

HEALTH DEPARTMENT SUBMITTAL SET FOR:

# Vinyl Wine Bar

2350 SARATOGA STREET, UNIT 166, ALAMEDA, CA 94501

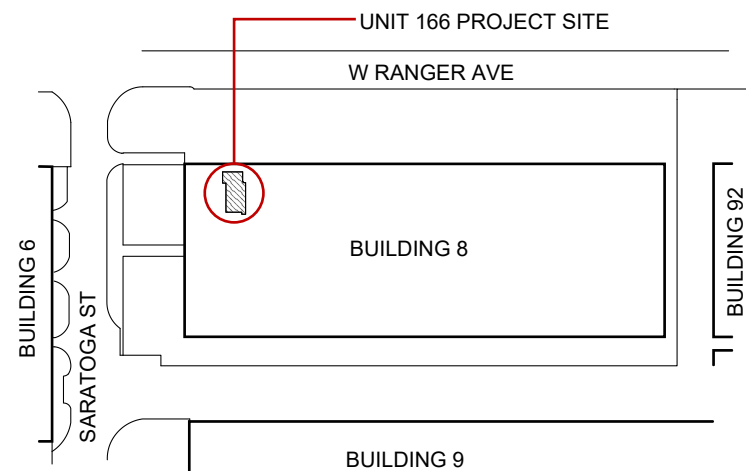


vinylwine\_bar

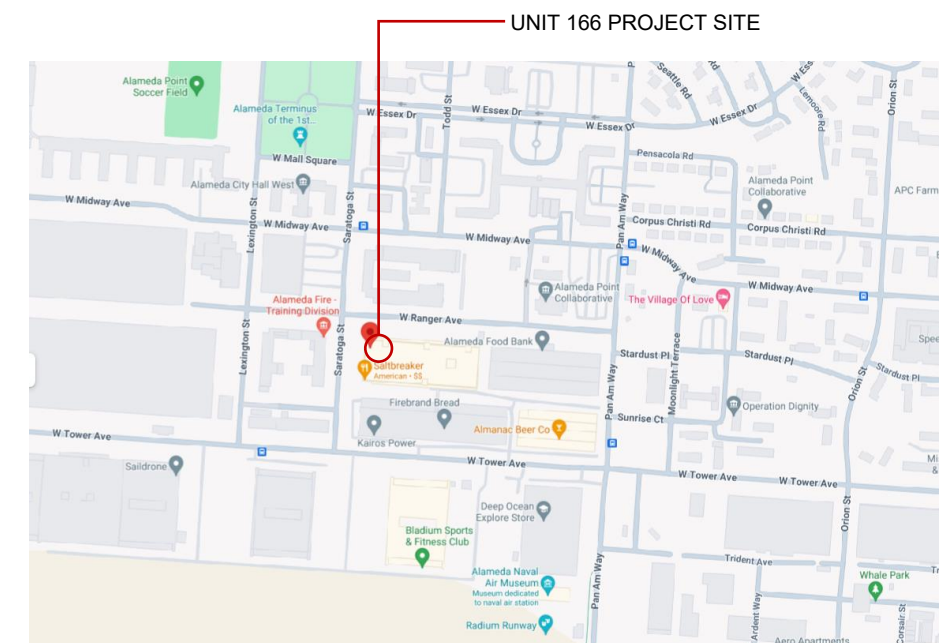
ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON SITE AND ADJUSTMENTS TO FIT JOB CONDITIONS. DRAWINGS ARE INTENDED TO PROVIDE CONCEPTUAL DESIGN ONLY, AND DO NOT PROVIDE AN EXACT REPRESENTATION OF ALL ITEMS SHOWN.



BUILDING PHOTO



VICINITY MAP



LOCATION MAP

## DRAWING INDEX:

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- A1.0 SITE PLAN
- A1.1 EXISTING FLOOR PLAN
- A1.2 DEMOLITION PLAN
- A1.3 PROPOSED FLOOR PLAN
- A2.1 INTERIOR ELEVATIONS - NORTH & EAST
- A2.2 INTERIOR ELEVATIONS - SOUTH & WEST
- A2.3 INTERIOR ELEVATIONS - BAR
- A2.3 INTERIOR ELEVATIONS - BAR
- A2.5 INTERIOR ELEVATIONS & DETAILS
- D1.0 PLUMBING DETAIL
- D1.1 HOT WATER CALCULATIONS
- A3.1 3D MODEL & PERSPECTIVES
- A3.2 3D MODEL & PERSPECTIVES

**Exhibit 1**  
**Item 3-B, November 4, 2024**  
**Zoning Administrator Hearing**

## PROJECT DIRECTORY

**OWNER:**  
 Jonah Hendrickson  
 510.684.0647  
 jonah@thegeneralstorehouse.com  
 2350 Saratoga St., Unit 166, Alameda, CA  
 94501

**MEP CONSULTANT:**  
 James Winkel  
 650.477.8318  
 jameswinkel@hotmail.com

SITE ADDRESS:  
 2350 SARATOGA STREET, UNIT 166  
 ALAMEDA CA 94501

**Title Sheet**  
 PROJECT:  
**Vinyl Wine Bar**

DWG DATE: 6-5-2024  
 REV DATE: 7-10-2024  
 REV DATE:  
 REV DATE:

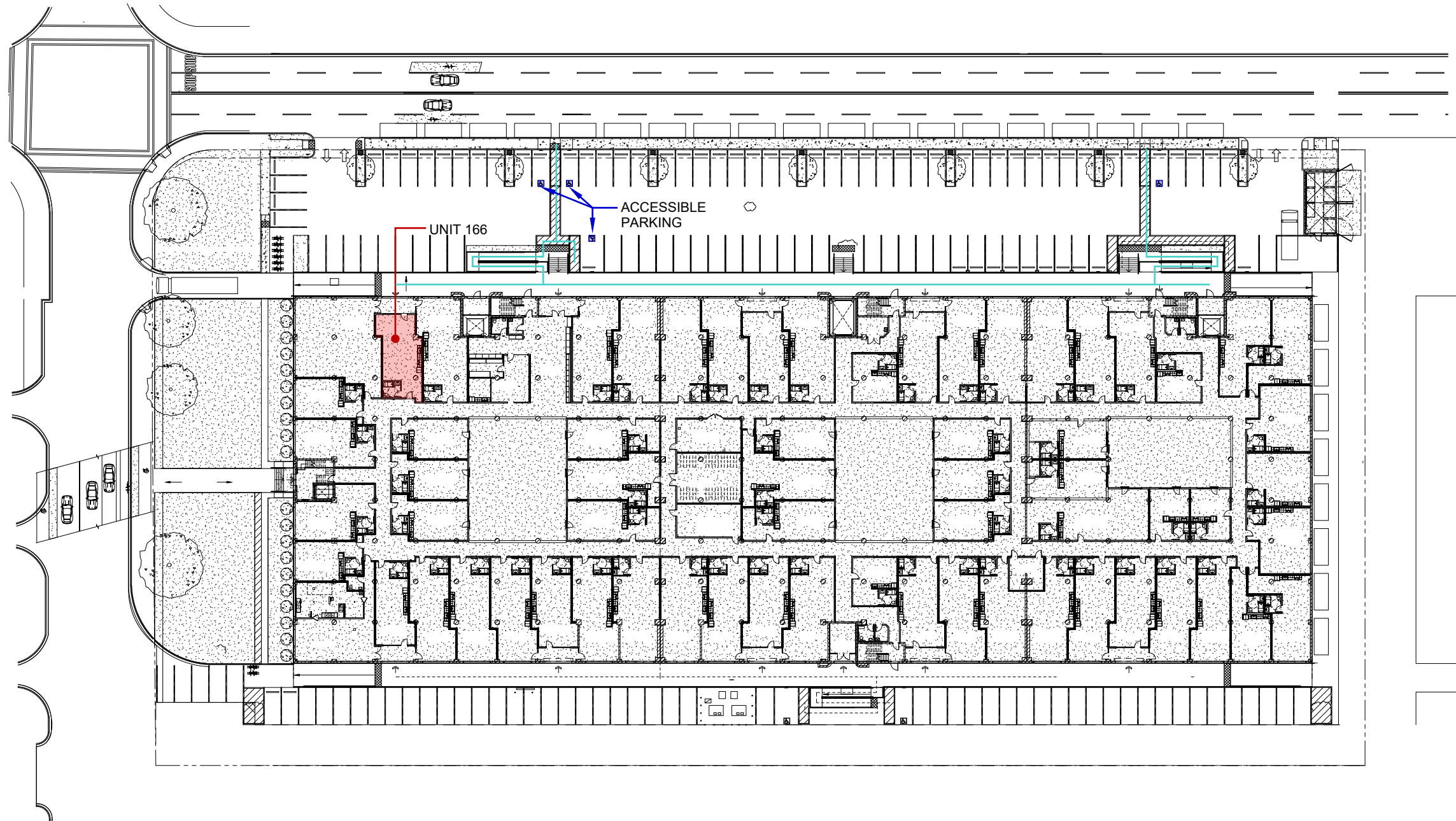
**T-1**

SHEET NO. 01



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**SITE PLAN LEGEND:**

— PRIMARY ACCESSIBLE PATH OF TRAVEL:  
A BARRIER FREE ACCESS PATH OF TRAVEL WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" WIDE. SURFACE SHALL BE SLIP RESISTANT, STABLE, FIRM & SMOOTH. CROSS SLOPE SHALL NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL SHALL BE LESS THAN 5%

**Site Plan**

Scale: 1" = 60'-0"

0ft 60ft

**Site Plan**

PROJECT:

**Vinyl Wine Bar**

SITE ADDRESS:

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ALAMEDA CA 94501**

DWG DATE: 6-5-2024

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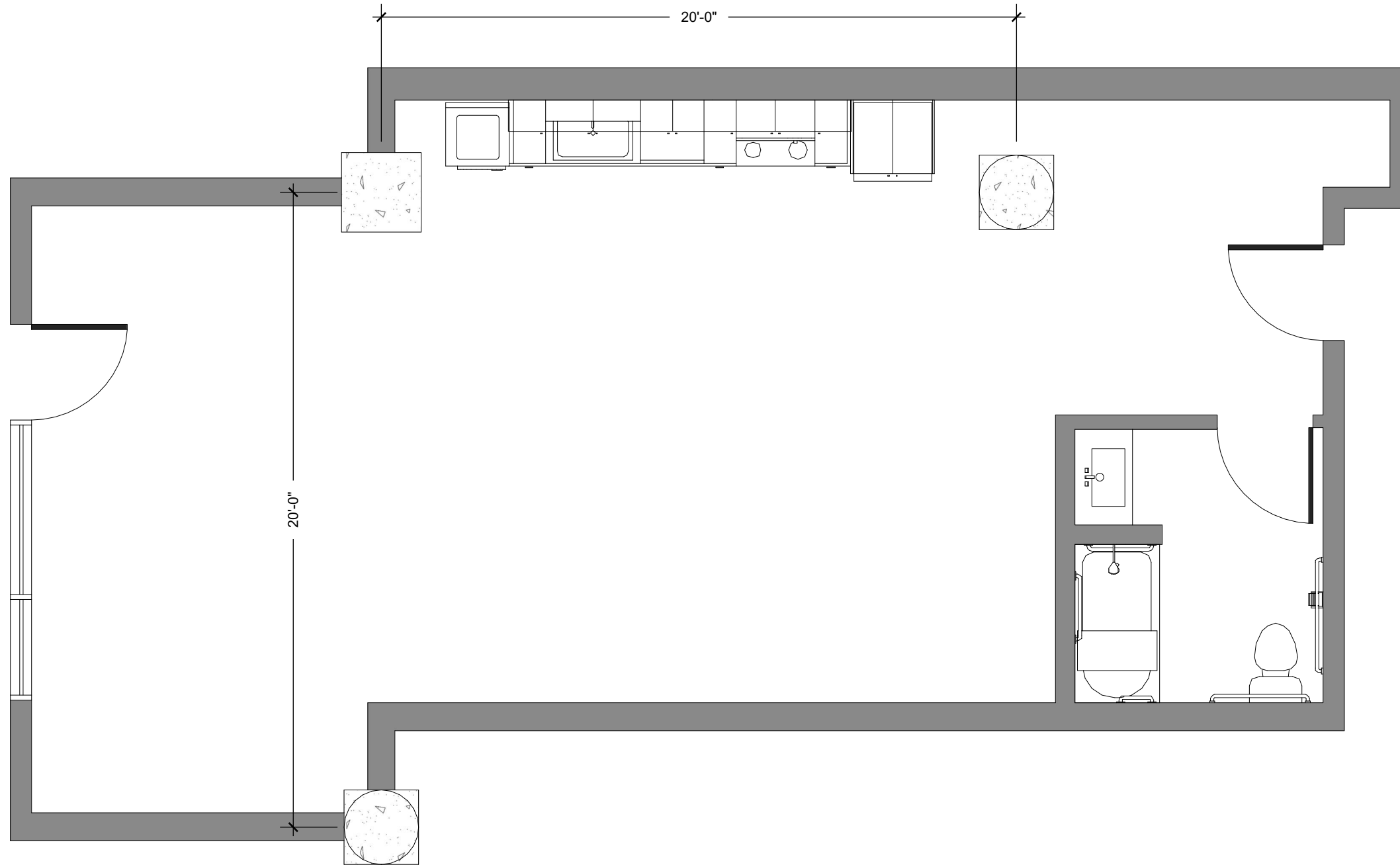
**A1.0**

SHEET NO. 02



vinylwine\_bar

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



# Existing Floor Plan

PROJECT:  
**Vinyl Wine Bar**

SITE ADDRESS:  
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ALAMEDA CA 94501

DWG DATE: 6-5-2024

REV DATE: 7-10-2024

REV DATE:

REV DATE:

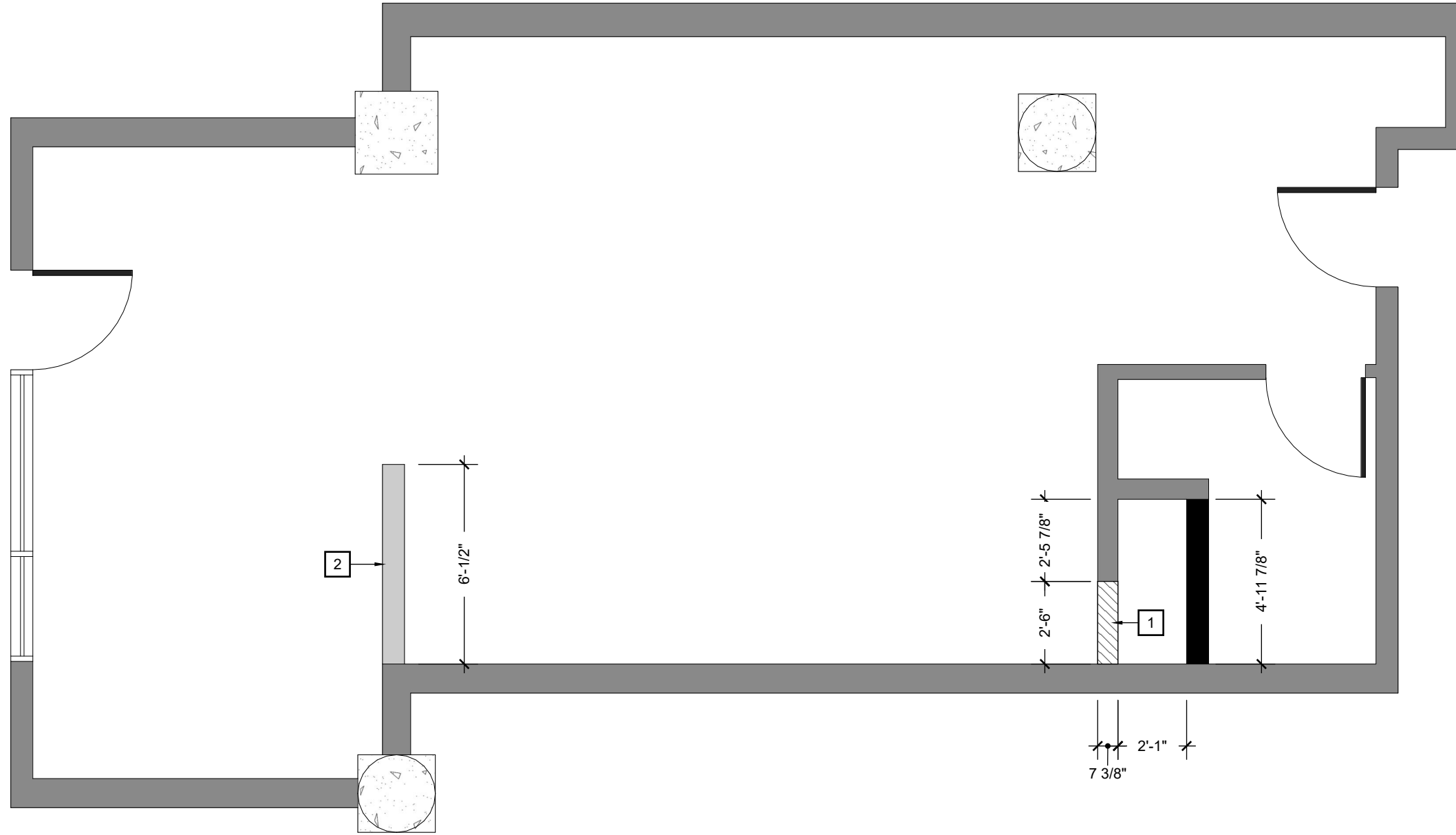
# A1.1

SHEET NO. 03



vinylwine\_bar





ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON SITE AND ADJUSTMENTS TO FIT JOB CONDITIONS. DRAWINGS ARE INTENDED TO PROVIDE CONCEPTUAL DESIGN ONLY, AND DO NOT PROVIDE AN EXACT REPRESENTATION OF ALL ITEMS SHOWN.



**DEMOLITION PLAN NOTES:**

- 1 DEMO WALL UP TO BATHROOM CEILING: 8'-6"H
- 2 NEW PONY WALL TO EXTEND TO BAR

**WALL LEGEND:**

-  DEMO WALL
-  EXISTING WALL
-  NEW WALL
-  NEW PONY WALL

**Demolition Plan**  
 Scale: 1/4" = 1'-0"  
 0ft 2ft 6ft 10ft

**Demolition Plan**

PROJECT:  
**Vinyl Wine Bar**

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ALAMEDA CA 94501

DWG DATE: 6-5-2024  
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 REV DATE:  
 REV DATE:

**A1.2**

SHEET NO. 04



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SITE ADDRESS:  
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ALAMEDA CA 94501

Proposed Plan

PROJECT:

Vinyl Wine Bar

DWG DATE: 6-5-2024

REV DATE: 7-10-2024

REV DATE:

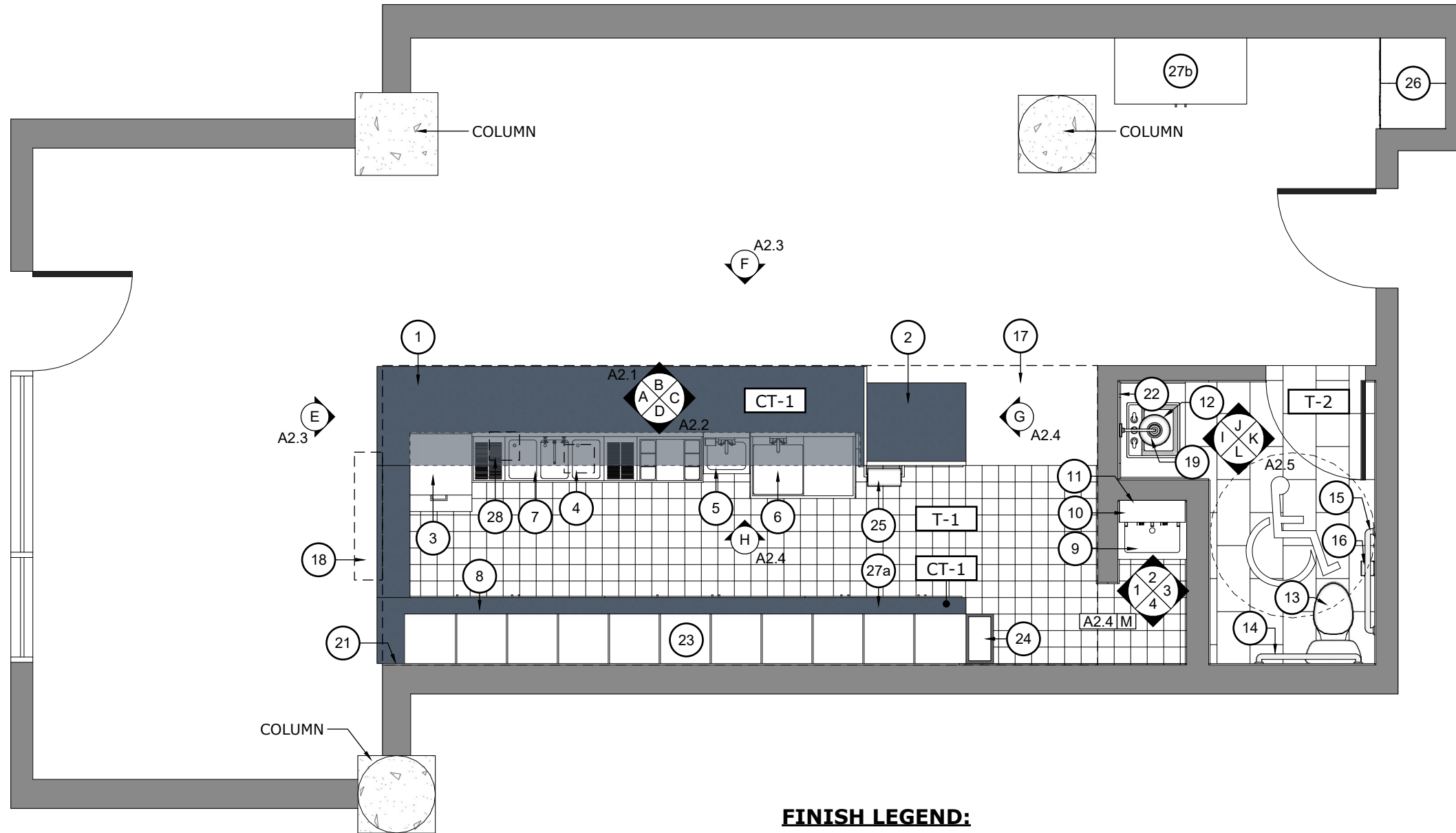
REV DATE:

A1.3

SHEET NO. 05

### EQUIPMENT NOTES:

- 1 BAR COUNTER: LAMINATED MATERIAL UNDERNEATH, NO EXPOSED WOOD SUBSTRATE
- 2 ADA CODE DROPPED BAR COUNTER
- 3 DISHWASHER: WATER CONSUMPTION 1.04 gal/rack, 20 x 20 DISH RACKS AND 13" TALL WARE  
**AUTOCOLOR: U34SPACESAVER ACM30005**
- 4 FLOOR SINK: 12" x 12", 6" SUMP DEPTH, FLUSH W/ FLOOR  
**ZURN: Z1900**
- 5 HANDWASHING SINK: 17" x 15" WALL MOUNTED HAND SINK W/ GOOSENECK FAUCET AND SIDE SPLASH  
**REGENCY: 600HS17SP**
- 6 PREP SINK: ONE COMPARTMENT 18" x 18" BOWL, 24" DRAINBOARD, O.A. 38-1/2" x 24", K-700 SIDE SPLASHES  
**ADVANCE TABCO: FC-1-1818-18R**
- 7 3 COMPARTMENT SINK: BOWL 10" x 14" x 10", ICE BIN 24" x 15" x 8", BACKSPLASH 4"  
**ADVANCE TABCO: SLC-73C-L**
- 8 UNDERCOUNTER FRIDGE: 73" BLACK COUNTER HEIGHT NARROW GLASS DOOR BACK BAR REFRIGERATOR WITH LED LIGHTING  
**AVANTCO: UBB-72G-HC**
- 9 MOP SINK: BOWL 16" x 20" x 6", O.A. 21"W x 25"L x 10"D, DISTANCE TO DRAIN 10-1/2"  
**ADVANCE TABCO: 9-OP-20**
- 10 MOP SHELF: 8" x 24" UTILITY SHELF  
**ADVANCE TABCO: K-245**
- 11 MOP FAUCET: SPOUT LENGTH 2-1/2", FAUCET HEIGHT 3-13/16", FAUCET CENTERS 8"  
**WATERLOO:750FSS8**
- 12 BATHROOM SINK
- 13 ACCESSIBLE TOILET: SEAT HEIGHT 15" MIN
- 14 36" GRAB BAR
- 15 36" GRAB BAR
- 16 TOILET PAPER DISPENSER
- 17 SOFFIT  
-see detail on A2.5/D2
- 18 AC UNIT
- 19 SCONCE LIGHT
- 20 PENDANT LIGHT
- 21 MIRROR WALL: 6' x 2' PANELS
- 22 MIRROR 24" X 30"
- 23 18" x 18" VINYL WINE CABINETRY
- 24 TRASH CAN
- 25 PAPER TOWEL HOLDER
- 26 PERSONAL STORAGE LOCKERS, ON CASTERS
- 27 DRY STORAGE = >25% OF PRODUCTION SPACE (150sqft), RAISED ON CASTERS, ALL LAMINATED MATERIAL INSIDE AND OUTSIDE
  - a) UNDERCOUNTER STORAGE CABINET: 56"W x 24"D x 36"H, 18sqft OF DRY STORAGE SHELVING
  - b) STANDING LOCKING STORAGE CABINET: 4'W x 2'D x 8'H, 32sqft OF DRY STORAGE SHELVING
- 28 CHEMICAL SHELF: 12" x 12", 8"AFF



### FINISH LEGEND:

- |     |   |      |                                |
|-----|---|------|--------------------------------|
| T-1 | BAR AREA FLOOR TILE: 6" x 6" CUT W/ 6"H COVERED BASE TILE TO INTEGRATE WITH WALL<br>-see detail on A2.5/D1- | CT-1 | COUNTERTOP: QUARTZ, GREY SLATE |
| T-2 | BATHROOM FLOOR TILE: 1' x 2' CUT W/ 6"H COVERED BASE TILE TO INTEGRATE WITH WALL<br>-see detail on A2.5/D1- | P-1  | WALL PAINT: WHITE              |
| T-3 | WALL TILE: 3" x 6" SUBWAY STYLE TILE, WHITE   | P-2  | WALL PAINT: GREY               |
| T-4 | UNDERCOUNTER TILE: 2" x 8" SUBWAY STYLE TILE  | FRP  | FIBER-REINFORCED POLYMER       |

### Proposed Plan

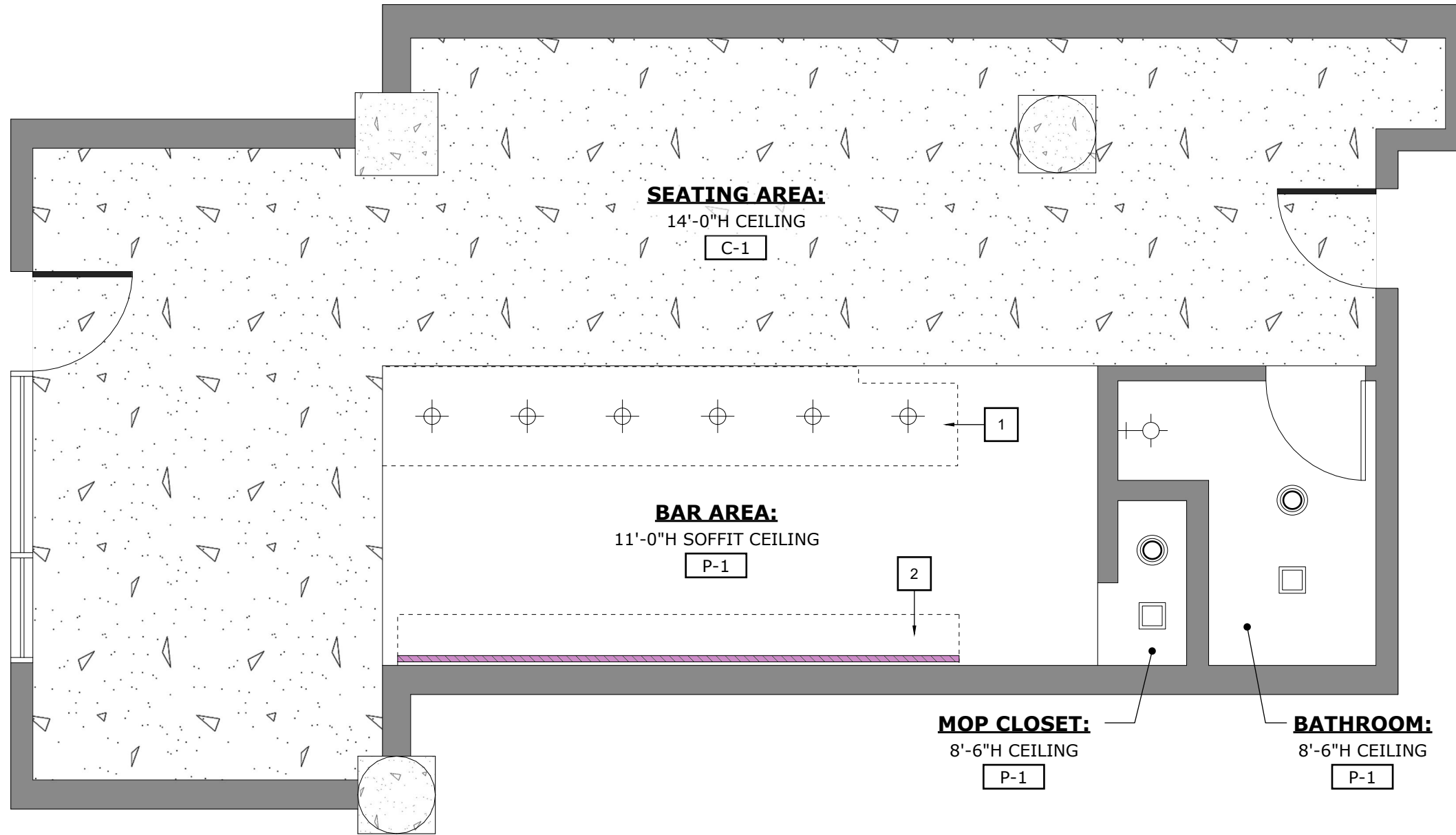
Scale: 1/4" = 1'-0"

0ft 2ft 6ft 10ft



vinylwine\_bar

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**RCP NOTES:**

- 1 BAR COUNTER BELOW
- 2 VINYL WINE CABINETRY ON WALL

**LIGHTING LEGEND:**

- RECESSED CAN LIGHTING
- BATH FAN
- PENDANT LIGHTING
- SCONCE
- LED ROPE LIGHTING: ABOVE AND BELOW VINYL WINE CABINETRY

**FINISH LEGEND:**

- C-1 CONCRETE CEILING
- P-1 CEILING PAINT: WHITE

**Reflected Ceiling and Lighting Plan**  
 Scale: 1/4" = 1'-0"  
 0ft 2ft 6ft 10ft

**Reflected Ceiling and Lighting Plan**

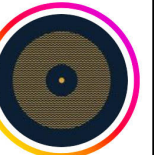
SITE ADDRESS:  
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ALAMEDA CA 94501

PROJECT:  
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 REV DATE:

A1.3

SHEET NO. 06



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# Interior Elevations - North & East

SITE ADDRESS:  
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ALAMEDA CA 94501

PROJECT:  
Vinyl Wine Bar

DWG DATE: 6-5-2024  
REV DATE: 7-10-2024  
REV DATE:  
REV DATE:

## A2.1

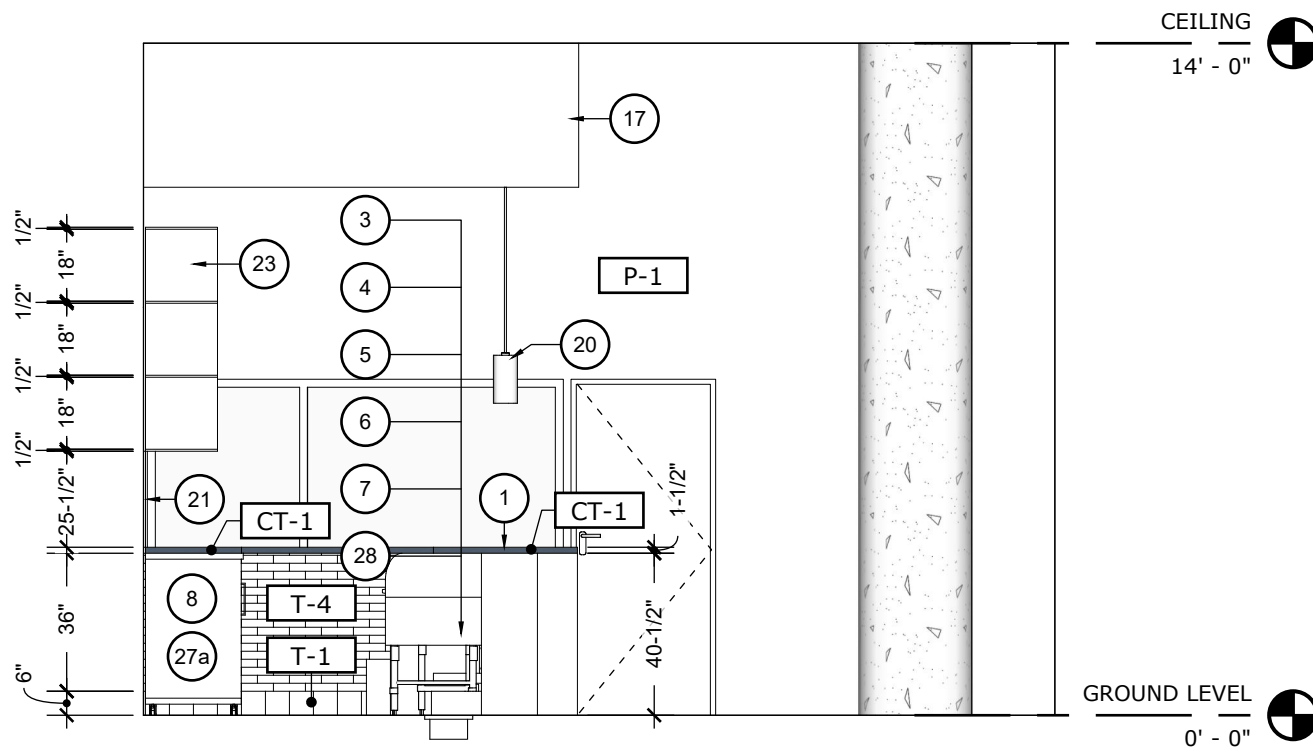
SHEET NO. 07

### EQUIPMENT NOTES:

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**AUTOCOLOR: U34SPACESAVER ACM30005**
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**ZURN: Z1900**
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**AVANTCO: UBB-72G-HC**
- 17 SOFFIT  
-see detail on A2.5/D2
- 20 PENDANT LIGHT
- 21 MIRROR WALL: 6' x 2' PANELS
- 23 18" x 18" VINYL WINE CABINETRY
- 26 PERSONAL STORAGE LOCKERS, ON CASTERS
- 27 DRY STORAGE = >25% OF PRODUCTION SPACE (150sqft), RAISED ON CASTERS, ALL LAMINATED MATERIAL INSIDE AND OUTSIDE
  - a) UNDERCOUNTER STORAGE CABINET: 56"W x 24"D x 36"H, 18sqft OF DRY STORAGE SHELVING
  - b) STANDING LOCKING STORAGE CABINET: 4'W x 2'D x 8'H, 32sqft OF DRY STORAGE SHELVING
- 28 CHEMICAL SHELF: 12" x 12", 8"AFF

### FINISH LEGEND:

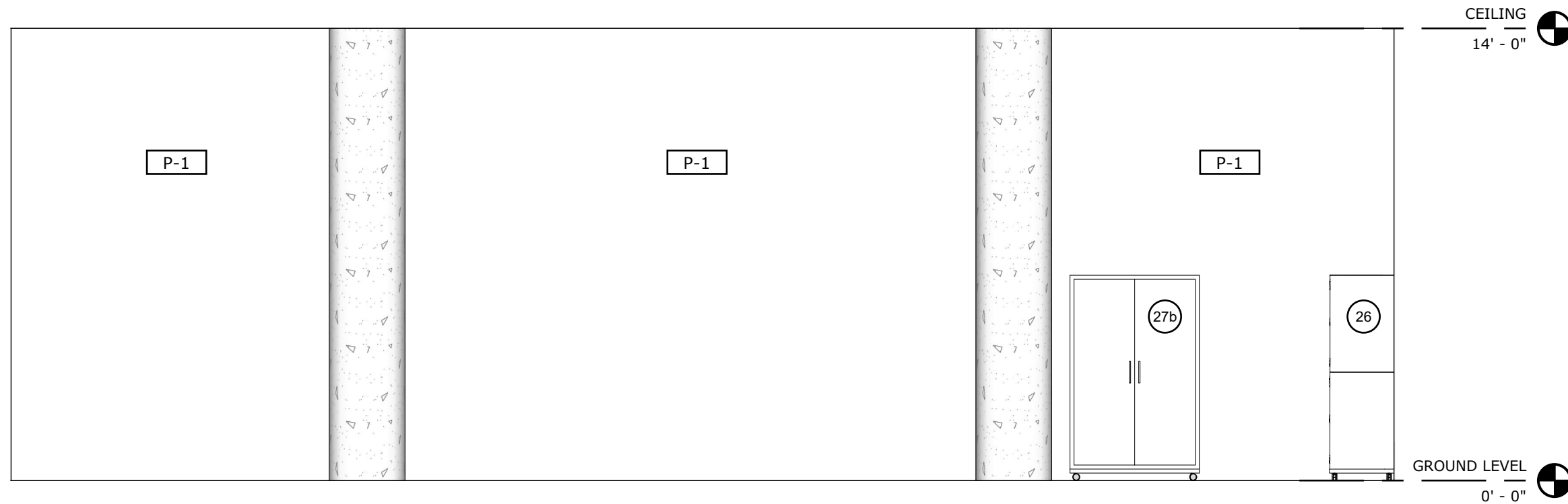
- T-1 BAR AREA FLOOR TILE: 6" x 6" CUT W/ 6"H COVERED BASE TILE TO INTEGRATE WITH WALL -see detail on A2.5/D1-
- T-4 UNDERCOUNTER TILE: 2" x 8" SUBWAY STYLE TILE
- CT-1 COUNTERTOP: QUARTZ, GREY SLATE
- P-1 WALL PAINT: WHITE



A INTERIOR ELEVATION - NORTH

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

0ft 2ft 6ft 10ft



B INTERIOR ELEVATION - EAST

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

0ft 2ft 6ft 10ft



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PROJECT: Interior Elevations - South & West

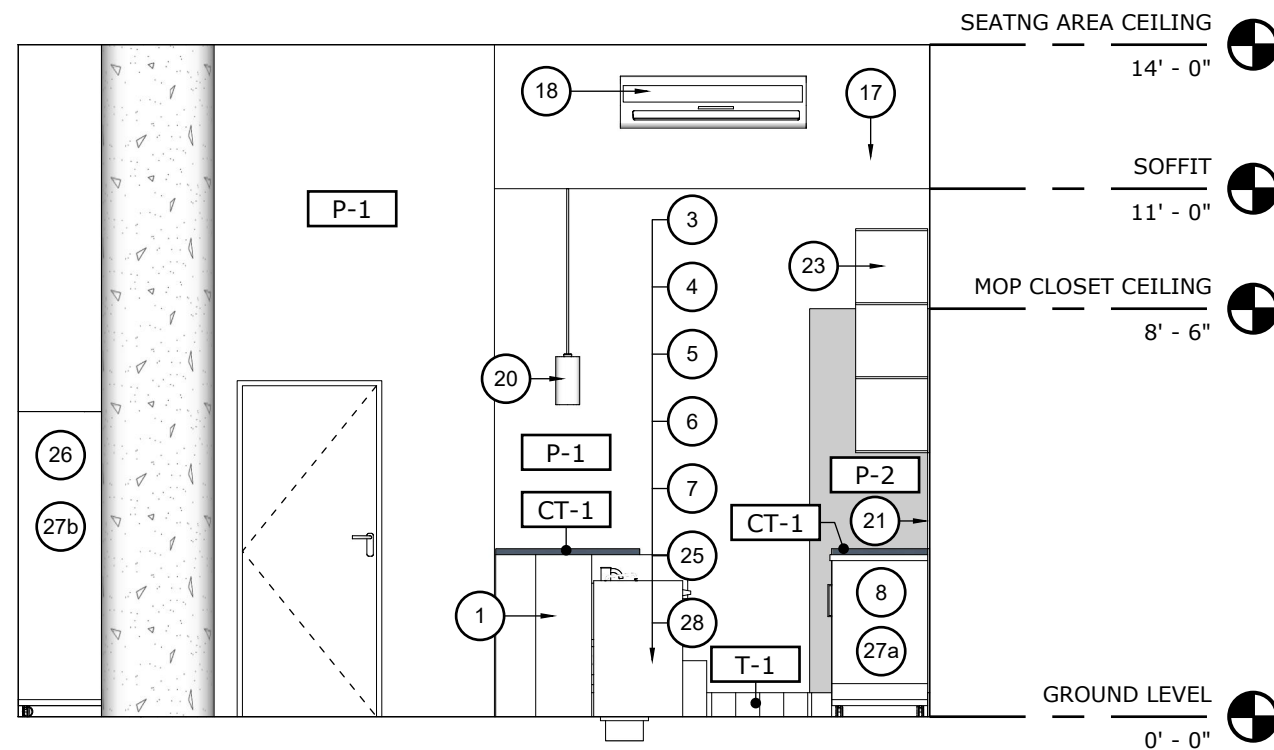
SITE ADDRESS: 2350 SARATOGA STREET, UNIT 166 ALAMEDA CA 94501

PROJECT: Vinyl Wine Bar

DWG DATE: 6-5-2024  
REV DATE: 7-10-2024  
REV DATE:  
REV DATE:

A2.2

SHEET NO. 08



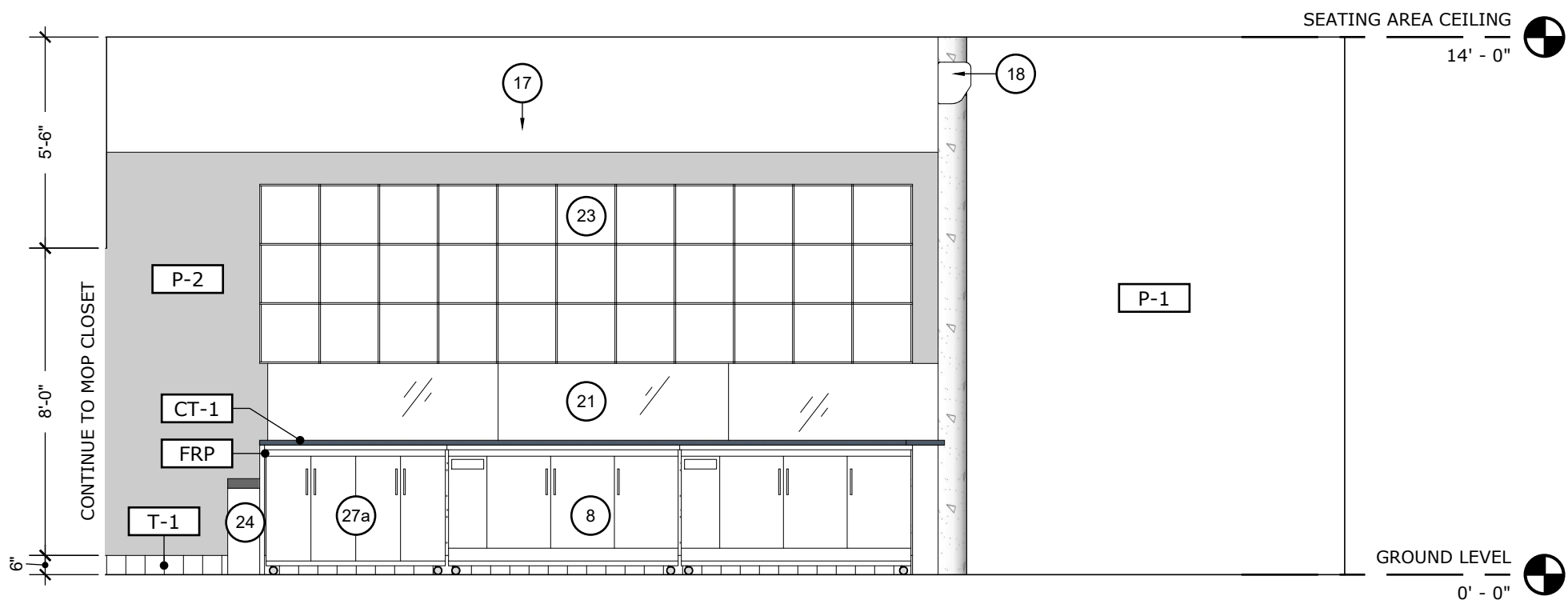
C INTERIOR ELEVATION - SOUTH

Scale: 1/4" = 1'-0"  
0ft 2ft 6ft 10ft

- FINISH LEGEND:**
- T-1 BAR AREA FLOOR TILE: 6" x 6" CUT W/ 6"H COVERED BASE TILE TO INTEGRATE WITH WALL -see detail on A2.5/D1-
  - CT-1 COUNTERTOP: QUARTZ, GREY SLATE
  - P-1 WALL PAINT: WHITE
  - P-2 WALL PAINT: GREY
  - FRP FIBER-REINFORCED POLYMER

**EQUIPMENT NOTES:**

- 1 BAR COUNTER: LAMINATED MATERIAL UNDERNEATH, NO EXPOSED WOOD SUBSTRATE
- 3 DISHWASHER: WATER CONSUMPTION 1.04 gal/rack, 20 x 20 DISH RACKS AND 13" TALL WARE  
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**ZURN: Z1900**
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**REGENCY: 600HS17SP**
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**ADVANCE TABCO: SLC-73C-L**
- 8 UNDERCOUNTER FRIDGE: 73" BLACK COUNTER HEIGHT NARROW GLASS DOOR BACK BAR REFRIGERATOR WITH LED LIGHTING  
**AVANTCO: UBB-72G-HC**
- 17 SOFFIT -see detail on A2.5/D2
- 18 AC UNIT
- 20 PENDANT LIGHT
- 21 MIRROR WALL: 6' x 2' PANELS
- 23 18" x 18" VINYL WINE CABINETRY
- 24 TRASH CAN
- 25 PAPER TOWEL HOLDER
- 26 PERSONAL STORAGE LOCKERS, ON CASTERS
- 27 DRY STORAGE = >25% OF PRODUCTION SPACE (150sqft), RAISED ON CASTERS, ALL LAMINATED MATERIAL INSIDE AND OUTSIDE  
a) UNDERCOUNTER STORAGE CABINET: 56"W x 24"D x 36"H, 18sqft OF DRY STORAGE SHELVING  
b) STANDING LOCKING STORAGE CABINET: 4'W x 2'D x 8'H, 32sqft OF DRY STORAGE SHELVING
- 28 CHEMICAL SHELF: 12" x 12", 8" AFF



D INTERIOR ELEVATION - WEST

Scale: 1/4" = 1'-0"  
0ft 2ft 6ft 10ft





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A2.3

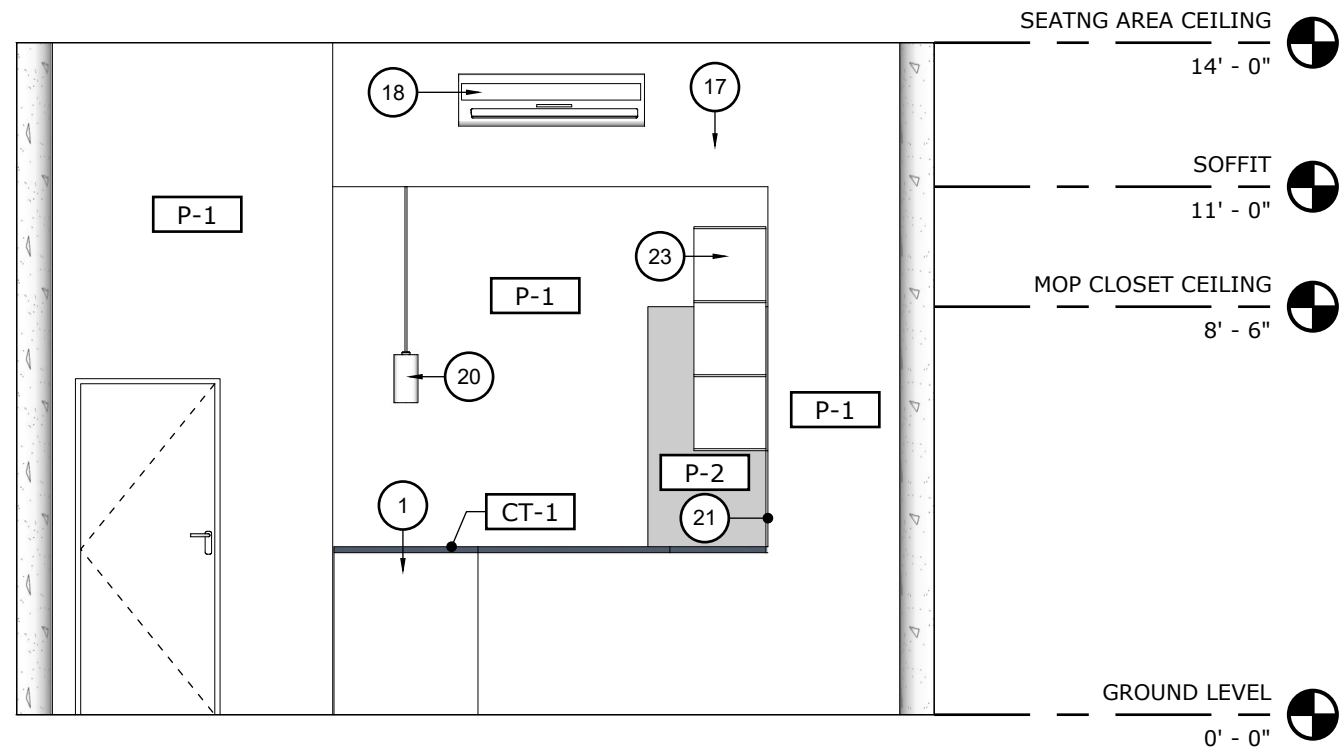
SHEET NO. 09

### EQUIPMENT NOTES:

- 1 BAR COUNTER: LAMINATED MATERIAL UNDERNEATH, NO EXPOSED WOOD SUBSTRATE
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- 17 SOFFIT  
-see detail on A2.5/D2
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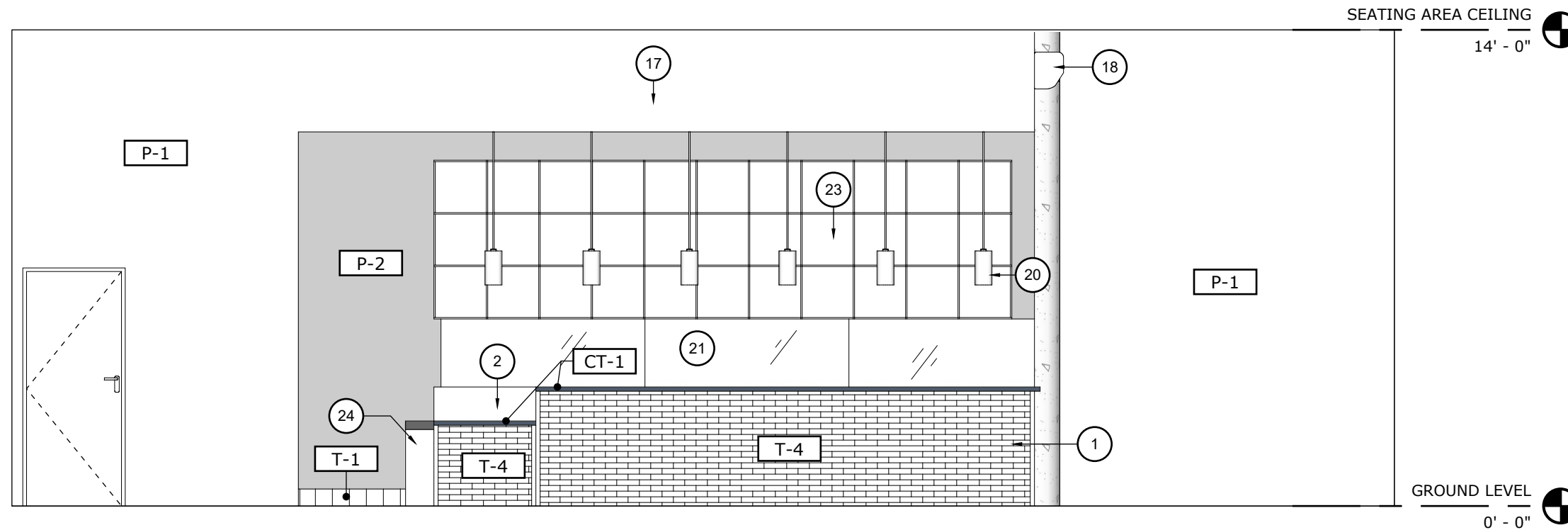
### FINISH LEGEND:

- T-1 BAR AREA FLOOR TILE: 6" x 6" CUT W/ 6"H COVED BASE TILE TO INTEGRATE WITH WALL  
-see detail on A2.5/D1-
- T-4 UNDERCOUNTER TILE: 2" x 8" SUBWAY STYLE TILE
- CT-1 COUNTERTOP: QUARTZ, GREY SLATE
- P-1 WALL PAINT: WHITE
- P-2 WALL PAINT: GREY



E INTERIOR ELEVATION - BAR

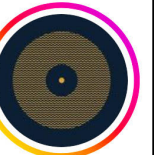
Scale: 1/4" = 1'-0"



F INTERIOR ELEVATION - BAR

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





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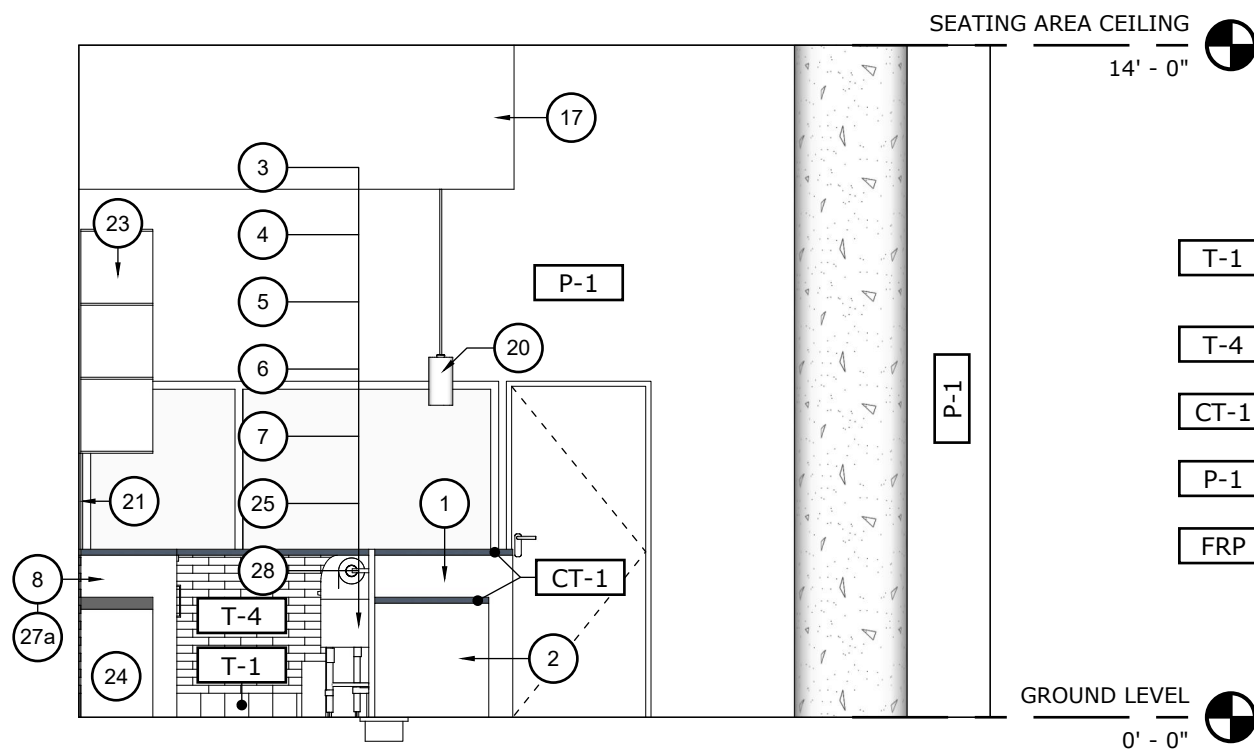
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REV DATE:

**A2.4**

SHEET NO. 10



**G** INTERIOR ELEVATION - NORTH

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

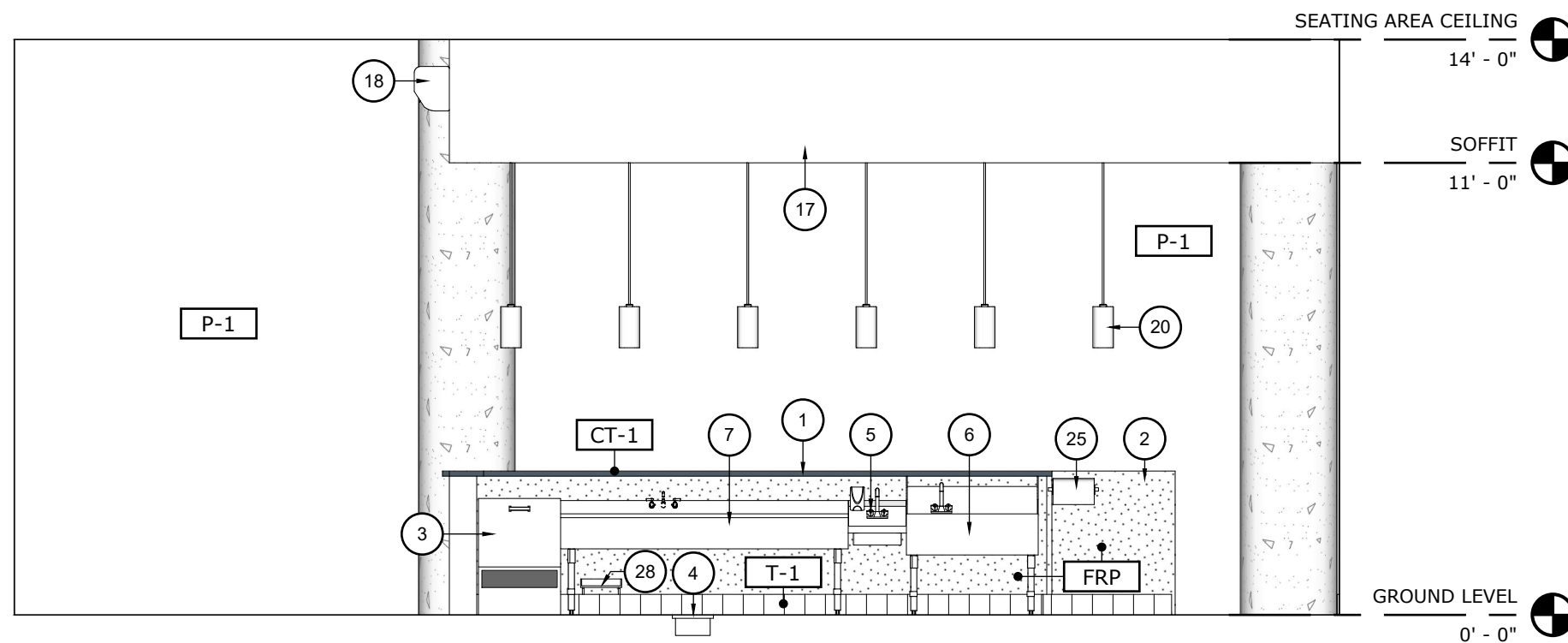


**FINISH LEGEND:**

- T-1** BAR AREA FLOOR TILE: 6" x 6" CUT W/ 6"H COVERED BASE TILE TO INTEGRATE WITH WALL -see detail on A2.5/D1-
- T-4** UNDERCOUNTER TILE: 2" x 8" SUBWAY STYLE TILE
- CT-1** COUNTERTOP: QUARTZ, GREY SLATE
- P-1** WALL PAINT: WHITE
- FRP** FIBER-REINFORCED POLYMER

**EQUIPMENT NOTES:**

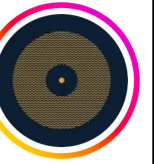
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- 28** CHEMICAL SHELF: 12" x 12", 8"AFF



**H** INTERIOR ELEVATION - EAST

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





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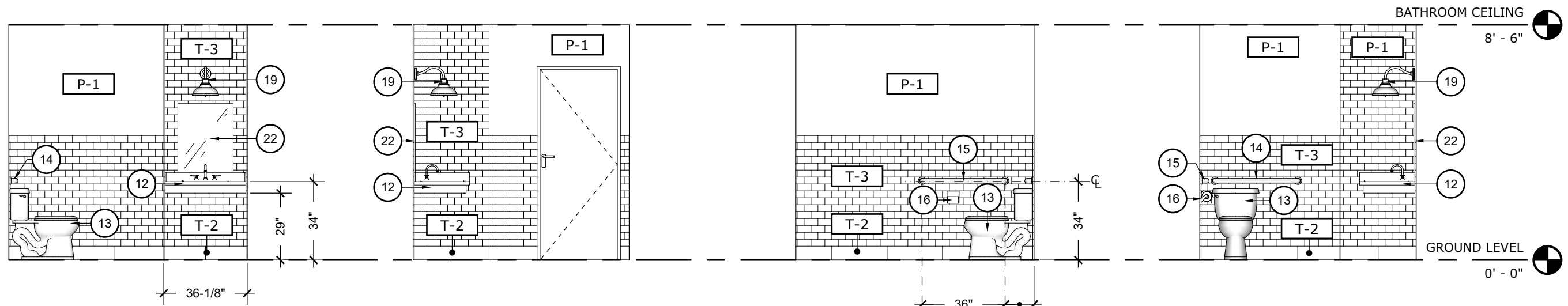
SITE ADDRESS:  
2350 SARATOGA STREET, UNIT 166  
ALAMEDA CA 94501

PROJECT:  
Vinyl Wine Bar

DWG DATE: 6-5-2024  
REV DATE: 7-10-2024  
REV DATE:  
REV DATE:

A2.5

SHEET NO. 11

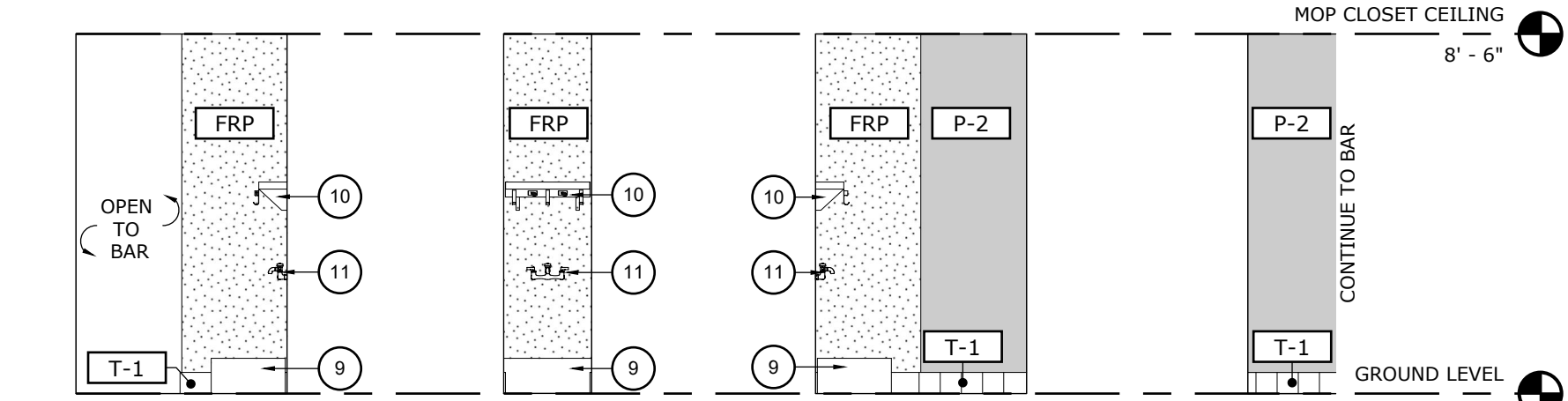


I INTERIOR ELEVATION - BATH  
Scale: 1/4" = 1'-0"  
0ft 2ft 6ft 10ft

J INTERIOR ELEVATION - BATH  
Scale: 1/4" = 1'-0"

K INTERIOR ELEVATION - BATH  
Scale: 1/4" = 1'-0"

L INTERIOR ELEVATION - BATH  
Scale: 1/4" = 1'-0"



M1 MOP CLOSET ELEVATION  
Scale: 1/4" = 1'-0"  
0ft 2ft 6ft 10ft

M2 MOP CLOSET ELEVATION  
Scale: 1/4" = 1'-0"

M3 MOP CLOSET ELEVATION  
Scale: 1/4" = 1'-0"

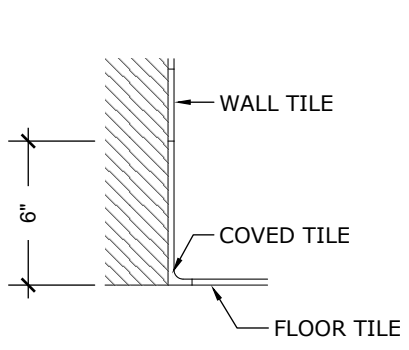
M4 MOP CLOSET ELEVATION  
Scale: 1/4" = 1'-0"

**EQUIPMENT NOTES:**

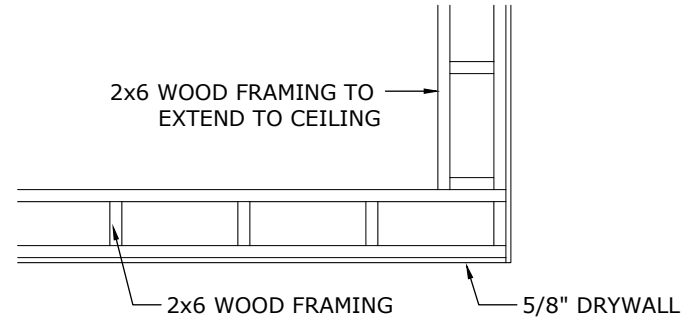
- 9 MOP SINK: BOWL 16" x 20" x 6", O.A. 21"W x 25"L x 10"D, DISTANCE TO DRAIN 10-1/2"  
**ADVANCE TABCO: 9-OP-20**
- 10 MOP SHELF: 8" x 24" UTILITY SHELF  
**ADVANCE TABCO: K-245**
- 11 MOP FAUCET: SPOUT LENGTH 2-1/2", FAUCET HEIGHT 3-13/16", FAUCET CENTERS 8"  
**WATERLOO:750FSS8**
- 12 BATHROOM SINK
- 13 ACCESSIBLE TOILET: SEAT HEIGHT 15" MIN
- 14 36" GRAB BAR
- 15 36" GRAB BAR
- 16 TOILET PAPER DISPENSER
- 19 SCONCE LIGHT
- 22 MIRROR 24" X 30"

**FINISH LEGEND:**

- T-1 BAR AREA FLOOR TILE: 6" x 6" CUT W/ 6"H COVERED BASE TILE TO INTEGRATE WITH WALL -see detail on A2.5/D1-
- T-2 BATHROOM FLOOR TILE: 1' x 2' CUT W/ 6"H COVERED BASE TILE TO INTEGRATE WITH WALL -see detail on A2.5/D1-
- T-3 WALL TILE: 3" x 6" SUBWAY STYLE TILE, WHITE
- P-1 WALL PAINT: WHITE
- P-2 WALL PAINT: GREY
- FRP FIBER-REINFORCED POLYMER



D1 COVERED BASE TILE DETAIL  
Scale: 1-1/2" = 1'-0"  
0ft 1ft



D2 SOFFIT DETAIL  
Scale: 1/2" = 1'-0"  
0ft 2ft 4ft



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PROJECT:  
Vinyl Wine Bar

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D1.0

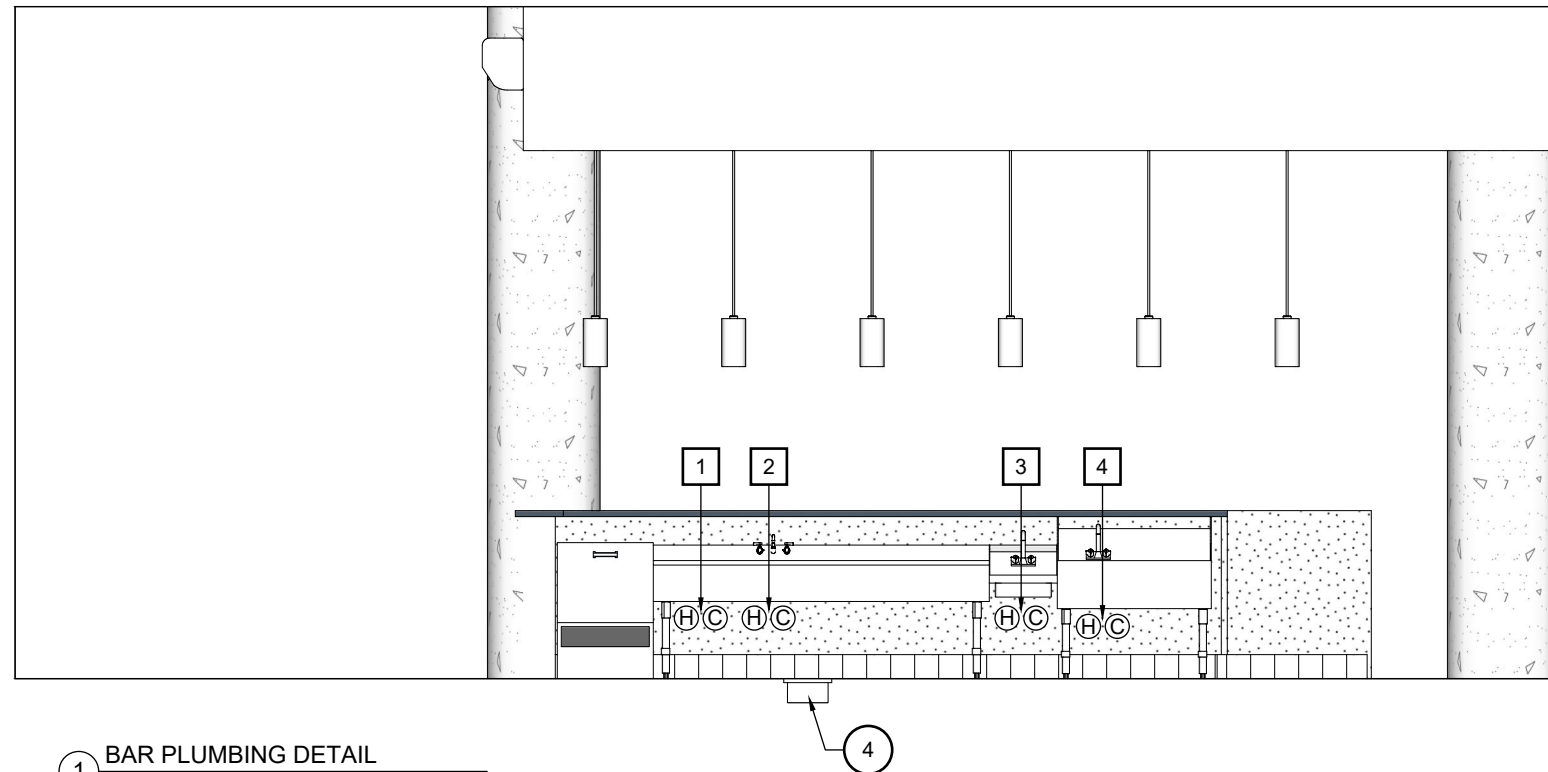
SHEET NO. 12

### PLUMBING NOTES

- 1 DISHWASHER HOT AND COLD WATER STUB OUTS
- 2 3-COMP SINK HOT AND COLD WATER STUB OUTS
- 3 HANDWASHING SINK HOT AND COLD WATER STUB OUTS
- 4 PREPARATION SINK HOT AND COLD WATER STUB OUTS
- 5 MOP FAUCET HOT AND COLD WATER STUB OUTS

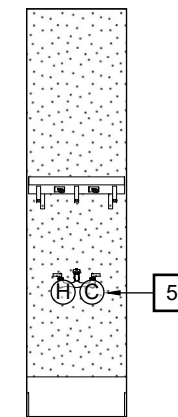
### EQUIPMENT NOTES:

- 4 FLOOR SINK: 12" x 12", 6" SUMP DEPTH, FLUSH W/ FLOOR  
ZURN: Z1900



1 BAR PLUMBING DETAIL  
Scale: 1/4" = 1'-0"

0ft 2ft 6ft 10ft



2 MOP CLOSET PLUMBING DETAIL  
Scale: 1/4" = 1'-0"


0ft 2ft 6ft 10ft



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**Table 1: Water Heater Ratings**

Model	Input (MBH)		Gross Output (MBH)	Recovery Rate (GPH)	 Thermal Efficiency (%)	Combustion Efficiency (%)
	Min.	Max.				
1000	200	1000	980	1188	98	97
1250	250	1250	1225	1485	98	97
1500	300	1500	1470	1782	98	97
2000	400	2000	1960	2376	98	96.9

<sup>1</sup> Ratings shown are for installations at sea level and elevations up to 2000 ft. at minimum vent length. For high altitude installations above 2000 ft. consult factory.

**Table 2: Water Heater Specifications**

Specification	Water Heater Models			
	1000	1250	1500	2000
Fuel	NG or LP	NG or LP	NG or LP	NG or LP
Max. Water Temp. (°F) <sup>1</sup>	210	210	210	210
Max. Working Pres. (psi)	160	160	160	160
Standard Temperature & Pressure Relief Valve (psi)	150	150	150	150
Water Vol. (gal)	12	12	13.9	17.2
Heat Transfer Area (sq. ft.)	100	100	120	153
Approx. Shipping Weight (lb)	922	922	1217	1217

<sup>1</sup>Appliance will go into hard lockout if temperature exceeds 200 °F.

**Table 3: Hot Water Calculations**

Building Fixture Units				
Item	Fixture Units (H + C)	Fixture Units (H only)	Number of Items	Total Fixtures (H only)
<b>Food Production Units (4)</b>				
Lavatory	1	0.5	8	4
Mop Sink	1.5	0.75	4	3
Dishwasher (Commercial)	5	2.5	4	10
Service Sinks	1.5	0.75	12	9
<b>Residential Units (196)</b>				
Lavatory	1	0.5	216	108
Kitchen Sink w/ Dishwasher (Domestic)	1.5	0.75	196	147
Bathtub / Combo Bathshower	4	2	196	392
Clothing Washer	4	2	196	392
Water Closet	2.5	0	204	0
<b>Calculations</b>				
Fixture Unit Calculation			Maximum Total HWSFU	1065
Diversity Factor	10%		Diversified Total HWSFU	106.5
Diversified Fixture Units to Gallons Per Minute Conversion			Diversified Total GPM	50
<b>Hot Water Boiler System w/ Storage Tank</b>				
Item	Quantity	Hot Water Recovery GPH Per Unit	Combined GPH	Combined GPM
Hot Water Boiler System (AMPW 1500)	2	1782	3564	59.4
Hot Water Storage Tank (600gal)	1			

Maximum Total HWSFU: 1065

Diversified Total GPM: 50

Hot Water Boiler System Combined GPM: 59.4

**Hot Water Calculations**

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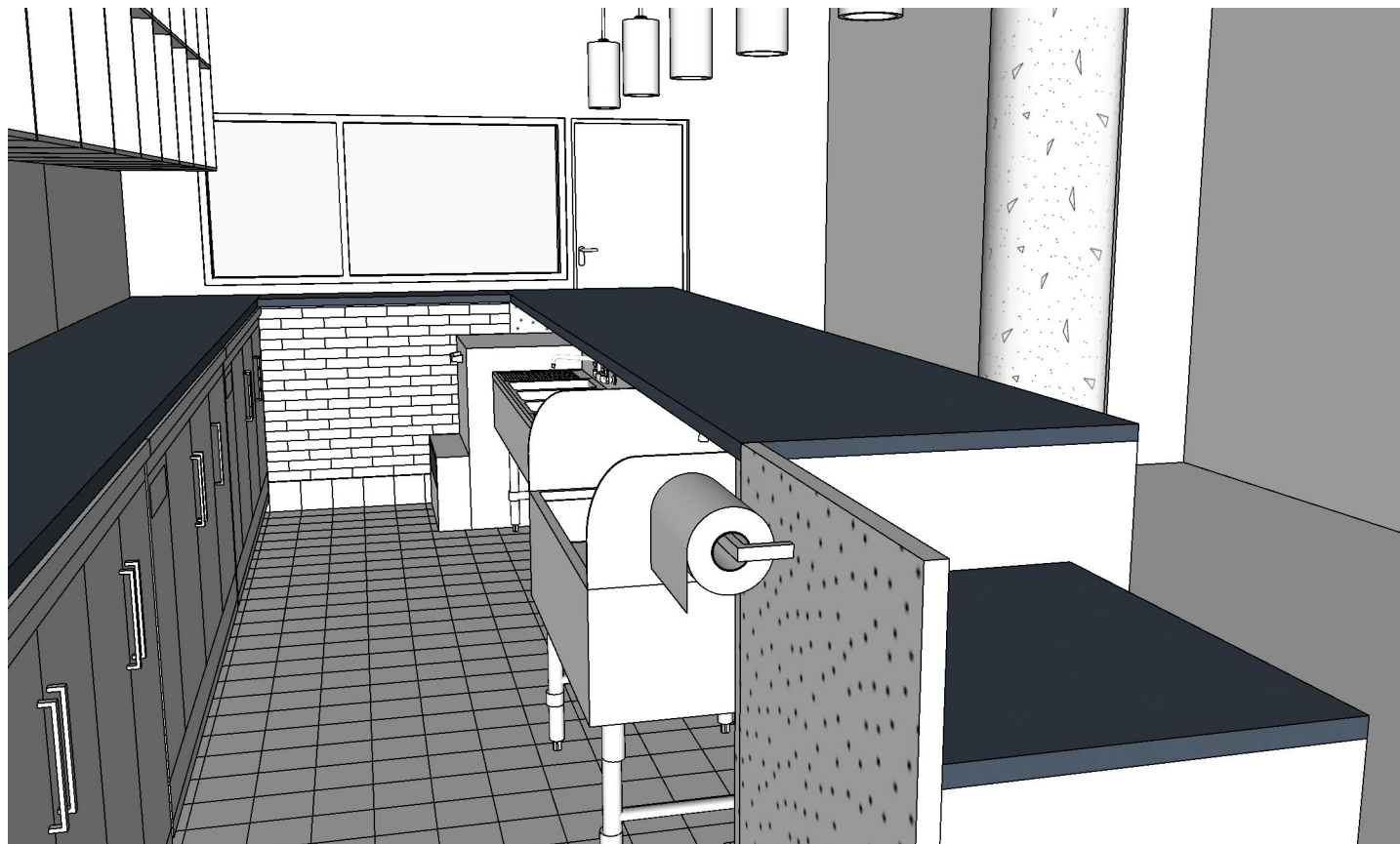
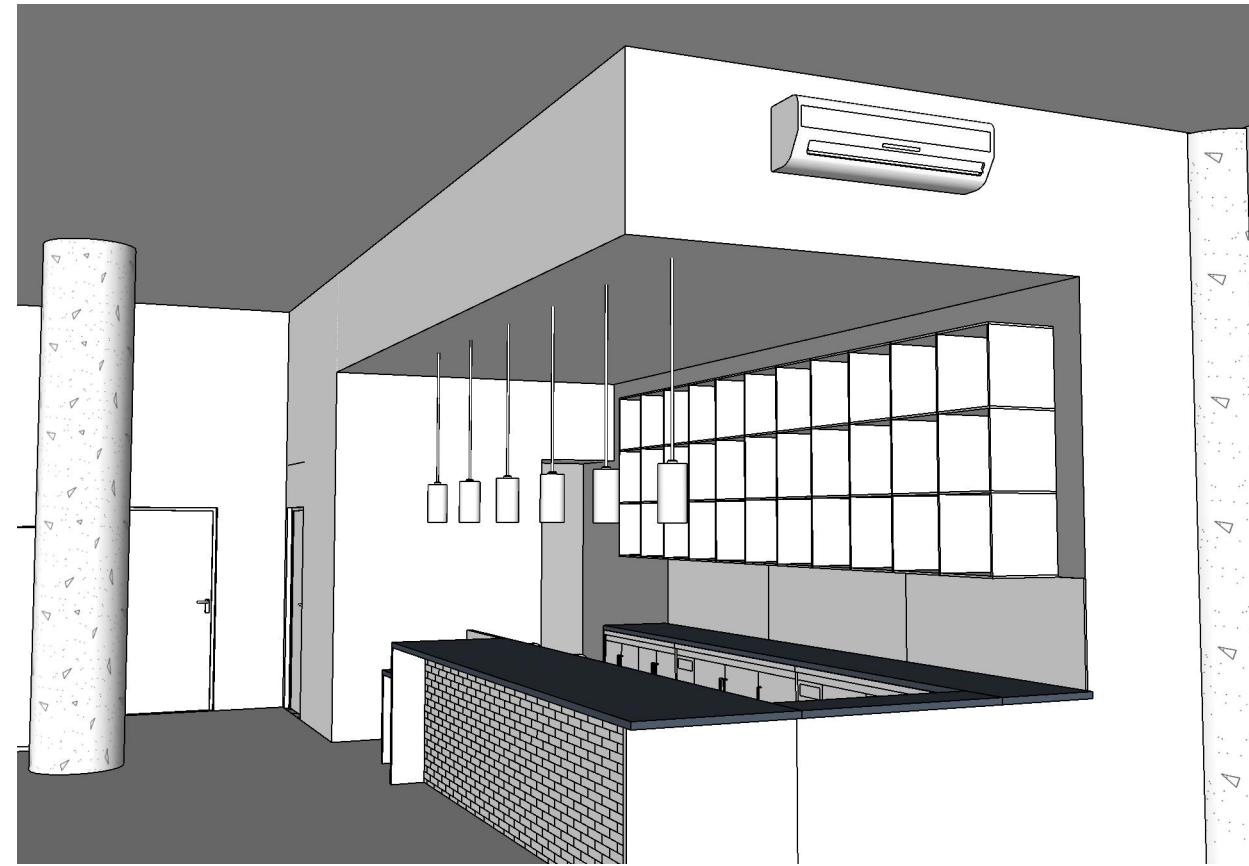
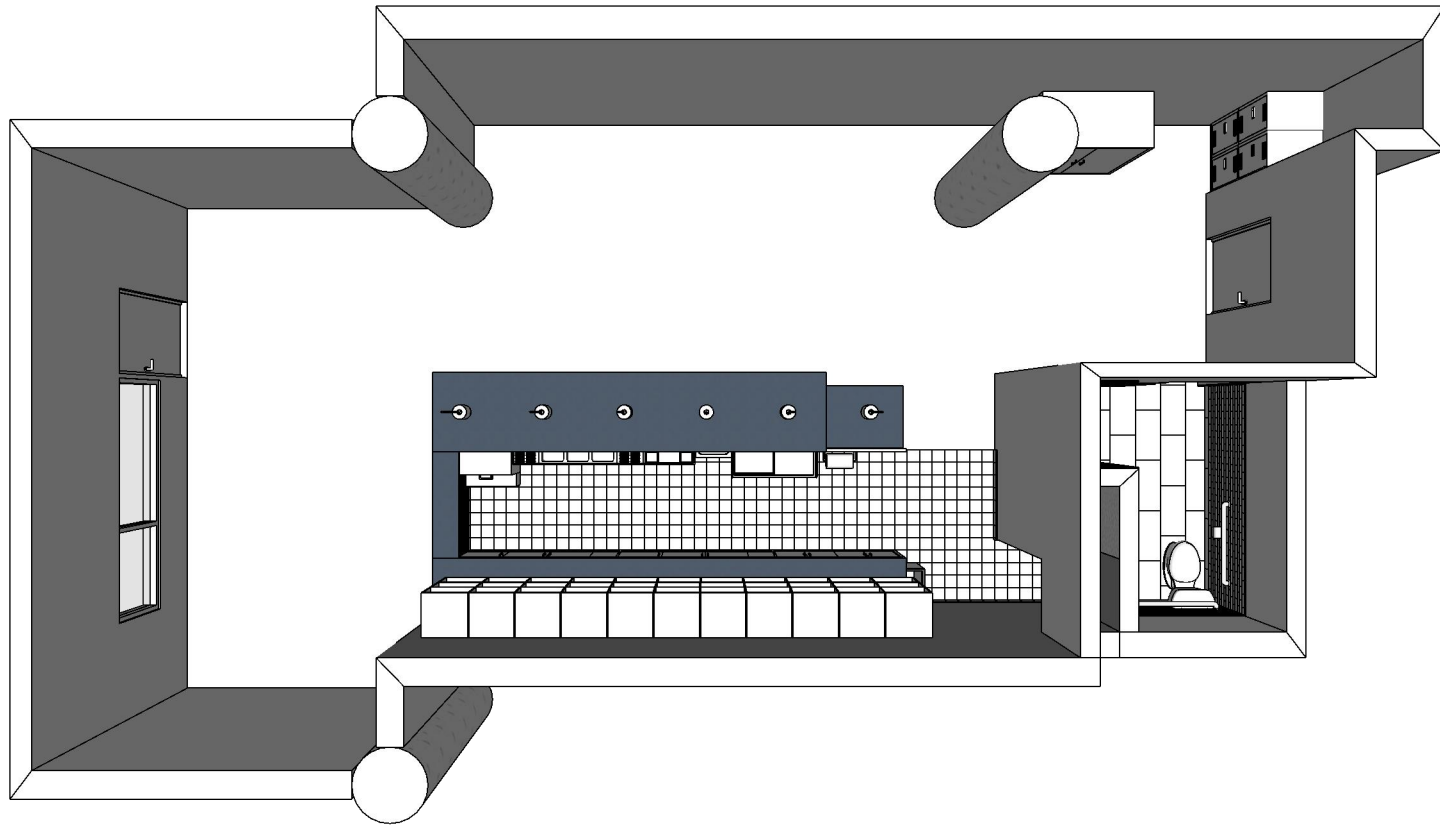
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SHEET NO. 13



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2350 SARATOGA STREET, UNIT 166  
ALAMEDA CA 94501

**3D Model & Perspectives**

PROJECT:  
**Vinyl Wine Bar**

DWG DATE: 6-5-2024  
REV DATE: 7-10-2024  
REV DATE:  
REV DATE:

**A3.1**

SHEET NO. 14

