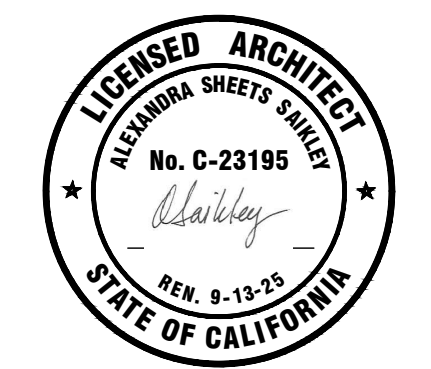
1 EXISTING / DEMOLITION ELEVATION - EAST (FRONT)
SCALE: 1/4"=1'-0"

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



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

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



DAVID PEÑA RESIDENCE

1345 -1347 PARK AVENUE
ALAMEDA, CA 94501

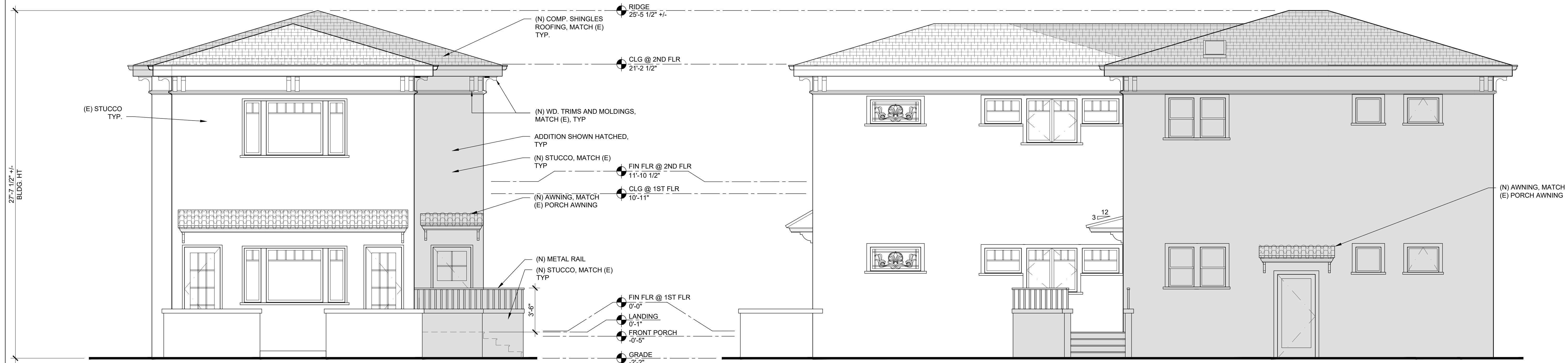
DATE	ISSUE
01-22-2026	PLANNING 1ST SUB + PRELIM BID
03-10-2026	PLANNING 2ND SUBMITTAL

SHEET
PROPOSED EXTERIOR ELEVATIONS

DATE	03-10-2026
SCALE	AS NOTED
DRAWN	MK
JOB #	2506

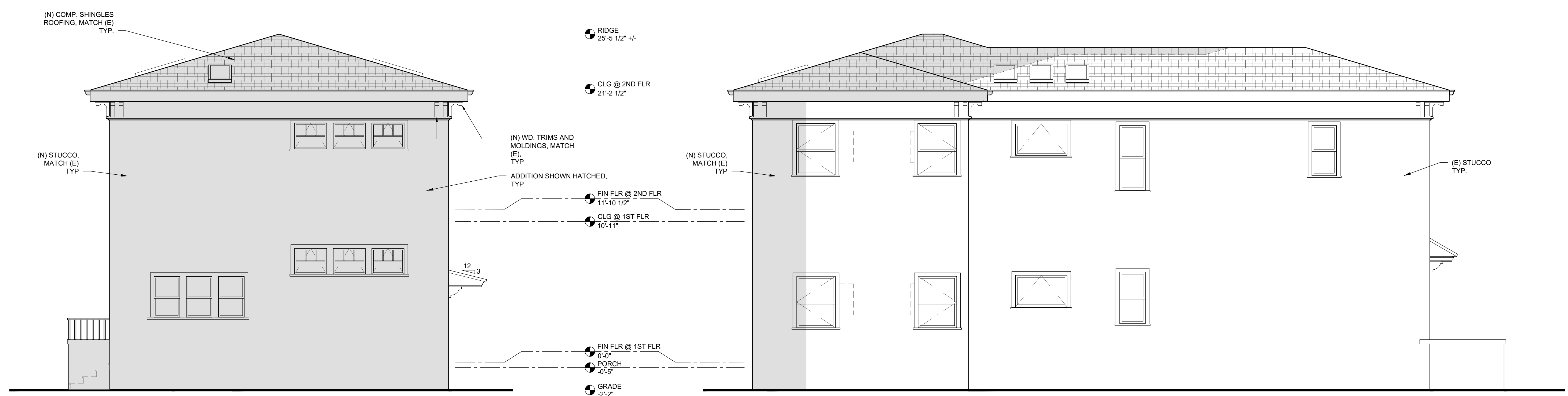
SHEET

A4.2



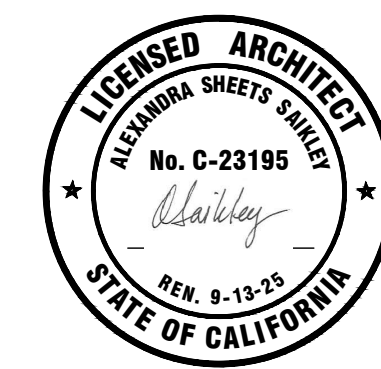
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SCALE: 1/4"=1'-0"

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



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

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



DAVID PEÑA RESIDENCE

1345 -1347 PARK AVENUE
ALAMEDA, CA 94501

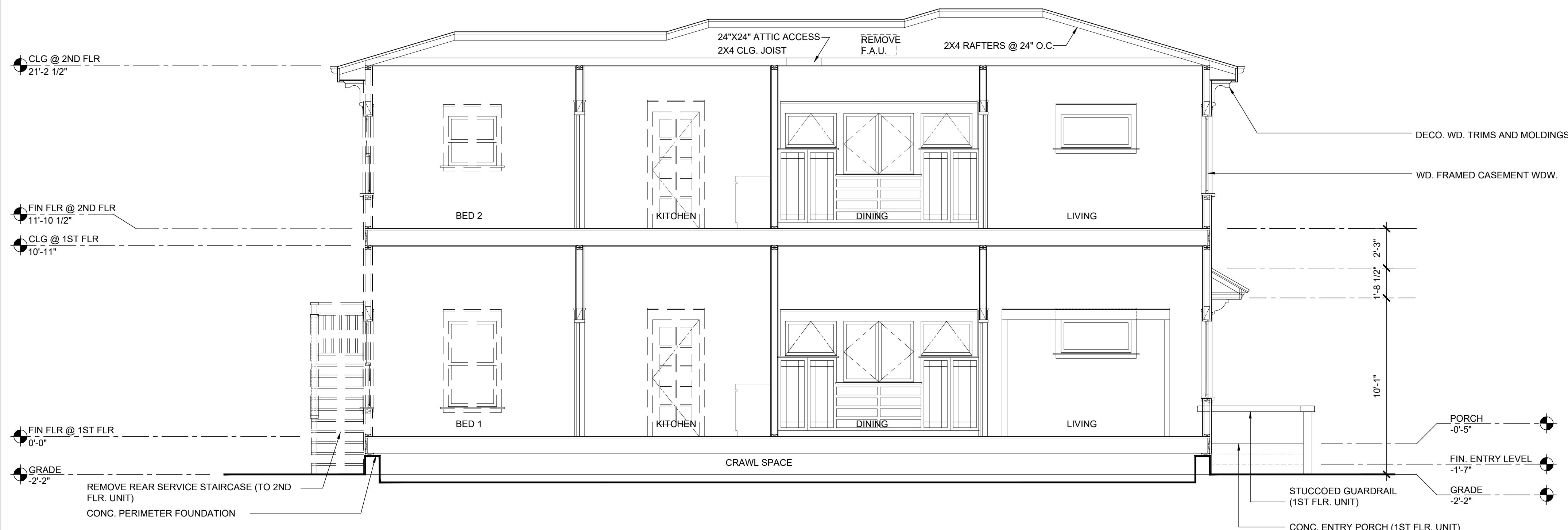
DATE	ISSUE
01-22-2026	PLANNING 1ST SUB + PRELIM BID
03-10-2026	PLANNING 2ND SUBMITTAL

SHEET
EXISTING / DEMOLITION BUILDING SECTIONS

DATE	03-10-2026
SCALE	1/4" = 1'-0"
DRAWN	MK
JOB #	2506

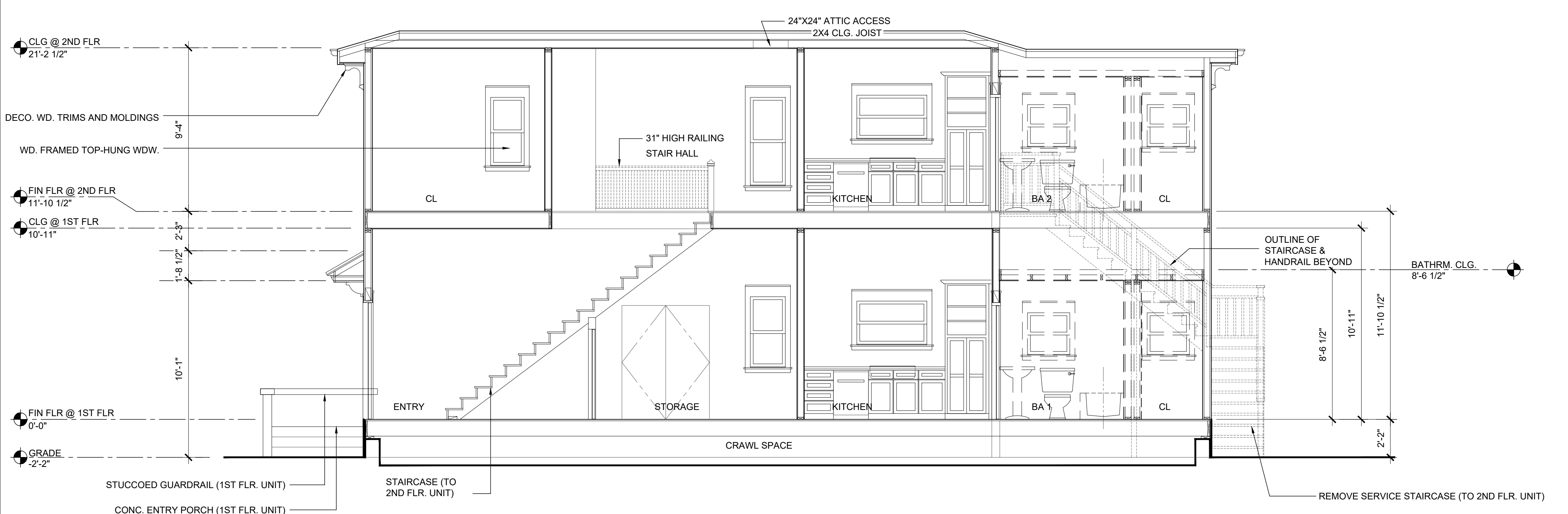
SHEET

A5.1



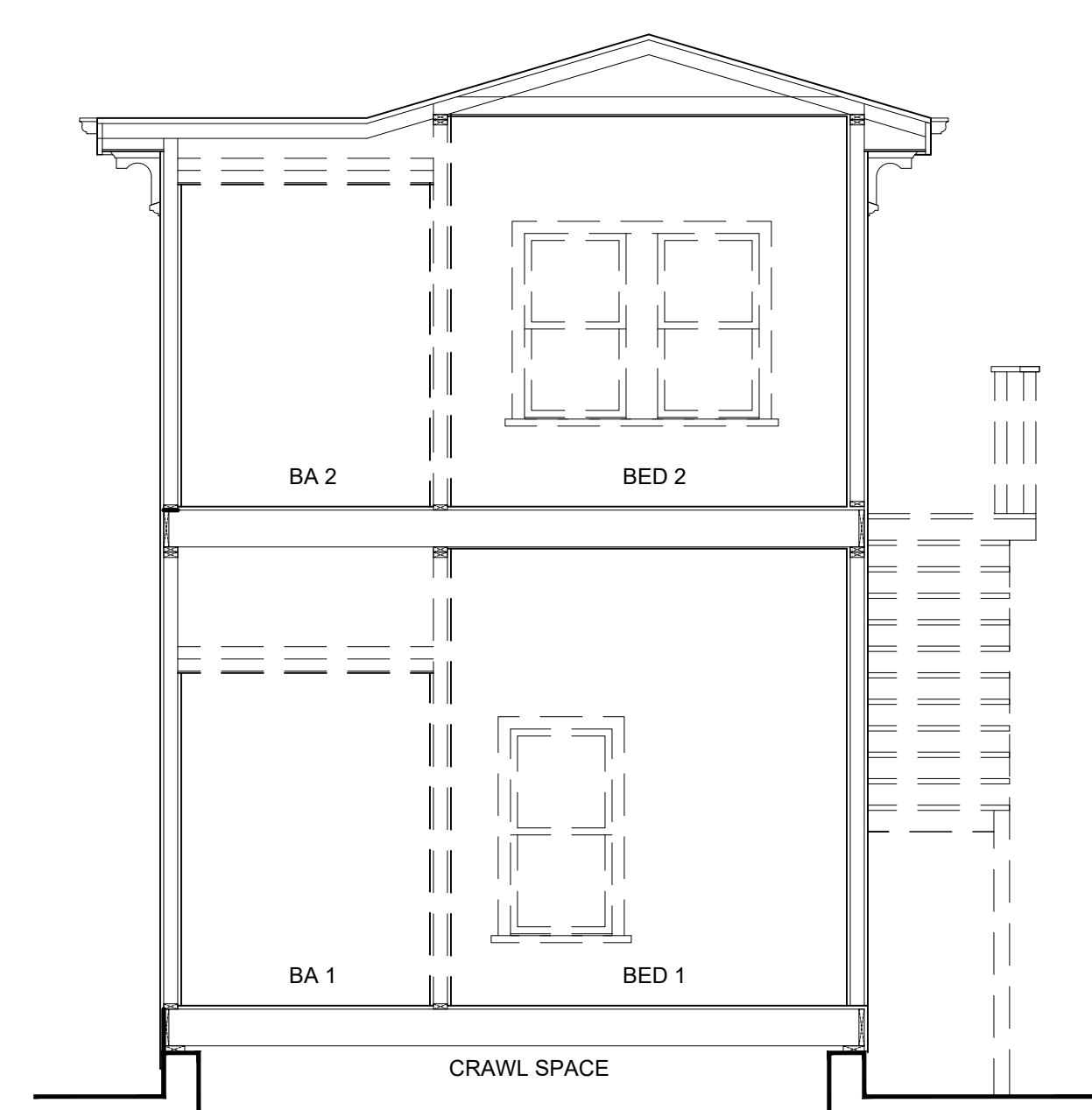
A EXISTING/DEMOLITION BUILDING SECTION

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



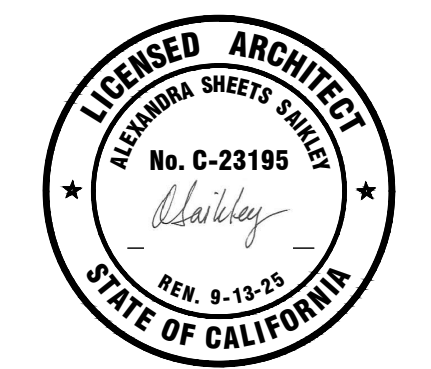
B EXISTING/DEMOLITION BUILDING SECTION

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



C EXISTING/DEMOLITION BUILDING SECTION

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



DAVID PEÑA RESIDENCE

1345 - 1347 PARK AVENUE
ALAMEDA, CA 94501

DATE	ISSUE
01-22-2026	PLANNING 1ST SUB + PRELIM BID
03-10-2026	PLANNING 2ND SUBMITAL

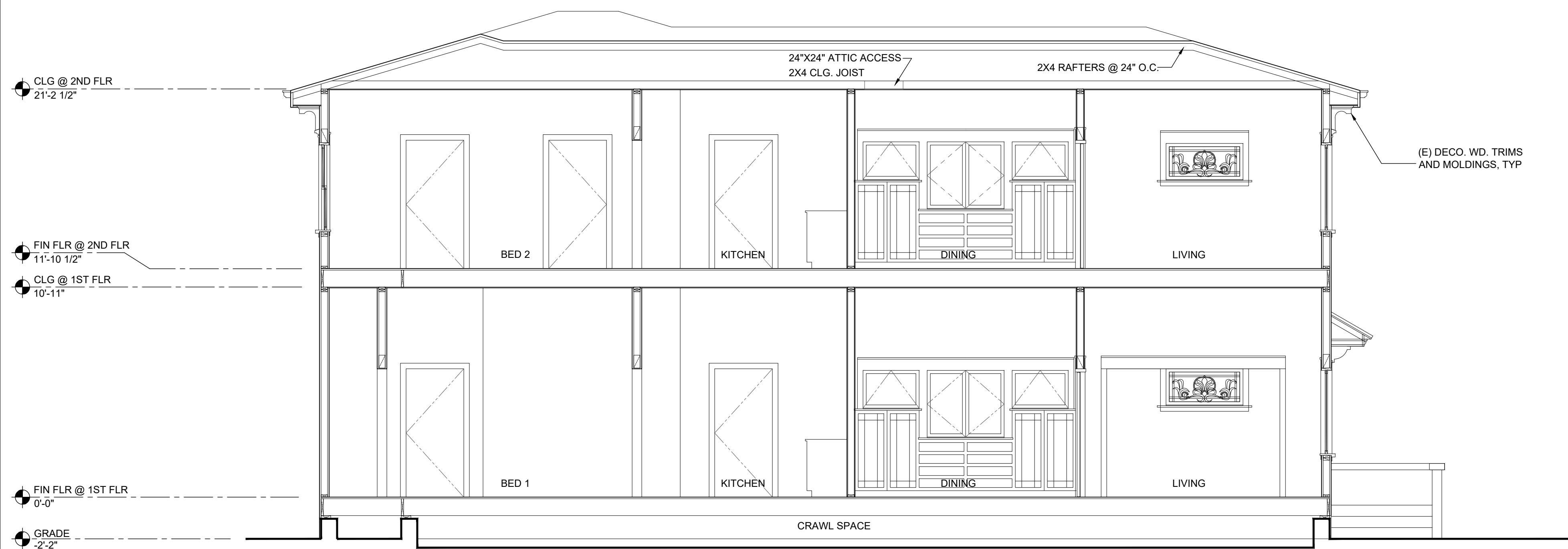
SHEET
PROPOSED BUILDING SECTIONS

DATE	03-10-2026
SCALE	1/4" = 1'-0"
DRAWN	MK
JOB #	2506

SHEET

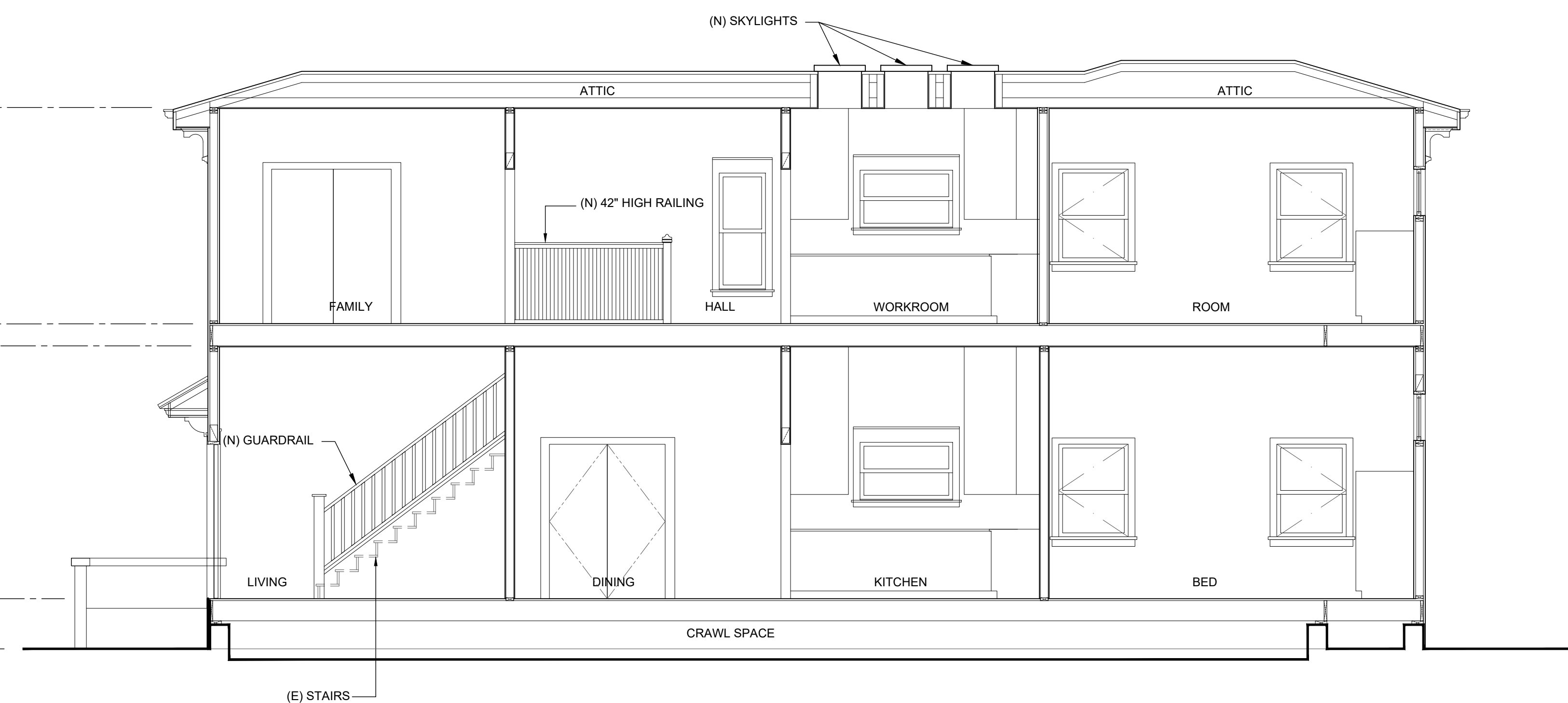
A5.2

PLOT STAMP: 03.10.2026



E PROPOSED BUILDING SECTION

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



F PROPOSED BUILDING SECTION

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



NEW EXTERIOR DOOR, WINDOW, AND SKYLIGHT SCHEDULE - SIMPLIFIED COLONIAL REVIVAL WITH MEDITERRANEAN INFLUENCE BUILT IN 1905

EXISTING EXTERIOR DOOR AND WINDOW SCHEDULE - SIMPLIFIED COLONIAL REVIVAL WITH MEDITERRANEAN INFLUENCE BUILT IN 1905

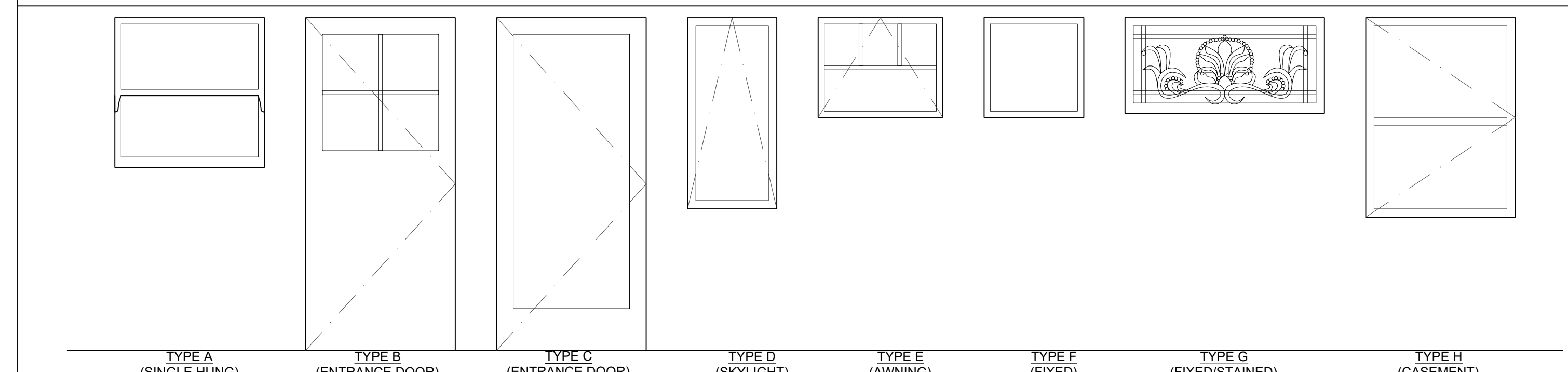
FLOOR	NO.	ROOM NAME	(E) TYPE	(N) TYPE	(E) MAT.	(N) MAT.	(E) SIZE	(N) SIZE	(N) MANUF.	HEAD HT.	NOTES
FIRST	101.1	ENTRY 1	FIXED	G	WOOD	WOOD/CLAD	3'-11" x 1'-10"	3'-11" x 1'-10"	TBD	6'-8"	(N) WINDOW IN (E) OPENING
FIRST	106.1	BED 1	-	E	-	WOOD/CLAD	-	2'-6" x 2'-0"	TBD	10'-10"	OBSCURE
FIRST	106.2	BED 1	-	E	-	WOOD/CLAD	-	2'-6" x 2'-0"	TBD	10'-10"	OBSCURE
FIRST	106.3	BED 1	-	E	-	WOOD/CLAD	-	2'-6" x 2'-0"	TBD	10'-10"	OBSCURE
FIRST	106.4	BED 1	SINGLE HUNG	H	WOOD	WOOD/CLAD	2'-5" x 2'-5"	3'-0" x 4'-0"	TBD	6'-8"	(N) WINDOW IN MODIFIED (E) OPENING, EGRESS
FIRST	106.5	BED 1	SINGLE HUNG	H	WOOD	WOOD/CLAD	2'-5" x 2'-5"	3'-0" x 4'-0"	TBD	6'-8"	(N) WINDOW IN MODIFIED (E) OPENING, EGRESS
FIRST	107.1	BA 1	-	F	-	WOOD/CLAD	-	2'-0" x 2'-0"	TBD	6'-8"	TEMPERED, OBSCURE
FIRST	107.2	BA 1	-	E	-	WOOD/CLAD	-	2'-6" x 2'-0"	TBD	6'-8"	TEMPERED, OBSCURE
FIRST	107.3	BA 1	-	A	-	WOOD/CLAD	-	2'-0" x 3'-2"	TBD	6'-8"	TEMPERED, OBSCURE
FIRST	107.4	BA 1	-	A	-	WOOD/CLAD	-	2'-0" x 3'-2"	TBD	6'-8"	TEMPERED, OBSCURE
FIRST	107.5	BA 1	-	A	-	WOOD/CLAD	-	2'-0" x 3'-2"	TBD	6'-8"	TEMPERED, OBSCURE
FIRST	108.1	ENTRY 2	-	B	-	WOOD/CLAD	-	3'-0" x 6'-8"	TBD	6'-8"	ENTRANCE DOOR, TEMPERED
FIRST	108.2	ENTRY 2	-	A	-	WOOD/CLAD	-	2'-0" x 3'-2"	TBD	6'-8"	
FIRST	108.3	ENTRY 2	-	A	-	WOOD/CLAD	-	2'-0" x 3'-2"	TBD	6'-8"	
FIRST	108.4	ENTRY 2 - ELEVATOR	-	C	-	WOOD/CLAD	-	3'-0" x 6'-8"	TBD	6'-8"	ENTRANCE DOOR
SECOND	204.1	WORKROOM	-	D	-	WOOD/CLAD	-	1'-9 1/2" x 3'-10"	VELUX	-	SKYLIGHT, DECK-MOUNTED ELECTRIC FRESH AIR WITH MOISTURE SENSOR, VELUX ACTIVE STARTER KIT
SECOND	204.2	WORKROOM	-	D	-	WOOD/CLAD	-	1'-9 1/2" x 3'-10"	VELUX	-	SKYLIGHT, DECK-MOUNTED ELECTRIC FRESH AIR WITH MOISTURE SENSOR, VELUX ACTIVE STARTER KIT
SECOND	204.3	WORKROOM	-	D	-	WOOD/CLAD	-	1'-9 1/2" x 3'-10"	VELUX	-	SKYLIGHT, DECK-MOUNTED ELECTRIC FRESH AIR WITH MOISTURE SENSOR, VELUX ACTIVE STARTER KIT
SECOND	205.1	ROOM	-	E	-	WOOD/CLAD	-	2'-6" x 2'-0"	TBD	6'-8"	OBSCURE
SECOND	205.2	ROOM	-	E	-	WOOD/CLAD	-	2'-6" x 2'-0"	TBD	6'-8"	OBSCURE
SECOND	205.3	ROOM	-	E	-	WOOD/CLAD	-	2'-6" x 2'-0"	TBD	6'-8"	OBSCURE
SECOND	205.4	ROOM	SINGLE HUNG	H	WOOD	WOOD/CLAD	2'-5" x 2'-5"	3'-0" x 4'-0"	TBD	6'-8"	(N) WINDOW IN MODIFIED (E) OPENING, EGRESS
SECOND	205.5	ROOM	SINGLE HUNG	H	WOOD	WOOD/CLAD	2'-5" x 2'-5"	3'-0" x 4'-0"	TBD	6'-8"	(N) WINDOW IN MODIFIED (E) OPENING, EGRESS
SECOND	206.1	BA 2	-	F	-	WOOD/CLAD	-	2'-0" x 2'-0"	TBD	6'-8"	TEMPERED, OBSCURE
SECOND	206.2	BA 2	-	E	-	WOOD/CLAD	-	2'-6" x 2'-0"	TBD	6'-8"	TEMPERED, OBSCURE
SECOND	206.2	BA 2	-	D	-	WOOD/CLAD	-	1'-9 1/2" x 3'-10"	VELUX	-	SKYLIGHT, DECK-MOUNTED ELECTRIC FRESH AIR WITH MOISTURE SENSOR, VELUX ACTIVE STARTER KIT
SECOND	207.1	LAUNDRY	-	A	-	WOOD/CLAD	-	2'-0" x 3'-2"	TBD	6'-8"	
SECOND	207.2	LAUNDRY	-	A	-	WOOD/CLAD	-	2'-0" x 3'-2"	TBD	6'-8"	
SECOND	207.3	LAUNDRY	-	D	-	WOOD/CLAD	-	1'-9 1/2" x 3'-10"	VELUX	6'-8"	SKYLIGHT, DECK-MOUNTED ELECTRIC FRESH AIR WITH MOISTURE SENSOR, VELUX ACTIVE STARTER KIT

FLOOR	NO.	ROOM NAME	(E) TYPE	(E) SIZE	(E) MAT.	NOTES
FIRST	1	ENTRY 1	DOOR	2'-8" x 6'-6"	WOOD	
FIRST	2	LIVING 1	TOP-HUNG	1'-4" x 4'-5"	WOOD	
FIRST	3	LIVING 1	FIXED	4'-6" x 4'-5"	WOOD	
FIRST	4	LIVING 1	TOP-HUNG	1'-4" x 4'-5"	WOOD	
FIRST	5	FOYER	DOOR	2'-8" x 6'-6"	WOOD	
FIRST	6	DINING 1	AWNING	2'-11" x 2'-0"	WOOD	
FIRST	7	DINING 1	CASEMENT	4'-0" x 3'-5"	WOOD	CONVERT OPERABLE WINDOWS TO FIXED WINDOWS
FIRST	8	DINING 1	AWNING	2'-11" x 2'-0"	WOOD	
FIRST	9	DINING 1 - STORAGE	TOP-HUNG	1'-11" x 5'-0"	WOOD	
FIRST	10	KITCHEN	AWNING	4'-0" x 2'-5"	WOOD	
SECOND	11	FAMILY	TOP-HUNG	1'-4" x 4'-5"	WOOD	
SECOND	12	FAMILY	FIXED	4'-6" x 4'-5"	WOOD	
SECOND	13	FAMILY	TOP-HUNG	1'-4" x 4'-5"	WOOD	
SECOND	14	FAMILY	FIXED	3'-11" x 1'-10"	WOOD	
SECOND	15	OFFICE	AWNING	2'-11" x 2'-0"	WOOD	
SECOND	16	OFFICE	CASEMENT	4'-0" x 3'-5"	WOOD	
SECOND	17	OFFICE	AWNING	2'-11" x 2'-0"	WOOD	
SECOND	18	FAMILY - CLOSET	TOP-HUNG	1'-11" x 3'-11"	WOOD	
SECOND	19	HALL	TOP-HUNG	1'-11" x 5'-0"	WOOD	
SECOND	20	WORKROOM	AWNING	4'-0" x 2'-5"	WOOD	

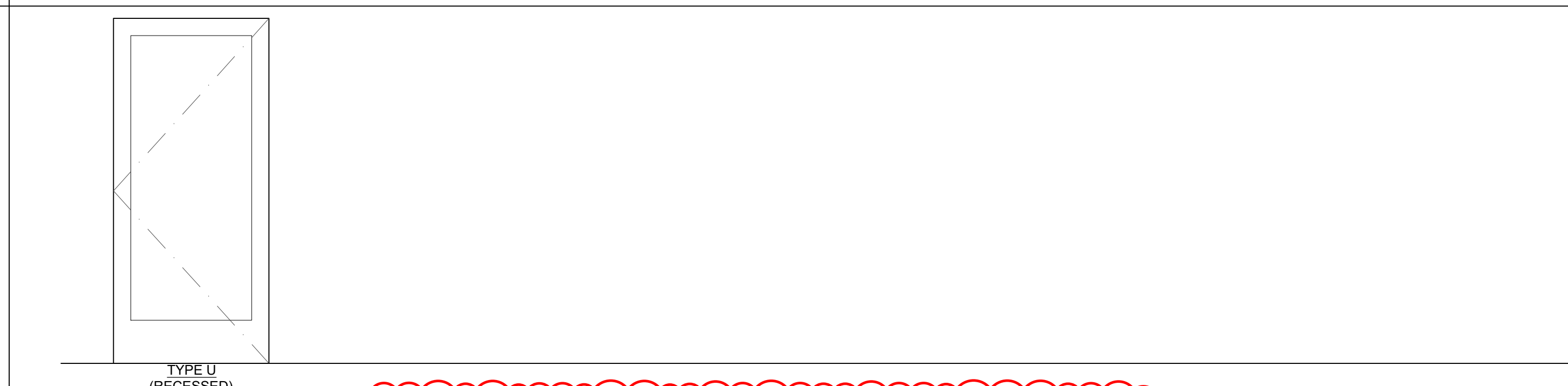
INTERIOR DOOR SCHEDULE

FLOOR	NO.	ROOM NAME	TYPE	NOMINAL SIZE (W x H)	HEAD HT.	MANUF.	NOTES
FIRST	105A	KITCHEN	U	3'-0" x 6'-8"	6'-8"	TBD	
FIRST	106A	BED 1	U	3'-0" x 6'-8"	6'-8"	TBD	
FIRST	107A	BATH 1	U	3'-0" x 6'-8"	6'-8"	TBD	
FIRST	108A	ENTRY 2	U	3'-0" x 6'-8"	6'-8"	TBD	
SECOND	204A	WORKROOM	U	3'-0" x 6'-8"	6'-8"	TBD	
SECOND	205A	BED 2	U	3'-0" x 6'-8"	6'-8"	TBD	
SECOND	206A	BATH 2	U	3'-0" x 6'-8"	6'-8"	TBD	
SECOND	207A	LAUNDRY	U	3'-0" x 6'-8"	6'-8"	TBD	

EXTERIOR DOOR, WINDOW, AND SKYLIGHT TYPES



INTERIOR DOOR TYPES



EXTERIOR DOOR, WINDOW, AND SKYLIGHT NOTES

- GENERAL:
 - DIMENSIONS SHOWN ARE NOMINAL FRAME WIDTH + NOMINAL FRAME HEIGHT. SEE MANUFACTURER FOR R.O. AND INSTALLATION INSTRUCTIONS.
 - CONTRACTOR TO VERIFY ALL OPENING DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - CONTRACTOR TO SUBMIT ORDER TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS, WINDOWS, AND SKYLIGHTS.
 - TEMPERED GLAZING REQUIREMENTS PER CBC 2406.4, 2403.1 AND CRC 308.1, R308.4.
 - TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - WITHIN A 2 FOOT ARC OF EITHER THE EDGE OF A DOOR AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - ADJACENT TO A BOTTOM STAIR LANDING WHERE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE LANDING.
 - ADJACENT TO STAIRS WHERE GLAZING IS LOCATED LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
 - WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - IN DOORS, TRANSOMS, SIDELITES, AND SHOWER/TOILET ROOMS
 - ALL OPERABLE EXTERIOR DOORS, WINDOWS, AND SKYLIGHTS W/ MANUFACTURER INSECT SCREEN SYSTEM U.O.N.
 - MANUFACTURER TO PROVIDE ALL INTERIOR AND EXTERIOR SILL MATERIAL TO BE CUT, MITERED AND INSTALLED IN FIELD BY CONTRACTOR, U.O.N.
 - PROVIDE MANUFACTURER SUPPLIED, FULL COMPLEMENT OF STANDARD HARDWARE PER OPENING AND AS REQUIRED FOR WINDOWS AND DOORS UNLESS OTHERWISE INDICATED. PROVIDE HARDWARE FOR ENTRY GATE AND MAIN ENTRANCE AS INDICATED.
 - INSTALL WEATHER-STRIPPING AT EXTERIOR DOORS, OPERABLE WINDOWS, AND IN ACCORDANCE WITH APPLICABLE CODES AND REFERENCE STANDARDS.
- DOORS:
 - CONTRACTOR TO V.I.F. ALL DOOR OPENING SIZES AND CLEARANCES BEFORE ORDERING.
- DOORS WITH LITES SHALL HAVE TEMPERED GLASS LITES PERMANENTLY IDENTIFIED PER CBC SECTION 2406.2.
- PROVIDE WEATHERSTRIPPING AT NEW EXTERIOR DOORS.
- SEE FLOOR PLAN FOR HINGE / SWING DIRECTION OF DOOR.
- THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.
- DOORS BETWEEN GARAGE AND HABITABLE SPACE, IF NOT SPRINKLERED ON BOTH SIDES, SHALL BE 20-MINUTE FIRE-RATED (MIN 1-3/8" THICK SOLID OR HONEYCOMB-CORE STEEL) THAT IS WEATHER STRIPPED, EQUIPPED WITH SELF-CLOSING, AND IS SELF LATCHING LEADING TO GARAGE TO DWELLING'S AREA PER CRC 302.5.1.
- INSTALLATION
 - ENSURE THAT WOOD DOORS ARE PROMPTLY PAINTED OR SEALED UPON ARRIVAL TO JOBSITE TO PREVENT WARPAGE.
 - SWINGING DOORS SHALL BE MACHINED FOR SPECIFIC HARDWARE, AND HUNG FOR PROPER FIT AND UNIFORM CLEARANCES OF APPROXIMATELY 1/8" AT HEAD AND JAMBS. REHANG OR REPLACE DOORS WHICH DO NOT SWING OR OPERATE FREELY, AS DIRECTED BY ARCHITECT. REFINISH OR REPLACE DOORS DAMAGED DURING INSTALLATION, AS DIRECTED BY ARCHITECT.
 - ALL EXTERIOR DOORS SHALL BE KEYPED ALIKE, U.O.N.
 - ALL EXTERIOR DOORS TO HAVE INSECT SCREENS.
 - CONFIRM EXISTING OPENING DIMENSIONS FOR NEW WINDOWS
 - SEE FLOOR PLAN FOR HINGE / SWING / OPENING DIRECTION OF WINDOW.
- WINDOWS:
 - ALTERNATES:
 - MARVIN ULTIMATE WOOD/CLAD.
 - MILGARD VINYL.
 - CONTRACTOR TO V.I.F. ALL WINDOW OPENING SIZES AND CLEARANCES BEFORE ORDERING. EXISTING WINDOWS TO BE REPLACED WITH SIMILAR NOMINAL SIZE.
 - PROVIDE THE FOLLOWING OPTIONS: DOUBLE-PANE GLAZING, LOW-E II-ARGON, AND SUBSILL (WOOD AND 1-3/4" THICK WITH 2" PROJECTION)
 - WINDOWS MUST COMPLY WITH U FACTOR + SHGC ON TITLE-24 ENERGY COMPLIANCE FORMS. ALL WINDOWS SHALL BE LABELED WITH PERFORMANCE INFORMATION, NOT TO BE REMOVED UNTIL INSPECTED.
- MAXIMUM TOTAL AREA OF FENESTRATION AREA: 20% OF HABITABLE SQUARE FOOTAGE.
- MAXIMUM TOTAL AREA OF WEST-FACING FENESTRATION AREA: 5% OF HOUSE SQUARE FOOTAGE (NOT REQUIRED IN CZ 1, 3, 5)
- BEDROOM EGRESS WINDOWS TO PROVIDE MIN. 5.7 SF NET OPENING, 24" MIN. CLEAR OPENING HEIGHT, 20" MIN. CLEAR OPENING WIDTH, AND 44" MAX. SILL HEIGHT AFF. EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET
- WINDOW HEADS WITHIN EACH ROOM TO ALIGN U.O.N.
- HEAD HEIGHTS MEASURED FROM FINISH FLOOR.
- OVERSIZED WINDOWS TO BE ENGINEERED BY MANUFACTURER.
- OPERABLE WINDOWS ARE SCREENED W/ MANUFACTURER'S STANDARD SCREEN SYSTEM, U.O.N.
- DIMENSIONS ARE NOMINAL TO FRAME SIZE. SEE MANUFACTURER FOR R.O. AND INSTALLATION INSTRUCTIONS.
- MANUFACTURER TO PROVIDE INTERIOR AND EXTERIOR SILL MATERIAL TO BE CUT, MITRED, INSTALLED IN FIELD BY CONTRACTOR.
- WINDOWS TO HAVE WINDOW LOCKS, U.O.N.
- WINDOWS TO HAVE HOLD-OPEN OPENING LIMITER CHILD SAFETY DEVICES, U.O.N.
- 20" MIN. CLEAR OPENING WIDTH, AND 44" MAX. SILL HEIGHT AFF. PER CRC R310.1. EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET.
- ALL WINDOWS + SKYLIGHTS TO HAVE INSECT SCREENS.
- FALL PROTECTION SHALL BE PROVIDED PER CRC R312.2.1. PROVIDE WINDOW OPENING CONTROL DEVICES THAT MEET THE REQUIREMENTS OF ASTM F2090, CRC R310.1.1 AND R312.2.2
- CONFIRM EXISTING OPENING DIMENSIONS FOR NEW WINDOWS
- SEE FLOOR PLAN FOR HINGE / SWING / OPENING DIRECTION OF WINDOW.
- SKYLIGHTS
 - ALL SKYLIGHTS TO BE VELUX.
 - U FACTOR: 0.30. MAX. SHGC: 0.25. (SHGC NOT REQUIRED IN CZ 1, 3, 5). SEE ENERGY COMPLIANCE FORMS.

ALAMEDA WINDOW REPLACEMENT GUIDELINES HANDOUT

These guidelines below are from City of Alameda handout relating to the Guide to Residential Design, 2005. Per page 4 of the Guide, applicability applies to all residential projects requiring Design Review approval pursuant to Chapter 30, Development Regulations, and will be used as a basis for determining whether to grant such approval.

Attachment 2: Typical Dimensions of Wood and Steel Windows

WOOD DOUBLE HUNG SASH Typical Dimensions
Per p. 33 of Guide, original window openings should not be reduced by in-filling with siding or other materials.

STEEL CASEMENT SASH Typical Dimensions

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DAVID PEÑA RESIDENCE

1345 - 1347 PARK AVENUE
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DATE: ISSUE

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03-10-2026: PLANNING 2ND SUBMITAL

SHEET

EXTERIOR DOOR, WINDOW, SKYLIGHT, & INTERIOR DOOR SCHEDULE + NOTES

DATE	03-10-2026
SCALE	1/2" = 1'-0"
DRAWN	MK
JOB #	2506

SHEET

A9.1

PLOT STAMP: 03.10.2026