

PQ DESIGN STUDIO INC

2425 LA FRANCE STREET
SAN DIEGO, CALIFORNIA 92109
TELEPHONE: 1-858-527-0818

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GREAM ENTERPRISES INC.
INTERIOR TENANT IMPROVEMENT

SITE PLAN

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

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

PLAN REVISIONS & C.O.'S	DATE	BY	CHK
XX			

BLDG. DEPT. PLN. CHK
XXX

DRAWN BY
A.L.P.
DATE
06-12-2025
SCALE
N.T.S.

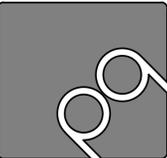
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BUILDING INFORMATION		SITE / ZONING INFORMATION	
BUILDING TYPE	VB - FS	SITE ADDRESS	21463 FOOTHILL BLVD., HAYWARD CA 94541
SPRINKLER TYPE	NFPA 13	SITE PARCEL NUMBER	414-0086-056-02
GROSS FLOOR AREA	21,833 SQ.FT.	SITE AREA	1.33 AC.
No. OF STORIES	1-STORY ABV. GRADE	BASE ZONE	CG
E. OCCUPANCIES	B/M/S1	GEN. PLAN LAND USE	COMMERCIAL/ HIGH DENSITY RES.
		TOT. # E. PARKING SPACES	61 TOTAL, (2 OF WHICH ARE ACCESSIBLE)



Attachment IV



PQ DESIGN STUDIO INC

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

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

PLAN REVISIONS & C.O.'S	XX	XX
	XX	XX

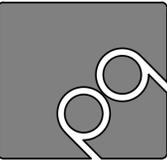
BLDG. DEPT. PLN. CHK
 XXX

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

SHEET
A1.0
 SHEET X OF



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



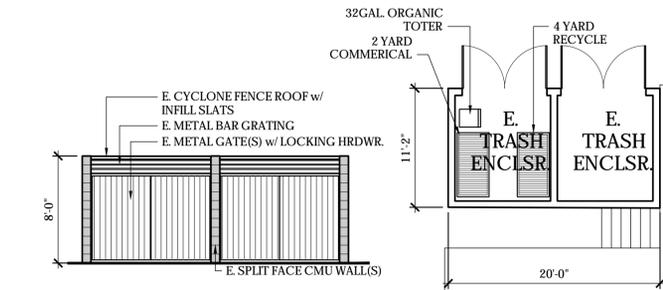
PO DESIGN
 STUDIO INC

2425 LA FRANCE STREET
 SAN DIEGO, CALIFORNIA 92109
 TELEPHONE: 1-858-527-0818

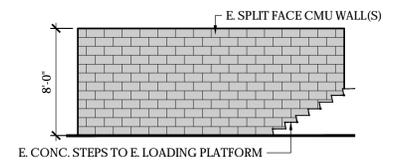
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GREAM ENTERPRISES INC.
 INTERIOR TENANT IMPROVEMENT

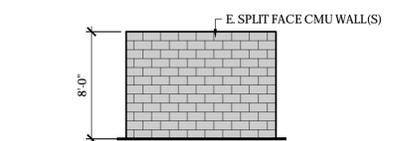
NEW FLOOR PLAN
 CUP SET - NOT FOR CONSTRUCTION



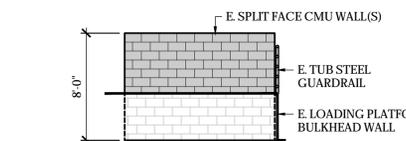
E. TRASH ENCLOSURE - FRONT ELEV. 1
 SCALE 1/4" = 1'-0"



E. TRASH ENCLOSURE - REAR ELEV. 2
 SCALE 1/4" = 1'-0"



E. TRASH ENCLOSURE - RIGHT ELEV. 3
 SCALE 1/4" = 1'-0"

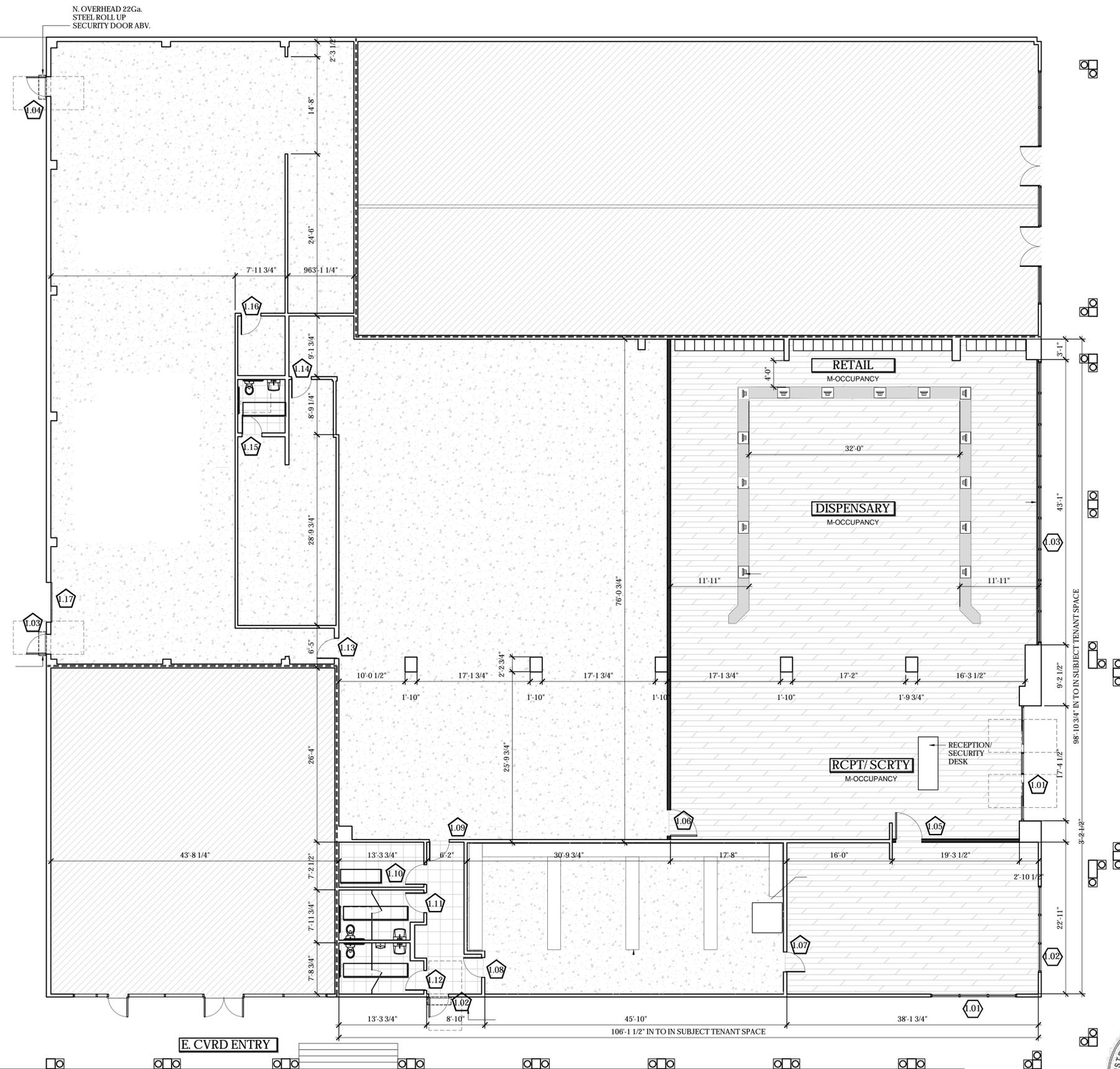


E. TRASH ENCLOSURE - RIGHT ELEV. 4
 SCALE 1/4" = 1'-0"

Husky
 5-Shell Metal Industrial Duty Freestanding Garage Storage
 Shelving Unit in Black (80 in. W x 90 in. H x 24 in. D)
 ★★☆☆☆: 81718: V: Questions & Answers (7/0)



TYPICAL STORAGE RACKS



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

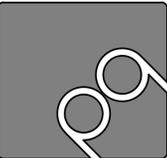
PLAN REVISIONS & C.O.'S	
XX	XX

BLDG. DEPT. PLN. CHK	XXX
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DRAWN BY	A.L.P.
DATE	06-12-2025
SCALE	1/8" = 1'-0"

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SHEET X OF	





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

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

PLAN REVISIONS & C.O.'S	XX	XX	XX	XX	XX
	△	△	△	△	△

BLDG. DEPT. PLN. CHK
XXX

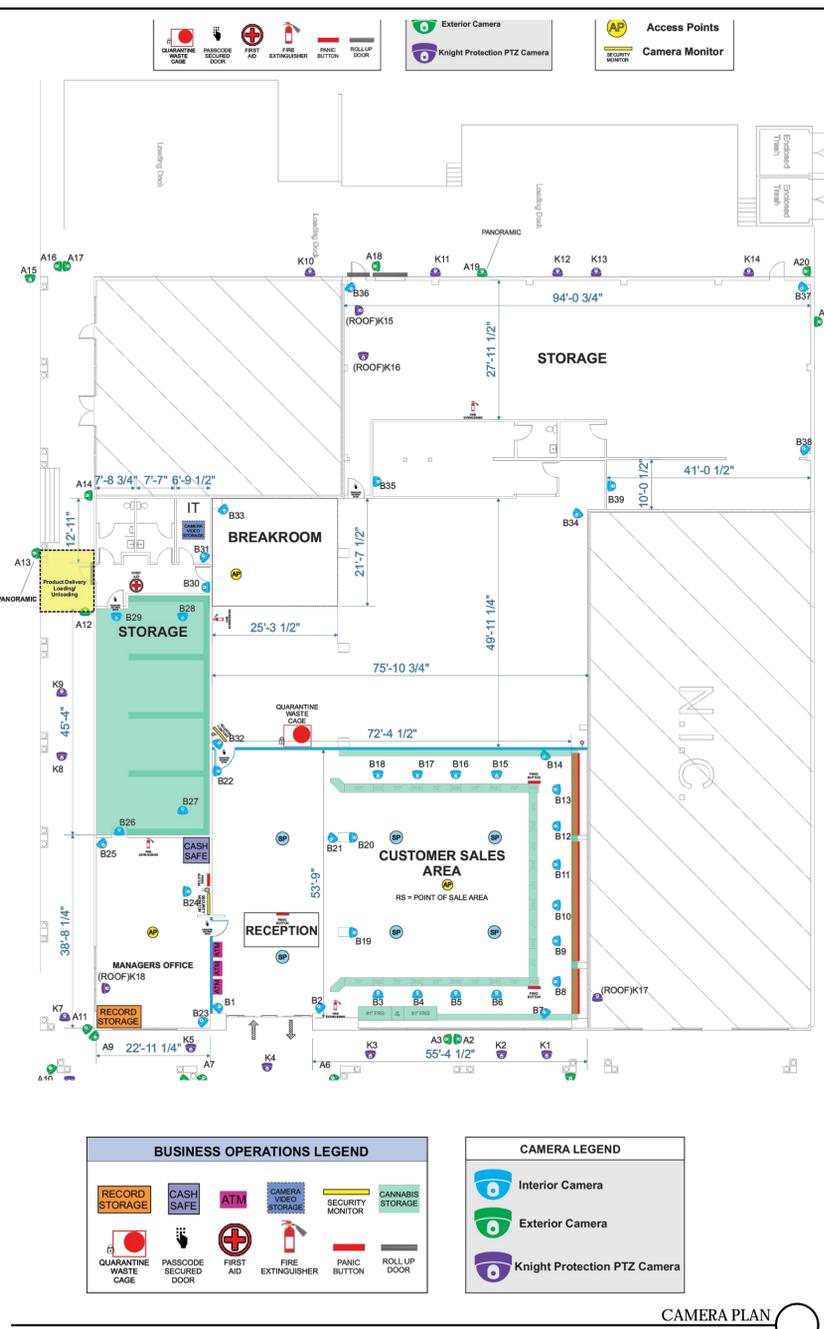
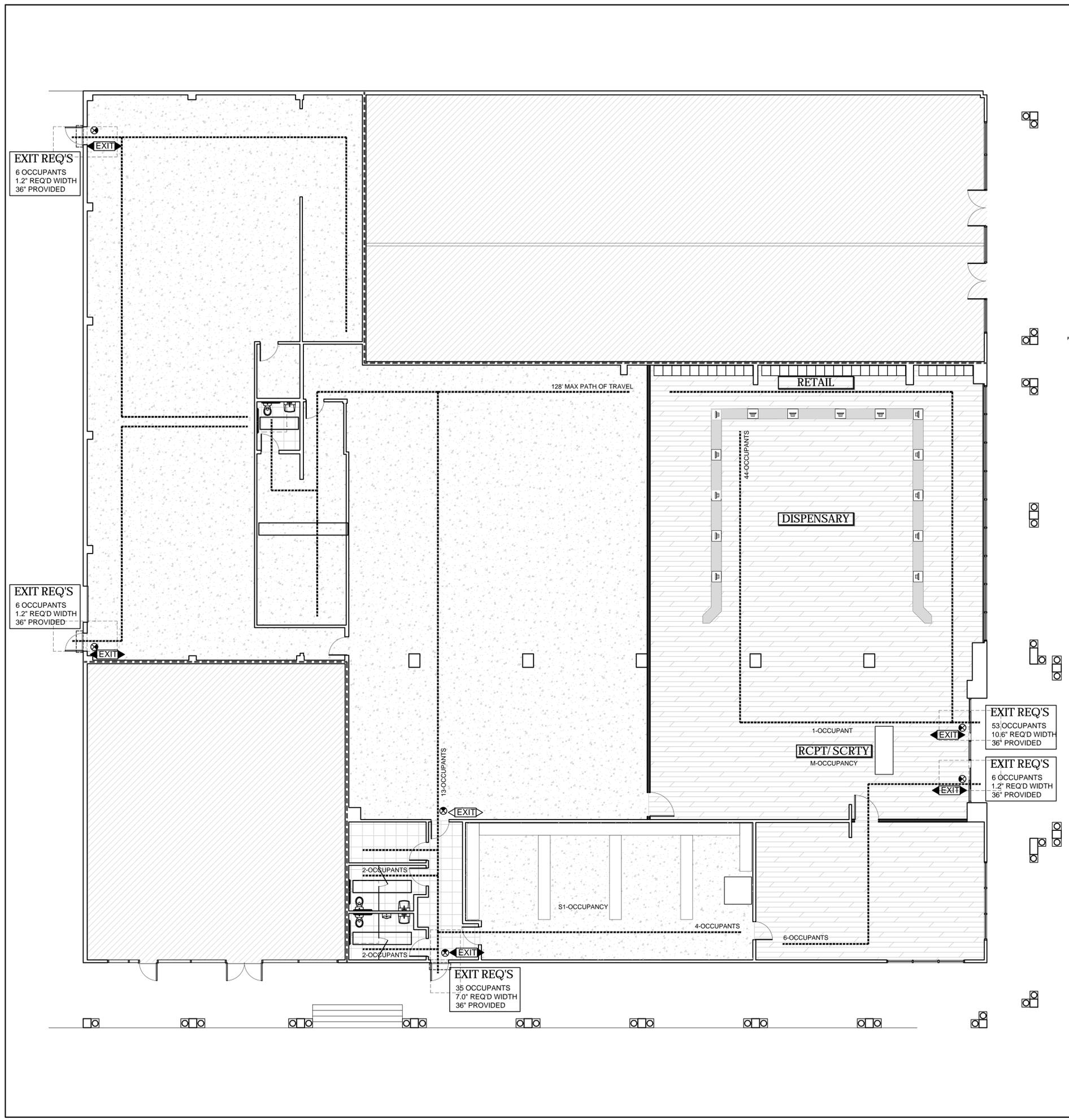
DRAWN BY
A.L.P.
DATE
06-12-2025

SCALE
1/4" = 1'-0"

SHEET

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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
MNGR. 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 3,644 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 58 SQ. FT.	SINGLE SERVE	1
E. WOMEN'S BATHRM.	B 92 SQ. FT.	1/50	2
E. MEN'S BATHRM.	B 94 SQ. FT.	1/50	2
I.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/S1
OCCUPANCY. w/ SPRINKLER SYSTEM