

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

**Solano County Zoning Administrator
Staff Report
U-93-23-Rev1**

| | | | |
|---|-----------------------------------|--|-----------------|
| Application No. U-93-23-Rev1 Project Planner: Travis Kroger, Associate Planner | | Meeting of September 19, 2024 | |
| Applicant Glass Fish LLC 10335 Virginia Swan Place Cupertino CA 95014 | | Property Owner Same as applicant. | |
| Action Requested: Consideration of Revision No. 1 of Use Permit U-93-23 to remodel the currently vacant commercial space in the existing mixed use building for a future Neighborhood Commercial or Merchandise Showroom tenant, including construction of two (2) new restrooms, ADA accessibility improvements and restriping the parking lot, located at 312 Benicia Road in unincorporated Vallejo in the Residential-Traditional Community Mixed Use (RTC-MU) zoning district, APN 0059-101-290. | | | |
| Property Information: | | | |
| Size: 0.3 acres (total): | | Site Address: 312, 314, 316, 318 Benicia Road | |
| Assessor's Parcel Number (APN): 0059-101-290 | | SRA Designation: Local Responsibility Area, and not in Fire Hazard Severity Zone. | |
| Zoning: Residential – Traditional Community – Mixed Use (RTC-MU) | | Land Use: Neighborhood Commercial/Merchandise Showroom | |
| General Plan: Traditional Community – Mixed Use | | Ag. Contract: N/A | |
| Utilities: Water – Vallejo Water Department, Sewer - Vallejo Flood and Wastewater District. | | Access: Existing driveway connections from Starr Avenue. | |
| Adjacent General Plan Designation, Zoning District, and Existing Land Use: | | | |
| | General Plan | Zoning | Land Use |
| North | City of Vallejo | City of Vallejo | Residential |
| South | Traditional Community – Mixed Use | Residential - Traditional Community – Mixed Use (RTC-MU) | Residential |
| East | Traditional Community – Mixed Use | Residential - Traditional Community – Mixed Use (RTC-MU) | Commercial |
| West | Traditional Community – Mixed Use | Residential - Traditional Community – Mixed Use (RTC-MU) | Vacant/Storage |
| Environmental Analysis: The project qualifies for a Class 1 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Existing Facilities) subsections (a) and (c). See the Environmental Analysis section for further details. | | | |
| Staff Recommendation Staff recommends that the Zoning Administrator ADOPT the attached resolution with respect to the enumerated findings and APPROVE Revision No. 1 of Use Permit No. U-93-23 subject to the recommended conditions of approval. | | | |

DISCUSSION

Setting

The subject property is in unincorporated Vallejo, with the northern property line abutting the city boundary. The property consists of one legal parcel with one APN (0059-101-290), which is 0.30 acres in size. The property is developed with a mixed use (retail and residential) building which is currently occupied by a convenience store and two (2) apartments with paved on-site parking adjacent to the building.

Surrounding Land Use

The property is located northwest of the intersection of Benicia Road and Starr Avenue. Adjacent parcels to the north and south are residential in nature, with an undeveloped lot used for storage to the west, and a commercial site with various automobile-oriented tenants to the east.



Figure 1: Project Location

PROJECT DESCRIPTION

Background & Proposed Use

The property is currently used for residential use with two (2) units occupied by tenants, and a convenience store occupies a portion of the commercial space. Use Permit U-87-37 was previously issued to establish the convenience store, at which time the plans show the currently vacant spaces were occupied by a “cleaner” and “bottle shop” at that time. The ongoing operation of the convenience store business was permitted by U-93-23, approved by the Planning Commission on April 21,1994. The original application for this permit included remodeling of the then vacant commercial spaces (previously occupied by the cleaner and bottle shop) for a restaurant and laundromat, but this was not included in the final permit approval.

As proposed by this revision application, use of the existing convenience store and two (2) apartments will continue as currently permitted, and the vacant commercial space will be remodeled for a Merchandise Showroom or Neighborhood Commercial tenant. A potential tenant mentioned by the applicant is a showroom for siding, windows roofing material and other similar items for a construction company doing residential remodeling work. The project will include construction of American with Disabilities Act (ADA) compliant restrooms, additional accessibility improvements and restriping the existing parking lot to maximize the amount of on-site parking. This effort will include repairs to the surface where necessary.

LAND USE CONSISTENCY

General Plan

The project site is designated Traditional Community – Mixed Use by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan and zoned Residential – Traditional Community – (RTC-MU). The existing zoning is consistent with the 2008 General Plan, and the proposed Neighborhood Commercial and Merchandise Showroom uses are allowed in the RTC-MU zoning district subject to the applicable regulations and permitting requirements detailed below.

Zoning

General Standards: The existing and proposed commercial and residential uses will meet all standards listed in Section 28.72.10 of the Solano County Code when operated in compliance with the proposed conditions of approval.

Specific Standards: The subject parcel is zoned RTC-MU, where Neighborhood Commercial and Merchandise Showroom uses are allowed with approved of a Minor Use Permit subject to Section 28.74.10(A) of the Solano County Code. Per Section 28.94 (Parking Requirements), each dwelling unit in a mixed occupancy structure requires one (1) enclosed parking space, and one (1) unenclosed parking space, commercial and warehouse buildings require one (1) space per 800 square feet, and retail buildings require one (1) space per 200 square feet.

28.94 Parking Requirements

| Land Use/# Parking Spaces | Proposed Use | # Spaces Required ² | # Spaces Proposed |
|--|------------------------------------|--------------------------------|-------------------|
| Retail: 1 per 200 square feet | Existing retail - 2246 square feet | 11 | 9 |
| Retail: 1 per 200 square feet | Proposed Retail ~1300 square feet | 7 | 5 |
| Dwelling: 1 enclosed & 1 unenclosed per unit | 2 apartments | 4 (2 enclosed) | 4 (2 covered) |
| Commercial or warehouse: 1 per 800 square feet | ~900 square feet storage | 1 | 1 |
| | Total on-site parking: | 23 | 19 |

The proposed uses and parking requirements are detailed above. The available space for parking does not allow for the required 23 parking spaces to be located on-site. Since the building was constructed prior to current parking requirements and does not have any additional space for on-site parking, staff recommends that the Zoning Administrator find the proposed parking arrangement with 19 on-site spaces suitable for the needs of this project as allowed by Section 28.94 (A)(12). As proposed and conditioned, this project will comply with all applicable zoning standards.

ENVIRONMENTAL ANALYSIS (CEQA)

The project qualifies for Categorical Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines Section listed below.

a. CEQA Guidelines Section 15301 (Existing Facilities)

- Subsection (a) of this exemption includes interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
- Subsection (c) of this exemption includes transit and parking improvements, which is consistent with the proposed restriping minor repairs to the existing parking lot.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

PUBLIC HEARING NOTICE

In accordance with Solano County Zoning Regulations, a Notice of Public Hearing (Attachment C) was published at least 15 days before the scheduled hearing in the Fairfield Daily Republic and Vallejo Times Herald. In addition, all property owners of real property as shown on the latest equalized assessment roll within 500 feet of the property, and all persons requesting notification, were mailed notices of the hearing.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Revision No. 1 of Use Permit No. U-93-23, subject to the recommended conditions of approval.

Attachments:

- A. Draft Resolution
- B. Development Plans
- C. Public Notice

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 24-XX**

WHEREAS, the Solano County Zoning Administrator has considered Revision No. 1 of Use Permit U-93-23 to remodel the currently vacant commercial space in the existing mixed use building for a future Neighborhood Commercial or Merchandise Showroom tenant, including construction of two (2) new restrooms, ADA accessibility improvements and restriping the parking lot, located at 312 Benicia Road in unincorporated Vallejo in the Residential-Traditional Community Mixed Use (RTC-MU) zoning district, APN 0059-101-290; and

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on September 19, 2024; and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

- 1. That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

The project site is designated Traditional Community – Mixed Use by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan. The existing zoning designation of RTC-MU is consistent with the existing General Plan designation. The proposed use is conditionally permitted within the RTC-MU zoning district.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The Project site will use existing water and sewer connections from the Vallejo Water Department and the Vallejo Flood and Wastewater District. Adequate services are available to serve the site. The Project site has adequate traffic circulation access via existing driveways from Benicia Road and is an appropriate use at this location.

- 3. The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

This permit imposes conditions of approval that will ensure that the use remains compatible with the neighborhood with respect to hours of operation, noise and maintenance of the property. The Director of Resource Management will have the ability to review and ensure the use remains in compliance.

4. The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (a) & (c) Existing Facilities.

This project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 which exempts the operation, repair, maintenance, or minor alteration of existing facilities, including, but not limited to, interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and transit and parking improvements. This proposed project's restriping and minor repairs to the existing parking lot, as well as restroom and ADA improvements, involves negligible or no expansion of use and falls under this exemption.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Revision No. 1 of Use Permit U-93-23 subject to the following recommended conditions of approval:

ADMINISTRATIVE

1. **Acceptance of Minor Use Permit Revision.** should the Applicant fail to file a timely and valid appeal of this Use Permit Revision within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Use Permit Revision by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Permit or other approval and the provisions of Chapter 28 of the Solano County Code applicable to such Permit.
 - c. The following conditions of approval will supersede all conditions contained in Use Permit U-93-23 and Zoning Administrator Resolution No. 94-12.
2. **Conformance to Plans.** The development of the site shall conform to the approved plans received March 1, 2024 as may be amended and approved by the Director. The approved Use Permit plans are referred to herein as the "approved plans" or "Approved Plan Set."
3. **Permit Term.** The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic renewals occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic renewals shall be charged at that time.
4. **Exercise of Permit.** The permit shall be deemed exercised once condition #16 below has been completed and verified by County staff. If the permit is not exercised within one year of the date of issuance, the permittee may request that a one-time extension of one (1) year to exercise the permit be granted by the Zoning Administrator in accordance with Section 28.106 of the Solano County Code, otherwise the permit revision will be deemed null and void with no further action.

OPERATIONAL CONTROLS

5. **Use Authorization.** This Use Permit revision authorizes the remodeling of the existing commercial space for an additional tenant per the approved plans.
6. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the County.

7. **Compliance with Local, State and Federal Laws.** The subject use shall be conducted in full compliance with all local, state and federal laws and regulations. No part of this approval shall be construed to permit a violation of any part of the Solano County Code.
8. **Discretionary Review.** The Director of Resource Management maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Conditional Use Permit incorporated by reference in accordance Solano County Code.
9. **Hours of Operation.** This Use Permit includes approval of hours of operation from 7:00 am to 12:00 a.m. daily.
10. **Outdoor Storage.** No outdoor storage is allowed or permitted unless designated on the final Approved Plan Set.
11. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage. Secured decorative outdoor trash receptacles shall be provided near building entrances.
12. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to review and approval by the Director of Resource Management through a subsequent sign permit (Solano County Code Section 28.96).
13. **Business License.** The permittee shall secure and abide by the terms and conditions of a Business License issued by Solano County for each commercial tenant. This approved Use Permit revision shall constitute as the “Zoning Clearance” necessary to file for the license.
14. **Property Maintenance.** The permittee shall maintain the project site in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the site such as paint, roof, paving, fencing, signs, lighting and landscaping. Landscaping shall be maintained in the existing planters near the corner of Benicia Road and Starr Avenue.

| Action Needed -Operational Controls | | | | |
|--|---------------------------------|---|-----------------------|-----------------|
| COA # | Required to exercise Y/N | Action | When | Verified |
| 12 above | N | Obtain a Sign Permit for any proposed signage | Prior to installation | |
| 13 above | N | Obtain Business License | Prior to operation | |

BUILDING AND SAFETY DIVISION

15. **Building Permit.** Issuance of a Building Permit by the Building Official for the structures described or contemplated under this Use Permit shall be deemed acceptance of all conditions specified in this Use Permit and the Applicant's agreement to fully comply with all conditions of approval. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without a Building Permit for Change of Occupancy, as required, and any such change in occupancy must comply with all other applicable local and state laws.
16. **Building Division Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
 - a. Building permit applications shall be submitted online.

- b. Building permit applications shall comply with the most recent California Building Code.
- c. All drawings (structural & architectural) submitted with a building permit application shall be signed & sealed by a CA registered architect or professional engineer.
Concur
- d. Full compliance with Chapter 11B of the 2022 CBC is required for all elements of the project.

| Action Needed - BUILDING AND SAFETY DIVISION | | | | |
|---|---------------------------------|---------------------------------------|--------------------|-----------------|
| COA # | Required to exercise Y/N | Action | When | Verified |
| 15 & 16 above | Y | Apply for and obtain Building Permits | September 19, 2025 | |

CITY OF VALLEJO

17. Sewer. All requirements of the Vallejo Flood and Wastewater District shall be met for all existing and proposed uses of the property.

CITY OF VALLEJO FIRE DEPARTMENT

18. Fire Extinguishers. Prior to final inspection, the minimum fire-extinguisher requirement shall be one 2A-10BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75' to the nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the Fire Department.

- a. All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet.
- b. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor.
- c. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background. Final installation measures and identification signage shall be approved in the field by the Fire Department prior to final inspection.

19. Egress. All buildings shall comply with the 2022 California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, and exit hardware.

- a. Provide an approved exit sign over all required exit doors.
- b. Emergency exit lighting shall be provided at or near all exits and as designated by the Fire Marshal.
- c. All emergency lighting, exit sign lights shall have two separate sources of power as required by the California Building Code.
- d. Locking devices on exit doors shall conform to the California Building Code. Only one lock or latch requiring one motion/operation to open/unlock is required. No double keyed dead-bolts are permitted on exit doors.

20. **Addressing.** Prior to final inspection, in accordance with the 2022 California Fire Code Section 505 approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" (6" for Commercial) with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.

21. Requirements for residential occupancy.

- a. Provide smoke detectors in all sleeping rooms and common hallways. Detectors shall be hardwired with battery backup. Electrical circuits supplying detectors shall be separate dedicated lines with no other devices on the circuits.
- b. Provide carbon monoxide detectors outside each sleeping area in the immediate vicinity of the bedrooms.
- c. Provide a 2 hour fire rated wall between B & M occupancy and residential area R-3 occupancy.

22. A final inspection from the Fire Prevention Division is required prior to permit sign off.

ENVIRONMENTAL HEALTH DIVISION

23. **Garbage Service.** The facility shall have commercial garbage service with a minimum collection frequency of at least once every 7 days. Please contact the Local Enforcement Agency (LEA) at (707) 784-6765 for more information on this requirement.

24. **Hazardous Materials Business Plan.** If the facility handles any hazardous material in quantities equal to or greater than 55 gallons of liquids, 200 cubic feet for gases, 500 lbs. for solids then a Hazardous Materials Business Plan (HMBP) is required which consists of facility information, hazardous materials inventory, site diagram, emergency response plan, and an employee training plan. Within 30 days of exceeding any of the threshold hazardous materials quantities, the HMBP must be submitted to the online California Environmental Reporting System (CERS).

25. **ABC License.** If required, tenants must maintain and comply with a current Department of Alcoholic Beverage Control (ABC) license.

| Action Needed - ENVIRONMENTAL HEALTH DIVISION | | | | |
|---|--------------------------|---------------------------------------|---------------|----------|
| COA # | Required to exercise Y/N | Action | When | Verified |
| 24 above | N | Submit HMBP if required | Per condition | |
| 25 above | N | Obtain ABC license prior to operation | Per condition | |

PUBLIC WORKS DIVISION

26. **Encroachment Permit Required.** Applicant must apply for, secure, and abide by the conditions of an Encroachment Permit for any work within or connecting to the public right-

of-way of Benicia Road. Walkways must be maintained in such a manner to prevent soil, rocks, and debris from tracking onto the public sidewalk.

27.

| Action Needed -Operational Controls | | | | |
|--|---------------------------------|--|---------------|-----------------|
| COA # | Required to exercise Y/N | Action | When | Verified |
| 26 above | N | Obtain Encroachment Permit if required | Per condition | |

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on September 19, 2024.

JAMES BEZEK, DIRECTOR
RESOURCE MANAGEMENT

Allan M. Calder, Planning Manager
Department of Resource Management

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDES THE DRAWINGS, ALL ADDENDUMS AND/ OR MODIFICATIONS ISSUED BY THE ENGINEER OR OWNER.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSION AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
- PRE-CONSTRUCTION MEETING: PRIOR TO START OF ANY WORK, THE CONTRACTOR SHALL MEET AT THE PROJECT SITE WITH THE OWNER AND ENGINEER IN ORDER TO REVIEW THE SCOPE OF WORK.
- COORDINATION OF WORK: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES AND ALL WORK INCLUDING, BUT NOT LIMITED TO: ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL. IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION.
- COMMENCEMENT OF WORK SHALL BE DEEMED AS THE G.C.'S ACKNOWLEDGEMENT OF ALL WORK NEEDED TO COMPLETE PROJECT IN CONFORMANCE WITH CONTRACT. IT IS THE RESPONSIBILITY OF THE G.C. TO COORDINATE ORDERS, SUBMITTALS AND IMPLEMENTATION OF LONG LEAD TIME ITEMS. SUBSTITUTIONS WILL NOT BE CONSIDERED RESULTING FROM THE G.C.'S UNTIMELY ORDERING OF PRODUCTS AND OR MATERIALS.
- PERMITS: THE CONTRACTOR SHALL APPLY FOR, AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE REGULATORY AGENCIES GOVERNING THIS WORK. THE G.C. SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- BUILDING OWNER REGULATIONS:
 - THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING OWNER REGARDING SITE ACCESS, DELIVERIES, HANDLING OF MATERIALS, DEBRIS ETC.
 - SCHEDULE CONSTRUCTION ACTIVITIES TO AVOID INTERFERENCE WITH NORMAL BUILDING OPERATION & OTHER RESIDENTS IN THE AREA.
 - REVIEW PROPOSED WORK SCHEDULE WITH OWNER BEFORE STARTING WORK.
- WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES, DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ENGINEER FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS SHOWN OR REFERRED TO, AT A GIVEN LOCATION, SHALL BE PROVIDED AS THOUGH SHOWN ON ALL (U.O.N.).
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, TO CENTERLINES OF COLUMNS AND OTHER GRID POINTS & TO CENTERLINES OF DOORS AND OTHER SCHEDULED OPENINGS UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE EXACT WITHIN 1/8" FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR".
- THE G.C. IS RESPONSIBLE FOR ALL CONCRETE FLOORS TO BE LEVEL AND FREE FROM SCALING. G.C. TO REPORT ANY VARIATIONS IN FLOOR LEVEL GREATER THAN 1/8" IN 1'-0" (NON-CUMULATIVE) TO ENGINEER.
- OFFSET STUDS WHERE REQUIRED TO ALIGN FINISH MATERIALS.
- "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYS AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN AND ELEVATION AND OR DETAIL.
- COORDINATE ACCESS PANEL, CLEAN OUT, AND THE LIKE LOCATIONS (FOR CONCEALED ITEMS) WITH APPROPRIATE CONTRACTOR.
- SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO ENGINEER FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATIONS OR INSTALLATION.
- OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MFR.'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND CONTRACT DOCUMENTS, THE G.C. SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING.
- RECORD DRAWINGS: DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATION OF ITEMS AND/ OR DEVIATIONS FROM THE DRAWINGS SHALL BE INDICATED IN THE RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND SUBMIT TO OWNER UPON COMPLETION OF WORK.

FIRE AND SAFETY NOTES

- THE APPLICANT SHALL MEET ALL REQUIREMENTS IN THE 2019 CALIFORNIA FIRE CODE AND LOCAL ORDINANCE AS APPLICABLE.
- BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THE BACKGROUND.
- SINGLE STATION SMOKE ALARMS SHALL BE PROVIDED WITHIN AN INDIVIDUAL SLEEPING UNIT. APPROVED SMOKE DETECTORS SHALL BE INSTALLED PER THE REQUIREMENTS OF CBC SECTION 907.2.10. DETECTORS SHALL BE INTERCONNECTED TO SOUND SIMULTANEOUSLY.
- FIRE SAFETY DURING CONSTRUCTION: PROVIDE AN EMERGENCY TELEPHONE ON THE JOB SITE PRIOR TO ANY CONSTRUCTION.
- HAZARDOUS MATERIAL REQUIREMENTS: THE APPLICANT MUST IMMEDIATELY NOTIFY THE SOLANO COUNTY FIRE DEPARTMENT, 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 WORK.

DRAWING INDEX

- COVER SHEET/ VICINITY MAP
- SITE PLAN
- PROPOSED FLOOR PLAN & NOTES
- EGRESS PLAN
- PROPOSED ELEVATIONS
- PROPOSED ELECTRICAL PLAN
- BATHROOM ADA PLAN/ ELEVATIONS
- BATHROOM ADA PLAN/ ELEVATIONS
- DEMOLITION PLAN
- IMPROVEMENT PLAN
- ADA PARKING DETAILS & NOTES
- CONSTRUCTION DETAIL
- EXISTING ROOF FRAMING PLAN
- T24 MANDATORY MEASURES

PROJECT PERSONNEL

DESIGNER:
Inderjit S. Chadha, PE
IBC Engineering
19 Pine Valley Place
San Ramon, CA 94583

OCCUPANT LOAD

| ROOM DESCRIPTION | AREA | OCCUPANT LOAD |
|------------------|---------|--------------------------|
| STORE AREA | 2210 SF | (2210/150) = 15 OCCUPANT |

NOTE:
 OCCUPANT LOAD FACTORS ARE BASED ON THE NUMBERS GIVEN IN TABLE 1004.1.2 OF CBC-2019.

Proposed Tenant Improvement At Existing Building For Glass Fish LLC

312 Benicia Road
 Vallejo, Solano County, California

CODES & REGULATIONS

OCCUPANCY (CBC 310.1 & 312.1): R3 & U
 TYPE OF CONSTRUCTION (CBC 602.5 & TABLE 601): V-B
 (ALL APPLICABLE SOLANO COUNTY ORDINANCES)
 AUTOMATIC FIRE EXTINGUISHER SYSTEM: NO
 BUILDING: 2019 CALIFORNIA BUILDING CODE
 RESIDENTIAL: 2019 CALIFORNIA RESIDENTIAL CODE
 MECHANICAL: 2019 CALIFORNIA MECHANICAL CODE
 PLUMBING: 2019 CALIFORNIA PLUMBING CODE
 ELECTRICAL: 2019 CALIFORNIA ELECTRIC CODE
 FIRE: 2019 CALIFORNIA FIRE CODE & 2015 IFC
 ENERGY: 2019 CALIFORNIA ENERGY CODE (TITLE 24)
 ACCESSIBILITY: 2019 CALIFORNIA BUILDING CODE/ ADA
 GREEN: 2019 CALIFORNIA GREEN BUILDING CODE

SPECIAL INSPECTIONS

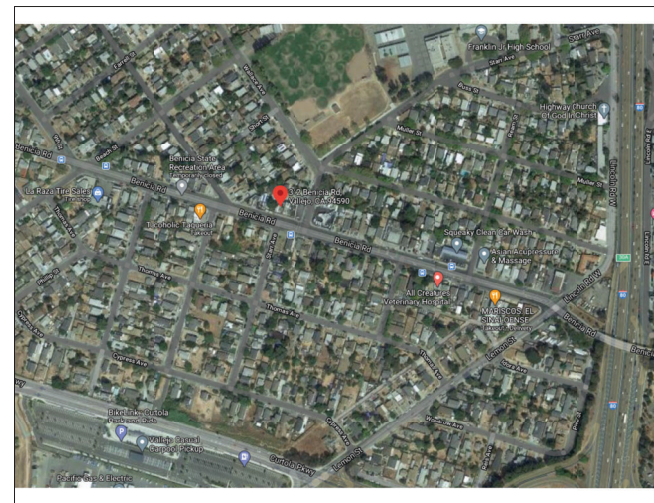
STRUCTURAL:
 ENGINEER OF RECORD SHALL BE RETAINED TO PERFORM THE FOLLOWING INSPECTIONS:
 1. ANCHOR PLACEMENT AT FOUNDATION;
 2. ANY DRILL AND BOND OPERATION, PERFORMED DURING CONSTRUCTION.
 3. SHEATHING AND SHEAR WALLS.
 THE ENGINEER-OF-RECORD SHOULD PROVIDE A LETTER TO THE BUILDING INSPECTOR PRIOR TO INSPECTIONS WITH THE APPROVAL LETTER INDICATING WORK HAS BEEN PERFORMED PER PROPOSED DESIGN AND PLANS APPROVED BY THE SOLANO COUNTY-BUILDING DEPARTMENT.

PROJECT DATA

PROJECT NAME: GLASS FISH LLC BUILDING REMODEL
PROJECT DESCRIPTION: BUILDING/ STORE SPACE IS EXISTING AND IS PROPOSED FOR TENANT IMPROVEMENT TO CONSTRUCT BATHROOMS FOR COMPLIANCE WITH ADA REQUIREMENTS; REVERSE PARKING TO PROVIDE ADA PARKING AND RECONSTRUCT FRONT OF STORE FOR PATH OF TRAVEL FOR ADA ACCESS. INSTALL ADA SIGNAGE; REVISE EXTERIOR ELEVATIONS PER PLAN; REPLACE EXISTING WINDOWS AND DOORS (PER PLAN) WITH SAME SIZE TO COMPLY WITH CALIFORNIA ENERGY CODE (DUAL PANE); REPLACE EXISTING LIGHTS WITH NEW HD LIGHTS PER PLAN; VERIFY IN FIELD THE CURRENT 2-HOUR FIRE WALL SEPARATING THE UNITS

PROJECT LOCATION: 312 BENICIA ROAD, VALLEJO, CALIFORNIA
OWNER: GLASS FISH LLC, 10335 VIRGINIA SWAN PLACE, CUPERTINO, CA 95014
TYPE OF CONSTRUCTION: MB
ZONING: MIXED USE
OCCUPANCY: R-3, B & M (R2 & M-EXISTING; B-PROPOSED WORK)
STORIES: ONE
FLOOR AREA/ LOT COVERAGE CALCULATIONS: EXISTING
FIRST FLOOR: 2,210 SF

VICINITY MAP



APPROVAL STAMPS

Engineering

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 San Ramon, CA 94583
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 e-mail: ibr@ibceng.com

**Proposed
 Remodel For
 Glass Fish LLC**
 312 Benicia Road
 Vallejo, Solano County, CA

UNAUTHORIZED CHANGES:

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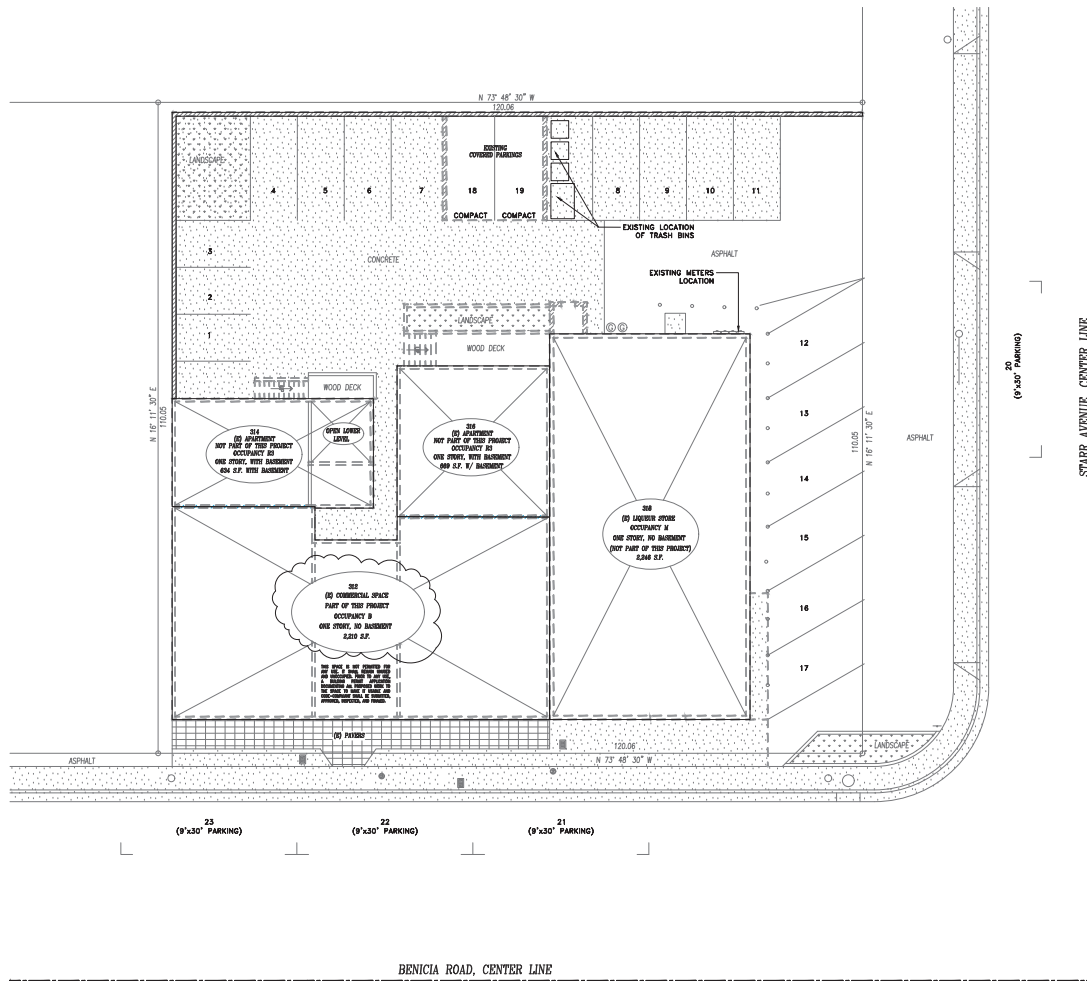
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SHEET NO.
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VICINITY MAP &
PROJECT DATA

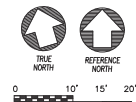


R AVENUE, CENTER LINE

BENICIA ROAD, CENTER LINE

STARR AVENUE, CENTER LINE

A SITE PLAN
SCALE: 1"=10'-0"



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| SHEET NO. | SITE PLAN |
|-----------|-----------|
| 2 | 2 |

PLUMBING FIXTURE CALCULATION

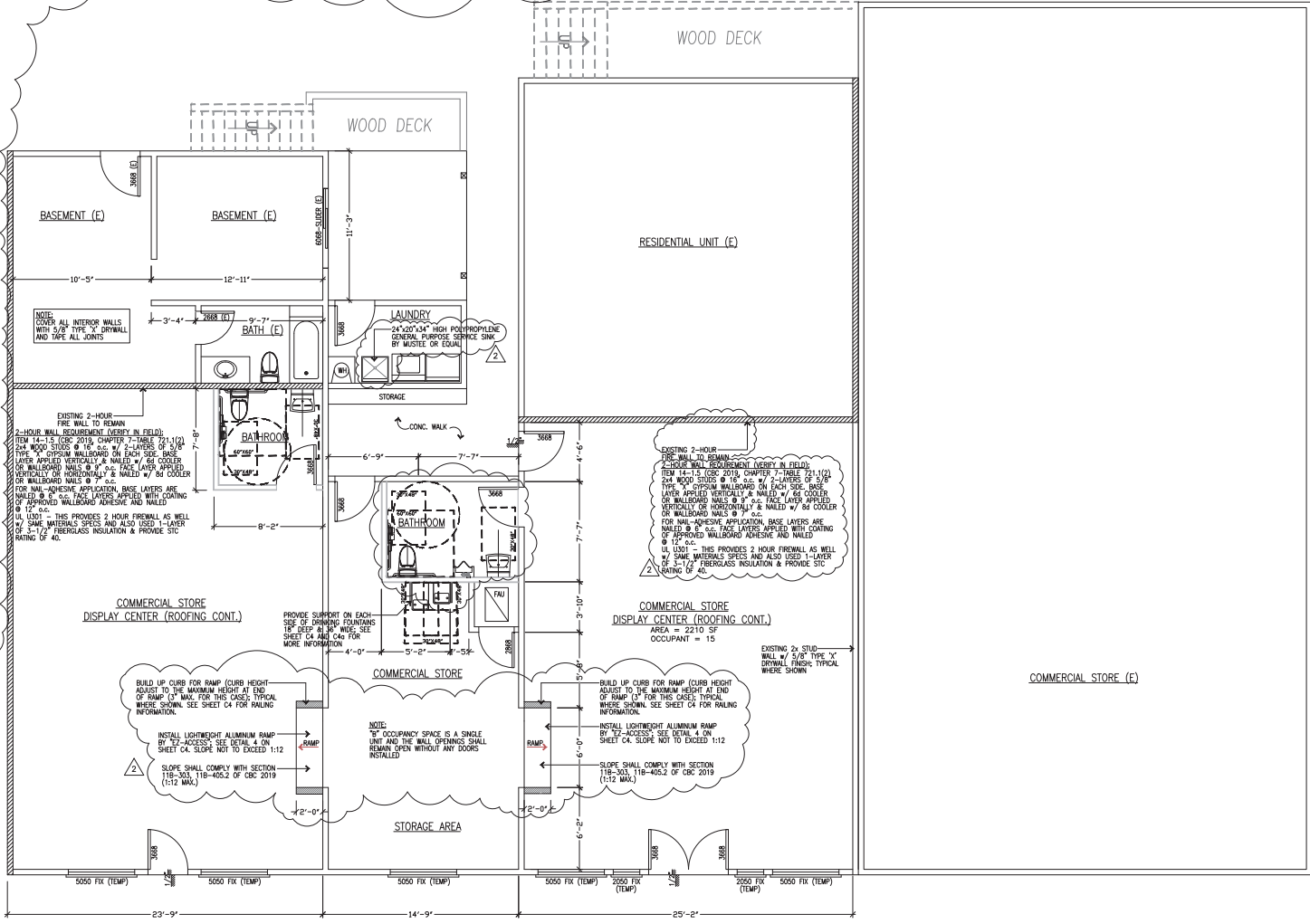
| PLUMBING FIXTURE COUNT | | URINALS (FIXTURES PER PERSON) | | LAVATORIES (FIXTURES PER PERSON) | | DRINKING FOUNTAINS (FIXTURES PER PERSON) |
|------------------------|--|--|--|----------------------------------|--|--|
| OCCUPANCY | WATER CLOSETS (FIXTURES PER PERSON) | MALE | FEMALE | MALE | FEMALE | |
| B-BUSINESS | MALE 1: 1-50 2: 51-100 3: 101-200 4: 201-400 5: 401-600 | 1: 1-15 2: 16-30 3: 31-50 4: 51-100 5: 101-200 6: 201-400 7: 401-600 | 1: 1-100 2: 101-200 3: 201-400 4: 401-600 | N/A | 1: 1-75 2: 76-150 3: 151-200 4: 201-300 5: 301-400 | 1 PER 150 |

| OCCUPANT LOAD | | |
|---------------|-------------|-------------------|
| ROOM | SQ. FT. | OCCUPANT |
| MAIN STORE | 2088 | (1/200) = 11 OCC. |
| BATHROOM | 122 | (1/200) = 1 OCC. |
| TOTAL | 2210 | 12 OCC. |

| FIXTURES REQUIREMENT: | |
|--|-------------------------------|
| FROM THE TABLE CALCULATED OCCUPANT LOAD IS | |
| 12 OCC. TOTAL | 6 MEN OCC. 6 WOMEN OCC. |
| REQUIRED NUMBER OF FIXTURES | 1 EA FOR MEN & WOMEN |
| WATER CLOSETS: | NONE REQUIRED |
| URINALS: | 1 EA FOR MEN & WOMEN |
| LAVATORIES: | 0 (OCCUPANT LOAD LESS TAN 30) |
| DRINKING FOUNTAINS: | 0 (OCCUPANT LOAD LESS TAN 30) |

PLUMBING SPECIFICATIONS

- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE 2019 CALIFORNIA PLUMBING CODE WITH AMENDMENTS, RULES, REGULATIONS AND ORDINANCES GOVERNING WORK FOR THIS TRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK MATERIALS AND LABOR TO SATISFY A COMPLETE AND WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
- THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ALL FEES AS REQUIRED.
- THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND DETERMINE THE CONDITIONS THAT MAY AFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
- DRAINAGE PIPING SHALL RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
- DRAINAGE PIPING 3" SIZE AND SMALLER SHALL BE RUN AT A UNIFORM GRADE OF AT LEAST 1" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE AT A GRADE OF NO LESS THAN 1/4" PER FOOT.
- ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
- ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE PER NFPA 20 SECTION 2-11.1 AND A.2-11.1. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
- PLUMBING SYSTEM SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE APPLICABLE CALIFORNIA PLUMBING CODE, CALIFORNIA GREEN BUILDING CODE ENFORCED BY THE LOCAL JURISDICTION.
- COMPLY WITH THE LATEST GOVERNING CALIFORNIA GREEN BUILDING CODE FOR THE WATER EFFICIENCY REQUIREMENTS.
- PIPING SUPPORTS ABOVE GRADE: ALL PIPES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PREFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CALIFORNIA BUILDING CODE.
- PIPING SUPPORTS BELOW GRADE: EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ENTIRE LENGTH AND AS INDICATED BELOW:
A. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS SPECIFIED OTHERWISE) A MINIMUM OF 10" BELOW THE BOTTOM OF SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH CONCRETE AT ANY POINT.
B. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 3 FEET OF COVER AND SHALL COMPLY WITH LOCAL CODES.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
- ALL HOT WATER PIPING SHALL BE INSULATED WITH 1" FIBERGLASS INSULATION. ALL COLD WATER PIPING TO BE INSULATED WITH 3/4" FOAM INSULATION.
- COMPLY WITH THE LATEST RULES AND REGULATIONS OF THE SANITARY DISTRICT AND CITY OF SAN MATEO REQUIREMENTS, INCLUDE IN THE BID PRICE TO PROVIDE ALL MATERIAL, LABOR AND TESTING TO COMPLY WITH THE SAID REGULATIONS.



FLOOR PLAN
SCALE: 1/4"=1'-0"

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| 3 | CONTRACTOR PLANNING | REV. 09, 2023 |

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| DESIGNER | LC <td>REVISION</td> <td>DATE</td> | REVISION | DATE |

| DESIGNED BY | SCALE | DATE |
|-------------|-------|------|
| DESIGNED BY | SCALE | DATE |

NOTES:

1. PROVIDE A FIRE DEPARTMENT KEY BOX AT A FIRE DEPARTMENT APPROVED LOCATION.
2. CONTACT THE FIRE DEPARTMENT DISTRICT, MINIMUM 48 HOURS NOTICE FOR FINAL INSPECTION OF THE BUILDING PRIOR TO OCCUPANCY.
3. PROVIDE FIRE DEPARTMENT APPROVED EXTINGUISHERS OF TYPE AND AT LOCATIONS AS SHOWN.
4. ALL EXIT SIGNS SHALL BE SELF ILLUMINATING.
5. FIRE EXTINGUISHERS TYPE, QUANTITY AND LOCATION SUBJECT TO APPROVAL BY THE FIRE DEPARTMENT INSPECTOR.
6. ALL EXISTING INTERIOR FINISHES ARE TO REMAIN EXCEPT WHAT MUST BE REMOVED TO EXECUTE THE WORK. REPLACE REMOVED FINISHES IN KIND. ALL NEW FINISHES TO COMPLY WITH THE CBC CHAPTER 8 FOR FIRE RESISTANCE AND FLAME SPREAD. RETAIN ALL CUT SHEETS AND/OR DO NOT COVER UP NEW WORK OR MARKINGS/LABELS UNTIL IT HAS BEEN INSPECTED BY THE FIRE DEPARTMENT.
7. ALL EMERGENCY LIGHTS SHALL BE HARDWIRED TO THE EXISTING LIGHTING SYSTEM AND HAVE BACK-UP BATTERY SYSTEM CAPABLE OF PROVIDING A MINIMUM OF 90 MINUTES BACK-UP POWER. EMERGENCY LIGHTS ARE IN ADDITION TO EXISTING GENERAL LIGHTING.
8. EXIT SIGNS SHALL BE LOCATED TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
9. DOOR SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH.
10. EMERGENCY LIGHTS SHALL PROVIDE EGRESS PATH ILLUMINATION OF 1 FOOT-CANDLE MINIMUM.
11. AISLES SHALL PROVIDE MINIMUM 36" CLEAR WIDTH AND SHALL REMAIN UNOBSTRUCTED.

LEGEND

EXIT & EMERGENCY LIGHT WITH BATTERY BACK-UP (CEILING MOUNTED)

(N) (E)

FIRE EXTINGUISHER w/ MINIMUM 2A:10BC RATING

(N) (E)

ACCESSIBLE ROUTE OF TRAVEL AND FIRE ROUTE

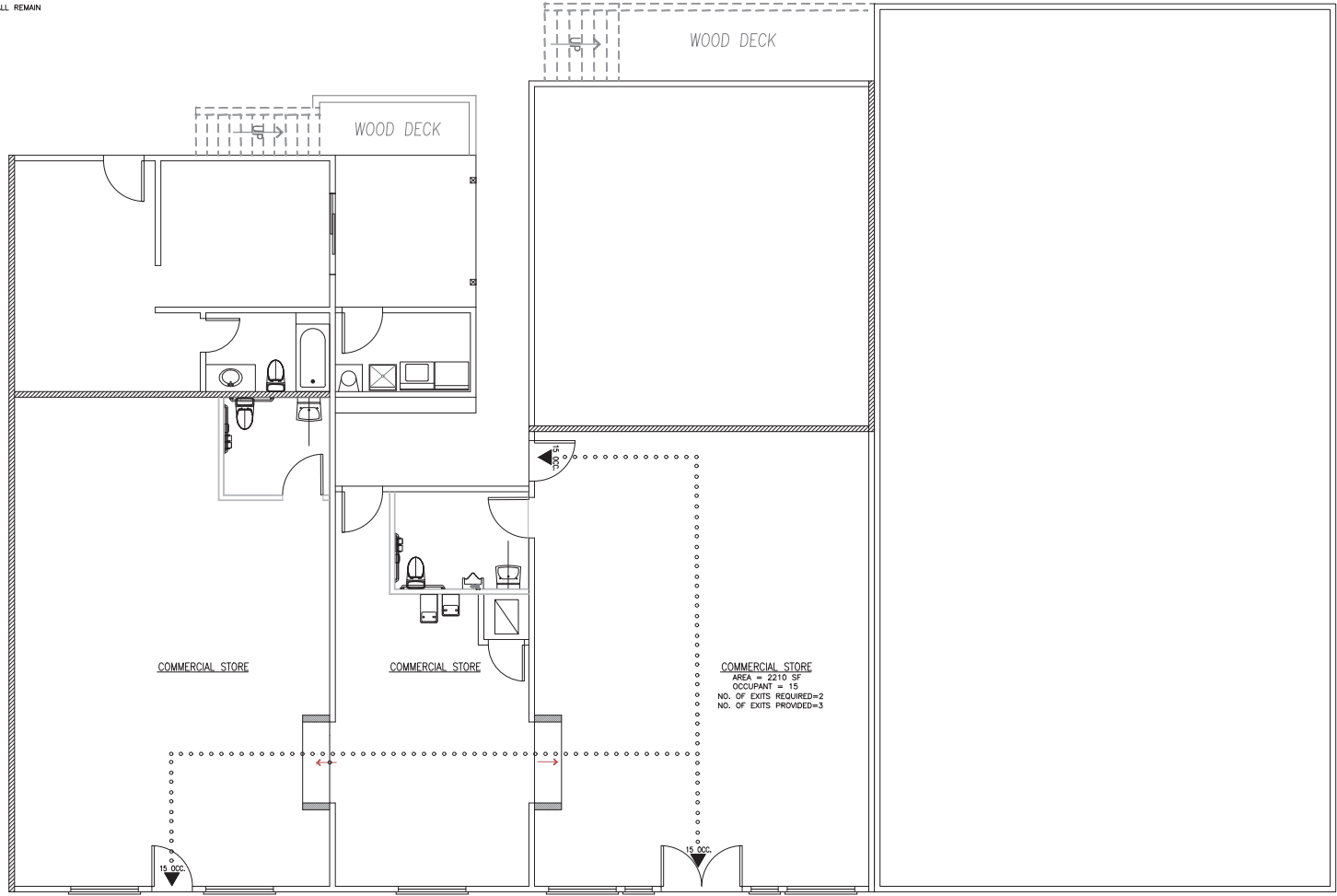
(T)

TACTILE SIGN INSTALLED PER DETAIL ON THIS SHEET

NOTE:
ALL EMERGENCY LIGHTS SHALL BE PROVIDED WITH 6v 25w pwr36 (4510), EXCEPT FOR BATHROOMS TO BE PROVIDED WITH 6v HIGH INTENSITY TUNGSTEN, 6w (939).

DOOR HARDWARE AND LOCKS

1. ALL EGRESS DOORS AND ACCESSORY DOORS, INCLUDING GATES THAT ARE PART OF THE EGRESS WAY, SHALL COMPLY WITH SECTION 1010.1.1 OF THE CBC-2019, DOOR SIZE (MINIMUM) TO COMPLY w/ SECTION 1010.1.1 OF CBC 2019 AND DOOR SWING TO COMPLY w/ SECTION 1010.1.1 OF CBC 2019.
2. DOORS SHALL BE READILY OPERABLE FROM EGRESS SIDE WITHOUT USE OF KEY OR SPECIAL EFFORT (CBC 2019 SECTION 1010.1.9); HARDWARE TO COMPLY w/ SECTION 1010.1.9.1 OF CBC-2019 AND HARDWARE HEIGHT, LOOKS & LATCHES TO COMPLY w/ SECTIONS 1010.1.9.2 & 1010.1.9.3 RESPECTIVELY. (MANUAL OPERABLE FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED-SECTION 1010.1.9.4 OF CBC 2019).
3. PANIC HARDWARE SHALL BE INSTALLED ON ALL FIRE EXIT DOORS TO COMPLY w/ SECTION 1010.1.10 OF CBC 2019.
4. DOORS EQUIPPED WITH DOOR CLOSER HARDWARE, IF ANY, SHALL NOT REQUIRE GREATER THAN 5 LBS. EFFORT TO OPERATE (SECTION 1010.1.3 OF CBC 2019).
5. ALL EGRESS DOORS ARE EXISTING DOORS AND SHALL BE MODIFIED TO COMPLY WITH SECTION 1010.1.10 OF THE CBC, IF NOT IN COMPLIANCE SPECIFICALLY, HARDWARE HEIGHT SHALL BE BETWEEN 34"-48" HEIGHT AND DOORS SHALL PROVIDE A MINIMUM 34" CLEAR WIDTH (SECTION 1010.1.9.2 OF CBC 2019).



EGRESS PLAN
SCALE: 1/4"=1'-0"

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Proposed Remodel For Glass Fish LLC

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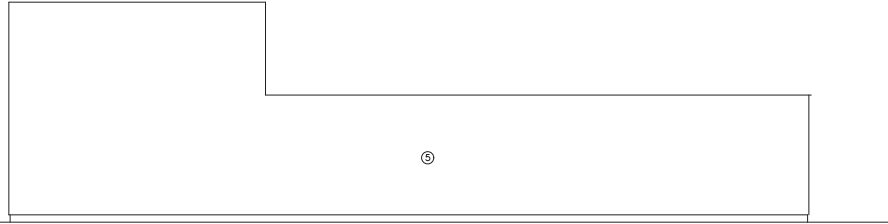


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| 3 | CONSTRUCTION PLANNING | REV. 09, 2023 |

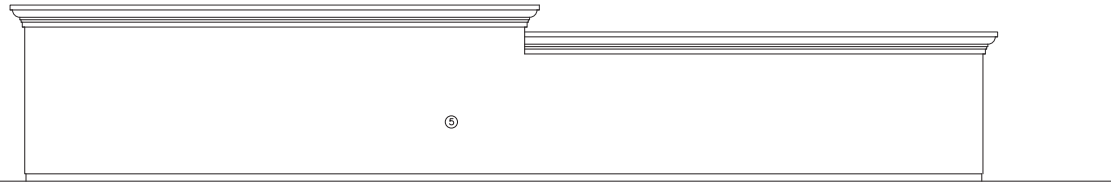
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SHEET NO. EGRESS PLAN AND INFORMATION

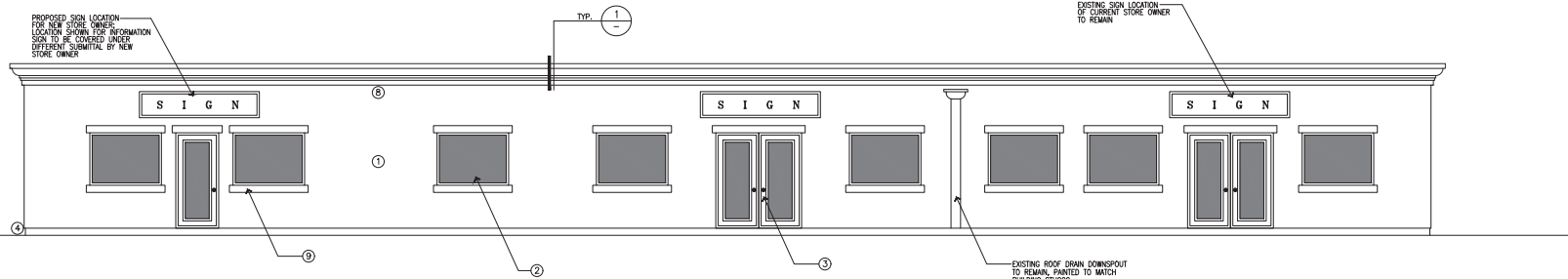
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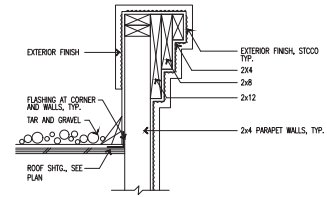
(A) SIDE ELEVATION
SCALE: 1/4"=1'-0"



(A) SIDE ELEVATION
SCALE: 1/4"=1'-0"



(A) FRONT ELEVATION
SCALE: 1/4"=1'-0"



(2) PARAPET DETAIL
SCALE: 1-1/2"=1'-0"

- ELEVATION NOTES:**
1. EXTERIOR WALLS: "LA HABRA STUCCO" CEMENT PLASTER, COLOR AND TEXTURE TO MATCH EXISTING. STUCCO SHALL BE 3-COAT, 7/8 INCH MINIMUM THICK (PER CRC R703.6.2)
 2. WINDOWS VINYL DUAL PANE WINDOWS BY "MILGAARD" OR EQUIVALENT AND SHALL BE DUAL PANE AND MATCHING EXISTING
 3. EXISTING FRONT DOUBLE DOOR TO REMAIN.
 4. SCORED 9'-4" MINIMUM ABOVE FINISH GRADE (2" ABOVE PAVED AREAS). PROVIDE MINIMUM 26 GAGE GALVANIZED WEEF SCORED AT FOUNDATION PLATE LINE (CRC R703.6.2.1)
 5. EXISTING STUCCO TO REMAIN, NO CHANGES.
 6. PROVIDE TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING.
 7. EXISTING ROOFING TO REMAIN, NO CHANGES
 8. PROPOSED FOAM MOLDING PER DETAIL 1 ON THIS SHEET. COLOR TO CONTRAST WITH BUILDING STUCCO COLOR, CONSULT WITH OWNER.
 9. FOAM MOLDING AT TOP AND BOTTOM OF WINDOWS/ DOOR TOPS WITH CONTRAST COLOR TO BUILDING STUCCO, CONSULT WITH OWNER.

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SHEET NO. PROPOSED ELEVATIONS
4
OF SHEETS

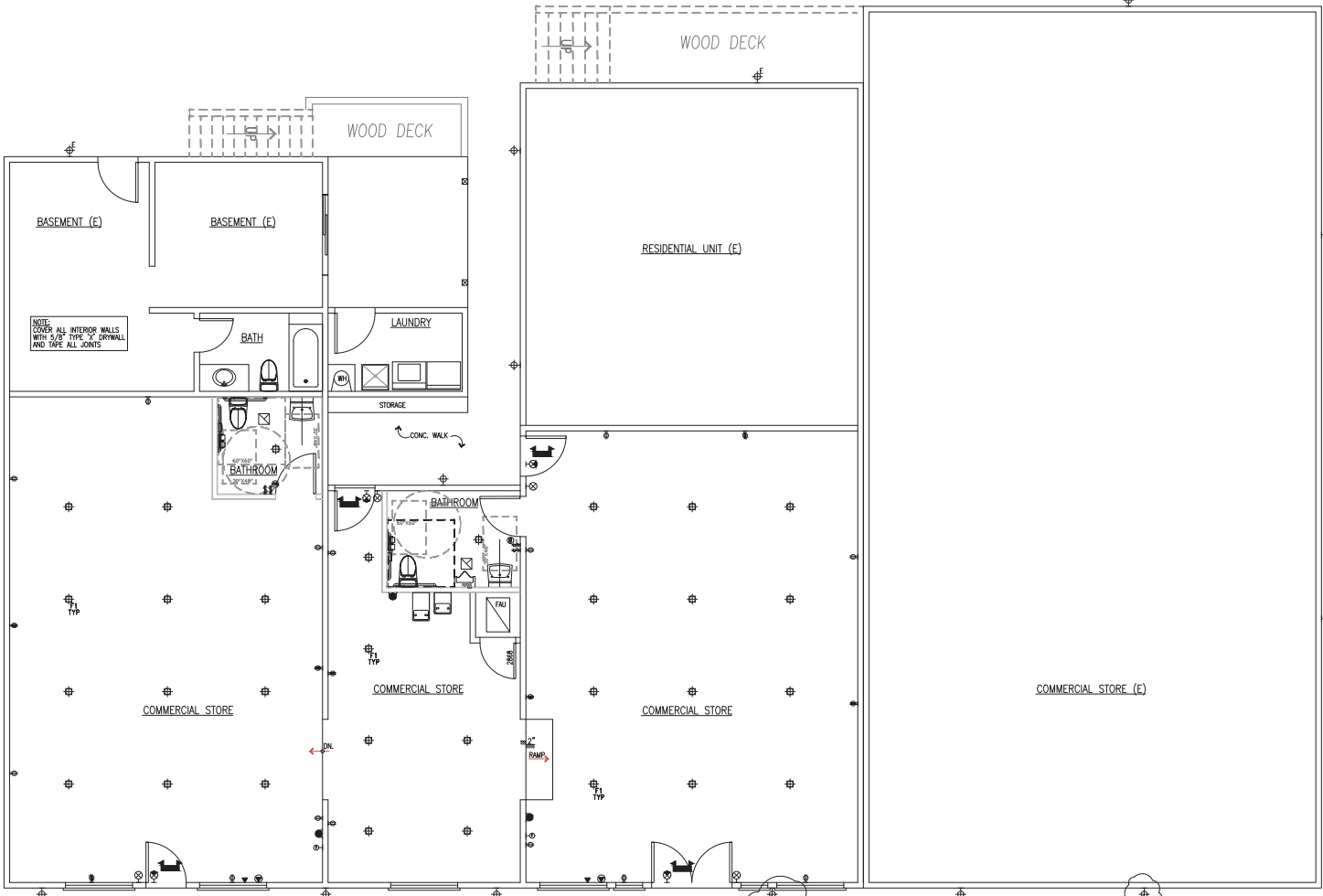
LEGEND:

- ⊕ DUPLEX RECEPTACLE, NEMA 5-15R, +18" AFF, 5-20R FOR DEDICATED CIRCUITS
- ⊕ DUPLEX RECEPTACLE w/ GROUND FAULT INTERRUPTER, 5-15R, +18" AFF, UOM, 5-20R FOR DEDICATED CIRCUITS
- ⊕ G.F.C.I. OUTLET (WEATHER PROOF)
- ⊕ DUPLEX RECEPTACLE WITH TAMPER PROOF PROTECTION, NEMA 5-15R, +18" AFF UOM
- ⊕ IC & AT RATED RECESSED LIGHT
- ⊕ PROPOSED WALL MOUNTED OUTSIDE LIGHT
- ⊕ EXISTING WALL MOUNTED OUTSIDE LIGHT
- ➔ EXIT LIGHT FIXTURE, DOUBLE FACE, ARROW INDICATES DIRECTION TO EXIT; PROVIDE ADDITIONAL FIXTURES AS REQUIRED THAN 2 ARROWS—WHERE MORE ARE NEEDED
- ➔ EXIT LIGHT FIXTURE, SINGLE FACE, ARROW INDICATES DIRECTION TO EXIT
- ⊕ EXIT SIGN/ LIGHT - PROVIDE 1FT. CANDLE MINIMUM @ 90 MINS. DURATION MINIMUM w/ BATTERY STANDBY AND CONNECT TO LOW LEVEL EXIT SIGN
- ⊕ SINGLE POLE SWITCH, +48" AFF TOP OF OUTLET BOX (+48" AFF CENTER OF OPERATOR, +44" AFF WHERE OBSTRUCTION IN FRONT OF SWITCH OCCURS, TYPICAL FOR ALL WALL SWITCHES, UOM, SUBSCRIPT LETTER "C" INDICATES FIXTURE CONTROLLED
- ⊕ TV PRE-WIRED CATV OUTLET, +18" ABOVE FINISH FLOOR UOM; TO BE UTILIZED FOR SECURITY CAMERAS
- ⊕ PREWIRED TELEPHONE/ DATA OUTLET, MH +18" UOM
- ⊕ PREWIRED DATA OUTLET
- ⊕ FIRE ALARM HORN WITH STROBE LIGHT MH LOWEST OF 80" OR 8" BELOW CEILING
- ⊕ FIRE ALARM HORN, +98" OR 8" BELOW CEILING
- ⊕ FIRE ALARM STROBE LIGHT, +98" AFF OR 8" BELOW CEILING TO EXIT
- ⊕ HOSE RIB (W/BACKFLOW PREVENTOR)
- ⊕ THERMOSTAT
- ⊕ AUDIO/ VISUAL ALARM (ADDRESSABLE SMOKE DETECTOR)
- ⊕ PHOTOELECTRIC TYPE SMOKE DETECTOR, 120V HARDWIRED w/ BATTERY AND CHARGER AND INTERCONNECTING TYPE, INTERCONNECT DETECTORS AT EACH UNIT
- ⊕ ILLUMINATED BUILDING NUMBER
- ⊕ JUNCTION BOX
- ⊕ FIRE SMOKE DAMPER, PROVIDE 120V POWER WITH F.A. MONITOR AND CONTROL MODULE AND CONNECT TO FACP
- ⊕ EMERGENCY LED LIGHTING
- ⊕ FIRE EXTINGUISHER (MINIMUM-TYPE 2A-10BC); FIELD VERIFY EXACT LOCATION
- ⊕ MANUAL FIRE ALARM BOX - CONNECTED TO THE BUILDING FIRE ALARM SYSTEM TO COMPLY w/ CBC-2016 9072.3 & 9074.2 (VERIFY IN FIELD EXACT LOCATION)
- ⊕ OCCUPANCY SENSOR

FIXTURE SCHEDULE:

F1 DESCRIPTION: 6" DIA. RECESSED COMPACT FLOOR FIXTURE WITHOUT LENS, CLEAR ALZAK REFLECTOR AND 26 WATTS LAMP
 MANUFACTURER: CREE-RC8-12W-GU24
 LAMP: (1) CR8-626-40C-12-GU24
 LOCATION: MAIN ENTRANCE LOBBY, BATHROOMS AND HALLWAY

NOTES:
 ALL RECEPTACLES AND SWITCHES SHALL COMPLY WITH REQUIREMENTS AS LISTED IN SECTION 118-308.1 OF CBC 2019. SEE SHEET 7 FOR MORE INFORMATION



EXTERIOR LIGHTS SHALL PROVIDE 1 FOOTCANDLE AT THE WALKING SURFACE FOR EGRESS (TYPICAL WHERE SHOWN)

EXISTING EXTERIOR LIGHT TO REMAIN (TYPICAL WHERE SHOWN)

PROPOSED ELECTRICAL PLAN
 SCALE: 1/4"=1'-0"

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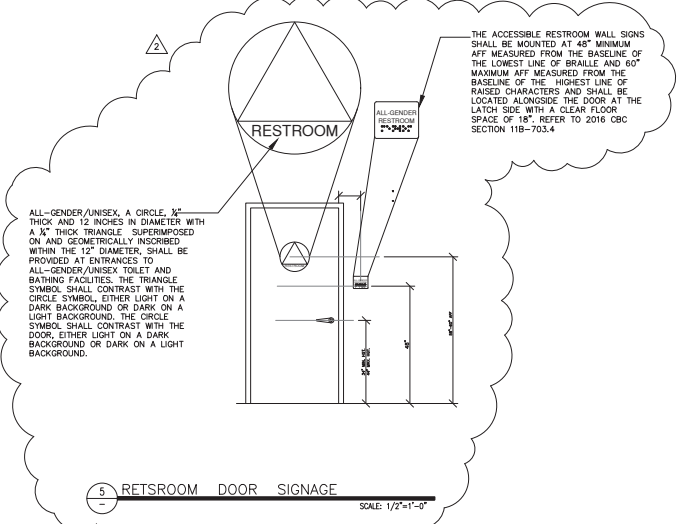
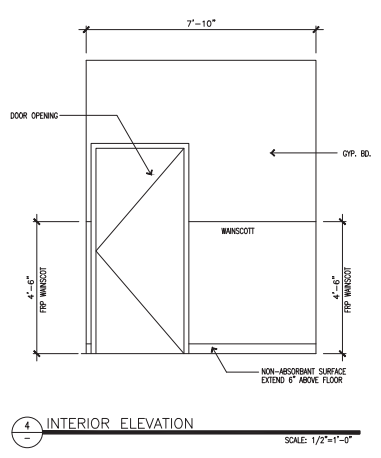
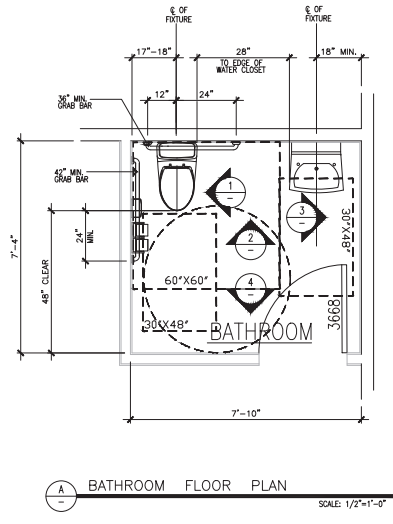
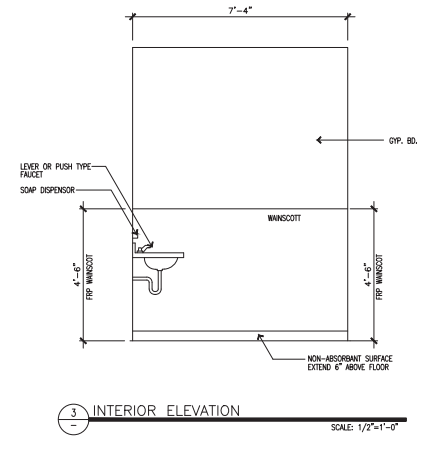
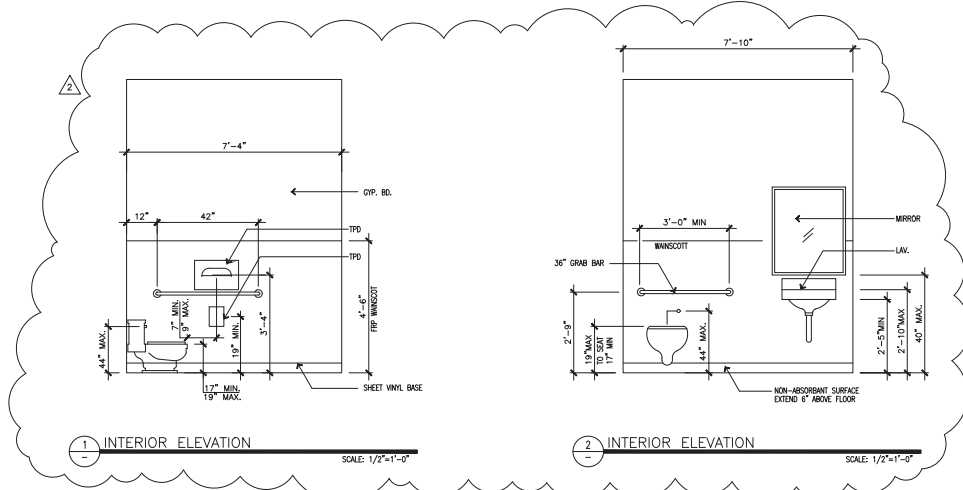
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| 2 | CONNECTIONS PLANNING | REV. 09, 2023 |

| DESIGNER | LC | REVISION |
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| DRAWN BY | LC | DATE: January 2021 |
| CHECKED BY | LC | SCALE: AS SHOWN |

SHEET NO. **5**
 PROPOSED ELECTRICAL PLAN
 OF SHEETS



Engineering
B C
19 Pine Valley Place
San Ramon, CA 94583
VOICE: 925.594.2302
e-mail: info@ahs@aahso.com

Proposed Remodel For Glass Fish LLC
312 Bentelia Road
Vallejo, Solano County, CA

UNAUTHORIZED CHANGES:
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| △ | CONTRACTOR PLANNING | |
| △ | CONTRACTOR PLANNING | REV 09, 2023 |

| DESIGNER | LC | REVISION |
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| DRAWN BY | LC | DATE January 2021 |
| CHECKED BY | LC | SCALE AS SHOWN |

SHEET NO. PROPOSED ADA BATHROOM PLAN/ ELEVATIONS

UL U301

Interior Partition - Wood Stud
(Load-Bearing)

Fire Rating **2 hours** System Thickness **6 in.** STC **40**

ASSEMBLY DETAILS

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® EcoSmart Gypsum Panel (UL Type ULIX™)

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® EcoSmart Gypsum Panel (UL Type ULIX™)

Wood Studs: 1 layer 2" x 4" [38 x 89 mm] Wood Studs, 16" [406 mm] O.C.

Insulation: 1 layer 3-1/2" [89 mm] Fiberglass insulation

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® EcoSmart Gypsum Panel (UL Type ULIX™)

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® EcoSmart Gypsum Panel (UL Type ULIX™)

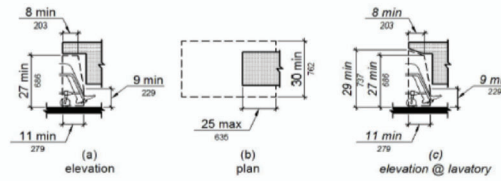


FIGURE 11B-306.3
KNEE CLEARANCE

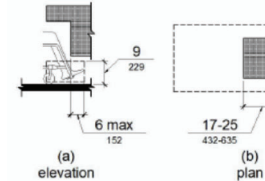


FIGURE 11B-306.2
TOE CLEARANCE

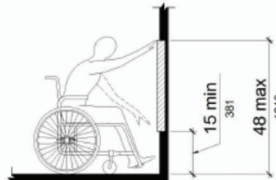


FIGURE 11B-308.2.1
UNOBSTRUCTED FORWARD REACH

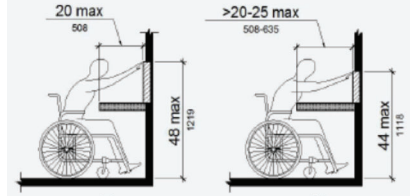


FIGURE 11B-308.2.2
OBSTRUCTED HIGH FORWARD REACH

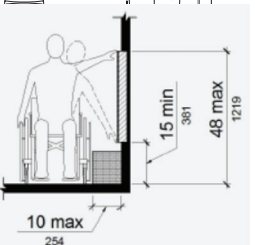


FIGURE 11B-308.3.1
UNOBSTRUCTED SIDE REACH

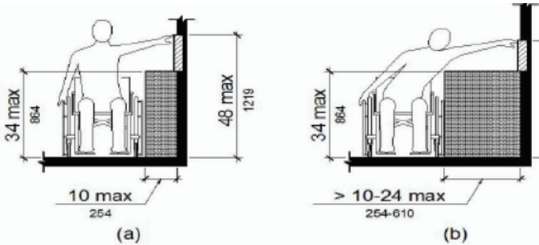


FIGURE 11B-308.3.2
OBSTRUCTED HIGH SIDE REACH

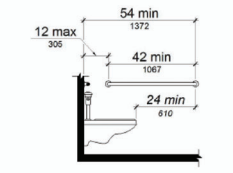


FIGURE 11B-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

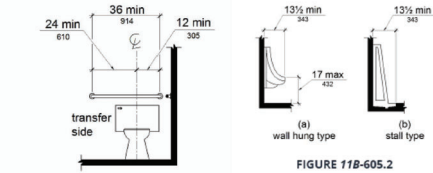
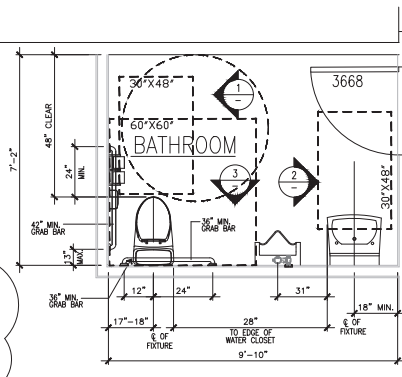
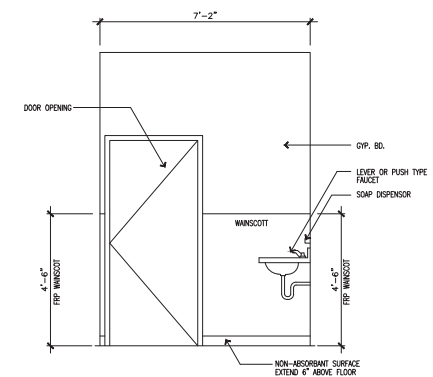


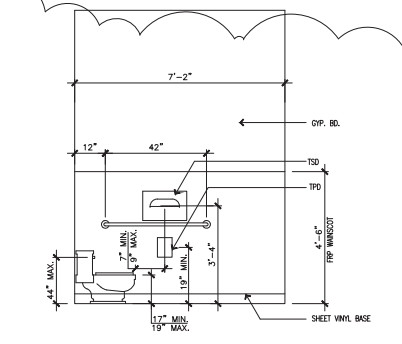
FIGURE 11B-604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS



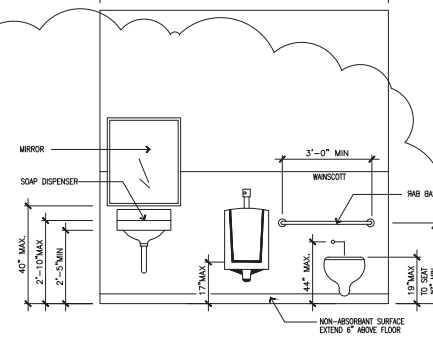
BATHROOM FLOOR PLAN
SCALE: 1/2"=1'-0"



INTERIOR ELEVATION
SCALE: 1/2"=1'-0"



INTERIOR ELEVATION
SCALE: 1/2"=1'-0"



INTERIOR ELEVATION
SCALE: 1/2"=1'-0"

Engineering
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Proposed Remodel For Glass Fish LLC
312 Benicia Road
Vallejo, Solano County, CA

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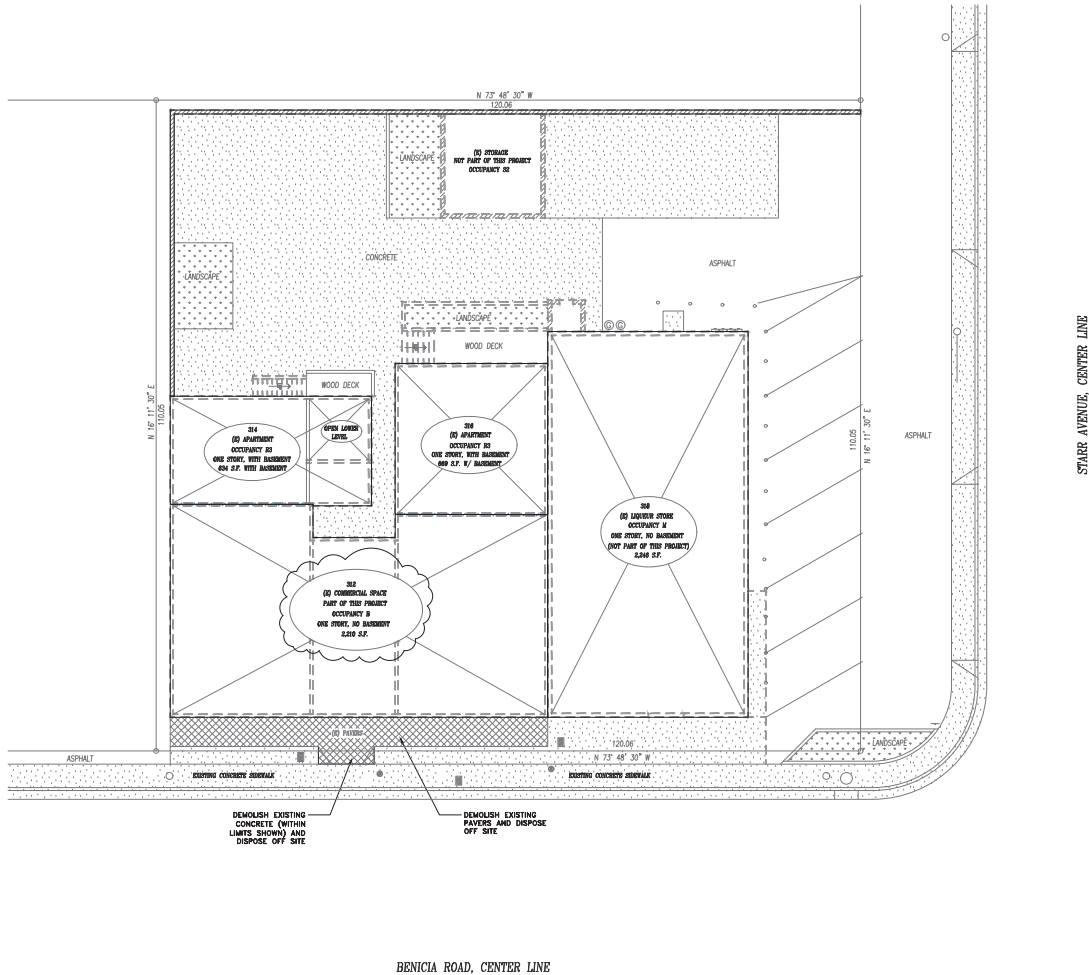
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| SHEET NO. | PROPOSED ADA BATHROOM PLAN/ELEVATIONS |
|-----------|---------------------------------------|
| 7 | |



DEMOLISH EXISTING CONCRETE (WITHIN LINES SHOWN) AND DISPOSE OFF SITE

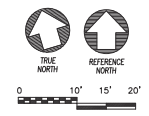
DEMOLISH EXISTING PAVERS AND DISPOSE OFF SITE

BENICIA ROAD, CENTER LINE

STARR AVENUE, CENTER LINE

STARR AVENUE, CENTER LINE

DEMOLITION PLAN
SCALE: 1"=10'-0"



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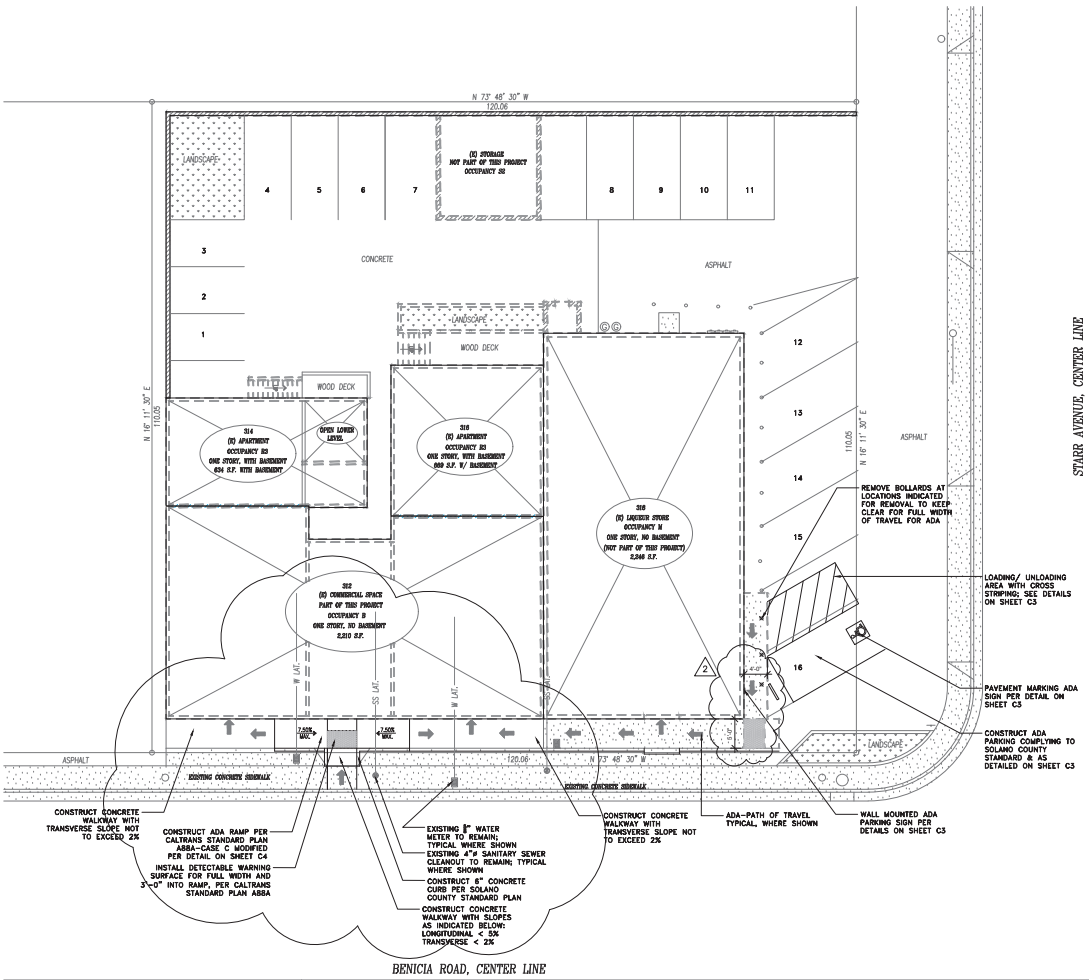


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| CHECKED BY | LC <td>SCALE: AS SHOWN</td> | SCALE: AS SHOWN |

SHEET NO. DEMOLITION PLAN

C1
OF SHEETS

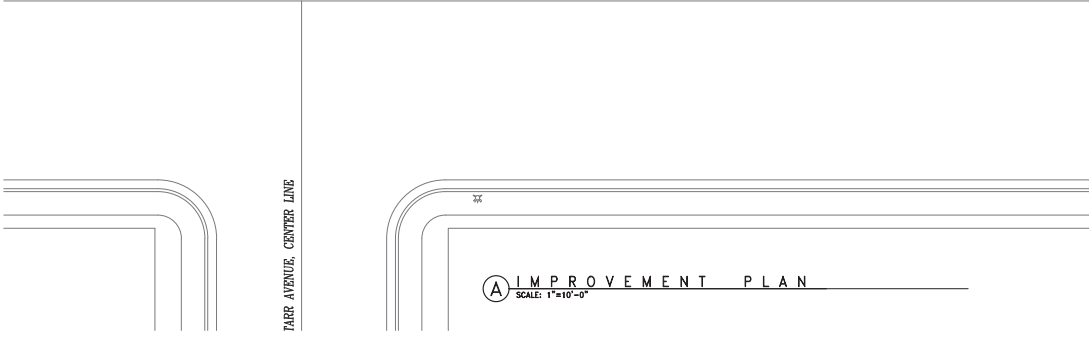


PLUMBING FIXTURE CALCULATION

| PLUMBING FIXTURE COUNT | | WATER CLOSETS (FIXTURES PER PERSON) | | URINALS (FIXTURES PER PERSON) | | LAVATORIES (FIXTURES PER PERSON) | | DRINKING FOUNTAINS (FIXTURES PER PERSON) |
|--|------------|-------------------------------------|--------|-------------------------------|--------|----------------------------------|--------------------------------------|--|
| OCCUPANCY | | MALE | FEMALE | MALE | FEMALE | MALE | FEMALE | |
| M-SALE OF MERCHANDISE AND ACCESSIBLE TO PUBLIC | 1: 1-100 | 1: 1-25 | | 1: 1-200 2: 201-400 | N/A | 1: 1-200 2: 201-400 | 1: 1-200 2: 201-300 3: 301-400 | 1: 1-250 2: 251-500 3: 501-750 |
| | 2: 101-200 | 2: 26-50 | | | | | | |
| | 3: 201-400 | 3: 51-100 | | | | | | |
| | 4: 101-200 | | | | | | | |
| OVER AND ADD ONE FIXTURE FOR EACH ADDITIONAL 500 MALES AND ONE FIXTURE FOR EACH ADDITIONAL 125 FEMALES | | | | | | | | |

FIXTURES REQUIREMENT:
 FROM THE TABLE ON SHEET 1, CALCULATED OCCUPANT LOAD IS 15 OCC. TOTAL.
 7 MEN OCC.
 8 WOMEN OCC.

REQUIRED NUMBER OF FIXTURES
 WATER CLOSETS: 1 MEN & WOMEN
 URINALS: 1 REQUIRED FOR MEN
 LAVATORIES: 1 MEN & WOMEN
 DRINKING FOUNTAINS: 1 (PER TABLE 422.1 OF CPC 2019)



Engineering

B C

19 Pine Valley Place
 San Ramon, CA 94583
 VOICE: 925.594.3202
 e-mail: info@bchae@aol.com

Proposed Remodel For Glass Fish LLC

312 Benicia Road
 Vallejo, Solano County, CA

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| △ | CONVEYANCE PLANNING-C | REV 09, 2023 |

| DESIGNER | REVISION |
|----------|-------------------|
| LC | REVISION |
| LC | DATE January 2021 |
| LC | SCALE AS SHOWN |

SHEET NO. IMPROVEMENT PLAN

C2

OF SHEETS

ACCESSIBLE PARKING SPACE SIGN

EACH PARKING SPACE RESERVED FOR THE DISABLED SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL, BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 18" X 24" INCHES IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 58" INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 58" INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.

ADDITIONAL SIGN (SECTION 1B-602.6 OF CBC-2022) SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17" X 22" INCHES IN SIZE WITH LETTERING NOT LESS THAN 1/8" INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT THE SOLANO COUNTY SHERIFFS DEPARTMENT OR BY TELEPHONING (707) _____ SEE DETAIL ON THIS SHEET.

IN ADDITION TO THE ABOVE REQUIREMENTS, THE SURFACE OF EACH PARKING PLACE SHALL HAVE A SURFACE IDENTIFICATION BY OUTLINING A PROFILE OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND, LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 9' FOOT SQUARE. SEE DETAIL ON THIS SHEET.

ADDITIONALLY, ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE SHALL BE DERIVED BY AN ACCESSIBLE 5/8" INCH WIDTH MINIMUM AND SHALL BE DESIGNATED VAN ACCESSIBLE AS REQUIRED BY CBC-2022 SECTION 1B-602.3. A SIGN STATING "VAN ACCESSIBLE" SHALL BE MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SEE DETAIL ON THIS SHEET.

ENTRANCE SIGNS

ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH DIRECTIONAL SIGNS AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

NOTES:

- SIGNAGE TO BE INSTALLED AT EACH SPACE.
- AREA OF THE SIGN(S) SHALL NOT BE SMALLER THAN 10 SQUARE INCHES.
- WHEN POSTED IN PATH OF TRAVEL, THE BOTTOM OF THE SIGN IS TO BE 80" MINIMUM FROM THE PARKING SPACE FINISHED GRADE.
- WHEN WALL MOUNTED, SIGN IS CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 58" FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
- VAN ACCESSIBLE PARKING SPACES HAVE ADDITIONAL SIGN MOUNTED BELOW SYMBOL OF ACCESSIBILITY THAT STATES "VAN ACCESSIBLE".
- EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 5/8" HIGH AND 36" WIDE.
- AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17" X 22" (432mm x 559mm) IN SIZE WITH LETTERING NOT LESS THAN 1/8" (3mm) IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT THE SOLANO COUNTY SHERIFFS DEPARTMENT OR BY TELEPHONING 707-784-1000"

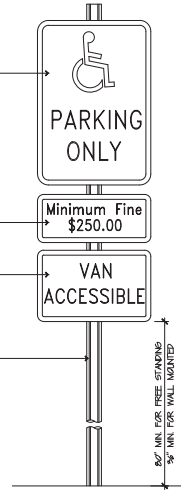
- PROVIDE ADA REQUIRED TRUNCATED DOMES AT ALL LOCATIONS SHOWN ON THE PLANS AND SHALL BE PER THE STANDARD DETAILS OF SOLANO COUNTY

REFLECTORIZED SIGN (FINISH & SIZE PER SECTION 1B-602.1 OF CBC-2022) w/ THE INTERNATIONAL SYMBOL OF ACCESSIBILITY CONFORMING WITH SECTION 1B-602.11 OF CBC 2022 AND LETTERING IN WHITE OR DARK BACKGROUND, SILK SCREENED ON ALUMINUM OR GALVANIZED METAL PER SECTION 1B-602.6 OF CBC 2022. REQUIREMENTS SIGN TO BE CENTERED ON THE INTERIOR END OF PARKING SPACE. SEE DETAIL ON THIS SHEET.

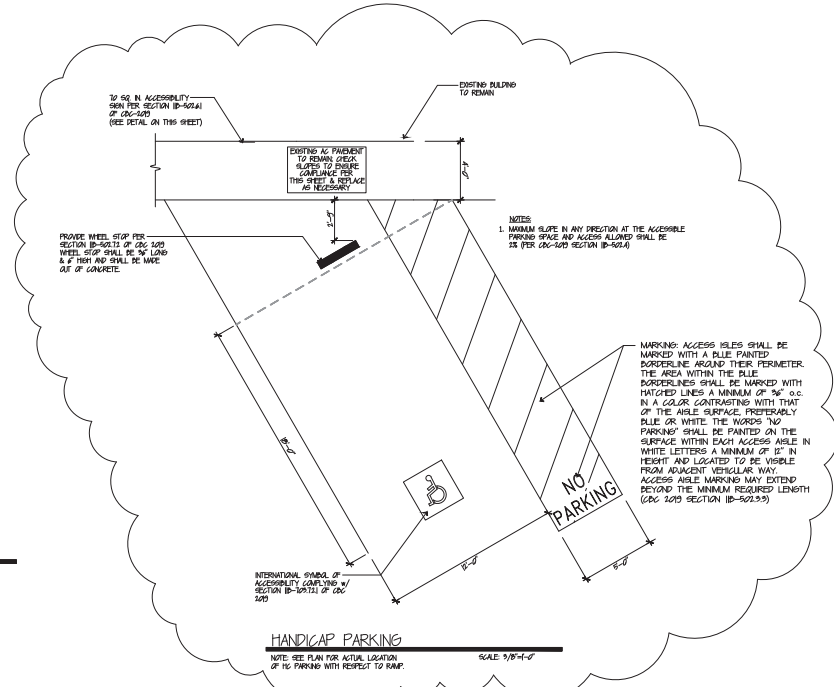
MINIMUM FINE SIGN PER SECTION 1B-602.4.2 OF CBC 2022

VAN ACCESSIBLE SIGNAGE WHERE APPLICABLE

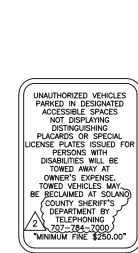
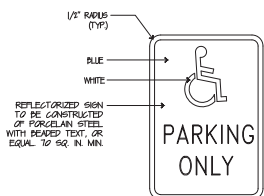
2" GALVANIZED STEEL POST SET IN 15" CONCRETE FOOTING (MINIMUM 18" DEEP)



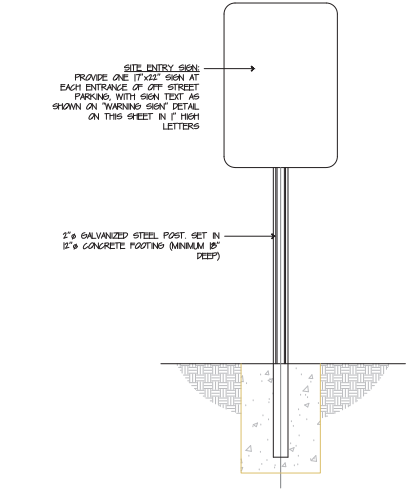
WALL OR FREE STANDING SIGN SCALE 3/8"=1'-0"



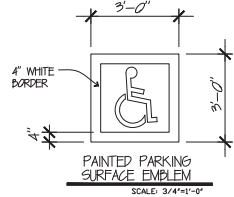
HANDICAP PARKING SCALE 3/8"=1'-0"



WARNING SIGNS SCALE 3/8"=1'-0"



SITE ENTRY SIGN SCALE 3/8"=1'-0"



PAINTED PARKING SURFACE EMBLEM SCALE 3/4"=1'-0"

SPECIFICATIONS:
WHITE FIGURE ON BLUE (#8020 IN FEDERAL STANDARD 593b) BACKGROUND WITH WHITE BORDER

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e-mail: info@ahae.com

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3112 Benicia Road
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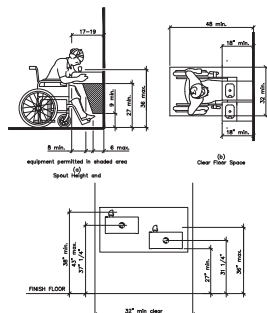
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| 3 | CONCRETE PLANNING | REV. 09, 2023 |

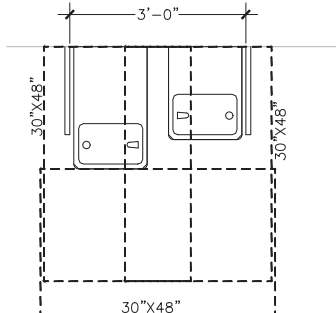
| DESIGNER | LC | REVISION |
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| DRAWN BY <td>LC <td>DATE January 2021</td> </td> | LC <td>DATE January 2021</td> | DATE January 2021 |
| CHECKED BY <td>LC <td>SCALE AS SHOWN</td> </td> | LC <td>SCALE AS SHOWN</td> | SCALE AS SHOWN |

SHEET NO. ADA PARKING DETAILS

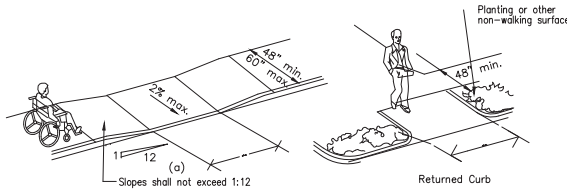


118-602 DRINKING FOUNTAINS

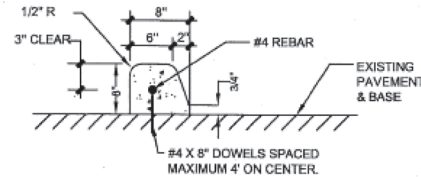
118-602.1 General. Drinking fountains shall comply with Sections 118-307 and 118-602.
 118-602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with Section 118-305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 118-306 shall be provided.
 Exception: A parallel approach complying with Section 118-305 shall be permitted at the front edge of the fountain or an automatic electronically controlled device.
 118-602.3 Operable Parts. Operable parts shall comply with Section 118-305. The flow of water shall be actuated by a manually operated system that is front mounted or side mounted and located within 6 inches (152mm) of the front edge of the fountain or an automatic electronically controlled device.
 118-602.4 Spout Location. The spout shall be located 15 inches (381mm) minimum from the vertical support and 5 inches (127mm) minimum from the front edge of the unit, including bumper.
 118-602.5 Water Flow. The spout shall provide a flow of water 4 inches (102mm) high maximum and shall be located 5 inches (127mm) minimum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. There are no locations less than 3 inches (76mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. There are no locations less than 3 inches (76mm) and 5 inches (127mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.



118-602.7 Drinking Fountain for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 30 inches (762mm) minimum and 43 inches (1092mm) maximum above the finish floor or ground.
 118-602.8 Spouts. Wall and post-mounted cantilevered drinking fountains shall be 18 inches (457mm) minimum and 19 inches (483mm) maximum in depth.
 118-602.9 Extension Projections. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 21 inches (533mm) wide minimum and 18 inches (457mm) deep minimum and shall comply with Section 118-257.1. When used, wing walls or barriers shall project horizontally at least 6 inches (152mm) from the drinking fountain and to within 6 inches (152mm) vertically from the floor or ground surface.

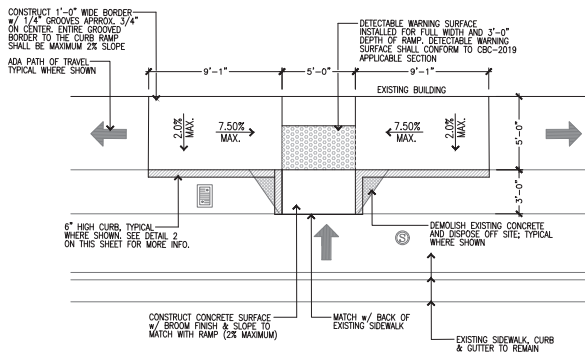


3 CURB RAMP SCALE: NONE



2 CURB DETAIL SCALE: NONE

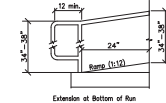
4 DRINKING FOUNTAIN DETAILS SCALE: NONE



1 RAMP DETAIL SCALE: 1/4"=1'-0"

118-605.8 Handrails Ramp runs shall have handrails complying with Section 118-505.

118-505 Handrails. 118-505.1 General. Handrails provided along walking surfaces complying with Section 118-403, required of ramps complying with Section 118-404 and required at stairs complying with 118-504 shall comply with Section 118-505.
 118-505.2 Where required. Handrails shall be provided on both sides of stairs and ramps.
 Exceptions: See 1, 2 & 3, exceptions per handrails in the 2019 CBC.
 118-505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Where handrails on setback or dogging stairs and ramps shall be continuous between flights or runs.
 Exception: See exception for continuity in the 2019 CBC.
 118-505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (864mm) minimum and 38 inches (965mm) maximum vertically above walking surfaces. Stair ramps and ramps surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings and ramp surfaces.
 118-505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38mm) minimum. Handrails may be located in a recess if the recess is 3 inches (76mm) maximum deep and 1 1/2 inches (38mm) minimum clear above the top of the handrail.
 118-505.6 Stairways. Handrail gripping surfaces shall be continuous along their length and shall not be interrupted along their top edges. The bottom of handrail gripping surfaces shall not be interrupted for more than 20 percent of their length. Where provided, horizontal projections shall occur 1/2 inches (38mm) minimum below the bottom of the handrail gripping surface.
 Exceptions: See 1, 2, exceptions per gripping in the 2019 CBC.
 118-505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with Section 118-505.7.1 or 118-505.7.2.
 118-505.7.1 Circular Cross Section. Round gripping surfaces with a circular cross section shall have an outside diameter of 1 3/4 inches (38mm) minimum and 2 inches (51mm) maximum.
 118-505.7.2 Non-circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (102mm) minimum and dimension of 2 1/2 inches (64mm).
 118-505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.
 118-505.9 Fittings. Handrails shall not rotate within the fittings.
 118-505.10 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.
 118-505.11 Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of the stair flights and ramp runs as accordance with Section 118-505.12.
 Exceptions: See 1 thru 3 in the CBC 2019.
 118-505.12 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to wall, guard or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.



RAMPS

2019 CBC SECTION 118-406 CURB RAMPS

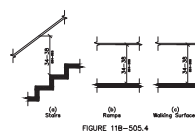


FIGURE 118-505.4 HANDRAIL HEIGHTS

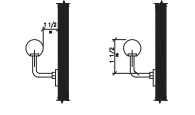
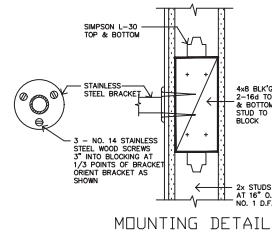


FIGURE 118-505.5 HANDRAIL CLEARANCE

FIGURE 118-505.6 HORIZONTAL PROJECTIONS BELOW GRIPPING SURFACE

HANDRAILS

2019 CBC SECTION 118-505 HANDRAILS



MOUNTING DETAIL

5 ADA RAMP DETAILS SCALE: NONE



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| NO. | REVISION | DATE |
|-----|---------------------|---------------|
| 1 | PLAN CHECK COMPLETE | REV. 11, 2023 |
| 2 | CONCRETE FOUNDING | REV. 09, 2023 |
| 3 | CONCRETE FOUNDING | REV. 09, 2023 |

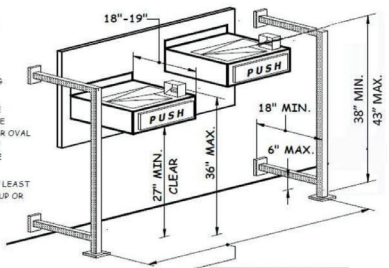
| DESIGNER | REVISED |
|----------|---------|
| DLW | DLW |

| DESIGNED BY | SCALE |
|-------------|----------|
| DLW | AS SHOWN |

SHEET NO. CONSTRUCTION DETAILS

ADDITIONAL REQUIREMENTS FOR ACCESSIBLE DRINKING FOUNTAINS

- * BUBBLER OUTLET ORIFICE SHALL BE LOCATED WITHIN 36" OF THE FLOOR.
- * BUBBLER OUTLET ORIFICE SHALL BE LOCATED WITHIN 6" OF THE FRONT EDGE OF THE DRINKING FOUNTAIN.
- * THE WATER STREAM FROM THE BUBBLER SHALL BE SUBSTANTIALLY PARALLEL TO THE FRONT EDGE OF THE DRINKING FOUNTAIN - OR - FOR ROUND OR OVAL FOUNTAINS, POSITIONED SO THAT THE FLOW OF WATER IS WITHIN 3" OF THE FRONT EDGE OF THE DRINKING FOUNTAIN.
- * THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH SO AS TO ALLOW THE INSERTION OF A CUP OR GLASS UNDER THE FLOW OF WATER.



22" MINIMUM CLEAR FOR "SINGLE" DRINKING FOUNTAINS AND...
 36" MINIMUM CLEAR IF ALCOVE (OR WING WALL) DEPTH EXCEEDS 24"
 SEE PLAN VIEWS FOR MINIMUM "SIDE-BY-SIDE" DIMENSIONS THAT ARE REQUIRED FOR "HI-LO" DRINKING FOUNTAIN INSTALLATIONS.



NON-ALCOVE (WING-WALL) INSTALLATION

Engineering
 IBC
 19 Pine Valley Place
 San Ramon, CA 94583
 VOICE: 925.594.3202
 e-mail: info@ibceng.com

Proposed Remodel For Glass Fish LLC
 312 Benicia Road
 Vallejo, Solano County, CA

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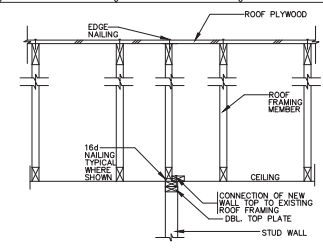
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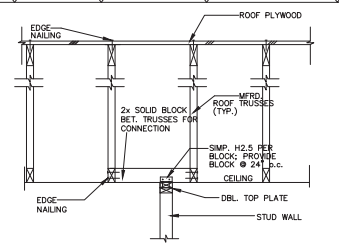
| NO. | REVISION | DATE |
|-----|-----------------------|---------------|
| 1 | PLAN CHECK COMPLETE | REV. 11, 2023 |
| 2 | CONSTRUCTION PLANNING | |
| 3 | CONSTRUCTION PLANNING | REV 09, 2023 |

| | | | |
|------------|----|----------|--------------|
| DESIGNER | LC | REVISION | |
| DRAWN BY | LC | DATE | January 2021 |
| CHECKED BY | LC | SCALE | AS SHOWN |

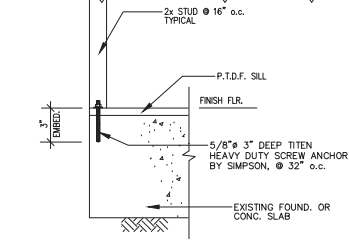
SHEET NO. CONSTRUCTION DETAILS
C4a
 OF SHEETS



1 INTERIOR ROOF CONNECTION (PERPENDICULAR CONDITION) SD3-06 SCALE: NONE



2 INTERIOR ROOF CONNECTION (PARALLEL CONDITION) SD3-06 SCALE: NTS



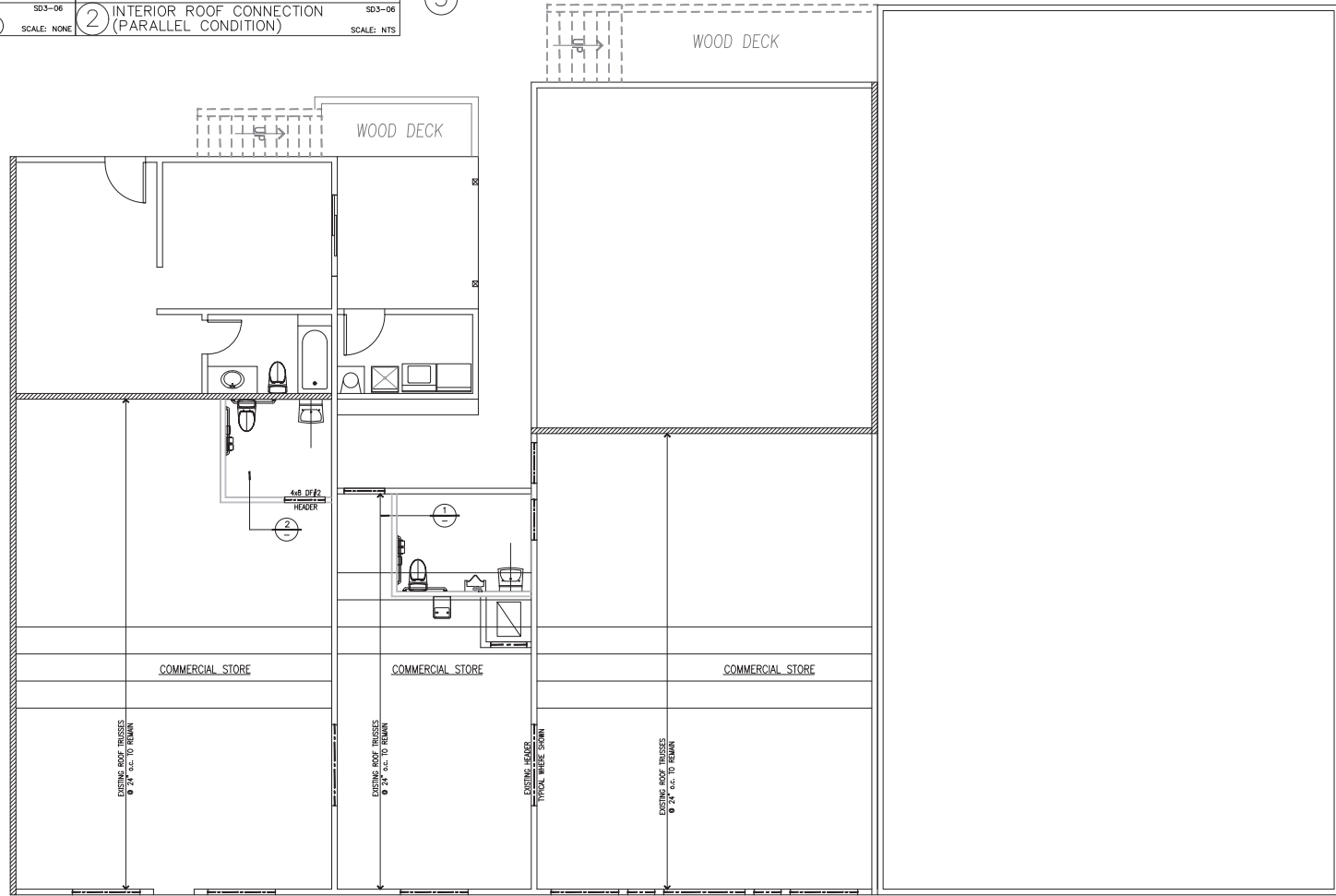
3 WALL ANCHORAGE AT BOTTOM

ROOF NOTES

- ROOF SHEATHING: 1/2" CDX PLYWOOD
NAILING: EDGE: 8d @ 6" O.C.
FIELD: 8d @ 12" O.C.
PANEL INDEX: 24
STAGGER PANEL JOINTS, USE FLYCLIPS @ UNSUPPORTED EDGES.
- ALL POSTS CARRYING VL BEAMS SHALL HAVE A SIMPSON'S "CC" COLUMN CAP, U.O.N.
- AT TOP PLATES INTERRUPTED BY AN INTERSECTING BEAM, USE SIMPSON'S "S16224" STRAP TO MAINTAIN TOP PLATE'S CONTINUITY.
- ALL HEADERS NOT CALLED OUT ARE:
4 x 12 @ 2 x 4 WALLS, U.O.N.
6 x 10 @ 2 x 6 WALLS, U.O.N.
- ALL SHEAR WALLS CONTINUE TO THE ROOF PLY. U.O.N.
- FOR SHEAR WALL AND TIE-DOWN INFORMATION, SEE SHEET S1.
- PROVIDE 1/2" CDX PLY AT ALL EXTERIOR FACE OF ALL EXTERIOR WALLS, U.O.N.
- ALL POSTS NOT CALLED OUT ARE (2) 2 x STUDS.

CEILING JOISTS

- SPANS UP TO 9'-0" USE 2 x 4 @ 24" O.C.
15'-0" USE 2 x 6 @ 24" O.C.
19'-0" USE 2 x 8 @ 24" O.C.
9. THERE WILL BE NO STORAGE IN THE ATTIC.



A EXISTING ROOF FRAMING PLAN SCALE: 1/4"=1'-0"

Engineering
 19 Pine Valley Plaza
 San Ramon, CA 94583
 VOICE: 925.934.3302
 e-mail: info@iabc.com

Proposed Remodel For Glass Fish LLC
 3125 Benicia Road
 Vallejo, Solano County, CA

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| 1 | PLAN CHECK COMPLETE | REV. 11, 2023 |
| 2 | CONTRACTOR COMMENTS | REV. 09, 2023 |

| DESIGNER | LC | REVISION |
|------------|----|--------------------|
| DRAWN BY | LC | DATE: January 2021 |
| CHECKED BY | LC | SCALE: AS SHOWN |

SHEET NO. EXISTING ROOF FRAMING PLAN AND DETAILS

S1
OF SHEETS

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING

(Zoning Administrator)

NOTICE IS GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Revision No. 1 of Use Permit U-93-23 to remodel the currently vacant commercial space in the existing mixed use building for a future Neighborhood Commercial or Merchandise Showroom tenant, including construction of two (2) new restrooms, ADA accessibility improvements and restriping the parking lot, located at 312 Benicia Road in unincorporated Vallejo in the Residential-Traditional Community Mixed Use (RTC-MU) zoning district, APN 0059-101-290. The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act. (Project Planner: Travis Kroger, 707-784-6765)

The hearing will be held on **Thursday, September 19, 2024 at 10:00 a.m.** in the Department of Resource Management, 5th Floor Conference Room, County Administration Center, 675 Texas Street, Fairfield, California. Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

Interested persons wishing to comment on the project can attend the public hearing and/or submit written comments to Planning@SolanoCounty.com or to Resource Management, Attn: Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 by 8:00 a.m. the day of the meeting. Any person challenging the proposed consideration in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

Daily Republic - legal ad/one time – Wednesday, September 4, 2024
Vallejo Times Herald - legal ad/one time – Wednesday, September 4, 2024