

AERIAL VIEW



VICINITY MAP



STREET VIEW

AUNT HONEY'S CANNABIS DISPENSARY

CREAM ENTERPRISE INC

TENANT IMPROVEMENT

1147 & 1149 "B" STREET HAYWARD, CALIFORNIA 94545

PROJECT INFORMATION

BUSINESS TYPE: RETAIL
OF STORIES: ONE (1)
LOT AREA: 17,860 SQ. FT.
AREA OF TI WORK: 3,578 SQ. FT.
APN: 427-0011-021-00

TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLER: NO
OCCUPANCY TYPE: "B"
ZONING AREA: CC-C
PARCEL:

DESIGNER INFORMATION

dba RVL DESIGN SERVICES CA. LICENSE # 34187
DESIGNER: VICTOR LINO
 PH. 510.828.6810
 EMAIL: victor_derudegn@outlook.com
CONSULTANT: HENRY ZUO, P.E.
 LIC.# M31960

CONSTRUCTION NOTES

- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING HOURS OF OPERATION PER CITY OF HAYWARD ORDINANCES :
 7 a.m. TO 7 p.m. MONDAY THROUGH FRIDAY
 9 a.m. TO 6 p.m. SATURDAY AND SUNDAY
- FIRE DEPARTMENT ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE.
- PROVIDE AN EMERGENCY TELEPHONE ON THE JOB SITE.

PROJECT SCOPE OF WORK

THE SCOPE OF WORK UNDER THIS APPLICATION INCLUDES THE NECESSARY TENANT IMPROVEMENT TO ACCOMMODATE A NEW RETAIL/ DISPENSARY AND DELIVERY SERVICE FACILITY. THE FOLLOWING WORK INCLUDES: NEW NON-BEARING PARTITION WALLS TO CREATE A NEW UNISEX RESTROOM AND MANAGERS OFFICE. A NEW MECHANICAL HVAC ROOFTOP UNIT ARE BEING PROPOSED WITH NEW AIR DISTRIBUTION AND EXHAUST SYSTEM. IN ADDITION, BATHROOM FIXTURES WILL BE INSTALLED WITH PLUMBING LINES AND GENERAL LIGHTING, POWER OUTLETS/RECEPTACLES TO BE INSTALLED. NO UPGRADE TO THE EXISTING ELECTRICAL SERVICE AND GAS. NO ALTERATIONS AND/OR MODIFICATIONS TO THE EXISTING BUILDING SHELL AND EXTERIOR WALLS ARE PROPOSED UNDER THIS APPLICATION.

COMPLIANCE NOTES

FIRE/ENVIRONMENTAL NOTES:

- A SEPARATE PERMIT IS REQUIRED FOR THE FIRE SUPPRESSION SYSTEM. OWNER, CONTRACTOR OR VENDOR TO PROVIDE A DEFERRED SUBMITTAL PACKAGE FOR THE FIRE SUPPRESSION SYSTEM REQUIREMENTS TO THE ALAMEDA COUNTY FIRE DEPARTMENT FOR APPROVAL.
- THE APPLICANT SHALL COMPLY WITH THE PROVISIONS OF PERMITS REQUIRED FROM ANY STATE OR REGIONAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE BAY AREA QUALITY MANAGEMENT DISTRICT (BAAQMD), REGIONAL WATER QUALITY BOARD (RWQCB), UNION SANITARY DISTRICT, S (USD) POTW AND THE ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH, THE ALAMEDA COUNTY FIRE DEPARTMENT AND THE CITY OF HAYWARD ENVIRONMENTAL SERVICES.
- THE APPLICANT MUST IMMEDIATELY NOTIFY THE ALAMEDA COUNTY FIRE DEPARTMENT AND THE CITY OF HAYWARD ENVIRONMENTAL SERVICES HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIATED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.
- THE APPLICANT SHALL COMPLY WITH THE CURRENT CALIFORNIA BUILDING CODES, LOCAL ORDINANCES AND ALL APPLICABLE STATE, COUNTY AND CITY ENFORCEMENT/COMPLIANCE. ALL WORK AND INSTALLATION TO PERFORM MUST BE DONE IN ACCORDANCE TO THE CURRENT CODE SET FORTH BY THE STATE OF CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE ON ALL BUILDING PROCESS, IMPROVEMENTS AND CHANGES TO BE DONE WITHIN THE SCOPE OF WORK DEPICTED OR NOT SPECIFIED IN THIS PERMIT DRAWINGS.
- BUILDING AND TENANT SPACE HAS NO FIRE SPRINKLERS AND FIRE ALARMS IN PLACE AND NO NEW INSTALLATION OF SUCH IS PART OF THIS SCOPE OF WORK. CONTRACTOR SHALL PROVIDE A SEPARATE DEFERRED SUBMITTAL FOR THE KITCHEN HOOD FIRE SUPPRESSION SYSTEM ONLY FOR PERMIT APPROVAL.

GENERAL NOTES

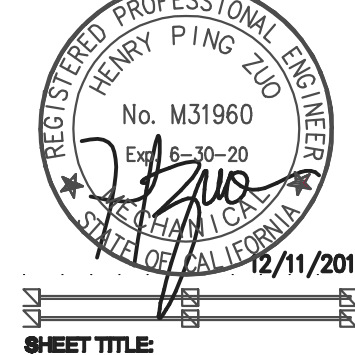
- BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND ACCURACY OF THE SCOPE OF WORK AND SHALL INDICATE TO THE ARCHITECT ANY DISCREPANCIES THAT MAY BE DISCOVERED IN A TIMELY MANNER.
- ALL WALKWAYS FROM ACCESSIBLE PARKING TO THE ACCESSIBLE ENTRANCES OF THE BUILDING SHALL BE LEVEL WITH MAXIMUM SLOPE NOT TO EXCEED 1:20. CROSS WALKS ARE 2% MAXIMUM SLOPE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND FURNISHING THE OWNER WITH A COPY OF ALL PERMITS AND FINAL ACCEPTANCES GRANTED BY THE UTILITY COMPANIES AND REGULATORY AGENCIES INVOLVED.
- THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY OF HAYWARD REGARDING SITE ACCESS, DELIVERIES, HANDLING OF MATERIALS, DEBRIS, ETC.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERING ANY ASBESTOS AT THE JOBSITE IN ORDER FOR THE OWNER TO IMMEDIATELY MAKE ARRANGEMENT FOR PROPER REMOVAL BY A LICENSED ASBESTOS REMOVAL CONTRACTOR.
- DO NOT DISTURB THE ADJACENT OCCUPIED AREAS DURING CONSTRUCTION. ALWAYS KEEP PATHWAYS CLEAR AND CLEAN.
- ALL DIMENSIONS ARE TO BE WITHIN THE MARGIN OF ERROR OF 1/8" ALONG FULL HEIGHT AND ALONG FULL WIDTH OF WALLS.
- PROVIDE ADEQUATE WALL BACKING TO SUPPORT THE RELATIVE WEIGHT OF ALL WALL MOUNTED ITEMS AND FIXTURES.

DRAWING INDEX

SHEET #:	SHEET TITLE:
A1.0	SITE PHOTO, VICINITY MAP, LEGENDS & GEN. NOTES
A2.0	SITE DEVELOPMENT PLAN, PARKING & UTILITIES
A2.1	PROPOSED FLOOR PLAN, CCTV & LIGHTING PLAN
A2.2	BUILDING ELEVATION PLAN



Tel. 510.828.6810
 Email: victor_derudegn@outlook.com
 Visit us @ www.rvl-design.com



Tenant Improvement For:
AUNT HONEY'S CANNABIS DISPENSARY
CREAM ENTERPRISE INC
 1147 "B" STREET, HAYWARD CALIFORNIA 94545
 APN #: 427-0011-021-00

OWNER INFORMATION
 Gregory S. Varr
 TEL. (408) 252-0888
 EMAIL: gsvarr@vafco.com

CONTRACTOR
 BANKS CONSTRUCTION
 GENERAL CONTRACTORS
 TEL. (910) 821-6888

PROJECT NO.:
 V.L. 2018-001

DATE OF PLANS
 November 05, 2018

ISSUE FOR PERMIT
 MAY 08, 2019

REVISIONS
 ISSUE FOR PERMIT
 MAY 08, 2019

DRAWN BY:
 VL

CHECKED BY:
 HZ
 ML

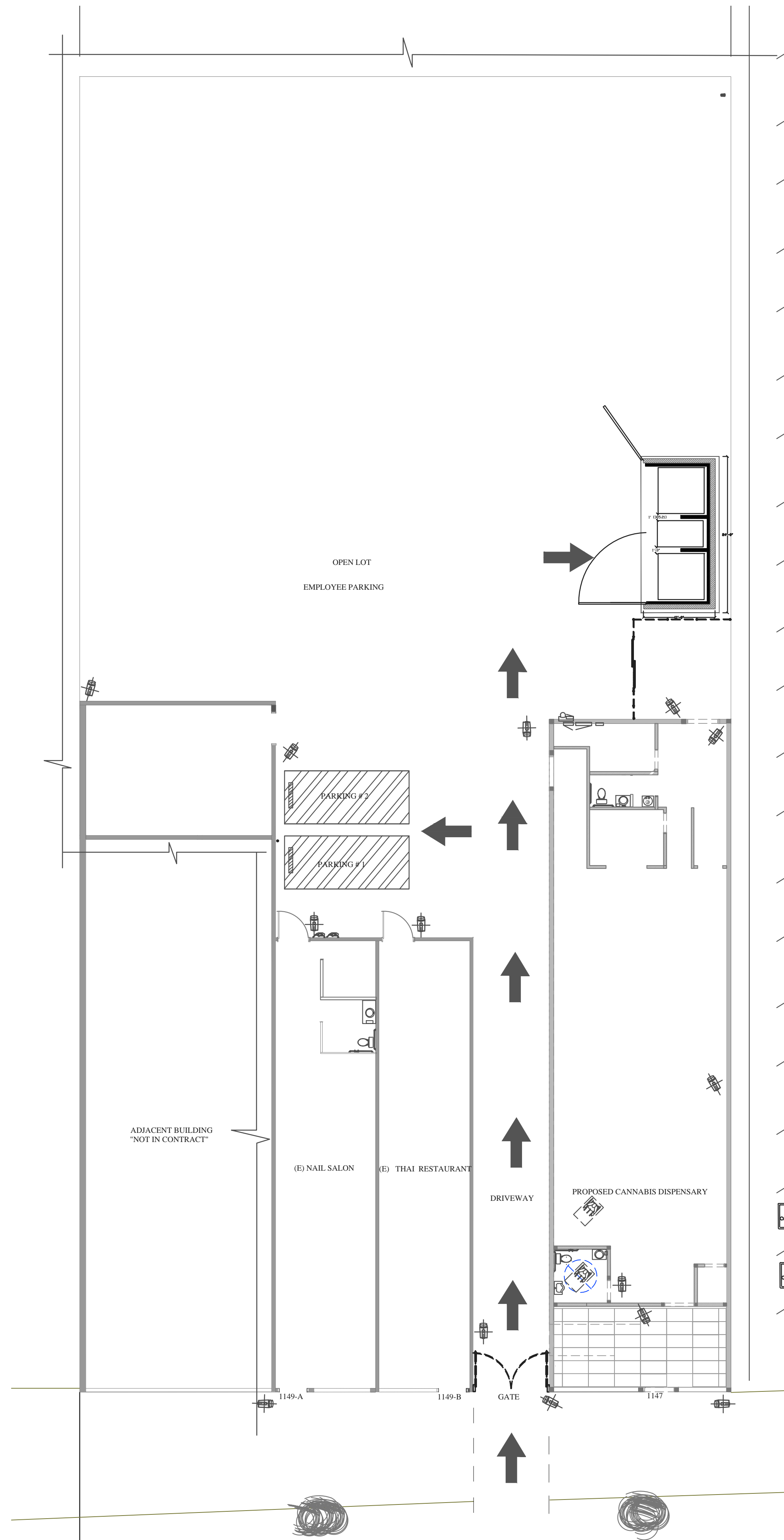
DATE
 NOVEMBER , 2018

SCALE
 1/4" = 1'-0"

SHEET NAME:
 ARCHITECTURAL

SHEET TITLE:
 SITE PLAN,
 VICINITY MAP,
 BUILDING LEGEND
 AND
 GENERAL NOTES

SHEET NUMBER
 A1.0



PROPOSED SITE PLAN

1
3/32" = 1'-0"

24' X 12' CONCRETE FLOOR SLAB
W/1.5% GRADE AND SLOPE AS REQUIRED

6" PARKING CURB/BUMPER

8" CMU WALL @10.5 FT. HT.

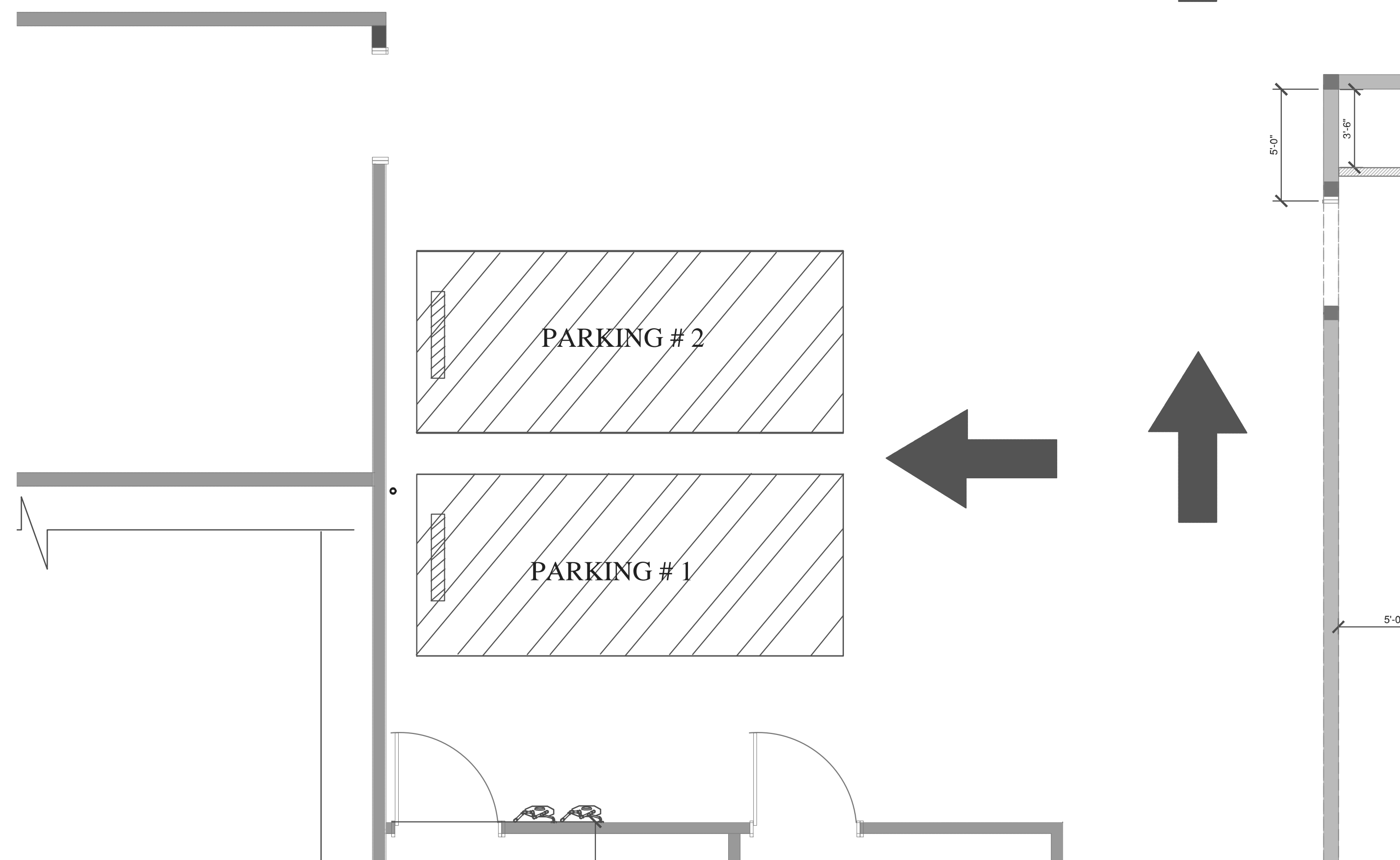
4 CUBIC YARDS
TRASH BIN

3 CUBIC YARDS ORGANIC
TRASH BIN (ONLY)

4 CUBIC YARDS
RECYCLABLE BIN

ENLARGED SCALE- TRASH BIN ENCLOSURE

3
1/4" = 1'-0"



ENLARGED SCALE- PROPOSED PARKING STALLS

2
1/4" = 1'-0"

RVL DESIGN SERVICES
CA License R-38147

SUSTAINABLE DESIGN CONCEPTS AND SOLUTIONS
MECHANICAL ELECTRICAL PLUMBING

TEL: (916) 882-8810
Email: rvl.design@outlook.com
Visit us @ www.rvl.design.com

SEALS

REGISTERED PROFESSIONAL ENGINEER
HENRY PING ZUO
No. M31960
12/11/2019

SHEET TITLE:

Tenant Improvement For:
AUNT HONEY'S CANNABIS DISPENSARY
GREAM ENTERPRISE INC
1147 5TH STREET HAYWARD CALIFORNIA 94501
APN #: 427-001-021-000

OWNER INFORMATION
Gregory S. Van
TEL: (408) 282-8888
EMAIL: gvan@yaho.com

CONTRACTOR
BANKS CONSTRUCTION
GENERAL CONTRACTORS
TEL: (916) 821-8888

PROJECT NO:
VL 2018-001

DATE OF PLANS
November 05, 2018

ISSUE FOR PERMIT
MAY 08, 2019

REVISIONS
ISSUE FOR PERMIT
MAY 08, 2019

DRAWN BY:
VL

CHECKED BY:
HZ
ML

DATE

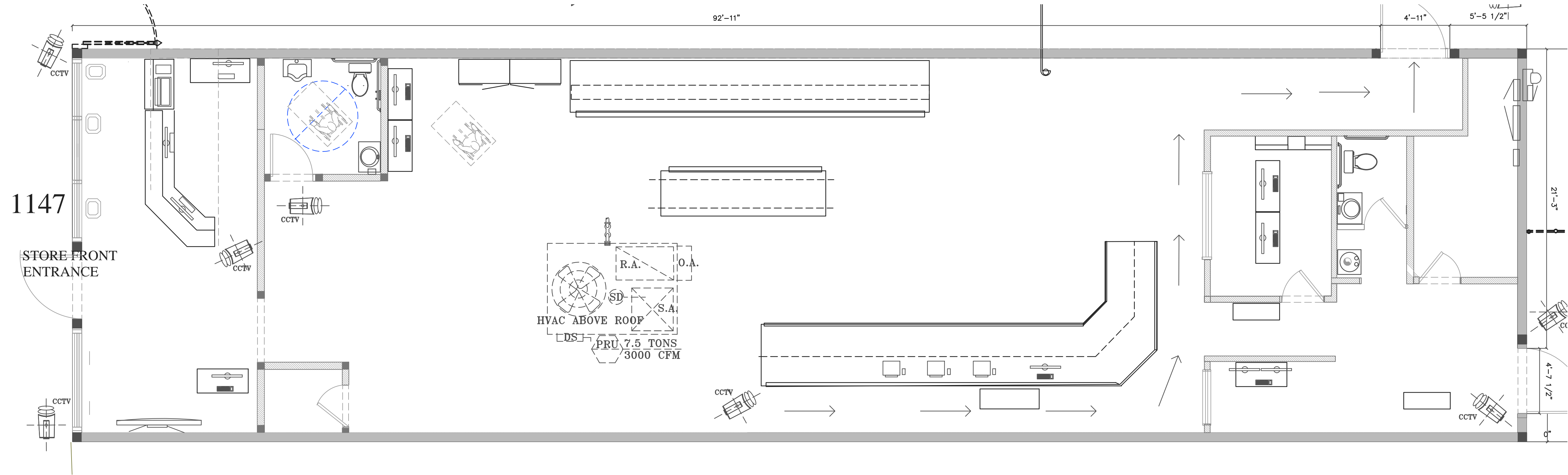
SCALE 1/4" = 1'-0"

SHEET NAME:
ARCHITECTURAL

SHEET TITLE:

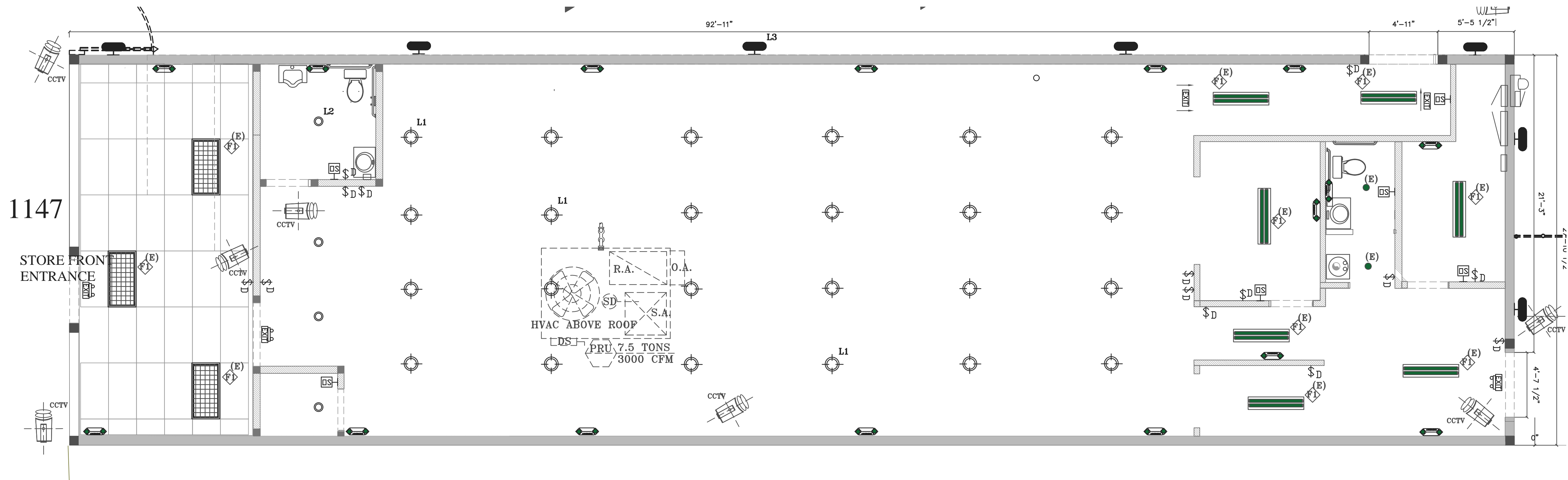
SITE PLAN, PARKING AND TRASH ENCLOSURE

SHEET NUMBER:
A2.0



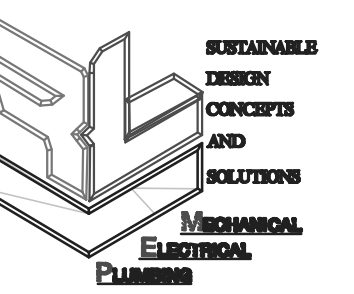
PROPOSED FLOOR PLAN

1
1/4" = 1'-0"



REFLECTED CEILING PLAN

2
1/4" = 1'-0"



Tel: (916) 921-9910
Email: design@rvl-design.com
Visit us @ www.rvl-design.com

REGISTERED PROFESSIONAL ENGINEER
HEAVY P.I. NO. 210100
No. M31960
Exp. 6-30-20
10/16/2019

SHEET TITLE:
AUNT MARY'S CANNABIS DISPENSARY
GREAM ENTERPRISE INC
1147 "B" STREET, HAYWARD, CALIFORNIA 94541
APN #: 427-0011-0211-00

Tenant Improvement For:
AUNT MARY'S CANNABIS DISPENSARY
GREAM ENTERPRISE INC
1147 "B" STREET, HAYWARD, CALIFORNIA 94541
APN #: 427-0011-0211-00

OWNER INFORMATION

Gregory S. Varr
TEL: (408) 288-8888
EMAIL: gsvarr@earthlink.net

CONTRACTOR
BANKS CONSTRUCTION
GENERAL CONTRACTORS
TEL: (916) 921-8888

PROJECT NO:
VL-2018-001

DATE OF PLANS:
November 05, 2018

ISSUE FOR PERMIT
MAY 08, 2019

REVISIONS

ISSUE FOR PERMIT
MAY 08, 2019

DRAWN BY:
VL

CHECKED BY:
HZ

DATE

SCALE
1/4" = 1'-0"

SHEET NAME:
ARCHITECTURAL

SHEET TITLE:
PROPOSED FLOOR PLAN AND CEILING PLAN

SHEET NUMBER

A2.1

