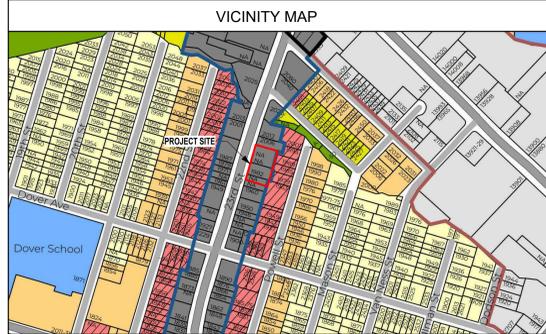


# 1982-88 23RD ST SAN PABLO



breakformdesign



VICINITY MAP		CODE	
BUILDING CODE:	2022 CBC, (TITLE 24, PART 2.5) BASED ON THE 2021 IBC (INCLUDES ACCESSIBILITY)	MECHANICAL CODE:	2022 CA MECHANICAL CODE, (TITLE 24, PART 4) BASED ON THE 2021 UNIFORM MECHANICAL CODE
GREEN CODE:	2022 CA GREEN BUILDING CODE	PLUMBING CODE:	2022 CA PLUMBING CODE (TITLE 24, PART 5) BASED ON THE 2021 UNIFORM PLUMBING CODE
STRUCTURAL:	2022 CBC, VOL 2 (TITLE 24, PART 2, VOL 2) BASED ON THE 2021 IBC WITH ASCE 7-16	ELECTRICAL CODE:	2022 CA ELECTRICAL CODE (TITLE 24, PART 3) BASED ON THE 2020 NATIONAL ELECTRIC CODE
MECHANICAL CODE:	2022 CA MECHANICAL CODE, (TITLE 24, PART 4) BASED ON THE 2021 UNIFORM MECHANICAL CODE	ENERGY CODE:	2022 CA ENERGY CODE (TITLE 24, PART 6)
PLUMBING CODE:	2022 CA PLUMBING CODE (TITLE 24, PART 5) BASED ON THE 2021 UNIFORM PLUMBING CODE		

PROJECT DIRECTORY			DEFERRED SUBMITTALS		
<b>OWNER</b>	<b>STRUCTURAL ENGINEER</b>	<b>CIVIL ENGINEER</b>	SOLAR PV SYSTEM FOR THE PROJECT IS A DEFERRED SUBMITTAL ON A SEPARATE PLAN CHECK AND PERMIT.		
NAME: SAMUEL & CESAR MARTINEZ ADDRESS: 1992 23RD ST SAN PABLO, CA 94806 PHONE #: 510-908-8742 EMAIL: cesarmtz_88@hotmail.com	NAME: ANDY ALEXANDER & ASSOCIATES ADDRESS: 1615 GRAMERCY AVE TORRANCE, CA 90501 PHONE #: 424-358-1085 EMAIL: andy@aaastructural.com	NAME: OBANDO & ASSOCIATES ADDRESS: 3101 OCEAN PARK BLVD STE 100 PMB 122 SANTA MONICA, CA 90405 PHONE #: 310-821-7555 EMAIL: gaspar@obandoandassociates.com			
<b>ARCHITECT</b>	<b>LAND SURVEYOR</b>	<b>MEP ENGINEER</b>			
NAME: BREAKFORM DESIGN ADDRESS: 127 ARENA STREET EL SEGUNDO, CA 90245 PHONE #: 310-322-3700 EMAIL: info@breakformdesign.com	NAME: BAY AREA LAND SURVEYING INC. ADDRESS: 30805 RICHMOND PARKWAY SUITE 101 RICHMOND, CA 94806 PHONE #: 510-223-5167 EMAIL: info@balsainet.net	NAME: FLORES ENGINEERING ADDRESS: 910 EAST PUENTE ST. COVINA, CA 91724 PHONE #: 626-541-0622 EMAIL: steven@floresengr.com			

& And	BLKG Blocking	D Deep, Depth	EXP Expansion	GALV Galvanized	JT Joint	N North	P.T.D. Paper Towel Dispenser	SIM Similar	T.P.D. Toilet Paper Dispenser
< Angle	BM Beam	DBL Detail	EXPO Exposed	G.B. Galvanized	KIT Kitchen	N.I.C. Not in Contract	PTN Partition	SLDG Sliding	T.S. Top of Steel
@ At	BOT Bottom	DET Detail	EXT Exterior	G.I. Galvanized	CL. Class, Glazing	NO Number	Q.T. Quarry Tile	SPEC Specification	TV Television
∅ Centerline	BS Bedroom	D.F. Drinking Fountain	F.A. Fire Alarm	G.L. Glass, Glazing	LAM Laminated	NOM Nominal	R Riser	SQ Square	T.O.W. Top of Wall
∅ Diameter or Round	BSMT Basement	DIA Diameter	F.D. Floor Drain	GN Ground	LAV Lavatory	N.S. No Scale	REF Radii	SSK Service Sink	TYP Typical
# Number	B.U.R. Built Up Roofing	DIM Dimension	FDN Foundation	GR Grade	L.F. Linear Feet	N.T.S. Not to Scale	RAD Riser	STD Standard	
(E) Existing	CAB Cabinet	DN Down	F.E. Fire Extinguisher	GYP Gypsum	L.H. Left Hand		RAD Riser	STL Steel	
AB Anchor Bolt	CARP Carpet	D.O. Door Opening	F.E.C. Fire Extinguisher Cab	H High	O Overall		REF Radii	STOR Storage	
A/C Air Conditioning	C.B. Catch Basin	DR Door	F.G. Finish Grade	H.B. Hose Bib	O.A. Overall		REF Radii	STRUC STRUCT	
A.C. Asphaltic Concrete	CEM Cement	DS Downspout	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.C. On Center		REF Radii	SUSP Suspended	
ACT Acoustical Tile	CER Ceramic	D.S.P. Dry Standpipe	FIN Finish	HCP Handcapped	O.D. Outside Diameter		REF Radii	SW Switch	
ACOUS Acoustical	C.I. Cast Iron	DWG Drawing	FIN Finish	HDWR Hardware	O.F.D. Overflow Drain		RESIL Resilient	SYM Symmetrical	
ADJ Adjustable	CLG Ceiling	DWR Drawer	FLASH Flashing	HDWD Hardware	OFF Office		REV Revised	SYM Symmetrical	
A.F.F. Above Finish Floor	CLR Clear	E East	FLR Floor	H.M. Hollow Metal	O.H. Overhead		RFG Roofing	SYM Symmetrical	
ALT After or Alternate	CMU Concrete Masonry Unit	EA Each	FLUR Fluorescent	HR Horizontal	OPNG Opening		RFG Roofing	SYM Symmetrical	
ALUM Aluminum	CNTR Counter	EJ Expansion Joint	F.O.C. Face of Concrete	HR Hour	OPP Opposite		RFG Roofing	SYM Symmetrical	
ANOD Anodized	COL Column	EL Elevation	F.O.F. Face of Finish	HT Height			RFG Roofing	SYM Symmetrical	
A.P. Access Panel	CONC Concrete	ELEC Electrical	F.O.M. Face of Masonry	HT Height			RFG Roofing	SYM Symmetrical	
APPROX Approximate	CONN Connection	ELEV Elevation	F.P.F. Fireproof	H.V.A.C. Heating, Ventilation and Air Conditioning			RFG Roofing	SYM Symmetrical	
ARCH Architectural	CONST Construction	EMER Emergency	FR Frame	H.W. Hot Water			RFG Roofing	SYM Symmetrical	
ASPH Asphalt	CONTR Contractor	ENCL Enclosure	FS Full Size	I.D. Inside Diameter			RFG Roofing	SYM Symmetrical	
BD Board	CORR Corridor	E.O.S. Edge of Slab	EQ Equal	INCL Including			RFG Roofing	SYM Symmetrical	
BLDG Building	CTR Center	EQ Equal	EQUIP Equipment	INCL Including			RFG Roofing	SYM Symmetrical	
BLK Block	CTSK Countersunk	E.W. Electric	E.W.C. Electric Water Cooler	INSUL Insulation			RFG Roofing	SYM Symmetrical	
	C.W. Cold Water	EXIST Existing	GA Gauge	INT Interior			RFG Roofing	SYM Symmetrical	
				JAN Janitor			RFG Roofing	SYM Symmetrical	
				JST Joist			RFG Roofing	SYM Symmetrical	

PROJECT INFORMATION	
PROJECT SUMMARY:	EXPANSION OF EXISTING STORE; NEW 2-STORY, 7-UNIT APARTMENT BUILDING, GROUND FLOOR COMMERCIAL & PARKING. PERMIT FOR THE "SHELL" PORTION OF THE BUILDING WITHOUT CLEARANCE FROM CONTRA COSTA HEALTH.
PROJECT ADDRESS:	1982 - 1988 23RD ST SAN PABLO, CA 94806
LOT AREA:	20,300 SF
ASSESSOR'S PARCEL #:	411-190-024, 025, & 047
TRACT:	RICHMOND PULLMAN PUEBLO
BLOCK:	BLOCK 10
LOT:	30, 31, 32, 33, 34, 35 PORTIONS OF 17 & 18
ARB #:	NONE
ZONING:	C-1
BUILDING SQUARE FOOTAGE:	
EXISTING:	3,377 SF
NEW:	10,451 SF
TOTAL:	13,828 SF *SEE PAGE A0.30
# OF STORIES:	2 STORIES + ROOF DECK
HEIGHT LIMIT:	50'-0"
HEIGHT PROPOSED:	35'-6"
PARKING REQ.:	24
PARKING PROVIDED:	24
OCCUPANCY GROUP:	M (GROCERY STORE) B (ICE CREAM SHOP - <50 OCCUPANTS) R-2 (RESIDENTIAL UNITS)
CONSTRUCTION TYPE:	I-B : (N) 1ST FLOOR : 4,742 SF* V-A : (N&E) 1ST & (E) 2ND FLOORS: 4,512 SF* *SEE 8/A0.20
FIRE SPRINKLER:	NFPA-13
WATER METER:	(E) * WATER METER SHALL REMAIN FOR THE EXISTING BUILDING / RESIDENTIAL UNITS. (NEW) 2" WATER METER WILL BE USED FOR ADDITION TO THE MARKET BUILDING AND NEW RESIDENTIAL UNITS.

F.A.R. PROVIDED VS. ALLOWED			
PROVIDED	ALLOWED		
TOTAL FLOOR AREA: 14,281 SF (BUILDABLE LOT AREA = 20,300 SF) (F.A.R.) x 20,300 SF = 14,351 SF	TOTAL LOT AREA: 20,300 SF BUILDABLE AREA: 20,300 SF F.A.R. ALLOWED: 2.5:1 (2.5) x 20,300 SF = 50,750 SF		
F.A.R. PROVIDED: 0.70:1			
<b>TOTAL PROVIDED: 14,351 SF</b>	<b>TOTAL ALLOWED: 50,750 SF</b>		
RESIDENTIAL DENSITY PROVIDED VS. REQUIRED			
PROVIDED	REQUIRED		
MARKET RATE: 7 UNITS	30 UNITS PER ACRE (23RD ST SP 6.3.1A)		
VERY LOW INCOME: 0 UNITS	20,300 / 43,560 SF = 0.46 ACRES		
EXISTING: 2 UNITS	(30 UNITS/ACRE X 0.46) → 14 UNITS		
<b>TOTAL PROVIDED: 9 UNITS 19 DU/ACRE</b>	<b>TOTAL REQUIRED: 14 UNITS 30 DU/ACRE</b>		
PARKING PROVIDED VS. REQUIRED			
PROVIDED	REQUIRED		
STANDARD: 14 SPACES	1 SPACE PER 1BR UNIT (5 UNITS) 5 SPACES		
COMPACT (MAX. 20% TOTAL): 3 SPACES	1.5 SPACE PER 2BR UNIT (2 UNITS PROPOSED, 2 EXISTING) 6 SPACES		
STREET: 5 SPACES	1 SPACE PER 500 SF COMMERCIAL (5,428 SF) 11 SPACES		
<b>TOTAL PROVIDED: 22 SPACES</b>	<b>TOTAL REQUIRED: 22 SPACES</b>		
BICYCLE PARKING PROVIDED VS. REQUIRED			
PROVIDED	REQUIRED		
PROJECT GROSS SQUARE FOOTAGE: 13,804 SF	PER SAN PABLO MUNICIPAL CODE APPENDIX B: ONE (1) CLASS A BICYCLE SPACE FOR EACH 8,000 SF GROSS FLOOR AREA MINIMUM SIX (6) CLASS B BICYCLE SPACES FOR ANY DEVELOPMENT CONTAINING A MINIMUM OF 10,000 SF GROSS FLOOR AREA		
<b>TOTAL CLASS A PROVIDED: 2 SPACES TOTAL CLASS B PROVIDED: 6 SPACES</b>	<b>TOTAL CLASS A REQUIRED: 2 SPACES TOTAL CLASS B REQUIRED: 6 SPACES</b>		
OPEN SPACE PROVIDED VS. REQUIRED			
PROVIDED	REQUIRED		
COMMON OPEN SPACE: 3,943 SF	7 UNITS (150 SF) 1,050 SF		
PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON 23RD SPECIFIC PLAN: 420 SF	7 UNITS (60 SF) 420 SF		
<b>TOTAL PROVIDED OPEN SPACE: 4,363 SF</b>	<b>TOTAL REQUIRED OPEN SPACE: 1,470 SF</b>		
YARD SETBACKS PROVIDED VS. REQUIRED			
YARD	PROVIDED	REQUIRED	
23RD STREET	0' - 0" @ ALL LEVELS	0' - 0" @ ALL LEVELS	
NORTH ALLEY	N/A	0' - 0" @ ALL LEVELS	
SOUTH ALLEY	N/A	0' - 0" @ ALL LEVELS	
BACK ALLEY	N/A	0' - 0" @ ALL LEVELS	
RESIDENTIAL UNITS			
<b>UNIT #</b>	<b>OCCUPANCY</b>	<b>SE</b>	<b>TYPE</b>
1A	1 BD / 1 BTH	600 SF	MARKET RATE
2A	2 BD / 2 BTH	845 SF	MARKET RATE
2B	1 BD / 1 BTH	511 SF	MARKET RATE
2C	1 BD / 1 BTH	595 SF	MARKET RATE
2D	2 BD / 2 BTH	802 SF	MARKET RATE
2E	1 BD / 1 BTH	578 SF	MARKET RATE
2F	1 BD / 1 BTH	491 SF	MARKET RATE

1982 - 1988 23RD ST SAN PABLO, CA 94806	Revision Schedule
Revision Number	Revision Date
1	3/21/2024
<b>COVER</b>	
<b>DRAWN</b>	JS
<b>CHECKED</b>	PNK
<b>DATE</b>	3/13/2025 12:24:26 PM
<b>SCALE</b>	
<b>JOB #</b>	21-A016
<b>A0.00</b>	

PROJECT INFORMATION		F.A.R. PROVIDED VS. ALLOWED	
PROVIDED	ALLOWED	PROVIDED	ALLOWED
TOTAL FLOOR AREA: 14,281 SF (BUILDABLE LOT AREA = 20,300 SF) (F.A.R.) x 20,300 SF = 14,351 SF	TOTAL LOT AREA: 20,300 SF BUILDABLE AREA: 20,300 SF F.A.R. ALLOWED: 2.5:1 (2.5) x 20,300 SF = 50,750 SF	F.A.R. PROVIDED: 0.70:1	
<b>TOTAL PROVIDED: 14,351 SF</b>	<b>TOTAL ALLOWED: 50,750 SF</b>		
RESIDENTIAL DENSITY PROVIDED VS. REQUIRED		PARKING PROVIDED VS. REQUIRED	
PROVIDED	REQUIRED	PROVIDED	REQUIRED
MARKET RATE: 7 UNITS	30 UNITS PER ACRE (23RD ST SP 6.3.1A)	STANDARD: 14 SPACES	1 SPACE PER 1BR UNIT (5 UNITS) 5 SPACES
VERY LOW INCOME: 0 UNITS	20,300 / 43,560 SF = 0.46 ACRES	COMPACT (MAX. 20% TOTAL): 3 SPACES	1.5 SPACE PER 2BR UNIT (2 UNITS PROPOSED, 2 EXISTING) 6 SPACES
EXISTING: 2 UNITS	(30 UNITS/ACRE X 0.46) → 14 UNITS	STREET: 5 SPACES	1 SPACE PER 500 SF COMMERCIAL (5,428 SF) 11 SPACES
<b>TOTAL PROVIDED: 9 UNITS 19 DU/ACRE</b>	<b>TOTAL REQUIRED: 14 UNITS 30 DU/ACRE</b>	<b>TOTAL PROVIDED: 22 SPACES</b>	<b>TOTAL REQUIRED: 22 SPACES</b>
BICYCLE PARKING PROVIDED VS. REQUIRED		OPEN SPACE PROVIDED VS. REQUIRED	
PROVIDED	REQUIRED	PROVIDED	REQUIRED
PROJECT GROSS SQUARE FOOTAGE: 13,804 SF	PER SAN PABLO MUNICIPAL CODE APPENDIX B: ONE (1) CLASS A BICYCLE SPACE FOR EACH 8,000 SF GROSS FLOOR AREA MINIMUM SIX (6) CLASS B BICYCLE SPACES FOR ANY DEVELOPMENT CONTAINING A MINIMUM OF 10,000 SF GROSS FLOOR AREA	COMMON OPEN SPACE: 3,943 SF	7 UNITS (150 SF) 1,050 SF
<b>TOTAL CLASS A PROVIDED: 2 SPACES TOTAL CLASS B PROVIDED: 6 SPACES</b>	<b>TOTAL CLASS A REQUIRED: 2 SPACES TOTAL CLASS B REQUIRED: 6 SPACES</b>	PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON 23RD SPECIFIC PLAN: 420 SF	7 UNITS (60 SF) 420 SF
<b>TOTAL PROVIDED OPEN SPACE: 4,363 SF</b>	<b>TOTAL REQUIRED OPEN SPACE: 1,470 SF</b>		
YARD SETBACKS PROVIDED VS. REQUIRED			
YARD	PROVIDED	REQUIRED	
23RD STREET	0' - 0" @ ALL LEVELS	0' - 0" @ ALL LEVELS	
NORTH ALLEY	N/A	0' - 0" @ ALL LEVELS	
SOUTH ALLEY	N/A	0' - 0" @ ALL LEVELS	
BACK ALLEY	N/A	0' - 0" @ ALL LEVELS	
RESIDENTIAL UNITS			
<b>UNIT #</b>	<b>OCCUPANCY</b>	<b>SE</b>	<b>TYPE</b>
1A	1 BD / 1 BTH	600 SF	MARKET RATE
2A	2 BD / 2 BTH	845 SF	MARKET RATE
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2D	2 BD / 2 BTH	802 SF	MARKET RATE
2E	1 BD / 1 BTH	578 SF	MARKET RATE
2F	1 BD / 1 BTH	491 SF	MARKET RATE

SHEET INDEX	
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A0.03.2	GREEN FORMS
A0.03.3	GREEN FORMS
A0.03.4	GREEN FORMS
A0.03.5	GREEN FORMS
A0.03.6	GREEN FORMS
A0.04	SPECS / RESEARCH REPORTS
A0.05	SPECS / RESEARCH REPORTS
A0.06	SPECS / RESEARCH REPORTS
A0.07	SPECS / RESEARCH REPORTS
A0.08	DOOR SCHEDULE
A0.09	DOOR SCHEDULE
A0.10	WINDOW SCHEDULE
A0.11	DOOR DETAILS
A0.12	WINDOW DETAILS
A0.13	WALL & FLOOR TYPES
A0.13.1	WALL & FLOOR TYPES
A0.14	GENERAL DETAILS
A0.15	GENERAL DETAILS
A0.16	GENERAL DETAILS
A0.17	ACCESSIBILITY NOTES & DETAILS
A0.18	ACCESSIBILITY NOTES & DETAILS
A0.19	ACCESSIBILITY NOTES & DETAILS
A0.20	FIRE LIFE SAFETY
A0.21	OCCUPANCY AREA ANALYSIS
A0.23	EXISTING SITE SURVEY
A0.26	ZONING CODE AREA CALCULATIONS
A0.27	BUILDING CODE AREA CALCULATIONS
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A0.29	OPEN SPACE AREA CALCULATIONS
A0.30	EXISTING & PROPOSED AREAS - G.C.
A0.31	F.A.R. CALCULATIONS
A0.32	FIRE ACCESS
A0.33	3D VIEWS
A0.34	EXISTING / DEMO
A1.00	SITE PLAN
A1.01	SITE MAP
A1.02	SITE MAP - PG&E UTILITIES
A2.00	EXISTING & DEMO PLANS
A2.10	PROPOSED PLANS
A2.11	PROPOSED PLANS - ICE CREAM
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breakformdesign

127 arena street, el segundo, ca 90245  
tel 310.322.3700

1982 - 1988 23RD ST  
SAN PABLO, CA 94806

REVISION SCHEDULE

Revision Number	Revision Date
1	3/21/2024

**COVER**

**DRAWN** JS

**CHECKED** PNK

**DATE** 3/13/2025 12:24:26 PM

**SCALE**

**JOB #** 21-A016

**A0.00**

**CONTRACTOR NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
2. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.
3. FURNISH ALL LABOR AND MATERIAL/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. GC TO ESTABLISH PROCEDURES W/ BLDG. OWNER.
4. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF OBSTACLES AND DEBRIS FOR THE DURATION OF CONSTRUCTION.
5. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
6. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
7. DEBRIS REMOVAL MUST BE PERFORMED USING THE FREIGHT/ELEVATOR WHEN APPLICABLE. CONTACT THE BUILDING MGMT. OFFICE TO OBTAIN SCHEDULE FOR THE USE OF EACH FREIGHT OR ELEVATOR. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.
8. IF DIRECTED BY BUILDING MANAGEMENT, ALL DOORS, MECHANICAL, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES, (INCLUDING DOWNLIGHTS & FLOURESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE REMOVED AS PERMITTED. ALL ITEMS TO BE PROTECTED, SAVED AND REUSED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF.
9. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING ANY DAMAGE CAUSED BY HIS OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REPAIRS MUST MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
11. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND REPAIR WORK. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLAN. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE.
12. ALL EXISTING FLOOR MOUNTED OUTLETS, WHERE NOTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX, FILL AND LEVEL FLOOR TO ACCEPT NEW FLOOR COVERING.
13. ALL EXISTING CEILING TILES TO REMAIN U.O.N. ALL BLOKING, PARTIAL, STAINED, OR DAMAGED TILES SHALL BE REPLACED.
14. ALL DRAWING LIGHT FIXTURES SHALL BE CLEANED OF DUST, WRAPPED FOR PROTECTION & STORED FOR RE-USE.
15. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.
16. RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, PIPES, GRILLES, SPRINKLER HEADS, SURFACE, SUCH AS FASTENERS, OUTLET COVERS, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.
17. CAREFULLY REMOVE ALL EXISTING WALL COVERING AT EXISTING PARTITIONS AND/OR COLUMNS, AS NOTED.
20. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE ARCHITECT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
21. STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.
22. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE RATING IS MAINTAINED.

**SAFETY NOTES:**

1. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY/URING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.
2. THE CONTRACTOR SHALL PROVIDE GUESTS PROTECTION FROM ALL AREAS OF WORK.
3. THE CONTRACTOR SHALL PROTECT ADJACENT AREAS FROM NOISE, DUST, DIRT FIRE HAZARDS, ETC.

**CONSTRUCTION NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF MATCHING BUILDING LINES AND LEVELS BETWEEN NEW CONSTRUCTION. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS AND THE LOCATION AND ELEVATION OF THE WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
3. CONTRACTOR SHALL RELOCATE OR CAP OFF EXISTING UTILITY LINES AS REQUIRED. COORDINATE WITH ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.
4. EXISTING CONSTRUCTION WHICH IS TO REMAIN BUT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION OR BETTER.
5. MATERIALS USED FOR NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED, SHALL BE IDENTICAL TO EXISTING ADJACENT MATERIALS, CONSTRUCTION AND FINISHES.
6. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY.
7. THE GENERAL CONTRACTOR SHALL PROVIDE A MINIMUM NOTING BY THE ARCHITECT FOR THE PURPOSE OF COLLECTING TRASH AND SHALL PROVIDE FOR ITS REMOVAL FROM THE SITE TO A LEGAL DISPOSAL SITE.
8. ALL HOLES IN CONCRETE SLABS LEFT AFTER REMOVAL OF REINFORCING SHALL BE FILLED WITH PORTLAND CEMENT ROCK OR SOLID CONCRETE. REFER TO ANY DETAILS WITHIN DRAWING SET FOR FURTHER INFORMATION.
9. THE GENERAL CONTRACTOR SHALL VERIFY SALVAGE REQUIREMENTS OF ALL FURNITURE, FIXTURES AND EQUIPMENT WITH THE OWNER TO DEMOLITION.
10. SURFACE CRACKS AND VOIDS SHALL BE TYPED POINTED OR PATCHED.
11. ALL SURFACES TO BE FINISHED SHALL BE PREPARED IN ACCORDANCE WITH FINISH MANUFACTURERS' RECOMMENDATIONS.
12. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, AND FRAMES FOR LIGHT FIXTURES, ELECTRICAL UNITS, AC EQUIPMENT AND OTHER ITEMS REQUIRING SAME.
13. PLEASE RECYCLE DEMOLITION & CONSTRUCTION WASTE. ASK ABOUT POSSIBLE DUMP SITES.
14. THE CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. REQUIREMENTS.

15. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED & VISIBLE WHEN THE UNIT IS GLAZED.
16. PENETRATIONS OF FIRE-RATED FLOORS OR FLOOR-CURBS SHALL BE PROTECTED BY TROUGH-PENETRATION FIRE STOPS HAVING AN "F" OR "T" RATING. A "T" RATING IS REQUIRED WHERE PENETRATIONS ARE NOT COVERED BY THE WALL. THE WALLS THAT PENETRATE THE FLOOR OR WHERE THEY ARE LARGER THAN A 4" (100mm) PIPE OR 18 IN (457mm SQ) IN AREA. UBC SEC CODE 7.03. EX 5.

**CODE NOTES:**

1. ALL WORK AND MATERIALS SHALL COMPLY TO THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA NATIONAL ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE AND ALL LOCAL CODES, REGULATIONS, LAWS & ORDINANCES GOVERNING CONSTRUCTION. SECURITY IN THIS JURISDICTION.
2. METAL FABRICATION SHALL CONFORM TO C.B.C. AND STANDARDS OF A.S.T.M., A.I.S.C., A.W.S. AND S.P.C. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE CODE REGULATIONS.
3. DEPARTMENT OF INDUSTRIAL RELATIONS DIVISION OF THE STATE OF CALIFORNIA SHALL BE CONTACTED BY THE CONTRACTOR SHALL PROVIDE OCCUPANCY SIGNAGE PER LOCAL BUILDING REQUIREMENTS AND/OR FIRE DEPARTMENT REQUIREMENTS.
4. OCCUPANCY SIGNAGE SHALL BE PLACED PER LOCAL CODE & FIRE DEPARTMENT REQUIREMENTS AS APPLICABLE.
5. ALL REQUIRED PERMITS MUST BE OBTAINED AND KEPT ON SITE. ALL PERMITS SHALL BE MAINTAINED AT ALL TIMES IN A LOCATION SPECIFIED BY THE CITY.

**GENERAL NOTES:**

1. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS. IF THE CONTRACTOR DISCOVERS ANY ERROR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, BEFORE OR AFTER THE START OF CONSTRUCTION. SHALL FIRST BE APPROVED BY THE ARCHITECT.
2. STAMPED SETS OF APPROVED PLANS SHALL BE PROVIDED FOR ALL WORK. THE CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION, COMPLETE SETS OF CONTRACT DOCUMENTS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THEY ARE TO BE UNDER THE CARE OF THE GENERAL CONTRACTOR OR HIS SUPERINTENDENT IN A LOCATION SPECIFIED BY THE CITY.
3. THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE SHOP DRAWING WHICH HAS NOT BEEN BROUGHT TO THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS NAMED BY TRADE NAME OR MANUFACTURER.
5. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL.
6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL NOT BREAK SEALS FOR TRADE BIDDING, ERRORS IN BIDDING AS A RESULT OF THIS PRACTICE ARE NOT THE RESPONSIBILITY OF THE OWNER OR THE ARCHITECT.
8. THE CONTRACTOR SHALL REFER TO AND CROSS-CHECK DRAWINGS AND SPECIFICATIONS FOR CONFLICTS. ANY CONFLICTS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH THE EXISTING SITE CONDITIONS AND SPECIFICATIONS.
9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE FOLLOWING IS REQUIRED FROM THE AGENT OF THE OWNER: a) AN AUTHORIZATION LETTER FROM THE OWNER TO PULL PERMITS, THE FOLLOWING IS REQUIRED FROM THE CONTRACTOR AGENT - b) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LANDLORD'S RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO PROVIDING INSURANCE CERTIFICATES PER CITY ORDINANCES AND REGISTERED CONTRACTORS COMPENSATION INSURANCE MADE OUT TO THE CONTRACTORS STATE LICENSE BOARD. c) COPY OF THE CONTRACTOR'S STATE LICENSE BOARD. d) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS OF CONTRACTOR.
10. THE CONTRACTOR SHALL PROVIDE A LIST OF SUBCONTRACTORS TO THE OWNER FOR REVIEW PRIOR TO SIGNING THE OWNER / CONTRACTOR AGREEMENT.
11. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, JOINING AND PROTECT THEM FROM DAMAGE TOGETHER PROPERLY AND FIT OR BE RECEIVED BY WORK OR OTHER TRADES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, WASTE AND EXISTING TOILET FACILITIES AS REQUIRED AND INSTALL THEM IN ACCORDANCE TO LOCAL CODES. CONTRACTOR MAY USE OWNER'S FACILITIES UPON WRITTEN AUTHORIZATION FROM OWNER'S REPRESENTATIVE.
14. THE GENERAL CONTRACTOR AND HIS ASSOCIATES, SUBCONTRACTORS, ETC., MUST MAINTAIN THE SITE, KEEP IT CLEAN, ETC., EVERY DAY AT THE END OF WORKING HOURS.
15. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DELIVER THE JOB COMPLETELY CLEAN.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR, NO SHALL REPLACE OR REMEDY ANY FAULTY, DEFECTIVE OR INADEQUATE WORKMANSHIP OR ANY DAMAGE WHICH SHALL ARISE WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.

**FIRE SAFETY NOTES:**

1. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATINGS OF NOT LESS THAN 2A WITH A 75-FOOT TRAVEL DISTANCE.
2. THE GENERAL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT FIELD INSPECTOR.
3. THE GENERAL CONTRACTOR SHALL PROVIDE PLANS FOR REVISION OF THE FIXED FIRE PROTECTION EQUIPMENT AND SHALL SUBMIT THEM TO THE LOCAL JURISDICTION AS REQUIRED AND TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
4. THE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS AND SPECIFICATIONS FOR REVISION TO FIXED FIRE PROTECTION EQUIPMENT AND SUBMITTAL OF PLANS TO THE LOCAL JURISDICTION AS REQUIRED PRIOR TO INSTALLATION.

**FIRE-RESISTANCE RATED CONSTRUCTION:**

1. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO STOP AND BELOW OF THE CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)
2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BELOW OF THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

**FIRE PROTECTION:**

1. AND APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STOREY AND BASEMENT FOR DWELLING UNITS. A CENTRAL FAMILY SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND BE BACKUP SUPPLIED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNIT WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT. (R315)
3. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72.

**LABDS GENERAL REQUIREMENTS:**

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION OR UTILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF SUCH UTILITIES. ALL UTILITIES SHALL BE PROTECTED WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE UTILITY METER. THE END OF THE SHUTOFF CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. (R303.6)
4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, SINKS, LAUNDRY AND BATHROOM SINKS AND TOILETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
5. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NON-POROUS FINISH. THE FINISH SHALL BE NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. SECTION 12.01.23. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING TOILETS AND CLOSETS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. UNIT KEYLIGHTS SHALL BE LABELED BY A CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) WHICH DOES NOT EXCEED 2' IN EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. 1006.3.

8. WATER HEATER MUST BE STRAPPED TO WALL (SEE 507.3 LATER)
9. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A BATTERY BACK-UP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6)
10. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
11. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UNIT KEYLIGHTS SHALL BE LABELED BY A CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) WHICH DOES NOT EXCEED 2' IN EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. 1006.3.
12. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING UTILITIES AND SIGN UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
13. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING THAT IS ADEQUATE TO ILLUMINATE THE ROOM AT A MINIMUM OF 3 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
14. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

15. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL. TODAY FOR THE PROTECTION OF CHILDREN, ALL SWIMMING POOLS MUST BE COVERED WITH A SAFETY COVER TOGETHER PROPERLY AND FIT OR BE RECEIVED BY WORK OR OTHER TRADES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, WASTE AND EXISTING TOILET FACILITIES AS REQUIRED AND INSTALL THEM IN ACCORDANCE TO LOCAL CODES. CONTRACTOR MAY USE OWNER'S FACILITIES UPON WRITTEN AUTHORIZATION FROM OWNER'S REPRESENTATIVE.
18. THE GENERAL CONTRACTOR AND HIS ASSOCIATES, SUBCONTRACTORS, ETC., MUST MAINTAIN THE SITE, KEEP IT CLEAN, ETC., EVERY DAY AT THE END OF WORKING HOURS.
19. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DELIVER THE JOB COMPLETELY CLEAN.
20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR, NO SHALL REPLACE OR REMEDY ANY FAULTY, DEFECTIVE OR INADEQUATE WORKMANSHIP OR ANY DAMAGE WHICH SHALL ARISE WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.

**LABDS ADDITIONAL NOTES:**

**GARAGE/CARPITS:**

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND BE SELF-CLOSING, SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID CORE HIGH-DENSITY FIBER STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)
2. DUCT PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL AND BE PROTECTED WITH A 1/2 INCH MINIMUM GAP OPENING INTO THE GARAGE. (R302.5.2)
3. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11. ITEM 4 (R302.5.3)
4. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE FINISHED WITH A FINISH THAT WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 IBC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)
5. INTERNALLY ILLUMINATED EXIT SIGNS, ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH THE CITY OF LOS ANGELES TO REMOVE ANY CONFLICT WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27.
6. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH SECTIONS 1013.6.1 - 1013.6.3.
7. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
8. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 IUX).
9. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702. AFFIDAVIT IS REQUIRED BY THE OWNER TO COVENANT AND MAINTAIN THE SIGNAGE. THE SIGNAGE SHALL BE GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)
10. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT IS BACKUP SUPPLIED WITH BATTERY NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. 1013.5-1013.6.3

13. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 1010.1.9
14. DOOR HANDLES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. 1010.1.9.2
15. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9
16. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. 1008.1
17. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL BE INSTALLED TO ILLUMINATE THE FOLLOWING AREAS: 1008.3
18. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS:
  - I. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGeways IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - II. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR DESIGNATED EXITS. EXITS THAT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - III. EXTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - IV. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - V. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
19. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERY BANK, EQUIPMENT OR AN ONSITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.2. 1008.3
20. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE ILLUMINATION OF NOT LESS THAN AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) WHICH DOES NOT EXCEED 2' IN EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. 1006.3.
21. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. IN GROUP 1, 2, 3 AND 5 STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CODE. FOR HIGH-RISE BUILDINGS, SEE SECTION 403.
22. EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES (152 MM) HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 1/8 INCH (3.2 MM) WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2 INCHES (51 MM) WIDE. EXCEPT THE LETTER "I," AND THE LETTER "O," WHICH SHALL BE AT LEAST 1/4 INCH NOT LESS THAN 3/8 INCH (9.5 MM), SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE THE LETTERS WITH THE STROKE WIDTH IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY READABLE. THE WORD "EXIT" SHALL BE LABELED BY A CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION IS OR IS NOT ENERGIZED. IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXIT SIGN, THE INDICATOR SHALL BE LABELED WITH THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED.

**INTERIOR ENVIRONMENT:**

1. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREE FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.8)
2. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A CLEAR PATH OF EGRESS FROM THE VICTIM'S ROOM THROUGH PORTS IN THE DOOR OR ADJOINING WALL. (6706)
3. WOOD FLOOR-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE MATERIAL WITH FINISH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR.
4. ALL FIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL BE REMOVED. HINGE PINNETS HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH PROTECTIVE COATING. THE STRIKE PLATE, LOCKING AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE JAMB FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7)
5. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR DOORS MUST BE OPERABLE FROM THE INSIDE. IT SHALL REQUIRE SPECIFIC KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M, AND S OCCUPANCIES). (6709.2)
6. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8" AND A MINIMUM OF 1/4" OF THE DEAD BOLT END BOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)
7. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS SHALL BE NO MORE THAN 300 SQ. IN. PROVIDE TO THE BUILDING'S CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE OF THE VENTILATION SYSTEM. 10-1039(B)
8. ALL SYSTEMS, EQUIPMENT, APPLIANCES AND BUILDING COMPONENTS SHALL COMPLY WITH THE CURRENT CODE OF MANUFACTURING, CONSTRUCTION, AND INSTALLATION PROVISIONS OF SECTIONS 110.0 THROUGH 110.11 FOR NEWLY CONSTRUCTED BUILDINGS.
9. ALL SYSTEMS, EQUIPMENT, APPLIANCES AND BUILDING COMPONENTS SHALL COMPLY WITH THE CURRENT CODE OF MANUFACTURING, CONSTRUCTION, AND INSTALLATION PROVISIONS OF SECTIONS 110.0 THROUGH 110.11 FOR NEWLY CONSTRUCTED BUILDINGS.
10. ALL SYSTEMS, EQUIPMENT, APPLIANCES AND BUILDING COMPONENTS SHALL COMPLY WITH THE CURRENT CODE OF MANUFACTURING, CONSTRUCTION, AND INSTALLATION PROVISIONS OF SECTIONS 110.0 THROUGH 110.11 FOR NEWLY CONSTRUCTED BUILDINGS.
11. UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND INSULATION SHALL BE TESTED AS SPECIFIED IN SECTION 803.3.
12. INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0 OF ELECTRIC CODE FORMAT. 10-1039(B)
13. EXTERNAL INSULATION INSTALLED ON AN EXISTING UNFIRE WATER STORAGE TANK OR ON AN EXISTING BACK-UP TANK FOR A SOLAR WATER HEATING SYSTEM, IT SHALL HAVE AN R-VALUE OF AT LEAST R-12, OR THE HEAT LOSS THROUGH THE INSULATION SHALL BE LESS THAN 6.5 BTU PER HOUR PER SQUARE FOOT. 110.0(R)2
14. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.3.
15. INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0 OF ELECTRIC CODE FORMAT. 10-1039(B)
16. INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0 OF ELECTRIC CODE FORMAT. 10-1039(B)
17. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR DOORS MUST BE OPERABLE FROM THE INSIDE. IT SHALL REQUIRE SPECIFIC KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M, AND S OCCUPANCIES). (6709.2)
18. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8" AND A MINIMUM OF 1/4" OF THE DEAD BOLT END BOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)
19. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS SHALL BE NO MORE THAN 300 SQ. IN. PROVIDE TO THE BUILDING'S CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE OF THE VENTILATION SYSTEM. 10-1039(B)
20. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. (6710)
21. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR DOORS MUST BE OPERABLE FROM THE INSIDE. IT SHALL REQUIRE SPECIFIC KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M, AND S OCCUPANCIES). (6709.2)
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48. SLIDING GLASS DOORS



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EXISTING SITE SURVEY

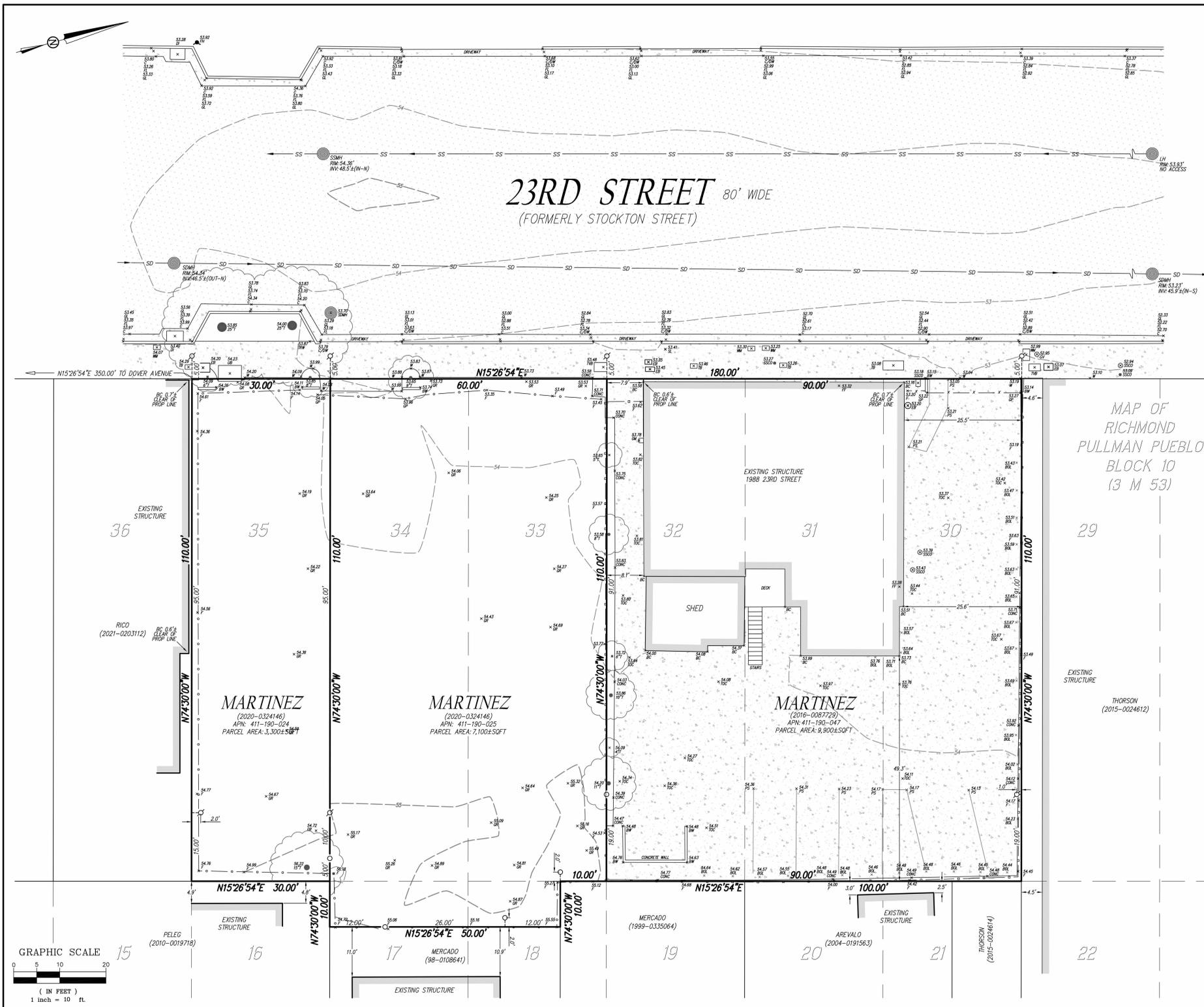
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SCALE

JOB # 21-A016



**LEGEND**

⊙	SET NAIL & TAG PLS 9022
○	SET REBAR & CAP PLS 9022
○	RECORD DATA
—	BUILDING EDGE
—	CONCRETE
—	ASPHALT
∅	DIAMETER OF TREE (INCHES)
BC	BUILDING CORNER
BL	BUILDING LINE
BO	BOLLARD
BW	BOTTOM OF WALL
C	TOP OF CURB
CONC	CONCRETE
DI	DROP INLET
DW	DRIVEWAY
EB	ELECTRIC BOX
F	FENCE
FF	FINISHED FLOOR
FI	FIRE HYDRANT
FL	FLOW LINE
GL	GUTTER LIP
GM	GAS METER
GP	GATE POST
GR	GROUND SHOT
GV	GAS VALVE
LH	LAMP HOLE
PS	PARKING STRIPE
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TE	TELEPHONE BOX
TOC	TOP OF CONCRETE
TRW	TREE WELL
TUB	TELEVISION UTILITY BOX
UB	UTILITY BOX
W	BACK OF SIDEWALK
WM	WATER METER
—	SUBJECT PROPERTY
—	RIGHT OF WAY/ADJACENT LOT LINE
—	HISTORIC PARCEL/LOT LINE
—	TIE LINE
—	STORM DRAIN LINE
—	SANITARY SEWER LINE
—	CHAINLINK FENCE
—	IRON FENCE
—	WOOD FENCE

**OWNER:**  
APN: 411-190-047  
SAMUEL MARTINEZ  
675 SYCAMORE AVENUE  
HAYWARD, CA 94544

APN: 411-190-024 & 025  
SAMUEL MARTINEZ  
CESAR MARTINEZ  
2551 LIVE OAK TERRACE  
HAYWARD, CA 94541

**BASIS OF BEARINGS:**  
RIGHT OF WAY LINE DOVER AVENUE  
AS SHOWN ON THE MAP OF RICHMOND PULLMAN PUEBLO (3 M 53)  
BEARING: S74°30'00"E

**BENCHMARK:**  
NGS BENCHMARK: 49.87  
PID: H100908  
NAVD 88 ELEV: 52.7 FEET

**NOTE:**  
DISTANCES SHOWN IN US SURVEY FEET AND DECIMALS THEREOF  
EASEMENTS OF RECORD (IF ANY) NOT SHOWN

**SURVEYOR'S STATEMENT:**  
THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT ON 01/11/2022.



RYAN C. ENGEL, PLS 9022  
DATE: 02/21/2022

## BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 30, 31, 32, 33, 34, 35 AND PORTIONS OF LOTS 17 & 18, RICHMOND PULLMAN PUEBLO, BLOCK 10, (3 M 53) SAN PABLO, CONTRA COSTA COUNTY, CALIFORNIA  
FEBRUARY, 2022 SCALE 1" = 10'

BAY AREA LAND SURVEYING INC.  
3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 223-5167  
APN: 411-190-024, 025 & 047 SHEET 1 OF 1 21-4562



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ZONING CODE AREA CALCULATIONS

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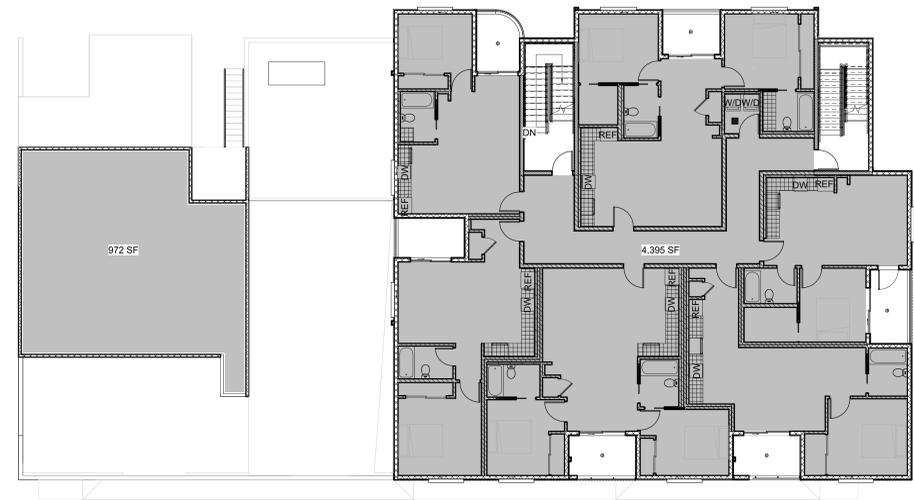
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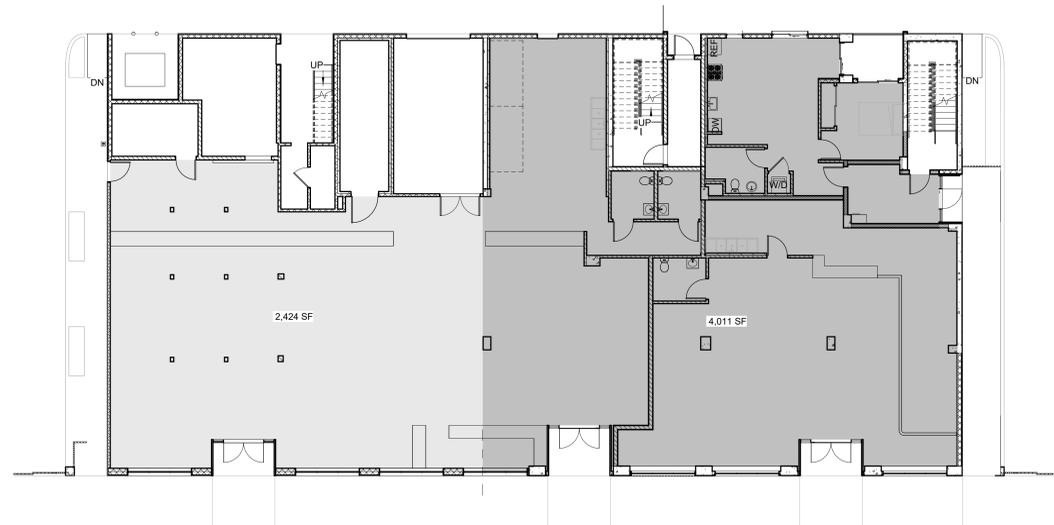
SCALE 3/32" = 1'-0"

JOB # 21-A016

A0.26



ZONING CODE - SECOND FLOOR  
3/32" = 1'-0" 2



ZONING CODE - GROUND FLOOR  
3/32" = 1'-0" 1

ZONING CODE FLOOR AREA			
	EXISTING	NEW	TOTAL
GROUND FLOOR	2,424 SF	4,011 SF	6,435 SF
SECOND FLOOR	972 SF	4,395 SF	5,367 SF
<b>TOTAL</b>			<b>11,802 SF</b>



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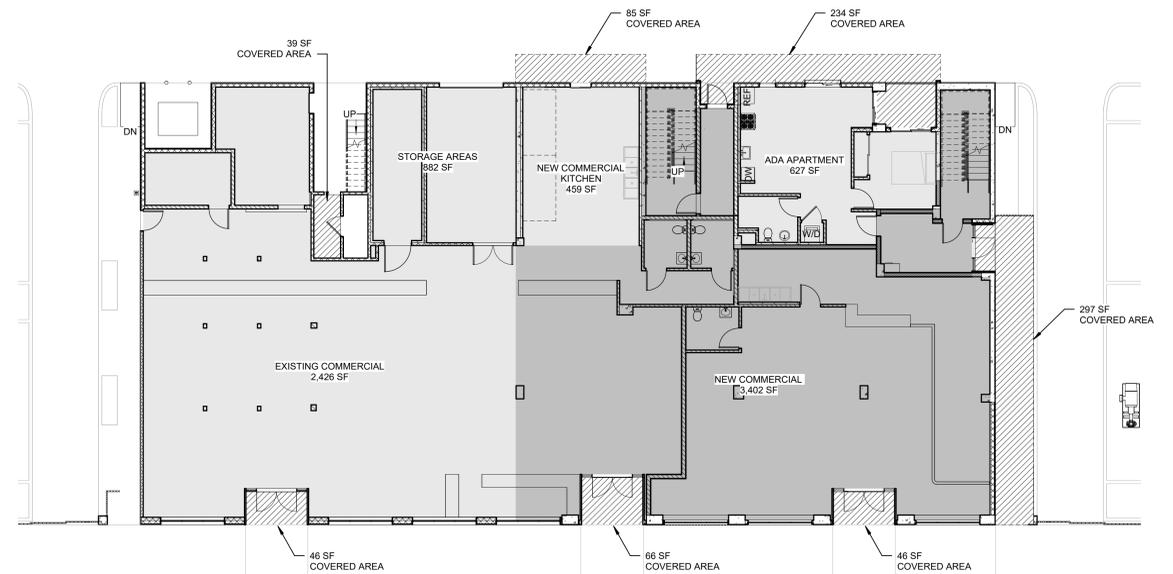
BUILDING CODE AREA CALCULATIONS

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SCALE	3/32" = 1'-0"
JOB #	21-A016

A0.27



BUILDING CODE - SECOND FLOOR  
3/32" = 1'-0" 2



BUILDING CODE - GROUND FLOOR  
3/32" = 1'-0" 1

BUILDING CODE FLOOR AREA				
FLOOR	RESIDENTIAL	COMMON	COVERED	TOTAL
GROUND FLOOR	627 SF	7,169 SF	813 SF	8,611 SF
SECOND FLOOR	972 + 4,740 SF		424 SF	6,136 SF
<b>TOTAL</b>				<b>14,747 SF</b>



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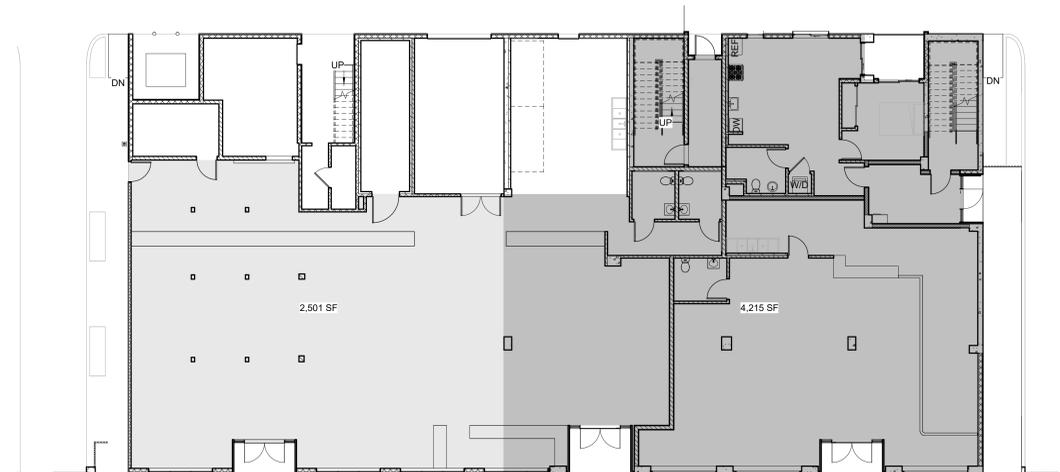
SCHOOL FEE AREA CALCULATIONS

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SCALE	3/32" = 1'-0"
JOB #	21-A016

A0.28



SCHOOL FEES - SECOND FLOOR  
3/32" = 1'-0" 2



SCHOOL FEES - GROUND FLOOR  
3/32" = 1'-0" 1

SCHOOL FEES FLOOR AREA	
GROUND FLOOR	6,716 SF
SECOND FLOOR	4,807 SF
<b>TOTAL</b>	<b>11,523 SF</b>

23RD STREET



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OPEN SPACE  
AREA  
CALCULATIONS

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SCALE	3/32" = 1'-0"
JOB #	21-A016

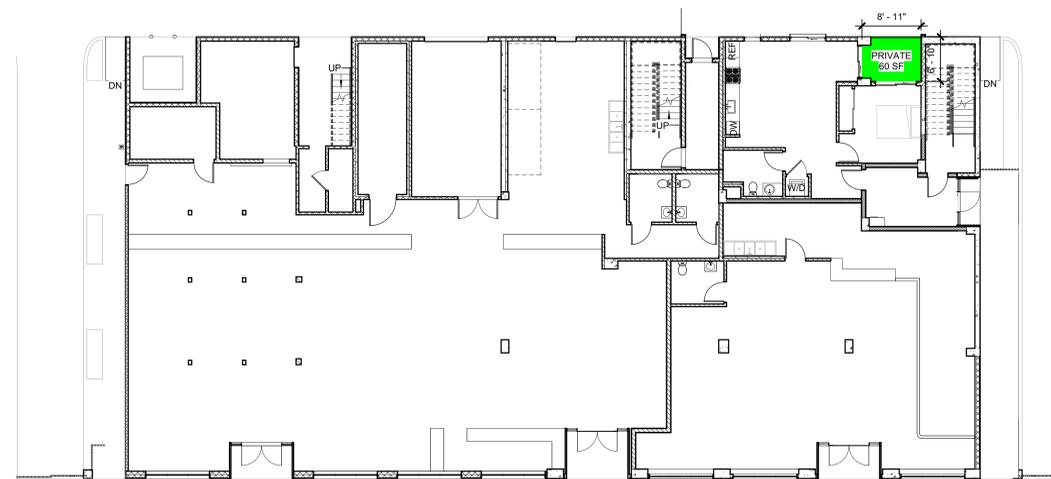
A0.29



OPEN SPACE - THIRD FLOOR  
3/32" = 1'-0" 3



OPEN SPACE - SECOND FLOOR  
3/32" = 1'-0" 2



OPEN SPACE - GROUND FLOOR  
3/32" = 1'-0" 1

OPEN SPACE PROVIDED VS. REQUIRED			
PROVIDED		REQUIRED	
COMMON OPEN SPACE:	3,493 SF	7 UNITS (150 S.F.) =	1,050 SF
PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON 23RD ST SPECIFIC PLAN:	420 SF	PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON 23RD ST SPECIFIC PLAN 7 UNITS (60 S.F.)	420 SF
TOTAL PROVIDED OPEN SPACE:	3,912 SF	TOTAL REQUIRED OPEN SPACE:	1,470 SF

COMMON OPEN SPACE TREE COUNT			
PROVIDED		REQUIRED	
ON SITE TO BE REPLACED:	4	ON SITE TO BE REPLACED:	4
1 TREE PER EVERY 4 UNITS: (7 UNITS / 4) =	2	1 TREE PER EVERY 4 UNITS: (7 UNITS / 4) =	2
TOTAL:	6 TREES	TOTAL:	6 TREES

23RD STREET



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F.A.R. CALCULATIONS

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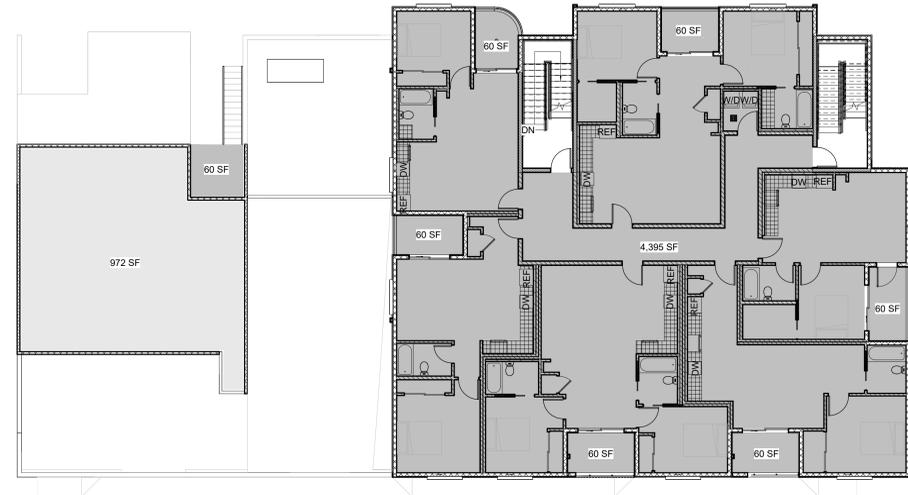
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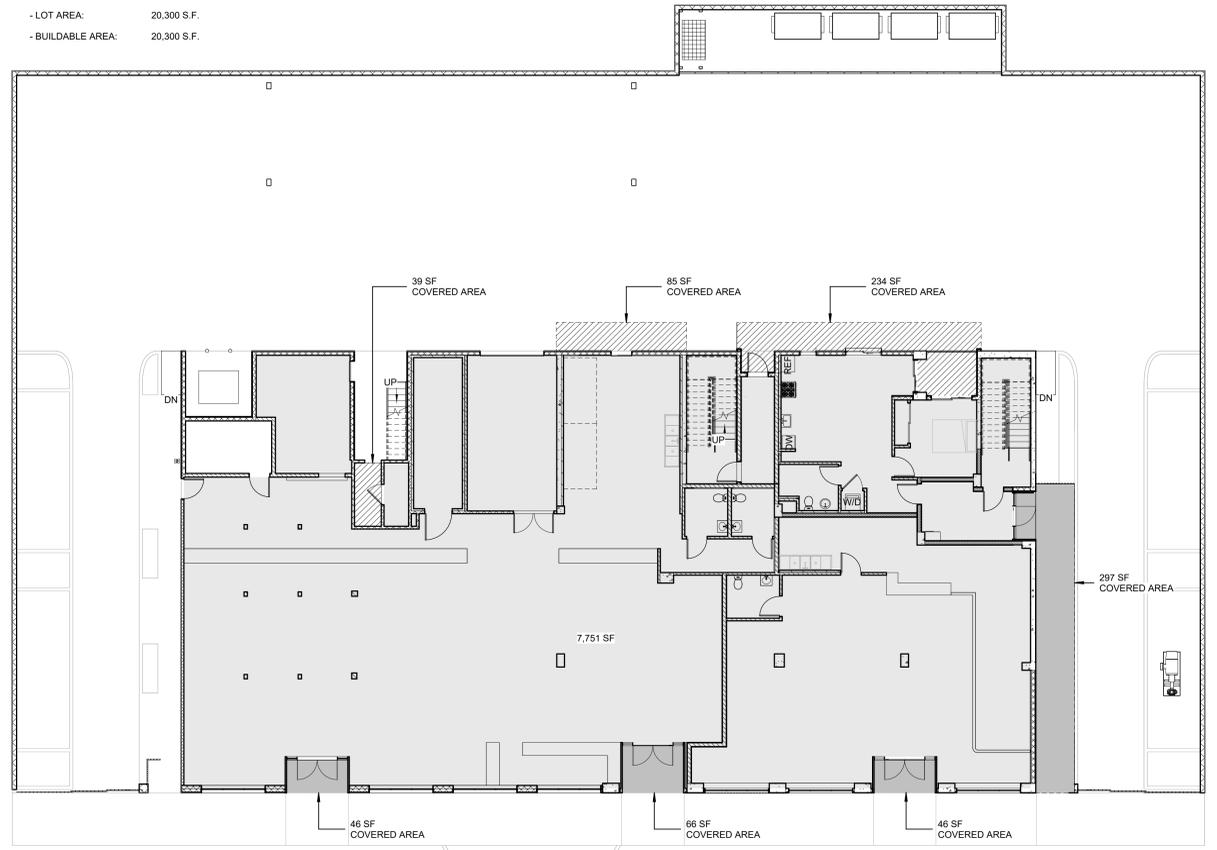
SCALE 3/32" = 1'-0"

JOB # 21-A016

A0.31



F.A.R. CALCULATIONS - SECOND FLOOR  
3/32" = 1'-0" 2



F.A.R. CALCULATIONS - GROUND FLOOR  
3/32" = 1'-0" 1

- LOT AREA: 20,300 S.F.  
- BUILDABLE AREA: 20,300 S.F.

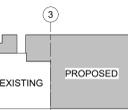
F.A.R. CALCULATIONS	
GROUND FLOOR -COVERED	7,751 SF
SECOND FLOOR -COVERED	5,367 SF
	420 SF
<b>TOTAL PROVIDED</b>	<b>14,351 SF</b>







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SITE PLAN

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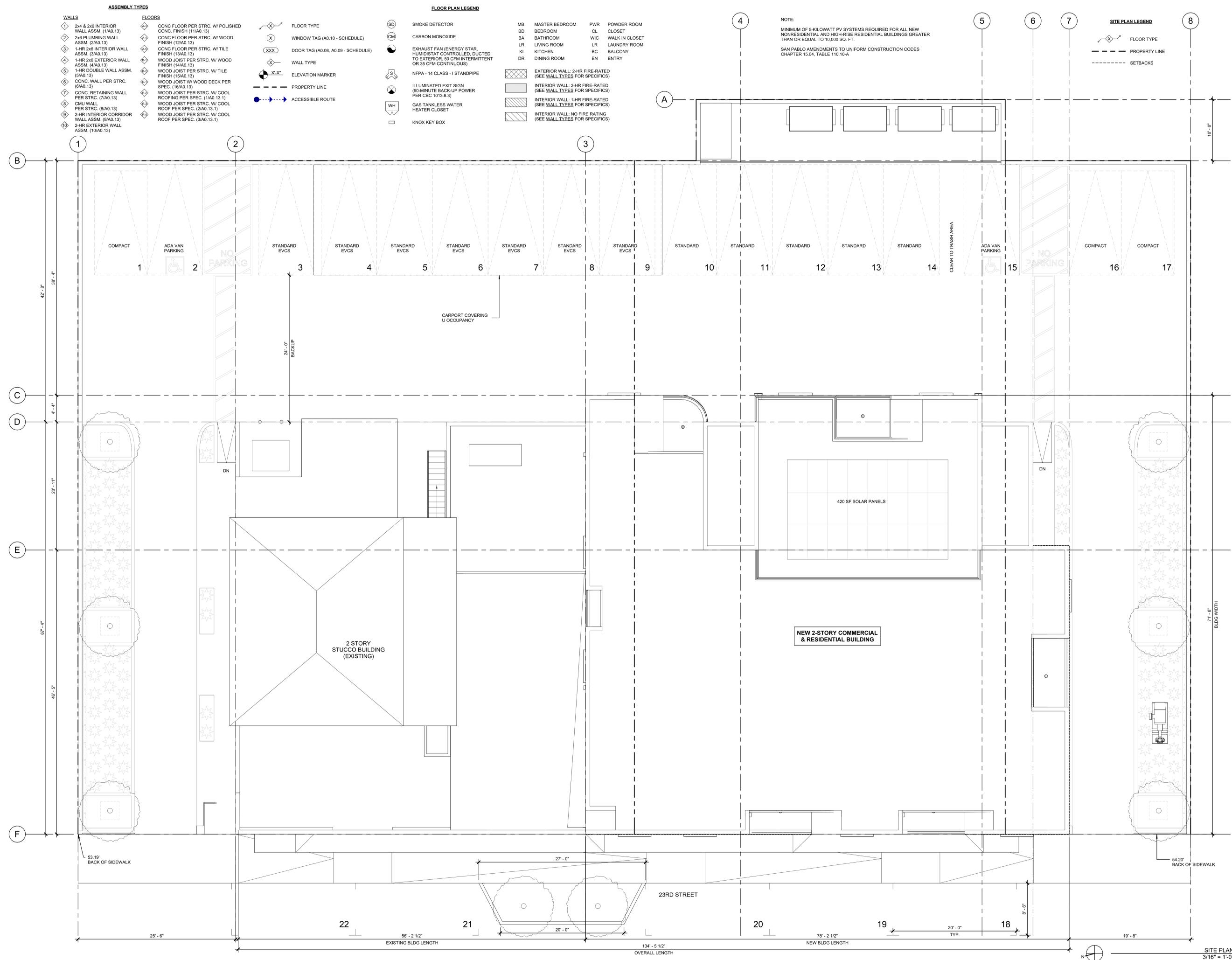
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SCALE As indicated

JOB # 21-A016

A1.00



- ASSEMBLY TYPES**
- WALLS**
- 1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
  - 2 2x6 PLUMBING WALL ASSM. (2/A0.13)
  - 3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
  - 4 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
  - 5 1-HR DOUBLE WALL ASSM. (5/A0.13)
  - 6 CONC. WALL PER STRC. (6/A0.13)
  - 7 CONC. RETAINING WALL PER STRC. (7/A0.13)
  - 8 CMU WALL PER STRC. (8/A0.13)
  - 9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)
  - 10 2-HR EXTERIOR WALL ASSM. (10/A0.13)
- FLOORS**
- 1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (11/A0.13)
  - 2 CONC FLOOR PER STRC. W/ WOOD FINISH (12/A0.13)
  - 3 CONC FLOOR PER STRC. W/ TILE FINISH (13/A0.13)
  - 4 WOOD JOIST PER STRC. W/ WOOD FINISH (14/A0.13)
  - 5 WOOD JOIST PER STRC. W/ TILE FINISH (15/A0.13)
  - 6 WOOD JOIST W/ WOOD DECK PER SPEC. (16/A0.13)
  - 7 WOOD JOIST PER STRC. W/ COOL ROOFING PER SPEC. (17/A0.13.1)
  - 8 WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (2/A0.13.1)
  - 9 WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (3/A0.13.1)

- FLOOR PLAN LEGEND**
- [Symbol] FLOOR TYPE
  - [Symbol] WINDOW TAG (A0.10 - SCHEDULE)
  - [Symbol] DOOR TAG (A0.08, A0.09 - SCHEDULE)
  - [Symbol] WALL TYPE
  - [Symbol] ELEVATION MARKER
  - [Symbol] PROPERTY LINE
  - [Symbol] ACCESSIBLE ROUTE

- FLOOR PLAN LEGEND**
- [Symbol] SMOKE DETECTOR
  - [Symbol] CARBON MONOXIDE
  - [Symbol] EXHAUST FAN (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR, 50 CFM INTERMITTENT OR 35 CFM CONTINUOUS)
  - [Symbol] NFPA - 14 CLASS - I STANDPIPE
  - [Symbol] ILLUMINATED EXIT SIGN (90-MINUTE BACK-UP POWER PER CBC 1013.6.3)
  - [Symbol] GAS TANKLESS WATER HEATER CLOSET
  - [Symbol] KNOX KEY BOX
  - MB MASTER BEDROOM
  - BD BEDROOM
  - BA BATHROOM
  - LR LIVING ROOM
  - KI KITCHEN
  - DR DINING ROOM
  - PWR POWDER ROOM
  - CL CLOSET
  - WIC WALK IN CLOSET
  - LR LAUNDRY ROOM
  - BC BALCONY
  - EN ENTRY
  - [Symbol] EXTERIOR WALL: 2-HR FIRE-RATED (SEE WALL TYPES FOR SPECIFICS)
  - [Symbol] INTERIOR WALL: 2-HR FIRE-RATED (SEE WALL TYPES FOR SPECIFICS)
  - [Symbol] INTERIOR WALL: 1-HR FIRE-RATED (SEE WALL TYPES FOR SPECIFICS)
  - [Symbol] INTERIOR WALL: NO FIRE RATING (SEE WALL TYPES FOR SPECIFICS)

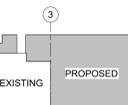
NOTE:  
MINIMUM OF 5-KILOWATT PV SYSTEMS REQUIRED FOR ALL NEW NONRESIDENTIAL AND HIGH-RISE RESIDENTIAL BUILDINGS GREATER THAN OR EQUAL TO 10,000 SQ. FT.  
SAN PABLO AMENDMENTS TO UNIFORM CONSTRUCTION CODES CHAPTER 15.04, TABLE 110.10-A

- SITE PLAN LEGEND**
- [Symbol] FLOOR TYPE
  - [Symbol] PROPERTY LINE
  - [Symbol] SETBACKS





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SAN PABLO, CA 94806

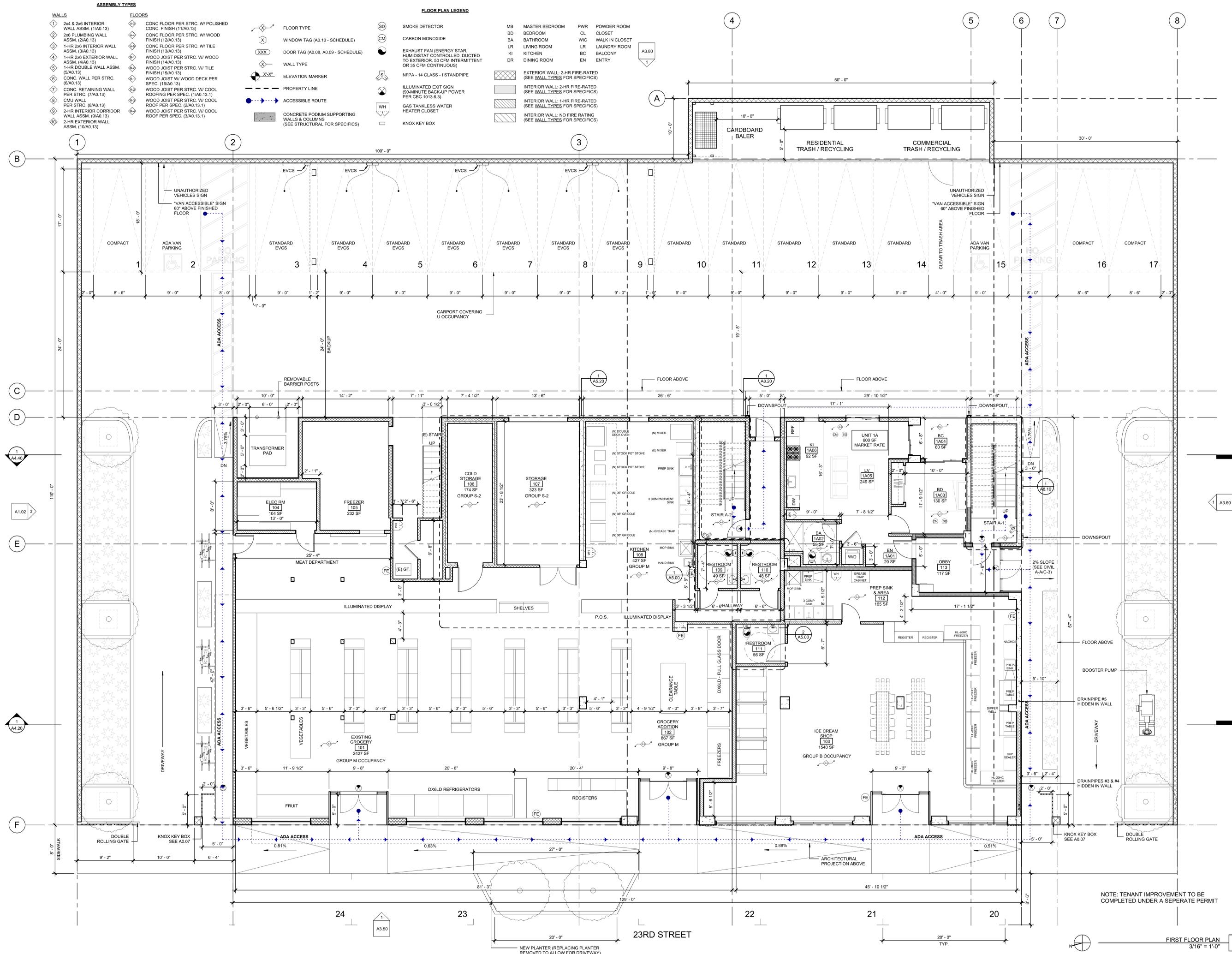


Revision Schedule

Revision Number	Revision Date
1	03/21/2024

PROPOSED PLANS

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SCALE	As indicated
JOB #	21-A016

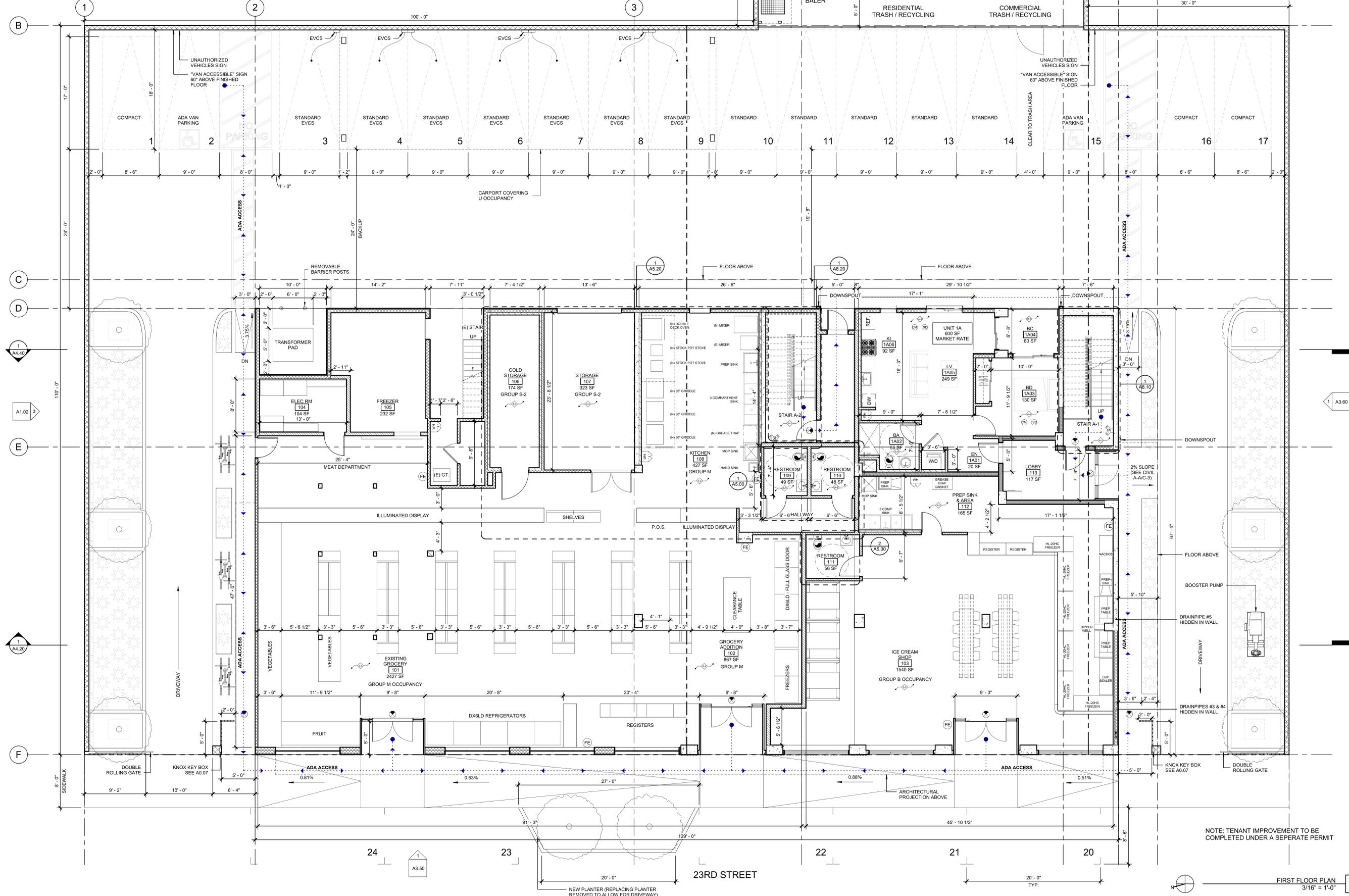


NOTE: TENANT IMPROVEMENT TO BE COMPLETED UNDER A SEPERATE PERMIT

FIRST FLOOR PLAN  
3/16" = 1'-0"

- ASSEMBLY TYPES**
- 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
  - 2x6 PLUMBING WALL ASSM. (2/A0.13)
  - 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
  - 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
  - 1-HR DOUBLE WALL ASSM. (5/A0.13)
  - CONC. WALL PER STRC. (6/A0.13)
  - CONC. RETAINING WALL PER STRC. (7/A0.13)
  - CMU WALL PER STRC. (8/A0.13)
  - 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)
  - 2-HR EXTERIOR WALL ASSM. (10/A0.13)
- FLOORS**
- CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (11/A0.13)
  - CONC FLOOR PER STRC. W/ WOOD FINISH (12/A0.13)
  - CONC FLOOR PER STRC. W/ TILE FINISH (13/A0.13)
  - WOOD JOIST PER STRC. W/ WOOD FINISH (14/A0.13)
  - WOOD JOIST PER STRC. W/ TILE FINISH (15/A0.13)
  - WOOD JOIST W/ WOOD DECK PER SPEC. (16/A0.13)
  - WOOD JOIST PER STRC. W/ COOL ROOFING PER SPEC. (17/A0.13.1)
  - WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (2/A0.13.1)
  - WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (3/A0.13.1)

- FLOOR PLAN LEGEND**
- FLOOR TYPE
  - WINDOW TAG (A0.10 - SCHEDULE)
  - DOOR TAG (A0.08, A0.09 - SCHEDULE)
  - WALL TYPE
  - ELEVATION MARKER
  - PROPERTY LINE
  - ACCESSIBLE ROUTE
  - CONCRETE PODIUM SUPPORTING WALLS & COLUMNS (SEE STRUCTURAL FOR SPECIFICS)
  - SMOKE DETECTOR
  - CARBON MONOXIDE
  - EXHAUST FAN (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR, 50 CFM INTERMITTENT OR 35 CFM CONTINUOUS)
  - NFPA - 14 CLASS - 1 STANDPIPE
  - ILLUMINATED EXIT SIGN (60 MINUTE BACK-UP POWER PER CBC 1013.6.3)
  - GAS TANKLESS WATER HEATER CLOSET
  - KNOX KEY BOX
  - MASTER BEDROOM
  - BEDROOM
  - BATHROOM
  - LIVING ROOM
  - KITCHEN
  - DINING ROOM
  - POWDER ROOM
  - CLOSET
  - WALK IN CLOSET
  - LAUNDRY ROOM
  - BALCONY
  - ENTRY
  - EXTERIOR WALL - 2-HR FIRE-RATED (SEE WALL TYPES FOR SPECIFICS)
  - INTERIOR WALL - 2-HR FIRE-RATED (SEE WALL TYPES FOR SPECIFICS)
  - INTERIOR WALL - 1-HR FIRE-RATED (SEE WALL TYPES FOR SPECIFICS)
  - INTERIOR WALL - NO FIRE RATING (SEE WALL TYPES FOR SPECIFICS)

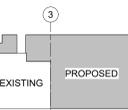


NOTE: TENANT IMPROVEMENT TO BE COMPLETED UNDER A SEPERATE PERMIT

FIRST FLOOR PLAN  
3/16" = 1'-0"



1982 - 1988 23RD ST  
SAN PABLO, CA 94806



Revision Schedule

Revision Number	Revision Date
1	03/21/2024

PROPOSED PLANS

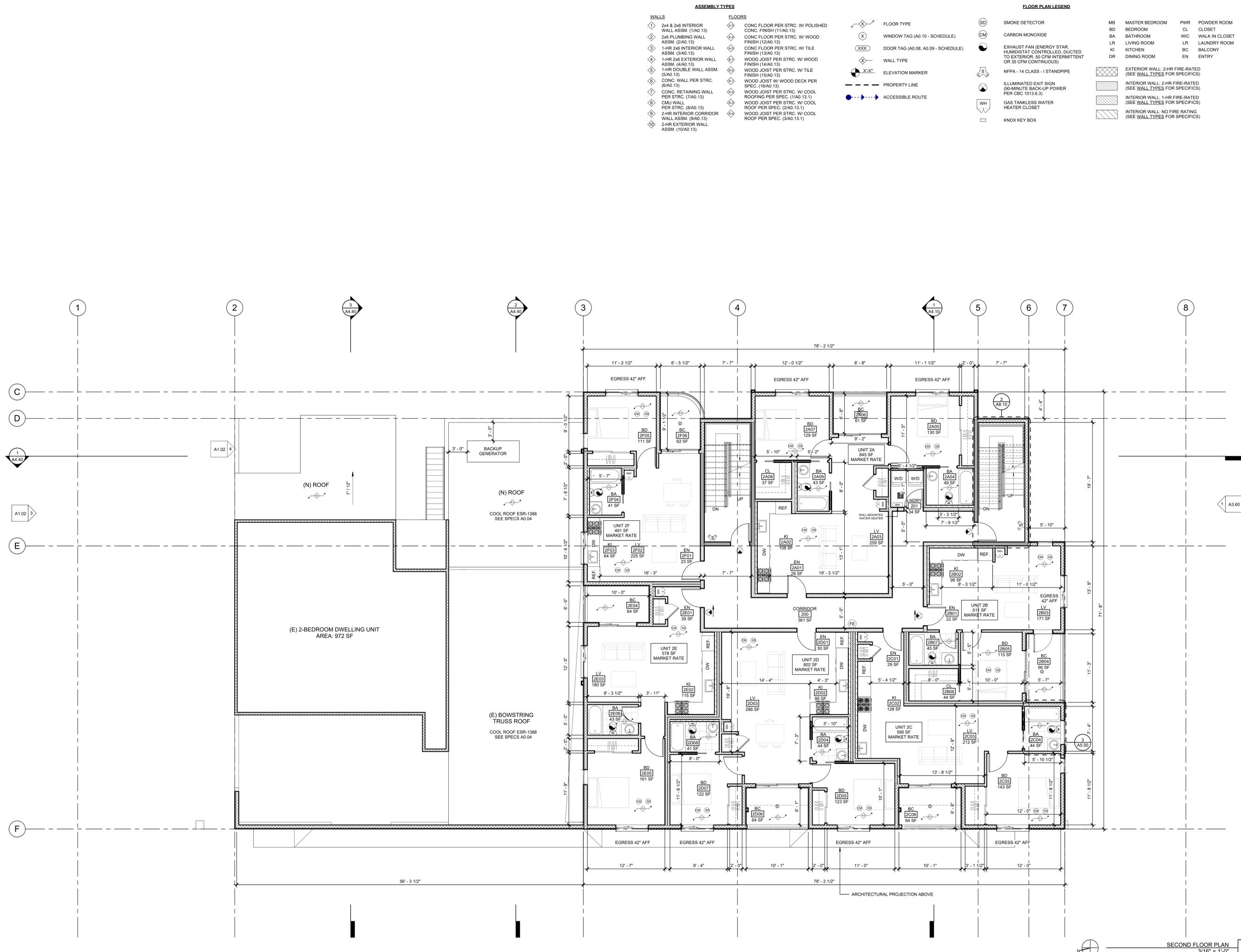
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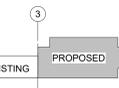








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SAN PABLO, CA 94806



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ELEVATIONS

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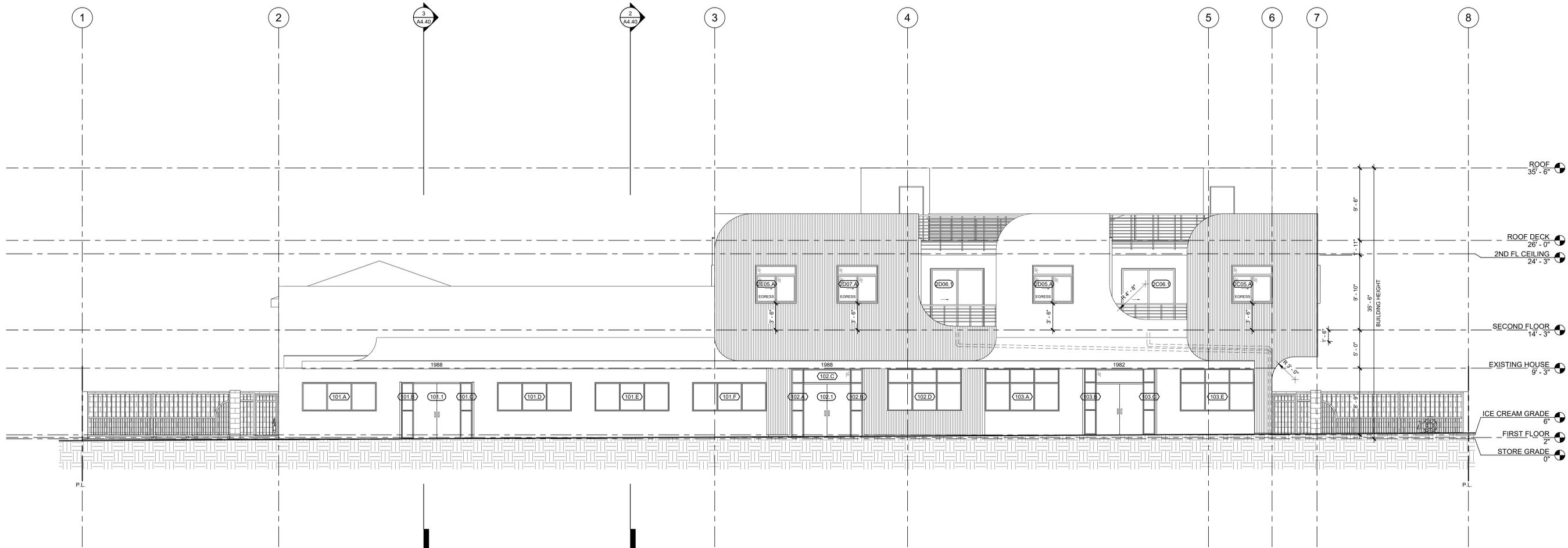
SCALE As indicated

JOB # 21-A016

A3.10

ELEVATION LEGEND

- SMOOTH STUCCO
- METAL SIDING
- METAL FLASHING
- PROPERTY LINE (PL)
- 1HR RATED WALL
- WINDOW TAG
- DOOR TAG

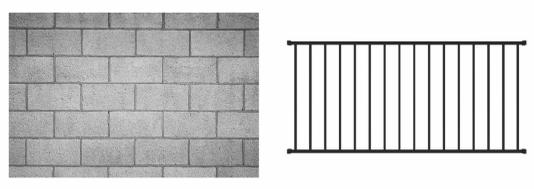


WEST ELEVATION  
3/16" = 1'-0"









**FENCE:**  
- CONCRETE BLOCK

**GATE:**  
- MANUFACTURER: BAY AREA AUTOMATIC GATES  
- TYPE: 1" SQUARE TUBE STEEL PICKETS, MAXIMUM 6" SPACING  
- COLOR: BLACK PAINT

FENCE & GATE 4



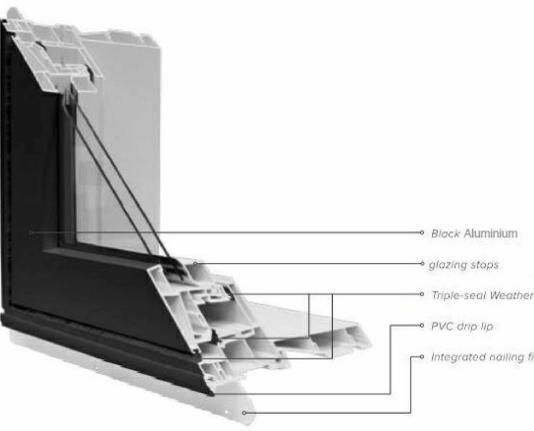
- MANUFACTURER: OMEGA  
- COLOR: ADOBE SAND (BEHR #N240-2)

COLORTEK SMOOTHCOAT EXTERIOR STUCCO 3



- MANUFACTURER: AEP SPAN  
- COLOR: COOL SIERRA TAN  
- TYPE: FLEX SERIES 1.2FX10-12  
- ORIENTATION: VERTICAL

EXTRUDED ALUMINUM SIDING 2



- MANUFACTURER: ALL WEATHER WINDOWS & DOORS  
- COLOR: BLACK  
- TYPE: ARCHITECTURAL ALUMINUM (SERIES 6000)

EXTERIOR WINDOWS / DOORS 1

**ELEVATION LEGEND**

	(1) SMOOTH STUCCO
	(2) METAL SIDING
	(3) ALUMINUM FLASHING
	PROPERTY LINE (PL)
	1HR RATED WALL
	WINDOW TAG
	DOOR TAG

**breakformdesign**

127 arena st, el segundo, ca 90245  
[o] 310.322.3700



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EXISTING PROPOSED

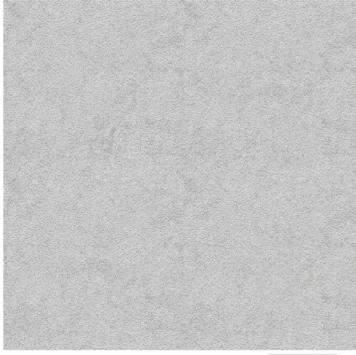
Revision Schedule	
Revision Number	Revision Date
1	03/21/2024

**ELEVATIONS COLOR**

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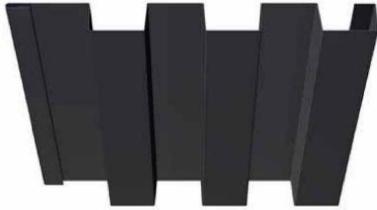
A3.50

WEST ELEVATION COLOR  
3/16" = 1'-0" 1



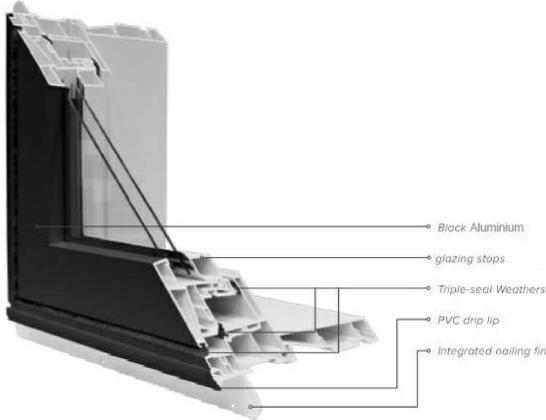
- MANUFACTURER: OMEGA  
- COLOR: ADOBE SAND (BEHR #N240-2)

COLORTEK SMOOTHCOAT EXTERIOR STUCCO 3



- MANUFACTURER: AEP SPAN  
- COLOR: COOL SIERRA TAN  
- TYPE: FLEX SERIES 1.2FX10-12  
- ORIENTATION: VERTICAL

EXTRUDED ALUMINUM SIDING 2

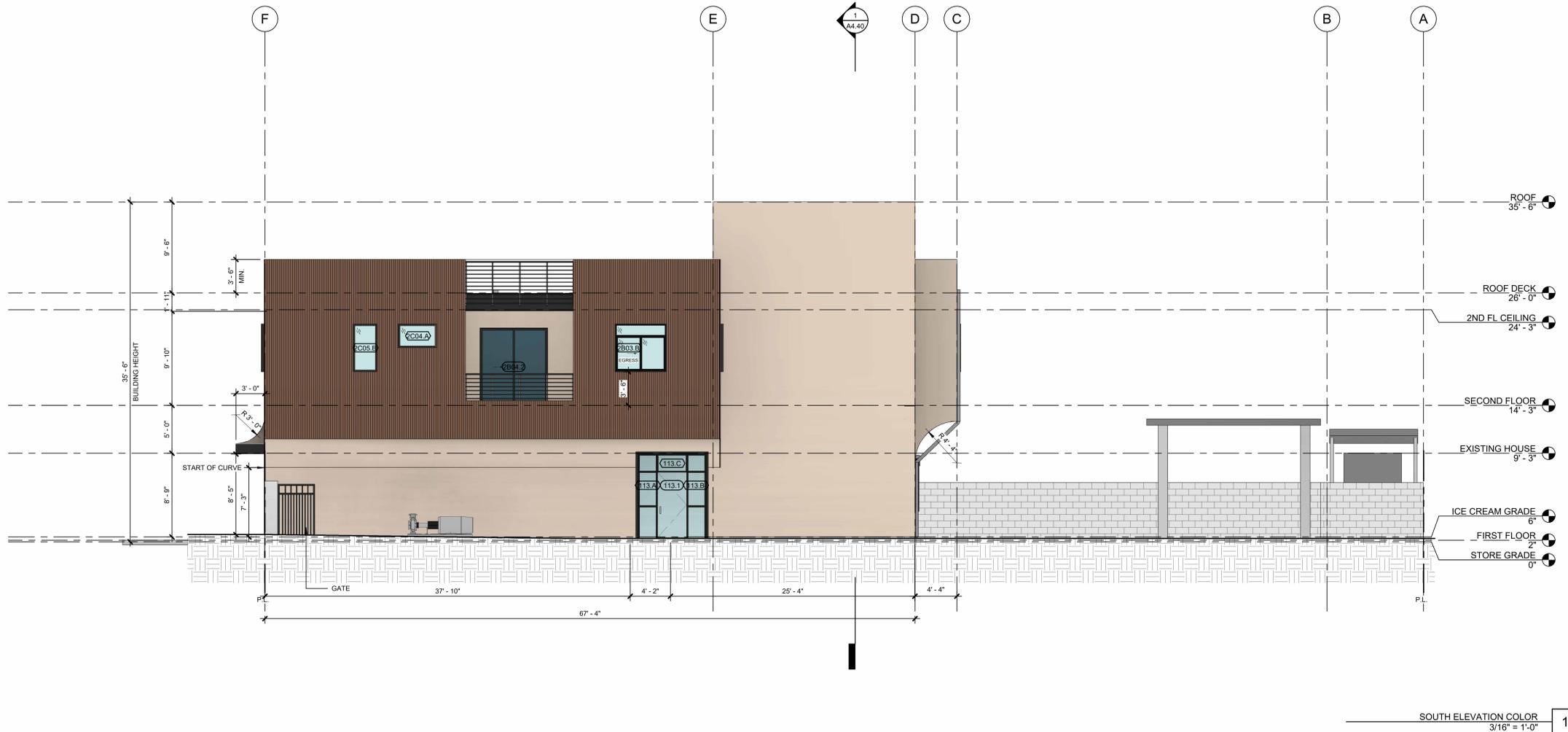


- MANUFACTURER: ALL WEATHER WINDOWS & DOORS  
- COLOR: BLACK  
- TYPE: ARCHITECTURAL ALUMINUM (SERIES 6000)

EXTERIOR WINDOWS / DOORS 1

**ELEVATION LEGEND**

	(1) SMOOTH STUCCO
	(2) METAL SIDING
	(3) ALUMINUM FLASHING
	PROPERTY LINE (PL)
	1HR RATED WALL
	WINDOW TAG
	DOOR TAG



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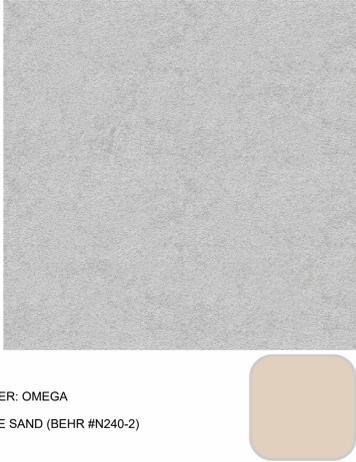
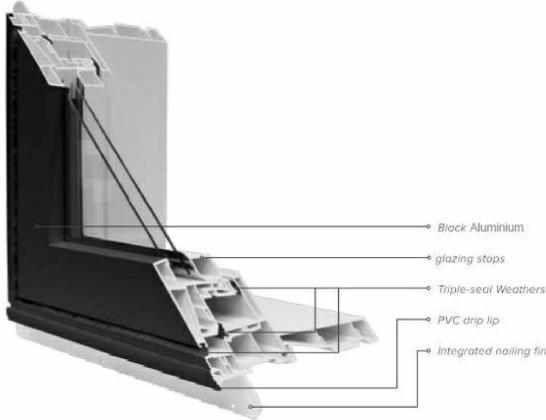
Revision Number	Revision Date
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**ELEVATIONS COLOR**

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SCALE As indicated  
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A3.60

SOUTH ELEVATION COLOR  
3/16" = 1'-0"

 <p>- MANUFACTURER: OMEGA - COLOR: ADOBE SAND (BEHR #N240-2)</p>	 <p>- MANUFACTURER: AEP SPAN - COLOR: COOL SIERRA TAN - TYPE: FLEX SERIES 1.2FX10-12 - ORIENTATION: VERTICAL</p>	 <p>- MANUFACTURER: ALL WEATHER WINDOWS &amp; DOORS - COLOR: BLACK - TYPE: ARCHITECTURAL ALUMINUM (SERIES 6000)</p>
<p>COLORTEK SMOOTHCOAT EXTERIOR STUCCO 3</p>	<p>EXTRUDED ALUMINUM SIDING 2</p>	<p>EXTERIOR WINDOWS / DOORS 1</p>

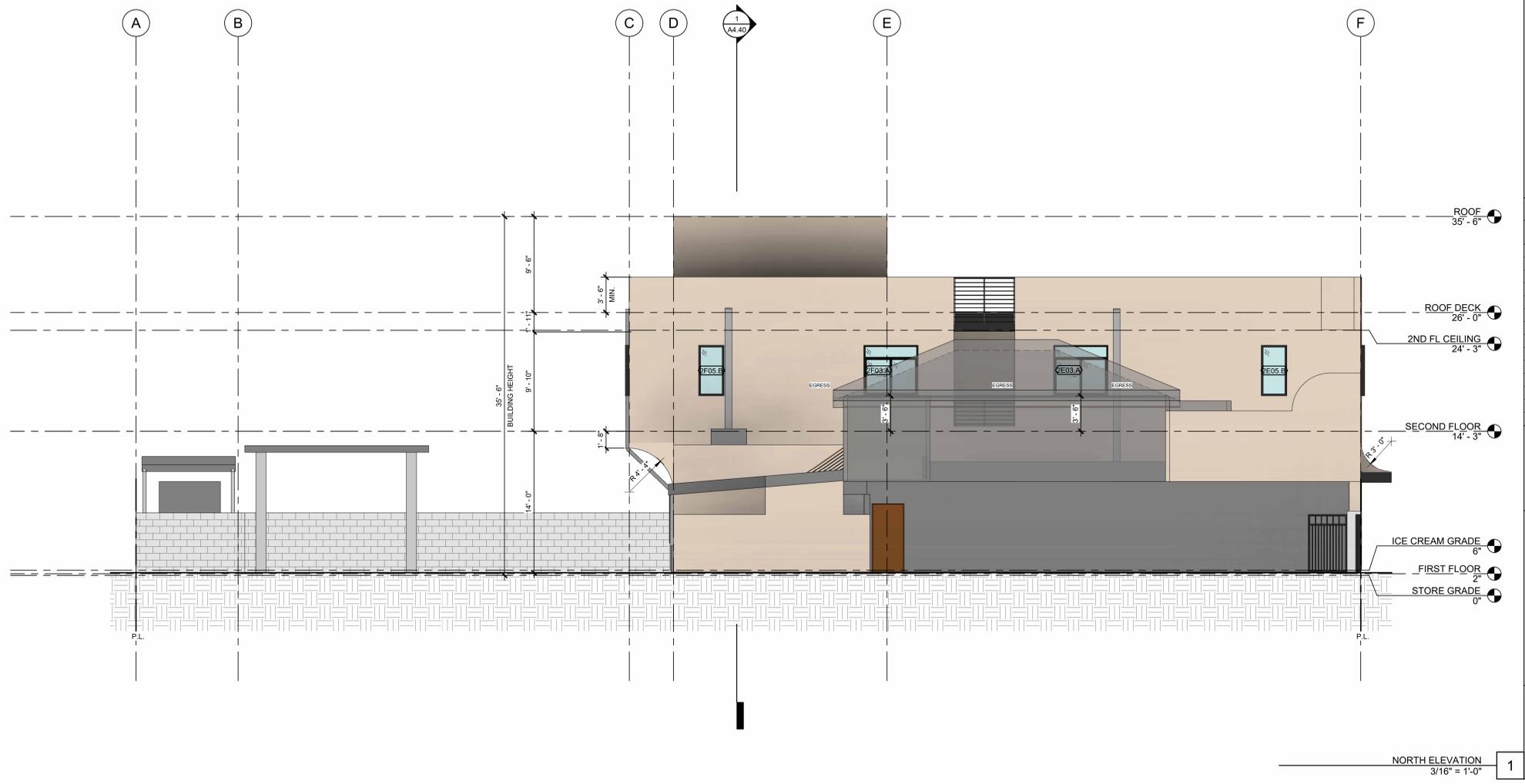
**ELEVATION LEGEND**

	(1) SMOOTH STUCCO
	(2) METAL SIDING
	(3) ALUMINUM FLASHING
	PROPERTY LINE (PL)
	1HR RATED WALL
	WINDOW TAG
	DOOR TAG

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ELEVATIONS COLOR

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A3.70  
 NORTH ELEVATION  
 3/16" = 1'-0" 1





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SAN PABLO, CA 94806

Revision Schedule

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PROPOSED SECTIONS

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SCALE	As indicated
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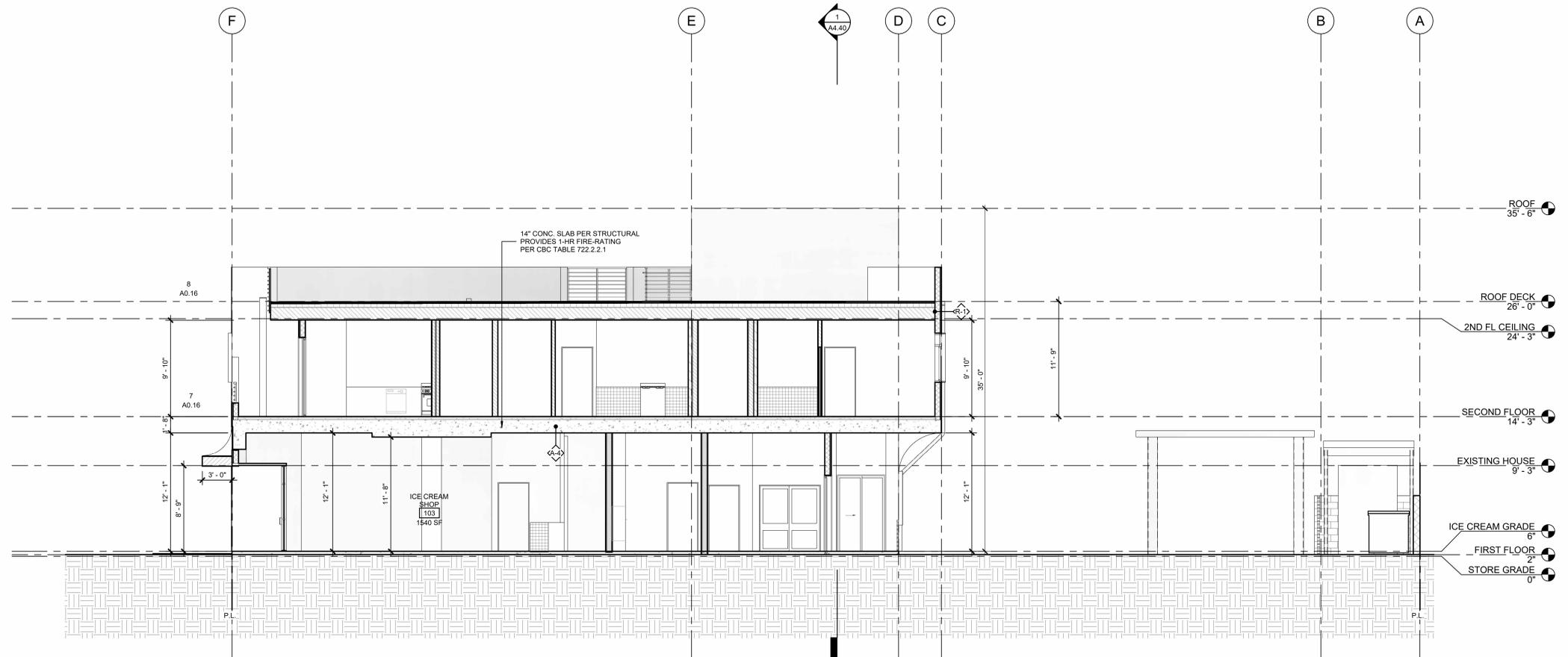
A4.10

ASSEMBLY TYPES

WALLS	FLOORS
1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)	1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (11/A0.13)
2 2x6 PLUMBING WALL ASSM. (2/A0.13)	2 CONC FLOOR PER STRC. W/ WOOD FINISH (12/A0.13)
3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)	3 CONC FLOOR PER STRC. W/ TILE FINISH (13/A0.13)
4 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)	4 WOOD JOIST PER STRC. W/ WOOD FINISH (14/A0.13)
5 1-HR DOUBLE WALL ASSM. (5/A0.13)	5 WOOD JOIST PER STRC. W/ TILE FINISH (15/A0.13)
6 CONC. WALL PER STRC. (6/A0.13)	6 WOOD JOIST W/ WOOD DECK PER SPEC. (16/A0.13)
7 CONC. RETAINING WALL PER STRC. (7/A0.13)	7 WOOD JOIST PER STRC. W/ COOL ROOFING PER SPEC. (17/A0.13.1)
8 CMU WALL PER STRC. (8/A0.13)	8 WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (2/A0.13.1)
9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)	9 WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (3/A0.13.1)
10 2-HR EXTERIOR WALL ASSM. (10/A0.13)	

SECTION LEGEND

---	1 HR
----	2 HR
⊙	X'-X' ELEVATION MARKER
---	PROPERTY LINE
----	EXISTING GRADE





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PROPOSED SECTIONS

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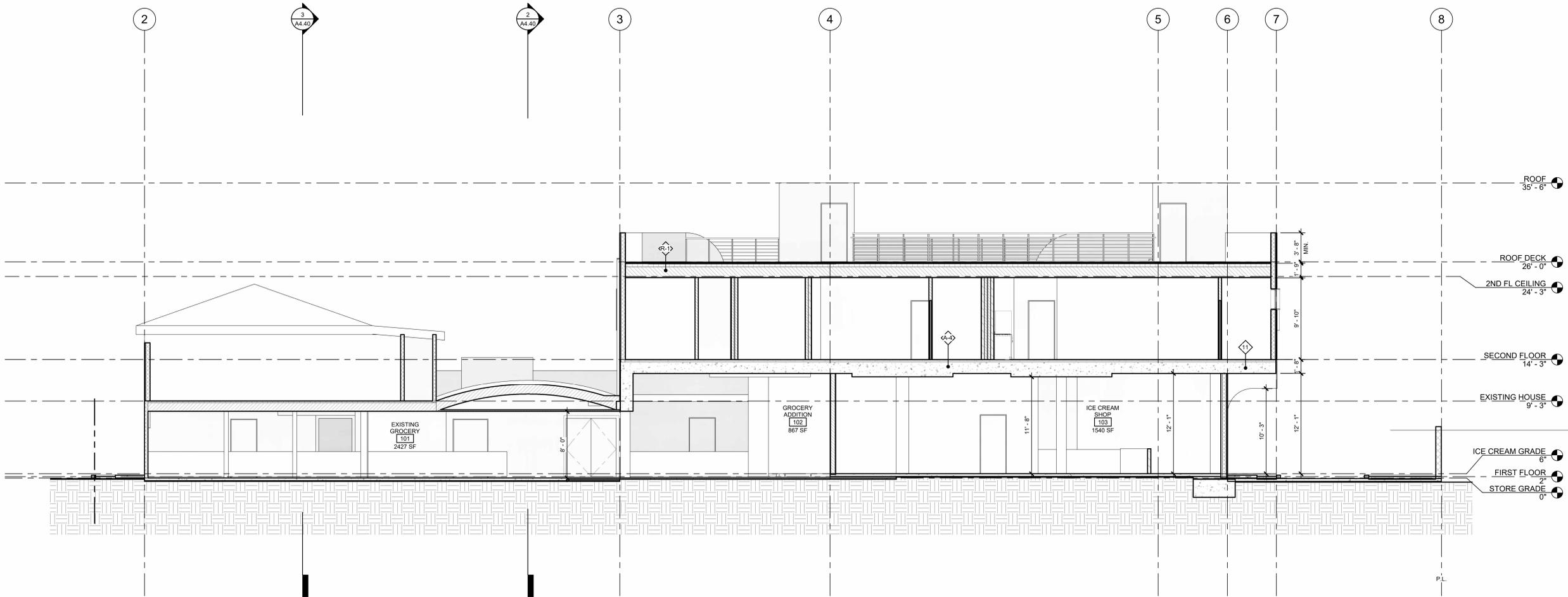
A4.20

ASSEMBLY TYPES

WALLS	FLOORS
1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)	1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (11/A0.13)
2 2x6 PLUMBING WALL ASSM. (2/A0.13)	2 CONC FLOOR PER STRC. W/ WOOD FINISH (12/A0.13)
3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)	3 CONC FLOOR PER STRC. W/ TILE FINISH (13/A0.13)
4 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)	4 WOOD JOIST PER STRC. W/ WOOD FINISH (14/A0.13)
5 1-HR DOUBLE WALL ASSM. (5/A0.13)	5 WOOD JOIST PER STRC. W/ TILE FINISH (15/A0.13)
6 CONC. WALL PER STRC. (6/A0.13)	6 WOOD JOIST W/ WOOD DECK PER SPEC. (16/A0.13)
7 CONC. RETAINING WALL PER STRC. (7/A0.13)	7 WOOD JOIST PER STRC. W/ COOL ROOFING PER SPEC. (17/A0.13.1)
8 CMU WALL PER STRC. (8/A0.13)	8 WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (2/A0.13.1)
9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)	9 WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (3/A0.13.1)
10 2-HR EXTERIOR WALL ASSM. (10/A0.13)	

SECTION LEGEND

---	1 HR
---	2 HR
⊕-X'-X'	ELEVATION MARKER
---	PROPERTY LINE
---	EXISTING GRADE



**PLANTING NOTES**

- QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.
- ALL HEADER AND BAMBOO ROOT BARRIERS SHALL BE LOCATED BY THE ARCHITECT ON SITE.
- CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS AND DETAILS.
- CONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
- REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 1" IN DIAMETER FROM PLANTING AREAS PRIOR TO PREPARATION & AGAIN PRIOR TO PLANTING.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS, SOIL PREPARATION, AND BACKFILL REQUIREMENTS.
- ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- GROUND-COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUBS. GROUND-COVER SHALL BE PLANTED ACCORDING TO SPACING ON PLANT LEGEND.
- TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.

- ALL PLANTING AREAS SHALL BE LOOSENEED TO A DEPTH OF 8" APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.
- FOR ALL TREES AND SHRUBS PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.  
SITE SOIL - 6 PARTS BY VOLUME  
ORGANIC AMENDMENT - 4 PARTS BY VOLUME  
SOIL CONDITIONER / FERTILIZER 10-10-10-LB. PER C.Y. OF MIX  
IRON SULFATE - 2 LBS. PER C.Y. OF MIX
- TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND-COVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLYS WITH THE PERFORMANCE APPROACH.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

21. AT THE TIME OF FINAL INSPECTION THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

**IRRIGATION NOTES**

- CONTRACTOR IS TO AUGMENT EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LANDSCAPE AND IRRIGATION DAMAGED FROM CONSTRUCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH A FULLY FUNCTIONAL AND EFFICIENT IRRIGATION SYSTEM PER THE CONTAINED CONDITIONS.
- ALL NEW TREES REQUIRE INDIVIDUAL POP-UP STREAM BUBBLERS, MIN. 2 PER TREE, WITHIN 4' OF TREE. TREE IRRIGATION SHALL BE ON A SEPARATE VALVE.
- SPRAY OR ROTOR HEADS SHALL BE ON POP-UPS: 6" FOR LAWN, LOW GROUND-COVER OR PARKED CAR OVERHANG AREAS, 12" FOR SHRUB AREAS. HEADS ON RISERS ARE ONLY ALLOWED ADJACENT TO WALLS WITH LIMITED SPACE FOR POP-UPS.
- LOCATE SPRAY HEADS 24" FROM NON-PERVIOUS PAVING TO PREVENT OVERSPRAY. EXCEPTION ALLOWED IF ADJACENT SURFACE IS PERMEABLE OR IF USING ALTERNATIVE TECHNOLOGY IRRIGATION. ROTATOR OR ROTARY HEADS MAYBE LOCATED 12" FROM PAVING.
- CONTRACTOR SHALL REPLACE ANY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATION THAT WILL AUTOMATE THE IRRIGATION RUNTIMES BASED ON WEATHER. SEE HUNTER SOLAR SYNC, RAINBIRD ET MANAGER OR EQUIVALENT.
- THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
- SIXTY DAYS AFTER TLANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC.)
- THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TRESS AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

**STATEMENTS AND CERTIFICATION**

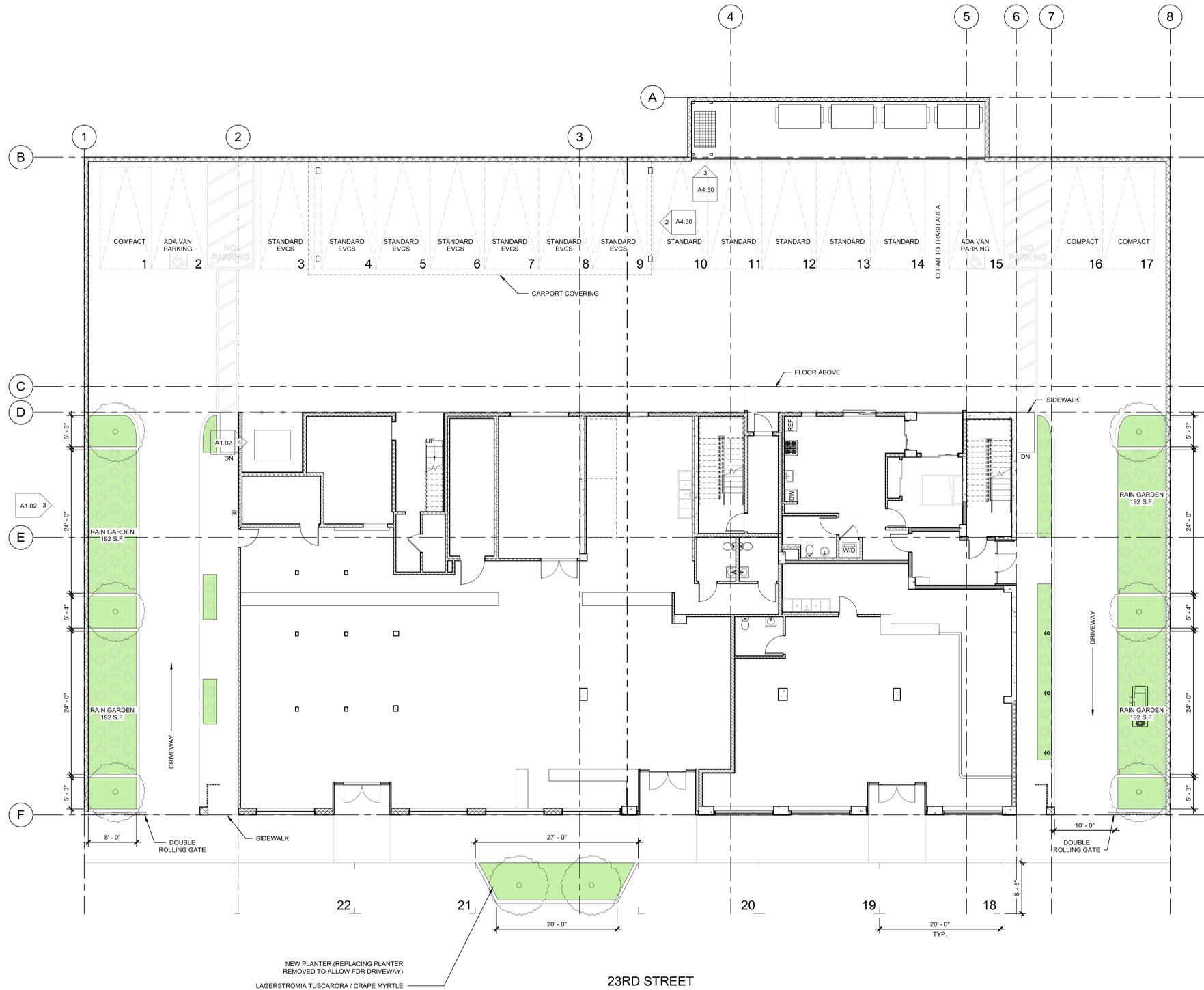
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.



SYMBOL	QTY.	SIZE	SPREAD	BOTANICAL NAME / COMMON NAME	NATIVE	WUCOLS WATER USE TYPES	WATER USE VALUES	HYDRO ZONE
	46	10'-15"	3'-6"	FICUS REPENS / CREEPING FIG	NO	MODERATE	0.5	2
	146	2'-3"	3'-4"	CHONDROPETALUM TECTORUM / CAPE RUSH	NO	LOW	0.5	1
	6	25'-30"	6'-15"	LAGERSTROMIA TUSCARORA / CRAPE MYRTLE	NO	LOW	0.3	1

LANDSCAPE		HARDSCAPE	
	TURF AREA	0 SF	IMPERVIOUS
	PLANT AREA	1,322 SF	PERVIOUS/ PERMEABLE
	TOTAL	1,322 SF	TOTAL
			10,508 SF

NOTE: ALL IMPERVIOUS AND PERVIOUS/ PERMEABLE CONCRETE TO BE UNCOLORED CONCRETE (U.C.) WITH SMOOTH FINISH.



NEW PLANTER (REPLACING PLANTER REMOVED TO ALLOW FOR DRIVEWAY)  
LAGERSTROMIA TUSCARORA / CRAPE MYRTLE

23RD STREET



1982 - 1988 23RD ST  
SAN PABLO, CA 94806

Revision Schedule	
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1	03/21/2024

**LANDSCAPE PLAN**

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