



FOOTHILL BLVD.

LOCUST ST.

GROVE WAY

BUILDING INFORMATION		SITE / ZONING INFORMATION	
BUILDING TYPE	VB- FS	SITE ADDRESS	21463 FOOTHILL BLVD., HAYWARD CA 94541
SPRINKLER TYPE	NFPA 13	SITE PARCEL NUMBER	414-0086-056-02
GROSS FLOOR AREA	21,823 SQ.FT.	SITE AREA	1.33 AC.
NO. OF STORIES	1-STORY ABV. GRADE	BASE ZONE	CG
E. OCCUPANCIES	B/MS1	GEN. PLAN LAND USE	COMMERCIAL/ HIGH DENSITY RES.
		TOT. # E. PARKING SPACES	61 TOTAL, (2 OF WHICH ARE ACCESSIBLE)

GREAM ENTERPRISES INC.
INTERIOR TENANT IMPROVEMENT

SITE PLAN
CUP SET - NOT FOR CONSTRUCTION
#CUP-25-0011

PROJECT INFORMATION	
ADDRESS	21463 FOOTHILL BLVD.
ADPN	414-0086-056-02
LEGAL	SEE TITLE SHEET
ZONING	CG- GEN. COMM.
BLD. TYPE / OC	MIB V/B

PLANNERS & CHECKERS	
PLANNERS	XX
CHECKERS	XX
DATE	XX
SCALE	XX
SHEET	XX
NO. OF SHEETS	XX

BLDG. DEPT. PLN. CHK
XXX

DRAWN BY
ALLP

DATE
06-12-2025

SCALE
N.T.S.

SHEET
A0.0

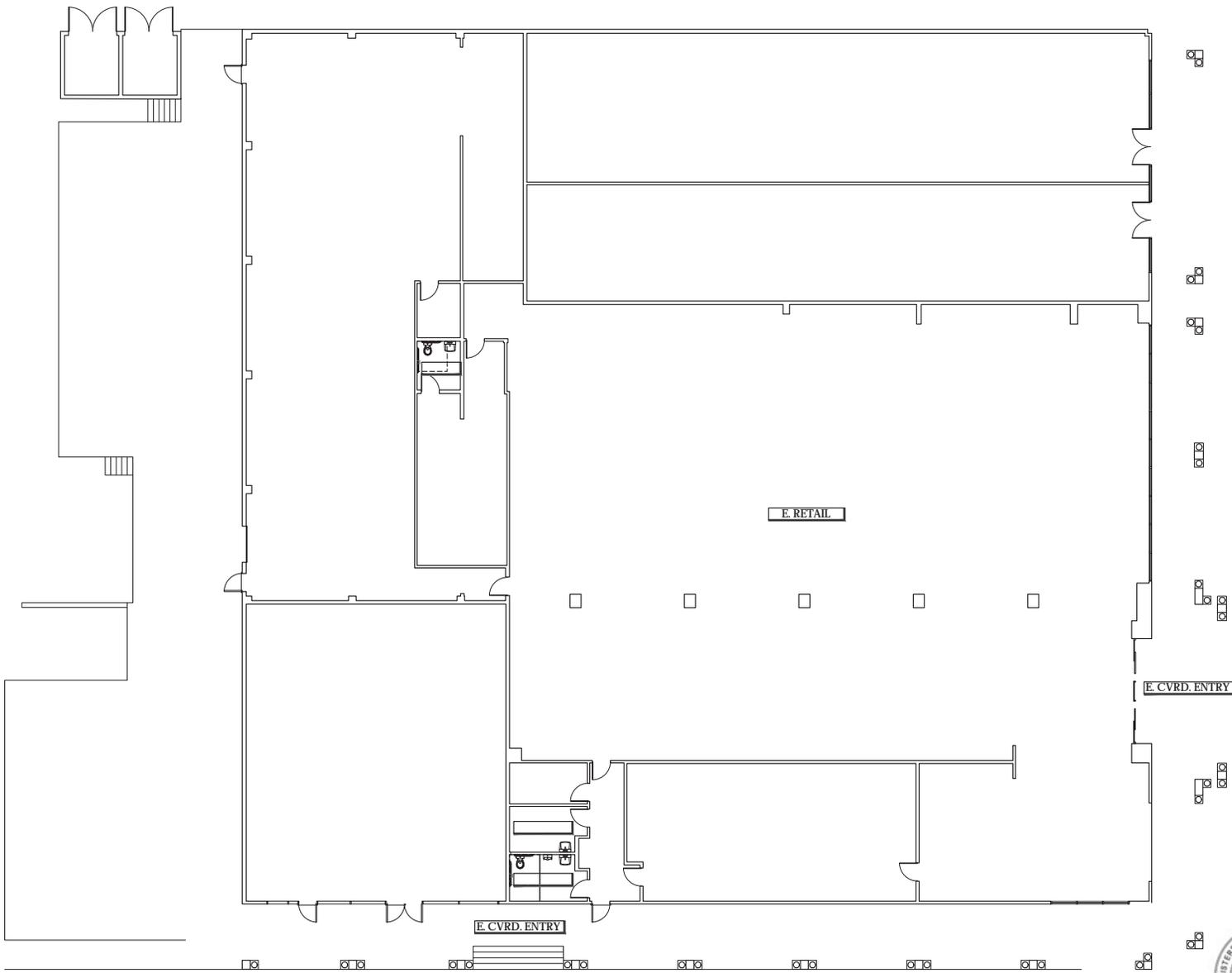
SHEET X OF





PO DESIGN STUDIO INC.
 2425 LA FRANCE STREET
 SAN DIEGO, CALIFORNIA 92109
 TELEPHONE: 619-527-0818

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GREAM ENTERPRISES INC.
 INTERIOR TENANT IMPROVEMENT
 EXISTING FLOOR PLAN
 CUP SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION	
ADDRESS	21463 FOOTHILL BLVD.
APRN	414-0086-056-02
LEGAL	SEE TITLE SHEET
ZONING	CG - GEN. COMM.
BLD. TYP. / OC.	MIB V/B

PLANNERS & CO.'S	XX						
	△	△	△	△	△	△	△

BLDG. DEPT. PLN. CHK
 XXX

DRAWN BY
 A.L.P.
 DATE
 06-12-2025
 SCALE
 1/8" = 1'-0"

SHEET
A1.0
 SHEET X OF

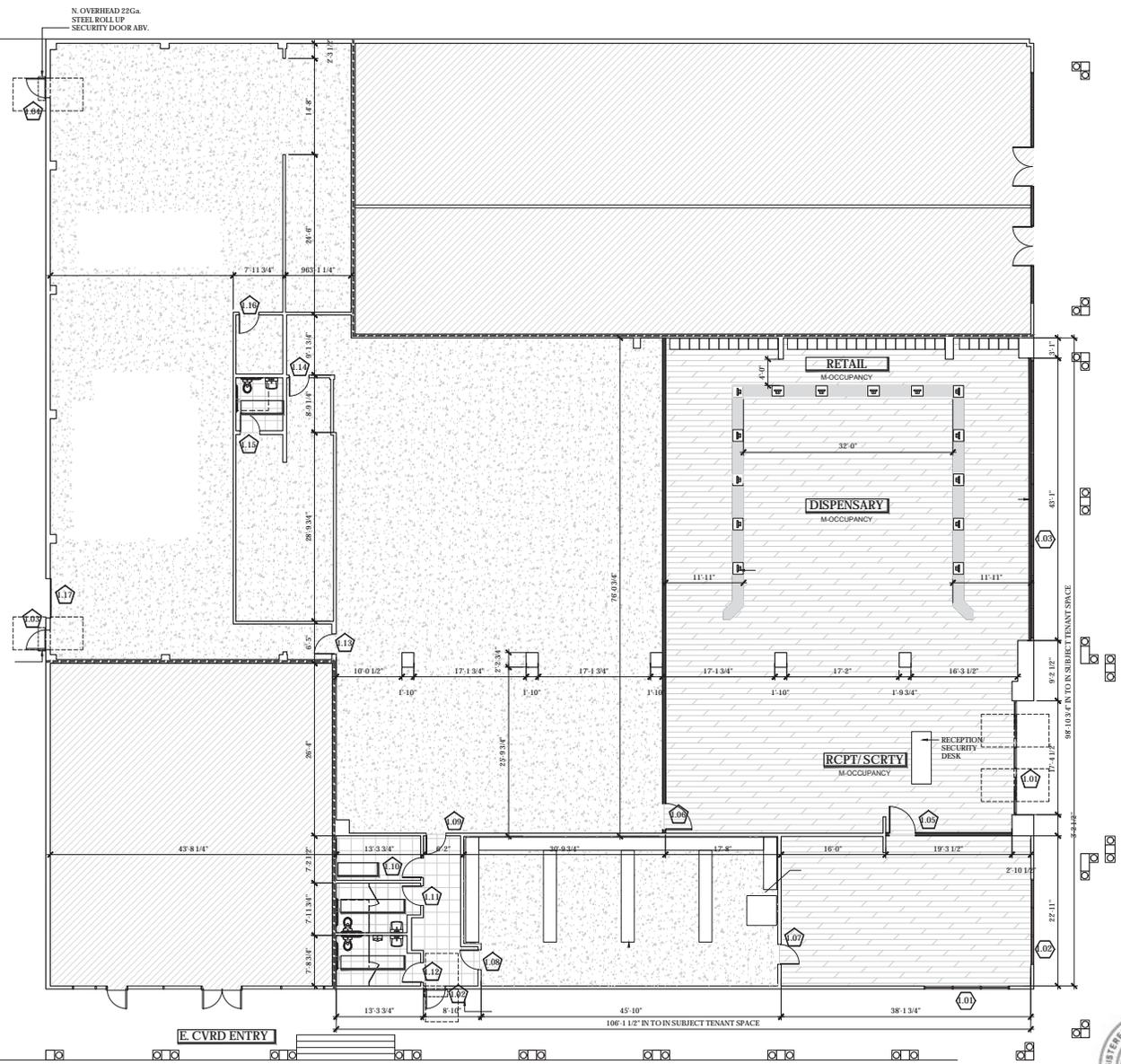
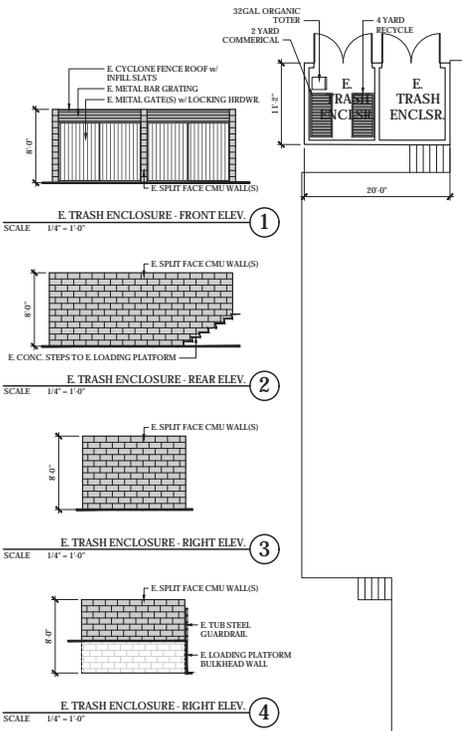




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LOCATION OF WALL MOUNTED FIRE EXTINGUISHER
 CLASS 'A' - SIZE 2A, 10BC. LOCATION BETWEEN TO BE 75' MAX
 DO NOT INSTALL ANY FURNITURE OR OTHER OBSTRUCTIONS
 IN FRONT OF EXTINGUISHER LOCATION



GREAM ENTERPRISES INC.
 INTERIOR TENANT IMPROVEMENT

NEW FLOOR PLAN
 CUP SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION	
ADDRESS	21463 FOOTHILL BLVD.
AS/N	414-0086-056-02
LEGAL	SEE TITLE SHEET
ZONING	CG - GEN. COMM.
BLD. TYP. / OC.	MIB / V/B

PLANNERS & CO'S	XX						
XX	XX	XX	XX	XX	XX	XX	XX

BLDG. DEPT. PLN. CHK
 XXX

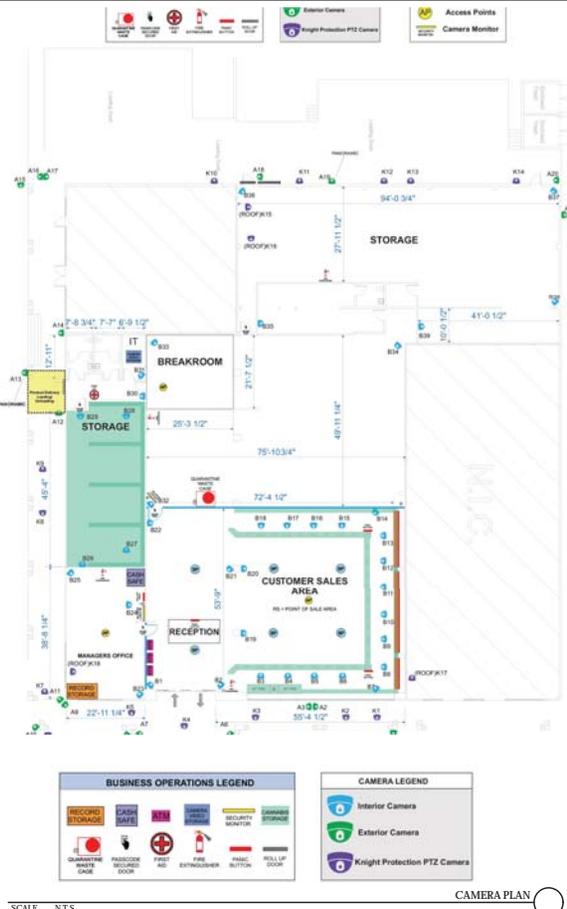
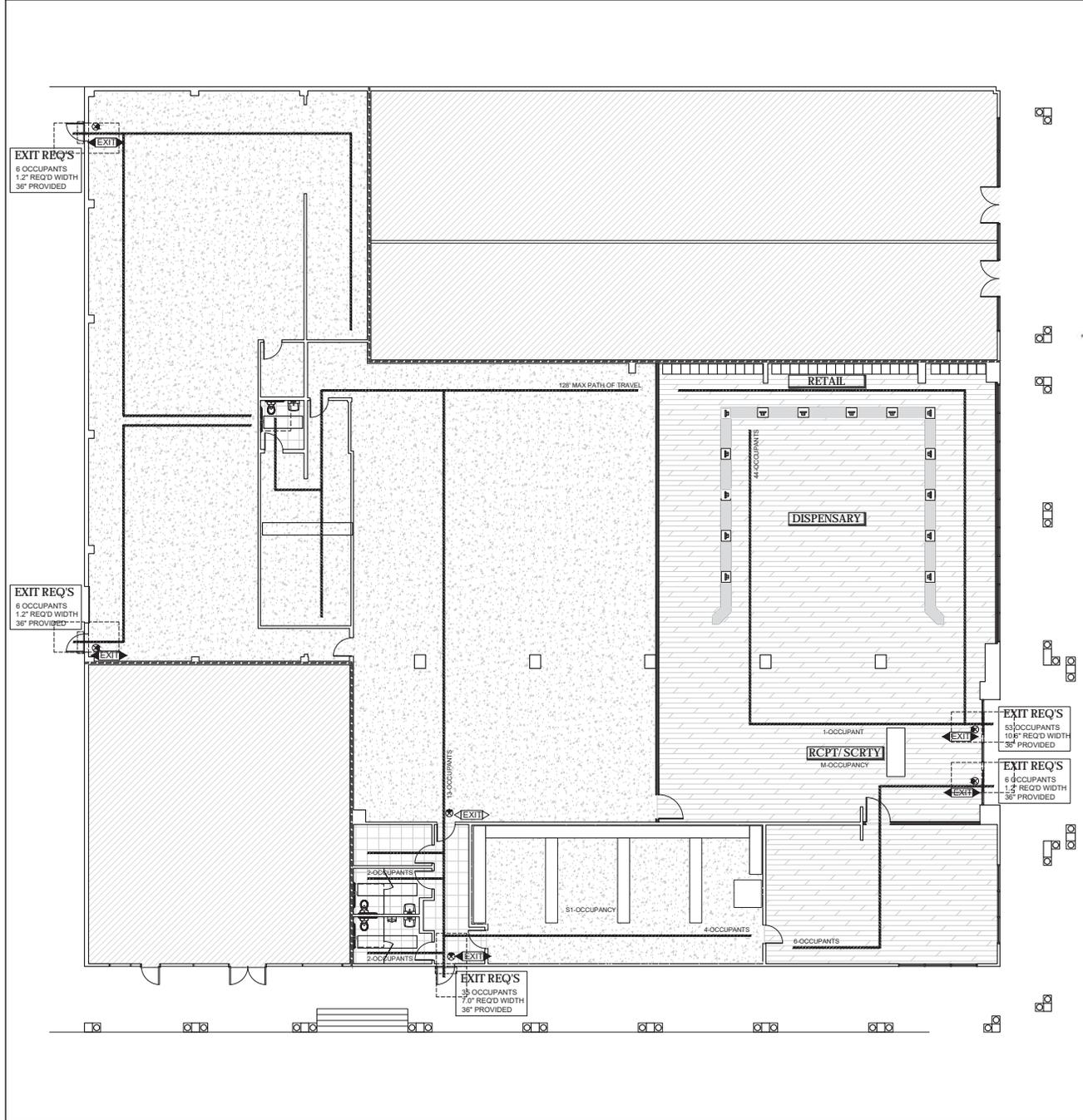
DRAWN BY
 A.L.P.
 DATE
 06-12-2025
 SCALE
 1/8" = 1'-0"

SHEET
A2.0
 SHEET X OF



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OCCUPANCY CALCULATION

ROOM NAME	FLOOR AREA	LOAD RATIO	OCCUPANTS
RETAIL AREA	M 1,200 SQ. FT.	1/150	8
RECEPTION DESK	M 200 SQ. FT.	1/150	1
DISPENSARY	M 2,628 SQ. FT.	1/60	44
TUNING OFFICE	B 873 SQ. FT.	1/150	6
PRODUCT STORAGE	S1 1,078 SQ. FT.	1/300	4
BREAK ROOM	S1 200 SQ. FT.	1/15	13
N. WAREHOUSE	S1 3,844 SQ. FT.	1/300	12
E. STORAGE ROOM	S1 483 SQ. FT.	1/300	1
E. WAREHOUSE	S1 3,447 SQ. FT.	1/300	12
E. BATH 1	B 88 SQ. FT. SINGLE SERVE		1
E. WOMEN'S BATHRM	B 82 SQ. FT.	1/50	2
E. MEN'S BATHRM	B 94 SQ. FT.	1/50	2
T.T. ROOM	B 87 SQ. FT.	1/300	0
TOTAL			106 OCCUPANTS

BUILDING TYPE V-B
OCCUPANCY USE CAT. M/B/S1

MAX TRAVEL DIST. 128'
MAX ALLOWED DIST. 250'
PER TABLE 1017.2 B/M/S 1
 OCCUPANCY w/ SPRINKLER SYSTEM

GREAM ENTERPRISES INC.
 INTERIOR TENANT IMPROVEMENT
 EGRESS PLAN - CAMERA PLAN
 CUP SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION

ADDRESS	21403 FOOTHILL BLVD.
APRN	414-0086-056-02
LEGAL	SEE TITLE SHEET
ZONING	CG - GEN. COMM.
BLD. TYP. / OC.	MIB / V-B

PLANNERS	XX
ARCHITECTS	XX
ENGINEERS	XX
REGISTERED PROFESSIONAL ENGINEER	XX
CIVIL	XX
STATE OF CALIFORNIA	XX



BLDG. DEPT. PLN. CHK	XXX
DRAWN BY	A.L.P.
DATE	06-12-2025
SCALE	1/4" = 1'-0"
SHEET	A2.0x
SHEET X OF	