Detterman, Mark, Env. Health

From: Coleman, Heather < HColeman@sanleandro.org>

Sent: Tuesday, October 30, 2018 1:24 PM

To: Detterman, Mark, Env. Health; Khatri, Paresh, Env. Health

Cc: Mogensen, Andrew

Subject: Operation plans for Cozy Nest adult day care

Attachments: REVISED-ADHC-REVIEW SET - DRAFT 10-14-2018.pdf; PLN18-0080 Application cover

letter transportation and operation plans.pdf

Hi, Mark and Paresh. Thank you for attending the meeting today to discuss Cozy Nest's proposal for an adult day care center at 2125 Williams St.

Attached please find:

- The plan set
- The other application materials submitted, including a program plan that describes the proposed services and operations.

See pp. 9-10 of the .pdf (pp. 4 – 5 of Cozy Nest ADHC Portfolio), for a list of the services they intend to provide.

On p. 20 of the .pdf (p. 15 of the Cozy Nest ADHC Portfolio), they say they provide services to each participant for at least four hours per day, but "extended hours may be offered to meet participant and/or caregiver needs." They say they will operate from 8a to 3p M - F, with services provided from 8a to 2p M - F.

Heather

Heather Coleman, Planner I

(510) 577-3325 main | (510) 577-3387 direct

My hours: Mon. 8a - 4p, Tues. 8a - 4p, Weds. 8a - 12p

For general zoning information, please call (510) 577-3325 or email planner@sanleandro.org.

City of San Leandro

Planning Services, Community Development Department 835 East 14th Street, San Leandro, CA 94577 www.sanleandro.org | Zoning | Projects

hb+a Architects

City of San Leandro, 835 East 14th Street, San Leandro, CA. 94577

Ref: Administrative Review & Exception for 2125 Williams Street

Included with this letter please find the following:

- 1. A letter about shared usage of Parking by different tenants on the parcel by the property owner.
- 2. Operations' Plan by the (N) tenant for the proposed Adult Day Care.
- 3. Cozy Nest ADHC's Portfolio and company information.

Per 4-1708 the proposed use complies with all 4 conditions as noted below for Reduced Parking:

- a. The Parking demand will be less than the requirements, (see included here a letter from the new tenant about their operations), other than parking usage by staff members, all users will be dropped off and picked up in Cozy Nest's vans.
- b. The building design isn't changing and long term occupancy will not generate additional parking usage.
- c. 2125 is being converted to a new use, most all other tenants are either manufacturing or warehouses.
- d. See included property owner's letter about parking usage by all tenants on the entire parcel.

Proposed use complies, and is compatible with the surroundings, the tenants are not proposing any design features that will alter the outside appearance of the building or hinder the neighboring operations. The proposed Adult Day Care will not cause any hardship or damage to any property in the vicinity and a similar use has been granted to Center for Elder Independence PACE Program located on 1850 Fairway drive.

Please don't hesitate to contact me at 510-830-4797 with further questions.

Hafsa Burt, AIA | hb+a Architects-



To Whom It May Concern:

Please find enclosed the site plans for Parcel #s 77A-645-5-1, -5-2, -6-1, and -6-2. These Properties share common driveways and parking lots. At this location, there are currently provided 440 parking spaces that are shared by tenants of both parcels. In the below table, you will see a full schedule of tenants, use type within their premises, and area dedicated to each use.

Donald L. Jones Company Jones Partners LLC 640 Hegenberger-Heinz 2101 Williams Associates American Metal Properties American Standard Properties ASP/RWM Properties ByPass 93 Properties Cottonmill Properties LLC Dow-Pac Properties Durkee Properties LLC Grand/Grove Partnership Highway 4 Investors LLC Jones Group I National Court Properties North Crossroads Business Park Papermill Properties **PlyProperties** Prudential Properties Williams Properties White Oak Investors

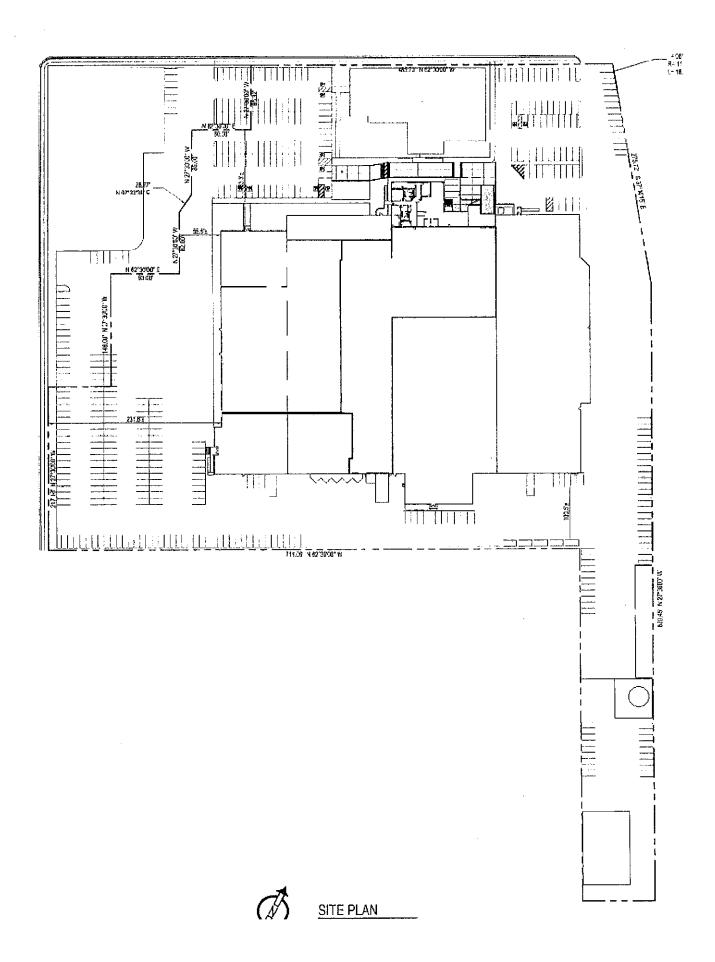
Tenant Name	Total SF	Office	1:300	Warehouse	1:1,000	Manufacturing SF	1:500	Total Parking
PARCEL #s 77A-645-5-1, -6-1								
*Subject Space	15,500							
DirecTV	16,700	2,400	8	13,700	14			22
King's Asian Gourmet	31,990	500	2	21,890	22	9,600	19	43
Bay Cities Produce	41,070	4,000	13	19,070	19	18,000	36	68
Moore Newton Hardwoods	41,810	2,000	7	39,810	40		-	46
Suddenlink	42,570	4,500	15	38,070	38		-	53
McNely Family Investors	6,000	-	-	6,000	6			6
PARCEL #s 77A-645-5-2, -6-2								
Robert Cardellino	2,483	300	1	2,183	2		-	3
Wonder Ice Cream	3,359	1,500	5	1,859	2		-	7
Metropolis iron Works	6,200	600	2	1,000	1	4,600	9	12
Old Republic Title	4,225	425	1	3,800	4			5
CustomEDM	5,789	600	2	1,189	1	4,000	8	11
Vacant Office	1,031	1,031	3				-	3
Firelight Glass Co	5,100	1,200	4			3,900	8	12
Kwan	550	550	2		-		-	2
Total Parking Required								294

The code for use types indicates a parking ratio of 1:300 sf for offices, 1:500 sf for manufacturing, and 1:1,000 sf for warehouses. Cumulatively, this indicates a parking requirement of 294 spaces for the non-Cozy Nest ADHC tenants in the facility compared to the 440 total parking spaces currently provided

The parking requirements for Cozy Nest ADHC are **TBA**.

Sincerely

October 12, 2018



To Whom It May Concern:

Enclosed Operational letter for your review.

Transportation Operations

- 10 center vehicles.
- ° 20 employees daily.
- 5 employee vehicles (Center vehicles provide transportation for employees).
- ° Morning:
 - -Time pick up participants from home: 7:30AM
 - -Time drop off participants at center: 8:00AM-10:00AM
- Afternoon:
 - -Time take participants home: 1:00PM-2:30PM
- ° Trips per day:
 - -Morning: each center bus/van: 2 trips -Afternoon: each bus/van: 2 trips
- 15 buses/vans per day including outreach.

Cozy Nest ADHC will maintain a fleet of 10 vehicles to be used as shuttles. The center will have 20 full-time employees, with only 5 of them bringing their own vehicles (the shuttles will provide transportation to the remaining employees). The drivers arrive at 7am for the daily vehicle safety check and to learn of the day's schedule and route. Participants are picked up starting at 7:30am and drop-offs continue from 8-10am. In the afternoon, participants are shuttled home from 1-2:30pm. Each shuttle vehicle will make two trips in the morning and two trips in the afternoon. Including outreach vehicles that some participants may use, there will be a total of 15 buses/vans at the center each day.

Sincerely, Hanh Giang

Administrator Cozy Nest ADHC 2125 Williams St

San Leandro CA 94577

al Giang

USA

10/12/2018



COZY NEST ADHC PORTFOLIO



Cozy Nest ADHC 2125 Williams St, San Leandro, CA Hanh Giang Cozy Nest ADHC 2125 Williams St, San Leandro, CA

July 22, 2018

Dear Mayor,

I am writing to kindly ask you to support our Cozy Nest ADHC, LLC to open at 2125 Williams St, San Leandro, CA this location.

Adult Day Health Care (ADHC) is a necessary and growing industry in the Bay Area and throughout the country. Our center, Cozy Nest ADHC, LLC is a for-profit, limited liability corporation that is designed for elderly who are lonely, isolated, and hopeless and no longer manage independently. We provide the frail elderly with full range of health care, social and rehabilitative services, nutritious meals and transportation. Our participants will spend quality time with peers of similar background and culture and participate in designed social and therapeutic recreational activities that to help maintain and increase their functioning and independence.

The owners, Sisley Wong and Hanh Giang have experience with working with disabilities and the elderly. Sisley Wong is running an assisted living facility in Sacramento and Hanh Giang is currently a Program Director at Prestige ADHC. We found there are no existing facilities in San Leandro, and there are only four ADHC centers in all of Alameda County. But almost 30% of these areas are Asian population; therefore, Cozy Nest ADHC can fill in this gap. we empathy for those who require support in order to remain living in the community, so we want to help Alameda County elderly to have independent and healthy lifestyle, also giving them opportunity to get out of the house and receive both mental and social stimulation. California Department of Aging, Community-Based Adult Services Branch, Jill Sparrow, Chief already in May 2018 approved our Cozy Nest ADHC's Program Plan and allowed Cozy Nest ADHC to open ADHC center at San Leandro City.

We are submitting our center floor plan to the City of Alameda County for approval to open the center at this building. Cozy Nest ADHC, LLC has discussed this location with the City of San Leandro. The City has verbally approved this location for an elderly day care facility and asked Cozy Nest to submit the completed written floor plan for written approval. We kindly ask if we could get the supporting letter from you to attach along with our floor plan to the City. I believe this will effectively and successfully help us to get City's approval. We sincerely want to help improve Alameda County seniors' overall health through our integrated person-centered program and provide them comfortable, and stimulating environment in which our participants can thrive and their caregivers will experience less stress as they will not only have a few hours of caregiving relief, but will be comfortable that their loved one is receiving good care.

Thank you so much indeed to taking your time to read this letter. I am looking forward to hearing from you.

Sincerely, Hanh Giang Administrator Cozy Nest ADHC

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Cozy Nest Adult Day Health Care Center

I. Health Care Services

- •Monitoring health status, Medication management, medical assistance, blood pressure checks, and skilled nursing care, including wound care.
- Occupational, physical and speech therapy.
- •Nutritional counseling/education, food security and daily nutritionally balanced hot culturally meal and snack.
- Assist with activities of daily living, personal care includes assisting to toilet, changing and feeding.
- •Social work services and care coordination.

Behavioral Health Program and Management

Provide supportive setting, group sessions and professional training/education in dealing with behaviors with wandering, inappropriate behavior, hallucination, speech difficulties, incontinence, anxiety, depression, and other mental illnesses to help them with problem solving, activities of daily living and relaxation.

Social Work Services

- One-on-one counseling
- · Family counseling
- · Psychosocial assessment
- Support social services, such as access to public services, make referral to outside resources, and supportive care in their home

Special Diet Management Program & Diabetes Management Program

Provide health monitoring and dietary educational programs for participants who are on special diet, focusing on peer/staff support and meal planning, and help with insulin shots and blood sugar checks.

Lifelong Learning Opportunities

- · Crafts & drawing & coloring
- · English class & music class

- · Health education
- · Brain fitness
- · Performing arts & dancing

Social Recreation Activities

- Majong
- · Bingo games
- · Black jack games
- Balloon toss & Ring toss
- Dominos
- Puzzles
- · Chinese chess
- Chinese calligraphy
- Ping pong
- Toss dice
- Golf
- Karaoke

II. Facility Design

- PT/OT room with professional therapy equipment: parallel bar, treadmill, leg extension machine, restorator, therapy ball/band.
- Private suite for massage.
- Women quiet room & Men quiet room for resting and napping.
- Spacious library with calm and relaxing music.
- Large and comfortable dining areas for AM healthy snacks and balanced meals.
- · Karaoke room.
- Many recreational areas for brain fitness, group exercises, socialization and educational classes.
- Private suites for treatment, health screening and participant family's meetings/phone call.

III. Participant Capacity

200-250 participants per day

IV. Participant Ethnic Backgrounds

Primarily Chinese, Vietnamese, Korean

V. Transportation Services

Safe door-to-door transportation of Alameda County.

VI. The Program Cost

Covered by Medical, Managed Health Plan, VA, LTC Insurances and private pay. Accept Medicare Advantage Plans (HMO) in 2020

VII. Our Team

All employees are licensed with Physician, Registered Nurses, Physical therapist, Occupational Therapist, Speech Therapist, Pharmacist, Dietician, Activity Coordinator, Social Workers, Program Aids, Drivers and others on staff providing any necessary care needed throughout the day. There are an administrator, a program director and a Board of Directors providing input to ensure a successful experience for each senior.

VIII. Our Mission

Is to assist the elderly and mentally or physically disabled adults to remain in their homes as long as possible, to avoid emergency visits, hospitalizations, or other institutionalization. Maintain deterioration of their medical, cognitive or mental health condition, and to increase their functioning and independence, while at the same time, relieving the caregivers of their duties during the day.

VX. Values/ Philosophy

We treat everyone equally, with respect, dignity and compassion; we are open, trustworthy and honest with shareholders, colleagues, participants, providers and our community; we satisfy our participants with innovative technology and high quality, premium value and service; we believe that people of any age are capable of making progress with encouragement and motivation; we develop relationships and ways to make a positive difference in our participant's lives, we believe in maintaining quality service as the foundation of the long-term success of our program, we believe in continuous ongoing effort to improve participant services and increase staff's productivity, knowledge and skills.

Contact Us

408-300-2367 cozynest.adhc@yahoo.com

Location

2125 Williams St San Leandro, CA 94577

Hours of Operation Monday to Friday 8:00AM-3:00PM

Hanh Giang's Research

National Median Monthly Cost Per Person in 2016

Adult Day Health Care: \$1,473

Home Maker: \$3,813

Home Health Aide: \$3,861

Assisted Living: \$3,628

Nursing homes: \$7,698

The government has realized the significance of the ADHCs, as being proof from their surveys and researches that elderly who attended ADHC have decreased hospitalization and ER visits. At mean time, they can maintain deterioration of their medical, cognitive or mental health condition. As Alameda County Social Services Agency has created an Elders and Disabled Adults project to plan to help elderly to improve their quality of lives, including supporting elderly to attend Adult Day services. Not only Alameda County, even National Adult Day services Association (NADSA) announced that ADHC can bill Medicare Advantage Plans (HMO) in 2020. The reason why the government that support ADHC, because attending ADHC is the cheapest cost to insurance companies.

Hanh Giang's Experience in ADHC

ADHC is very significant and essential to elderly. Myself as a provider of ADHC, we have an inherent understanding of the benefits; we are with participants daily, seeing the stroke victim taking her first steps in two years, experiencing the deep gratitude of the caregivers of those suffering with Alzheimer's disease and dementia, watching the participant who stated she hadn't smiled in 5 months, suffering from depression, smiling and laughing again with her peers while at center. We also realized our participants utilize the emergency rooms less, fall fewer times, maintain their blood sugars better and take fewer anti-depressants than they would have if they didn't attend the center.

Among those over the age of 65, falls are the leading cause of injury and death. Falls in the elderly are costly, both from a quality of life and financial perspective, and preventable. We have a participant with a history of hospitalizations, due to falls, suffering from depression, diabetes, pain, unsafe home environment and gait problems. Although he may receive some benefit from nursing or physical therapy interventions, these alone will not provide maximum reduction of risk.

To achieve this, all appropriate members of the team must be involved and on a continuous basis:

- 1. Dietician to educate regarding diet and assess adherence
- 2. RN to address the participant's medication regimen and provide education
- 3. Physical therapist to address the participant's gait impairment and pain
- 4. Social worker to provide case management to improve the home's safety and the psychological consultant to address the participant's mood
- 5. During the program day, the team will continue to observe him, providing reinforcement and support of interventions and education. They will also observe if treatments are working in the "real world" and provide adjustments further refining treatments to provide optimal results.

Cozy Nest ₱ つHC Program Plan Components

A Introduction - Organization Background and Center Overview

- A.1. Describe your organization, its core business, history, mission, values/philosophy, objectives, and population served. Indicate if your organization has licensed health or social services facilities or is an approved Medi-Cal provider. (Identify if the organization is non-profit or for-profit)
 - a. Description of Organization: Cozy Nest ADHC, LLC is a for-profit, limited liability corporation. It was formed specifically to start and run adult day health care services to support the frail elderly and those with disabilities in Alameda County, specifically Chinese-Americans. The owners, Hanh Giang and Sisley Wong have a passion for working with those with disabilities and the elderly, and empathy for those who require support in order to remain living in the community, and supporting them to remain or become healthier, cognitively, emotionally and physically. Ms. Giang has a Bachelor's degree in Sociology and over four years' experience working in an adult day health care center, in progressively responsible roles (SW Asst., PD asst. PD). She feels very passionate about the industry and serving the Chinese-American Population. She is fluent in four languages, Vietnamese, English, Mandarin and Cantonese, and is bi-cultural Chinese American. Ms. Wong has a bachelor's degree in Business Administration in Finance, is a real estate agent, restaurant owner, and is in the process of purchasing an assisted living facility. Ms. Wong is also bi-cultural Chinese-American, and believes that her business acumen, Ms. Giang's experience, and their combined passion for this population will support the success of their organization. (Please also see question A2, for more information on why this organization wants to open an ADHC/CBAS center).
 - b. Core business: ADHC/CBAS/ADP

item

- c. History (Date founded): 2/18/18
- d. Mission: The Mission of Cozy Nest is to assist the elderly and mentally or physically disabled adults to remain in their homes as long as possible, supporting their identified goals, while at the same time, relieving the caregivers of their duties during the day.
- e. Values/philosophy: We treat everyone equally, with respect, dignity and compassion; we are open, trustworthy and honest with shareholders, colleagues, participants, providers and our community; we satisfy our participants with innovative technology and high quality, premium value and service; we believe that people of any age are capable of making progress with encouragement and motivation; we develop relationships and ways to make a positive difference in our participant's lives, we believe in maintaining quality service as the foundation of the long-term success of our program, we believe in continuous ongoing effort to improve participant services and increase staff's productivity, knowledge and skills.
- f. Objectives: Significantly improve participants' overall health through an integrated person-centered program that addresses their psychological, cognitive, social and physical health needs. To provide a comfortable and stimulating environment in which our participants can thrive and their caregivers will feel happy that they are safe. And caregivers will experience less stress as they will not only have a few hours of caregiving relief, but will be comfortable that their loved one is receiving good care.
- g. Population served:
- h. Organization is currently a Medi-Cal provider and/or operates a licensed facility: Yes or No. If 'Yes,' specify: NO

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- A.2. Briefly explain why your organization wants to develop a new ADHC/CBAS center and how developing and operating an ADHC/CBAS center fits with your organization's core business(es), mission, values/philosophy, objectives and population(s) served.

 Ms. Giang has worked in ADHC (Prestige ADHC) for over four years. She has seen first-hand the benefit the ADHC program brings to participants. She has wanted to open a center for a few years and is now able to do so. She has researched Alameda County and found that there are only four centers in the entire county. She feels that when the elderly are left home alone, they can become depressed, lonely useless and weak, and she is correct. https://jamanetwork.com/journals/jamainternalmedicine/fullarticle/1188033 Loneliness is associated with poor health outcomes. The Chinese elderly are further susceptible to loneliness due to being disenfranchised due to language and cultural barriers. Ms. Giang feels a great deal of empathy for those who do not have access to an ADHC/CBAS program that will fit their needs and has decided to develop an ADHC/CBAS/ADP center to fit these
- A.3. Briefly identify the population(s) you plan to serve at the ADHC/CBAS center such as age groups, cultural/ethnic backgrounds, languages spoken, primary medical and mental health conditions, socioeconomic needs, and any additional information that describes the target population's special needs/conditions. (More detail about the proposed target population is requested in Section D).
 - a. Age groups: 18+

needs and support this population.

- b. Cultural/ethnic backgrounds: Primarily Chinese, Vietnamese, Korean
- c. Languages spoken: English, Mandarin, Cantonese, Vietnamese, Korean
- d. Primary medical and mental health conditions: We expect that the primary medical and mental health conditions will be consistent with those of the Chinese-American population and include; COPD, heart disease, stroke, diabetes. We expect that dementia will be one of the primary diagnosis for those served in the ADHC/CBAS program. We expect that many of our participants may suffer from depression and or anxiety that has not been treated due to fear and stigma attached in going to a mental health care provider, or speaking of their feelings to their physician.
- e. Socioeconomic needs: Participants attending utilizing the CBAS benefit will be, by definition, low income and may have multiple socioeconomic needs. Some of these needs may include accessing needed health care and supports, low income housing, food stamps/food banks, lowering their utility bills, free to low-cost legal aid, IHSS hours and support etc.
- f. Additional information about special needs/conditions: We will be screening all participants for depression, as we recognize that mental health concerns are very prevalent, but seldom detected in this population. This may have tragic results, as Chinese-American women have 3x the suicide rate of white females and this rate goes up to 7x the suicide rate for Chinese-American women over the age of 75. We are unable to complete question A1G as there was no text box included, the answer to A1G is; The Chinese elderly and disabled population, although we will be open to serving all populations. We will not discriminate based on race.

A.4.	Indicate the approximate number of participants you plan to serve at your center (less than 60; 60-100; 100+) and whether you plan to contract with third-party payers (e.g., Regional Centers, Veterans Administration for private pay participants) and/or solely Medi-Cal Managed Care Plans (for Medi-Cal reimbursement).
	a. # Served: □<60 □60-100 ⊠100+
:	b. Payers (specify): Medi-Cal managed care plans, private pay, Veteran's Administration primarily
A.5.	Briefly describe how you plan to build your center's census with the target population you plan to serve. For example, what community organizations and individuals do you plan to partner with to generate referrals? Ms. Giang and Ms. Wang plan to build relationships with the churches and places of worship in the community that serve the Chinese population. They will visit physician's offices in the area who serve the geriatric Chinese population to provide education. They will do the same with skilled nursing facilities and discuss how their center can support any Chinese elderly resident discharged from the SNF make the transition back into the community. They will attend senior fairs and expos, and begin to build relationships with the managed care organizations to educate them to the support and help that they can provide to their members. Depending on the community need, they may open their center to provide community education programs in health related topics specially targeted to the elderly, their caregivers and loved ones.
A.6.	Indicate the geographic location where you plan to develop and operate your ADHC/CBAS center (e.g., county, city, specific community.) San Leandro/Castro Valley Area

- Briefly explain the need for a CBAS center in the proposed geographic location for the proposed A.7. target population to be served. Provide supporting data, which could include data that identify problems with access to CBAS services, high rates of hospital admissions/readmissions, nursing home admissions, etc. List other adult day health care centers in the area and include utilization rates to explain the need for a new CBAS center in the proposed location. There are no CBAS centers in the city of San Leandro or Castro Valley. There are only four centers in all of Alameda county. The closest center to San Leandro and Castro Valley is the Alzheimer's Services of the East Bay- Hayward, which is 7.2 miles from San Leandro and 2.5 from Castro Valley. This center has an 83% utilization rate, and a center capacity of ONLY 20 participants. The next closest centers are the Hong Fook Centers in Oakland. Hong Fook Harrison St. has a utilization rate of 99.85% Hong Fook has a first shift utilization rate of 85.30% and Hong Fook has a second shift with a utilization rate of 57.70% These centers are 9.3 miles from San Leandro and 14 miles from Castro Valley. The city of San Leandro has a population of 11, 683 over the age of 65. Using the Weiler model, which predicts that 1.5% of the people over the age of 55 are likely to choose adult day services, this gives us 248 potential participants just from the city of San Leandro. The city of Castro Valley is adjacent to San Leandro, and has a population of 3,357 persons over the age of 65, which gives us a Weiler score of 50 persons likely to choose adult day services. If we also include the city of Hayward, which is adjacent to Castro Valley, and only 7.2 miles from San Leandro, there are 14,642 persons over the age of 65, giving us a Weiler score of 220 persons likely to choose Adult Day Services. Almost 30% of these areas are Asian population, and there are no centers in San Leandro or Castro Valley, and only one very small center in Hayward to serve the aging population. Because of this, we believe that there is a great need for and ADHC/CBAS/ADP center in this area.
- A.8. Indicate if you have already identified a facility for your center. If so, please provide details such as specific location, size, whether your organization will own or lease, anticipated licensed capacity, and need for renovations to meet licensing requirements and program needs. We are currently looking for an appropriate site for our center. We plan to lease a facility that is approximately 6,000-10,000 square feet. We will renovate the center as needed to ensure that the center meets all licensing, city and state regulations. Some of the renovations we anticipate include adding more toilets, including at least one unisex individual restroom. We will make sure that there is a large enough space so that all participants can eat a meal together or be involved in a large group activity. We may need to create office space for the nursing and social work departments, treatment areas for PT and OT, a quiet space for private interviews and/or private treatment space, and a quiet room for resting and/or isolation. All participant services will occur on the first floor. Assuming we find a building that is 6,000-10,000 square feet, we will be requesting a capacity of approximately 130-175 participants (depending on the size of the building). This assumes a ratio of 1:15 toilets and square footage of over 40 square feet per participant.
- A.9. Share any additional information not requested that you think is relevant to your organization's plans for developing and operating an ADHC/CBAS center.

 N/A

Item	Program Plan Components		
В	Facility		
B.1.	Identify the anticipated hours that the center will be open (Hours of Operation) and providing services (Hours of Service). For example, the center may be open from 8am to 5pm but provide services to participants from 9am to 3pm. Please note: The center is required to provide a minimum of four hours of service to each Medi-Cal participant for payment purposes. Extended hours may be offered to meet participant and/or caregiver needs. The center's hours of operation will be 8:00 am to 3:00 pm, Monday through Friday. Our program hours of services will be 8:00 am to 2:00 pm, Monday through Friday.		
B.2.	Briefly describe how your center will meet the "facility" standards for ADHC licensure and CBAS programming, including creating and ensuring a safe and therapeutic environment/milieu for your center's participants. Our center will have toilets in the ratio of 1 toilet per 15 participants and will have at least 40 square feet per participant. The center will have a combination of artificial and natural light, all rugs and floor coverings will be secured to the floor to eliminate tripping hazards. Furniture in the center shall be clean, safe and in good repair. The center shall have at least one chair for each participant served per day and adequate table space for all participants. The space will conform to all local and state building requirements and be maintained in conformity with the regulations adopted by the State Fire Marshal. The center will have an outdoor area so participants can enjoy and benefit from being outside. Shade will be provided by umbrellas and/or a canopy, which will also keep participants protected from the rain. There will be storage space to meet the needs of the participants and the operations of the center. We will have a food preparation area, and office space for administrative work, and a reception area.		
B.3.	Briefly describe the facility design and space needs that will be required for the specialized populations to be served. We will provide a home-like environment for the participants. We will have lots of plants to cheer up the participants. We will provide an outdoor space that is beautiful and calming for our participants. The furniture will be lovely and sturdy. We will avoid any feeling of an institution, so participants will not be reminded of their medical conditions. All rooms will be labeled with the name of the room in Chinese and English, as well as a picture of what the room is used for those who are unable to read or comprehend.		

Item	Program Plan Components	
C	Center Administration	

C.1. Indicate if you have identified the center's administrator, program director and medical director/staff physician and provide information about their qualifications and a description of their responsibilities. If you have not identified these staff, describe the qualifications and skills you will be recruiting for and a description of their responsibilities.

Administrator:

Qualifications (education, experience, personal characteristics): Ms. Hanh Giang will serve as the center's administrator. Ms. Giang has a Bachelor's degree in Sociology from UC Berkely. She has over four years' experience in ADHC, and served as an intern at the Barbara Lee Senior Center as an Administrative Coordinator. She has held progressively more responsible positions at the ADHC center (she is currently the center's Program Director), that includes more than three years successful experience in supervising employees, managing and being responsible for her department(s). Ms. Giang has knowledge of supervision and care appropriate to the participants being served; ability and experience in conforming to applicable laws, regulations and policies and procedures; experience in directing the work of others; effective leadership and communication skills; and is of a good character and personal integrity.

Responsibilities: The administrator will administer the center in accordance with all applicable laws, regulations, policy, procedures and budget, he or she will report to the licensee concerning the operation of the center and interpreting recognized standards of care and supervision to the licensee, he or she will develop an administrative plan and procedures to ensure clearly defined lines of responsibility, equitable workloads and adequate supervision, he or she will be involved in recruiting, employing and training qualified employees and terminating the employment of employees who perform in an unsatisfactory manner. He or she will implement and monitor appropriate center policies, Implementing and monitoring appropriate center policies, procedures, programs and budgets. He or she will maintain billing and accounting systems utilizing accepted principles and practices. He or she will develop and conduct marketing and public relations activities, he or she will coordinate with all applicable government and regulatory agencies and establish collaborative relationships with other health and social service providers and related agencies in the City, County and State. The administrator shall serve as the center's HIPAA compliance Privacy Officer.

Anticipated # of days per week and hours per day onsite at the center (include if the administrator will be full-time during hours of service or part-time): Our administrator will be part-time and will be at the center at least 1x/week for 4-8 hours.

Program Director:

Qualifications (education, experience, personal characteristics): The program director shall have one of the following backgrounds; Bachelor's degree and a minimum of two years' experience in a management, supervisory or administrative position; a person with a master's degree and a minimum of one year of experience in a management, supervisory or administrative position or a registered nurse with a minimum of two years' experience in a management supervisory or administrative position. The Program director shall have appropriate skills, knowledge and abilities related to the health and mental, cognitive and social needs of the participant group being served by the ADHC/CBAS program. The program director shall be knowledgeable of the laws, regulations, CBAS certification standards, standards of participation and policies and procedures within a licensed health facility. We have not yet identified a person for this position, but we will be looking for someone with the above qualifications.

Responsibilities: The program director shall develop the program in accordance with the needs of the participants served. Implement and coordinate the elements of the program assigned by the administrator. Continuously evaluate the participant's changing needs and make necessary recommendations for program adjustments. Supervise employees, contract staff, and volunteers. Provide for in-service education. Serve as a member of the Utilization Review Committee. Oversee and approve final copy of Individual Plans of Care prior to

being sent to the Medi-Cal Managed Care Organizations. Serve as chair of MDT meetings. Serve as the center's non-discrimination compliance officer.

If Program Director is absent, how will the position be covered? When the program director is absent, another adult on the staff will be assigned to be the acting program director. This person shall be the center's Administrator.

Medical Director/Staff Physician

Qualifications (education, experience, personal characteristics): The staff physician will be a medical doctor, currently licensed by the Medical Board of California. He or she will have appropriate skills, knowledge and abilities related to the health and mental, cognitive and social needs of the participants we will be serving. Responsibilities: Consultation to center staff and participant's personal physicians when needed. The staff physician may provide the initial health assessment, reviewing and authoring the participant's initial individual plan of care and each revision of the plan of care, emergency care or provision for emergency care as needed, periodic physical examination as part of the assessment process as needed, minor incidental or occasional treatment, the development of the medical component of the participant's plan of care, except when this component is developed by the participant's physician who retains primary responsibility for all medical care provided to the participant; and signing the authorization request and IPC if needed and documentation of services as provided.

Anticipated # of days per week and hours per day onsite at the center: We anticipate that our physician will be at the center between 4-10 hours per month.

ltem	Program Plan Components				
C.2.	Provide a <u>Staff In-Service Orientation Training Plan</u> for orienting all staff within the first six months of employment on ADHC/CBAS licensing and certification requirements, center policies and procedures, and their roles and responsibilities. Please use the table below.				
	MonthTopics 1 Familiarization with center's history, philosophy and organizational structure, Health, safety, disaster and emergency plans, HIPAA & Confidentiality, Use of Restraints, Elopement policy, In-depth review of job description, Elder abuse, Standard Precautions & Blood Borne Pathogens, grievance procedure, Civil rights of participants, housekeeping and sanitation principals. The center will ensure that all staff are either certified in first-aid and CPR or that staff receive first-aid/CPR training within the first six-months of employment. 2 Care-giver role strain				
	3 Emotional burnout, supporting and protecting yourself				
	4 Dementia and mood 5 Communication with those with dementia 6 Use of restraints				
	Provide a six-month Staff In-Service Training Plan that addresses the ongoing training needs of staff to develop competencies in delivering services in the CBAS setting and meeting the medical, personal care, social, activity and other needs of the population served. Staff In-Service Training Plan				
	MonthTopic Staff to Attend (e.g., all, nursing, social services, etc.) 1 Person-Centered Care All Enter text Enter text Enter text Enter text				
	2 Recognizing pain in those who are non-verbal All Enter text Enter text Enter text Enter text				
	3 Professional Communication All Enter text Enter text Enter text Enter text				
	4 Cognitive Optimization®All Enter text Enter text Enter text				
	5 Person-Centered Care Communication All Enter text Enter text Enter text				
	6 Advance Directives All Enter text Enter text Enter text Enter text				

Item	Program Plan Components
C.4.	Briefly describe how the center will protect the confidentiality, security and unauthorized disclosure of protected health information (PHI) at the center and in transmission to other outside agencies. Cozy Nest, LLC will have extensive HIPAA policies and procedures in place and will provide ongoing training and supervision to staff in both maintaining PHI within the center, ePHI for PHI transmissions and participant confidentiality. The center shall perform risk analysis, as required by the Administrative Safeguard provisions in the Security rule. For our transmission systems (fax and e-transmissions) to determine the level of security needed to ensure PHI is protected, per the Health Information Privacy requirements. Names and other Protected Health Information (PHI) collected by our center are confidential and will be protected from unauthorized disclosure (Section 10850, California Welfare and Institution's Code.) Release of any information pertaining to adult day health care participants shall be made in accordance with provisions of section 51009, Title 22, California Administrative Code). All information, records, data and data elements collected and maintained for the operation of the center and pertaining to participants shall be protected from unauthorized disclosure in accordance with all laws and regulations. Above and beyond the HIPAA requirements, keeping the personal and medical information of our participants' security is very important and will be taken seriously at all times.
C.5.	Briefly describe how participants will be transported to and from the center, e.g., center-owned van(s), paratransit, family, other? The center will provide transportation primarily through the use of center provided vans.

Item	Program Plan Components
D	Target Population
D.1.	Identify the characteristics of the participants the center plans to serve:
	a. <u>Ethnicity</u> (check all that applies):
	□American-Indian ⊠Asian □Black □Latino □Caucasian
	□Diverse Mix ⊠Other (describe): Chinese
	b. <u>Language</u> (check all that apply):
	□Arabic □Armenian ⊠Chinese □Hmong □Farsi
	□Tagalog □Japanese □Korean □Russian □Spanish
	□Vietnamese □Khmer Other: Mandarin & Cantonese
	c. <u>Specialized Populations</u> (check all that apply):
	⊠Frail/Elderly □Intellectually /Developmentally Disabled (ID/DD)
	⊠Alzheimer's/Dementia □Behavioral Health
	□Traumatic Brain Injury (TBI) □Other (describe): Enter text
D.2.	Provide a general description of the anticipated medical, mental health, social, personal care, activity and problems/conditions/needs of your center's target population(s).
	a. Medical: COPD, heart disease, stroke, diabetes, dementias
	b. Mental Health: Primarily depression and anxiety c. Social (include family/caregiver issues): Caregiver role-strain, cultural integration, housing concerns,
	financial concerns. d. Personal Care: Supervision and assistance with ambulating, involvement in center activities, supervision and
	assistance in using the restroom, grooming and hygiene. e. Activities: Socialization, support and assistance in center activities, communication support, exercise.
	f. Other: Physical and occupational support/exercise to maintain physical strength and endurance, and to support cognitive function and mood.

Item	Program Plan Components	
E	Center Services	

E.1. Program Elements

Under each required service area briefly describe the specific programs and services that will address the medical, social and other needs of the participants the center proposes to serve and how they will support the principles of person-centered care. These services should address the conditions/problems/needs, preferences, and personal goals of your proposed center's target population(s). For example, specify any evidence-based practices, interventions, services, and programs for specialized populations that the center will offer. See the CBAS Resource Guide for information about evidence-based practices.

- a. Nursing Services: The center's nurse will provide initial assessments, reassessments and ongoing evaluation of the participants' specific nursing needs. The nurse will also work collaboratively with the participant, eliciting his or her goals, needs and preferences, collaboratively developing the participant's plan of care. The services provided by the nursing department will include observation, evaluation of symptoms, education and encouragement to support them to become a partner in their healthcare, and provide the care and treatment needed. For example, vital signs, blood glucose monitoring, wound care, medication management support etc., providing health education and counseling to the participant and family when indicated by IPC and as needed, providing assistance in obtaining medical services from providers as needed who are accessible to the participant/family in terms of language and transportation proximity. Communicating with participant's MD as needed and required, providing updates, notification and follow-up information including any significant change in the participant's condition. Supervision of personal care given by program aides. Maintenance of participant's health record (including: quarterly progress notes, records of medications and treatments administered, quarterly narrative nursing note) and emergency care (including arrangements for transportation).
- b. Personal Care: Program aides will provide self-care training and services oriented toward activities of daily living and personal hygiene, such as toileting, bathing and grooming, incontinency and the probable benefit from continence retraining. Program aides will assist the participants with toileting, hygiene, eating, dressing, grooming or any ADLs if and when needed. Staff will ensure that the participants are provided with the least support needed to complete self-care, in order to provide the participants with a sense of mastery, self-competence and worth.
- c. Social Services (Individual and Group): The center will provide social services to the participants utilizing knowledge, either through bi-cultural experience or education to ensure that the participants' goals to experience quality of life are identified and met. The social work staff will provide counseling to help with personal, family and adjustment problems that interfere with the achievement of meeting participant/family goals. The social work staff will develop and lead caregiving support groups and provide referrals and emotional support to caregivers who are experiencing caregiver role strain. Social workers may educate, facilitate and assist the participant and their family prepare advance directives. Will counsel to alleviate or lessen family conflicts if needed. The social work staff may work with the participants in a group setting depending on the needs of the participants this may include a women or men's group, coping group, etc. The social work staff will screen referrals to ensure appropriateness of the prospective participant for admission and full assessment. The social work staff will meet with the participant and representative (if needed) initially, to describe the person-planning process, support and collaborate with the participant to identify his or her global goals or needs and to determine those supports the participant would like to have involved in his or her care planning process, if any. The social work staff will provide referrals to appropriate community resources to support participant to continue to remain living in the community for as long as possible and to help support participant's goals.
- d. Activities: The activity department will provide activities targeted to meet the cognitive, spiritual, physical and emotional needs of the center's participants. Activities will be tailored to meet the abilities and interests of the participants. These activities will focus on the participant's sense of purpose, cognitive, emotional and physical health. Activities will be offered in the languages of the participants attending the center to ensure that

all participants feel included. The activity program will assess the participants initially, every six-months and quarterly to determine their needs and desires for activity programs. The Activity program will provide modifications to activities as needed as well to ensure that all participants have the same access to all activities. Modifications may include alterations to activities, offering program aide support, providing oversized printed materials or materials that are tactile and modifications to the activity tools, such as larger writing utensils etc. as needed. The activity department will oversee the community integration/outing/field trip activities. These will vary and meet the social, emotional and integrative needs of our participants.

- e. Occupational Therapy: OT services shall provide equipment a supplies for creative skills, cognitive enhancements and stimulation, as well as exercises and activities to support fine motor control and shoulder, arm hand and finger strength and coordination for participants who will benefit from these services.
- f. Physical Therapy: The physical therapy department shall provide muscle, nerve, joint and functional ability services to relieve pain, develop or restore function, provide assistance to achieve and maintain maximum performance using physical means such as exercise, massage, heat, sound, water, light or electricity. Physical therapy will utilize at a minimum the following equipment; overhead pulley, weights, training stairs, etc.
- g. Speech Therapy: Speech therapy shall provide services aimed at improving a participant's speech, comprehension and/or assessment for swallowing concerns or disorders that may lead or contribute to choking disorders.
- h. Nutrition: The center will provide a diet that meets the National Research Council's recommended Dietary Allowance as outlined below (Section "j: Meals"). Therapeutic diets as prescribed by participant's physician (orders to be reviewed every 90 days) will be offered to the participants. The meals and menus will also meet the participant's cultural and religious needs, desires and preferences. We plan to have menu choices that will appeal to our participant's cultural backgrounds.
- i. Mental Health: Mental health services will support those participants who may be experiencing emotional concerns, such as depression and anxiety, and also the needs/preferences and desired outcomes of those suffering from more severe mental health concerns, such as schizophrenia and bipolar conditions. The MH provider may provide support to the participant who is dealing with acculturation and/or family issues, grief and multiple losses, anxiety and fear through case consultation to the social work and nursing staff, direct counseling with the participants and the provision of group work. The MH provider will also provide three hours of consultation to staff per month. This consultation may include case consultation, general mental health consultation and in-service training programs to staff.
- j. Meals: A participant who is in the center for four hours or more shall be served a meal that will supply at least one-third of the National Research Councils' recommended Dietary Allowances. A participant who is in the center for eight hours shall be served a meal and between meal nourishments that will supply at least one-half of the National Research Council's Recommended Dietary Allowances.
- k. Transportation: We will be purchasing or leasing vans, at least one will be ADA accessible to support participants' transportation needs.

ltem	Program Plan Components			
E.2.	Strategies and Interventions to Address Behavioral Symptoms			
	Briefly describe the therapeutic interventions/strategies/programs that may be used in working with center participants who exhibit behaviors that negatively impact their ability to participate in the center's activities/programs and/or that may pose harm to self or others. These behaviors may be due to the participant having a dementia, a mental illness, intellectual/developmental disability, traumatic brain injury or other condition.			
	For example, Applied Behavior Analysis (ABA), previously known as behavior modification, systematically utilizes interventions based on the principles of learning theory to change certain behaviors. This technique and others may be useful in addressing certain behaviors.			
	Provide information in the table below.			
	Behavioral Symptom Types of Interventions/Strategies Aggression/Anxiety/Agitation Listen to the participant's complaints, remain calm, remove the participant from the object of aggression/anxiety/agitation, check to see if the participant is in any pain, identify the triggers of the behavioral communication, consult with the participant's family to determine if they have any thoughts or suggestions to help the participant be more comfortable in the center. Exploring, walking, engaging in movement that may appear to be random (previously referred to as wandering). Provide a safe environment in which the participant can explore in the center. Determine if the participant tends to explore when he or she is feeling an unpleasant emotion, such as pain, anxiety, frustration and fear, which triggers the exploring behavior. Allow the participant to explore safely at his or her leisure. The center will contact the participant's family and/or caregiver to determine if the participant is engaging in this type of behavioral communication at home, what seems to work at home and if the center staff can assist the family/caregiver in addressing any walking/ exploring issues that occur in the home. Enter text Ente			

Item	Program Plan Components	
F Center	r Staff	

F.1. Briefly describe the responsibilities of the specialized professional and that will provide the center's services described in E.1 above. The staffing structure and responsibilities must demonstrate that the center is organized and staffed to carry out the requirements of the program and to meet the needs and preferences, including cultural/language preferences, of the participants.

Position Responsibilities

Registered Nurse: The RN's responsibilities will include: Assessing each participant initially and providing subsequent reassessments to determine needs for nursing, personal care and assistance in activities of daily living such as bathing, grooming, toileting and eating. These needs shall be included in the plan of care. The RN shall supervise the provision of these services. The RN shall develop the plan of care in collaboration with the participant's identified goals and/or concerns. The RN's Responsibilities include: attending and participating in all the multidisciplinary team (MDT) meetings, administering medications to participants and monitoring these medications, or providing training and monitoring any participants who are administering their own medications, providing all nursing care specified in the participant plans of care, providing observation and monitoring of the participants' health status, providing health education and counseling to the participants and their families, when indicated in their plans of care. Supervising the personal care services provided to the participants by the program aides. Supervising any maintenance program(s) designated to be under the supervision of the RN. Completing the quarterly and six-month assessments/reassessments, which includes evaluating and reviewing the progress made towards the participant's identified goal(s) collaboratively with participant, and updating the plan of care as needed or desired by the participant and the collaborative process. Assisting participants in obtaining medical services from providers other than the adult day health center staff. Acting as a liaison to the participants' personal physicians and notifying them of any marked changes in the participants' conditions. Providing emergency care, including arrangements for transportation when necessary. The RN may serve as a member of the Utilization Review Committee. Providing dietary counseling and nutrition education to participants who are not on a therapeutic/special diet. Maintaining the nursing component of the participant health records, which includes: Documentation of all nursing care provided, including the participant's reaction to treatment, on the day the service(s) is (are) given. Maintenance and supervision of all drug supplies and medications stored at the center and recording all these medications. The RN will report to the Program Director.

Licensed Vocational Nurse: The LVN will provide nursing teaching and disease management and administration of medication as well as treatment provided to participants under supervision of RN. The LVN will act as a liaison between the center and the participant's primary care physician, will assist with obtaining current or updated health related documentations, such as the H&P and medication list from the pharmacy or MD office. The LVN will assist in monitoring and taking vital signs when participants attend the center and assist the RN when participants are not feeling well.

Social Worker: The Social Worker in our center shall interview and screen all referrals to determine the general appropriateness of the prospective participant for the full assessment process and ADHC participation. Develop the plan of care in collaboration with the participant's identified goals/concerns. Complete the quarterly and six-month assessments/reassessments which includes evaluating and reviewing the progress made towards the participant's identified goal(s) collaboratively with participant and updating the plan of care as needed or desired by the participant and the collaborative process. Act as a liaison with the participant's family and home, with other community resources. Provide an assessment of each participant's home environment. Provide a treatment program which may include counseling and group discussion to address identified concerns and to help participant to reach his or her goals. Provide referrals to available community resources. The social worker will report to the program director

Social Work Assistant: The SWA shall perform assignments as trained and directed by social worker. Provide treatment to participants under the guidance of the Social Worker, and the collaboratively developed Social Work care plan. Lead participants in problem oriented discussion groups and task-oriented committees. Document all social services provided by the assistant social worker (under the supervision of the Social Worker). Perform other duties as required by the administrator, program director or Social Worker. Social Work Assistant reports to 27 the social worker.

Activity Coordinator: The Activity coordinator is responsible to develop the plan of care in collaboration with the participant's identified goals and/or concerns. Completing quarterly and six-month assessments/reassessments

G	Additional Information									
	Provide any additional information not requested that you think is relevant to your organization's plans for developing and operating an ADHC/CBAS center and that demonstrates your organization's understanding of program requirements and the current long-term services and supports (LTSS) environment. Enter text									
	This completes your program plan									
	Submit your completed CBAS Program Plan along with all of your CBAS Pre-Screening forms (Pre-Screening Package) to CDA at cbascda@aging.ca.gov .									
	If questions, please contact the CBAS Branch: (916) 419-7545.									

ABBREVIATIONS ANCHOR BOLT AIR CONDITIONING MED. ASPHALTIC CONCRETE MET. ACOUSTIC CEILING TILE AMERICANS WITH DISABILITIES M.H ABOVE FINISHED FLOOR MIN MISC. M.O. A.H. AIR HANDLER **ALTERNATE** ALUM. ANOD. ALUMINUM ANODIZED ARCH. **ARCHITECTURAL** BOARD **BUILDING INFORMATION MODEL** BLOCKING NOM. BUILDING BLOCKING OC **BACK OF HOUSE** O.D O.H. OPG. BOTTOM BEARING BRONZE O.R.D BUIT-UP CABINET CAT 5 **CATEGORY 5 CABLE CUBIC FOOT** CUBIC FEET PER MINIJTE CAST IRON **CAST IN PLACE** CIRCLE **CIRCUMFERENCE** CEILING CONTROL JOINT PLBG. PLF PLYWD. CLR. CMU C.O. CLEAR(ANCE) CONCRETE MASONRY UNIT CLEAN OUT COL. CONC. COLUMN PREFAB CONCRETE COND. CONDENSER (CONDENSATE) CONT. CONTINUOUS PSI PT PTD P.T.D. CONST CONSTRUCTION CONTR CONTRACT(OR) CORR. CORRUGATED CTR. CENTER P.T.R. COLD WATER **PVMT CUBIC YARD** PVC DETAIL DIAMETER DIFFUSER RAD. RAG R.B. **DIMENSION** DEAD LOAD DOWN R.D. REF. DAMPER DOWNSPOUT REG. DRAWER REINF DRAWING REQ'D ELECTRIC DRINKING FOUNTAIN EXTERIOR INSULATION & FINISH **EXPANSION JOINT** R.O.W ELECTRIC(AL) ELEVATION (ÉLEVATOR) SBO **EMERGENCY** EMERG **EMERGENCY** ENGR. **ENGINEER** SEC. S.F. **ENCLOSURE** SHR. SHWR **ELECTRIC WATER COOLER FXHAUST EXPANSION** FXTFRIOR SPEC(S) **FIBERBOARD** FURNISHED BY OTHERS FLOOR DRAIN (FIRE DAMPER) FIRE EXTINGUISHER STD. FIRE EXTINGUISHER CABINET STRUCT. FINISH(ED) **FINISH FLOOR** FINISH FLOOR ELEVATION SUS. FURNITURE, FIXTURES & **EQUIPMEN** SYM. SYS. FND. **FOUNDATION** T & B **FACE OF CONCRETE** T & G T.B. TBAR FACE OF FINISH FACE OF MASONRY FOM FACE OF STUDS TDD **FACE OF SHEATHING** FTG. FOOTING GUAGE (GAGE) GALV. GAI VANIZED GYPSUM BOARD GENERAL CONTRACTOR GLB GLUE LAMINATED BEAM GPM **GALLONS PER MINUTE GENERAL STRUCTURAL NOTES** GSN GYPSUM WALL BOARD GYP. B). TTY GYPSUM BOARD HOLLOW CORE HDW HARDWARE TYP. U.N.O. **VPAC** HORIZONTAL VCP **HORSEPOWER** VCT VERT. HOUR HEATING HEATING / VENTILATION / AIR HVAC CONDITIONING HARDWOOD INTERIOR DESIGN(ER) INSIDE DIAMETER W/O W.B INSULATION WD. INTERIOR **JBOX** W.G. JUNCTION BOX **JOINT** WH KNOCK OUT W.I. W.PT. **LABORATOR**\ LAM. WR LAMINATED **WSCT** LAVATORY WWF POUNDS

LEFT HAND

LIVE LOAD

LIGHTWEIGHT

C 30584

REN. 7/31/19

LTL.

LONG LEG HORIZONTAL

ARCHITECT

HB+A Architects

510-830-4797 OFF

SUITE 109.

LONG LEG VERTICAL

OWNERS REVIEW

THE CONSTRUCTION CONTRACT FOR THIS PROJECT IS TO BE DIRECTLY NEGOTIATED BETWEEN THE OWNER AND THE CONTRACTOR, AND THEY WILL ACT IN UNISON TO PROPERLY EXECUTE THE INTENT OF THESE AND OTHER DESIGN AND

THIS SET OF DOCUMENTS (SHEETS LISTED IN DRAWING INDEX) COVERS GENERAL CONSTRUCTION ITEMS AND EXCLUDES ANY DESIGN OF SITE, MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLERS, LOCAL CODES, OR FIRE PROTECTION WORK. ALSO EXCLUDES ANY EQUIPMENT ITEMS. SUCH EXCLUSIONS ARE COVERED UNDER SEPARATE WORK BY DESIGNERS AND CONSULTANTS WORKING INDEPENDENTLY FOR THE CONTRACTOR AND/OR OWNER

BY USE OF THESE DOCUMENTS, THE OWNER AND THE CONTRACTOR CERTIFY THAT THEY HAVE REVIEWED THEM AND ARE IN AGREEMENT WITH THEIR CONTENT: FURTHERMORE, THE OWNER RECOGNIZES THAT IF ANY CHANGES ARE REQUIRED. THEY WILL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND UNDER THE CONTRACTOR'S OR OWNER'S

PROJECTS WITH THESE DESIGN DOCUMENTS TO ASSURE CODE COMPLIANCE AND CORRECTNESS OF WORK. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING FINAL COMMENTS AND APPROVAL FROM ALL GOVERNING

CODE

2016 California Building Standards Code:

2016 California Building Code (T24, Part 2)

2016 California Residential Code (T24, Part 2.5)

2016 California Electrical Code (T24, Part 3).

2016 California Plumbing Code (T24, Part 5).

2016 California Energy Code (T24, Part 6).

2016 California Fire Code (T24, Part 9)

2015 International Building Code (IBC)

2010 ADA Standards For Accessible Design

2016 California Historical Code (T24, Part 8)

2016 California Existing Building Code (T24, Part 10)

2016 California Green Building Code (T24, Part 11).

2016 International Existing Building Code (IEBC)

The Adoption and Amendments of California Building Standards Code.

2016 California Mechanical Code (T24, Part 4)

MAXIMUM

MEDIUM

MANHOLE

MODULAR

NORTH

NATURAL

NOMINAL

NUMBER

ON CENTER

OVERHEAD

OPENING

OPPOSITE

PARALLEL

PRE-CAST

PLUMBING

PLYWOOD

PAINTED

PAVEMENT

RETURN AIR

RUBBER BASE

ROOF DRAIN

REGISTER(ED)

REFERENCE

REQUIRED

ROOFING

ROOM

SOUTH

RADIUS

RADIUS

PLATE

MINIMUM

MECHANICAL

MANUFACTUREF

MANUFACTURER

MISCELLANEOUS

NOT APPLICABLE

NOT IN CONTRACT

OUTSIDE DIAMETER

OWNER-SUPPLIED.

PACKAGE TERMINAL

PARCTICLE BOARD

PROPERTY LINE

PREFABRICATED

OVERFLOW ROOF DRAIN

CONTRACTOR-INSTALLED

AIR CONDITIONING UNIT

POUNDS PER CUBIC FOOT

POUNDS PER LINEAL FOOT

PRESSURE-REDUCING VALVE

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

PAPER TOWEL DISPENSER

POLYVINYL CHLORIDE

RETURN AIR GRILLE

REVISED (REVISION

ROUGH OPENING

SELECTED BY OWNER

RIGHT OF WAY

ROUGH SAWN

SOLID CORE

SECTION

SHOWER

SHOWER

SHEET

SIMII AR

STORM DRAIN

SQUARE FEET

SPECIFICATION(S)

STAINLESS STEE

THERMOSTAT

STANDARD

STORAGE

SUSPENDED

SYMMETRICAL

TOP OF BEAM

TOP OF CURB

TOWEL BAR

THE DEAF

THREAD

TOP OF

TELEPHONE

TOP OF LINTEL

TOP OF PLATE

TOP OF STEEL

TOP OF SLAB

THE DEAF TELEVISION

TYPICAL

VERTICAL

VINYL TILE

WITHOUT

WOOD

WOOD BASE

WATER CLOSET

WIRED GLASS

WATER HEATER

WORK POINT

WAINSCOT

WROUGHT IRON

WATER-RESISTANT

WELDED WIRE FABRIC

WITH

TOP OF WALL

VERTICAL PTAC

VERIFY IN FIELD

VITRIFIED CLAY PIPE

VINYL COMPOSITION TILE

VINYL WALL COVERING

THICKNESS (THICK)

TOP AND BOTTOM

TONGUE-AND-GROOVE

SWITCH

SYSTEM

PAPER TOWEL RECEPTACLE

REINFORCING (REINFORCED)

MASONRY OPENING

MOISTURE-RESISTANT

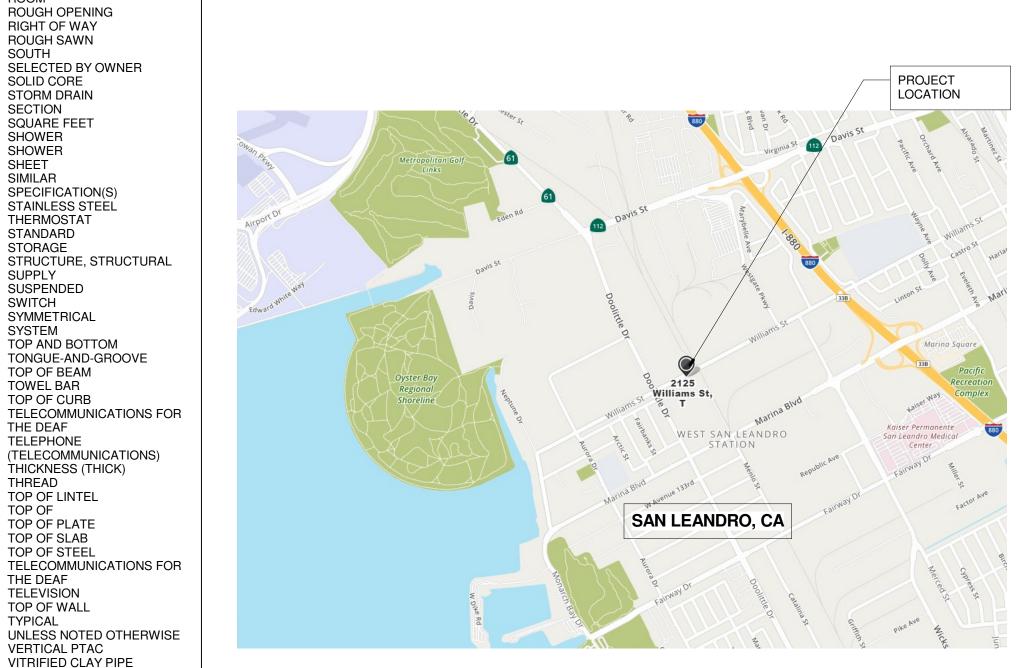
SAN LEANDRO DIRECTORY

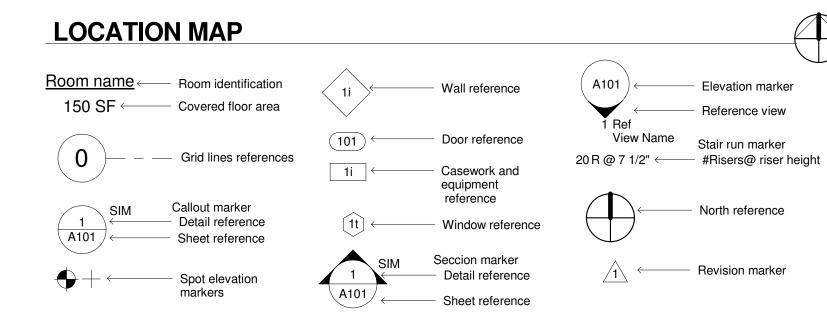
City of San Leandro: (www.sanleandro.org) Building & Safety Services -- (510) 577-3405 Building Inspections Requests -- (510) 577-3426 Office of Business Development/Redevelopment -- (510) 577-3311 Planning Services -- (510) 577-3325 Housing Division -- (510) 577-6004 Engineering / Transportation -- (510) 577-3428 Environmental Services -- (510) 577-3401 A/C Fire Department -- (510) 618-3468 Hazardous Material Coordinator. -- (510) 577-3331 Police Department -- (510) 577-3253 Refuse Services -- (510) 577-3452 San Leandro Unified School District -- (510) 667-3500 (www.sanleandro.k12.ca.us) San Lorenzo Unified School District -- (510) 317-4600 (www.slzusd.org)

830.6 Institutional Group I-4, day care facilities. This group shall include buildings and structures occupied bymore than six clients of any age who receive custodial carefor fewer than 24 hours per day by persons other than parentsor guardians, relatives by blood, marriage or adoption, and ina place other than the home of the clients cared for. This group shall include, but not be limited to, the following:

Adult day care* Child day care

**As defined by CBC: Adult care facilities that provide accommodations for six or fewer clients of any age for less than 24 hours. Licensing categories that may use this classification include adult day care programs







EXTERIOR BUILDING VIEW

AREA OF WORK

THE PROJECT IS TENANT IMPROVEMENTS AND CONSIST OF AN OFFICE RENOVATION OF AN EXISTING BUILDING LOCATED AT 2101 WILLIAMS STREET, SAN LEANDRO, CALIFORNIA, 94577

MINOR DEMOLITION WILL INCLUDE INTERIOR WALLS AND DOORS, FLOORING AND CEILINGS.

MINOR RENOVATION WILL INCLUDE THE **CONSTRUCTION OF NEW PARTITION** WALLS, INSTALLATION OF NEW INTERIOR DOORS, THE RENOVATION OF A EXISTING KITCHEN, AND THE CONSTRUCTION OF NEW ACCESSIBLE RESTROMS

PLUMBING, MECHANICAL AND **ELECTRICAL PROJECTS UNDER** SEPARATE APPROVAL AND PERMIT

THE EXISTING BUILDING ENVELOPE SHELL IS TO REMAIN AS EXISTING

THIS RENOVATION PROJECT WILL PROVIDE A FULLY ACCESSIBLE OFFICE SPACE TO CONFORM UNDER COMPLIANCE SPRINKLERED: DEFERRED APPROVAL AND LICENCE OF LOCAL/STATE **AUTHORITIES HAVING JURISDICTION**

CALIFORNIA, 94577

INDUSTRIAL GENERAL

EXISTING OCCUPANCY GROUP: B

TYPE OF CONSTRUCTION: TYPE V -B 1HR

BUILDING DATA

ADDRESS: 2101 WILLIAM ST, SAN LEANDRO.

COUNTY: SAN LEANDRO, CALIFORNIA

PROPERTY AREA: 364.324 SF APROX

ZONNING CLASSIFICATION. IG

ADULT DAY CARE

EXISTING BUILDING AREA: 15,500 SF APPROX

APN: 0077A-0645-005-01

(GROSS)

Level

Level 1 212AA

Level 1 212BB

Level 1 212CC

Level 1 212D

Level 1 212E

Level 1 212F

Level 1 212H

Level 1 212I

Level 1 212J

Level 1 212P

Level 1 212Q

Level 1 212R

Level 1 212S

Level 1 212T

Level 1 212U

Level 1 212V

Level 1 212W

284 MALE

MINIMUN

(N) NEW

REQUIRED

(E) EXISTING

284 FEMALE

PROPOSED OCCUPANCY GROUP 1-4

NUMBER OF STORIES: (1) SINGLE STORY

PARKING: EXISTING

527 POMONA ST

ARCHITECT

HB+A ARCHITECTS

510-830-4797 OFF

ENGINEERING

SAN LORENZO, CA. 94580

CASTRO VALLEY, CA. 94546

PROJECT DIRECTORY

COZY NEST ADULT DAY HEALTH CARE, LLC

2811 CASTRO VALLEY BLVD, SUITE 109,

(PLUMBING -MECHANICAL - ELECTRICAL)

Level 1 212K WOMEN RESTROOM 212 SF (none) MEN RESTROOM Level 1 212L 26 SF ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM Level 1 212M **JANITOR** Level 1 212N EMPLOYEE ROOM 201 SF ASSEMBLY W/O FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS) QUIET ROOM 121 SF BUSINESS AREAS Level 1 2120 114 SF ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM

LAUNDRY

QUIET ROOM

CORRIDOR

PT/OT ROOM

AREA

ACTIVITY ROOM

3: 36-55 4: 36-55

Over 55, add 1 fixture

for each additional 40

2 (E)

2 (N)

DATE

DINING AND ACTIVITY

NEW MEN RESTROOM

NEW WOMEN RESTROOM

RN ROOM

CORRIDOR

OFFICE

ADMIN OFFICE

Level 1 212DD OFFICE MANAGER

Level 1 212EE MAHONG ROOM

Level 1 212FF KITCHEN

Level 1 212GG CORRIDOR

OFFICE

KAREOKE ROOM

SOCIAL WORKERS

NUMBER

A030

A100

A300

A310

A400

A550

A600

A700

COVER SHEET

GENERAL NOTES

EXISTING/DEMO PLAN

PROPOSED PLAN

SITE DETAILS

246 SF BUSINESS AREAS

414 SF BUSINESS AREAS

250 SF BUSINESS AREAS

150 SF BUSINESS AREAS

152 SF BUSINESS AREAS

287 SF BUSINESS AREAS

429 SF BUSINESS AREAS

333 SF BUSINESS AREAS

1,434 SF BUSINESS AREAS

1,124 SF (none)

136 SF (none)

267 SF (none)

442 SF KITCHENS, COMMERCIA

AREA

T-24 COMPLIANCE

CAL GREEN NON-RESIDENTIAL 01

CAL GREEN NON-RESIDENTIAL 02

CAL GREEN NON-RESIDENTIAL 03

EXISTING SITE PLAN / PARCEL PLAN

SITE PLAN (PROPOSED UPGRADES

SAFETY AND ACCESSIBILITY PLAN

EXISTING / DEMO REFLECTED CEILING PLAN

ACCESSIBILITY DETAILS (FOR REFERENCE ONLY)

STANDARD SITE DETAILS (FOR REFERENCE ONLY)

AREA OCCUPANCY CALCULATION

611 SF ASSEMBLY W/O FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS

874 SF ASSEMBLY W/O FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS

136 SF BOWLING CENTERS, ALLOW 5 PERSON FOR EACH LANE INCLUDING 15 FEE

1,316 SF | ASSEMBLY W/O FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS)

4.146 SF | ASSEMBLY W/O FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS)

WALL TYPES, CEILING DETAILS, MOUNTING DETAILS

PROPOSED RESTROOMS ENLARGED PLAN AND ELEVATIONS

FUNCTION SPACE

PROPOSED REFLECTED CEILING PLAN

FINISH AND ACCESSORY SCHEDULE

Level 1	212X	STORAGE 148			SF ACC	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM					300 GROSS	1	(
Level 1	212Z	CONFERENCE ROOM 260			SF ASS	ASSEMBLY W/O FIXED SEATS UNCONCENTRATED (TABLES AND O					15 NET	18	;
TOTAL			,	567	1								
PLUMBING FIXTURES CALCULATIONS 2016 CALIFORNIA PLUMBING CODE TABLE 422.1										NET ASSIGN TOTAL OCC MINIMUM E	,	= 14,962 S = 567 PEO =3	
PERSON	NS	WC URINALS			LAVATORY		DRINKING FOUNTAIN	OTHER	OTHER	EXITS PROV	,	S)=113.6	
		MALE	FEMALE	MALE	MALE	FEMALE					H PER DOOR =125. VIDTH PROVIDED	4/5 = 22.7. = 32 I	
		1: 1-15 2: 16-35	1: 1-15 3: 16-35	-	1 per 40	1 per 40	1 PER 150	1 service sink	ACCESSIBLE				

1(E) 3(N)

REVIEW SET FOR TENANT IMPROVEMENT

ADULT DAY HEALTH

CARE CENTER

2101 WILLIAM STREET

SAN LEANDRO, CALIFORNIA, 94577

SHEET LIST

DISCIPLINE

ARCHITECTURE

ARCHITECTURE

ARCHITECTURE

ARCHITECTURE

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ARCHITECTURE

ARCHITECTURE

ARCHITECTURE

ARCHITECTURE

ARCHITECTURE

ARCHITECTURE

ARCHITECTURE

OCC/LOAD OCC/ EXIT

100 GROSS

100 GROSS

100 GROSS

15 NET

100 GROSS

100 GROSS

15 NET

100 GROSS

200 GROSS

100 GROSS

300 GROSS

15 NET

100 GROSS

300 GROSS

7 NET

15 NET

100 GROSS

FOR PARKING CALCULATIONS SEE

EXISTING SITE PLAN SHEET A090

PROPOSED LOCATION SEE

FOR FIRE EXTINGUISHER CALCULATION AND

SAFETY AND ACCESSIBILITY PLAN SHEET A200

FACTOR LOAD WIDTH

0.6

0.6

8.0

17.6

3.0

55.4

0.2

3.6

113.4

= 14,962 SF

= 567 PEOPLE

= 32 INCHES

14 2.8

20

88

15

SHEET NAME

PROVIDED I-4 OCCUPANCY (ADULT DAY CARE) BASED ON OCCUPANT LOAD CALCULATION OF (567 OCCUPANTS)

4(E)

6(N)

567 / 2 = 283.5 284 MALE 284 FEMALE NOTE: **ALL FIXTURES COUNT INCLUDES WC + URINALS ALL PLUMBING FIXTURE TO BE ACCESSIBLE PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

4(E) 3(N)

A000

2(E) 3(N)

TITLE REVIEW SET FOR TENANT IMPROVEMENT

ADULT DAY HEALTH CARE CENTER

1 service sink | ACCESSIBLE

SHOWER

COMPARTMENT

or laundry

1(E)

Institutional occupancy (any

age that receives care for less than 24

tray

2101 WILLIAM STREET, ADDRESS SAN LEANDRO, CALIFORNIA, 94577 CLIENT COZY NEST ADULT DAY HEALTH CARE, LLC

SYMBOLOGY

2811 CASTRO VALLEY BLVD,

NO. **REVIEW SET**

REVISION DESCRIPTION BY: DATE APPR: OCT-2018

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SCALE: As indicated Burt, principal of HB+Architects.

HB+A ARCHITECTS DESIGN BY: 10/14/2018 DRAWN BY: 10:17:35 PM APPR. BY: APPR. BY:

COVER SHEET

2(E) 2(N)

- 1. THE CONTRACTOR SHALL BE GOVERNED BY ALL CONDITIONS AS INDICATED IN THE CONSTRUCTION DRAWINGS FOR THE BUILDING.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.
- 3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER/ARCHITECT /ENGINEER HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERIY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS.
- 4. EACH CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ADJACENT WORK AND IS RESPONSIBLE FOR THE REPAIR OF SAID DAMAGE AT HIS
- 5. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMUENDATIONS OR WRITTEN DIRECTIONS
- 6. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- 7. WHERE DEVICES OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS AS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE BUILDING AND SITE WHILE JOB IS IN PROGRESS, AND UNTIL THE JOB IS COMPLIETED.
- 9. THE INTENT OF THESE DRAWINGS IS TO INDICATE THE SCOPE OF WORK REQUIRED IN ORDER TO CONSTRUCT COMPLIETE AND FINISHED SPACES READY FOR OCCUPANCY. THE CONTRACTOR AND SUB-CONTRACTORS ARE EXPECTED TO VISIT THE PROJECT SITE PRIOR TO SUBMISSION OF BIDS AND NOTIFY THE OWNER, PRIOR TO BIDDING, OF ANY DISCREPENCIES WITHIN THE DRAWINGS OR POSSIBLE CONFLICTS WHICH AFFECT THE PROGRESS OF THIS PROJECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS NOTIFYING THE OWNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE
- 10. THE CONTRACTOR SHALL ENSURE THAT THIS PROJECT AND ALL CONSTRUCTION ACTIVITIES RELATED THERETO, CONFORM WITH ALL LOCAL, REGIONAL, STATE, AND/OR FEDERAL REGULATIONS PERTAINING TO DISTURBING, DISPLACING, AND/OR REMOVAL OF ASBESTOS OR ASBESTOS CONTAINING
- 11. ALL ITEMS MARKED "N.I.C." ARE NOT PART OF THIS CONTRACT.
- 12. ALL WORK SfIALL BE GUARANTEED FOR A PERIOD OF (1) ONE YEAR AFTER COUPLETION, UNLESS OTHERWISE SPECIFIED, AND SHALL BE SO STATED IN CONTRACTOR'S WRITTEN PROPOSAL AND AGREEMENT. ALL REPAIRS, CORRECTIONS, DISCREPANCIES, ETC. MUST BE IAADE WITHOUT ANY ADDITIONAL COST TO THE OWNER, AND Wmf!IN (3) THREE DAYS AFTER NOTICE IS GIVEN.
- 13. THE CONTRACTOR SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
- 14. THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER ETC., SHALL VERIFY ALL DIMENSIONS, PLANS, SPECIFICATIONS, CONDITIONS AT JOBSITE, ETC. PRIOR TO STARTING ANY WORK AND WITHIN (7) SEVEN CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE DESIGNER (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES WHETHER DISCREPANCIES ARE ERRORS OF CONNICION OR OMISSION OR NOT) OTHERWISE THE DFC:GNER WILL ASSUME NO RESPONSIBILITY FOR ANY ENCORS, AND THE BUILDER, SUBCONTRACTOR, S'JPPLISR, ETC. SHALL ASSUME FULL TSPON SIBILITY FOR ANY ERRORS AND CORRECT ERNORS AT THEIR OWN EXPENSE. ALL CONTRACTORS AND SUBCONTRACTORS SHALL
- OP TO ADJACENT PROPERTIES AND OMISSIONS. 15. ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE AND AMMENDMENTS, LATEST EDITION

F ERSONAL INJURY OR DAMAGE TO THE PROJECT

DLD HARMLESS THE DESIGNER FOR ANY

- 16. ANY CHANGES, REVISIONS, ALTERATIONS. DEVIATIONS, ETC. NOT MADE BY THE DESIGNER WILL FULLY, UNCONDITIONALLY AND TOTALLY F I FASE THE DESIGNER FROM ANY AND ALL F.ESPONSIBILITY, CLAIMS, OR LIABILITIES AGAINST THE PESIGNER FOR CULPABILITY, ETC. FROM DATE HOWN ON PLANS ORIGIN UNTIL THE END OF
- 17. T' CONTRACTOR SHALL FAMILIAIRIZE HIMSELIF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD I ACCORDANCE WITH ALL PROVISIONS OF THIS CODE W'HICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- 18. AL' LUM BER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.
- 19. A PPL' AND/OR INSTALL ALL PRODUCTS AND NULTI PIALS ACCORDING TO MANUFACTURERS PUBLISHED INSTRUCTIONS OR, IF NO INSTRUCTIONS E KIST. IN STALL PER STANDARD INDUSTRY Ph. ACTICES.
- 20. A L'ERTICAL ELEVATION DATUM FOLLOWED BY "AFF" (ADOVE FINISHED FLOOR) IS REFERENCED FROM THE 0'-0" FINISHED FLOOR. IF NOT F > LOWED BY "AFF" THE VERTICAL ELEVATION DATUM IS REFERENCED FROM THAT ROOM'S FLOOR EI ZVATION.
- 21. ALL INFORMATION SHOW ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS

- THE BEST PRESENT KNOWLIEOGE BUT WITHOUT GUARANTEE OF ACCURACY, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DESCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE ITEM OF WORK AFFECTED.
- 22. DIMESIONS ON THE PLANS ARE TYPICALLY TO THE FINISH FACE OF PARTITIONS OR TO THE CENTER LINE OF COLUMNS, UNLESS OTHERWISE NOTED.
- 23. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENT. NOTIFY THE ARCHITECT IF ANY DESCREPANCIES ARE FOUND.
- 24. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL AND MUNICIPAL BUILDING CODES, AS WELL AS ANY AND ALL REGULATORY AGENCIES, INCLIUDING, BUT NOT LIMITED TO, OSHA, ETC. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
- 25. THE TERMS "CONSTRUCTION CONTRACTOR," "GENERAL CONTRACTOR," "G.C." AND "CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLIESS SPECIFICALLY NOTED OTHERWISE.
- 26. THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING.
- 27. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISIFACTORY COMPLIETION OF THE WORK, PRIOR TO THE START OF ANY AND ALL WORK.
- 28. THE CONTRACTOR SHALL HAVE HAD EXPERIENCE ON AT LEAST THREE PROJECTS INVOLVING QUALITIES AND COMPLEXITIES AT LEAST EQUAL TO THOSE REQUIRED UNDER ALL DMSIONS DETAILED IN THESE DRAWINGS.
- 29. ALL WORKMEN PERFORMING UNDER THIS WORK SHALL BE SKILILED WORKMEN IN THEIR RESPECTIVE
- 30. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR, AND HE WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL DRAWINGS.
- 31. THE CONTRACTOR SHALL REVIEW AND FAMILAIRIZE THEM SELVES WITH THE GENERAL NOTES &: SPECIFICATIONS DWG. AND DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY EACH SUBTRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE DEEMED AND INCLUDED IN ALL CONTRACTORS'
- 32. SEE SPECIFICATIONS FOR PAYMENT OF PERMIT
- 33. THE CONTRACTOR SHALL PROVIDE ALL THE DRAWINGS, COMPLETED PAPERWORK AND CERTIFICATES OF INSPECTION AND SHALL PERFORM ALL THE CONTROLLED INSPECTIONS AS REQUIRED
- FOR BUILDING DEPARTMENT APPROVAL. 34. UPON COMPLETION OF THE JOB, THE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION.
- 35. THE CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO TH ARCHITECT'S OFFICE FOR REVIEW AND APPROVAL. NO ADDITIONAL WORK IS TO PROCEED UNTIL A SIGNED AUTHORIZATION TO PROCEED IS RETURNED TO THE GENERAL CONTRACTOR
- 36. THE CONTRACTOR SHALL SCHEDULE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE Wmfl OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION SCHEDULE AS APPROVED BY THE
- 37. ALL WORK IS TO CONFORM TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND BEST QUALITY OF THE KINDS

ARCHITECT.

- 38. NO MATERIAL SUBSTITUTIONS SHALL BE MADE. ARCHITECT WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WIRITTEN APPROVAL BY ARCHITECT PRIOR TO THE START OF ANY WORK.
- 39. ALL SUBCONTRACTORS' SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO WORK BEING PERFORMED, UNLIESS OTHERWISE NOTED. GENERAL CONTRACTOR SHALL STAMP, SIGN AND APPROVE ALL SHOP DRAWINGS PRIOR TO
- SUBMITTING TO THE ARCHITECT. 40. THE CONTRACTOR WILL PROVIDE TOILET FACILITIES AND WILL BE RESPONSIBLE FOR CLEANING. MAINTAINING, AND UPON COMPLETION OF THE WORK, RESTORING TO ITS ORIGINAL CONDITION.
- 41. CONSTRUCTION PERSONNEL MUST CARRY PROPER IDENTIFICATION AT ALL TIUES.
- 42. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY LOCATIONS OF STRUCTURAL, MECHANICAL, AND ELECTRICAL ELEMENTS AND OTHER EXISTING CONDITIONS PRIOR TO DRIWNG OR CUTTING OF SLABS OR STRUCTURAL MEMBERS, NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO BEGINNING WORK.
- 43. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HERE ON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR

REPLACEMENT OF UTILITIES OR OTHER PROPERTY

- DAUAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF HIS WORK. 44. ALL DEBRIS SHALL BE REMOVED FROM PREMISES
- AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES. 45. THE CONTRACTOR SHALL VERIFY ALL
- MANUFACTURERS. 46. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

DOOR/WINDOW ROUGH OPENING DIMENSIONS WITH

- 47. PROVIDE FIRE PROTECTION AT ALL PENETRATION OF FIRE RATED ELEMENTS AS REQUIRED BY THE
- 48. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING SPECIFIC
- 49. BUILDING FIRE DETECTION/ALARM SYSTEM SHALL BE MODIFIED AS NECESSARY TO MAINTAIN DESIGN EFFECTIVENESS. GENERAL CONTRACTOR SHALL PROVIDE SEPARATE PERMIT OR DOCUMENTATION AS REQUIRED TO COMPLY WITH THE MOST UPDATED CALIFORNIA BUILDING CODE.
- 50. ALL WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE OWNER OR ARCHITECT OF ALL CONFLICTS.

DEMOLITION

- 1. G.C. SHALL SURVEY THIS PROJECT AND BECOME THOROUGHLY FAMILIAR WITH ALL ASPECTS OF THE WORK REQUIRED. ANY DISCOVERED VARIANCE FROM THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR A SOLUTION BEFORE FINAL PRICING IS GIVEN TO THE OWNER.
- 2. G.C. SHALL MAKE ARRANGEMENTS FOR ALL REQUIRED TEMPORARY PROTECTION (PRIOR TO START OF DEMOUTION).
- 3. G.C. SHALL COORDINATE ALL TRADES AND DISCIPLINES INVOLVED WITH DEMOLITION.
- 4. TEMPORARY WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING: TEMPORARY LIGHT -TEMPORARY WALLS AND/OR FLOORING. -PLASTIC PROTECTION (FIN. AND FURN.). TEMPORARY CEILING/HVAC.
- 5. G.C. SHALL KEEP THE AFFECTED AREAS CLEAR AT ALL TIMES AND SHALL BE RESPONSIBLE FOR DAILY
- 6. G.C. SHALL PROVIDE TEMPORARY BARRIERS TO PROTECT ADJACENT AREAS OR PROPERIY.
- 7. THE DRAWINGS DO NOT SURPORT TO SHOW ALL OBJECTS EXISTING AT THE SITE. G.C. MUST VERIFY AT SITE ALL OBJECTS TO BE PRESERVED AND REPORT TO OWNER ANY DISCREPANCY OR QUESTIONABLE ITEMS.
- 8. G.C. SHALL USE ALL MEANS NECESSARY TO PROTECT EXISTING OBJECTS DESIGNATED TO IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO MEET THE APPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- 9. G.C. SHALL NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF DEMOLITION
- 10. G. C. SHALL COORDINATE DEMOLITION AND REMOVALS WITH OWNER'S REPRESENTATIVE.
- 11. PATCH AND REPAIR FLOOR, WALL. AND CEILINGS AS REQUIRED FOR NEW FINISH MATERIALS.
- 12. CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES REQUIRED BY ANY PORTION OF THE WORK, BOTH DURING DEMOLITION AND CONSTRUCTION.
- 13. WHERE DEMOLITION OCCURS ADJACENT TO EXISTING TO REMAIN, PATCH AND REPAIR TO MATCH ADJACENT CONDITIONS FOR A UNIFORM APPEARANCE.

FINISHES

- 1. ALL WALLS (NEW AND EXISTING) SHALL BE PROPERLY PREPARED (SPACKLED, SANDED, ETC.) FOR PAINTING AS PER PLANS AND MANUFACTURER'S SPECIFICATIONS.
- 2. ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE.
- 3. ALL DRYWALL SURFACES WHICH ARE TO BE PAINTED SHALL RECEIVE (1) COAT OF P.V.A. PRIMER AND (2) COATS OF FINISH PAINT. (3) COATS TOTAL.
- A PUNCHLIST ITEM, SHALL BE REPAINTED ENTIRELY BETWEEN THE (2) CLOSEST BREAK POINTS. 5. GENERAL CONTRACTOR SHALL FLASH PATCH AND PREPARE ALL FLOORS AS REQUIRED TO RECEIVE

4. ALL WALLS WHICH HAVE BEEN PAINTED. THAT HAVE

SPECIFIED FLOORING MATERIAL. 6. FLOORING CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY UNACCEPTABLE FINISH WORK CAUSED BY SUB-FLOOR CONDITIONS.

- 7. GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL METAL ANGLES AND/OR MARBLE REDUCING SADDLES, IN ADDITION TO ANY FLOOR LEVELING AS MAY BE REQUIRED FOR SMOOTH TRANSITION AT ALL TILE FLOORING/MATERIAL TRANSITION
- 8. SAMPLES OF ALL FINISHES SPECIFIED SHALL BE SUBMITIED TO ARCHITECT FOR APPROVAL, IN TRIPLICATE, PRIOR TO COMMENCEMENT OF THE WORK. FINISH SAUPLIES TO BE A MIN. 12" X 12". PAINT SAMPLES FOR GYP. BD. SURFACES TO BE PROVIDED ON 12" X 12" PIECES OF GYP. BD.
- 9. ALL DOORS AND FRAMES TO BE PAINTED THE SAME COLOR AND TYPE OF PAINT ON BOTH SIDES, UNLESS OTHERWISE NOTED. TOPS, EDGES, AND BOTIOMS SHALL BE SEALED AND PAINTED.
- 10. FLOORS MUST BE FREE OF DUST, OIL AND ALL FOREIGN MATTER. BUILDING MUST BE FULLY SEALED AND AIR CONDITIONNED FOR 48 HOURS PRIOR TO INSTALLATION OF FLOOR COVERING. CRACKS 1/16" OR MORE, HOLES, AND OTHER UNEVENNESS MUST BE FILLED WITH A LATEX BASE FLOOR FILLER; HIGH SPOTS MUST BE LEVELLED. FLOOR MUST BE SWEPT CLEAN, WET MOPPED WITH WARM WATER AND SWEPT AGAIN. IF SWEEPING LEAVES A RESIDUE, FLOORS SHALL BE VACUUMED

WOODWORK / CASEWORK

- 1. ALL ITEMS OF WOODWORK INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE PERFORMED BY SKILLED MECHANICS USING THE BEST TECHNIQUES KNOWN TO THE TRADE AND IN CONFORMANCE WITH ALL TRADE STANDARDS. SPECIFICALLY THE "PREMIUM GRADE" QUALITY STANDARDS AND THE GUIDELINES FOR "HIGH PRESSURE LAMINATE" OF THE ARCHITECTURAL WOODWORK INSTITUTE.
- 2. WOODWORK CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING HIS WORK WITH THE GENERAL CONTRACTOR.
- 3. WOODWORK CONTRACTOR SHOULD INSPECT THE ALIGNMENT OF ALL GYP. BD. CONSTRUCTION AND SHOULD NOTIFY THE ARCHITECT OF ANY CONDITION THAT WOULD PREVENT HIM FROM COMPLETING HIS
- 4. ALL HIGH-PRESSURE PLASTIC LAMINATE WORK SHALL BE SOLID, IN ONE PIECE AND WITHOUT SPLICE JOINTS (EXCEPT WHERE PROHIBITED BY THE MAXIMUM AVAILABLE SIZE OF THE MANUFACTURED PLASTIC LAMINATE MATERIALS) AND SHALL BE BONDED TO THE CORESTOCK USING THE "HOT PLATE" PRESS METHOD. ALL EDGES AND EXPOSED CORNERS TO BE FINELY JOINED; UNSIGHTLY JOINTS NICKS, SCRATCHES, CHOPS, DEFECTS, WAVEY OR UNEVEN LAMINATION WILL BE REJECTED. IF JOINTS ARE REQUIRED DUE TO LENGTH OF UNIT, JOINTS TO BE CENTERED SYMMETRICALLY OVER THE LENGTH OF THE UNIT.
- 5. ALL SURFACES TO BE LAMINATED (PL LAM. OR VENEERED) SHALL BE LAMINATED WITH THE SAME TYPE OF MATERIAL ON THE BOTH SIDES (BACKING) WHETHER VISIBLE OR NOT. PANEL AND PLYWOOD BACKS NOT EXPOSED TO VIEW SHALL BE VENEERED WITH THE SAME SPECIES AND THICKNESS OF VENEER USED FOR THE FACES. FOR BALANCED CONSTRUCTION. HOWEVER, THE VENEERED SURFACES NOT EXPOSED TO VIEW NEED NOT BE MATCHED.
- 6. WOODWORK CONTRACTOR SHALL COORDINATE Wmfl Tf!E GENERAL CONTRACTOR ON Tf!E LOCATION AND INSTALILATION OF ALL GROUNDS AND BLOCKING INSIDE THE WALL CONSTRUCTION RELATED TO CABINETWORK.
- 7. WHERE ELECTRICAL WORK IS SPECIFIED IN CABINETS, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR. CUTOUTS FOR SWITCHES, OUTLETS, AND WIRING DEVICES TO BE INSTALLED IN CABINETRY IN THE FIELD ARE BY THE WOODWORK CONTRACTOR AND ARE TO BE COORDINATED BY THE GENERAL CONTRACTOR.
- 8. WOODWORK CONTRACTOR SHALL PROVIDE ALL HARDWARE REQUIRED FOR FINISHED INSTALILATION OF CABINETS.
- 9. WOODWORK SUBCONTRACTOR SHALL SHIM AND LEVEL ALL COUNTERS TO BE LOCATED OVER FILIES, AND PROVIDE A STABLE TEMPORARY SUPPORT UNTIL FILES ARE DELIVERED FOR INSTALILATION. CONTRACTOR TO PROVIDE FILILER STRIPS AS REQUIRED BETWEEN FILE CABINETS AND COUNTERTOPS, AND BETWEEN CABINETS AND SURROUNDING WALLS AND CEILINGS.
- 10. WOODWORK CONTRACTOR IS RESPONSIBLE TO CLEAN AND POLISH AND TOUCH-UP AS REQUIRED ALL WOODWORK AFTER THE INSTALLATION IS COMPLETED.
- 11. ALL CABINETRY SHALL HAVE PLYWOOD CORE PARTICLE AND FIBER BOARD IS NOT ACCEPTABLE

ELECTRICAL

- 1. GENERAL CONTRACTOR SHALL VERIFY THE AVAILABLE ELECTRIC SERVICE AND ADVISE THE ARCHITECT OF HIS FINDINGS PRIOR TO SUBMITTING
- 2. ELECTRICAL CONTRACTOR SHALL DISCONNECT. CONNECT, AND PROVIDE NECESSARY ELECTRIC RUNS IN ORDER TO CONFORM WITH NEW PLAN.
- 3. SWITCHES, DUPLEX OUTLETS, COVER PLATES SHALL BE INSTALLED BY COUPETENT MECHANICS IN A FIRST CLASS MANNER.

- 4. THE ELECTRICAL CONTRACTOR SHALL INCLIUDE AND COORDINATE ELECTRICAL REQUIREMENTS FOR ALL HVAC EQUIPMENT, EXHAUST FANS, AND ~ ~EC~ EQUIPMENT, ETC.
 - 5. ALLNEW TELEPHONE AND ELECTRICAL OUTLETS TO BE INSTALLED ON AN EXISTING WALL SHOULD BE FLUSH MOUNTED WITH THE FINISHED WALL SURFACE. CUT OUT THE WALL AS REQUIRED TO RECESS THE JUNCTION BOX AND CONDUIT, AND PATCH THE WALL AS REQUIRED.
 - 6. GENERAL CONTRACTOR SHALL REMOVE ALL UNUSED CONDUIT, COAXIAL CABLE AND TELEPHONE WRING COMPLETELY FROU AREAS IN SCOPE OF THIS CONTRACT.
 - 7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO COMPLETE CORE DRILLING AND ELECTRICAL HOOK-UP, PATCHING, ETC. ALL CORE DRILLING SHALL BE ACCOMPLISHED DURING STATED BUILDING APPROVED WORKING HOURS, CONTRACTOR SHALL VERIFY AND CONFORM TO THOSE HOURS WHEN WORK IS REQUIRED.
 - 8. GENERAL CONTRACTOR SHALL REVISE AND UPDATE LABELS FOR ALL CIRCUIT BREAKERS
 - 9. TELEPHONE FLOOR AND WALL OUTLET BOXES SHALL BE CAPABLE OF FULLY HOUSING THE TELEPHONE COMPANY'S PRE-WIRED AMPHENOL CONNECTORS, BOTH FOR SINGLE -LINE EXTENSIONS AND FOR CALL DIRECTORS. CONTRACTROR COORDINATE WITH CITY I.T. DEPARTMENT PRIOR TO ROUGH-IN.
 - 10. WHERE EXPOSED CONDUIT OR SURFACE MOUNTED WIREMOLD CONDUIT HAS BEEN SPECIFIED. THE CONDUIT SHALL BE RUN IN CORNERS OR ON SIDE OF COLUMNS IN A NEAT AND ORDERLY WAY USING 90" CORNERS RUNNING PARALLEL TO WALLS, COLUUNS, BEAMS, tS AND OTHER CONDUITS TO ABOVE HIGHEST POINT OF BASEBOARD, AT WHICH POINT CONDUIT IS TO RUN HORIZONTALLY TO ACTUAL LOCATION OF OUTLET AS DIMENSIONED ON PLAN.
 - 11. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.
 - 12. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
 - 13. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. DEVICES, FOR ALL OUTLETS AS INDICATED.
 - 14. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES, FOR ALL OUTLETS AS INDICATED.
 - 15. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND IECE
 - 16. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY DUTY, QUICK-MAKE, QUICK-BREAK. ENCLOSURES. SHALL BE NEMA-1 FOR INDOOR LOCATIONS, NEMA 3R FOR OUTDOOR LOCATIONS OR AS OTHERWISE NOTED.
 - 17. ALL PRODUCT SHALL BE UL APPROVED AND BEAR

- LIMITED TO COLUMNS, WALLS, TO REMAIN. ALL EXISTING GYP. BD. PANELS THAT ARE DAMAGED ARE TO BE DEMOLISHED AND REPLACED WITH NEW BOARDS FREE OF MOLD

ALL EXISTING STRUCTURAL ELEMENTS INCLUDING BUT NOT

- AND CONTAMINANTS ALL EXISTING BASEBOARDS TO REMAIN, REPLACE AS NECESSARY. GENERAL CONTRACTOR TO MATCH NEW TO EXISTING BASEBOARDS. PATCH AND REPAIR ALL EXISTING WALLS IN AREA OF WORK TO
- REMAIN FOR LIKE NEW FINISH. CONTRACTOR TO MAINTAIN BUILDING IN A WATERTIGHT AND
- SECURE CONDITION AT ALL TIMES. G.C. MUST COORDINATE WITH OWNER'S REPRESENTATIVE FOR PROCEDURES REGARDING HANDLING OF DEBRIS, CONSTRUCTION
- MATERIALS AND EQUIPMENT. CONTRACTOR TO PROVIDE TEMPORARY BARRICADES TO MITIGATE DUST AND NOISE

ADDITIONAL CONTRACTOR NOTES

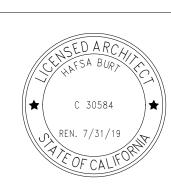
SHEET LEGEND **ROOM NAME** ROOM NUMBER 150 SF ROOM AREA SEE COVER SHEET FOR ROOM OCCUPANCY AND EXIT CALCULATIONS EQUIP/ FIXTURE / LUMINAIRE . SEE SHEET A-600 FOR EQUIPMENT AND ACCESORY DETAILS DOOR TYPE. SEE SHEET A-600 FOR DOOR SCHEDULE AND DETAILS WINDOW TYPE. (NOT APPLICABLE) WALL TYPE. SEE SHEET A-800 FOR PROPOSED WALL TYPES MATERIAL TYPE. SEE SHEET A-600 FOR FINISH SCHEDULE AND DETAILS

(SEE SHEET A-001 FOR GENERAL & ADDITIONAL CONTRACTOR NOTES)

	PROJECT KEYNOTES
KEY	NOTES
AA-01	NEW UNLOADING ACCESSIBLE AISLE AND ADA PARKING IS MARKED BY 4" BLUE PAINTED BORDER. AISLE DIAGONAL LINES @ MAX. 3FT O.C PAINTED WHITE
AA-03	ACCESSIBLE PATH OF TRAVEL, FREE BARRIER 36" WIDE MIN.ALL WALKABLE PATH FROM ACCESSIBLE PARKING TO ENTRANCE/EXIT OF THE BUILDING SHALL BE LEVELED, MAX. RUNNING SLOPE NO TO EXCEED 1:20 GRADIENT AND 2% MAX. FOR CROSS SLOPE CLEARANCE
AA-05	NEW TACTILE EXIT AND EXIT ROUTE SIGNAGE IN ACCORDANCE WITH CBC SECTION 10.13
AA-06	NEW ACCESSIBLE BENCH TO COMPLY WITH CBC 11B.903
AA-08	ENTRY DOORS TO BE FIRE RATED, MAX PUSH/PULL FORCE 5 LBS.NOT TO EXCEED 15 LBS. PER 11B-404-2-9 SELF CLOSING & SELF LATCHING
AA-10	DRINKING FOUNTAIN GRAB BAR. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OF BARRIERS SHALLPROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE
AA-14	TOW AWAY SIGN TO BE LOCATED AT ENTRY OF PARKING LOT
AA-17	THRESHOLD TO COMPLY WITH ADA STANDARDS FOR ACCESSIBLE DESIGN 2010, CHAPTER 404.2.5 THRESHOLDS. IF PROVIDED AT DOORWAYS, SHALL BE ½ INCH (13 MM) HIGH MAXIMUM RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 AND 303
AC-29	IN-FILL EXISTING WALL OPENNING WITH NEW WALL MATCHING EXISTING CONDITIONS, ALIGN TO FLUSH WITH ADJACEND CONDITIONS IN A SEAMLESS MANNE
AD-05	REMOVE PORTION OF EXISTING WALL ASSEMBLY AS SHOWN, INCLUDING FRAME, BOTTOM/TOP PLATES, STUDS, INSULATION, WALL FINISH, WALL BASE
AD-06	RELOCATE (E) DOOR
AE-02	NEW EMERGENCY EXIT LIGHT, SEE REFLECTED CEILING PLAN FOR DETAILS
AF-06	NEW LOCKERS WITH ACCESSIBLE UNIT(S) PER CBC 11 B-222.1
AP-01	NEW ACCESSIBLE LAVATORY, WALL MOUNTED. SEE SCHEDULE FOR DETAILS
AP-03	NEW BI-LEVEL ACCESSIBLE DRINKING FOUNTAIN WITH WATER BOTTLE REFILL STATION
AP-07	EXISTING BI-LEVEL ACCESSIBLE DRINKING FOUNTAIN, SEE SHEET 12/A-700 FOR DETAILS
AS-01	F.E 2A 10B:C RATED FIRE EXTINGUISHER IN WEATHERPROOF CABINET. MAX. 4" PROJECTION
EX-03	PRIOR TO EXECUTE DEMOLITION WORK IN CLOSE PROXIMITY TO STRUCTURAL

GENERAL CONSTRUCTION NOTES

ARCHITECT



HB+A Architects 2811 CASTRO VALLEY BLVD. SUITE 109. 510-830-4797 OFF

CASTRO VALLEY, CA. 94546 hb+a Architect

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GENERAL NOTES

INVESTIGATE FIELD CONDITIONS AND ASCERTAIN THAT WORK IS FEASIBLE AS

CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND

ANALYZE CONTRACT DOCUMENTS FORTHWITH AND REPORT IN WRITING TO

CONFORMANCE WITH ANY AND ALL APPLICABLE CODES, INCLUDING BUT NOT

LIMITED TO U.B.C., N.E.C., N.C.P., FIRE AND SAFETY CODES, LATEST EDITIONS.

CONSTRUCTION, PAY FOR ALL FEES FOR PERMITS, AND CHECK GOVERNING

PROVIDE ALL ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND

ITEMS. REFER TO OWNER EQUIPMENT AND FURNITURE DRAWINGS FOR

"TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS

"ALIGN," MEANS ACCURATELY LOCATE FINISHES IN THE SAME PLANE.

AUTHORITIES SPECIFICATIONS FOR DESIGN BUILD SYSTEMS REMOVAL AND/OR

RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON

VERIFY EXTENT OF WORK FOR EXACT QUANTITIES, LOCATIONS AND TYPES OF

LOCATION OF THEIR RELATED UTILITIES, FIXTURES, CONDUITS, OUTLETS, ETC.

OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR

VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS; AMONG

VERIFY PARTITION THICKNESS AND CAVITY FOR INTERNAL INCLUSIONS, SUCH

HEIGHTS ARE DIMENSIONED FROM TOP OF FINISH FLOOR, UNLESS OTHERWISE

BLOCKING AND BACKING AS REQUIRED FOR CONNECTION FOR ALL INTERIOR

DIMENSIONS NOTED "CLEAR" OR "CLR." ARE MINIMUM REQUIREMENTS AND

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID

ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO

DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING

PROFESSIONAL HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN

EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN

CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT,

ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS

SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE

MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING

CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN

THE CONTRACTOR SHALL VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO

THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY

AS PLUMBING, AND FOR CORRECT INSTALLATION OF FIXTURES, PANELS,

PARTITIONS ARE DIMENSIONED TO FACE OF STUD, UNLESS OTHERWISE

DO NOT DETERMINE DIMENSIONS FROM SCALING DRAWINGS

CLEARANCES MUST BE ACCURATELY MAINTAINED.

AND EXTERIOR TRIM AND FINISHES

HOURS, AND CONSTRUCTION

PLACEMENT OF ORDER + INSTALLATION.

PROFESSIONAL

GENERAL NOTES

CONTRACTOR SHALL OBTAIN ALL PERMITS AND NOTICES AUTHORIZING

THE ARCHITECT ANY INCONSISTENCIES DISCOVERED THEREIN.

CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR

REPORT ANY DISCREPANCIES TO THE ARCHITECT.

OTHER THINGS, DETERMINE DERIVATIVE SIZES.

"V.W.A." MEANS VERIFY WITH ARCHITECT

PLANS OR OTHERWISE REQUIRED.

THE CONDITIONS NOTED.

BOXES AND THE LIKE.

"V.I.F." MEANS VERIFY IN FIELD.

TITLE REVIEW SET FOR TENANT IMPROVEMENT **ADULT DAY HEALTH CARE CENTER**

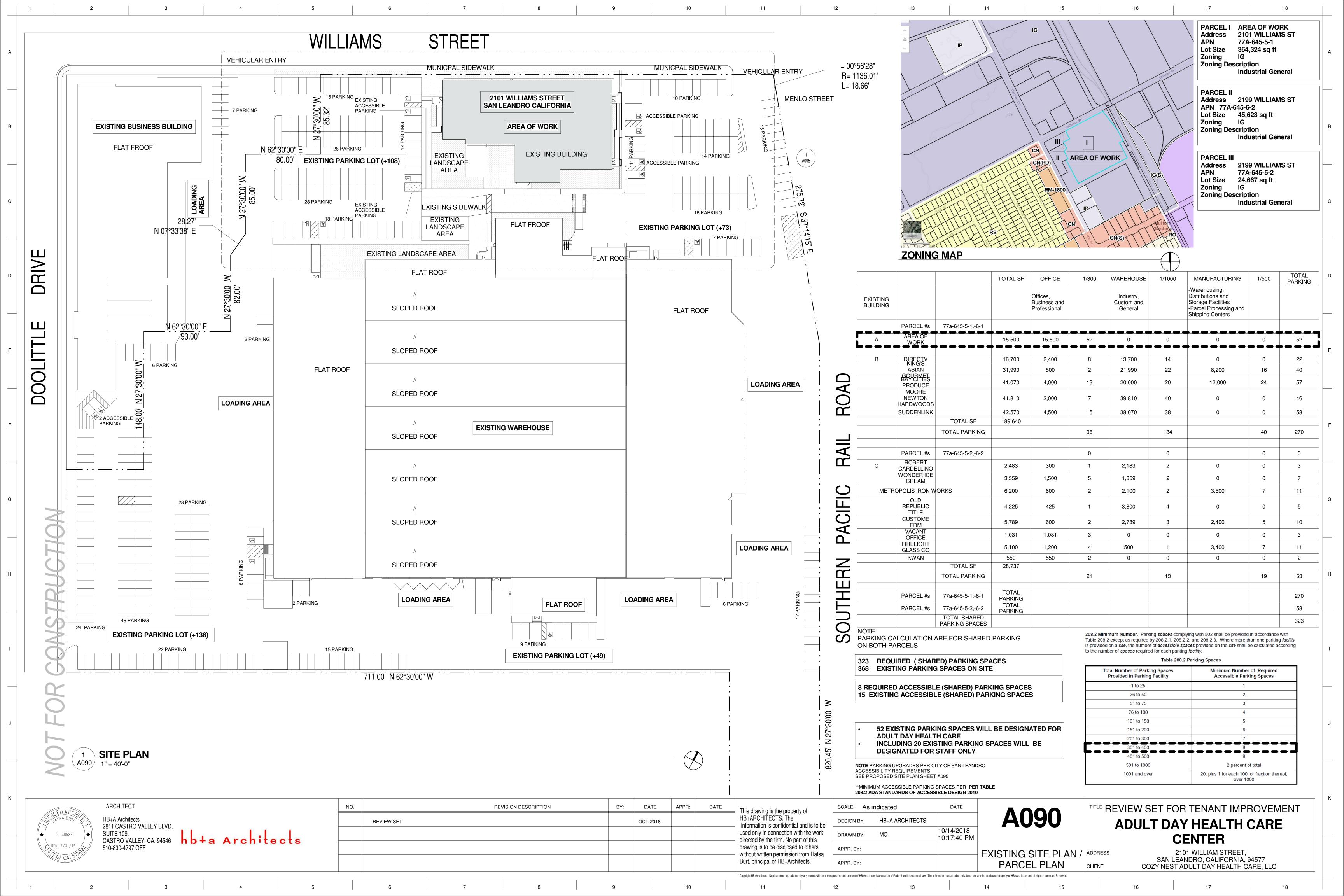
ELEMENTS, CONTRACTOR TO VERIFY IN FIELD EXACT LOCATION AND ASSES

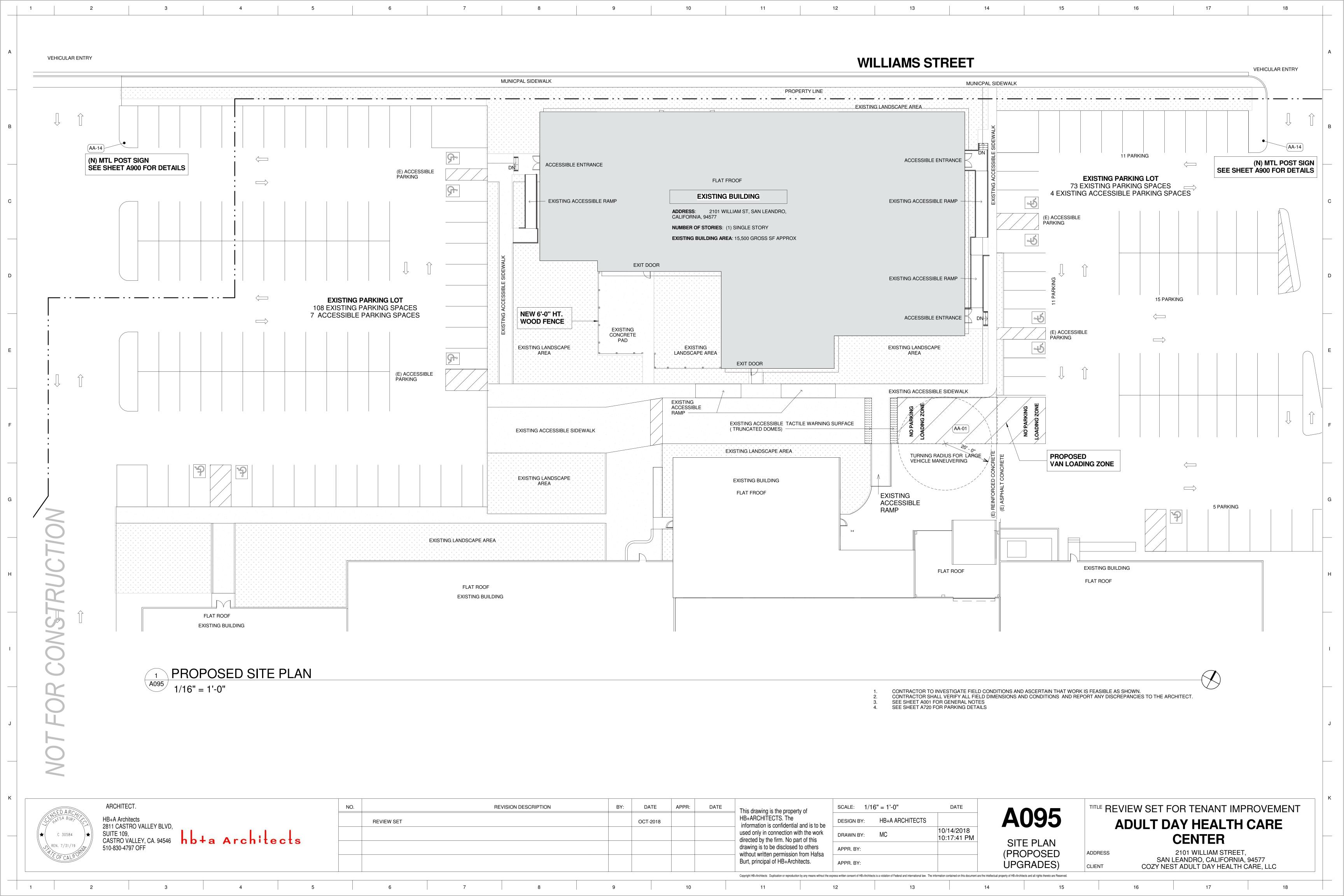
ADDRESS

2101 WILLIAM STREET, SAN LEANDRO, CALIFORNIA, 94577 COZY NEST ADULT DAY HEALTH CARE, LLC

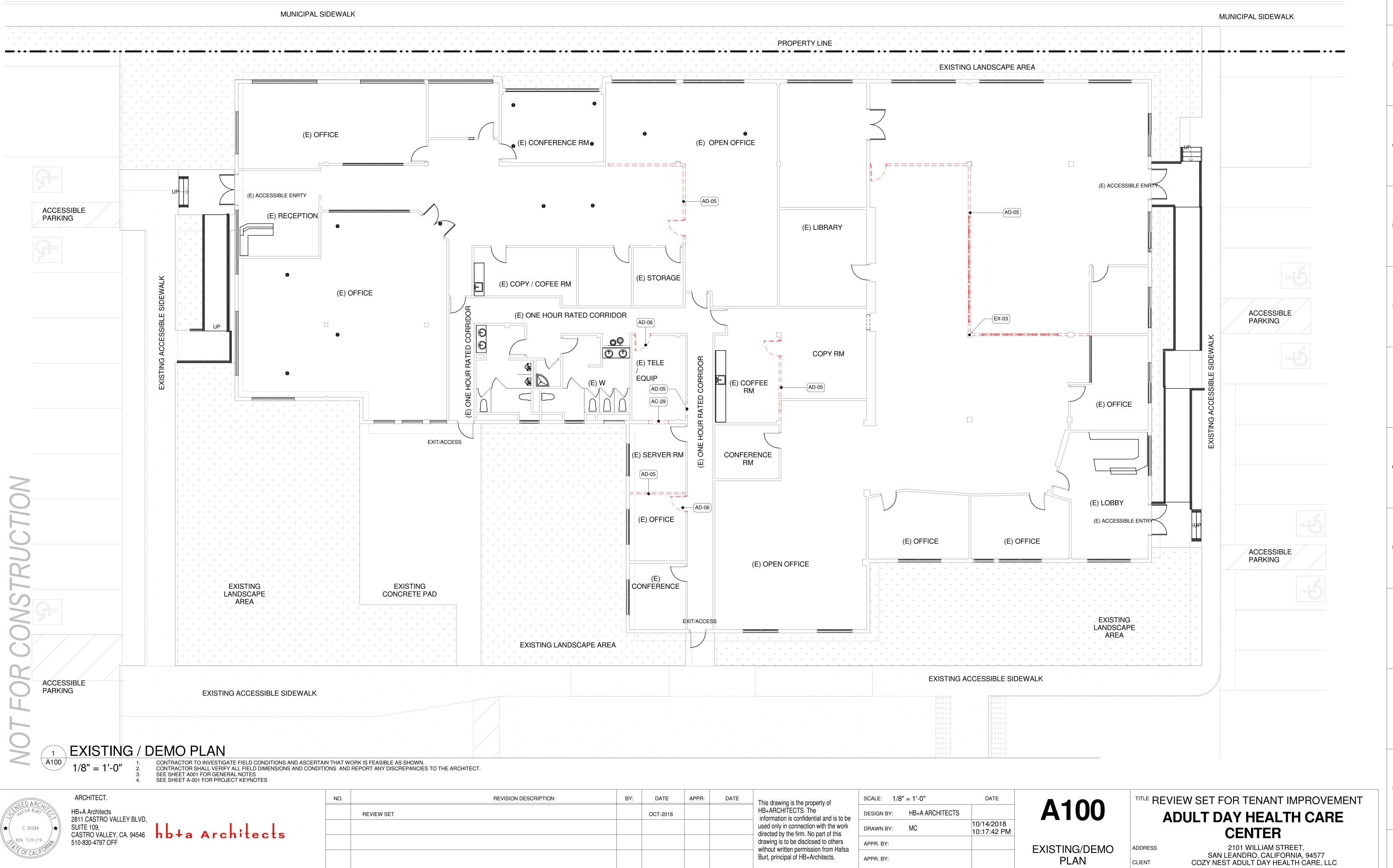
CLIENT

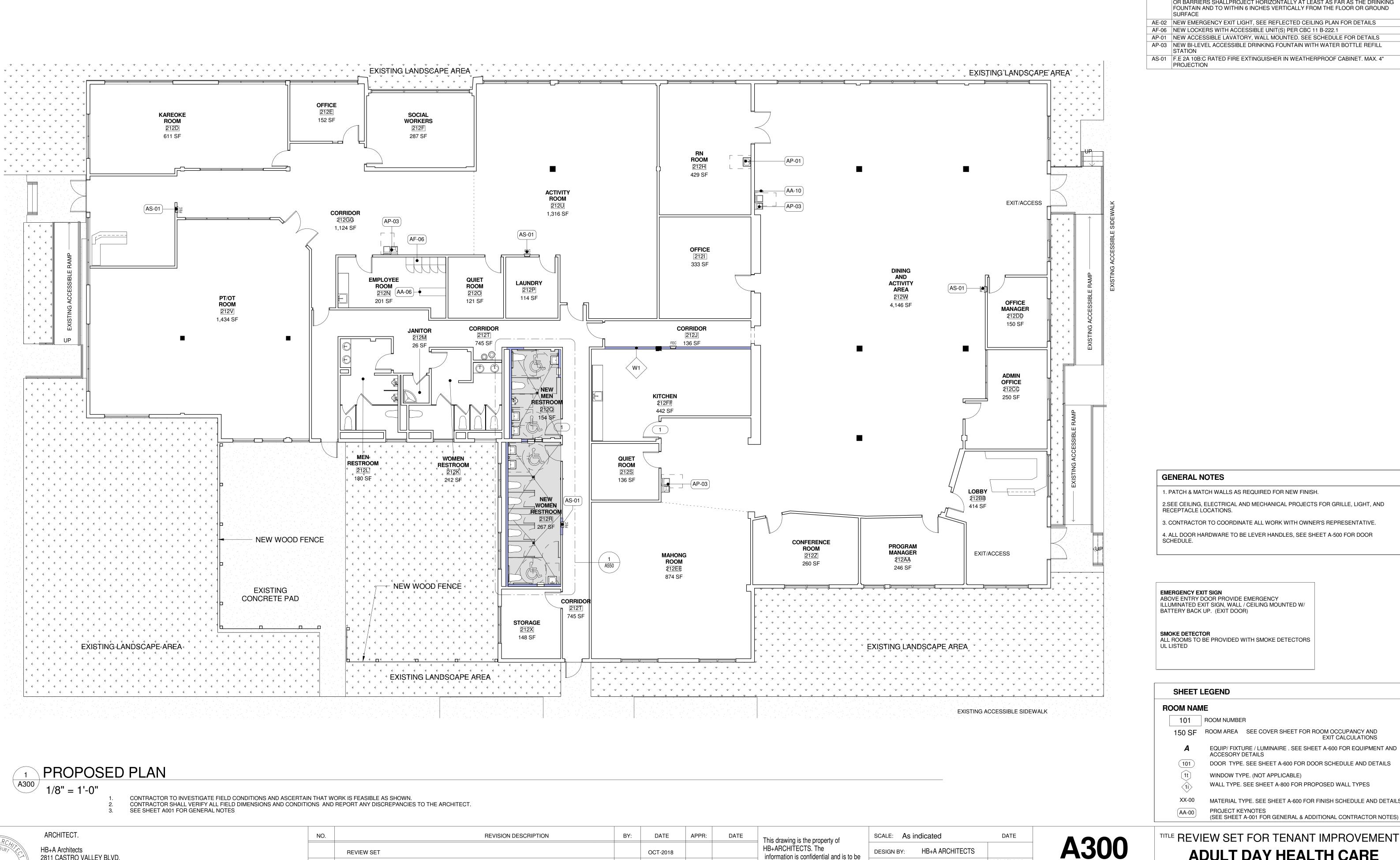
INTEGRITY OF ANY STRUCTURAL ELEMENTS





WILLIAMS STREET MUNICIPAL SIDEWALK (E) ACCESSIBLE ENRT (E) OFFICE (E) LOBBY (E) ACCESSIBLE ENTRY (E) OFFICE (E) OFFICE ACCESSIBLE PARKING EXISTING ACCESSIBLE SIDEWALK





OCT-2018

HB+A Architects

SUITE 109,

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HB+A ARCHITECTS

10/14/2018

10:17:42 PM

PROPOSED PLAN

DESIGN BY:

APPR. BY:

DRAWN BY: MC

SHEET NOTES NOTE AA-06 NEW ACCESSIBLE BENCH TO COMPLY WITH CBC 11B.903 AA-10 DRINKING FOUNTAIN GRAB BAR. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALLPROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND AE-02 NEW EMERGENCY EXIT LIGHT, SEE REFLECTED CEILING PLAN FOR DETAILS AF-06 NEW LOCKERS WITH ACCESSIBLE UNIT(S) PER CBC 11 B-222.1 AP-01 NEW ACCESSIBLE LAVATORY, WALL MOUNTED. SEE SCHEDULE FOR DETAILS AP-03 NEW BI-LEVEL ACCESSIBLE DRINKING FOUNTAIN WITH WATER BOTTLE REFILL AS-01 F.E 2A 10B:C RATED FIRE EXTINGUISHER IN WEATHERPROOF CABINET. MAX. 4"

1. PATCH & MATCH WALLS AS REQUIRED FOR NEW FINISH.

3. CONTRACTOR TO COORDINATE ALL WORK WITH OWNER'S REPRESENTATIVE.

4. ALL DOOR HARDWARE TO BE LEVER HANDLES, SEE SHEET A-500 FOR DOOR

ILLUMINATED EXIT SIGN, WALL / CEILING MOUNTED W/

150 SF ROOM AREA SEE COVER SHEET FOR ROOM OCCUPANCY AND

EQUIP/ FIXTURE / LUMINAIRE . SEE SHEET A-600 FOR EQUIPMENT AND ACCESORY DETAILS

DOOR TYPE. SEE SHEET A-600 FOR DOOR SCHEDULE AND DETAILS

WINDOW TYPE. (NOT APPLICABLE)

WALL TYPE. SEE SHEET A-800 FOR PROPOSED WALL TYPES

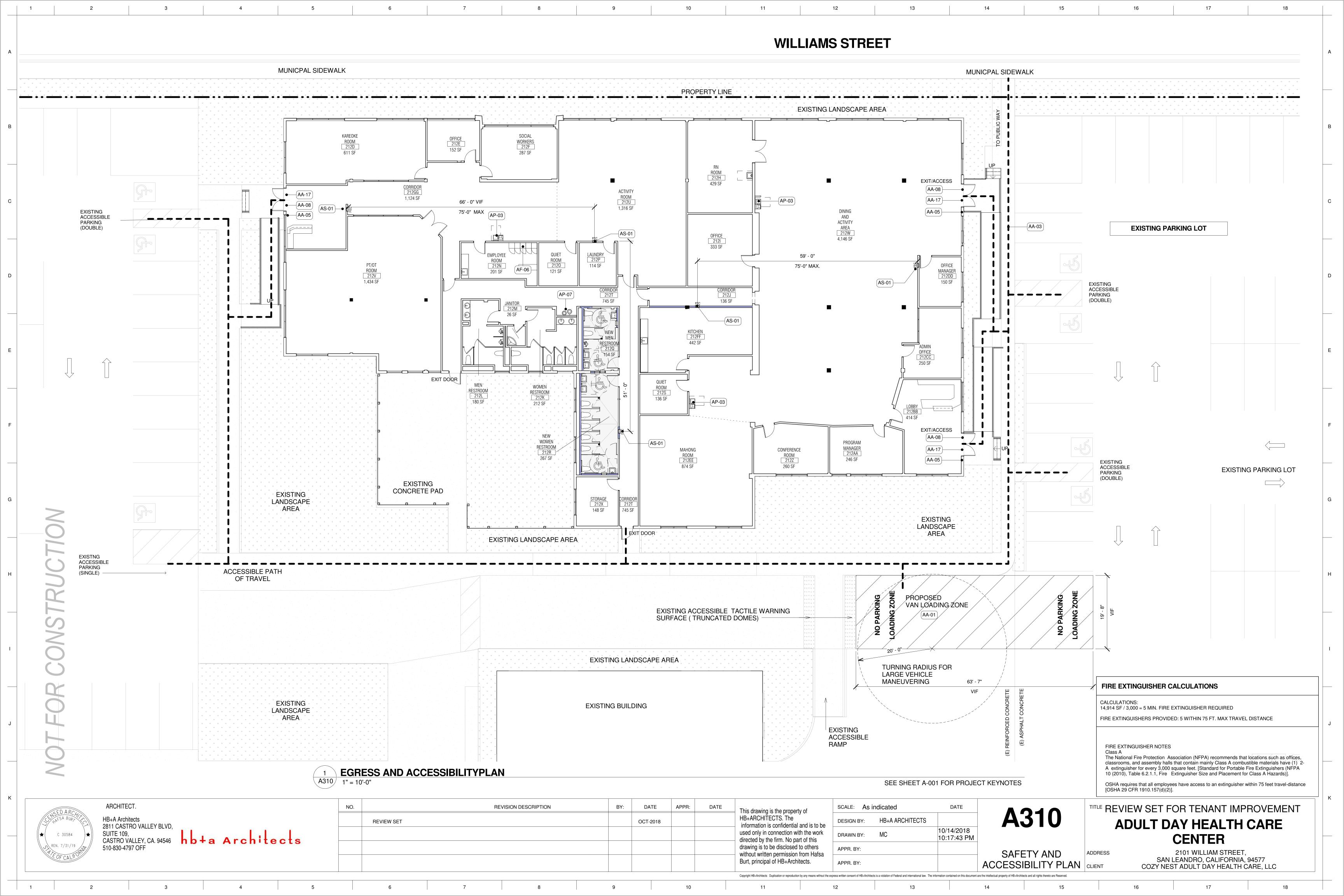
MATERIAL TYPE. SEE SHEET A-600 FOR FINISH SCHEDULE AND DETAILS

(SEE SHEET A-001 FOR GENERAL & ADDITIONAL CONTRACTOR NOTES)

ADULT DAY HEALTH CARE

CENTER 2101 WILLIAM STREET,

SAN LEANDRO, CALIFORNIA, 94577 COZY NEST ADULT DAY HEALTH CARE, LLC





EXISTING CEILING PLAN

1/8" = 1'-0"

CONTRACTOR TO INVESTIGATE FIELD CONDITIONS AND ASCERTAIN THAT WORK IS FEASIBLE AS SHOWN.

CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

SEE SHEET A001 FOR GENERAL NOTES SEE SHEET A-001 FOR PROJECT KEYNOTES

ARCHITECT. HB+A Architects 2811 CASTRO VALLEY BLVD, SUITE 109, C 30584 CASTRO VALLEY, CA. 94546 hb+a Architects REN. 7/31/19 510-830-4797 OFF

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DRAWN BY:	MC	10/14/2018 10:17:45 PM	
APPR. BY:			F
APPR. BY:			•

A400

EXISTING / DEMO

ACCESORY DETAILS

WINDOW TYPE. (NOT APPLICABLE)

LEGEND

(E) 24"X48" T8 CELL PÁRABOLIC LIGHT FIXTURE

(E) INDIRECT LIGHT FIXTURE MOUNTED 21 INCH BELOW CEILING

(E) DOWNLIGHT

DEMOLISH / REMOVE

EMERGENCY EXIT SIGN

Precise® Edge-Lit Exits with LED Lamps

ILLUMINATED EXIT SIGN, WALL / CEILING MOUNTED W/ BATTERY BACK UP.

ILLUMINATED EXIT SIGN, WALL / CEILING MOUNTED W/ BATTERY BACK UP. (DIRECTION OF TRAVEL)

MAXIMUN EXIT SIGNS MUST BE NOT MORE THAN 100 FT APART

REPLACE EXISTING FLUORESCENTE FIXTURE WITH LED 3000 K

PROVIDE ALL CABINETRY (NOT SHOWN) WITH LED UNDERCABINET LIGHT (LENGTH PER WALL CABINET)

ABOVE ENTRY DOOR PROVIDE EMERGENCY ILLUMINATED EXIT SIGN, WALL / CEILING MOUNTED W/ BATTERY BACK UP.

ALL ROOMS TO BE PROVIDED WITH SMOKE DETECTORS

EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR NOT LESS THAN 1 HOUR IN THE EVENT OF

POINT, NOT LESS THAN 0.1 FT CANDLE (1.1 LUX) MEASURED ALONG THE PATH OF EGRESS AT ANY

FAILURE OF NORMAL LIGHTING. LIGHTING SHALL BE ARRANGED TO PROVIDE AN INITIAL ILLUMINATION THAT IS NOT LESS THAN AVERAGE OF 1FT- CANDLE (10.8 LUX) AND, AT ANY

150 SF ROOM AREA SEE COVER SHEET FOR ROOM OCCUPANCY AND EXIT CALCULATIONS

EQUIP/ FIXTURE / LUMINAIRE . SEE SHEET A-600 FOR EQUIPMENT AND

MATERIAL TYPE. SEE SHEET A-600 FOR FINISH SCHEDULE AND DETAILS

PROJECT KEYNOTES (SEE SHEET A-001 FOR GENERAL & ADDITIONAL CONTRACTOR NOTES)

DOOR TYPE. SEE SHEET A-600 FOR DOOR SCHEDULE AND DETAILS

WALL TYPE. SEE SHEET A-800 FOR PROPOSED WALL TYPES

(E) EXISTING

(N) NEW

NOTES:

(OR UNDER)

LEVEL. (NFPA-101:7.9.2)

ROOM NAME

SHEET LEGEND

RE RELOCATE

E/E

(EXIT DOOR)

LITHONIA LRP

(EXIT DOOR)

SMOKE DETECTOR

(E) WALL MOUNTED INSDUSTRIAL

3 LAMP T8 ROUNDED CHANNEL

DEMOLISH / REMOVE / RELOCATE

TITLE REVIEW SET FOR TENANT IMPROVEMENT ADULT DAY HEALTH CARE

CENTER REFLECTED CEILING | ADDRESS 2101 WILLIAM STREET, SAN LEANDRO, CALIFORNIA, 94577 COZY NEST ADULT DAY HEALTH CARE, LLC PLAN



ARCHITECT.

HB+A Architects

510-830-4797 OFF

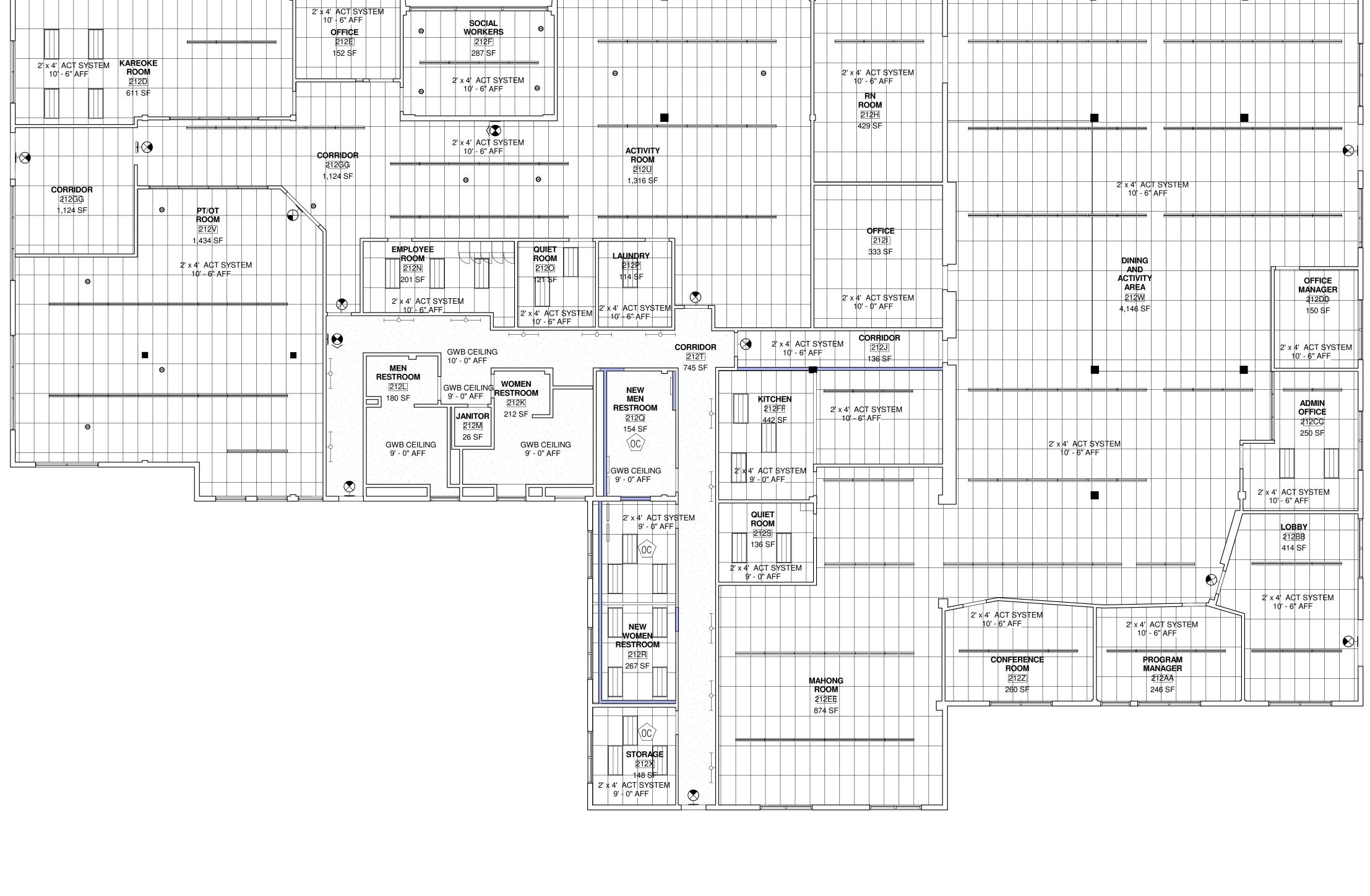
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CONTRACTOR TO INVESTIGATE FIELD CONDITIONS AND ASCERTAIN THAT WORK IS FEASIBLE AS SHOWN. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

SEE SHEET A001 FOR GENERAL NOTES

NO.

SCALE: As indicated HB+A ARCHITECTS DESIGN BY: 10/14/2018 DRAWN BY: MC 10:17:46 PM APPR. BY: APPR. BY:

A410 PROPOSED REFLECTED CEILING ADDRESS

TITLE REVIEW SET FOR TENANT IMPROVEMENT ADULT DAY HEALTH CARE

> **CENTER** 2101 WILLIAM STREET, SAN LEANDRO, CALIFORNIA, 94577

EQUIP/ FIXTURE / LUMINAIRE . SEE SHEET A-600 FOR EQUIPMENT AND

DOOR TYPE. SEE SHEET A-600 FOR DOOR SCHEDULE AND DETAILS

MATERIAL TYPE. SEE SHEET A-600 FOR FINISH SCHEDULE AND DETAILS

(SEE SHEET A-001 FOR GENERAL & ADDITIONAL CONTRACTOR NOTES)

WALL TYPE. SEE SHEET A-800 FOR PROPOSED WALL TYPES

LEGEND

CONTRACTOR NOTES

THIS PROJECT.

AND AHJ.

EFFICIENT

LEGEND

SWITCH WITH OCCUPANCY SENSOR

INFRARED SENSOR <NOT SHOWN>)

ALL EXISTING CEILINGS SYSTEMS TO REMAIN.

(E) 24"X48" T8 CELL

FLUORESCENT

(E) DOWNLIGHT

DEMOLISH / REMOVE

EMERGENCY EXIT SIGN

Precise® Edge-Lit Exits with LED Lamps

MOUNTED W/ BATTERY BACK UP.

MOUNTED W/ BATTERY BACK UP.

(DIRECTION OF TRAVEL)

PROVIDE ALL CABINETRY (NOT SHOWN) WITH LED

UNDERCABINET LIGHT (LENGTH PER WALL CABINET)

SMOKE DETECTOR

ILLUMINATED EXIT SIGN, WALL / CEILING

ILLUMINATED EXIT SIGN, WALL / CEILING

MAXIMUN EXIT SIGNS MUST BE NOT MORE THAN 100 FT APART

REPLACE EXISTING FLUORESCENTE FIXTURE WITH LED 3000 K

(EXIT DOOR)

LITHONIA LRP

(EXIT DOOR)

NOTES:

(OR UNDER)

LEVEL. (NFPA-101:7.9.2)

ROOM NAME

SHEET LEGEND

(E) EXISTING

RE RELOCATE

NEW

E/E

PARABOLIC LIGHT FIXTURE

21 INCH BELOW CEILING 3 LAMP T8 ROUNDED CHANNEL

DEMOLISH / REMOVE / RELOCATE

(E) WALL MOUNTED INSDUSTRIAL

(E) INDIRECT LIGHT FIXTURE MOUNTED

EXIT SIGN, WALL / CEILING MOUNTED W/ BATTERY BACK UP.

ALL ROOMS TO BE PROVIDED WITH SMOKE DETECTORS

EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR NOT LESS THAN 1 HOUR IN THE EVENT OF

POINT, NOT LESS THAN 0.1 FT CANDLE (1.1 LUX) MEASURED ALONG THE PATH OF EGRESS AT ANY

FAILURE OF NORMAL LIGHTING. LIGHTING SHALL BE ARRANGED TO PROVIDE AN INITIAL

ILLUMINATION THAT IS NOT LESS THAN AVERAGE OF 1FT- CANDLE (10.8 LUX) AND, AT ANY

150 SF ROOM AREA SEE COVER SHEET FOR ROOM OCCUPANCY AND

ACCESORY DETAILS

WINDOW TYPE. (NOT APPLICABLE)

EXIT CALCULATIONS

NO CEILING ALTERATIONS AND/OR REMODEL WILL BE PART OF

UPGRADES IN EXISTING/NEW ROOMS AS SHOWN IN PLAN AND

FIELD BY GENERAL CONTRACTOR TO BE FEASIBLE AS SHOWN

ALL NEW LIGHTING CONTROL UPGRADES SHALL BE UL LISTED

ALL NEW LIGHTING CONTROL TO COMPLY WITH CALIFORNIA T-24

LIGHTING UPGRADES NOT SHOWN IN RCP TO BE VERIFIED IN

GENERAL CONTRACTOR TO PROVIDE LIGHT CONTROLS

ALL NEW LIGHTING CONTROL UPGRADES TO BE ENERGY

(W/ AUTOMATIC SHUT-OFF)

(SWITCH O.C. COMBO OR CELING/WALL MOUNTED

COZY NEST ADULT DAY HEALTH CARE, LLC CLIENT



OCT-2018

HB+A Architects

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150 SF ROOM AREA SEE COVER SHEET FOR ROOM OCCUPANCY AND EXIT CALCULATIONS EQUIP/ FIXTURE / LUMINAIRE . SEE SHEET A-600 FOR EQUIPMENT AND ACCESORY DETAILS DOOR TYPE. SEE SHEET A-600 FOR DOOR SCHEDULE AND DETAILS WINDOW TYPE. (NOT APPLICABLE) WALL TYPE. SEE SHEET A-800 FOR PROPOSED WALL TYPES MATERIAL TYPE. SEE SHEET A-600 FOR FINISH SCHEDULE AND DETAILS PROJECT KEYNOTES (SEE SHEET A-001 FOR GENERAL & ADDITIONAL CONTRACTOR NOTES)

TITLE REVIEW SET FOR TENANT IMPROVEMENT **ADULT DAY HEALTH CARE**

HB+A ARCHITECTS

10/14/2018

10:17:50 PM

PROPOSED

RESTROOMS

ENLARGED PLAN

AND ELEVATIONS

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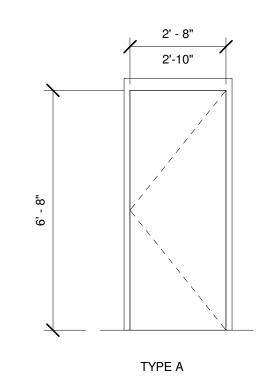
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CENTER 2101 WILLIAM STREET, SAN LEANDRO, CALIFORNIA, 94577 COZY NEST ADULT DAY HEALTH CARE, LLC

		DOOR SCHEDULE																
•	MARK	TYPE	DESCRIPTION	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	FIRE RATING	HARDWARE	HARDWARE TYPE	DOOR NOTES	FRAME MATERIAL	JAMB	HEADER	FINISH	COMMENTS	OR APPROVED EQUAL
	1	Α	FLUSH SOLID CORE	3' - 0"	7' - 0"	0' - 1 3/4"	WD/ MTL SOLID CORE	PT	45 MIN.	LEVER HANDLE ACCESSIBLE	TYPE 3	2-4-6-7-8	HM	НМ	НМ	PT	NON LOCKABLE	Yes



DOOR TYPES 3/8" = 1'-0"

ADDITIONAL DOOR NOTES:

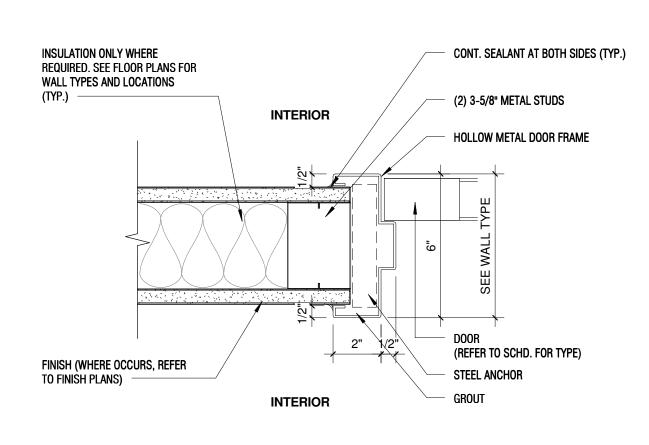
CONTRACTOR SHOULD MEASURE ALL OPENINGS PRIOR TO FABRICATE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL. LATCH & HANDLE SHALL BE 54" (MAX.) ABOVE FLOOR. LOCKS AND LATCHES MUST COMPLY W / N.F.P.A. 5-21.5 B (HARDWARE). PRIVACY LOCK.

HARDWARE GROUP 1 ADD SIGN ABOVE DOOR TO READ: "THESE DOORS MUST REMAIN UNLOCKED DURING BUSINESS HOURS." THE SIGN SHALL BE IN LETTERS NOT LESS THAN ONE INCH HIGH ON A CONTRASTING BACKGROUND. 2. PROVIDE ACCESSIBLE SIGNAGE 3. FOR EXTERIOR DOORS - MAXIMUM DOOR OPENING EFFORT - 5.0 LBS 4. FOR INTERIOR DOORS - MAXIMUM DOOR OPENING EFFORT - 5.0 LBS HARDWARE GROUP 2 N/A 5. ALL EXTERIOR DOORS - PROVIDE HARDWARE TO ALLOW DOORS TO BE OPENED FROM INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE OR EFFORT REQUIRED EXIT DOORS SHALL NOT BE PROVIDED WITH THUMB 7. FIRE RATED, NOT TO EXCEED 15 LBS. PER 11B-404-2-9 SELF CLOSING & SELF LATCHING

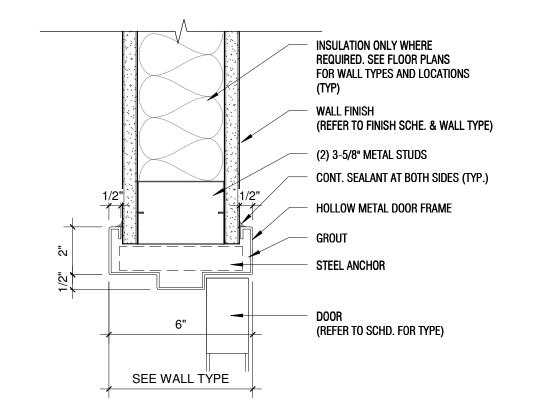
8. ACCESSIBLE LISTED DOOR THROUGHOUT

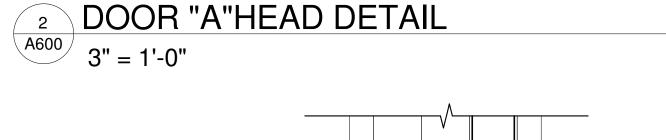
HARDWARE GROUP 3

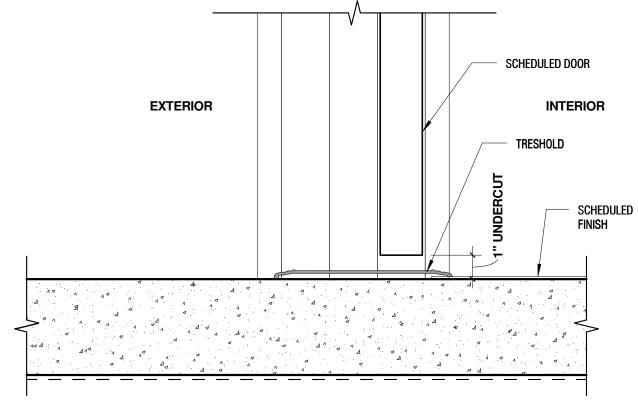
1 EA.	PRIVACY LOCKSET #D40S	SCHLAGE	613	OR APPROVED EQUA
	RHODES			
1-1/2 PAIR	BUTTS 4-1/2"x4-1/2" #BB179	STANLEY	613	OR APPROVED EQUA
1 EA.	CLOSER #7500-DA	NORTON	US10B	OR APPROVED EQUA
1 EA.	WALL STOP #409-1/2	IVES	B10B	OR APPROVED EQUA
3 EA.	SILENCER #21	IVES	GRAY	OR APPROVED EQUA
1 EA.	COAT HOOK (AT RESTR. DOORS)	IVES	MB108	OR APPROVED EQUA
	#572 (MOUNT @ +6'-0" A.F.F.)			
2 EA.	KICKPLATE 10" x 34" #8400	IVES	613	OR APPROVED EQUA











THRESHOLD DETAIL AT 4 ENTRY

3" = 1'-0"

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DRAWN BY:	MC	10/14/2018 10:17:52 PM
APPR. BY:		
APPR. BY:		

A600 FINISH AND

ACCESSORY

SCHEDULE

TITLE REVIEW SET FOR TENANT IMPROVEMENT **ADULT DAY HEALTH CARE CENTER**

NOTE: ACCESORIES AND PRODUCTS IN SCHEDULE TO BE "APPROVED EQUAL"

ACCESSORY AND PRODUCT SCHEDULE

2101 WILLIAM STREET, ADDRESS SAN LEANDRO, CALIFORNIA, 94577 COZY NEST ADULT DAY HEALTH CARE, LLC

Level 1	PROGRAM MANAGER	212AA	246 SF	63' - 5"					
Level 1	LOBBY	212BB	414 SF	84' - 9"					
Level 1	ADMIN OFFICE	212CC	250 SF	69' - 3"					
Level 1	KAREOKE ROOM	212D	611 SF	108' - 8"					
Level 1	OFFICE MANAGER	212DD	150 SF	49' - 2"					
Level 1	OFFICE	212E	152 SF	49' - 11"					
Level 1	MAHONG ROOM	212EE	874 SF	119' - 4"					
Level 1	SOCIAL WORKERS	212F	287 SF	68' - 1"					
Level 1	KITCHEN	212FF	442 SF	95' - 9"					
Level 1	CORRIDOR	212GG	1,124 SF	228' - 4"					
Level 1	RN ROOM	212H	429 SF	84' - 3"					
Level 1	OFFICE	2121	333 SF	73' - 1"					
Level 1	CORRIDOR	212J	136 SF	65' - 7"					
Level 1	WOMEN RESTROOM	212K	212 SF	110' - 2"					
Level 1	MEN RESTROOM	212L	180 SF	89' - 1"					
Level 1	JANITOR	212M	26 SF	20' - 4"					
Level 1	EMPLOYEE ROOM	212N	201 SF	63' - 11"					
Level 1	QUIET ROOM	2120	121 SF	44' - 1"					
Level 1	LAUNDRY	212P	114 SF	42' - 10"					
Level 1	NEW MEN RESTROOM	212Q	154 SF	53' - 0"	VINYL	(E)	(SBO.) RESILIENT FLOORING	PT	48" WAINSOAT FRP PANEL IN WET WALLS
Level 1	NEW WOMEN RESTROOM	212R	267 SF	73' - 8"	VINYL	(E)	(SBO) RESILIENT FLOORING	PT	MINOR DEMOLITION AS SHOWN IN SHEET A100 48" WAINSOAT FRP PANEL IN WET WALL
Level 1	QUIET ROOM	212S	136 SF	46' - 11"					
Level 1	CORRIDOR	212T	745 SF	301' - 1"					
Level 1	ACTIVITY ROOM	212U	1,316 SF	158' - 5"					MINOR DEMOLITION AS SHOWN IN SHEET A100
Level 1	PT/OT ROOM	212V	1,434 SF	163' - 3"					
Level 1	DINING AND ACTIVITY AREA	212W	4,146 SF	317' - 3"					MINOR DEMOLITION AS SHOWN IN SHEET A100
Level 1	STORAGE	212X	148 SF	48' - 9"					
Level 1	CONFERENCE ROOM	212Z	260 SF	64' - 11"					

ROOM FINISH SCHEDULE

Finish

Finish

Finish

Comments

ALL BLANK ITEMS CORRESPOND TO ROOMS WITH EXISTING FINISHES TO REMAIN. CONTRACTOR TO EXECUTE PATCH AND PAINT WALLS AND REPAIR FLOORS AS NEEDED FOR THE INTENDED PURPOSE OF THE BUILDING AND USE OF ROOMS.

NO ADDITIONAL ALTERATION OR RENOVATION WILL BE PART OF THIS PROJECT.

INTERIOR WALL BOARD SPECIFICATION:

ROOM

Level

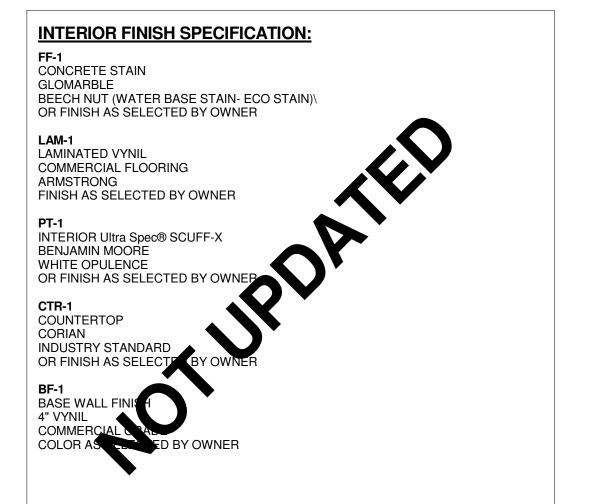
NUMBER

AREA

Perimeter

GYPSUM WALL BOARD ULTRALIGHT TYPE C, 5/8" THK. TAPERED, FRAMING AT 16"O.C MIN- 24" O.C. MAX. FIRE RESIST. 4 HR MAX. ASTM C1396 GYPSUM WALL BOARD ULTRALIGHT FIRECODE TYPE X, 5/8" THK. TAPERED, FRAMING AT 16"O.C MIN-24" O.C. MAX. FIRE RESIST. 4 HR MAX. ASTM C1396

GYPSUM WALL BOARD TYPE M.R. (MOISTURE RESISTANT), 1/2" THK. TAPERED, FRAMING AT 16"O.C MIN- 24" O.C. MAX. FIRE RESIST. 4 HR MAX. ASTM C1396





ARCHITECT. HB+A Architects SUITE 109, 510-830-4797 OFF

2811 CASTRO VALLEY BLVD,

CLIENT

Secure Package Receiver INTERBANK EQUIPMENT

KITCHENETTE: SINK-01

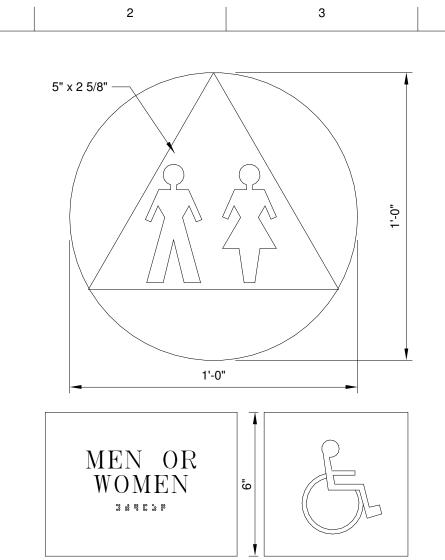
KHOLER Verse

Part No. / SKU: QS-PR-2020

33"X22" STAINLESS STEEL. DOUBLI

FONTAINE SERIES: BIANKE SINGLE PULL-DOWN SPRAY MODEL # SFF-BIAK 1-BN, BRUSHED NICKEL FIN. OR APPROVED EQUAL / AS SELECTED BY OWNER

OR APPROVED EQUAL / AS SE



MATERIAL: MENS OR WOMENS & WHL. CHR.SIGN PANELS TO BE 3mm SINTRA W/ SCOTT -ADA'S 1/32" THICK LETTERS & SYMBOLS HELVETICA MEDIUM UPPER CASE.

ALL LETTERS TO BE 1" HIGH BRAILLE LETTERS TO BE GRADE 2ADA APPROVED. BLACK TILES MOUNTED IN CHASE CIRCLE TO BE 3/16", #140 BLUE PLEXI W/ POLISHED EDGES FIGURE TO BE 3/16" WHITE PLEXI APPLIED TO BACKGROUND

COLOR: BACKGROUND-BENJAMIN MOORE #905 U.O.N. LETTERS-BENJAMIN MOORE #1470

BRAILLE TILES & CHASE: STOCK BLACK

1/4" TH. CIRCLE, 12" DIA. W/ A 1/4" TH. TRIANGLE SUPERIMPOSED CIRCLE. TRIANGLE & CIRCLE TO BE #140 BLUE PLEXI W/ MEN/WOMEN PROVIDE VHB TAPE ON

> HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.

1'-6"

MIRROR

LEVER

CONTROL

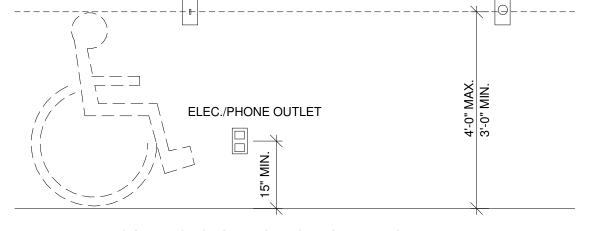
FAUCET W/-

INSUL. DRAIN-

& SUPPLY

PLUMBING

LINES



THERMOSTAT

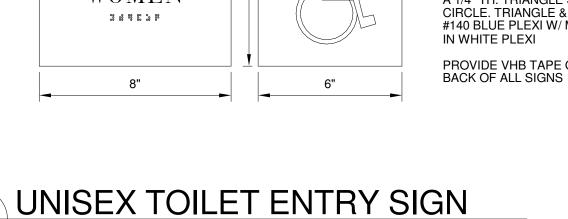
CONTROLS, SWITCHES & OUTLETS

SWITCHES

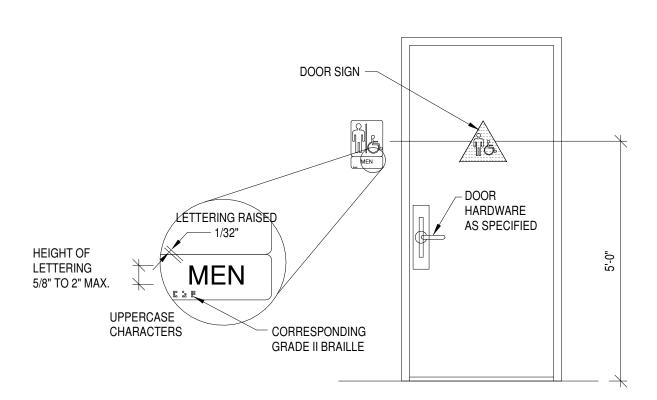
- 1. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED IN THE AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR H.V.A.C. EQUIPMENT SHALL NOT BE MORE THAN 48" A.F.F.
- 2. ELECT. CONVENIENCE WALL OUTLETS ARE TO BE CENTERED A MIN. 15" FROM THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.

ACCESSIBLE MOUNTING HEIGHTS. CONTROLS SWITCHES & OUTLETS

1/4" = 1'-0"

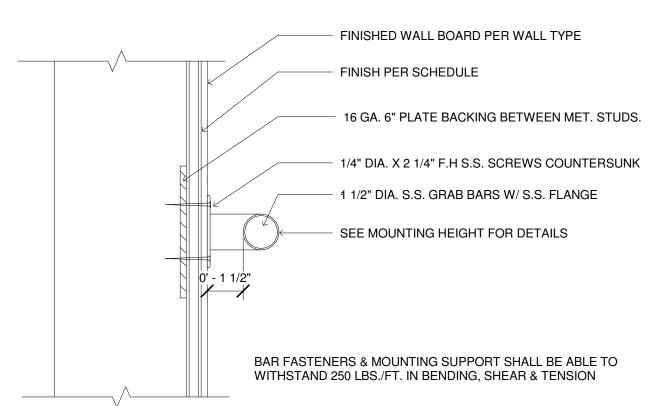


UNISEX TOILET ENTRY SIGN 3" = 1'-0"



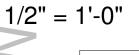
WALL HUNG LAVATORY

16" - 18" MAX. CL



SYMBOLS FOR SANITARY 11 FACILITIES

G A700





















TYPICAL PICTOGRAMS

LACED DIRECTLY BELOW THE PICTOGRAM THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MINIMUM IN HEIGHT CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND;

EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARCTERS ON A LIGHT BACKGROUND THE MOUNTING LOCATION OF BRAILLE SIGNAGE SHALL ALLOW A PERSON TO APPROACH

INTERNATIONAL SYMBOLS OF **ACCESSIBILITY**

A700 3" = 1'-0"

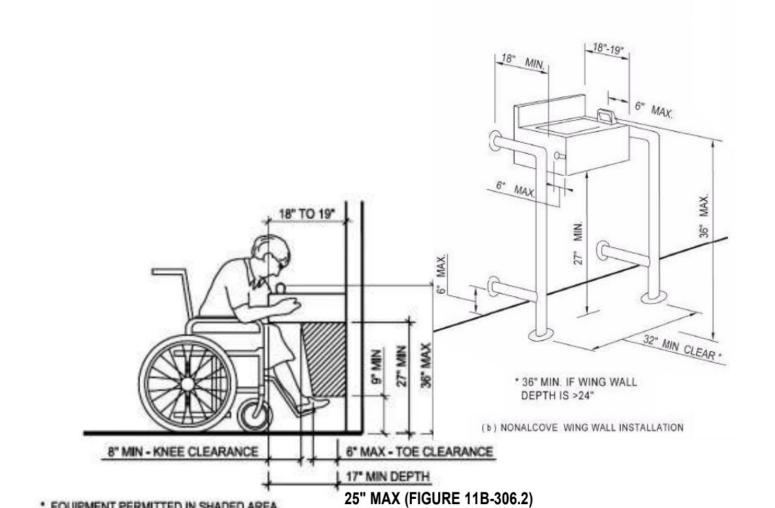


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60" MIN.



2' - 6"

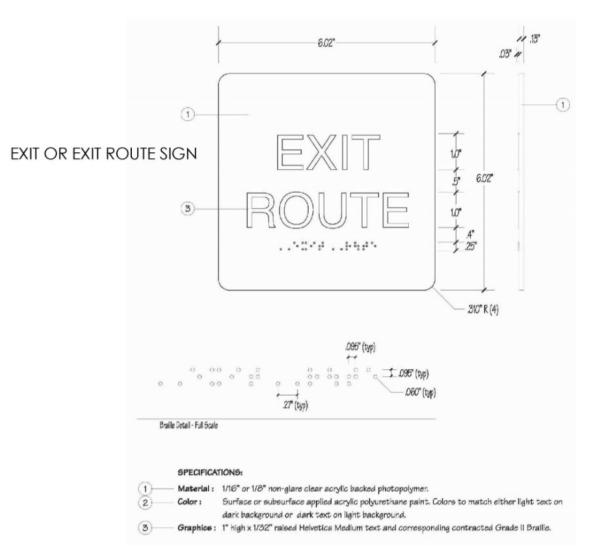
SPOUT HEIGHT AND KNEE CLEARANCE AT **DRINKING FOUNTAINS**

ACCESSIBLE DRINKING FOUNTAIN

REVIEW SET

NO.

A700



TACTILE EXIT SIGN

OCT-2018

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A700 ACCESSIBILITY

DETAILS (FOR

TITLE REVIEW SET FOR TENANT IMPROVEMENT **ADULT DAY HEALTH CARE CENTER**

2101 WILLIAM STREET, SAN LEANDRO, CALIFORNIA, 94577 REFERENCE ONLY) COZY NEST ADULT DAY HEALTH CARE, LLC

TOWELS

WASTE

FACE OF SIDE WALL

606.2 Clear Floor Space

LAVATORY BASIN/ BATHROOMS

APPROACH

MIRROR

GRAB BARS

COVER

SANITARY NAPKIN

FACE OF SIDE WALL

(604.5.2 Rear wall grab bar)

GB

56"

(604.3.1 Size)

REAR WALL

Grab bars to comply w/ 609)

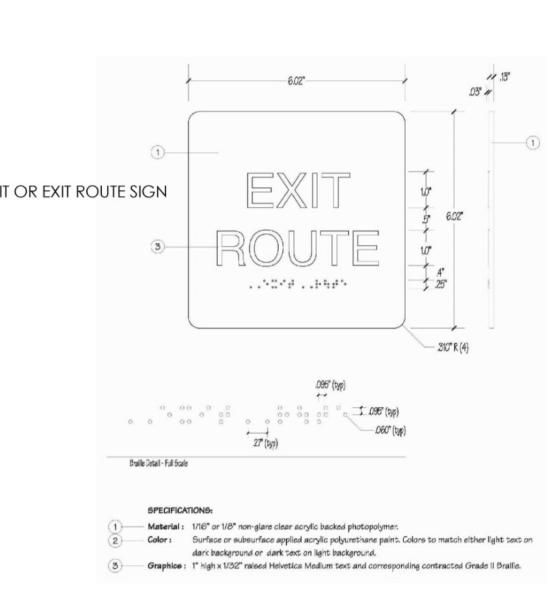
SHOWER

CONTROLS

CONTROL\$

LIGHT 4





SND- SANITARY NAPKIN DISPOSAL. PROVIDE AT UNISEX, & WOMEN'S NOTES: SEE PLAN FOR SPECIFIC LOCATION CONDITION. SEE SHEET PATIENT BATHROOMS ONLY. SDISP & PTC- BY OWNER, INSTALLED BY A-600 FOR GB - GRAB BARS. AT NON-ACCESSIBLE WATER CLOSETS OMIT GRAB CONTRACTOR. **ACCESSORY** ENSURE MIN. OF 27" X 8" DEEP KNEE SPACE EXPOSED HOT AND COLD WATER PIPES ARE TO BE **AND PLUMBING** FLUSH VALVE CONTROL MUST BE LOCATED ON THE OUTSIDE OR WIDE 4. **FIXTURE** SIDE OF THE TOILET. **INSULATED DETAILS** GB BLKG. TO BE DESIGNED FOR 250 LBS. LAT AND DEAD LOADS

TOILET / WATER CLOSETS ACCESIBLE

ACCESSIBLE RESTROOM DETAILS

TOWEL DISPENSER

DISPENSER

ACCESSIBLE MOUNTING

FACE OF BACK WALL

//_{4"}

(604.3.1 Size)

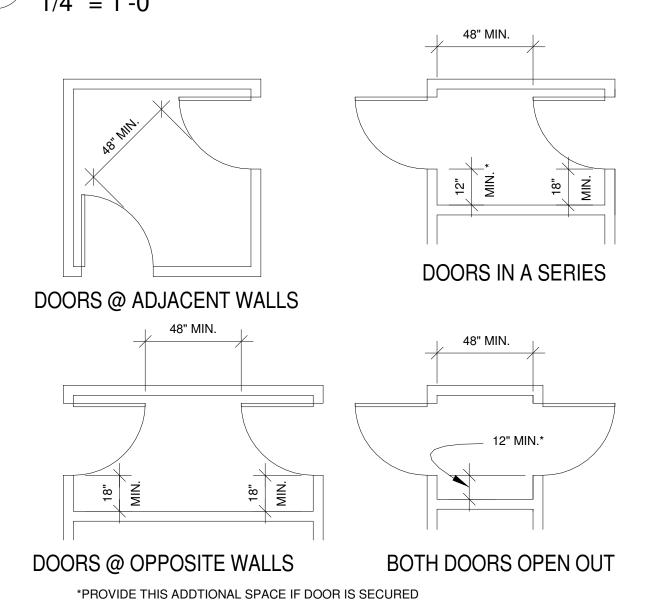
SIDE WALL

HEIGHTS. BATHROOM

ACCESSORIES

1/4" = 1'-0"

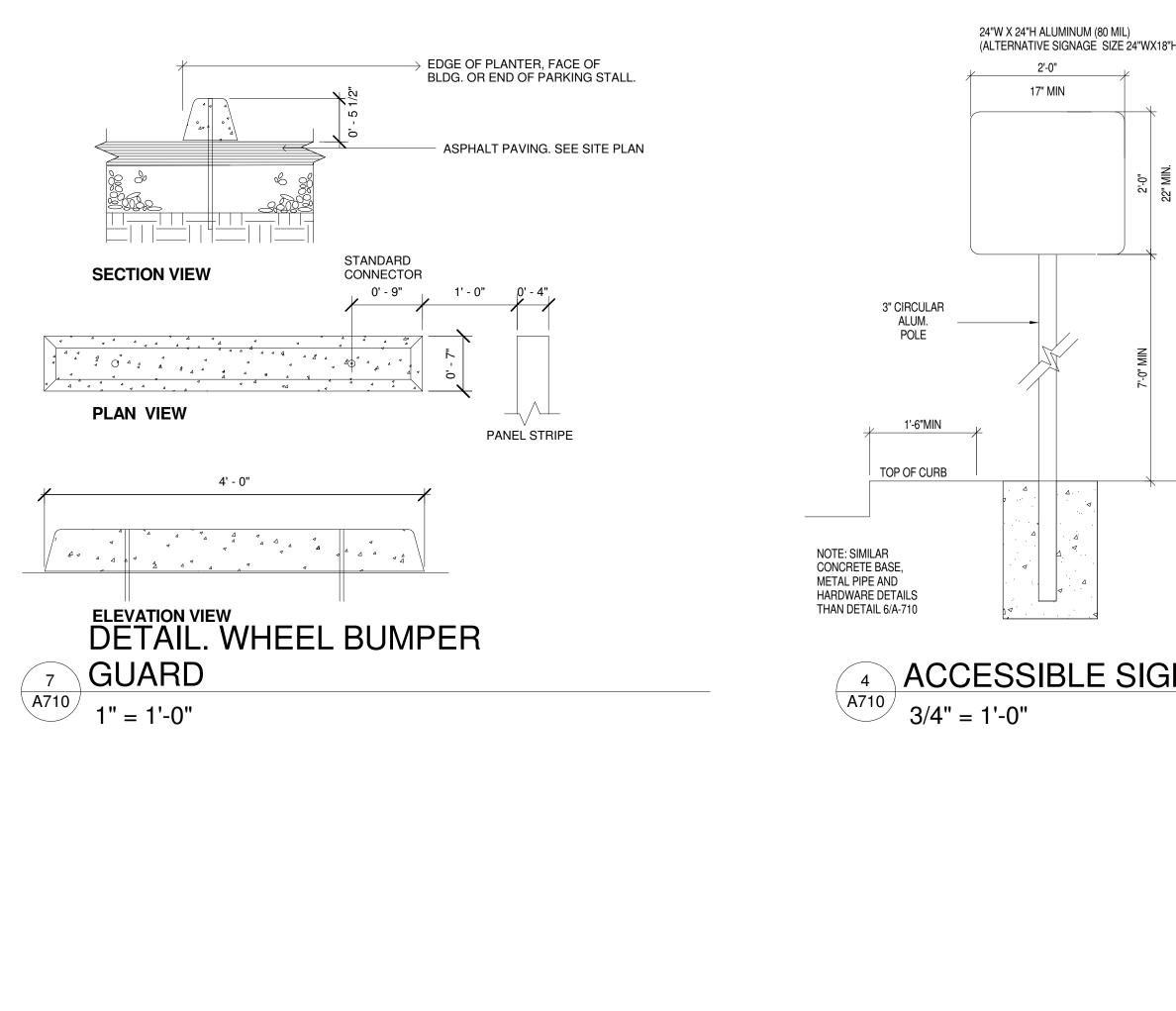
DESCRIPTION

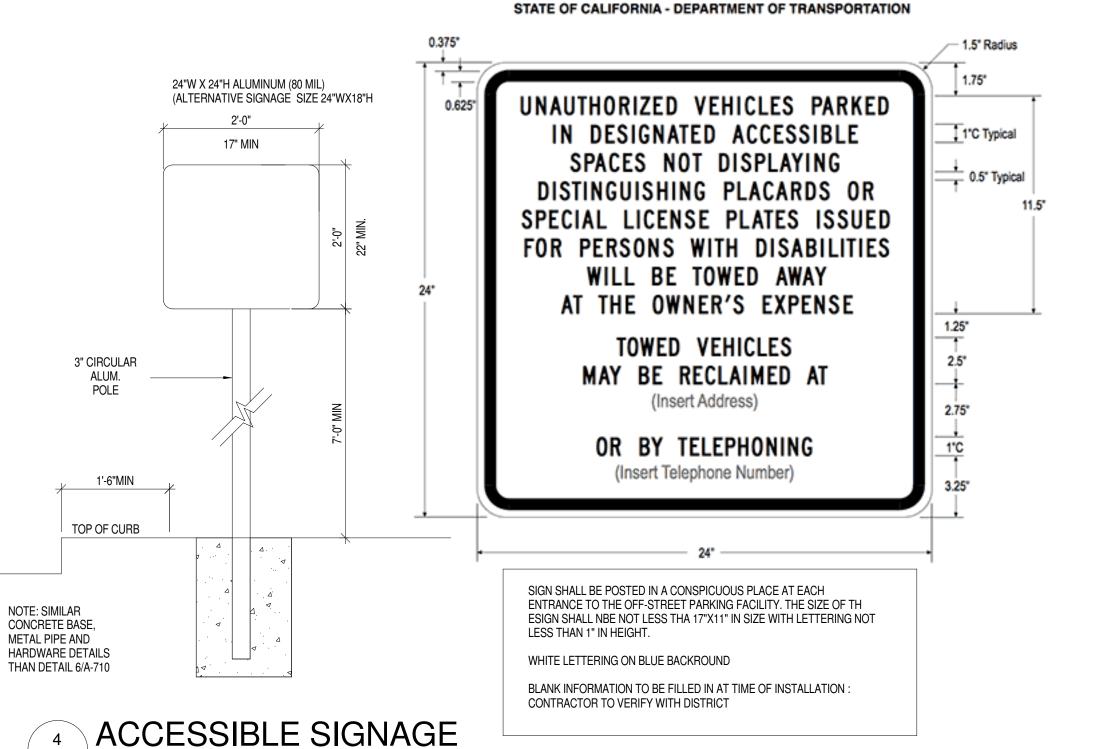


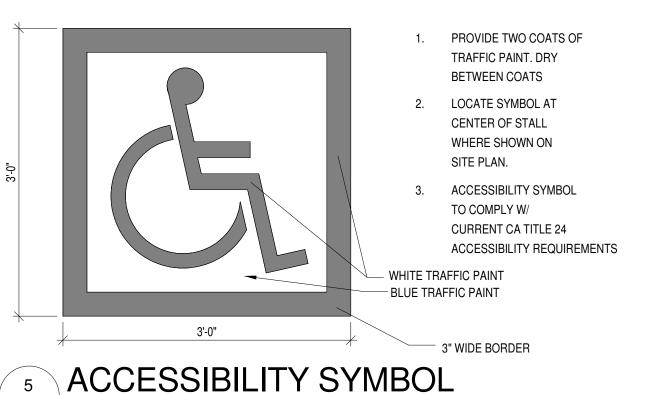
ACCESSIBLE VESTIBULE A700 1/4" = 1'-0"

WITH BOTH A LATCH AND CLOSER

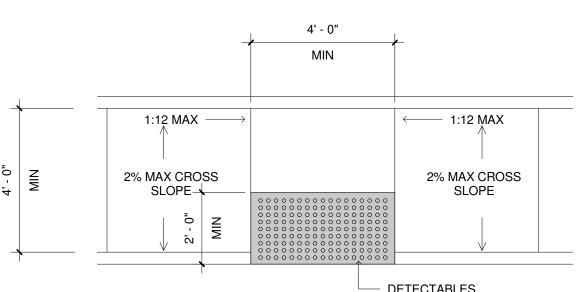
1" = NTS REVISION DESCRIPTION BY: DATE













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3/8" = 1'-0"

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	DRAWN BY:	MC	10/14/2018 10:18:00 PM
	APPR. BY:		

A710

TITLE REVIEW SET FOR TENANT IMPROVEMENT **ADULT DAY HEALTH CARE**

CENTER 2101 WILLIAM STREET, ADDRESS SAN LEANDRO, CALIFORNIA, 94577

HB+A Architects 2811 CASTRO VALLEY BLVD, SUITE 109, C 30584 CASTRO VALLEY, CA. 94546 hb+a Architects REN. 7/31/19 510-830-4797 OFF

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SITE DETAILS

COZY NEST ADULT DAY HEALTH CARE, LLC CLIENT

- DETECTABLES WARNING DOT'S

EXTERIOR

DOOR WIDTH

A. ENTRANCE

B. HARDWARE

1/4" = 1'-0"

ENTRANCE / EXIT DOOR

ALL PRIMARY ENTRANCES ACCESSIBLE.

LEVEL SPACE @ OUTSWINGING DOORS: 5'-0"X 5'-0"

ACCESSIBILITY PARKING

SIGNAGE

A710 1 1/2" = 1'-0"

HEIGHT OF LATCH: 2'-6" MIN./3'-8" MAX. FROM FINISH FLOOR ALLOWABLE CLOSER PRESSURE: EXTERIOR DOORS: 8.5 POUNDS. INTERIOR DOORS: 5 POUNDS

(LEVERS, PUSH-PULLS, OR PANIC DEVICES)

OPERABLE BY A SINGLE EFFORT, NO GRASPING OR WRIST MOVEMENT

INTERIOR

SPACE PROVIDED AT STRIKE SIDE OF OUTSWINGING DOOR: 2'-0" LEVEL SPACE WHEN DOOR SWINGS AWAY FROM APPROACH: 4'-0" NO REVOLVING DOORS ALLOWED FOR ACCESSIBLE DOORS. WIDTH: SINGLE DOOR: 2'-8" CLEAR OPENING (3'-0" DOOR) WIDTH: DOUBLE DOORS: ACTIVE LEAF 2'-8" CLEAR OPENING

PREFAB G.S.M. SIGN

BACKGROUND & WHITE

REFLECTORIZED SYMBOL

CA TITLE 24 ACCESSIBILITY

SIGN EXTENSION FOR

VAN ACCESSIBLE STALLS ONLY PER

3/8" DIA. M.B. W/ PEENED END

24 ACCESSIBILITY REQUIREMENTS.

CBC 1129B.4, ADAAG 4.6.4, ADAAH <u>502.6</u> 2" DIA. GALV. STL. PIPE

SLOPE UP

FINISH SURFACE

2 1/2" DIA. GALV. STL.

#4 X 6" ANCHOR THRU

CONC. FOOTING. SEE STRUCTURAL

PIPE SLEEVE

PIPE SLEEVE

DOOR CLOSER IF PROVIDED SHALL

CLOSING TIME PERIOD FROM 70° OPEN POSITION TO 3" FROM LATCH

ACCESSIBLE ENTRANCE SIGN

LEVER DOOR HANDLE/PANIC BAR

MAXIMUM OPERATING FORCE -

FIRE DOOR - 15 POUNDS UNDER DIRECTION OF AUTHORITY HAVING

SMOOTH, UNINTERRUPTED

INTERIOR - 5 POUNDS EXTERIOR - 5 POUNDS

TYP. THIS LOCATION.

DURABLE SURFACE.

JURISDICTION

AT PRIMARY ENTRANCE. 'ISA' SIGN 6"XI

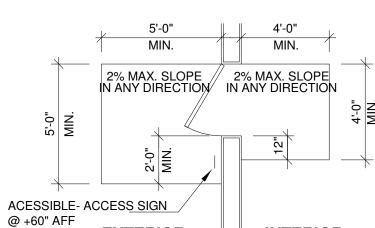
HAVE AT LEAST A 3-SECOND

PAINTED W/ BLUE

& LETTERS PER

REQUIREMENTS.

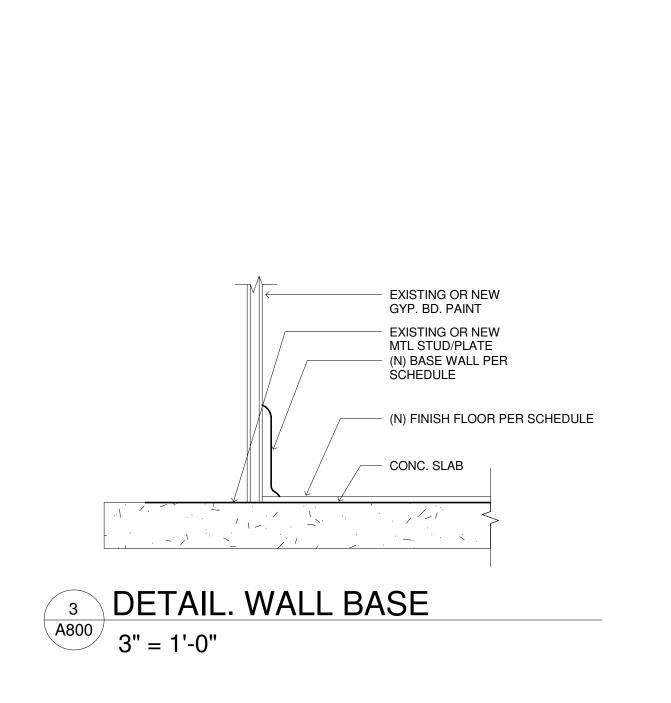
FIRE DOORS: 15 POUNDS THRESHOLDS: MAXIMUM HEIGHT 1/2" WITH 45 DEGREE BEVEL

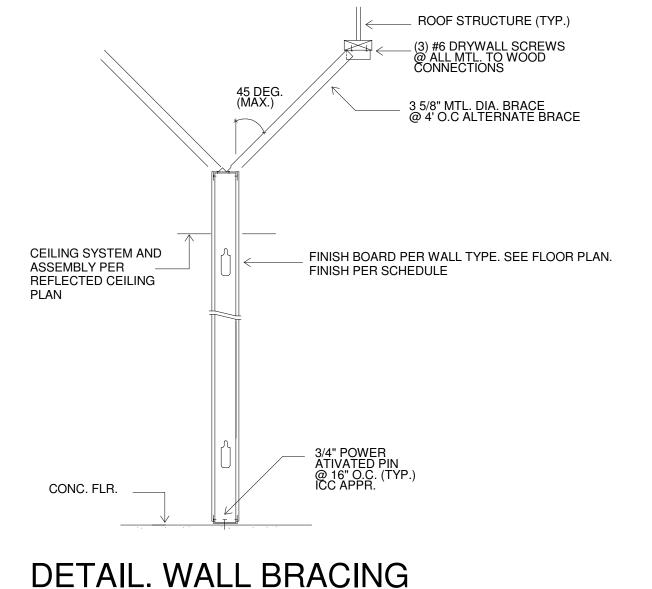


3 ACCESSIBLE BLDG ACCESS A710 1/4" = 1'-0"

ARCHITECT.

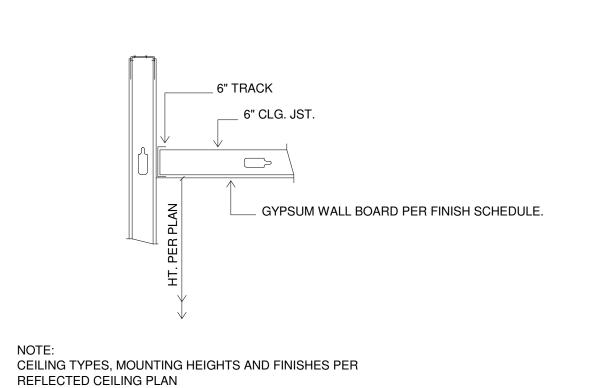






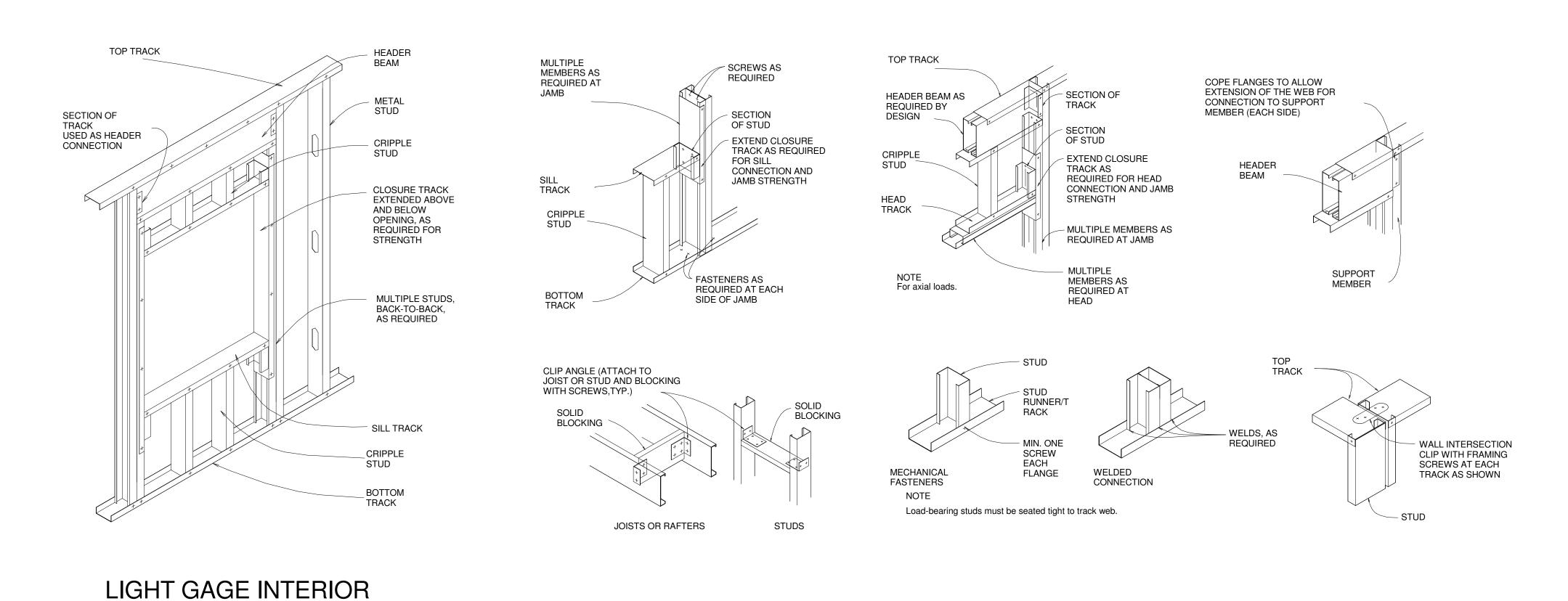


A800 1/4" = 1'-0"



DETAIL. ACT AND GWB 1 MOUNTING

A800 1/4" = 1'-0"



WALL TYPE	UL # U419	FIRE RATING
(v)	DESIGN U404	1 HR.
1 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	1 FLOOR AND CEILIN CHANNEL SHAPED, 1-1/4 INCH LEGS, FO No 25 MSG GALVANI ATTACHED TO FLOOS SLAB WITH FASTEN INCHES O.C. 2 STEEL STUDS- CHEABRICATED FROM STEEL, 3-5/8 INCH WINCH. FLANGES AND RETURN, SPACED A OC. STUDS TO BE CLESS THAN ASSEME 3 BATTS AND BLAN THICK MINERAL WO BATTS, FRICTION-FISTUDS. 4 GYPSUM WALLBO OF 5/8 INCH THICK, ATTACHED TO STEER UNNERS WITH 1 IN S-12 SCREWS SPACOC ON OPPOSITE S ASSEMBLY. 5 JOINT AND TAPE OF VINYL, DRY OR PRECOMPOUND, APPLIE TO JOINTS AND SCREET APE, 2 INCH WIDE, FIRST LAYER OF COALL JOINTS.	MG RUNNERS- 3-5/8 INCH WIDE, DRMED FROM MIN IZED STEEL, DR AND CONC. ERS SPACED 12 HANNEL SHAPED, MIN 25 MSG GALV //IDTH, MIN 1-1/2 D 1/4 INCH MAX OF 12 INCH BLY HEIGHT. KETS - MIN 3 INCH HOL INSULA TION TTED BETWEEN DARD - (1) LAYER 4FT WIDE, EL STUDS AND ICH LONG TYPE DED MAX 8 INCH IDES OF COMPOUND- MIXED JOINT ED IN TWO COATS REW HEAD;PAPER EMBEDDED IN

4 WALL TYPES

ARCHITECT. HB+A Architects 2811 CASTRO VALLEY BLVD, SUITE 109, 510-830-4797 OFF

).	REVISION DESCRIPTION	BY:	DATE	APPR:	DATE	This drawing is the pro
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						drawing is to be disclowithout written permis
						Burt, principal of HB+

FRAMING TYPICAL DETAILS

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ection with the work m. No part of this	DRAWN BY:	MC	10/14/20 10:18:00
isclosed to others rmission from Hafsa	APPR. BY:		
HB+Architects.	APPR. BY:		

A800 WALL TYPES, CEILING DETAILS,

MOUNTING DETAILS | CLIENT

TITLE REVIEW SET FOR TENANT IMPROVEMENT **ADULT DAY HEALTH CARE CENTER**

2101 WILLIAM STREET, SAN LEANDRO, CALIFORNIA, 94577 COZY NEST ADULT DAY HEALTH CARE, LLC