ETHEL MOORE MEMORIAL BUILDING

DR. MARCUS FOSTER EDUCATIONAL LEADERSHIP COMPLEX
OAKLAND UNIFIED SCHOOL DISTRICT (PROJECT NUMBER 15124)

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A-414	ENLARGED MAIN STAIR PLANS AND ELEVATIONS
A-501	EXTERIOR STAIR TOWER DETAILS
A-502	EXTERIOR DETAILS

PROJECT TEAM

CLIENT	OUSD 1000 Broadway Suite 680 Oakland, CA 94607 T: (510) 879-8200
ARCHITECT	Shah Kawasaki Architects 570 10th St, Suite 201 Oakland, CA 94709 T: (510) 663-5090 F: (510) 663-5093
CIVIL	Siegfried Engineering Inc 3244 Brookside Rd, Suite 100 Stockton, CA 95219 T: (209) 943-2021
STRUCTURAL	ZFA Structural Engineers 601 Montgomery Street Suite 1450 San Francisco, CA 94111 T: (415) 243-4091
MEP	Interface Engineering 135 Main Street, Suite 400 San Francisco, CA 94105 T: (415) 489-7240
LANDSCAPE	Siegfried Engineering Inc 3244 Brookside Rd, Suite 100 Stockton, CA 95219 T: (209) 943-2021
BUILDING ENVELOPE CONSULTANT	Terracon 1466 66th Street Emeryville, CA 94608 T: (510) 899-7098

CODE SUMMARY

PROJECT DESCRIPTION

The Ethel Moore Memorial Building is a 3-story plaster & wood framed type V-B building with a gross area of 14,091 SF

APPLICABLE CODE

2016 CALIFORNIA HISTORIC BUILDING CODE (CHBC)
2016 CALIFORNIA BUILDING CODE (CBC) / 2012 INTERNATIONAL BUILDING CODE (IBC)
2016 CALIFORNIA ELECTRICAL CODE (CEC) / 2011 NATIONAL ELECTRICAL CODE (NEC)
2016 CALIFORNIA MECHANICAL CODE (CMC) / 2012 UNIFORM MECHANICAL CODE (UMC)
2016 CALIFORNIA PLUMBING CODE (CPC) / 2012 UNIFORM PLUMBING CODE (UPC)
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CalGreen)
2016 BUILDING ENERGY EFFICIENCY STANDARDS effective July 1, 2014
2016 CALIFORNIA REFERENCE STANDARDS CODE
CALIFORNIA CODE OF REGULATIONS: TITLE 19 PUBLIC SAFETY
AMERICAN DISABILITY ACT (ADA)
*CITY OF OAKLAND MUNICIPAL CODE

USE AND OCCUPANCY

304.1 Business Group B Offices

BUILDING LIMITATIONS (Table 503)

Allowable Heights and Area	Type VB*
*Equipped throughout with an automatic sprinkler system	
(Table 504.3) Allowable height	60
ACTUAL HEIGHT	41.8'
(Table 504.4) Maximum No. of Stories	4
ACTUAL NO. OF STORIES	3

Section 506.2.3 Single-Occupancy Multistory Building

(Table 506.2) Allowable Area Factor (NS)	9,000 SF
(Table 506.2) Allowable Area Factor (SM) = At	27,000 SF
(506.3) Frontage Increase (If)	
If = [F / P - .25] W / 30	0
(506.2.3) Sa = 3 Occupancy B	3

Allowable Area/Floor (Aa)
Aa = [At + (NS x If)] x Sa) ÷
Aa = [27,000 + (9,000 x 0)] x 3÷ 81,000 SF

GROSS FLOOR AREA	TOTAL (SF)
GROUND FLOOR	4,293 SF
SECOND FLOOR	4,371 SF
THIRD FLOOR	4,294 SF
TOTAL (SF)	13,558 SF

TYPES OF CONSTRUCTION (Table 601)

Fire Resistance Rating Requirements for Building Elements in hours	TYPE VB
Primary Structural Frame	0
Bearing Walls - Exterior	0
Bearing Walls - Interior	0
Nonbearing Exterior Walls	0
Nonbearing interior walls	0
Floor construction and secondary members	0
Roof construction and secondary members	0

MEANS OF EGRESS SIZING (1005)

FLOOR	EXIT COMPONENT	No. of Occp.	Min Width Factor	Width (inches)	Provided (inches, quantity)
G	(1005.3.1) Stairway #1	88	0.2	19.6	48.0
G	(1005.3.2) Other Exit Component (door)	38	0.15	5.7	47.0
G	(1005.3.2) Other Exit Component (doors)	88	0.15	13.1	71.0
G	(1006.2.1) Number of Exits Req. (2:1-500)				2
2	(1005.3.1) Stairway #1	71	0.2	14.2	48.0
2	(1005.3.1) Stairway #2	32	0.2	6.4	53.0
2	(1005.3.2) Other Exit Component (doors)	71	0.15	10.7	59.0
2	(1006.2.1) Number of Exits Req. (2:1-500)				2
3	(1005.3.1) Stairway #1	32	0.2	6.4	48.0
3	(1005.3.1) Stairway #2	32	0.2	6.4	53.0
3	(1005.3.2) Other Exit Component (doors)	32	0.15	4.8	71.0
3	(1006.2.1) Number of Exits Req. (2:1-500)				2 2
	(1009.3) Stairways			48 min.	48.0 & 53.0

Table 1017.2 Exit travel distance Group B 300 with sprinkler system

MINIMUM PLUMBING FIXTURE (Table 4-1)

FLOOR	TYPE	Area	Load Factor	Occupants
G	Group B Offices	2,810	200	14

		Occup	Factor	Number
G	Water Closet (Male)	7	1: 1-50	1
G	Water Closet (Female)	7	1: 1-15	2*
G	Urinal (Male)	7	1: 1-100	1
G	Lavatories (Male)	7	1: 1-75	1
G	Lavatories (Female)	7	1: 1-50	1
G	Drinking fountains	14	1: 1-150	1

FLOOR	TYPE	Area	Factor	Occupants
2	Group B Offices	2,954	200	15

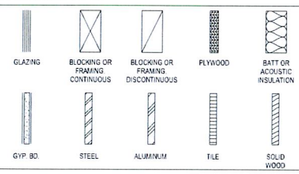
		Occup	Factor	Number
2	Water Closet (Male)	8	1: 1-50	1
2	Water Closet (Female)	8	1: 1-15	2*
2	Urinal (Male)	8	1: 1-100	1
2	Lavatories (Male)	8	1: 1-75	1
2	Lavatories (Female)	8	1: 1-50	1
2	Drinking fountains	15	1: 1-150	1

FLOOR	TYPE	Area	Factor	Occupants
3	Group B Offices	3,128	200	16

		Occup	Factor	Number
3	Water Closet (Male)	8	1: 1-50	1
3	Water Closet (Female)	8	1: 1-15	2*
3	Urinal (Male)	8	1: 1-100	1
3	Lavatories (Male)	8	1: 1-75	1
3	Lavatories (Female)	8	1: 1-50	1
3	Drinking fountains	16	1: 1-150	1

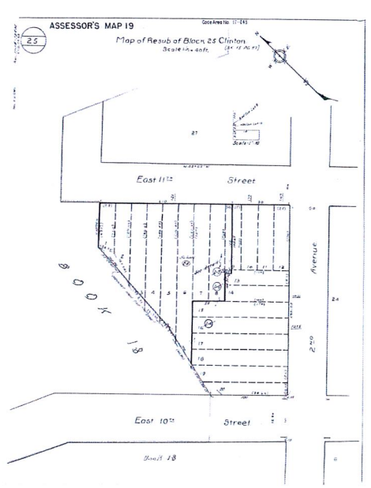
*The total number of required water closets for females shall be not less than the total number of required water closets and urinals for males

MATERIAL INDICATION

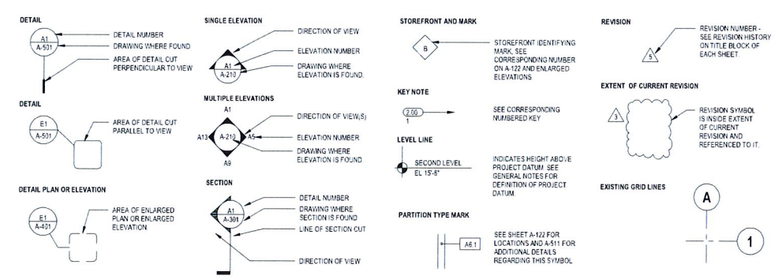


ACCESSOR'S PARCEL MAP

For Assessment Use Only



ARCHITECTURAL SYMBOLS



PROJECT DESCRIPTION

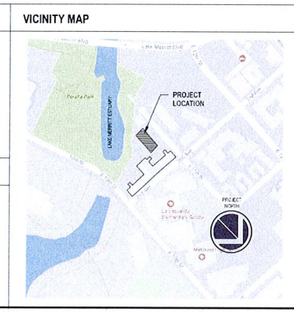
ASSESSOR'S PARCEL NUMBER: 19-25-2-5

THE ETHEL MOORE MEMORIAL BUILDING IS AT 121 EAST 11TH STREET AND IS A 3-STORY WOOD FRAMED BUILT IN 1922. IT WAS BUILT IN MEMORY OF SOCIAL ACTIVIST ETHEL MOORE AFTER SHE DIED IN 1920. IT IS ALSO SOMETIMES REFERRED TO AS THE ETHEL MOORE MEMORIAL CLINIC. AS IT WAS ORIGINALLY CONSTRUCTED TO HOUSE A PUBLIC HEALTH CLINIC FOR THE POOR OF ALAMEDA COUNTY.

THE ETHEL MOORE MEMORIAL BUILDING HAS A GROSS AREA OF 14,091 SQUARE FEET. GENERALLY THIS BUILDING REQUIRES EXTENSIVE SELECTIVE DEMO OF EXISTING INTERIOR PARTITIONS AND DOORS. REPAIR OR RESTORATION OF ALL WINDOWS. NEW MEP SYSTEMS. VOLUNTARY STRUCTURAL SEISMIC RETROFIT. SPANISH TILE ROOF AND A NEW CIRCULATION TOWER CONSISTING OF A NEW ELEVATOR AND EGRESS STAIR. THE EXTERIOR AND HISTORICALLY SIGNIFICANT INTERIOR WILL BE RESTORED PER THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.

ALTERNATES

VICINITY MAP



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Drawing Title: **COVER SHEET**

Drawing No. **A-001A**

SKA Project Number: 17703

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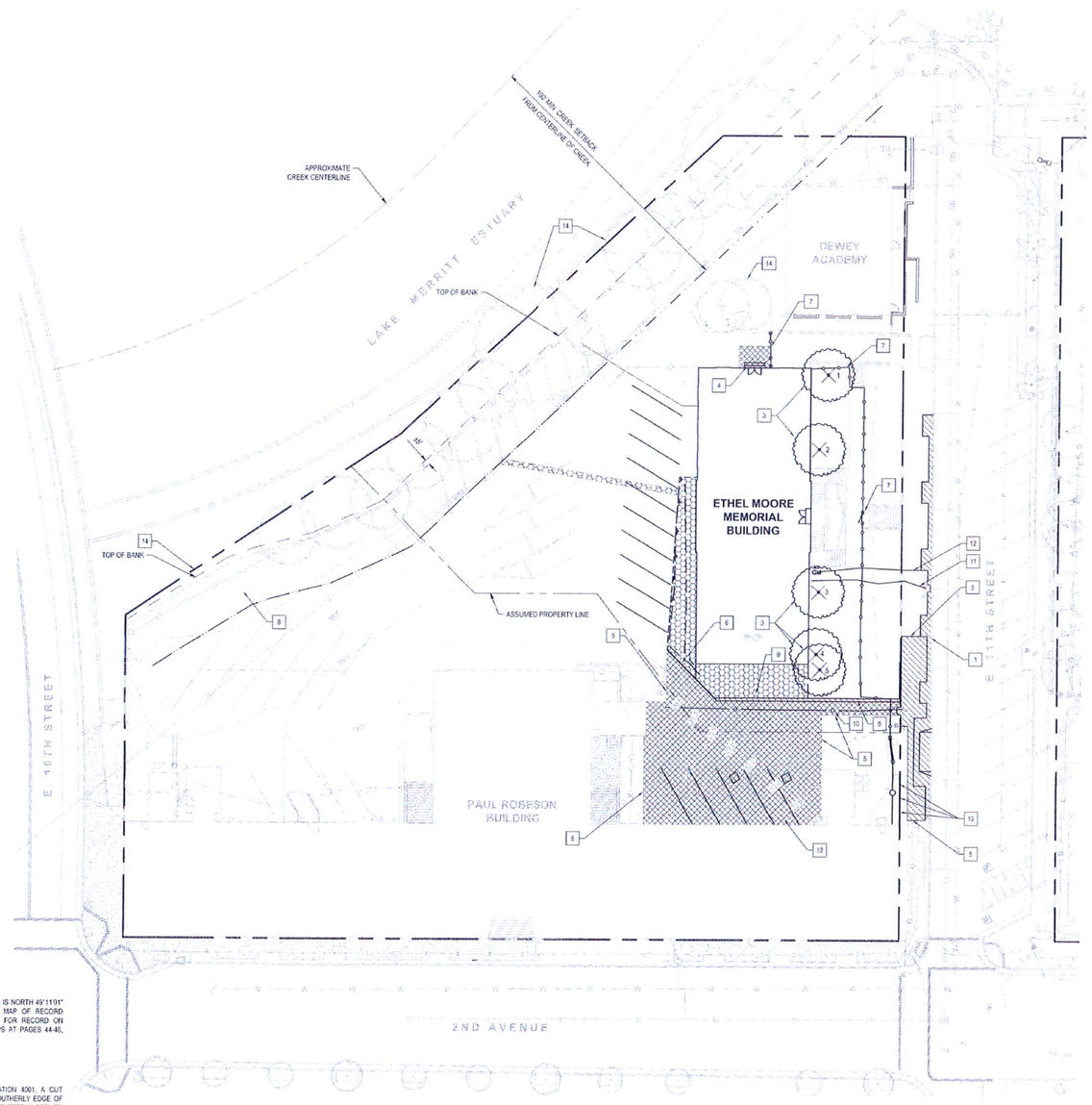

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON IS NORTH 49°11'01" EAST AS SHOWN UPON THAT CERTAIN MAP OF RECORD TITLED, "PARCEL MAP NO. 10111" FILED FOR RECORD ON DECEMBER 6, 2013, IN BOOK 324 OF MAPS AT PAGES 44-46, ALAMEDA COUNTY RECORDS.

BENCHMARK

CITY OF OAKLAND BENCHMARK DESIGNATION 4001, A CUT SQUARE IN THE TOP OF CURB, AT THE SOUTHERLY EDGE OF THE WHEELCHAIR RAMP LOCATED AT THE EASTERLY CORNER OF E. 12TH STREET AND 2ND AVENUE.
ELEVATION = 23.018 FEET.

PROJECT NORTH

0' 10' 20' 40'
SCALE: 1"=20'

KEY NOTES

1. REMOVE EXISTING CONCRETE. TYPICAL.
2. REMOVE EXISTING ASPHALT. TYPICAL.
3. REMOVE EXISTING TREE. TYPICAL.
4. REMOVE EXISTING STAIRS.
5. SAW CUT
6. REMOVE EXISTING RETAINING WALL
7. REMOVE EXISTING FENCES AND GATES
8. SETBACK SHALL BE EITHER A MINIMUM OF 20' FROM THE EXISTING TOP OF BANK OR 100' FROM THE CREEK CENTERLINE, WHICH EVER IS MORE RESTRICTIVE. THE LINE SHOWN IS A COMBINATION OF THE TWO RULES
9. REMOVE EXISTING SHRUBS
10. EXISTING GAS SERVICE TO BE REMOVED, SEE SHEET PD-121.
11. EXISTING WATER SERVICE TO BE REMOVED
12. EXISTING GAS METER AND SERVICE TO BE REMOVED, SEE SHEET PD-121
13. REMOVE EXISTING BOLLARD AND FOUDATION
14. PROTECT EXISTING TREES TYP.

LEGEND

- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING ELECTRICAL
- EXISTING TELEPHONE
- EXISTING STORM DRAIN MAINTENANCE HOLE
- EXISTING SANITARY SEWER MAINTENANCE HOLE
- EXISTING FIRE HYDRANT
- EXISTING BENCH
- EXISTING CONCRETE TO BE DEMOLISHED AND REMOVED FROM SITE
- EXISTING ASPHALT PAVEMENT TO BE DEMOLISHED AND REMOVED FROM SITE.
- EXISTING LANDSCAPE AREA TO BE DISTURBED OR REMOVED
- REMOVE EXISTING TREE, INCLUDING STUMP AND ROOTS.

NOTES

1. THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS SHOWN UPON THAT CERTAIN MAP REFERRED TO IN THE BASIS OF BEARINGS STATEMENT, STATED HEREON, AND DEED DESCRIPTIONS, AND IS WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
2. TOPOGRAPHY SHOWN HEREON WAS COMPILED BY FIELD SURVEYS PERFORMED IN AUGUST AND SEPTEMBER OF 2016, BY OTHERS.

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REGISTERED PROFESSIONAL ENGINEER PAUL J. SCHNEIDER No. 62498 Exp. 06/30/19 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 01/11/18

Drawing Title: **DEMOLITION PLAN**

Drawing No: **C-101**

SKA Project Number: 17703
SEI Project Number: 16323

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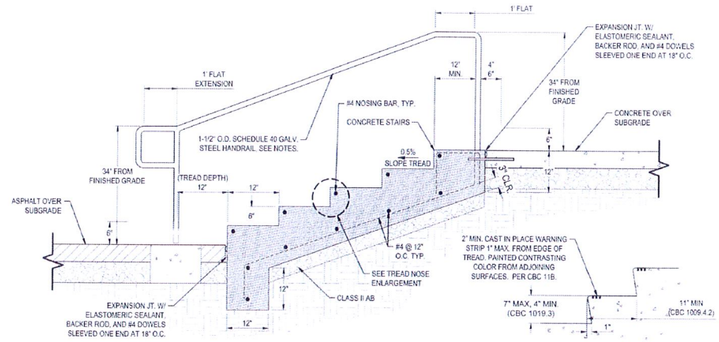
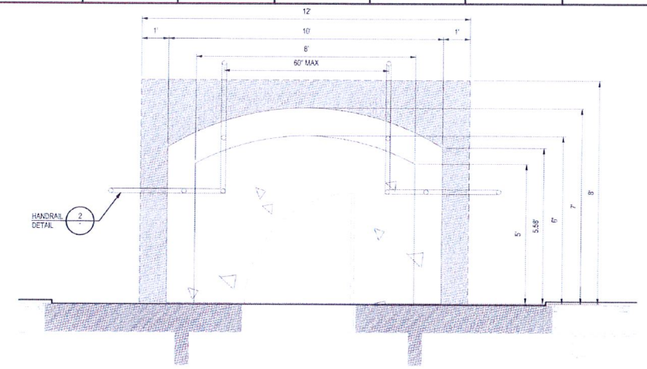
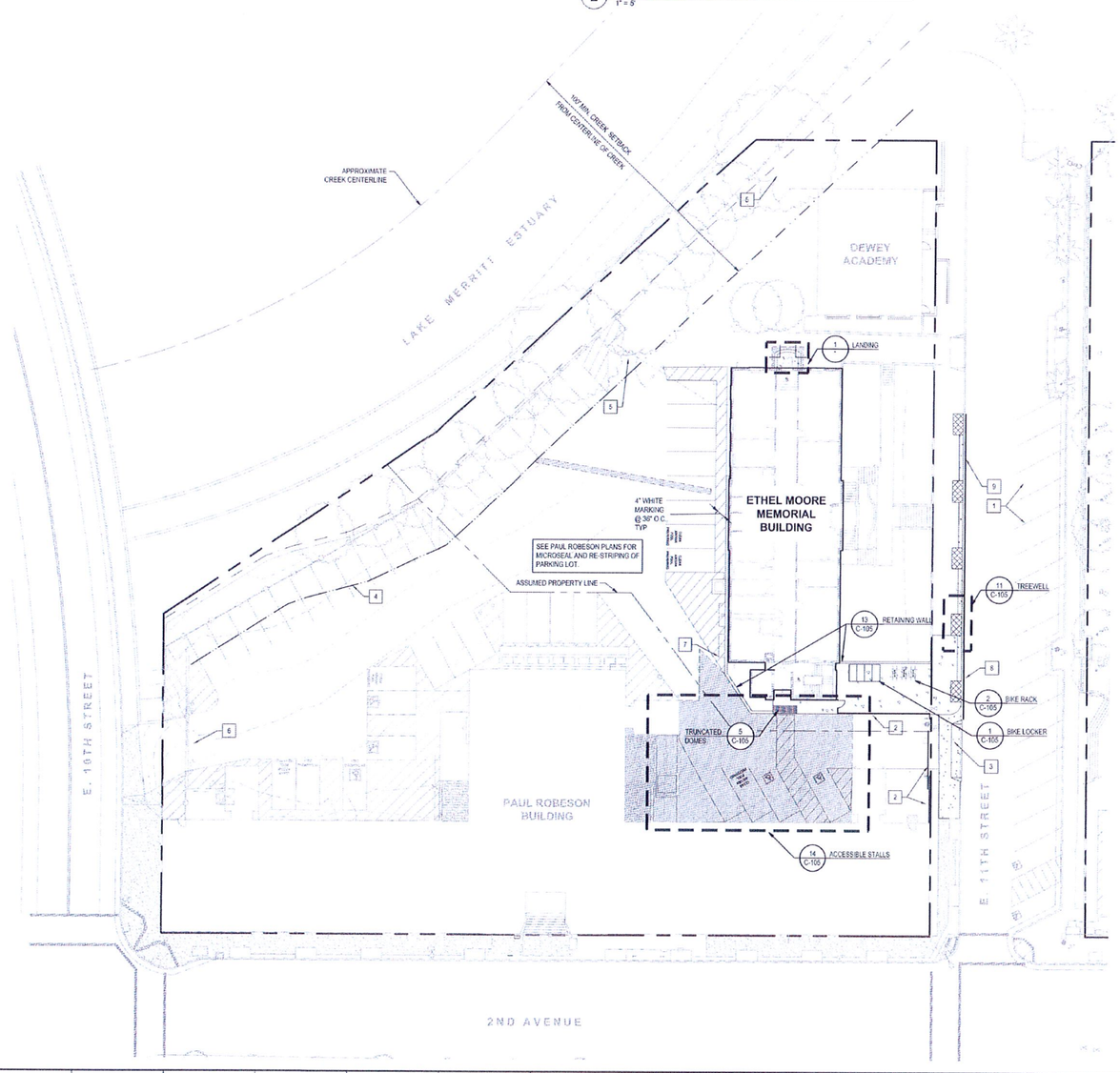


TREAD NOSE ENLARGEMENT:
SCALE: NTS

2 HANDRAIL DETAIL
1" = 8'



1 LANDING
1" = 2'



PROJECT NORTH

0' 10' 20' 40'
SCALE: 1"=20'

KEY NOTES

1. EXISTING DIAGONAL SPACES TO REMAIN.
2. NEW 6' HIGH ORNAMENTAL IRON SECURITY FENCING AND AUTOMATIC ROLLING GATE. SEE ARCHITECTURAL PLANS.
3. REMOVE AND REPLACE EXISTING DRIVEWAY.
4. APPROXIMATE CREEK SETBACK.
5. EXISTING GATE TO REMAIN.
6. MAIN PARKING ENTRANCE.
7. HEAT PUMP. SEE SHEET M-121
8. FIRE LANE. NO PARKING, RED PAINTED CURB
9. PARALLEL PARKING STALLS TO BE REMOVED

LEGEND

- DIAGONAL WHITE PAVEMENT MARKINGS AT 36" O.C.
- PROPOSED CONCRETE FLATWORK
- DECOMPOSED GRANITE FINES AT TREE WELL PLANTERS 4" THICK, INSTALLED IN TWO (2) 2" LIFTS.
- PROPOSED ASPHALT REMOVAL AND RECONSTRUCTION 3"AC OVER 15" CLASS II AB.

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DATE SIGNED: 01/10/18

Drawing Title: SITE AND PAVING PLAN

Drawing No.: C-102

SKA Project Number: 17703
SEI Project Number: 16323

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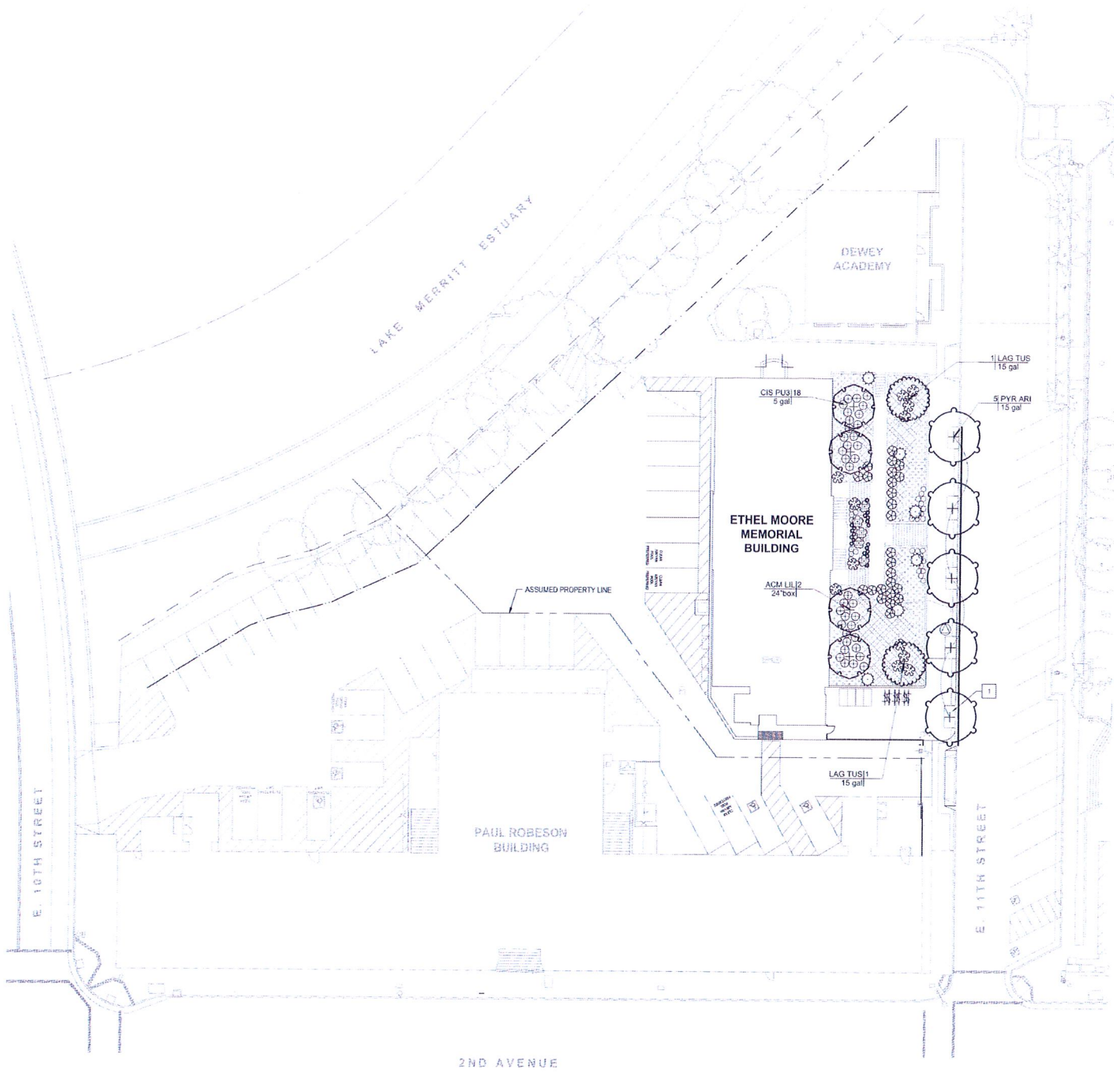

PLANT LEGEND

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ACM LIL	Acmena smithii / Lilly Pilly	24"box	4
	LAG TUS	Lagerstroemia x 'Tuscarora' / Crape Myrtle Coral Pink	15 gal	2
	PYR ARI	Pyrus calleryana 'Aristocrat' TM / Aristocrat Flowering Pear	15 gal	5

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	CAR PR2	Carex testacea 'Prairie Fire' / Prairie Fire Sedge	1 gal	28
	CIS PU3	Cistus pulverulentus 'Sunset' / Rockrose	5 gal	36
	COL SU2	Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven	5 gal	25
	HEU PUR	Heuchera micrantha 'Palace Purple' / Palace Purple Coral Bells	1 gal	19
	LOM P10	Lomandra longifolia 'Platinum Beauty' / Platinum Beauty Dwarf Mat Rush	5 gal	5
	PHO PI2	Phormium tenax 'Pink Stripe' / New Zealand Flax	5 gal	12
	SAL MID	Salvia leucantha 'Midnight' / Mexican Bush Sage	5 gal	6

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	CEA HOR	Ceanothus griseus horizontalis / Carmel Creeper	1 gal	36" o.c.	1,125 sf
	DYM MAR	Dymondia margaretae / Dymondia	1 gal	18" o.c.	686 sf
	BARK MULCH Natural chip bark mulch. 3" thick layer minimum. Landscape planting areas within the project site to receive chip bark mulch.		2,894 sf		

GENERAL PLANTING NOTES

1. LANDSCAPE ARCHITECT TO BE ON SITE PRIOR TO INSTALLATION TO COORDINATE ANY DISCREPANCIES THAT MAY OCCUR BETWEEN ACTUAL FIELD CONDITIONS AND DESIGN PLAN, AND PROVIDE ANY NECESSARY MODIFICATIONS OR DIRECTION TO CONTRACTOR.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND STANDARDS.
3. LANDSCAPE PLANTING AREAS SHALL INCORPORATE ALL SOIL AMENDMENTS AS RECOMMENDED BY A PROJECT SOILS FERTILITY ANALYSIS AND REPORT.
3. ARBORIST REPORT WILL BE REQUIRED TO PROPERLY IDENTIFY AND DESCRIBE THE EXISTING TREES WITHIN THE PROJECT SITE. ANY "PROTECTED TREES" TO BE REMOVED WILL BE REQUIRED TO FOLLOW CITY MITIGATION MEASURES OF REPLACEMENT.
4. WATER SOIL THOROUGHLY BEFORE PLANTING. ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY BEAR THE SAME RELATIONSHIP TO THE SURROUNDING FINISH GRADE AS THEY BORE TO THE SOIL LINE GRADE IN THE CONTAINER, UNLESS OTHERWISE NOTED.
5. TRIANGULAR SPACING FOR GROUND COVER PLANTING BEDS.
6. TREES SHALL BE STAKED.
7. ROOTBARRIER INSTALLED WHEN TREES ARE WITHIN FIVE FEET (5') OF PAVING, CURBS OR BUILDINGS. NO TREES SHALL BE PLANTED WITHIN FIVE FEET (5') OF UNDERGROUND WATER MAINS.
8. CONTRACTOR SHALL MAINTAIN THE PROJECT FOR A PERIOD OF 90 CALENDAR DAYS. THE BEGINNING OF THE MAINTENANCE PERIOD SHALL BEGIN WITH INSTALLATION APPROVAL BY OWNER'S REPRESENTATIVE.
9. COVER ALL BARE SOIL AREAS WITH A 3" DEPTH OF APPROVED BARK MULCH AFTER FINAL SHAPING OF SAUCERS AND DRESS OFF NEATLY.

THE IRRIGATION SYSTEM SHALL COMPLY WITH THE CRITERIA OF THE 2015 WATER EFFICIENT LANDSCAPE ORDINANCE AND THE REQUIREMENTS FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

TOTAL IRRIGATED LANDSCAPE AREA = 3,055 SF

PROJECT NORTH

0' 10' 20' 40'
SCALE: 1"=20'

KEY NOTES

1. STREET TREES INSTALLED IN DECOMPOSED GRANITE FINES PLANTERS AT BACK OF CURB WITH PERIMETER ROOT BARRIER. SEE C-106, CONSTRUCTION DETAILS FOR DETAILS AND DESCRIPTIONS.

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LICENSED LANDSCAPE ARCHITECT
BRIAN J. NORBURY
No.5065
Expires 11/30/18
STATE OF CALIFORNIA

DATE SIGNED: 01/16/18

Drawing Title
PLANTING PLAN

Drawing No.
L-102

SKA Project Number: 17703
SEI Project Number: 16379

NOT FOR CONSTRUCTION

02/12/2017 8:18:54 AM

SITE LIGHTING LEGEND

WM1 - WALL MOUNTED LIGHT FIXTURE
MANUF.: LIGMAN
TYPE: AUSTIN-VEKTER SMALL LED

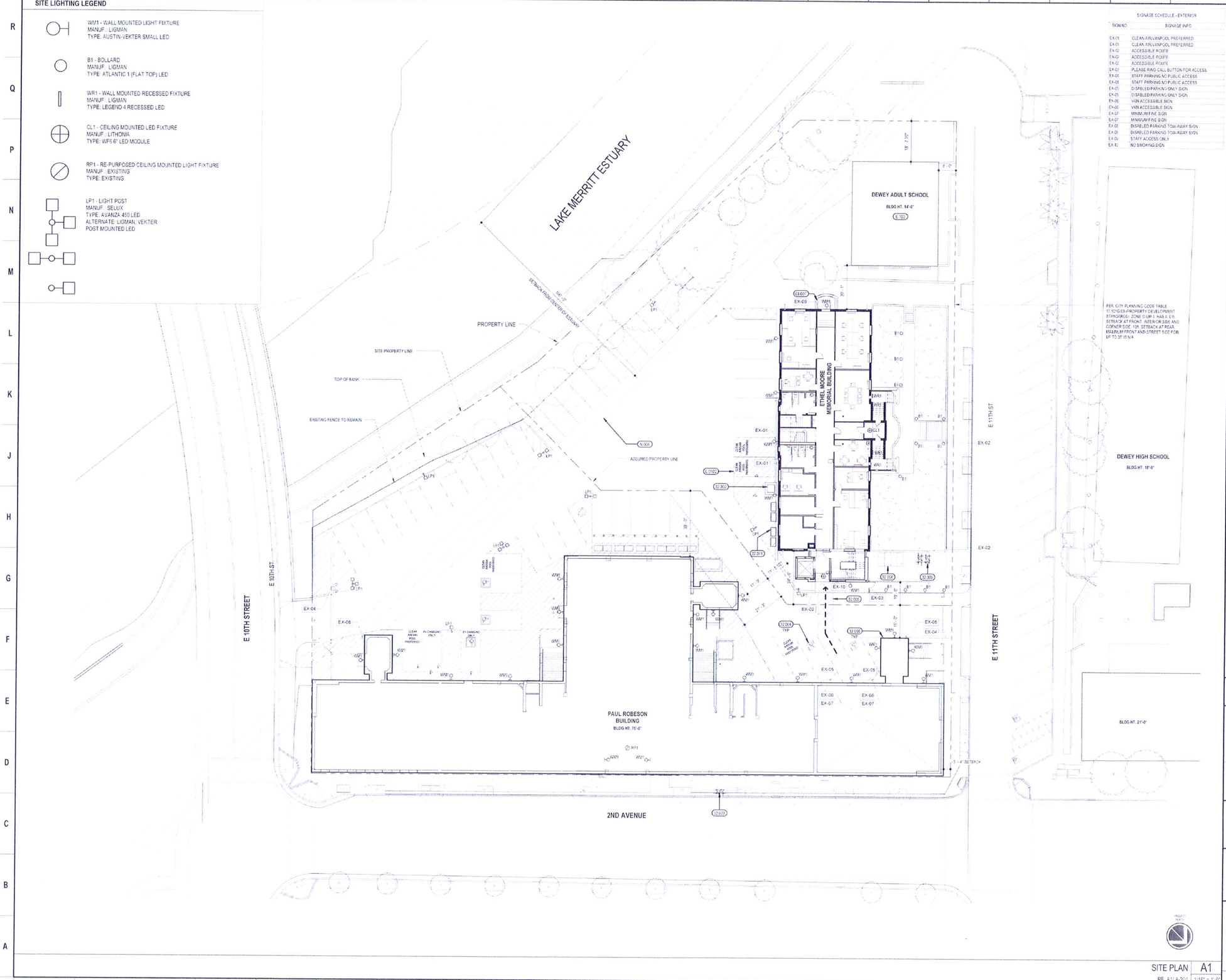
B1 - BOLLARD
MANUF.: LIGMAN
TYPE: ATLANTIC 1 (FLAT TOP) LED

WR1 - WALL MOUNTED RECESSED FIXTURE
MANUF.: LIGMAN
TYPE: LEGEND 4 RECESSED LED

CL1 - CEILING MOUNTED LED FIXTURE
MANUF.: LITHONIA
TYPE: WF6 6" LED MODULE

RP1 - RE-PURPOSED CEILING MOUNTED LIGHT FIXTURE
MANUF.: EXISTING
TYPE: EXISTING

LP1 - LIGHT POST
MANUF.: SELUX
TYPE: AVANZA 450 LED
ALTERNATE: LIGMAN, VEKTER
POST MOUNTED LED



SIGNAGE SCHEDULE - EXTERIOR

SIGN NO.	SIGNAGE INFO
EX-01	CLEAN AIR/VANPOOL PREFERRED
EX-01	CLEAN AIR/VANPOOL PREFERRED
EX-02	ACCESSIBLE ROUTE
EX-02	ACCESSIBLE ROUTE
EX-02	ACCESSIBLE ROUTE
EX-02	PLEASE RING CALL BUTTON FOR ACCESS
EX-03	STAFF PARKING NO PUBLIC ACCESS
EX-03	STAFF PARKING NO PUBLIC ACCESS
EX-05	DISABLED PARKING ONLY SIGN
EX-05	DISABLED PARKING ONLY SIGN
EX-06	VAN ACCESSIBLE SIGN
EX-06	VAN ACCESSIBLE SIGN
EX-07	MINIMUM FINE SIGN
EX-07	MINIMUM FINE SIGN
EX-08	DISABLED PARKING TOW-AWAY SIGN
EX-08	DISABLED PARKING TOW-AWAY SIGN
EX-09	STAFF ACCESS ONLY
EX-10	NO SMOKING SIGN

GENERAL NOTES

1.-

KEY NOTES

03.007	(N) CONCRETE LANDING AND STEPS
32.002	TRANSFORMER, SCD
32.004	(N) ADA PARKING SPACES
32.005	(N) ADA PATH OF TRAVEL, STRIPING
32.006	(N) PROTECTIVE BOLLARDS, TYP
32.003	(N) BIKE LOCKER (SINGLE)
32.009	(N) BIKE RACK
32.011	AIR SOURCE HEAT PUMP, SMD
E.0100	(E) NO. TREADS TO BE DEMOLISHED
E.103	(E) MODULAR SEMI-PERMANENT BUILDING. TO BE REMOVED AS A FUTURE PROJECT
N.004	UTILITY ACCESS EASEMENT, SCD

LEGEND

(E) FENCE TO REMAIN (CHAIN LINK)
PROPERTY LINE
(E) PLANTING AREA, SLD
(E) ESTUARY/CREEK
(E) TREE
(N) FENCE (CHAIN LINK)
(N) METAL PICKET FENCE
PROPERTY LINE
(N) PLANTING AREA, SLD
(N) CONCRETE PAVING, SCD
(N) TREE
ACCESSIBLE PATH OF TRAVEL
ADA ACCESSIBLE ENTRY

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	01/12/2018	PLAN REVIEW ISSUE

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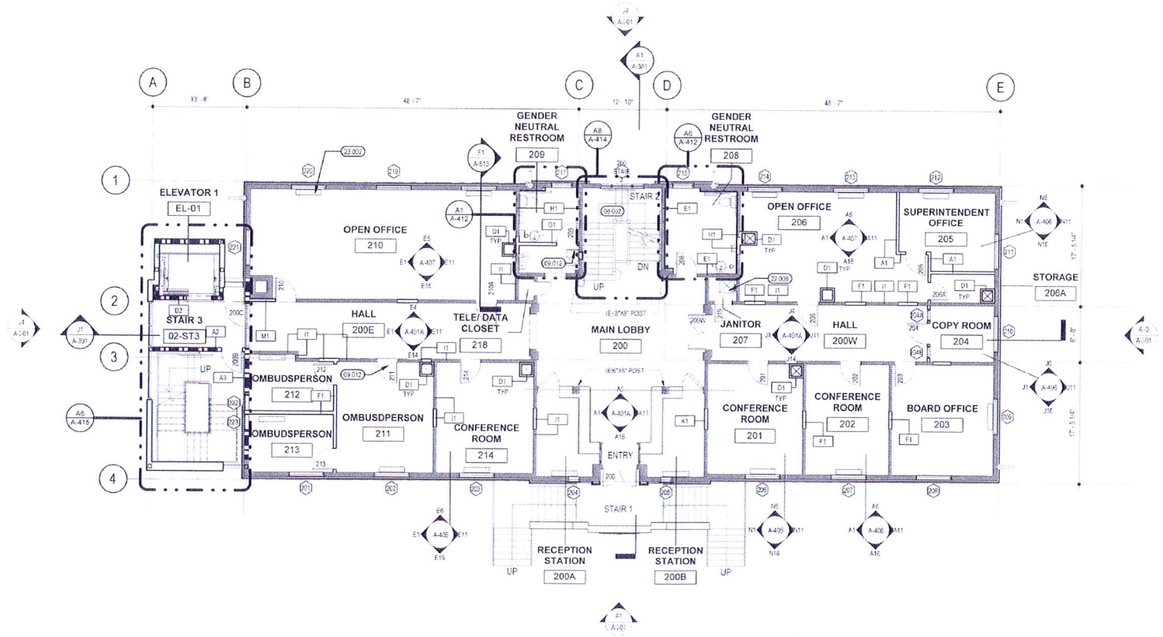
Drawing Title: SITE PLAN WITH SITE SIGNAGE

Drawing No.: A-101

SKA Project Number: 17103

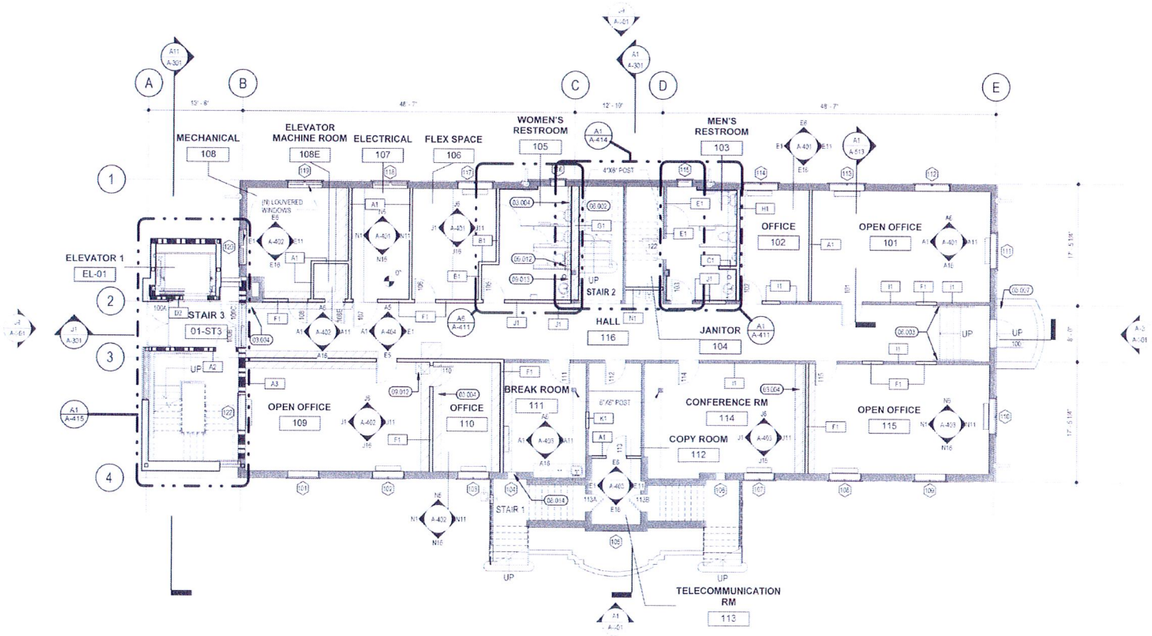
SITE PLAN | A1
RE: A1/A-201 | 1/16" = 1'-0"

NOT FOR CONSTRUCTION



SECOND FLOOR J1

RE: A1/ A-201 1/8" = 1'-0"



GROUND FLOOR A1

RE: A1/ A-201 1/8" = 1'-0"

GENERAL NOTES

1. PROVIDE NEW LAMINATED GLAZING AT ALL GROUND FLOOR WINDOWS AND ENTRY DOORS.
2. PROVIDE NEW LAMINATED GLAZING AT SELECT SECOND FLOOR WINDOWS AND ALL ENTRY DOORS.
3. PROVIDE (N) SINGLE PANE GLAZING AT ALL (E) WINDOWS.
4. FURNITURE SHOWN FOR REFERENCE ONLY. ALL FURNITURE OFCI. UON.
5. ALL DOORS ARE (N) WOOD VENEER SOLIDCORE DOORS IN (E) FRAME UON. MODIFY FRAME AS NECESSARY TO RECIEVE (N) HARDWARE. PATCH. REPAIR FRAME IF REQUIRED.

ROOF GENERAL NOTES

KEY NOTES

03.004	(N) FOOTING
03.007	(N) CONCRETE LANDING AND STEPS
06.002	REFURBISH HISTORICALLY SIGNIFICANT MAIN STAIRCASE. PROVIDE (N) BANNISTERS, BALUSTERS, SUPPORTS AND STRINGERS AS NEEDED TO MATCH (E)
06.003	(N) ADA COMPLIANT WD. HANDRAIL
08.014	(N) WINDOW
09.012	(N) FLOOR INFILL
09.013	(N) FINISH/SHEAR PLYWOOD ON THIS SIDE ATTACHED DIRECTLY TO (E) FRAMING. SSD, TYP.
22.006	MOP SINK
23.002	MECHANICAL VRF SYSTEM, SMD

LEGEND

(E) WALL TO REMAIN. PATCH AND REPAIR TO MATCH (E) ADJACENT

(N) PARTITION

(N) 1-HR FIRE RATED PARTITION

(N) DOOR

5'-0" ACCESSIBLE TURNING RADIUS

CLEAR FLOOR SPACE

(N) WOOD FLOOR, SSD

(N) FOOTING, SSD

WINDOW TYPE

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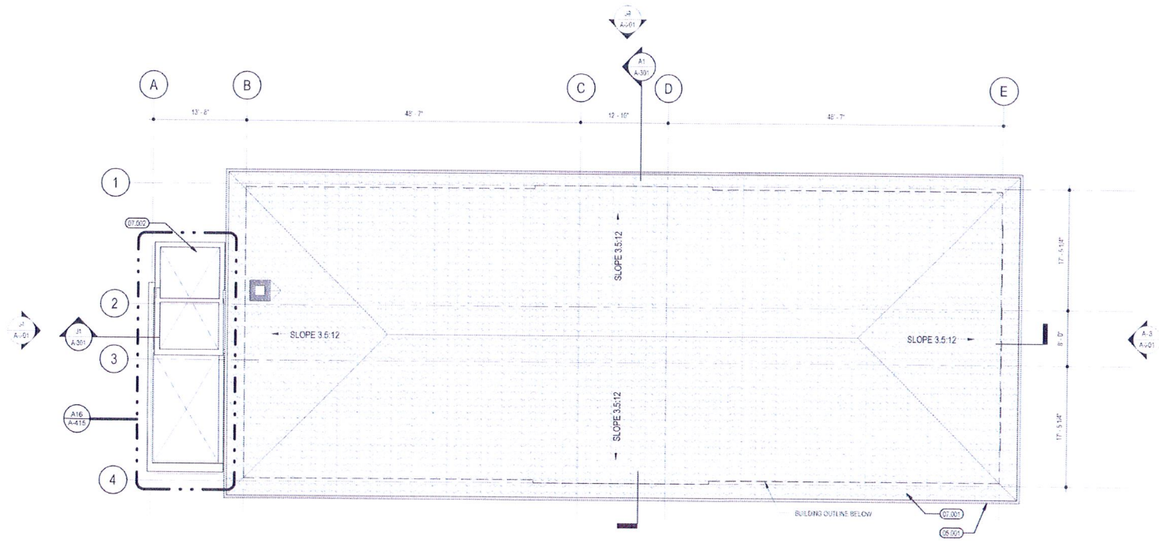
Drawing Title: GROUND AND SECOND FLOOR

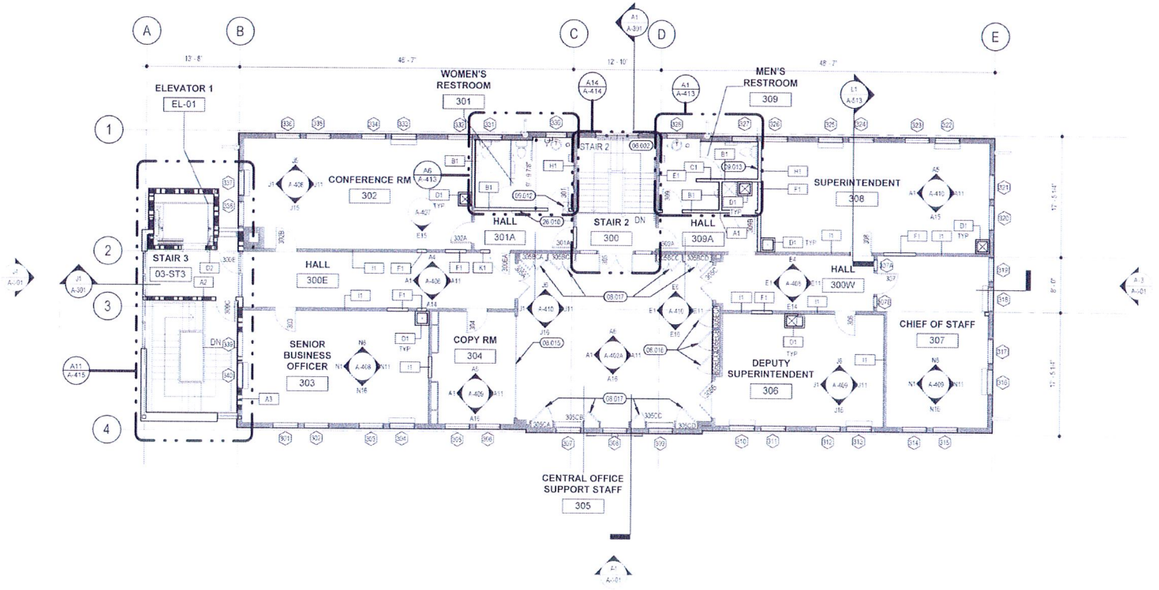
Drawing No.: A-121

SKA Project Number: 17700

NOT FOR CONSTRUCTION



ROOF PLAN | J1
RE: A1/A-201 | 1/8" = 1'-0"



THIRD FLOOR | A1
RE: A1/A-201 | 1/8" = 1'-0"

GENERAL NOTES

1. PROVIDE NEW LAMINATED GLAZING AT ALL GROUND FLOOR WINDOWS AND ENTRY DOORS
2. PROVIDE NEW LAMINATED GLAZING AT SELECT SECOND FLOOR WINDOWS AND ALL ENTRY DOORS
3. PROVIDE (N) SINGLE PANE GLAZING AT ALL (E) WINDOWS
4. FURNITURE SHOWN FOR REFERENCE ONLY. ALL FURNITURE OFCI UON
5. ALL DOORS ARE (N) SOLID CORE DOORS IN (E) FRAME. UON

KEY NOTES

06.001	GUTTERS TO MATCH (E)
06.002	REFURBISH HISTORICALLY SIGNIFICANT MAIN STAIRCASE. PROVIDE (N) BANNISTERS, BALUSTERS, SUPPORTS AND STRINGERS AS NEEDED TO MATCH (E)
07.001	(N) SOFAL MISSION 2-PIECE CLAY TILE ROOFING
07.002	TPO ROOFING OVER TAPERED INSULATION
08.015	RESTORE (E) HISTORICALLY SIGNIFICANT ACCORDIAN DOOR. FIX SHIFT IN PLACE AND PROVIDE (N) FROSTED SAFETY GLAZING
08.016	(N) LAMINATED GLAZING @ (E) WOOD EXHIBITION CASE DOOR
08.017	(N) LAMINATED GLAZING @ (E) HISTORIC BOOK CASE DOOR
09.012	(N) FLOOR INFILL
09.013	(N) FINISH SHEAR PLYWOOD ON THIS SIDE ATTACHED DIRECTLY TO (E) FRAMING, SSD. TYP
26.010	ELECTRICAL PANEL

LEGEND

- (E) WALL TO REMAIN. PATCH AND REPAIR TO MATCH (E) ADJACENT
- (N) PARTITION
- (N) 1-HR FIRE RATED PARTITION
- (N) DOOR
- 5'-0" ACCESSIBLE TURNING RADIUS
- CLEAR FLOOR SPACE
- (N) WOOD FLOOR, SSD
- WINDOW TYPE

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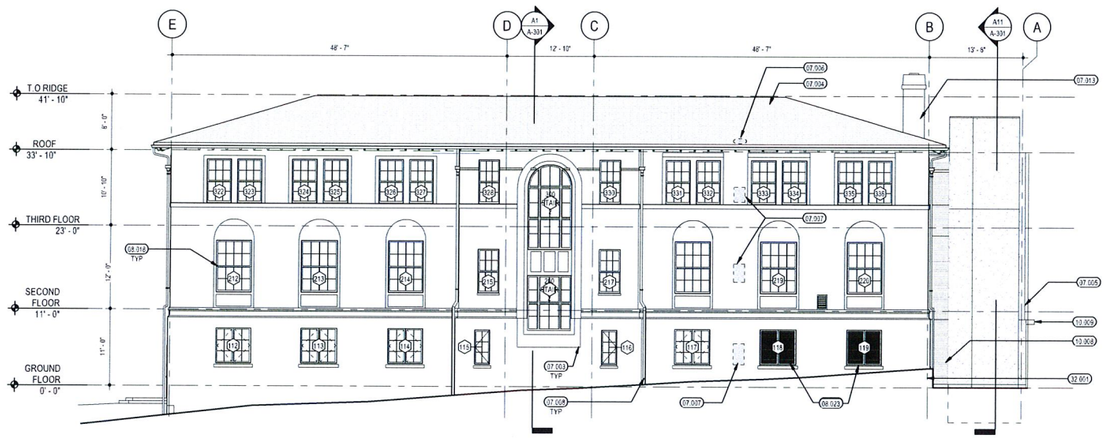
Drawing Title: THIRD FLOOR AND ROOF PLAN

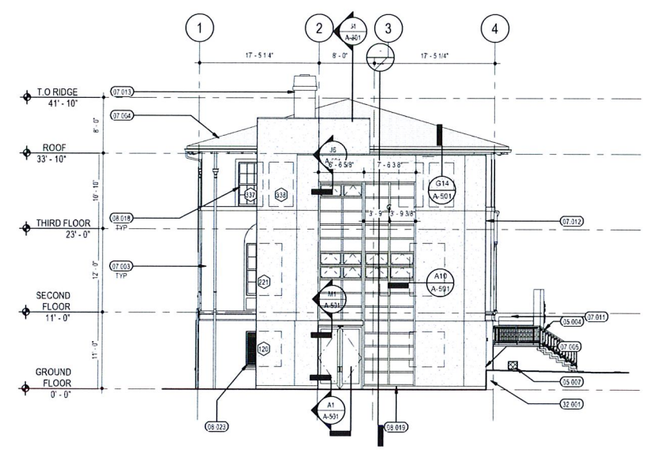
Drawing No.: A-122

SKA Project Number: 17703

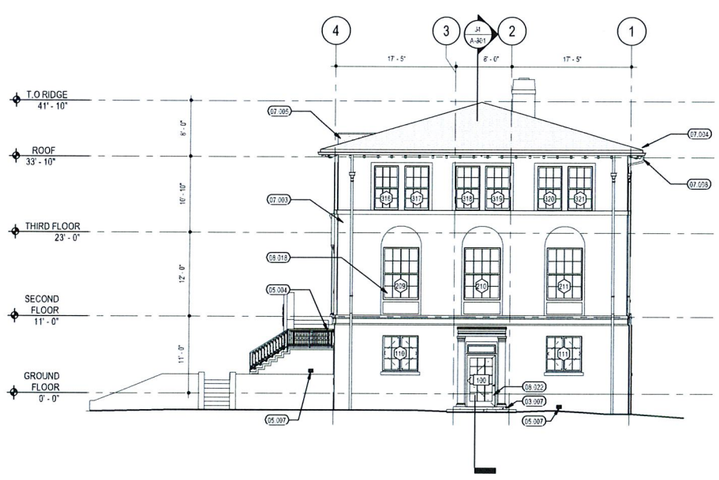
NOT FOR CONSTRUCTION



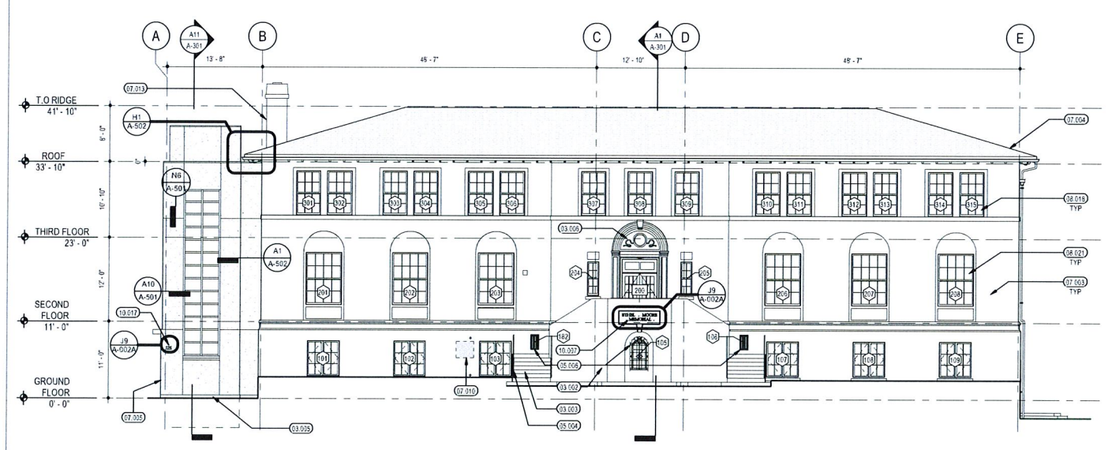
SOUTH ELEVATION | J9
RE: A1/ A-121 | 1/8" = 1'-0"



EAST ELEVATION | J1
RE: A1/ A-121 | 1/8" = 1'-0"



WEST ELEVATION | A13
RE: A1/ A-121 | 1/8" = 1'-0"



NORTH ELEVATION | A1
RE: A1/ A-121 | 1/8" = 1'-0"

GENERAL WINDOW NOTES:

1. PATCH AND REPAIR (E) DAMAGED WOOD FRAMES AND SASH TO MATCH (E)
2. REPAIR OR REPLACE DAMAGED OR MISSING HARDWARE IN KIND TO MATCH (E)
3. STRIP ALL FINISHES OFF (E) WOOD FRAMES AND SASH DOWN TO BARE WOOD. PRIME AND PAINT PER SPECIFICATIONS & HISTORIC REPORT RECOMMENDATIONS
4. REPLACE ALL GLAZING AND STOPS PER SCHEDULE

KEY NOTES

03.002	PATCH AND REPAIR (E) SPALLED CONCRETE
03.003	REPAIR AND RESTORE (E) CONCRETE STEPS
03.005	(N) CONCRETE BASE/CURB
03.006	(E) CAST CEMENT ORNAMENT TO BE RESTORED
03.007	(N) CONCRETE LANDING AND STEPS
05.004	REPAIR AND RESTORE (E) METAL RAILING
05.005	(E) HISTORICALLY SIGNIFICANT ORNAMENTAL IRON GRILLE TO BE RESTORED
05.007	(N) SECURE AND PEST PROOF METAL GRILLE
07.003	PATCH, REPAIR AND PAINT PLASTER WALLS TO MATCH (E), TYP
07.004	(N) SPANISH TERRACOTTA TILE ROOF SYSTEM. REPLACE DAMAGE OR DRYROT SHEATHING. SSD
07.005	(N) ELEVATOR & STAIR TOWER. WOOD FRAMED AND CEMENT PLASTER FINISH. SSD
07.006	PATCH ROOF WHERE VENT PENETRATION WAS REMOVED
07.007	PATCH ENVELOPE WHERE VENT STACK WAS REMOVED
07.008	(N) GUTTERS AND RAINWATER LEADERS TO MATCH PREVIOUS (E)
07.313	PATCH AND REPAIR PLASTER WALL WHERE WHERE (E) FIRE SPRINKLER VALVE CABINET WAS REMOVED
07.011	PLASTER CEMENT CONTROL JOINT(S)
07.012	PARAPET CAP AT (N) STAIR/ELEVATOR TOWER
07.013	PATCH, REPAIR, PAINT AND APPLY ELASTOMERIC COATING REPLACE FLASHING AROUND CHIMNEY AND WEATHER SEAL.
08.018	ALL FENESTRATION RESTORE/REPLACE IN KIND AS NECESSARY. TYP.
08.019	(N) ALUMINUM STOREFRONT SYSTEM
08.021	RESTORE (E) WOOD WINDOWS. REPAIR GLASS AND WOOD SILL SASH WHERE REQD. TYP.
08.022	REPAIR AND RESTORE (E) HISTORIC DOOR. REPLACE GLAZING WITH TEMPERED/LAMINATED GLASS.
08.023	(N) LOUVERED OPENING TO SERVE MECHANICAL/ELECTRICAL ROOM
10.007	REPLACE PREVIOUS (E) BUILDING SIGNAGE (CAST METAL LETTERS)
10.006	(N) CUSTOM ARCHITECTURAL LOUVERS/VENTS
10.009	(N) ENTRY CANOPY (CEMENT PLASTER) TO MATCH (N) ELEVATOR STAIR TOWER
10.017	(N) CAST METAL BUILDING SIGNAGE LETTERS
32.001	REVISE (E) RETAINING WALL AND GRADE TO ACCOMMODATE (N) ELEVATOR /STAIR TOWER. SCD

LEGEND

- (N) PLASTER WALL - 7/8" PLASTER OVER METAL LATH, OVER BUILDING UNDERLAYMENT, OVER SHEATHING
- (E) PLASTER WALL - STRIP, PATCH, REPAIR, PRIME AND PAINT
- (N) SPANISH TERRACOTTA TILE ROOFING OVER ROOFING UNDERLAYMENT, OVER REPAIR OR NEW SHEATHING
- (N) TERRACOTTA RAINSCREEN SYSTEM - 3" WALL CAVITY, EXTERIOR MOUNTED RIGID INSULATION, GIRT SUPPORT OVER BUILDING UNDERLAYMENT, OVER SHEATHING

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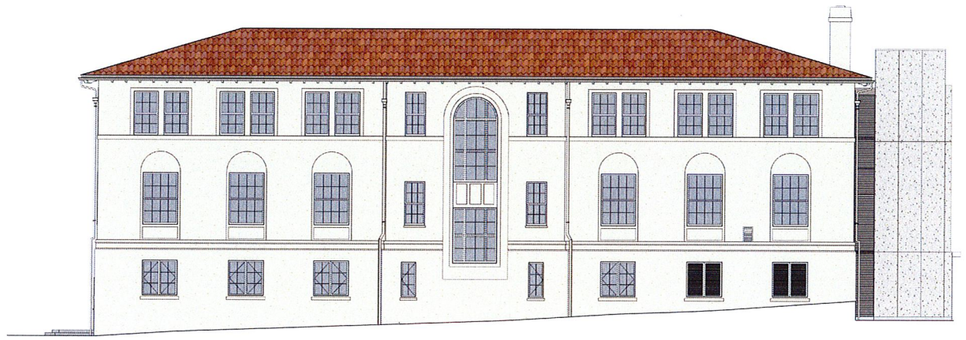
Drawing Title
EXTERIOR ELEVATIONS

Drawing No.
A-201

SKA Project Number 17703

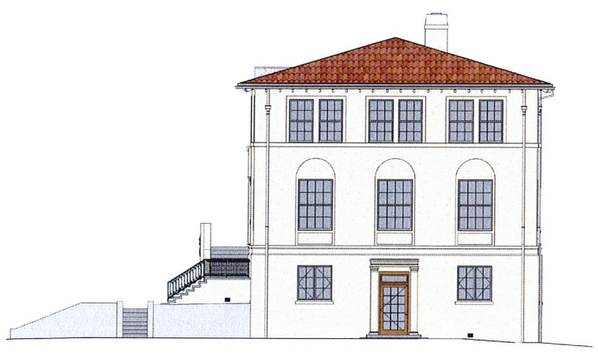
NOT FOR CONSTRUCTION

3/4/2018 2:02:56 PM

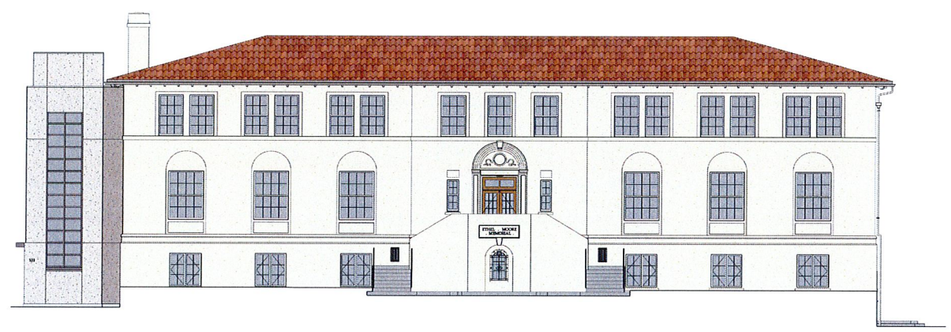


COLORED SOUTH ELEVATION J9
1/8" = 1'-0"

COLORED EAST ELEVATION J1
1/8" = 1'-0"



COLORED WEST ELEVATION A11
1/8" = 1'-0"



COLORED NORTH ELEVATION A1
1/8" = 1'-0"

NOTE: SEE SHEET A-201 FOR SHEET NOTES, KEY NOTES AND LEGENDS

FINISH LEGEND

NEW STAIR/ ELEVATOR TOWER
MANUFACTURER: KELLY-MOORE
COLOR: MEXICAN SAND DOLLAR

ALUMINUM STOREFRONT
MANUFACTURER: KAWNEER PERMAFLOUR
CUSTOM COLOR: TO MATCH 'CATHEDRAL STONE' (BY KELLY-MOORE)

ETHEL MOORE BUILDING COLOR
MANUFACTURER: KELLY-MOORE
COLOR: BETTER THAN BEIGE

DOWNSPOUT COLOR
MANUFACTURER: KELLY-MOORE
COLOR: BETTER THAN BEIGE

STAIR TOWER CONNECTING WALL
MANUFACTURER: KELLY-MOORE
COLOR: SMOKY DAY

GUTTERS
MANUFACTURER: KELLY-MOORE
COLOR: SMOKY DAY

OUTRIGGER & SOFFIT COLOR AT ROOF
MANUFACTURER: KELLY-MOORE
COLOR: WHITEST WHITE

EXISTING WINDOW SASH/ FRAME COLOR
MANUFACTURER: KELLY-MOORE
COLOR: WHITEST WHITE

EXISTING WOOD DOOR COLOR
MANUFACTURER: KELLY-MOORE
COLOR: GOLD SPIKE

SPANISH ROOF TILE
MANUFACTURER: BORAL
COLOR: NEWPORT BLEND

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Drawing Title
COLORED EXTERIOR ELEVATIONS

Drawing No.
A-201A

SKA Project Number: 17703

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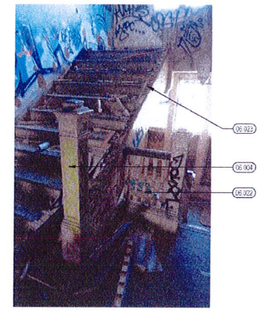
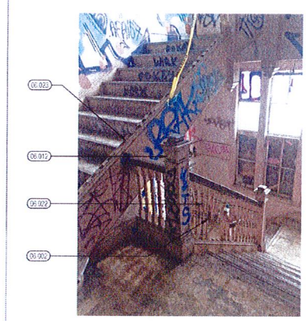
3/4 2018 2:32:59 PM

EXISTING THIRD FLOOR STAIR LANDING CONDITION | N17 | N.T.S.

(E) THIRD TO SECOND FLR. STAIR CONDITION | N13 | N.T.S.

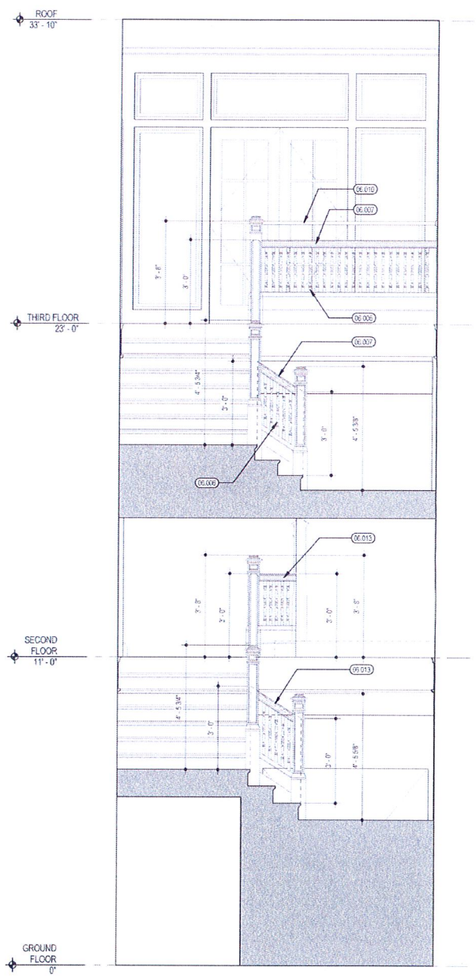


(E) SECOND TO THIRD FLR. STAIR CONDITION | N9 | N.T.S.

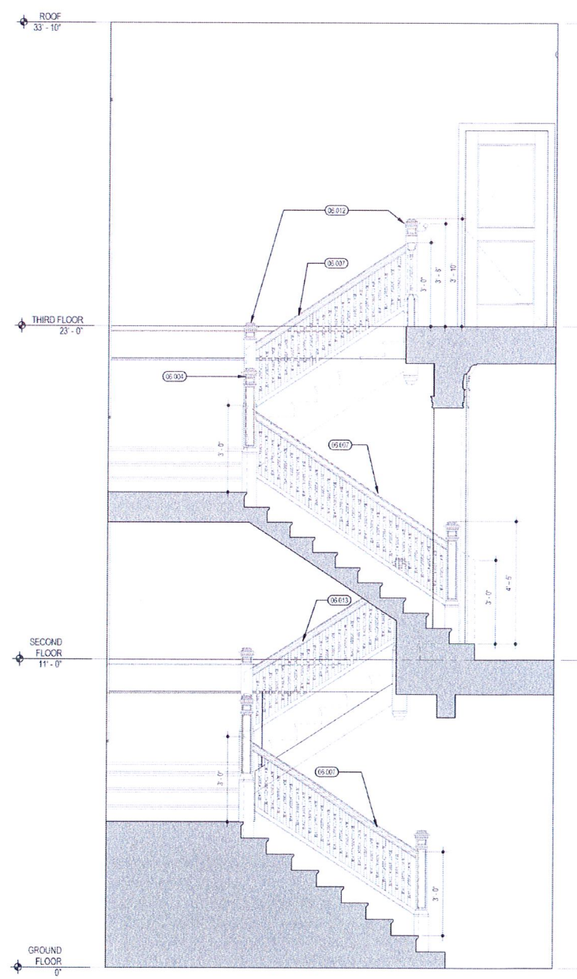


(E) SECOND TO GROUND FLR. STAIR CONDITION PHOTO | N5 | N.T.S.

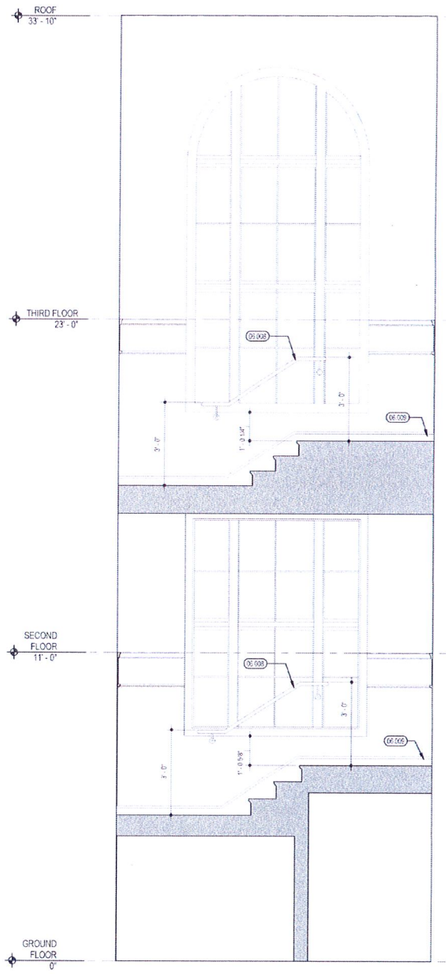
(E) GROUND FLR. STAIR CONDITION PHOTO | N1 | N.T.S.



SOUTH MAIN STAIR - SECTION | A15 | RE: A1/ A-413 | 1/2" = 1'-0"



WEST MAIN STAIR - SECTION | A8 | 1/2" = 1'-0"



NORTH MAIN STAIR - SECTION | A1 | RE: A1/ A-413 | 1/2" = 1'-0"

KEY NOTES

06.002 REFURBISH HISTORICALLY SIGNIFICANT MAIN STAIRCASE. PROVIDE (N) BANNISTERS, BALUSTERS, SUPPORTS AND STRINGERS AS NEEDED TO MATCH (E)
06.004 (N) STAIR POST TO MATCH (E). EXTENDED HEIGHT PER DETAIL
06.006 (N) BALUSTER TO MATCH (E)
06.007 (N) WOOD HANDRAIL TO MATCH (E)
06.008 (N) ADA. ACCESSIBLE WALL MOUNTED WD. HANDRAIL W/ MTL BRACKETS
06.009 (N) WOOD WALL BASE TO MATCH (E)
06.010 (N) WD. GUARDRAIL
06.012 REFURBISH & MODIFY (HEIGHTEN) STAIR POST TO MATCH (E)
06.013 REFURBISH HISTORICALLY SIGNIFICANT WD. HANDRAIL
06.022 (E) BALUSTER, STRINGER BASE AND RAIL TO BE REMOVED MODIFIED (HEIGHTEN), REPAIRED AND REINSTALLED, TYP.
06.023 PROVIDE (N) BALUSTER, STRINGER BASE AND RAIL ASSEMBLY TO MATCH (E) MODIFIED ASSEMBLY, TYP.
06.024 REMOVE (E) NON-HISTORIC HAND RAIL, WOOD TRIM AND BRACKETS. REPLACE W/(N) CODE COMPLIANT RAILING, TYP.

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Drawing Title: MAIN STAIR SECTIONS

Drawing No: A-301A

SKA Project Number: 17703

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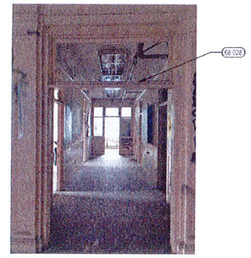
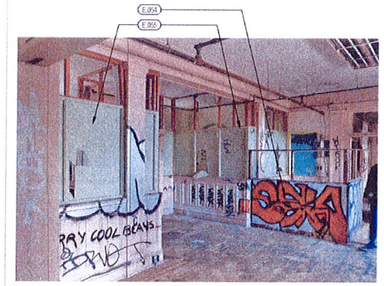
EAST HALL 200E PHOTO | N17 | 1/8" = 1'-0"



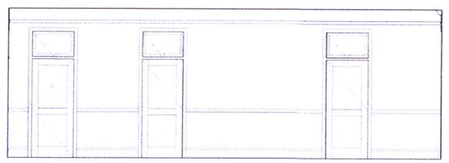
WEST HALL 200W PHOTO | N13 | 1/8" = 1'-0"

MAIN LOBBY RECEPTION STATION - PROPOSED DOOR LOCATION | N9 | N.T.S.

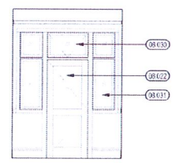


NORTH MAIN LOBBY RM 200 PHOTO | N5 | 1/8" = 1'-0"

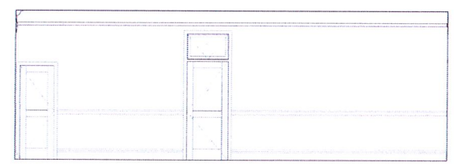
SOUTH MAIN LOBBY RM 200 PHOTO | N1 | N.T.S.



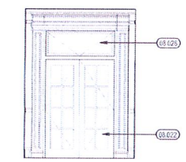
NORTH HALL 200W - ELEVATION | J14 | RE: J1/ A-121 | 1/4" = 1'-0"



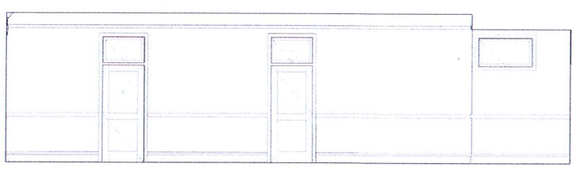
WEST HALL 200W - ELEVATION | J11 | RE: J1/ A-121 | 1/4" = 1'-0"



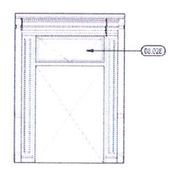
SOUTH HALL 200W ELEVATION - ELEVATION | J4 | RE: J1/ A-121 | 1/4" = 1'-0"



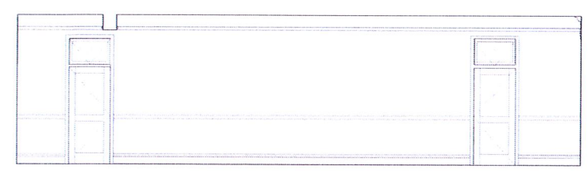
EAST HALL 200W - ELEVATION | J1 | RE: J1/ A-121 | 1/4" = 1'-0"



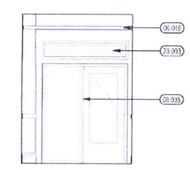
NORTH HALL 200E - ELEVATION | E14 | RE: J1/ A-121 | 1/4" = 1'-0"



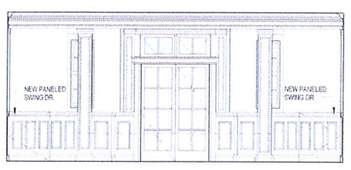
WEST HALL 200E - ELEVATION | E11 | RE: J1/ A-121 | 1/4" = 1'-0"



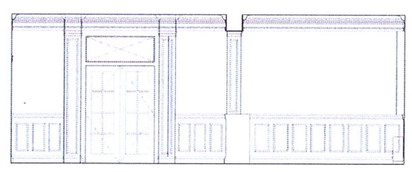
SOUTH HALL 200E - ELEVATION | E4 | RE: J1/ A-121 | 1/4" = 1'-0"



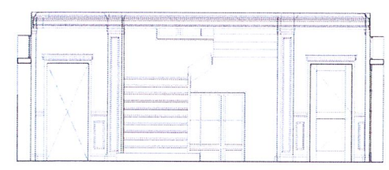
EAST HALL 200E - ELEVATION | E1 | RE: J1/ A-121 | 1/4" = 1'-0"



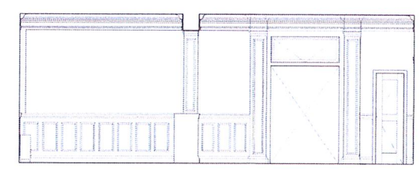
NORTH MAIN LOBBY RM 200 - ELEVATION | A16 | RE: J1/ A-121 | 1/4" = 1'-0"



WEST MAIN LOBBY RM 200 - ELEVATION | A11 | RE: J1/ A-121 | 1/4" = 1'-0"



SOUTH MAIN LOBBY RM 200 - ELEVATION | A6 | RE: J1/ A-121 | 1/4" = 1'-0"



EAST MAIN LOBBY RM 200 - ELEVATION | A1 | RE: J1/ A-121 | 1/4" = 1'-0"

GENERAL NOTES

1. STRIP DOWN (E) PAINT AND FINISHES AT HISTORICALLY SIGNIFICANT WOOD TRIM, MOLDING AND BUILT-IN CASEWORK TO RAW WOOD. ANY DAMAGED WOOD TRIM, MOLDING AND BUILT-IN CASEWORK SHALL BE PATCHED OR REPAIRED REPLACED IN KIND. PROVIDE (N) PRIMER AND PAINT FINISH PER SPECIFICATIONS. SEE A-601 FOR FINISH TYPE AND COLOR

2. AT ALL INFILL DOOR AND WALL LOCATIONS, PROVIDE FRAMING, FURING AND PLYWOOD (IF SCHEDULED) TO ALIGN WITH (E) AND (N) FINISHES BASED ON (N) FRAMING TO REMAIN, UON.

3. AT EXISTING HISTORICALLY SIGNIFICANT WALL FABRIC (TRIM, BASE, CROWN MOLDING, PLASTER) TO REMAIN - STRIP, REFINISH, PATCH, REPAIR AND ALIGN TO (E) ADJACENT FINISHES AND REPAINT ALL AS SCHEDULED

KEY NOTES

06.016	(N) WD PICTURE RAIL, MATCH (E)
08.002	REPAIR AND RESTORE (E) HISTORIC DOOR. REPLACE GLAZING WITH TEMPERED LAMINATED GLASS.
08.028	REMOVE (E) TRANSOM LITES AND GLAZING TO ALLOW FOR ADEQUATE AIR FLOW TO HALL BEYOND (EMD). SALVAGE TRANSOM AND PROVIDE TO OWNER
08.030	RESTORE AND REFINISH HISTORICALLY SIGNIFICANT (E) OPERABLE WD TRANSOM
08.031	RESTORE AND REFINISH HISTORICALLY SIGNIFICANT (E) WD SIDELIGHT & REPLACE ALL GLAZING AND STOPS
08.035	(N) THR PINTED HOLLOW METAL DOOR AND SIDELIGHT FRAME W/METAL 45 MIN. DOOR AND 45 MIN. RATED GLAZING
23.003	(N) MECHANICAL SUPPLY REGISTER, COLOR TO MATCH ADJ. WALL FINISH, SAD
E.014	(E) DUMBWAITER AND SHAFT TO BE DEMOLISHED
E.016	(E) WASTE CHUTE AND SHAFT TO BE DEMOLISHED
E.034	(E) HVAC EQUIPMENT TO BE DEMOLISHED
E.064	(E) NON HISTORICAL WALL PARTITIONS TO BE DEMOLISHED
E.066	(E) NON-HISTORICAL GLAZING AND WALL FRAMING TO BE DEMOLISHED
E.092	(E) HISTORICALLY SIGNIFICANT BUILT-IN CASEWORK TO BE DEMOLISHED SELECTIVELY. PREPARE FOR (N) BLIND ACCESS DOOR

NOTE: If this drawing is not 30"x42" it has been reduced from its original size and the scales noted on drawing details are no longer applicable

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NO.	DATE	ISSUE DESCRIPTION
	01/12/2018	PLAN REVIEW ISSUE

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ETHEL MOORE MEMORIAL BUILDING
DR. MARCUS FOSTER EDUCATIONAL LEADERSHIP COMPLEX

121 EAST 11TH STREET
OAKLAND, CA 94606

Drawing Title: **INTERIOR ELEVATIONS**

Drawing No: **A-401A**

SKA Project Number: 17103

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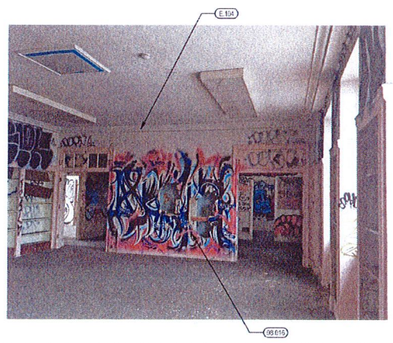
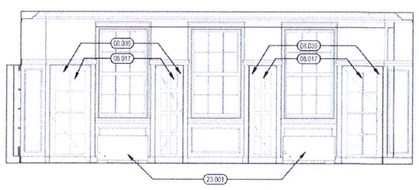
NORTH CENTRAL OFFICE SUPPORT RM 305 PHOTO | E16 | N.T.S.



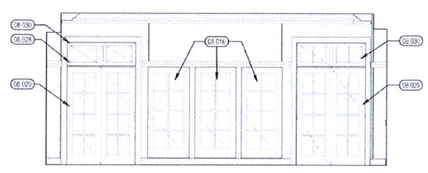
WEST CENTRAL OFFICE SUPPORT RM 305 PHOTO | E11 | N.T.S.

SOUTH CENTRAL OFFICE SUPPORT RM 305 PHOTO | E6 | N.T.S.

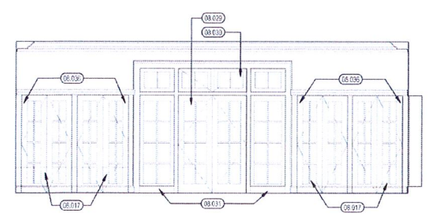
EAST CENTRAL OFFICE SUPPORT RM 305 PHOTO | E1 | N.T.S.



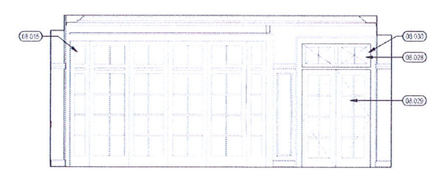
NORTH CENTRAL OFFICE SUPPORT RM 305 - ELEVATION | A16 | RE: A1/ A-122 | 1/4" = 1'-0"



WEST CENTRAL OFFICE SUPPORT RM 305 - ELEVATION | A11 | RE: A1/ A-122 | 1/4" = 1'-0"



SOUTH CENTRAL OFFICE SUPPORT RM 305 - ELEVATION | A6 | RE: A1/ A-122 | 1/4" = 1'-0"



EAST CENTRAL OFFICE SUPPORT RM 305 - ELEVATION | A1 | RE: A1/ A-122 | 1/4" = 1'-0"

GENERAL NOTES

1. STRIP DOWN (E) PAINT AND FINISHES AT HISTORICALLY SIGNIFICANT WOOD TRIM, MOLDING AND BUILT-IN CASEWORK TO RAW WOOD. ANY DAMAGED WOOD TRIM, MOLDING AND BUILT-IN CASEWORK SHALL BE PATCHED OR REPAIRED REPLACED IN KIND. PROVIDE (N) PRIMER AND PAINT FINISH PER SPECIFICATIONS. SEE A-801 FOR FINISH TYPE AND COLOR.

2. AT ALL INFILL DOOR AND WALL LOCATIONS: PROVIDE FRAMING, FURING AND PLYWOOD (IF SCHEDULED) TO ALIGN WITH (E) AND (N) FINISHES BASED ON (E) FRAMING TO REMAIN, UON.

3. AT EXISTING HISTORICALLY SIGNIFICANT WALL FABRIC (TRIM, BASE, CROWN MOLDING, PLASTER) TO REMAIN : STRIP, REFINISH, PATCH, REPAIR AND ALIGN TO (E) ADJACENT FINISHES AND REPAINT ALL AS SCHEDULED

KEY NOTES

08.015	RESTORE (E) HISTORICALLY SIGNIFICANT ACCORDIAN DOOR, FIX SHUT IN PLACE AND PROVIDE (N) FROSTED SAFETY GLAZING
08.016	(N) LAMINATED GLAZING @ (HE) WOOD EXHIBITION CASE DOOR
08.017	(N) LAMINATED GLAZING @ (HE) HISTORIC BOOK CASE DOOR
08.028	REMOVE (E) TRANSOM LITES AND GLAZING TO ALLOW FOR ADEQUATE AIR FLOW TO HALL BEYOND (SMD). SALVAGE TRANSOM AND PROVIDE TO OWNER.
08.029	(N) DOOR TO MATCH (E)
08.030	RESTORE AND REFINISH HISTORICALLY SIGNIFICANT (E) OPERABLE WD. TRANSOM
08.031	RESTORE AND REFINISH HISTORICALLY SIGNIFICANT (E) WD. SIDELIGHT & REPLACE ALL GLAZING AND STOPS
08.036	(N) CONTEMPORARY COMPATIBLE WOOD AND GLASS BOOKCASE DOOR
23.001	(N) FLOOR MOUNTED VRF SYSTEM
E.025	(E) FIXED SHUT IN PLACE HISTORICALLY SIGNIFICANT ACCORDIAN DOOR TO REMAIN & BE REPAIRED. SEE NEW SCOPE, DETAILS
E.164	(E) HISTORICALLY SIGNIFICANT CROWN WOOD AND PLASTER CROWN MOLDING TO REMAIN AND BE REPAIRED, REFURBISHED

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing details are no longer applicable.

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ETHEL MOORE MEMORIAL BUILDING
DR. MARCUS FOSTER EDUCATIONAL LEADERSHIP COMPLEX

121 EAST 11TH STREET
OAKLAND, CA 94606

Drawing Title
INTERIOR ELEVATIONS

Drawing No.
A-402A

SKA Project Number: 17703

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