DIRECTORY

BUILDING

**OPERATIONS** ENTERPRISE HOLDINGS MANAGER:

2633 CAMINO RAMON, SUITE 425 SAN RAMON, CA 94583 (925) 498-7223 BRANDON HELTON, REGIONAL OPERATIONS MGR. brandon.helton@ehi.com

FAX 934-7902

(510) 583-4216

kharwood@studioarch.net

ARCHITECT: STUDIO BENAVENTE ARCHITECTS INC. (925) 934-7778 580 LENNON LANE

WALNUT CREEK, CA 94598 KRIS HARWOOD, SR. PROJECT MANAGER

HAYWARD, CA 94541

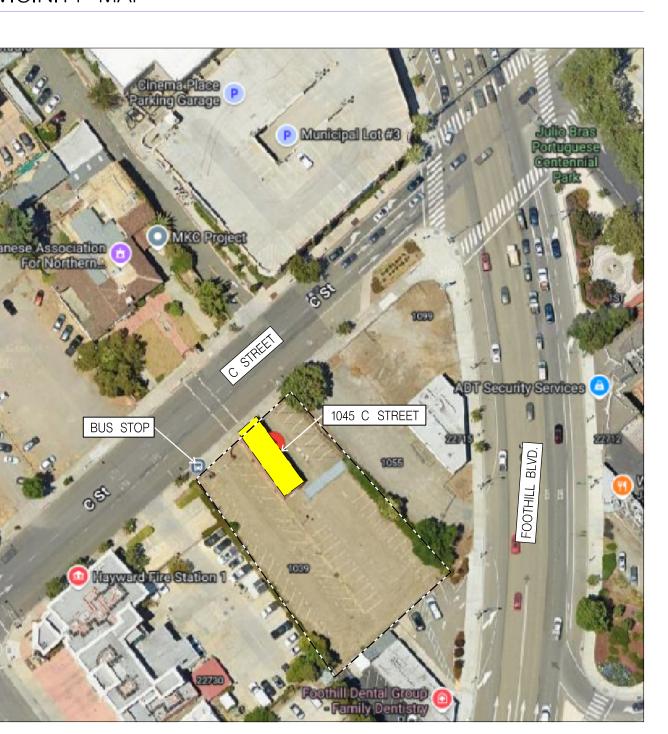
CITY OF HAYWARD DEPARTMENT: PLANNING DIVISION 777 B STREET, FIRST FLOOR

HAYWARD, CA 94541 planning.division@hayward-ca.gov HAYWARD FIRE DEPARTMENT (510) 583-4930 DEPARTMENT: 777 B STREET, FOURTH FLOOR

### SCOPE OF WORK:

- [N] ACCESSIBLE STALL - UPGRADE RESTROOM TO HANDICAP ACCESSIBILITY
- [N] STOREFRONT DOOR
- [N] PARKING STRIPING - [N] COVERED DRAIN WITH SAND-OIL INTERCEPTOR
- [N] HOSE BIB
- [N] WASH PAD - [N] CARPORT STRUCTURE
- [N] LANDSCAPING AND IRRIGATION
- NO MECHANICAL WORK

#### VICINITY MAP



# PROJECT DATA:

BUILDING INFO

1. BUILDING ADDRESS:

2. CONSTRUCTION:

4. ZONING DISTRICT:

5. SPRINKLER SYSTEM:

6. OVERALL BLDG. HEIGHT:

7 NUMBER OF STORIES:

9. ALLOWABLE FLOOR AREA:

10. CONSTRUCTION AREA

8. OCCUPANCY CLASS.:

3. PARCEL:

1. NET LOT SIZE: 21,930 SF 2. FLOOR AREA RATIO (FAR): 5.56% 3. BUILDING LOT COVERAGE: 9.07% 4. BUILDING SF: 1,220 SF

5. PARKING: 24 STALLS, SEE CALCULATIONS, SHEET A0.3

1045 C STREET, HAYWARD CA

DT-MS: DOWNTOWN MAIN STREET

APN#: 428-0066-055-01

NON SPRINKLERED

TYPE V-N

16'-0"

EXISTING

1,000 SF

6. LANDSCAPING 1,976 SF, SEE CALCULATIONS SHEET A0.3 744 SF APPROX. [750 SF MAX.] 7. [N] CARPORT/WASH PAD: 

#### DRAWING INDEX

#### <u>ARCHITECTURAL</u>

A0.0 COVER SHEET: VICINITY MAP, SITE PLAN, PROJECT DATA , DIRECTORY, BUILDING INFO

A0.2 SITE PLAN- EXISTING, DEMOLITION, & PROPOSED, KEYED NOTES

A0.3 OUTDOOR DISPLAY, PARKING/LANSCAPING CALCULATIONS & TRUCK CIRCULATION PLAN

A1.0 1ST FLOOR- DEMOLITION & PROPOSED PLANS.

A3.0 EXISTING PHOTOS

A5.0 ELEVATIONS – [E] BUILDING, NORTH

A5.1 ELEVATIONS - [E] BUILDING, WEST

(SIGNAGE OMITTED. PROPOSED NEW TO FOLLOW UNDER SEPARATE APPLICATION) 

#### <u>LANDSCAPE</u>

L1.0 PROPOSED PLANTING PLAN L1.1 LANDSCAPE NOTES & DETAILS L3.0 IRRIGATION PLAN

L3.1 IRRIGATION NOTES & LEGEND

L3.2 IRRIGATION DETAILS

L3.3 IRRIGATION DETAILS

L3.4 IRRIGATION DETAILS

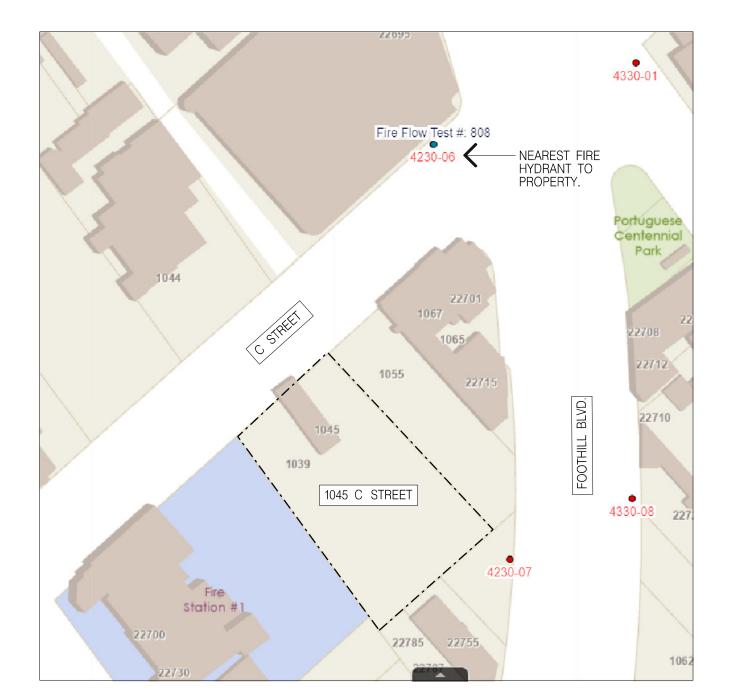
L3.5 IRRIGATION WATER USE CALCULATIONS

PRELIMINARY IMPROVEMENT PLAN

PRELIMINARY GRADING AND DRAINAGE PLAN

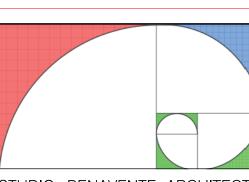
C3 PRELIMINARY WATER AND SEWER PLAN

# VICINITY MAP- FIRE HYDRANT



4230-06 1. STATIC & RESIDUAL HYDRANT #: 2 PITOT HYDRANT#: 4230-07 04-19-23 TEST DATE: 4. APPROX. LOCATION: 22701 FOOTHILL BLVD. 5. STATIC PRESSURE [psi]: 60psi

6. RESIDUAL PRESSURE [psi]: 50psi 7. PITOT PRESSURE [psi]: 40psi 8. ORIFICE DIAMETER [in.] 2.500000" 9. OBSERVED DISCHARGE [gpm]: 1061,220854 gpm 10. ESTIMATED DISCHARGE @ 20psi [gpm]: 2243.459176 gpm



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FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO BENAVENTE ARCHITECTS INC.

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WET STAMP:

CONDITION

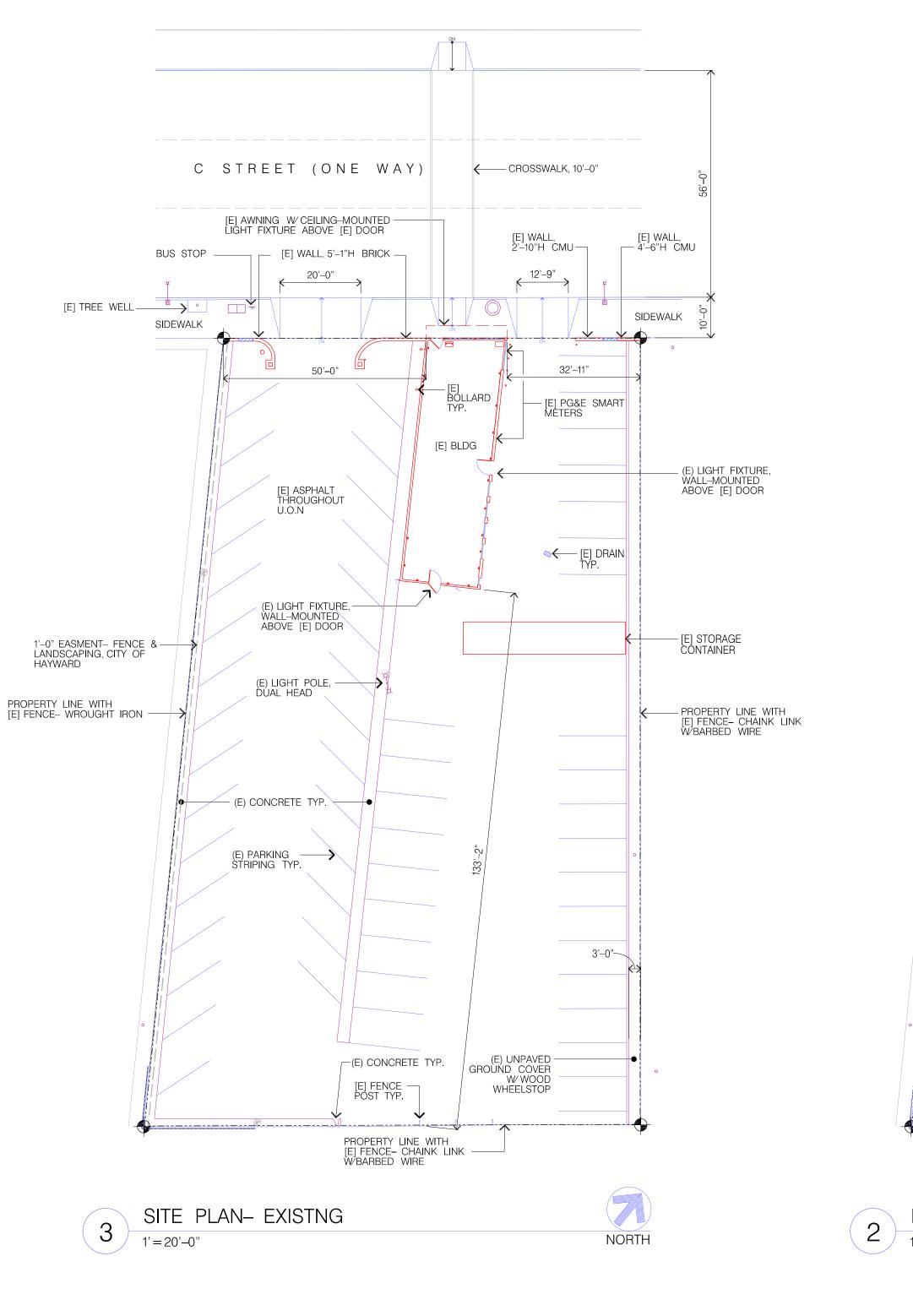
CHECKED BY: DRAWN BY: JOB JR/KH

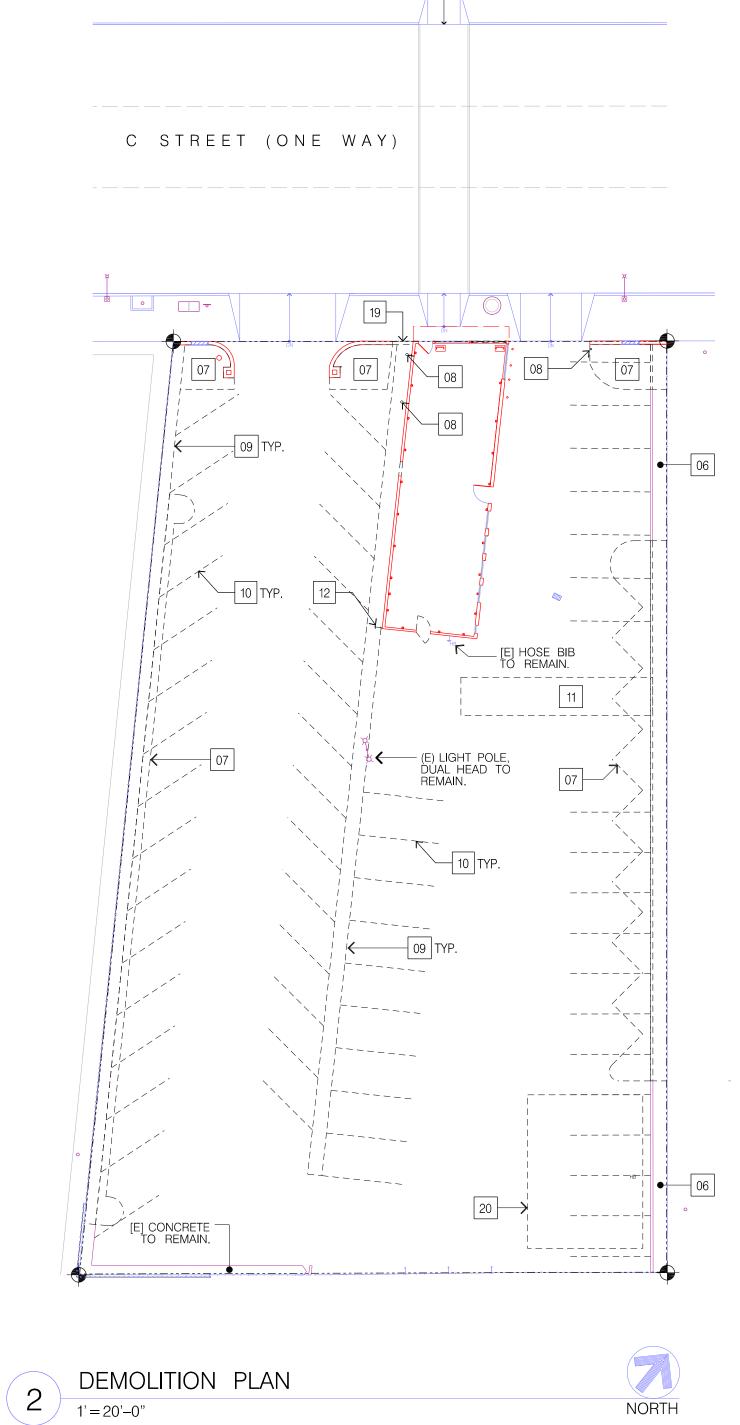
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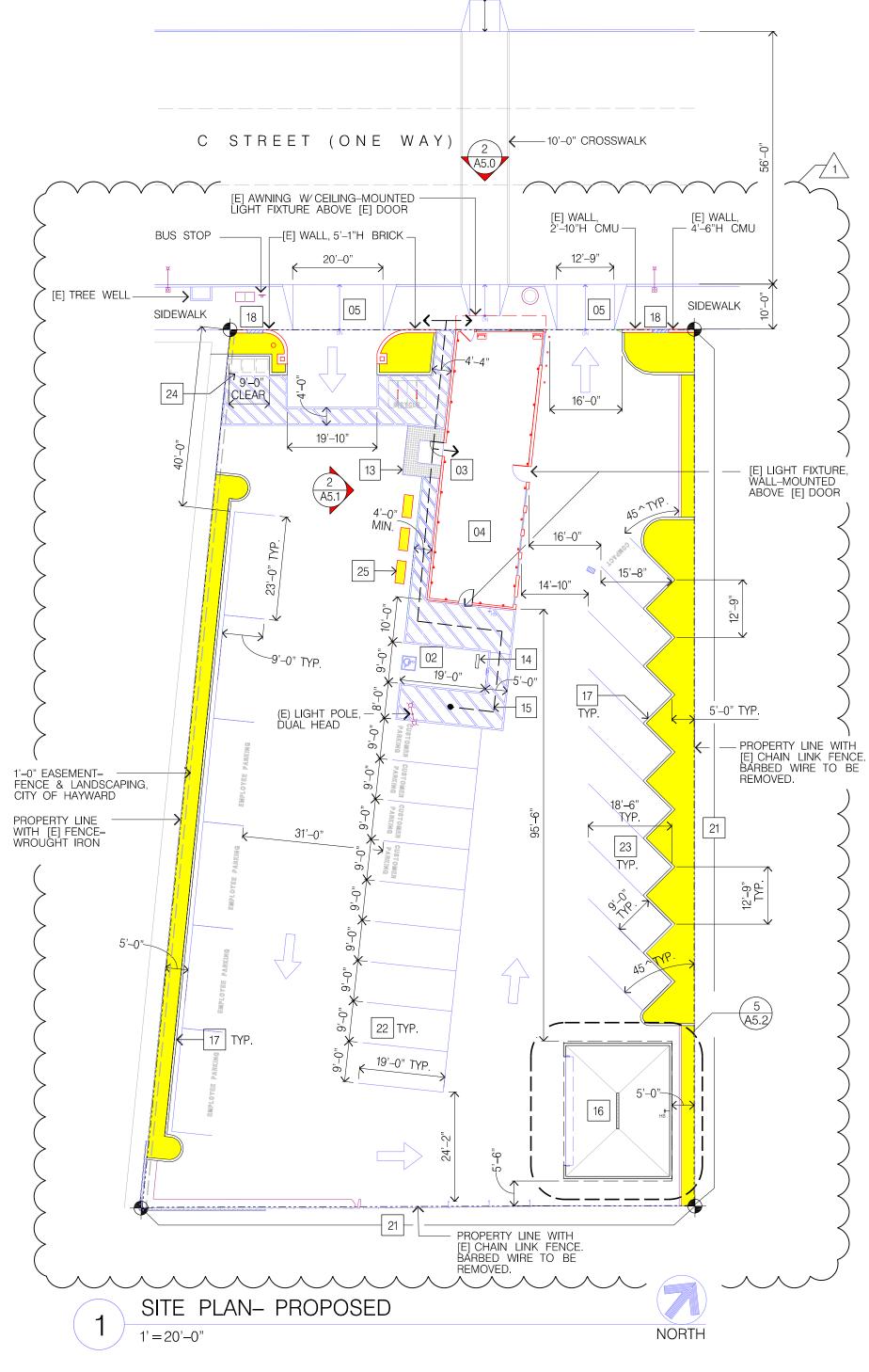
COVER SHEET: VICINITY MAP, SITE PLAN, DIRECTORY, BUILDING INFO

SHEET NO.

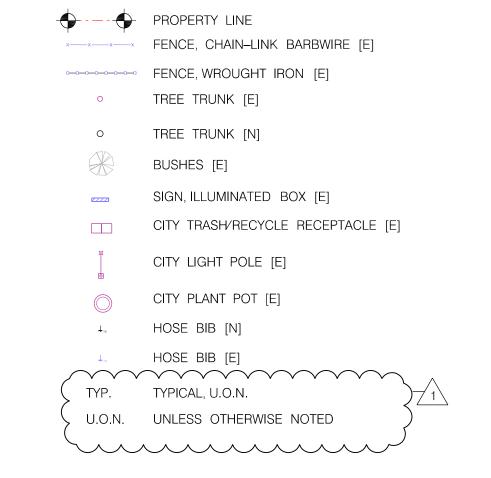
A0.0







LEGEND:



KEYED NOTES

01 ACCESS AISLES TO THE PUBLIC RIGHT OF WAY TO BE RE-LEVELED TO 5% MAX SLOPE WITH 2% MAX. CROSS SLOPE.

AREAS WITHIN [N] ACCESSIBLE STALL AND STRIPED AISLES TO BE RE-LEVELED TO 2% MAX. SLOPE WITH 2% MAX. CROSS SLOPE.

EXIT DISCHARGE TO PUBLIC WAY.

[E] A/C UNIT LOCATED ON ROOF OF [E] BUILDING, TO REMAIN.

[E] PLANTING AREA AND WHEELSTOPS TO REMAIN AT LOCATIONS SHOWN.

REMOVE [E] ASPHALT IN PREPARATION FOR [N] PLANTER AREA.

REMOVE [E] BOLLARDS AT LOCATIONS INDICATED.

REMOVE [E] CONCRETE AS INDICATED BY DASHED LINES.

REMOVE [E] SURFACE STRIPING AS INDICATED BY DASHED LINES.

REMOVE [E] STORAGE CONTAINER.

12 REMOVE [E] HOSE BIB & BOLLARD AT LOCATION SHOWN.

3	[N] TRUNCATED	DOMES	TYP	
---	---------------	-------	-----	--

14 [N] WHEEL STOP

15 N STRIPING, ACCESSIBLE PATH OF TRAVEL.

16 [N] CARPORT, SEE SHEET A5.2 FOR ADDITIONAL INFORMATION.

[17] [N] CURB, 6"H CONCRETE AROUND PERIMETER OF ALL LANDSCAPED AREAS WITHIN PARKING LOT.

18 [N] SIGNAGE, REFACE [E] SIGN, ILLUMINATED BOX.

19 REMOVE PORTION OF [E] BRICK WALL IN PREPARATION OF [N] ACCESSIBLE PATH TO [N] ACCESSIBLE ENTRANCE.

20 REMOVE [E] ASPHALT IN PREPARATION FOR [N] SLOPED SLAB, CONCRETE, TRENCH DRAIN, SAND/OIL SEPARATOR AND, CARPORT.

21 REMOVE ALL BARBED WIRE COMPONENTS FROM [E] CHAIN LINK FENCE TO REMAIN.

[N] STRIPED PARKING STALL, 90 DEGREES FROM FENCELINE, DIMENSIONS PER "A", "D" AND "L", CITY OF HAYWARD PARKING DETAIL SD-110B.

[N] STRIPED PARKING STALL ANGLED 45 DEGREES FROM FENCELINE. DIMENSIONS MEET OR EXCEED "A", "D" AND "L" PER CITY OF HAYWARD PARKING DETAIL SD-110B.

[N] SPACE FOR [3] ROLLING TRASH/RECYCLE BINS, 96 GAL. MAX. EACH. [N] TALL PLANTER BOX, TYP.

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CHECKED BY: JOB

SITE PLANS -EXISTING,

DEMOLITION & PROPOSED, KEYED NOTES

SHEET NO.

A0.2

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NORTH

IN STOCK SHIPS TODAY

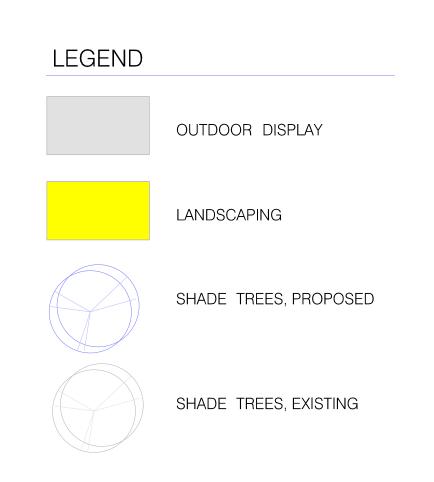
SHEET TITLE:

OUTDOOR DISPLAY, PARKING/LANDSCAPE CALCULATIONS & TRUCK

CIRCULATION PLAN

SHEET NO.

A0.3



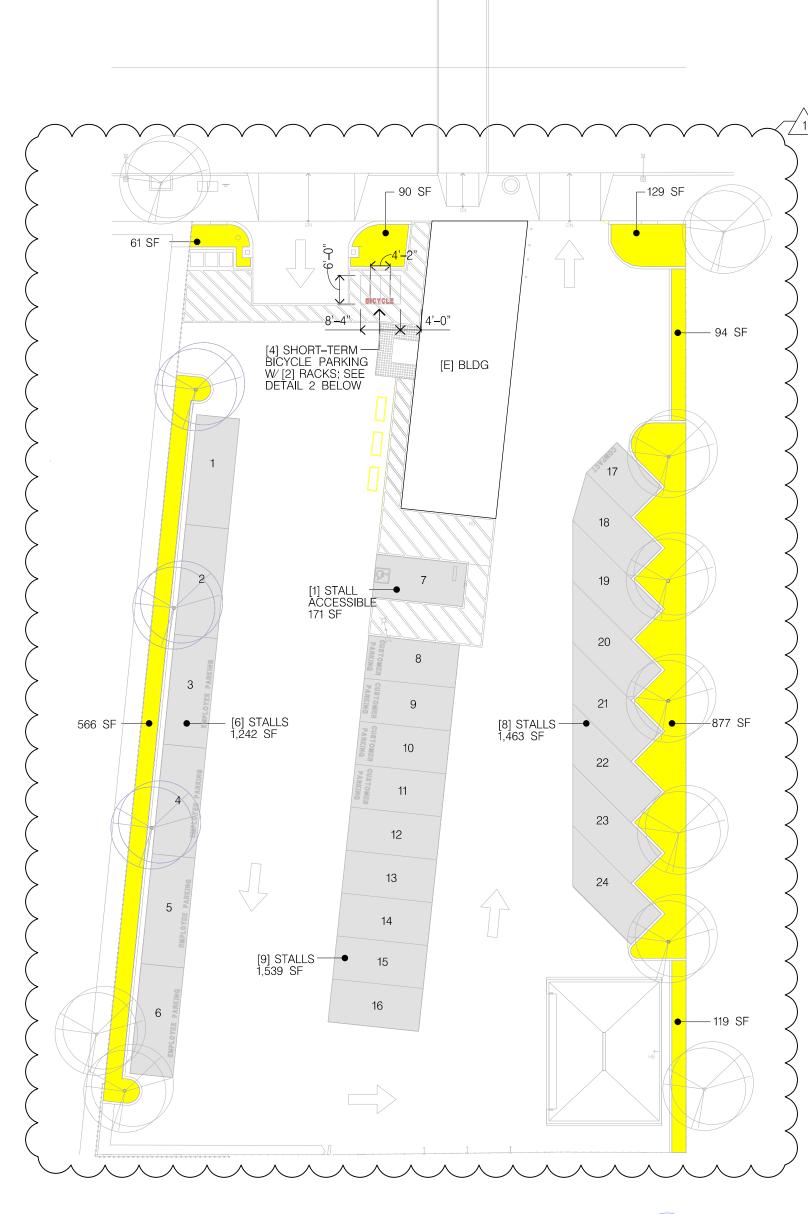
#### PARKING CALCULATION:

OCCUPANCY	USABLE (SF)	USE	LOAD FACTOR	STALLS REQUIRED	STALLS PROPOSED:				EMM]
OFFICE: 1ST FLOOR (MOTOR VEHICLE, LEASING, & RENTING)	1,220	В	1/250	5	[4] CUSTOMER [4] EMPLOYEE +[1] ACCESSIBLE =[9] TOTAL		S REQUIRED		ED [SHORT-TERM]
OUTDOOR DISPLAY AREA	3,506	S–1	1/2,000	2	OUTDOOR DISPLAY:  [14] STANDARD +[1] COMPACT =[15] TOTAL		ACCESSIBLE STALLS		STALLS REQUIRED
TOTAL	_	_	-	7	= [24] TOTAL PARKING STALLS		VAN AC		BICYCLE S
						1	1 1	1	4 4

## LANDSCAPING CALCULATION:

NUMBER OF PARKING STALLS	STALLS PROVIDED	REQUIRED LANDSCAPING	GROSS PARKING AREA (SF)	REQUIRED LANDSCAPING (SF)	LANDSCAPING PROVIDED (SF)
16–30	24	8%	20,710	1,657	1,936
# OF SHADE TREES PER ACRE	LOT SIZE	REQUIRED # OF SHADE TREES	PROVIDED	_	1
16 TREES	0.5 ACRE	8 TREES	9 TREES		

SEE LANDSCAPING PLAN L1.0 FOR TREE SIZE AND SPECIFICATIONS.



C STREET (ONE WAY)



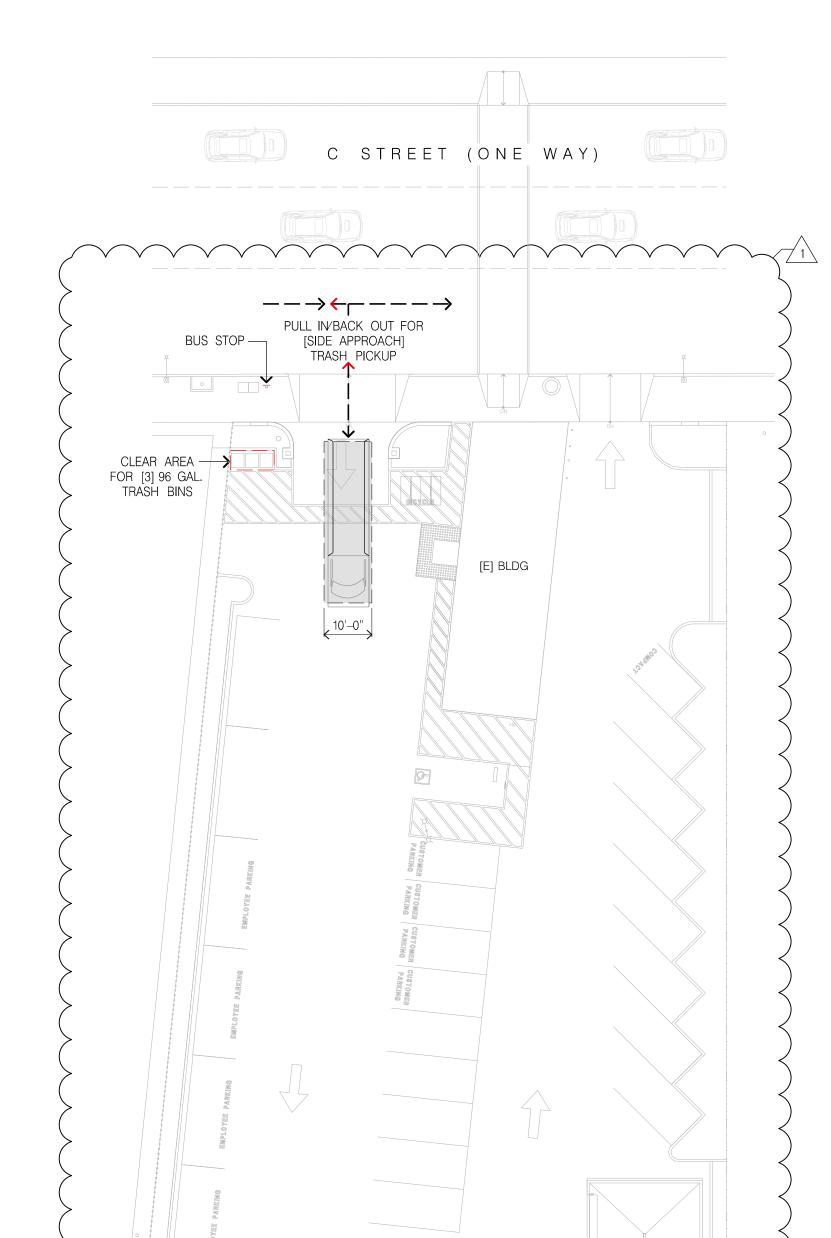


	BICYCLE	RACK	SPECIFICATION	
	NTS			

 SIZE L X W X H
 BIKE CAP.
 WT. (IBS.)
 PRICE EACH

 1
 3+

H-2892GALV 1-Loop 22 x 2 1/2 x 34" 3 27 \$190 \$180 🗖 Galvanized 🕶 🗍



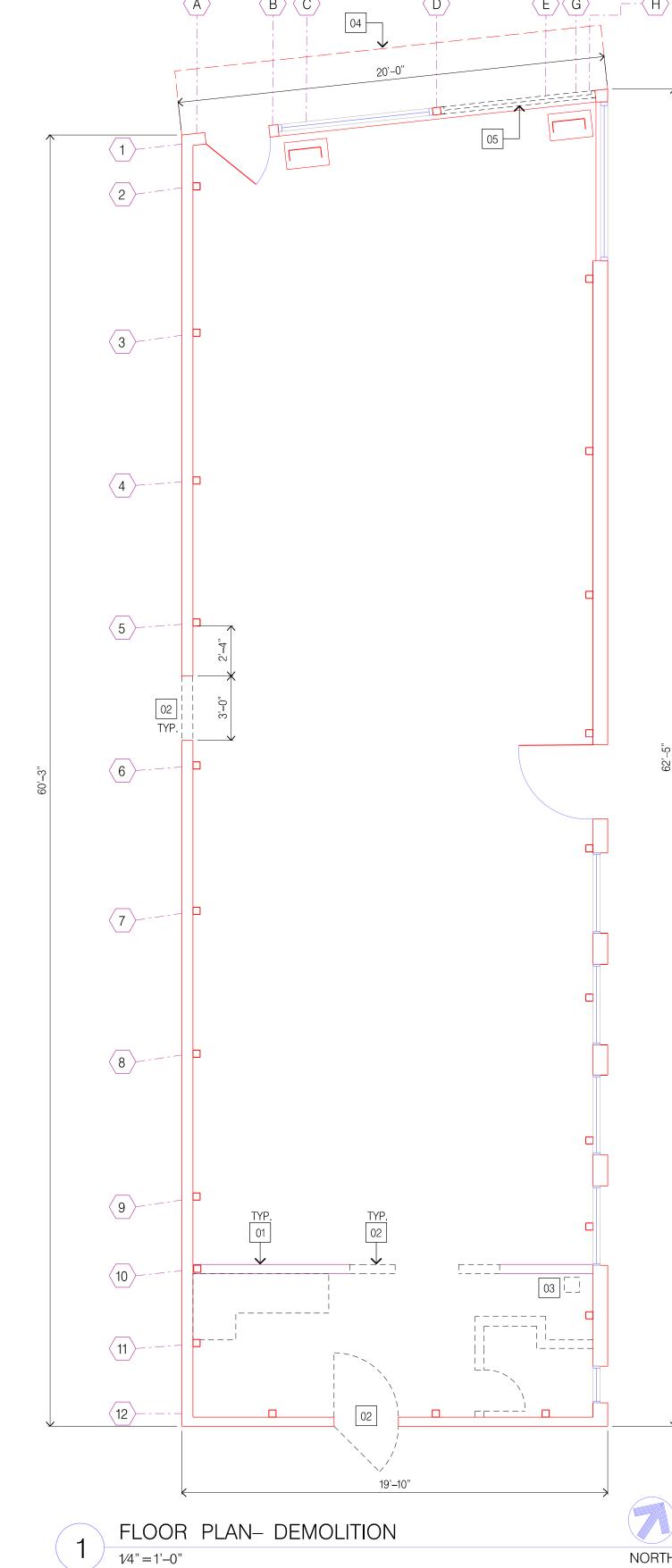
SITE PLAN- TRUCK CIRCULATION 1' = 20' - 0"

NORTH

[N] EXTERIOR DOOR

UPGRADE RESTROOM 104 TO MEET CURRENT ACCESSIBILITY REQUIREMENTS.

REPLACE SECTION OF GLASS AT [E] STOREFRONT, "LIKE FOR LIKE" IN COMPLIANCE WITH TITLE 24.



KEYED NOTES: 01 [E] PARTITIONS TO REMAIN, TYPICAL.

REMOVE [E] PARTITIONS, MILLWORK, INTERIOR & EXTERIOR DOORS, DOOR FRAMES, & SCREEN DOOR AS INDICATED BY DASHED LINES.

[E] FLOOR DRAIN TO BE REMOVED.

[E] AWNING TO REMAIN.

05 SECTION OF [E] STOREFRONT GLASS, DAMAGED TO BE REMOVED.

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> ENTERPRISE CAR RENTAL CONDITIONAL USE

OWNER /TENANT APPROVAL & DATE:

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CHECKED BY: DRAWN BY:

JOB

JR/KH

SHEET TITLE: FLOOR PLAN-

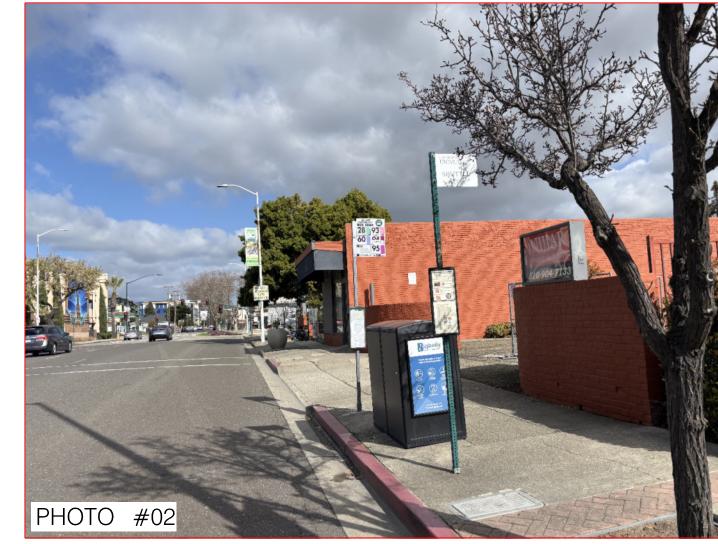
DEMOLITION & PROPOSED.

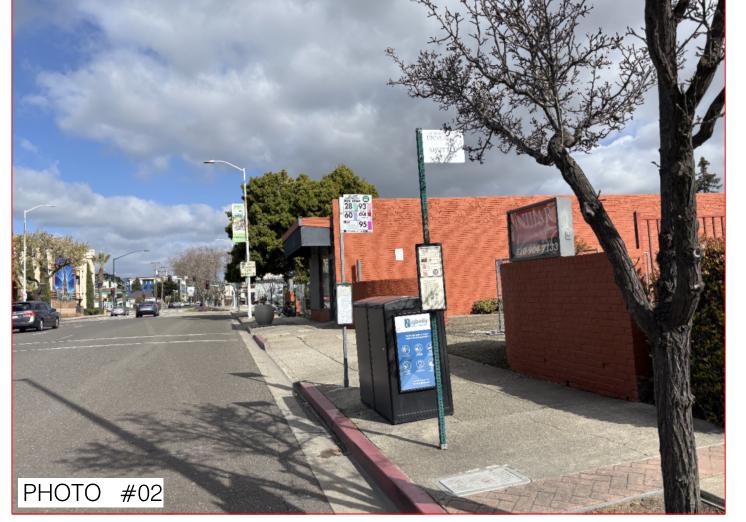
SHEET NO.

A1.0

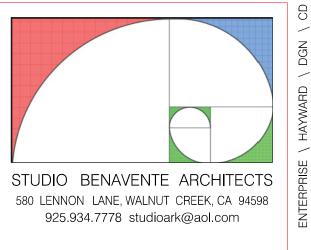












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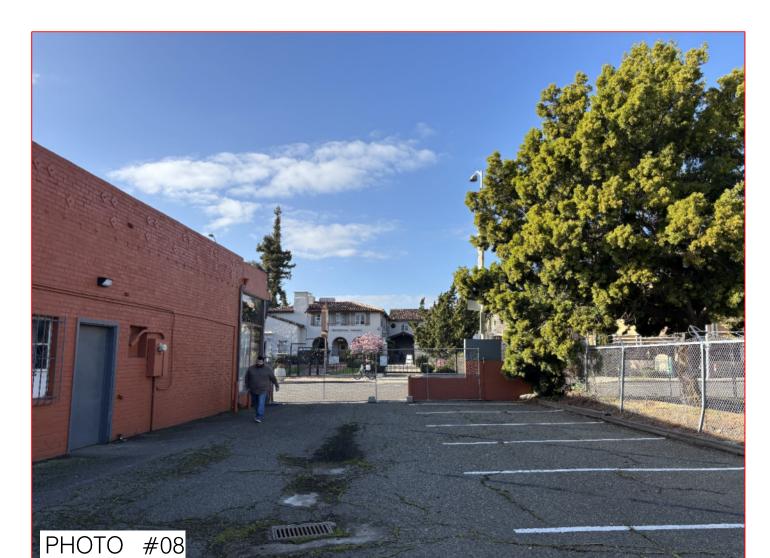
CHECKED BY: JOB

SHEET TITLE:

EXISTING PHOTOS

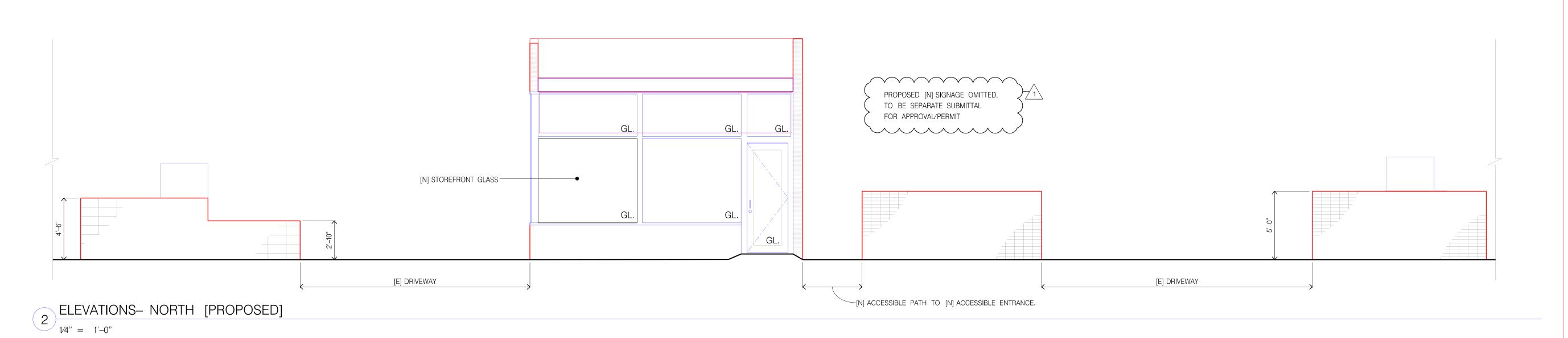
SHEET NO.

A3.0









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ISSUE DATE

ENTERPRISE CAR RENTAL

OWNER /TENANT APPROVAL & DATE:

WET STAMP:

DRAWN BY: CHECKED BY:

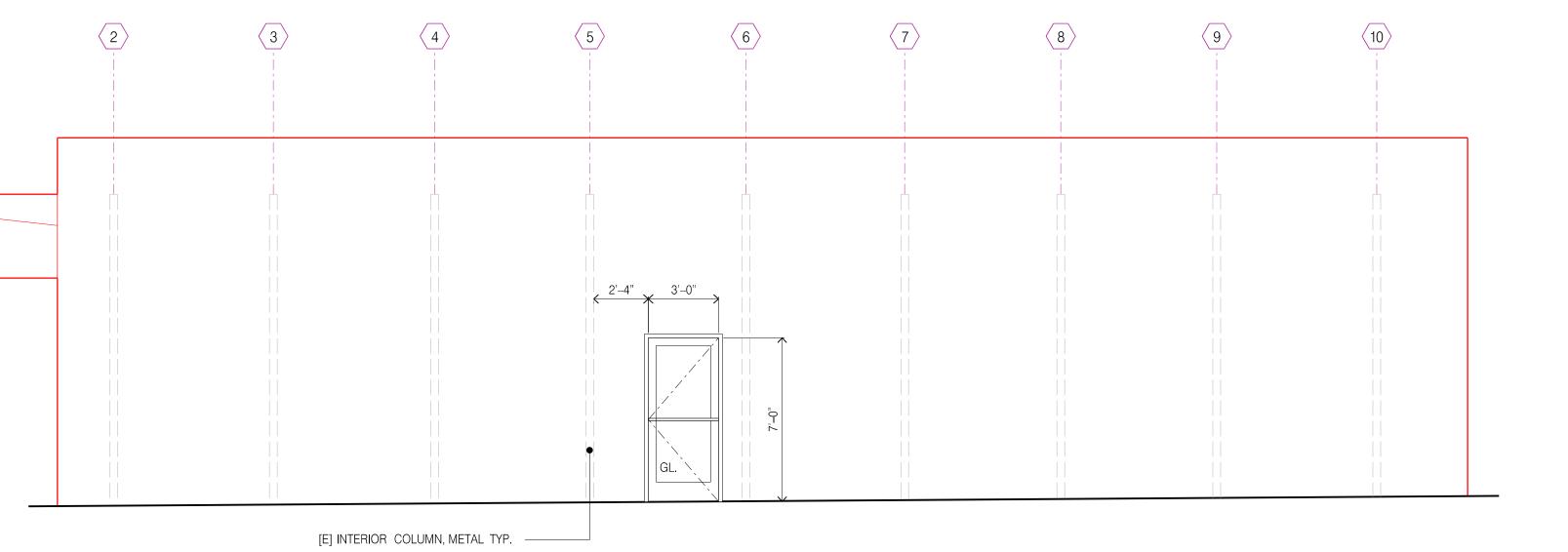
JR/KH JOB

SHEET TITLE:

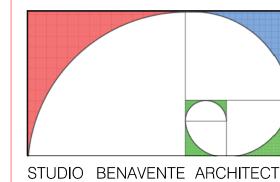
ELEVATIONS, BLDG. –NORTH

SHEET NO.

A5.0



 $2 \frac{\text{ELEVATION- WEST [PROPOSED]}}{1/4" = 1'-0"}$ 



(10)

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CONDITIONAL USE PERMIT FOR ENTERPRISE CAR RENTAL

OWNER /TENANT APPROVAL & DATE:

WET STAMP:

RAWN BY: CHECKED BY:

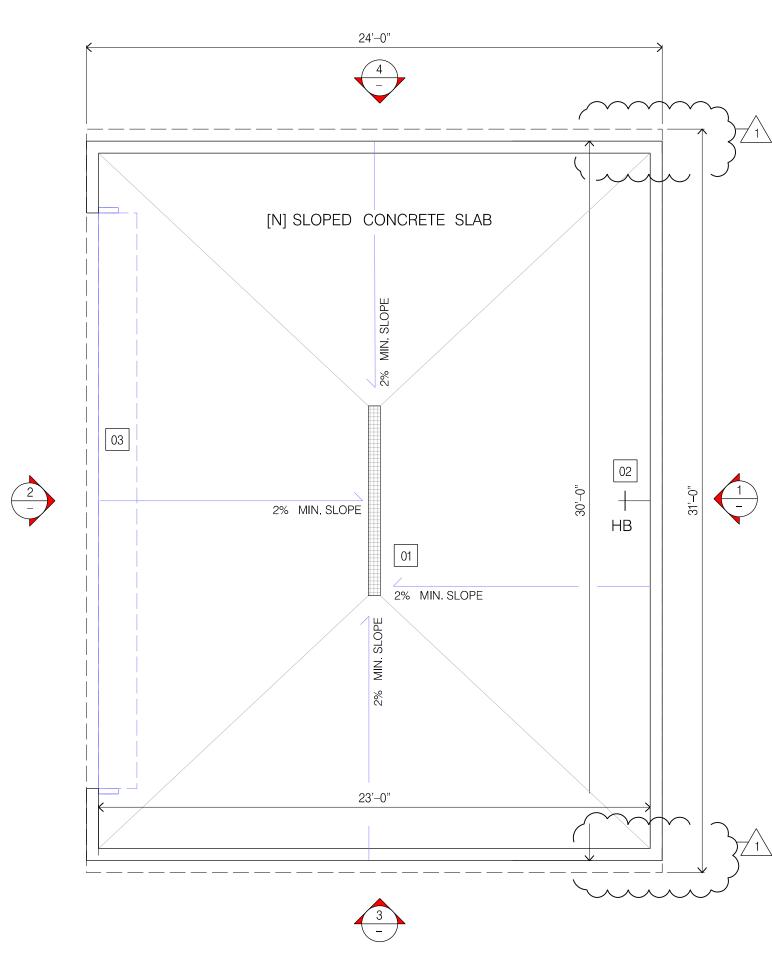
JR/KH JOB

SHEET TITLE:

ELEVATIONS, BLDG. – WEST

SHEET NO.

A5.1



#### GENERAL NOTES:

1. WASTEWATER COLLECTED BY [N] TRENCH DRAIN WITH SAND /OIL INTERCEPTOR WILL BE DISCHARGED TO SANITARY SEWER. (2. [N] CARPORT STRUCTURE, 750 SQUARE FEET MAXIMUM AREA PER ZONING DISTRICT DS-MS, CITY OF HAYWARD 1 MUNICIPAL CODE. EXTERIOR DIMENSIONS SHALL NOT EXCEED 750 SF.

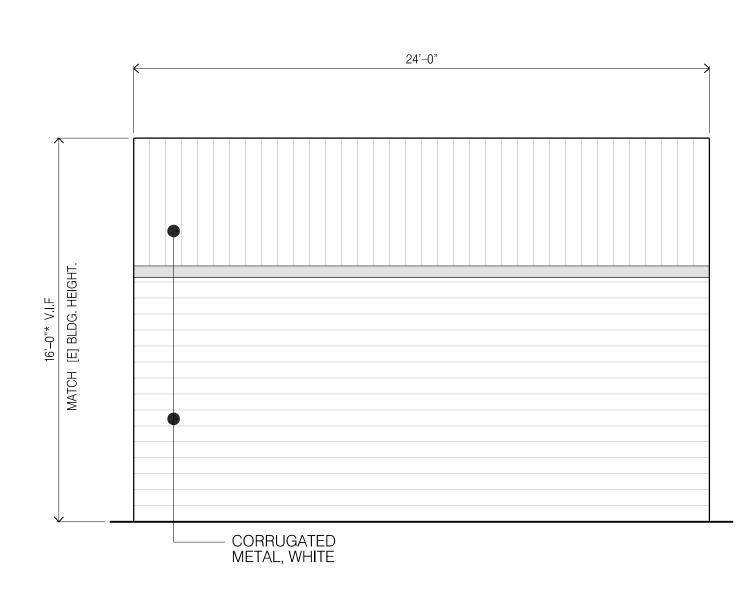
# KEYED NOTES

- 01 [N] TRENCH DRAIN WITH SAND-OIL INTERCEPTOR.
- 02 [N] HOSE BIB @ 36"A.F.F.

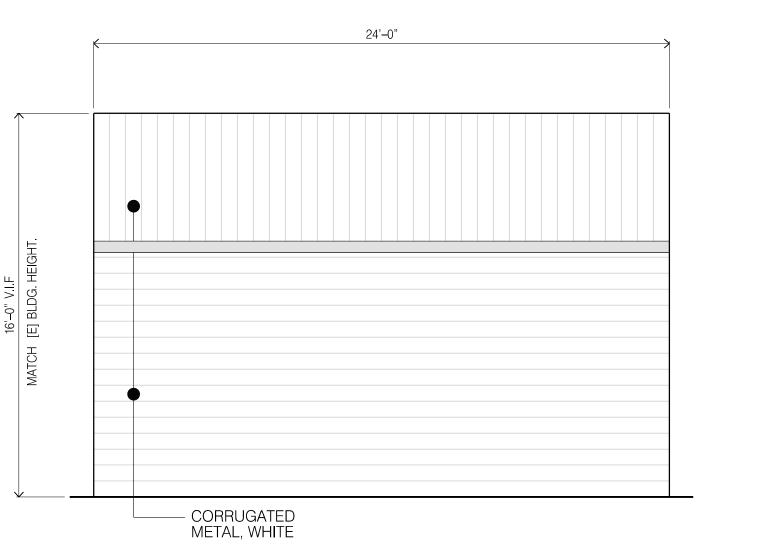
  03 [N] ROLL-UP DOOR

# 5 FLOOR PLAN- CARPORT 1/4" = 1'-0"

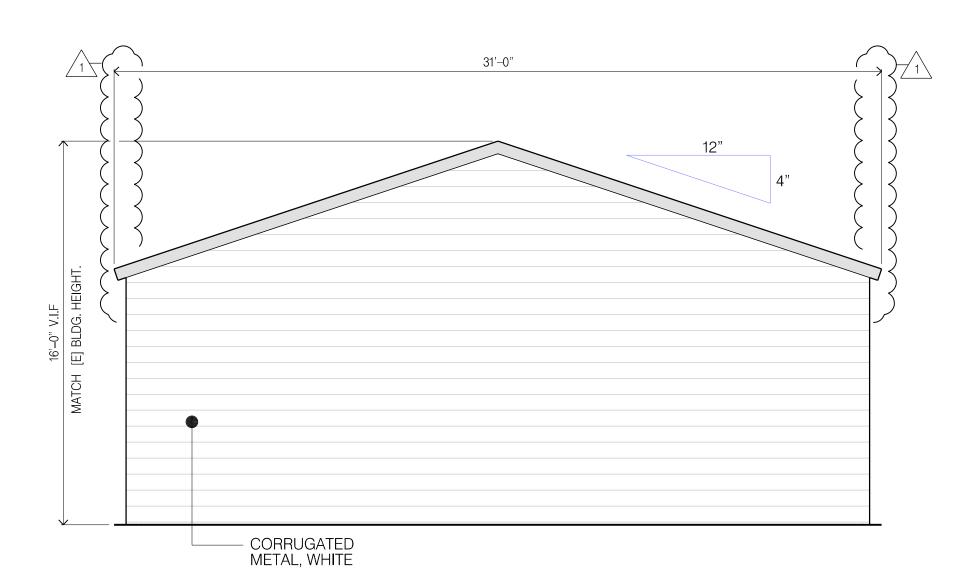
NORTH



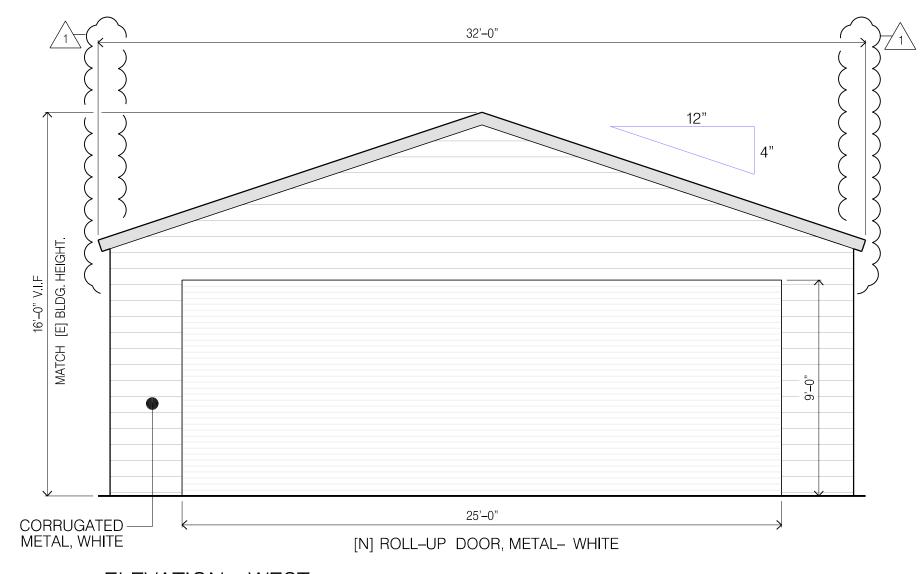
ELEVATION- NORTH 1/4" = 1'-0"



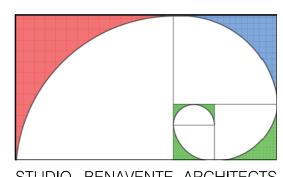
4 ELEVATION- SOUTH



ELEVATION- EAST 1/4" = 1'-0"



 $2 \frac{\text{ELEVATION- WEST}}{1/4" = 1'-0"}$ 



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ERPRISE CAR CONDITIONAL CAR

OWNER /TENANT APPROVAL & DATE:

WET STAMP:

CHECKED BY: DRAWN BY: JR/KH JOB

SHEET TITLE:

ELEVATIONS, CARPORT

SHEET NO.

A5.2