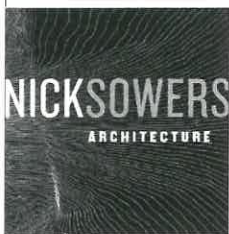
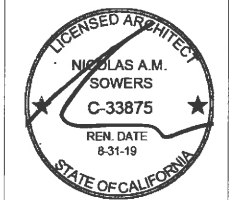


TENANT IMPROVEMENT

NOVEMBER 19, 2019



NICK SOWERS, ARCHITECT
NICK@VESSEL.FM
510.542.7906



Alameda Comedy Club

PROJECT INFORMATION

Revision Number	
Project Number	19-06
Date	11/19/19

A001

Scale 1/4" = 1'-0"

11/19/2019 4:08:22 PM

ABBREVIATIONS

#	Pound OR Number	EQ	Equal	OH	Opposite Hand
&	And	ES	Each Side	OZ	Ounce
@	At	EXIST	Existing	PCC	Pre-Cast Concrete
ACT	Acoustic Ceiling Tile	EXP JT	Expansion Joint	PLAM	Plastic Laminate
AD	Area Drain	EXT	Exterior	PLUMB	Plumbing
AFF	Above Finished Floor	FBO	Furnished by Owner	PLYWD	Plywood
ALUM	Aluminum	FD	Floor Drain	PT	Pressure Treated
ANOD	Anodized		or Fire Department	PNT	Paint or Painted
BSMT	Basement	FEC	Fire Extinguisher Cabinet	PVC	Polyvinyl Chloride
BYND	Beyond	FIXT	Fixture	RBR	Rubber
BOT	Bottom	FLR	Floor	RCP	Reflected Ceiling Plan
B/T	Between	FM	Filled Metal	RD	Roof Drain
CIP	Cast In Place	FO	Face Of	REQD	Required
CHNL	Channel	FND	Foundation	RM	Room
CJ	Control Joint	GA	Gauge	SIM	Similar
CLG	Ceiling	GALV	Galvanized	SPEC	Specified OR Specification
CLR	Clear	GWB	Gypsum Wall Board	SPK	Sprinkler or Speaker
CMU	Concrete Masonry Unit	HC	Hollow Core	SSTL	Stainless Steel
COL	Column	HI	High	STC	Sound Transmission
COMPR	Compressible	HM	Hollow Metal		Coefficient
CONC	Concrete	HP	High Point	STL	Steel
CONT	Continuous	HR	Hour	T&G	Tongue And Groove
CPT	Carpet	HVAC	Heating, Ventilating, And Air Conditioning	TELE	Telephone
CT	Ceramic Tile		In Lieu Of	TLT	Toilet
CTYD	Courtyard	ILO	Insulated or Insulation	TO	Top Of
DBL	Double	INSUL	Insulated or Insulation	TOC	Top Of Concrete
DEMO	Demolish or Demolition	INT	Interior	TOS	Top Of Steel
DIA	Diameter	LO	Low	TPD	Toilet Paper Dispenser
DIM	Dimension	MAX	Maximum	T/D	Telephone/Data
DIMS	Dimensions	MO	Masonry Opening	TYP	Typical
DN	Down	MECH	Mechanical	UON	Unless Otherwise Noted
DR	Door	MEMBR	Membrane	U/S	Underside
DWG	Drawing	MIN	Minimum	VIF	Verify In Field
EA	Each	MTL	Metal	VP	Vision Panel
EJ	Expansion Joint	NIC	Not In Contract	W/	With
EL	Elevation	NO	Number	WD	Wood
ELEC	Electrical	NOM	Nominal		
ELEV	Elevator or Elevation	OC	On Center		

GENERAL NOTES

1. CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS AT THE SITE. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING CONSTRUCTION.
3. CONSTRUCTION WASTE SHALL BE DIRECTED TO THE APPROPRIATE RECYCLING CENTERS.
4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK.
5. COORDINATE EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES AND VENTS WITH ARCHITECTURAL DRAWINGS.
6. INSTALL ALL MATERIALS, EQUIPMENT AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER, UNLESS OTHERWISE INSTRUCTED.
7. PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR: LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, HEATING EQUIPMENT, CASEWORK AND ALL OTHER ITEMS REQUIRING SUPPORT.
8. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
9. COORDINATE EXACT LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS WITH ARCHITECT IN THE FIELD.
10. ANY DISCREPENCY BETWEEN SPECIFICATIONS AND DRAWINGS WILL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCING WORK.

SCOPE OF WORK

REMODEL EXISTING RESTAURANT AND BAR FOR COMEDY CLUB USE. ADD ONE NEW ACCESSIBLE BATHROOM AND CHANGE MAIN ENTRY TO SIDE. CONSTRUCT NEW RAMP AND FRONT GATE.

PROJECT DATA

ADDRESS: 2431 CENTRAL AVENUE.
ALAMEDA, CA 94501
APN #: 70-187-10
LOT SIZE: 6481 SQ FT
ZONE: C-C-T
HISTORIC RATING: -
OCCUPANCY: A-2
CONSTR. TYPE: TYPE V-B
STORIES: 2
TENANT GROSS AREA: 2,578 SQ. FT.

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE WITH ALAMEDA AMENDMENTS.
2016 CALIFORNIA ELECTRICAL CODE WITH ALAMEDA AMENDMENTS.
2016 CALIFORNIA ENERGY CODE.
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE.
2016 CALIFORNIA MECHANICAL CODE WITH ALAMEDA AMENDMENTS.
2016 CALIFORNIA PLUMBING CODE WITH ALAMEDA AMENDMENTS.
ALAMEDA PLANNING CODE WITH ALL UPDATES TO PRESENT

TABLE OF CONTENTS

Sheet Number	Sheet Name
A001	PROJECT INFORMATION
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A201	PROPOSED FLOOR PLANS
A202	KITCHEN ENLARGED PLAN
A501	REFLECTED CEILING PLAN
A601	INTERIOR ELEVATIONS
A701	PLUMBING PLAN
A801	TYP. DETAILS
A810	ACCESSIBLE DETAILS
A811	ACCESSIBLE DETAILS

PROJECT DIRECTORY

TENANT:
ALAMEDA COMEDY CLUB LLC

ARCHITECT:

NICK SOWERS
1815 ELM STREET
ALAMEDA, CA 94501
(510) 542-7906
NICK@VESSEL.FM

CONTRACTOR:

TBD

SYMBOLS

11

WINDOW TAG

101

DOOR TAG

Room name
150 SF

ROOM TAG

1
A101

DETAIL CALLOUT

1

REVISION CLOUD

SPOT ELEVATION

0

GRIDLINE

1 Ref
A101
1 Ref

ELEVATION CALLOUT

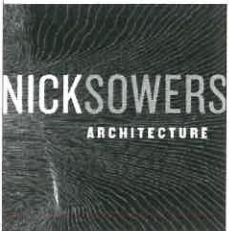
1
A101

BUILDING SECTION

ACCESSOR PARCEL MAP



OCCUPANCY LOAD TABLE					
ROOM	AREA	USE	OCCUPANT LOAD	#OCCUPANTS	
COMEDY CLUB	1,777	A-2	15 NET	119	
STAGE	114	A-2	15 NET	10	
OFFICE	79	B	100 GROSS	1	
KITCHEN + STORAGE	729	B	200 GROSS	4	
GREEN ROOM	97	B	100 GROSS	1	
CONTROL ROOM	46	B	100 GROSS	1	
TOTAL				136	



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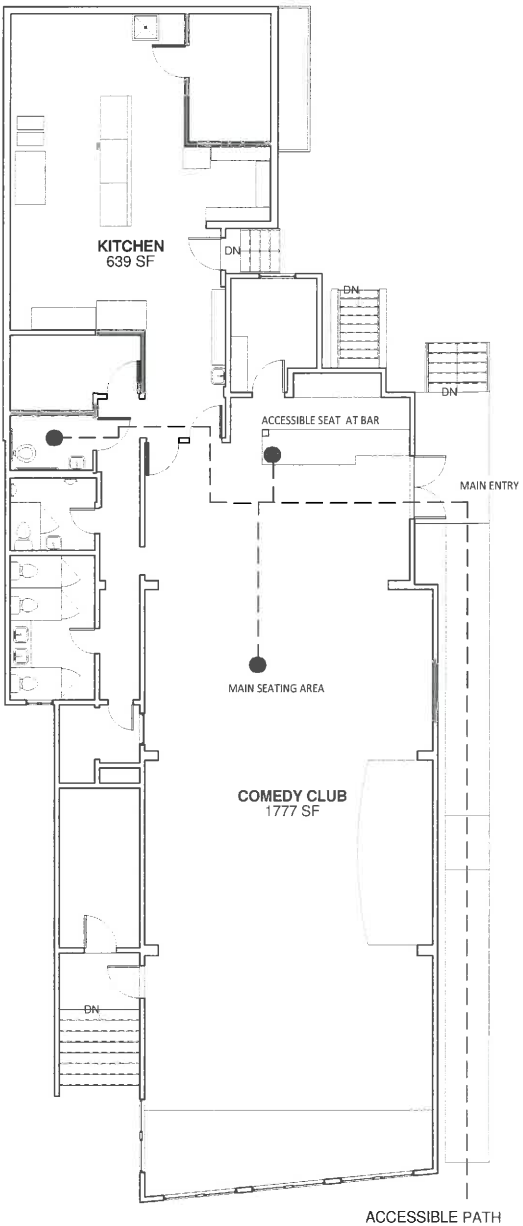
CODE
COMPLIANCE

Revision Number	
Project Number	19-06
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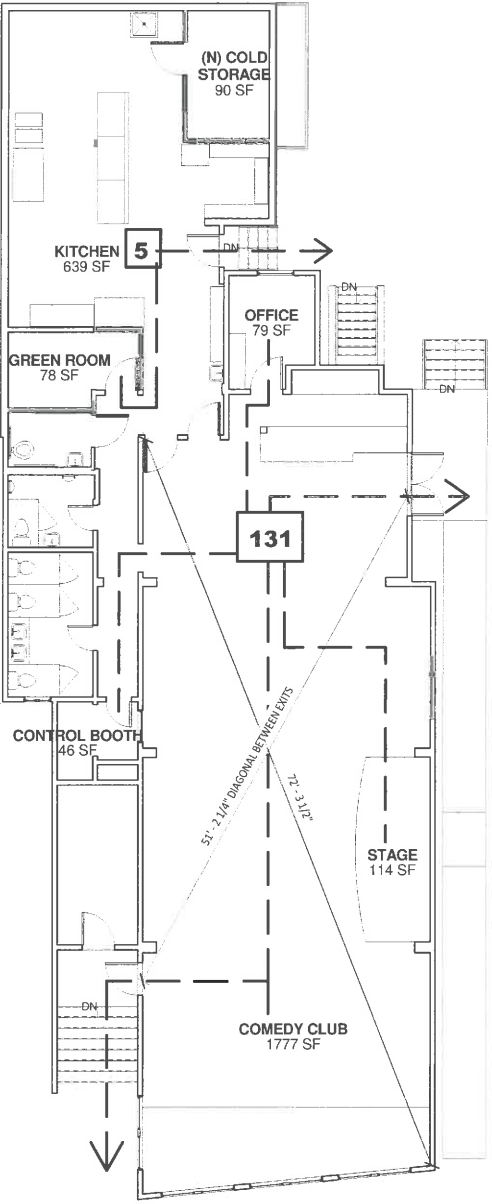
A002

Scale 1/8" = 1'-0"

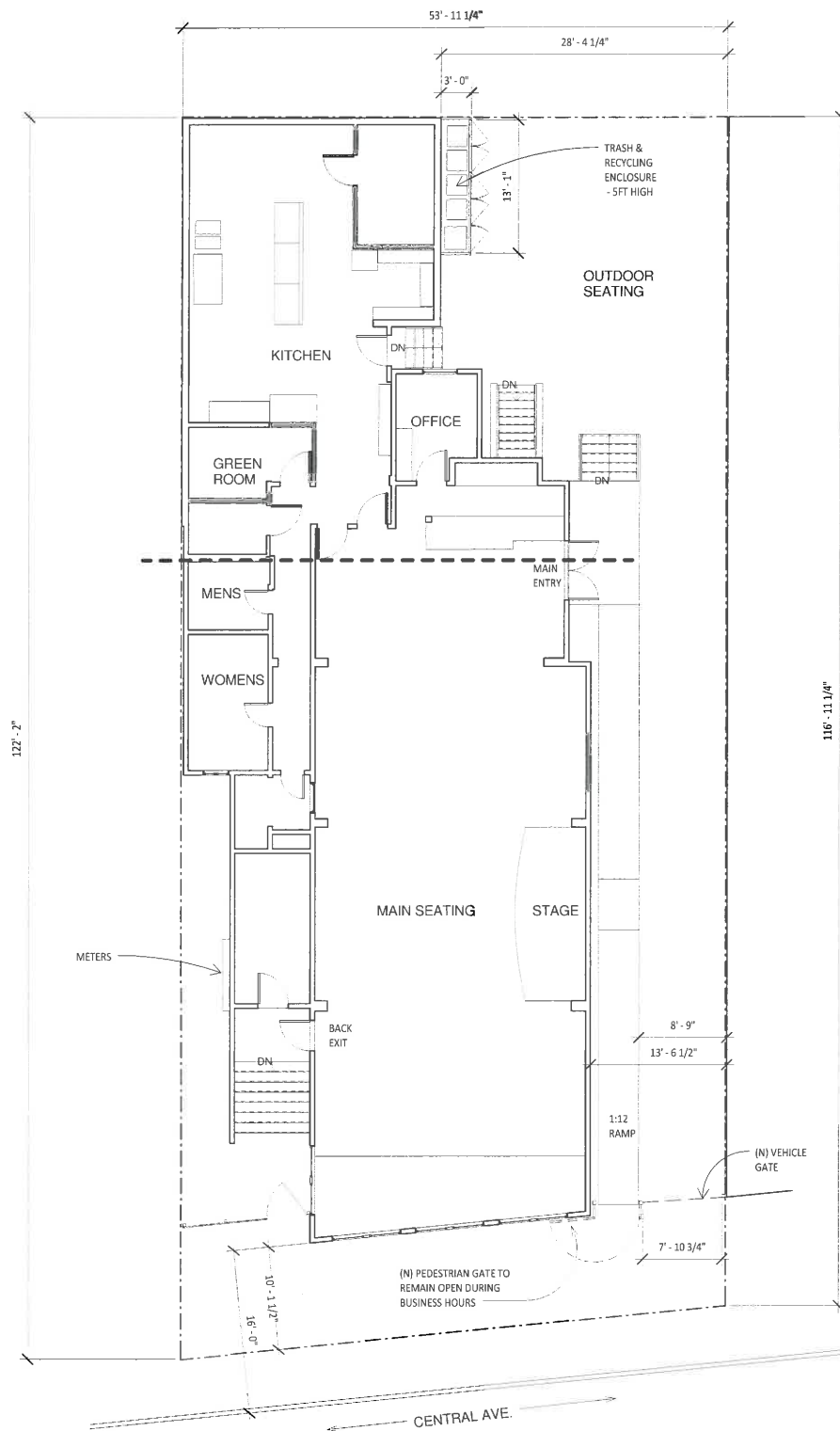
11B213.2 EXCEPTION 1:
IN ALTERATIONS WHERE IT IS TECHNICALLY
INFEASIBLE TO COMPLY WITH SECTION
11B-603, ALTERING EXISTING TOILET OR
BATHING ROOMS SHALL NOT BE REQUIRED
WHERE A SINGLE UNISEX TOILET ROOM
COMPLYING WITH SECTION 11B8-213.2.1 IS
PROVIDED AND LOCATED IN THE SAME AREA
AND ON THE SAME FLOOR AS EXISTING
INACCESSIBLE TOILET OR BATHING ROOMS.



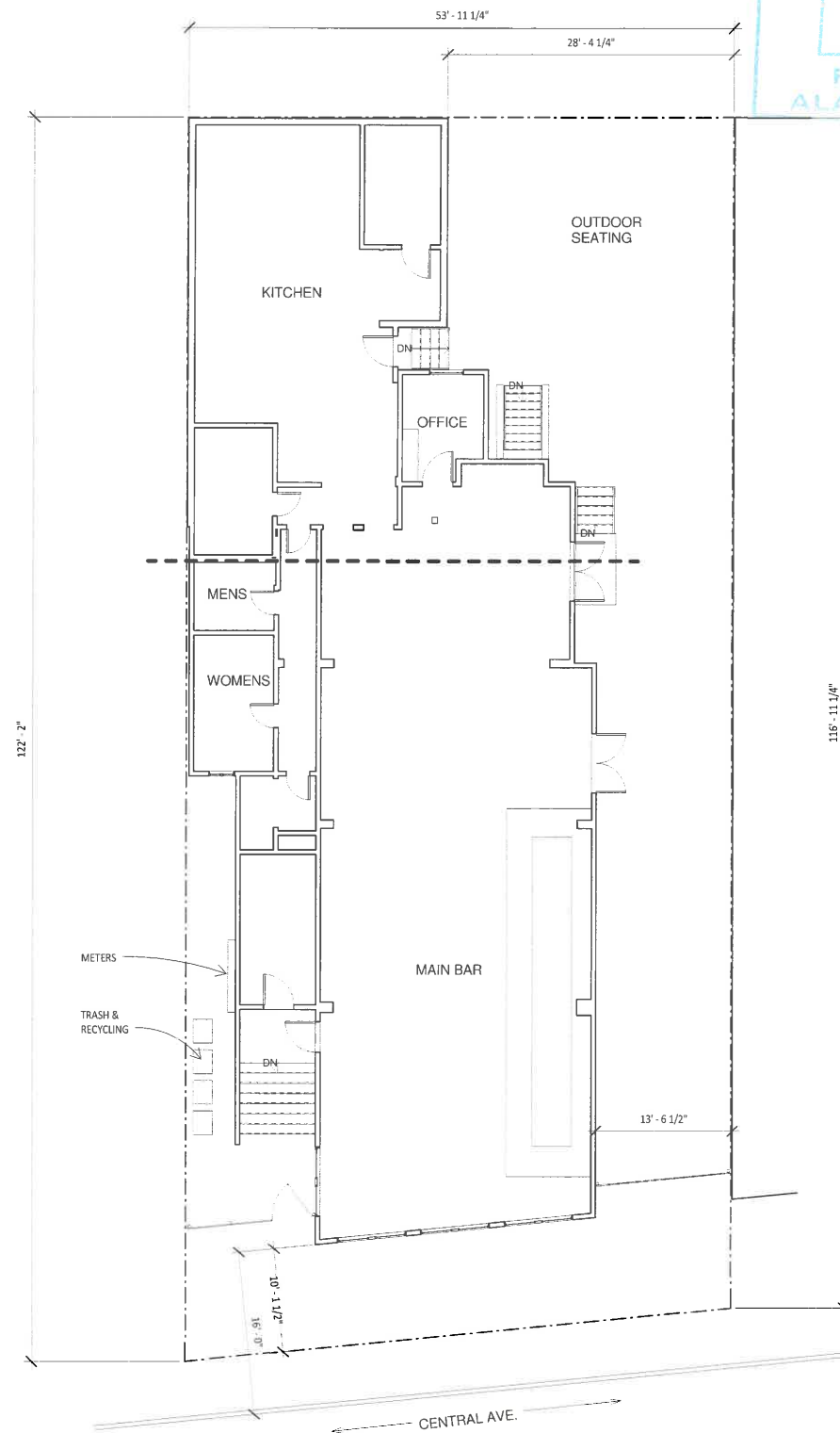
2 ACCESSIBLE PATH
1/8" = 1'-0"



1 EGRESS DIAGRAM
1/8" = 1'-0"

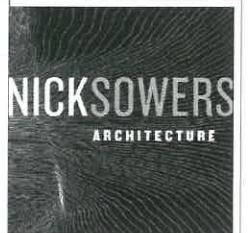


1 SITE PLAN - PROPOSED
1/8" = 1'-0"

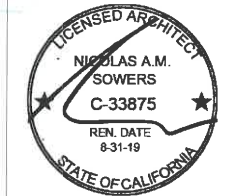


2 SITE PLAN - EXISTING
1/8" = 1'-0"

RECEIVED
NOV 21 2019
PERMIT CENTER
ALAMEDA, CA 94601



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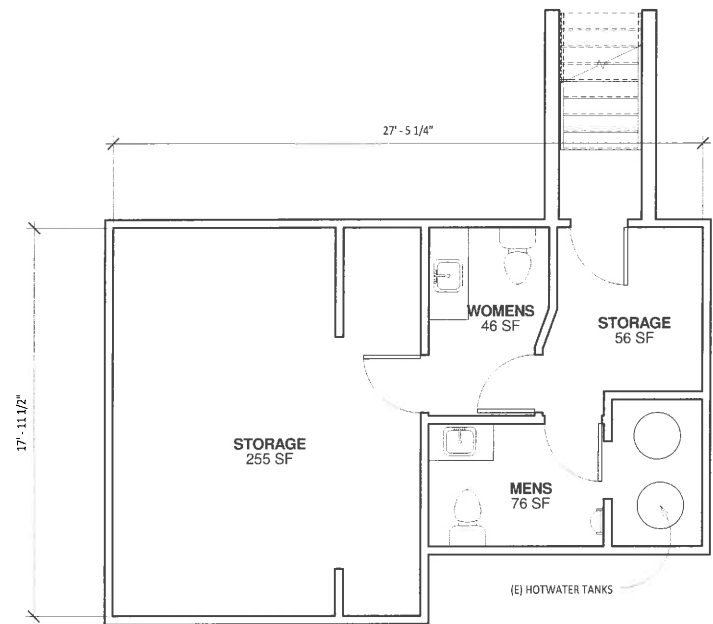
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SITE
PLAN

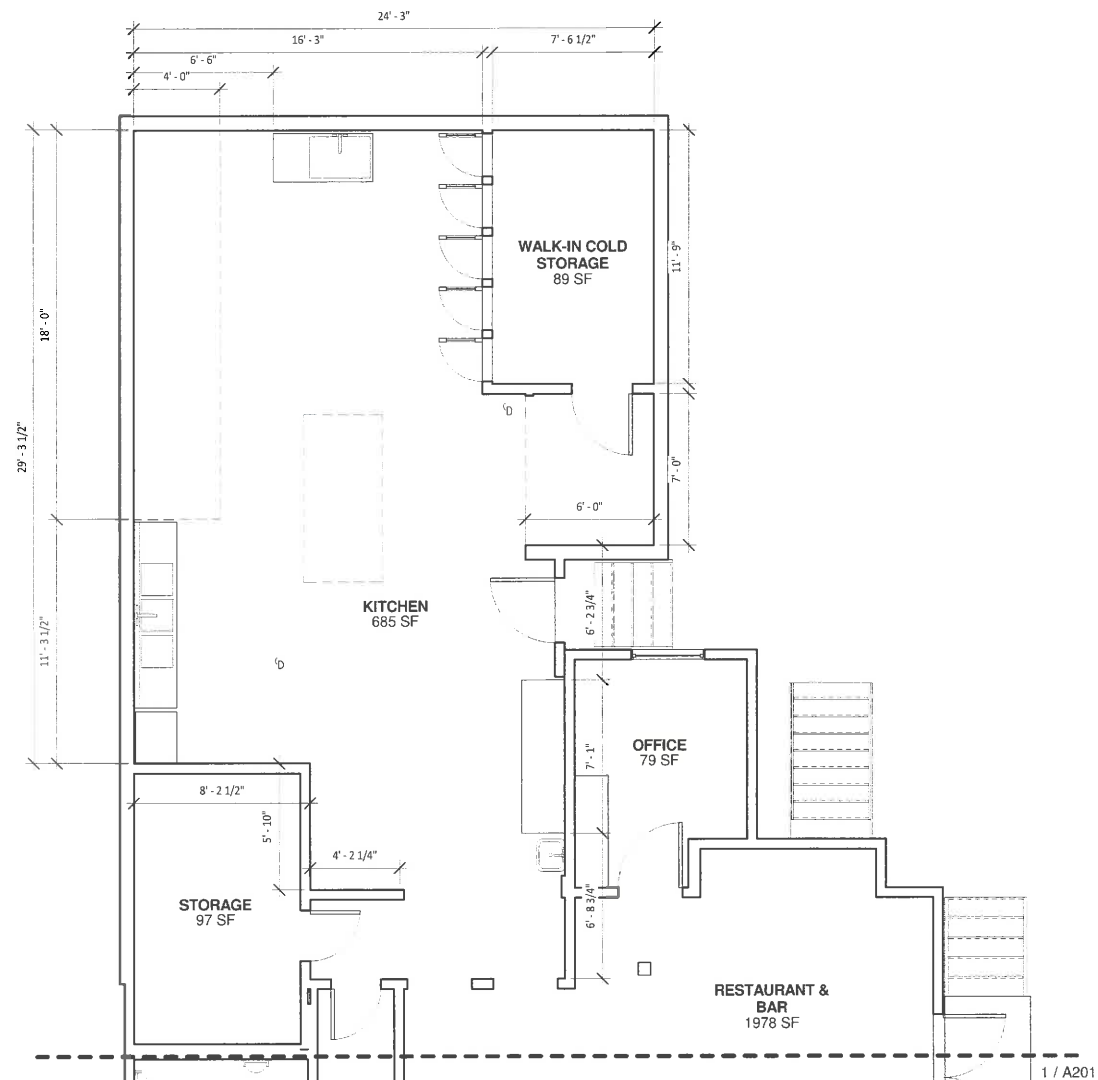
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A101

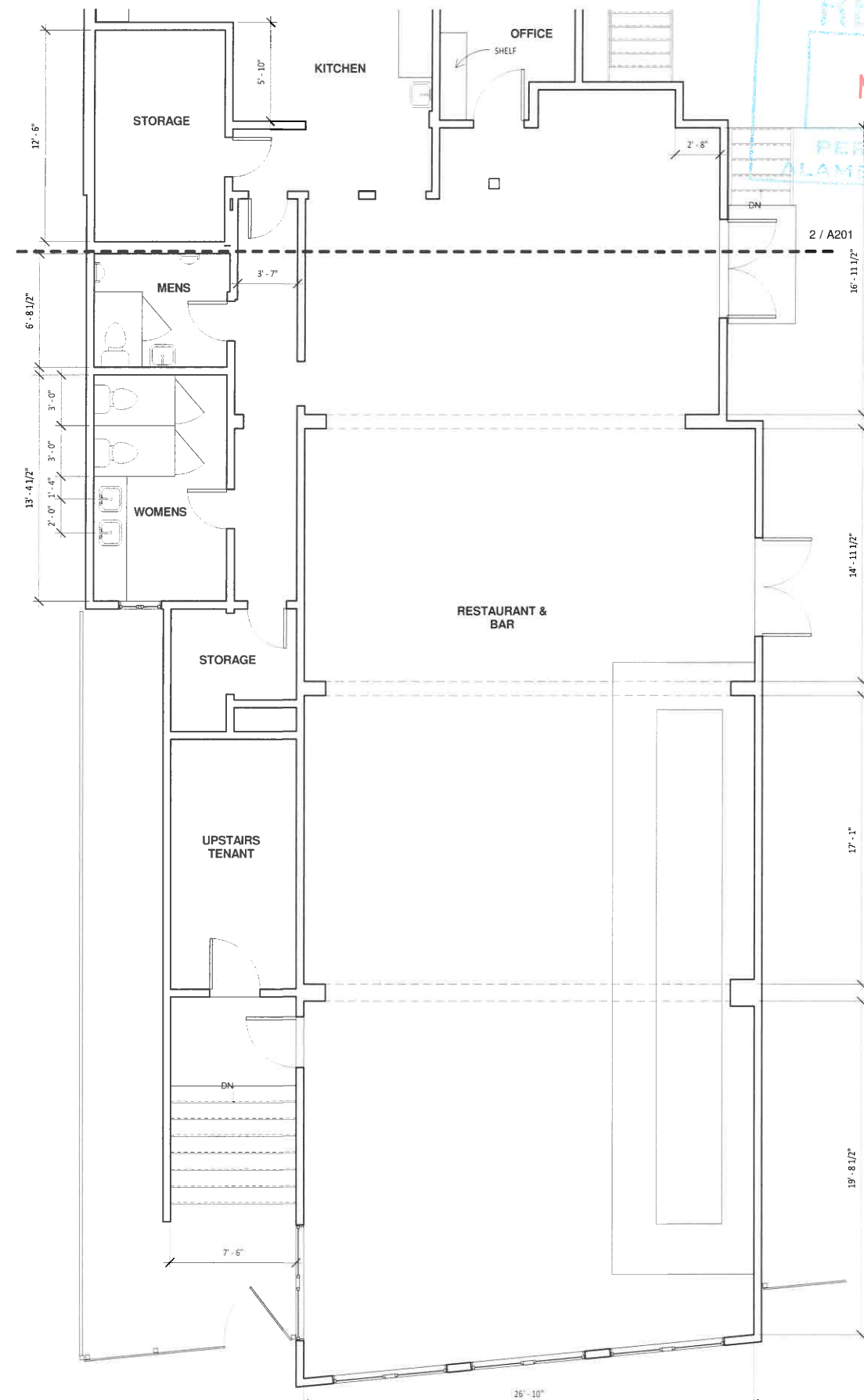
Scale 1/8" = 1'-0"



3 BASEMENT - EXISTING
1/4" = 1'-0"



2 KITCHEN PLAN - EXISTING
1/4" = 1'-0"



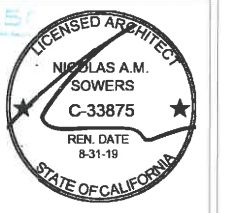
1 GROUND FLOOR - EXISTING
1/4" = 1'-0"

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NOV 21 2019

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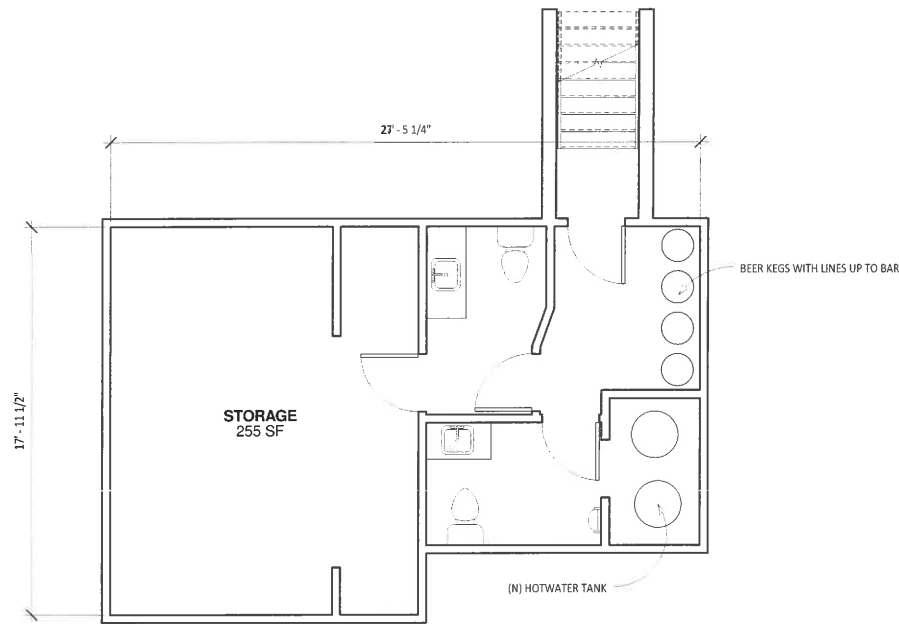
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EXISTING
/ DEMO
PLANS

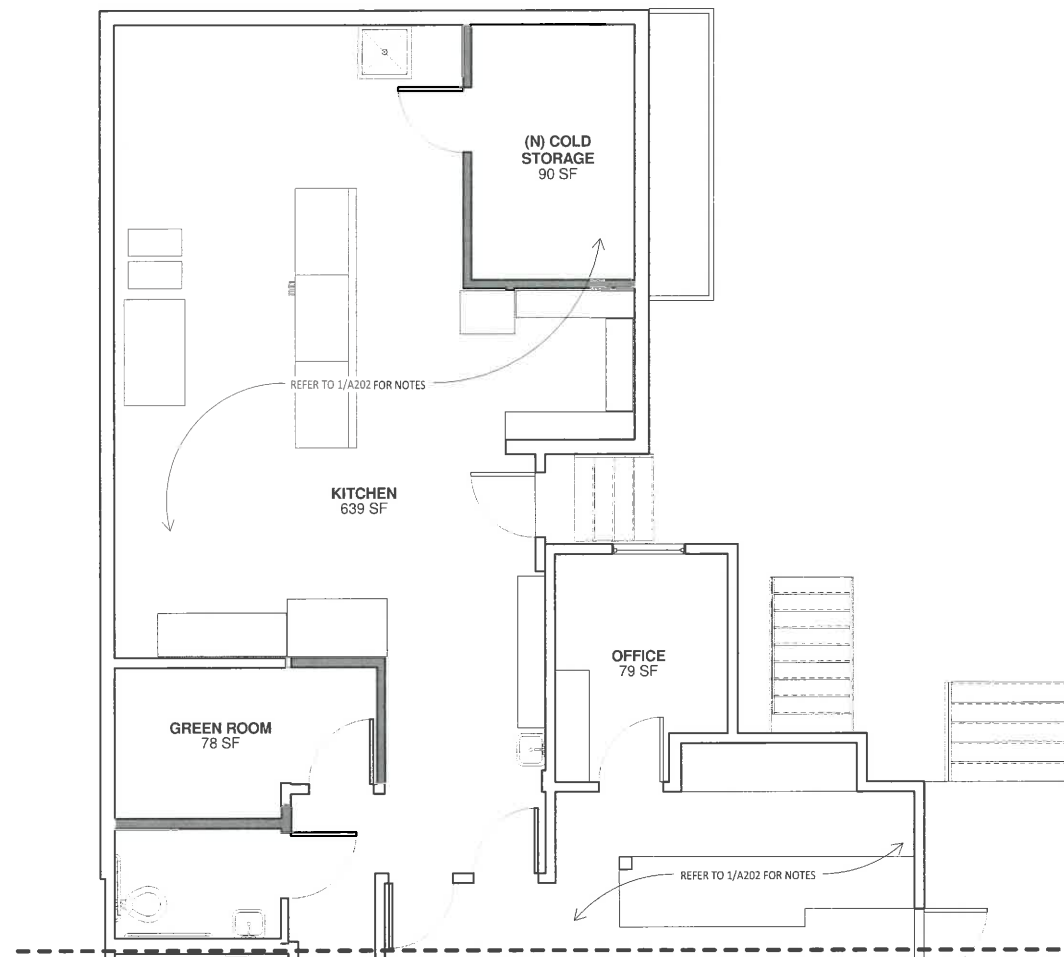
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Date	11/19/19

A200

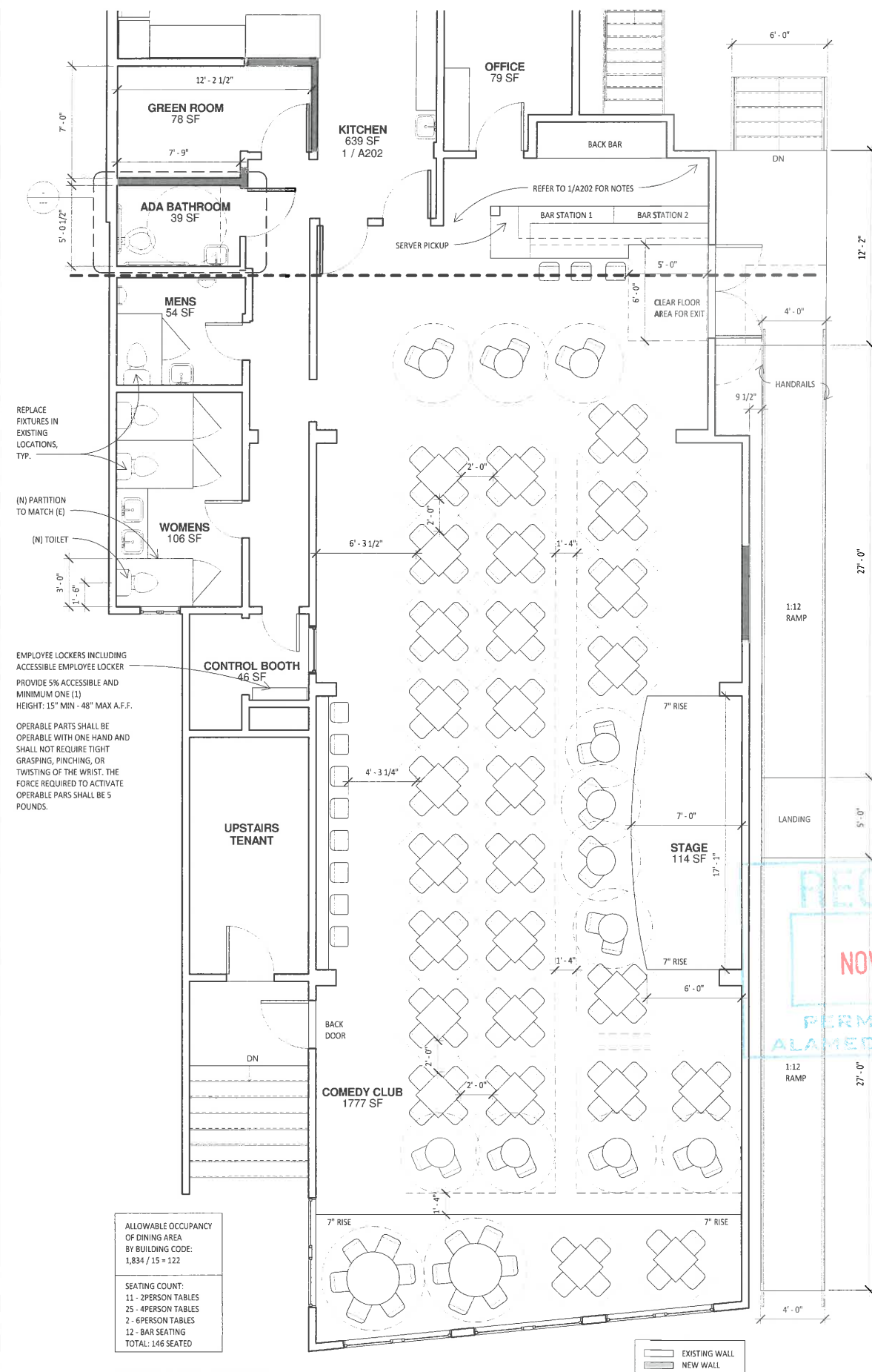
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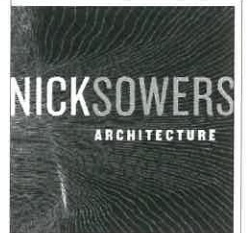
3 BASEMENT - PROPOSED
1/4" = 1'-0"



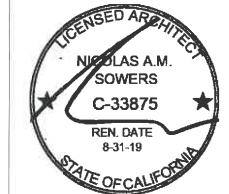
2 GROUND FLOOR - CONTINUED
1/4" = 1'-0"



1 GROUND FLOOR - PROPOSED
1/4" = 1'-0"



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Alameda Comedy Club

PROPOSED
FLOOR
PLANS

Revision Number	
Project Number	19-06
Date	11/19/19

A201

Scale 1/4" = 1'-0"