1. STACK WAHER/DRYER UNIT(GAS DRYER/ 110V ELECT. WASHER)VENT DRYER THRU UNDER FLOOR TO EXTERIOR.

2. EACH UNIT WATER HEATER SHALL HAVE SEISMIC STRAPPING AND OVER FLOW TO EXTERIOR PER CODE

3. CONTINOUS HANDRAILS AT 34"MIN TO 38"MAX HEIGHT.
   a. THE HANDGRIP PORTION OF HANDRAIL SHALL LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTIONAL DIMENSION.
   b. HAND RAILS PROJECTION FROM THE WALL SHALL HAVE SPACE OF NOT LESS THAN 1 1/2" BETWWEN THE WALL AND THE HANDRAIL,BUT SHALL NOT PROJECT INTO THE STAIRWAY MOE THAN 3 1/2" (CBC 1003.3.3.6 AND 1003.3.3.2)
   c. HANDRAIL ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR TERMINATE AT A NEWL POST.

4. PROVIDE HAMMER ARRESTORS AT QUICK CLOSE VALVE (DISHWASHER/WASHING MACHINE)

5. PROVIDE 3/4" DRAIN PIPE FOR WATER HEATER

6. PROVIDE PRESSURE OR THERMOSTATICE MIXING VALVE AT SHOWER AND TUB SHOWER.

7. PROVIDE SHUT OFF VALVE FOR THE BATH TUB

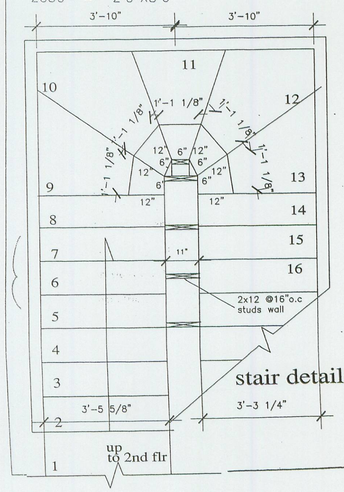
8. PROVIDE A EXHAUST FAN FOR THE BATHRM

9. PROVIDE COMBSTION AIR FOR THE DRYERAS PER CODRS.

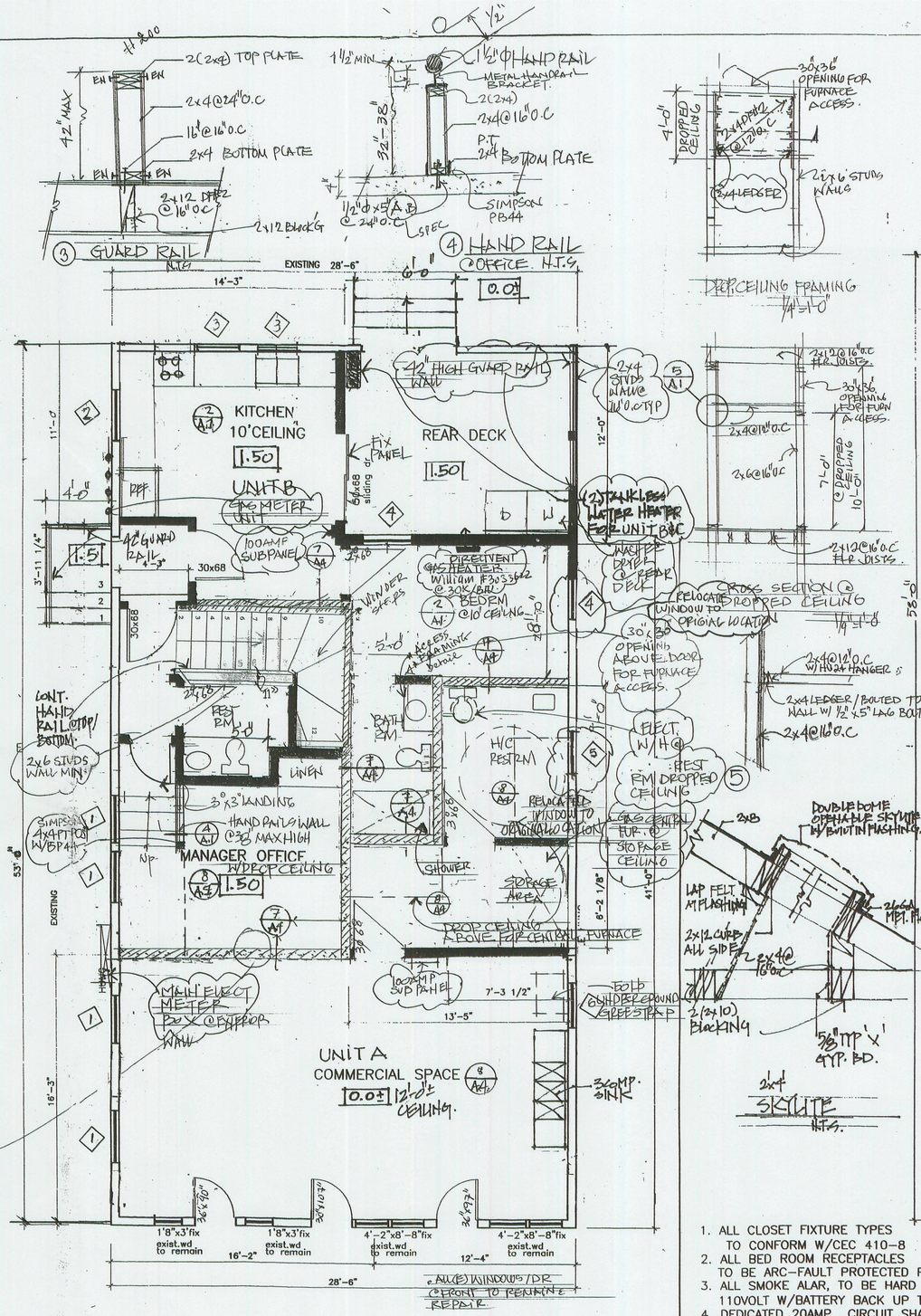
10. COMBUSTION AIR REQUIREMENTS FOR BURNING APPLIANCES.
    a. A MIN OF TWO OPENNINGS, ONE SHALL BE LOCATED WITH THIN THE UPPER 12" OF THE ENCLOSURE AND ONE OPENNING SHALL BE LOCATED WITHIN THE LOWER 12" OF THE UNCLOSURE.
    b. PROVIDE THE MAX. REQUIRED OPENING SIZE OF 1 SQ IN PER 1000BTH/H WITH A MIN OF 100SQ IN PER OPENING.
    C. INTERIOR SPACE MAY BE USED AS A SOURCE FOR COMBUSTION AIR IN EXISTING BUILDING PROVIDED THE VOLUME OF THE SPACE IS EQUAL TO OR GRATER THAN 50CU FT 1000.BTU/H
11. WALLS AND CEILINGS OF ENCLOSED USEABLE SPACE UNDER STAIR WAY SHALL BE 1HR FIRE RESTITIVE CONSTRUCTION ON ENCLOSED SIDE,INCLUDING ALL REQUIRED FIRE BLOCKING OR SEE DETAILS 4/A.4
12. SAFETY GLAZING IN HAZADOUS LOCATIONS, A PERMANIENT LABEL SHALL IDENTIFY REQUIRED SAFETY GLAZING INSTALLED IN THE FOLLWING LOCATIONS. [CBC 2406.4 AND 2406.2]:
    a. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
    b. GLAZING PANELS ADJACENT TO DOORS WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
    c. GLAZING DOORS AND ENCLOSURES FOR HOT TUBS, SAUNAS BATHTUBS AND SHOWERS.
    d. GLAZING IN BUILDING WALLS ENCLOSED HOT TUBS, SAUNAS, BATHS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE.
    e. GLAZING IN WALLS ENCLOSING STAIRWAYS OR WITHIN 5'-0" OF THE BOTTOM OR TOP OF STAIRWAYS AND THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.
13. ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF 1024 Sq In AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. [CPC 412.7]

1.EXISTING ALL SINGLE HUNG WINDOWS TO REMAIN
2.REMODEL EXISTING KITCHEN(REPLACE KITCHEN CAB/SINK)
3.REWIRE ENTILE UNIT
4.REPLACE DRYROT STUDS WALLS/FLOORS
5.INSTALL NEW SHEET ROCK/INSULATION
6.INSTALL NEW INTERIOR STAIR

WINDOWS SIZE:
21065 = 2'10"X6'5"
3040 = 3'-0"X4'-0"
3050 = 3'-0"X5'-0"
2656 = 2'6"X5'6"



stair details 1/2"=1'-0"



REVISED

FIRST FLOOR

SCALE 1/4"=1'-0"

UNIT 'A' COMMERCIAL
'B' RESIDENTIAL

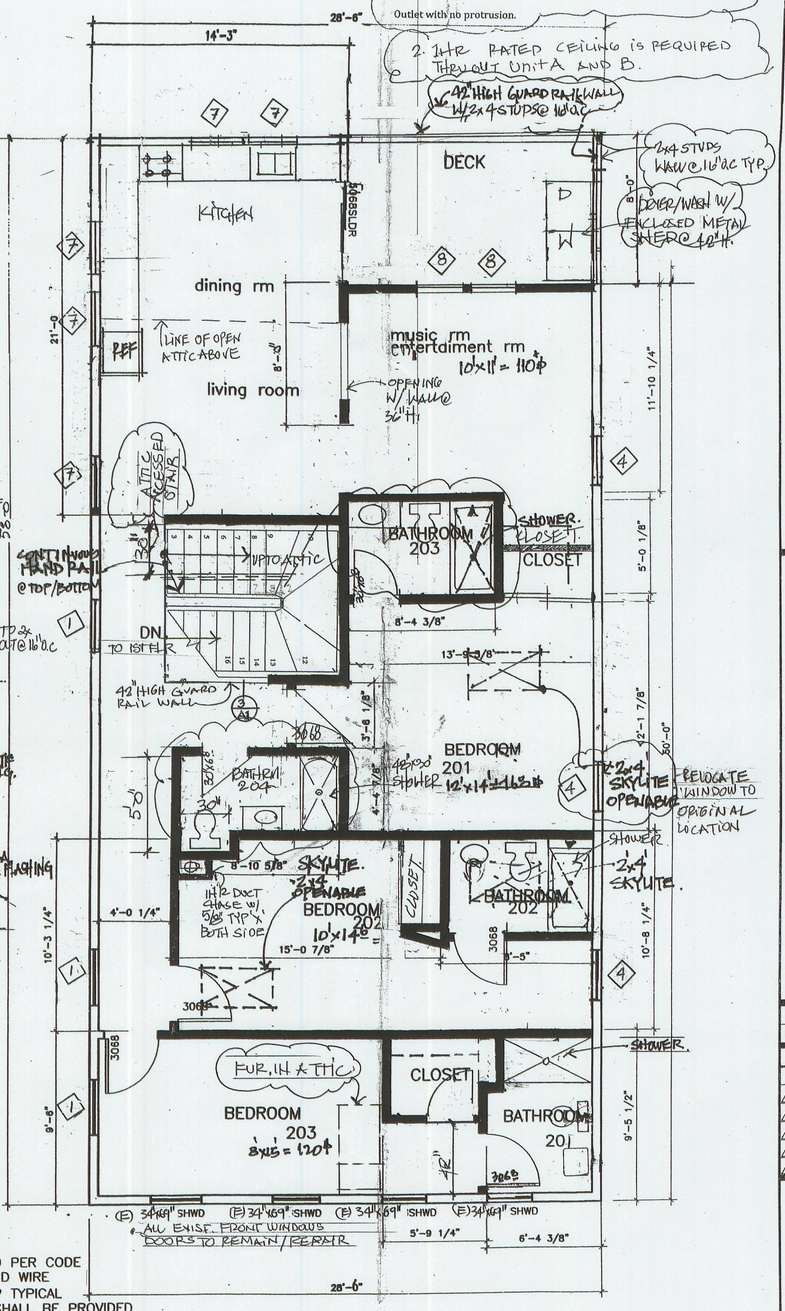
NOTES:

EXISTING WALL
1HR SEPARATION WALL
NEW WALL

8.15.2011
1. REVISE DRYER LOCATION UNIT B
2. REVISE CENT. FURNACE FOR UNIT A
3. REVISE ELECT/GAS METER LOCATION
4. REVISE GUARD RAIL WALLS @ REAR DECK
5. REVISE WATER HEATER LOCATION FOR A/B
6. REVISE SUB PANEL LOCATION /UNIT A/B

1. ALL CLOSET FIXTURE TYPES TO CONFORM W/CEC 410-8
2. ALL BED ROOM RECEPTACLES TO BE ARC-FAULT PROTECTED PER CODE
3. ALL SMOKE ALAR, TO BE HARD WIRE 110VOLT W/BATTERY BACK UP TYPICAL
4. DEDICATED 20AMP CIRCUIT SHALL BE PROVIDED FOR EACH BATHRM [CEC 210.11(C)(3)]
5. AT LEAST 2 DEDICATED CIRCUIT FOR SMALL APPLIANCES SHALL BE PROVIDED FOR KITCHEN,PANTRY,BREAKFAST ROOM DINING ROOM OR SIMILAR AREA LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY [CEC 210.52(B)(3)]
6. PROVIDE 20AMP DEDICATED CIRCUIT FOR LAUNDRY OUTLETS [CEC.210.11(C)(2)]
7. PROVIDE DEDICATED CIRCUIT FOR CENTRAL HEATING EQUIPMENT OTHER THAN FIXED ELECTRICAL SPACE HEATING EQUIPMENT. [CEC 422.12]
8. THE REQUIRED UFER GROUNDING PER [AMC 13-4.2(K)AND CEC 250]

Notes:
1. All shower compartments shall have minimum finished interior area of 1024 sq inch and shall be capable of encompassing a 30" circle. The minimum Area and dimensions shall be maintained to a point 70" above shower drain Outlet with no protrusion.
2. 1HR RATED CEILING IS REQUIRED THROUGHOUT UNIT A AND B.



8.15.2011
1. REVISE BATHRM 203
2. REVISE BATHRM 204
3. REVISE WASH/DRYER LOCATION
4. REVISE ATTIC 'ACESSED STAIR
5. REVISE CENTRAL FURNACE LOCATION
6. REVISE GUARD RAIL WALL @ RW DECK

REVISED

2ND FLOOR

SCALE 1/4"=1'-0"

UNIT C
RESIDENTIAL

RECEIVED
NOV - 8 2011
PERMIT CENTER
ALAMEDA, CA 94501

alpha DESIGN
926 EAST 10TH ST SUITE A
OAKLAND, CALIFORNIA 94606
510. 893.3474
alphadesign1@yahoo.com

PROPOSED FOUND. REPLACEMENT
HISTORICAL RESTORATION
AT 500-CENTRAL AVENUE
ALAMEDA CA
FOR MR. DOMINIC NGUYEN

JOB N° : 00152
DATE : 1.20.08

REVISIONS:	DATE:	
3	5.20.08	AP
4	8.15.2011	AP

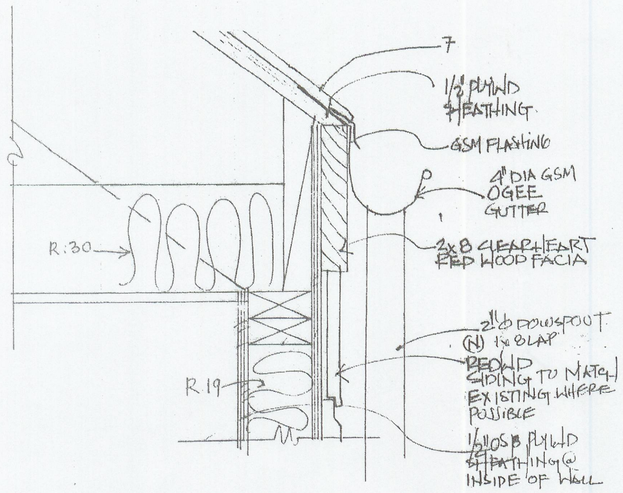
REVISED

FIRST & SECOND FLOOR PLAN

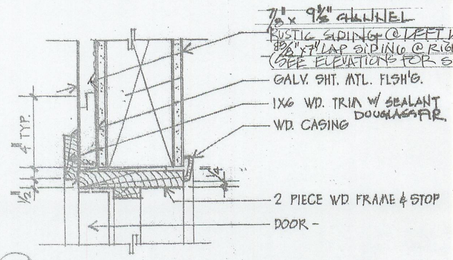
SCALE: 1/4"= 1'-0"

SHEET NUMBER: A.1

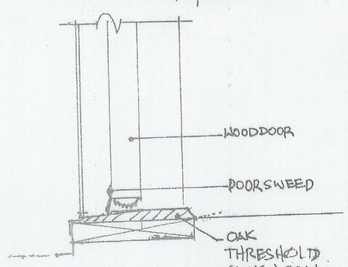
REVISED



1 EAVE DETAILS
N.T.S.



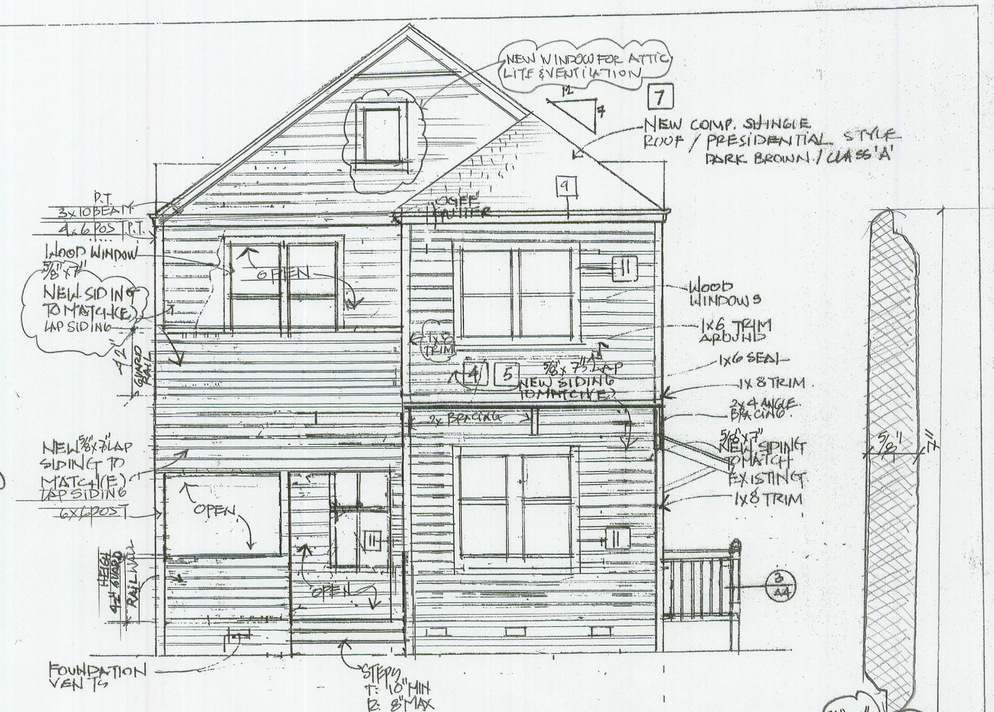
1. ENTRY DOOR HEAD/JAMB
N.T.S.



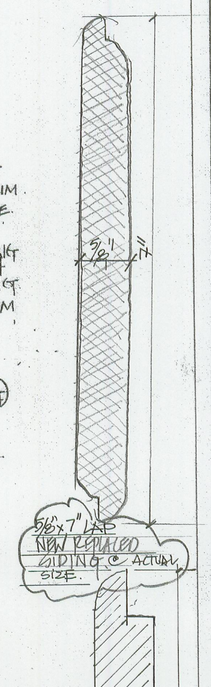
2. ENTRY DR.
OAK THRESHOLD
N.T.S.

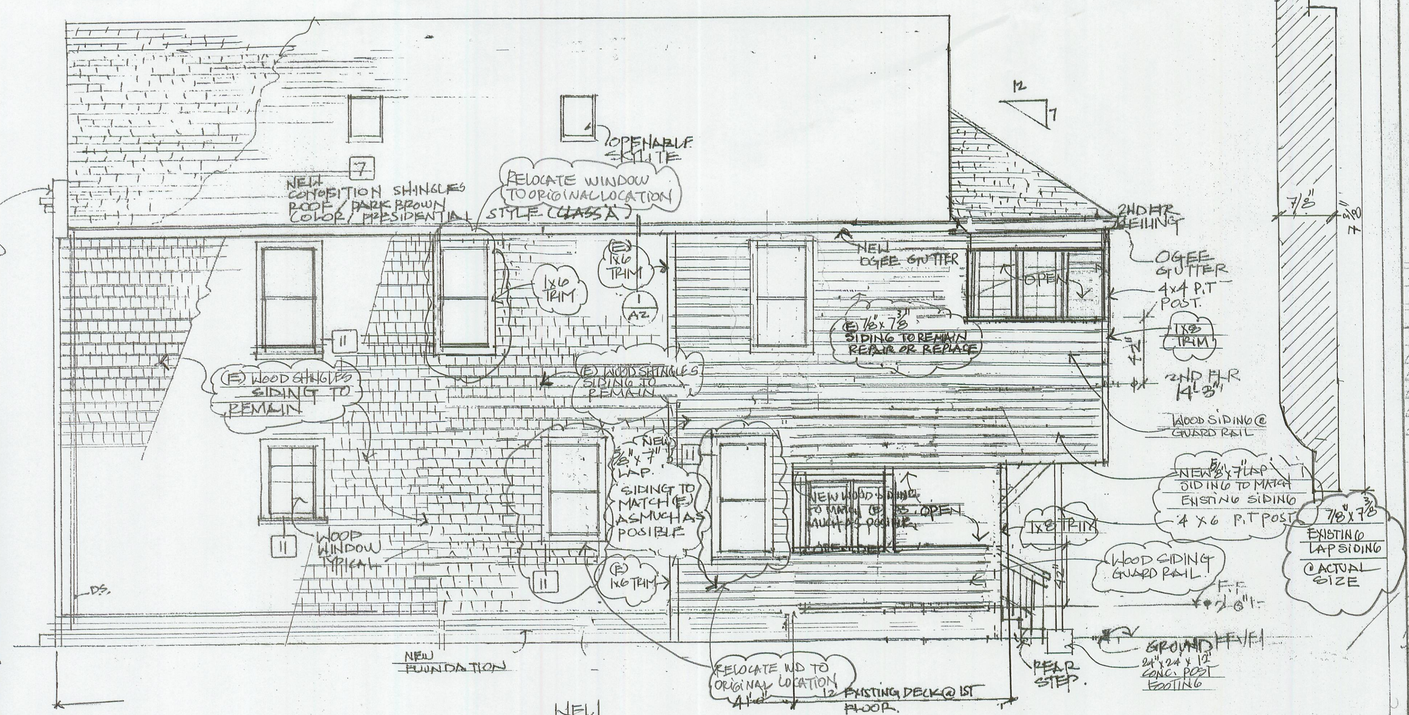
ELEVATION NOTES.

1. REUSE SALVAGED WINDOWS WHERE POSSIBLE.
2. ALL REPLACEMENT WINDOWS TO BE SHINGLE HUNG / SINGLE GLAZED / WITH REEDPATTERN GLASS SET IN PUTTY
3. REPLACEMENT WINDOWS SASHES, EXTERIOR CASING AND SILL TO BE CLEAR REDWOOD / CEDAR WOOD / OR PINE WOOD.
4. SIDING SHALL BE SALVAGE WHERE POSSIBLE. REPLACEMENT SIDING SHALL BE 5/8" x 7" LAP SIDING OR 7/8" x 9 3/8" CHANNEL RUSTIC SIDING MADE FROM CEDAR / PINE OR ALL HEART REDWOOD TO MATCH EXISTING. WHERE APPLICABLE
5. SIDING JOINTS TO BE STAGGERED ON STUDS AND ARE NO CLOSER THAN 16" APART. - SIDING TO BE NAILED W/ 10d AND SET IN W/ PUTTY
6. NEW DOORS & JAMB TO BE DOUGLAS FIR AND OAK THRESHOLD.
7. ROOFING SHALL BE ARCHITECTURAL COMPOSITION (DARK BROWN)
8. SKYLIGHTS WILL NOT BE VISIBLE FROM THE STREET.
9. NEW GUTTERS TO BE OGEE W/ 2" ϕ DOWNSPOUTS.
10. ALL EXISTING FRONT WINDOWS / DOORS TO REMAIN (REPAIR GLASS IF NEEDED)
11. EXISTING SINGLE HUNG WOOD WINDOWS. SINGLE GLAZING SET IN PUTTY. SASHES, EXTERIOR CASING & SILL TO BE REDWOOD OR CEDAR.

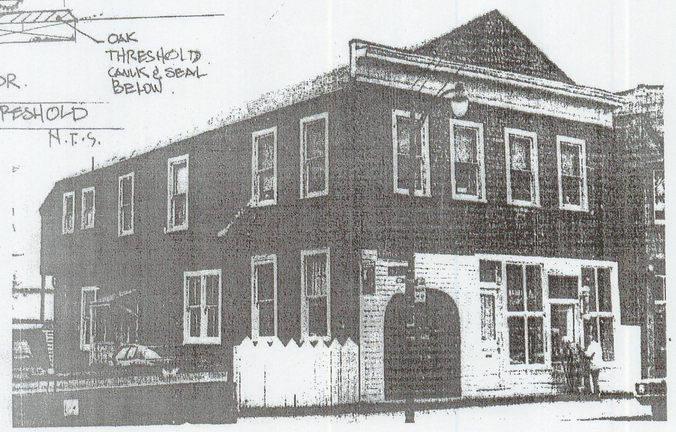


NEW
PROPOSED SOUTH ELEVATION
W/ 5/8" x 7" REPLACEMENT LAP SIDING
1/4" = 1'-0"





NEW
PROPOSED WEST ELEVATION
W/ EXISTING WOOD SHINGLES SIDING & 5/8" x 7" REPLACEMENT LAP SIDING.
1/4" = 1'-0"



OLD PHOTO OF BUILDING @ 500 CENTRAL AVENUE.

DESIGN
2617 INTERNATIONAL BLVD
OAKLAND, CALIFORNIA 94601
510.536.3599

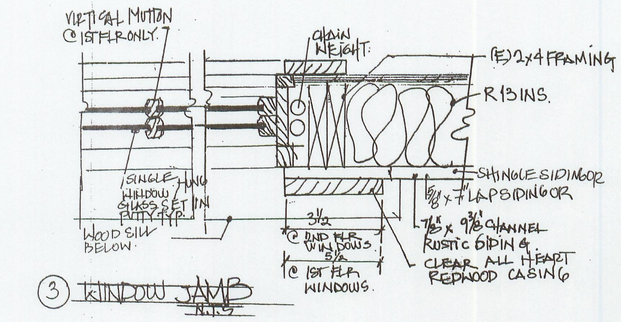
PROPOSED FOUND. REPLACEMENT
HISTORICAL RESTORATION
AT 500-CENTRAL AVENUE
ALAMEDA CA.
FOR MR. DOMINIC NGUYEN

JOB N° 00152
DATE 3.25.07

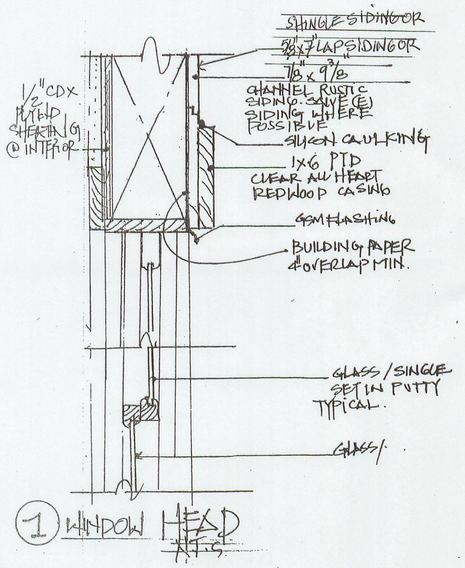
REVISIONS:		
	DATE	BY
1	10.1.07	AP
2	1.20.08	AP
3	5.20.08	AP
4	10.10.2011	AP

ELEVATIONS
SOUTH & WEST

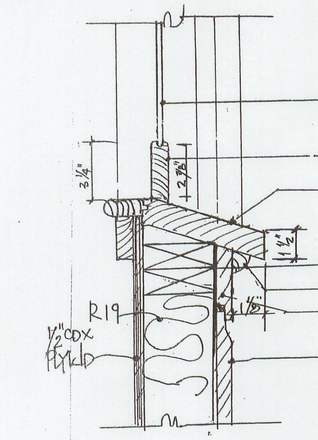
SHEET NUMBER
A.2



3 WINDOW JAMB
N.T.S.



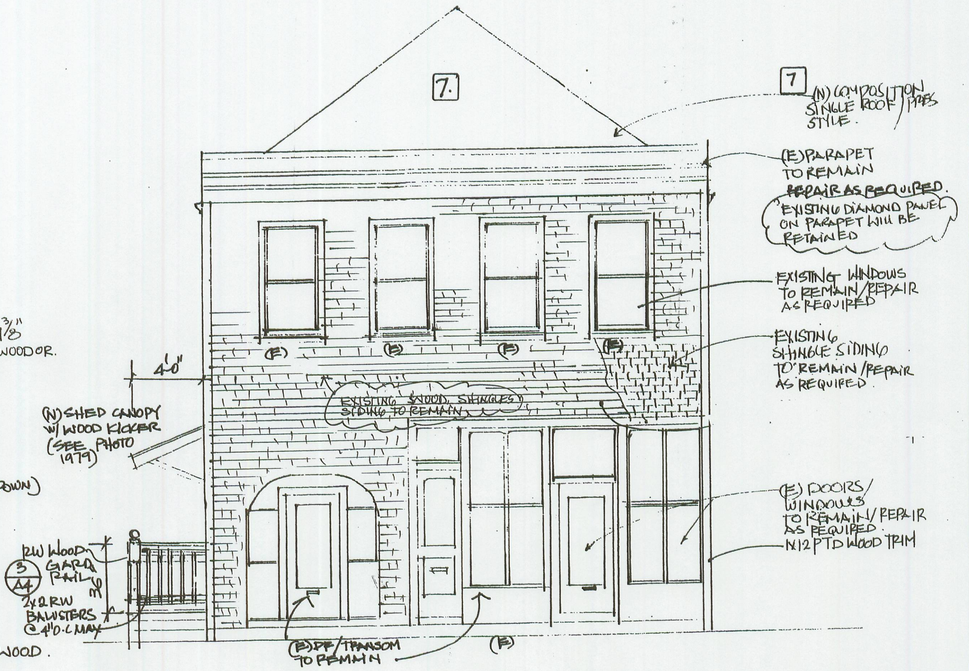
1 WINDOW HEAD
N.T.S.



2 WINDOW SILL
N.T.S.

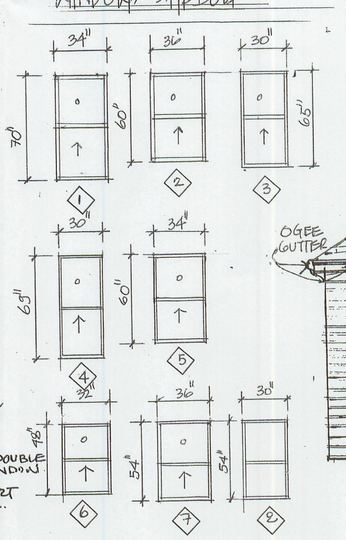
ELEVATION NOTES.

1. REUSE SALVAGED WINDOWS WHERE POSSIBLE.
2. ALL REPLACEMENT WINDOWS TO BE SHINGLE HUNG / SINGLE GLAZED / WITH RESTORATION GLASS SET IN PUTTY.
3. REPLACEMENT WINDOWS SASHES, EXTERIOR CASING AND SILL TO BE CLEAR REDWOOD / CEDAR WOOD / OR PINE WOOD.
4. SIDING SHALL BE SALVAGE WHER POSSIBLE. REPLACEMENT SIDING SHALL BE 7/8" x 7" LAP SIDING OR 7/8" x 9 3/8" CHANNEL RUSTIC SIDING MADE FROM CEDAR WOOD / PINE WOOD OR. ALL HEART REDWOOD TO MATCH EXISTING WHERE APPLICABLE
5. SIDING JOINTS TO BE STAGGERED ON STUDS AND ARE NO CLOSER THAN 16" APART. - SIDING TO BE NAILED W/ 10d AND SET IN W/ PUTTY
6. NEW DOORS & JAM TO BE DOUGLAS FIR AND OAK THRESHOLD.
7. ROOFING SHALL BE ARCHITECTURAL COMPOSITION (DARK BROWN)
8. SKYLIGHTS WILL NOT BE VISIBLE FROM THE STREET.
9. NEW GUTTERS TO BE OGEE W/ 2" ⌀ DOWNSPOUTS.
10. ALL EXISTING FRONT WINDOWS / DOORS TO REMAIN (REPAIR GLASS IF NEEDED)
11. EXISTING SINGLE HUNG WOOD WINDOWS. SINGLE GLAZING SET IN PUTTY. SASHES, EXTERIOR CASING & SILL TO BE CLEAR ALL HEART WOOD.

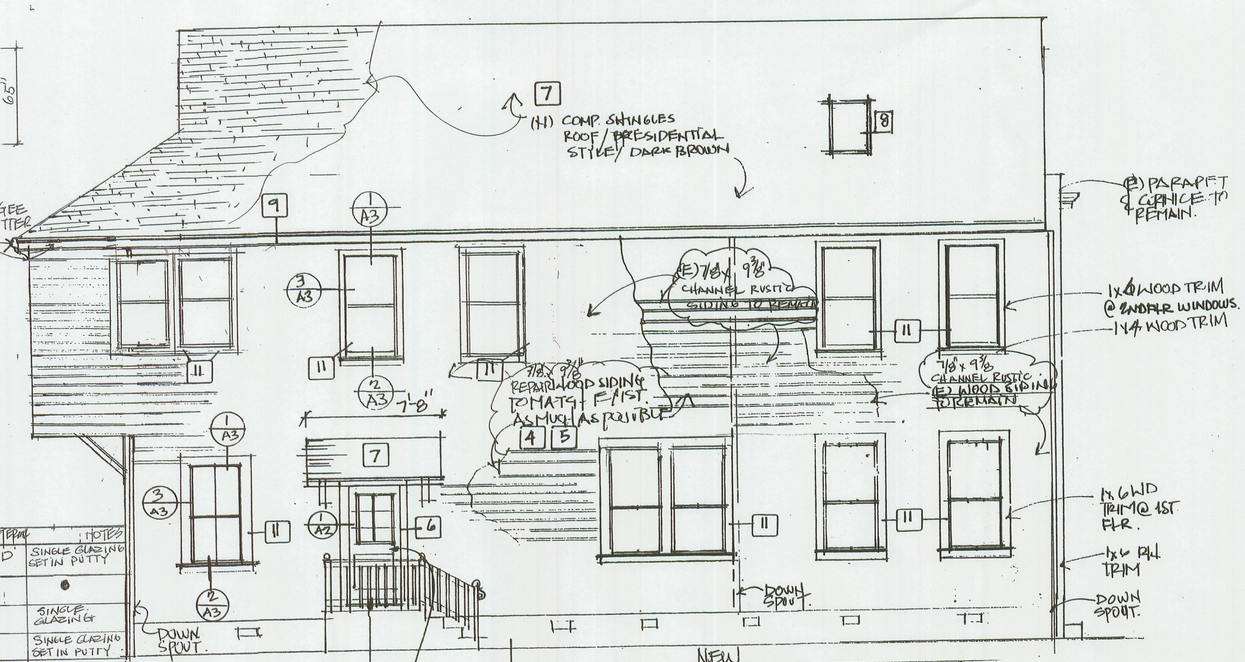


EXISTING NORTH ELEVATION
(NO WORK) W/ EXISTING WOOD SHINGLE SIDING TO REMAIN
1/8" = 1'-0"

WINDOW SCHEDULE



NUMBER	WIDTH	HEIGHT	TYPE		MATERIAL	NOTES
			SINGLE HUNG		WOOD	SINGLE GLAZING SET IN PUTTY
1	34"	70"	●		●	●
2	36"	60"	●		●	●
3	30"	65"	●		●	SINGLE GLAZING
4	30"	69"	●		●	SINGLE GLAZING SET IN PUTTY
5	34"	60"	●		●	●
6	32"	48"	●		●	●
7	36"	54"	●		●	SINGLE GLAZING
8	30"	54"	●		●	SINGLE GLAZING



NEW PROPOSED EAST ELEVATION
W/ EXISTING 7/8" x 9 3/8" LAP SIDING RESTORED / REPAIRED / REUSED.
1/8" = 1'-0"

alpha DESIGN

2617 INTERNATIONAL BLVD
OAKLAND, CALIFORNIA 94601
510 . 536.3599

PROPOSED FOUND. REPLACEMENT
HISTORICAL RESTORATION
AT 500-CENTRAL AVENUE
ALAMEDA CA
FOR MR. DOMINIC NGUYEN

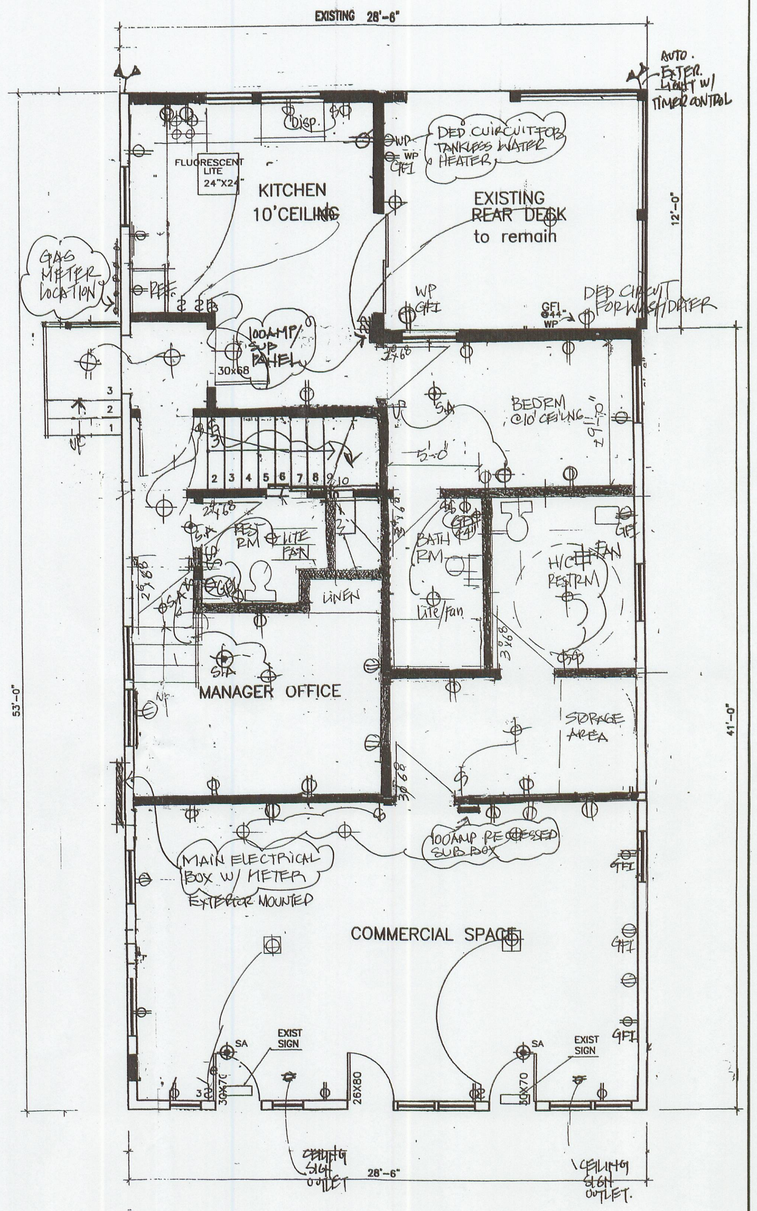
JOB N° : 00152
DATE : 3.25.07

REVISIONS:

	DATE:	BY:
1	10.1.07	AC
2	1.20.08	AP.
3	5.21.08	AP.
4	1.10.11	AP
5		

ELEVATION

SHEET NUMBER: A.3



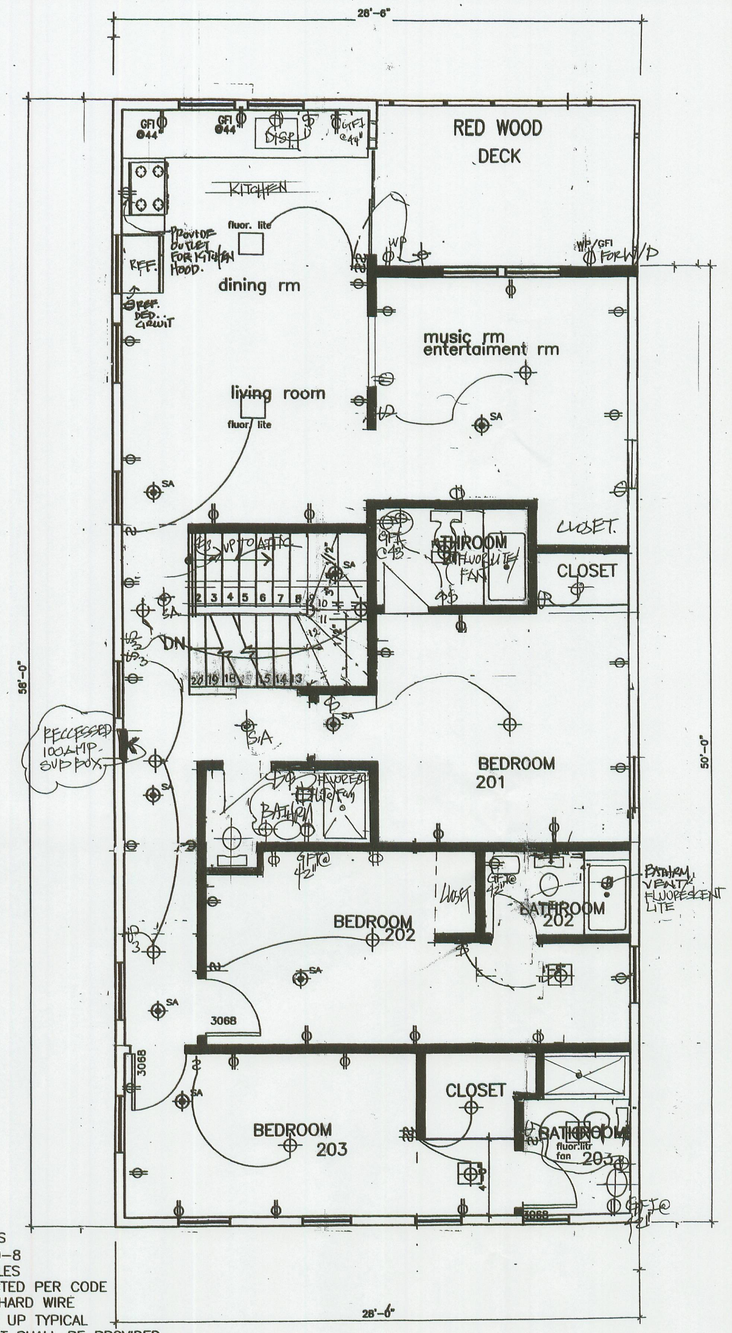
REVISED 8.15.2011

1. REVISE ELECT. SUB BOX FOR UNIT A/B
2. REVISE MAIN ELECTRICAL BOX W/METER LOCATION
3. REVISE GAS METER LOCATION.

REVISED

ELECTRICAL FIRST FLOOR ILAN

SCALE 1/4"=1'-0"



1. ALL CLOSET FIXTURE TYPES TO CONFORM W/CEC 410-8
2. ALL BED ROOM RECEPTACLES TO BE ARC-FAULT PROTECTED PER CODE
3. ALL SMOKE ALAR, TO BE HARD WIRE 110VOLT W/BATTERY BACK UP TYPICAL
4. DEDICATED 20AMP CIRCUIT SHALL BE PROVIDED FOR EACH BATHRM [CEC 210.11(C)(3)]
5. AT LEAST 2 DEDICATED CIRCUIT FOR SMALL APPLIANCES SHALL BE PROVIDED FOR KITCHEN,PANTRY,BREAKFAST ROOM DINING ROOM OR SIMILAR AREA LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY [CEC 210.52(B)(3)]
6. PROVIDE 20AMP DEDICATED CIRCUIT FOR LAUNDRY OUTLETS [CEC.210.11(C)(2)]
7. PROVIDE DEDICATED CIRCUIT FOR CENTRAL HEATING EQUIPMENT OTHER THAN FIXED ELECTRICAL SPACE HEATING EQUIPMENT. [CEC 422.12]
8. THE REQUIRED UFER GROUNDING [AMC 13-4.2(K)AND CEC 250]

REVISED

ELECTRICAL @ SECOND FLOOR

SCALE 1/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER TAN TAN CHEN S 2210 STRUCTURAL STATE OF CALIFORNIA

alpha DESIGN
926 EAST 10TH ST SUITE A
OAKLAND, CALIFORNIA 94606
510.893.3474
alphadesign1@yahoo.com

PROPOSED FOUND. REPLACEMENT
HISTORICAL RESTORATION
AT 500-CENTRAL AVENUE
ALAMEDA CA
FOR MR. DOMINIC NGUYEN

JOB N° : 00152
DATE :

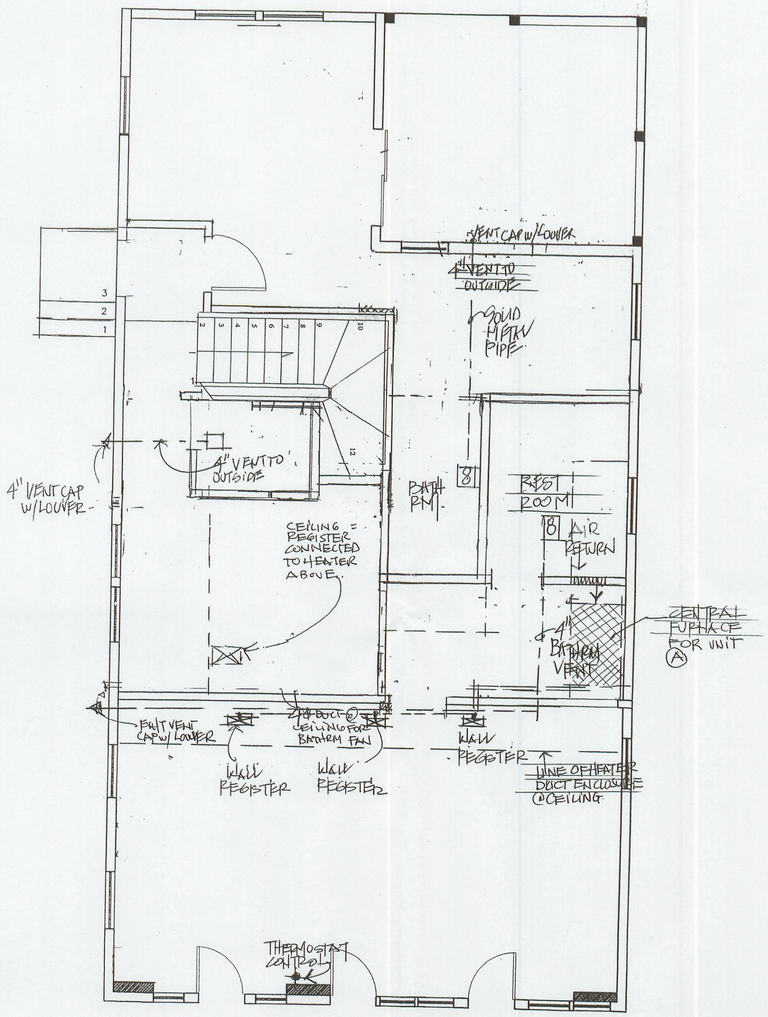
REVISIONS:

	DATE:	BY:
1	1.20.08	AP.
2		
3	5.20.08	AP.
4	8.15.2011	KTO.
5		

REVISED
ELECTRICAL FIRST & SECOND FLOOR PLAN

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

SHEET NUMBER: E.1



MECHANICAL SYMBOLS

NOT NECESSARILY ALL SYMBOLS ON THIS DRAWING.

- CEILING HEAT REGISTER
- FLOOR HEAT REGISTER
- HEAT REGISTER HIGH ON WALL
- RETURN AIR GRILL IN CEILING
- RETURN AIR GRILL IN WALL
- FUEL GAS STUB OUT
- HOSE BIB W/ BACK FLOW PREVENTION DEVICE
- ICE MAKER STUB OUT
- GAS METER
- DRYER VENT (TERMINATION OF VENT SHALL COMPLY W/SECTION 504, SECTION 504 AND 908 OF THE CALIFORNIA MECHANICAL CODE)
- FAN @ BATHRM

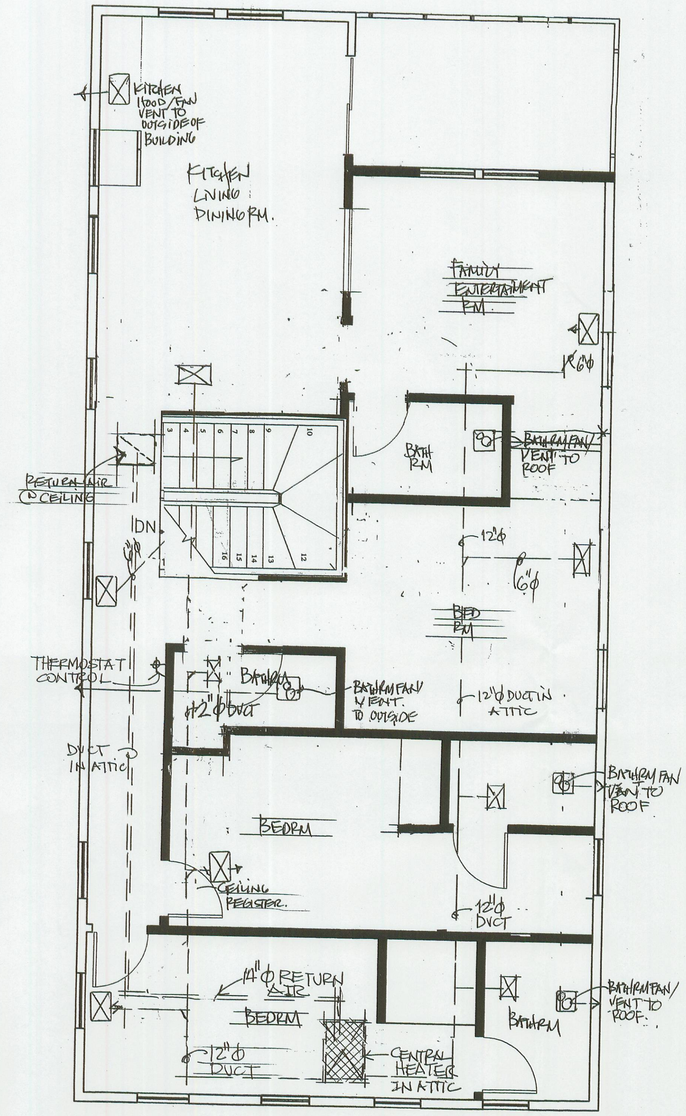
ALL DUCTS (SEND & RETURN) SHALL BE CLOSED SYSTEMS WITHOUT THE USE OF BUILDING CAVITIES.

ALL DUCT CONNECTIONS SHALL BE INSTALLED WITH MECHANICAL FASTENERS.

REVISED

MECHANICAL PLAN AT 1ST FLR

SCALE 1/4"=1'-0"



REVISED

MECHANICAL PLAN AT 2ND FLR

SCALE 1/4"=1'-0"

alpha DESIGN

926 EAST 10TH ST SUITE A
OAKLAND, CALIFORNIA 94606
510.893.3474
alphadesign1@yahoo.com

PROPOSED FOUND. REPLACEMENT
HISTORICAL RESTORATION
AT 500-CENTRAL AVENUE
ALAMEDA CA
FOR MR. DOMINIC NGUYEN

JOB N° : 00152
DATE : 10/14/04

REVISIONS:

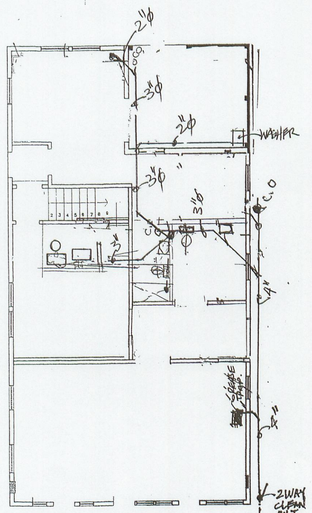
	DATE:	BY:
1	10.1.09	AP

REVISED

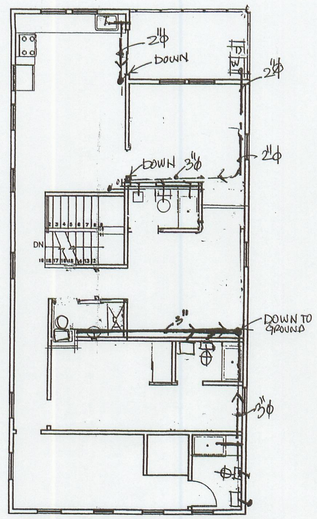
MECHANICAL FIRST & SECOND FLOOR PLAN

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

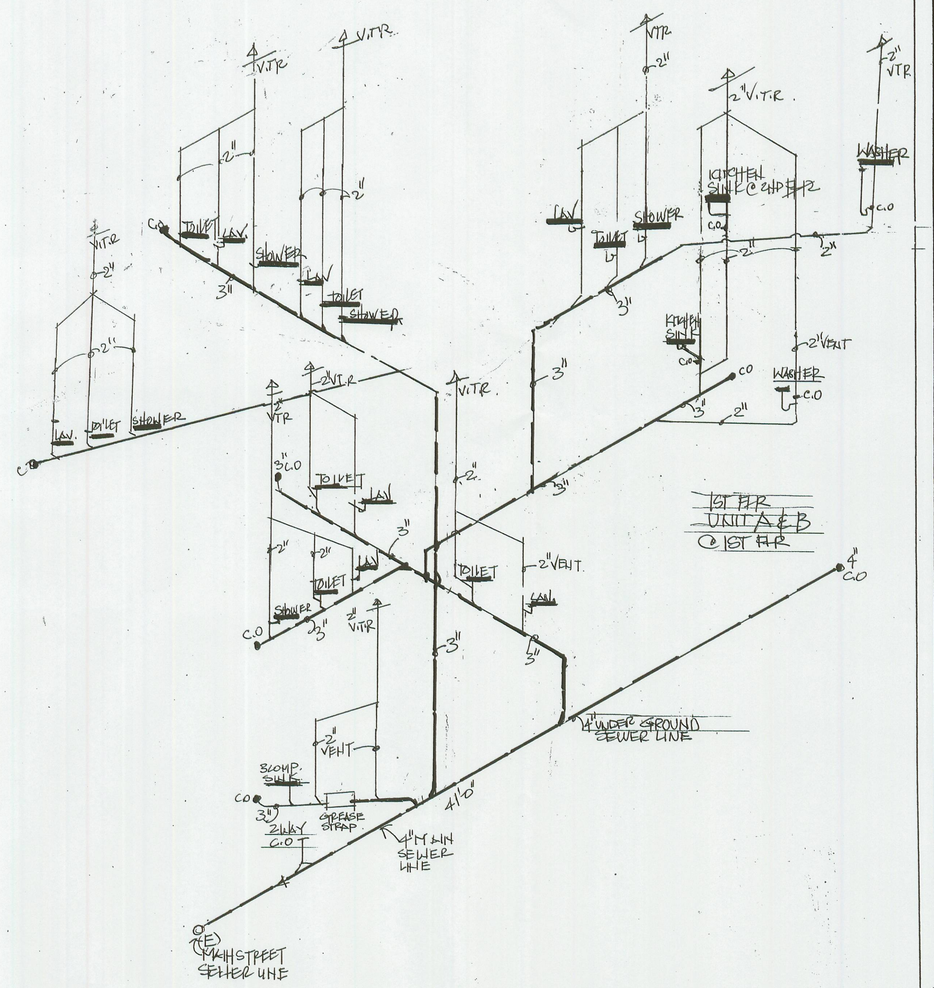
SHEET NUMBER: M.1



1ST FLR.
SEWER LINE LAYOUT



2ND FLR.
SEWER LINE LAYOUT



ISOMETRIC SEWAGE PLUMBING PLAN

CONNECT TO
MAIN PUBLIC SEWER
AT BEHIND SIDE WALK

REGISTERED PROFESSIONAL ENGINEER
VAN VAN CHEN
S 2210
STRUCTURAL
STATE OF CALIFORNIA

alpha DESIGN

2617 INTERNATIONAL BLVD
OAKLAND, CALIFORNIA 94601
510.536.3599

PROPOSED FOUND. REPLACEMENT
HISTORICAL RESTORATION
AT 500-CENTRAL AVENUE
ALAMEDA CA
FOR MR. DOMINIC NGUYEN

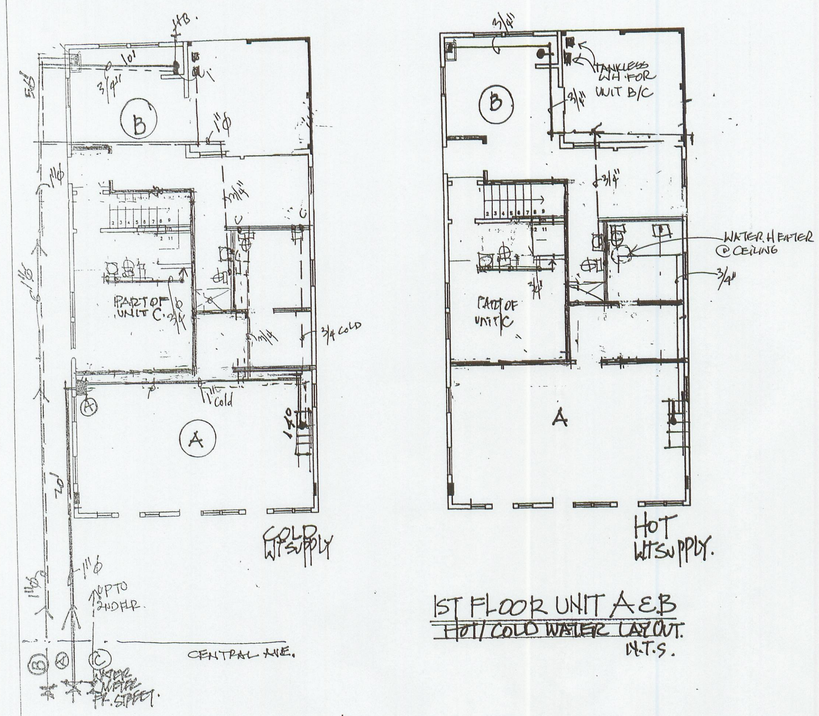
JOB N° : 00152
DATE : 3.25.07

REVISIONS:

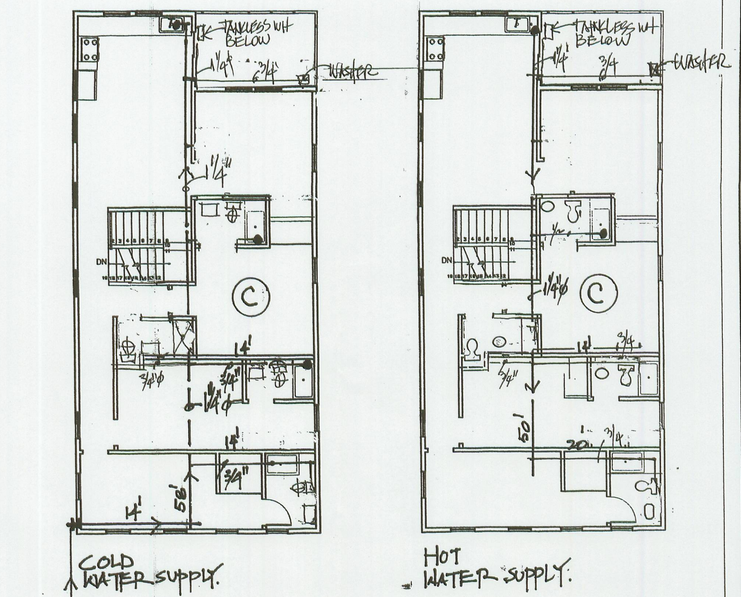
	DATE:	BY:
1		
2		
3		
4		
5		

REVISED
PLUMBING

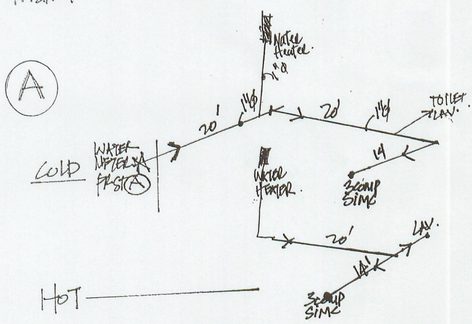
SHEET NUMBER:
P.1

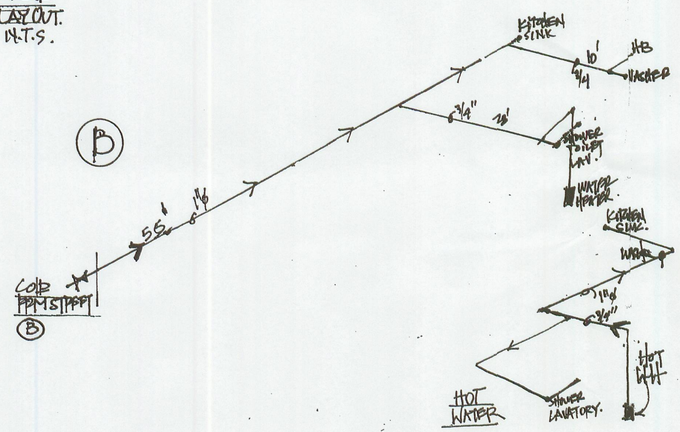


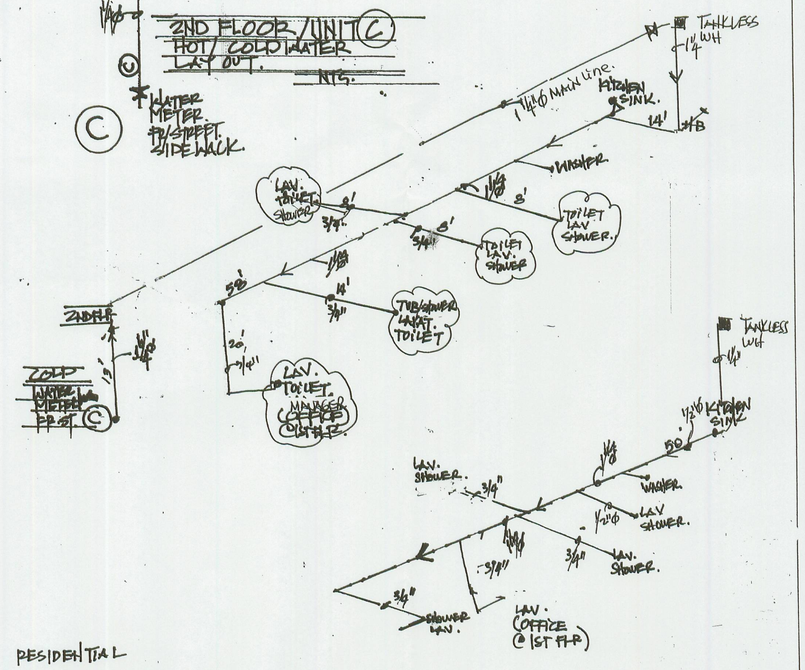
1ST FLOOR UNIT A & B
HOT/COLD WATER LAYOUT.
N.T.S.



2ND FLOOR / UNIT C
HOT/COLD WATER LAYOUT.
N.T.S.







UNIT A	COMMERCIAL		
FIXTURE	#	UNIT	TOTAL
TOILET	1	5	5
LAV	1	2	2
3 COMP. SINK	1	4	4
SHOWER	0	0	
			11 UNITS

TOTAL LENGTH: 60'
TOTAL UNIT: 11

REQUIRE: METER 3/4"
SUPPLY 3/4" Ø

PROVIDE METER 3/4"
SUPPLY 1" Ø

UNIT B	RESIDENTIAL		
FIXTURE	#	UNIT	TOTAL
TOILET	2	2.5	5
LAV	2	2	4
SHOWER	1	2	2
KITCHEN SINK	1	1.5	1.5
HOSE BIB	1	2.5	2.5
CLOTHES WASH.	1	4	4
			19

TOTAL LENGTH 100'
TOTAL UNIT 19

REQUIRE METER 3/4"
SUPPLY 1" Ø

PROVIDE METER 3/4"
SUPPLY 1" Ø

UNIT C	RESIDENTIAL		
FIXTURE	#	UNIT	TOTAL
TOILET	4	2.5	10
LAV	4	2	8
SHOWER	4	2	8
KIT. SINK	1	1.5	1.5
H.B	1	2.5	2.5
CLOT. WASHER	1	4	4
			34

TOTAL LENGTH: 150'±
TOTAL UNIT: 34

REQUIRE METER: 1"
SUPPLY: 1 1/4"

PROVIDE METER: 1"
SUPPLY: 1 1/4" Ø

NOTES

1. PROVIDE PRESSURE BALANCING/ THERMOSTATIC MIXING VALVE IN SHOWERS AND TUBS W/SHOWERS.
2. ALL BATHING FIXTURES ARE SHOWERS.
3. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN 10'-0" FROM/OR AT LEAST 3'-0" ABOVE ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT, NOR LESS THAN 3'-0" IN EVERY DIRECTION FROM ANY PROPERTY LINE.

REGISTERED PROFESSIONAL ENGINEER
YAN YAN CHEW
S 2210
CIVIL
STATE OF CALIFORNIA

alpha DESIGN
926 EAST 10TH ST SUITE A
OAKLAND, CALIFORNIA 94606
510. 893.3474
alphadesign1@yahoo.com

PROPOSED FOUND. REPLACEMENT
HISTORICAL RESTORATION
AT 500-CENTRAL AVENUE
ALAMEDA CA
FOR MR. DOMINIC NGUYEN

JOB N° : 00152
DATE : 1·20·08

REVISIONS:		
	DATE:	BY:
1	1·20·08	AP
3	5·20·08	AP

REVISED hot/cold water layout @first & SECOND FLOOR W/ ISOMETRIC

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

SHEET NUMBER: P.2