The permit for the work described in this plan set has been approved by the Port of Oakland under its land use jurisdiction. The applicant is approved to proceed with construction of the project once all other required permits are obtained.

Joe Marsh, Port Permit Coordinator

Port of Oakland Permit # 5344  July 27, 2022
Proposed
Hyundai Dealership
For Moussa Group

**DEFERRED SUBMITTAL REQUIREMENTS**
- Building code and other codes having jurisdiction over the project
- Interfacing between the fire alarm contractor and sprinkler system
- Special inspection notes
- Special inspection requirements
- Special inspection deferral

**SPRINKLER SYSTEM NOTES**
- Sprinkler systems designed and installed in compliance with NFPA-13
- Sprinklers and heads to be recessed in public areas

**ACCESSIBILITY NOTES**
- Following the provisions of the ADA
- Compliance noted in compliance with the ADA

**FIRE PREVENTION REQUIREMENTS**
- Compliance with fire prevention requirements for the project
- Special inspection notes

**DRAWING INDEX**

**ABBREVIATIONS**
- A - Air
- C - Concrete
- E - Electrical
- F - Fire
- G - Gypsum
- H - Hardware
- L - Lighting
- M - Metal
- P - Plumbing
- R - Roof
- S - Structural
- W - Windows

**SYMBOLS**
- A - Automatic
- D - Door
- H - Hatch
- P - Pipe
- R - Receiver
- S - Sprinkler
- T - Thermostat
- V - Valve

**GENERAL NOTES**
- Designs subject to change without notice
- All dimensions are in feet
- All walls are to be built of concrete block unless otherwise specified
- All electrical work to be done by licensed electricians
- All plumbing work to be done by licensed plumbers
- All HVAC work to be done by licensed HVAC contractors

**CONTACTS**
- Chadha Consultant Services
  - e-mail: indychadha@yahoo.com
  - VOICE: 925.594.2302
  - San Ramon, CA 94583

**ARCHITECTURAL**
- Architectural plans and specifications
- Building plans and specifications

**ENGINEERING**
- Structural plans and specifications
- Mechanical plans and specifications
- Electrical plans and specifications

**CONSTRUCTION**
- General contractor requirements
- Subcontractor requirements
- Material requirements

**CONSTRUCTION DETAILS**
- Construction details
- Building details
- Architectural details

**SITE DEVELOPMENT**
- Site plans and specifications
- Landscaping plans and specifications
- Parking plans and specifications

**SITE PLANS**
- Site plans
- Landscaping plans
- Parking plans

**PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW & APPROVAL), WHICH INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION, A SUBMITTAL TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW & APPROVAL)

**COVER SHEET**

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PROPOSED BUILDING PERMIT

1. ELECTRIC VEHICLE CHARGERS LOCATED AT LEAST ONE PER INCH OR SMALL WIRELESS CHARGING PROTECTED BY A PROTECTIVE RADIUS OF AT LEAST 12' TO ALL VEHICLE DISPLAY AREAS

2. ELECTRIC VEHICLE CHARGERS REQUIRE A PERMANENT CONNECTION TO THE ELECTRICITY SYSTEM. MAINTAIN A MINIMUM OF ONE CHARGING STATION AT THE FRONT OF THE STORE, VISIBLE FROM THE PUBLIC RIGHT-OF-WAY AND EASILY ACCESSIBLE FOR CUSTOMER USE. INSTALL WITH HYUNDAI CUSTOM WRAP TO CLEARLY IDENTIFY THE CHARGERS

3. ELECTRIC VEHICLE CHARGERS ARE REQUIRED TO INSTALL A MINIMUM OF (1) 62.5 kW LEVEL-3 DC FAST CHARGER

4. CUSTOMER PARKING AREA FOR NON-ZEV STATES REQUIRED TO INSTALL A MINIMUM OF (1) LEVEL-2 AC CHARGER AND INSTALL FINISHES TO USE TO ALLOW FOR FUTURE INSTALLATION OF AT LEAST (1) LEVEL-3 DC FAST CHARGER. SEE GDSI 2.0 DESIGN MANUAL FOR SPECIFICATIONS

5. INVENTORY LOT AREA MINIMUM REQUIREMENT IS TO PRE-WIRE (2) 3" CONDUITS FOR FUTURE INSTALLATION OF AT LEAST (1) LEVEL-3 DC FAST CHARGER. SEE ALL REQUIREMENTS SPECIFICATIONS

GENERAL NOTES:

1. ALL FINISHES AND MATERIALS SHOULD BE IN ACCORDANCE WITH THE GDSI 2.0 DESIGN MANUAL

2. SITE WALLS AND FENCES: IF INCORPORATED, ALL WALLS AND FENCING MUST BE IN GOOD REPAIR. FENCES SHOULD BE STANDARD GALVANIZED OR BLACK VINYL FINISH. WALLS SHOULD BE PAINTED "ANTLER VELVET" TO COORDINATE WITH THE BUILDING. BARBED WIRE IS PROHIBITED

3. VEHICLE DISPLAY LOTS MUST BE PAVED WITH ASPHALT OR CONCRETE. STANDARD 6" HIGH CONCRETE CURBING OR CURB & GUTTER IS REQUIRED ADJACENT TO BUILDINGS AND AT ALL WALKWAYS, ISLANDS AND EDGE OF PAVEMENT

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5. LANDSCAPING SHOULD INCLUDE LOCALY SUITABLE, LOW MAINTENANCE PLANT MATERIALS AROUND THE SHOWROOM, IN THE VEHICLE DISPLAY AREA AND ADJACENT TO CUSTOMER WALKWAYS. SELECT SPECIES THAT WILL NOT BLOCK VISIBILITY OF THE VEHICLES AND FACILITY OR BECOME A MAINTENANCE ISSUE

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FUTURE EXPANSION

STORAGE

CUSTOMER AREAS

BREAK ROOM/ TECH AREA

OFFICE SPACE

SHOWROOM

PARTS AREA/ RECEIVING

SERVICE AREA

OCCUPANCY AND EXITING DIAGRAM

LEGEND

OCCUPANCY

B R1

LEGEND

Smoke Barrier

1 Hour Corridor Wall

(Separate Guestrooms)

1 Hour Fire Partition

Exterior Walls Only

2 Hour Non Combustible Fire Partition

(Occ Sep, Shaftwall)

2 Hour Fire Barrier

RATED WALLS

FULL THICK BATTS

FULL THICK BATTS

R = 38 (MIN.)

R = 19 (MIN.)

FLOOR ASSEMBLY

ROOF ASSEMBLY

BUILDING INSULATION

2ND LEVEL PLAN

1. USE GROUP

2. TYPE OF CONSTRUCTION

3. BUILDING HEIGHT

4. NUMBER OF STORIES

5. DEAD END CORRIDOR

6. FRONTAGE INCREASE

2. TRAVEL DISTANCE

3. CORRIDOR WIDTH

4. EGRESS DOORS

5. SIZE OF EGRESS DOORS

6. STAIR WIDTH/LANDING

MAX OCCUPANCY LOADS 1ST FLOOR

MAX OCCUPANCY LOADS 2ND FLOOR

APPLICABLE CODES

BUILDING DESCRIPTION

BUILDING AREA

GREEN BUILDING REQUIREMENTS

MEANS OF EGRESS

MEASUREMENTS

RATED WALLS

OCCUPANCY

OCCUPANCY AND EXITING DIAGRAM

9069

8. WINDOW AREA

9. STORY HEIGHT

10. NUMBER OF EXITS

27000

200

12. 100

100

20 FEET MAXIMUM

250 FEET MAXIMUM

48 INCH MINIMUM

44 INCH WIDE MIN.

48 INCH MINIMUM

36 INCH WIDE MIN.

36 INCHES MIN.

20' FEET MAX.

2 PER FLOOR

2 PER FLOOR MIN.

150 FEET MAX

2 PER FLOOR

2 PER FLOOR MIN.

6.  FRONTAGE INCREASE

AREA WITHIN FRONT SETBACK CAN BE USED FOR PARKING

5.  BASIC ALLOWABLE AREA

4.  NUMBER OF STORIES

3.  BUILDING HEIGHT

2.  TYPE OF CONSTRUCTION

1.  USE GROUP

MECH/ELEC

SERVICE DRIVE ISLE

FIRST FLOOR

MEASUREMENTS

NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE*

NFPA 17A - INSTALLATION OF WET CHEMICAL EXTINGUISHER SYSTEMS

NFPA 14 - INSTALLATION OF STANDPIPE AND HOSE SYSTEM*

CCR TITLE 19 PUBLIC SAFETY: DIVISION 1. STATE FIRE MARSHAL

CALIFORNIA REFERENCE STANDARDS CODE

CALIFORNIA GREEN BUILDING STANDARDS CODE

CALIFORNIA FIRE CODE

CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

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MEASUREMENTS

MAXIMUM ALLOWABLE BLDG. HT. - 60' MAX.

per CBC TABLE 504.3

MAX OCCUPANCY LOADS 2ND FLOOR

MEASUREMENTS

MAXIMUM ALLOWABLE BLDG. HT. - 60' MAX.

per CBC TABLE 504.3

MEASUREMENTS

MAX OCCUPANCY LOADS 1ST FLOOR

MEASUREMENTS

MAXIMUM ALLOWABLE BLDG. HT. - 60' MAX.

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MEASUREMENTS

MAXIMUM ALLOWABLE BLDG. HT. - 60' MAX.
Proposed
Hyundai Dealership For
Moussa Group
Oakland, California

EXISTING ELEVATIONS

SHEET NUMBER
SHEET TITLE

SCALE: 3/32" = 1'-0"

SHOWROOM BUILDING A FRONT SIDE EXTERIOR VIEW

SHOWROOM BUILDING A RIGHT SIDE EXTERIOR VIEW

SHOWROOM BUILDING A REAR SIDE EXTERIOR VIEW

SHOWROOM BUILDING A LEFT SIDE EXTERIOR VIEW
KEY NOTES:

1. **Fire Protection:** Provide a complete fire protection system including automatic sprinklers, fire alarm systems, and fire stops in accordance with local codes.

2. **Security:** Incorporate security features such as video surveillance and access control systems in high-traffic areas.

3. **Energy Efficiency:** Implement energy-saving measures like LED lighting and high-efficiency HVAC systems.

4. **Accessibility:** Ensure compliance with the Americans with Disabilities Act (ADA) and other accessibility standards.

5. **Sustainability:** Use sustainable materials and practices where possible, such as recycled or locally sourced materials.

6. **Code Compliance:** Ensure that all aspects of the project comply with local building codes and standards.

7. **Piping:** Use appropriate materials for all plumbing and gas lines, ensuring proper drainage and separation of systems.

8. **Electrical:** Install wiring and electrical systems in accordance with local codes, with proper grounding and surge protection.

9. **HVAC:** Design the HVAC system to meet energy efficiency standards and provide adequate ventilation.

10. **Wiring:** Conduit wiring for electrical and future 62.5kW Level-3 fast charger.

11. **Bathroom Wall/Floor:** Bathrooms shall be 1.28 gallons per flush (CPC Chapter 4).

12. **Lavatory Faucet Flow:** Lavatory faucets flow shall be 1.2 GPM @ 60psi max. & 0.8GPM @ 20psi min., and water using low lead car display pad.

13. **Detail on Site Plan Sheet:** See detail on site plan sheet for tile specifications.

14. **Voice:** Voice: 925.594.2302

15. **Engineering:** Engineering.

16. **New Doors, Frames and Mullions:** New doors, frames and mullions to be clear anodized aluminum.

17. **ACM Panels:** ACM panels, "Hyundai North America Bronze", as manufactured by Alucobond, dry joint and installed by HMA's ACM vendor.

18. **Grade and Pointed Down:** Grade and pointed down. (PER SECTION 608.5 OF CPC 2019). Install tank less WH line of floor above/below.

19. **Recessed:** Provide recessed up-light at column base. See reflected ceiling plan also for more information.

20. **Vertical Green:** Vertical green inclined column in river rock base, typical. Provide recessed grade and pointed down.

21. **Landscape:** Landscape, sidewalks for entry areas, retaining walls, and retaining wall details.

22. **PLumbing:** Plumbing for all fixtures, including faucets and drains.

23. **Electrical:** Electrical service and distribution, including panels and wiring.

24. **Interior Finishes:** Interior finishes, including flooring, wall finishes, and ceiling finishes.

25. **Structural:** Structural framing and support systems, including beams and columns.

26. **Environmental:** Environmental considerations, including energy use and impact on the environment.

27. **Safety:** Safety features and systems, such as emergency lighting and exit signs.

28. **Construction:** Construction methods and techniques, including masonry and carpentry.
Proposed
Hyundai Dealership For
Moussa Group
Oakland, California

San Ramon, CA 94583
VOICE: 925.594.2302
e-mail: indychadha@yahoo.com
<table>
<thead>
<tr>
<th>SHEET NO.</th>
<th>DESCRIPTION</th>
<th>PROPOSED</th>
<th>EXISTING</th>
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<tbody>
<tr>
<td>1</td>
<td>BOUNDARY</td>
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<td></td>
<td>LOT LINE</td>
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<td>CENTER LINE</td>
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<td>SKEW</td>
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<td>STORM DRAIN</td>
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<td>EARTH AND GRASS SWALE</td>
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**Legend:**

- **SSE:** HIGH DENSITY POLYETHYLENE PIPE
- **JT:** JOINT TRENCH
- **MH:** MANHOLE
- **MON:** MONUMENT
- **LAT:** LANDSCAPE
- **LS:** LANDSCAPE
- **LP:** LANDSCAPE
- **TH:** TRANSPORTATION
- **WT:** WATER TOWER
- **PT:** PUMP
- **PN:** PIPELINE
- **PS:** PAVING STONE
- **TG:** TRENCH GUESS
- **WP:** WELDING PROCEDURE
- **AM:** AGGREGATE MIDDLE
- **AH:** AGGREGATE HEAVY
- **EX.:** EXISTING
- **FL:** FIELD LID
- **FP:** FIELD PLATE

**Abbreviations:**

- **NRS:** NET TO SCALE
- **PP:** PIPELINE PIPE
- **PC:** PIPELINE CONNECTOR
- **PT:** PUMP
- **SR:** SIGNAL REPEATER
- **ST:** STORM TRENCH
- **SC:** STREET CURB
- **SH:** STREET HOOK
- **SS:** STORM SEWER
- **SD:** STORM DRAIN
- **SH:** STREETHook
- **SR:** SIGNAL REPEATER
- **ST:** STORM TRENCH
- **SC:** STREET CURB
- **SH:** STREET HOOK
- **SS:** STORM SEWER
- **SD:** STORM DRAIN
- **SH:** STREET Hook
- **SR:** SIGNAL REPEATER
- **ST:** STORM TRENCH
- **SC:** STREET CURB

**Underground Service Alerts:**

- **ONE-CALL NUMBER:** 800-227-2600
- **CALL TWO BUSINESS DAYS BEFORE YOU DIG**

**Contact:**

- **San Ramon, CA 94583**
- **12 Pine Valley Place**
- **VOICE: 925.594.2302**
- **e-mail: indychadha@yahoo.com**

**ENGINEERING**

- **Proposed Hyundai Dealership For Moussa Group**
  - 7711 Oakport Street
  - Oakland, California
NOTE: ALL WORK WITHIN THE PROPERTY WILL BE DONE BY DEVELOPER. SEE NOTE 2 AND 7 ON THIS SHEET FOR MORE INFORMATION.