

ALEXANDRA
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architect

C. ALEXANDRA ODABACHIAN ARCHITECT
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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

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 SUPERVISE 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.

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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 DETAILS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

PROJECT TEAM

BUILDING OWNER:
MONROE J. WINGATE
C/O COLLIER'S INT'L
1850 MNT DIABLO BLVD., Suite 200
WALNUT CREEK, CA
Angela.Foster@Colliers.com
PHONE (925) 279-5568

ARCHITECT:
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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

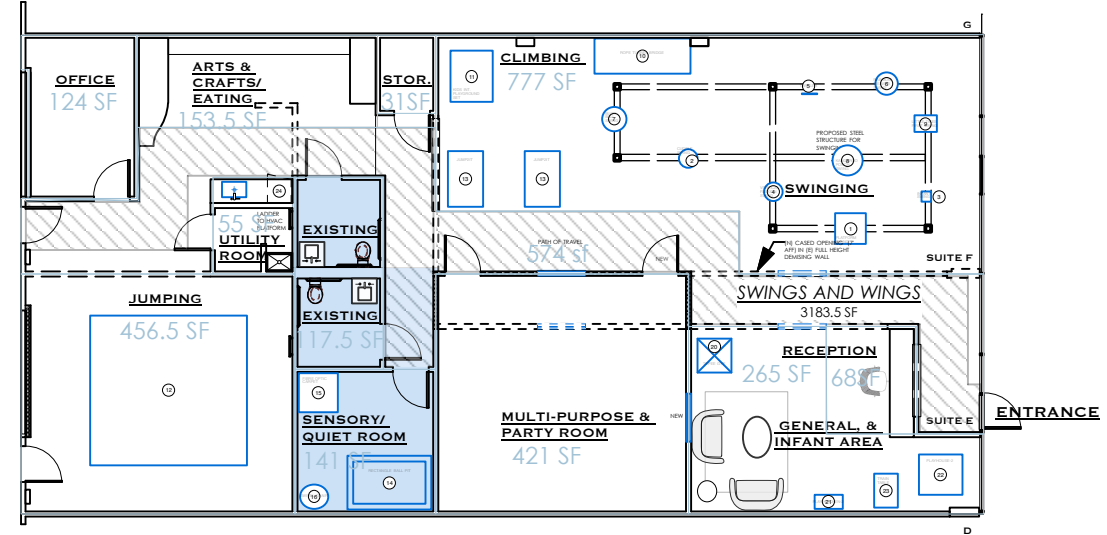
SYMBOLS

- BENCHMARK TITLE
ELEVATION
- SECTION NO. SECTION
SHEET NO. SECTION
- DETAIL NO. DETAIL
SHEET NO. DETAIL
- GRID LINE-
DEFINING CORNERS
OR CENTERS
MAJOR STRUCTURAL
ELEMENTS
- ELEV NO. INTERIOR ELEVATIONS
SHEET NO. INTERIOR ELEVATIONS
- WINDOW ID- REFER TO
WINDOW SCHEDULE
- DOOR ID- REFER TO
DOOR SCHEDULE

ABBREVIATIONS

- 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
FF. 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

OCCUPANCY LOAD CALCULATIONS



OCCUPANCY: GROUP B	
HALLWAY INTERIOR	574/100 = 5.74
RETAIL	68/30 = 2.27
CLIMBING & SWINGING (EXERCISE RM):	777 SF/50= 15.54
JUMPING (EXERCISE RM):	456 SF/50= 9.12
MULTI-PURPOSE/ PARTY ROOM:	421 sf/50= 8.42
BATHROOM	117.5/100 = 1.18
STORAGE:	86/300 = .86
SENSORY QUIET ROOM:	141 SF/50 = 3
GENERAL & INFANT AREA:	265/50 = 5.3

TOTAL OCCUPANCY:

LOT & BUILDING INFORMATION

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

PROJECT DESCRIPTION

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
ELECTRIC & LIGHTING WILL BE UPGRADED
PER CODE.

LIST OF DRAWINGS

- 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

VICINITY MAP



FOR CHANGE OF
USE PERMIT

PRELIMINARY -
NOT FOR
CONSTRUCTION

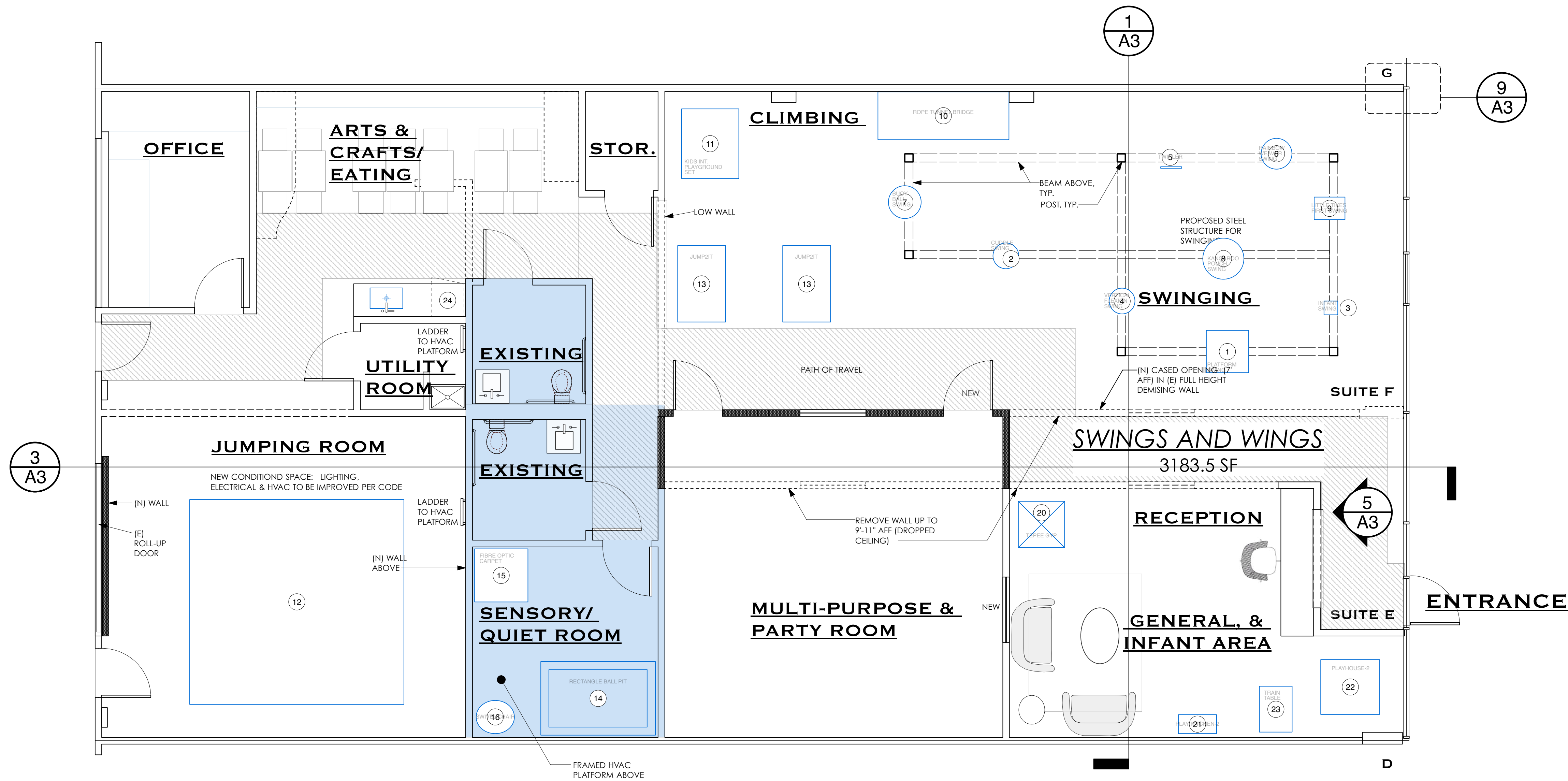
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DATE: 8.28.18

REV.

SITE PLAN & SITE KEY
PROJECT INFORMATION

A1

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.



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

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PROPOSED FLOOR PLAN &
SCHEDULE

A2

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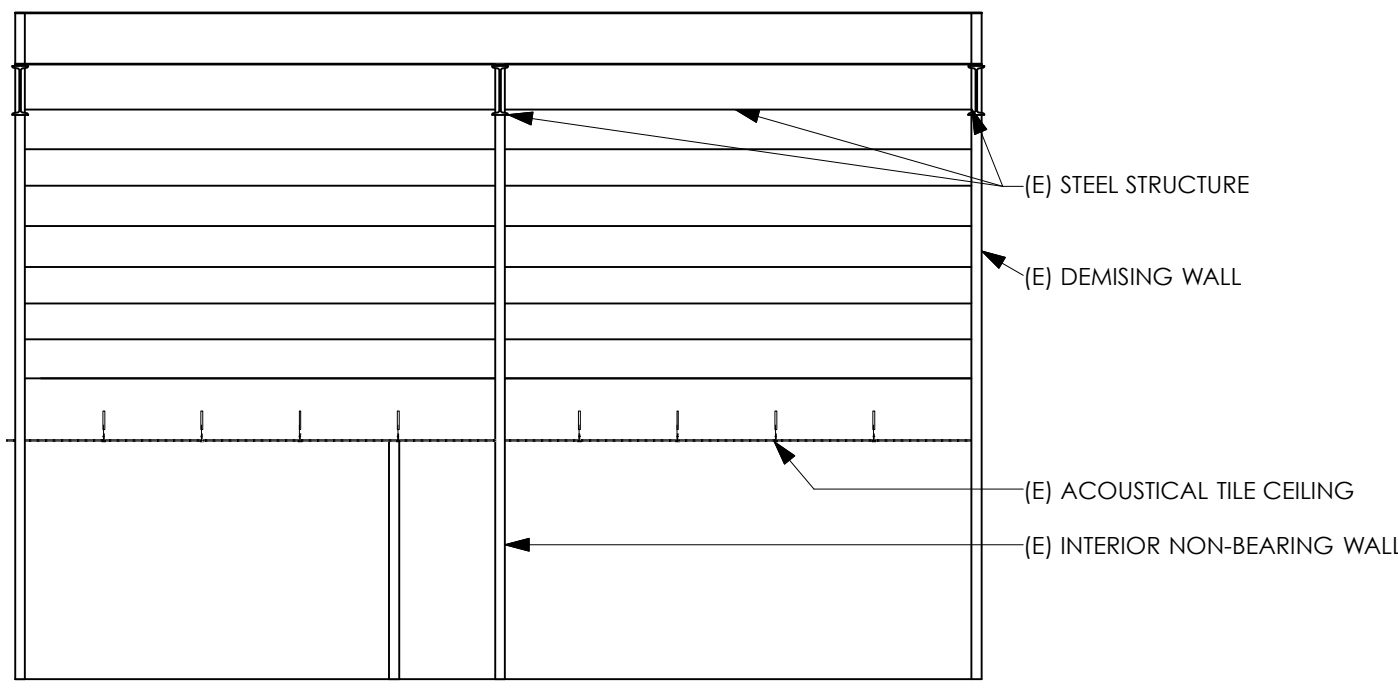
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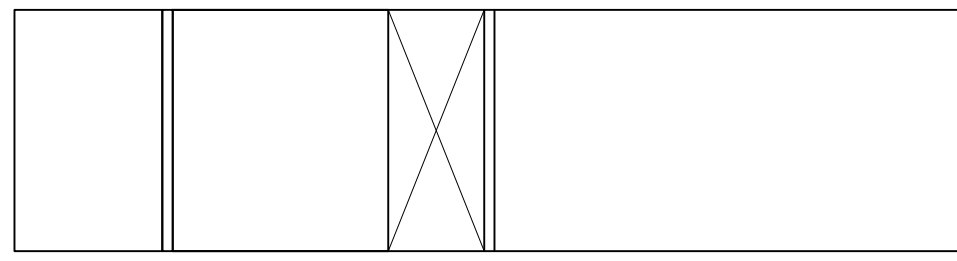
BUILDING SECTIONS,
INTERIOR ELEVATIONS, EXISTING
AND PROPOSED FLOOR PLANS

A3

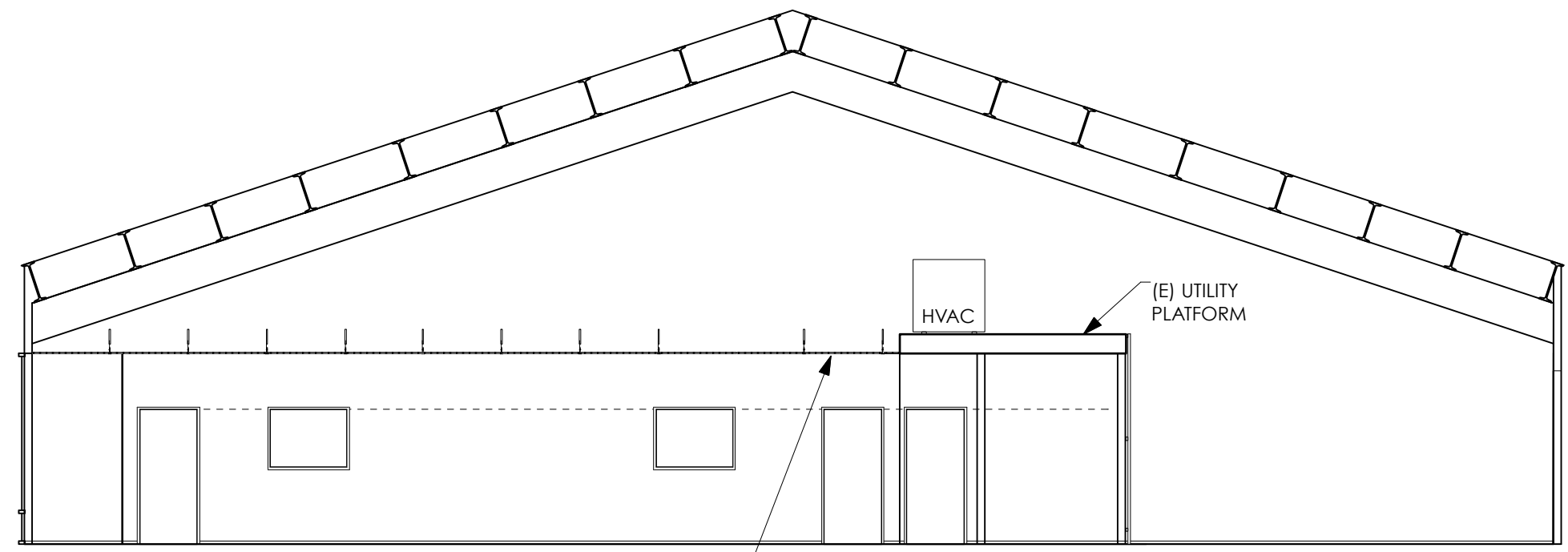
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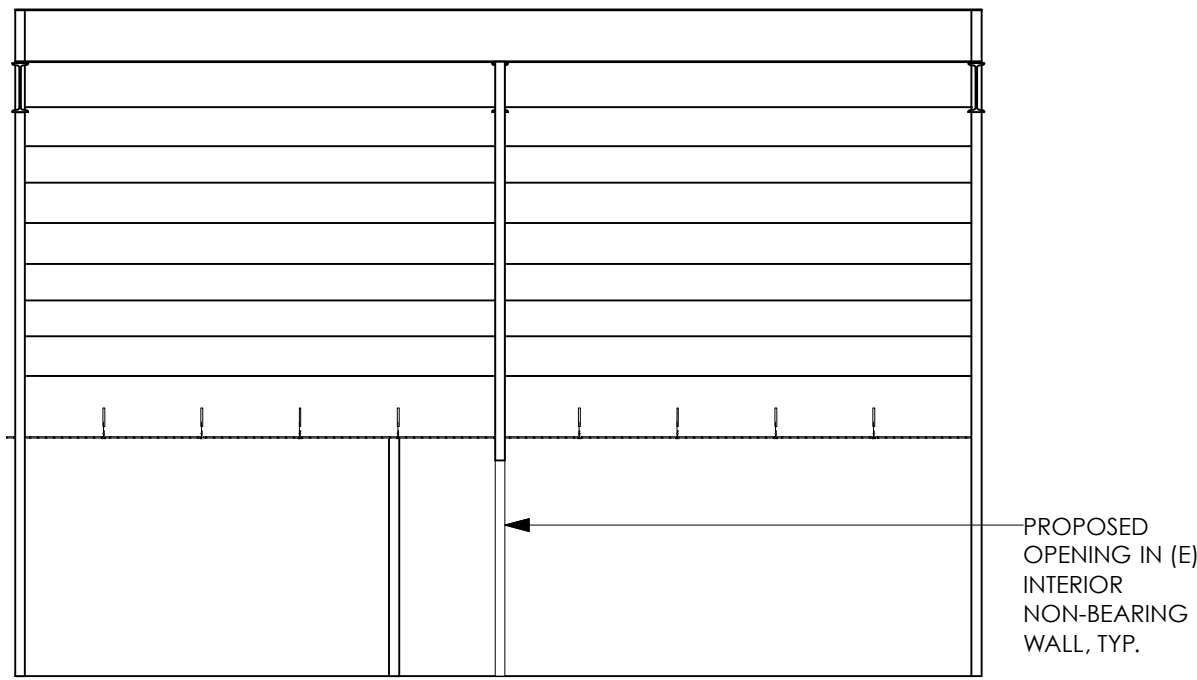
3 BUILDING SECTION A-A
A3 SCALE: 1/8"= 1'-0"



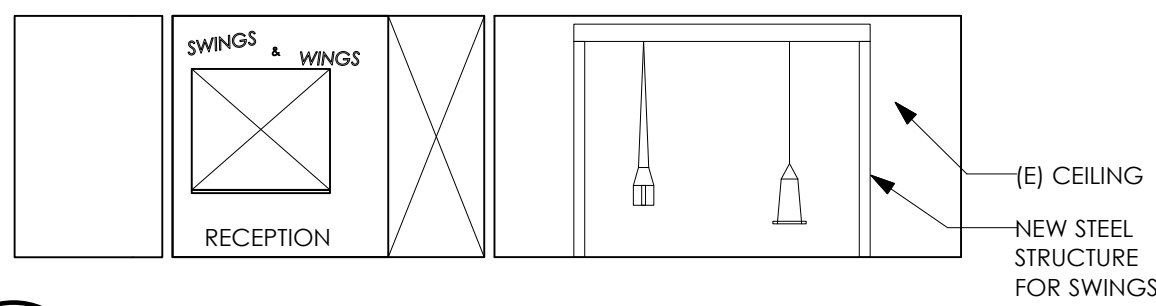
2 EXISTING INTERIOR ELEVATION
A3 SCALE: 1/8"= 1'-0"



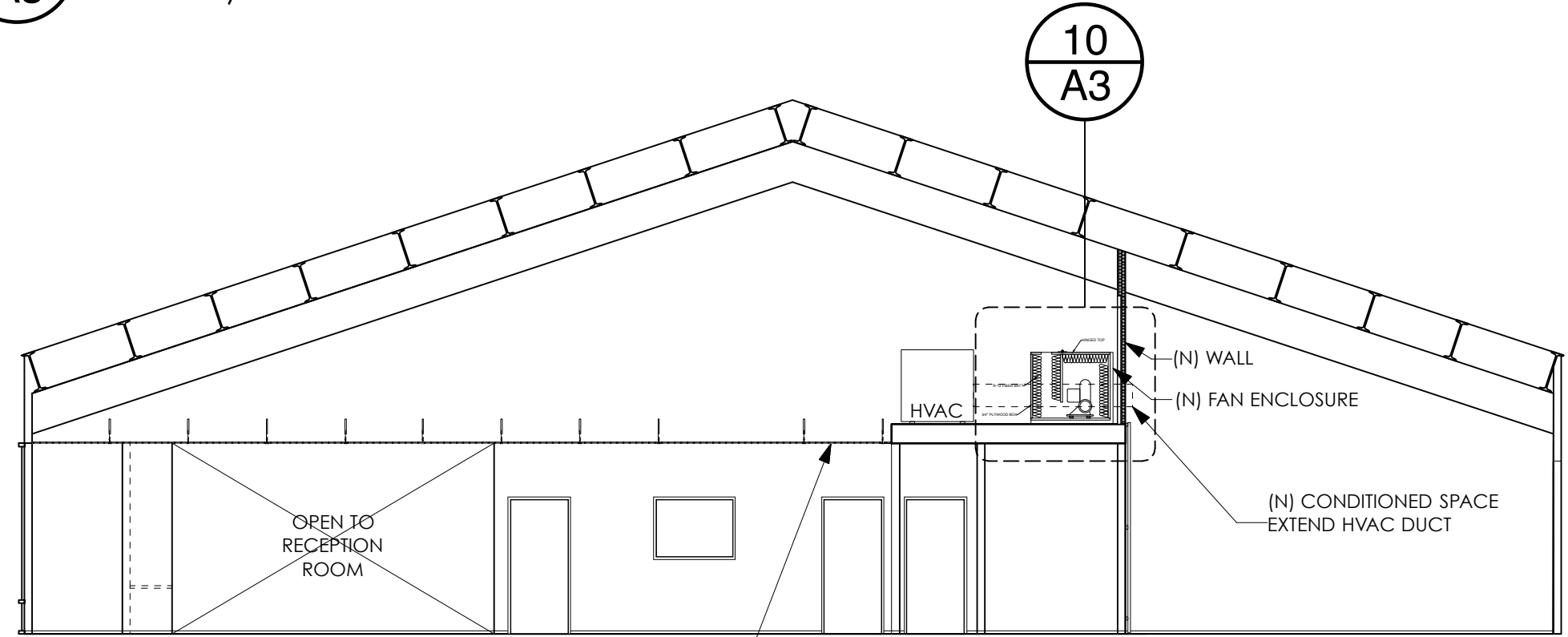
1 BUILDING SECTION A-A
A3 SCALE: 1/8"= 1'-0"



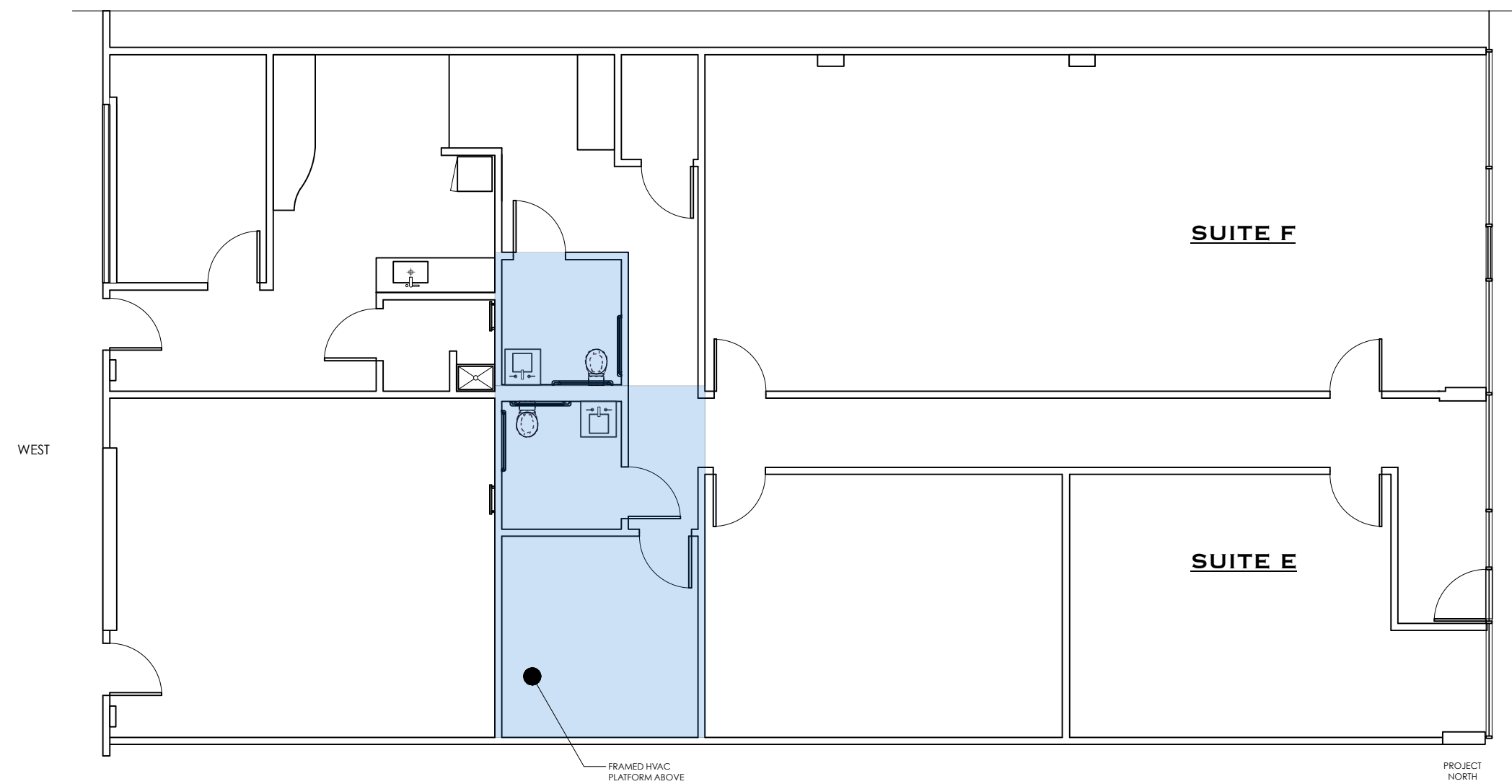
6 BUILDING SECTION A-A
A3 SCALE: 1/8"= 1'-0"



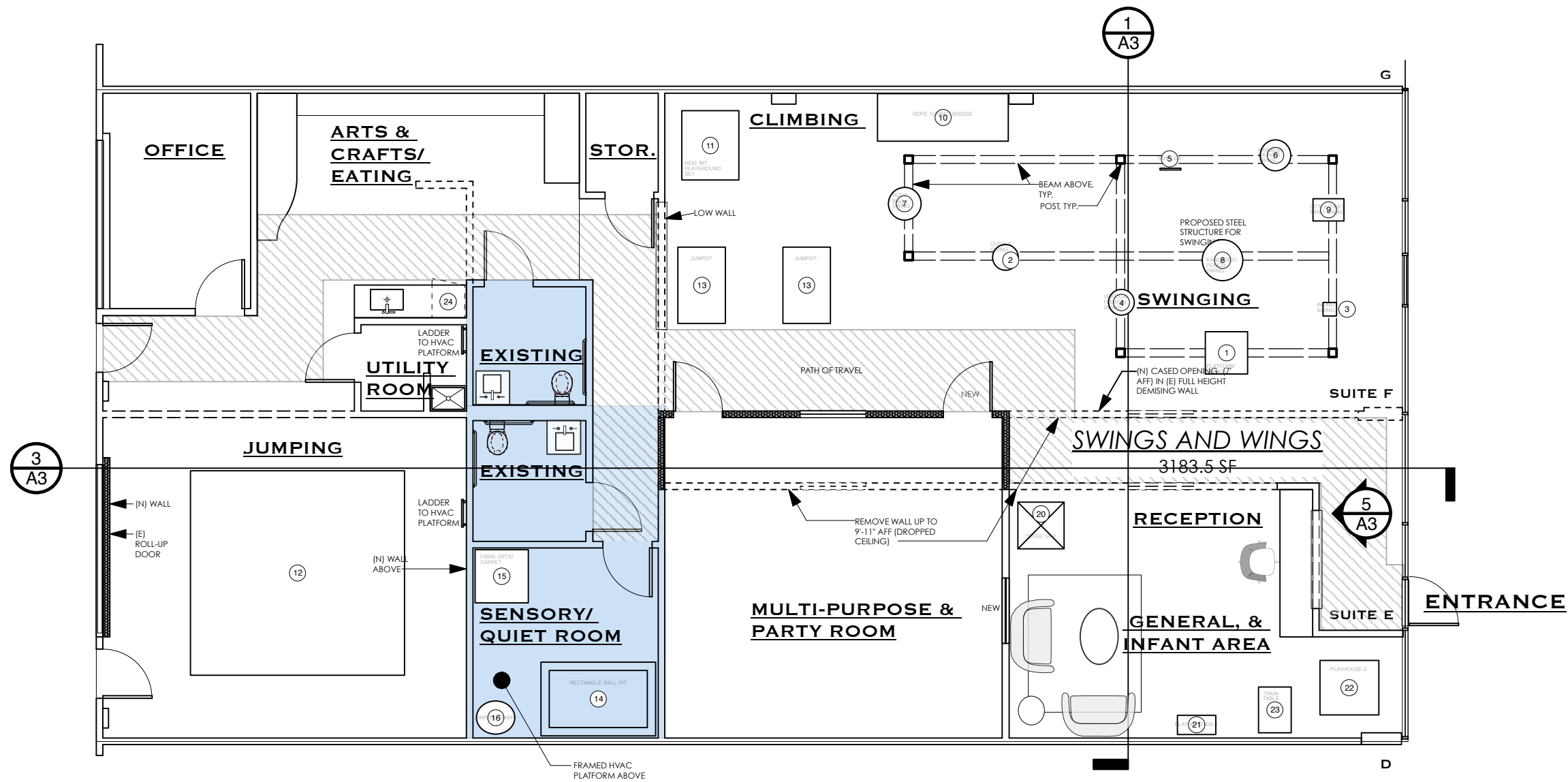
5 PROPOSED INTERIOR ELEVATION
A3 SCALE: 1/8"= 1'-0"



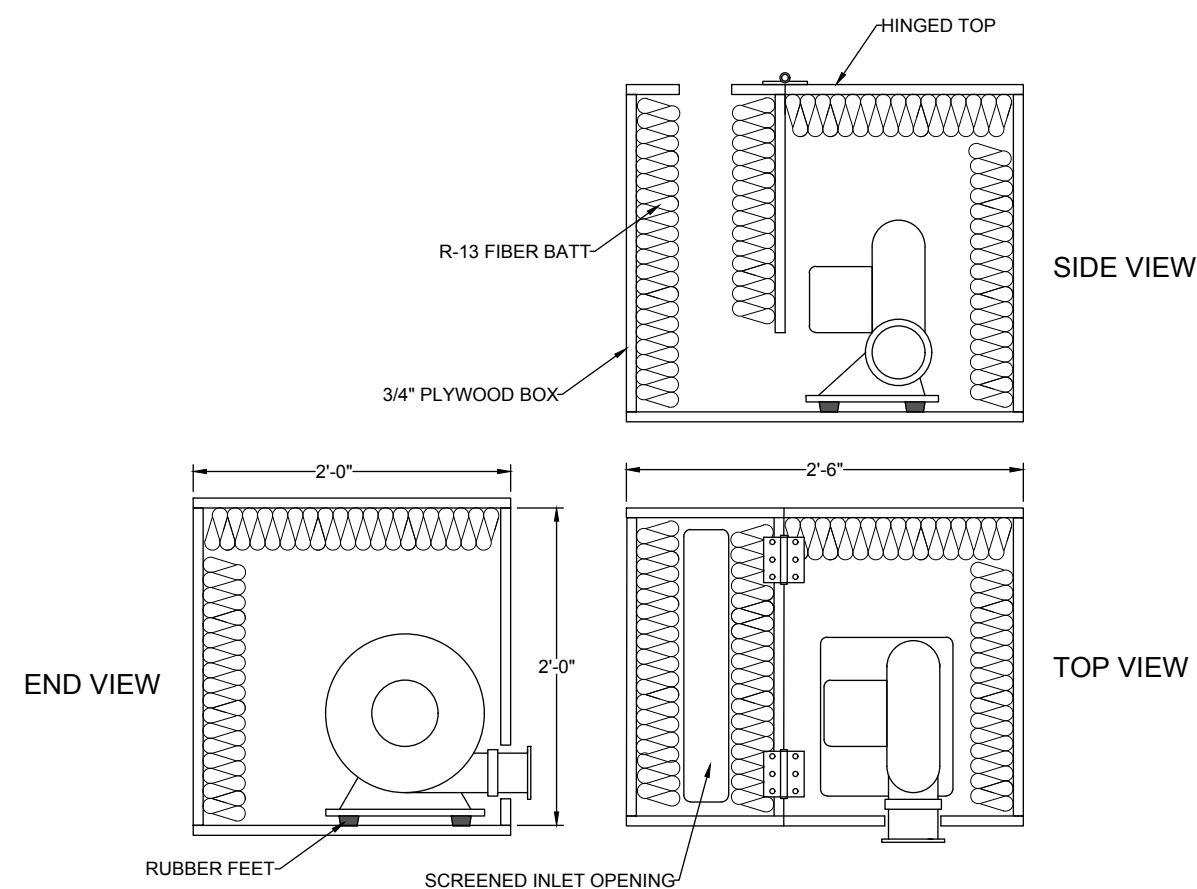
4 BUILDING SECTION A-A
A3 SCALE: 1/8"= 1'-0"



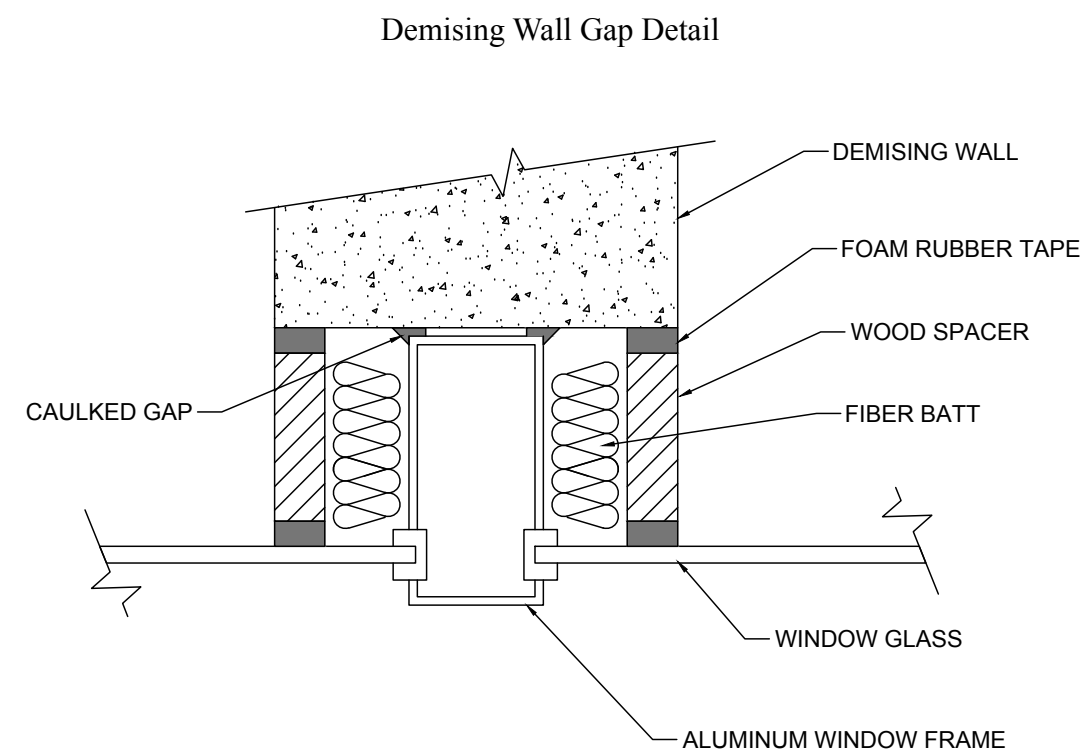
8 EXISTING FLOOR PLAN
A3 SCALE: 1/8"= 1'-0"



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