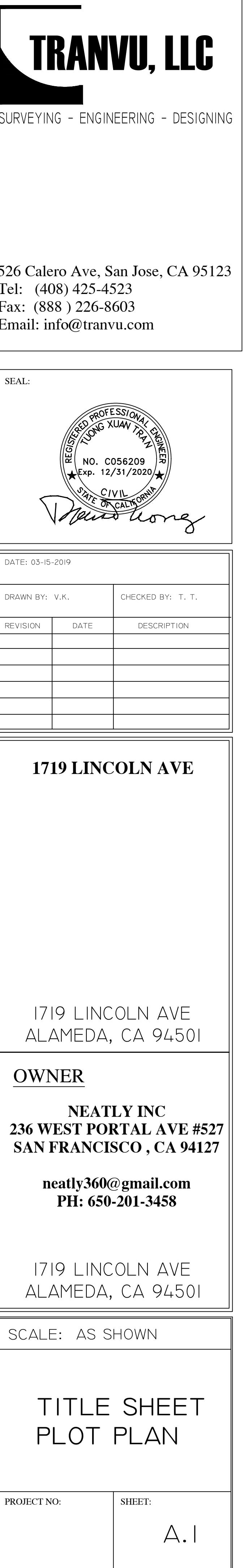


ABBREVIATIONS				PROJECT DATA	SCOPE OF WORK	CODE EDITIONS
8 @ #	AND AT POUND OR NUMBER	LT. LAM.	LIGHT LAMINATE	PROJECT ADDRESS: 1719 LINCOLN AVE ALAMEDA, CA 94501	• TENANT IMPROVEMENT TO CONVERT AN VACANT TWO COMMERCIAL UNITS INTO ONE OFFICE	2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA ADMINISTRATIVE CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA FIRE CODE 2016 INTERNATIONAL PROPERTY MAINTENANCE CODE TITLE 24, PART 6, CALIFORNIA ENERGY CODE TITLE 24 HANDICAPPED ACCESSIBILITY REGULATIONS
A/C ACOUS. ADJ. A.F.F. ALUM. APPROX. ARCH.	AIR CONDITIONING ACOUSTICAL ADJACENT ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM APPROXIMATE ARCHITECTURAL	MTD. MTL. MUL.	MOUNDED METAL MULLION	ZONING: APN: 72-0298-II TYPE OF OCCUPANCY GROUP: GROUP B OCCUPANCY TYPE OF CONSTRUCTION: V-B LOT AREA (NET): 3,300 SQ.FT. EXISTING LOT COVERAGE: 2,532 SQ.FT. (76.7%) EXISTING USE: TWO STORY HOME, MFD EXISTING BUILDING HEIGHT: 25'3"		
BD. BLDG. BLK. BLKG. BLW. BM. BOT.	BOARD BUILDING BLOCK BLOCKING BELOW BEAM BOTTOM	P.L. PLAM. PLBG. PLYWD.	PROPERTY LINE PLASTIC LAMINATE PLUMBING PLYWOOD	AREA CALCULATIONS:	STATEMENT	INDEX OF DRAWINGS
CAB. C.H. CL CLG. COL. CONC. CONST.	CABINET CEILING HEIGHT CENTER LINE CEILING COLUMN CONCRETE CONSTRUCTION	REF. REINF REQ'D RM. RWD.	ROOF DRAIN REFERENCE REFRIGERATOR REINFORCED REQUIRED ROOM REDWOOD			
DBL. DET. DN. DR.	DOUBLE DETAIL DOWN DOOR	S.A. SHT. SHTG. SPEC. S.S. SL. DR.	SUPPLY AIR SHEET SHEETING SPECIFICATION STAINLESS STEEL SLIDING DOOR			
EA. ELEV. EQ. EQUIP. EXH. (E) EXP. EXT.	EACH ELEVATION EQUAL EQUIPMENT EXHAUST EXISTING EXPANSION EXPOSED EXTERIOR	T. T.A. T.B. T.C. T.O. TV TYP.	TREAD TREE AREA TOWEL BAR TOP OF CONCRETE TOP OF TELEVISION TYPICAL			
FLR. F.D. FDN. FTG. FURR.	FLOOR FLOOR DRAIN FOUNDATION FOOTING FURRING	U.N.O. U.O.N.	UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED			
G.M. GYPM.	GASMETER GYPSUM	V.C.T. VERT. V.I.F.	VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD			
H.B. HDR. HDWD. HORIZ.	HOSE BIBB HEADER HARDWOOD HORIZONTAL	W/ W.C. WD. W.P.	WITH WATER CLOSET WOOD WATERPROOF			
INFO. INSUL.	INFORMATION INSULATION	WT.	WEIGHT			
LEGEND				GENERAL NOTES:		
■ EXISTING EXTERIOR WALL	○○ Aoo	SECTION KEY		1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL GRADES, DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING CONSTRUCTION. CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND CIVIL DRAWINGS AND NOTIFY THE ENGINEER AND THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.		
■■■■■ EXISTING EXTERIOR WALL TO BE REMOVED	○○ Aoo	EXTERIOR ELEVATION KEY		2. EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN IN THE PLANS OR SPECIFICATIONS, ALL PHASES OF WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, LATEST ADDITION, AS WELL AS ALL APPLICABLE STATE AND LOCAL ORDINANCES AS ADOPTED BY THE CONTROLLING JURISDICTION.		
■■■■■ EXISTING INTERIOR WALL	○○ Aoo	INTERIOR ELEVATION KEY		3. THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN THE COMPLETED FORM. GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT ARE NOT LIMITED TO; BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, AND SHORING FOR THE STRUCTURE.		
■■■■■ EXISTING INTERIOR WALL TO BE REMOVED	○○ Aoo	DETAIL KEY		4. IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS AND/OR DETAILS. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR CLARIFICATION PRIOR TO PROCEEDING. ANY WORK INSTALLED PRIOR TO AND/OR IN CONFLICT WITH SUCH CLARIFICATION SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.		
■■■■■ CONCRETE WALL	○○ Aoo	NOTE KEY		5. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS, INTERIOR AND EXTERIOR WALLS SHALL BE DETERMINED FROM THE ARCHITECTURAL DRAWINGS. OTHER FLOOR, WALL AND ROOF OPENINGS AS REQUIRED FOR MECHANICAL, ELECTRICAL AND/OR SIMILAR REQUIREMENTS SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA ETC. AS REQUIRED.		
■■■■■ CONCRETE WALL TO BE REMOVED	○○ Aoo	DOOR KEY		6. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.		
■■■■■ NEW EXTERIOR WALL	○○ Aoo	WINDOW KEY		7. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER DRAWINGS, AND ALL OTHER RELATED DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING THAT OF THE SUBTRADES.		
■■■■■ NEW EXTERIOR WALL - RATED	○○ Aoo	REVISION		8. IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.		
■■■■■ NEW INTERIOR WALL	○○ Aoo	REFERENCE KEY		9. ALL MATERIALS SHALL BE FURNISHED AS SHOWN HEREIN UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE ARCHITECT, OWNER AND STRUCTURAL ENGINEER OF RECORD.		
■■■■■ NEW INTERIOR WALL - RATED	○○ Aoo			10. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUBCONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFICATION.		
■■■■■ NEW EXTERIOR HALF WALL	○○ Aoo			11. WHERE A DETAIL, SECTION OR NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO LIKE CASES OF CONSTRUCTION.		
ELECTRICAL LEGEND				12. CONNECTIONS OF ALL ITEMS SUPPORTED BY THE STRUCTURE ARE THE RESPONSIBILITY OF THE DISCIPLINES WHO MAKE THESE ATTACHMENTS. REVIEW AND COORDINATE ALL REQUIREMENTS IN THE ARCHITECTS PROJECT SPECIFICATION AS APPLICABLE.		
				13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER INDICATED ON THE CONTRACT DRAWING OR NOT, AND TO PROTECT THEM FROM DAMAGE. REPAIR AND REPLACEMENT OF SAID WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.		
				14. VIBRATIONAL EFFECTS OF MECHANICAL AND/OR ANY OTHER EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.		
				15. UNLESS NOTED OTHERWISE, ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO THE TOP OF BEAMS AND FOUNDATIONS. BEAMS DENOTED AS "DROP" HAVE THE TOP OF BEAM AT THE HEIGHT OF THE TOP PLATE. BEAMS DENOTED AS "FLUSH" HAVE THE BOTTOM OF BEAM AT THE HEIGHT OF THE TOP PLATE, U.N.O.		
				16. THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN POSITION THAT IS READILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NOTE THAT THE ADDRESS SIGN SHOULD BE MINIMUM 4" HIGH WITH 1/2" STRIKE.		
VICINITY MAP				PROJECT SITE		
				PROJECT SITE		

1719 LINCOLN AVE TENANT IMPROVEMENTS



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DATE: 03-15-2019

DRAWN BY: V.K.	CHECKED BY: T. T.
REVISION	DATE
DESCRIPTION	

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ALAMEDA, CA 94501

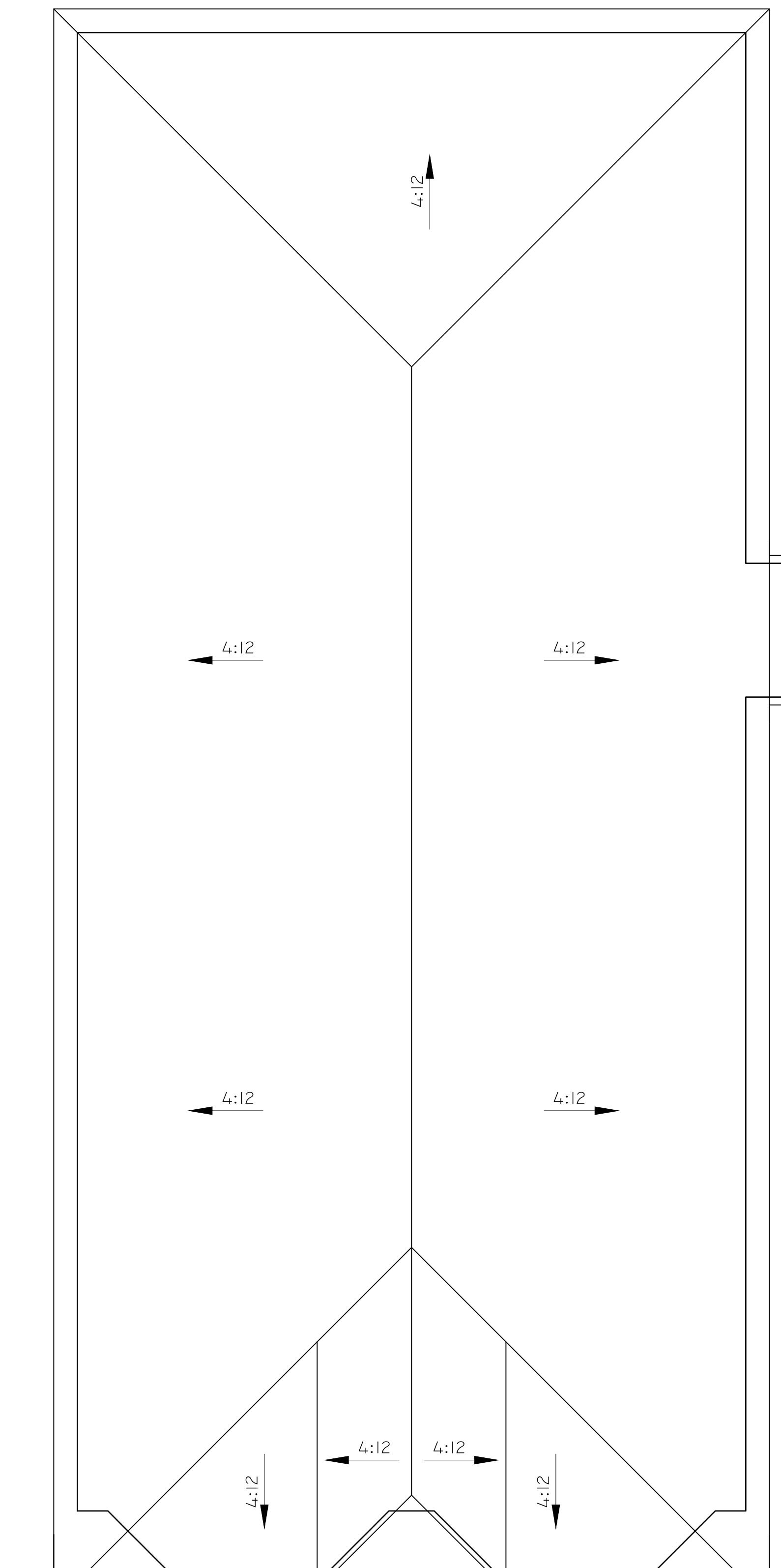
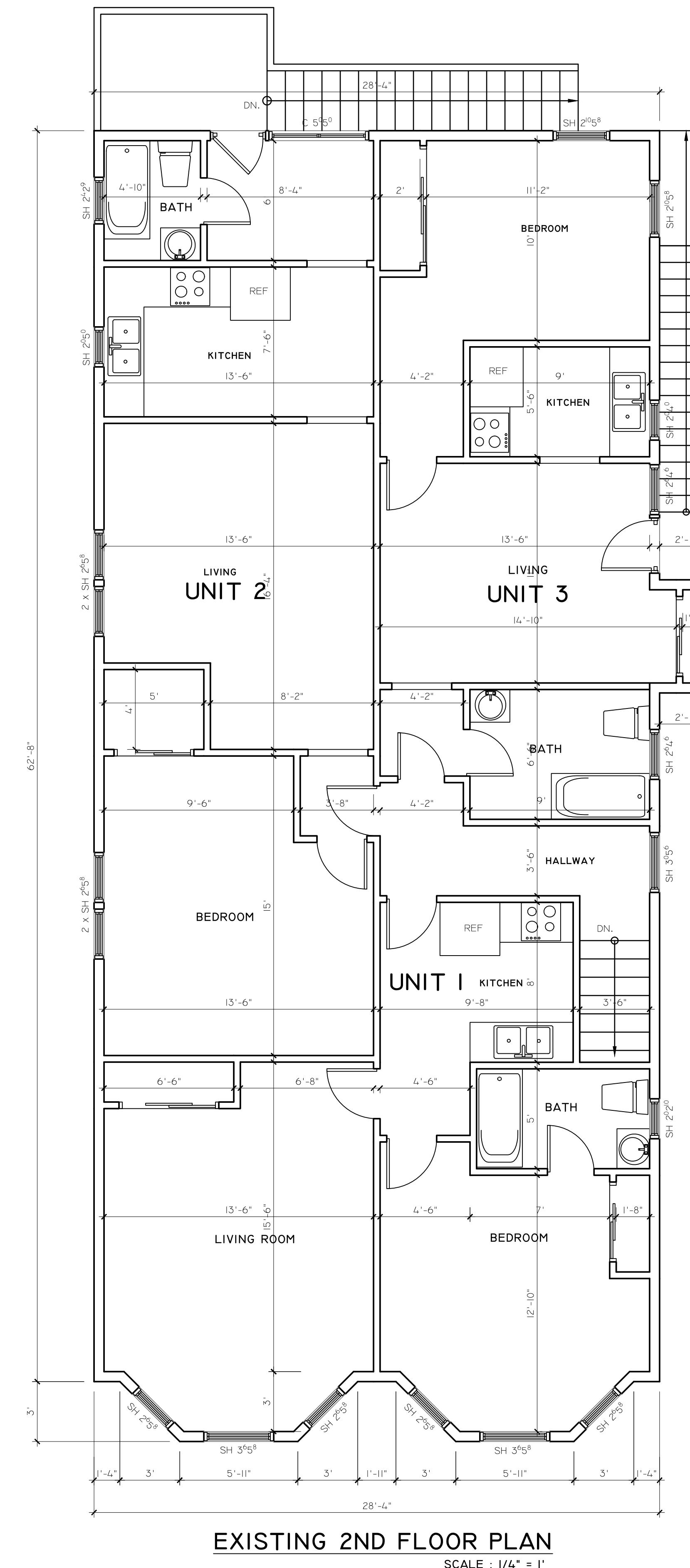
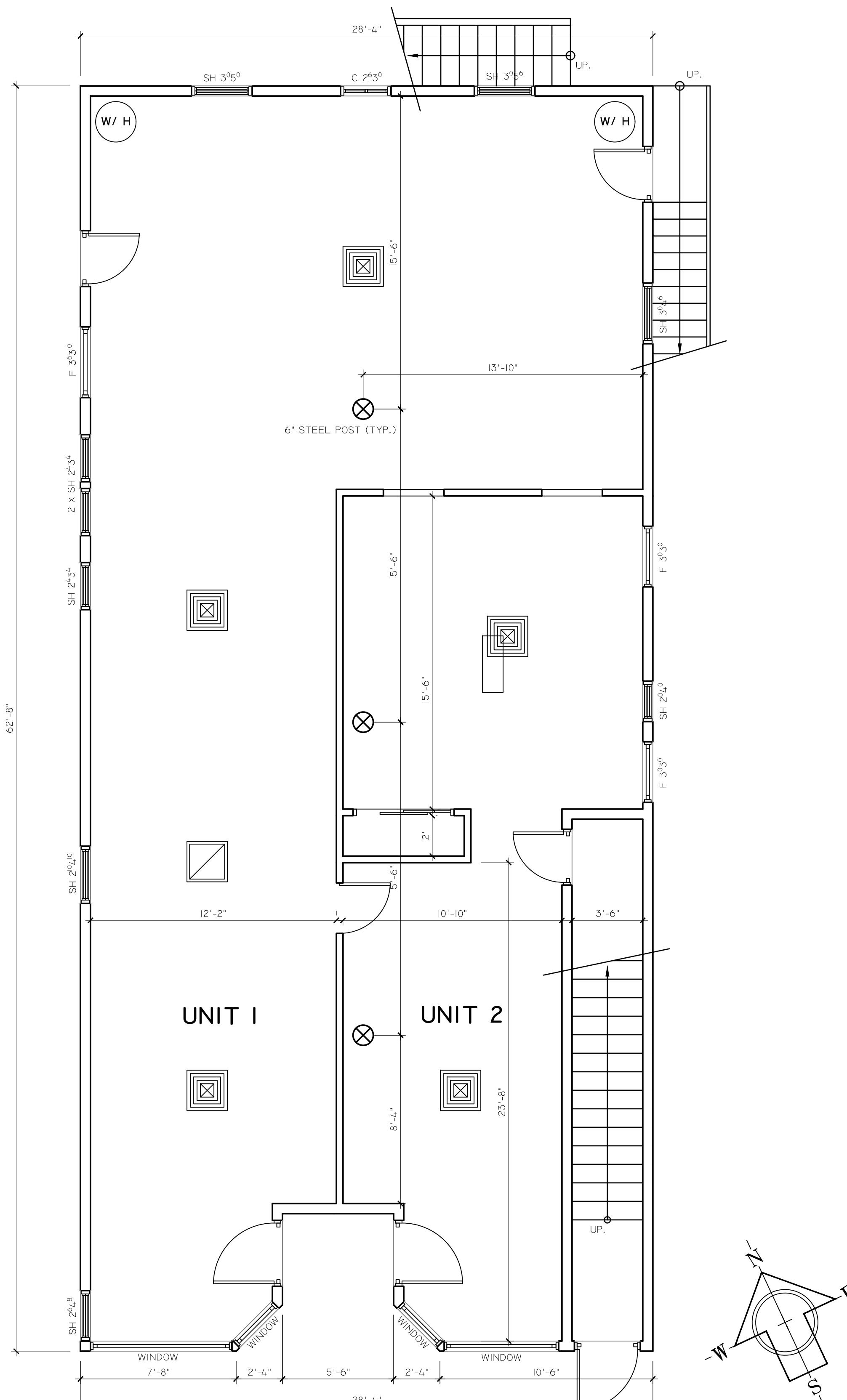
OWNER
NEATLY INC
236 WEST PORTAL AVE #527
SAN FRANCISCO, CA 94127
neatly360@gmail.com
PH: 650-201-3458

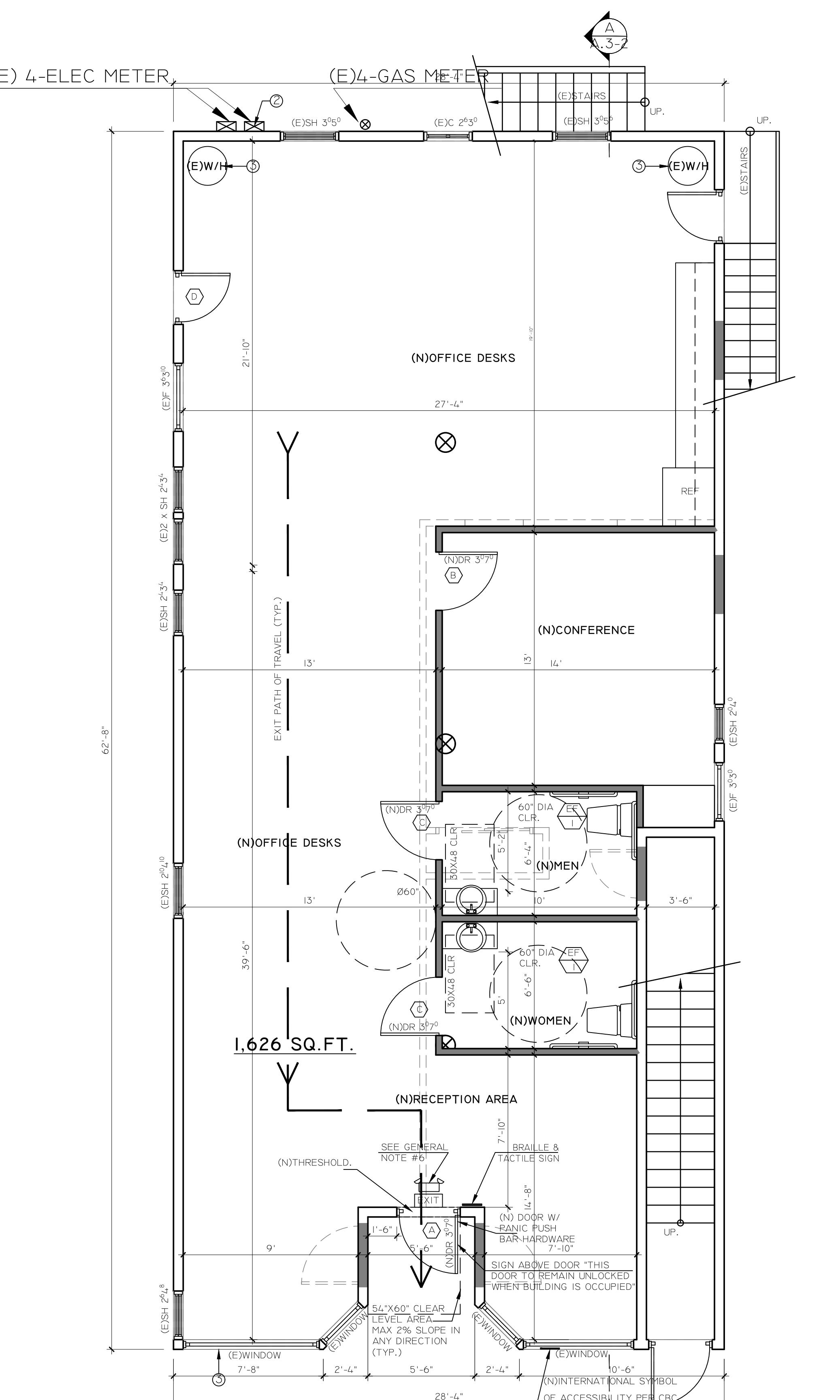
1719 LINCOLN AVE
ALAMEDA, CA 94501

SCALE: AS SHOWN

EXISTING FLOOR PLANS & ROOF PLAN

PROJECT NO: SHEET:
A.2-1



**PROPOSED 1ST FLOOR PLAN**

SCALE : 1/4" = 1'

LEGEND:
 EXISTING WALL
 NEW WALL
 EXISTING WALL TO BE REMOVED
(E) = EXISTING
(N) = NEW

DOOR SCHEDULE

DOOR NUM.	QUANTITY	SIZE			MATERIAL	TYPE	REMARKS
		W	H	THICK.			
(A)	1	3'-0"	7'-0"	-	STOREFRONT	NEW	STOREFRONT ENTRY DOOR POST A SIGN: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". FOR STOREFRONT ENTRY DOOR AND EXIST DOOR WITH DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM THE POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. [CBC 11B-404.2.8]
(B)	1	3'-0"	7'-0"	-	SOLID CORE	NEW	CONFERENCE ROOM DOOR W/ PRIVACY LOCKS
(C)	2	3'-0"	7'-0"	-	SOLID CORE	NEW	RESTROOM
(D)	2	3'-0"	7'-0"	-	SOLID PHENOLIC CORE PARTITIONS	NEW	RESTROOM W/ LOCKS
(E)	1	3'-0"	7'-0"	-	SOLID CORE	EXIST	HOLLOW METALFRAME W/ SELF-CLOSING, PANIC DEVICE

OCCUPANT LOAD CALCULATIONS AND EXIT ANALYSIS:

FOR OFFICE:

BASED ON OCCUPANT LOAD FACTOR (FROM CBC2016 TABLE I004.1.2):

USE	SQ. FOOTAGE	LOAD FACTOR	OCCUPANT LOAD	REMARKS
OFFICE	1,626	100	16.26	

EXIT WIDTH REQUIRED: 16.26 PER. * 0.2'/PER. = 3.252"

EXIT PROVIDED: 36" WIDTH @ STORE-FRONT

PLUMBING FIXTURES ANALYSIS

BASED ON OCCUPANT LOAD FACTOR - GROUP B (FROM CPC2016 TABLE A):

OCCUPANCY GROUP	USE	SQ. FOOTAGE	LOAD FACTOR	OCCUPANT LOAD
GROUP B	OFFICE	1,626	200	8.13-9

GROUP B (PER CPC 2016 TABLE 422.0):

MAX OCCUPANT LOAD = 9

50% MALE = 9*50% = 4.5 => REQUIRE MALE : 1 WATER CLOSET + 1 SINK

50% FEMALE = 9*50% = 4.5 => REQUIRE FEMALE 1 WATER CLOSET + 1 SINK

FLOOR PLAN LEGENDS:

(O)	EXISTING WATERHEATER
(O)	EXISTING ELECTRICAL PANEL
(O)	EXISTING STORE-FRONT SYSTEM TO BE REMODELED

FINISH SCHEDULE					
LOCATION	FLOOR	BASE	CEILING	WALL	
ROOM	MATERIALS	QUARRY TILE SMOOTH FINISH NON-SLIP QUARRY TILE 6TH QUARRY TILE COVED 6TH QUARRY TILE COVED EXISTING GYP CEILING 2X4 T-BAR CEILING TILES	CONCRETE BASE W/ 1/8" RADIUS BASE W/ 1/8" RADIUS BASE W/ 1/8" RADIUS MIN 1/4" FRP FRP FULL HEIGHT	SEMI-GLOSSY ENAMEL PAINT	
(N)RESTROOM					
(N)RECEPTION AREA					
(N)OFFICE					
(N)CONFERENCE					

DOOR NOTES:

1. THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION PER C.B.C. SECTION 11B-404.2.10.
2. THE MAXIMUM EFFORT TO CLOSE DOORS SHALL COMPLY WITH THE FOLLOWING PER C.B.C. PUSH OR PULL FORCE FOR A HINGED DOOR SHALL BE MEASURED PERPENDICULAR TO THE DOOR FACE AT THE DOOR OPENING HARDWARE OR 30 INCHES FROM THE HINGE SIDE, WHICHEVER IS FARTHER FROM THE HINGE SIDE.
 - MAXIMUM EFFORT TO OPERATE DOORS SHALL NOTE EXCEED 5 LB FOR EXTERIOR AND INTERIOR DOORS.
 - MAXIMUM EFFORT TO OPERATE FIRE DOORS SHALL NOT EXCEED 15 LB.
3. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXITWAY IS NOT LESS THAN 32 INCHES MEASURED FROM THE FACE OF THE DOOR AND THE OPPOSITE STOP. (SEE FIGURE 11B-404.2.3). C.B.C. SECTION 11B-404.2.3.
4. THE FLOOR OR LANDING ON EACH SIDE OF THE DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/2" AND 1/8" INCH SHALL BE BEEDED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL. C.B.C. SECTION 11B-303.5.

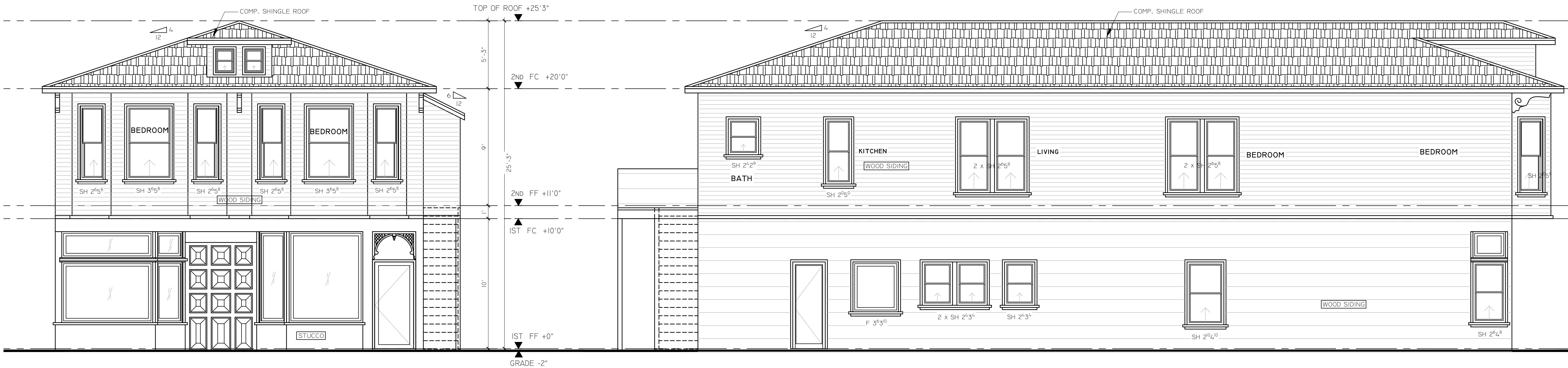
FIRE DEPARTMENT NOTES

1. LEGAL OWNER(S) OF PROPERTY SHALL MAINTAIN SERVICE CONTRACT(S) FOR ALL FIRE PROTECTION AND LIFE SAFETY SYSTEM. LEGAL OWNER(S) SHALL SUPPLY THE ALAMEDA COUNTY FIRE PROTECTION DISTRICT WITH A COPY OF SAID CONTRACT(S) PRIOR TO BUILDING FINAL.
2. PROVIDE A MINIMUM OF ONE 2A10BC CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6,000 SQ.FT. OR PORTION THEREOF ON EACH FLOOR.
3. INTERIOR FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
4. BUILDING OCCUPANT SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPYING THE BUILDING.
5. ROOMS PROPOSED TO BE USED FOR THE STORAGE OR HANDLING OF HAZARDOUS CHEMICALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE U.F.C. ARTICLE 80.
6. PROVIDE TWO SEPARATE SOURCES OF POWER FOR EXIT SIGNS IN ACCORDANCE WITH C.B.C. SEC. 1013.4, AND C.F.C. 1012.5
7. EXIT SIGNS MUST BE INTERNALLY ILLUMINATED IN ACCORDANCE WITH C.B.C. SEC. 1013.5, AND C.F.C. SEC. 1012.5
8. NO HAZARDOUS MATERIAL WILL BE STORED OR USED ON THE PROJECT.
9. GOOD HOUSEKEEPING SHALL BE MAINTAINED AT ALL TIMES. ACCUMULATION OF COMBUSTIBLE WASTE MATERIALS IN THE BUILDING SHALL NOT BE ALLOWED. U.F.C. SEC. 105.2.
10. AN APPROVED SET OF PLANS SHALL BE ON THE JOB SITE DURING CONSTRUCTION. NO INSPECTION WILL BE MADE WITHOUT COMPLIANCE WITH ABOVE. PENETRATION OF FIRE-REGISTRE WALLS, FLOOR-CEILINGS AND ROOF CEILINGS SHALL BE PROTECTED AS REQUIRED IN C.B.C.
11. PROVIDE "K" TYPE FIRE EXTINGUISHER WITHIN 30 FEET OF COOKING

1719 LINCOLN AVE1719 LINCOLN AVE
ALAMEDA, CA 94501**OWNER**NEATLY INC
236 WEST PORTAL AVE #527
SAN FRANCISCO , CA 94127neatly360@gmail.com
PH: 650-201-34581719 LINCOLN AVE
ALAMEDA, CA 94501

SCALE: AS SHOWN

PROPOSED FLOOR PLAN & NOTESPROJECT NO: A.2-2
SHEET:



(E) FRONT ELEVATION

SCALE : 1/4" = 1'

(E) LEFT ELEVATION

SCALE : 1/4" = 1'



(E) RIGHT ELEVATION

SCALE : 1/4" = 1'

(E) REAR ELEVATION

SCALE : 1/4" = 1'

526 Calero Ave, San Jose, CA 95123
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 Fax: (888) 226-8603
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DATE: 03-15-2019	
DRAWN BY: V.K.	CHECKED BY: T. T.
REVISION	DATE
DESCRIPTION	

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SCALE: AS SHOWN

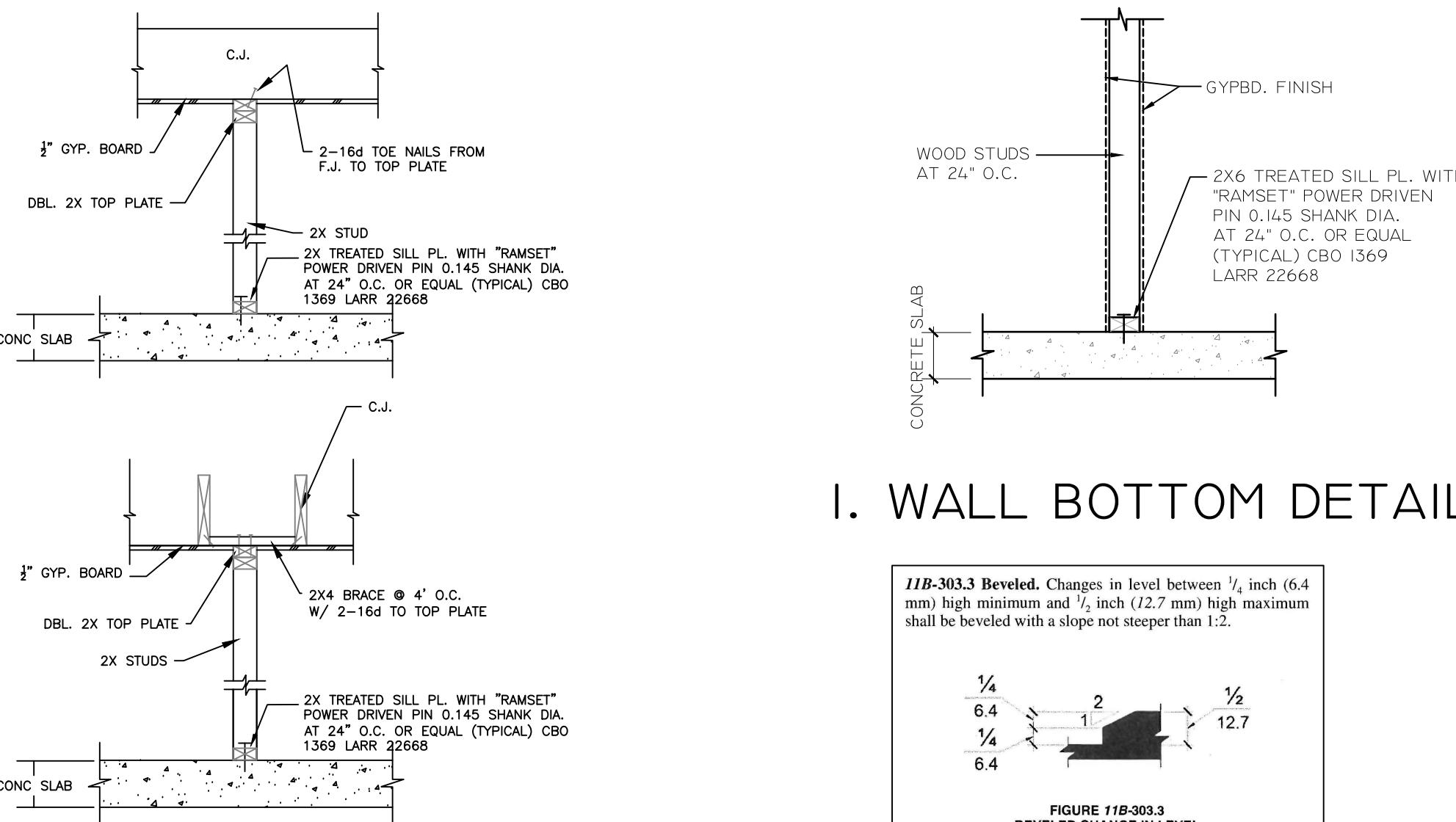
EXISTING ELEVATIONS

PROJECT NO:	SHEET:
A.3-1	



(N) FRONT ELEVATION

SCALE : 1/4" = 1'

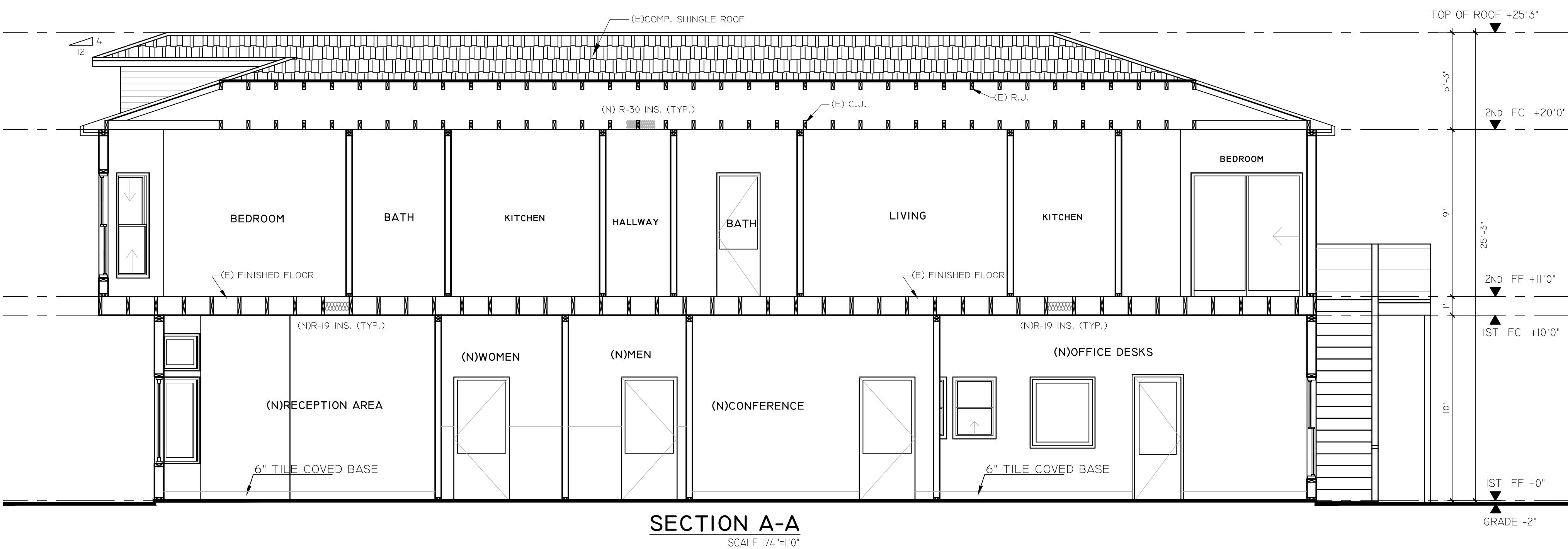


I. WALL BOTTOM DETAIL

11B-303.3 Beveled. Changes in level between $\frac{1}{4}$ inch (6.4 mm) high minimum and $\frac{1}{2}$ inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

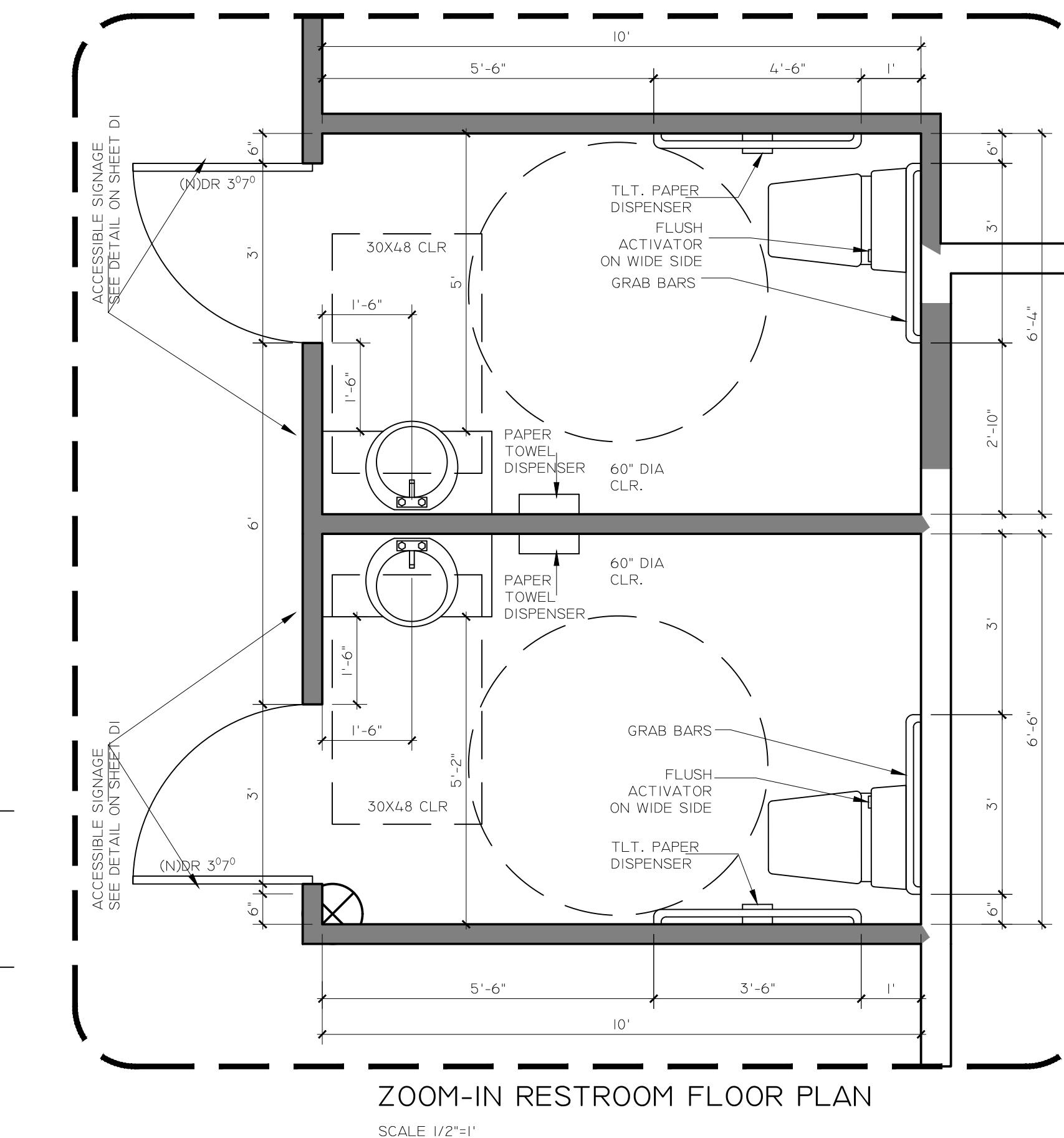
2. C.J. @ NON-BEARING INTERIOR WALL

3. THRESHOLD DETAIL



SECTION A-A

SCALE 1/4"=1'0"



ZOOM-IN RESTROOM FLOOR PLAN

SCAI

TRANVO, LLC

SURVEYING - ENGINEERING - DESIGNING

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E: 03-15-2019

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SAN FRANCISCO , CA 94127**

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1719 LINCOLN A
ALAMEDA, CA 94507

PROPOSED ELEVATIONS, SECTION & DETAILS

OBJECT NO:	SHEET:
	A.3-2

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DATE: 03-15-2019		
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REVISION	DATE	DESCRIPTION

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SCALE: AS SHOWN

**PROPOSED ELECTRICAL PLAN&
 EXISTING MECHANICAL PLAN**

PROJECT NO:	SHEET:
	E.1

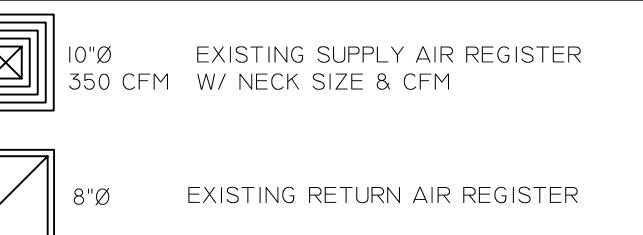
MECHANICAL NOTES

- ALL DUCT WORK SHALL BE CONSTRUCTED, ERECTED, TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF ASHRAE, SMACNA (T20 - I 509) AND THE CALIFORNIA MECHANICAL CODE - CLASS III FLAME SPREAD RATING PROVIDE JOINT SEALS TO MEET REQUIREMENTS OF UL 181 A OR B.
- PROVIDE TRAPPED CONDENSATE LINES INDIRECT TO MOP SINK FLOOR SINK, FLUES ~ VENTS MUST BE LOCATED 10'-0" MIN AWAY FROM ANY AIR INTAKE
- AIR BALANCE THE ENTIRE SYSTEM TO CFMS INDICATED USE INSULATED FLEX DUCT -R 8
- PROVIDE TOILET ROOM EXHAUST FANS WITH CFM'S INDICATED - DUCT To EXTERIOR
- PROVIDE HOOKUPS AND NEW DUCTING AS INDICATED
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE COMPLETE AIR SYSTEM AS SOON AS THE SPACE IS COMPLETE
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS CREATED BY THE INSTALLATION OF THE MECHANICAL SYSTEM ON A DAILY BASIS.
- CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- ALL WORK SHALL BE COMPLY WITH THE UMC, TITLE 24 ENERGY STANDARDS AND ALL OTHER APPLICABLE CODES AMENDMENTS.
- AUTOMATIC SHUT - OFF IS REQUIRED FOR AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF OVER 2,000 CFM'S.
- TYPICAL THERMOSTAT TO BE SOLID STATE PROGRAMMABLE SETBACK THERMOSTAT WITH LOCKING COVER

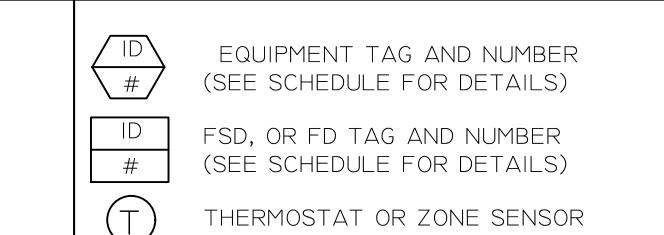
H.V.A.C GENERAL NOTES

- UNITS TO HAVE SELF- MODULATING ECONOMIZER AND BAROMETRIC RELIEF HOOD.
- ALL SUPPLY DUCTS AND OUTSIDE AIR DUCTS INSIDE BUILDING SHALL BE INSULATED EXTERNALLY WITH 1 -1/2" THICK FIBERGLASS OF DENSITY OF 1.5 POUNDS PER CUBIC FOOT AND BE COMPLETE WITH VAPOR BARRIER JACKET.
- ALL FLEXIBLE DUCTS SHALL BE: METAL FLEX CLASS I TYPE 500 AIR DUCT AND SHALL BE U.L. LISTED AND HAVE 1" THICK FIBERGLASS INSULATION ENCASED IN A VAPOR BARRIER OF SEAMLESS, NON- COMBUSTIBLE, CO-POLYMER PLASTIC.
- ALL FLEXIBLE DUCTS SHALL BE CONNECTED TO TRUNK OR BRANCH DUCTS WITH A MINIMUM OF THREE SHEET METAL SCREW AT EACH CONNECTION AND BE TAPE TO PROVIDE AN AIR TIGHT SEAL.
- FLEXIBLE DUCT HANGERS STRIPS SHALL BE MINIMUM 2" WIDE BY 22 GAUGE GALVANIZED METAL.
- ALL DUCT WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT PUBLISHED SMACNA STANDARD FOR LOW VELOCITY, LOW PRESSURE DUCTS
- ALL CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY V.A.C. CONTRACTOR.
- ThERMOSTATS SHALL BE HONEYWELL T-7300/Q77300 B1008 WITH LOCKING COVER
- ROOF MOUNTED EXHAUST AND MAKE UP AIR UNITS SHALL BE FURNISHED WITH BIRD SCREENS , DISCONNECT SWITCHES AND HINGED BASE ON EXHAUST FAN.
- 16 GA. GALVANIZED METAL SPIRAL DUCT HANGERS STRIPS SHALL BE MINIMUM 2" WIDE BY 22 GAUGE
- H.V.A.C. CONTRACTOR SHALL INSTALL EXHAUST FAN AND FURNISH AND INSTALL COMPLETE EXHAUST DUCT SYSTEM. DUCTS SHALL BE WELDED 18 GA, STEEL W/ MINERAL WOOL INSULATION AND 20 GA. STAINLESS STEEL COVER WHEN EXPOSED
- H.V.A.C. CONTRACTOR SHALL FURNISH AND INSTALL MAKE UP AIR DUCT SYSTEM COMPLETE
- H.V.A.C. CONTRACTOR SHALL EXTEND SPILL CONDENSATE DRAIN LINE TO NEAREST FLOOR SINK.
- HOLD ROOF EXHAUST FAN DISCHARGE A MINIMUM OF 10'-0" FROM OUTSIDE AIR INTAKE ON ROOF MOUNTED H.V.A.C. UNITS.
- PROVIDE NEOPRENE FLEXIBLE CONNECTIONS AT SUPPLY AND RETURN DUCT CONNECTIONS ON AIR HANDLING UNITS/ROOFTOP H.V.A.C. UNITS.
- H.V.A.C. CONTRACTOR SHALL BALANCE H.V.A.C. SYSTEM TO AIR QUANTITIES INDICATED. PROVIDE TYPED WRITTEN REPORT TO OWNER UPON COMPLETION.

DIFFUSERS



VAV BOXES AND MISC.



EQUIPMENT SCHEDULE

SYMBOL	MODEL	AREA SERVED	TYPE	DRIVE	AIR FLOW (CFM)	T.S.P (IN.H2O)	MAX (RPM)	SOUND (SONES)	MAX. WT. (LBS)	ELECTRICAL		CONTROL	REMARKS
										VOLT/PH	W		
(N)EF-1	GREENHECK SP-A190	RESTROOM	CEILING	DIRECT	150	0.25	1,400	3	17	115/1	113	LIGHT	

ELECTRICAL, DATA, & PLUMBING GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, HAVE WORK INSPECTED AND PAY FOR SAME.
- ALL ELECTRICAL AND FINISH PLATES TO BE WHITE.
- CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AT THIS SITE AS DETERMINED BY THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY TO DETERMINE MAXIMUM AVAILABLE FAULT CURRENT PRIOR TO PURCHASE CIRCUIT BREAKERS.
- ALL INDIRECT DRAIN LINES SHALL BE ROUTED WITHOUT DIPS OR SAGS TO TERMINATE WITH AN AIR GAP INTO APPROVED INDIRECT WASTE RECEPTOR.
- ALL STAINLESS STEEL RESTROOM ACCESSORIES: GRAB BARS, TOILET PAPER DISPENSER, TOILET PAPER SEAT DISPENSER, SOAP DISPENSER TO BE APPROVED BY FRANCHISEE, SUBMIT CUT SHEETS TO FRANCHISEE FOR APPROVAL.

PROPOSED LIGHTING PLAN & EXISTING MECHANICAL PLAN

LEGEND:

- EXISTING WALL
- NEW WALL
- EXISTING WALL TO BE REMOVED
- (E) = EXISTING
- (N) = NEW

SCALE : 1/4" = 1'

