COUNTY OF ALAMEDA

PROJECT NO. 20600

PROJECT NAME:

LAS VISTAS TRAINING CENTER
PARKING AND SITE ACCESSIBILITY
ADA UPGRADE
2300 FAIRMONT DRIVE SAN LEANDRO, CA

KOMOROUS-TOWEY ARCHITECTS
410 TWELFTH STREET, SUITE 300
OAKLAND, CA 94607
Ph: 510.446.2244 Fx: 510.446.2242
kat@katarch.com www.katarch.com

COVER

PARKING AND SITE ACCESSIBILITY ADA UPGRADE
LAS VISTAS TRAINING CENTER
2300 FAIRMONT DRIVE
SAN LEANDRO, CA

BID SET

REVISIONS

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LICENSED ARCHITECT
THOMAS JOSEPH TOWEY
NO. C 19942
REN. 1-31-23
STATE OF CALIFORNIA

DATE: 2022-0118
DRAWN BY: JKU
JOB NO.: 2020.01.04.02

A0.0

ABBREVIATIONS:

A.B.	ANCHOR BOLT	HDWD.	HARDWOOD
A.C.	ASPHALT CEMENT	HORIZ.	HORIZONTAL
A.C.I.	AMERICAN CONCRETE INSTITUTE	H.S.B.	HIGH STRENGTH BOLT
		HT.	HEIGHT
ADD.	ADDITIONAL	H.W.H.	HOT WATER HEATER
ADJ.	ADJACENT	I.C.C.	INTERNATIONAL CODE COUNCIL
A.F.F.	ABOVE FINISHED FLOOR		
AGG.	AGGREGATE	INSUL.	INSULATION
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	INT.	INTERIOR
		JST.	JOIST
A.I.T.C.	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	JT.	JOINT
		K	KIP
ALUM.	ALUMINUM	LB.	POUND
&	AND	LAV.	LAVATORY
A.P.	ACCESS PANEL	LT.	LIGHT
APPROX.	APPROXIMATELY	MAT'L.	MATERIAL
ASTM	AMERICAN STANDARD TESTING AND MATERIAL	MAX.	MAXIMUM
		M.B.	MACHINE BOLT
@	AT	MEZZ.	MEZZANINE
BD.	BOARD	MFR.	MANUFACTURER
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MIN.	MINIMUM
BM.	BEAM	MTL.	METAL
B.O.	BOTTOM OF	(N)	NEW
BTW.	BETWEEN	N.I.C.	NOT IN CONTRACT
C-C	CENTER TO CENTER	N.T.S.	NOT TO SCALE
CANT.	CANTILEVER	N.R.	NON RATED
C.B.	CATCH BASIN	#	NUMBER
CEM	CEMENT	O-O	OUT TO OUT
CJ	CONTROL JOINT	O.C.	ON CENTER
CL.	CLOSET	O.D.	OUTSIDE DIAMETER
℄	CENTER LINE	OPNG.	OPENING
C.I.P.	CAST IN PLACE	OVHD	OVERHEAD
CLG.	CEILING	PLAS.	PLASTER
CLR.	CLEAR	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PLF	POUNDS PER LINEAL FOOT
CNTR.	CONTRACTOR	PSF	POUNDS PER SQUARE FOOT
COL.	COLUMN		
CONC.	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONN.	CONNECTION		
CONST.	CONSTRUCTION	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	P℄	PROPERTY LINE
CNTSK.	COUNTERSINK	±	PLUS OR MINUS
C.P.	COMPLETE PENETRATION	PLYWD.	PLYWOOD
CPT.	CARPET	PNTD.	PAINTED
C.T.	CERAMIC TILE	PRE-FAB	PRE-FABRICATED
CTR.	CENTER	R.	RADIUS
D	DRAIN	R.C.	REINFORCED CONCRETE
DBL.	DOUBLE	RD.	ROOF DRAIN
DEMO	DEMOLISH OR DEMOLITION	RDWD.	REDWOOD
DET.	DETAIL	REF.	REFERENCE
D.F.	DOUGLAS FIR	REINF.	REINFORCING
DRF.	DRINKING FOUNTAIN	REINF'T.	REINFORCEMENT
DIA.	DIAMETER	REQ.	REQUIRED
DIM.	DIMENSION	REQMT.	REQUIREMENT
DN	DOWN	RM.	ROOM
DR.	DOOR	R.O.	ROUGH OPENING
D.S.	DOWNSPOUT	R.W.L.	RAIN WATER LEADER
DWG.	DRAWING	S.C.	SOLID CORE
(E)	EXISTING	SEC.	SECTION
E.E.	EACH END	SFGL	SAFETY GLASS
E.F.	EACH FACE	SHT.	SHEET
E.W.	EACH WAY	SHEATH'G.	SHEATHING
E.S.	EACH SIDE	SHWR.	SHOWER
EA.	EACH	SIM.	SIMILAR
ELEC.	ELECTRICAL	SLDG.	SLIDING
ELEV.	ELEVATION	SPEC.	SPECIFICATION(S)
EPS	EXPANDED POLYSTYRENE	S.F.	SQUARE FEET
EQ.	EQUAL	S.STL	STAINLESS STEEL
EQUIV.	EQUIVALENT	S.S.D.	SEE STRUCTURAL DRAWINGS
EXIST.	EXISTING		
EXP.	EXPOSED	ST'L	STEEL
EXP. J'T.	EXPANSION JOINT	STAG'D.	STAGGERED
EXT.	EXTERIOR	STD.	STANDARD
F.D.	FLOOR DRAIN	STOR.	STORAGE
F.F.L.	FINISH FLOOR LEVEL	STRUCT.	STRUCTURAL
FIN.	FINISH	T℄G	TONGUE AND GROOVE
FLASH	FLASHING	TEMP.	TEMPERED
FLR.	FLOOR	THRSH	THRESHOLD
FND.	FOUNDATION	TERM.	TERMINATION
F.O.F.	FACE OF FINISH	T.O.	TOP OF
F.O.S.	FACE OF STUD	T.O.P.	TOP OF PLYWOOD
FRMG.	FRAMING	T.O.S.	TOP OF SLAB
FRP	FIBERGLASS REINFORCED POLYESTER	T.O.W.	TOP OF WALL
		T.P.D.	TOILET PAPER DISPENSER
FT.	FOOT OR FEET	TYP.	TYPICAL
FTG.	FOOTING	UR.	URINAL
GA.	GAGE, GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	V/P	VERIFY OR PROVIDE AS REQUIRED
GFRP	GLASS FIBER REINFORCED PLASTIC	VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD
GL.	GLASS	V.T.	VINYL TILE
G.L.B.	GLU-LAM BEAM	W/	WITH
GND.	GROUND	W.C.	WATER CLOSET
GRD.	GRADE	WD.	WOOD
G.S.M.	GALVANIZED SHEET METAL	WDW.	WINDOW
G.C.T.	GLAZED CERAMIC TILE	W.P.	WATERPROOF
GYP.BD.	GYPSUM BOARD	W.P.M.	WATERPROOF MEMBRANE
GVL	GRAVEL	WSCT.	WAINSCOT
H.B.	HOSE BIB	W.W.F.	WELDED WIRE FABRIC
H.C.	HOLLOW CORE		
HDR.	HEADER		

GENERAL NOTES:

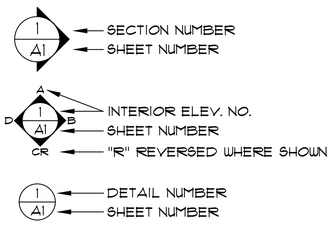
1. All work shall comply with the 2019 Edition of the CBC and all other codes and requirements, in their most recent edition including the following:
   - California State Building Code
   - California State Fire Code
   - California State Mechanical Code
   - California State Plumbing Code
   - California State Electrical Code
   - California Title 24 Energy Requirements
   - California Green Building Standards (CALGreen)
   - NEC and San Leandro Amendments of the California plumbing, mechanical, and electrical codes.
2. Contractor shall be responsible for all architectural, electrical, and fire protection work shown and required by the referenced codes.
3. Contractor shall verify all dimensions and existing conditions prior to starting work. Any discrepancies shall be reported to the Architect for review.
4. Do not scale drawings. Dimensions shall take precedence over scale.
5. Contractor certifies that he/ she has visited the site prior to submission of bid to review scope of work, demolition, etc.
6. Dimensions are to face of finish, unless otherwise noted (U.O.N.).
7. Cutting and demolition shall be done by methods which will not jeopardize structural integrity of existing construction and will not damage portions to remain.
8. Contractors shall remove, cut, cap, and repair, as necessary, any utilities, including but not limited to: electrical, mechanical, plumbing, and fire sprinklers, where partitions are scheduled for demolition or are no longer operational or in service. All other existing utilities are to remain fully operational.
9. Contractor is to provide all necessary dust protection and/or barricading required to protect adjacent spaces and existing finishes. Contractor is responsible to repair any damages caused by contractor or their subcontractors.
10. Patch and repair any damage to floors, walls, ceilings, hardware, fixtures, windows, etc. as a result of the construction process. Match existing adjacent finishes as closely as possible. Align and sand smooth.
11. In general, the Owner reserves the right to retain all materials and equipment removed from the project. Any items or material not desired by the Owner are to be removed from the site by Contractor at Contractor's expense.
12. If any questions arise as to the installation of any materials and/or equipment, or with the construction documents, the Contractor shall clarify the point with the Architect before proceeding.
13. Safety Measures: At all times the Contractor shall be solely and completely responsible for conditions of the job site including safety of persons and property. Comply with CAL-OSHA-regulations
14. Construction of new walls, ceilings, utilities, etc. shall be modified, with Architect's approval, for installation when in conflict with existing construction.
15. Dimensions noted clear (clr.) are not adjustable without approval from the Architect.
16. The contractor shall do all cutting, fitting, or patching of work that may be required to make its parts fit together properly and shall not endanger any other work by cutting, excavation, or otherwise altering the total work or any part of it. All patching, repairing, and replacing of materials and surfaces , cut or damaged in execution of work, shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces.
17. Metal studs and furring shall provide plumb, true, straight, and rigid framing for support of collateral materials.
18. Install metal corner beads at all exposed outside gypsum board edges. All gypsum wallboard shall be 3-coat finished, taped, topped and sanded between coats. Finished surfaces shall be plumb, level, and plane, applied vertically, with joints on bearings. All gypsum wallboard shall be mill finished 48" by 5/8" thick, unless otherwise noted, by maximum length to minimze horizontal joints and tapered edges.
19. Contractor is responsible for all construction clean up.
20. All electrical outlets, switches, telephone outlets, and cover plates shall be per building standard.
21. No wall telephone or electrical outlet shall be mounted back to back.
22. The Americans with Disabilities Act (ADA) is subject to various and possibly contradictory interpretations. These plans and any accompanying specifications ("plans") represent the Designer's opinion regarding it's interpretation of the ADA as it applies to the subject project. It is not in any way a warranty or guarantee that said plans comply with any or all possible interpretations of the ADA by others.
23. Submit MSDS for approval prior to bringing materials to the project site.
24. Notify Owner when electrical and fire sprinkler work is ready for inspection.
25. For any conflict in the drawings and/or specifications, the more stringent requirement shall apply. Any such conflict shall be brought to the attention of the architect or engineer for resolution prior to construction of such items.
26. The Architect has no knowledge of and shall not be held liable for any asbestos or other hazardous materials on the job site. If asbestos or other hazardous materials are discovered during construction, or demolition, stop work and contact owner for further instructions before proceeding.

SCOPE OF WORK

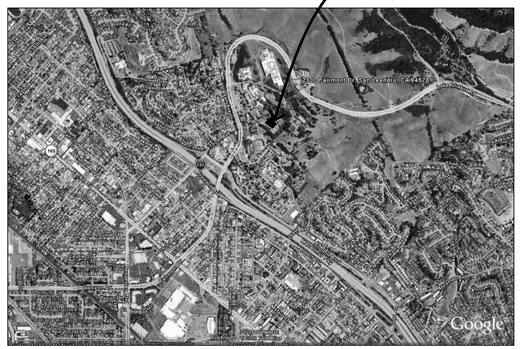
Perform all work shown and required to meet all codes, including the following:

1. Remove existing ramp, railing, and stair and platform railing at Unit 3 Building entry. Remove portion of the existing concrete sidewalk adjacent to the parking for the installation of new curb ramps. Remove existing striping and signage on asphalt as shown. Prep existing asphalt as required for new paving.
2. Install new accessible pedestrian ramp and railing, and railing on the existing stair at Unit 3 Building entry. Top existing concrete landing and stair treads at Unit 3 Building entrance with epoxy concrete flush to the existing building floor level at the door threshold and follow the existing floor slope down to 2% max. Install contrasting stripes on the full width of the existing concrete stair treads topped with epoxy concrete.
3. Install new dual way curb ramp with truncated domes detectable warning surface, van accessible and standard accessible parking striping, signage, and wheel stop. Build up the existing area of the new accessible stalls with asphalt as required to achieve max. 2% slope.

SYMBOLS:



VICINITY MAP:



N

PROJECT DATA

BUILDING ADDRESS:	2300 FAIRMONT DRIVE SAN LEANDRO, CA
OCCUPANCY TYPE:	TRAINING FACILITY - B

CONTACTS:

PROJECT MANAGER

Contact: Patrick Lam
COUNTY OF ALAMEDA
GENERAL SERVICES AGENCY
TECHNICAL SERVICES DEPARTMENT
1401 LAKESIDE DRIVE, SUITE 800
OAKLAND, CA 94612
Ph: 510-387-5112

ARCHITECT

Contact: Thomas J Towey
Komorous-Towey Architects
410 12th Street, Suite 300
Oakland CA 94607
Ph: 510-446-2244
Email: TJ@ktarch.com

SHEET INDEX:

A0.0	COVER
A0.1	GENERAL NOTES, PROJECT INFO., CONTACTS, INDEX
A0.2	STRUCTURAL NOTES AND DETAILS
A0.3	EXISTING SITE PLAN / SURVEY
A1.0	DEMOLITION PLAN AND NEW RAMP AND PARKING PLAN
A2.0	ENLARGED PLAN AND RAMP SECTIONS
A3.0	RAMP AND RAILING DETAILS
A3.1	DETAILS

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GENERAL SERVICES AGENCY — COUNTY OF ALAMEDA

GENERAL NOTES, ABBREVIATIONS
PROJECT INFO., VICINITY MAP
CONTACTS, INDEX

PARKING AND SITE ACCESSIBILITY ADA UPGRADE
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DATE: 2022-0118
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JOB NO.: 2020.01.04.02

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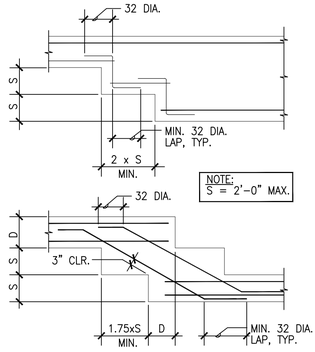
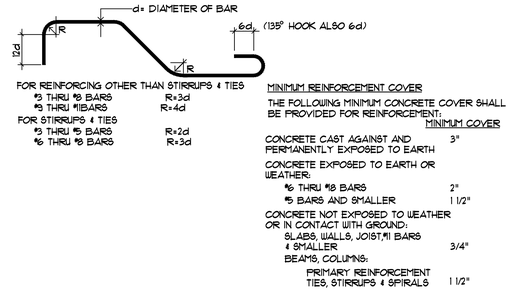


6 / A0.2 TYP. STEPPED FOOTING DETAILS

SCALE: NTS



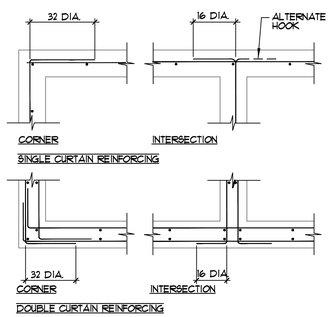
MINIMUM REINFORCEMENT COVER

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

	MINIMUM COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THRU #18 BARS	2"
#5 BARS AND SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOIST,#11 BARS & SMALLER	3/4"
BEAMS, COLUMNS:	
PRIMARY REINFORCEMENT TIES, STIRRUPS & SPIRALS	1 1/2"

5 / A0.2 TYP. REINF. BENDS & HOOKS

SCALE: NTS



4 / A0.2 TYP. CONC. CORNER/INTERSECT.

SCALE: NTS

STRUCTURAL NOTES:

GENERAL:

1. DO NOT SCALE THESE DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS PRIOR TO COMMENCING WORK. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED BEFORE WORK PROCEEDS.
3. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND DETAILS OF EXISTING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE DESCRIBED ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND COORDINATE ALL REQUIRED PENETRATIONS AT THE FOUNDATION, DECK AND RAIL CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL BRACING, SHORING AND TEMPORARY SUPPORTS AS REQUIRED TO RESIST CONSTRUCTION LOADS UNTIL COMPLETION OF THE VERTICAL & LATERAL LOAD SYSTEMS.
6. BUILDING DESIGN CRITERIA:
   ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC). THE DRAWINGS AND CALCULATIONS OF THIS BUILDING HAVE BEEN BASED ON THE FOLLOWING ASSUMPTIONS:

   BUILDING CODE: 2019 CALIFORNIA BUILDING CODE

FOUNDATION DESIGN AND CONSTRUCTION:

1. ALL EARTHWORK AND SITE PREPARATION FOR FOOTINGS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF CBC SECTION 18.
2. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF UNUSUAL OR UNFORESEEN CONDITIONS ARE ENCOUNTERED DURING EARTHWORK OPERATIONS.
3. AS NO SITE SPECIFIC GEOTECHNICAL INVESTIGATIVE REVIEW AND REPORT HAS BEEN PROVIDED FOR THIS PROJECT, SITE SOILS HAVE BEEN ASSUMED TO BE "CLAYEY" TYPE SOILS AS DEFINED BY SECTION 18 OF THE CBC/IBC.

CONCRETE CONSTRUCTION:

1. DESIGN CODES AND SPECIFICATIONS
   A. 2019 CALIFORNIA BUILDING CODE.
   B. AMERICAN CONCRETE INSTITUTE (ACI) - 301 LATEST EDITION ACI SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
   C. AMERICAN CONCRETE INSTITUTE (ACI) - 318 LATEST EDITION BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
2. MATERIALS
   A. CONCRETE - ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS - 2500 PSI TYPICAL FOR ALL CONCRETE. A MINIMUM 5 SACKS OF TYPE II CEMENT PER CUBIC YARD SHALL BE USED WITH A MAXIMUM SLUMP OF 5" TYPICAL.
   B. CEMENT SHALL CONFORM TO ASTM C150 - TYPE I OR II.
   C. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615-GRADE 40 FOR #3 AND GRADE 60 FOR #4 AND LARGER (EXCEPT #4 AND #5 FIELD BENT REINFORCEMENT MAY BE GRADE 40 WITH THE PRIOR APPROVAL OF THE ENG./ARCH.). MINIMUM SPLICE LAPS SHALL BE 40 BAR DIAMETERS OR AS NOTED ON PLANS. ALL HORIZONTAL REINFORCING SHALL BE BENT 2'-0" AROUND CORNERS.
   D. WELDED WIRE FABRIC SHALL BE MADE WITH COLD DRAWN SMOOTH WIRE CONFORMING TO ASTM A185 WITH YIELD STRENGTH Fy=65 KSI.
3. MINIMUM CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS PER DETAIL **5/A0.2**.
4. FOR STANDARD CONCRETE CONSTRUCTION DETAILS, SEE DRAWING **4&5/A0.2**
   A. LAP SPLICES FOR REINFORCING SHALL BE 40 DIAMETERS, TYPICAL UNLESS OTHERWISE NOTED (U.O.N.).
   B. MINIMUM PROJECTION OF DOWELS FROM FOOTINGS, WALLS, ETC., SHALL BE 40 DIAMETERS, TYPICAL U.O.N.
   C. LAP ALL BARS AT INTERSECTING FOOTINGS 40 DIAMETERS, OR 2'-0", WHICHEVER IS GREATER.
5. CONCRETE FORMWORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITIONS OF ACI PUBLICATIONS 347, 301 AND 318.
6. ALL DRILLED AND EPOXIED ANCHORS AND REINFORCEMENT SHALL BE WITH SIMPSON SET-XP EPOXY ADHESIVE INSTALLED IN STRICT CONFORMANCE WITH ICC-ESR 2508 (OR PRE APPROVED EQUIVALENT.)
7. EXISTING CONCRETE SURFACES TO RECEIVE NEW CONCRETE SHALL BE PREPARED PER THE FOLLOWING PROCEDURE:
   A. ROUGHEN SURFACE TO AN AMPLITUDE OF 1/4" WITH BUSH HAMMER, SAND BLASTING OR OTHER APPROVED METHOD.
   B. CLEAN SURFACE OF DUST AND DEBRIS USING COMPRESSED AIR OR WATER.

KOMOROUS-TOWEY ARCHITECTS
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GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

STRUCTURAL NOTES AND DETAILS

PARKING AND SITE ACCESSIBILITY ADA UPGRADE
LAS VISTAS TRAINING CENTER
2300 FAIRMONT DRIVE
SAN LEANDRO, CA

BID SET

REVISIONS

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LICENSED ARCHITECT THOMAS JOSEPH TOWEY NO. C 19942 REN. 1-31-23 STATE OF CALIFORNIA

DATE: 2022-0118
DRAWN BY: JKU
JOB NO.: 2020.01.04.02

A0.2

BASIS OF BEARINGS
ALL COORDINATES SHOWN ON THIS PLAN SET ARE ASSUMED PROJECT CONTROL AS SHOWN. ALL DISTANCES SHOWN HEREON ARE GROUND LEVEL DISTANCES

VERTICAL DATUM
ALL ELEVATIONS ARE BASED ON THE PLOT PLAN AND DETAILS OF THE "JUVENILE HOME FOR GIRLS – UNIT #3 BOARD OF SUPERVISORS ALAMEDA COUNTY" PREPARED BY TRICHEL AND GIBBS ARCHITECTS, DATED JUNE 27, 1961.

HELD FINISH FLOOR ELEVATION OF UNIT # 3 = 190.00 FEET.

SURVEYOR'S NOTES
1. THE BEARINGS, DISTANCES AND PROPERTY LINES SHOWN HEREON ARE TO BE USED FOR TOPOGRAPHIC RELATIONSHIPS ONLY AND ARE NOT INTENDED FOR LAND ACQUISITION OR BOUNDARY PURPOSES.

2. THIS IS NOT A BOUNDARY SURVEY THEREFORE NO LIABILITY IS ASSUMED BY GEOMATICS TRANSPORTATION SERVICES, INC. FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, AND DISCREPANCIES IN THE BOUNDARY OR TITLE DEFECTS.

3. THE EXISTENCE AND/OR LOCATION OF UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS SURVEY ARE BASED UPON (1) VISIBLE SURFACE INDICATIONS OF THEIR EXISTENCE ON THE DATE(S) THIS SURVEY WAS PERFORMED, AND (2) AVAILABLE MAPS AND RECORDS OF THE VARIOUS AGENCIES RESPONSIBLE FOR THEIR OPERATION, EXISTENCE AND/OR CONTROL, AND ARE SCHEMATICALLY SHOWN FOR REFERENCE.

NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE EXISTENCE AND/OR LOCATION OF UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN ON THIS SURVEY, NOR IS THERE ANY ASSERTION MADE REGARDING THE ACCURACY, CORRECTNESS OR RELIABILITY OF THE AVAILABLE MAPS AND RECORDS UPON WHICH THEIR EXISTENCE AND/OR LOCATIONS ARE BASED.

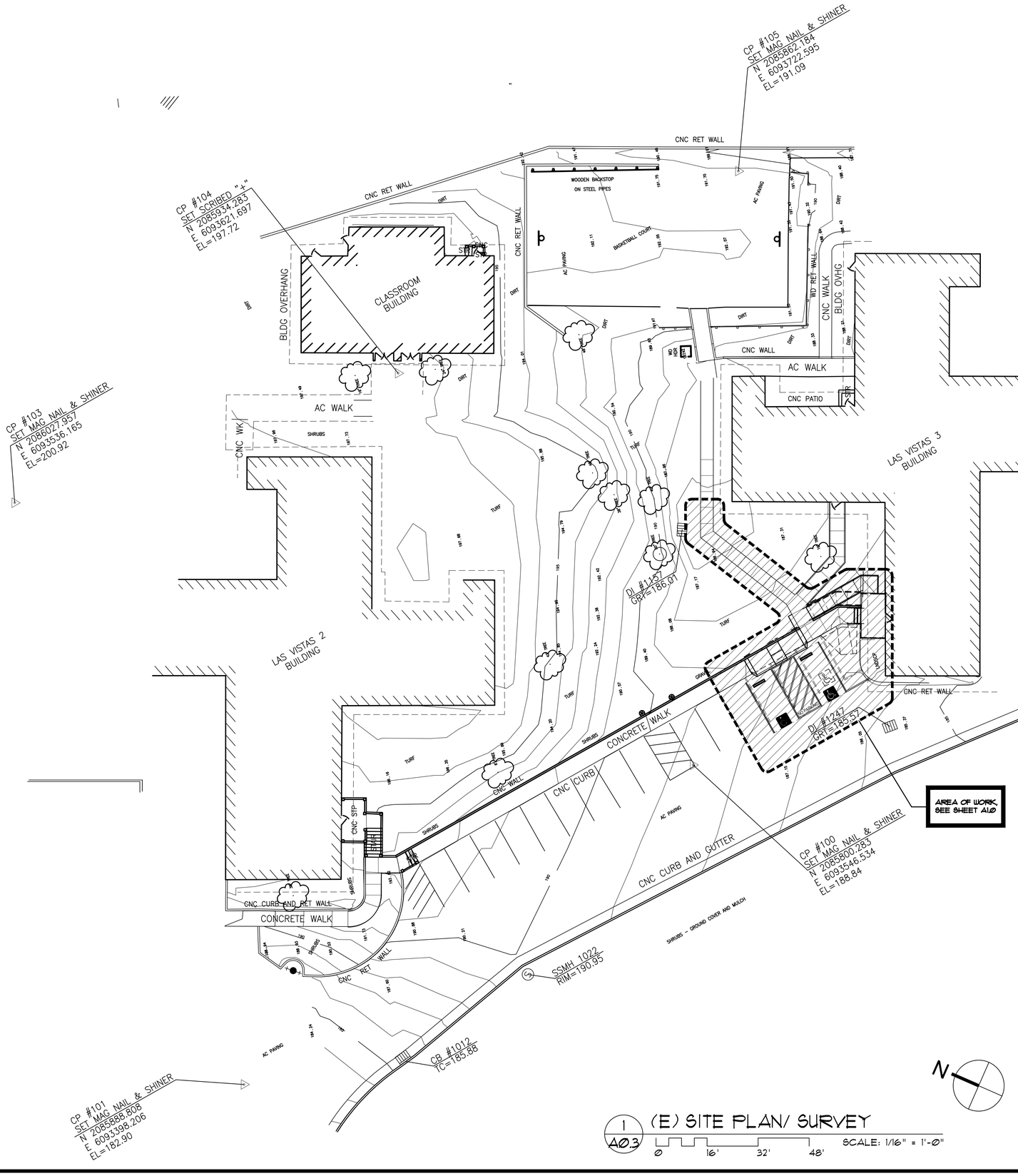
SURVEYOR'S STATEMENT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF ALAMEDA COUNTY GSA–TSD, OCTOBER 2009.

DAN S. SCOTT III, PLS 7840
CA. EXPIRATION 12/31/10

PROFESSIONAL LAND SURVEYOR · DAN S. SCOTT III · No. L7840 EXP. 12-31-10 · STATE OF CALIFORNIA

LEGEND AND ABBREVIATIONS

⊛	BOLLARD
	CATCH BASIN
	DROP INLET
	FIRE HYDRANT
FP	FLAG POLE
	HANDICAP PARKING
	SAFETY HANDRAIL
S	SANITARY SEWER MANHOLE
	SURVEY CONTROL POINT
	TREE
AC	ASPHALT CONCRETE
BLDG	BUILDING
CB	CATCH BASIN
CNC	CONCRETE
STR	CONCRETE STAIR
CP	CONTROL POINT
DI	DROP INLET
FP	FLAG POLE
GRT	GRATE
GRD CVR	GROUND COVER
HC	HANDICAP RAMP
HDR	HEADER
LNDS	LANDINGS
LNDSCP	LANDSCAPING
OVHG	OVERHANG
PV	PAVEMENT
RET	RETAINING
SSMH	SANITARY SEWER MANHOLE
STP	STOOP
TC	TOP OF CURB
WK	WALK
WD	WOOD



1 / A0.3 (E) SITE PLAN/ SURVEY
SCALE: 1/16" = 1'-0"
0 16' 32' 48'

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GENERAL SERVICES AGENCY · GSA · COUNTY OF ALAMEDA

GEOMATICS TRANSPORTATION SERVICES, INC.
RIGHT-OF-WAY/ LAND SURVEYING · MAPPING
6684 AMADOR PLAZA ROAD, SUITE 101
(925) 556-1778 FAX (925) 833-9443

EXISTING SITE PLAN/ SURVEY

PARKING AND SITE ACCESSIBILITY ADA UPGRADE
LAS VISTAS TRAINING CENTER
2300 FAIRMONT DRIVE
SAN LEANDRO, CA

BID SET

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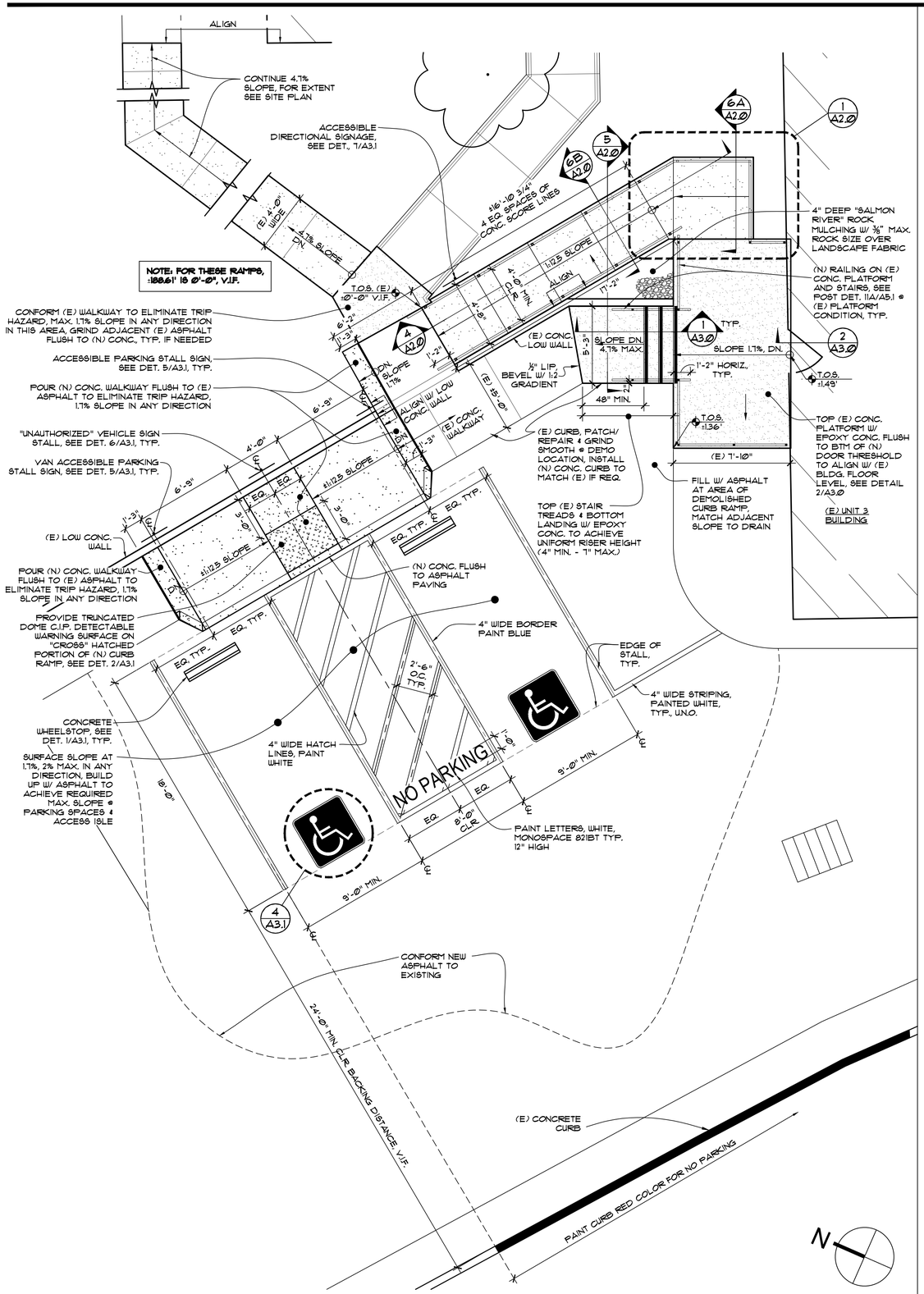
LICENSED ARCHITECT · THOMAS JOSEPH KOMOROUS · NO. C 19942 · REN. 1-31-23 · STATE OF CALIFORNIA

DATE: 2022-0118
DRAWN BY: JKU
JOB NO.: 2020.01.04.02

A0.3

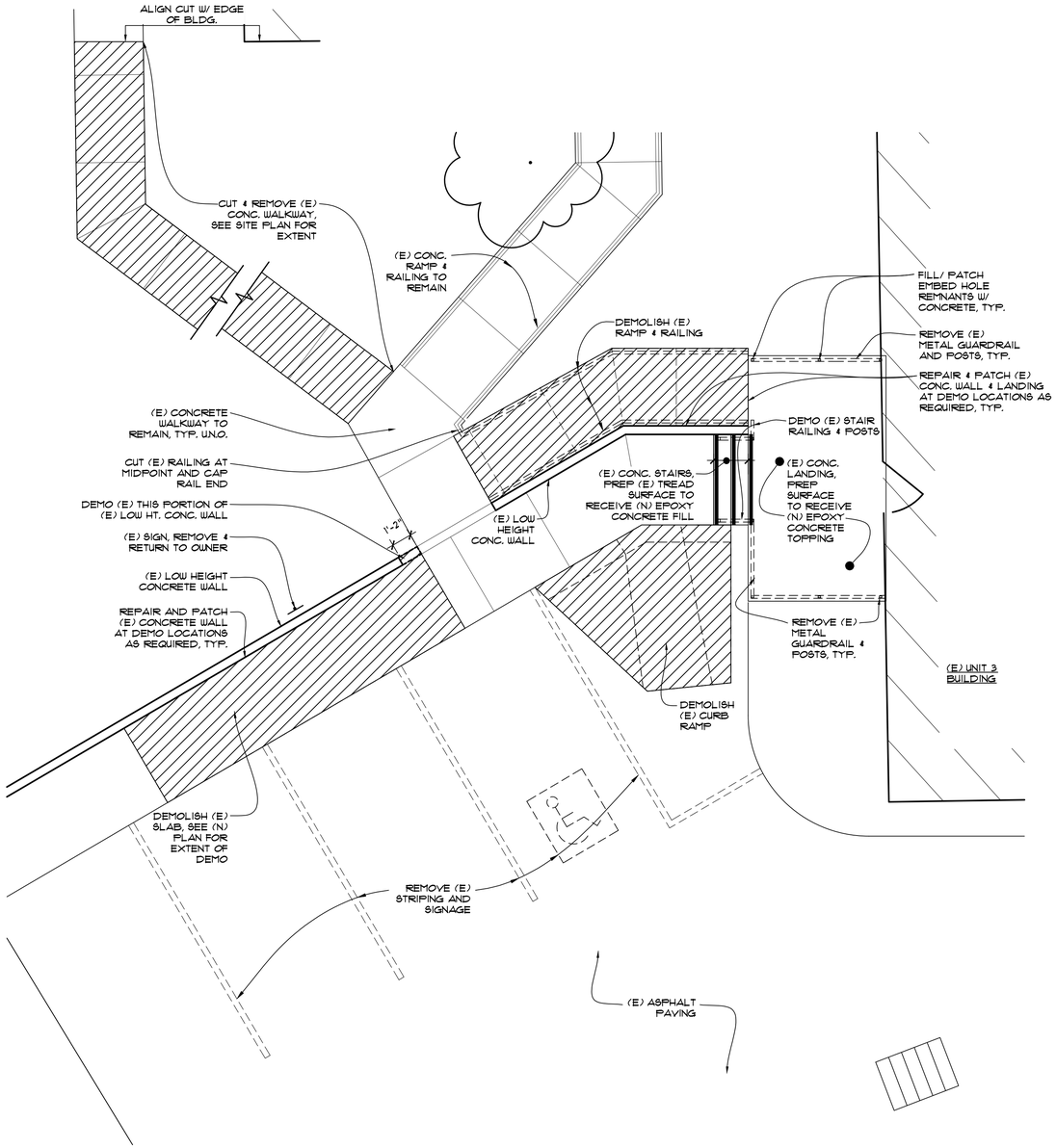


NEW RAMP AND PARKING PLAN

2 / A1.Ø

SCALE: 1/4" = 1'-Ø"

Ø 4' 8' 12'



DEMOLITION PLAN

1 / A1.Ø

SCALE: 1/4" = 1'-Ø"

Ø 4' 8' 12'

NOTES:

1. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
2. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION/ CONSTRUCTION AREA. KEEP AREA CLEAN.
3. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH GSA BEFORE PROCEEDING.
4. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION. REFINISH TO MATCH EXISTING
6. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
7. ALL NEW RAMPS, WALKWAYS, AND LANDINGS SHALL HAVE A MAX. 2% CROSS SLOPE.
8. SEE SHEET A0.1 FOR GENERAL NOTES.
9. SEE SHEET A0.2 FOR STRUCTURAL NOTES.

CRITICAL NOTES:

1. CONTRACTOR TO SURVEY AND VERIFY ALL ELEVATIONS TO CONFORM AND VERIFY ALL SLOPE INFORMATION PRIOR TO CONSTRUCTION.
2. RAMP RUNNING SLOPE IS 1:12.5 (8.00%), NO STEEPER THAN 1:12 (8.33%) MAX., TYP.
3. RAMP CROSS SLOPE IS 1:58 (1.7%), NO STEEPER THAN 1:48 (2.00%) MAX., TYP.
4. WALKING SURFACES AND LANDINGS RUNNING SLOPE IS 1:21 (4.8%), NO STEEPER THAN 1:20 (5%) MAX., TYP.
5. WALKING SURFACES AND LANDINGS CROSS SLOPE IS 1:58 (1.7%), NO STEEPER THAN 1:48 (2.00%) MAX., TYP.

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GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

DEMOLITION PLAN
NEW RAMP AND
ACCESSIBLE PARKING PLAN

PARKING AND SITE ACCESSIBILITY
ADA UPGRADE
LAS VISTAS TRAINING CENTER
2300 FAIRMONT DRIVE
SAN LEANDRO, CA

BID SET

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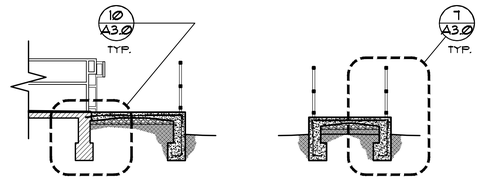
A1.0

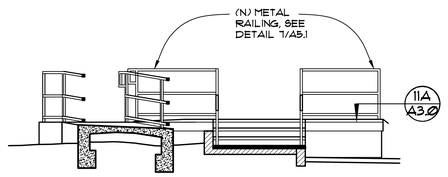


SECTION 6A SECTION 6B

6 A2.0 CROSS SECTION @ UNIT 3 ENTRY RAMP

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

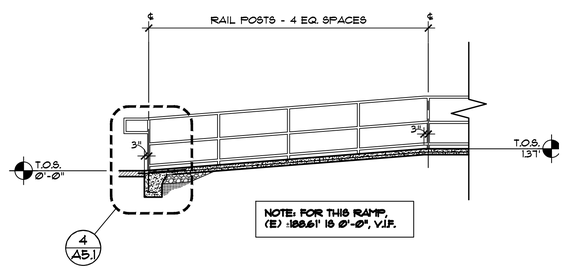
0 4' 8' 12'



5 A2.0 SECTION/ ELEVATION

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

0 4' 8' 12'

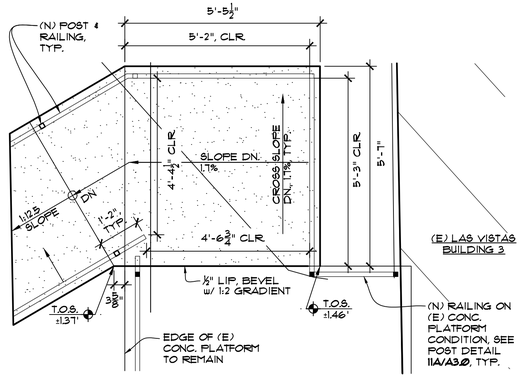


NOTES:
1. RAIL POSTS TO BE INSTALLED @ 4'-6" O.C. MAX., TYP.
2. RAIL POSTS SPACING AT OPPOSITE SIDE OF RAMP SIMILAR.

4 A2.0 LONGITUDINAL SECTION @ UNIT 3 ENTRY RAMP

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

0 4' 8' 12'



1 A2.0 ENLARGED RAMP LANDING

SCALE: 1/2" = 1'-0"

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GENERAL SERVICES AGENCY
COUNTY OF ALAMEDA

ENLARGED PLAN
SECTIONS

PARKING AND SITE
ACCESSIBILITY
ADA UPGRADE
LAS VISTAS TRAINING CENTER
2300 FAIRMONT DRIVE
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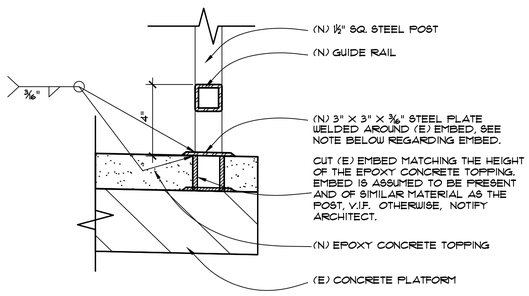
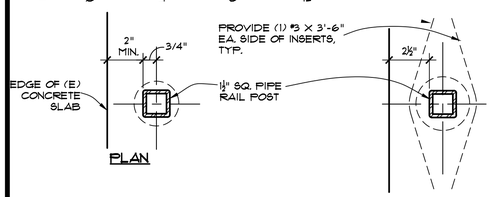
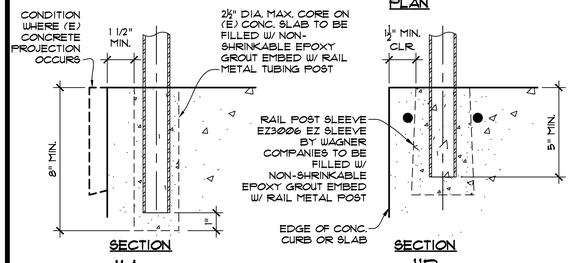
A2.0



12 / A3.0 TYP. RAILING DETAIL

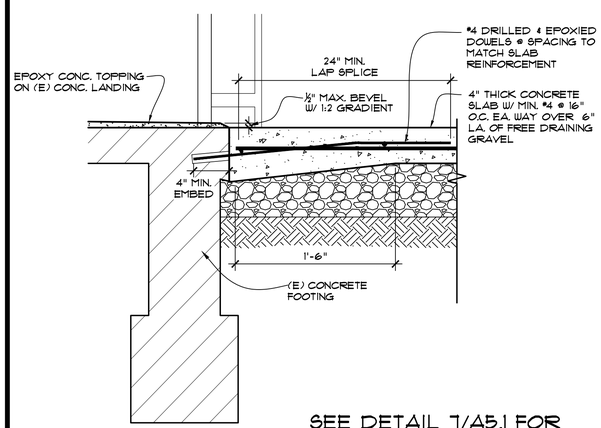
SCALE: 3" = 1'-0"





11 / A3.0 EMBED DETAIL ON EDGE OF CONCRETE

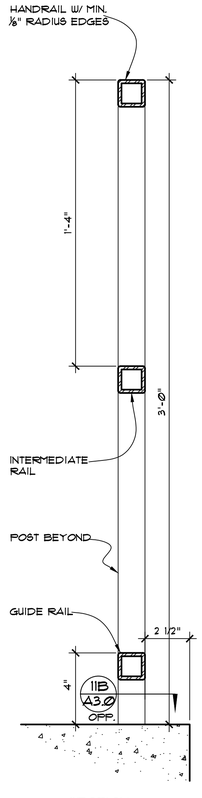
SCALE: 3" = 1'-0"



SEE DETAIL 7/A5.1 FOR SIMILAR NOTES

10 / A3.0 SECTION DETAIL

SCALE: 1 1/2" = 1'-0"

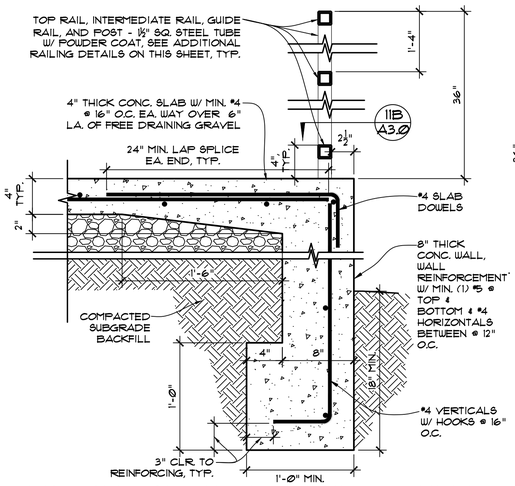


SECTION
10B

NOTE: ALL GUARDRAILS, HANDRAILS, GUIDE RAILS, INTERMEDIATE RAILS, PICKETS, AND POSTS - 1½" SQ. STEEL TUBE BY ⅜" THICK W/ POWDER COAT, TYP.

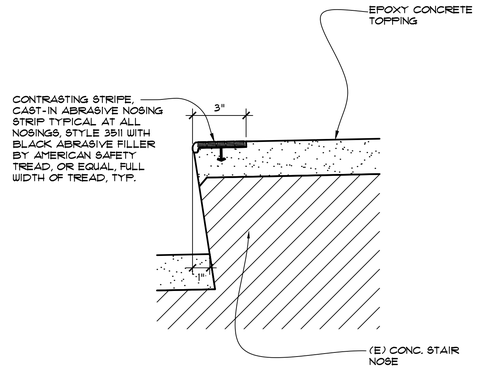
8 / A3.0 TYP. RAILING DETAILS

SCALE: 3" = 1'-0"



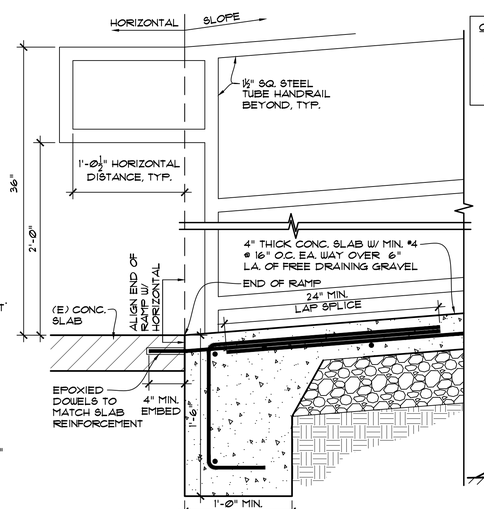
7 / A3.0 (N) RAMP SECTION DETAIL @ RAILING

SCALE: 1 1/2" = 1'-0"

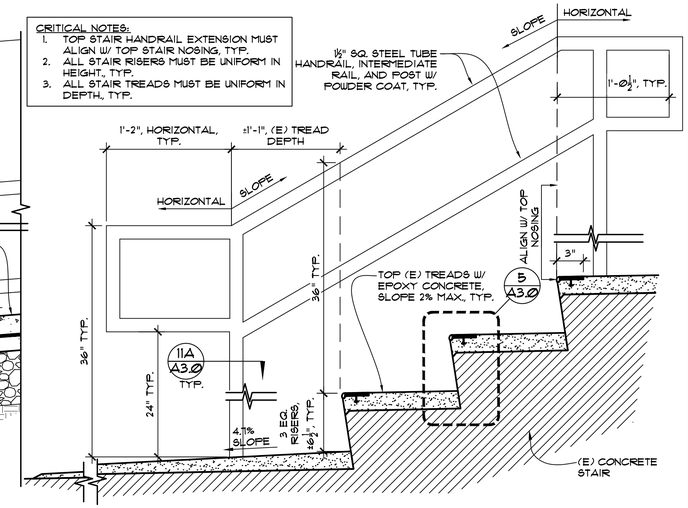


5 / A3.0 (E) STAIR NOSING DETAIL

SCALE: 3" = 1'-0"



CRITICAL NOTES:
1. TOP STAIR HANDRAIL EXTENSION MUST ALIGN W/ TOP STAIR NOSING, TYP.
2. ALL STAIR RISERS MUST BE UNIFORM IN HEIGHT., TYP.
3. ALL STAIR TREADS MUST BE UNIFORM IN DEPTH., TYP.



4 / A3.0 (N) RAMP SECTION DETAIL @ BOTTOM

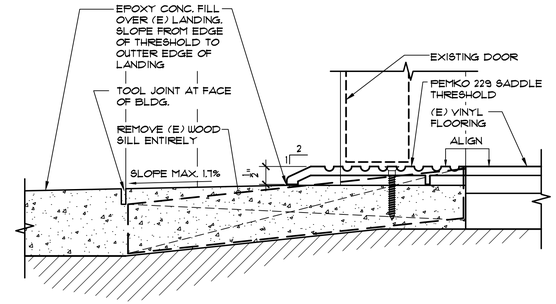
SCALE: 1 1/2" = 1'-0"

1 / A3.0 (E) STAIR SECTION DETAIL

SCALE: 1 1/2" = 1'-0"

2 / A3.0 ENTRY THRESHOLD

SCALE: 6" = 1'-0"



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DETAILS

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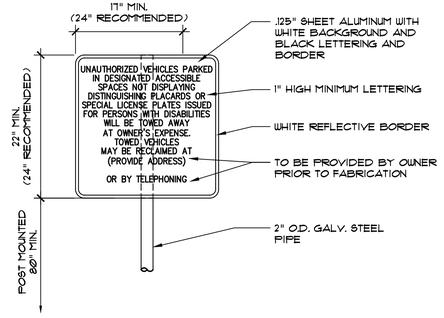
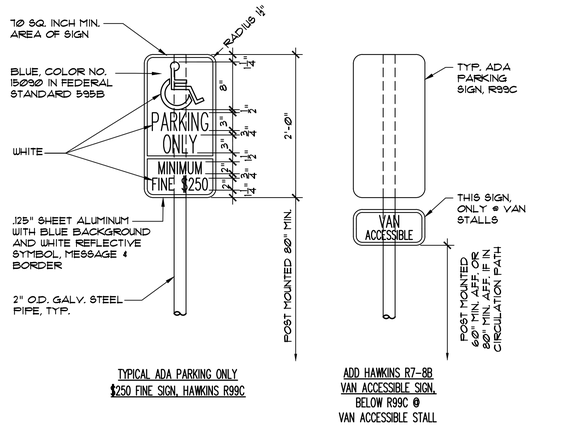
A3.0



R100B TOW-AWAY SIGN

6 A3.1 UNAUTHORIZED VEHICLE WARNING SIGN

N.T.S.

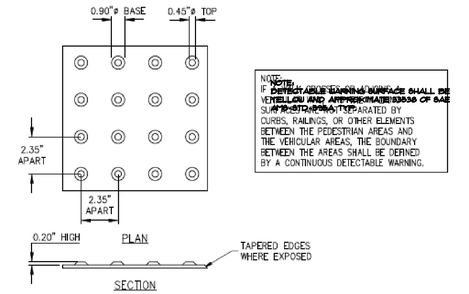


TYPICAL ADA PARKING ONLY $250 FINE SIGN, HAWKINS R99C

ADD HAWKINS R7-8B VAN ACCESSIBLE SIGN, BELOW R99C @ VAN ACCESSIBLE STALL

5 A3.1 ADA PARKING SPACE SIGNAGE

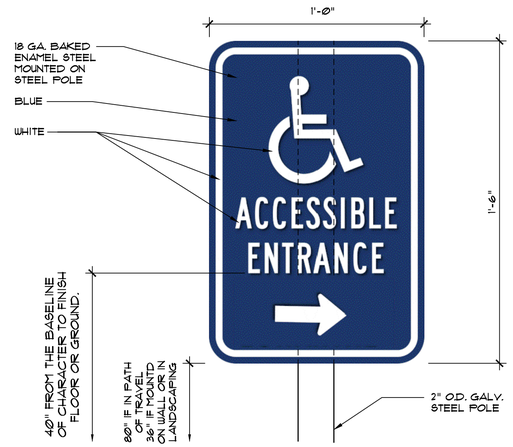
N.T.S.



2 A3.1 DETECTABLE WARNING SURFACE

SCALE: 3/4" = 1'-Ø"

Ø 12" 24" 36"

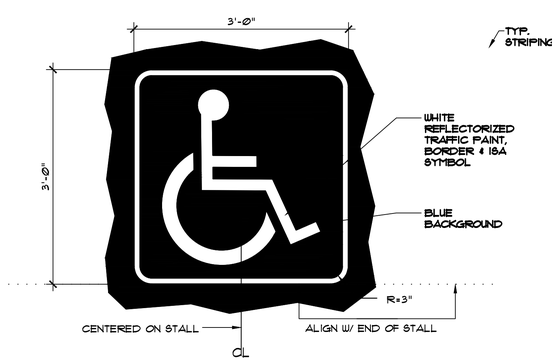


BARCO SAS23R-12X18 OR EQUAL

7 A3.Ø SIGNAGE DETAIL

SCALE: 3" = 1'-Ø"

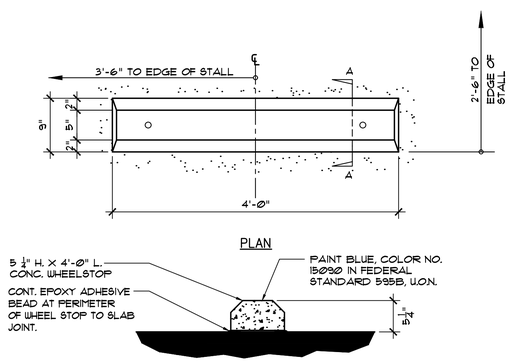
Ø 4" 8" 12"



NOTE:
BLUE COLOR SHALL BE FS15090 OF FEDERAL STANDARD 595C, TYP.

4 A3.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY STALL SIGN

N.T.S.



NOTE:
1. ALL WHEELSTOPS SHALL BE PLACED ON DRIVER SIDE OF STALLS.

1 A3.1 WHEEL STOP

SCALE: 1" = 1'-Ø"

Ø 12" 24" 36"

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A3.1