

ALBANY YMCA- ADDITION & RENOVATION



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REVISIONS	BY

PROJECT

ALBANY YMCA
921 KAINS AVENUE,
ALBANY, CA 94706

SHEET CONTENT

TITLE SHEET

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DATE	07.10.15
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DRAWN BY	C.M.
JOB NO.	721.01.02
SHEET	
A-0.0	

ALBANY YMCA- MINOR ADDITION AND INTERIOR REMODEL

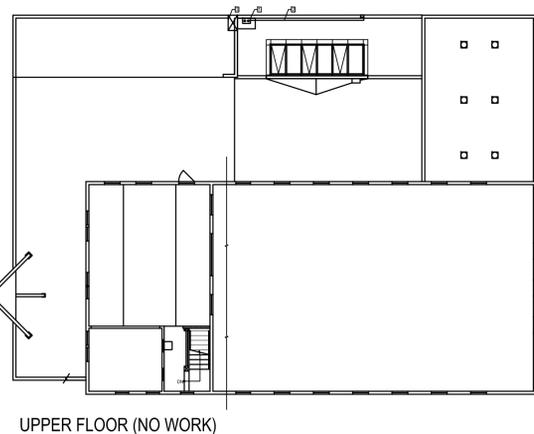
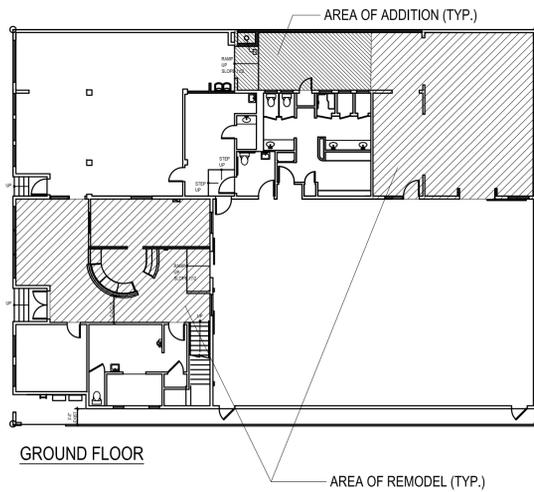
PROJECT DESCRIPTION

THE PROJECT IS LOCATED AT 921 KAINS AVENUE, ALBANY, CA 94706.

MINOR 405 SQ. FOOT ADDITION TO INTERIOR COURTYARD, MINOR TENANT IMPROVEMENTS TO CREATE FUNCTIONAL FITNESS AREA AND LOBBY, WINDOW REPLACEMENTS IN GYMNASIUM, NEW ENTRY MARQUEE AND MINOR COSMETIC MODIFICATIONS, INCLUDING ADDITION OF CONTOURED FOAM SHAPES, EXTERIOR SIGN ON MARQUEE, ROOF REPAIR, MECHANICAL EQUIPMENT - REPLACEMENT, INTERIOR PAINTING AND FINISHES, EXTERIOR PAINTING, UPGRADE FIRE ALARM SYSTEM UNDER SEPARATE PERMIT.

ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA ENERGY CODE AND ALL LOCAL CODES AND ORDINANCES.

SCOPE OF WORK



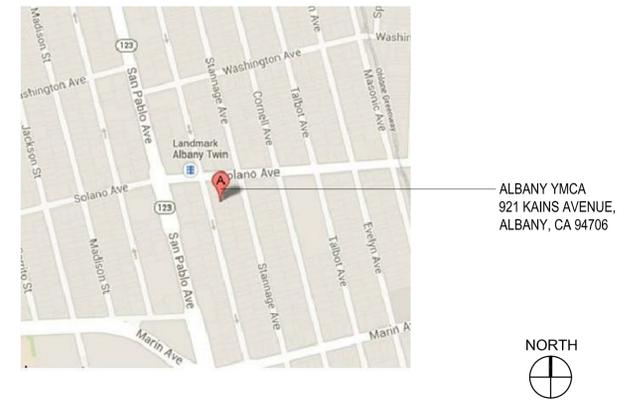
SYMBOL LEGEND

	RECESSED DOWN LIGHT FIXTURES		SOUND SYSTEM		ELEVATION DATUM
	WALL MOUNTED LIGHT FIXTURE		CABLE/TELEVISION ANTENNAE		CATEGORY-5
	CEILING MOUNTED LIGHT/FAN COMBINATION		THERMOSTAT		NATURAL GAS
	DIRECTIONAL DOWN LIGHT FIXTURE		DOOR		WORK POINT
	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE		WINDOW		CONCRETE SECTION
	8 FOOT 2 TUBE FLUORESCENT		SECTION		CONCRETE PLAN
	CEILING MOUNTED LIGHT FIXTURE		ELEVATION		WOOD-CONT. MEM.
	RECESSED UPLIGHTS		DRAIN PIPE CLEAN OUT		WOOD-BLOCKING
	SWITCH		SMOKE DETECTOR		WOOD-FINISHED
	SWITCH WITH DIMMER		HVAC SUPPLY		PLYWOOD
	3-WAY SWITCH		HVAC		BATT INSULATION
	DEDICATED PHONE LINE		PARTITION TYPE		RIDGID INSULATION
	GROUND FAULT CONNECTOR INTERRUPTER RECEPTACLE		DOOR NUMBER		CEILING TILE
	DUPLEX RECEPTACLE		WINDOW NUMBER		EGGCRATE DIFFUSER
	QUADRUPLEX RECEPTACLE		EQUIPMENT NUMBER		GYPSUM BOARD
	TELEPHONE		SHEET NOTE		PLASTER
			REVISION NUMBER		STUCCO
			ROOM NAME & NUMBER		CARPET
			MATCH LINE		TILE
					EXISTING WALL
					NEW CONSTRUCTION
					DEMOLITION

ABBREVIATIONS

A	AND	DN.	DOWN	L.H.	LEFT HAND	SS	SANITARY SEWER
A	ANGLE	D.S.	DOWN SPOUT			STD.	STANDARD
@	AT	DRN.	DRAIN	MAX.	MAXIMUM	ST.	STEEL
C	CENTERLINE	DWG.	DRAWING	M.B.	MACHINE BOLT	STRUC.	STRUCTURAL
(E)	DIAMETER or ROUND			M.D.O.	MEDIUM DENSITY OVERLAYED	SUS.,SUSP.	SUSPENDED
(N)	EXISTING	E	EAST	MECH.	MECHANICAL	STS.	SYSTEM
#	NEW	EA.	EACH	MFR.	MANUFACTURER	T. & B.	TOP & BOTTOM
P	PERPENDICULAR	ELEC.	ELECTRICAL	M.H.	METAL HALIDE	T. & G.	TONGUE AND GROOVE
d	POUND or NUMBER	EL., ELEV.	ELEVATION	MIN.	MINIMUM	THK.	THICK
	PROPERTY LINE	E.J.	EXPANSION JOINT	MISC.	MISCELLANEOUS	T.O.	TOP OF
	PENNY	EQ	EQUIPMENT	MTD.	MOUNTED	TRT.	TREATED
		EW	EACH WAY	MTL.	METAL	TYP.	TYPICAL
A.B.	ANCHOR BOLT	D	EXPANSION	N	NORTH	T.O.P.	TOP OF PLATE
A/C	ASPHALT CONCRETE	EXT.	EXTERIOR	N.I.C.	NOT IN CONTRACT	U.G.	UNDERGROUND
ADJ.	ADJUSTABLE	EXH.	EXHAUST	NOM.	NOMINAL	U.O.N.	UNLESS OTHERWISE NOTED
A.F.F.	ABOVE FINISH FLOOR			O.C.	ON CENTER	V	VOLT
AGGR.	AGGREGATE	F.C.O.	FLOOR CLEAN OUT	O.D.	OUTSIDE DIMENSION	VERT.	VERTICAL
ALT.	ALTERNATE	F.D.	FLOOR DRAIN	O.F.	OVERFLOW	W	WEST
ALUM.	ALUMINUM	F.F.	FINISH FLOOR	OPP.	OPPOSITE	W/	WITH
APPROX.	APPROXIMATE	FIN.	FINISH	O.H.	OPPOSITE HAND	W.C.O.	WALL CLEAN-OUT
		F.H.	FIRE HYDRANT	PL.	PLATE	WD.	WOOD
BD.	BOARD	F.E.	FIRE EXTINGUISHER	PLAS.	PLASTER	W.W.F.	WELDED WIRE FABRIC
BLDG.	BUILDING	FIX.	FIXTURE	PLY.	PLYWOOD	WOLM.	WOLMINIZED
BM.	BEAM	F.L.	FLOOR LINE	PT.	POINT		
BOT.	BOTTOM	FL. FLR.	FLOOR	P.T.	PRESSURE TREATED		
B.W.	BOTH WAYS	FLUOR.	FLUORESCENT	P.V.C.	POLYVINYL CHLORIDE		
		F.O.	FACE OF	P.U.E.	PUBLIC UTILITY EASEMENT		
C.	CONDUIT	F.O.F.	FACE OF FINISH	R	RADIUS		
CAB.	CABINET	F.O.S.	FACE OF STUDS	R.D.	ROOF DRAIN		
CEM.	CEMENT	FT.	FEET	REF.	REFERENCE		
CER.	CERAMIC			REINF.	REINFORCED		
C.E.M.	CUBIC FEET PER MINUTE	GA.	GAUGE	REQ'D	REQUIRED		
C.I.	CAST IRON	GALV.	GALVANIZES	R.H.	RIGHT HAND		
C.J.	CONTROL JOINT	GEN.	GENERAL	R.M.	ROOM		
CLG.	CEILING	GRD.	GROUND	R.O.	ROUGH OPENING		
CLR.	CLEAR	GYP.	GYPSUM	R.S.	ROUGH SAWN		
C.O.	CLEAN OUT			S	SOUTH		
COL.	COLUMN	H.C.	HOLLOW CORE	S.C.	SOLID CORE		
COMP.	COMPRESSOR	HDR.	HEADER	SCHED.	SCHEDULE		
CONC.	CONCRETE	H.M.	HOLLOW METAL	S.C.S.	SINGLE COMPARTMENT SINK		
CONN.	CONNECTION	HORIZ.	HORIZONTAL	SERV.	SERVICE		
CONT.	CONTINUOUS	HT.	HEIGHT	SHT.	SHEET		
CCTR.	CENTER	H.W.	HOT WATER	SIM.	SIMILAR		
CTSK	COUNTERSUNK	I.D.	INSIDE DIMENSION	S.M.	SHEETMETAL		
CU	COPPER	I.D.W.	INDIRECT WASTE	S.M.S.	SHEET METAL SCREW		
C.W.	COLD WATER	INSUL.,INS.	INSULATION	SPEC.	SPECIFICATION		
		INT.	INTERIOR	SQ.	SQUARE		
DBL.	DOUBLE	J, J-BOX	JUNCTION BOX	S.S.	STAINLESS STEEL		
DTL.	DETAIL	JT.	JOINT				
D.F.	DOUGLAS FIR						
DIA.	DIAMETER						
DIAG.	DIAGONAL						
DIM.	DIMENSION	KWH	KILOWATT -HOURS				

VICINITY MAP



PROJECT INFORMATION

APN:	65-2660-55
ZONING DISTRICT:	C-2 & C-E
OCCUPANCY:	A-3
TOTAL LOT AREA:	7,596 SQ.FT. (+/-)
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS SYSTEM:	NO
DESCRIPTION OF USE:	GYMNASIUM
BUILDING HEIGHT:	29'-0" (+/-)
STORIES:	2 STORIES

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GENERAL NOTES

1) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE SCOPE OF WORK WITH EXISTING SITE CONDITIONS. THOROUGHLY EXAMINE THE JOB SITE AND BASE PRICE ON EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN FIELD CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH WORK. ALLOW SUFFICIENT TIME FOR RESOLUTION WITHOUT DELAYING THE WORK.

2) OTHER WORK NOT INCLUDED IN THIS CONTRACT WILL BE EXECUTED DURING THE CONTRACT TIME, INCLUDING BUT NOT EXCLUSIVE TO FURNITURE INSTALLATION AND TELECOMMUNICATION CABLING. MAKE ALL PROVISIONS FOR NOT IN CONTRACT (N.I.C) ITEMS, COOPERATE WITH PERSONNEL AND PROVIDE ACCESS TO AREAS, SERVICES, ETC. COORDINATE CONSTRUCTION ACTIVITIES UNDER THIS CONTRACT WITH N.I.C. ACTIVITIES SO AS NOT TO IMPEDE THEIR WORK AND SCHEDULE.

3) THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL THE SUBCONTRACTORS.

4) COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF ELECTRICAL, TELECOMMUNICATION, PLUMBING, MECHANICAL, AND SECURITY SYSTEM WORK. ESTABLISH ROUTING FOR PIPING, WIRING, DUCTWORK, AND CONDUIT PARALLEL WITH THE LINE OF THE BUILDING. UTILIZE SPACES EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, FOR MAINTENANCE, AND FOR REPAIRS. IN FINISHED AREAS CONCEAL PIPING, DUCTWORK WIRING AND CONDUITS.

5) ALL WORK SHALL BE DONE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES AND BUILDING CODES, AND REQUIREMENTS ESTABLISHED BY STATE AND LOCAL FIRE MARSHALS, IN CASE OF CONFLICT, MOST STRINGENT REQUIREMENTS SHALL SUPPLY.

6) THE CONTRACTOR SHALL APPLY FOR AND OBTAIN, AT HIS EXPENSE, ALL PERMITS REQUIRED BY REGULATORY AGENCIES. THE CONTRACTOR'S COSTS SHALL INCLUDE THE COST OF PROPER INSURANCE AS REQUIRED BY STATE AND LOCAL LAWS, NATIONAL BUILDING REGULATIONS OR CODES TO ADEQUATELY PROTECT PERSONS AND PROPERTY. A COPY OF SUCH INSURANCE COVERAGE SHALL BE FURNISHED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.

7) PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGE THAT OCCURS. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT.

8) SURFACES TO REMAIN, WHEN CUT, DAMAGED, OR OTHERWISE DISTURBED DURING DEMOLITION, INSTALLATION OF NEW WORK OR REMOVAL AND REINSTALLATION OF EXISTING ITEMSTO REMAIN SHALL BE RESTORED AS NECESSARY TO PROVIDE A SMOOTH, CLEAN, COMPLETE, PROPERLY DETAILED AND FINISHED INSTALLATION WITH APPEARANCE, FUNCTION, AND WEARING QUALITIES EQUAL TO NEW WORK. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR INSTALLATION OF NEW WORK.

9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION, AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PEDESTRIAN PROTECTION AS REQUIRED FOR SAFETY OF TENANTS, PEDESTRIANS AND JOBSITE PERSONNEL.

10) CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTACTOR IN SO FAR AS THEY DO NOT PRESENT HAZARDS TO PERSONNEL OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL SITE ACTIVITIES, OTHER CONTRACTORS, VENDORS AND THE BUILDING STANDARDS FOR CONSTRUCTION ACTIVITIES.

11) THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT, BEFORE STARTING WORK, A SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR EACH TRADE'S WORK.

12) VERIFY ACCESS TO JOB SITE, SCHEDULE AND SIZE, AND CLEARANCES INTO AND OUT OF THE BUILDING.

13) SCHEDULE AND PERFORM WORK SO THAT OTHER TENANTS IN THE BUILDING ARE NOT DISTURBED.

14) SCHEDULE ALL WORK FOR REGULAR BUSINESS HOURS UNLESS OTHERWISE NOTED BY BUILDING REGULATIONS OR THE CONTRACT DOCUMENTS.

15) DIMENSIONS ARE FINISHED FACE TO FINISHED FACE, U.O.N. CONTRACTOR SHALL USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE DRAWINGS.

16) HEIGHT ARE DIMENSIONED FROM TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED (U.O.N.).

17) DIMENSIONS ARE NOT ADJUSTABLE WITHOUT PRIOR APPROVAL FROM ARCHITECT.

18) UNDERCUT ALL DOORS TO CLEAR TOP OF FINISHED FLOOR, INCLUDING, BUT NOT LIMITED TO CARPET, TILE, ETC. AS APPLICABLE BY 1/4" MAXIMUM, U.O.N.

19) MAINTAIN ALL BUILDING LIFE SAFETY, FIRE PROTECTION AND SECURITY SYSTEMS AT ALL TIMES. DO NOT BLOCK EXITS.

20) REPORT ANY HAZARDOUS MATERIALS ENCOUNTERED TO THE OWNER/LANDORD.

21) DO NOT ALLOW ADHESIVE ODOR AND OTHER FUMES FROM CONSTRUCTION ACTIVITIES TO ENTER HVAC SYSTEM.

22) ALL WORK SHALL BE PLUMB, SQUARE, LEVEL, IN PROPER ALIGNMENT, AND SECURELY FASTENED.

23) WHERE PRODUCTS ARE SPECIFIED BY MANUFACTURER AD MODEL IT IS TO ESTABLISH A QUALITY STANDARD. USE MATERIAL SPECIFIED OR APPROVED SUBSTITUTION. PRODUCTS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S STANDARD SPECIFICATIONS, U.O.N.

24) TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOBSITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING DAMAGE WHICH RESULT FROM INTRUSIONS OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND EQUIPMENT MANUFACTURER'S INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS WHICH ARE REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT.

25) REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTOR OPERATIONS DAILY. KEEP PROJECT AREA BROOM CLEAN.

26) THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF THE CONTRACT DRAWINGS FOR RECORD MARK-UP PURPOSES THROUGHOUT THE CONTRACT TIME. MARK-UP THESE DRAWINGS DURING THE COURSE OF WORK TO SHOW BOTH CHANGES AND ACTUAL INSTALLATION IN SUFFICIENT FORM TO COMPROMISE A COMPLETE RECORD FOR THE OWNER'S PURPOSES. BIND PRINTS INTO MANAGEABLE SETS WITH DURABLE PAPER COVERS LABELED "AS-BUILT" DRAWINGS; AND TRANSMIT TO OWNER.

27) CONTRACTOR SHALL COMPLETE THE CLOSURE AND PROTECTION OF PENETRATIONS IN SHAFTS, ROOFS, WALLS, CEILINGS, AND FLOORS BY SEALING ALL CRACKS AROUND DOORS, LOUVERS, CONDUIT PIPES, DUCTS AND THE LIKE, WITH FIRE SEALANT, FIRE SAVING, FIRE STOP FOAM OR OTHER FIRE RESISTIVE MATERIALS ACCEPTABLE TO THE FIRE MARSHAL, BUILDING OFFICIALS, AND THE ARCHITECT TO CONTAIN ROOM ENVIRONMENTS, COMPLETE FIRE RATED ASSEMBLIES, AND PROVIDE WATERTIGHT ENCLOSURE.

28) PROVIDE BACKING AND/OR BLOCKING CONCEALED IN WALLS FOR WALL MOUNTED ACCESSORIES AND ITEMS.

29) GENERAL INTERIOR BUILDING SEALANT SHALL BE SINGLE COMPONENT, GUN-GRADE, PAINTABLE, ACRYLIC-LATEX SEALANT OR APPROVED EQUAL WITH COLOR WHITE.

30) PROVIDE SILICONE RUBBER-BASED SEALANT AT WALL MOUNTED URINALS, WATER CLOSETS, LAVATORIES, SINKS, DRINKING FOUNTAIN, COUNTERTOPS AND BACKSPLASH.

31) PROVIDE NON-HARDENING ACOUSTICAL SEALANT AT PERIMETER AND PENETRATIONS OF ACOUSTICAL-TYPE INTERIOR PARTITIONS.

32) GLAZING SHALL CONFORM TO FEDERAL GLAZING REGULATIONS AND TO U.B.C.

33) INSTALL TEMPERED GLASS WITH MANUFACTURER'S SEAL LOCATED AT LOWER CORNER OF THE LITE WHERE OCCUR.

34) METAL FRAMING UP TO 10'-0" HIGH SHALL BE 2-1/2" x 25 GA. MIN. AT 2'-0" O.C. MAX. U.O.N. METAL FRAMING OVER 10'-0" HIGH TO BE 2-1/2" x 20 GA. MIN. AT 16" O.C. MAX. U.O.N.

35) GYPSUM WALLBOARD TO BE 5/8" TYPE "X", U.O.N. PROVIDE WATER RESISTANT GYP.BD. AT TOILET ROOM PARTITIONS. INSTALL GYP. BD. WITH LONG DIMENSION PERPENDICULAR TO FRAMING.

36) VERIFY PARTITION THICKNESS FOR INTERNAL INCLUSIONS SUCH AS PLUMBING, PANEL BOXES, FIRE EXTINGUISHER CABINETS, ETC.

37) PROVIDE RECESSED METAL CABINETS WITH FIRE EXTINGUISHERS AS REQUIRED BY OFFICIALS.

38) FIRE RATED DOORS AND FRAMES TO BE TIGHT FITTING SMOKE AND DRAFT CONTROL ASSEMBLIES.

39) INTERIOR AND EXTERIOR DOORS SHALL HAVE 5 LBS. MAXIMUM CLOSURE FORCE AND DOOR HARDWARE TO BE LEVER TYPE.

PRELIMINARY WINDOW SCHEDULE- ALBANY YMCA

Mark	Quant.	Location	Size/Spec (Approx.)	Material	Type	Manuf.	Model #	Remarks
A	1	Lobby	3'8" x 7'-0"	---	Sidelight		----	Coordinate w/door schedule Tempered glass
B	3	Office, Lobby	4'0" x 3'0"		Picture			6'-8" head height A.F.F.
C	1	Office	4'-0" x 2'-0"		Picture			In reduced (E) opening. V.I.F. 6'-8" head height A.F.F.
D	1	Equipment Storage	2'0" x 7'0"		Sidelight			Coordinate w/door schedule Tempered glass
E	7	Gymnasium	2'10" x 2'-0"		Hopper			In reduced (E) opening. V.I.F. See detail
F	8	Roof	14" Diam.		Sun Tunnel	Solatube		
G	1	Roof	(5) 2'11 ⁷ / ₁₆ " x 6'6 ³ / ₄ "		Skylight	Velux	Longlight HVC	Provide safety glazing. Verify overall rough opening w/ manuf. Mechanical venting units
H	7	Gymnasium	2'10" x V.I.F.		Double Hung			Replacement in (E) opening. V.I.F.
I	5	Women's Locker Room	EXIST.		Awning			Fix (E) windows. Provide window film.

Windows:

- Contractor to review window order with architect/owner prior to ordering windows. Contractor shall verify all window sizes in the field prior to placing order.
 - All exterior glass shall be clear double pane. All glass in or adjacent to exterior doors or within 18" of finish floor to be tempered.
 - Safety glazing subject to human impact as per CBC 2406.
- Contractor to review window order with architect/owner prior to ordering doors. Contractor shall verify all window sizes in the field prior to placing order.

PRELIMINARY DOOR SCHEDULE- ALBANY YMCA

Mark	Location	Manuf.	Size/Spec (Approx.)	Type	Swing	Model #	Mtrl.	Glazing	Remarks
1	Lobby		3'0" x 7'0"	Cased Opening	----			----	Head height to match (Ex) V.I.F.
2	(E) Child Care		3'0" x 7'0"	-	----			----	
3	(N) Training Room		2'4" x 7'0"	-	----			----	In (E) opening (V.I.F.)
4	(N) Equip. Storage		3'0" x 7'0"	-	----			----	
5	(E) Gymnasium		5'0" x 7'0" Opening	Barn Door	----		Glass	Tempered	See elev. for door size. On automatic opener with battery backup. Glass panel w/ applied "Y" logo
6	(E) Gymnasium		6'9" x 7'0" Opening	Barn Door	----		Glass	Tempered	7'3" x 7'6" Panel with barn door hardware. Glass panel w/ applied "Y" logo
7	Reception		3'0" x 7'0"	Cased Opening	----			----	Head height to match (Ex) V.I.F.

Hardware and Specialties

- Interior Doors shall be Single Panel prehung doors with 3 hinges bright brass ball tip, drilled for tubular latchsets
- Contractor shall provide and install rough and finish hardware. Finish hardware includes door hinges, latch and locksets, deadbolts, door stops, cabinet pulls, and other miscellaneous finish hardware.
- Style & Finish: Style of door knob and finish of hardware to be selected by owner.
- Type of lockset: Assume all exterior doors to have mortise locksets; all interior doors to have tubular locksets.
- Deadbolts: Provide cylindrical deadbolt at all exterior doors, mounted below lockset.
- Install privacy locks on bathroom and bedroom doors.
- Door stops: Baldwin - Bright brass
- Bathrooms: Provide bright brass/chrome split set in bathrooms. All hinges & door stops on interior of bathroom shall be chrome finish.
- Closet doors: Dummy knobs with ball catches at top of door.

- Contractor to review door order with architect/owner prior to ordering doors. Contractor shall verify all door sizes in the field prior to placing order.

ROOM FINISH SCHEDULE

NO.	ROOM	FLOOR		BASE		WALL		CEILING		CEILING HT.	REMARKS
		Carpet	Ceramic Tile	Wood	Rubber Flooring	4" High Rubber	Ceramic Tile	Painted Drywall	FRP 48" High		
109	Lobby	●			●		●		●		(N) CARPET, (N) TYPE-X GYP. BD. CLG.
110	Reception	●			●		●				(N) CARPET, (N) TYPE-X GYP. BD. CLG.
111	Office	●			●		●		●		TYPE-X GYP. BD. CLG.
112	(E) Stretch										NO WORK
113	Men's Locker Room										NO WORK
114	Men's Shower										NO WORK
115	Gymnasium		●	●		●					Patch & repair to match existing
116	Accessible Toilet									+/- 9'-6"	NO WORK
117	Equipment Storage Room			●	●	●			●	+/- 9'-6"	NO WORK
119	(N) Training Room			●	●	●				+/- 9'-6"	
120	(E) Child Care	●			●		●			+/- 8'-0"	Patch & repair to match existing
121	(E) Training Room	●			●		●		●	+/- 11'-5"	Patch & repair to match existing

MEZZANINE												
201	Hall											NO WORK
202	Exercise Room											NO WORK
203	Stretching Room											NO WORK

NOTE:
Ceiling heights vary within each room. Heights shown are approximate.

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REVISIONS	BY

PROJECT

ALBANY YMCA

921 KAINS AVENUE,
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SHEET CONTENT

GENERAL NOTES AND WINDOW & DOOR SCHEDULE

ARCHITECT

DATE	07.10.15
SCALE	NOT TO SCALE
DRAWN BY	C.M.
JOB NO.	721.01.02
SHEET	
A-0.2	

SPECIFICATIONS

SPECIFICATIONS - 7/10/15

PROJECT: Albany YMCA

LOCATION: 921Kains Avenue, Albany CA

ARCHITECT: Robert Alan Wolf AIA
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SPECIFICATIONS GENERAL REQUIREMENTS

The term Contractor In the construction documents always refers to the General Contractor unless otherwise noted in a paragraph in a reference to a particular Subcontractor.

The Contract documents include the drawings and Specifications, and their Intent as well as the Agreement between owner and Contractor.

The intent of the Contract Documents is to include all Items necessary for the proper execution and completion of the Work. Work not covered In the Contract Documents will not be required unless it is consistent therewith and is reasonably inferable there from as being necessary to produce the Intended results.

The work comprises the completed construction required by the Contract Documents and includes all labor necessary to produce such construction, and all materials and equipment incorporated or to be Incorporated In such construction.

The owner will apply for the building permit and pay the associated plan check fees. The Contractor shall include the cost of the building permit and shall pay for and pick up the Building permit when notified that it is available

The Contractor shall secure and pay for all permits and fees except fees to be paid by others acknowledged above.

All work shall conform to the 2013 edition of the CBC (California building Code) as minimum requirements (or the current edition of the local municipality code if it is other than the UBC). Each subcontractor shall comply with government codes, and the General Contractor shall be responsible for such compliance. The Contractor shall call for all inspections as required.

All electrical work shall conform to the latest edition of NEC and all additional requirements of local municipality code.

All mechanical/heating/cooling/air conditioning work shall conform to the latest edition of the UMC and all additional requirements of local municipality code.

All plumbing work shall conform to the latest edition of the UPC and all additional requirements of local municipality code.

Whenever the Specifications or Drawings call for material, workmanship, arrangements, or construction of a quality superior to that required by the above your question here and then click Search. Rules and regulations, the Specifications take precedence. Should there be any direct conflict between the rules and regulations and this Specification and/or Drawings, the rules and regulations which are the most stringent shall apply where applicable and the Architect shall be notified.

In the event of conflict between the Drawings and the Specifications, quantity shall be determined by the Drawings and quality shall be determined by the specifications. If conflict should occur in the quantities In the Drawings, the Contractor shall notify the Architect. If a conflict should occur in establishing the required quality of workmanship or of a product In the Specifications, the Architect shall be notified. Unless shown otherwise, details shown on "typical detail" sheets shall be used wherever applicable, specific details on the drawings take precedence over "typical details". Specific notes on Drawings take precedence over "General Notes".

The Contractor Is responsible for the coordination of all trades involved in the work to the end that the completed work is In accordance with the contract documents and is acceptable to the Architect.

By executing the contract, the Contractor represents that he/she has visited the site, become familiar with the local conditions under which the work is to be performed, and correlated his/her observations with the requirements of the Contract Documents.

The Contractor shall verify all dimensions in the field. Do not scale Drawings.

The Contractor shall compare the structural drawings with architectural, plumbing, mechanical, and electrical layouts. Any discrepancies or conflicts shall be reported to the Architect for proper adjustment before proceeding with the work.

By executing the contract, the Contractor represents that he/she has visited the site, become familiar with the local conditions under which the work is to be performed, and correlated his/her observations with the requirements of the Contract Documents.

The Contractor shall verify all dimensions in the field. Do not scale Drawings.

The Contractor shall compare the structural drawings with architectural, plumbing, mechanical, and electrical layouts. Any discrepancies or conflicts shall be reported to the Architect for proper adjustment before proceeding with the work.

The Contractor shall be responsible for protection of all trees and other site conditions to remain within the construction area.

The Contractor shall be responsible for maintaining erosion control measures that comply with county ordinances.

The Contractor shall provide and maintain field toilet facilities in a sanitary condition for the use of all workers.

The Contractor shall be responsible for protection of all finished materials until acceptance of the entire work by the Owner.

The Contractor shall guarantee workmanship and materials for a period of one year after completion, inspection, and acceptance of his work. See Division 7 for waterproofing warranty.

The Contractor shall furnish for the Architect's approval samples and Shop Drawings, as requested In the Specifications.

Substitutions of equivalent material or equipment for those designated by trade or brand name may be made only on approva1 of the Architect. Materials and equipment shall be installed according to manufacturer's Instructions or as described In the Specifications.

The Contractor shall maintain all parts of the project in a clean and orderly condition at all times.

Drawings showing location of equipment, piping, ductwork, etc. are diagrammatic, and job conditions will not always permit their installation in the location shown. When this situation occurs, it shall be brought to the Architect's attention immediately and then a new location determined in a joint conference. Variations In location in the field shall be done without extra cost to the Owners. The Contractor shall be held responsible for the location of items other than where indicated In the Drawings without first obtaining the Architect's approval. He shall remove and relocate such Items at his own expense if so directed by the Architect.

Progress Schedule: Within 15 days after the execution of the contract, the Contractor shall submit a proposed progress schedule at a joint meeting with the Architect and the Owners in order to establish dates for starting and completing the various parts of the contract.

No smoking will be allowed inside the building at anytime.

OWNERSHIP AND USE OF DOCUMENTS

Drawings and Specifications as instruments of service are and shall remain the property of the Architect, whether the project is executed or not. The Owner will be permitted to retain copies for Information and reference in connection with the use and occupancy of the projects. The Owner or anyone shall not use the Drawings and Specifications without permission from the Architect.

The Architect may revoke permission for use at any time for improper use, including use on a site for which the Drawings were not designed, or Use without payment. Revocation of permission for use will be made in writing.

These Drawings and Specifications may not be used for construction unless corresponding Drawings stamped and signed In contrasting colored Ink by the Architect and approved by the building department, with appropriate permits, are In the possession of the General Contractor or Owner.

CASH ALLOWANCES

The Contractor shall include in the contract sum all allowances named In the Contract Documents. Unless otherwise noted, the following allowances are for materials only, and do not include the Contractor's profit and overhead. Contractor's profit and overhead on all allowances shall be included in the cost of the work.

CONSTRUCTION OBSERVATION

The Contractor shall call for all architectural and structural reviews, and governmental

Inspections as required and as called for in these Specifications.

Architectural Reviews: The Architect will be called for a review of the work at the completion of the following tasks -

1. Removal of existing finishes, but prior to the remodel of any existing Framing.
2. Completion of framing, but prior to rough electrical, plumbing, and Mechanical work.
3. Building paper, flashing.
4. Rough electrical, plumbing, and mechanical work, but prior to insulation.
5. Insulation.
6. Gypsum board taping and topping, but prior to the application of texture, if any.

Structural Reviews: The Structural Engineer shall be called for a review of the work at the completion of the following tasks - refer to Permitted Structural drawings for required structural observations and required special inspections
Final Punch List: The Architect shall be called for a joint meeting with Contractor and the Owner to prepare the final punch-list of items yet to be completed.

DIVISION 2 - SITEWORK

Protection of adjacent property: Contractor shall take all necessary measures to fully protect adjacent properties and roadways.
Drainage systems:

Roof Drainage: Enclosed drain lines from gutter and downspout systems to be piped below building in castiron piping below the sidewalk with an outfall at street.

DIVISION 3 - CONCRETE

Refer to Structural Drawings for all framing and Foundation Requirements
Formwork: Form shall be of good, sound Douglas Fir boards or plywood.

Geotextile Drain Mat: Provide Geotextile Drain Mat use TROBA Drainage Mat by "Schluter Systems" under all exterior ceramic tile or stone over membrane roof install in accordance with manufacturers instructions.
Termite control: Contractor to spray termite control insecticide around prior to pouring of foundation systems.

Foundation: Foundation is a slab on grade foundation. Provide 4"gravel, 6 mil vapor barrier, and 2" sand under all slabs.

Reinforcing steel: Provide as shown on structural drawings.

Concrete: Refer to Structural drawings for concrete requirements and Specifications

Lightweight Concrete: Provide light weight concrete topping slab on slab on grad and over floor framing of second floor. Radiant heating system shall be incorporated into slab. Slab shall have a metal troweled smooth finish for preparation of Chemical Stain and Sealers. Control joints shall be coordinated prior to pour and installed in accordance with architectural drawings.

Holddowns & Anchorbolts: 5/8" typ. at 32" o.c.Refer to Structural Drawings

Concrete Walkways: conform with City Standards and architect for exterior concrete finishes.

DIVISION 4 - MASONRY (NIC)

Mortar: shall be type "S". Grout shall be composed of 1 part Portland Cement, 3 parts pea gravel, minimum 2,000 psi at 28 days.

DIVISION 5 - METALS

Not Used .

DIVISION 6 - CARPENTRY

Rough Carpentry

- A.Exterior studs: Match existing grade D. Fir at 16" o.c., UON Interior studs: 2X4 stud grade.
- B.Manufactured Lumber: Install Simpson LVL in accordance with designs and specifications shown on sheets S0.1 throughS-1.1
- C.Roof sheathing: 1/2" structural 1-index 32-16.
- D.Double Joists: Provide double joists under paralleled partitions unless designed or UON.
- E.Framing Hardware: "Simpson" or approved equal
- F.Plates: 3x pressure treated (PT) Hemlock Fir No. 2

Exterior Finish Carpentry:

Not Used

Finish Carpentry

- A.Door frames: Poplar, Paint grade.
- B.Interior Base: 6" Poplar base.
- C.Interior casing: 4" Poplar, paint grade, type UON.
- D.Thresholds: Pemco Aluminum thresholds at all exterior doors, Clear finish

CABINETRY

SUBMITTAL

Submit fully detailed shop drawings for the cabinets In this section to the Architect for approval. Samples shall be submitted to Architect for approval.

Laminate CABINETS, Typical Lobby Reception Desk Solid stock wood and veneer face plywood: Clear finish select Kerfcore Echowood recon DG fir. Veneer . Clear finish shall be selected by Architect. Provide Sample of material and finish.Face frames: (at open shelves) solid stock, 3/4" x 1-1/4" typical dimensions unless otherwise noted on Drawings.

Door and drawer edge condition: Full flush overlay with no exposed face frame (European frameless style)

Door construction: 3/4" solid stock stile and rail with panel. Door profile to be selected by owner.

Drawer fronts: 3/4" solid stock.

Drawer bodies: 1/2" (9 ply) Arreis Laminate FSC Certified , 1/4" plywood bottoms at drawers under 18" wide, 1/2" plywood bottoms at drawers over 18" wide.

Shelves: Spans under 3'-6" -3/4', plywood, solid edge ending at face edge Spans over 31'-6" -Doubled 3/4" plywood sandwich, glue laminated, solid edge banding at face edge.
Hardware finish: To be selected by Architect .

Pulls: To be selected by Architect, See Allowances.

Hinges: Grass or Blum concealed hinges, self-closing, 100% opening, or EQ.

Drawer glides: Blum Motion undermount 569H, extension, bottom mount, white finish, or EQ.

INSULATION

Pull-out shelf glides: Blum 430E. full extension, bottom mount, white finish.
Shelf supports: Kv 346Np, nickel plated shelf support. Drill 1/4" holes in cabinet sides for supports.

Finish: See Division 9, Painting for casework finishes.

WORKMANSHIP

Casework shall conform to the standards of the Woodwork Institute of California, Custom grade.

Install all work to details shown, plumb, level, and to line. Scribes, where required, shall be accurate. Scribe face frame of cabinets and cases. DO NOT ADD SURFACE-APPLIED SCRIBE STRIPS.

COUNTERTOPS

MATERIALS AND INSTALLATION

See Interior Finish Schedule for material and location.

Quartz Countertop: Silestone - White Zeus Supreme square nosing & backsplash.

Wood: 1 1/2" nose with eased edges, typ.

When back splashes are required. Square butt joint end splashes of a corresponding height shall be furnished at wall or closed end.

See Division 9 for stone countertops.

Plastic laminate: Countertops and splashes to conform to Standards of Woodwork Institute of California, Custom Grade.

Plastic tops requiring more than one sheet of laminate shall have the plastic pre-matched to minimize color variation within the scope of the manufacture's guarantee, and shall be fabricated from the longest sheet length available

Cement plastic laminate to substrate with Type II adhesive.

Wood: Solid countertops shall be installed at casework to allow for seasonal expansion and contraction

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

WATERPROOFING WARRANTY: Contractor shall furnish a written warranty, on Contractors letterhead, against defects in materials and workmanship covering all waterproofing systems for a period of 2 years. Warranty shall cover full materials and labor costs for correction of defective work and all other damages caused by the failure of any waterproofing systems, Including any removal and replacement of existing work necessary to work of correcting waterproofing systems. Any water penetrations through waterproofing systems will be considered a defect under this warranty.

BUILDING PAPER

Building paper under asphalt roofing shingles: 30# asphalt-saturated roofing felt. See Asphalt Shingle Roofing Specification for Installation.

Flexible Flashing:

Flashing around new door and window openings: W. R. Grace Ice and Water Shield, cold-applied, self-adhesive, rubberized adhesive, rubberized asphalt sheet membrane and liquid membrane available from Pacific Supply, Oakland. orTyko adhesives Polyken 626 Foilastic is a highly conformable aluminum foil facer coated with a high performance butyl rubber adhesive aluminum foil backed adhesive tape

WORKMANSHIP

- A.Flashng at penetrations: Install flashing paper minimum 9" wide strip, shingle fashion around openings.
- B.Flashng paper at corners: Install flashing paper minimum 9" wide strip, applied vertically, shingle fashion full height of corner
- C.Buildng paper: Apply shingle fashion full height of wall. Lap minimum of 2" for horizontal laps and minimum of 6" for vertical laps. All corners to have 3 layers of paper: 1 flashing paper and 2 building paper
- D.Buildng paper at existing stucco: Apply asphalt-saturated felt paper shingle fashion taking special care to Interweave paper with existing building paper. The Architect shall review and approve the building paper Installation prior to stucco application

INSULATION

MATERIALS

- A.Fiberglass batt Insulation, widths as required by stud and joist spacing.
- B.Exterior 2x4 walls: R-13 minimum, Kraft paper faced.
- C.Exterior 2x6 walls: R-19 minimum, Kraft paper faced.
- D.Roof/ceiling joists: ~R-38 minimum, Kraft paper faced.
- E.Floor joists: R-19 minimum, Kraft paper faced.

WORKMANSHIP

Fiberglass batts: Install between roof or ceiling joists and against sheathing between studs in exterior walls and floor Joists. Adequately support Insulation under floor frame with stapled galvanized wire, metal wire support, "Lightning rods", plastic mesh, or other acceptable supports. Staple flanges to sides or framing members. Place vapor barrier to Interior of building. Provide 11/2" minimum air space above ceiling Insulation for Ventilation.

Provide air space above ceiling Insulation for ventilation as required by 2001 CBC, 1" minimum or as detailed on the Drawings

Fill gaps in framing around openings with Insulation. Fill all voids in corners, between plates, between blocking, and between finished window frames and rough openings with Insulation

.

ASPHALT SHINGLE ROOFING

MATERIALS

Asphalt shingles: Roof entire house with (N) class A. Certainteed Hatteras Asphalt roof shingles, Color: Windswept gray. Install in accordance with manufacturer's recommendations and instructions.

Building paper under asphalt shingles: See Division 7. Building Paper.

Nails: Large head, hot-dipped galvanized or aluminum roofing nails. Minimum 12 gauge with 3/8" heads.

Flashing: See Division 7, Sheet Metal -Flashing.

WORKMANSHIP

Shingle roofing at new structures: Install In accordance with manufacturer's Specifications and recommendations.

Building paper: On new construction, all decks with a pitch of 4" to 7" per foot must be covered with a single layer of building paper lapped 2" horizontally with 4" end laps. Lap the felt 6" from both sides over all hips and ridges. Offset end laps at least 6 feet from course to course. Install drip edge over building paper along rakes

Install all flashings required to provide a watertight installation using materials and methods specified under Division 7. Sheet Metals and in conformance with the requirements of this Section

Each strip of shingles is to extend a minimum of 12" beyond center of the valley and nails shall be 6" minimum from the center line of the valley.

Hips and ridges: Projecting parts of shingles should be trimmed flush and capped with a double course of Individual shingles cut from the strip shingles used on the roof. Exposure to match courses.

Maintain 2001 CBC requirements for ventilation of attics and enclosed roof rafter spaces.

Modified Bitumen Membrane roofing

General Information

This section provides application information, and outlines specifications currently available from Johns Manville (JM) Roofing Systems, for APP (Atactic Polypropylene) modified bitumen roofing products. APP modified bitumen products may be installed by heat welding and select products in JM MBR Cold Application Adhesive.

All general information contained in this section and in the current JM Commercial/Industrial Roofing Systems Manual shall be considered part of these specifications.

Specifications are available for systems installed over insulation, nailable, non-nailable and lightweight fill substrates. JM offers systems that can be installed by heat welding or in JM MBR Cold Application Adhesive. For heat-weld application, all safety procedures must be reviewed prior to application. All contractors must understand, review and adhere to the information contained in the following sources: Johns Manville Safety Guidelines for Heat Weld Application
ARMA Guide to Torch Safety ARMA Torch Safety Video

It is not recommend the use of traditional asphalt cut-back mastics under any APP modified bitumen product. The use of cutback mastics over the modified bitumen product (e.g., to strip in the edges of a base flashing) is acceptable. JM has developed two adhesives -- MBR Cold Application Adhesive and MBR Utility Cement -- that are compatible with all of the JM APP bitumen products. They should be used whenever a cold adhesive application is necessary or preferred.

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REVISIONS	BY

PROJECT
<p>ALBANY YMCA 921 KAINS AVENUE, ALBANY, CA 94706</p>

SHEET CONTENT
<p>SPECIFICATIONS</p>

ARCHITECT

DATE	07.10.15
SCALE	NOT TO SCALE
DRAWN BY	J. L.
JOB NO.	721.01.02

SHEET
<p>A-0.3</p>

SPECIFICATIONS

WARRANTY

A. Provide Manufacturer's current standard warranty.

B. The resilient athletic flooring is warranted to be free from manufacturing defects for a period of two (2) years from the date of shipment from the Manufacturer.

C. The resilient athletic flooring is warranted against excessive wear under normal usage for a period of five (5) years from the date installation.

2 PART 2 - PRODUCT

2.1 MANUFACTURED PRODUCTS

Manufacturers

A. Mondo S.p.A.: Mondo S.p.A., Piazzale E. Stroppiana, 1, 12051 Alba, Fraz. Gallo - Italia.

Description

A. MONDOFLEX II is prefabricated resilient athletic flooring; a composite made of three layers where the first and second layer are made of 100% vulcanized virgin rubber, a thermoset material, and the third layer (base) is made of a three-dimensional recycled polyurethane foam, as manufactured by MONDO AMERICA INC. or approved equal.

B. Thickness: 0.295" (7.5mm).

C. Colors: (Color to be selected by Owner) Provided in ten (10) standard colors; solid background colors with random marblizing throughout material.

D. Texture: Smooth.

E. Manufactured in three layers which are combined together during the manufacturing process. The shore hardness of the top layer will be greater than the remaining layers. Shore hardness of layers to be recommended by the Manufacturer.

F. Material available in sheets: 6'2" (1.90m) wide and 59' (18m) long.

Materials

A. Provide MONDOFLEX II prefabricated resilient athletic flooring, as manufactured by MONDO AMERICA INC. or approved equal.

B. Provide resilient athletic flooring as specified in section 2.1.2 Description.

ACCESSORY PRODUCTS

A. Provide adhesive certified by resilient athletic flooring Manufacturer: MONDO PU 105 polyurethane adhesive. Refer to current guidelines on product mixing and use, as published by the Manufacturer. MONDO EP 55 epoxy adhesive may be used in areas that have not been specified for use with Mondo Everlay, and that will not be subject to surface impacts or dynamic loads such as bleachers.

B. Patching or leveling compound to be supplied and/or recommended/approved by resilient athletic flooring Manufacturer.

3 PART 3 - EXECUTION

INSTALLERS

A. Refer to section 1.4 of this document for information on installers.

EXAMINATION

A. Concrete subfloors to be placed a minimum of twenty-eight (28) days prior to the installation of resilient athletic flooring.

B. Concrete subfloors on or below grade must be installed over a permanent effective vapor retarder, as per current versions of ASTM E1643 and ASTM E1745. The vapor retarder must be placed directly underneath the concrete slab, above the granular fill, as per manufacturer's instructions. The vapor retarder must have a perm rating of 0.1 or less and must have a minimum thickness of 10 mils.

C. No concrete sealers or curing compounds are applied or mixed with the subfloors (refer to Section 03 05 00 - Common Work Results for Concrete of Division 3).

D. If installing over wood subfloors, Mondo recommends exterior grade plywood with at least one good side, such as: APA (Engineered Wood Association) Exterior grade plywood (A-A Exterior, AB Exterior or A-C Exterior) and CANPLY (Canadian Plywood Association) Exterior certified plywood (Canada: Grade G2S A-A or G1S A-C. USA: G2S A-A, A-B, B-B, or G1S A-C, B-C).

E. Ensure stable room and subfloor temperatures prior to installation (before performing moisture tests), during the installation and a minimum of 48 hours after the installation. The recommended temperature range is 65oF to 86oF (18oC to 30oC), and ambient humidity control level is between 35 to 55%. It is recommended that the HVAC (Heating, Ventilating and Air Conditioning) unit be operational for accuracy and best results, in order to reflect in-service conditions.

F. Moisture and alkalinity tests must be performed. Relative humidity of the concrete slab must not exceed the tolerance of the adhesive specified, in accordance with ASTM F2170 (in situ probes). Moisture vapor emissions from the concrete slab must not exceed the tolerance of the adhesive specified, in accordance with ASTM F1869 (anhydrous calcium chloride). The pH of the concrete slab must be between 7 and 10.

G. Smooth, dense finish, highly compacted with a tolerance of 1/8" in a 10 ft radius (3.2 mm in 3.05 m radius). Floor Flatness (FF) and Floor Levelness (FL) numbers are not recognized.

Subfloors

A. Prepare concrete subfloor in accordance with Manufacturer's current printed Subfloor Preparation guidelines.

INSTALLATION

Note: all flooring products are to be installed according to manufacturer's written instructions.

Installation of Sheet Goods

A. Install resilient athletic flooring in accordance with Manufacturer's current printed Installation Manual.

LINE PAINTING (NIC)

REPAIR

A. Refer to section 1.3.4 for extra stock materials.
B. Repair material must be from the same dye lot as material supplied for initial installation.
C. Repairs are to be performed by qualified installers/technicians only.

CLEANING

A. Initial cleaning should only be performed a minimum of 72 hours after the resilient athletic flooring has been completely installed.

B. Maintain resilient athletic flooring according to Manufacturer's current maintenance instructions for specified product.

PROTECTION

As needed, resilient athletic flooring can be protected with 1/8" Masonite during and after the installation, prior to acceptance by the Owner.

PAINTING

SCOPE

Paint entire Building Exterior and all affected areas within within the area of work, Interior & exterior. Provide alternate to include painting Gymnasium walls, ceilings and truss beams, Confirm scope with Architect and w/Owner.

STANDARDS

Conform to the requirements and recommendations of the PDCA Industry Standards 2013 Edition of the PDCA Standards. Paint and Finishing Specifications shall be premium grade level unless otherwise noted.

MATERIALS

All paint materials shall be manufactured by Benjamin Moore or equal, unless otherwise noted.

Colors as selected by Owner.

EXTERIOR FINISHES:

Exterior doors. Windows and trims -opaque: One coat Exterior Wood Primer, two coats Latex & Trim paint.

Exterior galvanized metal: Acid etch, rinse, one coat Blox-Rust Latex Metal Primer, two coats Latex Paint.

Exterior ferrous metal: One coat Blox-Rust Alkyd Metal Primer. Two coats Latex Paint.

INTERIOR FINISHES:

Panel board -general: One coat Interior Latex Wallboard Primer, one coat Latex Flat Stipple, one coat latex wall finish or Acrylic Latex Eggshell Enamel.

Doors, windows, and trim in general -opaque: One coat Interior Latex Enamel Undercoat. Two coats Acrylic Semi-Gloss Enamel.

Casework, doors, windows, and trims -opaque: One coat Enamel undercoat, two coats Alkyd Semi-Gloss Enamel.

Interior wood trim -opaque: One coat Interior Latex Enamel Undercoat, two coats Acrylic Semi-Gloss enamel.

WORKMANSHIP

Responsibility for Satisfactory Work: The painter is responsible for notifying the general contractor of surface conditions which may prevent a satisfactory finished painted surface prior to starting work. NO CLAIM ALLEGING INABILITY TO PRODUCE FIRST CLASS WORK WITH MATERIALS AND NUMBER OF COATS SPECIFIED WILL BE CONSIDERED, UNLESS SUCH CLAIM IS MADE TO ARCHITECT IN WRITING BEFORE CONTRACT IS SIGNED. No exterior painting or interior finishing shall be done under conditions which jeopardize the appearance or quality of painting or finish in any way .

Protect during painting operations all adjacent surfaces, fixtures, planting and trees, and materials of all kinds with drop cloths. Promptly remove paint where spilled, splashed or spattered. All cloths, waste, etc., which have been used In the application or clean-up of inflammable paint material shall be placed In a covered metal container at the end of each day or disposed of off site In a legal manner. All flammable solvents and material which may cause a fire hazard shall be stored in covered metal containers at the end of each day and disposed of in a legal manner when the work is complete.

Preparation of Surfaces: Remove hardware, hardware accessories, plates, lighting fixtures, grilles, covers, access panels and similar items prior to painting, or if impractical to remove an Item, then protect in place during painting operations, and reinstall upon completion of each space. Disconnect heating and other equipment adjacent to walls, using workmen skilled in appropriate trades, and move to permit wall surfaces to be painted. Verify with Owner or Architect whether removed items are to be painted separately. Following completion of painting, replace and reconnect. Surfaces to be painted or stained shall be in proper condition to receive finish.

Surfaces to be painted shall be properly prepared to receive new paint. Wash all surfaces with TSP, scrape off loose and scaling paint, sand chalky areas, and feather sand edges of scraped areas and prime all exposed surfaces with the primer specified for the material and location.

Mixing and Application: Apply no exterior paint when surfaces are wet or damp, during periods of rain, dew, or fog, nor when the temperature is below 40 degrees F.

Exterior finish: Back prime and seal ends of fascias, cornices, trim, etc., with prime coat of paint before nailing in place.

Interior finish: Back prime and seal ends of Interior standing and running trim, etc., with prime coat of paint before nailing in place .

Apply paint in such a manner as to leave finished surface free from drops, ridges, laps, brush marks, or similar defect. Apply each coat at proper consistency.

Color tint sealers and undercoats to correspond with finish color with only sufficient variation to distinguish between coats.

Drywall surfaces after being primed shall have all visible suction spots and defects touched up with the same primer and are permitted to dry before applying finish coats.

For wood surfaces, prime all countersunk nail and screw heads before filling with putty and spot prime putty when fully cured. Shellac or otherwise seal knots and pitch pockets prior to priming

DIVISION 10 - SPECIALTIES

Installation: Contractor shall coordinate Installation of equipment with required work of other trades.

Exhaust Fans-

Provide two Panasonic FV-20VQ3 fans installed in the ceiling as located on the reflected ceiling plans shown on A-4.0, provide wiring, timer, 6" ducting, roof penetration, roof flashing and cap.

DIVISION 15 - MECHANICAL/PLUMBING

Mechanical /HVAC

Refer to Mechanical Drawings for design and scope of Heating and Ventilation system: Provide a complete heating and ventilating system to all new and remodeled spaces, verify condition of AHU and ducting and duct penetrations, provide a complete and functional system. All duct work in nonconditioned space to be insulated. Vent per code. All thermostats to be automatic setback capable of two setting periods per 24 hours.

Plumbing

Permit: A combination general permit to be processed by the Architect and paid by the Contractor.

Plumbing: All plumbing to be concealed by walls, ceilings, soffits, bulkheads, or furr outs. All plumbing roof penetrations to be behind ridges and hips of front roof line.

Excavation and Backfill: Contractor shall perform all necessary excavation and backfilling.

Water supply system - with peripheral supply line around entire house with independent pressure reducing valve, provide a minimum of (6) exterior hose bibs.

Hot Water System: Provide gas fired 75 gallon, State model #SE-75-NX water heater at location indicated on plans.

Plumbing fixtures & Trim: Contractor to install all plumbing fixtures and trim. An allowance has been established for all plumbing fixtures (material cost only) (see allowances).

Soil & vent system: Provide complete soil and vent system in compliance with all codes. No cleanouts permitted on exterior walls -recess in adjacent landscape or hardscape areas outside of building.

Natural Gas Supply System - Provide piping for natural gas meter w / 3/4" Diameter Pipe to all gas appliances, and equipment.

Piping schedule:

Exterior water supply: Copper UON.

Interior water supply: All copper pipe; insulate hot water lines with minimum R3 insulating sleeve in compliance with Title-24 California Energy Code. All copper lines shall be insulated from any contact with earth or concrete with rigid plastic insulation.

Waste & vent pipe: ABS plastic pipe typical. Cast iron waste piping required above and through all habitable spaces. Acoustically insulate all waste and vent pipe in walls and ceilings.

HVAC SYSTEM

See Contractor to review and evaluate existing locations of equipment, supply and return air registers and related details, and adapt existing system for new configuration .

SUBMITTALS

The Mechanical Contractor shall Design and specify an HVAC system, which shall be submitted to the owner for review and written approval before the start of construction.

STANDARDS-

Work shall conform to the latest editions of all applicable codes, including Uniform Mechanical Code and "Standard Practice in Sheet Metal Work" published by Sheet Metal and Air Conditioning Contractors National Association, Inc.

All new or remodeled duct work to be insulated according to Chapter 10 of the State Mechanical Code.

Comply with Title 24, requirements, including energy of installation of thermostatic expansion valve & duct leakage diagnostic testing.

PLUMBING

MATERIALS Hot and cold water supply lines: Copper tubing, type M.

Gas pipe: Galvanized Iron pipe and fittings, Schedule 4'Jon exterior

DIVISION 16 -ELECTRICAL

SCOPE

Electrical contractor shall evaluate existing service entrance panel box and service capacity and make a recommendation to the Owner as to any necessary changes. Any required service upgrade shall be Included In the bid price.

See drawings for location of service panel and meter on building elevation.

Panel feeders as required.

Complete branch circuit wiring system for lighting, motors, receptacles, switches, junction boxes, and similar Uses.

Provide a dedicated 20 amp circuit for each of the following areas:

Wiring and connections to electrical equipment furnished and Installed under Division 2, Site Work, Landscape; Division 11, Equipment; and Division 15 Plumbing, heating, including line voltage wiring.

Lighting fixtures, wall switches, receptacles, and similar items.

Smoke detection system.

Telephone system, including service conduit

Cable TV system, including service conduit.

All hangers, anchors, sleeves, chases, supports for fixtures, and all electrical equipment shown on the Drawings or specified herein.

Junction box Insulation gaskets.

STANDARDS

All work and materials shall conform to latest edition of all applicable codes, Including National Electrical Code, governmental regulations, and local utility companies.

Manufacturers Recommendations: Where dimensions or specific Installation and Operating Instructions of equipment are not provided In the Drawings or Specifications, the contractor shall perform the work according to the manufacturer's specifications and recommendations. Where the layout of design Is conflict with a particular manufacturer's recommendation, this discrepancy shall be brought to the attention of the Architect prior to bid opening and resolved before the product Is deemed acceptable. It is not the Intent of this design to deliberately misapply a product; furthermore, this design does not give license to an applicator to offer a product In conflict with the manufacturer's recommendation.

Operating maintenance manuals: Retain Until completion of the work all portable and detach able portions of the Installation such as Instruction books, wiring and connection diagrams, service manuals, keys, catalog sheets, etc. All such Items to be delivered to Owner at time of final Job review.

MATERIALS

Duplex convenience outlets and silent toggle switches: Pass & Seymour or equivalent.

Provide 1 -20amp isolated circuit for each Treadmill, assume # of treadmills in this location to be 4, Provide 1 - 20 amp isolated branch circuit for each 5 screens per outlet for precor elliptical trainers assume # to be 8

Dim switches: Standard dimmers, 600 Watt Lutron #D600P; 1000 watt Lutron #D10r).

Three way dimmer: 600 watt lutron #D603P, 1000 watt lutron #D-1 03P.

Dimmer switches: Lutron Anadlli series.

Low voltage switching:

Provide CAT 6 wiring to 12 locations include network router Cashe Server with minimum band width. Coordinate with Vendor, and Y - IT to confirm location, and installation. Wall Mount Exhaust Fan, 6 In Duct, 220 CFM

Plates:

Interior: No-Line smooth Pass 8hd Seymour Plastic or equivalent.

Weatherproof: Pass and Seymour 1800 WPH.

Aluminum cast boxes: Aluminum plates with rounded or beveled edges, Crouse Hinds.

Telephone: Rectangular telephone outlet and cover, color to match adjacent Electrical devices.

Lighting fixtures as specified In the Drawings & to be selected by owner.

Exhaust fans: See Division 11, Equipment.

WORKMANSHIP - GENERAL

Before electrical work has commenced, electrician must obtain an explanation of every outlet, light fixture, and switch location in walk-through with the Owner.

Drawings shall be followed as closely as actual construction of the building and work of other trades will permit. Any changes from the Drawings necessary to make the work conform to the building as it is actually constructed or to fit the work of other trades to conform to the rules of Inspecting bodies having Jurisdiction shall be made only after approval of the Architect.

Provide porcelain base light fixture in all accessible attic and basement areas within or adjacent to remodeled areas. Connect to switch inside attic and basement within reach from access hatch or door.

Workmanship

Flash all penetrations of the roof.

Provide thermally protected zero-clearance Insulation covers (I.C.) for all recessed fixtures In Insulated walls and ceilings.

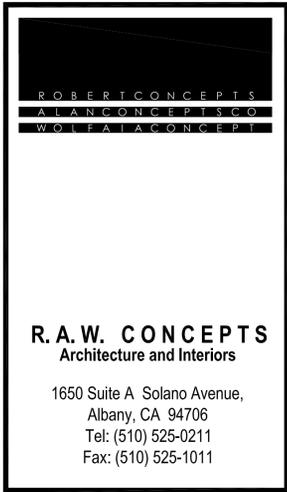
Install Insulation gaskets at all outlets, switches and TV and phone Jacks In exterior walls.

All boxes for switches shall be sized to accept dimmers.

Provide dimmers in gang able boxes with single cover plate, 1000-watt dimmers to be mounted separately from switches.

Provide plaster rings at all telephone locations, run 2 pairs of wire to main panel for each phone outlet, Install trims, and test system upon completion.

Color of all finish wiring devices shall be as selected by the Owner.



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SHEET CONTENT
SPECIFICATIONS

ARCHITECT

DATE	07.10.15
SCALE	NOT TO SCALE
DRAWN BY	J. L.
JOB NO.	721.01.02

SHEET
A-0.6

SPECIFICATIONS

Adjustments and Instructions: All apparatus or equipment, as part of this work, shall be adjusted as required so that it operates in accordance with requirements of this specification, and to applicable manufacturer's Instructions.

Cutting and Repairing: All cutting necessary for the Installation of the work under this section shall be done after having secured approval from the Architect. All patching shall be done to the satisfaction of the Architect.

Cutting of wood Joists and boring or canning of holes through structural members shall be done only with the express permission of the Architect for each specific Instance.

Contractor shall repair any damage done by him or his Workmen and shall coordinate his work with that of other parties.

Arrange final test and review of tile complete project between Contractor and Owner to demonstrate that all lights and equipment operate satisfactorily and as called for; to inspect all equipment, panels, and finish wiring devices.

Fixture Installation:

General: Install fixtures and outlets, including recessed fixtures. Correlate outlet and equipment locations and make such adjustments as are necessary. Furnish and Install lighting fixtures, including necessary lamps and accessories, complete and ready for service in accordance with fixture schedule.

Surface fixtures: Surface fixtures are to be securely attached to the ceiling.

Framing and/or structure above. Metal bar hangers shall only be used on light weight applications such as smoke detectors.

Alignment: Install all fixtures straight and true with reference to adjacent walls. Align individual fixtures in a row so that the sides are parallel and in a line.

Wall switch height: 48" above finished floor.

Wall outlet height: 15" above finished floor.

Within any given panel, loads shall be balanced.

Directory: Provide a typewritten directory on inside of panel door with circuit number and complete as-built description of all outlets controlled by each circuit breaker. Directory to be arranged to match actual circuit breaker arrangement within panel.

Smoke Detectors: Install hard-wired detectors with a battery back-up and battery-powered detectors as Indicated on the Drawings. Interconnect all hard-wired detectors.

Telephone -New Telephone System: New and relocated telephone outlets and

Wiring is Included In the electrical work. See Electrical Drawings for locations. Verify locations with Owner. All wire to new jack locations shall run complete from jacks to service distribution box at telephone service entry.

IT Wiring: New networking system homerun to New Electrical Panel located in the attic. Networking shall be coordinated with Owner to verify finish locations and equipment requirements. Electrical outlets and wiring are included in the electrical work. See Electrical Drawings for locations. Verify locations with Owners.

TV cable - Coordinate connection with IT and Panel to provide an inclusive and complete installation. See Electrical Drawings for locations. Verify locations with Owners.

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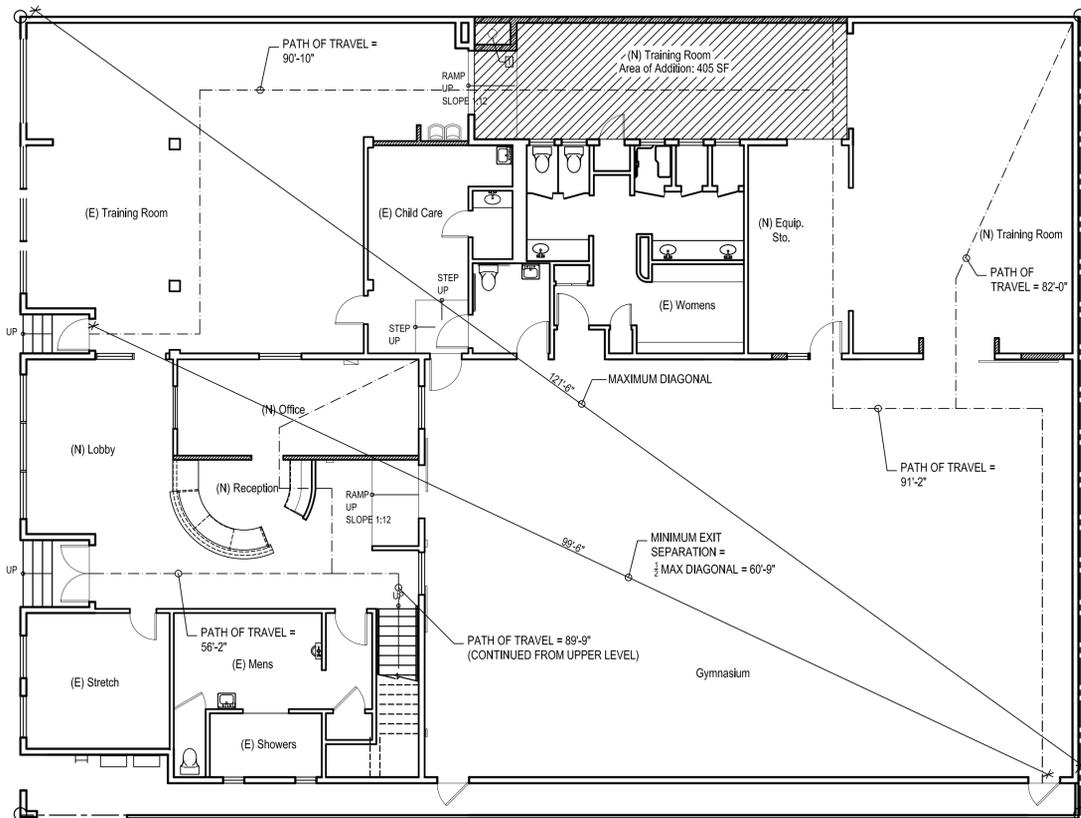
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SHEET CONTENT

SPECIFICATIONS

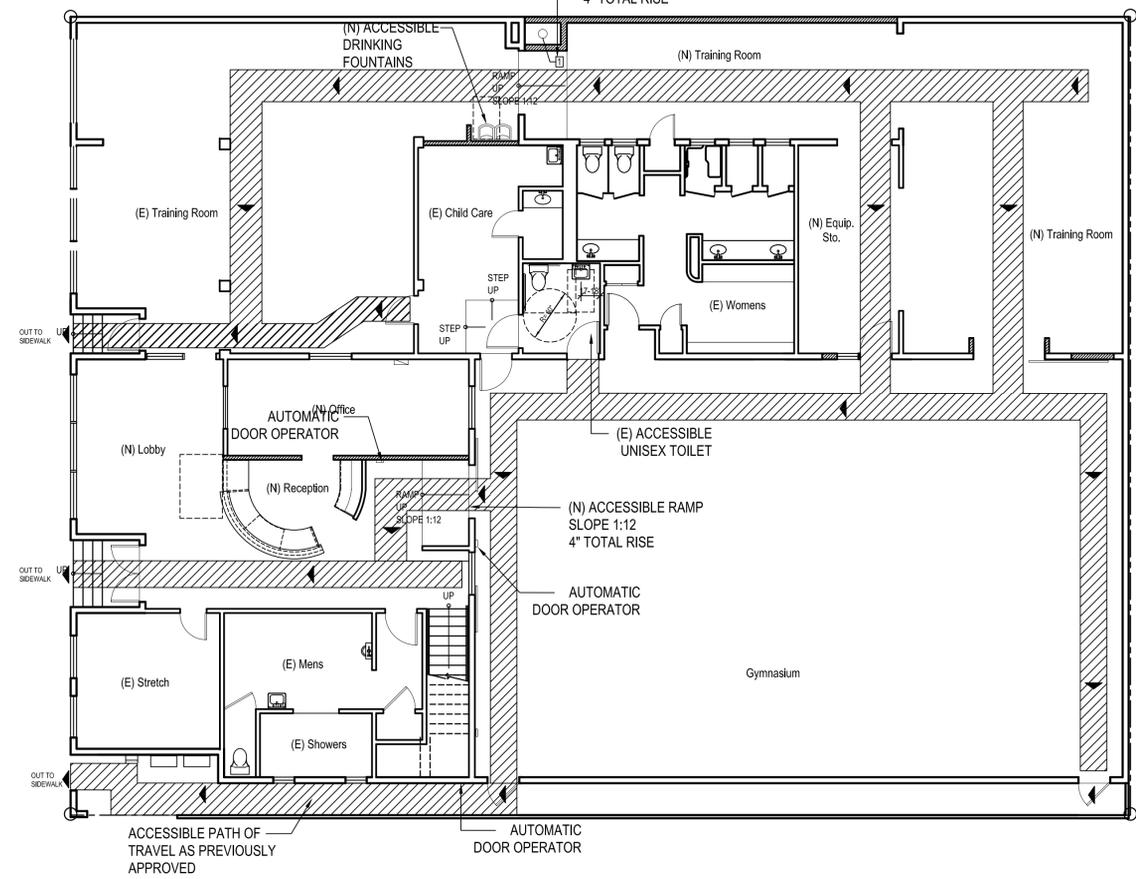
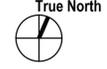
ARCHITECT

DATE	07.10.15
SCALE	NOT TO SCALE
DRAWN BY	J. L.
JOB NO.	721.01.02
SHEET	
A-0.7	

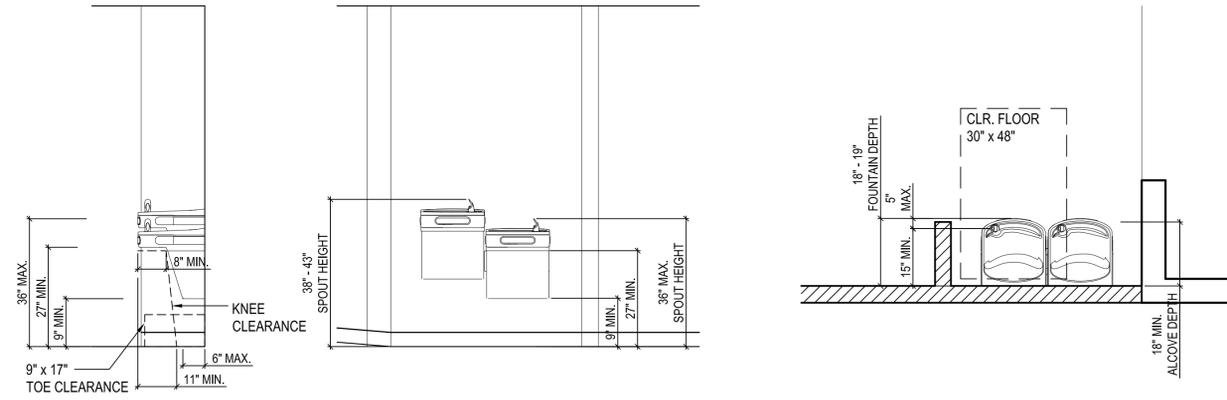
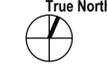


FLOOR AREA	SQ.FT.	Sec. 1004	OCCUPANT LOAD FACTOR:
EXISTING	6,679 SF		EXERCISE ROOMS: 50 gross
ADDITION	405 SF		OCCUPANCY COUNT: 7,084 SF / 50 = 142
TOTAL SQUARE FEET	7,084 SF (+)	Sec. 1015	EXITS REQ'D: 2
		Sec. 1016:	MAX. ALLOWABLE EXIT ACCESS TRAVEL DISTANCE FOR ASSEMBLY USE WITH SPRINKLER = 200'
			MAX. PROVIDED = 91'-2"

1 EGRESS DIAGRAM
A-0.8 SCALE 1/8" = 1'-0"



2 TITLE 24 ACCESSIBILITY PLAN
A-0.8 SCALE 1/8" = 1'-0"



2 DRINKING FOUNTAIN DETAILS
A-0.8 SCALE N.T.S.



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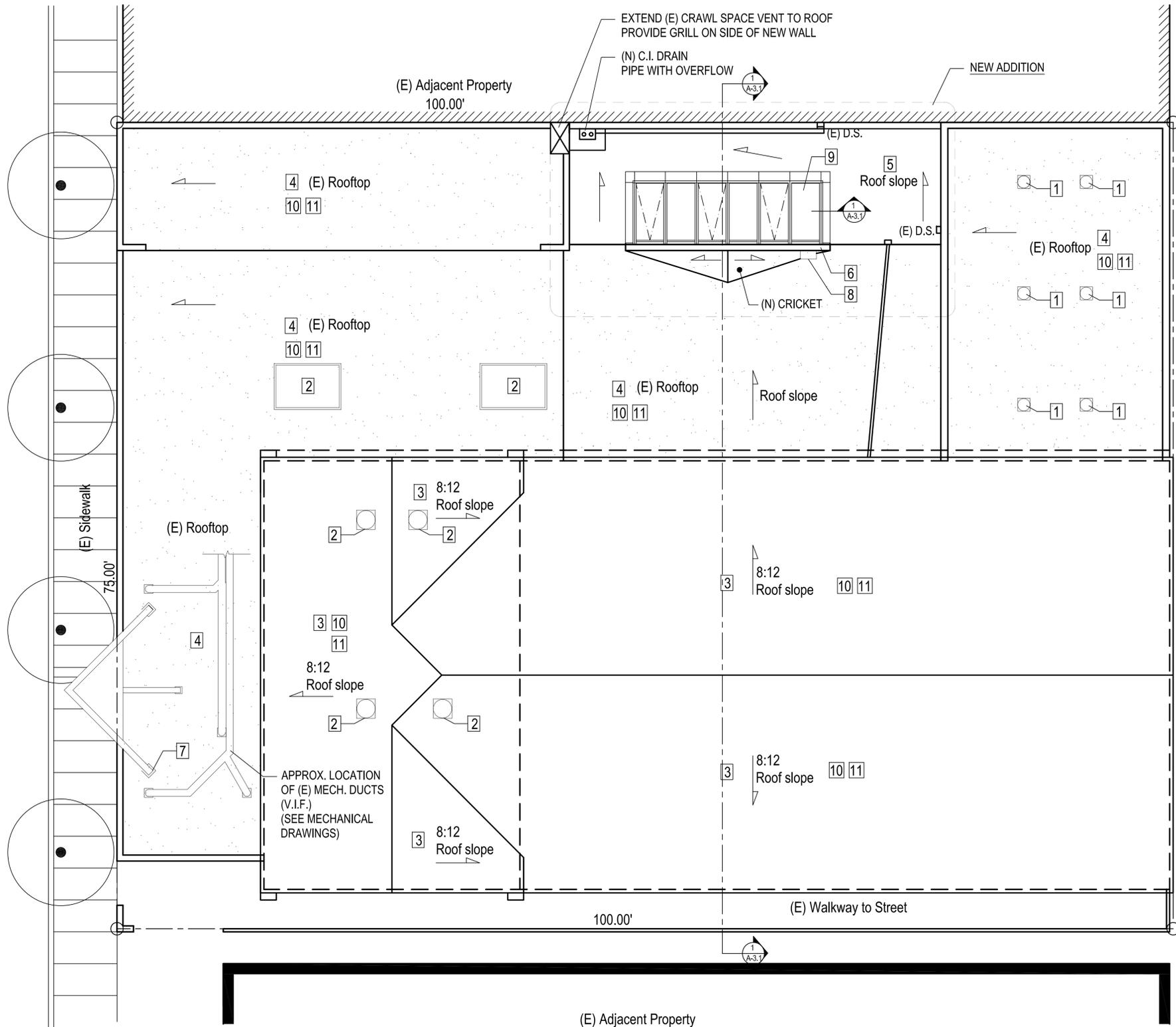
ACCESSIBILITY PLAN & DETAILS

ARCHITECT

DATE	07.10.15
SCALE	AS SHOWN
DRAWN BY	C.M.
JOB NO.	721.01.01
SHEET	

A-0.8

KAINS AVENUE



NOTES

- 1 INSTALL SOLATUBE SKYLIGHT. LOCATION V.I.F. INSTALL ROOF JACKS AND FLASHING AS REQ.
- 2 EXISTING SKYLIGHT TO REMAIN.
- 3 EXISTING COMPOSITION SHINGLES ROOF.
- 4 EXISTING MODIFIED BITUMEN ROOF-PATCH & REPAIR AS REQ'D
- 5 NEW MODIFIED BITUMEN ROOF TO MATCH EXISTING
- 6 NEW KNEE WALL AT SKYLIGHT. SEE BUILDING SECTION & DETAILS
- 7 NEW SIGN TO BE INSTALLED UNDER SEPARATE PERMIT. SEE SHEET A3.3 & STRUCTURAL FOR DETAILS.
- 8 NEW ON DEMAND TANKLESS HOT WATER HEATER TO SERVE WOMEN'S LOCKER ROOM
- 9 NEW VENTING MODULAR SKYLIGHT
- 10 PROVIDE ROOF INSPECTION TO DETERMINE ROOF CONDITION
- 11 PROVIDE ALTERNATE FOR REPAIR OR REROOF AS RECOMMENDED

- EXISTING WALL TO REMAIN
- /// NEW CONSTRUCTION
- /// DEMOLITION

1 **SITE PLAN**
A-1.0 SCALE 3/16" = 1'-0"



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SHEET CONTENT

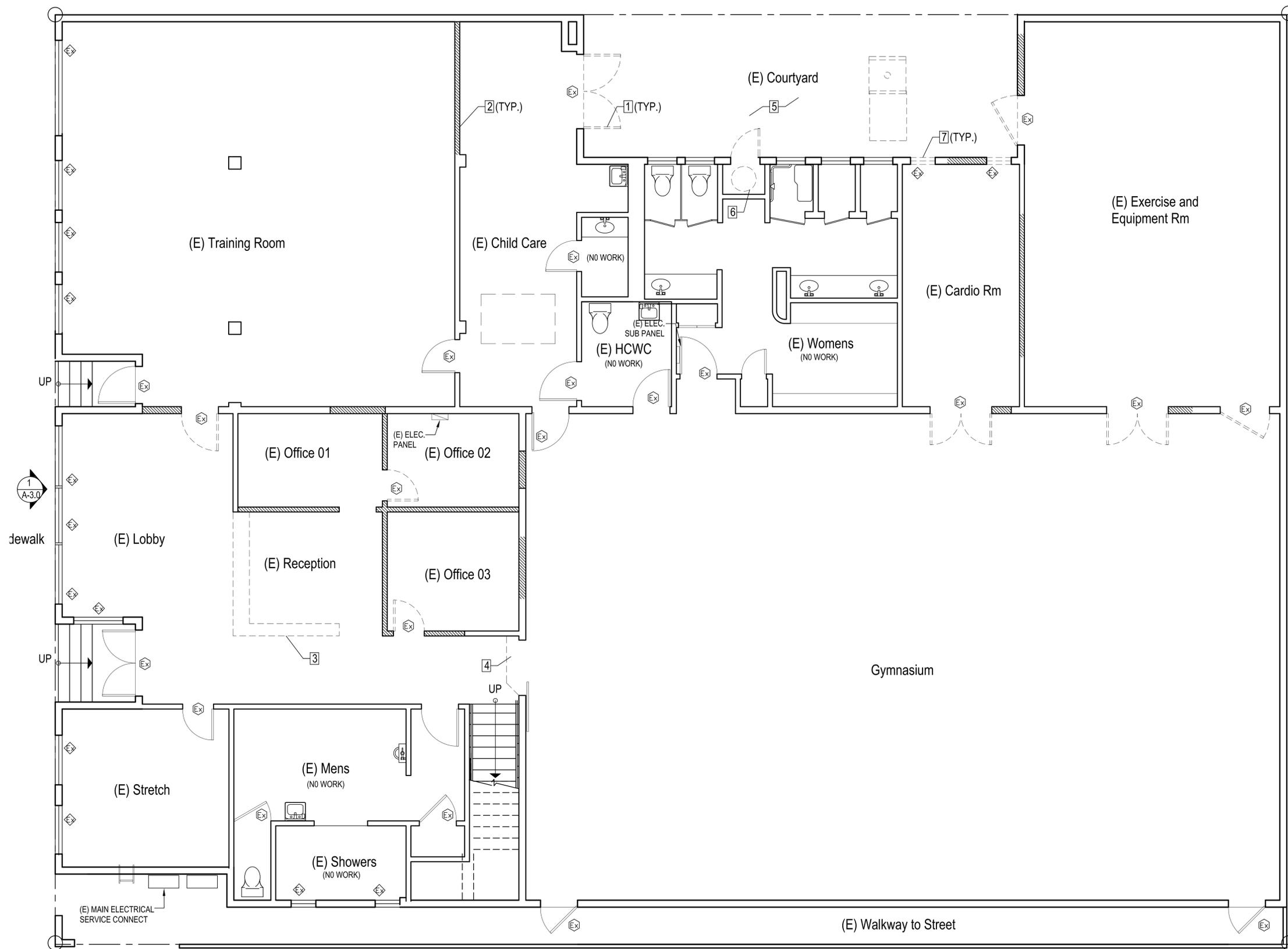
EXISTING SITE PLAN

ARCHITECT

DATE	07.10.15
SCALE	3/16" = 1'-0"
DRAWN BY	J.L./C.M.
JOB NO.	721.01.01

SHEET

A-1.0



NOTES

- 1 REMOVE EXIST. DOORS, WINDOWS & FRAMES AS SHOWN
- 2 REMOVE EXIST. WALLS WHERE SHOWN TO ACCOMMODATE NEW CONSTRUCTION
- 3 REMOVE EXIST. RECEPTION DESK
- 4 REMOVE EXISTING STEP UP
- 5 REMOVE EXIST. PAVING. EXCAVATE AS REQ'D FOR NEW SLAB (SEE STRUCTURAL DRAWINGS)
- 6 REMOVE EXIST. WATER HEATER

- EXISTING WALL TO REMAIN
- /// NEW CONSTRUCTION
- /// DEMOLITION



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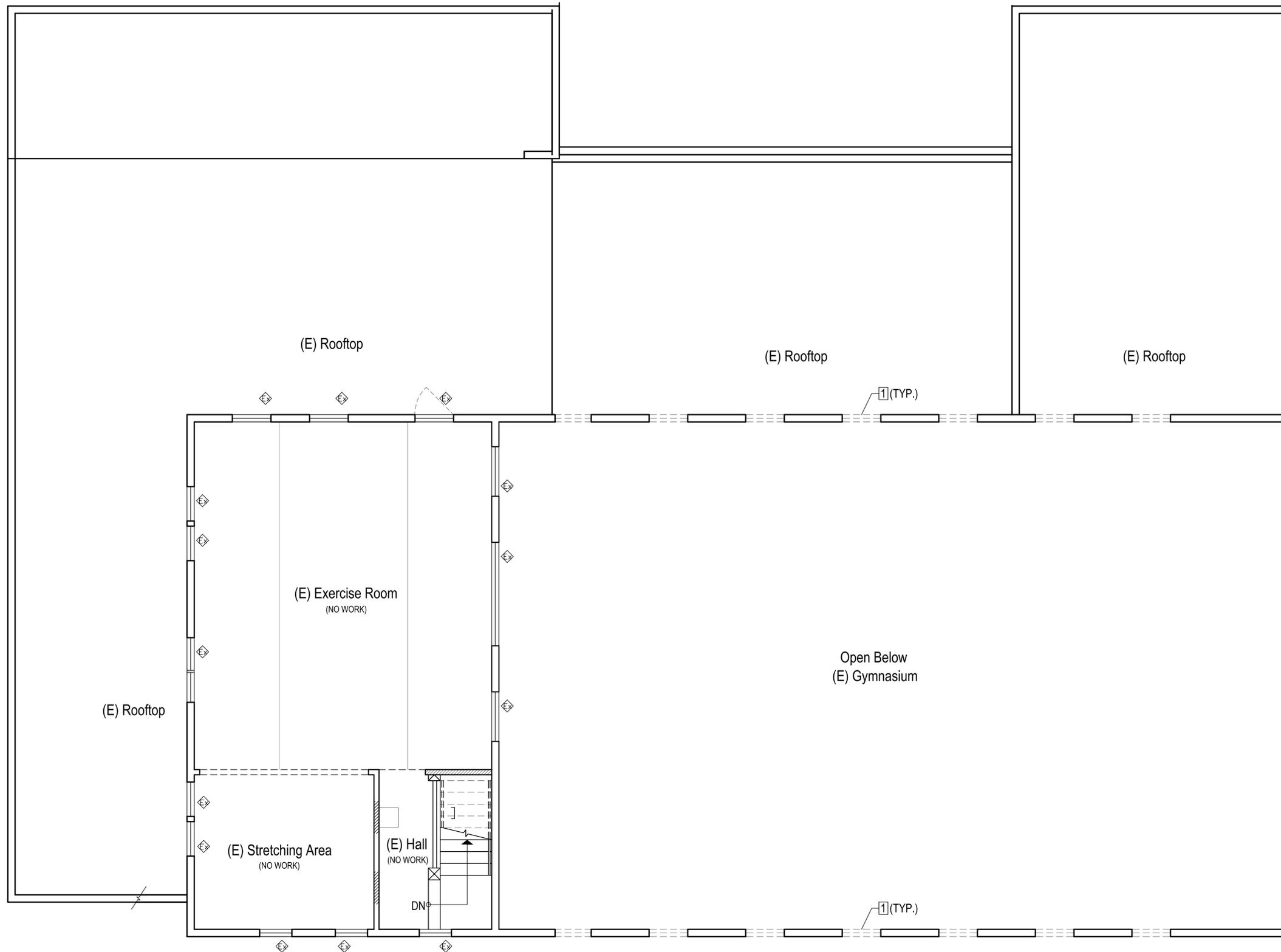
SHEET CONTENT
FIRST FLOOR PLAN

ARCHITECT

DATE	07.10.15
SCALE	1/4" = 1'-0"
DRAWN BY	J. L. / C.M.
JOB NO.	721.01.01
SHEET	

A-2.0

1 EXISTING FIRST FLOOR PLAN
 A-2.0 SCALE 1/4" = 1'-0"
 True North



NOTES

1 REMOVE EXIST. DOORS, WINDOWS & FRAMES AS SHOWN

- EXISTING WALL TO REMAIN
- /// NEW CONSTRUCTION
- DEMOLITION

1 EXISTING SECOND FLOOR PLAN
A-2.1 SCALE 1/4" = 1'-0"



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SHEET CONTENT

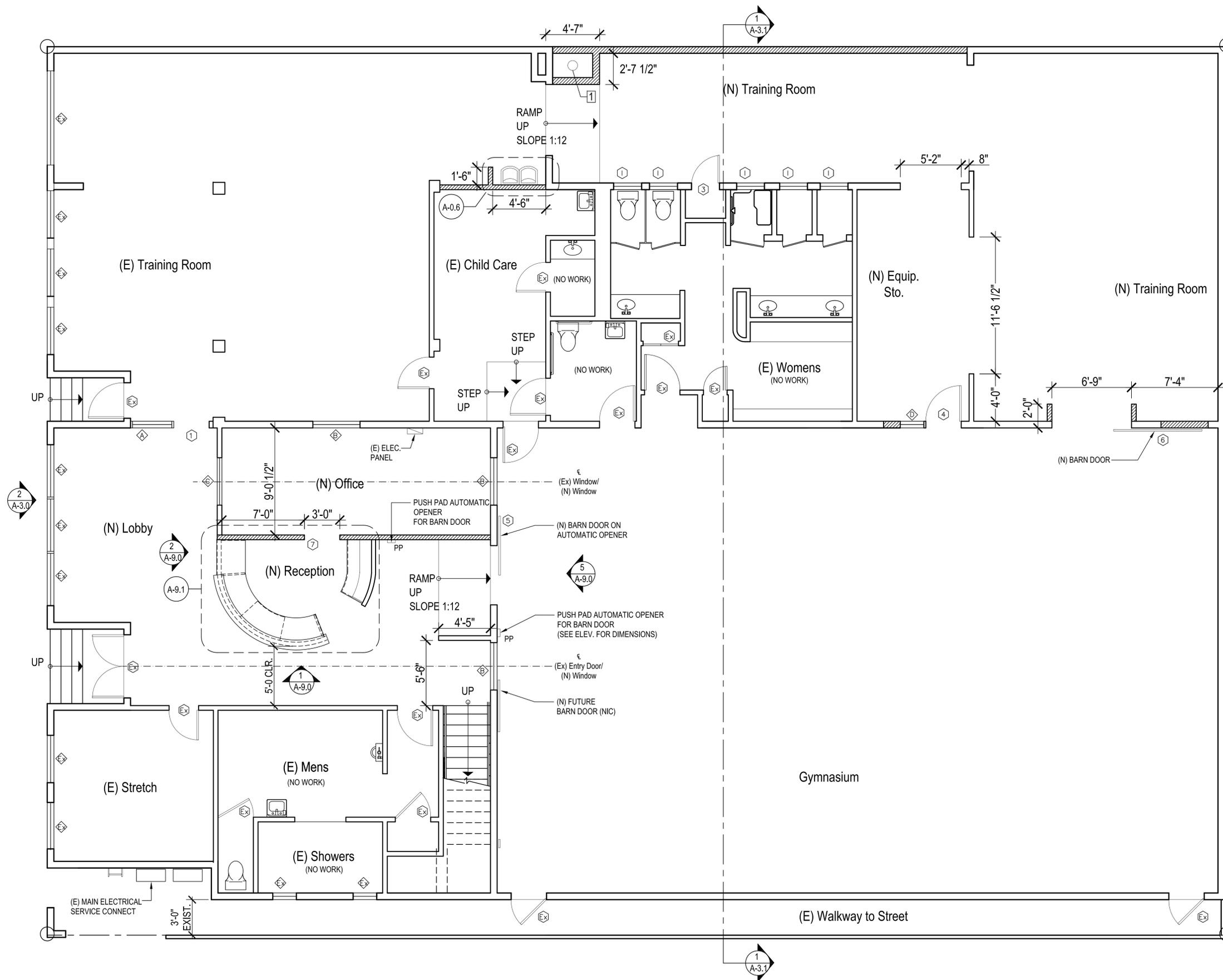
SECOND FLOOR PLAN

ARCHITECT

DATE	07.10.15
SCALE	1/4" = 1'-0"
DRAWN BY	J. L. / C.M.
JOB NO.	721.01.01

SHEET

A-2.1



NOTES

1 (N) DRAIN FROM ROOFTOP. CONNECT TO (E)

- EXISTING WALL TO REMAIN
- ▨ NEW CONSTRUCTION
- ▩ DEMOLITION

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SHEET CONTENT

**PROPOSED
FIRST FLOOR
PLAN**

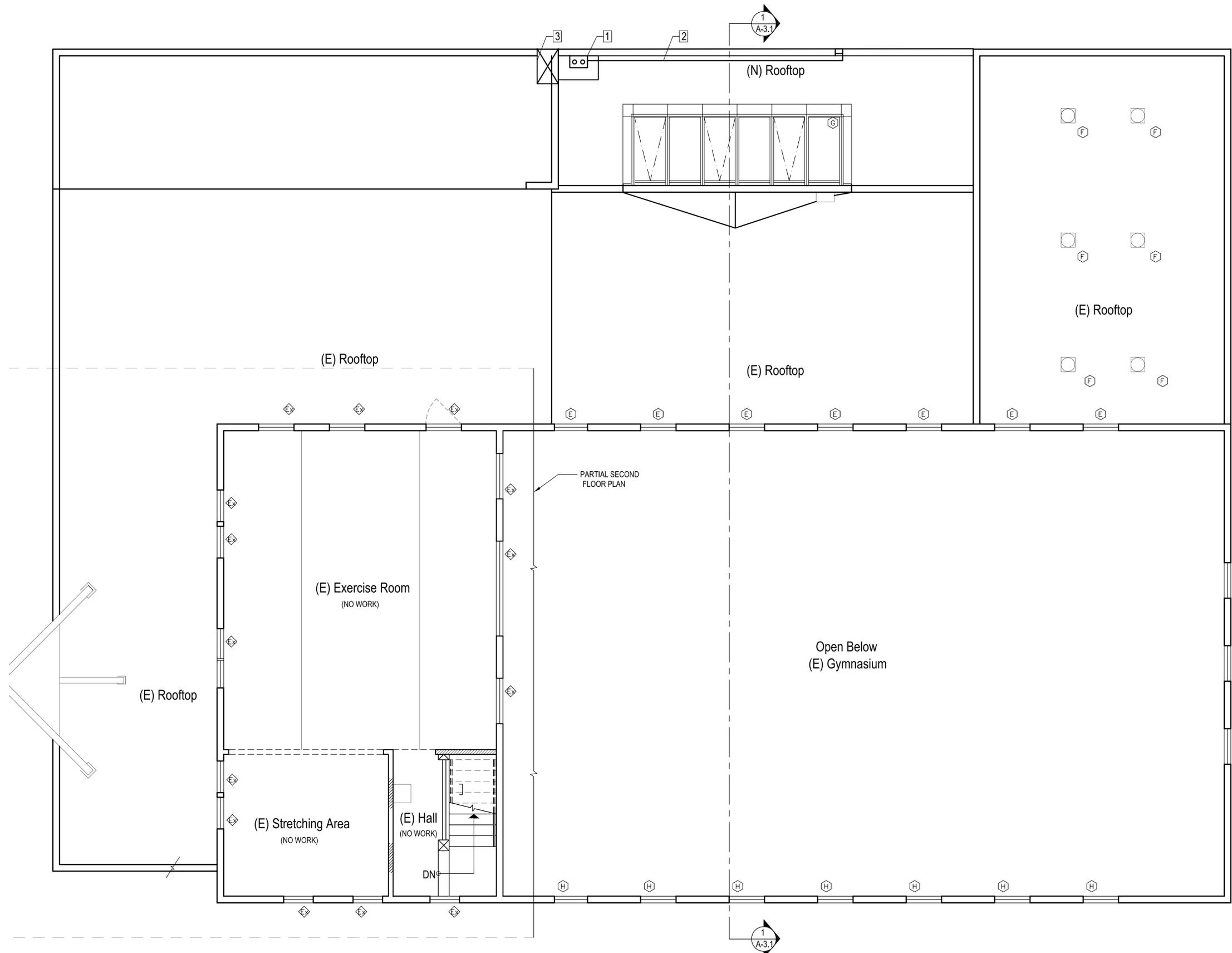
ARCHITECT

DATE	07.10.15
SCALE	1/4" = 1'-0"
DRAWN BY	J. L. / C.M.
JOB NO.	721.01.01

SHEET

A-2.2

1 **PROPOSED FIRST FLOOR PLAN**
 A-2.2 SCALE 1/4" = 1'-0" True North



NOTES

- 1** NEW ROOF DRAIN AND OVERFLOW TO CONNECT TO EXIST.
- 2** CONNECT EXIST. DOWNSPOUT TO NEW DRAINAGE
- 3** NEW VENT DOWN TO CRAWL SPACE

- EXISTING WALL TO REMAIN
- ▨ NEW CONSTRUCTION
- ▩ DEMOLITION

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SHEET CONTENT

SECOND FLOOR PLAN

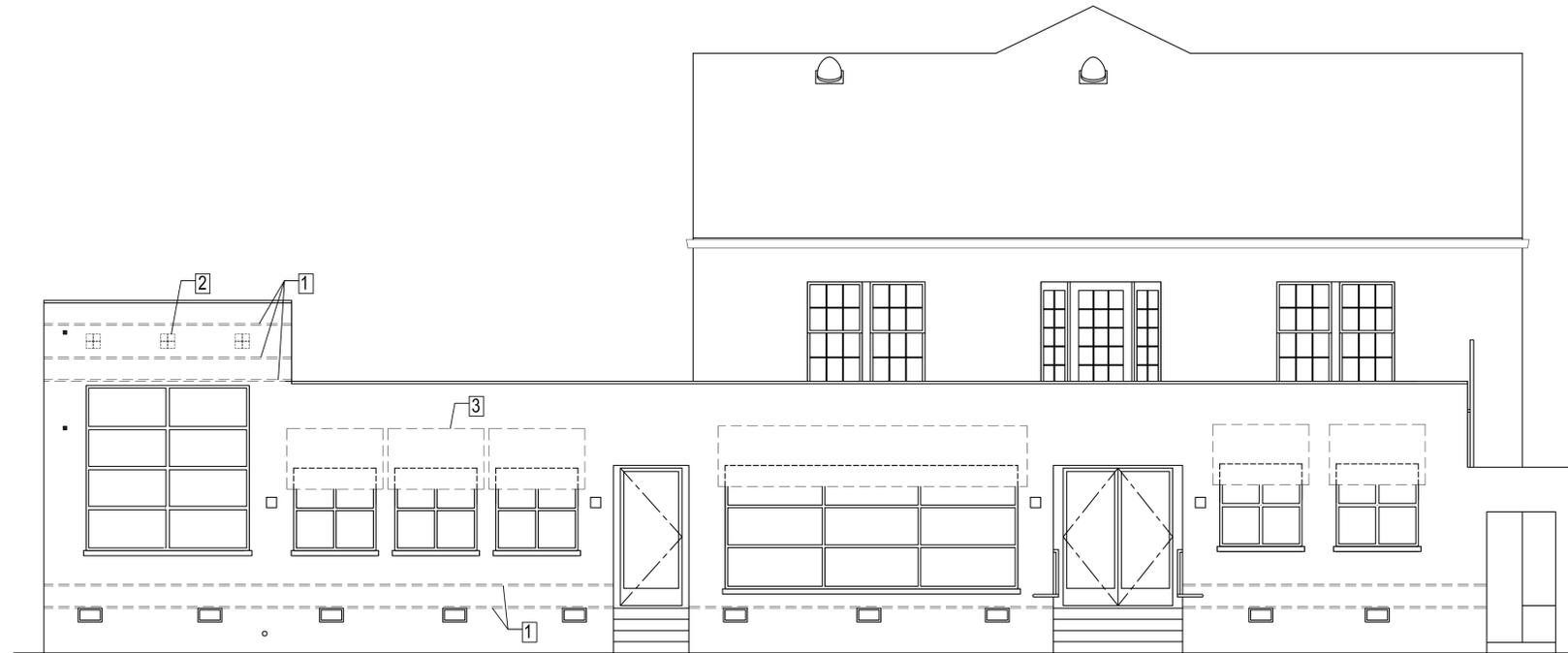
ARCHITECT

DATE	07.10.15
SCALE	1/4" = 1'-0"
DRAWN BY	J. L. / C.M.
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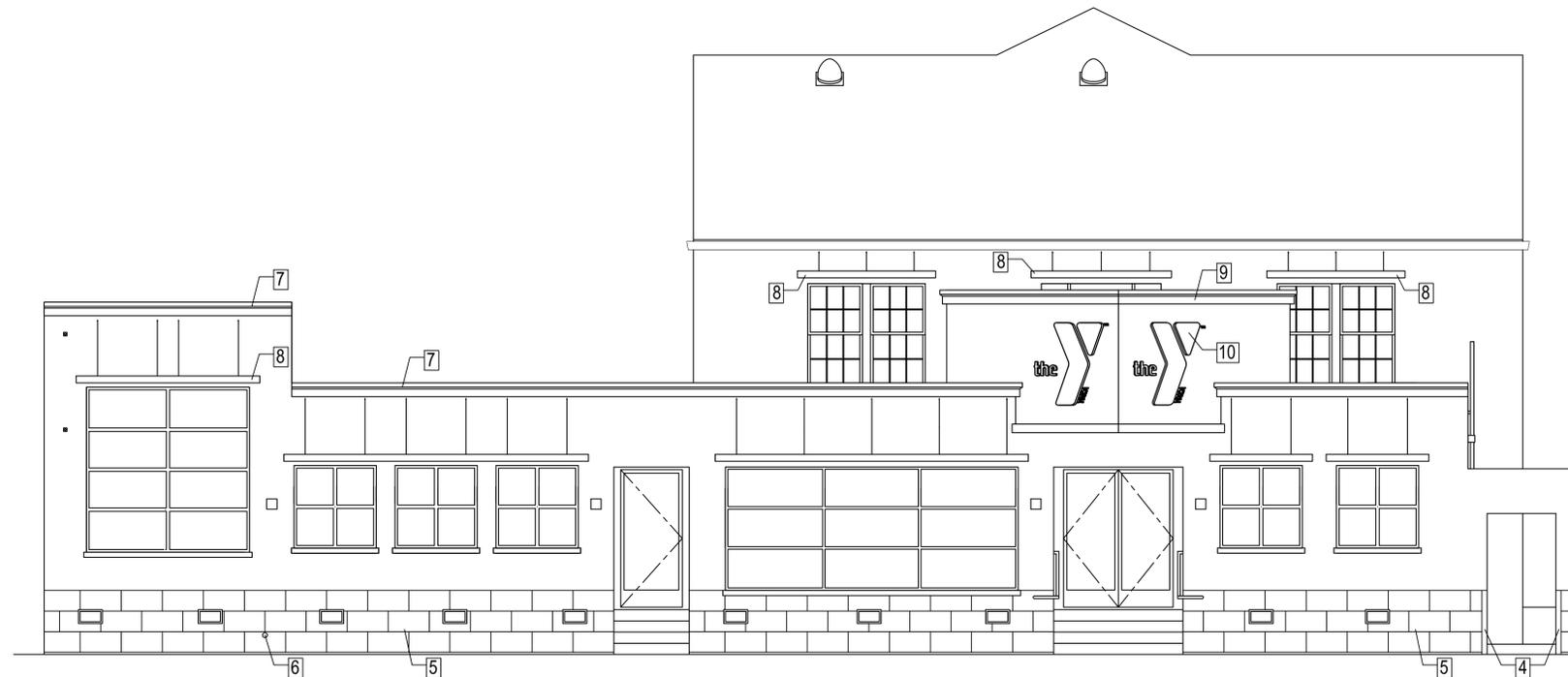
SHEET

A-2.3

1 PROPOSED SECOND FLOOR PLAN
 A-2.3 SCALE 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
 A-3.0 SCALE 1/4" = 1'-0"



2 EXISTING FRONT ELEVATION
 A-3.0 SCALE 1/4" = 1'-0"

NOTES

- 1** REMOVE EXISTING STUCCO DETAILS WHERE SHOWN
- 2** REMOVE EXISTING TILE DETAILS WHERE SHOWN
- 3** REMOVE EXIST. AWNINGS & FRAMES
- 4** NEW METAL CORNER GUARDS AT EXIST. OPENING
- 5** NEW 12" x 24" C.T. BASE WITH RUNNING BOND PATTERN
- 6** EXIST. DRAIN LOCATION
- 7** NEW STUCCO FOAM MOULDING DETAIL (SEE SHEET A3.3)
- 8** NEW CANOPY OVER EXIST. WINDOWS (TYP.) (SEE SHEET A3.3 FOR DETAILS)
- 9** NEW MARQUEE (SEE SHEET A3.3 & STRUCTURAL FOR DETAILS)
- 10** NEW STAINLESS STEEL SIGNAGE WITH LED BACKLIGHTING

R O B E R T C O N C E P T S
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 W O L F A T A C O N C E P T

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SHEET CONTENT

EXTERIOR ELEVATIONS

ARCHITECT

DATE	07.10.15
SCALE	1/4" = 1'-0"
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SHEET

A-3.0

T.O. RIDGE

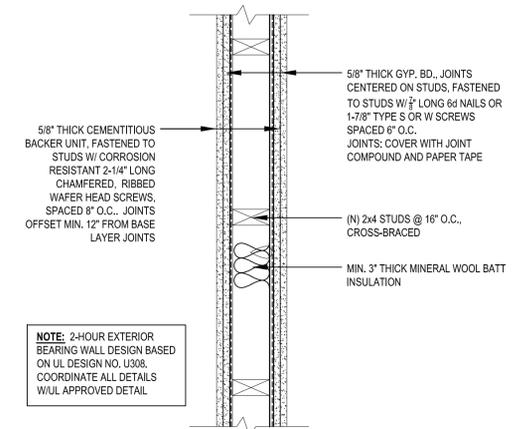
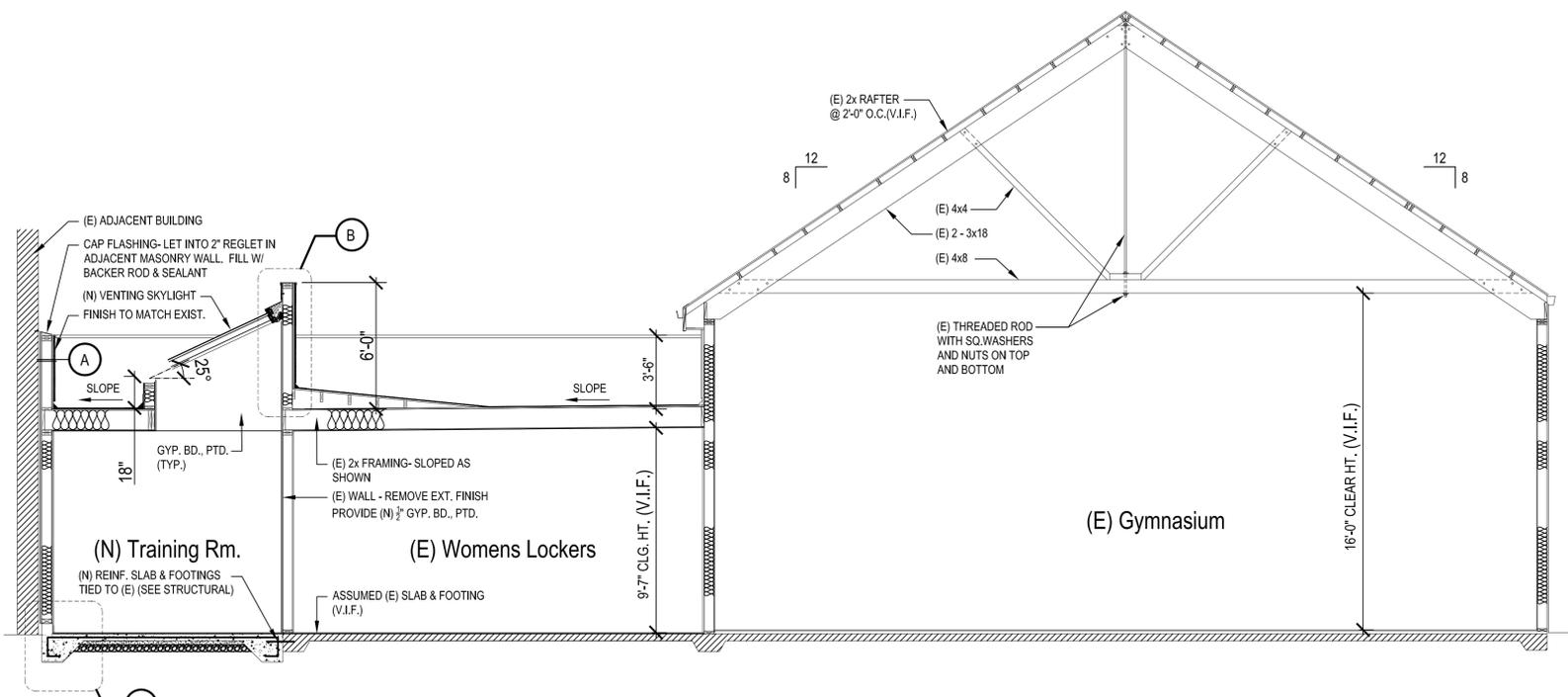
T.O. PLATE

T.O. PARAPET

T.O. ROOF

T.O. FIN. FLR.

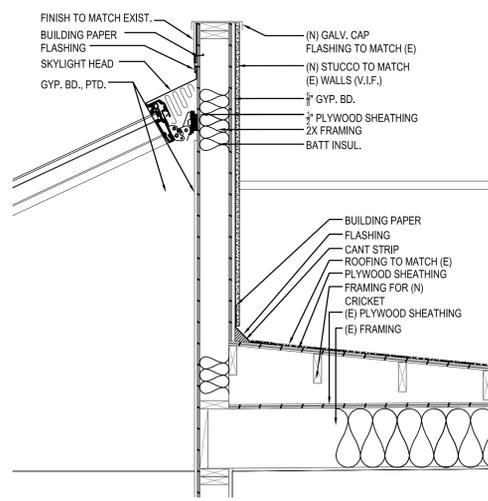
1 BUILDING SECTION
A-3.1 SCALE 1/4" = 1'-0"



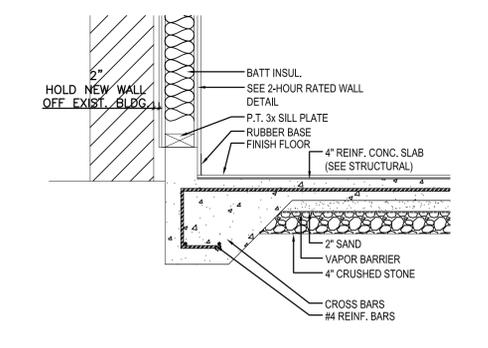
2 2-HR RATED EXTERIOR WALL -A
A-3.1 SCALE 1 1/2" = 1'-0"



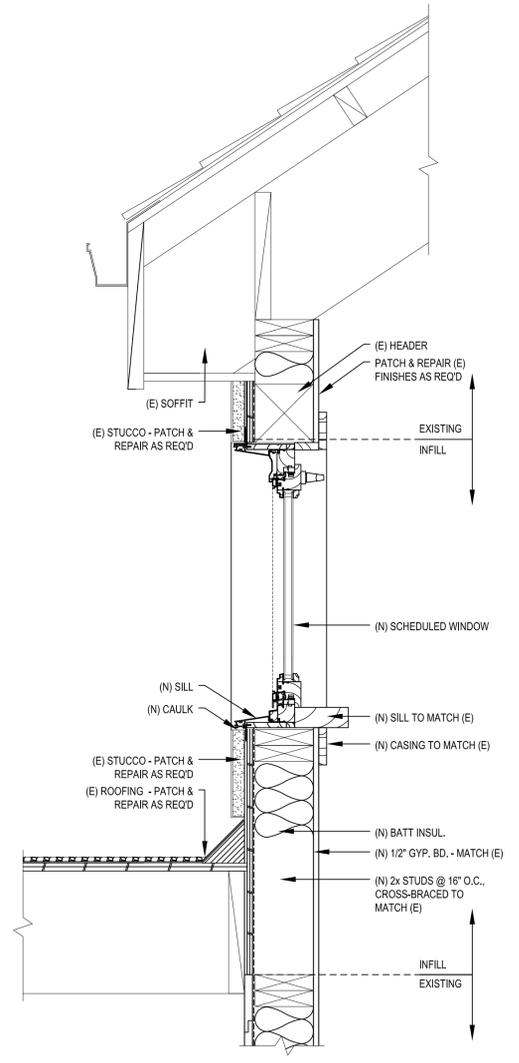
3 SKYLIGHT DETAIL - JAMB
A-3.1 SCALE 3/4" = 1'-0"



4 SKYLIGHT - DETAIL B
A-3.1 SCALE 3/4" = 1'-0"



5 FOOTING - DETAIL C
A-3.1 SCALE 3/4" = 1'-0"



6 WINDOW DETAIL
A-3.1 SCALE 1 1/2" = 1'-0"

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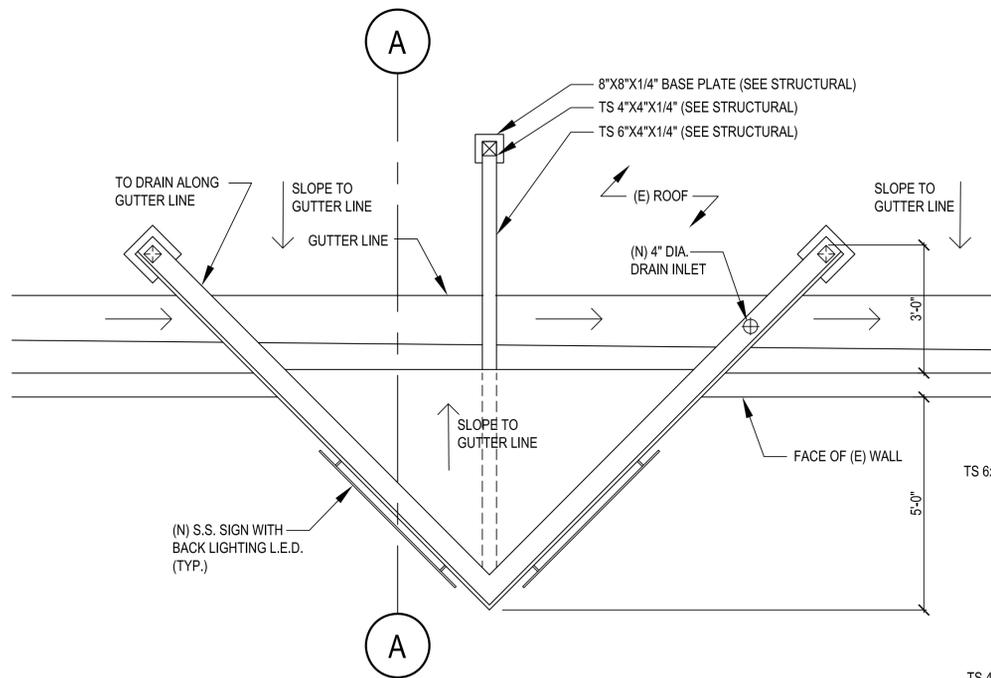
SHEET CONTENT

BUILDING SECTION & DETAILS

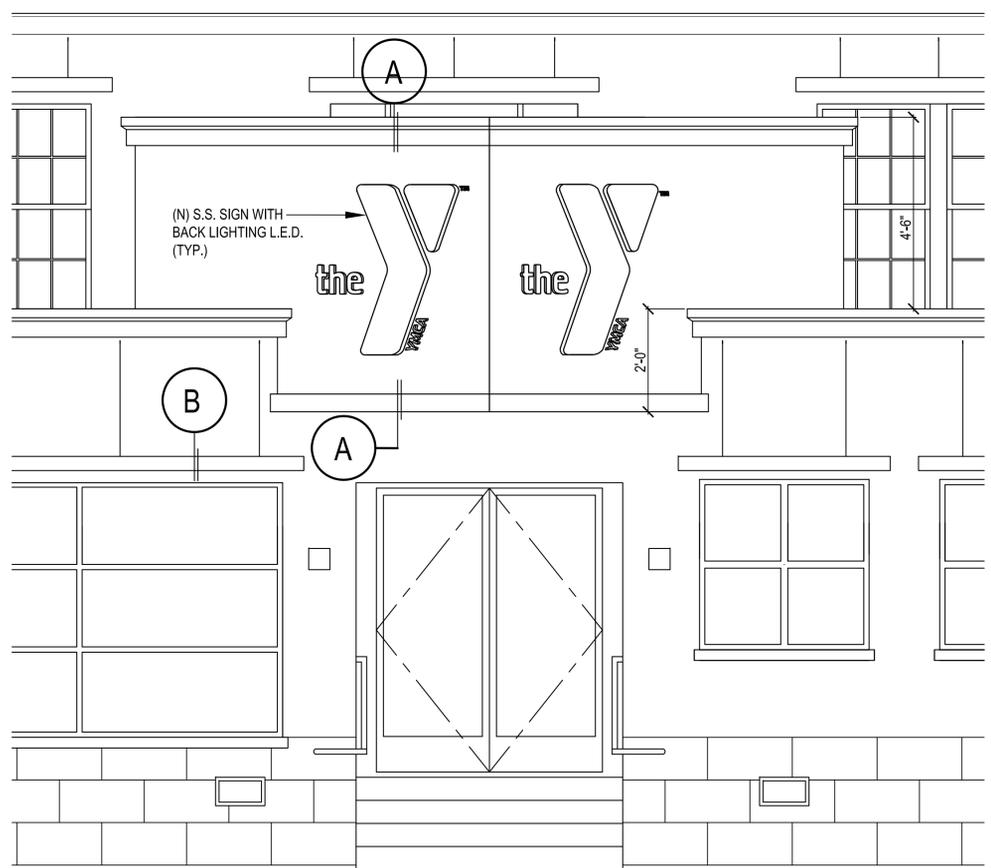
ARCHITECT

DATE	07.10.15
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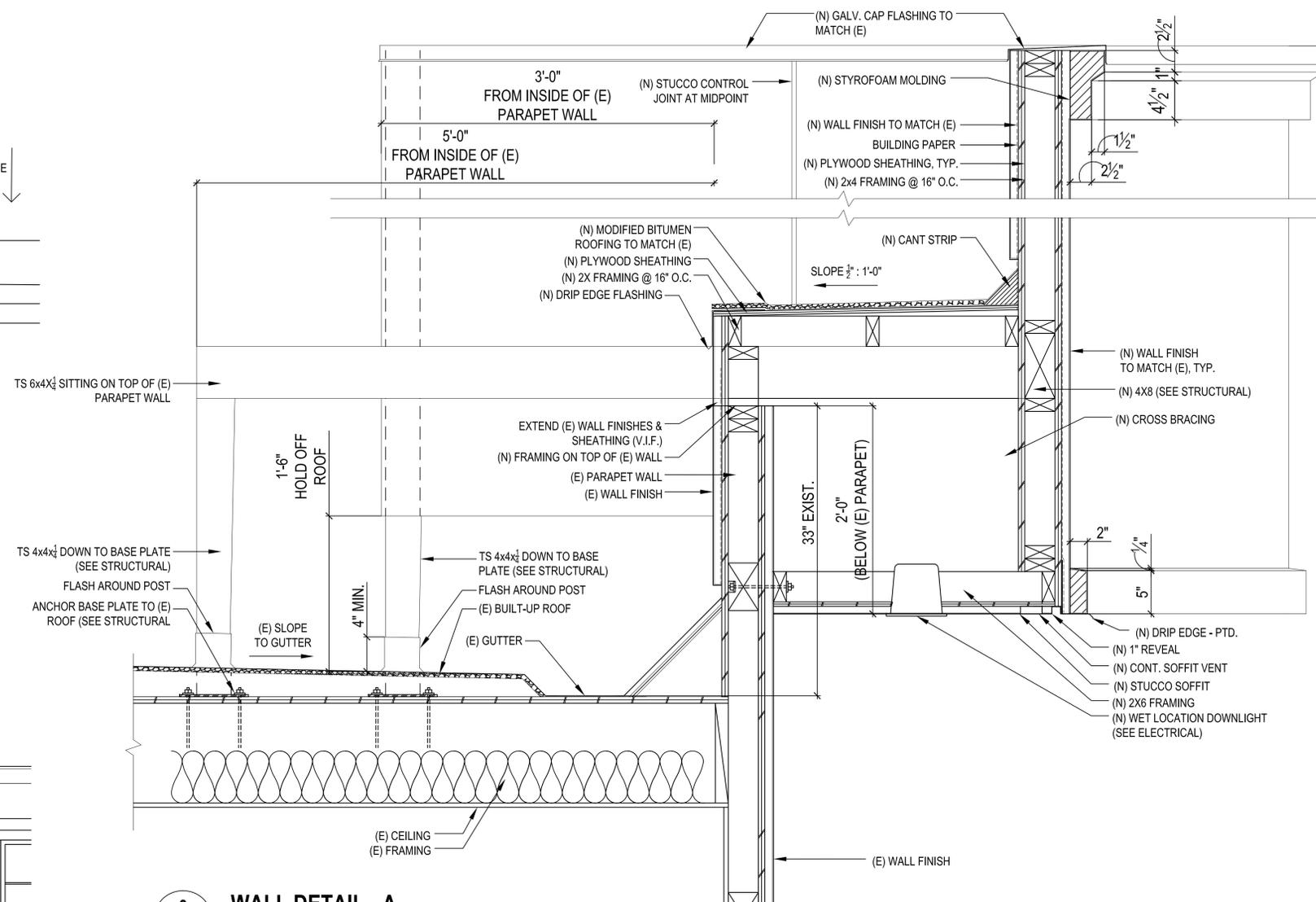
A-3.1



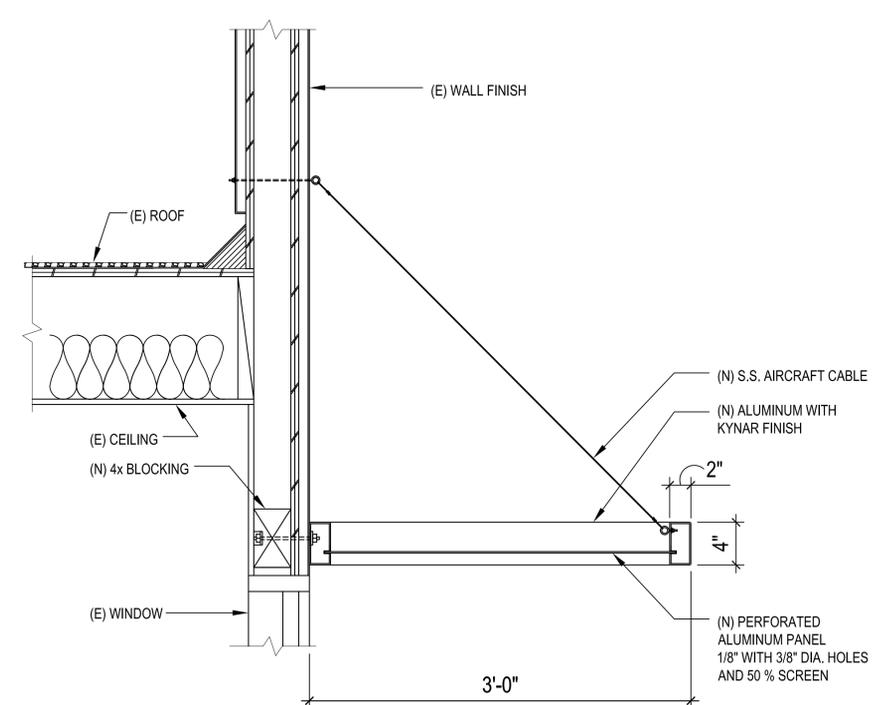
1 PARTIAL ROOF PLAN
 A-3.2 SCALE 1/2" = 1'-0"



2 PARTIAL FRONT ELEVATION
 A-3.2 SCALE 1/2" = 1'-0"



3 WALL DETAIL - A
 A-3.2 SCALE 1 1/2" = 1'-0"



4 CANOPY DETAIL - B
 A-3.2 SCALE 1 1/2" = 1'-0"

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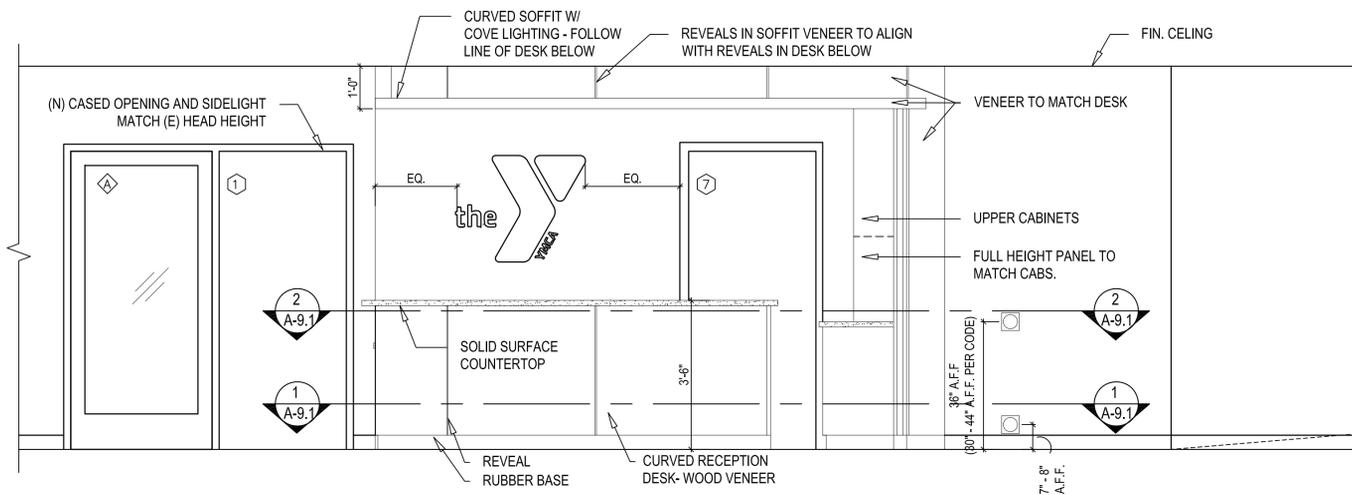
SHEET CONTENT

BUILDING SECTION & DETAILS

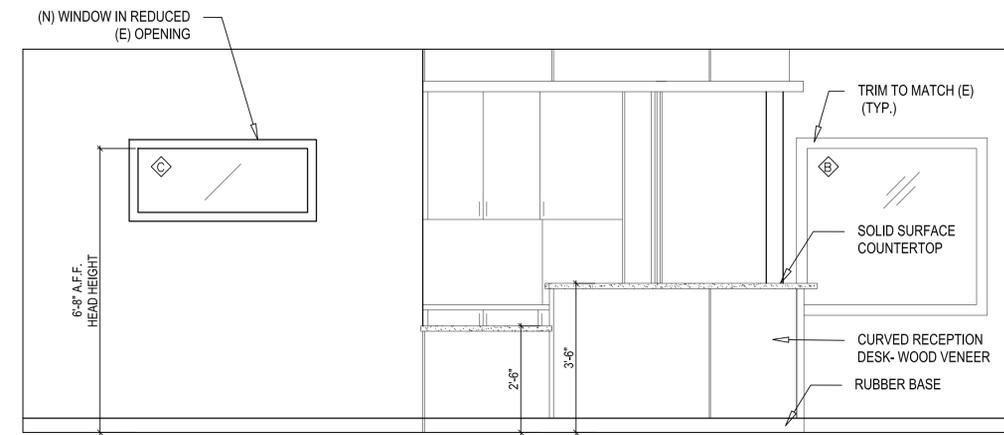
ARCHITECT

DATE	07.10.15
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JOB NO.	721.01.01
SHEET	

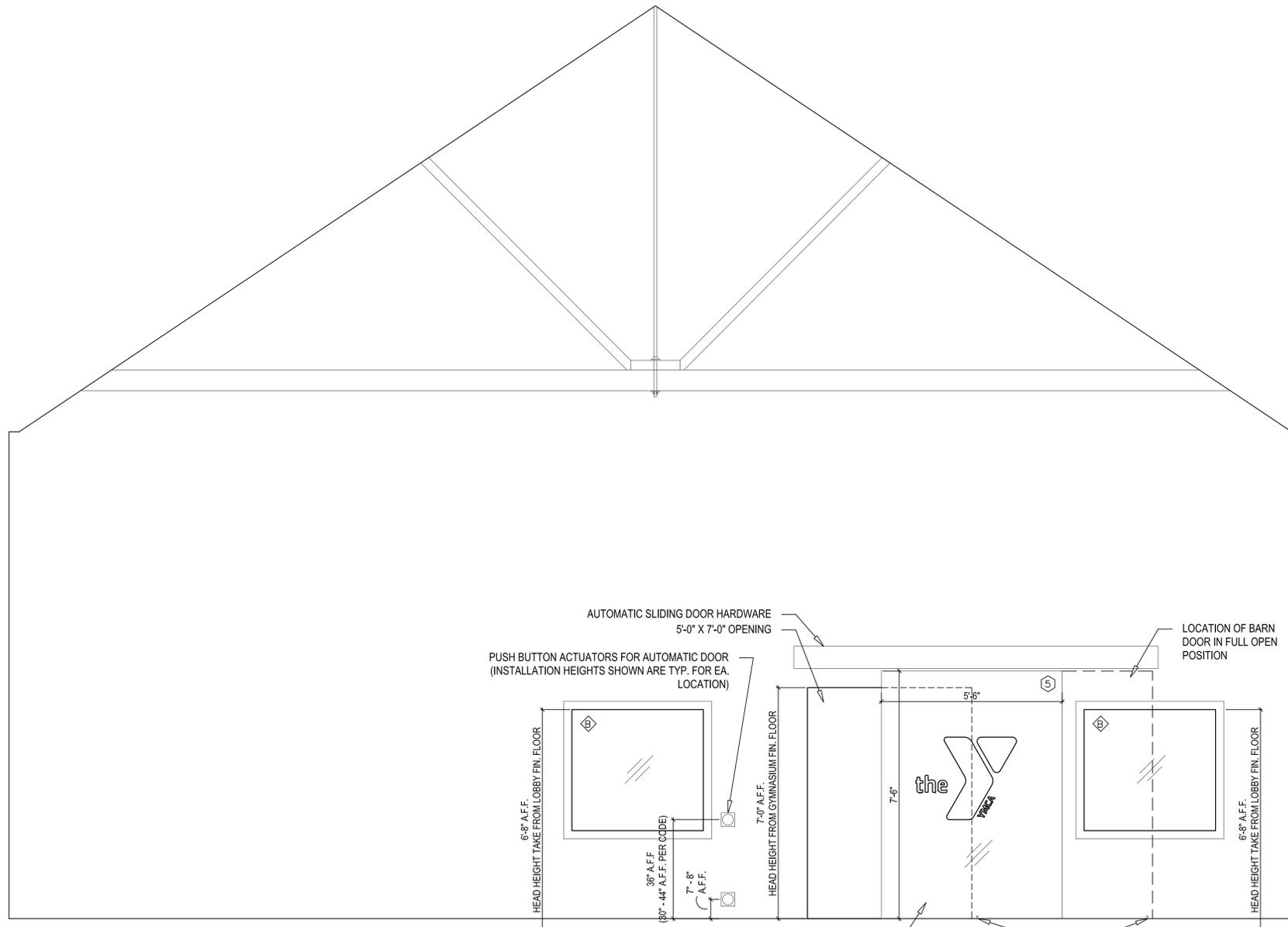
A-3.2



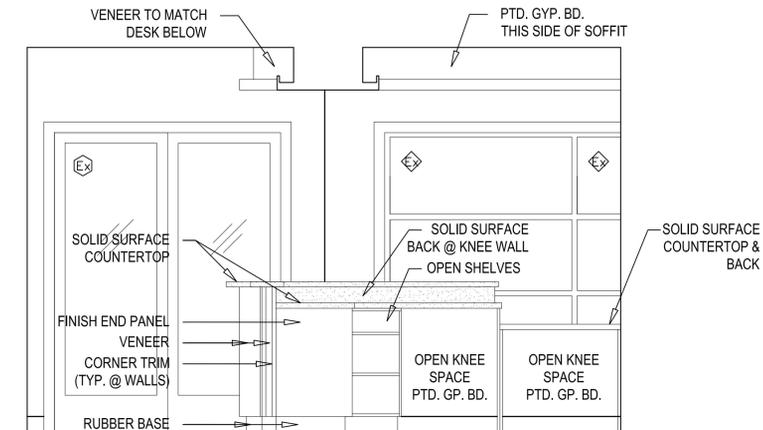
1 ELEVATION AT RECEPTION DESK
A-9.0 SCALE 1/2" = 1'-0"



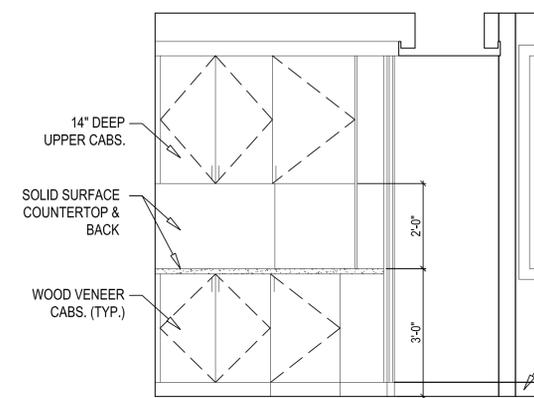
2 ELEVATION
A-9.0 SCALE 1/2" = 1'-0"



5 ELEVATION - GYMNASIUM
A-9.0 SCALE 1/2" = 1'-0"



3 ELEVATION
A-9.0 SCALE 1/2" = 1'-0"



4 ELEVATION
A-9.0 SCALE 1/2" = 1'-0"

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REVISIONS	BY

PROJECT

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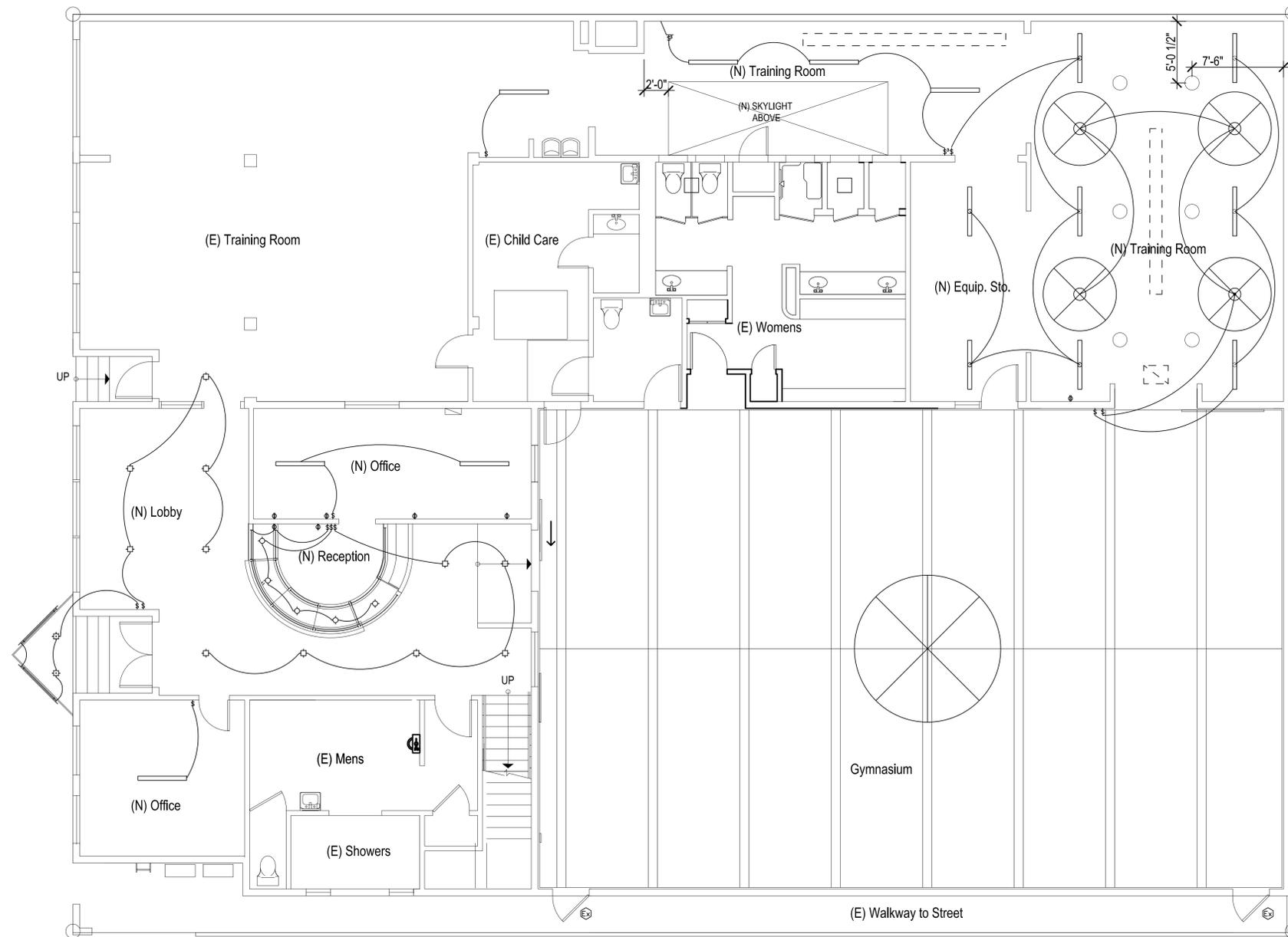
SHEET CONTENT

INTERIOR ELEVATIONS

ARCHITECT

DATE	07.10.15
SCALE	1/2" = 1'-0"
DRAWN BY	J. L. / C.M.
JOB NO.	721.01.01
SHEET	

A-9.0



1 PROPOSED REFLECTED CEILING PLAN
E 1.0 SCALE 3/16" = 1'-0"



NOTES

- 1** PROVIDE NEW ELECTRICAL SUBPANEL (SEE MEP DRAWINGS FOR LOCATION)
- 2** APPROXIMATE LOCATION OF HVAC VENTS (SEE MEP DRAWINGS FOR LOCATION)

SYMBOL LEGEND

- ⊕GFCI GROUND FAULT CONNECTOR INTERRUPTER RECEPTACLE
- ⊕ DUPLEX RECEPTACLE
- \$ SWITCH
- \$³ 3-WAY SWITCH
- \$^{DIM.} SWITCH W/DIMMER
- \$^{OC} SWITCH W/OCCUPANT SENSOR
- ST TIMER
- ⊕ RECESSED DOWN LIGHT FIXTURE = 75W QUARTZ LOW VOLTAGE
- ⊕ SLIM SURFACE MOUNT LED FIXTURE, 5" APERTURE JUNCTION BOX ABOVE
- EXIT SIGN WITH BATTERY POWERED EMERGENCY LIGHT
- OC OCCUPANT SENSOR
- SURFACE MOUNTED LIGHT FIXTURE = 2x 32W / 4'-0" FLOURESCENT TUBE
- F — SURFACE MOUNTED LIGHT FIXTURE = 2x 32W / 4'-0" FLOURESCENT TUBE
- ⊗ 6' CEILING FAN
- ⊗ 12' CEILING FAN
- SOLATUBE SKYLIGHT
- VENT
- LED COVE LIGHTING

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SHEET CONTENT

**REFLECTED
 CEILING PLAN**

ARCHITECT

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JOB NO.	721.01.01

SHEET

E-1.0