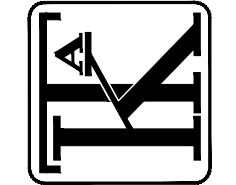




COUNTY OF ALAMEDA

PROJECT NAME:
ADA UPGRADES
8000 CAPWELL DRIVE
OAKLAND, CA 94621



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

COVER

ADA UPGRADES
8000 CAPWELL DRIVE
OAKLAND, CA 94621
ALAMEDA COUNTY GSA



DATE: 07-27-17
DRAWN BY: JKU
JOB NO.: 1203.05.07

T0.0

GENERAL NOTES

1. All work shall comply with the 2016 Edition of the CBC and all other codes and requirements, in their most recent edition including the following:
California State Building Code
California Title 24 Energy Requirements
2010 Americans with Disabilities Act
NEC, the County of Alameda, and the City of Oakland 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 damage 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 minimize horizontal joints and tapered edges.
19. Contractor is responsible for all construction clean up.
20. 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.
21. Contractor to provide submittals for products as requested by the County:

a) Front entrance door, threshold and related hardware

b) FRP Panels

c) Truncated Domes

d) Signage

BUILDING INFORMATION

ADDRESS: 8000 CAPWELL DRIVE
OAKLAND, CA 94621

CONTACT: MONTY BOYD, PROJECT MANAGER
ALAMEDA COUNTY GSA
2054 FAIRMONT DRIVE
SAN LEANDRO, CA 94578
TEL: 510-667-3038

TABLE OF CONTENTS

T0.0	COVER
T1.0	PROJECT INFORMATION
T2.0	KEY PLAN
A0.1	ENLARGED ENTRY/RAMP DEMO PLAN
A0.2	ENLARGED RESTROOMS DEMO PLAN
A1.0	ENLARGED ENTRY ADA PARKING PLAN
A1.1	ENLARGED RAMP PLAN & DETAILS
A1.2	ENLARGED ENTRY PLAN & DETAILS
A1.3	ENLARGED RESTROOMS PLAN
A1.4	ENLARGED ADA PARKING PLAN
A2.0	SECTION/ ELEVATIONS
A2.1	ENTRANCE - ELEVATIONS/ DETAILS
A2.2	RESTROOM DETAILS
A2.3	SIGNAGE DETAILS

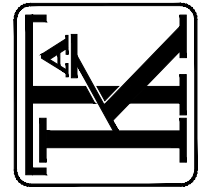
SCOPE OF WORK

1. RESTROOM, ENTRANCE, RAMP, AND ADA PARKING COMPLIANCE TO THE EXISTING BUILDINGS MAIN ENTRANCE.

KOMOROUS-TOWEY

ARCHITECTS

410 TWELFTH STREET, SUITE 300
OAKLAND, CA 94607
Ph: 510.446.2244 Fx: 510.446.2242
kia@ktarch.com www.ktarch.com



PROJECT INFO

ADA UPGRADES
8000 CAPWELL DRIVE
OAKLAND, CA 94621

ALAMEDA COUNTY GSA

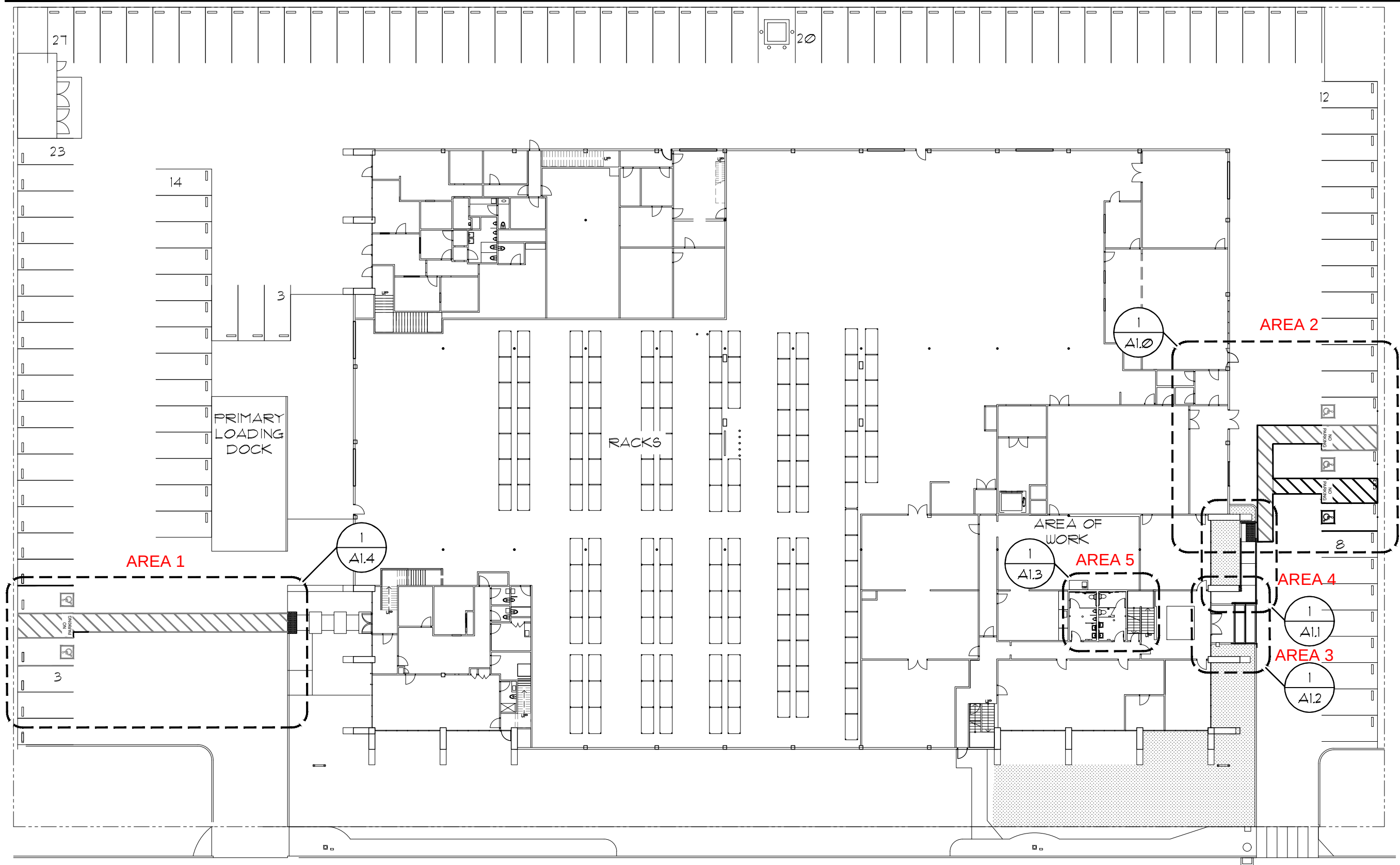


DATE: 07-27-17

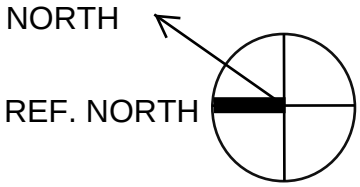
DRAWN BY: JKU

JOB NO.: 1203.05.07

T1.0

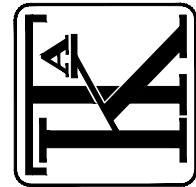


PARKING STALL COUNT:
 104 STALLS
 5 ADA STALLS
 109 TOTAL



1 KEY PLAN
 T2.0 SCALE: 1/32" = 1'-0"

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



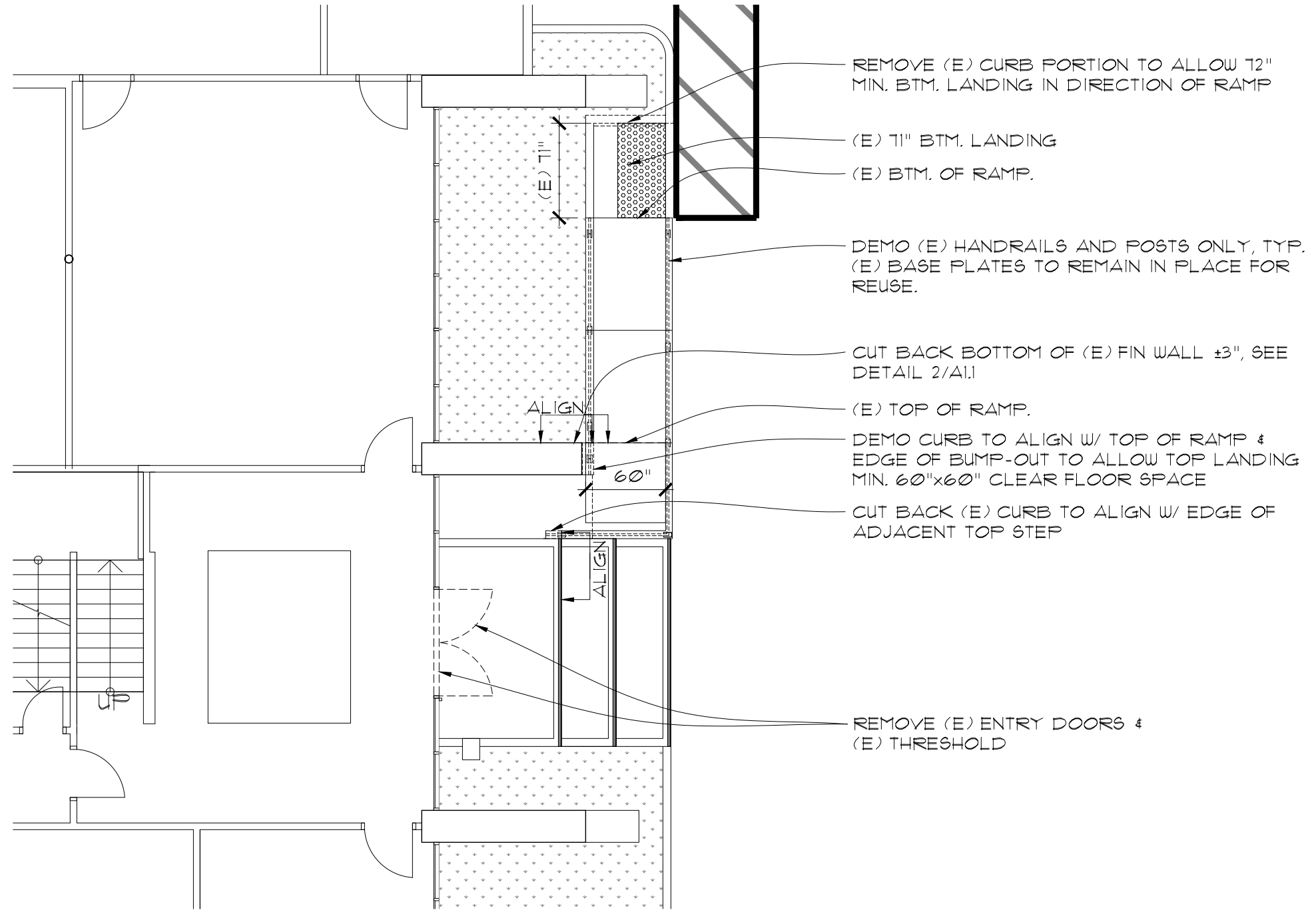
KEY PLAN

ADA UPGRADES
 8000 CAPWELL DRIVE
 OAKLAND, CA 94621
 ALAMEDA COUNTY GSA



DATE: 07-27-17
 DRAWN BY: JKU
 JOB NO.: 1203.05.07

T2.0



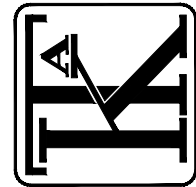
1
A0.1

ENLARGED ENTRY/RAMP DEMO PLAN

SCALE: 1/8" = 1'-0"

KOMOROUS-TOWEY
ARCHITECTS

410 TWELFTH STREET, SUITE 300
OAKLAND, CA 94607
Ph: 510.446.2244 Fx: 510.446.2242
kia@ktarch.com www.ktarch.com



ENLARGED
ENTRY/RAMP

DEMO
PLAN

ADA UPGRADES
8000 CAPWELL DRIVE
OAKLAND, CA 94621

ALAMEDA COUNTY GSA



DATE: 07-27-17

DRAWN BY: JKU

JOB NO.: 1203.05.07

A0.1

REMOVE &
RELOCATE ALL
(E) ACCESSORIES
& GRAB BARS
PER DETAIL 1/A2.2

RELOCATE (E)
PARTITION TO MEET
CLEARANCE
REQUIREMENTS, SEE
DETAIL 1/A2.2

REMOVE (E) SHELF

RELOCATE MIRROR TO
40" MAX. AFF. TO BTM.
EDGE OF REFLECTING
SURFACE.

REMOVE (E) SHELF

REMOVE & RELOCATE ALL (E)
ACCESSORIES GRAB BARS, &
OUTLET PER DETAIL 1/A2.2

RELOCATE PARTITION TO
MEET CLEARANCE
REQUIREMENTS, SEE DETAIL
1/A1.3

NOTE:

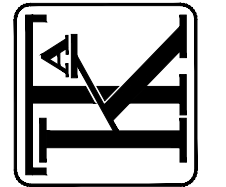
1. SEE 1/A2.2 FOR TYPICAL
ACCESSIBILITY
COMPARTMENT
REQUIREMENTS
2. PATCH AND REPAIR
HOLES CAUSED BY
RELOCATION, W/
MATCHING MATERIAL TO
CREATE SMOOTH FINISH

1
A0.2

ENLARGED RESTROOMS DEMO PLAN

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

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



ENLARGED
RESTROOMS
DEMO
PLAN

ADA UPGRADES
8000 CAPWELL DRIVE
OAKLAND, CA 94621
ALAMEDA COUNTY GSA

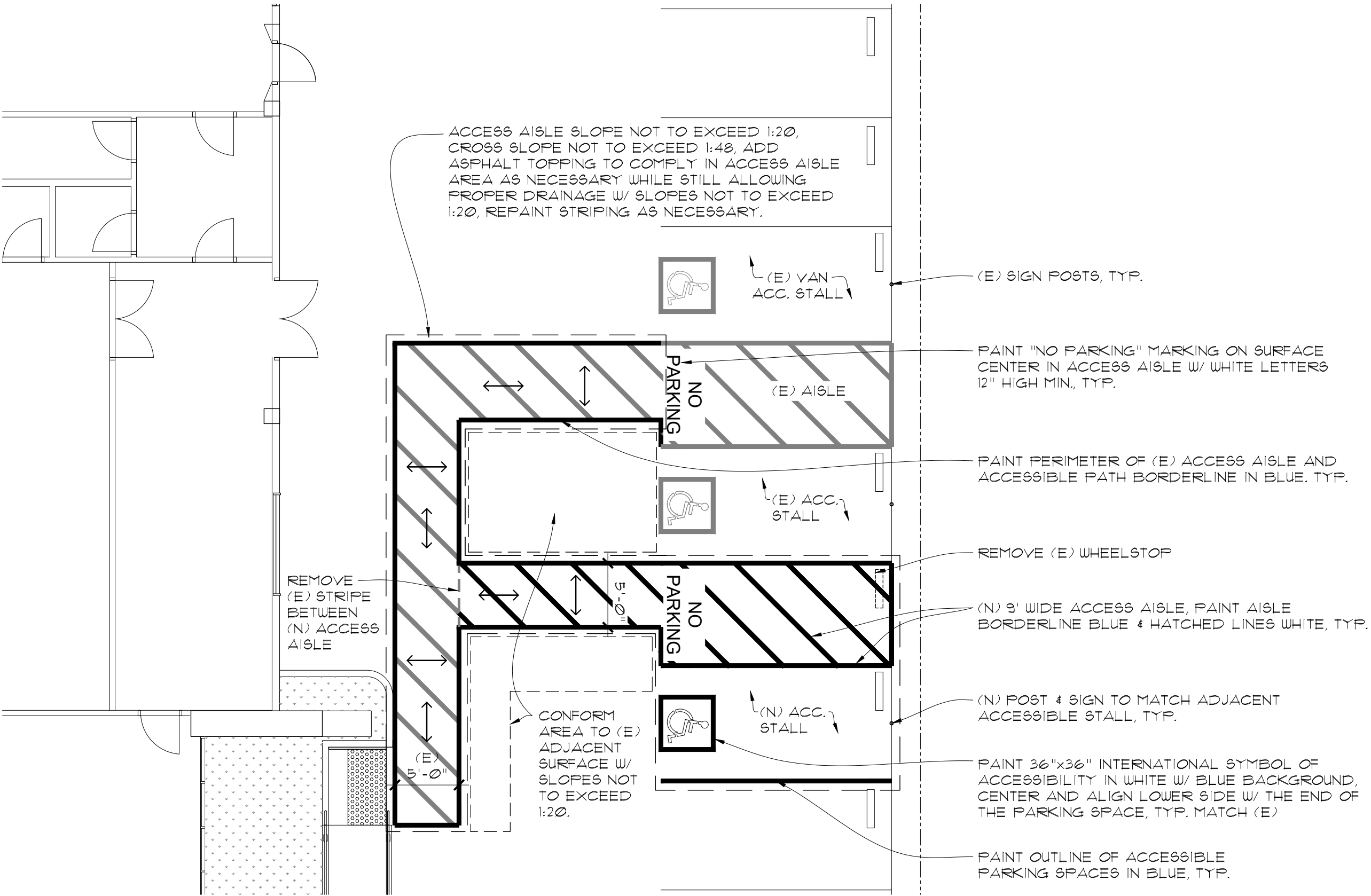


DATE: 07-27-17

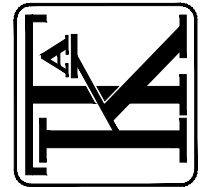
DRAWN BY: JKU

JOB NO.: 1203.05.07

A0.2



1
A1.0 ENLARGED ENTRY ADA PARKING PLAN
SCALE: 1/8" = 1'-0"



ENLARGED
ADA PARKING
PLAN

ADA UPGRADES
8000 CAPWELL DRIVE
OAKLAND, CA 94621
ALAMEDA COUNTY GSA

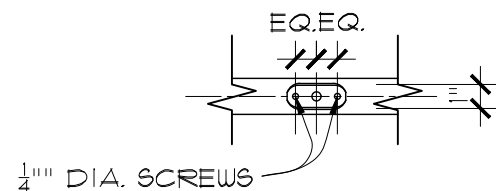


DATE: 07-27-17
DRAWN BY: JKU
JOB NO.: 1203.05.07

A1.0

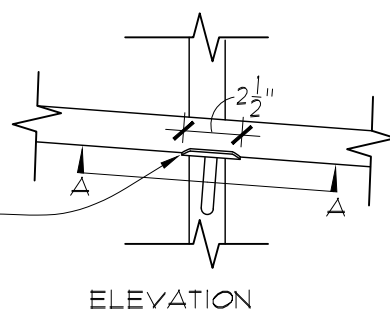


A1.1



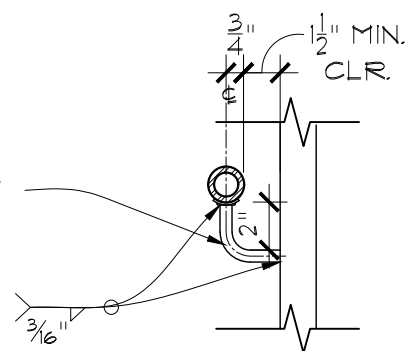
SECTION A-A

12 GA. STEEL ROUND
HANDRAIL BRACKET
SADDLE BY WAGNER
OR EQUAL, FASTENED
TO HANDRAIL

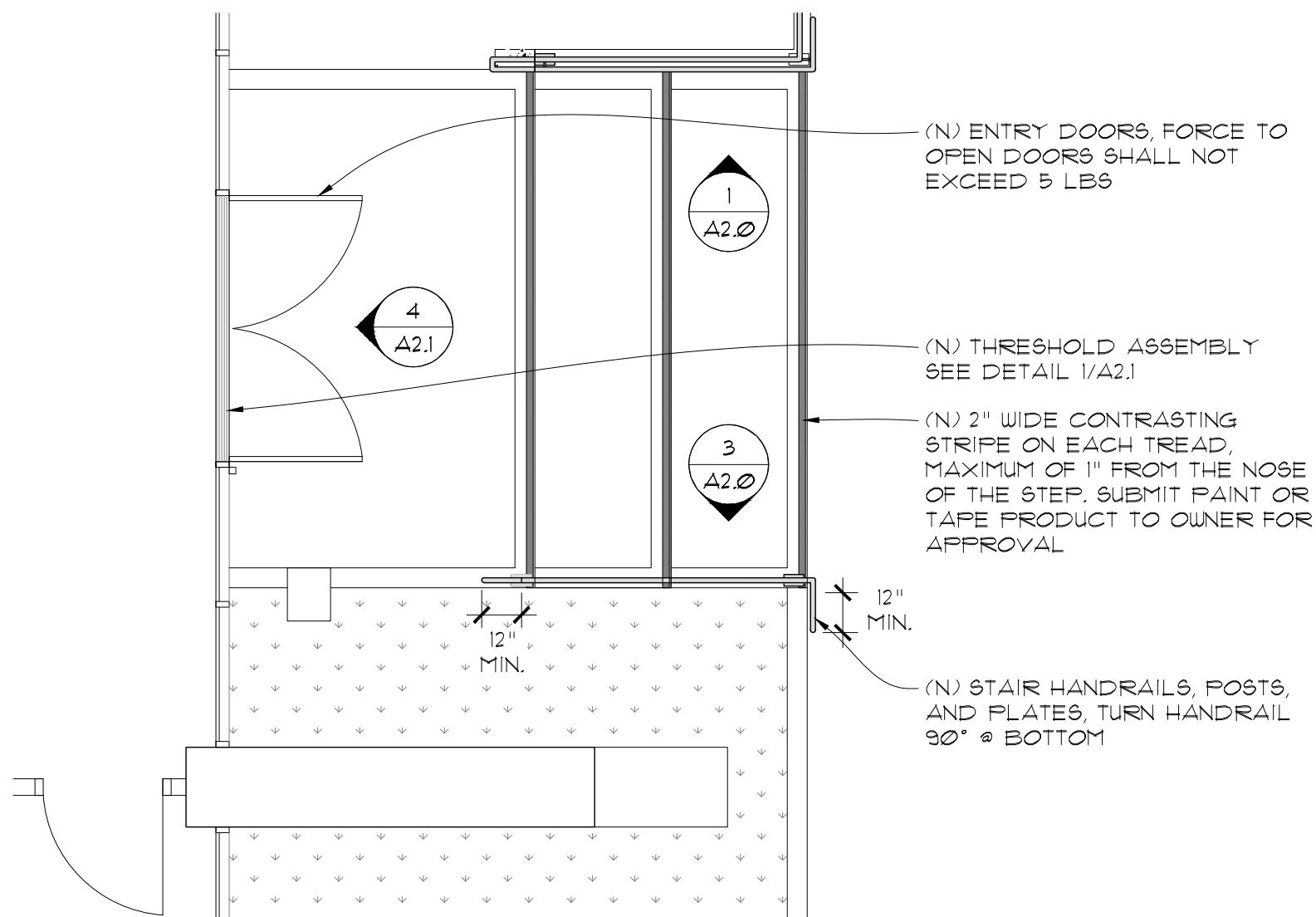


ELEVATION

STEEL RAIL BRACKET
ARM, 1/2" DIA. 90
DEGREE BAR BEND
NO. R110 BY WAGNER
COMPANIES, OR
EQUAL

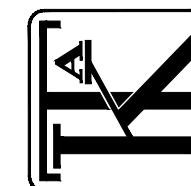


SECTION



1
A1.2 ENLARGED ENTRY PLAN
SCALE: 1/4" = 1'-0"

3
A1.2 RAIL BRACKET ARM
SCALE: 1 1/2" = 1'-0"



KOMOROUS-TOWEY
ARCHITECTS

410 TWELFTH STREET, SUITE 300
OAKLAND, CA 94607
Ph: 510.446.2244 Fx: 510.446.2242
kia@ktarch.com www.ktarch.com

ENLARGED
ENTRY PLAN

& DETAILS

ADA UPGRADES
8000 CAPWELL DRIVE
OAKLAND, CA 94621

ALAMEDA COUNTY GSA



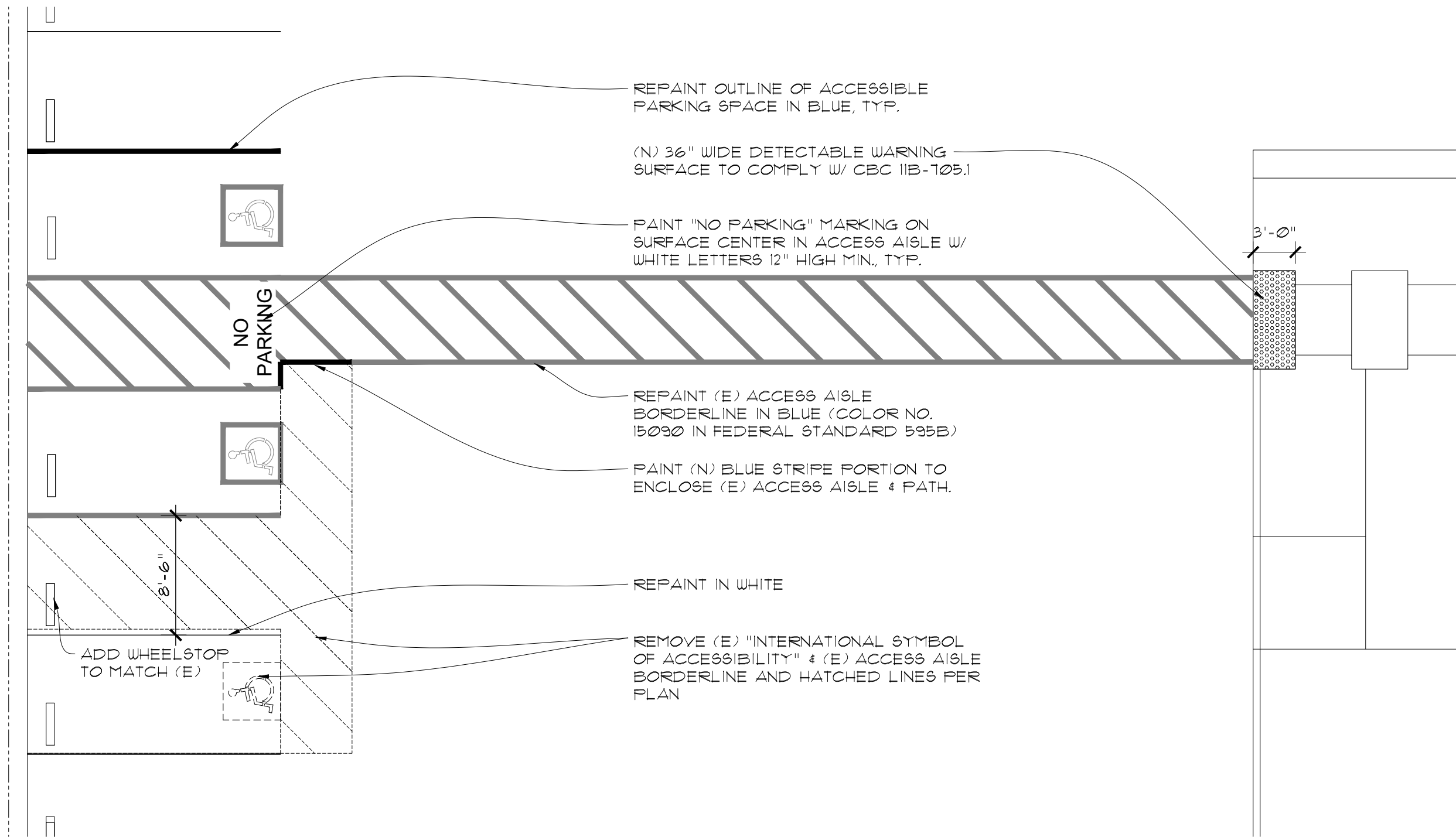
DATE: 07-27-17

DRAWN BY: JKU

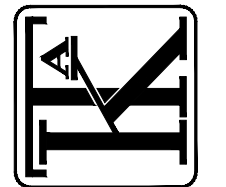
JOB NO.: 1203.05.07

A1.2

A1.3



1
A1.4 ENLARGED ADA PARKING PLAN
SCALE: 1/8" = 1'-0"



ENLARGED
ADA PARKING
PLAN

ADA UPGRADES
8000 CAPWELL DRIVE
OAKLAND, CA 94621
ALAMEDA COUNTY GSA

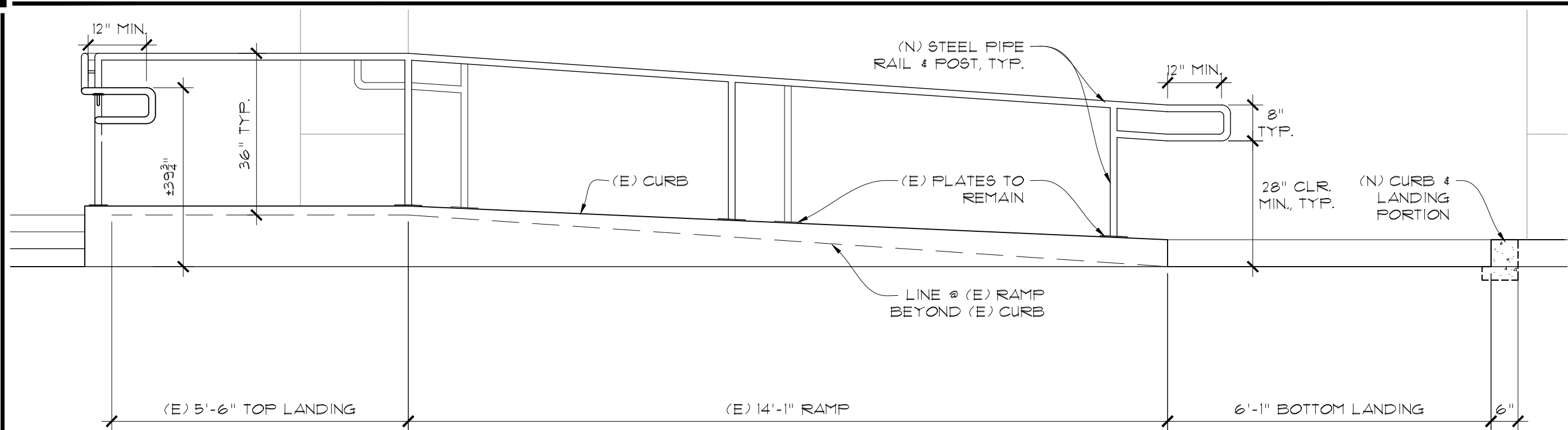


DATE: 07-27-17

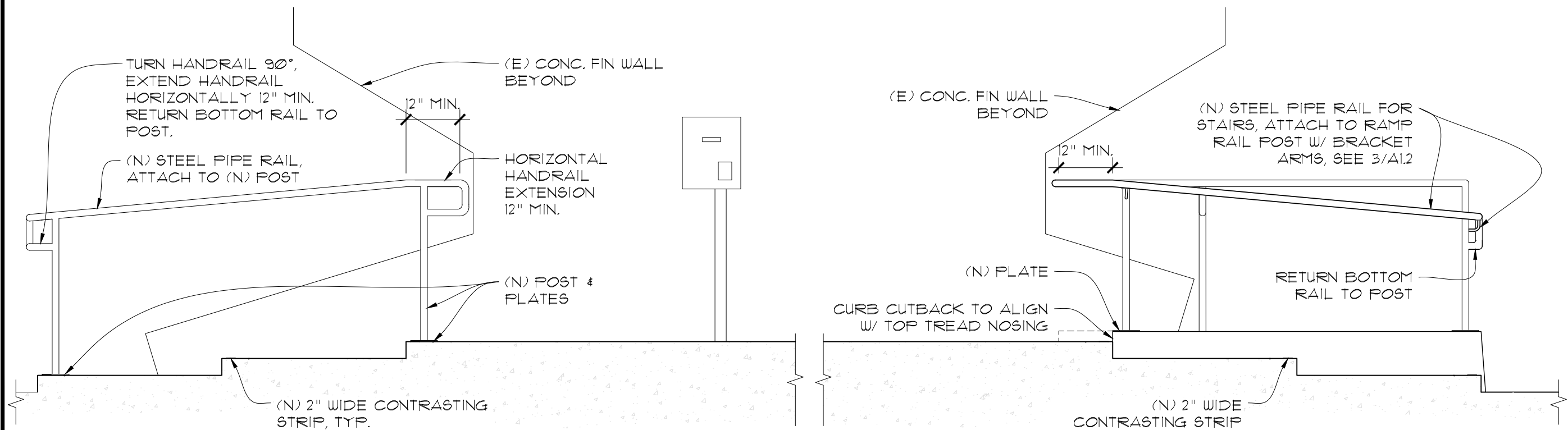
DRAWN BY: JKU

JOB NO.: 1203.05.07

A1.4

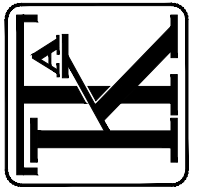


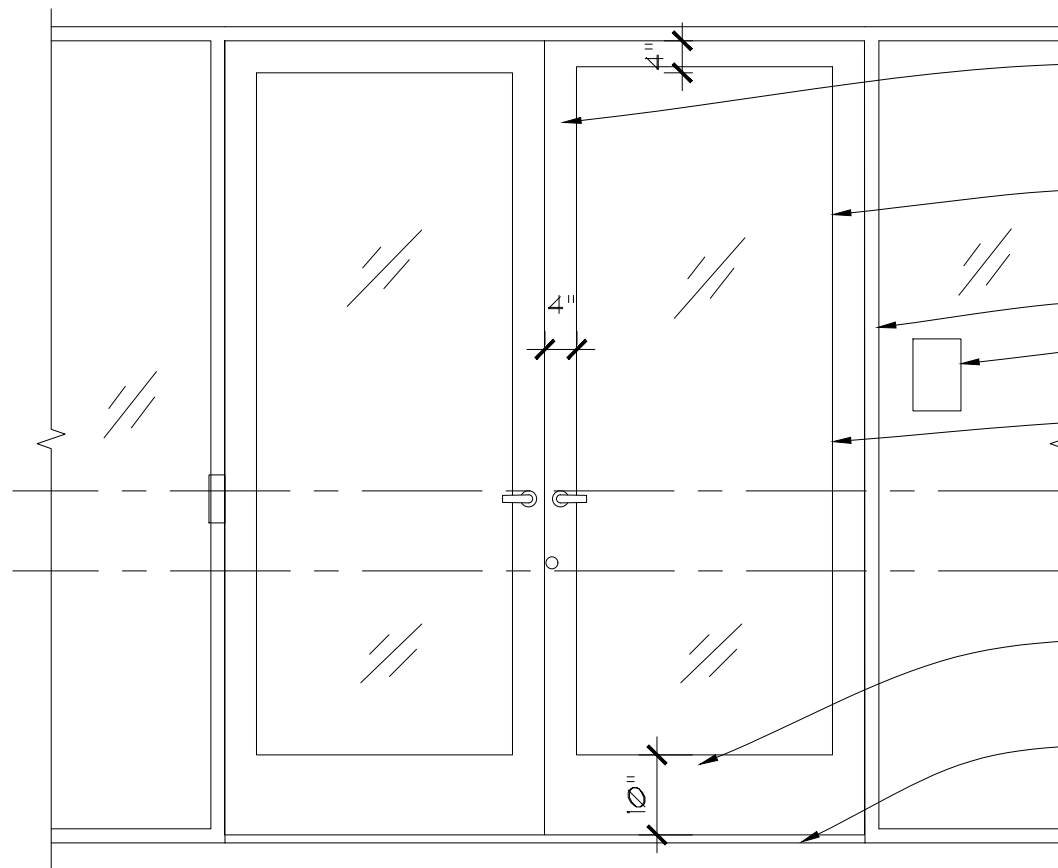
2 RAMP RAIL ELEVATION
A2.0 SCALE: 1/2" = 1'-0"



3 RAIL @ (E) STAIRS
A2.0 SCALE: 1/2" = 1'-0"

1 (E) STAIRS @ RAMP
A2.0 SCALE: 1/2" = 1'-0"





- FORCE TO PUSH/PULL OPEN DOOR SHALL NOT EXCEED REQ'D 5 LBS MAX.
- (N) GLAZED ALUMINUM STOREFRONT DOORS TO MATCH (E) STOREFRONT & GLAZING FINISH
- (E) STOREFRONT TO REMAIN
- ENTRANCE DOOR SYMBOL, SEE DETAIL 3/A2.1
- 4" FRAME
- 44" MAX., DOOR HARDWARE OPERABLE PARTS
- 34" MIN.
- BOTTOM RAIL SMOOTH SURFACE 10" MIN. A.F.F.
- (N) THRESHOLD ASSEMBLY, SEE DETAIL 1/A2.1

DOOR HARDWARE:

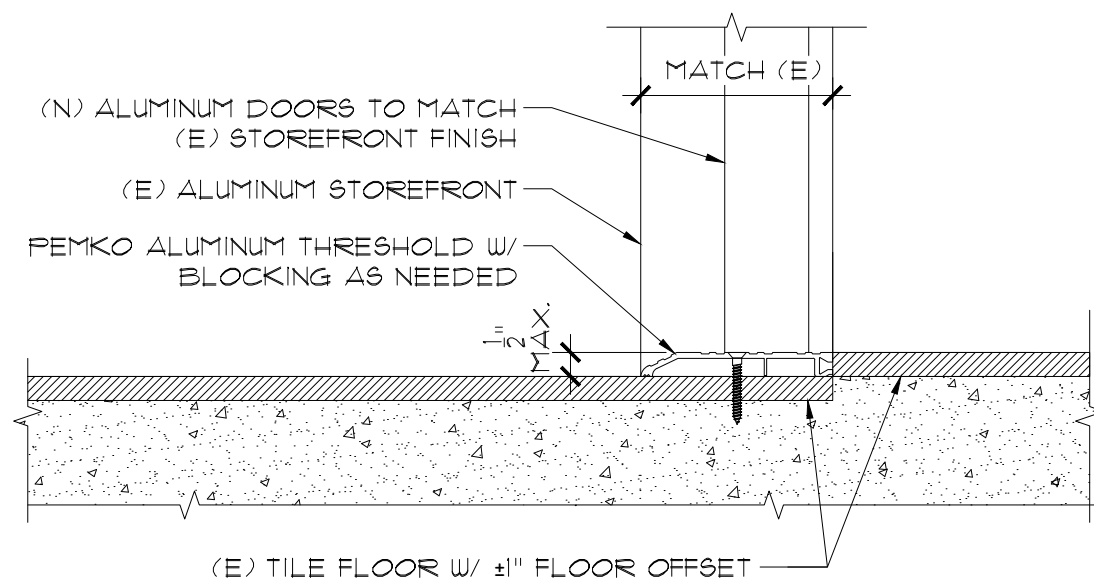
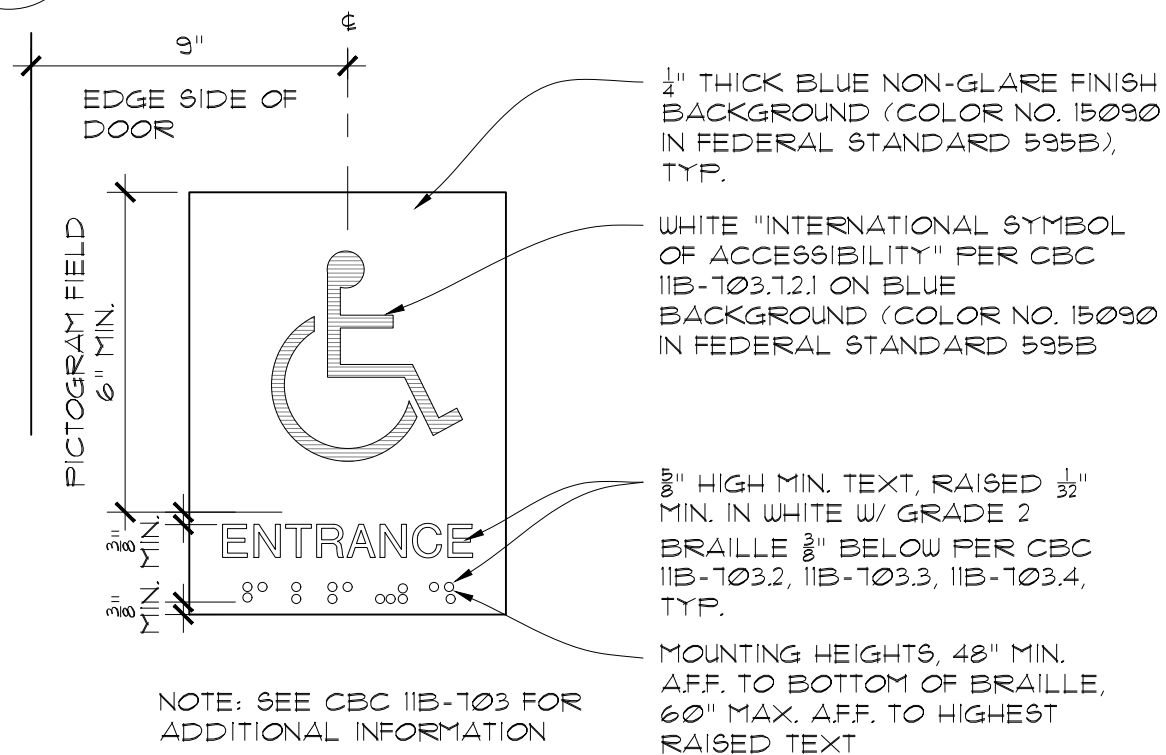
PROVIDE ALL HARDWARE NECESSARY FOR A PROPER AND FULLY OPERATIONAL DOOR ASSEMBLY INCLUDE:

HINGES
FLUSH BOLTS @ INACTIVE LEAF
SCHLAGE LOCK SET W/ LEVER HANDLES
DEADBOLT
THRESHOLD
SEALS + WEATHER STRIPPING
ASTRAGAL

ALL HARDWARE TO BE COMMERCIAL GRADE COLOR TO MATCH EXISTING - PROVIDE SUBMITTALS.

4 ENTRANCE ELEVATION

A2.1 SCALE: 1/2" = 1'-0"



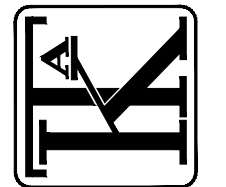
3 ENTRANCE DOOR SYMBOL

A2.1 SCALE: 1/2" = 1'-0"

1 ENTRY THRESHOLD

A2.1 SCALE: 1/2" = 1'-0"

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



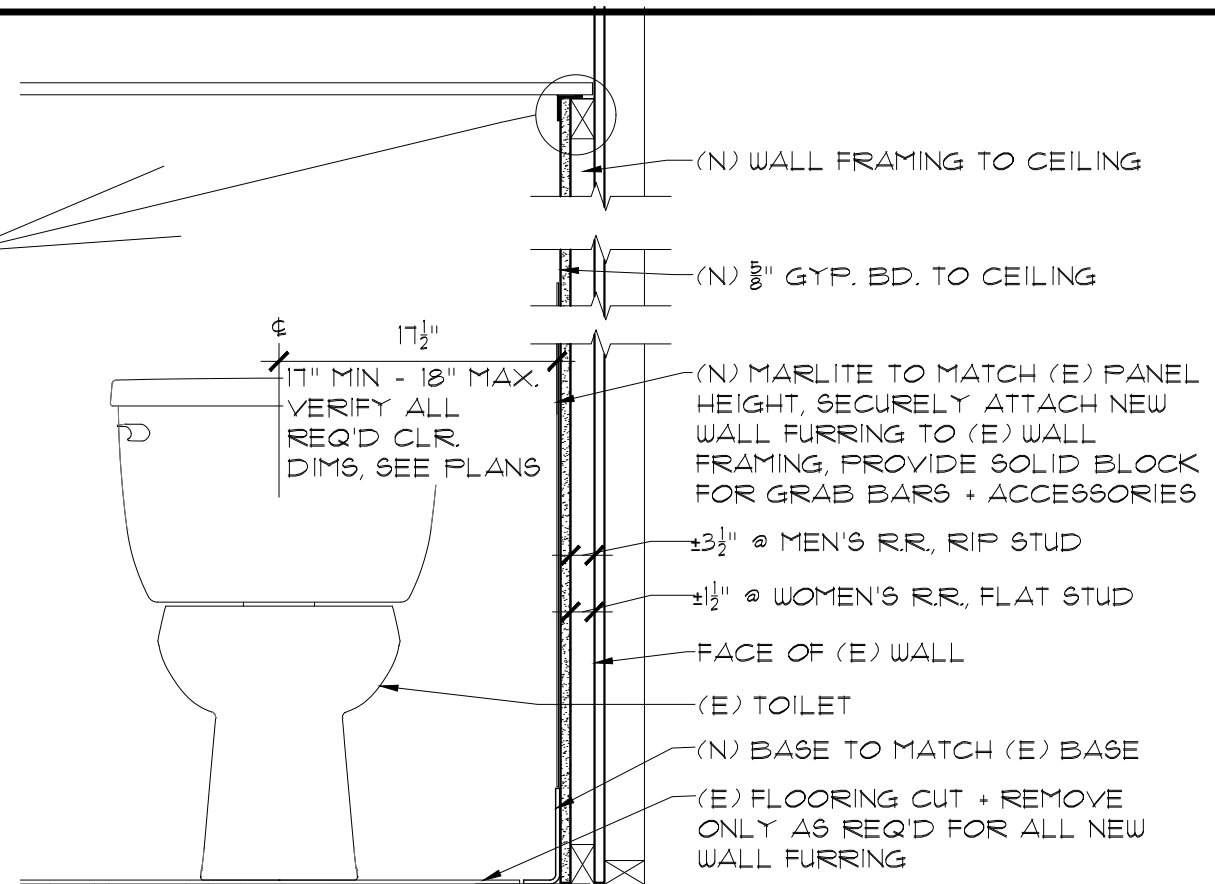
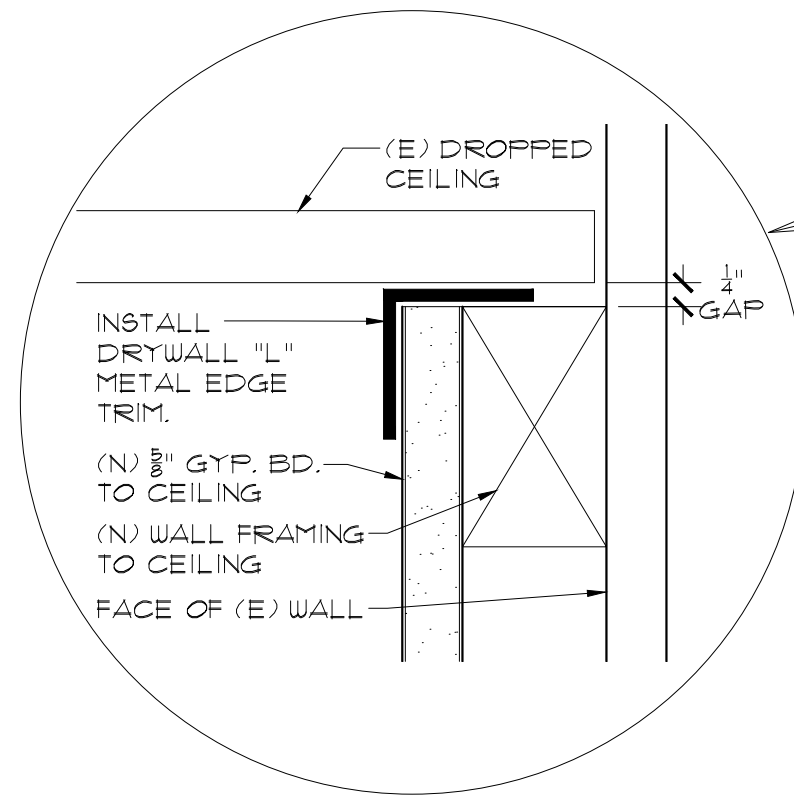
ENTRANCE
ELEVATION/
DETAILS

ADA UPGRADES
8000 CAPWELL DRIVE
OAKLAND, CA 94621
ALAMEDA COUNTY GSA

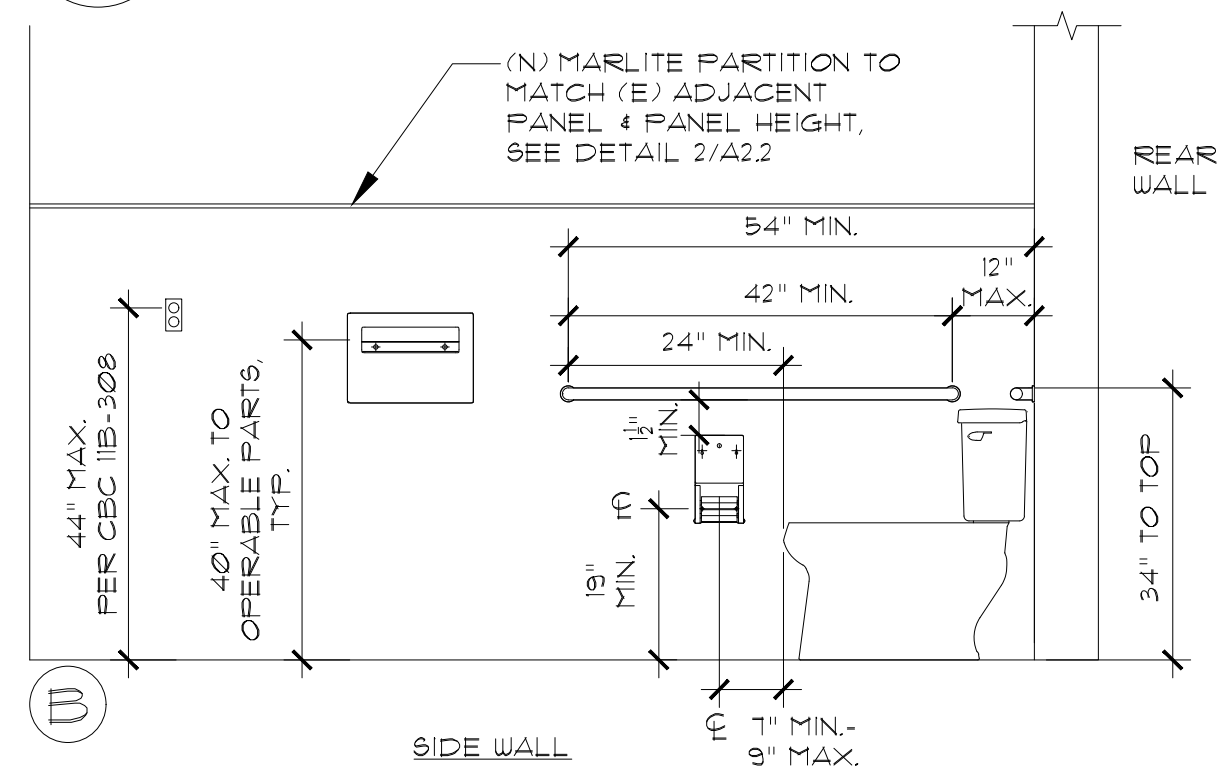
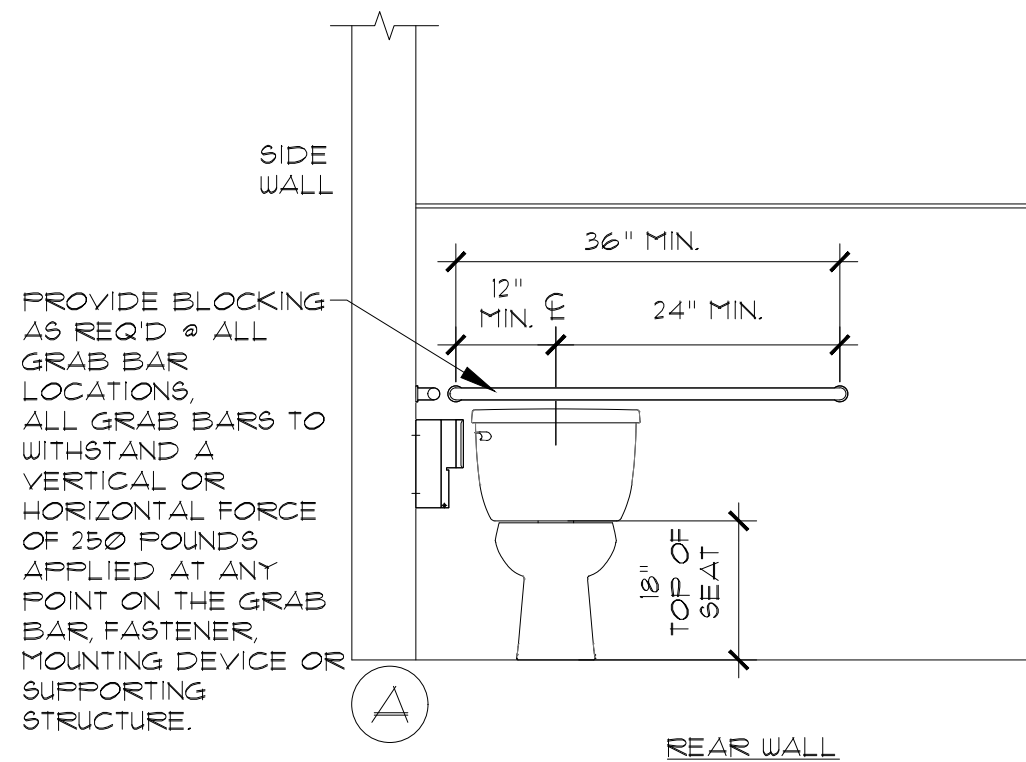


DATE: 07-27-17
DRAWN BY: JKU
JOB NO.: 1203.05.07

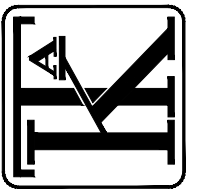
A2.1

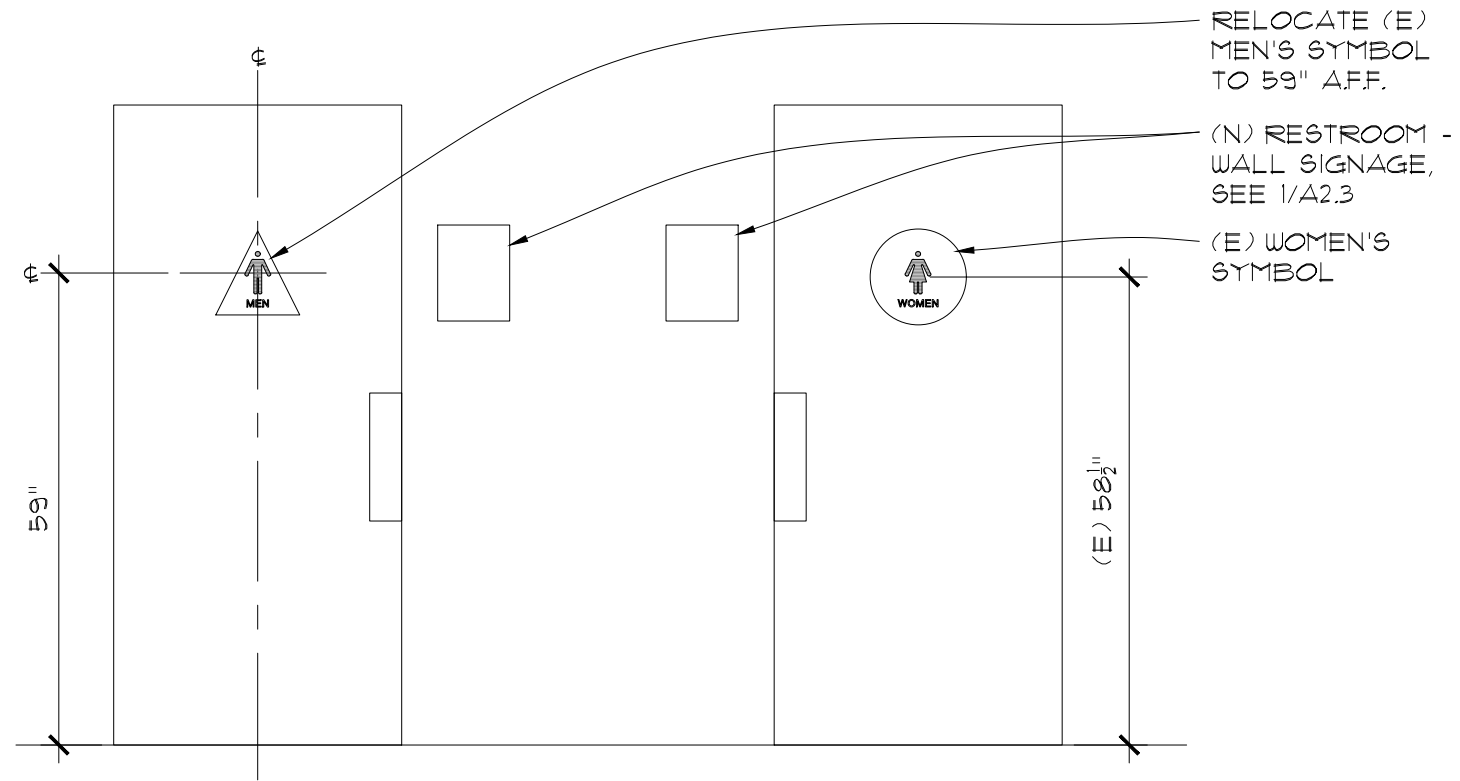


2 FURRED WALL
A2.2 SCALE: 1" = 1'-0"



1 TYP. ACCESSIBLE COMPARTMENT
A2.2 SCALE: 1/2" = 1'-0"

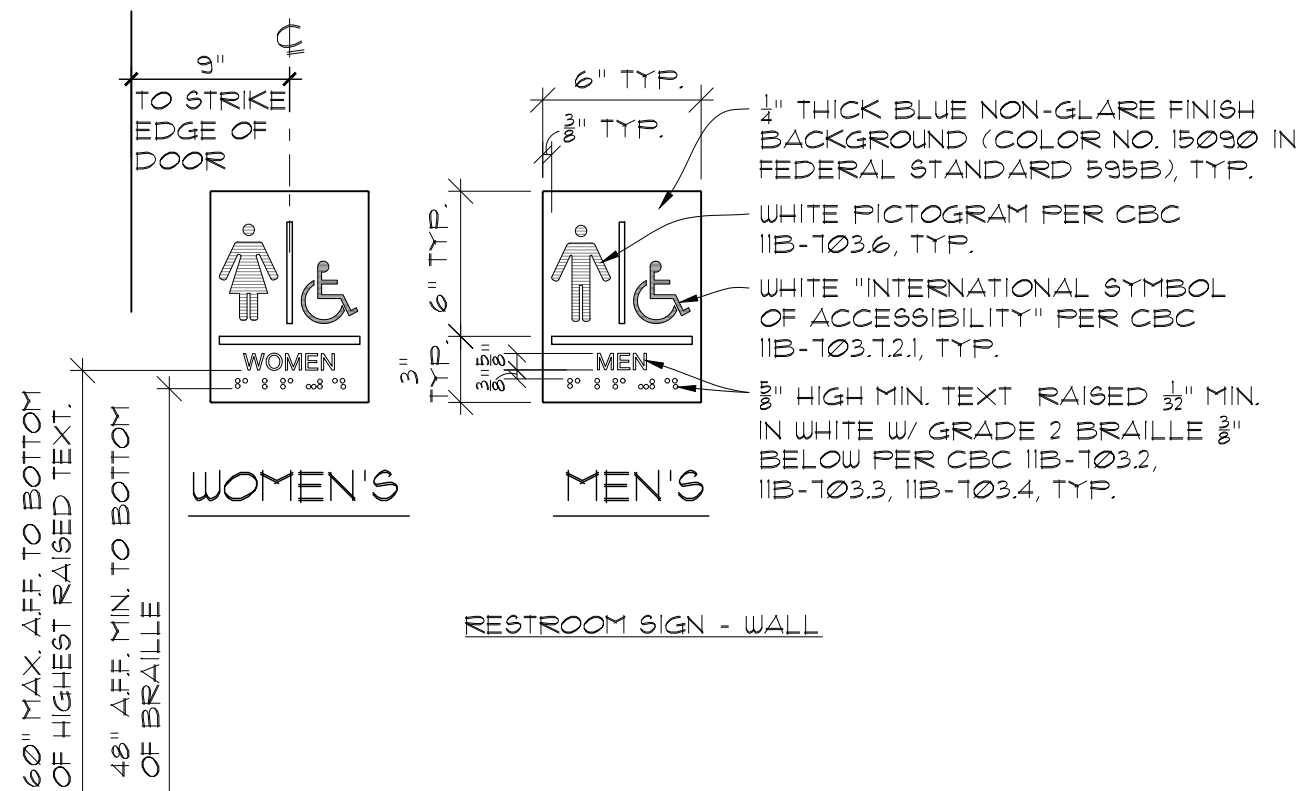




2 MOUNTING HEIGHTS

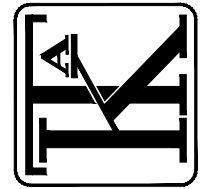
A2.3 SCALE: 1/2" = 1'-0"

@ RESTROOMS



1 TYPICAL SIGNAGE

A2.3 SCALE: NTS



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

SIGNAGE

DETAILS

ADA UPGRADES
8000 CAPWELL DRIVE
OAKLAND, CA 94621
ALAMEDA COUNTY GSA



DATE: 07-27-17

DRAWN BY: JKU

JOB NO.: 1203.05.07

A2.3