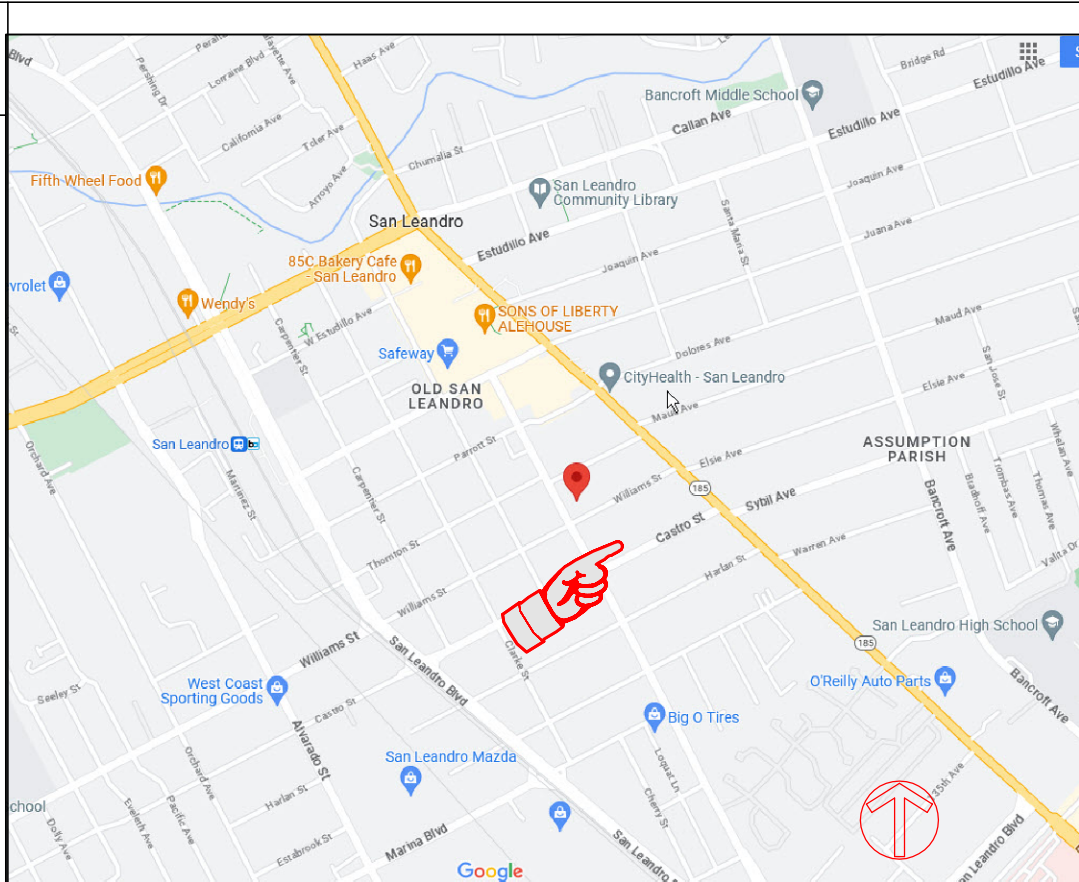


BUILDING AREA	SCOPE OF WORK
<div>EXISTING AREA</div> <div>BAR1377 SF</div> <div>RESTROOM 171 SF</div> <div>RESTROOM 2109 SF</div> <div>HALL68 SF</div> <div>STORAGE/JANITOR255 SF</div> <div>WALK-IN COOLER368 SF</div> <div>TOTAL EXISTING2248 SF</div> <div>PROPOSED NEW AREA</div> <div>NEW BAR473 SF</div> <div>OFFICE110 SF</div> <div>RESTROOM 360 SF</div> <div>RESTROOM 465 SF</div> <div>KITCHEN419 SF</div> <div>VESTIBULE98 SF</div> <div>LIQ. STOR.144 SF</div> <div>PROPOSED NEW1369 SF</div> <div>TOTAL AREA3617 SF</div>	<ul style="list-style-type: none"><li>EXPAND BAR AREA TO INCLUDE: KITCHEN, ACCESSIBLE RESTROOM AND LIQUOR AND STORAGE</li><li>CONSTRUCT TRASH ENCLOSURE</li></ul>



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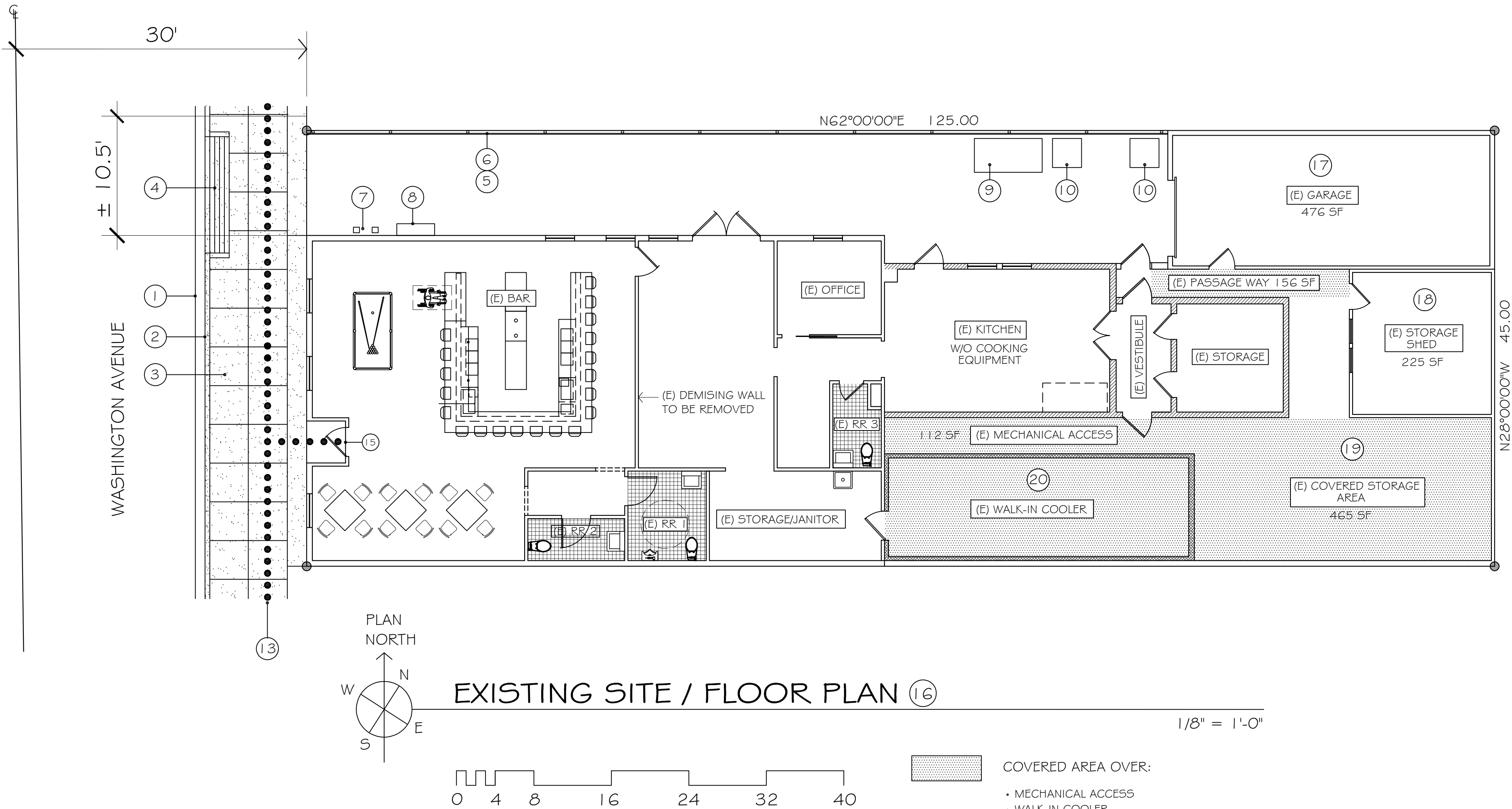


Consultant:

SITE / FLOOR PLAN NOTES	PROJECT DATA
<div>① CONCRETE GUTTER</div> <div>② CONCRETE CURB</div> <div>③ CONCRETE SIDEWALK</div> <div>④ DRIVEWAY CURB CUT</div> <div>⑤ CONCRETE DRIVEWAY</div> <div>⑥ 6' HIGH WOOD BOARD FENCE</div> <div>⑦ GAS METERS</div> <div>⑧ ELECTRICAL EQUIPMENT WALL BOX</div> <div>⑨ TRASH BIN</div> <div>⑩ RECYCLING CART</div> <div>⑪ NOT USED</div> <div>⑫ NOT USED</div> <div>⑬ ACCESSIBLE ROUTE</div> <div>⑭ NOT USED</div> <div>⑮ EXISTING 36" WIDE ENTRY/EXIT DOOR</div> <div>⑯ NOT USED</div> <div>⑰ THE GARAGE IS USED FOR STORAGE OF BAR FURNISHINGS AND WILL CONTINUE TO BE USED AS SUCH. NO RENOVATION.</div> <div>⑱ THE STORAGE SHED IS CURRENTLY USED TO STORE KITCHEN EQUIPMENT FOR THE FACILITY EXPANSION. UPON COMPLETION OF THE FACILITY EXPANSION, IT WILL BECOME A TOOL SHED. NO RENOVATION.</div> <div>⑲ COVERED STORAGE AREA IS FOR STORAGE OF MISCELLANEOUS ITEMS AND WILL CONTINUE TO BE USED AS SUCH. NO RENOVATION.</div> <div>⑳ WALK-IN COOLER BOX. NO RENOVATION.</div>	<div>APN: 77-549-21</div> <div>ZONE: DA-2 DOWNTOWN AREA 2</div> <div>SPECIAL FLOOD AREA: NO</div> <div>FIRE HAZARD: NOT VERY HIGH</div> <div>CBC RISK CATEGORY: B</div> <div>CGS SEISMIC HAZARD: MODERATE LIQUIFICATION</div> <div>CONSTRUCTION: TYPE V-B W/O SPRINKLERS (FIRE SPRINKLERS ARE NOT PROPOSED ON THIS PROJECT)</div> <div>OCCUPANCY: GROUP A-2 BAR GROUP S-1 LIQUOR STORAGE</div> <div>BAR OCCUPANCY LOAD:<div>BAR AREA1377 SF/15 OLF99</div><div>OFFICE110 SF/150 OLF1</div><div>STOR/JAN225 SF/500 OLF1</div><div>KITCHEN384 SF/200 OLF2</div><div>COOLER368 SF/300 OLF2</div><div>LIQ. STOR.144 SF/300 OLF1</div></div> <div>NUMBER EXITS REQUIRED/PROVIDED: 2/3</div> <div>EXIT WIDTH REQUIRED/PROVIDED: 72"/108"</div> <div>AREA OF BUILDINGS:<div>BAR3617 SF</div><div>SHED225 SF</div><div>GARAGE476 SF</div></div> <div>COVERED AREAS:<div>STORAGE465 SF</div><div>MECH. ACCESS112 SF</div><div>PASSAGEWAY156 SF</div></div> <div>TOTAL COVERAGE: 5051 SF/5675 SF = 90%</div> <div>NUMBER OF PARKING SPACES REQUIRED: EXEMPT &lt;5000 SF</div>

PROJECT TEAM	PLUMBING FIXTURE CALCULATIONS
<div>LANDLORD: JOHN HARVEY</div> <div>1746 WASHINGTON AVE.</div> <div>SAN LEANDRO, CALIFORNIA 94579</div> <div>510.558-0870</div> <div>bayareaoilguy@gmail.com</div> <div>ARCHITECT: RICHARD LARSON</div> <div>400 ESTUDILLO AVENUE SUITE 202</div> <div>SAN LEANDRO, CALIFORNIA 94577</div> <div>510.635.9005</div> <div>richardllarson@gmail.com</div>	<div>OCCUPANCY LOAD:<div>BAR AREA1377 SF/30 OLF58 (29 MALES/29 FEMALES)</div><div>OFFICE110 SF/150 OLF1</div><div>STOR/JAN225 SF/500 OLF1</div><div>KITCHEN384 SF/50 OLF8</div><div>COOLER368 SF/500 OLF1</div><div>LIQ. STOR.144 SF/500 OLF1</div></div> <div>REQUIRED<div>WATER CLOSETS1</div><div>URINALS1</div><div>LAVATORIES1</div></div> <div>MALES1</div> <div>FEMALES2</div> <div>TOTAL REQUIRED3</div> <div>TOTAL PROVIDED4</div>

OCCUPANCY SEPARATION ANALYSIS	DRAWING INDEX
<div>TYPE V-B CONSTRUCTION, NON-SPRINKLED</div> <div><div>A-2 OCCUPANCY</div><div>S-1 OCCUPANCY</div></div> <div>ALLOWABLE HEIGHT40'40'</div> <div>ALLOWABLE STORIES1(GOVERNS)1(GOVERNS)</div> <div>ALLOWABLE AREA6000 SF (GOVERNS)9000 SF</div> <div>THE BUILDING DOES NOT EXCEED THE MOST RESTRICTED TYPE OF CONSTRUCTION. THEREFORE, PER 2022 CBC SECTION 508.3, AN OCCUPANCY SEPARATION IS NOT REQUIRED.</div> <div><div>MAXIMUM ALLOWABLE AREA: 6000 SF BASED ON GROUP A-2</div><div>MAXIMUM ALLOWABLE HEIGHT: 40' BASED ON GROUP A-2 &amp; GROUP S-1</div><div>MAXIMUM ALLOWABLE STORIES: 1 STORY BASED ON GROUP A-2 &amp; GROUP S-1</div></div>	<div>A1 EXISTING SITE/FLOOR PLAN</div> <div>A2 PROPOSED NEW FLOOR PLAN</div> <div>A3 EXTERIOR ELEVATIONS</div>
DEFERRED SUBMITTAL	
<div>EACH DEFERRED SUBMITTAL WILL FIRST BE PROVIDED TO THE ARCHITECT AND/OR ENGINEER OF RECORD, WHO WILL THEN REVIEW THE DOCUMENTS AND SUBMIT THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.</div> <div>EXHAUST HOOD FIXED FIRE SUPPRESSION SYSTEM.</div>	



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Revisions:

No.

Date:

Description:

①06.04.2025CUP REVIEW

②07.11.2025CUP REVIEW

③08.15.2025CUP REVIEW

④08.21.2025CUP REVIEW

Project Title:

JOHNNY'S

1746 WASHINGTON AVE.  
SAN LEANDRO, CALIFORNIA  
APN: 77-549-21

Sheet Title:

EXISTING SITE / FLOOR PLAN

Date: 06.03.2025

Drafter: KP

Scale: AS NOTED

Job:

Sheet

A1

WASHINGTON AVENUE

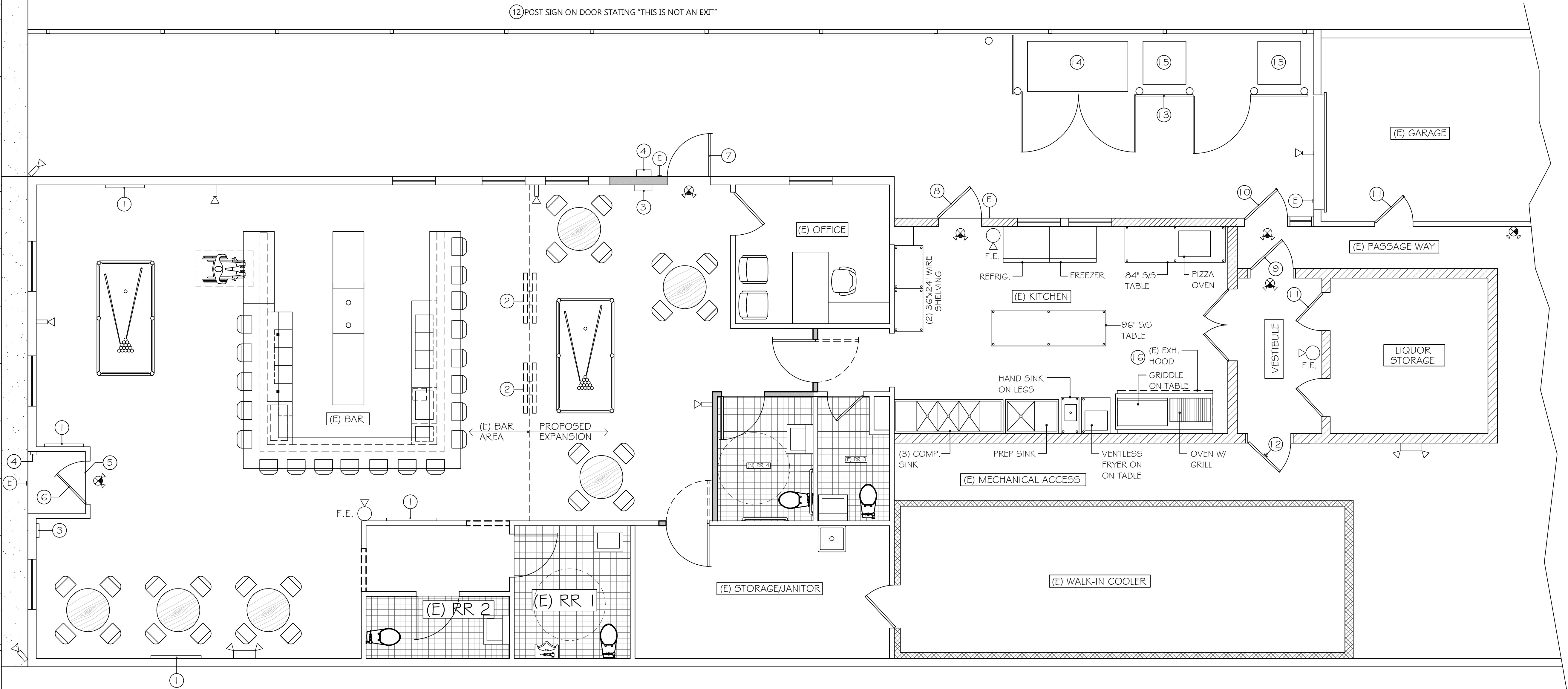
PROPOSED FLOOR PLAN NOTES

- EXISTING WALL MOUNTED TV MONITORS
- NEW BACK TO BACK TV MONITORS SUSPENDED FROM THE CEILING
- POST OCCUPANCY LOAD SIGN OF AN APPROVED LEGIBLE PERMANENT DESIGN
- FIRE DEPARTMENT KEY BOX (KNOX BOX)
- SIGN ABOVE DOOR IN ONE INCH HIGH LETTERS ON A CONTRASTING BACKGROUND THAT STATES "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED."
- EXISTING 36" WIDE DOOR WITH KEY-OPERATED LOCKING DEVICE FROM THE EGRESS SIDE. IN BUILDINGS IN OCCUPANCY GROUP A, HAVING AN OCCUPANT LOAD OF 300 OR LESS, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED.
  - THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED
  - A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: **THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED**. THE SIGN SHALL BE IN LETTER 1 INCH (25 mm) HIGH ON A CONTRASTING BACK-GROUND.
- NEW 36" WIDE DOOR WITH PANIC EXIT DEVICE
- EXISTING 36" WIDE DOOR WITH LOCKSET THAT IS ALWAYS OPERABLE FROM THE EGRESS SIDE OF THE DOOR WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- EXISTING 36" WIDE DOOR, PROVIDE LOCKSET THAT IS ALWAYS OPERABLE FROM THE EGRESS SIDE OF THE DOOR WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- EXISTING 36" WIDE GATE, PROVIDE WITH LOCKSET THAT IS ALWAYS OPERABLE FROM THE EGRESS SIDE OF THE GATE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- EXISTING 32" WIDE DOOR WITH LOCKSET THAT IS ALWAYS OPERABLE FROM THE EGRESS SIDE OF THE DOOR WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- POST SIGN ON DOOR STATING "THIS IS NOT AN EXIT"

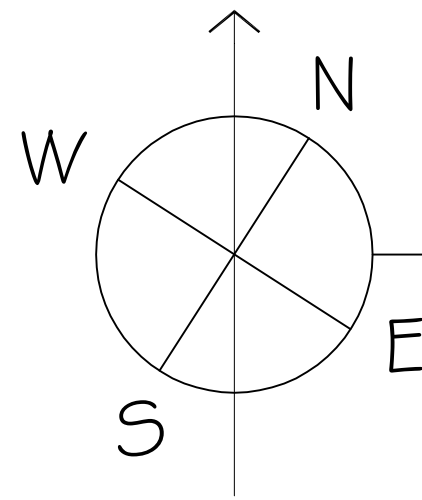
- NEW TRASH ENCLOSURE
- TRASH BIN
- RECYCLING CART
- PROVIDE DEFERRED SUBMITTAL FOR EXHAUST HOOD FOR FIXED FIRE SUPPRESSION SYSTEM

LEGEND

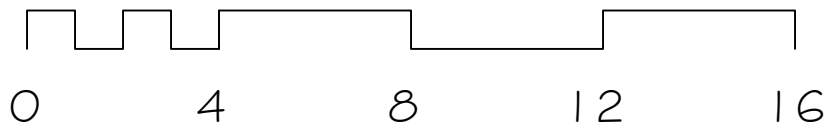
- EMERGENCY EXIT LIGHT FIXTURE W/ 90 MINUTE BATTERY BACKUP
- F.E.
- MINIMUM 2A:10B:C RATED PORTABLE FIRE EXTINGUISHER ON WALL WITH BRACKET OR NON-LOCKABLE CABINET A MAXIMUM OF 40" ABOVE THE FINISH FLOOR TO THE TOP OF THE UNIT. THE FINAL QUANTITY AND LOCATION(S) SHALL BE VERIFIED AND APPROVED IN THE FIELD BY THE FIRE DEPARTMENT. UNIT SHALL NOT PROTRUDE MORE THAN 4" FROM THE WALL
- INTERNAL ILLUMINATED EXIT SIGN AND EMERGENCY LIGHT W/ 90 MINUTE BATTERY BACKUP
- EMERGENCY LIGHT FIXTURE W/ 90 MINUTE BATTERY BACKUP AND ONE FOOTCANDLE AT THE WALKING SURFACE AT EACH EXIT DISCHARGE
- SECURITY CAMERAS CAPABLE OF DIGITALLY RECORING AUDIO AND VIDEO IN HIGH-DEFINITION (HD QUALITY) FOR AT LEAST 72 HOURS MUST BE INSTALLED INSIDE AND OUTSIDE OF THE BUILDING, COVERING THE BUILDING INTERIOR, ENTRY/EXIT DOORS, AND PARKING LOT.



PLAN  
NORTH



PROPOSED BAR FLOOR PLAN



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

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Revisions:	No.	Date:	Description:
	1	06.04.2025	CUP REVIEW
	2	07.11.2025	CUP REVIEW

Project Title:

JOHNNY'S

1746 WASHINGTON AVE.  
SAN LEANDRO, CALIFORNIA  
APN:77-549-21

Sheet Title:

PROPOSED BAR  
FLOOR PLAN

Date:	06.03.2025
Drafter:	KP
Scale:	AS NOTED
Job:	
Sheet	

A2





Consultant:

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Revisions:

No.	Date:	Description:
1	06.04.2025	CUP REVIEW

Project Title:

JOHNNY'S

1746 WASHINGTON AVE.  
SAN LEANDRO, CALIFORNIA  
APN:77-549-21

Sheet Title:

EXTERIOR  
ELEVATIONS

Date: 06.03.2025

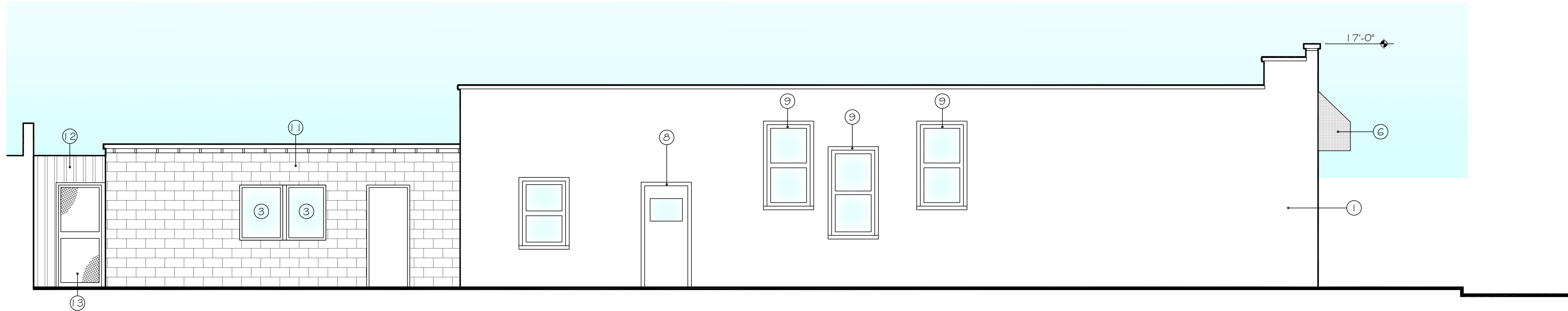
Drafter: KP

Scale: AS NOTED

Job:

Sheet

A3

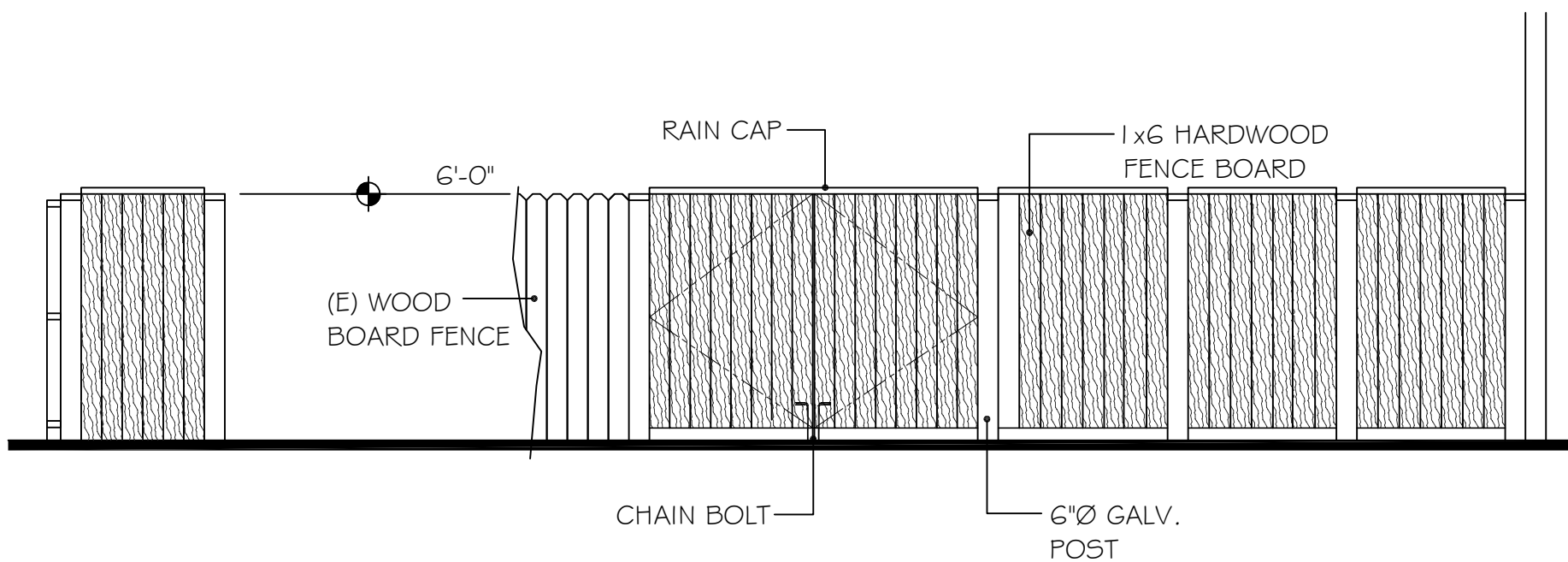


LEFT SIDE ELEVATION (NORTH SIDE)

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

EXTERIOR ELEVATION NOTES

- EXISTING CEMENT PLASTER FINISH
- PAINTED WALL BASE
- EXISTING FIXED WINDOWS
- EXISTING OVERHEAD GARAGE DOOR
- EXISTING HALO LIT INDIVIDUAL DIMENSIONAL LETTERS SIGN
- EXISTING FABRIC AWNING
- ACTUATOR FOR POWER DOOR OPENER
- NEW 36" WIDE EXIT DOOR
- EXISTING WINDOW
- EXISTING 6' HIGH WOOD BOARD FENCE
- EXISTING CMU WALL
- EXISTING RIBBED METAL SIDING
- EXISTING METAL GATE
- NEW TRASH ENCLOSURE

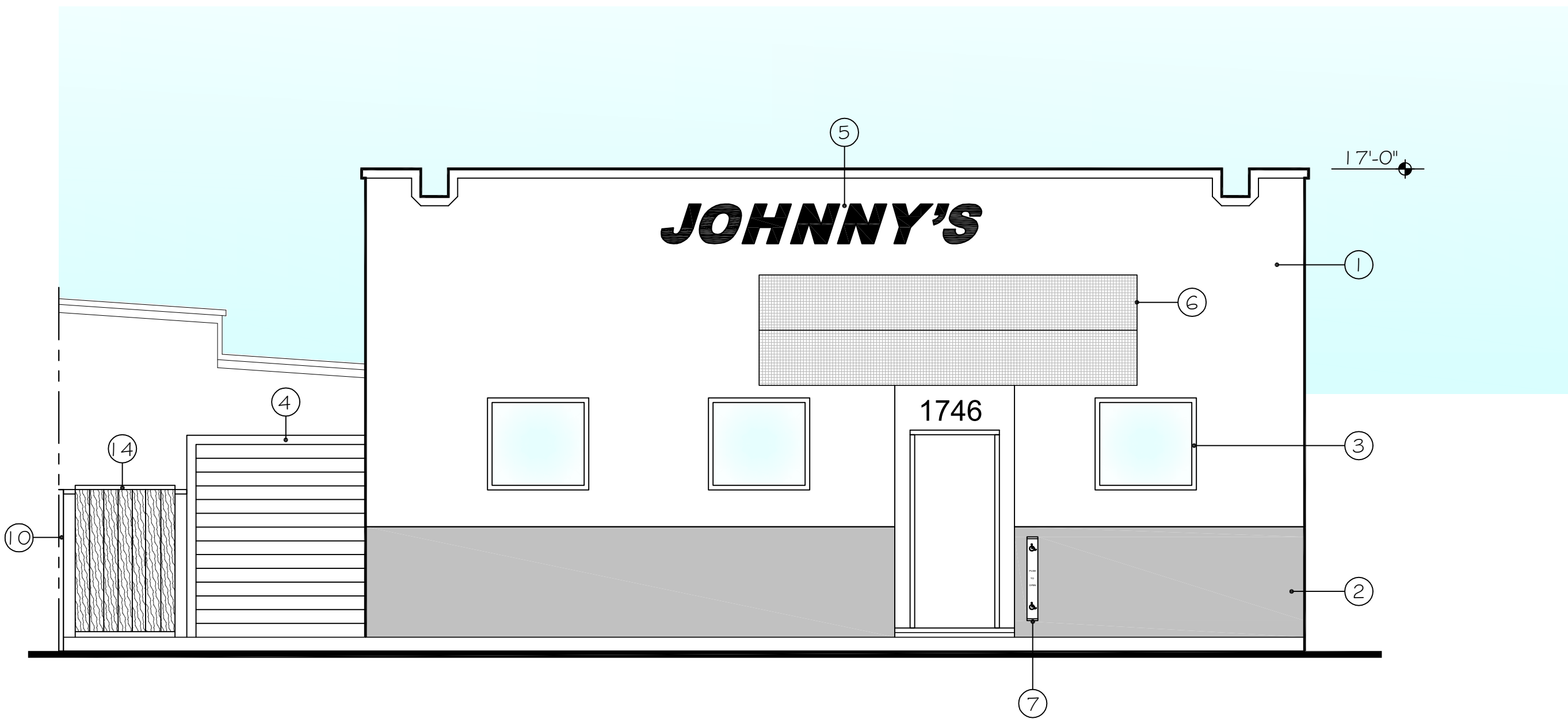


LEFT SIDE

FRONT

TRASH ENCLOSURE ELEVATIOIN

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



STREET ELEVATION (WEST SIDE)

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

