

PROJECT NAME:	TENANT IMPROVEMENT - EQUIPMENT INSTALLATION	<u>HAZARDS:</u>	
PROJECT SITE ADDRESS:	22235 MISSION BOULEVARD HAYWARD, CA 94541	FLOOD ZONE:	X
APN/PARCEL ID:	428-0036-058-01	FLOOD PANEL:	06001C02876
OCCUPANCY GROUP:	B	SEISMIC LANDSLIDE HAZARD:	NO
CONSTRUCTION TYPE:	V-B NON-SPRINKLERED	SEISMIC LIQUEFACTION HAZARD:	NO
		WITHIN FAULT ZONE:	YES
ZONING:	MB-CN, CITY OF HAYWARD MISSION BOULEVARD - CORRIDOR NEIGHBORHOOD ZONING OVERLAY: COMMERCIAL OVERLAY 2		
COUNTY USE DESCRIPTION:	CAR WASH		

(E) LOT SIZE (ACRES):	0.37 AC
(E) LOT SIZE (S.F.):	16,070 S.F.
(E) BUILDING AREA:	3,549 S.F.
PROJECT AREA OF WORK: 402 S.F.	

NOTE: NO CHANGE TO EXISTING PARKING LAYOUT.

PER CITY OF HAYWARD MISSION BOULEVARD CODE, ARTICLE 2: DIVISION 10-24.3.2.050 PARKING AND LOADING: REQUIRED PARKING SPACES: THERE IS NO REQUIREMENT FOR A MINIMUM NUMBER OF OFF-STREET AUTOMOBILE PARKING SPACES.

PARKING PROVIDED:

8 - TOTAL NUMBER OF EXISTING 9X20 STANDARD PARKING STALLS PROVIDED AND TO REMAIN

THIS PROJECT'S SCOPE OF WORK INCLUDES A TENANT IMPROVEMENT CONSISTING OF THE FOLLOWING:

1. INSTALL ONE NEW AUTOMATIC CAR WASH SYSTEM AND ASSOCIATED ELECTRICAL TO AN EXISTING CAR WASH SERVICE BAY TO PROVIDE IMPROVEMENTS.
2. NO CHANGE TO EXISTING PARKING LAYOUT.

ARCHITECTURAL		ELECTRICAL
CVR	TITLE SHEET, SITE PLAN	E-1.0 ELECTRICAL SCHEDULES/DIAGRAMS
A-0.1	GENERAL NOTES, SYMBOLS, LEGEND	
A-1.0	PARTIAL ENLARGED SITE PLAN	
A-2.0	ELECTRICAL PLAN	
A-3.0	EXTERIOR ELEVATIONS	

1. ALL EXTERIOR SIGNAGE, IF APPLICABLE, TO BE DESIGNED, SUBMITTED AND PERMITTED BY OTHERS UNDER SEPARATE PERMIT.

OWNER:	ELECTRICAL:
PREM KUMAR	DM TOWER ELECTRIC
2225 MISSION BLVD	DADQ MALINZO
HAYWARD, CA 94541	(408) 607013
408.393.2689	(408) 210-8619
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ARCHITECT:	CARWASH EQUIPMENT:
M. HIGGEBOTHAM-ARCHITECT	CARWASH UNLIMITED
MELVIN R. HIGGEBOTHAM	DAVE BENTLEY
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1. PROPOSED TENANT IMPROVEMENT.
2. REPLACE EXISTING PERIMETER FENCE WITH 6'-0" HIGH CMU WALL.
3. EXISTING STANDARD PARKING STALL, STALL PAINT STRIPING, ETC. TO REMAIN, TYP. STALL CAPABLE OF USING ADJACENT VACUUM.
4. EXISTING CAR WASH SERVICE VACUUM CLEANER, EQUIPMENT, ETC. TO REMAIN, TYP.
5. EXISTING TRASH ENCLOSURE, FENCING, ETC. TO REMAIN, TYP.
6. EXISTING PRIMARY PEDESTRIAN ENTRANCE FROM PRIMARY STREET TO REMAIN.
7. EXISTING CAR CARE VENDING CENTER, VENDING MACHINES, ETC. TO REMAIN, TYP.
8. EXISTING PROPERTY LINE, TYP.
9. EXISTING NON-STANDARD DRIVEWAY APPROACH ON PEARCE STREET BE REMOVED AND
10. REPLACED WITH A STANDARD, ADA-COMPLIANT DRIVEWAY APPROACH, CONSTRUCTED IN ACCORDANCE WITH CITY OF HAYWARD STANDARD DETAIL SD-1084.

ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS, TITLE-24,
CALIFORNIA BUILDING STANDARDS COMMISSION (CBSC) - PARTS 1 THRU PART 12

- A. PART 1 - CALIFORNIA ADMINISTRATIVE CODE
- B. PART 2, VOLUME 1 OF 2 - CALIFORNIA BUILDING CODE (CBC)
- C. PART 2, VOLUME 2 OF 2 - CALIFORNIA BUILDING CODE (CBC)
- D. PART 3 - CALIFORNIA ELECTRICAL CODE (CEC)
- E. PART 4 - CALIFORNIA MECHANICAL CODE (CMC)
- F. PART 5 - CALIFORNIA PLUMBING CODE (CPC)
- G. PART 6 - CALIFORNIA ENERGY CODE (CEC)
- H. PART 9 - 2016 CALIFORNIA FIRE CODE
- I. PART 10 - CALIFORNIA CODE FOR BUILDING CONSERVATION
- J. PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
- K. PART 12 - CALIFORNIA REFERENCED STANDARDS CODE (CALGreen)

ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA CODE OF REGULATIONS (CCR), OFFICE OF ADMINISTRATIVE LAW.

- A. TITLE 19 C.C.R., PUBLIC SAFETY
B. TITLE 24 C.C.R., BUILDING STANDARDS CODE

ALL WORK SHALL COMPLY WITH THE CURRENT FOLLOWING AUTHORITIES AND THEIR STANDARDS:

- A. BUILDING & SAFETY DIVISION
B. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
C. PUBLIC WORKS DEPARTMENT
D. FIRE DEPARTMENT
E. AMERICANS WITH DISABILITIES ACT - (ADA)
F. CITY OF HAYWARD, CALIFORNIA MUNICIPAL CODE

[illegible]

NTS	NOTE: SITE SHOWN FOR REFERENCE ONLY, NO SITE WORK PROPOSED
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NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

MHA
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SET REVISIONS			DATE	9/15/2025
NO	DESCRIPTION	DATE		
0	DR SUBMITTAL SET	5/28/25		
1	DR CYCLE-2	6/26/25	SCALE	
1	DR CYCLE-3	9/15/25		
			DRAWN	
			CKD	
			APPD	

22235 MISSION BOULEVARD
HAYWARD, CA

TITLE SHEET,
SITE PLAN

A-0.0

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ABBREVIATIONS

AB	ANCHOR BOLT	GA	GAGE, GAUGE	NIC	NOT IN CONTRACT
ACP	ACOUSTICAL CEILING PANEL	GV	GALVANIZED	NTS	NOT TO SCALE
ACT	ACOUSTICAL CEILING TILE	GKT	GASKET, (ED)	NO	NUMBER
ADH	ADHESIVE	GC	GENERAL CONTRACT, (OR)		
ADJ	ADJUSTABLE	GL	GLASS, GLAZING	OC	ON CENTER, (S)
AF	ABOVE FINISHED FLOOR	GLB	GLASS BLOCK	OP	OPAQUE
AFG	ABOVE FINISH GRADE	GCMU	GLAZED CONCRETE	OPG	OPENING
AHU	AIR HANDLING UNIT		MASONRY UNITS	OPH	OPPOSITE HAND
ALT	ALTERNATE	GLAM	GLAZED LAMINATE	ORN	ORNAMENTAL
ALUM	ALUMINUM	GB	GRAB BAR	OD	OUTSIDE DIAMETER
AP	ACCESS PANEL	GD	GRADE, (ING)	OA	OVERALL
APC	ARCHITECTURAL PRECAST	GRN	GRANITE	OH	OPPOSITE HAND
	CONCRETE	GRT	GRATE, (ING)		
AHJ	AUTHORITY HAVING	GVL	GRAVEL	PNT	PAINT, (ED)
	JURISDICTION	GRHS	GREENHOUSE	PNL	PANEL, (ING)
		GT	GROUT	PB	PANIC BAR
		GRD	GUARD	PTD	PAPER TOWEL DISPENSER
BO	BOTTOM OF	GUT	GUTTER	PTR	PAPER TOWEL RECEPTOR
BD	BOARD	GPDW	GYPSPUM DRYWALL	PAR	PARALLEL
BLDG	BUILDING	GPL	GYPSPUM LATH	PRPT	PARAPET
BLKNG	BLOCK (BLOCKING)	GPPL	GYPSPUM PLASTER	PK	PARKING
B.M.	BENCH MARK	GPT	GYPSPUM TILE	PBD	PARTICLE BOARD
BOT	BOTTOM	GPW	GYPSPUM WALLBOARD	PTN	PARTITION
BSMT	BASEMENT			PV	PAVE, (D), (ING)
				PVMT	PAVEMENT
CG	CORNER GUARD	HC	HANDICAP	PERF	PERFORATE, (D)
CL	CENTERLINE	HRL	HANDRAIL	PER	PERIMETER
CJ	CONTROL JOINT	HBO	HARDBOARD	PEX	PEX TUBING
CI	CAST IRON	HDW	HARDWARE	PLTG	PLANTING
CLG	CEILING	HWD	HARDWOOD	PLAS	PLASTER
CLR	CLEAR	HDR	HEADER	PLA	PLASTIC
CMU	CONCRETE MASONRY UNIT	HTG	HEATING	PLAM	PLASTIC LAMINATE
CO	CLEAN OUT	HVAC	HEATING/VENTILATION/AIR	PLA	PLATE
COL	COLUMN		CONDITIONING	PLM	PLATE GLASS
CONC	CONCRETE	HD	HEAVY DUTY	PW	PLYWOOD
CONST	CONSTRUCTION	HPT	HEIGHT	POINT	POINT
CONTINUOUS	CONTINUOUS	HCR	HIGH POINT	PVC	POLYVINYL CHLORIDE
CORR	CORRIDOR	HCR	HOLLOW CORE	PCPL	PORCELAIN ENAMEL
CPVC	CHLORINATED POLYVINYL	HOR	HORIZONTAL	PCPL	PORLAND CEMENT PLASTER
	CHLORIDE	HB	HOSE BIBB	PCF	POUND, (S)
CS	COUNTERSUNK			PCF	POUNDS PER CUBIC FOOT
CT	CERAMIC TILE	INCAN	INCANDESCENT	PLF	POUNDS PER LINEAR FOOT
CVR	COVER	INCL	INCINERATOR	PSF	POUNDS PER SQUARE FOOT
		INS	INCLUDE, (ED), (ING)	PSI	POUNDS PER SQUARE INCH
DP	DAMP PROOFING	INSC	INSULATE, (ED), (ING)	PCC	PRECAST CONCRETE
DD	DECK DRAIN	IGL	INSULATING CONCRETE	PFB	PREFABRICATE, (ED)
DEMO	DEMOLITION	INT	INSULATING GLASS	PFN	PREFINISHED
DEPT	DEPARTMENT	INTM	INTERIOR	PRF	PERFORATED
DET	DETAIL	INV	INTERMEDIATE	PREM	PREMOLDED
DF	DRINKING FOUNTAIN		INVERT	PT	PRESSURE TREATED
DTA	DIAMETER	JC	JANITOR'S CLOSET	PLT	PROPERTY LINE
DIAG	DIAGONAL	JT	JOINT		
DIM	DIMENSION	JF	JOINT FILLER	QT	QUARRY TILE
DISP	DISPENSER	J	JOIST		
DL	DEAD LOAD			RBT	RABBET, REBATE
DN	DOWN	KPL	KICKPLATE	RAD	RADIUS
DR	DOOR	KIT	KITCHEN	RAFT	RAFTER
DS	DOWNSPOUT	KO	KNOCKOUT	RL	RAIL, (ING)
DWG	DRAWING			REC	RECESS, (ED)
				REF	REFER, (ENCE)
E	EAST	LBL	LABEL	RFL	REFLECT, (ED), (IVE), (OR)
EA	EACH	LAD	LADDER	REFR	REFRIGERATOR
EC	EXPOSED CONSTRUCTION	LB	LAG BOLT	REG	REGISTER
EIFS	EXTERIOR INSULATION	LAM	LAMINATE, (ED)	REN	REINFORCE, (ED), (ING)
	FINISH SYSTEM	LGL	LAMINATING GLASS	RECP	REINFORCED CONCRETE PIPE
EJ	EXPANSION JOINT	LAV	LAVATORY	REM	REMOVE, (ABLE)
EL	ELEVATION	LO	LAYOUT	REQ'D	REQUIRED
ELEC	ELECTRICAL	LH	LEFT HAND	RES	RESILIENT
ELEV	ELEVATOR	L	LENGTH	RET	RETURN
EMER	EMERGENCY	LT	LIGHT	RA	RETURN AIR
ENCL	ENCLOSURE	LW	LIGHTWEIGHT	RVS	REVERSE (SIDE)
EQ	EQUAL	LMS	LIMESTONE	REV	REVISE, (S), (ED)
EQUIP	EQUIPMENT	LTL	LINTEL	RH	RIGHT HAND
ETR	EXISTING TO REMAIN	LL	LIVE LOAD	ROW	RIGHT OF WAY
EWC	ELECTRICAL WATER COOLER	LOC	LOCATE	R	RISER
EWS	EMERGENCY WASH STATION	LLD	LOOSE LAND	RVT	RIVET
EXH	EXHAUST	LV	LOUVER	R&S	ROD AND SHELF
EXIST	EXISTING	LPT	LOW POINT	RD	ROOF DRAIN
EXP	EXPANSION			RFH	ROOF HATCH
EXT	EXTERIOR			RFG	ROOFING
				ROOM	ROOM
FOC	FACE OF CONCRETE	MB	MACHINE BOLT	RO	ROUGH OPENING
FOF	FACE OF FINISH	MH	MANHOLE	RS	ROUGH SAWN
FOM	FACE OF MASONRY	MFR	MANUFACTURE, (ER)	RCP	ROUND CONCRETE PIPE
FOS	FACE OF STUDS	MRB	MARBLE	ROK	ROWLOCK
FAS	FASTEN,FASTENER	MAS	MASONRY	RB	RUBBER BASE
FN	FENCE	MTL	MATERIAL	RBT	RUBBER TILE
FBD	FIBERBOARD	MAX	MAXIMUM	RBL	RUBBER STONE
FGL	FIBERGLASS	MECH	MECHANIC, (AL)		
FIN	FINISH (ED)	MC	MEDICINE CABINET	SFGL	SAFETY GLASS
FFE	FINISHED FLOOR ELEVATION	MED	MEDIUM	SCH	SCHEDULE
FFL	FINISHED FLOOR LINE	MDO	MEDIUM DENSITY OVERLAY	SCN	SCREEN, (ED)
FA	FIRE ALARM	MEM	MEMBER	SCUP	SCUPPER
FE	FIRE EXTINGUISHER	MMB	MEMBRANE	SLNT	SEALANT
FEC	FIRE EXTINGUISHER CABINET	MET	METAL	STG	SEATING
FHS	FIRE HOSE STATION	M	METER, (S)	SEC	SECTION
FPL	FIREPLACE	MW	MICROWAVE	SEI	7-ELEVEN INC.
FP	FIREPROOF	MM	MILLIMETER, (S)	SVYD	SERVICE YARD
FRT	FIRE-RETARDANT	MIN	MINIMUM	SSK	SERVICE SINK
FXT	FIXTURE	MR	MIRROR	SHT	SHEATH, (ING)
FLG	FLASHING	M6L	MIRROR GLASS (FRAMED)	SHT	SHEET
FLX	FLEXIBLE	MISC	MISCELLANEOUS	SG	SHEET GLASS
FG	FLOAT GLASS	MOD	MODULAR	SH	SHELF, SHELVEING
FLR	FLOOR (ING)	MLD	MOLDING, MOULDING	SHNG	SHINGLE, (S)
FD	FLOOR DRAIN	MR	MOP RECEPTOR	SHU	SHUTTER, (S)
FL	FLOW LINE	MS	MOP SINK	SDG	SIDING
FLUR	FLOURESCENT	MT	MOUNT, (ED), (ING)	SM	SIMILAR
FJT	FLUSH JOINT	MOV	MOVABLE	SKL	SKYLIGHT
FTG	FOOTING	MULL	MULLION	SL	SLEEVE
FND	FOUNDATION			SLO	SLOPE
FR	FRAME (D), (ING)	NL	NAILABLE	SOL	SOLDIER
FS	FULL SIZE	NAT	NATURAL	SC	SOLID CORE
FUR	FURRED, (ING)	NI	NICKEL		
FUT	FUTURE	NR	NOISE REDUCTION		
FW	FILTERED WATER	NOM	NOMINAL		
		N	NORTH		

GENERAL NOTES

- * GENERAL NOTES APPLY TO ALL CONSTRUCTION DOCUMENTS.
- A. GENERAL
1. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS AS REQUIRED. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.
 2. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND CONSTRUCTION DOCUMENTS.
 3. ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND SHORING TO ENSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, IE: STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
 4. WORK WILL BE COORDINATED WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE, AND AVOID OMISSIONS.
 5. ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
 6. LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.
 7. EACH SUBCONTRACTOR WILL AMEND AND MAKE GOOD AT HIS OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/OR HIS SUPPLIED MATERIALS.
 8. ALL CONTRACTORS WILL GUARANTEE ALL LABOR AND CONTRACTOR PROVIDED MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF OCCUPANCY.
 9. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE CONSTRUCTION PROJECT MANAGER BEFORE PROCEEDING WITH THAT WORK.
 10. ALL SUBCONTRACTORS WILL PROVIDE A CERTIFICATE OF INSURANCE TO THE GENERAL CONTRACTOR PRIOR TO STARTING ANY WORK ON THIS PROJECT. CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELED WITHOUT 10 DAYS PRIOR WRITTEN NOTICE TO THE CONSTRUCTION PROJECT MANAGER.
 11. ANY ADDITIONS OR CHANGES TO WORK MUST BE AUTHORIZED IN WRITING BY THE ARCHITECT OR ENGINEER OF RECORD. NO ALTERATIONS WILL BE MADE ON THIS PROJECT EXCEPT UPON WRITTEN ORDER BY THE ARCHITECT OR ENGINEER OF RECORD.
 12. NO SUBSTITUTIONS OF ANY KIND FOR MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED. NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS DUE TO THE LACK OF AVAILABILITY OF THE ORIGINAL MATERIAL SPECIFIED AND APPROVED IN WRITING BY THE CONSTRUCTION PROJECT MANAGER AND THE ARCHITECT OR ENGINEER OF RECORD
 13. WEATHER CONDITIONS: CONTRACTORS WILL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DAMAGE DUE TO FROST, RAIN, HEAT, ETC. AND WILL MAKE GOOD TO THE SATISFACTION OF THE CONSTRUCTION PROJECT MANAGER AND GENERAL CONTRACTOR ANY PORTION OF THE WORK WHICH MAY HAVE BECOME DAMAGED.

14. RESPONSIBILITY OF CONTRACTORS: EACH SUBCONTRACTOR AND THE GENERAL CONTRACTOR ARE RESPONSIBLE FOR WORKMANSHIP AND MATERIALS. EACH SUBCONTRACTOR AND THE GENERAL CONTRACTOR ARE RESPONSIBLE FOR THE CARE AND PROTECTION OF HIS OWN WORK AND MATERIALS.
15. SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.
16. LIENS: ALL SUBCONTRACTORS AND THE GENERAL CONTRACTOR WILL DELIVER TO THE CONSTRUCTION PROJECT MANAGER, A COMPLETE RELEASE OF ALL CLAIMS ARISING OUT OF THIS CONTRACT.
17. PILFERAGE: EACH CONTRACTOR WILL BE RESPONSIBLE FOR HIS OWN EQUIPMENT AND MATERIALS USED IN CONSTRUCTION INCLUDING THOSE ITEMS FURNISHED BY 7-ELEVEN, INC. AND DELIVERED TO THE JOB SITE, TO BE INSTALLED BY THE CONTRACTOR. 7-ELEVEN, INC. WILL NOT BE HELD LIABLE FOR STOLEN EQUIPMENT, MATERIALS OR DAMAGE OF THE SAME ON THIS JOB SITE.
18. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.
19. SCHEDULE OF WORK: THE CONSTRUCTION PROJECT MANAGER WILL STATE TO THE GENERAL CONTRACTOR DURING THE BIDDING PROCESS, THE REQUIRED NUMBER OF CALENDAR DAYS TO COMPLETE THIS WORK.
20. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
21. MATERIALS AND SYSTEMS NOTES ARE TYPICAL IN NATURE AND APPLY TO MULTIPLE DRAWINGS. NOTES ON ANY ONE DRAWING ARE TO APPLY TO ALL OTHER SIMILAR MATERIALS AND SYSTEMS UNLESS NOTED OTHERWISE. THE GENERAL NOTES APPLY TO ALL THE CONSTRUCTION DOCUMENTS.
22. ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE TOP OF SLAB LEVELS UNLESS NOTED OTHERWISE.
23. GENERAL CONTRACTOR TO COORDINATE FLOOR AND WALL PENETRATIONS WITH THE CONSTRUCTION PROJECT MANAGER, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL AND PLUMBING.
24. FOR THE PURPOSE OF THESE DRAWINGS AND SPECIFICATIONS, THE TERM "BY 7-ELEVEN" SHALL MEAN ITEM PROVIDED BY 7-ELEVEN, INC. AND INSTALLED BY CONTRACTOR AS PART OF THE WORK OF THIS CONTRACT. THE TERM "NOT IN CONTRACT" (NIC) SHALL MEAN ITEM PROVIDED AND INSTALLED BY 7-ELEVEN, INC. UNDER SEPARATE CONTRACT.
25. GENERAL CONTRACTOR TO COORDINATE WITH THE CONSTRUCTION PROJECT MANAGER FOR ALL ROOF PATCHWORK, REPAIR, AND/OR REPLACEMENT.

B. DIMENSIONING

1. ALL DIMENSIONS ARE IN FEET-INCHES UNLESS NOTED OTHERWISE.
 2. DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.
 3. VERIFY DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT OF RECORD OF ANY DISCREPANCIES.
 4. EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF SIP PANEL, CMU BLOCK, OR STRUCTURAL SHEATHING UNLESS NOTED OTHERWISE.
 5. INTERIOR WALLS AND PARTITIONS ARE DIMENSIONED TO FINISHED FACE UNLESS NOTED OTHERWISE.
 6. DOORS ARE LOCATED BY THEIR JAMB RELATIVE TO ADJACENT WALLS AND PARTITIONS. DOOR OPENINGS ARE DIMENSIONED TO THE STRIKE OR HINGE FACE OF THE DOOR FRAMES. ALL INTERIOR DOORS AT 6" FROM PARTITION WALL UNLESS NOTED OTHERWISE.
- C. MISCELLANEOUS
1. SEAL EXTERIOR JOINTS AROUND DOORS, WINDOWS AND LOUVER FRAMES AND AT PENETRATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS TO PREVENT AIR AND WATER LEAKAGE.
 2. ISOLATE DISSIMILAR METALS EFFECTIVELY FROM EACH OTHER TO PREVENT ELECTROLYTIC ACTION.
 3. PROVIDE ACCESS PANELS AS REQUIRED FOR MECHANICAL AND PLUMBING VALVES.

REFERENCE SYMBOLS

	- NORTH ARROW		- ROOM TAG
	- HEIGHT ELEVATION INDICATOR		- REVISION DELTA
	- DOOR TAG REF SHEET A6.0		- SPOT ELEVATION INDICATOR
	- ENLARGED DETAIL INDICATOR		- EQUIPMENT TAG
	- GRID LINE INDICATOR		- KEY NOTE INDICATOR
	- WINDOW TAG REF SHEET A6.1		- FINISH INDICATOR REF SHEET A6.1
	- SECTION CUT INDICATOR		- ELEVATION INDICATOR
	- WALL TAG		
	- FIRE EXTINGUISHER		

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LICENSE NO. C-36401

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22235 MISSION BOULEVARD
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GENERAL NOTES,
ABBREVIATIONS,
& SYMBOLS

A-0.1



NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

1. EXISTING CONSTRUCTION, EQUIPMENT, ASSOCIATED COMPONENTS, ETC. TO REMAIN, TYP. U.O.N.
2. EXISTING DRAIN TO REMAIN.
3. EXISTING BOLLARD TO REMAIN, TYP.
4. EXISTING 400 AMP ELECTRICAL SERVICE TO REMAIN.
5. EXISTING SPOT FREE, SINGLE AIR COMPRESSOR, WATER SOFTENER, AND WASH EQUIPMENT RACK TO REMAIN AND TO BE UTILIZED BY THE NEW EQUIPMENT, AS WELL AS THE EXISTING SELF-SERVE EQUIPMENT.
6. STEALTH PREDATOR DRYING SYSTEM, REFERENCE SPECIFICATION SHEETS FOR DETAILS.
7. EXISTING DRIVEWAY, SIDEWALK, ETC. TO REMAIN, TYP.
8. EXISTING PARKING STALL AND STALL PAVEMENT STRIPING TO REMAIN, TYP., U.O.N.
9. EXISTING AWNING TO REMAIN, TYP.
10. REMOVE EXISTING EQUIPMENT.
11. NEW RAZOR HEIGHTS AUTOMATIC CAR WASH EQUIPMENT BY OTHERS. REFER TO SHOP DRAWINGS FOR FURTHER SPECIFICATIONS.
12. NEW CONCRETE 4" H. AFF. AND MOUNTED EQUIPMENT BY OTHERS. REFER TO SHOP DRAWINGS FOR FURTHER SPECIFICATIONS.
13. NEW 4" CONCRETE BOLLARD.
14. RUN NEW 1" CONDUITS FROM NEW WASH/FY ENTRY SYSTEM TO EXISTING CAR WASH SERVICE ROOM. G.C. TO VERIFY PATH WITH CARWASH EQUIPMENT CONTRACTOR PRIOR TO TRENCHING. G.C. TO ALSO VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
15. EXISTING BEAM TO REMAIN, TYP.
16. NEW AUTOMATIC CAR WASH CAMERA EQUIPMENT BY OTHERS. REFER TO SHOP DRAWINGS FOR FURTHER SPECIFICATIONS.
17. NEW AUTOMATIC CAR WASH FLY STATION EQUIPMENT BY OTHERS. REFER TO SHOP DRAWINGS FOR FURTHER SPECIFICATIONS.
18. EXISTING 200A SUBPANEL TO REMAIN
19. NEW 200A SUB-PANEL PER ELECTRICAL.
20. EXISTING PROPERTY LINE, TYP.

22235 MISSION BOULEVARD HAYWARD, CA	ENLARGED SITE PLAN	
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A-1.0

M. HIGGINBOTHAM ARCHITECT
LICENSE NO. C-36401

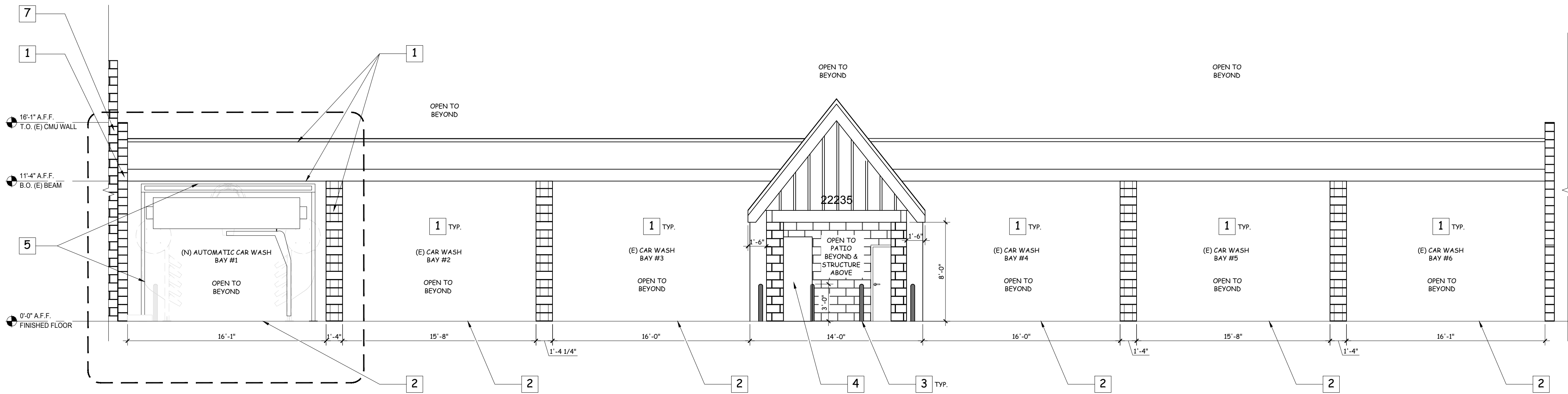
MHA

DESIGN SERVICES

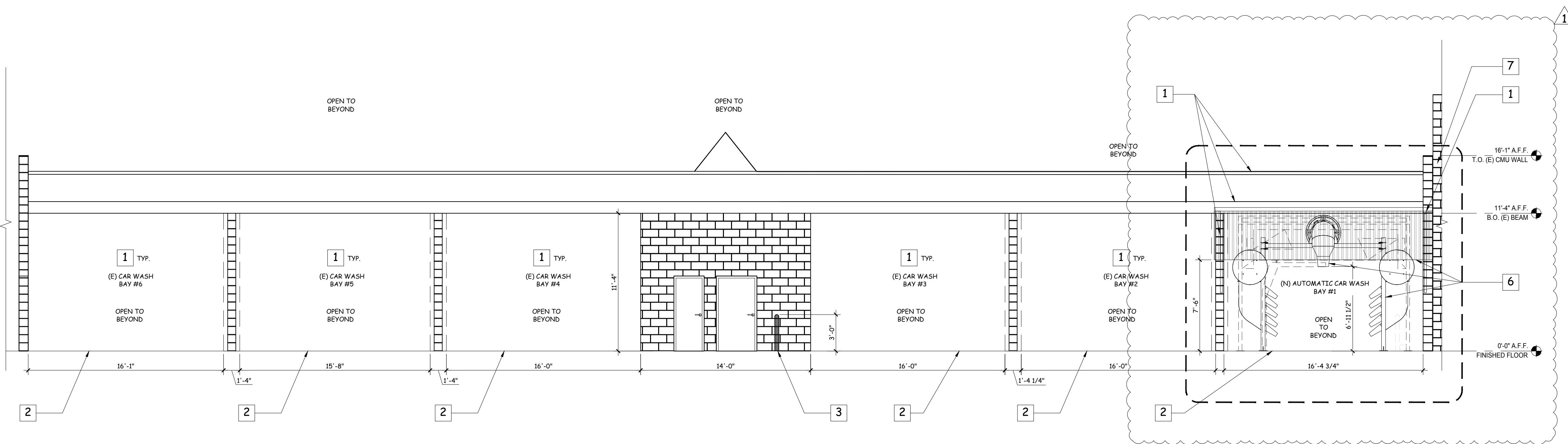
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A PROJECT FOR:
SHAAN HOLDINGS, LLC.

5453 COSUMNES DR
STOCKTON, CA. 95219
CONTACT: SANDEEP DHANDA
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1 EXTERIOR ELEVATION - NORTH-WEST
3/16"=1'-0" NOTE:



2 EXTERIOR ELEVATION - SOUTH-EAST
3/16"=1'-0" NOTE:

KEYNOTES

- EXISTING CONSTRUCTION, EQUIPMENT, ASSOCIATED COMPONENTS, ETC. TO REMAIN, TYP., U.O.N.
- EXISTING DRAIN TO REMAIN.
- EXISTING BOLLARD TO REMAIN, TYP.
- EXISTING 400 AMP ELECTRICAL SERVICE TO REMAIN.
- NEW AUTOWASH EQUIPMENT BY OTHERS, SHOWN FOR REFERENCE. ACTUAL EQUIPMENT MAY VARY. SEE SHOP DRAWINGS FOR SPECIFICATIONS.
- NEW AUTODRY EQUIPMENT BY OTHERS, SHOWN FOR REFERENCE. ACTUAL EQUIPMENT MAY VARY. SEE SHOP DRAWINGS FOR SPECIFICATIONS.
- EXISTING ADJACENT BUILDING CONSTRUCTION TO REMAIN, TYP.

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NO	DESCRIPTION	DATE	DATE	SCALE	DRAWN	CKD	APPD
0	DR SUBMITTAL SET	5/28/25	6/26/25				
1	DR CYCLE-2						

22235 MISSION BOULEVARD
HAYWARD, CA

EXTERIOR ELEVATIONS

A-3.0

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

PANEL SCHEDULES

PANEL: A											
Interrupting Duty Breaker: 10K			MCB			Volts: 120/240					
Enclosure: Nema 1			MLO: MLO			Phase: 1					
Mounting: Surface			Amps: 200			Wire: 3-#3/0 + 1-#6					
Description	Load in Watts		Brk / Pole	PHASE A B	Brk / Pole	Load in Watts		Description			
	A	B				A	B				
1 Vacuum #4	1840		20/1		20/1	120		Light Front	2		
3 Vacuum #3		1840	20/1		20/1		180	Recep	4		
5 Light Pole Front	240		20/1		20/1	180		Recep	6		
7 Light Pole Yard		300	20/1		20/1		180	Recep	8		
9 Maintenance Shed	600		30/2		20/1	288		Light Inside	10		
11 Maintenance Shed		600			20/1		180	Recep	12		
13 Spare					20/1	180		Recep	14		
15 Spare					20/1		180	Recep	16		
17 Space					20/1	180		Recep	18		
19 Space					20/1		180	Recep	20		
21 Space					20/1	1840		Vacuum #2	22		
23 Space							1840	Vacuum #5	24		
25 Space					20/1	1840		Vacuum #6	26		
27 Space					20/1		450	Pole Light Yard	28		
29 Space					20/1	180		Coin and Vending	30		
31 Space					20/1		180	Recep	32		
33 Space					20/1	180		Recep	34		
35 Receptacle	180				20/1		180	Recep	36		
37 Air Compressor	3360		50/2						38		
39 Air Compressor		3360	50/2						40		
XX XXXXXXXXXXXXXXXXXXXXXXX	XXXXX	XXXXX	XXXXXXX		XXXXXX	XXXXXX	XXXXXX	XXXXXXXXXXXXXXXXXXXXXXX	XX		
Totals		6,220	6,100			4,988	3,550				
Total connected load in KVA = 20.9											
25% of largest motor in KVA = 1.68											
Total calculated load in KVA = 22.58											
Total Amps = 86.9 amps											

PANEL: B											
Enclosure: N-1			Interrupting Duty Breaker: 10KIC			Volts: 120/240			Phase: 3		
Mounting: Surface			Amp: 200			Wire: 4			MLO: MLO		
						MCB:					
Description	Load in Watts			Brk / Pole	PHASE A B C	Brk / Pole	Load in Watts			Description	
	A	B	C				A	B	C		
1 (E) Recep	180			20/1			30/1	3450		(E) Blower Bay 2	2
3 (E) Pure Clean		800		20/2							4
5 (E) Pure Clean			800				30/1		3450	(E) Blower Bay 3	6
7											8
9											10
11 (E) Blower 4			3450				30/2p		3450	(E) Blower Bay 5	12
13								3450		(E) Blower Bay 6	14
15											16
17									180	(N) Carbon Filter	18
19							30/3p	2016		(N) Air Compressor	20
21								2016			22
23									2016		24
25											26
27											28
29											30
31											32
33											34
35											36
37											38
39											40
41											42
		180	800	4,250			8,916	5,466	5,646		
Total connected load in KVA = 25.3											
25 of largest motor = 0.863											
Total calculated load in KVA =26.163											
Total Amps = 63 amps											

PANEL: C											
Enclosure: N-1			Interrupting Duty Breaker: 10KIC			Volts: 120/240			Phase: 3		
Mounting: SURFACE			Amp: 200			Wire: 4			MLO: MLO		
						MCB:					
Description	Load in Watts			Brk / Pole	PHASE A B C	Brk / Pole	Load in Watts			Description	
	A	B	C				A	B	C		
1 Razor Pump Sta.	8996			80/3			15/2	2280		Spot Free System	2
3		8996							2280	Spot Free System	4
5			8996				20/2p		1800	Med Press RO	6
7 UCC Cabinet	2768			20/3				1800			8
9		2768									10
11			2768						1800	C-Start Entrance Sy	12
13 (N)Dryer Fan Motor 1	3875			50/3			20/1p	1800		Spot Free Sys	14
15		3875									16
17			3875						180	Pump Starter Box	18
19 (N)Dryer Fan Motor 2	3875			50/3				250		Auto Cashier	20
21		3875									22
23			3875								24
25 (N)Dryer Fan Motor 3	3875			50/3							26
27		3875									28
29			3875								30
31 (N) Dryer Fan Motor 4	3875			50/3							32
33		3875									34
35			3875								36
37											38
39											40
41											42
		27,264	27,264	27,264			6,130	2,280	3,780		
Total Connected load in KVA = 94.00											
25% of largest motor =6.75 KVA											
Largest Non-coincidental load in KVA= 46.70											
Total calculated load in KVA = 46.70 + 6.5 = 53.2											
Total Amp=128.13 amp											

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CONDUIT AND WIRE ROUTING

