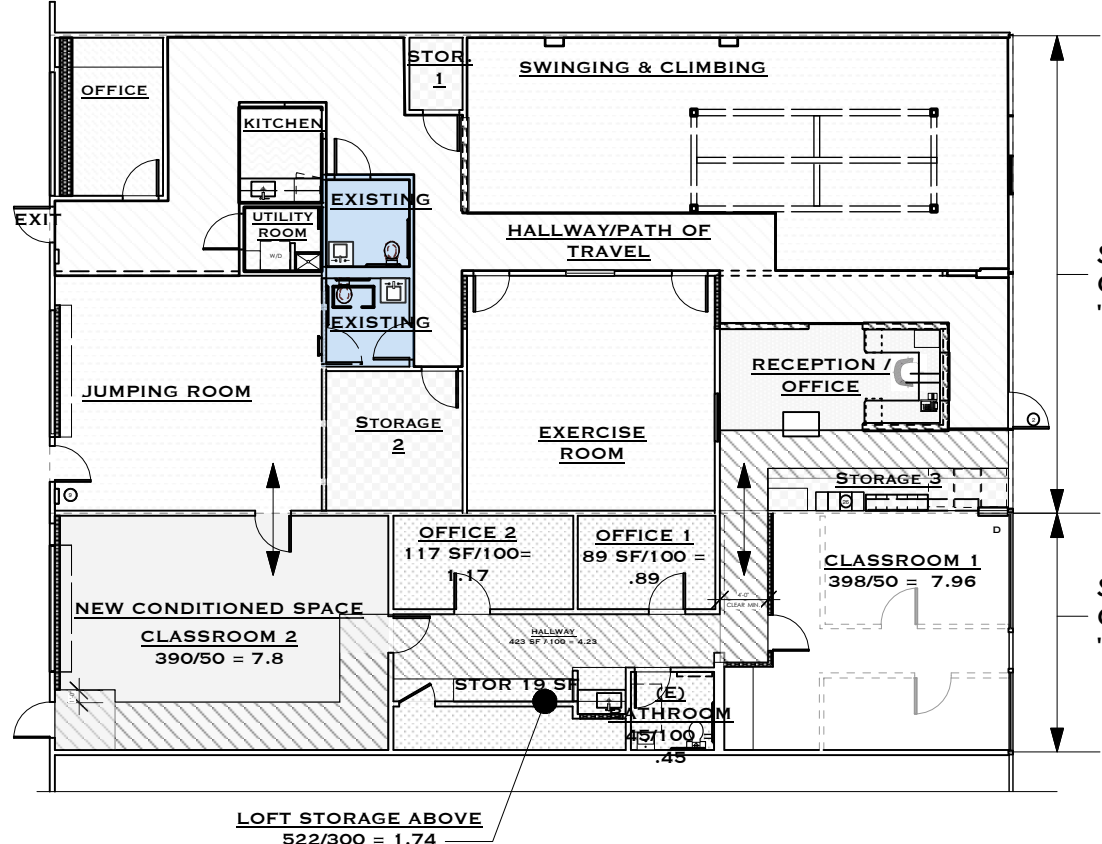


SWINGS & WINGS

2307 BLANDING AVENUE, SUITE D

PARCEL #: 71-290-29-1

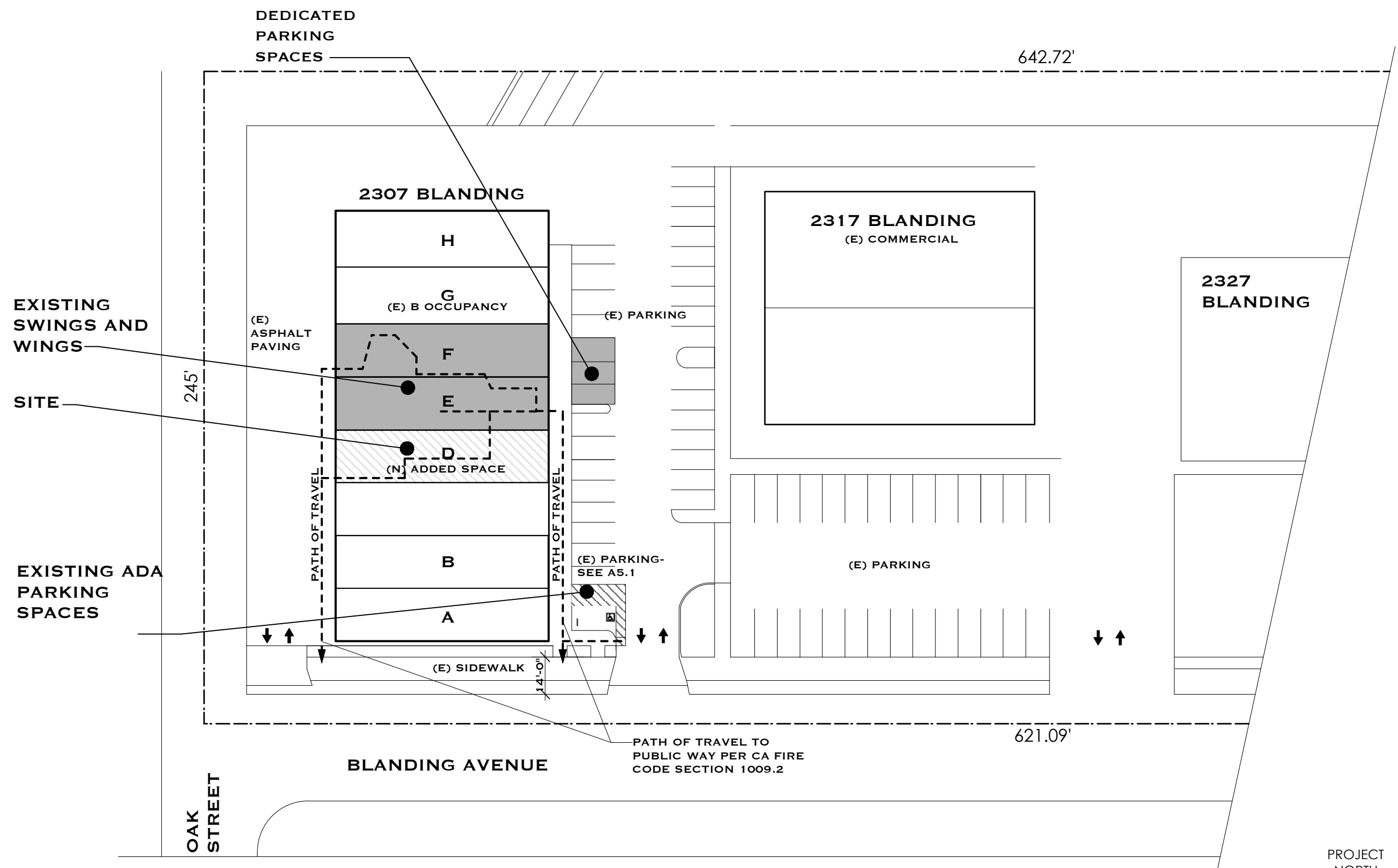
EXISTING SUITES E & F		
OCCUPANCY LOAD CALCS. PER CFC TABLE 1004.1.2		
USE		OCCUPANCY LOAD
REAR OFFICE: 100 SF / 150 = .67		
RECEPTION-FRONT OFFICE: 200 SF / 150 = 1.13	1	
KITCHEN: 34 / 300 = .15	1	
UTILITY ROOM: 34 SF / 300 = .12	1	
RESTROOM: 50 SF / 100 = .5		
RESTROOM: 50 SF / 100 = .5	1	
STORAGE 1: 27 SF / 300 = .09		
STORAGE 2: 132 SF / 300 = .44		
STORAGE 3: 71 SF / 300 = .23	1	
SWINGING & CLIMBING: 750 SF / 50 = 15		
EXERCISE ROOM: 400 SF / 50 = 8		
JUMPING: 431 SF / 50 = 8.62	32	
HALLWAY: 653 SF / 100 = 6.53	7	
TOTAL:		44
NEW SUITE D		
OCCUPANCY LOAD CALCS. PER CHAPTER 4, TABLE A		
USE		OCCUPANCY LOAD
CLASSROOM 1: 398 SF / 50 = 7.96		
CLASSROOM 2: 390 / 50 = 7.8	14	
STORAGE: 19 SF / 300 = .06		
LOFT STORAGE ABOVE: 522 / 300 = 1.74	2	
HALLWAY: 423 SF / 100 = 4.23	5	
BATHROOM: 45 SF / 100 = .45	1	
OFFICE 1: 89 SF / 100 = .89		
OFFICE 2: 117 SF / 100 = 1.17	2	
TOTAL:		26
TOTAL OCCUPANTS:		70



SUITE E & F
GROUP B OCCUPANCY PER CBC SEC.304.1
"TRAINING AND SKILLS DEVELOPMENT"

SUITE D
GROUP E OCCUPANCY PER CBC SEC.305.1
"EDUCATIONAL"

2
A1
OCCUPANCY LOAD AND KEY



1
A1
SITE PLAN
SCALE: 1"= 40'-0"

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.

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.

PROJECT TEAM

BUILDING OWNER:
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ARCHITECT:
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CONTRACTOR:
TO BE DETERMINED

CALC 24:
CHRIS FERRE
14521 TYROL ROAD
TRUCKEE, CA 96161
PHONE (800) 550-0818
OR (530) 550-9484

STRUCTURAL ENGINEER:
TO BE DETERMINED

SYMBOLS

BENCHMARK TITLE
0' ELEVATION

SECTION NO. —> X
SHEET NO. —> AX.X

DETAIL NO. —> X
SHEET NO. —> AX.X

GRID LINE-
DEFINING CORNERS
OR CENTERS
MAJOR STRUCTURAL
ELEMENTS

ELEV NO. —> X
SHEET NO. —> AX.X

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
CLR. CENTER LINE OF
CONC. CLEAR
DIM., DIMS. CONCRETE
DS. DIMENSION, DIMENSIONS
(E), EX. DOWNSPOUT
EA. EXISTING
EL., ELEV. EACH
EMB. ELEVATION
F.F. EMBEDDED
FLR. FINISH FLOOR
GYP. BD. GYPSUM WALLBOARD
H.R. HEAT REGISTER
MAX. MAXIMUM
MIN. MINIMUM
(N) NEW
N.I.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

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
NEW SUITE D: 1584 SF
NEW COMBINED SUITES: 4782 SF

BUILDING: TYPE IIIA SPRINKLERED
BUILDING EXISTING TO REMAIN UNCHANGED
INTERIOR ALTERATIONS ONLY

(E) OCCUPANCY: B - RECREATIONAL (NO CHANGE)
(N) SUITE D: E - EDUCATIONAL

PROJECT DESCRIPTION

-RETAIL TENANT IMPROVEMENTS SUITE D
INTERIOR SUITE ALTERATIONS
APN: 71-290-29-1

-NEW SUITE TO BE USED FOR PRE-SCHOOL
CLASSROOMS AND OCCUPATIONAL THERAPY
CONSULTATION OFFICES.

-INTERIOR ALTERATIONS ONLY

-INTERIOR REMODELING FOR THE CREATION
OF CLASSROOMS AND OFFICES FOR
PRE-SCHOOL USE.

-THE REAR STORAGE ROOM WILL BE MADE
INTO HABITABLE SPACE. - (CLASSROOM)
HVAC, ELECTRICAL & LIGHTING WILL BE
UPGRADED PER CODE.

-TWO NEW CONNECTIONS WILL BE CREATED
BETWEEN THE EXISTING AND NEW SUITE D.

LIST OF DRAWINGS

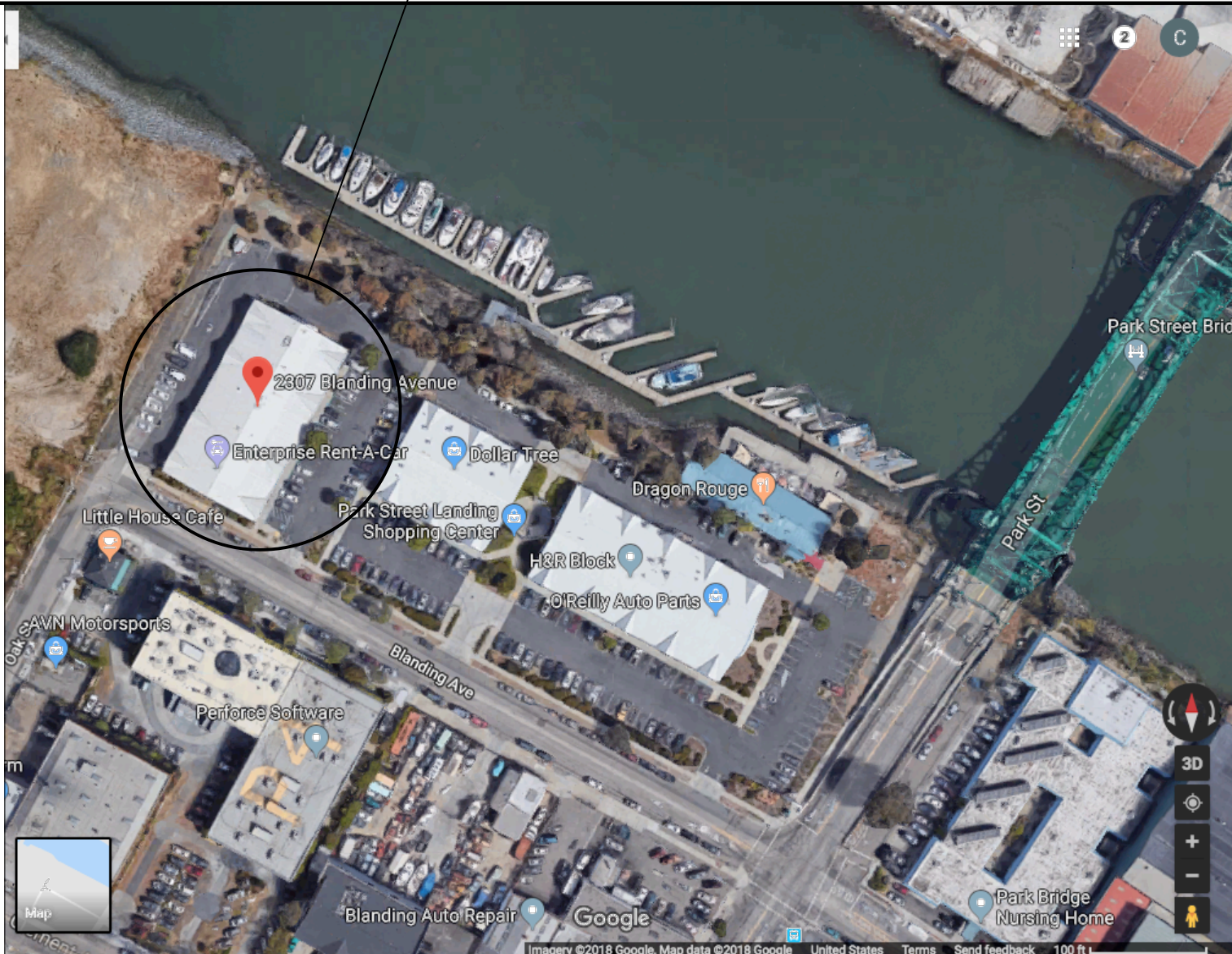
A1 SITE PLAN, AREA MAP, GENERAL NOTES,
PROJECT INFORMATION

A2 FLOOR PLAN, AND BUILDING SECTION

LEGEND

EXISTING WALL
EXISTING WALL TO BE REMOVED
PROPOSED WALL

VICINITY MAP



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Build It Green Certified Green Building Professional

PROJECT:
TENANT IMPROVEMENT
SWINGS AND WINGS

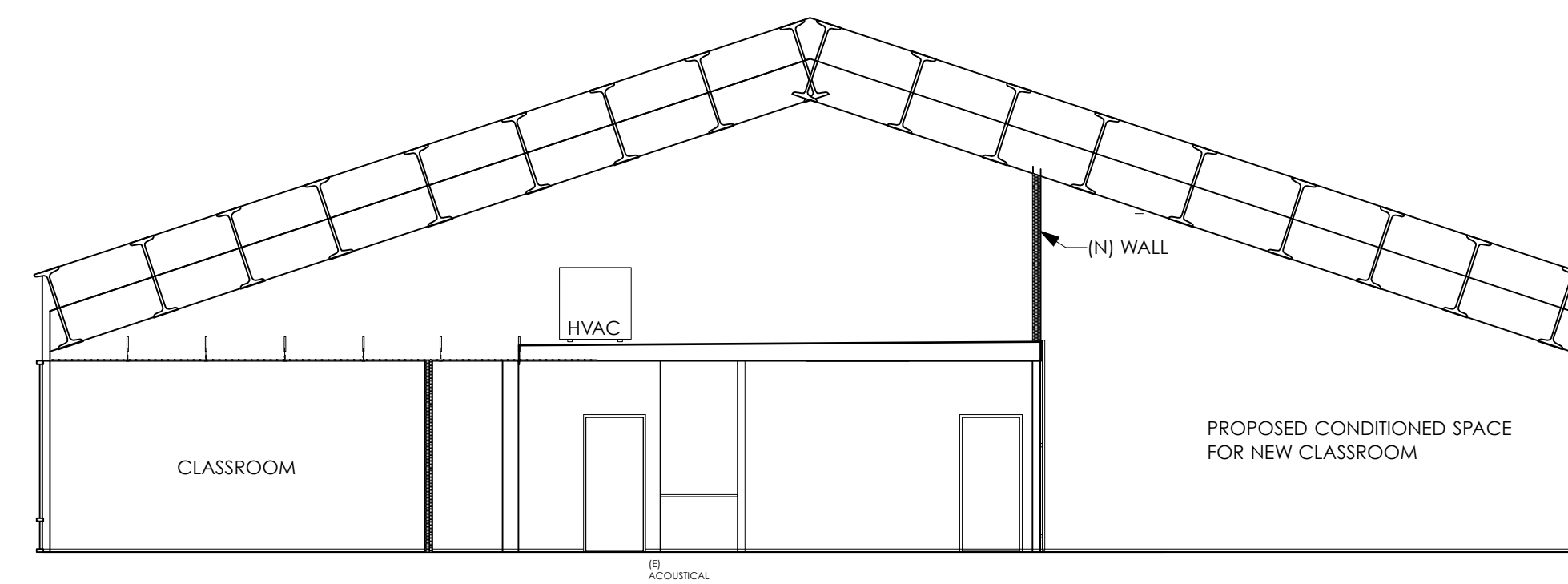
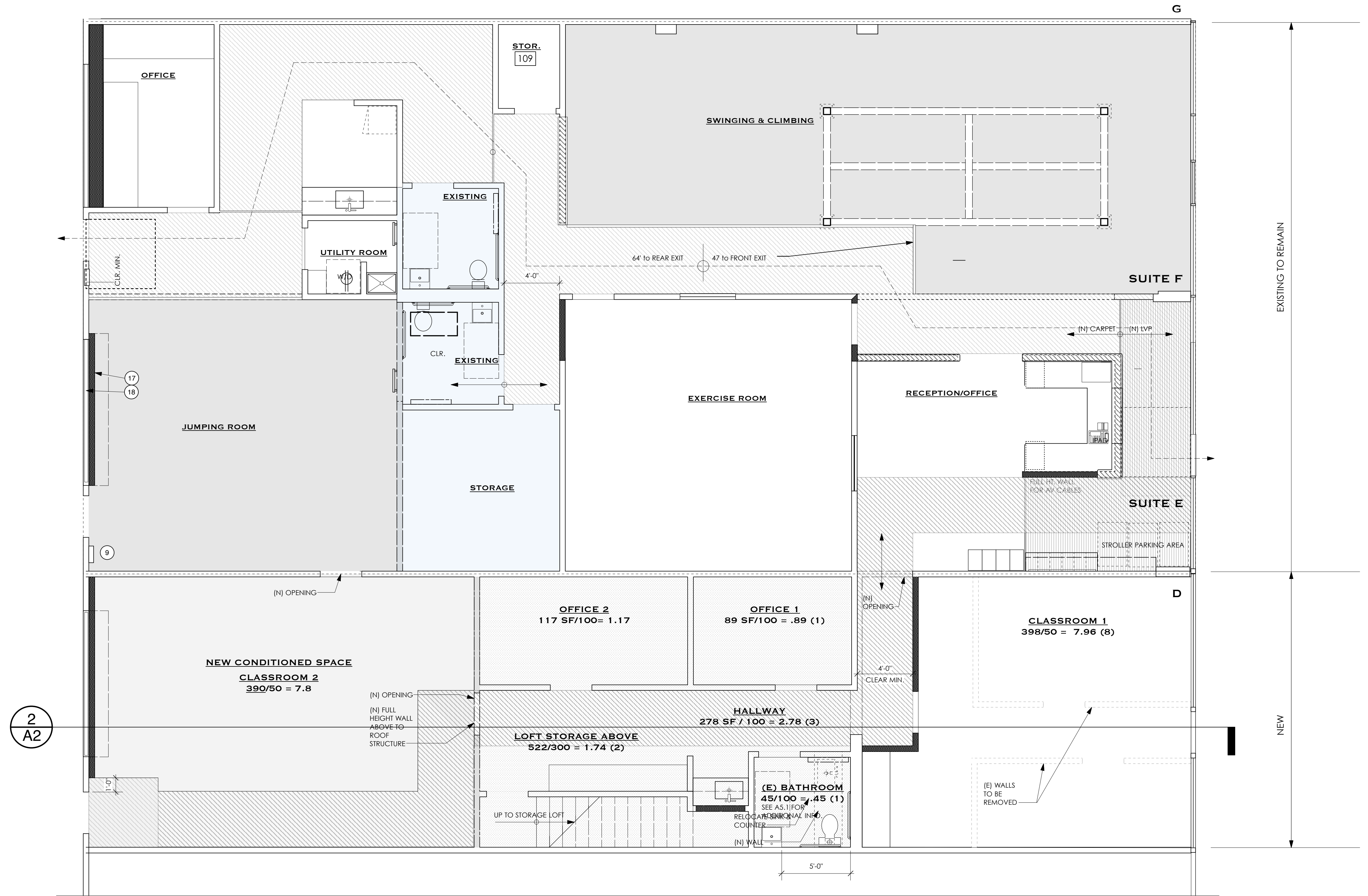
for
SADIYA KAZI-KOYA & IAN KOYA

2307 BLANDING AVENUE,
SUITE D
ALAMEDA, CA 94501

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.



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PROJECT:
TENANT IMPROVEMENT
SWINGS AND WINGS

for
SADIYA KAZI-KOYA & IAN KOYA
2307 BLANDING AVENUE,
SUITE D
ALAMEDA, CA 94501

8.11.2021 SCHEMATICS

FLOOR PLAN AND
BUILDING SECTION

A2

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