



ISLAND CITY DEVELOPMENT
701 Atlantic Avenue
Alameda, CA 94501

REQUEST FOR PROPOSALS (RFP) FOR POPPY PLACE TENANT IMPROVEMENTS

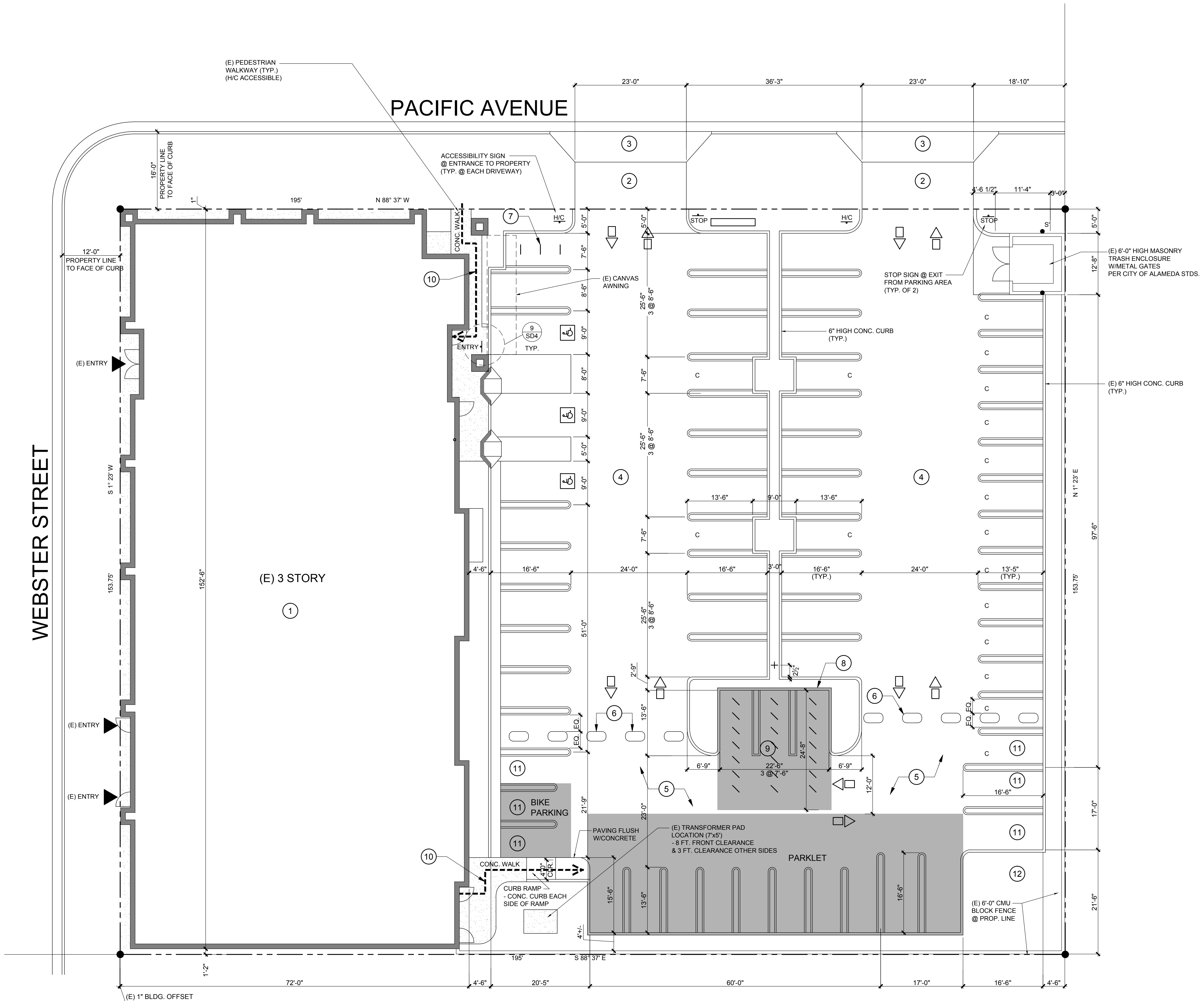
Addendum 1: 230622 Poppy DD level RFP Drawings

Issued: June 22, 2023

**ICD Webster LLC
Island City Development
701 Atlantic Avenue
Alameda, CA 94501**

Approved: Vanessa Cooper, President





SHEET NOTES

1. PROPERTY LINES, EXISTING STRUCTURE LOCATION, SITE FEATURES, ARE BASED ON ORIGINAL PERMITTED AND BUILT CONDITIONS.
2. SETBACKS SHOWN ARE PER BUILT CONDITIONS
3. PARKING SPACE LAYOUT SHOWN ARE (E)



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1628 WEBSTER STREET
ALAMEDA, CALIFORNIA

CONVERSION TO
AFFORDABLE HOUSING

KEY NOTES

- 1 (E) BUILDING
- 2 (E) DRIVEWAY
- 3 (E) CURB CUT
- 4 (E) DRIVE AISLE TO REMAIN
- 5 (E) DRIVE AISLE TO BE ABANDONED
- 6 (N) 4'x2' OVAL GALVANIZED WATER TROUGH PLANTERS (5 EACH ROW) @ 8'-0" o.c., CENTERED BETWEEN CURBS, TYP.
- 7 3 (N) INVERTED U BIKE RACKS w/ SPACING CAN CLEARANCE PER CITY BICYCLE FACILITY DESIGN STANDARDS
- 8 (N) CHAINLINK LONG TERM BIKE PARKING ENCLOSURE, w/ MIN. INTERIOR CLEAR DIMENSIONS BASED ON CITY BICYCLE FACILITY DESIGN STANDARDS
- 9 18 (N) INVERTED U BIKE RACKS TO ACCOMMODATE 36 BIKES IN DIAGONAL LAYOUT w/ SPACING AND CLEARANCE PER CITY BICYCLE FACILITY DESIGN STANDARDS
- 10 (E) ACCESSIBLE PATH OF TRAVEL
- 11 (E) PARKING SPACE TO BE USED AS PART OF RESIDENT OPEN SPACE
- 12 (N) STAKED 2x6PTDF PERIMETER CURB w/ 4" OF PEA GRAVEL o/ WEED CLOTH AROUND (E) TREE

SITE PLAN
EXISTING

PROJ. NO. 2023-024
SCALE 1"=10'-0"
DATE 17 MAR 2023
PHASE SD
DRAWN HA
CHECKED AW

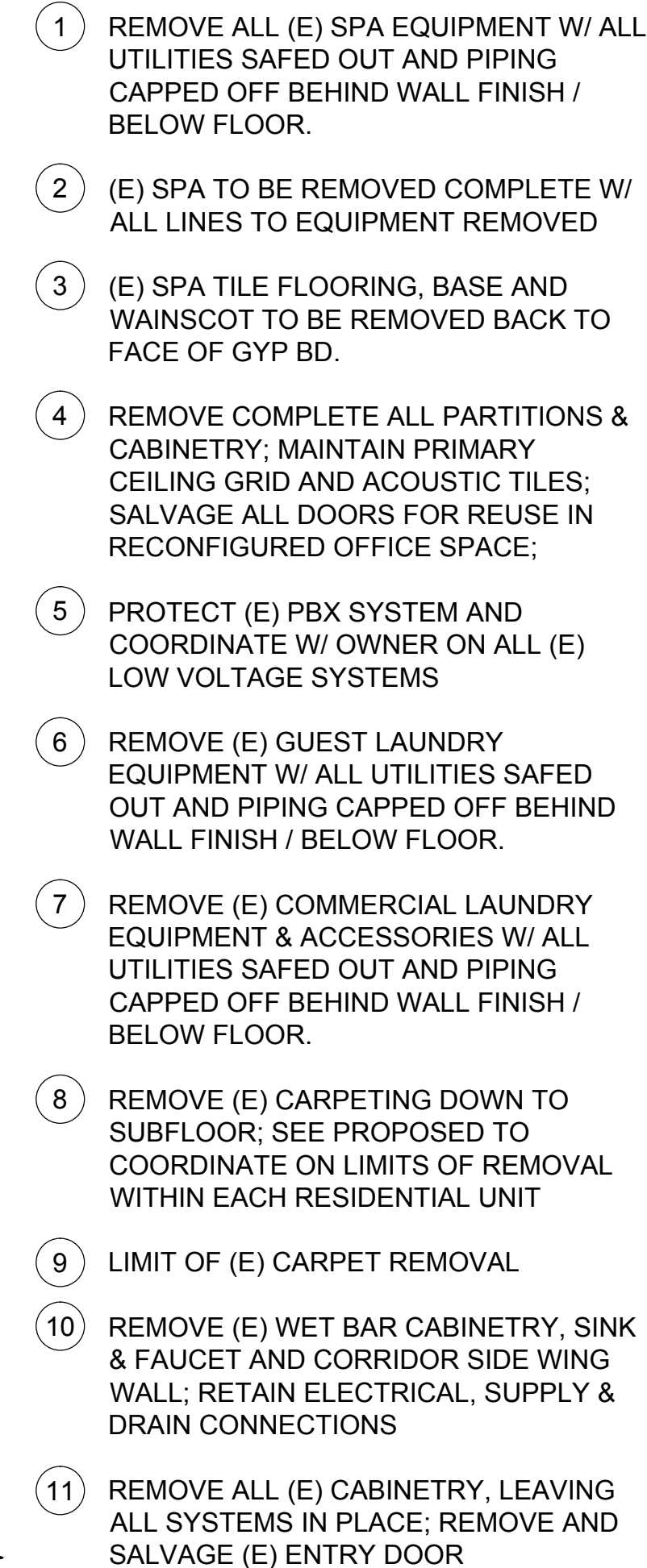
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19 JUN 2023		RFP FOR CONSTRUCTION

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1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING DEMOLITION
2. DEMOLISH AND REMOVE COMPLETE, ITEMS SHOWN DASHED OR NOTED FOR DEMOLITION
3. MOVE ITEMS NOTED FOR SALVAGE TO OWNER'S DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE, UON
4. WALL FINISH NOTED FOR DEMOLITION TO BE REMOVED BACK TO FACE OF STUD, UON
5. COORDINATE DEMOLITION SCOPE W/ MEPDRAWINGS FOR LOCATIONS OF (E) & (N)SYSTEM ELEMENTS
6. REFER TO ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL DEMOLITION-SPECIFIC REQUIREMENTS
7. REMOVE (E) KEY CARD LOCKSET @ ALL UNIT ENTRY DOORS
8. DEMO ALL HEADBOARDS FROM (E) HOTEL ROOMS
9. ADD ALTERNATE #1: DEMO (E) LAUNDRY CHUTE



CONVERSION TO AFFORDABLE HOUSING



PROJ. NO. 2023-024
SCALE 1/8"=1'-0"
DATE 17 MAR 2023
PHASE DD
DRAWN HA
CHECKED AW

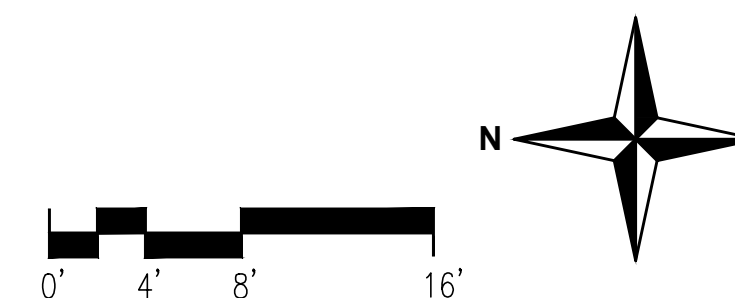
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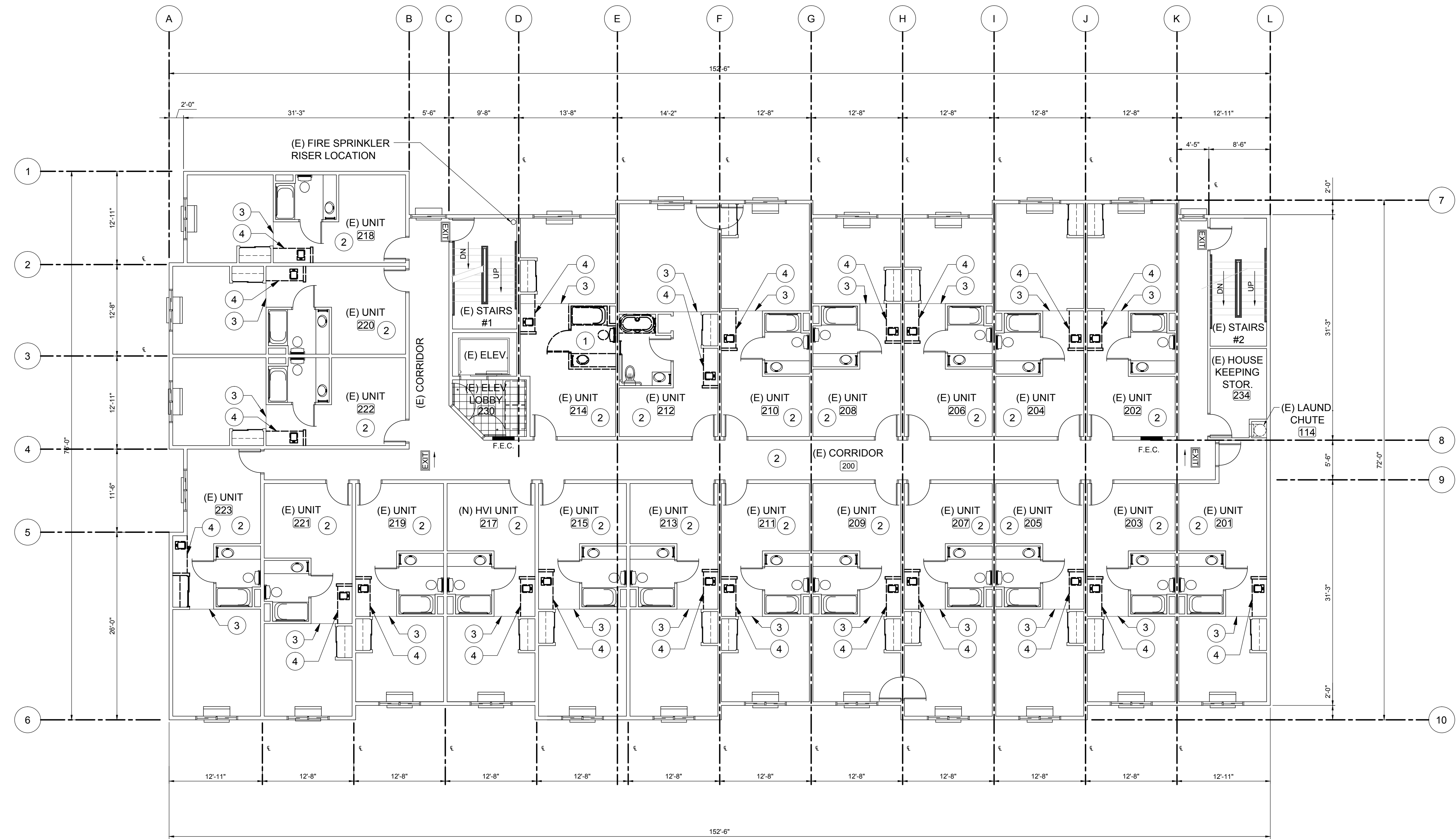
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A-2.01

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





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5. COORDINATE DEMOLITION SCOPE W/ MEPDRAWINGS FOR LOCATIONS OF (E) & (N) SYSTEM ELEMENTS
6. REFER TO ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL DEMOLITION-SPECIFIC REQUIREMENTS
7. REMOVE (E) KEY CARD LOCKSET @ ALL UNIT ENTRY DOORS
8. DEMO ALL HEADBOARDS FROM (E) HOTEL ROOMS
9. ADD ALTERNATE #1: DEMO (E) LAUNDRY CHUTE

KEY NOTES

- 1 REMOVE BATHROOM PARTITIONS; SALVAGE CABINETRY, FIXTURES AND ACCESSORIES FOR REINSTALLATION IN RECONFIGURED BATHROOM;
- 2 REMOVE (E) CARPETING DOWN TO SUBFLOOR; SEE PROPOSED TO COORDINATE ON LIMITS OF REMOVAL WITHIN EACH RESIDENTIAL UNIT
- 3 LIMIT OF (E) CARPET REMOVAL
- 4 REMOVE (E) WET BAR CABINETRY, AND CORRIDOR SIDE WING WALL; SALVAGE (E) SINK & FAUCET FOR REINSTALLATION IN (N) COUNTER



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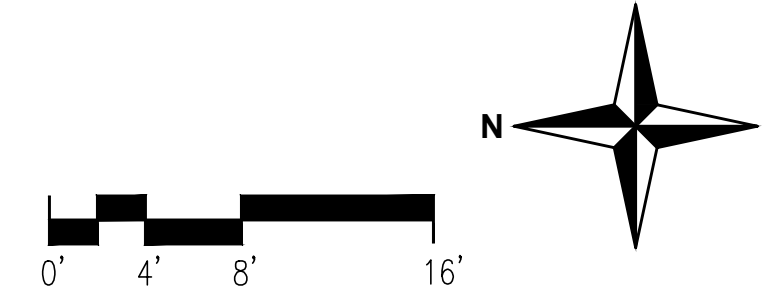
SECOND FLOOR PLAN
EXISTING/DEMO

PROJ. NO. 2023-024
SCALE 1/8"=1'-0"
DATE 17 MAR 2023
PHASE DD
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1 SECOND FLOOR PLAN

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



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3. MOVE ITEMS NOTED FOR SALVAGE TO OWNER'S DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE, UON
4. WALL FINISH NOTED FOR DEMOLITION TO BE REMOVED BACK TO FACE OF STUD, UON
5. COORDINATE DEMOLITION SCOPE W/ MEPDRAWINGS FOR LOCATIONS OF (E) & (N)SYSTEM ELEMENTS
6. REFER TO ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL DEMOLITION-SPECIFIC REQUIREMENTS
7. REMOVE (E) KEY CARD LOCKSET @ ALL UNIT ENTRY DOORS
8. DEMO ALL HEADBOARDS FROM (E) HOTEL ROOMS
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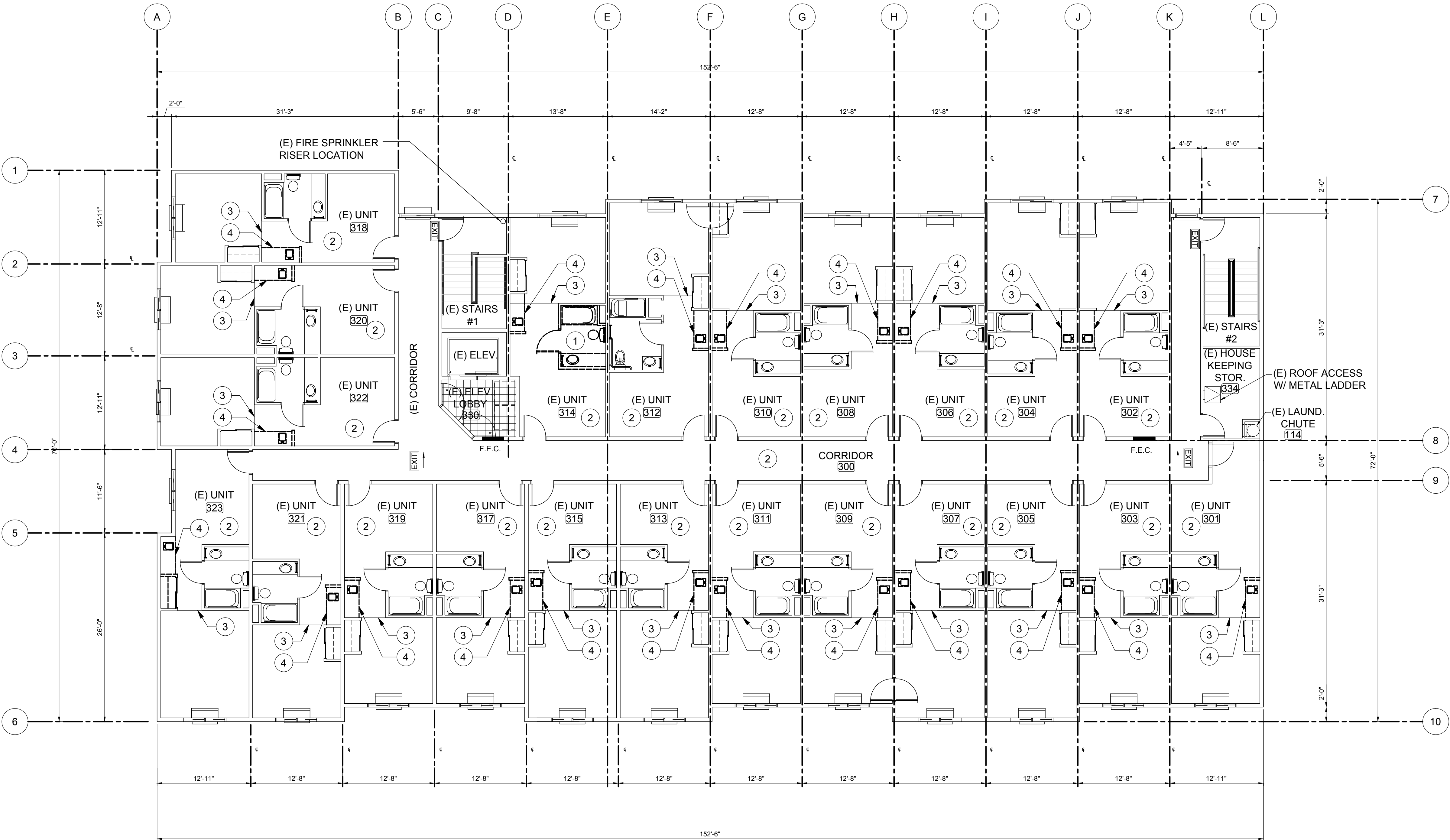
- 1 REMOVE BATHROOM PARTITIONS; SALVAGE CABINETRY, FIXTURES AND ACCESSORIES FOR REINSTALLATION IN RECONFIGURED BATHROOM;
- 2 REMOVE (E) CARPETING DOWN TO SUBFLOOR; SEE PROPOSED TO COORDINATE ON LIMITS OF REMOVAL WITHIN EACH RESIDENTIAL UNIT
- 3 LIMIT OF (E) CARPET REMOVAL
- 4 REMOVE (E) WET BAR CABINETRY, AND CORRIDOR SIDE WING WALL; SALVAGE (E) SINK & FAUCET FOR REINSTALLATION IN (N) COUNTER

THIRD FLOOR PLAN
EXISTING/DEMO

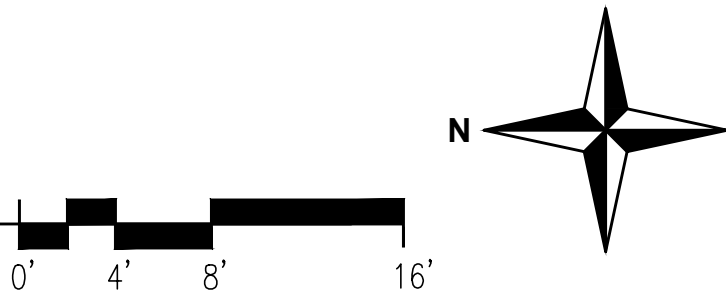
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1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SHEET NOTES

- PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK
- BUILD WALLS, DOORWAYS AND WINDOW OPENINGS AS LOCATED
- REPAIR (E) INTERIOR WALL FINISHES TO MATCH EXISTING, UON
- REPAIR (E) CEILING FINISHES, TO MATCH EXISTING, UON
- COORDINATE PROPOSED SCOPE OF WORK W/ ENGINEERING DRAWINGS FOR LOCATIONS OF BUILDING SYSTEM ELEMENTS
- RESIDENT'S LAUNDRY APPLIANCES TO BE PROVIDED BY SERVICE PROVIDER
- REPLACE (E) KEYCARD LOCKSETS W/ KEY-FOB LOCKSETS
- VERIFY OR PROVIDE ACOUSTIC TREATMENT AT MEETING ROOM & RESIDENT SERVICES ROOM
- ADD ALTERNATE #1: PATCH FLOOR CEILING, WALL AT LOCATION OF REMOVED LAUNDRY CHUTE TO MATCH ADJACENT MATERIAL & FINISH



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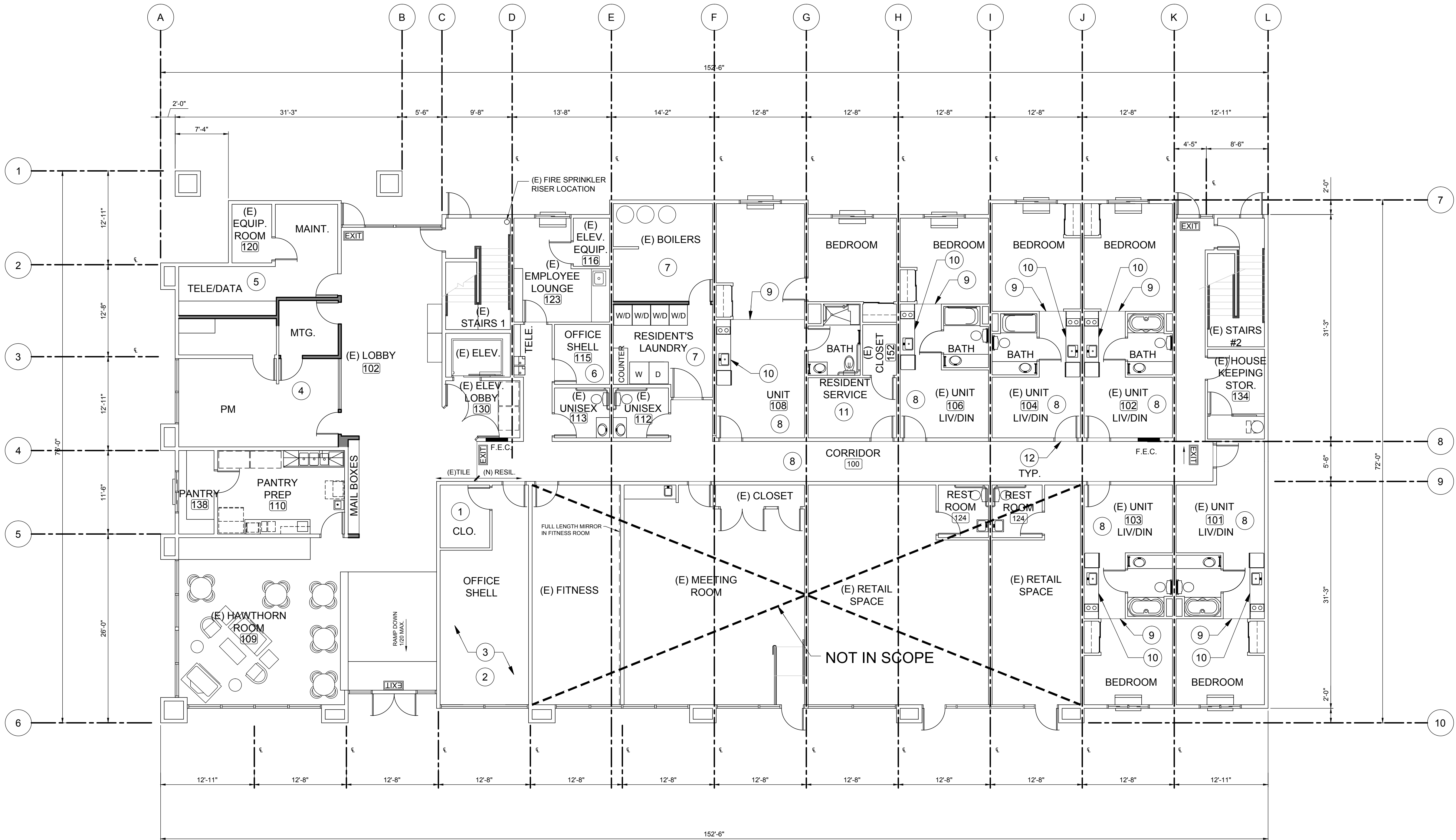
- PATCH WALL FINISH TO MAINTAIN ORIGINAL 1-HR AND ACOUSTIC RATINGS
- FILL VOID OF REMOVED SPA AND INSTALL (N) CONC FLOOR SLAB TO MATCH AND ALIGN WITH ADJACENT (E)
- (N) MEETING ROOM WALLS AND CEILING FINISH TO BE INSTALLED FOR ACOUSTIC PRIVACY
- INSTALL (N) PARTITIONS TO MATCH 1-HR AND ACOUSTIC RATING OF (E)
- COORDINATE W/ OWNER FOR WORK ON LOW VOLTAGE SYSTEMS
- PATCH AND PAINT (E) WALLS TO MAINTAIN (E) 1-HR AND ACOUSTIC RATING
- PATCH (E) WALLS AND CEILING TO MAINTAIN (E) 1-HR AND ACOUSTIC RATING;
- INSTALL (N) LVT RESILIENT FLOORING
- PROVIDE MECHANICALLY FASTENED METAL TRANSITION STRIP
- INSTALL NEW KITCHENETTE COUNTER OVER BASE CABINET w/ SALVAGED SINK & FAUCET, AND ELEC 2 BURNER FLAT SURFACE COOKTOP w/ STORAGE CABINETS ABOVE, AND 24" REFRIGERATOR
- PATCH WALLS TO MAINTAIN ORIGINAL 1-HR AND ACOUSTIC RATINGS; REPLACE (E) DOOR W/ (N) RATED DOOR WITH UPPER VISION PANEL
- (N) THRESHOLD & SWEEP TO CLOSE GAP BELOW (E) DOOR

MAIN FLOOR PLAN
PROPOSED

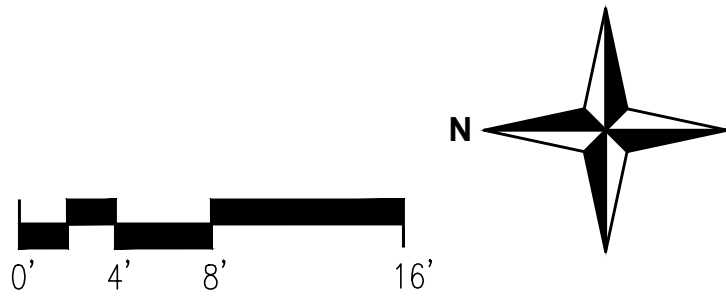
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1 MAIN FLOOR PLAN
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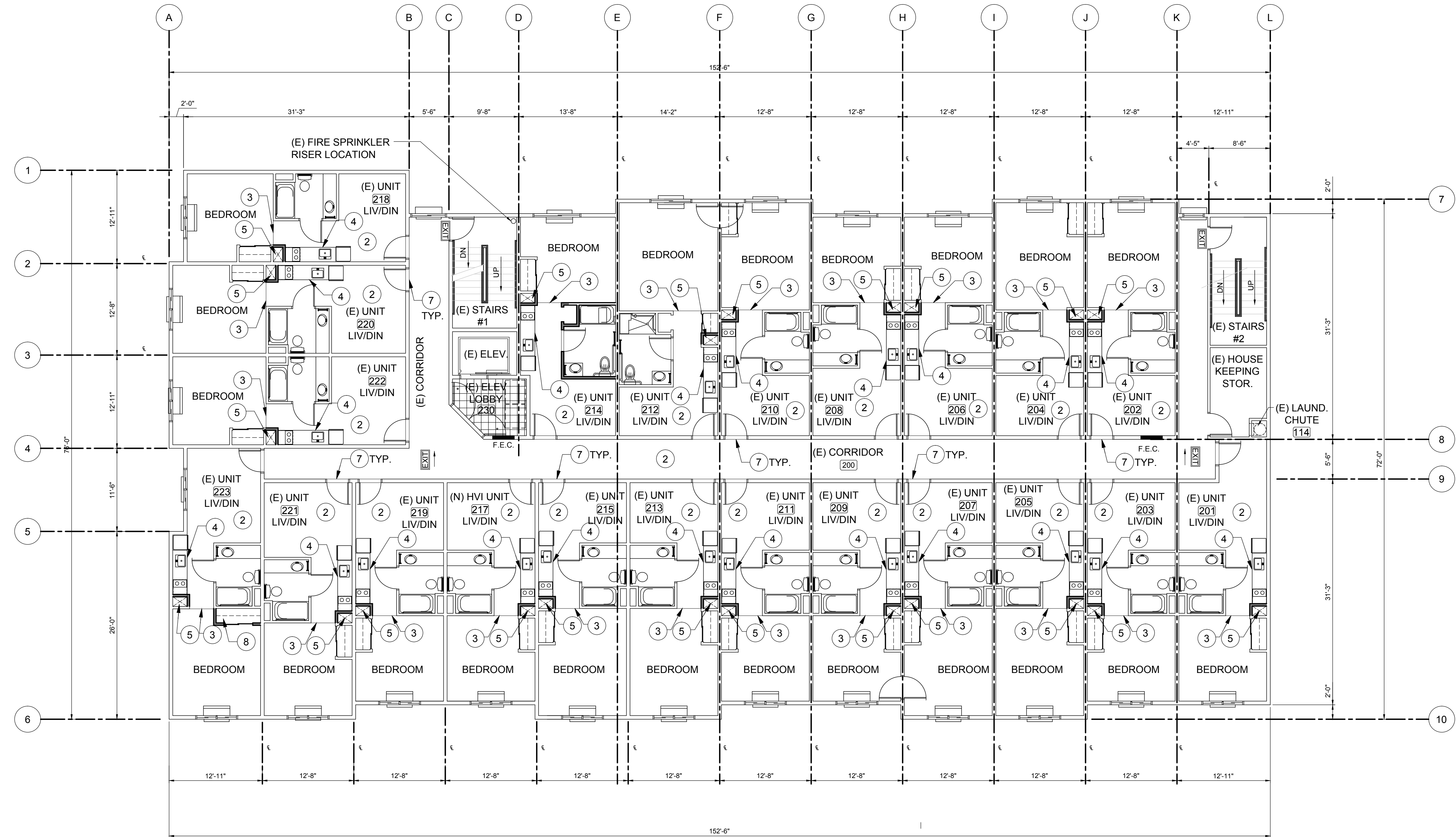
KEY NOTES

- 1 PATCH (E) WALLS AND CEILING TO MAINTAIN (E) 1-HR AND ACOUSTIC RATING;
- 2 INSTALL (N) LVT RESILIENT FLOORING
- 3 PROVIDE MECHANICALLY FASTENED METAL FLOORING TRANSITION STRIP
- 4 INSTALL NEW KITCHENETTE COUNTER OVER BASE CABINET w/ SALVAGED SINK & FAUCET, AND ELEC 2 BURNER FLAT SURFACE COOKTOP w/ STORAGE CABINETS ABOVE, AND 24" REFRIGERATOR
- 5 INSTALL (N) VENT CHASE FOR VENTILATION HOOD DUCTING
- 6 RECONFIGURE BATHROOM TO BE FULLY ACCESSIBLE
- 7 (N) THRESHOLD & SWEEP TO CLOSE GAP BELOW (E) DOOR
- 8 INSTALL (N) CLOSET

SECOND FLOOR PLAN
PROPOSED

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1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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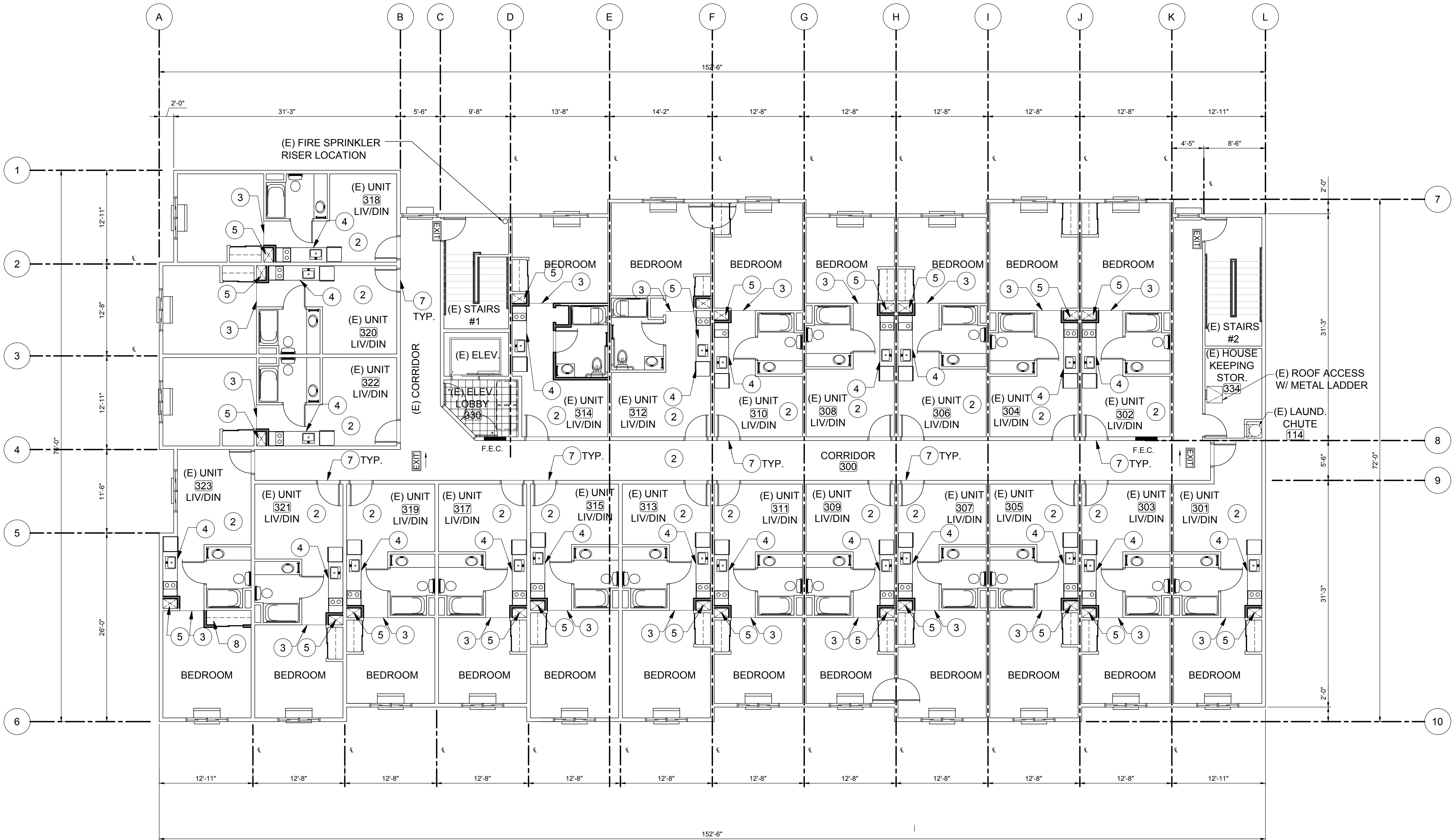
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- 5 INSTALL (N) VENT CHASE FOR VENTILATION HOOD DUCTING
- 6 RECONFIGURE BATHROOM TO BE FULLY ACCESSIBLE
- 7 (N) THRESHOLD & SWEEP TO CLOSE GAP BELOW (E) DOOR
- 8 INSTALL (N) CLOSET

THIRD FLOOR PLAN
PROPOSED

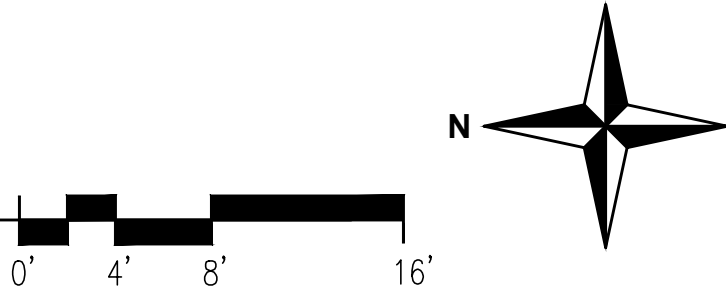
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1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"





SHEET NOTES

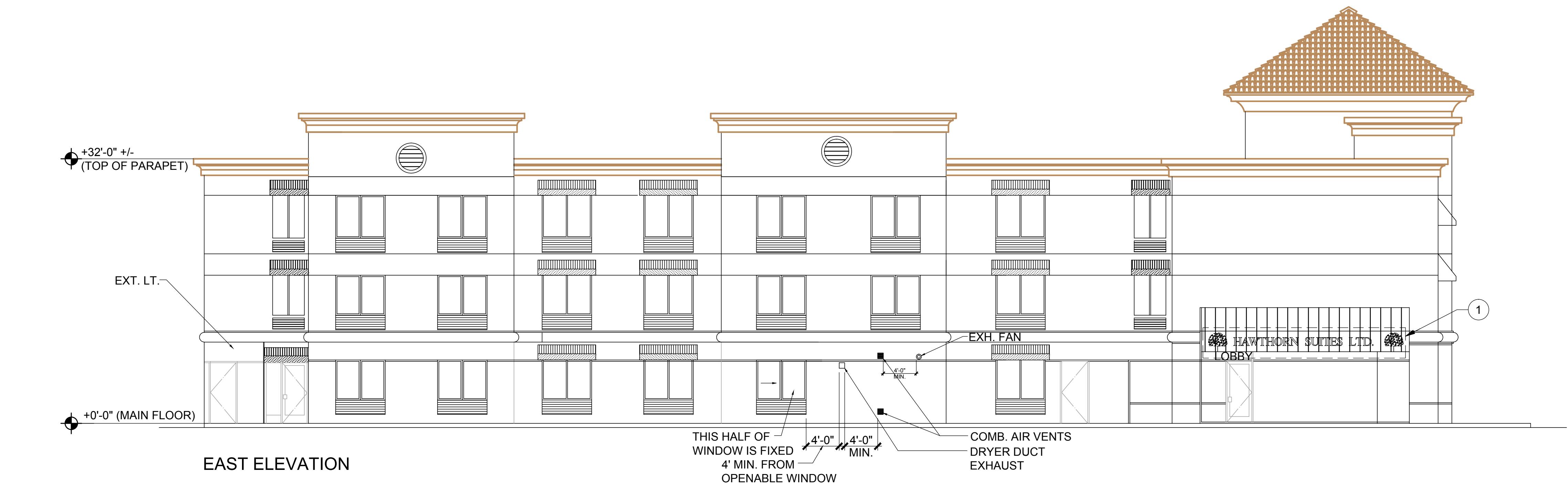
1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. COORDINATE PROPOSED SCOPE OF WORK W/ ENGINEERING DRAWINGS FOR LOCATIONS OF (N) BUILDING SYSTEM ELEMENTS.
3. PREP & REPAINT EXTERIOR W/ 2 COLOR SCHEME; COLORS TO BE SELECTED



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KEY NOTES

- 1 REMOVE (E) SIGNAGE AS NOTED



EXTERIOR ELEVATIONS
EXISTING

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SCALE 3/32"=1'-0"
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1 EXTERIOR ELEVATIONS
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