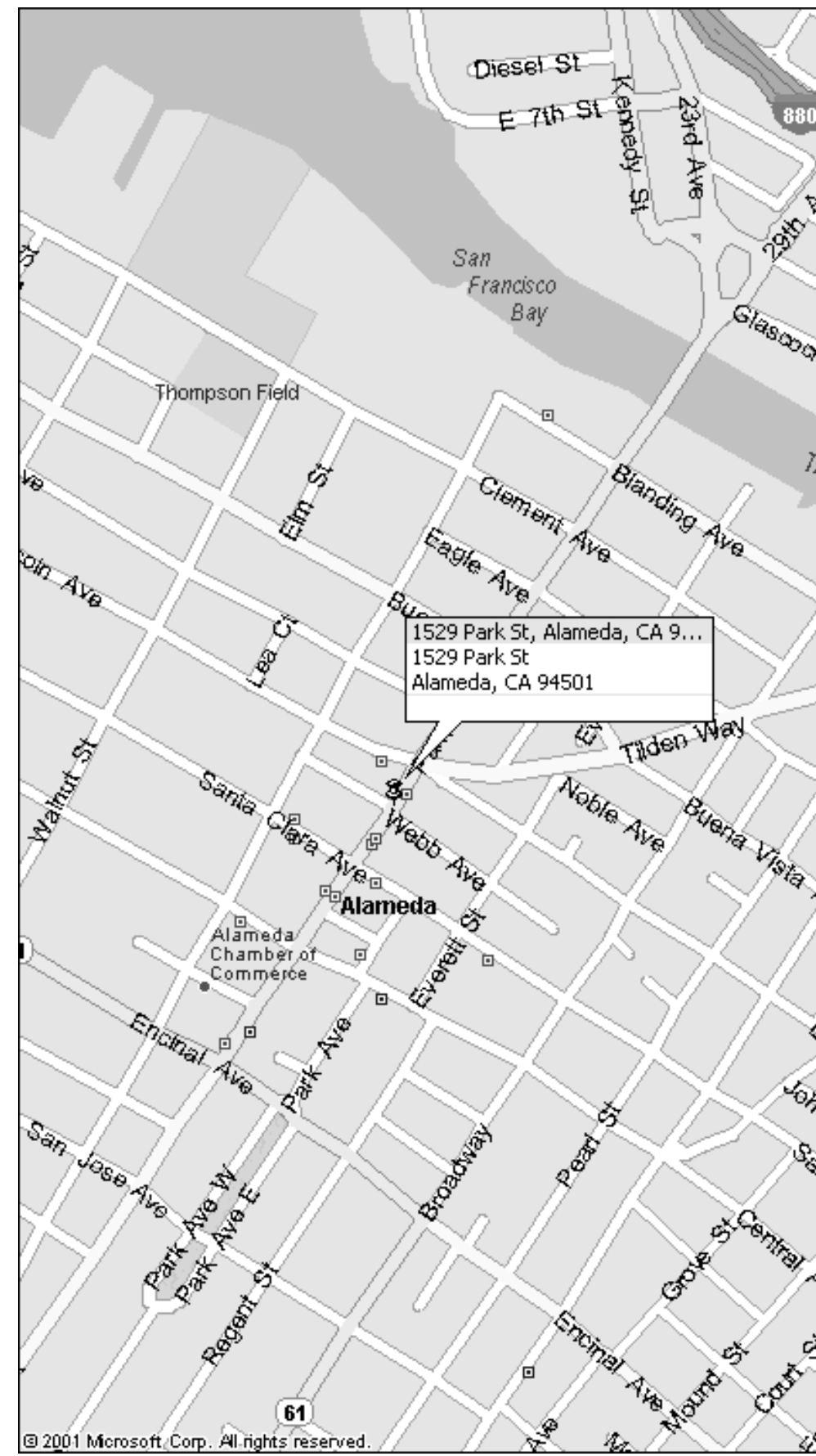


VICINITY MAP



ABBREVIATIONS

ADM. ADMINISTRATION	GA. GALLON	SHT. SHEET	SHT. SINGLE HUNG
AN. ANCHOR BOLT	GA. GAUGE	S.H. SINGLE HUNG	SM. SIMILAR
AC. ACoustICAL	GL. GALVANIZED IRON	SK. SKIN	SLDR. SLIDER
ALUM. ALUMINUM	GLB. GLEBBED LAMINATED BEAM	SK. SKIN	S.G.G. SLAB ON GRADE
ALT. ALTERNATE	GRD. GRADE	SLDR. SLIDER	SPREC. SPECIFICATIONS
APPROX. APPROXIMATE	GYP. GYPSUM BOARD	S.G.G. SLAB ON GRADE	STIFF. STIFFENER
ARCH. ARCHITECTURE	G.W.B. GYPSUM WALL BOARD	SPREC. SPECIFICATIONS	STL. STRUCTURAL
ALS. ALUMINUM SLIDER	HDR. HANDRAIL	STIFF. STIFFENER	STRUC. STRUCTURAL
BLDG. BUILDING	H.C. HANGCAPED	STL. STRUCTURAL	STRUC. STRUCTURAL
B.K. BLOCK	H.O. HOLDOWN	STRUC. STRUCTURAL	STRUC. STRUCTURAL
BLKG. BLOCKING	HORIZ. HORIZONTAL	STRUC. STRUCTURAL	STRUC. STRUCTURAL
BM. BEAM	H.S.B. HIGH STRENGTH BOLTS	STRUC. STRUCTURAL	STRUC. STRUCTURAL
B.N. BOUNDARY NAIL	HT. HEIGHT	STRUC. STRUCTURAL	STRUC. STRUCTURAL
BOT. BOTTOM	H.W. HOT WATER	T. THREAD	T&G. TONGUE AND GROOVE
BRD. BOARD	HDR. HEADER	T. TOP AND BOTTOM	T.C. TOP OF CURB
BTR. BETTER	IN. INCHES	T&G. TONGUE AND GROOVE	TEL. TELEPHONE
BTWN. BETWEEN	I.D. INSIDE DIAMETER	T.C. TOP OF CURB	T.O.P. TOP OF PLATE
CAT. CATWALK	INSUL. INSULATION	T.O.P. TOP OF CONCRETE	T.O.S. TOP OF SLAB
C.J. CONSTRUCT. JOINT	JT. JOINT	T.O.P. TOP OF CONCRETE	T.O.S.T. TOP OF STEEL
CLR. CLEAR	JST. JOIST	T.O.P. TOP OF FLOOR	T.O.W. TOP OF WALL
CNTR. CENTER	L. LONGLENGTH	T.O.P. TOP OF FLOOR	T.P. TOP OF PAVEMENT
COL. COLUMN	LAB. LABORATORY	T.O.P. TOP OF PAVEMENT	TRD. TREAD
CONC. CONCRETE	LIN. LINEAR	TRD. TREAD	TRANSV. TRANSVERSE
CONN. CONNECTION	MAX. MAXIMUM	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
CONTR. CONTRACTOR	M.B. MACHINE BOLTS	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
CORR. CORRIDOR	MCH. MECHANICAL	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
CRUGATED CORRUGATED	MTL. METAL	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
DIA. DIAMETER	DBL. DOUBLE	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
DBL. DOUBLE	DF. DOUGLAS FIR	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
DF. DOUGLAS FIR	DM. DIMENSION	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
DM. DIMENSION	DN. DOWN	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
DN. DOWN	DR. DOOR	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
DR. DOOR	D.W. DOWNSPOUT	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
D.W. DOWNSPOUT	E. EXISTING	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
E. EXISTING	E.A. EACH	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
E.A. EACH	E.F. EACH FACE	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
E.F. EACH FACE	E.J. EXPANSION JOINT	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
E.J. EXPANSION JOINT	EL. ELEVATION	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
EL. ELEVATION	ELEC. ELECTRICAL	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
ELEC. ELECTRICAL	E.N. EDGE NAIL	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
E.N. EDGE NAIL	EQPT. EQUIPMENT	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
EQPT. EQUIPMENT	E.S. EACH SIDE	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
E.S. EACH SIDE	E.W. EACH WAY	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
E.W. EACH WAY	EXP. EXPANSION	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
EXP. EXPANSION	F.B. FLAT BAR	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
F.B. FLAT BAR	F.F. FINISHED	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
F.F. FINISHED	F.F. FINISHED	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
F.F. FINISHED	F.F. FINISHED	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL
F.F. FINISHED	F.F. FINISHED	U.O.N. UNLESS OTHERWISE NOTED	VERT. VERTICAL

KOBE-YA

NEW JAPANESE RESTAURANT

1529 PARK STREET

ALAMEDA CALIFORNIA 94501

NOTE
NO ALCOHOLIC BEVERAGES TO BE SERVED

REVISIONS

SYMBOLS

&	AND		DETAIL NUMBER
∟	ANGLE		INTERIOR ELEVATIONS
@	AT		ELEVATION NUMBER
⊕	CENTERLINE		NORTH ORIENTATION
⊥	PERPENDICULAR		ELECTRICAL SYMBOLS
#	POUND OR NUMBER		DUPLEX OUTLETS
Ⓜ	PLATE		220V OUTLET
—	PROPERTY LINE		SWITCH
⊙	WORK POINT		LIGHT FIXTURE-CEILING
⊕	NORMAL FLOOR LEVEL		LIGHT FIXTURE - WALL
⊕	OR WORK POINT		LIGHT FIXTURE - RECESS
⊕	COLUMN GRID		LIGHT W / EXH. FAN
⊕	DOOR SYMBOL		LIGHT - FLUOR. STRIP
⊕	WINDOW SYMBOL		TELEPHONE OUTLET
⊕	SHEARWALL SYMBOL		CABLE TV OUTLET
⊕	SELECTION NUMBER		SMOKE DETECTOR
⊕	SHEET NUMBER		

PROJECT DATA

TENANT: TERESA DO
1028 OAK STREET
ALAMEDA CA 94501
(510)993-5471

SITE INFORMATION: 1529 PARK STREET
ALAMEDA CA 94501
APN: 21-202-7-1

EXISTING USE: RESTAURANT / FAST FOOD / TAKE OUT
PROPOSED USE: NEW RESTAURANT (DETACHED STRUCTURE)

BLDG. INFORMATION: CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: B
AUTO. SPRINKLERS: YES
NO OF OCCUPANTS: 16

SQUARE FOOTAGES:

EXISTING RESTAURANT BLDG	738 SF
EXISTING DINING PATIO	418 SF
EXISTING REFRIGERATOR	100 SF
NEW RESTAURANT	738 SF

LOT AREA: 10,080 SF
LOT COVERAGE: 2,508 / 10,080X100; 24.8 %

PARKING: 13 SPACES
7 FULL SIZE STALLS, 6 COMPACT STALLS
BICYCLE PARKING: 2 SHORT TERM, 2 LONG TERM

SCOPE OF WORK: CONSTRUCT NEW DETACHED RESTAURANT BUILDING 719 SF

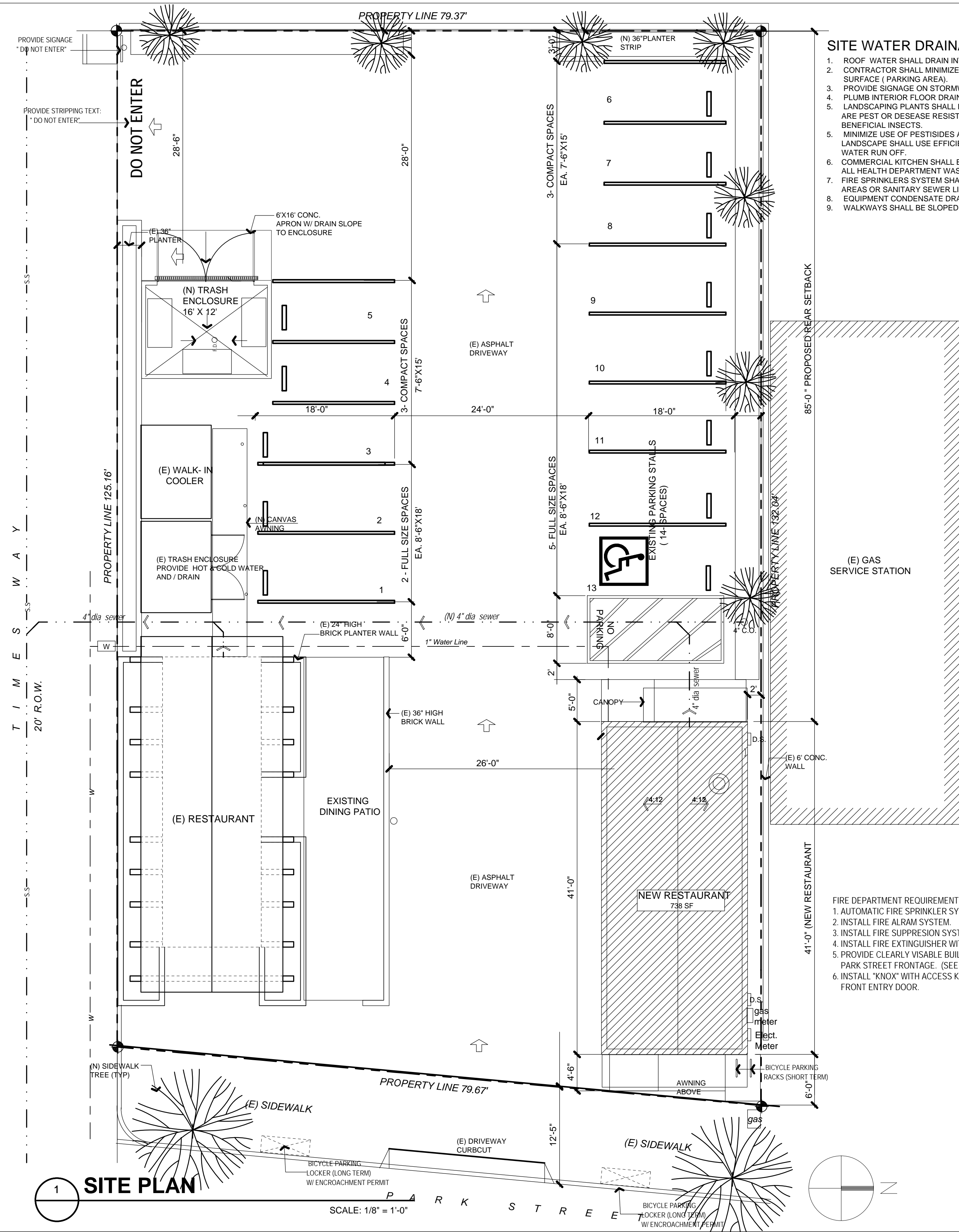
APPLICABLE CODES: CALIFORNIA BUILDING CODE (CBC) 2016 EDITION
CALIFORNIA MECHANICAL CODE (CMC) 2016 EDITION
CALIFORNIA PLUMBING CODE (CPC) 2016 EDITION
CALIFORNIA ELECTRICAL CODE (CEC) 2016 EDITION
CALIFORNIA ENERGY STANDARDS 2016 EDITION
ALL OTHER STATE AND LOCAL LAWS AND ORDINANCES

DRAWING INDEX

A1	TITLE SHEET / SITE PLAN
A1.1	SITE PLAN (BLOCK)
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A3	BUILDING SECTION
L1	TRASH ENCLOSURE
L1	LANDSCAPE PLAN

OCCUPANCY DATA

AREA USE	SQUARE FOOTAGE	OCCUPANCY LOAD	NUMBER # OCCUPANTS	MIN. EXITS REQUIRED	OCCUPANCY CATEGORY
DINING AREA	151	15	11	1	B
FOOD PREP AREA	375	200	2		
STORAGE	48	300	1		
RESTROOMS	49	100	1		
HALLWAY	30	100	1		
TOTAL	353 SF		16	1	B



SITE WATER DRAINAGE NOTES

- ROOF WATER SHALL DRAIN INTO LANDSCAPE AREAS AS POSSIBLE
- CONTRACTOR SHALL MINIMIZE DISTURBANCE OF EXISTING IMPERVIOUS SURFACE (PARKING AREA).
- PROVIDE SIGNAGE ON STORMWATER DRAINS "NO DUMPING! FLOWS TO BAY"
- PLUMB INTERIOR FLOOR DRAINS TO SANITARY SEWER
- LANDSCAPING PLANTS SHALL INCLUDE APPROPRIATE SPECIES, PLANTS THAT ARE PEST OR DISEASE RESISTANT, DROUGHT TOLERANT AND ATTRACT BENEFICIAL INSECTS.
- MINIMIZE USE OF PESTICIDES AND QUICK RELEASE FERTILIZERS FOR PLANTS. LANDSCAPE SHALL USE EFFICIENT IRRIGATION SYSTEMS, DESIGNED TO MINIMIZE WATER RUN OFF.
- COMMERCIAL KITCHEN SHALL BE CONNECTED TO A GREASE TRAPS AND MEET ALL HEALTH DEPARTMENT WASTE WATER REQUIREMENTS.
- FIRE SPRINKLERS SYSTEM SHALL BE DESIGNED TO DISCHARGE INTO LANDSCAPED AREAS OR SANITARY SEWER LINE.
- EQUIPMENT CONDENSATE DRAIN SHALL DRAIN TO LANDSCAPE AREAS.
- WALKWAYS SHALL BE SLOPED TO DRAIN INTO ADJACENT LANDSCAPED AREAS.

FIRE DEPARTMENT REQUIREMENTS

- AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED.
- INSTALL FIRE ALARM SYSTEM.
- INSTALL FIRE SUPPRESSION SYSTEM FOR NEW TYPE I EXHAUST HOOD AND DUCT.
- INSTALL FIRE EXTINGUISHER WITHIN BUILDING 10-C.B. PER FLOOR PLAN
- PROVIDE CLEARLY VISIBLE BUILDING ADDRESS NUMBERS AT PARK STREET FRONTAGE. (SEE SHEET A2)
- INSTALL "KNOX" WITH ACCESS KEYS TO ALL DOOR AT THE LEFT SIDE OF FRONT ENTRY DOOR.

Exhibit 1
Item 6-A, September 23, 2019
Planning Board Meeting

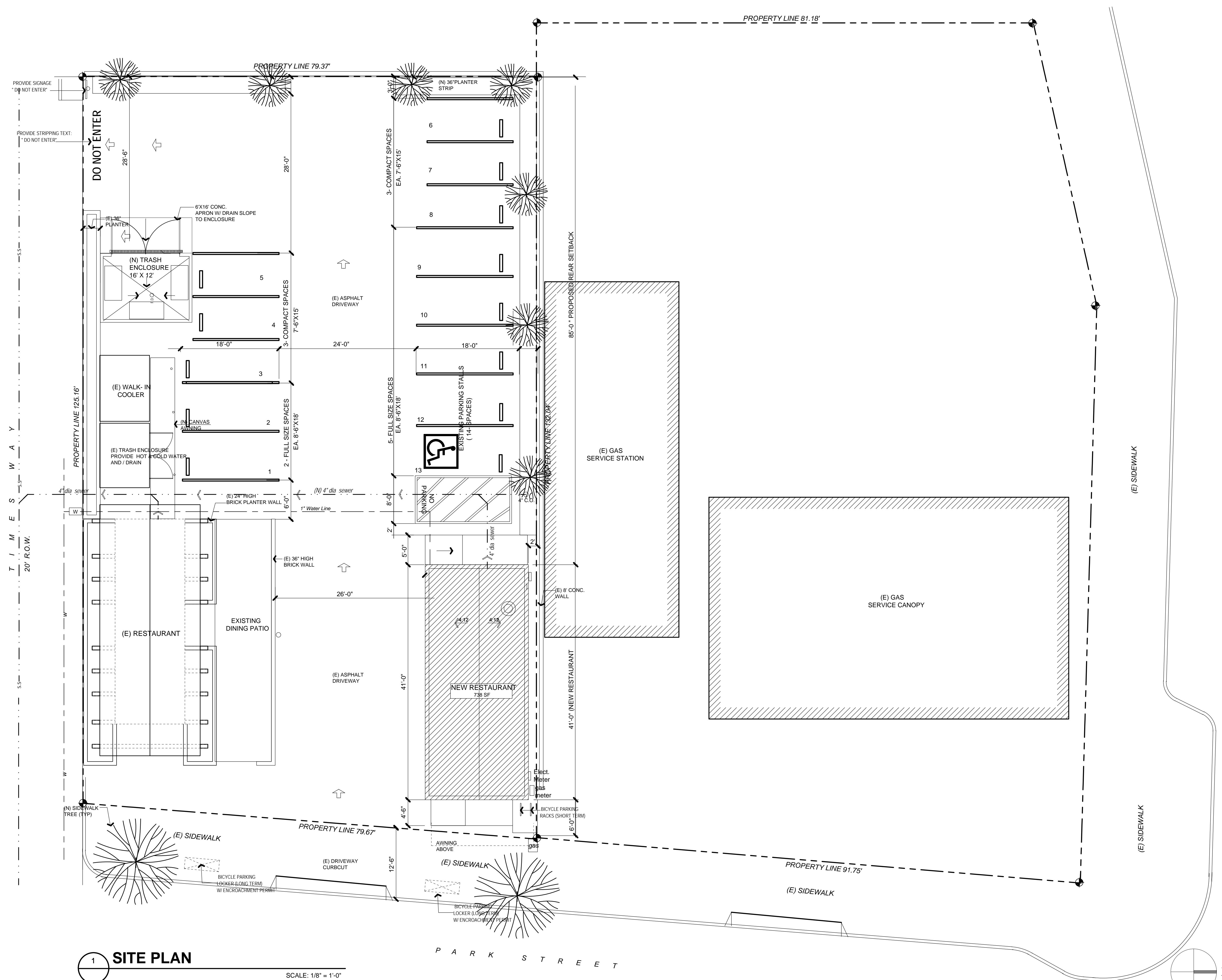
Beaumont + Associates
4050 Harlan Street, Emeryville California 94608
Tel: 510/652-4433 Fax: 510/652-5111

PROJECT DATA
SITE PLAN

Kobe-Ya
1529 PARK STREET
ALAMEDA CALIFORNIA 94501

DATE 06/10/18
DRAWN BY MB
SHEET NO. A1



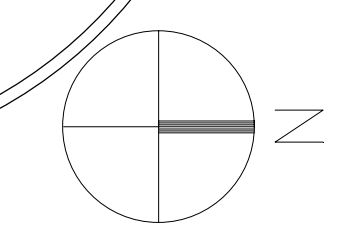


1 SITE PLAN

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

L I N C O L N A V E N U E

P A R K S T R E E T



NO.	REVISIONS

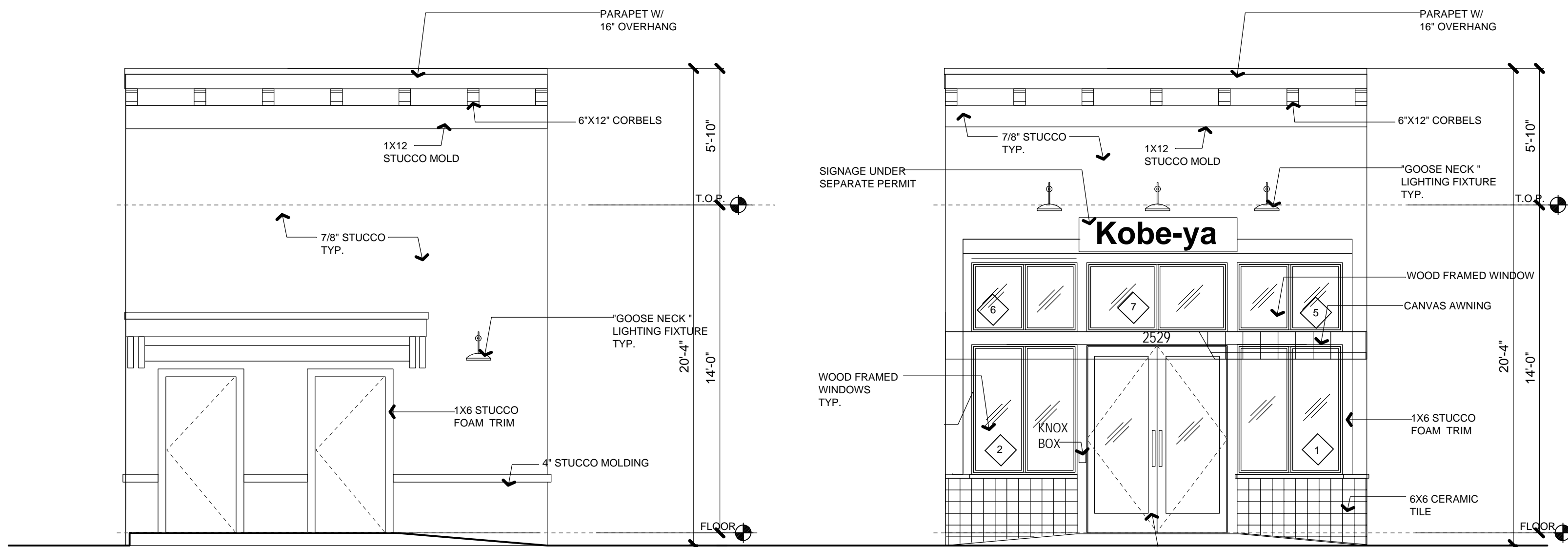
Beaumont + Associates
 4050 Harlan Street, Emeryville, California 94608
 Tel: 510/652-4433 Fax: 510/652-5111

SITE PLAN (BLOCK)

Kobe-Ya
 1529 PARK STREET
 ALAMEDA CALIFORNIA 94501

DATE 06/10/18
 DRAWN BY MB
 SHEET NO.

A1.1



2 FRONT (EAST) ELEVATION

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

3 FRONT (EAST) ELEVATION

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

CITY OF Alameda

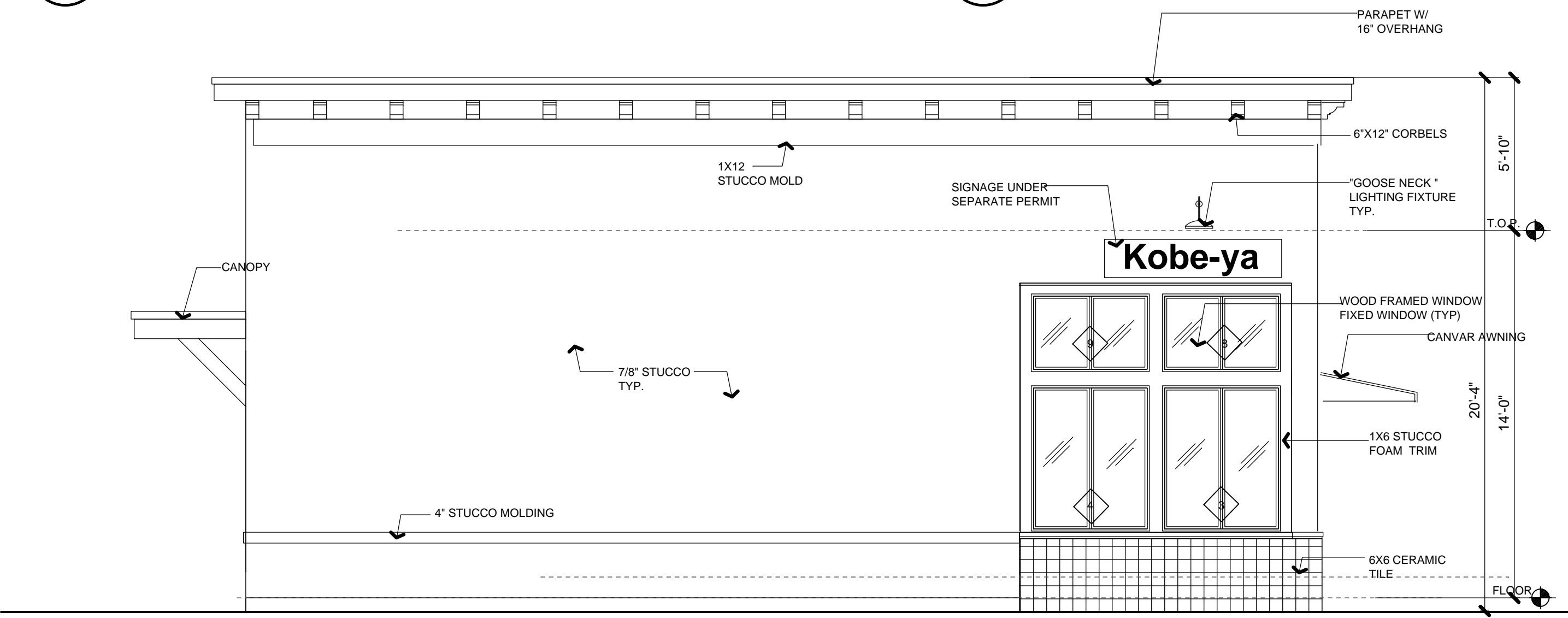
WINDOW SCHEDULE

Community Development-Planning & Building
2283 Santa Clara ave., Rm. 190
Alameda, CA 94501-4477
alameda.gov
510.747.6800-F:510.865.4053-TDD:510.522.7538
hours: 7:30a.p. - 3:30pm, M-Th



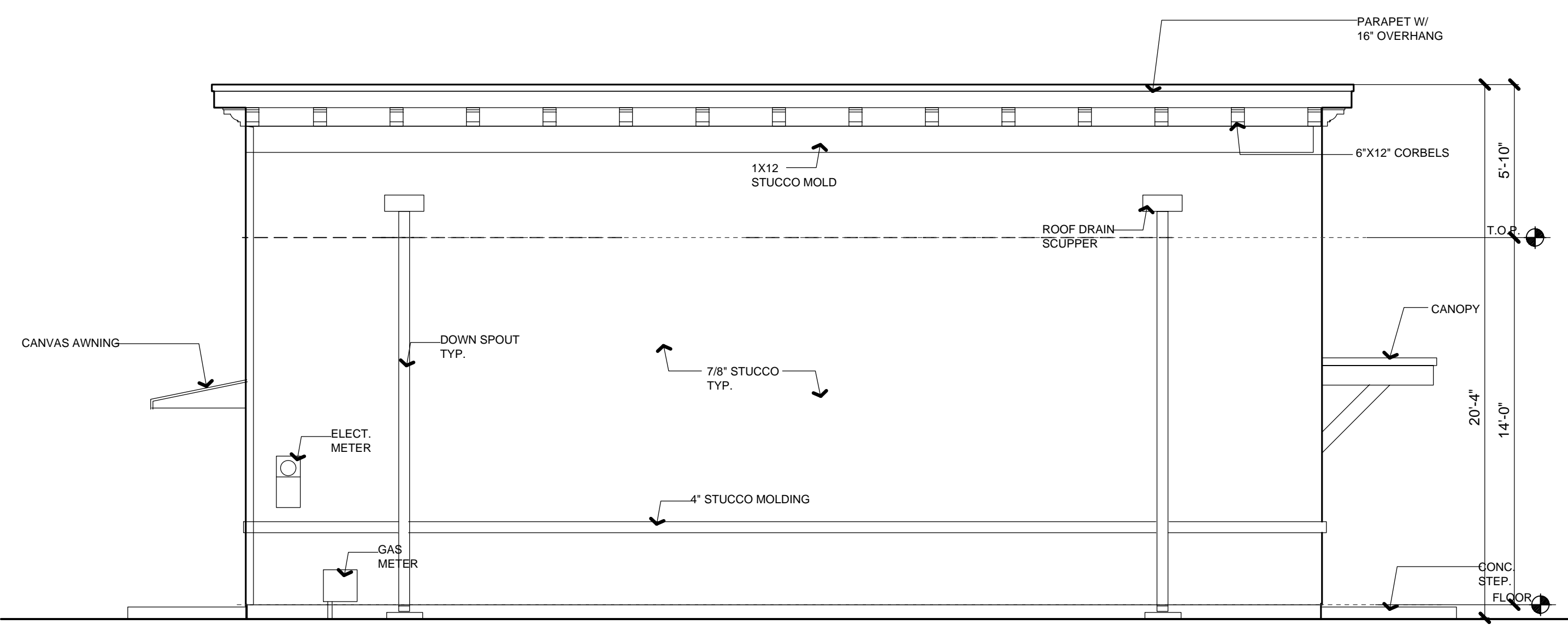
Site Address: 1529 PARK STREET, ALAMEDA, CA94501
Year Built: _____
Is property on City Study List or a City Monument: YES NO
Architectural Style of Building: (Check all that apply)
 PIONEER ITALIANATE STICK EASTLAKE QUEEN ANNE COLONIAL REVIVAL CRAFTSMAN
 BUNGALOW PRAIRIE MEDITERRANEAN PROVINCIAL TRACTRANCH OTHER

ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width x height)	NEW SIZE (width x height)	MUNTINS/GRIDS
1 DINING AREA - FRONT (EAST)	FIX	FIX	WOOD	WOOD	52"x66"	52"x66"	SAFETY
2 DINING AREA - LEFT SIDE (SOUTH)	FIX	FIX	WOOD	WOOD	52"x66"	52"x66"	SAFETY
3 DINING AREA - LEFT SIDE (SOUTH)	FIX	FIX	WOOD	WOOD	35"x66"	35"x66"	
4 DINING AREA - LEFT SIDE (SOUTH)	FIX	FIX	WOOD	WOOD	35"x66"	35"x66"	
5 DINING AREA - FRONT (EAST)	FIX	FIX	WOOD	WOOD	35"x34"	35"x34"	
6 DINING AREA - FRONT (EAST)	FIX	FIX	WOOD	WOOD	35"x34"	35"x34"	
7 DINING AREA - FRONT (EAST)	FIX	FIX	WOOD	WOOD	72"x34"	72"x34"	
8 DINING AREA - LEFT SIDE (SOUTH)	FIX	FIX	WOOD	WOOD	35"x34"	35"x34"	
9 DINING AREA - LEFT SIDE (SOUTH)	FIX	FIX	WOOD	WOOD	35"x34"	35"x34"	
10							
11							



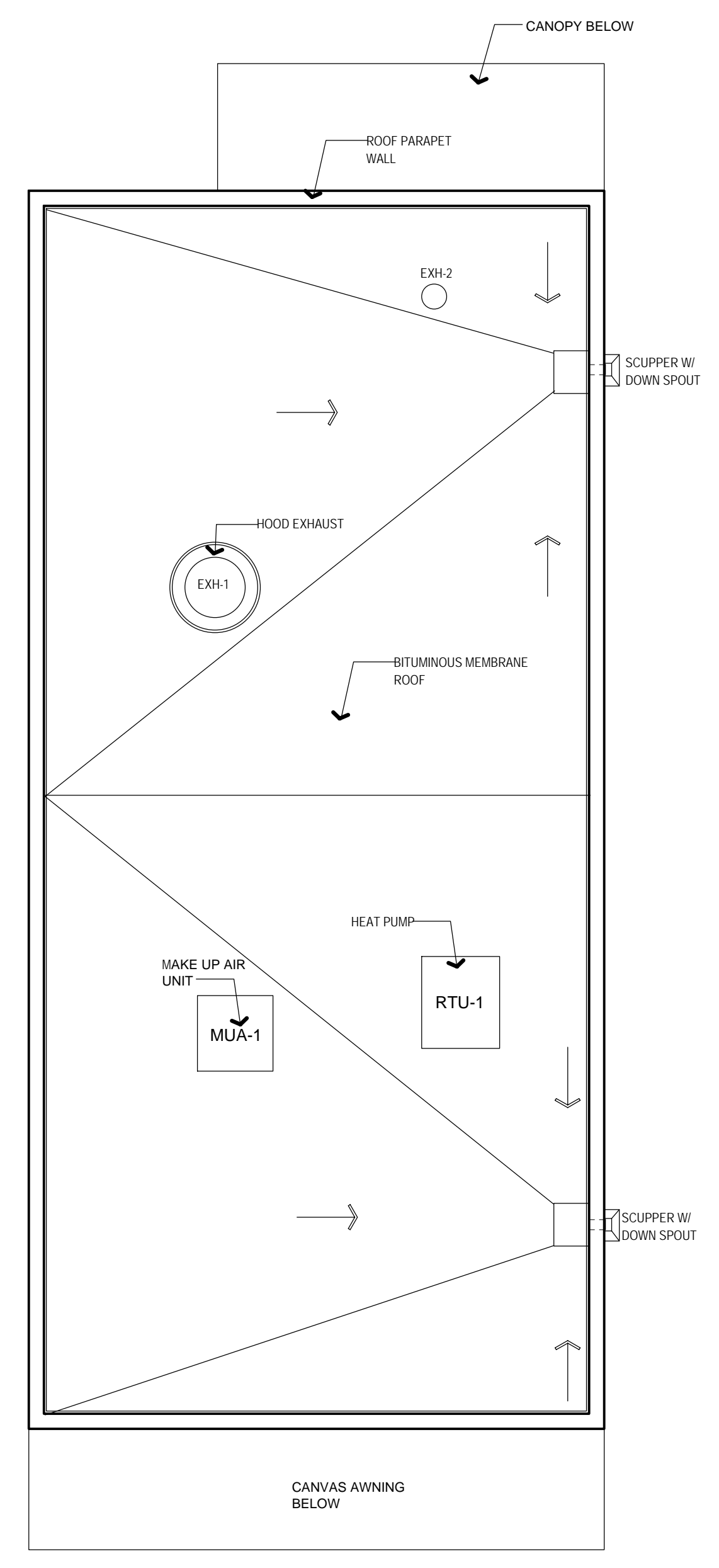
4 LEFT SIDE (SOUTH) ELEVATION

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



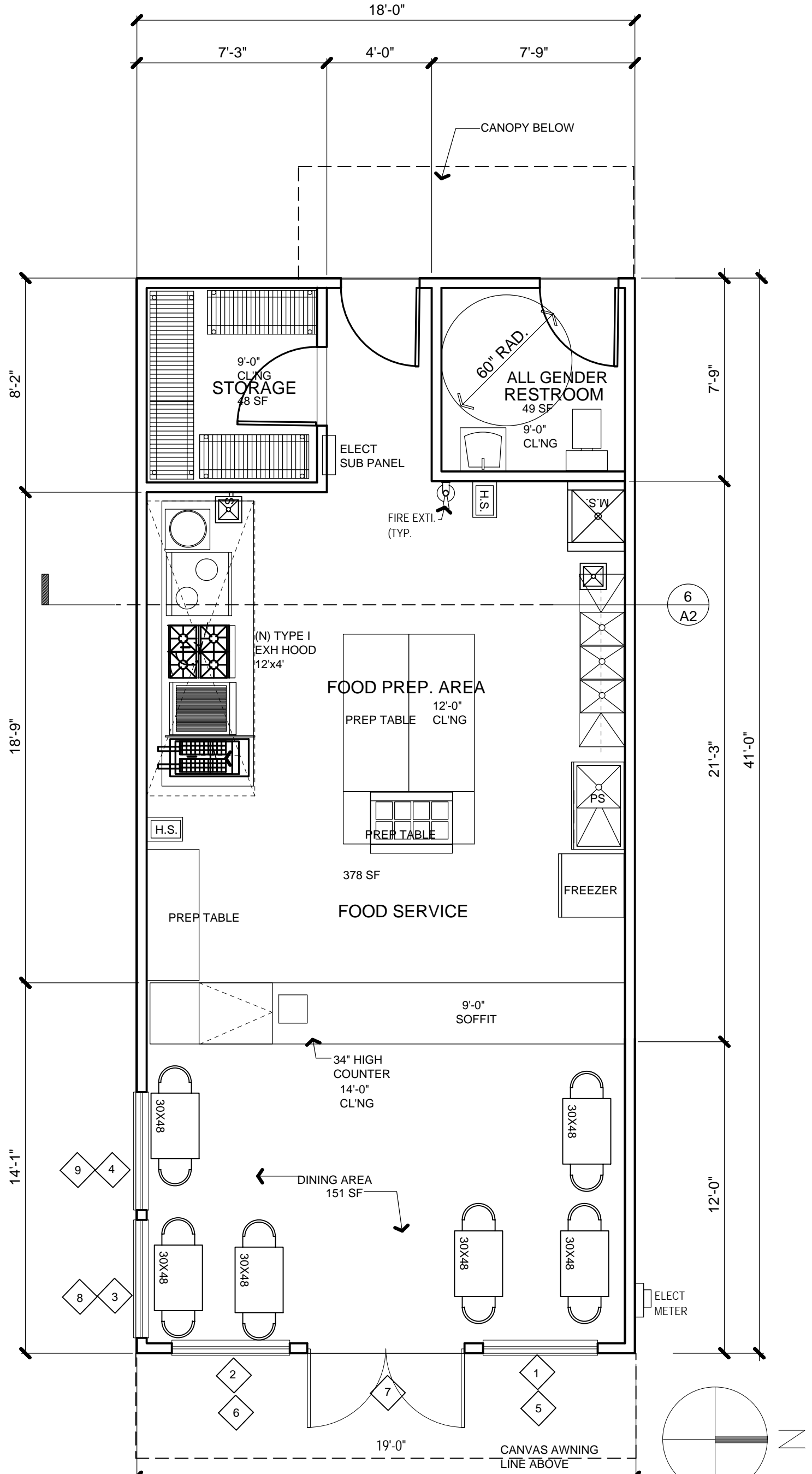
5 RIGHT SIDE (NORTH) ELEVATION

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



6 ROOF PLAN

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



1 FLOOR PLAN

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

REVISIONS

NO.	DATE	DESCRIPTION

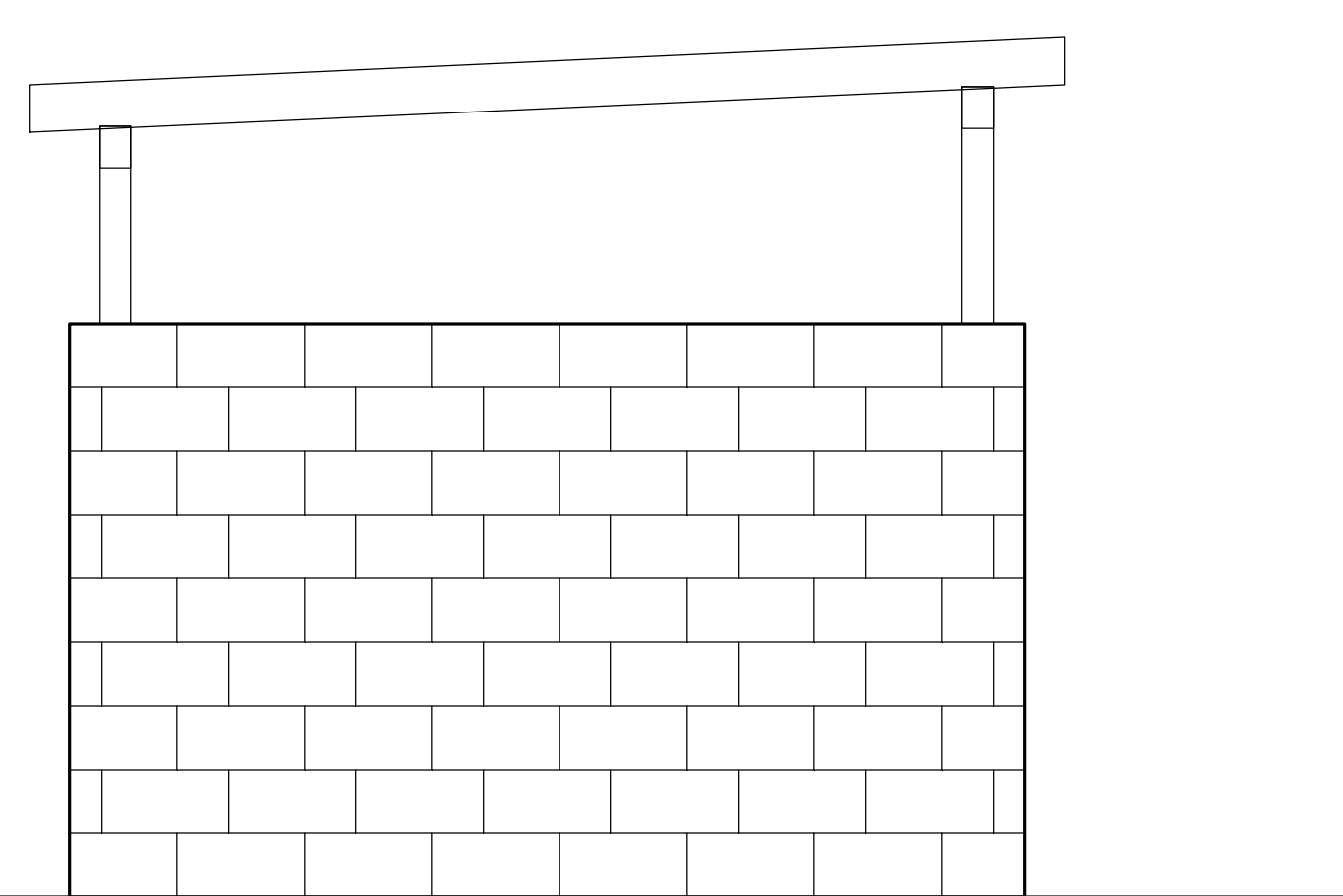
Beaumont + Associates
4050 Harlan Street, Emeryville California 94608
Tel: 510/652-4433 Fax: 510/652-5111

FLOOR PLAN
EXTERIOR ELEVATIONS

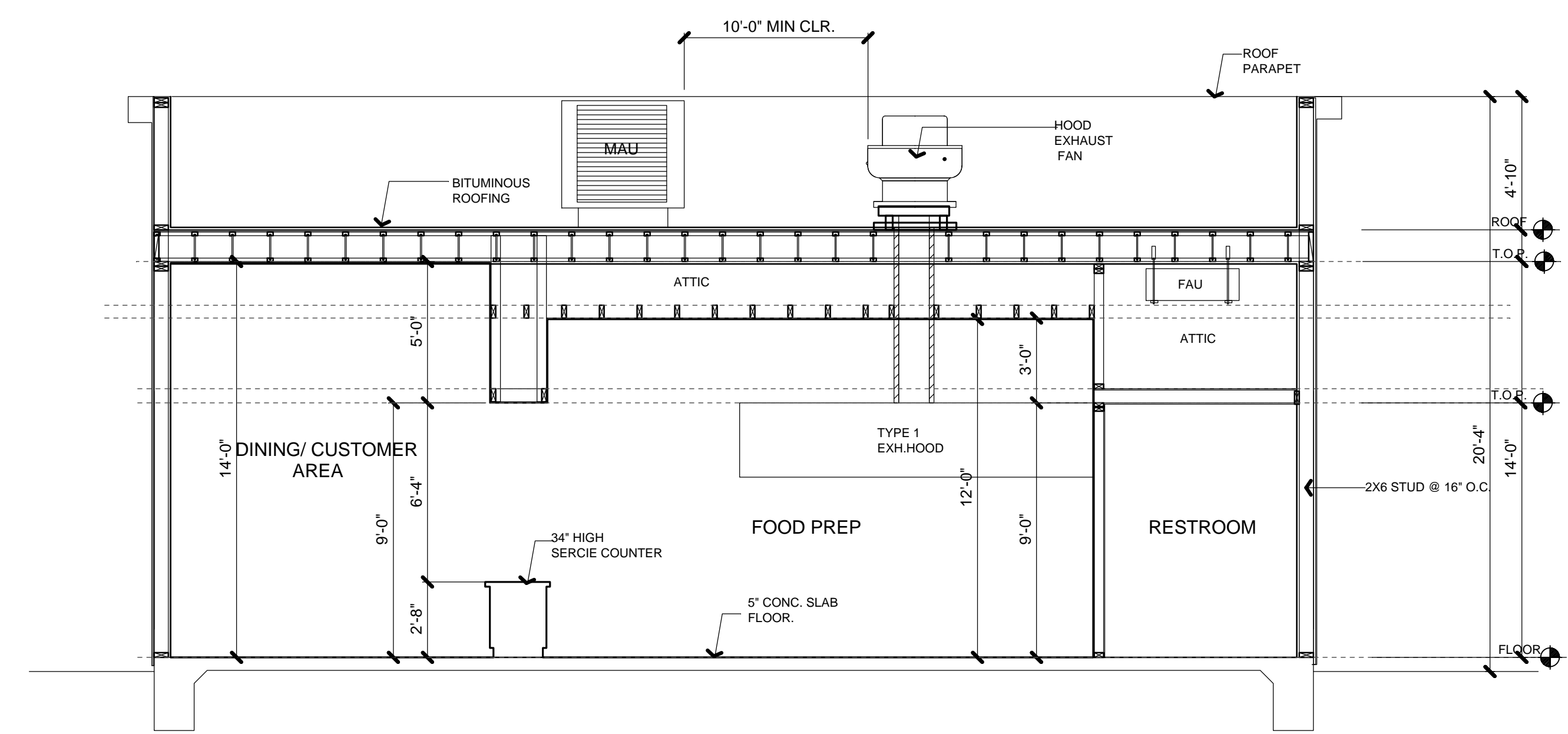
Kobe-Ya
1529 PARK STREET
ALAMEDA CALIFORNIA 94501

DATE 06/10/18
DRAWN BY MB
SHEET NO.

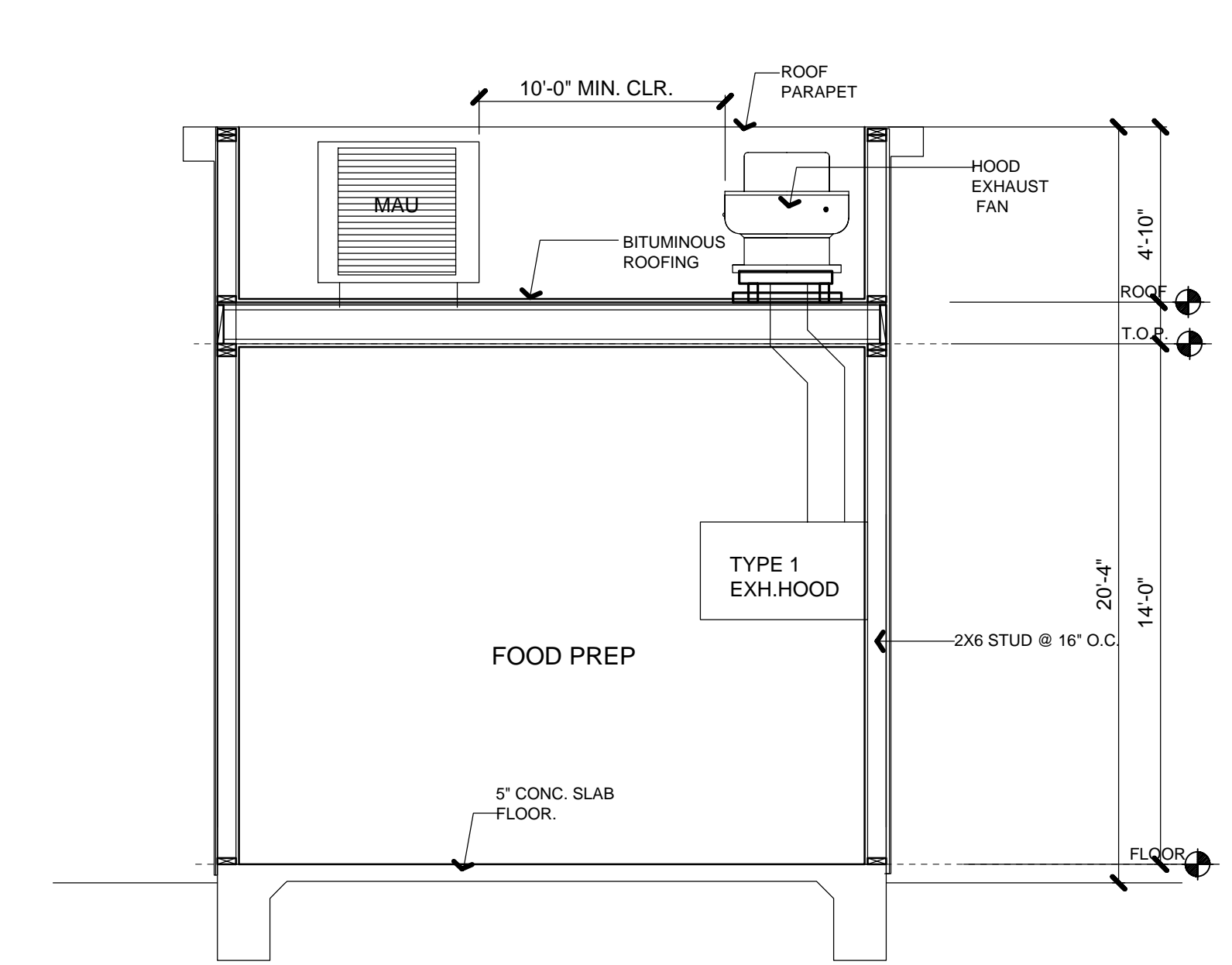
A2



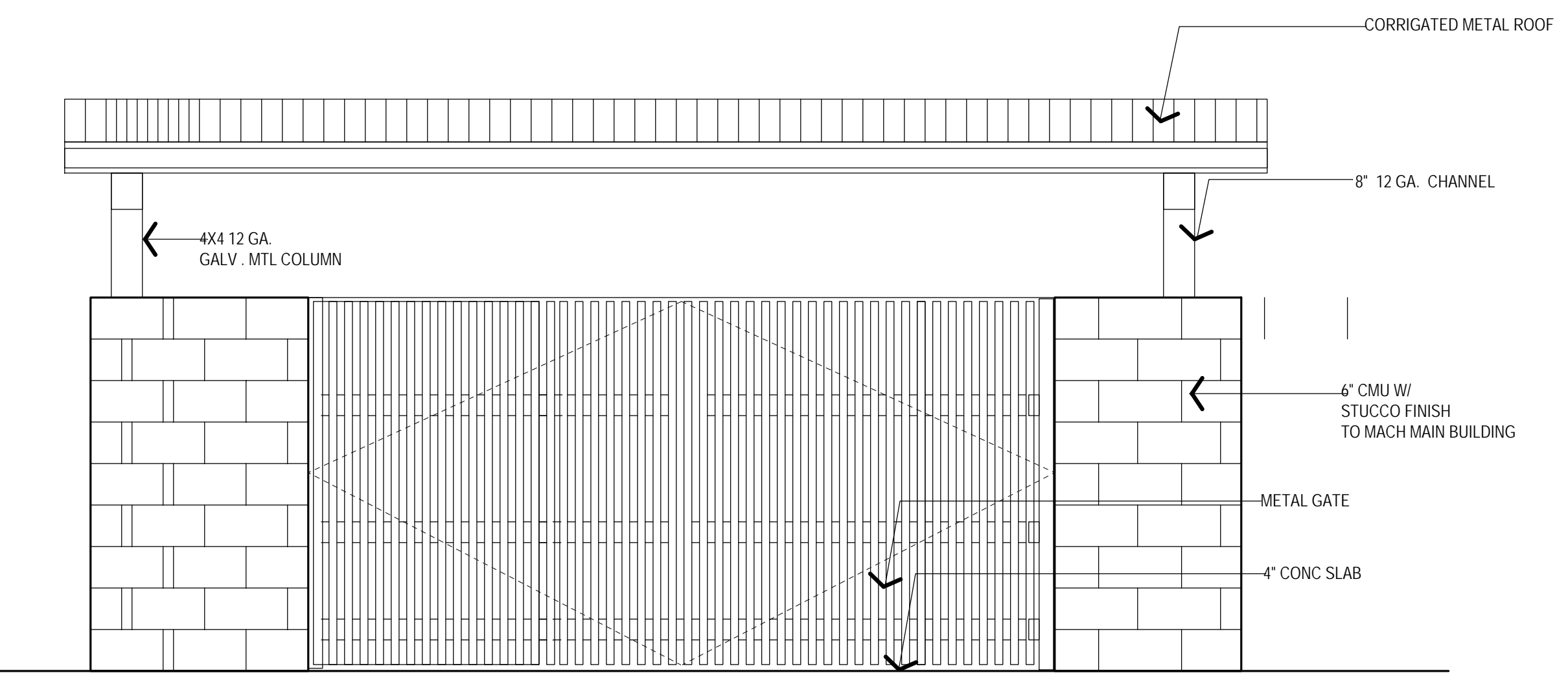
○ SIDE ELEVATION
SCALE: 1/2" = 1'-0"



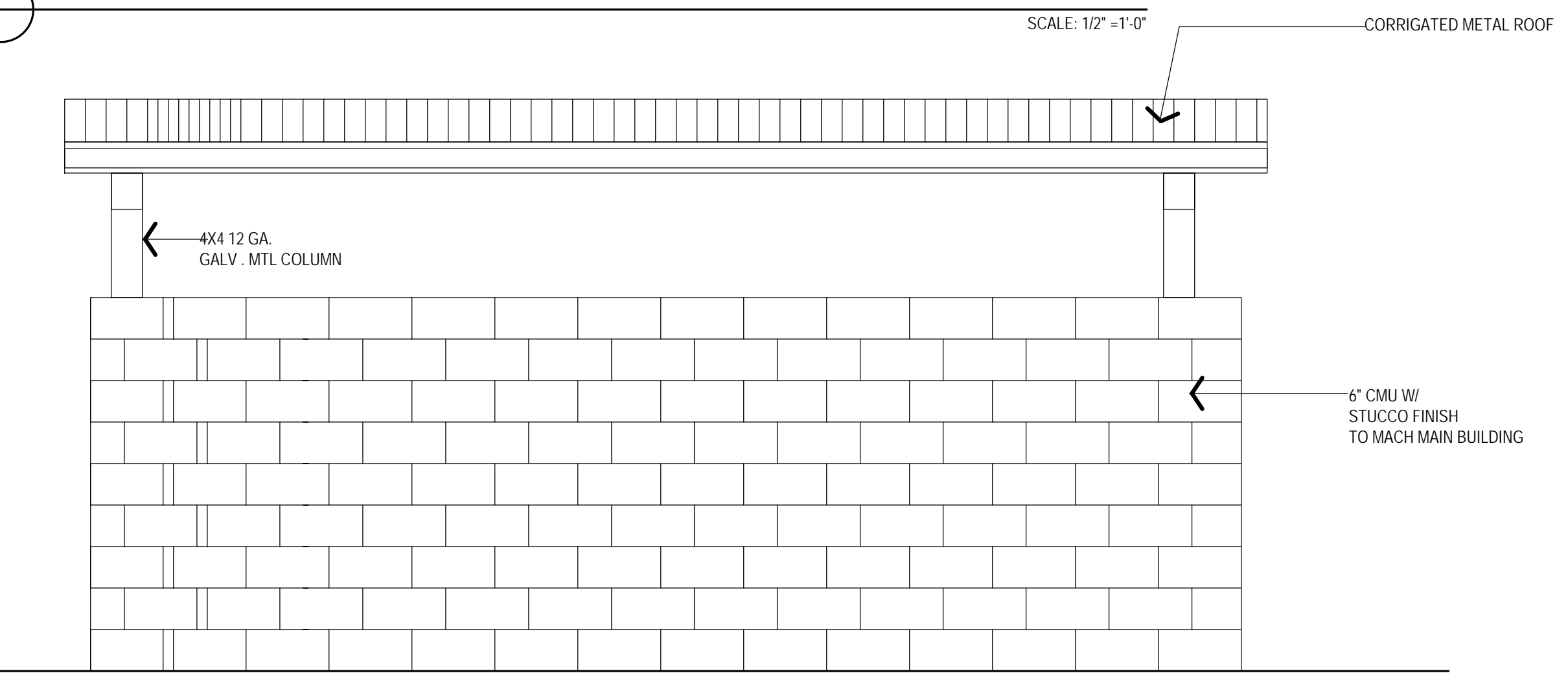
○ BUILDING SECTION - B
SCALE: 1/4" = 1'-0"



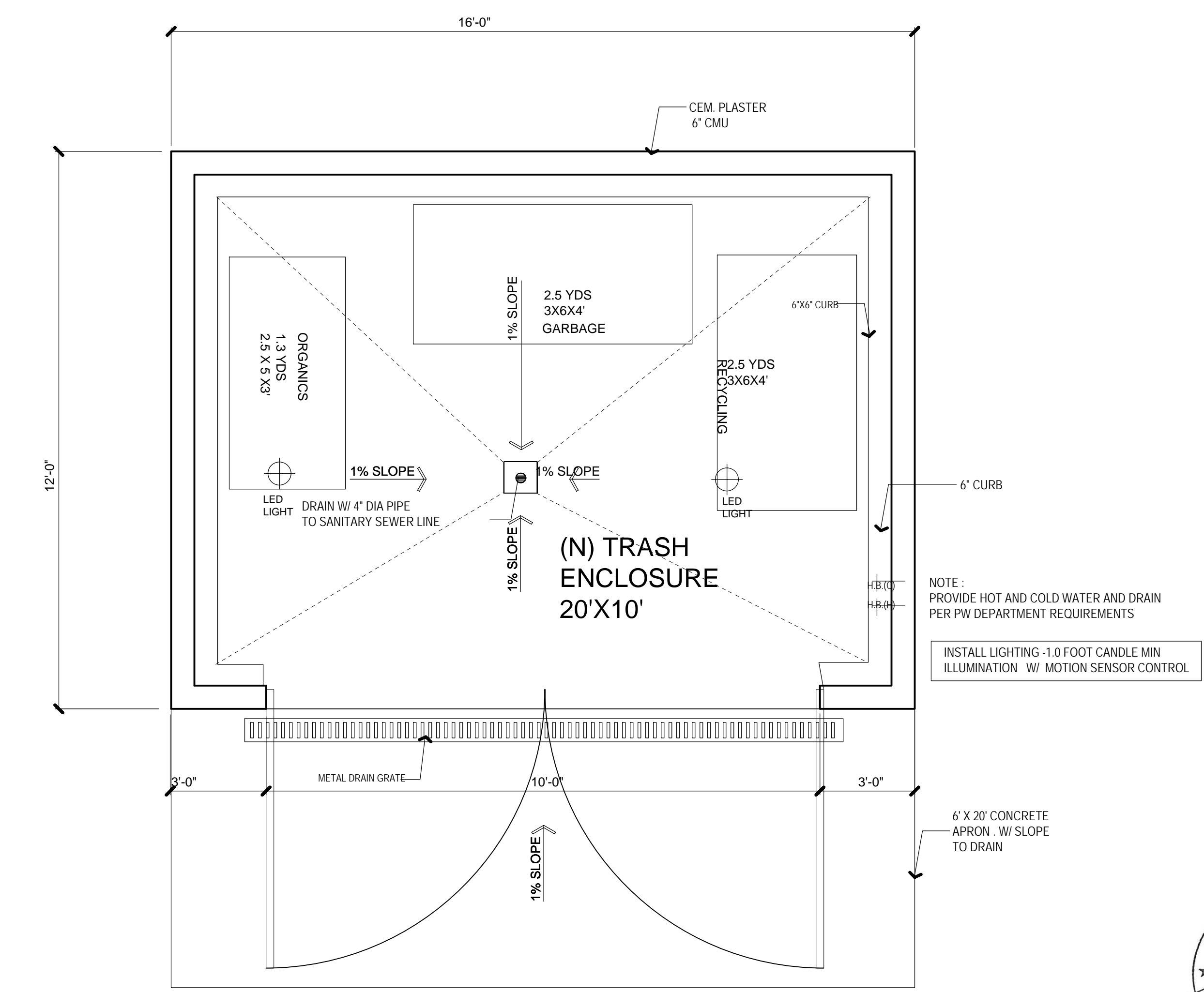
○ BUILDING SECTION - A
SCALE: 1/4" = 1'-0"



○ FRONT ELEVATION
SCALE: 1/2" = 1'-0"



○ REAR ELEVATION
SCALE: 1/2" = 1'-0"



○ TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



REVISIONS	
NO.	M.B.

Beaumont + Associates
4050 Harlan Street, Emeryville, California 94608
Tel: 510/652-4433 Fax: 510/652-5111

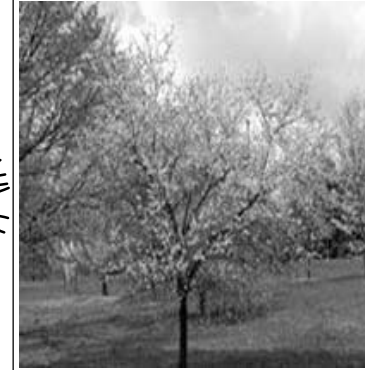

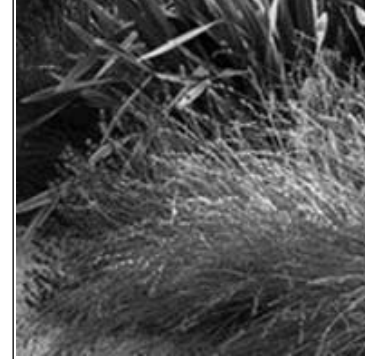
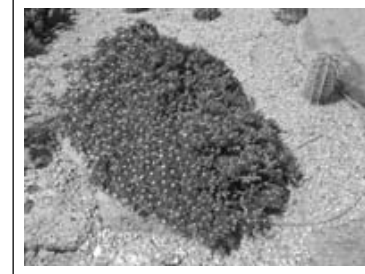
TRASH ENCLOSURE DETAILS
BUILDING SECTIONS

Kobe-Ya
1529 PARK STREET
ALAMEDA CALIFORNIA 94501

DATE 06/10/18
DRAWN BY MB
SHEET NO.

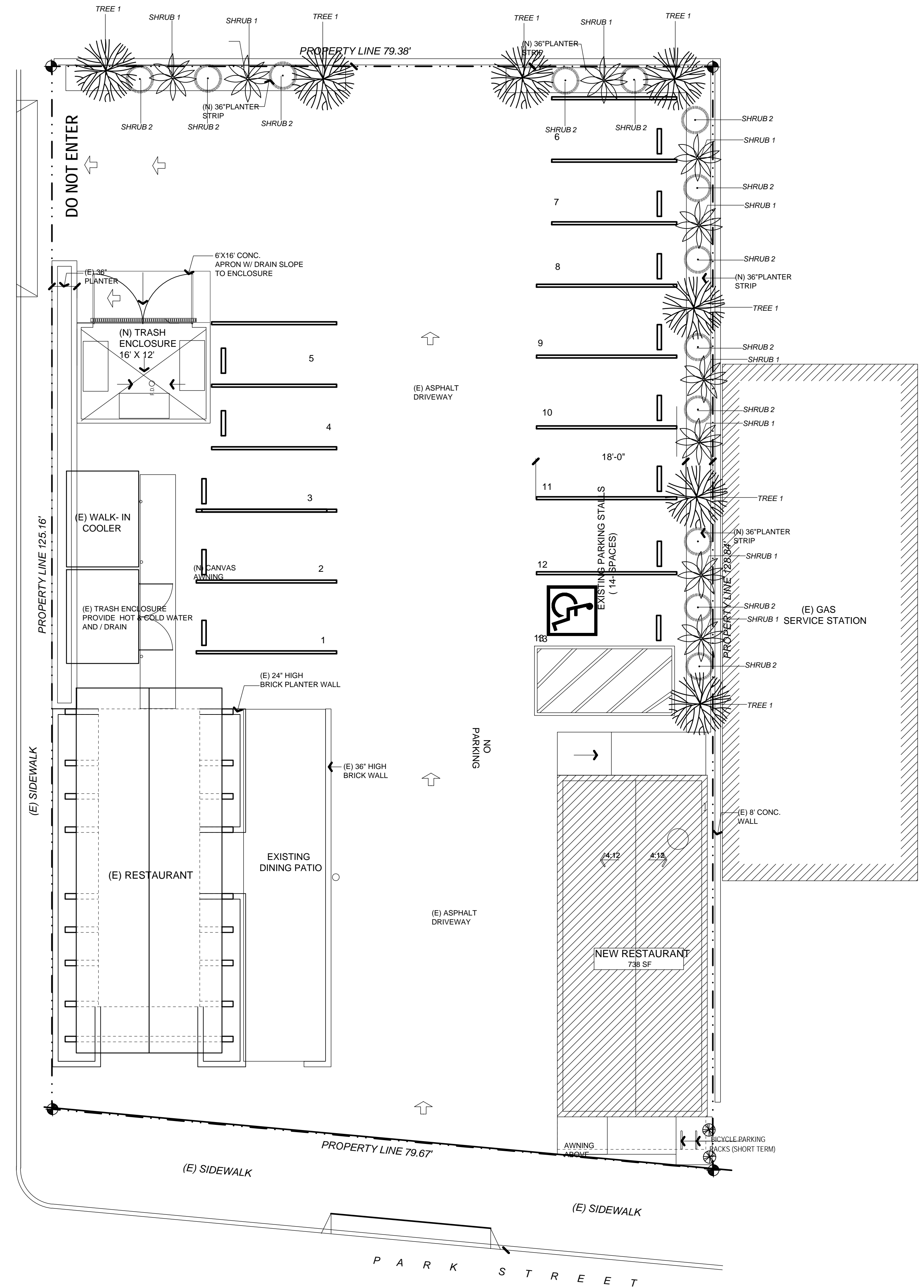
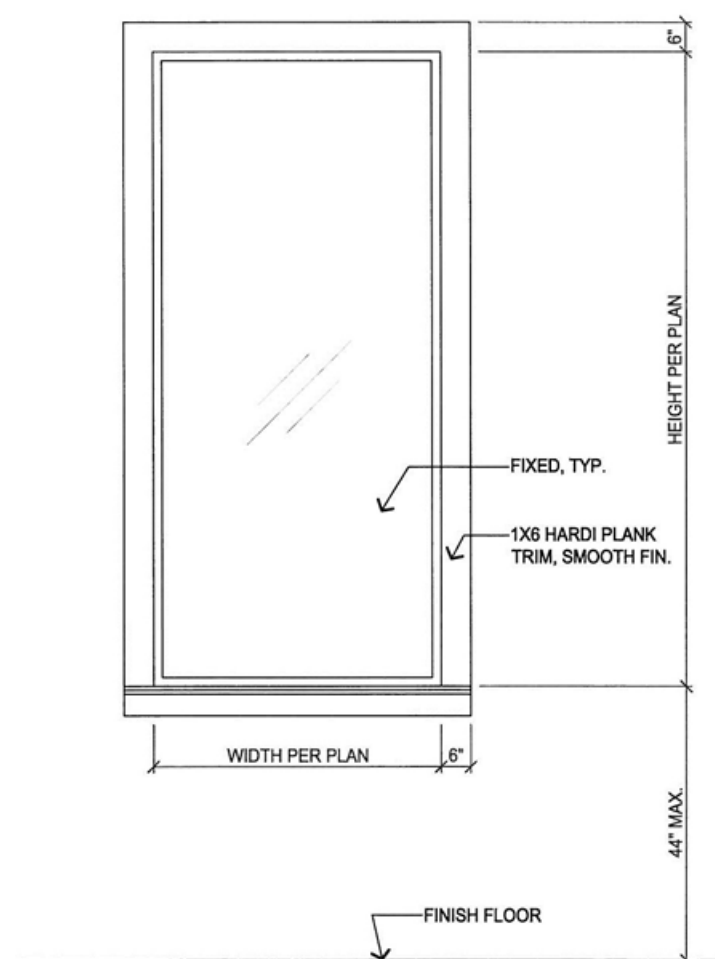
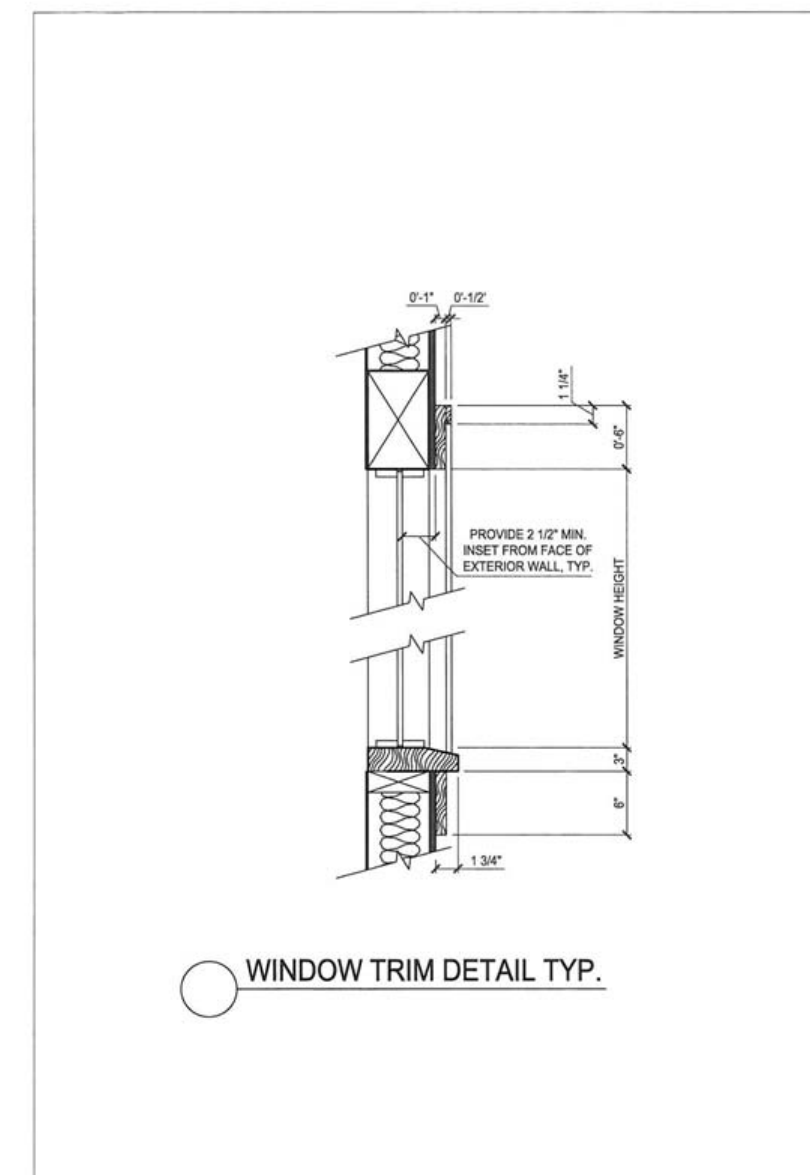
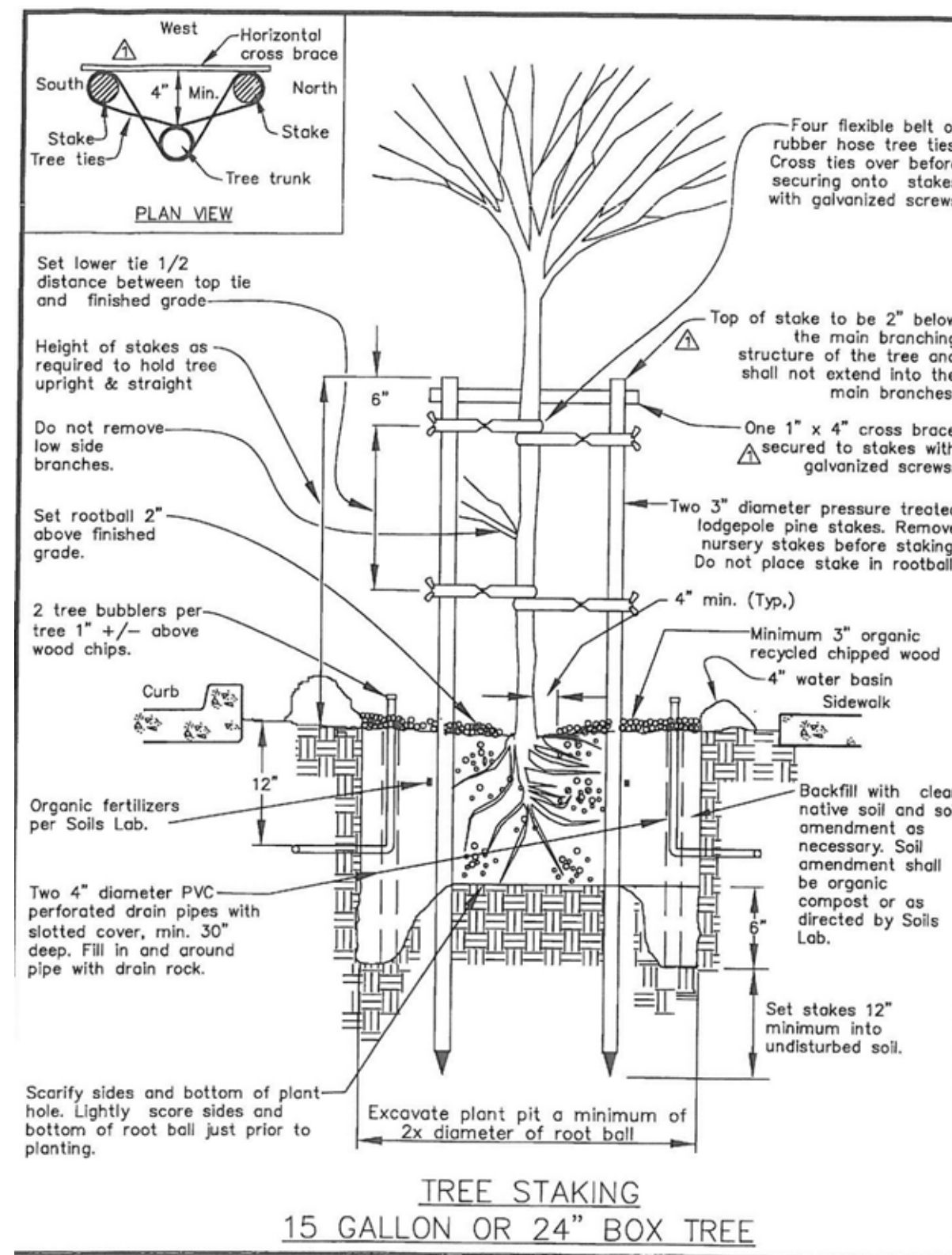
A3

LANDSCAPE PLANT LIST

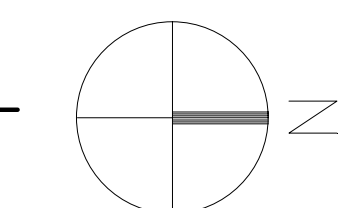
		WATER USE	PLANTING SIZE
TREE 1	 FRUITLESS PLUM <i>PRUNUS CERASITERA NEWPORT</i>	LOW	24" BOX
SCRUB 1	 NEW ZEALAND FLAX <i>PLATANUS OCCIDENTALIS</i>	LOW	5 GALLON
SHRUB 2	 HEDGE LAVENDER <i>PLATANUS OCCIDENTALIS</i>	LOW	5 GALLON
GROUND COVER 1	 PERUVIANA VERBENA <i>VERBENA PERUVIANA</i>	LOW	1 GALLON

ALL TREES PLANNING SHALL BE 24" BOX
SHRUBS SHALL BE 5 GAL

LANDSCAPE AND IRRIGATION NOTES:
1. ALL LANDSCAPED AREAS SHALL BE LOW VOLUME DRIP IRRIGATED.
2. WATER USED FROM LANDSCAPING SHALL BE RECYCLED WATER.
3. PLANTS SHALL BE DROUGHT RESISTANT.



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



<p>Beaumont + Associates</p> <p>4050 Harlan Street, Emeryville California 94608 Tel: 510/652-4433</p>	<p>LANDSCAPE PLAN</p>		
<p>Kobe-Ya</p> <p>1529 PARK STREET ALAMEDA CALIFORNIA 94501</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; height: 20px;"> <tr><td> </td><td> </td></tr> </table>		
<p>DATE 06/10/18 DRAWN BY MB SHEET NO. L1</p>			