

2070 LINCOLN AVE.  
REMODEL GROUND FL. 2ND. FL. ADDITION

ABBREVIATIONS

ZONING INFORMATION

PROJECT INFORMATION

|                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                       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| &<br>4<br>@<br>C<br>O<br>(E)<br>(N)<br> <br>#<br>ABV.<br>AB<br>ACOUS.<br>ADJ.<br>AFF.<br>AGGR.<br>APPROX.<br>ARCH.<br>ARCH'L<br>ASPH<br>AWG<br>BM<br>BITUM<br>BLK<br>BLKG.<br>BD<br>BLT<br>BOT<br>BLDG<br>CAB<br>C.O.<br>CB<br>CPT<br>CAS<br>CHLK<br>C.I.<br>CLKG<br>C.J.<br>CLG<br>CEM<br>CTR<br>CER<br>C.T.<br>CLR<br>CLO | And<br>Angle<br>At<br>Centerline<br>Diameter<br>Existing<br>New<br>Perpendicular<br>Pound<br>Above<br>Anchor bolt<br>Acoustical<br>Area drain<br>Adjacent<br>Aggregate<br>Approximate<br>Architect<br>Architectural<br>Asphalt<br>Awning<br>Beam<br>Bituminous<br>Block<br>Blocking<br>Board<br>Bolt<br>Bottom<br>Building<br>Cabinet<br>Cased Opening<br>Catch Basin<br>Carpet<br>Casement<br>Chain Link<br>Cast Iron<br>Caulking<br>Ceiling Joists<br>Ceiling<br>Cement<br>Center<br>Counter<br>Ceramic<br>Ceramic Tile<br>Clearance<br>Closet | CLR<br>CLO<br>CMU<br>COL<br>CVT<br>CONC/C<br>CONN<br>CONST<br>CONT<br>CORR<br>CG<br>CTSK<br>DEPT<br>DET<br>DF<br>D/F<br>DIA<br>DIM<br>DISP<br>DR<br>D.O.<br>DBL<br>DH<br>DN<br>DS<br>D.S.P.<br>DWR<br>DWG'S<br>E<br>EA<br>E.I.F.S.<br>E.J.<br>ELEC<br>EP<br>EL/ELEV<br>ELEV<br>EMER<br>ENCL<br>EQ<br>EQUPT<br>E.W.C. | Clearance<br>Closet<br>Concrete<br>Masonry Unit<br>Column<br>Composition<br>Vinyl Tile<br>Concrete<br>Connection<br>Construction<br>Continuous<br>Corridor<br>Corner Guard<br>Countersink<br>Department<br>Detail<br>Douglas Fir<br>Drinking<br>Fountain<br>Diameter<br>Dimension<br>Dispenser<br>Door<br>Door Opening<br>Double<br>Double Hung<br>Down<br>Down Spout<br>Dry Stand Pipe<br>Drawer<br>Drawings<br>East<br>Each<br>Exterior Insulated<br>Finish System<br>Expansion Joint<br>Electrical<br>Electrical panel<br>Board<br>Elevation<br>Elevator<br>Emergency<br>Enclosure<br>Equal<br>Equipment<br>Electrical Water<br>Cooler | EXST<br>EXP<br>EXT<br>F.C.<br>F.B.<br>F.O.M.<br>F.D.<br>F.O.F.<br>F.O.S.<br>F.F.<br>FIN<br>FG<br>F.A.<br>F.E.<br>F.E.C<br>F.L<br>FD<br>FJ<br>FLUOR<br>FT<br>FTG<br>FAU<br>FDN<br>FRAM'G<br>FLS/FS<br>FURR<br>FUT<br>G<br>GI<br>GSM<br>GA<br>GL<br>G.B.<br>GRD | Existing<br>Expansion<br>Exposed<br>Exterior<br>Face of Concrete<br>Face of Concrete<br>Block<br>Face of Mullion<br>Floor Drain<br>Face of Finish<br>Face of Studs<br>False Front/<br>Finish Floor<br>Finish<br>Finish Grade<br>Fire Alarm<br>Fire Extinguisher<br>Fire Extinguisher<br>Fire Hose Cabinet<br>Fireproof<br>Fixed<br>Flashing<br>Flat Bar<br>Flat Head Wood<br>Screw<br>Floor<br>Floor Drain<br>Floor Joist<br>Fluorescent<br>Foot or Feet<br>Footing<br>Forced Air Unit<br>Foundation<br>Framing<br>Full Size<br>Furring<br>Future<br>Galvanized<br>Galvanized<br>Iron<br>Galvanized<br>Sheet Metal<br>Gauge<br>Glass<br>Grab Bar<br>Grade | GND<br>GFI<br>GYP<br>GYP. BD<br>H/C<br>H.D.C.P.<br>HDWE<br>HGT/HT<br>HC<br>HM<br>HORIZ<br>HB<br>H.P.<br>HR<br>HVAC<br>I.D.<br>INSUL<br>INT<br>I.C.B.O.<br>JAN<br>JST<br>K.D.<br>KIT<br>LAB<br>LAM<br>LAV<br>LT<br>LKR<br>MB<br>MFR<br>MFG<br>MAX<br>MECH<br>MC<br>MEMB<br>MET<br>MH<br>MIN<br>MIR<br>MISC<br>M.O. | Ground<br>Ground Fault<br>Interruptor<br>Gypsum<br>Gypsum Board<br>Handicap<br>Handicap/Handicapped<br>Hardware<br>Height<br>Hollow Core<br>Hollow Metal<br>Horizontal<br>Hose Bibb<br>Hose Point<br>Hour<br>Heating/Ventilating,<br>and Air Conditioning<br>Inside Diameter<br>Insulation<br>Interior<br>International Conference<br>of Building Official<br>Janitor<br>Joist<br>Kiln Dried<br>Kitchen<br>Laboratory<br>Laminate<br>Lavatory<br>Light<br>Locker<br>Machine Bolt<br>Manufacturer<br>Manufacturing<br>Maximum<br>Mechanical<br>Medicine<br>Cabinet<br>Membrane<br>Metal<br>Manhole<br>Minimum<br>Mirror<br>Miscellaneous<br>Masonry Opening | MTD<br>MUL<br>NOM<br>NIC<br>NTS<br>NO or #<br>OBS<br>O.F.E.<br>OFF<br>O.C.<br>OPNG<br>OPP<br>O.D.<br>O/A<br>O.H.<br>PR<br>PTD<br>PNL<br>P.T.D.<br>P.T.D./R<br>PTR<br>PTN<br>P.D.<br>PLAS<br>P.LAM<br>PL<br>PLUMB<br>PLYWD/<br>PLY<br>PT<br>P.I.P.<br>PREFAB<br>P/L<br>PRCST<br>PL<br>QT<br>R.W.L.<br>RWD | Mounted<br>Mullion<br>Nominal<br>Not in Contract<br>Not to Scale<br>Number<br>Obscure<br>Owner Furnished<br>Equipment<br>Office<br>On Center<br>Opening<br>Opposite<br>Opposite Hand<br>Overall<br>Over Hang/<br>Overhead<br>Pair<br>Painted<br>Panel<br>Paper Towel<br>Dispenser<br>Paper Towel<br>Dispenser &<br>Receptacle combo<br>Paper Towel<br>Receptacle<br>Partition<br>Planter Drain<br>Plaster<br>plastic Laminate<br>Plate<br>Plumbing<br>Plywood<br>Point/pressure Treated<br>S<br>Poured in Place<br>Prefabricated<br>Property Line<br>Pre-cast<br>Plate<br>Quarry Tile<br>Rain Water Leader<br>Redwood | RGTR<br>REINF<br>REF<br>REFG<br>REQ<br>RESIL<br>REV<br>R<br>RM<br>R.O.<br>S.N.D.<br>S.N.R.<br>S.C.D.<br>SECT<br>S.C.E.D.<br>S.E.D.<br>S.L.D.<br>S.M.D.<br>S.P.D.<br>S.S.D.<br>S.S.X.<br>SW<br>SHT<br>SHR<br>SIM<br>SH<br>SKYLT<br>SL<br>SD<br>S.D.<br>S.C.<br>S<br>SP<br>SPEC<br>SQ<br>SQFT | Register<br>Reinforcement<br>Reference<br>Refrigerator<br>Required<br>Resilient<br>Reverse<br>Riser/Radius<br>Room<br>Rough Opening<br>Sanitary Napkin<br>Dispenser<br>Sanitary Napkin<br>Receptacle<br>Schedule<br>Seat cover<br>Dispenser<br>Section<br>See Civil Engineer<br>Drawings<br>See Electrical<br>Drawings<br>See Landscape<br>Drawings<br>See Mechanical<br>Drawings<br>See Plumbing<br>Drawings<br>See Structural<br>Drawings<br>Service sink<br>Shear Wall<br>Sheet<br>Shower<br>Similar<br>Single Hung/Shelf<br>Sink<br>Skylight<br>Sliding/Slope<br>Smoke Detector<br>Soap Dispenser<br>Solid Core<br>South<br>Space<br>Specification<br>Square<br>Square Foot | SQ.IN.<br>SST<br>STD<br>STA<br>STL<br>STOR<br>STR<br>STRUCT<br>SUSP.<br>SYM<br>TEL<br>T.V.<br>TEMP<br>TERR.<br>THK/TK<br>TL<br>T.P.D.<br>T.G.<br>T.O.C.<br>T.O.P.<br>T.O.S.<br>T.O.SHTG<br>T.O.P.<br>T.O.W.<br>T.B.<br>TRD./T.<br>TYP<br>UL<br>UNF.<br>UBC<br>U.O.N.<br>UR<br>V.I.F.<br>VERT<br>V.G.<br>VEST<br>VNL./V<br>VCT<br>W<br>WSCOT<br>W.C.<br>WH<br>WP<br>WT<br>W/<br>W/O<br>WD | Square Inch<br>Stainless Steel<br>Standard<br>Station<br>Steel<br>Storage<br>Structural<br>Structure<br>Suspended<br>Symmetrical<br>Telephone<br>Television<br>Tempered/Temporary<br>Terrazzo<br>Thick<br>Tile<br>Toilet Paper Dispenser<br>Tongue and Groove<br>Top of Curb<br>Top of Pavement<br>Top of Subfloor/Slab<br>Top of Sheathing<br>Top of Plate<br>Top of Wall/Window<br>Towel Bar<br>Tread<br>Typical<br>Underwriters Laboratory<br>Unfinished<br>Uniform Building Code w/<br>California Amendments<br>Unless Otherwise Noted<br>Urinal<br>Verify In Field<br>Vertical<br>Vertical Grain<br>Vestibule<br>Vinyl<br>Vinyl Composition Tile<br>West<br>Wainscot<br>Water Closet<br>Water Heater<br>Waterproof<br>Weight<br>With<br>Without<br>Wood |
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| <b>C-1 NEIGHBORHOOD BUSINESS DISTRICT</b><br><b>USE: MIXED USE BLDG.</b><br><b>FIRST FL.</b><br><b>2<sup>ND</sup>. FL.</b> |                    |                      | <b>4 COMMERCIAL RETAIL SPACE,</b><br><b>2 UNITS RESIDENTIAL UNITS, 2 OFFICE SPACES</b><br><b>FOR DOWNSTAIR TENANTS</b> |  |  |
| <b>ITEMS:</b>                                                                                                              | <b>REQD</b>        | <b>PROPOSED</b>      |                                                                                                                        |  |  |
| LOT AREA:                                                                                                                  |                    | 5,525 SF             |                                                                                                                        |  |  |
| FIRST FL. BUILDING AREA:                                                                                                   |                    | 3,815 SF             |                                                                                                                        |  |  |
| SECOND FL. RESID UNIT, 3BR, Unit A                                                                                         |                    | 1,203 SF             |                                                                                                                        |  |  |
| SECOND FL. RESID UNIT, 3 BR:                                                                                               |                    | 1,308 SF             |                                                                                                                        |  |  |
| OFFICE 1:                                                                                                                  |                    | 301 SF               |                                                                                                                        |  |  |
| OFFICE 2:                                                                                                                  |                    | 537 SF               |                                                                                                                        |  |  |
| TOTAL OFFICE:                                                                                                              |                    | 838 SF               |                                                                                                                        |  |  |
| 25% OF FIRST FL. COMMERCIAL: 25% X 3,815 =                                                                                 |                    | 954 SF LESS THAN     |                                                                                                                        |  |  |
| LOT COVERAGE:                                                                                                              | COMM, N/R          | 73% 2 OFFICES 838 SF |                                                                                                                        |  |  |
| BUILDING HEIGHT:                                                                                                           | 35 FT.             | 29 FT                |                                                                                                                        |  |  |
| FRONT SETBACK:                                                                                                             | N/A EXISTING 0 FT. | 0 FT.                |                                                                                                                        |  |  |
| LEFT SETBACKS:                                                                                                             | 0 FT.              | 0 FT.                |                                                                                                                        |  |  |
| RIGHT SETBACK:                                                                                                             | 0 FT.              | 0 FT.                |                                                                                                                        |  |  |
| REAR SETBACK:                                                                                                              | 15 FT              | 15 FT.               |                                                                                                                        |  |  |
| PARKING:                                                                                                                   | 4                  | 4                    |                                                                                                                        |  |  |

FIRE NOTE

1. ALL BUILDING SHALL PROVIDE PREMISE IDENTIFICATION IN ACCORDING WITH THE CITY OF ALAMEDA. ALL BUILDINGS ARE REQUIRED TO BE PROVIDED WITH AN ADDRESS THAT IS CLEARLY VISIBLE FROM THE STREET OR ROADWAY. NUMETALS SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT AND ONE-HALF INCH STROKE. THE NUMERALS SHALL BE CONTRASTING COLOR BACK GROUND.
2. PROVIDE KNOX KEY BOX FOR EACH BUILDING/AREA WITH ACCESS KEYS TO ENTRY DOORS, MECHANICAL ROOMS IF NECESSARY BY FIRE DEPT.
3. PRIOR TO INSTALLATION OF HOOD FIRE SYSTEM, PLANS SHALL BE PROVIDED TO CITY FIRE DEPT FOR APPROVAL.
4. THERE IS NO FIRE SPRINKLER SYSTEM IN THIS BUILDING DUE TO THE SIZE OF THE BUILDING OR REMODEL.
5. THE REQUIRED EXIT DOORS SHALL REMAIN UNLOCKED DURING BUSINESS HOURS. SUCH SIGN SHALL BE POST IN THE FRONT DOOR.
6. EXIT SIGN MUST CLEARLY MARKED AND ALSO ILLUMINATED NOT LESS THAN ONE FOOT- CANDLE AT EACH FLOOR LEVEL OF THE EGRESS DOOR.
7. THE OCCUPANCY LOAD SIGN SHALL BE LOCATED IN FRONT CLOSE TO FRONT DOOR.
8. ALL AIR HANDLING SYSTEM SUPPLYING MORE THAN 2,000 CFM SHALL BE EQUIPPED THE AUTOMATIC SHUT OFF BY CONNECTED TO THE FIRE/SMOKE DETECTION SYSTEM.
9. ONE TYPE "K" FIRE EXTINGUISHER WITHIN 30 FT. OF THE COOKING EQUIPMENT. AND ONE TYPE "2A10BC" CENTRALLY LOCATED. ALL EXTINGUISHER BE MOUNTED 36 TO 48 INCH ABOVE FINISH FLOOR.

OCCUPANCY CALC. RETAIL

1ST. FL. BUSINESS RETAIL 100 SF PER OCCUPANCY. PER CBC TABLE 1004.1.2  
4 COMMERCIAL SPACES: 3,395 SF. / 100 = 36 PERSONS. ONLY ONE REST RM REQD.  
MAN: REQUIRES RESTROOM WITH 1 TOILET (WATER CLOSET) & ONE URNAL  
WOMAN: REQUIRES RESTROOM WITH 2 TOILETS (WATER CLOSET)

SCOPE OF WORK

1. REPARTITION 1ST. FL. INTO 4 RETAIL SPACES.  
THIS WAS A ONE SPACE GROCERY STORE, AND A RETAIL STORE.
2. TWO COMMON REST ROOMS WILL BE ADDED TO BACK OF SPACES.
3. EXTERIOR WALL TO BE REPLACED WITH STORE FRONT.
4. SECOND FL. IS NEW TWO UNIT APARTMENT AND TWO OFFICE SPACE.

DEFERRED SUBMITTALS:

SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING:  
FIRE SPRINKLER SYSTEM

**CODES :**  
2016 CALIFORNIA BUILDING CODE (CBC)  
2016 CALIFORNIA PLUMBING CODE (CPC)  
2016 CALIFORNIA ELECTRICAL CODE (CEC)  
2016 CALIFORNIA MECHANICAL CODE (CMC)  
2016 CALIFORNIA FIRE CODE (CFC)  
2016 CITY OF ALAMEDA MANICIPAL CODES  
CALIFORNIA TITLE 24 PART1-aka:  
TITLE 24 PART 6-2016 CALIFORNIA ENERGY EFFICIENCY CODE (CEEC),  
TITLE 24 PART 9-2016 CALIFORNIA FIRE CODE WITH CITY OF  
ALAMEDA.  
TITLE 24 PART 10-2016 CALIFORNIA EXISTING BUILDING CODE (CEBC),  
TITLE 24 PART 11-2016 CALIFORNIA GREEN BUILDING STANDARD  
CODE (CGBSC), REF. CBC CHAPTER 107.2.1

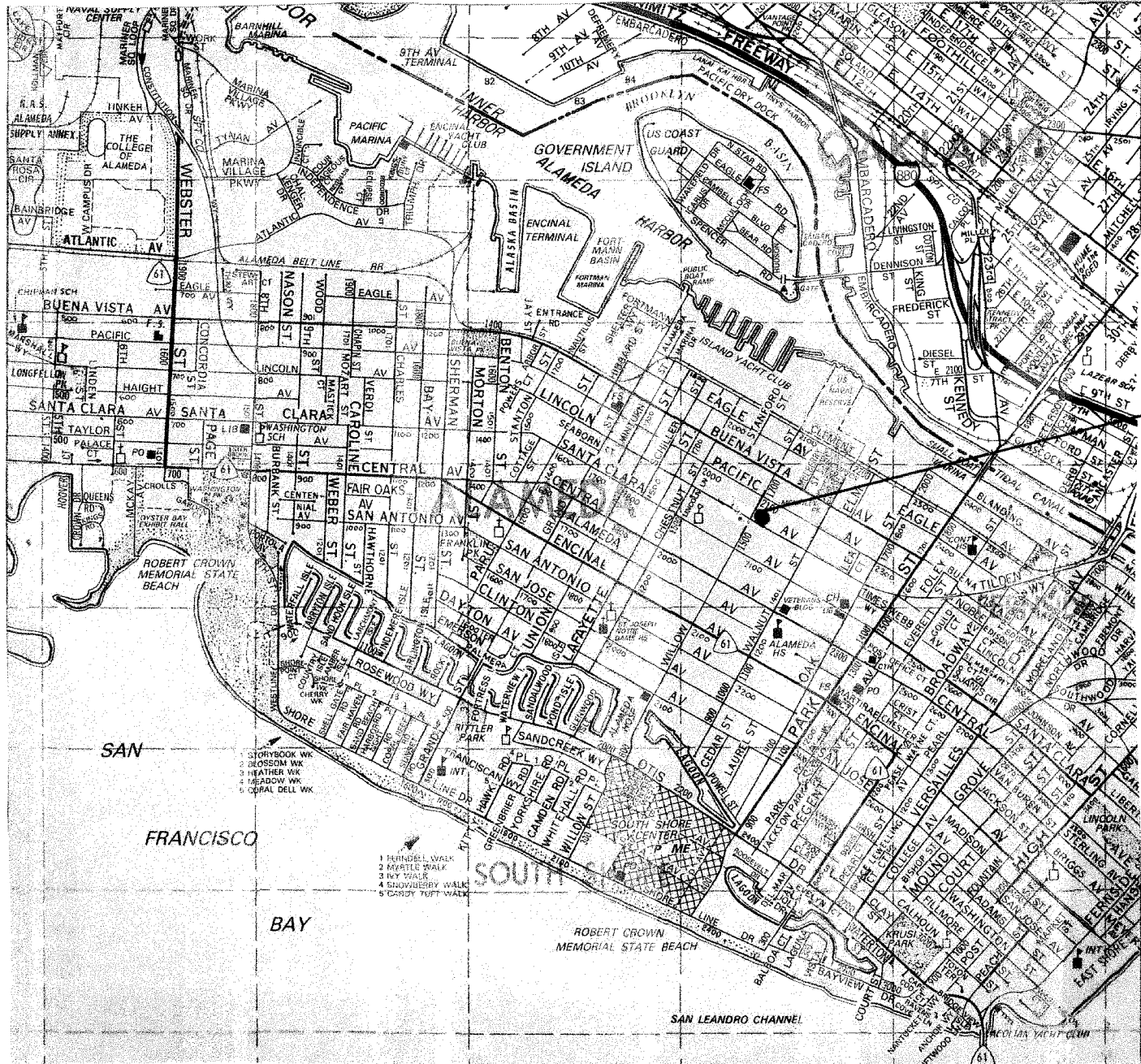
OWNER INFORMATION

OWNER: OYH, LLC  
ADDRESS: 2231 HARBOR BAY PARKWAY  
ALAMEDA, CA, 94502  
PHONE: (510) 717-2308

**BUILDING CONSTRUCTION TYPE:**  
OCCUPANCY GROUP.....B/R1  
USE.....MIXED USE  
CONSTRUCTION TYPE.....VB  
FIRE SPRINKLER.....YES  
NUMBER OF STORY.....TWO

SHEET INDEX

|      |                                                          |
|------|----------------------------------------------------------|
| A-0  | TITLE SHEET, SITE PLAN, PROJECT INFORMATION, VICENTY MAP |
| A0.1 | EXISTING AND PROPOSED SITE PLAN                          |
| A-1  | PROPOSED 1 <sup>ST</sup> . FL. FLOOR PLAN                |
| A-2  | EXISTING 1 <sup>ST</sup> . FL. FLOOR PLAN                |
| A-3  | PROPOSED 2 <sup>ND</sup> . FL. FLOOR PLAN                |
| A-4  | PROPOSED ELEVATIONS                                      |
| A-5  | EXISTING ELEVATIONS                                      |
| A-6  | PROPOSED ELEVATIONS                                      |
| A-7  | DEMOLITION PLAN                                          |



SITE



REVISIONS

BY

B WONG DESIGN - ENGINEERING

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OAKLAND, CA 94607  
PHONE/FAX (510) 268 - 8888  
CELL (510) 717 - 2228

REMODEL/ADDITION

2070 LINCOLN AVE.  
ALAMEDA, CALIFORNIA, 94501

Date: 1/16/18

Scale: AS NOTED

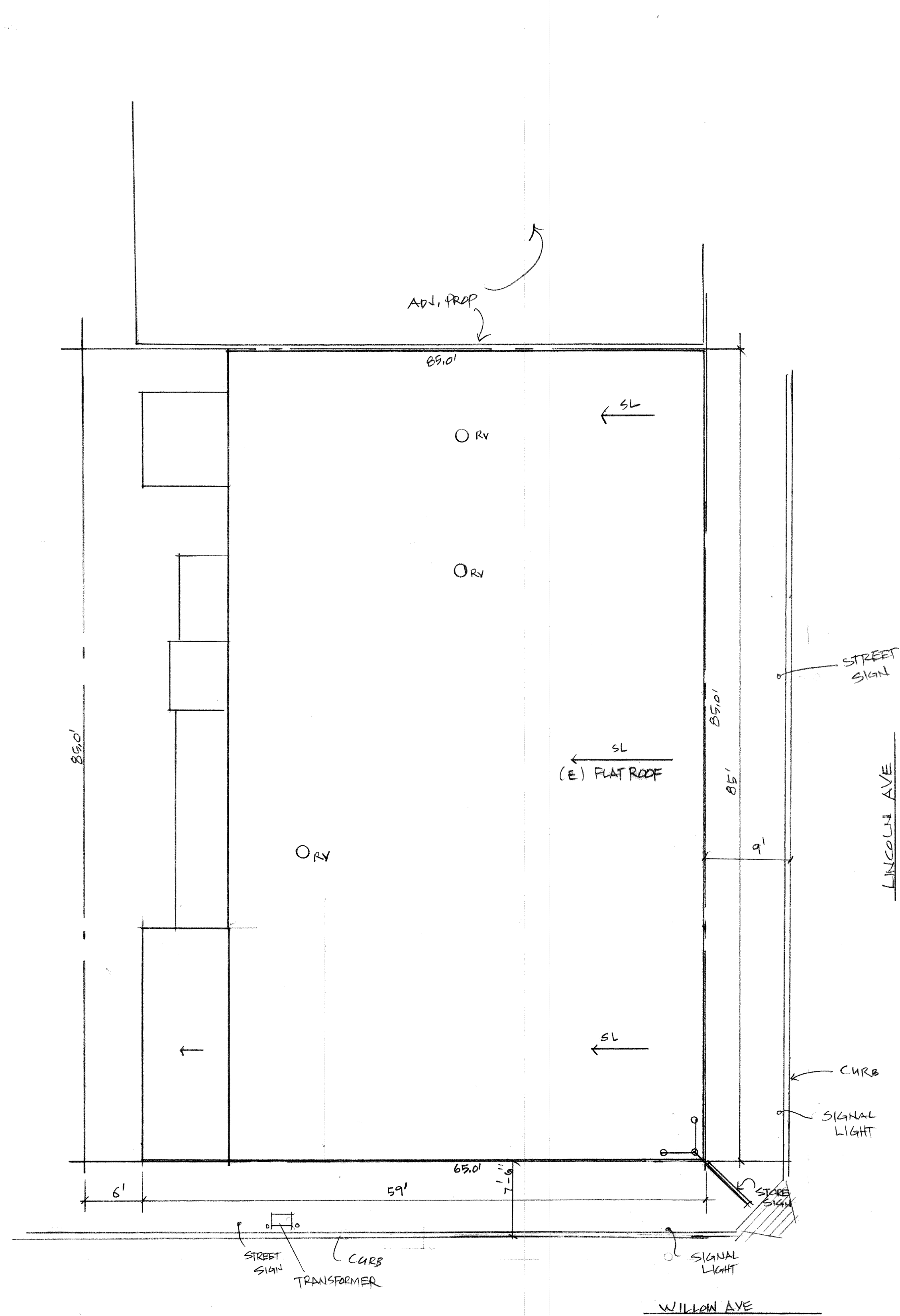
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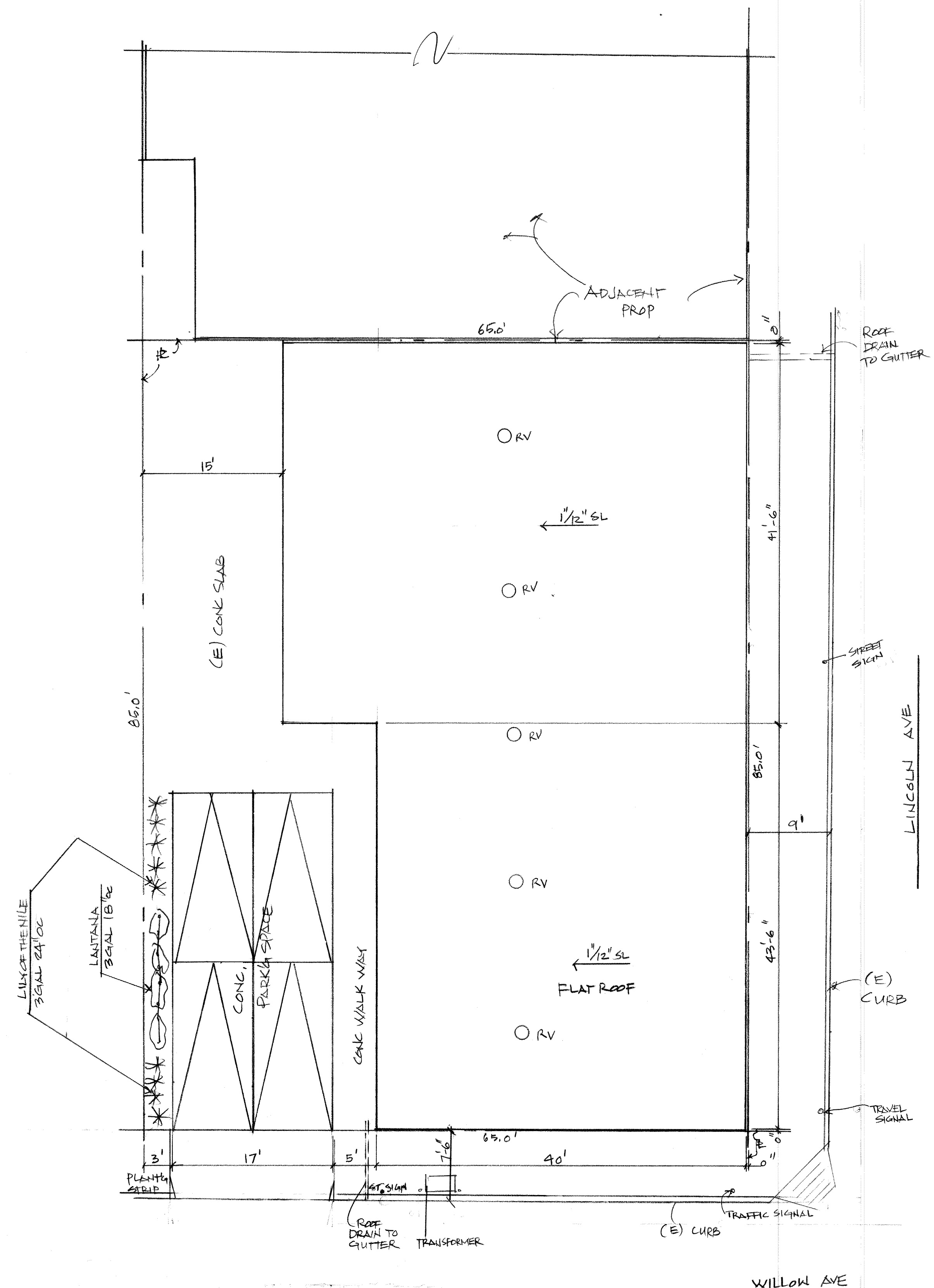
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EXISTING SITE/ROOF PLAN

1/8"=1'-0"



PROPOSED SITE/LANDSCAPIN/ ROOF PLAN

1/8"=1'-0"

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REMODEL/ADDITION  
2070 LINCOLN AVE.  
ALAMEDA, CALIFORNIA

Date: 11/28/18

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

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ENTRY WAY ACCESSIBLE REQUIREMENTS.

1 HAND-ACTIVATED DOOR OPENING HARDWARE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR & LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS TO PROVIDE WITHOUT REQUIRED THE ABILITY TO GRASP THE OPEING HARDWARE. (CBC 1133B.2.5.2)

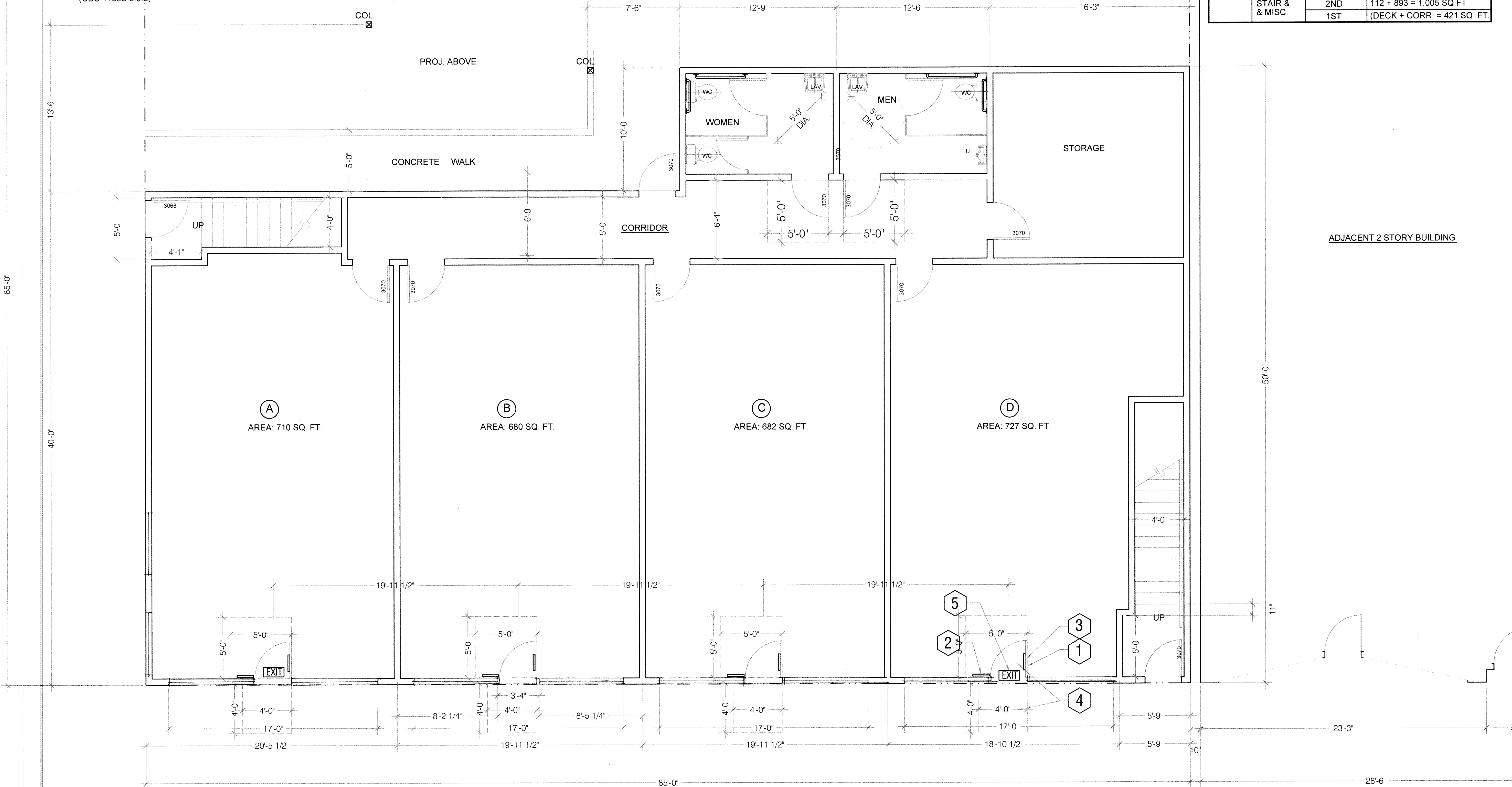
2 PROVIDE "TACTILE EXIT SIGN(S) (CONTRACTED GRADE II BRAILLE) WITH THE WORD "EXIT" LOCATED AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR(S). PER CBC 1117B.5.1-B, CBC 1003.2.8.6.1 ITEM #1. TACTILE CHARACTERS & BRAILLE SHALL BE IN A "HOIZONTAL FORMAT" WITH CONTRACTED GRADE-2

3 PROVIDE A SIGN OVER MAIN EXIT DOOR STATING: "THIS DOOR REMAIN UN-LOCKED WHENEVER THE BUILDING IS OCCUPIED" LETTERS SHALL NOT BE LESS THAN 1-INCH HIGH AND ON A CONTRASTING BACKGROUND. (CBC 1008.1.8.3 ITEM #2)

4 REQ'D STRIKE & PUSH SIDE PER CBC 1133B.2.4.2 AND 1133B.2.4.3

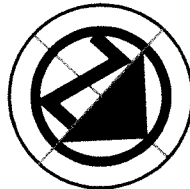
5 EXIT LIGHTING CONN TO PANEL PROVIDE BATTERY BACK-UP IN CASE OF POWER FAILURE. (2 LOCATIONS) (TYP)

| RESIDENTIAL DATA |               |             |                              |
|------------------|---------------|-------------|------------------------------|
| UNIT             | RENTAL        | AREA        | COR. R.R & STOR.             |
| A                | RENTAL        | 692 SQ. FT. | --                           |
| B                | RENTAL        | 662 SQ. FT. | --                           |
| C                | RENTAL        | 664 SQ. FT. | --                           |
| D                | RENTAL        | 709 SQ. FT. | --                           |
|                  | STAIR & MISC. | 2ND         | 112 + 893 = 1,005 SQ. FT.    |
|                  |               | 1ST         | (DECK + CORR. = 421 SQ. FT.) |



PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"



| REVISIONS | BY |
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|           |    |
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PROPOSED SECOND FLOOR ADDITION

2070 LINCOLN AVENUE,  
ALAMEDA, CALIFORNIA.

Date: 1-20-18

Scale: AS NOTED

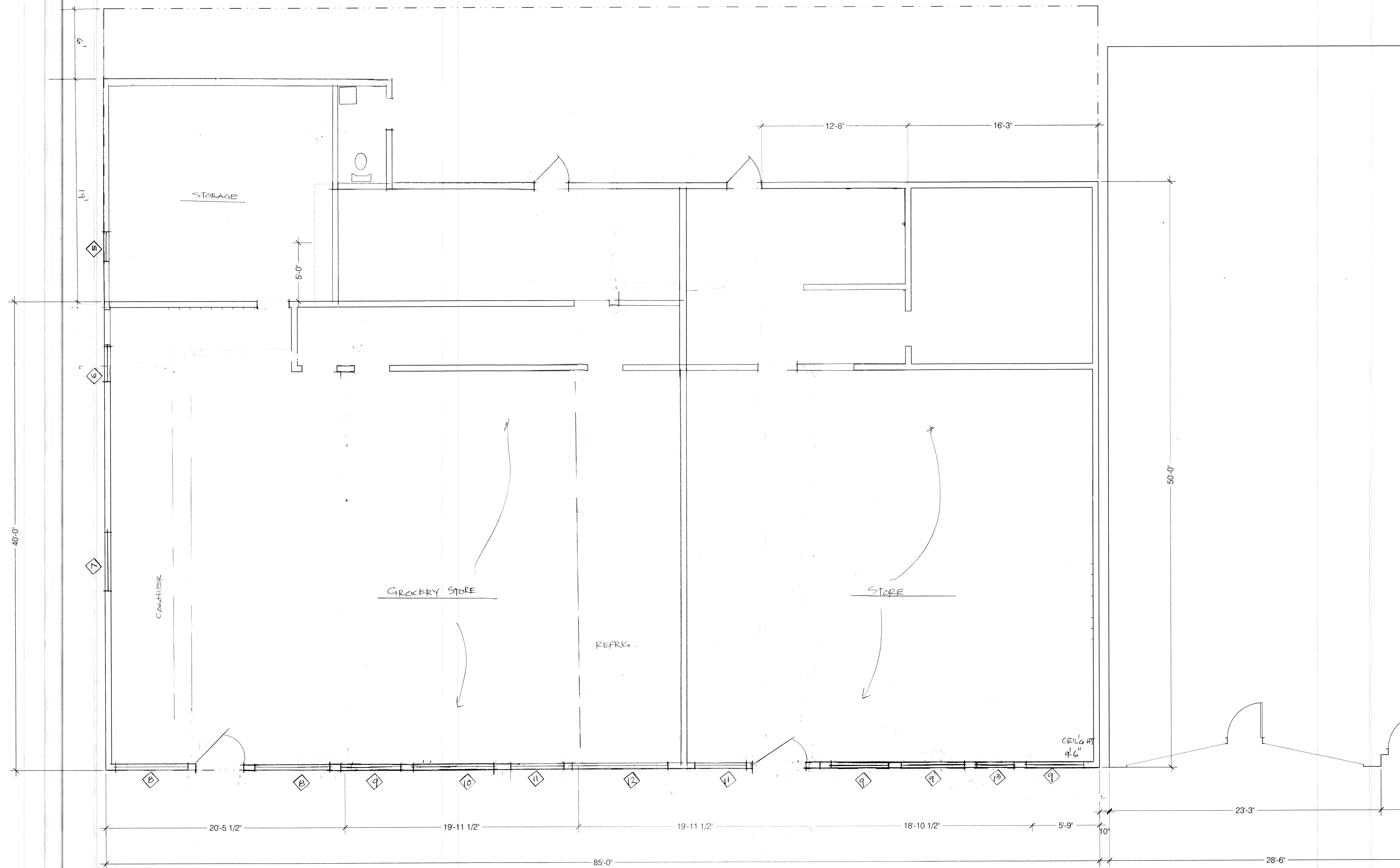
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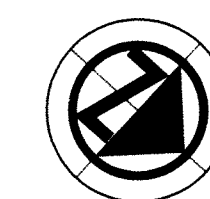
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## EXISTING FLOOR PLAN

1/4"=1'-0"



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**REMODEL/ADDITION**  
2070 LINCOLN AVE.  
ALAMEDA, CALIFORNIA

Date: 1-20-18

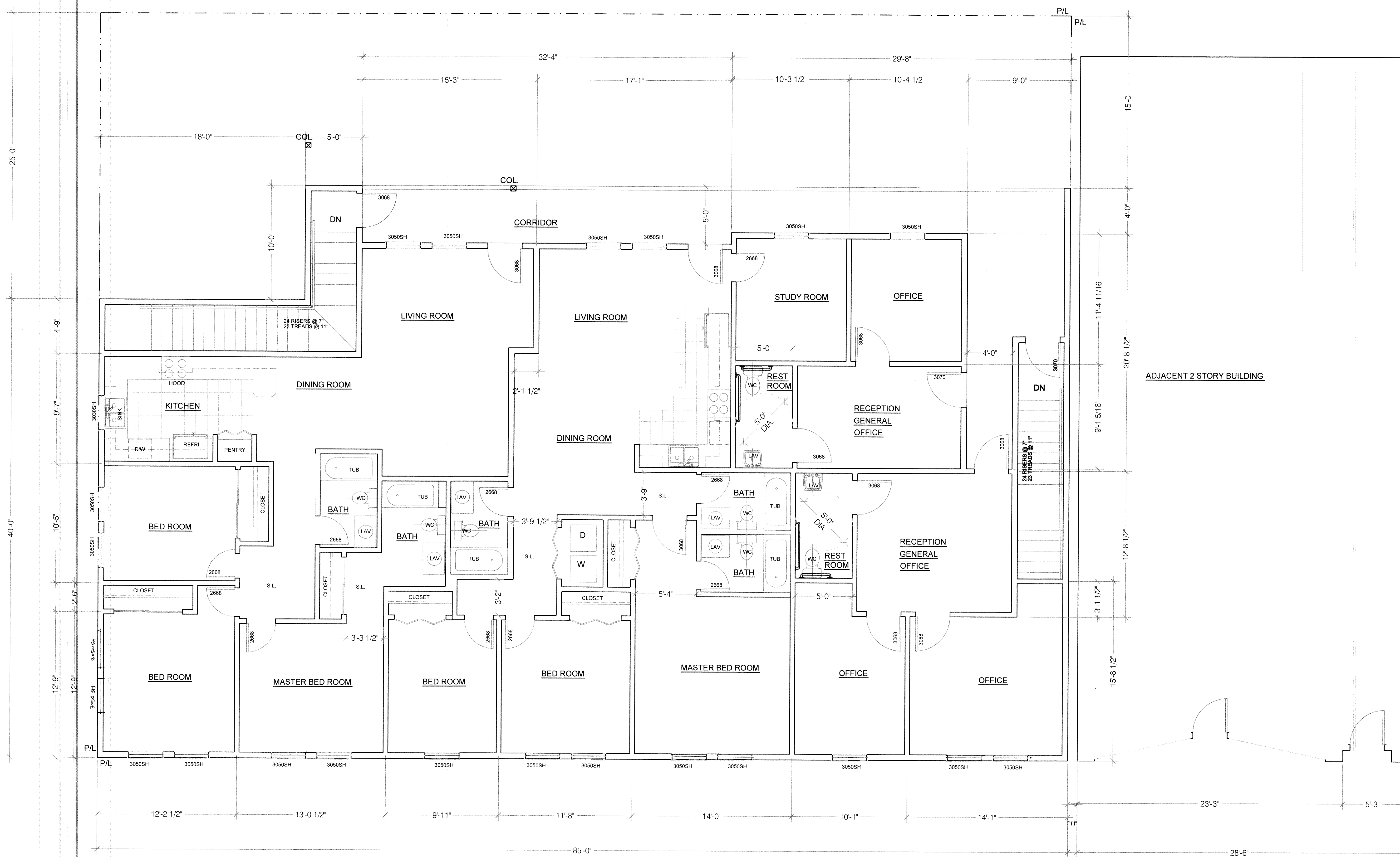
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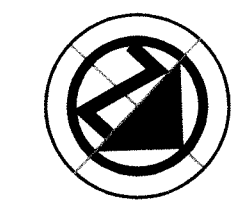
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**PROPOSED SECOND FLOOR PLAN**

1/4"=1'-0"



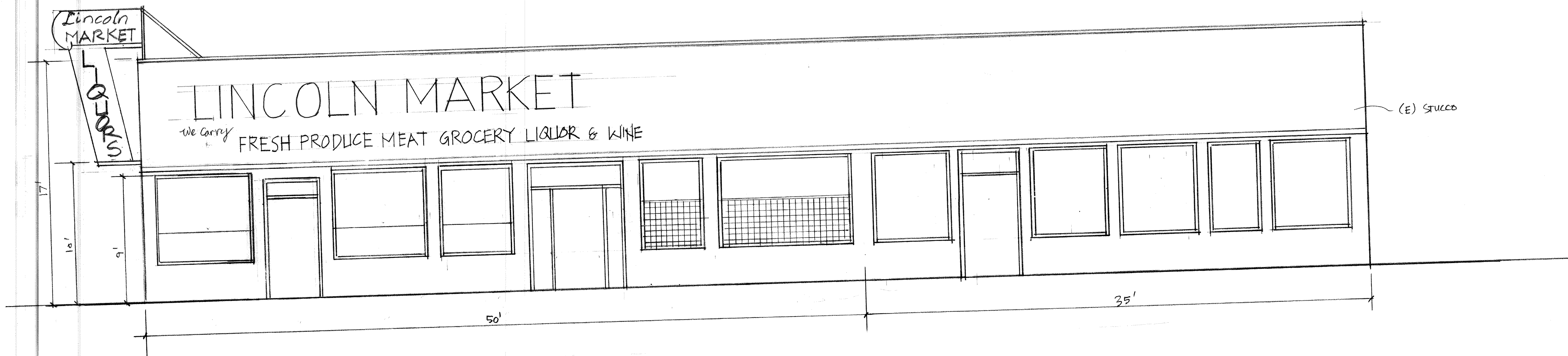
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**B WONG DESIGN - ENGINEERING**  
822 FRANKLIN ST. #4  
OAKLAND, CA 94607  
PHONE/FAX (510) 268 - 8889  
CELL (510) 717 - 2228

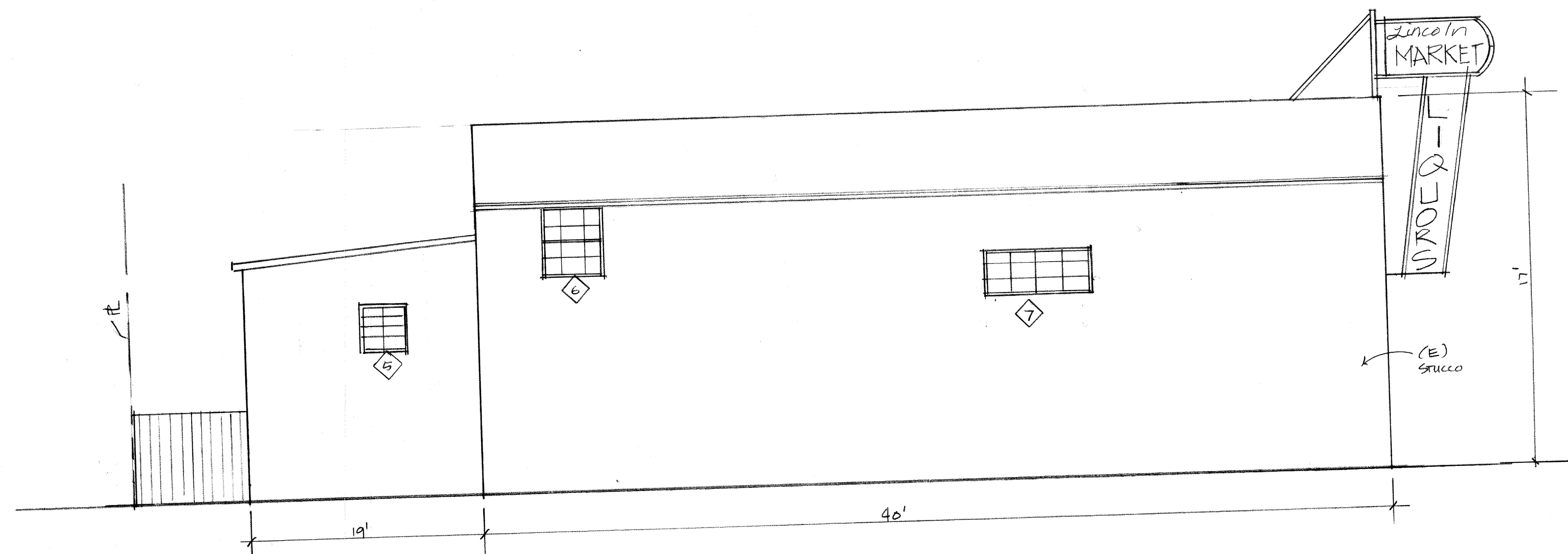
**PROPOSED SECOND FLOOR ADDITION**  
2070 LINCOLN AVENUE,  
ALAMEDA, CALIFORNIA.

|                 |
|-----------------|
| Date: 7-1-19    |
| Scale: AS NOTED |
| Drawn: B.W.     |
| Job:            |
| Sheet           |
| <b>A-3</b>      |
| of Sheets       |





**EXISTING NORTH (LINCOLN STREET) ELEVATION**  
 $\frac{1}{4}'' = 1'-0''$



**EXISTING WILLOW STREET, EAST ELEVATION**  
 $\frac{1}{4}'' = 1'-0''$

| REVISIONS | BY |
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**REMODEL/ADDITION**

2070 LINCOLN AVE.  
 ALAMEDA, CALIFORNIA

Date: 11/28/18

Scale:  $\frac{1}{4}'' = 1'-0''$

Drawn: B.W.

Job:

Sheet

**A-5**

of Sheets



WILLOW STREET ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

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PROPOSED SECOND FLOOR ADDITION

2070 LINCOLN AVENUE,  
ALAMEDA, CALIFORNIA.

Date: 7-1-19

Scale: AS NOTED

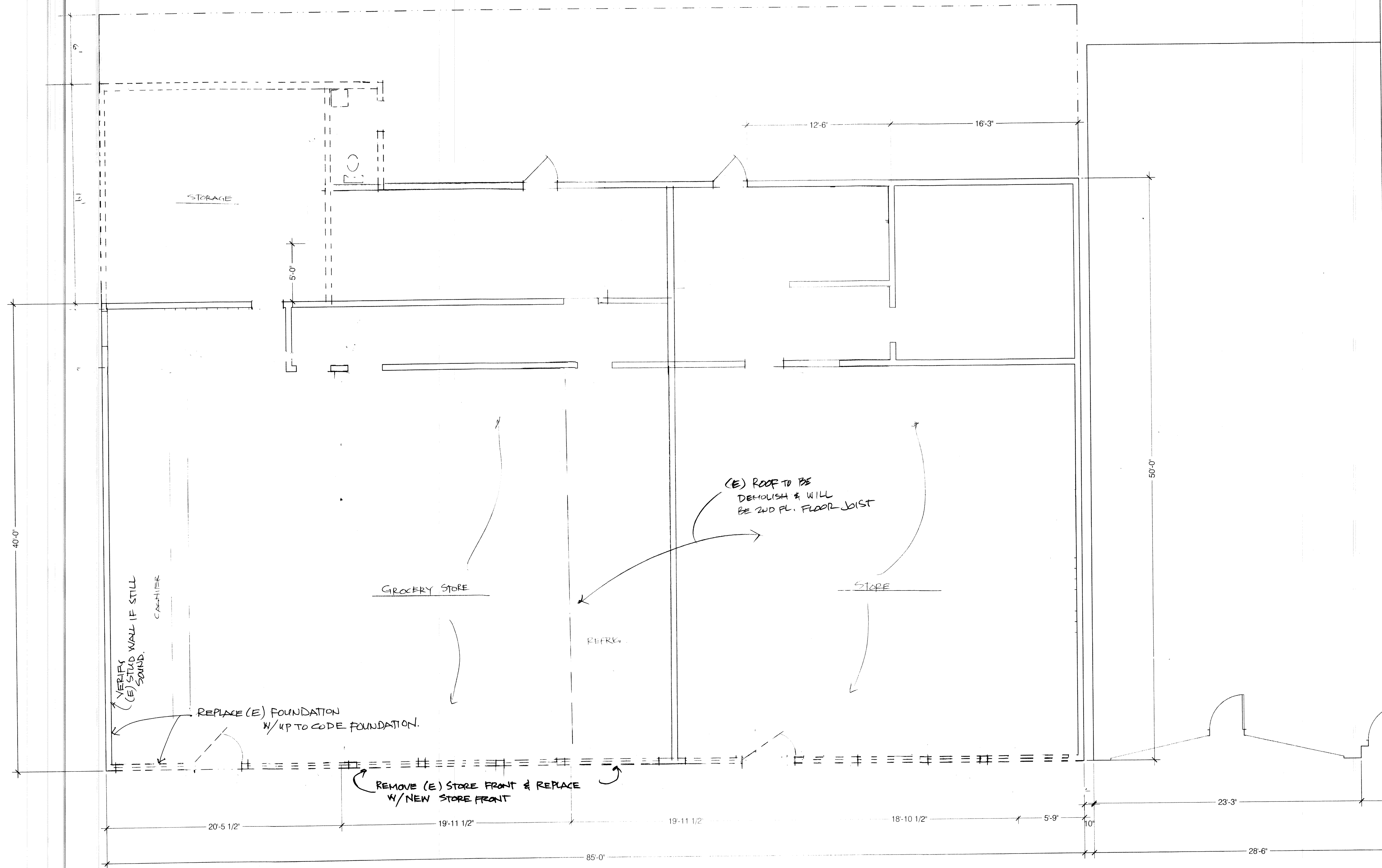
Drawn: B.W.

Job:

Sheet

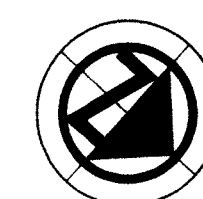
A-6

of Sheets



# DEMOLITION PLAN

1/4"=1'-0"



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**REMODEL/ADDITION**

2070 LINCOLN AVE.  
ALAMEDA, CALIFORNIA

Date: 1-20-18

Scale: AS NOTED

Drawn: B.W.

Job:

Sheet

**A-7**

of Sheets