

WELCOME TO  
*The Dro*  
1495 E 14<sup>TH</sup> STREET  
SAN LEANDRO

OPEN-AIR PATIO & BEER  
GARDEN RESTAURANT AND  
TAP ROOM OPPORTUNITY

retailwest

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# The Dro

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SAN LEANDRO

IF YOU'VE EVER EXPERIENCED HAPPY HOUR AT BELDEN PLACE IN SAN FRANCISCO ~ THE SWANKY YET SLIGHTLY SULLIED ALLEY TUCKED BEHIND SAM'S GRILL ~ OR SPENT AN AFTERNOON SAVORING **CRAFT** CREATIONS IN THE DOWNTOWN BEER GARDENS OF BREWSTER'S IN PETALUMA OR DRAKE'S DEALERSHIP (AT THE HIVE) IN OAKLAND, THEN YOU'LL TOTALLY UNDERSTAND THE TERM **URBAN OASIS ~ HIDDEN, UNEXPECTED GEMS**.

THAT SAME ESSENCE AND JOIE DE VIE IS IN **CREATION** MODE JUST SOUTH OF OAKLAND...THE NEXT SECRET SPOT WAITING TO BECOME "THE" GATHERING PLACE THAT YOU'LL WANT TO BE THE ONE TO DISCOVER AND INTRODUCE TO YOUR FRIENDS.

LOCATED IN SAN LEANDRO, FONDLY REFERRED TO AS **THE 'DRO**, THIS PLACE (LIKE THOSE OTHER DOWNTOWN DESTINATIONS), HAS SOME COOL COMMUNITY HISTORY, SPECIFICALLY ROOTS IN THE CRAFT BEER, DISTILLING AND ARTISAN FOOD BUSINESSES.

THE SUBJECT PROPERTY IS A THOUGHTFULLY **DECONSTRUCTED** FORMER BANK BUILDING WITH GREAT BONES, ROOM FOR EXTENSIVE INDOOR/OUTDOOR DINING AND IMBIBING, THAT WILL BE WELCOMING TO SINGLES AND COUPLES, AS WELL AS THE ENTIRE FAMILY. SURROUNDED BY SPECIALTY FOOD RESTAURANTS, AN IMPRESSIVE DAYTIME POPULATION COUNT, EASY ACCESS TO BART, A THRIVING GROCER, AND AMPLE PARKING FOR MAXIMUM CONVENIENCE.

**WE LOOK FORWARD TO SHARING MORE DETAILS WITH YOU ABOUT OUR LATEST PROJECT, THE NEWEST URBAN OASIS, OUR 'DROASIS!**



**WALKING SCORE**  
DOWNTOWN



**916.1k VISITS**  
TO SAFEWAY NEXTDOOR  
(ANNUAL - 2020)

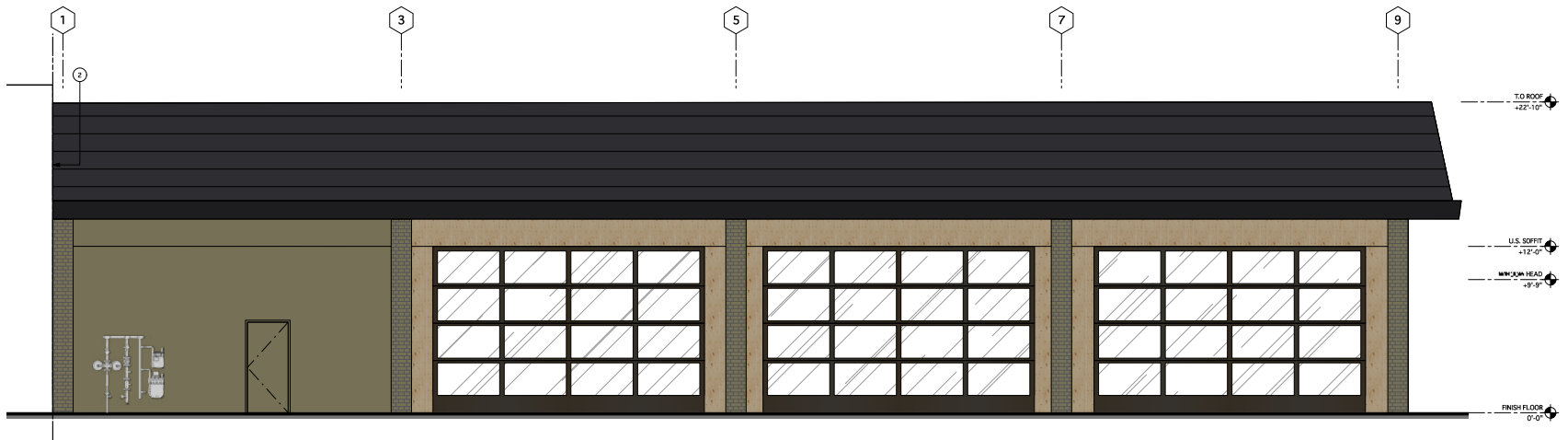


**SAN LEANDRO+**  
**BAY FAIR**  
2 BART STATIONS









2 Exterior Elevation (West) @ Parking Lot  
Scale: 1/4" = 1'-0"

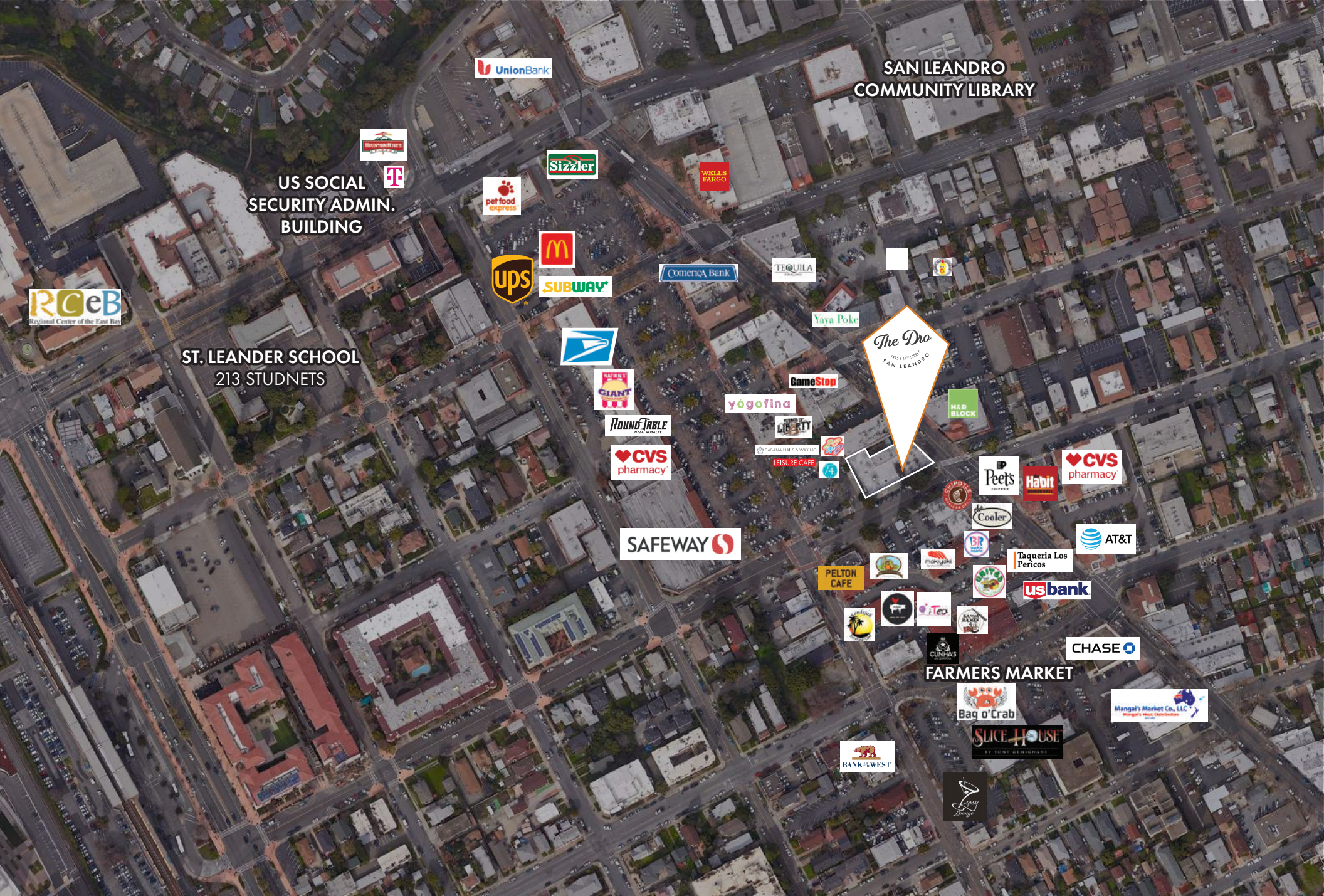
WEST SIDE - PARKING LOT ENTRANCE - ROLL-UP GARAGE DOORS



2 Partial Exterior Elevation (South) @ E. W. Juana Ave.  
1/4" = 1'-0"

SOUTH SIDE - JUANA AVE. ENTRANCE





SAN LEANDRO  
COMMUNITY LIBRARY

US SOCIAL  
SECURITY ADMIN.  
BUILDING

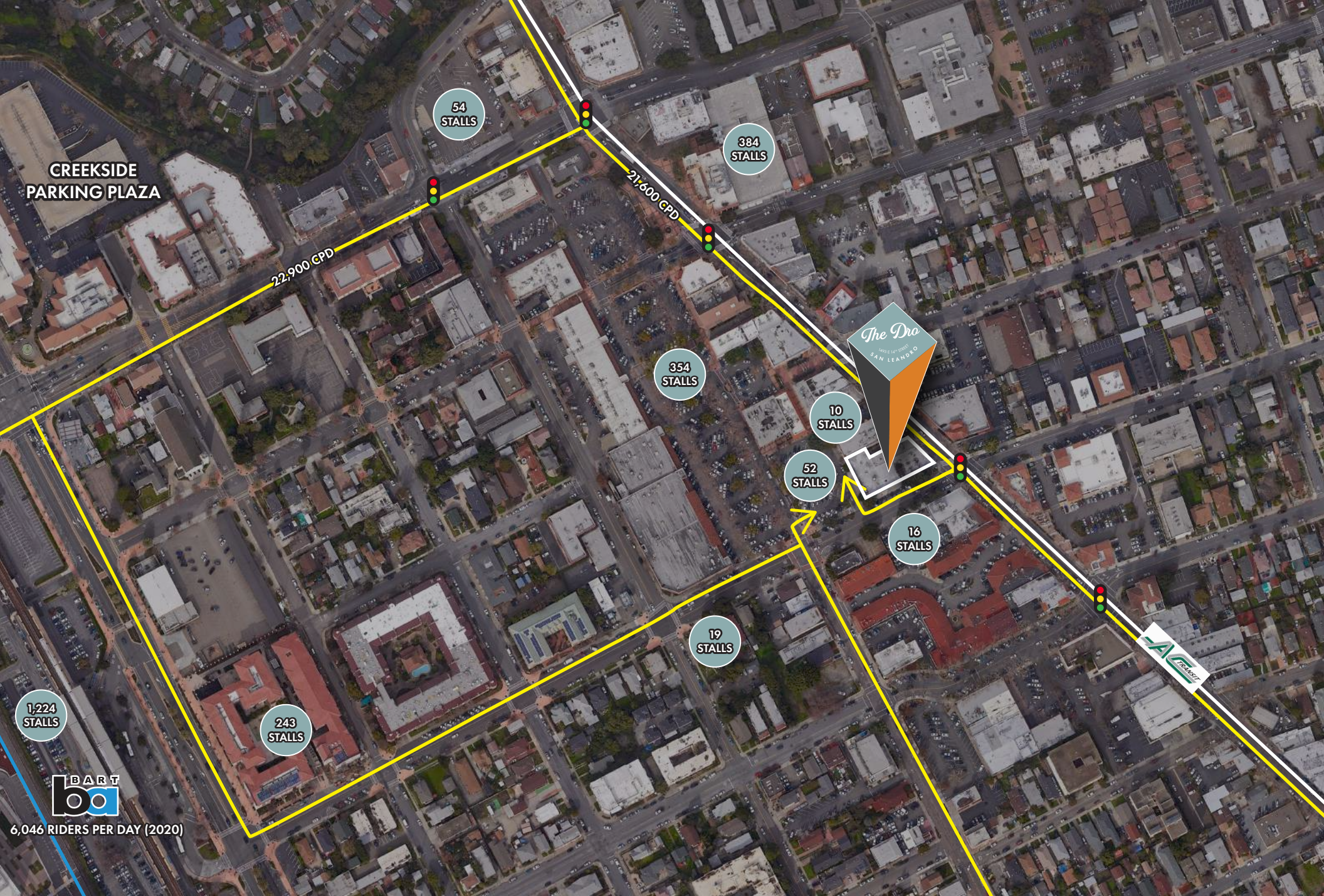
ST. LEANDER SCHOOL  
213 STUDENTS

The Dro  
1005 14th STREET  
SAN LEANDRO

SAFeway

FARMERS MARKET





- PUBLIC PARKING
- ROAD
- AC TRANSIT
- BART

**PARKING + ACCESS AERIAL**





**1**

**Marea Alta**  
1400 San Leandro Blvd.  
• 115 affordable housing units




PHASE II

**La Vereda**  
528 W Juana Ave.  
• 85 affordable senior housing units




**8**

**Martin Group**  
1188 East 14th Street  
• 197 Housing units  
• Speciality grocer and retail




**5**

**Alvarado-Antonio Apartments**  
• 5.73 acre Transit Oriented Development  
• 687 residential units mix of studios, 1, 2, and 3 bedrooms  
• Public park



**6**

**Broadmoor Village**  
311 MacArthur Blvd.  
• 21 townhome units




**13**

**Marina Gateway Industrial Center**  
2000 Marina Blvd.  
• 327,000 square feet Class A Industrial Building  
• Torani syrups bringing 150+ jobs



**17**

**San Leandro Tech Campus Office**  
1600 Alvarado Street  
• 396,000 square feet of office



**12**

**San Leandro Business Center**  
100 Halcyon Drive  
• 550,000 square feet of Class A Industrial in 3 buildings  
• Public improvements and 4 large murals

RESIDENTIAL			
1. Marea Alto & La Vereda	1400 San Leandro Blvd.	200 Affordable Units	Construction
2. SLTC Housing	1600 Alvarado Street	197 Housing Units	Approved
3. Eden Housing	1604 San Leandro Blvd.	62 Affordable Units	Approved
4. Galvan Apartments	1965 Washington Ave.	60 Multi-Family Units	Approved
5. Alvarado Apartments	Alvarado - Antonio St	687 Housing Units	Proposed
6. Broadmoor Village	311 MacArthur Blvd.	21 Townhome Units	Proposed
7. Bancroft Housing	1300 Bancroft Ave.	Multi-Family Units	Proposed

MIXED-USE			
8. The Martin Group	1188 E 14th Street	197 Housing Units	Proposed
9. Town Hall Square	1199 E 14th Street	150 Housing Units	Proposed
10. Parrott - Washington	1595 Washington Ave	26 Condo Units	Proposed

MANUFACTURING / INDUSTRIAL			
11. Comstock Industrial	2388 Williams Street	160,000 sqft	Complete
12. SL Business Center	100 Halcyon Drive	550,000 sqft	Construction
13. Marina Gateway	2000 Marina Blvd.	327,000 sqft	Construction
14. Friant Furniture	1980 West Ave., 140th	306,000 sqft	Construction
15. DCT Industrial	2001 Williams Street	72,000 sqft	Construction
16. Alvarado Commerce	2756 Alvarado Street	152,000 sqft	Approved

OFFICE + RETAIL			
17. SL Tech Campus	1600 Alvarado Street	396,000 sqft office	Construction
18. Creekside Plaza	500 Davis Street	77,000 sqft office	Approved


HIGH GROWTH AREAS			
19. Shoreline	Shoreline	Housing, Hotel	Planned
20. Bay Fair TOD	Bay Fair BART Station	Mixed-Use Development	Specific Plan



**20**

**Shoreline Development**

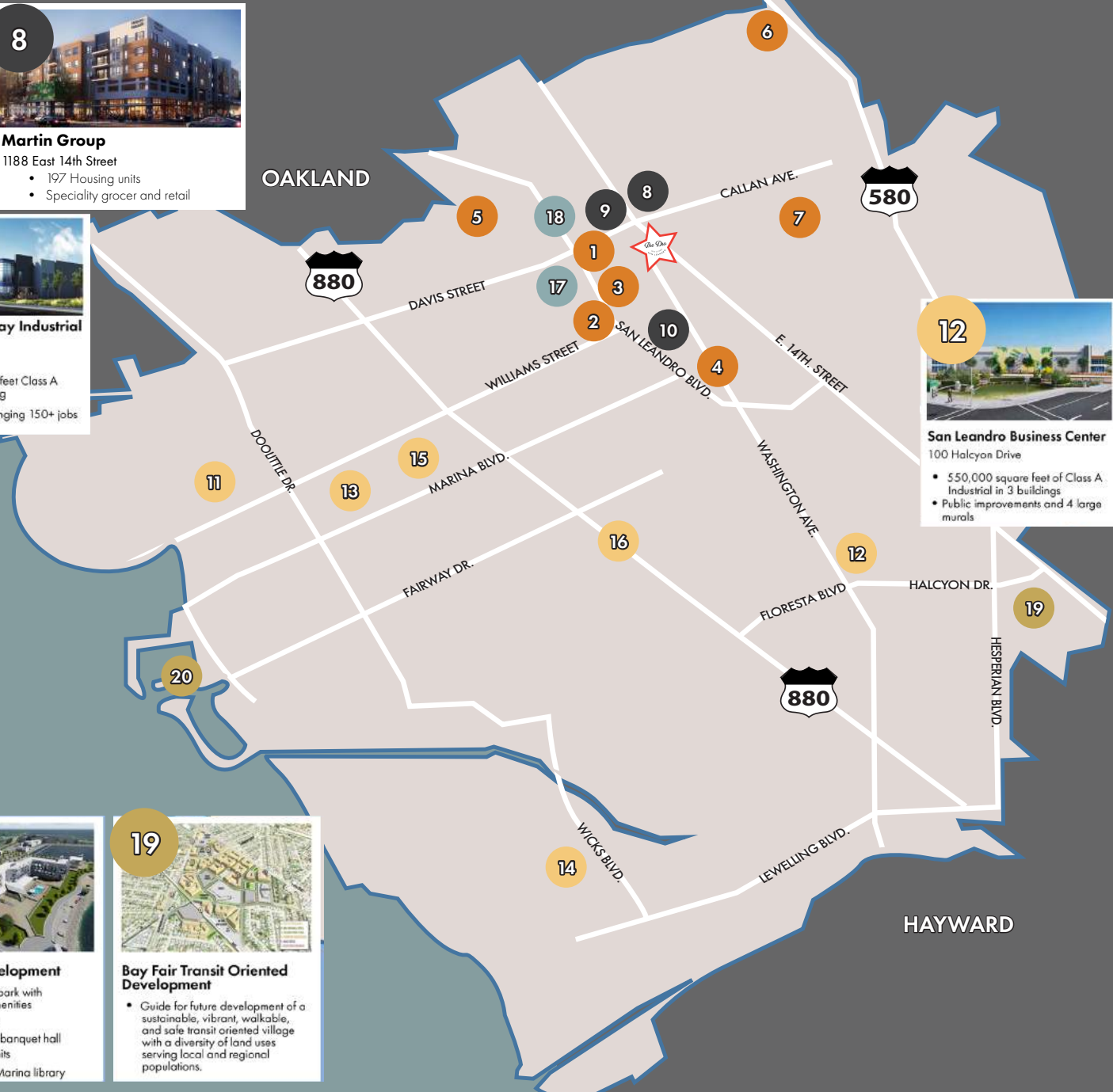
- Expand public park with recreational amenities
- 200 room hotel
- 2 restaurants & banquet hall
- 500 housing units
- New Mulford-Marina library



**19**

**Bay Fair Transit Oriented Development**

- Guide for future development of a sustainable, vibrant, walkable, and safe transit oriented village with a diversity of land uses serving local and regional populations.







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 SAN LEANDRO

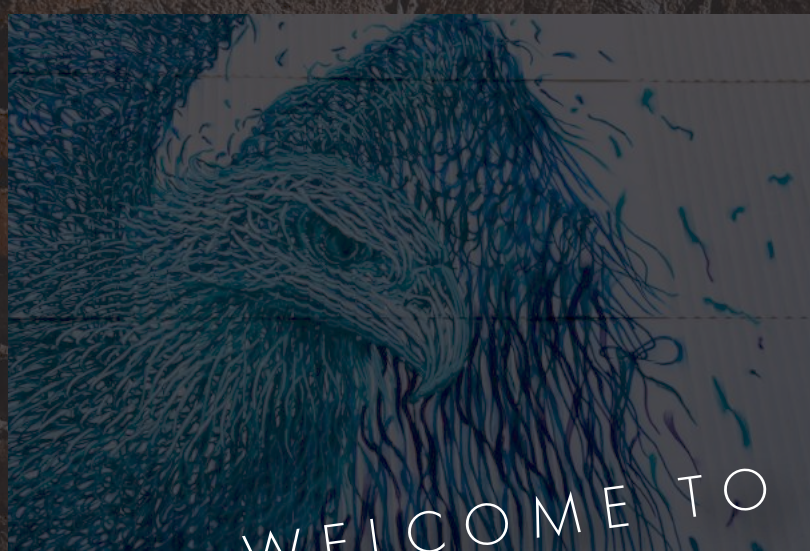
MANUFACTURING





MOOD





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### Deferred Submittal Items

- FIRE SPRINKLER SYSTEM (UNDER SEPARATE SUBMITTAL).
- FIRE ALARM (UNDER SEPARATE SUBMITTAL).
- EXTERIOR SIGNAGE (UNDER SEPARATE SUBMITTAL).
- OUTDOOR FACILITIES PERMIT (UNDER SEPARATE SUBMITTAL) - REMOVED FROM PROJECT SCOPE
- EXTERIOR LIGHTING PLAN (UNDER SEPARATE SUBMITTAL) - REMOVED FROM PROJECT SCOPE
- THREE ANTICIPATED TENANT IMPROVEMENTS (UNDER SEPARATE SUBMITTAL).
- ALL REQUIRED ENCROACHMENT AND OR LICENSING AGREEMENTS
  - IN-GROUND GREASE INTERCEPTOR - REMOVED FROM PROJECT SCOPE
  - ELECTRICAL TRANSFORMER
  - ACCESS TO THE TRASH ENCLOSURE WITHIN THE ADJACENT CITY PARKING LOT
- ITEMS 2-3 OF THE ACCESSIBILITY COMPLIANCE SCOPE LISTED UNDER THE PROJECT DATA ON SHEET A0.0.
- APPLICATION TO BE MADE THROUGH CITY TREE PROGRAM FOR THE PLANTING OF QUANTITY (2) NEW STREET TREES (MAGNOLIA GRANDIFLORA) AS SHOWN ON SHEET A0.2b. REMOVED FROM PROJECT SCOPE

### Required Special Inspections

- REFER TO SHEET S0.4 FOR ADDITIONAL REQUIRED SPECIAL INSPECTIONS.

### General Notes

- DO NOT SCALE DRAWINGS.
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF WORK.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- DIMENSIONS ARE TO STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE NOTED.
- EXISTING CONDITIONS IN CONSTRUCTION DOCUMENTS ARE BASED ON EXISTING DRAWINGS IN RELATION TO EXISTING CONDITIONS ARE GIVEN AS BEST PRESENT KNOWLEDGE, WITHOUT GUARANTEE OF ACCURACY. CONTRACTOR(S) TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- ALL VERTICAL DIMENSIONS ARE TO VERTICAL CONTROL DATUM.
- CONTRACTOR MUST OBTAIN AN ENCROACHMENT PERMIT AND/OR A LICENSING AGREEMENT WITH THE CITY OF SAN LEANDRO AND/OR THE ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- GC TO REVIEW ALL UTILITY STUB LOCATIONS AND PAVER LAYOUT WITH OWNER AND/OR OWNER'S PROJECT MANAGER PRIOR TO INCURRING ANY EXPENSES RELATED TO THIS WORK.

### Area / Code Analysis

506.2 Allowable Area Determination

The allowable area of a building shall be determined in accordance with the applicable provisions of Sections 506.2.1 through 506.2.4 and Section 506.3.

TABLE 506.2a, b, 1

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	ALLOWABLE AREA FACTOR (A <sub>0</sub> = NS, S1, S13R, or SM, as applicable) IN SQUARE FEET									
		TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
		A	B	A	B	A	B	HT	A	B	
A-1	NS	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500	
	S1	UL	UL	62,000	34,000	56,000	34,000	60,000	46,000	22,000	
	SM (without height increase)	UL	UL	46,500	25,500	42,000	25,500	45,000	34,500	16,500	
	SM (with height increase)	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500	
A-2	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000	
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000	
	SM (without height increase)	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000	
	SM (with height increase)	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000	

506.2.1 Single-Occupancy, One-Story Buildings

The allowable area of a single-occupancy building with no more than one story above grade plane shall be determined in accordance with Equation 5-1:

$$A_0 = A_1 + (NS \times I_r) \quad \text{(Equation 5-1)}$$

where:

A<sub>0</sub> = Allowable area (square feet).

A<sub>1</sub> = Tabular allowable area factor (NS, S1, or S13R value, as applicable) in accordance with Table 506.2.

NS = Tabular allowable area factor in accordance with Table 506.2 for nonsprinklered building (regardless of whether the building is sprinklered).

I<sub>r</sub> = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

A<sub>0</sub> = 24,000 > 10,400 (PROPOSED BUILDING AREA)

### Add and Deduct Alternates

- GC TO PROVIDE PRICING FOR THREE SEPARATE ALUMINUM STOREFRONT SYSTEM BASE OPTIONS:
  - BUILT-UP SILL - DETAIL 3A, SHEET A3.5
  - NARROW SIDELITE - DETAIL 3B, SHEET A3.5
  - MFR. STANDARD BOTTOM TRACK
- ITEMIZE PRICING FOR UNIT HEATERS TO BE EXCLUDED FROM SCOPE IF DIRECTED BY OWNER, SEE SHEET M0.2 AND SHEET M2.1
- REVISE EXTERIOR SHEATHING SPECIFICATION TO BE 1/2" CDX PLYWOOD (DETAILS 3&4 / A3.6)
- PROVIDE ROOF PLAN SCOPE NOTE #2, SHEET A2.1.
- TRASH ENCLOSURE ROOF.

### Required Submittals by GC

- PHYSICAL FINISH SAMPLE SUBMITTALS:**
- EXTERIOR PLASTER.
  - WOOD SIDING.
  - METAL SIDING.
  - GARAGE DOOR FINISH.
- SHOP DRAWING AND SPECIFICATION SUBMITTALS:**
- ALUMINUM STOREFRONT SHOP DRAWINGS.
  - COMMERCIAL GARAGE DOOR & MOTOR.
  - DOOR HARDWARE.
  - LIGHT FIXTURES.
  - ELECTRICAL SWITCH GEAR.
  - HVAC EQUIPMENT.
  - STRUCTURAL STEEL SHOP DRAWINGS.
  - FIRE SPRINKLER SHOP DRAWINGS.
  - FRAMELESS DOOR JAMB SYSTEM, SEE DOORS 001 & 002 ON SHEET A6.0.

NOTE: DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION; FOLLOWING THE COMPLETION OF PROJECT ARCHITECT/ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY SHALL BE MADE (FOR CITY REVIEW AND APPROVAL), REVIEW EVIDENCE (BY THE DESIGN PROFESSIONAL) NORMALLY IS EITHER:  
I. LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G., WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS; OR  
II. AFFIXING THE PROJECT ARCHITECT'S/ENGINEER'S "SHOP DRAWING APPROVAL" STAMP DIRECTLY ONTO THE DESIGNS (PLANS AND CALCULATIONS) PERFORMED BY OTHERS.

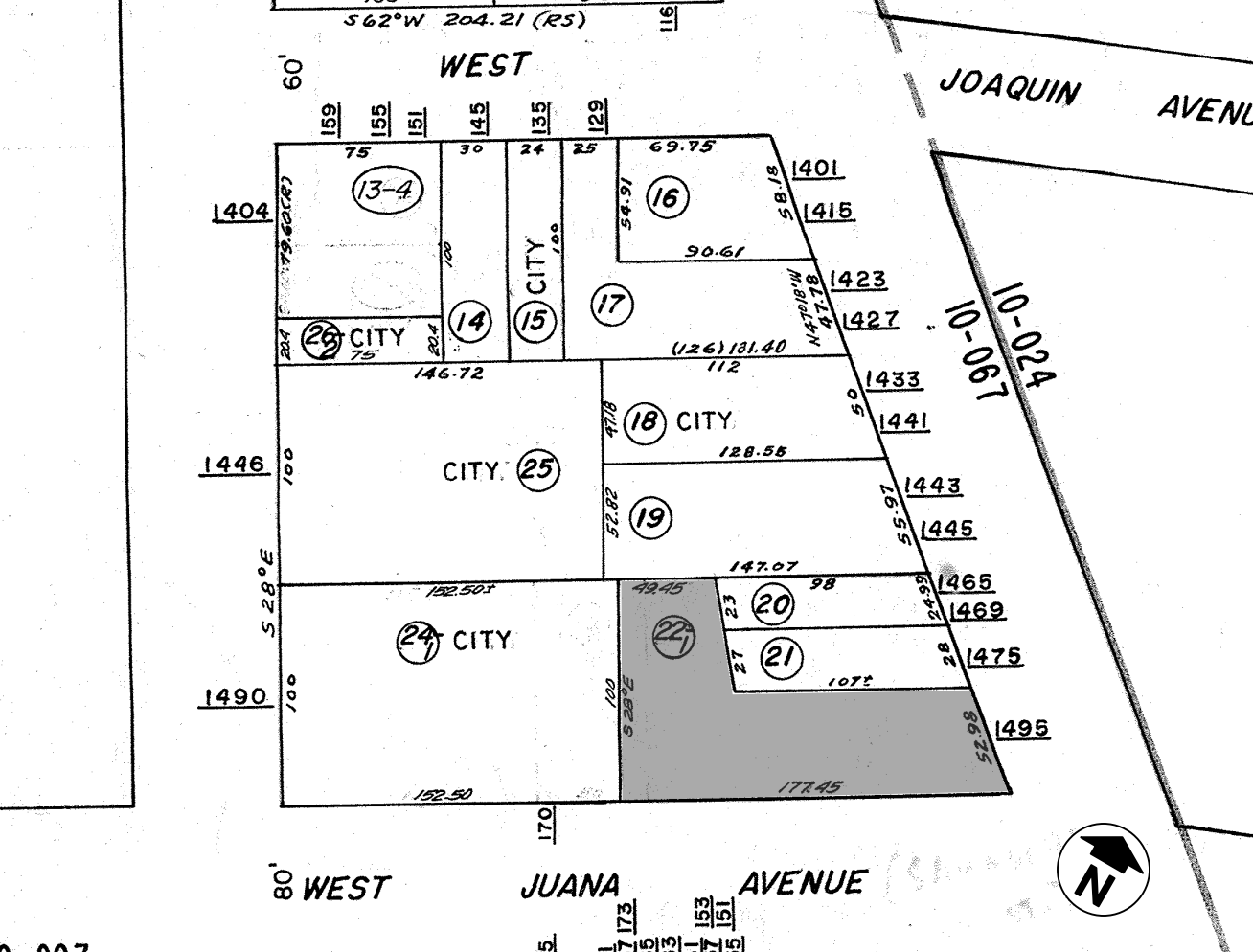
### Vicinity Map



### Project Team

- OWNER**  
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- PROJECT MANAGER**  
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email: tracy@genoveseccm.com
- GENERAL CONTRACTOR**  
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### Parcel Map

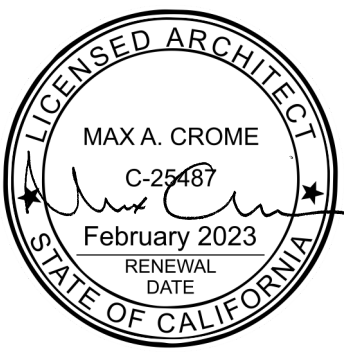


### Project Data (See Sheet A0.3 for Occupancy Load Calcs.)

- PROJECT DESCRIPTION:**
- THE EXISTING BUILDING IS ACTUALLY TWO BUILDINGS THAT WERE JOINED TOGETHER. THE PROJECT SCOPE IS TO CONVERT ONE OF THE STRUCTURES INTO AN OPEN-AIR DINING AREA BY MEANS OF PROVIDING THREE INDUSTRIAL GARAGE DOORS AND A LARGE OPENING IN THE CENTER OF THE EXISTING ROOF STRUCTURE. THE ADJACENT EXISTING STRUCTURE TO REMAIN WILL BE RETROFITTED AND DEMISED INTO TWO SEPARATE TENANT SUITES (TENANTS A & B) EACH OF WHICH WILL HAVE THEIR OWN UTILITY CONNECTIONS STUBBED TO THEIR LEASE SPACE. THE POTENTIAL FOR A FUTURE TENANT (TENANT C) IS PLANNED WITHIN THE OPEN-AIR DINING AREA, AND SEPARATE UTILITY CONNECTIONS ARE BEING STUBBED FOR THEIR USE.
- EXTERIOR WORK CONSISTS OF SELECTIVE DEMOLITION OF EXISTING EXTERIOR PLASTER WALLS AND STOREFRONTS. NEW CONSTRUCTION INCLUDES A SEISMIC RETROFIT, NEW EXTERIOR FINISHES, AND STOREFRONTS. NEW SITE UTILITIES INCLUDE: STORM DRAIN, SANITARY SEWER, DOMESTIC WATER, FIRE WATER, GAS, ELECTRICAL, AND TELECOMMUNICATIONS.
- PROPOSED WORK TO OCCUR OUTSIDE OF THE PROPERTY LINE: ELECTRICAL TRANSFORMER, IN-GROUND WATER METER VAULTS, ACCESS TO ADJACENT TRASH ENCLOSURE (SCOPE OF WORK TO INCLUDE CITY REQUESTED UPGRADES), SHORT TERM PARKING SIGNS, AND QUANTITY (2) NEW TREES THROUGH THE CITY'S TREE PROGRAM.
- SCOPE OF INTERIOR WORK CONSISTS OF DEMOLITION OF ALL EXISTING INTERIOR IMPROVEMENTS, AND RETROFIT CORE AND SHELL OF BUILDING TO A WARM SHELL. INCLUDES UPGRADED MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL IMPROVEMENTS. THE BUILDING WILL BE DEMISED FOR TWO FUTURE TENANTS, TENANT IMPROVEMENT SCOPE TO BE UNDER SEPARATE PERMIT. A THIRD TENANT IS PLANNED FOR THE OPEN-AIR DINING AREA, TO BE UNDER SEPARATE PERMIT. FIRE SPRINKLER SYSTEM TO BE UNDER SEPARATE PERMIT.
- A DEMOLITION PERMIT HAS ALREADY BEEN SUBMITTED FOR THIS PROJECT: PERMIT # B19-1346
- AN APPLICATION WILL BE MADE FOR A MASTER SIGN PROGRAM.
- ACCESSIBILITY COMPLIANCE:**
- THIS BUILDING AND ALL NEW APPURTENANCES SHALL BE FULLY ACCESSIBLE, IN ACCORDANCE WITH CBC 11B-202.4. PROPOSED IMPROVEMENTS TO THE ACCESSIBLE PATH OF TRAVEL HAVE BEEN DOCUMENTED ON SHEET A0.2c. THE PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE:
- A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY,
  - TOILET AND BATHING FACILITIES SERVING THE AREA (UNDER SEPARATE PERMIT BY FUTURE TENANT),
  - DRINKING FOUNTAINS SERVING THE AREA (UNDER SEPARATE PERMIT BY FUTURE TENANT),
  - PUBLIC TELEPHONES SERVING THE AREA (UNDER SEPARATE PERMIT BY FUTURE TENANT), AND
  - SIGNS.
- PROPOSED SERVICES AND UTILITIES:**
- SEPARATE UTILITIES ARE BEING PROVIDED FOR EACH OF THE TENANTS A, B, & C. SERVICE SCHEDULES ARE NOT KNOWN AT THIS TIME AND WILL BE DETERMINED AS PART OF THE TENANT IMPROVEMENT PERMIT APPLICATION. WITHIN THIS PROJECT SCOPE, THE UTILITIES BEING PROVIDED TO EACH TENANT ARE AS FOLLOWS:
- SANITARY SEWER
  - GREASE/WASTE - REMOVED FROM PROJECT SCOPE
  - DOMESTIC WATER
  - FIRE WATER
  - NATURAL GAS
  - ELECTRICAL
  - TELECOMMUNICATIONS
  - ACCESS TO THE TRASH ENCLOSURE WITHIN THE ADJACENT CITY PARKING LOT
- ASSESSOR'S PARCEL #:** 077-0545-022-01
- PROPOSED LAND USE:** RESTAURANT, FULL SERVICE
- OCCUPANCY GROUP:** ASSEMBLY USE A-2
- CONSTRUCTION TYPE:** V-B
- ZONING:** DA-1
- GROSS BUILDING AREA:** EXISTING = 10,106 SQ FT PROPOSED = 10,400 SQ FT
- BUILDING HEIGHT:** EXISTING = 22'-3" PROPOSED = 22'-3"
- FIRE SPRINKLER:** YES (AS PART OF PROJECT SCOPE)
- BUILDING CODE INFORMATION, APPLICABLE CODES (WITH LOCAL AMENDMENTS):**
- 2016 CALIFORNIA BUILDING CODE
  - 2016 CALIFORNIA ELECTRICAL CODE
  - 2016 CALIFORNIA MECHANICAL CODE
  - 2016 CALIFORNIA PLUMBING CODE
  - 2016 CALIFORNIA ENERGY CODE (TITLE 24)
  - 2016 CALIFORNIA FIRE CODE
  - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
  - 2016 CALIFORNIA REFERENCED STANDARDS CODE

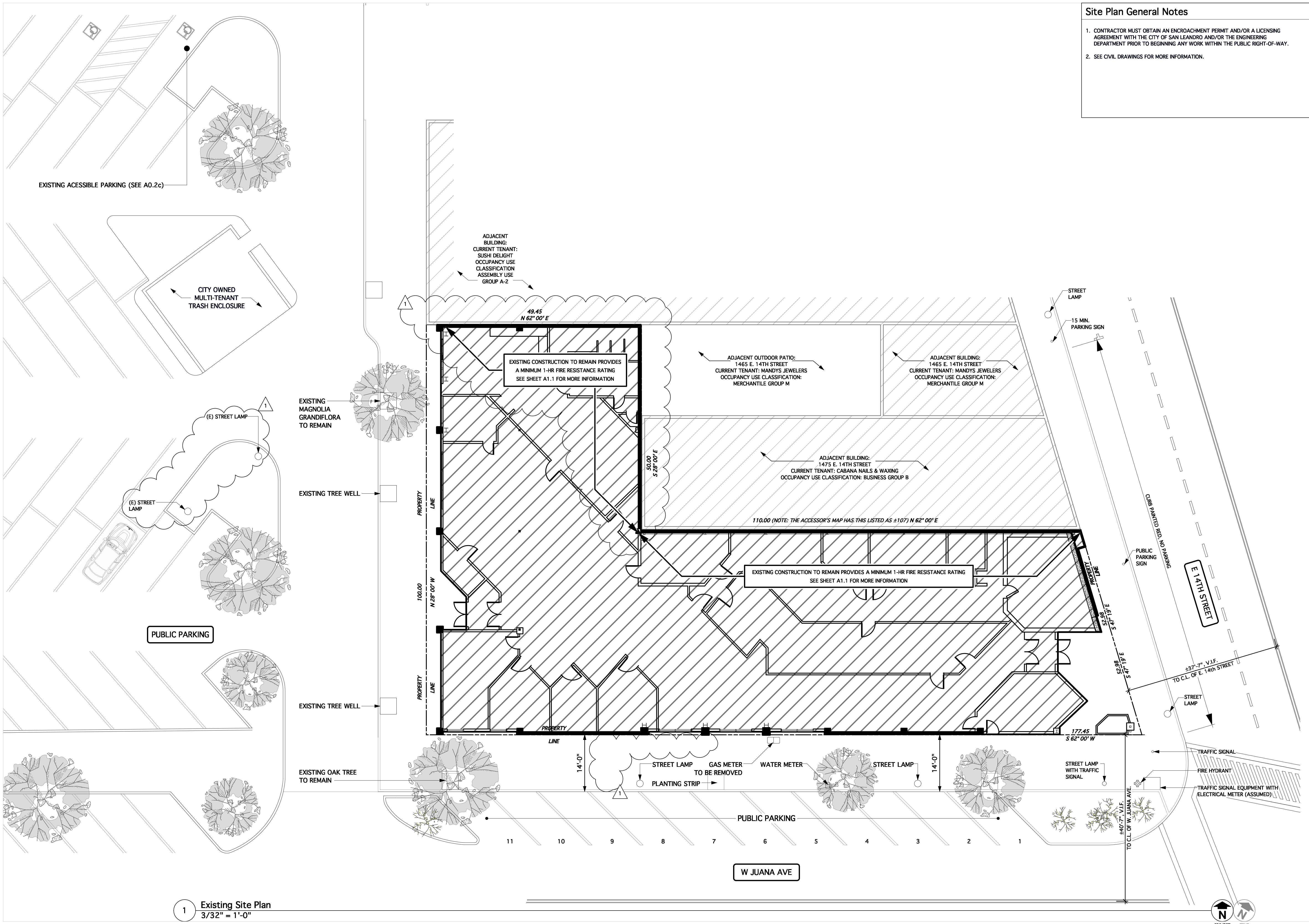
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SUBMITTAL	
PERMIT SET	11/14/2019
A BID SET	01/13/2020
B PLAN CHECK RESPONSE	06/05/2020
C PLAN CHECK RESPONSE	10/22/2020
D PLAN CHECK RESPONSE	12/18/2020
1 CLIENT REVISION	04/19/2021





**Site Plan General Notes**

- CONTRACTOR MUST OBTAIN AN ENCROACHMENT PERMIT AND/OR A LICENSING AGREEMENT WITH THE CITY OF SAN LEANDRO AND/OR THE ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- SEE CIVIL DRAWINGS FOR MORE INFORMATION.

**WANNAWIN**  
**SAN LEANDRO LLC**  
 1495 E. 14th Street  
 San Leandro, CA 94577  
 APN: 77-545-22-1

905 4th Street San Rafael California 94901 t 415 453 0700

**CROME**Architecture

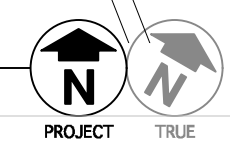
LICENSED ARCHITECT  
 MAX A. CROME  
 C-25487  
 February 2023  
 RENEWAL DATE

SUBMITTAL	
PERMIT SET	11/14/2019
BID SET	01/13/2020
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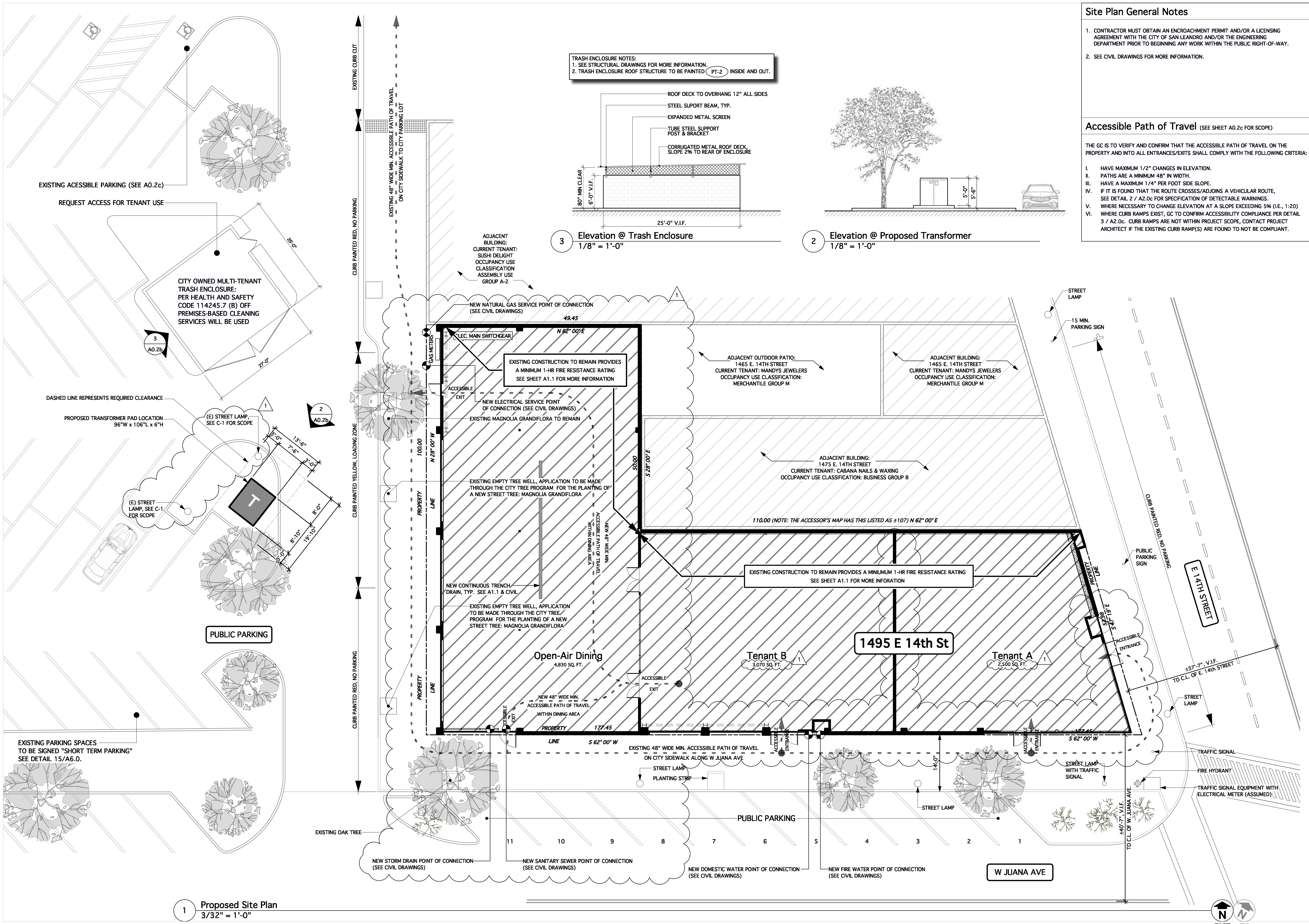
**EXISTING SITE PLAN**

SHEET NUMBER  
**A0.2a**

1 Existing Site Plan  
 3/32" = 1'-0"

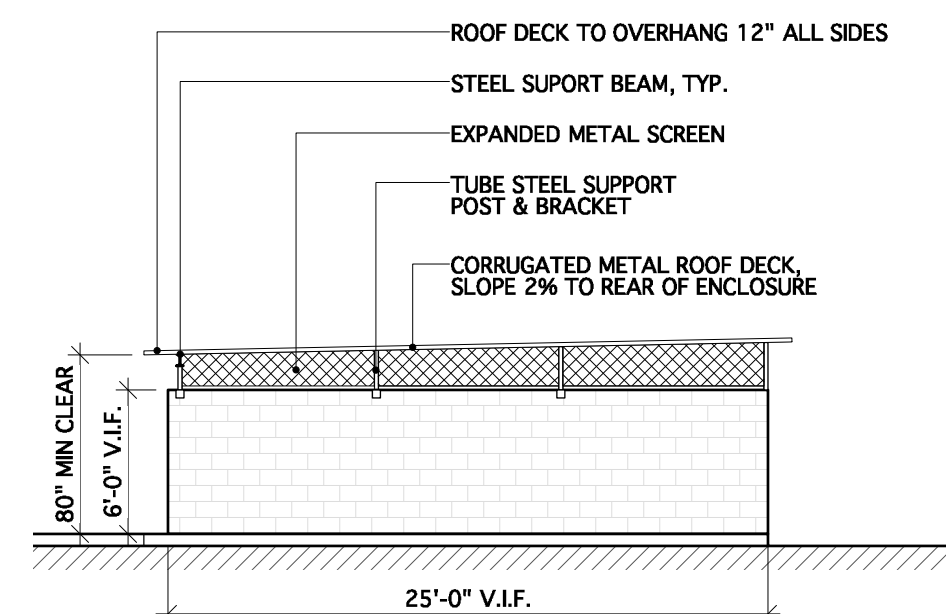




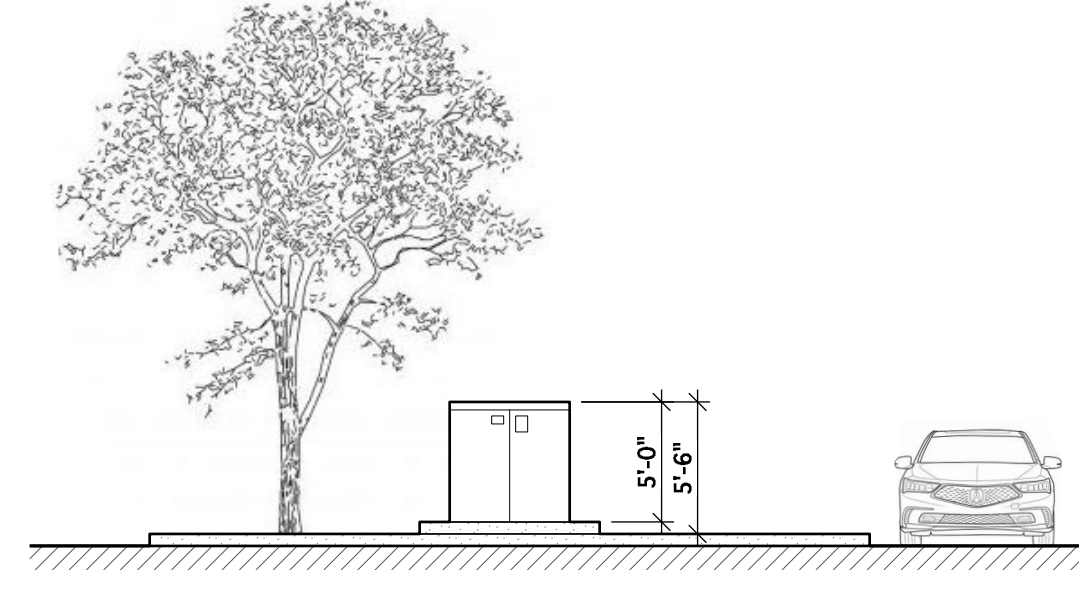


1 Proposed Site Plan  
3/32" = 1'-0"

TRASH ENCLOSURE NOTES:  
1. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.  
2. TRASH ENCLOSURE ROOF STRUCTURE TO BE PAINTED (PT-2) INSIDE AND OUT.



3 Elevation @ Trash Enclosure  
1/8" = 1'-0"



2 Elevation @ Proposed Transformer  
1/8" = 1'-0"

Site Plan General Notes

- CONTRACTOR MUST OBTAIN AN ENCROACHMENT PERMIT AND/OR A LICENSING AGREEMENT WITH THE CITY OF SAN LEANDRO AND/OR THE ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- SEE CIVIL DRAWINGS FOR MORE INFORMATION.

Accessible Path of Travel (SEE SHEET A0.2c FOR SCOPE)

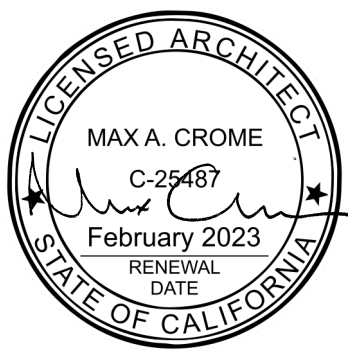
THE GC IS TO VERIFY AND CONFIRM THAT THE ACCESSIBLE PATH OF TRAVEL ON THE PROPERTY AND INTO ALL ENTRANCES/EXITS SHALL COMPLY WITH THE FOLLOWING CRITERIA:

- HAVE MAXIMUM 1/2" CHANGES IN ELEVATION.
- PATHS ARE A MINIMUM 48" IN WIDTH.
- HAVE A MAXIMUM 1/4" PER FOOT SIDE SLOPE.
- IF IT IS FOUND THAT THE ROUTE CROSSES/ADJOINS A VEHICULAR ROUTE, SEE DETAIL 2 / A2.0c FOR SPECIFICATION OF DETECTABLE WARNINGS.
- WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E., 1:20)
- WHERE CURB RAMPS EXIST, GC TO CONFIRM ACCESSIBILITY COMPLIANCE PER DETAIL 3 / A2.0c. CURB RAMPS ARE NOT WITHIN PROJECT SCOPE, CONTACT PROJECT ARCHITECT IF THE EXISTING CURB RAMP(S) ARE FOUND TO NOT BE COMPLIANT.



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**Floor Plan General Notes**

- THE GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. UPON COMPLETION, ALL CONTRACTORS SHALL REMOVE THEIR TRASH AND DEBRIS FROM THE PREMISES.
- FINISH FLOOR ELEVATIONS ARE TO THE TOP OF CONCRETE, U.O.N.
- DIMENSIONS ARE TO STRUCTURAL GRID OR FINISH FACE U.O.N.
- ALL CONDUIT PIPING IN THE ELECTRICAL ROOM TO BE CONCEALED WITH THE WALL CONSTRUCTION.
- PROVIDE THERMAL INSULATION WITH A TOTAL OF R-30 AT THE ROOF DECK. & PROVIDE THERMAL INSULATION WITH A MIN. R-19 AT EXTERIOR WALLS FROM FLOOR TO UNDERSIDE OF ROOF DECK. DO NOT PROVIDE THERMAL INSULATION @ OPEN-AIR DINING.
- ALL EXPOSED TUBE STEEL OR PIPE COLUMNS TO BE PRIMED.
- DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 6" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE MIN. 18" CLR. AT STRIKE SIDE.
- USE WATER RESISTANT GWB AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.
- FIELD MEASURE AS REQ'D FOR ALL GLAZING AND MILLWORK INSTALLATION PRIOR TO FABRICATION.
- REFERENCE PLUMB, CIVIL AND SITE PLANS FOR SIZE AND ROUTING OF ROOF DRAINAGE CONNECTION TO UNDERGROUND PIPING OR TO DAYLIGHT AS SHOWN.
- CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL AND PLUMBING SUB-CONTRACTORS PRIOR TO FRAMING OPENINGS IN WALLS OR PENETRATING ROOF OR FLOOR DECK.
- ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL AND NATIONAL BUILDING CODES.
- REFERENCE FIRE, MECHANICAL, PLUMBING AND CIVIL DRAWINGS FOR EXACT UTILITY AND CONNECTION LOCATIONS.
- SEE A0.1a & A6.0 FOR REQUIRED EXIT & ENTRANCE SIGNAGE.
- DEMOLITION SCOPE IS UNDER SEPARATE PERMIT #B19-1346
- ALL MATERIALS AND FINISHES TO OCCUR AT THE OPEN-AIR DINING AREA ARE TO BE CLASS B (FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450), OR BETTER.

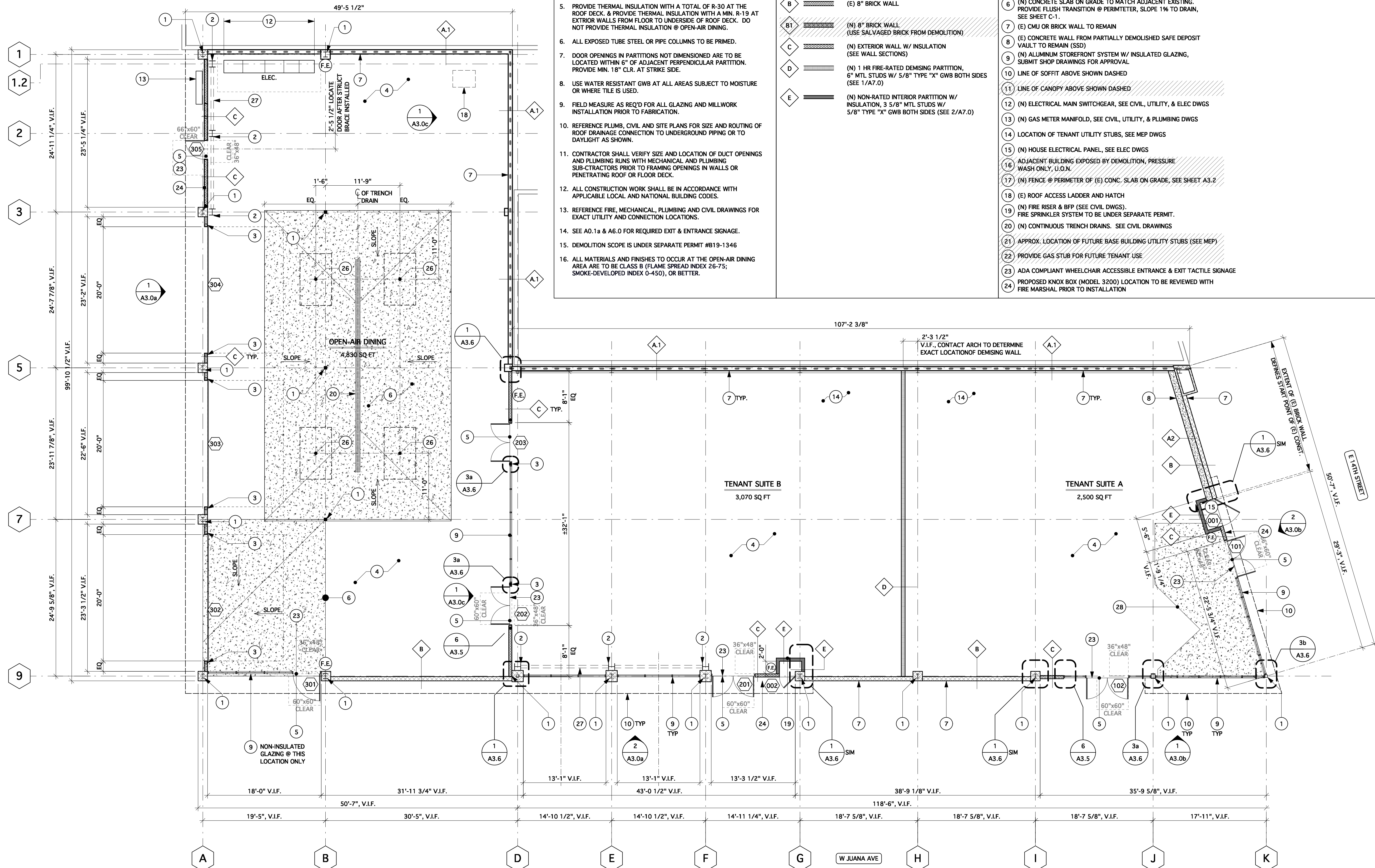
**Wall Type Legend (SEE SHEET A7.0)**

- A 8" CMU WALL
- A1 8" CMU FIRE SEPARATION WALL W/ FULLY GROUTED CELLS, GC TO PATCH AND REPAIR TO MAINTAIN 1-HR FIRE-RESISTIVE RATING MINIMUM.
- A2 12" CONCRETE WALL
- B 8" BRICK WALL
- B1 8" BRICK WALL (USE SALVAGED BRICK FROM DEMOLITION)
- C EXTERIOR WALL W/ INSULATION (SEE WALL SECTIONS)
- D 1 HR FIRE-RATED DEMISING PARTITION, 6" MTL STUDS W/ 5/8" TYPE "X" GWB BOTH SIDES (SEE 1/A7.0)
- E NON-RATED INTERIOR PARTITION W/ INSULATION, 3 5/8" MTL STUDS W/ 5/8" TYPE "X" GWB BOTH SIDES (SEE 2/A7.0)

**Floor/Finish Plan Key Notes**

- (E) STRUCTURAL COLUMN TO REMAIN, PAINTED IF EXPOSED TO EXTERIOR
- (N) STRUCTURAL COLUMN (SSD), PAINTED IF EXPOSED TO EXTERIOR
- (N) TUBE STEEL POST (SSD), PAINT WHERE EXPOSED
- (E) CONCRETE SLAB-ON-GRADE, GRIND SMOOTH PER OWNER APPROVED SAMPLE AND SEAL
- SLOPE NOT TO EXCEED 1:48 @ REQ'D DOOR LEVEL LANDING, 1:20 THEREAFTER. GC TO SURVEY (E) CONDITIONS TO DETERMINE EXTENT OF REQ'D SCOPE
- (N) CONCRETE SLAB ON GRADE TO MATCH ADJACENT EXISTING. PROVIDE FLUSH TRANSITION @ PERIMETER, SLOPE 1% TO DRAIN, SEE SHEET C-1.
- (E) CMU OR BRICK WALL TO REMAIN
- (E) CONCRETE WALL FROM PARTIALLY DEMOLISHED SAFE DEPOSIT VAULT TO REMAIN (SSD)
- (N) ALUMINUM STOREFRONT SYSTEM W/ INSULATED GLAZING, SUBMIT SHOP DRAWINGS FOR APPROVAL
- LINE OF SOFFIT ABOVE SHOWN DASHED
- LINE OF CANOPY ABOVE SHOWN DASHED
- (N) ELECTRICAL MAIN SWITCHGEAR, SEE CIVIL, UTILITY, & ELEC DWGS
- (N) GAS METER MANIFOLD, SEE CIVIL, UTILITY, & PLUMBING DWGS
- LOCATION OF TENANT UTILITY STUBS, SEE MEP DWGS
- (N) HOUSE ELECTRICAL PANEL, SEE ELEC DWGS
- ADJACENT BUILDING EXPOSED BY DEMOLITION, PRESSURE WASH ONLY, U.O.N.
- (N) FENCE @ PERIMETER OF (E) CONC. SLAB ON GRADE, SEE SHEET A3.2
- (E) ROOF ACCESS LADDER AND HATCH
- (N) FIRE RISER & BFP (SEE CIVIL DWGS). FIRE SPRINKLER SYSTEM TO BE UNDER SEPARATE PERMIT.
- (N) CONTINUOUS TRENCH DRAINS. SEE CIVIL DRAWINGS
- APPROX. LOCATION OF FUTURE BASE BUILDING UTILITY STUBS (SEE MEP)
- PROVIDE GAS STUB FOR FUTURE TENANT USE
- ADA COMPLIANT WHEELCHAIR ACCESSIBLE ENTRANCE & EXIT TACTILE SIGNAGE
- PROPOSED KNOX BOX (MODEL 3200) LOCATION TO BE REVIEWED WITH FIRE MARSHAL PRIOR TO INSTALLATION

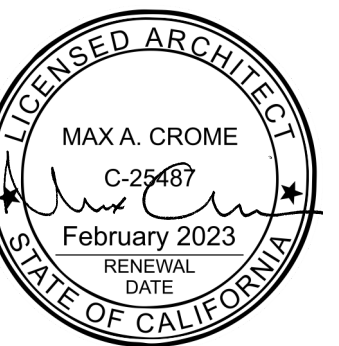
- SAWCUT & REMOVE (E) S.O.G. TO CREATE LANDSCAPE PLANT STRIP. COORDINATE REQUIRED IRRIGATION & PLANT PALLETTE W/ PROJECT PM.
- LOCATION OF GAS STUB FOR FUTURE FIRE PIT (T.I. WORK SCOPE UNDER SEPARATE PERMIT), SPD
- (N) STRUCTURAL BRACE FRAME, SEE STRUCTURAL DRAWINGS
- (N) CONCRETE SLAB ON GRADE TO REPLACE (E). SEE CIVIL & STRUCTURAL DRAWINGS



1 Floor Plan  
1/8" = 1'-0"







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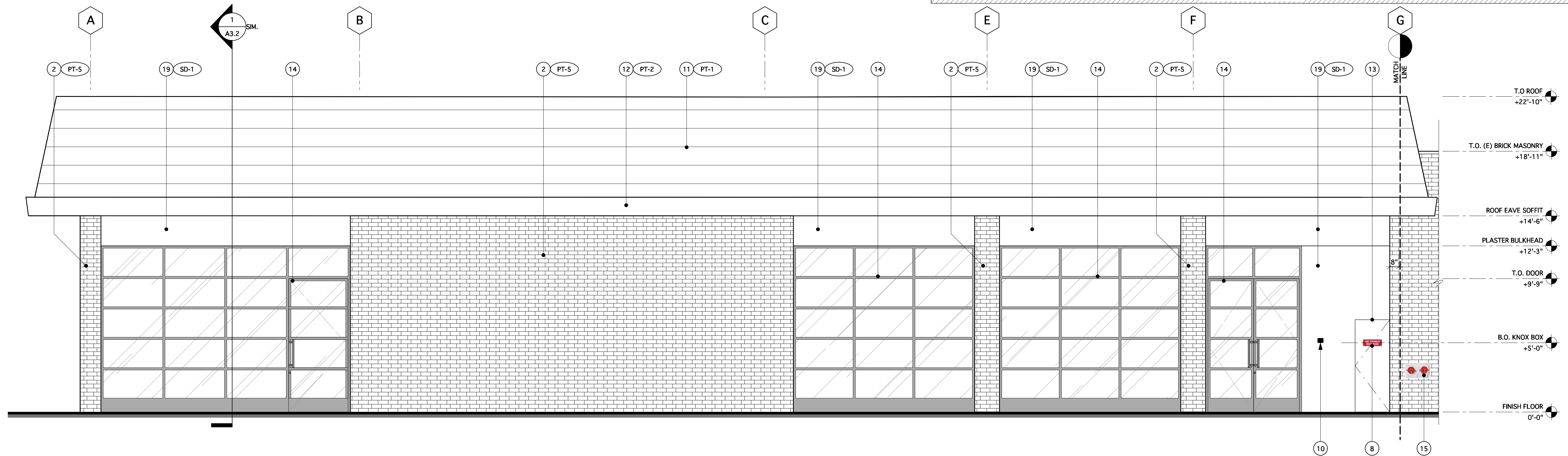
EXTERIOR ELEVATIONS

SHEET NUMBER

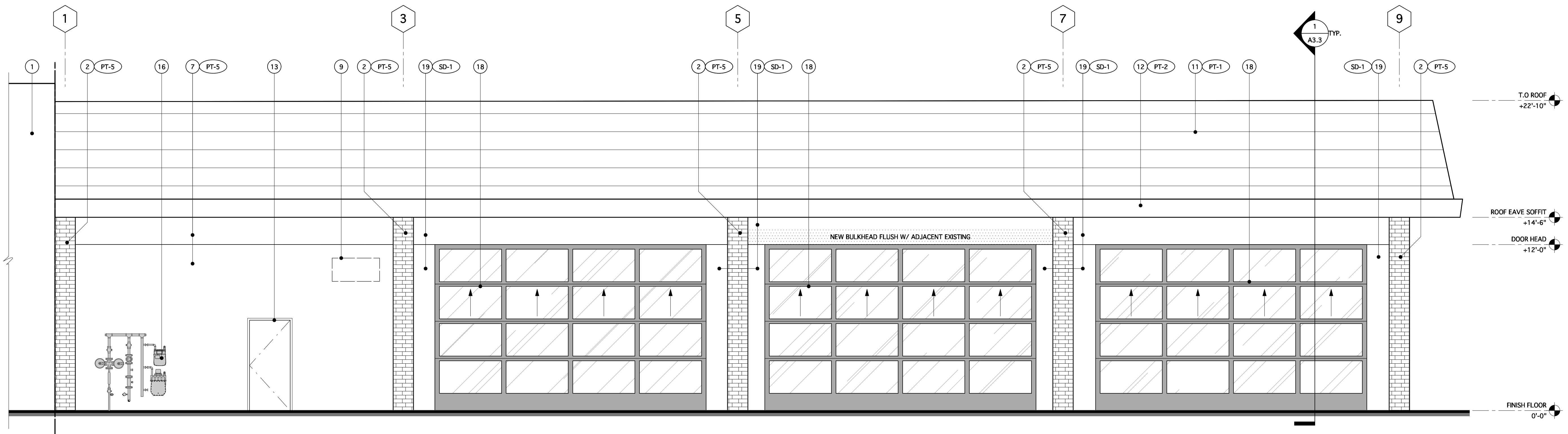
**A3.0a**

**Key Notes / Scope of Work**

- |  |   |  |
|--|---|--|
| 1 ADJACENT BUILDING IS EXISTING TO REMAIN, NO SCOPE.   | 8 (N) FIRE RISER. (SEE CIVIL DRAWINGS). PROVIDE SIGNAGE PER A.H.J.                                | 15 (N) FIRE DEPT. CONNECTION, PROVIDE SIGNAGE PER A.H.J.                     |
| 2 (E) BRICK BR-1   | 9 BUILDING IDENTIFICATION SIGNAGE, ARCH TO PROVIDE EXACT SPEC. & LOCATION.                        | 16 (N) GAS MANIFOLD METERS.  |
| 3 REPAIR (E) BRICK TO REMAIN AT PREVIOUS SIGN MOUNTING POINTS & DEMOLISHED ROOF. REMOVE (E) BURGLAR ALARM, PATCH / REPAIR (E) BRICK TO REMAIN. | 10 PROPOSED KNOX BOX (MODEL 3200) LOCATION TO BE REVIEWED WITH FIRE MARSHAL PRIOR TO INSTALLATION | 17 (N) ROLL-UP SERVICE DOOR, SEE DOOR SCHEDULE A6.0.                         |
| 4 GC TO ASSESS THE CONDITION OF THE (E) GAP FLASHING. REPAIR/REPLACE AS REQ'D AND PAINT TO MATCH ADJACENT SURFACE.                             | 11 (E) MANSARD ROOF, PREP & PAINT.  | 18 (N) GARAGE DOOR, SEE DOOR SCHEDULE A6.0.                                  |
| 5 (E) PLASTER, PATCH/PREP & PAINT.   | 12 (E) METAL TRIM, REPAIR/REPLACE AS REQ'D & PAINT.   | 19 (N) SIDING SD-1   |
| 6 (N) EXTERIOR PLASTER.  | 13 (N) DOOR, PAINT TO MATCH ADJACENT SURFACE.   | 20 (N) METAL SIDING SD-2   |
|  | 14 (N) STOREFRONT SYSTEM. SF-1  | 21 (E) STRUCTURAL STEEL COLUMN EXPOSED BY DEMOLITION, PREP, PRIME, AND PAINT |
- HATCH INDICATES ITEM NOT USED



2 Partial Exterior Elevation (South) @ E. W. Juana Ave.  
1/4" = 1'-0"

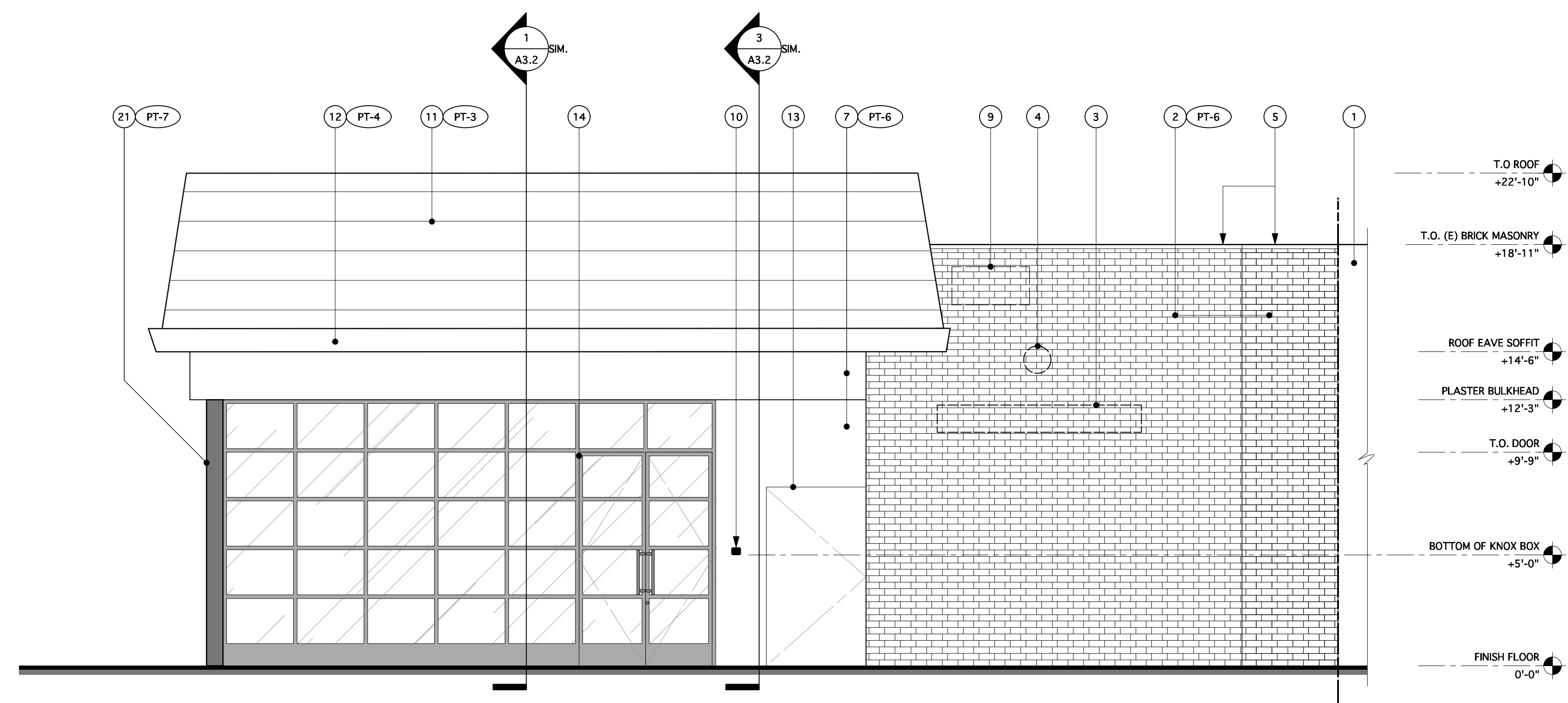


1 Exterior Elevation (West) @ Parking Lot  
1/4" = 1'-0"

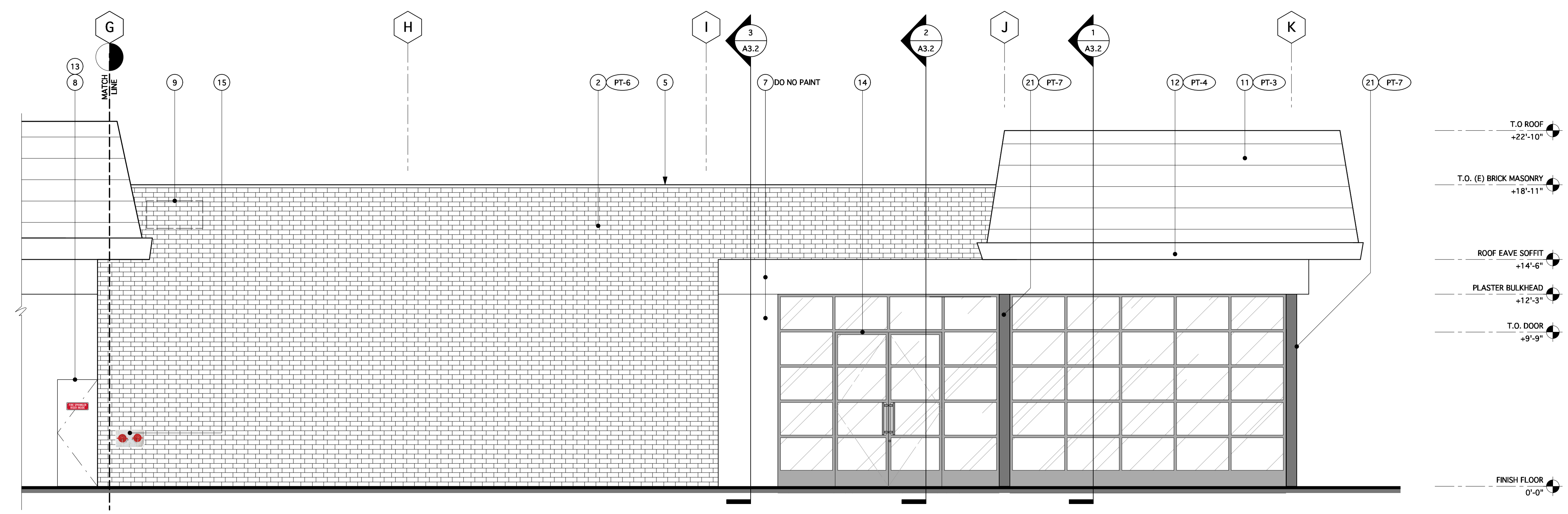


**Key Notes / Scope of Work**

- 1 ADJACENT BUILDING IS EXISTING TO REMAIN, NO SCOPE.
  - 2 (E) BRICK BR-1
  - 3 REPAIR (E) BRICK TO REMAIN AT PREVIOUS SIGN MOUNTING POINTS & DEMOLISHED ROOF.
  - 4 REMOVE (E) BURGLAR ALARM, PATCH / REPAIR (E) BRICK TO REMAIN.
  - 5 GC TO TO ASSESS THE CONDITION OF THE (E) CAP FLASHING. REPAIR/REPLACE AS REQ'D AND PAINT TO MATCH ADJACENT SURFACE.
  - 6 (E) PLASTER, PATCH/PREP & PAINT.
  - 7 (N) EXTERIOR PLASTER PL-1
  - 8 (N) FIRE RISER, (SEE CIVIL DRAWINGS). PROVIDE SIGNAGE PER A.H.J.
  - 9 BUILDING IDENTIFICATION SIGNAGE, ARCH TO PROVIDE EXACT SPEC. & LOCATION. PROPOSED KNOX BOX (MODEL 3200) LOCATION TO BE REVIEWED WITH FIRE MARSHAL PRIOR TO INSTALLATION
  - 10 (E) MANSARD ROOF, PREP & PAINT.
  - 12 (E) METAL TRIM, REPAIR/REPLACE AS REQ'D & PAINT.
  - 13 (N) DOOR, PAINT TO MATCH ADJACENT SURFACE.
  - 14 (N) STOREFRONT SYSTEM SF-1
  - 15 (N) FIRE DEPT. CONNECTION, PROVIDE SIGNAGE PER A.H.J.
  - 16 (N) GAS MANIFOLD METERS.
  - 17 (N) ROLL-UP SERVICE DOOR, SEE DOOR SCHEDULE A6.0.
  - 18 (NO GARAGE DOOR, SEE DOOR SCHEDULE A6.0.
  - 19 (N) SIDING SD-1
  - 20 (N) METAL SIDING SD-2
  - 21 (E) STRUCTURAL STEEL COLUMN EXPOSED BY DEMOLITION, PREP., PRIME, AND PAINT
- HATCH INDICATES ITEM NOT USED



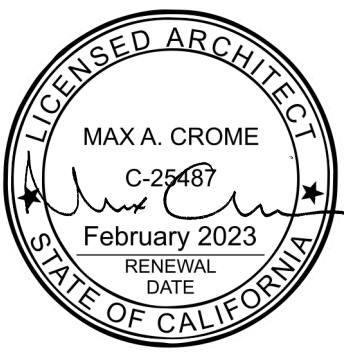
2 Exterior Elevation (East) @ E. 14th Street  
1/4" = 1'-0"



1 Partial Exterior Elevation (South) at W. Juana Ave.  
1/4" = 1'-0"

905 4th Street San Rafael California 94901 t 415 453 0700

**CROME**Architecture



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EXTERIOR ELEVATIONS

SHEET NUMBER  
**A3.0b**





SUBMITTAL	
B	PLAN CHECK RESPONSE 06/05/2020
1	CLIENT REVISION 04/19/2021

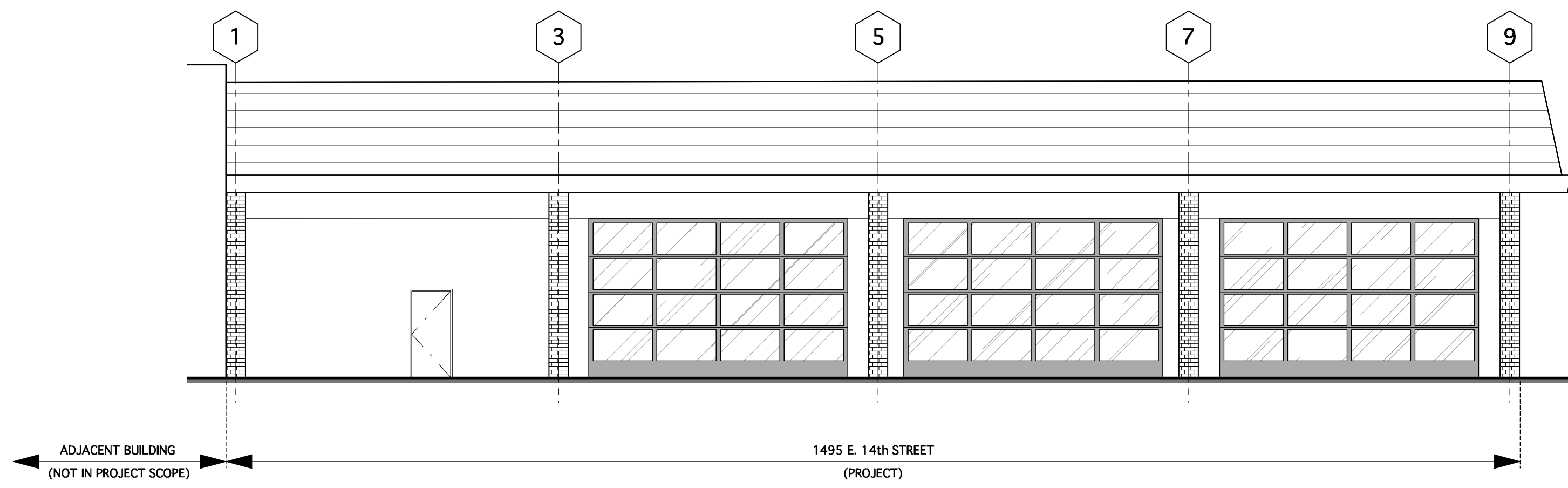
EXTERIOR ELEVATIONS

SHEET NUMBER  
**A3.0c**

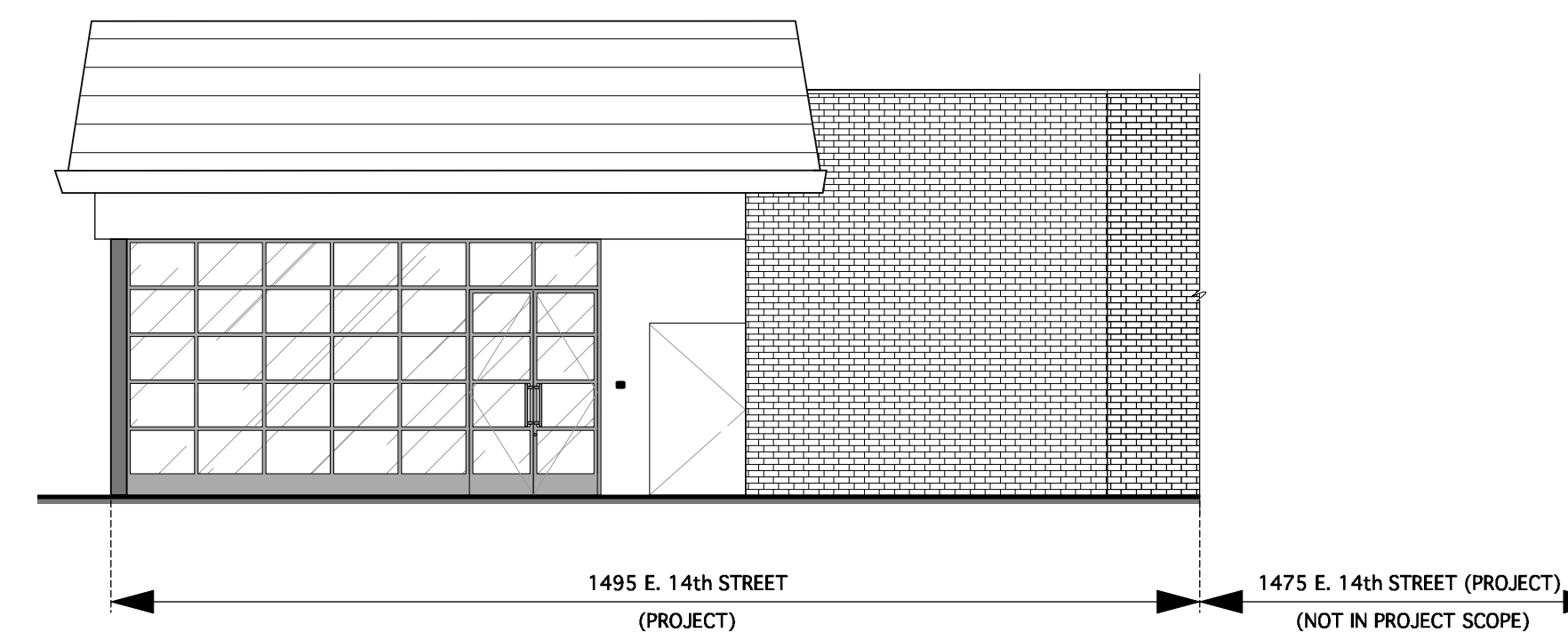
**Key Notes / Scope of Work**

- 1 ADJACENT BUILDING IS EXISTING TO REMAIN, NO SCOPE.
- 2 (E) BRICK (BR-1)
- 3 REPAIR (E) BRICK TO REMAIN AT PREVIOUS SIGN MOUNTING POINTS & DEMOLISHED ROOF.
- 4 REMOVE (E) BURGLAR ALARM, PATCH / REPAIR (E) BRICK TO REMAIN.
- 5 GC TO TO ASSESS THE CONDITION OF THE (E) CAP FLASHING. REPAIR/REPLACE AS REQ'D AND PAINT TO MATCH ADJACENT SURFACE.
- 6 (E) PLASTER, PATCH/PREP & PAINT.
- 7 (N) EXTERIOR PLASTER (PL-1)
- 8 (N) FIRE RISER, (SEE CIVIL DRAWINGS). PROVIDE SIGNAGE PER A.H.J.
- 9 BUILDING IDENTIFICATION SIGNAGE, ARCH TO PROVIDE EXACT SPEC. & LOCATION. PROPOSED KNOX BOX (MODEL 3200) LOCATION TO BE REVIEWED WITH FIRE MARSHAL PRIOR TO INSTALLATION.
- 10 (E) MANSARD ROOF, PREP & PAINT.
- 11 (E) METAL TRIM, REPAIR/REPLACE AS REQ'D & PAINT.
- 12 (N) DOOR, PAINT TO MATCH ADJACENT SURFACE.
- 13 (N) STOREFRONT SYSTEM (SF-1)
- 14 (N) FIRE DEPT. CONNECTION, PROVIDE SIGNAGE PER A.H.J.
- 15 (N) GAS MANIFOLD METERS.
- 16 (N) ROLL-UP SERVICE DOOR, SEE DOOR SCHEDULE A6.0.
- 17 (NO GARAGE DOOR, SEE DOOR SCHEDULE A6.0.
- 18 (N) SIDING (SD-1)
- 19 (N) METAL SIDING (SD-2)
- 20 (E) STRUCTURAL STEEL COLUMN EXPOSED BY DEMOLITION, PREP, PRIME, AND PAINT
- 21

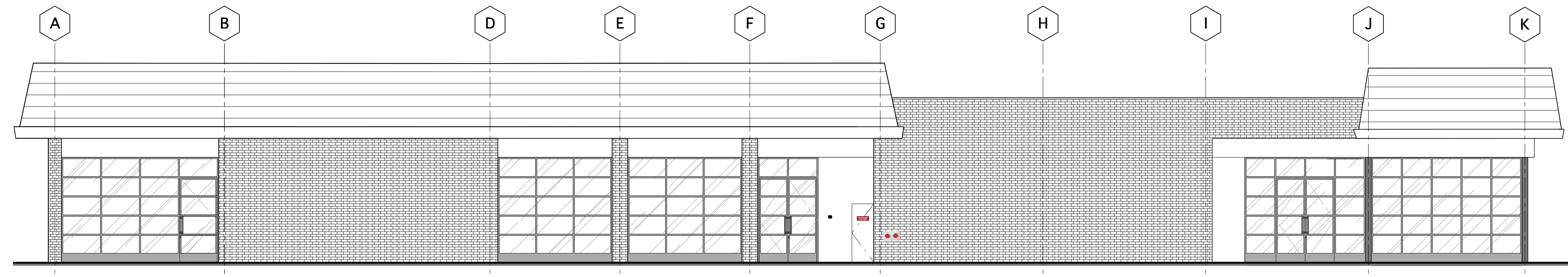
HATCH INDICATES ITEM NOT USED



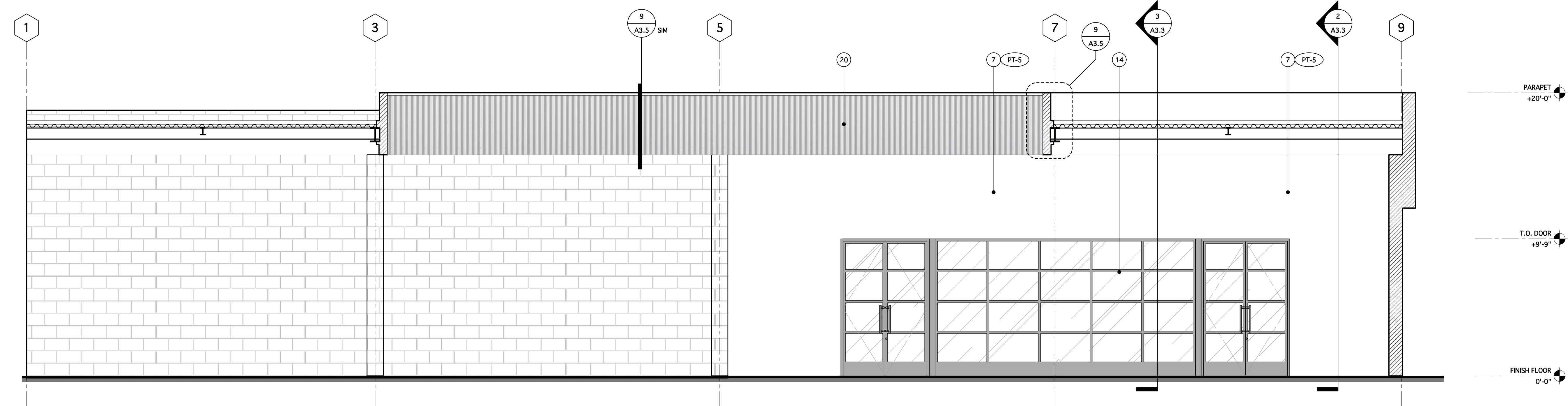
4 Overall Exterior Elevation (West) @ Parking Lot  
Scale: 1/8" = 1'-0"



3 Overall Exterior Elevation (East) @ E. 14th Street  
Scale: 1/8" = 1'-0"

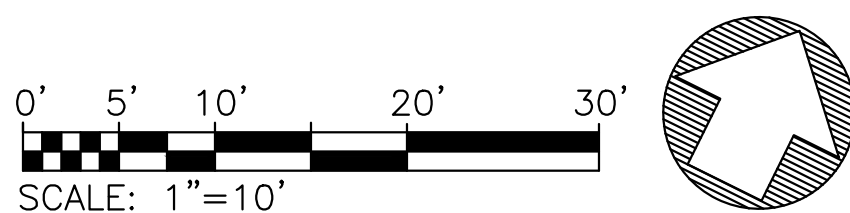
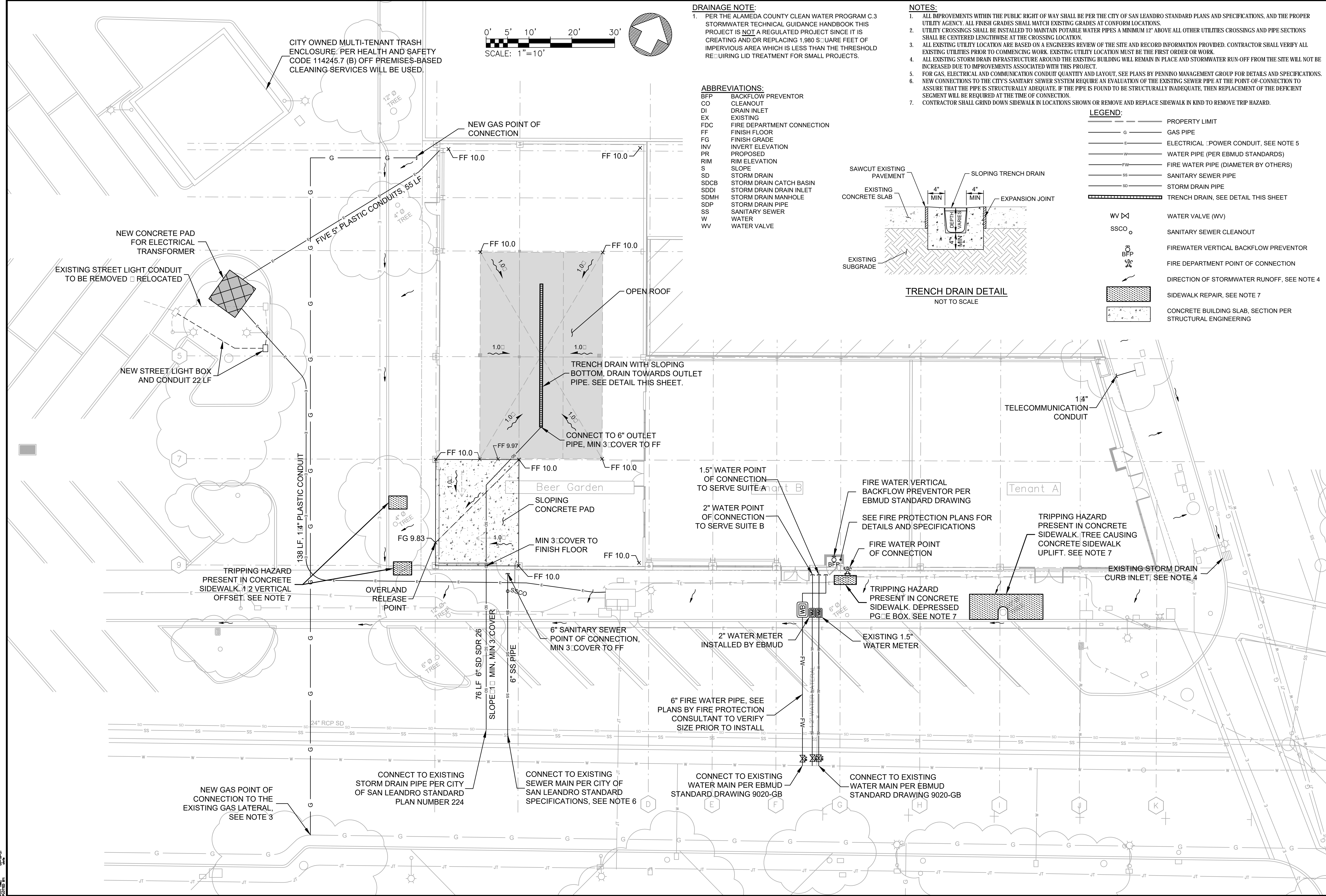


2 Overall Exterior Elevation (South) at W. Juana Ave.  
Scale: 1/8" = 1'-0"



1 Exterior Elevation - Tenant B (West)  
Scale: 1/4" = 1'-0"





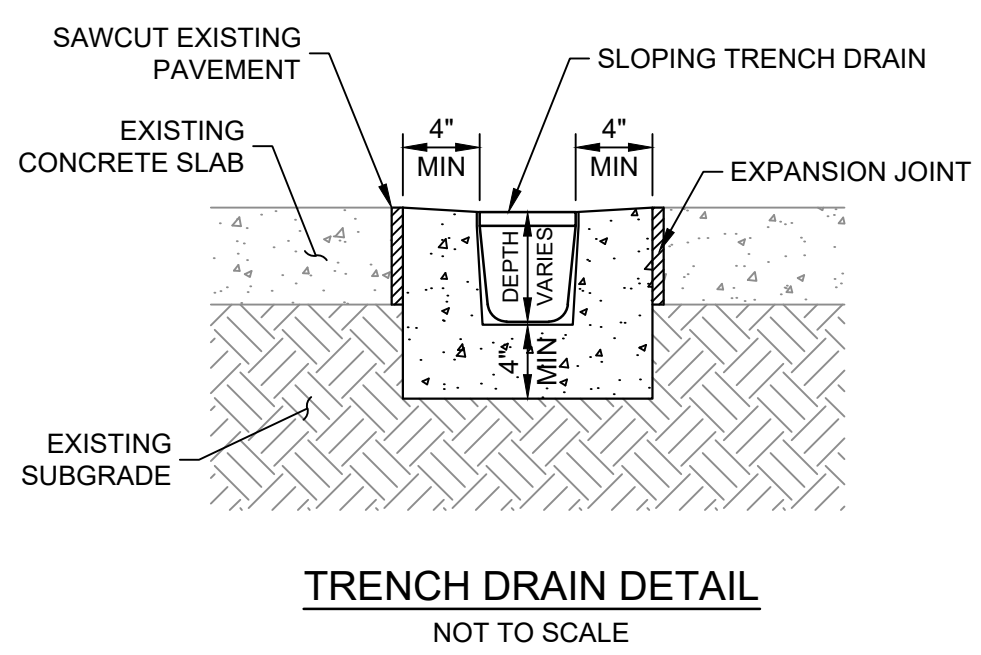
**DRAINAGE NOTE:**  
 1. PER THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK THIS PROJECT IS NOT A REGULATED PROJECT SINCE IT IS CREATING AND/OR REPLACING 1,980 SQUARE FEET OF IMPERVIOUS AREA WHICH IS LESS THAN THE THRESHOLD REQUIRING LID TREATMENT FOR SMALL PROJECTS.

**ABBREVIATIONS:**  
 BFP BACKFLOW PREVENTOR  
 CO CLEANOUT  
 DI DRAIN INLET  
 EX EXISTING  
 FDC FIRE DEPARTMENT CONNECTION  
 FF FINISH FLOOR  
 FG FINISH GRADE  
 INV INVERT ELEVATION  
 PR PROPOSED  
 RIM RIM ELEVATION  
 S SLOPE  
 SD STORM DRAIN  
 SDCB STORM DRAIN CATCH BASIN  
 SDDI STORM DRAIN DRAIN INLET  
 SDMH STORM DRAIN MANHOLE  
 SDP STORM DRAIN PIPE  
 SS SANITARY SEWER  
 W WATER  
 WV WATER VALVE

**NOTES:**  
 1. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE CITY OF SAN LEANDRO STANDARD PLANS AND SPECIFICATIONS, AND THE PROPER UTILITY AGENCY. ALL FINISH GRADES SHALL MATCH EXISTING GRADES AT CONFORM LOCATIONS.  
 2. UTILITY CROSSINGS SHALL BE INSTALLED TO MAINTAIN POTABLE WATER PIPES A MINIMUM 12" ABOVE ALL OTHER UTILITIES CROSSINGS AND PIPE SECTIONS SHALL BE CENTERED LENGTHWISE AT THE CROSSING LOCATION.  
 3. ALL EXISTING UTILITY LOCATIONS ARE BASED ON AN ENGINEER'S REVIEW OF THE SITE AND RECORD INFORMATION PROVIDED. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. EXISTING UTILITY LOCATION MUST BE THE FIRST ORDER OR WORK.  
 4. ALL EXISTING STORM DRAIN INFRASTRUCTURE AROUND THE EXISTING BUILDING WILL REMAIN IN PLACE AND STORMWATER RUN-OFF FROM THE SITE WILL NOT BE INCREASED DUE TO IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.  
 5. FOR GAS, ELECTRICAL AND COMMUNICATION CONDUIT QUANTITY AND LAYOUT, SEE PLANS BY PENNINO MANAGEMENT GROUP FOR DETAILS AND SPECIFICATIONS.  
 6. NEW CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM REQUIRE AN EVALUATION OF THE EXISTING SEWER PIPE AT THE POINT-OF-CONNECTION TO ASSURE THAT THE PIPE IS STRUCTURALLY ADEQUATE. IF THE PIPE IS FOUND TO BE STRUCTURALLY INADEQUATE, THEN REPLACEMENT OF THE DEFICIENT SEGMENT WILL BE REQUIRED AT THE TIME OF CONNECTION.  
 7. CONTRACTOR SHALL GRIND DOWN SIDEWALK IN LOCATIONS SHOWN OR REMOVE AND REPLACE SIDEWALK IN KIND TO REMOVE TRIP HAZARD.

**LEGEND:**

- PROPERTY LIMIT
- G — GAS PIPE
- E — ELECTRICAL POWER CONDUIT, SEE NOTE 5
- W — WATER PIPE (PER EBMUD STANDARDS)
- FW — FIRE WATER PIPE (DIAMETER BY OTHERS)
- SS — SANITARY SEWER PIPE
- SD — STORM DRAIN PIPE
- TRENCH DRAIN, SEE DETAIL THIS SHEET
- WV ⊠ WATER VALVE (WV)
- SSCO ○ SANITARY SEWER CLEANOUT
- BFP ⊠ FIREWATER VERTICAL BACKFLOW PREVENTOR
- FDC ⊠ FIRE DEPARTMENT POINT OF CONNECTION
- DIRECTION OF STORMWATER RUNOFF, SEE NOTE 4
- ▨ SIDEWALK REPAIR, SEE NOTE 7
- ▨ CONCRETE BUILDING SLAB, SECTION PER STRUCTURAL ENGINEERING



Revisions	
No.	
<b>CSW   ST 2</b> 5870 Stoneridge Mall Rd., #203 Pleasanton, CA 94588 www.cswst2.com	
<b>1495 EAST 14TH STREET          UTILITY IMPROVEMENT PLAN</b>	
ALAMEDA COUNTY SAN LEANDRO CALIFORNIA	
Date:	04/22/2021
Scale:	AS SHOWN
Design:	MV
Drawn:	MV
Approved:	MV
Job No:	1920088
Drawing Number:	<b>C-1</b>
1 OF 1	