

GENERAL NOTES :

1. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR :
- A. ALL DIMENSIONS AND CONDITIONS AT THE SITE.
- B. ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY DISCREPANCY OR OMISSION BEFORE PROCEEDING WITH THE WORK.
2. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF 2022 CBC, BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA, DIVISION OF THE INDUSTRIAL SAFETY AND CAL / OSHA.
3. ALL WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK.
4. ANY ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS OR AS REQUIRED FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
6. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
- CALIFORNIA BUILDING CODE GENERAL NOTES :
- THE ARCHITECTURAL, ELECTRICAL AND MECHANICAL GENERAL NOTES SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
- DIVISION 1 - GENERAL CONDITIONS
1. THE GENERAL NOTES ARE NOT TO BE CONSTRUED AS SPECIFICATIONS FOR CONSTRUCTION. THEIR PURPOSE IS ONE OF INFORMING THE OWNER, CONTRACTOR AND SUB-CONTRACTORS OF SOME SPECIFIC INFORMATION WITH WHICH TO BECOME AWARE AND FAMILIAR.
2. THE GENERAL NATURE OF THESE NOTES SHALL IN NO WAY DIMINISH THE CONTRACTOR AND SUB-CONTRACTORS FROM COMPLETING ALL WORK IN STRICT CONFORMANCE WITH ALL ASPECTS OF THE BUILDING CODES AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. EACH SUB-CONTRACTOR SHALL BECOME FAMILIAR WITH ANY PART OF THE AFOREMENTIONED BUILDING CODES, RULES, ETC. THAT MAY AFFECT HIS WORK. SOME CODES THAT MAY AFFECT THE WORK ARE BUT NOT LIMITED TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, UNIFORM ELECTRICAL CODE, NATIONAL ELECTRICAL CODE, UNIFORM FIRE CODE, ARCHITECTURAL BARRIERS LAWS.
3. SCOPE OF PERMIT
- a. LIMIT OF AUTHORIZATION : THE ISSUANCE OF A PERMIT IS NOT AN APPROVAL OR AN AUTHORIZATION OF THE WORK SPECIFIED THEREIN. A PERMIT IS MERELY AN APPLICATION FOR INSPECTION OF THE ISSUANCE OF WHICH ENTITLED THE PERMITTEE TO INSPECTION OF THE WORK WHICH IS DESCRIBED THEREIN.
- PERMITS ISSUED UNDER THE REQUIREMENTS OF THIS CODE SHALL NOT RELIEVE THE OWNER OF RESPONSIBILITY FOR SECURING REQUIRED PERMITS FOR WORK TO BE DONE WHICH IS REGULATED BY ANY OTHER CODE, DEPARTMENT OR DIVISION OF THE CITY IN WHICH THE WORK IS PERFORMED.
- b. VALIDITY OF OTHER LAWS. NEITHER ISSUANCE OF A PERMIT NOR THE APPROVAL BY THE DEPARTMENT OF ANY DOCUMENT SHALL CONSTITUTE AN APPROVAL OF ANY VIOLATION OF ANY PROVISION OF THIS CODE OR OF ANY OTHER LAW OR ORDINANCE, AND A PERMIT OR OTHER DOCUMENT PURPORTING TO GIVE AUTHORITY TO VIOLATE ANY LAW SHALL NOT BE VALID WITH RESPECT THERETO.
4. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT EDITION OF THE GOVERNING BUILDING CODE AND WITH OTHER RULES, REGULATIONS, AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND LABOR, MATERIALS OR BOTH TO INSTALL HIS WORK IN CONFORMANCE WITH THE BUILDING CODE AND TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE BUILDING CODE AND THE DRAWINGS. DIVISION 1 SHALL APPLY TO ALL DIVISIONS.
5. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY THE CONTRACTOR (S). DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK.

WORK SCOPE:

- EXIST MAIN BUILDING DOES NOT HAVE FIRE SPRINKLER SYSTEM**
FIRE SPRINKLER SYSTEM WILL BE INSTALL UNDER DEFER APPLICATION, NFPA 13
- 1) CONVERT EXISTING RETAIL SPACE INTO FULL SERVICE RESTAURANT
2) NEW COMMERCIAL KITCHEN
3) NEW ADA COMPLIANCE RESTROOM FOR MEN AND WOMEN
4) NEW GREASE TANK IN BASEMENT(forced grease ssytem)
5) NEW FIRE EXIT CORRIDOR FROM KITCHEN TO STREET
6) DEMO PART OF MEZZANINE, 1035 SF
7) REMAINING MEZZANINE WILL USE AS STORAGE SPACE

FIRE NOTE:

panic hardware shall be required when the occupant load is 50, or more, as noted on the plan, and when two exits are required for an A occupancy
building address numbers shall be a minimum of six inches, in a conspicuous location visible from the street and of a contrasting color to their background

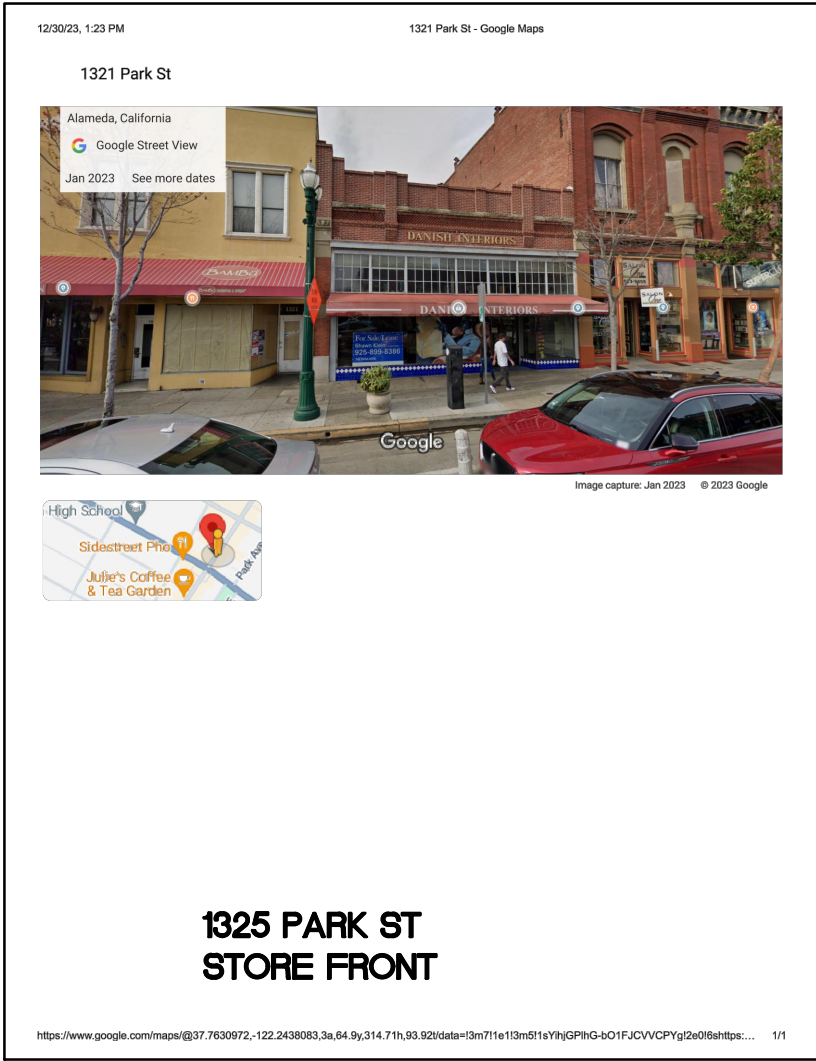
PROJECT INFO:

EXIST: RETAIL STORE

OCCUPANCY TYPE: M
AREA: 3230+2067=5297 SF
ZONING: CN
OF STORY: 1 1/2
OCCUPANCY LOAD: M

PROPOSED: FULL SERVICE RESTAURANT

OCCUPANCY TYPE: A2, S-1
AREA: 3230+1032=4262 SF
ZONING: CN
STORY: 1 1/2
DINING SPACE: 1378 SF, ALLOWABLE LOAD 92. PROPOSED LOAD AT 46.
KITCHEN 934 SF, LOAD AT 18
TOTAL LOAD: 64, REQUIRED MEN PLUMBING 1/50, WOMEN, 1/25
LOAD AT 50% MEN/WOMEN: 32 MEN AND 32 WOMEN
ADA RESTROOM: 2
RESTROOM TOTAL: 3 MAN: 1, WOMEN: 2.
BUILDING CONSTRUCTION TYPE: VB-2



SHEET INDEX<ARCHITECTURE>

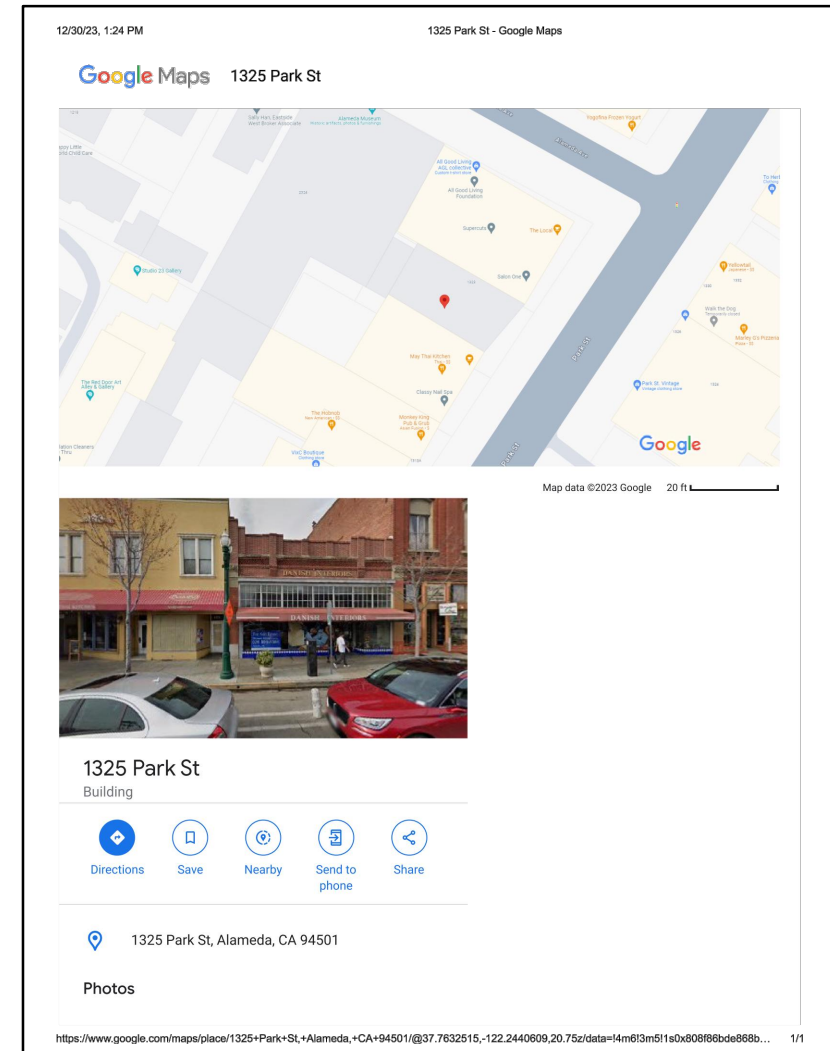
A0	TITLE SHEET, SITE PLAN AND GENERAL NOTES
A1	EXISTING/PROPOSED FLOOR PLAN
A2	BASEMENT PLAN
A3	FRONT ELEVATIONS A3.1 <N>FRONT ELEVATIONS
A4	EQUIPMENT LAYOUT PLAN
A5	ADA DETAILS
A5.1	ENLARGED BATHROOM
A6	TRAVEL ROUTE
S1	FRAMING PLAN
S2	CROSS SECTIONS
E1	ELECTRICAL PLAN
E2	ELECTRICAL NOTES, SINGLE LINE DIAGRAM
E3	ELECTRICAL ROOF AND BASEMENT PLAN
P1	PLUMBING PLAN
P2	PLUMBING DETAILS

SHEET INDEX<STRUCTURE>

S0.0	COVER SHEET
S1.1	GENERAL NOTES
S1.2	TYPICAL DETAILS
S1.3	TYPICAL DETAILS
S2.1	EXISTING AND PROPOSED BASEMENT LEVEL PLAN
S2.2	EXISTING/PROPOSED 1ST FLOOR PLANS
S2.3	EXISTING/PROPOSED MEZZ LEVEL PLANS
S2.4	EXISTING /PROPOSED ROOF PLAN
S4.1	DETAILS
S4.2	DETAILS
S5.1	DETAILS

SHEET INDEX<MECHANICAL>

M0.1	HVAC LEGEND, GENERAL NOTES, SCHEDULES
M0.2	HVAC SPECIFICATIONS
M2.1	HVAC FLOOR PLANS
M2.2	HVAC ROOF PLAN
M4.1	CAPTIVEAIRE SHEET #1
M4.2	CAPTIVEAIRE SHEET #2
M4.3	KITCHEN HOOD SPECIFICATIONS,CAPTIVEAIRE SHEET #3
M4.4	KITCHEN EXHAUST DUCT DETAILS CAPTIVEAIRE SHEET #4
M4.5	KITCHEN EXHAUST FAN DETAILS CAPTIVEAIRE SHEET #5
M4.6	MAKE UP AIR UNIT DRAWINGS CAPTIVEAIRE SHEET #6
M4.7	EXHAUST FAN DETAILS CAPTIVEAIRE SHEET #7
M4.8	EXHAUST FAN WIRE DETAILS CAPTIVEAIRE SHEET #8
M4.9	EXHAUST FAN MOUNT DETAILS CAPTIVEAIRE SHEET #9
M4.10	EXHAUST FAN WIRE SCHEDULES CAPTIVEAIRE SHEET #10
M6.1	HVAC MOUNT DETAILS
P0.1	PLUMBING SCHEDULE AND NOTES
P0.2	PLUMBING GENERAL NOTES
P2.0	WASTE AND VENT PLAN
P4.1	DETAILS



VICINITY MAP

PROJECT DIRECTORY

DESIGNER: YUNG CHEN
75 CORONA ST,
SAN FRANCISCO, CA. 94127
415-713-9243

ENGINEER: DARREN WONG
18836 REDWOOD RD
CASTRO VALLEY, CA.94546
415-726-8168

MECHANICAL: HECTOR PEDRAZA
510-861-1319

OWNER: LINDA/CALVIN
1325 PARK ST
ALAMEDA CA. 94501
510-421-1668

CONTRACTOR: RICHARD CHEUNG
1743 28TH AVE
SAN FRANCISCO, CA. 94122
415-999-5428

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

APPLICABLE CODES:
CALIFORNIA FIRE CODE (CFC) 2022 EDITION
CALIFORNIA BUILDING CODE (CBC) 2022 EDITION
CALIFORNIA MECHANICAL CODE (CMC) 2022 EDITION
CALIFORNIA PLUMBING CODE (CPC) 2022 EDITION
CALIFORNIA ELECTRICAL CODE (CEC) 2022 EDITION
CALIFORNIA ENERGY CODE 2022 EDITION
CALIFORNIA GREEN BUILDING STANDARD CODE(CGBC) 2022 EDITION
CITY ORDINANCES AND ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

Exhibit 1 Item 3-B
Historical Advisory Board
September 4, 2025

GENERAL NOTES
SITE PLAN

LINDA
1325 PARK ST,
ALAMEDA, CA. 94501
CONTACT: YUNG CHEN 415-713-9243
75 CORONA ST, SAN FRANCISCO. 94127

OWNER:

CONTACT:



Darren Wong

PROJECT ADDRESS:

1325 PARK ST
ALAMEDA CA. 94501

DATE : 03-22-2024

REV 2-12-2025

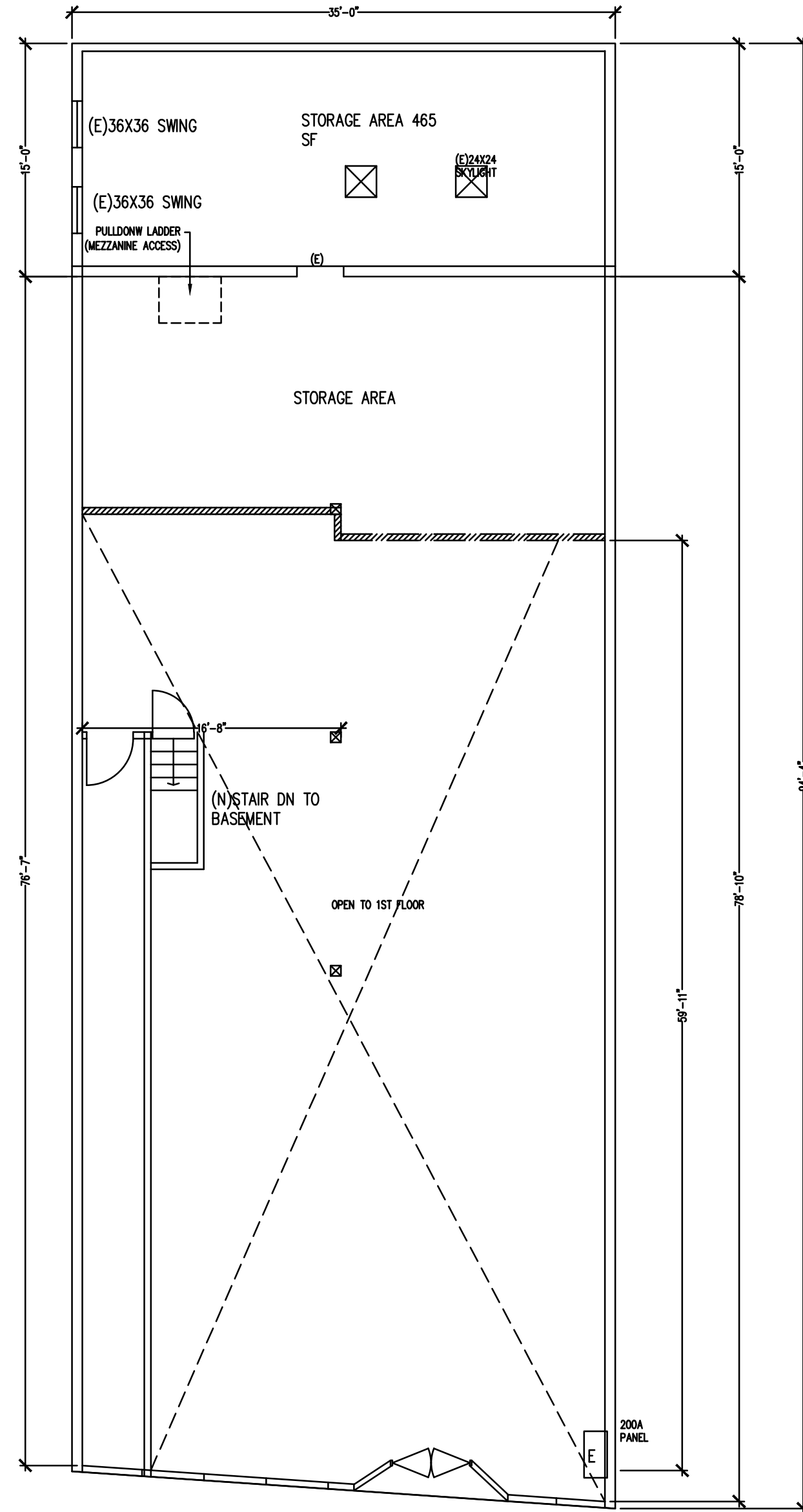
DRAWN : YUNG CHEN

SHEET

A-0

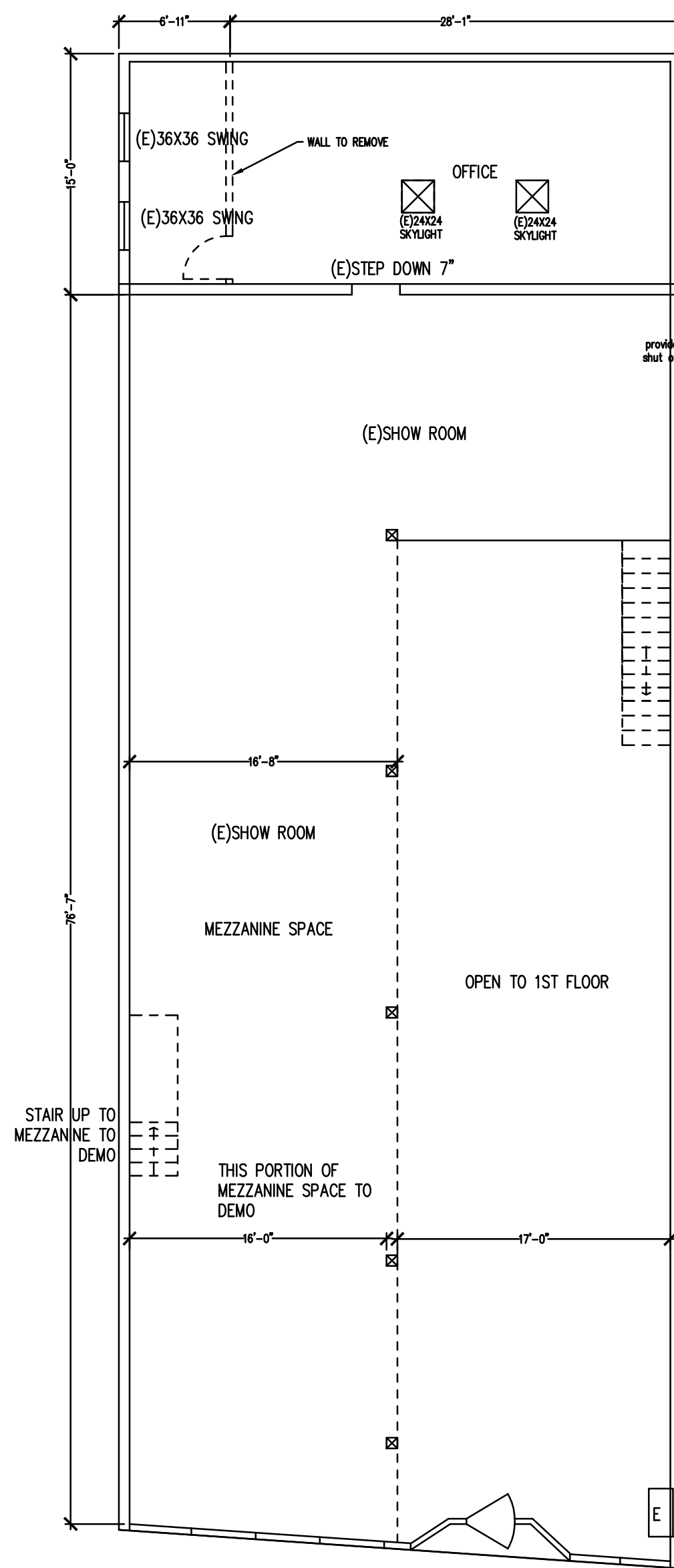
LEGEND

EXIST. WALL TO BE REMOVED = ---
 EXIST. WALL TO REMAIN = ==
 NEW BUILD WALL =
 TYPE 'X' FIRE RATED WALL =
 DR W/PANIC HARDWARE = PANIC D3



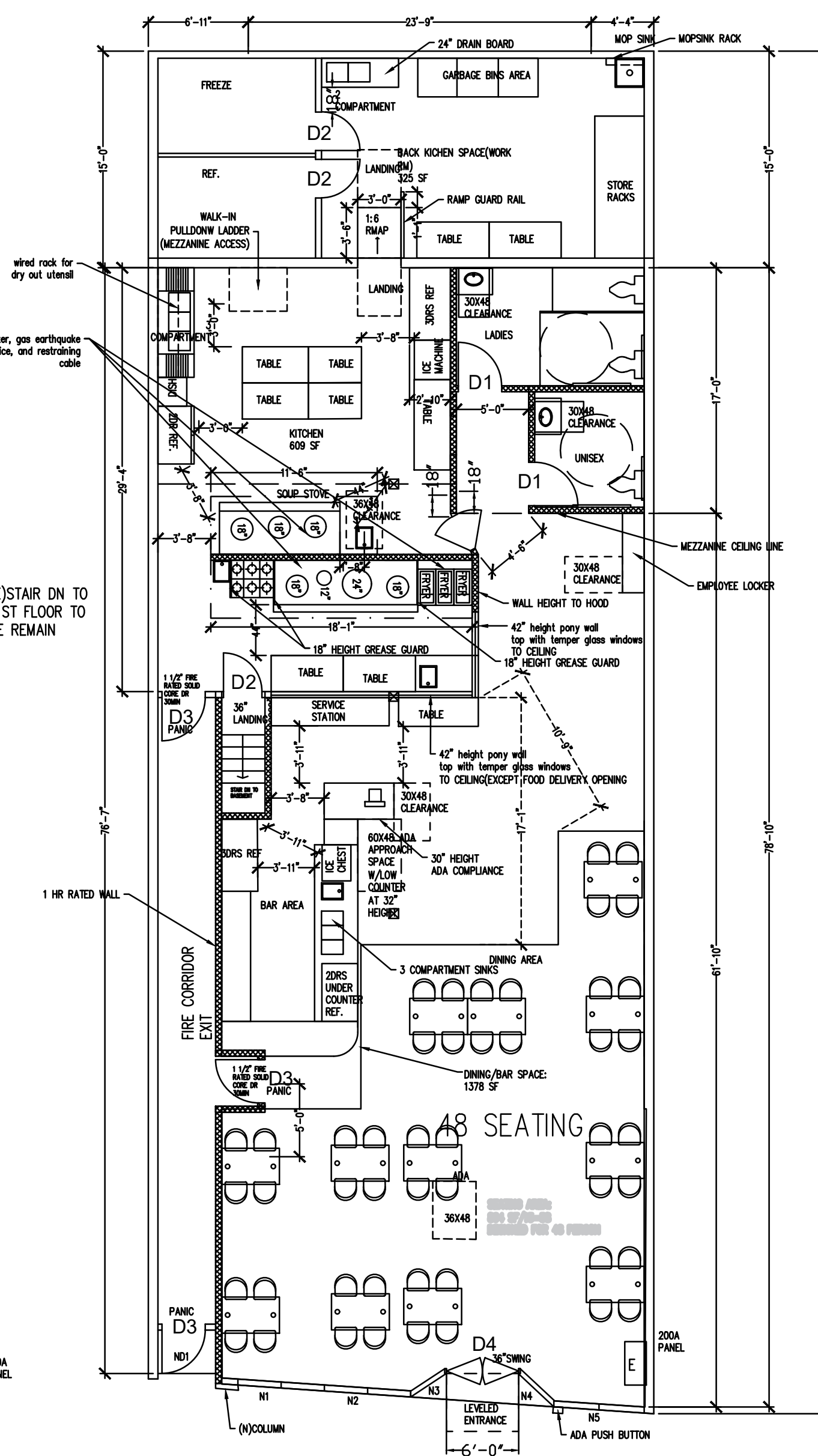
(N) MEZZANINE PLAN

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



(E) MEZZANINE PLAN

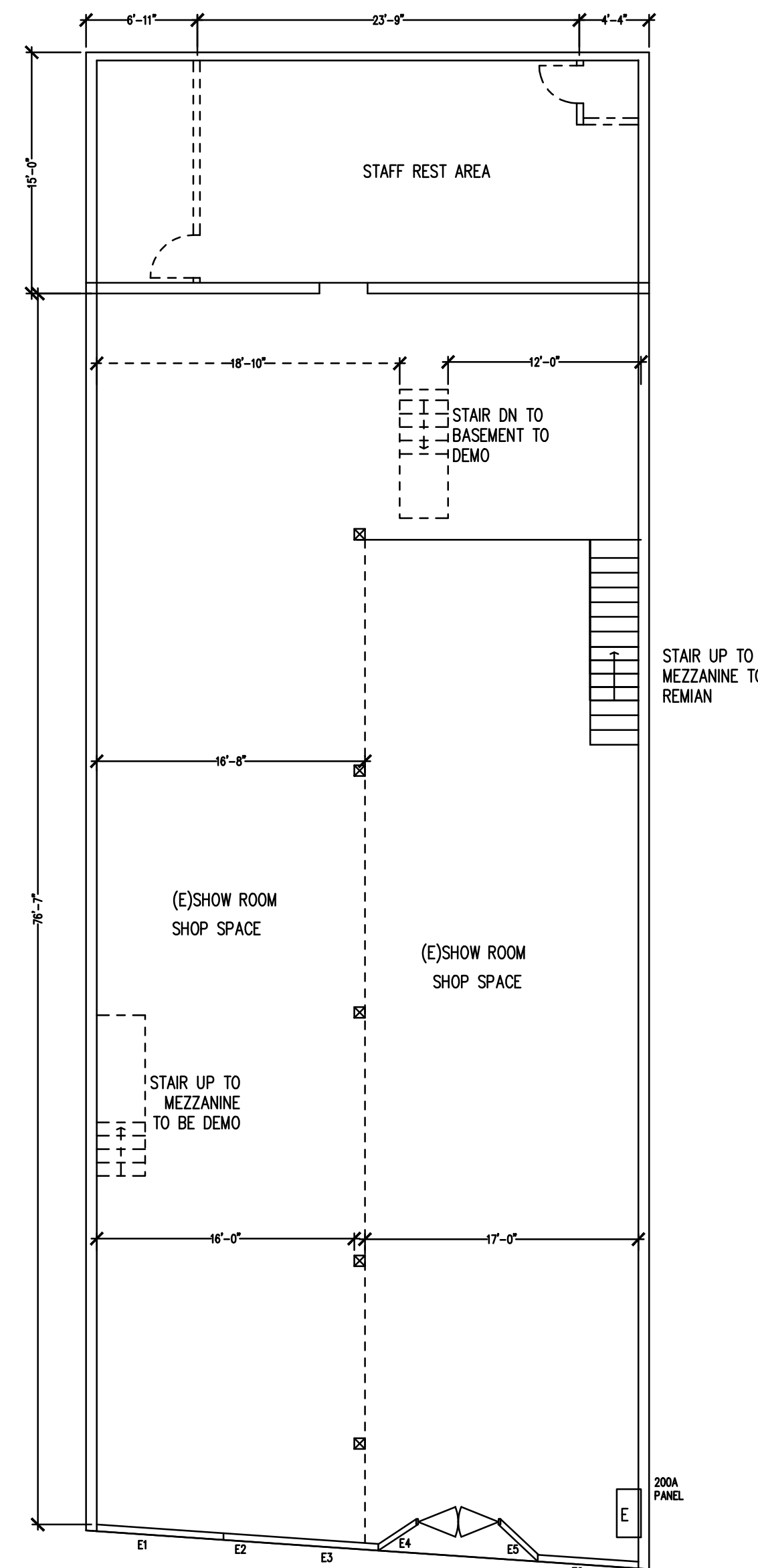
SCALE: 1/8"=1'-0"



(N) MAIN FLOOR PLAN

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

DINING SPACE: 1578 SF/20-46 PERSON
 DESIGNED FOR: 48 PERSON
 KITCHEN/WORK SPACE: 325+600+934/50+18 PERSON
 DESIGNED FOR: 8 PERSON



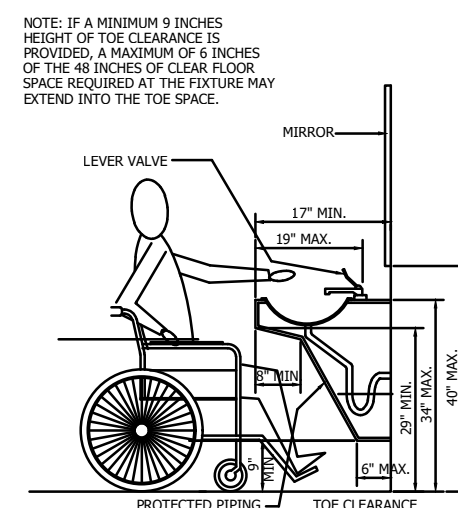
(E) MAIN FLOOR PLAN

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

WINDOW E1 THROUGH E6 WILL BE DEMO AND REPLACED BY NEW WINDOWS

Door Schedule				
Mark	Width	Height	Level	Family

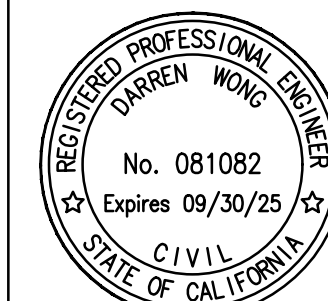
D1	3'-0"	6' - 8"	REST ROOM DR	Single-Panel 6
D2	3' - 0"	6' - 8"	FREEZE INSULATED DOOR	METAL SWING
D3	3' - 0"	6' - 8"	1 1/2" SOLID CORE DR	FLAT
D4	2X3' - 0"	6' - 8"	EXISTING ENTRANCE DOOR SWING	TEMPER GLASS



HANDSINK DETAIL

MAIN FLOOR PLAN
MEZZANINE PLAN

CONTRACTOR:
LINDA
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75 CORONA ST, SAN FRANCISCO. 94127



Darren Wong

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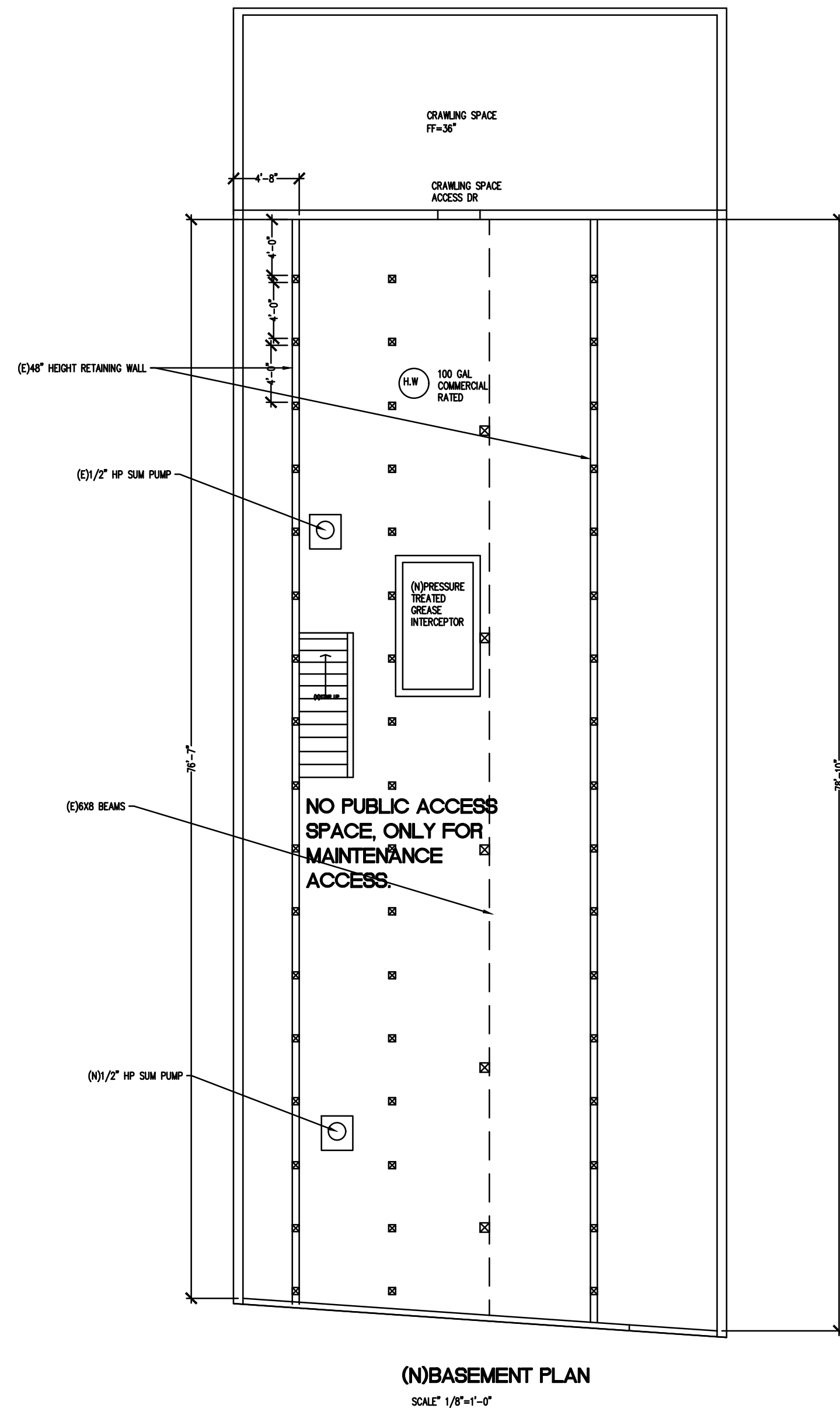
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REV 2-12-2025

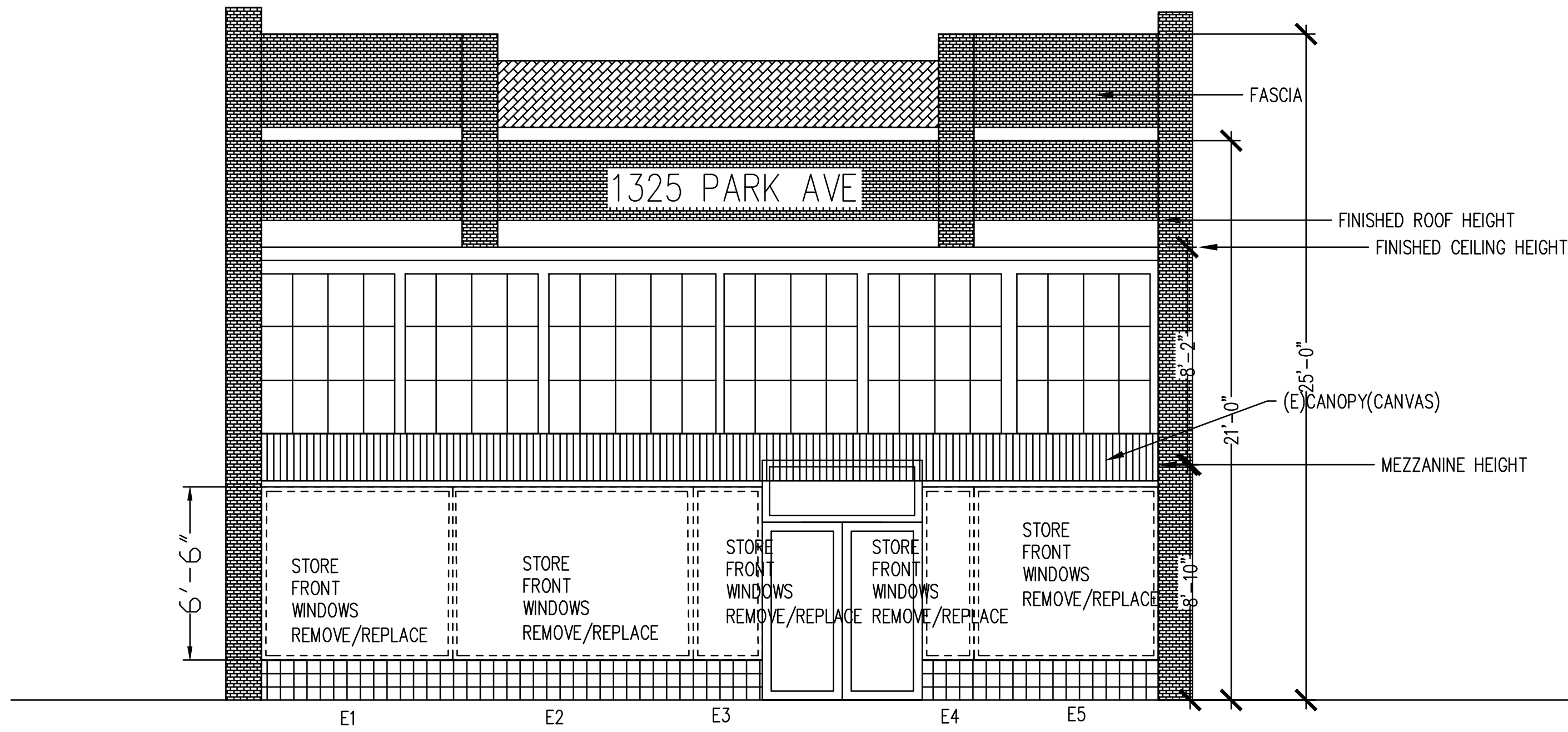
DRAWN : YUNG CHEN

SHEET

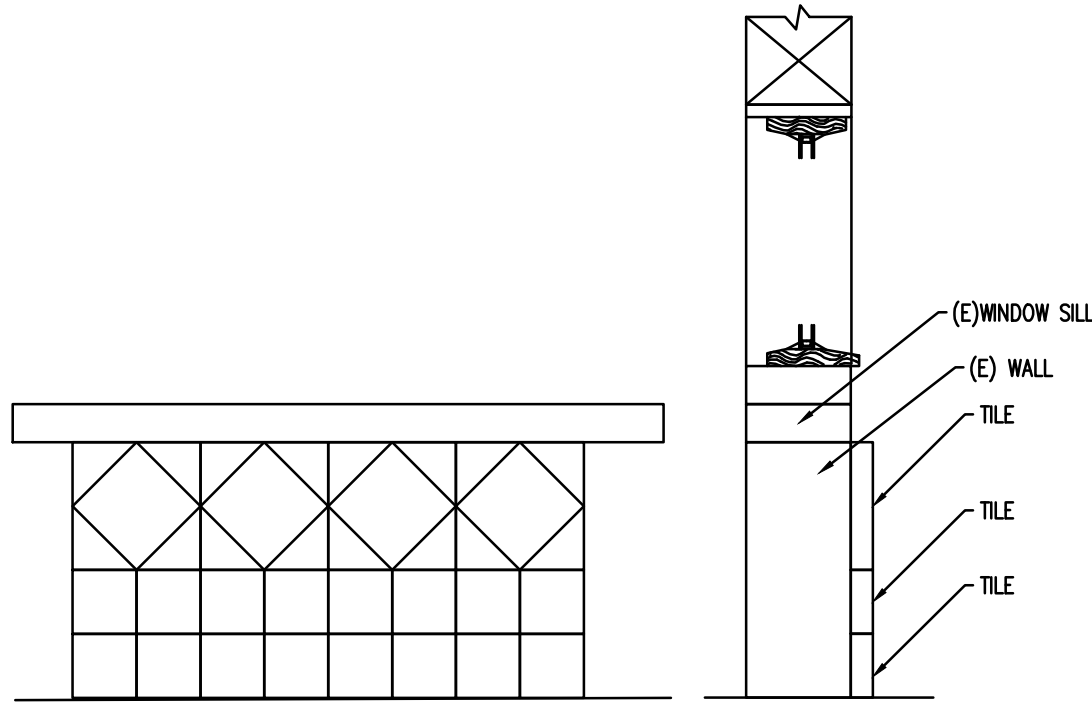
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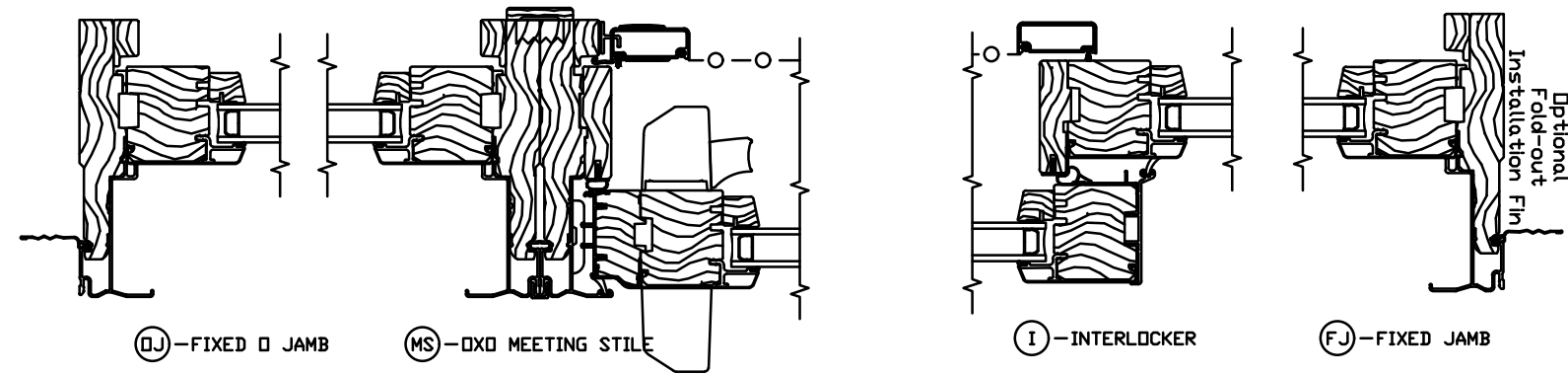
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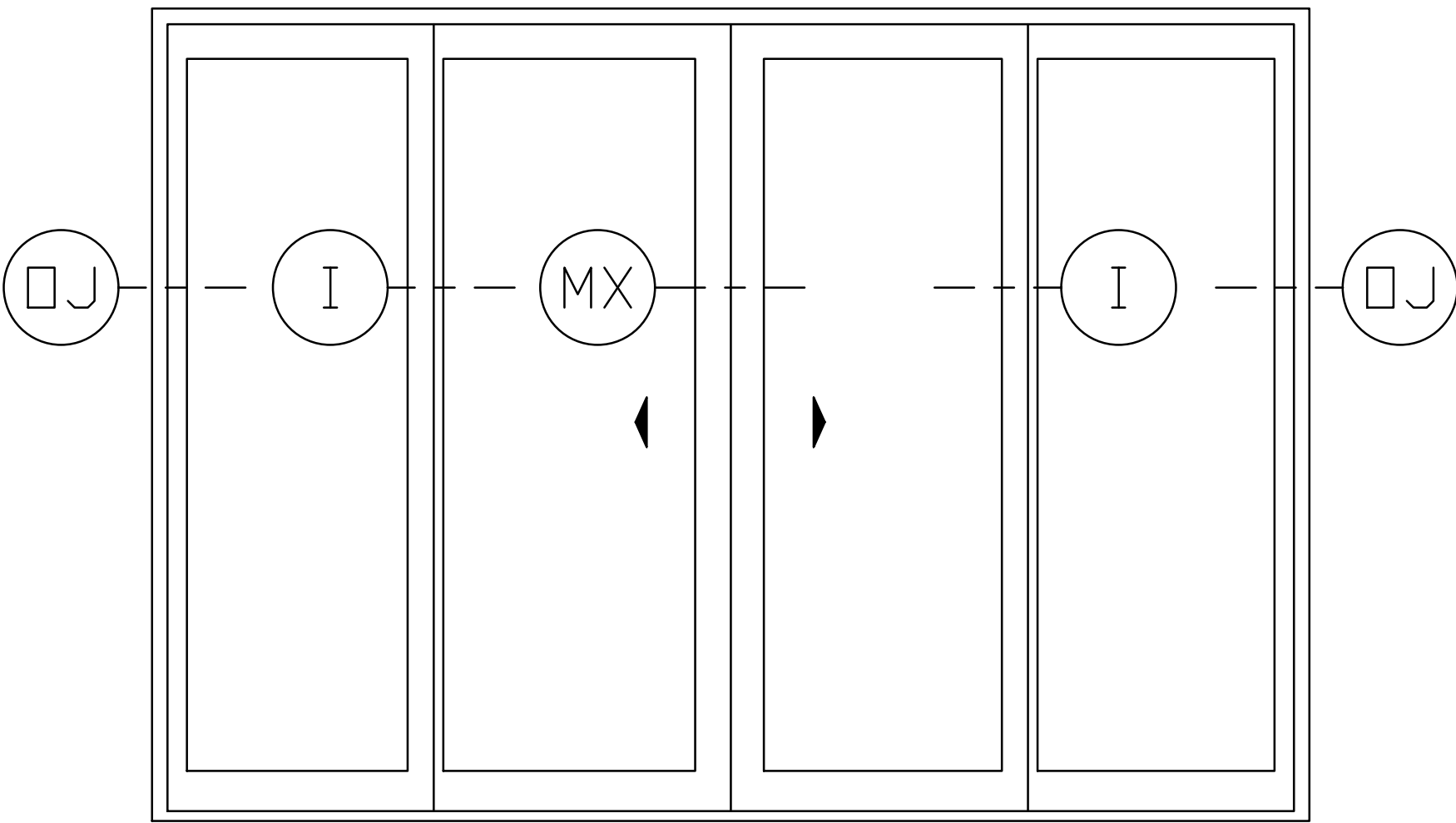
(E)STORE FRONT
ELEVATION
SCALE 1/8"=1'-0"



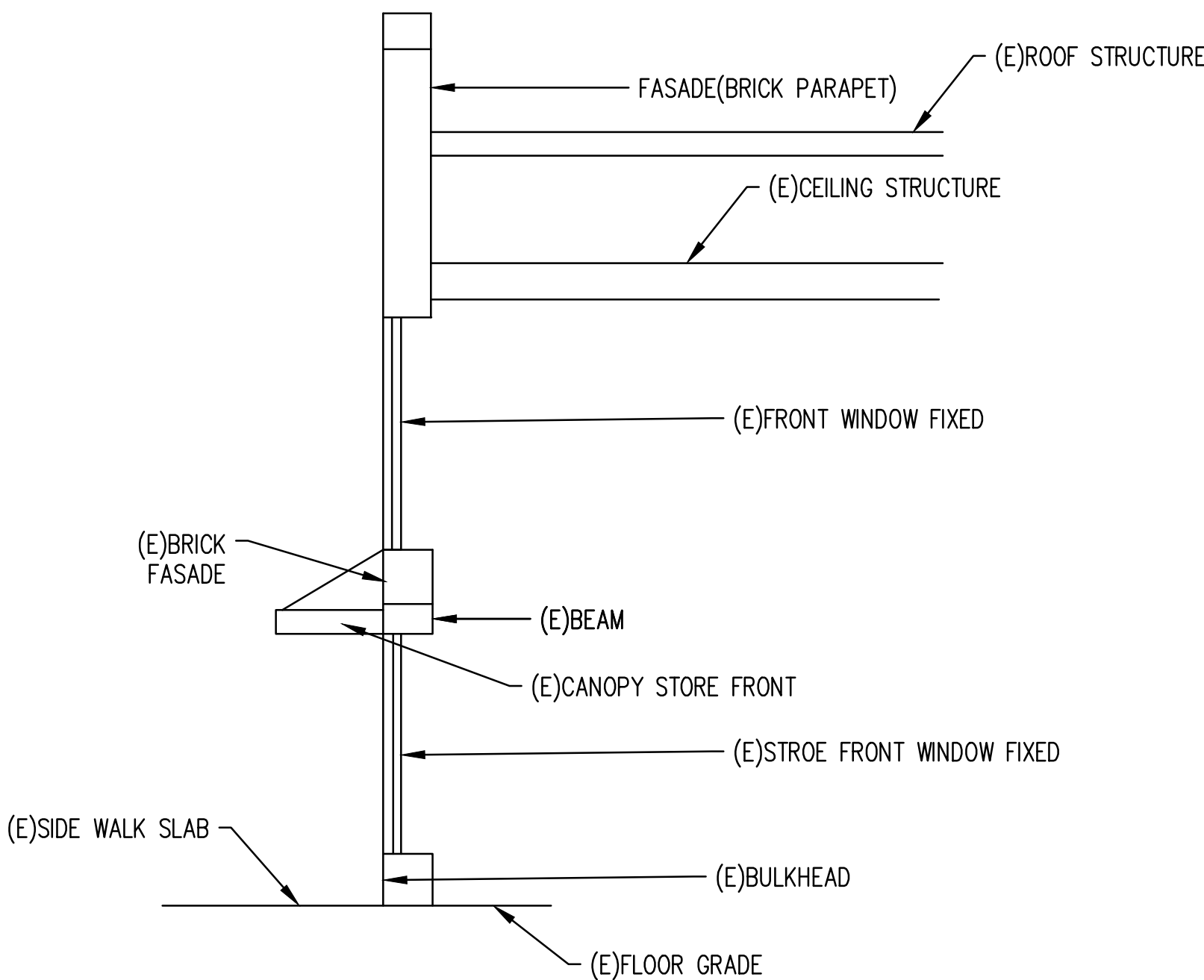
(E)STORE FRONT
BULKHEAD/WINDOW



DETAILS



SLIDE WINDOWS



SLIDE SECTION
VIEW

STORE FRONT ELEVATIONS

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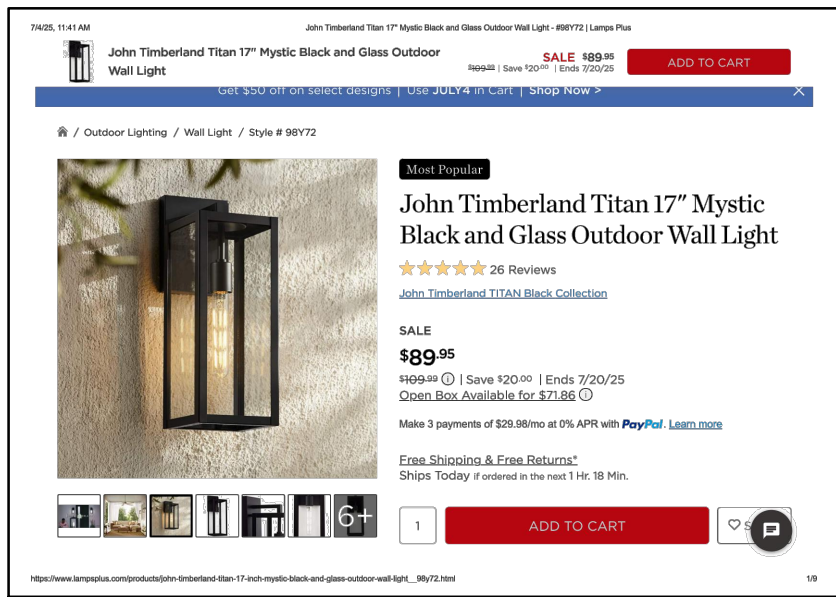
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REV 2-12-2025

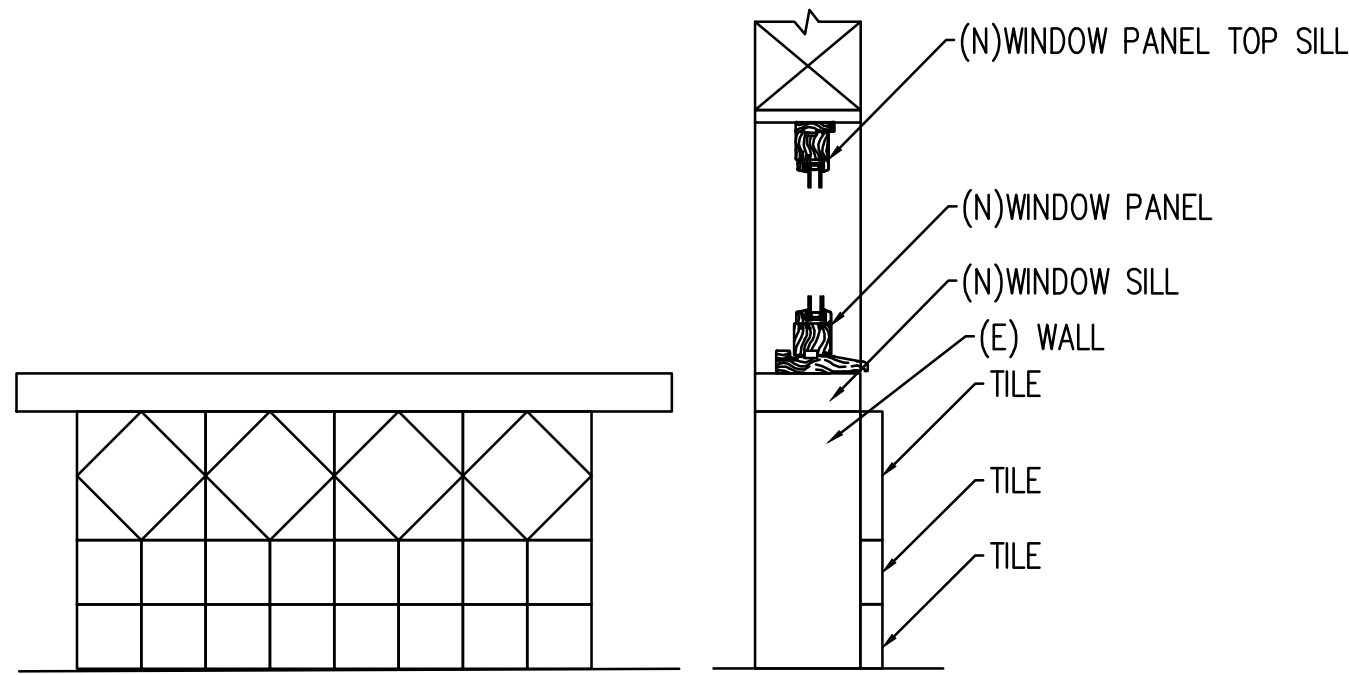
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SHEET

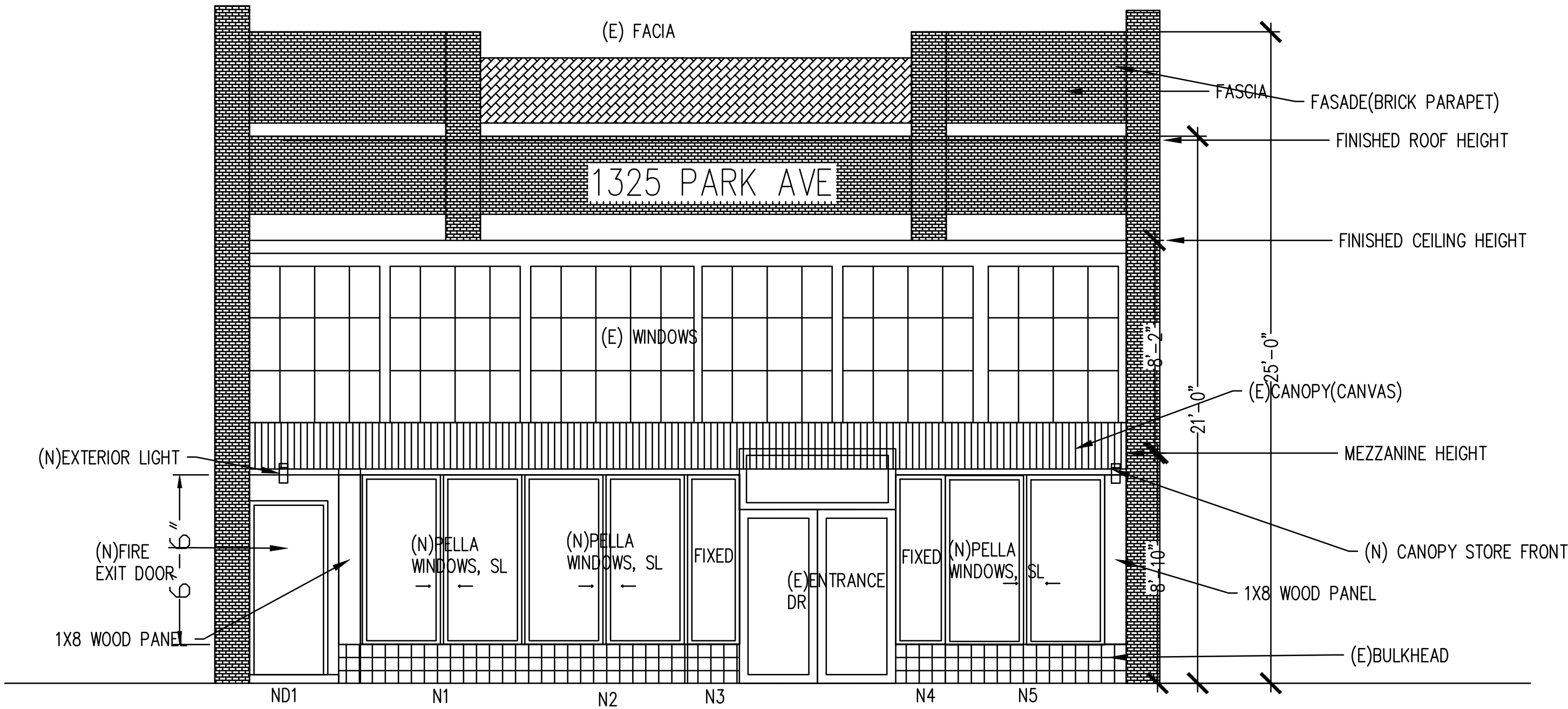
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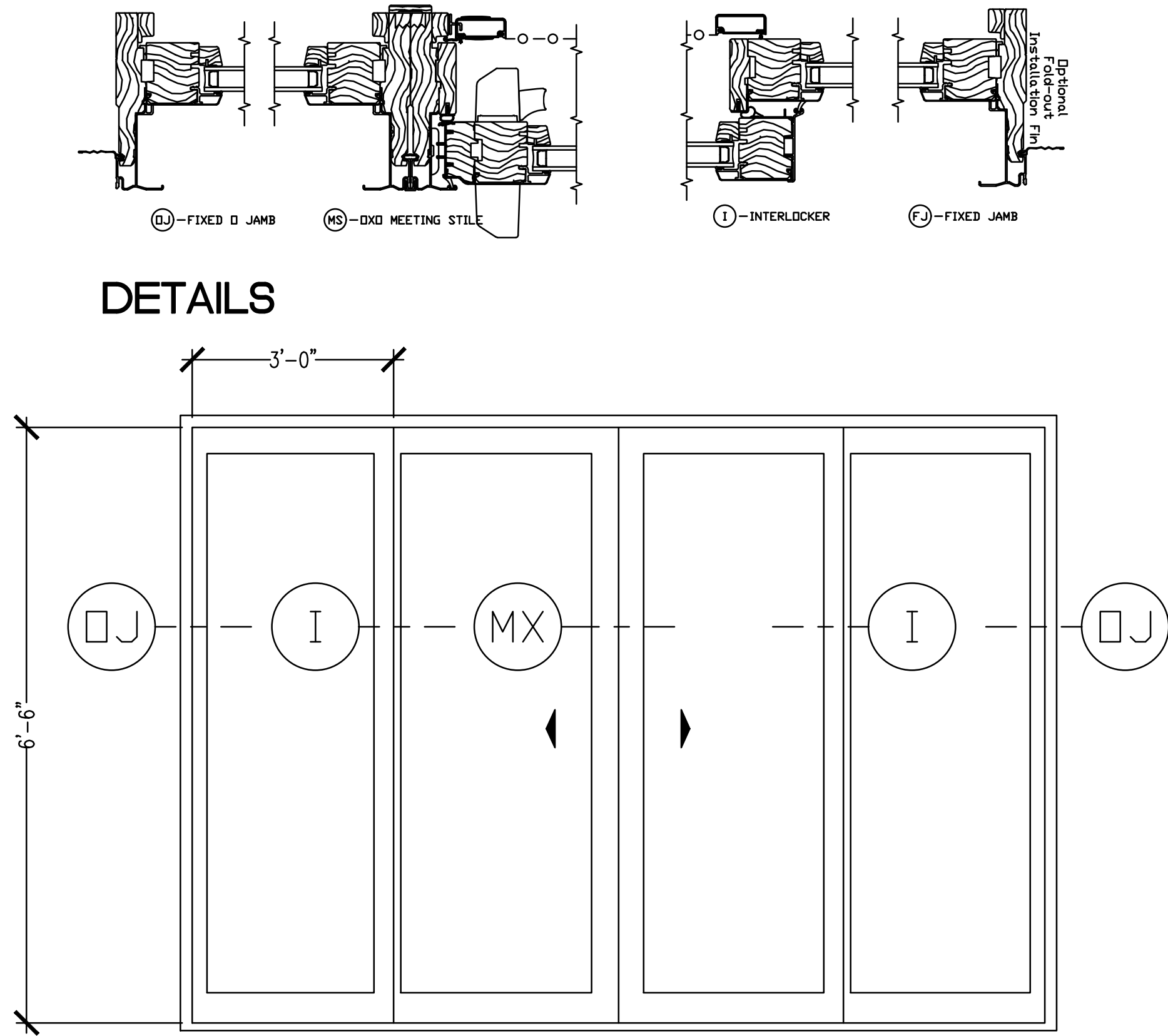
(N)EXTERIOR LIGHTS



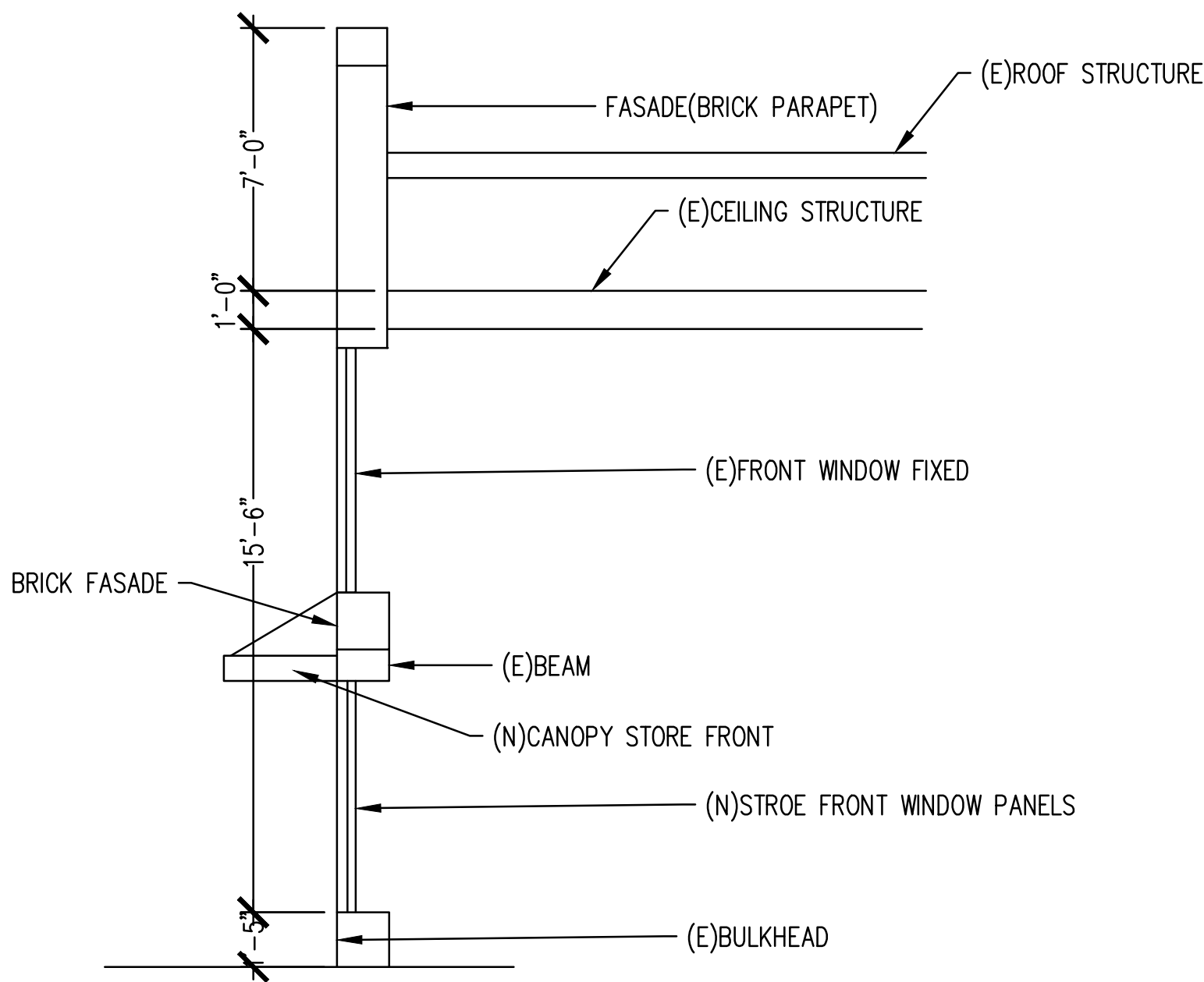
(N)STORE FRONT BULKHEAD/WINDOW



(N)STORE FRONT ELEVATION
SCALE" 1/8"=1'-0"



SLIDE WINDOWS



SLIDE SECTION VIEW

STORE FRONT ELEVATIONS

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CONTACT:



David Wong

PROJECT ADDRESS:
1325 PARK ST
ALAMEDA, CA. 94501

DATE : 12-30-2023

REV 2-12-2025

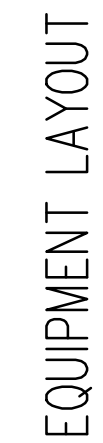
DRAWN : YUNG CHEN

SHEET

A-3.1



FINISH SCHEDULE				
SPACE	WALL	CEILING	FLOOR	COMMENT
STORE AREA	4' FRP PANEL/METAL	SHEETROCK/SEMI GLOSS PAINT	TILE FLOOR	
KITCHEN AREA	8' FRP PANEL/METAL	SHEETROCK/SEMI GLOSS PAINT	QUARRY FLOOR WITH 3/8" RADIUS COVERED BASE	
DINING AREA	SEMI GLOSS PAINT	SHEETROCK/SEMI GLOSS PAINT	LAMINATE FLOOR	
RESTROOM AREA	4' FRP PANEL/METAL	SHEETROCK/SEMI GLOSS PAINT	QUARRY FLOOR WITH 3/8" RADIUS COVERED BASE	
MEZZANINE AREA	SEMI GLOSS PAINT	SHEETROCK/SEMI GLOSS PAINT	LAMINATE FLOOR	
OFFICE AREA	SEMI GLOSS PAINT	SHEETROCK/SEMI GLOSS PAINT	LAMINATE FLOOR	
WALK-IN COOLER	METAL/INSULATED	METAL/INSULATED	QUARRY FLOOR WITH 3/8" RADIUS COVERED BASE	
BAR	METAL/INSULATED	SEMI GLOSS PAINT	QUARRY FLOOR WITH 3/8" RADIUS COVERED BASE	CABINET SURFACE SMOOTH POLISHED



LINDA
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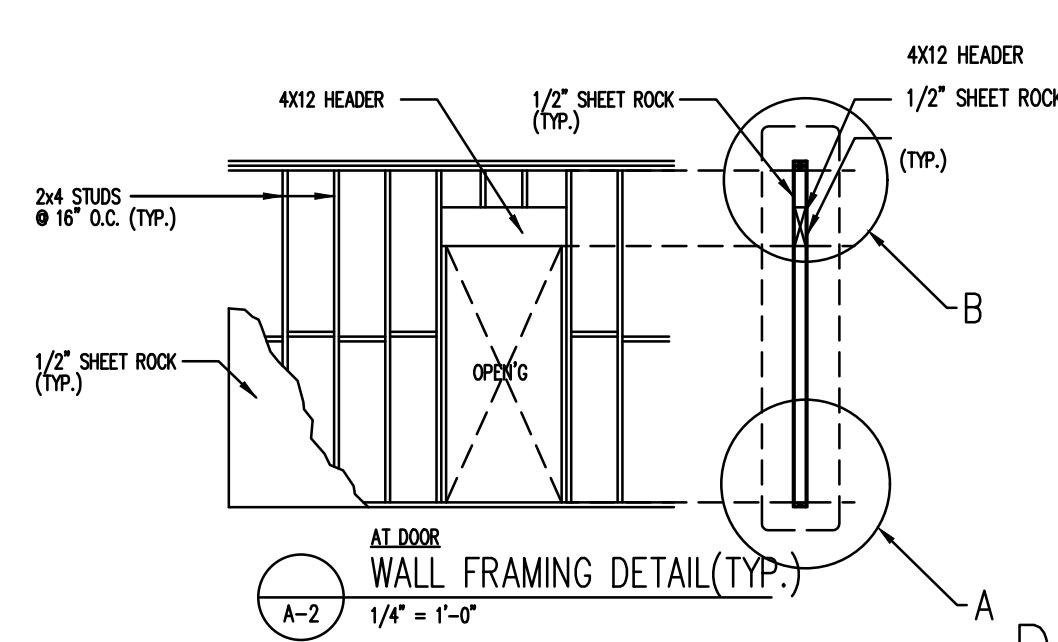
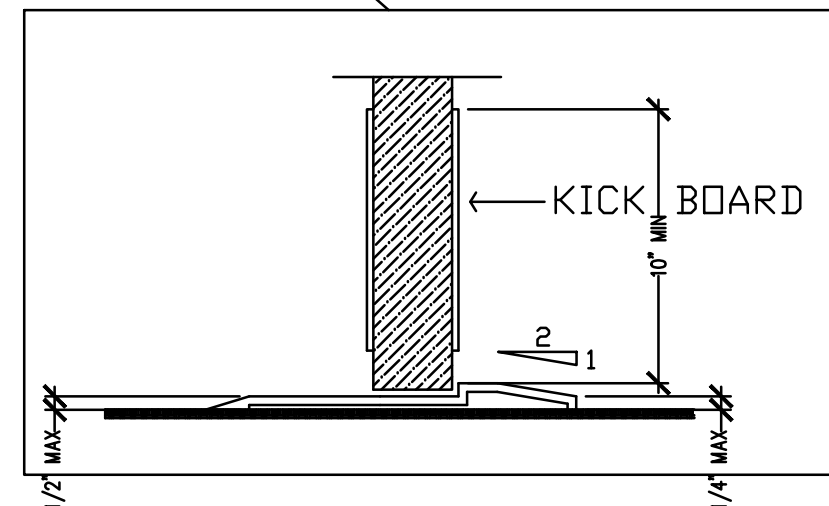
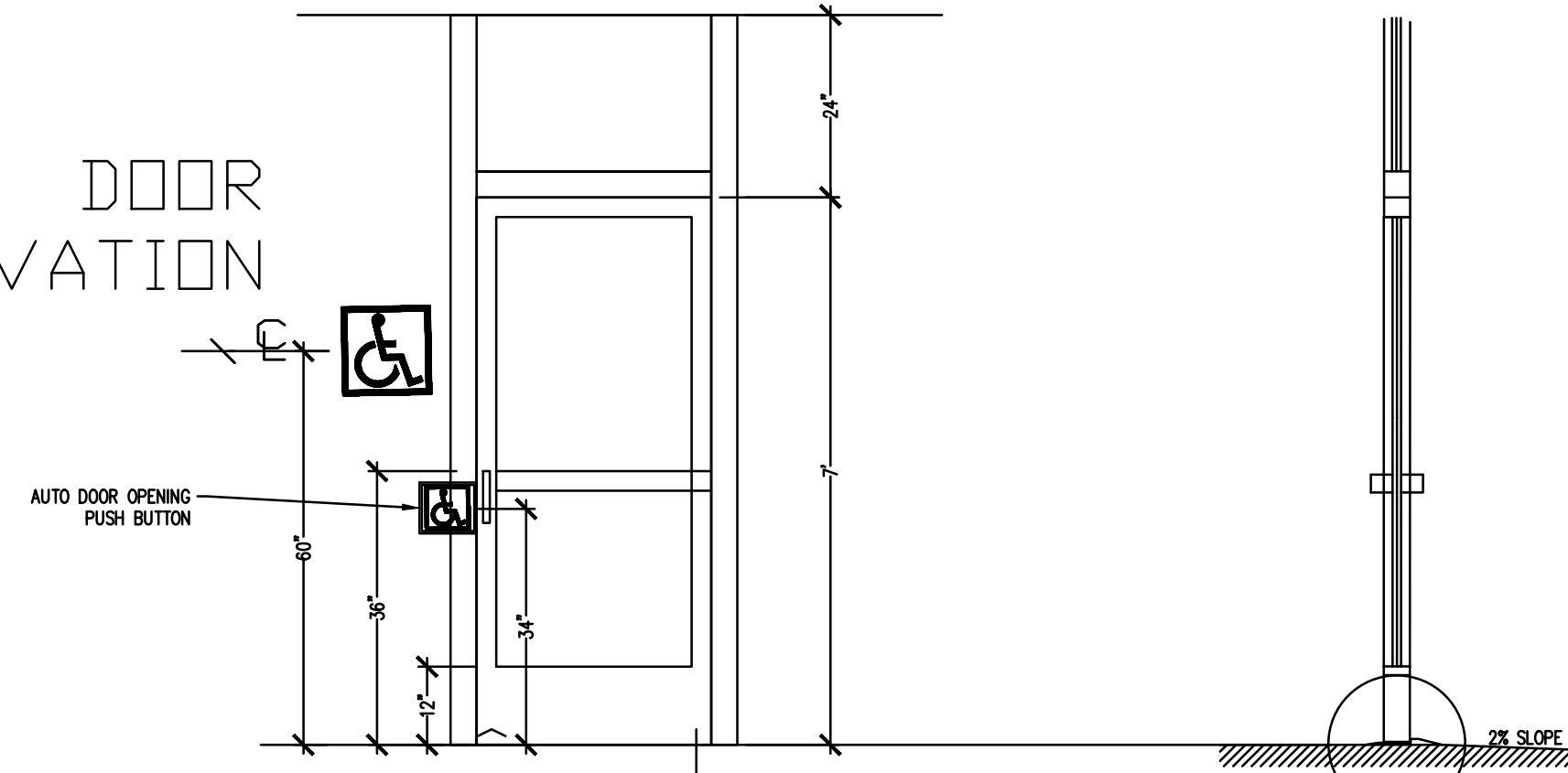
1325 PARK ST
ALAMEDA, CA. 94501

SHEET

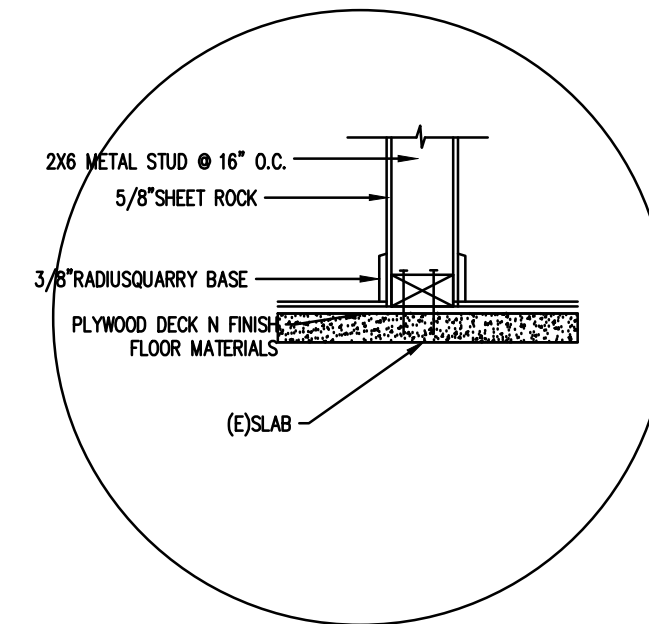
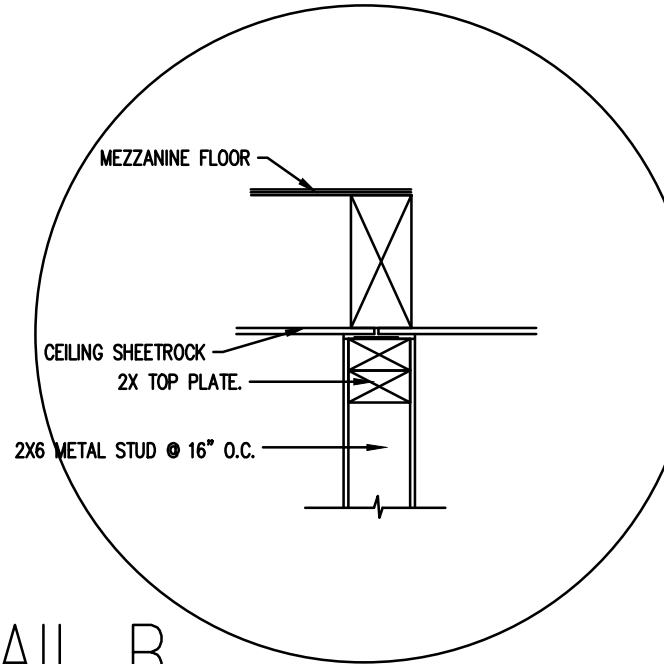
DOOR
ELEVATION

12" HIGH KICK
BOARD

9 ENTRANCE DOOR DETAIL

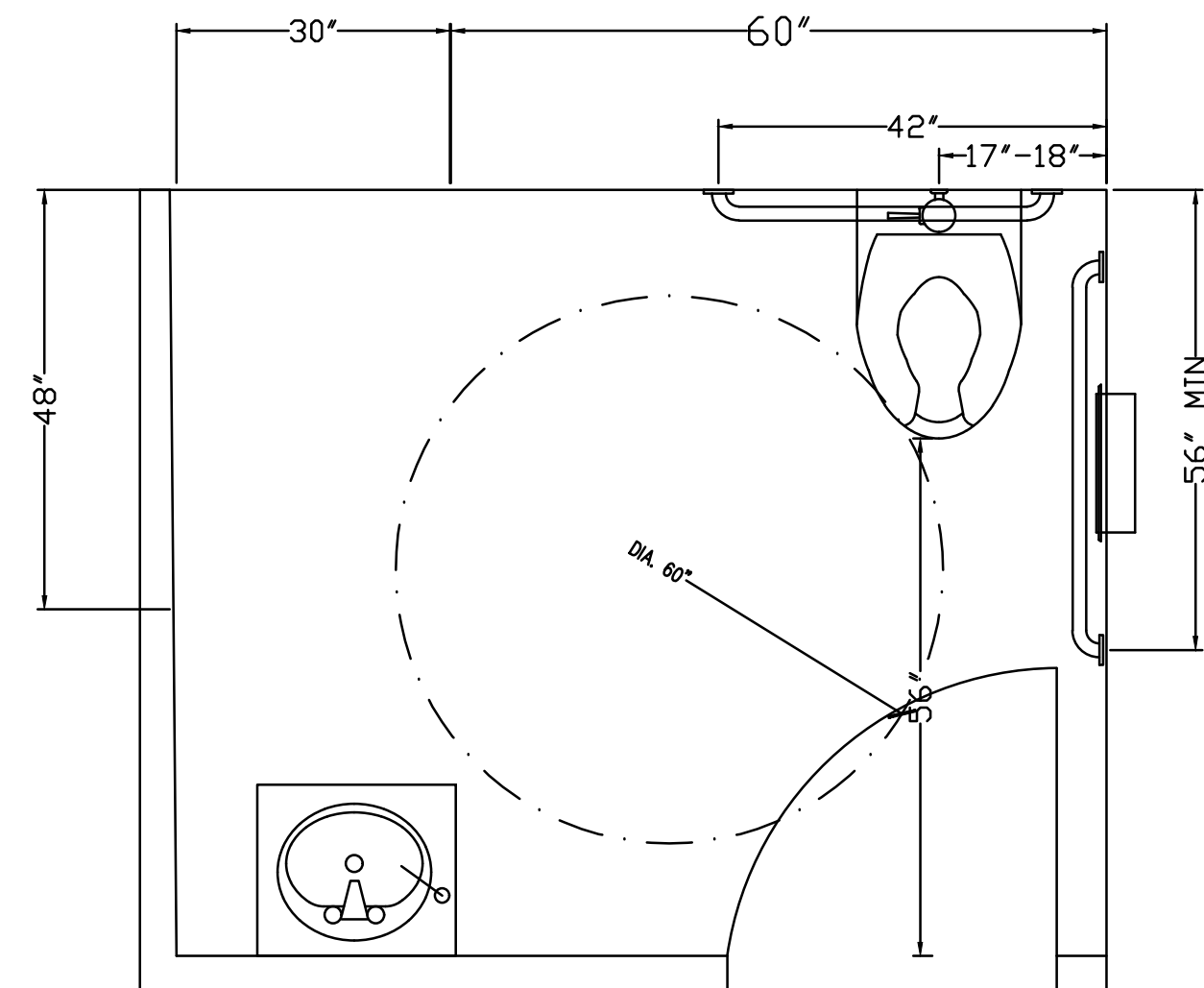
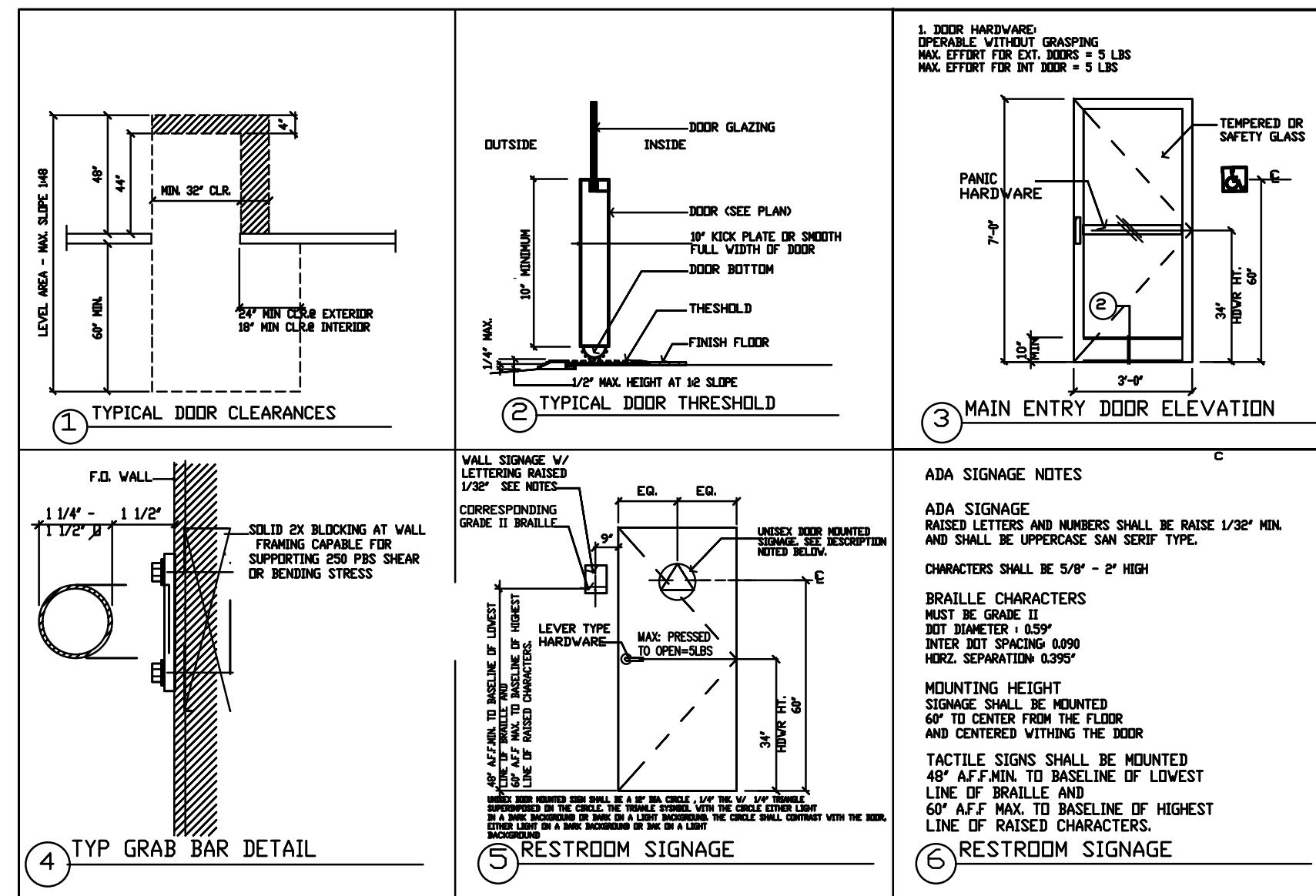


DETAIL B

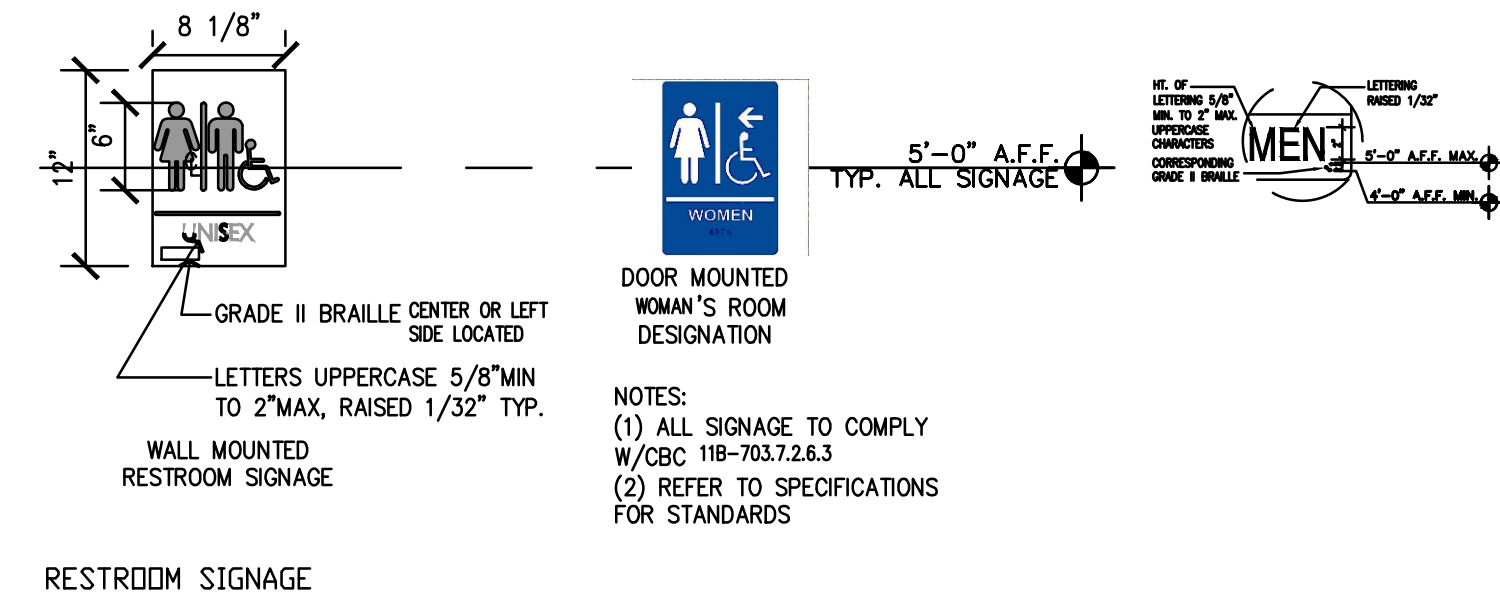


DETAIL A

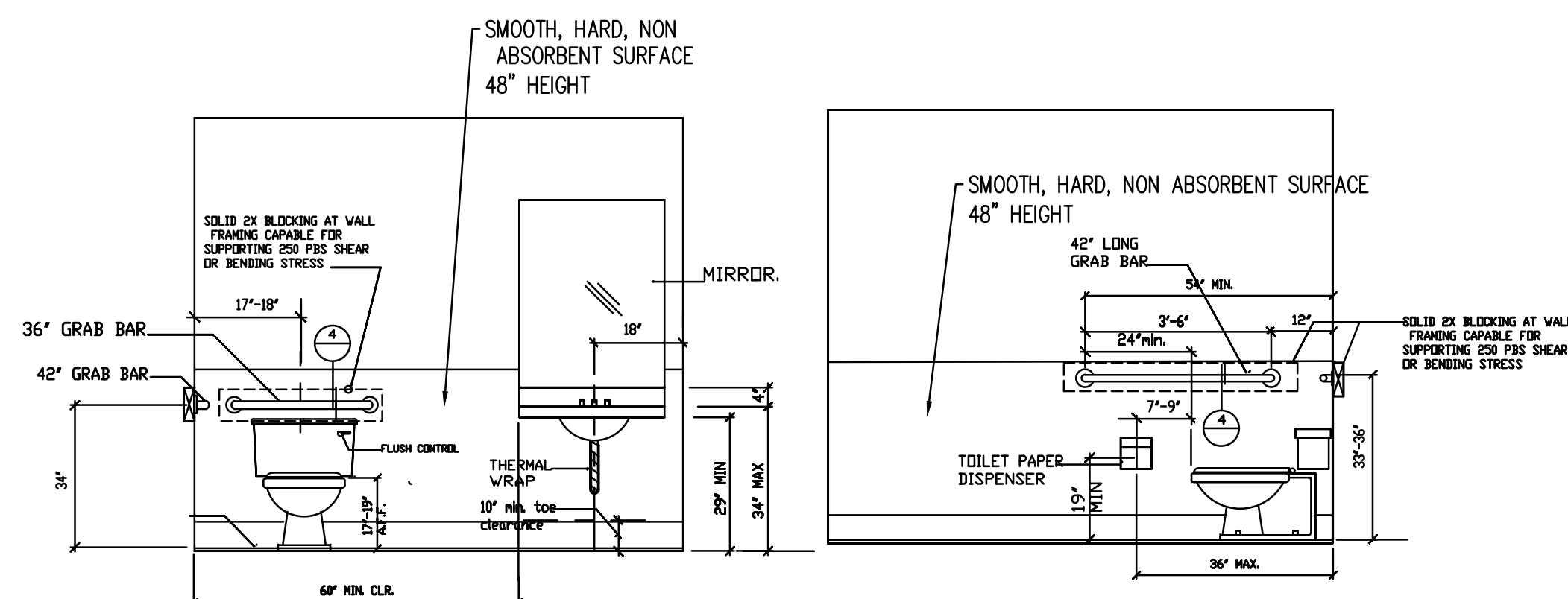
10 DOOR/WALL CEILING/FLOOR DETAIL



RESTROOM WALL FINISHED
WITH:
PARTITION AT 48" HEIGHT,
WITH FORMICA LAMINATE
PANEL.
4" BASE WITH CERAMIC
TILES.

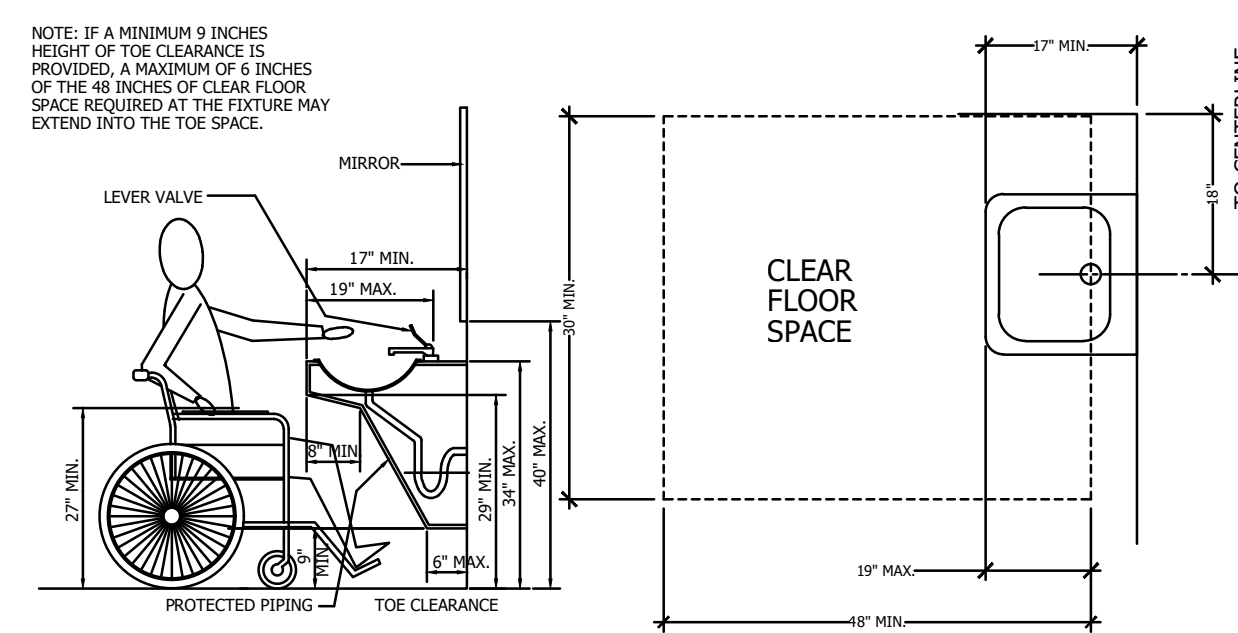


ENLARGED REST ROOM PLAN



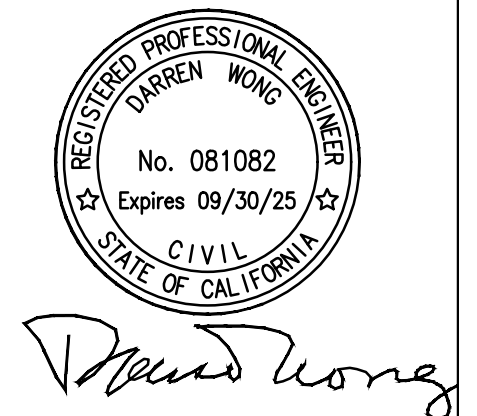
2 TOILET AND SINK ELEVATION (TYP)

1 TOILET ELEVATION (TYP)



ADA DETAILS

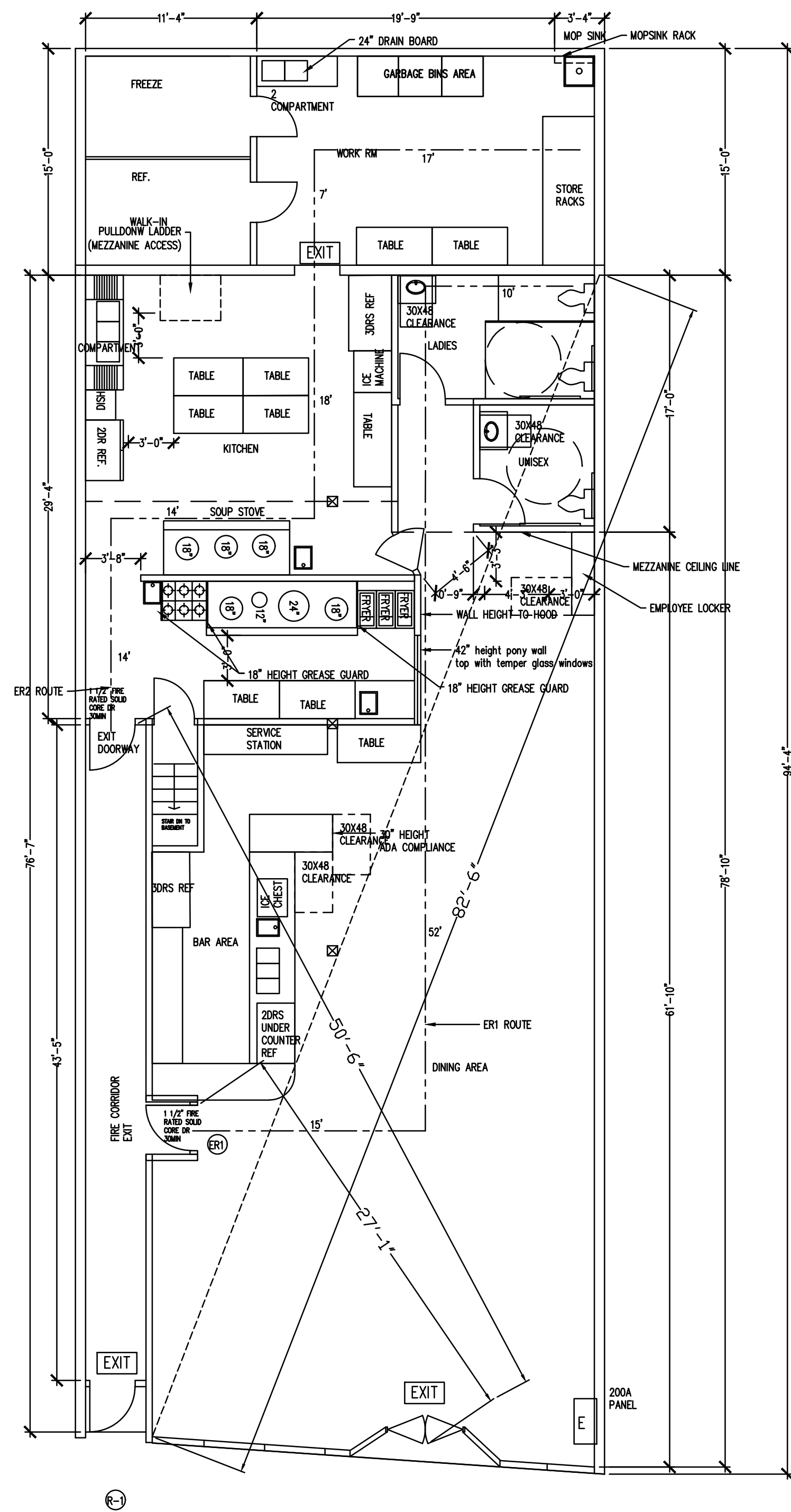
CONTRACTOR:
LINDA
1325 PARK ST
ALAMEDA, CA. 94501
CONTACT:
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75 CORONA ST, SAN FRANCISCO. 94127



PROJECT ADDRESS:
1325 PARK ST
ALAMEDA, CA. 94501

DATE : 12-30-2023
REV
DRAWN : YUNG CHEN
SHEET

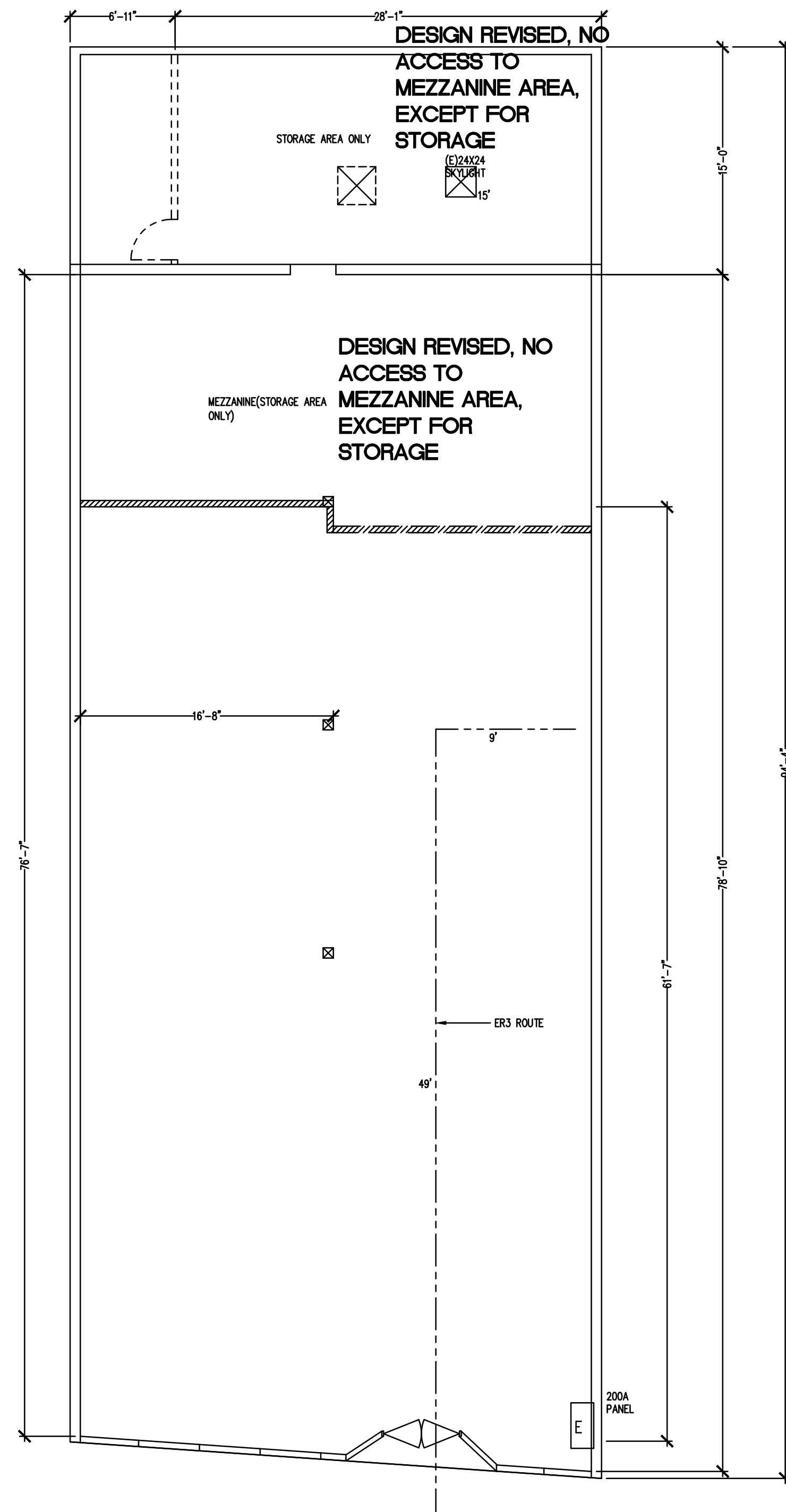
A-5



(N)TRAVEL ROUTE(MAIN FLOOR)

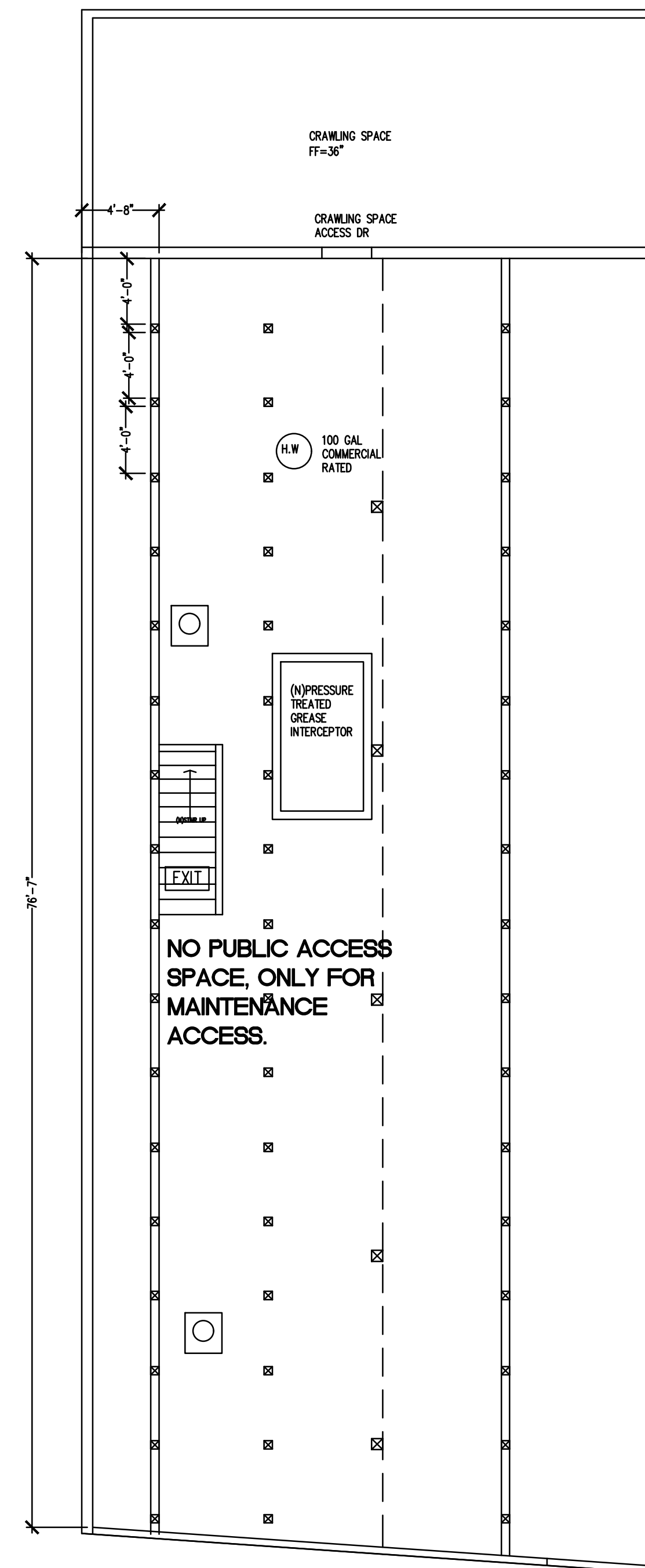
SCALE" 1/8"=1'-0"

R1(DINING SPACE)=10'+50'+15'=75'
ER2(KITCHEN/WORK SPACE)=60+14+18+7+17=116'
LONGEST TRAVEL PATH=116'



(N)TRAVEL ROUTE

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

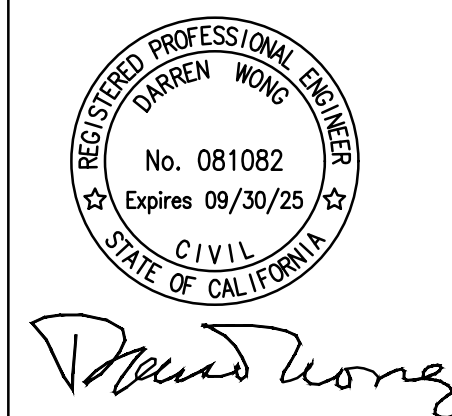


(N)BASEMENT NO PUBLIC ACCESS

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

TRAVEL ROUTE PLAN

CONTRACTOR: LINDA 1325 PARK ST ALAMEDA, CA. 94501
CONTACT: YUNG CHEN 415-713-9243 75 CORONA ST, SAN FRANCISCO. 94127



PROJECT ADDRESS: 1325 PARK ST ALAMEDA, CA. 94501

DATE : 12-30-2023

REV

DRAWN : YUNG CHEN

SHEET

A-6