

DOOLITTLE PET HOSPITAL

2 1 8 1 D O O L I T T L E D R I V E , S A N L E A N D R O , C A 9 4 5 7 7

TEAM

BUSINESS OWNER:
DR. PAUL SANDHE
UNITED PET HOSPITAL
31233 LILY STREET
UNION CITY, CA 94587

BUILDING OWNER:
MINAL JESWANI
NIKNAT INVESTORS, LLC
1155 BROADWAY STREET, SUITE 101
REDWOOD CITY, CA 94063
650.504.7102

ARCHITECT:
RHA
690 WEST FREMONT AVE., STE. 9C
SUNNYVALE, CA 94087
CONTACT:
RAY HOUSE, AIA 408.738.8618

BUILDING DATA

APPLICABLE CODES:
2019 CALIFORNIA CODE
OF REGULATIONS -
TITLE 24, PARTS 1 THRU 12

APN: 77A-697-1-11
ZONE: CN(S)
CONSTRUCTION TYPE: VB
OCCUPANCY: M / B
FULLY SPINKLERED: YES
SINGLE STORY
SEISMIC ZONE: D

AREA OF LOT (UNCHANGED): 29,886 SF
AREA OF NEW RETAIL BUILDING (UNCHANGED): 3,539 SF.
AREA OF TENANT IMPROVEMENT: 1,173 SF
PERVIOUS / IMPERVIOUS AREAS (UNCHANGED):
IMPERVIOUS- 25,012 SF
PERVIOUS- PERVIOUS PAVING LANDSCAPING: 685 SF / 4,189 SF.

PARKING:
31 PARKING SPACES (INCLUDES 2 ACCESSIBLE SPACES, ONE OF WHICH IS VAN ACCESSIBLE)

TOILET CALCULATIONS:
THE MINIMUM OCCUPANT LOAD FOR OCCUPANCY B, PER 2016 CPC, TABLE A = 200
1,173 SF/200 = 6 OCC.
ONE TOILET FACILITY IS PROVIDED, PER 2019 CPC, 422.2, EXCEPTION 3, WHERE A SINGLE TOILET FACILITY SHALL BE PERMITTED (FOR USE BY BOTH SEXES) IN A BUSINESS OR MERCANTILE USE WITH LESS THAN 50 OCCUPANTS.

PROJECT NOTES

- PROJECT MUST COMPLY WITH ALL CITY AND STATE CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING REQUIREMENTS. PERMIT APPLICATIONS MUST DEMONSTRATE COMPLIANCE BY COMPLETING AND SUBMITTING AN ONLINE WASTE MANAGEMENT PLAN USING GREEN HALO SYSTEMS (WWW.GREENHALOSYSTEMS.COM) PRIOR TO PERMIT ISSUANCE. APPLICANTS MUST SUBMIT RECYCLING AND DISPOSAL RECEIPTS ONLINE AND SUBMIT THE WASTE MANAGEMENT REPORT BEFORE SCHEDULING THE FINAL INSPECTION. NOTE: PROJECT WILL NOT BE FINALED UNTIL ALL RECYCLING AND DISPOSAL TAGS HAVE BEEN REGISTERED INTO GREEN HALO SYSTEMS.
 - SOLID WASTE + RECYCLING SERVICE PROVIDER: ALAMEDA COUNTY INDUSTRIES. APPLICANT SHOULD NOTE THE CITY OF SAN LEANDRO HOLDS AN EXCLUSIVE FRANCHISE AGREEMENT FOR SOLID WASTE AND RECYCLING SERVICES WITH ACI.
 - MAINTENANCE - THE PROPERTY OWNER, OCCUPANT AND TENANTS SHALL MAINTAIN ENCLOSURE FREE OF LITTER AND OTHER DEBRIS IN ACCORDANCE WITH SAN LEANDRO MUNICIPAL CODE 3-13-215
 - PER SAN LEANDRO MUNICIPAL CODE 3-1-200, STORAGE OF SOLID WASTE, RECYCLING, AND OTHER MATERIALS OUTSIDE OF THE ENCLOSURE IS PROHIBITED AT ALL TIMES.
 - RECYCLING REQUIREMENTS - APPLICANT IS SUBJECT OF ALAMEDA COUNTY MANDATORY RECYCLING ORDINANCE 2012-01. FOR MORE INFORMATION, VISIT WWW.RECYCLINGRULESAC.ORG
 - BINS NEED TO BE PLACED IN THE DRIVEWAY FOR SERVICE BY ACI'S FRONT END LOADER TRUCKS. A ROLLED CURB, OR RAMP, IS NEEDED IN FRONT OF THE TRASH ENCLOSURE TO ENSURE EASY ACCESS TO , AND ACCOMMODATE SERVICES OF, GARBAGE AND RECYCLING BINS BY THE HAULER.
- DUMPSTER SIZING CALCULATION
BUSINESS TYPE: GENERAL MERCHANDISING / SIC #53
NO OF EMPLOYEES: 9 (NEW TENANTS ONLY)
WEIGHT PER WEEK= 14 LBS. X 9 = 126 LBS.
CONTAINER SIZE: 126 / 150 - .84 CU/YD
PROPOSED CONTAINERS: (2) 2 CU/YD DUMPSTERS
- THE APPLICANT SHALL COMPLY WITH THE FOLLOWING HIGH STANDARDS OF SANITATION DURING CONSTRUCTION OF IMPROVEMENTS: GARBAGE CANS, CONSTRUCTION DUMPSTERS, AND DEBRIS PILES SHALL BE REMOVED ON A MINIMUM WEEKLY BASIS. ALL FOOD RELATED TRASH ITEMS SUCH AS WRAPPERS, CANS, BOTTLES, AND FOOD SCRAPS SHALL BE DISPOSED OF IN CLOSED CONTAINERS ONLY AND SHALL BE REGULARLY REMOVED FROM THE SITE. INSPECTIONS, CONDUCTED AS PART OF THE REGULAR CONSTRUCTION COMPLIANCE, WILL BE CONDUCTED TO ENSURE COMPLIANCE OF THE APPLICANT AND CONTRACTORS WITH THIS REQUIREMENT.
- FIRE DEPARTMENT NOTES:
 - FIRE PROTECTION SYSTEM MODIFICATIONS TO COMPLY WITH NFPA 13
 - CENTRAL MONITORING FIRE ALARM SYSTEM MODIFICATIONS TO COMPLY WITH NFPA 72
 - EMERGENCY LIGHTING WILL NEED TO BE INSTALLED WITH AN AVERAGE OF 1 FOOTCANDLE AT THE FLOOR.
 - APPROPRIATE HARDWARE WILL NEED TO BE INSTALLED ON THE DOORS
 - 2A 10B-C FIRE EXTINGUISHERS WITH SIGNS ABOVE IT SHALL BE PROVIDED IN EACH SUITE.
 - A KNOX BOX SHALL BE PROVIDED
 - ADDRESSES SHALL BE PROVIDED THAT ARE VISUAL FROM THE STREET AND HAVE CONTRASTING BACKGROUND.

PROJECT DESCRIPTION

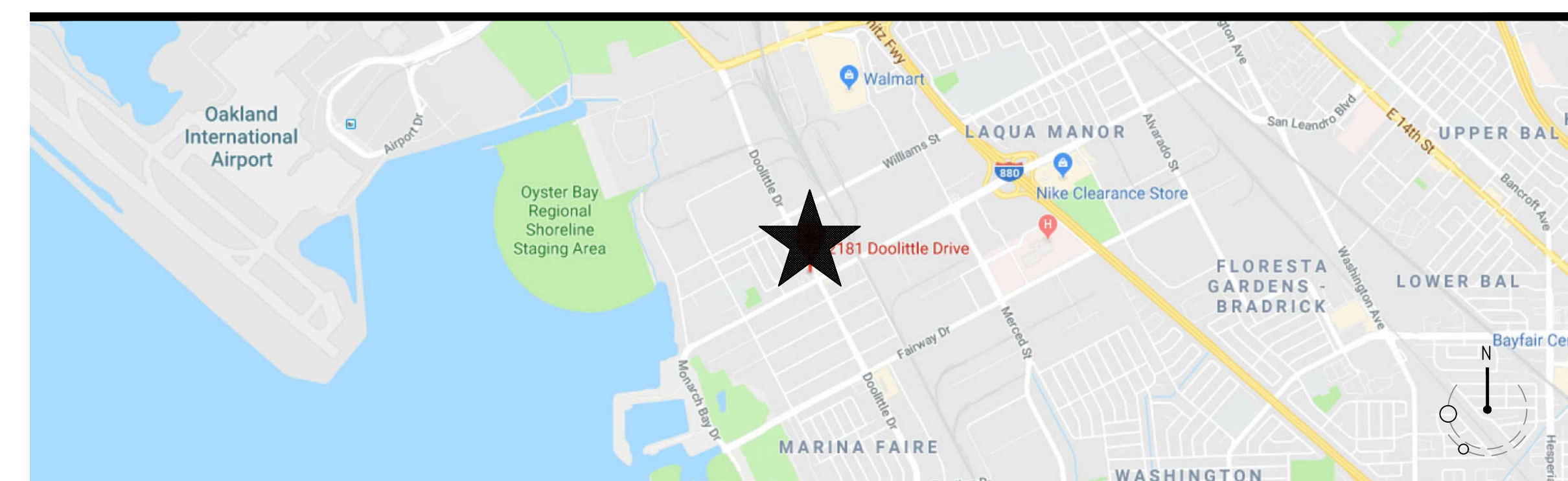
- CONSTRUCT A 'B' OCCUPANCY, PET HOSPITAL IN AN EXISTING RETAIL STRIP MALL BUILDING:
- 1,173 SF TENANT IMPROVEMENT FOR "DOOLITTLE PET HOSPITAL"
 - EXISTING LIGHTING AND MECHANICAL DIFFUSERS TO BE RELOCATED PER NEW PARTITION LAYOUT.
 - TWO NEW SINKS WILL BE ADDED.
 - NEW BUILDING SIGNAGE IN ACCORDANCE WITH APPROVED BUILDING STANDARD

NOTE:
SPRINKLER WORK WILL BE A DEFERRED PERMIT ITEM
FIRE ALARM WORK WILL BE A DEFERRED PERMIT ITEM

DRAWING INDEX

COVER / GENERAL
A0.0 COVER SHEET / SITE PLAN
CLEAN BAY BLUE PRINT
A1.0 SITE PLAN
A2.0 PLANS AND ELEVATIONS

VICINITY PLAN



DOOLITTLE PET HOSPITAL

2181 DOOLITTLE DRIVE
SAN LEANDRO, CA

| REV | DATE | DESCRIPTION |
|-----|----------|------------------------------|
| - | 01.18.21 | CUP SUBMITTAL |
| - | 03.01.21 | CITY COMMENTS + ADD (1) SINK |

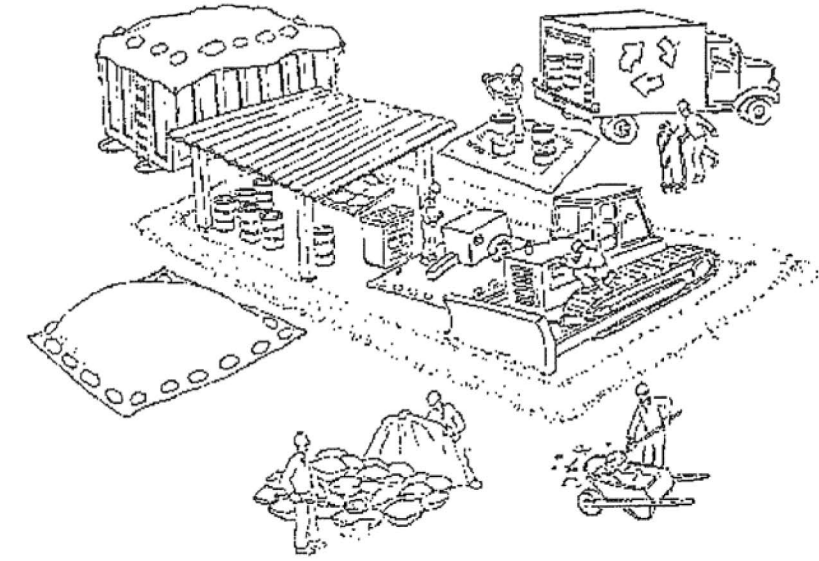
COVER SHEET

DRAWN BY: RHA SCALE: NOTED
CHECKED: RHA PROJECT: 21-002

NTP:
JAN 2021

A0.0

Clean Bay Blue Print



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Fremont requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Fremont Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

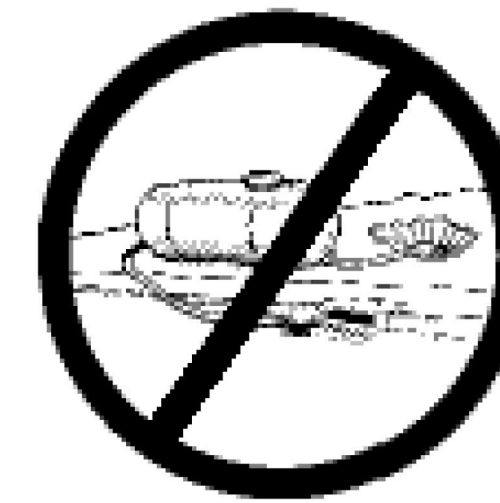


- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

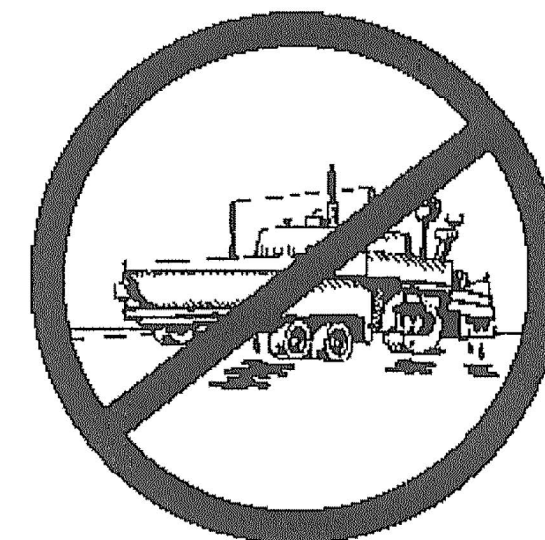
- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

REVISIONS

| NO. | DESCRIPTION | BY | DATE | APPROV'D |
|-----|-------------|----|------|----------|
| | | | | |
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APPROVED

| DATE | ADV | DATE |
|------|-----|------|
| | | |
| | | |

CLEAN BAY
BLUE PRINT

WORK ORDER NO.

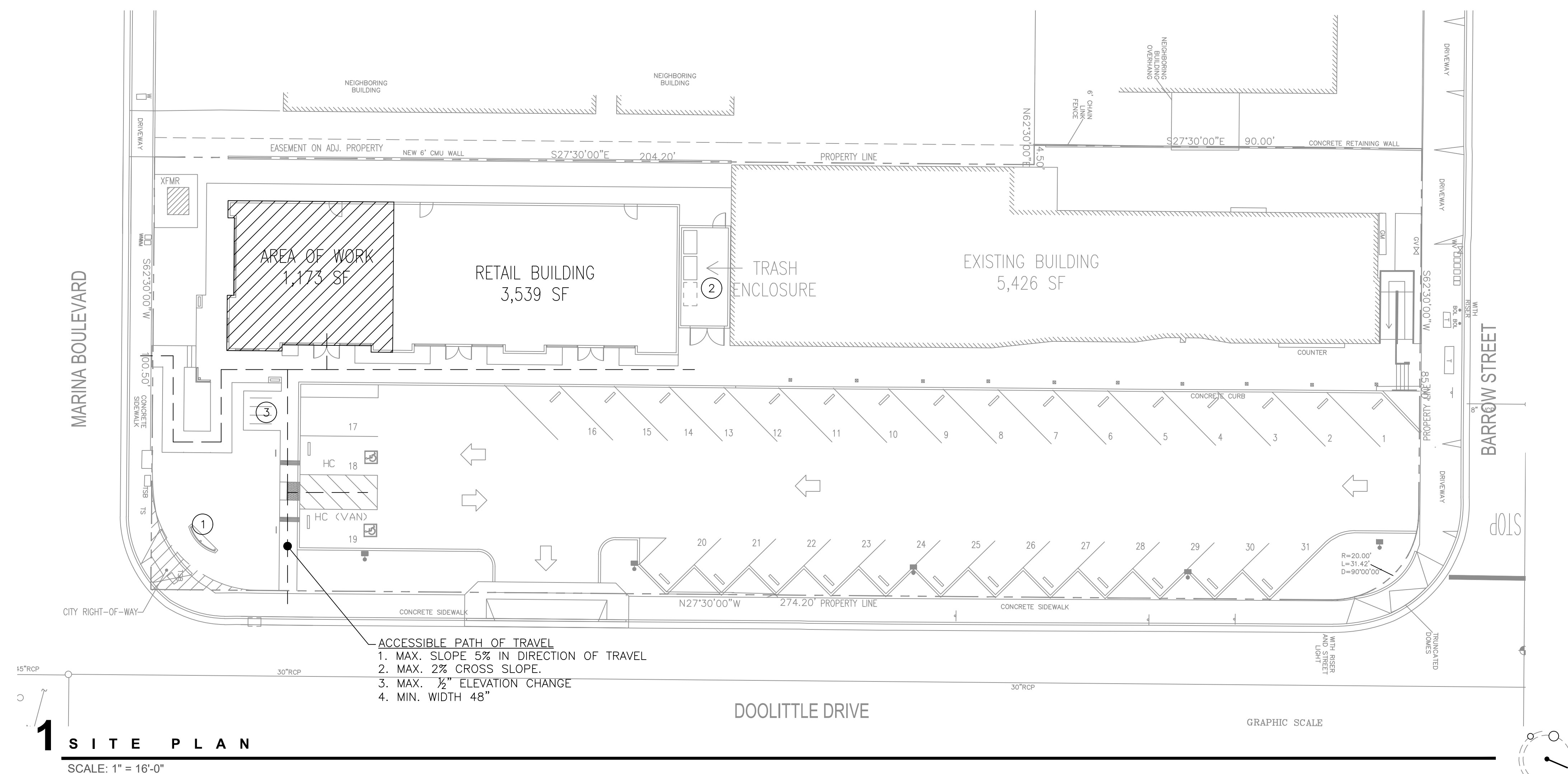
SPECIFICATION NO.

SHEET NO.

FILE NO.

Storm drain polluters may be liable for fines of \$10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com



1 SITE PLAN
SCALE: 1" = 16'-0"

ACCESSIBLE PATH OF TRAVEL
1. MAX. SLOPE 5% IN DIRECTION OF TRAVEL
2. MAX. 2% CROSS SLOPE
3. MAX. 1/2" ELEVATION CHANGE
4. MIN. WIDTH 48"

GENERAL NOTES:

1. SEE ALSO BUILDING DATA ON COVER SHEET, AD.0

KEYED NOTES

1. MONUMENT SIGN.
2. EXISTING- (2) 2 CU. YD. DUMPSTERS, PER PROJECT NOTES ON COVER SHEET, AND A 3RD SPACE FOR ORGANCS.
3. EXISTING -BICYCLE PARKING
(1) CLASS 1 BIKE LOCKER
(2) CLASS 2 INDIVIDUAL LOCKABLE BIKE RACKS



**DOOLITTLE
PET
HOSPITAL**

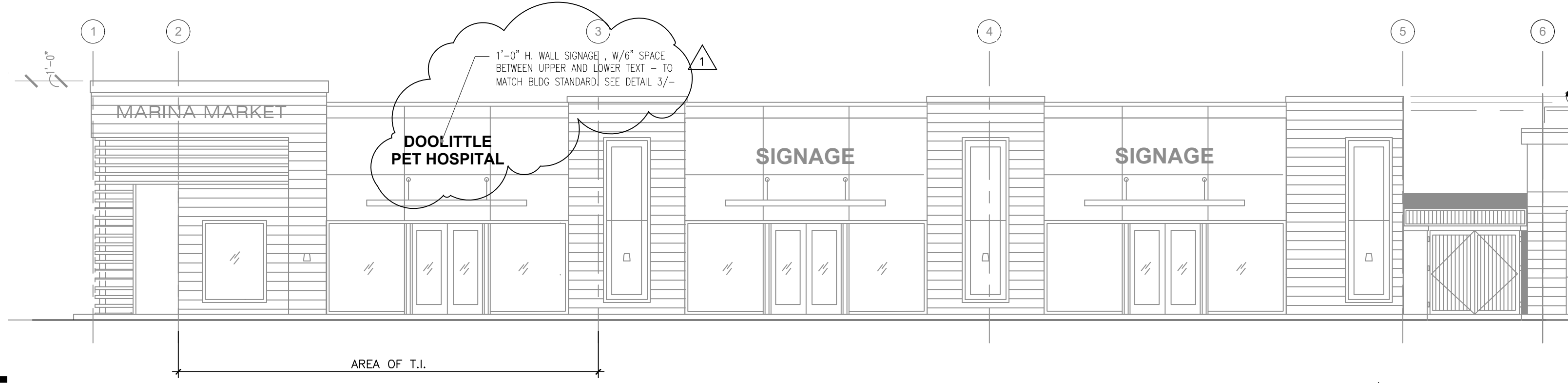
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SITE PLAN

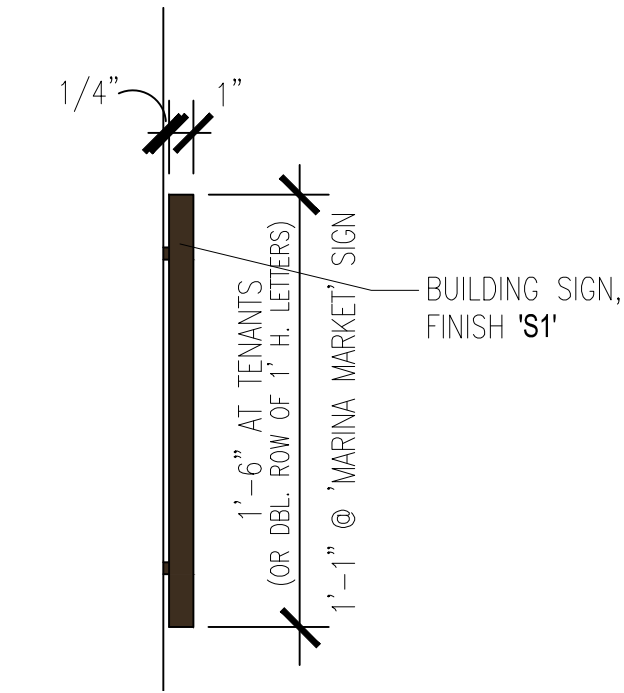
DRAWN BY: RHA SCALE: NOTED
CHECKED: RHA PROJECT: 21-002

EXHIBIT D



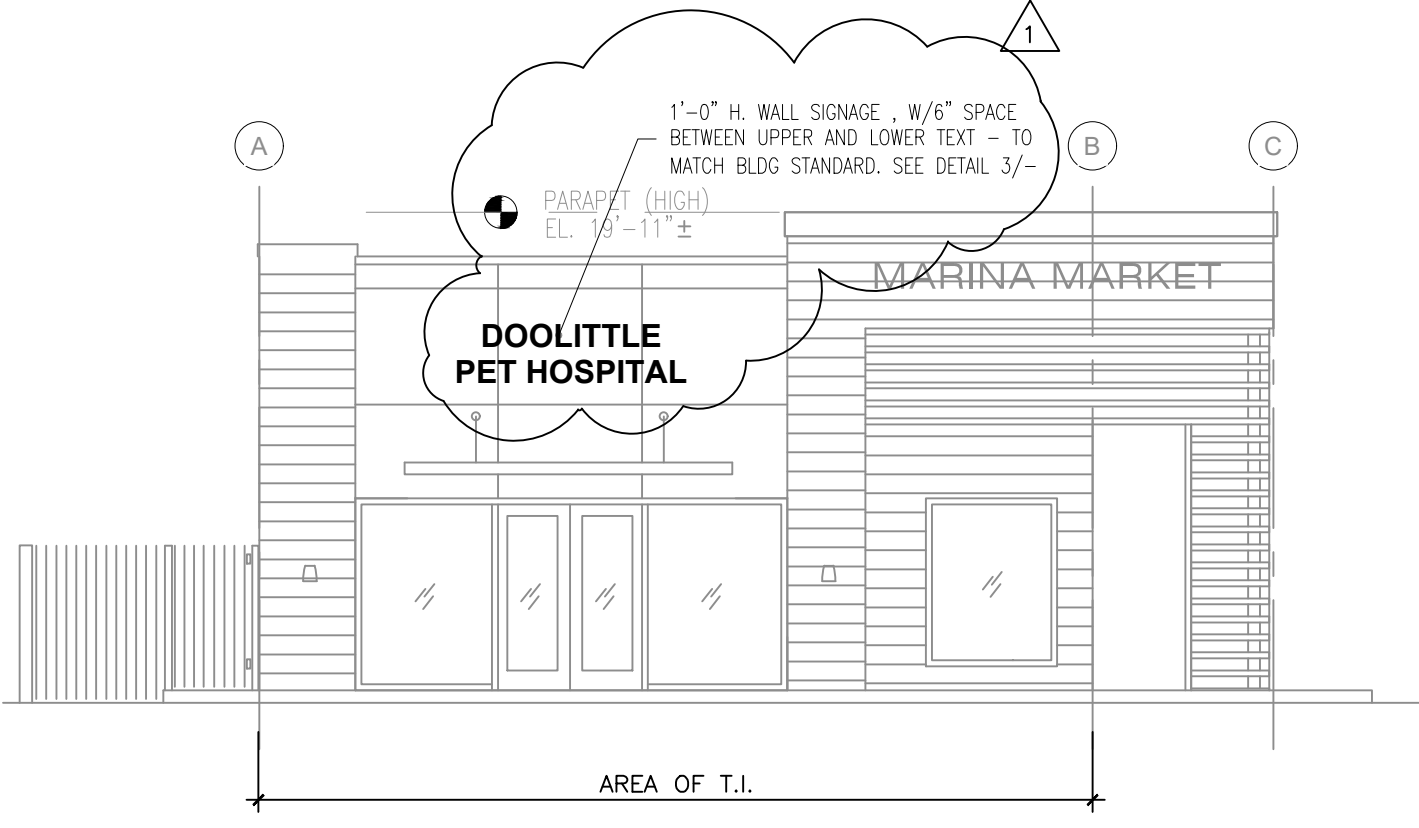
5 NORTH ELEVATION

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



3 SIGNAGE

SCALE: 3" = 1'-0"

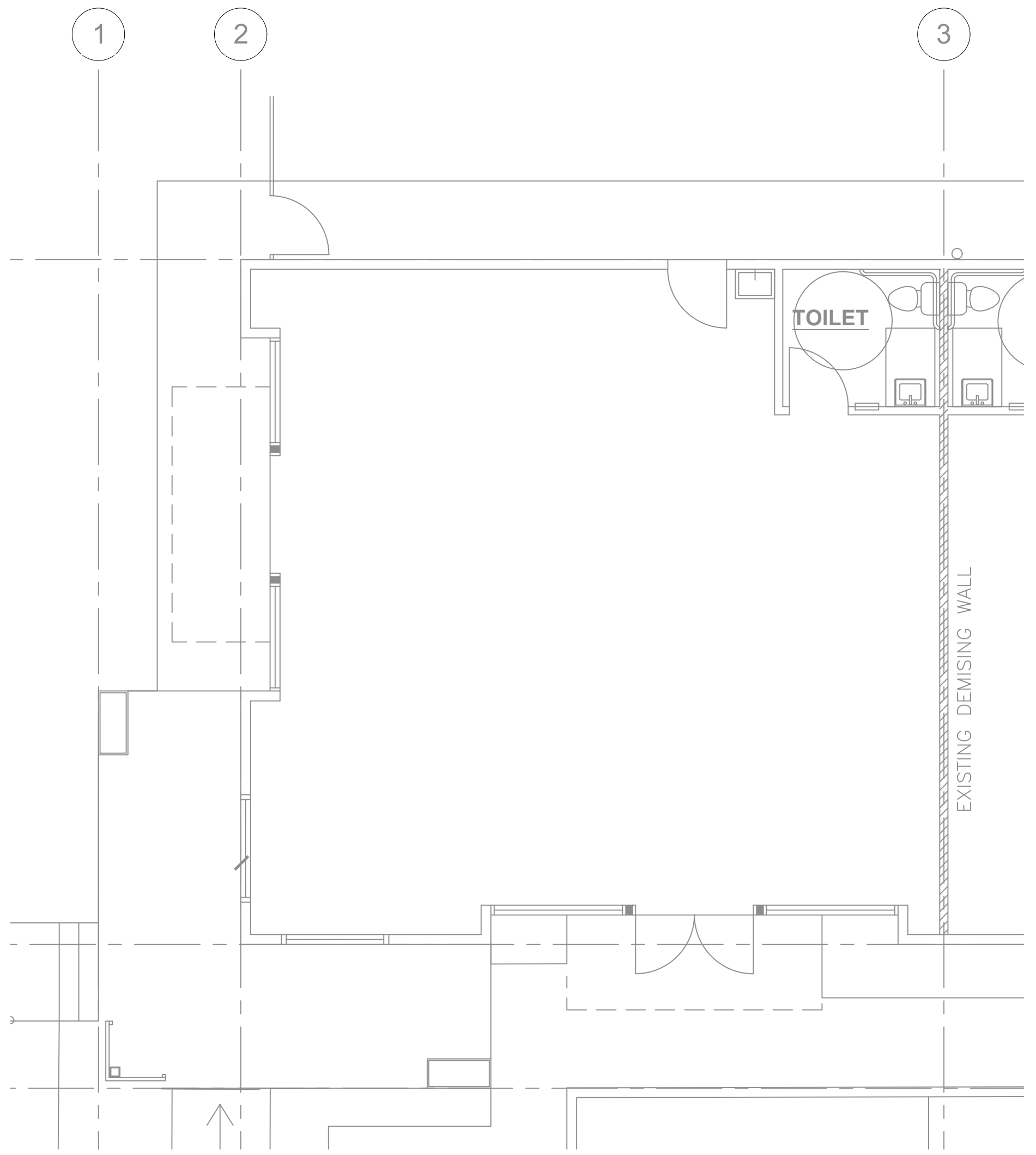


4 EAST ELEVATION

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

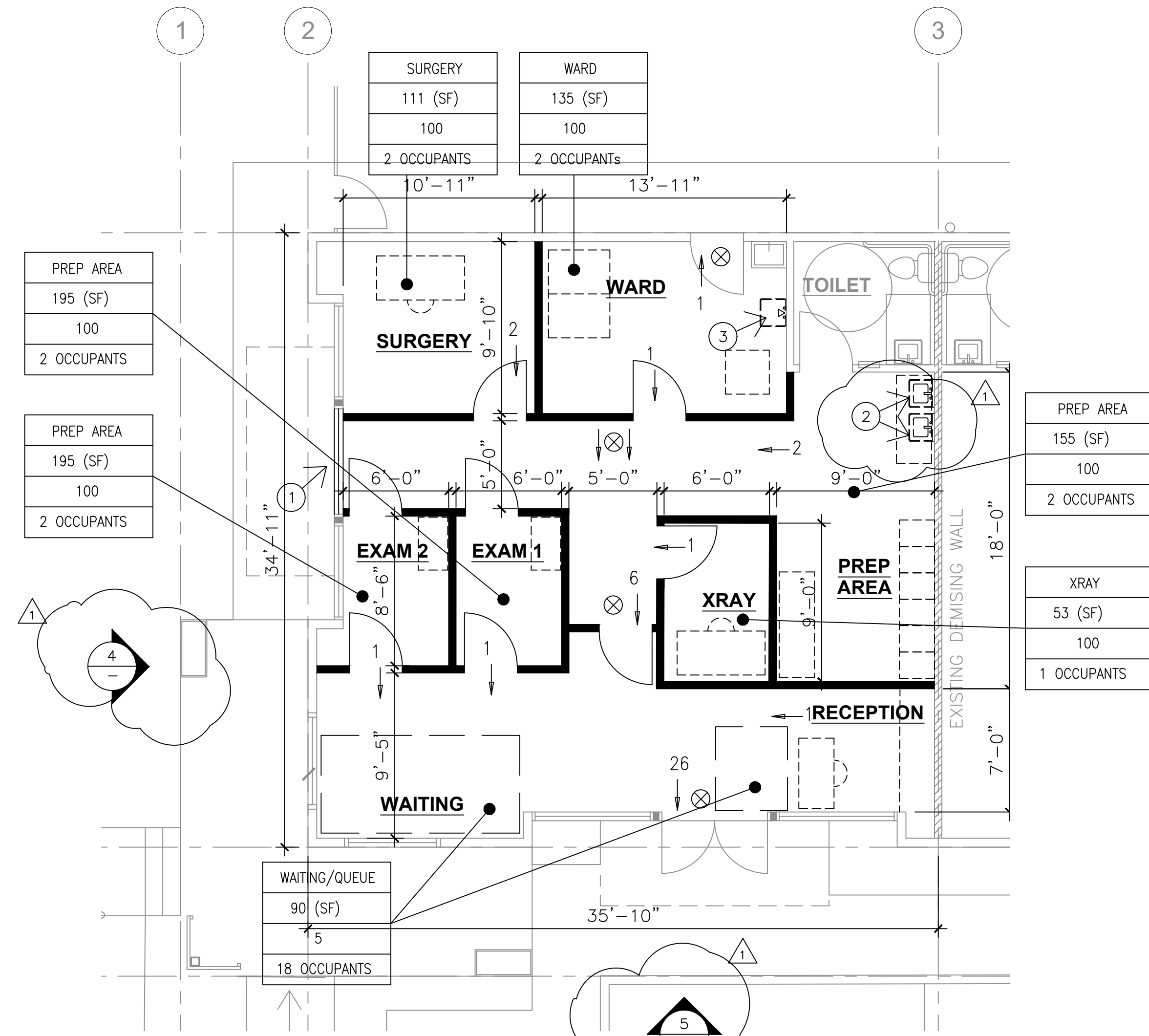
- GENERAL NOTES:**
1. INTERIOR FLOOR DRAINS (IF ANY) SHALL NOT BE CONNECTED TO THE SANITARY STORM DRAIN SYSTEM.
 2. WATER HEATER DRAIN LINES SHALL NOT BE CONNECTED TO THE STORM DRAIN SYSTEM.
 3. AIR CONDITIONING CONDENSATE SHALL BE DIRECTED TO THE LANDSCAPE.

- KEYED NOTES**
1. DOORS TO REMAIN LOCKED. GC VERIFY CONTINUOUS WEATHERSTRIPPING IS INSTALLED.
 2. NEW SINK FAUCET TO MATCH EXISTING TOILET - DELTA 701LF-HDF, .5 GPM MAX
 3. NEW RINSE STATION - SHOWER HEAD: MOEN 3669EP 1.75 GPM MAX.



1 EXISTING PLAN

SCALE: 3/16" = 1'-0"



2 CONSTRUCTION PLAN

SCALE: 3/16" = 1'-0"



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PET
HOSPITAL**

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**CONSTRUCTION
+ ROOF PLANS**

DRAWN BY: RHA SCALE: NOTED
CHECKED: RHA PROJECT: 21-002