

EAL

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1929 WEBSTER ST.
ALAMEDA, CA



6 PROJECT INFORMATION

2 SHEET LIST



5 PROJECT TEAM

1 PROJECT DESCRIPTION

PROJECT INFO

G000



6 CONTEXT WEBSTER 1



5 CONTEXT WEBSTER 2



4 CONTEXT WEBSTER 3

SOUTH

VIEWS ALONG WEBSTER ST.

NORTH



3 CONTEXT ATLANTIC 1



2 CONTEXT ATLANTIC 2



1 CONTEXT ATLANTIC 3

EAST

VIEWS ALONG ATLANTIC/MEMORIAL PARKWAY

WEST

studioKDA

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SEAL

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MAD OAK WEST
ALAMEDA

1929 WEBSTER ST.
ALAMEDA, CA

PROJECT ISSUE RECORD:	

PROJECT #: MAD01

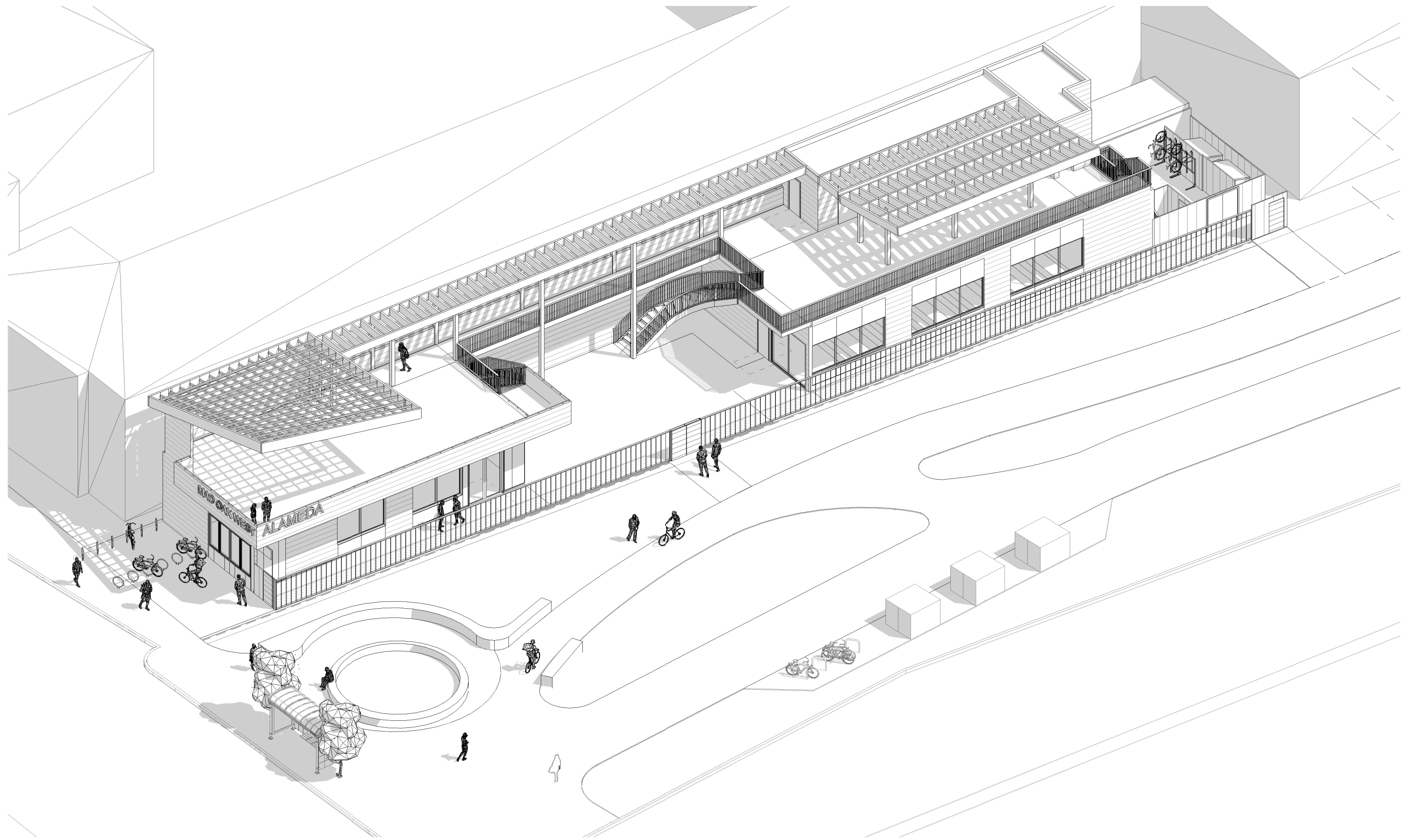
ISSUE DATE: 02/26/21

PROJECT STATUS: USE PERMIT

SCALE: 3/4" = 1'-0"

CONTEXT PHOTOS

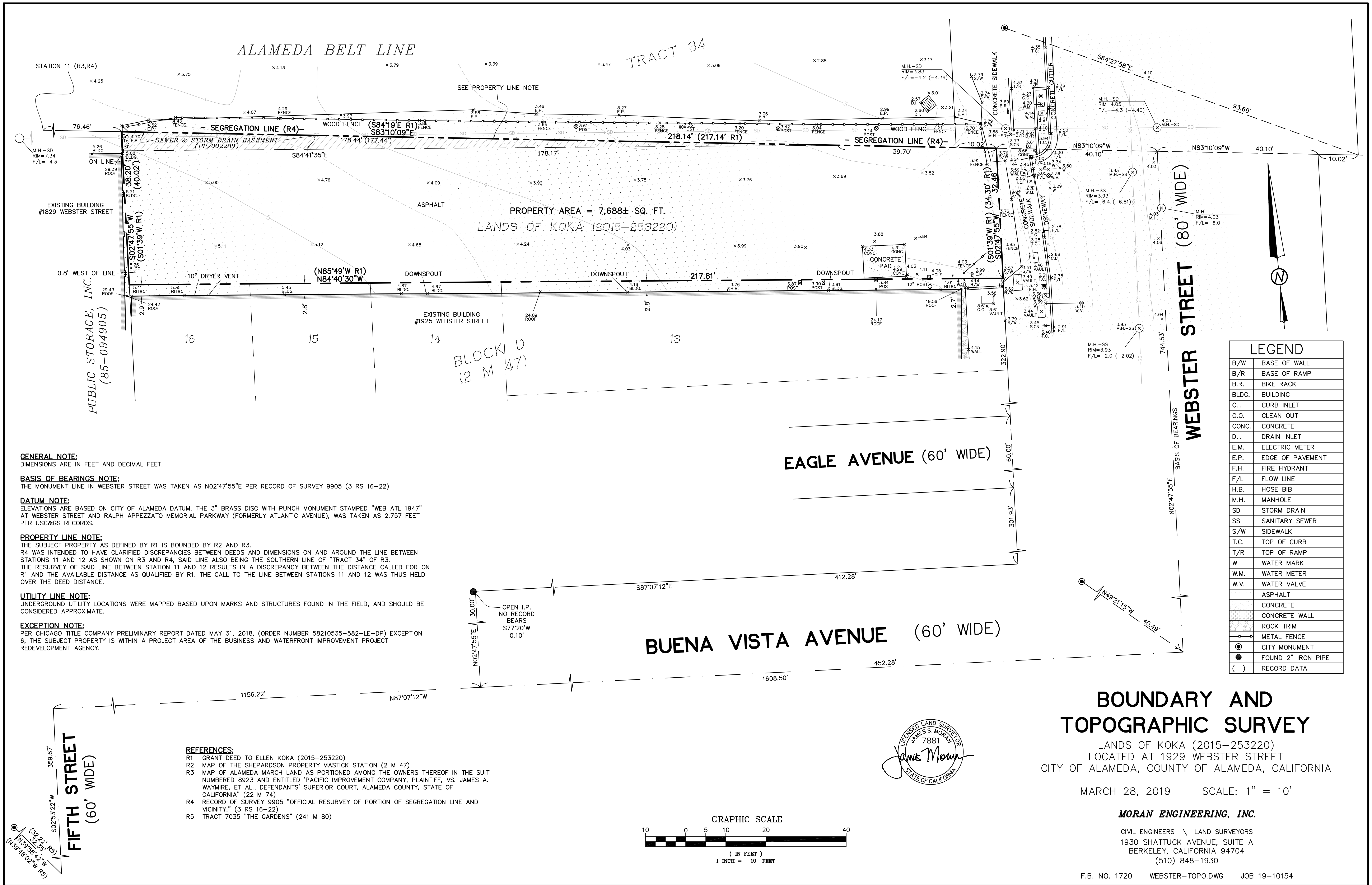
G021



2 OVERALL AXONOMETRIC VIEW



1 PERSPECTIVE VIEW FROM WEBSTER ST.



GENERAL NOTE:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

BASIS OF BEARINGS NOTE:
THE MONUMENT LINE IN WEBSTER STREET WAS TAKEN AS N02°47'55"E PER RECORD OF SURVEY 9905 (3 RS 16-22)

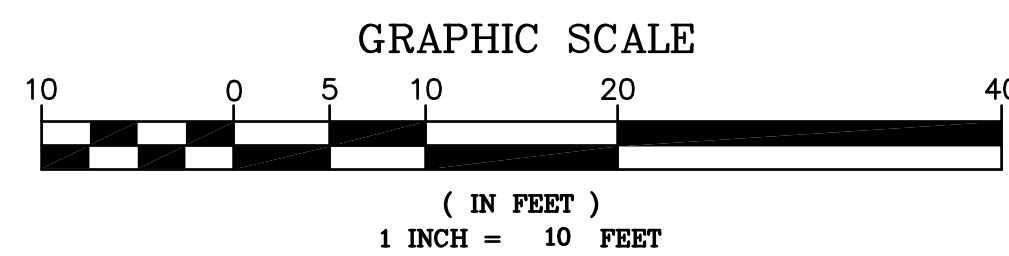
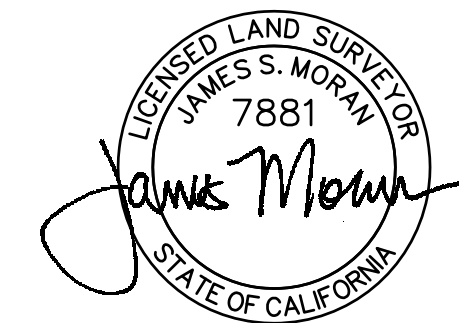
DATUM NOTE:
ELEVATIONS ARE BASED ON CITY OF ALAMEDA DATUM. THE 3" BRASS DISC WITH PUNCH MONUMENT STAMPED "WEB ATL 1947" AT WEBSTER STREET AND RALPH APPEZZATO MEMORIAL PARKWAY (FORMERLY ATLANTIC AVENUE), WAS TAKEN AS 2.757 FEET PER USC&GS RECORDS.

PROPERTY LINE NOTE:
THE SUBJECT PROPERTY AS DEFINED BY R1 IS BOUNDED BY R2 AND R3. R4 WAS INTENDED TO HAVE CLARIFIED DISCREPANCIES BETWEEN DEEDS AND DIMENSIONS ON AND AROUND THE LINE BETWEEN STATIONS 11 AND 12 AS SHOWN ON R3 AND R4, SAID LINE ALSO BEING THE SOUTHERN LINE OF "TRACT 34" OF R3. THE RESURVEY OF SAID LINE BETWEEN STATION 11 AND 12 RESULTS IN A DISCREPANCY BETWEEN THE DISTANCE CALLED FOR ON R1 AND THE AVAILABLE DISTANCE AS QUALIFIED BY R1. THE CALL TO THE LINE BETWEEN STATIONS 11 AND 12 WAS THUS HELD OVER THE DEED DISTANCE.

UTILITY LINE NOTE:
UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON MARKS AND STRUCTURES FOUND IN THE FIELD, AND SHOULD BE CONSIDERED APPROXIMATE.

EXCEPTION NOTE:
PER CHICAGO TITLE COMPANY PRELIMINARY REPORT DATED MAY 31, 2018, (ORDER NUMBER 58210535-582-LE-DP) EXCEPTION 6, THE SUBJECT PROPERTY IS WITHIN A PROJECT AREA OF THE BUSINESS AND WATERFRONT IMPROVEMENT PROJECT REDEVELOPMENT AGENCY.

- REFERENCES:**
- R1 GRANT DEED TO ELLEN KOKA (2015-253220)
 - R2 MAP OF THE SHEPARDSON PROPERTY MASTICK STATION (2 M. 47)
 - R3 MAP OF ALAMEDA MARCH LAND AS PORTIONED AMONG THE OWNERS THEREOF IN THE SUIT NUMBERED 8923 AND ENTITLED "PACIFIC IMPROVEMENT COMPANY, PLAINTIFF, VS. JAMES A. WAYMIRE, ET AL., DEFENDANTS" SUPERIOR COURT, ALAMEDA COUNTY, STATE OF CALIFORNIA" (22 M. 74)
 - R4 RECORD OF SURVEY 9905 "OFFICIAL RESURVEY OF PORTION OF SEGREGATION LINE AND VICINITY," (3 RS 16-22)
 - R5 TRACT 7035 "THE GARDENS" (241 M. 80)



BOUNDARY AND TOPOGRAPHIC SURVEY

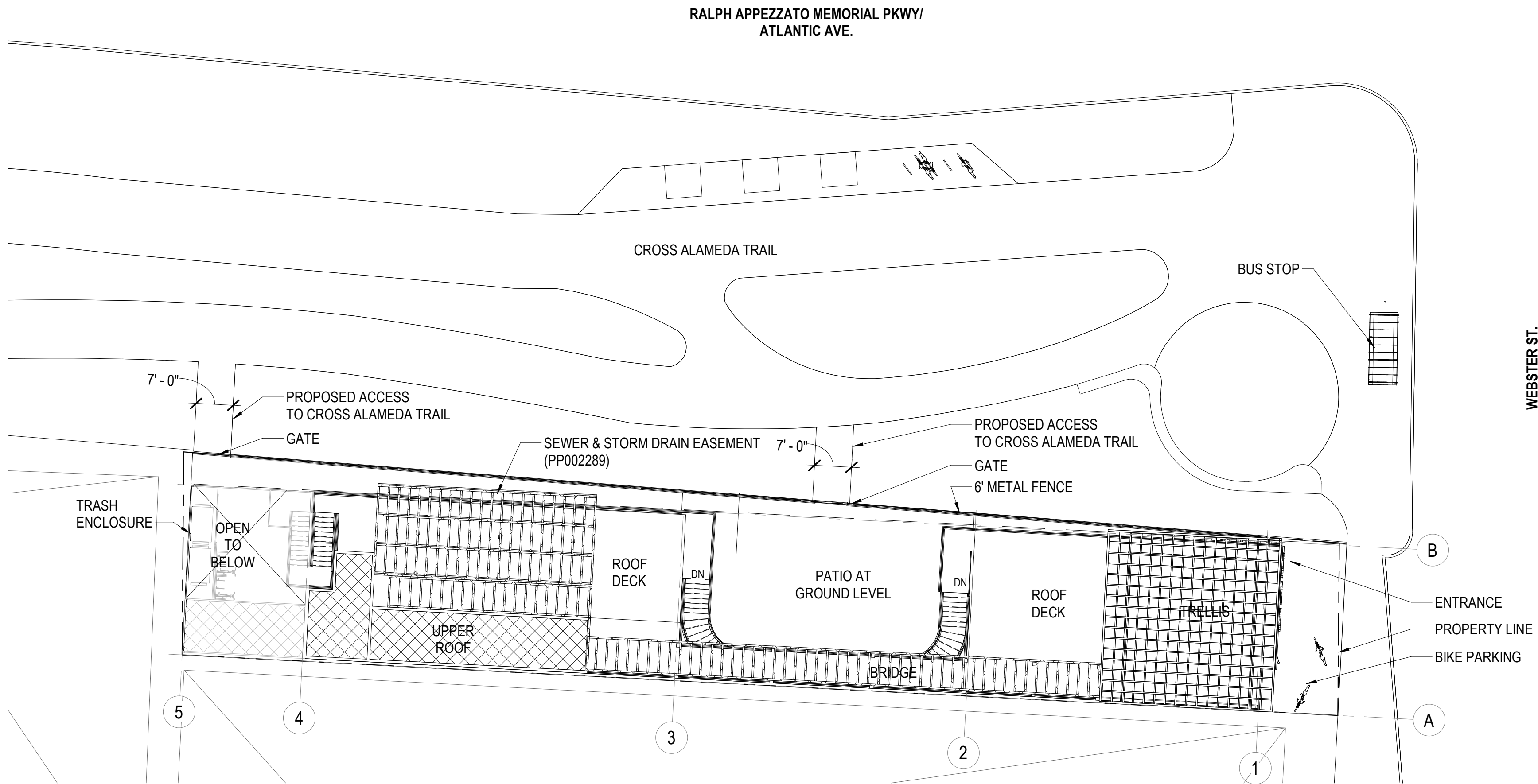
LANDS OF KOKA (2015-253220)
LOCATED AT 1929 WEBSTER STREET
CITY OF ALAMEDA, COUNTY OF ALAMEDA, CALIFORNIA

MARCH 28, 2019 SCALE: 1" = 10'

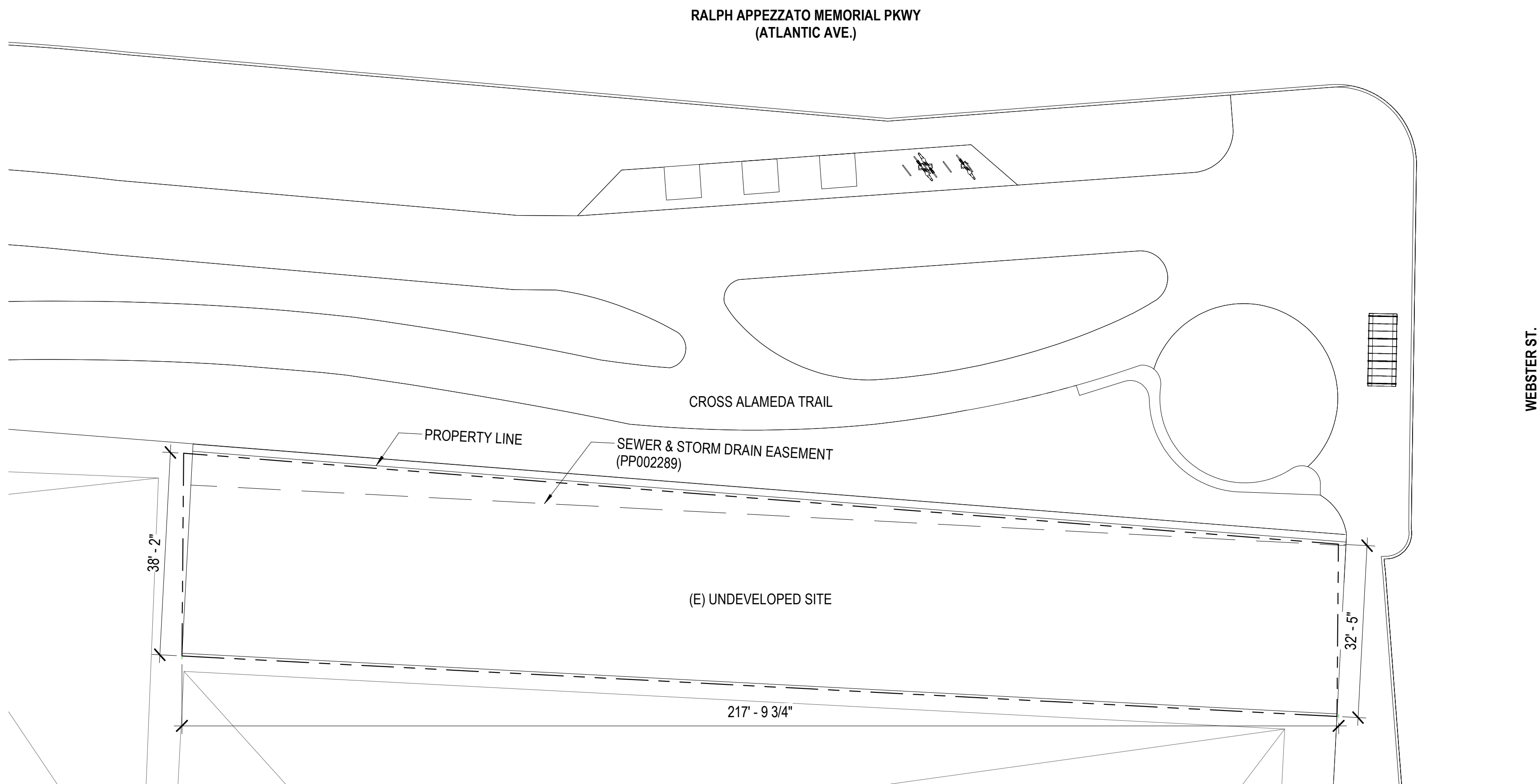
MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. NO. 1720 WEBSTER-TOPO.DWG JOB 19-10154



2 PROPOSED SITE PLAN/ROOF PLAN
1/16" = 1'-0"



1 EXISTING SITE PLAN
1/16" = 1'-0"

PROJECT ISSUE RECORD:	

PROJECT #: MAD01

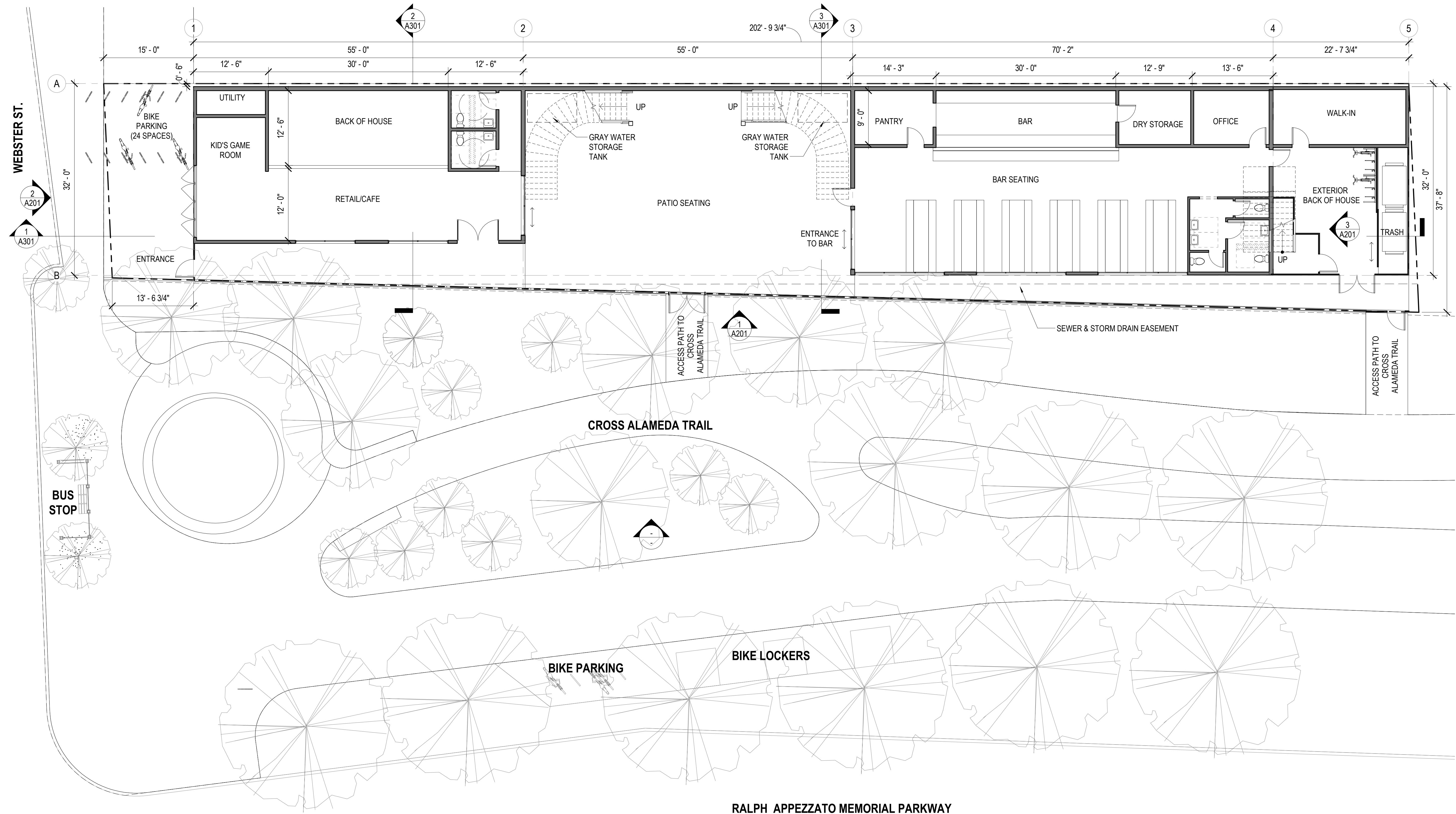
ISSUE DATE: 02/26/21

PROJECT STATUS: USE PERMIT

SCALE: 1/16" = 1'-0"

EXISTING & PROPOSED
SITE PLAN

A100



1 PROPOSED GROUND FLOOR PLAN
1/8" = 1'-0"

PROJECT ISSUE RECORD:	

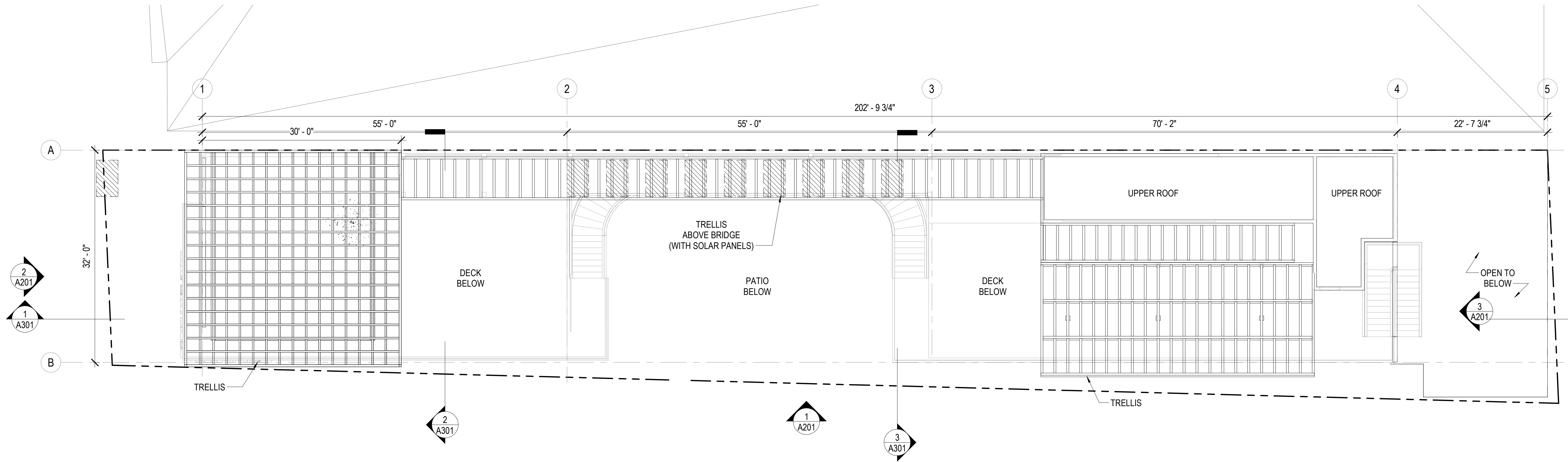
PROJECT #: MAD01

ISSUE DATE: 02/26/21

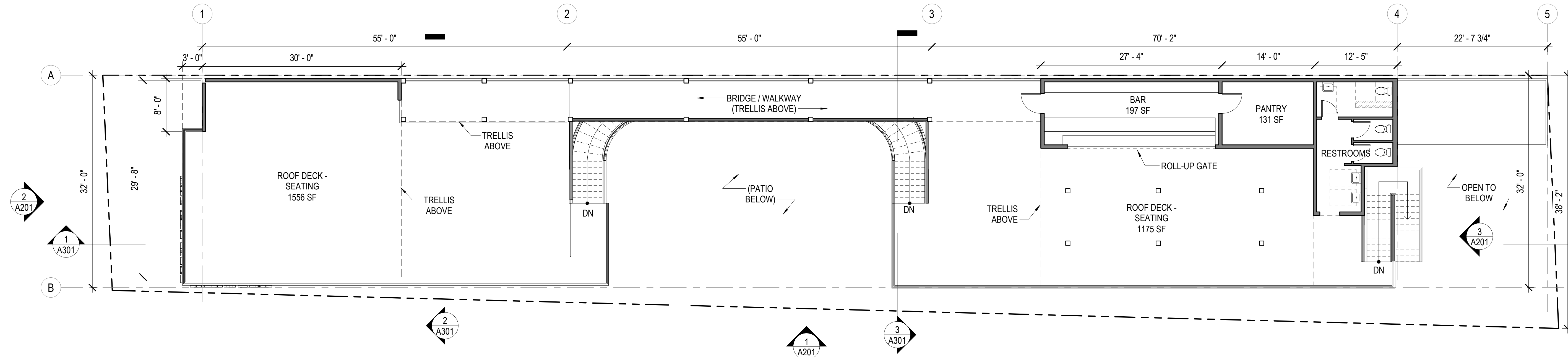
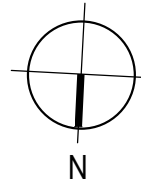
PROJECT STATUS: USE PERMIT

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

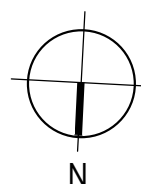
GROUND FLOOR PLAN



2 PROPOSED ROOF PLAN
1/8" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



PROJECT ISSUE RECORD:	

PROJECT #: MAD01

ISSUE DATE: 02/26/21

PROJECT STATUS: USE PERMIT

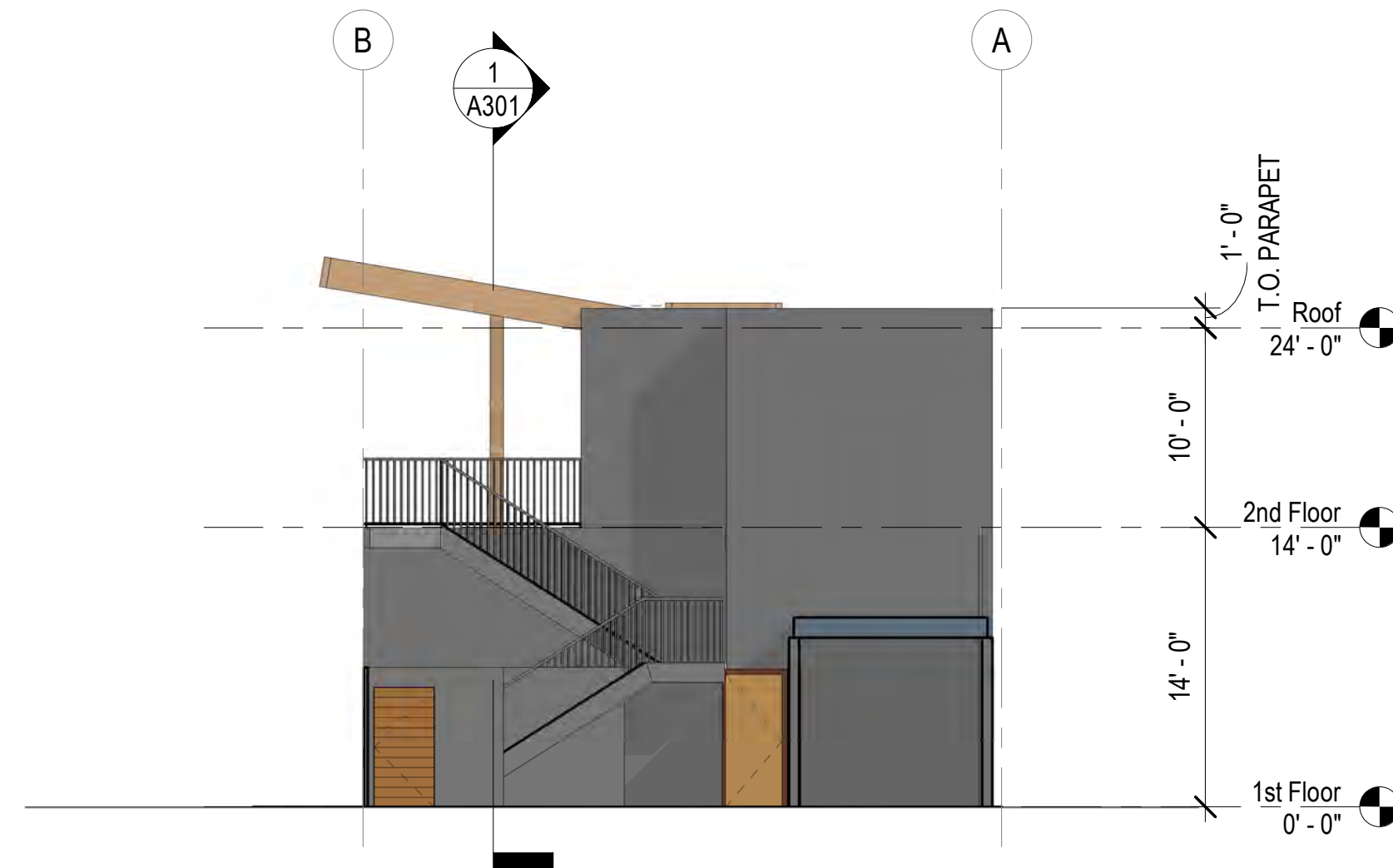
SCALE: 1/8" = 1'-0"

SECOND FLOOR & ROOF
PLAN

A112



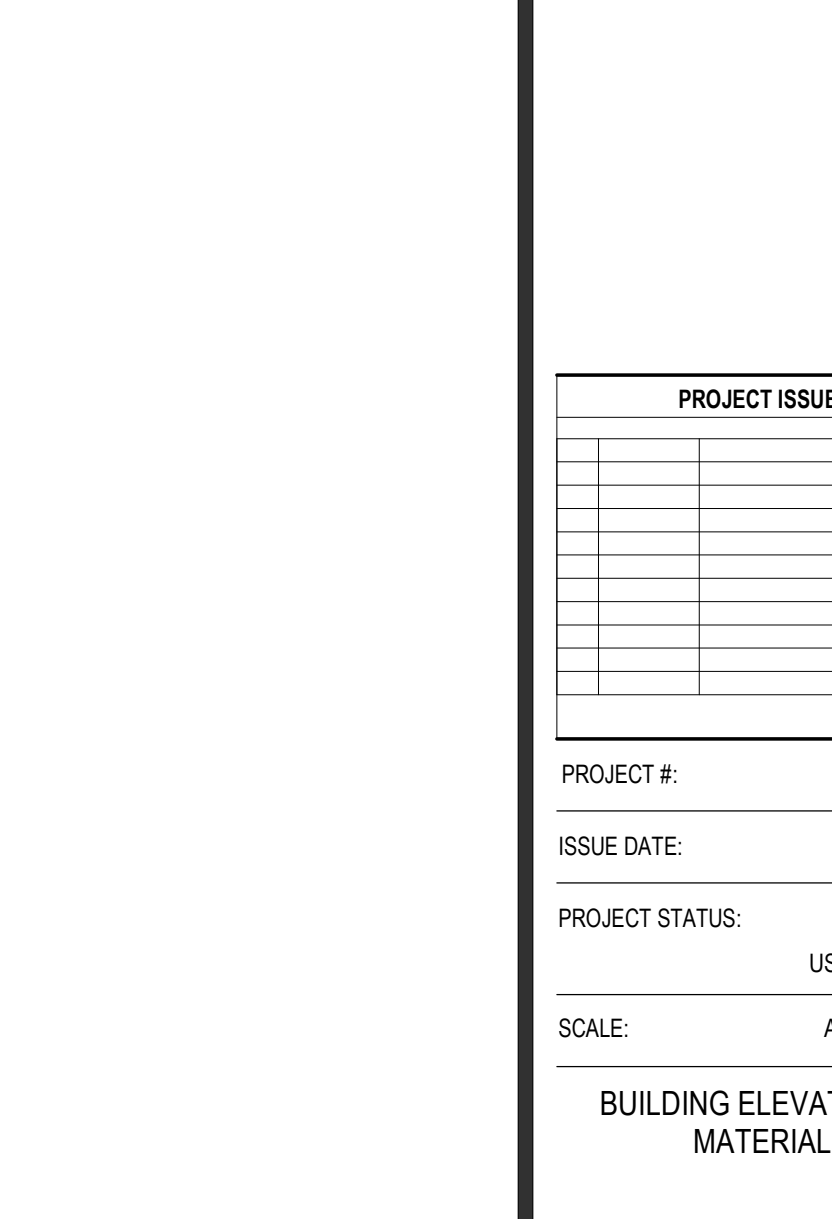
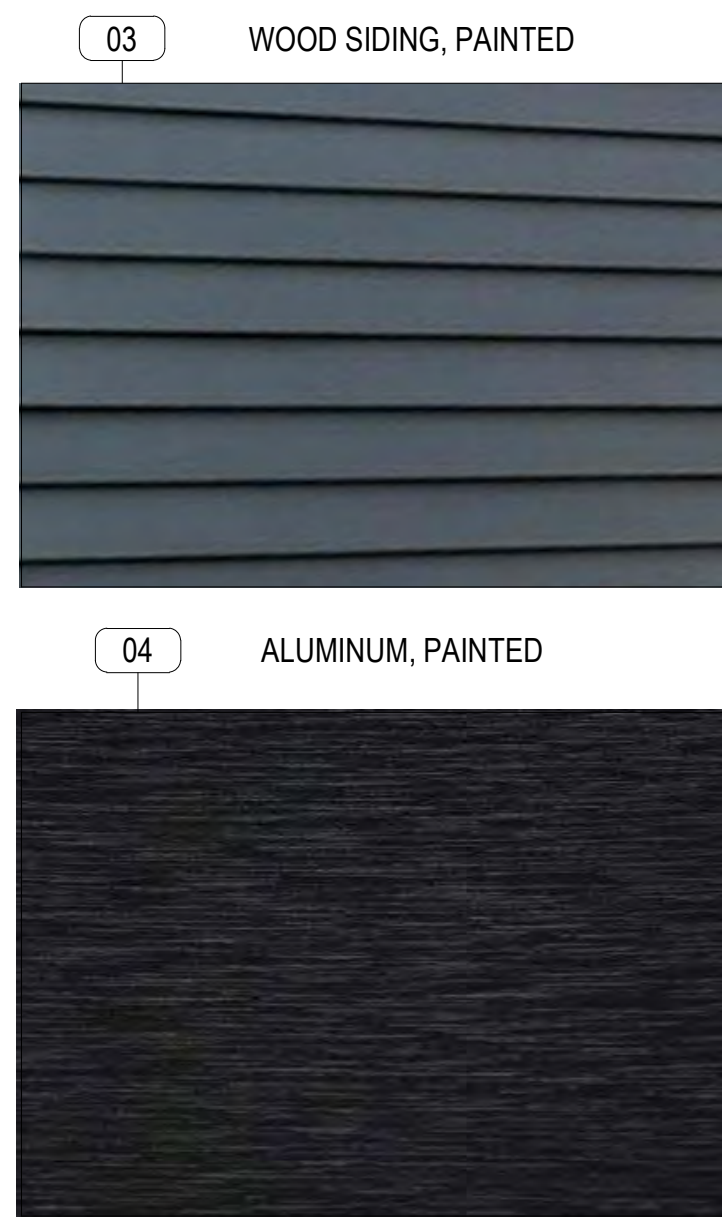
2 PROPOSED EAST ELEVATION @ WEBSTER ST.
1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



KEYNOTE LEGEND	
#	NOTE
01	RECLAIMED BARNWOOD
02	CORTEN STEEL PANEL
03	WOOD SIDING, PAINTED
04	ALUMINUM, PAINTED
05	VERTICAL STEEL CABLE GUARDRAIL
06	ROUGH CEDAR TIMBERS
07	LIGHT-WEIGHT PERIMETER FENCING
08	SIGNAGE, ANNOD.ALUMINUM, STAND-OFF, HALO-LIT

PROJECT ISSUE RECORD:

DATE	DESCRIPTION

PROJECT #: MAD01

ISSUE DATE: 02/26/21

PROJECT STATUS: USE PERMIT

SCALE: As indicated

BUILDING ELEVATIONS &
MATERIAL BOARD

A201

[illegible]

PROJECT #: MAD01

SUE DATE: 02/26/21

PROJECT STATUS:

SCALE: $1/8" = 1'-0"$

BUILDING SECTIONS

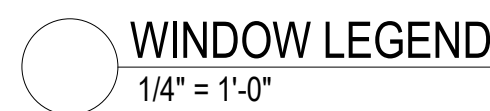
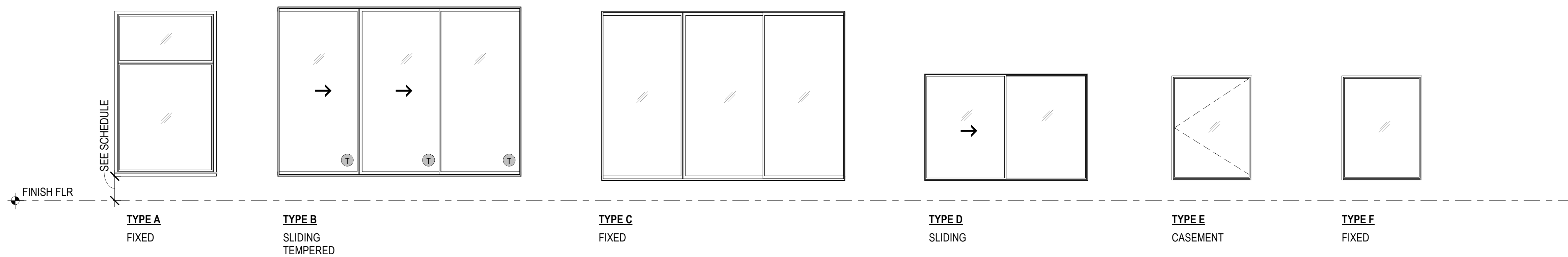
A301

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ALAMEDA, CA



WINDOW SCHEDULE						
#	LOCATION	WDW TYPE	WIDTH	HEIGHT	SILL HT	NOTES
025		EE	5' - 0"	6' - 0"	3' - 0"	
026		EE	5' - 0"	6' - 0"	3' - 0"	
027		EE	5' - 0"	6' - 0"	3' - 0"	
035	PATIO SEATING	II	5' - 0"	9' - 0"	3' - 0"	
037		JJ	9' - 6"	6' - 4"	3' - 0"	
038		JJ	9' - 6"	6' - 4"	3' - 0"	
041	PATIO SEATING	II	5' - 0"	9' - 0"	0' - 1"	
042	RETAIL/CAFE	OO	12' - 0"	6' - 6"	2' - 6"	
043		PP	12' - 0"	2' - 3"	9' - 3"	

[illegible]

PROJECT #: MADN

ISSUE DATE: 02/26/2018

PROJECT STATUS:

USE PERM

SCALE: As indicated

WINDOW SCHEDULING