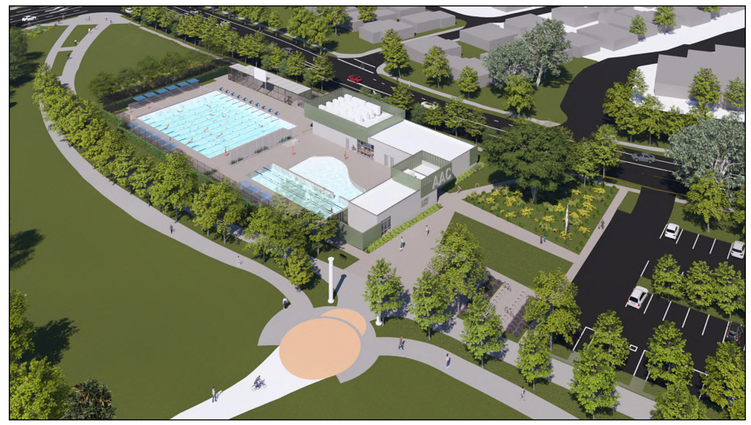
# ALAMEDA AQUATIC CENTER



CITY OF ALAMEDA
2226 SANTA CLARA AVENUE
ALAMEDA, CA 94501

PROJECT NUMBER: 202407

PLANNING RESUBMITTAL
FEBRUARY 14, 2025

els architecture+ urban design

| REVISION NUMBER | DATE | DESCRIPTION |
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PLANNING RESUBMITTAL

Exhibit 1
Item 5-C, March 10, 2025
Planning Board Meeting

# ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| d | PENNY (NAIL) | H.R. | HAND RAIL | T.B. | TOWEL BAR |
| PL | PROPERTY LINE | H. | HIGH | T.C. | TOP OF CURB |
| & | AND | H.B. | HOSE BIBB | T.O.C. | TOP OF CONCRETE |
| ∠ | ANGLE | H.C. | HOLLOW CORE | T.D. | TIE DOWN |
| @ | AT | HDR. | HEADER | TEL. | TELEPHONE |
| CL | CENTERLINE | HDWD. | HARDWOOD | TEMP. | TEMPERED |
| ϕ | DIAMETER, ROUND | HDWE. | HARDWARE | TER. | TERRAZZO |
| | PERPENDICULAR | H.M. | HOLLOW METAL | T. & G. | TONGUE AND GROOVE |
| # | POUND, NUMBER | HORIZ. | HORIZONTAL | THK. | THICK |
| (E) | EXISTING | HR. | HOUR | THR. | THRESHOLD |
| (N) | NEW | HT. | HEIGHT | T.O. | TOP OF |
| | | | | T.O.B. | TOP OF BENCH |
| | | | | T.O.C | TOP OF CONCRETE |
| A.B. | ANCHOR BOLT | I.D. | INSIDE DIAMETER (DIMENSION) | T.O.S. | TOP OF STRUCTURE |
| ABV. | ABOVE | INSUL. | INSULATION | T.P.D. | TOILET PAPER DISPENSER |
| A.C. | ASPHALTIC CONCRETE | INT. | INTERIOR | TRANSF. | TRANSFORMER |
| ACC. | ACCESSIBLE | INTERM. | INTERMEDIATE | T.O.W. | TOP OF WALL |
| A/C | AIR CONDITIONING | | | TYP. | TYPICAL |
| ACOUS. | ACOUSTICAL | | | | |
| A.D. | AREA DRAIN | JAN. | JANITOR | | |
| ADJ. | ADJUSTABLE. ADJACENT | JST. | JOIST | | |
| A.F.F. | ABOVE FINISH FLOOR | J.H. | JOIST HANGER | UNF. | UNFINISHED |
| AGGR. | AGGREGATE | JT. | JOINT | U.O.N. | UNLESS OTHERWISE NOTED |
| ALUM. | ALUMINUM | | | UR. | URINAL |
| ALT. | ALTERNATE | | | | |
| A.P. | ACCESS PANEL | KIT. | KITCHEN | | |
| APPROX. | APPROXIMATE | | | V.T. | VINYL TILE |
| ARCH. | ARCHITECT | L.B. | LAG BOLT | VERT. | VERTICAL |
| ASPH. | ASPHALT | LAM. | LAMINATE | VEST. | VESTIBULE |
| | | LAV. | LAVATORY | V.I.F. | VERIFY IN FIELD |
| | | LKR. | LOCKER | | |
| BC | BOTTOM OF CURB | LOC. | LOCATION | | |
| BSMT. | BASEMENT | L. | LONG | | |
| BTW. | BETWEEN | LT. | LIGHT | W | WIDE |
| BD. | BOARD | | | W. | WEST |
| BITUM. | BITUMINOUS | | | W/ | WITH |
| BLDG. | BUILDING | MACH. | MACHINE | W.C. | WATER CLOSET |
| BLK. | BLOCK | MAX. | MAXIMUM | W.I. | WROUGHT IRON |
| BLKG. | BLOCKING | M.B. | MACHINE BOLT | WD. | WOOD |
| BLW. | BELOW | M.C. | MEDICINE CABINET | W.F. | WIDE FLANGE |
| BM. | BEAM | MECH. | MECHANICAL | W.O. | WHERE OCCURS |
| B.O. | BOTTOM OF | MEMB. | MEMBRANE | W/O | WITHOUT |
| B.S. | BOTTOM OF SILL | MFR. | MANUFACTURER | WP. | WATERPROOF |
| B.R. | BOTTOM OR RISER | MH. | MANHOLE | WP. TYPE 1 (ETC.) | WATERPROOFING TYPE 1 (ETC.) |
| B.O.C. | BOTTOM OF CURB | MIN. | MINIMUM | WR | WATER RESISTANT |
| B.O.W. | BOTTOM OF WALL | MIR. | MIRROR | W.S. | WOOD SCREW |
| BOT. | BOTTOM | MISC. | MISCELLANEOUS | WSCT. | WAINSCOT |
| B.U.R. | BUILT-UP ROOFING | M.O. | MASONRY OPENING | WT. | WEIGHT |
| | | MTD. | MOUNTED | W.W.F. | WELDED WIRE FABRIC |
| | | MTL. | METAL | | |
| CAB. | CABINET | MTP. | METAL TOILET PARTITION | | |
| C.B. | CATCH BASIN | MTL. | METAL SIDING | | |
| CEM. | CEMENT | MUL. | MULLION | | |
| CEM. PLAS. | CEMENT PLASTER | | | | |
| CER. | CERAMIC | | | | |
| C.I. | CAST IRON | (N) | NEW | | |
| C.J. | CONTROL JOINT | N. | NORTH | | |
| CLG. | CEILING | N.I.C. | NOT IN CONTRACT | | |
| CLKG. | CAULKING | NO. | NUMBER | | |
| CH. | COAT HOOK | NOM. | NOMINAL | | |
| C.J. | CONSTRUCTION JOINT | N.T.S. | NOT TO SCALE | | |
| CLO. | CLOSET | | | | |
| C.O. | CLEAN_OUT | | | | |
| CLR. | CLEAR | | | | |
| COL. | COLUMN | O.A. | OVERALL | | |
| COMP. | COMPOSITION | OBSC. | OBSCURE | | |
| CONC. | CONCRETE | O.C. | ON CENTER | | |
| C.M.U. | CONCRETE MASONRY UNIT | OD | OVERFLOW DRAIN | | |
| CONN. | CONNECTION | O.D. | OUTSIDE DIAMETER | | |
| CONST. | CONSTRUCTION | O.F.C.I. | OWNER FURNISHED CONTRACTOR INSTALLED | | |
| CONT. | CONTINUOUS | | | | |
| CORR. | CORRIDOR | OFF. | OFFICE | | |
| C.T. | CERAMIC TILE | O.H. | OVERHEAD | | |
| CTSK. | COUNTERSINK | OPNG. | OPENING | | |
| CNTR. | COUNTER | OPP. | OPPOSITE | | |
| CPT. | CARPET | | | | |
| CTR. | CENTER | PART'N. | PARTITION | | |
| CW. | CURTAIN WALL | P & SH. | POLE AND SHELF | | |
| | | P.B. | PARTICLE BOARD | | |
| D. | DEEP | P.D. | PLANTER DRAIN | | |
| DBL. | DOUBLE | PLUMB. | PLUMBING | | |
| D.C. TYPE 1 (ETC.) | DECK COATING TYPE 1 (ETC.) | PRCST. | PRECAST | | |
| D.D | DECK DRAIN | PREFAB. | PRE-FABRICATED | | |
| DEMO. | DEMOLISH | PTDF | PRESSURE TREATED DOUGLAS FIR | | |
| DEPT. | DEPARTMENT | PL. | PLATE | | |
| DET. | DETAIL | P. LAM. | PLASTIC LAMINATE | | |
| D.F. | DOUGLAS FIR, DRINKING FOUNTAIN | PLAS. | PLASTER | | |
| DIAM. | DIAMETER | PLYWD. | PLYWOOD | | |
| DIAG. | DIAGONAL | PTP | PLASTIC TOILET PARTITION | | |
| DIM. | DIMENSION | PR. | PAIR | | |
| DISP. | DISPENSER | PT. | POINT, POINT | | |
| DN. | DOWN | PTD | PAINTED | | |
| D.O. | DOOR OPENING | PTN, PART. | PARTITION | | |
| DR. | DOOR | P.T.R. | PAPER TOWEL RECPTACLE | | |
| DWG. | DRAWING | | | | |
| D.W.P. | DESIGN WORKING POINT | | | | |
| DWR. | DRAWER | Q.T. | QUARRY TILE | | |
| D.S. | DAVIT SOCKET | | | | |
| D.S.P. | DRY STANDPIPE | r, | RADIUS | | |
| | | R. | RISER | | |
| E. | EAST | (R) | REMOVE | | |
| EA. | EACH | R.D. | ROOF DRAIN | | |
| E.B. | EXPANSION BOLT | REF. | REFERENCE | | |
| E.F. | EXHAUST FAN | REFER. | REFRIGERATOR | | |
| E.F.S. | EXTER. FINISH SYSTEM | RGTR. | REGISTER | | |
| E.I.F.S. | EXTER. INSUL. & FIN. SYST. | REINF. | REINFORCED | | |
| E.J. | EXPANSION JOINT | REQ'D | REQUIRED | | |
| ELECT. | ELECTRICAL | | | | |
| EL. | ELEVATION | | | | |
| ELEV. | ELEVATOR | RESIL. | RESILIENT | | |
| EMER. | EMERGENCY | RET. | RETAINING | | |
| ENAM. | ENAMELED | REV. | REVISION, REVISED | | |
| ENCL. | ENCLOSURE | RM. | ROOM | | |
| E.P. | ELECTRICAL PANEL | R.O. | ROUGH OPENING | | |
| EQ. | EQUAL | RDWD. | REDWOOD | | |
| EQUIP. | EQUIPMENT | R.W.L. | RAIN WATER LEADER | | |
| E.W. | EACH WAY | R.B. | RUBBER BASE | | |
| E.W.C. | ELECTRIC WATER COOLER | | | | |
| (E) | EXISTING | | | | |
| EXPO. | EXPOSED | S. | SOUTH | | |
| EXP. | EXPANSION | S.C. | SOLID CORE | | |
| EXT. | EXTERIOR | S.C.D. | SEE CIVIL DRAWINGS | | |
| | | SCH. | SCHEDULE | | |
| F.A. | FIRE ALARM | S.D. | SOAP DISPENSER | | |
| F.B. | FOOTBOARD | SECT. | SECTION | | |
| F.D. | FLOOR DRAIN | S.E.D. | SEE ELECTRICAL DRAWINGS | | |
| FDN. | FOUNDATION | SH. | SHELF | | |
| F.E. | FIRE EXTINGUISHER | S.H.V.C. | SURFACE MOUNTED HOSE VALVE CABINET | | |
| F.E.C. | FIRE EXTINGUISHER CABINET | | | | |
| F.H. | FIRE HYDRANT | SHR. | SHOWER | | |
| F.F. | FINISH FLOOR | SHT. | SHEET | | |
| F.H.C. | FIRE HOSE CABINET | SIM. | SIMILAR | | |
| FIN. | FINISH | S.L.D. | SEE LANDSCAPE DRAWINGS | | |
| FIXT. | FIXTURE | S.M. | SHEET METAL | | |
| FLR. | FLOOR | S.M.D. | SEE MECH. DRAWINGS | | |
| FLASH. | FLASHING | S.N.D. | SANITARY NAPKIN DISPENSER | | |
| FLUOR. | FLUORESCENT | S.N.R. | SANITARY NAPKIN RECEPTACLE | | |
| F.O. | FACE OF | SPEC. | SPECIFICATION | | |
| F.O.C. | FACE OF CONCRETE | S.P.R. | SINGLE-PLY ROOFING | | |
| F.O.F. | FACE OF FINISH | SQ. | SQUARE | | |
| F.O.S. | FACE OF STUDS | | SQUARE FOOT, SQUARE FEET | | |
| FPRF. | FIREPROOF | S.S. | STAINLESS STEEL | | |
| FRMG. | FRAMING | S.S.D. | SEE STRUCTURAL DRAWINGS | | |
| F.S.R. | FIRE SPRINKLER RISER | S. SK. | SERVICE SINK | | |
| F.S. | FLOOR SINK | STA. | STATION | | |
| FT. | FOOT, FEET | STD, | STANDARD | | |
| FTG. | FOOTING | STL. | STEEL | | |
| FND. | FOUNDATION | STOR. | STORAGE | | |
| FURR. | FURRING | STRUCT. | STRUCTURAL | | |
| FUT. | FUTURE | SUSP. | SUSPENDED | | |
| | | SAT | SUSPENDED ACOUSTICAL TILE | | |
| GA. | GAUGE | S.V. | SHEET VINYL | | |
| GALV. | GALVANIZED | SYM. | SYMMETRICAL | | |
| G.B. | GRAB BAR | | | | |
| GWB. | GYPSUM WALL BOARD | | | | |
| G.I. | GALVANIZED IRON | | | | |
| G.F.I. | GROUND FAULT INTERRUPTER | | | | |
| G.F.R.C. | GLASS FIBER REINF. CONC. | | | | |
| GL. | GLASS | | | | |
| GND. | GROUND | | | | |
| GR. | GRADE | | | | |
| G.R.G. | GLASS REINFORCED GYPSUM | | | | |
| GYP. | GYPSUM | | | | |

# GENERAL NOTES

1. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION.
2. WHERE NEW CONSTRUCTION ABUTS EXISTING CONSTRUCTION TO REMAIN, ALL CONDITIONS AFFECTING WORK PROGRESS AND CONFORMANCE TO PLANS AND SPECIFICATIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. WHERE DISCREPANCIES IN DIMENSIONS OCCUR THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
4. ALL WORK AND MATERIALS SHALL BE IN ACCORD WITH THE LATEST RULES AND REGULATIONS OF ALL APPLICABLE STATE AND/OR LOCAL CODES, LAWS, ORDINANCES, STATUTES AND REGULATIONS. NOTHING IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED AS REQUIRING OR PERMITTING WORK CONTRARY TO THESE RULES, REGULATIONS, AND CODES.
5. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION; WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
6. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS, BOUNDARY DECLINATIONS, AND EXISTING GRADES ARE BASED UPON THE SURVEY DRAWING. THE CONTRACTOR SHALL BE DEEMED TO HAVE INSPECTED THE SITE AND SATISFIED HIMSELF AS TO ACTUAL GRADES, LEVELS, DIMENSIONS, AND DECLINATIONS AND THE TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
7. MASONRY DIMENSIONS ARE GIVEN TO THE NOMINAL FACE OF MASONRY. DIMENSIONS ARE TO BE FACE OF FINISH UNLESS OTHERWISE NOTED. DO NOT SCALE THE DRAWINGS. LAY OUT WORK FOLLOWING WRITTEN DIMENSIONS. IF WRITTEN DIMENSIONS ARE LACKING, NOTIFY THE ARCHITECT AT ONCE. IF NO LOCATING DIMENSIONS ARE SHOWN, DOOR OPENINGS ARE LOCATED BY THE DOOR DETAILS.
8. DIMENSIONS AND ELEVATIONS ON THESE DRAWINGS REFER TO BUILDING DATUM, UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING.

# SYMBOLS LEGEND

GRID LINE REFERENCE

DRAWING TITLE

PARTITION SCHEDULE DRAWING TITLE

INTERIOR ELEVATION

EXTERIOR ELEVATION

SECTION KEY

DETAIL SECTION KEY

DETAIL PLAN KEY

ELEVATION TARGET

SPOT ELEVATION

WORK POINT

WINDOW TYPE

LOUVER TYPE

PAINT TYPE

TEMPERED AND/OR LAMINATED GLASS

DOOR NUMBER

1 HR ASSEMBLY

2 HR ASSEMBLY

PARTITION TYPE

KEYNOTE

ROOM KEY

DRAWING REVISION

MATCHLINE

NORTH ARROW

GRAPHIC SCALE

# PROJECT LOCATION


PLAN NORTH

# SHEET INDEX



# PROJECT DESCRIPTION

THE PROJECT SITE IS LOCATED AT THE WESTERN END OF JEAN SWEENEY OPEN SPACE PARK NEAR THE CROSSROADS OF WILMA CHAN WAY AND ATLANTIC AVENUE.

ALAMEDA AQUATICS CENTER IS A NEW ALL-ELECTRIC SWIM CENTER THAT INCLUDES A ONE-STORY BUILDING WITH SUPPORT SPACES FOR A 30M COMPETITIVE SWIMMING POOL, A SMALLER ACTIVITY POOL AND SPECTATOR SEATING AREAS OFF THE POOLS.

THE FACILITY IS AN L-SHAPED BUILDING, WITH A NORTH WING THAT CONTAINS POOL MECHANICAL EQUIPMENT, ELECTRICAL ROOM, LOCKER ROOMS, AND LIFEGUARD ROOM AND A SOUTH WING THAT CONTAINS ADMINISTRATION OFFICES, AND MULTIPURPOSE ROOM. THE TWO WINGS ARE CONNECTED BY A COVERED BREEZEWAY THAT FUNCTIONS AS THE FACILITY'S PRIMARY ENTRY.

THE PERIMETER OF THE POOL DECK IS SURROUNDED BY FENCING WHICH WILL BE A MINIMUM OF 10'H FOR SECURITY AND WILL BE RAISED TO 15' ALONG THE WEST TO PROVIDE NEEDED WIND PROTECTION FOR THE POOLS WITH A COMBINATION OF SOLID AND SEMI-POROUS FENCING.

THE PROJECT'S LANDSCAPE IMPROVEMENTS INCLUDE AN ENTRY PLAZA, BICYCLE PARKING, AND PARKING LOT.

els architecture+ urban design

PROJECT:

**ALAMEDA AQUATIC CENTER**

**JEAN SWEENEY OPEN SPACE PARK**
**1100 ATLANTIC AVENUE**
**ALAMEDA, CA 94501**

PROJECT NUMBER:

**202407**

CLIENT:

**CITY OF ALAMEDA**
**2226 SANTA CLARA AVENUE**
**ALAMEDA, CA 94501**

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REVISION

| NUMBER | DATE | DESCRIPTION |
|---|---|---|
| | | |

ISSUE:

**PLANNING RESUBMITTAL**

DATE:

**FEBRUARY 14, 2025**

STAMP:

**NOT FOR CONSTRUCTION**

SHEET TITLE:

**INDEX SHEET & GENERAL NOTES**

SHEET NUMBER:

**A001**

# CODE ANALYSIS

**APPLICABLE CODES:**

California Code of Regulations, Title 24, Published by the California Building Standards Commission:
Part 1, "2022 California Administrative Code"(CAC)
Part 2, "2022 California Building Code" (CBC)
Part 3, "2022 California Electrical Code"(CEC)
Part 4, "2022 California Mechanical Code" (CMC)
Part 5, "2022 California Plumbing Code" (CPC)
Part 6, "2022 California Energy Code"(CEC)
Part 9, "2022 California Fire Code"(CFC)
Part 11, "2022 California Green Building Standards Code"
Part 12, "2022 California Reference Standards Code"

City of Alameda Municipal Codes

**CBC SUMMARY:**

**CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE**

A-5 Outdoor Swimming Pool with Spectator Seating
A-3 Multipurpose Room
B Offices
S-2 Low Hazard Storage

**CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS**

**504: Building Height and Number of Stories**
Building Height: The vertical distance from grade plane to the average height of the highest roof surface.

Grade Plane: A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

# Stories: 1
Max Building Height*: 21'-8"

*See exterior elevations A301 for location of measurement from established grade plane

**506: Building Area in Square Feet:**
The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

| | |
|---|---|
| Enclosed Building Area: | 5,740.07 |
| Covered Roof Area: | 606.10 |
| **Total Building Area:** | **6,346.17** |

**Section 508.3 Non-separated occupancies:**
Different occupancies are not required to be separated as long as building area and height are based on the requirements of the most restrictive occupancy. The most restrictive occupancy is A-3, therefore if the building complies with code allowances for A-3 occupancy we can consider the building to be a nonseparated A-3 occupancy.

| Construction Type | Most Restrictive Occupancy | Area (SF) Per Table 506.2 | Height (Stories / Feet) |
|---|---|---|---|
| VB | A-3 | 24,000 sf (S1) | 1 / 60' |

Table assumes building is fully sprinklered.

**CHAPTER 6: TYPES OF CONSTRUCTION**

**Fire resistance rating of building elements in hours**

| Building Element | Construction Type VB |
|---|---|
| Primary structural frame | 0 |
| Bearing wall - exterior | 0 |
| Bearing wall - interior | 0 |
| Non-bearing walls - exterior | 0 |
| Non-bearing walls - interior | 0 |
| Floor construction and secondary members | 0 |
| Roof construction and secondary members | 0 |

**CHAPTER 7: SMOKE AND PROTECTION FEATURES**

**Fire Resistance Rating For Exterior Walls Based on Fire Separation Distance**
Based on Table 705.5 for Construction Type VB Occupancy Groups A, B, S-2

| Fire separation distance = X feet | Rating (Hours) |
|---|---|
| x > 5 | 1 |
| 5 ≤ X < 10 | 1 |
| 10 ≤ X < 30 | 0 |
| 5 ≤ X < 30 | 0 |

**CHAPTER 7A: MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE**
Project is not located in a WUI (Wildland Urban Interface) Area as defined by 702a and this chapter does not apply.

**CHAPTER 8: INTERIOR FINISHES**

**Interior wall and ceiling finish requirements by occupancy**
Based on Table 803.13 for a sprinklered building rating class as defined by 803.1.2.

| Group | Interior exit stairways and ramps and exit passageways | Corridors and enclosure for exit access stairways and ramps | Rooms and enclosed spaces |
|---|---|---|---|
| A-3 | B | B | C |

**CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEM**
Fire Area: Fire area is defined as the floor area enclosed by exterior building walls. Horizontal projections of the roof or floor above shall be included in the fire area.

Fire area does not exceed 12,000 SF. Sprinklers are not required by Chapter 9, but are required for our building area and construction per Chapter 5, therefore sprinkler system to be provided.

**CHAPTER 10: MEANS OF EGRESS**
Means of egress is to be provided per the calculated occupant loads for the various occupancy groups per Table 1004.1.2. The number of exits provided are based on the calculated occupant loads per Tables 1006.3.1 and 1006.3.2(2) with 2 exits provided where there are more than 49 occupants, 3 exits for more than 500 occupants and 4 exits for more than 1,000 occupants. The egress component widths for the exterior areas such as the pool and pool deck will be calculated per CBC Sections 1005.3.1 and 1005.3.2 as unsprinklered areas.

**CHAPTER 11B: ACCESSIBILITY TO PUBLIC BUILDINGS, ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING**

The building is a public accommodation and is to be accessible per the requirements of CBC Chapter 11B.

Water slides, raised diving boards and diving platforms shall not be required to comply with these requirements or to be on an accessible route; an accessible route complying with Division 4 shall be provided to the ground- or floor-level entry points, where provided, of stairs, ladders or other means of reaching the raised elements or area

# PLUMBING FIXTURE ANALYSIS

PLUMBING FIXTURE CALCULATION PER CBC SECTION 3116B.2–DEPT. OF PUBLIC HEALTH

## PLUMBING FIXTURE OCCUPANT COUNT PER CBC SECTION 3116B.2

| | AREA | OLF* | | OCC. LOAD |
|---|---|---|---|---|
| LAP POOL | 7,448 SF | 15 | GSF | 497 |
| ACTIVITY POOL | 3,289 SF | 15 | GSF | 220 |
| | 10,737 SF | | | 717 |

## PLUMBING FIXTURES REQUIRED PER CBC 3116B.2 & CBC 3117B

| OCCUPANCY: SWIMMING POOLS* | | | | OCCUPANTS: 717 | | | (359 MALE, 359 FEMALE) |
|---|---|---|---|---|---|---|---|
| | WATER CLOSET | | URINAL | LAVATORIES | BATHTUBS OR SHOWERS | DRINKING FOUNTAINS | OTHER |
| | MALE | FEMALE | MALE | | | | |
| REQUIRED: | **5** | **6** | **5** | **9** | **15** | **4** | |

*per CBC Section 3116B.2 and 3117B.

THE PROJECT ALSO COMPLIES WITH THE CALIFORNIA PLUMBING CODE 422:

## PLUMBING FIXTURE OCCUPANT COUNT PER CPC TABLE 4-1

| AREA | TYPE OF OCCUPANCY | AREA | LOAD FACTOR | NO. OF OCCUPANTS |
|---|---|---|---|---|
| ASSEMBLY USE - CONFERENCE, DINING/DRINKING, LOUNGE (PORTABLE SEATING/TABLE SPACE) | | | | |
| MULTI-PURPOSE ROOM | A-3 | 309 SF | 30 | 11 |
| | | | | 11 |
| ASSEMBLY USE - CONFERENCE, DINING/DRINKING, LOUNGE (PORTABLE SEATING/TABLE SPACE) | | | | |
| LAWN | A-5 | 256 SF | 30 | 9 |
| LAWN | A-5 | 163 SF | 30 | 6 |
| LAWN | A-5 | 189 SF | 30 | 7 |
| LAWN | A-5 | 114 SF | 30 | 4 |
| LAWN | A-5 | 96 SF | 30 | 4 |
| | | | | 30 |
| ASSEMBLY USE - FIXED SEATS | | | | |
| SPECTATOR SEATING | A-5 | 25 SF | 50% SEATS | 4 |
| SPECTATOR SEATING | A-5 | 384 SF | 50% SEATS | 54 |
| SPECTATOR SEATING | A-5 | 402 SF | 50% SEATS | 58 |
| SPECTATOR SEATING | A-5 | 282 SF | 50% SEATS | 37 |
| SPECTATOR SEATING | A-5 | 25 SF | 50% SEATS | 4 |
| | | | | 157 |
| EXERCISE (FITNESS) | | | | |
| ACTIVITY POOL | A-5 | 3,289 SF | 50 | 66 |
| LAP POOL | A-5 | 7,448 SF | 50 | 149 |
| | | | | 215 |
| BUSINESS USE - OFFICE, SALES/SOLICITING, ADMINISTRATION, FOOD PROCESSING, COURTROOM, AMBULATORY CLINIC | | | | |
| TICKETING | B | 194 SF | 150 | 2 |
| MANAGER OFFICE | B | 129 SF | 150 | 1 |
| AQUATICS DIRECTOR OFFICE | B | 159 SF | 150 | 2 |
| LIFEGUARD / FIRST AID | B | 293 SF | 150 | 2 |
| | | | | 7 |
| TOTAL OCCUPANTS | | | | 420 |

## PLUMBING FIXTURES REQUIRED PER CPC TABLE 422.1

| OCCUPANCY: ASSEMBLY - A-3* | | | | OCCUPANTS: 420 | | | | (210 MALE, 210 FEMALE) |
|---|---|---|---|---|---|---|---|---|
| | WATER CLOSET | | URINAL | LAVATORIES | | BATHTUBS OR SHOWERS | DRINKING FOUNTAINS | OTHER |
| | MALE | FEMALE | MALE | MALE | FEMALE | | | |
| REQUIRED: | **3** | **6** | **2** | **2** | **4** | – | **2** | **1 Service Sink** |

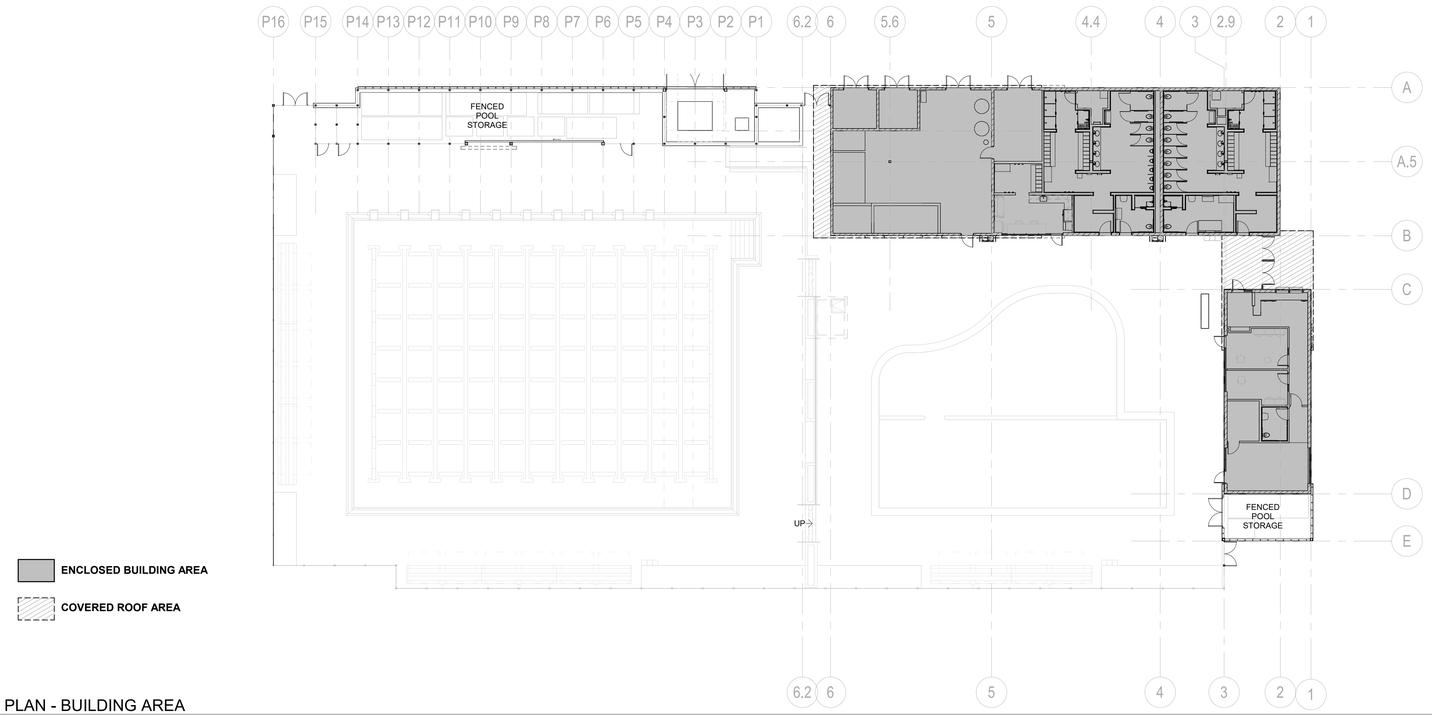
*Typical without fixed or permanent seating; arcades, places of worship, museums, libraries, lecture halls, gymnasiums (without spectator seating), indoor pools (without spectator seating)

## PLUMBING FIXTURES PROVIDED

FIXTURE COUNTS EQUAL OR EXCEED CH. 31B REQUIREMENTS WHICH ARE MORE STRINGENT THAN CPC REQUIREMENTS FOR THIS PROJECT.

| | WATER CLOSET | | URINAL | LAVATORIES | | BATHTUBS OR SHOWERS | DRINKING FOUNTAINS | SERVICE SINKS |
|---|---|---|---|---|---|---|---|---|
| | MALE | FEMALE | MALE | MALE | FEMALE | | | |
| PROVIDED: | 5 | 9 | 5 | 5 | 5 | 15 | 4 | 2 |

NOTES:
1. FIXTURES IN ALL-GENDER/GENDER NEUTRAL AND SINGLE-OCCUPANCY TOILET ROOMS ARE ASSIGNED EQUALLY TO MEN AND WOMEN.
2. FIXTURES IN THE SINGLE-OCCUPANCY OFFICE RESTROOM ARE EXCLUDED FROM THE COUNT, FOR THE PURPOSES OF THE CODE ANALYSIS.




1 FLOOR PLAN - BUILDING AREA
1/16" = 1'-0"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PROJECT:

**ALAMEDA AQUATIC CENTER**

**JEAN SWEENEY OPEN SPACE PARK**
**1100 ATLANTIC AVENUE**
**ALAMEDA, CA 94501**

PROJECT NUMBER:
**202407**

CLIENT:
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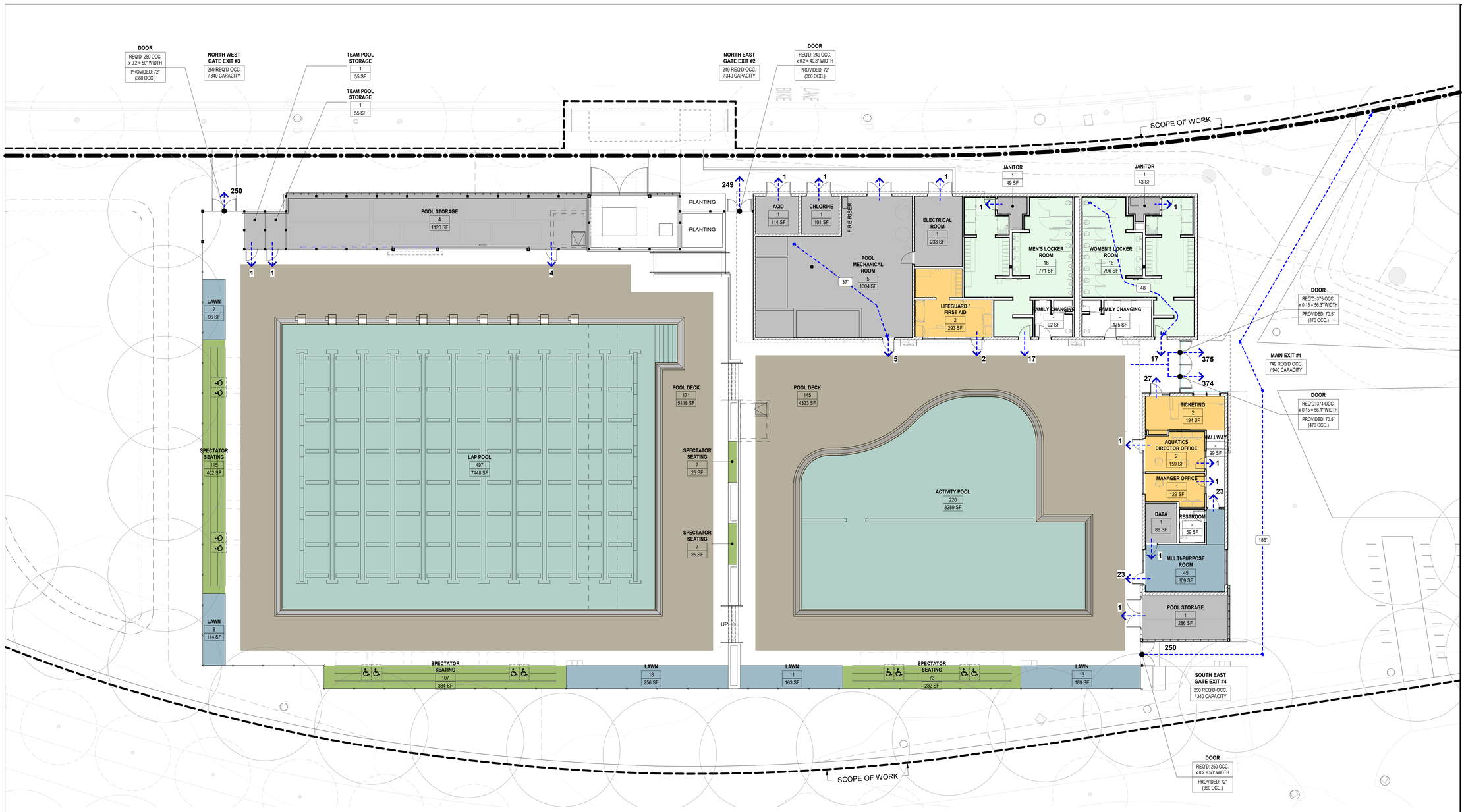
**CODE ANALYSIS & PLUMBING FIXTURE CALCULATIONS**

SHEET NUMBER:
**A002**




1 EGRESS PLAN
3/32" = 1'-0"

0" 5' 11' 21'
SCALE: 3/32" = 1' - 0"
PLAN NORTH

## EGRESS LEGEND

- ACCESSORY MECHANICAL AND STORAGE AREAS
- ASSEMBLY USE - FIXED SEATING
- ASSEMBLY USE - UNCONCENTRATED
- BUSINESS USE - CONCENTRATED
- BUSINESS USE - GENERAL
- POOL DECKS
- SWIMMING POOLS
- UNOCCUPIED

NAME / 100 / 3500 SF — AREA NAME OR NUMBER (SEE EGRESS SCHEDULE); OCCUPANT LOAD; AREA (SF) (OPTIONAL)

EXIT # / 200 REQ'D OCC. / 240 CAPACITY — EXIT NUMBER (OPTIONAL); ACTUAL NUMBER OF OCCUPANT FLOW; PROVIDED EXIT CAPACITY

DOOR / REQ'D: 200 OCC. x 0.2 = 40.5" WIDTH / PROVIDED: 44.5" (220 OCC.) — DOOR REQUIRED EGRESS WIDTH CALCULATION; DOOR WIDTH (CLEARANCE WHEN IN OPEN POSITION PER CBC 1005.7.1)

STAIR # / REQ'D: 200 OCC. x 0.3 = 60" WIDTH / PROVIDED: 66" (220 OCC.) — STAIR REQUIRED EGRESS WIDTH CALCULATION; STAIR WIDTH

10 — # OCCUPANTS AT EGRESS COMPONENT

EGRESS ROUTE

ACCESSIBLE PATH OF TRAVEL (MAXIMUM EXIT ACCESS TRAVEL)

100' — TRAVEL DISTANCE

15' - 0" — DISTANCE BETWEEN EXITS OR BUILDING DIAGONAL DISTANCE

PH — PANIC HARDWARE

## EGRESS COMPLIANCE

**COMMON PATH OF EGRESS TRAVEL LIMIT (SPACES WITH 1 EXIT):**
- A OCCUPANCIES = 75'
- B & S OCCUPANCIES = 100'
- A & B OCCUPANCIES ARE PERMITTED UP TO 49 OCCUPANTS
- S OCCUPANCIES ARE PERMITTED UP TO 29 OCCUPANTS

**EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2):**
- A & S OCCUPANCIES = 250', FULLY-SPRINKLERED
- B OCCUPANCY = 300', FULLY-SPRINKLERED

**EGRESS WIDTH CALCULATION:**
- EGRESS COMPONENT OTHER THAN STAIR: OCCUPANT LOAD X 0.20 = REQUIRED WIDTH (INCHES)
- EGRESS COMPONENT OTHER THAN STAIR, **FULLY SPRINKLERED W/ VOICE ALARM COMMUNICATION SYSTEM**: OCCUPANT LOAD X 0.15 = REQUIRED EXIT WIDTH (INCHES)
- EXIT STAIRS: OCCUPANT LOAD X 0.30 = REQUIRED EXIT WIDTH (INCHES)
- EXIT STAIRS, **FULLY SPRINKLERED W/ VOICE ALARM COMMUNICATION SYSTEM**: OCCUPANT LOAD X 0.20 = REQUIRED EXIT WIDTH (INCHES)
- PER CBC 1009.74 STAIRS SERVING AN AREA OF ASSISTED RESCUE SHALL PROVIDE MINIMUM 48" CLEAR BETWEEN HANDRAILS.

**NOTE**: OCCUPANT LOAD FACTORS ARE CALCULATED USING EXCEPTIONS UNDER 1005.3.1 (STAIRS) & 1005.3.2 (OTHER EGRESS COMPONENTS) **FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM.**

## EGRESS SCHEDULE

| ROOM # | ROOM NAME | OCC. CLASS | AREA | OLF* | | OCC. LOAD | # EXITS |
|---|---|---|---|---|---|---|---|
| POOL DECK EGRESS | | | | | | | |
| 101 | HALLWAY | | 99 SF | 0 | N/A | | |
| 102 | TICKETING | B | 194 SF | 150 | GSF | 2 | 1 |
| 103 | DATA | S-2 | 88 SF | 300 | GSF | 1 | 1 |
| 104 | RESTROOM | B | 59 SF | 0 | N/A | | |
| 108 | MANAGER OFFICE | B | 129 SF | 150 | GSF | 1 | 1 |
| 109 | AQUATICS DIRECTOR OFFICE | B | 159 SF | 150 | GSF | 2 | 1 |
| 110 | MULTI-PURPOSE ROOM | A-3 | 309 SF | 7 | NSF | 45 | 1 |
| 201 | WOMEN'S LOCKER ROOM | B | 796 SF | 50 | GSF | 16 | 1 |
| 202 | JANITOR | S-2 | 43 SF | 300 | GSF | 1 | 1 |
| 203 | FAMILY CHANGING | B | 175 SF | 0 | N/A | | |
| 204 | FAMILY CHANGING | B | 92 SF | 0 | N/A | | |
| 205 | MEN'S LOCKER ROOM | B | 771 SF | 50 | GSF | 16 | 1 |
| 206 | JANITOR | S-2 | 49 SF | 300 | GSF | 1 | 1 |
| 207 | LIFEGUARD / FIRST AID | B | 293 SF | 150 | GSF | 2 | 1 |
| 209 | POOL MECHANICAL ROOM | S-2 | 1,304 SF | 300 | GSF | 5 | 1 |
| P02 | POOL STORAGE | S-2 | 286 SF | 300 | GSF | 1 | 1 |
| P03A | POOL STORAGE | S-2 | 1,120 SF | 300 | GSF | 4 | 1 |
| P03B | TEAM POOL STORAGE | S-2 | 55 SF | 300 | GSF | 1 | 1 |
| P03C | TEAM POOL STORAGE | S-2 | 55 SF | 300 | GSF | 1 | 1 |
| P04 | SPECTATOR SEATING | A-5 | 282 SF | | FIXED | 73 | 2 |
| P05 | SPECTATOR SEATING | A-5 | 25 SF | | FIXED | 7 | 1 |
| P06 | SPECTATOR SEATING | A-5 | 25 SF | | FIXED | 7 | 1 |
| P07 | SPECTATOR SEATING | A-5 | 384 SF | | FIXED | 107 | 2 |
| P08 | SPECTATOR SEATING | A-5 | 402 SF | | FIXED | 115 | 2 |
| P09 | LAWN | A-5 | 189 SF | 15 | NSF | 13 | 1 |
| P10 | LAWN | A-5 | 163 SF | 15 | NSF | 11 | 1 |
| P11 | LAWN | A-5 | 256 SF | 15 | NSF | 18 | 1 |
| P12 | LAWN | A-5 | 114 SF | 15 | NSF | 8 | 1 |
| P13 | LAWN | A-5 | 96 SF | 15 | NSF | 7 | 1 |
| P14 | ACTIVITY POOL | A-5 | 3,289 SF | 15 | GSF | 220 | 2 |
| P15 | LAP POOL | A-5 | 7,448 SF | 15 | GSF | 497 | 2 |
| P16 | POOL DECK | A-5 | 4,323 SF | 30 | GSF | 145 | 2 |
| P17 | POOL DECK | A-5 | 5,118 SF | 30 | GSF | 171 | 2 |
| POOL DECK EGRESS | | | 28,191 SF | | | 1498 | 4** |
| BUILDING ONLY EGRESS | | | | | | | |
| 208 | ELECTRICAL ROOM | S-2 | 233 SF | 300 | GSF | 1 | 1 |
| 210 | CHLORINE | S-1 | 101 SF | 300 | GSF | 1 | 1 |
| 211 | ACID | S-1 | 114 SF | 300 | GSF | 1 | 1 |
| BUILDING ONLY EGRESS | | | 448 SF | | | 3 | |

*OLF = OCCUPANT LOAD FACTOR PER CBC TABLE 1004.5

****POOL & POOL DECK OCCUPANT LOAD**:
>1000 OCCUPANTS EXIT THROUGH THE POOL DECK ENCLOSURE
THEREFORE **4 EXITS** ARE REQUIRED FROM THIS AREA.

| | | |
|---|---|---|
| MAIN EXIT #1 | 1/2 OF OCCUPANTS: | 1496 / 2 = 749 |
| NORTH EAST GATE EXIT #2 | 1/6 OF OCCUPANTS: | 1496 / 6 = 249 |
| NORTH WEST GATE EXIT #3 | 1/6 OF OCCUPANTS: | 1496 / 6 = 250 |
| SOUTH EAST GATE EXIT #4 | 1/6 OF OCCUPANTS: | 1496 / 6 = 250 |

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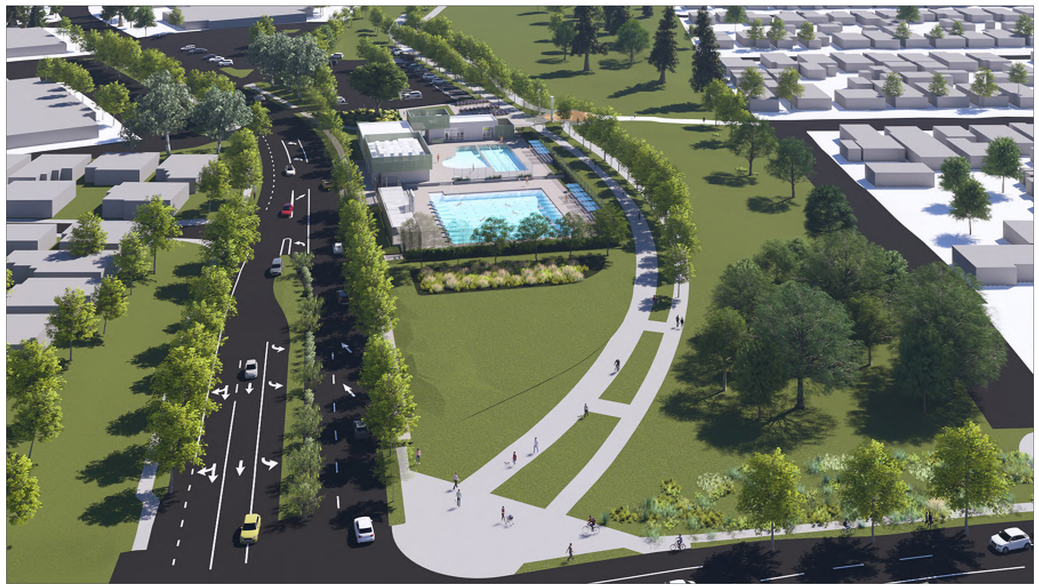
**EGRESS DIAGRAM**

SHEET NUMBER:
**A003**

SOUTHEAST AERIAL FROM JEAN SWEENEY OPEN SPACE PARK

NORTHEAST AERIAL FROM ATLANTIC AVE.



NORTHWEST AERIAL FROM INTERSECTION OF ATLANTIC AVE. & WILMA CHAN WAY

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**RENDERINGS**

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**A030**


ENTRY VIEW FROM CROSS ALAMEDA TRAIL


ENTRY VIEW FROM ATLANTIC AVE. NEAR OAK TREE

COMPETITION POOL VIEW

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**A031**

BLACK

VINYL COATED
CHAIN LINK FENCE

BLACK

WINDSCREEN MESH

SILVER

ANODIZED ALUMINUM
DOOR & WINDOW FRAMES

MORIN C37 IN PATINA GREEN

PERFORATED CORRUGATED METAL PANEL

BASALITE

CMU BLOCK


ENTRY VIEW FROM CROSS ALAMEDA TRAIL

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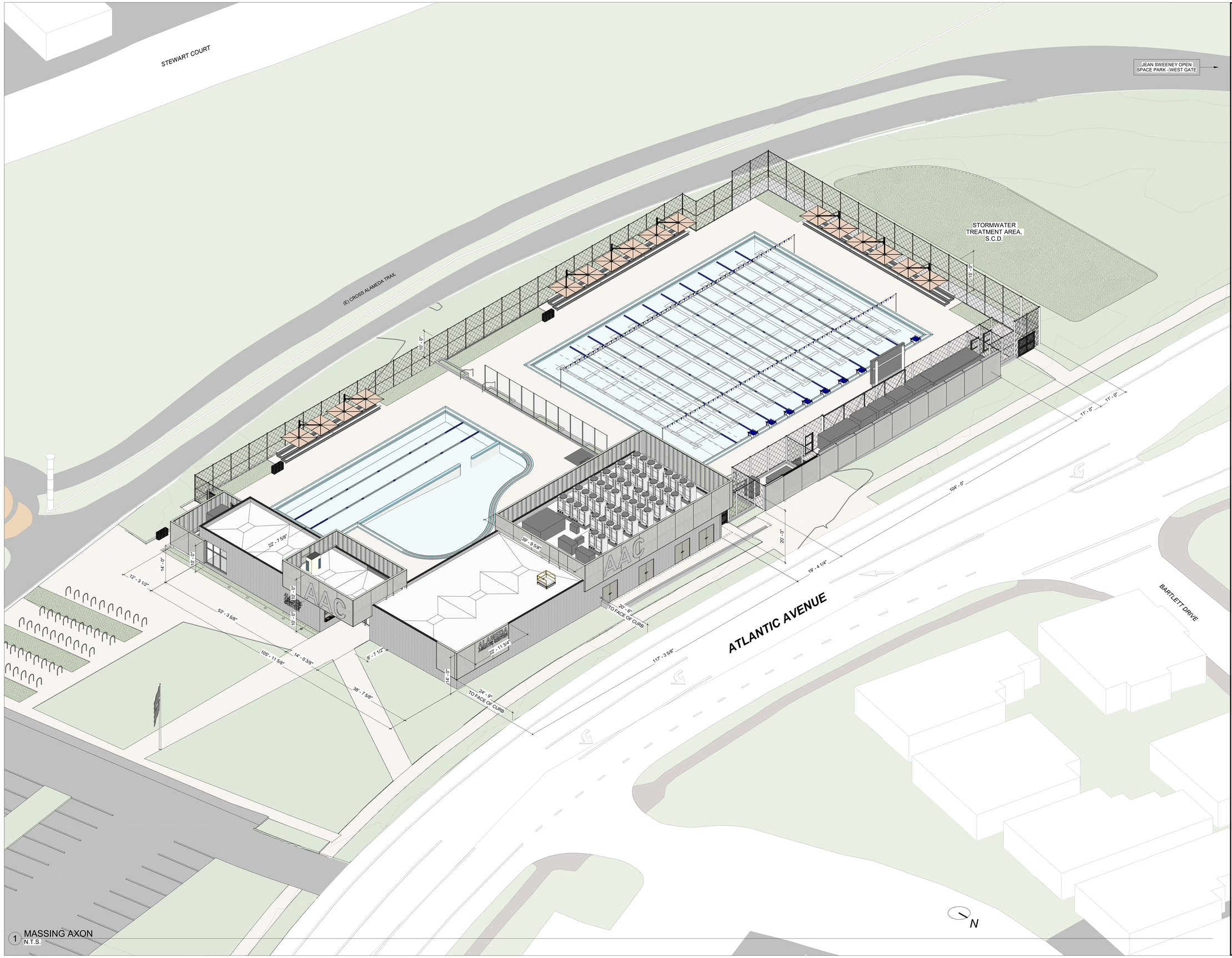


1 MASSING AXON
N.T.S.

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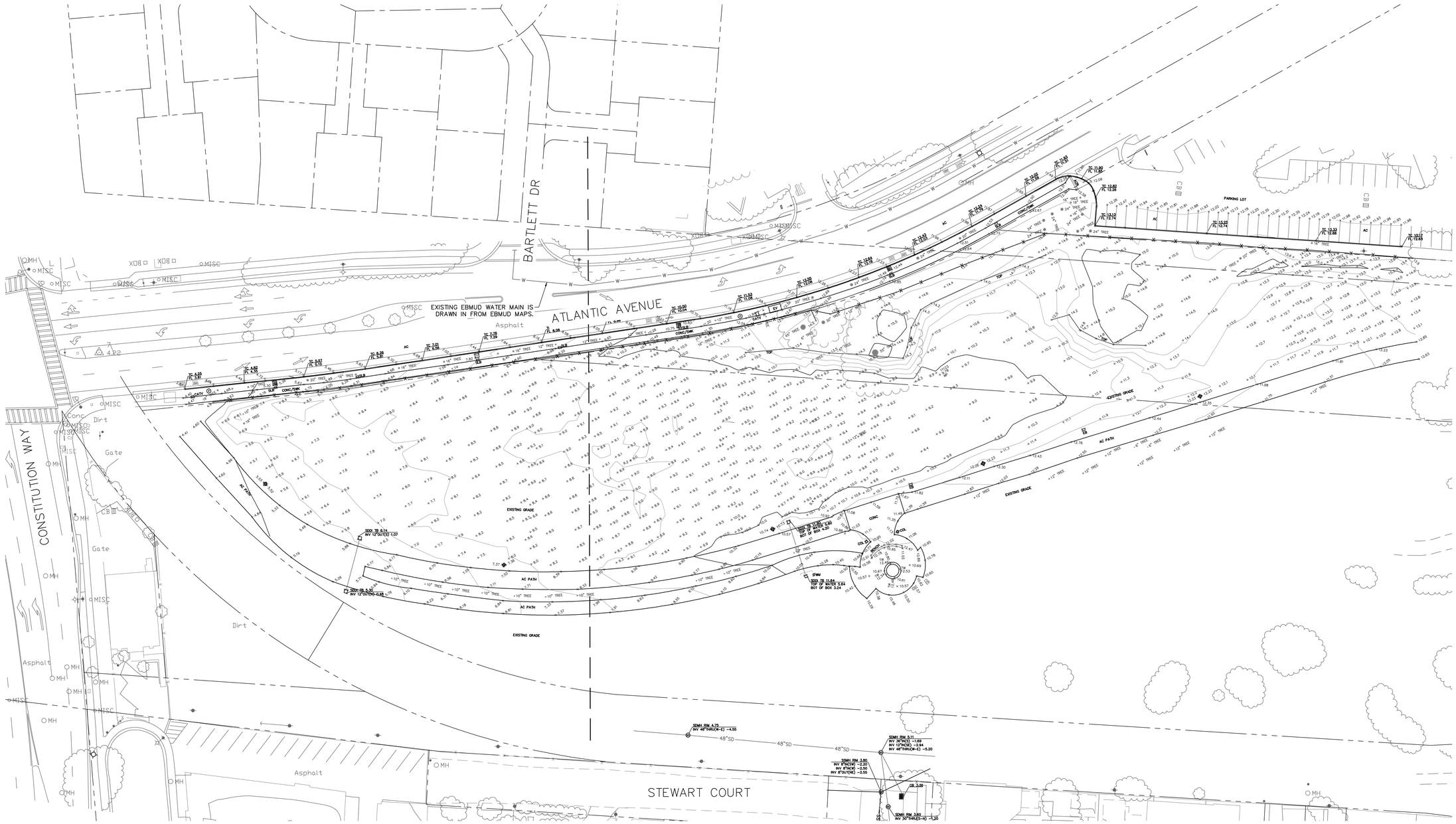


## ANNOTATION AND LEGEND

| | | |
|---|---|---|
| AC | = | ASPHALT CONCRETE |
| ACR | = | ACCESS RAMP |
| CATV | = | CABLE TELEVISION BOX |
| COL | = | COLUMN |
| CONC | = | CONCRETE |
| EB | = | ELECTRIC BOX |
| EV | = | ELECTRIC VAULT |
| FL | = | FLOWLINE |
| INV | = | INVERT |
| LG | = | LIP OF GUTTER |
| SDDI | = | STORM DRAIN DROP INLET |
| SDMH | = | STORM DRAIN MANHOLE |
| SLB | = | STREET LIGHT BOX |
| SSMH | = | SANITARY SEWER MANHOLE |
| SWK | = | SIDEWALK |
| TB | = | TOP OF BOX |
| TC | = | TOP OF CURB |
| UB | = | UTILITY BOX |
| WM | = | WATER METER |
| W-T | = | TOP OF WALL |
| | = | GAS VALVE |
| | = | SANITARY SEWER MANHOLE |
| | = | SIGN |
| | = | SITE LIGHT |
| | = | STORM DRAIN MANHOLE |
| | = | STREET LIGHT |
| | = | TELEPHONE MANHOLE |
| | = | MONITORING WELL |

## TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

FIELD SURVEY DATE: 09/04/2024

## BASIS OF BEARINGS

THE COORDINATES SHOWN HEREON ARE BASED ON THE COORDINATE SYSTEM OF 1983, CCS3, ZONE 3, USING LEICA RTK NETWORK SMARTNET.

## BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE VERTICAL DATUM OF 1988 AND WERE ESTABLISHED USING LEICA RTK NETWORK SMARTNET.

N

30 0 30 60
scale 1" = 30' feet


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PROJECT:

**ALAMEDA AQUATIC CENTER**

**JEAN SWEENEY OPEN SPACE PARK**
**1100 ATLANTIC AVENUE**
**ALAMEDA, CA 94501**

PROJECT NUMBER:
**202403**

CLIENT:
**CITY OF ALAMEDA**
**2226 SANTA CLARA AVENUE**
**ALAMEDA, CA 94501**

PROJECT TEAM:

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**CIVIL ENGINEER:**
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**LANDSCAPE ARCHITECT:**
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**STRUCTURAL ENGINEER:**
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**MEP / FIRE PROTECTION:**
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**AQUATICS:**
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REVISION:

| NUMBER | DATE | DESCRIPTION |
|---|---|---|
| | | |

KEY PLAN:

ISSUE:
**PLANNING RESUBMITTAL**

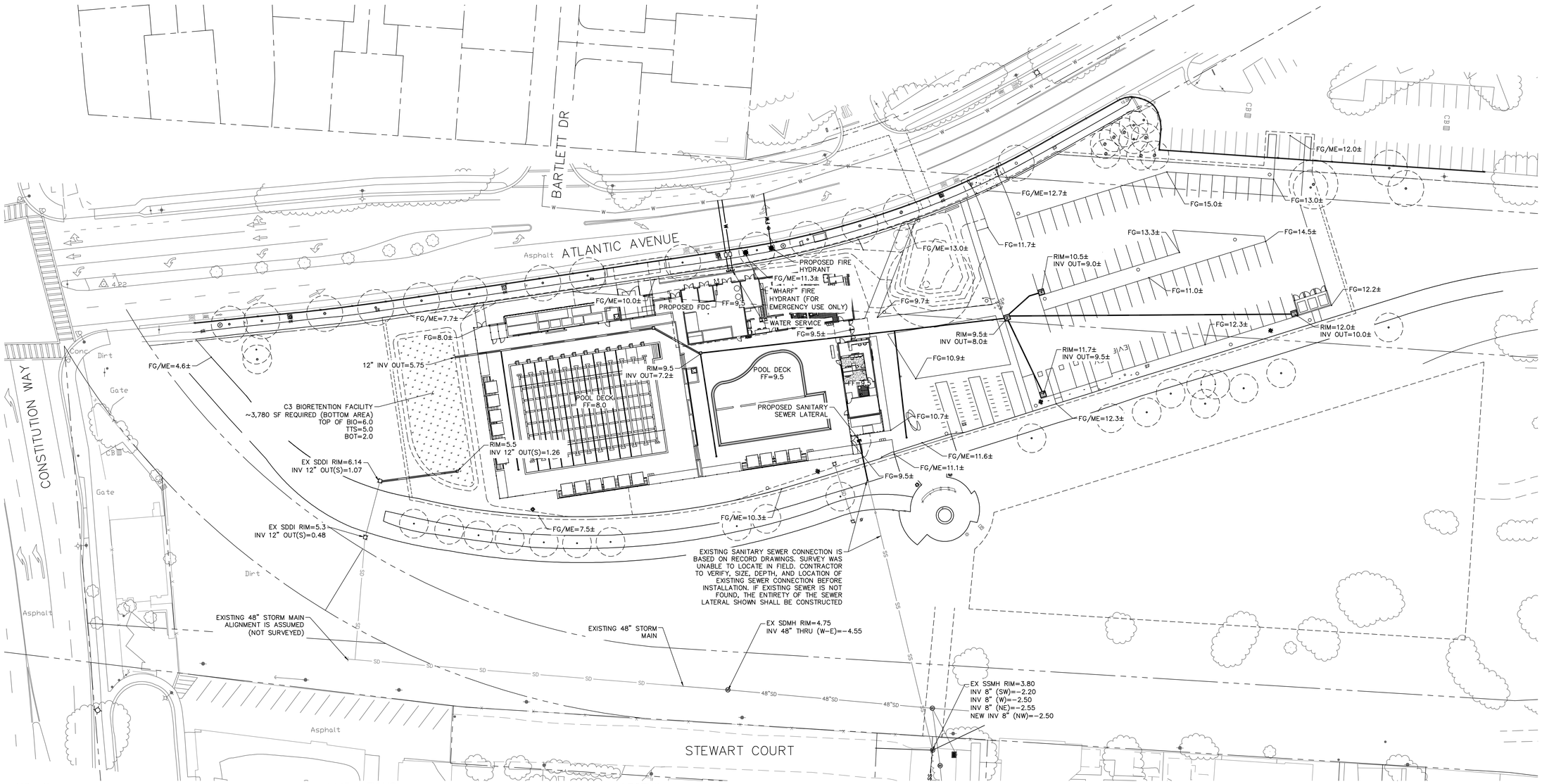
DATE:
**FEBRUARY 14, 2025**

STAMP:

**NOT FOR CONSTRUCTION**

SHEET TITLE:
EXISTING CONDITIONS

SHEET NUMBER:
C1.0




## NOTES:

1. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR COMMENCEMENT OF WORK.
2. ALL EXISTING UTILITY VAULTS AND BOXES TO BE PROTECTED SHALL BE ADJUSTED TO FINISHED GRADE.
3. CONTRACTOR TO CONTACT USA AT (800) 247-2600 AT LEAST 48 HOURS PRIOR TO ANY UTILITY REMOVAL OR EXCAVATION.
4. NON-WET UTILITIES AND UTILITIES SHOWN WITHIN THE BUILDING ON THIS PLAN AND FOR COORDINATION ONLY. CONTRACTOR TO REFER TO APPROPRIATE DISCIPLINES FOR THEIR RESPECTIVE UTILITY DESIGN.
5. ALL BUILDING DOWNSPOUTS MUST BE PIPED TO THE STORM DRAIN BUILDING LATERAL AND PIPED TO TREATMENT AREAS.
6. ALL WATER LATERALS SHALL BE LEVEL. IF A LOCAL HIGH POINT OCCURS, CONTRACTOR SHALL INSTALL BLOW OFF VALVE.
7. ALL WORK SHALL CONFORM TO CURRENT CITY STANDARD PLANS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED AND APPROVED.
8. ALL MATERIAL SHALL COMPLY WITH LATEST AVAILABLE CITY STANDARDS OR BETTER.

## ABBREVIATIONS:

| | |
|---|---|
| AC | ASPHALT CONCRETE |
| BOT | BOTTOM OF BIORETENTION/BOTTOM OF WALL |
| BW | BACK OF WALK |
| C3 | CONTRA COSTA COUNTY CLEAN WATER PROGRAM |
| EX | EXISTING |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FL | FLOWLINE |
| HP | HIGH POINT |
| INV | INVERT |
| LG | LIP OF GUTTER |
| LF | LINEAR FEET |
| ME | MATCH EXISTING |
| RIM | RIM ELEVATION |
| SD | STORM DRAIN |
| SDCB | STORM DRAIN CATCH BASIN |
| SDDI | STORM DRAIN INLET |
| SLP | SEE LANDSCAPE PLAN |
| SSWR | SANITARY SEWER |
| TC | TOP OF CURB |
| TD | TRENCH DRAIN |
| TOP | TOP OF BIORETENTION |
| TTS | TOP OF TREATMENT SOIL |
| TW | TOP OF WALL |

## LEGEND:

- PROPERTY LINE
- LIMIT OF WORK LINE
- SD — EXISTING STORM LINE
- NEW STORM LINE
- SS — EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- PROPOSED WATER METER
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- CATCH BASIN
- FG=XX.XX — SPOT ELEVATION
- AREA/PLAZA DRAIN
- SANITARY CLEANOUT

N

scale 30 0 30 60 feet
1" = 30'

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PROJECT:

**ALAMEDA AQUATIC CENTER**

**JEAN SWEENEY OPEN SPACE PARK**
**1100 ATLANTIC AVENUE**
**ALAMEDA, CA 94501**

PROJECT NUMBER:
**202403**

CLIENT:
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**2226 SANTA CLARA AVENUE**
**ALAMEDA, CA 94501**

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| | | |

KEY PLAN:

ISSUE:
**PLANNING RESUBMITTAL**

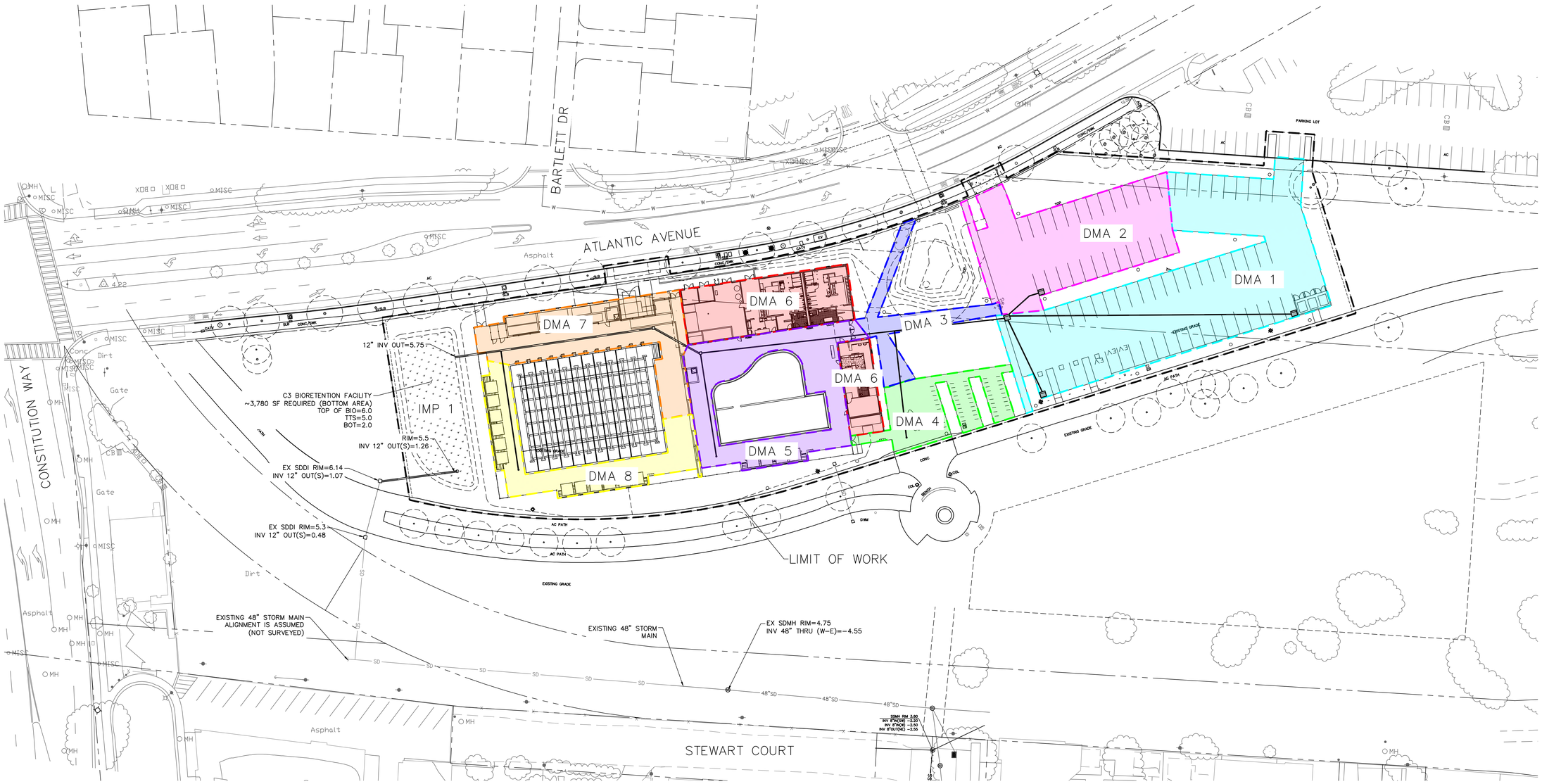
DATE:
**FEBRUARY 14, 2025**

STAMP:

**NOT FOR CONSTRUCTION**

SHEET TITLE:
GRADING AND UTILITY PLAN

SHEET NUMBER:
C2.0



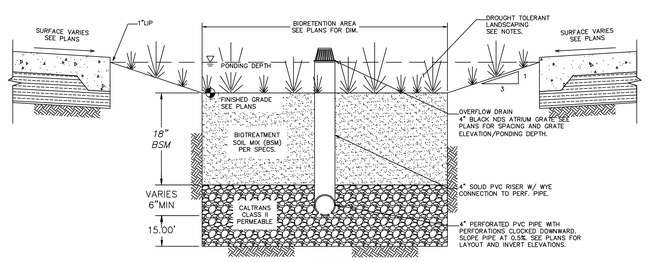

| IMPERVIOUS AREAS TABLE | | | | |
|---|---|---|---|---|
| DMA | IMPERVIOUS AREA (SF) | *TREATMENT REQUIRED (SF) | DRAINS TO DMA | TREATMENT PROVIDED (SF) |
| DMA 1 | 16,835 | 1,180 | IMP-1 | 1,180 |
| DMA 2 | 8,530 | 600 | IMP-1 | 600 |
| DMA 3 | 2,160 | 155 | IMP-1 | 155 |
| DMA 4 | 3,250 | 230 | IMP-1 | 230 |
| DMA 5 | 5,935 | 415 | IMP-1 | 415 |
| DMA 6 (ROOF AREA) | 6,105 | 430 | IMP-1 | 430 |
| DMA 7 | 5,750 | 405 | IMP-1 | 405 |
| DMA 8 | 4,290 | 300 | IMP-1 | 300 |
| TOTAL | 52,855 | 3,715 | IMP-1 | 3,780 |

## GENERAL NOTES:

1. ALL ELEVATIONS SHOWN ARE SCHEMATIC AND BASED ON EXISTING GRADE INFORMATION.
2. ALL PROPOSED UTILITY ALIGNMENTS ARE SCHEMATIC.

## STORMWATER MANAGMENT NOTES:

1. PER C3 STORMWATER MANAGEMENT MANUAL, THE POOL AREAS DRAINING/OVERFLOWING TO SANITARY SEWER ARE NOT CONSIDERED IMPERVIOUS AREAS.
2. *TREATMENT REQUIRED IS BASED ON C3 SIMIPLIFIED SIZING METHODOLOGY FOR TREATMENT AND HYDROMODIFICATION. THIS IS EQUIVALENT TO 7% OF THE PROPOSED IMPERVIOUS AREA FOR EACH RESPECTIVE DMA.




1/X BIORETENTION AREA WITH UNDERDRAIN

ADDITIONAL NOTES:

1. SEE PROJECT SPECIFICATIONS FOR BIOTREATMENT SOIL MIX.
2. SEE LANDSCAPE PLANTING PLAN FOR TREE LOCATIONS AND OTHER PLANT SPECIES IN BIORETENTION AREA.
3. BASE OF TRENCH SHALL SLOPE AT 0.5% TO PARALLEL UNDERDRAIN.
4. TO AVOID CLOGGING, FILTER FABRIC SHOULD NOT BE USED IN OR AROUND THE UNDERDRAIN OR BETWEEN THE BSM AND CLASS II PERM.
5. MINIMIZE COMPACTION OF EXISTING SOILS IN BIORETENTION AREAS.

N

30 0 30 60
scale 1" = 30' feet

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PROJECT NUMBER:
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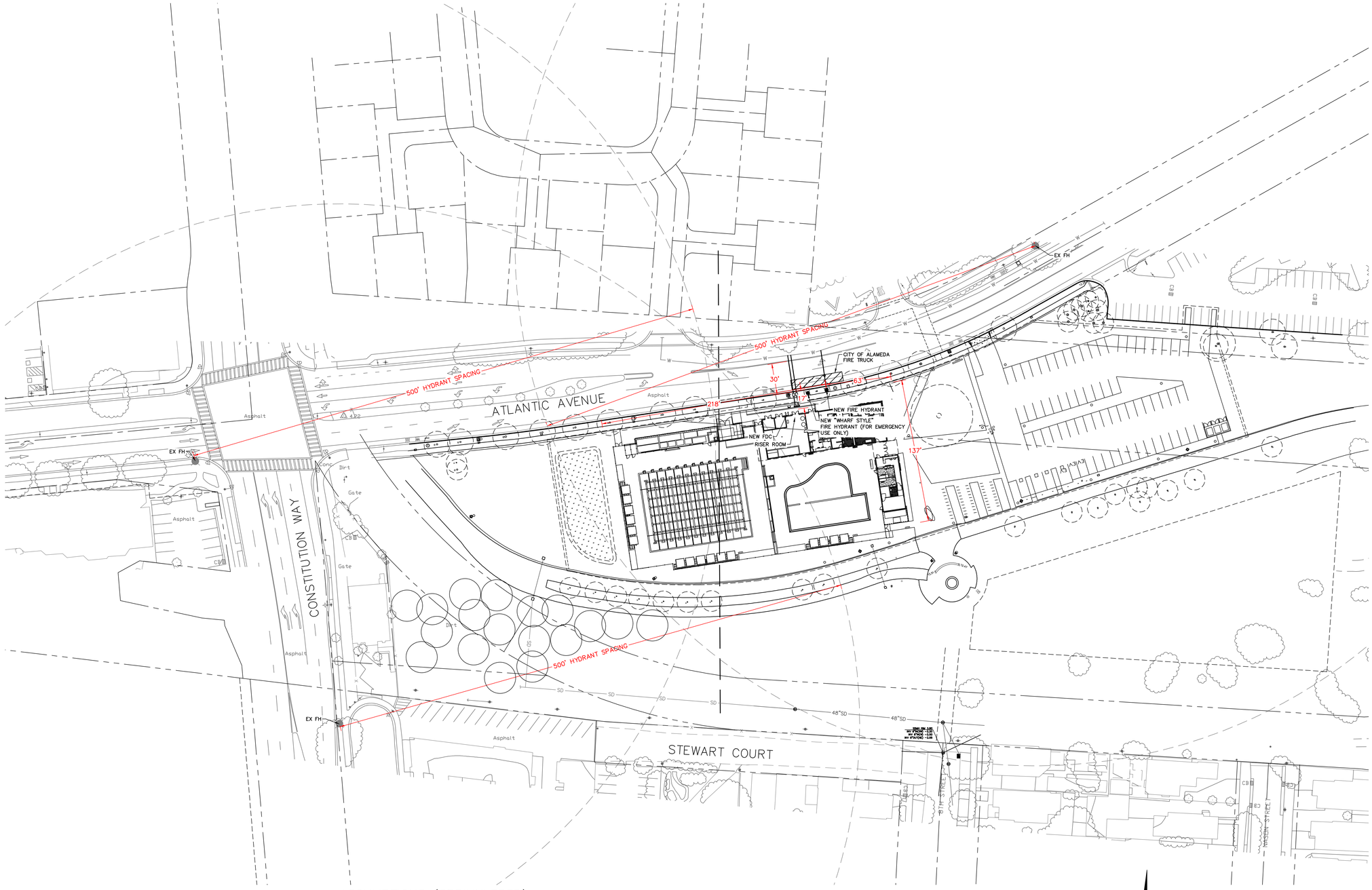
SHEET TITLE:
STORMWATER MANAGEMENT PLAN

SHEET NUMBER:
C3.0




## LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION

## ASSUMPTIONS (SPRINKLERED)

TOTAL BUILDING AREA: 9,408 SF

FROM CALIFORNIA FIRE CODE APPENDIX B, TABLE B105.1(2): *REQUIRED FIRE FLOW=687.5 GPM
*FROM CALIFORNIA FIRE CODE APPENDIX B, TABLE B105.2: WHEN SPRINKLERED, REQUIRED FIRE FLOW CAN BE REDUCED TO 25% OF THE VALUE IN TABLE B105.1(2).

FROM CALIFORNIA FIRE CODE APPENDIX C, TABLE C102.1: **375' MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT.

**A 50% SPACIING INCREASE SHALL BE PERMITTED WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE CALIFORNIA FIRE CODE.

AVERAGE HYDRANT SPACING PER APPENDIX C, TABLE C102.1: 500' HYDRANT SPACING & MINIMUM NUMBER OF HYDRANTS = 1

N

40 0 40 80
scale 1" = 40' feet

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DATE:
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SHEET TITLE:
FIRE ACCESS PLAN

SHEET NUMBER:
C4.0


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PROJECT:

**ALAMEDA AQUATIC CENTER**

**JEAN SWEENEY**
**OPEN SPACE PARK**
**1100 ATLANTIC AVENUE**
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| | | |

KEY PLAN:

Scale
0 30 60

North

ISSUE:
**PLANNING RESUBMITTAL**

DATE:
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SHEET TITLE:
**EXISTING CONDITIONS**

SHEET NUMBER:
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PROJECT:

**ALAMEDA AQUATIC CENTER**

**JEAN SWEENEY OPEN SPACE PARK**
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KEY PLAN:

Scale
0 30 60

North

ISSUE:
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DATE:
**FEBRUARY 14, 2025**

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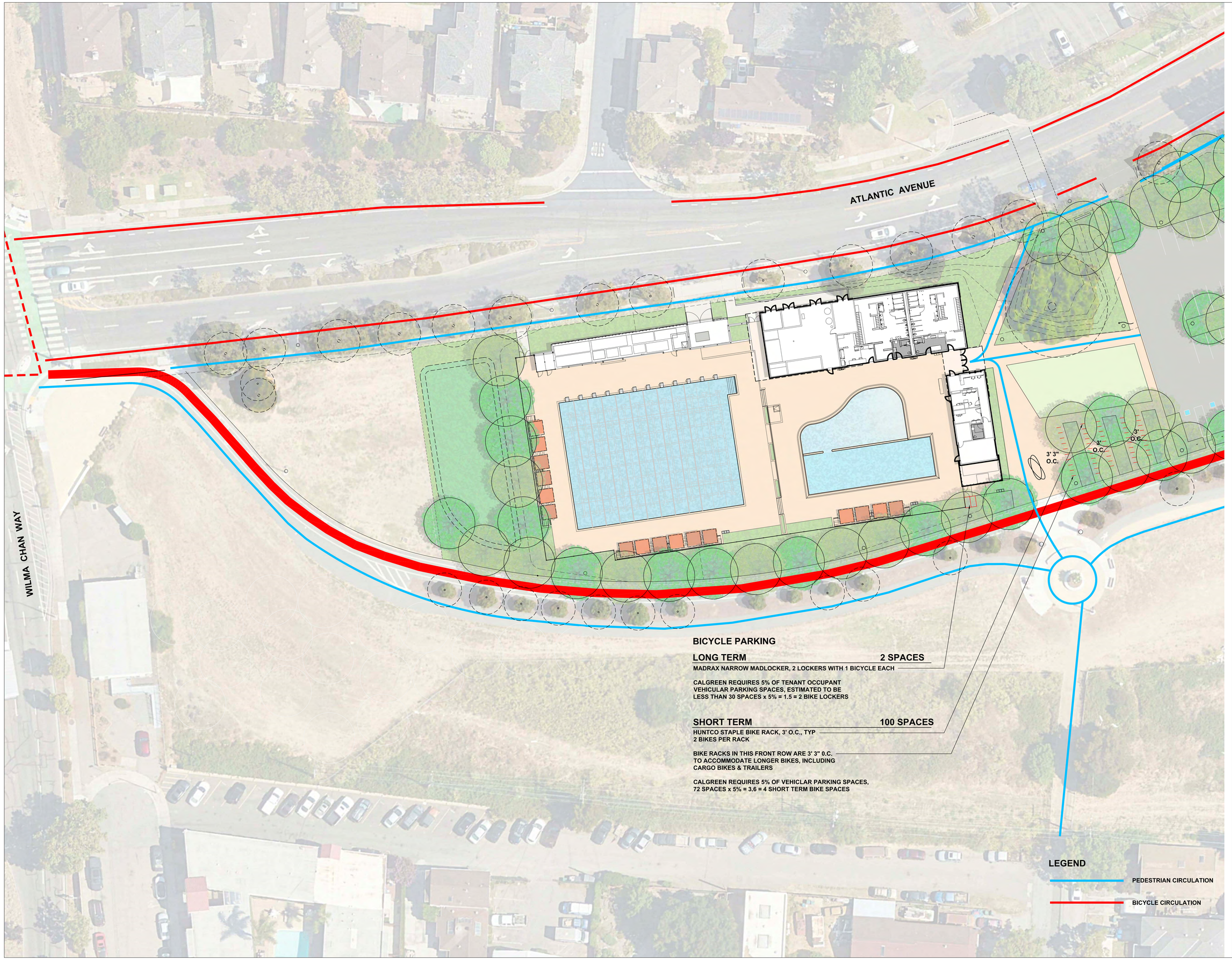
SHEET TITLE:
**LANDSCAPE SITE PLAN**

SHEET NUMBER:
**L1.0**




**BICYCLE PARKING**

**LONG TERM** — **2 SPACES**

MADRAX NARROW MADLOCKER, 2 LOCKERS WITH 1 BICYCLE EACH

CALGREEN REQUIRES 5% OF TENANT OCCUPANT VEHICULAR PARKING SPACES, ESTIMATED TO BE LESS THAN 30 SPACES x 5% = 1.5 = 2 BIKE LOCKERS

**SHORT TERM** — **100 SPACES**

HUNTCO STAPLE BIKE RACK, 3' O.C., TYP
2 BIKES PER RACK

BIKE RACKS IN THIS FRONT ROW ARE 3' 3" O.C. TO ACCOMMODATE LONGER BIKES, INCLUDING CARGO BIKES & TRAILERS

CALGREEN REQUIRES 5% OF VEHICLAR PARKING SPACES, 72 SPACES x 5% = 3.6 = 4 SHORT TERM BIKE SPACES

**LEGEND**

PEDESTRIAN CIRCULATION

BICYCLE CIRCULATION

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PROJECT:

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KEY PLAN:

Scale — North

0 20 40

ISSUE:
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**FEBRUARY 14, 2025**

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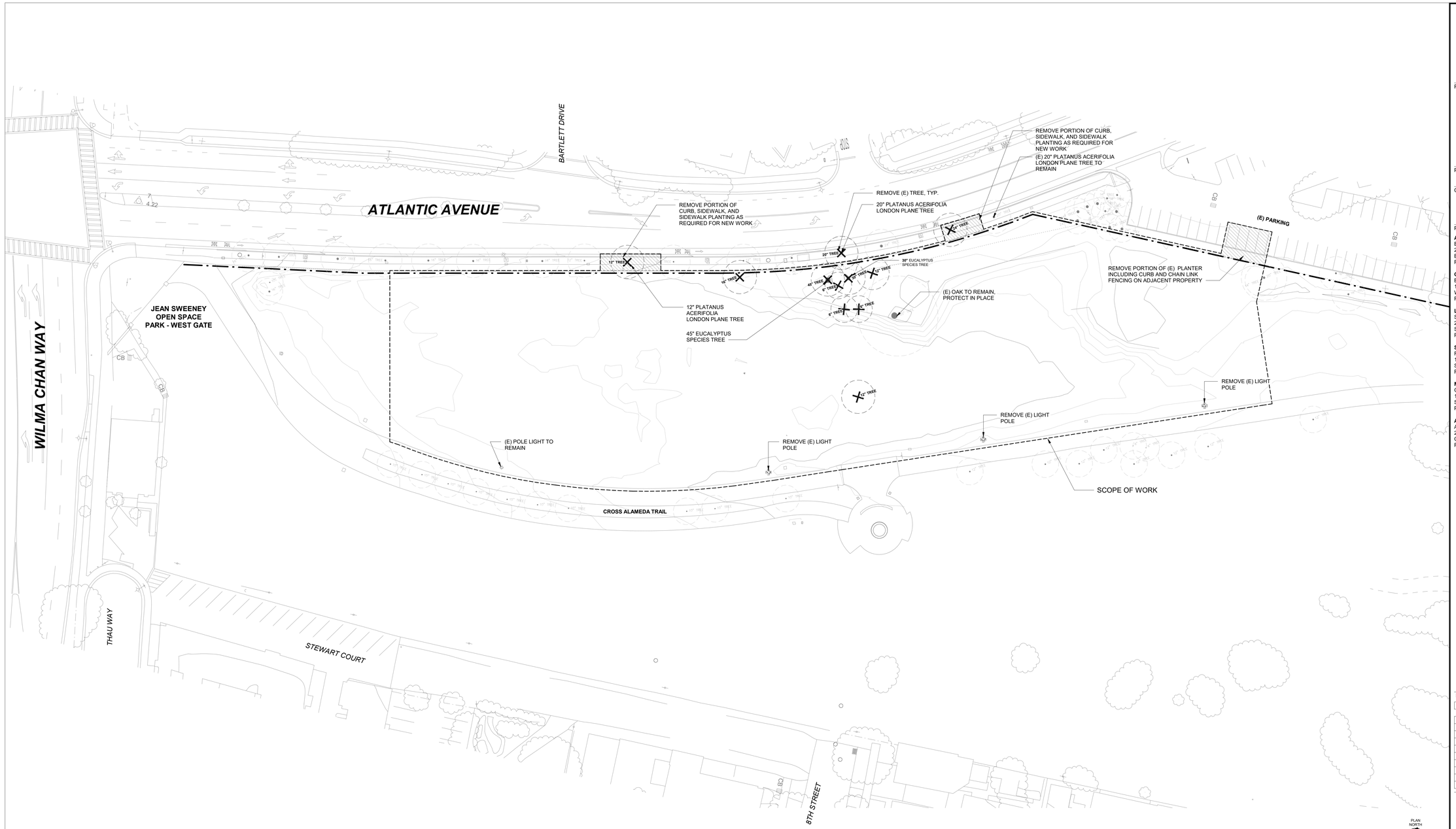
SHEET TITLE:
**PEDESTRIAN AND BICYCLE ACCESS PLAN**

SHEET NUMBER:
**L2.0**




1 SITE PLAN - DEMOLITION
1" = 30'-0"

## LEGEND

- AREA TO BE DEMOLISHED
- PROPERTY LINE
- (E) TREE TO REMAIN, S.L.D.
- (E) TREE TO BE REMOVED

## KEYNOTES

| # | DESCRIPTION |
|---|---|

## SHEET NOTES

1. SEE LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ADDITIONAL DEMOLITION MAY BE REQUIRED FOR UNDERGROUND UTILITY IMPROVEMENTS. REFER TO CIVIL DRAWINGS.

## GENERAL NOTES

1. ADDITIONAL GENERAL NOTES ARE PROVIDED ON SHEET A001.
2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
3. AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING AND AT ALL BUILDING OVERHANGS AND EXTENSIONS.
4. SLAB DIMENSIONS ARE MEASURED TO GRIDLINES. SEE SLAB PLAN.
5. ALL FLOOR DRAINS ARE TO BE CENTERED IN THEIR RESPECTIVE SPACES, U.O.N.
6. REFER TO SPECIFICATIONS AND APPENDIX FOR LIST OF MATERIAL FINISHES, COLORS, AND PAINTS.
7. ALL EXPOSED STRUCTURE, DUCTS, PIPES, AND DRIVERS TO BE PAINTED IN ALL SPACES, U.O.N.

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PROJECT:

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PROJECT NUMBER:
**202407**

CLIENT:
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ISSUE:
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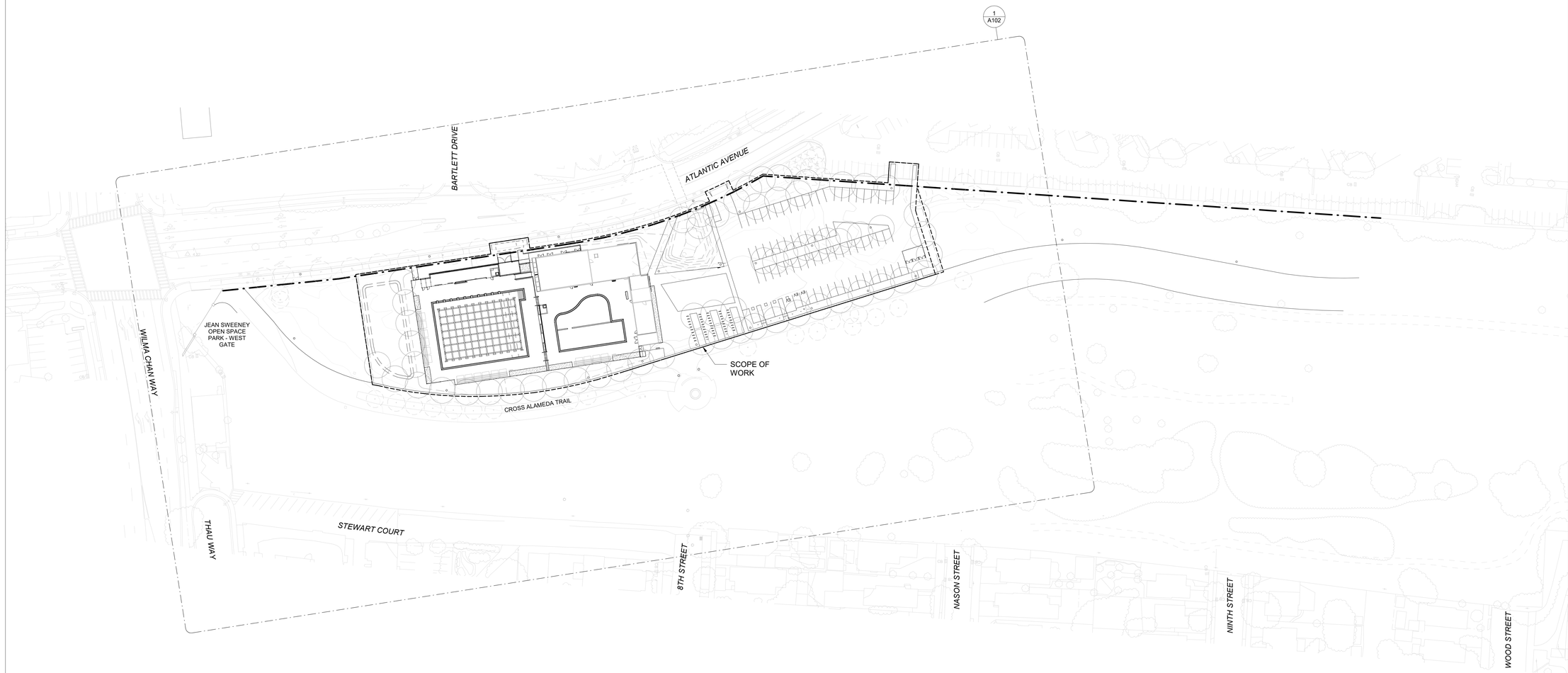
SHEET TITLE:
**SITE PLAN - DEMOLITION**

SHEET NUMBER:
**A100**




1 OVERALL SITE PLAN
1" = 50'-0"

## LEGEND

- SCOPE OF WORK
- PROPERTY LINE
- (E) TREE TO REMAIN, S.L.D.
- (N) TREE, S.L.D.

## KEYNOTES

| # | DESCRIPTION |
|---|---|

## SHEET NOTES

1. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND PHOTOMETRICS.

## GENERAL NOTES

1. ADDITIONAL GENERAL NOTES ARE PROVIDED ON SHEET A001.
2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
3. AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING AND AT ALL BUILDING OVERHANGS AND EXTENSIONS.
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urban design

PROJECT:

**ALAMEDA AQUATIC CENTER**

**JEAN SWEENEY OPEN SPACE PARK**
**1100 ATLANTIC AVENUE**
**ALAMEDA, CA 94501**

PROJECT NUMBER:
**202407**

CLIENT:
**CITY OF ALAMEDA**
**2226 SANTA CLARA AVENUE**
**ALAMEDA, CA 94501**

PROJECT TEAM:

**ARCHITECT:**
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

**CIVIL ENGINEER:**
BKF ENGINEERS
1646 N. California Blvd, Suite 400
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**LANDSCAPE ARCHITECT:**
SWA
2200 Bridgeway
Sausalito, CA 94965
P: 415.332.5100

**STRUCTURAL ENGINEER:**
FORELL/ELSESSER ENGINEERS, INC.
160 Pine Street, 6th Floor
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P: 415.837.0700

**MEP / FIRE PROTECTION:**
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P: 415.655.4000

**AQUATICS:**
AQUATICS DESIGN GROUP
2226 Faraday Avenue
Carlsbad, CA 92008
P: 760.438.8400

REVISION

| NUMBER | DATE | DESCRIPTION |
|---|---|---|
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ISSUE:
**PLANNING RESUBMITTAL**

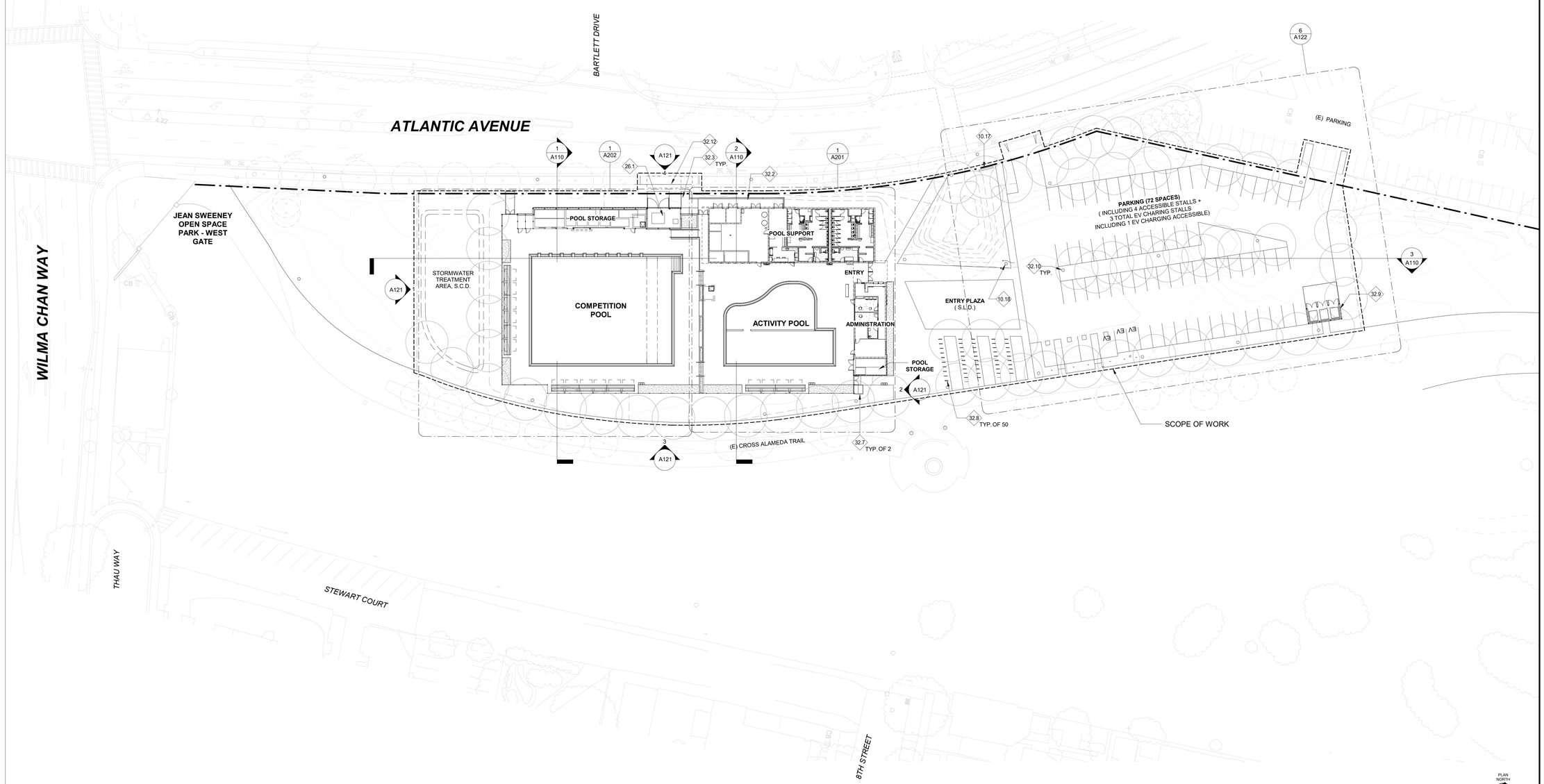
DATE:
**FEBRUARY 14, 2025**

STAMP:

**NOT FOR CONSTRUCTION**

SHEET TITLE:
**OVERALL SITE PLAN**

SHEET NUMBER:
**A101**




1 SITE PLAN
1" = 30'-0"

## LEGEND

- SCOPE OF WORK
- PROPERTY LINE
- (E) TREE TO REMAIN, S.L.D.
- (N) TREE, S.L.D.

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 10.17 | MONUMENT SIGN |
| 10.18 | FLAG POLE, S.L.D. |
| 26.1 | TRANSFORMER |
| 32.2 | CONCRETE RETAINING WALL |
| 32.3 | SITE PAVING, S.L.D. |
| 32.7 | BICYCLE LOCKERS, S.L.D. |
| 32.8 | BICYCLE RACKS, S.L.D. |
| 32.9 | TRASH ENCLOSURE - INTEGRAL COLOR GROUND FACE CONCRETE MASONRY UNIT WALLS (8' TALL) W/ GRAFFITI COATING O/ 6" CONC CURB AND 5" SOG W/ PAINTED MTL ROOF AND PAINTED HSS SUPPORT POSTS |
| 32.10 | SITE LIGHTING, S.E.D. |
| 32.12 | PAVING APRON WITH ROLLED CURB |

## SHEET NOTES

1. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND PHOTOMETRICS.

## GENERAL NOTES

1. ADDITIONAL GENERAL NOTES ARE PROVIDED ON SHEET A001.
2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
3. AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING AND AT ALL BUILDING OVERHANGS AND EXTENSIONS.
4. SLAB DIMENSIONS ARE MEASURED TO GRIDLINES. SEE SLAB PLAN.
5. ALL FLOOR DRAINS ARE TO BE CENTERED IN THEIR RESPECTIVE SPACES, U.O.N.
6. REFER TO SPECIFICATIONS AND APPENDIX FOR LIST OF MATERIAL FINISHES, COLORS, AND PAINTS.
7. ALL EXPOSED STRUCTURE, DUCTS, PIPES, AND DRIVERS TO BE PAINTED IN ALL SPACES, U.O.N.

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**LANDSCAPE ARCHITECT:**
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DATE:
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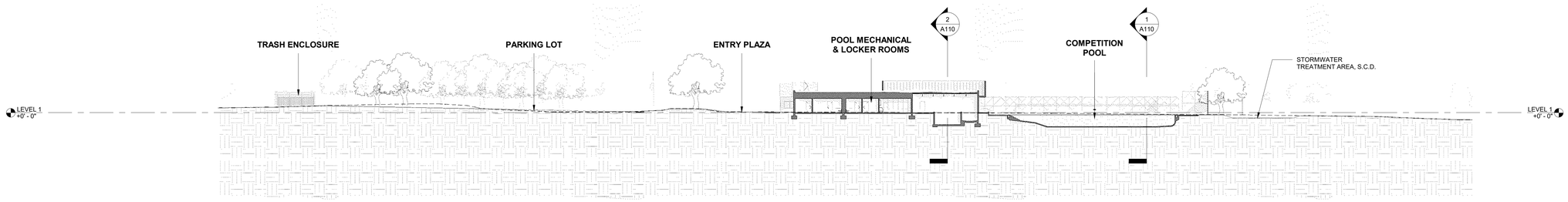
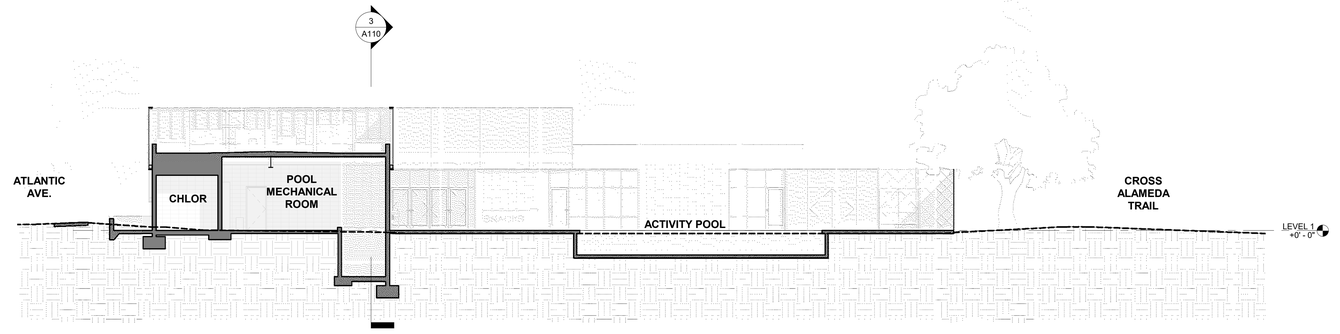
SHEET TITLE:
**SITE PLAN**

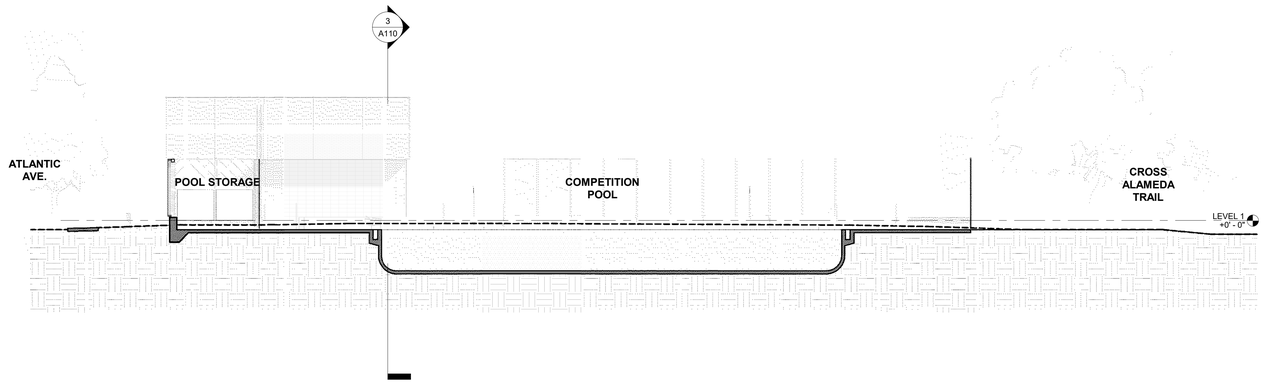
SHEET NUMBER:
**A102**




3 LONGITUDINAL SITE SECTION THROUGH EXISTING OAK TREE
1" = 30'-0"




2 TRANSVERSE SITE SECTION - THROUGH ACTIVITY POOL LOOKING SOUTH
1" = 10'-0"




1 TRANSVERSE SITE SECTION - THROUGH COMPETITION POOL LOOKING SOUTH
1" = 10'-0"

## LEGEND

LINE OF EXISTING GRADE

## KEYNOTES

| # | DESCRIPTION |
|---|---|

## SHEET NOTES

1. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND PHOTOMETRICS.

## GENERAL NOTES

1. ADDITIONAL GENERAL NOTES ARE PROVIDED ON SHEET A001.
2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
3. AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING AND AT ALL BUILDING OVERHANGS AND EXTENSIONS.
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5. ALL FLOOR DRAINS ARE TO BE CENTERED IN THEIR RESPECTIVE SPACES, U.O.N.
6. REFER TO SPECIFICATIONS AND APPENDIX FOR LIST OF MATERIAL FINISHES, COLORS, AND PAINTS.
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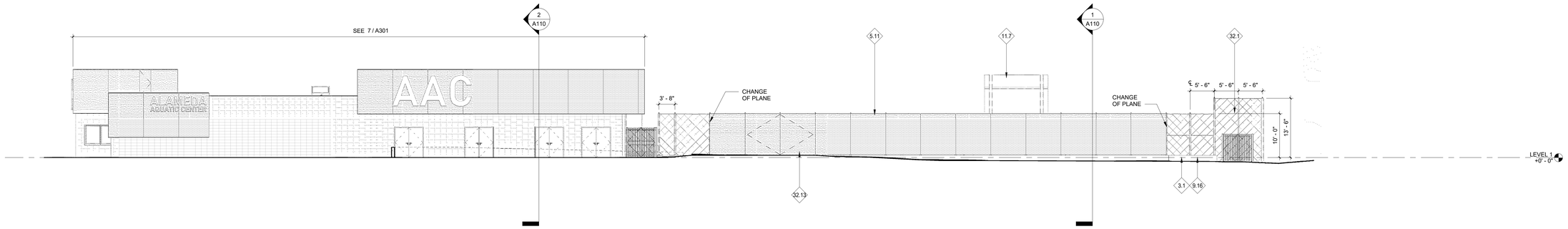
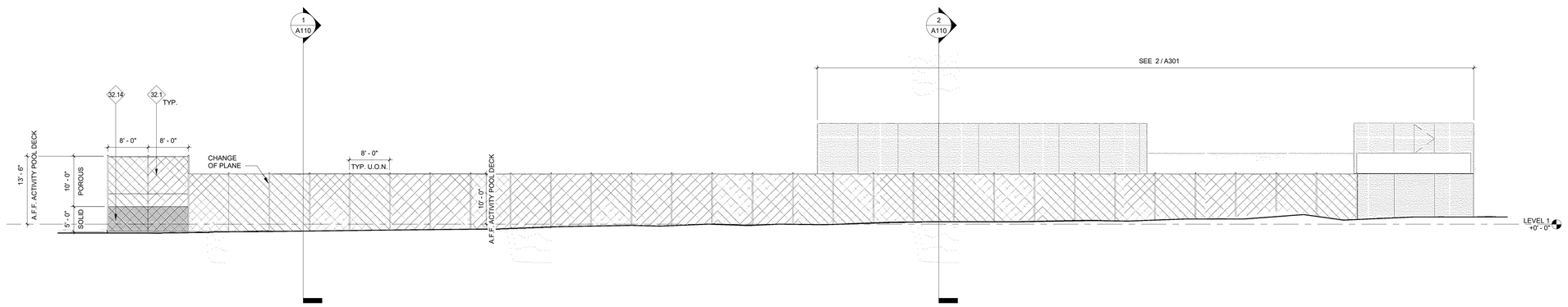
SHEET TITLE:
**SITE SECTIONS**

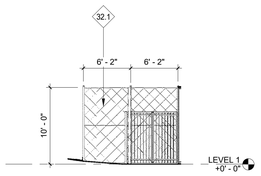
SHEET NUMBER:
**A110**



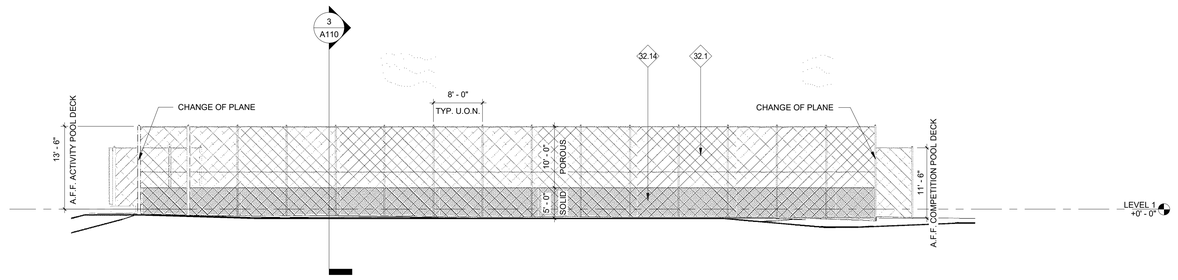

4 SITE - NORTH ELEVATION
1" = 10'-0"




3 SITE - SOUTH ELEVATION
1" = 10'-0"




2 SITE - EAST ELEVATION
1/8" = 1'-0"




1 SITE - WEST ELEVATION
1" = 10'-0"

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 3.1 | CAST-IN-PLACE CONCRETE, S.S.D. |
| 5.11 | PERFORATED CORRUGATED METAL PANEL OVER PAINTED HSS FRAME |
| 9.16 | ANTI-GRAFFITI COATING @ ALL EXPOSED CONCRETE SITE WALLS |
| 11.7 | LED SCOREBOARD (ADD. ALT.) |
| 32.1 | FENCING, VINYL COATED CHAIN LINK WITH FENCE SCREEN 1. SEE SPECIFICATIONS APPENDIX A. |
| 32.13 | HSS-FRAMED GATE, WITH PANEL TO MATCH PERFORATED CORRUGATED METAL PANEL SCREEN |
| 32.14 | WIND WALL SOLID MATERIAL: FENCING, VINYL COATED CHAIN LINK WITH FENCE SCREEN 2. SEE SPECIFICATIONS APPENDIX A. |

## SHEET NOTES

## GENERAL NOTES

1. ADDITIONAL GENERAL NOTES ARE PROVIDED ON SHEET A001.
2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
3. AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING AND AT ALL BUILDING OVERHANGS AND EXTENSIONS.
4. SLAB DIMENSIONS ARE MEASURED TO GRIDLINES. SEE SLAB PLAN.
5. ALL FLOOR DRAINS ARE TO BE CENTERED IN THEIR RESPECTIVE SPACES, U.O.N.
6. REFER TO SPECIFICATIONS AND APPENDIX FOR LIST OF MATERIAL FINISHES, COLORS, AND PAINTS.
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**AQUATICS:**
AQUATICS DESIGN GROUP
2226 Faraday Avenue
Carlsbad, CA 92008
P: 760.438.8400


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ISSUE:
**PLANNING RESUBMITTAL**

DATE:
**FEBRUARY 14, 2025**

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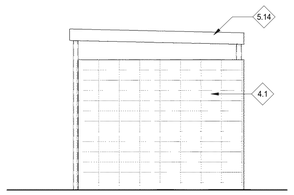
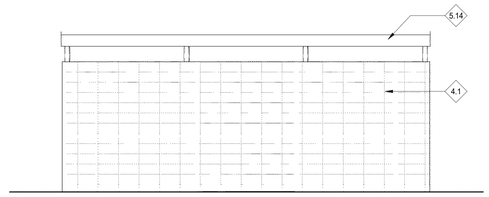
SHEET TITLE:
**SITE ELEVATIONS - PERIMETER FENCING & WIND WALL**

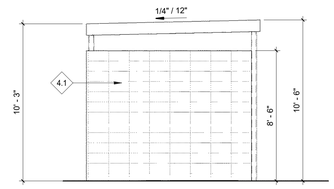
SHEET NUMBER:
**A121**



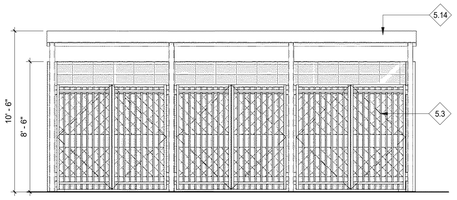

5 TRASH ENCLOSURE - WEST
1/4" = 1'-0"



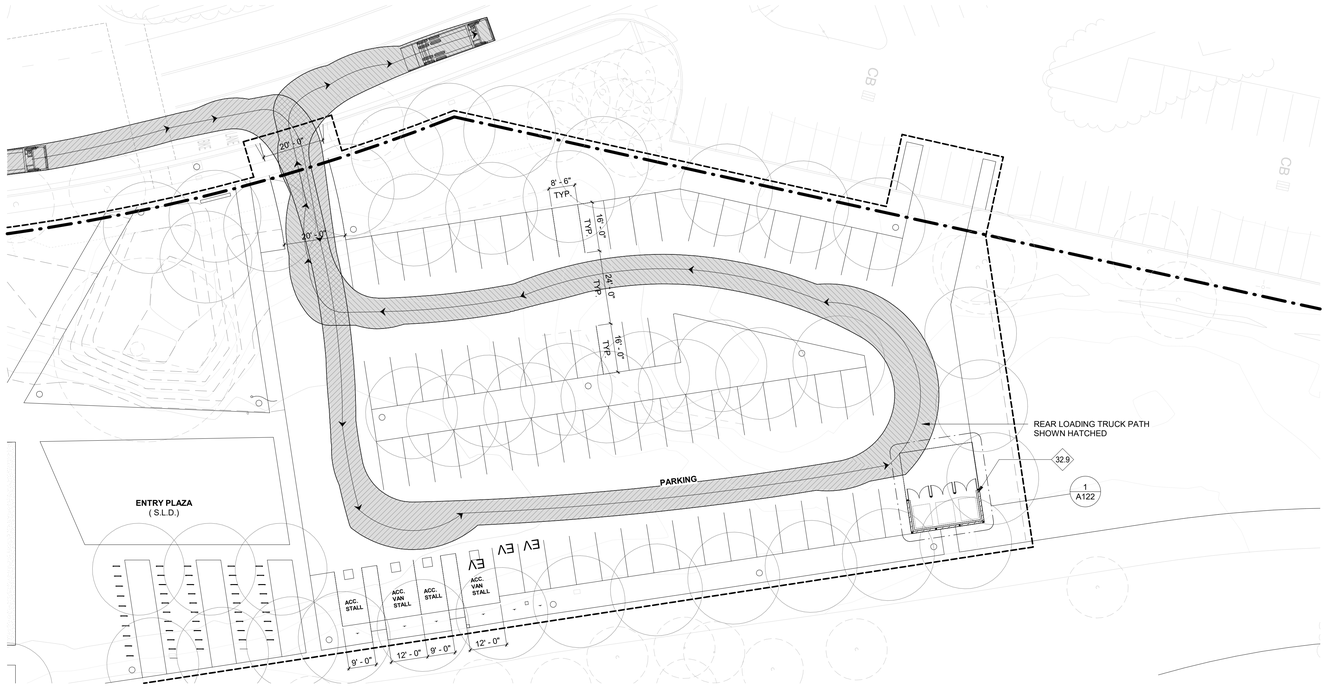

4 TRASH ENCLOSURE - SOUTH
1/4" = 1'-0"




3 TRASH ENCLOSURE - EAST
1/4" = 1'-0"

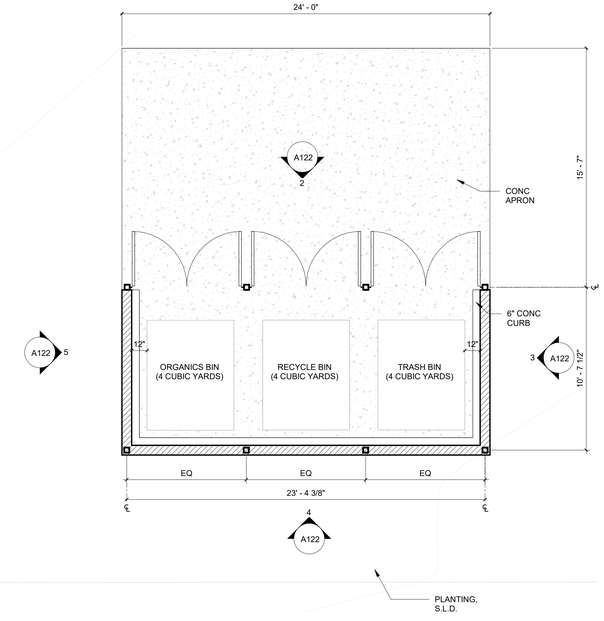



2 TRASH ENCLOSURE - NORTH
1/4" = 1'-0"




6 ENLARGED SITE PLAN - WASTE COLLECTION DIAGRAM
1" = 20'-0"

0' 10' 20' 40'
SCALE: 1" = 20' - 0"
PLAN NORTH




0' 2' 4' 8'
SCALE: 1/4" = 1' - 0"
PLAN NORTH

1 ENLARGED PLAN - TRASH ENCLOSURE
1/4" = 1'-0"

## LEGEND

- SCOPE OF WORK
- PROPERTY LINE
- (E) TREE TO REMAIN, S.L.D.
- (N) TREE, S.L.D.

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 4.1 | CONCRETE MASONRY BLOCK (GROUND FACE AT ALL EXTERIOR WALLS) |
| 5.3 | METAL GATE, PAINTED |
| 5.14 | GALVANIZED 3" CORRUGATED METAL, 22 GA. PTD. SLOPED ON STRUCTURAL FRAMING, PTD. |
| 32.9 | TRASH ENCLOSURE - INTEGRAL COLOR GROUND FACE CONCRETE MASONRY UNIT WALLS (8' TALL) W/ GRAFFITI COATING O/ 6" CONC CURB AND 5" SOG W/ PAINTED MTL ROOF AND PAINTED HSS SUPPORT POSTS |

## SHEET NOTES

1.

## GENERAL NOTES

1. ADDITIONAL GENERAL NOTES ARE PROVIDED ON SHEET A001.
2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
3. AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING AND AT ALL BUILDING OVERHANGS AND EXTENSIONS.
4. SLAB DIMENSIONS ARE MEASURED TO GRIDLINES. SEE SLAB PLAN.
5. ALL FLOOR DRAINS ARE TO BE CENTERED IN THEIR RESPECTIVE SPACES, U.O.N.
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**FEBRUARY 14, 2025**

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SHEET TITLE:
**SITE ELEVATIONS & ENLARGED PLANS- TRASH ENCLOSURE**

SHEET NUMBER:
**A122**


1 FLOOR PLAN - BUILDING
1/8" = 1'-0"

## GENERAL NOTES

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## SHEET NOTES

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 6.6 | CUSTOM CASEWORK |
| 10.4 | CANE DETECTION RAIL |
| 10.13 | SURGE CHAMBER ACCESS HATCH, SEE POOL DRAWINGS |
| 10.19 | THREE-WASTE STREAM TRASH RECEPTABLES |
| 13.1 | ALUMINUM BLEACHERS |
| 22.1 | DUAL HEIGHT DRINKING FOUNTAIN, S.P.D. |
| 22.2 | OUTDOOR RINSE SHOWER WITH HOT WATER, S.P.D. |
| 32.4 | SITE PLANTING, S.L.D. |
| 32.5 | C.I.P. INTEGRAL COLOR CONCRETE POOL DECK |
| 32.11 | GLASS WINDSCREEN |
| 32.17 | METAL HANDRAIL, PAINTED |
| 32.18 | C.I.P. CONCRETE STAIR |

## LEGEND

- CONCRETE MASONRY UNIT WALL
- METAL STUD WALL


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KEY PLAN:

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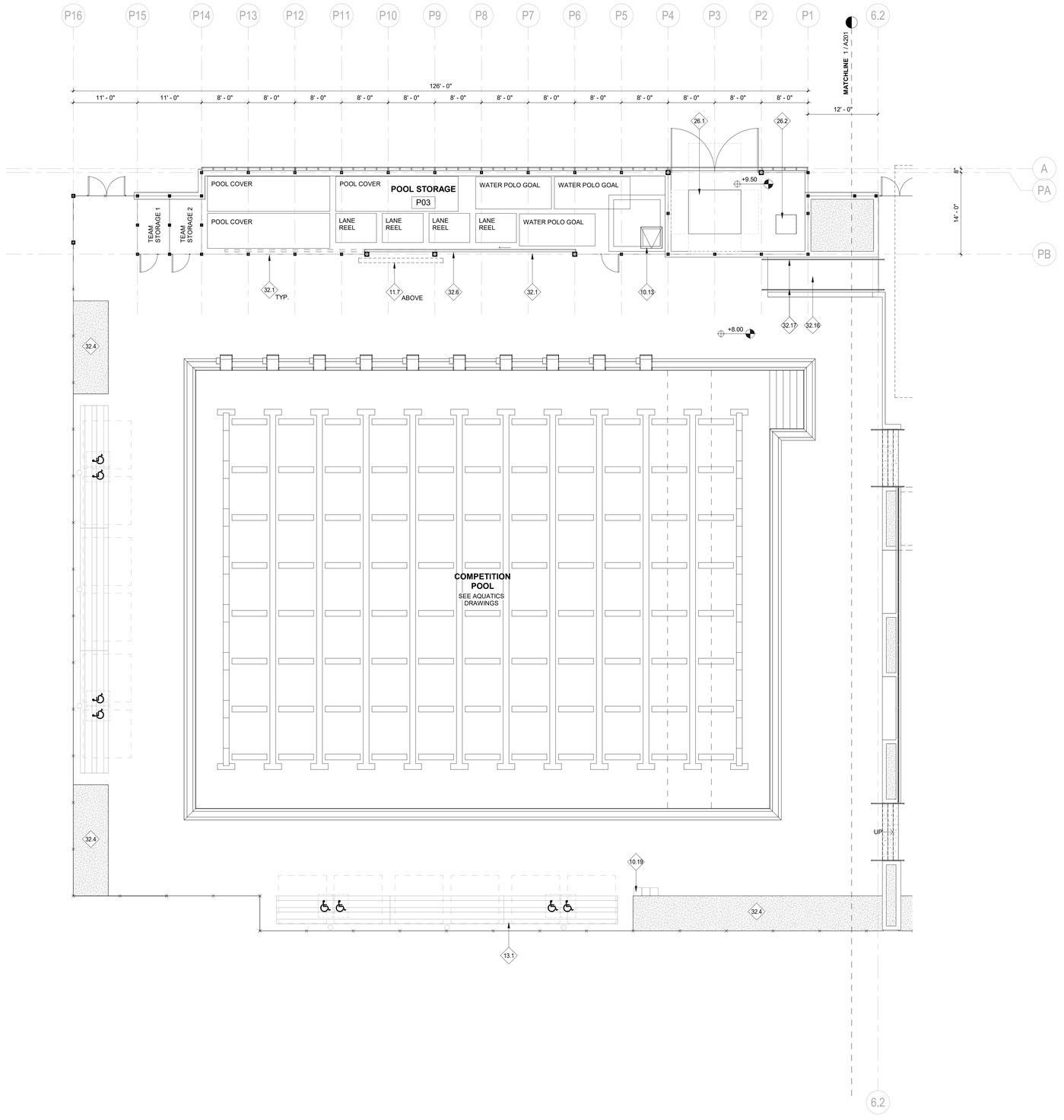
SHEET TITLE:
**FLOOR PLAN - BUILDINGS**

SHEET NUMBER:
**A201**




1 FLOOR PLAN - POOL ENCLOSURE
1/8" = 1'-0"

## GENERAL NOTES

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2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
3. AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING AND AT ALL BUILDING OVERHANGS AND EXTENSIONS.
4. SLAB DIMENSIONS ARE MEASURED TO GRIDLINES. SEE SLAB PLAN.
5. ALL FLOOR DRAINS ARE TO BE CENTERED IN THEIR RESPECTIVE SPACES, U.O.N.
6. REFER TO SPECIFICATIONS AND APPENDIX FOR LIST OF MATERIAL FINISHES, COLORS, AND PAINTS.
7. ALL EXPOSED STRUCTURE, DUCTS, PIPES, AND DRIVERS TO BE PAINTED IN ALL SPACES, U.O.N.

## SHEET NOTES

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 10.13 | SURGE CHAMBER ACCESS HATCH, SEE POOL DRAWINGS |
| 10.19 | THREE-WASTE STREAM TRASH RECEPTABLES |
| 11.7 | LED SCOREBOARD (ADD. ALT.) |
| 13.1 | ALUMINUM BLEACHERS |
| 26.1 | TRANSFORMER |
| 26.2 | TRANSITION CABINET |
| 32.1 | FENCING, VINYL COATED CHAIN LINK WITH FENCE SCREEN 1. SEE SPECIFICATIONS APPENDIX A. |
| 32.4 | SITE PLANTING, S.L.D. |
| 32.6 | CANTILEVERED SLIDING GATE, VINYL COATED CHAIN LINK INFILL WITH FENCE SCREEN 2. SEE SPECIFICATIONS APPENDIX A. |
| 32.16 | CONCRETE RAMP, MAX 1:12 SLOPE |
| 32.17 | METAL HANDRAIL, PAINTED |

## LEGEND

CONCRETE MASONRY UNIT WALL

METAL STUD WALL

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PROJECT:

**ALAMEDA AQUATIC CENTER**

**JEAN SWEENEY OPEN SPACE PARK**
**1100 ATLANTIC AVENUE**
**ALAMEDA, CA 94501**

PROJECT NUMBER:
**202407**

CLIENT:
**CITY OF ALAMEDA**
**2226 SANTA CLARA AVENUE**
**ALAMEDA, CA 94501**

PROJECT TEAM:

**ARCHITECT:**
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**STRUCTURAL ENGINEER:**
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**AQUATICS:**
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REVISION:

| NUMBER | DATE | DESCRIPTION |
|---|---|---|
| | | |

KEY PLAN:

ISSUE:
**PLANNING RESUBMITTAL**

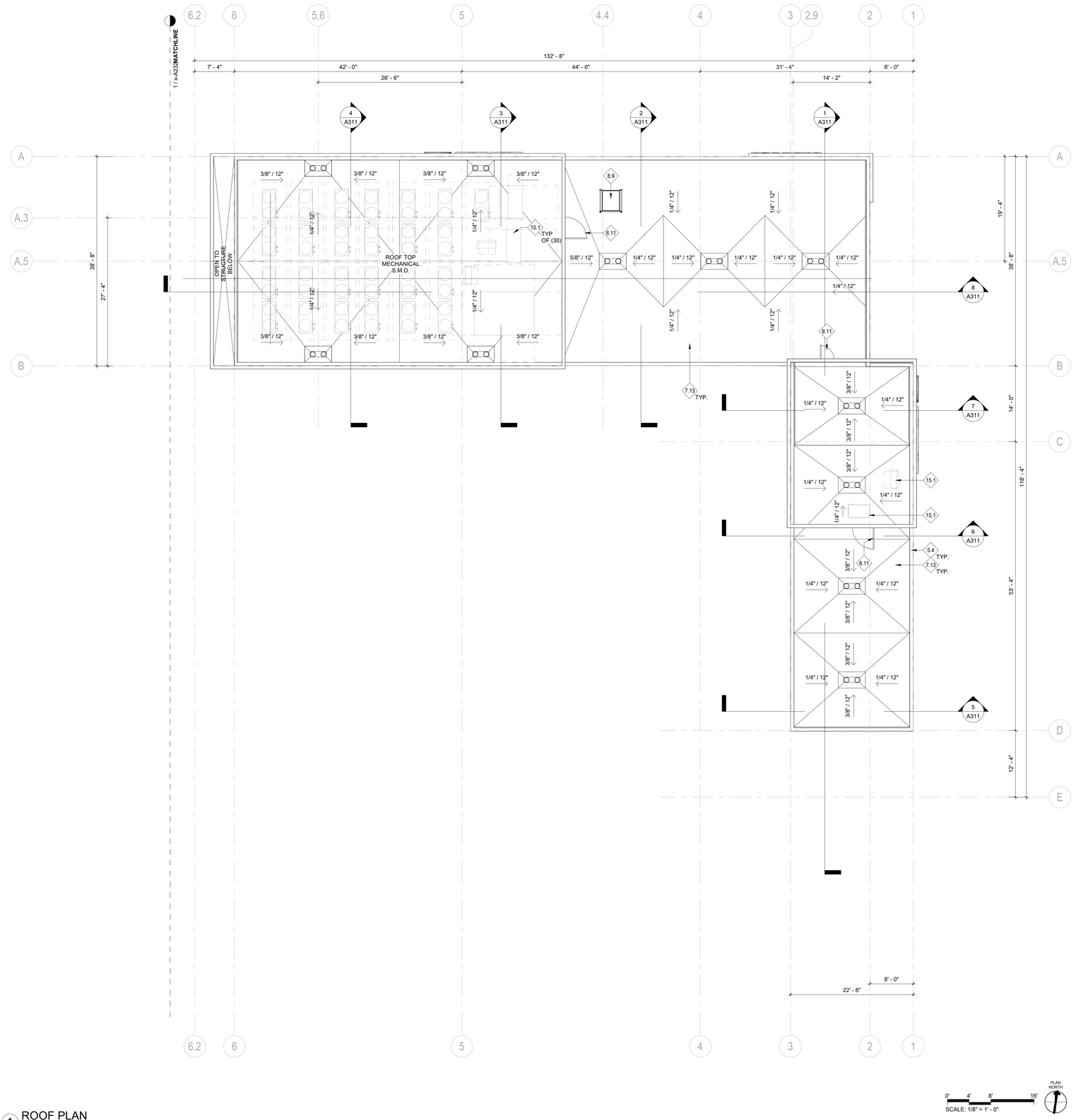
DATE:
**FEBRUARY 14, 2025**

STAMP:

**NOT FOR CONSTRUCTION**

SHEET TITLE:
**FLOOR PLAN - POOL ENCLOSURE**

SHEET NUMBER:
**A202**




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

0' 4' 8' 16'
SCALE: 1/8" = 1' - 0"

PLAN NORTH

## GENERAL NOTES

1. ADDITIONAL GENERAL NOTES ARE PROVIDED ON SHEET A001.
2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
3. AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING AND AT ALL BUILDING OVERHANGS AND EXTENSIONS.
4. SLAB DIMENSIONS ARE MEASURED TO GRIDLINES. SEE SLAB PLAN.
5. ALL FLOOR DRAINS ARE TO BE CENTERED IN THEIR RESPECTIVE SPACES, U.O.N.
6. REFER TO SPECIFICATIONS AND APPENDIX FOR LIST OF MATERIAL FINISHES, COLORS, AND PAINTS.
7. ALL EXPOSED STRUCTURE, DUCTS, PIPES, AND DRIVERS TO BE PAINTED IN ALL SPACES, U.O.N.

## SHEET NOTES

1. NO FALL ARREST IS SHOWN. ALL MECHANICAL EQUIPMENT UNITS ARE LOCATED ON ROOF WITH TOP OF PARAPET WITH 42" H MINIMUM ABOVE ROOF SURFACE. ONLY ROOF DRAINS LOCATED ON LOW PARAPET ROOF AREAS AND ARE ACCESSIBLE FOR MAINTANENCE AND CLEANING WITHOUT HAVING TO WALK WITHIN 6 FEET OF THE ROOF EDGE.
2. SEE MEP NARRATIVE FOR MORE INFORMATION. WHERE "S.M.D", "S.E.D", "S.P.D." IS NOTED, SEE PROJECT NARRATIVE.
3. ALL BASIC ROOF SLOPES ARE CREATED BY TAPERED ROOF INSULATION. BASIC ROOF SLOPE SHALL BE 1/4-INCH PER FOOT MINIMUM, U.O.N. REFER TO STRUCTURAL DRAWINGS FOR TOP OF STEEL ELEVATIONS.
4. SLOPE ROOFING TOWARDS ROOF DRAINS/OVERFLOW DRAINS AND/OR GUTTERS.
5. VALLEYS SLOPING TO ROOF DRAINS SHALL HAVE A MINIMUM 1/8-INCH PER FOOT SLOPE ALONG THE VALLEY.
6. CRICKET SLOPES ARE CREATED BY TAPERED ROOF INSULATION, U.O.N. CRICKET SURFACES AND VALLEYS SHALL HAVE 1/8-INCH PER FOOT MINIMUM SLOPE.
7. MINIMUM INSULATION THICKNESS ABOVE THE METAL DECK AT ROOF DRAINS OR SIMILAR LOW POINTS SHALL BE 3-INCHES.

## KEYNOTES #

| # | DESCRIPTION |
|---|---|
| 5.4 | METAL COPING, PAINTED |
| 7.13 | ROOF TYPE 2 - PVC ROOFING O/ 1/2" ROOF GYPSUM BOARD O/ 5" AVERAGE (2" MIN) TAPERED POLYISOCYANURATE INSULATION BOARD O/ METAL DECK |
| 8.9 | PREMANUFACTURED ROOF ACCESS HATCH. ALL GUARDRAILS AND GATES TO BE PAINTED CUSTOM COLOR AS SPECIFIED BY ARCHITECT. |
| 8.11 | OPENING IN PARAPET WALL FOR ROOF ACCESS |
| 15.1 | MECHANICAL EQUIPMENT, S.M.D. |

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PROJECT:

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**FEBRUARY 14, 2025**

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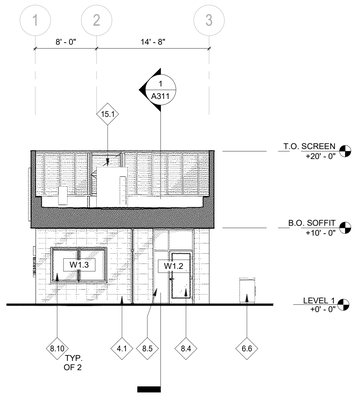
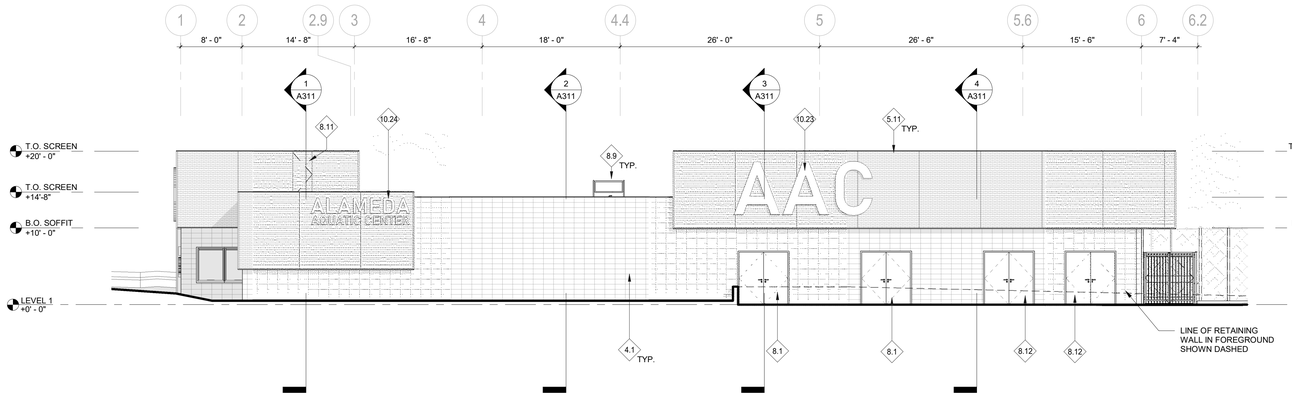
SHEET TITLE:
**ROOF PLAN - BUILDINGS**

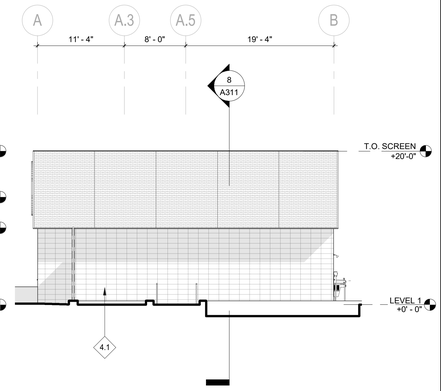
SHEET NUMBER:
**A231**



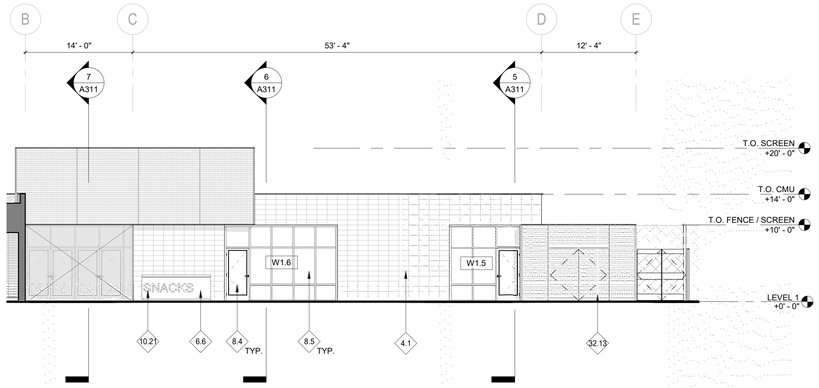

8 NORTH BUILDING ELEVATION @ GL. C
1/8" = 1'-0"



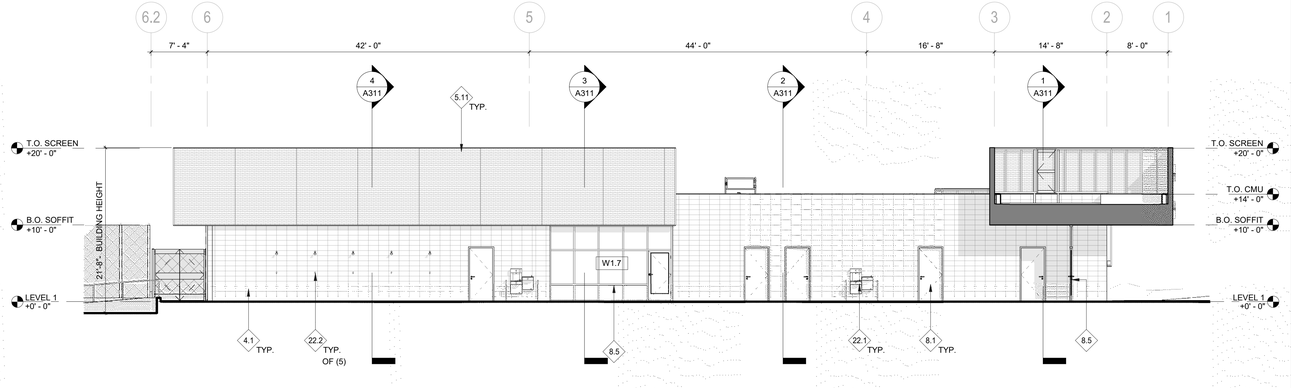

7 NORTH BUILDING ELEVATION @ GL. A
1/8" = 1'-0"



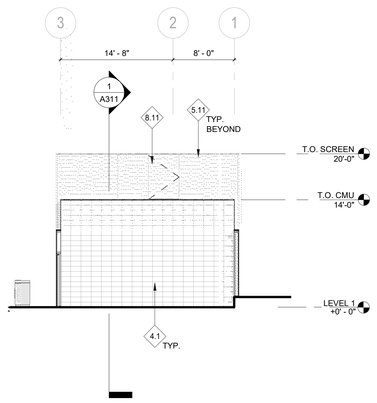

6 WEST BUILDING ELEVATION @ GL. 6
1/8" = 1'-0"



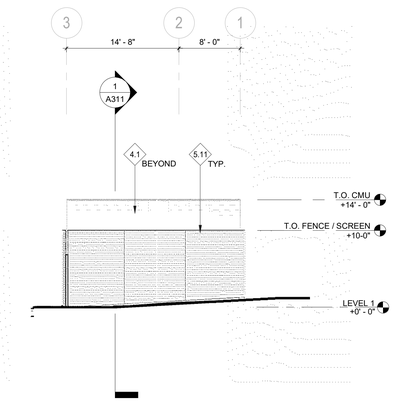

5 WEST BUILDING ELEVATION @ GL. 3
1/8" = 1'-0"



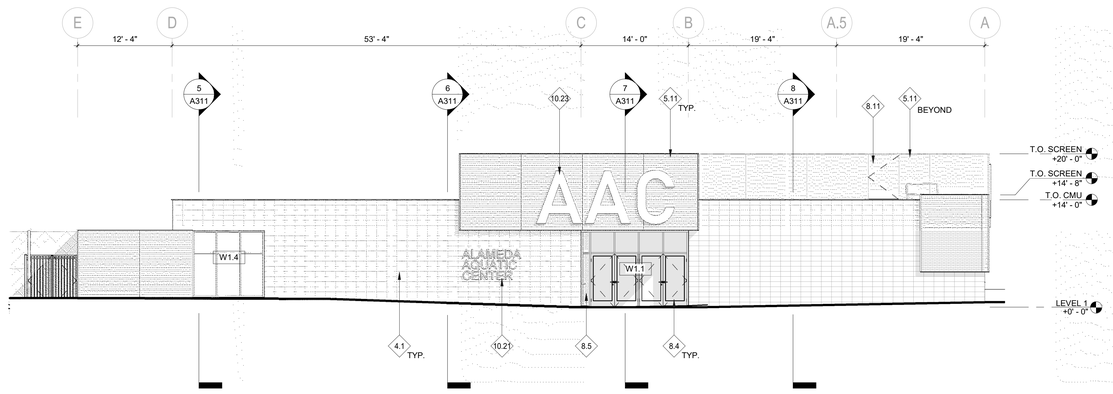

4 SOUTH BUILDING ELEVATION @ GL. B
1/8" = 1'-0"




3 SOUTH BUILDING ELEVATION @ GL. D
1/8" = 1'-0"




2 SOUTH BUILDING ELEVATION @ GL. E
1/8" = 1'-0"




1 EAST BUILDING ELEVATIONS
1/8" = 1'-0"

## LEGEND

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 4.1 | CONCRETE MASONRY BLOCK (GROUND FACE AT ALL EXTERIOR WALLS) |
| 5.11 | PERFORATED CORRUGATED METAL PANEL OVER PAINTED HSS FRAME |
| 6.6 | CUSTOM CASEWORK |
| 8.1 | HOLLOW METAL DOORS, PAINTED |
| 8.4 | GLAZED ALUMINUM ENTRANCE DOORS |
| 8.5 | STOREFRONT SYSTEM TYPE 1 - PREFINISHED ALUMINUM 4-1/2" DEEP SYSTEM W/ 1" INSULATED, LOW-E GLAZING |
| 8.9 | PREMANUFACTURED ROOF ACCESS HATCH. ALL GUARDRAILS AND GATES TO BE PAINTED CUSTOM COLOR AS SPECIFIED BY ARCHITECT. |
| 8.10 | TRANSACTION WINDOW |
| 8.11 | OPENING IN PARAPET WALL FOR ROOF ACCESS |
| 8.12 | FIBERGLASS DOORS, PREFINISHED |
| 10.21 | 14" H DIMENSIONAL LETTER SIGN, PAINTED. |
| 10.23 | 84" H DIMENSIONAL LETTER SIGN, PAINTED |
| 10.24 | SUPERGRAPHIC SIGN: 24" AND 14" HIGH DIMENSIONAL LETTER SIGN, PAINTED. |
| 15.1 | MECHANICAL EQUIPMENT, S.M.D. |
| 22.1 | DUAL HEIGHT DRINKING FOUNTAIN, S.P.D. |
| 22.2 | OUTDOOR RINSE SHOWER WITH HOT WATER, S.P.D. |
| 32.13 | HSS-FRAMED GATE, WITH PANEL TO MATCH PERFORATED CORRUGATED METAL PANEL SCREEN |

## SHEET NOTES

1. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ON SITE AND EXTERIOR BUILDING LIGHTING.

## GENERAL NOTES

1. ADDITIONAL GENERAL NOTES ARE PROVIDED ON SHEET A001.
2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
3. AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING AND AT ALL BUILDING OVERHANGS AND EXTENSIONS.
4. SLAB DIMENSIONS ARE MEASURED TO GRIDLINES. SEE SLAB PLAN.
5. ALL FLOOR DRAINS ARE TO BE CENTERED IN THEIR RESPECTIVE SPACES, U.O.N.
6. REFER TO SPECIFICATIONS AND APPENDIX FOR LIST OF MATERIAL FINISHES, COLORS, AND PAINTS.
7. ALL EXPOSED STRUCTURE, DUCTS, PIPES, AND DRIVERS TO BE PAINTED IN ALL SPACES, U.O.N.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REVISION

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**PLANNING RESUBMITTAL**

DATE:
**FEBRUARY 14, 2025**

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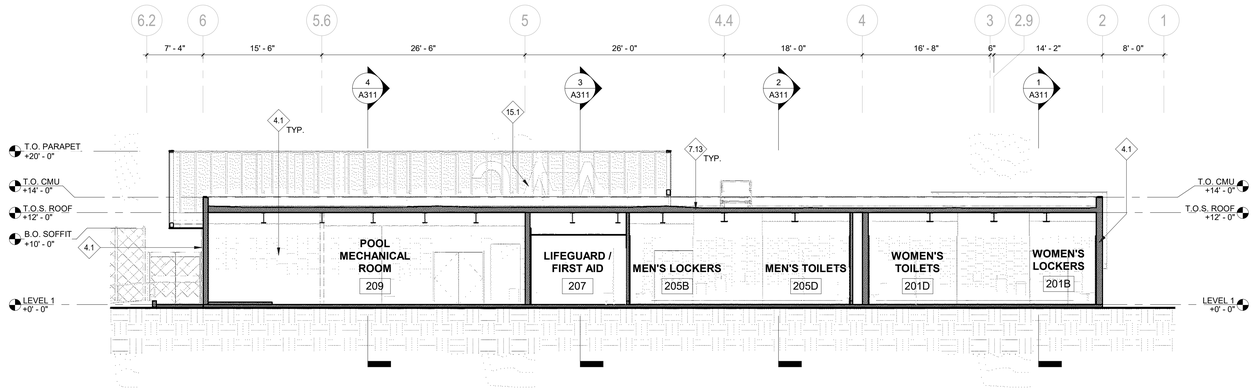
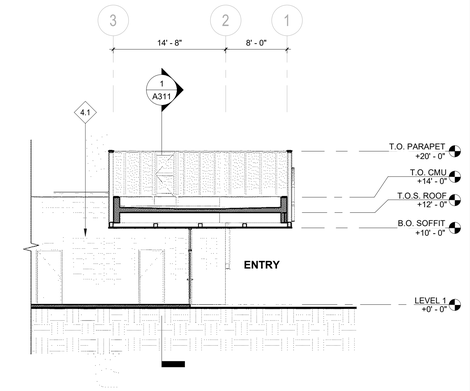
**NOT FOR CONSTRUCTION**

SHEET TITLE:
**EXTERIOR ELEVATIONS**

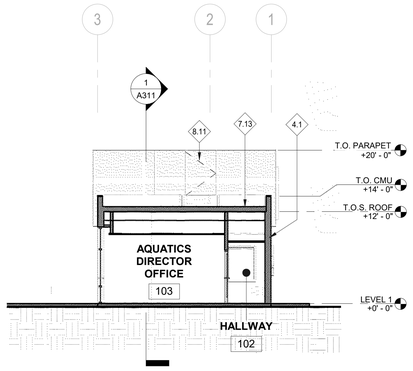
SHEET NUMBER:
**A301**



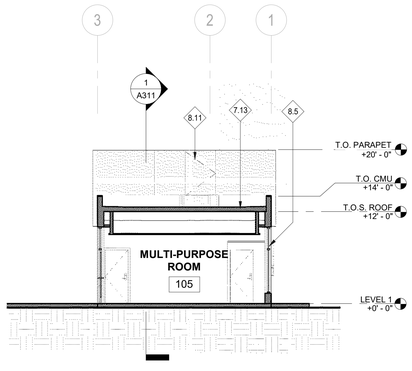

8 BUILDING SECTION - E-W @ LOCKERS
1/8" = 1'-0"



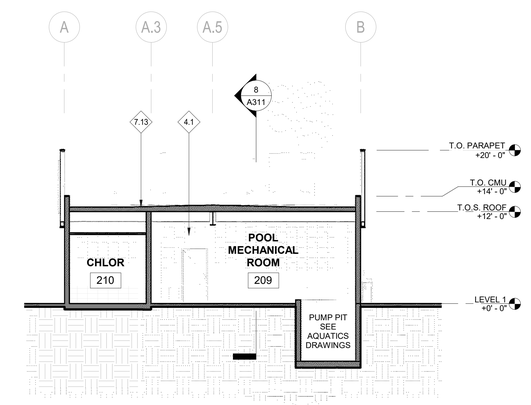

7 BUILDING SECTION - E-W @ ENTRY
1/8" = 1'-0"



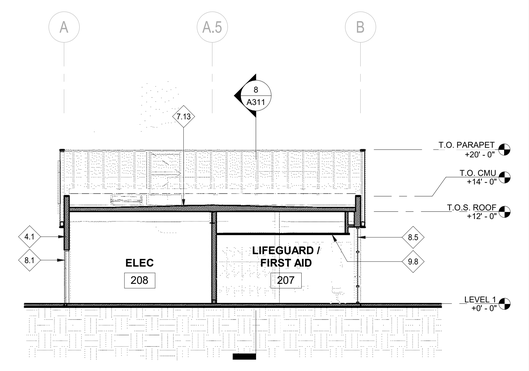

6 BUILDING SECTION - E-W @ ADMINISTRATION
1/8" = 1'-0"



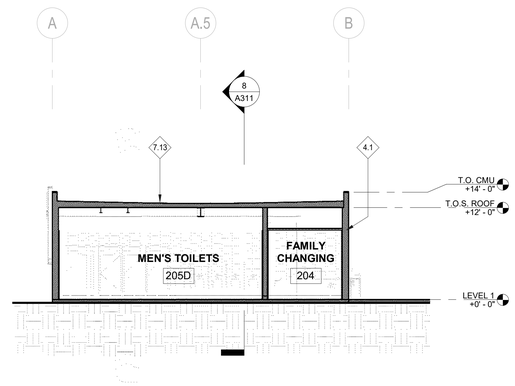

5 BUILDING SECTION - E-W @ MULTIPURPOSE ROOM
1/8" = 1'-0"



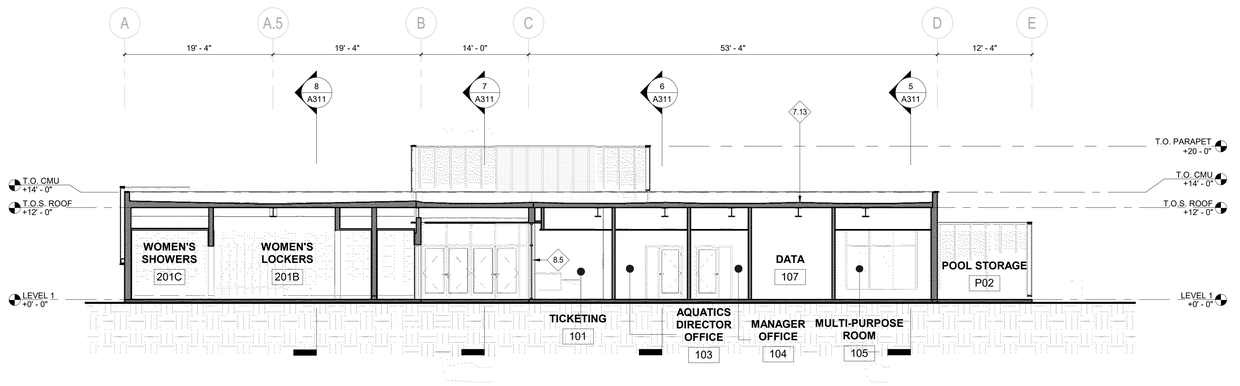

4 BUILDING SECTION - N-S @ POOL MECHANICAL
1/8" = 1'-0"




3 BUILDING SECTION - N-S @ LIFEGUARD / FIRST AID
1/8" = 1'-0"




2 BUILDING SECTION - N-S @ MEN'S TOILETS
1/8" = 1'-0"




1 BUILDING SECTION - N-S @ WOMEN'S LOCKERS & ADMINISTRATION
1/8" = 1'-0"

## LEGEND

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 4.1 | CONCRETE MASONRY BLOCK (GROUND FACE AT ALL EXTERIOR WALLS) |
| 7.13 | ROOF TYPE 2 - PVC ROOFING O/ 1/2" ROOF GYPSUM BOARD O/ 5" AVERAGE (2" MIN) TAPERED POLYISOCYANURATE INSULATION BOARD O/ METAL DECK |
| 8.1 | HOLLOW METAL DOORS, PAINTED |
| 8.5 | STOREFRONT SYSTEM TYPE 1 - PREFINISHED ALUMINUM 4-1/2" DEEP SYSTEM W/ 1" INSULATED, LOW-E GLAZING |
| 8.11 | OPENING IN PARAPET WALL FOR ROOF ACCESS |
| 9.8 | ACOUSTICAL CEILING TILE |
| 15.1 | MECHANICAL EQUIPMENT, S.M.D. |

## SHEET NOTES

## GENERAL NOTES

1. ADDITIONAL GENERAL NOTES ARE PROVIDED ON SHEET A001.
2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
3. AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING AND AT ALL BUILDING OVERHANGS AND EXTENSIONS.
4. SLAB DIMENSIONS ARE MEASURED TO GRIDLINES. SEE SLAB PLAN.
5. ALL FLOOR DRAINS ARE TO BE CENTERED IN THEIR RESPECTIVE SPACES, U.O.N.
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ISSUE:
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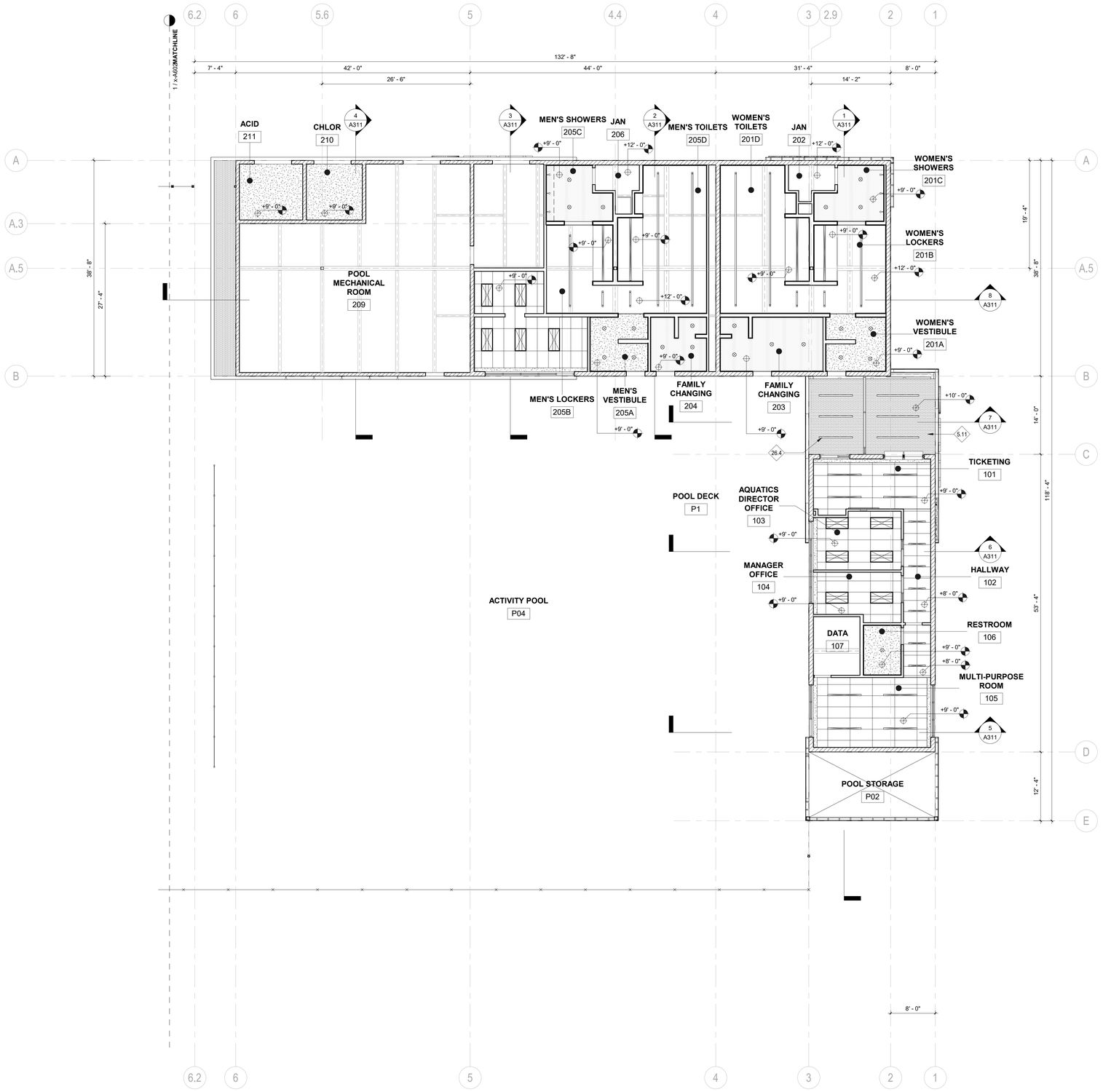
SHEET TITLE:
**BUILDING SECTIONS**

SHEET NUMBER:
**A311**




1 RCP - BUILDING
1/8" = 1'-0"

## GENERAL NOTES

1. ADDITIONAL GENERAL NOTES ARE PROVIDED ON SHEET A001.
2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
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## SHEET NOTES

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 5.11 | PERFORATED CORRUGATED METAL PANEL OVER PAINTED HSS FRAME |
| 26.4 | LIGHT FIXTURE, S.E.D. |

## CEILING LEGEND

- GYPSUM BOARD, PAINTED
- ACRYLIC CEMENT PLASTER SYSTEM
- 24"X48" ACOUSTICAL CEILING TILE
- EXPOSED METAL DECK & STRUCTURE, PAINTED
- CORRUGATED PERFORATED METAL PANEL SOFFIT

## LIGHTING FIXTURE LEGEND

- RECESSED DOWNLIGHT
- 2X2 RECESSED TROFFER LIGHT
- 2X4 RECESSED TROFFER LIGHT
- RECESSED WALL WASHER
- ILLUMINATED EXIT SIGN (CEILING MTD.)
- RECESSED LINEAR LIGHT FIXTURE
- SURFACE MOUNT LINEAR LIGHT FIXTURE
- PENDANT LINEAR LIGHT FIXTURE
- WALL MOUNTED FIXTURE
- ILLUMINATED EXIT SIGN (WALL MTD.)

## MECHANICAL LEGEND

- SUPPLY DIFFUSER
- EXHAUST DIFFUSER
- RETURN DIFFUSER
- ACCESS PANEL


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PROJECT:

**ALAMEDA AQUATIC CENTER**

**JEAN SWEENEY OPEN SPACE PARK**
**1100 ATLANTIC AVENUE**
**ALAMEDA, CA 94501**

PROJECT NUMBER:
**202407**

CLIENT:
**CITY OF ALAMEDA**
**2226 SANTA CLARA AVENUE**
**ALAMEDA, CA 94501**

PROJECT TEAM:


**ARCHITECT:**
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

**CIVIL ENGINEER:**
BKF ENGINEERS
1646 N. California Blvd, Suite 400
Walnut Creek, CA 94596
P: 925.940.2200

**LANDSCAPE ARCHITECT:**
SWA
2200 Bridgeway
Sausalito, CA 94965
P: 415.332.5100

**STRUCTURAL ENGINEER:**
FORELL/ELSESSER ENGINEERS, INC.
160 Pine Street, 6th Floor
San Francisco, CA 94111
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**MEP / FIRE PROTECTION:**
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P: 415.655.4000

**AQUATICS:**
AQUATICS DESIGN GROUP
2226 Faraday Avenue
Carlsbad, CA 92008
P: 760.438.8400


REVISION:

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

KEY PLAN:

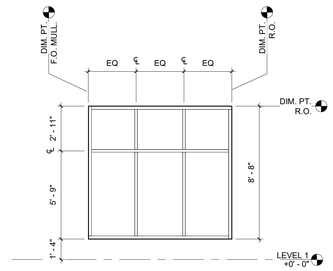
ISSUE:
**PLANNING RESUBMITTAL**

DATE:
**FEBRUARY 14, 2025**

STAMP:
**NOT FOR CONSTRUCTION**

SHEET TITLE:
**REFLECTED CEILING PLAN - BUILDINGS**

SHEET NUMBER:
**A601**

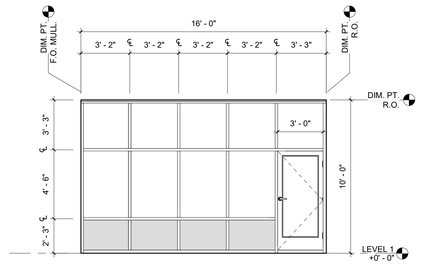



**TYPE:** W1.4

**GLAZING:** GL-1

**FRAME:** PREFINISHED, SEE SPEC FOR COLOR

4 W1.4
1/4" = 1'-0"

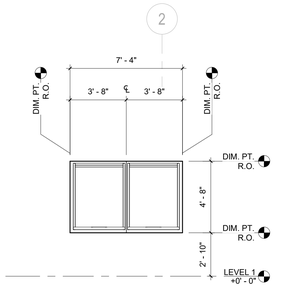



**TYPE:** W1.7

**GLAZING:** GL-1

**FRAME:** PREFINISHED, SEE SPEC FOR COLOR

7 W1.7
1/4" = 1'-0"

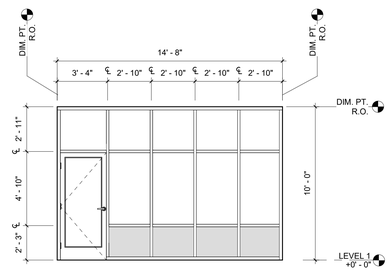



**TYPE:** W1.3

**GLAZING:** GL-1

**FRAME:** PREFINISHED, SEE SPEC FOR COLOR

3 W1.3
1/4" = 1'-0"

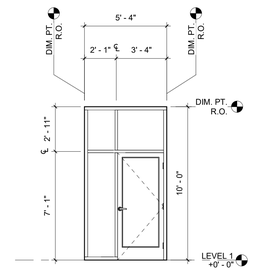



**TYPE:** W1.6

**GLAZING:** GL-1

**FRAME:** PREFINISHED, SEE SPEC FOR COLOR

6 W1.6
1/4" = 1'-0"

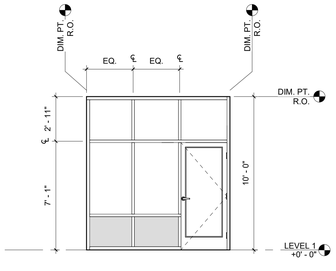



**TYPE:** W1.2

**GLAZING:** GL-1

**FRAME:** PREFINISHED, SEE SPEC FOR COLOR

2 W1.2
1/4" = 1'-0"

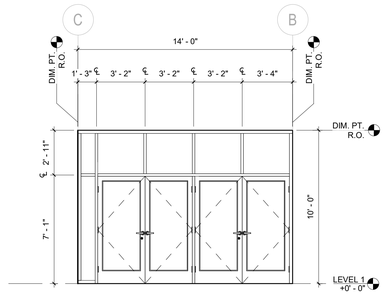



**TYPE:** W1.5

**GLAZING:** GL-1

**FRAME:** PREFINISHED, SEE SPEC FOR COLOR

5 W1.5
1/4" = 1'-0"




**TYPE:** W1.1

**GLAZING:** GL-1

**FRAME:** PREFINISHED, SEE SPEC FOR COLOR

1 W1.1
1/4" = 1'-0"

# GENERAL NOTES

1. ADDITIONAL GENERAL NOTES ARE PROVIDED ON SHEET A001.
2. FFE: +0'-0" = +9.5' ; SEE CIVIL AND LANDSCAPE DRAWINGS.
3. AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING AND AT ALL BUILDING OVERHANGS AND EXTENSIONS.
4. SLAB DIMENSIONS ARE MEASURED TO GRIDLINES. SEE SLAB PLAN.
5. ALL FLOOR DRAINS ARE TO BE CENTERED IN THEIR RESPECTIVE SPACES, U.O.N.
6. REFER TO SPECIFICATIONS AND APPENDIX FOR LIST OF MATERIAL FINISHES, COLORS, AND PAINTS.
7. ALL EXPOSED STRUCTURE, DUCTS, PIPES, AND DRIVERS TO BE PAINTED IN ALL SPACES, U.O.N.

# SHEET NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING STOREFRONT INTERNAL REINFORCEMENT AND ANCHORAGE TO MEET APPLICABLE CODES AND ORDINANCES.
2. THE STOREFRONT CONTRACTOR SHALL COORDINATE WITH OTHER TRADES MOUNTING ELEMENTS ON MULLIONS.
3. CONTRACTOR SHALL PROVIDE ALL NFRC REQUIRED DESIGN, CALCULATIONS, LABELING AND INSPECTION FOR FIELD ASSEMBLED GLAZING
4. STOREFRONT CONTRACTOR SHALL PROVIDE BRAKE METAL INFILL PANELS, COVERS AND FLASHINGS WITHIN MULLIONS, TO MATCH MULLION COLOR. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING METAL GAUGES TO PREVENT OIL-CANNING.
5. FIELD VERIFY ROUGH OPENING DIMENSIONS AND CONFIRM BRAKE METAL PANEL DIMENSIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING GLASS THICKNESS AND FOR PROVIDING SAFETY GLAZING AT ALL LOCATIONS REQUIRED BY CODE, AND AS OTHERWISE INDICATED. WHERE SAFETY GLAZING IS REQUIRED AT DOUBLE PANED GLASS LOCATIONS, PROVIDE SAFETY GLAZING AT BOTH PANES
7. COORDINATE BETWEEN STOREFRONT AND AUTOMATIC SWINGING DOORS. POWER AND CONTROL WIRING SHALL BE CONCEALED WITHIN MULLIONS.
8. FOR DOORS, SEE DOOR SCHEDULE ON A800.

# LEGEND

SG — SAFETY GLASS PER CBC 2406.4

GL-1 INSULATED GLAZING UNIT (IGU), LOW-E

GL-2 INSULATED GLAZING UNIT (IGU), LOW-E, TRANSLUCENT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REVISION

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SHEET TITLE:
**WINDOW SCHEDULE**

SHEET NUMBER:
**A801**


1 SITE PLAN
1" = 30'-0"

| | LEGEND | KEYNOTES ◇ # | SHEET NOTES | GENERAL NOTES |
|---|---|---|---|---|
| | | | | |

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SHEET TITLE:
**SITE PLAN LIGHTING**

SHEET NUMBER:
**E102**


1 SITE PLAN
1" = 30'-0"

| Luminaire Schedule - LED | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Project: ALAMEDA AQUATIC CENTER | | | | | | | | |
| Symbol | Qty | Label | Arrangement | LLF | Luminaire Lumens | Luminaire Watts | Description | Filename |
| | 3 | ZYA1 | Single | 0.900 | 8345 | 73 | VISIONAIRE PRE-2-M-T5W-32LC-7-4K @ 16' | PRE-2-M_T5W_32LC_7_4K.IES |
| | 6 | ZYB1 | Single | 0.900 | 7953 | 73 | VISIONAIRE PRE-2-M-T4-32LC-7-4K @ 16' | PRE-2-M_T4_32LC_7_4K.IES |
| | 6 | ZYE1 | Single | 0.900 | 3151 | 26 | VISIONAIRE PRE-2-M-T5W-16LC-5-4K @ 12' | PRE-2-M_T5W_16LC_5_4K.IES |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Project: ALAMEDA AQUATIC CENTER | | | | | | | |
| Description | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| BIKE PATH AND PED WALKWAYS | Illuminance | Fc | 0.26 | 3.72 | 0.00 | N.A. | N.A. |
| PARKING LOT | Illuminance | Fc | 1.77 | 5.62 | 0.15 | 11.80 | 37.47 |
| PLAZA AREAS | Illuminance | Fc | 0.75 | 2.50 | 0.06 | 12.50 | 41.67 |

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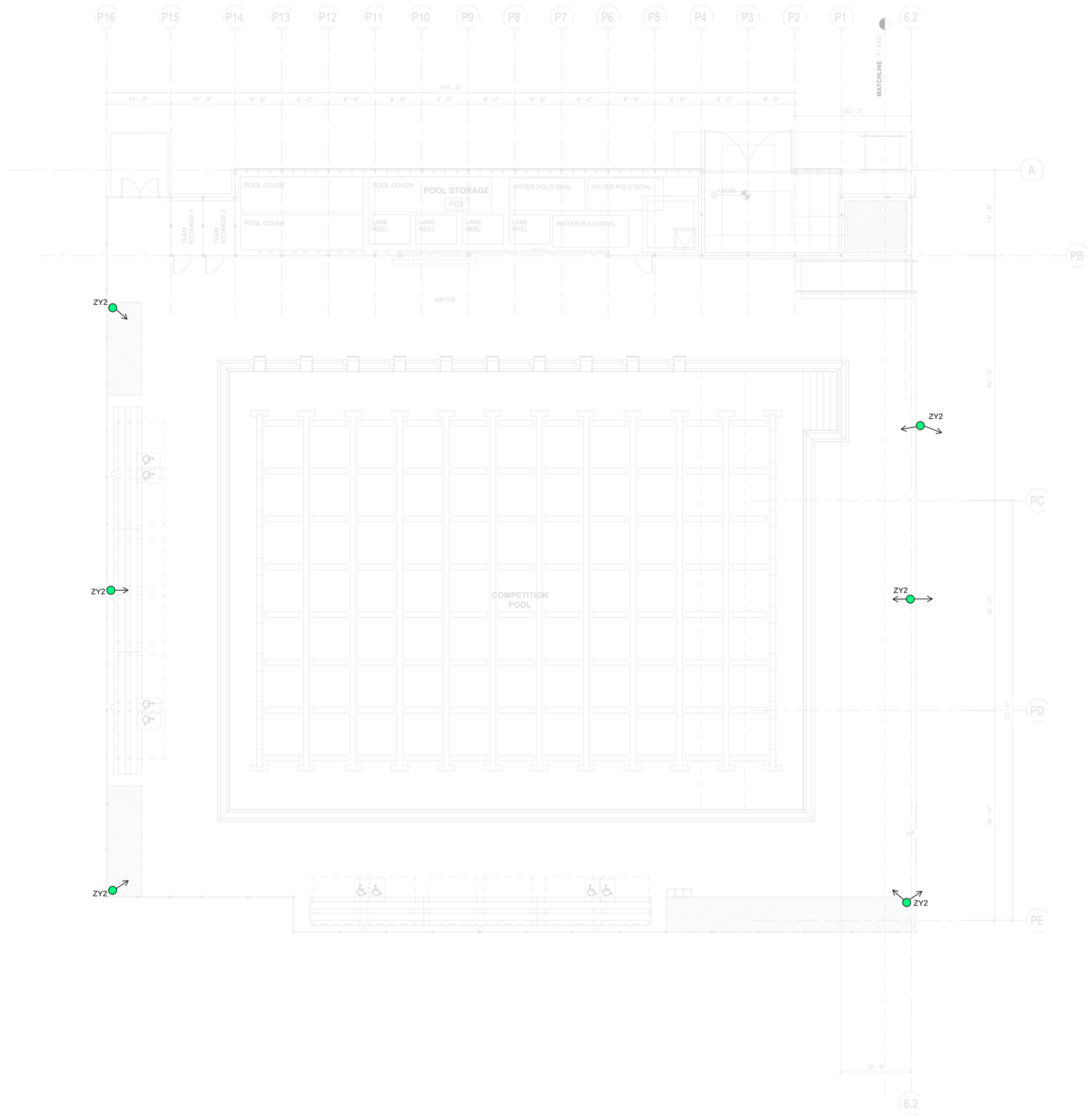
SHEET TITLE:
**SITE PLAN PHOTOMETRIC CALCULATION**

SHEET NUMBER:
**E103**




1 FLOOR PLAN - POOL ENCLOSURE
1/8" = 1'-0"

## GENERAL NOTES

## SHEET NOTES

## KEYNOTES

## LEGEND

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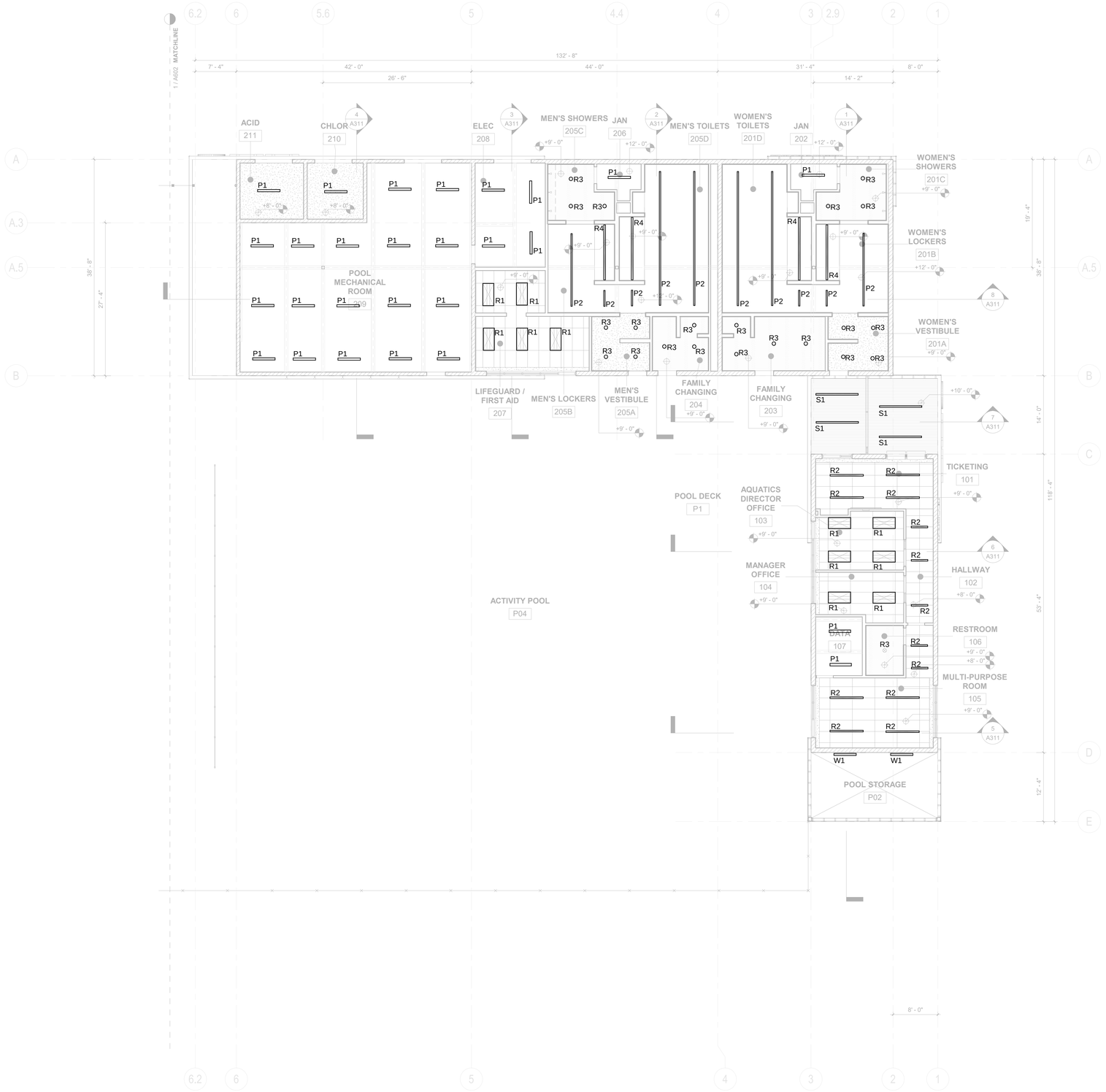
SHEET TITLE:
**FLOOR PLAN - POOL ENCLOSURE**

SHEET NUMBER:
**E202**




1 RCP - BUILDING
1/8" = 1'-0"

## GENERAL NOTES

## SHEET NOTES

## KEYNOTES

## CEILING LEGEND

## LIGHTING FIXTURE LEGEND

## MECHANICAL LEGEND

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**E601**