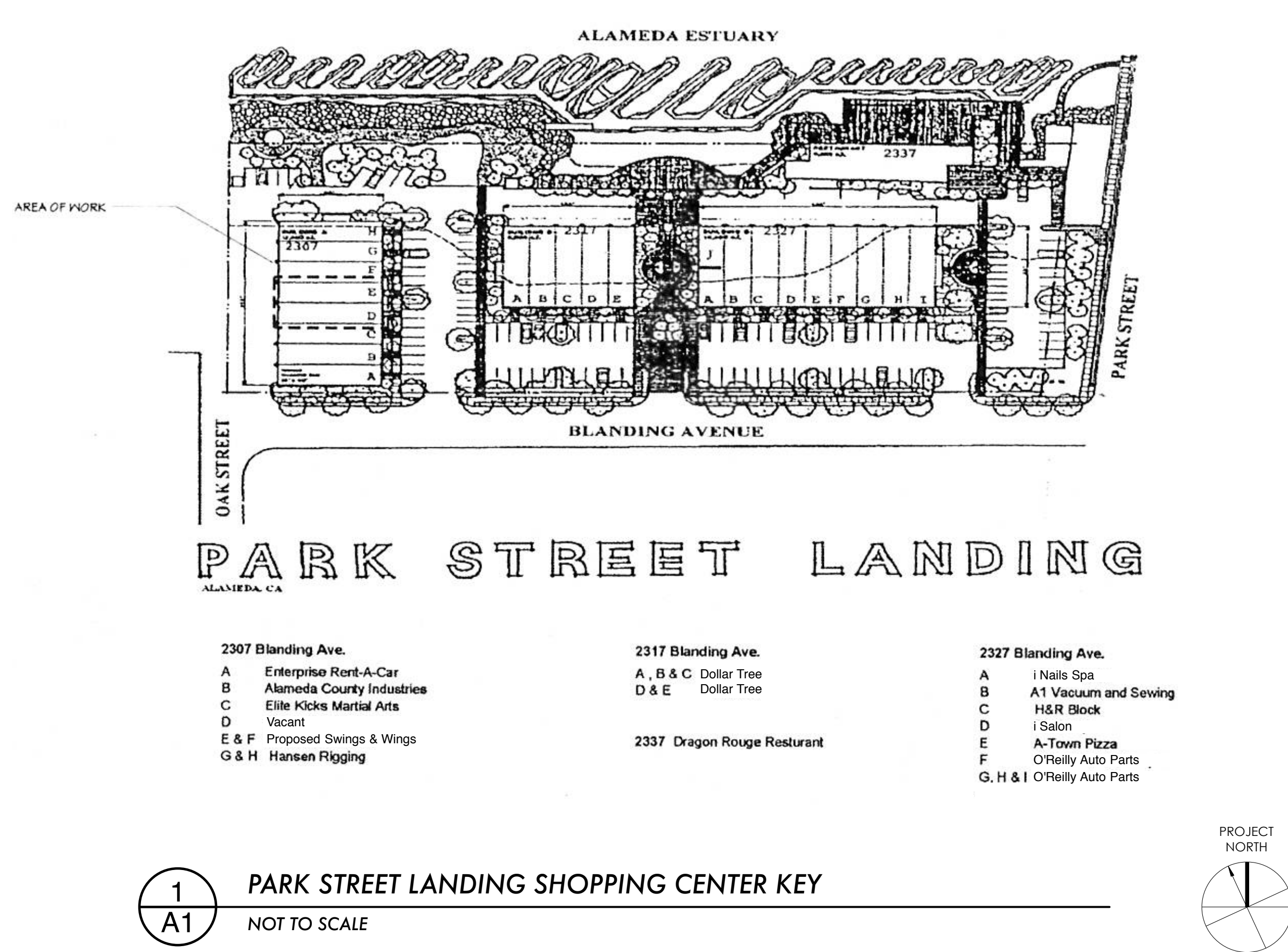
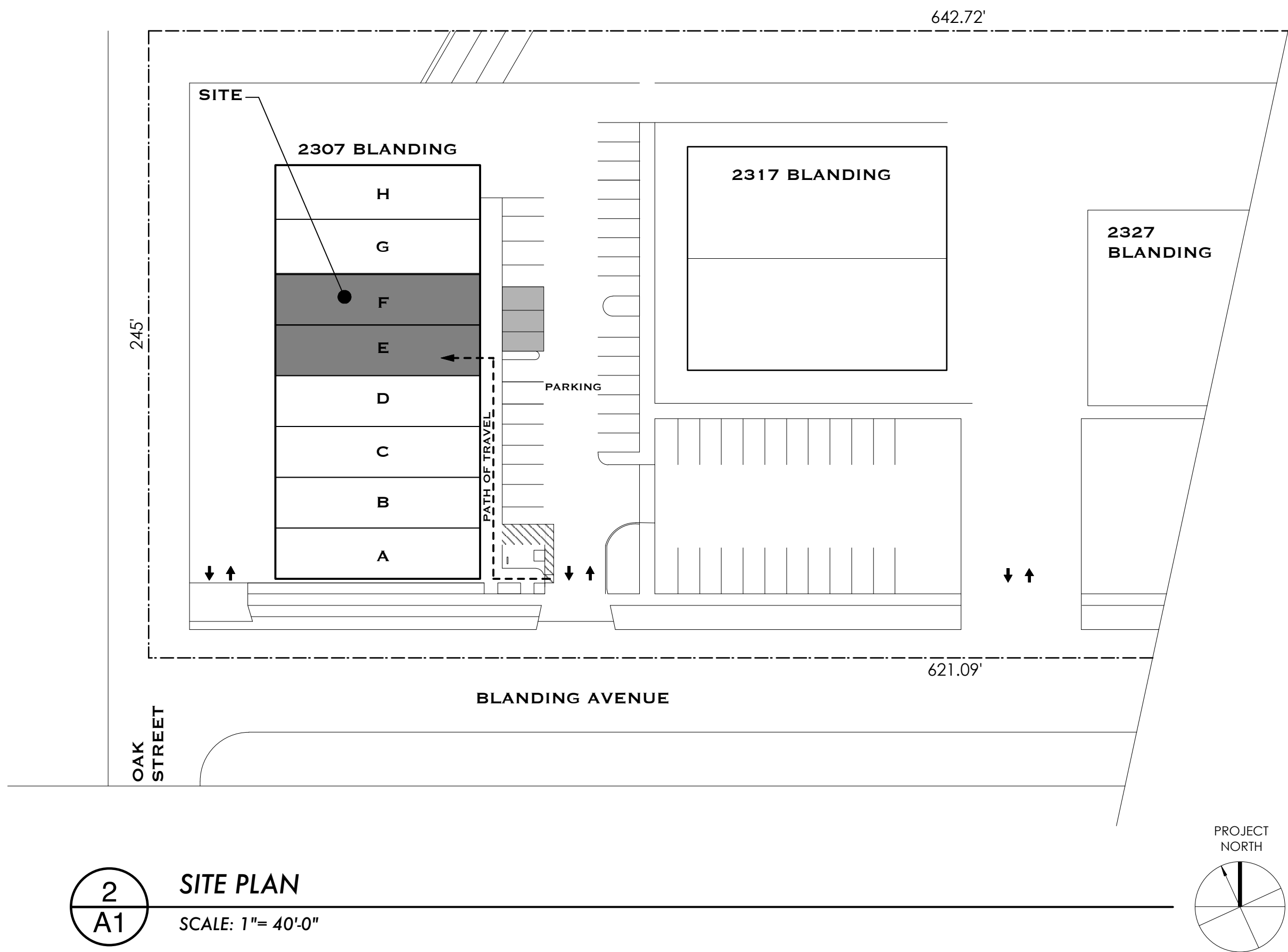




ALEXANDRA
ODABACHIAN
architect

C. ALEXANDRA ODABACHIAN ARCHITECT
1131 Post Street
ALAMEDA, CA 94501
510.207-2332
alexandra@cooarchitect.com

Build It Green Certified Green Building Professional

PROJECT:
TENANT IMPROVEMENT

for
SADIYA KAZI-KOYA & IZAAZ KOYA

2307 BLANDING AVENUE,
SPACES E&F
ALAMEDA, CA 94501

GENERAL NOTES	PROJECT TEAM	ABBREVIATIONS	LOT & BUILDING INFORMATION	PROJECT DESCRIPTION	LIST OF DRAWINGS
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE (E) SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH (E) SITE CONDITIONS, AND TO NOTIFY THE ARCHITECT AND THE OWNER OF ANY PREEXISTING PROBLEMS WITH THE STRUCTURE NOT ADDRESSED IN THE SCOPE OF WORK. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS, IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION KNOWING IT INVOLVES A RECOGNIZED DISCREPANCY, ERROR, 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. THE ARCHITECT DOES NOT SUPERVIZE CONSTRUCTION, OR MEANS AND METHODS EMPLOYED. PLANS HAVE BEEN PREPARED TO MEET REQUIREMENTS OF THE 2016 CA BUILDING CODE, CMC, CPC, CA ENERGY CODE & CEC AS AMENDED BY THE LOCAL JURISDICTION. PLANS HAVE BEEN PREPARED TO MEET REQUIREMENTS OF THE 2016 CA BUILDING CODE, CMC, CPC, CA ENERGY CODE & CEC AS AMENDED BY THE LOCAL JURISDICTION. DO NOT SCALE DRAWINGS. ALL WORK BY GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL MEET OR EXCEED ALL CURRENT APPLICABLE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SAFETY, ZONING CODES AND ORDINANCES. CONTRACTOR TO VERIFY ALL EXISTING ITEMS TO REMAIN, AND ANY DESIGNED PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH PROPOSED SYSTEM. THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, IS TO BE COMPLETED UNDER SEPARATE CONTRACT. CONTRACTOR TO VERIFY ANY EQUIPMENT EXISTING OR SPECIFIED WITH COMPATIBILITY OF (E) ELECTRICAL VOLTAGE/PHASE, AND OTHER UTILITIES. ALL MATERIALS AND FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE. VERIFY & COORDINATE W/ OWNERS. CABINETS W/ INSTALL PROVIDED BY GC. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. 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.	BUILDING OWNER: MONROE J. WINGATE C/O COLLIER'S INTNL 1850 MNT DIABLO BLVD., Suite 200 WALNUT CREEK, CA Angela.Foster@Colliers.com PHONE (925) 279-5568 ARCHITECT: C. ALEXANDRA ODABACHIAN 1131 POST STREET ALAMEDA, CA 94501 PHONE (510) 207-2332 CALC 24: CHRIS FERRE 14521 TYROL ROAD TRUCKEE, CA 96161 PHONE (800) 550-0818 OR (530) 550-9484 TENANT: SADIYA KAZI-KOYA & IZAAZ (IAN) KOYA 1147 HOLLY STREET ALAMEDA, CA 94501 PHONE (646) 821-3680 CONTRACTOR: TO BE DETERMINED STRUCTURAL ENGINEER: JOE TERHEMEN IGBER SEDR CONSULTING 6250 THORNHILL DRIVE, UPPER OFFICE OAKLAND, CA 94611 MOBILE: (510) 525-9491	ABV. ABOVE ADJ. ADJACENT C.C. O.C. CENTER TO CENTER, ON CENTER C. CENTER LINE OF CLR. CLEAR CONC. CONCRETE DIM., DIMS. DIMENSION, DIMENSIONS DS. DOWNSPOUT (E), EX. EXISTING EA. EACH EL., ELEV. ELEVATION EMB. EMBEDDED F.F. FINISH FLOOR FLR. FLOOR GYP. BD. GYPSUM WALLBOARD H.R. HEAT REGISTER MAX. MAXIMUM MIN. MINIMUM (N) NEW N/C NOT IN CONTRACT I.B.C. INSTALLED BY CONTRACTOR INS. / INSUL. INSULATION O. OVER P.B.O. PROVIDED BY OWNER PLY. PLYWOOD REF. REFERENCE S.S. STAINLESS STEEL S.S.D. SEE STRUCTURAL DRAWINGS T.B.D. TO BE DETERMINED T & B TOP AND BOTTOM T & G TONGUE AND GROOVE TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED VERT. VERTICAL V.I.F. VERIFY IN FIELD W. WITH W.C. WATER CLOSET W.H. WATER HEATER WWF WELDED-WIRE FABRIC	APN: 71-290-29-1 ZONING: NP-W LOT AREA: 154,840 SF EXISTING ONE-STORY STEEL COMBINED SUITES E & F: 3198 SF BUILDING: TYPE IIIA SPRINKLERED BUILDING EXISTING TO REMAIN UNCHANGED INTERIOR ALTERATIONS ONLY (E) OCCUPANCY: B - OFFICE PROPOSED USE: B - RECREATIONAL	RETAIL TENANT IMPROVEMENTS SUITES E & F INTERIOR SUITE ALTERATIONS APN: 71-290-29-1 INTERIOR ALTERATIONS ONLY INTERIOR REMODELING FOR THE CREATION OF DIFFERENT ZONES FOR PHYSICAL ACTIVITIES FOR YOUNG CHILDREN. -A NEW STEEL STRUCTURE WILL BE BUILT IN THE FRONT SPACE TO SUPPORT SWINGS. -THE REAR STORAGE ROOM WILL BE MADE INTO HABITABLE SPACE. HVAC AND ELECTRICAL & LIGHTING WILL BE UPGRADED PER CODE.	A1 SITE PLAN, AREA MAP, GENERAL NOTES, PROJECT INFORMATION A2 FLOOR PLAN, SCHEDULE AND NOTES A3 EXISTING & NEW PLANS, INTERIOR ELEVATIONS AND SECTIONS, ACOUSTICAL DETAILS LEGEND EXISTING WALL EXISTING WALL TO BE REMOVED PROPOSED WALL
	SYMBOLS BENCHMARK TITLE O' ELEVATION SECTION NO. → X SECTION SHEET NO. → AX.X DETAIL NO. → X DETAIL SHEET NO. → AX.X GRID LINE- DEFINING CORNERS OR CENTERS MAJOR STRUCTURAL ELEMENTS XX ELEV NO. →				

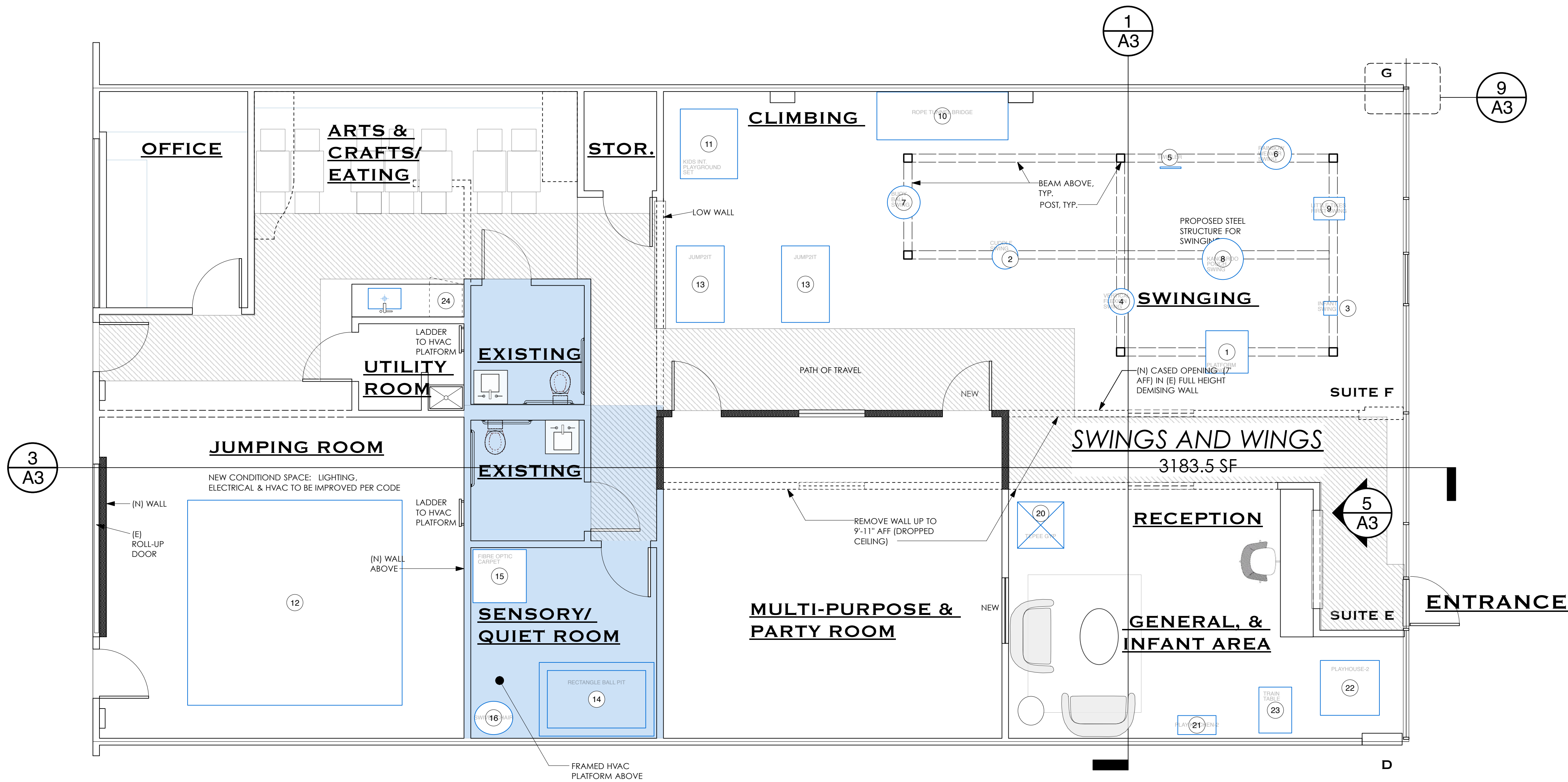
FOR CHANGE OF
USE PERMIT

PRELIMINARY -
NOT FOR
CONSTRUCTION

SCALE: AS NOTED
DATE: 8.28.18
REV.

SITE PLAN & SITE KEY
PROJECT INFORMATION

A1



1
A2
PROPOSED FLOOR PLAN
SCALE: 1/4"= 1'-0"

NOTE: SWINGING STRUCTURES AND PLAY EQUIPMENT LAYOUT IS PRELIMINARY

EQUIPMENT & FIXTURE SCHEDULE							
PROVIDED BY OWNER & INSTALLED BY CONTRACTOR U.O.N. - REVIEW & CONFIRM SELECTIONS WITH OWNER, INSTALL PER MANUFACTURERS' INSTRUCTIONS.							
#	QTY	DESCRIPTION	MANUFACTURER	DIMENSIONS	ELECTRICAL	GAS	NOTES
1	1	PLATFORM SWING		31" x 31" x 60"			WORKING LOAD 300#
2	1	CUDDLE SWING		50" HIGH		YES	WORKING LOAD 200#
3	1	INFANT SWING		10" x 10"			WORKING LOAD 170#
4	1	VERTICAL FLEXION SWING		35" - 55" HIGH			WORKING LOAD 300#
5	1	TWIRLER		36" HIGH			WORKING LOAD 300#
6	1	RAINBOW WEAVER SWING	Magic Cabin	39" DIA., 50" H			
7	1	BUOY BALL SWING	TBD	24" DIA., 18" X 18"			
8	1	KANGAROO POUCH SWING	TBD	30" W x 59" H, 30" opng.			
9	1	LITTLE TIKES FIRST SWING	TBD	22.5" x 16.5" x 17.5"			
10	1	ROPE TUNNEL BRIDGE	TBD	8" x 35" x 35"			MAX. WEIGHT 400#
11	1	KIDS INT. PLAYGROUND SET	AMAZON - FUNNY BABY	3'-6" x 4'-3" x 4'-9 1/2"			
12	1	YARD BOUNCE HOUSE	Amazon	13'-1" x 12'-6" x 8'-2 3/8"			
13	2	JUMP2IT	Magic Cabin	35" x 56" x 9"			HANDLE ADJUSTS FROM 24 1/2" - 35" H
14	1	RECTANGLE BALL PIT	eSpecial needs	72 x 42" int., 84"x 54" ext. x24" H			
15	1	FIBRE OPTIC CARPET		39" x 39"			
16	1	SWIVEL CHAIR		23 1/4" x 24 3/8" x 32 1/4" Seat Ht= 6 3/4"			
17		FOAM PLAY AREA					
18		SLIDE		17.8" x 43.5" x 25.5 "			
19		TUNNEL		85.4" x 39.4 x 42.5 "			
20		TEPEE GYP		34" x 34" x 44"			
21		PLAY KITCHEN-2		14" x 28" x 41.5"			
22		PLAYHOUSE-2		43. 1/4" x 30 1/4" x 43 1/2"			
23		TRAIN TABLE		24" x 33.5" x 12.75"			
24		U.C. REFRIGERATOR					
25		VENDING MACHINE					
		CRAFT TABLE					
		CRAFT CHAIRS					
		HIGH CHAIRS					
		DINING TABLE					

SHEET NOTES

- TENANT IMPROVEMENTS TO COMPLY WITH KRAUSE ACOUSTICS' REPORT DATED 7/24/18. RECOMMENDATIONS TO REDUCE SOUND TRANSMISSION TO ADJACENT SPACES WILL BE FOLLOWED AS PART OF REMODELING WORK, AND BUSINESS OPERATIONS.
- FIRE SPRINKLERS TO BE MODIFIED UNDER DEFERRED SUBMITTAL.
- MECHANICAL MODIFICATIONS UNDER DEFERRED SUBMITTAL

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- OBJECT ABOVE
- NEW WALL

ALEXANDRA
ODABACHIAN
architect

C. ALEXANDRA ODABACHIAN ARCHITECT
1131 Post Street
ALAMEDA, CA 94501
510.207-2332
alexandra@cooarchitect.com

Build It Green Certified Green Building Professional

PROJECT:
TENANT IMPROVEMENT

for
SADIYA KAZI-KOYA & IZAAZ KOYA
2307 BLANDING AVENUE,
SPACES E&F
ALAMEDA, CA 94501

FOR CHANGE OF
USE PERMIT

PRELIMINARY -
NOT FOR
CONSTRUCTION

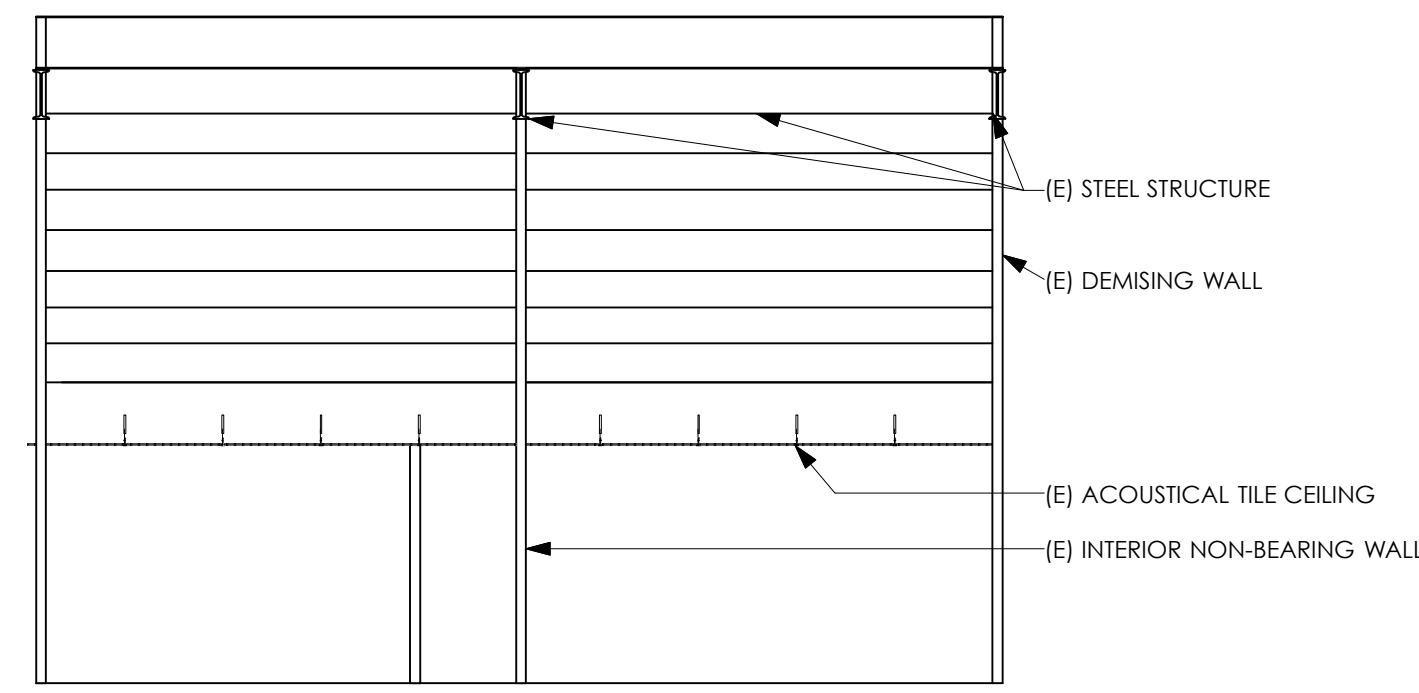
SCALE: AS NOTED
DATE: 8.28.18

REV.

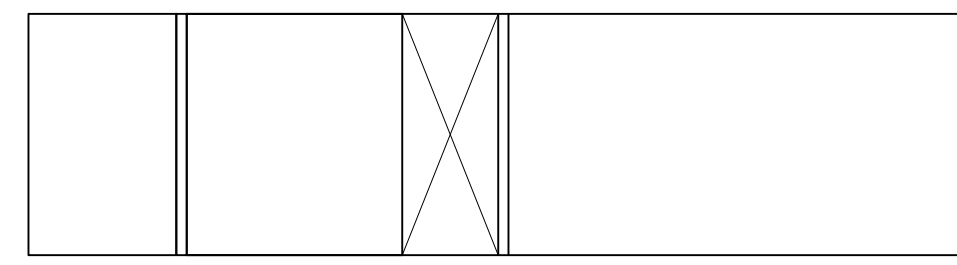
PROPOSED FLOOR PLAN &
SCHEDULE

A2

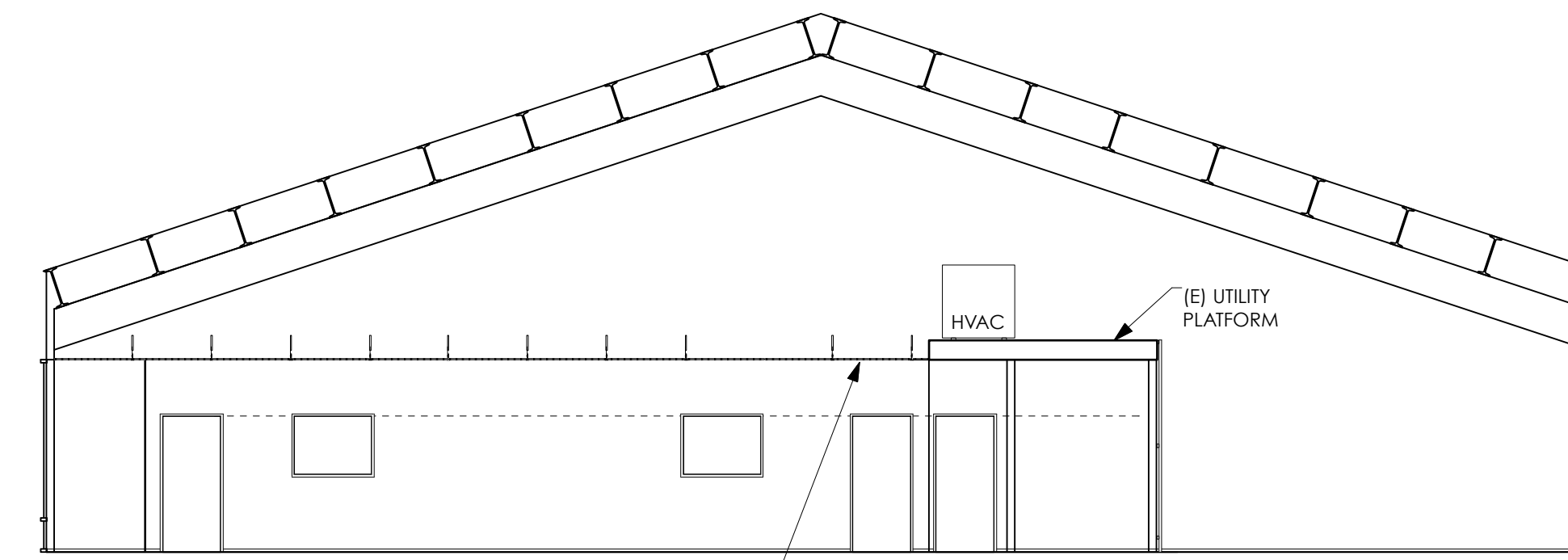
Plans & specifications are prepared as instruments of service for the client shown hereon and are the property of the architect and shall not be used for other work without written consent of the architect.



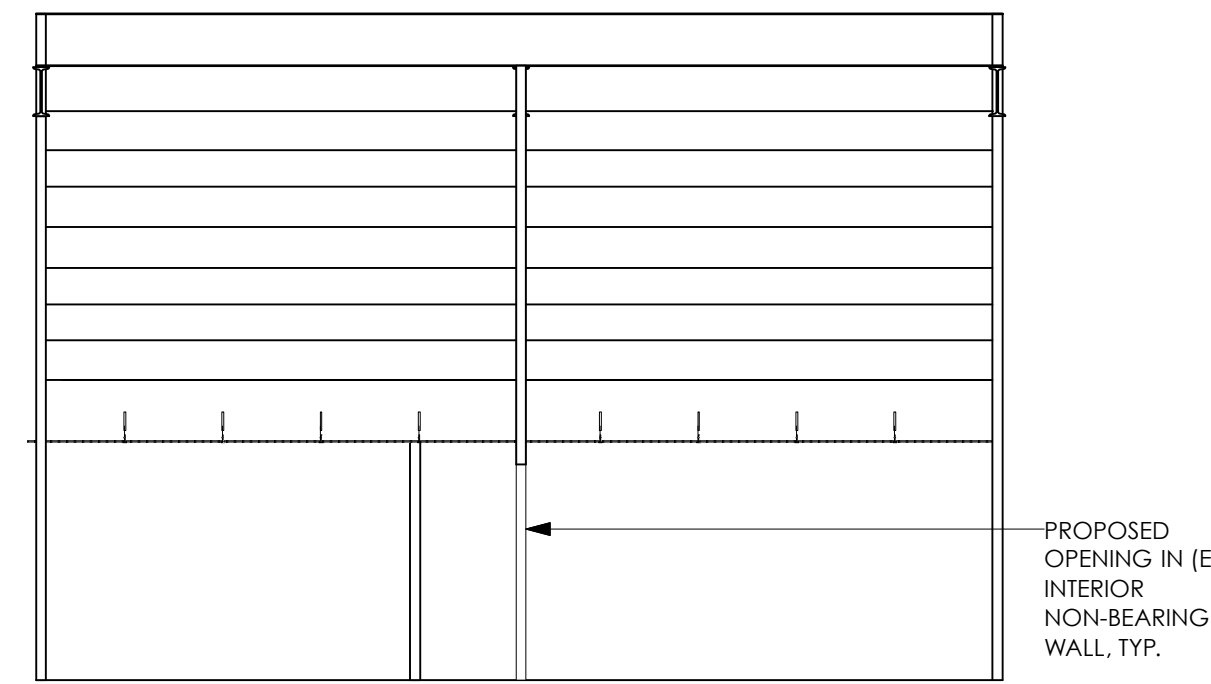
3 BUILDING SECTION A-A
A3 SCALE: 1/8"= 1'-0"



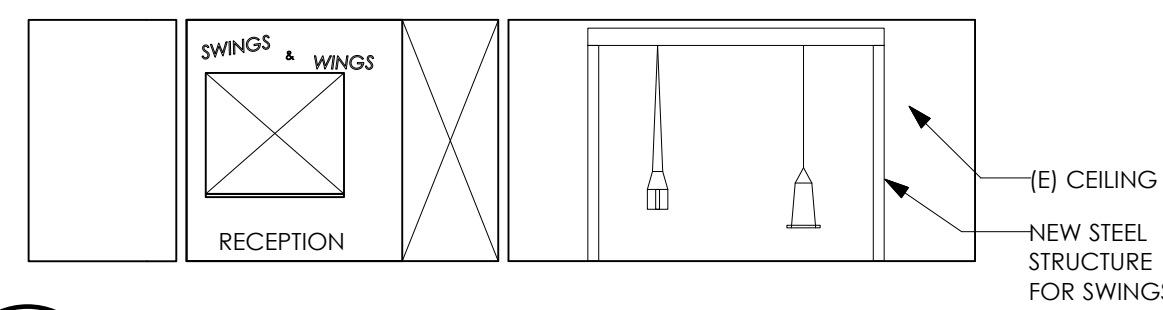
2 EXISTING INTERIOR ELEVATION
A3 SCALE: 1/8"= 1'-0"



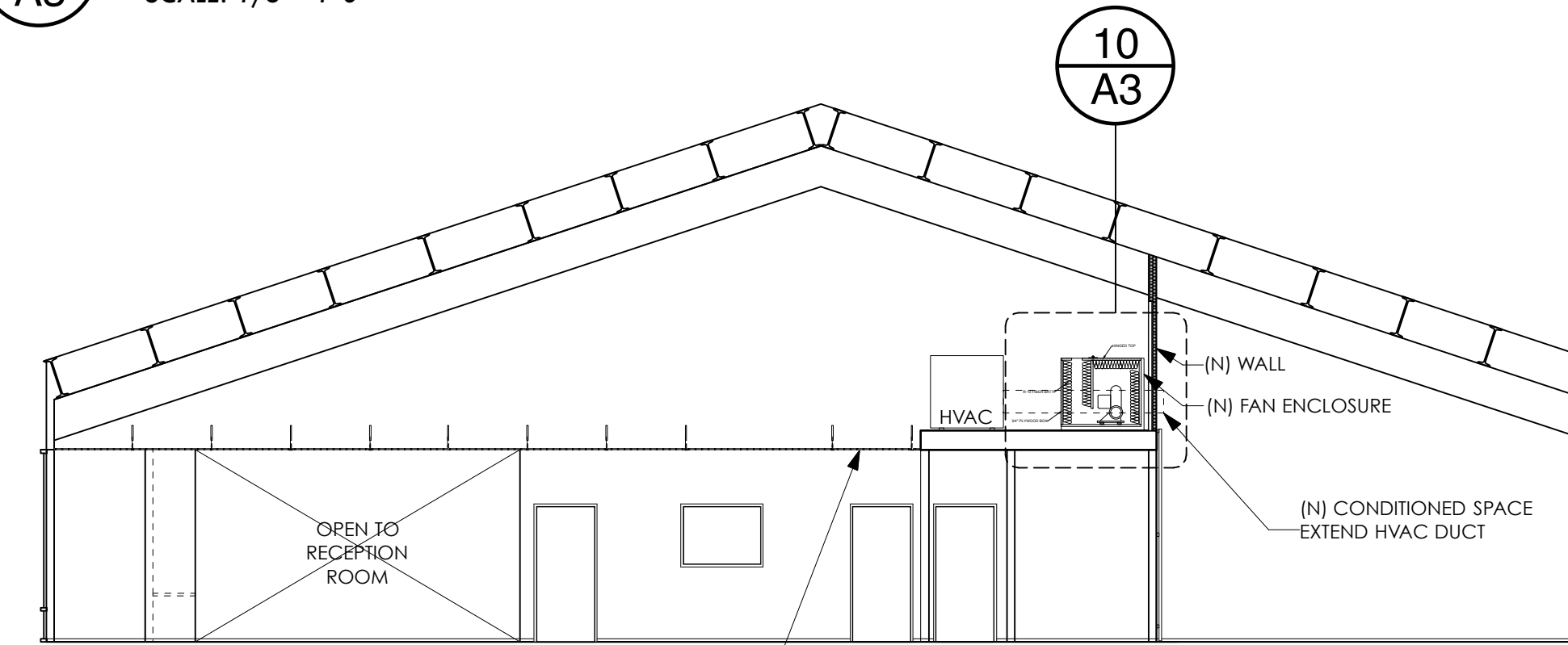
1 BUILDING SECTION A-A
A3 SCALE: 1/8"= 1'-0"



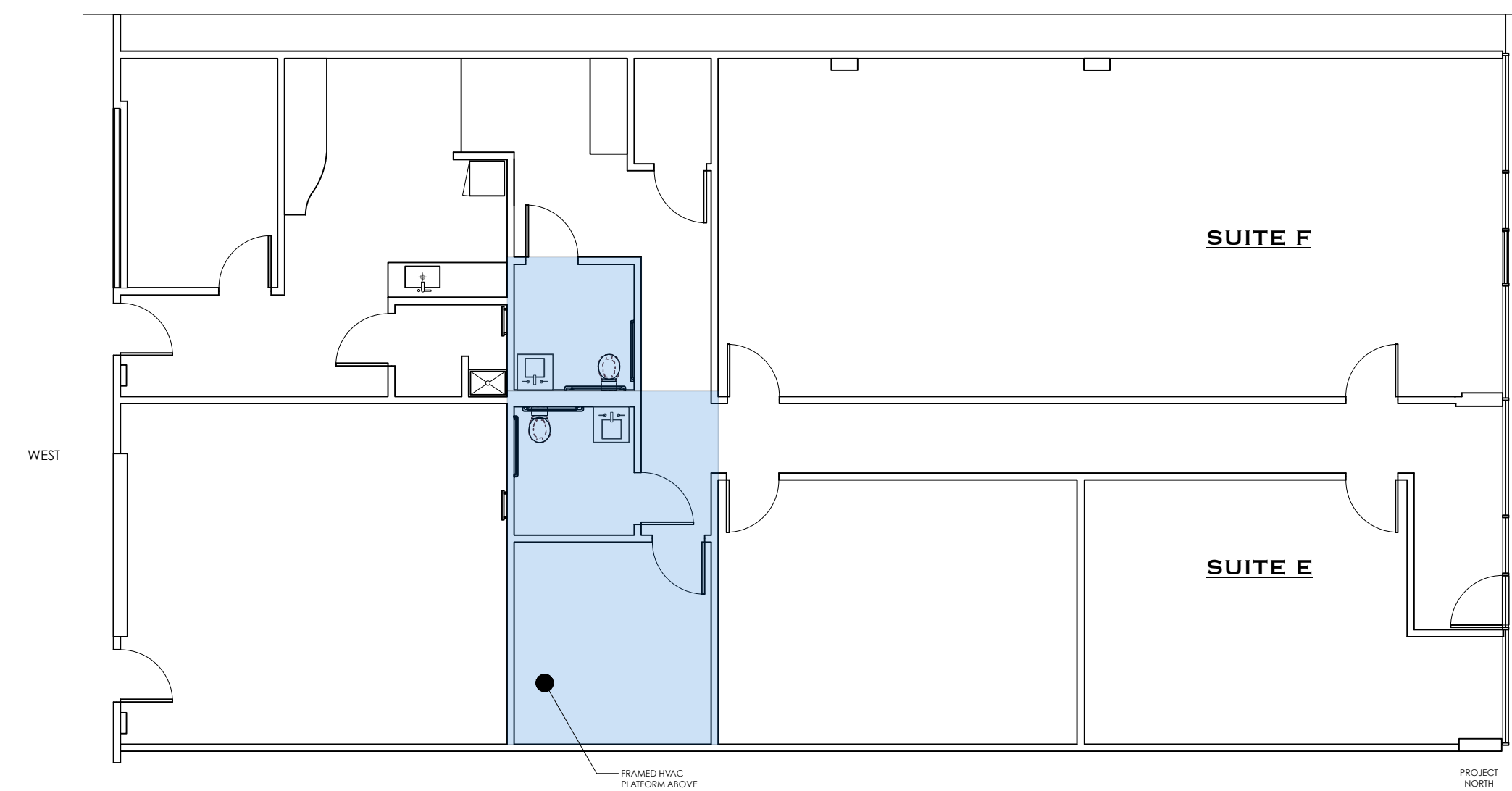
6 BUILDING SECTION A-A
A3 SCALE: 1/8"= 1'-0"



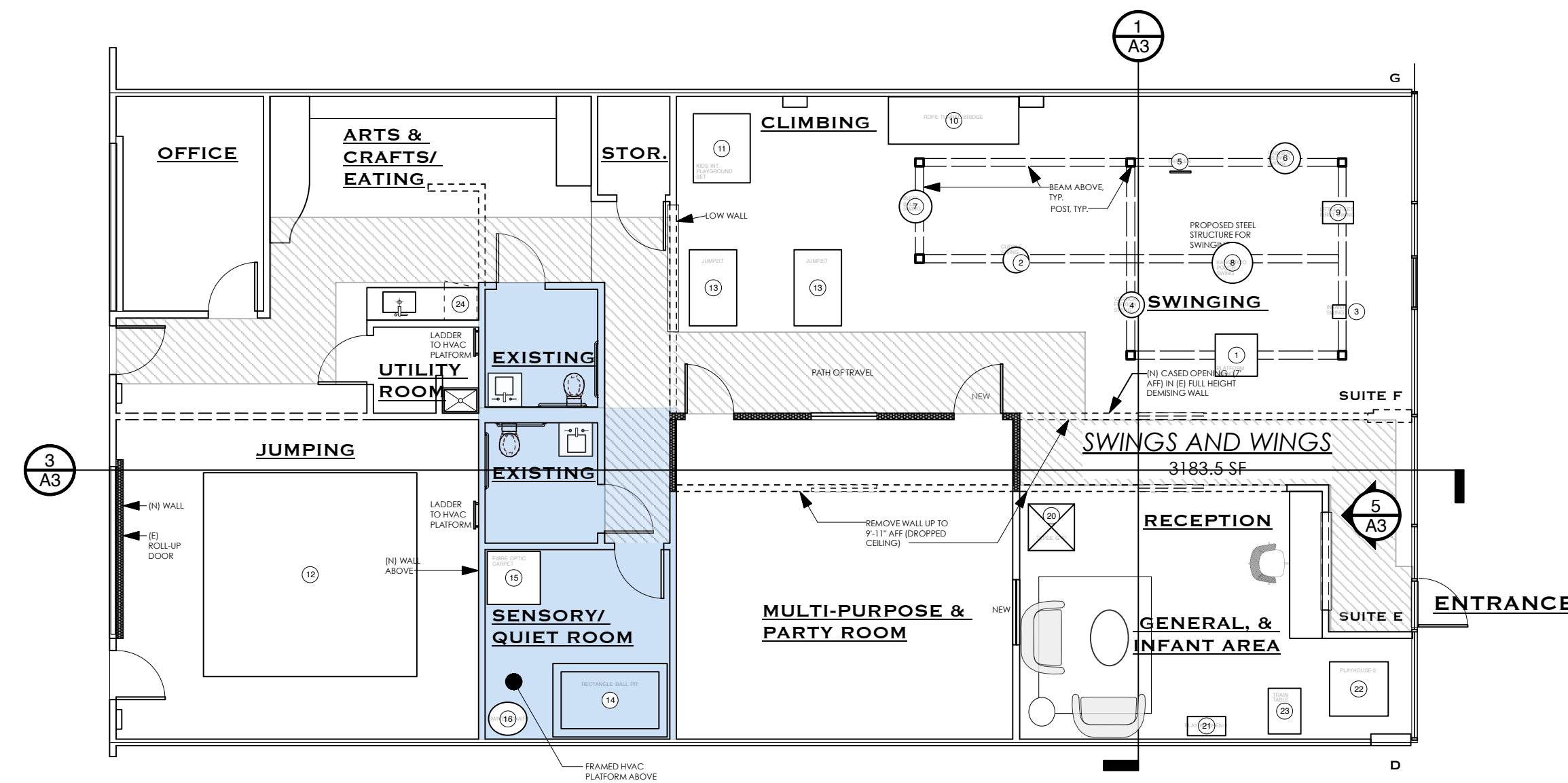
5 PROPOSED INTERIOR ELEVATION
A3 SCALE: 1/8"= 1'-0"



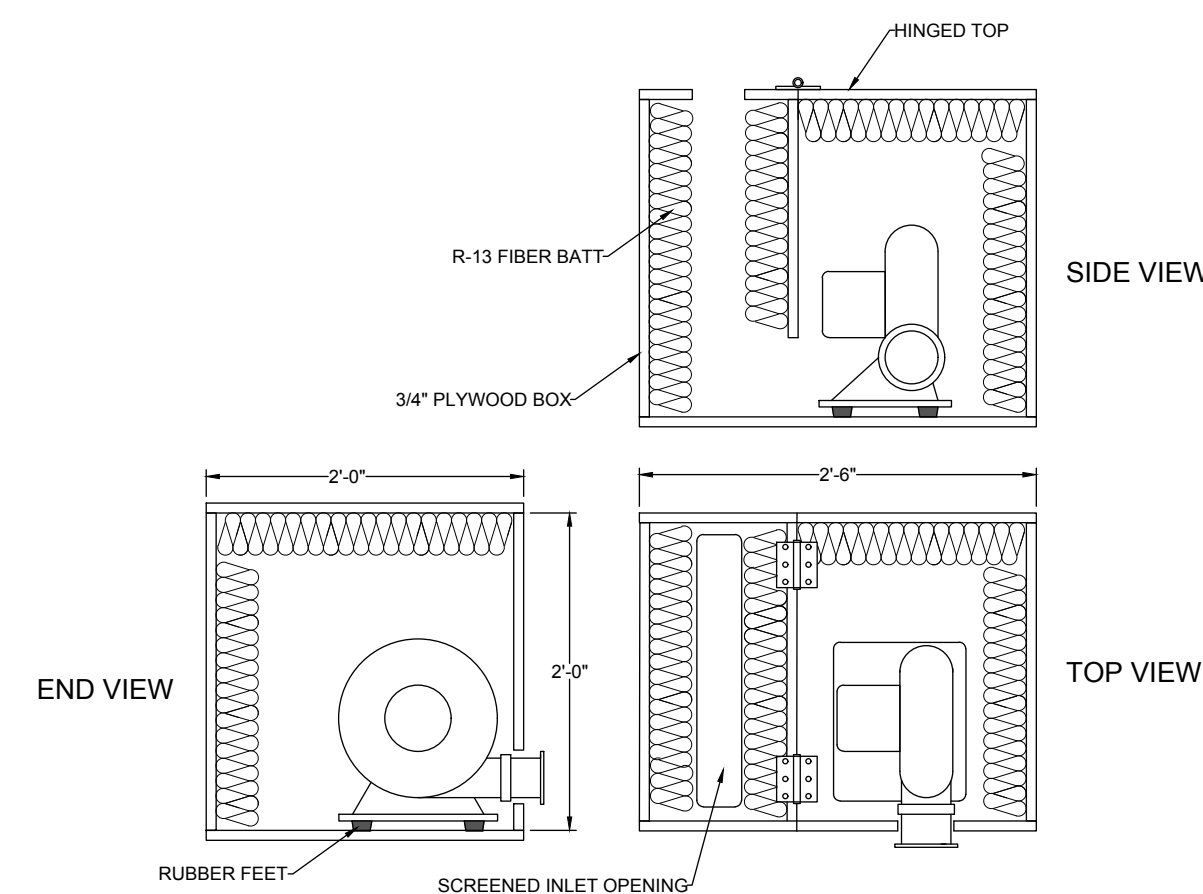
4 BUILDING SECTION A-A
A3 SCALE: 1/8"= 1'-0"



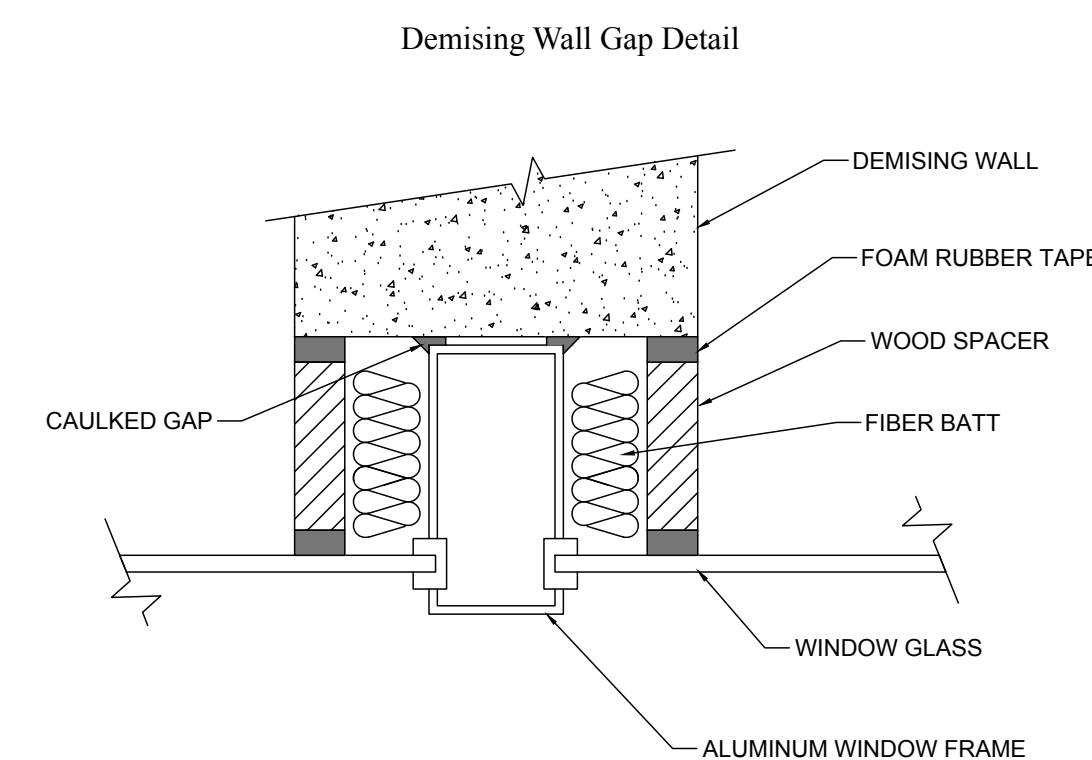
8 EXISTING FLOOR PLAN
A3 SCALE: 1/8"= 1'-0"



7 PROPOSED FLOOR PLAN
A3 SCALE: 1/8"= 1'-0"



10 SOUND INSULATION AT FAN ENCLOSURE
A3 NOT TO SCALE



9 SOUND ABATEMENT DETAIL AT DEMISING WALL
A3 NOT TO SCALE

ALEXANDRA
ODABACHIAN
architect

C. ALEXANDRA ODABACHIAN ARCHITECT
1131 Post Street
ALAMEDA, CA 94501
510.207-2332
alexandra@cooarchitect.com
Build It Green Certified Green Building Professional

PROJECT:
TENANT IMPROVEMENT

for
SADIYA KAZI-KOYA & IZAAZ KOYA
2307 BLANDING AVENUE,
SPACES E&F
ALAMEDA, CA 94501

FOR CHANGE OF
USE PERMIT

PRELIMINARY -
NOT FOR
CONSTRUCTION

SCALE: AS NOTED
DATE: 8.28.18

REV.

BUILDING SECTIONS,
INTERIOR ELEVATIONS, EXISTING
AND PROPOSED FLOOR PLANS

A3

Plans & specifications are prepared as instruments of service for the client shown hereon and are the property of the architect and shall not be used for other work without written consent of the architect.