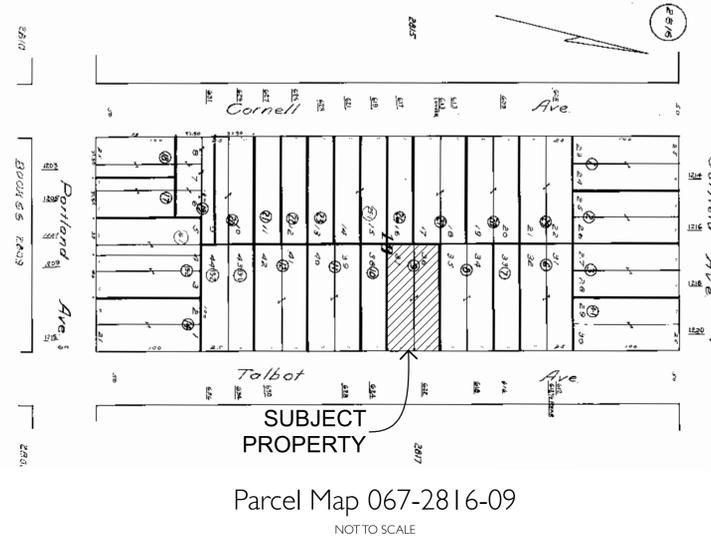


General Notes:

- SITE CONDITIONS:**
Bidders shall visit the site and familiarize themselves with all existing limitations. All features of construction not fully shown shall be of the same type and character as that shown for similar conditions. For special conditions or discrepancies, notify the architect before bidding or proceeding with the work.
- PERMIT FEES AND INSURANCE:**
The contract shall include all permit fees unless specifically noted in the bid and contract. The contractor shall carry liability, property damage, and workers compensation insurance, and provide owner certificates for these policies. The owner shall carry fire insurance.
- BUILDING CODES:**
All work shall conform with all applicable current codes and ordinances. The contractor shall notify the architect of all modifications requested by the building department, the owner, consultants, and other parties.
- SUBCONTRACTORS SHALL PROVIDE SIGNED CF24R FORMS** to the general contractor upon completion of their scope of work.
- TRADE STANDARDS:**
Work shall be completed skillfully and in accordance with accepted trade standards. Standards for care and workmanship shall be as defined and outlined by the national trade body such as SMACNA, Tile Council of America, NWMA, NRCA, Lathing and Plaster Institute of Northern California, etc.
- MANUFACTURER'S INSTRUCTIONS:**
Follow the manufacturers' instructions carefully. Instructions and warranties shall be given to the owner upon substantial completion.
- SUBSTITUTIONS:**
Substitutions will be considered, but the contractor shall not substitute equipment, material, or methods without specific approval by the architect prior to execution of work.
- SCHEDULE:**
The contractor shall inform the owner and architect of the construction schedule prior to starting work. The contractor shall make every effort to minimize disruption to occupants and neighbors during construction.
- COORDINATION OF WORK:**
The contractor shall coordinate work between subcontractors, tradespeople, and suppliers as shown in the drawings, specifications, and contract.
- DIMENSIONS OR DISCREPANCIES:**
Contractor shall verify all dimensions in the field. Written dimensions have precedence over scaled dimensions. Dimensions are to the rough frame unless otherwise noted. Any discrepancies between the drawings and/or specifications must be brought to the attention of the architect for clarification, prior to proceeding with work.
- NOTCHES, BORES AND CUTS TO THE STRUCTURE:**
Do not notch, bore or cut members for pipes, ducts or other reasons except as shown on drawings without the specific advance approval of the architect.
- DEMOLITION:**
The contractor shall execute demolition work to ensure the safety of persons and adjacent property from damage by settlement, falling debris, and other causes in connection with this work. Where existing construction is cut, damaged, or remodeled, patch or replace with materials which match the kind, quality and performance of adjacent surfaces.
- LEAD PAINT:** Where existing painted materials are to be painted or have the paint removed and lead paint may be present, take proper precautions to ensure that the existing spaces, grounds and soil are not contaminated. Removal of lead paint and/or contaminated materials to be done using methods to minimize lead dust and flakes, airborne particles and exposure to technicians and residents. Dispose of contaminated materials in a lawful manner.
- ASBESTOS:**
If the contractor encounters asbestos, he or she shall warn all employees, subcontractors, owner, occupants, and architect prior to demolition and construction. Also, if during demolition or construction, materials containing asbestos become disturbed or airborne, they must be removed. Removal and disposal must conform to the latest requirements of the EPA, OSHA, California Department of Health Service and local authorities. Asbestos removal is the responsibility of the general contractor.
- CLEANUP:**
The contractor shall remove all construction debris at the end of the job and dispose of it legally. Clean all new windows and leave the job broom clean.
- WARRANTY:**
Contractor shall warrant all workmanship and materials for a period of one year from the date of substantial completion or from the commencement of specific warranties, and make corrections to the work during these periods.
- CHANGE ORDERS:**
All change orders shall be agreed to and in writing prior to execution of work.



Upper Floor Addition

Joan Bernier and Mark Pingree
622 Talbot Ave



Parties Involved:

OWNER: Joan Bernier and Mark Pingree
622 Talbot Ave
Albany CA 94706
415 665 7229
berniejtree@gmail.com

ARCHITECT: BUCHANAN OPALACH ARCHITECTS
580 2nd Street, Suite 275
Oakland, CA 94607
Contact: Edward Buchanan
ed@boa-inc.com
(510) 853-4567

SURVEYOR: MORAN ENGINEERING
1930 Shattuck Avenue, Suite A
Berkeley CA 94704
Contact: Jim Moran
jmoran@moranengin.com
(510) 848-1930



**BUCHANAN
OPALACH
ARCHITECTS**

580 2nd St, Suite 275
Oakland, CA 94607
510 595 1844

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PROJECT & CLIENT:

**Upper Floor
Addition**

Joan Bernier and Mark Pingree
622 Talbot Ave
Albany, CA 94706

415 665 7229
berniejtree@gmail.com

Project Information:

BUILDING CODES:
2019 California Residential Code
2019 California Building Code - Structural Provisions
2019 California Electrical Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Energy Code
2019 California Fire Code
2019 California Green Building Standards Code
All codes are as further modified by the City of Albany.

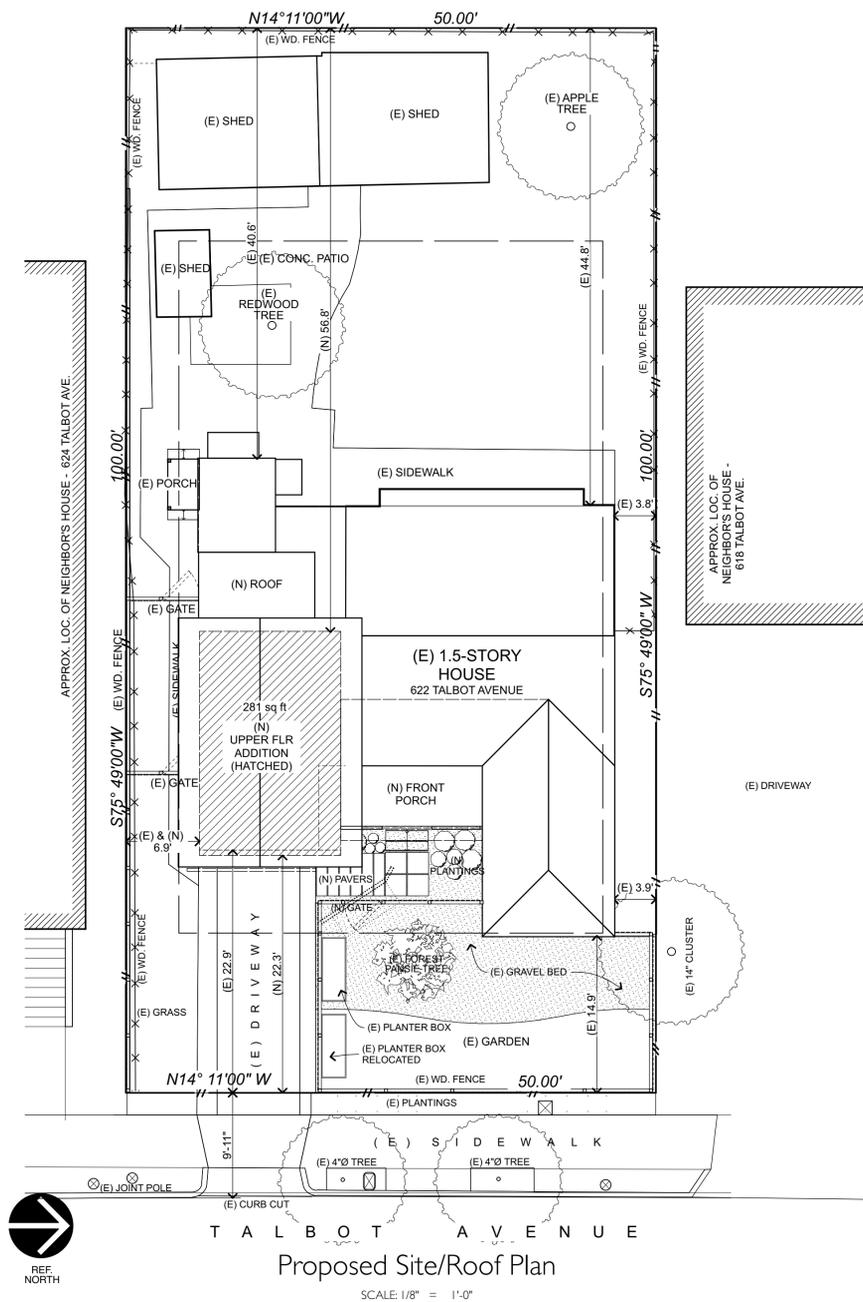
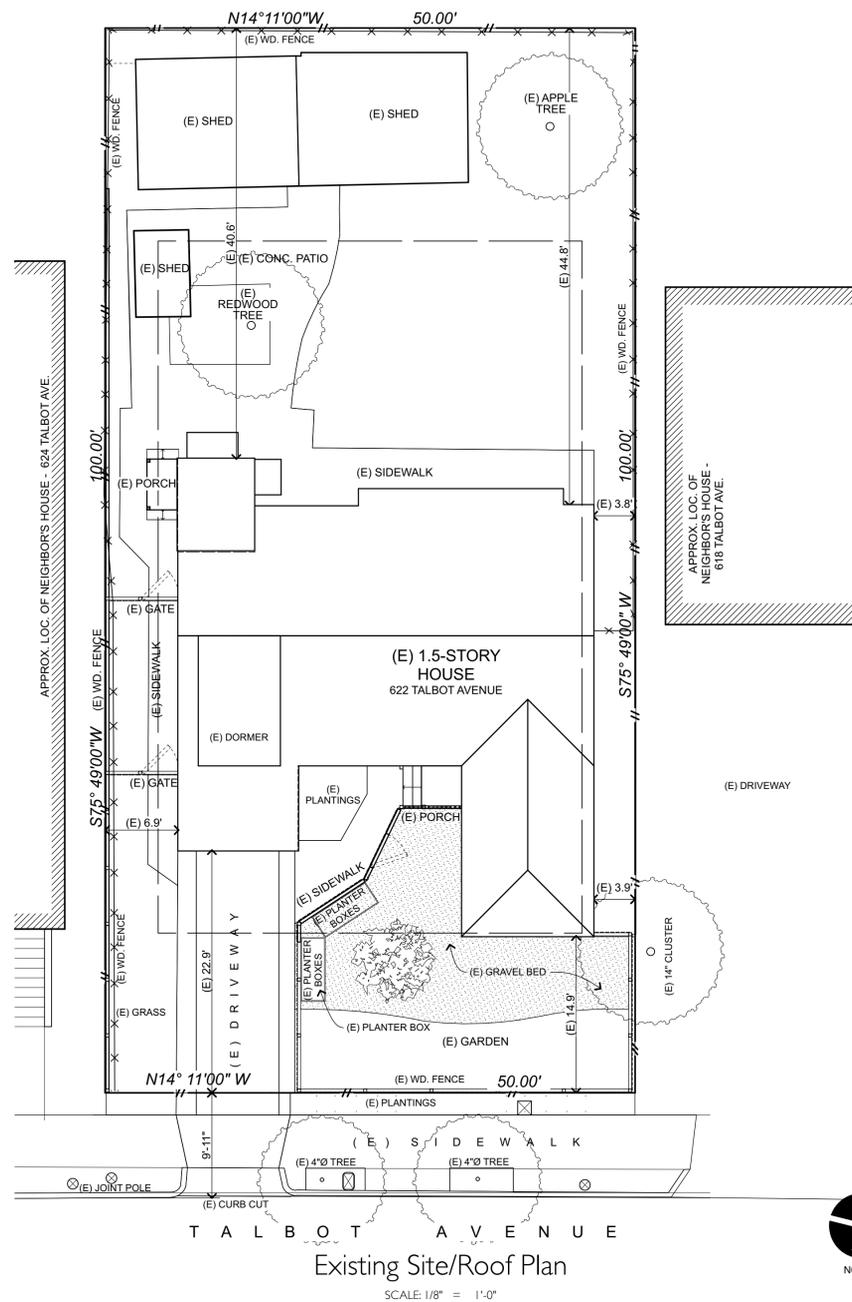
BUILDING INFORMATION:
OCCUPANCY: R-3
BUILDING TYPE: VB
SPRINKLERED: NO

Scope of Work:

Upper floor addition of 281± sq ft, adding a new bathroom. New front porch. Replace existing garage door.

Sheet Index

- Cover Sheet, Site Plans
- Survey
- Diagram of Scope of Work
- Existing Floor Plans
- Proposed Floor Plans
- Proposed and Existing Roof Pl...
- Existing Exterior Elevations
- Proposed Exterior Elevations
- Building Sections
- Details
- Door and Window Specs and S...
- Streetscape & Existing Photos



DATE	DESCRIPTION
2/15/22	MASTER PLAN
3/4/22	ANNOTATED MASTER PLAN
4/8/22	REDUCED SCOPE MASTER PLAN
8/31/22	DR APPLICATION

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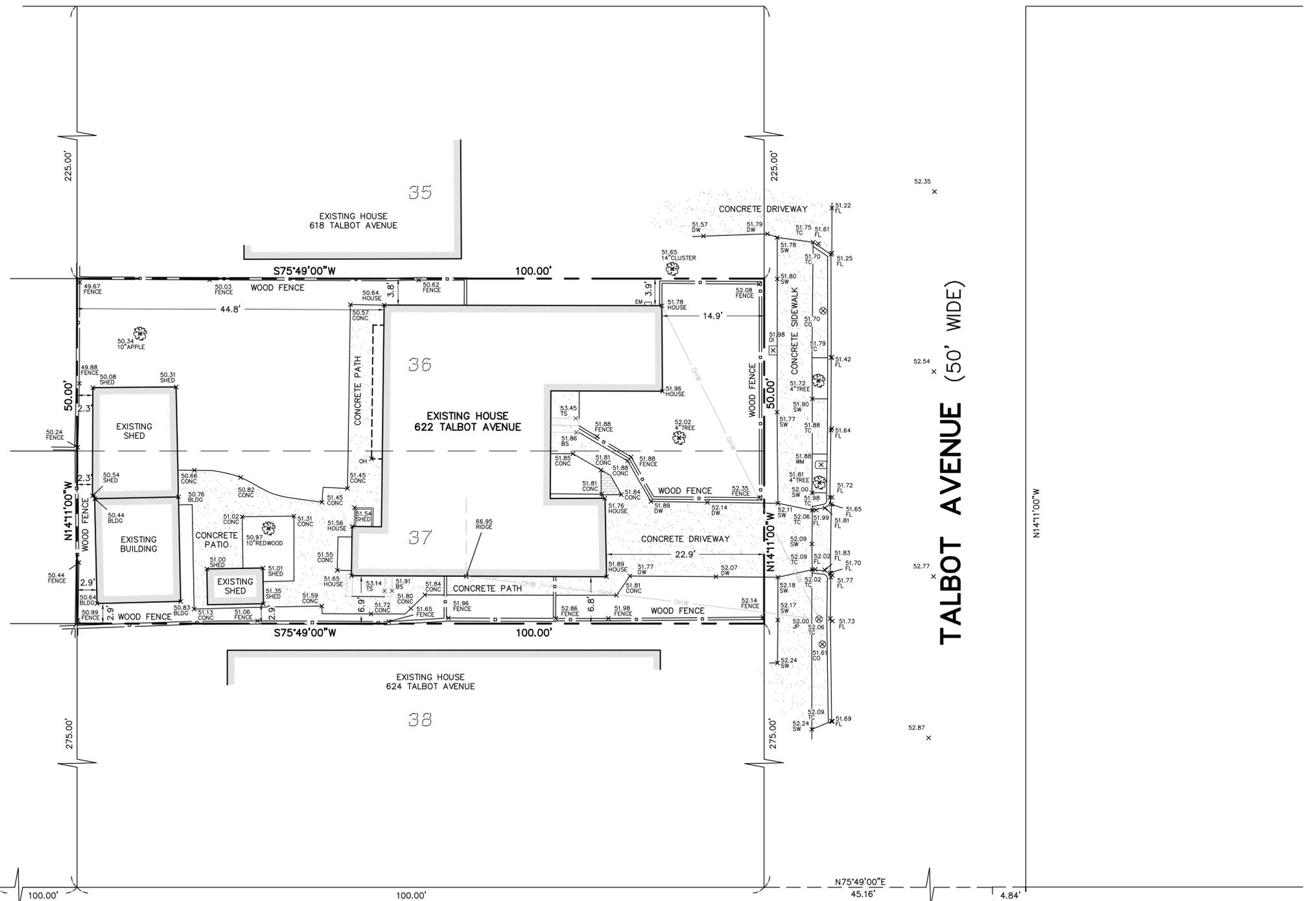
SHEET TITLE:

**Cover Sheet,
Site Plans**

PROJECT NO:
2125

1

GARFIELD AVENUE (60' WIDE)



PORTLAND AVENUE (60' WIDE)

TALBOT AVENUE (50' WIDE)

LEGEND

BLDG	BUILDING
BS	BASE OF STEPS
CO	CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
DW	DRIVEWAY
EM	ELECTRIC METER
FL	FLOWLINE
JP	JOINT POLE
OH	OVERHANG
OHW	OVERHEAD WIRES
SW	SIDEWALK
TC	TOP OF CURB
TS	TOP OF STEPS
WM	WATER METER
	BUILDING LINE
	BRICK
	CONCRETE
	WOOD FENCE
	FOUND MONUMENT AS NOTED

GENERAL NOTES:
 DIMENSIONS ARE IN FEET AND DECIMAL FEET.

DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

NO EASEMENTS REPORTED PER CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT TITLE NUMBER 11-58410548-A-IM, DATED JULY 24, 2011.

PROPERTY AREA: 5,000 SQUARE FEET

ASSESSOR'S PARCEL NUMBER: 067-2816-009

DATE OF FIELD SURVEY: JULY 26, 2022

BASIS OF BEARINGS:
 THE MONUMENT LINE IN PORTLAND AVENUE WAS TAKEN AS NORTH 75°49'00" EAST AS SHOWN ON CITY OF ALBANY MONUMENT MAP T-4897.

DATUM:
 ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988.



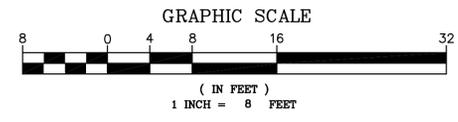
AUGUST 10, 2022

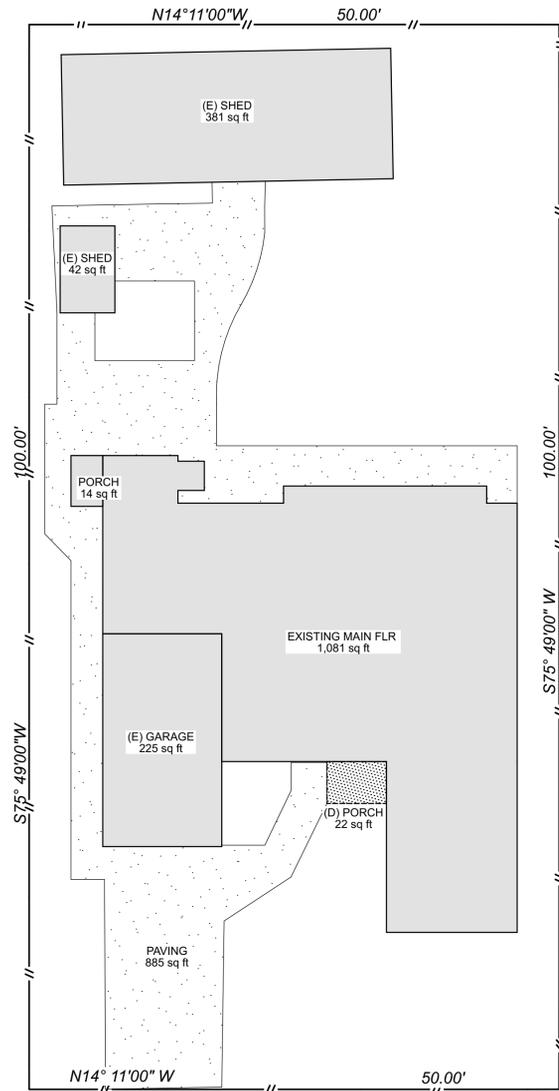
HOUSE LOCATION SURVEY

LOT 36 AND 37, BLOCK 18,
 MAP NO. 6 OF REGENTS PARK (22 M 7)
 LOCATED AT 622 TALBOT AVENUE
 CITY OF ALBANY, COUNTY OF ALAMEDA, CALIFORNIA

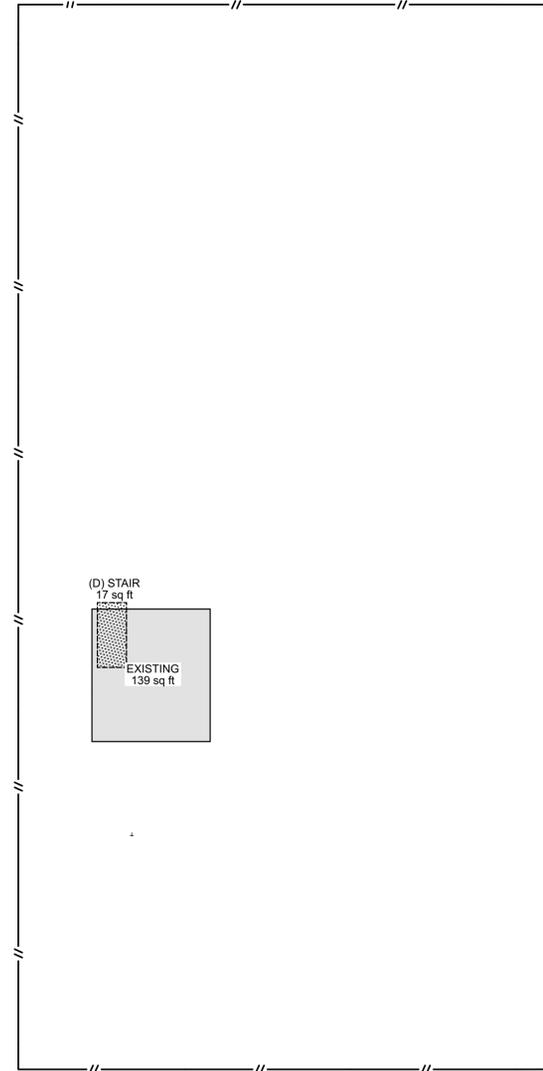
AUGUST 10, 2022 SCALE: 1" = 8'

MORAN ENGINEERING, INC.
 CIVIL ENGINEERS \ LAND SURVEYORS
 1930 SHATTUCK AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (510) 848-1930

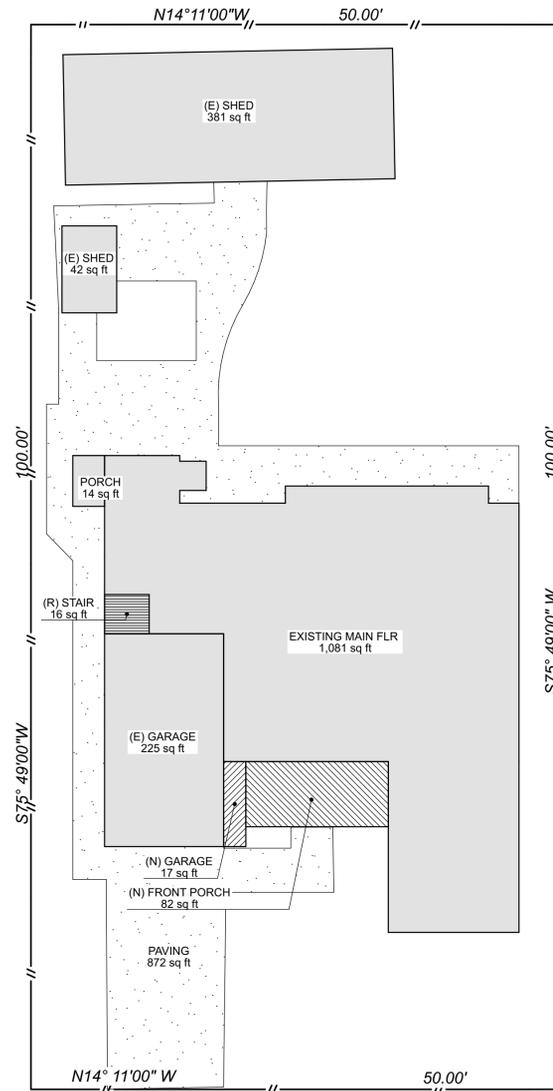




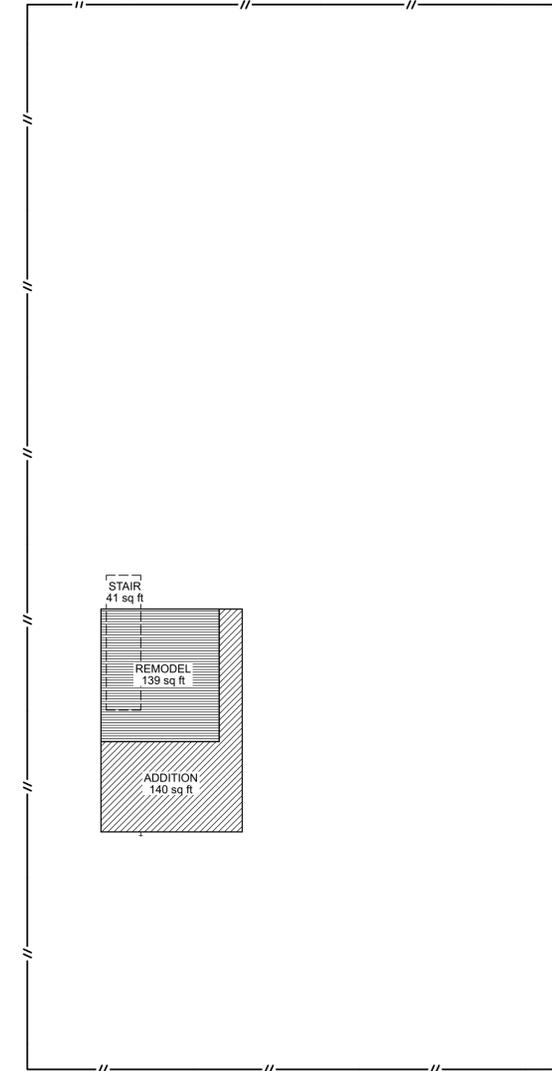
Existing Main Floor
SCALE: 1/8" = 1'-0"



Existing Upper Floor
SCALE: 1/8" = 1'-0"



Proposed Main Floor
SCALE: 1/8" = 1'-0"



Proposed Upper Floor
SCALE: 1/8" = 1'-0"

PROJECT SUMMARY

EXISTING SQ. FT.	= 225 SF (GARAGE)
	1081 SF (MAIN FLOOR)
	139 SF (UPPER FLOOR)
	381 SF (SHED)
	42 SF (SHED)
	+ 14 SF (PORCH)
	1882 SF
DEMO	= 22 SF (PORCH)
	+ 17 SF (STAIR)
	39 SF
REMODEL	= 16 SF (STAIR)
	+ 139 SF (UPPER FLOOR)
	155 SF
ADDITION	= 17 SF (GARAGE)
	82 SF (PORCH)
	+ 140 SF (UPPER FLOOR)
	239 SF
PROPOSED	= 242 SF (GARAGE)
	1081 SF (MAIN FLOOR)
	82 SF (PORCH)
	279 SF (UPPER FLOOR)
	381 SF (EXIST. SHED)
	+ 42 SF (EXIST. SHED)
	2107 SF

- EXISTING
- DEMO
- REMODEL
- ADDITION
- IMPERVIOUS SURFACE

225 SF (GARAGE)	242 SF (GARAGE)
1081 SF (MAIN FLOOR)	1081 SF (MAIN FLOOR)
14 SF (PORCH)	14 SF (PORCH)
82 SF (PORCH)	82 SF (PORCH)
17 SF (PORCH)	82 SF (EXIST. SHED)
381 SF (SHED)	381 SF (EXIST. SHED)
42 SF (SHED)	42 SF (EXIST. SHED)
1765 SF EXISTING LOT COVERAGE	1842 SF PROPOSED LOT COVERAGE
= 35% LOT COVERAGE	= 37%
885 SF (EXIST IMPERVIOUS SURFACE)	872 SF (PROPOSED IMPERVIOUS SURFACE)

GENERAL INFORMATION

Item	Existing	Proposed
What is the amount of impervious surface on the lot?	885 sf	872 sf
What is the narrowest width of your driveway?	10'-9"	10'-9"

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (East)	14.9'	22.3' ±	15'
Side (South)	6.9'	6.9'	5'
Side (North)	3.8'	29.8' ±	5'
Rear (West)	40.6'	56.8' ±	20'
Area			
Lot Size	5000 sf		--
Lot Coverage (in Percentage)	35%	37%	50%
Maximum Height	14'-11" ±	21'-1" ±	28' max.

*Parentheses, please note the elevation (i.e. north, east, west, south).
Please refer to the attached Basic Site Regulations handout attached to this application for setback information.

FLOOR AREA RATIO

	Existing	Proposed	Requirement
Floor Area			
Garage 1	225 sf	242sf	
Covered Porch ¹	22 sf	82 sf	
Interior Stair ²	17 sf	41 sf	
Lower Level/Basement	N/A	N/A	
Main Level	1081 sf	1081 sf	
Second-floor ³	139 sf	279 sf	
Accessory Structure	N/A	N/A	
Accessory Dwelling Unit	N/A	N/A	
Total Area (total of all above listed measurements)	1484 sf	1725 sf	
Deductions (if applicable) ²	237 sf	261 sf	
Total Counted (subtract Deductions from Total Area)	1247 sf	1464 sf	--
Lot Size	5000 sf		
Floor Area Ratio ⁴	25%	29%	55% (____ max sq. ft.)



580 2nd St, Suite 275
Oakland, CA 94607
510 595 1844

boa-inc.com

PROJECT & CLIENT:

Upper Floor Addition

Joan Bernier and Mark Pingree
622 Talbot Ave
Albany, CA 94706

415 665 7229
berniejtree@gmail.com

DATE	DESCRIPTION
2/15/22	MASTER PLAN
3/4/22	ANNOTATED MASTER PLAN
4/8/22	REDUCED SCOPE MASTER PLAN
8/31/22	DR APPLICATION

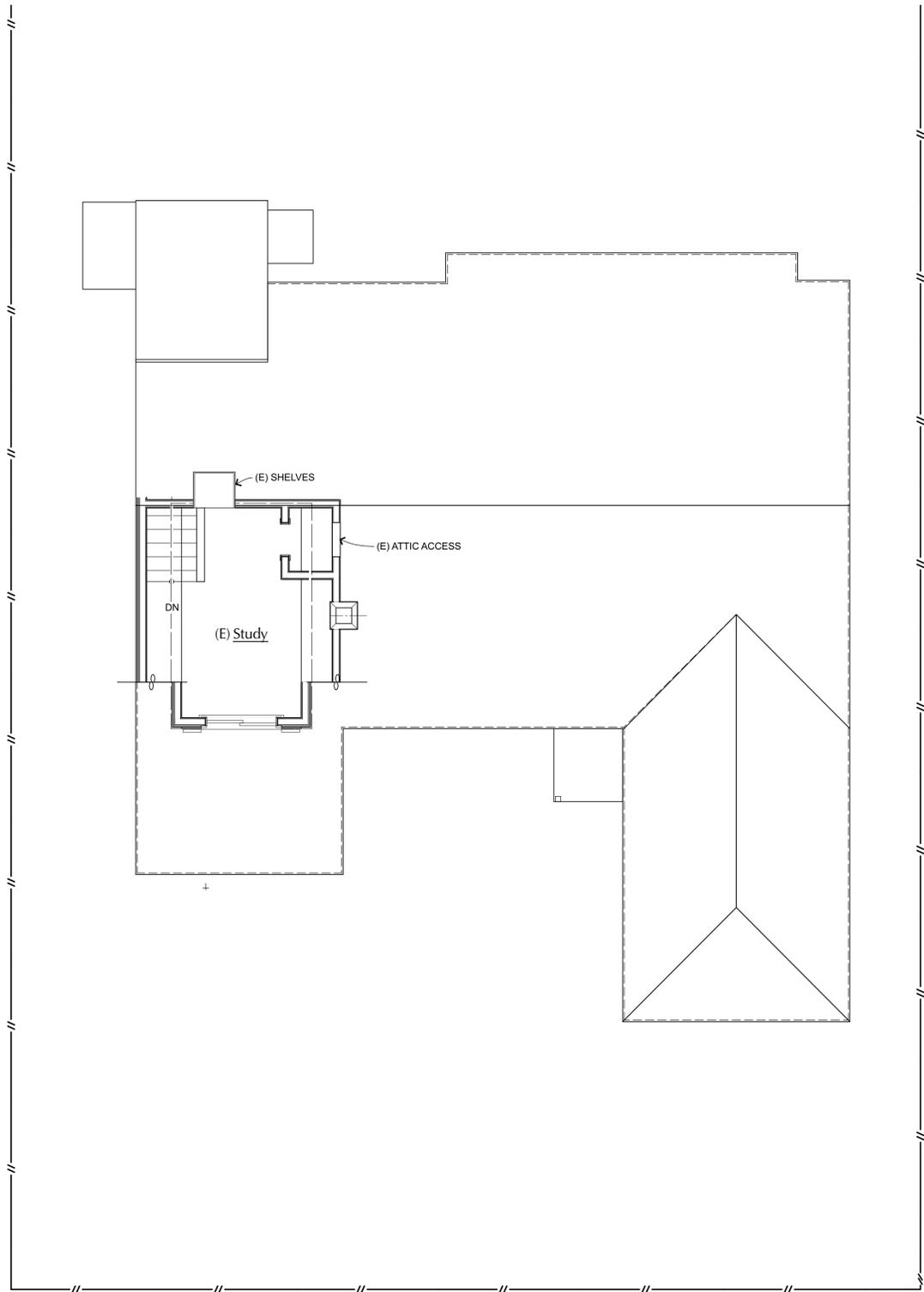
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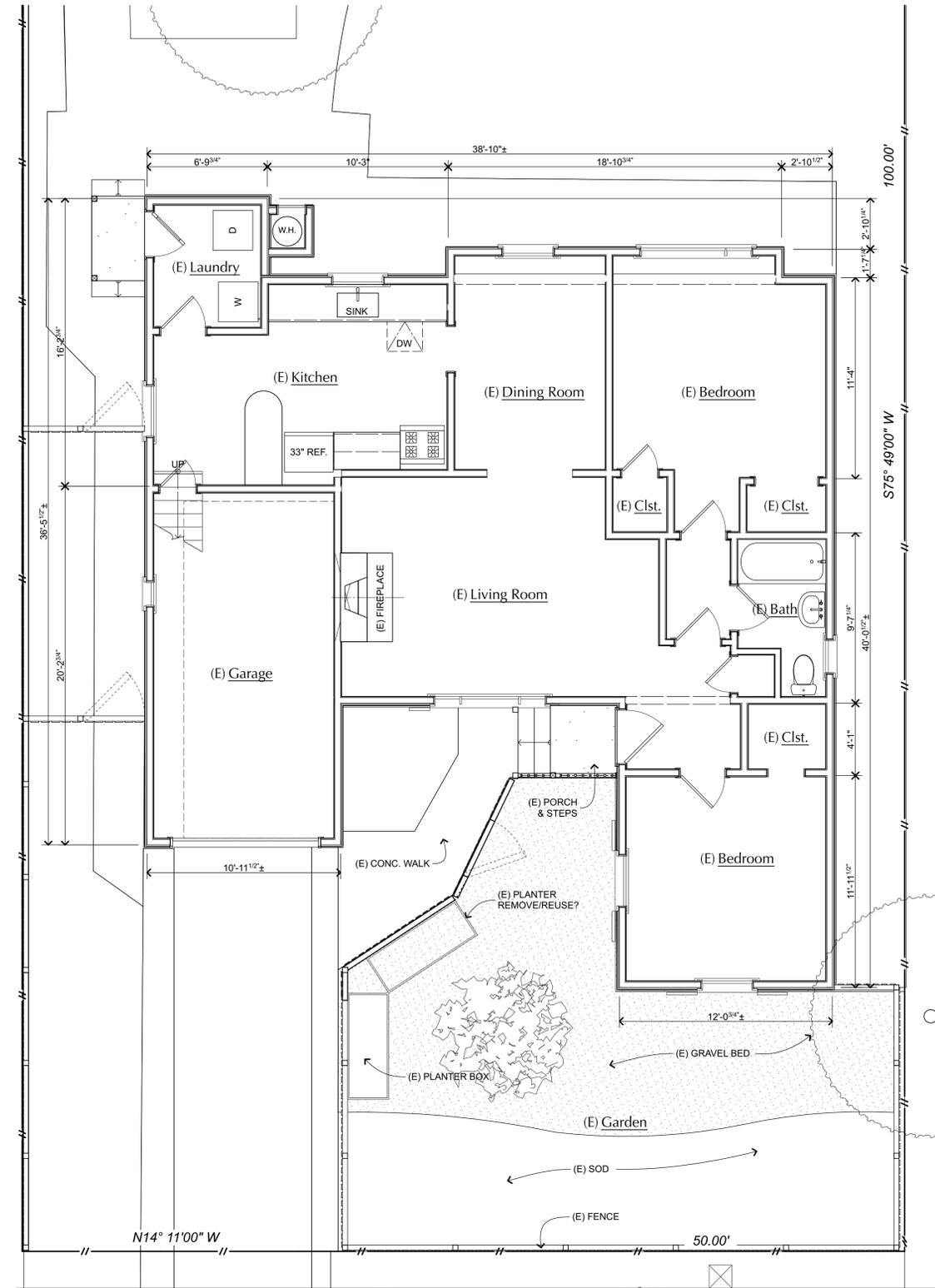
Diagram of Scope of Work

PROJECT NO:
2125

3



Existing Upper Floor Plan
SCALE: 1/4" = 1'-0"



Existing Main Floor Plan
SCALE: 1/4" = 1'-0"

- Legend**
- NEW (N) WALLS
 - EXISTING (E) WALLS TO REMAIN
 - EXISTING (E) WALLS, REMOVED
 - LINE ABOVE
 - LINE BELOW OR BEYOND



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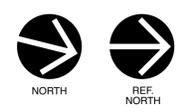
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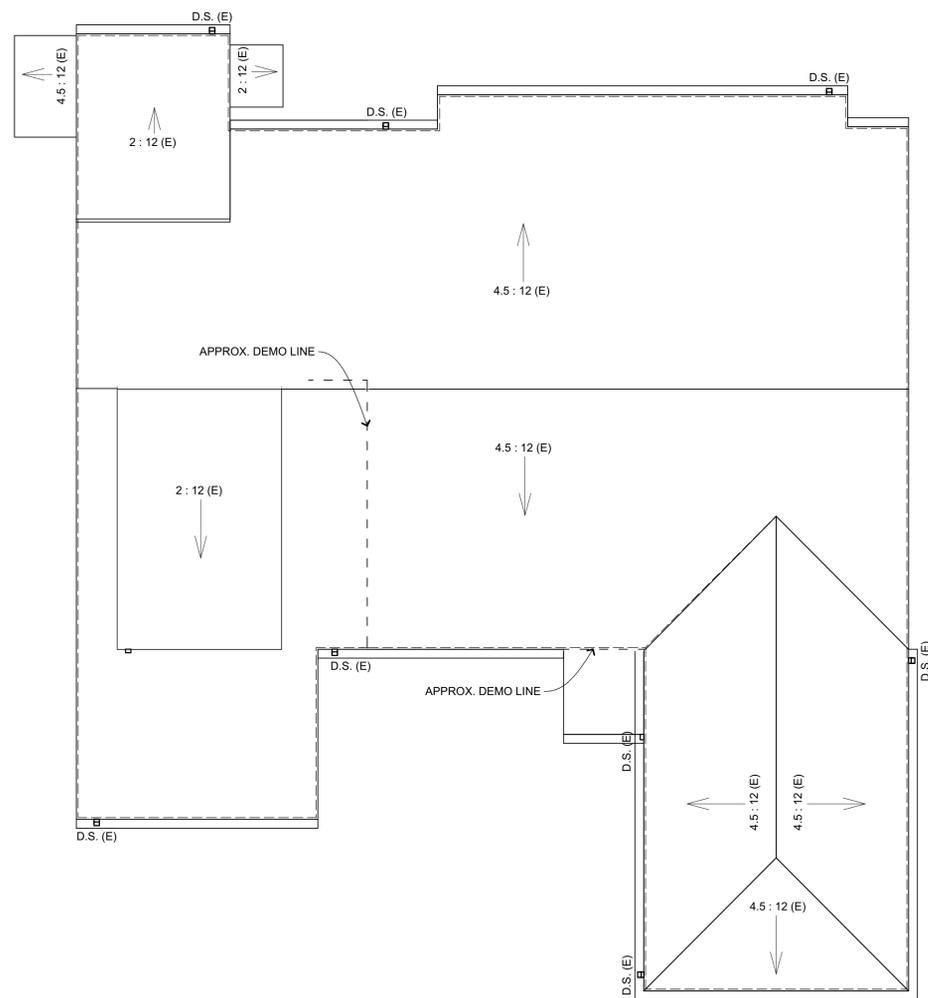
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SHEET TITLE:

Existing Floor Plans

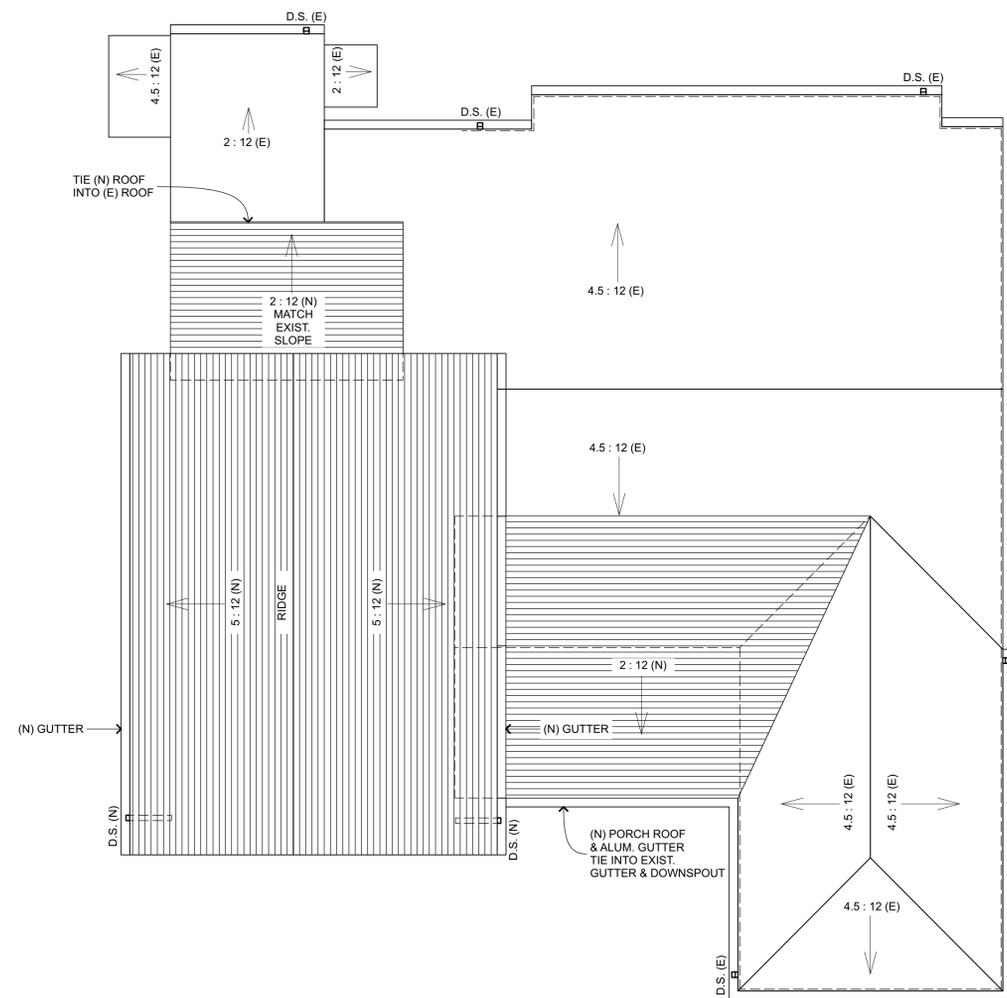
PROJECT NO:
2125

4





Existing Roof Plan
SCALE: 1/4" = 1'-0"



Proposed Roof Plan
SCALE: 1/4" = 1'-0"



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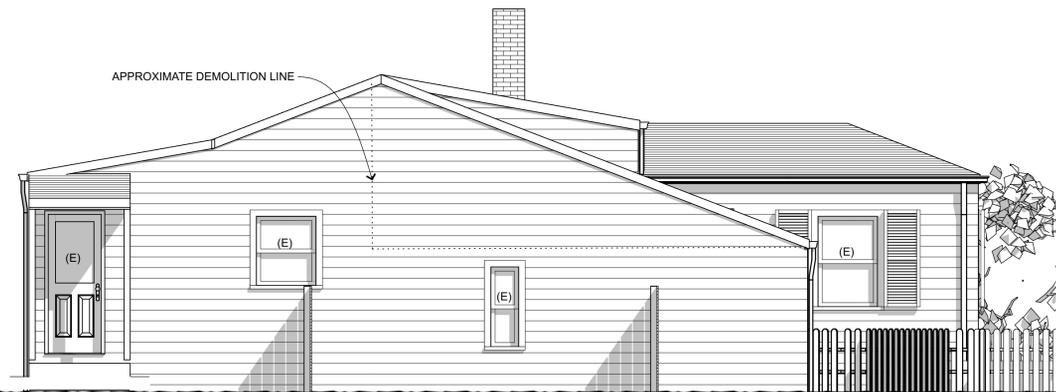
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**Proposed and
Existing Roof Plans**

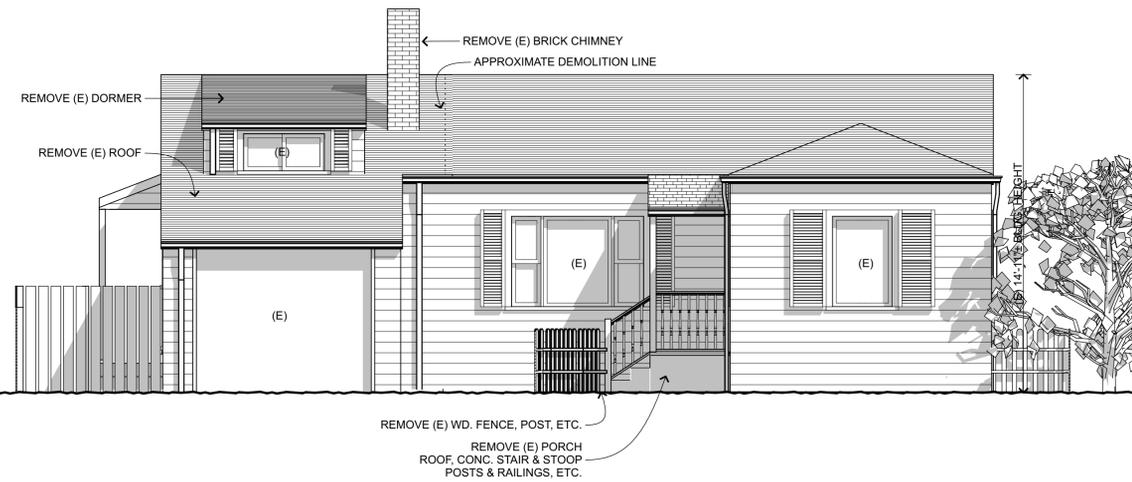


PROJECT NO:
2125

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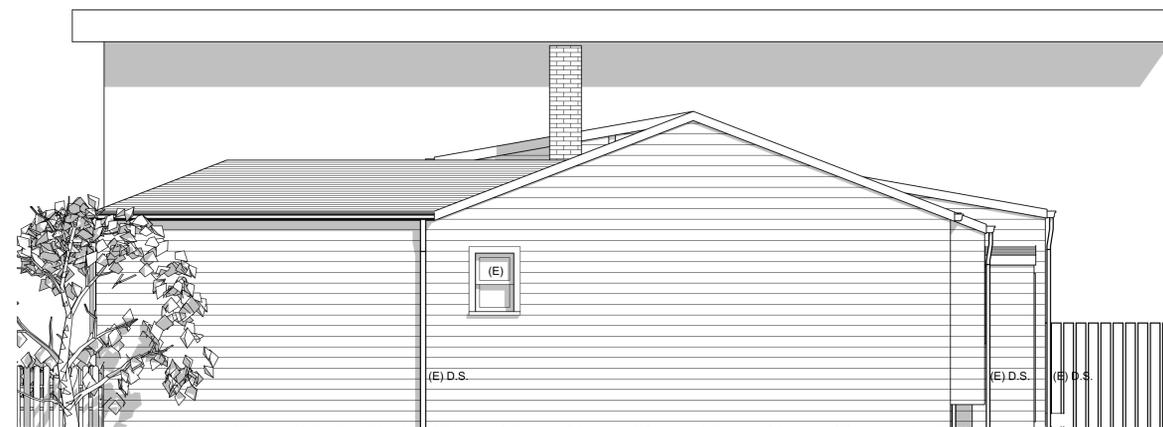
Existing South Elevation
SCALE: 1/4" = 1'-0"



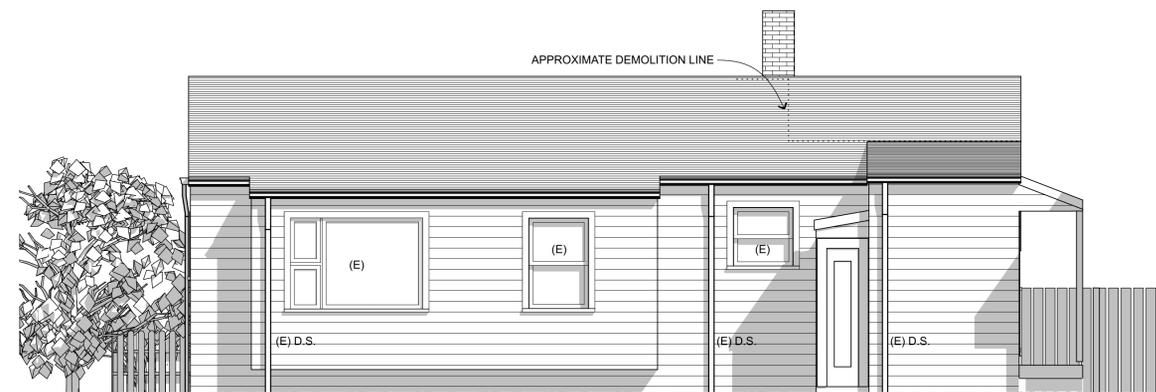
Existing East Elevation
SCALE: 1/4" = 1'-0"

Typical Exterior Materials

- CLASS 'A', COMPOSITION SHINGLE ROOF, 40 YEAR RATED
- ALUMINUM GUTTERS AND DOWNSPOUTS
- ALUMINUM SIDING
- DOUBLE GLAZED, ALUMINUM WINDOWS AND WOOD DOORS



Existing North Elevation
SCALE: 1/4" = 1'-0"



Existing West Elevation
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. REMOVE EXIST. VINYL SIDING EXPOSING WOOD SIDING. PREP FOR REUSE.
2. REMOVE/REPLACE EXIST. GARAGE & FRONT DOOR. EXIST. OPEN'G SIZE TO REMAIN.
3. REMOVE EXIST. CHIMNEY. MAIN FLOOR PORTION TO REMAIN.
4. REMOVE EXIST. FRONT PORCH ROOF, DECK, RAILING & STAIR.
5. REMOVE PORTION OF EXIST. FRONT YARD FENCE. SEE PLAN.



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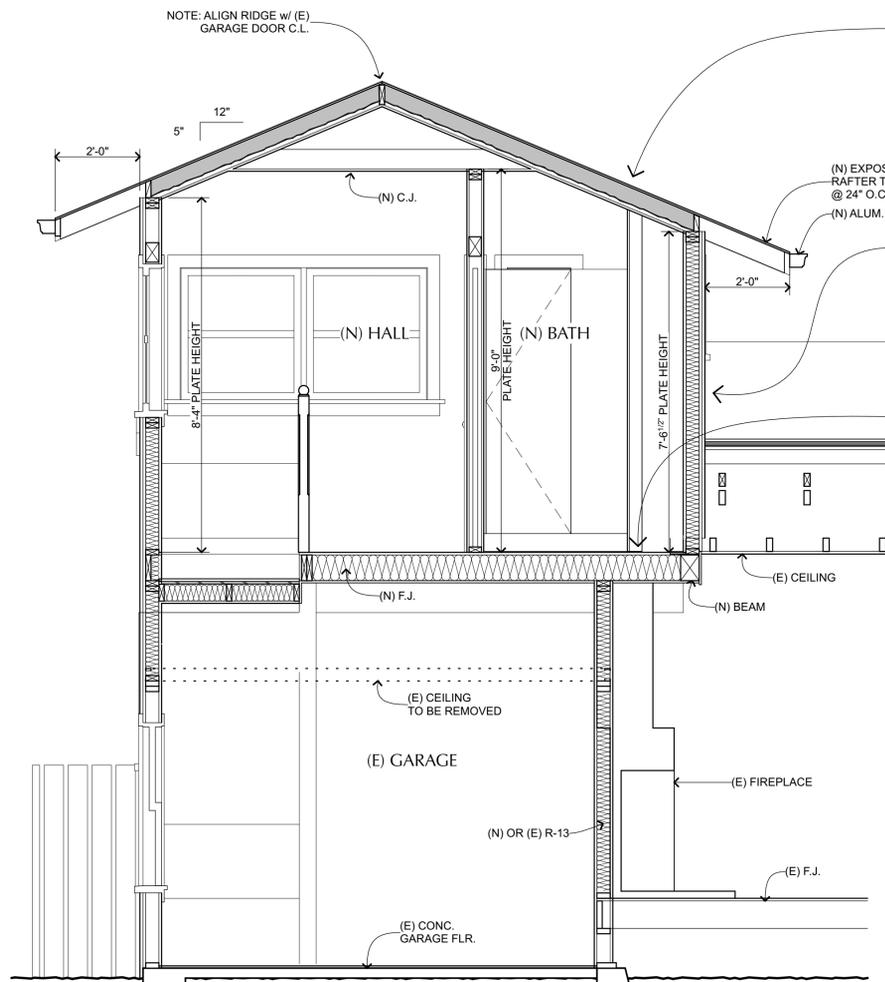
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**Existing Exterior
Elevations**

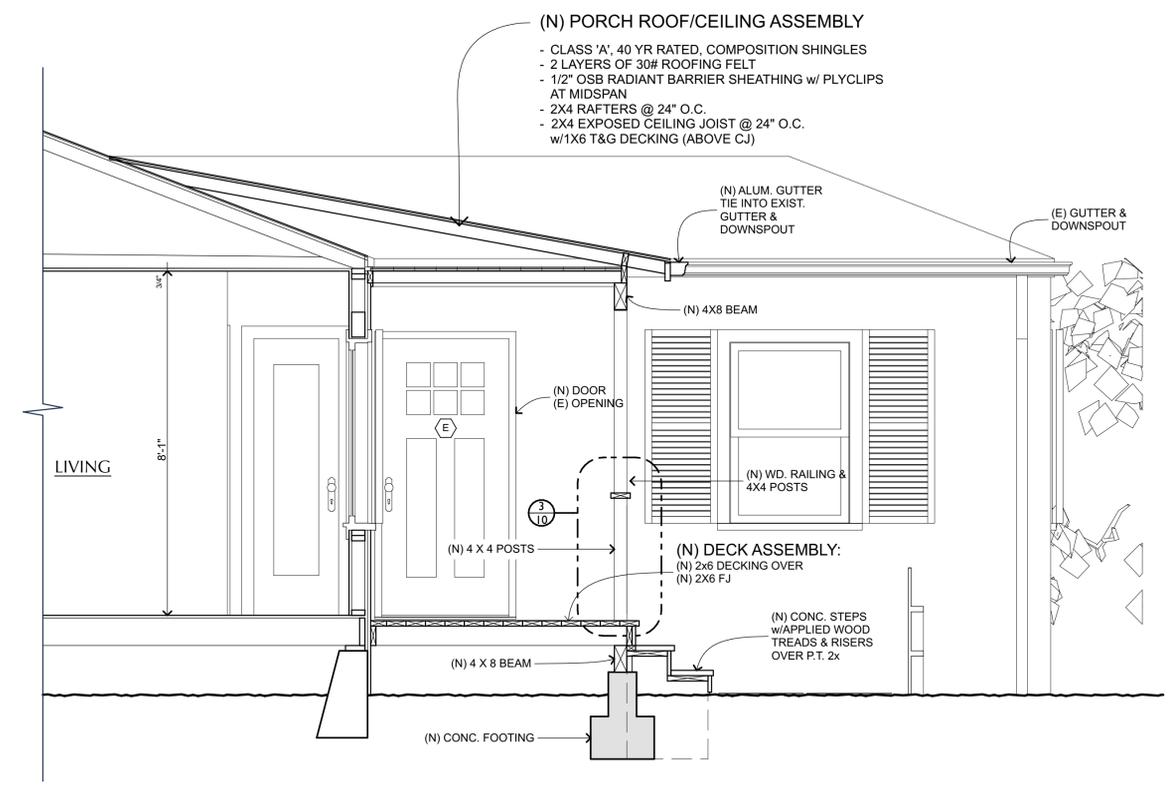
PROJECT NO:
2125

7

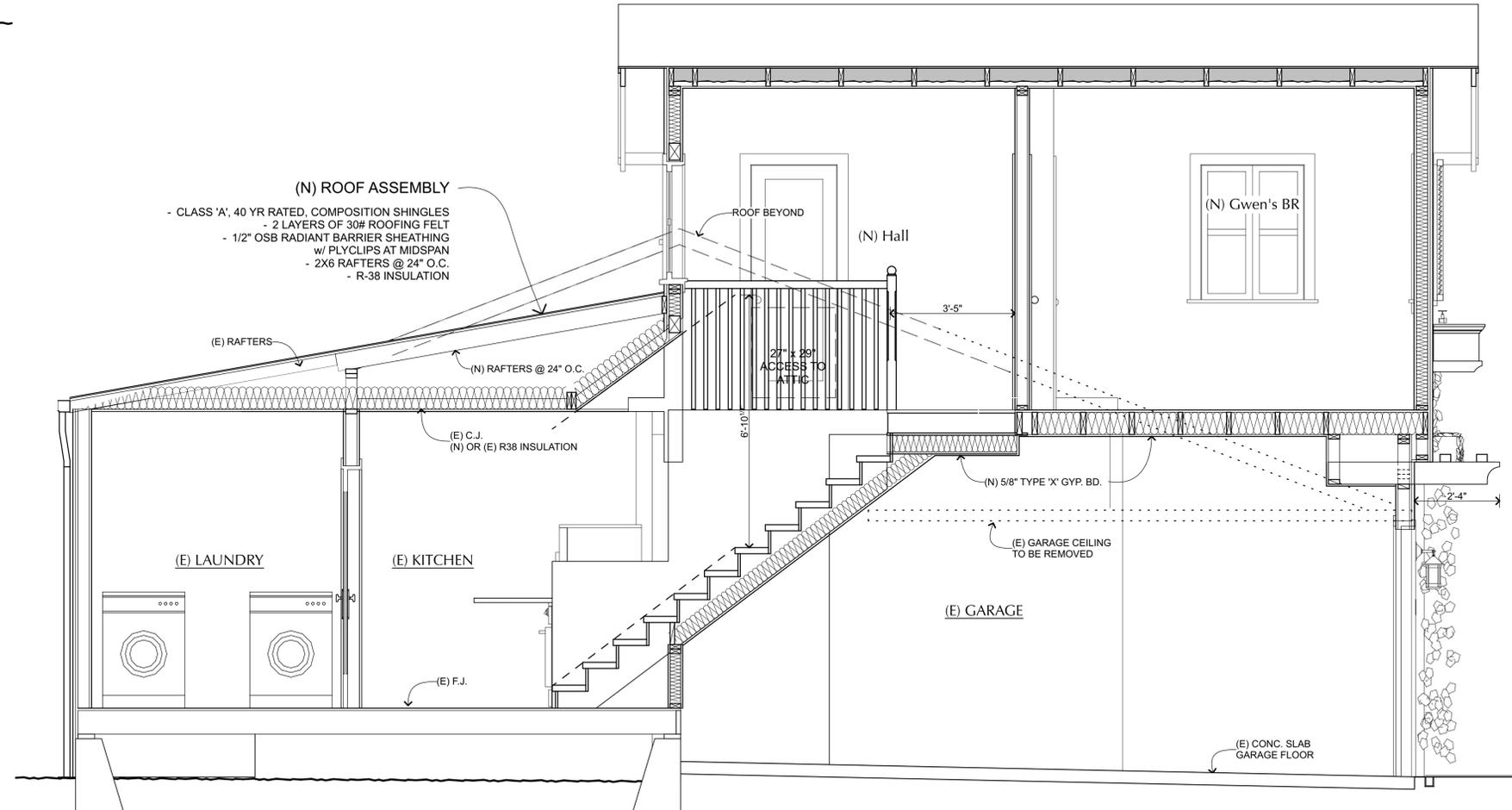


Building Section C
SCALE: 1/2" = 1'-0"

- (N) ROOF ASSEMBLY**
- CLASS 'A', 40 YR RATED, COMPOSITION SHINGLES
 - 2 LAYERS OF 30# ROOFING FELT
 - 1/2" OSB SHEATHING w/ PLYCLIPS AT MIDSPAN
 - 2X6 RAFTERS @ 24" O.C.
 - R-38 CLOSED CELL SPRAY FOAM INSULATION
 - 2X6 CEILING JOIST @ 16" O.C. w/
 - 5/8" GYPSUM BOARD CEILING
- (N) EXTERIOR WALL ASSEMBLY**
- PAINTED CEDAR SHINGLES SIDING
 - #30 BUILDING PAPER OR TYVEK BUILDING WRAP
 - 1/2" STRUCT I PLYWOOD, NAILED PER SHEAR SCHEDULE
 - 2x4 STUDS @ 16" O.C. WITH
 - R-15 BATT INSULATION
 - 5/8" GYPSUM WALLBOARD AT INTERIOR
- (N) FLOOR ASSEMBLY**
- FINISH FLOOR PER SCHEDULE
 - 3/4" CDX T&G PLYWOOD SHEATHING, GLUED AND NAILED PER STRUCTURAL DRAWINGS
 - FLOOR JOISTS PER STRUCTURAL DRAWINGS
 - R-21 BATT SOUND INSULATION
 - (E) 2x CEILING JOISTS
 - (E) CEILING, PATCHED AS REQUIRED



Building Section B
SCALE: 1/2" = 1'-0"



Building Section A
SCALE: 1/2" = 1'-0"



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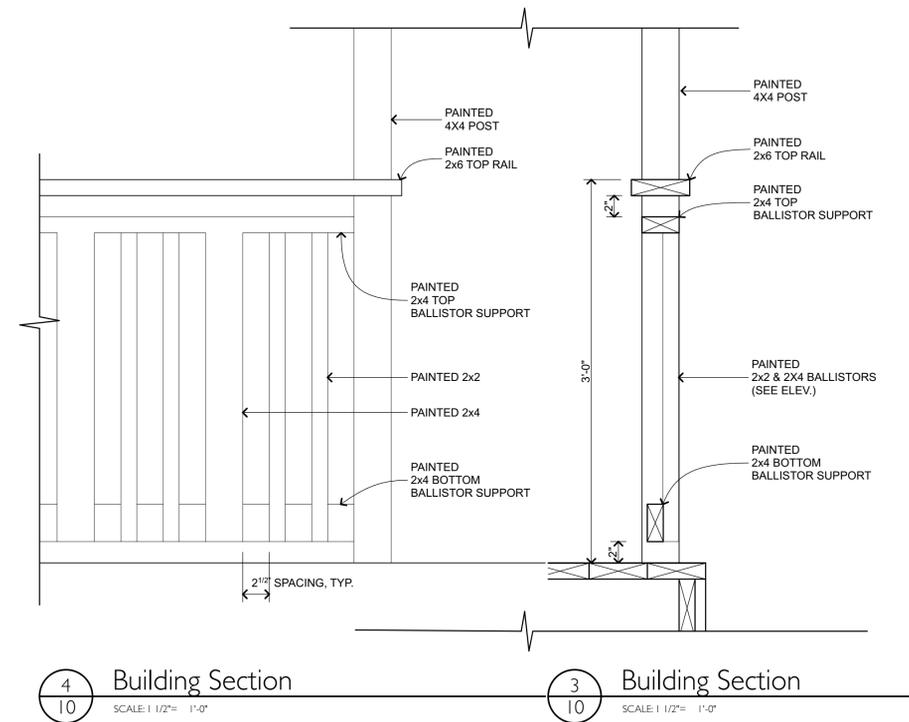
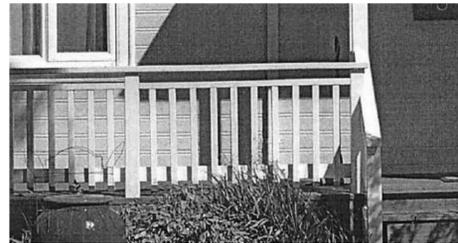
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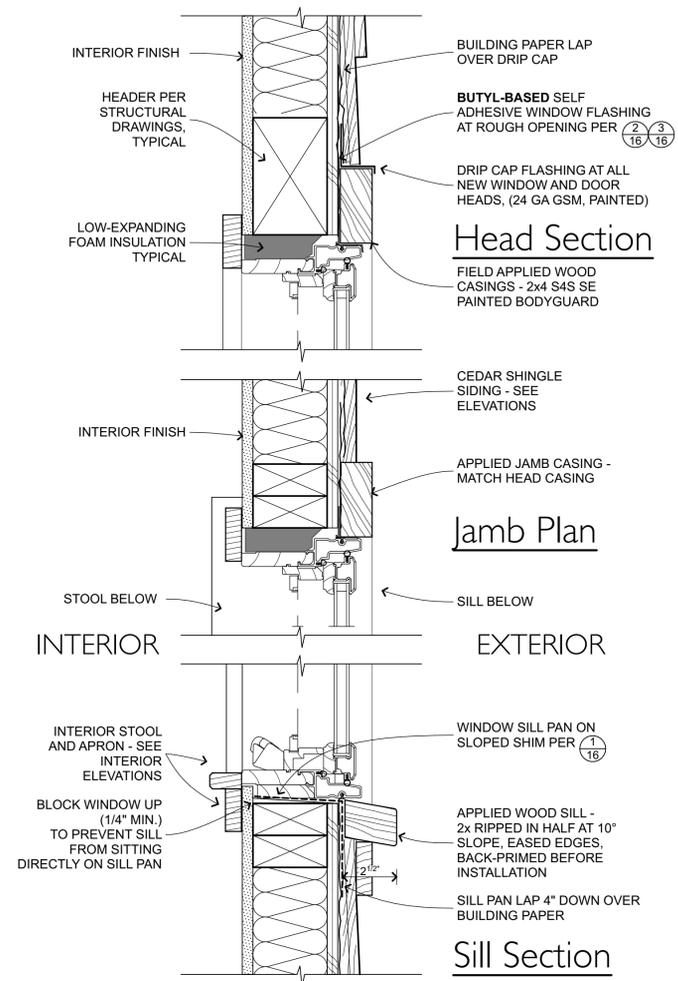
Building Sections

PROJECT NO: **2125** **9**

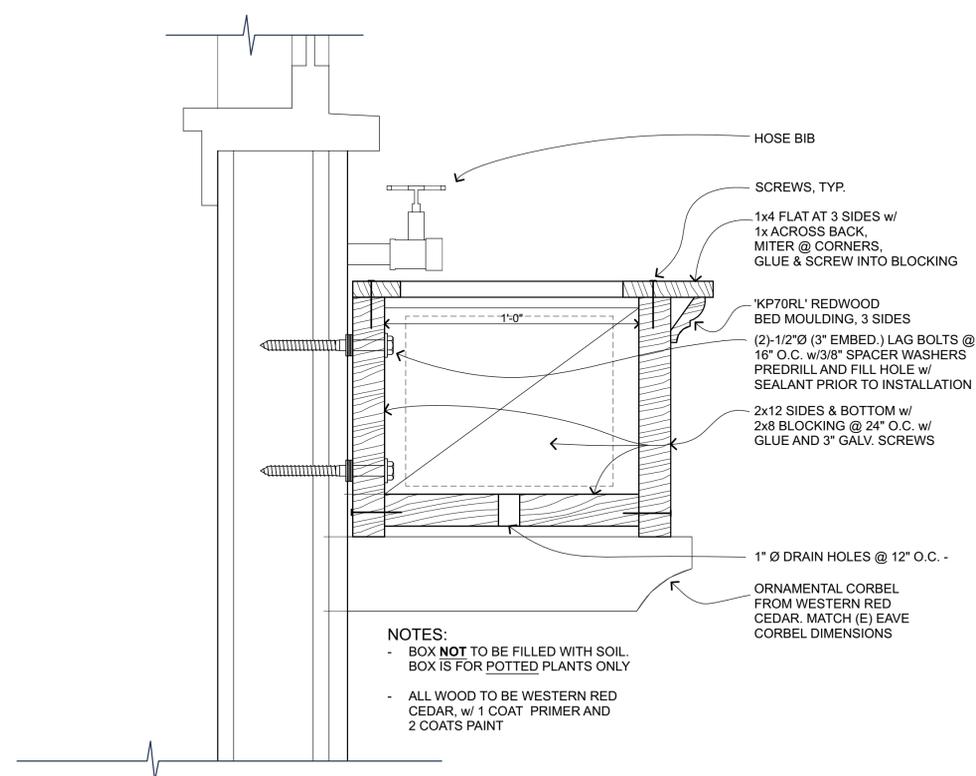


4 Building Section
SCALE: 1/2" = 1'-0"

3 Building Section
SCALE: 1/2" = 1'-0"



1 Typical Window Section
SCALE: 3" = 1'-0"



2 Building Section D
SCALE: 3" = 1'-0"



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SHEET TITLE:

Details

PROJECT NO:
2125

10

DOOR AND FRAME SCHEDULE								
ID	W	H	THK.	STYLE	MATERIAL	FINISH	HARDWARE	NOTES
A	2'-6"	6'-8"	1 3/8"	Single Panel	Paint Grade MDF	Paint		
B	4'-0"	6'-8"	1 3/8"	Single Panel				
C	2'-4"	6'-8"	1 3/8"	Single Panel				
D	8'-3"	6'-10"	1 3/4"	Garage Doors Inc.	Paint Grade sandwich panels	Paint	Sectional Overhead with track & electric openers	with auto-backup safety feature and exterior keypad
E	3'-0"	6'-6"	1 3/4"	6 lite/2 panel Entry	VGDF	Paint	Ornamental Entry latch & deadbolt	mortise hardware, tempered glazing

Doors & Finish Hardware Notes

Note: Architect to review before placing order

- REFERENCE STANDARDS:** National Woodwork Manufacturers Association (NWMA) "1.S.1 - 78" Woodwork Institute of California (W.I.C) "Manual of Millwork" and Underwriters Laboratories (U.L.) "Building Materials Directory"
- INSTALLATION:** Install per manufacturer's instructions. Coordinate window and screen installation with security installation.
- MATERIALS:** Exterior and interior doors shall be made from clear kiln dried wood (moisture content less than 12%). See finish schedule.
Bronze threshold, typical.
- GLAZING:** French doors shall be double glazed, low E2 with Argon, with 7/8" simulated divided lites with spacer bars. Verify spacer bar color/finish with owner.
French doors in Wildland Urban Interface (WUI) or Very High Fire Severity areas shall have 1 pane of dual glazed unit tempered.
- HARDWARE & SCREENS:** Match main house. Key all exterior doors alike. Pocket Door Track: Johnson #1500-PPK3 track kit.
Interior door hinges shall be 3 butt hinges for doors 80" or taller, square corners, match existing tip (button, ball or steeple tip). Match latchset finish.
Interior latchsets by Rejuvenation, Emtek, or approved equivalent. Latchsets shall be **tube latch**.
Exterior latchsets not included with manufactured door shall be by Baldwin, Emtek, or Rejuvenation. Latchsets shall be full mortise.
Exterior door hinges shall be 3 butt hinges for doors 80" or taller, square corners, match existing tip (button, ball or steeple tip). Match latchset finish.
- ACCESSORIES & TRIM:** Match existing painted wood trim and field install per details.
- WEATHER-STRIPPING:** Weather stripping by Pemko, or approved equal. S88 at jambs and head. Outswing door threshold to be Pemko 159DV with 326D sill nose and with D67 door hook. 346D door top.
- SILL PAN:** All exterior doors to have sill pan prefabricated of 24 ga GSM. Refer to specifications. See typical sill pan installation detail drawings
- FLASHING:** Rough opening penetrations to be flashed with self-adhering, butyl-based flashing or flashing per manufacturer's instructions. Use a sealant compatible with ALL materials it comes in contact with.
Painted G.S.M. drip cap flashing at all window and door heads, typical. See typical door installation detail drawings.
- OPERATION:** Doors shall operate freely but not loosely and shall be free from rattling in the closed position. Door clearance at head and jambs shall be 3/32", plus or minus 1/32".

WINDOW SCHEDULE							
ID	FRAME SIZE		MFR. NO.	LITES (WxH)	MATERIAL	FINISH	NOTES
	WIDTH	HEIGHT					
1	6'-0"	3'-11 1/8"	ELCA 3747-2	SEE ELEV, TYP.	CLAD WOOD	STONE WHITE / WHITE PAINT	2" FAUX LOCK RAIL
2	3'-0"	3'-11 1/8"	ELCA 3739		CLAD WOOD	STONE WHITE / WHITE PAINT	
3	1'-8"	2'-3 1/8"	ELCA 2131			STONE WHITE / WHITE PAINT	
4	1'-8"	2'-3 1/8"	ELCA 2131			STONE WHITE / WHITE PAINT	
5	6'-0"	3'-4 1/4"	ELCA 3745-2			STONE WHITE / WHITE PAINT	TEMPERED
6	3'-0"	3'-7 1/4"	ELCA 3743		CLAD WOOD	STONE WHITE / WHITE PAINT	EGRESS

Window & Finish Hardware Notes

Note: Architect to review before placing order

- REFERENCE STANDARDS:** National Wood Window & Door Association (NWWDA) Standards, Current Edition.
- INSTALLATION:** Install per manufacturer's instructions. Coordinate window and screen installation with security installation.
- MATERIALS:** Windows to be manufactured by Marvin Windows & Doors, Elevate Line
All members shall be made from clear kiln dried wood with a moisture content less than 12%. Windows shall be clad Ultrax at exterior.
Exterior Clad Color: **Assume Stone White, TBD**.
Windows to be factory painted white at interior.
- GLAZING:** Windows shall be double glazed, low E2 with Argon. Verify spacer bar color/finish with owner.
This project is NOT in Wildland Urban Interface (WUI) or Very High Fire Severity area.
- HARDWARE & SCREENS:** Crank-out Hardware, finish: **Standard is Satin Taupe (painted), White (painted), Bronze (painted), Satin Chrome (plated), Satin Nickel (plated), Oil Rubbed Bronze (plated), Brass (plated), Antique Brass (plated)**.
Screens at operable units. Crank-out screens to be fixed aluminum Stone White w/grey mesh.
- ACCESSORIES & TRIM:** Exterior Trim: Match existing painted wood trim and field install per details.
Window Opening Control Device where noted in schedule (where sill is <24" above floor at exterior grade locations greater than 6'-0" below.) Factory installed WOCD to meet ASTM F2090-10 specifications for window fall prevention standards.
- FLASHING:** G.S.M. drip cap flashing at all window and door heads, typical.
Rough opening penetrations to be flashed with self-adhering, **butyl-based** flashing or flashing per manufacturer's instructions. Use a sealant compatible with ALL materials it comes in contact with.
Typically install sill flashing first, jamb flashing next then head flashing followed by shingled building paper, (installed from the bottom up). Be sure that the building paper tucks under the sill strip flashing with the next course of building paper over the jamb strip flashings. Assembly shall insure that all exterior openings exposed to the weather shall be flashed in such a manner as to make them waterproof (UBC, Sec. 1707(b)). See typical window installation detail drawings.

TEMPERED AND EGRESS LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.



BUCHANAN
OPALACH
ARCHITECTS

580 2nd St, Suite 275
Oakland, CA 94607
510 595 1844

boa-inc.com

PROJECT & CLIENT:

**Upper Floor
Addition**

Joan Bernier and Mark Pingree
622 Talbot Ave
Albany, CA 94706

415 665 7229
berniejtree@gmail.com

DATE	DESCRIPTION
2/15/22	MASTER PLAN
3/4/22	ANNOTATED MASTER PLAN
4/8/22	REDUCED SCOPE MASTER PLAN
8/31/22	DR APPLICATION

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SHEET TITLE:
**Door and Window
Specs and
Schedules**

PROJECT NO:
2125

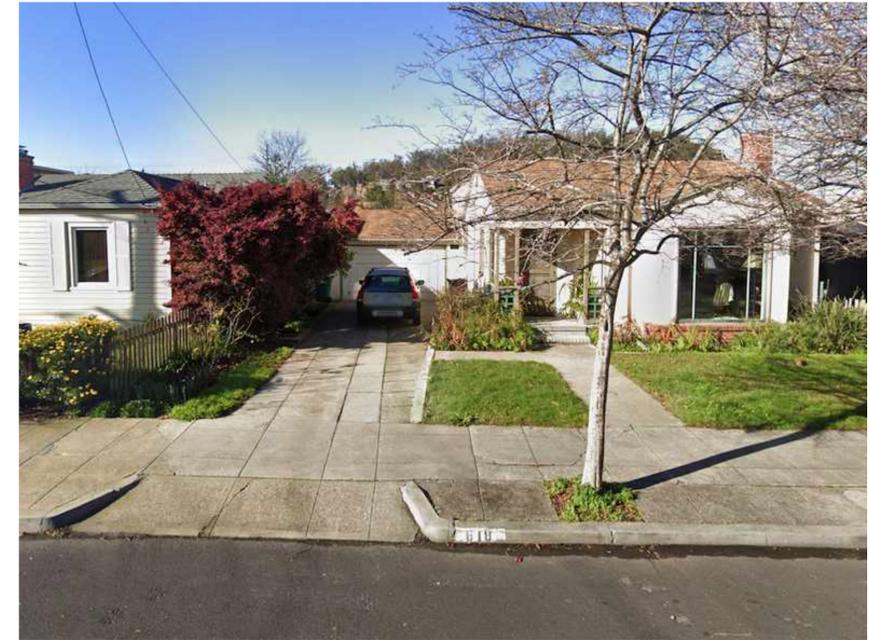
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624 Talbot



622 Talbot



618 Talbot



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SHEET TITLE:
**Streetscape &
Existing Photos**

PROJECT NO:
2125

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RIGHT SIDE OF HOUSE
(VIEWED FROM REAR, LOOKING TO FRONT)



REAR OF HOUSE



LEFT SIDE OF HOUSE
(VIEWED FROM REAR, LOOKING TO FRONT)