



# PARK ESQUINA

BLANDING AVENUE



ADJACENT LOT



SUBJECT LOT

PARK STREET

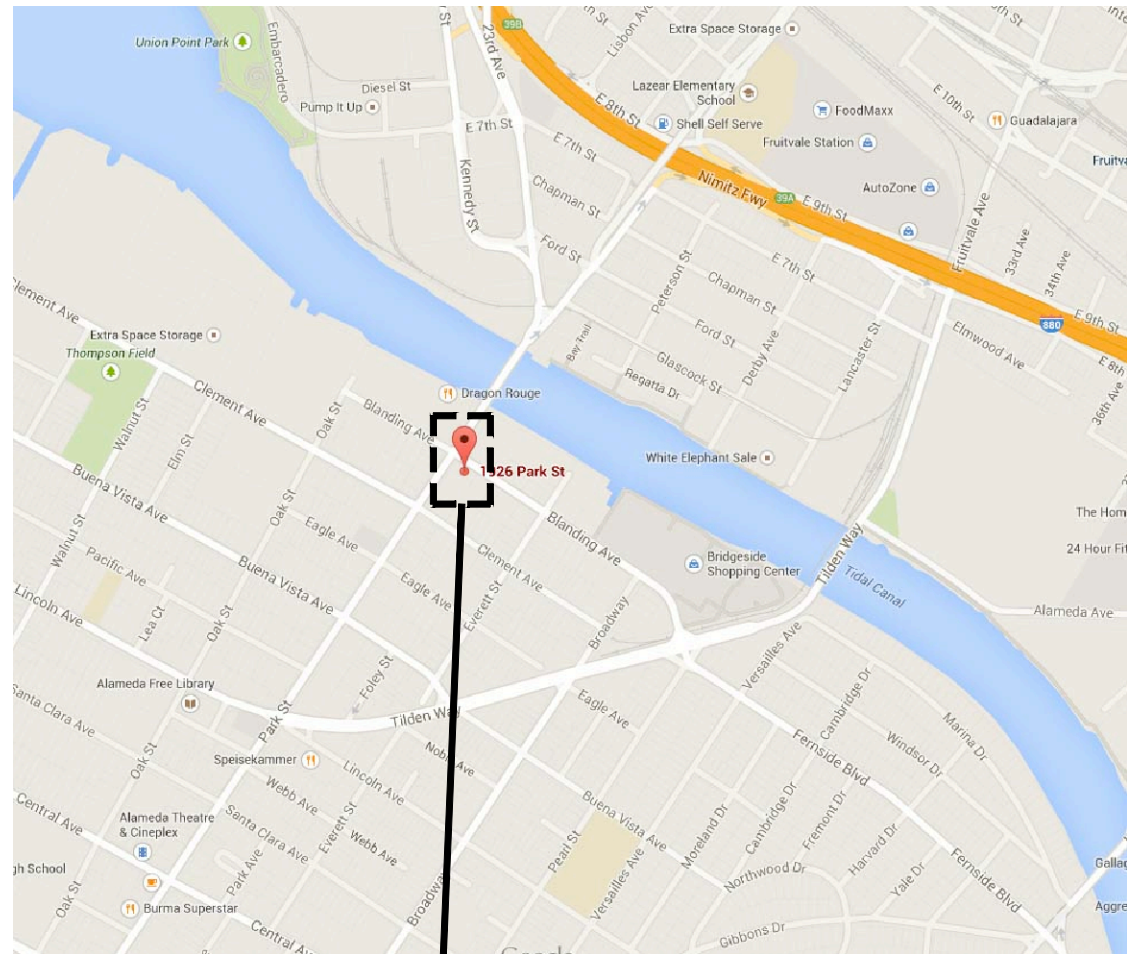


SUBJECT LOT



ADJACENT LOT

## VICINITY MAP



SUBJECT PROPERTY

## SCOPE OF WORK

PROPOSED CORE AND SHELL OF A NEW COMMERCIAL FACILITY COMPOSED OF A SERIES OF FIVE SMALLER TWO-STORY STRUCTURES.

STRUCTURE AT THE CORNER OF PARK STREET AND BLANDING AVENUE TO HOUSE RETAIL AND/OR RESTAURANT ON THE GROUND FLOOR AND RESIDENTIAL UNIT ON THE SECOND AND THIRD FLOORS WITH A PRIVATE ROOF DECK ABOVE THE SECOND FLOOR.

FOUR ADDITIONAL STRUCTURES ALONG BLANDING AVENUE TO HOUSE OFFICE TENANTS ON GROUND FLOOR AND SECOND FLOOR.

SEPARATE PERMITS: TENANT IMPROVEMENT WORK TO BE UNDER SEPARATE PERMITS, INCLUDING COMMERCIAL KITCHEN REQUIREMENTS FOR RESTAURANT TENANT.

## PROJECT INFORMATION

**ADDRESS:** 1926 PARK STREET  
ALAMEDA, CA 94501

**PARCEL:** 70-194-1

**ZONING DISTRICT:** NP-G, NORTH PARK ST GATEWAY  
**CONSTRUCTION TYPE:** VB

**PROPOSED USE:** RETAIL / CAFE, WORK-LIVE & OFFICE

**OCCUPANCY TYPE:** GROUP B (BUSINESS)

**LOT AREA:** 6,693 sf

SETBACKS:	MINIMUM	PROPOSED
FRONT:	0'	0'
REAR:	0'	10'
SIDE STREET:	0' - 15'	0' FOR 20'
SIDE YARD:	0'	10'

**BUILDING HEIGHT & BULK:**

	HEIGHT	# STORIES
PROPOSED:	+/- 29'-2"	THREE
PERMITTED:	60'	SIX

**PARKING:**  
NINE (9) REQUIRED PARKING SPACES WILL BE PROVIDED OFF-SITE WITHIN A DISTANCE OF 1,000 FEET

## PROJECT DIRECTORY

**OWNER**  
MARCEL SENGUL  
1726 PARK STREET  
ALAMEDA, CA 94501  
TEL: 415 503 8629  
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**ARCHITECT**  
BRIDGETT SHANK  
TIMBRE ARCHITECTURE  
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OAKLAND, CA 94610  
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**STRUCTURAL ENGINEER**  
NATE WILLIAMS  
MOSSWOOD ENGINEERING  
3360 ADELINE STREET  
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## DRAWING INDEX

**GENERAL**  
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**LANDSCAPE**  
L3.0 LANDSCAPE PLAN

**ARCHITECTURAL**  
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A2.1 SECOND FLOOR PLAN  
A2.2 ROOF PLAN  
A3.0 EXTERIOR ELEVATIONS  
A3.1 EXTERIOR ELEVATIONS  
A3.2 EXTERIOR ELEVATIONS  
A10.0 WINDOW AND DOOR SCHEDULE

PROJECT  
Park Esquina

ADDRESS  
1926 Park Street  
Alameda, CA 94501

OWNER  
Marcel Sengul  
Park Esquina, LLC

CURRENT RELEASE DATE  
October 05, 2015

CURRENT RELEASE SET  
DESIGN REVIEW

PREVIOUS RELEASE  
ISSUE DATE

SHEET TITLE  
PROJECT  
INFORMATION

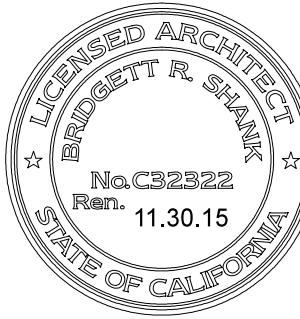
SCALE  
JOB NUMBER  
DRAWN BY  
NTS  
14-10  
BS

G0.0



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ARCHITECTURE

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PARK STREET

BLANDING AVENUE

PLANTING LEGEND

SYB	PLANT NAMES	QTY/SIZE
	QUERCUS AGRIFOLIA 'NATURAL' COAST LIVE OAK	(6) 36" BOX
	ARBUTUS MARINA 'MULTI' STRAWBERRY TREE	(8) 24" BOX
	FESTUCA MAIREI ATLAS FESCUE	(50) 1 GAL
	MUHLENBERGIA RIGENS DEER GRASS	(40) 5 GAL
	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	(48) 1 GAL

SYB	PLANT NAMES	QTY/SIZE
	LEYMUS CONDENSATUS CANYON PRINCE WILD RYE	(62) 1 GAL
	SALVIA SPATHACEA HUMMINGBIRD SAGE	(30) 1 GAL
	WOODWARDIA FIMBRIATA GIANT CHAIN FERN	(50) 5 GAL
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	(50) 1 GAL

SYMBOL LEGEND

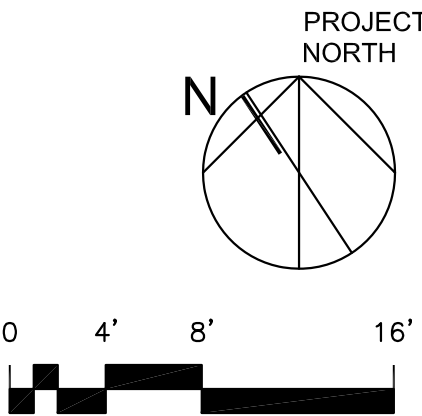
- PROPERTY LINE
- (E) HARDSCAPE TO BE REMOVED AND REPLACED WITH PERMEABLE LANDSCAPING
- (E) HARDSCAPE TO REMAIN
- RESURFACED HARDSCAPE, SLOPE TO DRAIN MIN. 1/4" PER FOOT

LANDSCAPE NOTES

- LANDSCAPING AND PLANT SELECTIONS TO FOLLOW BAY-FRIENDLY LANDSCAPE GUIDELINES.
- ALL PLANTS TO BE NON-INVASIVE, LOW WATER PLANTS. NATIVE SPECIES WILL BE PRIORITIZED. SEE PLANT LIST BELOW.
- LOCATION AND QUANTITY OF TREES AS INDICATED ON LANDSCAPE PLAN. SPECIES PLACEMENT TO BE DETERMINED.
- QUANTITY AND PLACEMENT OF SHRUBS AND PERENNIALS WITHIN LANDSCAPE REAS TO BE DETERMINED.
- PERMEABLE PAVER ZONES TO BE NDZ EZ ROLL GRAVEL PAVER CELLS OR SIMILAR.



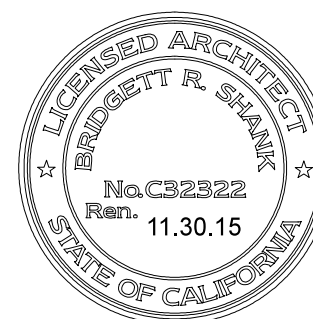
(5) 36"x36"x36"X 3/4" THICK RAISED STEEL PLANTERS: TBD





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SHEET TITLE

**SITE PLAN**

SCALE	1/8" = 1'-0"
JOB NUMBER	14-10
DRAWN BY	BS

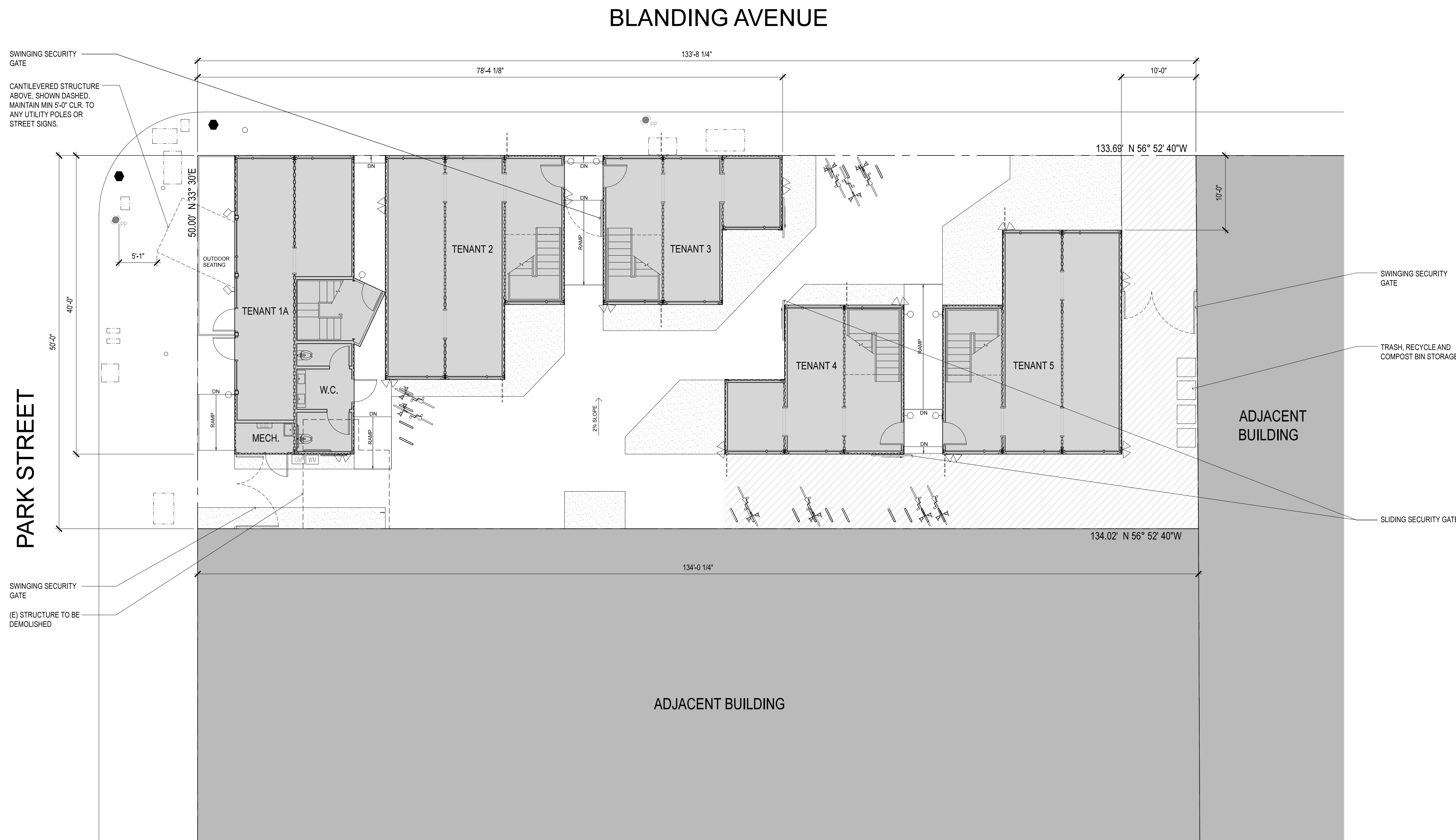
**A1.0**

## SYMBOL LEGEND

- PROPERTY LINE
- FIRE HYDRANT
- POWER POLE
- TRAFFIC SIGNAL
- UNDERGROUND UTILITY ACCESS PANEL
- WATER METER
- GAS METER
- MAIN ELECTRICAL PANEL
- SLOPE OF FIN. GRADE
- MOTION ACTIVATED SECURITY LIGHTS & CAMERAS
- ARCHITECTURAL ACCENT LIGHTING
- DECORATIVE SCONCE LIGHTING

## SHEET NOTES

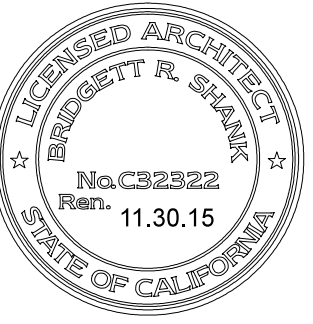
- SIX (6) PARKING SPACES TO BE PROVIDED OFF-SITE WITHIN 1,000 FEET OF SITE.
- LANDSCAPING AND PLANT SELECTIONS TO FOLLOW BAY-FRIENDLY LANDSCAPE GUIDELINES. SEE LANDSCAPE PLAN, SHEET A1.1 FOR MORE INFORMATION.
- PROJECT TO COMPLY WITH CITY OF ALAMEDA STORMWATER REQUIREMENTS CHECKLIST AND SHALL INCORPORATE PERMANENT STORMWATER DESIGN TECHNIQUES, SOURCE CONTROL MEASURES, AND BEST MANAGEMENT PRACTICES AS INDICATED AND IN ACCORDANCE WITH THE ALAMEDA COUNTY CLEAN WATER PROGRAM'S C3 TECHNICAL GUIDANCE MANUAL.
- ADHERE TO THE CITY OF ALAMEDA'S URBAN RUNOFF BEST MANAGEMENT PRACTICES STANDARDS TO PROTECT WATER QUALITY DISCHARGES TO THE MUNICIPAL STORM DRAINAGE SYSTEM DURING CONSTRUCTION.
- ALL DOWNSPOUTS TO DISCHARGE INTO PERMEABLE AREAS. DOWNSPOUTS AT PAVED AREAS TO CONNECT TO PERMEABLE AREAS BELOW GRADE AND DISCHARGE BELOW SURFACE.
- SLOPE HARDSCAPE TO DRAIN IN DIRECTION INDICATED ON PLAN. DIRECT PATH OF WATER INTO PERMEABLE AREAS WHEN POSSIBLE.
- FOLLOW BEST MANAGEMENT PRACTICES (BMPs).
- PROVIDE (N) UNDERGROUND UTILITY HOOK-UP TO SITE.
- LOCATION OF SECURITY LIGHTS AND CAMERAS TO BE VERIFIED ON SITE WITH INPUT FROM REPRESENTATIVES OF THE ALAMEDA POLICE FORCE AND/OR BUILDING DEPARTMENT.
- LOCATION AND DIRECTION OF ARCHITECTURAL ACCENT LIGHTING TO BE VERIFIED ON SITE. PLACEMENT SHALL BE AT CORNER UNIT ONLY, TO HIGHLIGHT CANTILEVER AND ARCHITECTURAL FEATURES. LIGHT SHALL BE EITHER WALL-WASHING OR DIRECTED DOWNWARD TO MINIMIZE LIGHT POLLUTION AND GLARE.
- ALL SECURITY GATES TO BE CLOSED AND LOCKED AFTER BUSINESS HOURS. SEE EXTERIOR ELEVATIONS AND 5/A10.0 FOR MORE DETAILS.





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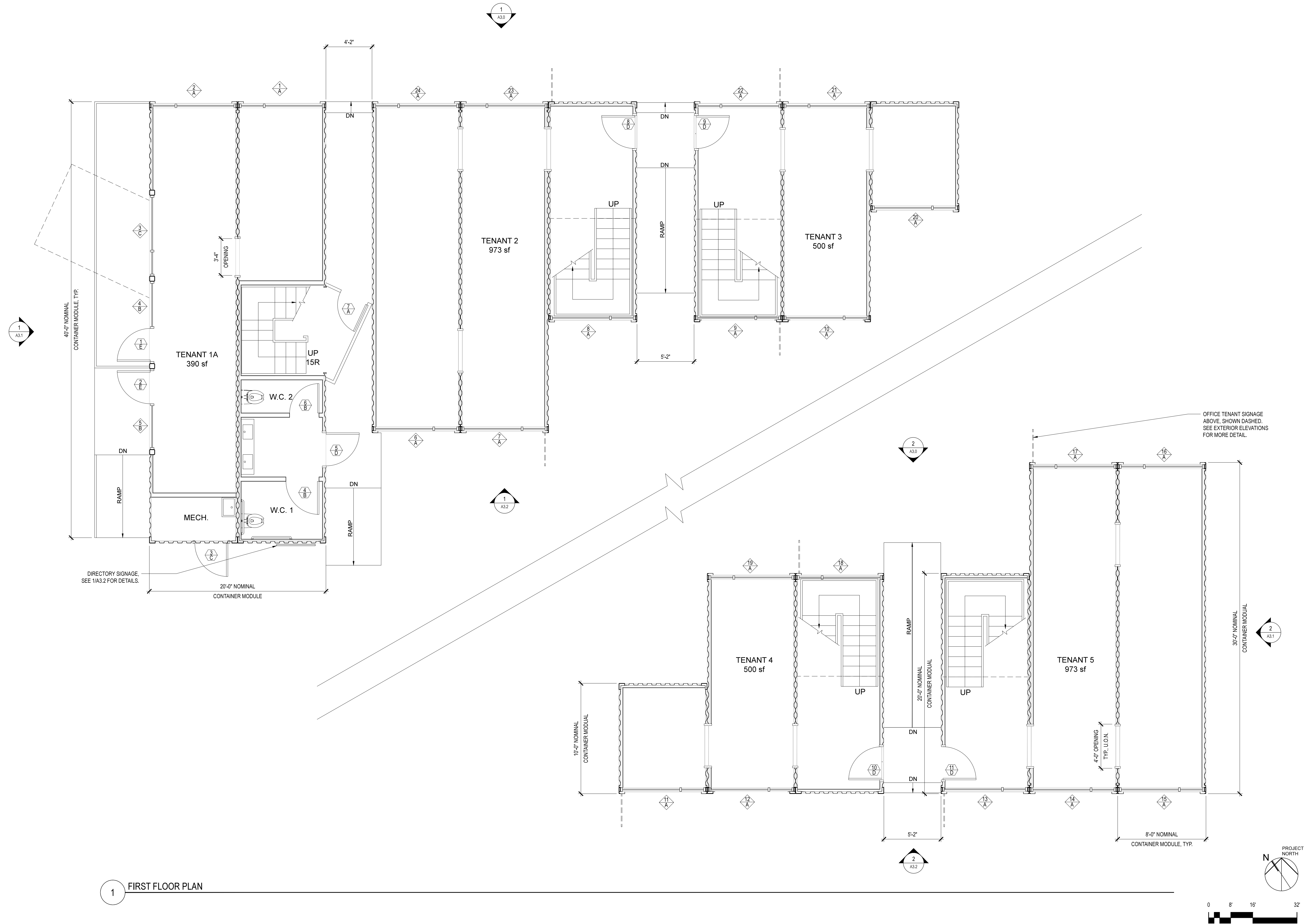
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ISSUE DATE

SHEET TITLE  
**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"  
JOB NUMBER 14-10  
DRAWN BY BS

**A2.0**



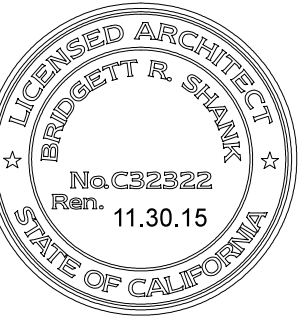
1 FIRST FLOOR PLAN





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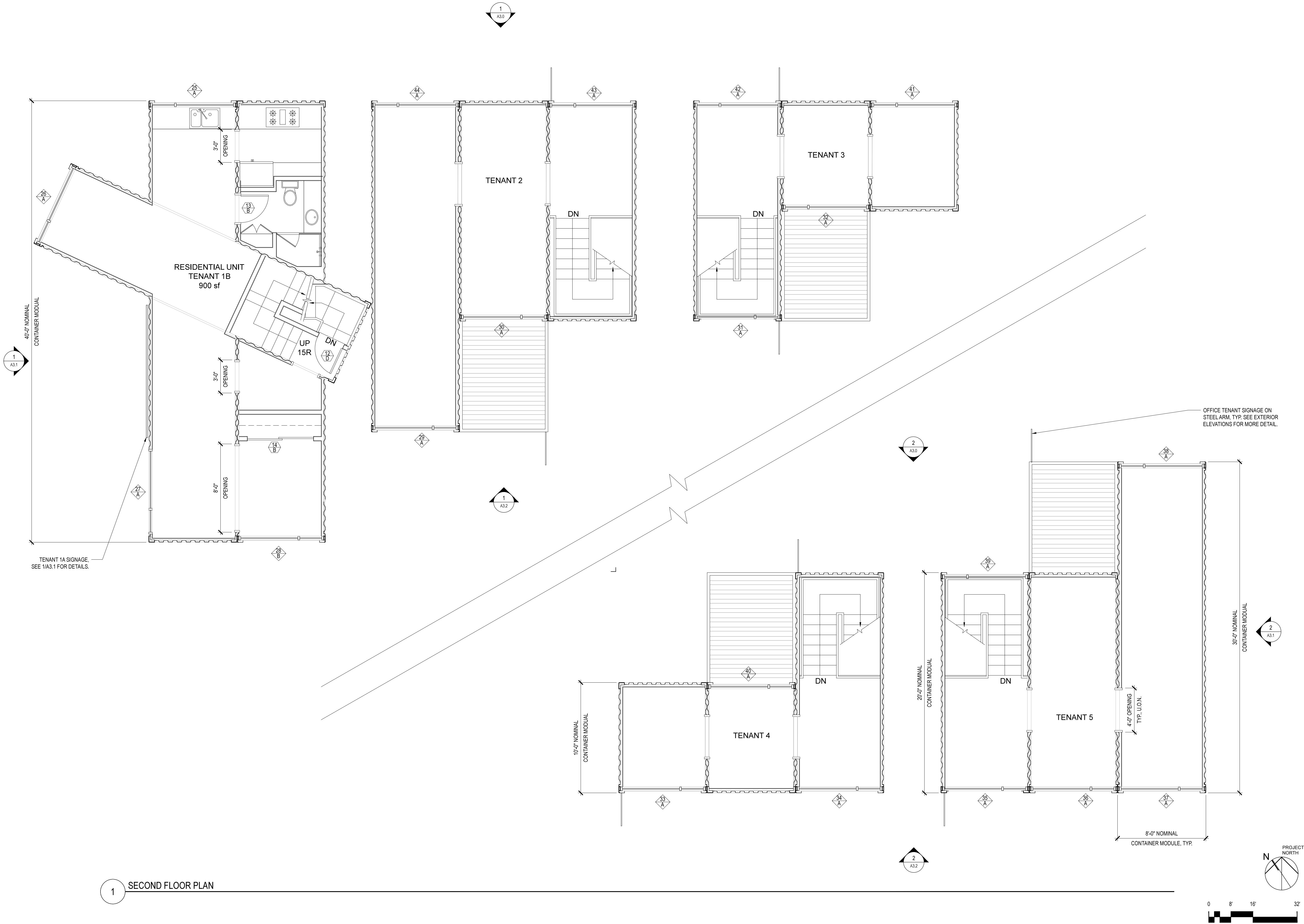
PREVIOUS RELEASE	DATE
ISSUE	

SHEET TITLE

**SECOND FLOOR PLAN**

SCALE	1/4" = 1'-0"
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DRAWN BY	BS

**A2.1**



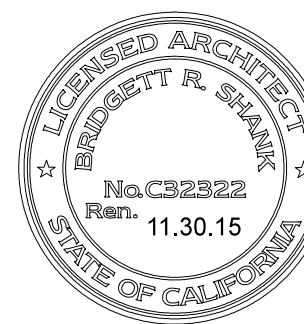
1 SECOND FLOOR PLAN





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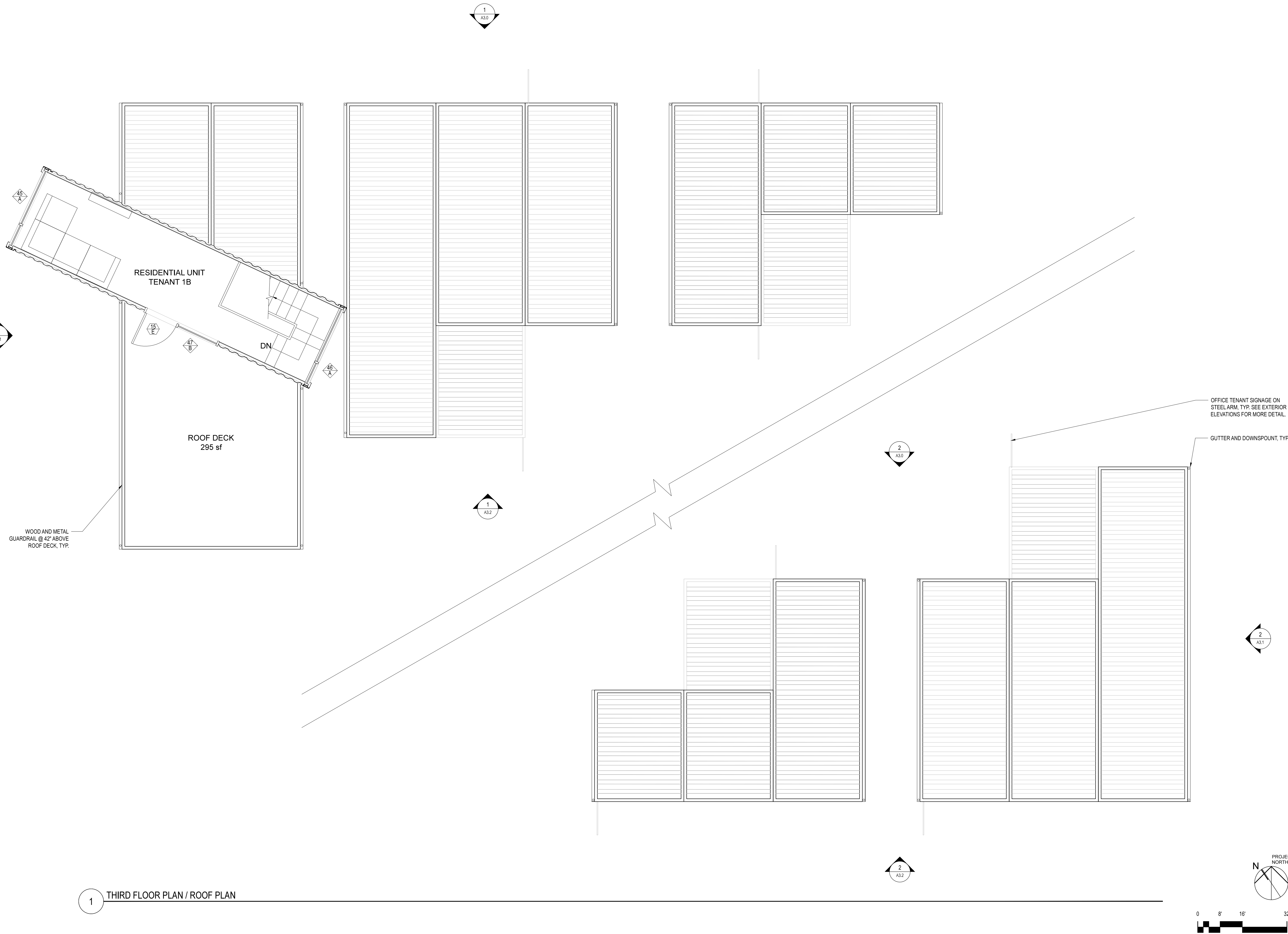
CURRENT RELEASE SET  
**DESIGN REVIEW**

PREVIOUS RELEASE ISSUE	DATE
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SHEET TITLE  
**THIRD FLOOR /  
ROOF PLAN**

SCALE	1/4" = 1'-0"
JOB NUMBER	14-10
DRAWN BY	BS

**A2.2**



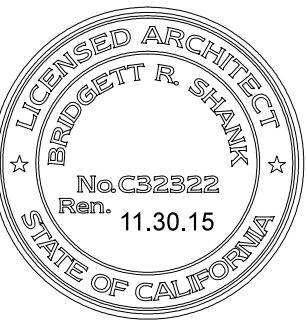
1 THIRD FLOOR PLAN / ROOF PLAN





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SHEET TITLE

**EXTERIOR  
ELEVATIONS**

SCALE

1/4" = 1'-0"

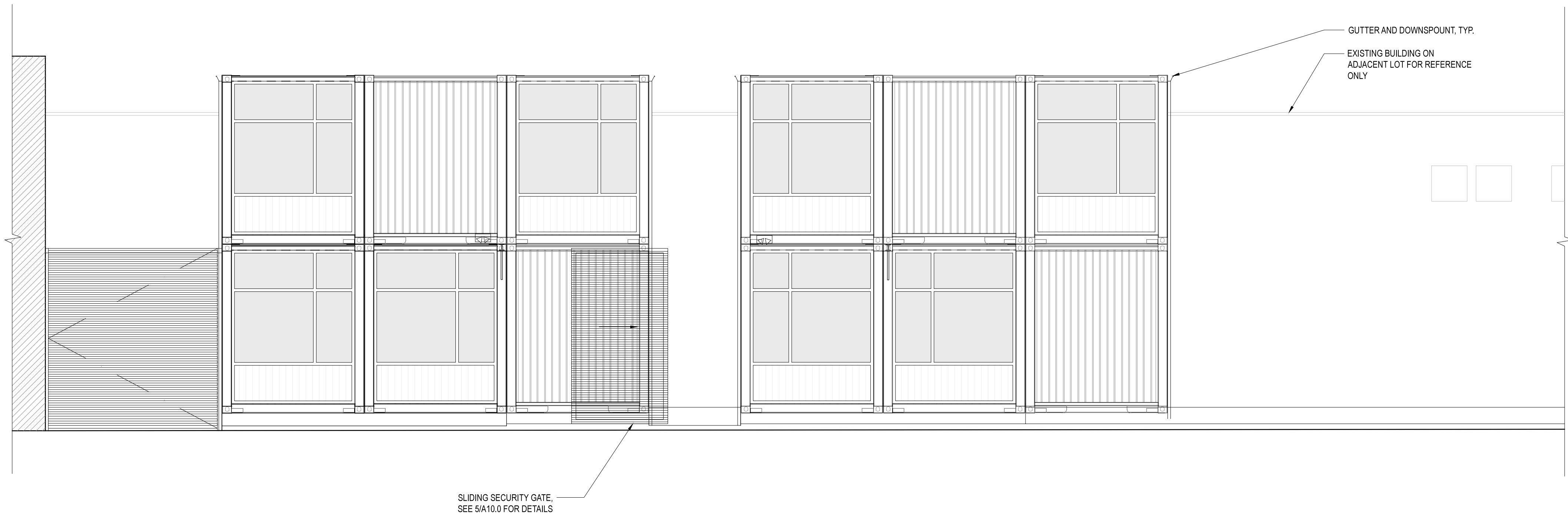
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14-10

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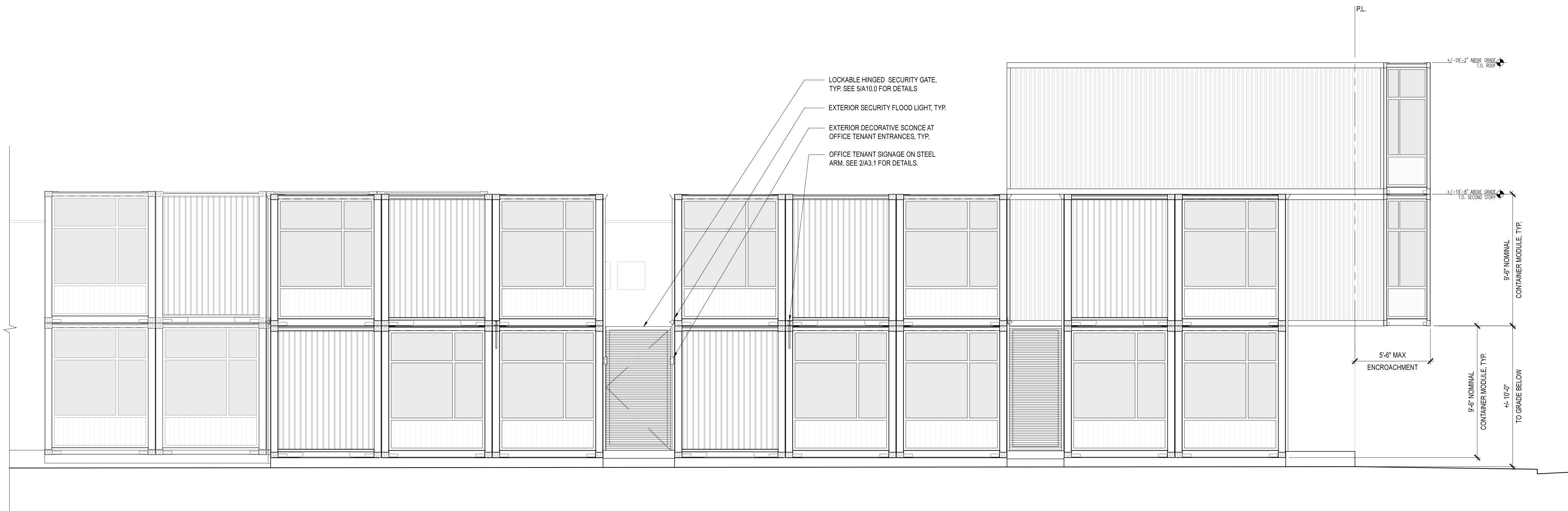
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**A3.0**



2

**NORTH ELEVATION CONTINUED (SET BACK FROM BLANDING AVENUE)**



1

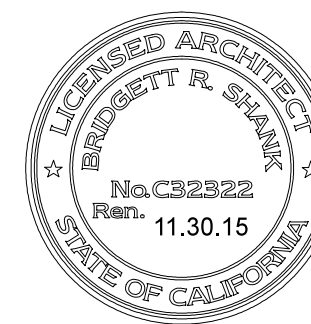
**NORTH ELEVATION (FROM BLANDING AVENUE)**





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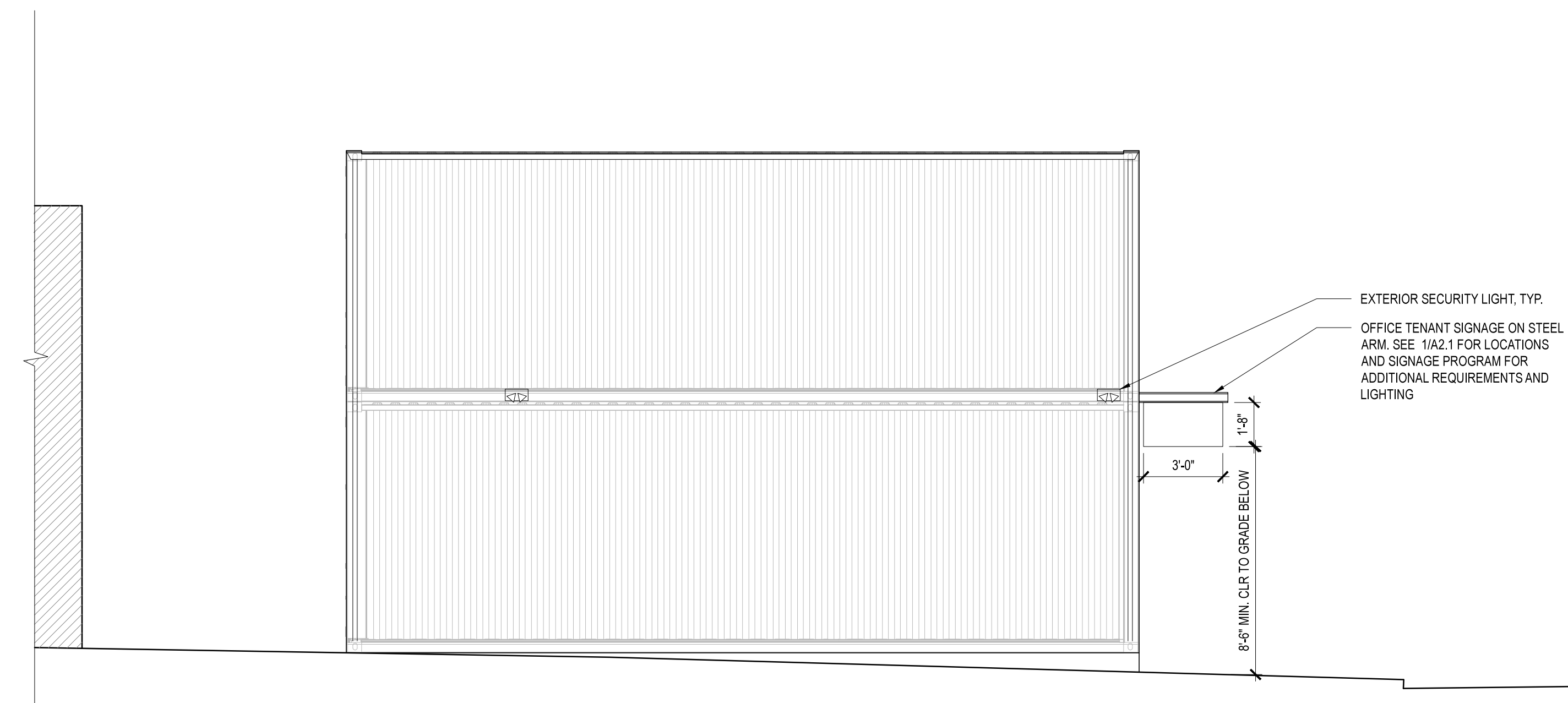
CURRENT RELEASE SET  
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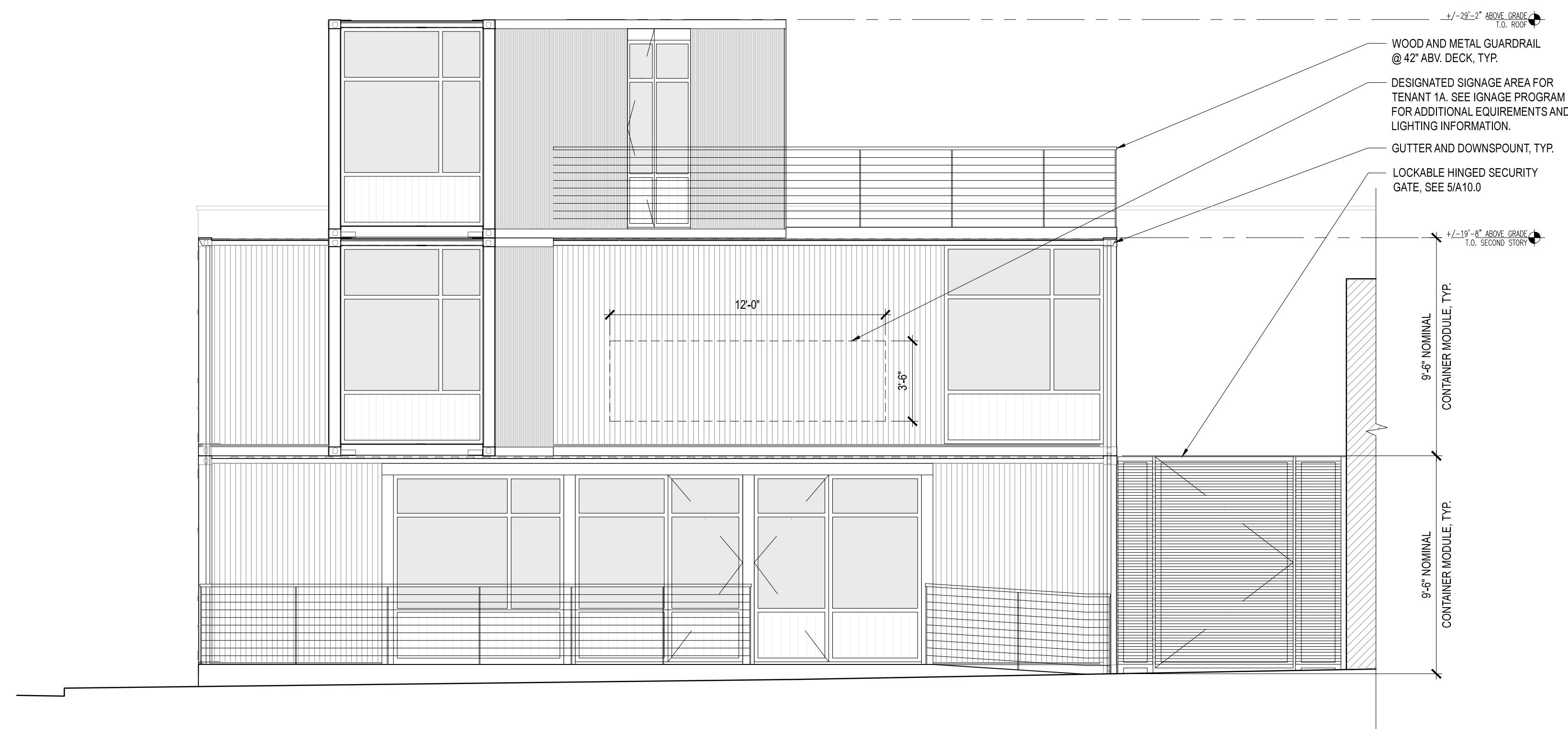
SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SCALE	1/4" = 1'-0"
JOB NUMBER	14-10
DRAWN BY	BS

**A3.1**

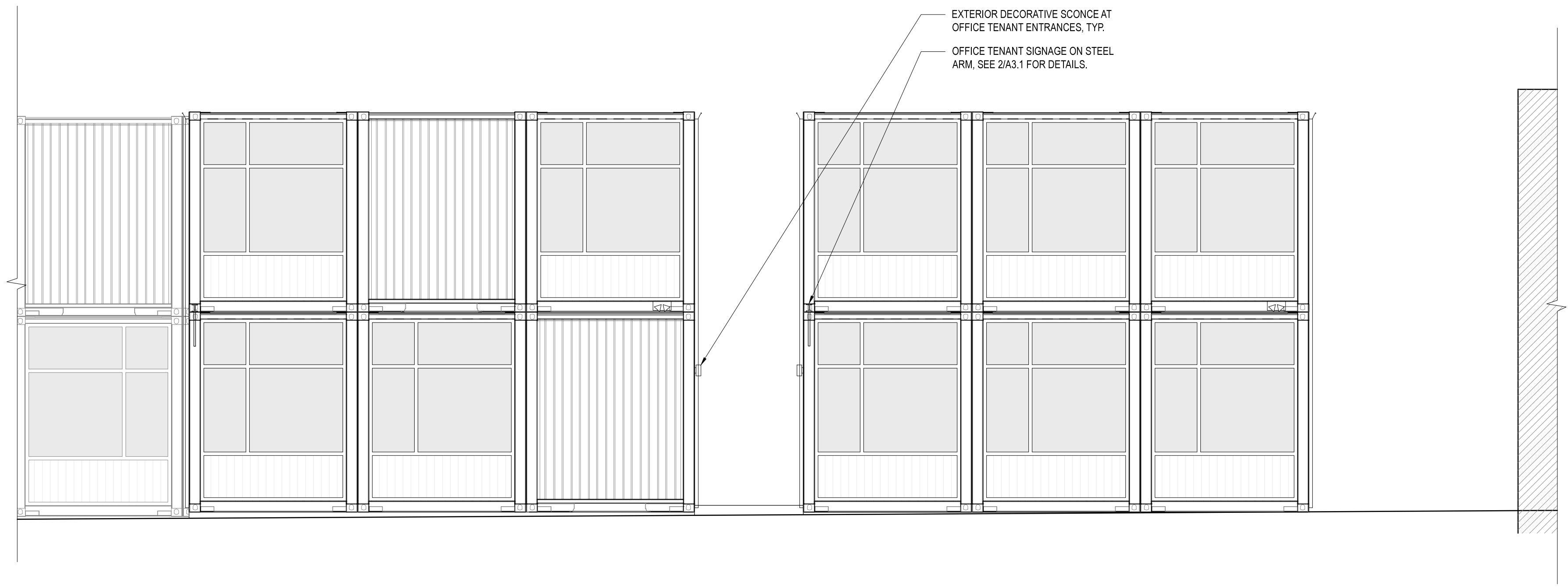


2 EAST ELEVATION

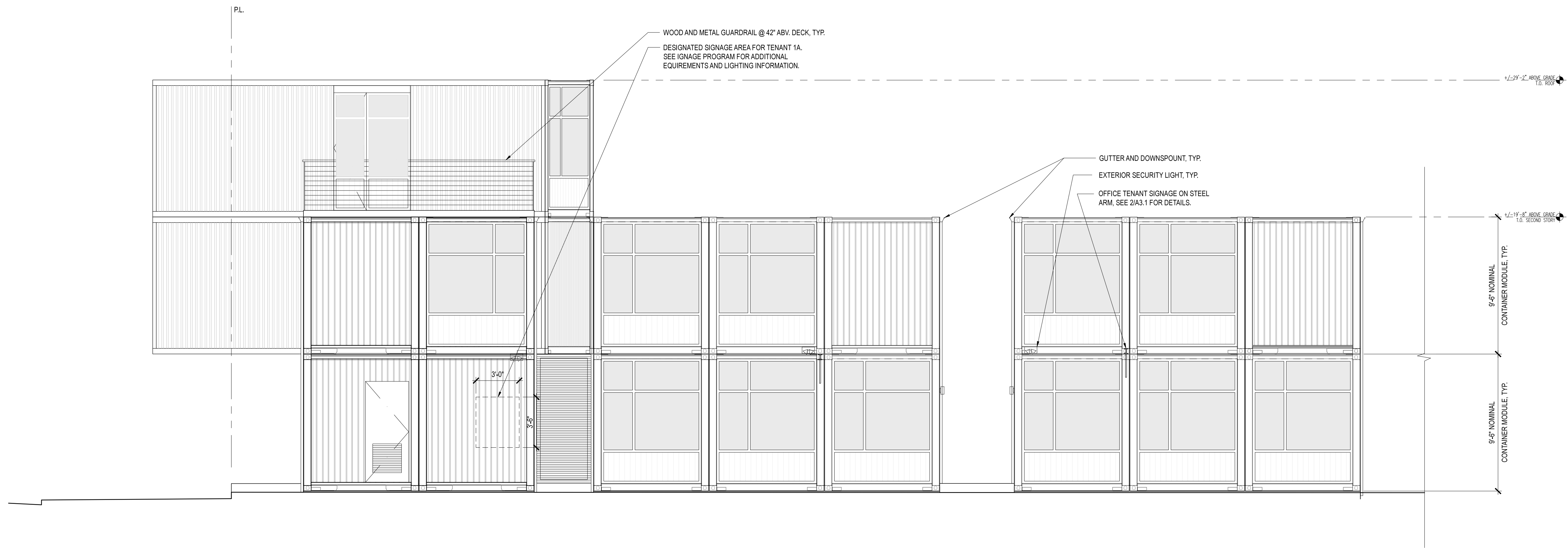


1 WEST ELEVATION (FROM PARK STREET)





2 SOUTH ELEVATION CONTINUED

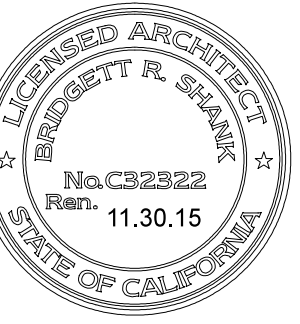


1 SOUTH ELEVATION (FROM COURTYARD)



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**EXTERIOR  
ELEVATIONS**

SCALE

1/4" = 1'-0"

JOB NUMBER

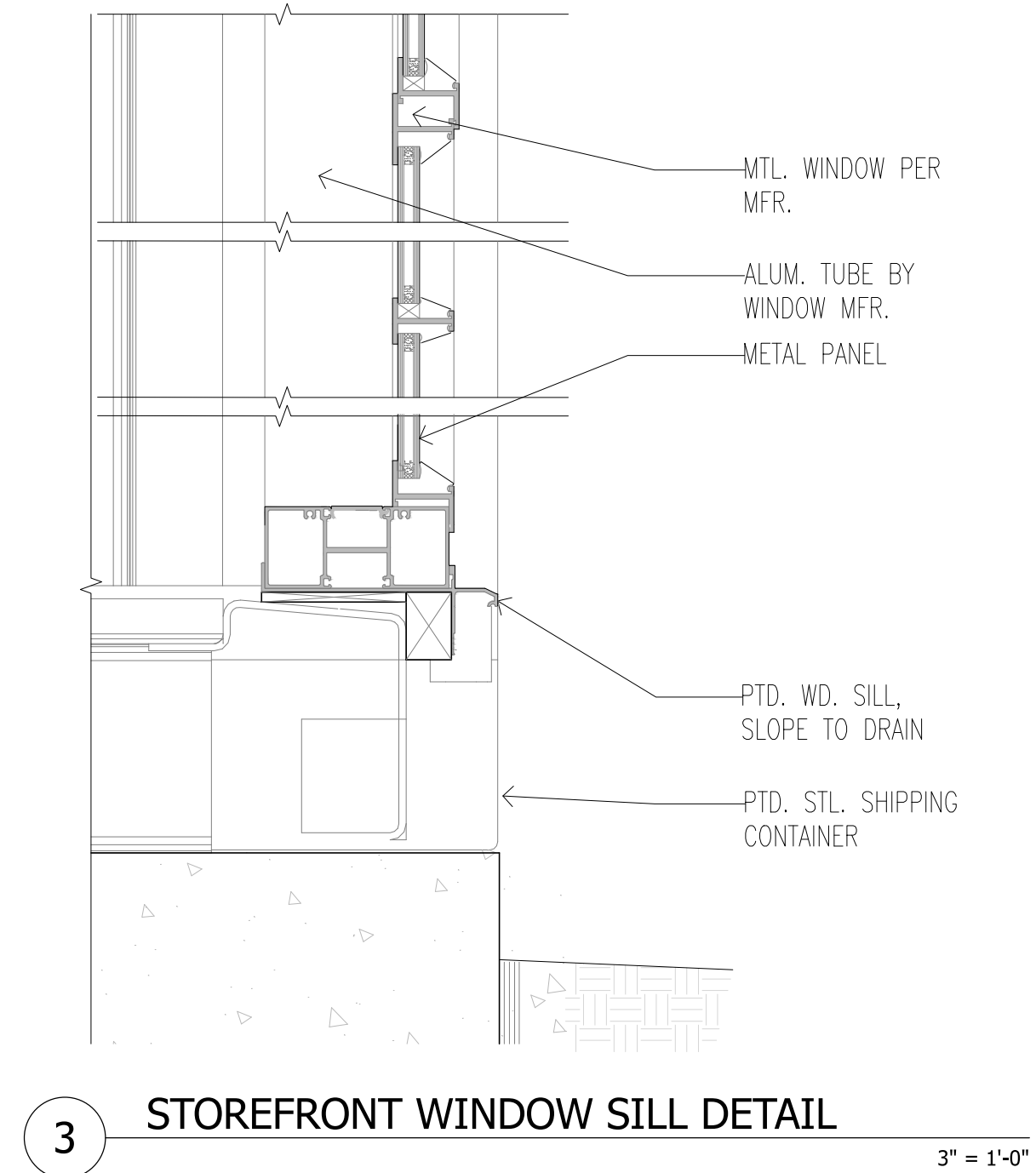
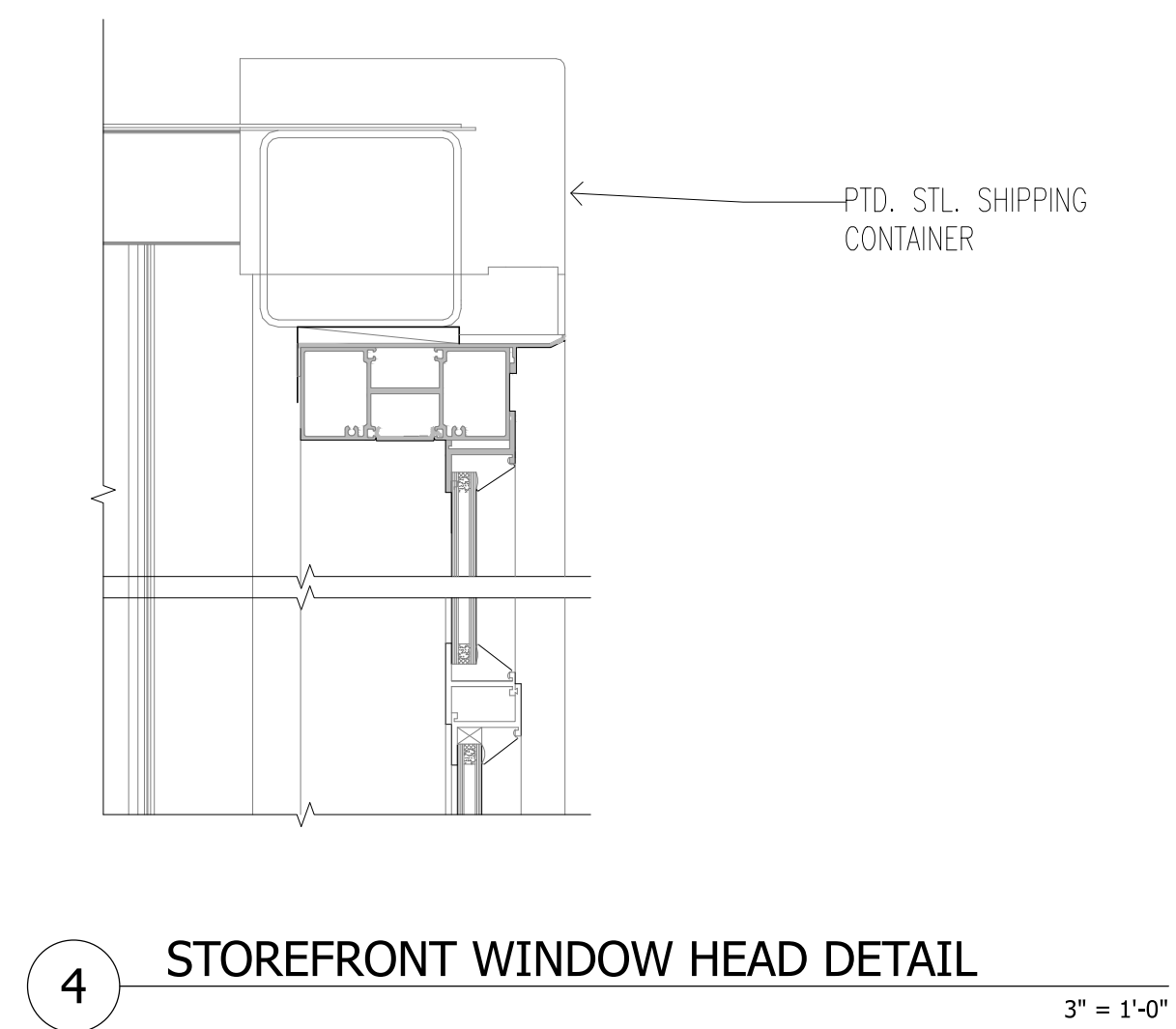
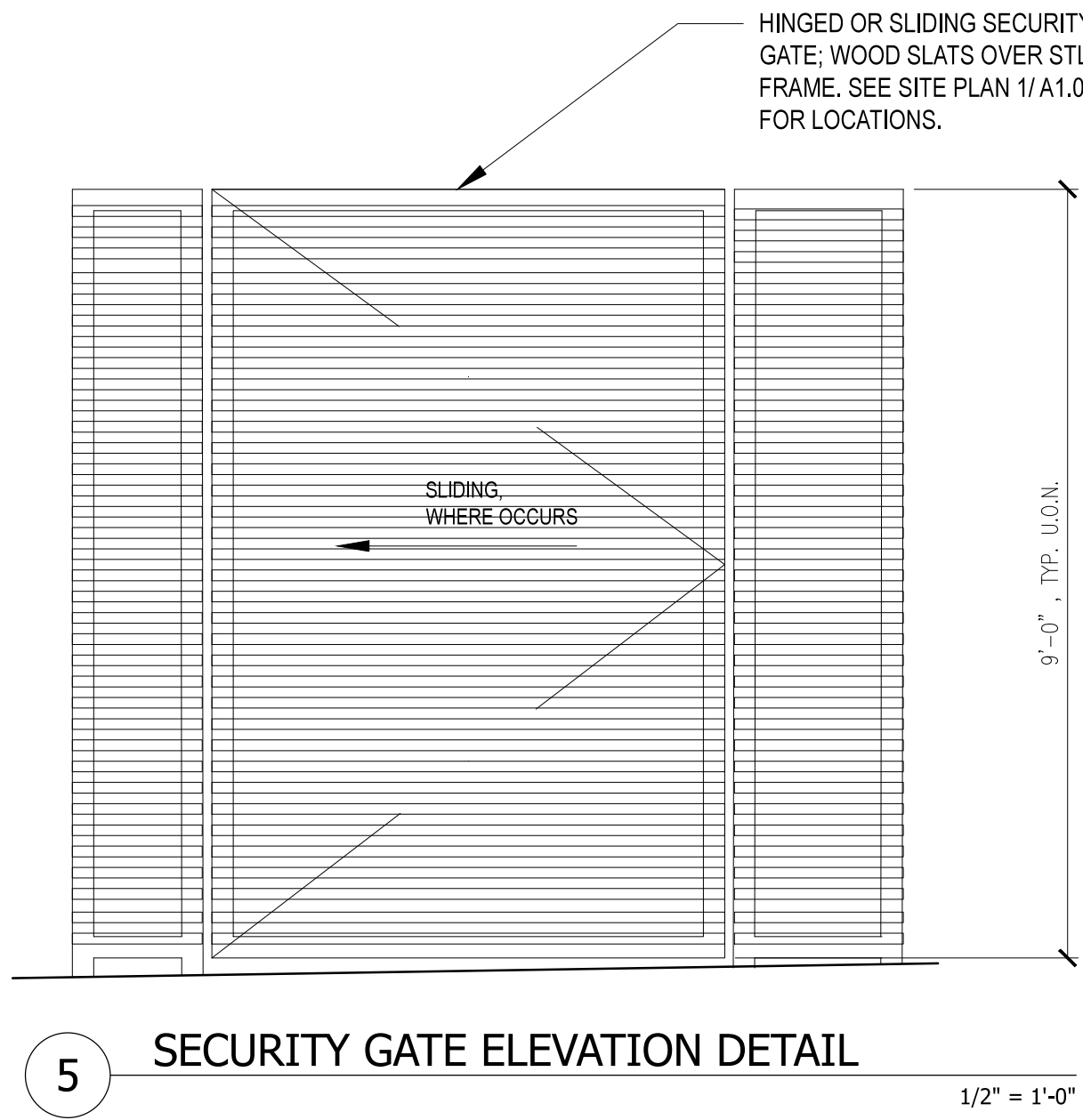
14-10

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BS

**A3.2**



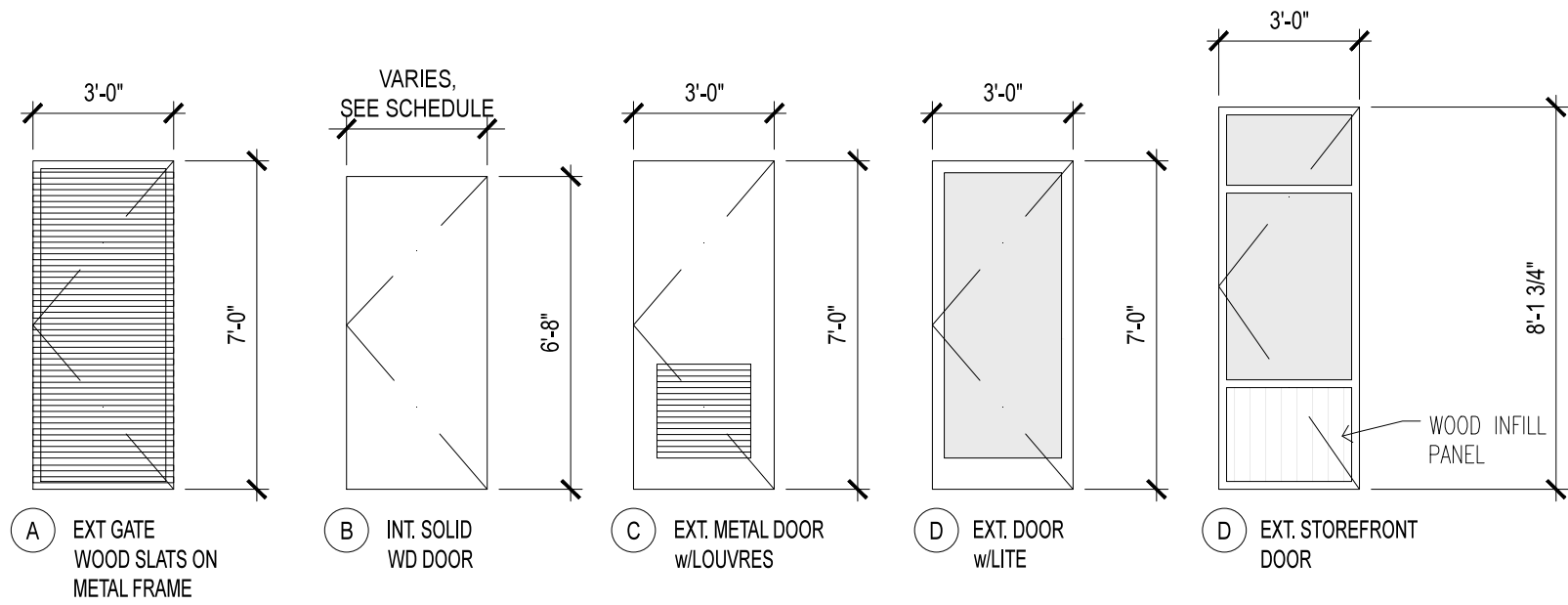


DOOR SCHEDULE									
NO.	F.L.O.	AREA	DOOR OPENING		TYPE	CORE	DOOR HARDWARE		REMARKS
			WIDTH	HEIGHT					
01	1	STOREFRONT	3'-0"	8'-1 3/4"	E	GL	EX		TEMPERED GLAZING
02	1	STOREFRONT	3'-0"	8'-1 3/4"	E	GL	EX		TEMPERED GLAZING
03	1	MECHANICAL	3'-0"	7'-0"	C	SC	EX		
04	1	BATHROOM 1	3'-0"	7'-0"	B	SC	DB		
05	1	BATHROOM VEST.	3'-0"	7'-0"	D	SC	EX		
06	1	BATHROOM 2	3'-0"	7'-0"	B	SC	DB		
07	1	TENANT 1B - GATE	3'-0"	7'-0"	D	FR	EX		
08	1	UNIT 2	3'-0"	7'-0"	D	GL	EX		TEMPERED GLAZING
09	1	UNIT 3	3'-0"	7'-0"	D	GL	EX		TEMPERED GLAZING
10	1	UNIT 4	3'-0"	7'-0"	D	GL	EX		TEMPERED GLAZING
11	1	UNIT 5	3'-0"	7'-0"	D	GL	EX		TEMPERED GLAZING
12	1	STAIR - SECOND FL	3'-0"	7'-0"	D	GL	PR		
13	1	BATHROOM	2'-6"	6'-8"	B	SC	PR		
14	1	CLOSET	3'-0"	6'-8"	B	SC	CL	PAIR, SLIDING CLOSET DOORS	
15	1	ROOF DECK	3'-0"	8'-1 3/4"	E	GL	EX		TEMPERED GLAZING

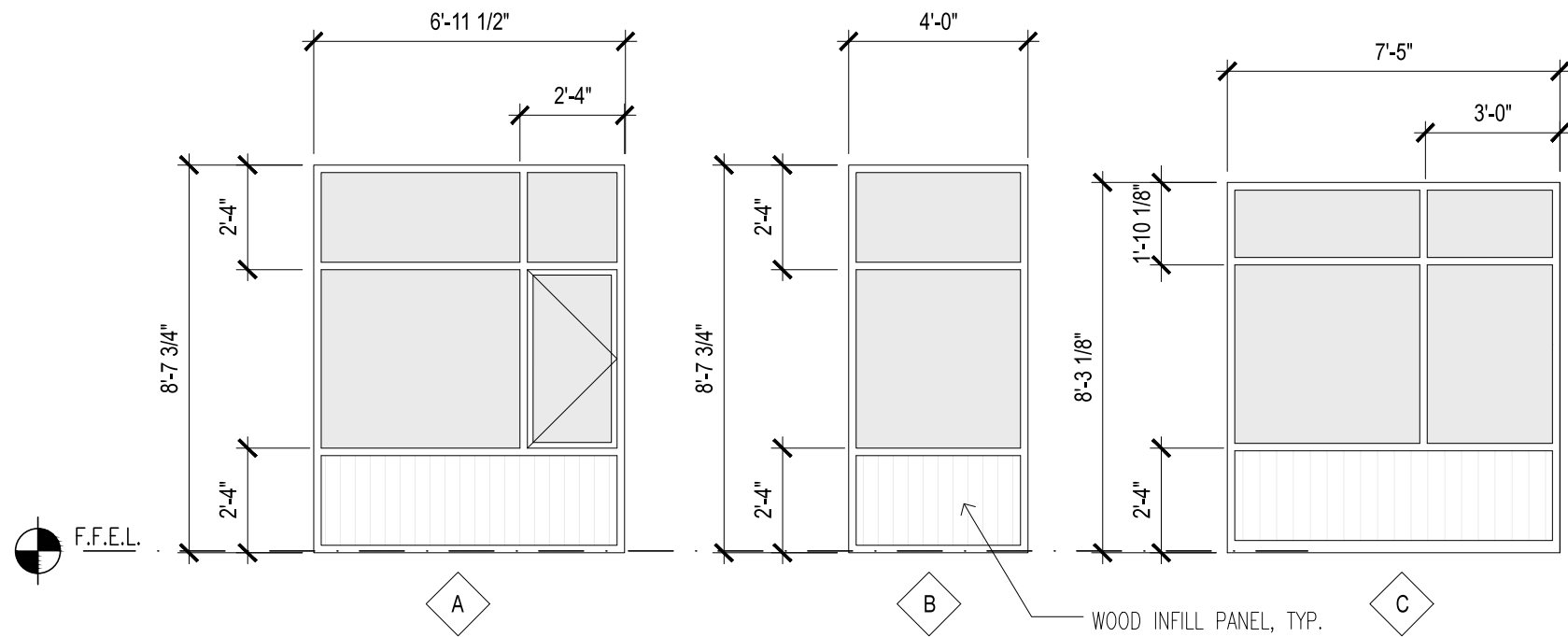
DOOR HARDWARE TYPES: PA = PASSAGE PO = POCKET DOOR HARDWARE w/ LOCK  
PR = PRIVACY PL = PULL/PUSH PLATE ONLY  
CL = CLOSET EX = EXTERIOR LOCK w/ DEAD BOLT  
DB = PUSH PLATE/DOOR PULL w/ DEAD BOLT

DOOR CONSTRUCTION: SC = SOLID CORE SR = STILES & RAILS  
GL = GLASS FR = MTL FRAME w/ WOOD SLATS

NOTE:  
1. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AND JAMB THICKNESS BEFORE FINALIZING DOOR ORDER.  
2. TEMPERED OR SAFETY GLASS IS REQUIRED IN THE FOLLOWING HAZARDOUS LOCATIONS:  
A. GLAZING IN OPERABLE DOORS ADJACENT FIXED LITES.  
4. ALL FIRE RATED DOORS TO HAVE SELF-CLOSER AND SMOKE GASKET PER NFPA 252 OR UL 10C.  
5. FINISHED FLOOR ELEVATION DROP OVER DOOR THRESHOLD SHALL NOT EXCEED 1/2".



## 2 DOOR ELEVATIONS



## 1 WINDOW ELEVATIONS

WINDOW SCHEDULE							
MARK	QNTY.	ROUGH OPENING			WINDOW TYPE	GLASS TYPE	REMARKS:
		WIDTH	HEIGHT	SILL HT.			
01	1	*	*	*	FX w/ CS		--
02	1	*	*	*	FX w/ CS		
03	1	*	*	*	FX w/ CS		
04	1	*	*	*	FX		
05	1	*	*	*	FX		
06	1	*	*	*	FX w/ CS		
07	1	*	*	*	FX w/ CS		
01	1	*	*	*	FX w/ CS		
08	1	*	*	*	FX w/ CS		
09	1	*	*	*	FX w/ CS		
10	1	*	*	*	FX w/ CS		
11	1	*	*	*	FX w/ CS		
12	1	*	*	*	FX w/ CS		
13	1	*	*	*	FX w/ CS		
14	1	*	*	*	FX w/ CS		
15	1	*	*	*	FX w/ CS		
16	1	*	*	*	FX w/ CS		
17	1	*	*	*	FX w/ CS		
18	1	*	*	*	FX w/ CS		
19	1	*	*	*	FX w/ CS		
20	1	*	*	*	FX w/ CS		
21	1	*	*	*	FX w/ CS		
22	1	*	*	*	FX w/ CS		
23	1	*	*	*	FX w/ CS		
24	1	*	*	*	FX w/ CS		
25	1	*	*	*	FX w/ CS		
26	1	*	*	*	FX w/ CS		
27	1	*	*	*	FX w/ CS		
28	1	*	*	*	FX w/ CS		OPERABLE CASEMENT MEETS EMERGENCY ESCAPE OPENING, CBC SEC. 1029, w/ MIN. DIMENSIONS & CLR. AREA
29	1	*	*	*	FX w/ CS		
30	1	*	*	*	FX w/ CS		
31	1	*	*	*	FX w/ CS		
32	1	*	*	*	FX w/ CS		
33	1	*	*	*	FX w/ CS		
34	1	*	*	*	FX w/ CS		
35	1	*	*	*	FX w/ CS		
36	1	*	*	*	FX w/ CS		
37	1	*	*	*	FX w/ CS		
38	1	*	*	*	FX w/ CS		
39	1	*	*	*	FX w/ CS		
40	1	*	*	*	FX w/ CS		
41	1	*	*	*	FX w/ CS		
42	1	*	*	*	FX w/ CS		
43	1	*	*	*	FX w/ CS		
44	1	*	*	*	FX w/ CS		
45	1	*	*	*	FX w/ CS		
46	1	*	*	*	FX w/ CS		
47	1	*	*	*	FX		

WINDOW TYPES:  
AN = AWNING  
CS = CASEMENT  
DH = DOUBLE HUNG  
CB = GLASS BLOCK  
FR = 45-MIN. RATED LABELED UNIT

SL = SLIDING  
HP = HOPPER  
FX = FIXED  
SKY = SKYLIGHT

GLASS TYPE:  
T = TEMPERED  
I = DOUBLE GLAZED  
TN = TINTED

SB = SAND BLASTED  
S = SINGLE GLAZED  
M = METAL PANEL

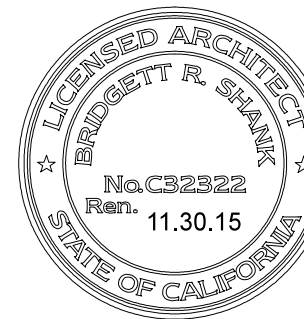
\* SEE ELEVATIONS ON THIS SHEET FOR FRAME DIMENSIONS.

NOTES:  
1. ALL WINDOWS TO SHALL CONFORM TO FENESTRATION SPECIFICATION SET FORTH IN TITLE-24 CALCULATIONS.  
2. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AND JAMB THICKNESS BEFORE FINALIZING WINDOW ORDER.  
3. ALL WINDOWS TO BE DARK ANODIZED ALUMINUM w/ FACTORY FINISH.  
4. ALL WINDOWS TO BE LOW-E, DOUBLE GLAZED WITH A MAXIMUM U-VALUE OF 0.4  
5. TEMPERED OR SAFETY GLASS IS REQUIRED IN THE FOLLOWING HAZARDOUS LOCATIONS:  
A. GLAZING ADJACENT TO DOORS AND GLAZING IN FIXED PANELS ADJACENT TO WALKING SURFACES MUST BE OF SAFETY GLAZING MATERIALS  
B. PROVIDE SAFETY GLASS AT WINDOWS IN SHOWER/BATHUB ENCLOSURE WITHIN 60" OF DRAIN INLET.



TIMBRE  
ARCHITECTURE

419 Merritt Ave, Ste. D  
Oakland, CA 94610  
p 415 200 8106



PROJECT  
**Park Esquina**

ADDRESS  
1926 Park Street  
Alameda, CA 94501

OWNER  
Marcel Sengul  
Park Esquina, LLC

CURRENT RELEASE DATE  
October 05, 2015

CURRENT RELEASE SET  
**DESIGN REVIEW**

PREVIOUS RELEASE  
ISSUE DATE

SHEET TITLE

**WINDOW AND  
DOOR  
SCHEDULES**

SCALE  
JOB NUMBER  
DRAWN BY

NTS  
14-10  
BS

**A10.0**