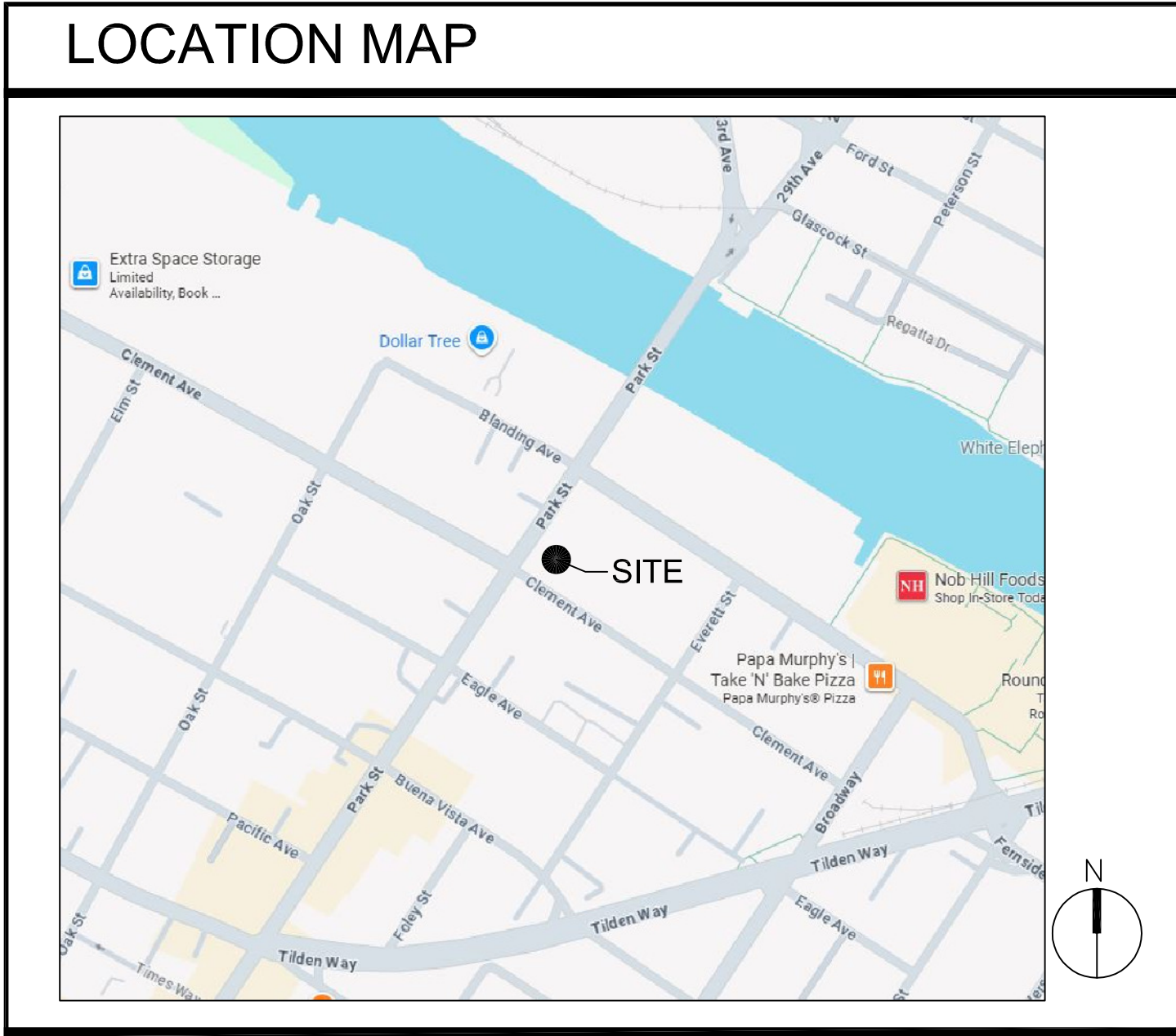


[illegible]

ABBREVIATIONS

ABBREVIATIONS

AC	AIR CONDITIONING	FIN	FINISH	PROP	PROPERTY
A/C	ASPHALT CONCRETE PAVING	FL	FLOURESCENT	PSI	POUNDS PER
ACOUS	ACOUSTICAL	FLR	FLOOR	PT	SQUARE INCH
AD	AREA DRAIN	FLH	FLOOR HANDLE	PTC	PERFORATED TREATED
ADJ	ADJUSTABLE	FOC	FACE OF CONCRETE	PTD/R	PAPER TOWEL DISPENSER
ADU	ABOVE FINISH FLOOR	FOF	FACE OF FINISH		& RECEPTACLE
AI	AMERICAN INSTITUTE OF ARCHITECTS	FOD	FACE OF DRAIN	PVC	POLYVINYL CHLORIDE
AI/ALUM	ALUMINUM	F.O.S.	FACE OF STRUCTURE	PWR	POWER
ALOW	AREA OF WORK	FR	FIRE RESISTANT	Q	QUARRY TILE
APA	ACCESS PANEL	FS	FULL SIZE	QTY	QUANTITY
	ENGINEERED WOOD	FT	FOOT OR FEET		
	ASSOCIATION	FTG	FOOTING	(R)	REMODELED/RENOVATED
APL	APPLIES	FUR	FURNISHING	(RL)	RELOCATE
APPROX	APPROVED		FUTURE	(RP)	RISER RADIUS/REPLACE
ARCH	ARCHITECTURAL	G	GLOSS (PAINT)	R.A.	RETURN AIR
ASPH	ASPHALT	GA	GAUGE	R.B.	RESILIENT BASE
ASTM	AMERICAN SOCIETY OF TESTING & MATERIALS	GALL	GALLON	R.C.P.	REFLECTOR CEILING PLAN
AWN	AWNING	GALV	GALVANIZED	R.D.	ROOF DRAIN
		GC	GENERAL CONTRACTOR	REF	REFERENCE/REFRIGERATOR
		GR	GRADE	REFR	REFRIGERATOR
		CI	GALVANIZED IRON	REINF	REINFORCED
BC	BOTTOM OF CURB	CJ	GLASS	REQD	REQUIRED
BD	BOARD	CR	GROUND	RESIL	RESILIENT
BLDM	BITUMINOUS	CSA	GENERAL SERV. AGENCY	REV	REVISION
BLDG	BUILDING	CWB	GYPSUM WALL BOARD	RM	ROOM
BLKG	BLOCKING	GYP	GYPSUM	RO	ROUGH OPENING
BLM	BEAM			RT	ROUGH OF WAY
BT	BOTTOM			RW	RESILIENT TILE
BTM	BOTTOM OF SLOPE			RLW	RAIN WATER LEADER
BUB	BUBBLER				
		HB	HOSE BIBB		
		HC	HANDICAP		
		H/C	HOT & COLD SUPPLY		
		HD	HEAD		
		HDR	HEADER		
		HDWR	HARDWARE		
		HP	HOLLOW METAL		
		HORIZ	HORIZONTAL		
		HP	HIGH POINT		
		IC	INSULATION		
		HT	HEIGHT		
		HTR	HEATER		
		HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
		ID	INSIDE DIAMETER		
		IE	INVERT ELEVATION		
		IN	INCHES		
		INUL	INSULATION		
		INT	INTERIOR		
		INJ	INJECTION		
		JAN	JUNCTION		
		J(TS)	JOINT(S)		
		KD	KILN DRIED		
		K&T	KNOB & TUBE		
		L	LANDSCAPE ARCHITECT		
		LAM	LAMINATE		
		LAV	LAVATORY		
		LC	LANDSCAPE CONTRACTOR		
		LF	LINEAL FEET		
		LKR	LOCKER		
		LOV	LOUVER		
		LT	LIGHT		
		LS	LINEOLEUM SHEET		
		LP	LOW POINT		
		LTG	LIGHTING		
				T	TREAD
(D)	DEMO			T	TEMPERED GLASS
DBL	DOUBLE			T&B	TOP AND BOTTOM
DEPT	DEDICATED			T&B	TONGUE AND GROOVE
DEPT	DEPARTMENT	MANUF.	MANUFACTURER	T&B	TOWEL BAR
DET	DETAIL	MAT	MATERIAL	TBD	TO BE DETERMINED
DF	DRINKING FOUNTAIN	MAX	MAXIMUM	TDR	TRENCH DRAIN
DM	DOUBLE HUNG	MECH	MECHANICAL	TDR	TRENCH DRAIN
DIAM	DIAMETER	MEM	MEMBRANE	TEL	TELEPHONE
DISP	DISPOSAL	MFR	MANUFACTURER	TELE	TELEPHONE
DN	DOWN	MH	MANHOLE	TEMP	TEMPORARY
DO	DOOR	MIN	MINUTE	THK	THICK
DO	DOOR OPENING	MIN	MINIMUM	T.O.	TOP OF
DR	DOOR	MISC	MISCELLANEOUS	TOC	TOP OF CONCRETE
DR	DOWN SPOUT	MOW	MASONRY OPENING	TOP	TOP OF
DS	DISHWASHER	MRB	MOISTURE RESISTANT BARRIER	TOP	TOP OF STEEL
DWG	DRAWING	MS	MOTION SENSOR FIXTURE	TP	TOP OF PAVEMENT
DWS	DOMESTIC WATER SUPPLY	MT	MOUNTED	TPD	TOP OF RAIN DISPENSER
		MTD	MOUNTED	TR	TOP OF RAIL
		MTL	METAL	TV	TELEVISION
		MUL	MULLION	TW	TOP OF WALL
		MW	MICROWAVE	TY	TYPICAL
E	EAST			TWE	TO MATCH EXISTING
EA	EACH			TWH	TANKLESS WATER HEATER
EJ	EXPANSION JOINT	(N)	NEW		
EL	ELEVATION	N	NORTH	UC	UNDER COUNTER
ELEC	ELECTRICAL	NA	NOT APPLICABLE	UG	UNDERGROUND
ELV	ELEVATION	NIC	NOT IN CONTRACT	UNF	UNFINISHED
EMER	EMERGENCY	NL	NARROW LITE	UNO	UNLESS NOTED OTHERWISE
ENCL	ENCLOSURE	NO	NUMBER	URS	UNDER SIDE OF STRUCTURE
ENTR	ENTRANCE	NOM	NOMINAL	UR	URINAL
EQ	EQUAL	NIS	NOT TO SCALE	USB	UPPER WORKING POINT
EQT	EQUIPMENT				
EWF	EACH WAY EACH FACE				
EXTG	EXISTING	OA	OVERALL		
EXP	EXPANSION	OC	ON CENTER		
EXPO	EXPOSED	OD	OUTSIDE DIAMETER	V	VINYL
EXT	EXTERIOR	OPNG	OPENING	VCT	VINYL COMPOSITION TILE
		OPP	OPPOSITE	VERT	VERTICAL
		OS	OCCUPANCY SENSOR	VEST	VESTIBULE
FA	FIRE ALARM	P	PAINT	VF	VERIFY IN FIELD
FAU	FORCED AIR UNIT	P&S	POLE & SHELF	VFO	VERIFY WITH OWNER
FBI	FLAT BAR	PART	PARTITION	W	WEST
FBD	FURNISHED BY OWNER	PDC	PERFORATED CONCRETE	W/	WITH
FDR	FLOOR DRAIN	PERF	PERFORATED	W/C	WATER CLOSET
FE	FOUNDATION	P	PLATE	W	WOOD
FEC	FIRE EXT. CABINET	PL	PLASTER	WH	WATER HEATER
FEX	FIRE EXTINGUISHER	P LAM	PLASTIC LAMINATE	WHT	WHITE
FF	FINISHED FLOOR	PLYWD	PLYWOOD	WM	WATER METER
FFL	FINISHED FLR LEVEL	PLYWD	PLYWOOD	W/O	WITHOUT
FG	FIBER GLASS	PAINTED	PAINTED	WSP	WATERPROOF
FH	FIRE HYDRANT, FLAT HEAD	POC	POINT OF CONNECTION	W/	WET STAND PIPE
FHC	FIRE HOSE CABINET	POT	POINT OF TRAVEL	WTF	WEIGHTED WIRE FABRIC
		PR	PAIR		

GENERAL NOTES

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

a. CALIFORNIA BUILDING CODE	2025 EDITION
b. CALIFORNIA MECHANICAL CODE	2025 EDITION
c. CALIFORNIA PLUMBING CODE	2025 EDITION
d. CALIFORNIA ELECTRICAL CODE	2025 EDITION
e. CALIFORNIA ENERGY CODE	2025 EDITION
f. CALIFORNIA FIRE CODE	2025 EDITION
g. CALIFORNIA GREEN BUILDING STANDARDS CODE	2025 EDITION
h. CALIFORNIA HISTORIC BUILDING CODE	2025 EDITION
i. CALIFORNIA RESIDENTIAL CODE	2025 EDITION
j. CALIFORNIA EXISTING BUILDING CODE	2025 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.O.) IN ACCORDANCE WITH ALL FEDERAL, STATE & LOCAL CODES
6. PROTECT ALL MATERIALS FROM EXPOSURE AND CONTACT WITH MOISTURE WHILE IN STORAGE, ON AND OFF SITE, AND BEFORE, DURING AND AFTER CONSTRUCTION. ANY AND ALL COMPROMISED MATERIAL SHALL NOT BE USED FOR CONSTRUCTION AND SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. INSTALLED MATERIALS EXPOSED TO MOISTURE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL VERIFY ALL DIMS & (E) CONDITIONS IN THE FIELD & NOTIFY ARCHITECT, IN WRITING, OF ANY DISCREPANCIES PRIOR TO START OF WORK.
8. LARGE SCALE DWGS TAKE PRESEDENCE OVER SMALL SCALE DWGS.
9. ALL DIMS SHOWN ARE TO FACE OF FINISHED WALLS U.N.O.
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11. THESE DRAWINGS 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).
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15. TITLE 24 ENERGY COMPLIANCE MAY REQUIRE "HERS" AND/OR "QI" TESTING BEFORE, DURING AND/OR AFTER CONSTRUCTION. CAREFULLY REVIEW THE ENCLOSED TITLE 24 DOCUMENTATION FOR THESE REQUIREMENTS. GENERAL CONTRACTOR IS RESPONSIBLE FOR RESPONDING TO THE REQUIREMENTS & COORDINATING & CALLING FOR THESE INSPECTIONS.
16. CA ASSEMBLY BILL 3002 ENCOURAGES THE PROPERTY OWNER TO SEEK A CASP (CERTIFIED ACCESS SPECIALIST) CONSULTATION & INSPECTION OF THE PROPERTY.

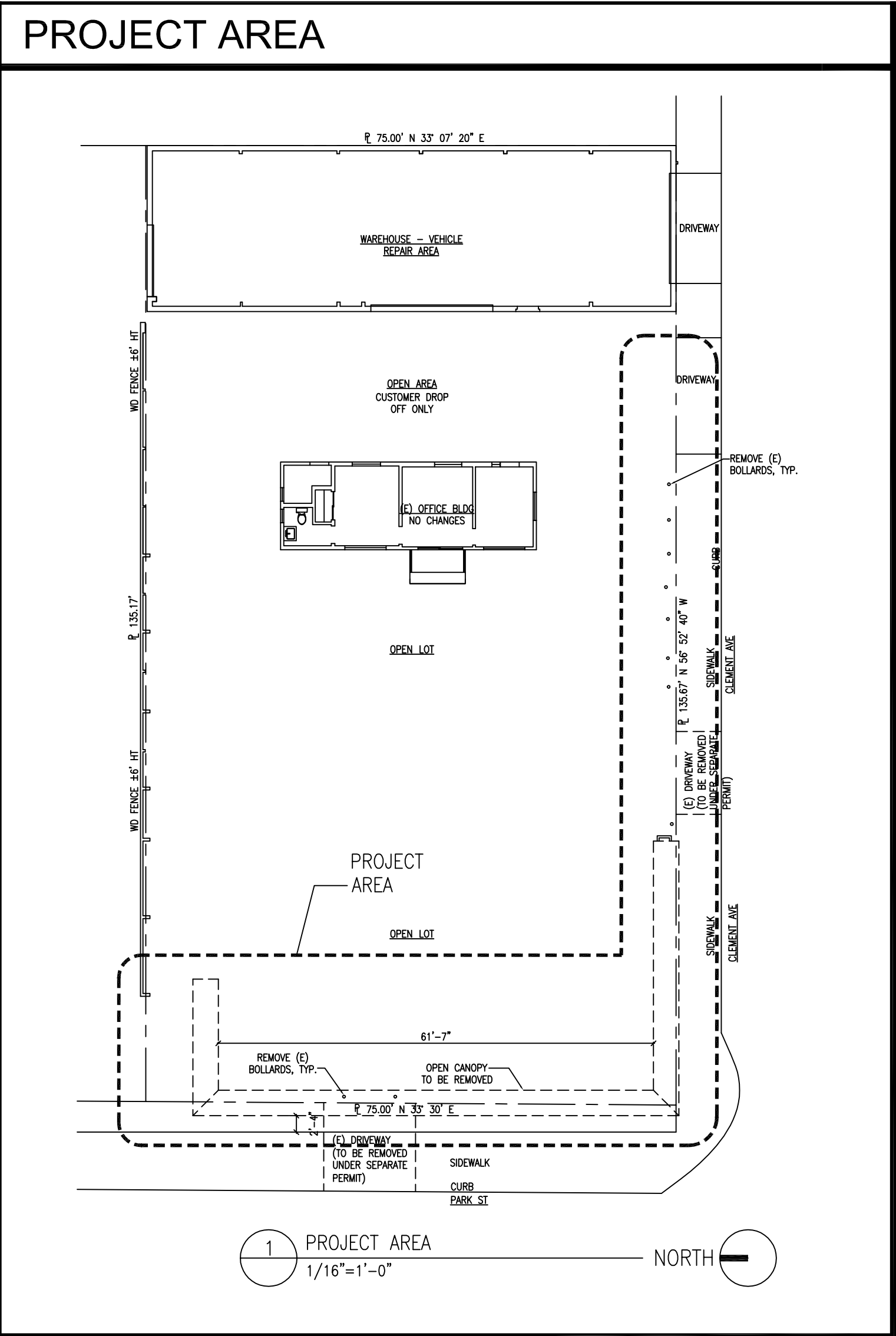
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DEMO NOTES

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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 OR NEW WORK, IT SHALL BE REPAIRED &/OR PATCHED TO MATCH (E) FINISH OR AS SPECIFIED IN THE DWGS.
6. ALL WASTE MANAGEMENT DOCUMENTATION IS TO BE PERFORMED ON THE "GREENHALO" REPORTING WEBSITE. MIN 65% MIN RECYCLING RATE PER CALGREEN CODE WHEN CONSTRUCTOIN VALUE IS GREATER THAN \$200K.

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SHEET INDEX

ARCHITECTURAL	
A1.0	TITLE PAGE, PROJECT AREA & PROJECT INFO
A1.1	EXISTING SITE PLAN
A1.2	ENLARGED PROPOSED SITE PLAN
A1.3	ENLARGED PROPOSED SITE PLAN
A3.0	EXISTING ELEVATIONS
A3.1	PROPOSED ELEVATIONS

Exhibit 1 3-A
Zoning Administrator Hearing
August 3, 2026

CONTACT INFO	
OWNER: 1900 PARK STREET ALAMEDA AUTO LLC LORENZO ROBERT RAMOS (510) 522-0510 1900 PARK STREET ALAMEDA, CALIFORNIA 94501	
SITE DATA & SCOPE	
PROJECT DESCRIPTION AND USE:	
1. USE PERMIT APPLICATION. 2. FACADE GRANT APPLICATION. 3. REMOVE CANOPY STRUCTURE FACING PARK STREET. 4. INSTALL SCREENING & PLANTERS TO SEPARATE PEDESTRIAN SIDEWALK AREAS FROM OPEN LOT. 5. ANY & ALL NEW SIGNAGE TO BE APPLIED UNDER SEPARATE FUTURE PERMIT. SEPARATE PERMIT IS REQUIRED FOR BUSINESS ESTABLISHMENT SIGN (NOT INCLUDED IN THIS PERMIT APPLICATION). SIGN PERMIT WILL REQUIRE PLANS, CONNECTION DETAILS AND SPECIFICATIONS FOR CITY REVIEW.	
PARCEL NUMBER:	70-194-15
ZONING	NP-G
CONSTRUCTION TYPE:	TYPE VB, NON-RATED, NON-SPRINKLERED
OCCUPANCY:	S-1/B
EXISTING:	VACANT. PREVIOUS TENANT: AUTOMOTIVE REPAIR
PARCEL SIZE:	10,156 SF
BUILDING FOOTPRINT:	1755 SF (WAREHOUSE) + 445 SF (OFFICE), NO CHANGES
AREA OF WORK:	250 SF. ALL IMPROVEMENTS ARE EXCLUSIVELY AT THE SITE PERIMETER, NO BUILDING INTERIOR WORK TO BE PERFORMED EXCEPT FOR LIFT INSTALLATION AT THE REPAIR SHOP AND DRIVEWAY REMOVALS UNDER SEPARATE FUTURE BUILDING PERMIT.
PARKING:	NO EXISTING PARKING ON SITE. UNSTRIPED EXISTING OPEN LOT, NOT FOR PUBLIC USE NO CHANGES TO EXISTING SITE CONFIGURATION.
MAXIMUM 3 FULL TIME EMPLOYEES, TO BE VERIFIED W/TENANT.	
NOTE: PER CALGREEN BUILDING CODE 301.3, VALUE OF CONSTRUCTION TO (E) BUILDING IS LESS THAN \$200,000. NO COMPLIANCE TO GREEN CODE REQUIRED.	
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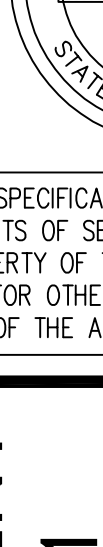
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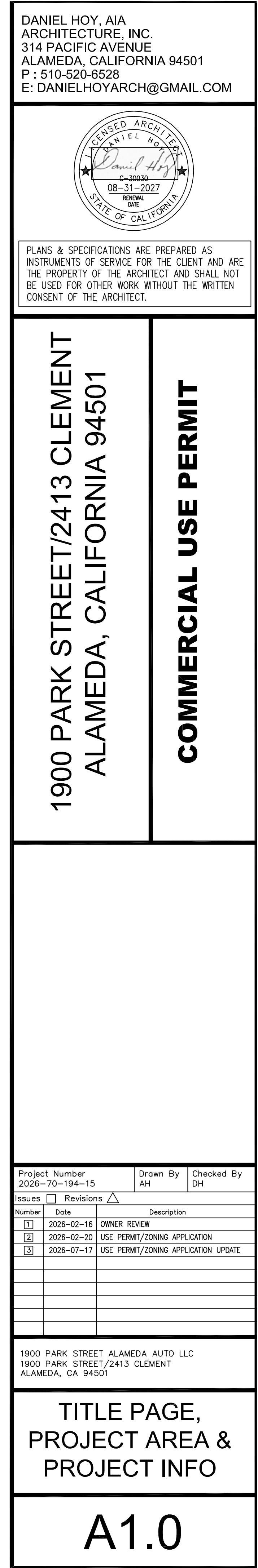
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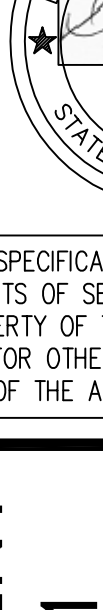
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DANIEL HOY, AIA ARCHITECTURE, INC. 314 PACIFIC AVENUE ALAMEDA, CALIFORNIA 94501 P : 510-520-6528 E: DANIELHOYARCH@GMAIL.COM		
		
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1900 PARK STREET/2413 CLEMENT ALAMEDA, CALIFORNIA 94501		COMMERCIAL USE PERMIT
Project Number 2026-70-194-15	Drawn By AH	Checked By DH
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[2]	2026-02-20	USE PERMIT/ZONING APPLICATION
[3]	2026-07-17	USE PERMIT/ZONING APPLICATION UPDATE
1900 PARK STREET ALAMEDA AUTO LLC 1900 PARK STREET/2413 CLEMENT ALAMEDA, CA 94501		
TITLE PAGE, PROJECT AREA & PROJECT INFO		
A1.0		



DANIEL HOY, AIA ARCHITECTURE, INC. 314 PACIFIC AVENUE ALAMEDA, CALIFORNIA 94501 P : 510-520-6528 E: DANIELHOYARCH@GMAIL.COM		
		
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ALAMEDA, CALIFORNIA 94501

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1900 PARK STREET/2413 CLEMENT
ALAMEDA, CA 94501

TITLE PAGE, PROJECT AREA & PROJECT INFO
A1.0

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A1.0

Professional Engineer Seal for Daniel Hoy, State of California, License C-30030, Renewal Date 08-31-2027.

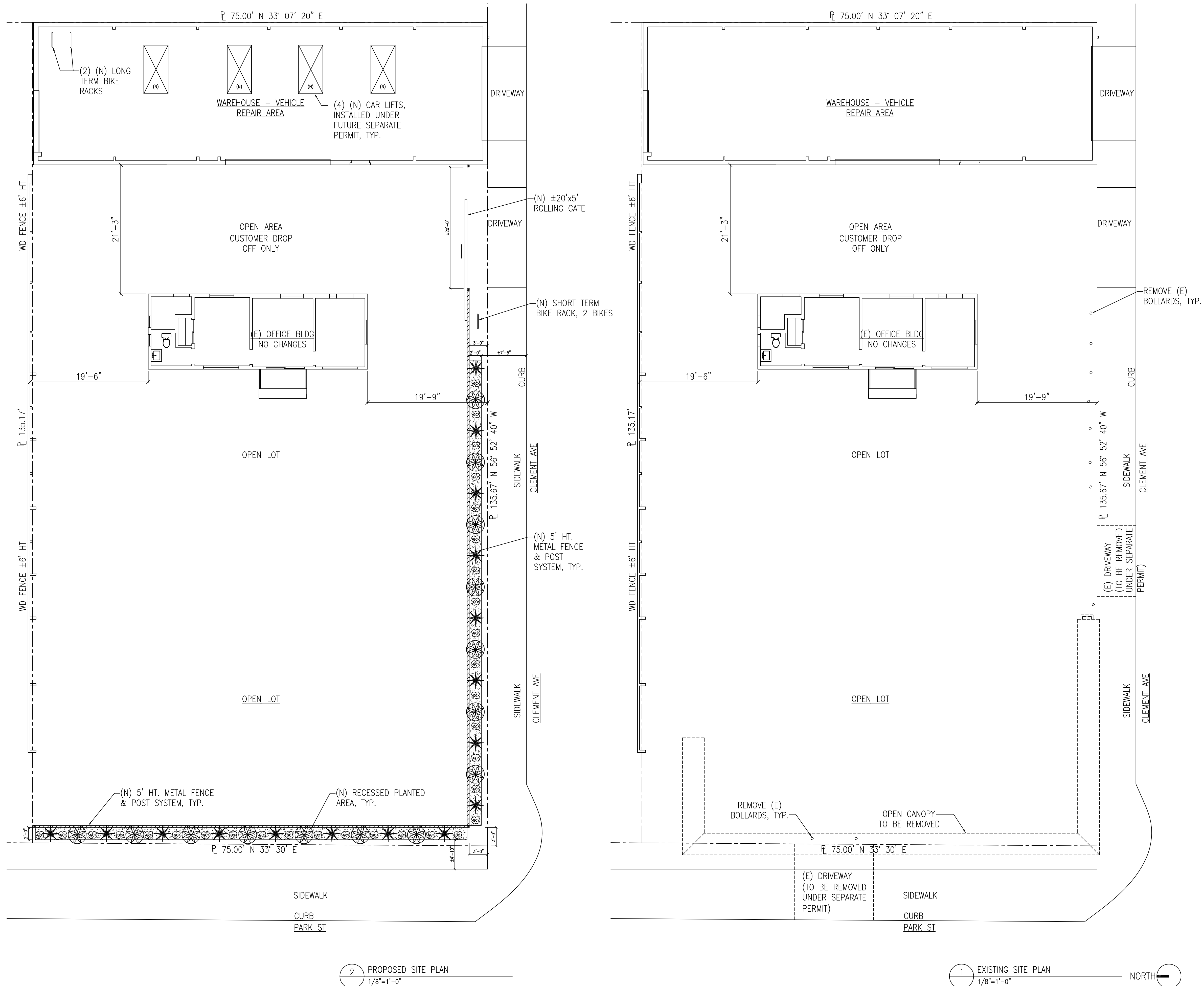
1900 PARK STREET/2413 CLEMENT
ALAMEDA, CALIFORNIA 94501

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[illegible]

SITE PLANS

A1.1



\\AH-WORK\Y Drive\1900 Park Street (Autolab)\A01-2.dwg, 7/17/2026 10:41:38 AM



3 GERANIUM SANGUINEUM "ROZANNE"



4 AGAVE "BLUE GLOW"

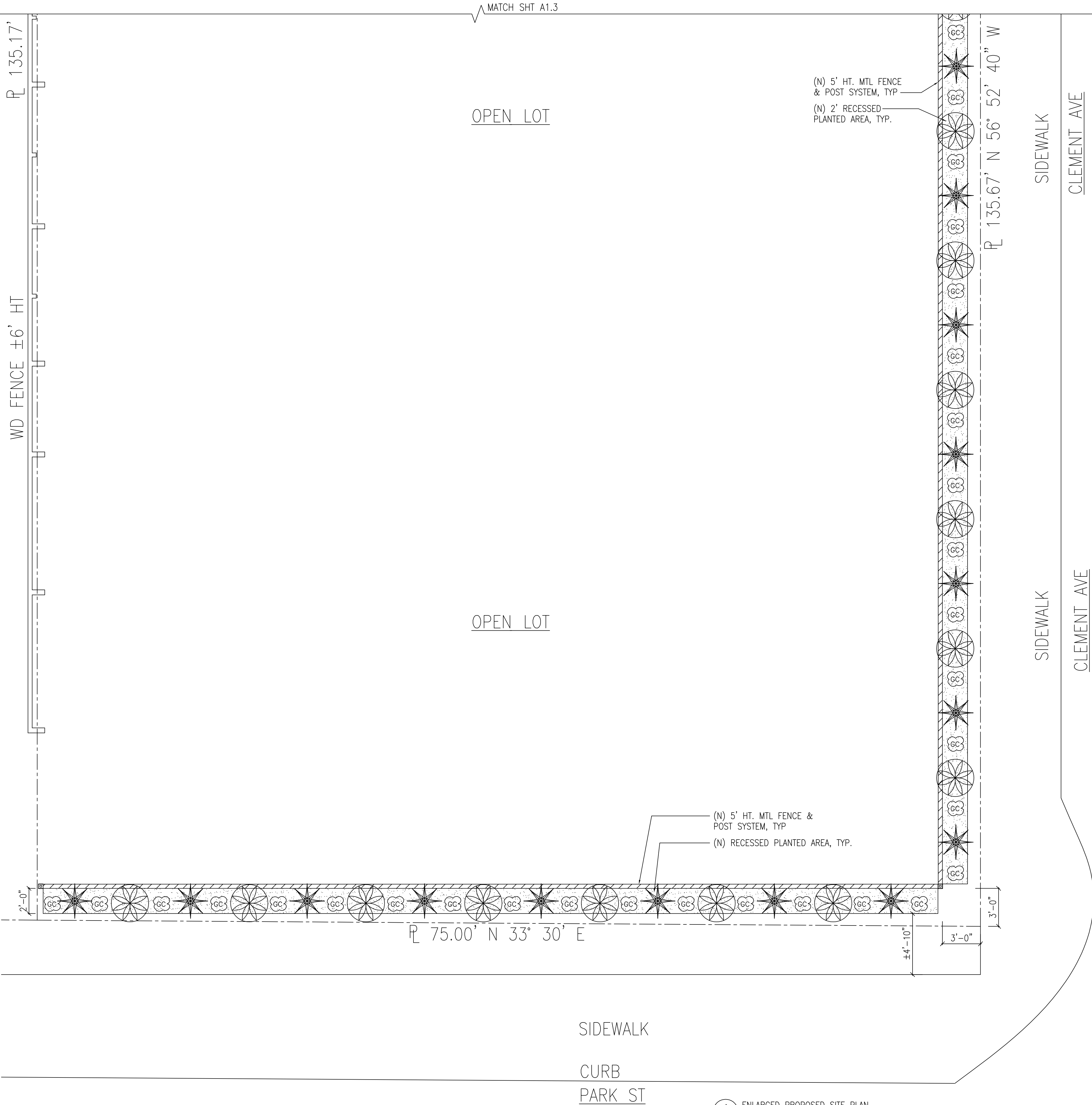


5 ANIGOZANTHOS "HARMONY"

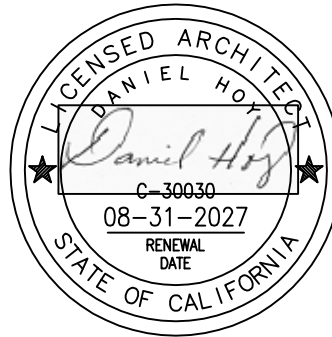
PLANT LEGEND- 297 SQ. FT.

SYMBOL	NAME	HT/SPREAD	QTY	SPACING	NOTES
	GERANIUM SANGUINEUM (ROZANNE CRANESBILL), OR EQ.	15-20"/24" SPREAD	±31	4'-0" TO 5'-0"	GROUND COVER. CITY OF ALAMEDA APPROVED
	AGAVE SPP (BLUE GLOW), OR EQ.	24"/36" SPREAD	±16	9'-6" TO 10'-0"	MED SHRUB. CITY OF ALAMEDA APPROVED
	ANIGOZANTHOS (KANGAROO PAW) "HARMONY" OR EQ.	±5'/24-36" SPREAD	±14	9'-6" TO 10'-0"	MED SHRUB. CITY OF ALAMEDA APPROVED

NOTE:
TOTAL LANDSCAPE STRIP AREAS = 297 SQ. FT.
AND DO NOT MEET THE MINIMUM SQUARE
FOOTAGE REQUIRED (OVER 500 SQ. FT.) TO
ADHERE TO THE WELO CRITERIA.



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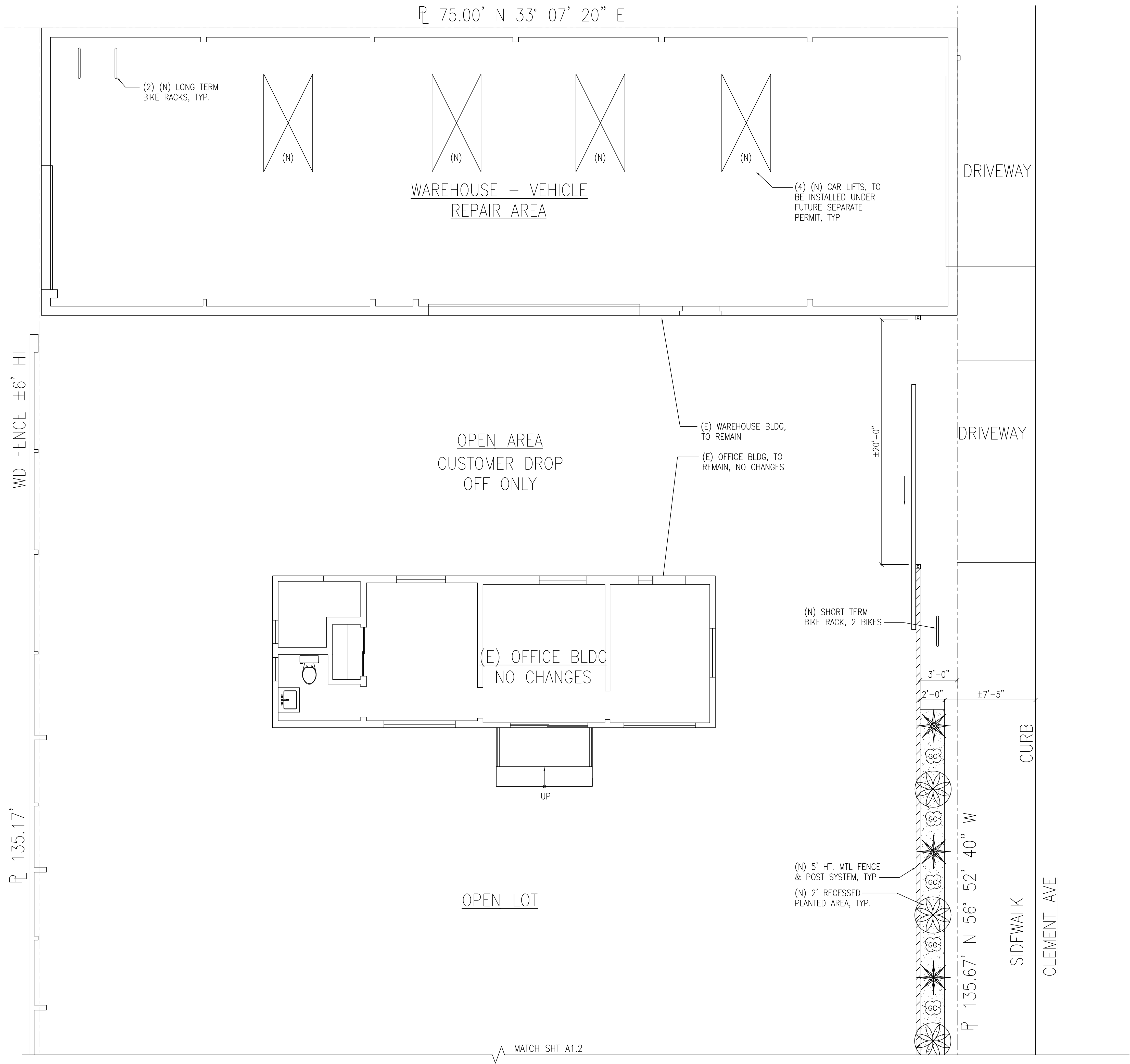
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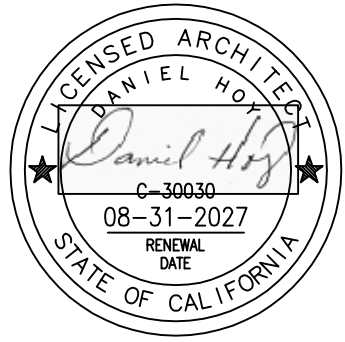
ENLARGED
PROPOSED
SITE PLAN

A1.2

\\AH-WORK\Y Drive\1900 Park Street (Autolab)\A01-3.dwg, 7/17/2026 10:41:52 AM



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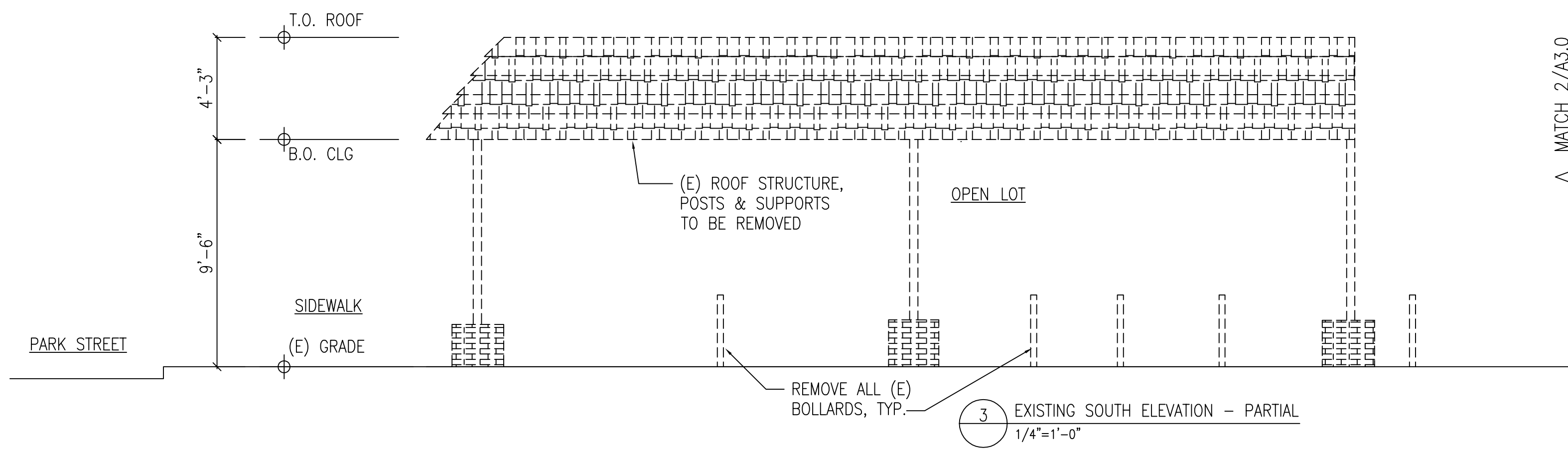
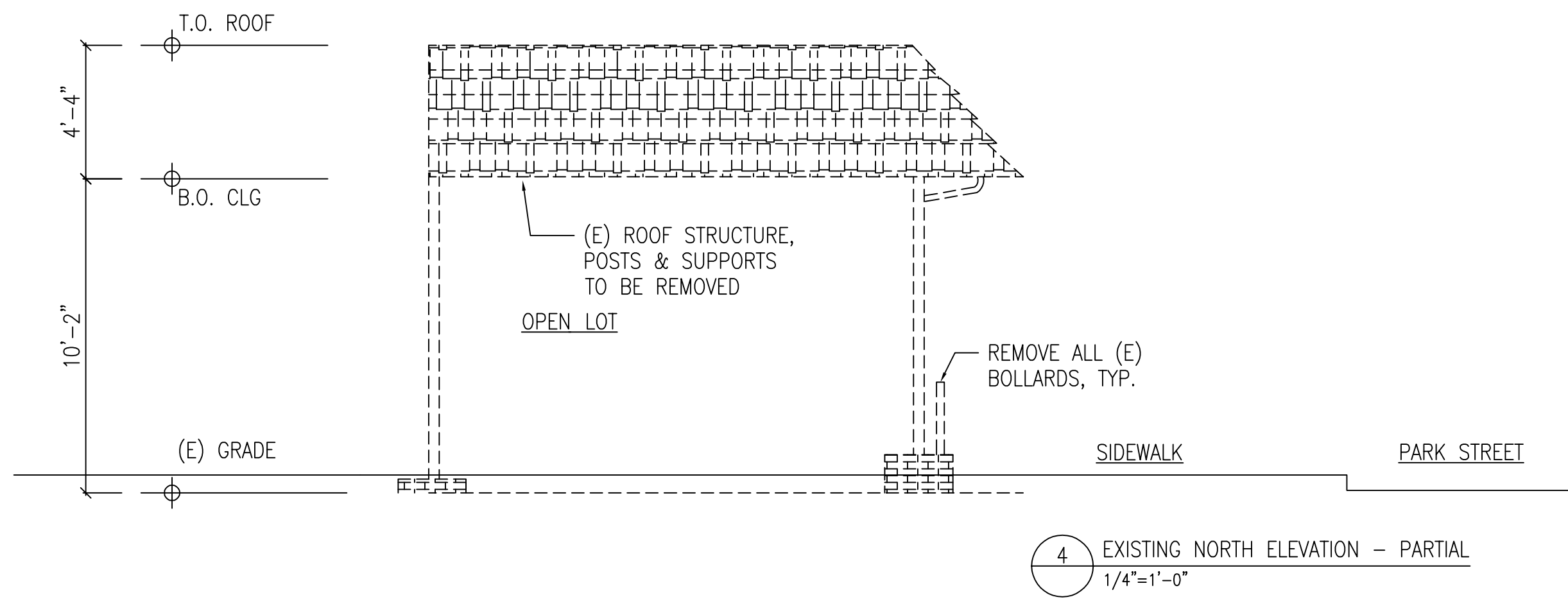
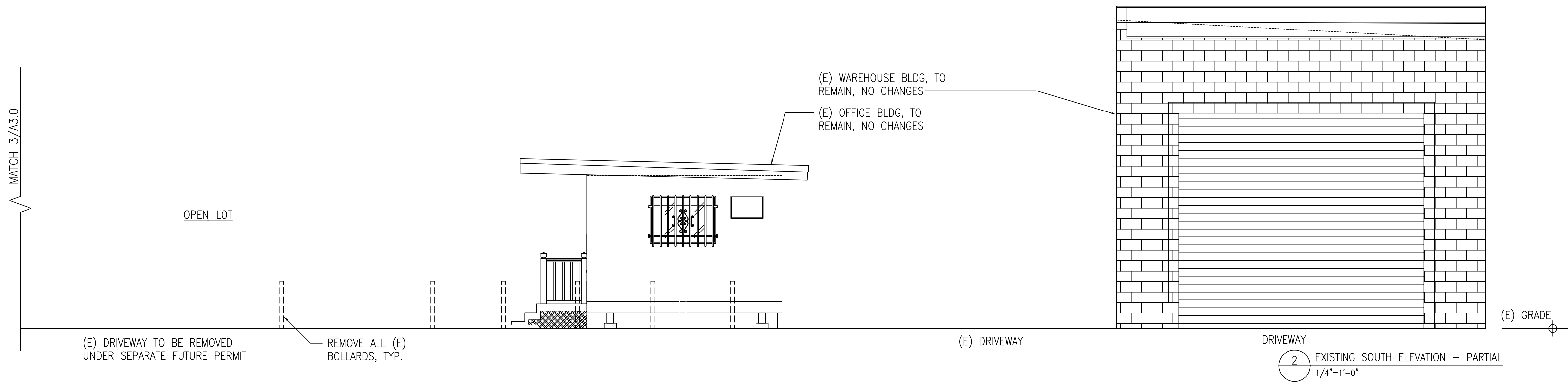
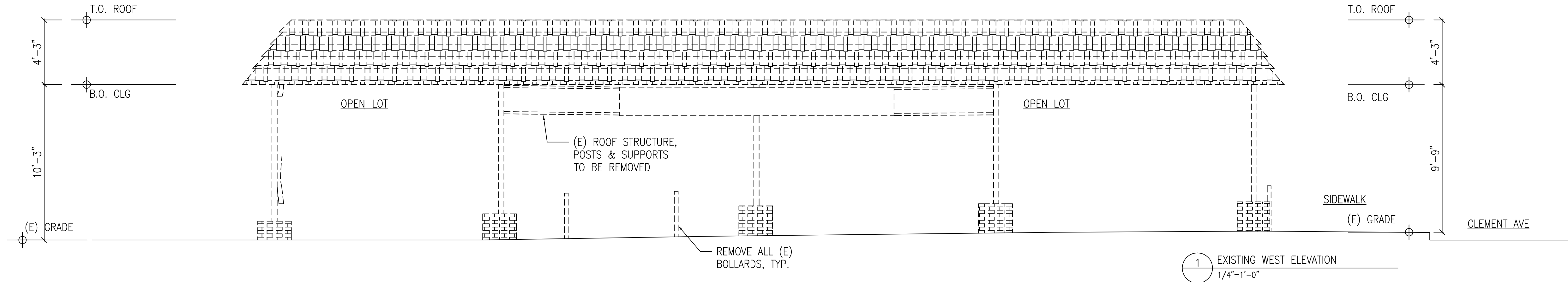
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ENLARGED
PROPOSED
SITE PLAN

A1.3



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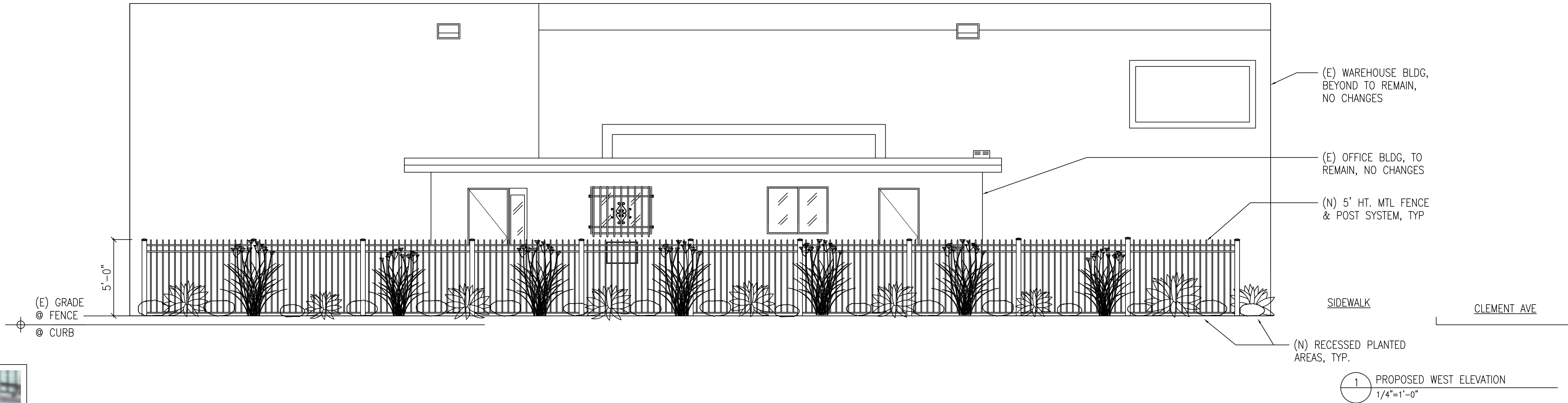
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1900 PARK STREET/2413 CLEMENT
ALAMEDA, CA 94501

EXISTING
EXTERIOR
ELEVATIONS

A3.0

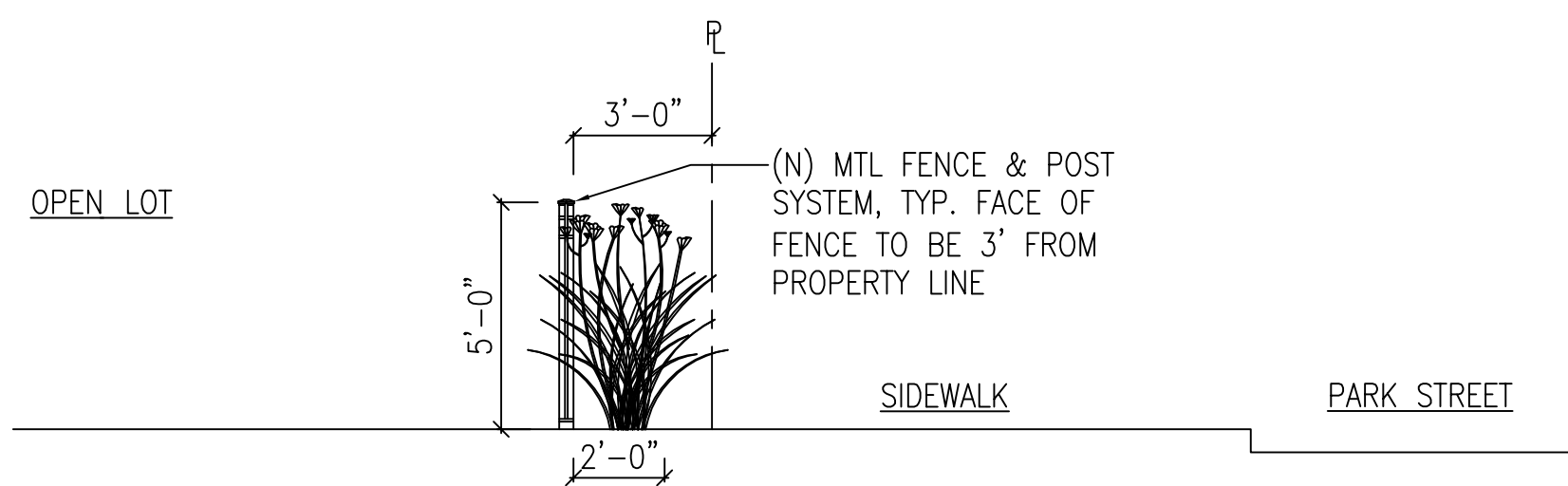
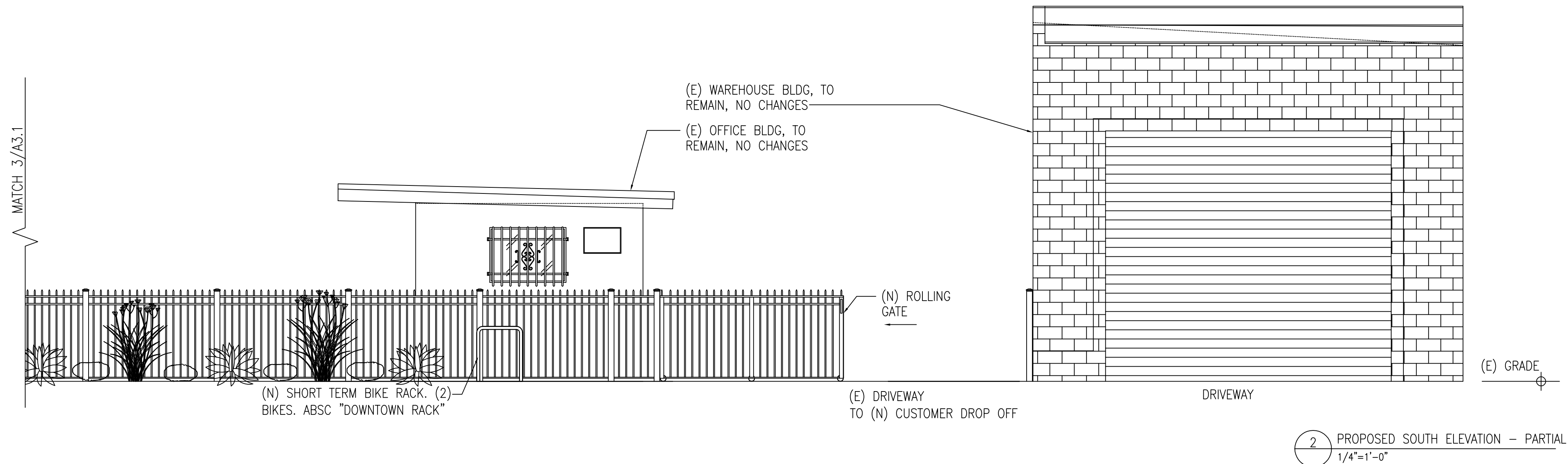
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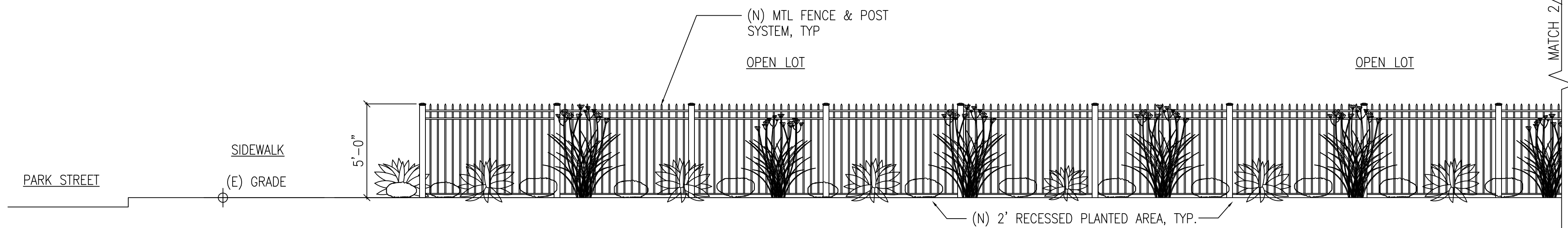
5 ABS 'DOWNTOWN' BIKE RACK



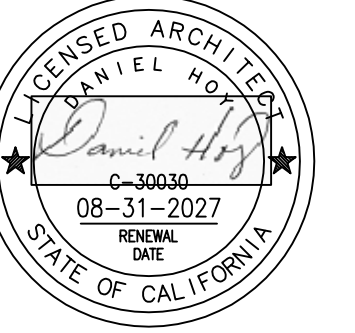
6 FENCE SAMPLE



4 PROPOSED NORTH ELEVATION - PARTIAL
1/4"=1'-0"



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PROPOSED
EXTERIOR
ELEVATIONS

A3.1