

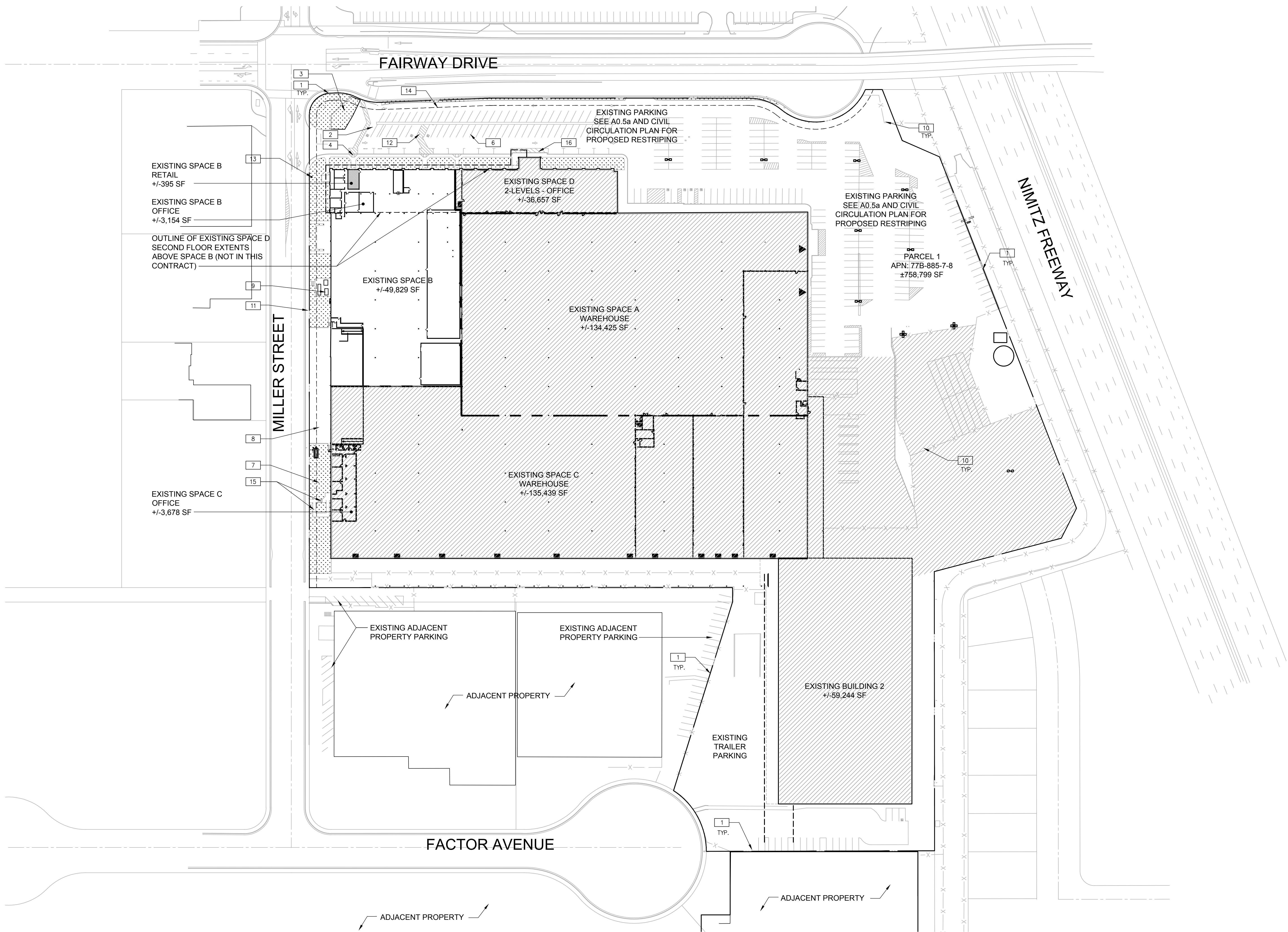
ABBREVIATIONS

& Z @ ~ # (E)	And Angle Al Centerline Diameter or Round Pound or Number Existing	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.S.H. FPRF. FT. FTG. FURR. FUT. BD. BITUM. BLDG. BLK. BLKG. BM. B.O.C. B.O.M. B.O.P. B.O.R. BOT. CAB. C.B. CEM. CER. C.I. CLS. CLGK. CLO. CLR. C.O. COL. C.O.M. CONC. CONN. CONSTR. CONT. C.O.R. CORR. CTSK. CNTR. CTR. DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG. E. E.A. E.L. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.W.C. EXST. EXP. EXT.	Acoustical Area Drain Adjustable Aggregate Aluminum Approximate Arch. Asbestos Asphalt Board Bituminous Building Block Blocking Beam Bottom of Concrete Bottom of Mullion Bottom of Panel Bottom of Reveal Bottom Cabinet Catch Basin Cement Ceramic Cost Iron Corner Guard Ceiling Coupling Closet Clear Cosed Opening Column Center of Mullion Concrete Connection Construction Continuous Center of Reveal Corridor Countersunk Counter Center Double Department Drinking Fountain Detail Diameter Dimension Dispenser Down Door Door Opening Drawer Downspout Dry Standpipe Drawing East Each Expansion Joint Elevation Electrical Elevator Emergency Enclosure E.P. Equal Equipment Electric Water Cooler Existing Exposed Expansion Exterior	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.S.H. FPRF. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. GYP. H.B. H.C. H.D. HDWE. H.M. HORIZ. HR. HGT. I.D. INSUL. INT. Jan. JT. KIT. K.O. LAB. LAM. LAV. LKR. LT. MAX. M.C. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.O. MTD. MUL. N. N.I.C. NO. NOM. N.T.S. O.A. OBS. O.C. O.D. OFF. OPNG. OPP. Overall Obscure On Center Outside Diameter (Dim.) Office Opening Opposite	Fire Alarm Flat Bar Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Finish Face of Mullion Face of Sheathing Fireproof Full Size Foot or Feet Footing Furring Future Gauge Galvanized Gro Bar Glass Ground Grade Gypsum Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontal Hour Height Inside Diameter (Dim.) Insulation Interior Janitor Joint Kitchen Knock Out Laboratory Laminated Lavatory Locker Light Maximum Medicine Mechanical Membrane Metal Manufacturer Manhole Minimum Mirror Miscellaneous Masonry Opening Mounted Mullion North Not in Contract Number Nominal Not To Scale Overall Obscure On Center Outside Diameter (Dim.) Office Opening Opposite	PRCST. PL. P.L.A.M. PLAS. PLYWD. PR. PT. P.T.D P.T.D/R PTN. P.T.R. P.J. Q.T. R. RAD. R.D. REF. REFR. RGR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L. S. SAF. S.C. S.C.D. SCHD. S.D. SECT. SH. SHR. SHT. SIM. S.N.R. SUSP. SPEC. SQ. S.S.T. S.S.K. STA. STD. STEEL STOR. STRSL. SUSP. SYS. TD. T.D. T.T. TEL. TER. T & G. THK. T.O.C. T.O.CA T.O.P. T.O.R. T.O.RC. T.O.M. T.O.W. T.P. T.P.D. T.V. T.W. TYP. UNF. U.O.N. UR. VERT. VEST. W. W/ W.C. WD. W/O W/W WRB W.SCT. WT. Pre-cast Plate Plastic Laminate Plaster Plywood Pier Point Paper Towel Dispenser Combination Paper Towel Partition Paper Towel Receptacle Panel Joint Quarry Tile Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Redwood Rain Water Leader South Self Adhered Flashing Solid Core S.C.D. Seat Cover Dispenser Schedule Soap Dispenser Section Shelf Shower Sheet Similar Sanitary Napkin Disp. Sanitary Napkin Recept. Specification Square Stainless Steel Service Sink Station Standard Steel Storage Structural Suspended Symmetrical T.D. Tread Towel Bar Top of Curb Telephone Terrazzo Tongues and Groove Thk. 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SYMBOLS									
ALIGN	INTERIOR ELEVATION VIEW	WALL MATERIAL TYPE	FLOOR MATERIAL TYPE	MISC. MATERIAL TYPE	KEYNOTE INDICATOR	FINISH INDICATOR	REVISION	FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
OFFICE	INTERIOR ELEVATION REFERENCE	TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
ROOM NAME	SHEET NUMBER	TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
ROOM NUMBER		TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
DOOR NUMBER		TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
EXISTING DOOR		TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
DETAIL REFERENCE		TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
SHEET NUMBER		TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
DETAIL SECTION REFERENCE		TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
SHEET NUMBER		TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
DETAIL SECTION REFERENCE		TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
SHEET NUMBER		TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
EXTERIOR ELEVATION REFERENCE		TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER
SHEET NUMBER		TYPE NUMBER	TYPE NUMBER	TYPE NUMBER	XXX	XXX	REVISION	W/ FIRE EXTINGUISHER	WALL-MOUNTED FIRE EXTINGUISHER

GENERAL PROJECT NOTES									
GENERAL NOTES:					DRAWING NOTES:				
1. THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.					1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF GRIDS.				
2. THE TERM "ARCHITECT" OR "DESIGNER" AS USED IN THESE DOCUMENTS REFERS TO WARE MALCOMB.					2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, U.O.N.				
3. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OF PROCEDURE, OR FOR SAFETY PRECAUTIONS AND PROGRESS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.					3. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS, LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.				
4. THE DESIGN ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. DURING DEMOLITION AND/OR CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OR ARCHITECT.					4. THE TERM "ALIGN", AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.				
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.					5. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.				
6. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER AND TENANT.					6. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.				
7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.					7. COLUMN CENTERLINES (GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.				
8. CONTRACTOR SHALL MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") AND SHALL PROVIDE SAID DOCUMENTATION TO THE ARCHITECT UPON COMPLETION OF CONSTRUCTION – NO EXCEPTION ALLOWED.					8. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK IN THE SAME BUILDING.				
9. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE WITH ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH, WHICH ARE UNDER SEPARATE CONTRACT WITH THE OWNER, OR TENANT, OR BOTH.					INTERIOR / EXTERIOR NOTES:				
10. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OTHER DRAWINGS, AND JOB SPECIFICATIONS ARE SUPPLEMENTARY TO ARCHITECTURAL CONSTRUCTION DRAWINGS. ANY DISCREPANCY BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.					1. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. ARE TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.				
11. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.					2. CONTRACTOR, ALONG WITH MECHANICAL CONTRACTOR, SHALL PROVIDE AND LOCATE ACCESS DOORS/PANELS IN WALL & CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING & ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.				
12. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, U.O.N.					3. ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING.				
13. ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.					4. WHEN OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILINGS AS NEEDED TO REFURBISH THE LEASE SPACE AND REPAIR ALL DAMAGES CAUSED BY CONTRACTOR.				
14. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.					5. INTERIOR WALLS AND CEILINGS SHALL BE INSTALLED IN ACCORDANCE TO STATE & LOCAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS.				
15. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE OWNER / TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.					6. WHEN USED, ALL NOISE BARRIER BATTS (SOUND INSULATION) AND INSULATION BATTS SHALL BE NON-COMBUSTIBLE AND SHALL NOT CONTAIN OR UTILIZE OZONE DEPLETING COMPOUNDS.				
16. PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE PLANS – SUBSTITUTIONS FOR SPECIFIED MATERIALS REQUIRE THE WRITTEN APPROVAL FROM THE ARCHITECT.					7. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS-FREE.				
17. UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT ONE (1) SET OF SHOP DRAWINGS. SHOP DRAWINGS SHOULD INCLUDE DETAILED, FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, DIAGRAMMATIC DRAWINGS, AND MATERIAL SCHEDULES. LOCATION AND ORIENTATION OF ALL ITEMS SHOULD BE CLEARLY INDICATED. BEGIN FABRICATION OF SHOP ITEMS AFTER RECEIVING ARCHITECT'S OR DESIGNER'S APPROVAL OF SHOP DRAWINGS.					8. OUR FIELD VERIFICATION IS BASED ON THOSE BUILDING ELEMENTS WHICH ARE IMMEDIATELY AND READILY VISIBLE WITHOUT THE USE OF DEMOLITION OR REMOVAL OF ANY PERMANENT ELEMENTS.				
18. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, AND BROUGHT TO THE ATTENTION OF THE ARCHITECT SUCH DEVIATIONS AT THE TIME OF THE SUBMISSION, NOR SHALL IT RELIEVE HIM (GENERAL CONTRACTOR) FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.					9. INTERIOR FINISHES SHALL COMPLY WITH CALIFORNIA BUILDING CODE SECTION 803. INTERIOR FINISHES SHALL BE FIELD VERIFIED. FIELD MARK FOR INSPECTION AND PROVIDE CUT SHEETS FOR INSPECTOR REVIEW. DECORATIVE MATERIALS SHALL BE FIRE RETARDANT				
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION.					10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.				
20. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE STATE LABOR DEPARTMENT IN COMPLIANCE WITH CURRENT LABOR CODES.					11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.				
21. PROVIDE CONTINUOUS INSPECTIONS AS SET FORTH IN STATE AND LOCAL CODES AND PER CONTRACT DOCUMENTS AS NEEDED.					JOB SITE NOTES:				
22. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.					1. WHERE EXISTING TENANTS/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE – EXTREME NOISE CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.				
23. CONTRACTOR SHALL VERIFY ALL BUILDING STANDARDS WITH BUILDING LANDLORD PRIOR TO BEGINNING ANY WORK. HOWEVER, THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACTOR DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES.					2. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.				
24. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR EMERGENCY RESPONDER RADIO COVERAGE TESTING AND COMPLIANCE.					3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.				

WAREHOUSE TENANT USF2 1788 FAIRWAY DRIVE SAN LEANDRO, CA (CONDITIONAL USE PERMIT ONLY)		WARE MALCOMB Leading Design for Commercial Real Estate 4683 chabot dr. suite 300 pleasanton, california 94568 p 925.244.9620 f 925.244.9621																	
PROJECT DATA BUILDING DEPARTMENT: CITY OF SAN LEANDRO BUILDING CODES: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 STATE OF CALIFORNIA ENERGY CODE 2019 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS OCCUPANCY CLASSIFICATION: PER CBC CHAPTER 3 - S-1, B ACCESSORY OCCUPANCY CLASSIFICATION: PER CBC SECTION 508.2 - F-1 OCCUPANCY SEPARATION: PER CBC TABLE 508.4 - NOT REQUIRED TYPE OF CONSTRUCTION: PER CBC CHAPTER 6 (SECTION 602) II-B, FULLY SPRINKLERED BUILDING AREA: 365,148 SQ. FT. NUMBER OF STORIES: 2 SPRINKLERED: YES ASSESSOR'S PARCEL NO.: 77B-855-7-8 PARCEL ZONING: GENERAL INDUSTRIAL PROJECT SCOPE: RE-CONFIGURATION OF (E) 49,752 SF WAREHOUSE SPACE TO ACCOMMODATE THE STORAGE OF ALCOHOLIC BEVERAGES WITH THE REQUIREMENT TO MAINTAIN A SMALL EXISTING RETAIL COMPONENT THAT OCCUPIES +/-395 SQ FT OF THE EXISTING BUILDING. SITE DATA: SEE SHEET A0.5		SHEET INDEX ARCHITECTURAL (6 SHEETS) A0.0 TITLE SHEET A0.2 GENERAL NOTES A0.3 ACCESSIBILITY NOTES & DETAILS A0.5 OVERALL SITE PLAN A0.5a SITE PLAN A2.1 OVERALL FLOOR PLAN A2.2 ENLARGED FLOOR PLAN CIVIL (6 SHEETS) C1 CIRCULATION PLAN C2 SIGNAGE AND STRIPING C3 SIGNAGE AND STRIPING C4 LANDSCAPE COVERAGE PLAN C5 DETAILS (FOR USE ONLY AS APPLICABLE) C6 DETAILS (FOR USE ONLY AS APPLICABLE) LANDSCAPE (3 SHEETS) L-1 PLANTING SHEET L-2 IRRIGATION SHEET L-3 LANDSCAPE DETAILS																	
ARCHITECT WARE MALCOMB 4683 CHABOT DRIVE, SUITE 300 PLEASANTON, CA 94568 GREG MONTGOMERY, AIA, LEED GA D: (925) 368-1319 C: (925) 244-9820 x1406		VICINITY MAP																	
TITLE SHEET <table><tr><th>DATE</th><th>REMARKS</th><th>DATE</th><th>REMARKS</th></tr><tr><td>1. 11/14/2019</td><td>CIP PLANNING SUBMITTAL</td><td></td><td></td></tr><tr><td>2. 11/06/2020</td><td>CIP PLANNING RESUBMITTAL</td><td></td><td></td></tr><tr><td>3. 3/27/2021</td><td>CIP PLANNING RESUBMITTAL</td><td></td><td></td></tr></table> PA / PM: G. MONTGOMERY DRAWN BY: N.Z./J.B. JOB NO.: SNR19-0098-00 SHEET A0.0		DATE	REMARKS	DATE	REMARKS	1. 11/14/2019	CIP PLANNING SUBMITTAL			2. 11/06/2020	CIP PLANNING RESUBMITTAL			3. 3/27/2021	CIP PLANNING RESUBMITTAL			WAREHOUSE TENANT 1788 FAIRWAY DRIVE SAN LEANDRO, CALIFORNIA	
DATE	REMARKS	DATE	REMARKS																
1. 11/14/2019	CIP PLANNING SUBMITTAL																		
2. 11/06/2020	CIP PLANNING RESUBMITTAL																		
3. 3/27/2021	CIP PLANNING RESUBMITTAL																		



EXISTING SITE DATA

APN'S: 77B-855-7-B; 77B-855-7-2	
ZONING: GENERAL INDUSTRIAL	
USE: RETAIL, WHOLESALE & DISTRIBUTION, STORAGE WAREHOUSE	
SITE AREA (PARCEL 1):	758,799 SF
BUILDING FOOTPRINT:	399,962 SF
BUILDING AREA:	422,821 SF
BUILDING 2 FOOTPRINT (N.I.C.):	±59,244 SF
BUILDING FOOTPRINTS (ALL PARCEL 1 FACILITIES):	399,962 SF
BUILDING COVERAGE (ALL PARCEL 1 FACILITIES):	53%
LANDSCAPE AREA (INCLUDING PREV. PERMITTED):	19,449 SF
LANDSCAPE COVERAGE (PARCEL 1):	2.6%

EXISTING PARKING DATA

EXISTING PARKING (W/ACCESSIBLE):	265 STALLS*
EXISTING ACCESSIBLE PARKING:	7 STALLS*

NOTE: FOR SUMMARY OF PARKING SEE TABLE ON A0.5a FOR FULL PARKING DEMAND ANALYSIS SEE TECHNICAL MEMORANDUM BY DKS ACCOMPANYING THESE DRAWINGS.

EXISTING BUILDING SQ. FT.

OCUPPIABLE SPACE	
SPACE A - 1700 FAIRWAY	
OFFICE:	0 SF
WAREHOUSE:	134,425 SF
TOTAL:	134,425 SF
SPACE B - 1788 FAIRWAY DR.	
RETAIL:	395 SF
OFFICE:	3,154 SF
WAREHOUSE:	49,829 SF
TOTAL:	53,378 SF
SPACE C - 2800 MILLER ST.	
OFFICE:	3,678 SF
WAREHOUSE:	135,439 SF
TOTAL:	139,117 SF
BUILDING 2 - 1401 FACTORY AVE. (N.I.C.)	
TOTAL:	±59,244 SF
TOTAL OCUPPIABLE SPACE:	386,164 SF
NON-OCUPPIABLE SPACE	
SPACE D	
OFFICE FIRST FLOOR:	13,798 SF
OFFICE SECOND FLOOR:	22,859 SF
TOTAL:	36,657 SF
TOTAL NON-OCUPPIABLE SPACE:	36,657 SF
OCUPPIABLE + NON-OCUPPIABLE:	422,821 SF

SITE PLAN NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 (E) PROPERTY LINE
- 2 (E) ACCESSIBLE PARKING STALL WITH SIGNAGE. SEE CIVIL FOR DEMO PLANS.
- 3 (E) PERMITTED LANDSCAPE AREA (BY OTHERS UNDER SEPARATE PERMIT), SEE CIVIL.
- 4 (E) ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
- 5 (E) LANDSCAPE AREA.
- 6 (E) PAINTED PARKING STRIPING.
- 7 (E) LANDSCAPE AND IRRIGATION AREA.
- 8 (E) CONCRETE PAVEMENT
- 9 (E) GENERATOR
- 10 (E) FENCE & GATE.
- 11 (E) CONCRETE SIDEWALK.
- 12 (E) VAN ACCESSIBLE PARKING STALL W/ SIGNAGE.
- 13 (E) FIRE HYDRANT.
- 14 (E) EASEMENT.
- 15 (E) STAIR & RAMP.
- 16 (E) FIRE ACCESS LANE.

SITE LEGEND

	PROPERTY LINE. SEE CIVIL
	FENCE
	DOCK HIGH TRUCK DOOR.
	PARKING LIGHTING.
	FIRE HYDRANT
	NOT IN CONTRACT (N.I.C.)
	RETAIL SPACE
	LANDSCAPE & IRRIGATION AREA

BUILDING LEGEND

	(E) DEMISING WALL
--	-------------------

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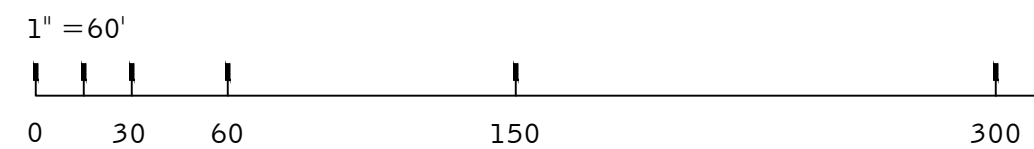
WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

EXISTING OVERALL SITE PLAN

DATE	REMARKS	DATE	REMARKS
11/17/2019	CIP PLANNING SUBMITTAL		
11/06/2020	CIP PLANNING RESUBMITTAL		
3/07/2021	CIP PLANNING RESUBMITTAL		
10/05/2021	CIP PLANNING RESUBMITTAL		

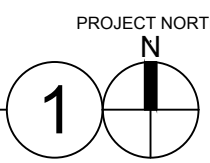
PA / PM:	G. MONTGOMERY
DRAWN BY:	Z.P.
JOB NO.:	SNR19-0098-00

SHEET
A0.5

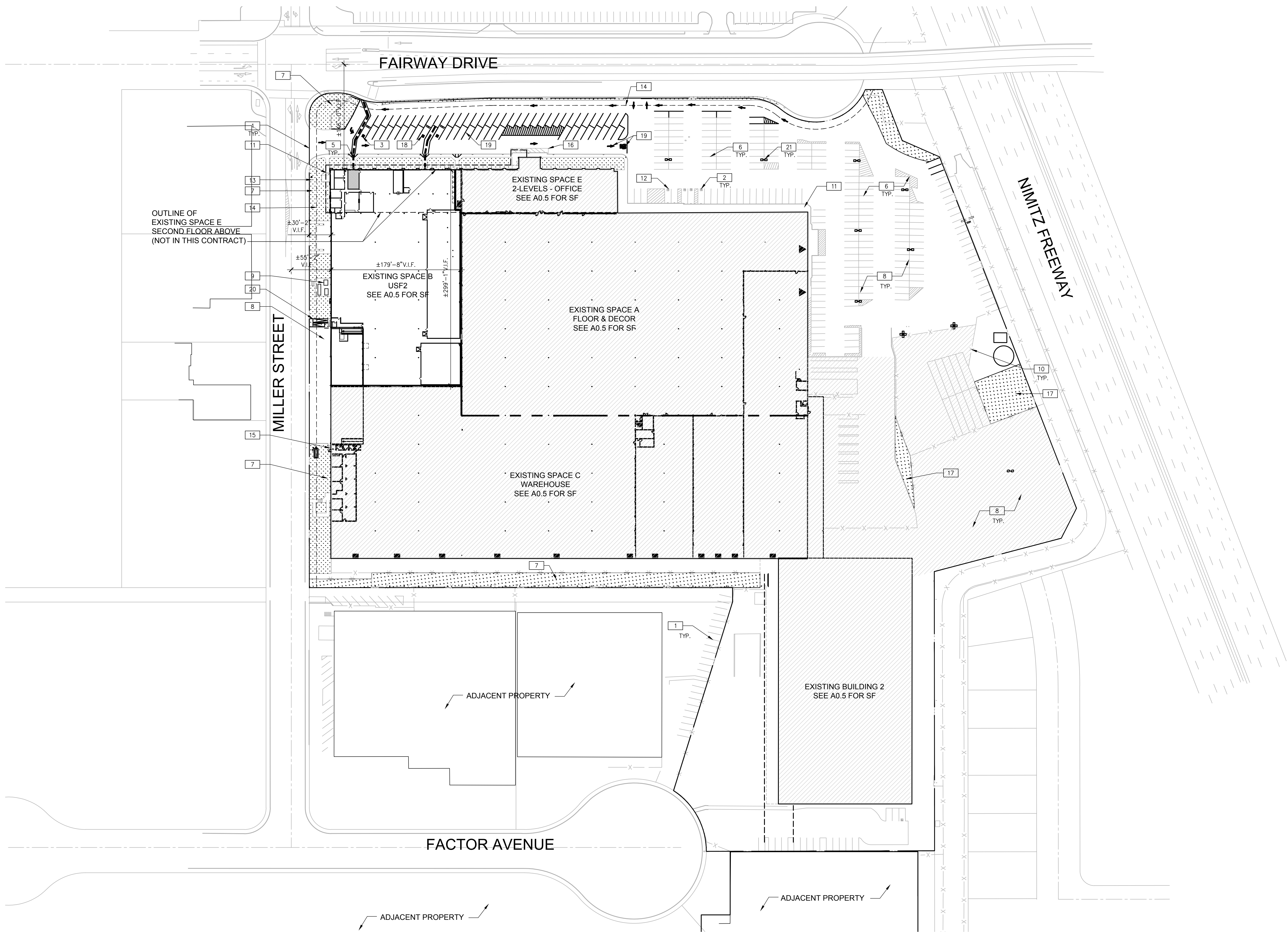


EXISTING OVERALL SITE PLAN

SCALE: 1"=60'-0"



W:\SAR\19\0098\00\Architecture\04\CD\0098_A05a.dwg



SITE DATA

FOR EXISTING SITE INFORMATION REFER TO SHEET A0.5

REQUIRED 5% LANDSCAPING (PARCEL 1):	37,940 SF
PROPOSED LANDSCAPE AREA:	20,677 SF
TOTAL LANDSCAPE AREA (EXISTING & PROPOSED):	40,126 SF
LANDSCAPE COVERAGE (PARCEL 1):	5.3%

SITE PLAN NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- (E) PROPERTY LINE
- (E) ACCESSIBLE PARKING STALL WITH SIGNAGE.
- ACCESSIBLE PARKING STALL WITH SIGNAGE.
- (E) ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
- ACCESSIBLE PATH OF TRAVEL.
- (E) PAINTED PARKING STRIPING. SEE CIVIL PLANS.
- (E) LANDSCAPE AND IRRIGATION AREA. SEE CIVIL PLANS.
- (E) PAVEMENT
- (E) GENERATOR
- (E) FENCE & GATE.
- (E) CONCRETE SIDEWALK.
- (E) VAN ACCESSIBLE PARKING STALL W/ SIGNAGE
- (E) FIRE HYDRANT.
- (E) EASEMENT.
- (E) STAIR.
- (E) FIRE STRIPING ACCESS LANE TO RETAIN.
- LANDSCAPE AND IRRIGATION AREA. SEE LANDSCAPE PLANS.
- VAN ACCESSIBLE PARKING STALL W/ SIGNAGE.
- PAINTED PARKING STRIPING AND DIRECTIONAL ARROWS.
- ACCESSIBLE RAMP.
- (E) LIGHTING. SEE CIVIL.

SITE LEGEND

- PROPERTY LINE. SEE CIVIL
- FENCE
- ACCESSIBLE PATH OF TRAVEL: 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- DOCK HIGH TRUCK DOOR.
- PARKING LIGHTING.
- FIRE HYDRANT
- NOT IN CONTRACT
- RETAIL SPACE
- LANDSCAPE & IRRIGATION AREA

BUILDING LEGEND

- (E) DEMISING WALL

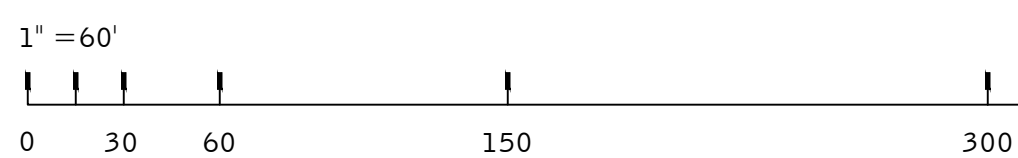
PARKING REQUIRED

(BASED ON THE PARKING DEMAND STUDY BY DKS DATED 11/03/2021):

TABLE 1: ZONING CODE REQUIREMENTS FOR OFF-STREET PARKING SPACES

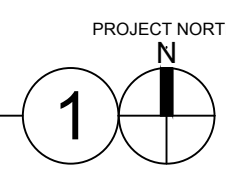
LAND USE	TENANT	CODE REQUIREMENT	GROSS FLOOR AREA (SQ. FT.)	REQUIRED SPACES	PROVIDED PARKING	DIFFERENCE
SUPERMARKET	Amazon USF2 (Proposed)	1 space per 200 sq. ft.	395	2	4	+2
WAREHOUSING, DISTRIBUTION, AND STORAGE FACILITIES	Amazon USF2 (Existing)	1 space per 1500 sq. ft.	49,829	33	93	+60
OFFICES, BUSINESS AND PROFESSIONAL	Amazon USF2 (Existing)	1 space per 300 sq. ft.	3,154	11	-	-11
BUILDING MATERIALS AND SERVICES	Floor & Décor	1 space per 1000 sq. ft.	134,425	134	168	+34
WAREHOUSING, DISTRIBUTION, AND STORAGE FACILITIES	East Bay Logistics (Space C)	1 space per 1500 sq. ft.	135,439	93	-	-93
OFFICES, BUSINESS AND PROFESSIONAL	East Bay Logistics (Space C)	1 space per 300 sq. ft.	3,678	12	-	-12
WAREHOUSING, DISTRIBUTION, AND STORAGE FACILITIES	East Bay Logistics (Building 2)	1 space per 1500 sq. ft.	59,244	39	-	-39
WAREHOUSING, DISTRIBUTION, AND STORAGE FACILITIES	Vacant Space E (Unavailable Office)	1 space per 1500 sq. ft.	36,657	24	-	-24
TOTAL			422,821	348	265	-83

Source: San Leandro Zoning Code, Section 4.08.156, 2020



OVERALL SITE PLAN

SCALE: 1"=40'-0"



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WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

PROPOSED SITE PLAN

DATE	REMARKS	DATE	REMARKS
11/17/2019	CIP PLANNING RESUBMITTAL		
2/11/2020	CIP PLANNING RESUBMITTAL		
3/07/2021	CIP PLANNING RESUBMITTAL		
4/10/2021	CIP PLANNING RESUBMITTAL		

PA / PM: G. MONTGOMERY

DRAWN BY: N.Z./J.B.

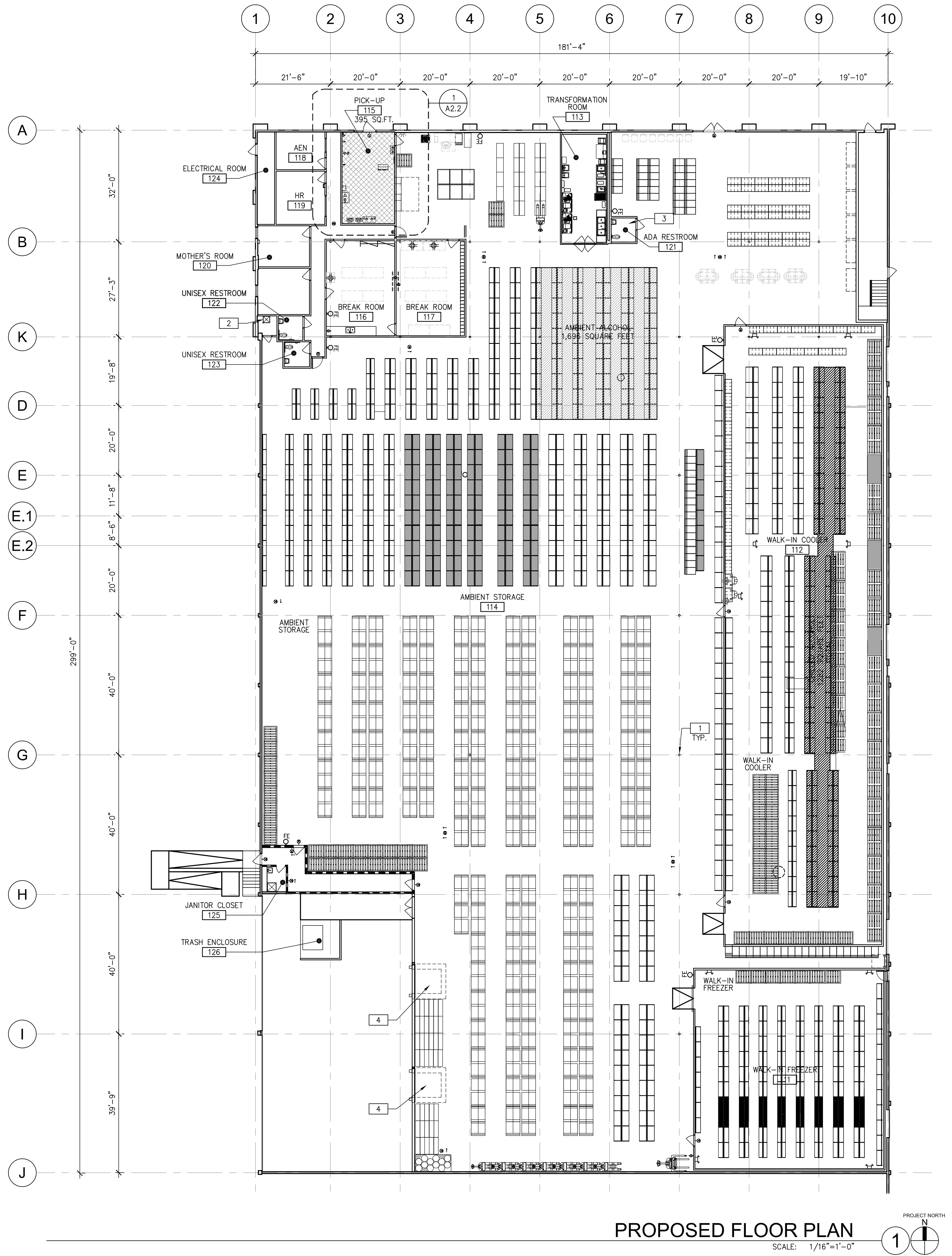
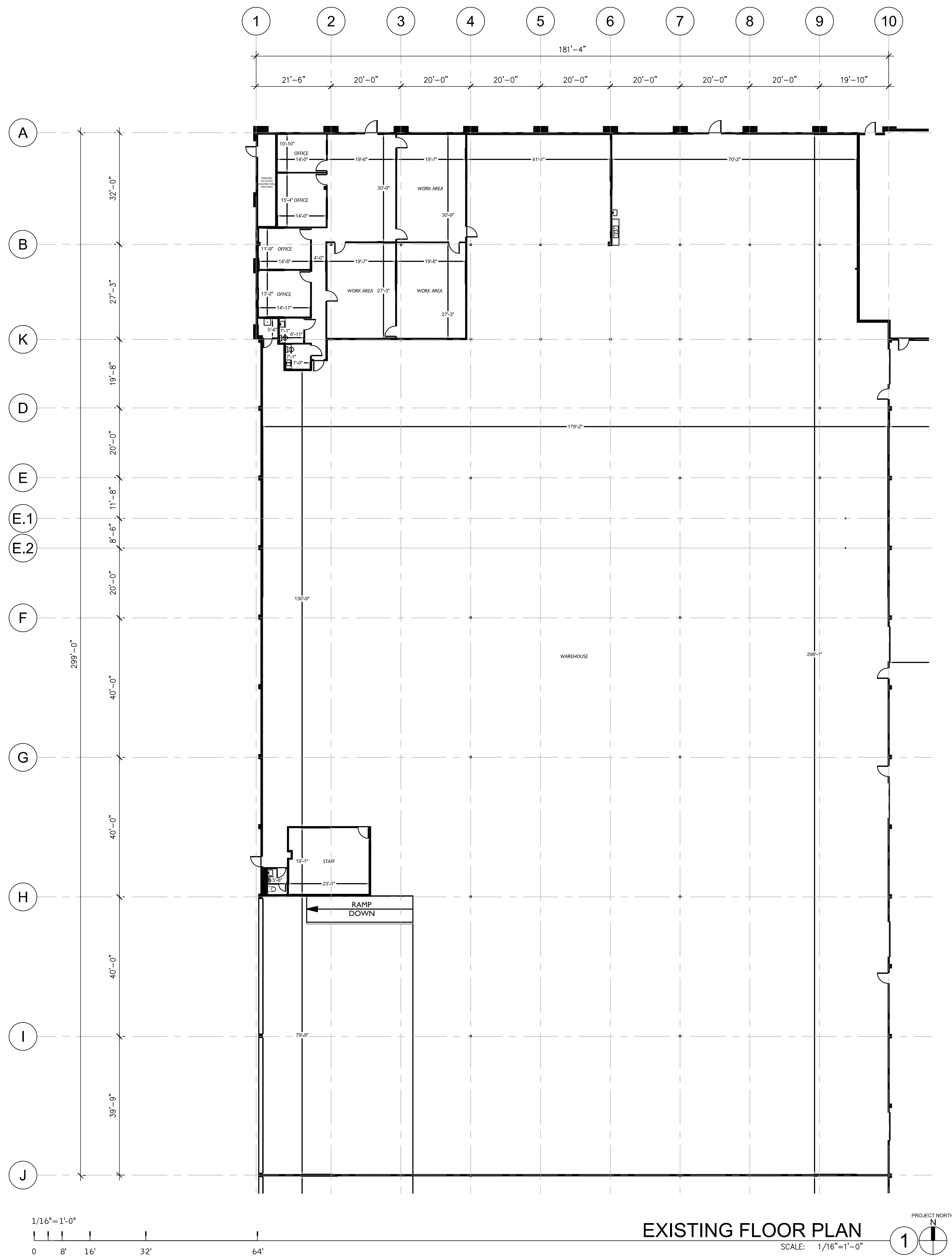
JOB NO.: SNR19-0098-00

SHEET

A0.5a

THU 04 NOV 2021

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FLOOR PLAN NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 (E) STRUCTURAL COLUMN
- 2 (E) MOP SINK
- 3 (E) FULLY ACCESSIBLE RESTROOM
- 4 (E) DOCK DOOR W/ DOCK PADS AND BUMPERS

WALL LEGEND

- (E) SHELL WALL
- (E) 1-HR. FIRE WALL ASSEMBLY
- ALCOHOL STORAGE AREA
- RETAIL SALES/SUPERMARKET GOODS
- WALL-MOUNTED FIRE EXTINGUISHER

GENERAL NOTES

- SHELVING SHOWN IS FOR REFERENCE ONLY AND NOT INCLUDED IN THIS PERMIT. ALL SHELVING WORK WILL BE UNDER SEPARATE PERMIT.
- FOR ACCESSIBLE CLEARANCES NOT INDICATED IN THE DRAWINGS, REFER TO SHEET A0.3.

OVERALL FLOOR PLAN

DATE	REMARKS	DATE	REMARKS
11/17/2019	CIP PLANNING RESUBMITTAL		
2/11/2020	CIP PLANNING RESUBMITTAL		
3/27/2021	CIP PLANNING RESUBMITTAL		

PA / PM:	G. MONTGOMERY
DRAWN BY:	N.Z./J.B.
JOB NO.:	SNR19-0098-00

SHEET
A2.1
108 MAY 2020

WAREHOUSE TENANT

1788 FAIRWAY DRIVE

SAN LEANDRO, CALIFORNIA

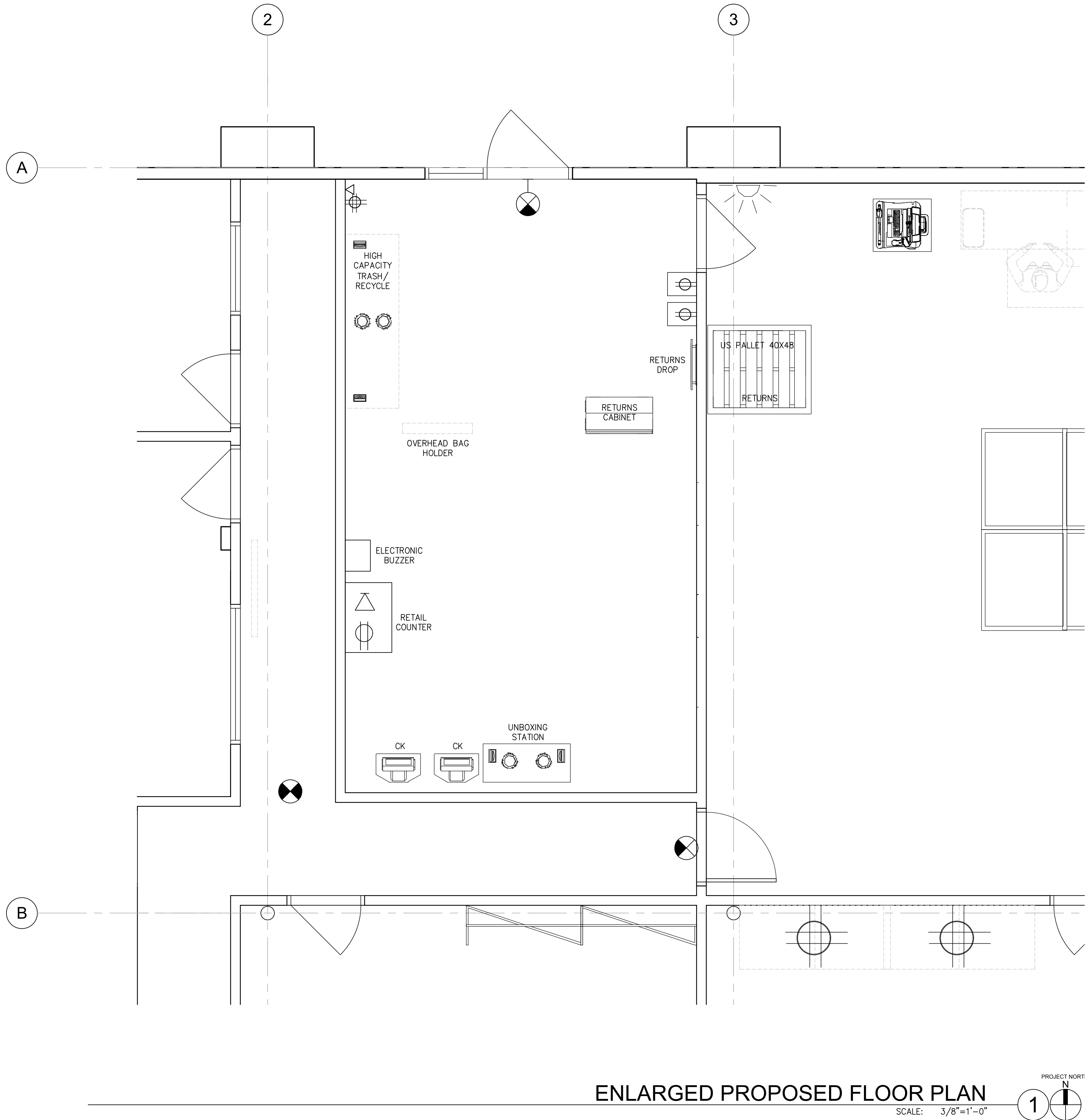
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planning
interior design
graphics
civil engineering

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pleasanton, california 94588
P: 925.244.9621
F: 925.244.9621

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WALL LEGEND

- (E) SHELL WALL
- (E) 1-HR. FIRE WALL ASSEMBLY
- ALCOHOL STORAGE AREA
- RETAIL SALES/SUPERMARKET GOODS
- WALL-MOUNTED FIRE EXTINGUISHER.

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OVERALL FLOOR PLAN

DATE	REVISIONS	DATE	REMARKS
11/17/2019	CLIP PLANNING RESUBMITTAL		
11/06/2020	CLIP PLANNING RESUBMITTAL		
3/07/2021	CLIP PLANNING RESUBMITTAL		

PA / PM:	G. MONTGOMERY
DRAWN BY:	N.Z./J.B.
JOB NO.:	SNR19-0098-00

SHEET

A2.2

Wed, 24 Feb 2021

WAREHOUSE TENANT

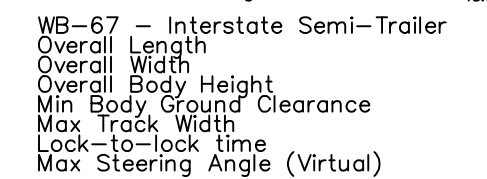
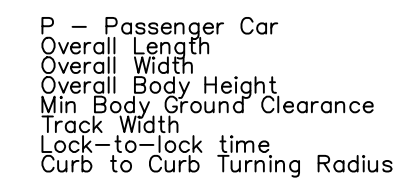
1788 FAIRWAY DRIVE

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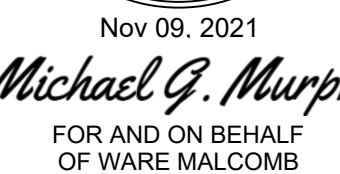
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TYPE	QTY
TENANT 1	
PASSENGER VEHICLE (w/ADA)	97
ACCESSIBLE	3
REMAINING TENANTS	
PASSENGER VEHICLE (w/ADA)	168
ACCESSIBLE	4

- NOTE: PARKING SPACES ASSIGNED TO FLOOR AND DECOR AND TO EAST BAY LOGISTICS ARE PURSUANT TO AGREEMENT WITH PROPERTY OWNER.



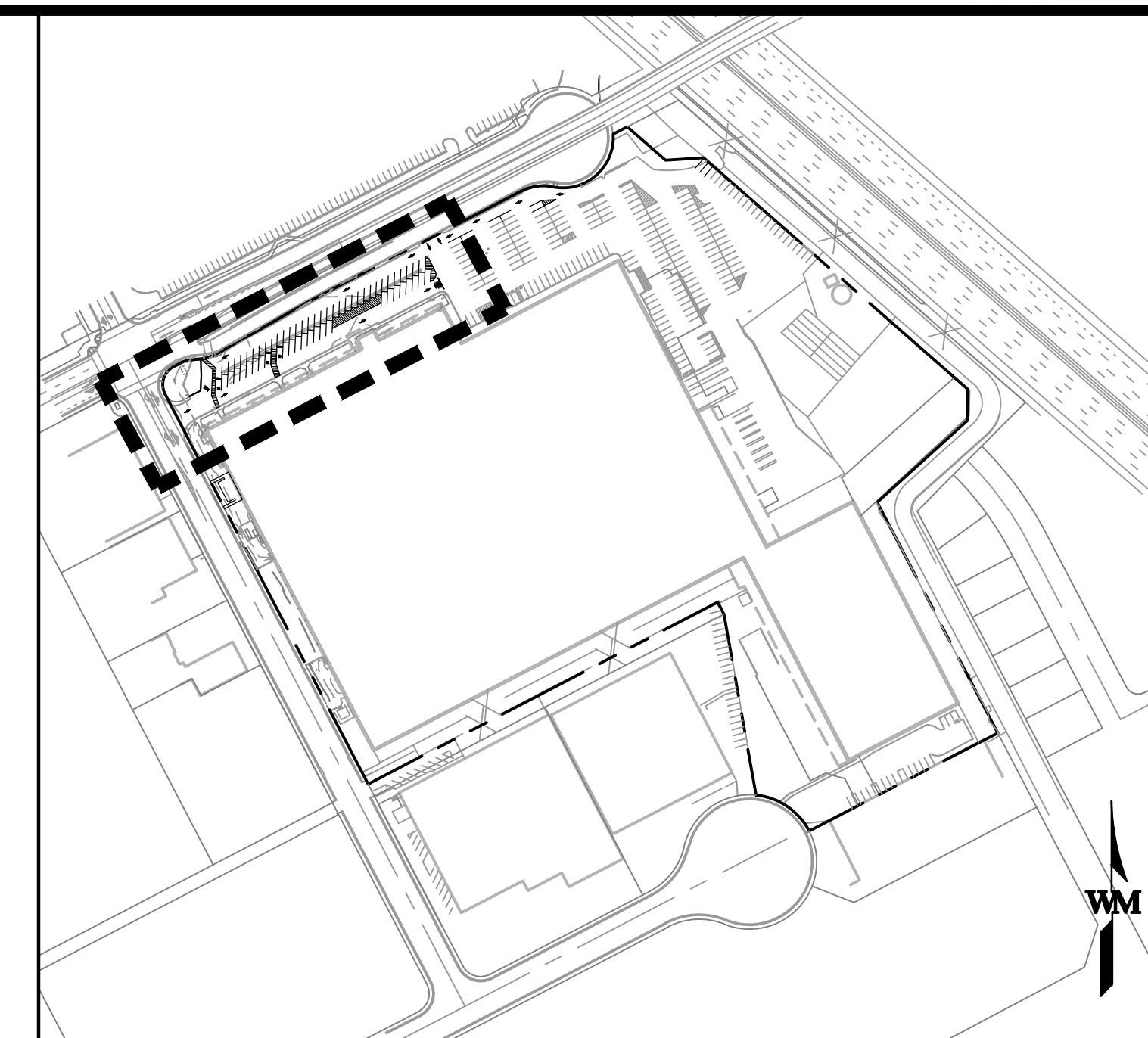
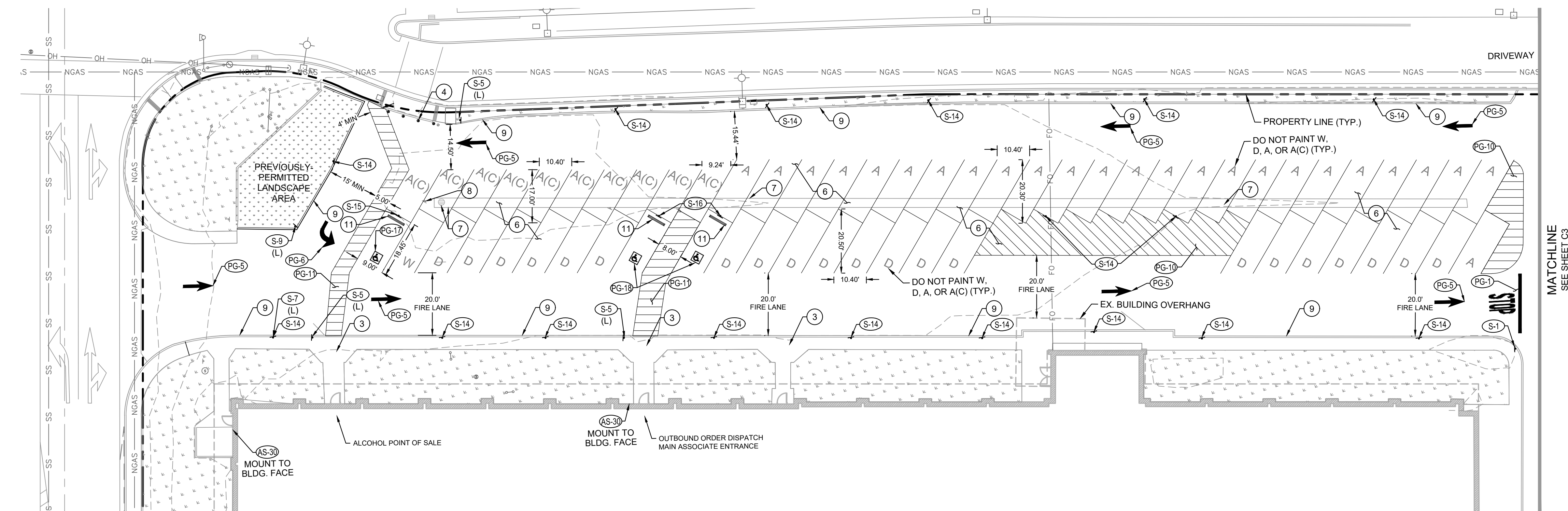
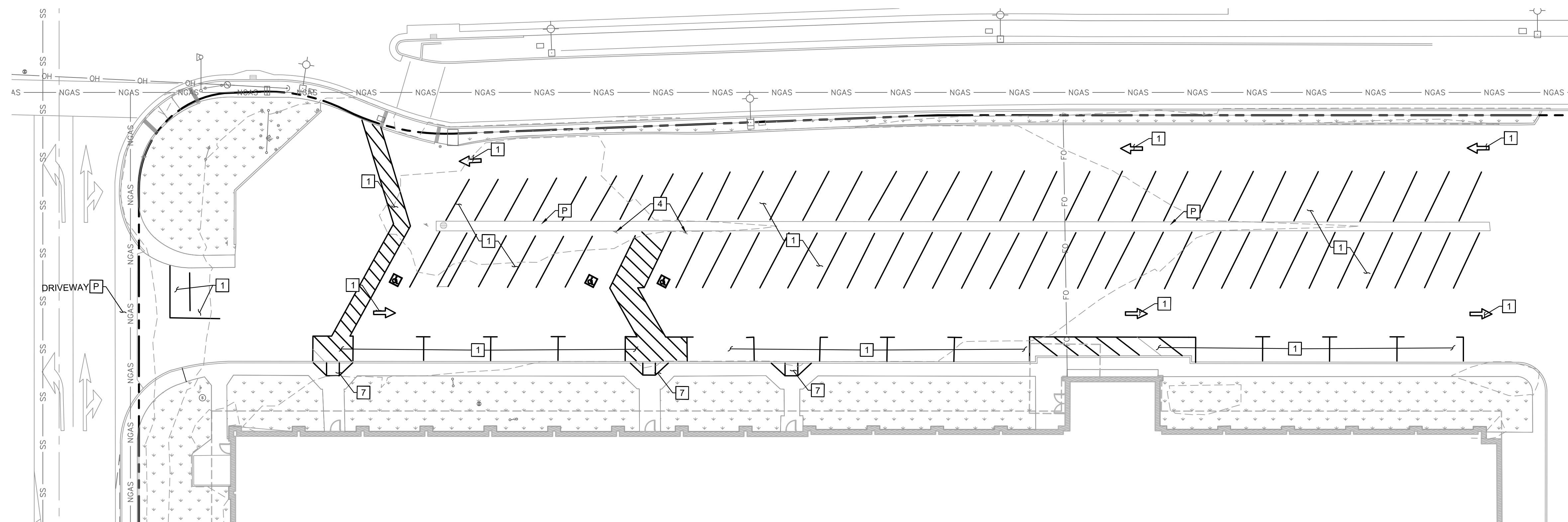
WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

[illegible]

JOB NO.:	SNR19-009
PA / PM:	M. MURPHY
DESIGNED:	J. JOHNS
DATE:	06/22/2021
PLOT DATE:	11/09/21

SHEET
C1

Sheet 1 of



SITE PLAN NOTES

- | | |
|---|---|
|  | INSTALL STOP BAR - SEE DETAIL ON SHEET C6 |
|  | INSTALL PAVEMENT ARROWS- SEE DETAIL ON SHEET C6 |
|  | INSTALL PAVEMENT ARROWS- SEE DETAIL ON SHEET C6 |
|  | 18" STRIPED OUTLINE AND FILL AT 45 DEGREES - SEE DETAIL ON SHEET C6 |
|  | 12" STRIPE OUTLINE AND HATCH AT 36" O.C. - SEE DETAIL ON SHEET C6 |
|  | STANDARD ACCESSIBLE MARKING - SEE DETAIL ON SHEET C6 |
|  | VAN ACCESSIBLE MARKING - SEE DETAIL ON SHEET C6 |
|  | STOP SIGN - SEE DETAIL ON SHEET C5 |
|  | PEDESTRIAN CROSSING, LEFT ARROW SIGN (L) - SEE DETAIL ON SHEET C5 |
|  | ONE WAY (LEFT) SIGN - SEE DETAIL ON SHEET C5 |
|  | LEFT TURN ONLY SIGN (L) - SEE DETAIL ON SHEET C5 |
|  | NO PARKING - SEE DETAIL ON SHEET C5 |
|  | ADA ACCESSIBLE CAR PARKING - SEE DETAIL ON SHEET C5 |
|  | ADA ACCESSIBLE VAN PARKING - SEE DETAIL ON SHEET C5 |
|  | NON-SMOKING AREA SIGN, SEE DETAIL ON SHEET C5 |

NOTE: WHEN INSTALLING SIGNS WITHIN SIDEWALK, MAINTAIN MINIMUM 36" CLEAR WIDTH FOR ACCESSIBILITY.

DEMOLITION NOTES

- | | |
|---|------------------------------------|
| 1 | PROTECT ITEM IN PLACE, AS NOTED |
| 2 | REMOVE EXISTING STRIPING |
| 3 | REMOVE EXISTING CURB |
| 4 | SAWCUT AND DEMO EXISTING PAVEMENT |
| 5 | REMOVE AND RELOCATE EXISTING SIGN |
| 6 | REMOVE AND RELOCATE EXISTING LIGHT |
| 7 | REMOVE EXISTING FENCE |
| 8 | REMOVE EXISTING CURB RAMP |
| 9 | REMOVE LANDSCAPING |

CONSTRUCTION NOTES

- ① REMOVE EXISTING AND CONSTRUCT NEW CURB
- ② CONSTRUCT NEW CONCRETE WALK
- ③ CONSTRUCT NEW CURB RAMP
- ④ INSTALL BOLLARDS 5' OC (TYP.)
- ⑤ EXISTING LIGHT TO REMAIN
- ⑥ PAINT 4" WHITE STRIPE
- ⑦ EXISTING VALLEY GUTTER AND STORM INLETS TO REMAIN
- ⑧ REMOVE AND RELOCATE ADA PARKING SIGNS
- ⑨ PAINT CURB RED AND PROVIDE "NO PARKING FIRE LANE" SIGNAGE AS REQUIRED.
- ⑩ PAINT PAVEMENT MARKINGS AS SHOWN ON PLAN
- ⑪ INSTALL WHEELSTOP, PAINT YELLOW

AREA 1 PARKING COUNT REVISIONS

REMOVE		
TYPE		QTY
STANDARD		63
PARALLEL		13
ACCESSIBLE		3
TOTAL		79

ADD		
TYPE	DIMENSIONS PER CITY	QTY
W WALK-UP*	10.4'X20.5' (MIN) @ 60"	1
D DEX*	10.4'X20.5' (MIN) @ 60"	21
A AMZN*	9.8'X20.3' (MIN) @ 60"	25
A/C) AMZN* COMPACT	9.2'X17.0' (MIN) @ 60"	3
ACCESSIBLE	10.4'X20.5' @60" (9'X18" MIN)	10 (17%)
TOTAL		60

*WALK-UP = PUBLIC WALK-UP SHOPPER
*DEX = 30 MINUTE DELIVERY/PICKUP
*AMZN = FULL SHIFT EMPLOYEE PARKING

PROPERTY AND COPYRIGHT © OF WARE MALCOMB AND
SIGNAGE AND STRIPING

NO.	1						
DA	3/07/12						

JOB NO.:	SNR19-0098
PA / PM:	M. MURPHY
DESIGNED:	J. JOHNS
DATE:	06/22/2021
PLOT DATE:	7/28/21

SHEET
C2

Sheet **2** of

WARE MALCOMB
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suite 300
pleasanton, ca 94588
p 925.244.9620
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FOR AND ON BEHALF
OF WARE MALCOMB

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

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NOT FOR CONSTRUCTION

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1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

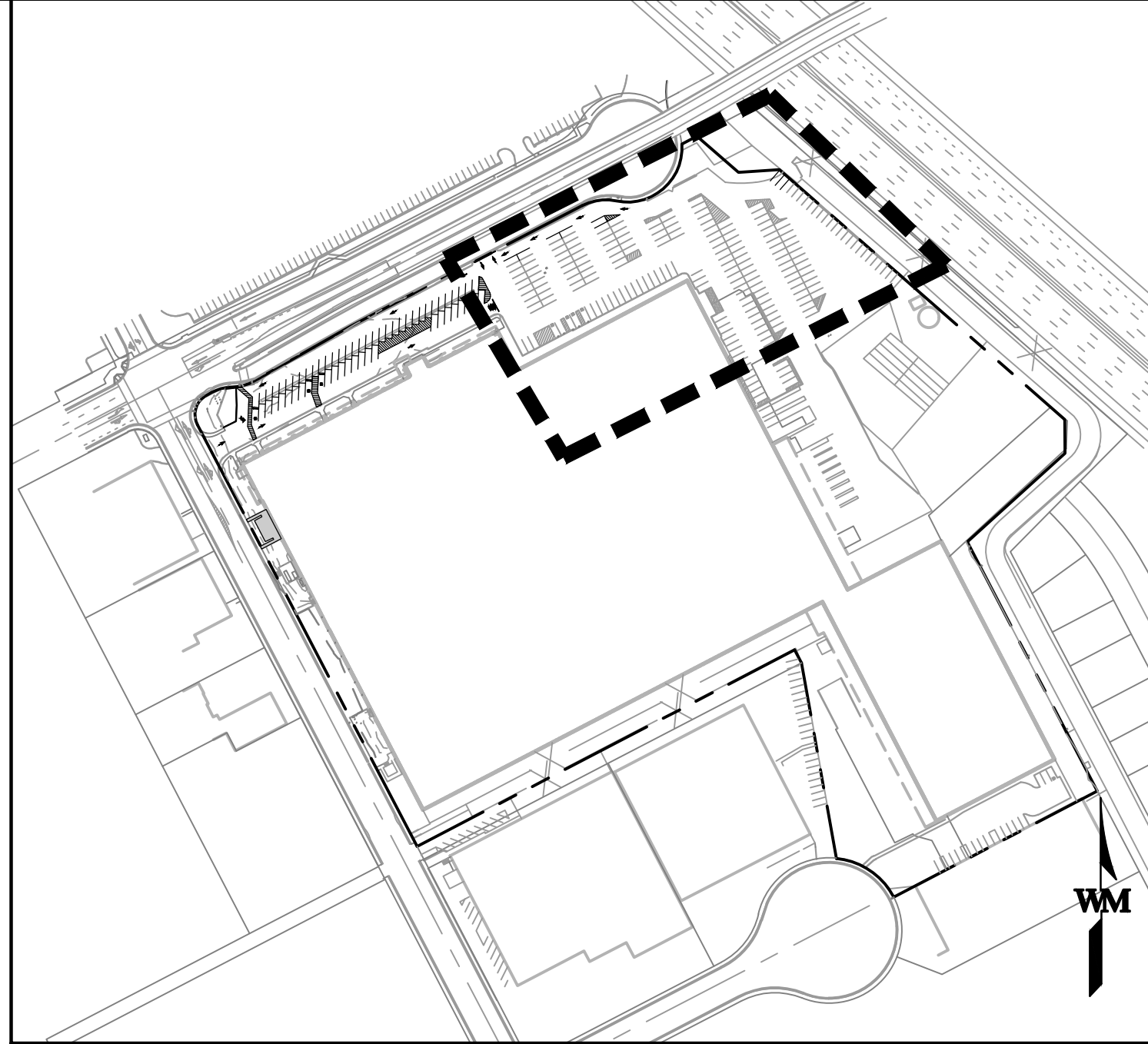
SIGNAGE AND STRIPING
AREA 2

JOB NO.:	SNR19-0098
PA / PM:	M. MURPHY
DESIGNED:	J. JOHNS
DATE:	06/22/2021
PLOT DATE:	7/28/21

SHEET
C3

Sheet 3 of

NOT FOR CONSTRUCTION



KEY MAP
N.T.S.

DEMOLITION NOTES

- P** PROTECT ITEM IN PLACE, AS NOTED
1 REMOVE EXISTING STRIPING

CONSTRUCTION NOTES

- 1** CONSTRUCT NEW CURB RAMP
2 EXISTING LIGHT TO REMAIN
3 PAINT 4" WHITE STRIPE
4 PROPOSED PAVEMENT MARKING PER PLAN

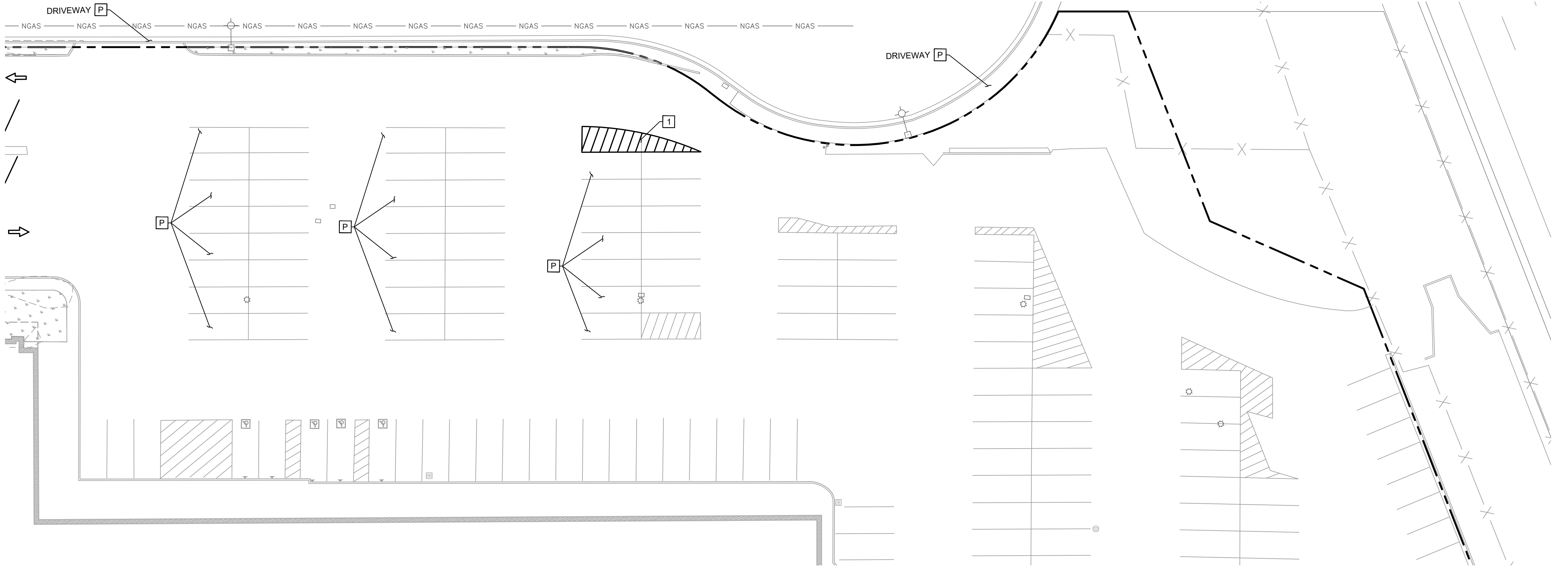
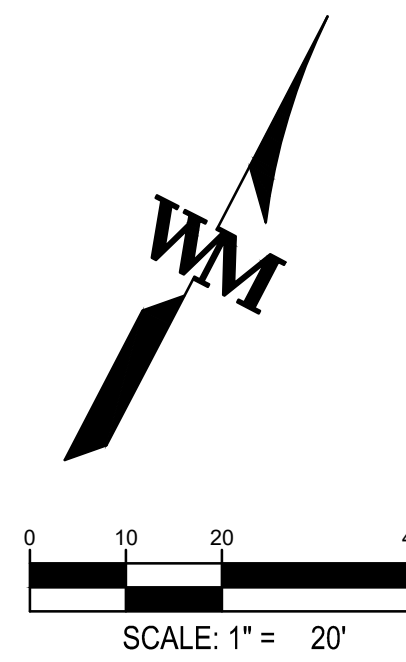
SITE PLAN NOTES

- PG-1** INSTALL STOP BAR - SEE DETAIL ON SHEET C6
PG-5 INSTALL PAVEMENT ARROWS- SEE DETAIL ON SHEET C6
PG-6 INSTALL PAVEMENT ARROWS- SEE DETAIL ON SHEET C6
PG-10 18" STRIPING OUTLINE AND FILL AT 45 DEGREES - SEE DETAIL ON SHEET C6
PG-11 12" STRIPE OUTLINE AND HATCH AT 36" O.C. - SEE DETAIL ON SHEET C6
PG-17 STANDARD ACCESSIBLE MARKING - SEE DETAIL ON SHEET C6
PG-18 VAN ACCESSIBLE MARKING - SEE DETAIL ON SHEET C6
S-1 STOP SIGN - SEE DETAIL ON SHEET C5
S-5 PEDESTRIAN CROSSING, LEFT ARROW SIGN (L) - SEE DETAIL ON SHEET C5
S-7 ONE WAY (LEFT) SIGN - SEE DETAIL ON SHEET C5
S-9 LEFT TURN ONLY SIGN (L) - SEE DETAIL ON SHEET C5
S-14 NO PARKING - SEE DETAIL ON SHEET C5
S-15 ADA ACCESSIBLE CAR PARKING - SEE DETAIL ON SHEET C5
S-16 ADA ACCESSIBLE VAN PARKING - SEE DETAIL ON SHEET C5
AS-30 NON-SMOKING AREA SIGN, SEE DETAIL ON SHEET C5

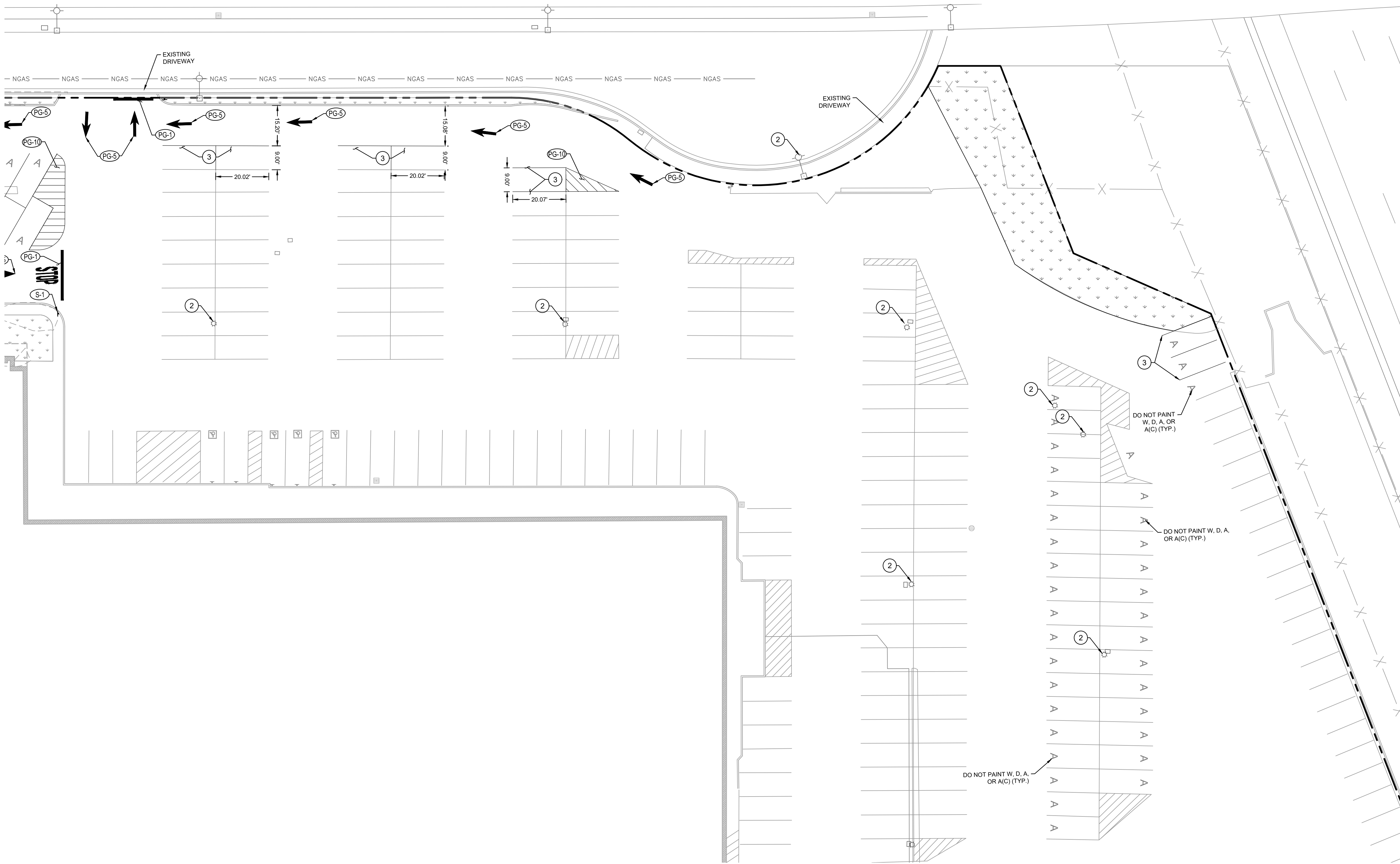
NOTE: WHEN INSTALLING SIGNS WITHIN SIDEWALK, MAINTAIN MINIMUM 36" CLEAR WIDTH FOR ACCESSIBILITY.

AREA 2 PARKING COUNT REVISIONS

REMOVE		QTY
TYPE	STANDARD (TENANT 2)	5
ADD		QTY
TYPE	DIMENSIONS PER CITY	8
AMZN	9'X18.5'	5
TENANT 2	9'X18.5'	+8
	AMZN:	+0
	TENANT 2:	+0

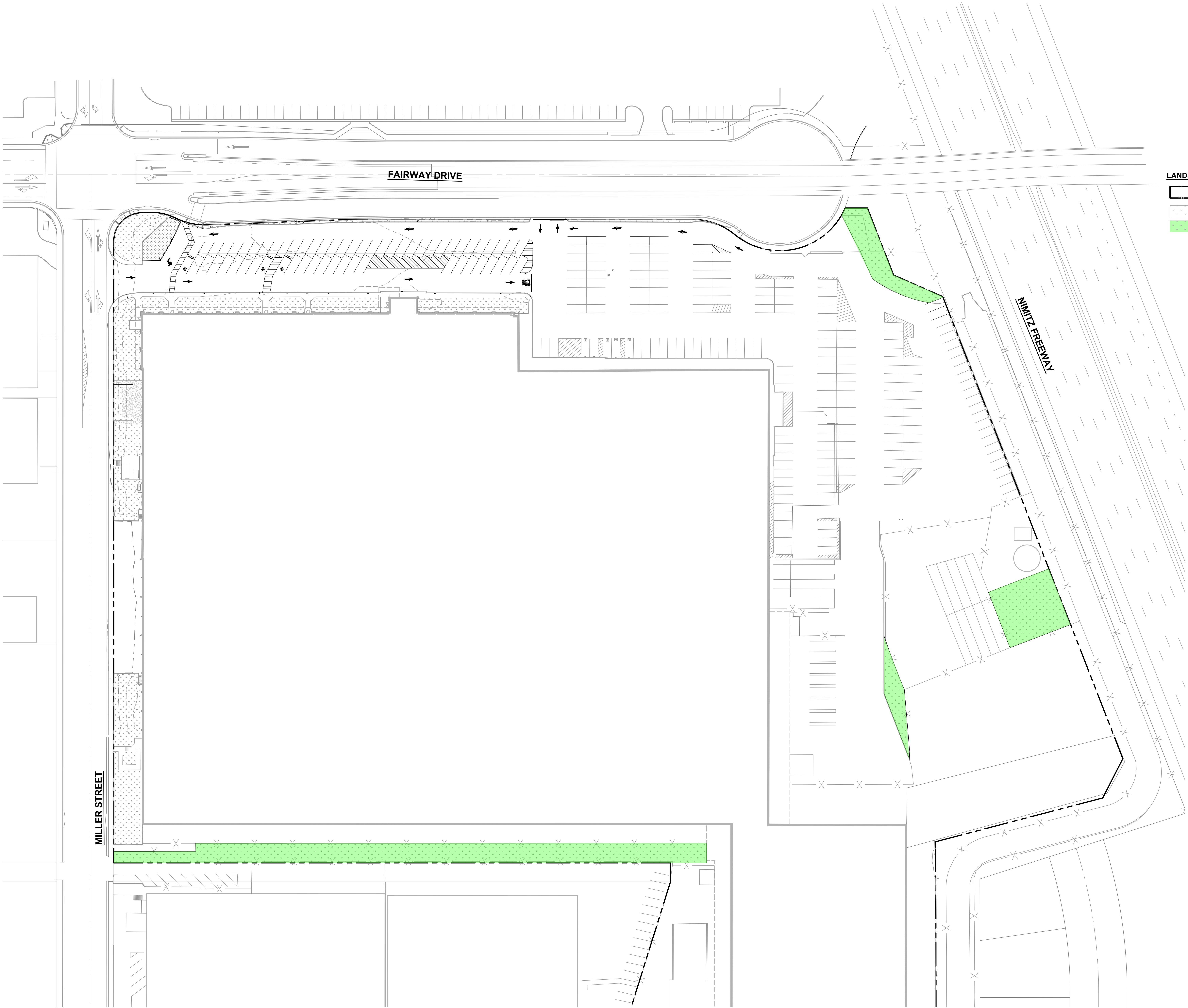


AREA 2 DEMO PLAN

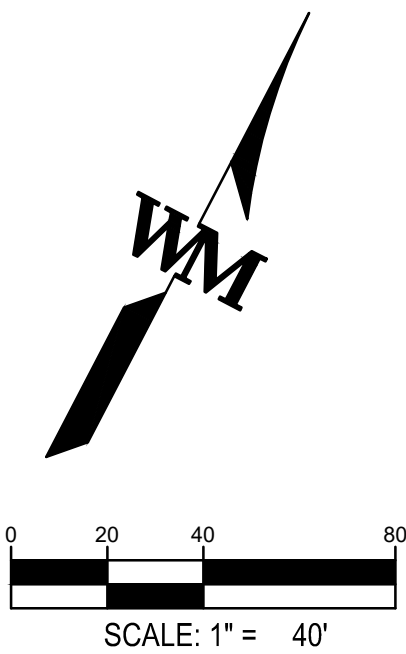


AREA 2 SIGNAGE AND STRIPING PLAN

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LANDSCAPE	
SITE AREA	758,799 SF
REQUIRED LANDSCAPE (5%)	37,940 SF
EXISTING LANDSCAPE AREA (INCLUDES PERMITTED GENERATOR PROJECT)	*19,449 SF
PROPOSED LANDSCAPE AREA	20,677 SF
TOTAL LANDSCAPE AREA	40,126 SF



LANDSCAPE COVERAGE PLAN

NO.	DATE	REMARKS
1	3/07/2021	CIP PLANNING RESUBMITTAL

JOB NO.:	SNR19-0098
PA / PM:	M. MURPHY
DESIGNED:	J. JOHNS
DATE:	06/22/2021
PLOT DATE:	7/28/21

SHEET

C4

Sheet 4 of

REGISTERED PROFESSIONAL ENGINEER
MITCHELL G. MURPHY
No. 43696
CIVIL
STATE OF CALIFORNIA
Jul 28, 2021

FOR AND ON BEHALF
OF WARE MALCOMB

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

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CUSTOM SIGNAGE COLORS

SAFETY COLORS

AMAZON SIGNAGE LEGEND

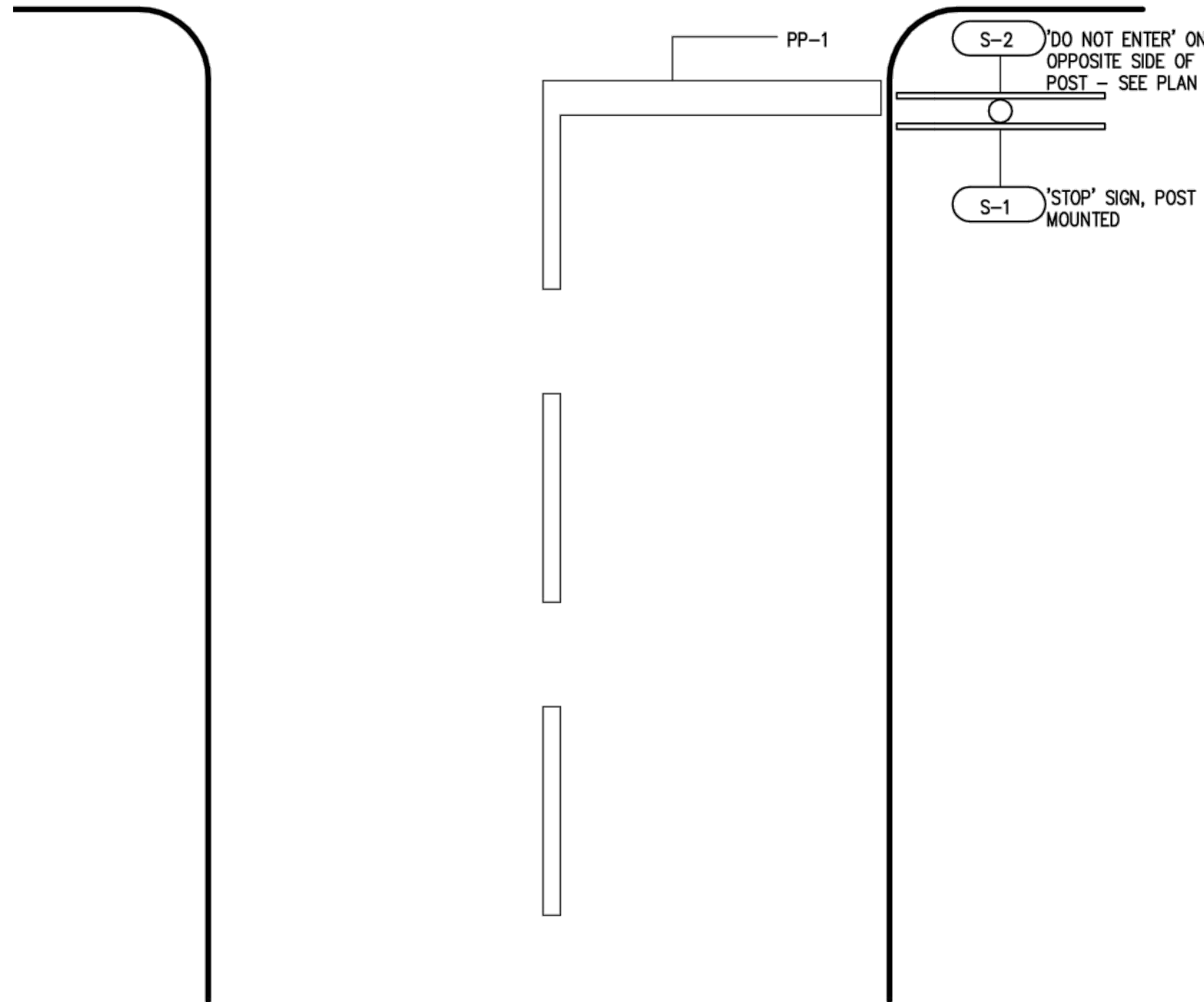
D.O.T. SITE SIGNAGE LEGEND

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

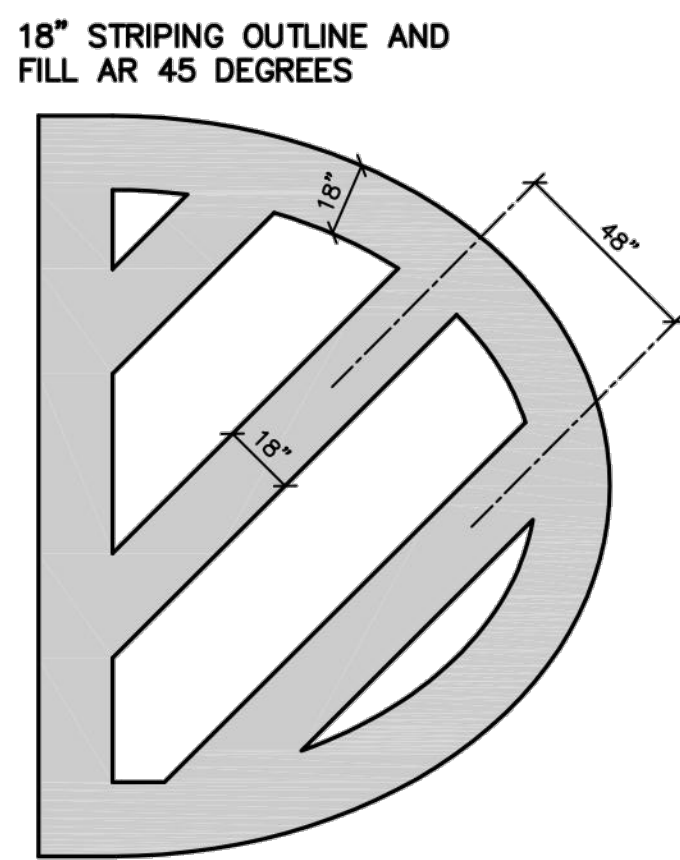
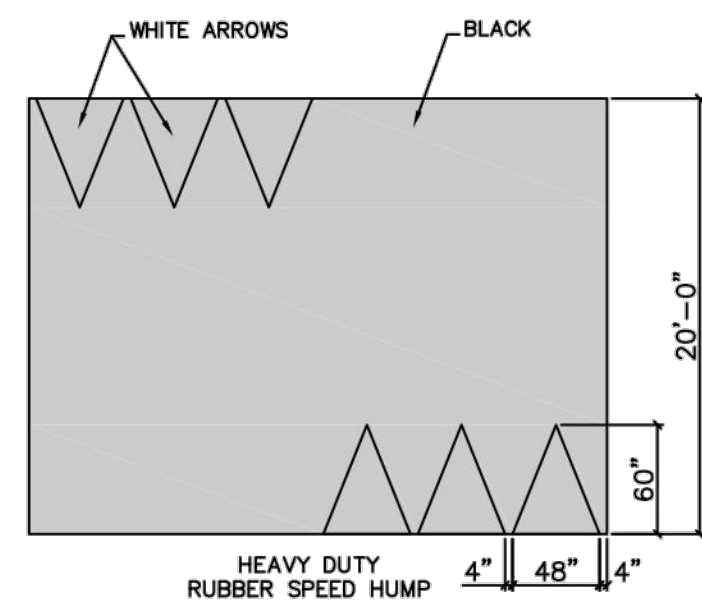
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NO SCALE

Sheet 5 of

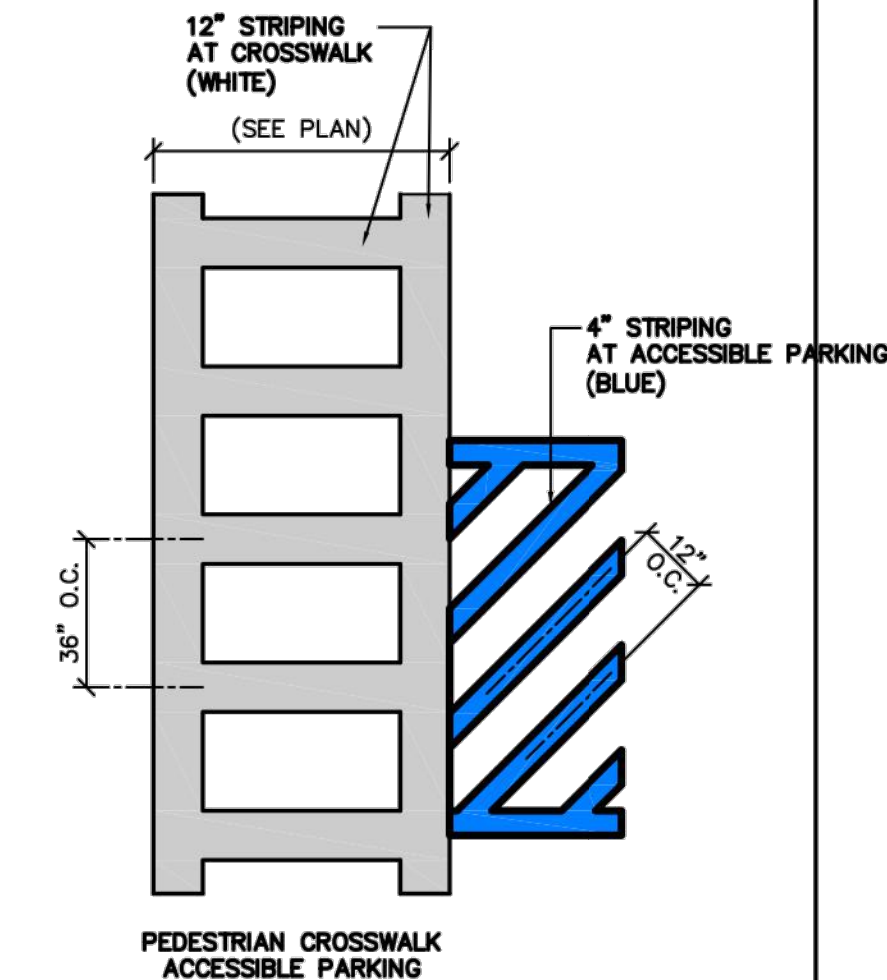
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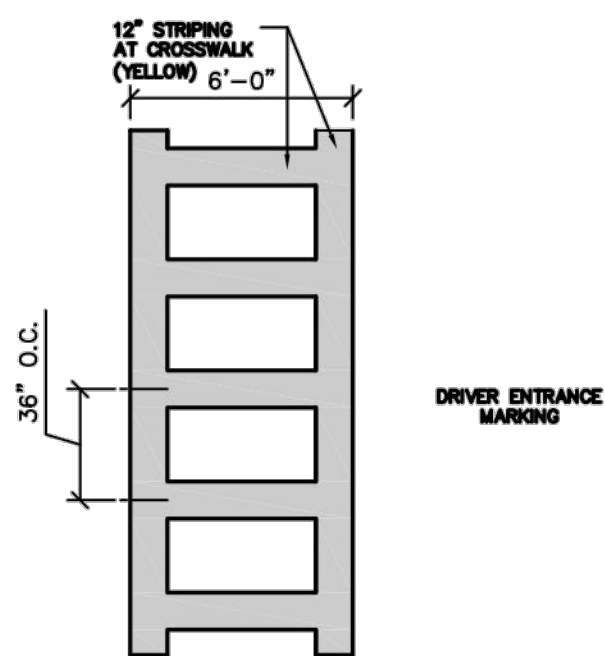
PG-1
Width of Lane x 2'-0"



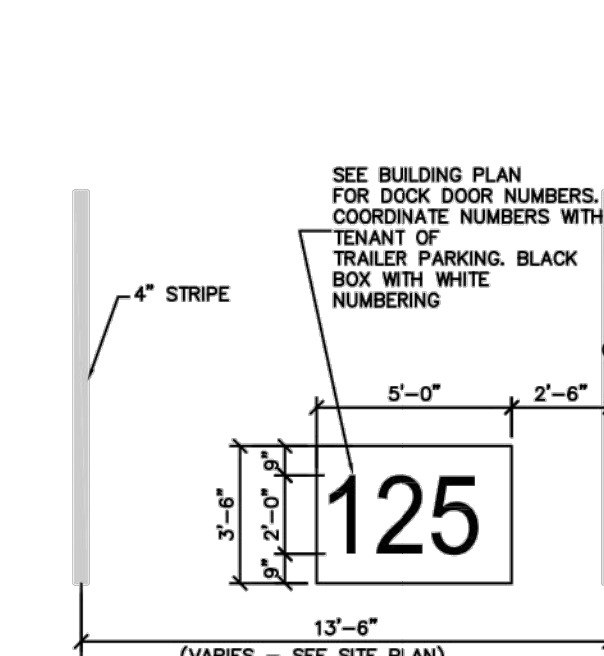
PG-10
Pavement graphics- traffic island.
Use to prohibit vehicle travel and parking.
Stripes: yellow at no traffic, blue at accessible parking spaces, white at vendor parking (black indicates asphalt).
Include at emergency exits into the parking lot at all parking spaces that impede direct access to the thoroughfare.



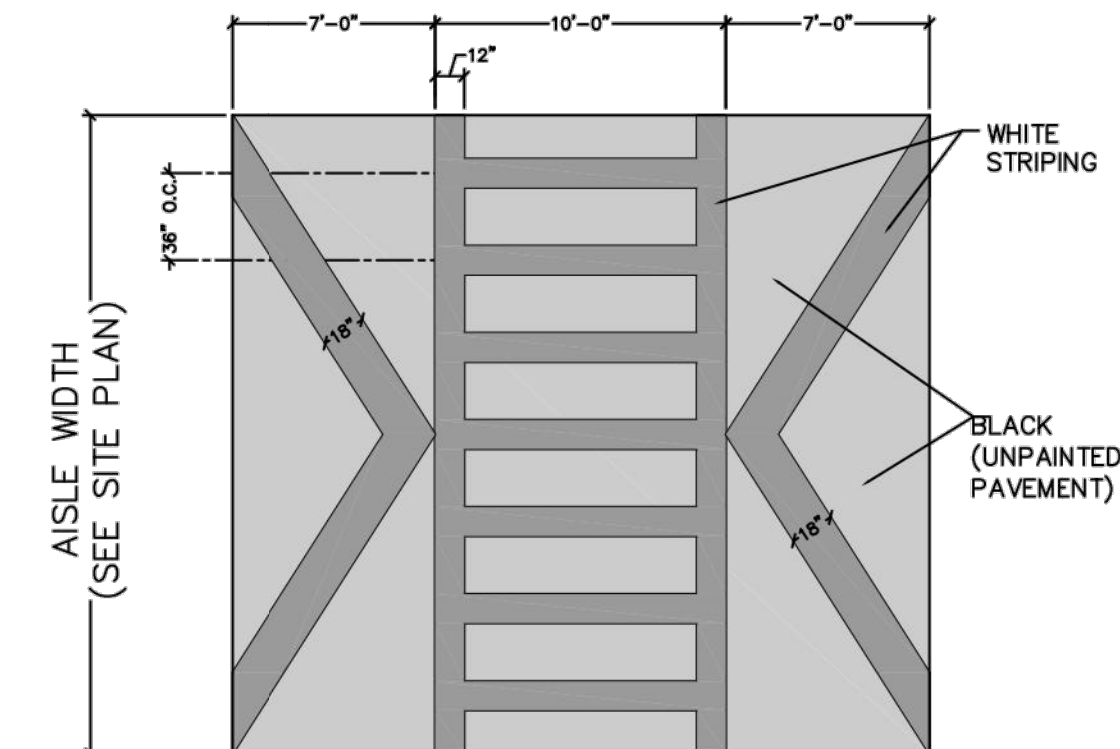
PG-11
12" striping outline and hatch fill at 36" O.C.
Pavement graphics- pedestrian crosswalk.
Use to pedestrian crossing.
White stripes, see plan for width of crosswalk.



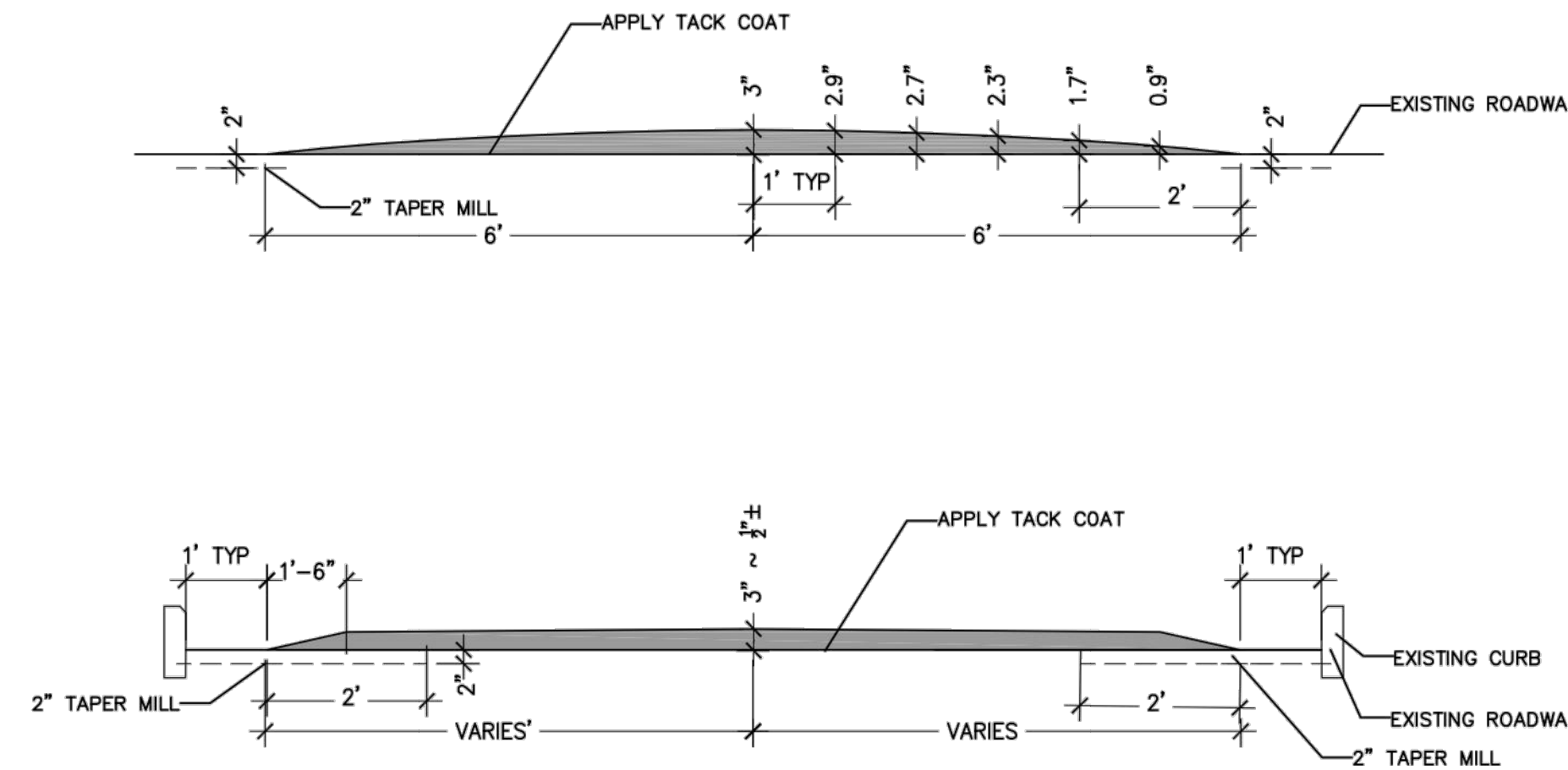
PG-12
12" striping outline and hatch fill at 36" O.C.
Pavement graphics- driver entrance.
Use to direct driver entrance in dock field.
Position in truck court to correspond with the location of the truckers lounge and truckers entry points.
Yellow stripes, see plan for width of crosswalk.



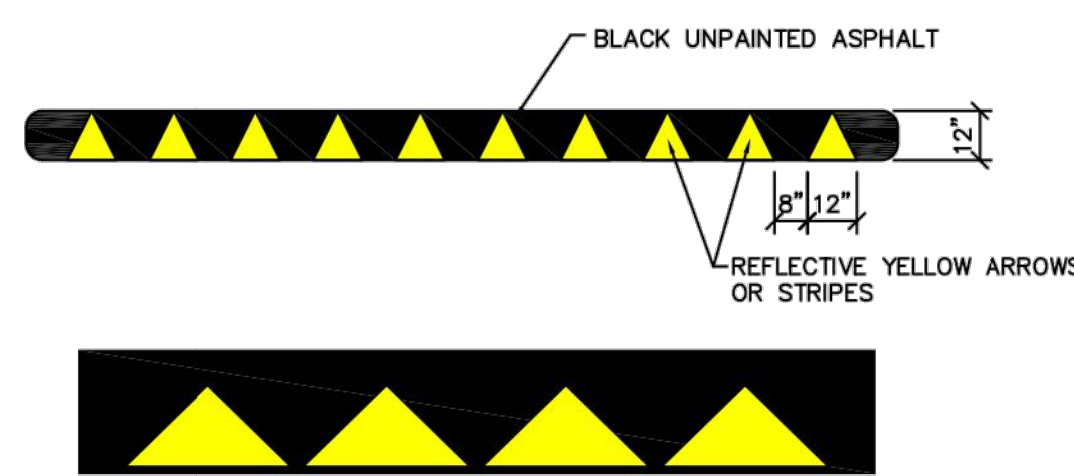
PG-14
SEE BUILDING PLAN FOR DOCK DOOR NUMBERS. COORDINATE NUMBERS WITH TENANT OF TRAILER PARKING. BLACK BOX WITH WHITE NUMBERING.
Pavement graphics- trailer space numbering.
Use to label trailer spaces typical at truck spaces.
Black Box with White Numbering thermal applied graphics.
See plans for dock door numbers. Coordinate numbers with tenant of trailer parking.



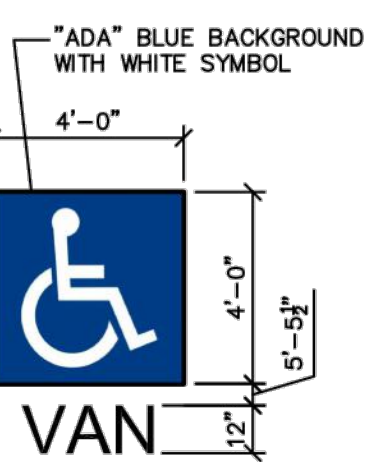
PG-20
Pedestrian Table Pavement Graphics



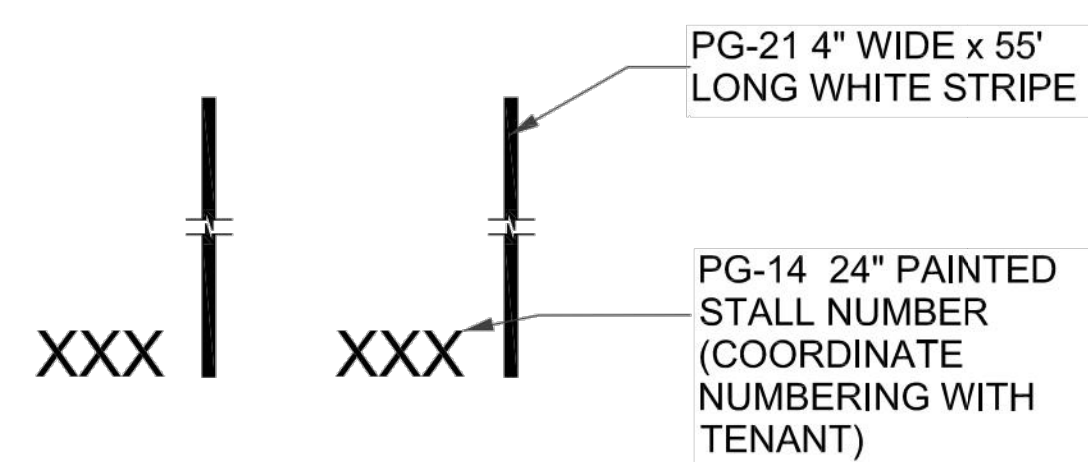
PG-15
20'-0" wide
Pavement graphics- large speed bump.
Use to control speed at outlying drive aisles.
White thermal applied white arrows.
REMOVABLE HEAVY DUTY RUBBER SPEED BUMPS NOT ALLOWED.



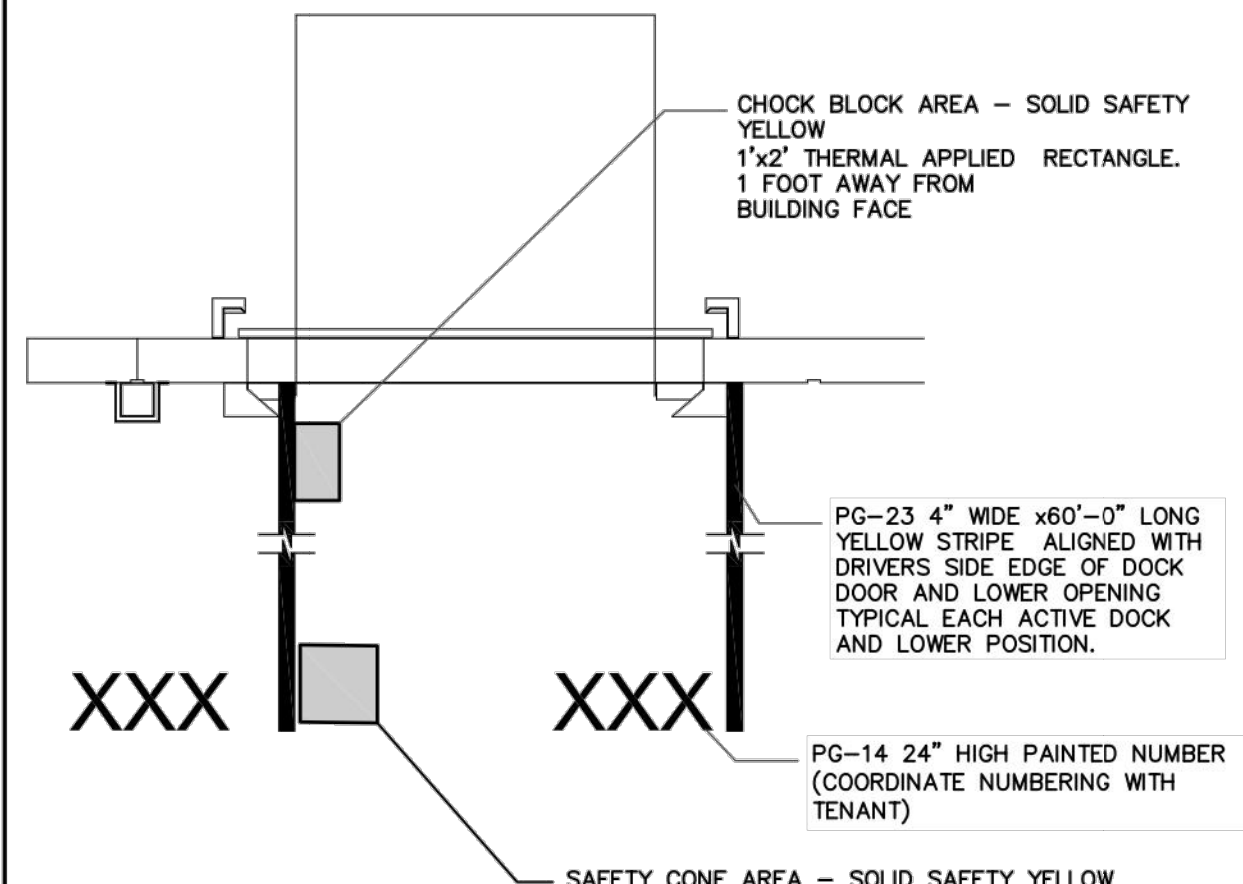
PG-16
12'-0" x 1'-0"
Pavement graphics- small speed bump.
Used to control speed at interior drive aisles. Thermal applied reflective yellow arrows. Asphalt speed bumps shall be used in colder climates where snow removal equipment is intended to be used. Rubber speed bumps may be used in warmer climates or regions where concrete pavement is prevalent.



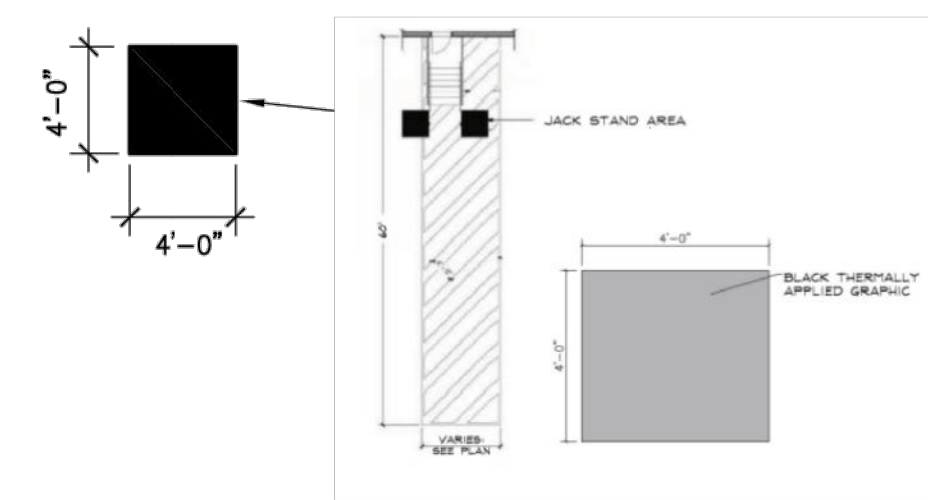
PG-18
4'-0" x 8'-6"
Pavement graphics- standard accessible parking space.
Use at all van accessible parking spaces.
Thermal applied graphics, white symbol with C8 blue background, and white text.



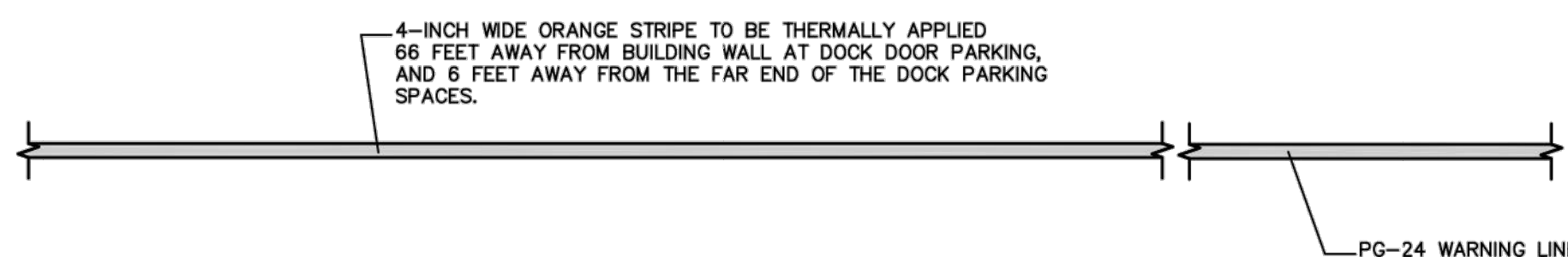
PG-21
12"x55" (4" WIDE STRIPE)
Pavement graphics- empty trailer slip.
use to mark empty trailer parking spaces.
Use to control speed at outlying drive aisles.
thermal applied white striping with 24" tall white lettering



PG-22
12'-55" (4" WIDE STRIPE)
Pavement graphics- tractor dock parking.
use to identify dock parking.
thermal applied white striping with 24" tall white lettering



PG-23
4'x4' Solid black square
Pavement graphics- Jack Stand Areas.
use to identify Jack stand location
thermal applied



PG-24
WARNING LINE
4" Wide Stripe Orange Pantone 021C Line and Graphics

NOTE: SEE DRAWINGS FOR LOCATIONS.

PAVEMENT GRAPHICS

SCALE: N.T.S.

1

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p 925.244.9620
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FOR AND ON BEHALF
OF WARE MALCOMB

WAREHOUSE TENANT
1788 FAIRWAY DRIVE
SAN LEANDRO, CALIFORNIA

DETAILS
(FOR USE ONLY AS APPLICABLE)

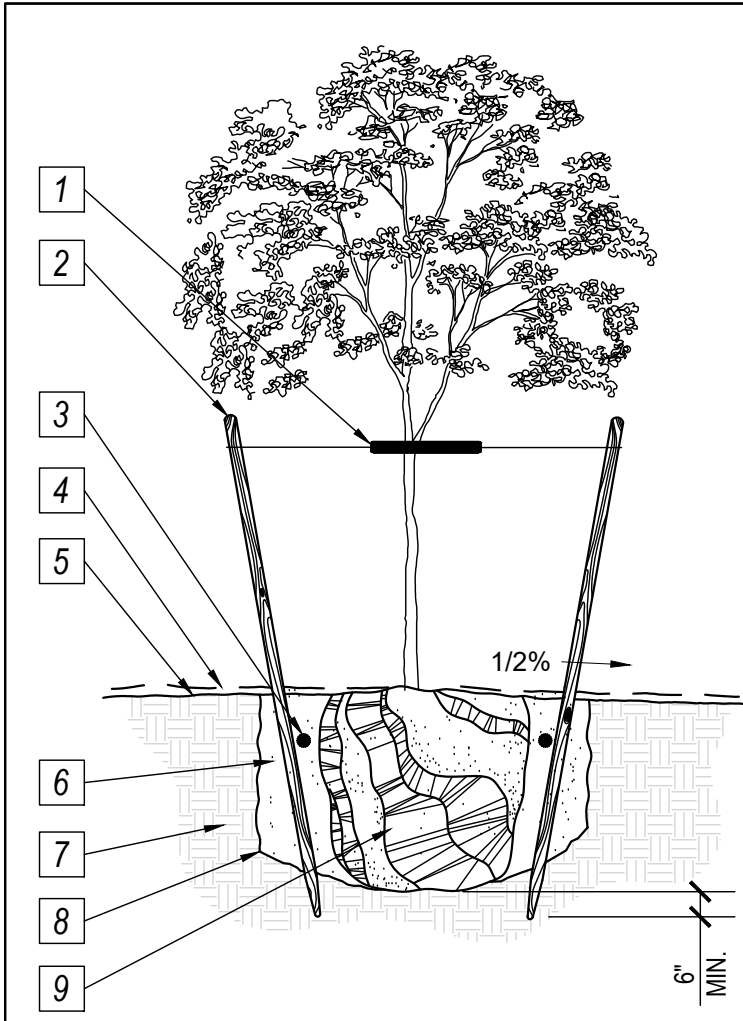
NO.	DATE	REMARKS
1	3/27/2021	CIP PLANNING RESUBMITTAL

JOB NO.:	SNR19-0098
PA / PM:	M. MURPHY
DESIGNED:	J. JOHNS
DATE:	06/22/2021
PLOT DATE:	7/28/21

SHEET
C6

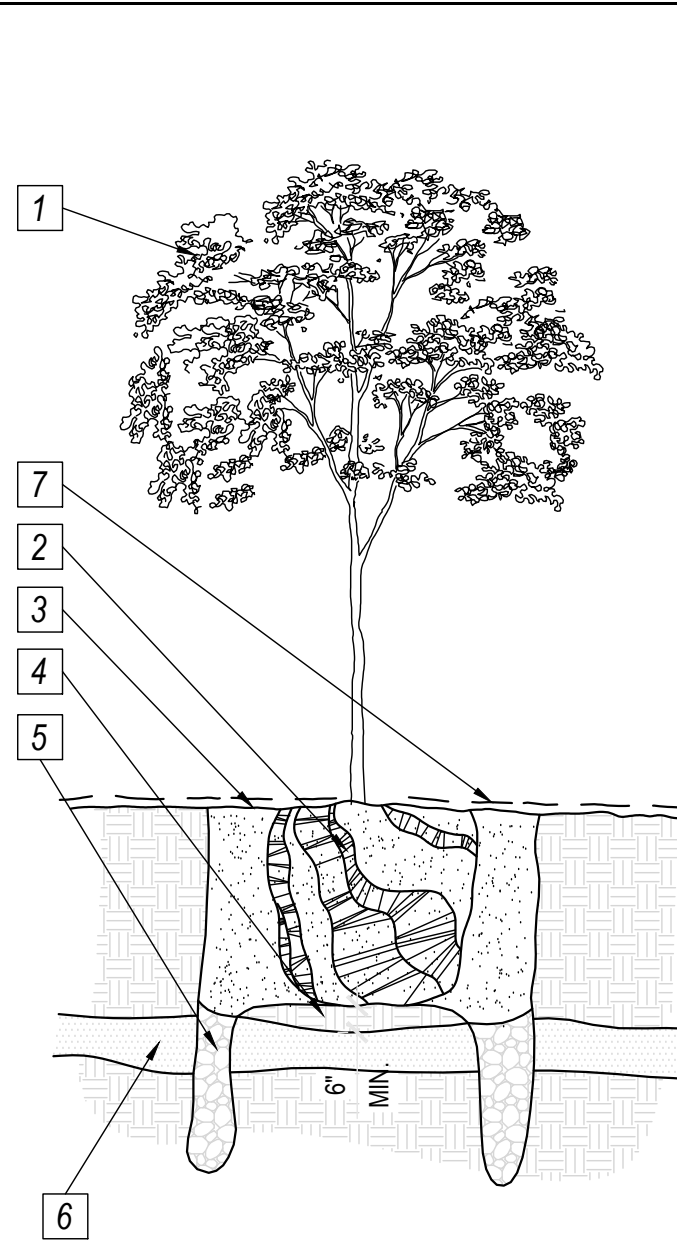
Sheet 6 of

ed, 28 Jul 2021



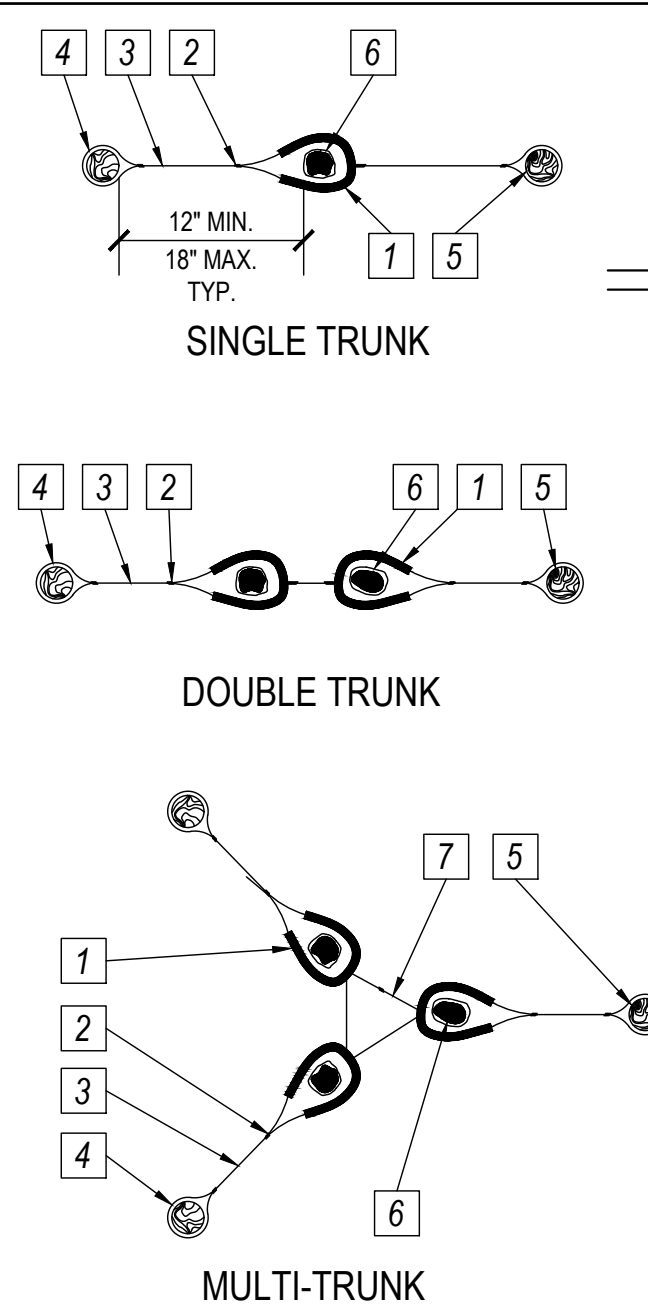
- KEYNOTES:
- 12 GA. PLASTIC COATED MULTI-STRAND STEEL WIRE. WRAP END OF WIRE A MIN. OF 5 TIMES AROUND STAKE. INSTALL HOSES AT LOWEST HEIGHT POSSIBLE ON THE TRUNK THAT KEEPS THE LEADER UPRIGHT, WHILE ALLOWING MAXIMUM MOVEMENT OF THE CROWN.
 - (2 OR 3) 2"Ø x 8' LODGEPOLE PINE STAKES FOR 15 GAL. TREE. (2 OR 3) 2"Ø x 12' LODGEPOLE PINE STAKES FOR 24" & 36" BOX (48" BOX AND LARGER DO NOT REQUIRE STAKING). SEE TREE STAKING DETAIL FOR MORE INFORMATION.
 - FERTILIZER TABLETS, AGRIFORM 21 GRAM 20-10-5, 4 PER 15 GAL., 6 PER 24" BOX, AND 8 PER 36" BOX OR LARGER. 3" MIN. BELOW FINISH GRADE EVENLY AROUND ROOTBALL.
 - ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS.
 - FINISH GRADE
 - BACKFILL W/ NATIVE SOIL OR AS SPECIFIED BY A SOILS REPORT. TAMP & WATER SETTLED ONCE PRIOR TO TREE PLANTING & ONCE AFTER THE TREE WELL HAS BEEN BACKFILLED. SECOND WATERING SHALL BE WITHIN 24 HOURS.
 - UNDISTURBED NATIVE SOIL
 - PLANT PIT IS 2x THE WIDTH & EQUAL TO THE DEPTH OF THE ROOTBALL. SCARIFY SIDES & BOTTOM PRIOR TO PLANTING.
 - ROOT BALL, SCARIFY SIDES PRIOR TO PLANTING. DO NOT COVER CROWN OF ROOTBALL W/ SOIL. PLANT 1" TO 2" ABOVE FINAL GRADE TO ALLOW FOR SETTLEMENT.
- NOTES:
- 1) PLANTS DELIVERED W/ CRACKED OR BROKEN CONTAINERS WILL BE REJECTED
 - 2) THIN, TALL TREES MAY NEED MORE THAN ONE TIE
 - 3) REMOVE NURSERY STAKE AFTER PLANTING
 - 4) INSTALL TEMPORARY PVC ARBOR GUARDS ON ALL TREES PLANTED IN TURF

1 TREE PLANTING NTS



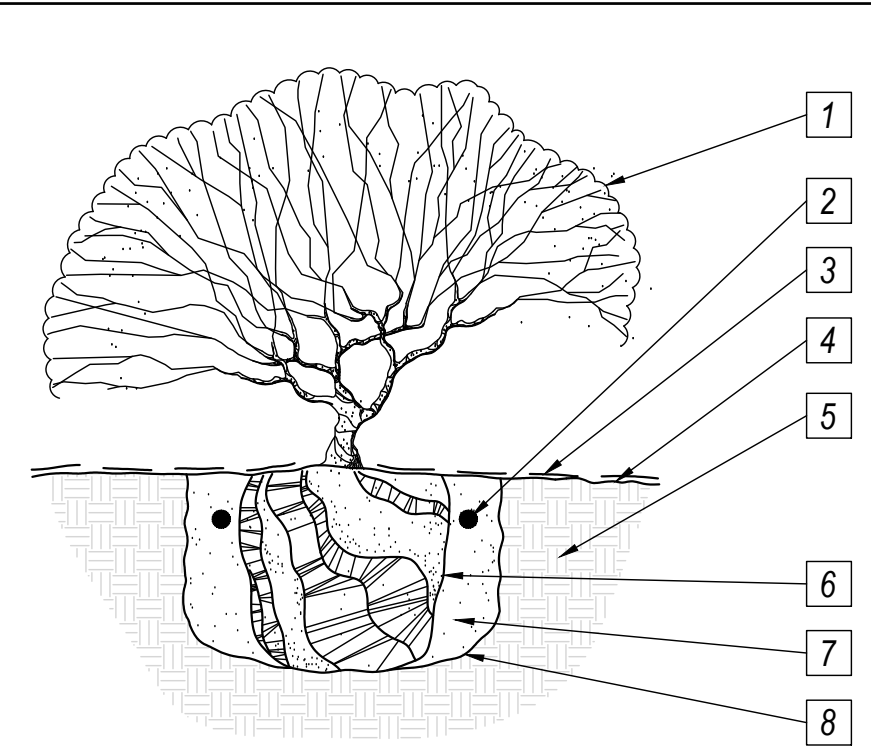
- KEYNOTES:
- TREE/SHRUB (REFER TO TREE OR SHRUB PLANTING DETAIL FOR GUIDELINES)
 - ROOTBALL
 - FINISH GRADE
 - COMPACTED PAD FOR ROOT BALL SUPPORT. PAD TO BE GRADED TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM ROOTBALL & INTO WELLS
 - 8'Ø x 5'-0" DEEP AUGER DUG WELL FILLED W/ 1" - 3" PEA GRAVEL. WELLS TO EXTEND BEYOND HARDPAN LAYER. WELLS TO OCCUR @ ALL 4 CORNERS OF TREE PLANTING WELLS & @ DOWNHILL SIDE OF SHRUBS. LOCATE WELLS TO THE SIDE OF THE ROOTBALL, NOT UNDER.
 - HARDPAN / CALICHE CONDITION
 - ROCK BARK MULCH
- NOTES:
- 1) TEST ALL PLANTING WELLS PRIOR TO PLANTING. FILL ALL WELLS WITH WATER AND MODIFY ALL WELLS THAT DO NOT COMPLETELY DRAIN WITHIN 24 HOURS.
 - 2) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE SITE PRIOR TO BIDDING FOR SOIL CONDITIONS. NO CHANGE ORDERS WILL BE PROCESSED FOR HARD DIG CONDITIONS AFTER ACCEPTANCE OF BID.

2 TREE PLANTING IN HARDPAN NTS



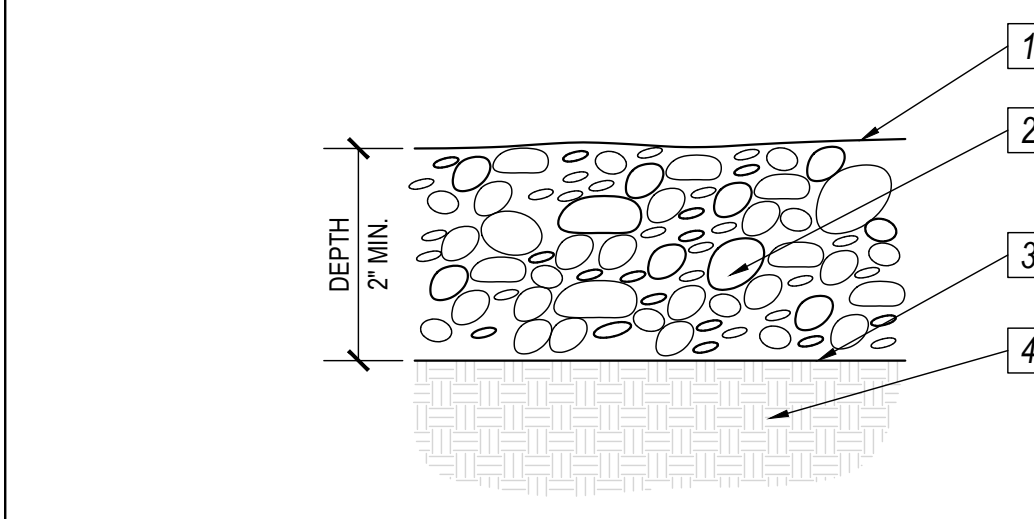
- KEYNOTES:
- NEW 1/2" RUBBER HOSE, 16" MIN., TYP.
 - NEATLY TWIST GUY WIRE A MIN. OF 5 TIMES AT ALL LOCATIONS & BEND DOWN, TYP.
 - #12 GAUGE PLASTIC COATED MULTI-STRAND STEEL, TYP.
 - WRAP WIRE AROUND LODGEPOLE A MINIMUM OF 5 TIMES & BEND DOWN, TYP.
 - 2"Ø x 8' LODGEPOLE PINE STAKES FOR 15 GAL. TREE, 2"Ø x 12' STAKES FOR 24" BOX OR LARGER. DRIVE STAKES 2± INTO GROUND, 6" MIN. BELOW ROOTBALL, TYP.
 - TREE TRUNK, MULTI-TRUNKED TREES SHALL HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED
 - ONE CONTINUOUS PIECE OF #12 GAUGE PLASTIC COATED MULTI-STRAND STEEL, TYP.

3 TREE STAKING NTS



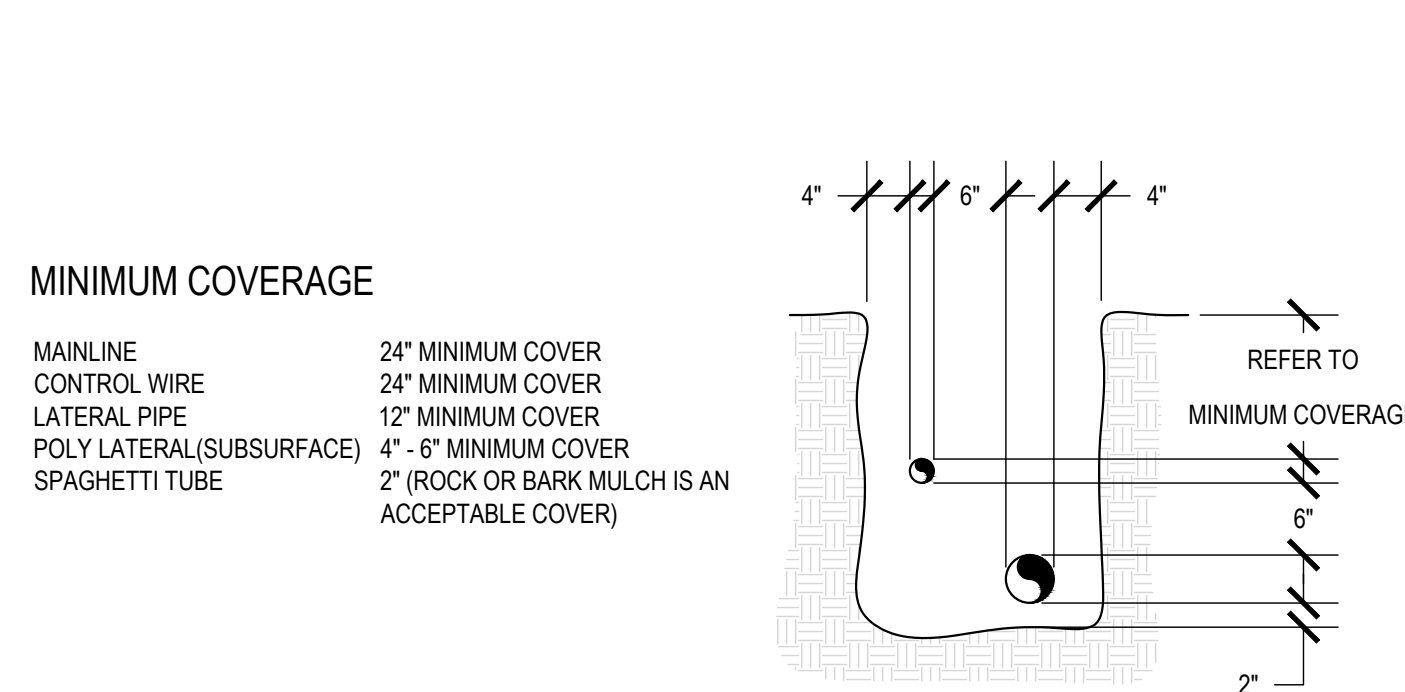
- KEYNOTES:
- TYPICAL SHRUB
 - FERTILIZER TABLETS, AGRIFORM 21 GRAM 20-10-5, 1 PER 1 GAL., 2 PER 5 GAL., 4 PER 15 GAL., 5" MIN. BELOW FINISH GRADE EVENLY AROUND ROOTBALL.
 - ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS.
 - FINISH GRADE
 - UNDISTURBED NATIVE SOIL
 - ROOT BALL, SCARIFY SIDES PRIOR TO PLANTING. DO NOT COVER CROWN OF ROOTBALL W/ SOIL. PLANT 1" TO 2" ABOVE FINAL GRADE TO ALLOW FOR SETTLEMENT.
 - BACKFILL W/ NATIVE SOIL OR AS SPECIFIED BY A SOILS REPORT. TAMP & WATER SETTLED ONCE PRIOR TO SHRUB PLANTING & ONCE AFTER THE SHRUB WELL HAS BEEN BACKFILLED. SECOND WATERING SHALL BE WITHIN 24 HOURS.
 - PLANT PIT IS 2x THE WIDTH & EQUAL TO THE DEPTH OF THE ROOTBALL. SCARIFY SIDES & BOTTOM PRIOR TO PLANTING.

4 SHRUB PLANTING NTS



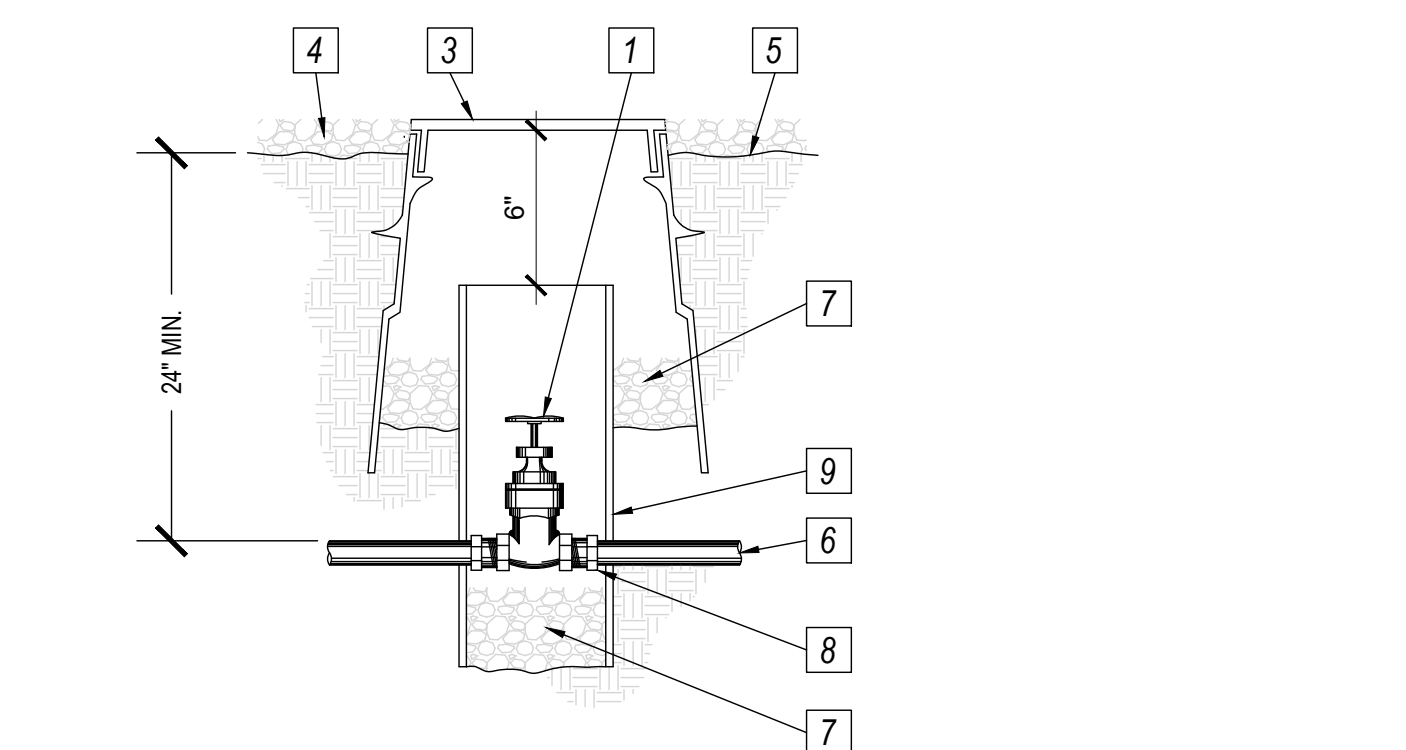
- KEYNOTES:
- PROVIDE FINAL APPLICATION OF WEED CONTROL UPON FINAL RAKING.
 - ROCKBARK MULCH. REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MORE INFO.
 - APPLY PRE-EMERGENT HERBICIDE AS PER MANUFACTURER'S RECOMMENDATIONS (SURFLAN, DACTHOL, OR APPROVED EQUAL).
 - FINE GRADED SUBGRADE. RAKE SMOOTH TO ALLOW FOR AN EVEN APPLICATION OF MULCH & INSURE POSITIVE DRAINAGE FROM ALL STRUCTURES
- NOTES:
- 1) THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCKBARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH.
 - 2) CONTRACTOR TO PROVIDE ROCKBARK MULCH SAMPLE TO OWNER PRIOR TO INSTALLATION FOR APPROVAL
 - 3) CONTRACTOR TO BE RESPONSIBLE FOR ANY VARIATION FROM APPROVED MULCH.
 - 4) CONTRACTOR TO PROVIDE TWO SEPARATE APPLICATIONS OF PRE-EMERGENT. DO NOT APPLY PRE-EMERGENT IN AREAS TO BE HYDROSEED.

5 ROCK OR BARK MULCH NTS



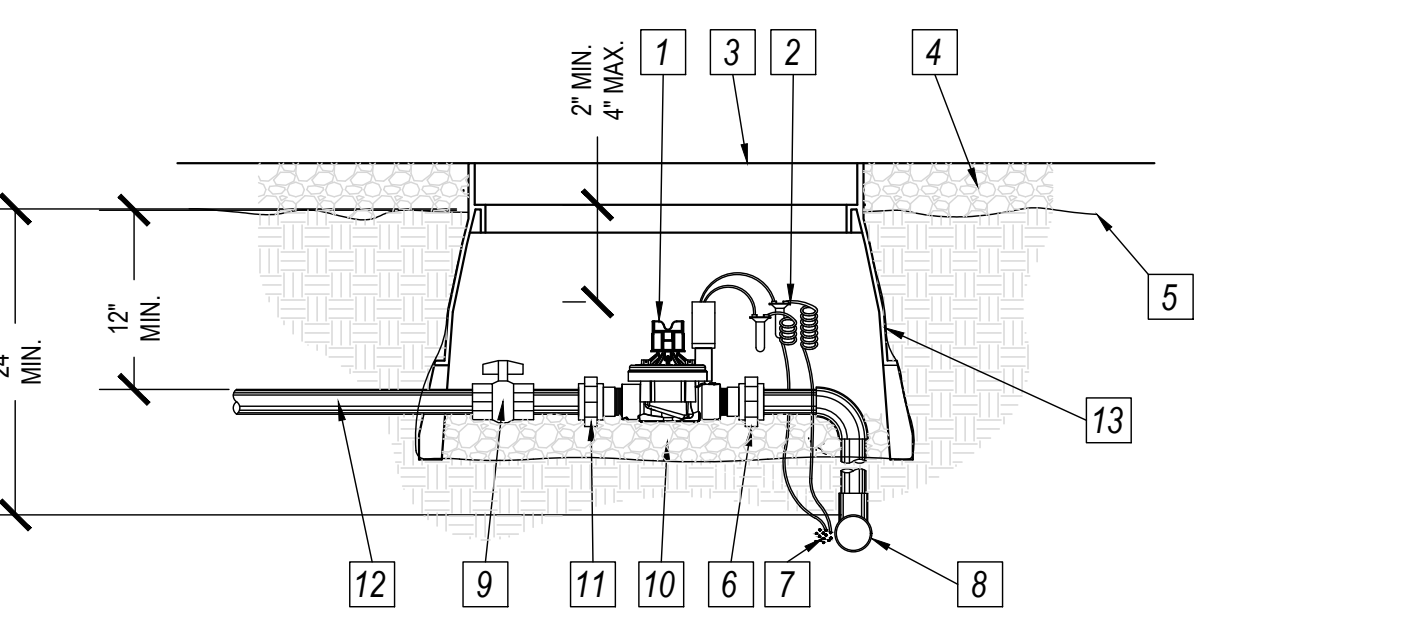
- MINIMUM COVERAGE
- MAINLINE 24" MINIMUM COVER
CONTROL WIRE 24" MINIMUM COVER
LATERAL PIPE 12" MINIMUM COVER
POLY LATERAL (SUBSURFACE) 4" - 6" MINIMUM COVER
SPAGHETTI TUBE 2" (ROCK OR BARK MULCH IS AN ACCEPTABLE COVER)
- NOTES:
- TRENCH BACKFILL SHALL BE INSTALLED IN 6" LIFTS AND COMPACTED FIRMLY AROUND THE PIPE.
 - INSTALL ALL IRRIGATION PIPING PER MANUFACTURER'S RECOMMENDATIONS AND ASTM STANDARD D2774.
 - INSTALL ALL 120V PER LOCAL CODES AND SPECIFICATIONS.
 - MINIMUM TRENCH WIDTH DETERMINED BY MAINTAINING A MINIMUM OF 4" ON BOTH SIDES OF PIPE. COMMON TRENCH REQUIRES A MINIMUM OF 6" TO SEPARATE PIPES AS DETAILED.
 - TAPE A LOOSE 24" LOOP IN ALL WIRING AT ALL DIRECTIONAL CHANGES GREATER THE 30". UNTAPE AFTER ALL CONNECTIONS ARE COMPLETED.
 - TAPE AND BUNDLE ALL CONTROL WIRE AT 10' MAXIMUM INTERVALS.
 - IF APPLICABLE, INSTALL ALL COMMUNICATION AND COMPUTER SIGNAL WIRE PER MANUFACTURER'S RECOMMENDATIONS
 - IRRIGATION PIPE INSTALLED IN SLEEVES SHALL BE A MINIMUM OF 24" BELOW SUB-BASE AND/OR SIDEWALKS.
 - ALL MAINLINE PIPE SHALL BE IDENTIFIED WITH 3" WIDE CHRISTYS, OR APPROVED EQUAL, DETECTABLE MARKING TAPE - BLUE FOR POTABLE AND PURPLE FOR RECLAIMED WATER USES.

6 TRENCHING NTS



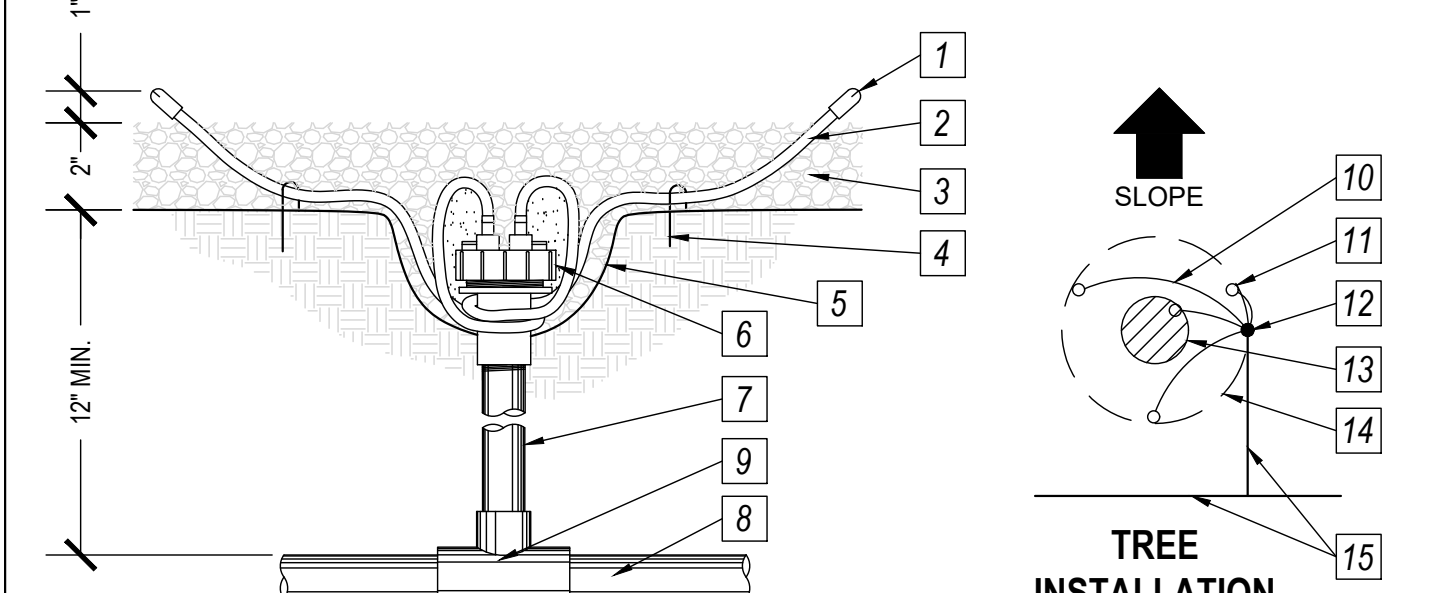
- KEYNOTES:
- GATE VALVE PER IRRIGATION MATERIAL SCHEDULE
 - FILTER FABRIC
 - 10" ROUND VALVE BOX WITH OVERLAPPING LID AND LOCKING BOLT - SET BOX SO THAT TOP IS FLUSH W/ TURF FINISH GRADE OR LAYER OF ROCKBARK MULCH
 - TURF OR ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE
 - FINISH GRADE
 - PVC MAINLINE, SIZE PER PLAN OR PIPING SCHEDULE
 - 3/8" PEA GRAVEL, 4" DEEP - LINE BOX W/ FILTER FABRIC
 - SCHEDULE 80 MALE ADAPTER
 - 6" X 24" SDRPVC SLEEVE, NOTCH TO FIT OVER PVC MAINLINE

7 GATE VALVE NTS



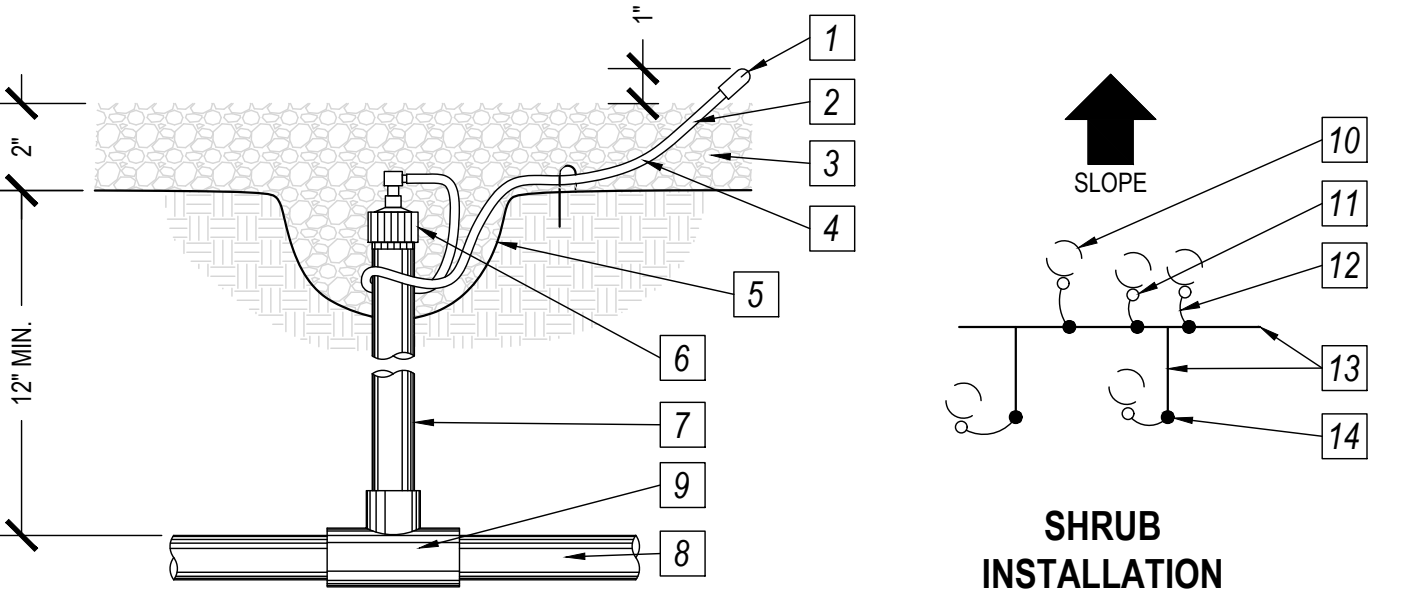
- KEYNOTES:
- REMOTE CONTROL VALVE PER IRRIGATION MATERIAL SCHEDULE
 - SPEARS DS-100 CONNECTOR W/ DS-200 CRIMP SLEEVE AND DS-300 DRY SPLICE SEALANT (OR EQUAL) AND EXPANSION COILS (10 WRAPS AROUND 1/2" PIPE)
 - STANDARD RECTANGULAR VALVE BOX WITH OVERLAPPING LID AND LOCKING BOLT - SET BOX SO THAT TOP IS FLUSH W/ TURF FINISH GRADE OR LAYER OF ROCKBARK MULCH
 - TURF OR ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE
 - FINISH GRADE
 - SCH 80 SLIP X MPT UNION
 - ELECTRIC CONTROL WIRES
 - PVC MAINLINE, SIZE PER PLAN OR PIPING SCHEDULE
 - BALL VALVE PER IRRIGATION MATERIAL SCHEDULE
 - 3/8" PEA GRAVEL, 4" DEEP - LINE BOX W/ FILTER FABRIC
 - SCH 80 SLIP X MPT UNION
 - PVC LATERAL, SIZE PER PLAN OR PIPE SIZING SCHEDULE
 - FILTER FABRIC

8 REMOTE CONTROL VALVE NTS



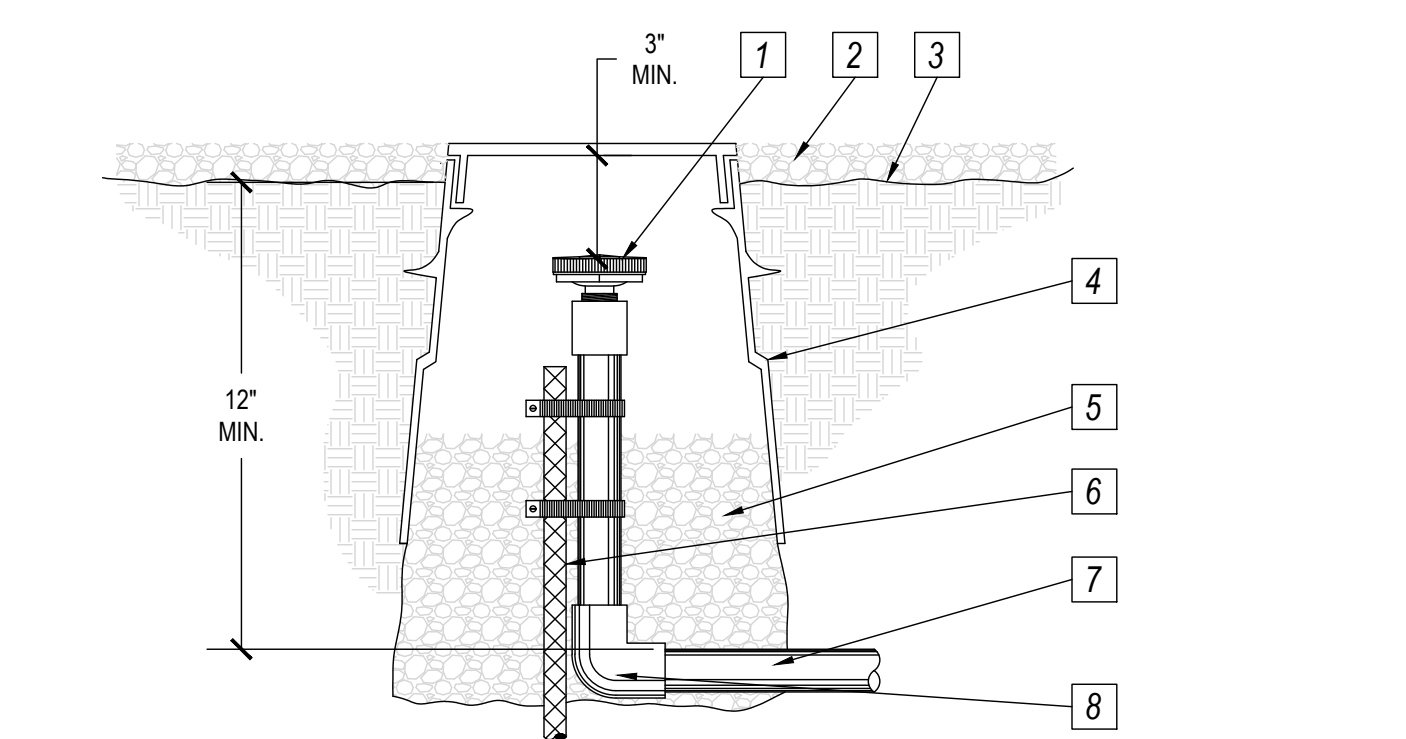
- KEYNOTES:
- BUG CAP PER IRRIGATION MATERIAL SCHEDULE
 - 1/4" DISTRIBUTION TUBING (MAX. LENGTH 5'-0")
 - ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE
 - TUBING STAKE PLACED 12" AND 48" FROM EMITTER
 - FINISH GRADE
 - MULTI-PORT EMITTER PER IRRIGATION MATERIAL SCHEDULE
 - 1/2" SCH. 80 PVC RISER
 - PVC LATERAL, SIZE PER PIPE SIZING SCHEDULE
 - SCH.40 PVC TEE OR ELL REDUCING
 - DISTRIBUTION TUBING (MAX. LENGTH 5'-0")
 - EMISSION POINT, TYP.
 - MULTI-PORT EMITTER PER IRRIGATION MATERIAL SCHEDULE
 - PLANTING WELL, TYP.
 - DRIP LINE
 - PVC LATERAL, SIZE PER PIPE SIZING SCHEDULE
- NOTES:
- ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT TO ROOT BALL.
 - INSTALL EMITTER AT FINISH GRADE AS SHOWN OR SLIGHTLY BELOW.
 - LOOSELY LOOP DISTRIBUTION TUBING AROUND PVC RISER.

9 MULTI-PORT EMITTER NTS



- KEYNOTES:
- BUG CAP PER IRRIGATION MATERIAL SCHEDULE
 - 1/4" DISTRIBUTION TUBING (MAX. LENGTH 5'-0")
 - ROCKBARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE
 - TUBING STAKE PLACED 12" AND 48" FROM EMITTER
 - FINISH GRADE
 - SINGLE-PORT EMITTER PER IRRIGATION MATERIAL SCHEDULE
 - 1/2" SCH. 80 PVC RISER
 - PVC LATERAL, SIZE PER PIPE SIZING SCHEDULE
 - SCH.40 PVC TEE OR ELL REDUCING
 - PLANTING WELL, TYP.
 - EMISSION POINT, TYP.
 - DISTRIBUTION TUBING (MAX. LENGTH 5'-0")
 - PVC LATERAL, SIZE PER PIPE SIZING SCHEDULE
 - SINGLE-PORT EMITTER PER IRRIGATION MATERIAL SCHEDULE
- NOTES:
- ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT TO ROOT BALL.
 - INSTALL EMITTER AT FINISH GRADE AS SHOWN OR SLIGHTLY BELOW.
 - LOOSELY LOOP DISTRIBUTION TUBING AROUND PVC RISER.

10 SINGLE-PORT EMITTER NTS



- KEYNOTES:
- AUTOMATIC FLUSH VALVE PER IRRIGATION MATERIAL SCHEDULE.
 - ROCK BARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MORE INFO.
 - FINISH GRADE.
 - 10" ROUND VALVE BOX W/ OVERLAPPING LID AND LOCKING BOLT - SET BOX SO THAT TOP IS FLUSH WITH LAYER OR ROCK BARK MULCH.
 - PEA GRAVEL, 4" DEEP. LINE WITH FILTER FABRIC.
 - 18" REBAR STAKE - SECURE ASSEMBLY WITH HOSE CLAMPS.
 - PVC LATERAL, SIZE PER PIPE SIZING SCHEDULE.
 - SCHEDULE 40 PVC ELL.

11 AUTOMATIC FLUSH VALVE, NTS NTS

DATE	REMARKS	DATE	REMARKS
11/11/19	CIP PLANNING RESUBMITTAL		
11/16/2020	CIP PLANNING RESUBMITTAL		
3/07/2021	CIP PLANNING RESUBMITTAL		

