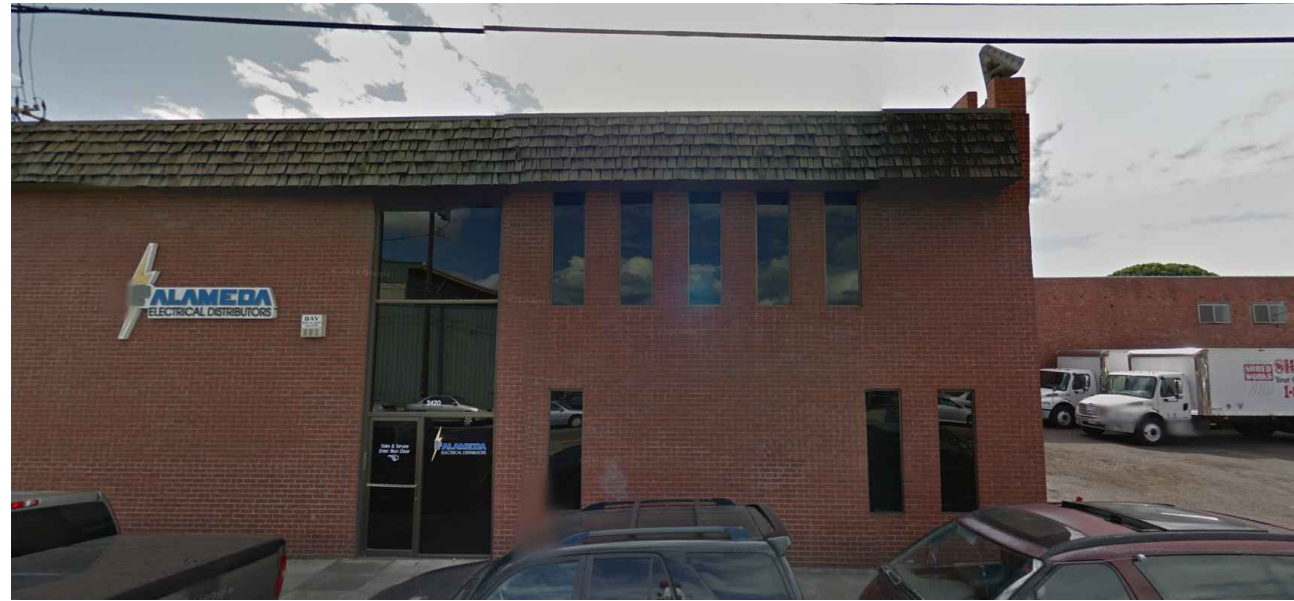




PARK ESQUINA

BLANDING AVENUE

PARK STREET



ADJACENT LOT



SUBJECT LOT

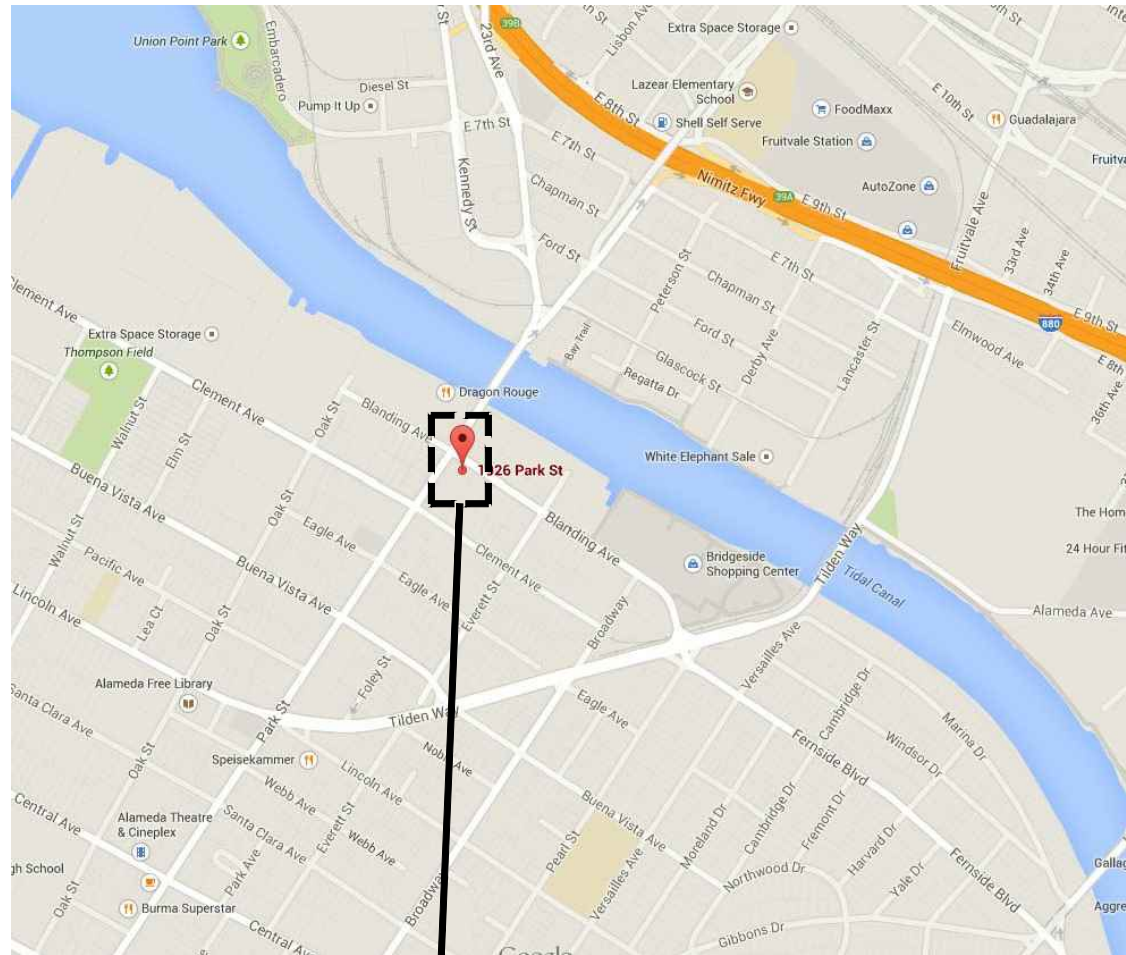


SUBJECT LOT



ADJACENT LOT

VICINITY MAP



SUBJECT PROPERTY

SCOPE OF WORK

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

STRUCTURE AT THE CORNER OF PARK STREET AND BLANDING AVENUE TO HOUSE RETAIL AND/OR RESTAURANT ON THE GROUND FLOOR, RESIDENTIAL UNIT ON THE SECOND FLOOR WITH A PRIVATE ROOF DECK ABOVE THE SECOND FLOOR, AND A TWO STORY WING, HOUSING TWO BUSINESS OFFICE TENANTS.

A SECOND TWO STORY STRUCTURE ALONG BLANDING AVENUE TO HOUSE THREE BUSINESS 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:	+/- 35'-10"	TWO
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
EMAIL: MARCELSENGUL@GMAIL.COM

ARCHITECT
BRIDGETT SHANK
TIMBRE ARCHITECTURE
419 MERRITT AVE, SUITE D
OAKLAND, CA 94610
TEL: 415 200 8106
EMAIL: BRIDGETT@TIMBREARCH.COM

STRUCTURAL ENGINEER
NATE WILLIAMS
MOSSWOOD ENGINEERING
3360 ADELIN STREET
BERKELEY, CA 94703
TEL: 415 839 1022
EMAIL: NATE@MOSSWOODENGINEERING.COM

DRAWING INDEX

GENERAL
G0.0 COVER SHEET

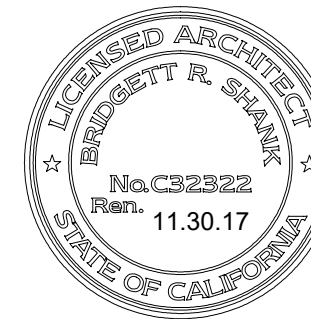
LANDSCAPE
L3.0 LANDSCAPE PLAN

ARCHITECTURAL
A1.0 SITE PLAN
A2.0 FIRST FLOOR PLAN
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



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
May 5, 2016

CURRENT RELEASE SET
DESIGN REVIEW

PREVIOUS RELEASE	DATE
ISSUE	
DESIGN REVIEW (FORMER DESIGN)	10.5.2015

SHEET TITLE

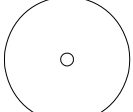

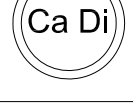


PROJECT
INFORMATION





SCALE	NTS
JOB NUMBER	14-10
DRAWN BY	BS


G0.0

LANDSCAPE
ARCHITECTURE

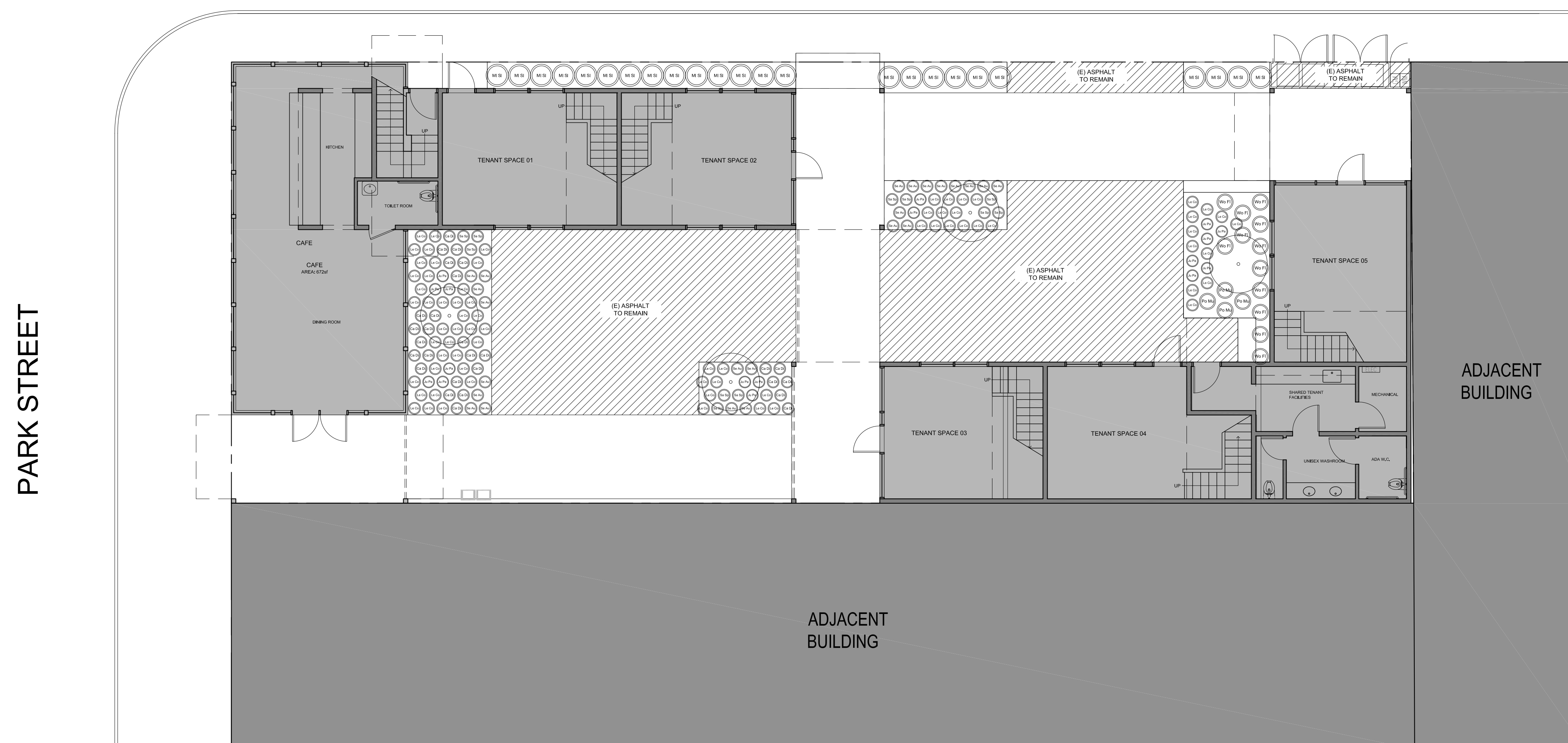
— — — PROPERTY LINE

SYB	PLANT NAMES	QTY/SIZE
	<i>PLATANUS RACEMOSA</i> CALIFORNIA SYCAMORE	(4) 24" BOX
	<i>JUNCUS PATENS</i> CAPE RUSH	(20) 1 GAL
	<i>CAREX DIVULSA</i> BERKELEY SEDGE	(32) 1 GAL
	<i>SESLERIA AUTUMNALIS</i> AUTUMN MOOR GRASS	(18) 1 GAL
	<i>MISCANTHUS SINENSIS</i> 'GRACILLIMUS' MAIDEN GRASS	(24) 5 GAL

SYB	PLANT NAMES	QTY/SIZE
	<i>LEYMUS CONDENSATUS</i> CANYON PRINCE WILD RYE	(68) 1 GAL
	<i>SALVIA SPATHACEA</i> HUMMINGBIRD SAGE	(12) 1 GAL
	<i>WOODWARDIA FIMBRIATA</i> GIANT CHAIN FERN	(13) 5 GAL
	<i>POLYSTICHUM MUNITUM</i> WESTERN SWORD FERN	(4) 5 GAL

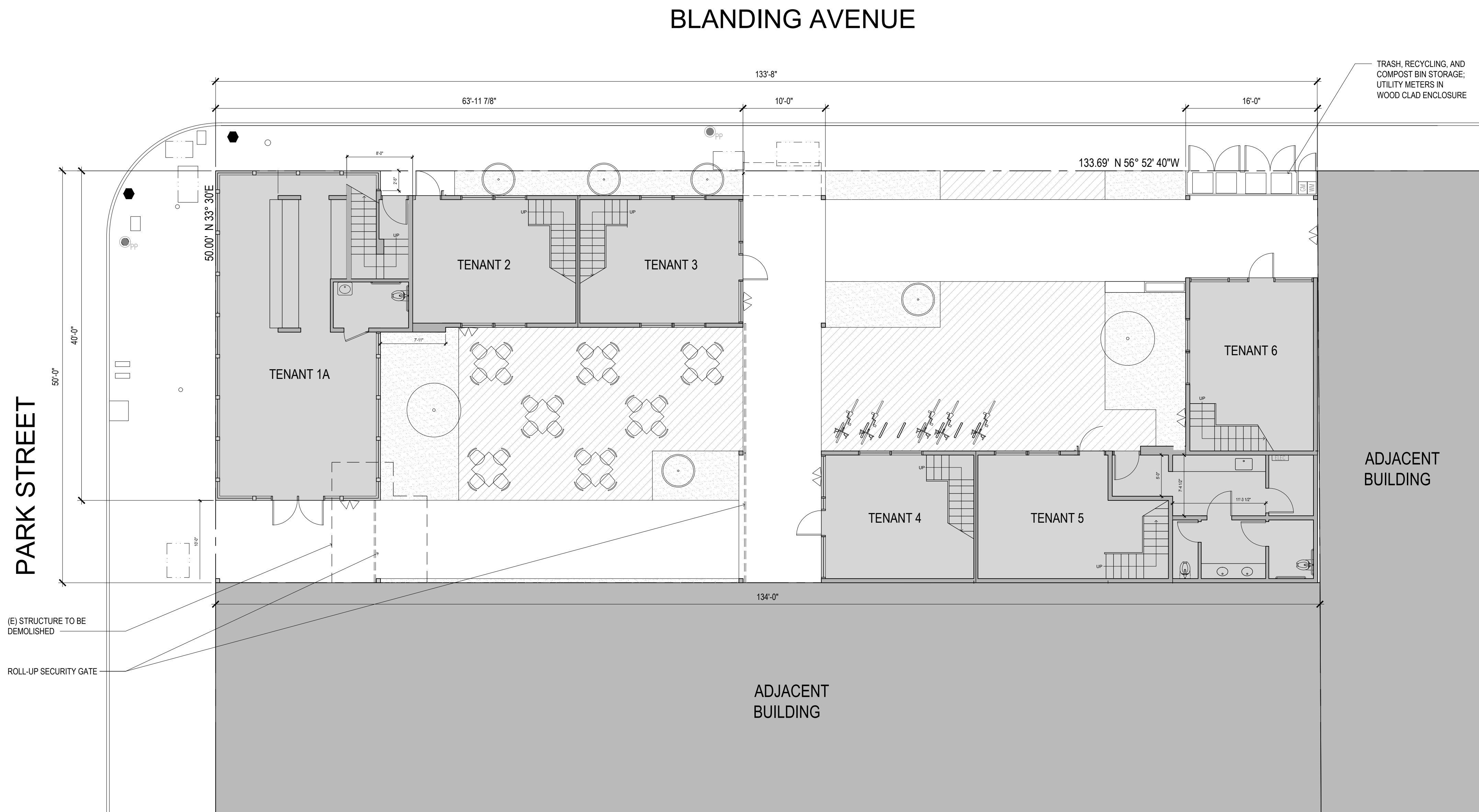
 (E) IMPERVIOUS (ASPHALT) SURFACE TO REMAIN

BLANDING AVENUE



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

L3.0



SYMBOL LEGEND

- PROPERTY LINE
- FIRE HYDRANT
- POWER POLE/ STREET LIGHT
- 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 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.

PROJECT
Park Esquina

ADDRESS
1926 Park Street
Alameda, CA 94501

OWNER
Marcel Sengul
Park Esquina, LLC

CURRENT RELEASE DATE
May 5, 2016

CURRENT RELEASE SET
DESIGN REVIEW

PREVIOUS RELEASE ISSUE	DATE
DESIGN REVIEW (FORMER DESIGN)	10.5.2015

SHEET TITLE

SITE PLAN

SCALE
JOB NUMBER
DRAWN BY

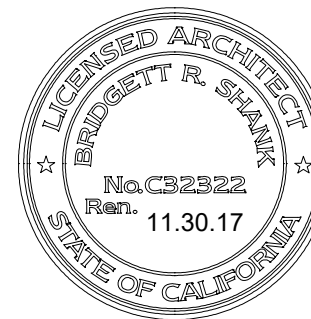
1/8" = 1'-0"
14-10
BS

A1.0



TIMBRE
ARCHITECTURE

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





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
May 5, 2016

CURRENT RELEASE SET
DESIGN REVIEW

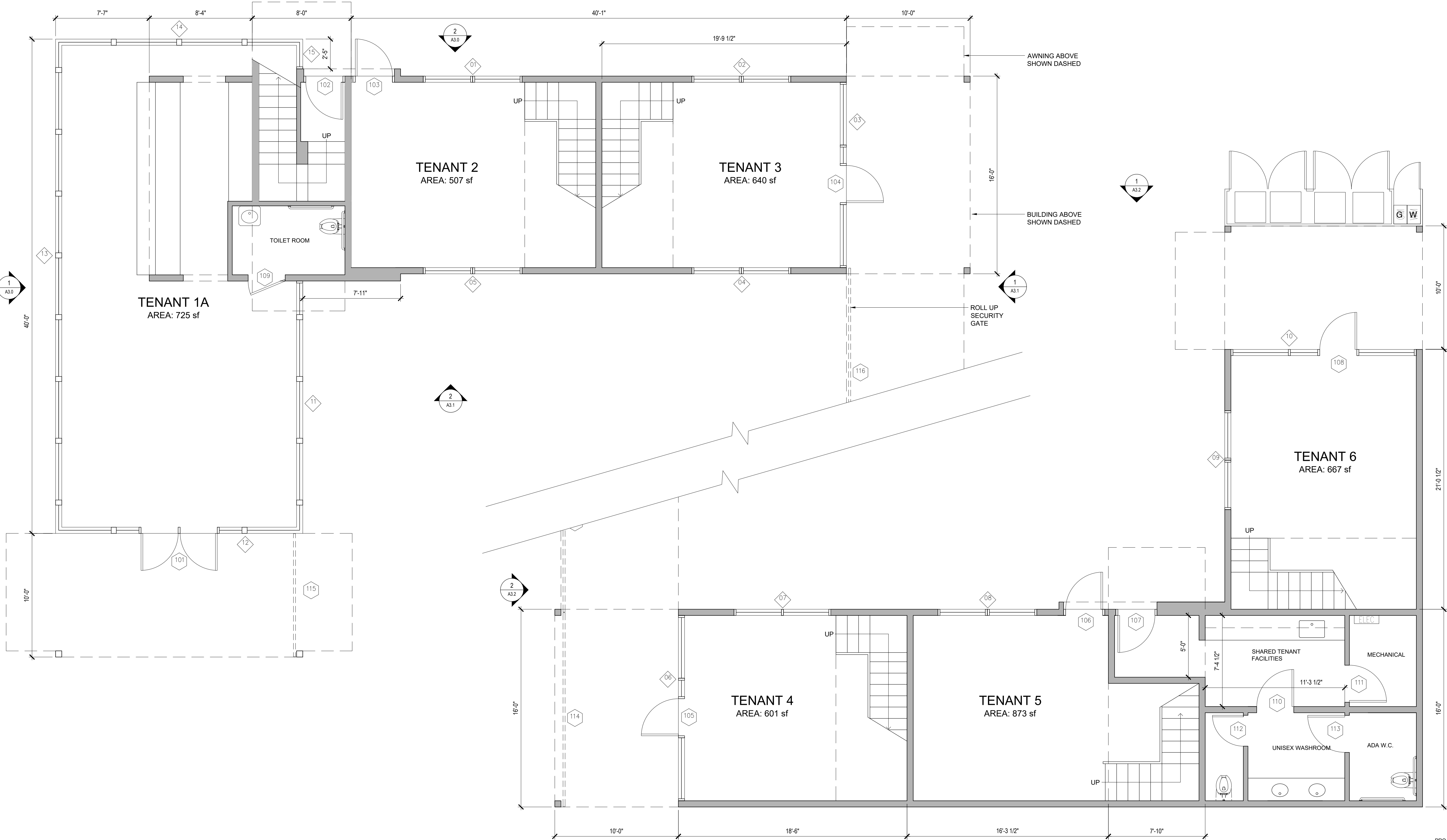
PREVIOUS RELEASE ISSUE	DATE
DESIGN REVIEW (FORMER DESIGN)	10.5.2015

SHEET TITLE

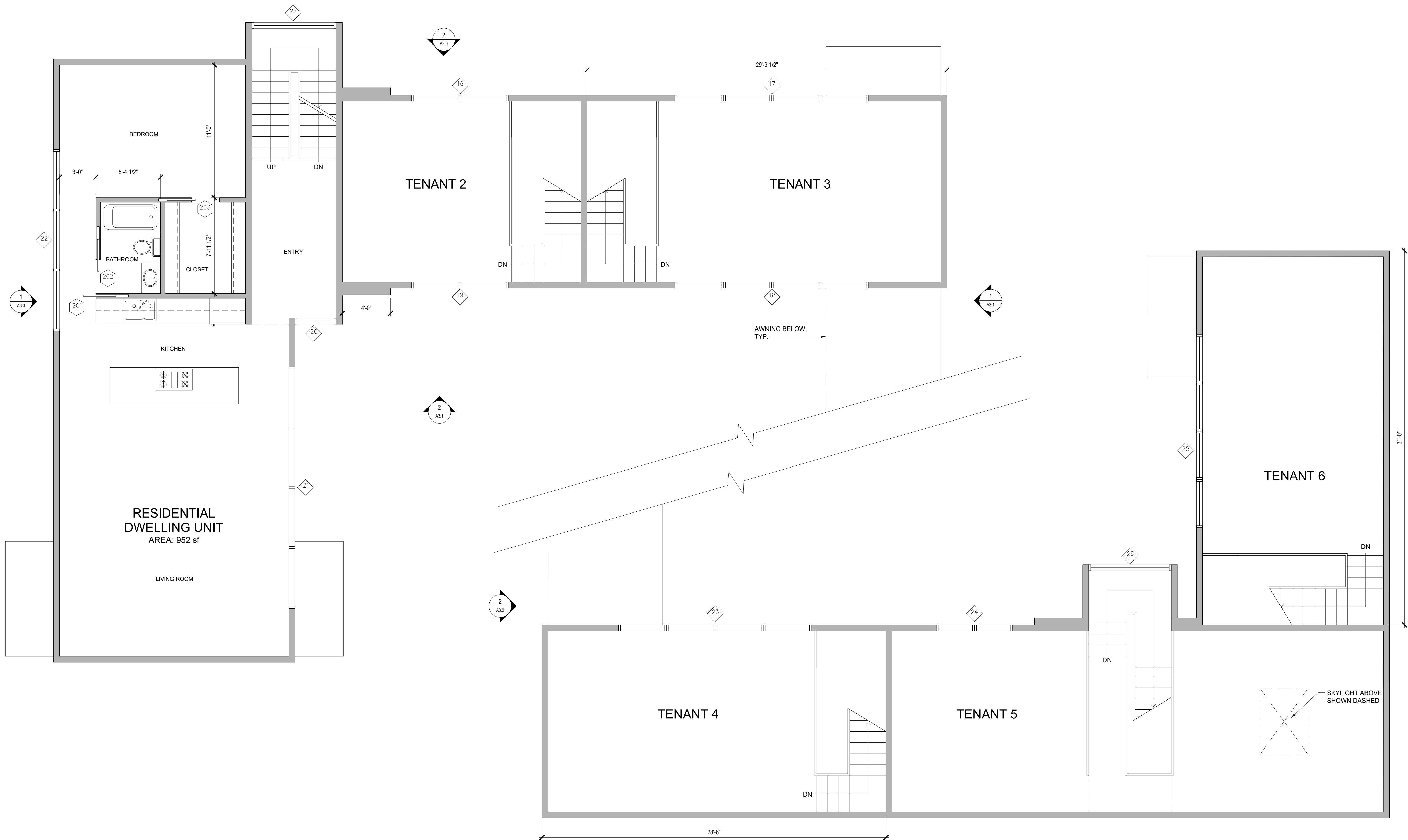
**FIRST FLOOR
PLAN**

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

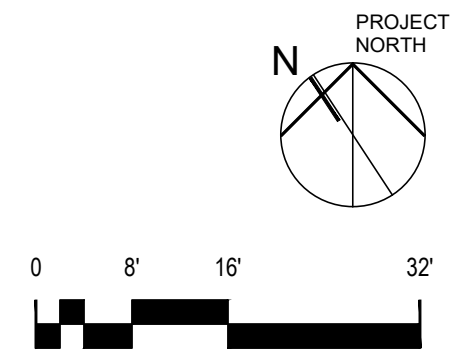
A2.0



1 FIRST FLOOR PLAN

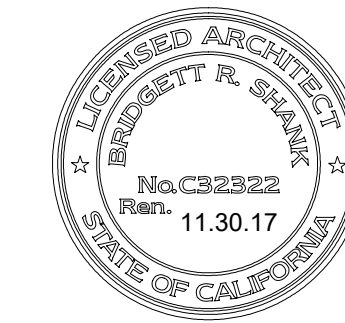


1 SECOND FLOOR PLAN



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
May 5, 2016

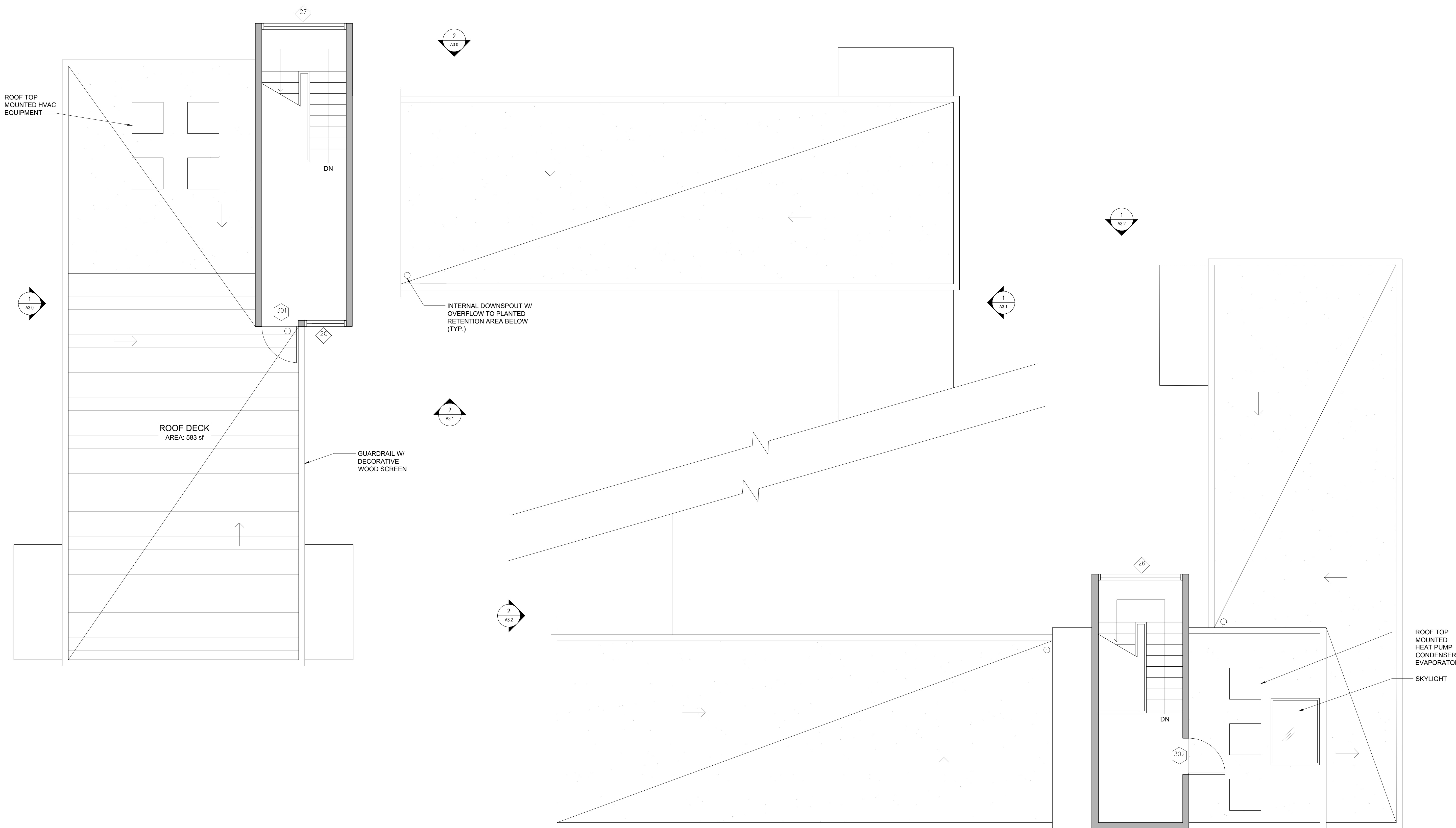
CURRENT RELEASE SET
DESIGN REVIEW

PREVIOUS RELEASE ISSUE	DATE
DESIGN REVIEW (FORMER DESIGN)	10.5.2015

SHEET TITLE
**SECOND FLOOR
PLAN**

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

A2.1

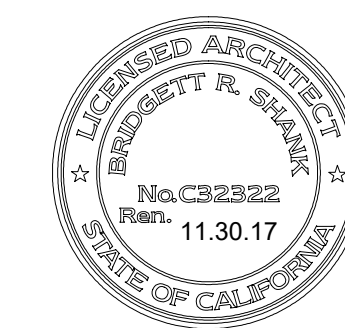


1 THIRD FLOOR PLAN / ROOF PLAN



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
May 5, 2016

CURRENT RELEASE SET
DESIGN REVIEW

PREVIOUS RELEASE ISSUE	DATE
DESIGN REVIEW (FORMER DESIGN)	10.5.2015

SHEET TITLE
**THIRD FLOOR /
ROOF PLAN**

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

A2.2



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

May 5, 2016

CURRENT RELEASE SET

DESIGN REVIEW

PREVIOUS RELEASE

ISSUE

DESIGN REVIEW
(FORMER DESIGN)

DATE

10.5.2015

SHEET TITLE

**EXTERIOR
ELEVATIONS**

SCALE

JOB NUMBER

DRAWN BY

1/4" = 1'-0"

14-10

BS

A3.0

2

PARTIAL NORTH ELEVATION (BLANDING AVENUE ELEVATION)

1

WEST ELEVATION (PARK STREET ELEVATION)



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

May 5, 2016

CURRENT RELEASE SET

DESIGN REVIEW

PREVIOUS RELEASE

ISSUE

DESIGN REVIEW
(FORMER DESIGN)

DATE

10.5.2015

SHEET TITLE

**EXTERIOR
ELEVATIONS**

SCALE

JOB NUMBER

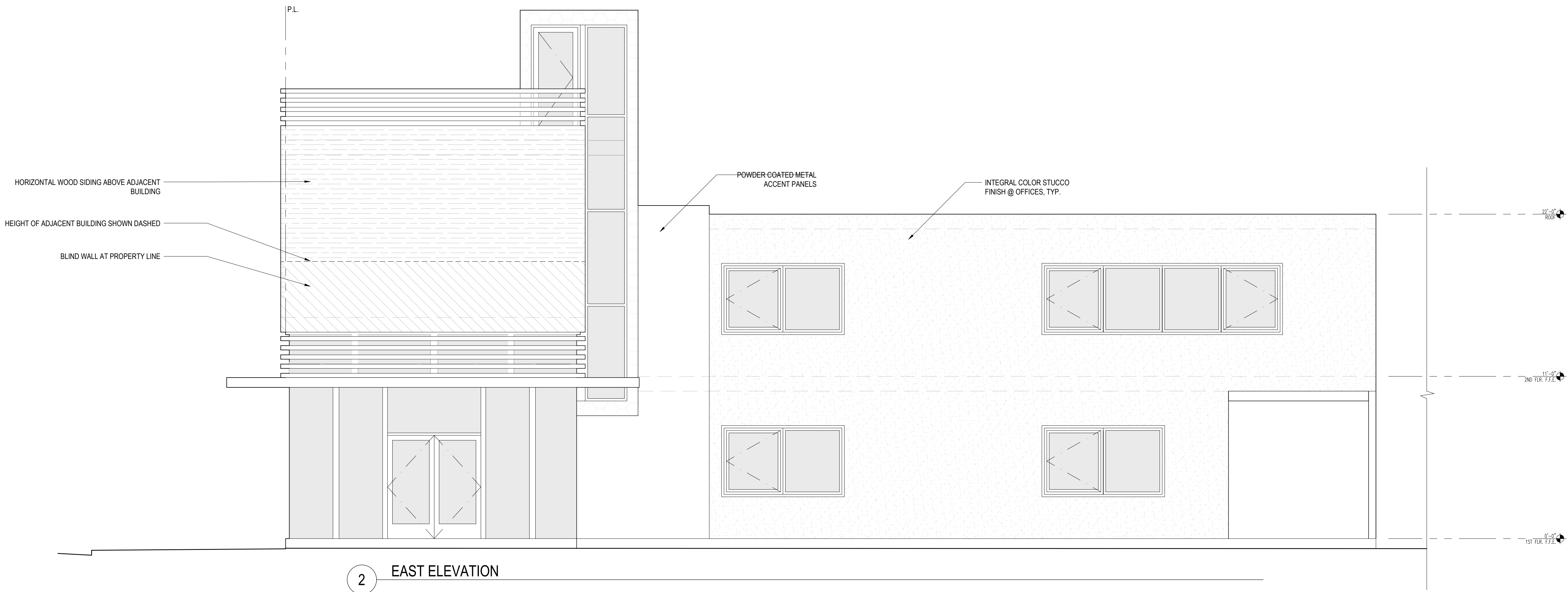
DRAWN BY

1/4" = 1'-0"

14-10

BS

A3.1





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
May 5, 2016

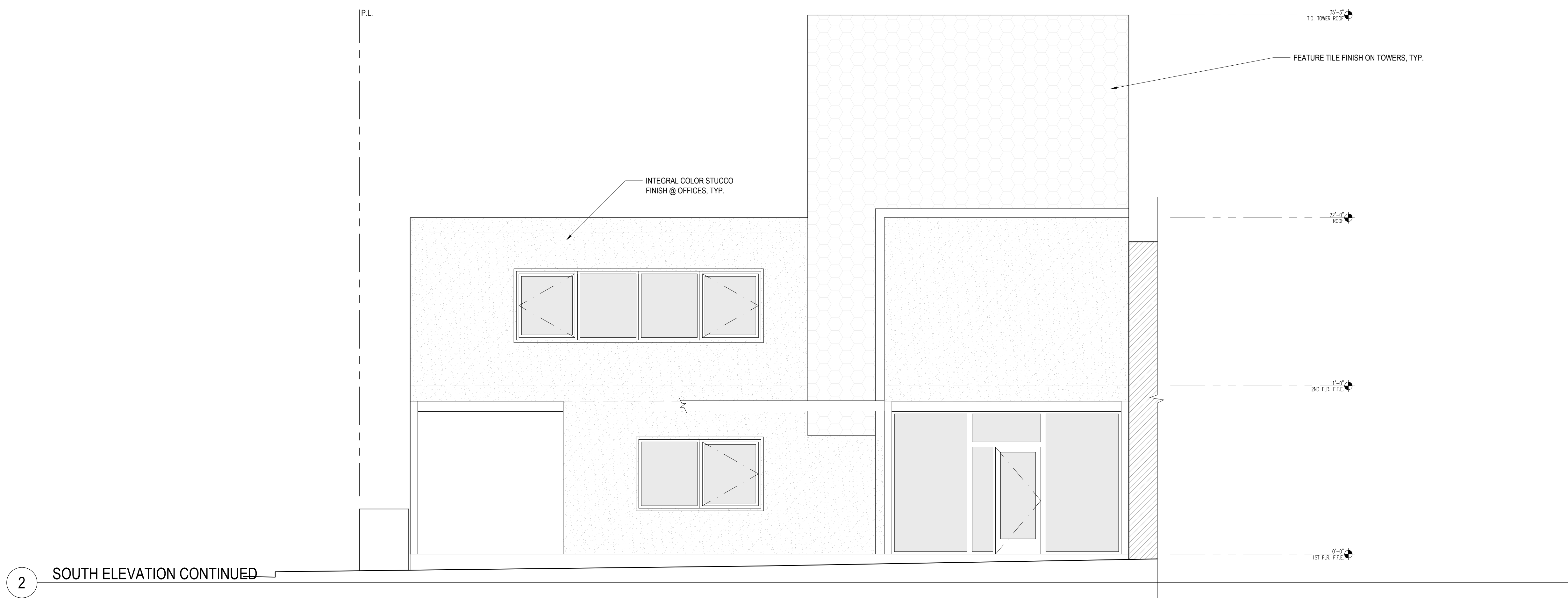
CURRENT RELEASE SET
DESIGN REVIEW

PREVIOUS RELEASE ISSUE	DATE
DESIGN REVIEW (FORMER DESIGN)	10.5.2015

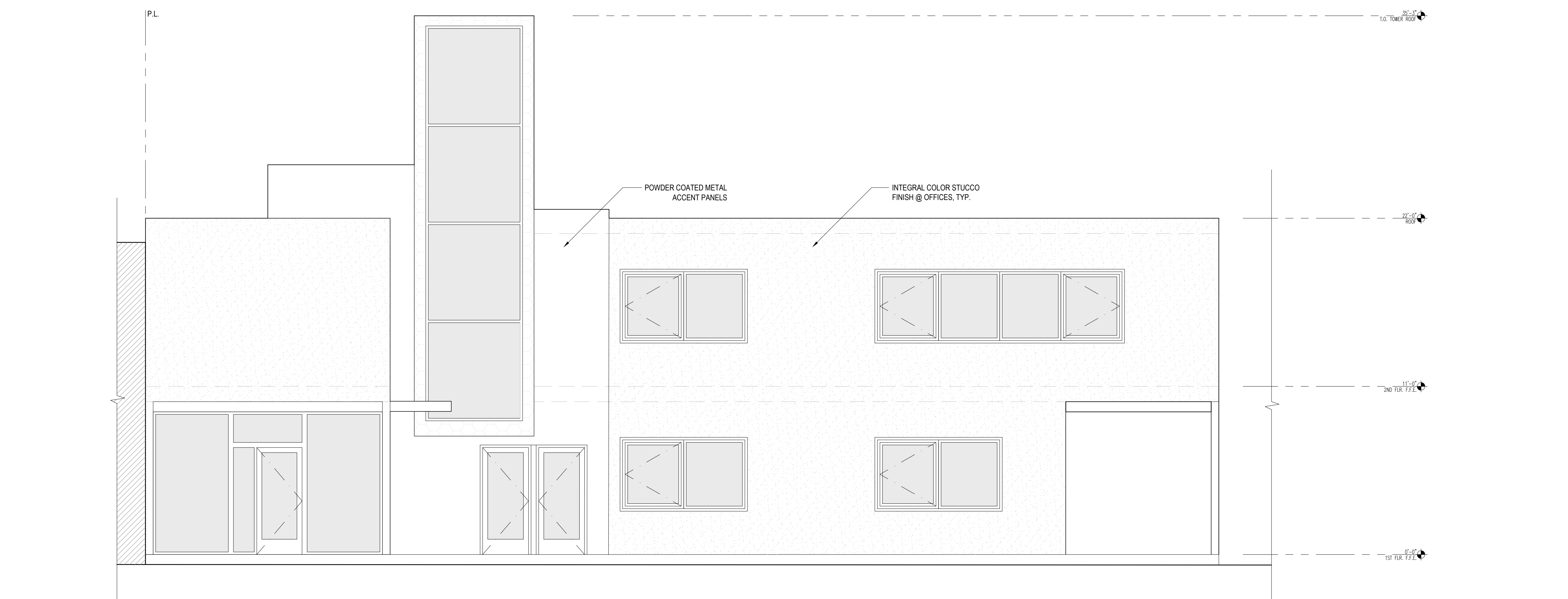
SHEET TITLE
**EXTERIOR
ELEVATIONS**

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

A3.2



2 SOUTH ELEVATION CONTINUED



1 SOUTH ELEVATION (FROM COURTYARD)

DOOR SCHEDULE

NO.	QTY	AREA	DOOR OPENING		TYPE	CORE	DOOR	REMARKS
			WIDTH	HEIGHT				
101	1	TENANT 1 ENTRY	6'-0"	7'-0"	E	GL	DB	PAIR, TEMPERED GLAZING
102	1	RES. APT. ENTRY	3'-0"	7'-0"	D	GL	EX	TEMPERED GLAZING
103	1	TENANT 2 ENTRY	3'-0"	7'-0"	D	GL	EX	TEMPERED GLAZING
104	1	TENANT 3 ENTRY	3'-0"	7'-0"	D	GL	EX	TEMPERED GLAZING
105	1	TENANT 4 ENTRY	3'-0"	7'-0"	D	GL	EX	TEMPERED GLAZING
106	1	TENANT 5 ENTRY	3'-0"	7'-0"	D	GL	EX	TEMPERED GLAZING
107	1	COMMON ENTRY	3'-0"	7'-0"	D	GL	EX	TEMPERED GLAZING
108	1	TENANT 6 ENTRY	3'-0"	7'-0"	D	GL	EX	TEMPERED GLAZING
109	1	TOILET ROOM	3'-0"	7'-0"	D	GL	PR	
110	1	CMN CORRIDOR	3'-0"	7'-0"	B	SC	PA	
111	1	MECHANICAL	3'-0"	7'-0"	B	SC	DB	
112	1	TOILET ROOM	3'-0"	6'-8"	B	SC	PR	
113	1	ADA TOILET ROOM	3'-0"	6'-8"	B	SC	PR	
114	1	SECURITY GATE	10'-0"	9'-6"	-	-	-	ROLL UP GATE, POWERED LIFT OPERATION
115	1	SECURITY GATE	10'-0"	9'-6"	-	-	-	ROLL UP GATE, POWERED LIFT OPERATION
116	1	SECURITY GATE	15'-8"	9'-6"	-	-	-	SIDE FOLD GATE, MANUAL OPERATION AND LOCK
201	1	DIVIDER	3'-0"	7'-0"	B	SC	PO	
202	1	BATHROOM	3'-0"	7'-0"	B	SC	PO	
203	1	CLOSET DOOR	2'-4"	7'-0"	B	SC	PO	NO LOCK
301	1	ROOF DECK	3'-0"	7'-0"	D	GL	EX	TEMPERED GLAZING
302	1	ROOF	3'-0"	7'-0"	D	GL	EX	TEMPERED GLAZING

DOOR HARDWARE TYPES:

PA = PASSAGE
PR = PRIVACY
CL = CLOSET
DB = PUSH PLATE/DOOR PULL w/ DEAD BOLT

PO = POCKET DOOR HARDWARE w/ LOCK
PL = PULL/PUSH PLATE ONLY
EX = EXTERIOR: EXTERIOR LOCK w/ DEAD BOLT
SR = STILES & RAILS
FR = MTL FRAME w/ WOOD SLATS

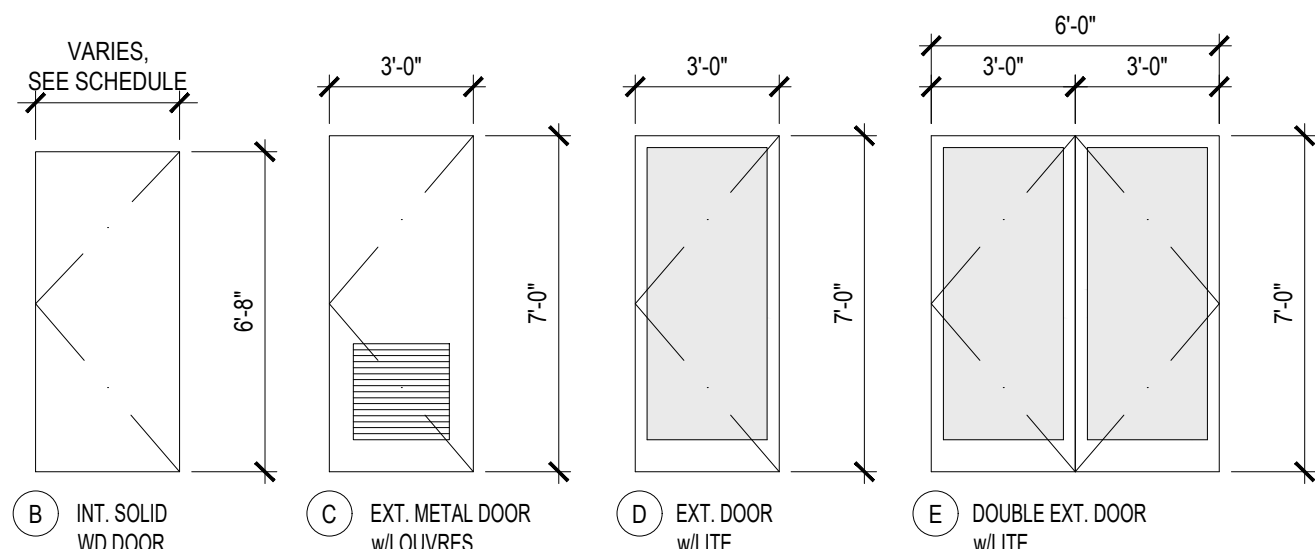
DOOR CONSTRUCTION:

SC = SOLID CORE
GL = GLASS

SR = STILES & RAILS
FR = MTL FRAME w/ WOOD SLATS

NOTE:

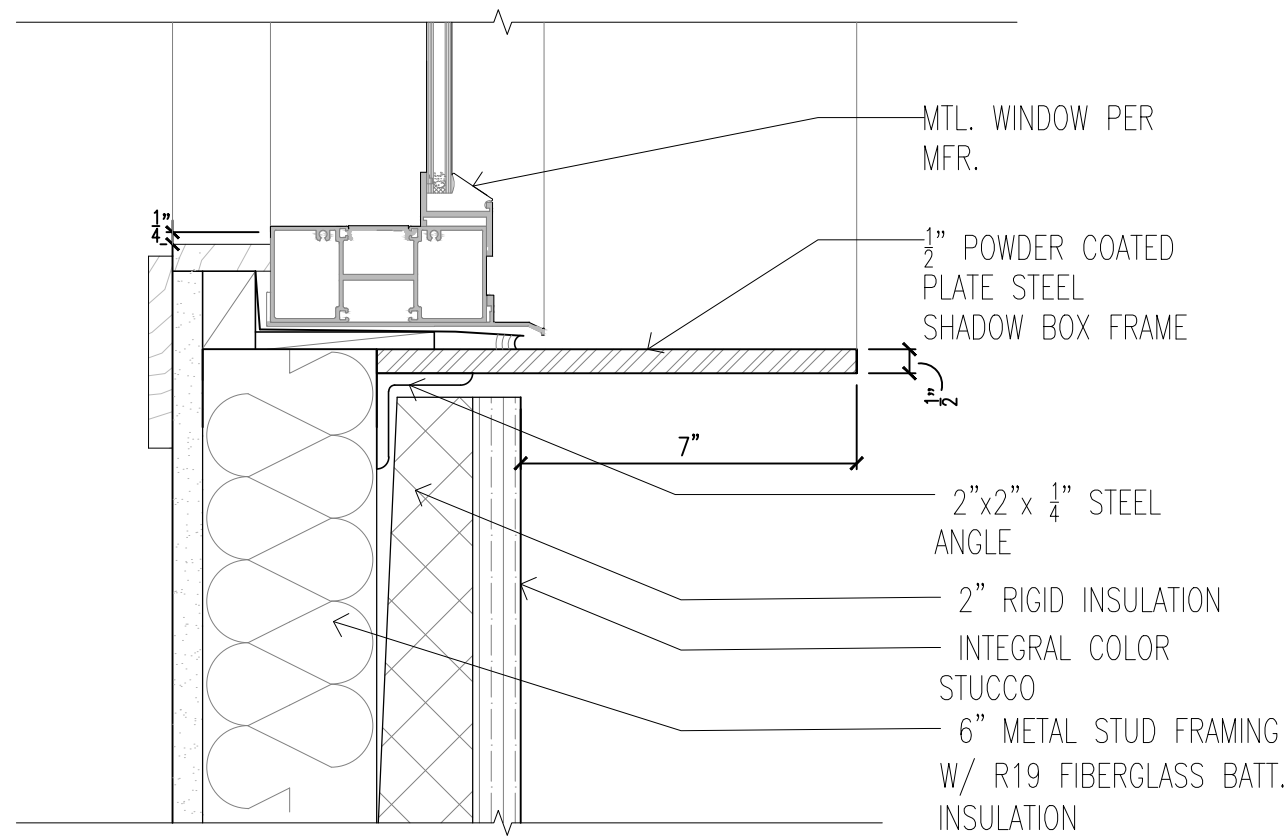
- CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AND JAMB THICKNESS BEFORE FINALIZING DOOR ORDER.
- TEMPERED OR SAFETY GLASS IS REQUIRED IN THE FOLLOWING HAZARDOUS LOCATIONS:
 - GLAZING IN OPERABLE DOORS ADJACENT FIXED LITES.
- ALL FIRE RATED DOORS TO HAVE SELF-CLOSER AND SMOKE GASKET PER NFPA 252 OR UL 10C.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



2 DOOR ELEVATIONS

4 WINDOW HEAD DETAIL (TYPE A & B)

3" = 1'-0"



3 WINDOW SILL DETAIL (TYPE A & B)

3" = 1'-0"

WINDOW SCHEDULE

MARK	QNTY.	ROUGH OPENING			WINDOW TYPE	GLASS TYPE	REMARKS:
		WIDTH	HEIGHT	SILL HT.			
01	2	8'-0"	4'-6"	3'-0"	B	I	
02	2	8'-0"	4'-6"	3'-0"	B	I	
03	4	15'-0"	9'-4"	0'-0"	G	I	
04	2	8'-0"	4'-6"	3'-0"	B	I	
05	2	8'-0"	4'-6"	3'-0"	B	I	
06	4	15'-0"	9'-4"	0'-0"	G	I	
07	2	8'-0"	4'-6"	3'-0"	B	I	
08	2	8'-0"	4'-6"	3'-0"	B	I	
09	2	8'-0"	4'-6"	3'-0"	B	I	
10	4	15'-0"	9'-4"	0'-0"	G	I	
11	9	20'-5"	14'-0"	0'-0"	L	I	
12	10	20'-2"	14'-0"	0'-0"	K	I	
13	18	39'-9"	14'-0"	0'-0"	J	I	
14	7	20'-0"	14'-0"	0'-0"	I	I	
15	1	2'-5"	14'-0"	0'-0"	H	I	
16	2	8'-0"	4'-6"	3'-0"	B	I	
17	4	16'-0"	4'-6"	3'-0"	A	I	
18	4	16'-0"	4'-6"	3'-0"	A	I	
19	2	8'-0"	4'-6"	3'-0"	B	I	
20	4	2'-10"	25'-10"	9'-4"	F	I	
21	4	20'-0"	5'-3"	4'-6"	D	I	
22	3	15'-0"	5'-3"	4'-6"	C	I	
23	4	16'-0"	4'-6"	3'-0"	A	I	
24	2	8'-0"	4'-6"	3'-0"	B	I	
25	4	16'-0"	4'-6"	3'-0"	A	I	
26	4	6'-4"	25'-10"	9'-4"	E	I	
27	4	6'-4"	25'-10"	9'-4"	E	I	

WINDOW TYPES:

AN = AWNING
CS = CASEMENT
DH = DOUBLE HUNG
GB = GLASS BLOCK
FR = 45-MIN. RATED LABELED UNIT

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

GLASS TYPE:

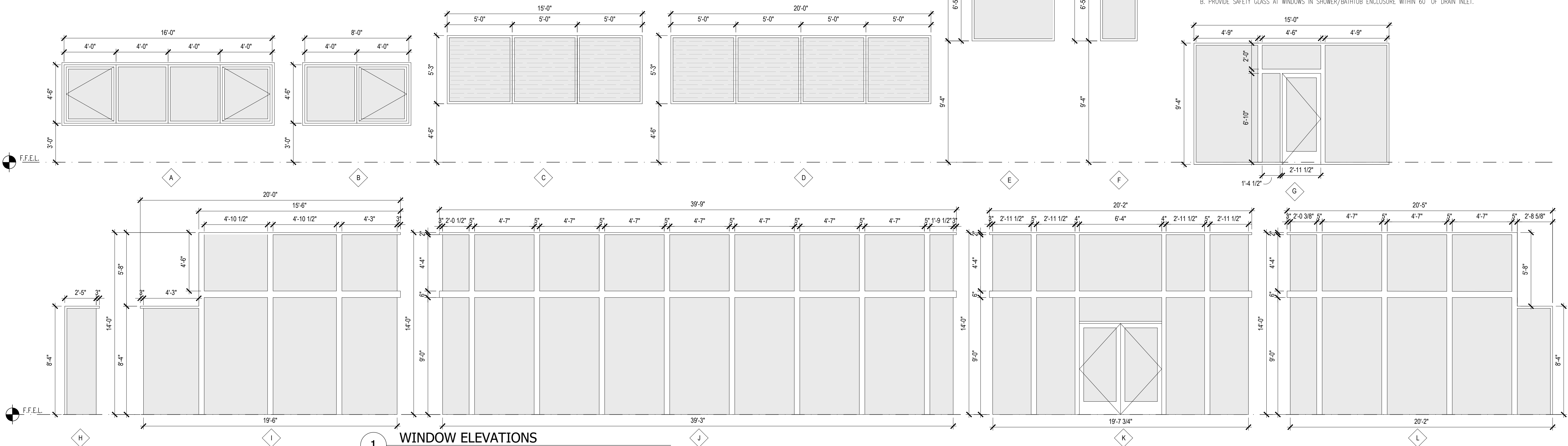
T = TEMPERED
I = DOUBLE GLAZED
TN = TINTED

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

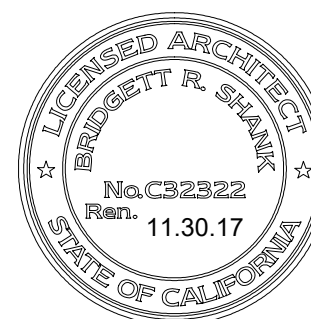
* SEE ELEVATIONS ON THIS SHEET FOR FRAME DIMENSIONS.

NOTES:

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



1 WINDOW ELEVATIONS

TIMBRE
ARCHITECTURE419 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

May 5, 2016

CURRENT RELEASE SET

DESIGN REVIEW

PREVIOUS RELEASE

ISSUE

DATE

DESIGN REVIEW
(FORMER DESIGN)

10.5.2015

SHEET TITLE

WINDOW AND
DOOR
SCHEDULES

SCALE

JOB NUMBER

DRAWN BY

NTS

14-10

BS

A10.0