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1629 WEBSTER STREET
ALAMEDA, CALIFORNIA 94501

MIXED USE DEVELOPMENT

Project Number		Drawn By	Checked By
2016-SK		AH	DH
Revisions	Revisions		
Number	Date	Description	
1	2015-10-07	PLANNING SUBMITTAL	
2	2016-03-09	RESPONSE TO PLANNING COMMENTS	
3	2017-01-30	RESPONSE TO PLANNING COMMENTS	
4	2017-02-27	RESPONSE TO PLANNING COMMENTS	

MIXED USE DEVELOPMENT
1629 WEBSTER STREET
ALAMEDA, CA 94501

ILLUSTRATION

A 1.0.1

AC	AIR CONDITIONING	ELEV	ELEVATION	LAV	LAVATORY	S	SOUTH OR SLOPE
A/C	ASPHALT CONCRETE PAVING	EMER	EMERGENCY	LC	LANDSCAPE CONTRACTOR	SC	SOLID CORE
AQUOUS	ACUSTICAL	ENCL	ENCLOSURE	LF	LINEAL FEET	SCD	SEAT COVER DISPENSER
AD	AREA DRAIN	EQ	EQUIDISTANCE	LOCKER	LOCKER	SD	SCHEDULE
ADJ	ADJUSTABLE	EQ	EQUAL	LOV	LOWER	SDM	SOLID CORE METAL
AF	ABOVE FINISH FLOOR	EQT	EQUIPMENT	LT	LIGHT	SDWD	SOLID CORE WOOD
AFI	AMERICAN INSTITUTE OF ARCHITECTS	EWF	EACH WAY EACH FACE	LS	LINEUM SHEET	SD	STORM DRAIN
AL/ALUM	ALUMINUM	EXTG	EXISTING	LP	LOW POINT	SEC	SECTION
ALW	AREA OF WORK	EXP	EXPOSED	LPMC	LIGHTING	SE	SEE ELECTRICAL DRAWINGS
AP	ACCESS PANEL	EXT	EXTERIOR	MANUF.	MANUFACTURER	SEP	SEPARATION
APA	ENGINEERED WOOD	FA	FIRE ALARM	MAT	MATERIAL	SFS	SQUARE FEET
APL	ASSOCIATION	FAU	FORCED AIR UNIT	MAX	MAXIMUM	SFS	SMOOTH FOUR SIDES
APPROX	APPROXIMATES	FB	FLAT BAR	MECH	MECHANICAL	SG	SEMI-GLOSS (FINISH)
ARCH	ARCHITECTURAL	FBO	FURNISHED BY OWNER	MEM	MEMBRANE	SG	SHEET
ASPH	ASPHALT	FD	FLOOR DRAIN	MET	METAL	SIM	SIMILAR
ASTM	AMERICAN SOCIETY OF TESTING & MATERIALS	FDN	FOUNDATION	MFR	MANUFACTURER	SMD	SEE MECHANICAL DRAWINGS
		FEC	FIRE EXT. CABINET	MH	MANHOLE	SMP	SUMP PUMP
		FE	FIRE EXTINGUISHER	MI	MINUTE	SND	SIGNIFY NAPIIN DISPENSE
		FF	FIRE FINISHED FLOOR	MIN	MINIMUM	SND	SIGNIFY NAPIIN RECEPT
BC	BOTTOM OF CURB	FFL	FINISHED FLR LEVEL	MIS	MISCELLANEOUS	SPEC	SPECIFICATION
BD	BOARD	FG	FIBER GLASS	MO	MOUNT	SPK	SPEAKER
BITUM	BITUMINOUS	FH	FIRE HYDRANT FL HEAD	MOUNT	MOUNT	SQL	STEEL
BLOCK	BLOCKING	FHC	FIRE HOSE CABINET	MTD	MOUNT	SSL	STAINLESS STEEL
BW	BOTTOM	FIN	FINISH	MUL	MULLION	STK	SERVICE SINK
BOT	BEAM	FLOR	FLUORESCENT	N	NONE	STD	SEE STRUCTURAL DRAWINGS
BS	BOTTOM OF SLOPE	FLR	FLOOR	NEW	NEW	STD	STANDARD
BUB	BUBBLER	FLSH	FLUSH HANDLE	N	NORTH	STM	STAIN
		FDC	FACE OF CONCRETE	NA	NOT APPLICABLE	STOR	STORAGE
CAB	CABINET	FOF	FACE OF FINISH	NIC	NOT IN CONTRACT	STR	STRUCTURAL
CAL	CALIPER	FOD	FACE OF STUDS	NL	NOT IN CONTRACT	SUSP	SUSPENDED
CAL	CAL RETURN	FOS	FACE OF STRUCTURE	NW	NARROW LIFE	SYM	SYMMETRICAL
CB	CATCH BASIN	FR	FIRE RESISTANT	NOM	NOMINAL	T	TREAD
CEM	CEMENT	FS	FULL SIZE	NIS	NOT TO SCALE	T&G	TONGUE AND GROOVE
CF	CERAMIC	FT	FOOT OR FEET	OC	OVERALL	TB	TWELV BAR
CF	CERAMIC FEET	FTG	FOOTING	OC	ON CENTER	TB	TO BE DETERMINED
CH	CHARMATION JOINT	FUR	FURNISH	OD	OUTSIDE DIAMETER	TD	TRENCH DRAIN
CL	CENTER LINE	FUT	FUTURE	OPNG	OPENING	TELE	TELEPHONE
CLF	CHAIN LINK FENCE	G	GLOSS (PAINT)	OPP	OPPOSITE	TEMP	TEMPORARY
CLG	CELLING	G	GLOSS (PAINT)	P	PAINT	THK	THICK
CLNG	CEILING	GAL	GALLON	P&S	POLE & SHELF	T.O.	TOP OF
CLG	CEILING	GAL	GALLON	PART	PARTITION	TOS	TOP OF CONCRETE
CUR	CLEAR	GALV	GALVANIZED	PC	PRECAST CONCRETE	TOS	TOP OF STEEL
CUR	CLEARANCE MASONRY UNIT	GC	GENERAL CONTRACTOR	PL	PLASTER	TOP	TOP OF PLATE
CNLX	CHAIN LINK	GD	GRADE	PL	PLASTER	TP	TOP OF FRAME
CNTR	CENTER	GO	GENERALIZED RGN	PL	PLASTER	TPR	TOILET PAPER DISPENSER
CO	CLEANOUT	GL	GLASS	PLY	PLYWOOD	T/R	TOP OF RAIL
COL	COLUMN	GND	GROUND	PLYD	PLYWOOD	TV	TELEVISION
COMP	COMPOSITION	GSA	GENERAL SERVICES AGENCY	PNT	PAINTED	TW	TOP OF WALL
CONC	CONCRETE	GSPW	GYPSUM WALL BOARD	POT	POINT OF CONNECTION	TRF	TRANSFORMER
CONC	CONCRETE	GWB	GYPSUM	POT	POINT OF CONNECTION	UNE	UNTO MATCH EXISTING
CONN	CONNECTION	H	HANDICAP	PR	PROPERTY	URC	UNDER BUILDING CODE
CONST	CONSTRUCTION	H&B	HOSE BIBB	PROP	PROPERTY	UG	UNDERGROUND
CONT	CONTINUOUS	HC	HANDICAP	PSI	POUNDS PER SQUARE INCH	UNC	UNDER MECHANICAL CODE
CORR	CORROD	H/C	HOT & COLD SUPPLY	PT	POINT/PRESSURE TREATED	UNF	UNFINISHED
CORR	CORROD	H&C	HOT & COLD SUPPLY	PT	POINT/PRESSURE TREATED	UNO	UNLESS NOTED OTHERWISE
CR	CERAMIC TILE	H&C	HOT & COLD SUPPLY	PTD/R	PAPER TOWEL DISPENSER	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	H&C	HOT & COLD SUPPLY	PVC	POLYVINYL CHLORIDE	UPC	UPPER PLUMBING CODE
CTR	CENTER	H&C	HOT & COLD SUPPLY	PWR	POWER	UPP	UPPER WORKING POINT
CTSK	COUNTERSINK	HP	HIGH POINT	QT	QUARRY TILE	URNAL	URNAL
CY	CUBIC YARD	HT	HEIGHT	R	RISER/RADIUS	VCT	VINYL COMPOSITION TILE
		HTR	HEATER	R	RELOCATE	VERT	VERTICAL
DBL	DOUBLE	H&V	HEATING, VENTILATION AND AIR CONDITIONING	R.A.	RESILIENT BASE	VEST	VESTIBULE
DEPT	DEPTH	ID	INSIDE DIAMETER	REF	REFLECTED CEILING PLAN	VIF	VERIFY IN FIELD
DET	DETAIL	IE	INVERT ELEVATION	RD			

1. ALL WORK SHALL BE PERFORMED TO THE FOLLOWING CODES:

a. CALIFORNIA BUILDING CODE	2013 EDITION
b. CALIFORNIA MECHANICAL CODE	2013 EDITION
c. CALIFORNIA PLUMBING CODE	2013 EDITION
d. CALIFORNIA ELECTRICAL CODE	2013 EDITION
e. CALIFORNIA ENERGY CODE	2013 EDITION
f. CALIFORNIA FIRE CODE	2013 EDITION
g. CALIFORNIA GREEN BUILDING STANDARDS CODE	2013 EDITION
h. CALIFORNIA HISTORIC BUILDING CODE	2013 EDITION
i. CALIFORNIA RESIDENTIAL BUILDING CODE	2013 EDITION
2. CONTRACTOR SHALL ADHERE TO ALL CODES, RULES & REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS & THE USE OF FACILITIES AS SET BY FEDERAL, STATE & LOCAL BUILDING CODES.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DESIGN DWGS.
4. ASSUMPTIONS HAVE BEEN MADE REGARDING THE (E) STRUCTURE & CONDITIONS OF WALLS, FLOORS, CEILING & BUILDING COMPONENTS. CONTRACTOR SHALL VERIFY (E) CONDITIONS AS BUILDING STRUCTURE IS UNCOVERED. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF CONDITIONS DIFFERENT FROM DWGS. ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR (E) STRUCTURE OR ITS LOCATION & CONDITION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS & WORKMANSHIP (U.N.D.) IN ACCORDANCE WITH ALL FEDERAL, STATE & LOCAL CODES
6. THE CONTRACTOR SHALL VERIFY ALL DIMS & (E) CONDITIONS IN THE FIELD & NOTIFY ARCHITECT, IN WRITING, OF ANY DISCREPANCIES PRIOR TO START OF WORK.
7. LARGE SCALE DWGS TAKE PRESEDENCE OVER SMALL SCALE DWGS.
8. ALL DIMS SHOWN ARE TO FACE OF FINISHED WALLS U.N.D.
9. SEE STRUCTURAL DWGS FOR FOUNDATION, SLAB & ALL OTHER STRUCTURAL INFORMATION & DETAILS.
10. NOTIFY THE OWNER & ARCHITECT IF MODIFICATIONS TO STRUCTURAL COMPONDENTS ARE REQUIRED TO COMPLETE THE WORK & ARE NOT DESCRIBED IN THE CONTRACT DOCUMENTS.
11. THESE DWGS SHALL NOT BE SCALED.
12. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN & CONSTRUCTION OF ANY TEMPORARY SHORING &/OR BRACING FOR ANY CONSTRUCTION.
13. REVIEW ALL EXISTING INTERIOR AND EXTERIOR CONDITIONS INCLUDING EXTERIOR SIDING, TRIM, FASCIAS, STRUCTURAL ELEMENTS, PLUMBING, ELECTRICAL, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD INSPECT ALL SURFACES AND CONSTRUCTION COMPONENTS PRIOR TO SUBMITTING BIDDING DOCUMENTATION. IF CONDITIONS ARE FOUND WHERE REPLACEMENT OF COMPONENTS OR FINISHES ARE REQUIRED THAT ARE NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS THEN A LINE ITEM IN THE BIDDING DOCUMENTS MUST BE PROVIDED INDICATING THE EXTENT OF WORK, COST OF THE MATERIALS, FABRICATION, INSTALLATION, ETC. & TIME REQUIRED TO EXECUTE THE LINE ITEM(S).
14. IT IS THE OWNER & GENERAL CONTRACTOR'S RESPONSIBILITY TO DISTRIBUTE THE ASSOCIATED SPECIFICATION BOOK FOR THIS PROJECT TO ALL SUBCONTRACTORS FOR REVIEW PRIOR TO BIDDING & CONSTRUCTION. THE SPECIFICATIONS ARE INTEGRAL TO THE PROJECT AND ARE A LEGAL & BINDING DOCUMENT PERTAINING TO THE PROJECT.

1. DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN. DWGS INDICATE GENERAL INTENT OF DEMOLITION AREAS ONLY. PLAN INDICATES THE GENERAL SCOPE OF DEMOLITION TO COMPLETE THE PROJECT AS SHOWN ON THE CONSTRUCTION PLAN.
2. CONTRACTOR TO VERIFY LOCATION OF (E) UTILITIES & SAFEGUARD PRIOR TO STARTING DEMO. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, CAP, RECONNECT, RELOCATE OR REMOVE ANY &/OR ALL UTILITIES BEFORE, DURING & AFTER DEMO & (N) CONSTRUCTION.
3. THE CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER THE REMOVAL OF DEBRIS.
4. WHERE (E) CONSTRUCTION IS REMOVED, ALL FIXTURES (OUTLETS, SWITCHES, THERMOSTATS, ETC.) SHALL ALSO BE REMOVED & CAPPED BEHIND FINISHED WALL UNLESS FIXTURES ARE TO BE REUSED &/OR RELOCATED. CONCEAL NO SWITCHES, JCT. BOXES, ETC. IN WALLS.
5. WHERE (E) CONSTRUCTION IS DISTURBED BY DEMOLITION, IT SHALL BE REPAIRED &/OR PATCHED TO MATCH (E) FINISH OR AS SPECIFIED IN THE DWGS.

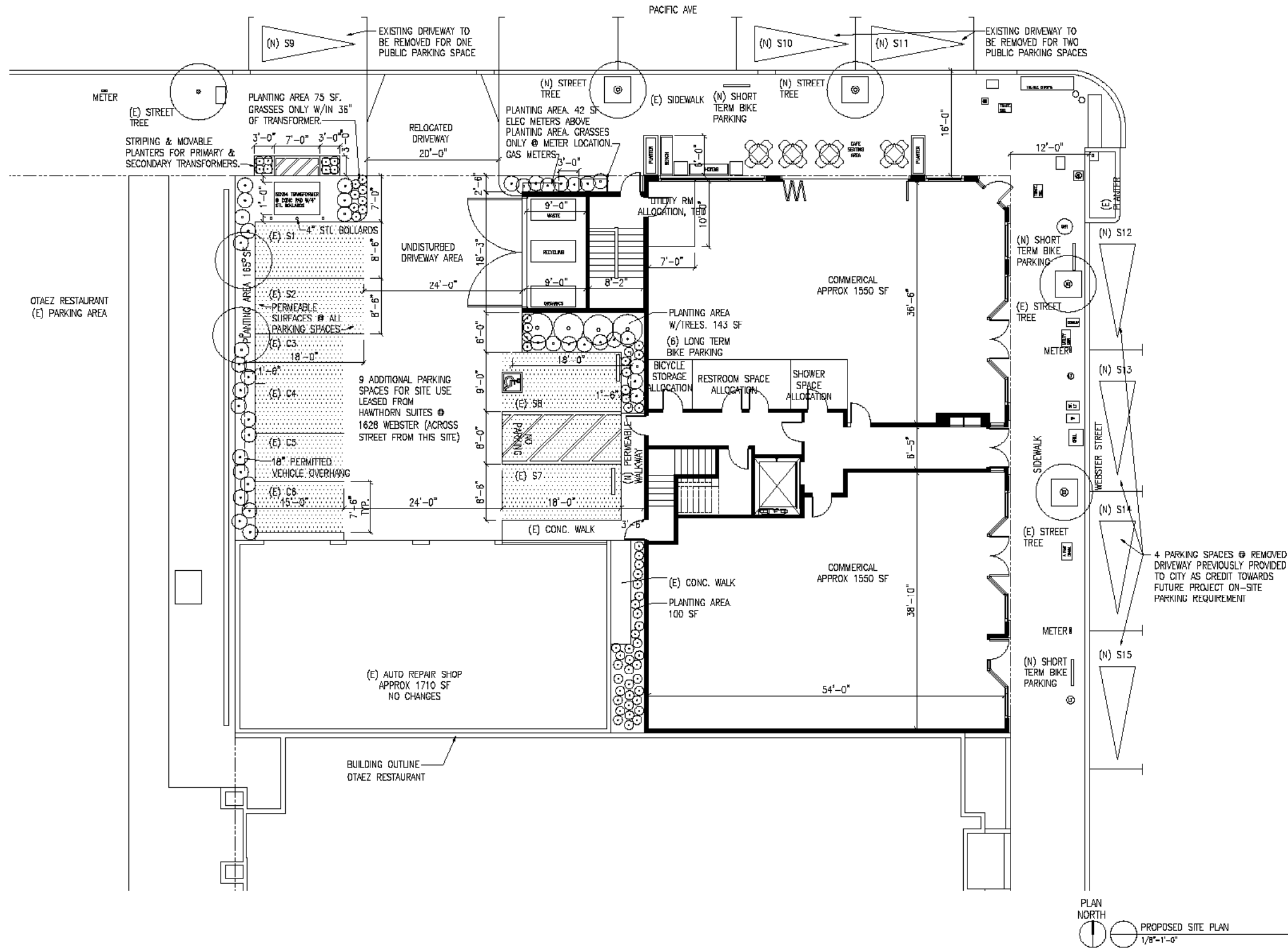
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MIXED USE DEVELOPMENT

Project Number 2016-SK		Drawn By AH	Checked By DH
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A 1.1



- NOTES:
1. TRASH ENCLOSURE DESIGNED PER ACI TRASH CONTAINER REQUIREMENTS FOR FACILITY USE.
 2. SATISFY STORMWATER RUNOFF REQUIREMENTS PER MUNICIPAL REGIONAL STORMWATER PERMIT CONTROLS:
 - 2.1. DIRECT ROOF RUNOFF ONTO VEGETATED AREAS.
 - 2.2. DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS AND/OR PATIOS ONTO VEGETATED AREAS.
 - 2.3. CONSTRUCT SIDEWALKS, WALKWAYS, AND/OR PATIOS W/PERMEABLE SURFACES.
 - 2.4. CONSTRUCT PARKING AREAS W/PERMEABLE SURFACES.

WALL LEGEND:

- (E) WALL TO BE REMOVED
- ===== (E) WALL TO REMAIN
- ===== (N) WALL
- ===== (N) PARTIAL HT WALL
- ===== (N) 1 HR WALL ASSEMBLY

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PROPOSED
SITE PLAN

A2.1

WINDOW SCHEDULE- GROUND FLOOR

SYMBOL	TYPE	MATERIAL	RO W	RO HT	GL W	GL HT	HT. FROM FIN. FLR.	NOTE
1	FIXED	AL	4'-6"	6'-2"	4'-2"	5'-10"	2'-0"	
2	FIXED	AL	3'-9"	6'-2"	3'-6"	5'-10"	2'-0"	
3	FIXED	AL	3'-8"	6'-2"	3'-5"	5'-10"	2'-0"	
4	FIXED	AL	3'-9"	6'-2"	3'-6"	5'-10"	2'-0"	
5	FIXED	AL	3'-9"	6'-2"	3'-6"	5'-10"	2'-0"	
6	FIXED	AL	3'-8"	6'-2"	3'-5"	5'-10"	2'-0"	
7	FIXED	AL	2'-3"	6'-2"	2'-0"	5'-10"	2'-0"	
8	FIXED	AL	2'-3"	6'-2"	2'-0"	5'-10"	2'-0"	
9	FIXED	AL	3'-8"	6'-2"	3'-5"	5'-10"	2'-0"	
10	FIXED	AL	3'-9"	6'-2"	3'-6"	5'-10"	2'-0"	
11	FIXED	AL	3'-9"	6'-2"	3'-6"	5'-10"	2'-0"	
12	FIXED	AL	3'-8"	6'-2"	3'-5"	5'-10"	2'-0"	
13	FIXED	AL	5'-1"	6'-2"	4'-10"	5'-10"	2'-0"	
14	FIXED	AL	1'-5"	6'-2"	1'-2"	5'-10"	2'-0"	
15	FIXED	AL	1'-5"	6'-2"	1'-2"	5'-10"	2'-0"	
16	FIXED	AL	5'-3"	6'-2"	5'-0"	5'-10"	2'-0"	
17	FIXED	AL	5'-3"	6'-2"	5'-0"	5'-10"	2'-0"	
18	FIXED	AL	5'-3"	6'-2"	5'-0"	5'-10"	2'-0"	
19	FIXED	AL	5'-3"	6'-2"	5'-0"	5'-10"	2'-0"	
82	FIXED	AL	1'-5"	6'-2"	1'-2"	5'-10"	2'-0"	
83	FIXED TRANSOM	AL	12'-3"	2'-3"	12'-0"	2'-0"	9'-0"	
84	FIXED TRANSOM	AL	19'-9"	2'-3"	19'-6"	2'-0"	9'-0"	
85	FIXED TRANSOM	AL	8'-11"	2'-3"	8'-8"	2'-0"	9'-0"	
86	FIXED TRANSOM	AL	19'-9"	2'-3"	19'-6"	2'-0"	9'-0"	
87	FIXED TRANSOM	AL	5'-7"	2'-3"	5'-4"	2'-0"	9'-0"	
88	FIXED TRANSOM	AL	5'-11"	2'-3"	5'-8"	2'-0"	9'-0"	
89	FIXED TRANSOM	AL	5'-7"	2'-3"	5'-4"	2'-0"	9'-0"	
90	FIXED TRANSOM	AL	19'-9"	2'-3"	19'-6"	2'-0"	9'-0"	
91	FIXED TRANSOM	AL	16'-3"	2'-3"	16'-0"	2'-0"	9'-0"	

DOOR SCHEDULE

SYMBOL	TYPE	WIDTH	HT.	THICK	NOTE
1	SINGLE EXT.	3'-0"	7'-0"	1 3/4"	
2	PAIR EXT.	6'-0"	7'-0"	1 3/4"	
3	PAIR EXT.	6'-0"	7'-0"	1 3/4"	
4	PAIR EXT.	6'-0"	7'-0"	1 3/4"	
5	SINGLE EXT.	3'-0"	7'-0"	1 3/4"	
6	ACCORDION DR EXT.	18'-0"	7'-0"	1 3/4"	
7	SINGLE EXT.	3'-0"	7'-0"	1 3/4"	
8	PAIR- TRASH ENCL. EXT.	16'-6"	9'-6"	2"	
9	SINGLE EXT.	3'-0"	7'-0"	1 3/4"	
10	SINGLE EXT.	3'-0"	7'-0"	1 3/4"	
11	SINGLE INTERIOR	3'-0"	6'-8"	1 3/8"	
12	SINGLE INTERIOR	3'-0"	6'-8"	1 3/8"	
13	SINGLE INTERIOR	3'-0"	6'-8"	1 3/8"	
14	SINGLE INTERIOR	3'-0"	6'-8"	1 3/8"	
15	SINGLE INTERIOR	3'-0"	6'-8"	1 3/8"	
16	SINGLE INTERIOR	3'-0"	6'-8"	1 3/8"	
17	SINGLE INTERIOR	3'-0"	6'-8"	1 3/8"	
18	SINGLE INTERIOR	3'-0"	6'-8"	1 3/4"	

WALL LEGEND:

- (E) WALL TO BE REMOVED
- ===== (E) WALL TO REMAIN
- (N) WALL
- ▨ (N) PARTIAL HT WALL MATCH (E)
- ▩ (N) 1 HR WALL ASSEMBLY

FINISH NOTES:

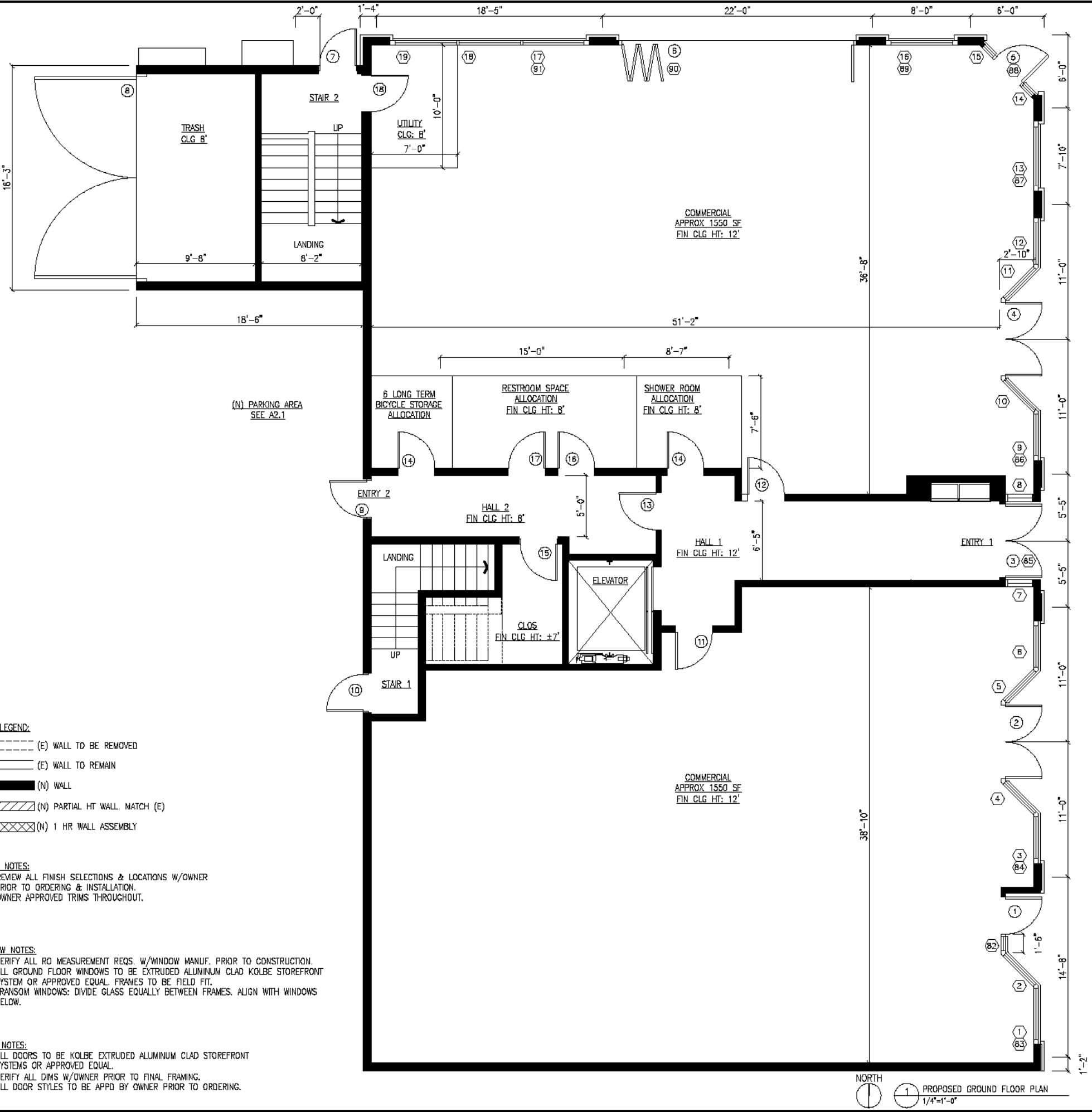
- REVIEW ALL FINISH SELECTIONS & LOCATIONS W/OWNER PRIOR TO ORDERING & INSTALLATION.
- OWNER APPROVED TRIMS THROUGHOUT.

WINDOW NOTES:

- VERIFY ALL RO MEASUREMENT REQS. W/WINDOW MANUF. PRIOR TO CONSTRUCTION.
- ALL GROUND FLOOR WINDOWS TO BE EXTRUDED ALUMINUM CLAD KOLBE STOREFRONT SYSTEM OR APPROVED EQUAL. FRAMES TO BE FIELD FIT.
- TRANSOM WINDOWS: DIVIDE GLASS EQUALLY BETWEEN FRAMES. ALIGN WITH WINDOWS BELOW.

DOOR NOTES:

- ALL DOORS TO BE KOLBE EXTRUDED ALUMINUM CLAD STOREFRONT SYSTEMS OR APPROVED EQUAL.
- VERIFY ALL DIMS W/OWNER PRIOR TO FINAL FRAMING.
- ALL DOOR STYLES TO BE APPD BY OWNER PRIOR TO ORDERING.



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PROPOSED
GROUND FLOOR
PLAN

A3.0

WINDOW SCHEDULE- SECOND FLOOR

SYMBOL	TYPE	MATERIAL	RO W	RO HT	CLR W	CLR HT	HT. FROM FIN. FLR.	NOTE
20	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	SEE WINDOW NOTES BELOW
21	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
22	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
23	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
24	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
25	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
26	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
27	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
28	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
29	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
30	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
31	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
32	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
33	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
34	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
35	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
36	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
37	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
38	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
39	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
40	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	2'-0"	TEMPERED GLASS
41	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
42	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
43	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
44	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
45	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	TEMPERED GLASS
46	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
47	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
48	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
49	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	

WINDOW NOTES:

- VERIFY ALL RO MEASUREMENT REQS. W/WINDOW MANUF. PRIOR TO CONSTRUCTION.
- ALL WINDOWS TO BE MARVIN CLAD ULTIMATE DOUBLE HUNG- NEXT GENERATION CUDH-NG3D28E. COLOR: CASHMERE. U.G.N.

DOOR SCHEDULE- SECOND FLOOR

SYMBOL	TYPE	QTY.	WIDTH	HT.	THICK	NOTE
19	INTERIOR DOOR @STAIRWELL	1	3'-0"	6'-8"	1 3/4"	STEEL FIRE RATED DR PANIC HDWR?
20	INTERIOR DOOR @ UNIT ENTRANCE	12	3'-0"	6'-8"	1 3/4"	INTERIOR SC WD, FIRE RATED DOOR. LOCKSET HDWR
21	INTERIOR DOOR @BATHROOMS	8	3'-0"	6'-8"	1 3/8"	INTERIOR SOLID CORE WD PRIVACY HDWR
22	INTERIOR DOOR @BATH/TOILET	7	3'-0"	6'-8"	1 3/8"	INTERIOR SOLID CORE WD PRIVACY HDWR
23	INTERIOR CLOSET DOOR	12	2'-6"	6'-8"	1 3/8"	INTERIOR SC WD
24	INTERIOR DOOR @STAIRWELL	1	3'-0"	6'-8"	1 3/4"	STEEL FIRE RATED DR PANIC HDWR?
25	INTERIOR CLOSET DOOR-PR	2	5'-0"	6'-8"	1 3/8"	INTERIOR SC WD LOCKSET HDWR

DOOR NOTES:

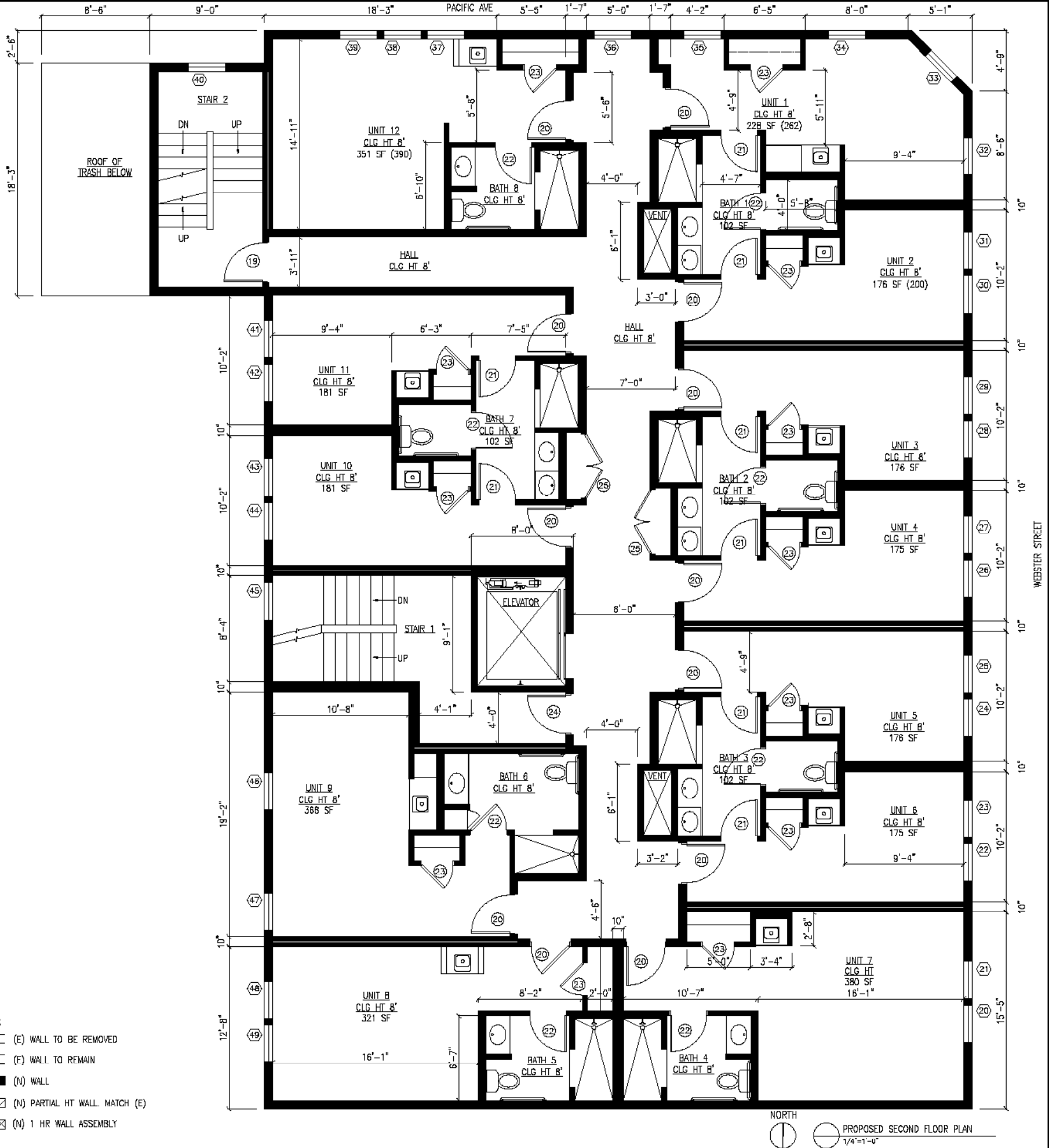
- VERIFY ALL DIMS W/OWNER PRIOR TO FINAL FRAMING.
- ALL DOOR STYLES TO BE APPD BY OWNER PRIOR TO ORDERING.

FINISH NOTES:

- REVIEW ALL FINISH SELECTIONS & LOCATIONS W/OWNER PRIOR TO ORDERING & INSTALLATION.
- OWNER APPROVED TRIMS THROUGHOUT.
- ALL PRIVATE BATHROOMS TO HAVE LOCKABLE CABINETS & MEDICINE CABINETS TO PROVIDE PRIVATE & SECURE LOCATIONS FOR TENANT MATERIALS.
- EACH SUITE TO BE PROVIDED W/SPACE FOR A MINIMUM OF PRIVATE ENSUITE SINK, BED, SIDE TABLES, CHAIR & DRESSER.

WALL LEGEND:

- (E) WALL TO BE REMOVED
- ===== (E) WALL TO REMAIN
- ===== (N) WALL
- ===== (N) PARTIAL HT WALL. MATCH (E)
- ===== (N) 1 HR WALL ASSEMBLY



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1629 WEBSTER STREET
ALAMEDA, CALIFORNIA 94501

MIXED USE DEVELOPMENT

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Issue	2	Date	2016-03-09	Description	RESPONSE TO PLANNING COMMENTS
Issue	3	Date	2017-01-30	Description	RESPONSE TO PLANNING COMMENTS
Issue	4	Date	2017-08-27	Description	RESPONSE TO PLANNING COMMENTS

MIXED USE DEVELOPMENT
1629 WEBSTER STREET
ALAMEDA, CA 94501

PROPOSED
SECOND FLOOR
PLAN

A3.1



NORTH
FOR REFERENCE
PROPOSED SECOND FLOOR FURNISHING PLAN
1/4"=1'-0"

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MIXED USE DEVELOPMENT
1629 WEBSTER STREET
ALAMEDA, CA 94501

PROPOSED
SECOND FLOOR
FURNISHING PLAN

A3.1.1

WINDOW SCHEDULE- THIRD FLOOR

SYMBOL	TYPE	MATERIAL	RO W	RO HT	CLR W	CLR HT	HT. FROM FIN. FLR.	NOTE
50	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	ALUMINUM CLAD SEE NOTES BELOW
51	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
52	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
53	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
54	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
55	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
56	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
57	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
58	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
59	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
60	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
61	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
62	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
63	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
64	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
65	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
66	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
67	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
68	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
69	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
70	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	2'-0"	TEMPERED GLASS @ STAIRWELL
71	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
72	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
73	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
74	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
75	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
76	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
77	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	TEMPERED GLASS @ STAIRWELL
78	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
79	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
80	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
81	DH	AL	3'-0"	5'-4"	2'-11"	5'-3"	1'-8"	
82	SKYLT				2'-0"	4'-0"		VELLUX OR APPD EQ.
83	SKYLT							VELLUX OR APPD EQ.
84	SKYLT							VELLUX OR APPD EQ.
85	SKYLT							VELLUX OR APPD EQ.

DOOR SCHEDULE- THIRD FLOOR

SYMBOL	TYPE	QTY.	WIDTH	HT.	THICK	NOTE
26	INTERIOR DOOR SINGLE	4	3'-0"	6'-8"	1 3/8"	INTERIOR SC WD, PASSAGE HDWR
27	INTERIOR DOOR PAIR	5	6'-0"	6'-8"	1 3/8"	INTERIOR SC WD, PASSAGE HDWR
28	INTERIOR DOOR @MGR UNIT ENTRY	1	3'-0"	6'-8"	1 3/8"	INTERIOR SOLID CORE WD LOCKSET HDWR
29	INTERIOR DOOR @BATH/TOILET	3	3'-0"	6'-8"	1 3/8"	INTERIOR SOLID CORE WD PRIVACY HDWR
30	INTERIOR CLOSET DOOR	1	2'-10"	6'-8"	1 3/8"	INTERIOR SC WD
31	INTERIOR BI-PASS CLOSET DOOR-PR	1	6'-0"	6'-8"	1 3/8"	INTERIOR SC WD
32	INTERIOR DOOR @STAIR HALLWAY	1	3'-0"	6'-8"	1 3/4"	STEEL FIRE RATED DR PANIC HDWR?
33	INTERIOR DOOR @STAIRWELL	1	3'-0"	6'-8"	1 3/4"	STEEL FIRE RATED DR PANIC HDWR?

WINDOW NOTES:

1. VERIFY ALL RO MEASUREMENT REQS. W/WINDOW MANUF. PRIOR TO CONSTRUCTION.
2. ALL WINDOWS TO BE MARVIN CLAD ULTIMATE DOUBLE HUNG- NEXT GENERATION CUDH-NG3028E. COLOR- CASHMERE. U.O.N.

DOOR NOTES:

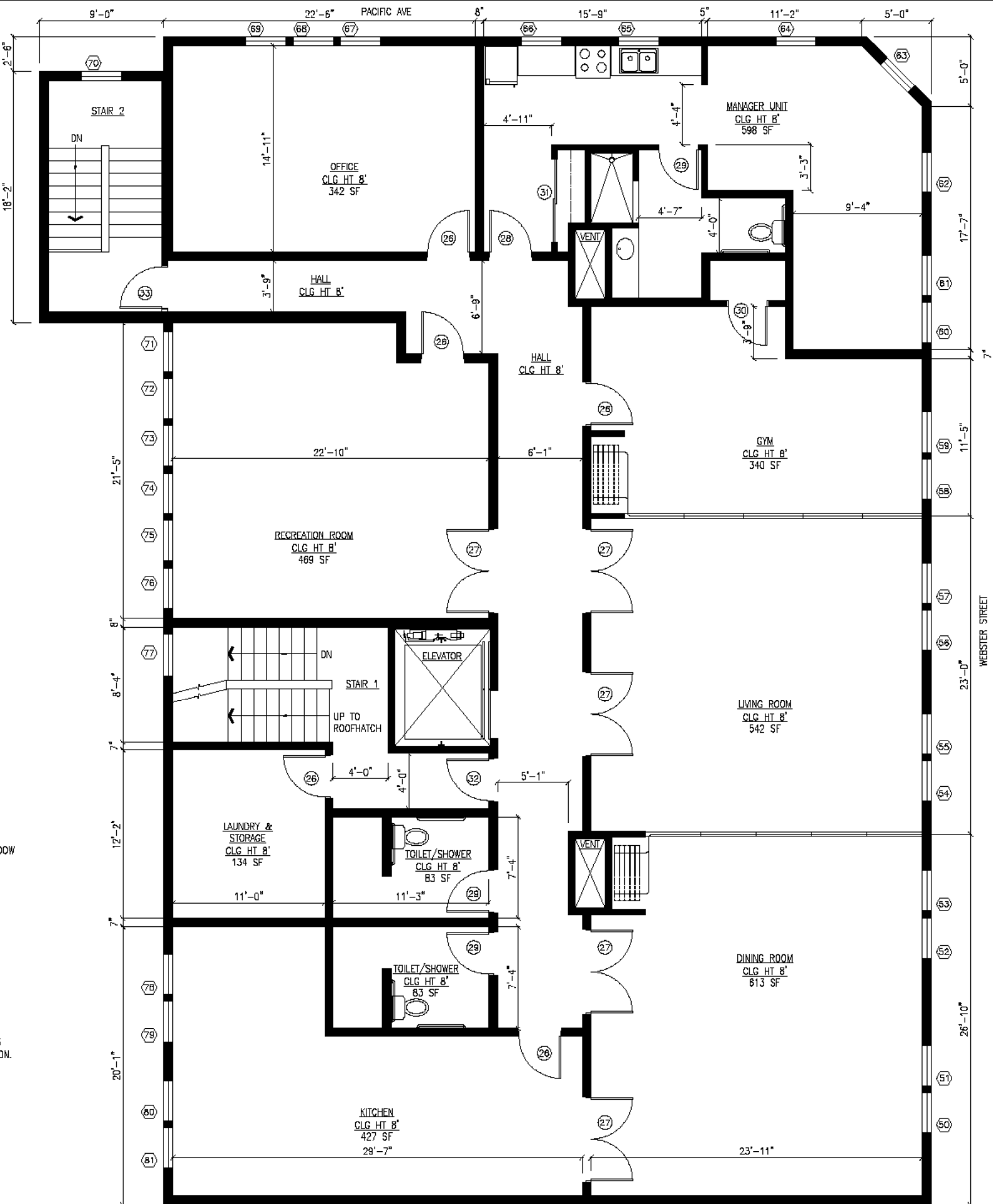
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2. ALL DOOR STYLES TO BE APPD BY OWNER PRIOR TO ORDERING.

FINISH NOTES:

1. REVIEW ALL FINISH SELECTIONS & LOCATIONS W/OWNER PRIOR TO ORDERING & INSTALLATION.
2. OWNER APPROVED TRIMS THROUGHOUT.

WALL LEGEND:

- (E) WALL TO BE REMOVED
- ===== (E) WALL TO REMAIN
- (N) WALL
- ▨ (N) PARTIAL HT WALL. MATCH (E)
- ▩ (N) 1 HR WALL ASSEMBLY



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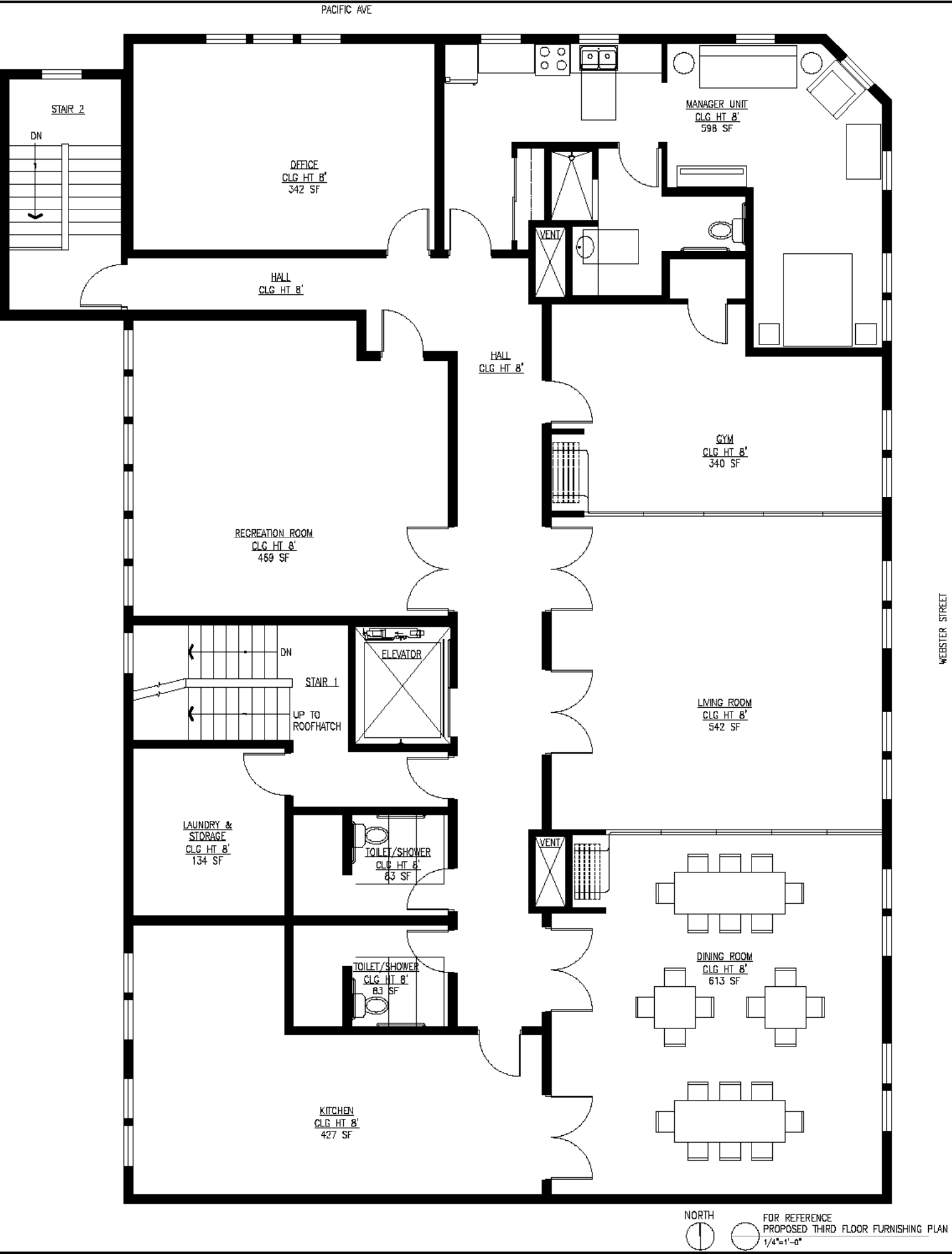
MIXED USE DEVELOPMENT

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MIXED USE DEVELOPMENT
1629 WEBSTER STREET
ALAMEDA, CA 94501

PROPOSED
THIRD FLOOR
PLAN

A3.2



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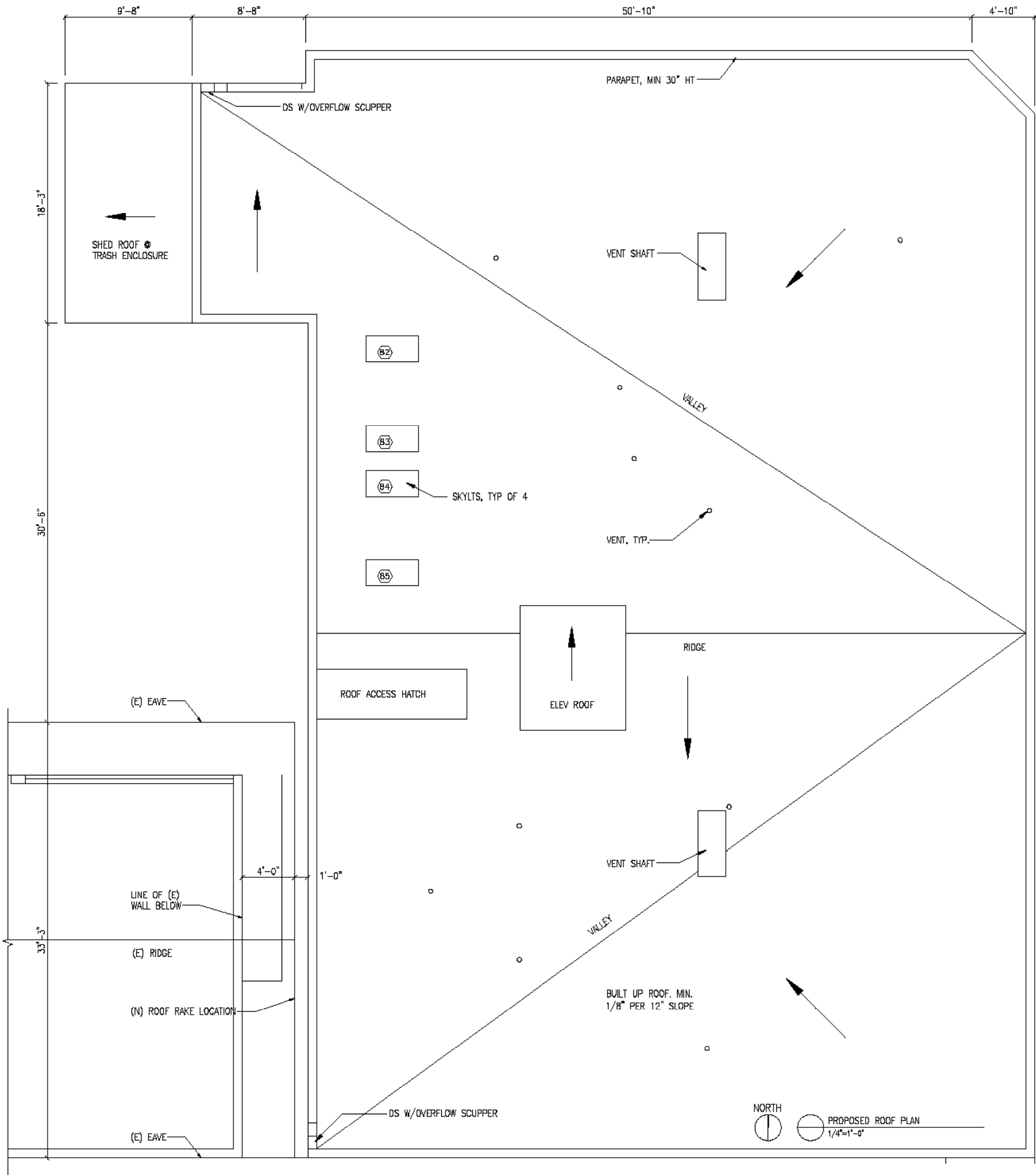
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ALAMEDA, CA 94501

PROPOSED
THIRD FLOOR
FURNISHING PLAN

A3.2.1

2/26/2018 3:46pm, 2/26/2017 1:58PM PM



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MIXED USE DEVELOPMENT
1629 WEBSTER STREET
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PROPOSED
ROOF PLAN

A3.3



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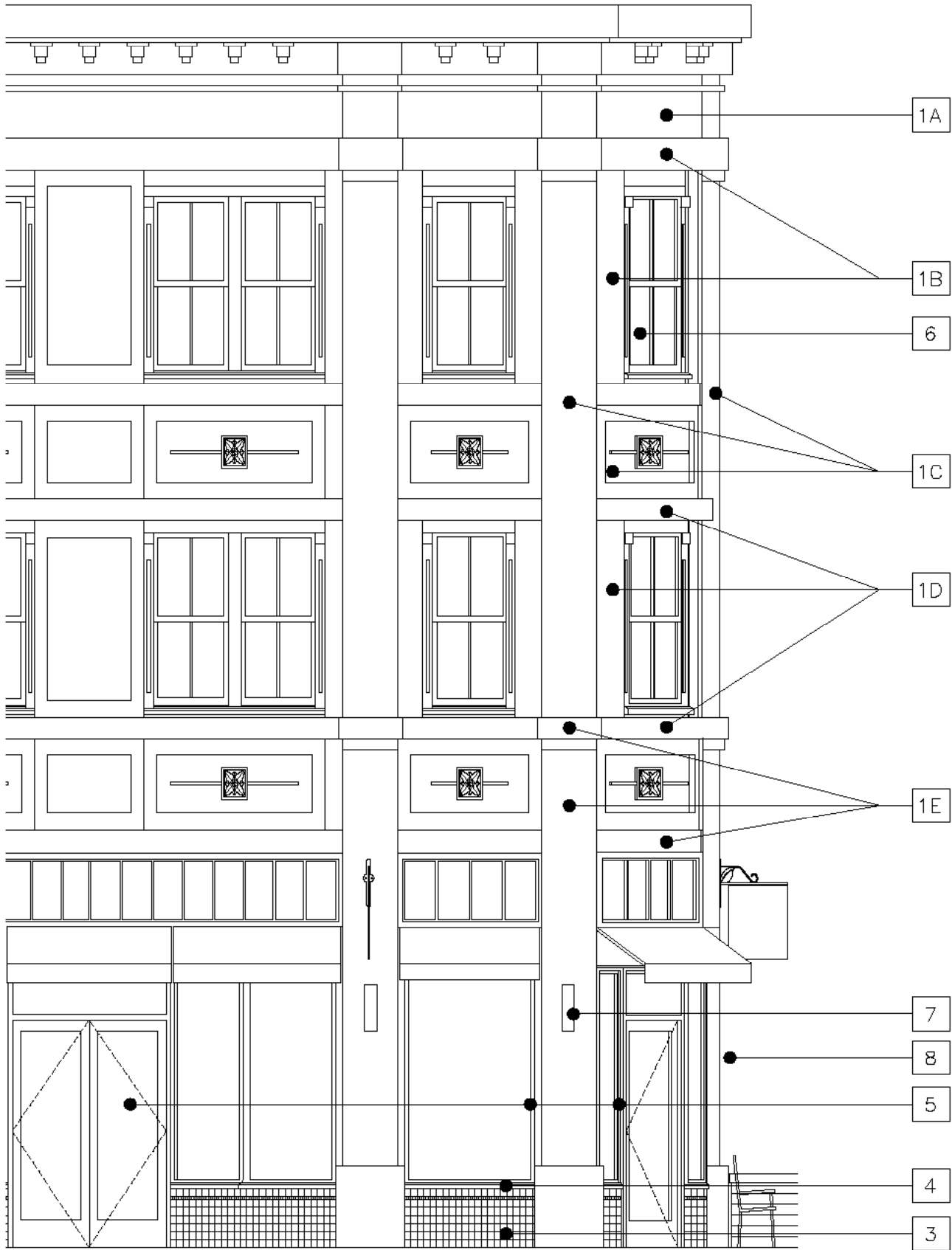
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MIXED USE DEVELOPMENT
1629 WEBSTER STREET
ALAMEDA, CA 94501

PROPOSED
EXTERIOR
ELEVATIONS

A4.0



PROPOSED PARTIAL BUILDING ELEVATION
1/2"=1'-0"

MATERIALS LEGEND

- BENJAMIN MOORE STUCCO COLOR MATCH
 - HC-166 "KENDALL CHARCOAL"
 - 2121-60 "WHITE DIAMOND"
 - HC-171 "WICKHAM GRAY"
 - 2121-60 "WHITE DIAMOND"
 - 1680 "HUDSON BAY"
- STUCCO FINISH STUCCO FINISH: "LIGHT DASH" THROUGHOUT
- TILE AT BULKHEAD:
ISL-660 "ISLANDIA" 3"x3". ACCENT: ISL-1635 1"x1"
GROUT: CUSTOM BUILDING PRODUCTS #95 "SABLE BROWN"
- COMMERCIAL FLOOR WINDOW SILL:
PRECAST CONCRETE SILL BY "STONE TRANSITIONS"
COLOR: NORMANDY
STYLE: "BULLNOSE" WTM-BSS-1
- COMMERCIAL STOREFRONT WINDOW & DOOR SYSTEM:
KOLBE, OR APPD EQ, ULTRA SERIES & VISTALUXE COLLECTION
COLOR: GINGERSNAP
WITH EXTRUDED "OGEE" EXTRUSION GLASS STOP.
- RESIDENTIAL WINDOW SYSTEM: KOLBE HERITAGE SERIES
- EXTERIOR WALL LIGHTING:
FEISS DAKOTA BRONZE 20.75" WALL LIGHT
- COMMERCIAL ACCORDIAN STYLE DOOR (NOT SHOWN):
LA CANTINA OR APPD EQ. MTL EXTERIOR

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MIXED USE DEVELOPMENT
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MATERIALS BOARD

A4.2



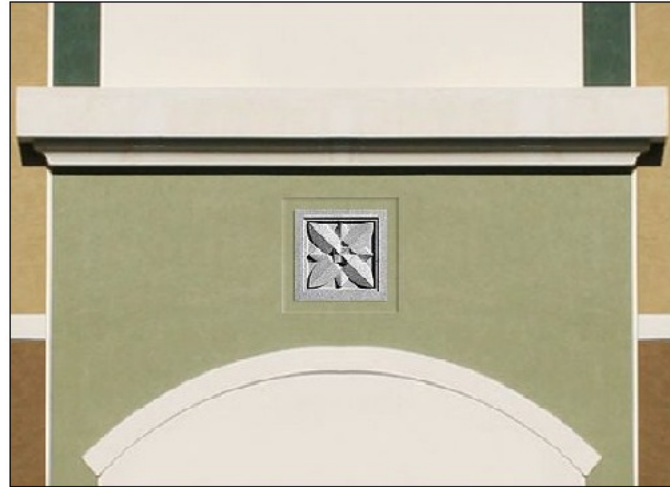
CORNICE DENTIL BLOCK EXAMPLE



COLUMN, LINTEL & SPANDREL EXAMPLES



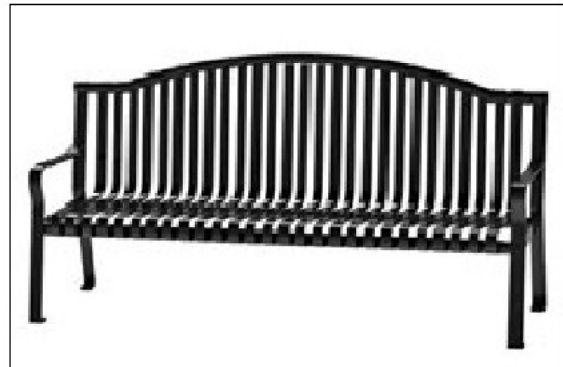
RESIDENTIAL WINDOW STYLE



PRECAST PLASTER WALL DETAIL



"BLADE" SIGN



CAFE BENCH



WEBSTER STREET BIKE RACK



SIDEWALK PLANTER



TRANSOM WINDOW EXAMPLE



LIGHT FIXTURE



TILE BULKHEAD



TYPICAL FIXED AWNING



ACCORDIAN STYLE COMMERCIAL DOORS



STOREFRONT DOORS

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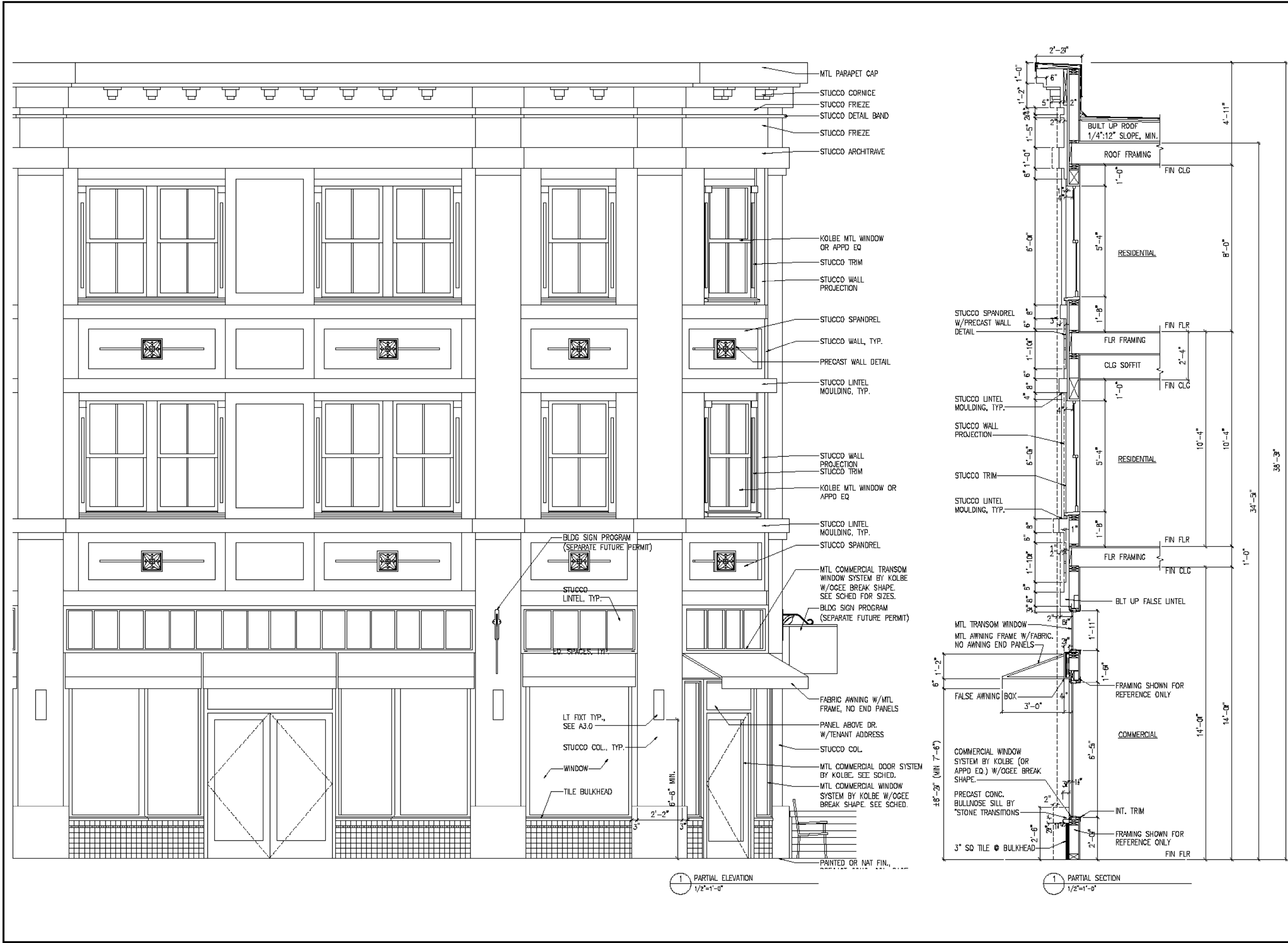
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MIXED USE DEVELOPMENT
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BUILDING
COMPONENTS
BOARD

A4.3



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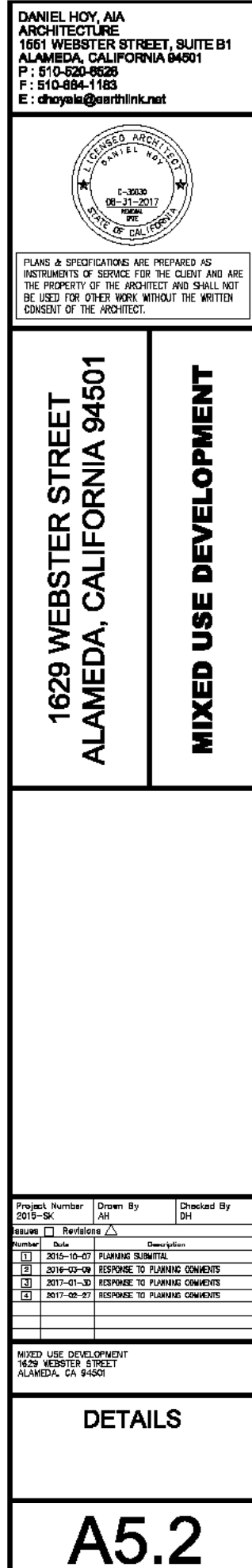
MIXED USE DEVELOPMENT

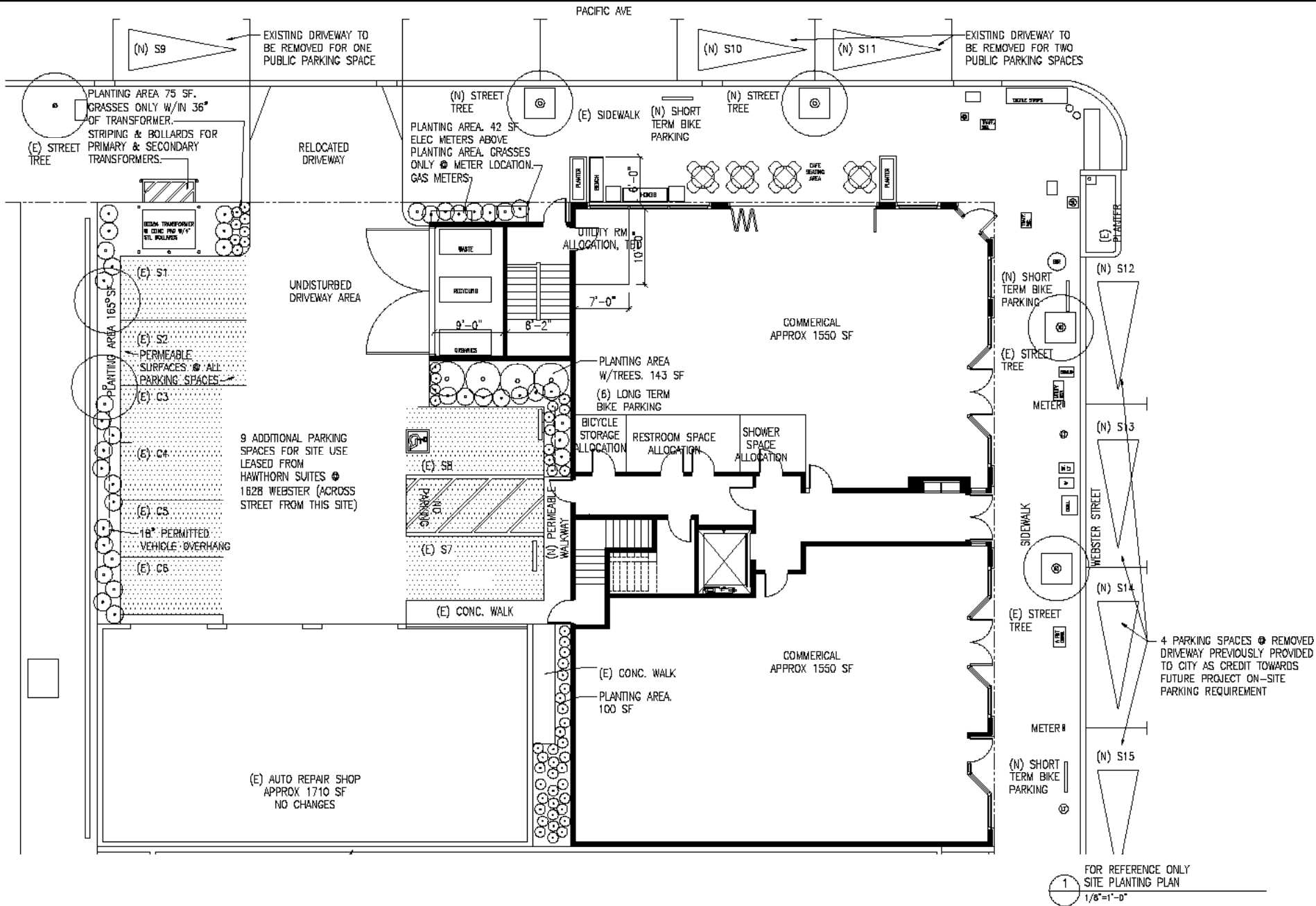
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MIXED USE DEVELOPMENT
1629 WEBSTER STREET
ALAMEDA, CA 94501

PARTIAL SECTION
& ELEVATION

A5.0





LANDSCAPING TO BE DROUGHT TOLERANT & BE CONSISTENT W/BAY FRIENDLY DESIGN GUIDELINES.

PLANT LIST

KEY	LATIN NAME	QTY.	SIZE	TYPE/REGION
Shrub	CHONDROPETALUM tectorum	TBD	1 gallon	
MED/SA CHO TEC Perennials	MIMULUS aurantiacus	TBD	1 gallon	
NAT/CA MIM AUR PEN FIR	PENSTEMON "Firebird"	TBD	1 gallon	
NAT/CA hybrid FES RUB	FESTUCA Rubra	TBD	1 gallon	
EUROPE AZA DEN	AZARA dentata	TBD	5 gallon	
Perennials				
PEN FIR	PENSTEMON "Firebird"	TBD	1 gallon	NAT/CA hybrid
FES RUB	FESTUCA Rubra	TBD	1 gallon	EUROPE
Groundcover				
ARM MAR	ARMERIA MARITIMA 'Rubrifolia'	TBD	4"	MED/EUROPE

a.c. = on-center spacing

TYPE/REGION Key

MED/AUS - Mediterranean/Australia
MED/NZ - Mediterranean/New Zealand
MED/SA - Mediterranean/South Africa
NAT/CAL - California native

NOTE: SEE SHEET ____ FOR SOIL AND MULCH SPECIFICATIONS.

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LANDSCAPE
SELECTION
INFORMATION

A6.0