

PROJECT DATA

PROJECT NAME:	TENANT IMPROVEMENT - EQUIPMENT INSTALLATION	HAZARDS:	
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
ZONING:	M8-CN, CITY OF HAYWARD MISSION BOULEVARD - CORRIDOR NEIGHBORHOOD ZONING OVERLAY: COMMERCIAL OVERLAY 2	WITHIN FAULT ZONE:	YES
COUNTY USE DESCRIPTION:	CAR WASH		

PROPERTY CALCULATIONS

(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.

PARKING CALCULATIONS

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

SCOPE OF WORK

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.

INDEX OF DRAWINGS

ARCHITECTURAL	ELECTRICAL
CVR	E-1.0
A-0.1	ELECTRICAL SCHEDULES/DIAGRAMS
A-1.0	
A-2.0	
A-3.0	

SEPARATE PERMITS

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

OWNER:	ELECTRICAL:
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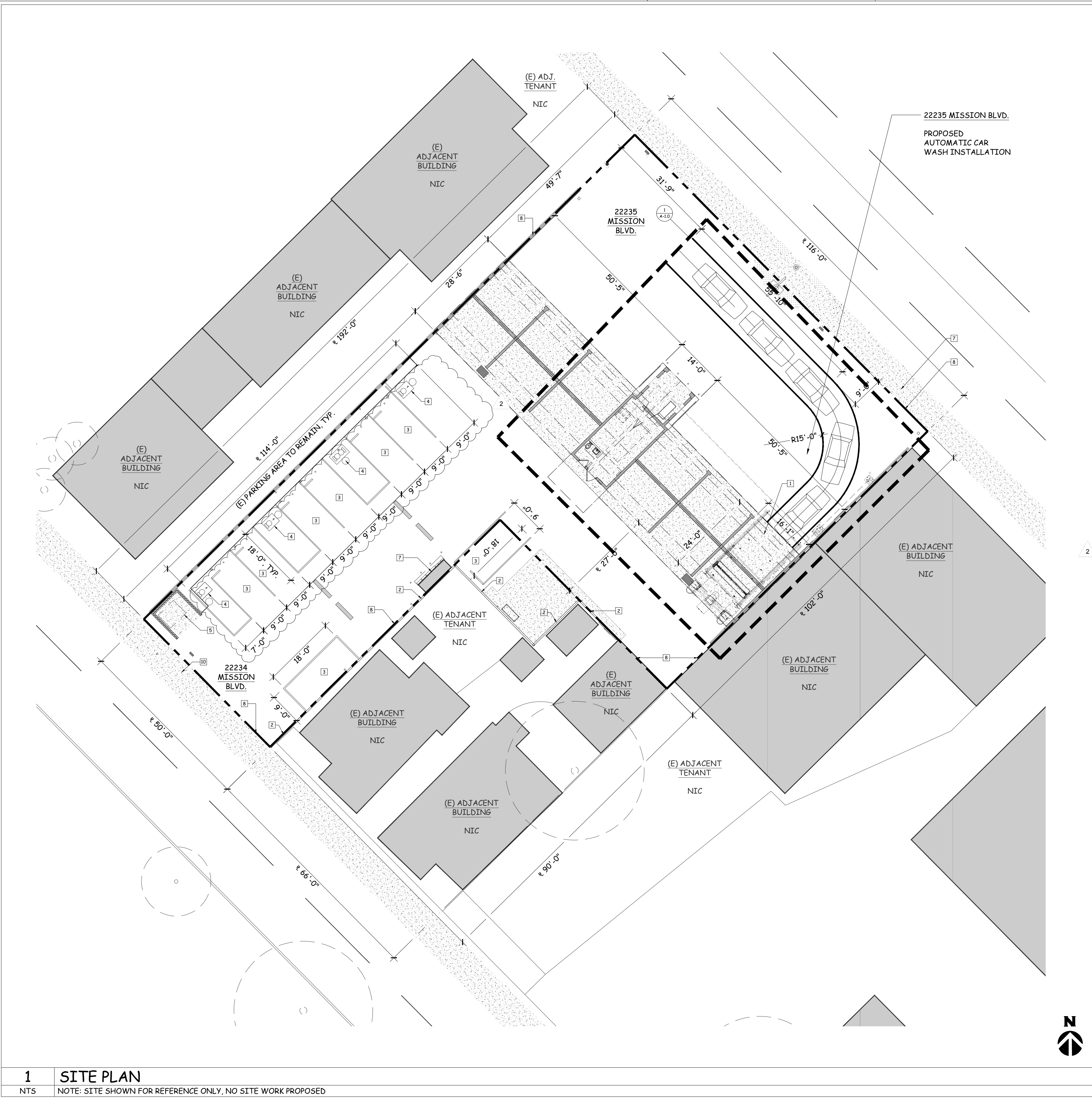
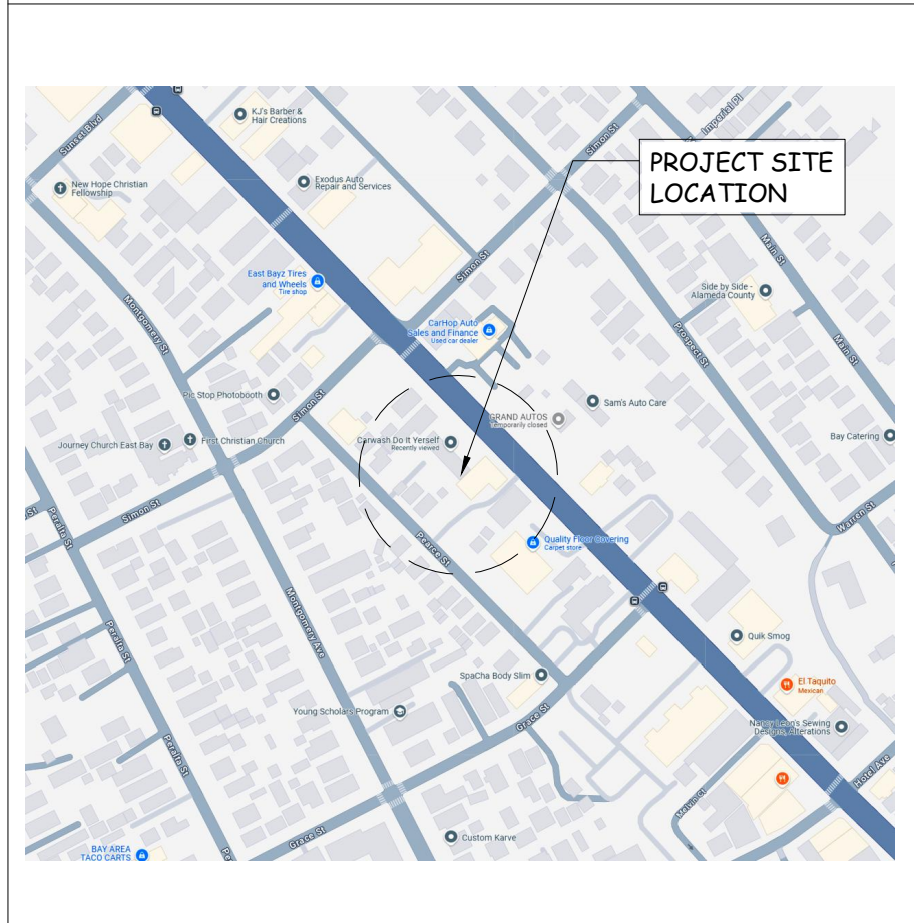
KEYNOTES

1. PROPOSED TENANT IMPROVEMENT	2
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-108A.	2

DESIGN CODES

ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS, TITLE-24, CALIFORNIA BUILDING STANDARDS COMMISSION (CBCS) - 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
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

VICINITY MAP



1 SITE PLAN  
NTS NOTE: SITE SHOWN FOR REFERENCE ONLY, NO SITE WORK PROPOSED

M. HIGGINBOTHAM ARCHITECT  
LICENSE NO. C-36401

**MHA**  
DESIGN SERVICES  
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A PROJECT FOR:  
**SHAAN HOLDINGS, LLC.**

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

22235 MISSION BOULEVARD  
HAYWARD, CA

TITLE SHEET,  
SITE PLAN

A-0.0





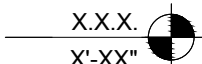


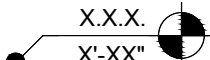
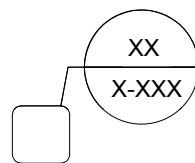



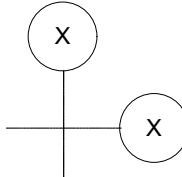
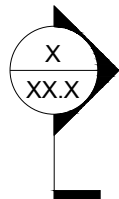

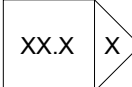


## ABBREVIATIONS

ACP	ANCHOR BOLT	GA	GAGE, GAUGE	NIC	NOT IN CONTRACT	SP	SOUNDPROOF
ACT	ACOUSTICAL CEILING PANEL	GV	GALVANIZED	NTS	NOT TO SCALE	S	SOUTH
ADH	ADHESIVE	GKT	GASKET, (ED)	NO	NUMBER	SPC	SPACE, (R)
ADJ	ADJUSTABLE	GC	GENERAL CONTRACT, (OR)			SGL	SPANDREL GLASS
AFF	ABOVE FINISHED FLOOR	GL	GLASS, GLAZING	OC	ON CENTER, (S)	SPK	SPEAKER
AFG	ABOVE FINISH GRADE	GLB	GLASS BLOCK	OP	OPAQUE	SPL	SPECIAL
AHU	AIR HANDLING UNIT	GCMU	GLAZED CONCRETE	OPG	OPENING	SPEC	SPECIFICATION
ALT	ALTERNATE	GLAM	MASONRY UNITS	OPH	OPPOSITE HAND	SPH	SPLASH
ALUM	ALUMINUM	GB	GLAZED LAMINATE	ORN	ORNAMENTAL	SQ	SQUARE
AP	ACCESS PANEL	GD	GRAB BAR	OD	OUTSIDE DIAMETER	SF	SQUARE FEET
APC	ARCHITECTURAL PRECAST CONCRETE	GRN	GRADE, (ING)	OA	OVERALL	SST	STAINLESS STEEL
AHJ	AUTHORITY HAVING JURISDICTION	GRN	GRANITE	OH	OPPOSITE HAND	STGL	STAINED GLASS
		GRT	GRATE, (ING)			STD	STANDARD
		GVL	GRAVEL	PNT	PAINT, (ED)	STA	STATION
		GRHS	GREENHOUSE	PNL	PANEL, (ING)	ST	STEEL
		GT	GROUT	PB	PANIC BAR	STO	STORAGE
BO	BOTTOM OF	GRD	GUARD	PTD	PAPER TOWEL DISPENSER	SD	STORM DRAIN
BD	BOARD	GUT	GUTTER	PTR	PAPER TOWEL RECEPTOR	STR	STRUCTURAL
BLDG	BUILDING	GPDW	GYPSPUM DRYWALL	PAR	PARALLEL	STPS	STRUCTURAL INSULATED PANEL
BLKNG	BLOCK (BLOCKING)	GPL	GYPSPUM LATH	PRPT	PARAPET	STCO	STUCCO
B.M.	BENCH MARK	GPPL	GYPSPUM PLASTER	PK	PARKING	SFLR	SUBFLOOR
BOT	BOTTOM	GPT	GYPSPUM TILE	PBD	PARTICLE BOARD	SA	SUPPLY AIR
BSMT	BASEMENT	GPW	GYPSPUM WALLBOARD	PTN	PARTITION	SUS	SUSPENDED
				PV	PAVE, (D), (ING)	SYD	SIDE YARD
CG	CORNER GUARD	HLC	HANDICAP	PVMT	PAVEMENT	SYM	SYMMETRY, (ETRICAL)
CL	CENTERLINE	HLR	HANDRAIL	PERF	PERFORATE, (D)	SYN	SYNTHETIC
CJ	CONTROL JOINT	HBO	HARDBOARD	PER	PERIMETER	SYS	SYSTEM
CI	CAST IRON	HDW	HARDWARE	PEX	PEX TUBING		
CLG	CEILING	HWD	HARDWOOD	PTR	PLANTER	TKBD	TACKBOARD
CLR	CLEAR	HDR	HEADER	PLTG	PLANTING	TEL	TELEPHONE
CMU	CONCRETE MASONRY UNIT	HTG	HEATING	PLAS	PLASTER	TV	TELEVISION
CO	CLEAN OUT	HVAC	HEATING/VENTILATION/AIR	PLA	PLASTIC	T	TEMPERED GLASS
COL	COLUMN		CONDITIONING	PLAM	PLASTIC LAMINATE	TIG	TEMPERED INSULATED GLAS
CONC	CONCRETE	HD	HEAVY DUTY	PL	PLATE	TZ	TERRAZZO
CONST	CONSTRUCTION	HT	HEIGHT	PG	PLATE GLASS	THK	THICK, (NESS)
CONTINUOUS	CONTINUOUS	HPT	HIGH POINT	PWD	PLYWOOD	THR	THRESHOLD
CORR	CORRIDOR	HCR	HOLLOW CORE	PT	POINT	TBRL	TO BE RELOCATED
CPVC	CHLORINATED POLYVINYL CHLORIDE	HOR	HORIZONTAL	PVC	POLYVINYL CHLORIDE	TOBR	TO BE REMOVED
		HB	HOSE BIBB	PE	PORCELAIN ENAMEL	TPD	TOILET PAPER DISPENSER
CS	COUNTERSUNK	INCAN	INCANDESCENT	PCPL	PORTLAND CEMENT PLASTER	TPTN	TOILET PARTITION
CT	CERAMIC TILE	INCIN	INCINERATOR	PD	POUND, (S)	TOL	TOLERANCE
CVR	COVER	INCL	INCLUDE, (ED), (ING)	PCF	POUNDS PER CUBIC FOOT	T&G	TONGUE AND GROOVE
		ID	INSIDE DIAMETER	PLF	POUNDS PER LINEAR FOOT	TSL	TOP OF CONCRETE SLAB
DP	DAMP PROOFING	INS	INSULATE, (ED), (ING)	PSF	POUNDS PER SQUARE FOOT	TC	TOP OF CURB
DD	DECK DRAIN	INSC	INSULATING CONCRETE	PSI	POUNDS PER SQUARE INCH	TJ	TOP OF JOIST
DEMO	DEMOLITION	IGL	INSULATING GLASS	PCC	PRECAST CONCRETE	TP	TOP OF PLATE
DEPT	DEPARTMENT	INT	INTERIOR	PFB	PREFABRICATED, (ED)	TST	TOP OF STEEL
DET	DETAIL	INTM	INTERMEDIATE	PFN	PREFINISHED	TSF	TOP OF SUBFLOOR
DF	DRINKING FOUNTAIN	INV	INVERT	PRF	PERFORATED	TW	TOP OF WALL
DIA	DIAMETER			PREM	PREMOLDED	TPG	TOPPING
DIAG	DIAGONAL	JC	JANITOR'S CLOSET	PT	PRESSURE TREATED	TOR	TO REMAIN
DIM	DIMENSION	JT	JOINT	PLT	PROPERTY LINE	TB	TOWEL BAR
DISP	DISPENSER	JF	JOINT FILLER			TR	TRANSOM
DL	DEAD LOAD	J	JOIST	QT	QUARRY TILE	TS	TUBE STEEL
DN	DOWN					TRNB	TURNBUCKLE
DR	DOOR			RBT	RABBET, REBATE	TYP	TYPICAL
DS	DOWNSPOUT	KPL	KICKPLATE	RAD	RADIUS		
DWG	DRAWING	KIT	KITCHEN	RFT	RAFTER	UC	UNDERCUT
		KO	KNOCKOUT	RL	RAIL, (ING)	UNF	UNFINISHED
E	EAST	LBL	LABEL	REC	RECESS, (ED)	UNO	UNLESS NOTED OTHERWISE
EA	EACH	LAB	LABORATORY	REF	REFER, (ENCE)	UR	URINAL
EC	EXPOSED CONSTRUCTION	LAD	LADDER	RFL	REFLECT, (ED), (IVE), (OR)	UTL	UTILITY
EIFS	EXTERIOR INSULATION FINISH SYSTEM	LB	LAG BOLT	REFR	REFRIGERATOR		
EJ	EXPANSION JOINT	LAM	LAMINATE, (ED)	REG	REGISTER	VJ	V-JOINT
EL	ELEVATION	LGL	LAMINATED GLASS	REN	REINFORCE, (ED), (ING)	VB	VAPOR BARRIER
ELEC	ELECTRICAL	LAV	LAVATORY	RECP	REINFORCED CONCRETE PIPE	VAR	VARNISH
ELEV	ELEVATOR	LO	LAYOUT	REM	REMOVE, (ABLE)	VNR	VENER
EMER	EMERGENCY	LH	LEFT HAND	REQ'D	REQUIRED	VERT	VERTICAL
ENCL	ENCLOSURE	L	LENGTH	RES	RESILIENT	VG	VERTICAL GRAIN
EQ	EQUAL	LW	LIGHT	RET	RETURN	VN	VINYL
EQUIP	EQUIPMENT	LT	LIGHTWEIGHT	RA	RETURN AIR	VB	VINYL BASE
ETR	EXISTING TO REMAIN	LMS	LIMESTONE	RVS	REVERSE (SIDE)	VCT	VINYL COMPOSITION TILE
EW	ELECTRICAL WATER COOLER	LTL	LINTEL	REV	REVISE, (S), (ED)	VF	VINYL FABRIC
EWS	EMERGENCY WASH STATION	LL	LIVE LOAD	RH	RIGHT HAND	VT	VINYL TILE
EXH	EXHAUST	LOC	LOCATE	ROW	RIGHT OF WAY	VICP	VITREOUS CLAY PIPE
EXIST	EXISTING	LLD	LOOSE LAND	R	RISE	VICT	VITREOUS CLAY TILE
EXP	EXPANSION	LV	LOUVER	RVT	RIVET		
EXT	EXTERIOR	LPT	LOW POINT	R&S	ROD AND SHELF	WSCT	WAINSCOT
				RD	ROOF DRAIN	WH	WALL HUNG
				RFH	ROOF HATCH	WC	WATER CLOSET
FOC	FACE OF CONCRETE	MB	MACHINE BOLT	RFM	ROOFING	WHTR	WATER HEATER
FOF	FACE OF FINISH	MH	MANHOLE	RO	ROOM	WP	WATERPROOFING
FOM	FACE OF MASONRY	MFR	MANUFACTURE, (ER)	RM	ROUGH OPENING	WR	WATER RESISTANT
FOS	FACE OF STUDS	MRB	MARBLE	RS	ROUGH SAWN	WS	WATERSTOP
FAS	FASTEN,FASTENER	MAS	MASONRY	RCP	ROUND CONCRETE PIPE	WST	WEATHERSTRIP, (ING)
FN	FENCE	MTL	MATERIAL	ROK	ROWLOCK	WWF	WELDED WIRE FABRIC
FBD	FIBERBOARD	MAX	MAXIMUM	RB	RUBBER BASE	W	WEST
FGL	FIBERGLASS	MECH	MECHANIC, (AL)	RBT	RUBBER TILE	WHS	WHEEL STOP
FIN	FINISH (ED)	MC	MEDICINE CABINET	RBL	RUBBER STONE	WHA	WATER HAMMER ARRESTOR
FFE	FINISHED FLOOR ELEVATION	MED	MEDIUM			WID	WIDTH, WIDE
FFL	FINISHED FLOOR LINE	MDO	MEDIUM DENSITY OVERLAY	SFGL	SAFETY GLASS	WIN	WINDOW
FA	FIRE ALARM	MBR	MEMBER	SCH	SCHEDULE	WM	WIRED GLASS
FE	FIRE EXTINGUISHER	MMB	MEMBRANE	SCN	SCREEN, (ED)	WG	WIRE MESH
FEC	FIRE EXTINGUISHER CABINET	MET	METAL	SCUP	SCUPPER	WO	WITHOUT
FHS	FIRE HOSE STATION	M	METER, (S)	SLNT	SEALANT	WD	WOOD
FPL	FIREPLACE	MW	MICROWAVE	STG	SEATING	WI	WROUGHT IRON
FP	FIREPROOF	MM	MILLIMETER, (S)	SEC	SECTION		
FRT	FIRE-RETARDANT	MIN	MINIMUM	SEI	7-ELEVEN INC.		
FXT	FIXTURE	MR	MIRROR	SVYD	SERVICE YARD		
FLG	FLASHING	MGL	MIRROR GLASS (FRAMED)	SSK	SERVICE SINK		
FLX	FLEXIBLE	MISC	MISCELLANEOUS	SHTH	SHEATH, (ING)		
FG	FLOAT GLASS	MOD	MODULAR	SHT	SHEET		
FLR	FLOOR (ING)	MLD	MOLDING, MOULDING	S6	SHEET GLASS		
FD	FLOOR DRAIN	MR	MOP RECEPTOR	SH	SHELF, SHELVING		
FL	FLOW LINE	MS	MOP SINK	SHNG	SHINGLE, (S)		
FLUR	FLOURESCENT	MT	MOUNT, (ED), (ING)	SHU	SHUTTER, (S)		
FJT	FLUSH JOINT	MOV	MOVABLE	SDG	SIDING		
FTG	FOOTING	MULL	MULLION	SM	SIMILAR		
FND	FOUNDATION			SKL	SKYLIGHT		
FR	FRAME (D), (ING)	NL	NAILABLE	SL	SLEEVE		
FS	FULL SIZE	NAT	NATURAL	SLO	SLOPE		
FUR	FURRED, (ING)	NI	NICKEL	SOL	SOLDIER		
FUT	FUTURE	NR	NOISE REDUCTION	SC	SOLID CORE		
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.

## 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
	- KEY NOTE INDICATOR		- FINISH INDICATOR REF SHEET A6.1
	- GRID LINE INDICATOR		- SECTION CUT INDICATOR
	- WINDOW TAG REF SHEET A6.1		- ELEVATION INDICATOR
	- WALL TAG		- FIRE EXTINGUISHER

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.

## 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 SFP 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.
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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.
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  3. PROVIDE ACCESS PANELS AS REQUIRED FOR MECHANICAL AND PLUMBING VALVES.

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

22235 MISSION BOULEVARD  
HAYWARD, CA

GENERAL NOTES,  
ABBREVIATIONS,  
& SYMBOLS

# A-0.1



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## 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.
- 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.
- STEALTH PREDATOR DRYING SYSTEM, REFERENCE SPECIFICATION SHEETS FOR DETAILS.
- EXISTING DRIVEWAY, SIDEWALK, ETC. TO REMAIN, TYP.
- EXISTING PARKING STALL AND STALL PAVEMENT STRIPING TO REMAIN, TYP., U.O.N.
- EXISTING AWNING TO REMAIN, TYP.
- REMOVE EXISTING EQUIPMENT.
- NEW RAZOR HEIGHTS AUTOMATIC CAR WASH EQUIPMENT BY OTHERS. REFER TO SHOP DRAWINGS FOR FURTHER SPECIFICATIONS.
- NEW CONCRETE CURB +6" H. AFF. AND MOUNTED EQUIPMENT BY OTHERS. REFER TO SHOP DRAWINGS FOR FURTHER SPECIFICATIONS.
- NEW 4" CONCRETE BOLLARD.
- RUN NEW 1" CONDUITS FROM NEW WASHIFY 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.
- EXISTING BEAM TO REMAIN, TYP.
- NEW AUTOMATIC CAR WASH CAMERA EQUIPMENT BY OTHERS. REFER TO SHOP DRAWINGS FOR FURTHER SPECIFICATIONS.
- NEW AUTOMATIC CAR WASH PAY STATION EQUIPMENT BY OTHERS. REFER TO SHOP DRAWINGS FOR FURTHER SPECIFICATIONS.
- EXISTING 200A SUBPANEL TO REMAIN
- NEW 200A SUB-PANEL PER ELECTRICAL.
- EXISTING PROPERTY LINE, TYP.

## LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING WALL CONSTRUCTION TO REMAIN - CMU
- EXISTING CONCRETE TO REMAIN
- EXISTING LANDSCAPE TO REMAIN
- NEW +6" H. AFF CONCRETE CURB
- EXISTING ADJACENT TENANT CONSTRUCTION TO REMAIN - NIC

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

22235 MISSION BOULEVARD  
HAYWARD, CA

ENLARGED SITE PLAN

A-1.0

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## 1 PARTIAL ENLARGED SITE PLAN

3/16"=1'-0" NOTE:



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. NEW AUTOWASH EQUIPMENT BY OTHERS, SHOWN FOR REFERENCE. ACTUAL EQUIPMENT MAY VARY. SEE SHOP DRAWINGS FOR SPECIFICATIONS.
6. NEW AUTODRY EQUIPMENT BY OTHERS, SHOWN FOR REFERENCE. ACTUAL EQUIPMENT MAY VARY. SEE SHOP DRAWINGS FOR SPECIFICATIONS.
7. EXISTING ADJACENT BUILDING CONSTRUCTION TO REMAIN, TYP.

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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	XXXXXXXXXXXXXXXXXXXX	XXXXX	XXXXX	XXXXXXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXXXXXXXXXXXXXXXX	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			MLO: MLO		
						Wire: 4			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			MLO: MLO		
						Wire: 4			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											
Total calculated load in KVA = 46.70 + 6.5 = 53.2 Largest Non-coincidental load in KVA= 46.70											
Total Amp=128.13 amp											

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CONDUIT AND WIRE ROUTING

