

1251 PARK STREET - NEW MIXED USED BUILDING

PROJECT INFORMATION

OWNER

1251 PARK ST, ALAMEDA, CA 94501

PROJECT LOCATION

1251 PAKR ST, ALAMEDA, CA 94501

PROJECT DATA

APN: 71-206-07
LOT AREA: 2,526 SQ. FT.
ZONING: C-C
CONSTRUCTION TYPE: V-B
EXISTING USED: 1-STORY BUILDING
PROPOSED USED: TWO STORY MIXED USED BUILDING
EXISTING LOT COVERAGE: 1,251 SQ. FT. (49%)
PROPOSED LOT COVERAGE: 1,424 SQ. FT. (56%)
EXISTING BUILDING HEIGHT: 14'-8"
PROPOSED BUILDING HEIGHT: 23'-8"

| SQUARE FOOTAGE | EXISTING | PROPOSED |
|-----------------------|----------|-------------|
| 1ST FLOOR | | |
| COMMERICAL | | 1,658 SQ FT |
| 2ND FLOOR | | |
| RESIDENTIAL (2 UNITS) | | 1,658 SQ FT |

SCOPE OF WORK

- PROPOSE A TWO-STORY MIXED USED BUILDING CONSISTED OF 2 RESIDENTIAL UNITS & 1 BAGEL SHOP BAKERY
- DEMOLITION OF AN EXISTING 1,217 SQUARE FOOT PRE-1942 ONE STORY COMMERCIAL BUILDING

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ADMINISTRATIVE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 INTERNATIONAL PROPERTY MAINTENANCE CODE
TITLE 24, PART 6, CALIFORNIA ENERGY CODE
TITLE 24 HANDICAPPED ACCESSIBILITY REGULATIONS

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Exhibit 1
Item 4-A, October 5, 2023
Historical Advisory Board Meeting

GENERAL NOTES:

- DISCREPANCIES: DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER IMMEDIATELY PRIOR TO COMMENCING ANY WORK.
- ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM:
CALIFORNIA BUILDING CODE 2019 EDITION
CALIFORNIA MECHANICAL CODE 2019 EDITION
CALIFORNIA PLUMBING CODE 2019 EDITION
CALIFORNIA ELECTRIC CODE 2019 EDITION
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.
- ALL ELECTRICAL, FIRE PROTECTION, MECHANICAL, PLUMBING AND STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EACH FIELD'S APPLICABLE CODES AND STANDARDS.
- CONSTRUCTION DRAWING NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- CONTRACTORS SHALL VERIFY LOCATION AND ACCEPTABILITY OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- ROOMS W/ FIXED GLASS SHALL HAVE A MIN. OF 2 AIR CHANGES PER HOUR WITH 1/5 FROM OUTSIDE AIR. BATHROOMS AND LAUNDRY ROOMS SHALL HAVE A MIN. OF 5 AIR CHANGES PER HOUR.
- INTERIOR WALL COVERINGS SHALL BE MIN. 1/2" THK. GYPSUM BOARD FLAME SPREAD CLASS III UNLESS NOTED OTHERWISE.
- WORK SHALL BE EXECUTED WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND OCCUPANTS OF ADJACENT AREAS. THE CONTRACTOR SHALL KEEP DIRT, DUST AND NOISE TO A MINIMUM AND PROVIDE DUST SHEETS AS REQUIRED AND DIRECTED. WORK SHALL BE SCHEDULED BY THE CONTRACTOR AND AGREED TO BY THE OWNER IN WRITING.
- INSULATE ALL EXTERIOR WALLS WITH R-19 MIN. BATT INSULATION AND CEILING'S WITH R-30 MIN. INSULATION, UNLESS NOTED OTHERWISE ON THESE PLANS AND DRAWINGS PER TITLE 24.
- ALL HABITABLE ROOMS, SHALL HAVE COMFORT HEATING AT LEAST 68°F (20°C) AT A POINT 3'-0" ABOVE FLOOR.
- PRIOR TO INSPECTION OF ROOF SHEATHING, THE APPLICANT'S REPRESENTATIVE SHALL REQUEST AN INSPECTION OF THE RESIDENCE BY THE PROJECT ENGINEER IN ORDER TO ENSURE COMPLIANCE WITH ALL OF THE ARCHITECTURAL DETAILING OF THE BUILDING AS SPECIFIED IN THE APPROVED DRAWINGS.

- VERIFY EXCESS FLOW OR MOTION SENSOR AUTOMATIC SHUT-OFF VALVE IS AT (E) GAS METER IF IS NOT SHALL BE PROVIDED.

- PROVIDE WATERPROOF GYPSUM BOARD AT TUBS AND SHOWERS WITH SELF-FURRED BLDG. PAPER BACKING BEHIND CERAMIC TILE.

- WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT OFF VALVES. (CPC 609.10):
1. AUTOMATIC WASHING MACHINE HOT AND COLD WATER.
2. ICE MAKER.
3. DISHWASHER.

- ATTIC ACCESS: THE ATTIC ACCESS SHALL BE WEATHERSTRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL IN THE ATTIC SIDE OF CEILING.

- DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' FEET INCLUDING 2 TWO 90 DEGREE ELBOWS.

- ALL STAIR RISERS SHALL BE OF UNIFORM SIZE AND SHAPE EXCEPT THAT THE LARGEST TREAD RISER IN ANY FLIGHT OF STAIRS CANNOT EXCEED THE SMALLEST BY MORE THAN 3/8" (CBC, 1003.3.3)

- PROVIDE "TYPE 'X' GYP. BD. THROUGHOUT THE ENCLOSED USABLE AREA.

- PROVIDE FIREBLOCKING OF THE STUD WALL ADJACENT TO THE STAIR STRINGER. (CBC, 1003.3.3.4 & 708)

- INSULATE ALL INTERIOR WALLS WITH R-11 MIN. BATT INSULATION UNLESS OTHERWISE NOTED ON THESE PLANS AND DRAWINGS.

- SMOKE DETECTORS ARE REQUIRED TO BE INTER-CONNECTED AND BE EQUIPPED WITH A BATTERY BACKUP. DETECTORS MUST EMIT A SIGNAL WHEN BATTERIES ARE LOW.

- TEST FOR RADON, IF THE LEVELS ARE STILL EQUAL OR EXCEED 4 PCIL, THE PASSIVE SYSTEM SHOULD BE ACTIVATED BRING IT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY, FOR REMEDIATION.

- ROOF COVERAGE FIRE-RESISTANCE CLASS SHALL BE CLASS B.

SITE PLAN NOTES:

- THE GENERAL CONTRACTOR (GC) SHALL READ, EXAMINE AND BE THOROUGHLY FAMILIAR WITH THESE DRAWINGS AND WITH THE EXISTING SITE CONDITIONS PRIOR TO START WORK. IN THE EVENT THERE ARE DISCREPANCIES OR OMISSIONS WITHIN THE DRAWINGS AND/OR SPECIFICATIONS, THE GC SHALL NOTIFY THE DESIGNER IMMEDIATELY.
- THE GC AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODE REGULATIONS.
- THE GC SHALL VERIFY ALL GRADE ELEVATIONS PRIOR TO CONSTRUCTION.
- THE GC AND ALL SUBS SHALL BE RESPONSIBLE FOR THE PROTECTION OF NEW AND EXISTING CONSTRUCTION FROM DAMAGE. ALL DAMAGED MATERIAL SHALL BE RESTORED/ REPAIRED TO ITS ORIGINAL CONDITION.
- THE GC SHALL BE RESPONSIBLE FOR ALL ITEMS OF EQUIPMENT, FIXTURES AND MATERIALS NOT SPECIFIED HEREIN BUT NECESSARY FOR THE COMPLETION OF THE WORK AS INDICATED ON THESE DRAWINGS. THE GC SHALL SUBMIT CUT SHEET/SHOP DRAWINGS WHICH MEET THE QUALITY AND FUNCTION DESIRED.
- THE ARCHITECT RESERVES THE RIGHT TO REJECT ALL MATERIALS AND WORK QUALITY WHICH ARE NOT IN CONFORMANCE WITH THE SPECIFIED STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIALS OR WORK OR QUALITY SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER OR DESIGNER.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE AND AVAILABLE DURING INSPECTION ACTIVITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY LOCATING ALL PROPERTY LINES AND GRADES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
- THE BUILDING SITE SHALL BE CLEARED AND GRUBBED OF ALL STUMPS, ROOTS OR OTHER FOREIGN MATTER TO A DEPTH OF 12 INCHES.
- ALL FOOTINGS TRENCHES SHALL BE CLEANED AND GRUBBED OF ALL ROOTS.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION OR MAXIMUM FIELD DENSITY. FIELD DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND BY THE LOCAL BUILDING DEPARTMENT. ALL FILL MATERIAL USED TO SUPPORT THE FOUNDATION SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SHALL HAVE NO MORE THAN MINOR AMOUNT OF ORGANIC SUBSTANCES AND HAVE NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MIN. DIMENSION GREATER THAN 8"

- ALL FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" WATER SHALL BE ADDED TO THE OPTIMUM LEVEL FOR THE REQUIRED COMPACTION AND DENSITY PER LAYER FILL AND COMPACTION SHALL MEET THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.

- ALL FINISH GRADES AROUND THE BUILDING SHALL BE SLOPPED TO DRAIN WATER AWAY FROM THE BUILDING.

- PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOR THE ENTIRE SITE.

- NO DRAINAGE ONTO ADJACENT PROPERTIES SHALL BE PERMITTED PROVIDE A MINIMUM OF 0.5% SLOPE FOR THE ENTIRE SITE.

- PROPERTY SHALL NOT RETAIN DRAINAGE WATER UNLESS PROVISIONS FOR SUCH ARE INDICATED ON THE DRAWINGS.

- PROVIDE A CHEMICAL TOILET ON SITE PRIOR TO CALLING FOR THE FIRST INSPECTION.

- INSTALL STREET ADDRESS NUMERALS, AT LEAST 4" HIGH WITH MINIMUM 1/2" STROKE, MOUNTED ON A CONTRASTING BLACK GROUND CLEARLY VISIBLE FROM THE STREET.

- FINISH FLOOR TO BE ABOVE CROWN OF EXISTING STREET. PROVIDE A 2 PER CENT SLOPE AWAY FROM PROPOSED STREET FOR A MINIMUM OF 5 FEET.

DIMENSION NOTES:

DO NOT SCALE THESE DRAWINGS. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS.

ALL DIMENSION ARE TO THE FACE OF THE STUD, UNLESS OTHERWISE NOTED.

THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND MANUFACTURERS' INSTALLATION PROCEDURES PRIOR TO START OF ANY WORK.

DIMENSIONS REGARDING FRAMING ARE FROM FACE OF STUD TO FACE OF STUD.

DIMENSIONS NOTED 'CLEAR' ARE FROM FACE OF FINISH TO FACE OF FINISH AND MUST BE PRECISELY MAINTAINED. DIMENSIONS REGARDING FURNITURE, FIXTURES AND/OR EQUIPMENT ARE 'CLEAR' DIMENSIONS.

DIMENSIONS NOTED 'V.I.F.' SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO THE START OF WORK BEING PERFORMED.

DIMENSIONS NOTED 'A.F.F.' ARE ABOVE FINISHED FLOOR IN CARPETED AREAS, THE TOP OF THE CARPET IS CONSIDERED THE FINISH FLOOR.

DIMENSIONS IN THE PLAN PERTAINING TO DOORS AND WINDOWS ARE TO THE CENTER OF THE UNIT. ACCOMMODATIONS SHALL BE MADE FOR SHIMMING NECESSARY TO ENSURE THE UNIT IS SQUARE, LEVEL AND OPERATES PROPERLY.

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN 'ARCHITECTURAL WORK' UNDER SECTION 102 OF THE COPYRIGHT ACT. 17 U.S.C. AS AMENDED DECEMBER 1, 1990 AND KNOWN AS THE ARCHITECTURAL WORKS PROTECTION ACT OF 1990.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ASSOCIATE DESIGN PROFESSIONALS, ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF ASSOCIATE DESIGN PROFESSIONALS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ASSOCIATE DESIGN PROFESSIONALS SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

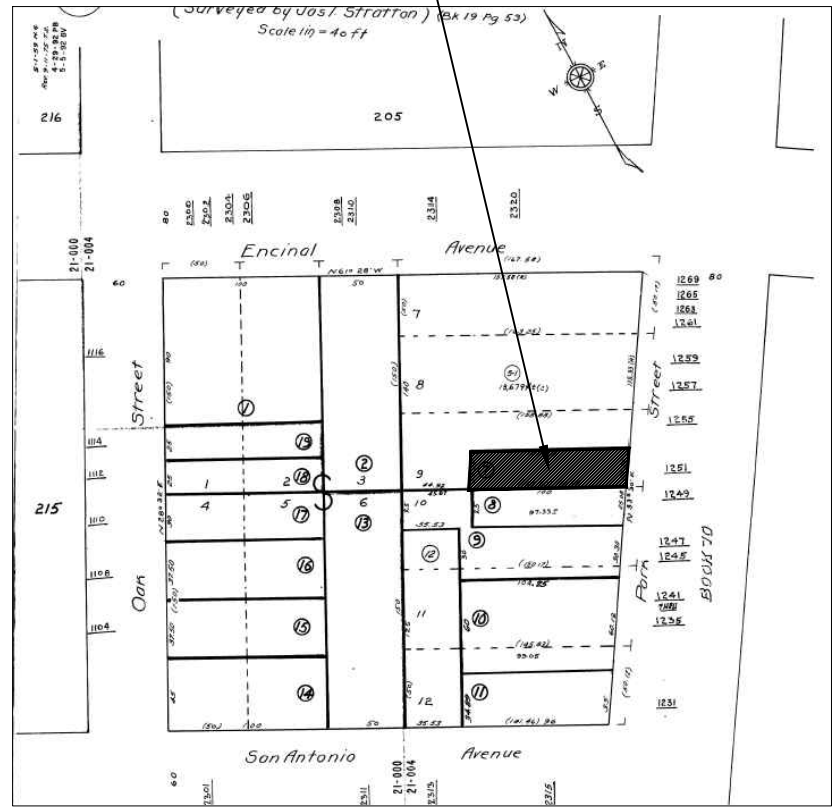
ABBREVIATIONS / DEFINITIONS:

| | | | | | | | |
|--------|-----------------------|----------|---------------------------|---------|---------------------|--------------|--------------------------|
| < | AND | (E) | EXISTING/ EAST/ | I.D. | INSIDE DIAMETER/ | R.A. | RETURN AIR |
| @ | ANGLE | | ENTRY/ EACH | | INTERIOR DESIGNER | RAD. | ROOF DRAIN |
| Ø | AT | E.J. | EXPANSION JOINT | IN. | INCH | R.D. | ROOF DRAIN LEADER |
| ∅ | CENTERLINE | E.L. | ELEVATION | INSUL. | INSULATION | RECTP. | RECEPTACLE |
| ∅ | DIAMETER OR ROUND | ELEC. | ELECTRIC | INT. | INTERIOR | RECT. | RECTANGULAR |
| ∅ | PROPERTY LINE, PLATE | ELEV. | ELEVATOR | INV. | INVERT/ | REF. | REFERENCE |
| | | EMER. | EMERGENCY | | INVERTED | REFR/ R/F | REFRIGERATOR |
| A.B. | ANCHOR BOLT | ENCL. | ENCLOSURE | | | REG. | REGISTER |
| ABV. | ABOVE | E.P. | ELECTRIC PANEL | JAN. | JANITOR | REINFORC. | REINFORCEMENT |
| AC | AIR CONDITIONING | E.Q. | EQUAL | JT. | JOINT | REQ'D | REQUIRED |
| A/C | ASPHALT CONCRETE | E.Q. | EQUIVALENT | JST. | JOIST | RESIL. | RESILIENT |
| ACQUS. | ACOUSTICAL | EQFT/ | | | | RETAIN(ING), | RETURN |
| A.D. | AREA DRAIN | EQPM | EQUIPMENT | KIT. | KITCHEN | RM. | ROOM |
| ADH. | ADHESIVE | E.V. | EACH WAY | | | R.O. | ROUGH OPENING |
| ADJ. | ADJUSTABLE | EXST. | EXISTING | L. | LOWLINEN | R.R. | ROOF RAFTER |
| AL. | ALUMINUM | EXH. | EXHAUST | L.A. | LANDSCAPED AREA | RND. | REDWOOD |
| ALT. | ALTERNATE | EXPO. | EXPOSED | LAB. | LABORATORY | | |
| ANDD. | ANGDIZED | EXT. | EXTERIOR | LAM. | LAMINATE | S. | SOUTH |
| A.P. | ACCESS PANEL | E.G. | EXISTING GRADE | LAV. | LAVATORY | S.A. | SUPPLY AIR |
| APFX. | APPROXIMATELY | F. | FIXED | LBS. | POUNDS | S.C. | SOLID CORE |
| APPRVD | APPROVED | F. | FIXED | LFA. | LOAD FROM ABOVE | S.G.D. | SEAT COVER DISPENSER |
| ARCH. | ARCHITECTURAL | F.A. | FIRE ALARM | L.H. | LEFT HAND | SCHD. | SCHEDULE |
| ASB. | ASBESTOS | FAC. | FACTORY | L.K. | LOCKER | S.D. | SUB DRAIN/ |
| ASSY. | ASSEMBLY | F.C.O. | FLOOR CLEAN OUT | LGT. | LIGHT | SOAP | SOAP DISPENSER |
| AUTO. | AUTOMATIC | F.D. | FLOOR DRAIN | LUM. | LUMINOUS | SEC. | SECTION |
| | | FDN. | FOUNDATION | | | SEL. | SELECTED |
| B | BATH | F.E. | FIRE EXTINGUISHER | MAINT. | MAINTENANCE | SH. | SHELF |
| BD | BOARD | F.E.G. | FIRE EXTINGUISHER CABINET | MAS. | MASONRY | SHET | SHEET |
| BEL. | BELOW | F.G. | FINISH GRADE | MAT. | MATERIAL | SHT'G. | SHEATHING |
| BET | BETWEEN | F.H. | FLAT HEAD | MAX. | MAXIMUM | SIM. | SIMILAR |
| BITUM. | BITUMINOUS | M.B. | METAL BOLT | M.C. | MEDICINE CABINET | SIMP. | SIMPSON |
| BLDG. | BUILDING | FIX | FIXTURE | M.C. | MEDICINE CABINET | S.J. | SOFFIT JOIST |
| BLK. | BLOCK | F.J. | FLOOR JOIST | MECH. | MECHANICAL | S.S. | STAINLESS STEEL |
| BLKG. | BLOCKING | F.L. | FLOYN LINE | MEMB. | MEMBRANE | S.S.K. | SERVICE SINK |
| BM. | BEAM | FLASH. | FLASHING | METAL | METAL | STA. | STATION |
| B.O. | BY OWNER/BY OTHERS | FLR. | FLOOR | MFR/MFR | MANUFACTURER | STD. | STANDARD |
| BOT. | BOTTOM | FLUOR. | FLUORESCENT | M.H. | MAN HOLE | STL. | STEEL |
| BTR. | BEDROOM | F.O.C. | FACE OF CONCRETE/ | MIN. | MINIMUM | STOR. | STORAGE |
| B.W. | BACK OF WALK/ | MIR. | MIRROR | MISC. | MISCELLANEOUS | STRUT. | STRUCTURAL |
| B.W. | BOT. OF WALL | F.O.F. | FACE OF FINISH | MISC. | MISCELLANEOUS | SUSP. | SUSPENDED |
| | | F.O.S. | FACE OF STUD/ | M.O. | MASONRY OPENING | SYM. | SYMMETRICAL |
| | | | FACE OF STRUCTURE | MOS. | MOSAIC | T. | TREAD |
| CAB. | CABINET | F.O.M. | FACE OF MASONRY | MTD. | MOUNTED | T.C. | TOP OF CURB |
| C.B. | CATCH BASIN | FP. | FIREPLAGE | MUL. | MULLION | T.C.L. | TIME CLOCK |
| CEM. | CEMENT | F.S. | FLOOR SINK | | | TEL. | TELEPHONE |
| C.G. | CORNER GUARD | FT. | FOOT OR FEET | (N) | NEIN | TEMP. | TEMPERED |
| CHAN. | CHANNEL | FTG. | FOOTING | N. | NORTH | TERR. | TERRAZZO |
| CHG. | CHANGE | FURR. | FURRING | NAT. | NATURAL | T.D. | TOP OF FENCE |
| C.I. | CAST IRON | FUT. | FUTURE | N.I.C. | NOT IN CONTRACT | T.G. | TONGUE AND GROOVE |
| C.J. | CONTROL JOINT/ | F.V. | FIELD VERIFY | N.O. | NO. NUMBER | THK. | THICK |
| | CONST. JOINT | | | NOM. | NOMINAL | T.P. | TOP OF PAVING |
| CLG. | CEILING/CEILING JOIST | | | N.T.S. | NOT TO SCALE | T.P.L. | TOP OF PLATE |
| CLKG. | CAULKING | GA. | GAUGE | | | T.O.S. | TOP OF STRUCTURE/LAB |
| CLR. | CLEAR | GALV. | GALVANIZED | | | TRANS. | TRANSFER |
| CNTR. | COUNTER | G.B. | GRAB BAR/GRADE BEAM | OI. | OVER | T.O.P. | TOP OF STEF |
| CONC. | CONCRETE | G.C. | GENERAL CONTRACTOR | O.A. | OVERALL | T.W. | TOP OF WALL |
| COND. | CONDITION | GEN. | GENERAL | OB. | OBSCURE | TYP. | TYPICAL |
| CONST. | CONSTRUCTION | G.F.I. | GROUND FAULT INTERRUPT | OBS. | OBSCURE | U | UNDER |
| CONT. | CONTRACTOR/CONTINUOUS | G.I. | GALVANIZED IRON | O.C. | OUTSIDE DIAMETER/ | U.B.C. | UNIFORM BUILDING CODE |
| CORR. | CORRIDOR, CORROSIVE | GL. | GLASS | | DIMENSION | U.G. | UNDERGROUND |
| CTSK. | COUNTERSUNK | GL.B. | GLULAM BEAM | O.F.D. | OVERFLOW DRAIN | U.L. | UNDERWRITER'S LABORATORY |
| CTR. | CENTER | GND. | GROUND | OFFC. | OFFICE | UNF. | UNFINISHED |
| | | GR. | GRADE | OPNG. | OPENING | UN.O. | UNLESS NOTED OTHERWISE |
| | | GYF. | GYPSUM | OPP. | OPPOSITE | UR. | URINAL |
| | | G.P. | GRADE PLANE | | | | |
| DBL. | DOUBLE | | | PERIM. | PERIMETER | V. | VERTICAL |
| DECO. | DECORATIVE | H. | HIGH | PL. | PLATE/PROPERTY LINE | VENT. | VENTILATING |
| DEPT. | DEPARTMENT | H.B. | HOLE BIB | P.LAM. | PLASTIC LAMINATE | VERT. | VERTICAL |
| DET. | DETAIL | H.C. | HOLLOW CORE | PLAS. | PLASTER | VERIF. | VERIFY |
| D.F. | DRINKING FOUNTAIN/ | HD. | HARD | PLUMB. | PLUMBING | V.T.R. | VENT THROUGH ROOF |
| | DOUGLASS FIR | HDR. | HEADER | PLYND | PLYWOOD | W. | WEST, WIDE, WIDTH |
| DIA. | DIAMETER | HDND. | HARDWOOD | PNT. | PAINT | W. | WITH |
| DIAG. | DIAGONAL | HDNR. | HARDWARE | P.O.C. | POINT OF CONNECTION | W. | WOOD |
| DIM. | DIMENSION | H.M. | HOLLOW METAL | PR. | PAIR | W.H. | WATER HEATER |
| DNR. | DOWN | HORIZ. | HORIZONTAL | PROJ. | PROJECTION | W.C. | WATER CLOSET |
| DOOR | DOWN | HR. | HOUR | PSL | PARALLEL STRAND | W.I. | WROUGHT IRON |
| D.S. | DOWN SPOUT | | | | LAMINATE | W.P. | WATERPROOF |
| D.S.P. | DRY STAND PIPE | HT./HST. | HEIGHT | PT. | POINT | W.V.M. | WELDED WIRE MESH |
| DWG. | DRAWING | HVAC | HEATING VENTILATING/ | | | | |

NOTICE TO BUILDER:

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL BUILDER TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION, STOP AND CALL THE DESIGNER LISTED ON THE TITLE SHEET. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS SO THAT THIS PROJECT IS CONSTRUCTED PROPERLY AND IF NEEDED TO MAKE CORRECTIONS BEFORE ANY WORK BEGINS.

PROJECT LOCATION



VICINITY MAP



HIEN T. KIM NGUYEN
Professional Eng. Corp.
15 Duberstein Drive
San Ramon, CA 94583 408-843-6406
ssdesigneng@gmail.com

1251 PARK ST,
ALAMEDA, CA 94501



REVISIONS

04/24/2023 PLANCHCK
06/15/2023 PLANCHCK

TITLE SHEET

1ST BUILDING
SUBMITTAL SHEET
JOB NO. 2023.01
DRAWN MK
CHECK HN

A0

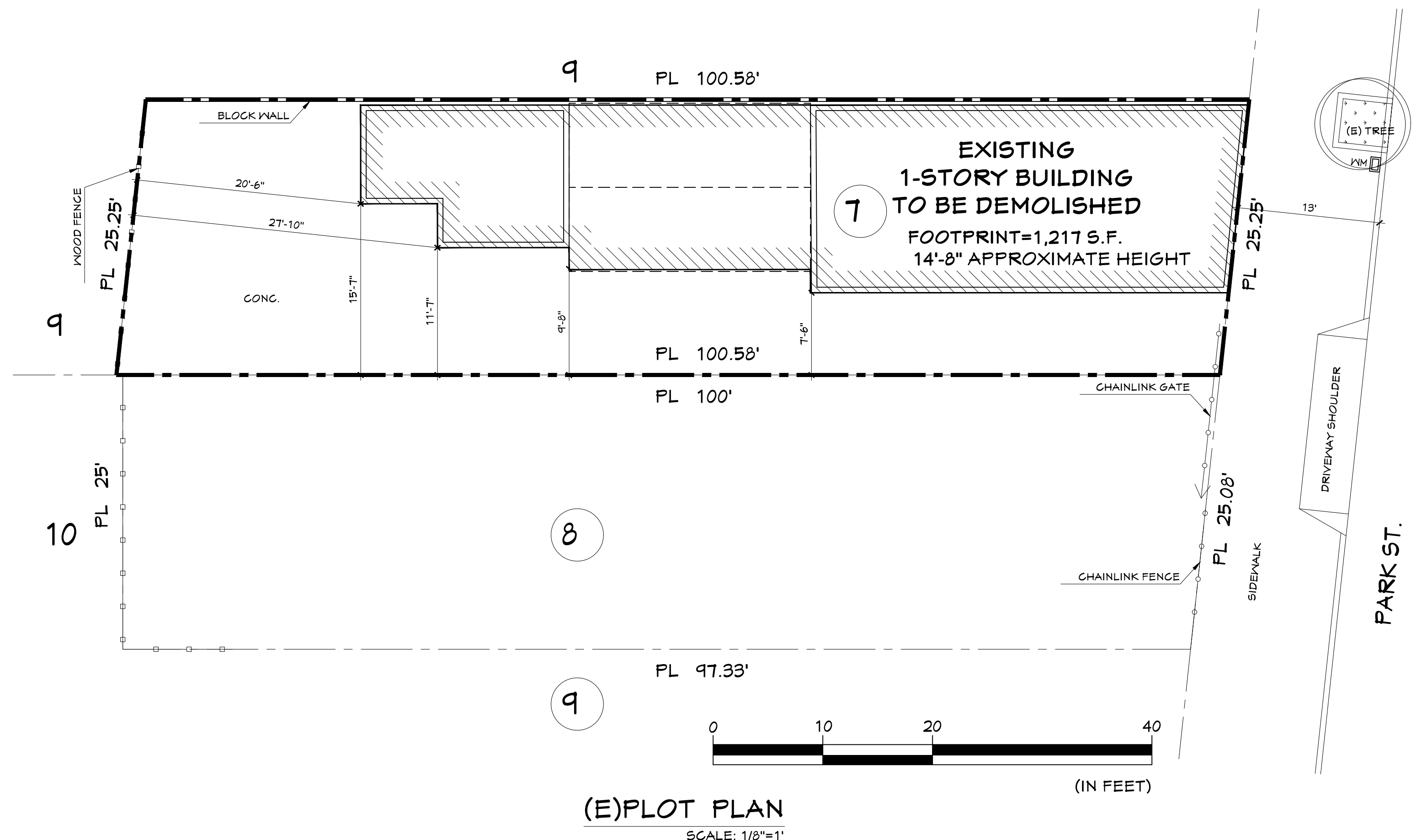
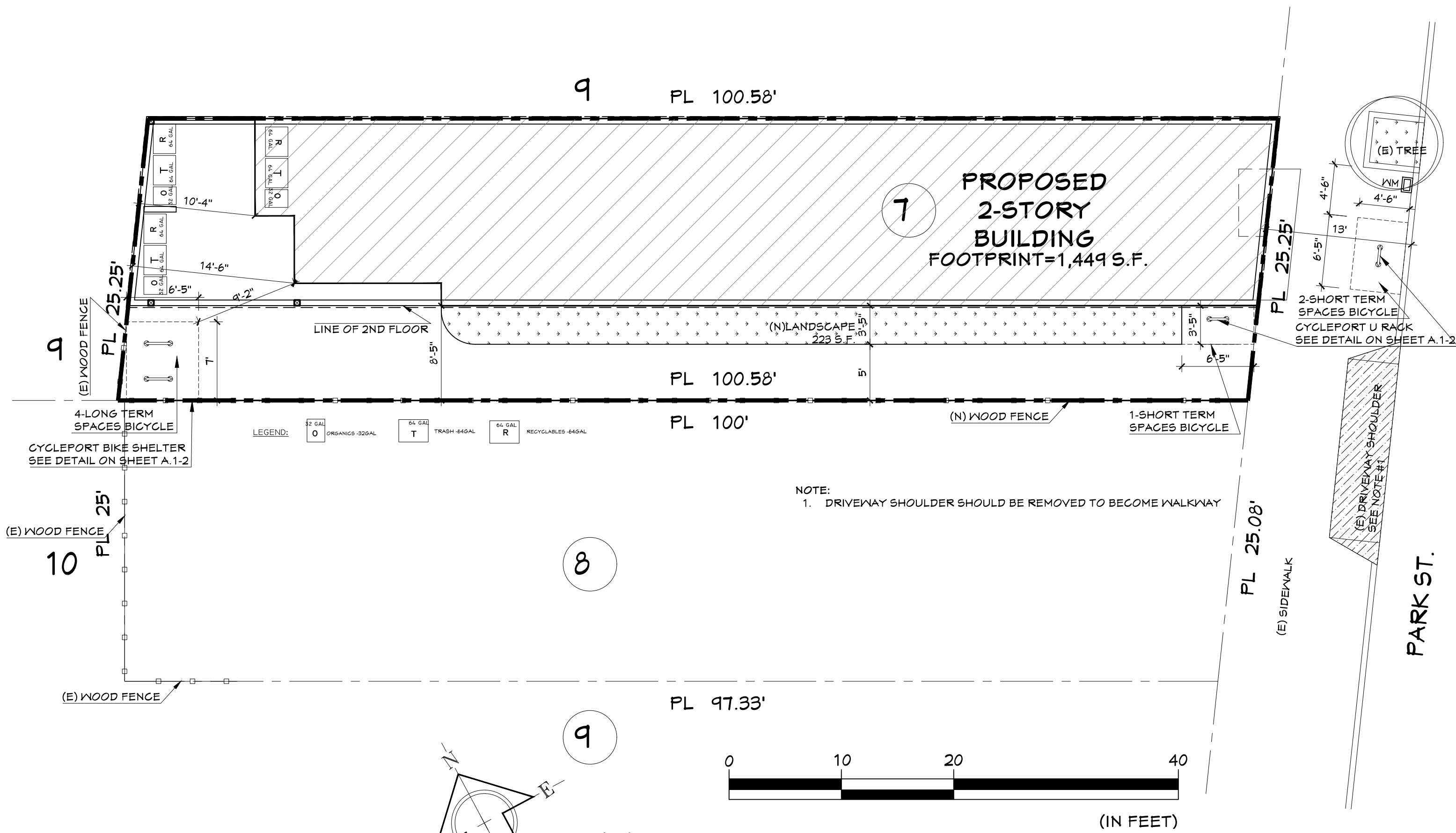
1251 PARK ST,
ALAMEDA, CA 94501



STREET SCAPE PERSPECTIVE



STREET SCAPE PERSPECTIVE



REVISIONS
1. 04/24/2023 PLANCHECK
2. 06/15/2023 PLANCHECK

PLOT PLAN

1ST BUILDING
SUBMITTAL SHEET
JOB NO. 2023.01
DRAWN MK
CHECK HN

A1-1

1251 PARK ST,
ALAMEDA, CA 94501

| PLANT SCHEDULE: | | | | | |
|-----------------|------|-------|------------------------|---------------|---------------------------------------|
| LABEL | TYPE | SIZE | BOTANICAL NAME | COMMON NAME | REMARKS |
| S1 | new | 5-GAL | MYRTUS COMMUNIS | COMMON MYRTLE | 4'-5' HIGH, 4'-5' SUN / SHADE |
| S2 | new | 5-GAL | ROSMARINUS OFFICINALIS | ROSEMARY | 2'-6' HIGH, 2'-4' SPREAD, SUN / SHADE |

M

IRRIGATION METER

--/--

BACKFLOW DEVICES - FEBCO 850-1"

☒

SHUTOFF VALVE - SALCO 1 INCH PVC BALL VALVE

☐

CONTROL VALVE - RAIN BIRD 100-DVF-55

PVC LATERAL - GLASS 200 1"

IN-LINE DRIP TUBING - GLASS 200 3/4"

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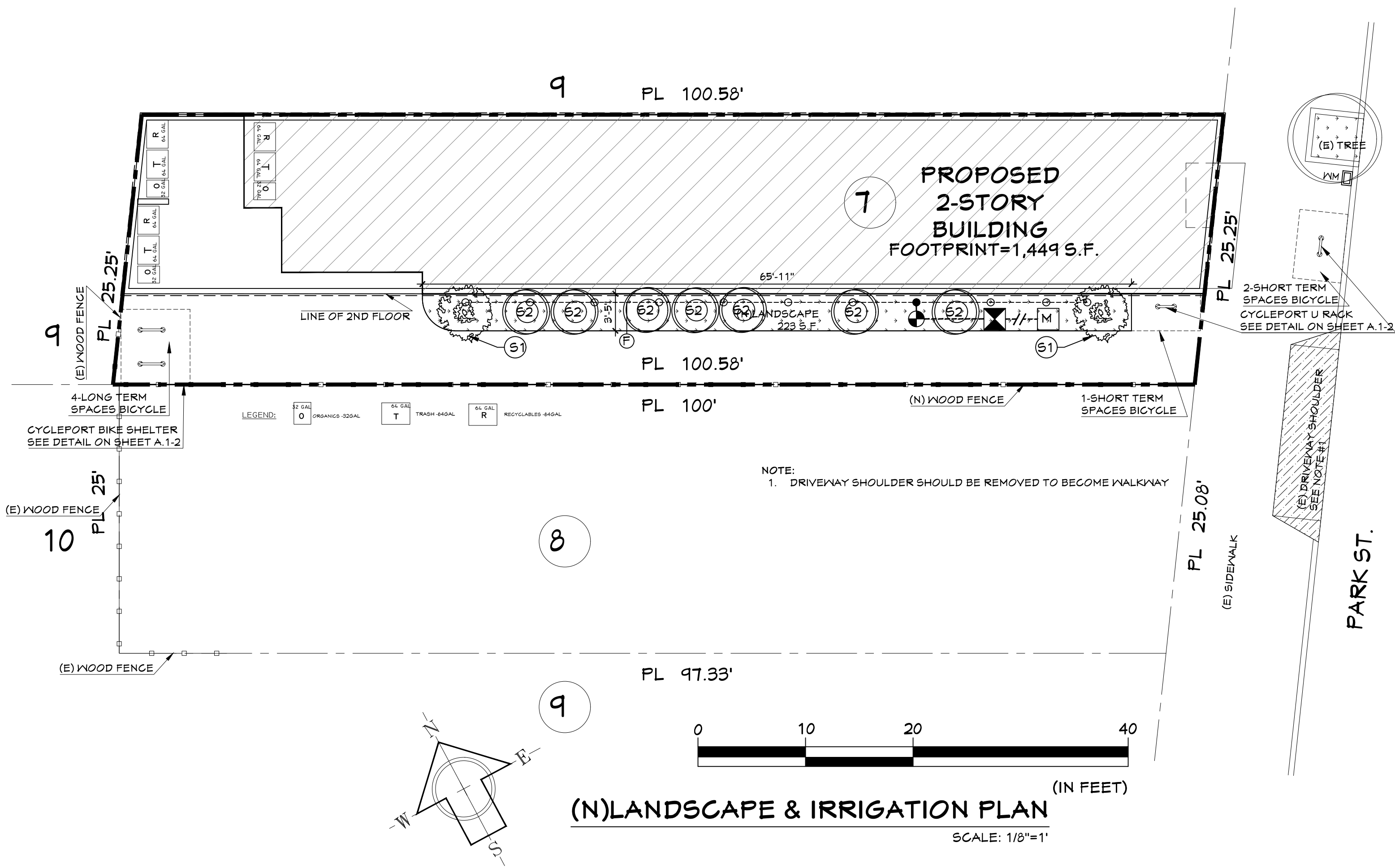
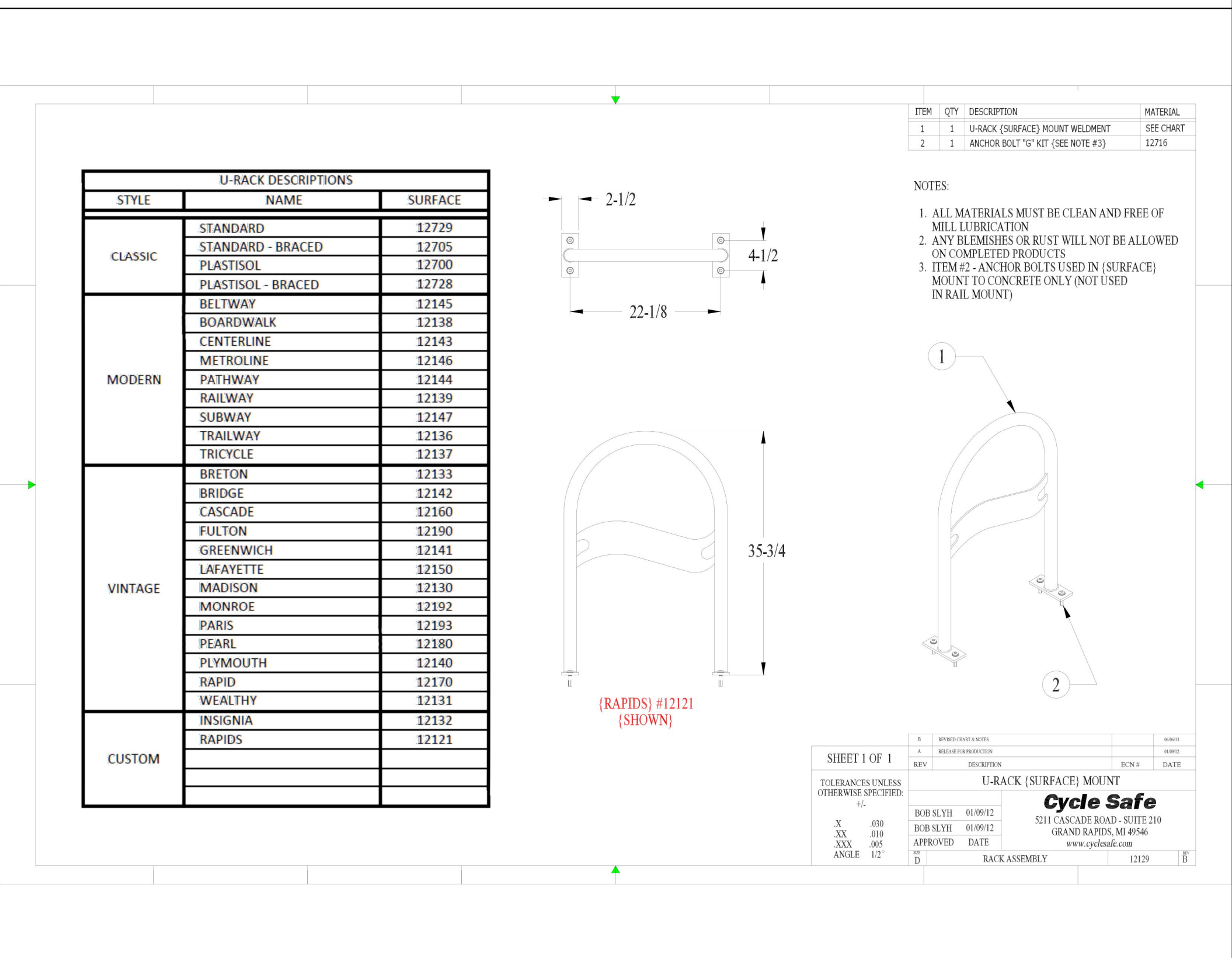
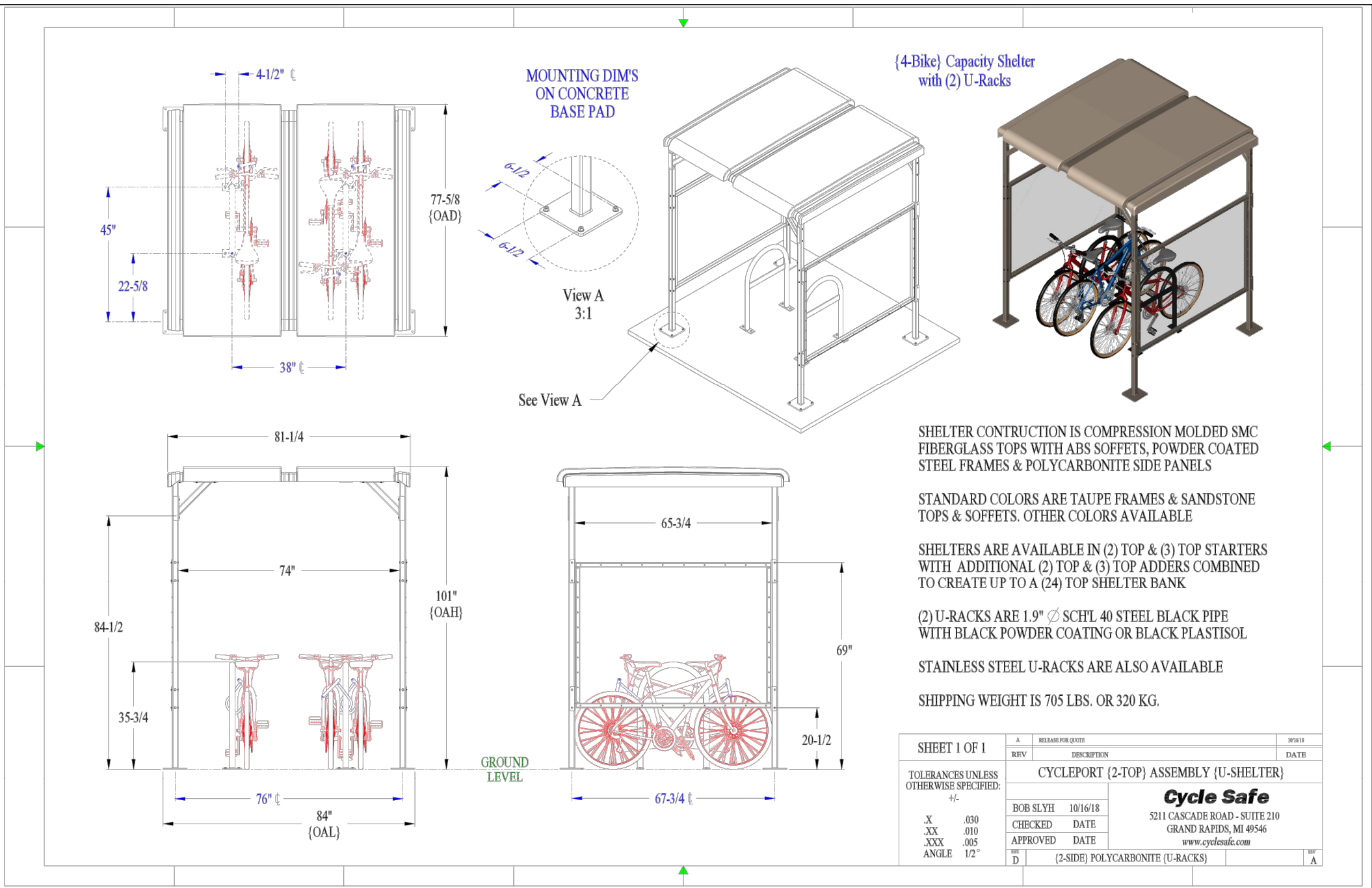
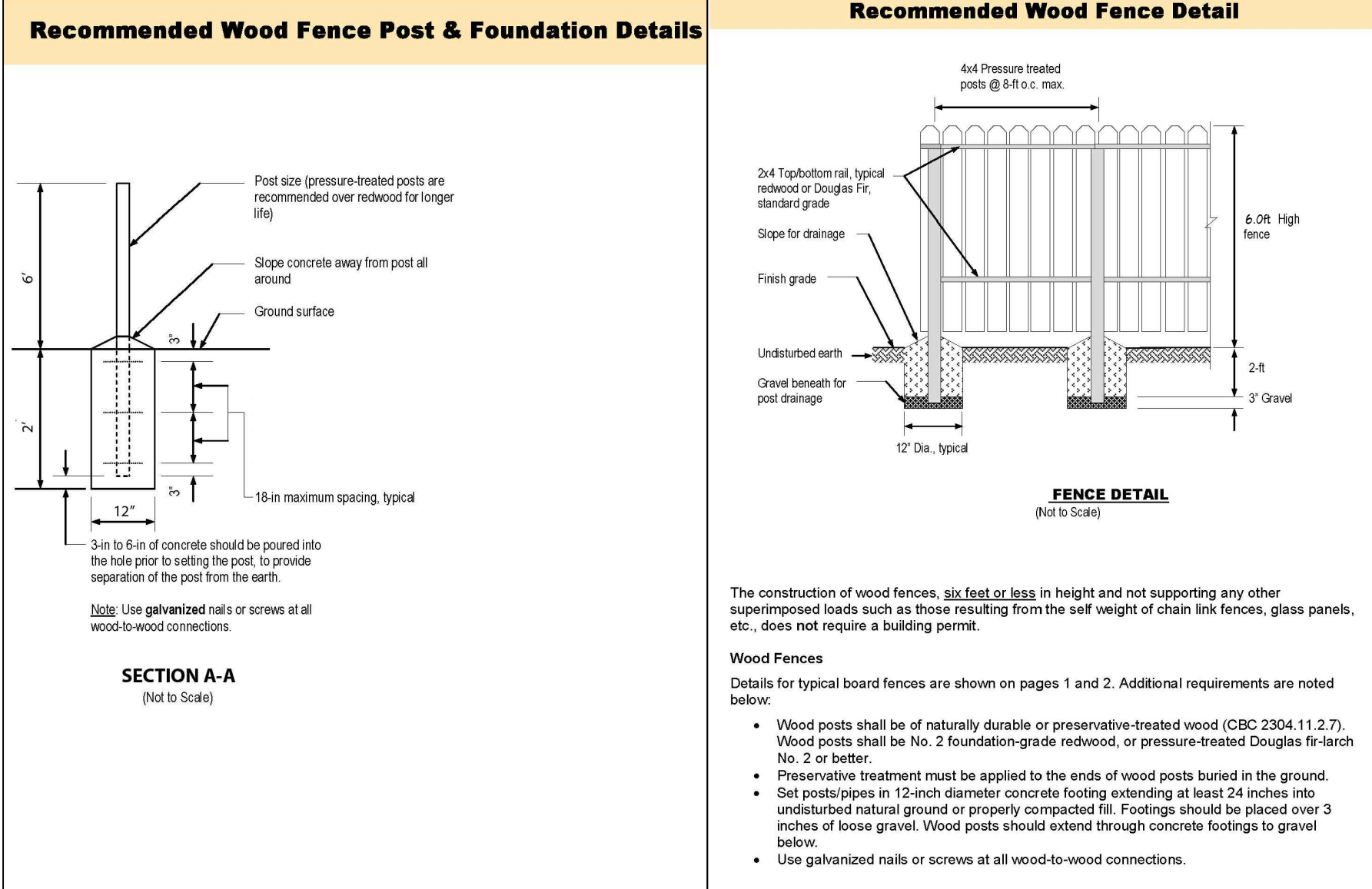
DRIP TUBING FITTING - NETAFIM TLCV6-12

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PVC LATERAL TO IN-LINE DRIP TUBING CONNECTION

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FLUSH-OUT



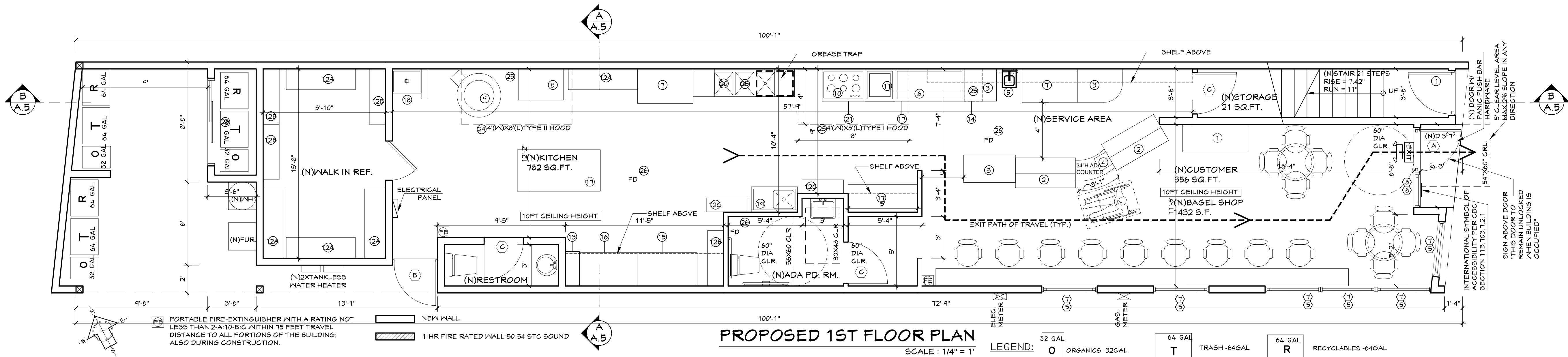
REVISIONS

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| 1 | 04/24/2023 | PLAN CHECK |
| 2 | 06/15/2023 | PLAN CHECK |

LANDSCAPE PLAN

1ST BUILDING
SUBMITTAL SHEET
JOB NO. 2023.01
DRAWN MK
CHECK HN

A1-2



EQUIPMENT SCHEDULE

| SYMBOL | EQUIPMENT | MANUF. | MODEL NO. | QUANT. | NOTES |
|--------|-------------------------|--------------|-----------------|--------|----------------------------------|
| 1 | DRINK REF. | KoolMore | #M-12-HG | 1 | |
| 2 | DELI CASE | Beverage-Air | CDR4HC-1-B | 2 | |
| 3 | CUSTOM COUNTER | | | | |
| 4 | CASH REGISTER | CASIO | | 1 | |
| 5 | HAND SINK | REGENCY | 600HS17K0 | 1 | IS 13/16" D X 17" W X 18 1/2"H |
| 6 | SANDWICH TABLE | Avanto | APT-60-HC 60 | 2 | 60" D X 31" W X 42 1/2"H |
| 7 | WORK TABLE | REGENCY | 600TSSB3048S | 2 | |
| 8 | BANKING OVEN | | | 1 | |
| 9 | BAGEL BOILER | BEGOV YFG | Bagel Kettle | 1 | |
| 10 | 6 BURNER | THERMADOR | PGG486WL | 1 | |
| 11 | FLAT GRILL | CUISINART | CGG-501 | 1 | |
| 12 | WIRE SHELF | REGENCY | | | |
| 13 | EMPLOYEE'S LOCKER | STANI | Style-A-3 Doors | 1 | |
| 14 | ICE MACHINE | HOSHIZAKI | KM-350M | 1 | INDIRECT W/ 1" AIR GAP |
| 15 | REACH IN REF | KoolMore | RIF-2D-GD | 1 | |
| 16 | FREEZER | MORGAN | MCF-GS16L | 1 | |
| 17 | SIS TABLE | | | 2 | |
| 18 | MOP SINK | REGENCY | 600SMIA206 | 1 | 21" D X 25" W X 10 7/8"H |
| 19 | PREF SINK | REGENCY | 600S1818BX | 1 | 23 1/2" D X 36 1/2" W X 44 3/4"H |
| 20 | 3 COMPARTMENT SINK | REGENCY | 600S31824ZX | 1 | 29 13/16" D X 94" W X 43 3/4"H |
| 21 | CHEF 3 BASE | ADEXA | BASE31 | 1 | |
| 23 | 4'(N)X3'(L)TYPE I HOOD | ECOAIR | | 1 | |
| 24 | 4'(N)X3'(L)TYPE II HOOD | ECOAIR | | 1 | |
| 25 | FLOOR SINK | ZURN | Z1900 | 3 | 12" D X 20" R/O |
| 26 | FLOOR DRAIN | | | 4 | |

DOOR SCHEDULE

| DOOR NO. | QUANTITY | SIZE | | | MATERIAL | TYPE | REMARKS |
|----------|----------|-------|-------|--------|------------|------|--|
| | | W | H | THICK. | | | |
| A | 1 | 3'-0" | 7'-0" | - | STOREFRONT | NEW | STOREFRONT ENTRY DOOR POST A SIGN: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". |
| B | 1 | 3'-0" | 7'-0" | - | SOLID CORE | NEW | EXTERIOR DOOR W/ PRIVACY LOCKS |
| C | 3 | 3'-0" | 7'-0" | - | SOLID CORE | NEW | RESTROOM W/ PRIVACY LOCKS |

NOTES:

| FINISH SCHEDULE | | | | |
|-----------------|-------|------|---------|------|
| LOCATION | FLOOR | BASE | CEILING | WALL |
| MATERIALS | | | | |
| ROOM | | | | |
| (N)SERVICE AREA | | | | |
| (N)CUSTOMER | | | | |
| (N)STORAGE | | | | |
| (N)KITCHEN | | | | |
| (N)RESTROOM | | | | |

GENERAL NOTES

- ADDRESSING. (SECTION 505.1 OF THE 2022 CALIFORNIA FIRE CODE)
 - ADDRESSING SHALL BE ILLUMINATED OR IN AN ILLUMINATED AREA.
 - THE ADDRESS CHARACTERS SHALL BE CONTRASTING TO THEIR BACKGROUND. IF ADDRESS IS PLACED ON GLASS, THE NUMBERS SHALL BE ON THE EXTERIOR OF THE GLASS AND A CONTRASTING BACKGROUND PLACED BEHIND THE NUMBERS.
 - WHERE A BUILDING HAS MULTIPLE TENANTS, ADDRESS SHALL ALSO BE PROVIDED NEAR THE MAIN ENTRANCE DOOR OF EACH TENANT SPACE.
 - THE ADDRESS SHALL BE HIGH ENOUGH ON THE BUILDING TO BE CLEARLY VISIBLE FROM THE DRIVEWAY, STREET OR PARKING AREA IT FACES EVEN WHEN VEHICLES ARE PARKED IN FRONT OF THE TENANT SPACE.
 - THE ADDRESS SHALL NOT BE LESS THAN 4-INCHES IN HEIGHT WITH A 1/2-INCH STROKE, REAR DOORS.
 - THE ADDRESS SHALL ALSO BE PROVIDED ON ANY REAR DOORS TO THE TENANT SPACE WITH MINIMUM 2-INCH HIGH CHARACTERS.
- FIRE EXTINGUISHERS. (SECTION 906 OF THE 2022 CALIFORNIA FIRE CODE)
 - EXTINGUISHERS SHALL BE VISIBLE AND UNOBSTRUCTED.
 - SIGNAGE SHALL BE PROVIDED TO INDICATE FIRE EXTINGUISHER LOCATIONS. LOCATIONS OF ALL FIRE EXTINGUISHERS SHALL BE SHOWN ON THE PLANS.
 - FIRE EXTINGUISHER SHALL MEET A MINIMUM CLASSIFICATION OF 2A 10BC.
 - EXTINGUISHERS WEIGHING 40 POUNDS OR LESS SHALL BE MOUNTED NO HIGHER THAN 5 FEET ABOVE THE FLOOR MEASURED TO THE TOP OF THE EXTINGUISHER.
 - EXTINGUISHERS SHALL BE INSPECTED MONTHLY AND SERVICED BY A LICENSED CONCERN ANNUALLY.
- EXIT HARDWARE. (SECTIONS 1008.1.9, 1008.1.9.1, 1008.1.9.2, 1008.1.9.3, 1008.1.9.4, 1008.1.9.5 OF THE 2022 CALIFORNIA BUILDING CODE)
 - ALL EXIT HARDWARE, EVEN WHEN THE DOOR IS IN A LOCKED POSITION, SHALL BE OPENABLE FROM THE EGRESS SIDE WITHIN ONE ACTION.
 - NO KEYS, SPECIAL KNOWLEDGE OR EFFORT SHALL BE REQUIRED.
 - HARDWARE SHALL BE OF A TYPE, SUCH AS PANIC OR LEVER-ACTING, THAT DOES NOT REQUIRE GRASPING. WHERE ADDITIONAL LOCKS OR LATCHING DEVICES ARE DESIRED ON THE DOOR, SUCH SHALL BE INTERCONNECTED TO THE EXIT HARDWARE SO UPON ACTIVATION OF THE EXIT HARDWARE ALL LOCKS AND LATCHES RELEASE WITH THAT ONE ACTION.
 - MAIN ENTRANCE HARDWARE EXCEPTION. (SECTION 1008.1.9.3 EXCEPTIONS 2, 2.1, AND OF THE 2022 CALIFORNIA BUILDING CODE) IT IS RECOMMENDED THAT ALL DOORS BE PROVIDED WITH EXIT HARDWARE THAT ALLOWS EXITING FROM THE EGRESS SIDE EVEN WHEN THE DOOR IS IN THE LOCKED CONDITION. HOWEVER, AN EXCEPTION FOR A.S., B., F., M., S. OCCUPANCIES AND ALL CHURCHES DOES ALLOW KEY-LOCKING HARDWARE (NO THUMB-TURNS) ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS. WHEN UNLOCKED THE SINGLE DOOR OR BOTH LEAVES OF A PAIR OF DOORS MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE. A READILY VISIBLE, DURABLE SIGN ON OR JUST ABOVE THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" SHALL BE PROVIDED. THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND. THIS USE OF THIS EXCEPTION MAY BE REVOKED FOR CAUSE.
- FD BUILDING KEY BOX (SECTION 506 OF THE 2022 CALIFORNIA

PROPOSED 1ST FLOOR PLAN
SCALE : 1/4" = 1'

- FIRE CODE) BUILDING ACCESS.
- A FIRE DEPARTMENT KEY BOX SHALL BE INSTALLED AT THE MAIN ENTRANCE TO THE BUILDING. NOTE THESE LOCATIONS ON THE PLANS.
 - THE KEY BOX SHOULD BE INSTALLED APPROXIMATELY 5 1/2 FEET ABOVE GRADE.
 - THE BOX SHALL BE SIZED TO HOLD THE MASTER KEY TO THE FACILITY AS WELL AS KEYS FOR ROOMS NOT ACCESSIBLE BY THE MASTER KEY.
 - SPECIALTY KEYS, SUCH AS THE FIRE ALARM CONTROL BOX KEY AND ELEVATOR CONTROL KEYS SHALL ALSO BE INSTALLED IN THE BOX. SHOW LOCATION OF THE REQUIRED FIRE DEPARTMENT KEY BOX ON THE PLANS.
 - THE KEY BOX DOOR AND NECESSARY KEYS ARE TO BE PROVIDED TO THE FIRE INSPECTOR UPON THE FINAL INSPECTION. THE INSPECTOR WILL THEN LOCK THE KEYS INTO THE BOX.
 - PROVIDE "TACTILE" EXIT SIGNAGE IN ADDITION TO THE REGULAR EXIT SIGNS PER CBC 2022.
 - THE EMERGENCY EXIT ILLUMINATION LIGHT SHALL BE PROVIDED AT THE EXTERIOR LANDING WITH BACK-UP POWER FOR A MINIMUM DURATION OF 90 MINUTES AS PER SECTION 1006.3 OF THE 2019 CALIFORNIA BUILDING CODE.
 - THE INTERIOR SURFACES IN THE TOILET FACILITIES:
 - THE FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES.
 - THE WALLS WITHIN THE WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24 INCHES OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED WITH NONABSORBENT SURFACES WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE FINISHED TO A HEIGHT OF 48 INCHES.
 - FOR CEILINGS, SEE CEILING FINISH SCHEDULE.
 - BACKING MATERIAL IN THE RESTROOM SHALL BE CEMENTATION MATERIAL OR GYP BOARD APPROVED FOR THE INSTALLATION.
 - TEXTILE & FILM MATERIALS SHALL BE TREATED & MAINTAINED FLAME RESISTANT IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS (NFPA 701).
 - WOOD MATERIALS LESS THAN 1/4-INCH NOM. THICKNESS SHALL BE TREATED WITH A FLAME RETARDANT COATING IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS (NFPA 703).
 - FLOORS WHERE WATER COULD SPILL NEED WATERPROOF MEMBRANE.
 - PROVIDE VENTILATION FAN IN RESTROOM.
 - THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN CBC. 2022 SECTION 11B-308.
 - ACCESSIBLE SIGNAGE REQUIREMENTS:
 - PROVIDE TACTILE EXIT SIGNAGE THAT COMPLIES WITH CBC 2022 SECTION 11B-216.
 - THE ACCESSIBILITY SIGN SHALL BE COMPLIED WITH CBC 2022 SECTION 11B-103.1.2.1.

DOOR NOTES:

- THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION PER C.B.C. SECTION 11B-404.2.10.
- THE MAXIMUM EFFORT TO CLOSE DOORS SHALL COMPLY WITH THE FOLLOWING PER C.B.C. PUSH OR PULL FORCE FOR A HINGED DOOR SHALL BE MEASURED PERPENDICULAR TO THE DOOR FACE AT THE DOOR OPENING HARDWARE OR 30 INCHES FROM THE HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE.
 - MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LB FOR EXTERIOR AND INTERIOR DOORS.
 - MAXIMUM EFFORT TO OPERATE FIRE DOORS SHALL NOT EXCEED 15 LB.
- WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXITWAY IS NOT LESS THAN 32 INCHES MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. (SEE FIGURE 11B-404.2.3) C.B.C. SECTION 11B-404.2.3.
- THE FLOOR OR LANDING ON EACH SIDE OF THE DOORS SHALL NOT BE MORE THAN 1/4 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL. C.B.C. SECTION 11B-309.3.
- DOOR HARDWARE COMPLIES WITH CBC 11B-404.

FLOOR PLAN GENERAL NOTES

- PROVIDE SIGN WITH 1" HIGH LETTERS ON CONTRASTING BACKGROUND AT DOOR TRANSOM THAT READS: "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED."
- RESTROOM CLOSER TO MOUNT ON RESTROOM SIDE OF DOOR AND OPEN 90 DEGREES.
- FIELD VERIFY CRITICAL DIMENSIONS AND SIZES.
- FINISH ALL EXISTING AND NEW WALLS WITH TAPE, CORNER BEADS AND REQUIRED APPURTENANCES FOR LEVEL 5 FINISH.
- PROVIDE ALL REQUIRED TACTILE EXIT SIGN CONFORMING TO ADA AND INTERNATIONAL SYMBOL OF ACCESSIBILITY AT 60" A.F.F. NEXT TO MAIN STORE FRONT DOOR.
- COORDINATE THAT CUSTOMERS SERVING COUNTERS ARE SECURED TO FLOOR, ON CONCRETE SLAB AND ALL FINISHES TO TERMINATE AS REQUIRES (COVERED TILE BASE INSIDE & RUBBER BASE OUTSIDE).
- ANY GLASS WITHIN 24" OF EITHER SIDE OF DOOR, GREATER THAN 4 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE AND HORIZONTALLY AND WITHIN 36" OF A WALKING SURFACE SHALL HAVE SAFETY TEMPERED GLASS AS PER CBC 2022.

OCCUPANT LOAD CALCULATIONS

BASED ON OCCUPANT LOAD FACTOR (FROM CBC 2022 TABLE 1004.5):

| NO | USE | SQ. FOOTAGE | LOAD FACTOR | OCCUPANT LOAD |
|-------|--------------------------------|-------------|-------------|---------------|
| 1 | SERVICE AREA (KTCHEN, STORAGE) | 782+21=803 | 200 | 4.015 |
| 2 | CUSTOMER AREA | 356 | 15 | 23.7 |
| TOTAL | | | | 27.7-28 |

EXIT ANALYSIS:

EXIT WIDTH REQUIRED: 28 PER "0.2"/PER = 5.6"
EXIT PROVIDED: 36" WIDTH @ FRONT

DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

PLUMBING FIXTURES ANALYSIS

GROUP A2 (PER CFC 2022 TABLE 422.1):
MAX OCCUPANT LOAD 28
PER CFC SECTION 422.2 EXCEPTION 3 FOR OCCUPANT LOAD < 50:
=> REQUIRE 1 WATER CLOSET + 1 SINK
*FOR SPACE WITH MIXED OCCUPANCIES, USE APPROPRIATE OCCUPANCY GROUP FOR EACH AREA

1251 PARK ST,
ALAMEDA, CA 94501



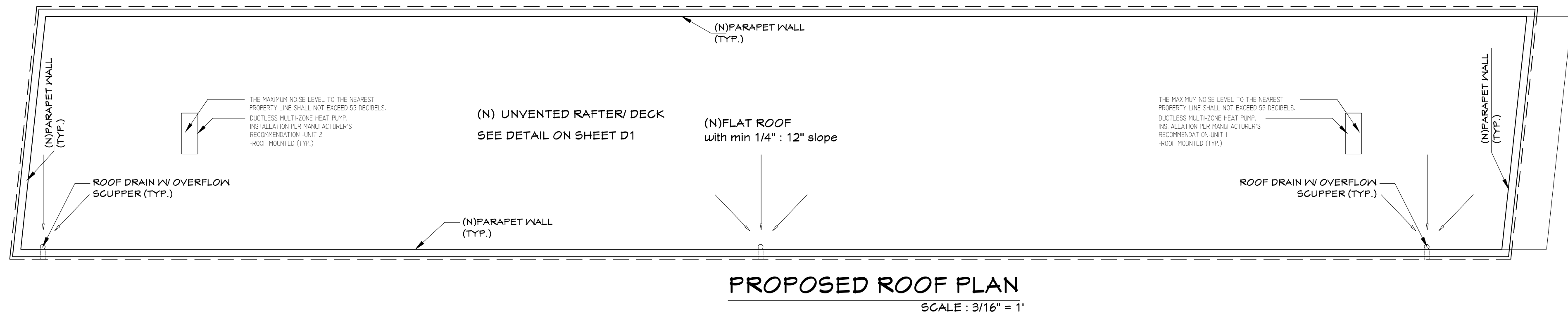
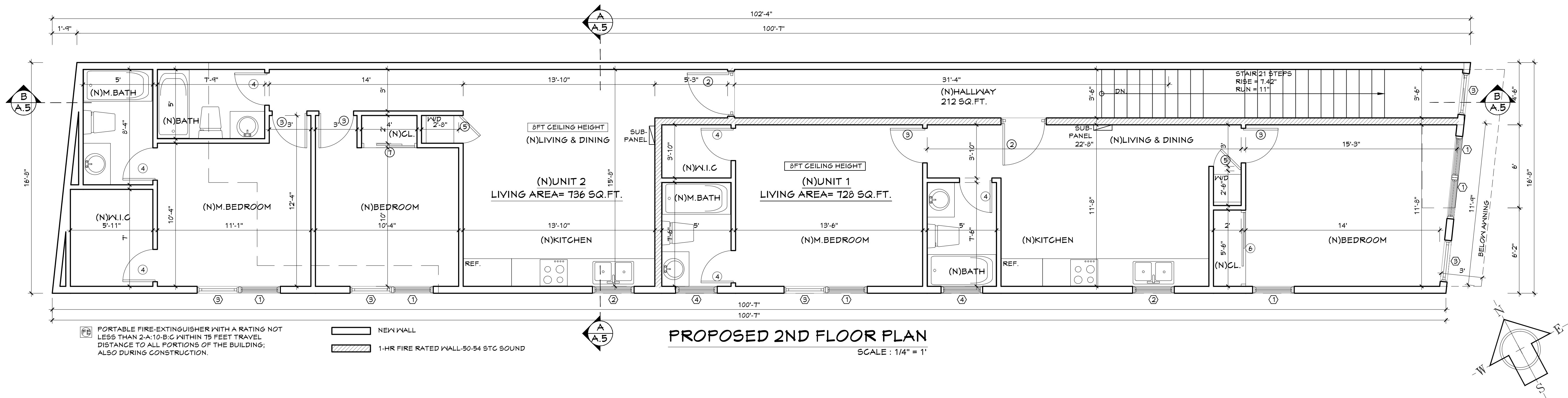
REVISIONS

- 04/24/2023 PLANCHHECK
- 06/15/2023 PLANCHHECK

PROPOSED 1ST
FLOOR PLAN

| | |
|--------------|---------|
| 1ST BUILDING | |
| SUBMITTAL | SHEET |
| JOB NO. | 2023.01 |
| DRAWN | MK |
| CHECK | HN |

1251 PARK ST,
ALAMEDA, CA 94501



FLOOR PLAN NOTES:

- 6'-8" HEADER HEIGHTS @ FIRST FLOOR (UNLESS NOTED OTHERWISE).
- ALL ANGLES TO BE 45 DEG. UNLESS NOTED OTHERWISE.
- 2x6 STUDS AT ALL EXTERIOR WALLS @ 2 STORY ADDITION UNLESS NOTED OTHERWISE. & 2x4 STUDS AT ONE STORY ADDITION.
- VERIFY ALL EXTERIOR AND INTERIOR TRIM & DETAILS WITH OWNER.
- WALL STUDS @ FIRST FLOOR PER STRUCTURAL DRAWINGS.
- WALLS AND CEILINGS SHALL BE 1/2" ASTM 36 GYPSUM WALLBOARD FOR STUDS @ 16" o.c. AND 3/4" GYPSUM WALLBOARD FOR STUDS @ 24" o.c.
- ENCLOSE UNDERSIDE OF STAIRWELLS AND WALLS AND CEILINGS OF ATTACHED GARAGES, w/ 3/4" TYPE "X" FIRE RATED GYPSUM BOARD.
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FURRING AND FRAMING INFORMATION.
- INTERIOR DOORS SHALL BE 1 3/4" SOLID CORE.
- EXTERIOR DOORS SHALL BE 1 3/4" SOLID CORE REFER TO EXTERIOR ELEVATIONS.
- ALL BEDROOM WINDOWS TO BE MAX. 44" ABOVE FINISH FLOOR WITH A MINIMUM 24" HIGH AND 20" WIDE OPENING WHICH PROVIDES A MIN. OF 5.7 SQ. FT. NET GLAZED OPENING.
- EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SQ. FT. MIN AREA TOP OF SILL HEIGHT DIMENSION TO BE 44" MAX A.F.F. AND EGRESS WINDOWS FOR BEDROOMS SHOULD BE OPENABLE.
- PROVIDE A COMBO CARBON MONOXIDE & SMOKE DETECTOR IN EACH EXISTING SLEEPING AREA AND AT A CENTRAL POINT IN HALLWAY HARD WIRE & BATTERY OPERATED.
- SHOWERS AND TUB/SHOWER WALLS TO BE A SMOOTH HARD NONABSORBENT SURFACE (E.G., CERAMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., M.R. GYP. BD., CEMENT BOARD, ETC.) TO A MINIMUM HEIGHT OF 12 INCHES ABOVE THE DRAIN INLET PER SEC. 001.1.5 OF 2013 CBC.
- PER R302.4.5, GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUB, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUB, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING. EXCEPTION GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY AND IN STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, OR SWIMMING POOL.
- REQUIRED SEPARATION BETWEEN THE DWELLING AND GARAGE PER CRC R302.6 AND GARAGE DOOR IN COMPLIANCE WITH CRC R302.5 (FOR WALLS, CEILING AND DOOR). NOTE - 5/8" DRYWALL IS REQUIRED ON GARAGE CEILING WHEN THERE IS HABITABLE SPACE ABOVE.

BATHROOM NOTES:

- SHOWER AND TUB/SHOWER COMBINATION IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
- BATH TUB: MAXIMUM HOT WATER TEMP DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEG F.
- ULTRA LOW FLUSH TOILET (1.28 GALLONS/FLUSH) AT ALL NEW BATHROOMS (CPC 2019 SECTION 411.2)
- FINISH BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALL SHALL BE CEMENTITIOUS MATERIAL OR GYPSUM BOARD APPROVED FOR THIS INSTALLATION. WATER RESISTANT GYPSUM BOARD UNDER GLUE-ON TILE IS NOT ALLOWED.
- SHOWER:
A) THE SHOWER DOOR SIZE TO HAVE A NET OPENING OF AT LEAST 22-INCHES AND TO SWING OUT (R307.7).
B) SHOWERS MUST HAVE WATERPROOF WALL FINISH UP AT LEAST 6' ABOVE THE FLOOR (CRC 2019 SECTION R307.2).
C) GLASS SHOWER AND TUB ENCLOSURE MUST BE SAFETY GLAZING (CRC 2019 SECTION R308.4.5).
D) SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI (CPC 2019 SECTION 409.2). SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
- THE MAX. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI. THE MIN. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI (CPC 2019 SECTION 402.2.2).
- THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI (CPC 2019 SECTION 420.2.1).

VENTILATION NOTES:

- A MINIMUM OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING WITH ADEQUATE CROSS VENTING FOR VAULTED CEILING.
- THE ATTIC ACCESS SHALL BE A MINIMUM OF 22" X 30". A THIRTY-ONE INCH MINIMUM CLEAR HEAD ROOM SHALL BE PROVIDED ABOVE THE ATTIC ACCESS. ATTIC ACCESS SHALL BE LOCATED AT A READILY ACCESSIBLE LOCATION.
- MECHANICAL VENTILATION IS NOT LESS THAN 6 AIR CHANGES PER HOUR TYPE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING. THE EXHAUST VENT SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER TO COMPLY WITH ENERGY REGULATIONS.
- PROVIDE OUTDOOR COMBUSTION AIR OPENINGS FOR THE MECHANICAL CLOSET WITH THE 2 PERMANENT OPENINGS METHOD PER CMC SECTION T014.1. ONE OPENING SHALL COMMENCE WITHIN 12 INCHES OF THE TOP AND THE OTHER COMMENCING WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE.

| WINDOW SCHEDULE | | | | | | | | | | |
|-----------------|--------|---------------------------|-------|--------|------------|------|----------|----------|--------------|-------------|
| MARK | STATUS | FAMILY & TYPE | WIDTH | HEIGHT | U - FACTOR | SHGC | QUANTITY | MATERIAL | MANUFACTURER | DESCRIPTION |
| ① SH 3'5" | NEW | SINGLE HUNG 3'-0" X 5'-0" | 3'-0" | 5'-0" | 0.32 | 0.24 | 6 | VINYL | | |
| ② SH 3'3" | NEW | SINGLE HUNG 3'-0" X 3'-0" | 3'-0" | 3'-0" | 0.32 | 0.24 | 2 | VINYL | | |
| ③ F 3'5" | NEW | FIXED 3'-0" X 5'-0" | 3'-0" | 5'-0" | 0.32 | 0.24 | 5 | VINYL | | |
| ④ SH 3'2" | NEW | SINGLE HUNG 3'-0" X 2'-0" | 3'-0" | 2'-0" | 0.32 | 0.24 | 2 | VINYL | | TEMP.GL. |
| ⑤ F 4'5" | NEW | FIXED 4'-0" X 5'-0" | 4'-0" | 5'-0" | 0.32 | 0.24 | 6 | VINYL | | |
| ⑥ F 2'6" | NEW | FIXED 2'6" X 6'6" | 2'-6" | 6'-6" | 0.32 | 0.24 | 1 | VINYL | | TEMP.GL. |
| ⑦ F 4'2" | NEW | ABOVE FIXED 4'-0" X 2'-0" | 4'-0" | 2'-0" | 0.32 | 0.24 | 6 | VINYL | | |
| ⑧ F 5'2" | NEW | ABOVE FIXED 5'-6" X 2'-0" | 5'-6" | 2'-0" | 0.32 | 0.24 | 1 | VINYL | | |

| DOOR SCHEDULE | | | | | | | | | |
|---------------|--------|---|--------|------------|-------|--------|----------|---|--|
| MARK | STATUS | FAMILY & TYPE | FINISH | THICKNESS | WIDTH | HEIGHT | QUANTITY | DESCRIPTION | |
| ① D 3'6" | NEW | SINGLE DOOR EXTERIOR STRAIGHTLINE FULL PANEL 3'-0" X 6'-6" - MD: DB-EMD-B1W | PAINT | 0'-1 3/8 " | 3'-0" | 6'-6" | 1 | RIFT CUT OAK WOOD VENEER WITH LIGHT LOFT FINISH | |
| ② D 3'6" | NEW | DOOR INTERIOR SINGLE 2 PANEL : 3'-0" X 6'-6" | PAINT | 0'-1 3/8 " | 3'-0" | 6'-6" | 2 | MDF | |
| ③ D 2'6" | NEW | DOOR INTERIOR SINGLE 2 PANEL : 2'-6" X 6'-6" | PAINT | 0'-1 3/8 " | 2'-6" | 6'-6" | 4 | MDF | |
| ④ D 2'6" | NEW | DOOR INTERIOR SINGLE 2 PANEL : 2'-6" X 6'-6" | PAINT | 0'-1 3/8 " | 2'-4" | 6'-6" | 6 | MDF | |
| ⑤ D 2'6" | NEW | DOOR INTERIOR SINGLE 2 PANEL : 2'-0" X 6'-6" | PAINT | 0'-1 3/8 " | 2'-0" | 6'-6" | 2 | MDF | |
| ⑥ D5L 5'6" | NEW | INTERIOR CLOSET SLIDING DOOR: 5'-6" X 6'-6" | PAINT | 0'-1 3/8 " | 5'-6" | 6'-6" | 1 | MDF | |
| ⑦ D5L 4'6" | NEW | INTERIOR CLOSET SLIDING DOOR: 4'-0" X 6'-6" | PAINT | 0'-1 3/8 " | 4'-0" | 6'-6" | 1 | MDF | |



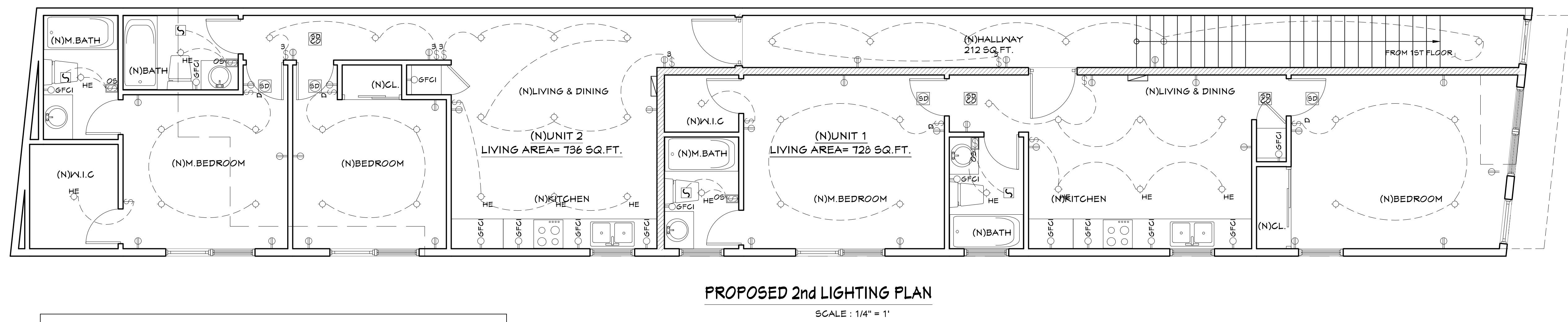
REVISIONS













- 04/24/2023 PLANCHCK
06/15/2023 PLANCHCK

PROPOSED 2ND &
ROOF PLAN

1ST BUILDING
SUBMITTAL SHEET
JOB NO. 2023.01
DRAWN MK
CHECK HN

A2-2

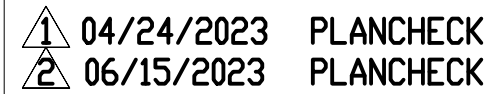


| | |
|---|---|
| HE | HIGH EFFICIACY |
|  | H.E. FLUORESCENT LIGHTING FIXTURE |
|  | 5\" |
|  | LIGHTING FIXTURE, WALL MOUNTED, 4\" |
|  | OUTDOOR LIGHTING FIXTURE, 5FT HEIGHT MOUNTED WALL , WV SENSOR |
| \$ | SINGLE POLE TOGGLE SWITCH, 140\", 3\" ABOVE COUNTER |
| \$D | DIMMER SWITCH, 40\" |
|  | 110V DUPLEX RECEPTACLE U.O.N., 15\" ABOVE FLOOR, U.O.N. |
|  | 110V DUPLEX RECEPTACLE U.O.N., 12\" ABOVE COUNTER U.O.N. |
| 220V | 220V RECEPTACLE |
| GFCI | INDECATED DEVICE/ RECEPTACLE HAS GFCI PROTECTION |
| WVP | ABBREVIATION FOR "WATERPROOF" |
|  | EXHAUSTED FAN WVP FLUORESCENT HIGH EFFICIACY LIGHTING COMBO SWITCH SEPERATELY WATERPROOF |
|  | SINGLE MULTI-FUNCTION CONTROL SWITCH, 40\" ABOVE FLOOR OCCUPANCY SENSOR |
|  | BATTERY CARBON & MONOXIDE SMOKE ALARMS, CEILING MOUNTED |
|  | HOSE-BIBB WITH AN ANTI-BACKFLOW DEVICE |
| | HANGING LIGHTS |
|  | CHANDELIER / CEILING FAN / LIGHT BOX |
|  | TRACK LIGHT - CEILING MOUNTED |

1. ALL RECEPTACLES TO BE INSTALLED MINIMUM PER CEC EVEN IF NOT SHOWN (C.E.C 210-52)
2. INSTALL DEDICATED 20-AMP CIRCUIT AT BATHROOM RECEPTACLES (C.E.C 210-52D)
3. PROVIDE STEEL ELECTRICAL BOX IN FIRE-RESISTIVE CEILING AND WALLS. SEPARATE ELECTRICAL BOXES BACK TO BACK IN FIRE-RESISTIVE WALLS BY A MIN 24" HORIZONTALLY. BOX AREA SHALL NOT EXCEED 16 SQ. IN. AS PER U.B.S 704.1
4. PROVIDE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOURFRONG OUTLET FOR DRYER AND RANGE
5. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL 125-VOLT SINGLE PHASE, 15 AND 20 AMP RECEPTACLE IN ALL HABITABLE ROOMS (EXCEPT GARAGE). PER CEC 210.12.
6. PROVIDE HARD-WIRED INTERCONNECTED SMOKE DETECTORS EQUIPPED WITH BATTERY BACK UP.
7. RECEPTACLE OUTLETS SHALL BE INSTALLED IN ALL HABITABLE ROOMS: (A) ON ALL WALL SPACES 2FT OR WIDER (B) NOT MORE THAN 6FT FROM OPENING AND (C) NOT MORE THAN 12 FT ON CENTERS
8. RECEPTACLE OUTLETS SHALL BE INSTALLED IN KITCHENS: (A) ON COUNTER SPACES 12 INCHES OR WIDER (B) NOT MORE THAN 4 FT ON CENTERS, (C) NOT MORE THAN 2 FT FROM AN EDGE COUNTER AND (D) ON ISLAND/PENINSULAR COUNTERTOP 12" OR WIDER (1 VERY 4)
9. ALL 125 VOLT, SINGLE-PHASE RECEPTACLE OUTLETS SHALL HAVE GROUND-FAULT CIRCUIT PROTECTION AT THE FOLLOWING LOCATIONS: (A) BATHROOM, ADJACENT TO BASIN, (B) GARAGE, (C) OUTSIDE AND (D) ALL KITCHEN OUTLETS.
10. PROVIDE RECEPTACLE OUTLET IN DWELLING UNIT HALLWAYS 10'-0" OR MORE IN LENGTH.
11. EXTERIOR LIGHTING TO BE PROVIDED WITH MOTION AND PHOTO SENSORS.
12. FOR ALL RECEPTACLES, SWITCHES, DISCONNECTS AND SIMILAR DEVICES, MEASURE FROM THE FINISHED FLOOR:
MINIMUM HEIGHT: 15 INCHES FROM FLOOR TO THE BOTTOM OF THE OUTLET BOX
MAXIMUM HEIGHT: 48 INCHES FROM FLOOR TO THE TOP OF THE OUTLET BOX
IF THE REACH IS OVER AN OBSTRUCTION, SUCH AS A KITCHEN BASE CABINET WITH A DEPTH OF 20 TO 25 INCHES, THE MAXIMUM HEIGHT IS INCREASED TO 44 INCHES FROM FLOOR TO THE TOP OF THE OUTLET BOX.
SIDE AFFRACH: SIDE AFFRACH

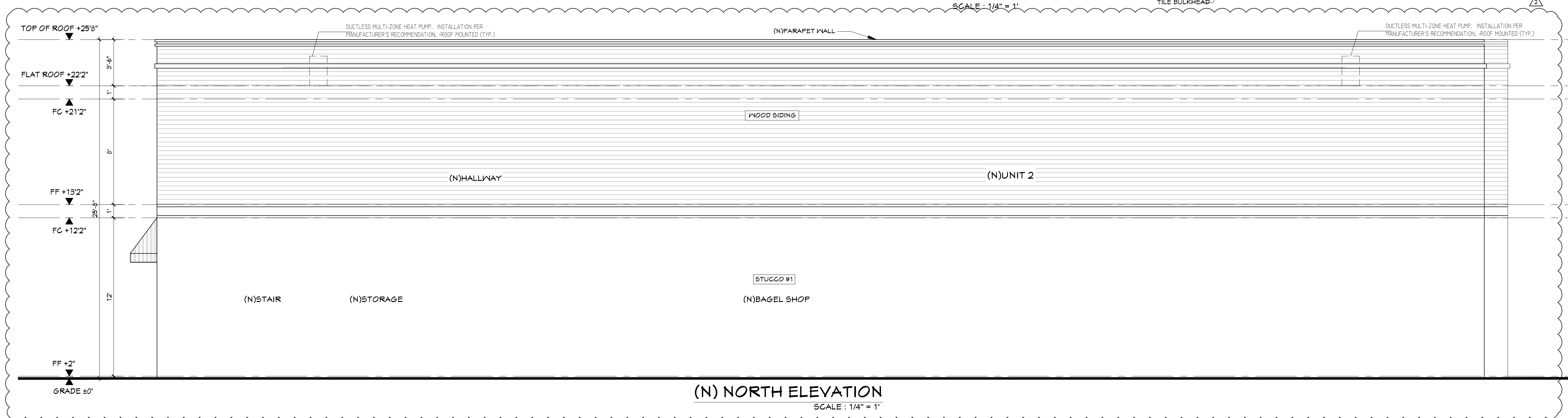
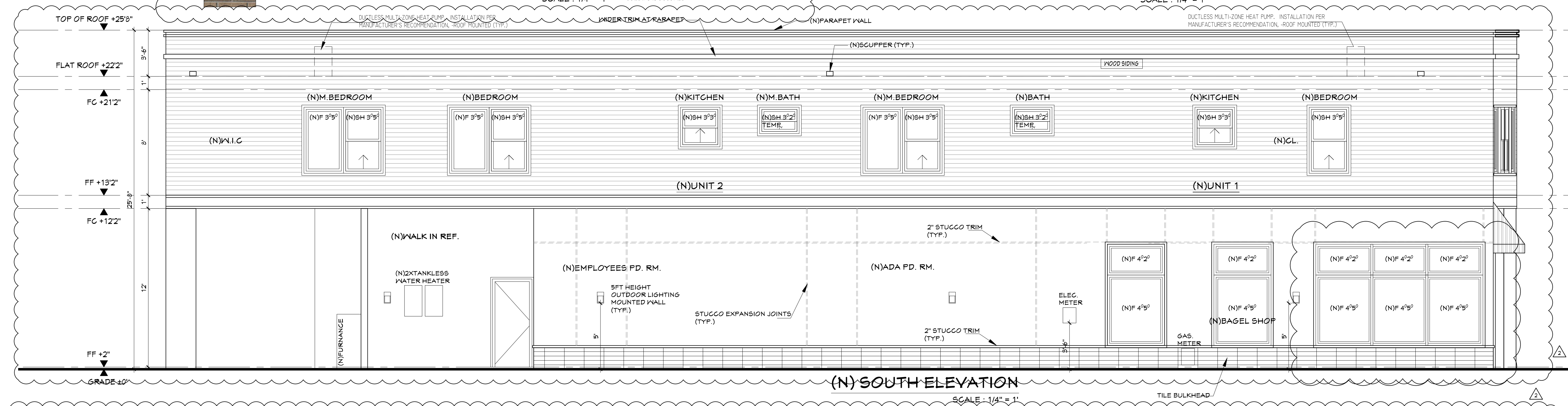
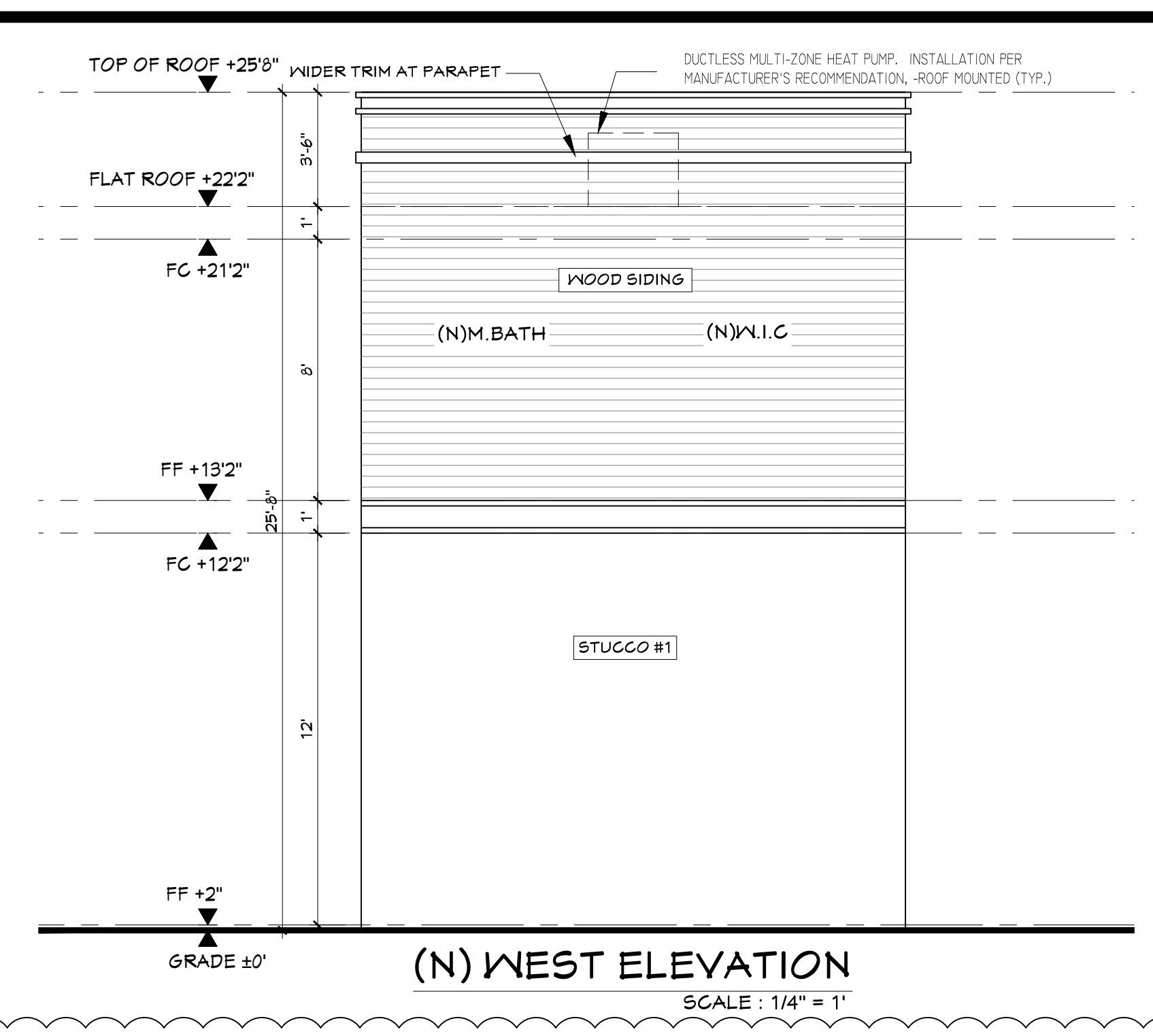
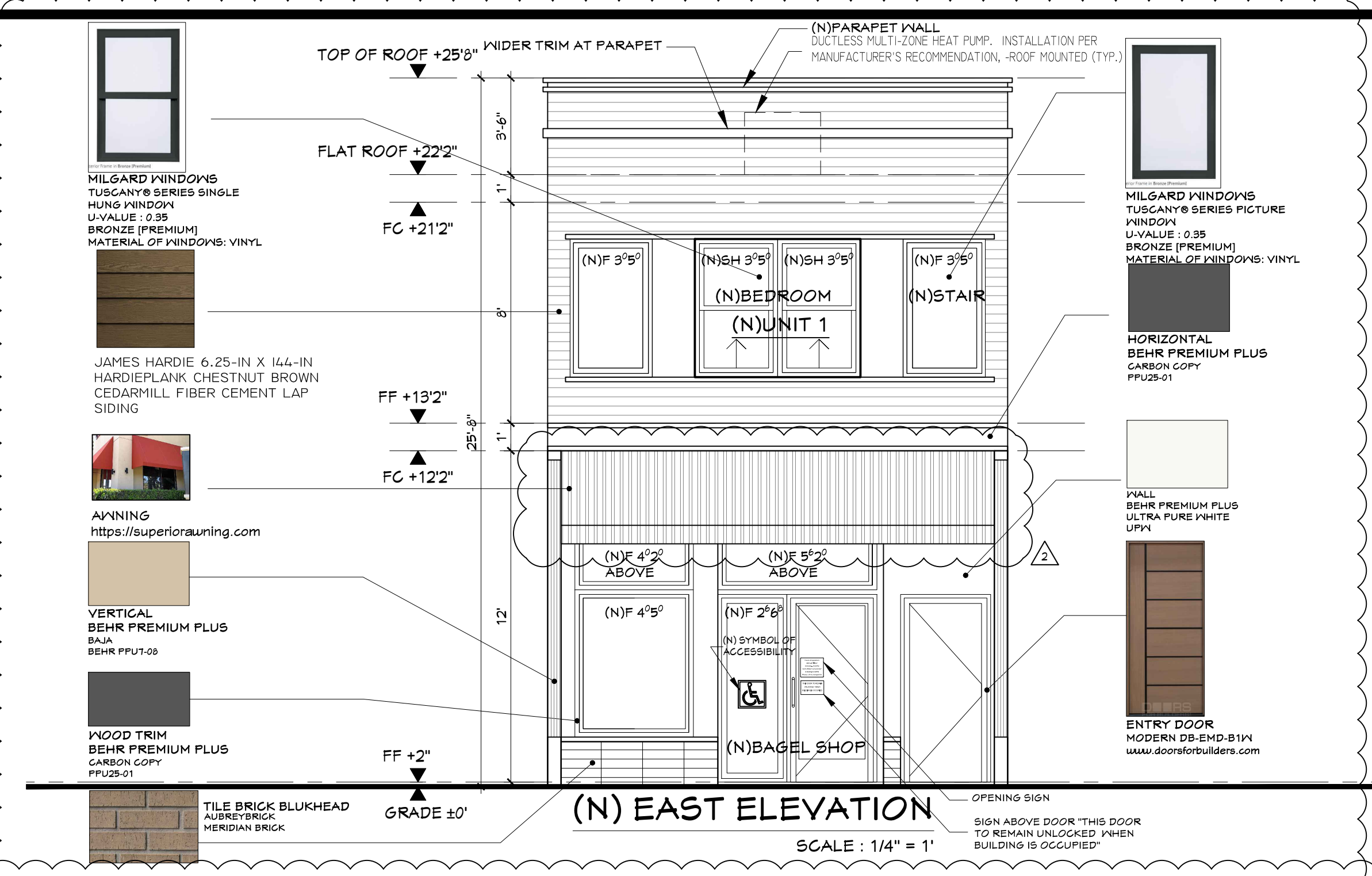
3. GFCI PROTECTION MUST BE INSTALLED IN A READILY ACCESSIBLE LOCATION IN THE FOLLOWING AREAS: KITCHENS, BATHROOMS, INDOOR UTILITY LOCATIONS, LOCKER ROOMS WITH SHOWERS, OUTDOOR AREAS, GARAGES, BOOTPOOLS, AND WITHIN 5 FEET OF THE OUTSIDE EDGE OF ANY SINK.
14. EXTERIOR RECEPTABLES, ELECTRICAL DEVICES AND THEIR COVER PLATES SHALL BE PROTECTED FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED WHEN EXPOSED TO RAIN OR WATER CONDITIONS. ELECTRICAL DEVICES MUST BE LISTED FOR "WET-LOCATION".
15. SWITCHES SERVING LIGHT FIXTURES REQUIRE A NEUTRAL CONDUCTOR TO BE BROUGHT TO THE OUTLET BOX.
16. RECESSED DOWNLIGHTS/LUMINAIRES IN CEILINGS SHALL:
 - BE LISTED IFC FOR ZERO CLEARANCE; AND
 - BE BROUGHT TO THE LEVEL OF THE CEILING, 0.075 CM AT 15 PASCALS; AND
 - BE SEALED WITH A GASKET OR CAULK BETWEEN LUMINAIRE HOUSING AND CEILING; AND
 - BE READILY ACCESSIBLE FOR MAINTENANCE IF ASSOCIATED WITH HARDWARE BALLASTS OR DRIVES; AND
 - NOT CONTAIN SCREW BASE SOCKETS; AND
 - CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCE JOINT APPENDIX D.
17. ALL EXTERIOR LIGHT SOURCES SHALL:
 - BE CONTROLLED BY DIMMERS OR VACANCY SENSORS
17. AT LEAST ONE LUMINAIRE IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE CONTROLLED BY VACANCY SENSOR
18. AT LEAST ONE LUMINAIRE IN BATHROOM SHALL BE CONTROLLED BY VACANCY SENSOR
19. OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
 - MANUAL ON/OFF SWITCHES
 - CONTROLLED BY PHOTOCELL AND MOTION SENSOR OR PHOTO CONTROL TIME SWITCH CONTROLLING CIRCULATORY TIME CLOCK/ENERGY MANAGEMENT CONTROL SYSTEM
20. A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. CEC 2011.11(2)(2) AND 2011.5(2)(F)
21. 50 AMP, 240 VOLT, 3-PHASE, 4-WIRE RECEPTACLE TYPES SHALL BE TAMPER RESISTANT RECEPTABLES (2016 CEC 406.12)
22. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN "ENERGY STAR" EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL SENSITIVE SWITCH. THE FAN SHALL BE INSTALLED IN ACCORDANCE WITH 2016 CEC 406.12
23. THE EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEM PER CEC SEC. 150.0(C)(2B)
24. AT LEAST ONE GAS COOKTOP OR 64 CM STAINLESS STEEL OVEN IS INSTALLED, THEN IT TRIGGERS A DEDICATED 200/240-VOLT, 50 AMP OR GREATER ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH DOUBLES POLE ADEQUATE CAPACITY, WITHIN 3 FEET OF THE ELECTRICAL PANEL, WITH NO OBSTRUCTIONS, AND RESERVED DOUBLES POLE CIRCUIT BREAKER SIZED IN THE ELECTRICAL PANEL ADJACENT TO THE BRANCH CIRCUIT LABELLED FOR KITCHEN APPLIANCE AND ELECTRICALLY ISOLATED. PER MFC 11-1.2.04

2



| | |
|---------------------------|--------|
| 1ST BUILDING SUBMITTAL | SHEET |
| JOB NO. | 2023.0 |
| DRAWN | MK |
| CHECK | HN |

A3



secure structure
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Professional Eng. Corp.
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San Ramon, CA 94583 408-843-6406
ssdesigneng@gmail.com

**1251 PARK ST,
ALAMEDA, CA 94501**

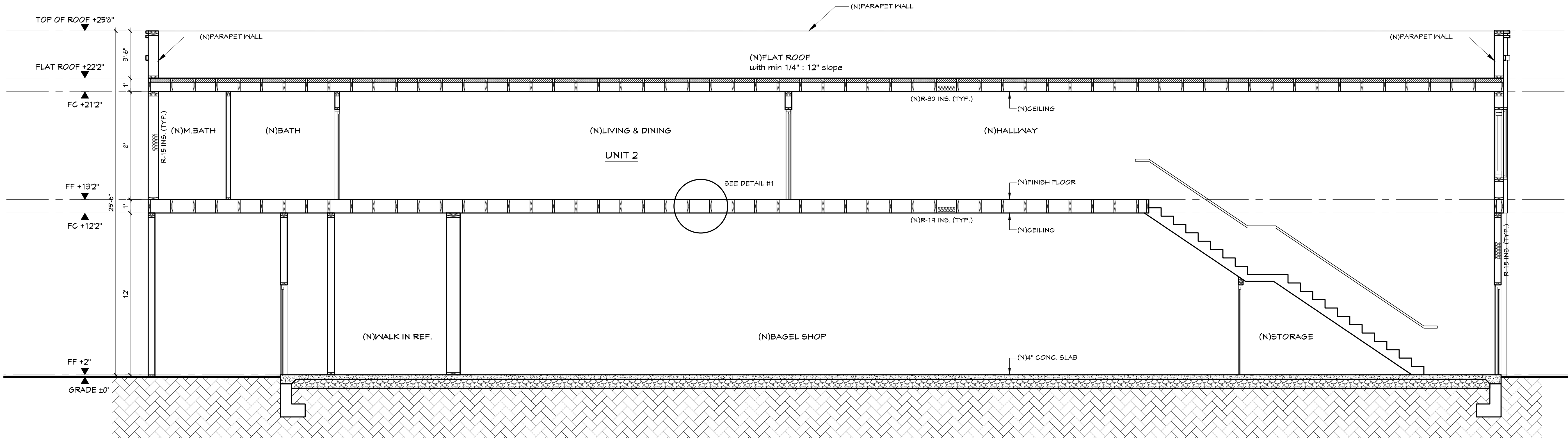


| REVISIONS | |
|---------------|-----------|
| 1. 04/24/2023 | PLANCHECK |
| 2. 06/15/2023 | PLANCHECK |

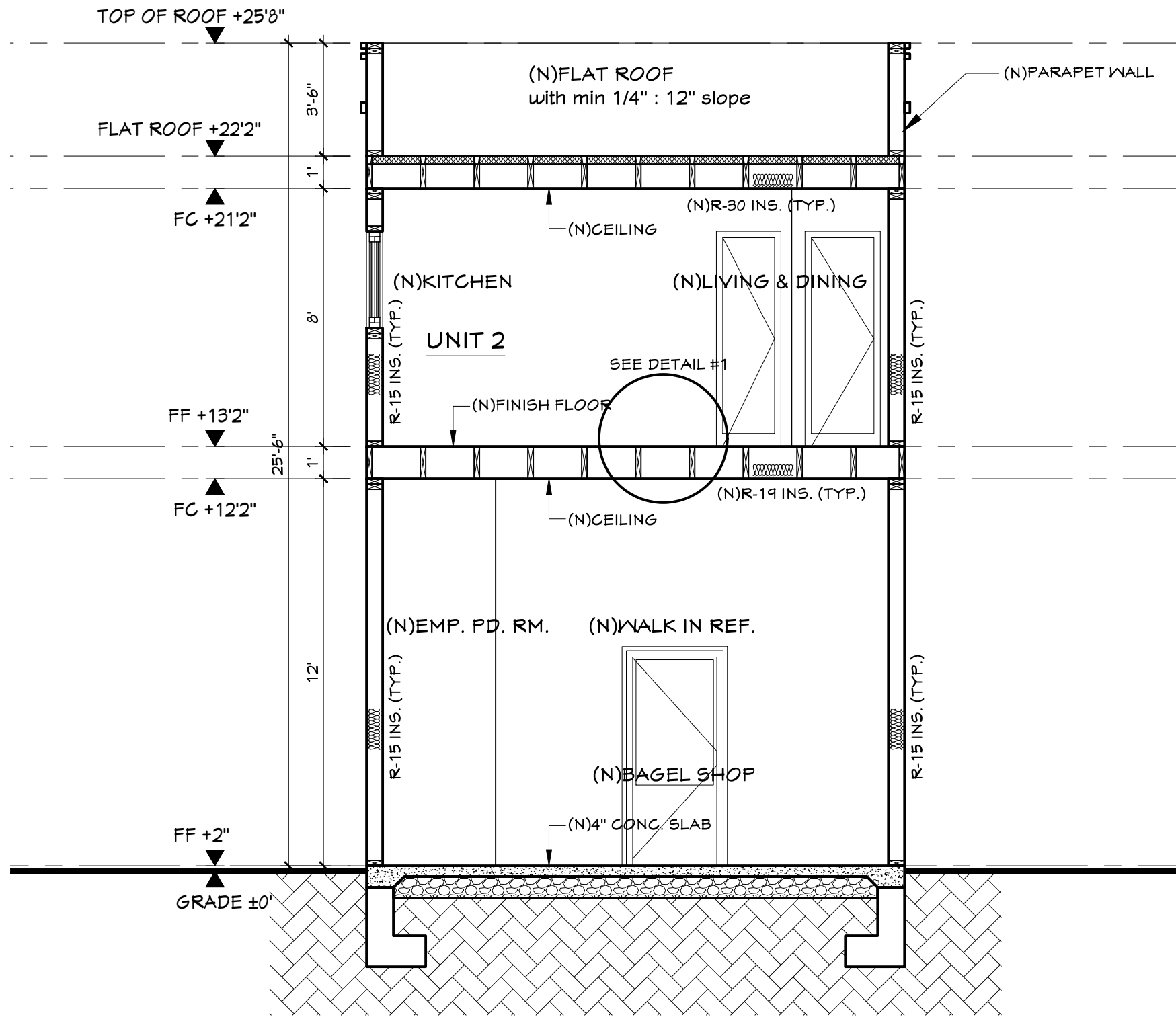
**PROPOSED
ELEVATIONS &
MATERIAL**

| | |
|---------------------------|---------|
| 1ST BUILDING SUBMITTAL | SHEET |
| JOB NO. | 2023.01 |
| DRAWN | MK |
| CHECK | HN |

A4



(N) SECTION A-A
SCALE : 1/4" = 1'



(N) SECTION B-B
SCALE : 1/4" = 1'

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

| GA FILE NO. FC 5120 | GENERIC | 1 HOUR FIRE | 50 to 54 STC SOUND |
|--|---------|---|--|
| WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION | | | |
| One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 8" o.c. at ends and 12" o.c. at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, two per joist. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 3/8" particle board, 1.5 psf, 3 1/2" glass fiber insulation batts, 0.7 pcf, friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels. | | | |
| Sound tested with carpet and pad and with insulation stapled to joists. | | Approx. Ceiling Weight: Fire Test: Sound Test: IIC & Test: | 2 psf FM FC-181, 8-31-72 G&H OC-3MT, 10-13-71 (73 C & P) G&H OC-3MT, 10-13-71 |

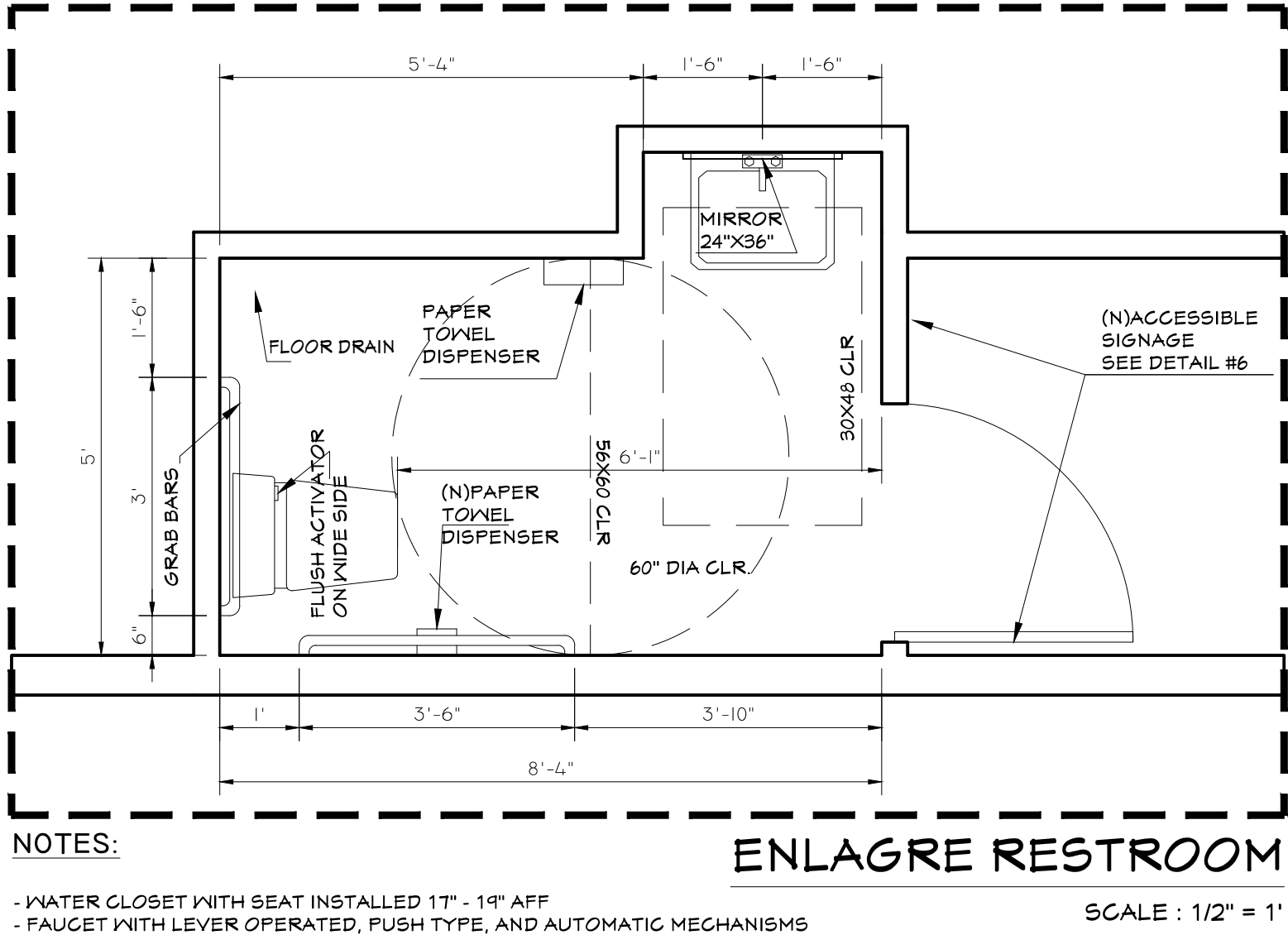
1. HOUR RATED FLOOR AND 50 TO 54 STC SOUND

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

| GA FILE NO. WP 3241 | PROPRIETARY† | 1 HOUR FIRE | 50 to 54 STC SOUND |
|--|---|---|--|
| GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS | | | |
| Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space. | | | |
| OPPOSITE SIDE: one layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c. | | Thickness: Approx. Weight: Fire Test: | 5 3/8" 7 psf Based on UL R3660-7, 11-12-87; UL R2717-61, 8-18-87; UL R7094, 10-24-90; UL Design U311 Estimated |
| Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING) | | Sound Test: | |
| PROPRIETARY GYPSUM BOARD | | | |
| American Gypsum Company CertainTeed Gypsum, Inc. G-P Gypsum Lafarge North America Inc. National Gypsum Company | 5/8" FIREBLOC TYPE C 5/8" ProRoct™ Type C Gypsum Panels 5/8" ToughRock® Fireguard® C 5/8" Firecheck® Type C 5/8" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Wallboard | | |
| PABCO Gypsum Temple-Inland Forest Products Corporation | 1/2" FLAME CURB® Super 'C' 5/8" TG-C | | |

2. HOUR RATED WALL AND 50 TO 54 STC SOUND

†Contact the manufacturer for more detailed information on proprietary products.





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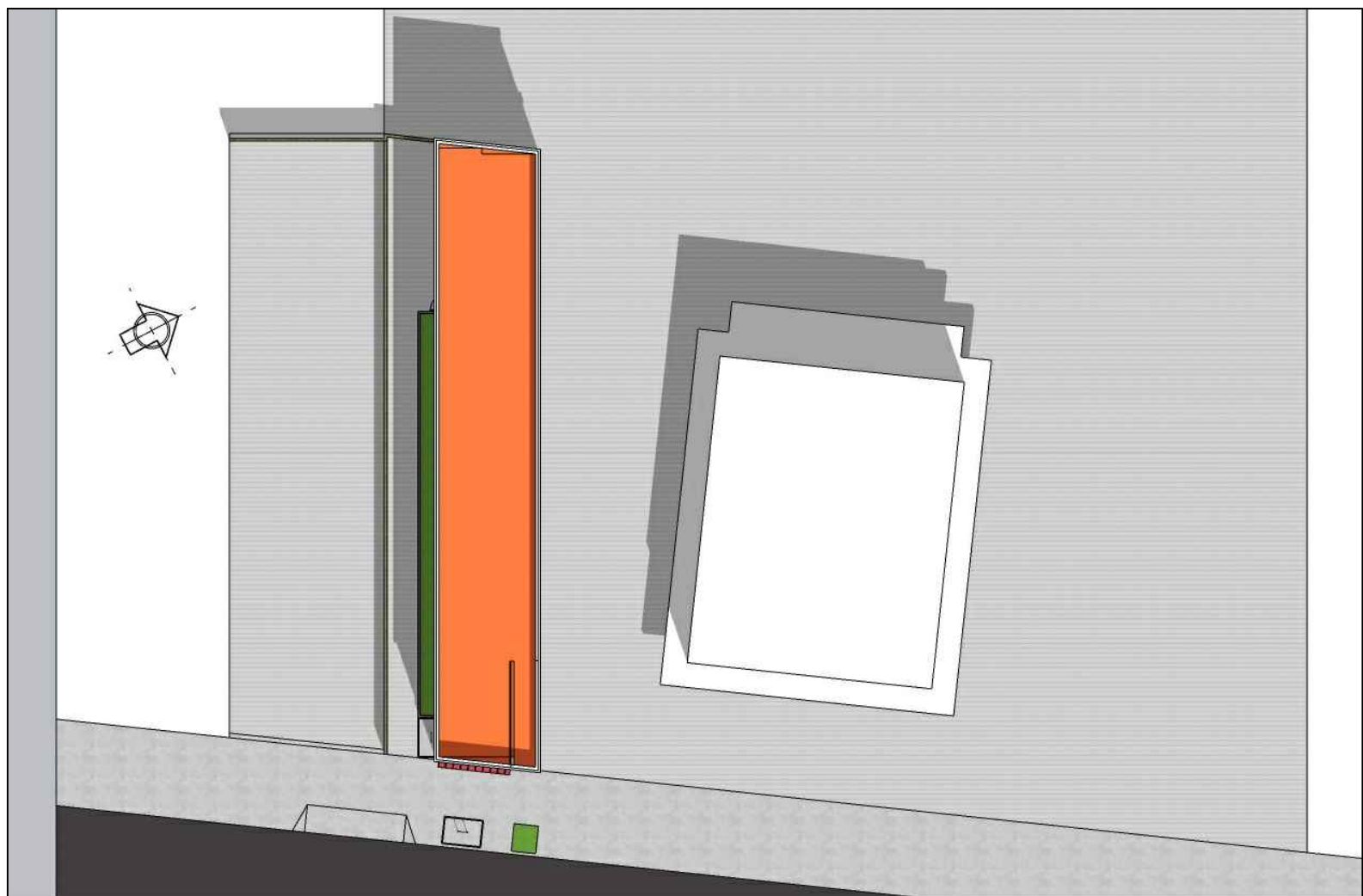


| REVISIONS | |
|------------------------|-----------|
| 1 04/24/2023 | PLANCHECK |
| 2 06/15/2023 | PLANCHECK |
| PROPOSED SECTIONS | |
| 1ST BUILDING SUBMITTAL | SHEET |
| JOB NO. | 2023.01 |
| DRAWN | MK |
| CHECK | HN |

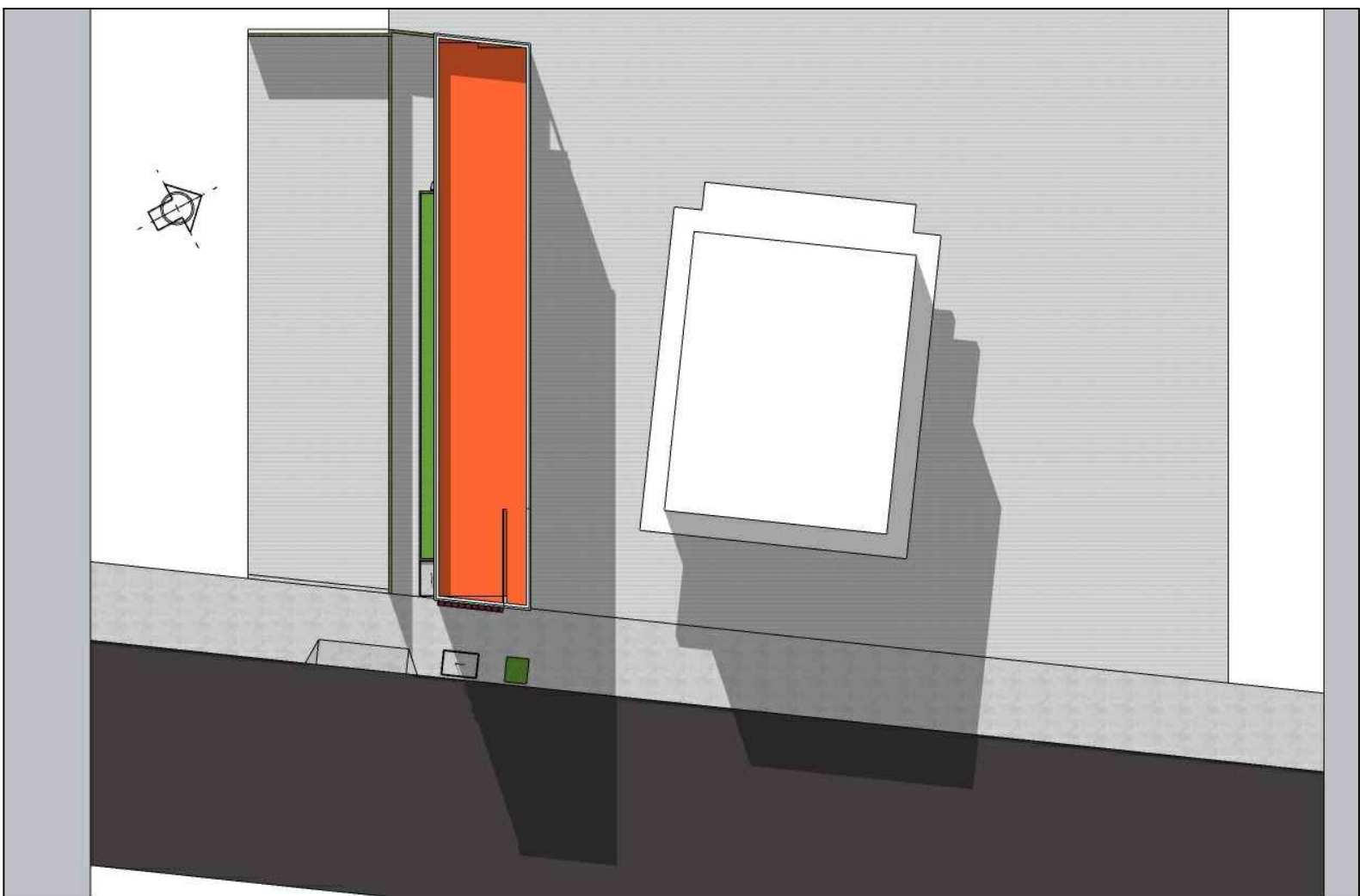
1251 PARK ST,
ALAMEDA, CA 94501



SHADOW AT 8AM 06-21-2023



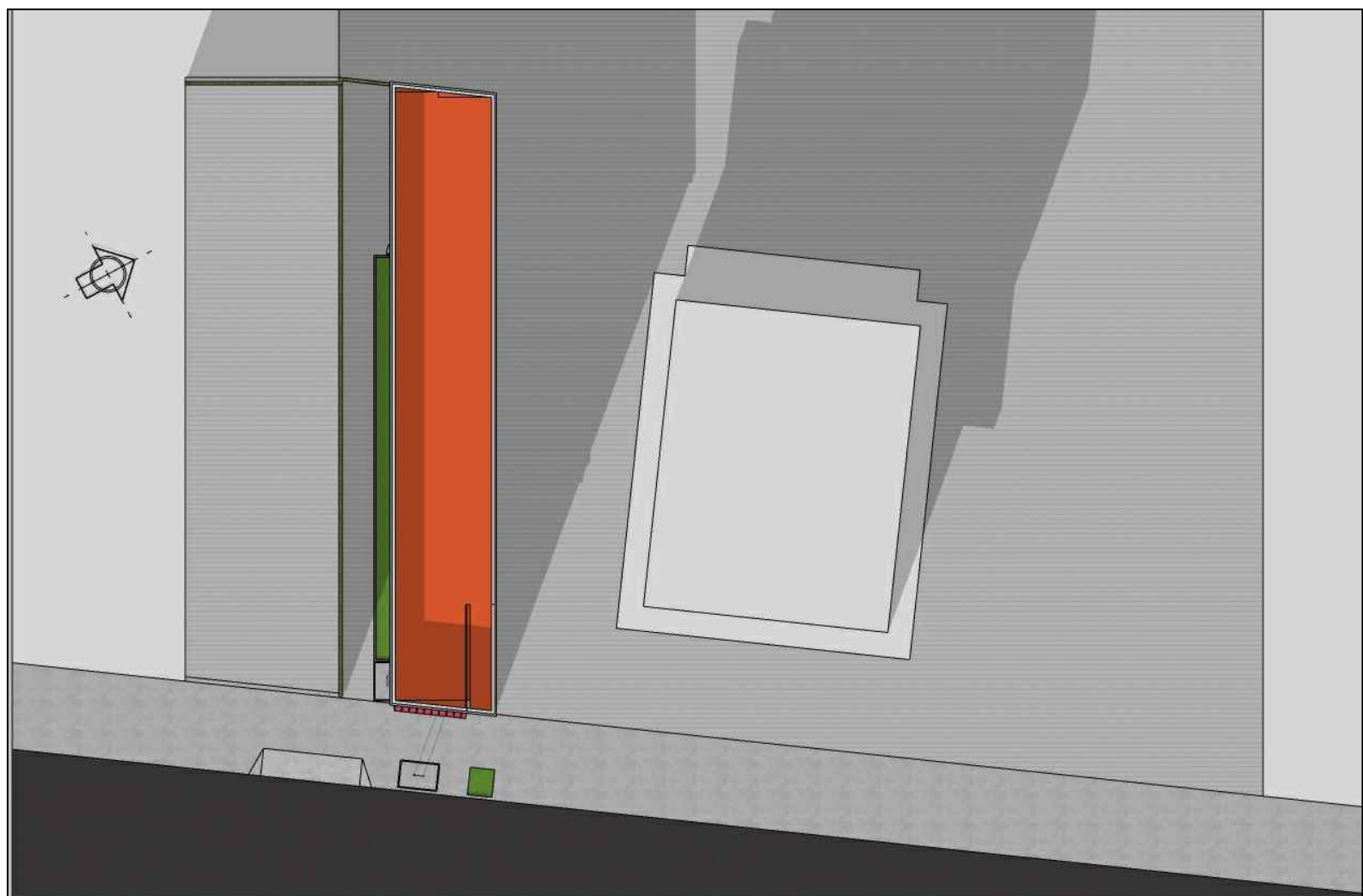
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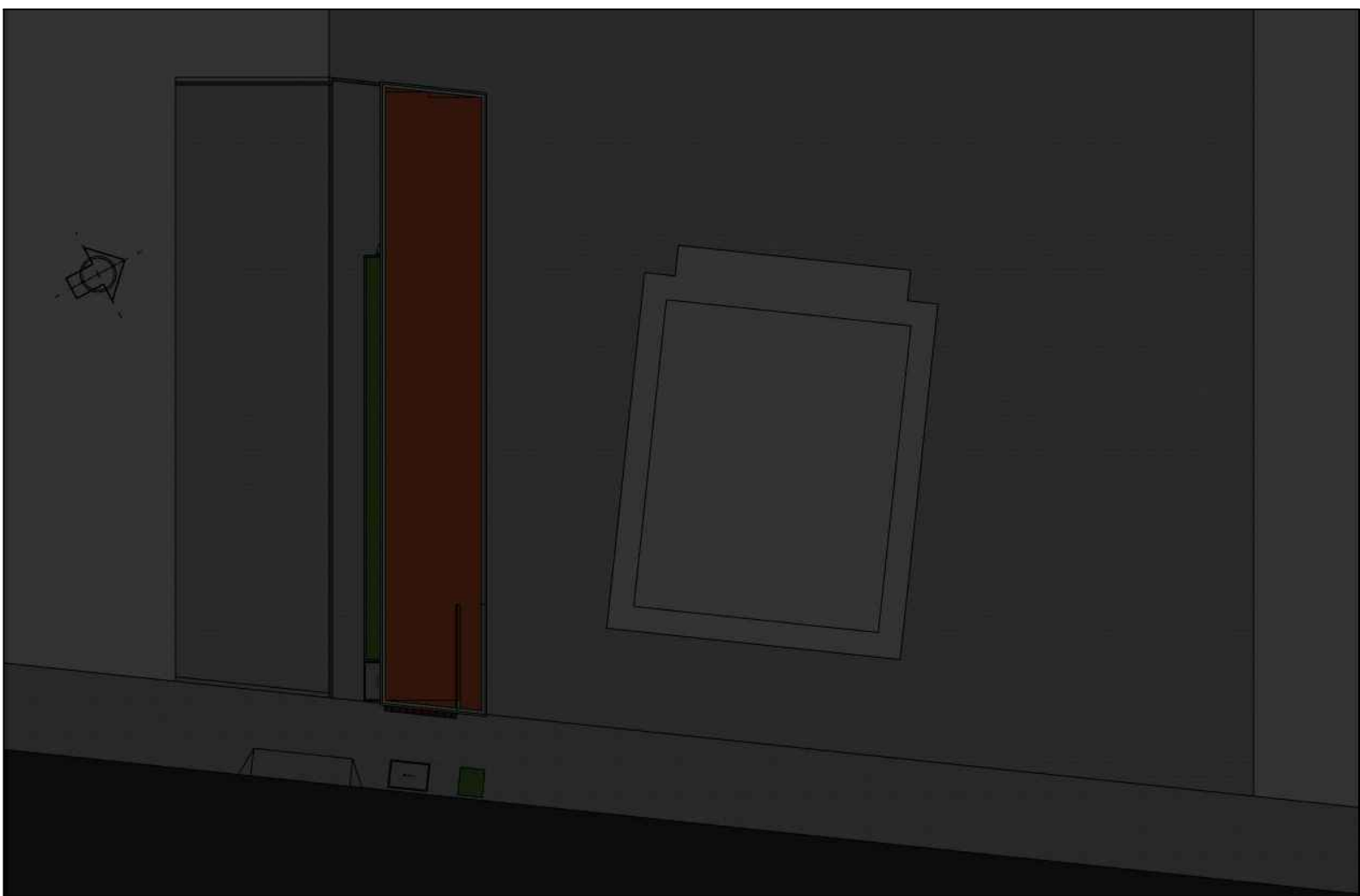
SHADOW AT 4PM 06-21-2023



SHADOW AT 8AM 12-22-2023



SHADOW AT NOON 12-22-2023



SHADOW AT 4PM 12-22-2023

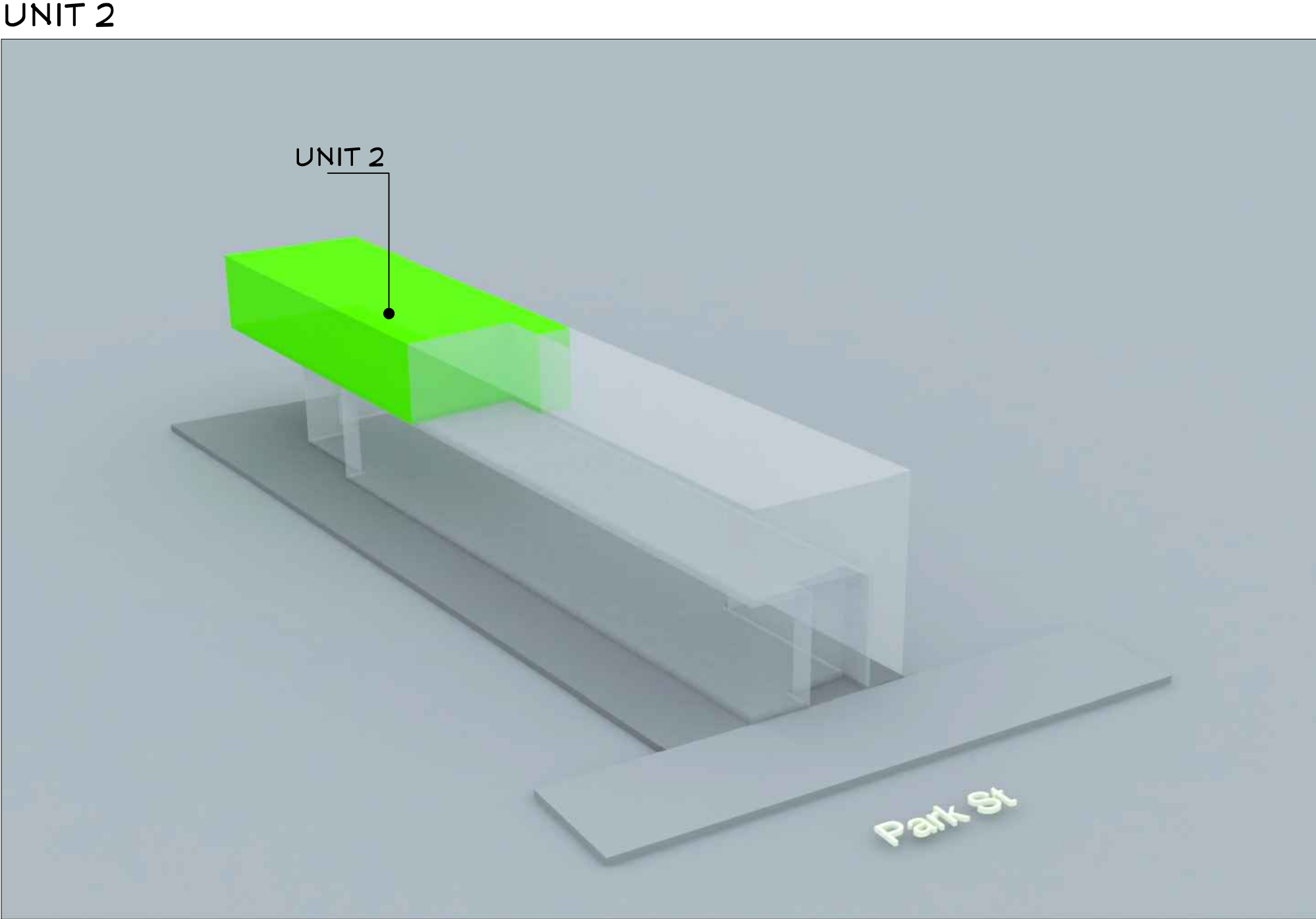
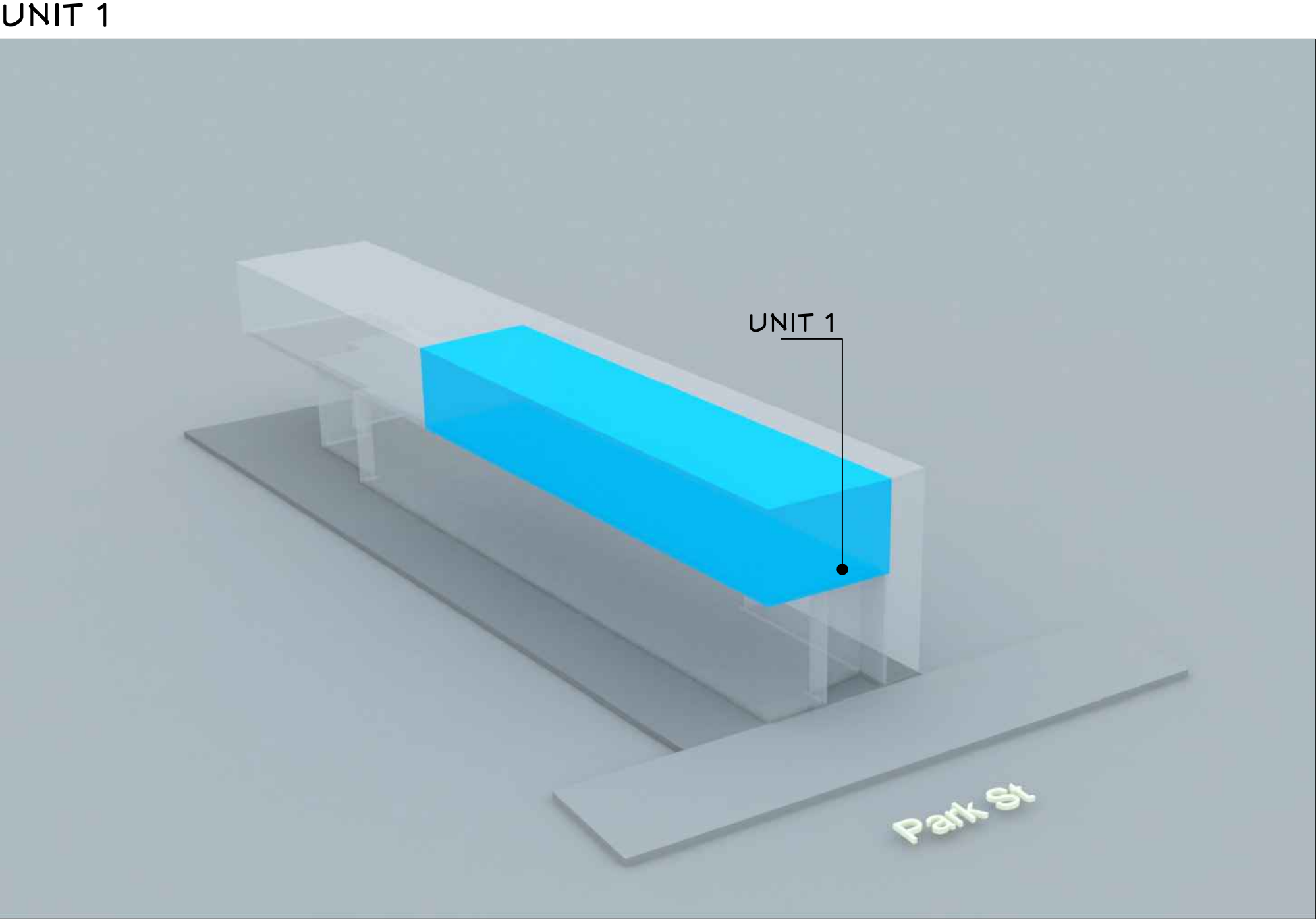
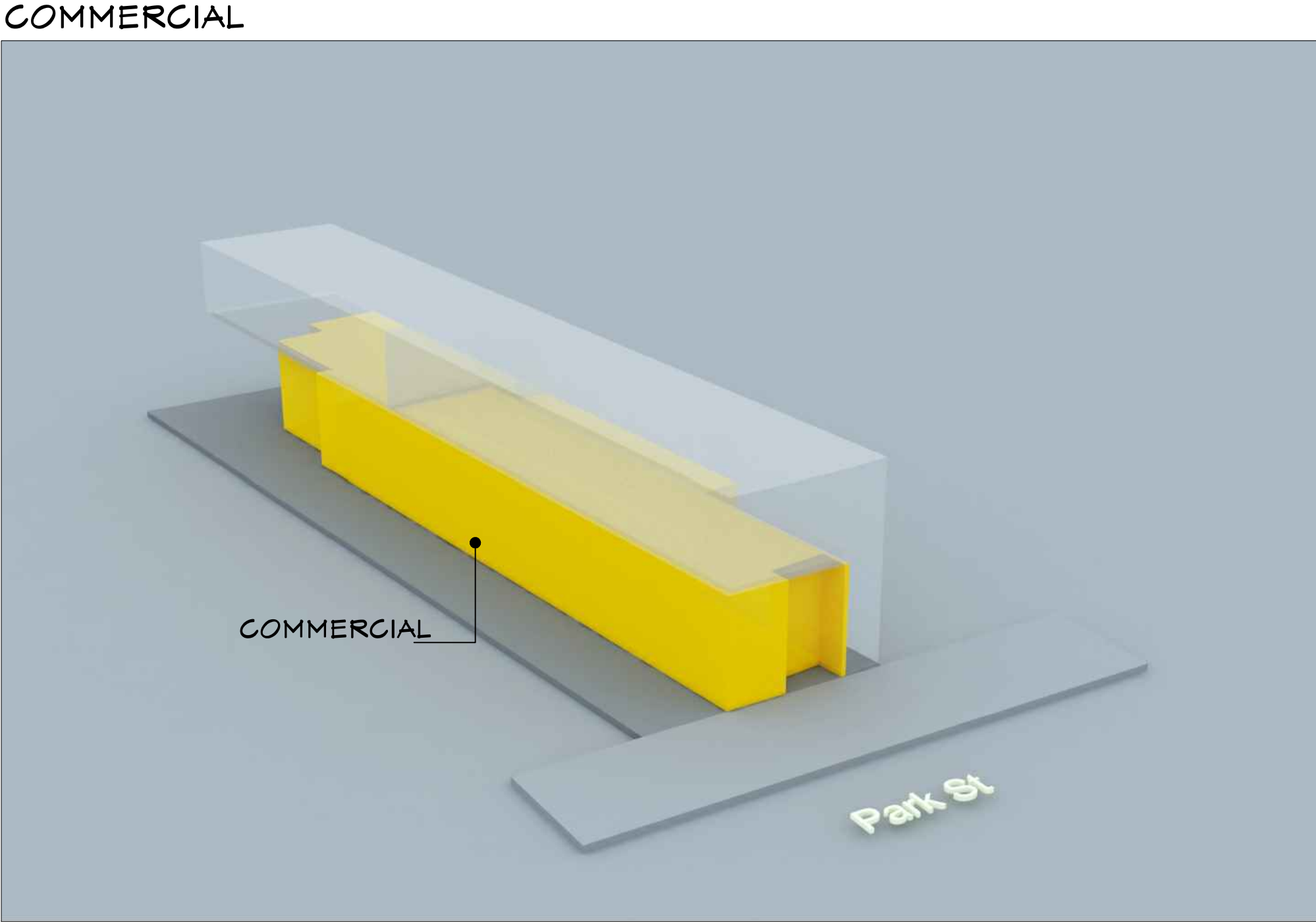
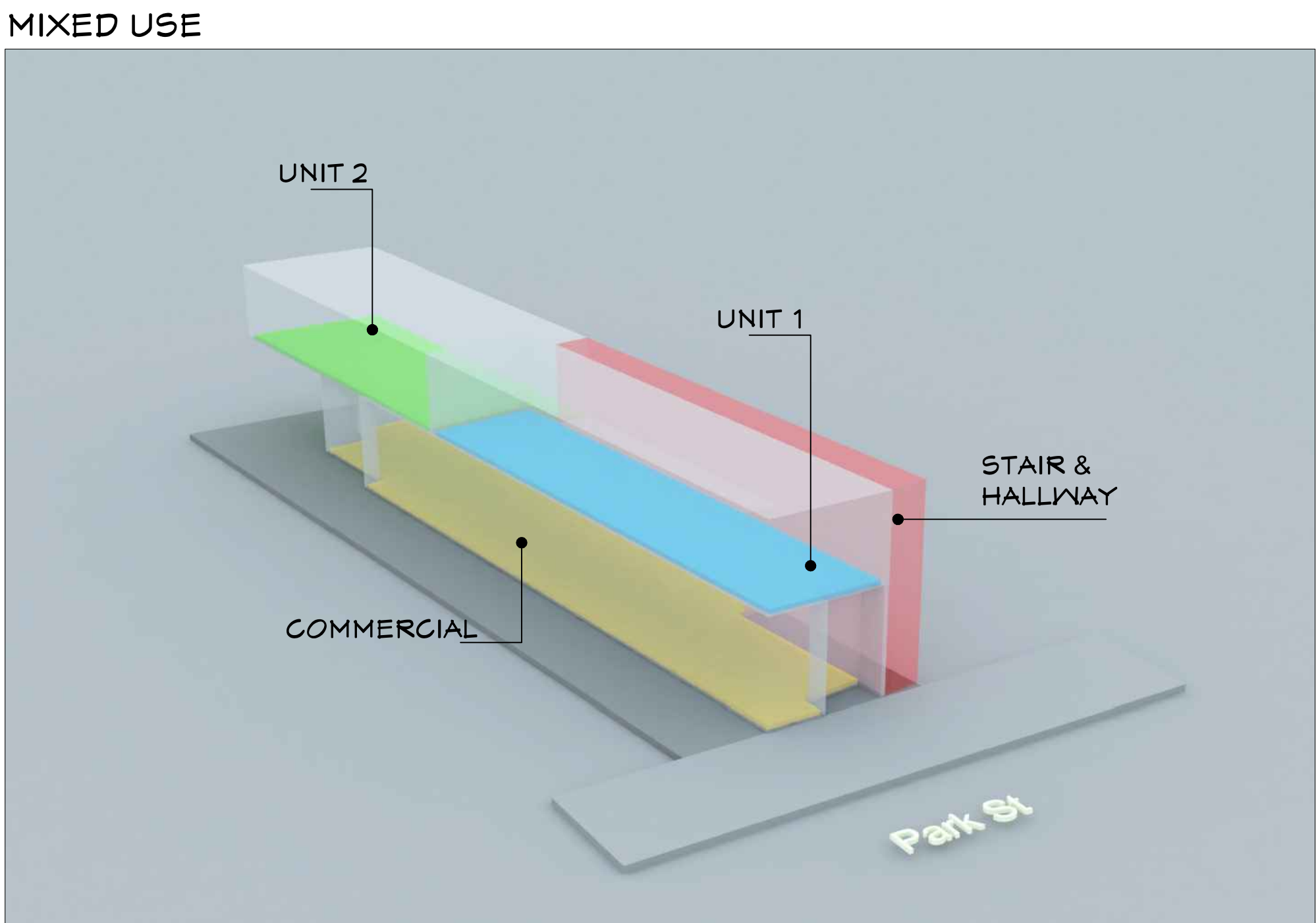
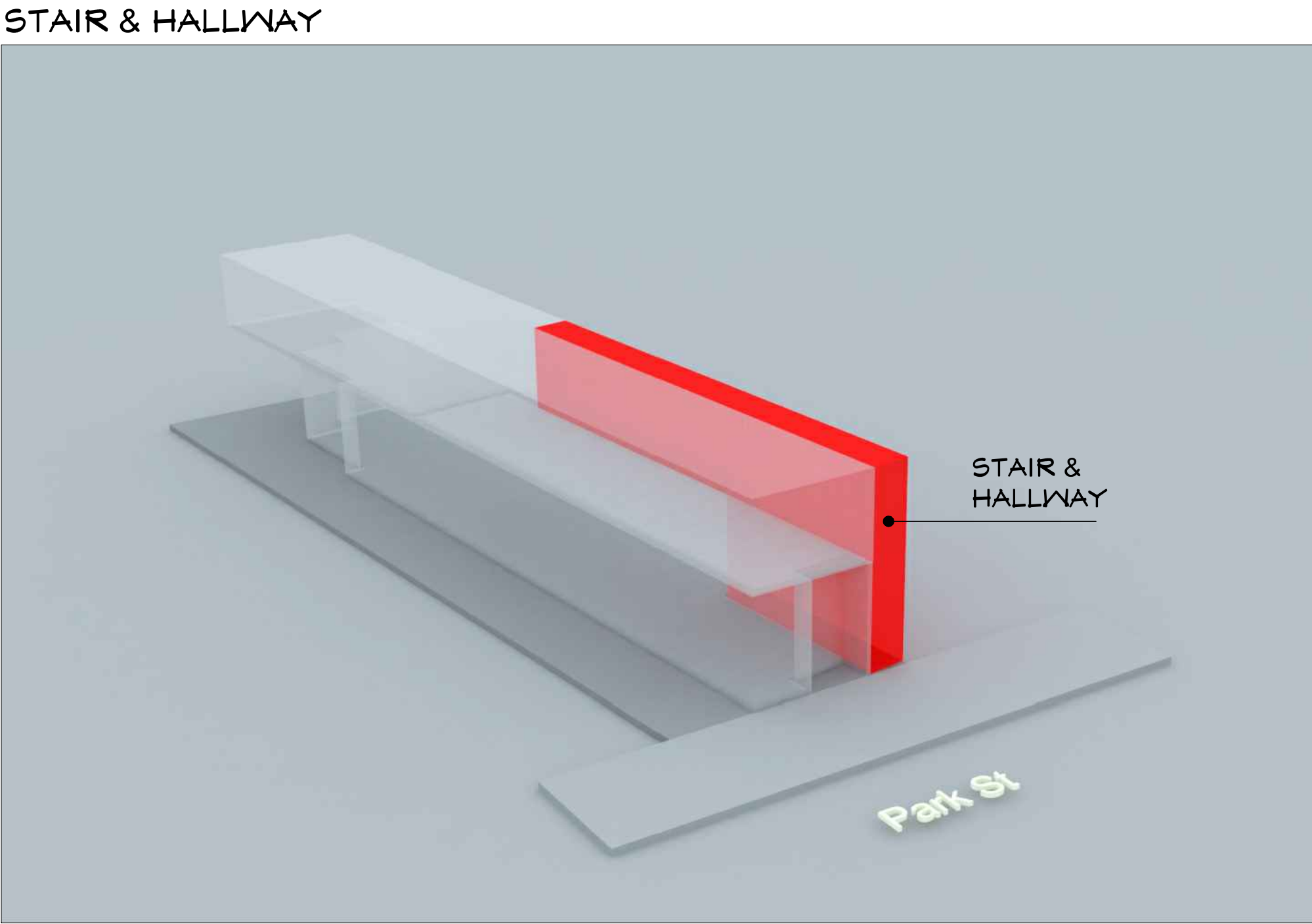
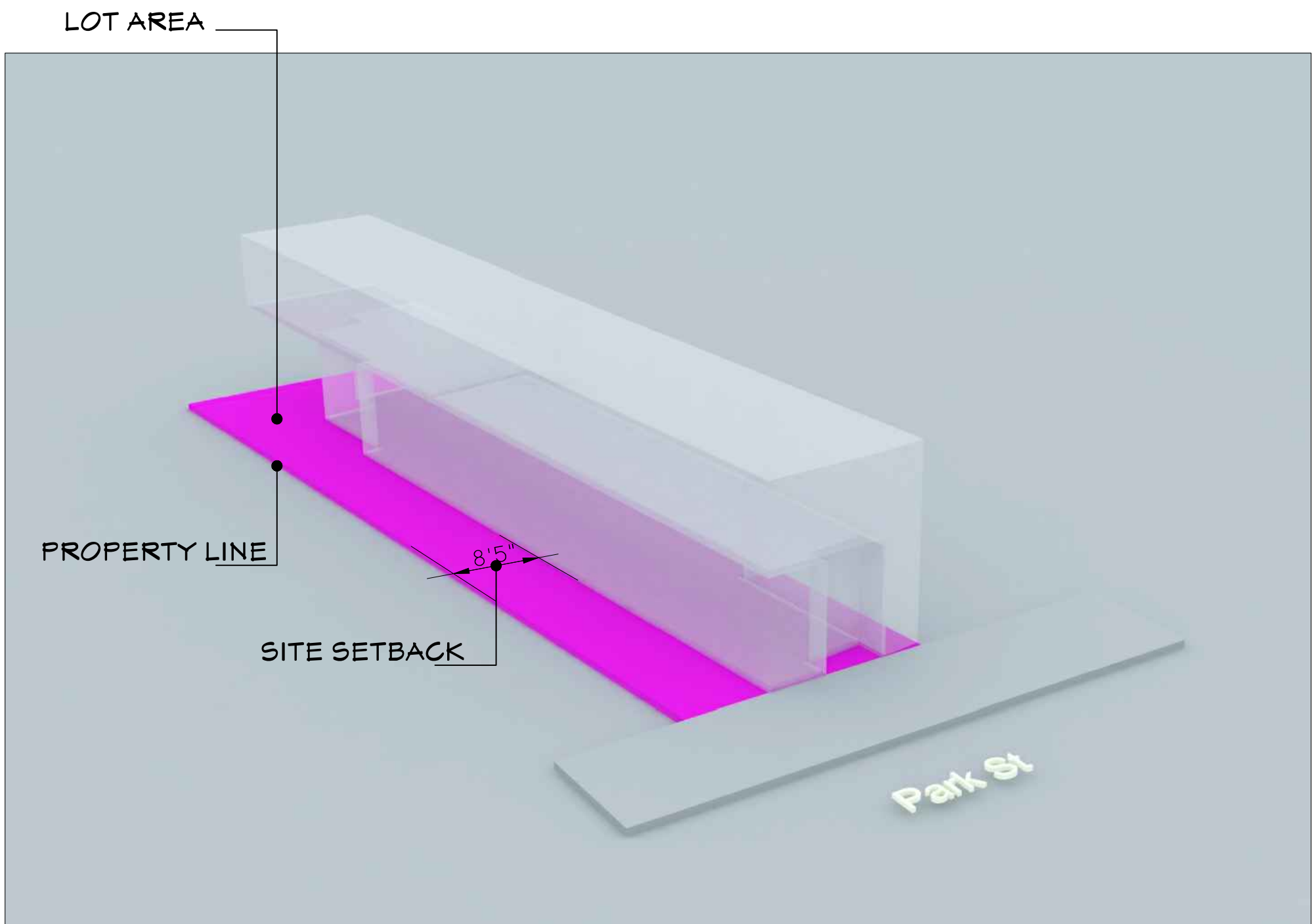


REVISIONS

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| 1 | 04/24/2023 | PLANCHECK |
| 2 | 06/15/2023 | PLANCHECK |

SHADOW STUDY

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| 1ST BUILDING | |
| SUBMITTAL | SHEET |
| JOB NO. | 2023.01 |
| DRAWN | MK |
| CHECK | HN |



1251 PARK ST,
ALAMEDA, CA 94501



| REVISIONS | | |
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| 1 | 04/24/2023 | PLANCHECK |
| 2 | 06/15/2023 | PLANCHECK |

MASSING DIAGRAM

| | |
|--------------|---------|
| 1ST BUILDING | |
| SUBMITTAL | SHEET |
| JOB NO. | 2023.01 |
| DRAWN | MK |
| CHECK | HN |

1251 PARK ST,
ALAMEDA, CA 94501

❖ General (CBC 11B-213)

Where toilet and bathing facilities are provided, EACH toilet and bathing room shall be accessible to persons with disabilities (comply with Section 11B-603) and shall be on an accessible route connected to accessible entry.

Exception:

- Where toilet and bathing facilities are provided in buildings without a ramp or elevators above and below the first floor permitted by Section 11B-206.2.3 Exception 1, accessible toilet and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.
- In alterations where it is technically infeasible to comply with Section 11B-603, altering existing toilet or bathing room shall not be required where a single accessible unisex toilet room or bathing room is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms. (CBC 11B-213.2 Exception 1)

Where existing toilet rooms or bathing rooms are not accessible (do not comply with Section 11B-603), directional signs indicating the location of the nearest accessible toilet room or bathing room within the facilities shall be provided (CBC 11B-216.8)

❖ Unisex Facilities

When is a unisex toilet room allowed? (CPC 422.2 Exceptions):

- In occupancies with a total occupant load of 10 or less, including customers and employees.
- In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees.

Number of required accessible unisex toilet rooms:

- Where multiple single user toilet rooms are clustered at a single location, 50 percent, but no fewer than one, of the unisex toilet rooms at each cluster shall be accessible. (CBC 11B-213.2 Exception 4)
- Accessible unisex toilet rooms shall be identified by the International Symbol of Accessibility complying with Section 11B-703.7.2.1 (CBC 11B-216.8).
- Doors to unisex toilet rooms and bathing rooms shall have privacy latches (CBC 11B-213.2.1)

❖ Children's Facilities

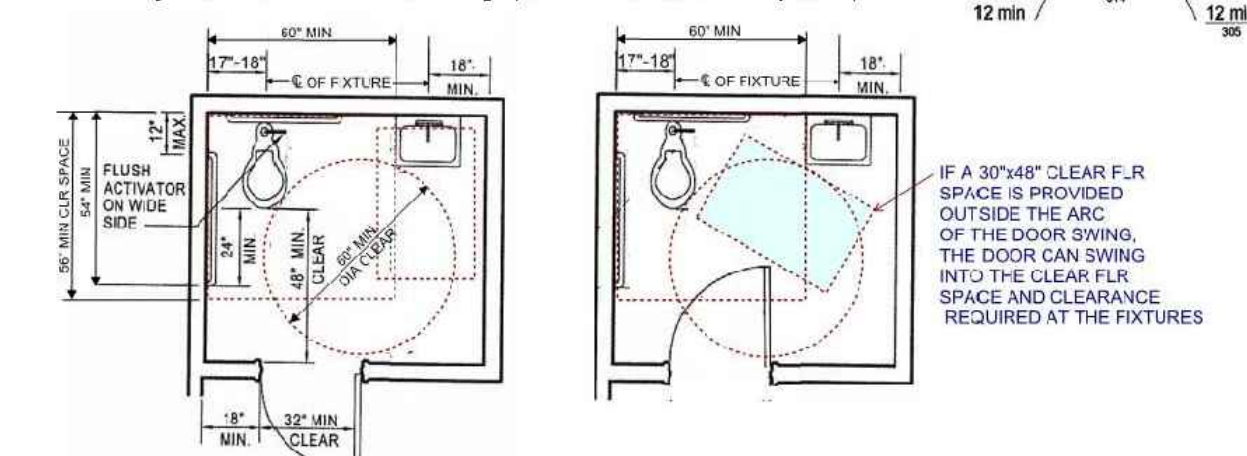
- Water closets and toilet compartments for children's use shall comply with Section 11B-604.9

| SUGGESTED DIMENSIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12 | | | |
|---|------------------------------------|------------------------------------|------------------------------------|
| | Ages 3 and 4 | Ages 5 through 8 | Ages 9 through 12 |
| Water Closet Centerline | 12 inches (305 mm) | 12 to 15 inches (305 to 381 mm) | 15 to 18 inches (381 to 457 mm) |
| Toilet Seat Height | 11 to 12 inches (279 to 305 mm) | 12 to 15 inches (305 to 381 mm) | 15 to 17 inches (381 to 427 mm) |
| Grab Bar Height | 18 to 20 inches (457 to 508 mm) | 20 to 25 inches (508 to 635 mm) | 25 to 27 inches (635 to 686 mm) |
| Dispenser Height | 14 inches (356 mm) | 14 to 17 inches (356 to 427 mm) | 17 to 19 inches (427 to 483 mm) |

- Grab bars in water closets for children's use shall be installed in a horizontal position 18" minimum and 27" maximum above the finished floor measured to the top of the gripping surface. (CBC 11B-609).

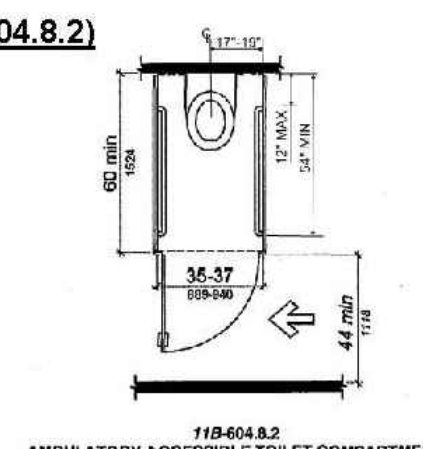
❖ Single Accommodation Toilets

- Turning Space:** 60" min. diameter clear circular space (CBC 11B-304.3.1) or T-shaped space per Figure 11B-304.3.2
- Overlap:** Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap (CBC 11B-603.2.2)
- Door Swing:** Door in any position may encroach into turning space by 12" max. Door shall not swing into the clear floor space or clearance required for any fixtures unless a 30"x48" clear space is provided within the room beyond the arc of the door swing. (CBC 11B-603.2.3 Exception 2)



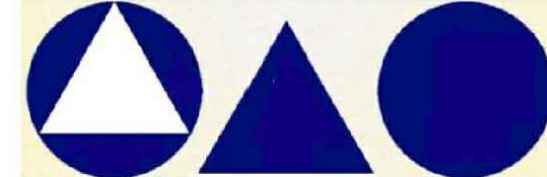
❖ Ambulatory Accessible Compartment (CBC 11B-604.8.2)

- When Required:** Where the total of 6 or more of the toilet compartments (or the combination urinal and water closets) are provided, at least 5% of the total compartments or combination of fixtures, but no fewer than one shall be ambulatory accessible compartment. (CBC 11B-213.3.1)
- Size:** depth = 60" min.; width = 35" - 37"
- Clearance at door:** Shall comply with Section 11B-404, except if the approach is to the latch side of the compartment door, clearance between door side of the compartment to any obstruction shall be 44" minimum.
- Door:** Self closing with door pull on both sides of the door near the latch. Compartment door can't swing into the minimum required compartment area.
- Side Grab Bars:** 42" minimum long grab bar with 24" in front of water closet shall be provided on both sides of the compartment. Locate grab bars 12" max from rear wall & extend 54" from rear wall.



❖ Door Mounted Signage: (CBC 11B-216.8 & 11B-703.7.2.6)

- Men: A ½" thick equilateral triangle with edge 12" long and vertex upward.
- Women: A ½" thick circle and 12" in diameter.
- Unisex: A ½" thick circle and 12" in diameter with a ½" thick triangle superimpose on the circle



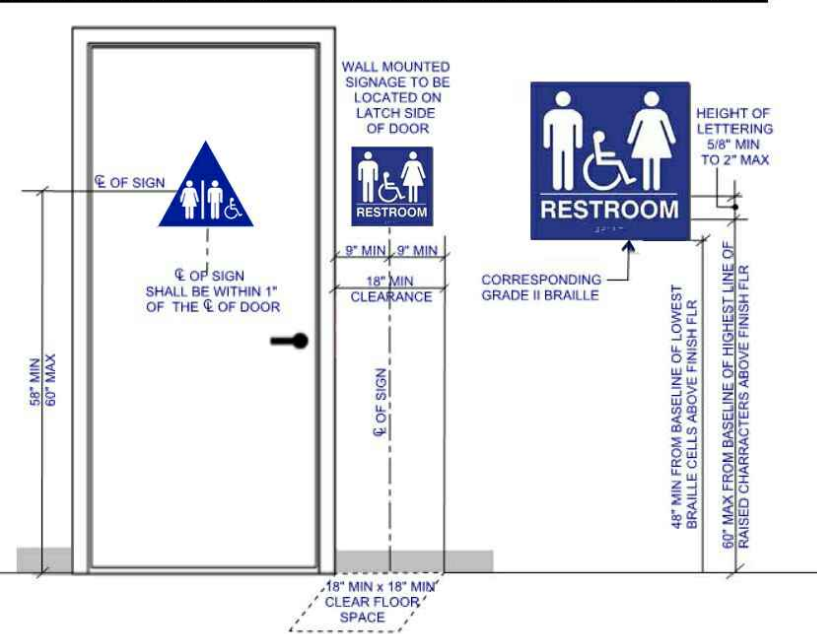
- Note:
- Signage shall contrast with the door, either light on a dark background or dark on a light background
 - Pictograms and/or lettering are not required on door-mounted signage

❖ Wall Signage: (CBC 11B-703.2 to 11B-703.6)

Information: Raised characters, pictorial symbols with Grade 2 Braille for permanent rooms and space of a building

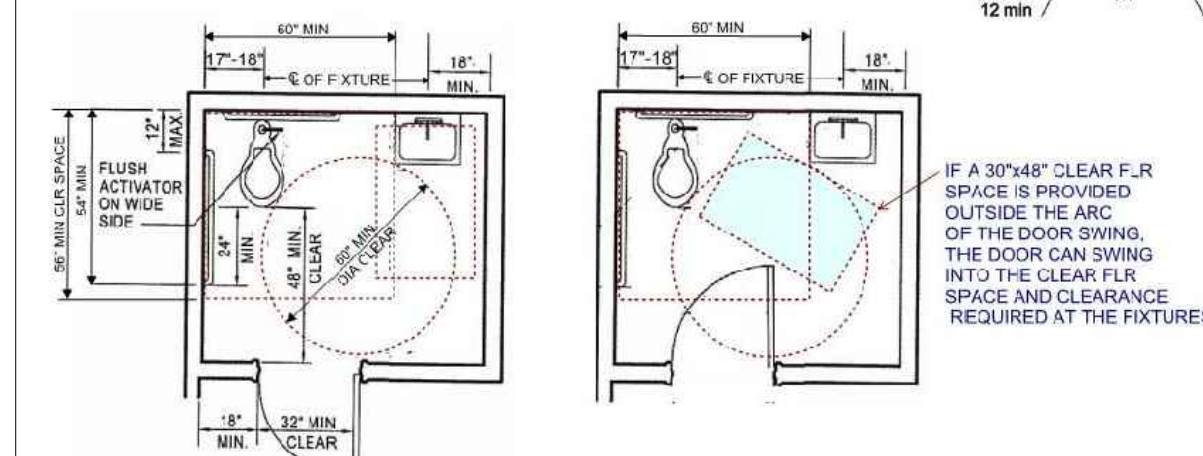


❖ SIGN INSTALLATION HEIGHT AND LOCATION (CBC 11B-703.4)



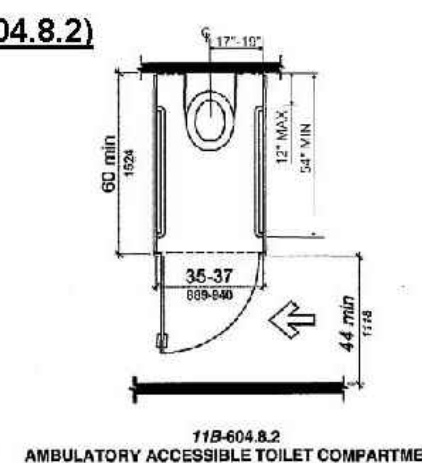
❖ Single Accommodation Toilets

- Turning Space:** 60" min. diameter clear circular space (CBC 11B-304.3.1) or T-shaped space per Figure 11B-304.3.2
- Overlap:** Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap (CBC 11B-603.2.2)
- Door Swing:** Door in any position may encroach into turning space by 12" max. Door shall not swing into the clear floor space or clearance required for any fixtures unless a 30"x48" clear space is provided within the room beyond the arc of the door swing. (CBC 11B-603.2.3 Exception 2)



❖ Ambulatory Accessible Compartment (CBC 11B-604.8.2)

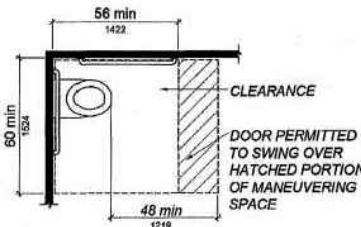
- When Required:** Where the total of 6 or more of the toilet compartments (or the combination urinal and water closets) are provided, at least 5% of the total compartments or combination of fixtures, but no fewer than one shall be ambulatory accessible compartment. (CBC 11B-213.3.1)
- Size:** depth = 60" min.; width = 35" - 37"
- Clearance at door:** Shall comply with Section 11B-404, except if the approach is to the latch side of the compartment door, clearance between door side of the compartment to any obstruction shall be 44" minimum.
- Door:** Self closing with door pull on both sides of the door near the latch. Compartment door can't swing into the minimum required compartment area.
- Side Grab Bars:** 42" minimum long grab bar with 24" in front of water closet shall be provided on both sides of the compartment. Locate grab bars 12" max from rear wall & extend 54" from rear wall.



❖ Accessible Features:

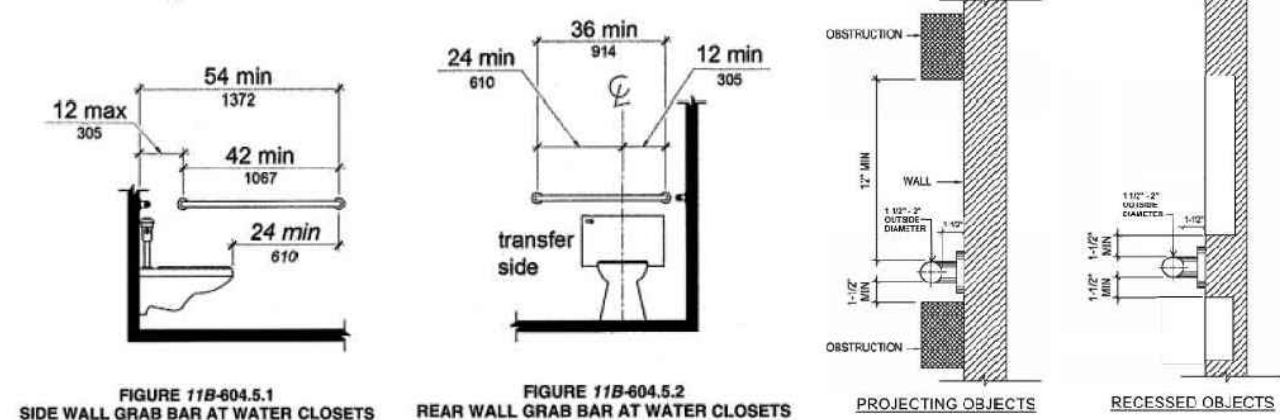
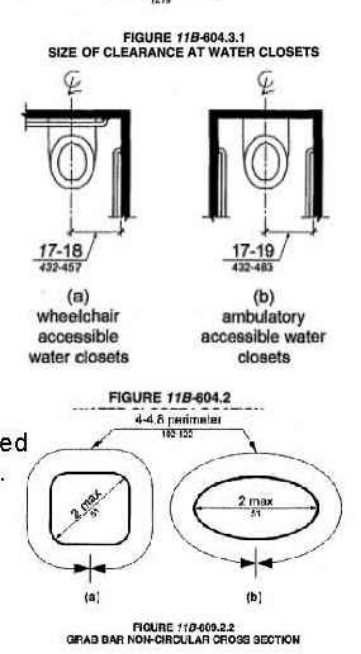
1. Water Closets (CBC 11B-604):

- Location:** 17" - 18" from side wall at wheel chair accessible toilet
17" - 19" from side wall in the ambulatory accessible toilet
- Seat Height:** 17" - 19"
- Flush Controls:** hand operated or automatic, located on open side.
- Flush Control Height:** Max. 44" above floor
- Minimum Clear Space around water closet:** 60" x 56"
- Maneuvering Space in front of Water Closet:** 60" wide x 48" deep



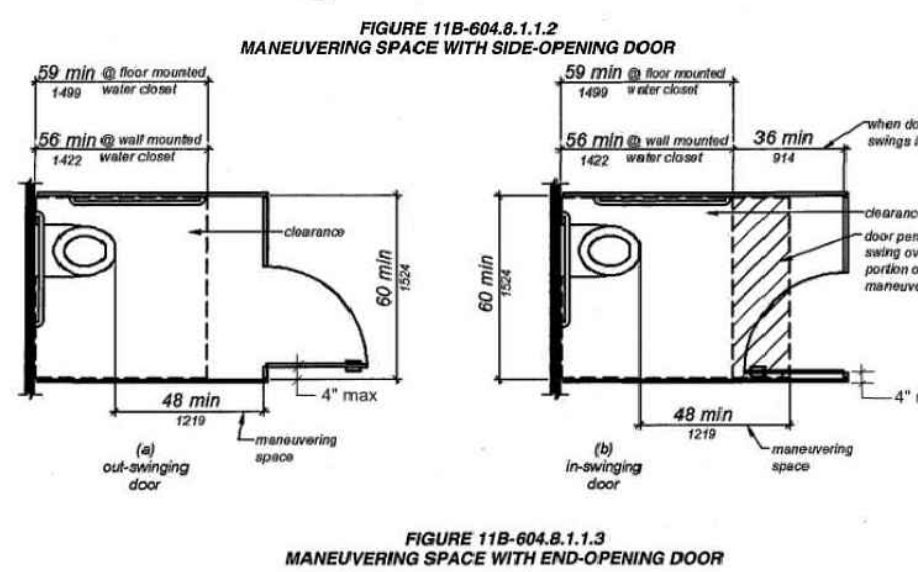
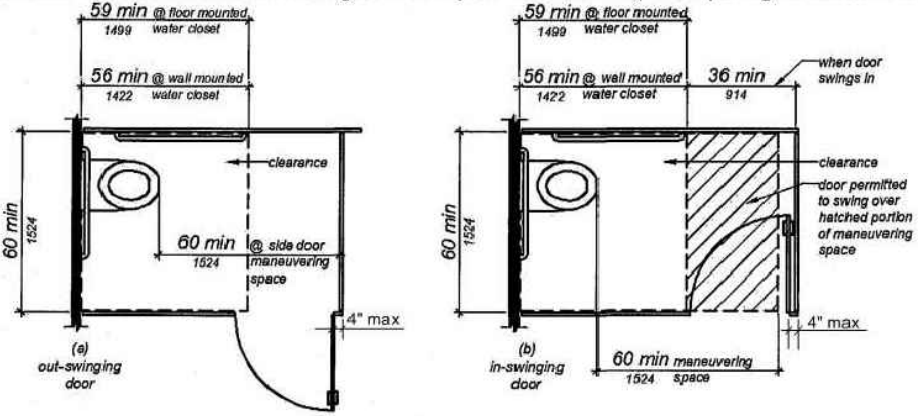
2. Grab bars: (CBC 11B-604.5 & 11B-609)

- Circular section:** 1 ½" - 2" outside diameter
- Non-circular section:** Cross section dimension of 2" max and Perimeter dimension of 4" - 4.8"
- Spacing between Wall and Grab bar:** 1 ½".
- Height:** 33" - 36" above finish floor measured to the top of bar
- Side Wall Grab Bar:** 42" min. long with 24" in front of water closet. Located 12" min. from rear wall
- Rear Wall Grab Bar:** 36" min. long. Extend from centerline of the water closet 12" min on one side and 24" min on the other side.
- L-shaped grab bar** meeting dimensional requirements of side wall and rear wall grab bars shall be permitted.
- Strength:** Minimum 250 lbs.



❖ Wheelchair Accessible Compartments (CBC 11B-604.8.1)

- Size:** Width = 60" min.; Depth = 56" min for wall hung water closet
59" min for floor mounted water closet
- Maneuvering Space with Side-opening Door:** see Figure 11B-604.8.1.1.2
Door in side wall shall be 4" maximum from the front partition
- Maneuvering Space with End-opening Door:** see Figure 11B-604.8.1.1.3
Door in front partition shall be 4" maximum from the side wall or partition farthest from the water closet
- Door:** Self closing with door pull on both sides of the door near the latch. Door shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet.
- Side Grab Bars:** Provide rear and side grab bars per 11B-604.5 (L-shaped grab bars are permitted)



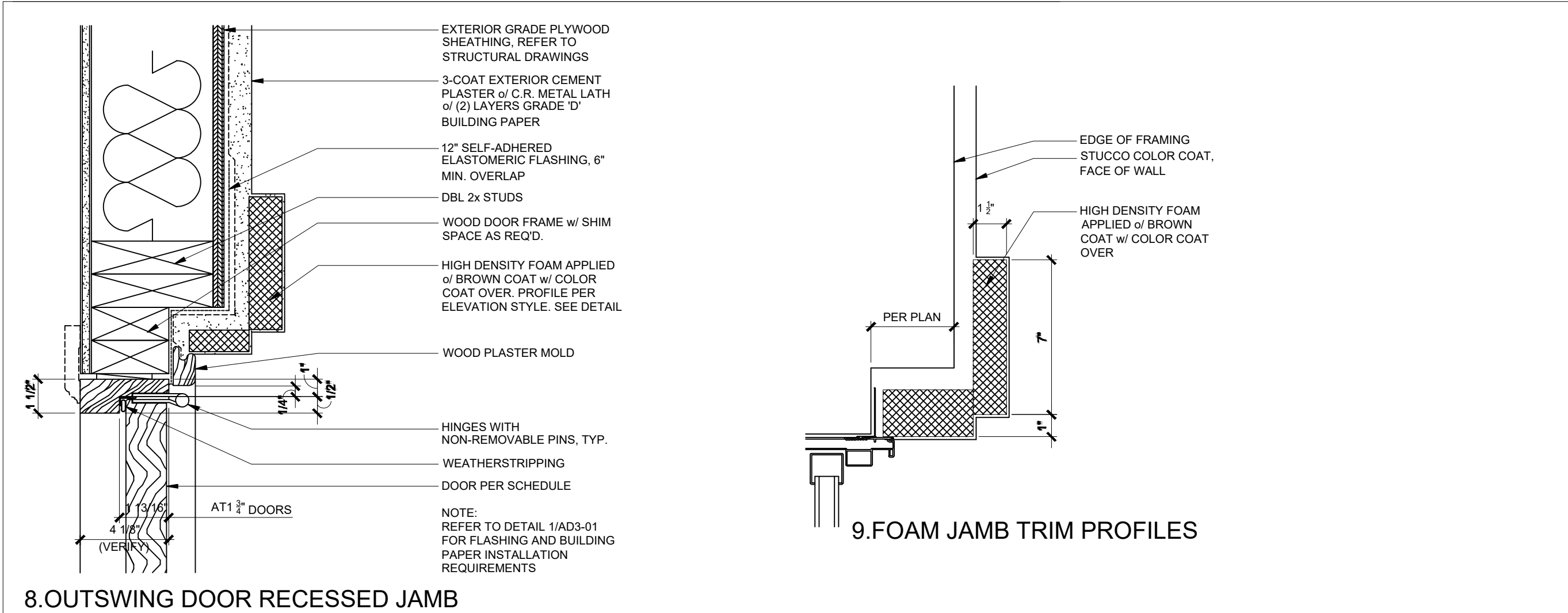
REVISIONS

- | | |
|------------|-----------|
| 04/24/2023 | PLANCHECK |
| 06/15/2023 | PLANCHECK |

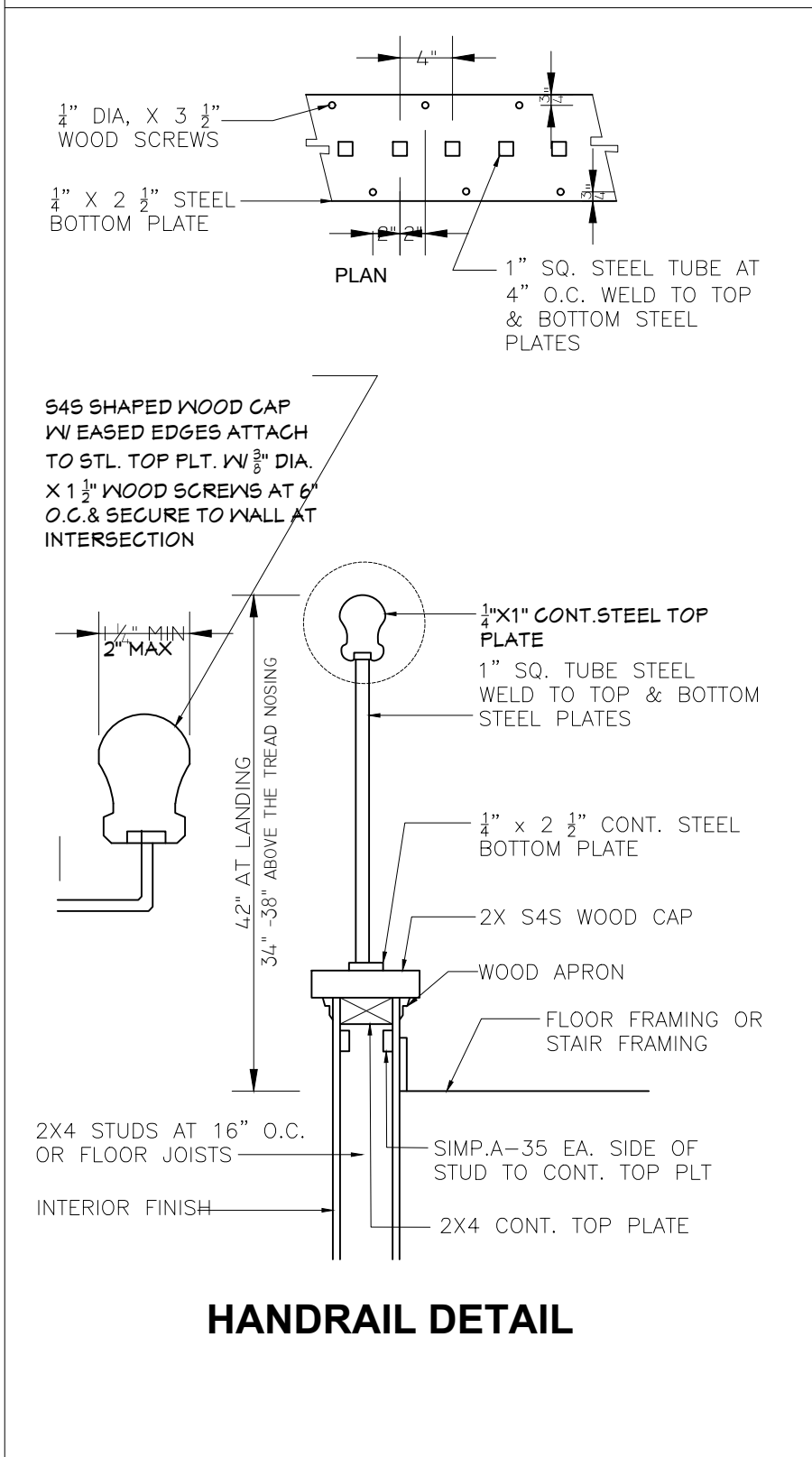
ADA RESTROOM
REQUIREMENT

| | |
|--------------|---------|
| 1ST BUILDING | SHEET |
| SUBMITTAL | JOB NO. |
| DRAWN | 2023.01 |
| CHECK | MK |
| | HN |

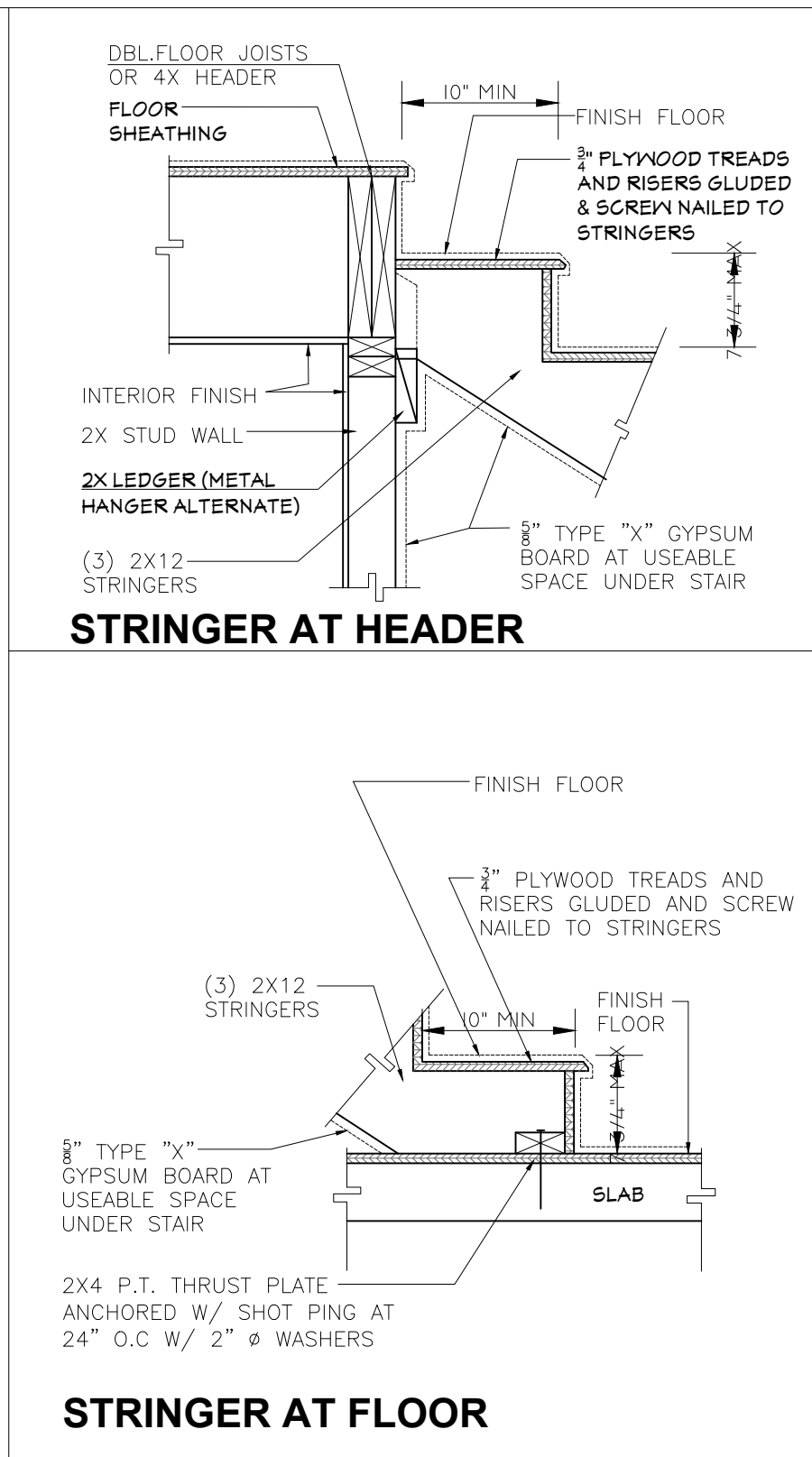
1251 PARK ST,
ALAMEDA, CA 94501



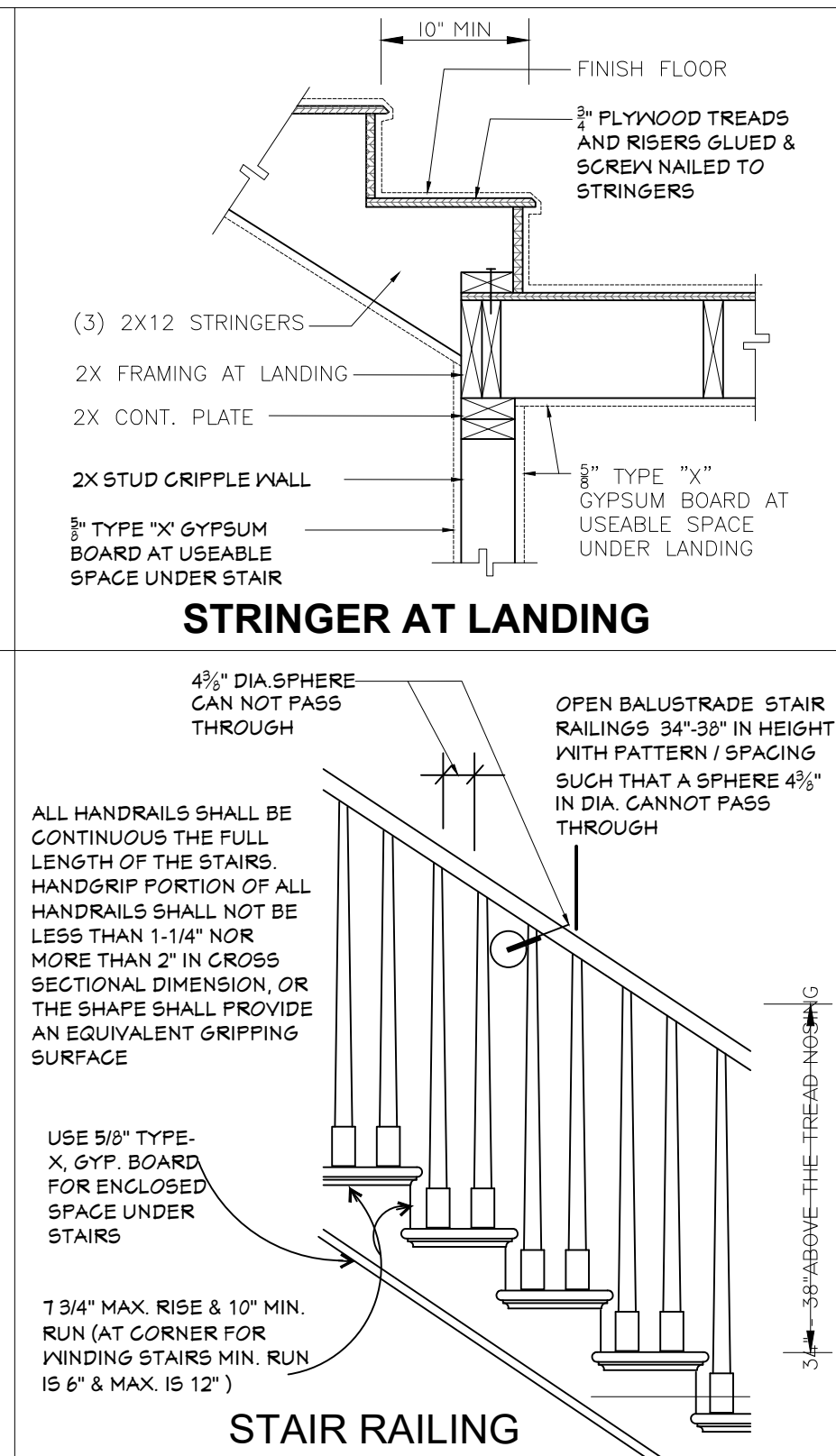
8.OUTSWING DOOR RECESSED JAMB



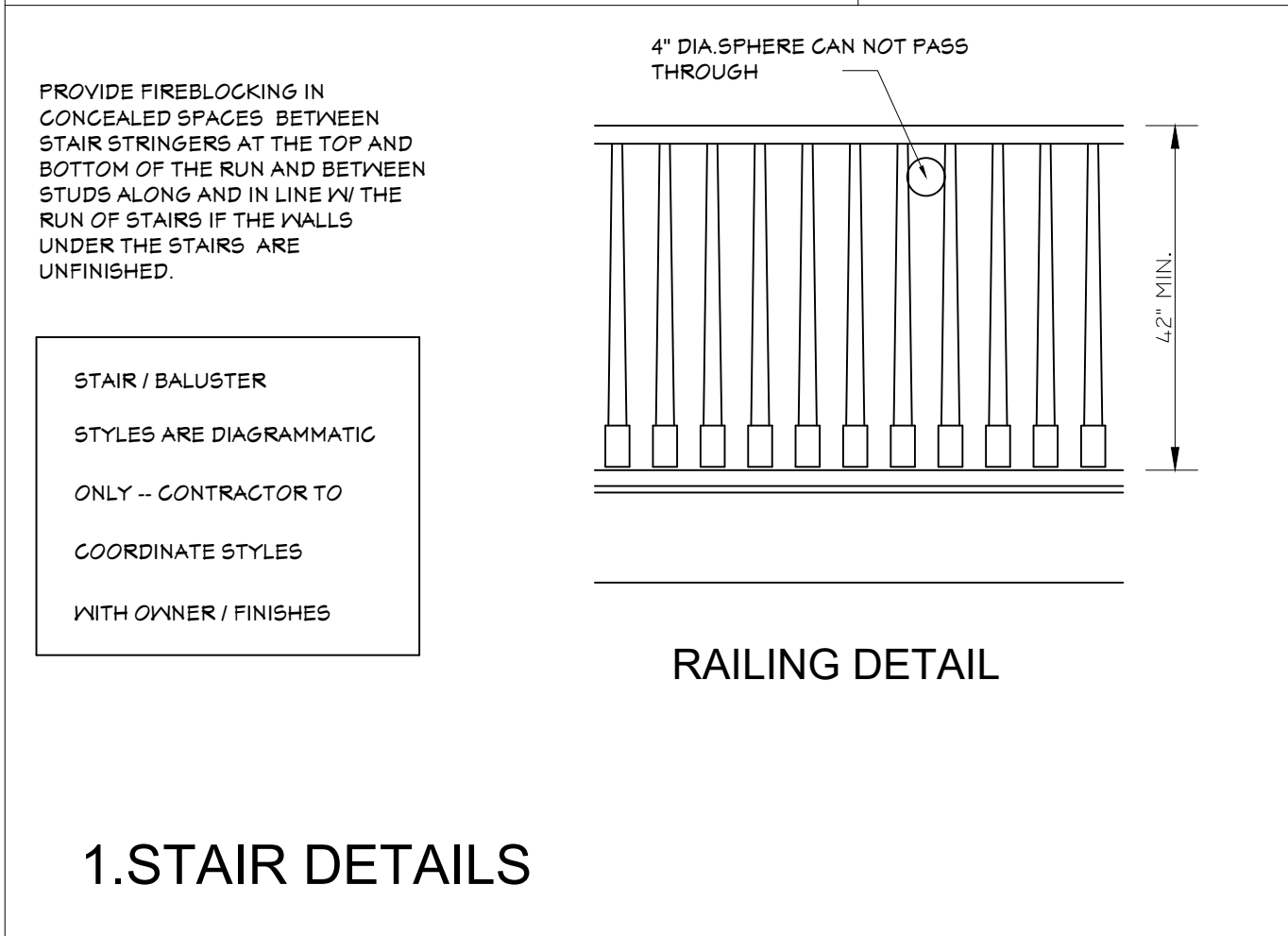
HANDRAIL DETAIL



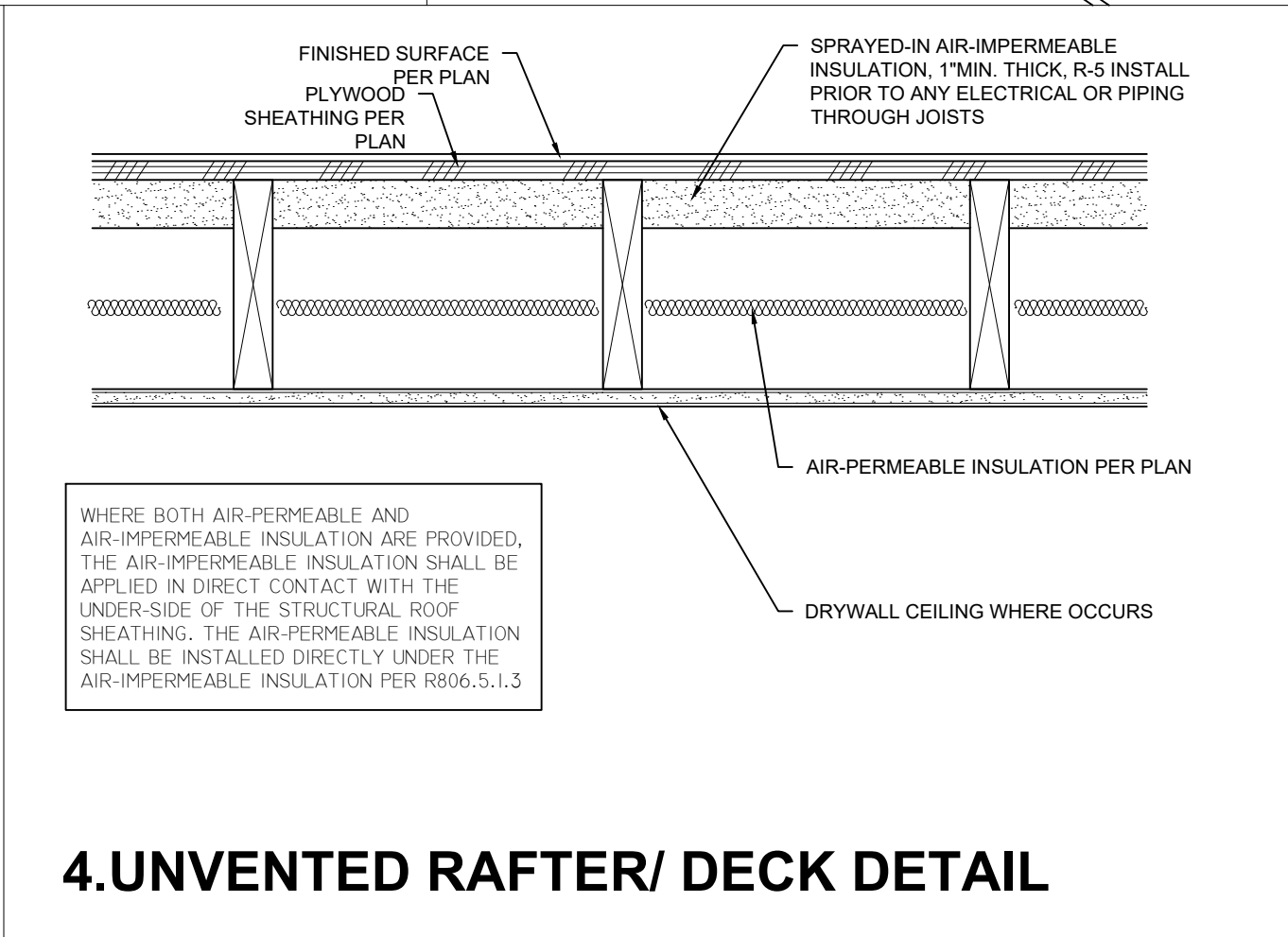
STRINGER AT FLOOR



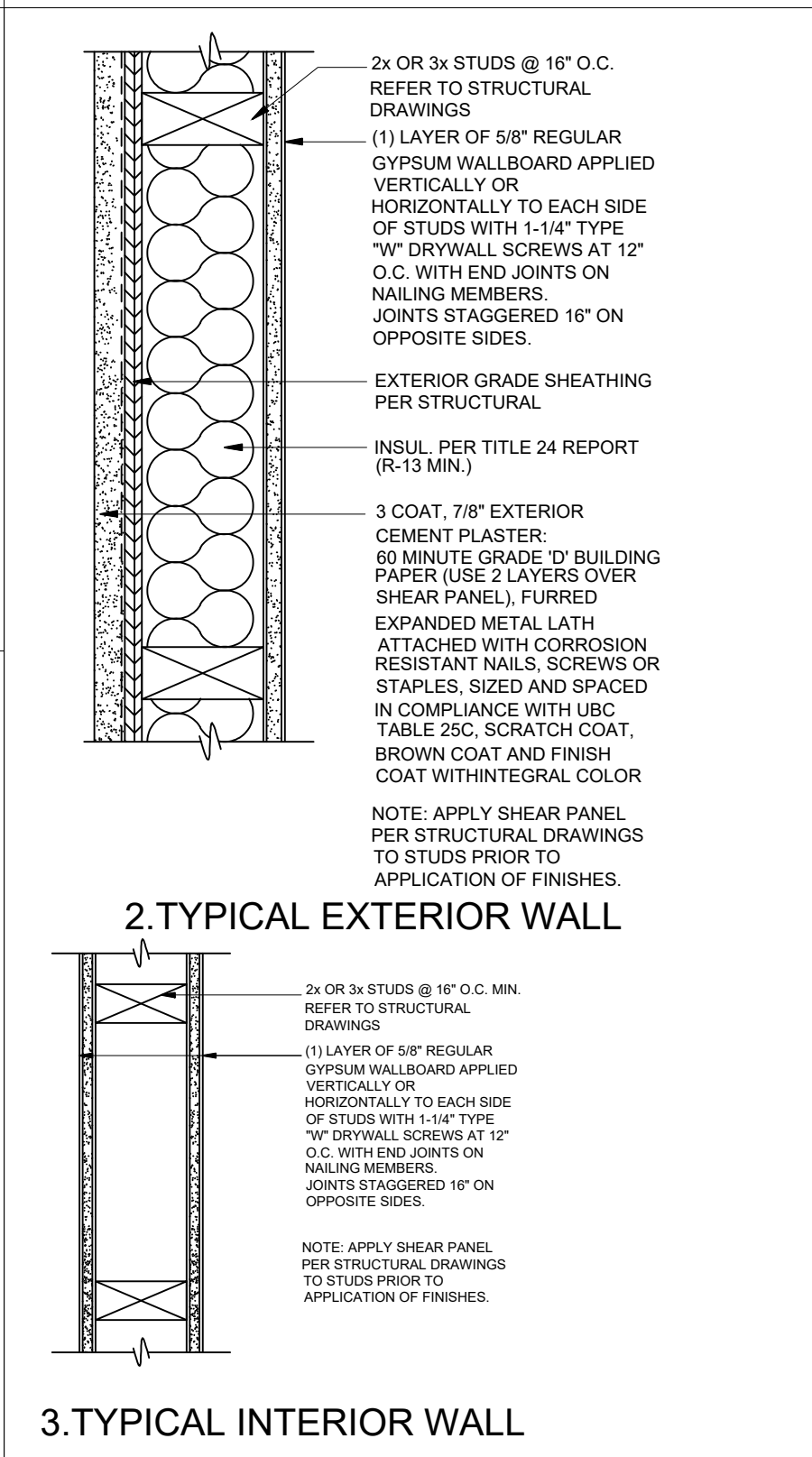
STAIR RAILING



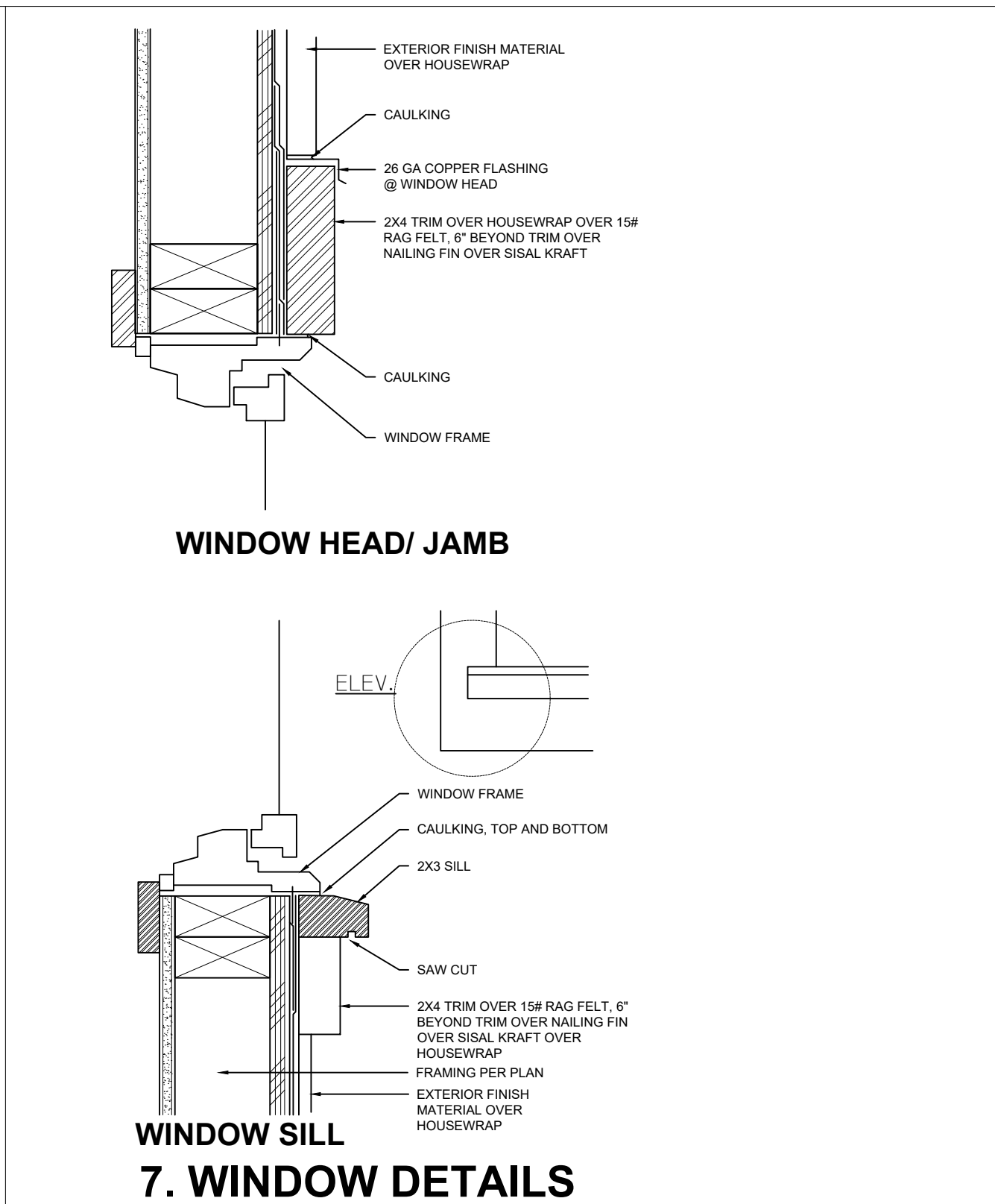
1.STAIR DETAILS



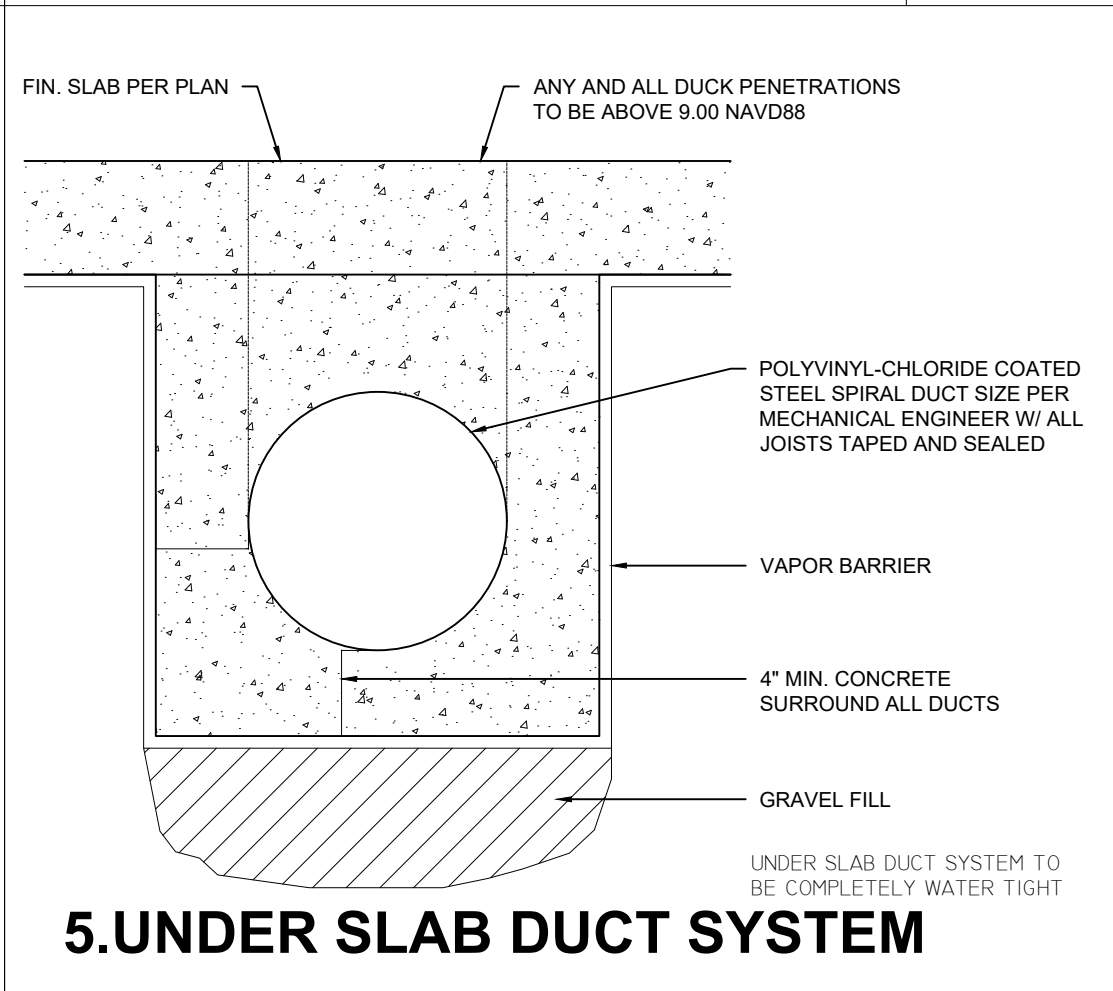
4.UNVENTED RAFTER/ DECK DETAIL



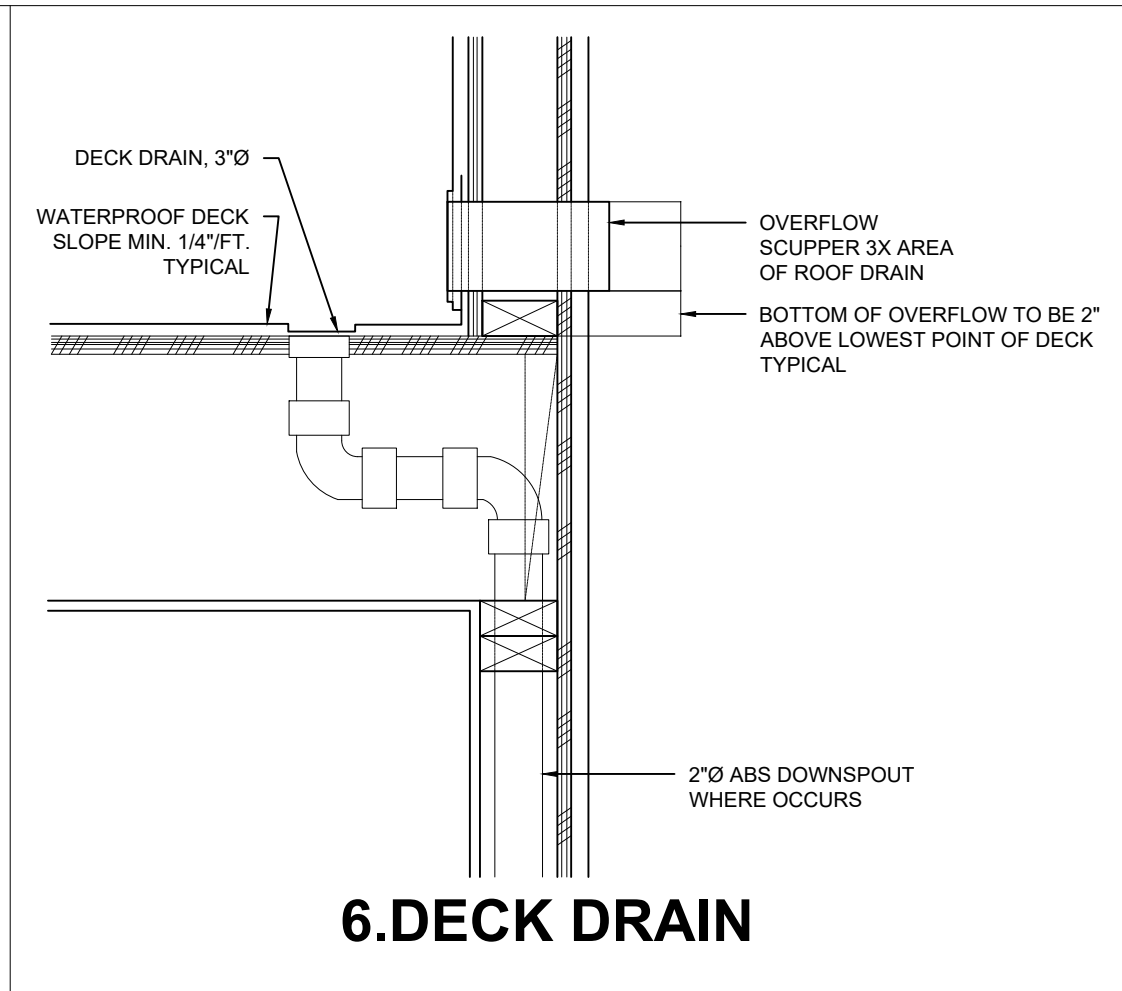
3.TYPICAL INTERIOR WALL



7. WINDOW DETAILS



5.UNDER SLAB DUCT SYSTEM



6.DECK DRAIN



| REVISIONS | |
|------------|-----------|
| 04/24/2023 | PLANCHECK |
| 06/15/2023 | PLANCHECK |

DETAILS

| | |
|------------------------|---------|
| 1ST BUILDING SUBMITTAL | SHEET |
| JOB NO. | 2023.01 |
| DRAWN | MK |
| CHECK | HN |

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