

ABBREVIATIONS & SYMBOLS

A.B.

ANCHOR BOLT

A/C

AIR CONDITIONING

A.T.

ACOUSTICAL TILE

A.D.

AREA DRAIN

ADJ.

ADJACENT

A.F.F.

ABOVE FINISH FLOOR

ALUM.

ALUMINUM

ARCH.

ARCHITECT/ARCHITECTURAL

BD.

BOARD

BLDG.

BUILDING

BLK.

BLOCK

BLKG.

BLOCKING

C.B.

CATCH BASIN

CAB.

CABINET

C.G.

CORNER GUARD

CLKG.

CAULKING

CLG.

CEILING

CLR.

CLEAR

C.M.U.

CONCRETE MASONRY UNIT

CO.

CLEANOUT

COL.

COLUMN

CONC.

CONCRETE

CONT.

CONTINUOUS

C.T.

CERAMIC TILE

CTR.

CENTER

C.W.

COLD WATER

DEPT.

DEPARTMENT

DET.

DETAIL

D.F.

DOUGLAS FIR

DIA.

DIAMETER

DIAG.

DIAGONAL

DIM.

DIMENSION

DN.

DOWN

DR.

DOOR

DWG.

DRAWING

(E)

EXISTING

EA.

EACH

ELEC.

ELECTRIC/ELECTRICAL

ELEV.

ELEVATION

EMER.

EMERGENCY

E.O.S.

EDGE OF SLAB

EXT.

EXTERIOR

F.A.

FIRE ALARM

F.D.

FLOOR DRAIN

F.E.C.

FIRE EXTINGUISHER CABINET

F.F.

FINISH FLOOR

FIN.

FINISH

FLR.

FLOOR

F.R.P.

FIBERGLASS REINFORCED PANEL

FTG.

FOOTING

FUR.

FURRED/FURRING

G.

GAS

GA.

GAUGE

G.C.

GENERAL CONTRACTOR

GL.

GLASS

G.S.M.

GALVANIZED SHEET METAL

H.B.

HOSE BIBB

H.M.

HOLLOW METAL

HORIZ.

HORIZONTAL

HT.

HEIGHT

H.V.A.C.

HEATING/VENTILATING/ AIR CONDITIONING

H.W.

HOT WATER

IN.

INCH/INCHES

INFO.

INFORMATION

INSUL.

INSULATION

INT.

INTERIOR

INV.

INVERT

JAN.

JANITOR

JST.

JOIST

JT.

JOINT

K.P.

KICK PLATE

LAM.

LAMINATE

LAV.

LAVATORY

L.F.

LINEAR FOOT

L.S.

LAG SCREW

L.P.

LOW POINT

MATL.

MATERIAL

MAX.

MAXIMUM

MECH.

MECHANICAL

MFR.

MANUFACTURER

M.H.

MANHOLE

MIN.

MINIMUM

MISC.

MISCELLANEOUS

MTL.

METAL

MUL.

MULLION

(N)

NEW

N.I.C.

NOT IN CONTRACT

N.A.

NOT APPLICABLE

N.T.S.

NOT TO SCALE

o/

ON CENTER

O.C.

OUTSIDE DIAMETER

OPNG.

OPENING

OPP.

OPPOSITE

O.R.D.

OVERFLOW ROOF DRAIN

PL.

PLATE

P. LAM.

PLASTIC LAMINATE

PLYWD.

PLYWOOD

P.T.

PRESSURE TREATED

P.T.

POINT

PVMT.

PAVEMENT

REINF.

REINFORCED/REINFORCING

REBAR

REINFORCING BARS

REF.

REFERENCE

REFR.

REFRIGERATOR

REQD.

REQUIRED

RM.

ROOM

R.O.

ROUGH OPENING

R.W.L.

RAINWATER LEADER

S.

SOUTH

S.C.

SOLID CORE

SCHED.

SCHEDULE

ST. DR.

STORM DRAIN

S.F.

SQUARE FOOT

SHT.

SHEET

SIM.

SIMILAR

S.M.D.

SEE MECHANICAL DRAWINGS

SPEC.

SPECIFICATION

S.P.D.

SEE PLUMBING DRAWINGS

SQ.

SQUARE

S.S.

SANITARY SEWER

S.S.D.

S.S.D.

S.STL.

STAINLESS STEEL

STD.

STANDARD

STL.

STEEL

STRUCT.

STRUCTURAL

SYS.

SYSTEM

TEL.

TELEPHONE

TEMP.

TEMPERED

T.O.C.

TOP OF CURB

T. & G.

TONGUE & GROOVE

THK.

THICK

T.O.S.

TOP OF SLAB

T.S.

TUBE STEEL

TYP.

TYPICAL

U.B.C.

U.B.C.

U.O.N.

U.O.N.

V.C.T.

V.C.T.

VERT.

VERTICAL

V.I.F.

VERIFY IN FIELD

VINYL

VINYL

V.T.

VINYL TILE

W.

WEST

W/

WITH

W.C.

WATER CLOSET

WD.

WOOD

W.H.

WATER HEATER

WDW.

WINDOW

w/o

WITHOUT

YD.

YARD

COLUMN GRID LINE

SECTION / WALL SECTION

DETAIL

INTERIOR ELEVATION

ELEVATION

WINDOW IDENTIFICATION

DOOR IDENTIFICATION

SECTION IDENTIFICATION

SHEET DESIGNATION

DETAIL IDENTIFICATION

SHEET DESIGNATION

A

B

C

D

ELEVATION DESIGNATION

SHEET DESIGNATION

ELEVATION VIEW DIRECTION

SECTION IDENTIFICATION

SHEET DESIGNATION

DETAIL IDENTIFICATION

SHEET DESIGNATION

A

B

C

D

ELEVATION DESIGNATION

SHEET DESIGNATION

ELEVATION VIEW DIRECTION

GENERAL NOTES

1.

PRIOR TO BEGINNING OF WORK, THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ON SITE TO ARRANGE JOB SCHEDULING WITH THE OWNER AND APPROPRIATE CITY AGENCIES.

2.

THE CONTRACTOR SHALL SCHEDULE WORK AND COORDINATE WITH THOSE DOING OTHER WORK IN THE SAME PROJECT TO AVOID DELAYS, INTERFERENCE AND UNNECESSARY WORK.

3.

THE CONTRACTOR SHALL MAKE NECESSARY CHANGES, INCLUDING REMOVAL & REINSTALLATION OF MATERIALS AT HIS SOLE EXPENSE, IF HE FAILS TO CHECK WITH THOSE DOING OTHER WORK AND HIS INSTALLED WORK IS LATER FOUND TO INTERFERE WITH SUCH WORK.

4.

WHERE WORK OF ONE TRADE JOINS OR IS ON OTHER WORK, THERE SHALL BE NO DISCREPANCY WHEN SAME IS COMPLETED. IN ENGAGING ONE KIND OF WORK WITH ANOTHER, MARRING OR DAMAGING SAME WILL NOT BE PERMITTED. SHOULD IMPROPER WORK OF ANY TRADE BE COVERED BY ANOTHER WHICH RESULTS IN DAMAGE OR DEFECTS, THE WHOLE WORK AFFECTED SHALL BE MADE GOOD BY THE CONTRACTOR WITHOUT EXPENSE OR DELAY TO THE PROJECT OR PROJECT SCHEDULE.

5.

THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES IN THE PUBLIC AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED THEREIN DURING CONSTRUCTION AND SHALL REPAIR ALL DAMAGE AT NO COST OF THE PROJECT OR DELAY IN PROJECT SCHEDULE.

6.

THE CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEANING AND CONTAMINATED RUN OFF TO STORM SEWERS, PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA BY CONSTRUCTION OF DUST BARRIERS AS MAY BE REQUIRED BY THE SCOPE OF WORK AND BEST MANAGEMENT PRACTICES.

7.

THE CONTRACTOR SHALL AVOID ANY CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS (INCLUDING ADJACENT BUSINESSES) & SHALL SCHEDULE AND COORDINATE USE OF PARKING AND LOADING AREAS FOR DELIVERIES, PARKING, HANDLING OF MATERIALS, EQUIPMENT AND DEBRIS WITH THE OWNER AND ADJACENT BUSINESSES.

8.

THE CONTRACTOR SHALL PATCH & REPAIR ANY FIRE PROOFING OR FIRE SPRINKLER DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. THE CONTRACTOR SHALL FIREPROOF ALL NEW PENETRATIONS THROUGH EXISTING AND NEW RATED ASSEMBLIES GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS PURSUANT TO NFPA 13.

9.

THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS AT THE BUILDING BEFORE ORDERING MATERIAL OR DOING ANY WORK. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN WORK OF OTHERS AFFECTING THE POSSIBLE PERFECTION OF HIS WORK TO THE OWNER. THE CONTRACTOR RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION, OR RELATED WORK. FAILURE TO OBTAIN CLARIFICATION MAY RESULT IN THE WORK BEING REJECTED & CORRECT AT NO COST TO THE PROJECT OR DELAY IN THE PROJECT SCHEDULE. SALVAGE ITEMS AS DIRECTED BY DOCUMENTS AND OWNER.

10.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSION GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE OWNER. FLOOR PLAN BY ARCHITECT FROM THE COLLABORATED DESIGN GROUP SUPERSEDES OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.

11.

ALL DIMENSIONS ARE TO THE FACE OF FINISH OR FACE OF CMU U.O.N.

12.

THE CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.

13.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM TO THE OWNER TO OBTAIN CLARIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION, OR RELATED WORK. FAILURE TO OBTAIN CLARIFICATION MAY RESULT IN THE WORK BEING REJECTED AND CORRECTED AT NO COST TO THE PROJECT OR DELAY IN THE PROJECT SCHEDULE.

14.

SUBSTITUTIONS/ SUBJECT TO OWNER APPROVAL:

A/ FOR PRODUCTS INDICATED OR SPECIFIED ONLY BY REFERENCE STANDARD, SELECT ANY PRODUCT MEETING SUCH STANDARD.

B/ FOR PRODUCTS INDICATED OR SPECIFIED ONLY BY NAMING SEVERAL PRODUCTS OR MANUFACTURERS, SELECT ANY ONE OF THE PRODUCTS OR MANUFACTURERS NAMED WHICH COMPLIES WITH THE SPECIFIED REQUIREMENTS AND SUBMIT A REQUEST FOR SUBSTITUTION IN THE SAME MANNER AS FOR SUBSTITUTIONS FOR A PRODUCT OR MANUFACTURER NOT SPECIFICALLY NAMED.

C/ FOR PRODUCTS INDICATED OR SPECIFIED BY NAMING ONE MANUFACTURER, FOLLOWED BY THE WORDS "OR APPROVED EQUAL", SUBMIT A REQUEST FOR REVIEW OF A SUBSTITUTION FOR A PRODUCT OR MANUFACTURER NOT SPECIFICALLY NAMED.

D/ FOR PRODUCTS INDICATED OR SPECIFIED BY NAMING ONLY ONE PRODUCT AND MANUFACTURER, THERE IS NO SUBSTITUTION.

15.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION OF THE JOB SITE TO DETERMINE THE CONDITION OF THE AREA AND/OR ACCESS TO OR FROM THE SPACE. ANY PRE-EXISTING DAMAGE MUST BE NOTED & SHOWN TO THE OWNER OR THE CONTRACTOR WHO WILL BE HELD RESPONSIBLE.

16.

ANY WORK THAT MAY IMPACT ANOTHER TENANT OR ADJACENT BUSINESS (I.E. ANY SHUTDOWNS OF UTILITIES, ROTO-HAMMER WORK, ACCESS TO THE OTHER TENANTS' SPACE, FUMES OF ANY KIND, ETC.) MUST BE COORDINATED AND APPROVED BY THE OWNER 24 HOURS IN ADVANCE.

17.

ANY WORK THAT MUST BE PERFORMED, OTHER THAN DURING NORMAL BUSINESS HOURS, MUST BE SCHEDULED AND APPROVED IN ADVANCE BY THE OWNER AND THE CITY.

18.

ANY WORK THAT IMPACTS THE BUILDING'S ALARM, TELEPHONE OR UTILITY SYSTEMS MUST BE SCHEDULED WITH THE OWNER 24 HOURS IN ADVANCE.

19.

THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT WALLS, FLOORS, STAIR AND PARKING AREAS FROM DAMAGE THAT MIGHT BE CAUSED BY THEM OR THEIR SUBCONTRACTORS DURING THE DEMOLITION AND/OR THE MOVING OF SUPPLIES AND EQUIPMENT TO AND FROM THE JOB SITE.

20.

THE CONTRACTOR SHALL PLACE INTO OWNER'S STORAGE, AS DIRECTED BY THE OWNER, ANY DOORS, FRAMES, HARDWARE, CABINETS, LIGHT FIXTURES, SPEAKERS, ALARMS, ETC., THAT ARE BEING REMOVED AND SALVAGED.

21.

THE CONTRACTOR SHALL INSURE THAT ALL VEHICLES ASSOCIATED WITH THE JOB ARE PROPERLY PARKED IN THE SPACES DESIGNATED BY THE OWNER. ANY CAR IMPROPERLY PARKED WILL BE SUBJECT TO TOW AT THE EXPENSE OF THE VEHICLE'S OWNER.

22.

THERE SHALL BE NO LOUD MUSIC, ABUSIVE LANGUAGE OR SMOKING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF THE CITY OF SAN MATEO, SMOKING REGULATIONS AS THEY APPLY TO THIS PROJECT.

23.

THE CONTRACTOR SHALL SUBMIT A WRITTEN SCHEDULE TO THE OWNER AND DESIGNER PRIOR TO THE START OF THE WORK AND SHALL UPDATE THE SCHEDULE IF ANY CHANGES SHOULD OCCUR.

24.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMING THEIR EMPLOYEES AND SUBCONTRACTORS OF THE INFORMATION CONTAINED IN THESE DOCUMENTS AND CAL OSHA JOB SITE SAFETY REGULATION. CONTRACTOR AND THEIR SUBCONTRACTOR SHALL CARRY GOVERNMENT REQUIRED INSURANCE (I.E., WORKERS COMPENSATION, VEHICLE INSURANCE, ETC.

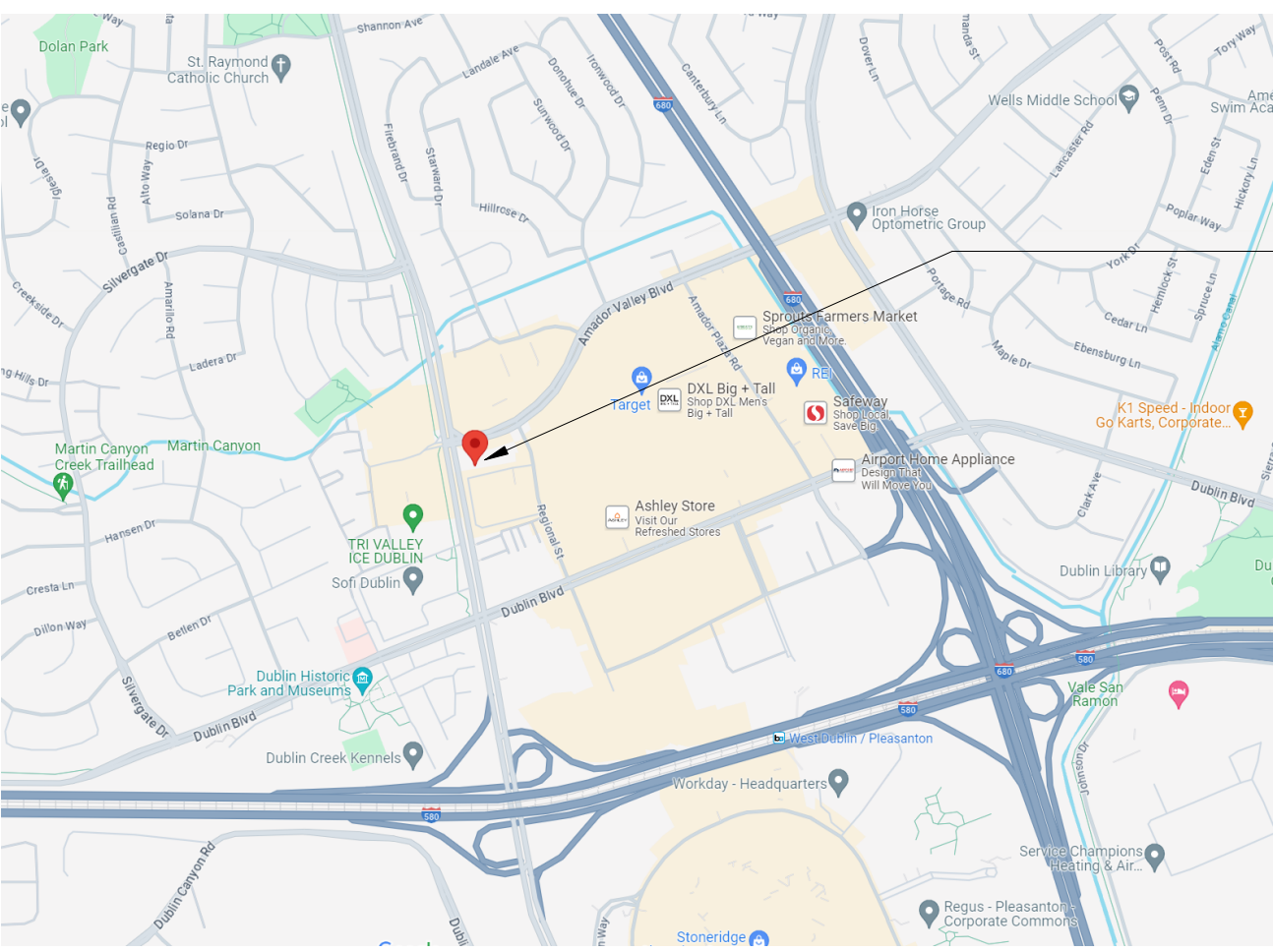
25.

ANY CHANGE ON AGREED CONTRACT TERMS, SCHEDULE, OR COSTS MUST BE APPROVED IN WRITING BY THE OWNER PRIOR TO FULL IMPLEMENTATION.

26.

DETAILS PROVIDED HERE ARE FOR REFERENCE ONLY. CONTRACTOR TO ENSURE ALL PENETRATIONS AND OPENINGS WATER TIGHT.

VICINITY MAP



PROJECT SITE

PROJECT DATA AND SCOPE

SITE ADDRESS:

7994 AMADOR VALLEY BLVD, DUBLIN, CA 94568

APN:

941-305-4-1

SITE ZONING:

MU-SB-100

OCCUPANCY GROUP:

A-2- VACANT (OCCUPANCY LOAD, SEE SHEET A1.0)

TYPE OF CONSTRUCTION:

VB- NON-FIRE

SPRINKLERED:

NON-SPRINKLERED

BUILDING HEIGHT:

±14'-00"

NUMBER OF STORY:

1

TOTAL PROJECT AREA:

1,413 SF

PROJECT SCOPE:

THIS PROJECT IS TO ADDRESS A CODE VIOLATION CASE# BLCE-20023-00064. A 15'-9" WIDE DEMISING WALL WAS REMOVED WITHOUT A PERMIT. THE SCOPE OF WORK IS TO DOCUMENT THE REMOVAL OF A NON-RATED NON-LOAD BEARING DEMISING WALL TO COMBINE SUITE 7994 AND 7998 AMADOR VALLEY BLVD. INTO ONE SUITE. PREVIOUS USE WAS A RESTAURANT. THERE IS NO OTHER WORK IN THIS PROJECT. SINCE IT IS TO ADDRESS A CODE VIOLATION CASE AND IT IS A VACANT SUITE, CITY INSPECTOR AGREES NO OTHER WORK IS REQUIRED IN THIS PERMIT SUBMITTAL. NO OCCUPANCY IS ALLOWED UNTIL A SEPARATE TENANT IMPROVEMENT PERMIT SUBMITTAL IS PROVIDED FOR CITY REVIEW.

PROJECT CONTACTS

OWNER:

GROWERS PROPERTIES #24 LTD.  
C/O CHRISTOPHER REALTY GROUP  
2950 BUSKIRK AVE, SUITE 300  
WALNUT CREEK, CA 94597

GENERAL CONTRACTOR:

TBD

ARCHITECT:

CH-WING WONG  
1601 BAYSHORE HIGHWAY, SUITE 240  
BURLINGAME CA 94010  
EMAIL: CWWONG.WBW@GMAIL.COM

APPLICABLE CODES

THE 2022 CALIFORNIA BUILDING CODE

THE 2022 CALIFORNIA MECHANICAL CODE

THE 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CAL Green)

THE 2022 CALIFORNIA PLUMBING CODE

THE 2022 CALIFORNIA ELECTRICAL CODE

THE 2022 CALIFORNIA FIRE CODE

THE 2022 CALIFORNIA ENERGY CODE

THE 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)

THE 2022 CALIFORNIA HISTORIC BUILDING CODE (CHBC)

DRAWINGS INDEX

SHEET NUMBER

SHEET NAME

09/16/24 ISSUE FOR PERMIT

02/03/25 PCR RESPONSE 1

ARCHITECTURAL

A 0.0 SHEET INDEX AND NOTES - EXISTING SITE PLAN

A 0.2 REFERENCE DETAILS - DOORS AND PARKING

A 0.3 CONSTRUCTION BEST MANAGEMENT PRACTICES

A 1.0 OCCUPANT LOAD, EGRESS DIAGRAM & SITE PLAN


A 2.0 PROPOSED FLOOR PLAN

TENANT IMPROVEMENT

TENANT IMPROVEMENT

VACANT RESTAURANT SPACE

7994 Amador Valley Blvd.  
Dublin, CA 94568



EXISTING SITE PLAN  
N.I.S.

SHEET INDEX AND NOTES

EXISTING SITE PLAN

1. FIRE EXTINGUISHERS  
EXTINGUISHERS SHALL BE VISIBLE AND UNOBSTRUCTED. SIGNAGE SHALL BE PROVIDED TO INDICATE FIRE EXTINGUISHER LOCATION. EXTINGUISHERS WEIGHING 40 POUNDS OR LESS SHALL BE MOUNTED NO HIGHER THAN 5 FEET ABOVE THE FLOOR MEASURED TO THE TOP OF THE EXTINGUISHER. EXTINGUISHERS SHALL BE INSPECTED MONTHLY AND SERVICED BY A LICENSED CONCERN ANNUALLY. ADDITIONAL FIRE EXTINGUISHERS MAYBE REQUIRED BY THE FIRE INSPECTOR.

2. FD BUILDING KEY BOX  
BUILDING ACCESS: A FIRE DEPARTMENT KEY BOX SHALL BE INSTALLED AT THE MAIN ENTRANCE TO THE BUILDING. THE KEY BOX SHOULD BE INSTALLED APPROXIMATELY 5 1/2 FEET ABOVE GRADE. THE BOX SHALL BE SIZED TO HOLD THE MASTER KEY TO THE FACILITY AS WELL AS KEYS FOR ROOMS NOT ACCESSIBLE BY THE MASTER KEY.

3. MEANS OF EGRESS  
EXIT SIGNS SHALL BE VISIBLE AND ILLUMINATED WITH EMERGENCY LIGHTING WHEN BUILDING IS OCCUPIED.

4. INTERIOR FINISH  
WALL AND CEILING INTERIOR FINISH MATERIAL SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CALIFORNIA FIRE CODE. INTERIOR FINISHES WILL BE FIELD VERIFIED UPON FINAL INSPECTION. IF THE PRODUCT IS NOT FIELD MARKED AND THE MARKING VISIBLE FOR INSPECTION, MAINTAIN THE PRODUCTS CUT-SHEETS AND PACKAGING THAT SHOW PROOF OF THE PRODUCTS FLAMMABILITY AND FLAME-SPREAD RATINGS. DECORATIVE MATERIALS SHALL BE FIRE RETARDANT.

5. GENERAL INSPECTION  
UPON INSPECTION OF THE WORK FOR WHICH THIS SUBMITTAL WAS PROVIDED, A GENERAL INSPECTION OF THE BUSINESS AND SITE WILL BE CONDUCTED.

ACCESSIBILITY NOTE:  
THIS PROJECT WILL BE WITHIN FULL COMPLIANCE OF CBC 11-8.


ELECTRICAL NOTE:  
THE ASSIGNED ADDRESS, INCLUDING THE SUITE NUMBER, SHALL BE DISPLAYED ON ALL ELECTRIC METERS IN ACCORDANCE WITH UTILITY COMPANY STANDARDS. (DMC 7.32.120, 502.2.4)

PUBLIC WORKS STANDARD NOTES:  
A. EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED.  
B. EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.  
C. THE CONTRACTOR/OWNER SHALL SUBMIT A COMPLETED URBAN RUNOFF REQUIREMENT ACKNOWLEDGEMENT FORM TO THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY CONSTRUCTION ACTIVITY. THE FORM CAN BE DOWNLOADED FROM THE FOLLOWING WEBSITE: HTTP://DUBLIN.CA.GOV/1656/DEVELOPMENT-PERMITS-STORMWATER-REQUIRE  
D. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY, WHICH INCLUDES ANY TEMPORARY STORAGE OF MATERIALS.  
E. PROVIDE STORMWATER TREATMENT MAINTENANCE RECORDS

COLLABORATED DESIGN GROUP

1601 BAYSHORE HIGHWAY, SUITE 240,  
BURLINGAME CA 94010

Authority Having Jurisdiction



TENANT IMPROVEMENT

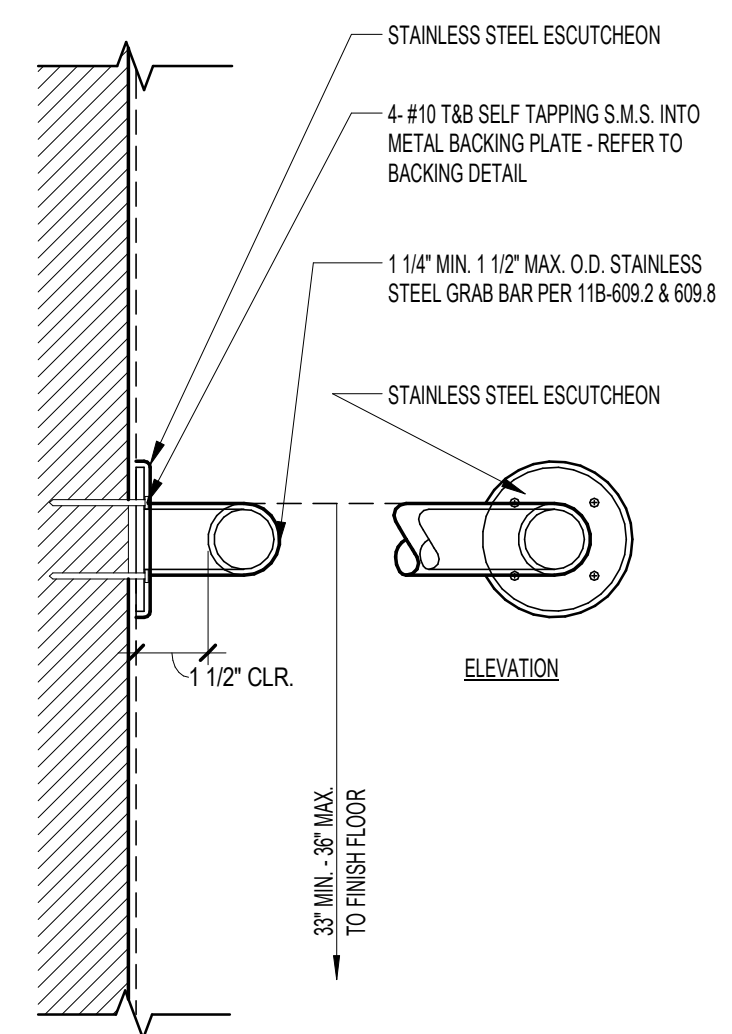
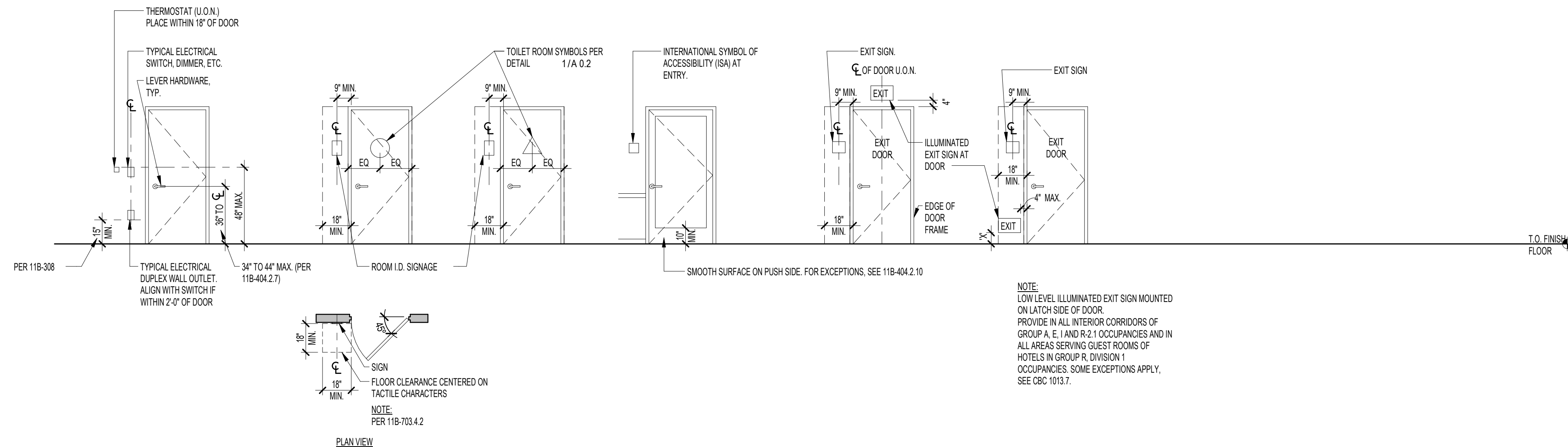
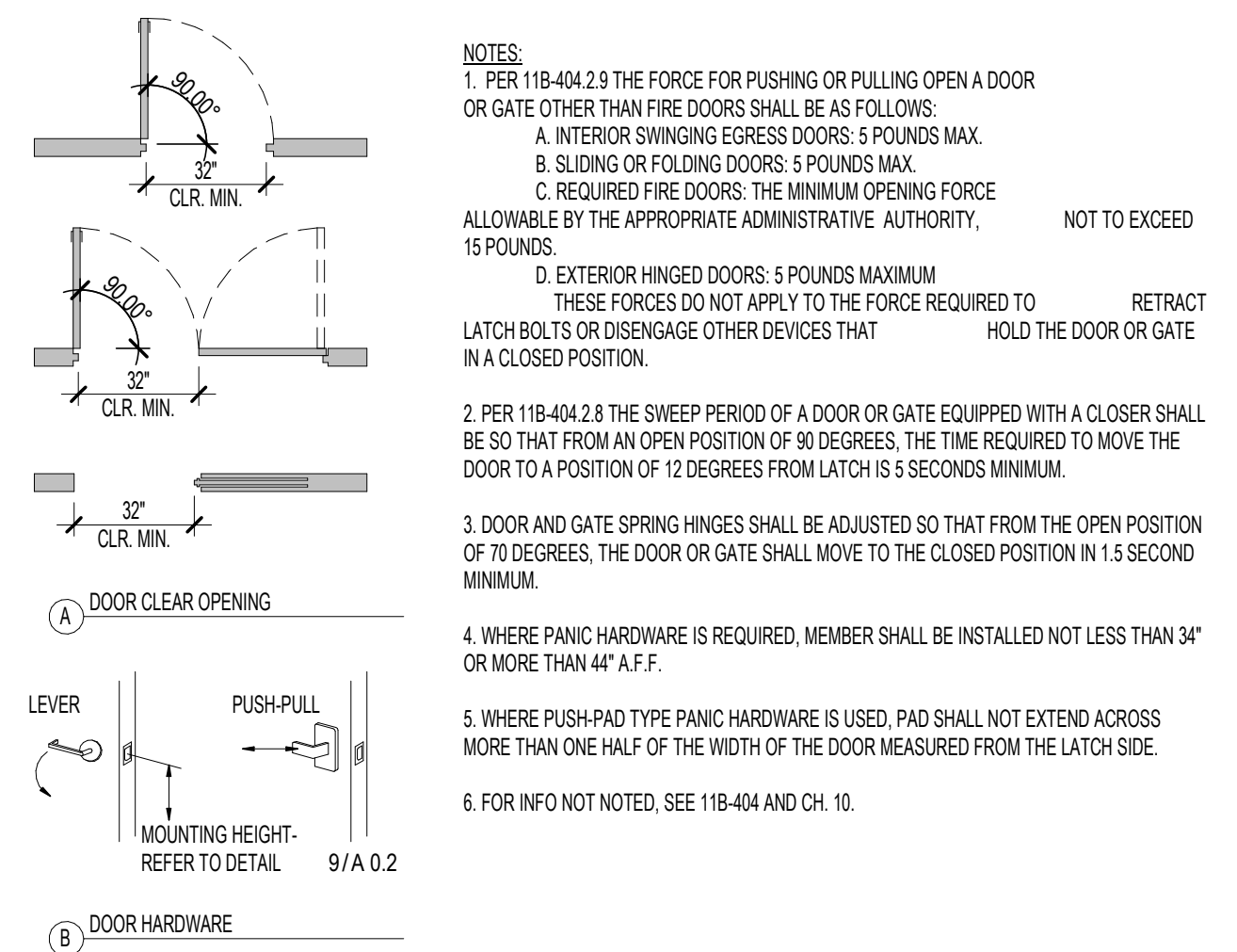
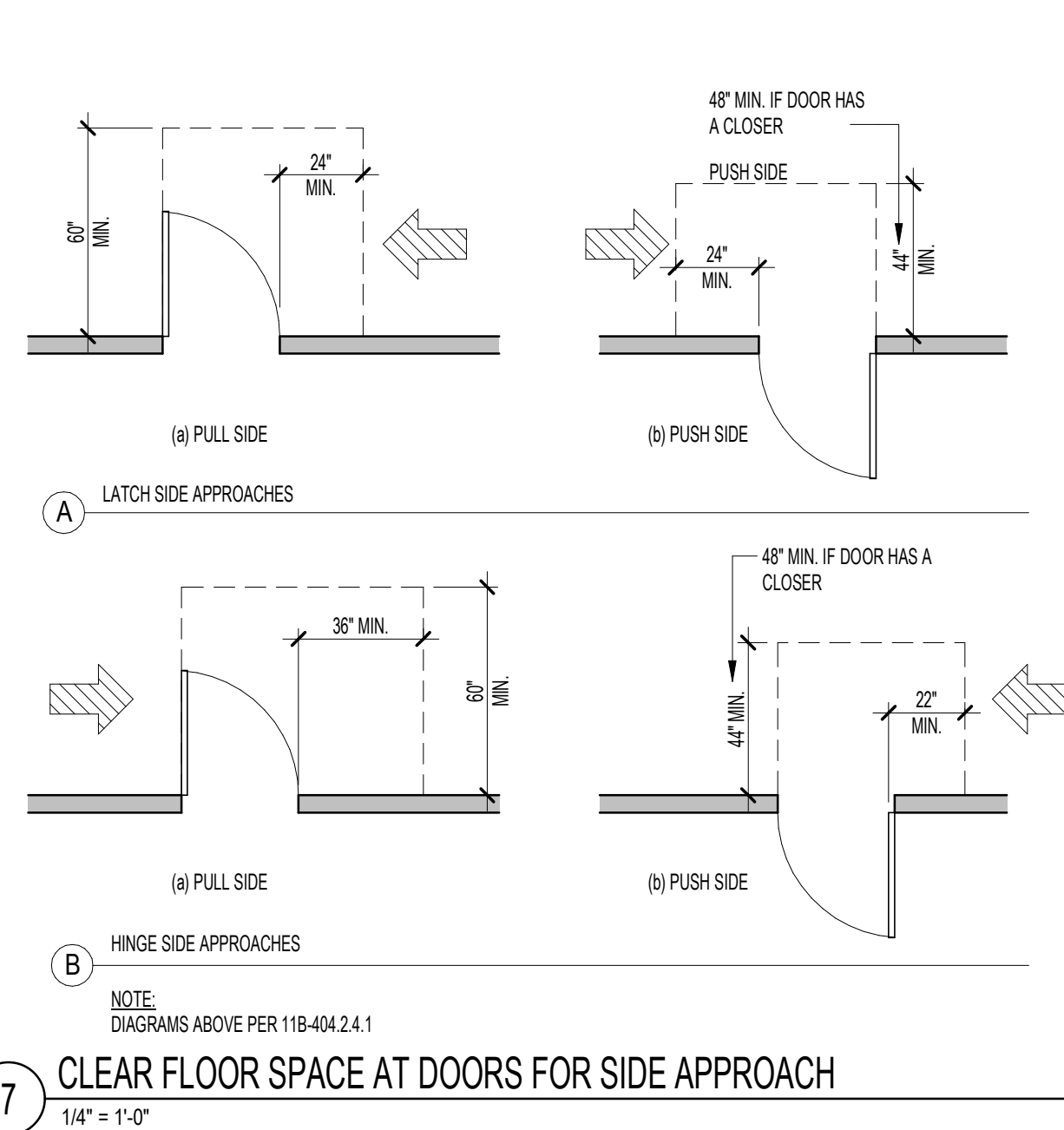
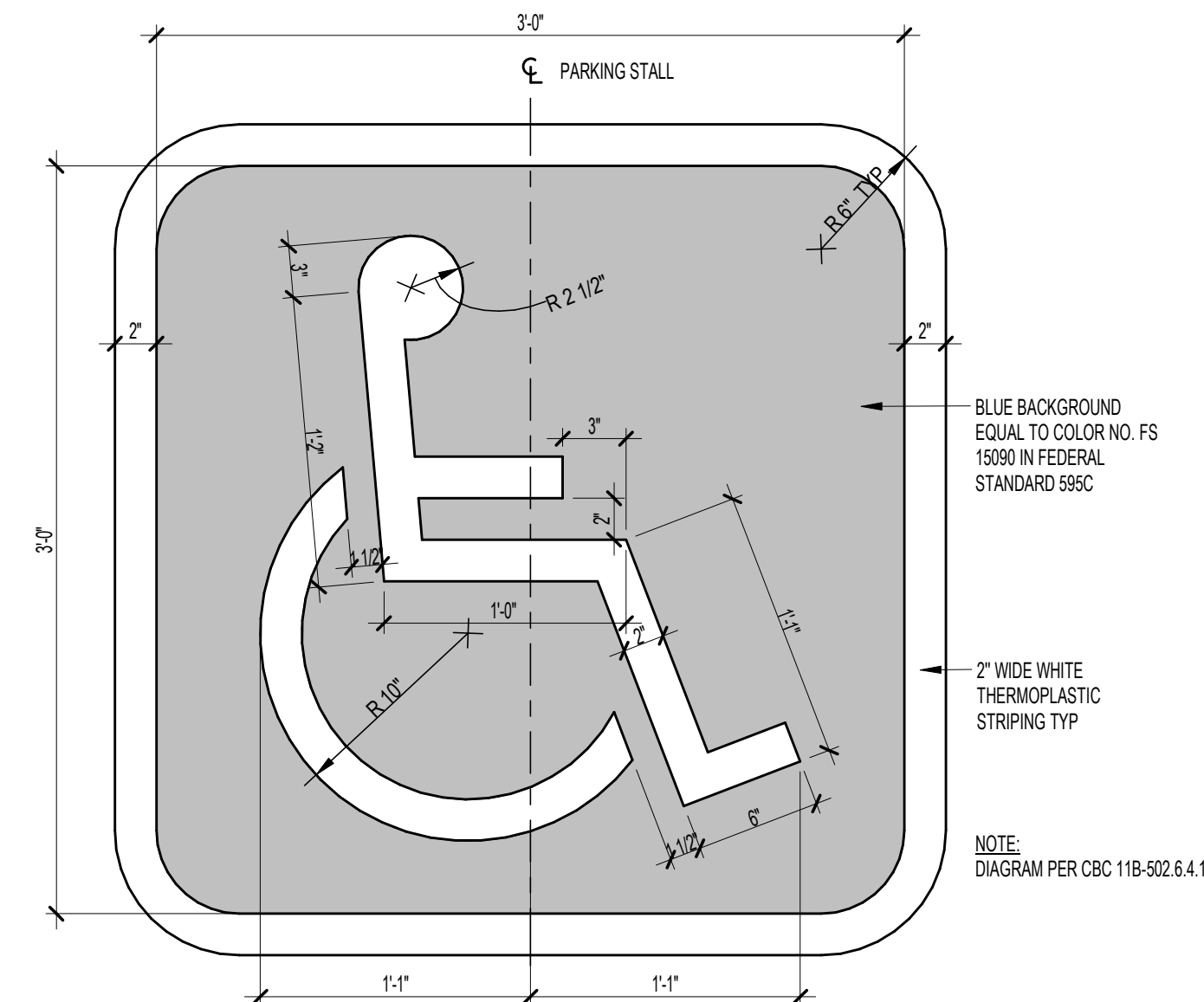
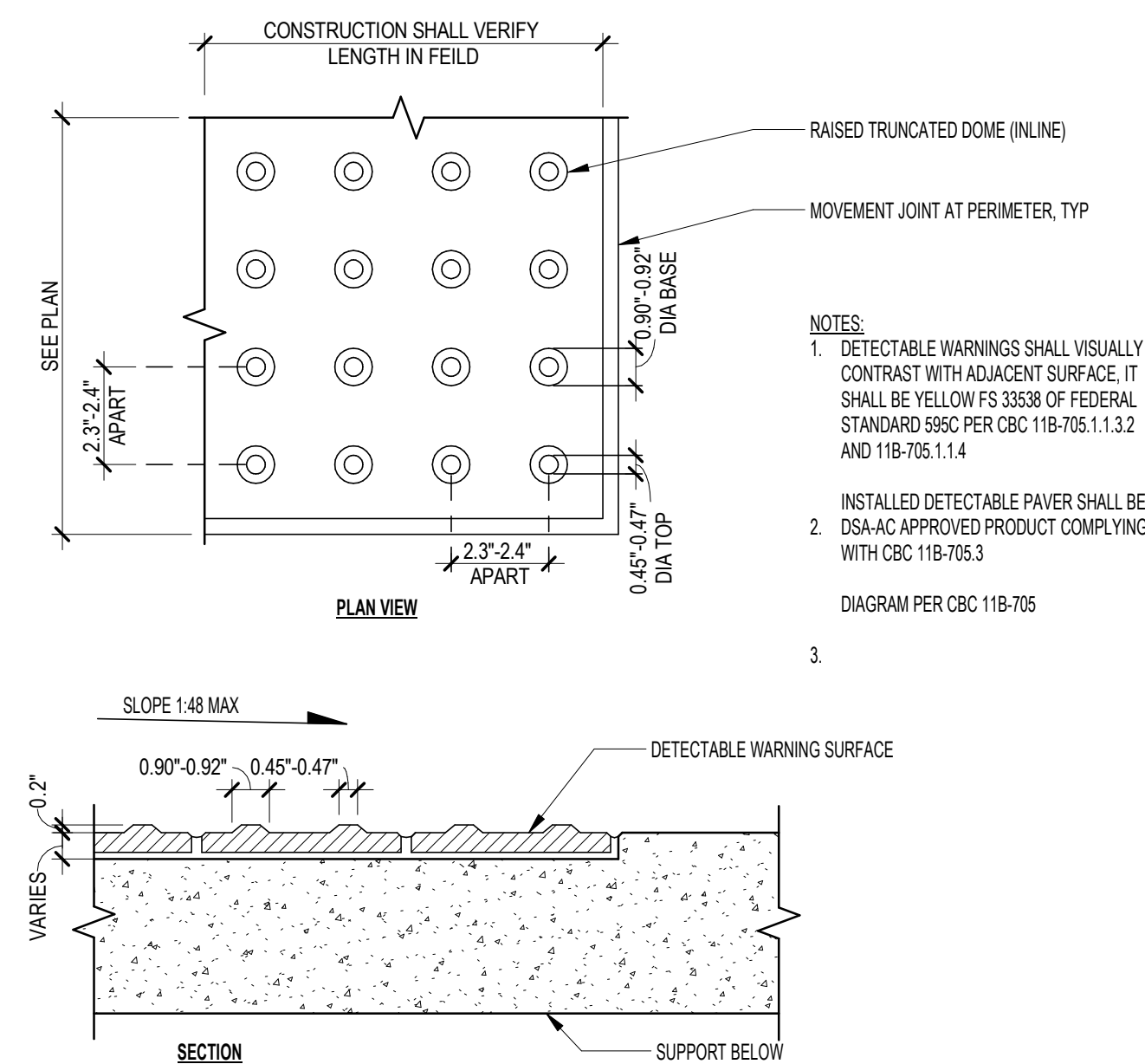
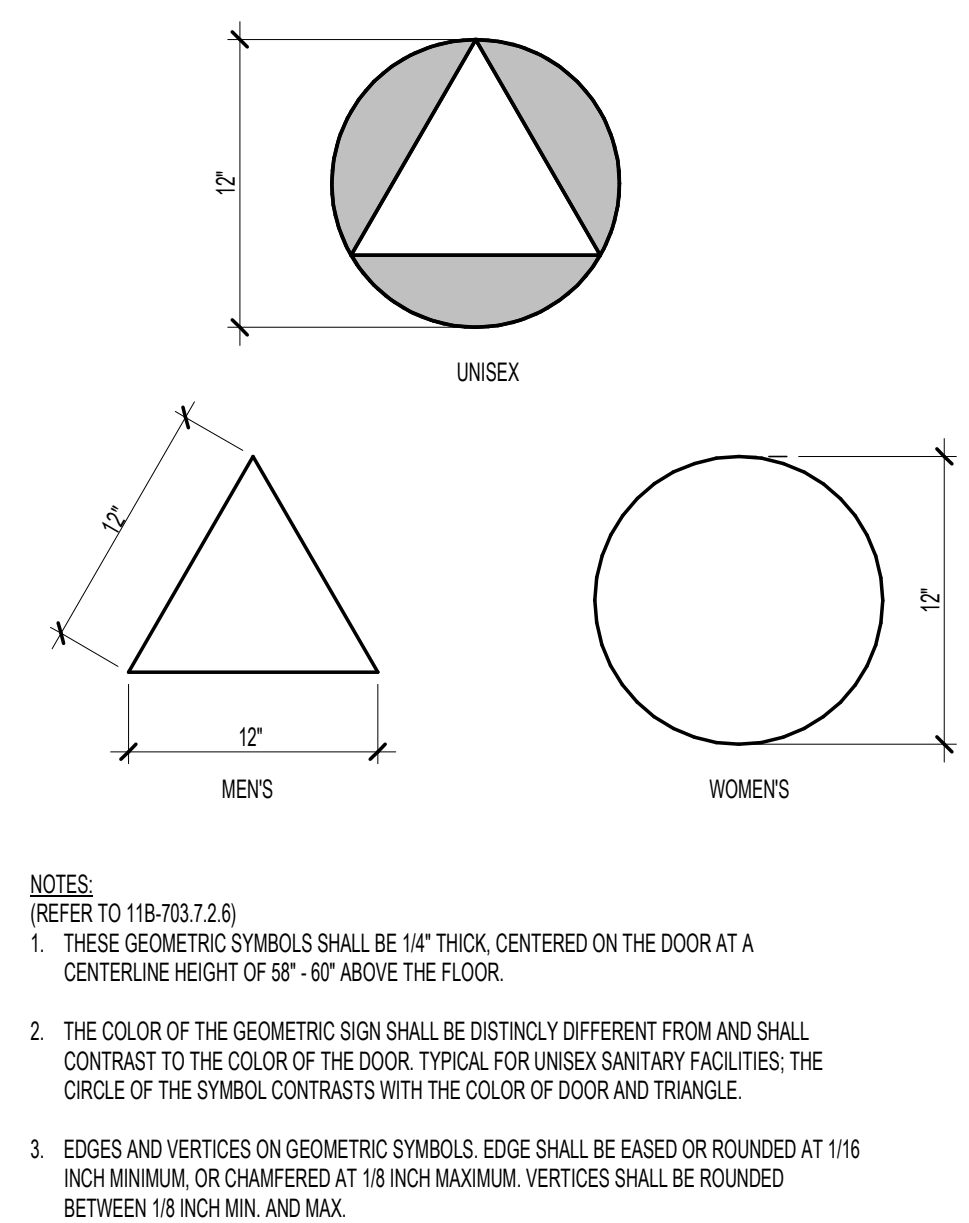
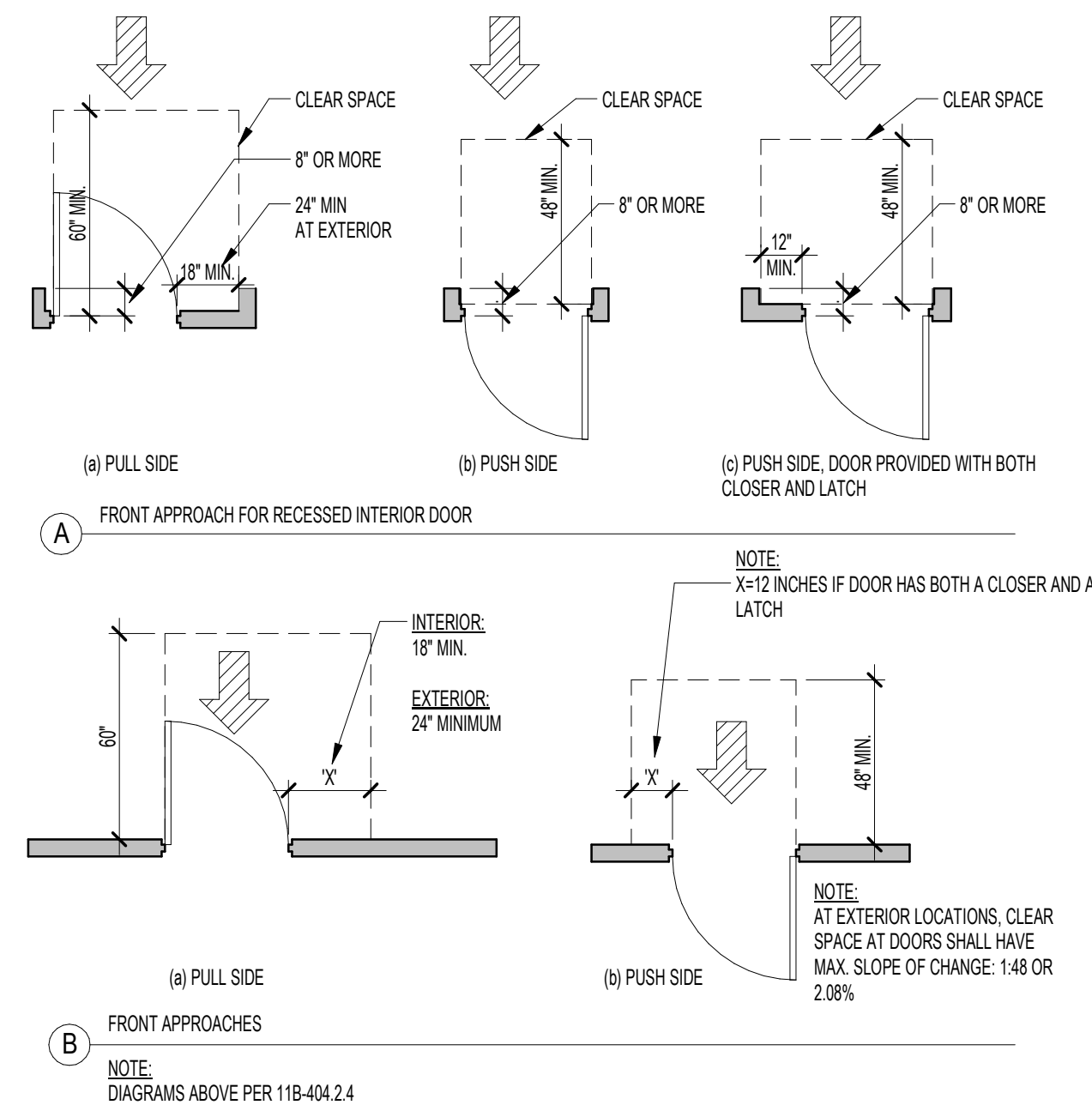
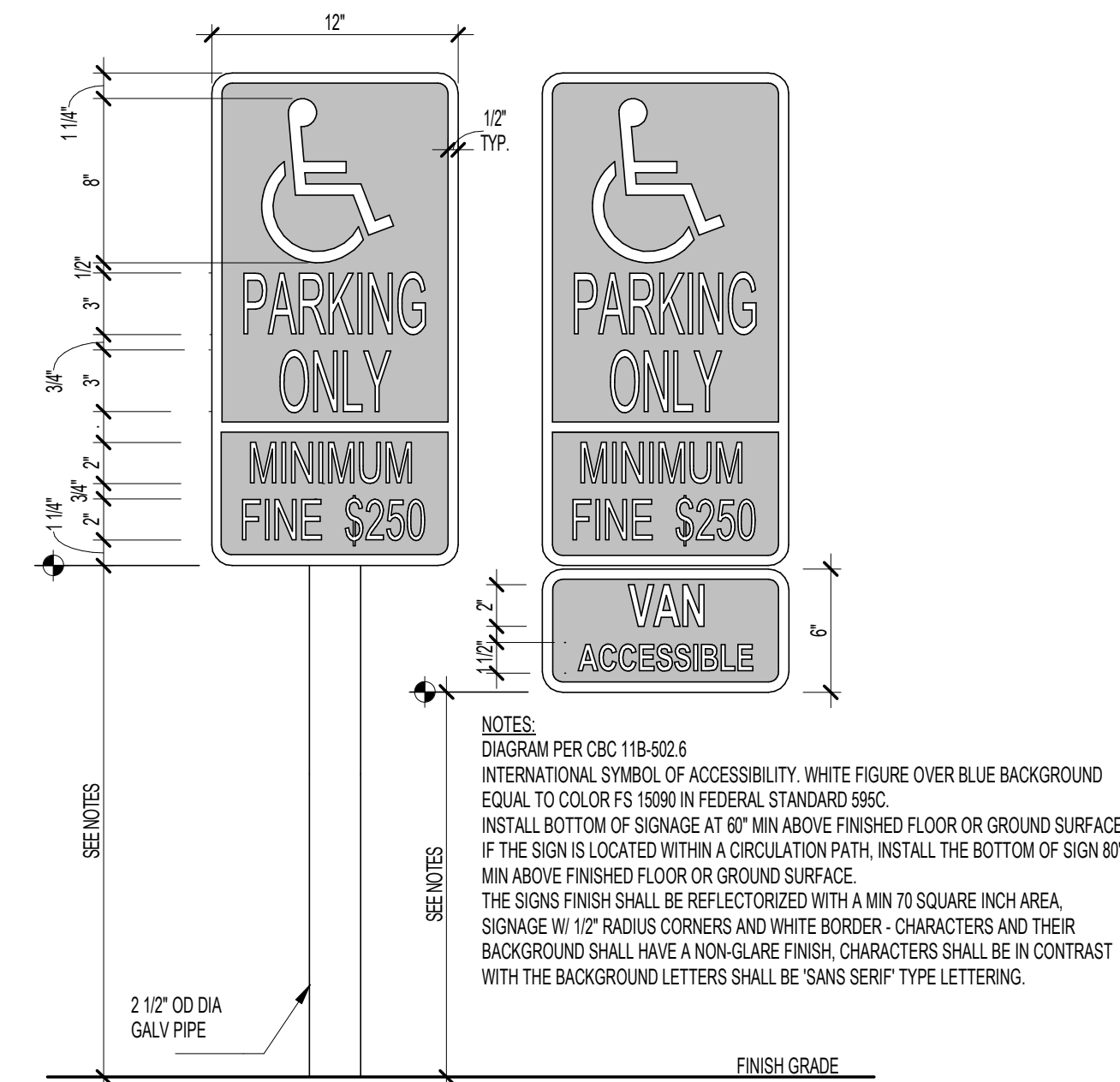
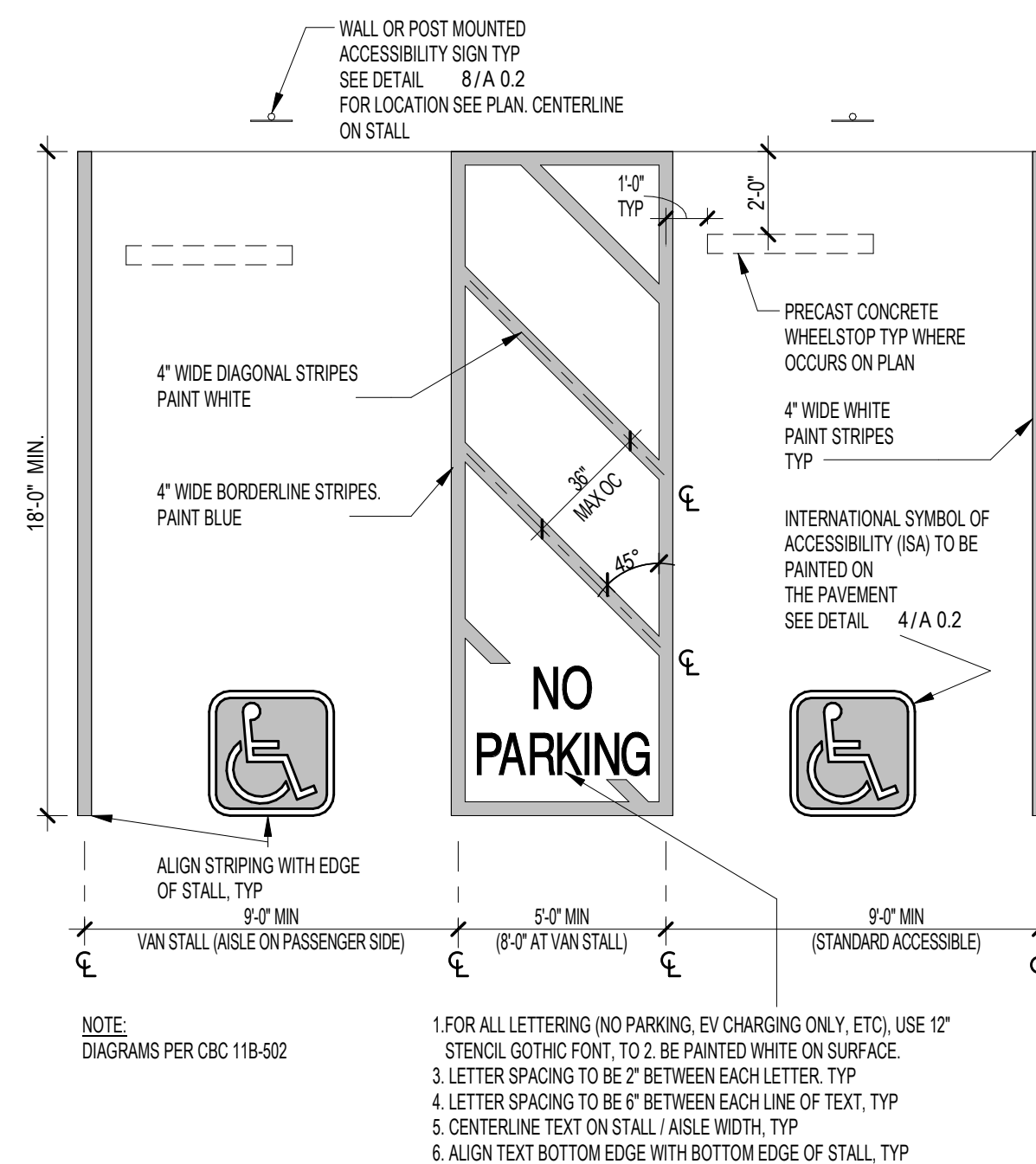
7994 Amador Valley Blvd.  
Dublin, CA 94568

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CW

SHEET

A 0.0





## Construction Phase Stormwater BMPS



The National Pollutant Discharge Elimination System (NPDES) stormwater permit mandates that the following best management practices (BMPs) are implemented to control pollutant discharges from **all** project sites. It is illegal to dispose of anything in the storm drain. Call 9-1-1 if an illegal discharge is witnessed. Remember "only rain down the storm drain."

## General Practices

- ❑ Store materials under cover, protected from rainfall and runoff.
- ❑ Use tarps on the ground to collect fallen debris or splatters.
- ❑ Pick up litter and other wastes daily from outside areas including from storm drain inlet grates.
- ❑ Avoid outdoor work during wet or windy weather.

## Spill prevention and control

- ❑ Never wash spilled material into a gutter, street, storm drain, or creek!
- ❑ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Clean up leaks, drips and other spills using dry methods (with absorbent materials) immediately so that they do not contaminate soil or groundwater or leave residue on paved surfaces.
- ❑ Use a 3 step process if wet cleaning is required for small spills: 1) soak up with rags, 2) use absorbents, and 3) mop and collect water to dispose of in an indoor drain. All hazardous materials should be taken to the Household Hazardous Waste facility.
- ❑ Report any hazardous materials spills immediately! Dial 9-1-1 or your local emergency response number.

## Washing & Cleanup

- Collect all wash water and discharge to an indoor sanitary sewer drain.
- Wash equipment/vehicles in a designated and/or covered area where the wash water is collected to be recycled or discharged to the sanitary sewer. Contact Dublin San Ramon Services District (DSRSRD, [www.dsrsd.com](http://www.dsrsd.com)) for discharge requirements.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Collect the water for disposal to the sanitary sewer (contact Dublin San Ramon Services District for discharge/connection requirements) or direct water into a nearby landscape area. Go to the Bay Area Stormwater Management Agencies Association website ([www.basmaa.org](http://www.basmaa.org)) to become or find a certified mobile cleaner.

### Saw cutting

- Completely cover or barricade storm drain inlets when saw cutting. Use sand bags or berms to keep slurry out of the storm drain system. Shovel, or wet/dry vacuum saw-cut slurry and pick up all waste as soon as you are finished or at the end of each work day (whichever is sooner!).

**City of Dublin Environmental Services Division**  
925-833-6630 | [es@dublin.ca.gov](mailto:es@dublin.ca.gov)

**DSRSD**  
925-828-0515

**Household Hazardous Waste**  
1 800 606-6606

### Concrete, grout, and mortar storage & disposal

- ❑ Store concrete, grout, and mortar under cover and away from drainage areas. Secure bags of cement after they are opened. Keep wind-blown cement powder away from gutters, storm drains, and rainfall.
- ❑ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ❑ Wash out concrete mixers in designated water-tight wash-out areas in your company's yard. At the construction site, recycle washout by pumping back into mixers for reuse; recycle or properly dispose of concrete remaining in chute.

## Painting

- ❑ For oil-based paints, paint out brushes as much as possible. Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge, unusable thinner and leftover paint at the Household Hazardous Waste Facility ([www.stopwaste.org/recycling/residents/household-hazardous-waste](http://www.stopwaste.org/recycling/residents/household-hazardous-waste)).
- ❑ For water-based paints, paint out brushes as much as possible, then rinse in a sink. Empty cans, rags, and brushes used with water-based paints can be disposed of in the trash.

## Erosion Control

- ❑ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ❑ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.
- ❑ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ❑ Minimize disturbance to existing vegetation whenever possible. Mature vegetation is the best form of erosion control.
- ❑ Prevent erosion by securing the soil with erosion control fabric, or seed with fast growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

**Some applicable permits include but are not limited to:**

- ✓ Accessory Structure
- ✓ Bathroom or Kitchen Remodel
- ✓ Encroachment
- ✓ Fence
- ✓ Pool and Spa
- ✓ Residential Addition
- ✓ Structural Pest Permit
- ✓ Tenant Improvement

**City of Dublin Environmental Services Division**  
925-833-6630 | [es@dublin.ca.gov](mailto:es@dublin.ca.gov)

**DSRSD**  
925-828-0515


**Household Hazardous Waste**  
1 800 606-6606

## CONSTRUCTION BEST MANAGEMENT PRACTICES

**TENANT IMPROVEMENT**  
7994 Amador Valley Blvd.  
Dublin, CA 94568

**COLLABORATED DESIGN GROUP**  
1601 BAYSHORE HIGHWAY, SUITE 240,  
BURLINGAME CA 94010

Authority Having Jurisdiction



The seal is circular with a double border. The outer border contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. Inside the border, the name "CHI-WING WONG" is written in an arc. Below the name is the license number "No. C-29630". At the bottom of the seal is the renewal date "03/31/27" with "RENEWAL DATE" written below it. A blue ink signature is written across the seal.

Date:		
1	02/03/25	PCR #1
2	03/27/25	PCR #2

Drawn by:  
Author

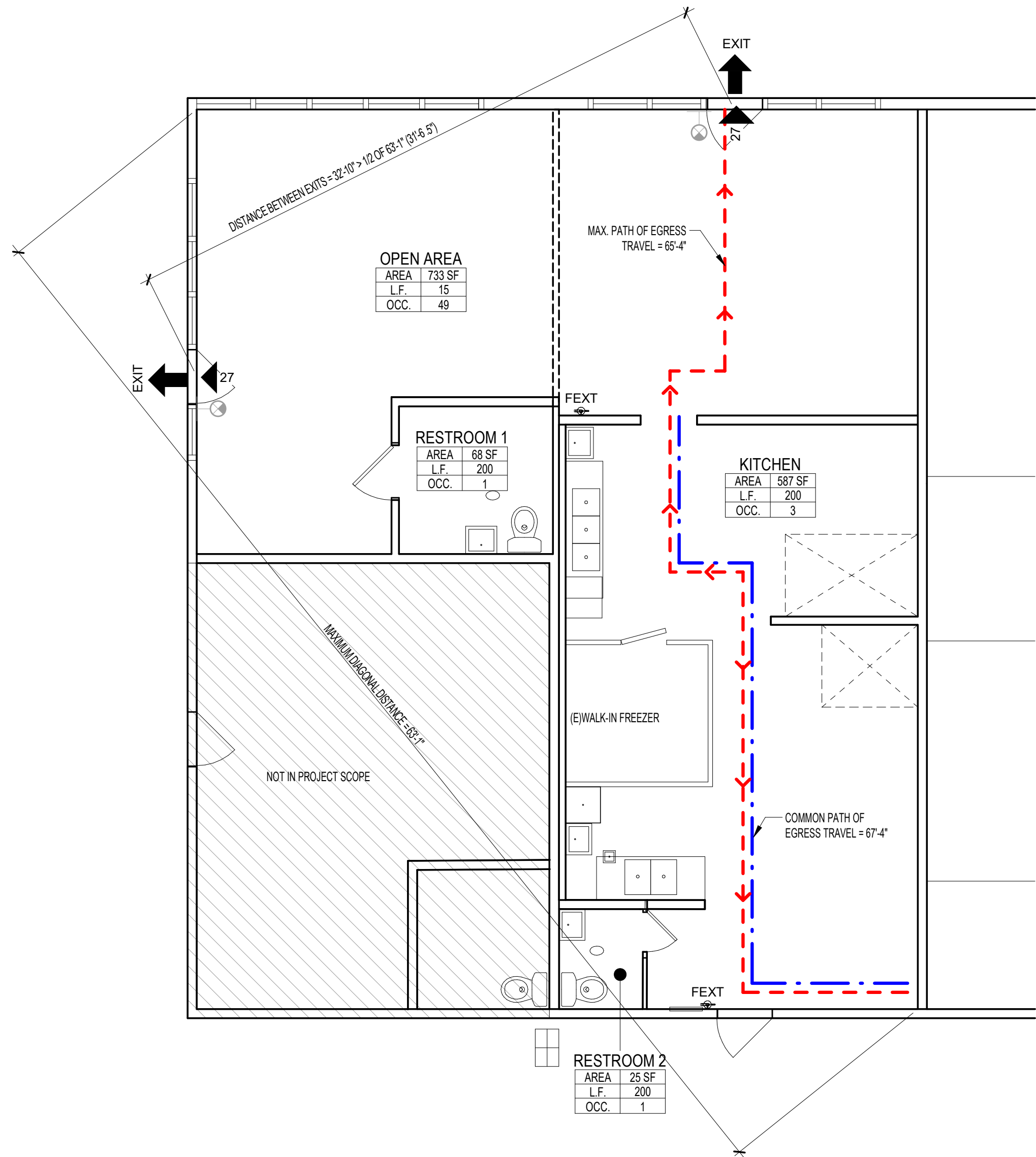
SHEET

A 0.3

1

2

3/27/2025 3:24:36 PM C:\Users\chwon\OneDrive\Documents\CDGs\7994 Amador Valley Blvd\7994 Amador Valley Blvd\_250327.rvt



2 ACCESSIBLE PATH OF TRAVEL PLAN  
3/16" = 1'-0"



1 EXISTING SITE PLAN  
N.T.S.

## SHEET NOTES

- ALL DIMENSIONS ARE TO THE FACE OF FINISH U.O.N.
- ALL DOORS TO COMPLY WITH THE REQUIRED MANEUVERING CLEARANCE AT THE DOORS. ALL DOORS ARE LOCATED 4" ON HINGED SIDE FROM WALL PERPENDICULAR TO THE DOOR UNLESS OTHERWISE NOTED.
- ALL DOORS AND PENETRATIONS IN PARTITIONS SHALL MAINTAIN THE REQUIRED FIRE PROTECTION RATING OF THAT WALL OR PARTITION. WHERE A CONFLICT BETWEEN PARTITION RATING AND DOORFRAME RATING OCCURS NOTIFY ARCHITECT PRIOR TO PROCEEDING.
- FOR GENERAL ACCESSIBILITY STANDARDS & DETAILS SEE SHEET A02.
- SWITCHES/CONTROLS/THERMOSTATS, ETC. SHALL BE INSTALLED A MAXIMUM OF 48" ABOVE THE FLOOR AND RECEPTACLE OUTLETS SHALL BE INSTALLED AT LEAST 15" ABOVE THE FLOOR, U.O.N. HOLD AN OBSTRUCTION OR COUNTER OCCUR BELOW A LIGHT SWITCH, CONFIRM MOUNTING HEIGHT WITH ARCHITECT.

## KEYNOTES

## LEGEND

ROOM NAME		
AREA	150 SF	
L.F.	15	
OCC.	10	

ROOM IDENTIFICATION INDICATING AREA, LOAD FACTOR, AND NO. OF OCCUPANTS.



EXIT LOAD



EXIT DISCHARGE



WALL HUNG FIRE EXTINGUISHER



WALL MOUNTED SELF LUMINOUS EXIT SIGN



COMMON PATH OF EGRESS TRAVEL



MAX TRAVEL DISTANCE

## OCCUPANCY LOAD

OCCUPANCY LOAD			
OPEN AREA	733 SF	1:15	49
KITCHEN	587 SF	1:200	3
RESTROOM 1	68 SF	1:200	1
RESTROOM 2	25 SF	1:200	1
TOTAL			54

COLLABORATED DESIGN GROUP  
1601 BAYSHORE HIGHWAY, SUITE 240,  
BURLINGAME CA 94010

Authority Having Jurisdiction



TENANT IMPROVEMENT  
7994 Amador Valley Blvd.  
Dublin, CA 94568

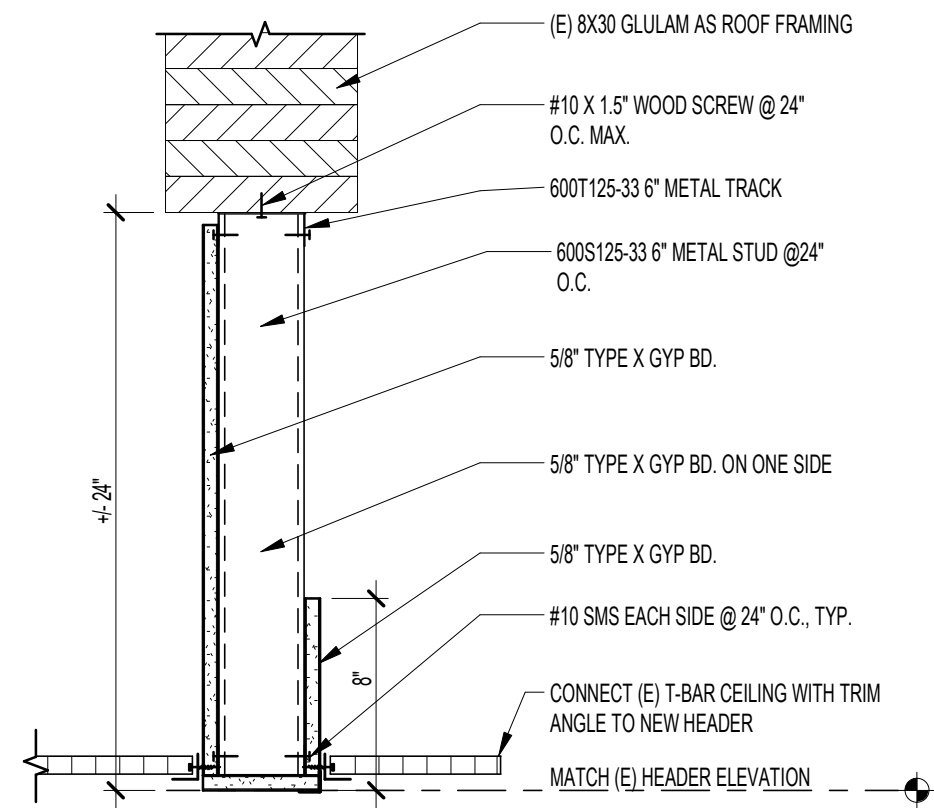
OCCUPANT LOAD, EGRESS  
DIAGRAM & SITE PLAN

Date:  
09/16/24  
1 02/03/25 PCR #1  
2 03/27/25 PCR #2

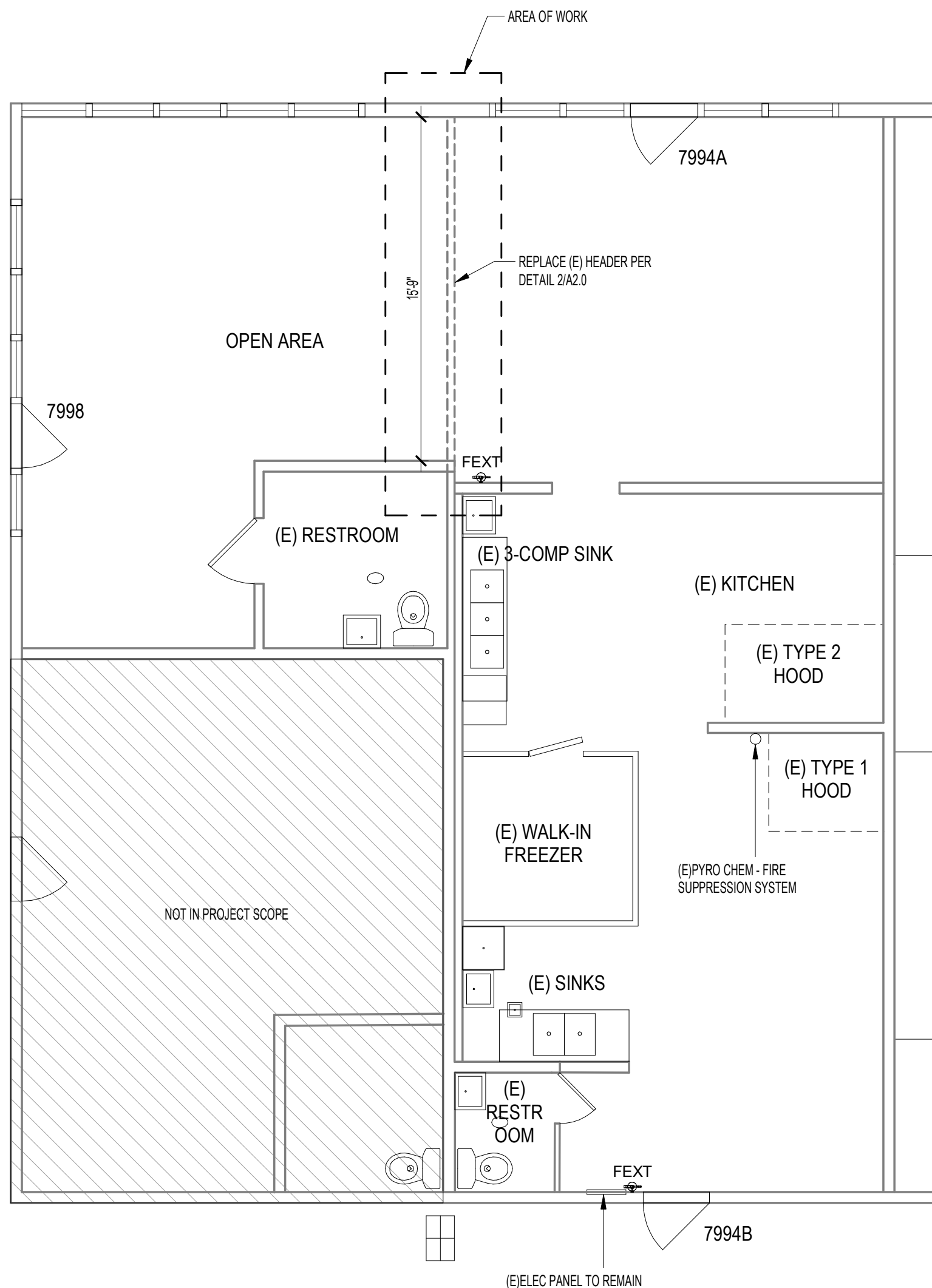
Drawn by:  
CW

SHEET

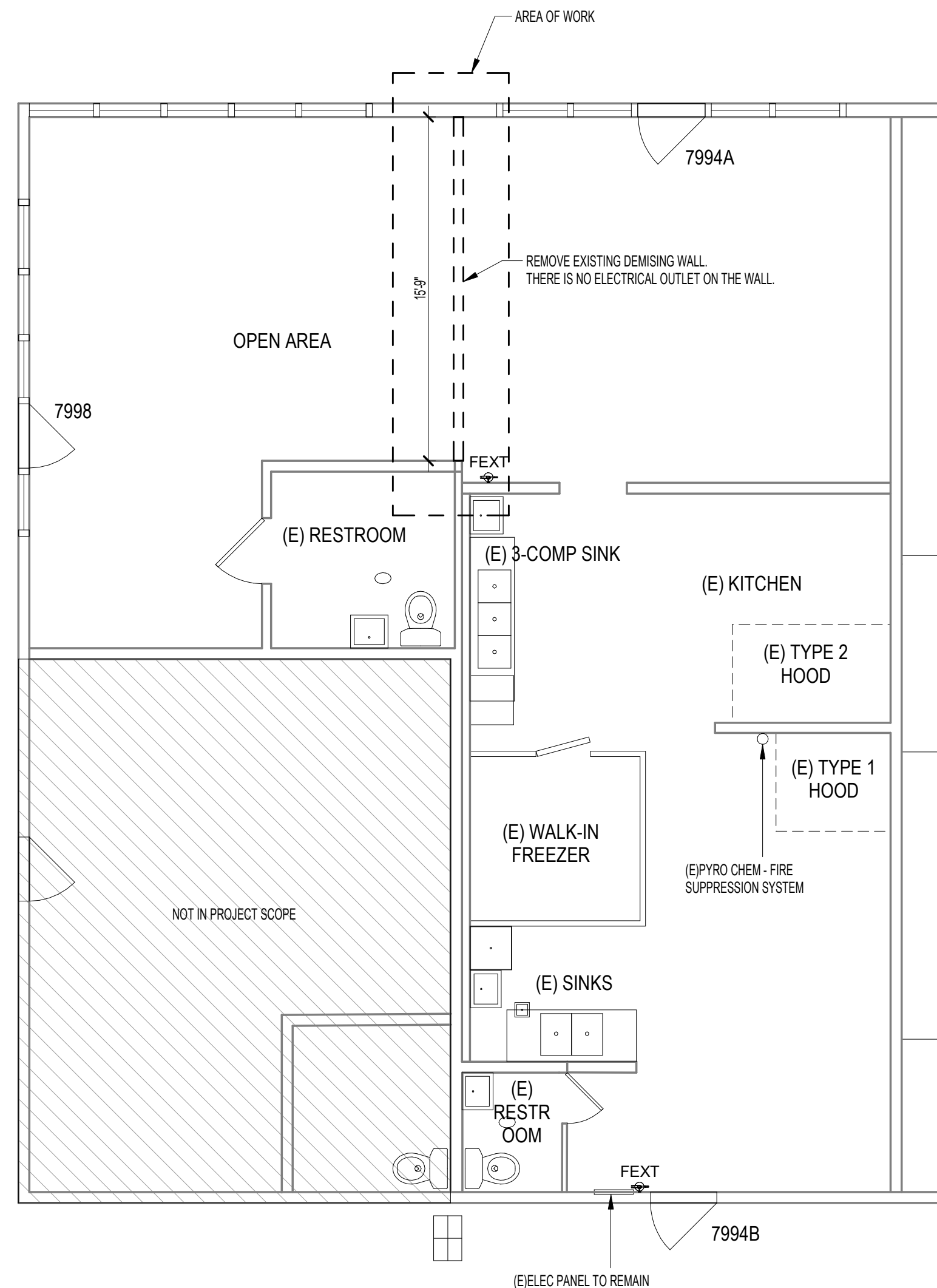
A 1.0



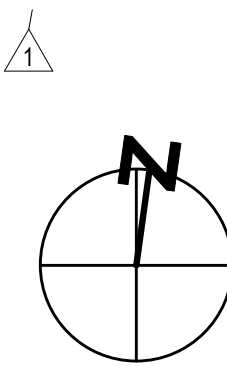
2 HEADER DETAIL  
1 1/2" = 1'-0"



1 PROPOSED PLAN  
3/16" = 1'-0"



0 DEMO PLAN  
3/16" = 1'-0"



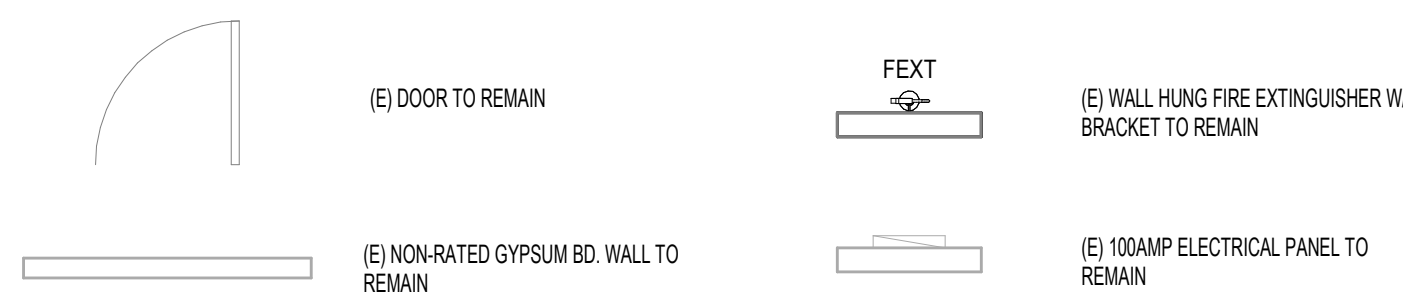
## SHEET NOTES

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- ALL DOORS AND PENETRATIONS IN PARTITIONS SHALL MAINTAIN THE REQUIRED FIRE PROTECTION RATING OF THAT WALL OR PARTITION. WHERE A CONFLICT BETWEEN PARTITION RATING AND DOOR/FRAME RATING OCCURS NOTIFY ARCHITECT PRIOR TO PROCEEDING.
- FOR GENERAL ACCESSIBILITY STANDARDS & DETAILS SEE SHEET A0.2.
- SWITCHES/CONTROL/STHERMOSTATS, ETC. SHALL BE INSTALLED A MAXIMUM OF 48" ABOVE THE FLOOR AND RECEPTACLE OUTLETS SHALL BE INSTALLED AT LEAST 15" ABOVE THE FLOOR, U.O.N. SHOULD AN OBSTRUCTION OR COUNTER OCCUR BELOW A LIGHT SWITCH, CONFIRM MOUNTING HEIGHT WITH ARCHITECT.

## FINISH NOTES

- EXISTING LVT FLOOR, PAINTED WALL, RUBBER BASE, KITCHEN EQUIPMENT, SINKS, LIGHT FIXTURES, AND T-BAR CEILING TO REMAIN

## FLOOR PLAN LEGEND



COLLABORATED DESIGN GROUP  
1601 BAYSHORE HIGHWAY, SUITE 240,  
BURLINGAME CA 94010

Authority Having Jurisdiction



TENANT IMPROVEMENT  
7994 Amador Valley Blvd.  
Dublin, CA 94568

## PROPOSED FLOOR PLAN

Date:	
09/16/24	ISSUE FOR PERMIT
02/03/25	PCR #1
03/27/25	PCR #2

Drawn by:  
CW

SHEET

A 2.0