


LOCATION MAP



PROJECT DESCRIPTION

THE LOT CONTAINS TWO HOUSES BUILT IN 1921; THE MAIN HOUSE AND A SMALL IN-LAW UNIT.

MAIN HOUSE: 625 EVELYN AVENUE  
IN-LAW UNIT: 625 1/2 EVELYN AVENUE

THIS PROJECT WILL CONSIST OF A 279 SQ. FT. FIRST FLOOR ADDITION AND 793 SQ. FT. SECOND FLOOR ADDITION.

ALTERATION INCLUDE THE FOLLOWING:  
-KITCHEN AND BATHROOM RELOCATION AND ALTERATION  
-BEDROOM/OFFICE AND LIVING ROOM ALTERATIONS  
-NEW SECOND FLOOR WITH 3 BEDROOMS, 2 BATHROOMS  
-NEW WINDOWS  
-FRONT PORCH ALTERATIONS

625 EVELYN AREA	EXISTING	PROPOSED
FIRST FLOOR	759 SQ. FT.	1,038 SQ. FT.
SECOND FLOOR	0 SQ. FT.	793 SQ. FT.
TOTAL	759 SQ. FT.	1,831 SQ. FT.

625 1/2 EVELYN (ADU) AREA	EXISTING	PROPOSED
FIRST FLOOR	771 SQ. FT.	771 SQ. FT.

PROJECT DIRECTORY

**OWNER:**  
**SHERI LEUNG AND LIEM TRUONG**  
101 JANIE COURT  
EL CERRITO, CA 94530  
PHONE: (510) 685-7344  
CONTACT: SHERI LEUNG

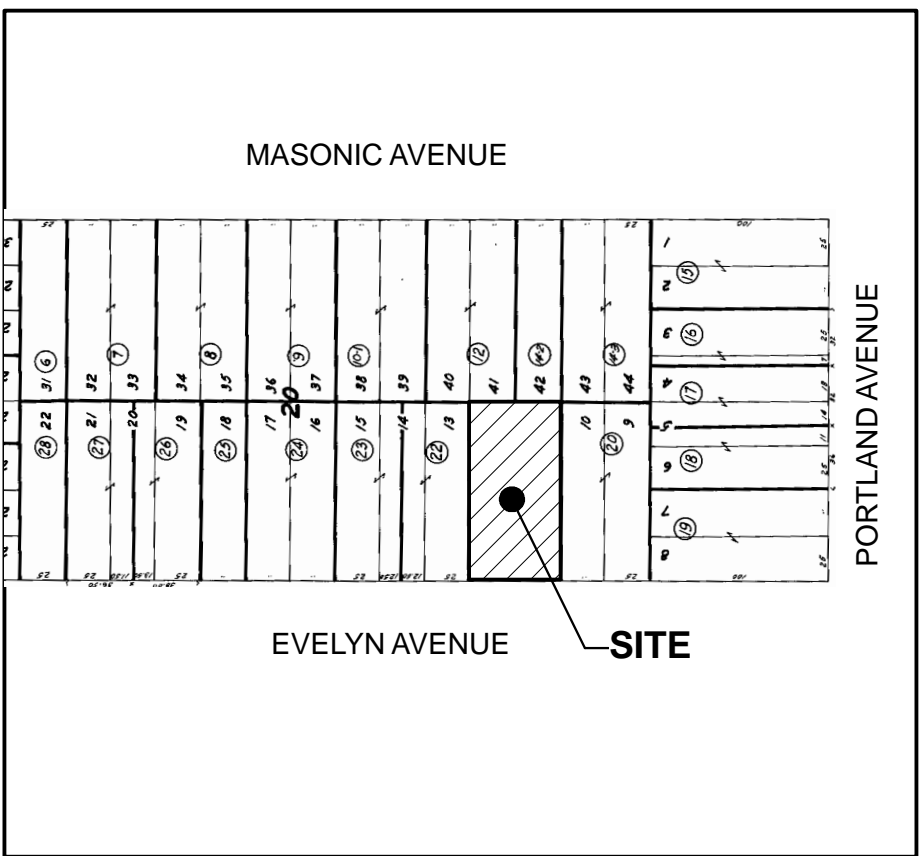
**ARCHITECTURAL:**  
**HARTIGAN ARCHITECTURE**  
1528 VERSAILLES AVENUE  
ALAMEDA, CA 94501  
PHONE: (510) 865-4213  
CONTACT: MICHAEL HARTIGAN

**SURVEY:**  
**DMG ENGINEERING INC.**  
30 OAKVUE COURT  
PLEASANT HILL, CA 94523  
PHONE: (925) 787-0463  
CONTACT: DYLAN GONSALVES

ABBREVIATIONS

AB ABV AC ACC ACT A/C ADJ AFF AGG ALT ALUM AMT APPROX	ANCHOR BOLT ABOVE AIR CONDITIONING ACCESS ACOUSTICAL CEILING TILE FOS ASPHALTIC CONCRETE ADJACENT ABOVE FINISHED FLOOR AGGREGATE ALTERNATE ALUMINUM AMOUNT APPROXIMATE	FLR FLUOR FOF FOC FOS FPRPF FS FT FTG	FLOOR FLUORESCENT FACE OF FINISH FACE OF CONCRETE FACE OF STUDS FIREPROOFING FIRE SPRINKLER FOOT OR FEET FOOTING	ORIG OVHD OPER OPP HD	ORIGINAL OVERHEAD OPERABLE OPPOSITE HAND
BC BD BFF BLDG BLKG BM BOT BRG BSMT	BOTTOM OF CURB BOARD BELOW FINISHED FLOOR BUILDING BLOCKING BEAM BOTTOM BEARING BASEMENT	GB GC GL GND GBD	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GYPSUM BOARD	QT QTR	QUARRY TILE QUARTER
CAB CB CEM CIP CL CLG CLR CMU CNTR CJ COL COMP CONC CONT CORR CPT CT CTR	CABINETRY CATCH BASIN CEMENT CAST-IN-PLACE CENTER LINE CEILING CLEAR CONCRETE MASONRY UNIT COUNTER CONTROL JOINT COLUMN COMPOSITE CONCRETE CONTINUOUS CORRIDOR CARPET CERAMIC TILE CENTER	HB HDR HDW HGT HNDRL HORIZ HR HTG	HOSE BIBB HEADER HARDWARE HEIGHT HANDRAIL HORIZONTAL HOUR HEATING	R RA RAD RD REC REF REINF REQD RESIL REV RFL RND RO RWL	RISER RETURN AIR RADIUS ROOF DRAIN RECESSED REFERENCE REINFORCED REQUIRED RESILIENT REVISION REFLECTED ROOM ROUND ROUGH OPENING RAIN WATER LEADER
DBL DET DF DIA DIM DN	DOUBLE DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DOWN	ID IN INCL INFO INSUL INT INV	INSIDE DIAMETER INCH INCLUDE INFORMATION INSULATION INTERIOR INVERT	S SCHD SECT SF SIM SOG SPEC SQ SS STL SURF SYM	SOUTH SCHEDULE SECTION SQUARE FOOT SIMILAR SLAB ON GRADE SPECIFICATION SQUARE STAINLESS STEEL STEEL SURFACE SYMMETRICAL
EA EB EJ ELEC EMER ENCL ENGR EQ EX EXH EXP EXT	EACH EXPANSION BOLT EXPANSION JOINT ELEVATION ELECTRICAL EMERGENCY ENCLOSURE ENGINEER EQUAL EXISTING EXHAUST EXPANSION EXTERIOR	L LAM LAV LB LIN LNF	LENGTH LAMINATE LAVATORY POUND OR LAG BOLT LINOLEUM LINEAR FOOT (FEET)	TB TEMP TEMP GL T&G THK THRESH TOC TYP	TOP OF BEAM TEMPORARY TEMPERED GLASS TOUNGE AND GROOVE THICK THRESHOLD TOP OF CONCRETE TYPICAL
FA FD FDN FE FEC FF FFE FIN	FIRE ALARM FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISHED FLOOR FINISHED FLOOR ELEVATIO FINISH(ED)	MA MAX MB MECH MEMB MFR MIN MISC MO MTL	MASONRY MATERIAL MAXIMUM MACHINE BOLT MECHANICAL MEMBRANE MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING METAL	UNFN UNO	UNFINISHED UNLESS OTHERWISE NOTED
		N NA NIC NO NOM NTS	NORTH NOT APPLICABLE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	V VB VENT VERT VIF	VOLTAGE VAPOR BARRIER VENTILATION VERTICAL VERIFY IN FIELD
		OC OD OPNG OPP OPT	ON CENTER OUTSIDE DIMENSION OPENING OPPOSITE OPTIONAL	W W/ WC WDW WP WSCT WT WWF	WEST WITH WATER CLOSET WINDOW WATERPROOFING WAINSCOT WEIGHT WELED WIRE FABRIC

PARCEL MAP



DEFERRED SUBMITTALS

Deferred submittals shall be submitted to the Architect or Engineer for review. Submittals shall be stamped to indicate that they are in general conformance with the building design prior to being forwarded to the building official for review.

The following deferred submittals are required:

-

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the detailed energy performance for this computer analysis.

**Building-level Verifications:**

- 

**Cooling System Verifications:**

- 

**HVAC Distribution System Verifications:**

- 

**Domestic Hot Water System:**

-

1

G1.0

IMPERVIOUS SURFACES

Scale: 1/16" = 1'-0"



2

G1.0

STRUCTURE PHOTOS



625 EVELYN AVENUE - FRONT



625 EVELYN AVENUE - REAR

DRAWING SHEET INDEX

G1.0 SYMBOLS, GENERAL NOTES

C1.0 SITE SURVEY, ASSESSORS MAP, PHOTOS

A0.1 FLOOR AREA RATIO

A1.0 SITE PLAN

A2.0 FOUNDATION PLANS

A2.1 FIRST FLOOR PLANS

A2.2 SECOND FLOOR PLAN

A2.4 ROOF PLANS

A3.0 EXTERIOR ELEVATIONS

A3.1 EXTERIOR ELEVATIONS

A3.2 COLORS AND MATERIALS

A4.0 SECTIONS

A6.1 WINDOW DETAILS, SCHEDULES

L1.0 LANDSCAPE PLAN

PROJECT DATA

APN: 67-2818-21

ZONING: R1

OCCUPANCY: R-3/U

CONSTRUCTION: V-B, NONSPRINKLERED

DESIGNED IN ACCORDANCE WITH:

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA RESIDENTIAL CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS

2022 CALIFORNIA ENERGY STANDARDS

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA FIRE CODE

HARTIGAN ARCHITECTURE

MICHAEL HARTIGAN, AIA ARCHITECT

1528 VERSAILLES AVENUE ALAMEDA, CA 94501 510•865•4213

Consultants

LEUNG TRUONG RESIDENCE ADDITION

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SCALE: As Noted

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	DESIGN REVIEW REV	3/3/2025
	DESIGN REVIEW REV	3/28/2025

SHEET TITLE:

GENERAL NOTES

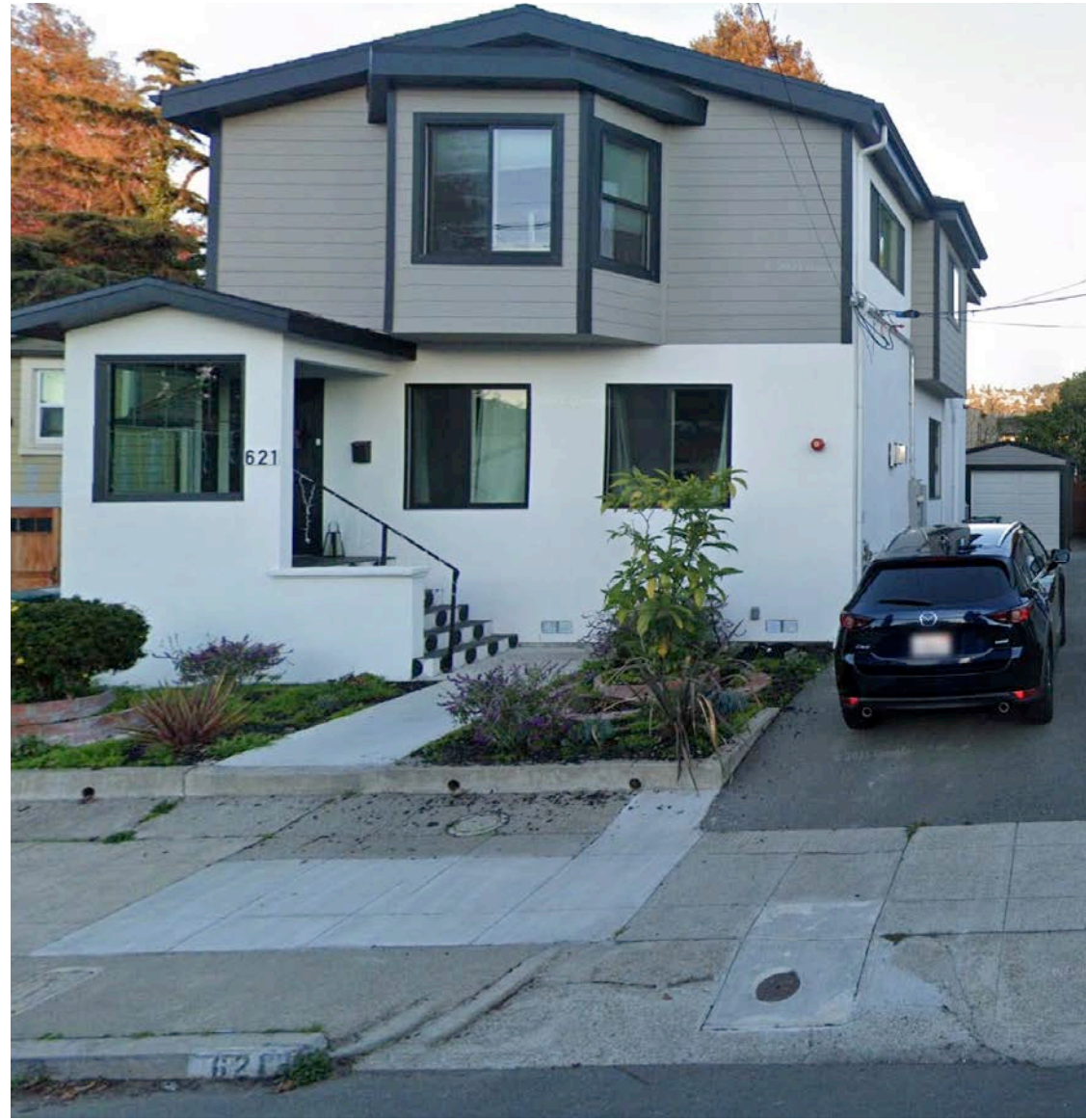
SYMBOLS

ABBREVIATIONS

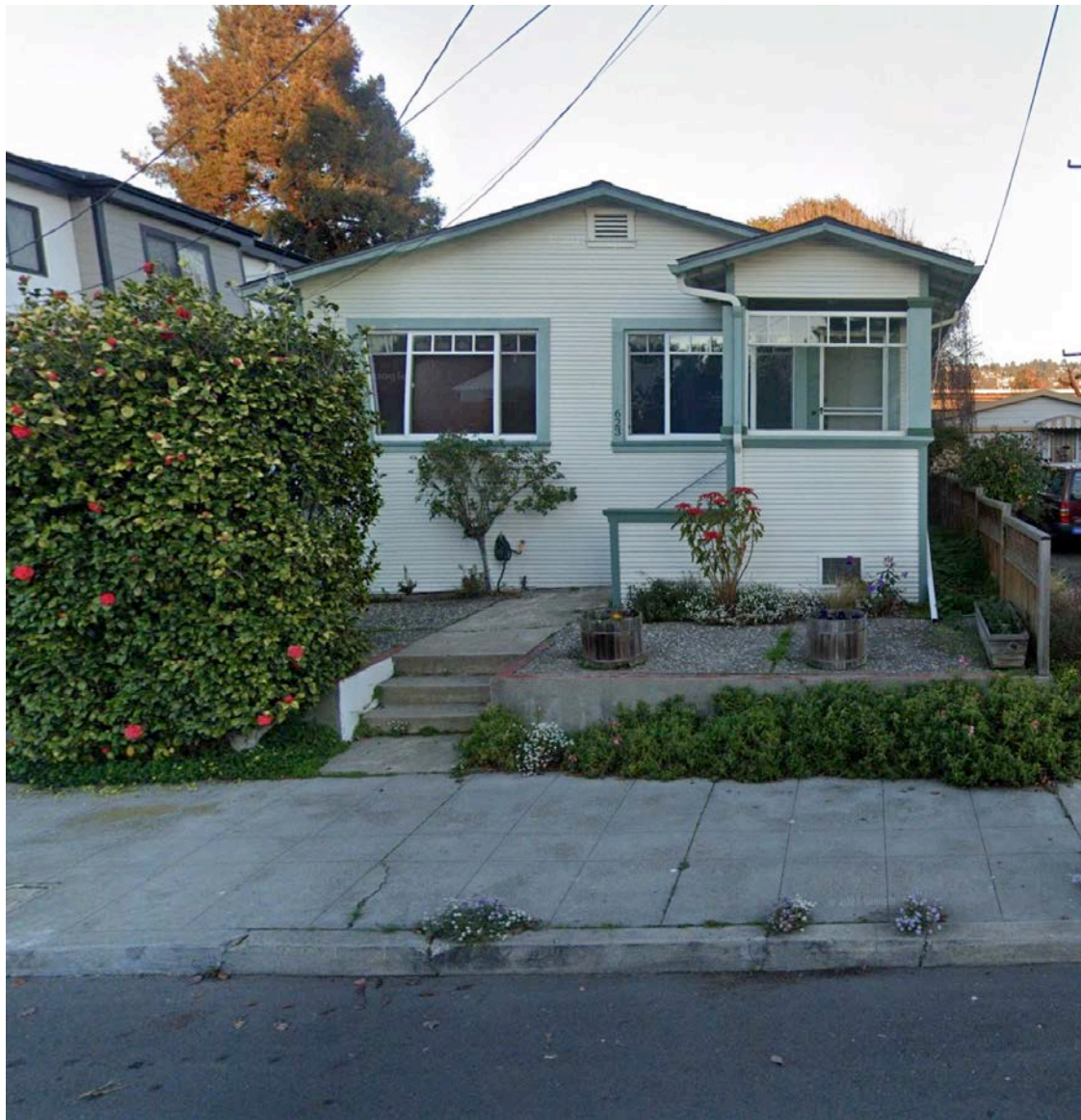
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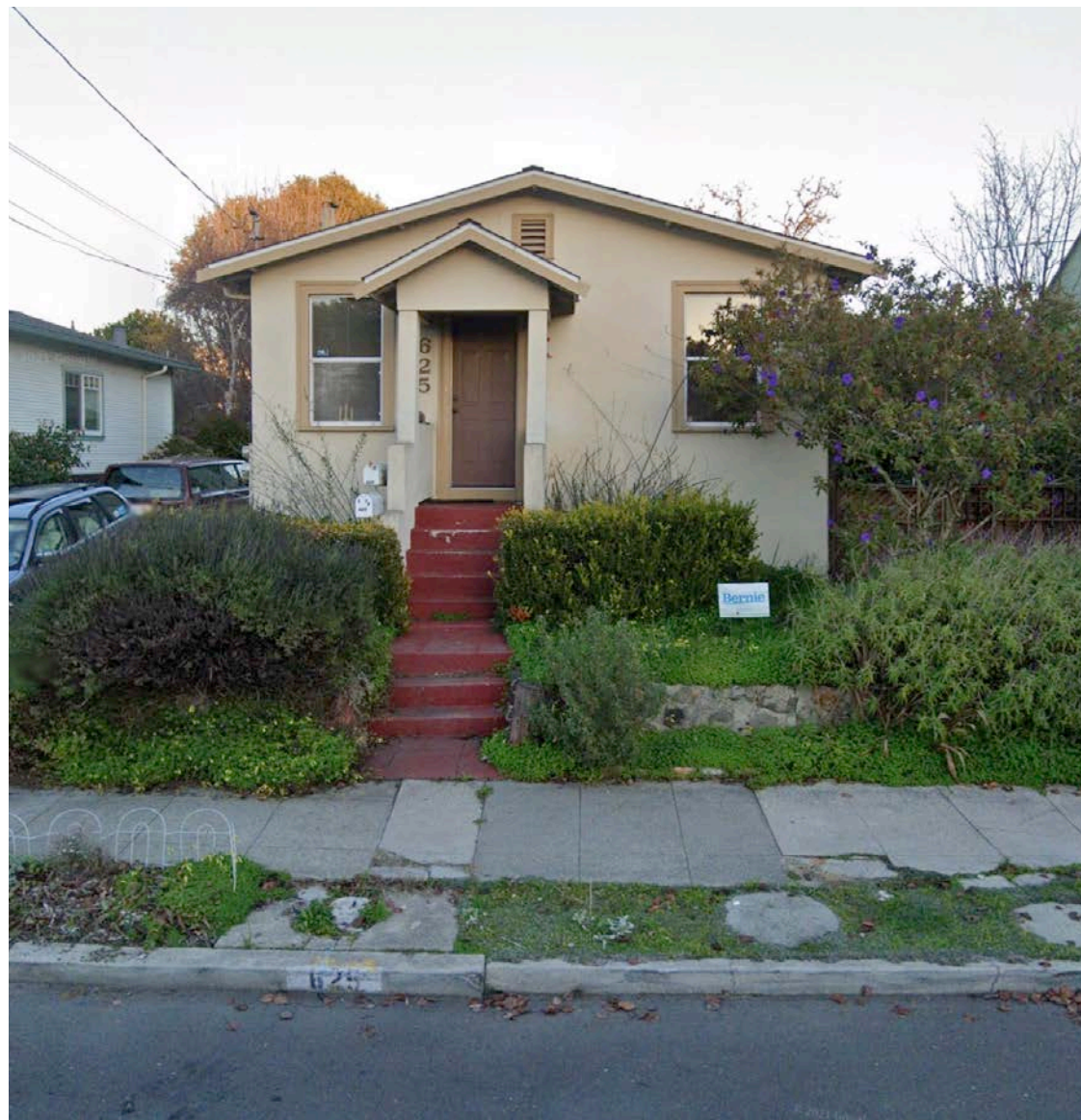




621 EVELYN AVENUE

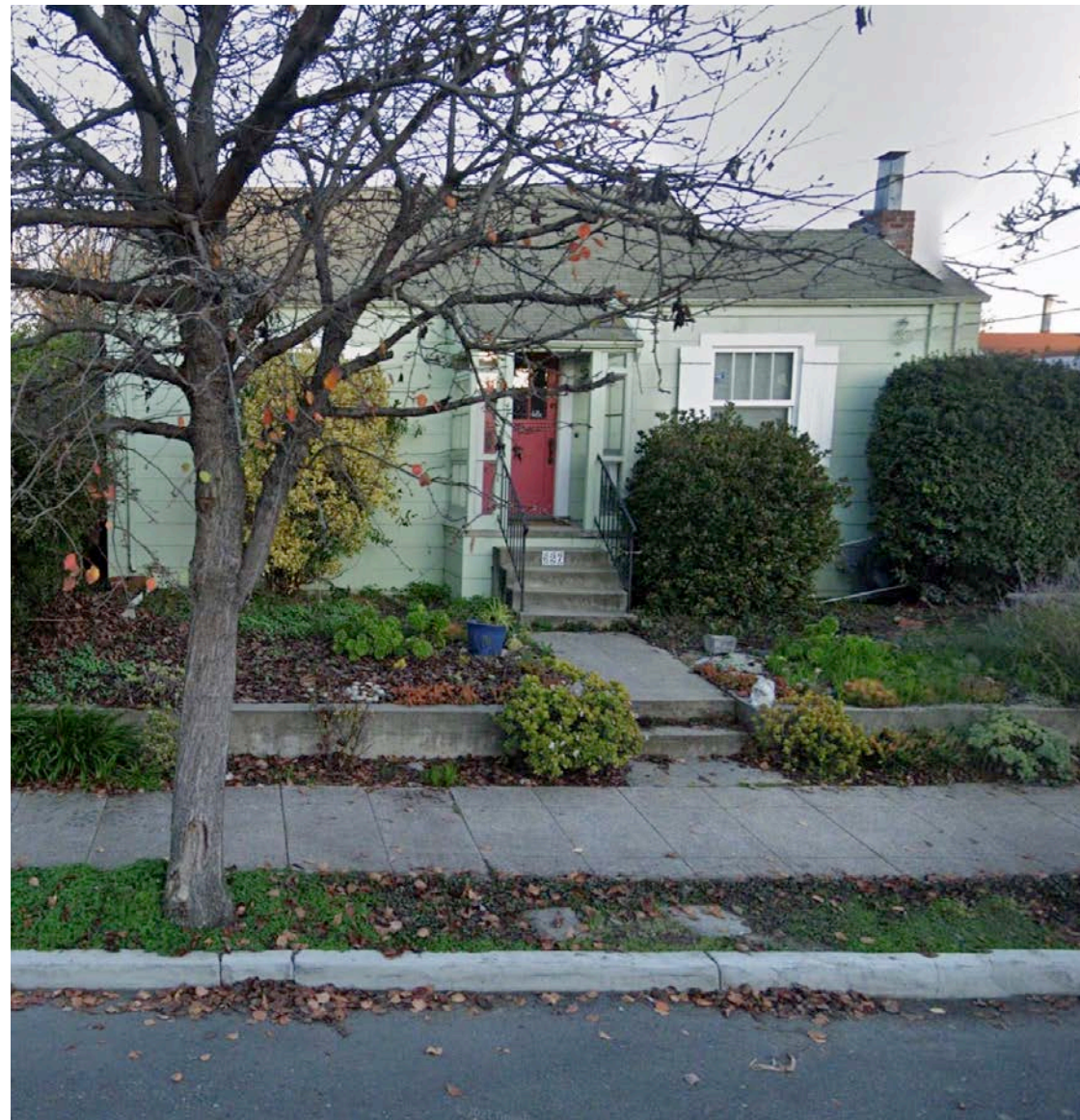


623 EVELYN AVENUE



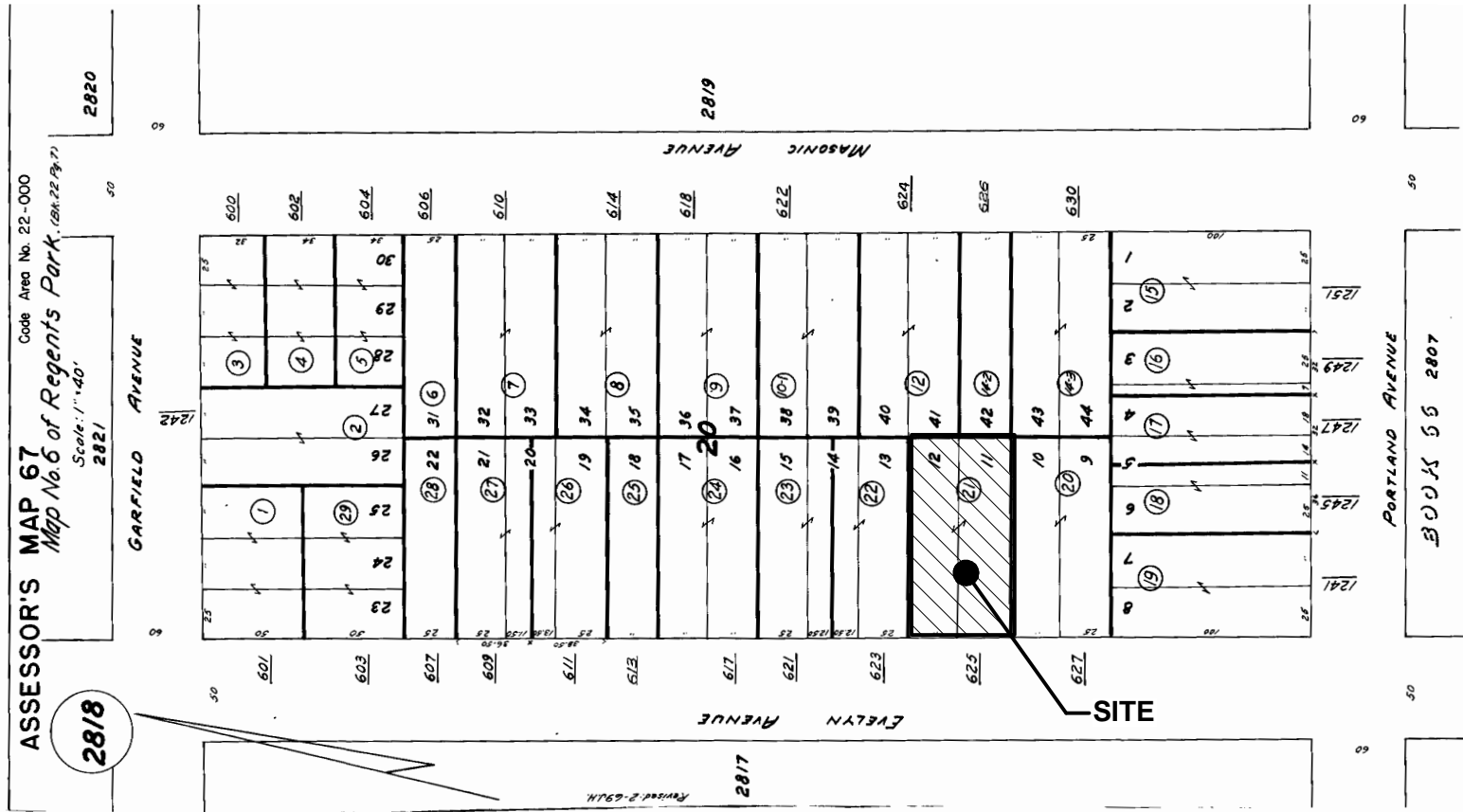
SUBJECT PROPERTY

625 EVELYN AVENUE

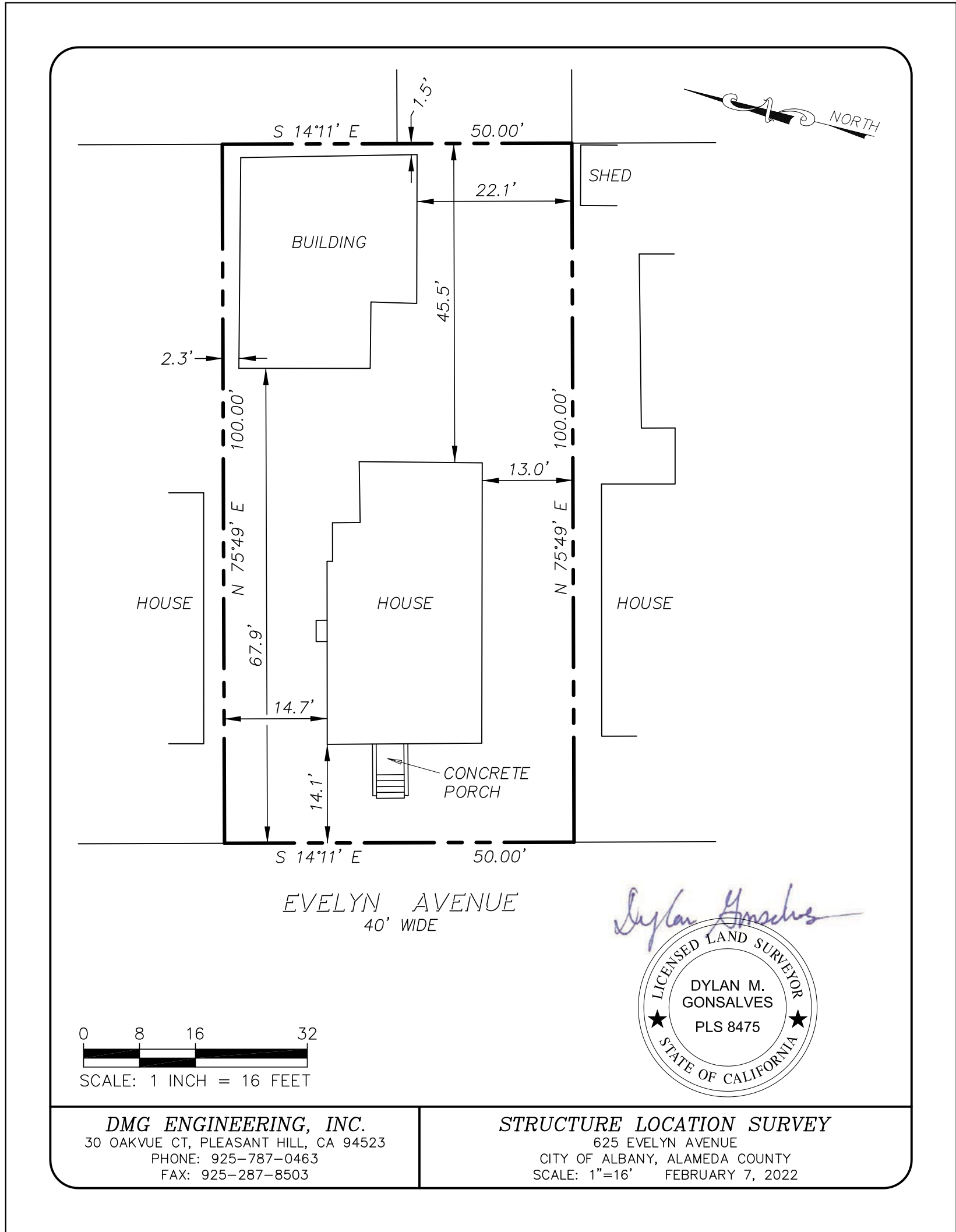


627 EVELYN AVENUE

3 NEIGHBORHOOD PHOTOS



1 ASSESSOR'S MAP



2 SURVEY

HARTIGAN  
ARCHITECTURE

MICHAEL HARTIGAN, AIA  
ARCHITECT

1528 VERSAILLES AVENUE  
ALAMEDA, CA 94501  
510•865•4213

Consultants

LEUNG  
TRUONG  
RESIDENCE  
ADDITION

625 EVELYN AVENUE  
ALBANY, CA 94706



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SHEET TITLE:

SITE SURVEY  
ASSESSOR'S MAP  
PHOTOS

SHEET NUMBER:

C1.0



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ALBANY, CA 94706



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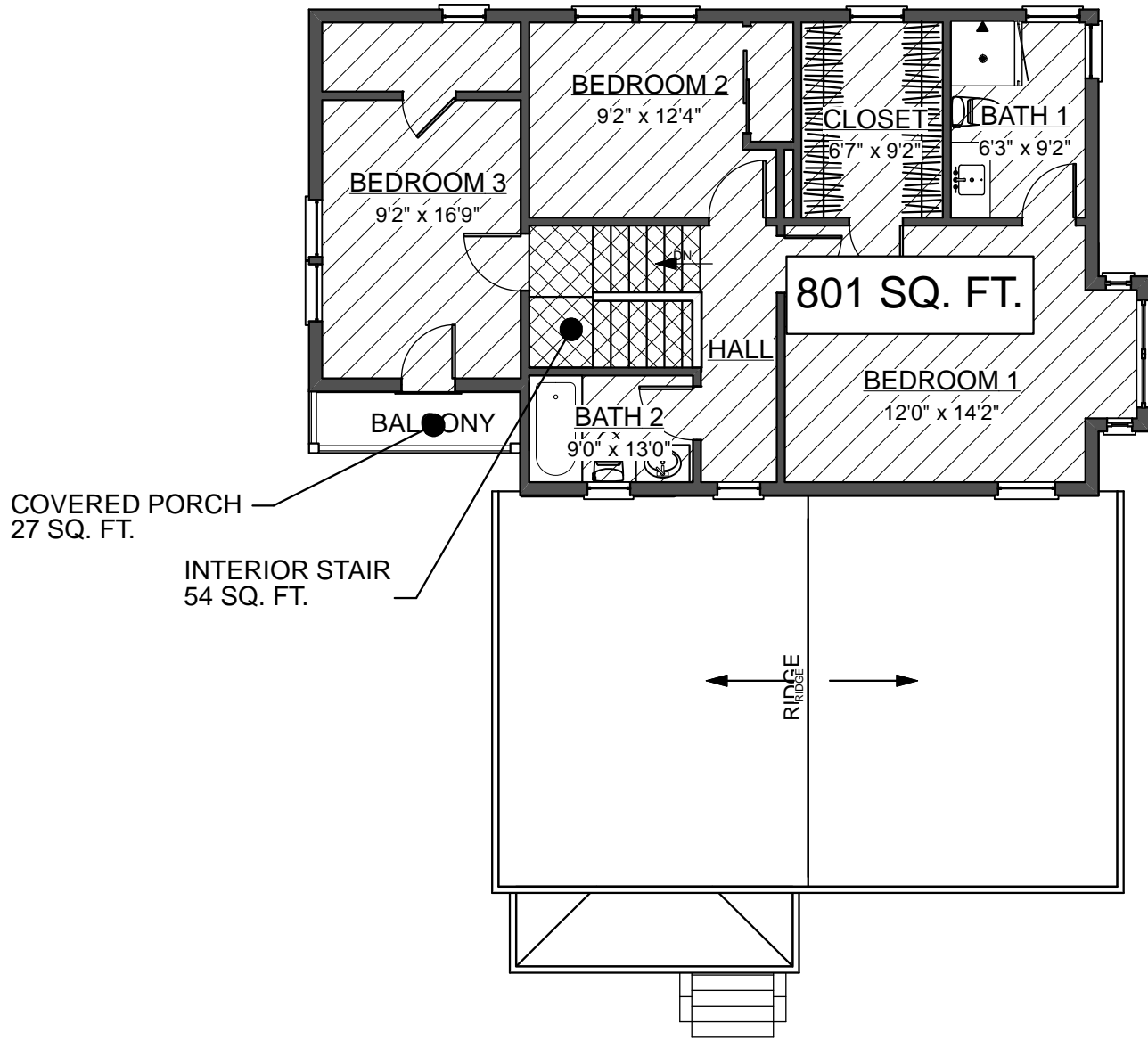
FLOOR AREA RATIO

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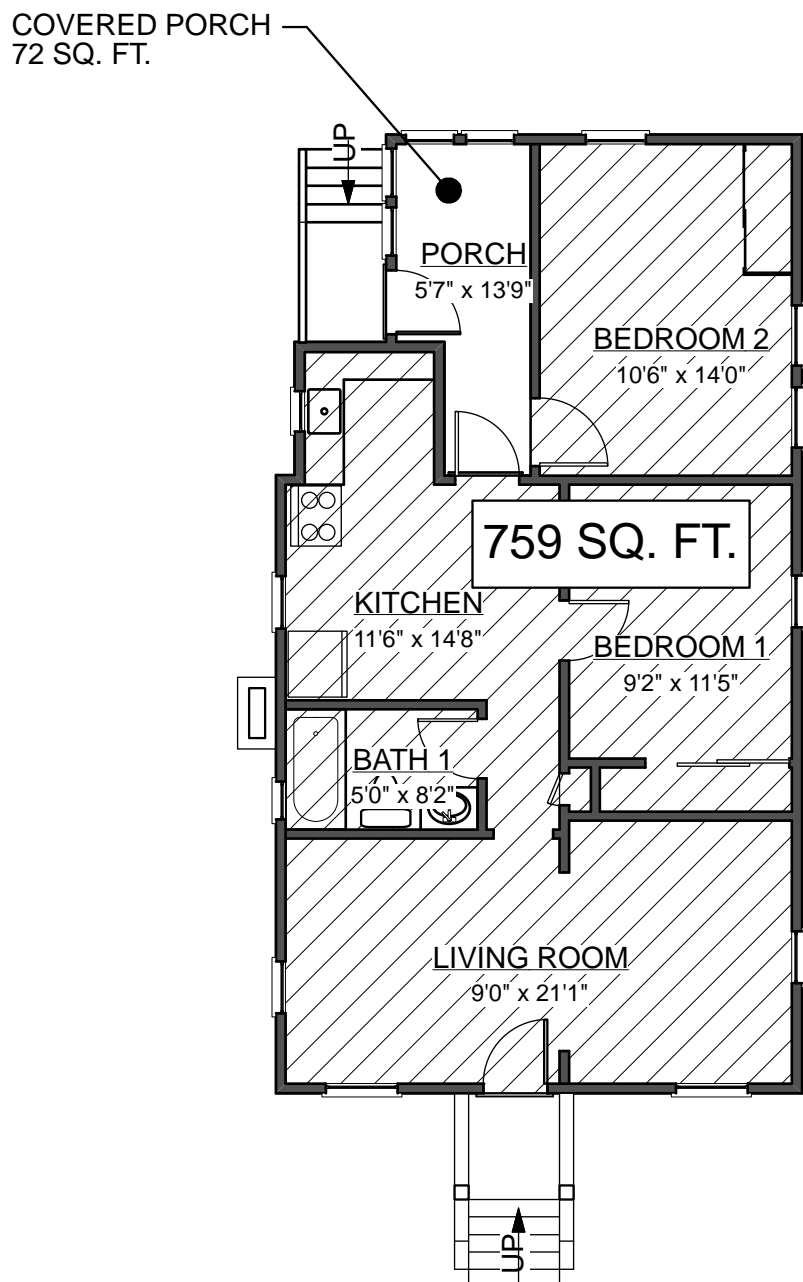
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FLOOR AREA RATIO

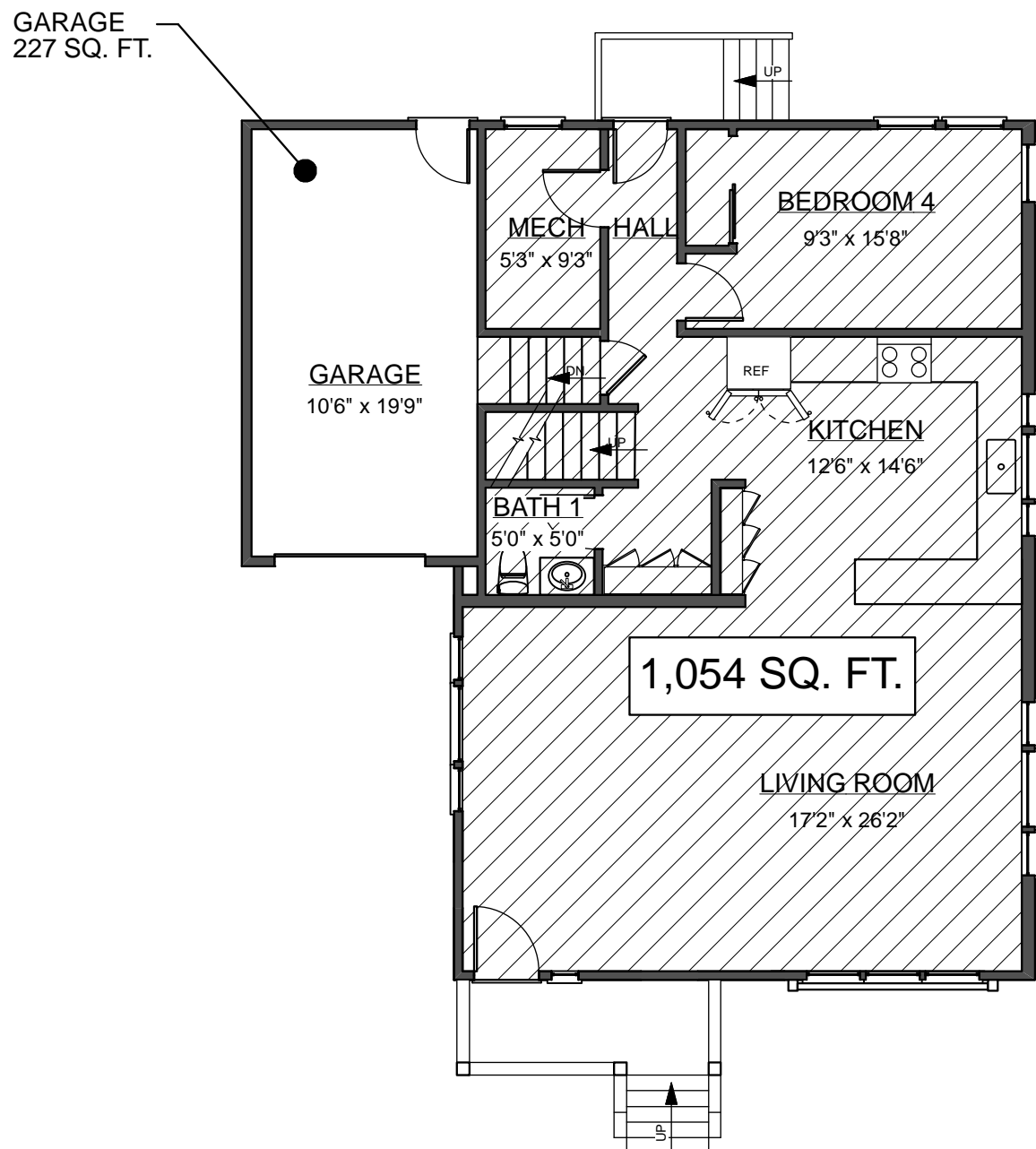
	Existing	Proposed	Requirement
1. Total Floor Area (sq. ft.) <sup>(2)</sup>			
a. Lower Level/Basement <sup>(3)</sup>	0	0	
b. Main Level	759	1,054	
c. Second floor	0	801	
d. Covered Porch, Decks, Patios <sup>(4)</sup>	72	27	
e. Accessory Structure(s), incl. ADUs	836	836	
Total Area:	1,667	2,718	
2. Specific Floor Area (sq. ft.) included in Section "1. Total Floor Area" above			
a. Covered Parking	0	227	
b. Max. Stairwell Footprint	0	54	
c. ADU (not JADU)	771	771	
3. Deductions (sq. ft.)			
Enter 220 or the number in column in 2.a., whichever is less			
a. Covered Parking	0	220	
Enter 60 or the number in column in 2.b., whichever is less			
b. Stairwell Footprint	0	54	
Enter total area of all ADUs in column in 2.c. that are 800 sq. ft. or less, otherwise enter zero			
c. ADU <sup>(5)</sup>	771	771	
Total Deduction:	771	1,045	
4. Total FAR square footage (sq. ft.)			
Section 1. total minus Section 3. total:	896	1,673	max. sq. ft.
5. Floor Area Ratio (FAR)			
Section 4 total divided by lot size:	17.9%	33.4%	55% max.



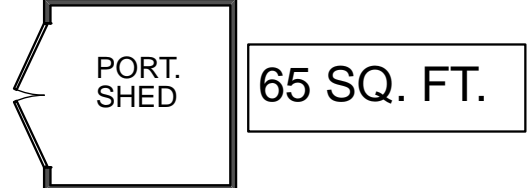
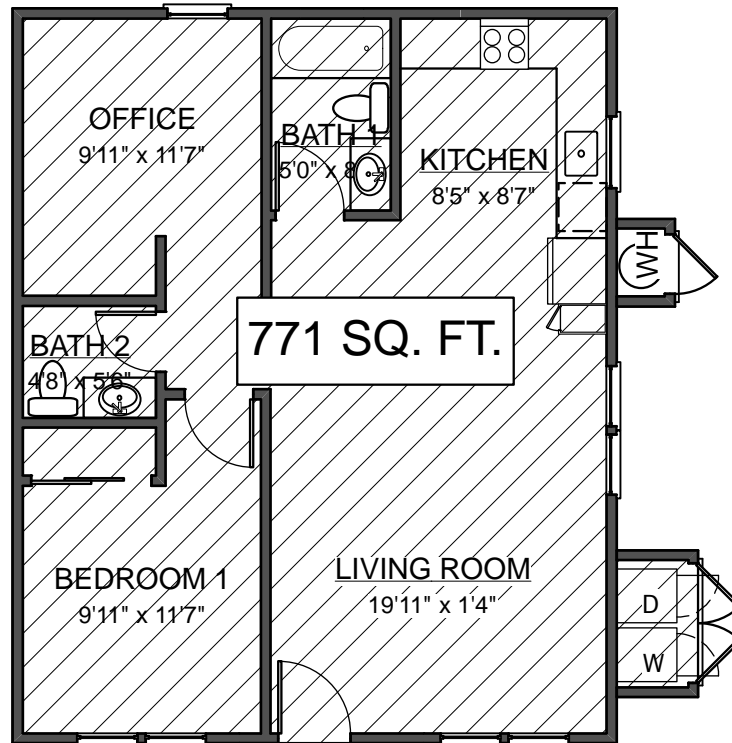
SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



1 EXISTING FLOOR AREA RATIO  
A0.1 Scale: 1/8" = 1'-0"

2 PROPOSED FLOOR AREA RATIO  
A0.1 Scale: 1/8" = 1'-0"

2 EXISTING ADU FLOOR AREA RATIO  
A0.1 Scale: 1/8" = 1'-0"

3 EXISTING ACCESSORY STRUCTURE  
A0.1 Scale: 1/8" = 1'-0"



- SHEET NOTES**
1. BUILDING FOOTPRINT
  2. EXISTING ADU
  3. ROOF LINE
  4. EXISTING 6' HIGH WOOD FENCE
  5. EXISTING 4' HIGH WOOD FENCE
  6. 4" LEMON TREE TO REMAIN
  7. 3' WIDE CONCRETE WALKWAY TO REAR UNIT
  8. AREA OF SECOND FLOOR ADDITION SHOWN HATCHED
  9. AREA OF FIRST FLOOR ADDITION SHOWN SHADED
  10. SECOND FLOOR BAY WALL
  11. NEW SECOND FLOOR WALL
  12. LANDSCAPE STRIP
  13. EXISTING CONCRETE STAIRS TO REMAIN

HARTIGAN  
ARCHITECTURE

MICHAEL HARTIGAN, AIA  
ARCHITECT

1528 VERSAILLES AVENUE  
ALAMEDA, CA 94501  
510•865•4213

Consultants

LEUNG  
TRUONG  
RESIDENCE  
ADDITION

625 EVELYN AVENUE  
ALBANY, CA 94706



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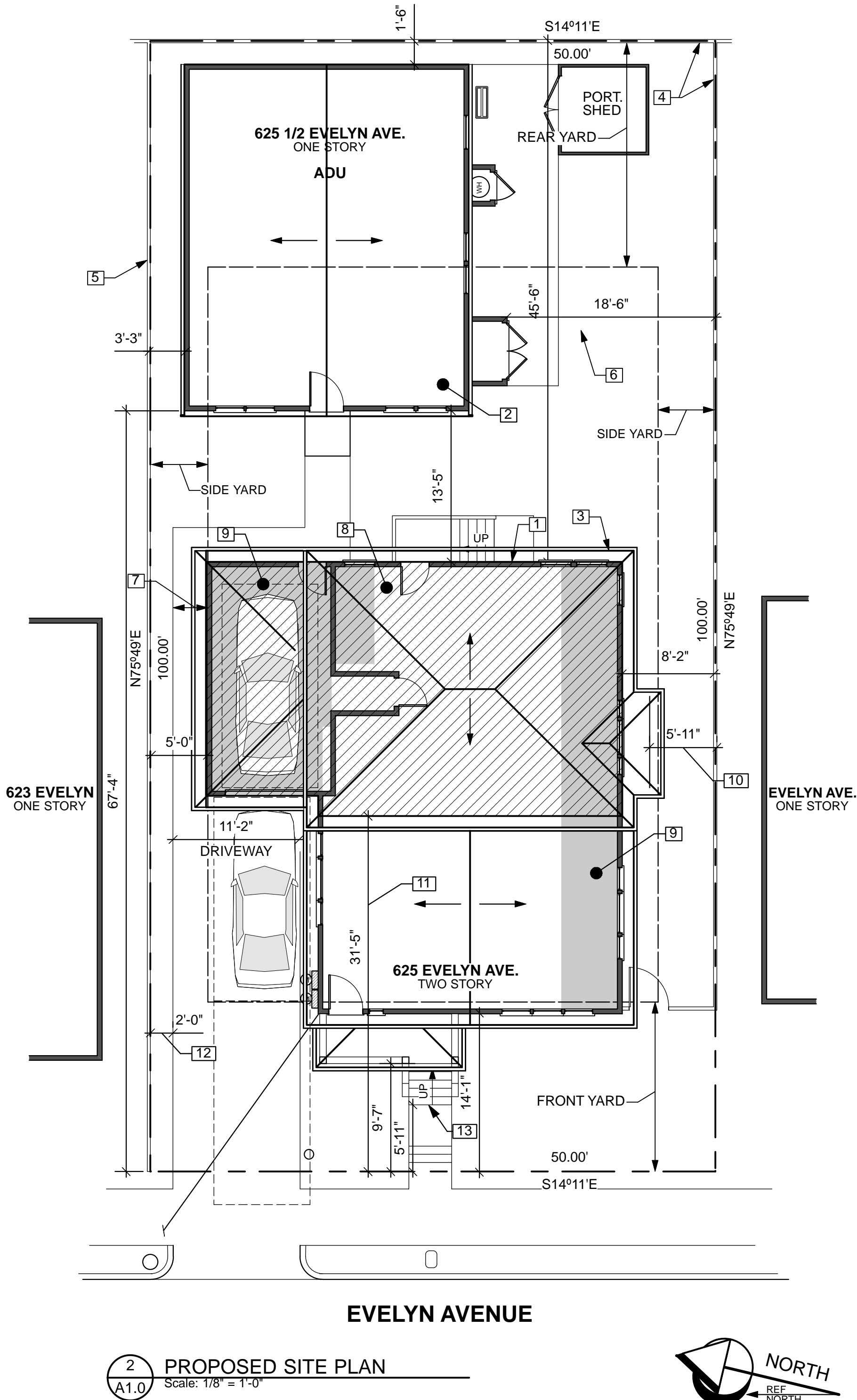
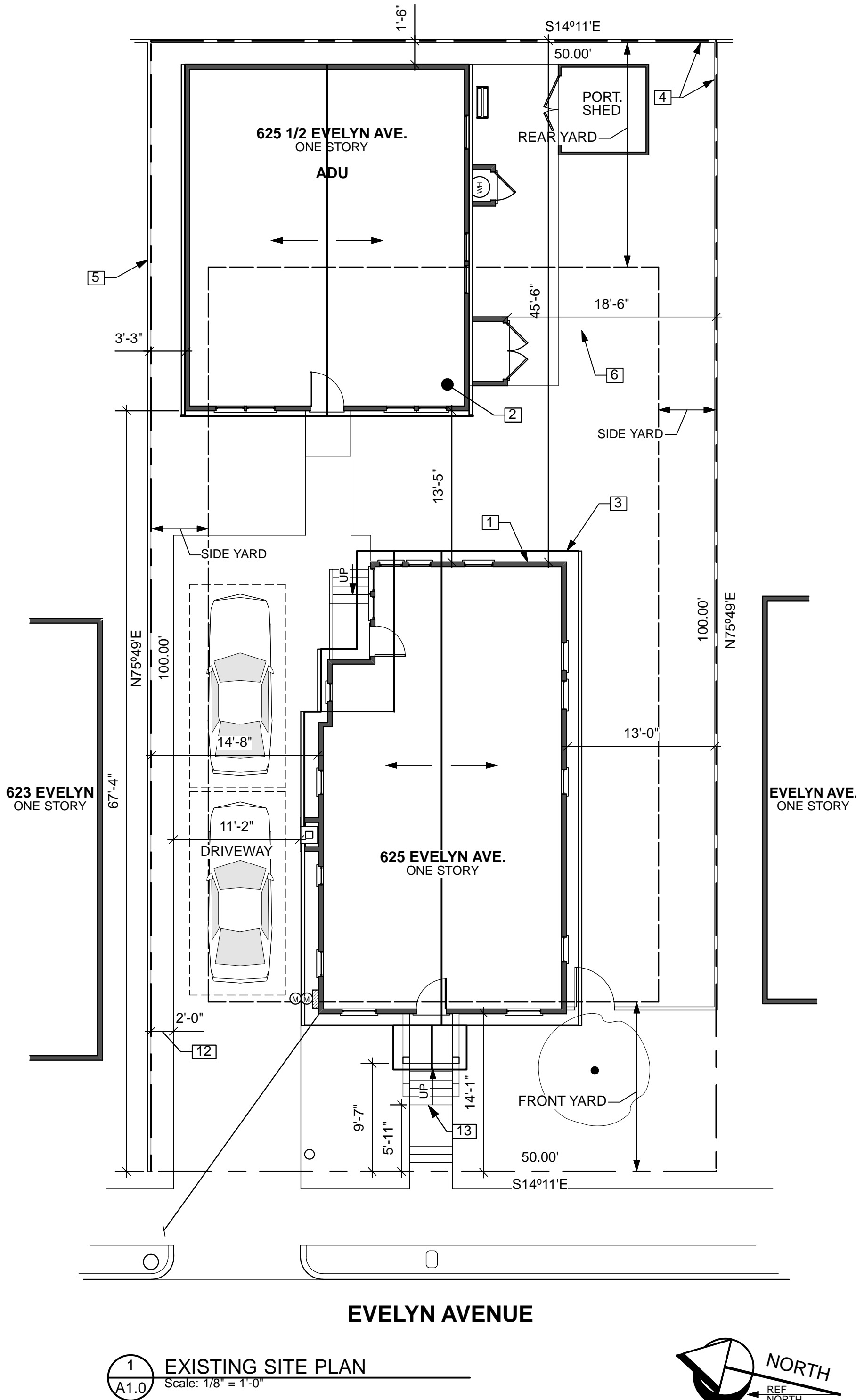
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SHEET TITLE:

EXISTING SITE PLAN

SHEET NUMBER:

A1.0





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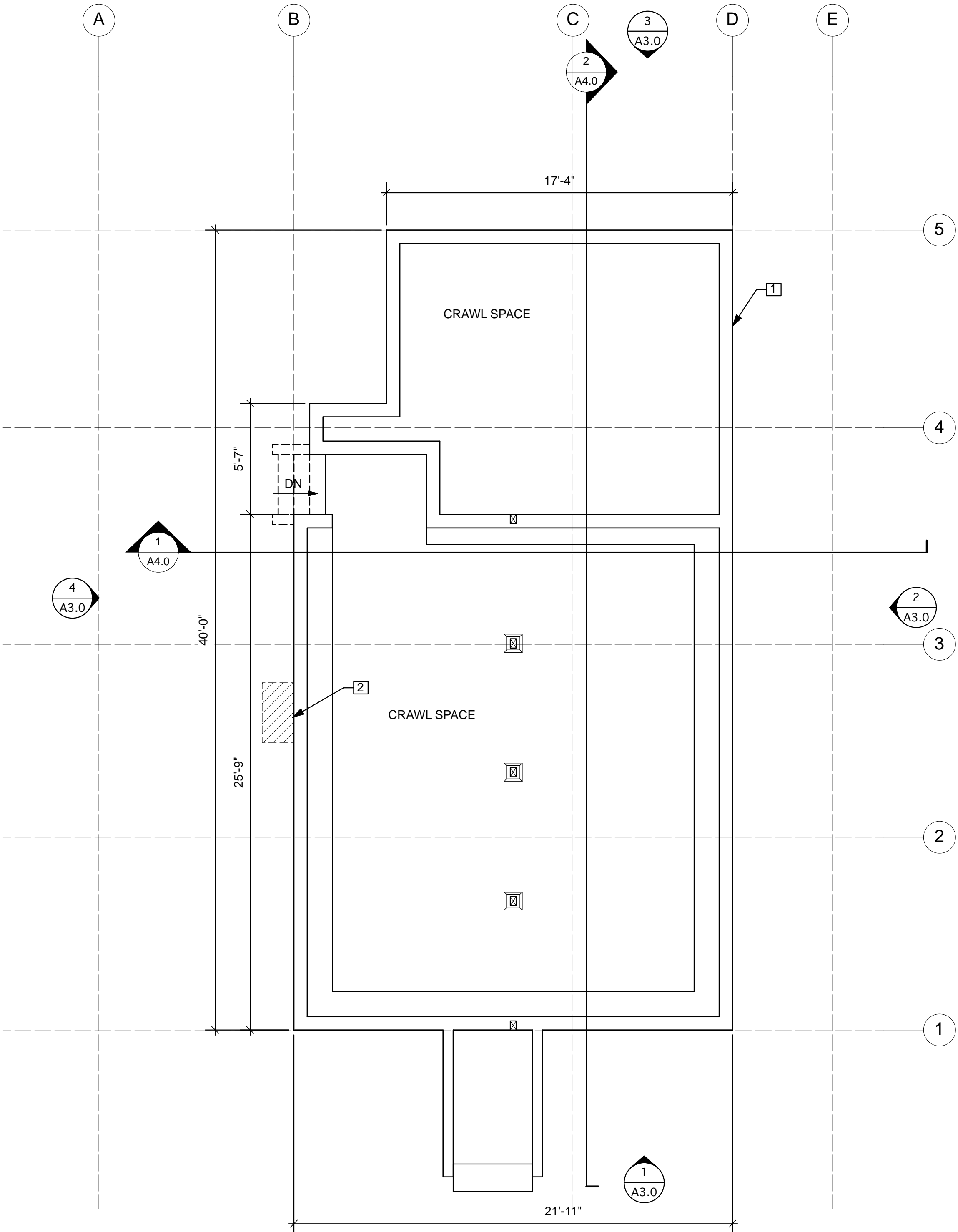
EXISTING FOUNDATION PLAN  
PROPOSED FOUNDATION PLAN

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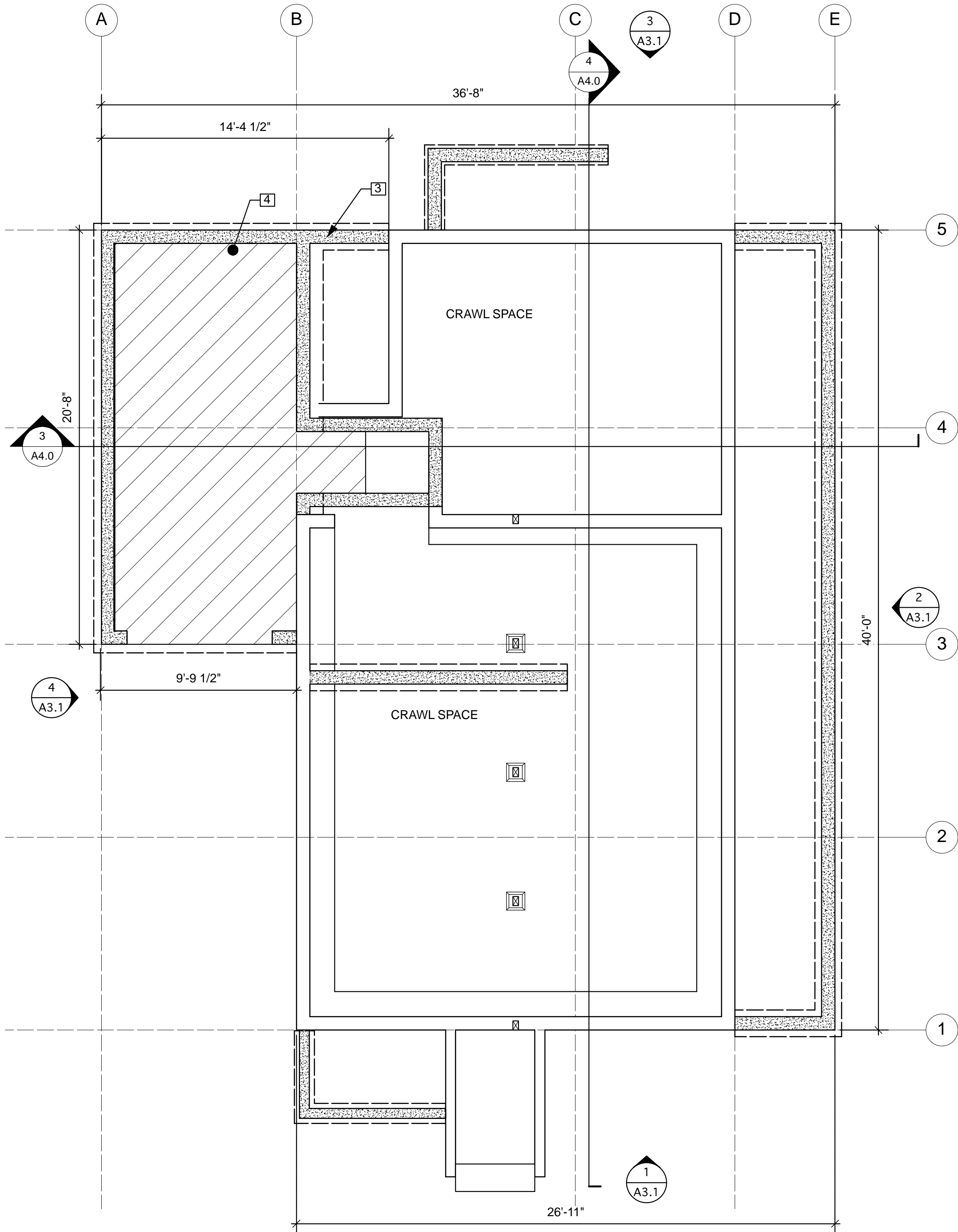
A2.0

SHEET NOTES

- EXISTING FOUNDATION
- REMOVE BRICK CHIMNEY AND CONCRETE FOUNDATION SHOWN DASHED
- NEW FOUNDATION, TYP.
- NEW CONCRETE SLAB ON GRADE SHOWN HATCHED



1 FOUNDATION DEMO PLAN  
A2.0 Scale: 1/4" = 1'-0"



2 PROPOSED FOUNDATION PLAN  
A2.0 Scale: 1/4" = 1'-0"



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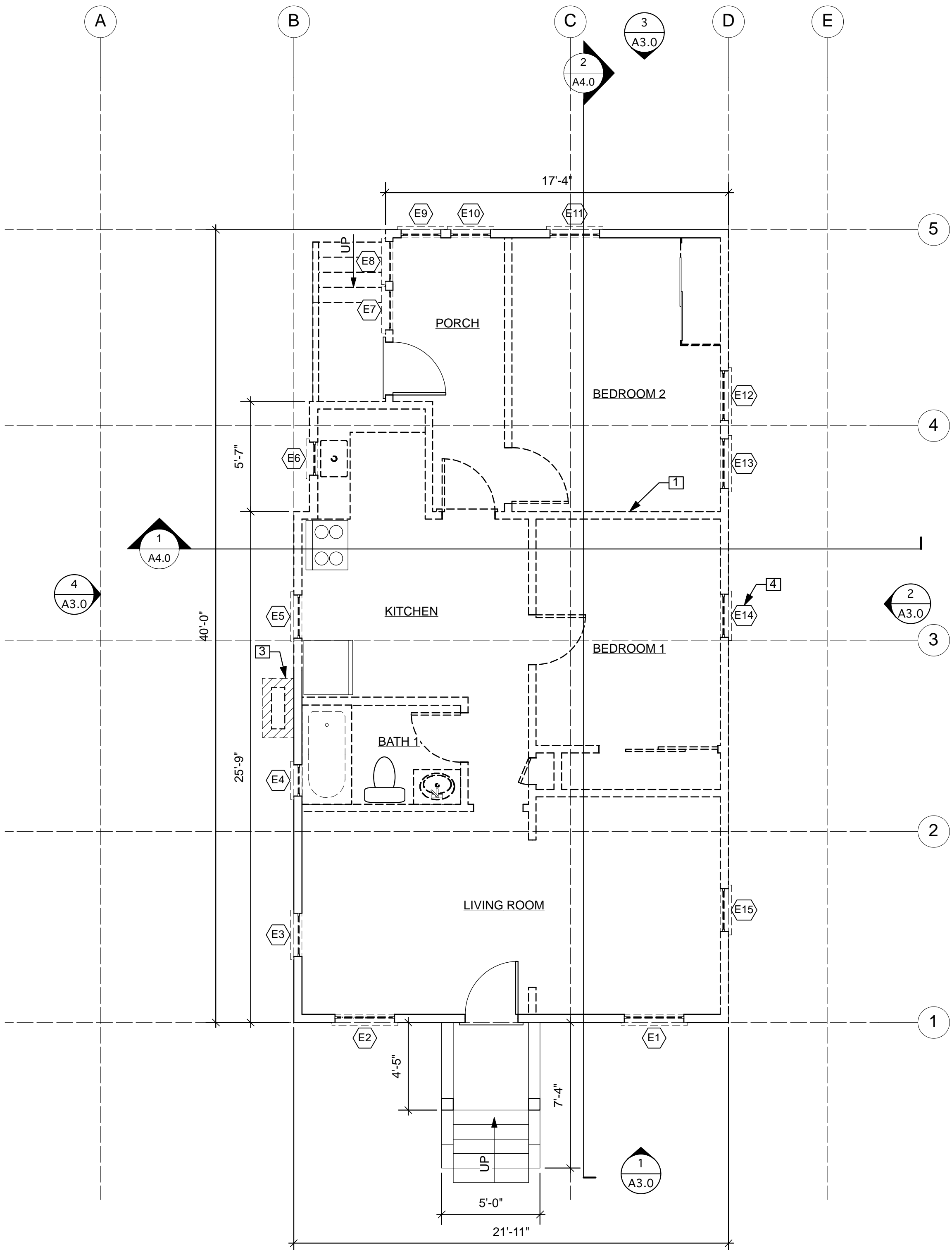
EXISTING FIRST FLOOR  
PROPOSED FIRST FLOOR

SHEET NUMBER:

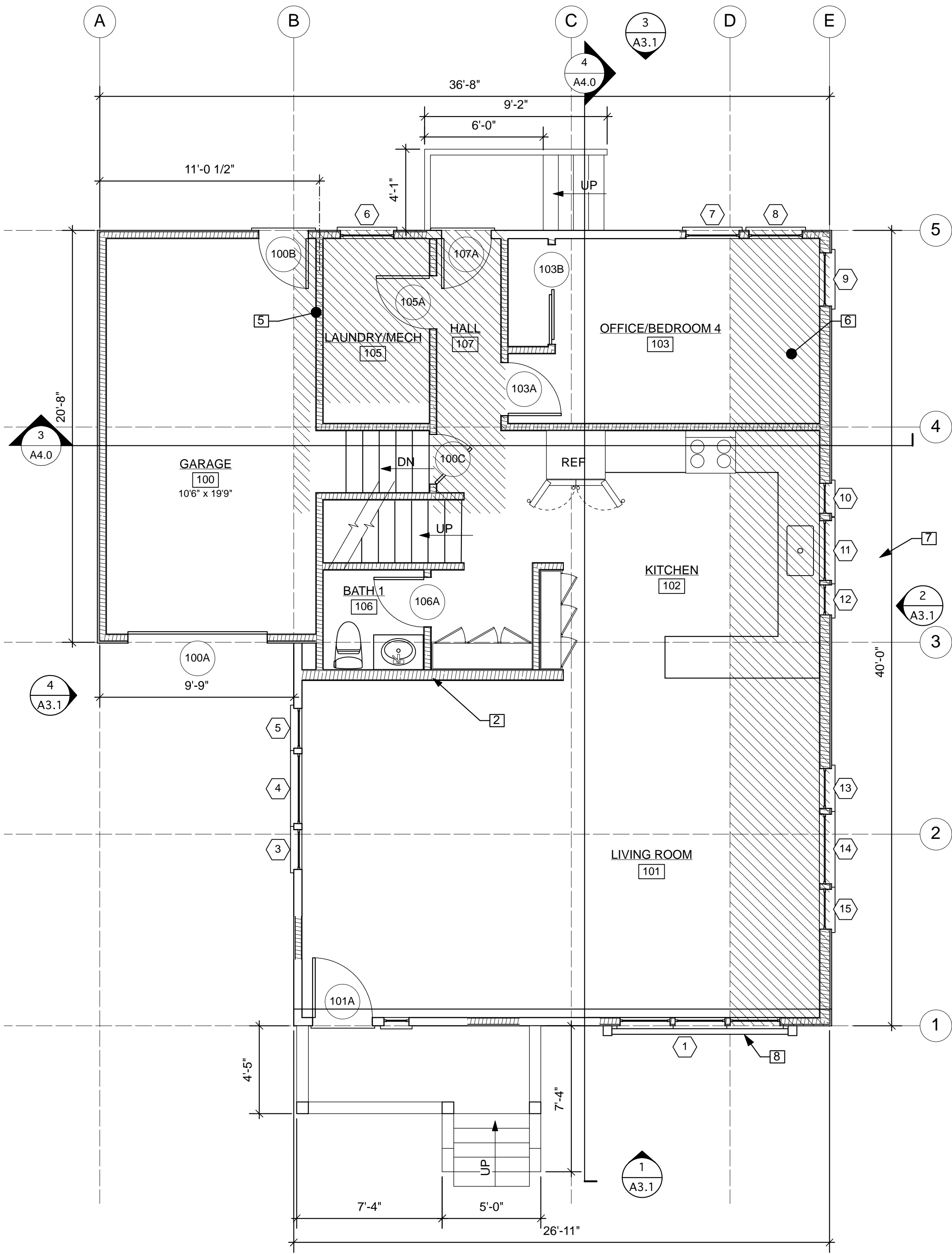
A2.1

SHEET NOTES

1. WALLS AND MATERIALS TO BE REMOVED SHOWN DASHED, TYP.
2. NEW WALLS SHOWN HATCHED, TYP.
3. REMOVE EXISTING BRICK FIREPLACE AND CHIMNEY
4. EXISTING WINDOWS SHOWN WITH PREFIX 'E'; SEE SCHEDULE
5. 116 SQ. FT. ADDITION SHOWN HATCHED
6. 200 SQ. FT. ADDITION SHOWN HATCHED
7. OVERHANG ABOVE, SHOWN DASHED
8. WOOD RAIL



1 FIRST FLOOR DEMO PLAN  
A2.1 Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
A2.1 Scale: 1/4" = 1'-0"



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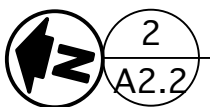
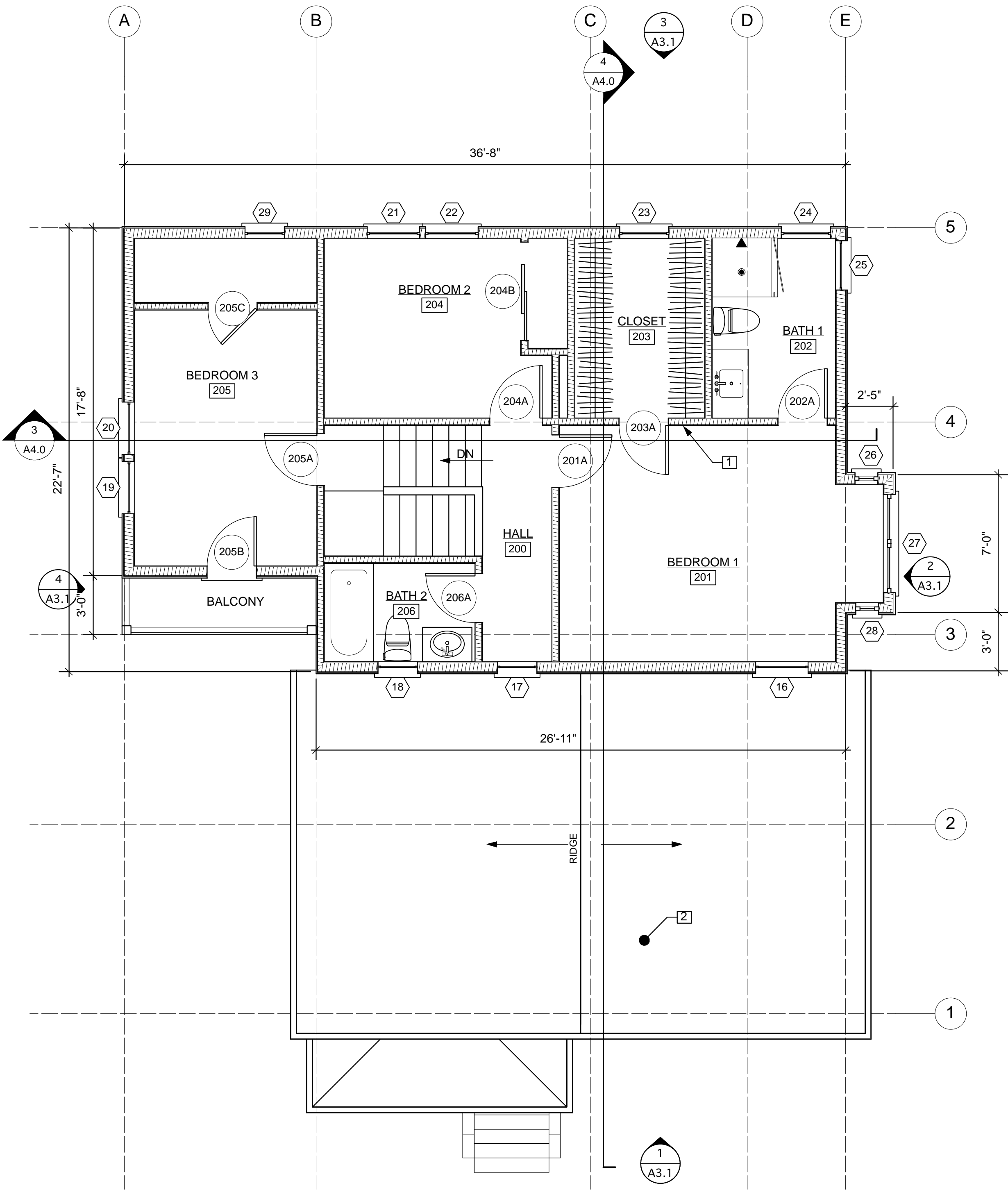
PROPOSED SECOND FLOOR  
PLAN

SHEET NUMBER:

A2.2

SHEET NOTES

1. NEW WALLS SHOWN HATCHED, TYP.
2. ROOF BELOW



PROPOSED SECOND FLOOR PLAN

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



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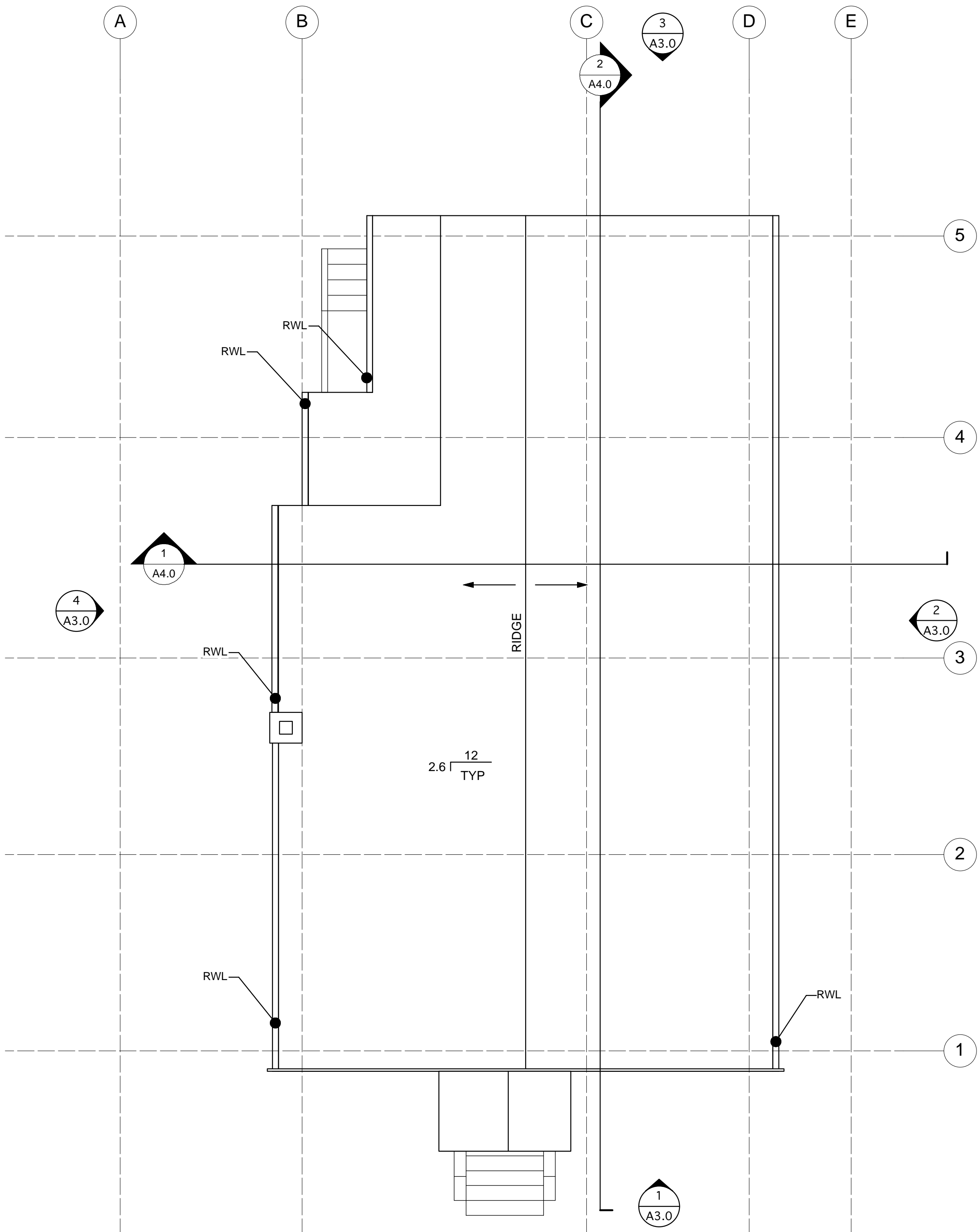
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	DESIGN REVIEW REV	3/28/2025

SHEET TITLE:  
EXISTING ROOF PLAN  
PROPOSED ROOF PLAN

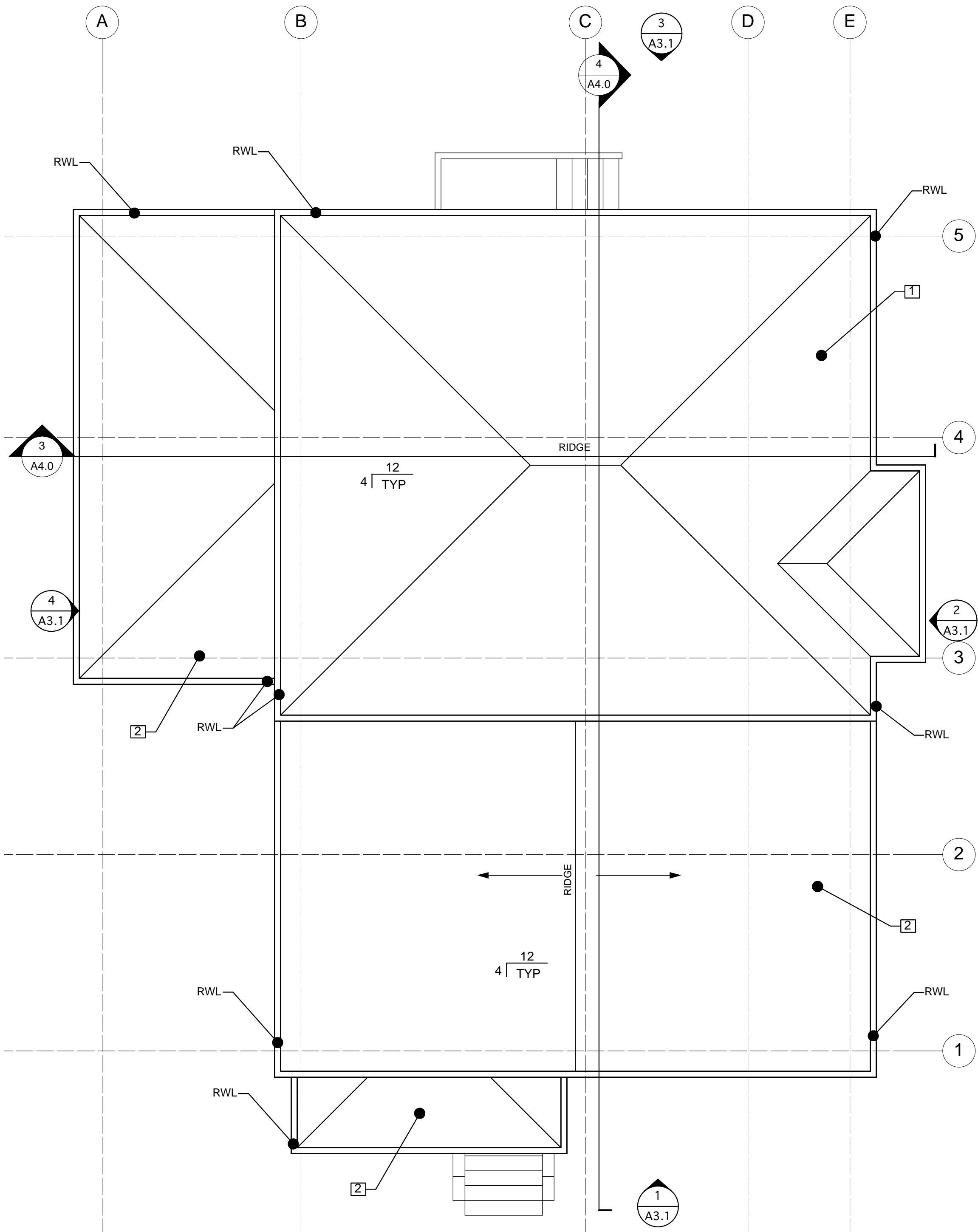
SHEET NUMBER:  
A2.4

SHEET NOTES

- NEW CLASS 'A' ASPHALT COMPOSITION SHINGLE ROOF, TYP.
- LOWER ROOF



1 EXISTING ROOF PLAN  
A2.4 Scale: 1/4" = 1'-0"



2 PROPOSED ROOF PLAN  
A2.4 Scale: 1/4" = 1'-0"



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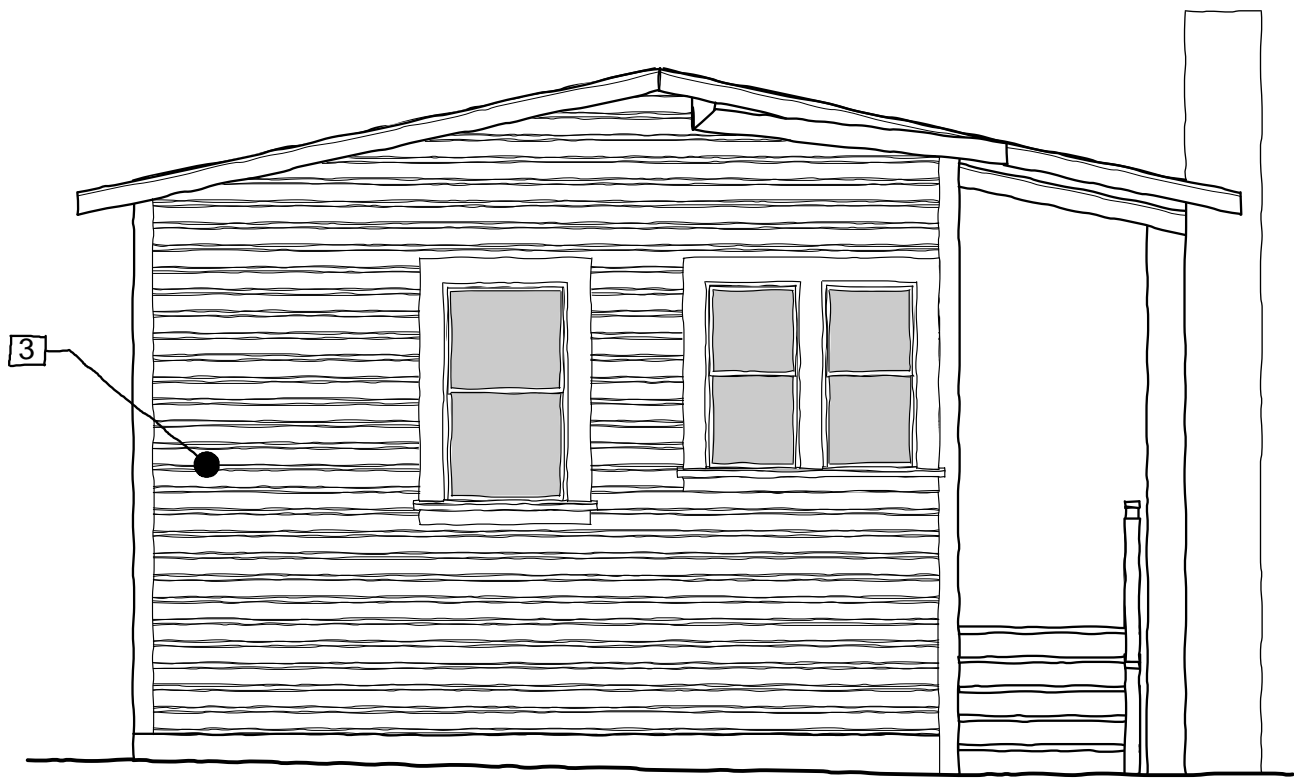
EXISTING  
EXTERIOR ELEVATIONS

SHEET NUMBER:

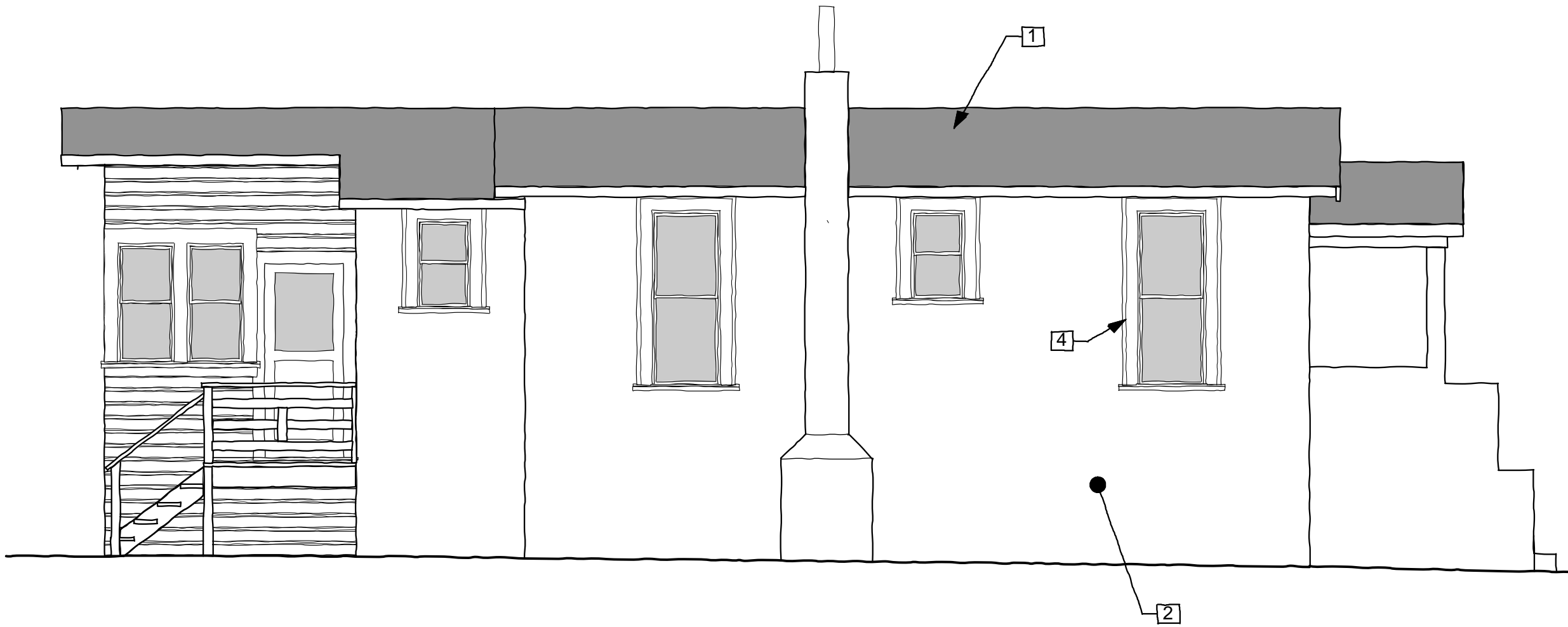
A3.0

SHEET NOTES

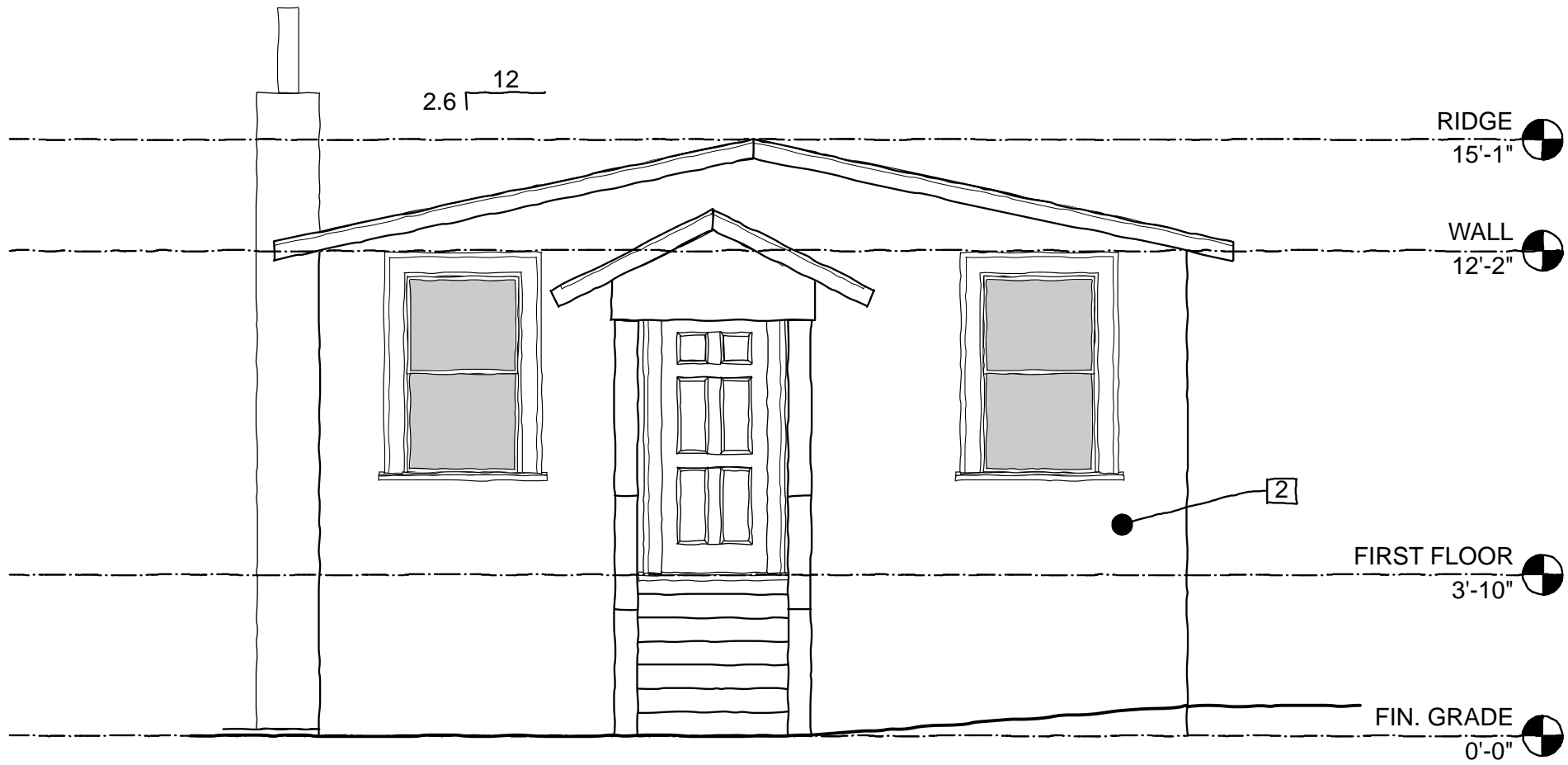
1. EXISTING ASPHALT ROLL ROOFING, TYP.
2. EXISTING STUCCO
3. EXISTING WOOD SIDING, 4" EXPOSURE
4. 1x6 WOOD TRIM, TYP.
5. EXISTING T-111 SIDING



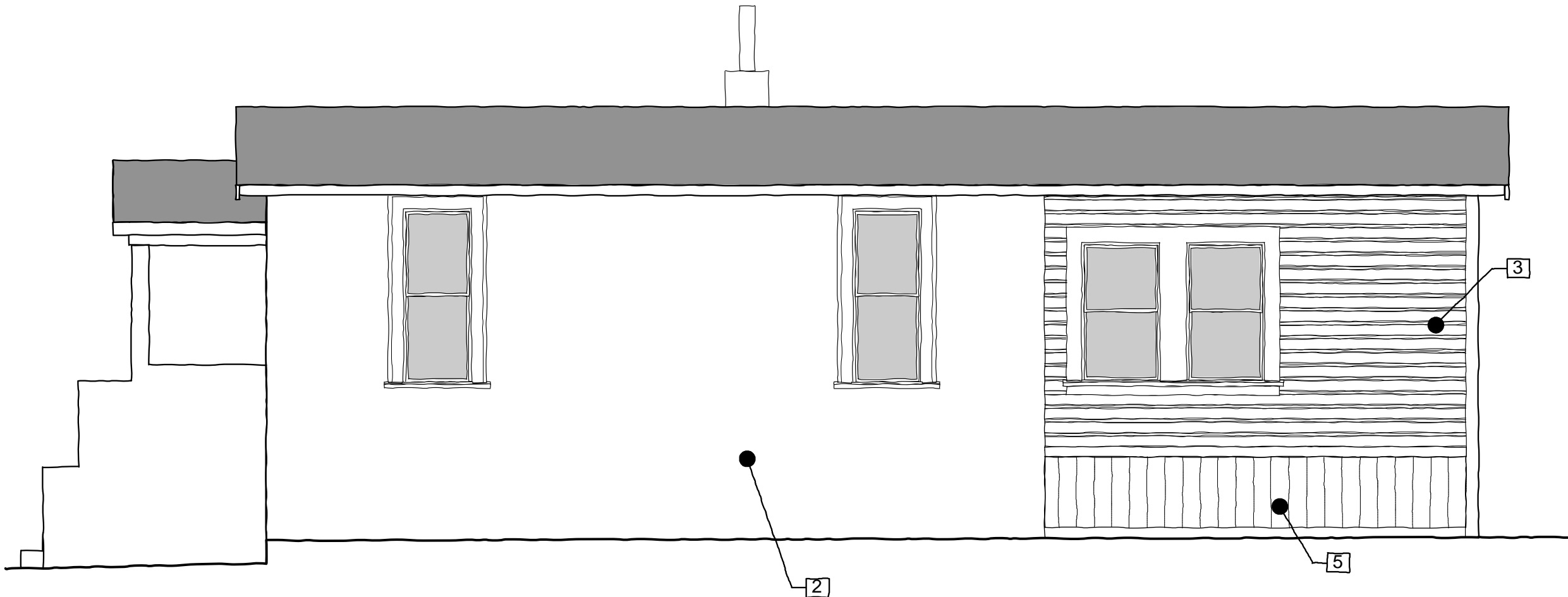
3 EXISTING EAST ELEVATION  
A3.0 Scale: 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION  
A3.0 Scale: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION  
A3.0 Scale: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION  
A3.0 Scale: 1/4" = 1'-0"



LEUNG  
TRUONG  
RESIDENCE  
ADDITION

625 EVELYN AVENUE  
ALBANY, CA 94706



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SCALE: As Noted

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	DESIGN REVIEW CMTS	11/16/2024
	DESIGN REVIEW REV	1/6/2025
	DESIGN REVIEW REV	3/3/2025
	DESIGN REVIEW REV	3/28/2025

SHEET TITLE:  
PROPOSED  
EXTERIOR ELEVATIONS

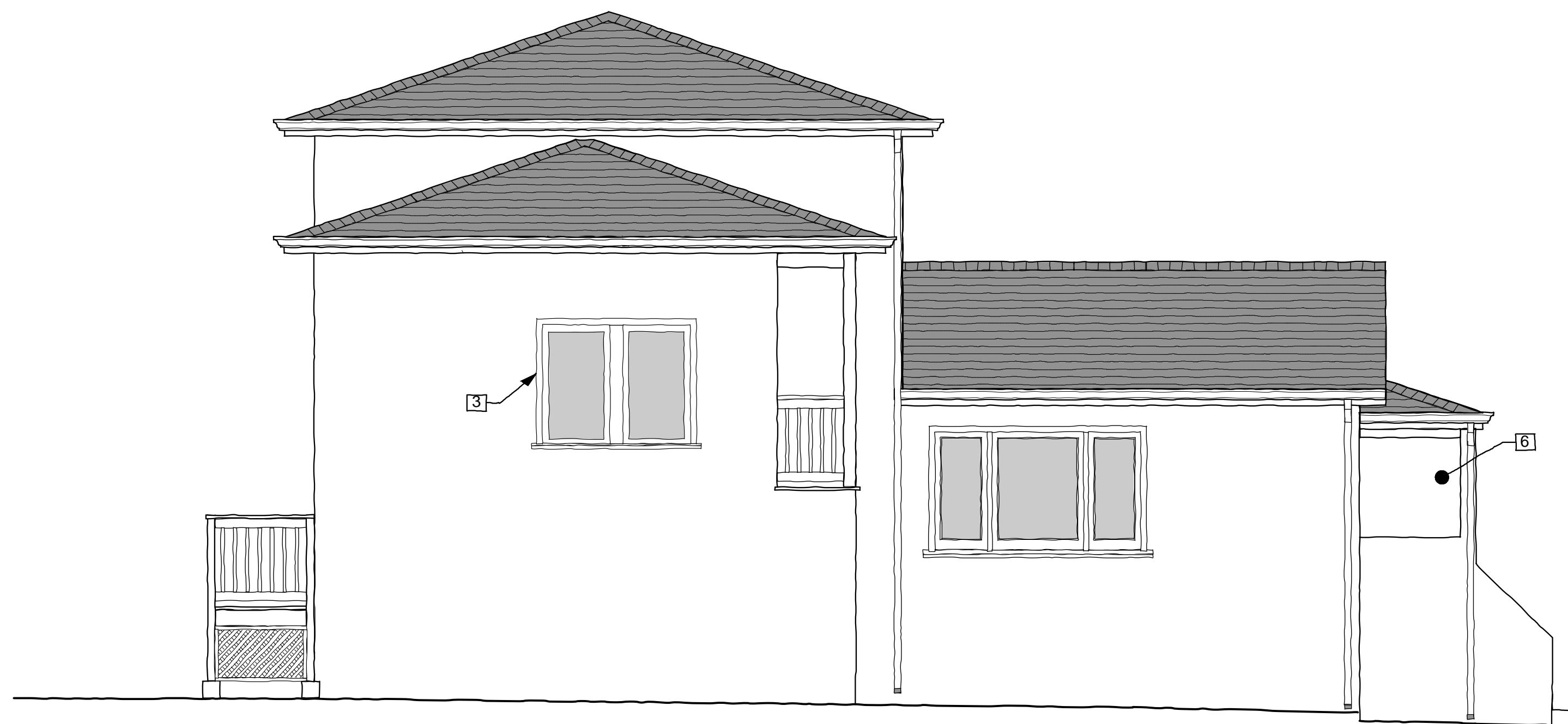
SHEET NUMBER:

A3.1

- SHEET NOTES
1. ASPHALT COMPOSITION SHINGLES, TYP.
  2. STUCCO TO MATCH EXISTING, TYP.
  3. WOOD STUCCO MOULD, TYP.
  4. WOOD RAIL AND BALUSTERS
  5. 6x6 WOOD POST
  6. OPEN PORCH
  7. RAIN WATER LEADER, TYP.



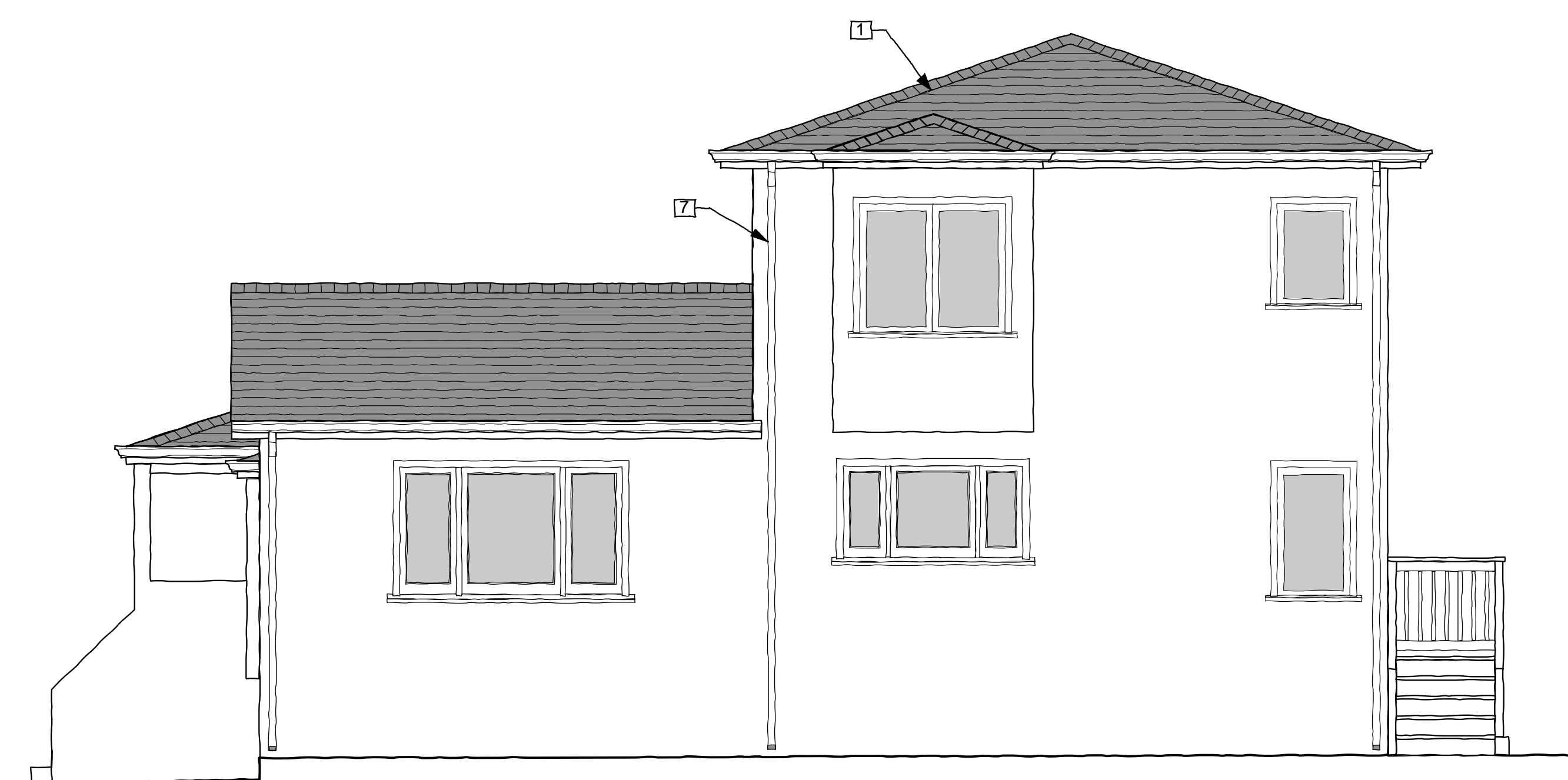
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A3.1 Scale: 1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION  
A3.1 Scale: 1/4" = 1'-0"

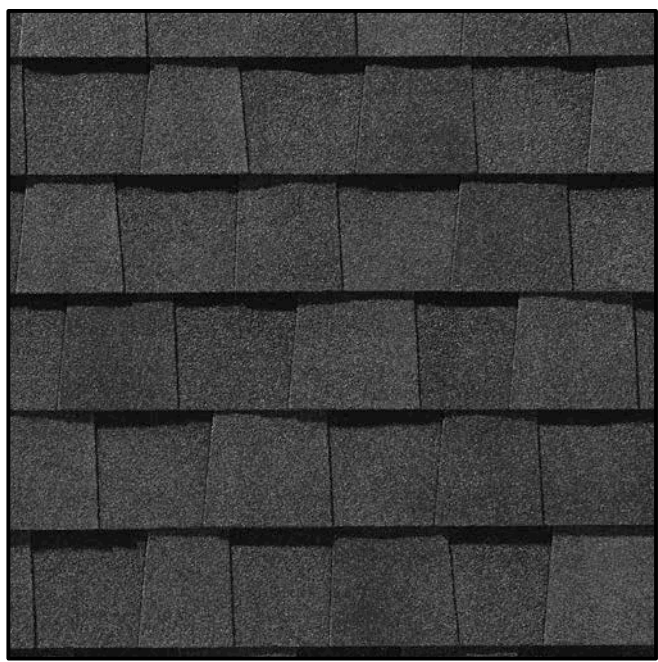


1 PROPOSED WEST ELEVATION  
A3.1 Scale: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
A3.1 Scale: 1/4" = 1'-0"





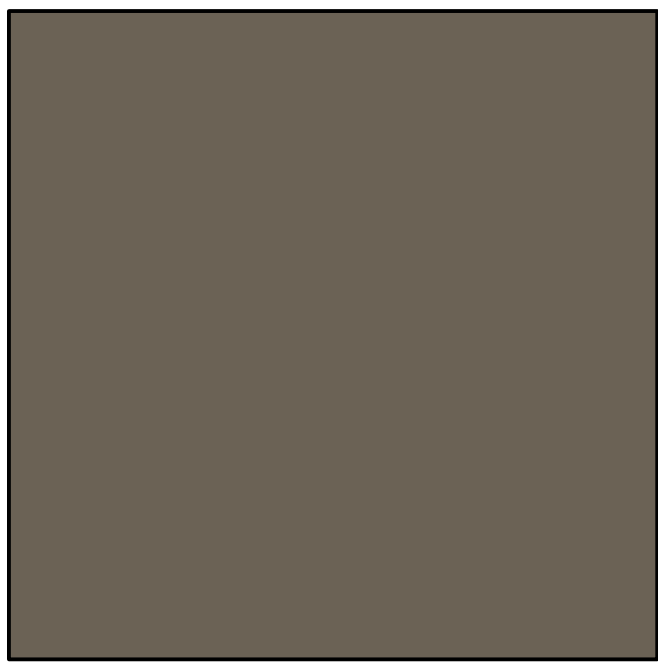
F -ROOF COLOR  
ASPHALT SHINGLES



G -DECK COLOR  
REDWOOD - SEALED



D -WINDOW COLOR  
MARVIN FIBERGLASS



E -STAIR COLOR  
CONCRETE



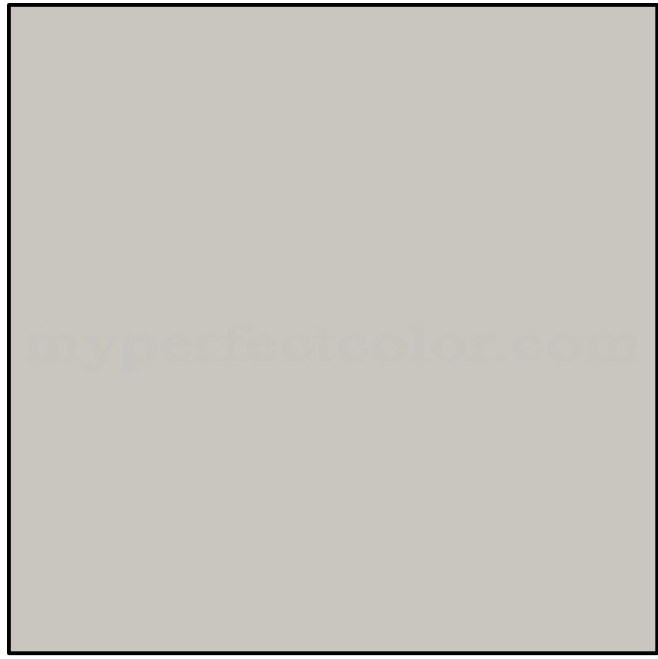
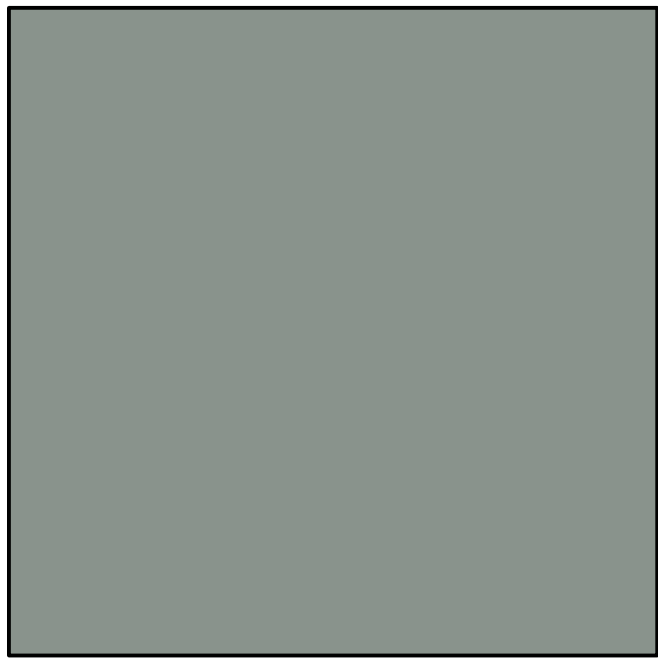
C -WINDOW/DOOR TRIM COLOR  
WOOD



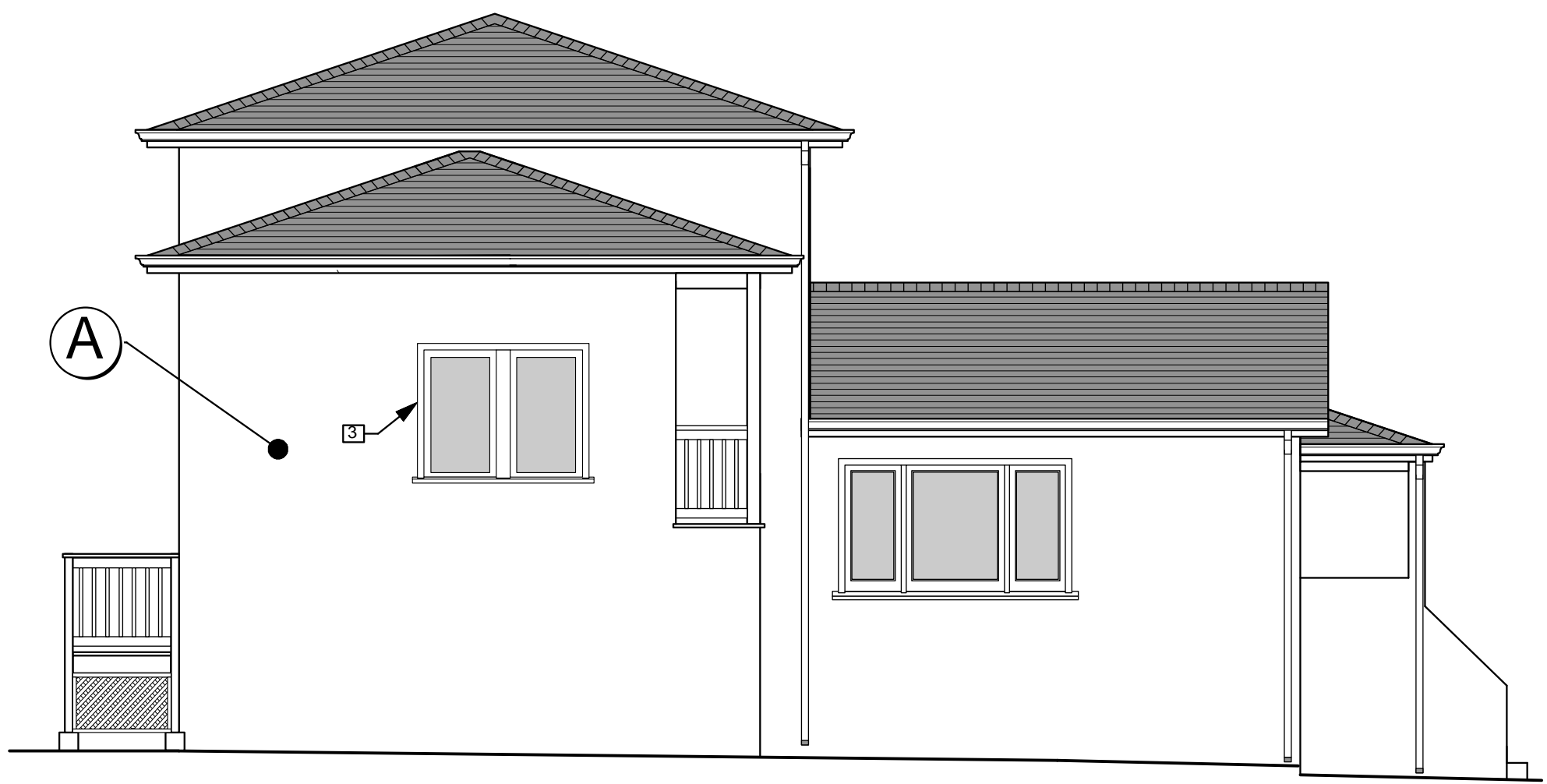
B -GARAGE DOOR COLOR  
WOOD



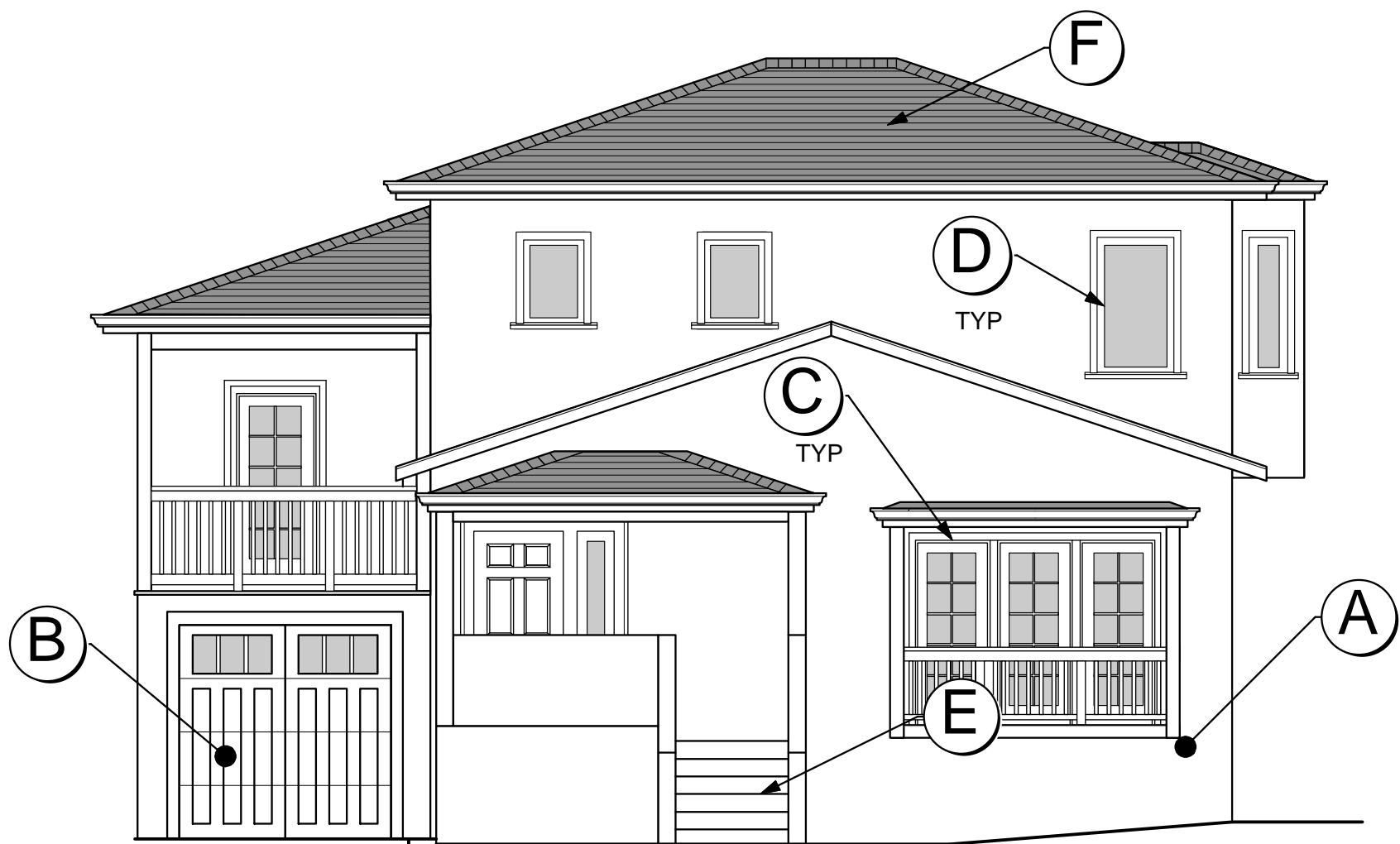
A -WALL COLOR  
STUCCO



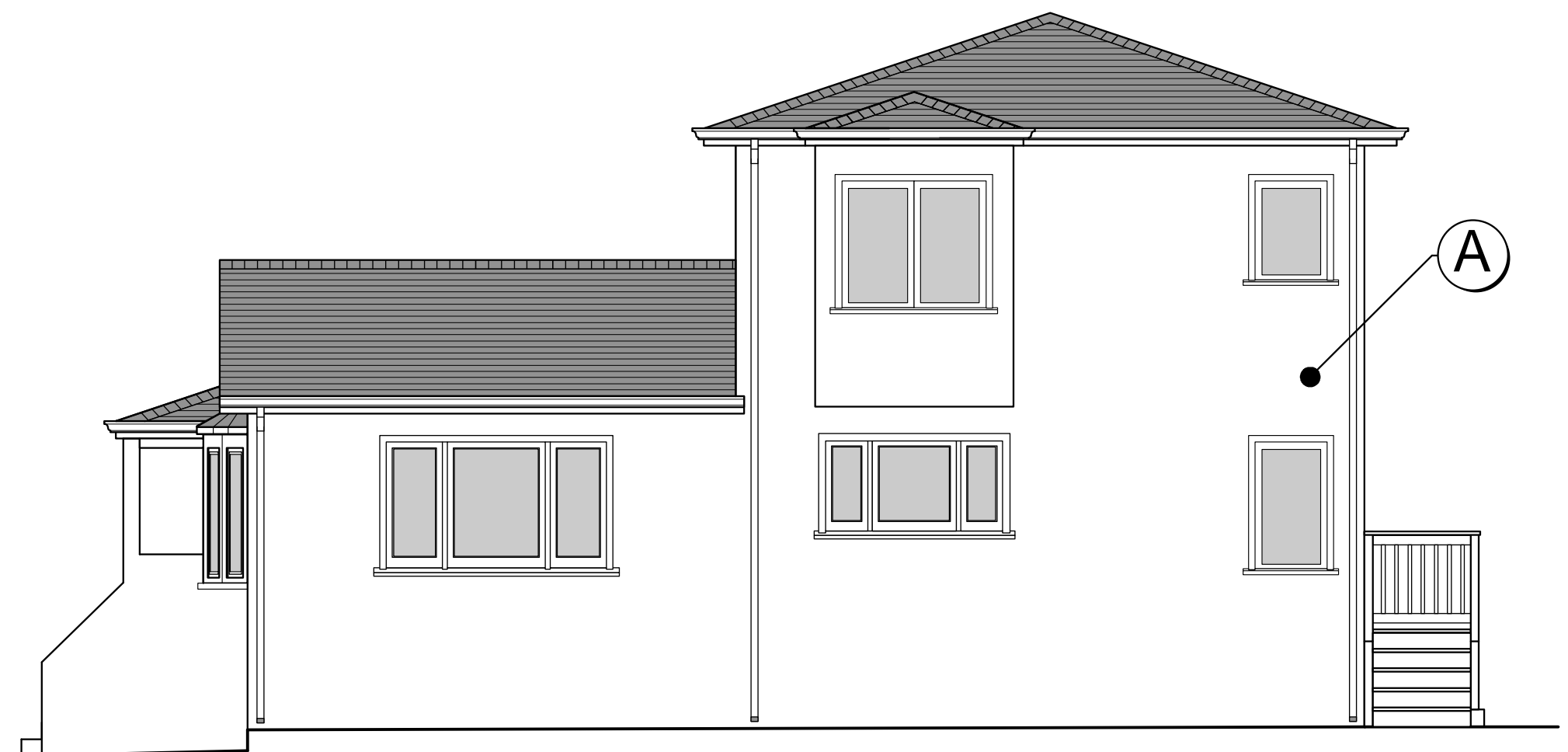
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Scale: 3/16" = 1'-0"



4 PROPOSED NORTH ELEVATION  
Scale: 3/16" = 1'-0"



1 PROPOSED WEST ELEVATION  
Scale: 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
Scale: 3/16" = 1'-0"

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	DESIGN REVIEW REV	3/3/2025
	DESIGN REVIEW REV	3/28/2025

SHEET TITLE:

MATERIALS AND  
COLORS

SHEET NUMBER:

A3.2



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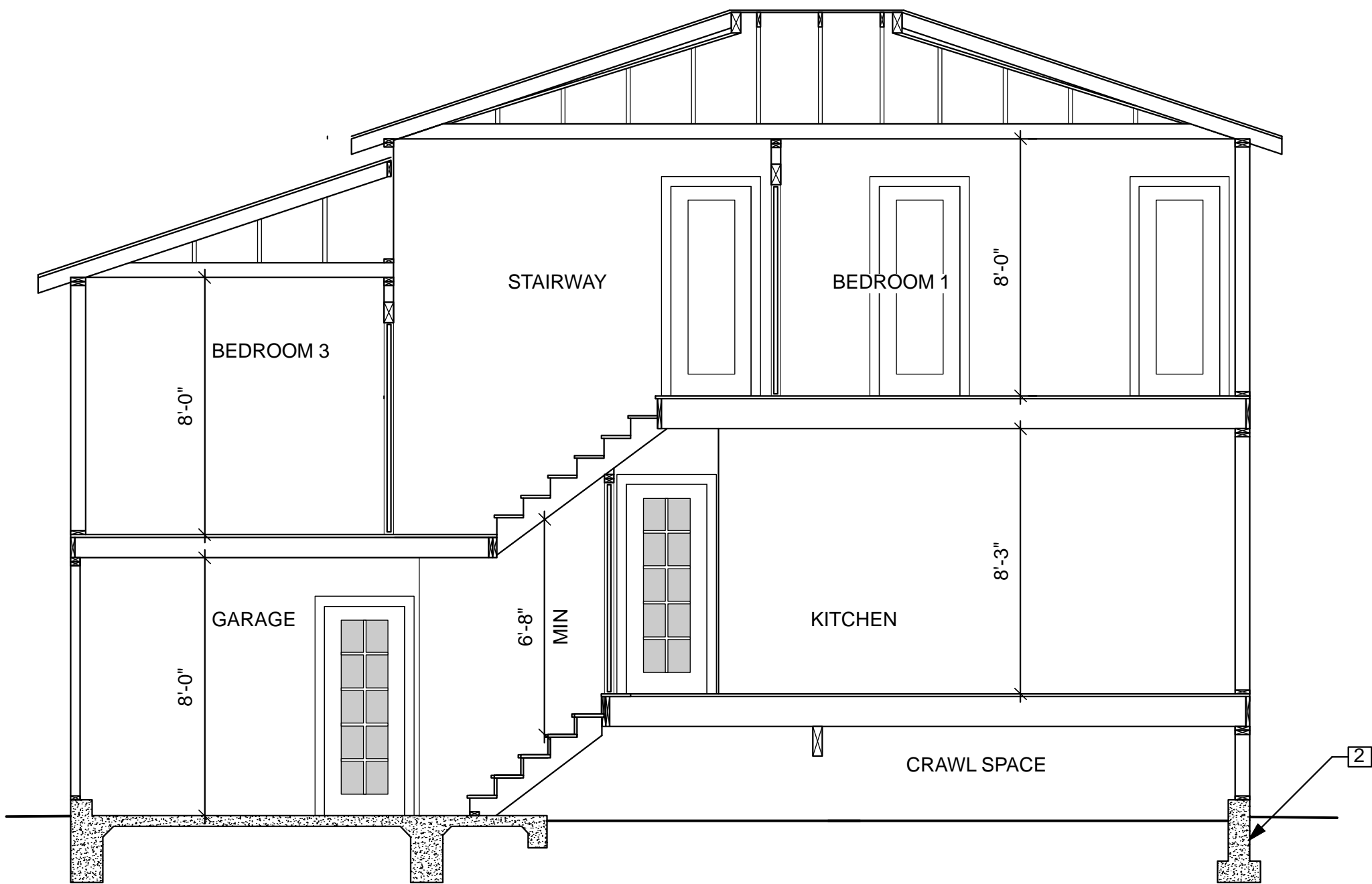
SHEET TITLE:  
BUILDING SECTIONS

SHEET NUMBER:

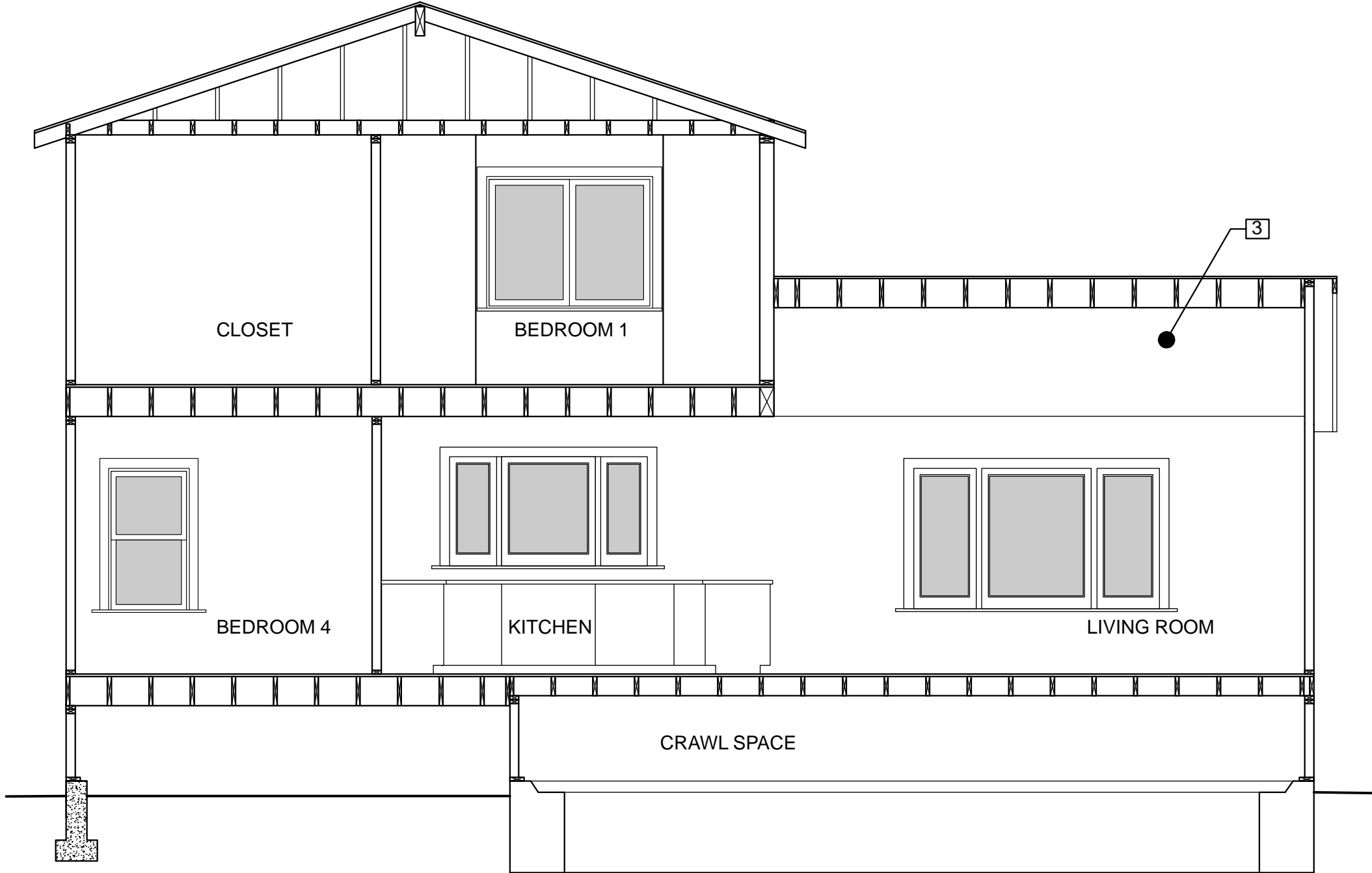
A4.0

SHEET NOTES

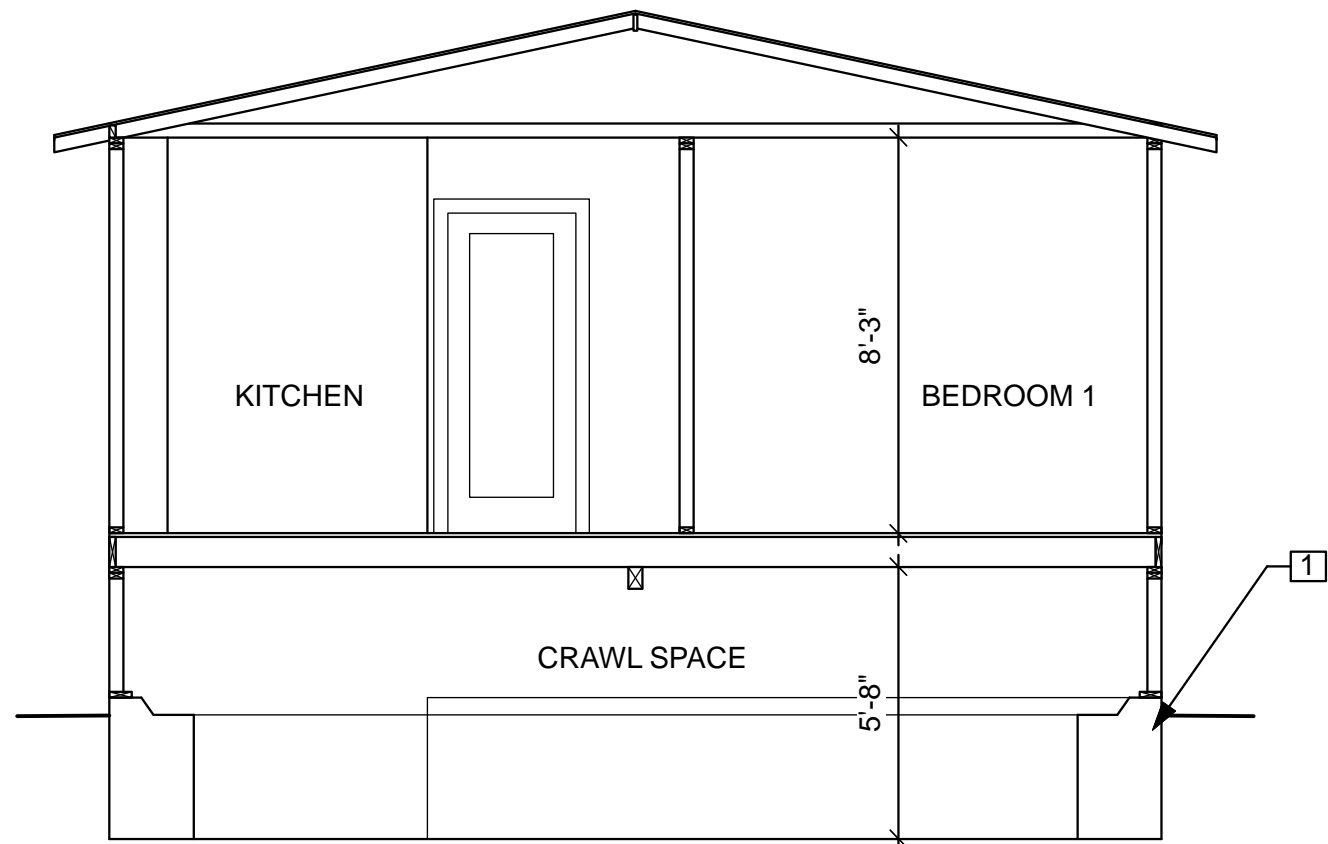
1. EXISTING CONCRETE FOUNDATION, TYP.
2. NEW CONCRETE FOUNDATION, TYP.
3. VAULTED CEILING



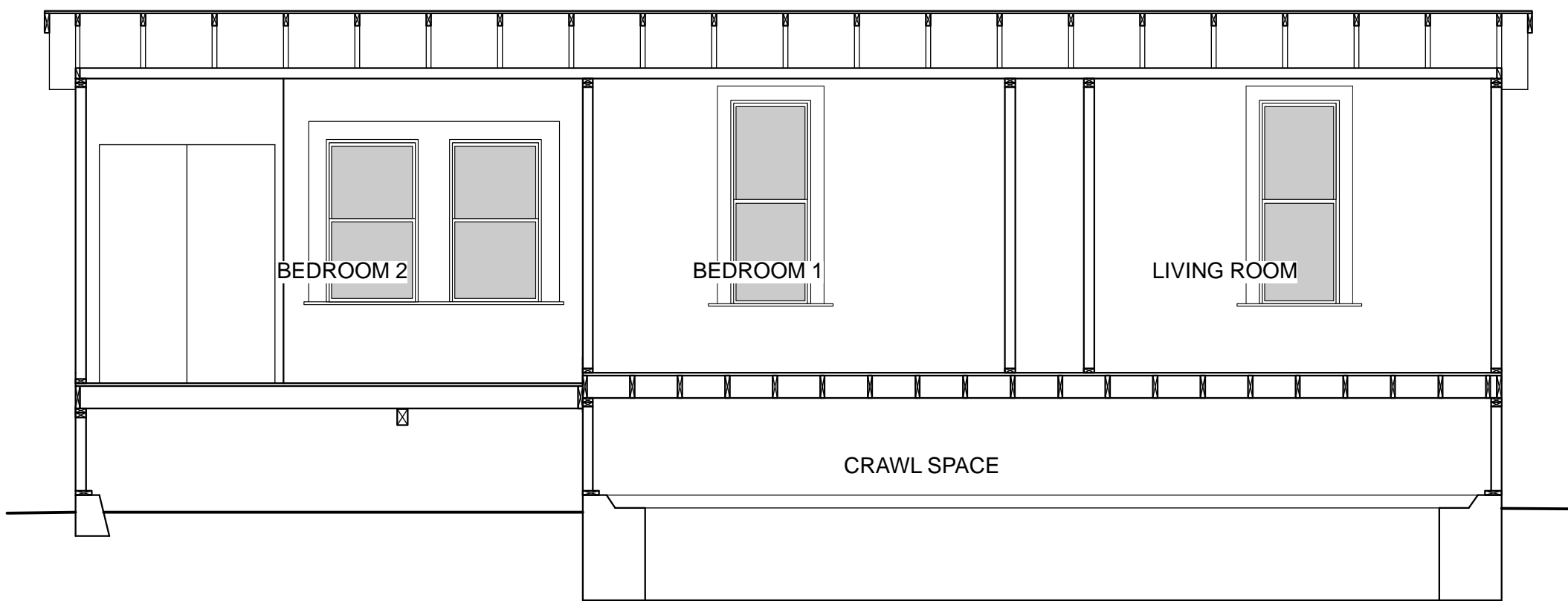
3 PROPOSED TRANSVERSE SECTION  
A4.0 Scale: 1/4" = 1'-0"



4 PROPOSED LONGITUDINAL SECTION  
A4.0 Scale: 1/4" = 1'-0"



1 EXISTING TRANSVERSE SECTION  
A4.0 Scale: 1/4" = 1'-0"



2 EXISTING LONGITUDINAL SECTION  
A4.0 Scale: 1/4" = 1'-0"



EXISTING WINDOW SCHEDULE								
NO.	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
Example	Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	3/4" x 1/4" (width) x (depth)
E1	Living Room	Single-hung	—	Aluminum	—	3'0" x 5'0"	—	—
E2	Living Room	Single-hung	—	Aluminum	—	3'0" x 5'0"	—	—
E3	Living Room	Single-hung	—	Aluminum	—	2'8" x 5'8"	—	—
E4	Bath 1	Single-hung	—	Aluminum	—	1'8" x 2'10"	—	—
E5	Kitchen	Single-hung	—	Aluminum	—	2'2" x 5'8"	—	—
E6	Kitchen	Single-hung	—	Aluminum	—	1'8" x 2'4"	—	—
E7	Porch	Single-hung	—	Aluminum	—	2'0" x 3'4"	—	—
E8	Porch	Single-hung	—	Aluminum	—	2'0" x 3'4"	—	—
E9	Porch	Single-hung	—	Aluminum	—	2'0" x 3'4"	—	—
E10	Porch	Single-hung	—	Aluminum	—	2'0" x 3'4"	—	—
E11	Bedroom 2	Single-hung	—	Aluminum	—	2'6" x 4'6"	—	—
E12	Bedroom 2	Single-hung	—	Aluminum	—	2'6" x 4'6"	—	—
E13	Bedroom 2	Single-hung	—	Aluminum	—	2'6" x 4'6"	—	—
E14	Bedroom 1	Single-hung	—	Aluminum	—	2'2" x 5'8"	—	—
E15	Living Room	Single-hung	—	Aluminum	—	2'8" x 5'8"	—	—

Window Notes

E1-E15. All existing windows to be removed and replaced.

NEW WINDOW SCHEDULE								
	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
Example	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	—	Fixed	—	Fiberglass	—	7'6" x 6'8"	3/4" SDL
2	Not Used	—	—	—	—	—	—	—
3	Living Room	—	Casement	—	Fiberglass	—	2'0" x 4'6"	—
4	Living Room	—	Fixed	—	Fiberglass	—	3'6" x 4'6"	—
5	Living Room	—	Casement	—	Fiberglass	—	2'0" x 4'6"	—
6	Laundry/Mech	—	Casement	—	Fiberglass	—	2'6" x 3'4"	—
7	Bedroom 4	—	Casement	—	Fiberglass	—	2'6" x 4'6"	—
8	Bedroom 4	—	Casement	—	Fiberglass	—	2'6" x 4'6"	—
9	Bedroom 4	—	Casement	—	Fiberglass	—	2'6" x 4'6"	—
10	Kitchen	—	Casement	—	Fiberglass	—	1'6" x 3'2"	—
11	Kitchen	—	Casement	—	Fiberglass	—	3'0" x 3'2"	—
12	Kitchen	—	Casement	—	Fiberglass	—	1'6" x 3'2"	—
13	Living Room	—	Casement	—	Fiberglass	—	2'0" x 4'6"	—
14	Living Room	—	Fixed	—	Fiberglass	—	3'6" x 4'6"	—
15	Living Room	—	Casement	—	Fiberglass	—	2'0" x 4'6"	—
16	Bedroom 1	—	Casement	—	Fiberglass	—	2'6" x 4'6"	—
17	Hall	—	Casement	—	Fiberglass	—	2'0" x 2'8"	—
18	Bath 2	—	Casement	—	Fiberglass	—	2'0" x 2'8"	—
19	Bedroom 3	—	Casement	—	Fiberglass	—	2'6" x 4'6"	—
20	Bedroom 3	—	Casement	—	Fiberglass	—	2'6" x 4'6"	—
21	Bedroom 2	—	Casement	—	Fiberglass	—	2'6" x 4'6"	—
22	Bedroom 2	—	Casement	—	Fiberglass	—	2'6" x 4'6"	—
23	Closet	—	Casement	—	Fiberglass	—	2'6" x 3'6"	—
24	Bath 1	—	Casement	—	Fiberglass	—	2'6" x 3'6"	—
25	Bath 1	—	Casement	—	Fiberglass	—	2'6" x 3'6"	—
26	Bedroom 1	—	Fixed	—	Fiberglass	—	1'2" x 4'6"	—
27	Bedroom 1	—	Casement Pair	—	Fiberglass	—	5'0" x 4'6"	—
28	Bedroom 1	—	Fixed	—	Fiberglass	—	1'2" x 4'6"	—
29	Closet	—	Casement	—	Fiberglass	—	2'0" x 2'8"	—

Window Notes

General: •New windows to be Milgard Ultra series C650 fiberglass units unless otherwise noted.  
•Verify all sizes in field  
•Minimum U-factor -.30, Minimum SHGC - NA

Note 1 Tempered glass  
Note 2 Egress Window  
Note 3 With simulated check rail  
Note 4 3 unit Fixed Windows; Simulated Divided lite, see 3/A6.1

DOOR SCHEDULE								
Mark	Size	Thickness	Type	Composition	Finish	Detail Reference		
						Head	Jamb	Sill
100A	7/0 x 7/0	1 3/4"	Overhead	Wood	Painted			
100B	2/6 x 6/8	1 3/4"	10 Lite	Fiberglass				
100C	2/6 x 6/8	1 3/8"	Flush	Wood	Painted			
101A	3/0 x 6/8	1 3/4"	8 Panel	Wood				
103A	2/8x 6/8	1 3/8"	1 Panel	Wood	Painted			
103B	5/0x 6/8	1 3/8"	Slider Pair	Wood	Painted			
105A	2/8x 6/8	1 3/8"	1 Panel	Wood	Painted			
106A	2/6 x 6/8	1 3/8"	1 Panel	Wood	Painted			
107A	2/6 x 6/8	1 3/4"	10 Lite	Fiberglass				
201A	2/8x 6/8	1 3/8"	1 Panel	Wood	Painted			
202A	2/6 x 6/8	1 3/8"	1 Panel	Wood	Painted			
203A	2/6 x 6/8	1 3/8"	1 Panel	Wood	Painted			
204A	2/8x 6/8	1 3/8"	1 Panel	Wood	Painted			
204B	5/0x 6/8	1 3/8"	Slider Pair	Wood	Painted			
205A	2/6 x 6/8	1 3/8"	1 Panel	Wood	Painted			
205B	2/6 x 6/8	1 3/4"	10 Lite	Fiberglass				
205C	2/6 x 6/8	1 3/8"	1 Panel	Wood	Painted			
206A	2/6 x 6/8	1 3/8"	1 Panel	Wood	Painted			

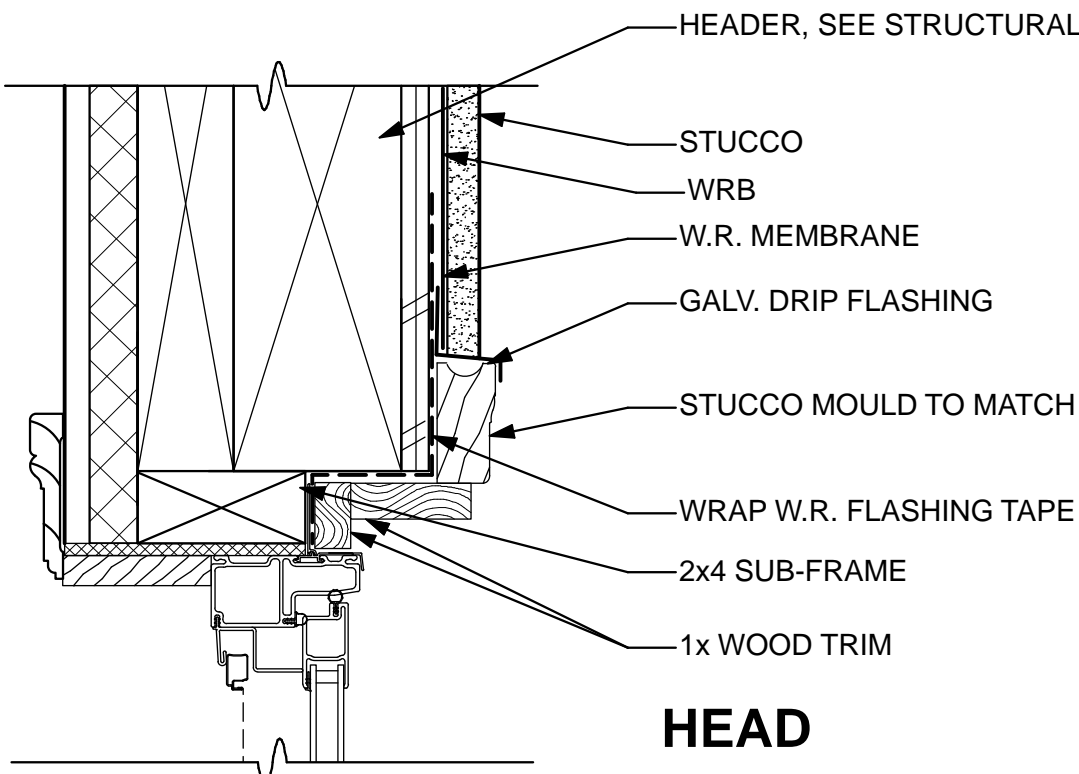
Door Notes

General: New exterior fiberglass doors to be Milgard Ultra series C650.

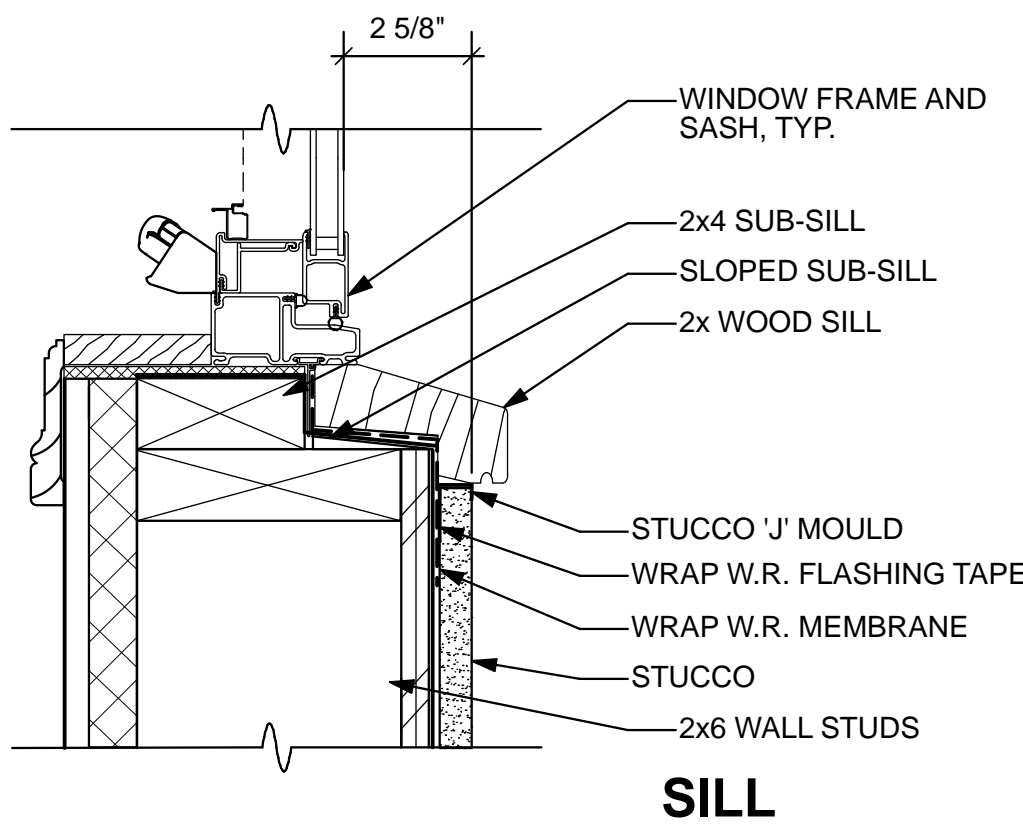
- Selected by Owner
- Tempered Glass with simulated divided lite; See 3/A6.1
- With Sidelite
- Self-closing, Self-latching, Solid Wood, Weather Stripped Door



3  
A6.1 SIMULATED DIVIDED LITE  
NTS



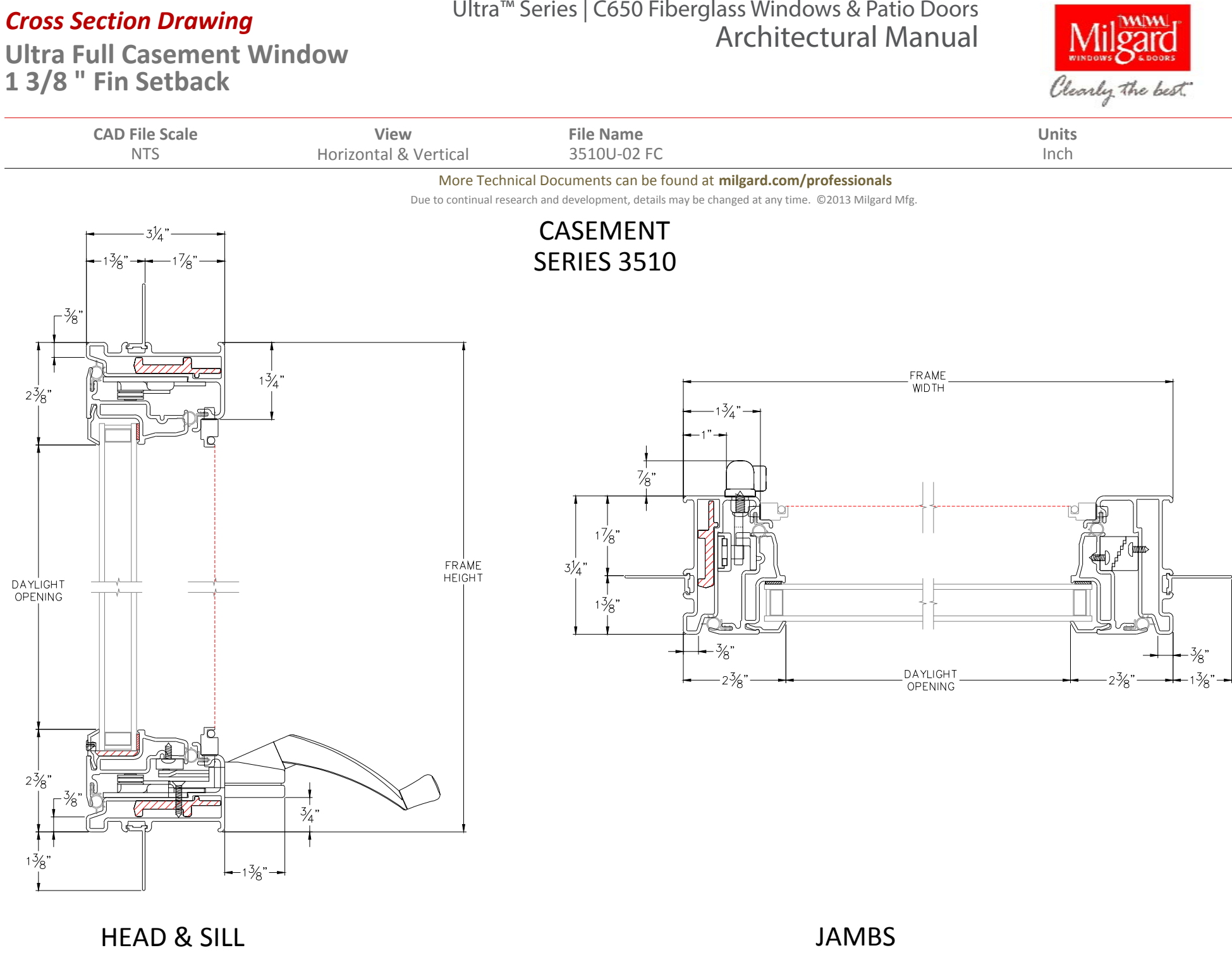
HEAD



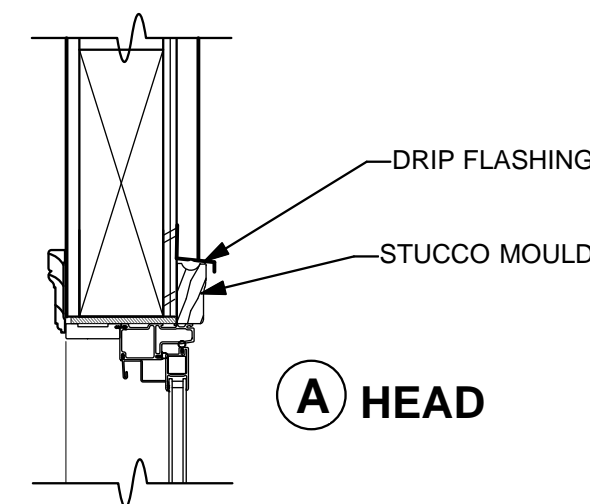
SILL

SEE 4/A6.1 FOR ADDITIONAL NOTES

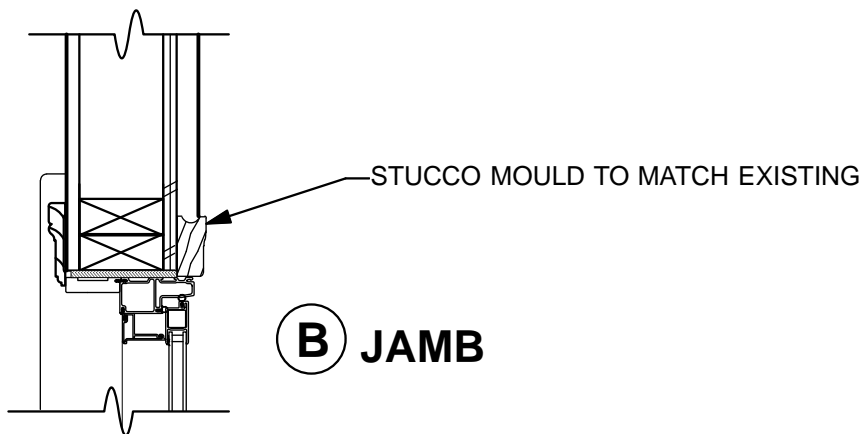
4  
A6.1 WINDOW DETAIL  
Scale: 3" = 1'-0"



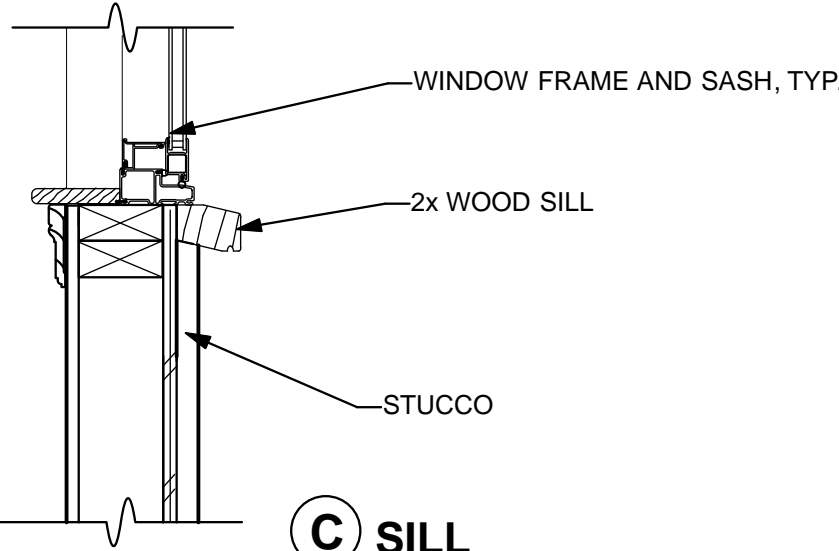
JAMBS



A HEAD



B JAMB



C SILL

HARTIGAN  
ARCHITECTURE

MICHAEL HARTIGAN, AIA  
ARCHITECT

1528 VERSAILLES AVENUE  
ALAMEDA, CA 94501  
510•865•4213

Consultants

LEUNG  
TRUONG  
RESIDENCE  
ADDITION

625 EVELYN AVENUE  
ALBANY, CA 94706



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	DESIGN REVIEW REV	3/28/2025

SHEET TITLE:

WINDOW DETAILS

SCHEDULES

SHEET NUMBER:

A6.1



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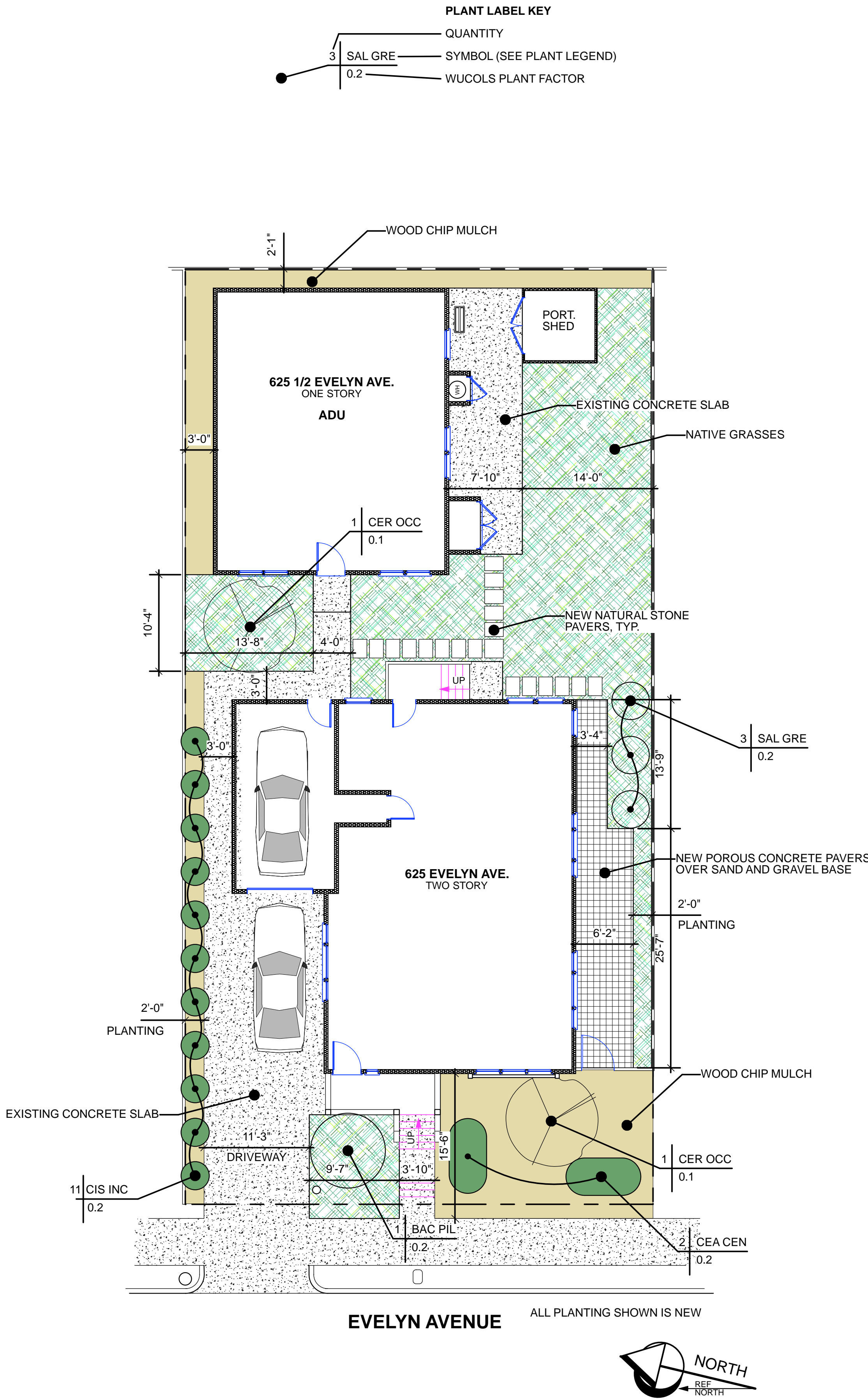
No.	Description	Date
	DESIGN REVIEW	

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L1.0



ALL PLANTING SHOWN IS NEW

PLANT LEGEND							
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES	WUCOLS	INVASIVE <sup>3</sup>
<b>Trees</b>							
CER OCC	Cercis occidentalis	Western Redbud	1	24" box		Very Low	
<b>Shrubs</b>							
CIS INC	Cistus incanus	Pink Rockrose	4	1 gal.		Low	N
SAL GRE	Salvia greggii	Autumn Sage	3	1 gal.		Low	N
<b>Ground-cover</b>							
BAC PIL	Baccharis pilularis "Twin Peaks"	Dwarf Coyote Bush	5	1 gal.		Low	N
CEA CEN	Ceanothus "Centennial"	Centennial Ceanothus	3	1 gal.		Low	N

From Water Use Classification of Landscape Species (WUCOLS) published by the University of California Cooperative Extension and California Department of Water Resources (DWR) or other sources approved by DWR.

**Plant Factors:**

Very low water use = 0 to 0.1

Low water use = 0.1 to 0.4

Moderate water use = 0.4 to 0.6

High water use = 0.6 to 1.0

**Planting Notes**

1) Turf is limited to 25 percent of the total irrigated area and not planted on areas sloping more than 25 percent.

2) Plantings must be grouped into hydrozones based on microclimate, soil type, plant type, and water use classification (see wucols: [www.ucnr.edu/sites/wucols/](http://www.ucnr.edu/sites/wucols/)).

**Irrigation**

3) Precipitation rates must be uniform across each zone.

4) Emitters must be fixed rate and of the same type within a zone. no variable or adjustable flow rate emitters are allowed. mixing emitters within a zone is not allowed.

5) Overhead spray is not allowed in areas less than ten feet across in any dimension.

6) Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.

**Compost**

7) Incorporate compost at a rate of four (4) cubic yards per 1,000 square feet into the top six (6) inches of soil or compost per horticultural soil report recommendations.

**Mulch**

8) Apply organic mulch to a minimum depth of three (3) inches on all exposed soil in the planted area except where contraindicated.