

<h1>DEMOLITION NOTES</h1>	
<ol style="list-style-type: none">1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.2. PROVIDE AN MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.3. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.5. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.6. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.7. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLEING AND DEVICES, UNLESS OTHERWISE NOTED.8. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUB-FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.9. SCOPE OF DEMOLITION INDICATED IS TO BE IN ITS ENTIRETY UNLESS NOTED OTHERWISE.	
<h2>GENERAL CONTRACTOR NOTES</h2>	
<ol style="list-style-type: none">1. MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK2. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OF THESE PLANS AND SPECIFICATIONS3. MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF HIS OPERATIONS4. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED & ACTED UPON BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE W/ THE REVIEWED SHOP DRAWINGS & SAMPLES5. CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS & THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT6. SHOULD AN ERROR APPEAR IN THE NOTES, SPECIFICATIONS, OR DRAWINGS, OR IN WORK DONE BY OTHERS, AFFECTING THIS WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTIONS AS TO PROCEDURE. IF CONTRACTOR PROCEEDS W/ WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT7. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS & SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED ANY WRITTEN DECISIONS FROM THE ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED8. PATCHING, REPAIRING AND REPLACING OF MATERIAL SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE W/ APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES9. ALL MECHANICAL & ELECTRICAL EQUIPMENT SHALL HAVE A UL DESIGN LISTING/ NUMBER. ANY EQUIPMENT NOT LISTED WILL REQUIRE FIELD TESTING & CERTIFIED BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER & HIS DESIGN/ CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPARTMENT IF FIELD TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT AN EQUIVALENT LISTED LABEL APPROVED BY THE LOCAL CITY BUILDING DEPARTMENT. PROOF OF EQUIPMENT CERTIFICATION SHALL BE SUBMITTED & APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED10. HAZARDOUS MATERIALS, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE IDENTIFICATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THIS AGREEMENT.11. IF PROJECT IS BID PRIOR TO RECEIVING ALL AGENCY APPROVALS FOR PERMIT, THE CONTRACTOR SHALL CARRY CONTINGENCIES IN BIDDED TO COVER CHANGES THAT MAY RESULT FROM PLAN CHECK COMMENTS. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND UPDATING THE BUDGET BASED ON PERMITTING DRAWINGS	
<p>PROJECT LAYOUT</p> <ol style="list-style-type: none">12. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF THE PROJECT AND ALL OF ITS COMPONENT PARTS. LAYOUT ENGINEERING AND DIMENSIONAL INFORMATION, IN ADDITION TO THE INFORMATION CONTAINED ON THE CONTRACT DRAWINGS, THAT MAY BE DETERMINED BY THE CONTRACTOR AS NECESSARY TO ACCURATELY CONSTRUCT THE PROJECT IN CONFORMANCE WITH THE DESIGN INTENT AS SHOWN IN THE CONTRACT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR.	

<h1>DEMOLITION NOTES</h1>	
<ol style="list-style-type: none">1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.2. PROVIDE AN MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.3. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.5. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.6. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.7. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLEING AND DEVICES, UNLESS OTHERWISE NOTED.8. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUB-FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.9. SCOPE OF DEMOLITION INDICATED IS TO BE IN ITS ENTIRETY UNLESS NOTED OTHERWISE.	
<h2>GENERAL CONTRACTOR NOTES</h2>	
<ol style="list-style-type: none">1. MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY CAUSE FOR REJECTION OF WORK2. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OF THESE PLANS AND SPECIFICATIONS3. MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF HIS OPERATIONS4. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED & ACTED UPON BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE W/ THE REVIEWED SHOP DRAWINGS & SAMPLES5. CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS & THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT6. SHOULD AN ERROR APPEAR IN THE NOTES, SPECIFICATIONS, OR DRAWINGS, OR IN WORK DONE BY OTHERS, AFFECTING THIS WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTIONS AS TO PROCEDURE. IF CONTRACTOR PROCEEDS W/ WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT7. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS & SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED ANY WRITTEN DECISIONS FROM THE ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED8. PATCHING, REPAIRING AND REPLACING OF MATERIAL SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE W/ APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES9. ALL MECHANICAL & ELECTRICAL EQUIPMENT SHALL HAVE A UL DESIGN LISTING/ NUMBER. ANY EQUIPMENT NOT LISTED WILL REQUIRE FIELD TESTING & CERTIFIED BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER & HIS DESIGN/ CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPARTMENT IF FIELD TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT AN EQUIVALENT LISTED LABEL APPROVED BY THE LOCAL CITY BUILDING DEPARTMENT. PROOF OF EQUIPMENT CERTIFICATION SHALL BE SUBMITTED & APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED10. HAZARDOUS MATERIALS, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE IDENTIFICATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THIS AGREEMENT.11. IF PROJECT IS BID PRIOR TO RECEIVING ALL AGENCY APPROVALS FOR PERMIT, THE CONTRACTOR SHALL CARRY CONTINGENCIES IN BIDDED TO COVER CHANGES THAT MAY RESULT FROM PLAN CHECK COMMENTS. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND UPDATING THE BUDGET BASED ON PERMITTING DRAWINGS	
<p>PROJECT LAYOUT</p> <ol style="list-style-type: none">12. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF THE PROJECT AND ALL OF ITS COMPONENT PARTS. LAYOUT ENGINEERING AND DIMENSIONAL INFORMATION, IN ADDITION TO THE INFORMATION CONTAINED ON THE CONTRACT DRAWINGS, THAT MAY BE DETERMINED BY THE CONTRACTOR AS NECESSARY TO ACCURATELY CONSTRUCT THE PROJECT IN CONFORMANCE WITH THE DESIGN INTENT AS SHOWN IN THE CONTRACT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR.	

ANNING PERMIT FOR:

ENT WIZARD

DITIONAL USE PERMIT

30 FAIRWAY DRIVE

LEANDRO, CA 94577

DRAWING INDEX

ARCHITECTURAL

A0.0

A1.1

A1.2

COVER SHEET & GENERAL NOTES

SITE & FLOOR PLANS

ELEVATION & DETAILS

PROJECT DATA	
APN	778-853-29
ZONING	INDUSTRIAL GENERAL DISTRICT
LOT SIZE	64,575 (1.48 ACRES)
BUILDING AREA	16,275 SF
LOT COVERAGE	25.2%
FLOOR AREA RATIO (F.A.R.)	0.25
SPRINKLER	YES
LANDSCAPING AREA	3,491 SF
NO. OF STORIES	1
BUILDING HEIGHT	14'- FRONT BLDG & 18' REAR BLDG
TYPE OF CONSTRUCTION	TYPE III-B
TYPE OF OCCUPANCY	B & S-1
PROJECT AREA	700 SF
PROVIDED SITE PARKING	41 (2 ACCESSIBLE) SPACES
CODES USED	2022: C.B.C., C.P.C, C.M.C., C.E.C., C.F.C., CALIFORNIA ENERGY CODE, CAL GREEN BUILDING STANDARDS CODE, HANDICAPPED ACCESSIBILITY REGULATIONS, AND ADOPTED CODES
SCOPE OF WORK	
<ul style="list-style-type: none">• ACCESSIBLE UPGRADES INCLUDE:<ul style="list-style-type: none">• INTERIOR MENS & WOMENS RESTROOMS• ACCESSIBLE PARKING & ACCESS TO PUBLIC WAY• INCREASING/ADDING OPENINGS IN EXISTING INTERIOR WALLS• ADD 2 PAINT BOOTHS• NEW TRASH ENCLOSURE• PARKING EXCEPTION	



JTG ARCHITECTURE
JOHN GUTKNIGHT
PHONE: 612.481.2293
EMAIL: JOHN@JTGARCHITECTURE.COM

This drawing is an instrument of service only, and is, and shall remain, the property of JTG Architecture. No reproduction or other use shall be made by any person or firm without written permission of JTG Architecture. Unauthorized use shall void the professional seal and signature hereon and no professional responsibility will remain.

Written dimensions on this drawing shall have precedence over any scaled dimension. Do not scale this drawing for accurate dimensions, and notify JTG Architecture of any discrepancies.

DENT WIZARD

TENANT IMPROVEMENT
1930 FAIRWAY DRIVE
SAN LEANDRO, CA 94577


PUBLISHED SETS

REV.	DATE	DESCRIPTION
	04.12.23	CUP SUBMITTAL
	06.12.23	CUP RESUBMITTAL

FIRE DEPARTMENT NOTES

1. APPROVED ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTAGE & SHALL CONTRAST W/ THEIR BACKGROUND
2. PROVIDE AN EMERGENCY TELEPHONE ON THE JOB PRIOR TO ANY CONSTRUCTION
3. A MINIMUM NUMBER SETS OF DRAWINGS APPROVED BY THE CITY FIRE DEPARTMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK
4. A MINIMUM NUMBER SETS OF DRAWINGS APPROVED BY THE CITY FIRE DEPARTMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK
5. KNOX BOX IS RECOMMENDED FOR BUILDINGS & REQUIRED FOR ALL FIRE DEPARTMENT ACCESS GATES. CONTACT LOCAL FIRE DEPARTMENT FOR ADDITIONAL INFORMATION
6. FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE MAINTAINED CLEAR & UNOBSTRUCTED. PROVIDE PROPER FIRE LANE SIGNAGE & CURB STRIPING PER THE VEHICLE CODE SECTION 22500.1. CONTACT THE FIRE DEPARTMENT FOR FIRE LANE PROGRAM GUIDELINES
7. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLES 3-D & 3-E

[illegible][illegible]

APPROVAL STAMP	
<div></div>	
COVER SHEET	
DATE	SCALE
02.20.23	
DRAWN BY	PROJECT NUMBER
JTG	23007-1

A0.0

GENERAL NOTES

1. WALKS AND SIDEWALKS SHALL BE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
2. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
3. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1:20 IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIANS RAMPS.
4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THEN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/2 INCH NOT BE VERTICAL. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR RAMPS.
5. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 1/4 INCH PER FOOT IN ANY DIRECTION.
6. ALL DAMAGED OR DETERIORATE FIRE LANE MARKING SHALL BE RE-STRIPED
7. ALL CURBS WHICH OUTLINE THE FIRE LANE SHALL BE PAINTED RED WITH WHITE LETTERING READING "NO PARKING - FIRE LANE". THE TEXT SHALL BE FOUR INCHES TALL AND SHALL BE PLACED EVERY 30 FEET OR PORTION THEREOF, ON TOP OF DESIGNATED CURBING.
8. ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS-SLOPE OF 1:48.
9. WALKS AND SIDEWALKS SHALL BE AT LEAST 48" WIDE PER CBC 11B-403

LEGEND

- PROPERTY LINE
ACCESSIBLE PATH OF TRAVEL
(E) LANDSCAPE
(E) LANDSCAPE TO BE REMOVED
(E) TREE
(E) TALL SHRUBS
(E) SHORT SHRUBS

KEY NOTES

- E1 (E) RTU TO REMAIN
E2 (E) LOADING DOCK
E3 (E) COVERED STORAGE/TRASH ENCLOSURE
E4 (E) TRUCK ROUTE
E5 (E) LANDSCAPING - REPAIR BARE PATCHES AS REQUIRED
E6 (E) TREE
E7 (E) FENCE
E8 (E) PARKING STALLS
E9 (E) DRIVEWAY ENTRY
E10 (E) FENCE GATE
D1 REMOVE (E) CURB
D2 REMOVE (E) LANDSCAPING
D3 REMOVE (E) WALL, S.S.D.
D4 REMOVE (E) ROLL UP DOOR AS REQUIRED FOR (N) EGRESS DOOR
D5 REMOVE (E) WOOD FRAMED ROOM, MEZZANINE STRUCTURE & STAIR
D6 REMOVE (E) PLUMBING FIXTURES & RESTROOM ACCESSORIES
D7 REMOVE (E) INTERIOR WALL
D8 REMOVE (E) INTERIOR DOOR
D9 REMOVE (E) PLUMBING & MILLWORK
D10 REMOVE (E) GATE
D11 REMOVE (E) CHAIN LINK FENCE TRASH ENCLOSURE
N1 (N) TUBULAR STEEL GATE AND FENCE - PROVIDE NEW POSTS AS REQUIRED
N2 (N) EGRESS DOOR IN (E) ROLL UP DOOR
N3 (N) ACCESSIBLE PLUMBING FIXTURES AND PARTITIONS
N4 (N) PLUMBING FIXTURES FOR NON ACCESSIBLE UNISEX RESTROOM
N5 (N) ACCESSIBLE SINK & MILLWORK
N6 (N) MECHANICAL UNIT
N7 (N) PAINT BOOTH
N8 (N) 30 GALLON DRUM STORAGE FOR PAINT WASTE
N9 (N) LOADING AREA FOR VEHICLE TRANSPORT
N10 (N) CMU TRASH ENCLOSURE, SEE DETAIL 7 AND 8/A1.2
N11 (N) STANDING SEAM METAL ROOF, SEE DETAIL 7/A1.2
N12 (N) ACCESSIBLE PATH OF TRAVEL
N13 (N) ACCESSIBLE PARKING STALLS
N14 (N) PAVEMENT SYMBOL OF ACCESSIBILITY
N15 (N) CONCRETE CURB
N16 (N) "VAN ACCESSIBLE" PARKING SIGN
N17 (N) ACCESSIBLE PARKING SIGN



This drawing is an instrument of service only, and is, and shall remain, the property of JTG Architecture. No reproduction or other use shall be made by any person or firm without written permission of JTG Architecture. Unauthorized use shall void the professional seal and signature hereon and no professional responsibility will remain.

Written dimensions on this drawing shall have precedence over any scaled dimension. Do not scale this drawing for accurate dimensions, and notify JTG Architecture of any discrepancies.

DENT WIZARD

TENANT IMPROVEMENT
1930 FAIRWAY DRIVE
SAN LEANDRO, CA 94577

PUBLISHED SETS

REV.	DATE	DESCRIPTION
04.12.23	CUP SUBMITTAL	
06.12.23	CUP RESUBMITTAL	

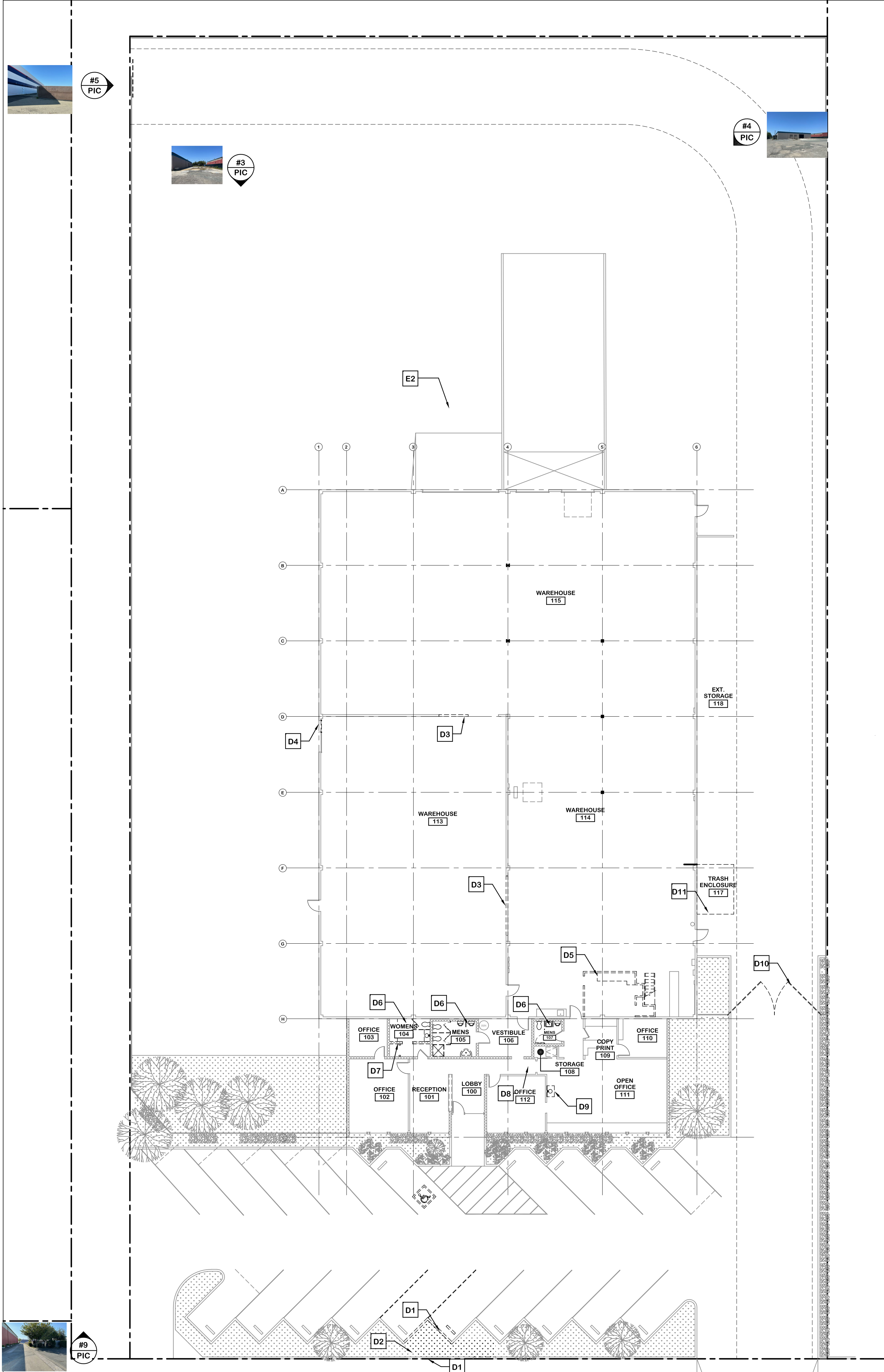
APPROVAL STAMP



SITE & FLOOR PLANS

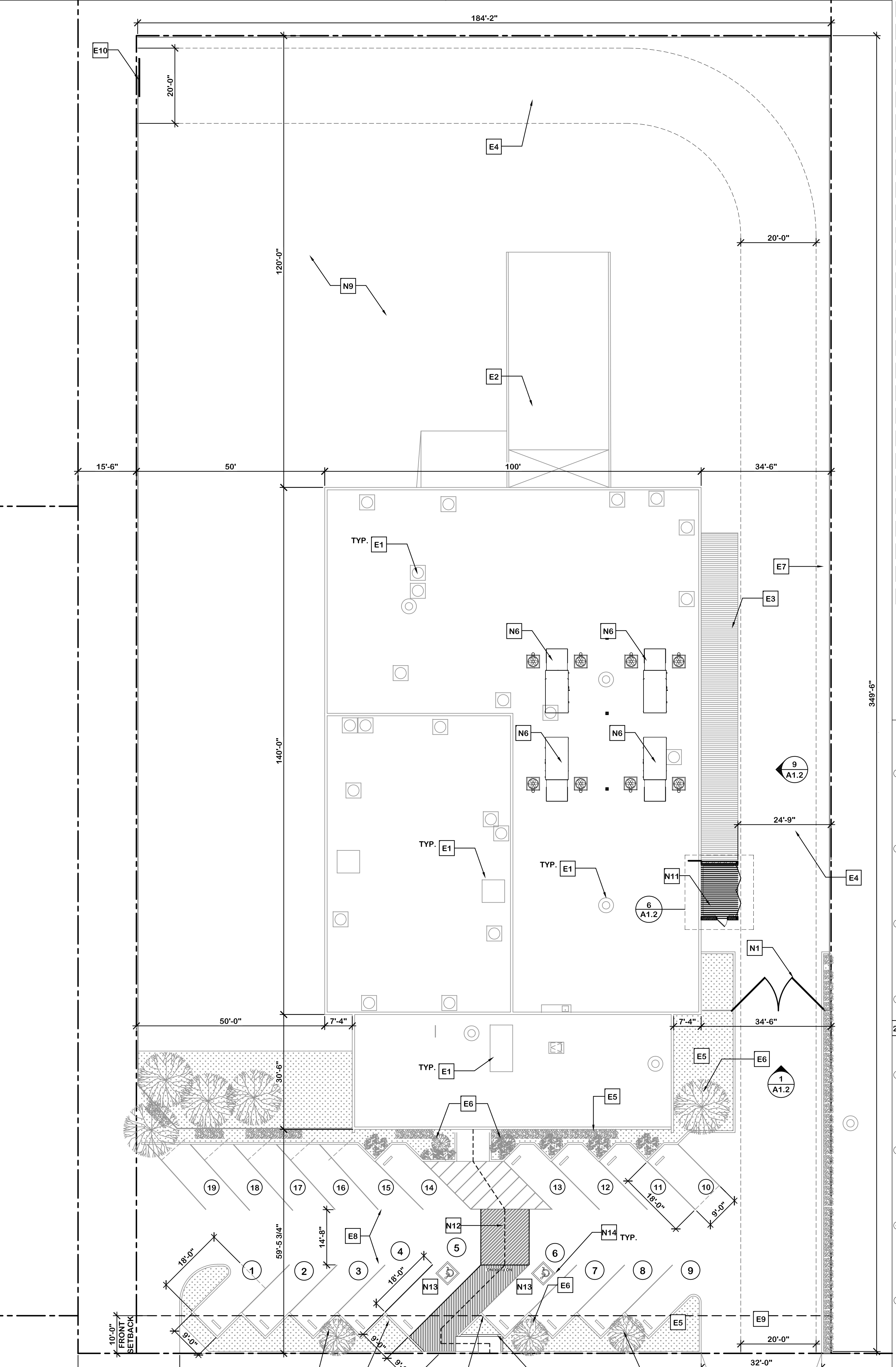
DATE	SCALE
02.20.23	1/16" = 1'-0"
DRAWN BY	PROJECT NUMBER
JTG	23007-1

A1.1



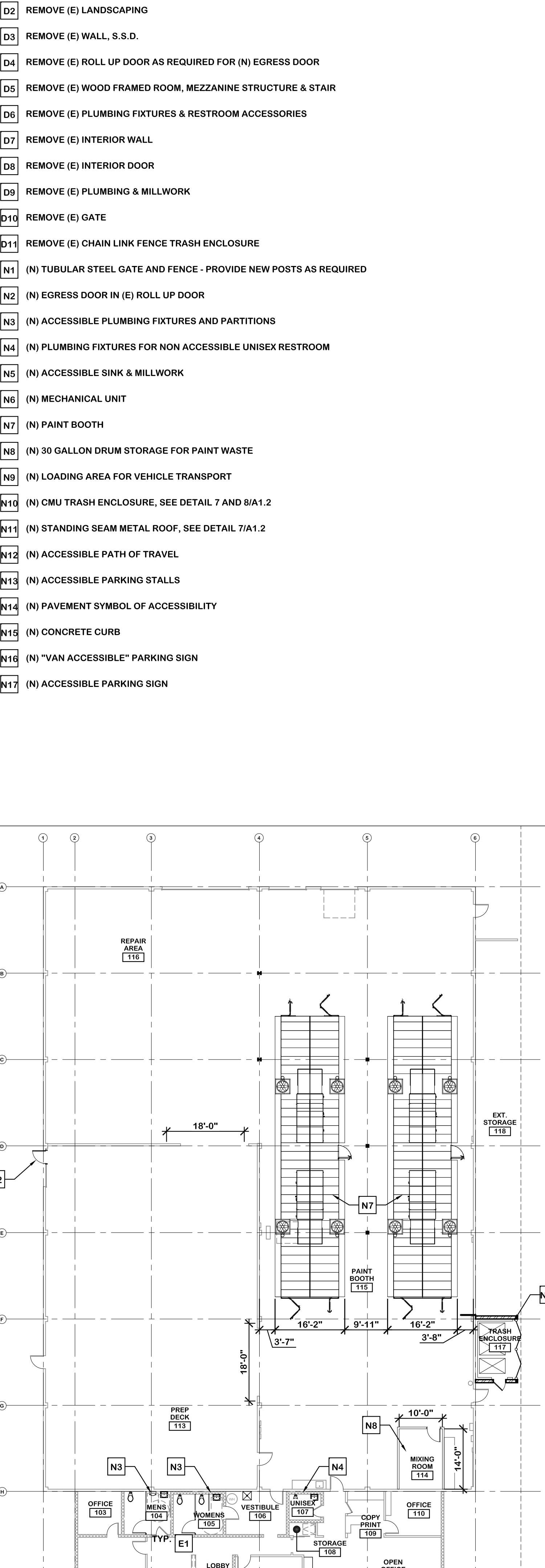
FAIRWAY DRIVE

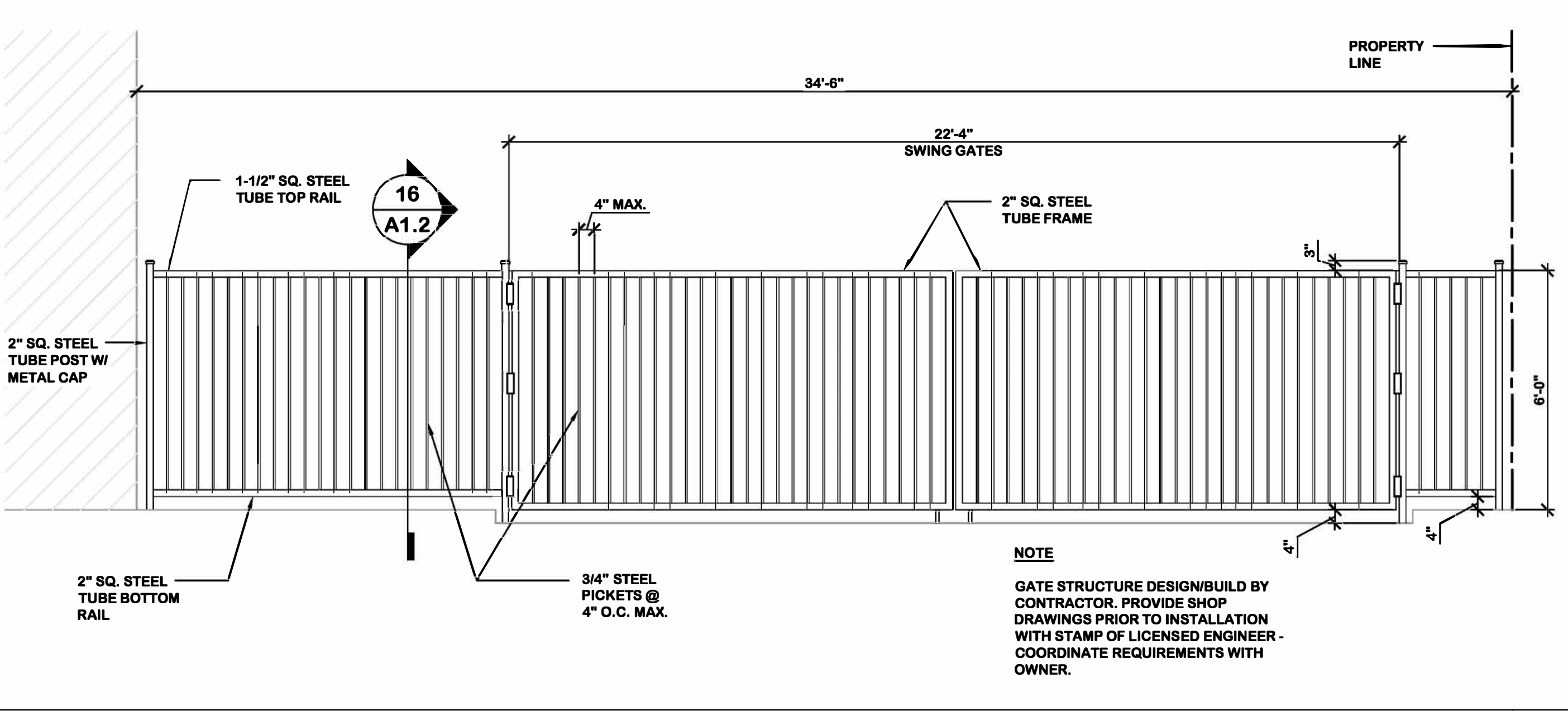
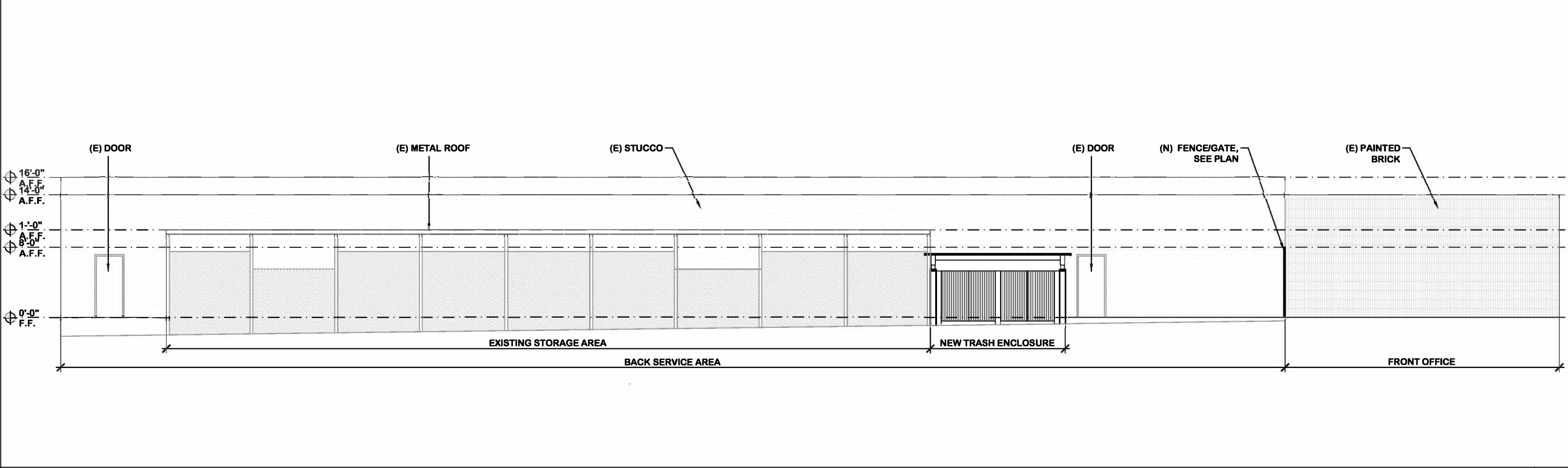
DEMO FLOOR & SITE PLAN



FAIRWAY DRIVE

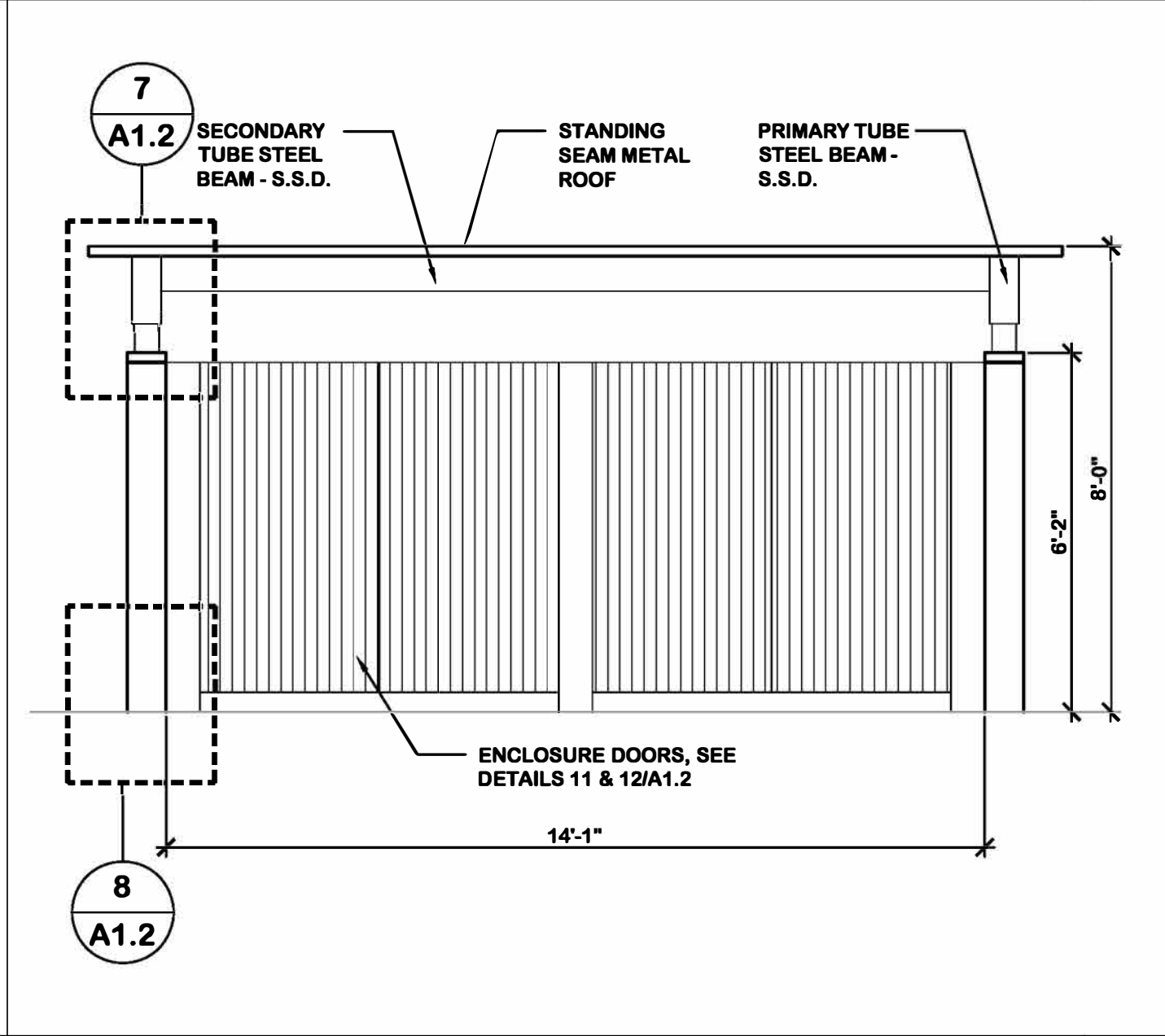
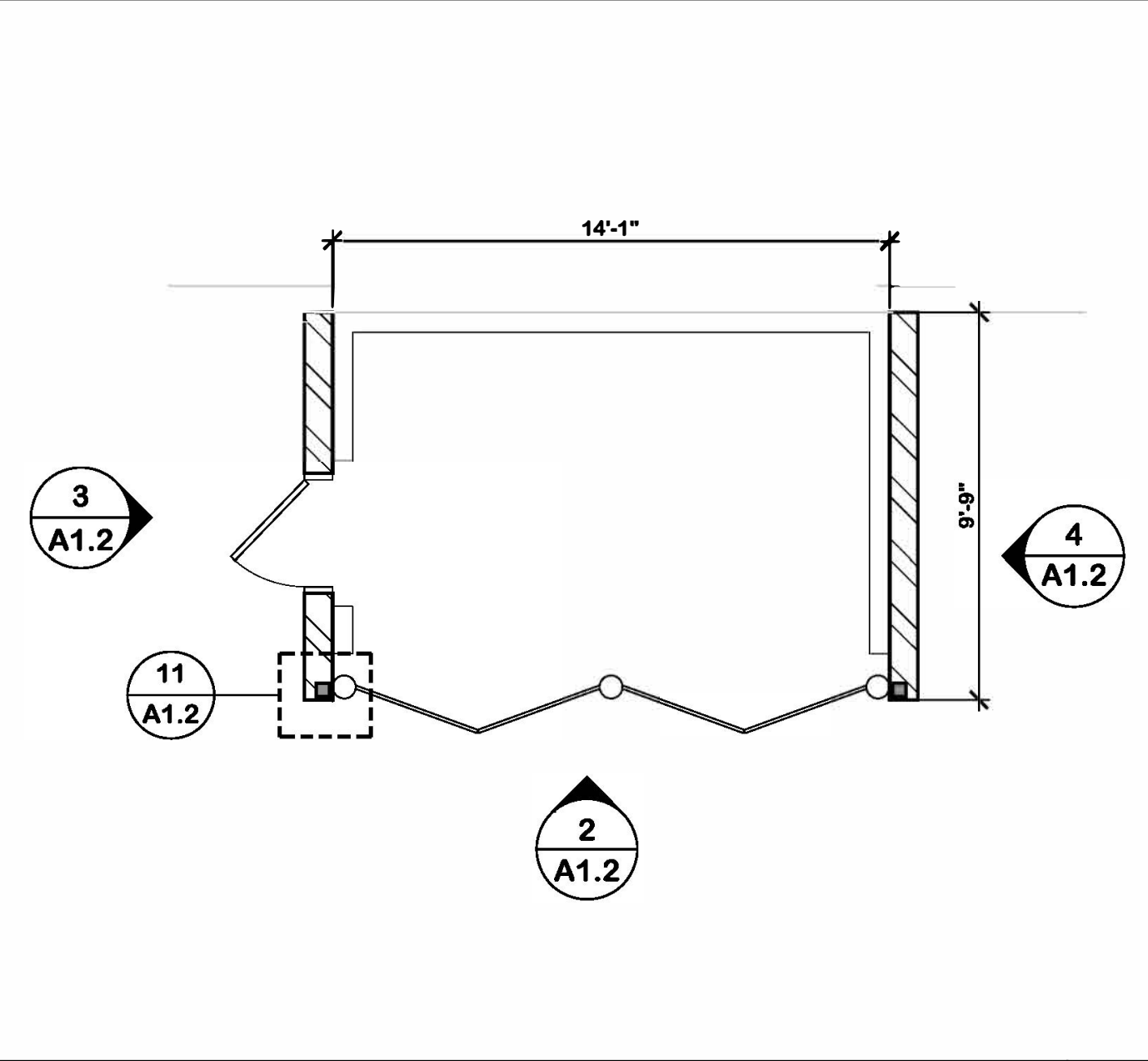
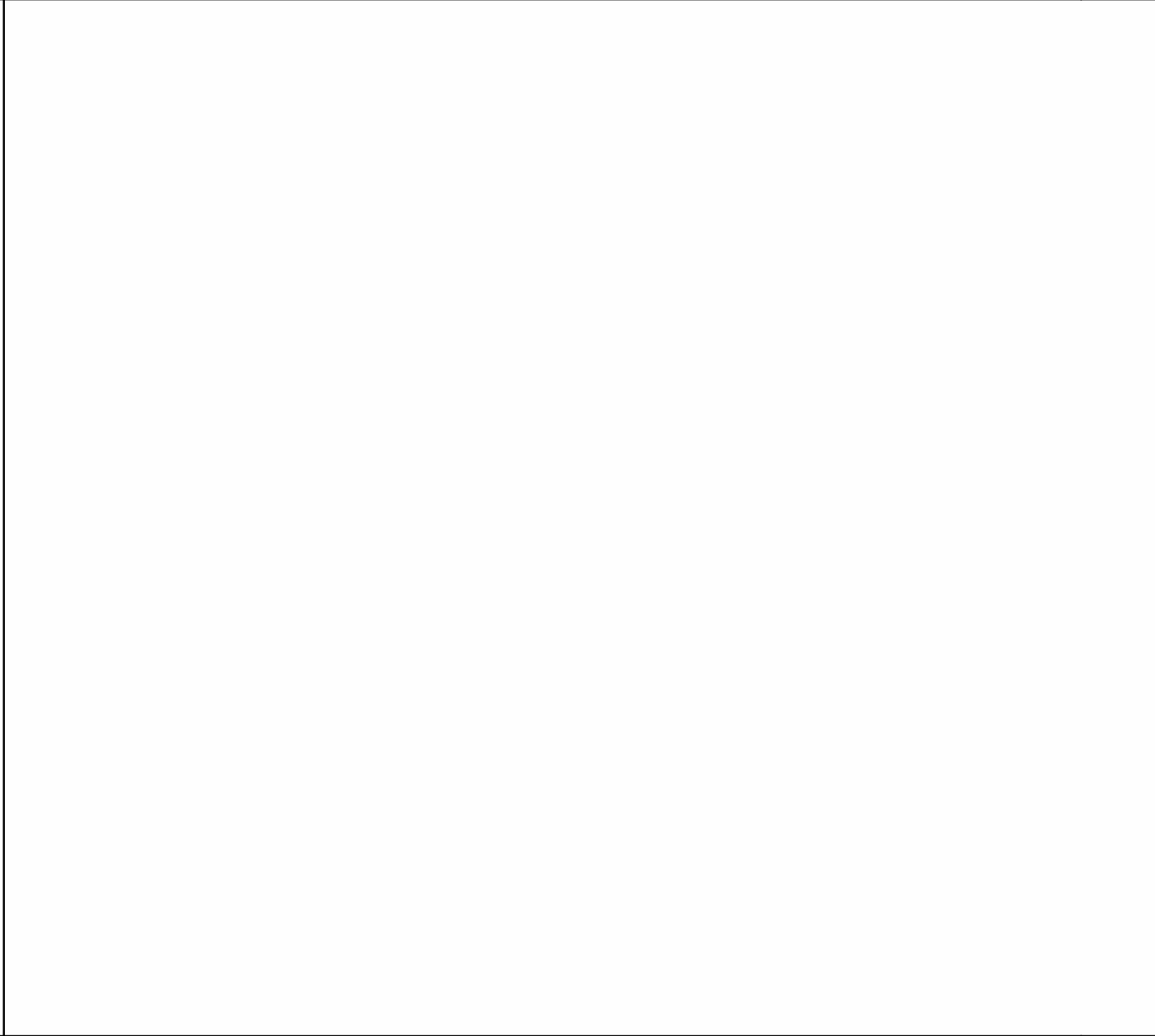
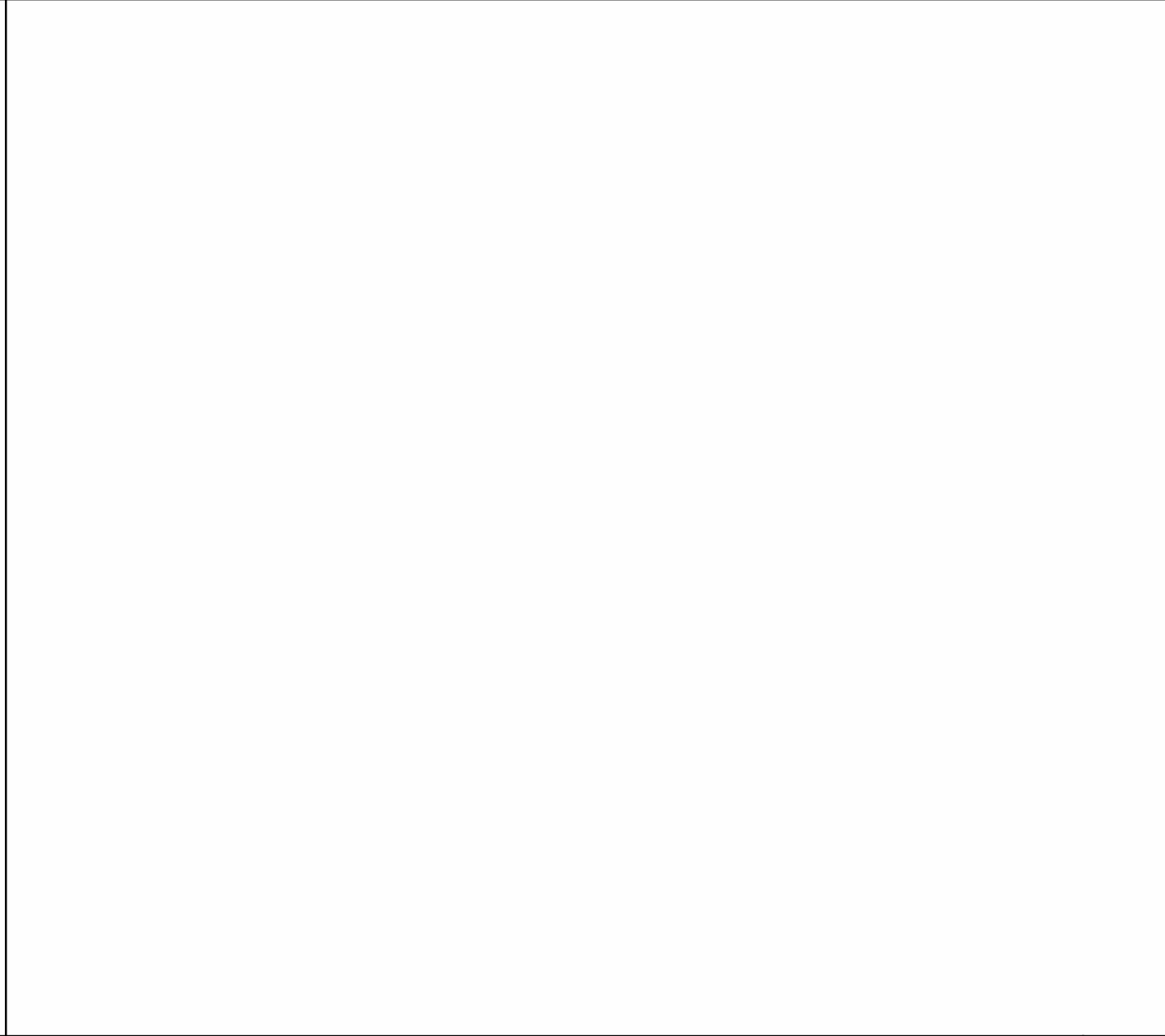
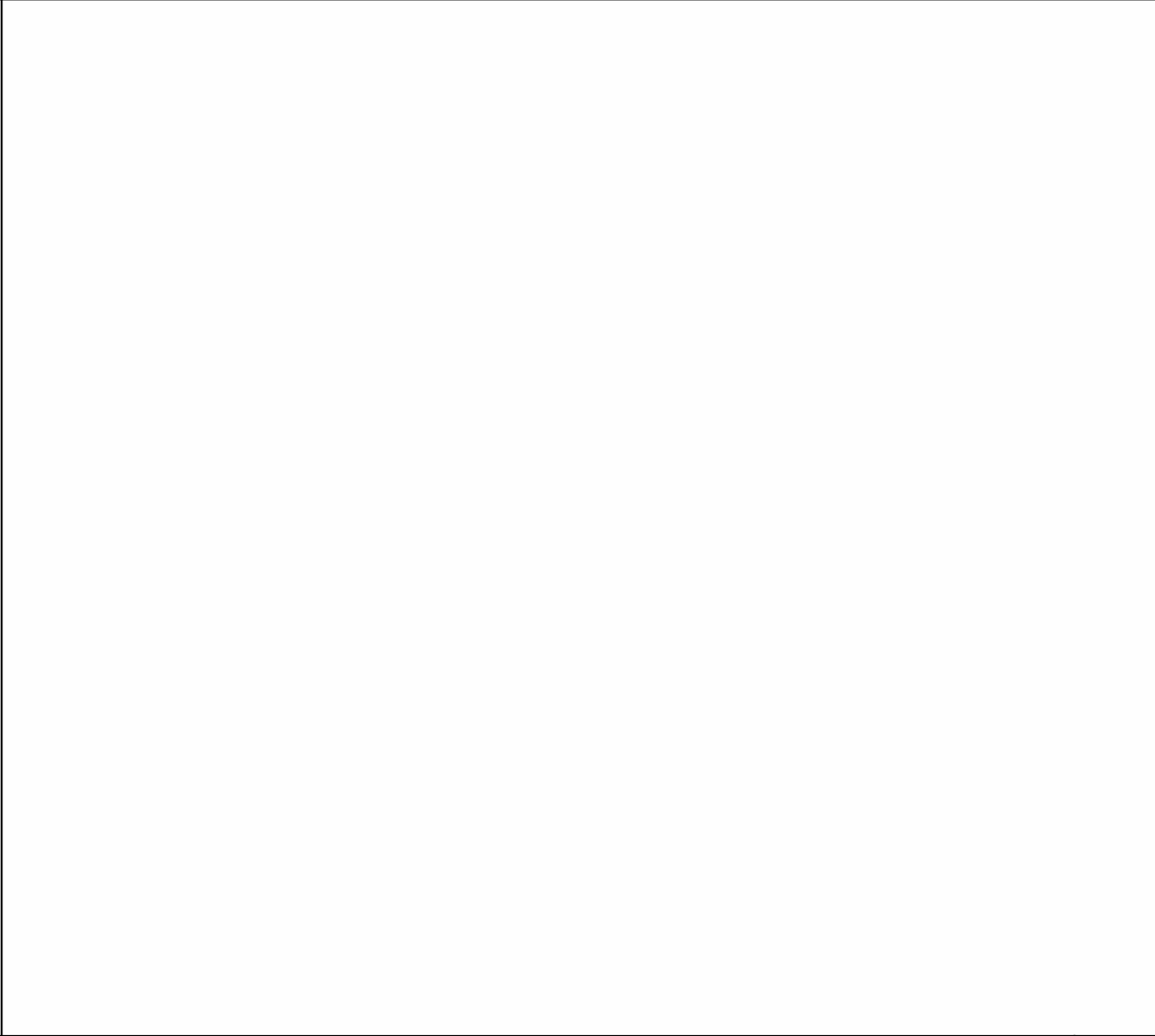
PROPOSED SITE PLAN





1/8" = 1'-0"

3/8" = 1'-0"



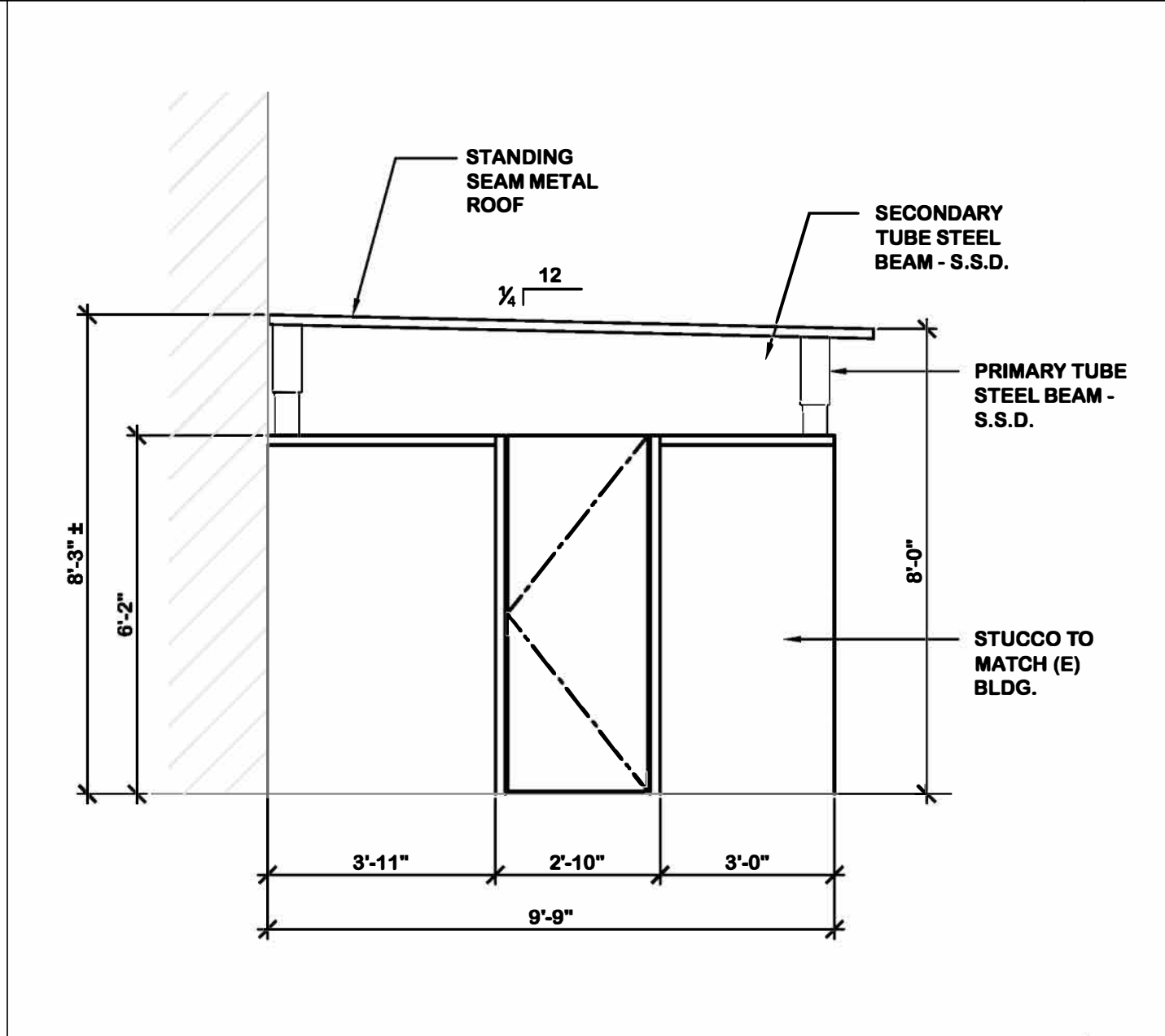
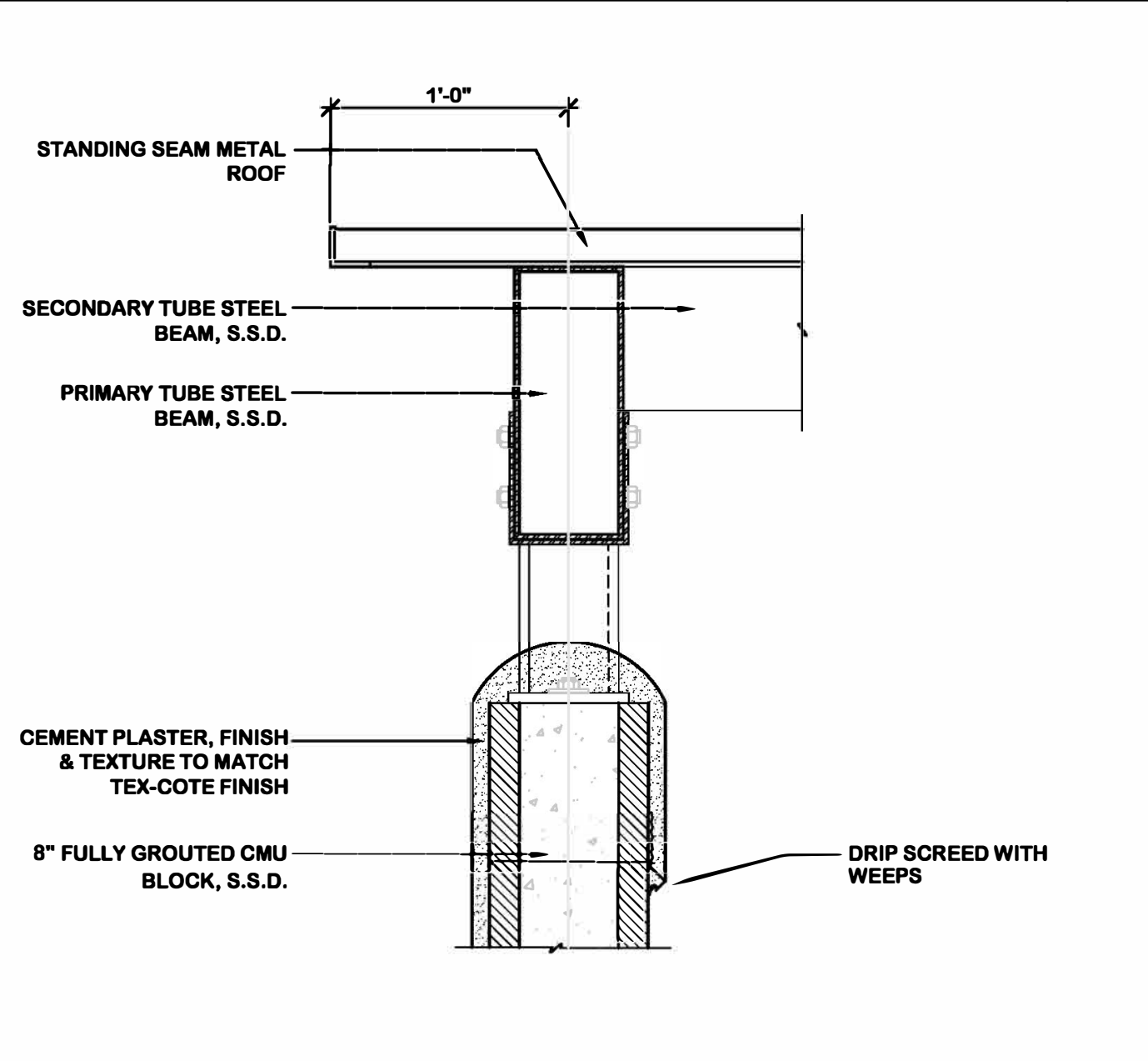
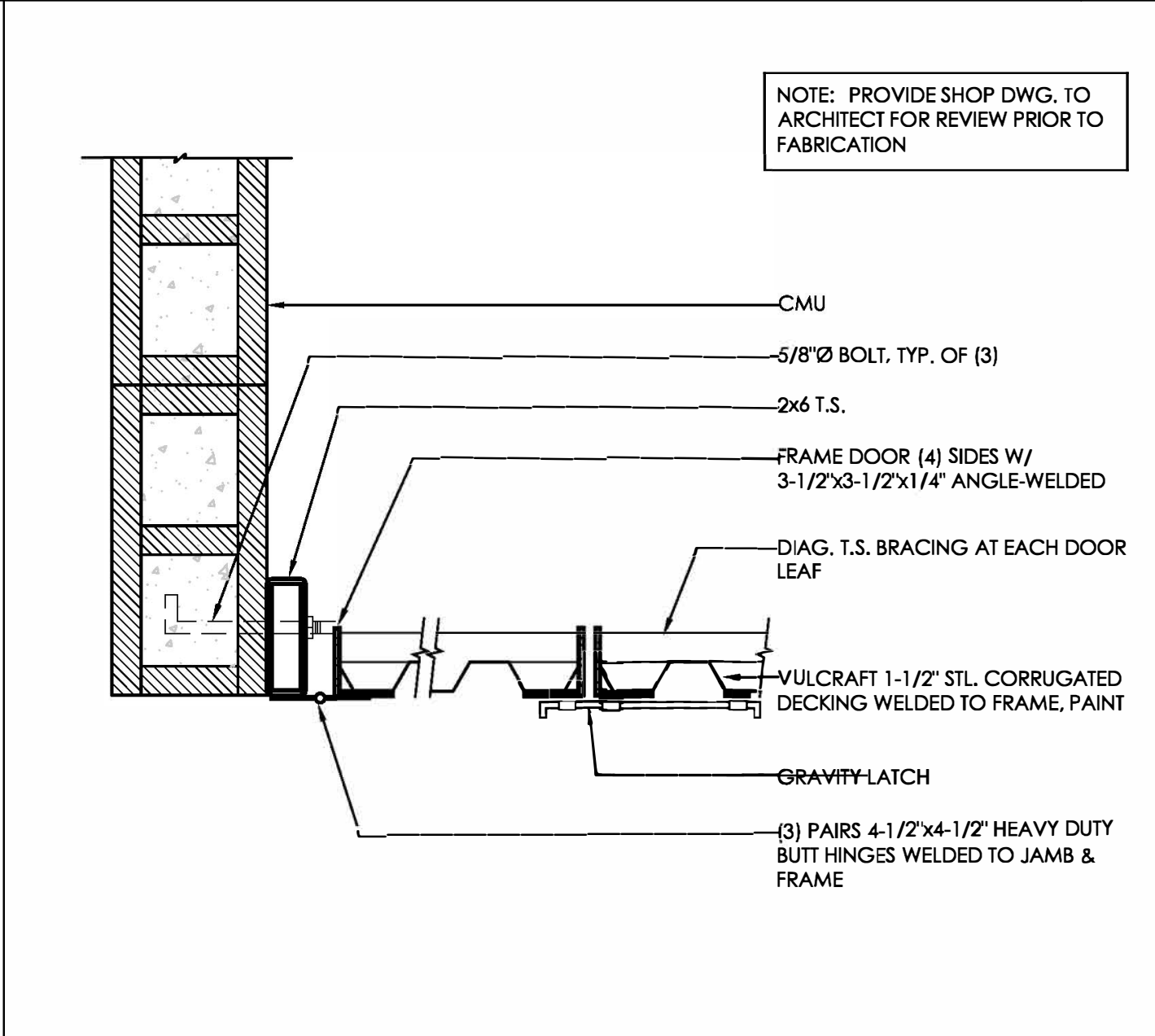
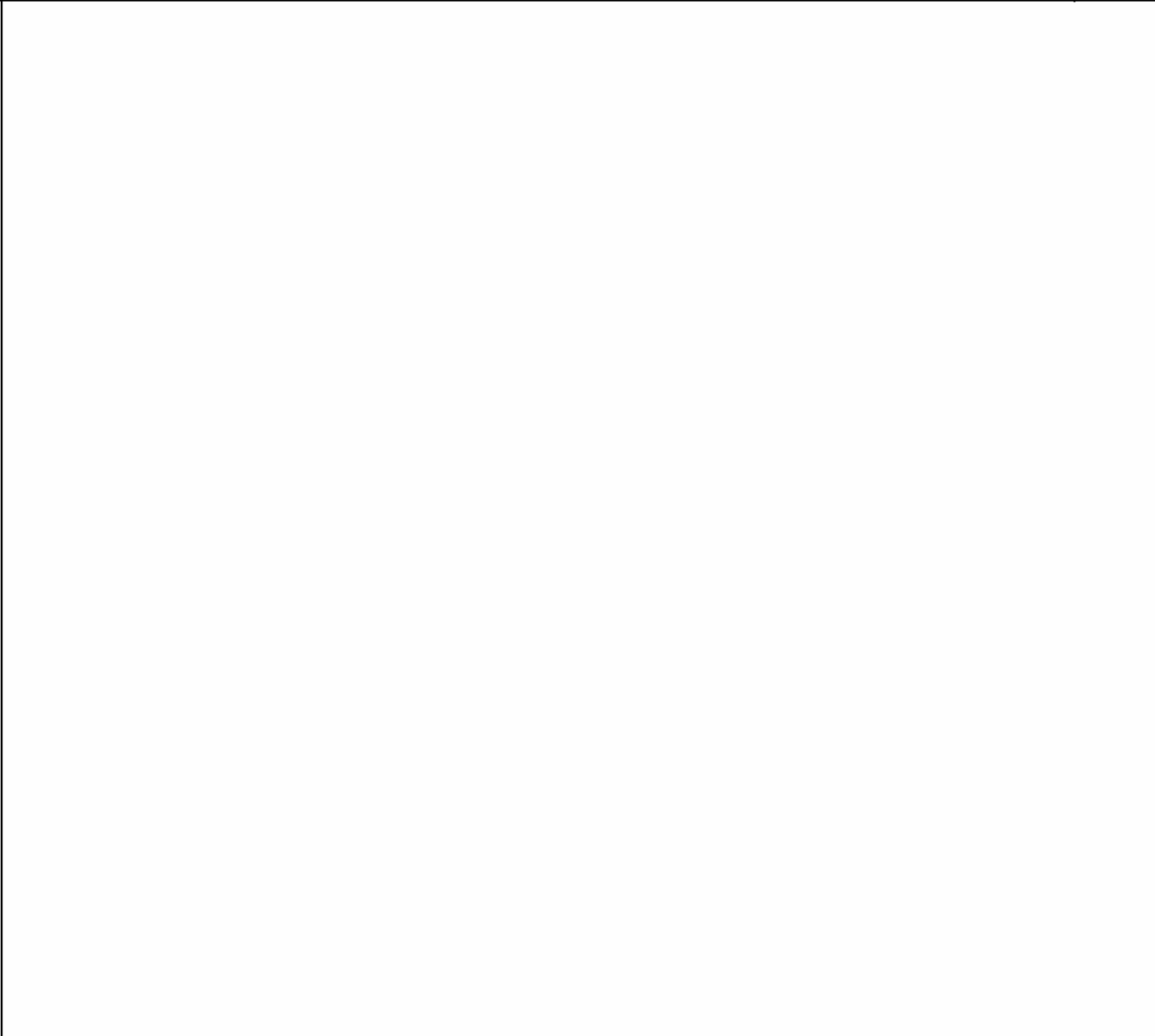
18

14

10

1/4" = 1'-0"

3/8" = 1'-0"



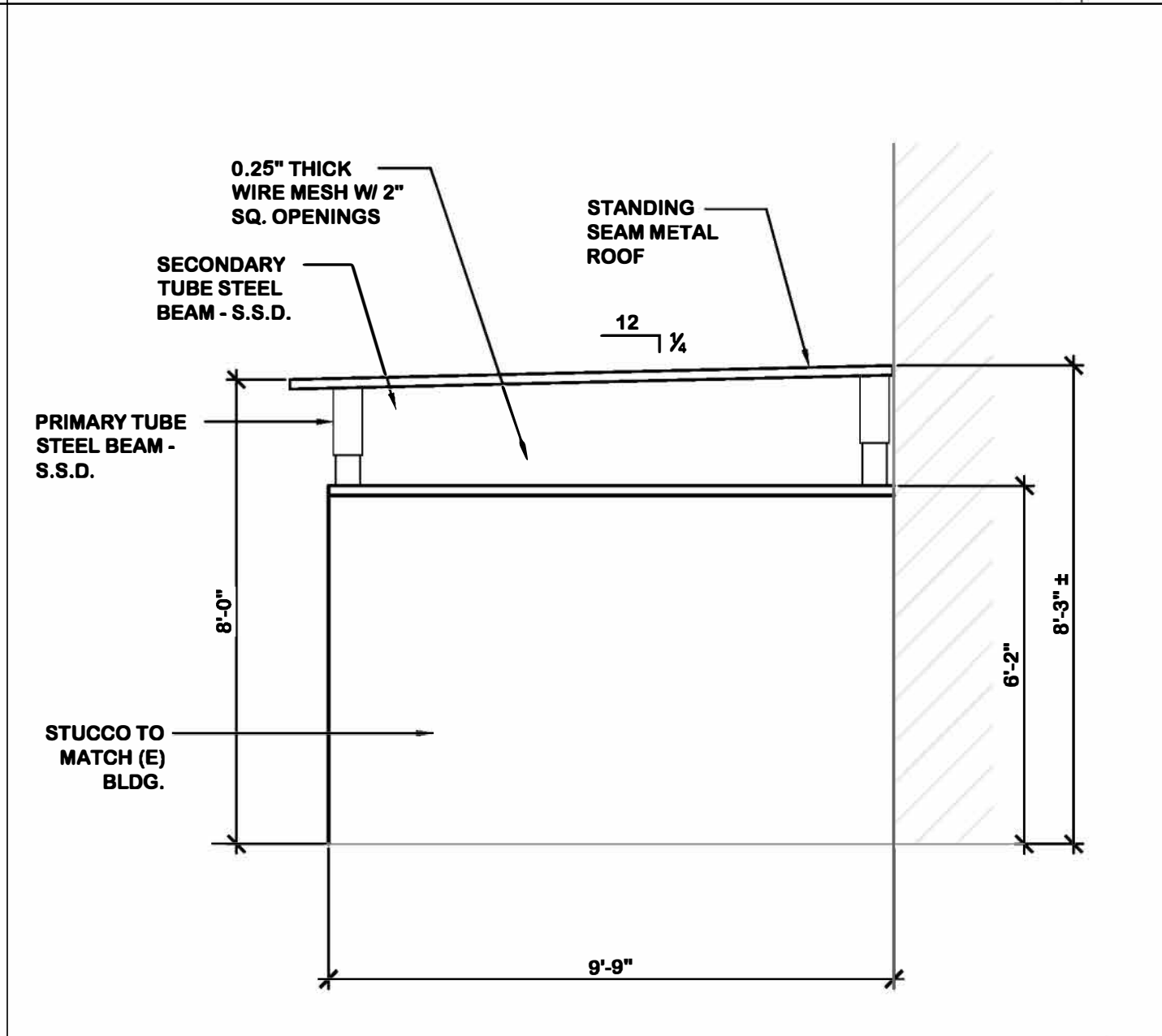
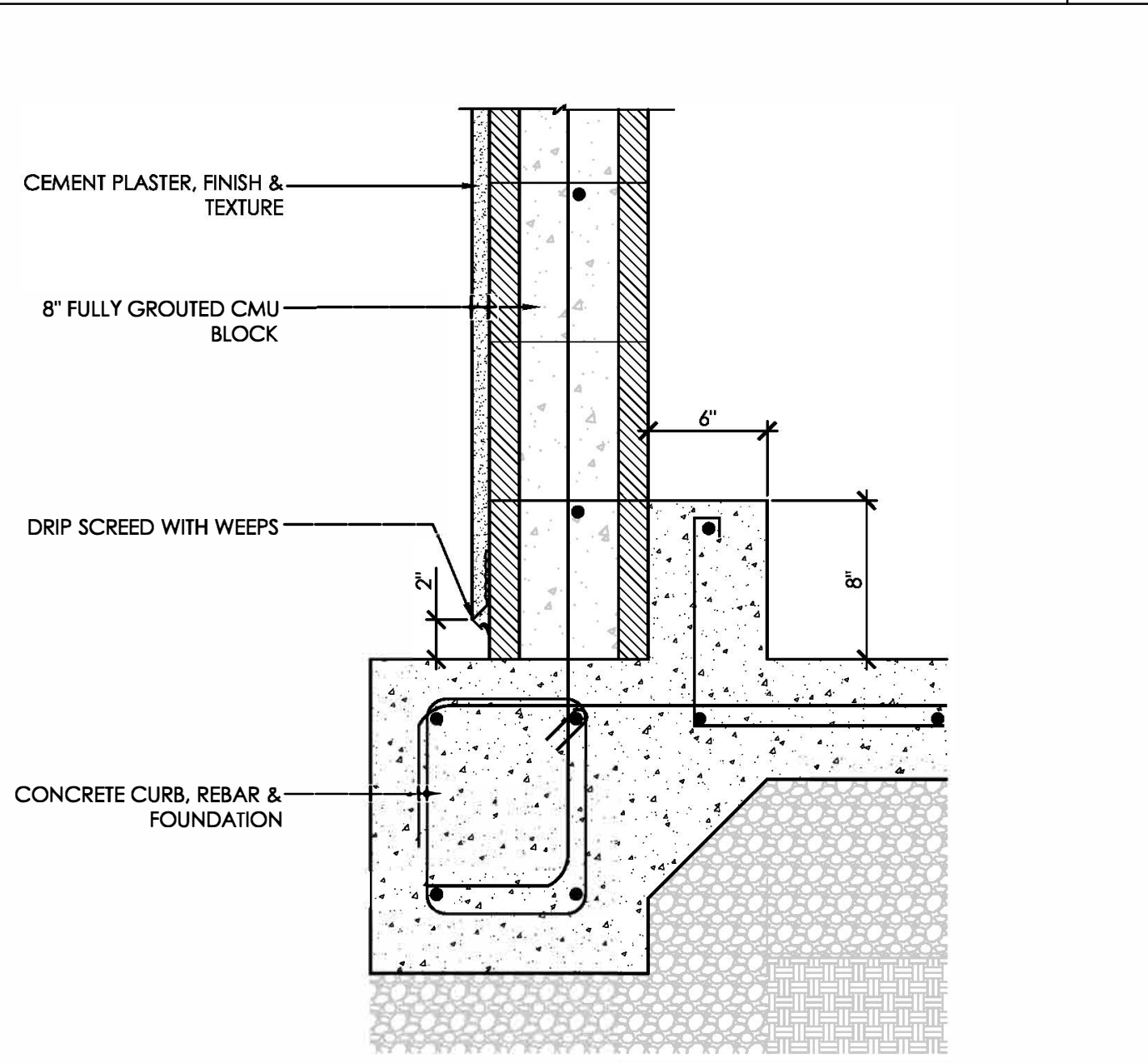
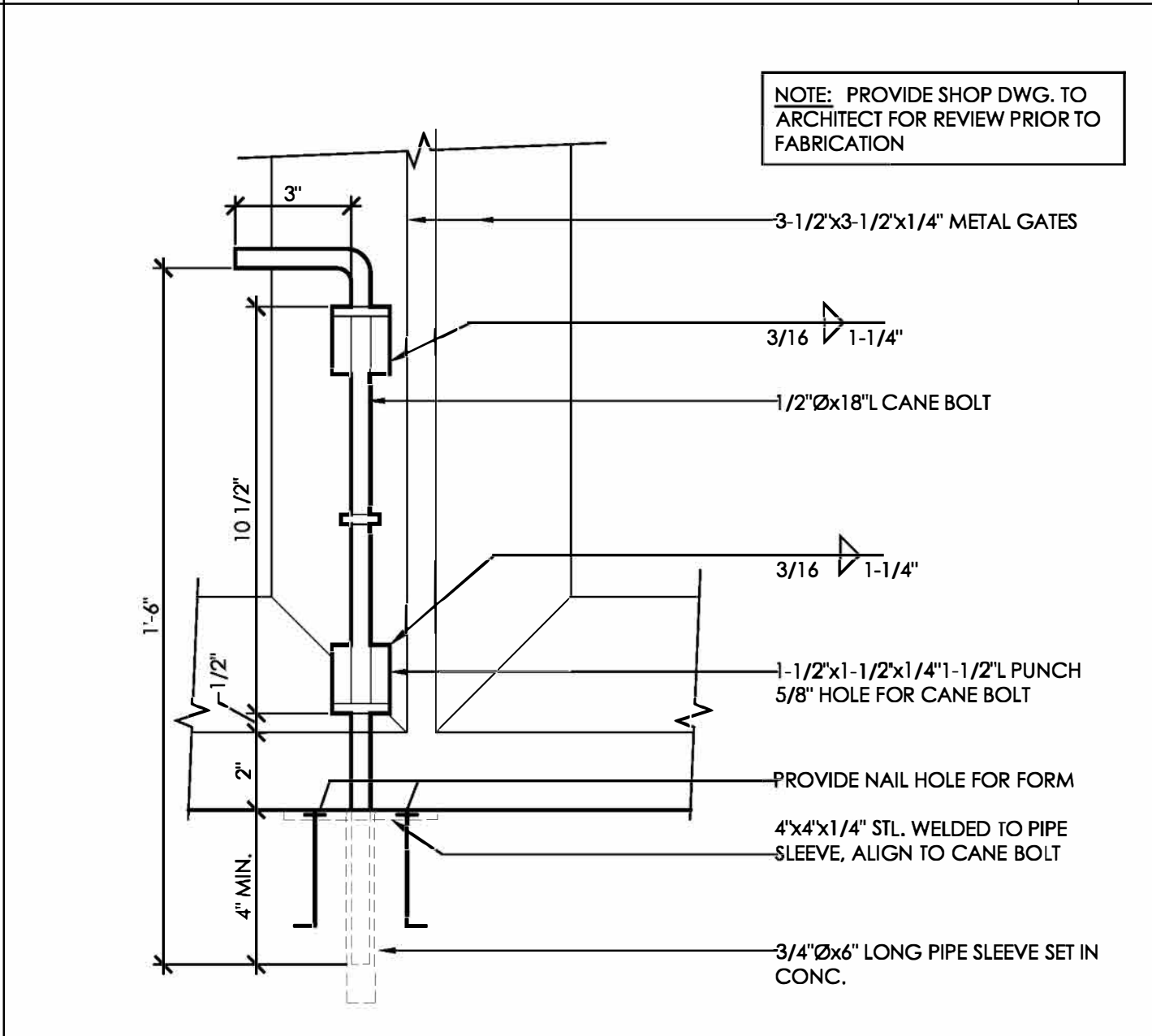
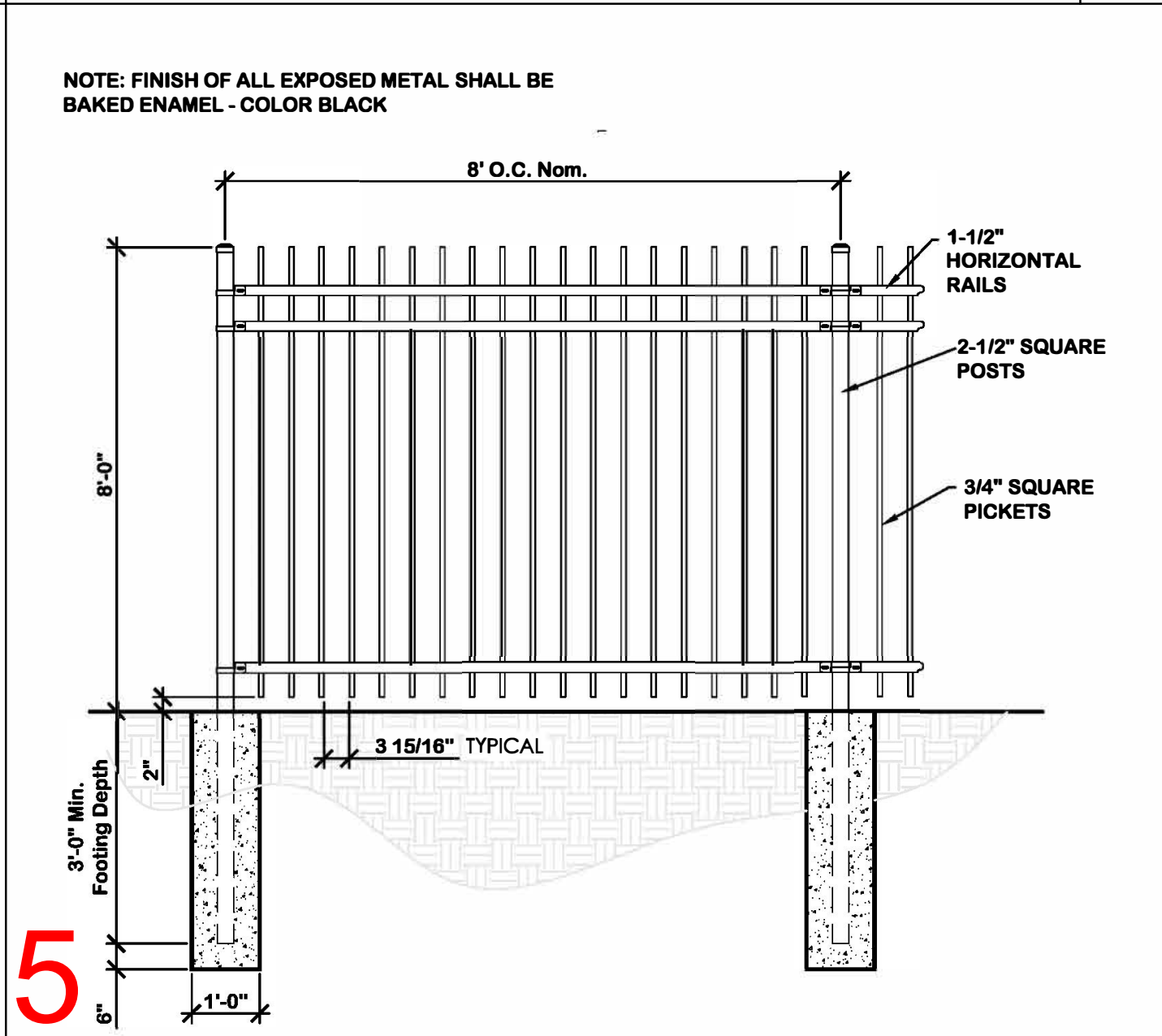
19

15

SCALE: 1/2" = 1'-0"

SCALE: 1-1/2" = 1'-0"

3/8" = 1'-0"



SCALE: 1/2" = 1'-0"

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

SCALE: 1-1/2" = 1'-0"

3/8" = 1'-0"

3/8" = 1'-0"

20

ORNAMENTAL FENCE 16

GATE BOLT TRASH ENCLOSURE 12

WALL BASE CMU TRASH ENCLOSURE 8

TRASH ENCLOSURE ELEVATION 4

DENT WIZARD

TENANT IMPROVEMENT
1930 FAIRWAY DRIVE
SAN LEANDRO, CA 94577

PUBLISHED SETS

REV.	DATE	DESCRIPTION
04.12.23	CUP SUBMITTAL	
06.12.23	CUP RESUBMITTAL	

APPROVAL STAMP



ELEVATIONS & DETAILS

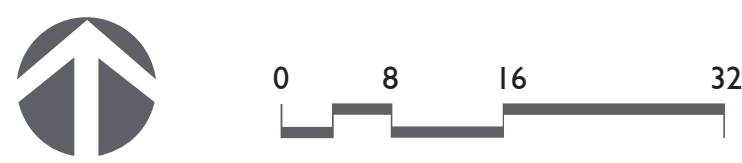
DATE	SCALE
02.20.23	AS NOTED
DRAWN BY	PROJECT NUMBER
JTG	23007-1

A1.2



- 1 New Landscape
- 2 New Screen Planting
- 3 New Accent Planting at Entries
- 4 Existing Trees to Remain

Exhibit A Sheet 4 of 5



SHRUBS



Bulbine frutescens
Stalked Bulbine



Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass



Coprosma kirkii 'Variegata'
Variegated Dwarf Mirror Plant



Lantana montevidensis
Purple Trailing Lantana



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Monardella villosa
Coyote Mint



Muhlenbergia rigens
Deer Grass



Rhamnus californica 'Mound San Bruno'
Coffeeberry



Salvia 'Bee's Bliss'
Bee's Bliss Sage



Verbena lilacina "De La Mina"
Cedros Island Verbena