



EXISTING BUILDING

UNIT DETERMINATION: PER MICROFICHE, SANBORN MAP, AND PERMIT HISTORIES: 7 UNIT COMMERCIAL BUILDING. ***CORRECTION TO UNIT DETERMINATION: PER MICROFICHE AND INSPECTION OF PROPERTY ON 02/28/2019, THERE ARE 5 COMMERCIAL UNITS (3135 FERNSE, 3137 FERNSE, 2003 HIGH ST, 2007 HIGH ST, 2009 HIGH ST). THE DOOR FOR PREVIOUS COMMERCIAL UNIT AT 2001 HIGH ST HAS BEEN SEALED OFF AND SHARES THE SAME SPACE WITH 3137 FERNSE. THERE IS 1 LEGAL RESIDENTIAL UNIT (3133A FERNSE) AND 1 ILLEGAL OFFICE (ABOVE 2009 HIGH ST). THE BUILDING IS CURRENTLY 30% OCCUPIED BY 2 COMMERCIAL SPACES, SALON MARCELLO AND SALON PEARL-3135 FERNSE, 3137 FERNSE (SPACE "A" ON KEY PLAN) THE CENTRAL SPACE WITH THE BOWED ROOF IS UNOCCUPIED (SPACE "B"), AND SPACE "C" ON MARINA DR. IS CURRENTLY UNDER CONSTRUCTION

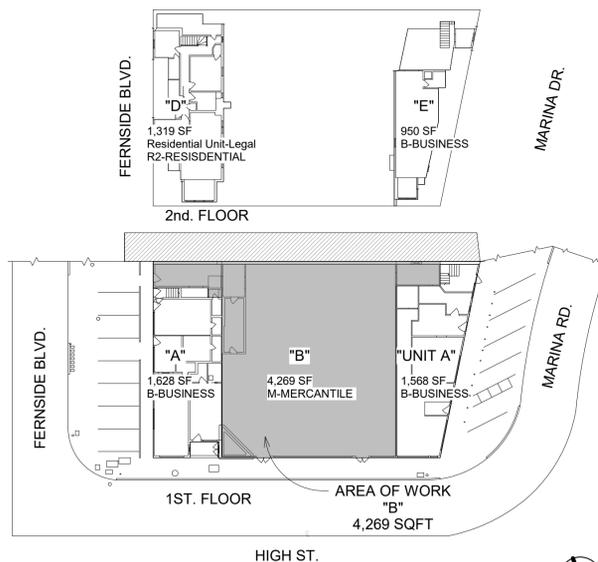
SHEET INDEX	
NUMBER	NAME
A0.1	COVER SHEET
A1.0	EXISTING SITE PLAN
A2.0	EXISTING FLOOR PLAN
A3.0	PROPOSED GROUND FLOOR - SITE PLAN
A4.0	EXISTING ELEVATIONS

BUILDING AREA ANALYSIS

1ST FLOOR EXISTING AREA:
 AREA A FERNSE BLVD : 1,628 SQFT
 AREA B MAIN HALL: 4,269 SQFT
 AREA C MARINA DR.: 1,568 SQFT
 TOTAL: 7,465 SQFT

2ND FLOOR EXISTING AREA:
 AREA D FERNSE BLVD : 1,319 SQFT
 AREA E MARINA DR.: 950 SQFT
 TOTAL: 2,269 SQFT

**GRAND TOTAL:
 EXISTING 9,734 SQFT**



1 KEY PLAN- EXISTING
 1" = 30'-0"

SCOPE OF WORK

USE PERMIT FOR CHANGE OF USE OF EXISTING 4,269 SQFT MERCANTILE SPACE LOCATED AT 2001 HIGH ST-TENANT SPACE "B" TO NEW CHANGE OF USE "BUSINESS" FOR NEW CANINE TRAINING FACILITY, ACTIVITY CENTER AND DAY CARE, WITH MERCHANDISE SPACE AND GROOMING SALON

PROJECT INFO.

OWNER: KENNETH & BELINDA LEUNG
 P.O BOX 1438 ALAMEDA, CA. 94501
 (510) 926-8288

ARCHITECT: ROMANO WELCH ARCHITECTS
 1101 MARINA VILLAGE PARKWAY,
 SUITE 201 ALAMEDA, CA. 94502
 CONTACT PERSON:
 VERONICA R. WELCH
 (415) 806-3210
 vromano@romanowelcharc.com

MIXED USE BUILDING

YEAR BUILT 1938
 PARCEL NUMBER: 69-130-212
 BUILDING FOOTPRINT AREA=9,734 SQFT
 PARCEL AREA= 9,500 SQFT
 USE TYPE=B, M & R2
 CONSTRUCTION TYPE=V-B
 NON-SPRINKLERED
 UNITS=2
 STORIES: 2
 UNIT 1-2ND. FLOOR "D"
 ROOMS: 5
 BATHROOMS: 1
 GROSS SQFT: 1,319 SQFT
 OCC: R2
 UNIT 2-2ND. FLOOR "E"
 ROOMS: 1
 BATHROOMS: 1
 GROSS SQFT: 634 SQFT
 OCC: R2

NO BASEMENT
 NO ATTIC
 TOTAL PARKING STALLS: 8 (1 ADA ACCESSIBLE SPACE)

ZONING DISTRICT: C-1 NEIGHBORHOOD BUSINESS DISTRICT
 HEIGHT RESTRICTION: 30 FT.

NOT LISTED ON THE ALAMEDA HISTORICAL BUILDING STUDY LIST
 NOT LISTED ON THE NATIONAL REGISTRY



1101 MARINA VILLAGE DR.
 ALAMEDA, CA 94501
 415-806-3210
 romanowelch@romanowelcharc.com

ARCHITECT:

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

PROJECT:

USE PERMIT APPLICATION

2001 HIGH ST.
 ALAMEDA, CA 94502

TENANT:

BENJAMIN
 PITTENGER
 COVER SHEET

Project number 2402
 Date 02/19/2024
 Drawn by V.W.
 Checked by V.W.

A0.1

Scale 1" = 30'-0"

Number	Date	Issued by	Description



VICINITY MAP

N.T.S

**Exhibit 1
 Item 3-A, August 5, 2024
 Zoning Administrator Hearing**

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2001 HIGH ST.
ALAMEDA, CA 94502

TENANT:

**BENJAMIN
PITTENGER**
EXISTING SITE PLAN

Project number 2402
Date 02/19/2024
Drawn by F.M.
Checked by V.W.

A1.0

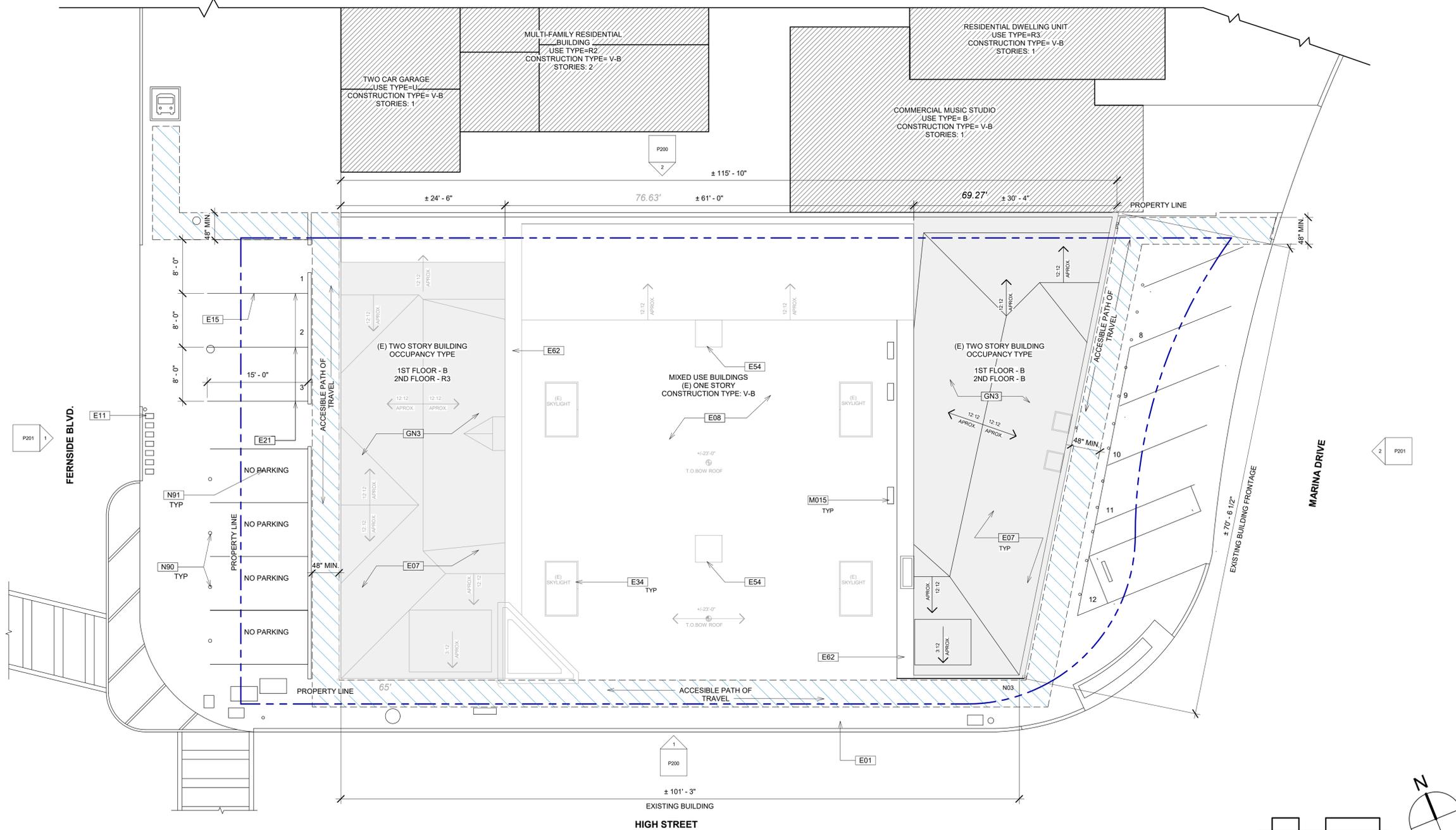
Scale 1/8" = 1'-0"

REVISIONS			
Number	Date	Issued by	Description

KEYNOTE LEGEND	
E01	(E) SIDEWALK
E07	(E) ASPHALT SHINGLES ON HIP ROOF
E08	(E) BUILT-UP ROOFING SYSTEM
E11	(E) WATER METERS
E15	(E) 8'X15' COMPACT PARKING SPACE
E21	(E) PARKING TO REMAIN
E34	(E) SKYLIGHT
E54	(E) MECHANICAL VENTILATION UNIT TO BE REPLACED IN KIND
E62	(E) ROOF WALKWAY
GN3	NO WORK AREA
M015	(N) MECHANICAL UNIT-OUTDOOR COMPRESSOR
N90	(N) PLANTER OR BOLLARD TO PREVENT CARS FROM PARKING
N91	(N) 2" WIDE, 12" TALL WHITE LETTERING NOTING "NO PARKING"



PATH LEGEND
1/8" = 1'-0"



1 SITE PLAN - EXISTING
1/8" = 1'-0"

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EXISTING FLOOR
PLAN

Project number 2402
Date 02/19/2024
Drawn by F.M.
Checked by V.W.

A2.0

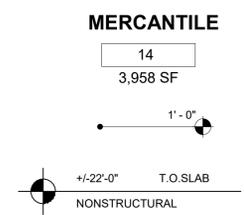
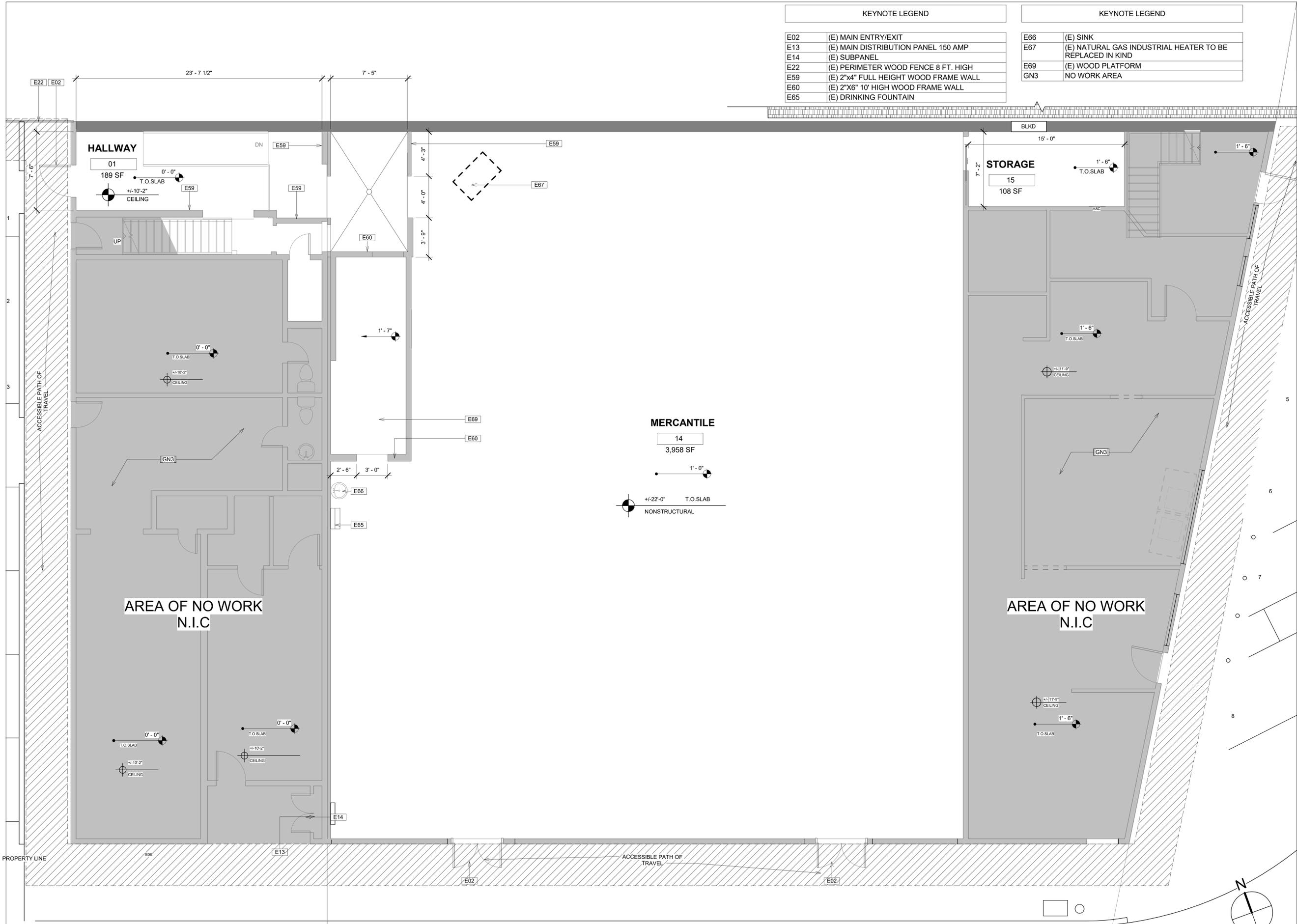
Scale 1/4" = 1'-0"

REVISIONS

Number	Date	Issued by	Description

KEYNOTE LEGEND	
E02	(E) MAIN ENTRY/EXIT
E13	(E) MAIN DISTRIBUTION PANEL 150 AMP
E14	(E) SUBPANEL
E22	(E) PERIMETER WOOD FENCE 8 FT. HIGH
E59	(E) 2"x4" FULL HEIGHT WOOD FRAME WALL
E60	(E) 2"x6" 10' HIGH WOOD FRAME WALL
E65	(E) DRINKING FOUNTAIN

KEYNOTE LEGEND	
E66	(E) SINK
E67	(E) NATURAL GAS INDUSTRIAL HEATER TO BE REPLACED IN KIND
E69	(E) WOOD PLATFORM
GN3	NO WORK AREA



1 EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"

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PROPOSED
GROUND FLOOR -
SITE PLAN

Project number 2402
Date 02/19/2024
Drawn by F.M.
Checked by V.W.

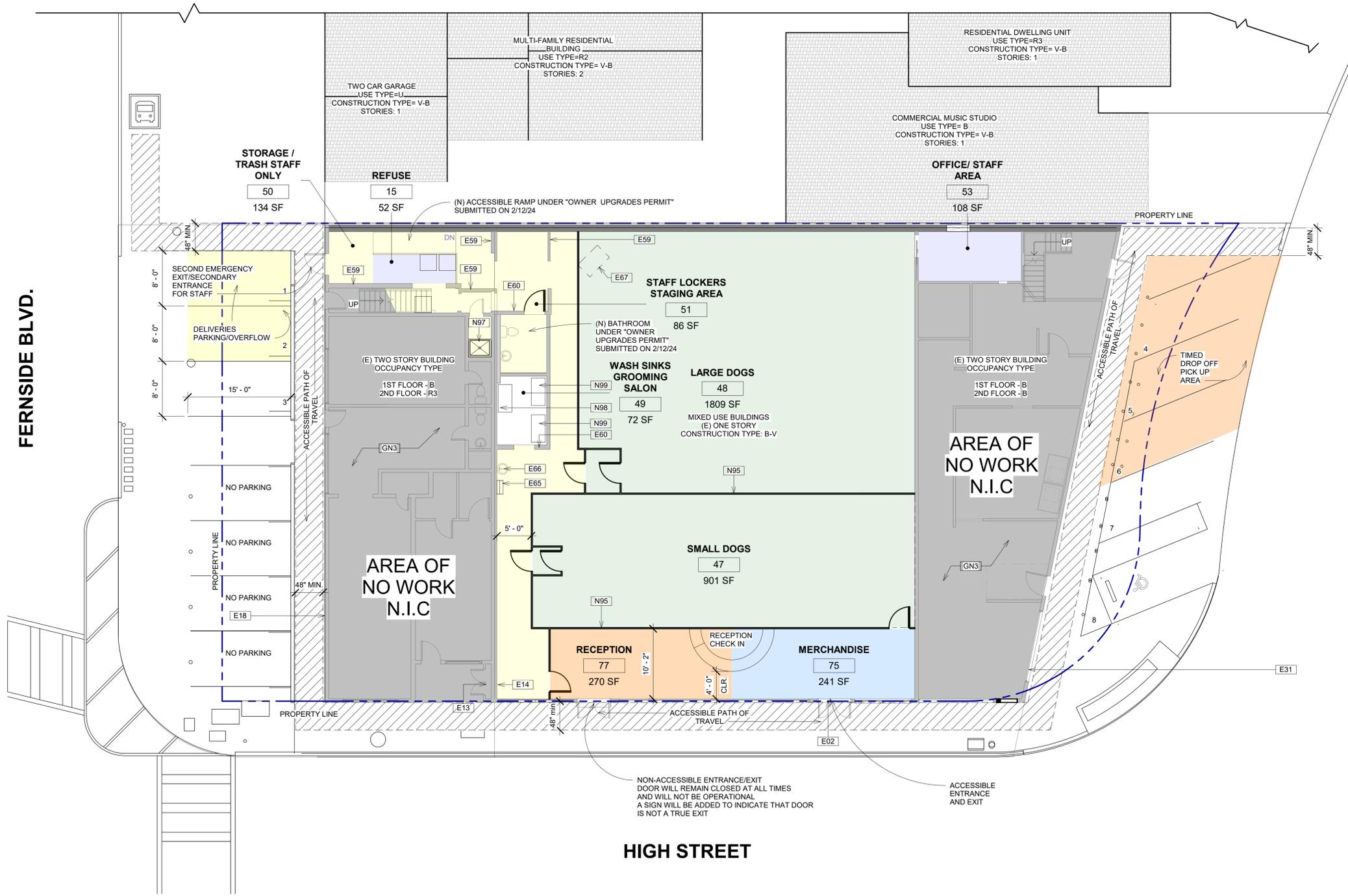
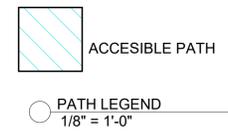
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Scale 1/8" = 1'-0"

REVISIONS

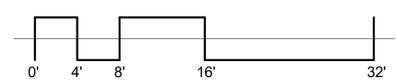
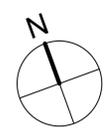
Number	Date	Issued by	Description

KEYNOTE LEGEND	
E02	(E) MAIN ENTRY/EXIT
E13	(E) MAIN DISTRIBUTION PANEL 150 AMP
E14	(E) SUBPANEL
E18	(E) STUCCO WALL
E31	(E) NON TEMPERED-SINGLE PANE WINDOW
E59	(E) 2"x4" FULL HEIGHT WOOD FRAME WALL
E60	(E) 2"x6" 10' HIGH WOOD FRAME WALL
E65	(E) DRINKING FOUNTAIN
E66	(E) SINK
E67	(E) NATURAL GAS INDUSTRIAL HEATER TO BE REPLACED IN KIND
GN3	NO WORK AREA
N95	(N) 5' HIGH LOW BARRIER WALL
N97	(N) JANITOR SINK
N98	(N) SINK
N99	(N) GROOMING TABLES



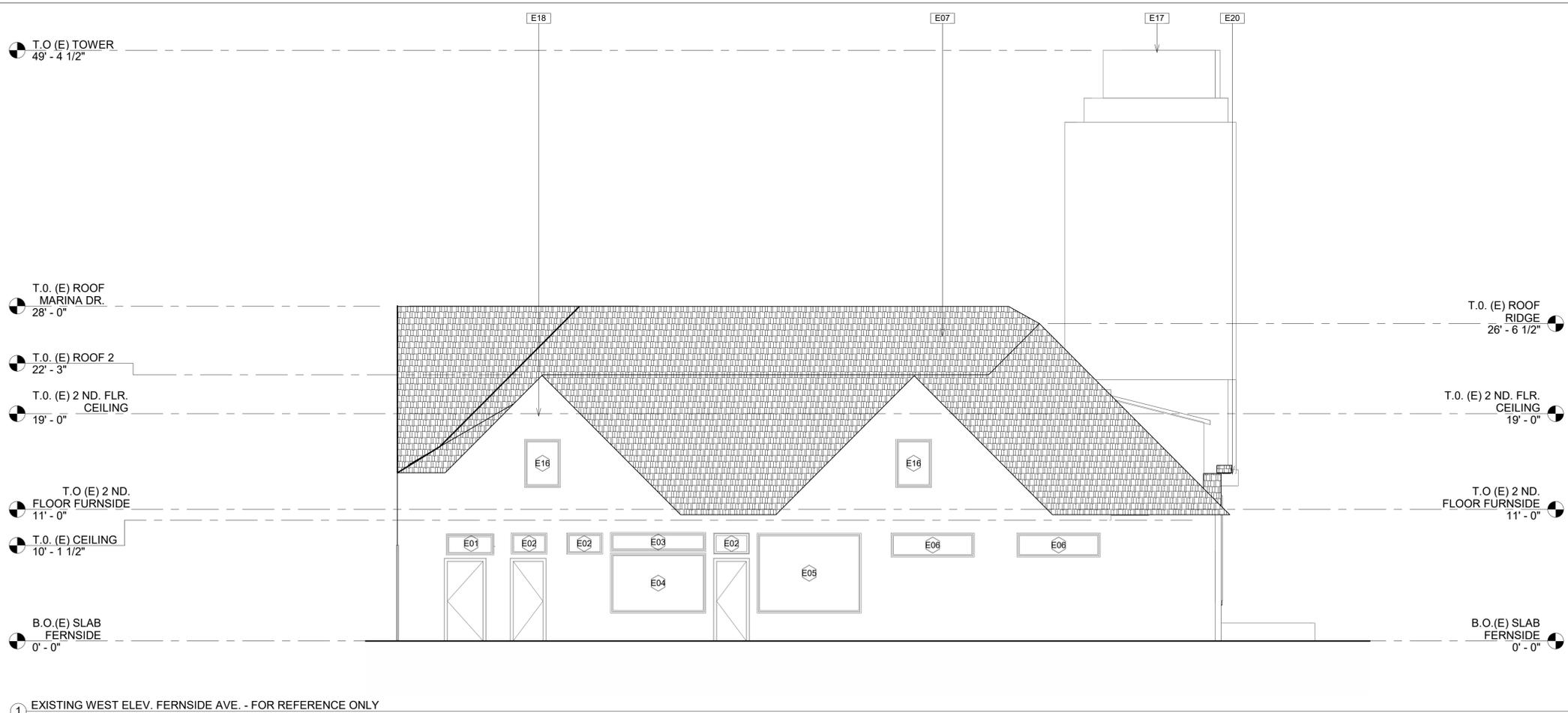
NON-ACCESSIBLE ENTRANCE/EXIT DOOR WILL REMAIN CLOSED AT ALL TIMES AND WILL NOT BE OPERATIONAL. A SIGN WILL BE ADDED TO INDICATE THAT DOOR IS NOT A TRUE EXIT.

ACCESSIBLE ENTRANCE AND EXIT



1 PROPOSED GROUND FLOOR - SITE PLAN
1/8" = 1'-0"

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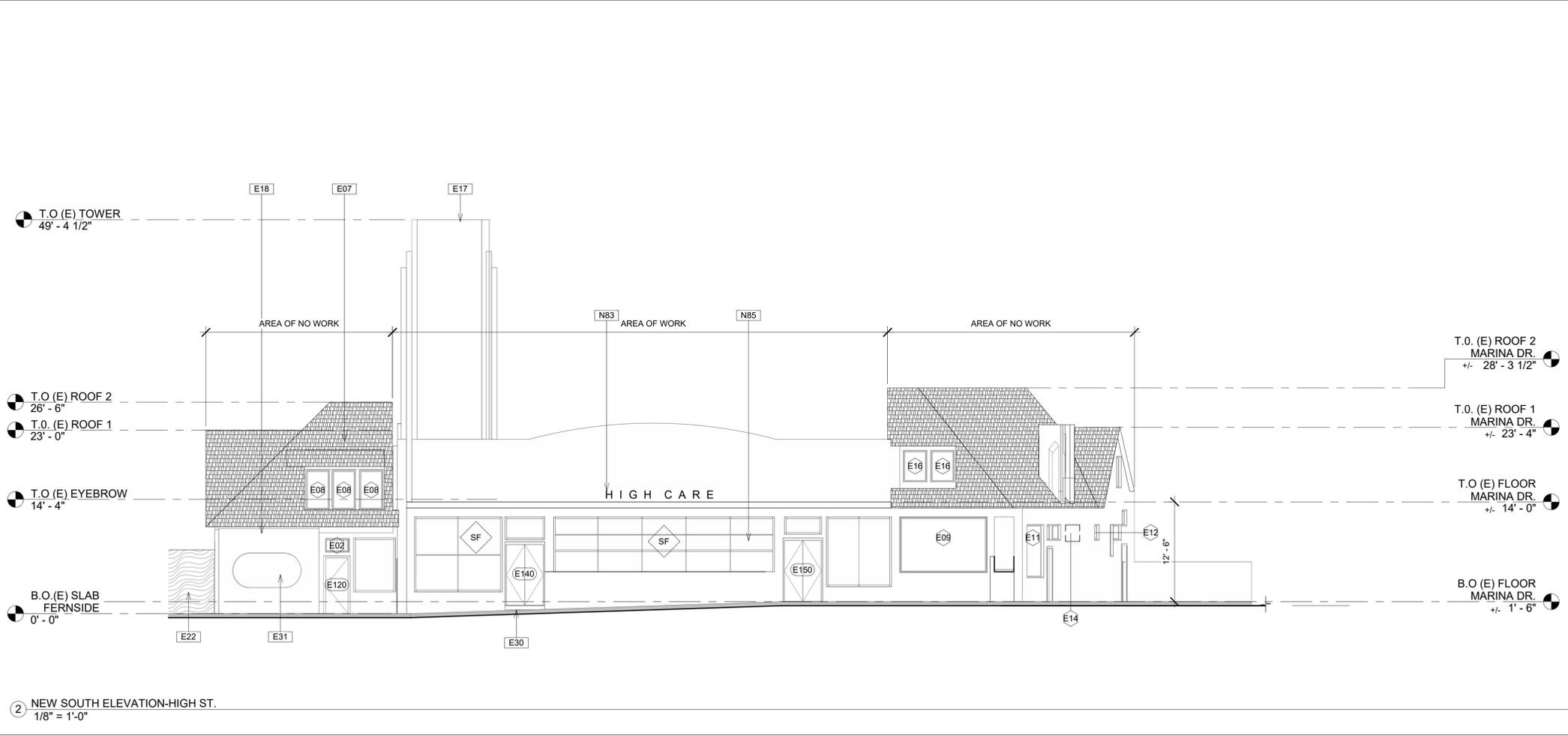
KEYNOTE LEGEND	
E07	(E) ASPHALT SHINGLES ON HIP ROOF
E17	(E) STUCCO TOWER
E18	(E) STUCCO WALL
E20	(E) STUCCO EYEBROW
E22	(E) PERIMETER WOOD FENCE 8 FT. HIGH
E30	(E) CONCRETE STEP
E31	(E) NON TEMPERED-SINGLE PANE WINDOW
N83	(N) SIGNAGE
N85	(N) WINDOW DECAL

RWA
ROMANO WELCH ARCHITECTS

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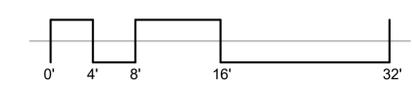
EXISTING
ELEVATIONS

Project number	2402
Date	02/19/2024
Drawn by	F.M.
Checked by	V.W.

A4.0

Scale: As indicated

REVISIONS			
Number	Date	Issued by	Description



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