

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDES THE DRAWINGS, ALL ADDENDUMS AND/OR MODIFICATIONS ISSUED BY THE ENGINEER OR OWNER.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSION AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
- PRE-CONSTRUCTION MEETING: PRIOR TO START OF ANY WORK, THE CONTRACTOR SHALL MEET AT THE PROJECT SITE WITH THE OWNER AND ENGINEER IN ORDER TO REVIEW THE SCOPE OF WORK.
- COORDINATION OF WORK: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES AND ALL WORK INCLUDING, BUT NOT LIMITED TO: ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL. IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION.
- COMMENCEMENT OF WORK SHALL BE DEFERRED AS THE G.C.'S ACKNOWLEDGEMENT OF ALL WORK NEEDED TO COMPLETE PROJECT IN CONFORMANCE WITH CONTRACT. IT IS THE RESPONSIBILITY OF THE G.C. TO COORDINATE ORDERS, SUBMITTALS AND IMPLEMENTATION OF LONG LEAD TIME ITEMS. SUBSTITUTIONS WILL NOT BE CONSIDERED RESULTING FROM THE G.C.'S UNTIMELY ORDERING OF PRODUCTS AND OR MATERIALS.
- PERMITS: THE CONTRACTOR SHALL APPLY FOR, AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE REGULATORY AGENCIES GOVERNING THIS WORK. THE G.C. SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- BUILDING OWNER REGULATIONS:
 - THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING OWNER REGARDING SITE ACCESS, DELIVERIES, HANDLING OF MATERIALS, DEBRIS ETC.
 - SCHEDULE CONSTRUCTION ACTIVITIES TO AVOID INTERFERENCE WITH NORMAL BUILDING OPERATION & OTHER RESIDENTS IN THE AREA.
 - REVIEW PROPOSED WORK SCHEDULE WITH OWNER BEFORE STARTING WORK.
- WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ENGINEER FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. WHAT IS SHOWN OR REFERRED TO, AT A GIVEN LOCATION, SHALL BE PROVIDED AS THOUGH SHOWN ON ALL (U.O.N.).
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, TO CENTERLINES OF COLUMNS AND OTHER GRID POINTS & TO CENTERLINES OF DOORS AND OTHER SCHEDULED OPENINGS UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE EXACT WITHIN $\frac{1}{4}$ " FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR".
- THE G.C. IS RESPONSIBLE FOR ALL CONCRETE FLOORS TO BE LEVEL AND FREE FROM SCALING. G.C. TO REPORT ANY VARIATIONS IN FLOOR LEVEL GREATER THAN $\frac{1}{4}$ " IN 1'-0" (NON-CUMULATIVE) TO ENGINEER.
- OFFSET STUDS WHERE REQUIRED TO ALIGN FINISH MATERIALS.
- "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
- "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN AND ELEVATION AND OR DETAIL.
- COORDINATE ACCESS PANEL, CLEAN OUT, AND THE LIKE LOCATIONS (FOR CONCEALED ITEMS) WITH APPROPRIATE CONTRACTOR.
- SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO ENGINEER FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATIONS OR INSTALLATION.
- OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MFR.'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND CONTRACT DOCUMENTS, THE G.C. SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING.
- RECORD DRAWINGS: DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATION OF ITEMS AND/ OR DEVIATIONS FROM THE DRAWINGS SHALL BE INDICATED IN THE RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND SUBMIT TO OWNER UPON COMPLETION OF WORK.

Proposed Hyundai Dealership For Moussa Group

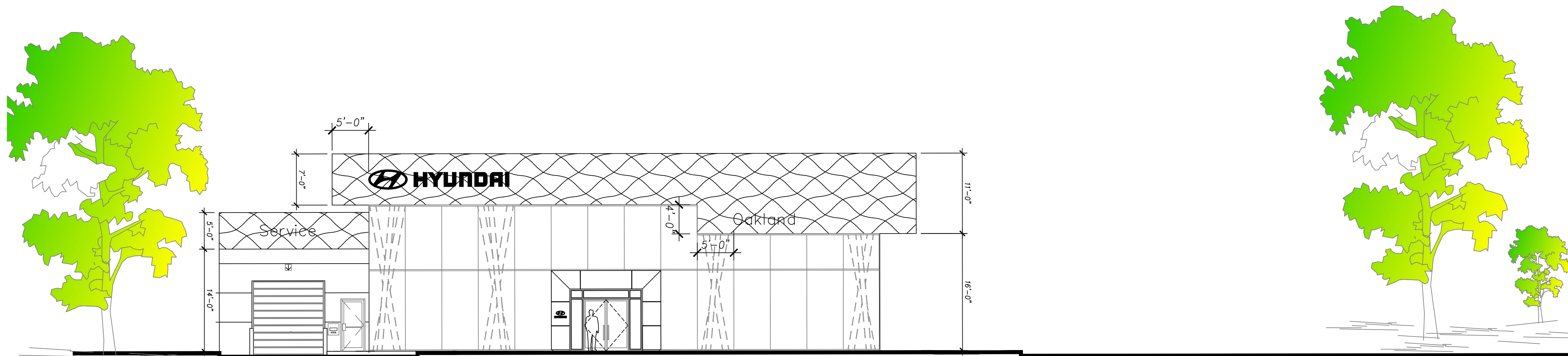
7711 Oakport Street
Oakland, California

Port of Oakland Permit # 5344 July 27, 2022

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



FIRE AND SAFETY NOTES

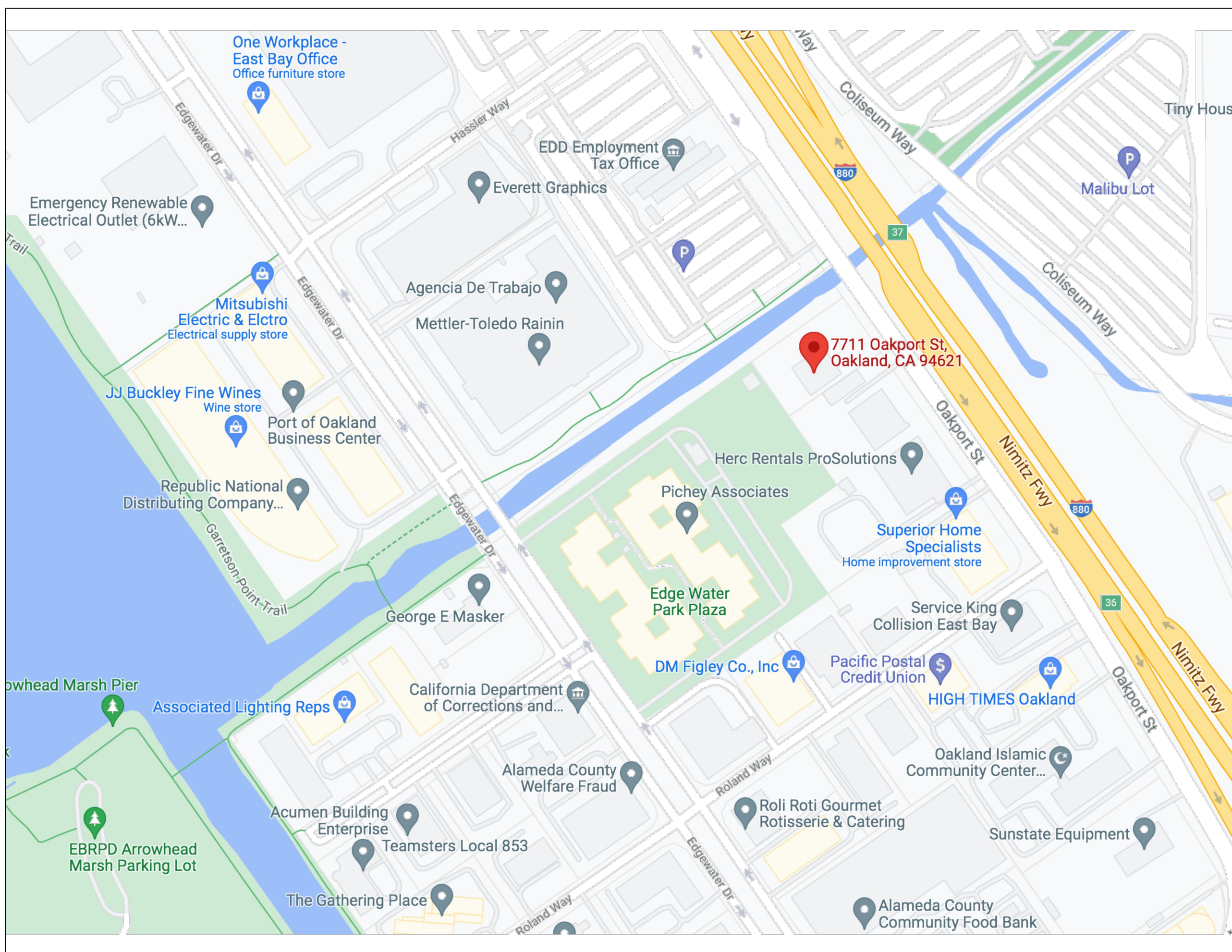
- THE APPLICANT SHALL MEET ALL REQUIREMENTS IN THE 2019 CALIFORNIA FIRE CODE AND LOCAL ORDINANCE AS APPLICABLE.
- THE MINIMUM SIZE WATER METER WHICH CAN BE USED WITH A SPRINKLER SYSTEM IS 1", LARGER SIZE MAY BE REQUIRED.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHOULD BE INSTALLED IN ACCORDANCE WITH 2019 NFPA 13D. ADDITIONAL FIRE SPRINKLER IS REQUIRED IN ATTICS, GARAGE, UNDER DECKS, CRAWL SPACES, PATIOS, PORCHES AND FOYERS. A SEPARATE FIRE PERMIT IS REQUIRED FOR THE FIRE SPRINKLER SYSTEM INSTALLATION. A STATE LICENSED C-16 FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRE SPRINKLER SYSTEM INSTALLATION.
- BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- ADDRESS VERIFICATION: PRIOR TO USE OF AN EXISTING ADDRESS, AN APPLICATION IS REQUIRED TO VERIFY IF IT MAY BE USED IN THE MANNER PROPOSED. THE APPLICATION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.
- SINGLE STATION SMOKE ALARMS SHALL BE PROVIDED WITHIN AN INDIVIDUAL SLEEPING UNIT. APPROVED SMOKE DETECTORS SHALL BE INSTALLED PER THE REQUIREMENTS OF CBC SECTION 907.2.10. DETECTORS SHALL BE INTERCONNECTED TO SOUND SIMULTANEOUSLY.
- A SPARK ARRESTOR IS REQUIRED FOR ALL CHIMNEYS, IF APPLICABLE.
- FIRE SAFETY DURING CONSTRUCTION: PROVIDE AN EMERGENCY TELEPHONE ON THE JOB SITE PRIOR TO ANY CONSTRUCTION.
- HAZARDOUS MATERIAL REQUIREMENTS: THE APPLICANT MUST IMMEDIATELY NOTIFY THE CONTRA COSTA COUNTY FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIATED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.
- SINCE THE BUILDING IS LOCATED WITHIN THE CONTRA COSTA COUNTY WILDLAND/ URBAN INTERFACE AREA, AND THUS SHALL MEET THE CONSTRUCTION REQUIREMENTS OF URBAN/ WILDLAND INTERFACE GUIDELINES, WHICH INCLUDES CLASS A ROOFING MATERIALS AND EXTERIOR NON-COMBUSTIBLE SIDING MATERIALS (STUCCO), DOUBLE PANE WINDOWS. NO WOOD SHAKE OR TREATED WOOD SHAKE ROOFS ARE ALLOWED.
- BUILDING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS CONTAINED IN THE CALIFORNIA BUILDING CODE CHAPTER 7A.
- DECK/ CANOPY/ TRELLIS CONSTRUCTION SHALL MEET THE REQUIREMENTS OF CONTRA COSTA COUNTY FIRE DEPARTMENT.
- ENCLOSE ALL ROOF EAVES WITH MINIMUM REQUIRED ATTIC VENTS COVERED WITH METAL MESH IN ACCORDANCE WITH CHAPTER 7A OF CALIFORNIA BUILDING CODE. THE DIMENSIONS OF MESH OPENINGS SHALL BE MINIMUM $\frac{1}{8}$ " AND SHALL NOT EXCEED $\frac{1}{4}$ ".
- WITHIN 10 FEET OF THE STRUCTURE, CONSTRUCT FENCES WITH AN OPEN WIRE MESH OR NON-COMBUSTIBLE MATERIAL TO PREVENT FIRE FROM SPREADING TO STRUCTURE.

PROJECT DATA

PROJECT NAME: HYUNDAI DEALERSHIP
PROJECT DESCRIPTION: CONSTRUCT NEW BUILDING FOR HYUNDAI DEALERSHIP WITH AREAS AS INDICATED ON PLANS ALONG WITH SERVICE AREA. SEE TABLE BELOW FOR ALL PROPOSED AREAS
PROJECT LOCATION: 7711 OAKPORT STREET
OAKLAND, CALIFORNIA
TYPE OF CONSTRUCTION: VB
ZONING: COMMERCIAL
OCCUPANCY: B
GROSS AREA: 58,383 SQ. FT.
SPRINKLERS (Y OR N): YES
STORIES: TWO
FLOOR AREA CALCULATIONS:

PLANNING GUIDE : 1,331					
		PG REQUIREMENT	TOTAL PROVIDED		
TOTAL SITE AREA	(sq ft)	189500	75152		
SALES USABLE LAND AREA	(sq ft)	118600	6030		
SERVICE USABLE LAND AREA	(sq ft)	21600	2386		
TOTAL USABLE LAND AREA	(sq ft)	165700	75152		
		PG REQUIREMENT	PROVIDED -- 1st FLOOR	PROVIDED -- 2nd FLOOR	TOTAL PROVIDED
SHOWROOM & OFFICE AREA	(sq ft)	n/a			0
SHOWROOM DISPLAY VEHICLES	#	6	6		6
CUSTOMER FACING AREA	(sq ft)	7650	5218		5218
GENERAL ADMIN / BUSINESS OFFICE	(sq ft)	1750	1268		1268
TOTAL CUSTOMER FACING + ADMIN	(sq ft)	9400	6486	0	6486
SERVICE DRIVE	(sq ft)	1800	2145		2145
SERVICE DRIVE VEHICLES	#	4	6		6
SERVICE WORKSHOP	(sq ft)	9450	10651		10651
SERVICE BAYS & LIFTS	#	18	17		17
PARTS DEPT./STORAGE	(sq ft)	3150	1200	2888	4088
TOTAL SERVICE & PARTS AREA	(sq ft)	14400	13996	2888	16884
TOTAL BUILDING AREA	(sq ft)	23800	20482	2888	23370

VICINITY MAP



Engineering

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Proposed
Hyundai Dealership For
Moussa Group
7711 Oakport Street
Oakland, California

UNAUTHORIZED CHANGES:

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NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (BUILDING)-E	

CADD FILE	JOB NO.
DESIGNER: L.C.	REVISION
DRAWN BY: L.C.	DATE: Jun. 2021
CHECKED BY: L.C.	SCALE: AS SHOWN

GO

Proposed Hyundai Dealership For Moussa Group

DEFERRED SUBMITTAL REQUIREMENTS

THE FOLLOWING ARE "DEFERRED SUBMITTAL" ITEMS WHICH SHALL BE FIRST SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW & COORDINATION

1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM - EMERGENCY WARNING SYSTEMS INCLUDING
 - MANUAL/AUTOMATIC SYSTEMS
 - SMOKE DETECTION SYSTEM LAYOUT
 - VISUAL ALARMS, VISUAL NOTIFICATION DEVICES
3. TRUSS DRAWINGS & CALCULATIONS
 - ROOF TRUSSES & FLOOR TRUSSES
4. ELEVATOR EQUIPMENT & DESIGN

FOLLOWING THE COMPLETION OF THE PROJECT ARCHITECT/ENGINEER'S REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY OF OAKLAND SHALL BE MADE BY THE GENERAL CONTRACTOR (FOR THE CITY OF OAKLAND REVIEW & APPROVAL), WHICH INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED, AND PLANS & CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE WITH NO EXCEPTIONS

IF ANY CHANGES ARE REQUIRED TO THE OTHER ASPECTS OF THIS PROJECT DUE TO THE DESIGN OF ANY OF THE DESIGN-BUILD SYSTEMS, THE COSTS OF MAKING SUCH CHANGES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR

FIRE ALARM NOTES:

FIRE ALARM PLANS SHALL SHOW LOCATIONS OF ANY/ALL FIRE/SMOKE DAMPERS, HVAC, SMOKE DETECTORS, SPRINKLER SYSTEM WATER FLOW SWITCHES AND VALVE MANUAL SWITCHES, ETC. COORDINATE LOCATIONS / INTERFACES BETWEEN THE FIRE ALARM, FIRE SPRINKLER, AND GENERAL CONTRACTORS SPRINKLER SYSTEM ALARM BELL SHALL BE AN ELECTRIC BELL SUPPLIED BY A DEDICATED ELECTRICAL CIRCUIT OR BY A MOTOR WATER GONG

GENERAL CONTRACTOR SHALL COORDINATE THE FIRE ALARM SYSTEM INTERFACES BETWEEN THE FIRE ALARM CONTRACTOR SPRINKLER CONTRACTOR, MECHANICAL CONTRACTOR AND ANY OTHER PERTINENT TRADES.

ACCESSIBILITY NOTES

THE CITY OF OAKLAND BUILDING DIVISION ENFORCES CBC CHAPTER 11B FOR
DISABLED ACCESS COMPLIANCE AND DOES NOT REVIEW OR APPROVE PLANS
FOR ADA COMPLIANCE.

FIRE PREVENTION REQUIREMENTS:

1. THE STRUCTURE SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM THE DESIGNED & INSTALLED PER NFPA-13.
2. A MANUAL & AUTOMATIC FIRE ALARM SYSTEM IS REQUIRED TO BE INSTALLED THROUGHOUT THE BUILDING. INSTALLATION AND GENERAL DESIGN REQUIREMENTS SHALL MEET THE 2018 CALIFORNIA FIRE CODE CHAPTER 9 AND NFPA STANDARDS #72 FIREFIGHTER RALLS WILL ALSO BE REQUIRED FOR THE ELEVATOR.
3. THE FIRE SPRINKLER SYSTEM AND FIRE ALARM SHALL BE U. L. CENTRAL STATION MONITORED AND ENUNCIATED AT AN APPROVED LOCATION ON-SITE.
4. FIRE EXTINGUISHERS ARE REQUIRED TO BE INSTALLED THROUGHOUT THE BUILDING. MINIMUM SIZE AND TYPE REQUIRED SHALL MEET 2A-10BC, 5 LB. DRY CHEMICAL.
5. ANY GATED ACCESS SHALL BE APPROVED BY THE FIRE DEPT. ANY EMERGENCY-CROSSING ARRANGEMENTS TO BE MADE PRIOR TO OCCUPANCY.
6. THE STREET ADDRESS SHALL BE POSTED WITH A MIN. OF 12" NUMBERS POSTED NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND & SHALL BE LEGIBLE FROM THE STREET IN ACCORDANCE WITH THE C.F.C. #01.
7. PRIOR TO ANY FRAMING CONSTRUCTION OCCURRING, ALL FLAMMABLE VEGETATION SHALL BE REMOVED FROM EACH BUILDING SITE A MIN. DISTANCE OF THIRTY (30) FEET, AS APPLICABLE.
8. FIRE DEPARTMENT ACCESS (KNOX BOX) MUST BE PROVIDED.
9. SUBMIT PLANS TO THE FIRE PREVENTION BUREAU FOR THE INSTALLATION OF THE FIRE ALARM SYSTEM
10. FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES OR OTHER FIRE PROTECTION EQUIPMENT, SUPERVISION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT IDENTIFICATION SHALL BE PERMANENTLY INSTALLED AND READILY VISIBLE.

SPRINKLER SYSTEM NOTES:

BUILDING IS TO BE EQUIPPED THROUGHOUT WITH A SUPERVISED AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN COMPLIANCE WITH ALL REQUIREMENTS OF NFPA-13 AND COMPLY WITH APPLICABLE SECTIONS OF BUILDING CODE AND OTHER CODES HAVING JURISDICTION OVER CONSTRUCTION AND OCCUPANCY. PLANS AND SPECIFICATIONS OF SPRINKLER SYSTEM SHALL BE SUBMITTED TO LOCAL JURISDICTIONS FOR APPROVAL BEFORE FIRE SPRINKLER SYSTEM TO BE COMMERCIAL TYPE WALL STEEL PIPING

CONSTRUCTION. THE ATTIC SPACES OF THE BUILDINGS ARE TO BE FULLY SPRINKLERED. THIS SYSTEM SHALL BE A FULLY AUTOMATIC, MONITORED SYSTEM AND SHALL SUPERSEDE THE REQUIREMENT FOR ATTIC DRAFT STOPPING PARTITIONS.

- SPRINKLER HEADS TO BE SEMI-RECESSED IN PUBLIC SPACES
- SPRINKLER HEADS TO BE FAST RESPONSE TYPE
- SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW OF COMPLIANCE WITH APPLICABLE STANDARDS & REQUIREMENTS
- PROVIDE THRUST BLOCKS PER CODE IF RUBBER GASKETED JOINT FIRE SERVICE PIPING IS PROPOSED

SPECIAL INSPECTION NOTES

INSTALLER TO SUBMIT A STATEMENT FOR PERIODIC INSPECTION TO BUILDING DEPARTMENT. TO INSPECT WORK, A SPECIAL INSPECTOR WILL BE APPROVED FROM A LIST PROVIDED BY THE GENERAL CONTRACTOR, HIRED BY THE CITY OF OAKLAND BUT PAID BY THE OWNER. DURING CONSTRUCTION, A DAILY REPORT BY SPECIAL INSPECTOR WILL BE AVAILABLE ON-SITE FOR THE BUILDING INSPECTOR TO REVIEW. FOLLOWING THE COMPLETION OF THE PROJECT THE GENERAL CONTRACTOR A WILL SEND A REPORT TO THE CITY OF OAKLAND WITH A LETTER STATING THIS WORK UNDER SPECIAL INSPECTION HAS BEEN PERFORMED AND COMPLETED AND IS FOUND TO BE WITH NO EXCEPTIONS.

[illegible]

ABBREVIATIONS

ABV. - Above	H
A.B. - Anchor Bolt	H.B. - Hose bib
A.F.F. - Above Finished Floor	H.C. - Hollow core
A.F.G. - Above Finished Grade	H.B.D. - Hardboard
	H.D.W. - Hardware
	H.G. - Height
	H.O.R. - Horizontal
	H.R. - Hour
ALT. - Alternate	H.T.R. - Heater
	H.V.A.C. - Heating, Venting, and Air Conditioning
	H.W. - Hot water
B	I
B.D. - Board	I.C.F. - Insulated Concrete Form
BLDG. - Building	I.D. - Inside diameter
B.M. - Boundary	I.F. - Inside Face
B.N. - Boundary nailing	INCL. - Including, including
B.O. - Bottom of	INT. - Invert
B.O.F. - Bottom of footing	INSU. - Insulation
B.O.W. - Bottom of wall	INTV. - Intervent
B.T.M. - Bottom	J
	J-Box - Junction box
C	J.C.T. - Junction
C.B. - Catch Basin	J.S. - Joist
C.C. - Cubic Feet per Minute	
C.L. - Center Line	
C.L. - Cast Iron	
C.I.P. - Cast in Place	
C.L.G. - Cleanout	
C.O. - Clean Out	
CONT. - Continuous	
C.T. - Ceramic Tile	
D	K
d - Penny	K.D. - Killed dried
D.S. - Down spout	K.O. - Knock out
D.W. - Downspout	
DBL. - Double	
DIA. - Diameter	
D.L. - Dead Load	
DN. - Down	
D	L
d - Penny	L.T. - Linear feet
D.S. - Down spout	L.M. - Laminite
D.W. - Downspout	L.A.T. - Lateral
DBL. - Double	L.V. - Lavalory
DIA. - Diameter	L.F. - Feet
D.L. - Dead Load	L.T. - Light
DN. - Down	LTG. - Lighting
	L.V. - Laminated Veneer
	Lumber
E	M
E.A. - Exhaust	M.B. - Machine bolt
E.F. - Exhaust fan	M.O. - Masonry opening
E.I. - Expansion joint	M.M. - Maximum
E.N. - Ending	MECH. - Mechanical
ELEV. - Elevation	MED. - Medium
E.Q. - Equal	MFG. - Manufacturing
E.W. - Each way	MIN. - Minimum
E. - Existing	MOD. - Model
EXT. - Exterior	M.T.L. - Metal (steel)
F	N
F.A. - Fire alarm	N.T.S. - Not to scale
F.C.D. - Floor clean	N.C.S. - Non-corrosive metal
F.O. - Floor drain	N.F.C. - Not for construction
F.F. - Fire extinguisher	N. - Number
F.F. - Fire door	NOM. - Nominal
F.N. - Field nailing	
FLN. - Foundation	
FIN. - Finish	
FLR. - Floor	
FOS. - Face Of Stud	
G	O
GA. - Gauge	O. - Over
G.V. - Generalized	O.C. - On center
G.C. - Gauge	O.D. - Outside diameter
G.F.C.I. - Ground Fault G.F.C.I. - Ground Fault	O.R. - Outside radius
	O.H. - Overhead
	OPG. - Opening
G.F.I. - Ground Fault Interrupt	P
G.M. - Grade mark	P.C. - Pre-Cast
G.C. - Glue on the Gyp. - Gypsum	PERF. - Perforated
	P.L. - Plate






















P.L. - Property line
 P.L.V. - Plastic laminate veneer
 PUWYO - Plywood
 P.V. - Pounds per square foot
 P.V.T. - Pounds per square inch
 P.V.C. - Polyvinyl chloride

 Q
 Q.T. - Quarry tile
 QTY - Quantity

 R
 R.A.D. - Radius
 R.D. - Roof drain
 R.D.L. - Roof drain leader
 R.O. - Rough opening
 R.O.W. - Right of way
 REF. - Reference
 REV. - Revision
 R.L. - Room

 S
 S.C. - Solid core
 S.C. - Smoke detector
 SHT - Shaft
 SIM. - Similar
 SINT - Sinter
 SPECS - Specifications
 S.P.R. - Structural Panel Glass
 SPR - Single Ply Roofing
 SQ.FT. - Square feet
 SQ. INCHES - Square inches
 SS - Stainless Steel
 STD. - Standard
 STL - Steel
 S.T.Y. - Square yard
 T&G - Tongue and groove
 T.B. - Through bolt
 T.C. - Top of curb
 T.O.B. - Top of Beam
 T.O.C. - Top of Cast
 T.O.F. - Top of footing
 T.O.J. - Top of joint
 T.O.M. - Top of masonry
 T.O.P. - Top of Plate
 T.O.P.W. - Top of Plywood
 T.O.S. - Top of Slab
 T.O.W. - Top of wall
 T. - Tube steel
 TYP. - Typical

SYMBOLS

	DETAIL NO.		EXTERIOR ELEVATION
	SHEET NO.		INTERIOR ELEVATION
	ELEV. NO.		BUILDING SECTION
	TITLE		WALL SECTION
	SCALE		DRAWING TITLE
	DETAIL REFERENCE		ROOM NAME
	LOBBY		ROOM NO.
	STORE FRONT & WINDOW TYPES		FURNISHINGS LEGEND
	DOOR TYPE		DATUM ELEVATION
	PARTITION TYPE		CENTER REFERENCE LINE
	NOMINAL CEILING HGT.		

GENERAL NOTES

1. BUILDING SHALL COMPLY WITH EMERGENCY RESPONDER RADIO COVERAGE. CFC 510
2. ALL ROOMS THAT CONTAIN ELECTRICAL CONTROL PANELS WITH APPROVED SIGNS. CFC 605.3.1
3. FIRE LOCATION CONTROL EQUIPMENT (VALVES, FIRE DAMPERS, DETECTION ETC) THAT IS NOT CLEARLY WITH APPROVED SIGNS.
4. 2019 CALGREEN AND COMMISSIONING DOCUMENTS: SEE SHEETS A20a, A20b & A20c FOR ALL CALGREEN REQUIREMENTS AND ADDITIONAL INFORMATION

Engineering

19 Pine Valley Place
San Ramon, CA 94583
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e-mail: indychadha@yahoo.com

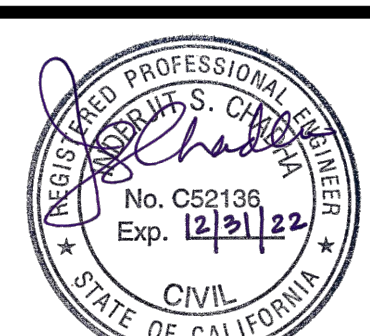
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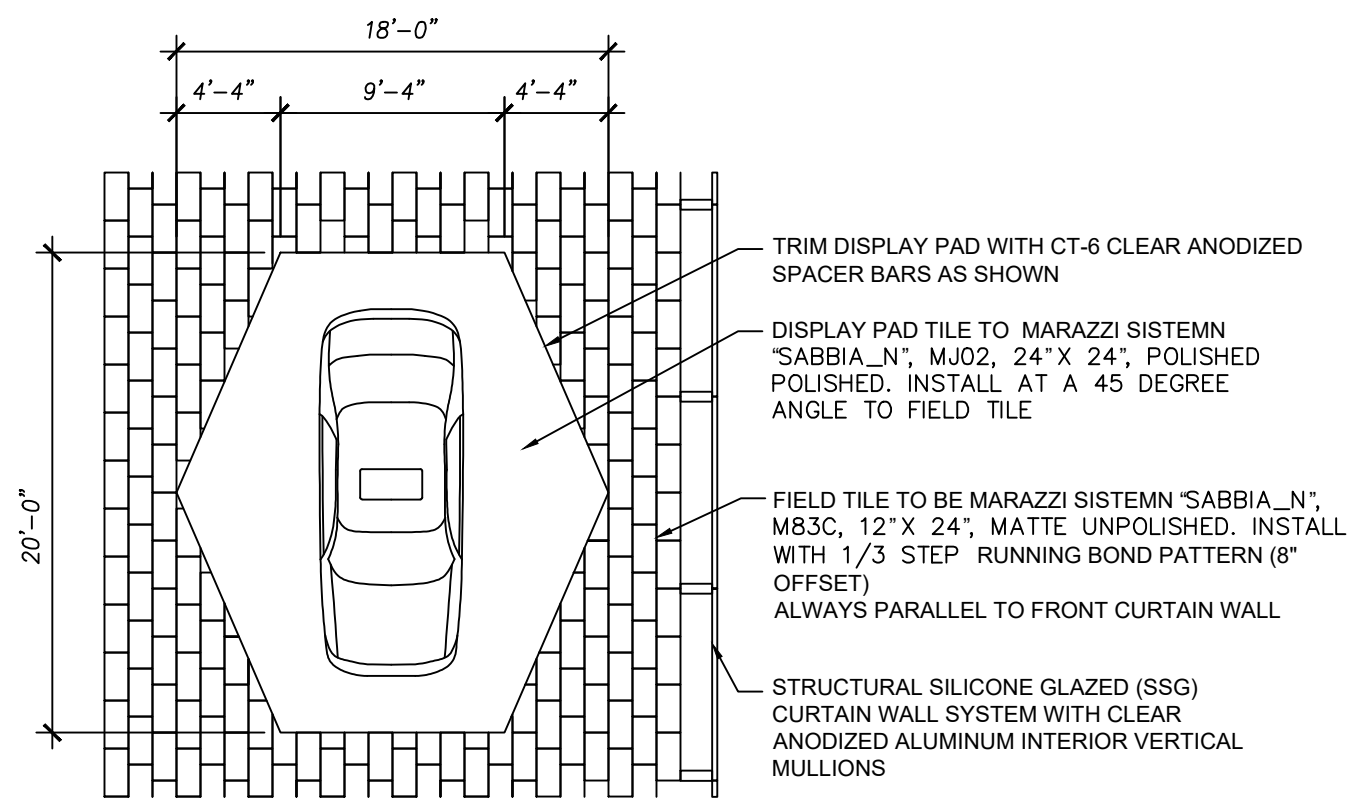
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FILE NO.	JOB NO.
DRAWN BY I.C.	REVISION
CHECKED BY I.C.	DATE Jan. 2021
SCALE	AS SHOWN

G 1



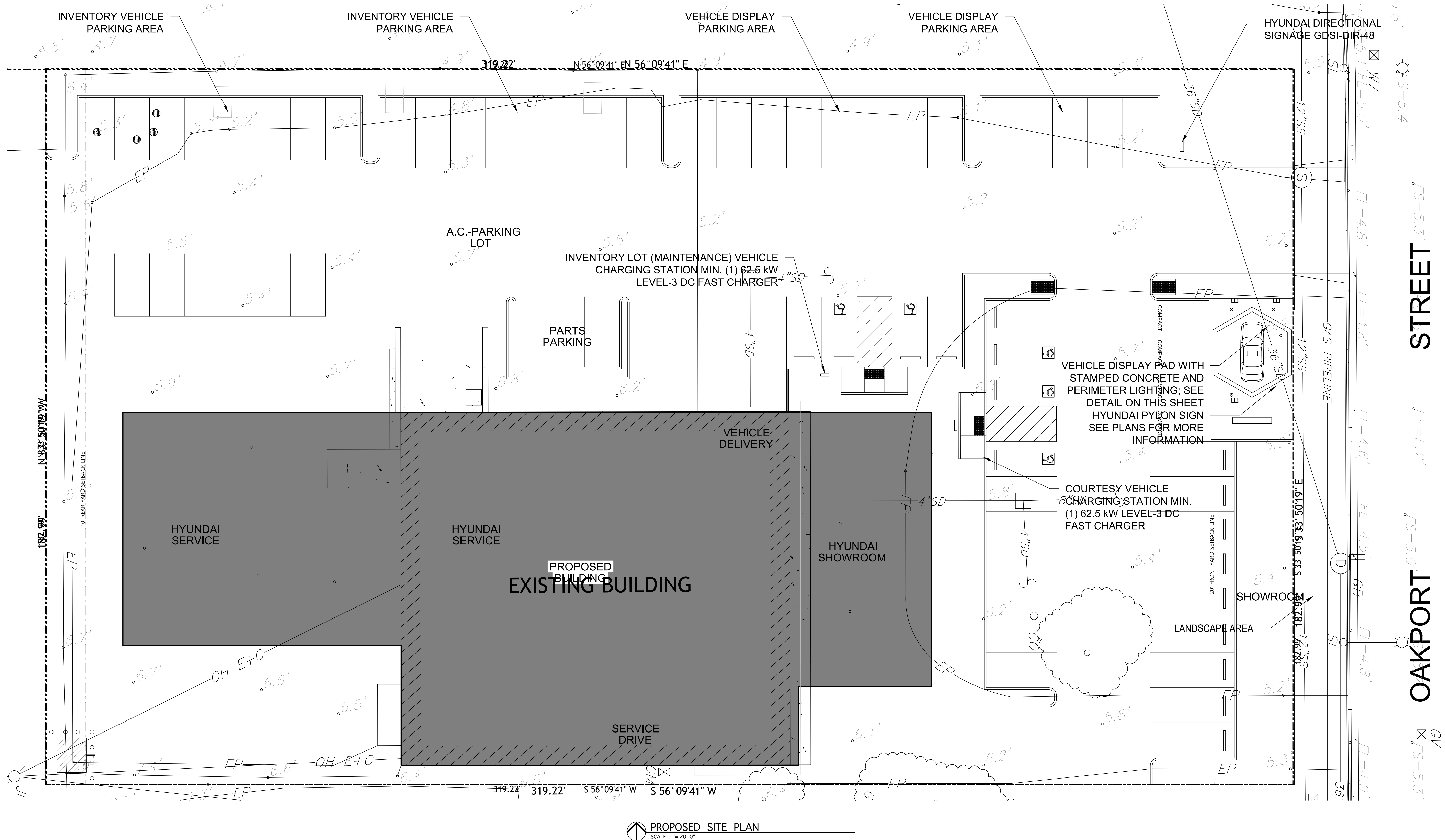
LEAD CAR ZONE DISPLAY PAD
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL FINISHES AND MATERIALS SHOULD BE IN ACCORDANCE WITH THE GDSI 2.0 DESIGN MANUAL
2. SITE LIGHTING POLES, FIXTURES AND FINISH (BRONZE COLOR) MUST MATCH SPECIFICATIONS IN GDSI 2.0 FACILITY BRAND STANDARDS.
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.
4. VEHICLE DISPLAY PAD. REFER TO SECTION 4.4 OF THE DESIGN MANUAL FOR MORE INFORMATION.
5. LANDSCAPING SHOULD INCLUDE LOCALLY SUITABLE, LOW EVERGREEN PLANTINGS UTILIZED AROUND THE SHOWROOM, IN THE VEHICLE DISPLAY AREA AND ADJACENT TO ALL CUSTOMER WALKWAYS. SELECT SPECIES THAT WILL NOT BLOCK VISIBILITY OF THE VEHICLES AND FACILITY OR BECOME A MAINTENANCE ISSUE.
6. SITE WALLS AND FENCES: IF INCORPORATED, ALL WALLS AND FENCING MUST BE IN GOOD REPAIR. FENCE SHOULD BE STANDARD GALVANIZED OR BLACK VINYL FINISH. WALLS SHOULD BE PAINTED 'ANTLER VELVET' TO COORDINATE WITH THE BUILDING. BARBED WIRE IS PROHIBITED.

GENERAL NOTES:

1. ELECTRIC VEHICLE CHARGERS: LOCATE AT LEAST ONE PEDESTAL OR WALL MOUNTED EV CHARGING STATION IN A LOCATION 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.
NOTE: OPTIONAL UNLESS REQUIRED BY STATE OR LOCAL GOVERNMENT (ZEV LEGISLATION). IF PUBLIC EV CHARGING STATIONS ARE NOT INSTALLED, DEALER MUST INSTALL TWO 3" CONDUITS FOR FUTURE USE.
 2. CUSTOMER PARKING AREA FOR NON-ZEV STATES REQUIRED TO INSTALL A MINIMUM OF (1) LEVEL-2 AC CHARGER AND INSTALL WIRING/CONDUIT TO BE SIZED TO ALLOW FOR FUTURE INSTALLATION OF AT LEAST (1) LEVEL-3 DC FAST CHARGER. SEE GDSI 2.0 DESIGN MANUAL FOR ALL REQUIREMENTS/SPECIFICATIONS
- 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



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

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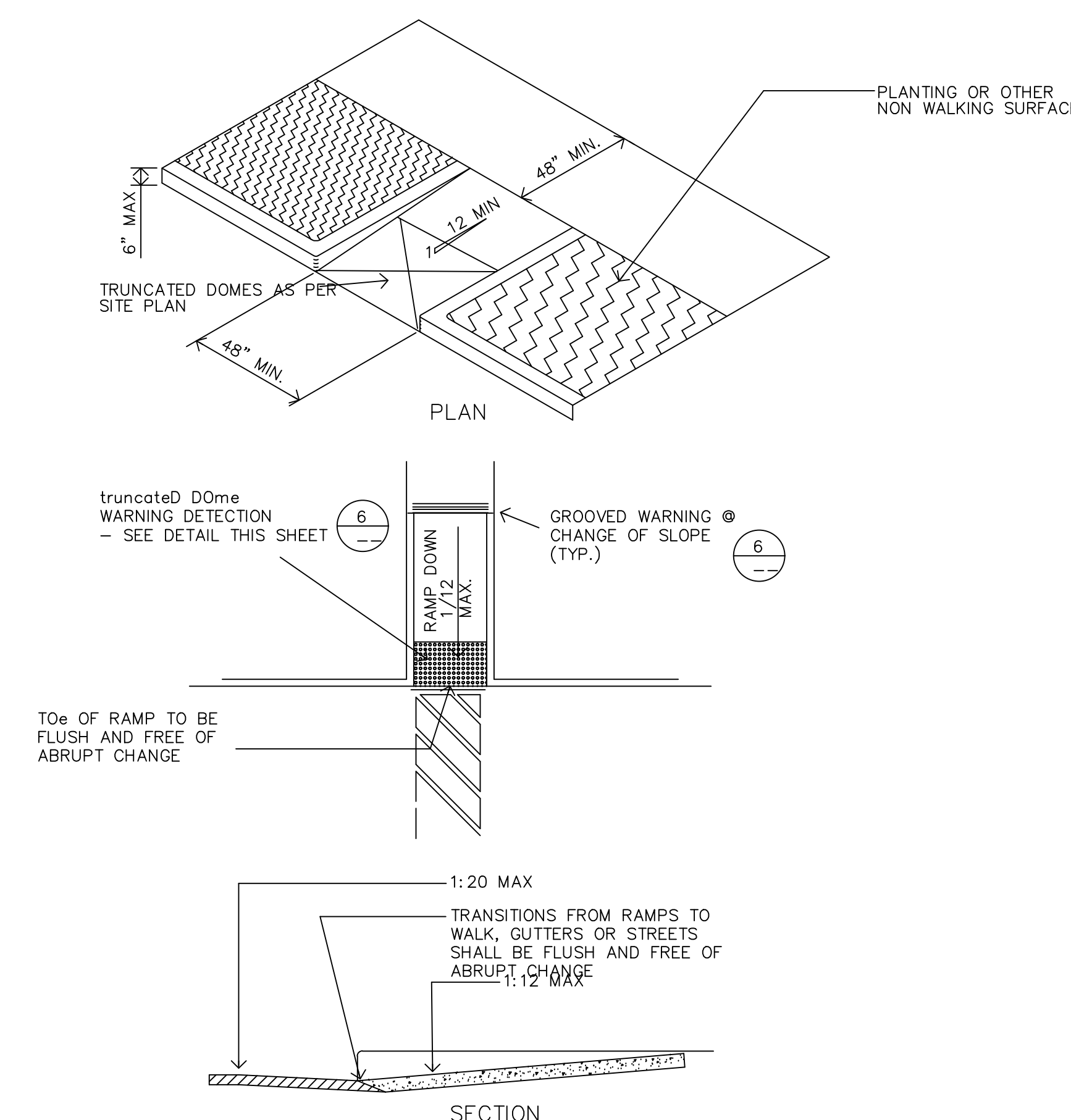
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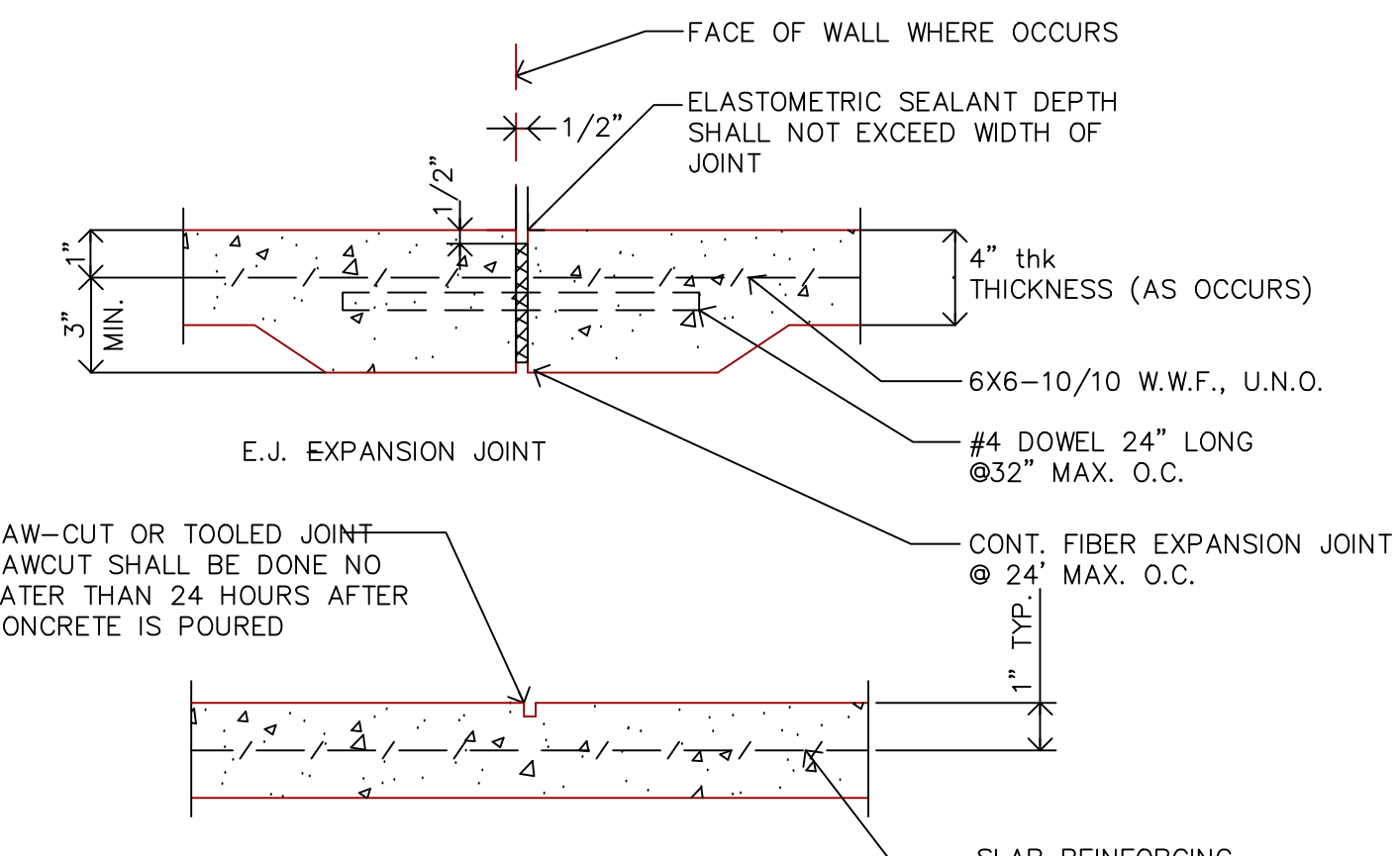
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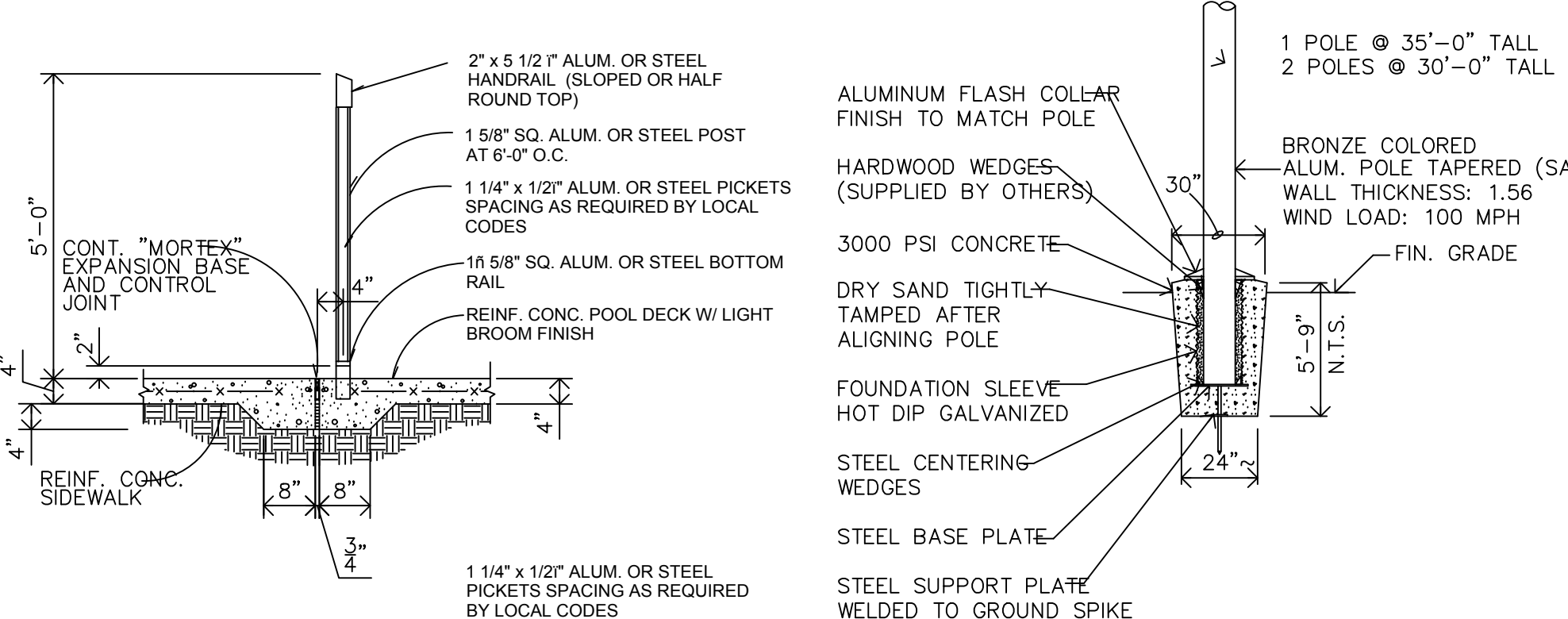
SHEET TITLE
PROPOSED
SITE PLAN
SHEET NUMBER
SD1



15 ADA CURB RAMP DETAIL
NO SCALE

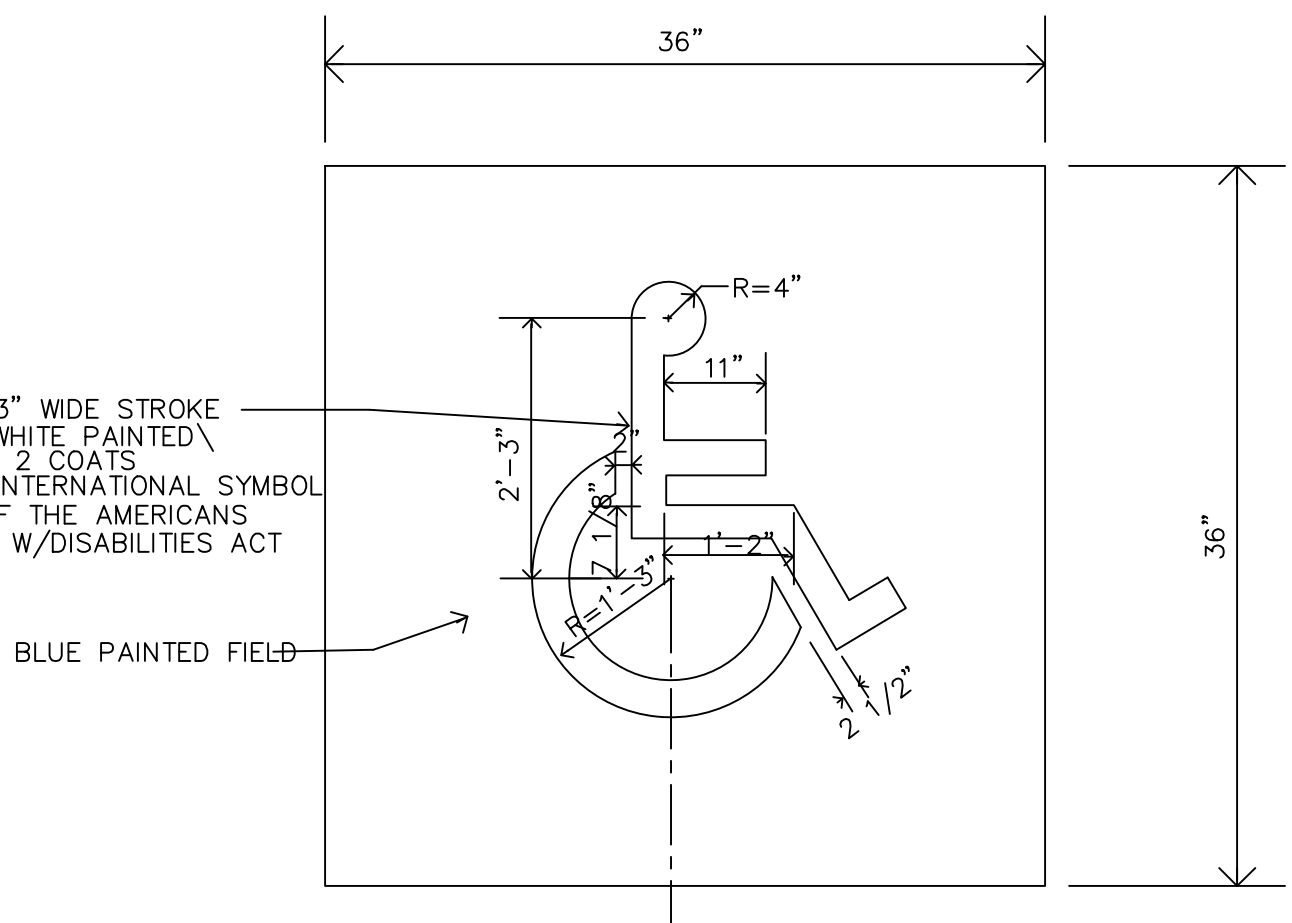


16 EXPANSION / CONTROL JOINTS
SCALE: 1 1/2\"/>

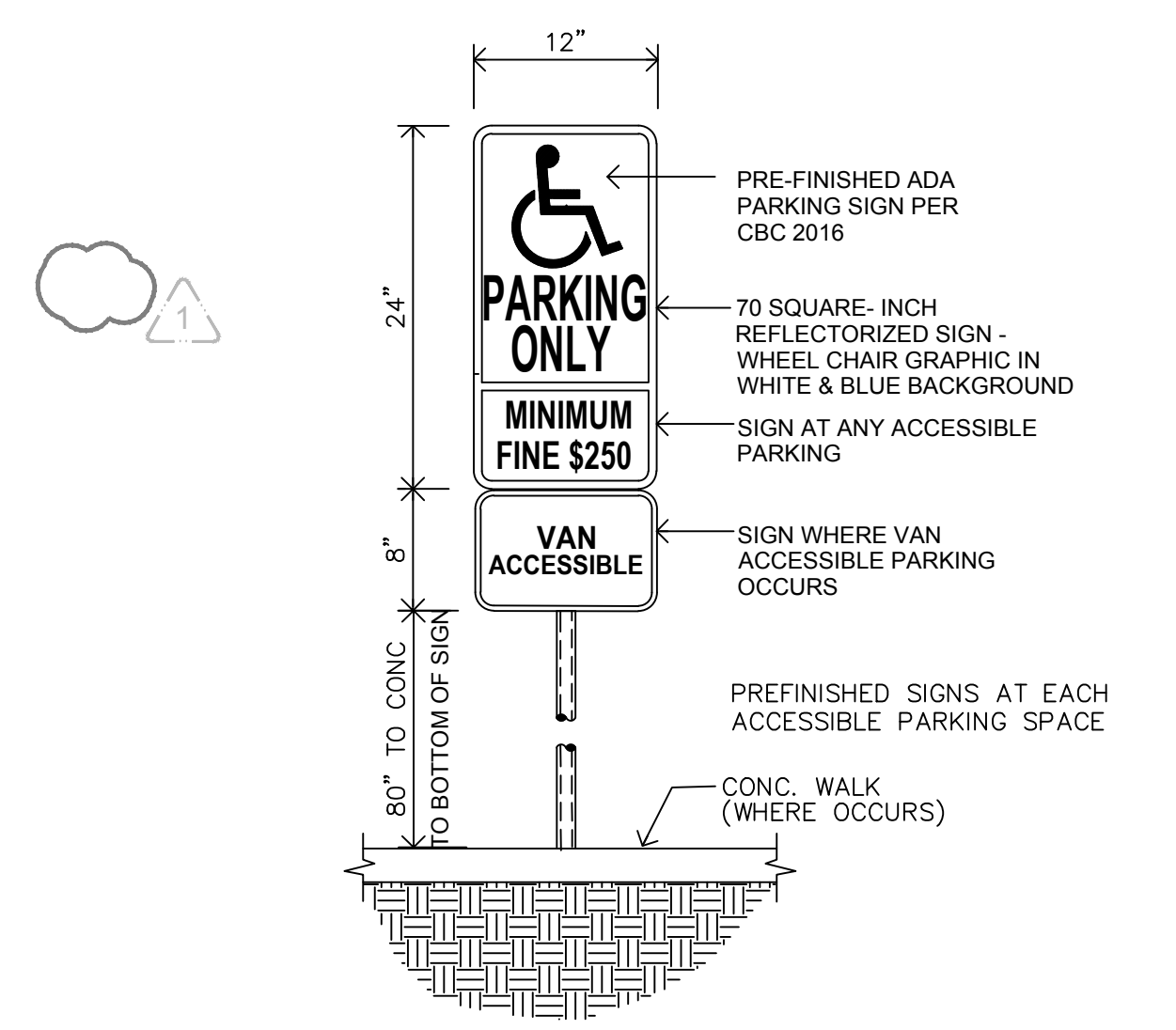


18 POOL FENCE DETAIL
SCALE: NONE

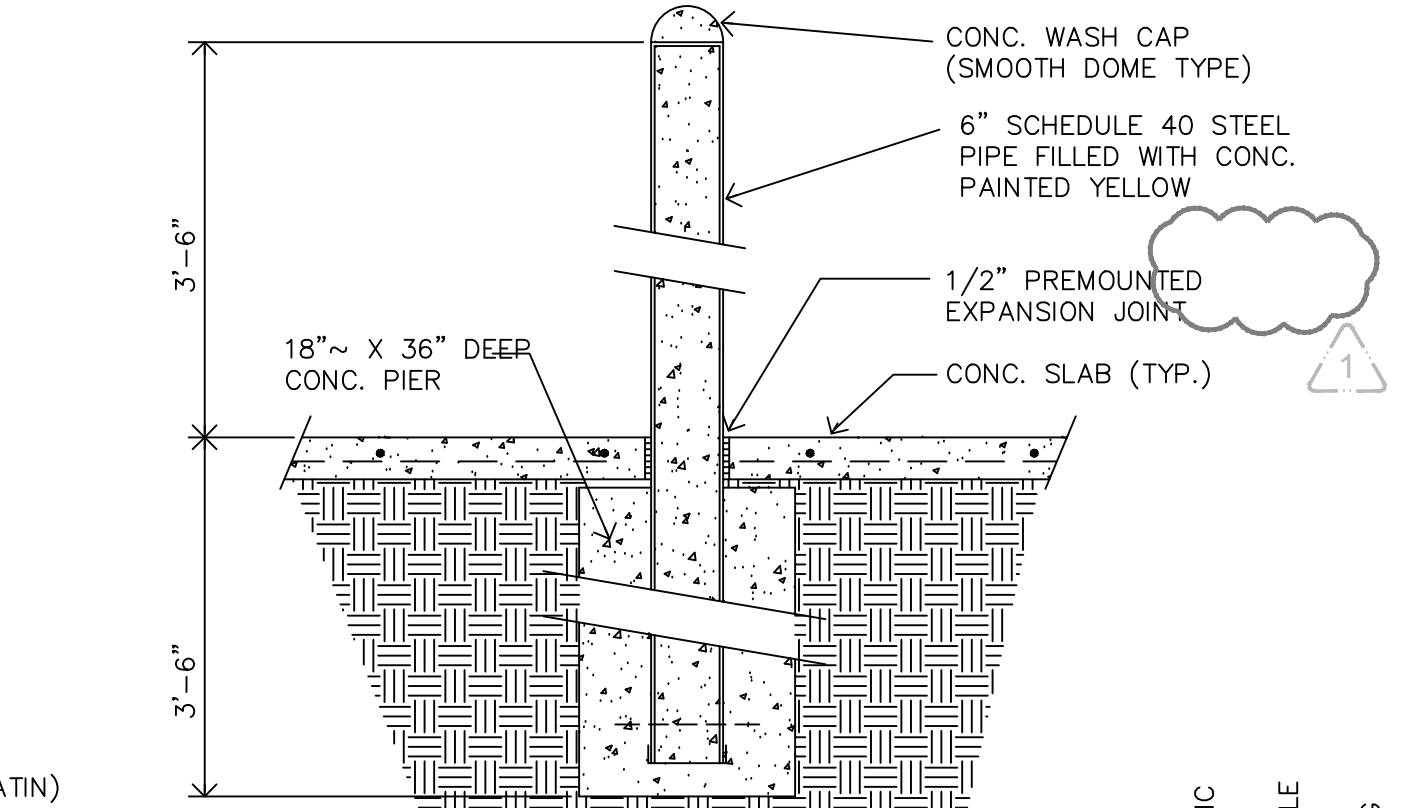
17 DETAIL / FLAG POLE
SCALE: NONE



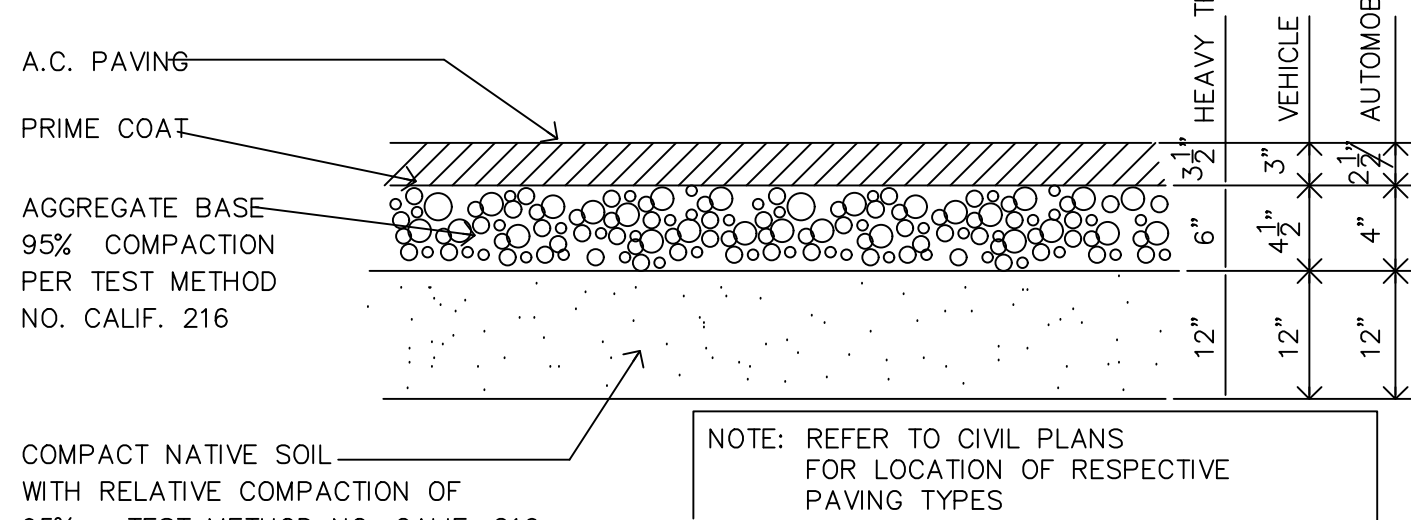
11 ADA STALL GRAPHIC
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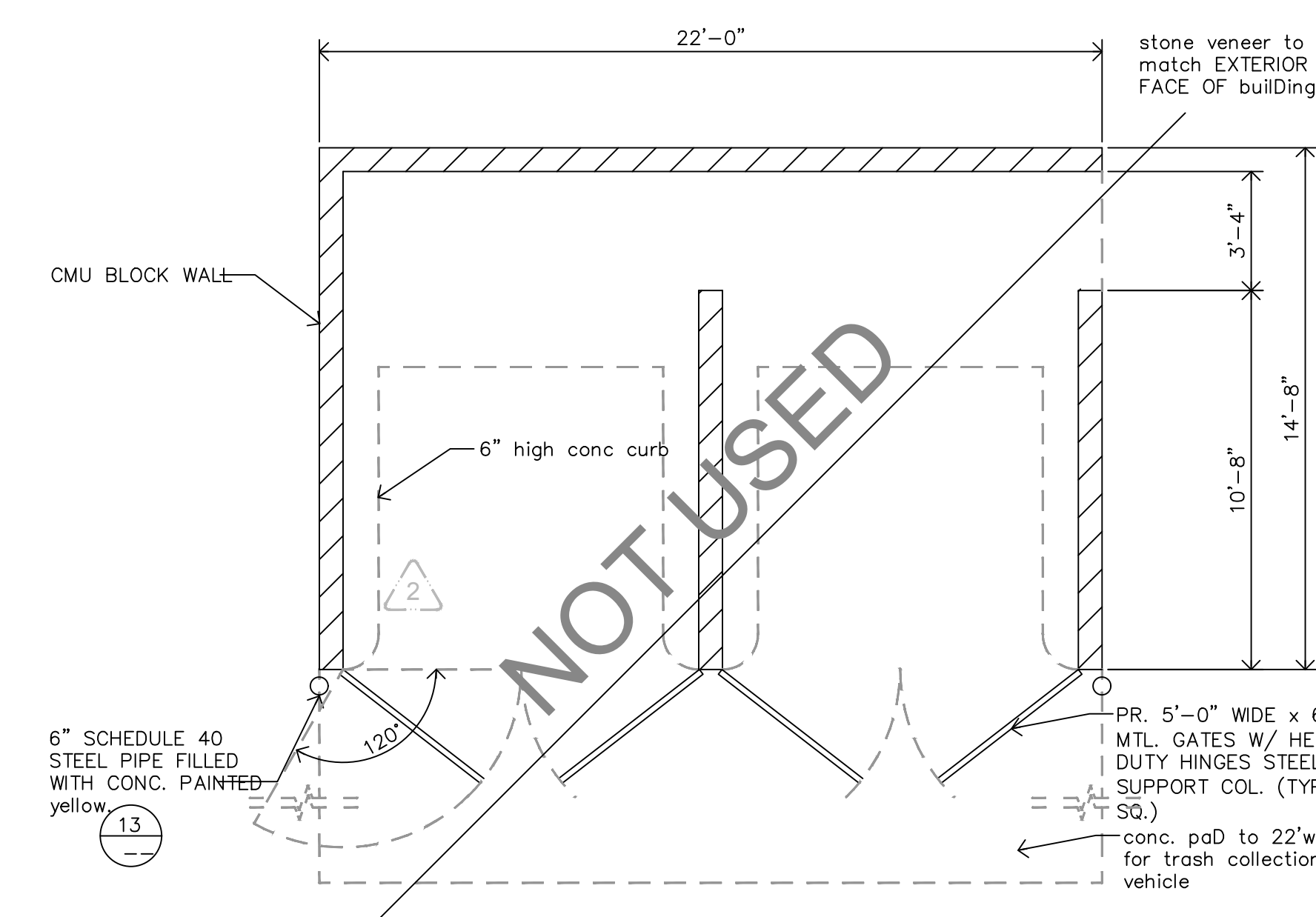
12 VAN/CAR ACCESSIBLE SIGN
SCALE: 3/8\"/>



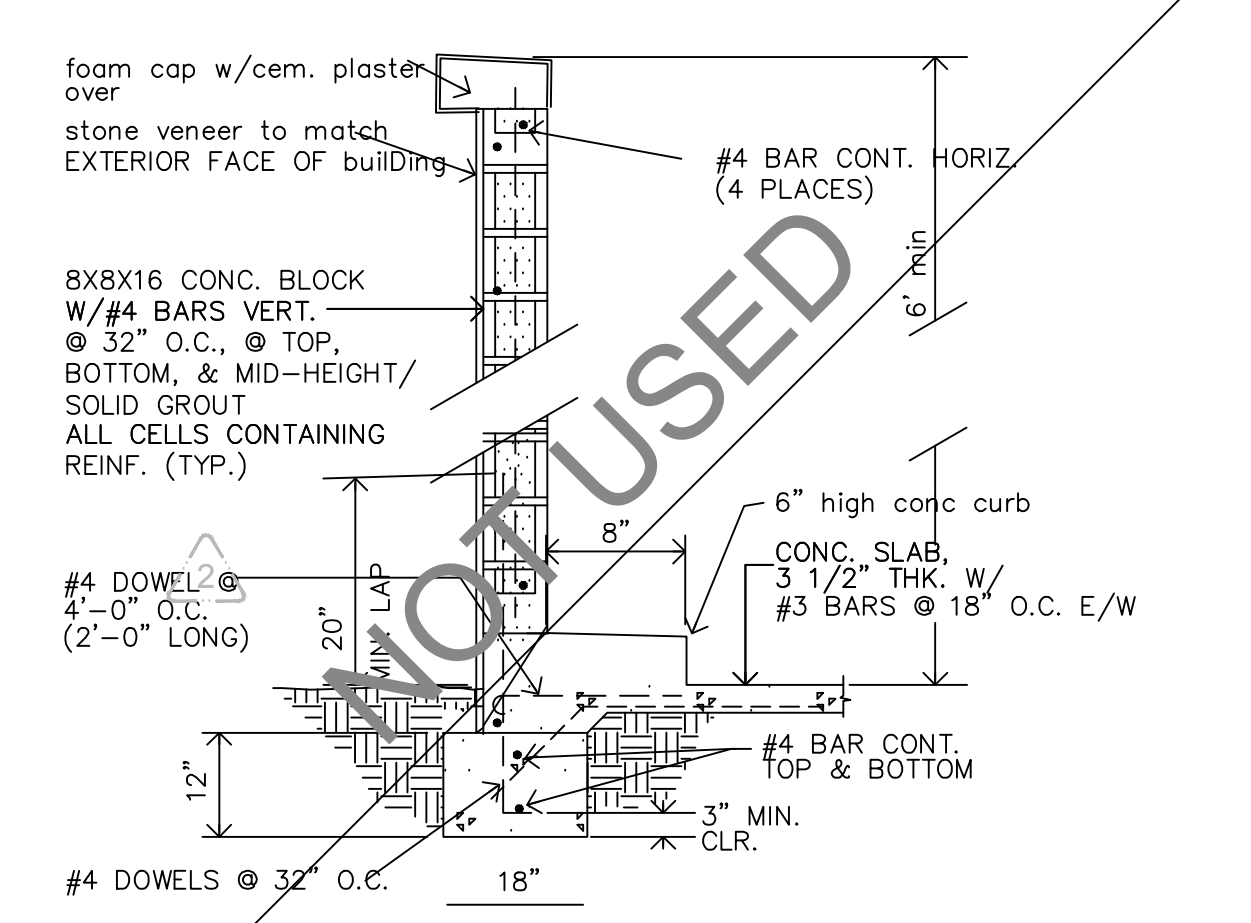
13 BOLLARD DETAIL
SCALE: 3/4\"/>



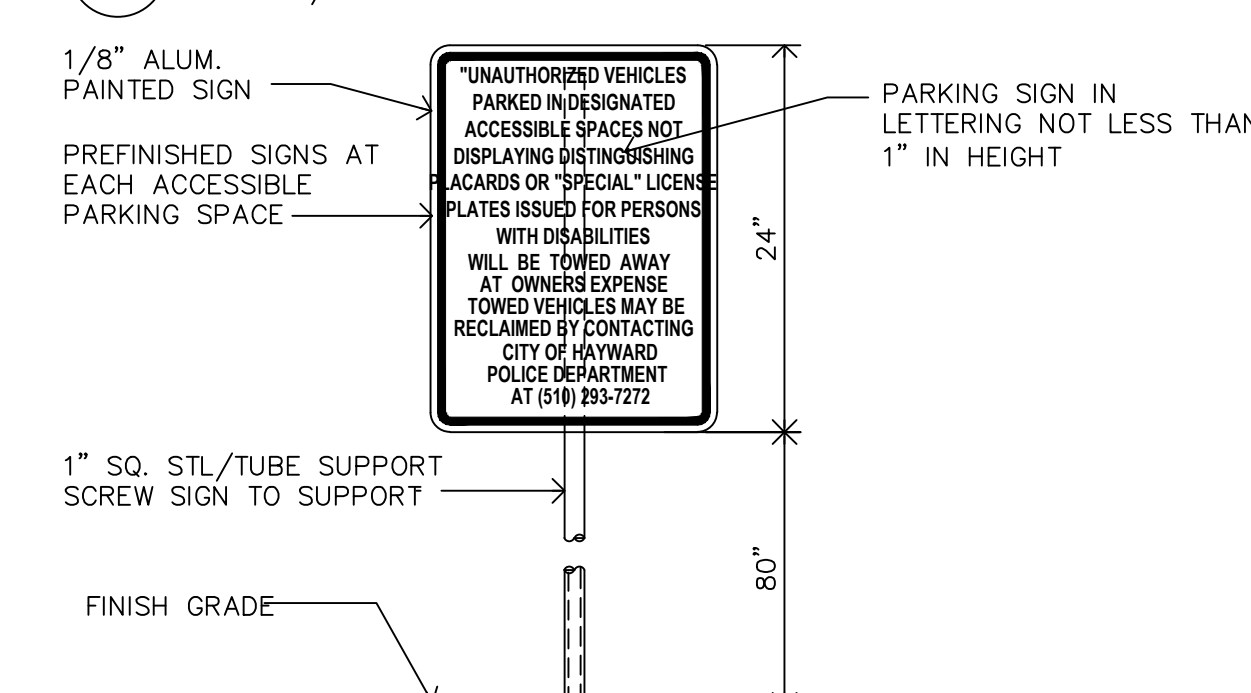
14 PAVING SECTION
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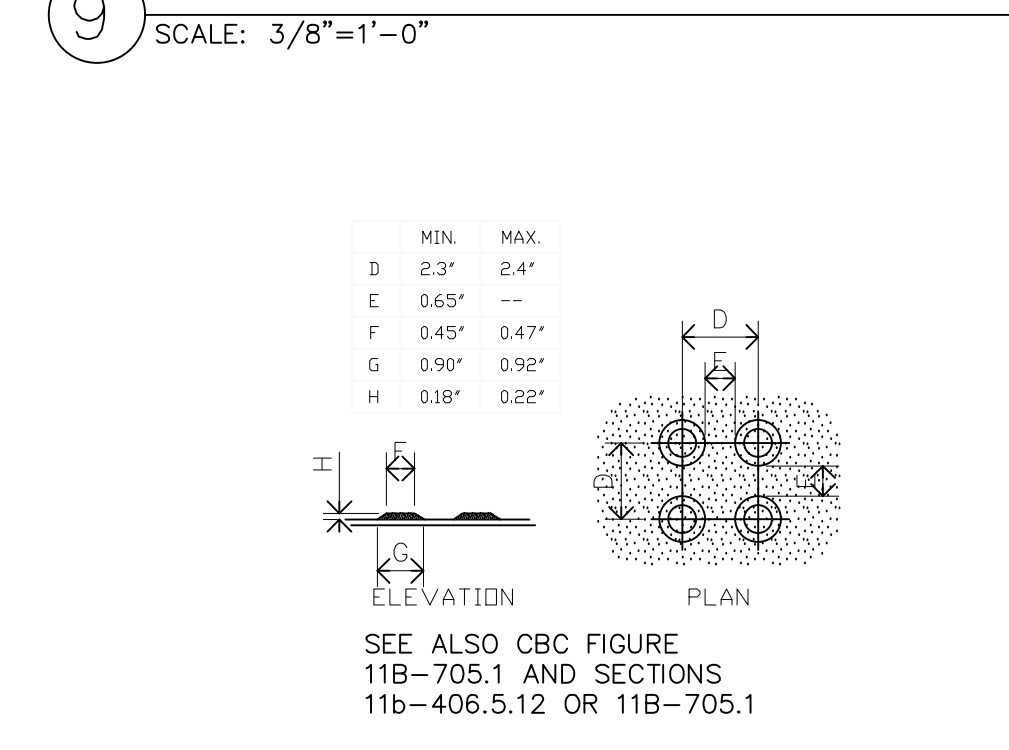
7 TRASH ENCLOSURE
SCALE: 1/4\"/>



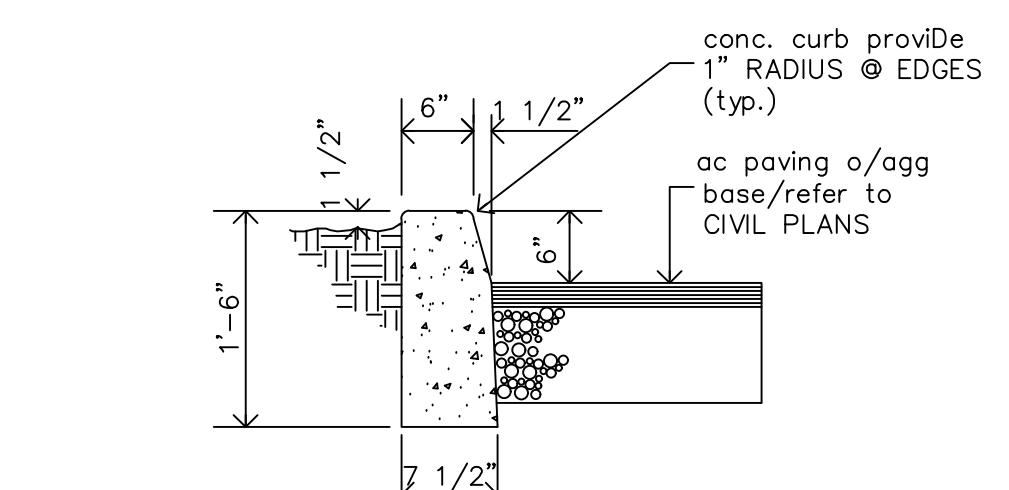
8 TRASH ENCLOSURE WALL SECTION
SCALE: 1/2\"/>



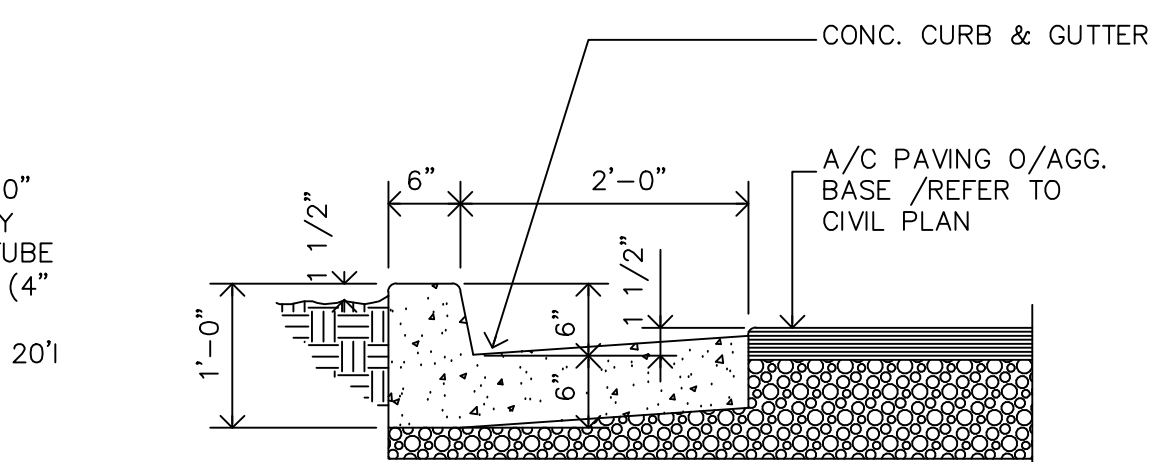
9 ACCESSIBLE SIGN AT ENTRANCE TO PARKING LOT
SCALE: 3/8\"/>



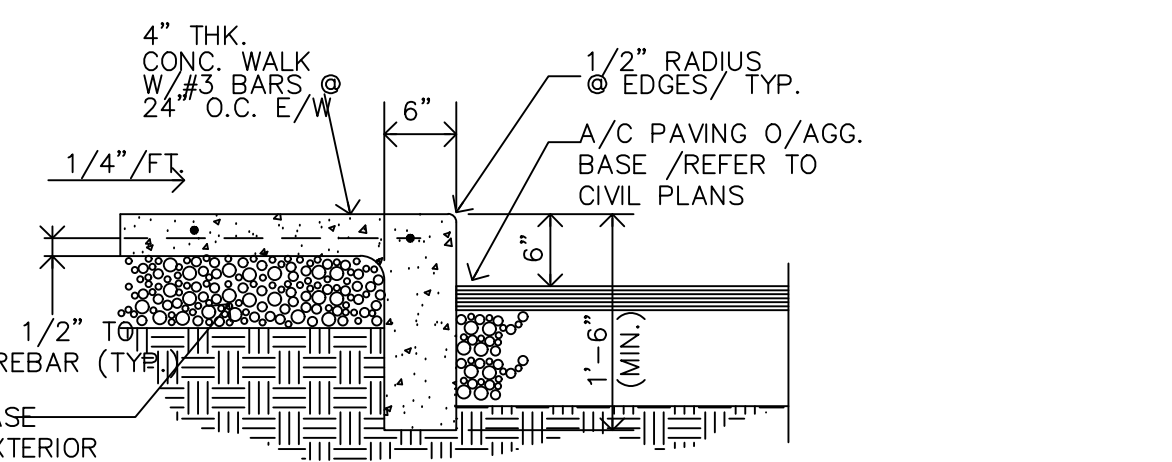
6 TRUNCATED DOME DETAIL
SCALE: NONE



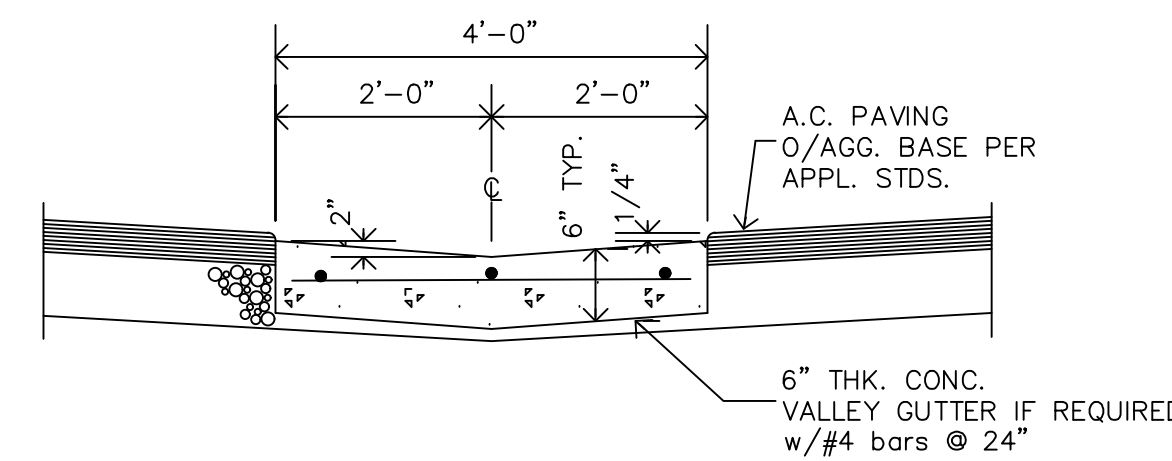
1 CONC. CURB DETAIL
SCALE: 3/4\"/>



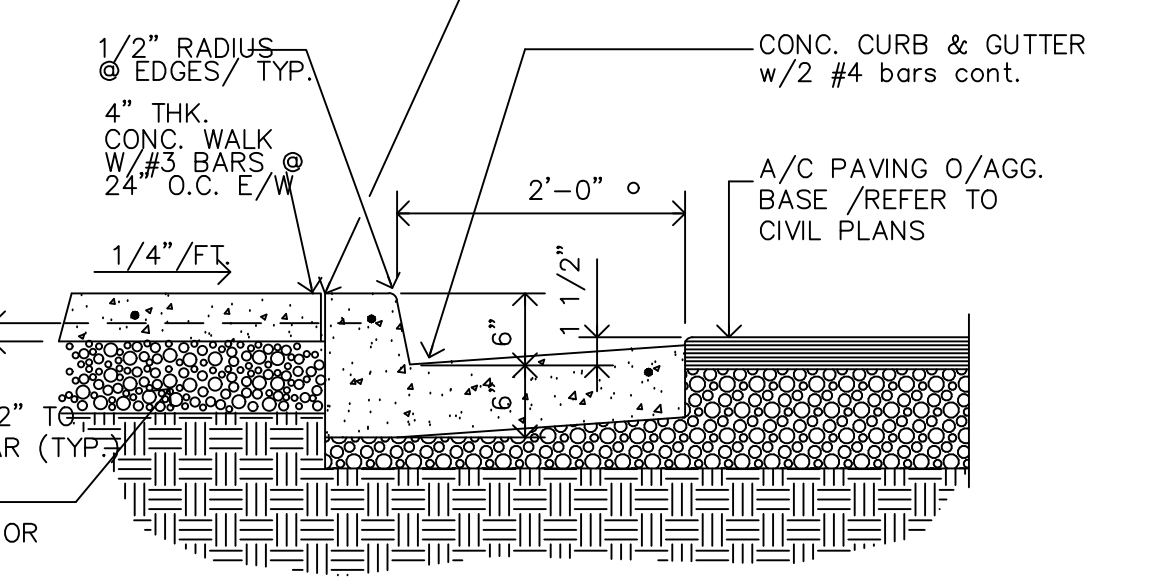
2 CONC. CURB GUTTER DETAIL
SCALE: 3/4\"/>



3 CONC. WALK/CURB DETAIL
SCALE: 3/4\"/>



4 VALLEY GUTTER
SCALE: 3/4\"/>



5 CONC. WALK/GUTTER DETAIL
SCALE: 3/4\"/>

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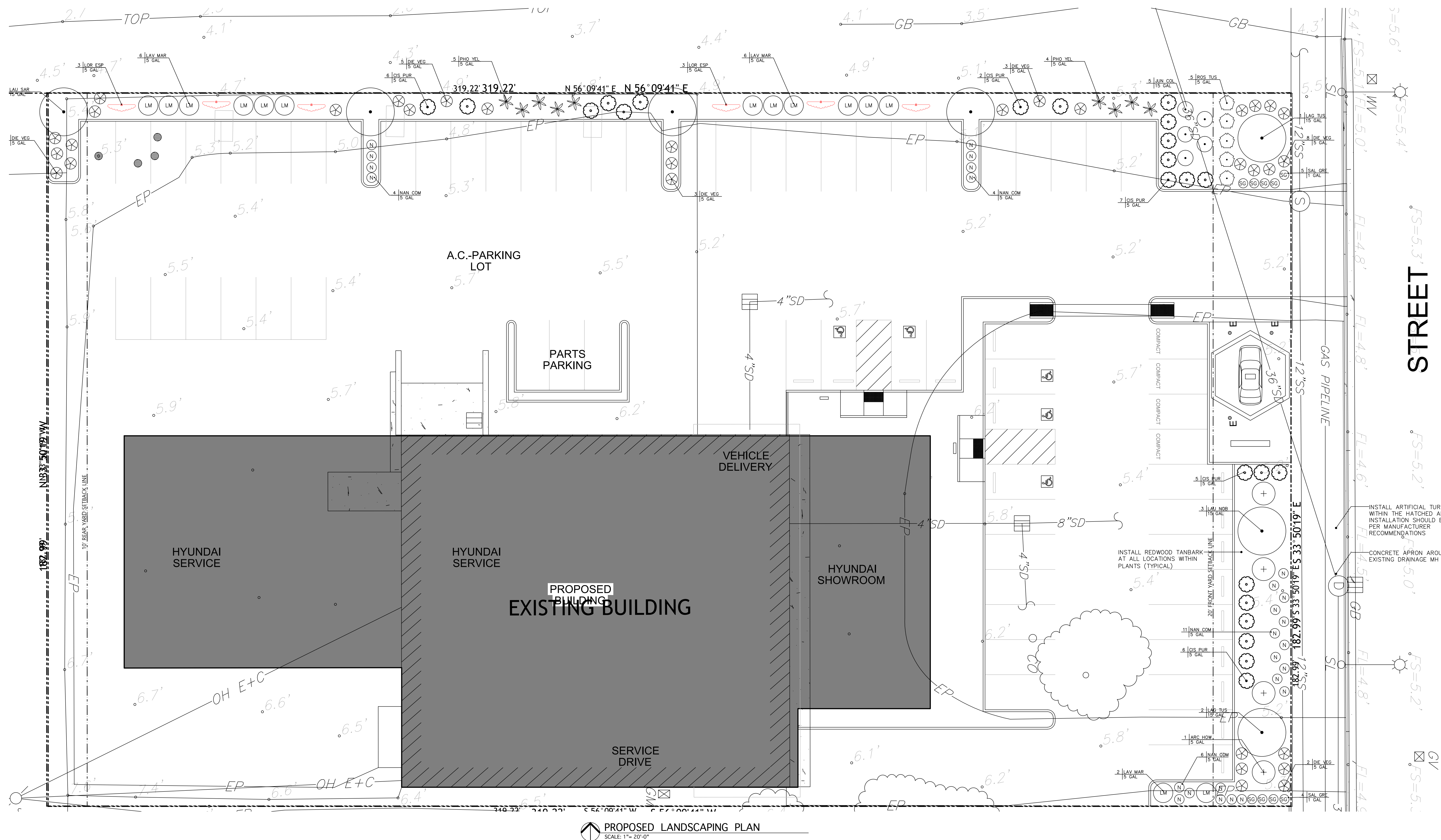


NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (BUILDING)-E	

CADD FILE	JOB NO.
DESIGNER: L.C.	REVISION
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OCCUPANCY AND EXITING DIAGRAM

SCALE: 1/16" = 1'-0"



GREEN BUILDING REQUIREMENTS

INCLUDE SECTION 101,102,104, CHAPTER 2 AND 301

CONTRACTOR TO INCLUDE THE CALIFORNIA GREEN STANDARD CODE DIVISIONS 4.106 (SITE DRAINAGE SEE CIVIL DRAWINGS)

DIVISION 4.201.1 ENERGY SAVINGS (DOES NOT REQUIRED ADDITIONAL ENERGY SAVINGS)

COMPLY WITH SECTION 4.303.1. SEE WATER USE BASELINE ON SHEET P4 AND PLUMBING FIXTURE SCHEDULE ON SHEET P3A. (USE TABLE 4.303.2)

DIVISION 4.304 IS REFERS TO LANDSCAPING AND IT A DEFERRED SUBMITTAL

COMPLY WITH REQUIREMENTS IN CHAPTER 7

APPENDIX A4 IS VOLUNTARY AND IS NOT REQUIRED

OCCUPANCY LEGEND

B	6485 SF	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (w/ SPRINKLER SYSTEM) ALLOWED: 170'-5" PROVIDED: 208'-5" 244'-3" per CBC TABLE 1017.2
		2ND FLR: 250'-0" 3RD FLR: 250'-0" 4TH FLR: 250'-0"

2ND LEVEL PLAN

RATED WALLS

- 1 Hour Fire Barrier (Occ Sep, Storage, Fire Areas)
- 2 Hour Fire Barrier (Occ Sep, Shaftwall)
- 2 Hour Non Combustible Fire Partition Exterior Walls Only
- 1 Hour Fire Partition (Separate Guestrooms)
- 1 Hour Corridor Wall
- Smoke Barrier

LEGEND

PATH OF TRAVEL (COMMON)

OCCUPANCY LEGEND

R1		MAXIMUM EXIT ACCESS TRAVEL DISTANCE (w/ SPRINKLER SYSTEM) ALLOWED: 250'-0" PROVIDED: 110'-5"
B	9069 SF	250'-0" 66'-5"
A3		250'-0" 66'-5"
S2	6720 SF	250'-0" 85'-9"

PROJECT INFORMATION

GENERAL

BUILDING CRITERIA	CODE PROVISIONS (2016 CBC)
1. USE GROUP	GROUP B, S2
2. TYPE OF CONSTRUCTION	TYPE VB FIRE SPRINKLERED PROTECTED, PER NFPA 13
3. BUILDING HEIGHT per CBC TABLE 504.3	27 FEET - MAXIMUM ALLOWABLE BLDG. HT. - 60' MAX.
4. NUMBER OF STORIES per CBC TABLE 504.4	2 STORIES; ALLOWABLE: 3 STORIES BLDG. HT - 2 STORIES SM
5. BASIC ALLOWABLE AREA	BASIC ALLOWABLE BUILDING AREA B = 27,000 SF
6. FRONTAGE INCREASE	AREA WITHIN FRONT SETBACK CAN BE USED FOR PARKING

APPLICABLE CODES

2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS AND THE CITY OF HAYWARD MUNICIPAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA REFERENCE STANDARDS CODE
CCR TITLE 19 PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHALL
2019 NFPA 13 - INSTALLATION OF FIRE SPRINKLERS
2019 NFPA 14 - INSTALLATION OF STANDPIPE AND HOSE SYSTEM
2019 NFPA 17A - INSTALLATION OF WET CHEMICAL EXTINGUISHER SYSTEMS
2019 NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE

MEANS OF EGRESS

CODE REQUIREMENT	PROVIDED
1. NUMBER OF EXITS	2 PER FLOOR MIN. 2 PER FLOOR
2. TRAVEL DISTANCE	250 FEET MAXIMUM 150 FEET MAX.
3. DEAD END CORRIDOR	20 FEET MAXIMUM 20 FEET MAX.
4. CORRIDOR WIDTH	48 INCH MINIMUM 60 INCHES
5. SIZE OF EGRESS DOORS	36 INCH WIDE MIN. 36 INCHES MIN.
6. STAIR WIDTH/LANDING	44 INCH WIDE MIN. 48 INCHES

BUILDING DESCRIPTION

CAR SALES/ SERVICE BUILDING
OCCUPANCY GROUPS B
TWO STORY WOOD FRAME CONSTRUCTION
FOR TYPE-III-A BUILDING. REQUIRES TWO HOUR NON-COMBUSTIBLE EXT WALLS WITH FIRE-RETARDANT-TREATED WOOD FRAMING. BUILDING IS PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.
STAIRS, VERTICAL AIR DUCTS SHAFTS & ELEVATOR ENCLOSURES ARE TWO HOUR FIRE RATED.
ADA ACCESSIBLE ON THE FIRST, SECOND FLOORS.
THE ROOF IS CLASS "A".
FIRE PROTECTION SYSTEMS (DETECTORS, ALARMS, SPRINKLERS) ARE DESIGN/BUILD. PLANS AND SPECIFICATIONS OF SPRINKLER SYSTEM SHALL BE SUBMITTED FOR LOCAL JURISDICTIONS APPROVAL.

BUILDING AREA (GROSS)

FIRST FLOOR	= 15,789 S.F.
SECOND FLOOR	= 4,485 S.F.
FUTURE EXPANSION (SECOND FLOOR)	= 4,604 S.F.
TOTAL	26,878 S.F.

BUILDING INSULATION

EXTERIOR WALL ASSEMBLY	R = 19 (MIN.)
ROOF ASSEMBLY	R = 38 (MIN.) FULL THICK BATTS
FLOOR ASSEMBLY	FULL THICK BATTS

MAX OCCUPANCY LOADS 1ST FLOOR				
RM. NAME	RM AREA	S.F./OCC	MAX # OF OCCUPANTS	
B OCCUPANCY				
FIRST FLOOR				
SHOWROOM	2377 S.F.	100	24	B OCCUPANCY
CUSTOMER AREAS	3131 S.F.	100	32	B OCCUPANCY
PARTS AREA/ RECEIVING	1200 S.F.	100	12	B OCCUPANCY
SERVICE DRIVE ISLE	1370 S.F.	200	7	B OCCUPANCY
SERVICE AREA	6720 S.F.	300	23	S2 OCCUPANCY
MECH/ELEC	397 S.F.	300	2	B OCCUPANCY
TOTAL	9069 S.F.		63	B OCCUPANCY
TOTAL	6720 S.F.		23	S2 OCCUPANCY
MAX OCCUPANCY LOADS 2nd FLOOR				
SECOND FLOOR				
OFFICE SPACE	2886 S.F.	300	10	B OCCUPANCY
BREAK ROOM/ TECH AREA	620 S.F.	300	3	B OCCUPANCY
STORAGE	2969 S.F.	300	10	B OCCUPANCY
FUTURE EXPANSION	4600 S.F.	300	16	B OCCUPANCY
TOTAL	6485 S.F.		76	B OCCUPANCY

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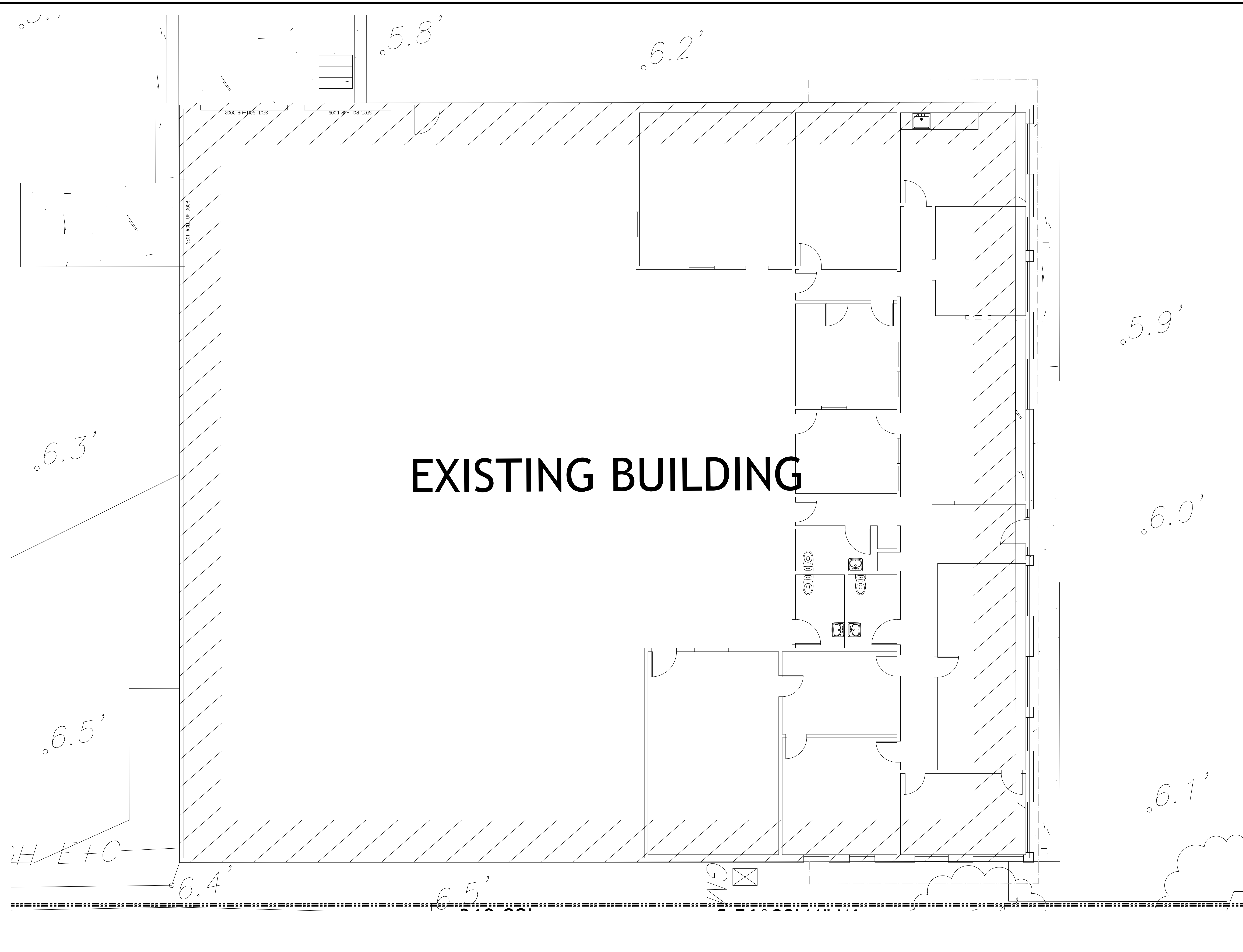
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MIN BY I.C.	DATE Jan. 2021
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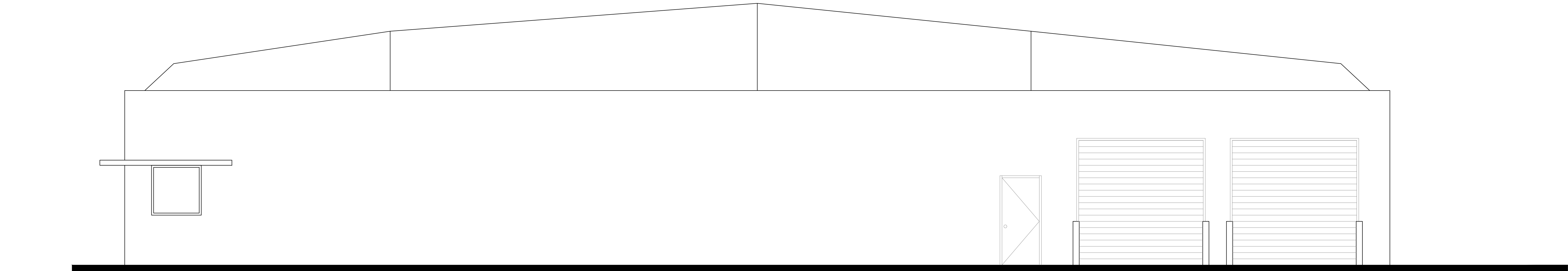
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SHEET TITLE

EXISTING
FLOOR PLAN

SHEET NUMBER

A1a



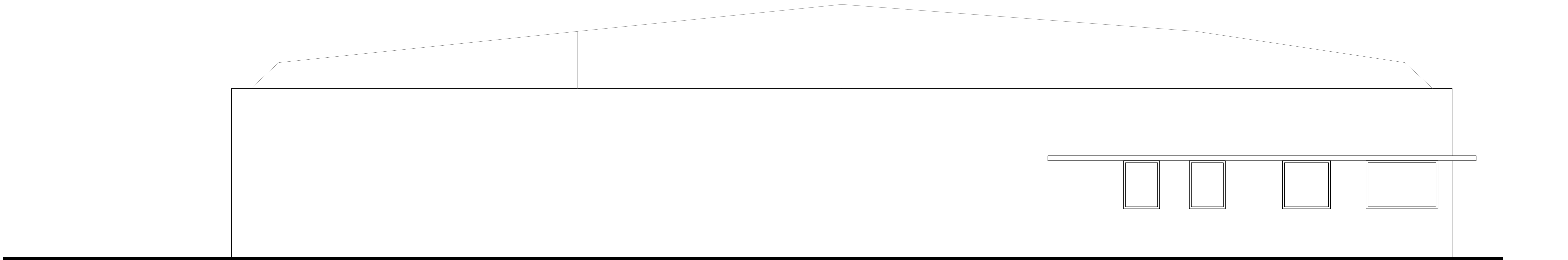
SHOWROOM BUILDING A RIGHT SIDE EXTERIOR VIEW
SCALE: 3/32" = 1'-0"



SHOWROOM BUILDING A REAR SIDE EXTERIOR VIEW
SCALE: 3/32" = 1'-0"



SHOWROOM BUILDING A FRONT SIDE EXTERIOR VIEW
SCALE: 3/32" = 1'-0"



SHOWROOM BUILDING A LEFT SIDE EXTERIOR VIEW
SCALE: 3/32" = 1'-0"

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B
C

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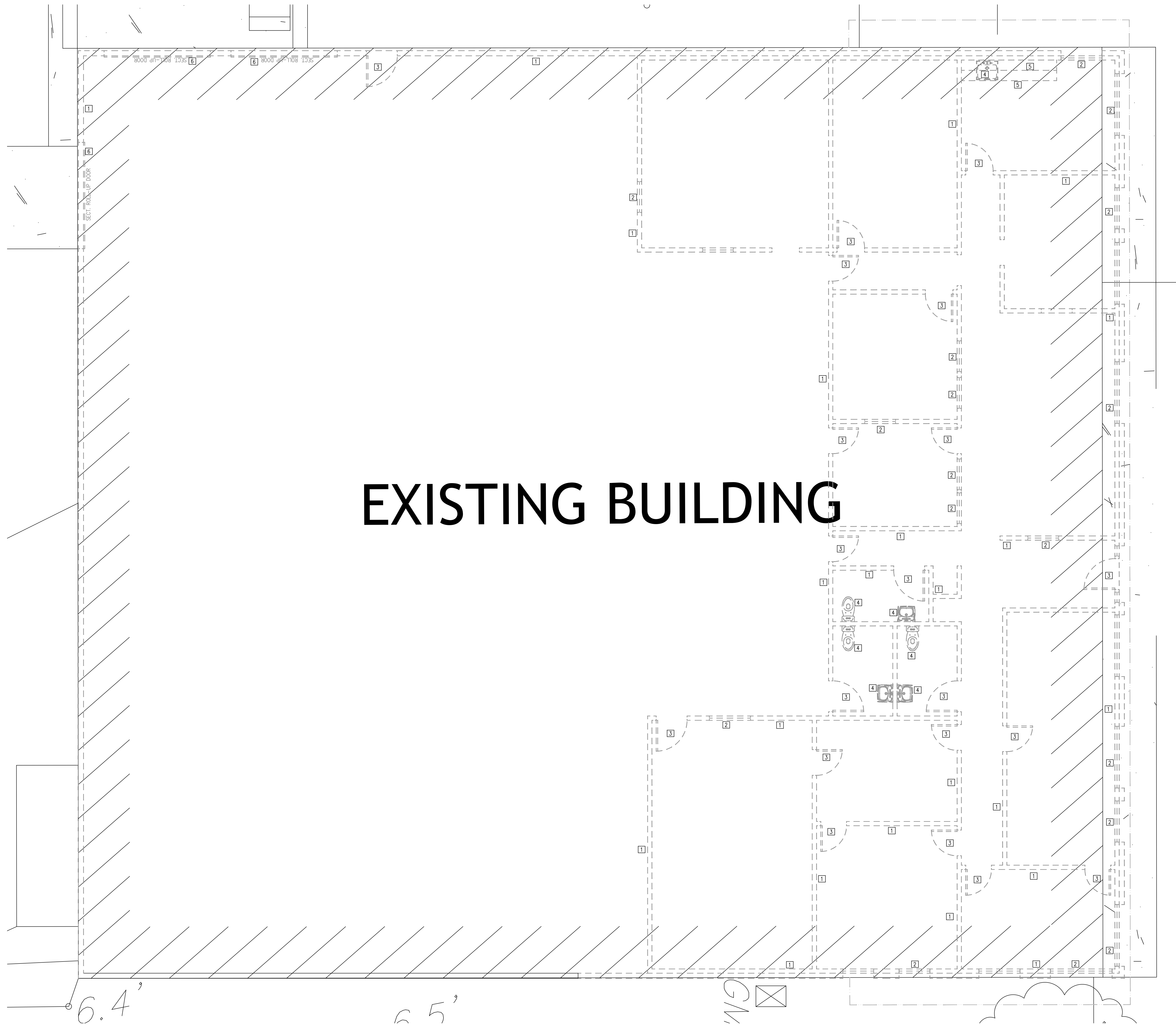
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SHEET TITLE

EXISTING
ELEVATIONS

SHEET NUMBER

A1b



- SHEET NOTES:**
- 1 DEMOLISH EXISTING WALL/ ROOF AND DISPOSE OFF ALL DEBRIS OFF-SITE
 - 2 DEMO EXISTING WINDOWS AND DISPOSE OFF SITE
 - 3 DEMOLISH EXISTING DOORS AND DISPOSE OFF SITE
 - 4 DEMOLISH EXISTING PLUMBING UNITS AND DISPOSE OFF SITE. PLUG WATER AND WASTE LINES AT CONCRETE SLAB
 - 5 REMOVE EXISTING CABINETS AND COUNTER TOPS AND DISPOSE OFF SITE
 - 6 REMOVE EXISTING ROLL UP DOORS AND DISPOSE OFF SITE

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C

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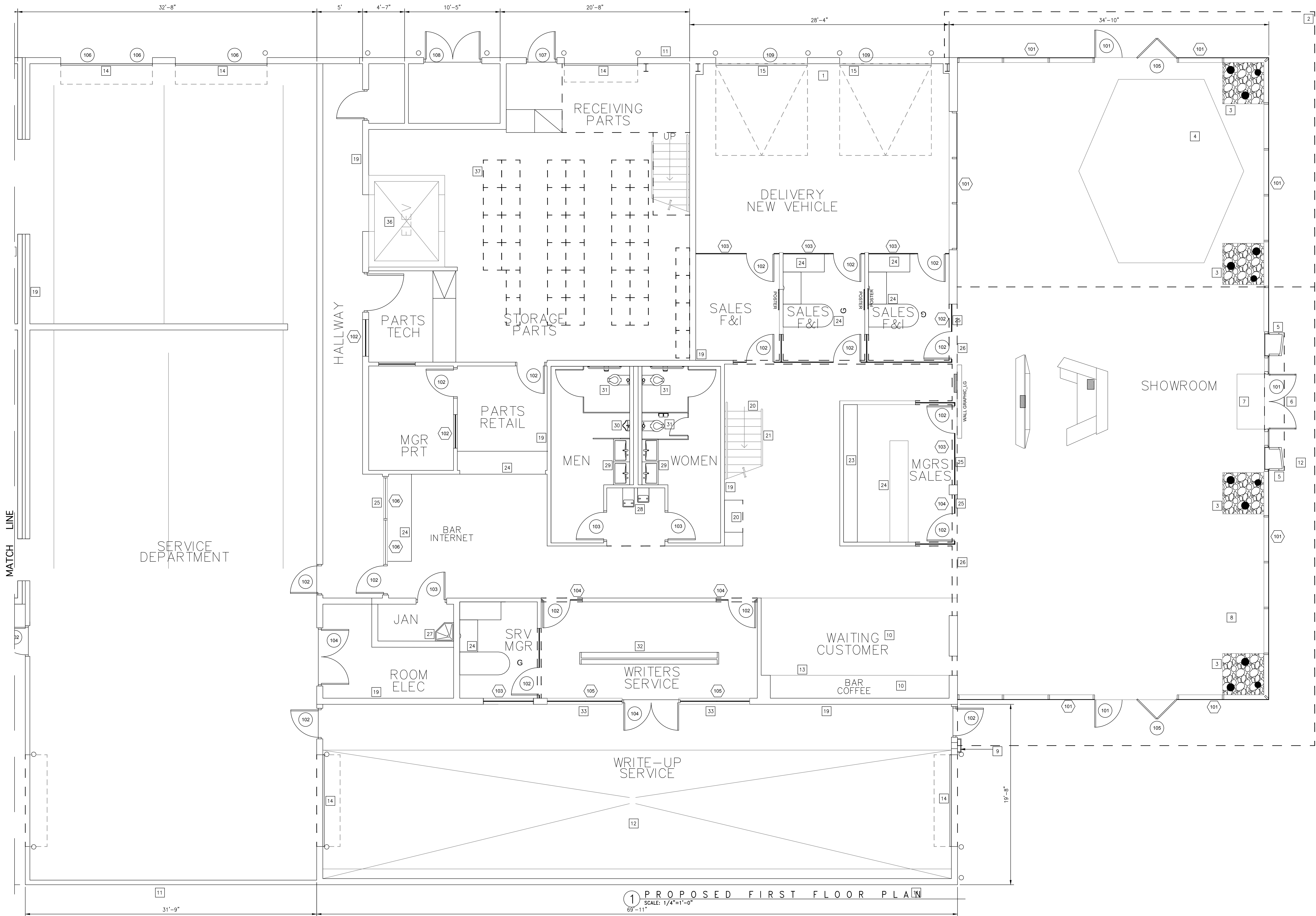


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1	PLAN CHECK COMMENT CORRECTIONS (BUILDING)-C	

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DESIGNER I.C.	REVISION
DRAWN BY I.C.	DATE Jun. 2021
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SHEET TITLE
DEMOLITION
PLAN

SHEET NUMBER
A2a



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DESIGNER I.C.	REVISION
DRAWN BY I.C.	DATE Jun. 2021
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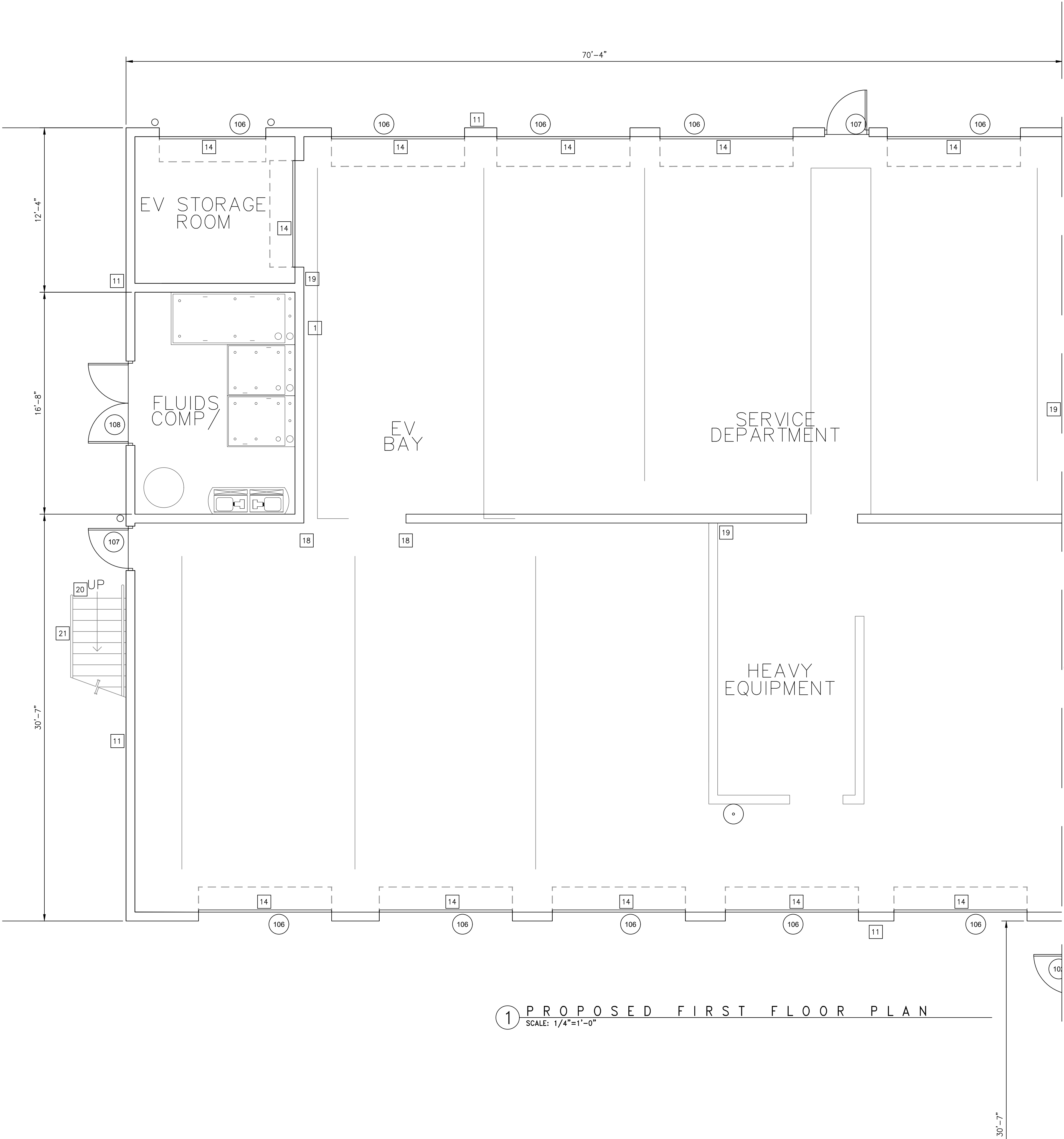
SHEET TITLE
PROPOSED
FIRST FLOOR
PLAN
SHEET NUMBER
A3a

FLOOR PLAN NOTES:

- VEHICLE CHARGING STATION, REQUIRED IN VEHICLE DELIVERY AREA. PROVIDE CONDUIT/ WIRING FOR FUTURE 62.5kW LEVEL 3 FAST CHARGER
- WATER HEATER TEMPERATURE PRESSURE RELIEF VALVE SHALL HAVE AN ATTACHED PIPE WHICH WILL RUN OUTSIDE THE BUILDING WITH THE END OF PIPE BETWEEN 5' & 24" ABOVE GRADE AND POINTED DOWN. (PER SECTION 608.5 OF CPC 2019). INSTALL TANK LESS WH PER MANUFACTURER'S RECOMMENDATION.
- KITCHEN LUNCH-BREAK ROOM FAUCETS SHALL HAVE A MAXIMUM FLOW-1.8 GPM @ 60psi. LAVATORY FAUCETS FLOW SHALL BE 1.2 GPM @ 60psi MAX. & 0.8 GPM @ 20psi MIN., AND WATER CLOSETS SHALL BE 1.28 GALLONS PER FLUSH (CPC CHAPTER 4).
- ALL BUILDING WATER SUPPLY SYSTEM IN WHICH QUICK ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB THE HAMMER CAUSED BY HIGH PRESSURE RESULTING FROM THE QUICK CLOSING OF THESE VALVES. WATER HAMMER SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THESE VALVES (VPC/ CPC SECTION 608.10).
- PROVIDE SAFETY GLAZING AT FOLLOWING LOCATIONS:
 - GLAZING WITHIN A 24" ARC OF DOOR'S VERTICAL EDGE AND LESS THAN 80" ABOVE THE WALKING SURFACE.
 - GLAZING IN WALLS ENCLOSEING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM & TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 80" ABOVE A WALKING SURFACE.
- PROVIDE FURRED WALL AT STRUCTURAL WALLS w/ PLUMBING PIPES.
- BATHROOM WALL/ FLOOR FINISHES AND UNDERLAYERS SHOULD BE AS INDICATED BELOW:
 - ALL SURFACES (WALLS/ FLOORS) RECEIVING TILING SHALL HAVE BACKING MATERIAL CONSISTING OF WONDERBOARD OR DUROCK SCREWED TO THE WALL/ FLOOR FRAMING AS APPLICABLE. INSTALL TWO LAYERS OF 15# FELT UNDERNEATH THE BACKING MATERIAL.
- PURSUANT TO CMC AND CBC SECTION 1203.4.2.1, PROVIDE MECHANICAL VENTILATION FOR ALL BATHROOMS. SEE ELECTRICAL PLANS FOR LOCATIONS OF VENTILATION SYSTEM.
- PURSUANT TO SECTION 1005.2 AND 1005.3 OF CBC, MAXIMUM HEADROOM SHALL BE 6'-8" AND MAXIMUM RISE SHALL BE 7'-5" RESPECTIVELY.
- PROVIDE BUILDING PAPER UNDER ALL EXTERIOR WALL FINISHES.
- PURSUANT TO CALIFORNIA BUILDING CODE (2019 EDITION) PROVIDE FIRE BLOCKING AT FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS INDICATED BELOW:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 - FIRE-BLOCKING OF CHIMNEYS AND FIREPLACES, SHALL BE AS INDICATED IN SECTION R1003.19 OF CRC-2016 EDITION.
 - FIREBLOCKING OF CORNICES OF A TWO FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
- PURSUANT TO SECTION 4.408 OF CAL-GREEN BUILDING STANDARDS, 2019 VERSION, RECYCLE AND OR SALVAGE FOR RE-USE A MINIMUM OF 65% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT, EXCEPT FOR EXCAVATED SOIL AND LAND CLEARED DEBRIS, AND ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO JOBSITE.
- PURSUANT TO SECTION 4.410 OF CAL-GREEN BUILDING STANDARDS, 2019 VERSION, AT THE TIME OF FINAL INSPECTION, A MANUAL, CD, WE-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY, WHICH INCLUDES ALL OF THE FOLLOWING, SHALL BE PLACED IN THE BUILDING:
 - DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
 - OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - EQUIPMENT AND APPLIANCES, INCLUDING WATER- SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER- HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR-FILTERS.
 - LANDSCAPE IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS.
 - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
 - PUBLIC TRANSPORTATION AND/ OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
 - EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
 - INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
 - INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
 - INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CALKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
 - INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
 - A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
- PURSUANT TO SECTION 4.507.2 OF CAL-GREEN BUILDING STANDARDS, 2019 VERSION, THE CONTRACTOR SHALL PROVIDE "HEATING AND AIR-CONDITIONING SYSTEM DESIGN", INCLUDING CALCULATIONS FOR DUCT SIZING.
- PURSUANT TO SECTION 4.406.1 OF CAL-GREEN BUILDING STANDARDS, 2016 VERSION, OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE.
EXCEPTIONS: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- PURSUANT TO SECTION 4.504.1 OF CAL-GREEN BUILDING STANDARDS, 2016 VERSION, AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUST AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
- ALL ADHESIVES, SEALANTS, CALKES, PAINTS AND COATING "VOC" TO COMPLY WITH SECTIONS 4.504.1, 4.504.2, 4.504.2.2 AND 4.504.2.3 OF CAL-GREEN BUILDING STANDARDS, 2016 VERSION.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND PROPERLY FIRE BLOCKED AS LISTED IN NOTES ON THIS SHEET.
- PROVIDE A "GAS SHUT OFF" VALVE OR APPROVED SEISMIC GAS SHUT-OFF DEVICE (MOTION SENSITIVE) OR AN APPROVED EXCESS FLOW GAS SHUT-OFF DEVICE (NON MOTION SENSITIVE)-INSTALLED DOWNSTREAM OF THE GAS UTILITY METER ON EACH FUEL GAS LINE.

KEY NOTES:

- VEHICLE CHARGING STATION, REQUIRED IN VEHICLE DELIVERY AREA. INSTALL CONDUIT/ WIRING FOR FUTURE 62.5 kW LEVEL 3 FAST CHARGE FOR MORE INFORMATION), TILES PER OWNER'S CHOICE. LINE OF FLOOR ABOVE/ BELOW
-
- "VERTICAL GREEN" INCLINED COLUMN IN RIVER ROCK BASE. TYPICAL. PROVIDE RECESSED UP-LIGHT AT COLUMN BASE. SEE REFLECTED CEILING PLAN ALSO FOR MORE INFORMATION.
- LEAD CAR DISPLAY PAD. SEE DETAIL ON SITE PLAN SHEET FOR TILE SPECIFICATIONS
- ENTRY ELEMENT, FRAMING BY CONTRACTOR. ACM PANELS, "HYUNDAI NORTH AMERICA BRONZE", AS MANUFACTURED BY ALUCOBOND, DRY JOINT AND INSTALLED BY HMA'S ACM VENDOR.
- NEW DOORS, FRAMES AND MULLIONS TO BE CLEAR ANODIZED ALUMINUM. THE HOURS OF OPERATION MUST BE POSTED ON THE MAIN ENTRANCE TO SALES, PARTS AND SERVICE.
- WALK-OFF MAT BY "MATS INC." DUAL TRAC, "CHARCOAL GRAY" (MAT-1)
- STOOL HEIGHT CAFE TABLE w/ CHAIR (NOS. AS SHOWN) (2 ALLOWED ALONG FRONT CURTAIN WALL
- AFTER HOURS, KEY DROP BOX LOCATION
-
- MEDIA AND REFRESHMENT BAR WITH GLASS MOSAIC WITH BACKSPLASH FOR CUSTOMERS AND PROVIDE WOOD LOOK LIKE FLOORING
- PROPOSED 2x STUD WALL WITH ONE LAYER OF 5/8" TYPE "X" DRYWALL ON INTERIOR APPLIED VERTICALLY OR HORIZONTALLY WITH JOINTS STAGGERED. WITH EXTERIOR FINISH WITH 7/8" STUCCO ON WALL SHEATHING WITH TWO LAYERS OF GRADE "D" PAPER WITH LATH.
- LANDING AREA SHOULD BE CONSTRUCTED OF CONCRETE OVER COMPACTED NATURAL GRADE. SEE STRUCTURAL PLAN FOR MORE INFORMATION. CONCRETE FINISH SHALL BE AS PER OWNER'S CHOICE (MINIMUM SHALL BE BROOM FINISH). FLOORING IN SERVICE DRIVE MUST BE TILE OR TRAVELLEED ON EPXY WITH APPROPRIATE LANE STRIPING.
- PROVIDE 24" WIDE BASE CABINETS WITH COUNTER & FINISH AS ALLOWED BY HYUNDAI AND APPROVED BY OWNER/ CITY
- HIGH SPEED GLASS OVERHEAD ACCESS DOORS
- ROLL-UP DOORS WITH GLASS PANELS
- ALIGNMENT RACK INSTALLED PER MANUFACTURER INSTRUCTIONS.
- VEHICLE SERVICE LIFT INSTALLED PER MANUFACTURER INSTRUCTIONS
- WALL UNITS WITH CABINETS FOR TOOLS AND OTHER REPAIR ITEMS, AS REQUIRED FOR VEHICLE SERVICING
- 2x STUD WALL WITH 5/8" DRYWALL FINISH. TAPE AND TEXTURE WITH PAINT.
- RETAIL ACCESSORY DISPLAY MODULES PER THE DESIGN MANUAL, TYP.
- STAIRWELL; RISER NOT TO EXCEED 7.75" AND TREAD TO BE MINIMUM 10". IF 10" TREAD IS USED THEN PROVIDE 3/4" NOSING AT EACH TREAD. IF 11" TREAD IS USED, THEN NO NOSING IS REQUIRED
- 38" HIGH RAILING-TYPICAL AT STAIRWELL; PROVIDE HANDRAIL AT EACH RAILING AND BALUSTERS WITH MAX. SPACING OF 4" BETWEEN EACH BALUSTER.
- BUILT IN BOOK SHELF WITH SHELVES @ 16" o.c.
- 36" HIGH BUILT IN DESK, TYPICAL WHERE SHOWN. SEE PLANS FOR MORE INFORMATION. PROVIDE SPACE WITH LOWER DESK FOR ADA
- WALLS WITH TEMPERED GLASS PANELS. TYPICAL WHERE SHOWN
- OVERHANG LINE OF WALL ABOVE
- MOP SINK AND OTHER ITEMS FOR JANITORIAL ROOM. SEE EQUIPMENT PLAN AND PLUMBING PLANS FOR MORE INFORMATION
- DRINKING FOUNTAINS
- LAVATORY LOCATION; SEE NOTE 3 FOR MORE INFORMATION ON WATER FLOW REQUIREMENTS
- URINAL LOCATION. SEE NOTE 3 FOR FLUSHING REQUIREMENTS
- WATER CLOSET LOCATION; SEE NOTE 3 FOR MORE INFORMATION ON FLUSHING REQUIREMENTS
- 36" HIGH COUNTER WITH CONSOLE FOR WRITING UP THE SERVICE REQUIREMENTS
- FULL HEIGHT GLASS PANELS WITH TEMPERED GLASS WITH ALUMINUM PANELS
- EXISTING LOCATION OF ATTIC ACCESS TO REMAIN
- BOOK SHELF ABOVE DESK SPACE, BUILT IN
- STORAGE CABINET LOCATION
- ELEVATOR LOCATION. INSTALL PER MANUFACTURER INSTRUCTIONS.
- SHELVES FOR PARTS STORAGE. TYPICAL WHERE SHOWN.
- 12x10' CLEAR SPACE IN FRONT OF THE ELEVATOR FOR LOADING AND UNLOADING
- SPACE FOR EMPLOYEES LOCKERS
- REFRIGERATOR SPACE
- BATHROOM PARTITION WALL
- UPPER WALL CABINETS
-
- 4'0" BUMP GUARD (PIPE-FILLED WITH CONCRETE), SEE DETAIL 9 ON SHEET 6 FOR MORE INFORMATION
- SHOWER HEAD LOCATION w/ CONTROLS BELOW (ON SAME SIDE AS SHOWER DOOR) PER CPC 408.9
- DRYER VENT. SEE NOTE 8 AND 40 ON SHEET A3.1
-



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DESIGNER: I.C.	REVISION
DRAWN BY: I.C.	DATE: Jun. 2021
CHECKED BY: I.C.	SCALE: AS SHOWN

SHEET TITLE
PROPOSED FIRST FLOOR PLAN
SHEET NUMBER
A3b

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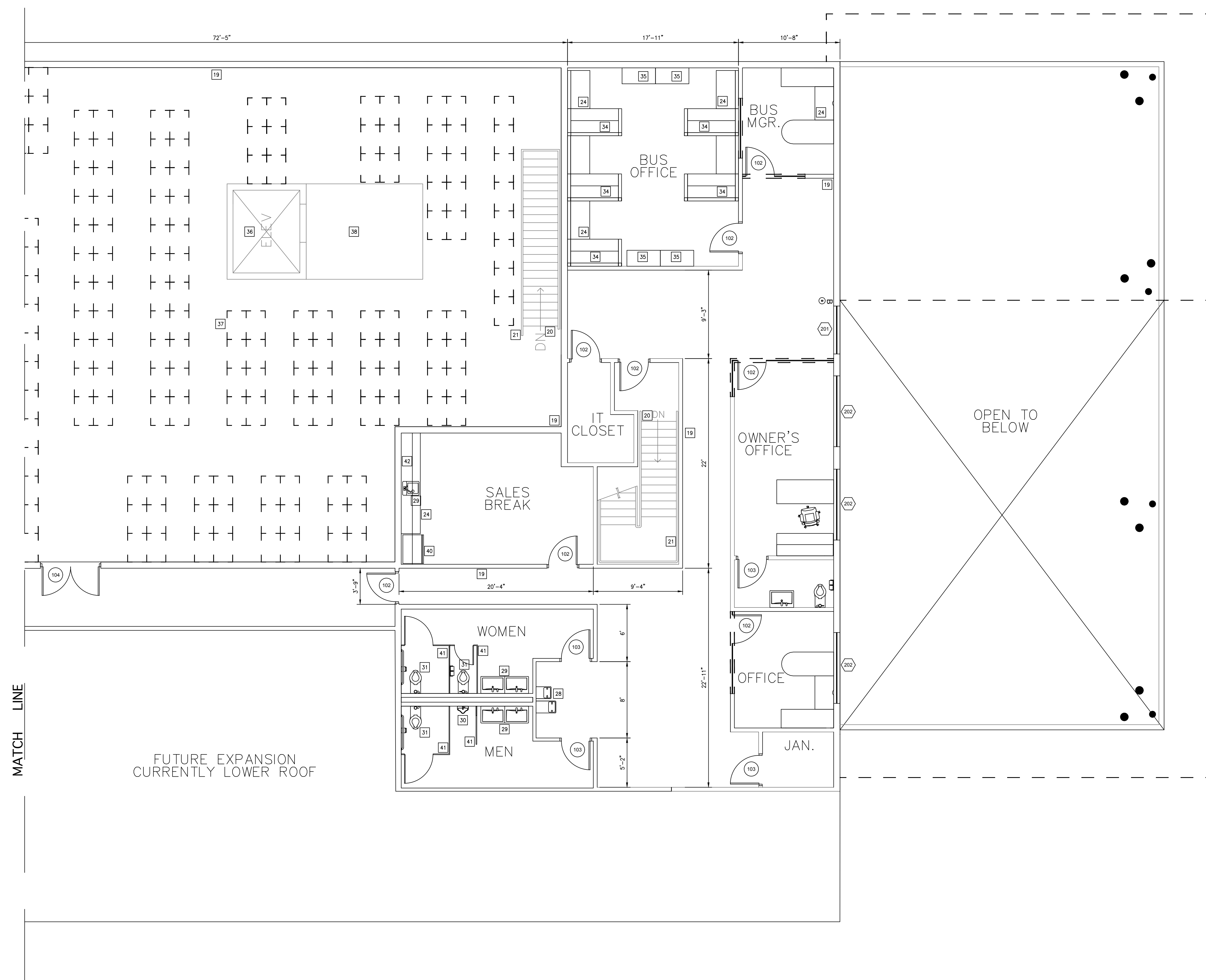
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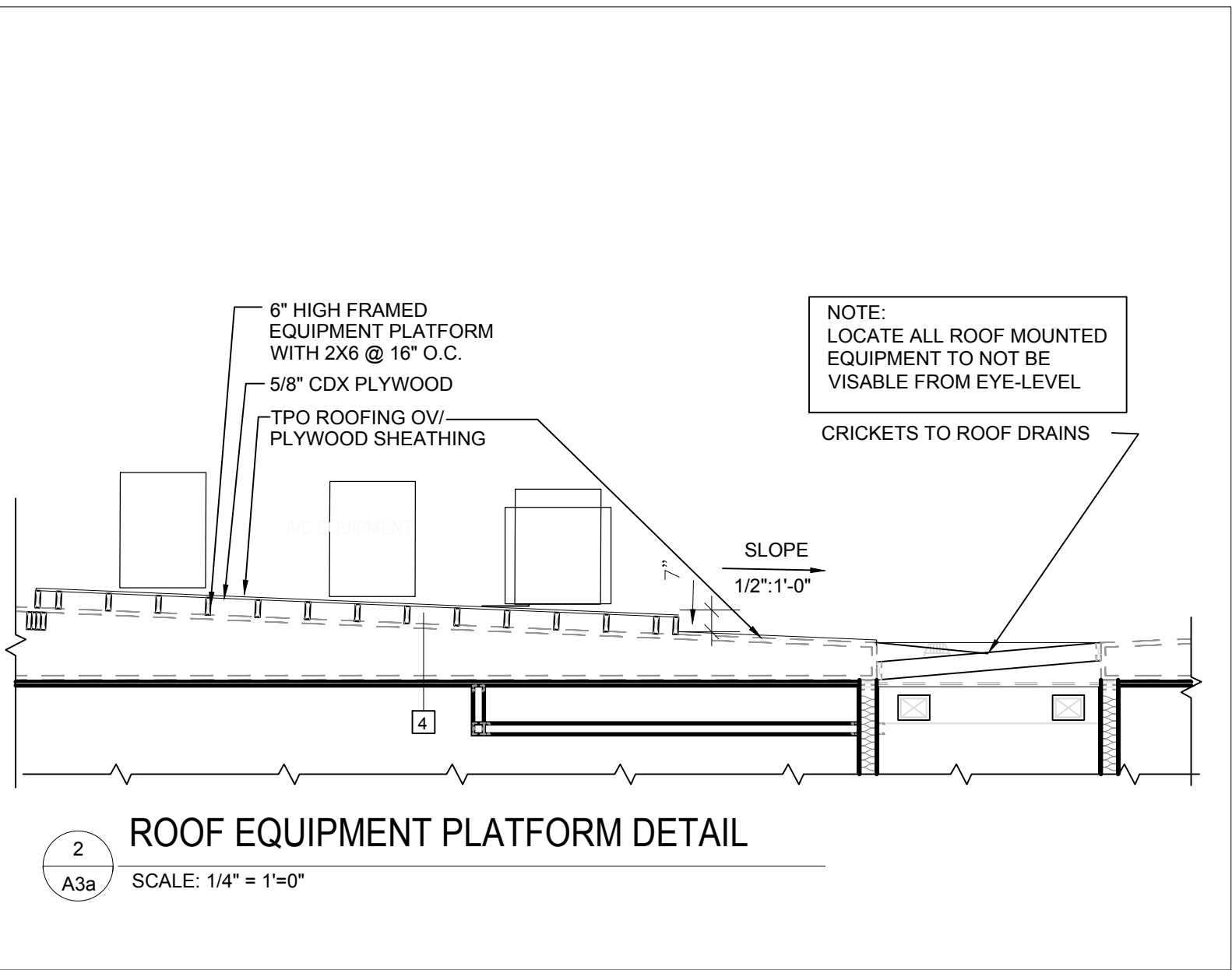
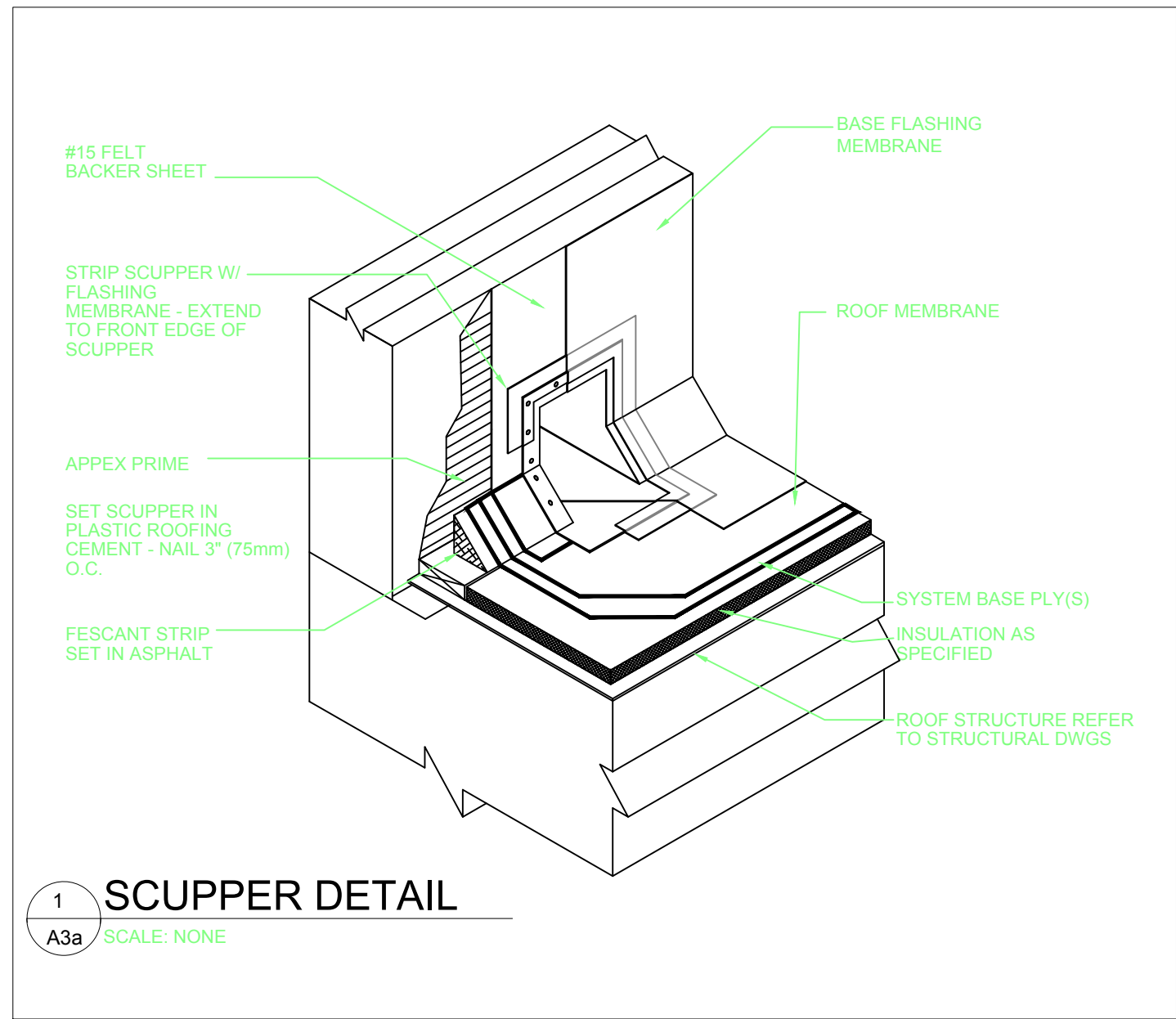
PROPOSED
SECOND FLOOR
PLAN

SHEET NUMBER

A3c



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



SOLAR ZONE CALCULATION:

TOTAL ROOF AREA: 11,216 S.F. (MAIN UPPER ROOF)		
REQUIRED: 11,216 S.F. * 0.15 = 1,682.4 S.F. REQUIRED		
SZ#	DIMENSIONS (W x H)	AREA
01	27'-6" x 12'-0" / 27'-6" x 8'-0"	550 S.F.
02	34'-0" x 8'-0"	272 S.F.
03	37'-6" x 12'-0" / 36'-6" x 8'-0"	742 S.F.
04	15'-0" x 8'-0"	120 S.F.
TOTAL PROVIDED:		1,684 S.F.

ATTIC SPACE CALC:

PARAPET A
ATTIC AREA: 286 S.F. = 4' x (14'x14') + 6' x 29'
ROD VENT AREA: 138 S.I. = 286 S.F. *144 @ 1/300
WALL VENT (7" DIA @ 38.5 S.I. EA.)
138 S.I. = 4 @ 38.5 S.I. EA.
USE 4 ATTIC WALL VENTS

PARAPET B
ATTIC AREA: 286 S.F. = 4' x (14'x14') + 6' x 29'
ROD VENT AREA: 138 S.I. = 286 S.F. *144 @ 1/300
WALL VENT (7" DIA @ 38.5 S.I. EA.)
138 S.I. = 4 @ 38.5 S.I. EA.
USE 4 ATTIC WALL VENTS

PARAPET C
ATTIC AREA: 34 S.F. = 4' x 8'-6"
ROD VENT AREA: 17 S.I. = 148 S.F. *144 @ 1/300
WALL VENT (7" DIA @ 38.5 S.I. EA.)
38.5 S.I. = 1 @ 38.5 S.I. EA.
USE 1 ATTIC WALL VENTS

ROOF DRAINAGE CALC:

TOTAL ROOF AREA REQUIRED TO BE COVERED: 12,350 S.F. (MAIN UPPER ROOF)
ROOF DESIGNED FOR 2" / HR RAIN FALL RATE
* (1) 4"Ø ROOF DRAIN PIPE IS REQUIRED FOR EVERY 6,920 S.F. *
DRAINAGE LINE RUN @ 1/4" / FT. MIN.
REQUIRED NUMBER OF DRAINS: 1.8 = (12,350 S.F. / 6,920 SF. 2 DRAINS MINIMUM)
(4) DRAINS USED PROVIDE COVERAGE UP TO 20,000 S.F. MIN.

NOTE:

FOR SPRINKLERED BUILDINGS EQUIPPED WITH "NFPA 13" AUTOMATIC FIRE SPRINKLER SYSTEM; NO DRAFT STOPS ARE REQUIRED PER CBC 718.3.2
REFER TO SITE GRADING & DRAINAGE PLAN FOR CONTINUATION OF ROOF DRAINAGE PIPING
ROOF DRAINAGE WATER FROM THIS BUILDING SHALL NOT BE PERMITTED TO FLOW OVER PUBLIC PROPERTY. ALL RAIN WATER PIPING INSIDE OF BUILDING TO BE RUN WITH CAST IRON PIPE

ROOF KEYNOTES

- 1 ROOF HATCH, REFER TO SHEET 3 A7C FOR STAIRWAY LAYOUT
- 2 CLASS 'A' ROOFING: TPO ROOF OVER PLYWOOD SHEATHING SEE SPECIFICATIONS. APPLY AS PER CBC AND MANUFACTURERS RECOMMENDATIONS. THE ROOF STRUCTURE IS A CHRC CERTIFIED COOL WITH REFLECTANCE OF .70 OR GREATER AND EMMITTANCE OF .75 OR GREATER. FOR TYPICAL ROOF MEMBRANE DETAILS SEE 1 A145 5 A145
TPO = THERMOPLASTIC POLYOLEFIN SINGLE PLY ROOFING (SPR)
- 3 SHEET METAL FLASHING PARAPET CAP TYPICAL @ ALL PARAPET WALL TOPS (PAINTED)
- 4 PREFORMED RESILIENT, SKID RESISTENT ROOF PROTECTION WALK PADS TO BE 36" WIDE. SEPARATE PADS TO PROVIDE 2" SPACE FOR DRAINAGE (1" MIN. TO 3" MAX.)
- 5 COOK VENTILATOR GR TYPE 24"X 24" (4 SQUARE FEET MIN.) AT ELEV. DUCT TO TOP OF ELEV. SHAFT VENT IS TO BE OF MANUAL OPERATION ONLY. SEE SHEET 7a FOR CALCULATIONS
- 6 PROVIDE WATER/ WEATHER PROOF 14"X24" WALL ACCESS TO CONCEALED SPACE. AT VERTICAL OR SLOPED WALL FOR EACH CONCEALED SPACE. REFER TO DETAIL 4 A145
ATTIC / CONCEALED SPACE AT BASE OF PARAPETS -
A) PROVIDE FIREBLOCKING AT 10' O.C.
B) PROVIDE A 14"X24" WALL LOUVER VENT AT EACH CONCEALED SPACE. PROVIDE NORWEST CO. 7" DIAMETER SIDE WALL VENTS WITH SCREEN - MODEL NO. 553167 OR SIMILAR FOR EVERY LINEAR 10'. REFER TO ATTIC VENT CALC THIS SHEET
- 7 OPENINGS FOR VENTILATION ARE TO BE COVERED WITH CORROSION RESISTANT METAL MESH. MESH OPENINGS @ 1/4"
- 8 FOR ROOF DRAIN REFER TO DETAILS 13 A145 14 A145
S.D. - STORM DRAIN: ROOF DRAIN EXTENSION TO FACE OF CURB SEE ROOF DRAINAGE CALCULATIONS FOR SIZE & SLOPE OF DRAINAGE LINE RUN.
- 9 O.D. - OVER FLOW DRAIN: EXTEND TO BASE OF EXTERIOR WALL AT AN OPEN CONSPICUOUS LOCATION. REFER TO DETAIL 8 A145
- 10 ROOF VENTILATOR FAN FOR CURB BLOCKING AND FLASHING REFER TO DETAIL. ADJUST EXHAUST FAN TO ACCOMMODATE 35 CFM PER GUEST ROOM. KEEP 6" CLEAR FROM MECHANICAL UNIT INTAKE 2 A145
- 11 NOT USED
- 12 GUARD RAILS AT ROOF ACCESS HATCH. SEE DETAILS 10 A145 11 A145 12 A145
- 13 ROOF DRAIN OVERFLOW EXTENSION TO DOWNSPOUT. PROVIDE SPLASH BLOCK FOR OVERFLOW DRAIN TERMINATION TO PROTECT PLANTER WHERE REQUIRED. REFER TO DETAIL 7 A145
- 14 ROOF MOUNTED EQUIPMENT
- 15 ROOF CONNECTION TO MAIN VERTICAL SUPPLY
- 16 ROOF VENT PENETRATION THROUGH ROOF REFER TO DETAIL 6 A145
- 17 HOSE BIB ON ROOF TO BE CONNECTED DOWN TO MAIN COLD WATER LINE ON THE FIRST FLOOR
- 18 SOLAR ZONE: MINIMUM 15% COVERAGE OF ROOF AREA. SEE CALCULATION CHART, THIS SHEET

ROOF LEGEND

IN LIEU OF VENTILATION - THE SPACE BETWEEN ROOF JOISTS IS TO BE COMPLETELY FILLED WITH UNBACKED INSULATION WITH FLAME SPREAD OF 25. SEE ROOF PLAN AND SECTION FOR LOCATION OF INSULATION

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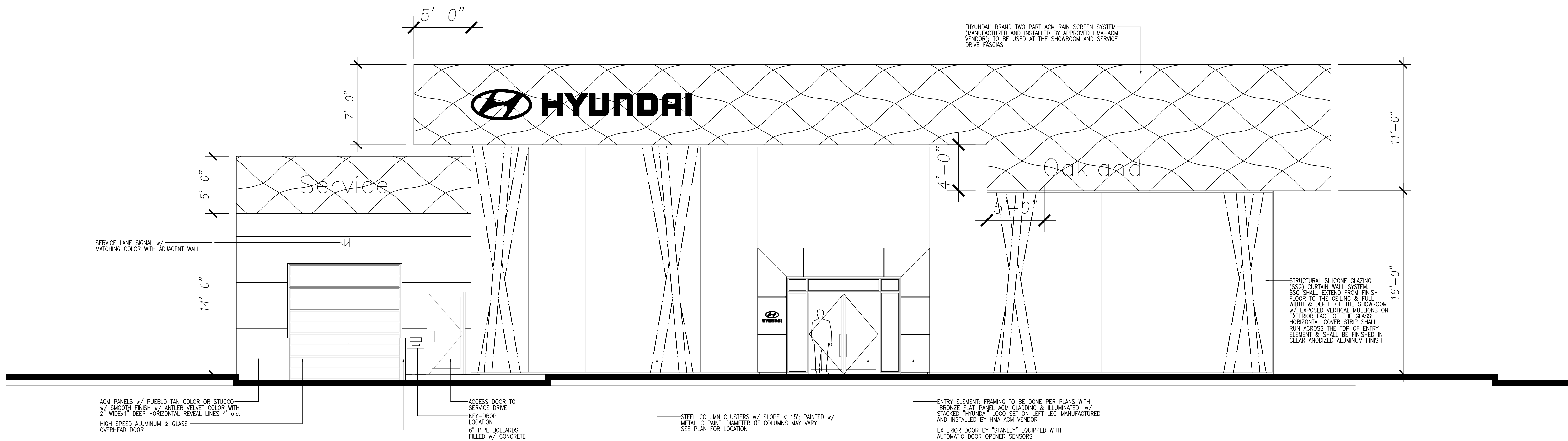
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SHEET TITLE

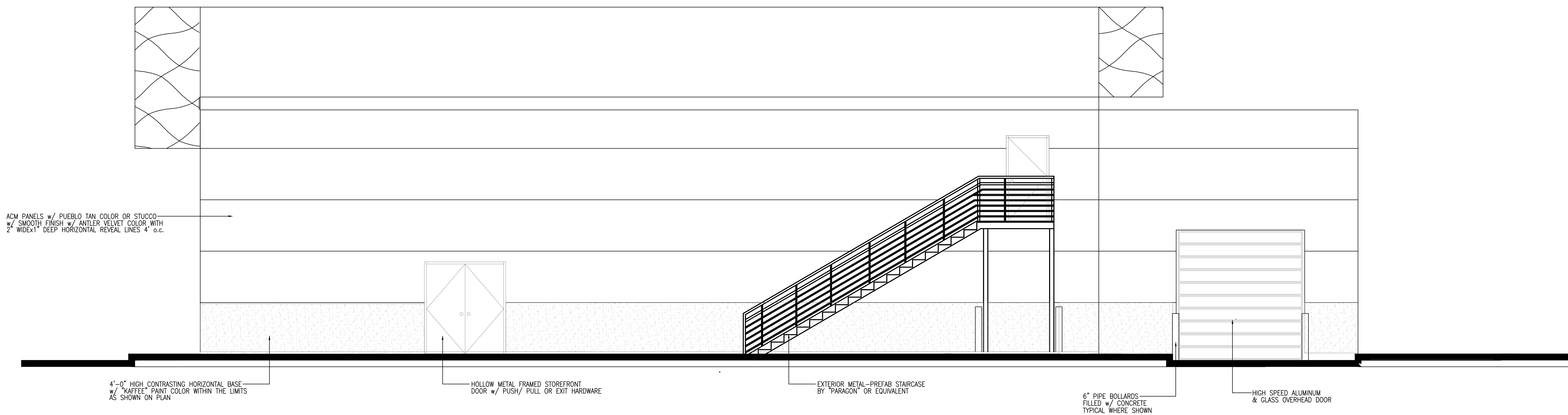
ROOF PLAN

SHEET NUMBER

A4a



① FRONT ELEVATION
SCALE: 1/4"=1'-0"



② REAR ELEVATION
SCALE: 1/4"=1'-0"

I Engineering

B
C
19 Pine Valley Place
San Ramon, CA 94583
VOICE: 925.584.2302
e-mail: indyhadha@yahoo.com

Proposed
Hyundai Dealership For
Moussa Group
7711 Oakport Street
Oakland, California

UNAUTHORIZED CHANGES:
IT IS THE CLIENT'S RESPONSIBILITY
PRIOR TO OR DURING CONSTRUCTION
TO NOTIFY THE DESIGNER IN WRITING
OF ANY ERRORS OR OMISSIONS IN
THE PLANS AND SPECIFICATIONS OF
WHICH A CONTRACTOR THOROUGHLY
KNOWLEDGEABLE WITH THE BUILDING
CODES AND METHODS OF CONSTRUCTION
SHOULD REASONABLY BE
AWARE OF. WRITTEN INSTRUCTIONS
ADDRESSING SUCH PERCEIVED
ERRORS OR EMISSIONS SHALL BE
RECEIVED FROM THE DESIGNER
PRIOR TO THE CLIENT OR CLIENT'S
SUB-CONTRACTORS PROCEEDING
WITH THE WORK. THE CLIENT WILL
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IN THE CONSTRUCTION IF THE
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NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (PORT)-C	APRIL 25, 2022

CADD FILE	JOB NO.
DESIGNER I.C.	REVISION
DRAWN BY I.C.	DATE Jan. 2021
CHECKED BY I.C.	SCALE AS SHOWN

SHEET TITLE
PROPOSED
ELEVATIONS
SHEET NUMBER
A5a

Proposed
Hyundai Dealership For
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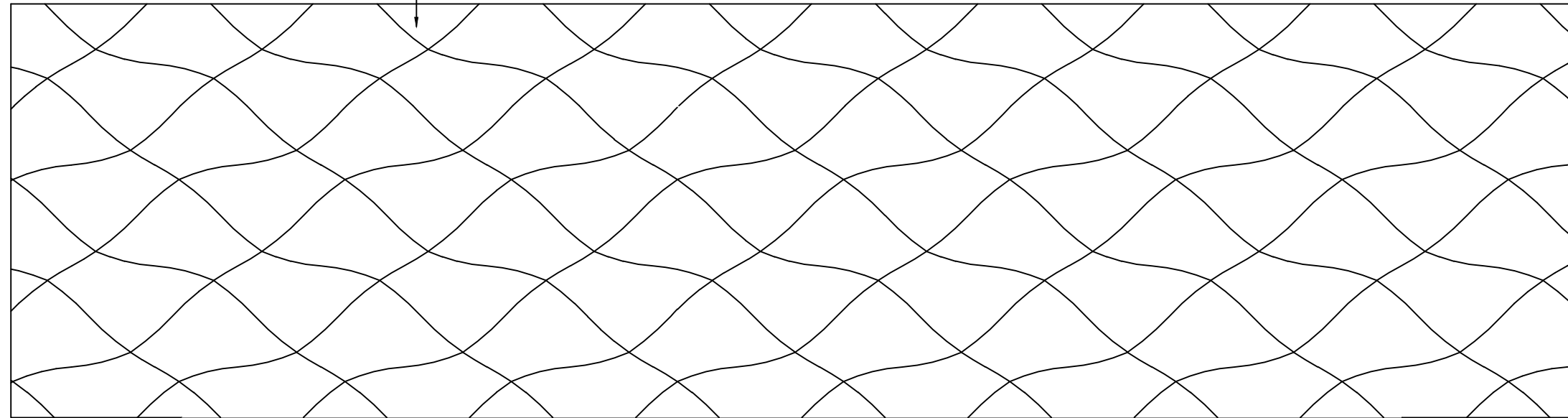


NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (PORT)-C	APRIL 25, 2022

DESIGNER	I.C.	JOB NO.	REVISION
DRAWN BY	I.C.	DATE	Jan. 2021
CHECKED BY	I.C.	SCALE	AS SHOWN

SHEET TITLE	PROPOSED ELEVATIONS
SHEET NUMBER	A5b

"HYUNDAI" BRAND TWO PART ACM RAIN SCREEN SYSTEM
(MANUFACTURED AND INSTALLED BY APPROVED HMA-ACM
VENDOR); TO BE USED AT THE SHOWROOM AND SERVICE
DRIVE FASCIAS



STEEL COLUMN CLUSTERS w/ SLOPE < 15°; PAINTED w/
METALLIC PAINT; DIAMETER OF COLUMNS MAY VARY
SEE PLAN FOR LOCATION

HIGH SPEED GLASS
OVERHEAD DOOR, WHERE
SHOWN

HIGH SPEED ALUMINUM
& GLASS OVERHEAD DOOR

MATCH LINE

MATCH LINE

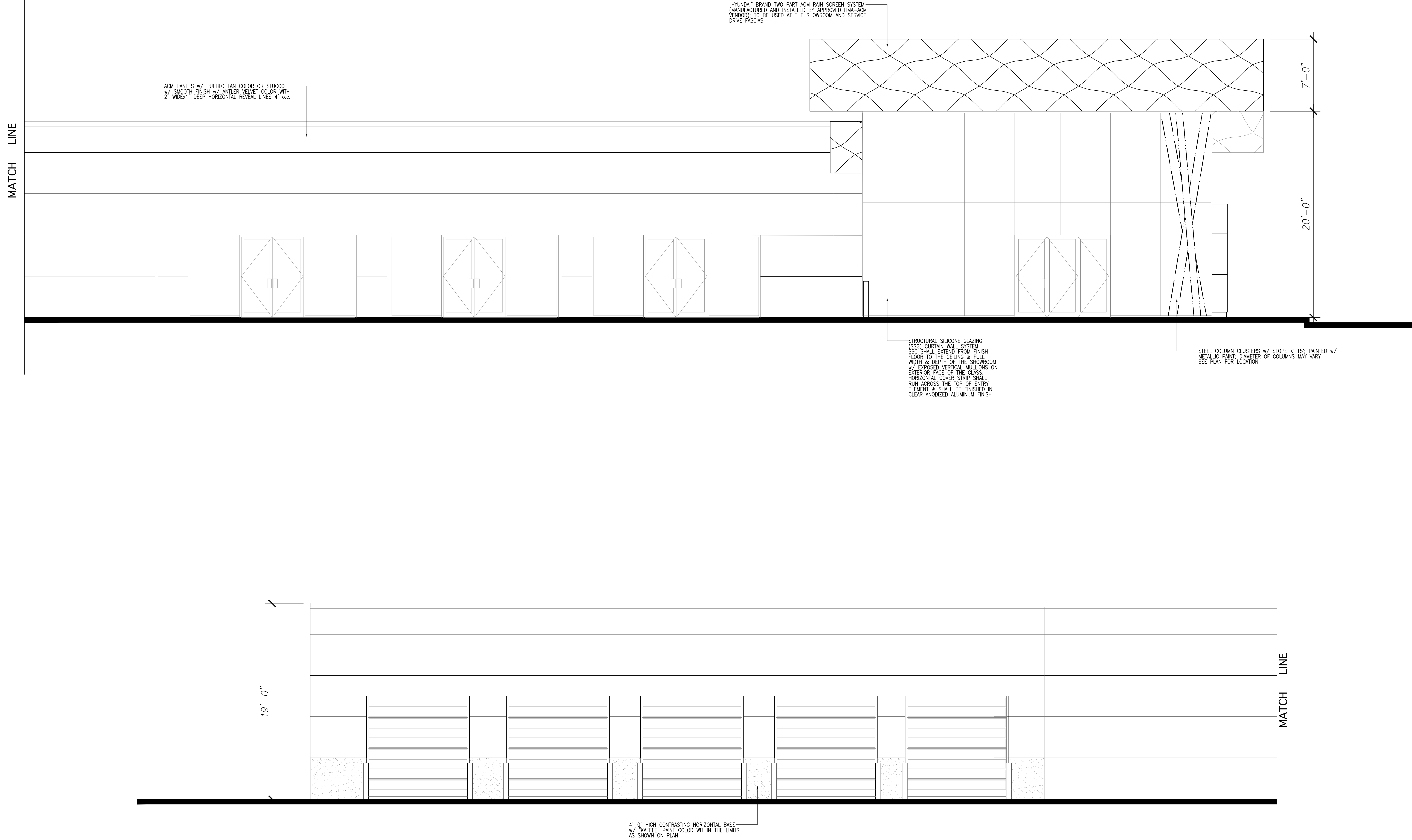
6" PIPE BOLLARDS
FILLED w/ CONCRETE
TYPICAL WHERE SHOWN

HOLLOW METAL DOOR
SEE PLAN FOR MORE
INFORMATION

HIGH SPEED ALUMINUM
& GLASS OVERHEAD DOOR
TYPICAL WHERE SHOWN

4'-0" HIGH CONTRASTING HORIZONTAL BASE
w/ "KAFFEE" PAINT COLOR WITHIN THE LIMITS
AS SHOWN ON PLAN

1 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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DESIGNER	I.C.	JOB NO.	REVISION
DRAWN BY	I.C.	DATE	Jan. 2021
CHECKED BY	I.C.	SCALE	AS SHOWN

PROPOSED HYUNDAI
DEALERSHIP
MOUSSA GROUP
7711 OAKPORT STREET
OAKLAND, CALIFORNIA

Engineering

19 Pine Valley Place
San Ramon, CA 94583
VOICE: 925.594.2302
e-mail: indyhadha@yahoo.com

B C

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NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (BUILDING)-C	

CADD FILE	JOB NO.
DESIGNER: L.C.	REVISION
DRAWN BY: L.C.	DATE: Jun. 2021
CHECKED BY: L.C.	SCALE: AS SHOWN

SHEET TITLE
COVER SHEET
w/ VICINITY MAP
& ABBREVIATIONS
SHEET NUMBER
C0

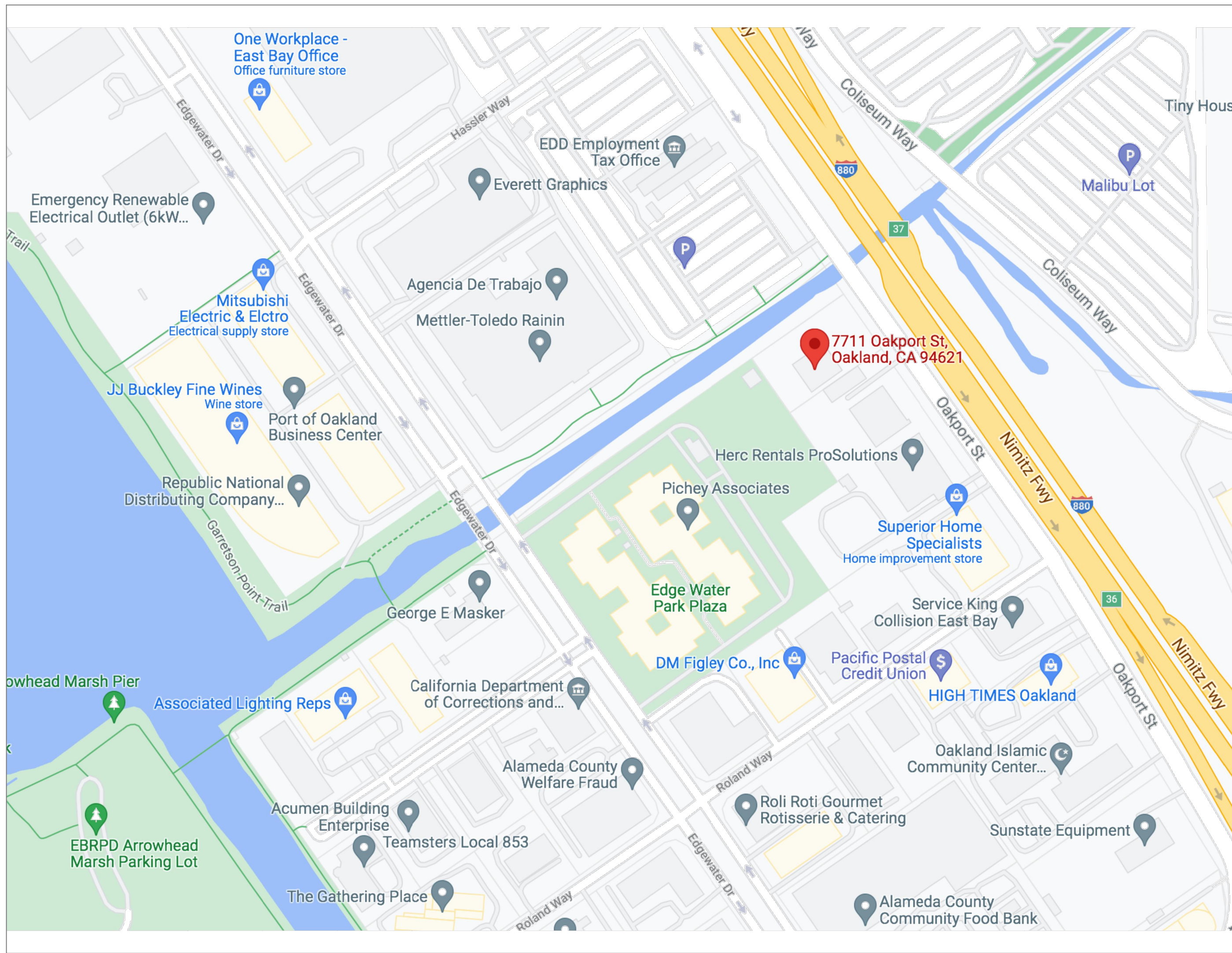
DRAWING INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET/ VICINITY MAP
C-1	GENERAL NOTES
C-2	EXISTING TOPO
C-3	DEMOLITION PLAN
C-4	EROSION CONTROL NOTES
C-4.1	SITE EROSION CONTROL PLAN
C-5	SITE GRADING AND IMPROVEMENT PLAN
C-6	UTILITY PLAN

LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
---	LOT LINE	---
---	CENTER LINE	---
---	WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	EX: 12" SD
---	SANITARY SEWER	EX: 8" SS
---	WATER	EX: 8" W
---	CURB AND GUTTER	EX: FC
---	SIDEWALK	---
---	EARTH AND GRASS SWALE	---
---	STORM WATER INLET	---
---	FIELD INLET	---
---	AREA DRAIN	---
---	DIRECTION OF FLOW	---
---	MANHOLE	---
---	FIRE HYDRANT (DOUBLE STEAMER)	---
---	SANITARY SEWER CLEAN OUT	---
---	SANITARY SEWER LATERAL	---
---	WATER SERVICE WITH METER	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	MONUMENT	---
---	TRAFFIC SIGN	---
---	BARRICADE	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---
---	ASPHALT PAVEMENT	---
---	UNIT NUMBER	---
---	BUILDING NUMBER	---

VICINITY MAP



ABBREVIATIONS

AB	AGGREGATE BASE	NTS	NOT TO SCALE
AC	ASPHALT CONCRETE	PAV	PAVEMENT
AD	AREA DRAIN	PCC	POINT OF COMPOUND CURVE
AS	AGGREGATE SUBBASE	PG&E	PACIFIC GAS AND ELECTRIC COMPANY
BC	BEGINNING OF CURVE	PL	PROPERTY LINE
BVC	BEGIN VERTICAL CURVE	PRC	POINT OF REVERSE CURVE
BW	BOTTOM OF WALL/ BACK OF WALK	PSDE	PRIVATE STORM DRAIN EASEMENT
C & G	CURB AND GUTTER	PSE	PUBLIC SERVICE EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	PVT	PRIVATE
CP	CENTER POINT	RCP	REINFORCED CONCRETE PIPE
CS	CURB STATION	RET	CURB RETURN
DDCV	DOUBLE DETECTOR CHECK VALVE	RP	RADIUS POINT
DWY	DRIVEWAY	RT	RIGHT
EC	END OF CURVE	RW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EX	EXISTING	SDE	STORM DRAIN EASEMENT
FC	FACE OF CURB	SHT	SHEET
FG	FINISHED GRADE	SL	STREET LIGHT
FH	FIRE HYDRANT	SNS	STREET NAME SIGN
FI	FIELD INLET	SS	SANITARY SEWER
FL	FLOW LINE	SSE	SANITARY SEWER EASEMENT
GB	GRADE BREAK	SSCO	SANITARY SEWER CLEAN OUT
GR	GRATE	STA	STATION
GRND	GROUND ELEVATION	STR	STRUCTURE
HCR	HANDICAP RAMP	SWI	STORM WATER INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SW	SIDEWALK
HP	HIGH POINT	TB	TOP OF BANK/ THRUST BLOCK
HW	HEADWALL	TSW	TOP OF SOUND WALL
INV	INVERT ELEVATION	TC	TOP OF CURB
JT	JOINT TRENCH	TG	TOP OF GRATE
LAT	LATERAL	TRANS	TRANSITION
LP	LOW POINT	TW	TOP OF WALL
LT	LEFT	UNO	UNLESS NOTED OTHERWISE
LS	LANDSCAPE	W	WATER
MH	MANHOLE	WM	WATER METER
MON	MONUMENT		

APPROVAL STAMP

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
(800)227-2600
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

CONTRACTOR NOTE:

ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FINISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/ AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

GENERAL NOTES:

- WHERE THERE IS EXISTING CONCRETE TO BE REMOVED, IT SHALL BE CUT WITH A CONCRETE SAW TO A MINIMUM DEPTH OF 1 1/2" TO LINES DETERMINED BY THE CITY ENGINEER UNLESS REMOVAL CAN BE MADE TO A COLD OR EXPANSION JOINT. CURB, GUTTERS AND SIDEWALKS SHALL BE REMOVED FROM THE ENTIRE SECTION.
- IN SIDEWALK AREA, CLASS 2 AGGREGATE SUB-BASE SHALL BE PLACED ON A SMOOTHLY GRADED, FIRM, UNYIELDING PLANE. THE TOP 6" OF SUB-GRADE AND THE AGGREGATE SUB-BASE SHALL BE COMPACTED TO NOT LESS THAN 90% RELATIVE DENSITY. SAND, GRAVEL OR OTHER FLUID MATERIAL SHALL NOT BE USED.
- THE TOP 6" OF SUB-GRADE AND AGGREGATE SUB-BASE UNDER CURB, GUTTER AND DRIVEWAYS SHALL BE COMPACTED TO NOT LESS THAN 95% RELATIVE DENSITY.
- WHERE NEW CONCRETE IS TO BE PLACED AGAINST EXISTING CONCRETE, THE TWO SHALL BE BONDED BY A COATING OF TWO PART EPOXY, AS PER SECTION 95 OF THE STANDARD SPECIFICATIONS, OR DOWELED WITH NO. 3 BARS @ 3'-0" o.c. MAXIMUM, OR AS DIRECTED BY THE CITY ENGINEER.
- EXPANSION JOINTS SHALL BE THE BITUMINOUS FIBER TYPE, 1/2" IN THICKNESS, IN ONE PRE-MOLDED PIECE. THE FULL DEPTH, WIDTH AND SHAPE OF THE CONCRETE SPACED A MAXIMUM OF 50' APART. EXPANSION JOINTS SHALL BE INSTALLED AT ALL STRUCTURES, CURB RETURNS AND DRIVEWAYS.
- WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 1/4" OF CONCRETE THICKNESS WITH A SCORING TOOL WHICH WILL LEAVE THE CORNERS ROUNDED. WEAKENED PLANE JOINTS SPACING SHALL NOT EXCEED 10' UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- CONCRETE SHALL BE CLASS "B" (FIVE SACK MIX) WITH MAXIMUM 4" SLUMP. CONCRETE SHALL CONTAIN ONE LB. LAMPBLACK PER CUBIC YARD.
- SCORE MARKS SHALL CONFORM TO EXISTING ADJACENT PATTERNS, OR SHALL BE PLACED AS DIRECTED BY THE CITY ENGINEER.
- FINISHED CONCRETE SHALL BE TREATED WITH A TRANSPARENT CURING COMPOUND AT THE RATE OF 200 SQ. FT. PER GALLON IN A CRISS-CROSS PATTERN, OR WATER CURED, AS DIRECTED BY THE ENGINEER.
- APPROVED FORMS SHALL BE USED FOR ALL CONCRETE WORK UNLESS AN EXTRUSION MACHINE IS PERMITTED. FORMS SHALL BE SMOOTH, RIGID AND FULL DIMENSION. THE LOWER REAR EDGE OF THE FRONT FACE FORM OF CURBS SHALL BE MILLED TO A 1" RADIUS. BRACING STAKES SHALL BE PLACED AT 3'-0" INTERVALS.
- CURB RAMPS SHALL BE CONSTRUCTED AT ALL CROSSWALKS, MARKED OR UN-MARKED AND SHALL CONFORM TO STATE STANDARD PLAN NSP A88.
- "CALL BEFORE YOU DIG"; CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
- FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. AWAY AT A 5%. ALL EXTERIOR HARD SURFACE (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5%. MINIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL (33%).
- LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPE AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPE AREA OR MAY DRAIN TO A SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION WORK WITHIN THE ALAMEDA COUNTY RIGHT OF WAY. THE CONTRACTOR/ OWNER SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING ANY WORK WITHIN THE ALAMEDA COUNTY RIGHT OF WAY. ALL CONSTRUCTION WORK WITHIN ALAMEDA COUNTY RIGHT OF WAY SHALL CONFORM TO COUNTY STANDARDS.
- UTILITY WORK WITHIN THE ALAMEDA COUNTY RIGHT OF WAY NOT INSTALLED BY THE CONTRACTOR/ OWNER REQUIRE A SEPARATE ENCROACHMENT PERMIT BY THE UTILITY AGENCY PERFORMING THE WORK.
- ALL CONTRACTORS, SUB-CONTRACTORS OR OWNER/ BUILDERS SHALL IMPLEMENT CONSTRUCTION "BEST MANAGEMENT PRACTICES" TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATION OR STOP ORDERS. (SEE ADDITIONAL NOTES BELOW).
- ALL MODIFICATIONS NEEDED TO THE WATER SERVICES AND/ OR WATER METERS (UPSIZE, DOWNSIZE, RELOCATE ETC.) MUST BE PERFORMED BY COUNTY CREWS AT THE OWNER'S APPLICANT'S EXPENSE.
- WATER METER MUST BE LOCATED A MINIMUM OF TWO FEET FROM TOP OF THE DRIVEWAY FLARES AS PER CONTRA COSTA COUNTY STANDARD DETAIL.
- WATER MAINS AND SERVICES, INCLUDING THE METERS, MUST BE LOCATED "AT LEAST 10 FEET HORIZONTALLY FROM AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING UNTREATED SEWAGE" PER CALIFORNIA WATERWORKS STANDARDS, TITLE 22, CHAPTER 16, SECTION 64572.
- WATER AND SEWER SERVICES ARE NOT AVAILABLE AND SUBJECT TO THE ALAMEDA COUNTY STANDARD CONDITIONS AND FEES IN EFFECT AT THE TIME OF APPLICATION AND PAYMENT OF FEES.
- SANITARY SEWER CONNECTION FEE IS DUE AND PAYABLE PRIOR TO FINAL APPROVAL.
- APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS.
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL NOT BE LIMITED TO NORMAL WORKING HOURS. WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING AND CONTROL DEVICES ARE IN PLACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/ REPLACE ANY EXISTING IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT AND FENCES OR UNDERGROUND UTILITIES DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS OR MATERIAL SUPPLIERS, TO THE SATISFACTION OF CITY ENGINEER AND OWNER OF THE DAMAGED EXISTING IMPROVEMENTS.
- EXISTING STRIPING, MARKING, PAVEMENT MARKERS, LANDSCAPING, IRRIGATION, CURBS, SIDEWALK ETC. DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN KIND AT NO COST TO THE COUNTY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND SHALL PROVIDE NOTIFICATION 48 HOURS IN ADVANCE TO THE COUNTY INSPECTOR, COUNTY ENGINEER, SOIL ENGINEER AND OTHER REQUIRED PROFESSIONAL OR PUBLIC AGENCY.
- THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS OF PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIODS OF CONSTRUCTION.

- THE LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND AFFECTED AGENCIES FOR VERIFICATION OF LOCATION AND DEPTHS OF EXISTING UTILITIES. CONTRACTOR SHOULD CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800-227-2600 FOR MARKING LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHOULD SUBMIT TO COUNTY A TRAFFIC CONTROL PLAN DESIGNED AND STAMPED BY A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA TEN DAYS PRIOR TO LANE CLOSURE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- ALL SITE CLEARING, GRADING AND CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO FOLLOWING HOURS:
7:30 AM TO 5:30 PM - MONDAY THROUGH FRIDAY
9:00 AM TO 4:00 PM - SATURDAY AND HOLIDAYS
NO CONSTRUCTION ACTIVITY WILL BE ALLOWED ON SATURDAY, SUNDAY AND UNLESS APPROVED BY THE COUNTY.
HOLIDAYS FURTHERMORE, LOUD NOISES NO GREATER THAN 86 DBA AT A DISTANCE OF 50 FEET SHALL NOT OCCUR BEFORE 8:00 AM ON WEEKDAYS AND NOT AT ALL ON WEEKENDS. THE HOURS OF CONSTRUCTION MAY BE MODIFIED BY THE COMMUNITY DEVELOPMENT DIRECTOR UPON A DETERMINATION THAT UNUSUALLY LOUD CONSTRUCTION ACTIVITIES ARE HAVING A SIGNIFICANT IMPACT ON THE NEIGHBORS.FAILURE TO COMPLY WITH THE ABOVE-DESCRIBED HOURS OF OPERATION MAY RESULT IN WITHHOLDING OF INSPECTIONS AND POSSIBLE CONSTRUCTION PROHIBITIONS, SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY ENGINEER. A SIGN SHALL BE POSTED ON SITE WITH THE HOURS OF OPERATION AND A TELEPHONE NUMBER OF THE PERSON TO BE CONTACTED IN THE EVENT OF ANY VIOLATIONS AND SHALL BE PURCHASED AT THE DEVELOPMENT SERVICE COUNTER.
- PRIOR TO THE ISSUANCE OF ANY PERMIT FOR VERTICAL CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH CALIFORNIA FIRE CODE ARTICLE 87, FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION OF A BUILDING.
- PROVIDE AN ALL WEATHER SURFACE, AS APPROVED BY THE FIRE MARSHALL, FOR EMERGENCY VEHICLE ACCESS WITHIN 150 OF ALL CONSTRUCTION OR COMBUSTIBLE STORAGE. THIS ACCESS SHALL BE PROVIDED BEFORE ANY CONSTRUCTION OR COMBUSTIBLE STORAGE WILL BE ALLOWED.
- ~~PROVIDE REQUIRED FIRE FLOW (HYDRANTS) ON SITE PRIOR TO CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS. FIRE HYDRANT JUMPER LINES MUST BE AT LEAST 6" IN DIAMETER. THIS MUST BE COMPLETED AND INSPECTED BEFORE ANY CONSTRUCTION OR MATERIAL STORAGE WILL BE ALLOWED.~~
- PRIOR TO MOVING ANY MATERIAL TO OR FROM THE SITE, THE CONTRACTOR SHALL CHECK WITH THE TRAFFIC DEPARTMENT AT THE COUNTY OFFICE TO ENSURE IF A HAUL ROUTE IS REQUIRED, AND IN CASE OF REQUIREMENT, THE CONTRACTOR SHALL SUBMIT HAUL ROUTE FOR REVIEW AND APPROVAL PRIOR TO ANY WORK CAN BE PERFORMED FOR THIS ACTIVITY.
- ~~SHOULD ANY HUMAN REMAINS OR HISTORICAL OR UNIQUE ARCHAEOLOGICAL RESOURCES IS DISCOVERED DURING CONSTRUCTION, THE PROVISIONS OF "CEQA GUIDELINES, SECTION 15064.5.(4) AND (1)" SHALL BE FOLLOWED TO REDUCE IMPACTS TO A NON-SIGNIFICANT LEVEL. IN THE EVENT OF DISCOVERY OF HUMAN REMAINS DURING MONITORING AND CONSTRUCTION, THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO CONTAIN ADJACENT REMAINS. SPONSOR SHALL NOTIFY THE SANTA CLARA COUNTY CORONER WHO SHALL MAKE A DETERMINATION AS TO WHETHER THE REMAINS ARE NATIVE AMERICAN. IF THE CORONER DETERMINES THAT THE REMAINS ARE NOT SUBJECT TO HIS/ HER AUTHORITY, S/HE SHALL NOTIFY THE NATIVE AMERICAN HERITAGE COMMISSION, WHO WILL ATTEMPT TO IDENTIFY DESCENDANTS OF THE DECEASED.~~
- THE CONTRACTOR SHALL NOT DESTROY ANY EXISTING SURVEY POINTS IN THE STREET WITHOUT THE CONSENT OF THE COUNTY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DESTROYED SHALL BE REPLACED IN ACCORDANCE TO THE PROFESSIONAL LAND SURVEYOR'S ACT.
- ~~MYLAR COPY AND AN ELECTRONIC VERSION (.pdf OR .tif ON DVD MEDIA) OF IMPROVEMENT PLANS REVISED TO REFLECT "RECORD DRAWINGS" CONDITIONS BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY AND APPROVED BY THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK.~~
- THE PROJECT SITE SHALL BE HANDICAPPED ACCESSIBLE IN COMPLIANCE WITH THE ALAMEDA COUNTY ADOPTED CODES AND ORDINANCES. THE ACCESSIBLE ROUTE OF TRAVEL BETWEEN APPLICABLE BUILDINGS, ACCESSIBLE SITE FACILITIES, AND PARKING AREAS ARE TO BE DESIGNED AND DETAILED PER CHAPTER 11A OF THE 2013 CALIFORNIA BUILDING CODE. PROVIDE ACCESSIBLE ROUTES OF TRAVEL WITH A MINIMUM 5% SLOPE IN DIRECTION OF TRAVEL AND 2% (MAXIMUM) CROSS SLOPES.
- ALL CONTRACTORS, SUBCONTRACTORS AND VENDORS SHALL BE LICENSED TO DO BUSINESS IN ALAMEDA COUNTY.
- SHOULD THE CONTRACTOR, SUBCONTRACTORS FIND ANY DEFICIENCIES, ERRORS, CONFLICTS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS OR SHOULD THERE BE A DOUBT AS TO THEIR MEANING OR INTENT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BEFORE THE CONTRACTOR PROGRESSES WITH THEIR WORK. THE ENGINEER WILL PROVIDE WRITTEN CLARIFICATION.
- CONTRACTOR SHALL CONFORM TO EXISTING STREET, SURROUNDING LANDSCAPE, AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS AND GRADING ETC. AND TO AVOID ABRUPT OR APPARENT CHANGES IN GRADE OR CROSS SLOPE, LOW SPOTS OR POTENTIALLY HAZARDOUS CONDITIONS.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF BURIED PIPES FROM CONSTRUCTION LOADS.
- THE CONTRACTOR SHALL OBTAIN A CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL-OSHA) PERMIT FOR TRENCHES FIVE FEET OR GREATER IN DEPTH. A COPY OF THIS PERMIT SHALL BE SUPPLIED TO THE OWNER AND AN ADDITIONAL COPY SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.

ROADWAY NOTES:

- THE EXACT EXTENT OF THE NEW STREET STRUCTURAL SECTION TO BE INSTALLED SHALL BE DETERMINED BY THE ENGINEER UPON COMPLETION OF ROADWAY EXCAVATION.
- 3 OR MORE PAVEMENT CUTS WITHIN 200 FEET SHALL RESULT IN ADDITIONAL GRIND AND AC OVERLAY OUTSIDE THE STATED LIMITS IN ACCORDANCE WITH THE COUNTY'S TRENCH CUT POLICY.
- FOR THE TOP LAYER OF ASPHALT CONCRETE PAVEMENT OR OVERLAY, EACH PASS SHALL BE PLACED AGAINST EACH PRIOR PASS BEFORE THE TEMPERATURE OF THE ASPHALT OF THE PASS TO BE MATCHED DROPS BELOW 250°F. THE CONTRACTOR SHALL PLAN THE ASPHALT CONCRETE PAVING WORK TO ALLOW THE PLACING OF ADJOINING TOP LAYERS WITHOUT LONGITUDINAL COLD JOINTS.
- PRIOR TO PAVING OF ASPHALT CONCRETE, ALL UNDERGROUND UTILITIES MUST BE TESTED AND APPROVED BY THE REGULATORY AGENCY. FINAL LIFT OF ASPHALT CONCRETE FOR ACCESS ROUTE SHALL BE PAVED PRIOR TO OPENING OF PROPOSED BUILDING. THE FINAL TWO LIFTS OF ASPHALT (2" THICK MINIMUM) SHALL BE DONE WITH PAVING MACHINE.
- APPLY A BITUMINOUS FOG SEAL COAT TO ALL STREETS AND ASPHALT OVERLAYS EXCEPT ON THOROUGHFARES WHICH MUST BE OPENED WITHIN 24 HOURS.
- ALL POINTS OF GRADE CHANGE NOT WITHIN A VERTICAL CURVE SHALL BE ROUNDED IN THE FIELD FOR PROPER APPEARANCE.
- CONTRACTOR OR REGULATORY UTILITY AGENCY SHALL BE RESPONSIBLE FOR ADJUSTING RIMS OF ALL UTILITIES SUCH AS, BUT NOT LIMITED TO, CLEANOUTS, MAINTENANCE HOLES, VALVE COVERS AND SURVEY MONUMENTS.
- CURB RAMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN IN THE LATEST VERSION OF THE STATE STANDARD PLANS (A88A & B).
- CURB RAMPS SHALL HAVE DETECTABLE WARNINGS IN THE FORM OF TRUNCATED DOMES IN ACCORDANCE WITH 280CFR PART 36, ADA STANDARD FOR ACCESSIBLE DESIGN, SECTION 4.29.2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF NOMINAL 0.9", A HEIGHT OF NOMINAL 0.2" AND A CENTER TO CENTER SPACING OF 2.35".
- LOCATIONS OF THE EXISTING SIGNS, STRIPING AND PAVEMENT MARKERS IS APPROXIMATE ONLY. NEW SIGNS SHALL CONFORM TO THE LATEST PROVISIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), MUTCD CALIFORNIA SUPPLEMENT AND STANDARD PLANS. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS FOR SIGNS AND POSTS.
- ALL STRIPING, SIGN POSITIONS AND PAVEMENT MARKINGS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION. THE BOTTOM OF SIGNS SHALL BE 7' FROM THE WALKING SURFACE IF INSTALLED IN PEDESTRIAN AREAS.

UTILITY NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY. UTILITY WORK WITHIN THE RIGHT-OF-WAY NOT INSTALLED BY THE CONTRACTOR REQUIRES SEPARATE PERMIT BY THE AGENCY PERFORMING THE WORK.
- BUILDING PERMIT SHALL BE REQUIRED FOR CONSTRUCTION OF ALL PRIVATE UNDERGROUND STORM DRAIN LINES OUTSIDE THE PRIVATE VEHICLE ACCESS WAY, PRIVATE STREETS, EMERGENCY VEHICLE ACCESS EASEMENT AND PUBLIC SERVICE EASEMENT.
- ALL TRENCH BACKFILL 6" ABOVE THE TOP OF PIPE REQUIRED PER THE REGULATORY AGENCY SHALL CONSIST OF IMPORTED MATERIAL PER ALAMEDA COUNTY STANDARD DETAIL AND COUNTY STANDARD SPECIFICATIONS.
- PRIOR TO FINAL PREPARATION OF SUB-GRADE AND PLACEMENT OF BASE MATERIAL, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND THE CURB TO THE POINT OF SERVICE CONNECTION. SERVICE FORM PUBLIC UTILITIES AND SANITARY SEWERS SHALL BE MADE AVAILABLE IN SUCH A MANNER TO AVOID DISTURBING THE STREET PAVEMENT, CURB, GUTTER AND SIDEWALK.
- SUBJECT TO THE APPROVAL FORM THE ALAMEDA COUNTY, STANDARD FIRE HYDRANTS AND APPURTENANCES SHALL BE INSTALLED AT THE EXPENSE OF THE DEVELOPER WHERE SHOWN ON THE PLANS, OR AS REQUIRED BY FIRE DEPARTMENT.
- LOCATIONS OF WATER AND SEWER LATERALS SHALL BE MARKED WITH LETTERS "W" AND "S" RESPECTIVELY ON THE FACE OF CURB AT LATERAL.

STORM DRAIN NOTES:

- SEPARATE BUILDING PERMITS ARE REQUIRED FOR CONSTRUCTION OF ALL PRIVATE UNDERGROUND STORM DRAIN LINES.
- AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM COUNTY FOR ALL WORK TO BE PERFORMED WITHIN COUNTY RIGHT-OF-WAY.
- ALL STORM DRAIN LINES WITHIN PUBLIC AND PRIVATE RIGHT OF WAY AND STORM DRAIN EASEMENTS SHALL BE CONSTRUCTED OF RCP-CLASSIII, WITH RUBBER GASKETED JOINTS UNLESS OTHERWISE NOTED. TRANSITIONS SHALL OCCUR AT JUNCTION STRUCTURES. DIRECT RCP TO OTHER MATERIAL CONNECTIONS ARE NOT ALLOWED. ALL STORM DRAIN LINES GREATER THAN 42" DIAMETER SHALL BE DOUBLE RUBBER GASKETED. CONTRACTOR SHALL SUBMIT TO THE COUNTY OFFICE-BUILDING DEPARTMENT A CERTIFICATE OF COMPLIANCE FOR RCP PIPE, DOUBLE RUBBER GASKETS, AND GROUT PROPOSED FOR PIPE JOINTS. ALL JOINTS SHALL BE WATER TIGHT AND ARE SUBJECT TO THE COUNTY ENGINEER APPROVAL.
- ALL STORM DRAIN CATCH BASINS AND FIELD INLETS WITHIN ROADWAY SHALL BE PER COUNTY STANDARD PLAN UNLESS NOTED OTHERWISE.
- ALL PUBLIC AND PRIVATE STORM WATER INLETS SHALL BE STENCILED WITH PHRASE "NO DUMPING - DRAINS TO THE BAY". STENCILS MAY BE PURCHASED FROM THE ALAMEDA COUNTY PUBLIC WORKS DEPARTMENT.
- ALL AREA DRAINS SHALL BE PER DURA-RAIN P-8 LIGHTWEIGHT PRECAST CONCRETE WITH 12"x12" PLASTIC GRATE (NON-TRAFFIC).
- PRIOR TO OCCUPANCY FROM BUILDING DEPARTMENT FOR OCCUPANCY OR ACCEPTANCE OF IMPROVEMENTS, THE PROJECT CIVIL ENGINEER AND LANDSCAPE ARCHITECT MUST SUBMIT A STATEMENT CERTIFYING THAT ALL POST-CONSTRUCTION STORM WATER TREATMENT MEASURES HAVE BEEN INSTALLED PROPERLY.

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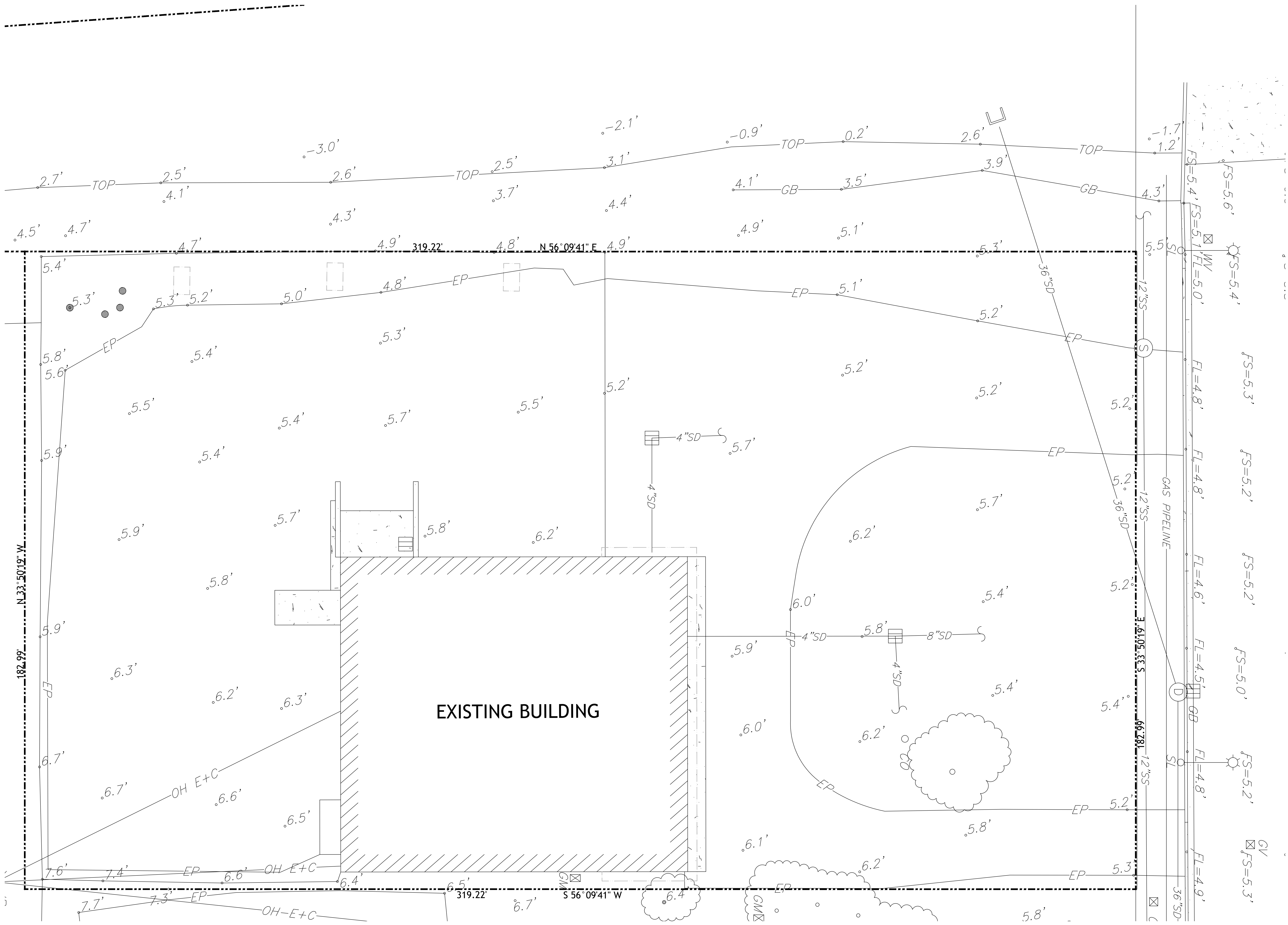


NO.	REVISION	DATE
	PLAN CHECK COMMENT CORRECTIONS (BUILDING)-E	

CADD FILE	JOB NO.
DESIGNER L.C.	REVISION
DRAWN BY L.C.	DATE Jun. 2021
CHECKED BY L.C.	SCALE AS SHOWN

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
C1



EXISTING TOPO MAP
SCALE: 1" = 20'-0"

Engineering

B

C

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NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (BUILDING)-C	

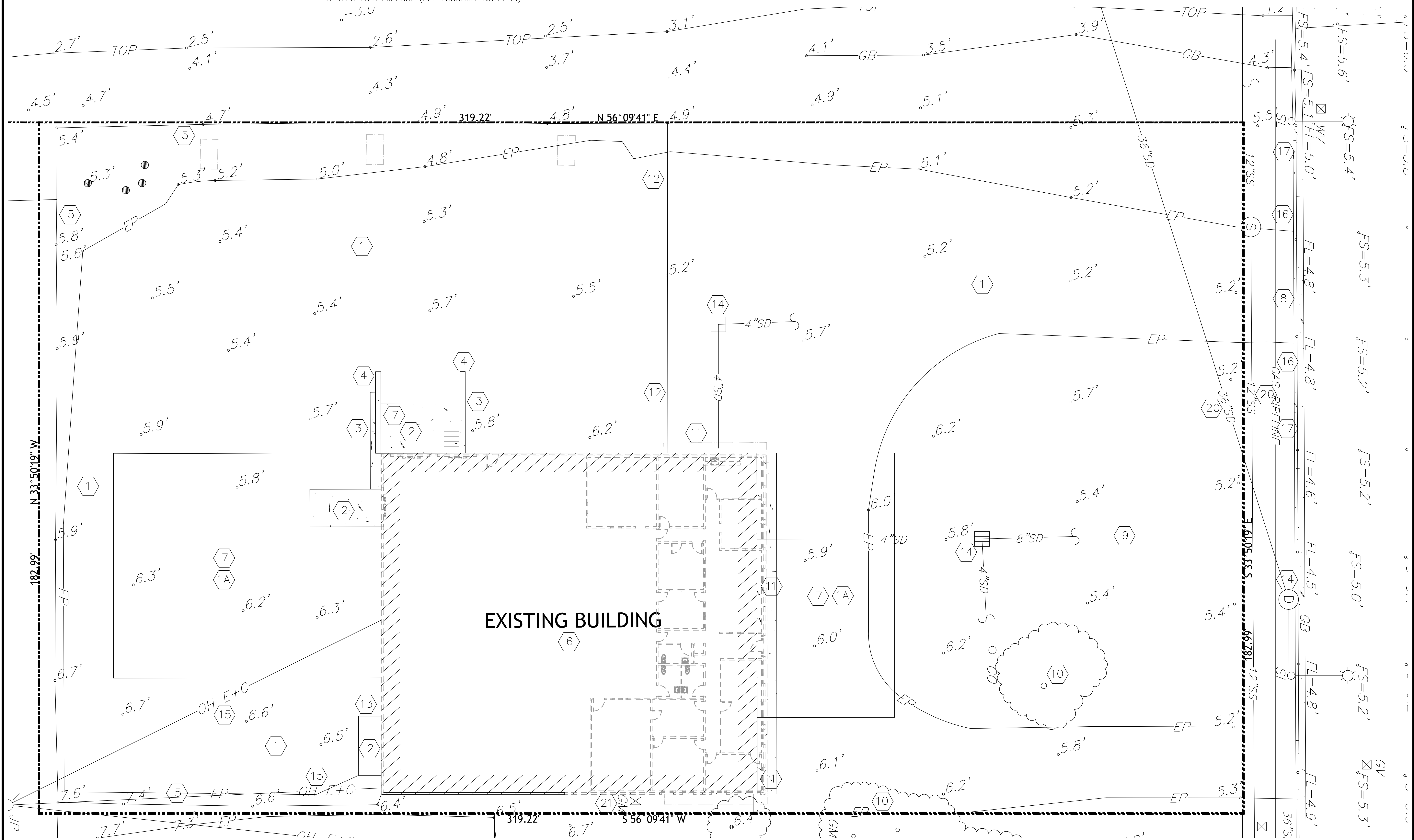
CADD FILE	JOB NO.
DESIGNER: L.C.	REVISION
DRAWN BY: L.C.	DATE: Jun. 2021
CHECKED BY: L.C.	SCALE: AS SHOWN

DEMOLITION NOTES:

- 1 EXISTING ASPHALT PAVEMENT TO REMAIN & PROTECTED BY CONTRACTOR DURING CONSTRUCTION
- 1A REMOVE EXISTING ASPHALT WITHIN NEW BUILDING ADDITION AND DISPOSE OFF SITE
- 2 CONTRACTOR TO REMOVE EXISTING CONCRETE PADS
- 3 CONTRACTOR TO REMOVE EXISTING FENCE AND BOLLARD
- 4 CONTRACTOR TO REMOVE EXISTING CONCRETE WALL
- 5 PROTECT EXISTING CHAIN LINK FENCE DURING CONSTRUCTION
- 6 CONTRACTOR TO REMOVE THE EXISTING BUILDING AND PROTECT FOUNDATIONS AND CONCRETE SLAB, SEE STRUCTURAL PLANS
- 7 CONTRACTOR TO PROVIDE FILL AND COMPACT TO RELATIVE COMPACTION AS SPECIFIED IN PROJECT SOIL REPORT
- 8 CONTRACTOR TO REMOVE EXISTING DRIVEWAY APPROACHES
- 9 CONTRACTOR TO REMOVE EXISTING LANDSCAPING, REFER TO LANDSCAPING PLANS FOR MORE INFORMATION

- 10 EXISTING TREES TO REMAIN. SEE LANDSCAPING PLANS FOR TREE PROTECTION NOTES AND REQUIREMENTS
- 11 CONTRACTOR TO REMOVE ALL CURBS AND SIDEWALKS AT EXISTING BUILDING
- 12 REMOVE EXISTING FENCE AT THIS LOCATION AND DISPOSE OFF SITE; AT CONTRACTOR OPTION, THIS CAN BE REUSED FOR CONSTRUCTION FENCING
- 13 CONTRACTOR TO REMOVE ALL CONCRETE PADS ADJACENT TO SIDEWALK
- 14 CONTRACTOR TO PROTECT DRAINAGE MH, INLETS OR AREA DRAINS THAT ARE ACTIVE AND MAINTAIN DURING CONSTRUCTION SEE CIVIL PLANS FOR MORE INFORMATION
- 15 CONTRACTOR TO ENSURE ALL UTILITIES AND SERVICES ARE UNDERGROUND
- 16 REMOVE EXISTING SIDEWALK, CURB & GUTTER AS NEEDED FOR CONSTRUCTION OF NEW DRIVEWAY
- 17 EXISTING PIPE LINE TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO USE EXTRA PRECAUTION AND SIGNAGE.
- 18 EXISTING WATER SERVICE TO BE ABANDONED BY CITY OF OAKLAND WATER DISTRIBUTION PERSONNEL AT THE DEVELOPER'S EXPENSE (SEE LANDSCAPING PLAN)

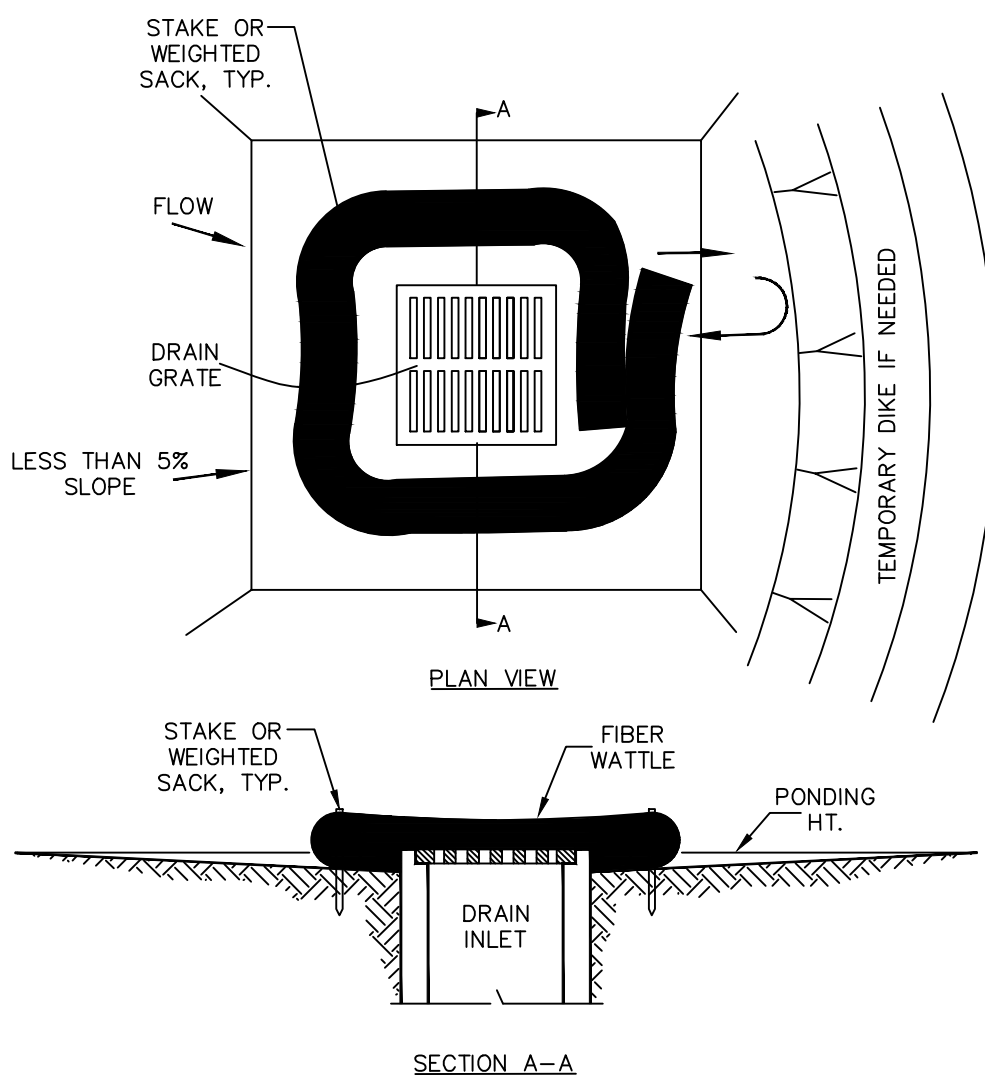
- 19 PROTECT EXISTING FIRE HYDRANT DURING DEMOLITION AND CONSTRUCTION ACTIVITIES
- 20 PROTECT EXISTING UTILITIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES; SEE CIVIL PLAN
- 21 REMOVE AND RELOCATE EXISTING GAS METER TO NEW LOCATION PER PLAN; CONSULT WITH UTILITY COMPANY.



EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

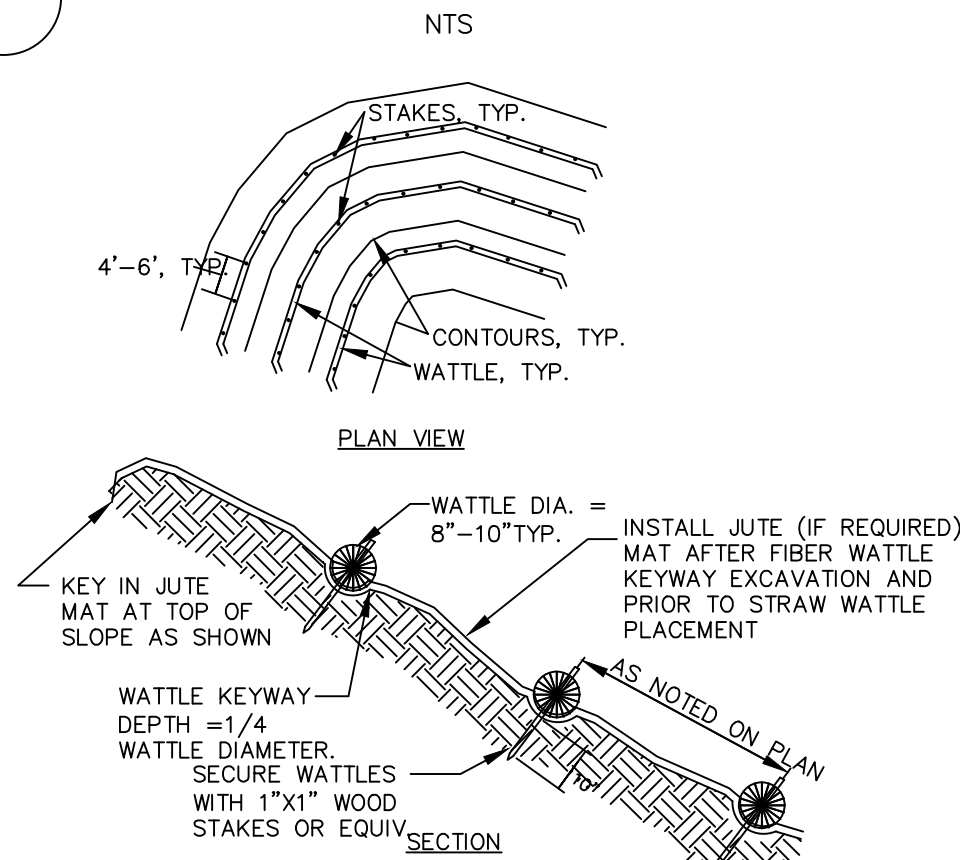
1. Perform erosion prevention and sediment control in accordance with the latest edition of appendix chapter 33 of the california building code, applicable Alameda Costa County regulations, and section 20 of the Caltrans standard specifications.
2. The approved plans shall conform with the erosion prevention and sediment control best management practices contained in the latest editions of the following publications or an equivalent best management practice:
Erosion and Sediment Control Field Manual by the San Francisco Bay Regional Water Quality Control Board.
Manual of Standards for Erosion & Sediment Control Measures by the Association of Bay Area Governments.
Construction Site Best Management Practices Manual by CALTRANS.
Stormwater Best Management Practice Handbook by the California Stormwater Quality Association.
3. If discrepancies occur between these notes, material referenced herein or manufacturer's recommendations, then the most protective shall apply.
4. The owner is responsible for obtaining and complying with the national pollutant discharge elimination system (NPDES) general permit waste discharge requirements for discharges of storm water runoff associated with construction activity disturbing land equal to or greater than one acre. Construction activities include but are not limited to clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement. Preservation of existing vegetation shall occur to the maximum extent practicable.
5. The owner is responsible for preventing storm water pollution generated from the construction site year round. The owner must implement an effective combination of erosion prevention and sediment control on all disturbed areas during the rainy season (October 15 – April 15).
6. Erosion prevention and sediment control measures shall be inspected by the owner before forecasted storm events and after actual storm events to ensure measures are functioning properly. Storm events produce at least 1 inch of precipitation in a 24 hour period. Erosion prevention and sediment control measures that have failed or are no longer effective shall be promptly replaced. Erosion prevention and sediment control measures shall be maintained until disturbed areas are stabilized.
7. Changes to the erosion prevention and sediment control plan may be made to respond to field conditions. Changes shall be noted on the plan when made.
8. Discharges of potential pollutants sites construction sites shall be prevented using source controls to the maximum extent practicable. Potential pollutants include but are not limited to: sediment, trash, nutrients, pathogens, petroleum hydrocarbons, metals, concrete, cement, asphalt, lime, paint, stains, glues, wood products, pesticides, herbicides, chemicals, hazardous waste, sanitary waste, vehicle or equipment wash water and chlorinated water.
9. Entrance(s) to the construction site shall be maintained in a condition that will prevent tracking or flowing of potential pollutants offsite. Potential pollutants deposited on paved areas within the county right-of-way, such as roadways and sidewalks, shall be properly disposed of at the end of each working day or more frequently as necessary.
10. Exposed slopes shall be protected by using erosion prevention measures to the maximum extent practicable, such as establishing 70% vegetation coverage, hydroseeding, straw mulch, geotextiles, plastic covers, blankets or mats.
11. Whenever it is not possible to utilize erosion prevention measures, exposed slopes shall employ sediment control devices, such as fiber rolls and silt fences. Fiber rolls and silt fences shall be trenched and keyed into the soil and installed on contour. Silt fences shall be installed approximately 2 to 5 feet from toe of slope.
12. Hydroseeding shall be conducted in a three step process. First, evenly apply seed mix and fertilizer to the exposed slope. Second, evenly apply mulch over the seed and fertilizer. Third, stabilize the mulch in place.
13. Applications shall be broadcasted mechanically or manually at the rates specified below. Seed mix and fertilizer shall be worked into the soil by rolling or tamping. If straw is used as mulch, straw shall be derived from wheat, rice or barley and be approximately 6 to 8 inches in length. Stabilization of mulch shall be done hydraulically by applying an emulsion or mechanically by crimping or punching the mulch into the soil. Equivalent methods and materials may be used only if they adequately promote vegetation growth and protect exposed slopes.
14.

materials	application rate
	(pounds per acre)
seed mix	
bromus mollis (blando brome)	40
trifolium hirtum (hykon rose clover)	20
fertilizer	
16-20-0 & 15% sulphur	500
mulch	
straw	4000
hydraulic stabilizing*	
m-binder or sentinel	75-100
equivalent material	per manufacturer
*non-asphaltic, derived from plants	
15. The owner shall protect storm drain inlets from potential pollutants until drainage conveyance systems are functional and construction has been completed.
16. Energy dissipaters shall be installed at storm drain outlets which may convey storm water flow leading to soil erosion.
17. Soil and material stockpiles shall be properly protected to minimize sediment and pollutant transport from the construction site.
18. Solid waste, such as trash, discarded building materials and debris, shall be placed in designated collection areas or containers. The construction site shall be cleared of solid waste daily, or as necessary, and regular removal and proper disposal shall be arranged.
19. A concrete washout area, such as a temporary pit, shall be designated to clean concrete trucks and tools. At no time shall concrete products and waste be allowed to enter county waterways such as creeks or storm drains.
20. Proper application, cleaning and storage of potentially hazardous materials, such as paints and chemicals, shall be conducted to prevent the discharge of pollutants.
21. When utilized, temporary restrooms and sanitary facilities shall be located and maintained to prevent the discharge of pollutants.
22. Appropriate vehicle storage, fueling, maintenance and cleaning areas shall be designated and maintained to prevent discharge of pollutants.



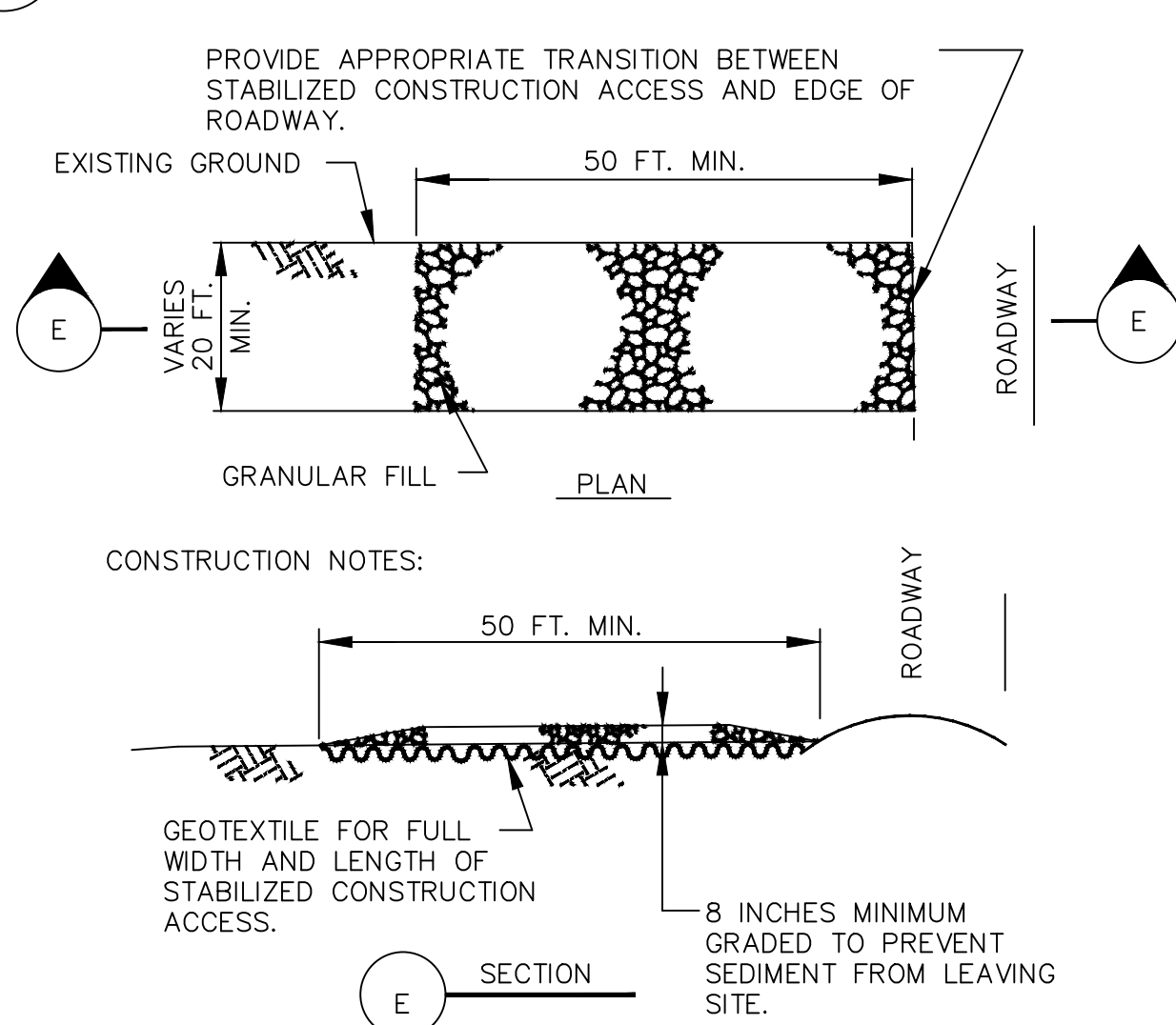
- NOTES:
1. USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT. MIN. LENGTH)
 2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

1 WATTLE INLET SEDIMENT BARRIER



1. WATTLE TO BE INSTALLED PRIOR TO MULCH AND ON CONTOUR.
2. INSTALL JUTE MAT (IF REQUIRED) ON SLOPES SHINGLE FASHION FROM BOTTOM UP.
3. MAINTAIN MINIMUM 1 FOOT OVERLAP AT ALL SEAMS.
4. LAY JUTE MAT LOOSELY TO AVOID BRIDGING OVER SURFACE IRREGULARITIES.
5. STAPLE ALL EDGES MINIMUM 36 INCHES ON CENTER.
6. BED AND STAPLE EDGES OF JUTE MAT TO WATTLE KEYWAY AS SHOWN.
7. INSTALL STOP-FOLDS SPACED AT 25 FEET.

2 FIBER WATTLE WITH JUTE NET



- CONSTRUCTION NOTES:
1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" MAXIMUM AGGREGATE BASE MATERIAL CONFORMING TO CITY OR COUNTY STANDARDS. THE METHOD OF PLACING, SPREADING AND COMPACTING AGGREGATE BASE MATERIAL SHALL CONFORM TO SECTION 28 OF THE STATE SPECIFICATIONS.
 2. LENGTH OF ENTRANCE SHALL BE MINIMUM OF 50 FEET. WIDTH SHALL BE A MINIMUM 20 FEET OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS.
 3. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH AGGREGATE BASE MATERIAL.
 4. INSPECT ACCESS WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE AND AFTER EACH RAINFALL. WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

3 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

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NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (BUILDING)-E	

CADD FILE	JOB NO.
DESIGNER L.C.	REVISION
DRAWN BY L.C.	DATE Jun. 2021
CHECKED BY L.C.	SCALE AS SHOWN

SHEET TITLE:
EROSION
CONTROL NOTES &
DETAILS

SHEET NUMBER
C4

CONSTRUCTION NOTES:

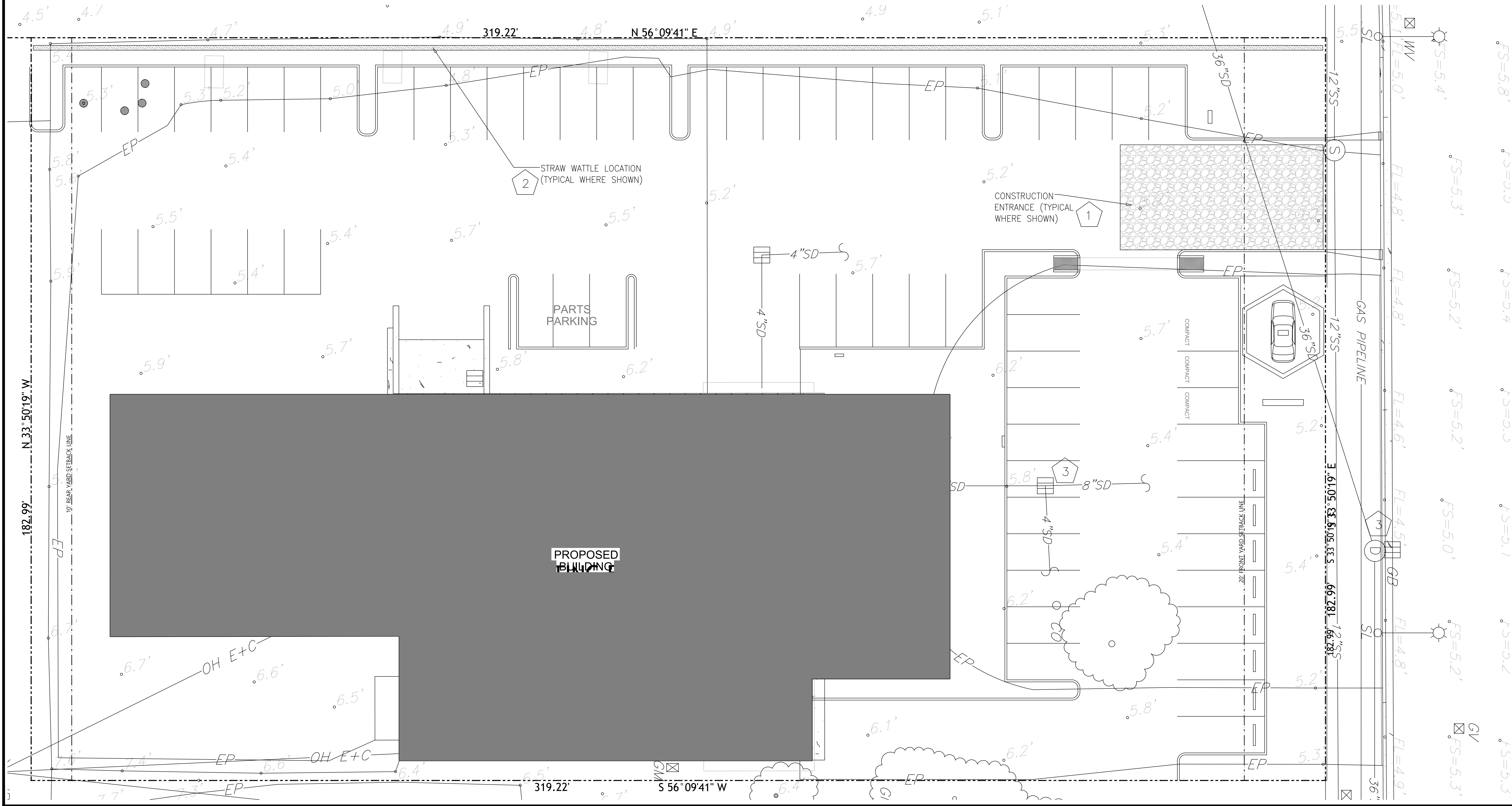
- 1

PROVIDE CONSTRUCTION ENTRANCE; SEE
DETAIL ON SHEET C4
- 2

PROVIDE STRAW WATTLES AT LOCATIONS
SHOWN, SEE DETAIL ON SHEET C4
- 3

PROVIDE INLET PROTECTION. SEE DETAIL
ON SHEET C4
- 4

INSTALL TEMPORARY CONSTRUCTION
FENCING ALONG THE PROPERTY
FRONTAGE



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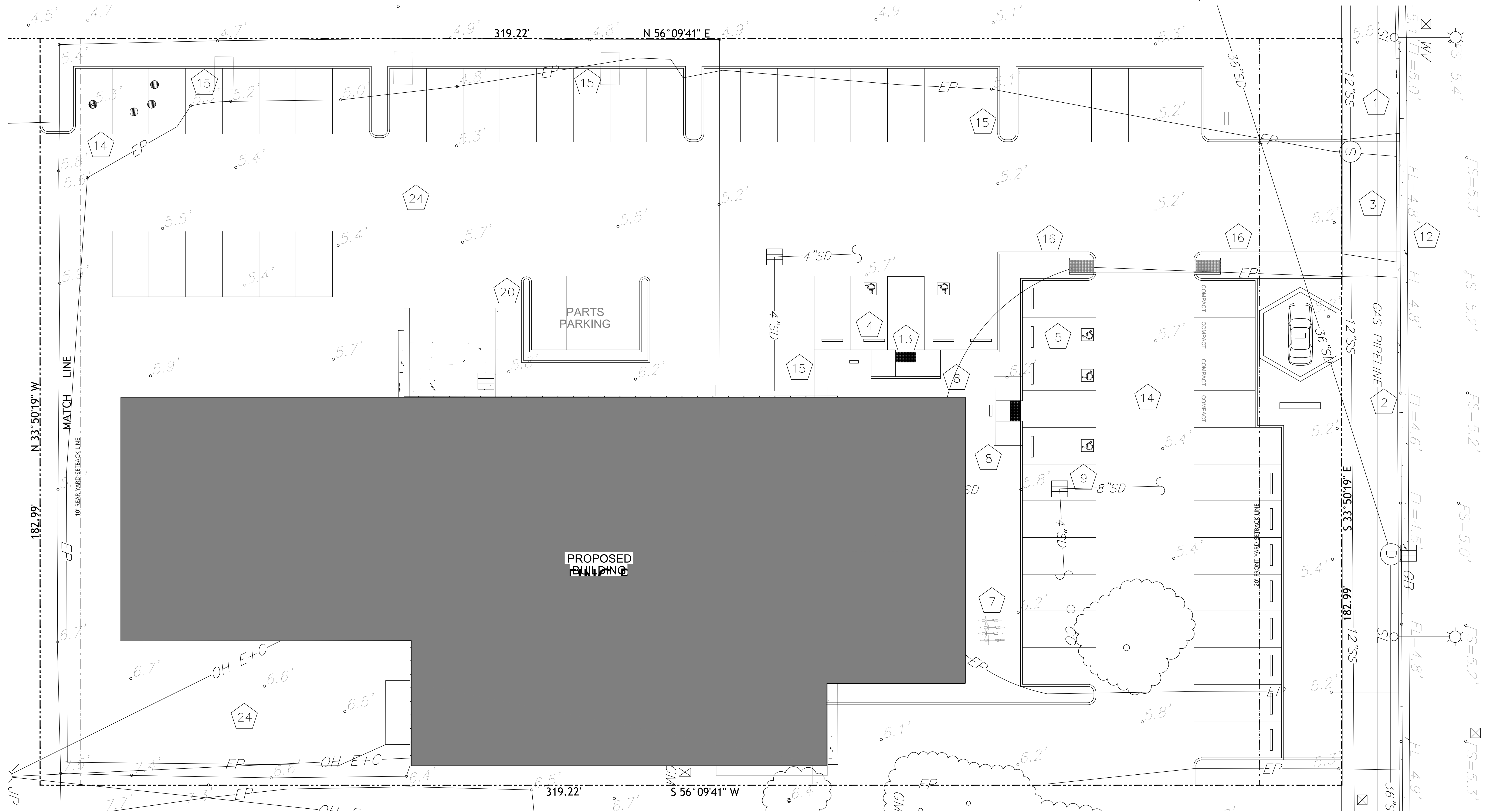
NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (PORT)-C	APRIL 25, 2022

CADD FILE	JOB NO.
DESIGNER I.C.	REVISION
DRAWN BY I.C.	DATE Jan. 2021
CHECKED BY I.C.	SCALE AS SHOWN

SHEET TITLE
EROSION
CONTROL
PLAN
SHEET NUMBER
C4.1

REFERENCE NOTES:

- | | | | | | | | |
|---|---|----|--|----|---|----|--|
| 1 | CURB AND GUTTER PER CITY OF OAKLAND STANDARD DETAIL | 8 | CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR ALL RAMPS AT BUILDING | 15 | NEW CONCRETE CURB PER CITY OF OAKLAND STANDARD DETAIL | 22 | INSTALL NEW CONCRETE CURB WITH OPENING PER DETAIL 5/ C8.1 |
| 2 | EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN | 9 | CURB DRAIN INLET PER CITY OF OAKLAND STANDARD DETAIL | 16 | NEW CONCRETE ENTRY SIDEWALK AND DRIVE ISLE. SEE ARCHITECTURAL PLANS FOR CONCRETE FINISH | 23 | EXISTING STREET LIGHTS TO REMAIN. STREET LIGHTS SUBJECT TO APPROVAL OF PHOTOMETRIC ANALYSIS. SEE NOTE ON COVER SHEET |
| 3 | CONSTRUCT NEW DRIVE APPROACH/ APRON PER CITY OF OAKLAND STANDARD DETAIL | 10 | TAPER CURB FROM 6" REVEAL TO 0" FLUSH REVEAL PER ELEVATIONS SHOWN | 17 | NEW CURB RAMP PER CITY OF OAKLAND STANDARD PLAN | 24 | OVERLAY FINAL LIFT IN THIS AREA OVER THE EXISTING AC PAVING |
| 4 | CONCRETE WHEEL STOPS PER CITY OF OAKLAND DETAIL (TYPICAL) | 11 | OVERFLOW INLETS FOR BIO-RETENTION AREAS. SEE SHEET C7 FOR MORE INFORMATION | 18 | PAINT CURB RED TO DELINEATE FIRE ACCESS DRIVE/ NO PARKING | 25 | --- NOT USED --- |
| 5 | CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR ALL ACCESSIBLE STALL STRIPING AND SIGNAGE | 12 | FOR ANY FRONTAGE IMPROVEMENTS OR WORK WITHIN CITY OF OAKLAND RIGHT OF WAY, CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT FOR CITY OF OAKLAND PUBLIC WORKS DEPARTMENT. | 19 | INSTALL NO "PARKING SIGN" PER MUTCD ON BUILDING | | |
| 6 | CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAIL | 13 | DETECTABLE WARNING SURFACE AS PER CITY OF OAKLAND STANDARD DETAIL | 20 | ISLAND CURB PER CITY OF OAKLAND STANDARD DETAIL | | |
| 7 | CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BIKE RACK DETAIL | 14 | NEW ASPHALT PAVEMENT PER PAVEMENT INFORMATION SHOWN ON DETAIL ON SHEET C7 | 21 | PROPOSED PAD MOUNTED PG&E TRANSFORMER LOCATION. PG&E TO DEVELOP PLANS FOR SERVICE; CONTRACTOR TO CONTACT PG&E FOR THEIR SERVICE | | |



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NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (PORT)-C	APRIL 25, 2022

DESIGNER	I.C.	REVISION
DRAWN BY	I.C.	DATE
CHECKED BY	I.C.	SCALE

SHEET TITLE
IMPROVEMENTS
PLAN

SHEET NUMBER
C5

REFERENCE NOTES:

- 1

CONTRACTOR TO COORDINATE WITH THE ELECTRICAL PLANS FOR SITE LIGHTING.
- 2

INSTALL 3" PRIVATE WATER SERVICE PER CITY OF OAKLAND STANDARDS. COORDINATE WITH PLUMBER.
- 3

INSTALL 4" TAP, 4" SERVICE AND 3" RADIO READ TYPE METER AND BACKFLOW PREVENTION PER CITY OF OAKLAND STANDARD DETAILS SD-201, SD-202. CONTRACTOR TO COORDINATE WITH CITY UTILITIES.
- 4

INSTALL DOUBLE CHECK DETECTOR VALVE ASSEMBLY BY "ZURN 350DA" FOR 8" PIPE (FOR FIRE SERVICE), PER THE CITY OF OAKLAND STANDARD PLAN SD-204, SHOWN ON DETAIL SHEETS. CITY WATER DISTRIBUTION PERSONNEL TO PERFORM TAP AT MAIN AT DEVELOPER'S EXPENSE. SEE DETAILS (SEE REFERENCE NOTE 18 FOR PIV LOCATION). CONTRACTOR TO COORDINATE WITH CITY UTILITIES.
- 5

ABANDON EXISTING WATER SERVICE LINE IN PLACE. REMOVE EXISTING METER (BY UTILITY COMPANY).
- 6

PROPOSED 4"Ø SS LATERAL TO BE CONNECTED TO EXISTING SS MAIN AT OAKPORT; EXISTING LATERAL SHALL BE ABANDONED IN PLACE
- 7

INSTALL A NEW PRIVATE DOUBLE STEAMER FIRE HYDRANT PER CITY OF OAKLAND STANDARD PLAN. SEE DETAILS SHEET FOR MORE INFORMATION. FIRE LINE SHALL BE 6" DIAMETER TO HYDRANT.
- 8

- NOT USED -
- 9

CONSTRUCT SS CLEAN OUT TO GRADE ON PROPOSED SS LATERAL
- 10

INSTALL 4" GATE VALVE ON DOMESTIC SERVICE LINE.
- 11

REMOVE EXISTING O/H SERVICE LINE TO EXISTING METER AND DISPOSE OFF SITE.
- 12

INSTALL 8" FIRE SERVICE. COORDINATE WITH FIRE PROTECTION PLANS.
- 13

INSTALL 1½" IRRIGATION SERVICE PER CITY OF OAKLAND STANDARD PLANS. COORDINATE WITH LANDSCAPING/ IRRIGATION PLANS.
- 14

INSTALL 8" GATE VALVE ON FIRE SERVICE LINE.

- 15

TENTATIVE LOCATION OF 106"x90" CONCRETE PAD FOR PG&E TRANSFORMER.
- 16

INSTALL FIRE LINE TO BUILDING. COORDINATE WITH FIRE PROTECTION.
- 17

INSTALL 1½" TAP AND RADIO READ TYPE METER. BACKFLOW PREVENTION PER DETAIL SHOWN ON SHEET C8.3. CONTRACTOR TO COORDINATE WITH CITY UTILITY PERSONNEL.
- 18

INSTALL POST INDICATOR VALVE.
- 19

FDC TO BE INSTALLED ON SIDE OF BUILDING BY THE FIRE SPRINKLER CONTRACTOR.
- 20

PROPOSED SECONDARY LINES FROM TRANSFORMER TO ELECTRICAL ROOM
- 21

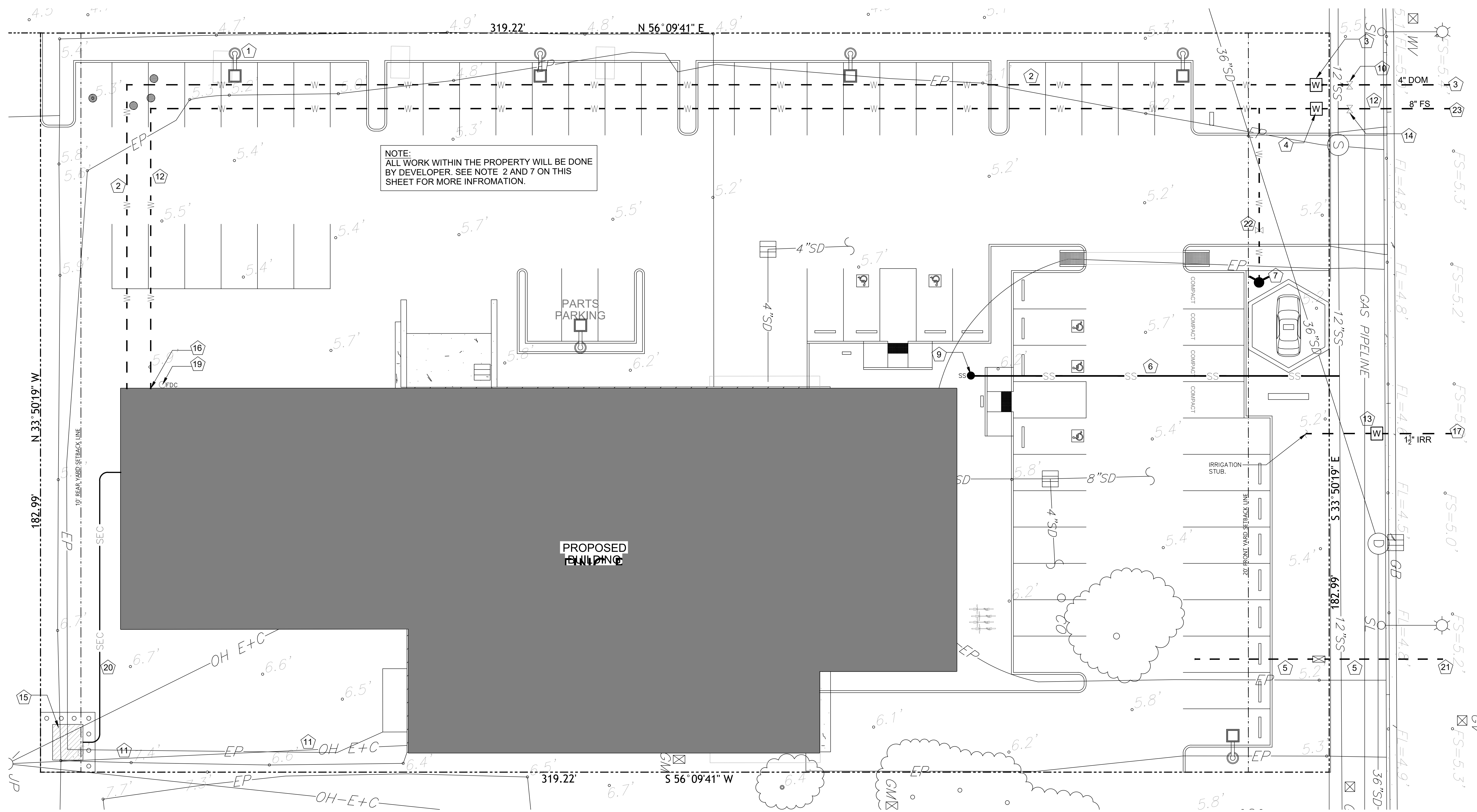
EAST BAY MUNICIPAL UTILITY DISTRICT PERSONNEL TO ABANDON EXISTING 8" WATER LINE SERVICE LINE TO THE MAIN, VERIFY IN FIELD.
- 22

INSTALL 6" GATE VALVE ON FIRE HYDRANT LINE.
- 23

INSTALL 8" TAP FOR FIRE LINE PER CITY OF OAKLAND STANDARD DETAIL SD-204.

NOTES:

1. TO COMPLETE THE HYDRANT LAYOUT AND FIRE SERVICE DESIGN, A FLOW TEST IS REQUIRED FOR THIS AREA. CONTACT CITY OF OAKLAND FIRE MARSHAL TO SCHEDULE. CONTRACTOR TO COORDINATE THIS FLOW TEST.
2. EBMUD DEPARTMENT PERSONNEL SHALL PERFORM OPERATION ON VALVES ON THE WATER SYSTEM.
3. WATER AND SEWER SERVICES ARE AVAILABLE AND SUBJECT TO STANDARD CONDITION AND FEES IN EFFECT AT THE TIME OF APPLICATION AND PAYMENT.
4. CITY OF OAKLAND ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK ON OAKPORT STREET (OR WITHIN PUBLIC ROW).
5. THE UNDERGROUND FIRE SERVICE LINE TO SUPPLY FIRE SPRINKLERS SHALL CONFORM TO NFPA 24 STANDARD AND CITY OF OAKLAND FIRE DEPARTMENT STANDARDS INCLUDING PIV AND FDC INSTALLATIONS.
6. ALL CONNECTIONS TO EXISTING WATER MAINS SHALL BE PERFORMED BY EBMUD DISTRIBUTION PERSONNEL AT THE DEVELOPERS EXPENSE.
7. IF EXISTING WATER SERVICES CANNOT BE RE-USED, IT SHALL BE ABANDONED BY EBMUD DISTRIBUTION PERSONNEL AT THE DEVELOPER'S EXPENSE.
8. BACKFLOW DEVICES ARE TO BE INSTALLED ON PRIVATE PROPERTY OUTSIDE ROW AND EASEMENTS PER CITY OF OAKLAND APPLICABLE STANDARD DETAILS.



Engineering

B

C

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Professional Engineer
No. C52138
Exp. 12/31/22
CIVIL
STATE OF CALIFORNIA

NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (PORT)-C	APRIL 25, 2022

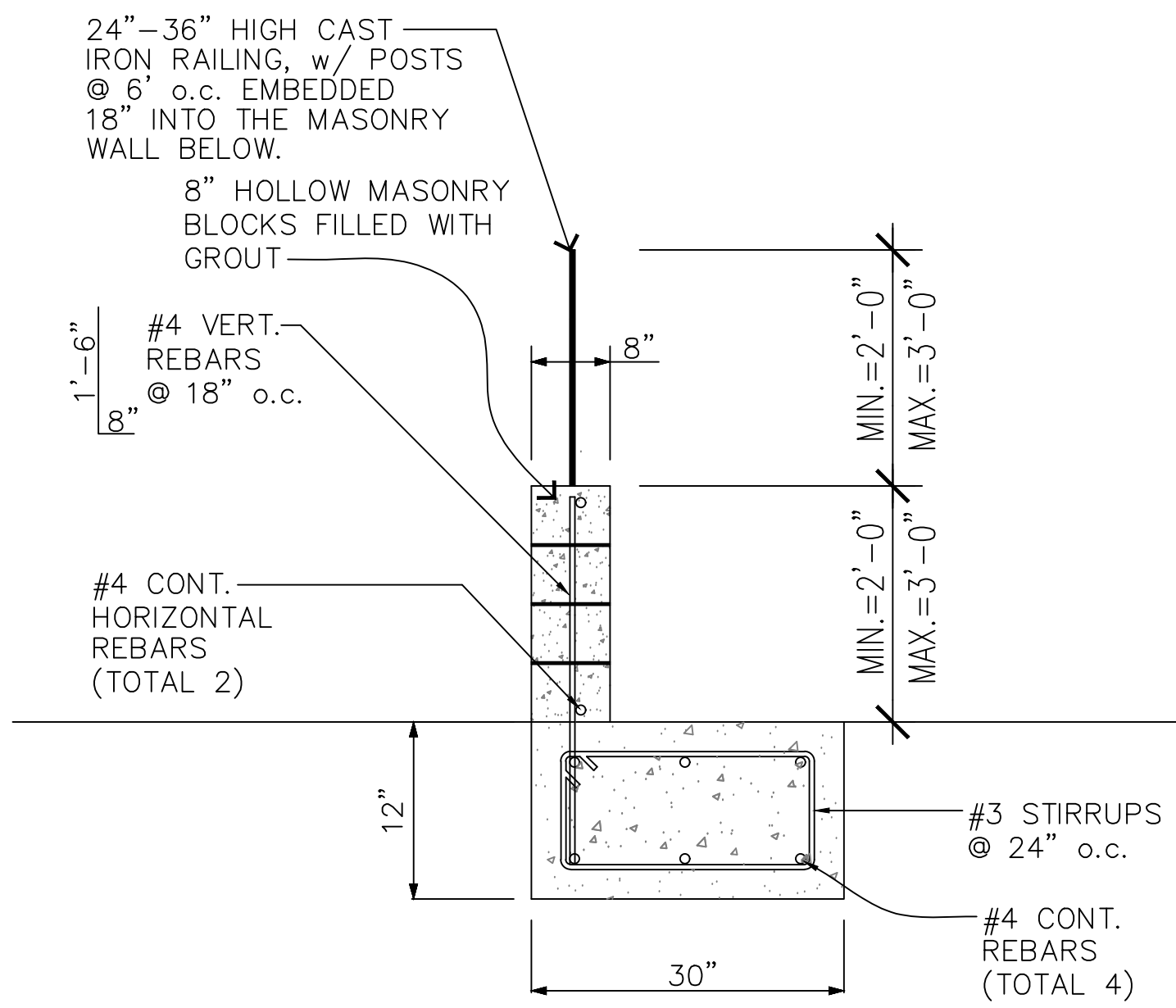
CADD FILE	JOB NO.
DESIGNER I.C.	REVISION
DRAWN BY I.C.	DATE Jan. 2021
CHECKED BY I.C.	SCALE AS SHOWN

SHEET TITLE

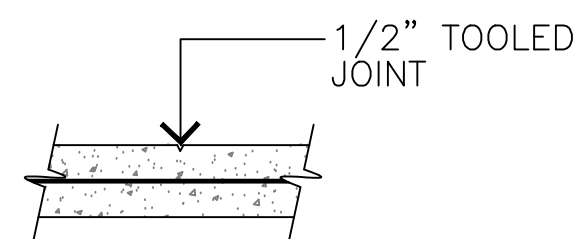
UTILITY LAYOUT PLAN

SHEET NUMBER

C6

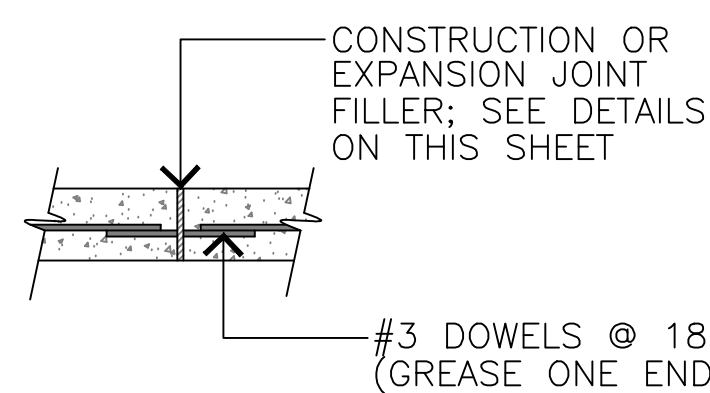


③ WALL AT PROPERTY LINE DETAIL
SCALE: 3/4"=1'-0"



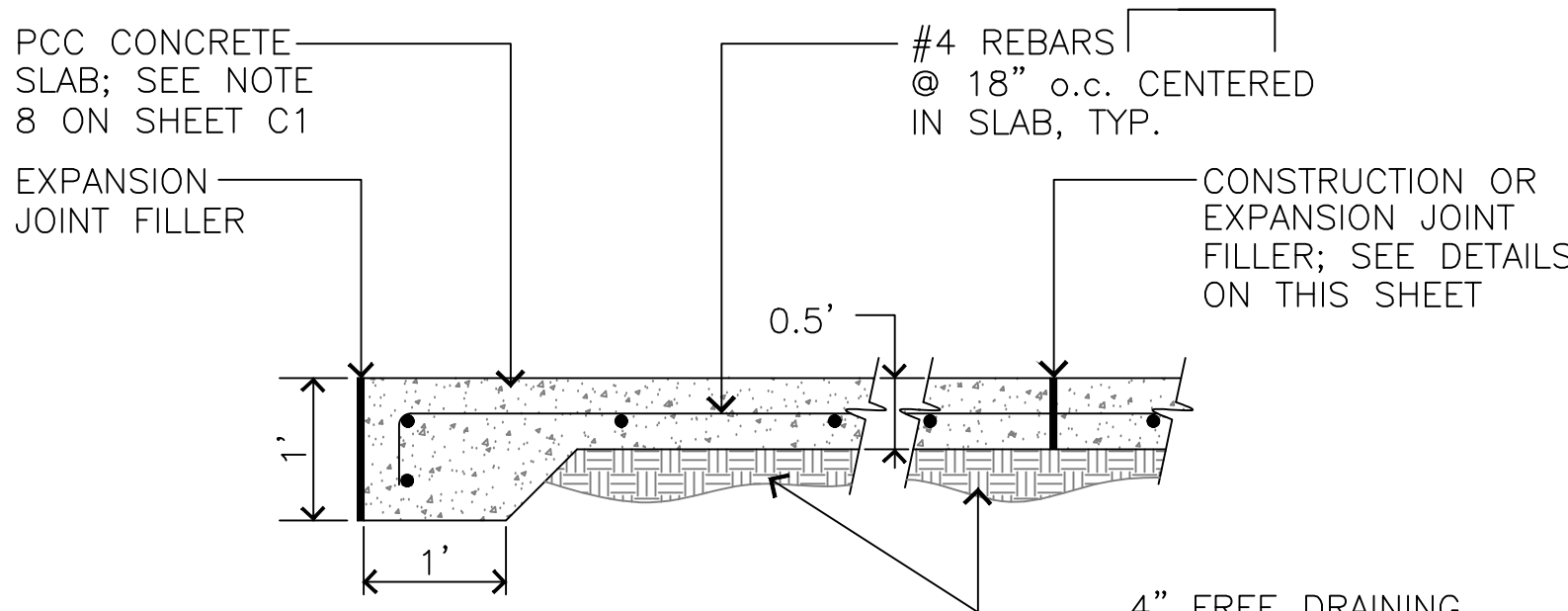
CRACKING JOINT (C.J.)

SCALE: 3/4"=1'-0"



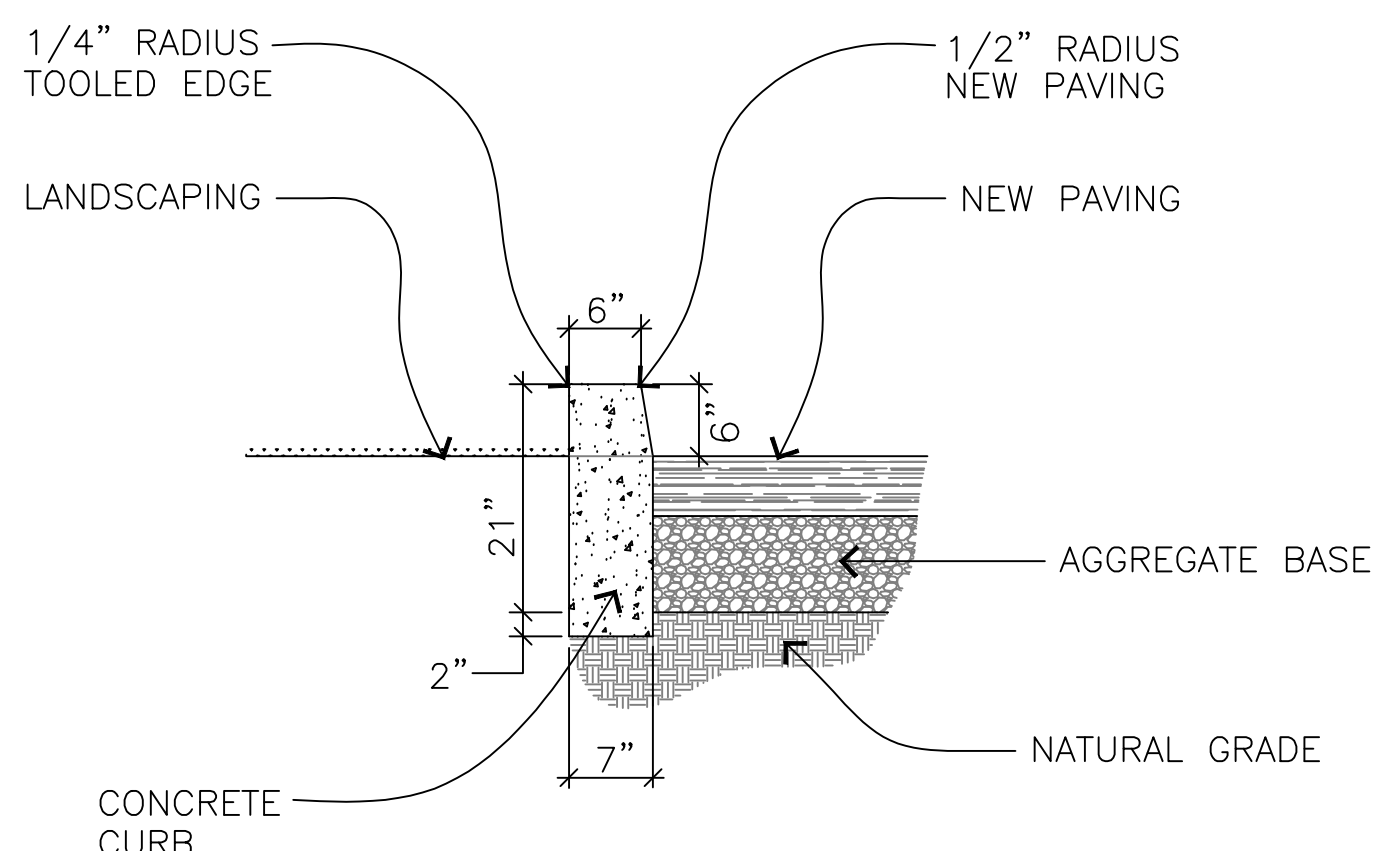
PAVEMENT SECTION

SCALE: 3/4"=1'-0"

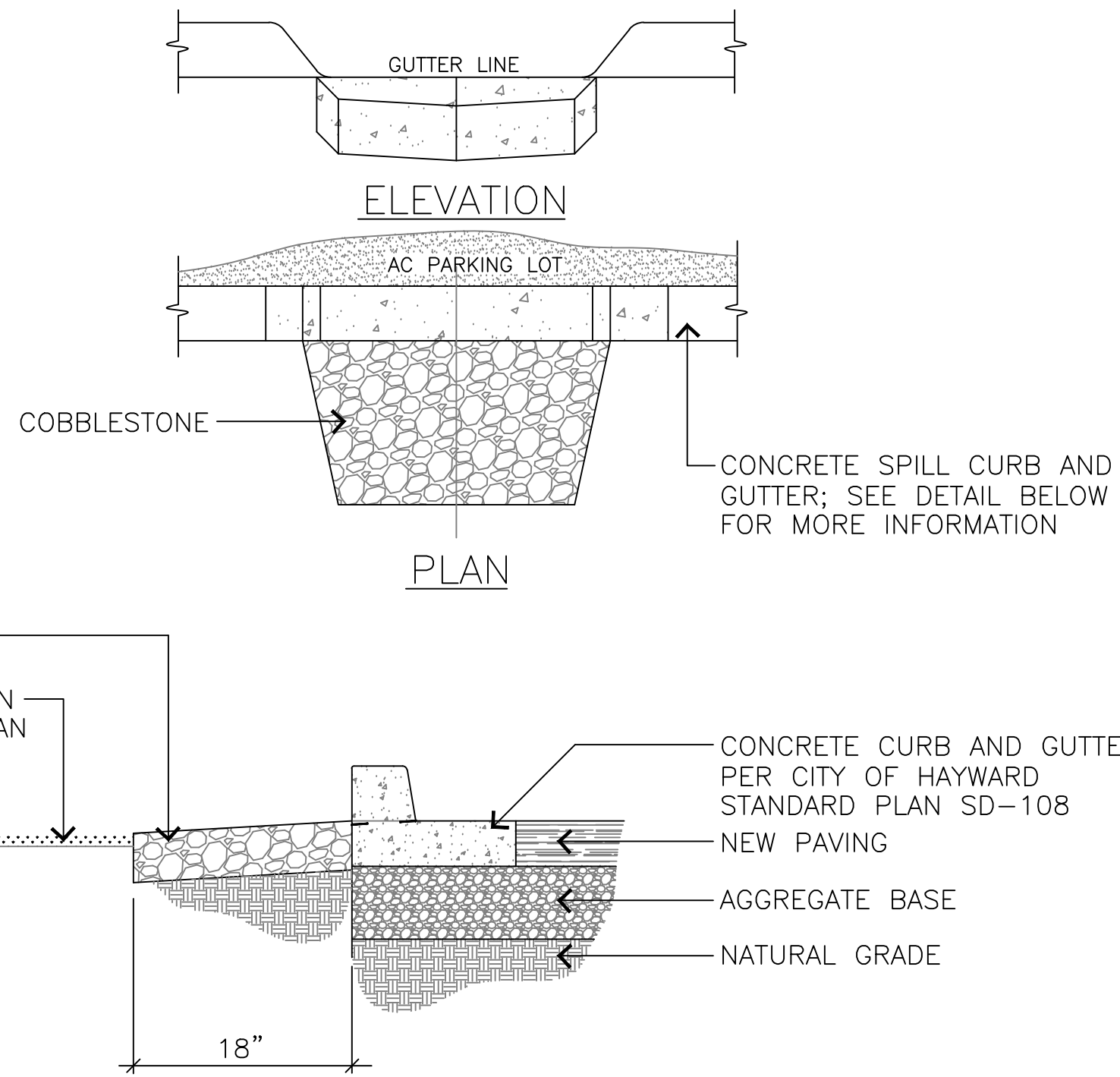


NOTE:
C.J.'S TO BE SPACED @ 15' o.c. MAX.
E.J.'S TO BE SPACED @ 30' o.c. MAX.

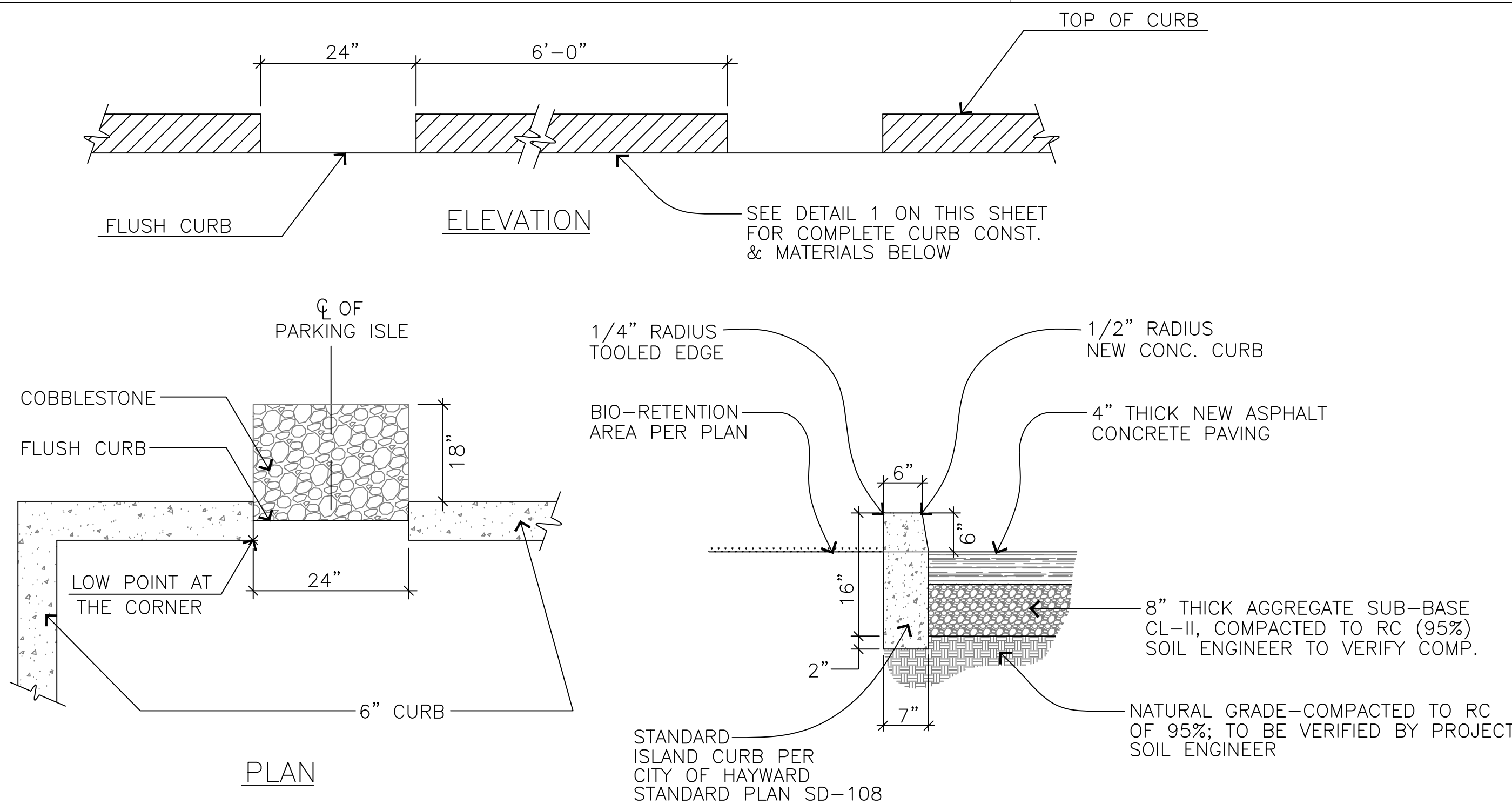
② CONCRETE PAVEMENT SECTION DETAIL
SCALE: 3/4"=1'-0"



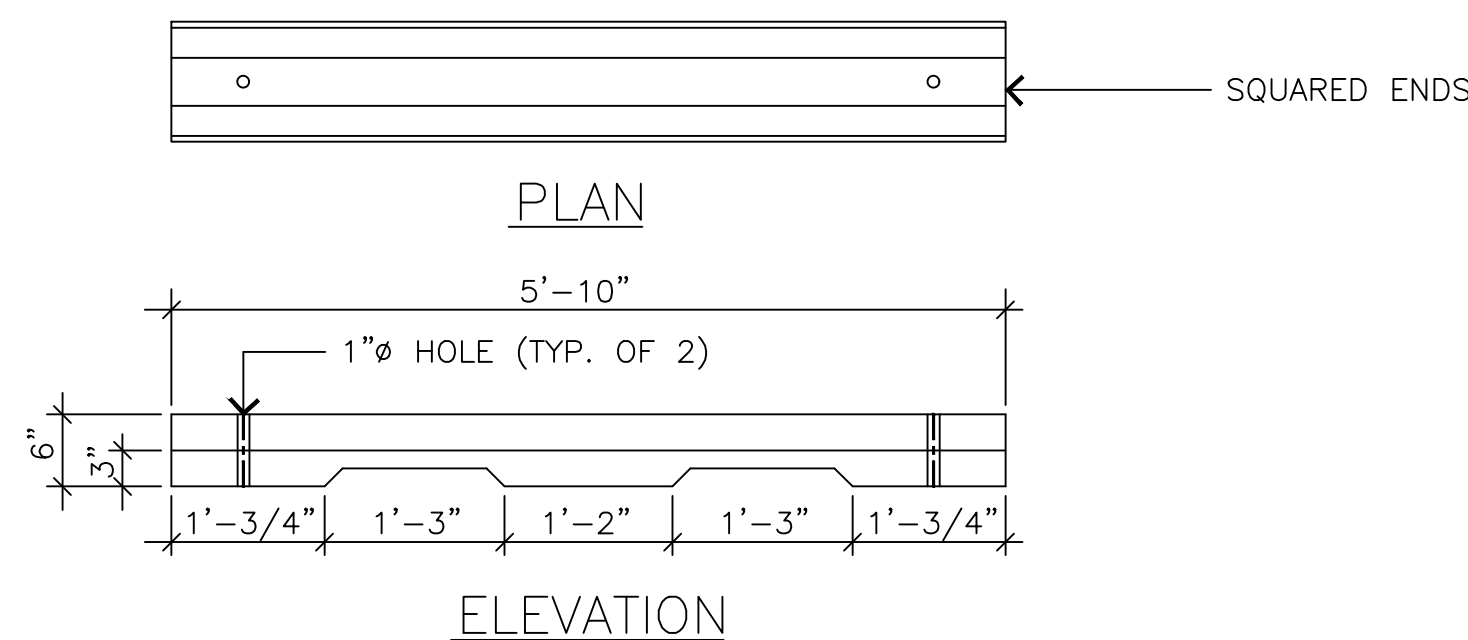
① CURB w/ PAVEMENT SECTION DETAIL
SCALE: 3/4"=1'-0"



⑥ CURB w/ OPENING DETAIL
SCALE: 3/4"=1'-0"

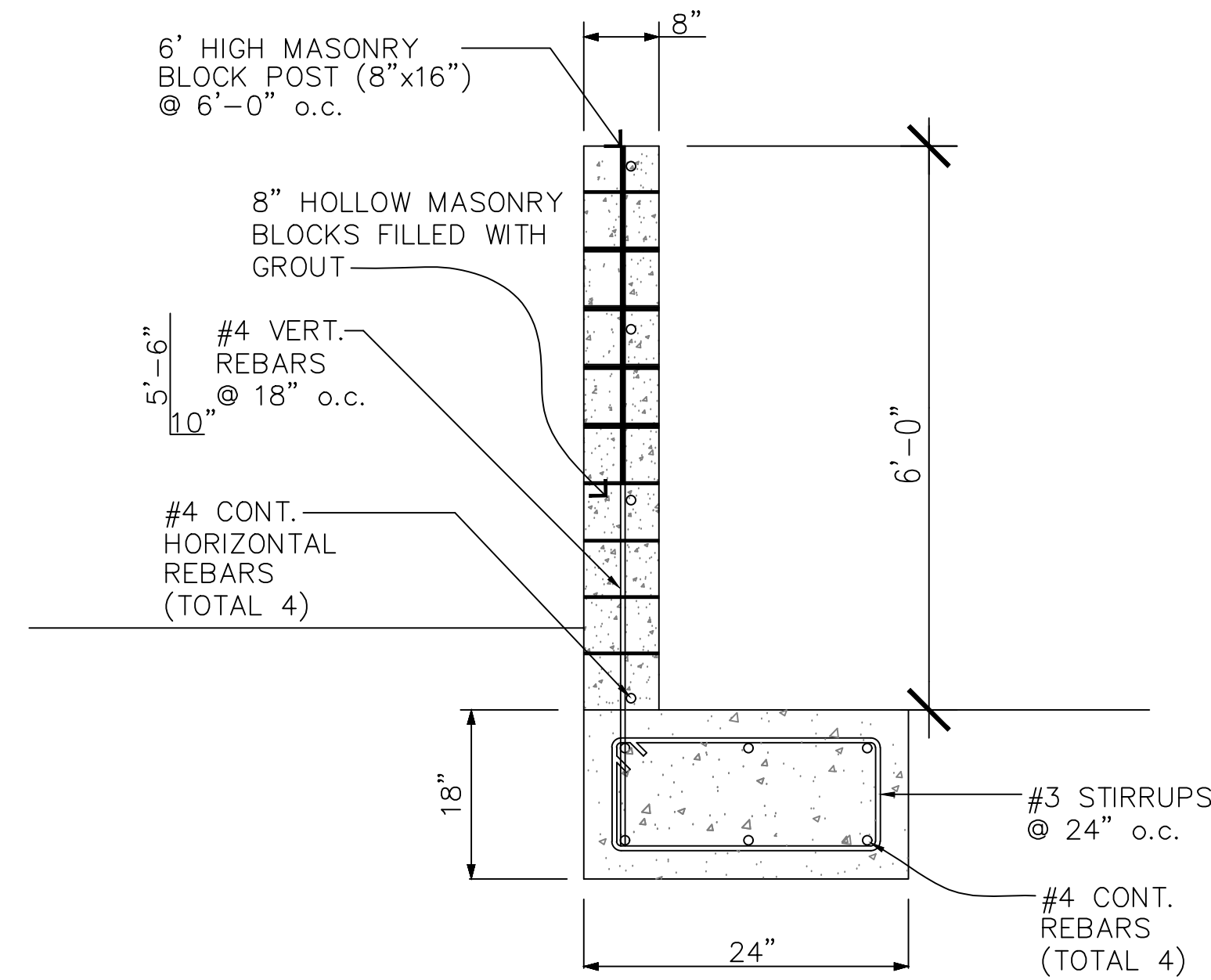


⑤ CURB w/ OPENING DETAIL
SCALE: 3/4"=1'-0"



NOTES:
1. INSTALL ONE #4 REBAR (12" LONG) INTO EACH HOLE. REBAR SHALL BE EMBEDDED IN ASPHALT SECTION SO TOP OF REBAR IS FLUSH WITH TOP OF WHEEL STOP.
2. INSTALL EPOXY BETWEEN CONCRETE WHEEL STOP AND ASPHALT.

⑧ WHEEL STOP DETAIL
SCALE: 3/4"=1'-0"



⑦ WALL DETAIL AT PROPERTY LINE
SCALE: 3/4"=1'-0"

CONTRACTOR NOTE:

ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FINISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/ AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
(800)227-2600
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

APPROVAL GRANTED

Engineering

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NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (BUILDING)-C	

CAD FILE	JOB NO.
DESIGNER L.C.	REVISION
DRAWN BY L.C.	DATE Jan. 2021
CHECKED BY L.C.	SCALE AS SHOWN

SHEET TITLE	DETAILS
SHEET NUMBER	C7