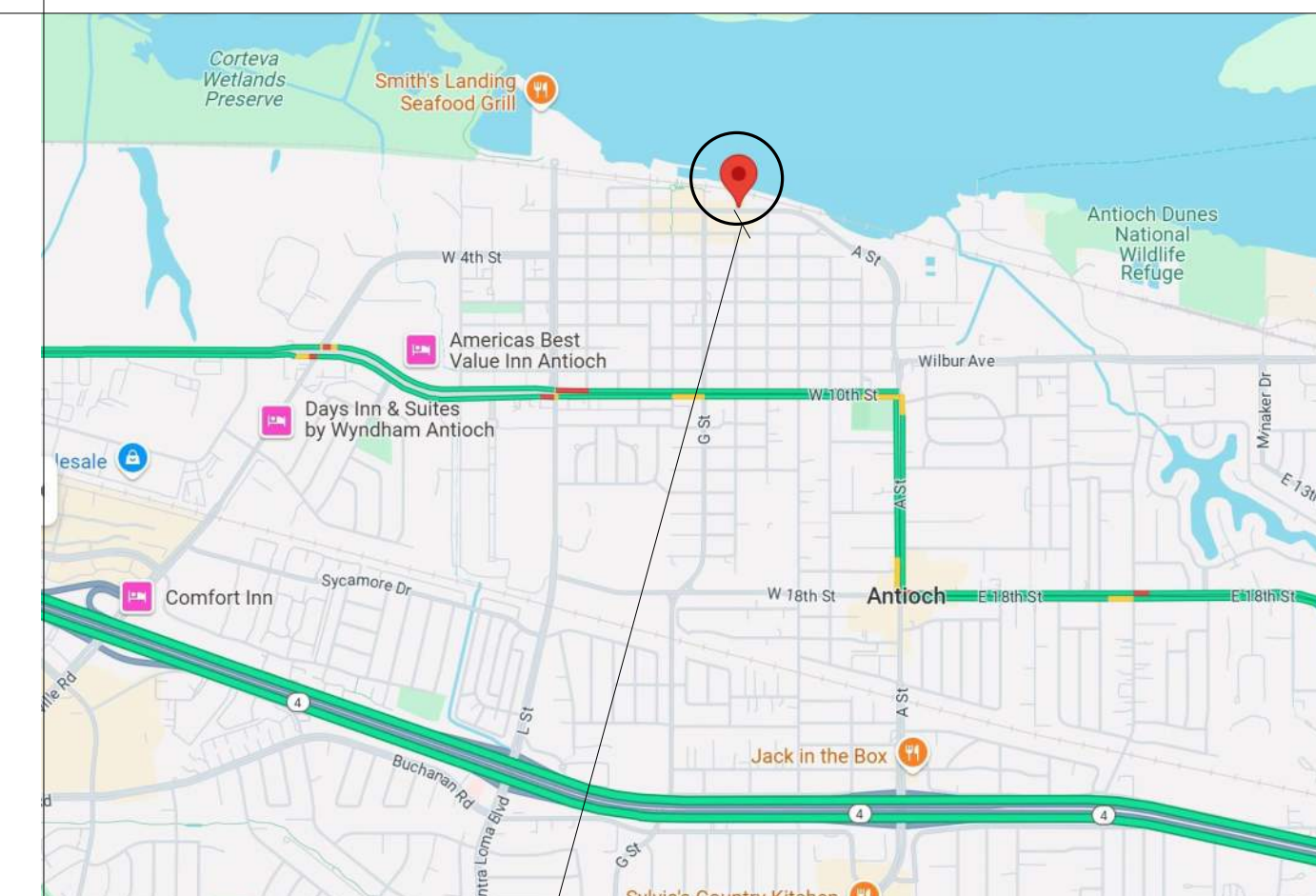


NELLIE'S RIVERVIEW CHILD CARE CENTER
422 W. 2ND ST
ANTIOCH, CA

PROJECT DATA		PROJECT TEAM	
APN #	513-163-037	ARCHITECT OF RECORD:	MILLER & ASSOCIATES 424 CALLAN AVE STE 120 SAN LEANDRO, CA 94577 CONTACT: TERRELL MILLER CELL: (510) 220-4813 E-MAIL: tmiller@miller-assoc.net
USE	.RETAIL / SALES	BROKERS IN COLLABORATION:	CAROL GWIN REALTY PHONE: (925) 758-0655 McPHERSON PROPERTIES CYNTHIA WHEELER PHONE: (925) 754-1230
ZONING	DTSP	TENANT:	NELLIE'S RIVERVIEW DCHILD CARE CENTER CHARLES ARMSTRONG, OWNER
OCCUPANCY	GROUP E - DAY CARE	CONTACT:	C/O JOY JACKSON, LAISON/CONSULTANT PHONE: (415) 542-6050 EMAIL: JOYSIMAGINATIONCENTER@GMAIL.COM
TYPE OF CONSTRUCTION	TYPE V - NON SPRINKLERED		
PARCEL AREA	13,504 SF		
LOT ACREAGE	0.310		
# OF STORIES	2		
YEAR BUILT	1940		
PROJECT SCOPE		CODES USED	
MINIMUM TENANT IMPROVEMENTS, THE SPACE IS BEING LEASED "AS-IS". - FIRE ALARM UPGRADES - EGRESS DOOR HARDWARE UPGRADE - ILLUMINATED EXIT SIGNS - EMERGENCY LIGHTS		1. COMPLY WITH ALL CODES INCLUDING 2022 CALIFORNIA STATE BUILDING CODE, 2022 CALIFORNIA STATE , 2022 CALIFORNIA FIRE CODE, TITLE 24, 2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA, CAL-OSHA, AND LOCAL SAFETY REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL JOB SITE SAFETY & SECURITY FOR ALL PERSONS ON JOB SITE. THIS INCLUDES SUBCONTRACTORS, INDEPENDENT CONTRACTORS, PROFESSIONALS, AND LAY PERSONS. 3. CONTRACTOR SHALL CONFORM TO THE CITY GUIDELINES FOR HOURS OF CONSECUTION IN A RESIDENTIAL AREA: MON - FRI 7:00 AM TO 6:00 PM, SAT 9:00 AM TO 5:00 PM, NO WORK ON SUNDAYS/HOLIDAYS	
DEFERRED APOVALS			
FIRE ALARM SYSTEM			

SHEET INDEX	
Sheet Name	Sheet Number
TITLE SHEET	A100
SITE PLAN	A101
EGRESS PLANS	A201
LOWER LEVEL PLAN	A301
STREET LEVEL PLAN	A302
EXTERIOR ELEVATIONS	A401
EXTERIOR ELEVATIONS	A402
REFLECTED CEILING PLANS	A403
SECTIONS	A501
SCHEDULES & DETAILS	A601



PROJECT LOCATION

RENDERING



ABBREVIATIONS

@	AT	MAX.	MAXIMUM
A.D.	AREA DRAIN	MFR.	MANUFACTURER
ADD'N.	ADDITION	MIN.	MINIMUM
AVE	AVENUE	MTD.	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BD'S	BOARDS	(N)	NEW
BLK'S	BLOCKING	N.I.C.	NOT IN CONTRACT
BM.	BEAM	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O/C O.C.	ON CENTER
CAB.	CABINET	O/	OVER
C.J.	CEILING JOIST	O.H.	OVER HEAD, OVER HANG
CLG.	CEILING	OP.	OPERATED
CLO.	CLOSET	OPP.	OPPOSITE
CONC.	CONCRETE	OP'G	OPENING
DN.	DOWN	PART.	PARTIAL
DBL.	DOUBLE	PLYWD.	PLYWOOD
D.S.	DOWN SPOUT	PT.	POINT
DIA.	DIAMETER	P.T.	P.T.
D.J.	DECK JOIST	R.	RADIUS, RISER
(E)	EXISTING	R.A.	RETURN AIR
ELEC.	ELECTRIC	RD.	ROAD
EXT.	EXTERIOR	REINF.	REINFORCED
EA.	EACH	REQ'D	REQUIRED
FBG.	FIBERGLASS	ROOM	ROOM
FDN.	FOUNDATION	R.O.	ROUGH OPENING
F.H.	FULL HEIGHT	S.A.	SUPPLY AIR
FIXT.	FIXTURE	S.A.B.	SOUND ATTENUATION BATTS
F.J.	FLOOR JOIST	S.D.	SMOKE DETECTOR
FLU.	FLOOR	SECT.	SECTION
FLUOR.	FLUORESCENT	SIM.	SIMILAR
FR.	FROM	SINGL.	SINGLE
HD.	HEAD	S.O.G.	SLAB ON GRADE
FT'G	FOOTING	STD.	STANDARD
FURN.	FURNACE	T & G	TONGUE & GROOVE
FA.	GAUGE	T.D.	TRENCH DRAIN
GALV.	GALVANIZED	T.D.L.	TRUE DIVIDED LITE
GFI	GROUD FAULT INTERRUPT	T.O.C.	TOP OF CONCRETE
GLB	GLUE LAMINATED BEAM	THK.	THICK
G.S.M.	GALVANIZED SHEET METAL	TR.	TREAD
GYP. BD.	GYPSPUM BOARD	TYP.	TYPICAL
HDR.	HEADER	U/	UNDER
HNGR.	HANGER	V.I.F.	VERIFY IN FIELD
HWY.	HIGHWAY	V.B.	VAPOR BARRIER
IN.	INCH	W/	WITH
INCAND.	INCANDESCENT	W/O	WITHOUT
INC.	INCLUDE	WD.	WOOD
INSUL.	INSULATION	W.P.	WATER PROOF
LNDRY.	LAUNDRY	W.W.F.	WELEDGED WIRE FABRIC
L.T.	LIGHT		

[illegible]

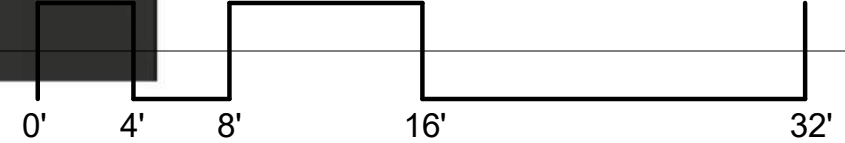
MILLER & ASSOCIATES
424 CALLAN AVE., #120
SAN LEANDRO, CA 94577
(510) 220-4813



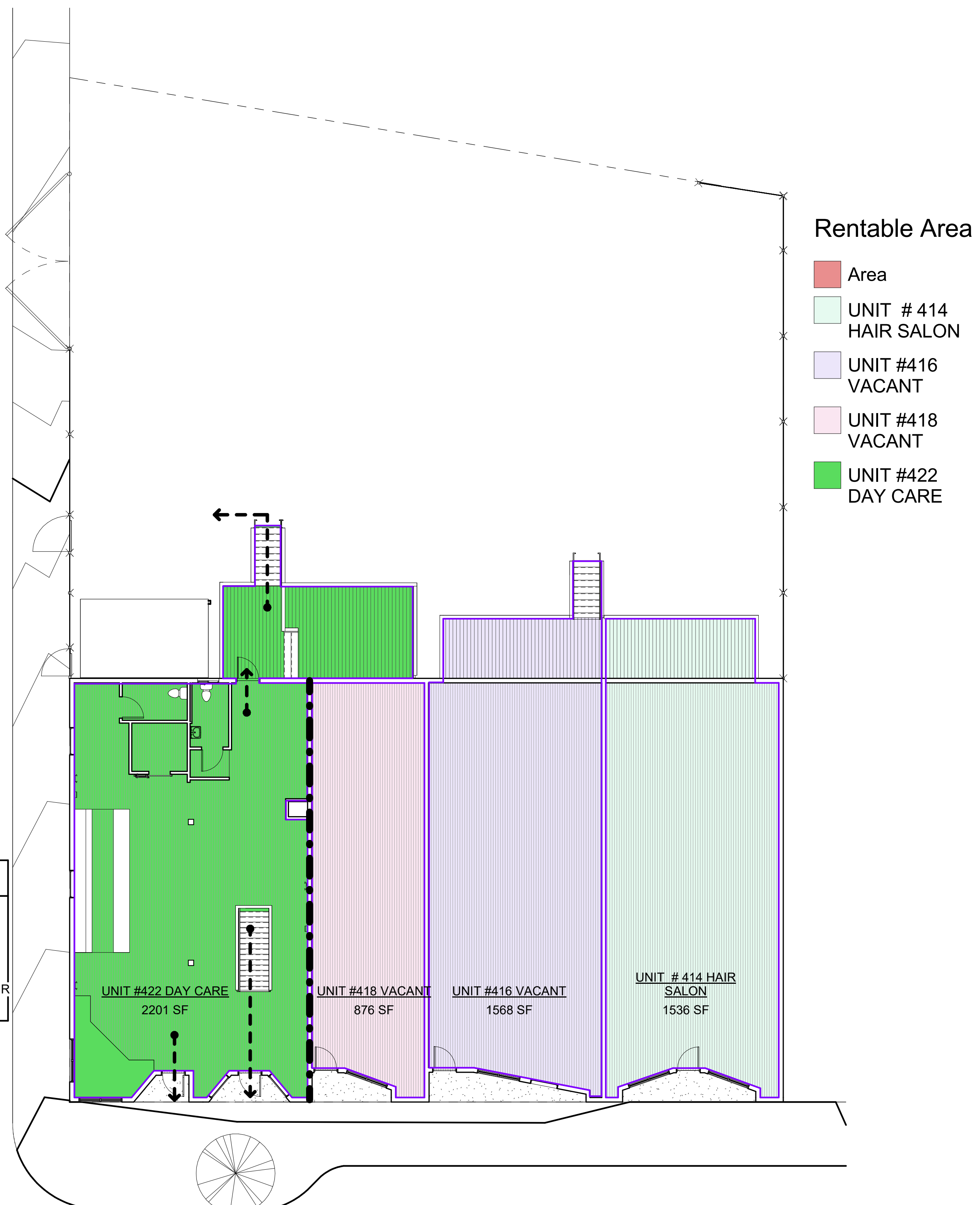
NELLIE'S RIVERVIEW CHILD CARE CENTER
422 W. 2ND ST
ANTIOCH, CA

TITLE SHEET

CHECKED	Checker
DRAWN	Author
BY:	
PROJ.	Project Status
PLOT DATE:	Issue Date
ISSUE DATE	Issue Date
PROJ.	Project Number
SCALE:	
SHEET	
A100	



CHECKED		Checker	
DRAWN		Author	
BY			
PROJ.		Project Status	
PLOT DATE:		Issue Date	
ISSUE DATE		Issue Date	
PROJ.		Project Number	
SCALE:		1/8" = 1'-0"	
SHEET			
A101			



② STREET LEVEL
1" = 10'-0"

MILLER & ASSOCIATES
424 CALLAN AVE., #120
SAN LEANDRO, CA 94577
(510) 220-4813

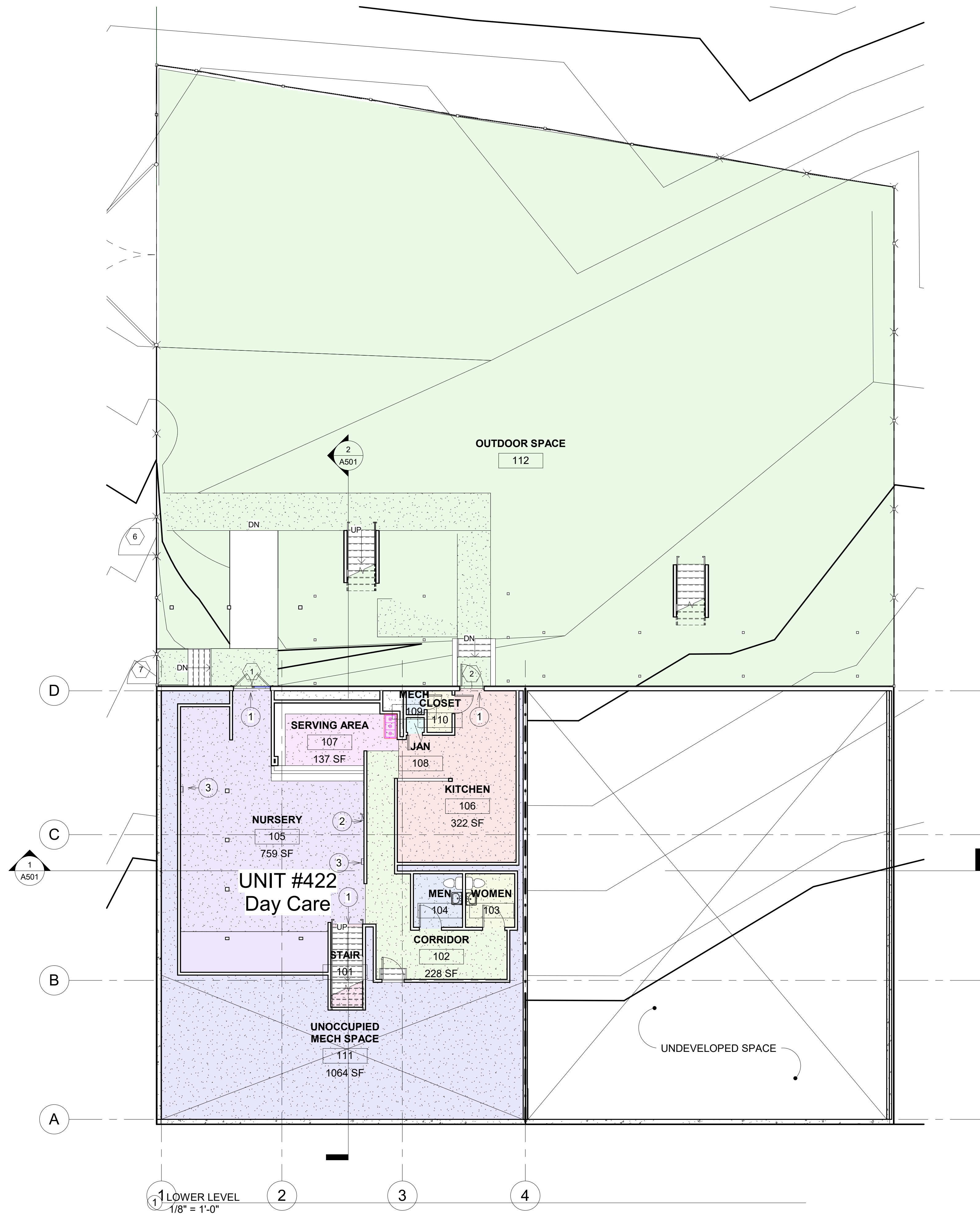


NELLIE'S RIVERVIEW CHILD CARE CENTER
422 W. 2ND ST
ANTIOCH, CA

EGRESS PLANS

CHECKED	Checker
DRAWN	Author
BY:	
PROJ.	Project Status
PLOT DATE:	Issue Date
ISSUE DATE	Issue Date
PROJ.	Project Number
SCALE:	As indicated
SHEET	

A201



ROOM LEGEND

- CLOSET
- CORRIDOR
- JAN
- KITCHEN
- MECH
- MEN
- NURSERY
- OUTDOOR SPACE
- SERVING AREA
- STAIR
- UNOCCUPIED MECH SPACE
- WOMEN

Sheet Notes	
Note Number	Note Text
1	ILLUMINATED EXIT SIGN
2	EMERGENCY LIGHTS
3	FIRE EXTINGUISHER CABINET

Area - Occupancy - LOWER LEVEL					
Area	Level	Name	Occupancy Type	Load Factor	Occ Load
48 SF	LOWER LEVEL	STAIR	---		
759 SF	LOWER LEVEL	NURSERY	Day Care	35 SF	22
228 SF	LOWER LEVEL	CORRIDOR	---		
48 SF	LOWER LEVEL	WOMEN	---		
48 SF	LOWER LEVEL	MEN	---		
137 SF	LOWER LEVEL	SERVING AREA	Day Care	35 SF	4
5 SF	LOWER LEVEL	JAN	---		
8 SF	LOWER LEVEL	MECH	---		
19 SF	LOWER LEVEL	CLOSET	---		
322 SF	LOWER LEVEL	KITCHEN	Kitchrn	260 SF	1
1064 SF	LOWER LEVEL	UNOCCUPIED MECH SPACE	---		
7517 SF	LOWER LEVEL	OUTDOOR SPACE			
LOWER LEVEL					27
Grand total: 12					27

REVISIONS		
No.	Description	Date

MILLER & ASSOCIATES
424 CALLAN AVE. #120
SAN LEANDRO, CA 94577
(510) 220-4813

NELLIE'S RIVERVIEW CHILD CARE CENTER
422 W. 2ND ST
ANTIOCH, CA

LOWER LEVEL PLAN

CHECKED _____ Checker

DRAWN _____ Author

PROJ. _____ Project Status

PLOT DATE: _____ Issue Date

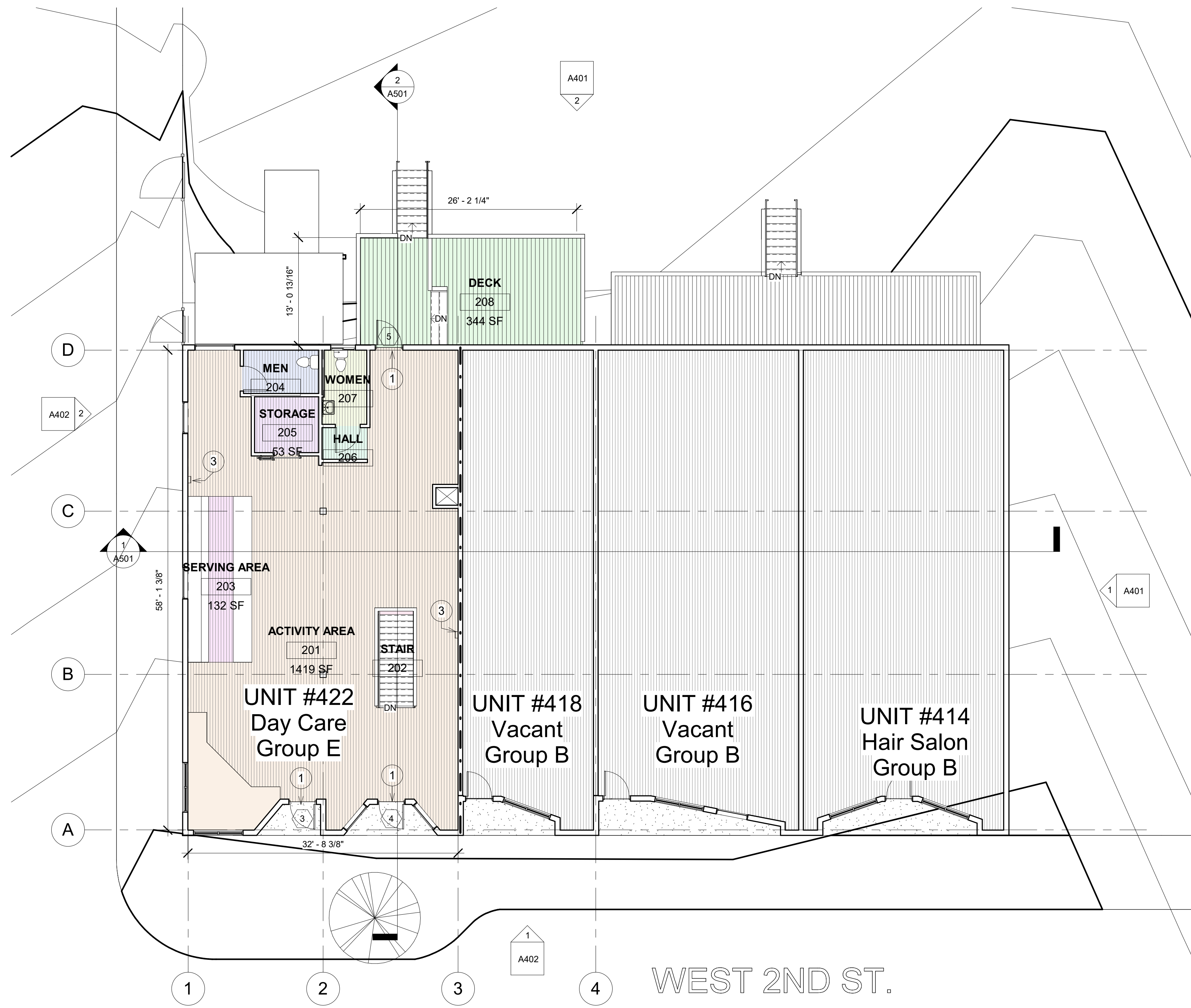
ISSUE DATE _____ Issue Date

PROJ. _____ Project Number

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

SHEET

A301



1 STREET LEVEL
1/8" = 1'-0"

ROOM LEGEND

- ACTIVITY AREA
- DECK
- HALL
- MEN
- SERVING AREA
- STAIR
- STORAGE
- WOMEN

Sheet Notes	
Note Number	Note Text
1	ILLUMINATED EXIT SIGN
2	EMERGENCY LIGHTS
3	FIRE EXTINGUISHER CABINET

Area - Occupancy - STREET LEVEL					
Area	Level	Name	Occupancy Type	Load Factor	Occ Load
1419 SF	STREET LEVEL	ACTIVITY AREA	Day Care	35 SF	41
49 SF	STREET LEVEL	STAIR	---	---	---
132 SF	STREET LEVEL	SERVING AREA	Day Care	35 SF	4
53 SF	STREET LEVEL	STORAGE	---	---	---
48 SF	STREET LEVEL	MEN	---	---	---
47 SF	STREET LEVEL	WOMEN	---	---	---
21 SF	STREET LEVEL	HALL	---	---	---
344 SF	STREET LEVEL	DECK	Day Care	35 SF	10
STREET LEVEL					54
Grand total: 8					54

REVISIONS		
No.	Description	Date

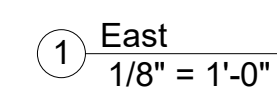
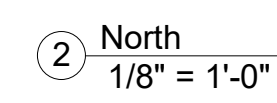
MILLER & ASSOCIATES
424 CALLAN AVE. #120
SAN LEANDRO, CA 94577
(510) 220-4813

NELLIE'S RIVERVIEW CHILD CARE CENTER
422 W. 2ND ST
ANTIOCH, CA

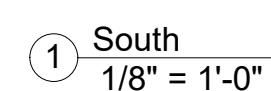
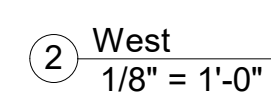
STREET LEVEL PLAN

CHECKED	Checker
DRAWN	Author
BY	
PROJ.	Project Status
PLOT DATE:	Issue Date
ISSUE DATE	Issue Date
PROJ.	Project Number
SCALE:	1/8" = 1'-0"
SHEET	

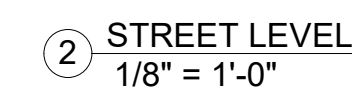
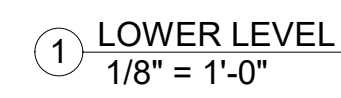
A302



A401

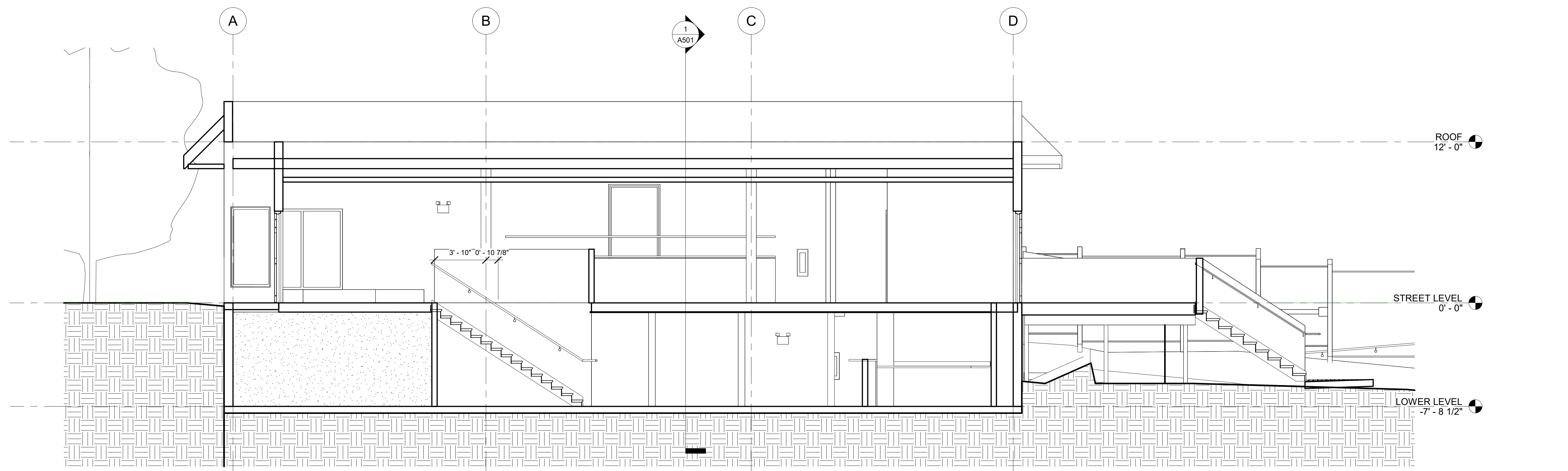


CHECKED	Checked
DRAWN BY	Author
PROJ.	Project Status
PLOT DATE:	Issue Date
ISSUE DATE	Issue Date
PROJ.	Project Number
SCALE:	1/8" = 1'
SHEET	
A402	

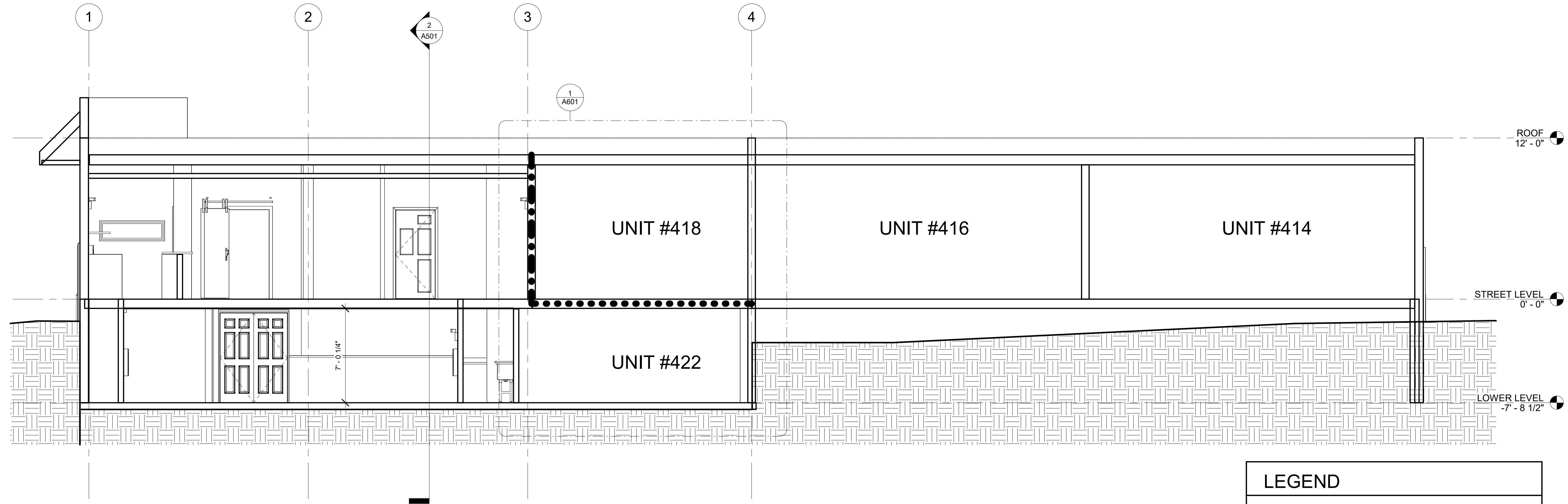


	EMERGENCY LIGHTS
	ILLUMINATED EXIT SIGN
	(E) GYP. BD CEILING
	2 HR RATED FLOOR-CEILING SYSTEM SEE DET 3/A601

CHECKED	Checker
DRAWN	Author
BY	
PROJ.	Project Status
PLOT DATE:	Issue Date
ISSUE DATE	Issue Date
PROJ.	Project Number
SCALE:	As indicated
SHEET	
A403	



2 CROSS SECTION
1/4" = 1'-0"



1 Section 6
1/4" = 1'-0"

LEGEND	
.....	2 HR FLOOR - CEILING SYSTEM
.....	2 HR FIRE BARRIER

REVISIONS		
No.	Description	Date

MILLER & ASSOCIATES
424 CALLAN AVE. #120
SAN LEANDRO, CA 94577
(510) 220-4813

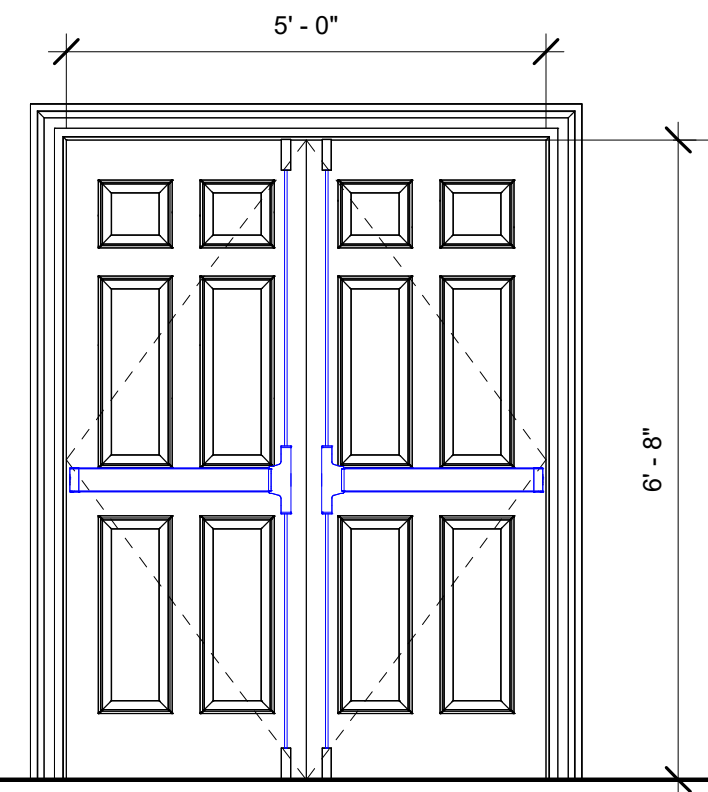
NELLIE'S RIVERVIEW CHILD CARE CENTER
422 W. 2ND ST
ANTIOCH, CA

SECTIONS

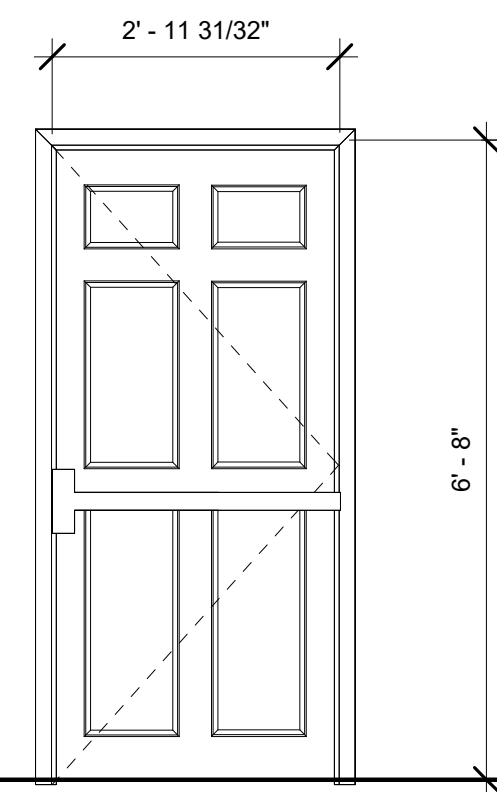
CHECKED	Checker
DRAWN	Author
BY	
PROJ.	Project Status
PLOT DATE:	Issue Date
ISSUE DATE	Issue Date
PROJ.	Project Number
SCALE:	1/4" = 1'-0"
SHEET	A501

Door Schedule						
Mar k	Door Type	Description	Height	Width	Level	Scope
1		(E) Exterior Metal Double Door	6' - 8"	5' - 0"	LOWER LEVEL	Retrofit Existing Door w Panic Hardware
2		(E) Hollow Metal Door Embossed 6 Panel	6' - 8"	3' - 0"	LOWER LEVEL	Retrofit Existing Door w Panic Hardware
3		(E) Hollow Metal Door Embossed 6 Panel	6' - 8"	3' - 0"	STREET LEVEL	Retrofit Existing Door w Panic Hardware
4		(E) Hollow Metal Door Embossed 6 Panel	6' - 8"	3' - 0"	STREET LEVEL	Retrofit Existing Door w Panic Hardware
5		(E) Hollow Metal Door Embossed 6 Panel	6' - 8"	3' - 0"	STREET LEVEL	Retrofit Existing Door w Panic Hardware
6		(E) Ornamental Fence - Man Gate	7' - 3"	5' - 0"	LOWER LEVEL	Retrofit Existing Door w Panic Hardware
7		(E) Ornamental Fence - Man Gate	7' - 3"	3' - 10"	LOWER LEVEL	Retrofit Existing Door w Panic Hardware

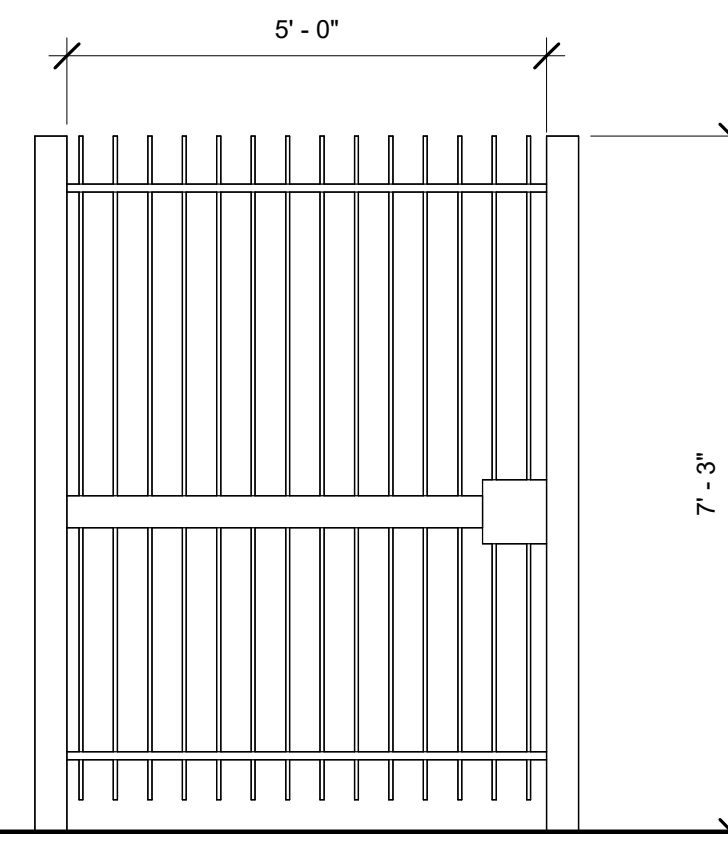
DOOR TYPES



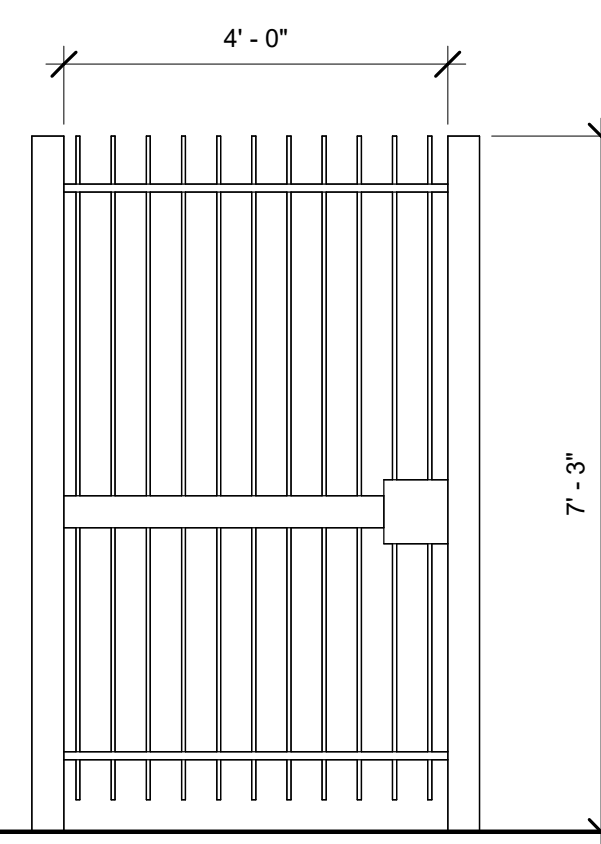
A (E) EMBOSSED DOUBLE DOOR
RETROFIT W/ PANIC HARDWARE
SURFACE RODS TOP & BOTTOM



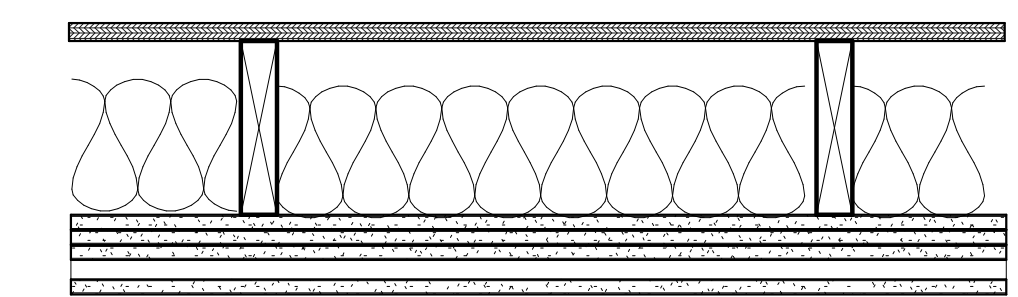
B (E) EMBOSSED SINGLE DOOR
RETROFIT W/ PANIC HARDWARRE



C (E) WROUGHT IRON MAN GATE
RETROFIT W/ PANIC HARDWARE



D (E) WROUGHT IRON MAN GATE
RETROFIT W/ PANIC HARDWARE



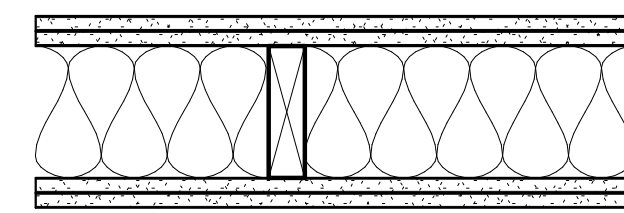
GA FILE NO. FC 5725	GENERIC	2 HOUR FIRE
---------------------	---------	-------------

Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 8 wood joists 24" o.c. with 1-1/4" Type W screws 12" o.c. Second layer 5/8" type X gypsum wallboard applied at right angles to joists with 2" Type W screws 12" o.c. Third layer 5/8" type X gypsum wallboard applied at right angles to joists with 2-1/2" Type W screws 12" o.c. Hat-shaped 7/8" rigid furring channels 24" o.c. applied at right angles to joists over third layer with 2-1/2" long Type W screws at each joint. Face layer 5/8" type X gypsum wallboard applied at right angles to furring channels with 1-1/8" Type S screws 12" o.c. Wood joists supporting 3/4" T&G edge plywood floor applied at right angles to joists with 8d nails 6" o.c. at joints and 12" at intermediate joists. Second layer joints offset 24" from base layer joints. Third layer joints offset 12" from second layer joints.

Second layer joints offset 24" from base layer joints. Third layer joints offset 12" from second layer joints.

Approx.
Ceiling Weight: 12 psf (Fire)

FIRE TEST: UL R4024, OONK26545, 4-27-01,
UL R4024, 03NK11206, 3-19-03,
UL Design L556,
ULC Design M514

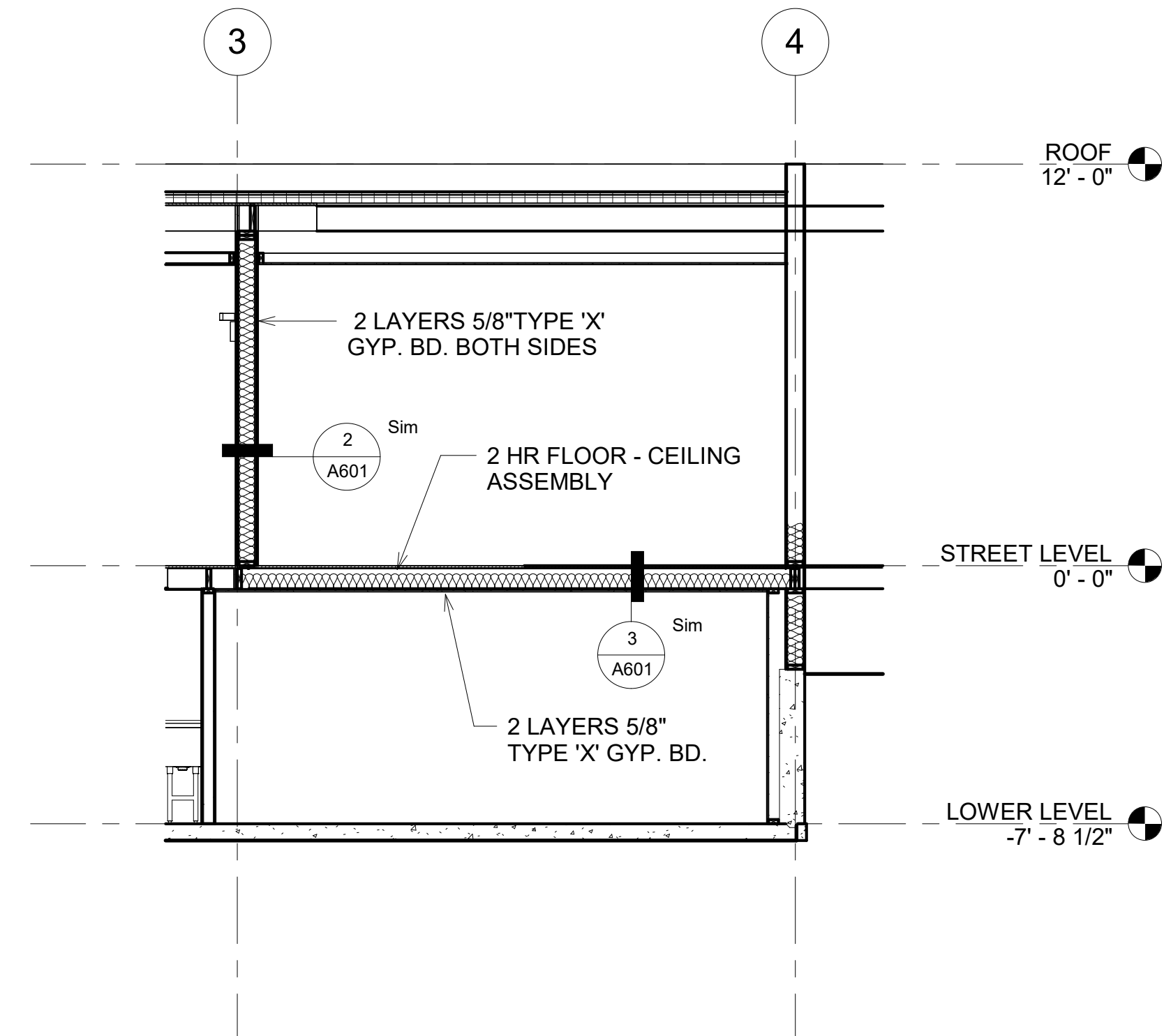


GA FILE: WP 4230 GENERIC 2 HOUR FIRE

Base layer 5/8" type X gypsum wallboard applied at right angles to each side of 2 x 6 wood studs 24" o.c. with 2-1/4" Type S or W screws 24" o.c. Face layer 5/8" type X gypsum wallboard applied at right angles to each side with 2-11/4" Type S screws 8" o.c. 5-1/2" mineral fiber insulation, nominal 3 pcf, friction fit in stud cavity. Joints staggered 24" each layer and side.

Tested at 5,506 lbs per stud or 100 percent of design load. (LOAD-BEARING)

Thickness: 8" (Fire)
Approx. Weight: 13 psf (Fire)
Fire Test: ITS J20-06170.3, 12-00



2 HR FIRE BARRIER - SEPARATION WALL

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

[illegible]

MILLER & ASSOCIATES
424 CALLAN AVE., #120
SAN LEANDRO, CA 94577
(510) 220-4813



NELLIE'S RIVERVIEW CHILD CARE CENTER
 422 W. 2ND ST
 ANTIOCH, CA

SCHEDULES & DETAILS

CHECKED	Checker
DRAWN	Author
BY:	
PROJ.	Project Status
PLOT DATE:	Issue Date
ISSUE DATE	Issue Date
PROJ.	Project Number
SCALE:	As indicated
SHEET	

A601