COUNCILMEMBERS
Dr. Sherry Hu, Mayor
Kashef Qaadri, Vice Mayor
Jean Josey, Councilmember
Michael McCorriston, Councilmember
John Morada, Councilmember

DUBLIN
CALIFORNIA

City Council Chamber
Dublin Civic Center
100 Civic Plaza
Dublin, CA 94568
www.dublin.ca.gov

Regular Meeting of the

DUBLIN CITY COUNCIL

Tuesday, January 14, 2025

Location: City Council Chamber
100 Civic Plaza
Dublin, CA 94568

Pursuant to Government Code §54953(b), this meeting will include the following teleconference location:

- *Councilmember Morada will be attending the Regular Meeting via teleconference from Marriott Dallas Uptown, Lobby, 3033 Fairmount Street, Dallas, Texas, 75201*

The public shall have the opportunity to address the City Council at this teleconference location pursuant to Government Code Section §54954.3. All votes during the teleconference session will be conducted by roll call vote. The teleconference location is accessible to the public and the agenda will be posted at the teleconference location 72 hours before the meeting.

REGULAR MEETING 7:00 PM

Additional Meeting Procedures

This City Council meeting will be broadcast live on Comcast T.V. channel 28 beginning at 7:00 p.m. This meeting will also be livestreamed at www.tv30.org and on the City's website at: https://dublin.ca.gov/ccmeetings

For the convenience of the City and as a courtesy to the public, members of the public who wish to offer comments electronically have the option of giving public comment via Zoom, subject to the following procedures:

□ Fill out an online speaker slip available at www.dublin.ca.gov. The speaker slip will be made available at 10:00 a.m. on Tuesday, January 14, 2025. Upon submission, you will receive Zoom link information from the City Clerk. Speakers slips will be accepted until the staff presentation ends, or until the public comment period on non-agenda items is closed.

□ Once connected to the Zoom platform using the Zoom link information from the City Clerk, the public speaker will be added to the Zoom webinar as an attendee and muted. The speaker will be able to observe the meeting from the Zoom platform.

□ When the agenda item upon which the individual would like to comment is addressed, the City Clerk will announce the speaker in the meeting when it is their time to give public comment. The speaker will then be unmuted to give public comment via Zoom.
□ Technical difficulties may occur that make the option unavailable, and, in such event, the meeting will continue despite the inability to provide the option.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND PROCLAMATIONS

3.1 Presentation and Poem Reading from City of Dublin Poet Laureate

The City Council will receive a brief presentation and original poem reading by Richard Deets, City of Dublin Poet Laureate.

STAFF RECOMMENDATION:

Receive the presentation.

Staff Report

Attachment 1 - Water, Water Everywhere - Original Poem by Richard M. Deets

3.2 Lunar New Year Proclamation

The City Council will present the Lunar New Year proclamation.

STAFF RECOMMENDATION:

Present the Proclamation.

Staff Report

Attachment 1 - Lunar New Year 2025 Proclamation

3.3 2024 Sponsor Recognition

The City Council will recognize sponsors that contributed to City events, programs, and facilities in 2024.

STAFF RECOMMENDATION:

Recognize the 2024 sponsors.

Staff Report

Attachment 1 - 2024 City of Dublin Sponsor List

Item 3.3 PowerPoint Presentation

3.4 Recognition of the Altamont Cruisers Car Club for their Donation to Dublin Police Services

The City Council will recognize the Altamont Cruisers Car Club for their recent donation of $3,500. The donation will be used for operating supplies for the Crime Prevention Unit.

STAFF RECOMMENDATION:

Formally accept the donation and present a Certificate of Recognition to the donor.

Staff Report

Attachment 1 - Altamont Cruisers Car Club Certificate of Recognition

3.5 Recognition of the 2024 "Deck the Homes" Holiday Home Decorating Contest Winners

The City Council will receive a presentation on the 2024 "Deck the Homes" Holiday Home Decorating Contest and present Certificates of Recognition to the winners.

STAFF RECOMMENDATION:

Present the Certificates.

Staff Report

Attachment 1 - 2024 Holiday Home Decorating Contest Winners

Item 3.5 PowerPoint Presentation

3.6 Employee Introduction

New City of Dublin Staff member, Robert Magno, Assistant Civil Engineer with the Public Works Department, will be introduced.

STAFF RECOMMENDATION:

Welcome the new City of Dublin Staff member.

Staff Report

4. PUBLIC COMMENT

At this time, the public is permitted to address the City Council on non-agendized items. Please step to the podium and clearly state your name for the record. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the City Council MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code Section 54954.2(b)(1)(2)(3).

5. CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the City Council with one single action. Members of the audience, Staff or the City Council who would like an item removed from the Consent Calendar for purposes of public input may request the Mayor to remove the item.

5.1 Approval of December 17, 2024 Regular City Council Meeting Minutes

The City Council will consider approval of the minutes of the December 17, 2024 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the December 17, 2024 Regular City Council Meeting.

Staff Report

Attachment 1 - December 17, 2024 Regular City Council Meeting Minutes

5.2 Annual Proclamation

The City Council will review the Official List of Proclamations and consider approval of the Annual Proclamation.

STAFF RECOMMENDATION:

Accept the Official List of Proclamations and approve the Annual Proclamation.

Staff Report

Attachment 1 - Official Proclamation List 2025

Attachment 2 - Annual Proclamation 2025

5.3 Directing Preparation of Annual Engineer's Reports for Street Lighting Maintenance Directing Preparation of Annual Engineer's Reports for Street Lighting Maintenance District 1983-1, Landscape and Lighting District 1983-2, Landscape and Lighting District 1986-1, Landscape and Lighting District 1997-1, and Street Lighting Maintenance District 1999-1

The City Council will consider directing preparation of the Annual Engineer's Reports for the five Assessment Districts.

STAFF RECOMMENDATION:

Adopt the Resolution Directing Preparation of the Annual Engineer's Reports for Street Lighting Maintenance District 1983-1, Landscape and Lighting District 1983-2, Landscape and Lighting District 1986-1, Landscape and Lighting District 1997-1, and Street Lighting Maintenance District 1999-1.

Staff Report

Attachment 1 - Resolution Directing Preparation of the Annual Engineer's Reports for Assessment Districts 1983-1, 1983-2, 1986-1, 1997-1, and 1999-1

5.4 Appointment to Tri-Valley Community Television Board

The City Council will consider approving the Mayor's recommendation to appoint Deputy City Manager Hazel Wetherford as the Dublin representative on the Tri-Valley Community Television Board of Directors.

STAFF RECOMMENDATION:

Approve the Mayor's recommendation of Deputy City Manager Hazel Wetherford as the Dublin representative on the Tri-Valley Community Television Board of Directors.

Staff Report

5.5 Francis Ranch Development Public Art

The City Council will consider approving Trumark Homes' proposal for public art at the Francis Ranch development project that is now under construction. The proposed artwork, designed by artist Eric Powell, would be located in future public spaces, which the developer is constructing as part of the project.

STAFF RECOMMENDATION:

Consider approving the artwork proposal by Trumark Homes for the Francis Ranch development project.

Staff Report

Attachment 1 - Artwork Design Proposal by Artist Eric Powell

5.6 Alameda County Fire Training Center

The City Council will receive a report and consider waiving Site Development Review and entering into an agreement with the County of Alameda regarding enforcement of conditions of approval for the proposed Alameda County Fire Training Center. The project would construct a 7,791-square-foot classroom/administration building, 5,741-square-foot five-story training tower, 915-square-foot Self-Contained Breathing Apparatus/restroom building, 42 parking spaces, and related site improvements on County-owned land located at 5053 Gleason Drive. The County of Alameda, as lead agency for the California Environmental Quality Act, has prepared a Mitigated Negative Declaration for the project.

STAFF RECOMMENDATION:

Receive the report and adopt the **Resolution** Waiving Site Development Review and Approving the Agreement Between the City of Dublin and County of Alameda Regarding the Enforcement of Conditions of Approval for the Alameda County Fire Training Center.

Staff Report

Attachment 1 - Resolution Waiving SDR and Approving the Agreement Between the City of Dublin and the County of Alameda Regarding the Enforcement of Conditions of Approval for the Alameda County Fire Training Center

Attachment 2 - Exhibit A to Resolution - Agreement Between the City of Dublin and the County of Alameda Regarding the Enforcement of Conditions of Approval for the Fire Training Center

Attachment 3 - 1993 Annexation Agreement

5.7 Acceptance of California Department of Justice Tobacco Grant Program

The City Council will consider approving a Memorandum of Understanding with the California Department of Justice to accept a grant award from the Tobacco Grant Program for Dublin Police Services. This grant will support increased enforcement of state laws and City ordinances related to the illegal sales and marketing of tobacco, or other nicotine related products, including e-cigarettes, to minors for three fiscal years. The grant will also assist in tobacco-related education provided to minors and local businesses.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing the City Manager to Enter Into a Memorandum of Understanding Accepting the Grant Award from the California Department of Justice Under the California Healthcare, Research and Prevention Tobacco Tax Act of 2016.

Staff Report

Attachment 1 - Resolution Authorizing the City Manager to Enter into a Memorandum of Understanding Accepting the Grant Award from the California Department of Justice Under the California Healthcare, Research and Prevention Tobacco Tax Act of 2016

Attachment 2 - Exhibit A to Resolution - Memorandum of Understanding

Attachment 3 - Exhibit B to Resolution - Grant Award Summary

Attachment 4 - Exhibit C to the Resolution - Grantee Handbook

5.8 Revisions to the Personnel System

The City Council will consider proposed changes to the City's Personnel System, specifically the Classification Plan and Salary Plan related to part-time job classifications.

STAFF RECOMMENDATION:

Adopt the following: 1) **Resolution** Amending the Classification Plan; and 2) **Resolution** Amending the Salary Plan for Part-Time Personnel.

Staff Report

Attachment 1 - Resolution Amending the Classification Plan

Attachment 2 - Exhibit A to the Resolution - Recreation Leader I Job Specification

Attachment 3 - Exhibit B to the Resolution - Recreation Leader II Job Specification

Attachment 4 - Exhibit C to the Resolution - Recreation Leader III Job Specification

Attachment 5 - Exhibit D to the Resolution - Pool Manager Job Specification

Attachment 6 - Exhibit E to the Resolution - Program Specialist Job Specification

Attachment 7 - Exhibit F to the Resolution - Head Lifeguard Job Specification

Attachment 8 - Resolution Amending the Salary Plan for Part-Time Personnel

6. PUBLIC HEARING

6.1 Housing Element Implementation - Zoning Ordinance Amendments (PLPA-4020-2024)

The City Council will consider City-initiated amendments to the Zoning Ordinance to implement certain programs of the General Plan Housing Element. Amendments are proposed to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.16 (Agricultural Zoning District), Chapter 8.20 (Residential Zoning Districts), Chapter 8.24 (Commercial Zoning Districts), Chapter 8.45 (Emergency Shelters), Chapter 8.46 (Single Room Occupancy Units), Chapter 8.47 (Supportive Housing), Chapter 8.50 (Transitional Housing), Chapter 8.52 (Density Bonus Regulations), Chapter 8.76 (Off-Street Parking and Loading Regulations), Chapter 8.104 (Site Development Review), and Chapter 8.116 (Zoning Clearance) . The City Council will also consider an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, waive the reading, and INTRODUCE the Ordinance Approving Amendments to the Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.16 (Agricultural Zoning District), Chapter 8.20 (Residential Zoning Districts), Chapter 8.24 (Commercial Zoning Districts), Chapter 8.45 (Emergency Shelters), Chapter 8.46 (Single Room Occupancy Units), Chapter 8.47 (Supportive Housing), Chapter 8.50 (Transitional Housing), Chapter 8.52 (Density Bonus Regulations), Chapter 8.76 (Off -Street Parking and Loading Regulations), Chapter 8.104 (Site Development Review), and Chapter 8.116 (Zoning Clearance).

Staff Report

Attachment 1 - Ordinance Approving Amendments to the Zoning Ordinance

Attachment 2 - Redline Zoning Ordinance Amendments

Attachment 3 - Planning Commission Resolution No. 24-09 Recommending City Council Approval of Amendments to the Zoning Ordinance
Item 6.1 PowerPoint Presentation

6.2 Planned Development Rezoning (PLPA-4094-2024)

The City Council will consider a City-initiated rezoning of four residential properties located at 5378, 5868, 6060, and 7440 Tassajara Road from Planned Development (PD) Residential to R-M (Multi-Family Residential) in response to the recently certified General Plan Housing Element. Pursuant to Housing Element Program B.18: Planned Development (PD) Zoning, City staff has reviewed vacant and underutilized residential properties with existing PD zoning and proposes to rezone these properties to a residential zoning district with established development standards. No development is proposed at this time. The City Council will also consider an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, waive the reading, and INTRODUCE the Ordinance Amending the Zoning Map and Rezoning Property Located at 5378, 5868, 6060, and 7440 Tassajara Road from Planned Development (PD) to R-M (Multi-Family Residential).

Staff Report
Attachment 1 - Ordinance Amending the Zoning Map and Rezoning Property Located at 5378, 5868, 6060, and 7440 Tassajara Road from Planned Development (PD) to R-M (Multi-Family Residential)
Attachment 2 - Planning Commission Resolution No. 24-10 Recommending City Council Approval of the Ordinance Amending the Zoning Map and Approving the Rezoning
Item 6.2 PowerPoint Presentation

6.3 Amendment to the General Plan to Update the Economic Development Element (PLPA-004079-2024)

The City Council will consider an amendment to the General Plan to update the Economic Development Element based on the recently updated Economic Development Strategy. The City Council will also consider an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, and adopt the **Resolution** Approving a General Plan Amendment to Update the Economic Development Element.

Staff Report
Attachment 1 - Resolution Approving a General Plan Amendment to Update the Economic Development Element
Attachment 2 - Exhibit A to the Resolution - Draft Economic Development Element
Attachment 3 - Redlined Draft Economic Development Element
Attachment 4 - Planning Commission Resolution No. 24-08 Recommending City Council Approval of a General Plan Amendment to Update the Economic Development Element
Item 6.3 PowerPoint Presentation

7. UNFINISHED BUSINESS

7.1 Update on the Dublin Boulevard Extension Project and Agreement with Gray-Bowen-Scott for Project Management Services

The City Council will receive an update on the Dublin Boulevard Extension Project, which will extend Dublin Boulevard approximately 1.5 miles eastward through unincorporated Alameda County and connect to North Canyons Parkway in Livermore, from its current terminus at Fallon Road. The City Council will also consider approving an agreement with Gray-Bowen-Scott for Project Management Services.

STAFF RECOMMENDATION:

Receive the report, adopt the Resolution Approving an Agreement with Gray-Bowen-Scott for Project Management Services, and approve the budget change.

Staff Report
Attachment 1 - Resolution Approving an Agreement Between the City of Dublin and Gray-Bowen-Scott for Project Management Services
Attachment 2 - Exhibit A to the Resolution - Consulting Services Agreement Between the City of Dublin and Gray-Bowen-Scott for Project Management Services
Attachment 3 - Budget Change Form
Item 7.1 PowerPoint Presentation

7.2 United States Army's 250th Birthday Celebration at Don Biddle Community Park in Collaboration with Camp Parks

The City Council will receive a report on an upcoming event at Don Biddle Community Park, planned in collaboration with Camp Parks, to celebrate the United States Army's 250th Birthday.

STAFF RECOMMENDATION:

Receive the report.

Staff Report
Item 7.2 PowerPoint Presentation

8. NEW BUSINESS – None.

9. CITY MANAGER AND CITY COUNCIL REPORTS

Brief information only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expense (AB1234).

10. ADJOURNMENT

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) (ADA), and the federal rules and regulations adopted in implementation thereof. To make a request

for disability-related modification or accommodation, please contact the City Clerk's Office (925) 833-6650 at least 72 hours in advance of the meeting. Upon receiving a request, the City will swiftly resolve requests for reasonable accommodation for individuals with disabilities, consistent with the federal ADA, and resolve any doubt in favor of accessibility.

Agenda materials that become available within 72 hours in advance of the meeting, and after publishing of the agenda, will be available at Civic Center, 100 Civic Plaza, and will be posted on the City's website at www.dublin.ca.gov/ccmeetings.

Mission

The City of Dublin promotes and supports a high quality of life, ensures a safe, secure, and sustainable environment, fosters new opportunities, and champions a culture of equity, diversity, and inclusion.

Agenda Item 3.1

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Presentation and Poem Reading from City of Dublin Poet Laureate
Prepared by: Shaun Chilkotowsky, Parks & Community Services Manager

EXECUTIVE SUMMARY:

The City Council will receive a brief presentation and original poem reading by Richard Deets, City of Dublin Poet Laureate.

STAFF RECOMMENDATION:

Receive the presentation.

FINANCIAL IMPACT:

None.

DESCRIPTION:

Richard Deets, newly appointed City of Dublin Poet Laureate, will provide a brief presentation and read an original poem.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Water, Water Everywhere – Original Poem by Richard M. Deets

Water, Water Everywhere©

by Richard M Deets

Mother Earth's soul, titanium hard
Begged for relief. Bluebells, Dublin hill verbena
Wilted in summer's oven. Lightening flashed!
Thunder pounded, exploded! Crack! Boom! Clash!

Clouds burst tossing sunshine asunder. Rain
Bucketed down on hills in bullets. Pitter –
Patter! pitter – patter! pitter - patter!
Water, water - clear cool water everywhere!

Puddles plinked in gilgais, dragon flies
Appeared from nowhere seemingly everywhere.
Dublin hill flowers unfurled like monarch wings
Rising. Thunder rumbled east and water drops

Faded into musical chimes, glistening
Angel tears. Pitter patter pitter patter
Pitter patter. Children puddled in puddles.
Water, water - clean cool water everywhere!

The sun slipped through clouds casting slanted
Beams over hills. A painted arc bridged
skies. A child, puddling in puddles shrieked
Rainbow! Look at the pretty rainbow over Dublin!

Beauty is nature's signature! Rain, her perfect touch!
Water, water - clear cool water everywhere!

Agenda Item 3.2

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Lunar New Year Proclamation
Prepared by: Marissa Clevenger, Administrative Technician

EXECUTIVE SUMMARY:

The City Council will present the Lunar New Year proclamation.

STAFF RECOMMENDATION:

Present the Proclamation.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The Lunar New Year, also known as the Spring Festival, marks the beginning of a new lunar calendar year. It is a 15-day celebration that includes family gatherings, festive meals, and cultural performances, which ends with the Lantern Festival. According to the Chinese zodiac cycle, 2025 is the Year of the Snake, which is characterized by wisdom, transformation, adaptability, and introspection. The Lunar New Year is celebrated by Asian American communities and others across the nation.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Lunar New Year 2025 Proclamation

A PROCLAMATION OF THE CITY COUNCIL
CITY OF DUBLIN, CALIFORNIA

"Lunar New Year 2025"

WHEREAS, the Lunar New Year, also known as the Spring Festival, is celebrated by millions around the world to mark the beginning of a new lunar calendar year, symbolizing renewal, hope, and the promise of prosperity and good fortune; and

WHEREAS, 2025 is the Year of the Snake, the sixth animal in the 12-year Chinese Zodiac cycle, which is characterized by wisdom, transformation, adaptability, and introspection; and

WHEREAS, the Lunar New Year is a 15-day celebration which starts on the second new moon after the winter solstice and falls between January 21 and February 19; and

WHEREAS, it is marked by many traditions such as decorations, community and family gatherings, festive meals, and cultural performances that honor ancestry and the shared values of unity, respect and joy; and

WHEREAS, the fifteenth and final day of the holiday is the Lantern Festival to mark the end of the New Year Celebration; and

WHEREAS, the City of Dublin appreciates the many contributions of our Asian American communities, enhancing the fabric of our city's rich cultural diversity.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby proclaim January 29, 2025 as the commencement of Lunar New Year 2025 in the City of Dublin and encourages citizens to join in the Lunar New Year celebrations.

DATED: January 14, 2025

Mayor Sherry Hu

Vice Mayor Kashef Qaadri

Councilmember Jean Josey

Councilmember Michael McCorriston

Councilmember John Morada

Agenda Item 3.3

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: 2024 Sponsor Recognition
Prepared by: Lauren Marriott, Recreation Coordinator

EXECUTIVE SUMMARY:

The City Council will recognize sponsors that contributed to City events, programs, and facilities in 2024.

STAFF RECOMMENDATION:

Recognize the 2024 sponsors.

FINANCIAL IMPACT:

The City received $106,150 in cash sponsorships and approximately $13,000 in in-kind sponsorships in 2024. Sponsorships help offset the cost of producing special events and operating City programs and facilities, reducing the overall impact on the General Fund.

DESCRIPTION:

Through its Donation and Sponsorship Policy, the City invites and encourages local businesses and corporations to partner as sponsors of the City, providing cash or in-kind contributions to support City events, programs, and facilities in exchange for appropriate sponsorship recognition. Sponsors who contributed in 2024 are listed in Attachment 1.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted, and sponsors were notified.

ATTACHMENTS:

1) 2024 City of Dublin Sponsor List

2024 Donations & Sponsorship

EVENT OR DEPARTMENT	CASH	IN-KIND	ITEM
St. Patrick's Day Celebration			
Stanford Health Care Tri-Valley	$ 4,000		
Patelco Credit Union	$ 1,000		
Hope Hospice	$ 500		
Empower Martial Arts	$ 2,000		
Xfinity	$ 2,000		
Grocery Outlet	$ 4,000		
Sutter Health	$ 2,000		
East Bay SPCA	$ 500		
H Mart	$ 500		
Renewal By Anderson	$ 2,000		
Guinness	$ 3,000		
Dosanjh Family Auto Group	$ 6,000		
Foothill Chiropractic	$ 2,000		
Ava Community Energy	$ 4,000		
Provident Credit Union	$ 2,000		
San Ramon Orthodontics	$ 2,000		
BODYBAR Pilates	$ 2,000		
Sage Veterinary Centers	$ 2,000		
Aloft Hotels		$ 130	Hotel Rooms for Entertainment
Joya Yoga	$ 2,000		
Heavenly Greens	$ 2,000		
Align Health	$ 2,000		
Safeway	$ 4,000		
Half Price Books	$ 2,000		
Shamrock 5K Fun Run and Walk			
KeyPoint Credit Union	$ 2,000		
Tesla	$ 300	$ 700	Car (1 week rental)
Orangetheory Fitness	$ 350	$ 400	5 Free Passes
Empower Martial Arts	$ 750		
IBEW Local 595	$ 750		
Joya Yoga	$ 750		
Dick's Sporting Goods		$ 1,875	Gift Cards
Sports Basement		$ 750	Gift Cards
Celsius		$ 2,000	Celsius Cans
Picnic Flix			
Grand Canyon University	$ 1,000		
East Bay SPCA	$ 1,000		
Empower Martial Arts	$ 500		
School of Rock	$ 250		
Jazzercise	$ 250		
Elevo Learning	$ 250		

Splatter			
Provident Credit Union	$ 1,500		
Epoch Times		$ 1,500	Print Ad
School of Rock	$ 1,500		
Dimen Real Estate Group	$ 3,000		
BODYBAR Pilates	$ 1,500		
Grocery Outlet	$ 1,500		
Half Price Books	$ 1,500		
Best Day Brewing	$ 350		
Celsius		$ 1,500	Energy Drinks
Joya Yoga	$ 1,500		
KKIQ		$ 3,200	Radio Ads
iSmile Orthodontics	$ 1,500		
Patelco Credit Union	$ 1,000		
Tree Lighting			
Stanford Blood Center	$ 350		
New York Life	$ 350		
Renewal by Andersen	$ 350		
iSmile Orthodontics	$ 350		
Harvest Fair			
Challenge Dairy		$ 250	Butter/Heavy whipping cream
Patelco Credit Union	$ 250		
Stanford Blood Center	$ 500		
Stratford School	$ 400		
Empower Martial Arts	$ 500		
Jazzercise Dublin	$ 500		
Sage Veterinary Centers	$ 500		
Dublin Dentistry	$ 500		
Renewal by Andersen	$ 500		
iSmile Orthodontics	$ 500		
Floating Pumpkin Patch			
Stanford Blood Center	$ 300		
Trader Joe's	$ 50		Gift Cards
Safeway	$ 100		Gift Cards
Sprouts		$ 525	Pumpkins
Farmers Market / Summer Concert Series			
Dubs Drum Basement	$ 3,000		
Dr. Michael Gabrielson	$ 2,000		
iSmile Orthodontics	$ 2,000		
Renewal by Anderson	$ 4,000		
MTC/ FasTrak	$ 300		
Calphin Swim Academy	$ 300		
Grace Family Church	$ 600		
BODYBAR Pilates	$ 900		

WuKong Education	$ 600		
School of Rock	$ 700		
Empower Martial Arts	$ 1,050		
KeyPoint Credit Union	$ 1,050		
AFB Construction	$ 350		
Stanford Health Care Tri-Valley	$ 350		
Jazzercise	$ 350		
Breakfast with Santa			
iSmile Orthodontics	$ 350		
New York Life	$ 350		
Stanford Blood Center	$ 350		
Trail Challenge			
Orangetheory Fitness	$ 250		
The Well Studio	$ 250		
Jazzercise	$ 250		
Empower Martial Arts	$ 250		
Pacific Catch	$ 250	$ 150	Gift Card
Sports Basement		$ 50	Gift Cards
In-N-Out Burger		$ 90	Gift Cards
Senior Center			
Holiday Boutique - Neighborly Senior Placement	$ 300		
Dublin Police Services			
Altamont Cruiser	$ 3,500		
TOTAL	**$ 106,150**	**$ 13,120**	

2024 Sponsor Recognition

City Council Meeting – Item 3.3

January 14, 2025

DUBLIN
CALIFORNIA

2024 Sponsorship Overview

- $106,150 received in cash sponsorships.
- $12,990 received in in-kind sponsorships.
- Funds and donated goods are used to offset the costs of producing special events and running programs, facilities and services.

St. Patrick's Day Celebration

Spring Eggstravaganza

Farmers' Market & Summer Concert Series

Picnic Flix

Splatter

Harvest Fair & Ghosts of Dublin

DUBLIN
CALIFORNIA

Holiday Tree Lighting & Breakfast with Santa

Senior Center Events

EMPOWER MARTIAL ARTS
SAGE
BODYBAR PILATES
NEW YORK LIFE
Dosanjh Family AUTO GROUP
orangetheory FITNESS
aloft DUBLIN-PLEASANTON
DIAGEO
PRIMA VINI
DUBS ALL THINGS DRUMS
HALF PRICE BOOKS RECORDS MAGAZINES
SAFEWAY
EVERY SEASON STARTS AT DICK'S SPORTING GOODS
GROCERY OUTLET bargain market
STANFORD BLOOD CENTER
CELSIUS LIVE FIT
JOYA
STRATFORD SCHOOL
Dublin & Pleasanton
GRAND CANYON UNIVERSITY
KEYPOINT CREDIT UNION
Stanford MEDICINE Health Care Tri-Valley
Renewal by Andersen WINDOW REPLACEMENT an Andersen Company
JAZZERCISE
iSmile ORTHODONTICS
TESLA
SCHOOL of ROCK PLEASANTON
CHALLENGE BUTTER
Patelco CREDIT UNION
PROVIDENT CREDIT UNION
Back Pain, Neck Pain & Headache Relief Center of Pleasanton
xfinity
Ava Community Energy
H MART
EAST BAY SPCA
Sutter Health

Thank You!

DUBLIN
CALIFORNIA

Agenda Item 3.4

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Recognition of the Altamont Cruisers Car Club for their Donation to Dublin Police Services
Prepared by: Meagan Hanna, Administrative Aide

EXECUTIVE SUMMARY:

The City Council will recognize the Altamont Cruisers Car Club for their recent donation of $3,500. The donation will be used for operating supplies for the Crime Prevention Unit.

STAFF RECOMMENDATION:

Formally accept the donation and present a Certificate of Recognition to the donor.

FINANCIAL IMPACT:

Upon acceptance of the donation, Staff will reflect the $3,500 in both revenue and expenditures in the Fiscal Year 2024-25 Police Services Budget.

DESCRIPTION:

In December of 2024, the Altamont Cruisers Car Club donated $3,500 to Dublin Police Services to assist with ongoing youth programs such as the Bicycle Safety Program, the Youth Academy, and the Explorer Program. The City Council will accept the donation and present a Certificate of Recognition to the Altamont Cruisers Car Club.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Altamont Cruisers Car Club Certificate of Recognition

CERTIFICATE OF RECOGNITION

Presented to the

ALTAMONT CRUISERS CAR CLUB

In Special Recognition and Appreciation for Your Generous Donation of $3,500 Supporting the Dublin Police Services Crime Prevention Unit.

Presented by the

City Council of the City of Dublin

January 14, 2025

Mayor Sherry Hu

Vice Mayor Kashef Qaadri

Councilmember Jean Josey

Councilmember Michael McCorriston

Councilmember John Morada

Agenda Item 3.5

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Recognition of the 2024 "Deck the Homes" Holiday Home Decorating Contest Winners
Prepared by: Jennifer Li Marzi, Recreation Technician

EXECUTIVE SUMMARY:

The City Council will receive a presentation on the 2024 "Deck the Homes" Holiday Home Decorating Contest and present Certificates of Recognition to the winners.

STAFF RECOMMENDATION:

Present the Certificates.

FINANCIAL IMPACT:

Expenses for the program are included in the annual operating budget.

DESCRIPTION:

Background
Introduced in 2018, the "Deck the Homes" Holiday Home Decorating Contest is intended to celebrate residents who promote holiday cheer by decorating their homes and yards for the holiday season. Organized by the Parks and Community Services Department, the program utilizes the Parks and Community Services Commissioners as judges.

Individual homes are judged in six categories. Winners receive a yard sign, a $50 gift card to a local business, and a Certificate of Recognition from the City Council.

To promote the Holiday Home Decorating Contest, Staff utilized the City's website and social media platforms, in addition to sending invitations to past participants. The deadline for submissions was December 6, 2024.

A total of 19 contest applications were received. Parks and Community Services Commissioners individually judged participating homes by visiting locations December 9-12, 2024.

On December 16, 2024, the Parks and Community Services Commission voted on five category winners, as shown in the table below. This year the People's Choice Award was introduced to provide the public with a chance to participate in the voting. The contest winners were notified via email on December 17, 2024. Photos of the 2024 contest winners are included with this Staff Report (Attachment 1). Homes were judged based on the following categories and criteria:

- People's Choice Award – Public voting
- Winter Wonderland Award – Best use of music, movement, and technology
- Spotlight Award – Judge's choice
- Over Inflated – Best use of inflatables
- Deck the Halls Award – Best condo/apartment
- Dashing Debut Award – First year contest entries

Table 1: Contest Winners

Award Categories	Winning Home Address
People's Choice	7951 Peppertree Rd.
Winter Wonderland	8645 Ardmore Pl.
Spotlight	7574 Sutton Ln.
Over Inflated	6815 Ione Way
Deck the Halls	3654 Aviano Way
Dashing Debut	7951 Peppertree Rd.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) 2024 Holiday Home Decorating Contest Winners

Contest Winners

2024 "Deck the Homes" Holiday Home Decorating Contest

People's Choice Award
Bruland-Glimcher Family – 7951 Peppertree Rd.

Winter Wonderland Award
Grymonprez Family – 8645 Ardmore Pl.

Spotlight Award
Bonato Family – 7574 Sutton Ln.

Over Inflated Award
McCormack Family – 6815 Ione Way

Deck the Halls Award
Dhot Family – 3654 Aviano Way

Dashing Debut Award
Bruland-Glimcher Family – 7951 Peppertree Rd.

2024 “Deck the Homes” Holiday Home Decorating Contest

City Council Meeting – Item 3.5

January 14, 2025

DUBLIN
CALIFORNIA

Deck the Homes

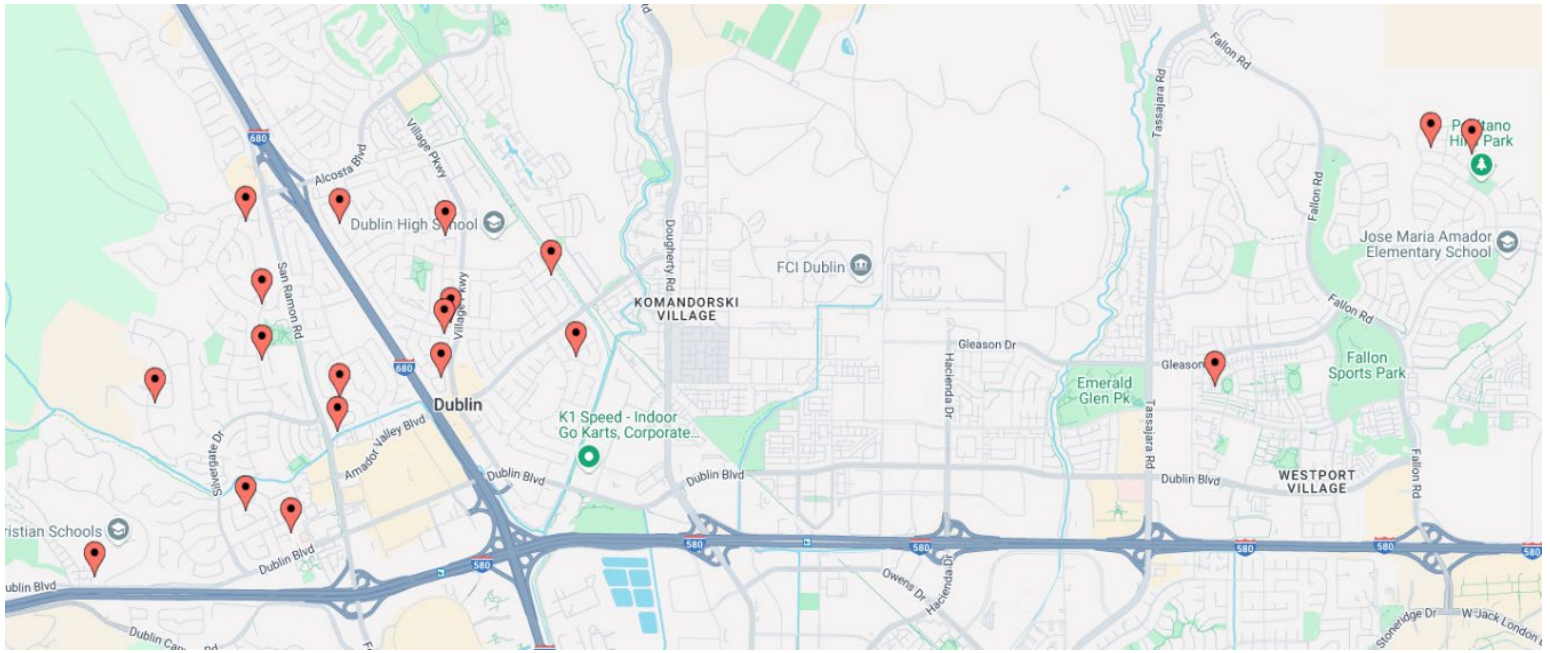
- 7th Year for Residential Home Decorating Contest.
- Judges - Commissioners from the Parks & Community Services Commission and the public.
- Winners selected at the December 16, 2024, Parks & Community Services Commission meeting.
- Award winners received yard signs, Certificates of Recognition and a gift card to a local business.

Deck the Homes

- 19 individual homes
- 6 categories:
  - **People's Choice Award** – Public Voting (NEW)
  - **Winter Wonderland Award -** Best use of Music, Movement, & Technology
  - **Spotlight Award -** Judges' Choice
  - **Over-Inflated Award -** Best use of Inflatables
  - **Deck the Halls Award -** Best Decorated Apartment/Condo/Balcony/Door
  - **Dashing Debut Award -** First Year Contest Participant

Deck the Homes Map

- Map of the Contest Participants
- Shared on Social Media
- On the City Website



Contest Winners

People's Choice Award (New)
Bruland-Glimcher Family – 7951 Peppertree Road

DUBLIN
CALIFORNIA

Voted on by Community Members

Winter Wonderland Award
Grymonprez Family – 8645 Ardmore Place

Spotlight Award
Bonato Family – 7574 Sutton Lane

Over Inflated Award
McCormack Family – 6815 Ione Way

Deck the Halls Award
Dhot Family – 3654 Aviano Way

Dashing Debut Award
Bruland-Glimcher Family – 7951 Peppertree Road

Thank You!

Agenda Item 3.6

STAFF REPORT

CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Employee Introduction
Prepared by: Sarah Monnastes, Human Resources Director

EXECUTIVE SUMMARY:

New City of Dublin Staff member, Robert Magno, Assistant Civil Engineer with the Public Works Department, will be introduced.

STAFF RECOMMENDATION:

Welcome the new City of Dublin staff member.

FINANCIAL IMPACT:

None.

DESCRIPTION:

New City of Dublin Staff member, Robert Magno, Assistant Civil Engineer with the Public Works Department, will be introduced.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

None.

Agenda Item 5.1

STAFF REPORT

CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Approval of December 17, 2024 Regular City Council Meeting Minutes
Prepared by: Marsha Moore, MMC, City Clerk

EXECUTIVE SUMMARY:

The City Council will consider approval of the minutes of the December 17, 2024 Regular City Council Meeting.

STAFF RECOMMENDATION:

Approve the minutes of the December 17, 2024 Regular City Council Meeting.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The City Council will consider approval of the minutes of the December 17, 2024 Regular City Council Meeting.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) December 17, 2024 Regular City Council Meeting Minutes

MINUTES OF THE CITY COUNCIL OF THE CITY OF DUBLIN

Regular Meeting: December 17, 2024

The following are minutes of the actions taken by the City of Dublin City Council. A full video recording of the meeting with the agenda items indexed and time stamped is available on the City's website at: https://dublin.ca.gov/ccmeetings

REGULAR MEETING 7:00 PM

A Regular Meeting of the Dublin City Council was held on Tuesday, December 17, 2024, in the City Council Chamber. The meeting was called to order at 7:06 PM, by Mayor McCorriston.

1) CALL TO ORDER

Attendee Name	Status
Michael McCorriston, Mayor	Present
Dr. Sherry Hu, Vice Mayor	Present
Jean Josey, Councilmember	Present
Kashef Qaadri, Councilmember	Present
Janine Thalblum, Councilmember	Present

2) PLEDGE OF ALLEGIANCE

3) PRESENTATIONS AND PROCLAMATIONS

3.1) Presentation from Visit Tri-Valley

The City Council received a presentation from Tracy Farhad, President and CEO of Visit Tri-Valley, about a proposed multi-use event center in the City of Dublin.

Tim Sbranti provided public comment.

David Haubert provided public comment.

4) PUBLIC COMMENT

Brent Songey provided public comment.

Musa Tariq provided public comment.

DRAFT

Rabia Badar provided public comment.

5) CONSENT CALENDAR

5.1) Approved the minutes of the December 3, 2024 Regular City Council Meeting.

5.2) Approved the 2025 City Council Meeting Calendar.

5.3) Received the Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ending June 30, 2024 and the following supplemental reports: 1) a compliance audit of Alameda County Transportation Commission Measure B Funds; 2) a compliance audit of Alameda County Transportation Commission Measure BB Funds; 3) a compliance audit of Alameda County Transportation Commission Measure F Fund Vehicle Registration Fee Program; 4) a compliance audit of the State of California Transportation Development Act (TDA) Fund; 5) a compliance examination of the American Rescue Plan Act (ARPA) Fund; 6) review of the City's Annual Appropriations Limit Calculation; and 7) a report on Internal Controls.

5.4) Accepted the Annual Report of Developer Impact Fee Funds Deposits; adopted Resolution No. 144-24 titled, "Making Findings Regarding Unexpended Traffic Impact Fees for Fiscal Year 2023-24;" and approved the budget change.

5.5) Received the report of payments issued from November 1, 2024 – November 30, 2024, totaling $10,169,496.85.

5.6) Adopted Resolution No. 145-24 titled, "Amending the Classification Plan."

On a motion by Councilmember Josey, seconded by Councilmember Thalblum, and by unanimous roll call vote, the City Council adopted the Consent Calendar.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Jean Josey, Councilmember
SECOND:	Janine Thalblum, Councilmember
AYES:	McCorriston, Josey, Hu, Qaadri, Thalblum

6) PUBLIC HEARING – None.

7) UNFINISHED BUSINESS – None.

8) NEW BUSINESS

8.1) Certification of November 5, 2024 Election Results

The City Council received a presentation on the November 5, 2024 election results for the offices of Mayor, City Councilmember – District 1, City Councilmember – District 3, and Measures II and JJ.

On a motion by Councilmember Qaadri, seconded by Councilmember Thalblum, and by unanimous roll call vote, the City Council adopted Resolution No. 146-24 titled, "Reciting the Facts of the General Municipal Election Held on November 5, 2024, Declaring the Results Thereof, and Such Other Matters as are Provided by Law; declared Ordinance No. 14-24 titled, "Amending a Provision of the Dublin General Plan that was Added by the Dublin Open Space Initiative of 2014," duly adopted by the people; and, declared Ordinance No. 15-24 titled, "Adopting the Dublin Government Accountability Act," duly adopted by the people.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Kashef Qaadri, Councilmember
SECOND:	Janine Thalblum, Councilmember
AYES:	McCorriston, Josey, Hu, Qaadri, Thalblum

8.2) Presentation to Outgoing Councilmember Janine Thalblum

The City Council made presentations to outgoing Councilmember Janine Thalblum, in appreciation of her dedicated service to the City.

Councilmember Thalblum received recognition from Caroline Francois on behalf of Congressman DeSaulnier's office, Rosa Rodriguez on behalf of Assemblymember Ortega's Office, Lauren Howe on behalf of Assemblymember Bauer-Kahan's Office, BART Director Melissa Hernandez, and Alameda County Supervisor David Haubert.

Councilmember Thalblum left the dais.

8.3) Administration of Oath of Office to Councilmembers-elect Michael McCorriston and John Morada and Mayor-elect Sherry Hu

The Oath of Office was administered to Councilmembers-elect Michael McCorriston and John Morada and Mayor-elect Sherry Hu.

Councilmembers McCorriston and Morada, and Mayor Hu took their seats at the dais.

8.4) Selection of Vice Mayor

The City Council's policy is to select, in December of each year, a member of the City Council to serve as Vice Mayor for a period of one year. In the absence of the Mayor, the Vice Mayor would become Mayor Pro Tempore and would assume the temporary responsibilities of the Mayor.

Mayor Hu nominated Councilmember Kashef Qaadri as Vice Mayor.

On a motion by Councilmember McCorriston, seconded by Councilmember Josey, and by unanimous vote, Councilmember Qaadri was appointed to serve as Vice Mayor for a one-year period from December 2024 - December 2025.

RESULT:	APPOINTED [UNANIMOUS]
MOVED BY:	Michael McCorriston, Councilmember
SECOND:	Jean Josey, Councilmember
AYES:	Hu, Josey, McCorriston, Morada, Qaadri

8.5) Mayor's Appointment to City Commissions and Committees

Mayor Hu recommended the following appointments:

Heritage and Cultural Arts Commission
Shweta Agrawal, Jain Archana, Dashrath Sankhe, and Julia Tomtania each to four-year terms which expire December 2028; and alternate Victoria Liu to a two-year term which expires in December 2026.

Human Services Commission
Vasanth Chetan, Siyu Henningsen, and Adam Lumia each to four-year terms which expire December 2028; and alternates Bradyn Shaw and Naveena Rudrapada each to two-year terms which expire in December 2026.

Parks and Community Services Commission
Racheal Matheny and Pradeep Routra each to four-year terms which expire December 2028; and alternates Pawan Sohi and Sumit Aneja each to two-year terms which expire in December 2026.

Planning Commission
Srinivas Badami, Guanghui Han, and Jaisena Prasath each to four-year terms which expire December 2028; and alternates John Wu and Suresh Puli each to two-year terms which expire December 2026.

Senior Center Advisory Committee
Steve Kau and Tao Luo each to four-year terms which expire December 2028; and alternates Michael Goldstein and Regis Harvey each to two-year terms which expire December 2026.

On a motion by Vice Mayor Qaadri, seconded by Councilmember McCorriston, and by a four-to-one roll call vote, the City Council confirmed Mayor Hu's appointments to the various commissions and committees.

RESULT:	CONFIRMED [4-to-1]
MOVED BY:	Kashef Qaadri, Vice Mayor
SECOND:	Michael McCorriston, Councilmember
AYES:	Hu, McCorriston, Morada, Qaadri
NOES:	Josey

8.6) City Council Committee Appointments and Assignments

Each member of the City Council represents the City of Dublin on various local and regional boards, committees, and commissions. The City Council discussed the Mayor's proposed appointments.

On a motion by Councilmember McCorriston, seconded by Councilmember Josey, and by unanimous vote, the City Council adopted Resolution No. 147-24 titled, "Confirming the Mayor's Appointments to Various Local and Regional Boards, Committees, and Commissions," with Exhibit A amended to appoint Councilmembers Josey and McCorriston as members and Mayor Hu as alternate to Livermore-Amador Valley Transit Authority (LAVTA), and appoint Mayor Hu as alternate for AVA Community Energy; and directed Staff to notify affected agencies, as appropriate.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Michael McCorriston, Councilmember
SECOND:	Jean Josey, Councilmember
AYES:	Hu, Josey, McCorriston, Morada, Qaadri

8.7) Appointment of City of Dublin Historian and Poet Laureate

The City Council considered the appointment of a City of Dublin Historian to a term from January 1, 2025 to December 31, 2028, and Poet Laureate for a term from January 1, 2025 to December 31, 2026.

On a motion by Councilmember Josey, seconded by Councilmember Morada, and by unanimous vote, the City Council confirmed the Mayor's re-appointment of Steve Minniear to the position of City of Dublin Historian and appointment of Richard Deets to the position of City of Dublin Poet Laureate.

RESULT:	ADOPTED [UNANIMOUS]
MOVED BY:	Jean Josey, Councilmember
SECOND:	John Morada, Councilmember
AYES:	Hu, Josey, McCorriston, Morada, Qaadri

9) CITY MANAGER AND CITY COUNCIL REPORTS

The City Council and Staff provided brief information-only reports, including committee reports and reports related to meetings attended at City expense (AB1234).

By consensus, the City Council agreed to formally name the City Council Chamber after Pete Snyder, Dublin's first Mayor; directed Staff to move forward with putting a flagpole at Fallon Sports Park; and directed Staff to invite five students from the Dashrath Sankhe Cricket Academy (DSCA) cricket team and USA Cricket Men's U19 Squad member, Advaith Krishna to a future Council meeting to receive certificates of recognition.

10) ADJOURNMENT

Mayor Hu adjourned the meeting at 8:59 PM.

_____
Mayor

ATTEST:

_____
City Clerk

DUBLIN
CALIFORNIA

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Annual Proclamation
Prepared by: Marissa Clevenger, Administrative Technician

EXECUTIVE SUMMARY:

The City Council will review the Official List of Proclamations and consider approval of the Annual Proclamation.

STAFF RECOMMENDATION:

Accept the Official List of Proclamations and approve the Annual Proclamation.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The City maintains an Official List of Proclamations that contains proclamations that have previously been presented or requested by the City Council on an annual basis, as well as proclamations recognized nationally through the Federal Register.

According to the process approved by the City Council in September 2022, Staff brings the Official List back to the City Council for review and approval each January. The City Council approves a single, comprehensive proclamation recognizing each of the individual proclamations from the Official List. Staff then publishes the Official List on the City website and recognizes the proclamations through social media throughout the year. Community members who wish to receive a proclamation in person at a City Council meeting can request via the City's website to have it prepared and presented.

Attached is the Official List for 2025, updated with two new proclamations approved by the City Council in 2024, Prescription Drug Abuse and Awareness Month and National Pet Care for All Day.

There also is one new proclamation from the Federal Register 2024, “Care Workers Recognition Month.” Staff recommends that the City Council accept this as the City of Dublin Official List of Proclamations for 2025 and approve the Annual Proclamation.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Official Proclamation List 2025
2) Annual Proclamation 2025

City of Dublin
Official List of Proclamations (2025)

JANUARY
Mentoring Month
Stalking Awareness Month
Slavery and Human Trafficking Prevention Month
Lunar New Year

FEBRUARY
Teen Dating Violence Awareness and Prevention Month
African American History Month/ Black History Month
American Heart Month
Career and Technical Education Month
Ramadan

MARCH
Women's History Month
Irish-American Heritage Month
Colorectal Cancer Awareness Month
American Red Cross Month
Meals on Wheels
Disabilities Awareness Month
Prescription Drug Abuse Awareness Month

APRIL
Arbor Day
Sexual Assault Awareness and Prevention Month
Donate Life Month
Cancer Control Month
Financial Capability Month
Child Abuse Prevention Month
Second Chance Month
Fair Housing Month
Crime Victims' Rights Week
Month of the Military Child
Arab American Heritage Month
Library Week
Arts, Culture, and Creativity Month
Pet Care for All Day
Care Workers Recognition Month

MAY
Bike Month and Bike to Work Day
Small Business Week
Public Works Week
Affordable Housing Month
Lupus Awareness Month
Mental Health Awareness Month
Physical Fitness and Sports Month

Building Safety Month
Foster Care Month
Older Americans Month
Jewish American Heritage Month
Asian American and Pacific Islander Heritage Month
Correctional Workers Week
Job's Daughters International Day
Municipal Clerk's Week

JUNE

LGBTQ+ Pride Month and Flag Raising
Flag Day and National Flag Week
National Ocean Month
Caribbean American Heritage Month
Homeownership Month
Great Outdoors Month
African American Music Appreciation Month
Juneteenth
Gun Violence Awareness Day and Month
World Elder Abuse Day and Month
Immigrant Heritage Month

JULY

Pledge to America's Workers Month

AUGUST

National Night Out
American Muslim Appreciation and Awareness Month

SEPTEMBER

Suicide Prevention Awareness Month
Hispanic Heritage Month
Childhood Cancer Awareness Month
Wilderness Month
Prostate Cancer Awareness Month
Preparedness Month
Ovarian Cancer Awareness Month
Childhood Obesity Awareness Month
Recovery Month
United Against Hate
Constitution Week
Sickle Cell Awareness Month

OCTOBER

Walk and Roll to School
Fire Prevention Week
Red Ribbon Week
Bullying Prevention Month & Unity Day
Breast Cancer Awareness Month
Domestic Violence Awareness Month
Youth Justice Action Month

Disability Employment Awareness Month
Cybersecurity Awareness Month
Arts and Humanities Month
Global Diversity Awareness Month
Manufacturing Day
Children's Environmental Health Month
Diwali
Hindu American Awareness and Appreciation Month
Clean Energy Action Month
Substance Abuse Awareness Month
Italian American Heritage Month
German American Heritage Month
World Polio Day
Mid-Autumn Festival / Moon Festival

NOVEMBER

Native American Heritage Month
Family Caregivers Month
Diabetes Month
Entrepreneurship Month
Critical Infrastructure Security and Resilience Month
College Application Month
Alzheimer's Disease Awareness Month
Adoption Month
Veterans and Military Families Month
American History and Founders Month
Lung Cancer Awareness Month
Pancreatic Cancer Awareness Month
Small Business Saturday

DECEMBER

Impaired Driving Prevention Month

A PROCLAMATION OF THE CITY OF DUBLIN, CALIFORNIA

"Annual Proclamation 2025"

WHEREAS, the City of Dublin wishes to recognize organizations within the City by publicly and formally declaring notable occasions by the issuance of proclamations; and

WHEREAS, at its January 14, 2025 meeting, the City Council adopted an updated Official List of Proclamations for the City of Dublin; and

WHEREAS, the City of Dublin invites organizations to ceremonially receive proclamations throughout the year; and

WHEREAS, the City of Dublin promotes and supports a high quality of life, ensures a safe, secure, and sustainable environment, fosters new opportunities, and champions a culture of equity, diversity, and inclusion.

NOW, THEREFORE, BE IT RESOLVED in support of the City of Dublin mission, the Dublin City Council does hereby proclaim the following in 2025 throughout the City of Dublin:

January
Mentoring Month
Stalking Awareness Month
Slavery and Human Trafficking Prevention Month
Lunar New Year

February
Teen Dating Violence Awareness and Prevention Month
African American History Month/ Black History Month
American Heart Month
Career and Technical Education Month
Ramadan

March
Women's History Month
Irish American Heritage Month
Colorectal Cancer Awareness Month
American Red Cross Month
Meals on Wheels
Disabilities Awareness Month
Prescription Drug Abuse Awareness Month

April
Arbor Day
Sexual Assault Awareness and Prevention Month
Donate Life Month
Cancer Control Month
Financial Capability Month
Child Abuse Prevention Month
Second Chance Month
Fair Housing Month
Crime Victims' Rights Month
Month of the Military Child
Arab American Heritage Month
Library Week
Arts, Culture, and Creativity Month
Pet Care for All Day
Care Workers Recognition Month

May
Small Business Week
Public Works Week
Affordable Housing Month
Lupus Awareness Month
Mental Health Awareness Month
Physical Fitness and Sports Month
Building Safety Month
Foster Care Month
Older Americans Month
Jewish American Heritage Month
Asian American and Pacific Islander Heritage Month
Correctional Workers Week
Job's Daughters International Day
Municipal Clerk's Week
Bike Month and Bike to Work Day

June
LGBTQ+ Pride Month and Flag Raising
Flag Day and National Flag Week
National Oceans Month
Caribbean-American Heritage Month
Homeownership Month
Great Outdoors Month
African American Music Appreciation Month
Juneteenth
Gun Violence Awareness Day and Month
World Elder Abuse Day and Month
Immigrant Heritage Month

July
Pledge to America's Workers Month

October
Walk and Roll to School
Fire Prevention Week
Red Ribbon Week
Bullying Prevention Month & Unity Day
Breast Cancer Awareness Month
Domestic Violence Awareness Month
Youth Justice Action Month
Disability Employment Awareness Month
Cybersecurity Awareness Month
Arts and Humanities Month
Global Diversity Awareness Month
Manufacturing Day
Children's Environmental Health Month
Diwali
Hindu American Awareness and Appreciation Month
Clean Energy Action Month
Substance Abuse Awareness Month
Italian American Heritage Month
German American Heritage Month
World Polio Day
Mid-Autumn Festival / Moon Festival

August
National Night Out
American Muslim Appreciation and Awareness Month

November
Native American Heritage Month
Family Caregivers Month
Diabetes Month
Entrepreneurship Month
Critical Infrastructure Security and Resilience Month
College Application Month
Alzheimer's Disease Awareness Month
Adoption Month
Veterans and Military Families Month
American History and Founders Month
Lung Cancer Awareness Month
Pancreatic Cancer Awareness Month
Small Business Saturday

September
Suicide Prevention Awareness Month
Hispanic Heritage Month
Childhood Cancer Awareness Month
Wilderness Month
Prostate Cancer Awareness Month
Preparedness Month
Ovarian Cancer Awareness Month
Childhood Obesity Awareness Month
Recovery Month
United Against Hate
Constitution Week
Sickle Cell Awareness Month

December
Impaired Driving Prevention Month

Mayor Sherry Hu

Vice Mayor Kashef Qaadri

Councilmember Jean Josey

Councilmember Michael McCorriston

Councilmember John Morada

Agenda Item 5.3

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Directing Preparation of Annual Engineer's Reports for Street Lighting Maintenance District 1983-1, Landscape and Lighting District 1983-2, Landscape and Lighting District 1986-1, Landscape and Lighting District 1997-1, and Street Lighting Maintenance District 1999-1
Prepared by: Julius Pickney, Management Analyst II

EXECUTIVE SUMMARY:

The City Council will consider directing preparation of the Annual Engineer's Reports for the five Assessment Districts.

STAFF RECOMMENDATION:

Adopt the **Resolution** Directing Preparation of the Annual Engineer's Reports for Street Lighting Maintenance District 1983-1, Landscape and Lighting District 1983-2, Landscape and Lighting District 1986-1, Landscape and Lighting District 1997-1, and Street Lighting Maintenance District 1999-1.

FINANCIAL IMPACT:

The cost of preparing the Engineer's Reports is included in the Fisal Year 2024-25 budget and is paid by each respective Assessment District.

DESCRIPTION:

The procedure for establishing annual maintenance assessments is governed by the Landscaping and Lighting Act of 1972, which is State Law codified in the Streets and Highways Code. The procedure requires that the City Council direct preparation of Engineer's Reports each year. Once the preliminary reports are prepared, the preliminary reports will be presented to the City Council for consideration and approval. Subsequently, the City Council will consider the final reports and consider ordering the levy of assessments during a public hearing.

The proposed resolution authorizes the City Engineer to begin preparation of the required

Engineer's Reports for the five City of Dublin Assessment Districts described below.

Street Lighting Maintenance District 1983-1
This District was formed with the initial assessment in the 1984-1985 tax year. The District was established to replace the County Service Area, which had paid maintenance and energy costs for public streetlights within the City of Dublin. The boundary of this Assessment District encompasses the entire City, except for areas within Street Lighting Maintenance District 1999-1 and within Community Facilities District No. 2017-1.

Landscaping and Lighting District 1983-2 (Stagecoach Road)
This District was formed with the initial assessment in the 1985-86 tax year. The District provides funds for the maintenance of certain landscape improvements along Stagecoach Road. The District's boundaries include all of Tract 4719 and cover the 150-unit single-family Dublin Hills Estates and the Amador Lakes apartments.

Landscaping and Lighting District 1986-1 (Villages at Willow Creek)
This District was formed with the initial assessment in the 1987-88 tax year. The District encompasses the Villages at Willow Creek development along Dougherty Road, north of Amador Valley Boulevard. The boundary includes apartment complexes, condominiums, and a 145-unit single family development (Ridgecreek).

Landscaping and Lighting District 1997-1 (Santa Rita Area)
This District was formed at the request of the Alameda County Surplus Property Authority and the initial assessment was levied in the 1997-98 tax year. The area covered by this District is bound by Gleason Drive on the north, Interstate 580 on the south, Arnold Road on the west, and Tassajara Road on the east.

Street Lighting Maintenance District 1999-1 (Dublin Ranch)
This District was formed with the initial assessment in the 1999-2000 tax year. The District funds the electric energy, maintenance, and repair costs associated with street lighting installed in Dublin Ranch, Clifton Park, Fallon Village, Jordan Ranch, Tassajara Hills, and Francis Ranch.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Directing Preparation of the Annual Engineer's Reports for Street Lighting Maintenance District 1983-1, Landscape and Lighting District 1983-2, Landscape and Lighting District 1986-1, Landscape and Lighting District 1997-1, and Street Lighting Maintenance District 1999-1

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

DIRECTING PREPARATION OF THE ANNUAL ENGINEER'S REPORTS FOR STREET LIGHTING MAINTENANCE DISTRICT 1983-1, LANDSCAPE AND LIGHTING DISTRICT 1983-2, LANDSCAPE AND LIGHTING DISTRICT 1986-1, LANDSCAPE AND LIGHTING DISTRICT 1997-1, AND STREET LIGHTING MAINTENANCE DISTRICT 1999-1

WHEREAS, on February 28, 1983, by Resolution No. 9-83, the City Council initiated proceedings, and on August 2, 1983, by Resolution No. 38-83, the City Council ordered the formation of City of Dublin Street Lighting Maintenance District No. 1983-1 ("the District") pursuant to the provisions of the Landscaping and Lighting Act of 1972 (commencing at Section 22500 of the California Streets and Highways Code) (hereinafter, "the Act"); and

WHEREAS, on January 23, 1984, by Resolution No. 10-84, the City Council initiated proceedings, and on January 23, 1984, by Resolution No. 11-84, the City Council ordered the formation of City of Dublin Landscape and Lighting District No. 1983-2 ("the District") pursuant to the provisions of the Landscaping and Lighting Act of 1972 (commencing at Section 22500 of the California Streets and Highways Code) (hereinafter, "the Act"); and

WHEREAS, on November 10, 1986, by Resolution No. 128-86, the City Council initiated proceedings, and on November 10, 1986, by Resolution No. 129-86, the City Council ordered the formation of City of Dublin Landscape and Lighting District No. 1986-1 ("the District") pursuant to the provisions of the Landscaping and Lighting Act of 1972 (commencing at Section 22500 of the California Streets and Highways Code) (hereinafter, "the Act"); and

WHEREAS, on July 23, 1996, by Resolution No. 94-96, the City Council initiated proceedings, and on October 1, 1996, by Resolution No. 115-96, the City Council ordered the formation of City of Dublin Landscape and Lighting District No. 1997-1 ("the District") pursuant to the provisions of the Landscaping and Lighting Act of 1972 (commencing at Section 22500 of the California Streets and Highways Code) (hereinafter, "the Act"); and

WHEREAS, on March 16, 1999, by Resolution No. 37-99, the City Council initiated proceedings, and on August 3, 1999, by Resolution No. 153-99, the City Council ordered the formation of City of Dublin Street Lighting Maintenance District No. 1999-1 ("the District") pursuant to the provisions of the Landscaping and Lighting Act of 1972 (commencing at Section 22500 of the California Streets and Highways Code) (hereinafter, "the Act"); and

WHEREAS, Section 22620 et seq of the Act provides for the levy of annual assessments after formation of the Districts.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin hereby designates the City Engineer, or their designee, as Engineer for purposes of preparing and filing with the Clerk a written report in accordance with Section 22565 et seq of the Act; said Engineer is hereby directed to apportion said assessments in accordance to the benefits received from said improvements by the lots, pieces and parcels of land within the District, and said Engineer is hereby directed to accomplish such preparation and filing forthwith.

PASSED, APPROVED AND ADOPTED this 14th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Agenda Item 5.4

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Appointment to Tri-Valley Community Television Board
Prepared by: Jordan Foss, Management Analyst II

EXECUTIVE SUMMARY:

The City Council will consider approving the Mayor's recommendation to appoint Deputy City Manager Hazel Wetherford as the Dublin representative on the Tri-Valley Community Television Board of Directors.

STAFF RECOMMENDATION:

Approve the Mayor's recommendation of Deputy City Manager Hazel Wetherford as the Dublin representative on the Tri-Valley Community Television Board of Directors.

FINANCIAL IMPACT:

None.

DESCRIPTION:

Tri-Valley Community Television is a non-profit corporation established to promote and help coordinate the production of community service television in the Tri-Valley area. The non-profit corporation is governed by a Board of Directors composed of representatives from the cities of Dublin, Livermore, and Pleasanton.

Currently, City Manager Colleen Tribby serves on the Board of Directors. The Mayor is recommending Deputy City Manager Hazel Wetherford to replace the City Manager on the Board of Directors.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

None.

Agenda Item 5.5

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Francis Ranch Development Public Art
Prepared by: Shaun Chilkotowsky, Parks & Community Services Manager

EXECUTIVE SUMMARY:

The City Council will consider approving Trumark Homes' proposal for public art at the Francis Ranch development project that is now under construction. The proposed artwork, designed by artist Eric Powell, would be located in future public spaces, which the developer is constructing as part of the project.

STAFF RECOMMENDATION:

Consider approving the artwork proposal by Trumark Homes for the Francis Ranch development project.

FINANCIAL IMPACT:

There is no impact on City funds as this is developer-installed artwork. Trumark Homes' public art obligation for this project is estimated at $1,534,000.

DESCRIPTION:

Background

On December 7, 2021, the Dublin City Council adopted Resolution 140-21 Approving Vesting Tentative Map No. 8563, authorizing the development of a 165.5-acre site with a 573-unit residential project. More specifically, the project will include six neighborhoods, two neighborhood parks totaling 11 acres, and a two-acre public/semi-public site. The project site, owned by TH East Ranch Dublin LLC (Trumark Homes) and Arroyo CAP IV-3 (Arroyo), straddles existing Croak Road with Jordan Ranch to the west, Positano to the north, and undeveloped land to the east and south. The project includes the obligation to provide public art at a value of 0.5% of the project's building valuation, which equates to about $1.5 million.

Artist Selection

Trumark Homes selected artist Eric Powell to create the artwork for the Francis Ranch project. Having previously collaborated with the artist on the Wallis Ranch development in Dublin, Trumark Homes was impressed by his innovative approach to artwork development and ability to collaborate to meet project goals. Eric Powell brings a unique vision that aligns with Trumark Homes' goal of enhancing community pride through art and his exploration of themes relevant to the community and location history.

Design Proposal and Location

The proposal is for a series of artworks located in the two public park spaces being constructed as part of the development project. Two of the artworks may be located along the section of Croak Road that connects the two parks, if feasible. Otherwise, all the artworks will be located within the two parks. The park spaces, currently in the design development phase, total 11 acres and include a mix of passive and active use amenities.

The proposed artwork series comprises a mixture of sculptures and artistic park features. The two prominent sculptures, one located in each park and both 20 feet in height, are inspired by the vintage farm equipment once located on the property and are complimented by the theme of *"Exploration"* which is the basis of the park design. Ten artistic light poles, or Cloud Lanterns, are included, with four or five located in each park (two may be located along Croak Road, as noted above). These large-scale sculptures evoke the spirit of the surrounding rolling hills and ecosystem of the Tri-Valley, and each will stand approximately 15 feet tall. The forms and shapes of these sculptures convey native plants found in Dublin and are symbolic of the overlapping relationship with people and nature. Utilizing wood from four heritage trees harvested from the land, sculptural benches will be created and placed adjacent to the play areas at each park. Up to four benches will be created, two at each park, and plaques will be included detailing how the trees were transformed and are now preserved in the form of functional art. Lastly, an artistic, 17-foot-tall archway portraying birds in flight will be located at each park at the entrance to the play areas. A detailed proposal is included with this Staff Report as Attachment 1.

The City will own the land where the future artworks will be located. Upon successful installation and project completion, Trumark Homes will transfer ownership of the artworks to the City. As the owner of the artworks, the City of Dublin will take on maintenance responsibilities, and Trumark Homes will provide a one-time payment to the City to cover future ownership and maintenance costs.

Staff Review and Community Outreach

On August 18, 2024, Trumark Homes and artist Eric Powell attended the Farmers Market at Emerald Glen Park to present the proposal to the community and solicit feedback. Overall, the community was supportive of the project and appreciated the deep connection to the surrounding landscape. A goal for the project was to further assist with defining the public spaces. Feedback noted how the artwork brought linkages to the site's past, surrounding architecture, and park themes.

Parks and Community Services Commission Review

At its November 18, 2024 meeting, the Parks and Community Services Commission reviewed the

Public Art proposal developed by Trumark Homes and artist Eric Powell. The Commission supported the proposal and expressed appreciation for how the artist was able to utilize art to connect the site's agricultural past with its vibrant, active future.

Heritage & Cultural Art Commission Review

At its December 12, 2024 meeting, the Heritage and Cultural Arts Commission reviewed the proposal and voted unanimously to recommend the artwork to the City Council for final approval. The Commission expressed appreciation for the detail and thoughtfulness of the proposal, and for how well the artwork layout was balanced.

Staff Review and Next Steps

Staff from the City's Public Works, Community Development, and Parks and Community Services Departments have reviewed the artwork proposal and believe the artwork aligns with the City's Public Art Master Plan and does not create safety or design concerns.

If approved by the City Council, Trumark Homes and the City will enter into a Public Art Installation and Maintenance Agreement. Staff will return to the City Council at a future meeting for approval of this agreement, including a detailed scope of work and schedule for completion.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted, and a copy of the Staff Report was provided to the Developer.

ATTACHMENTS:

1) Artwork Design Proposal by Artist Eric Powell

Francis Ranch
Public Art Design/Concept - Dublin, CA
Eric Powell, Artist
September 25, 2024

Francis Ranch: Proposal for Public Art
Artist: Eric Powell 12-12-24

Artist Statement

Eric Powell is committed to enriching and beautifying places by creating site-responsive, integrated, resilient works of public art. These artworks enrich and enhance the places where they reside and inspire people to feel a sense of place. Every city that has integrated public art flourishes and becomes a destination, attracting a vital community and economy.

Powell's previous project with Trumark Homes at Wallis Ranch in Dublin commemorates the rich agrarian and ranching history of the property and broader community. The artwork beatifies the park and entry area, bringing a unique, timeless identity to Wallis Ranch.
Given Powell's established and successful relationship with Trumark Homes as well has his emphasis on integrating historical narratives into many of his works, he is uniquely placed to create artworks for Francis Ranch.

Description of Artworks

The Artwork at Francis Ranch will create a vibrant and uplifting visual identity and a strong sense of continuity that establishes the community as a unique, beautiful and inviting place to live. Interweaving natural forms with manmade forms the artworks will lend an exuberant energy for the parks and a new story and a new history for Francis Ranch.

Words the describe the artwork: Clouds, lanterns, rolling hills, ephemeral, timeless, currents, beacons, birds in flight, farm equipment/tools, windmills, trees, pods, leaves, seeds, barn owls, native animals, native plants, wind.

The artworks will include a series of sculptures and functional works that will be a destination within the two parks for the whole community to enjoy.

Materials, Finish, and Maintenance

The sculptures are made of steel, an extremely durable structural material. The surface is finished with a long-lasting industrial-grade primer and protective paint coating, which requires minimal maintenance.

Location

The artworks will be located within between the two parks and will be highly visible. They will create a common theme that connects the two parks through a visual, artistic continuity.

Scale and Lighting

The artworks will be scaled so that they are accessible and relatable, and at the same time visible from afar.

During the day, the sculptures will allow light to pass through so that they are visually integral to the harmony of the land, the landscaping and the views of the Tri-Valley.

At night, the glowing Cloud Lanterns will be lit from within and will illuminate the parks with a soft, warm glow at night, creating an inviting presence at night.

Timeline

The Artworks will be completed at the same time as parks and homes.

Scope of Work for the Artwork for Francis Ranch:

1: 'Cloud Lanterns' (Ten total)
Cloud Lanterns and Totem Sculptures are large scale sculptures that evoke the spirit of the surrounding rolling hills and quintessential California terrain and ecosystem of the Tri Valley Area. The designs integrate forms of medicinal plants, seeds, pods and leaves that are native to Northern California, and support all of life.

The ten Cloud Lanterns are inspired by the rich surrounding habitat and by the vintage farming equipment that resided on the Croak/Francis Ranch property for well over a century. These objects embody the beauty of the surrounding terrain and the ingenuity and elegance of early American industrial design. Height: 15'-17'.

3: Larger Illuminated Sculptures (Two total):
There will be two large scale sculptures, one at the entry of each park. The sculptures are inspired by historic objects that were found on the Croak Ranch land. Forms integrated into the artworks are inspired by tractor parts, plow blades, and other objects essential and ubiquitous on the ranch. The sculptures acknowledge and celebrate the history of the land, reminding residents and visitors of the lands' rich agrarian past. Height: 20'.

3: Bird Arches at the Play Areas
These two entry arches create an inviting and uplifting energy to each play area, and let kids (and anyone who wants to play) know that they are now in the right place! The birds on the arches are in flight, casting shadows that revolve on the ground as the sun moves through the day. The birds are colorful and exuberant in their movement. Height: 15'-17'.

2: Heritage Tree Benches
Four Heritage trees that were harvested from the land will be used to create two sculptural benches for each park. These engaging works will memorialize the trees and will include a plaque describing the process through which the trees were transformed into artworks. The trees will be carved and formed using chain saws, sanders and chisels.

The Heritage Tree benches will provide places for gathering and playing. These works will celebrate the majesty and importance of trees in California and will add beauty and a unique element of play to the parks. The benches can each sit several people. Length: 12' - 15' each.

Some notes on the history of Croak Ranch (now Francis Ranch):
In 1850, Michael Murray and Jeremiah Fallon came to this area from Ireland. They purchased 1,000 acres of land from Jose Amador and built homes for their families. The area began to grow as many settled in the area. Amongst them were the Croak family, whose ranch abuts the Fallon property's eastern boundary.
When the U.S. Department of Transportation laid plans for Interstate 580 and Interstate 680, intersecting at Dublin, they followed the roads' long-established circulation patterns and existing settlements with infrastructure. The boundaries of the Croak Ranch property have not changed since at least 1906.
Although the Croak family ranch likely produced dairy products for their own consumption, like many agricultural families, the lack of a *dairy barn suggests* a *production focused on cattle or possibly other ranching for meat and hide products.*

Trumark Homes is among discerning developers integrating art and culture into their projects, creating magnetism and enhancing and enriching people's experience.

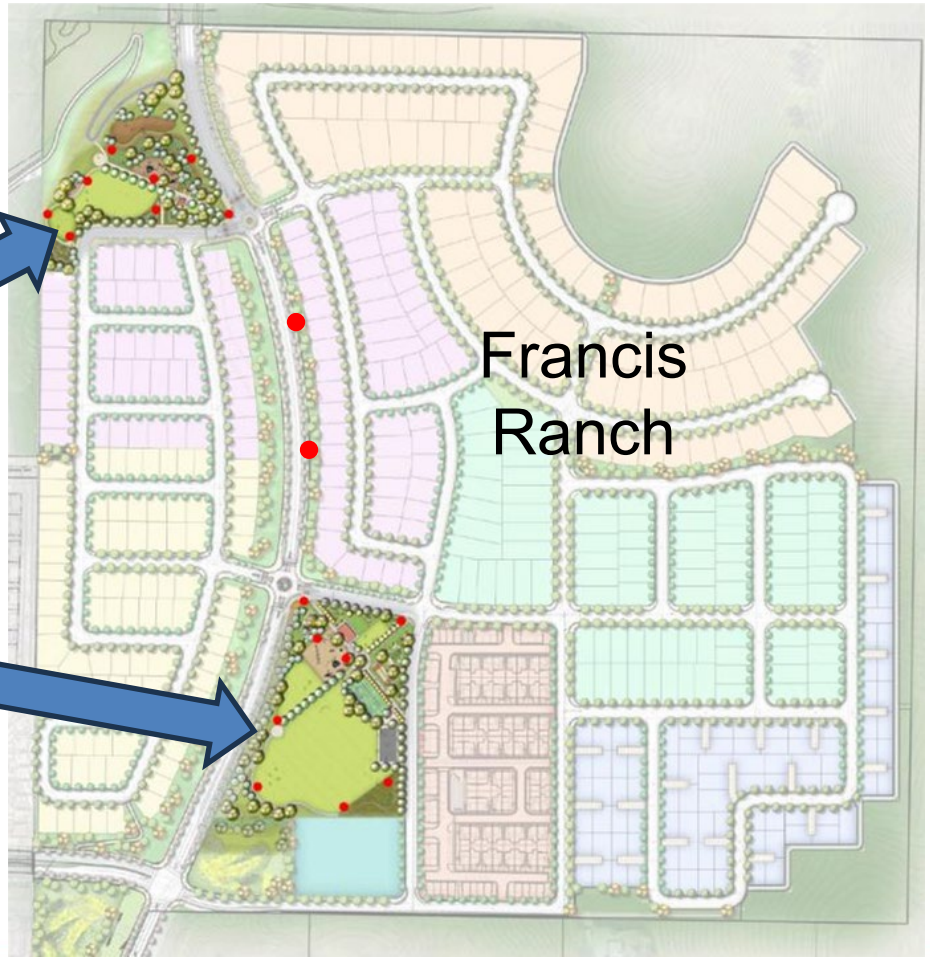
I very much appreciate the opportunity to work with Trumark Homes
and the City of Dublin!

Thank you,

Eric Powell

Art Locations

Context Location: Francis Ranch

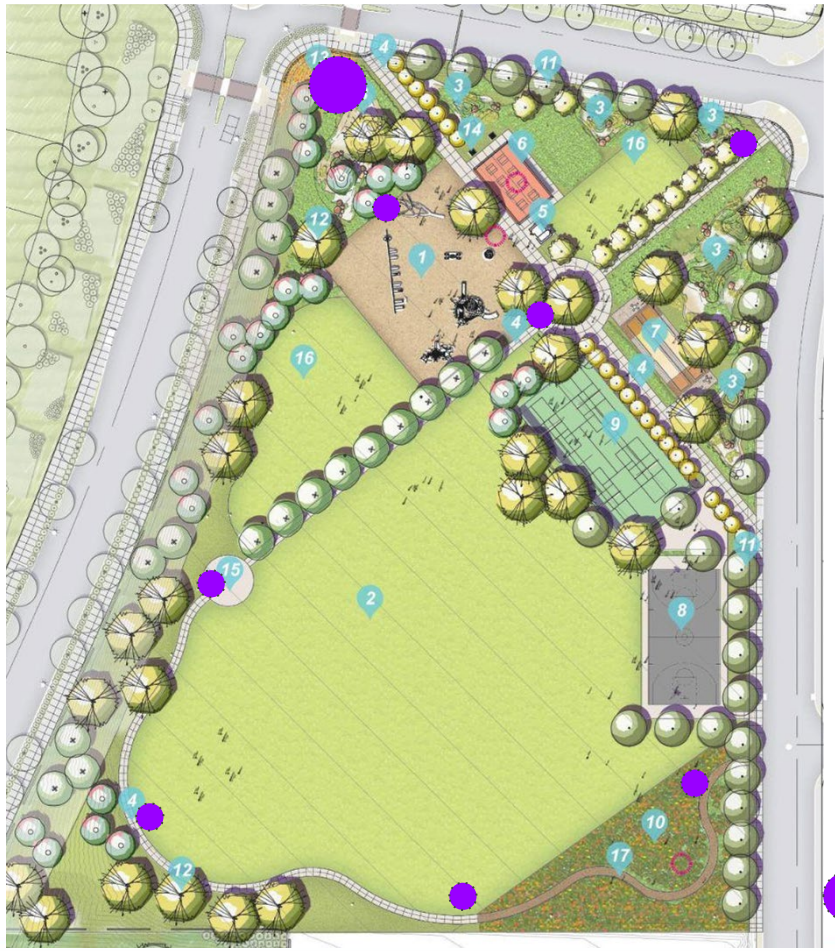


Northern Park Art Integration

THEME

EXPLORATION
|
CALIFORNIA

Southern Park Art Integration



Potential Art Locations

THEME

EXPLORATION | BAY AREA

Sculptures

The Inspiration for the two sculptures emerged from exploring the historic Croak Ranch property and experiencing the beauty of the natural surroundings, as well as from the vintage ranch equipment on the land.

There will be one sculpture in each park.

Francis Ranch Public Art
Sources of Inspiration

Old Plow, Croak Ranch

Stone wheel carved in the 13th Century
Konark Sun Temple, Orissa, India

Sculpture inspired by wagon wheels found on the
Croak Ranch property

Iron Pillar of Delhi, from the 4th Century

Iron Pillar of Delhi (right)
With concept drawing of sculpture
inspired by the pillar

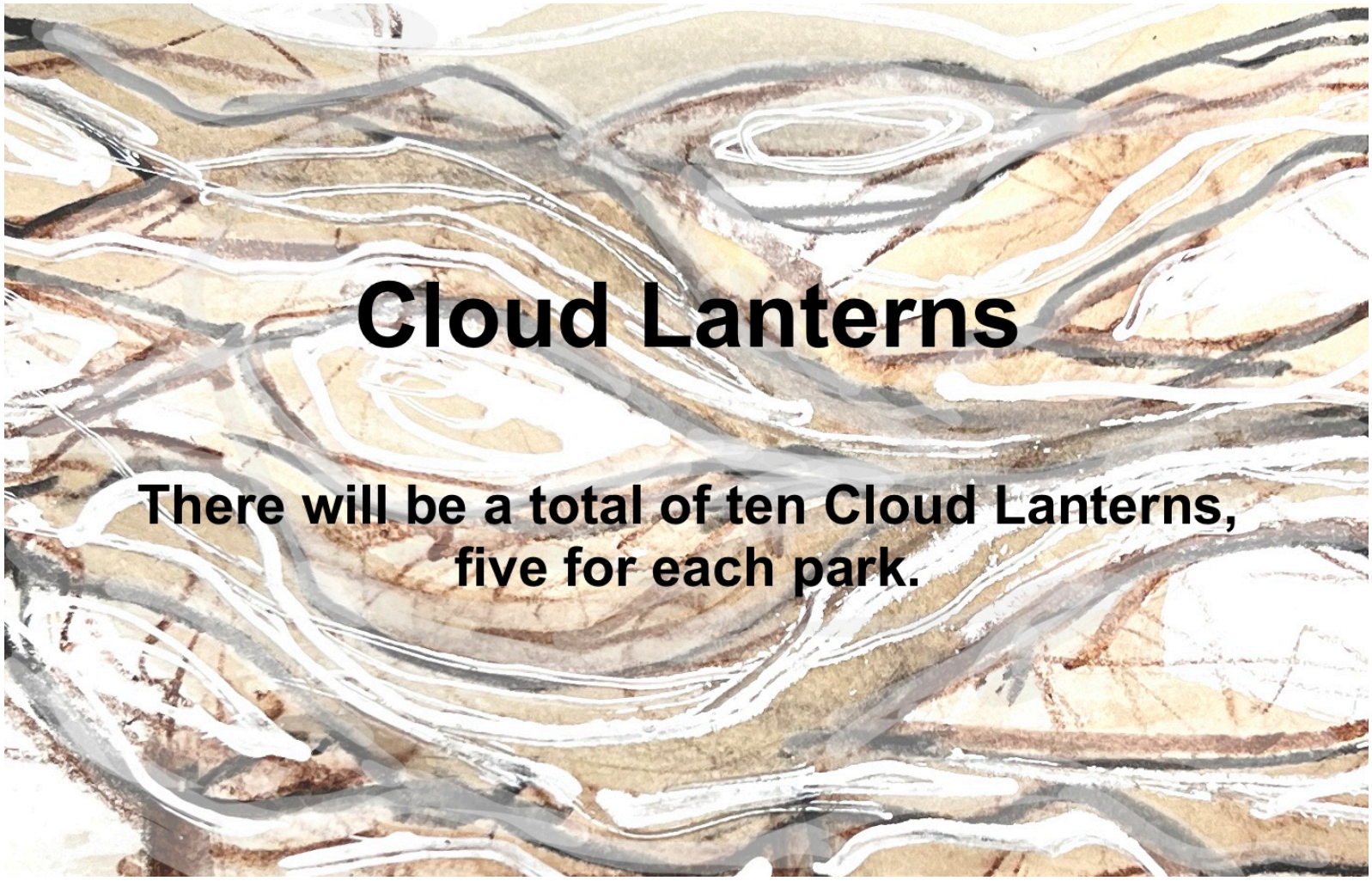
Historic Objects Photographed at Croak Ranch, March 2021

Vintage Agricultural Equipment, Croak Ranch

Heritage Oak Tree

Sculpture 1

Sculpture 2


Cloud Lanterns
There will be a total of ten Cloud Lanterns, five for each park.

Inspiration for Cloud Lanterns

The ten 'Cloud Lantern' sculptures are inspired both by the beautiful clouds that grace Dublin, and by native Northern California medicinal plants, all of which grow in the Dublin Area.

Cilantro

Calendula

Mullein

California Poppy

Camomile

Cloud Lantern 1

Cloud Lantern 2

Cloud Lantern 3

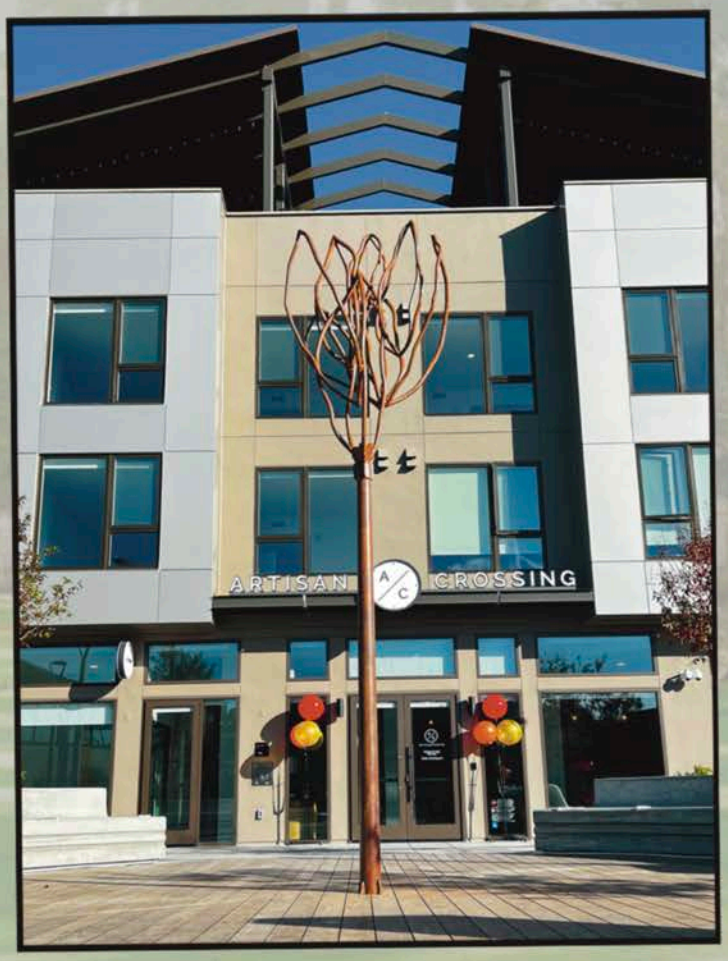
Cloud Lantern 4

Cloud Lantern 5

Bloom III

Artisan Crossing, Belmont, CA.

2023. Ht: 17’



Example: Cloud Lanterns

‘Bird Arches’ at Play Areas

The Bird Arches create an uplifting and welcoming entryway to the play areas.

There will be one Bird Arch in each of the two parks.

Francis Ranch Heritage Log Benches

There will be three Tree Benches, two in each park.
The final bench designs will be determined upon the shapes and sizes of the trees.

Log bench examples

Heritage Trees harvested from the Croak / Francis Ranch Property

Log bench examples

Log bench examples

Thank You!

Agenda Item 5.6

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Alameda County Fire Training Center
Prepared by: Gaspare Annibale, Senior Planner

EXECUTIVE SUMMARY:

The City Council will receive a report and consider waiving Site Development Review and entering into an agreement with the County of Alameda regarding enforcement of conditions of approval for the proposed Alameda County Fire Training Center. The project would construct a 7,791-square-foot classroom/administration building, 5,741-square-foot five-story training tower, 915-square-foot Self-Contained Breathing Apparatus/restroom building, 42 parking spaces, and related site improvements on County-owned land located at 5053 Gleason Drive. The County of Alameda, as lead agency for the California Environmental Quality Act, has prepared a Mitigated Negative Declaration for the project.

STAFF RECOMMENDATION:

Receive the report and adopt the **Resolution** Waiving Site Development Review and Approving the Agreement Between the City of Dublin and County of Alameda Regarding the Enforcement of Conditions of Approval for the Alameda County Fire Training Center.

FINANCIAL IMPACT:

The cost associated with reviewing the project is borne by the County of Alameda.

DESCRIPTION:

Background
The Alameda County Fire Department, through the Alameda County General Services Agency, proposes to construct a new fire training center on a vacant 5.2-acre site located at 5053 Gleason Drive within the Eastern Dublin Specific Plan (EDSP) area. Refer to Figure 1 for project location. The property has a General Plan and EDSP land use designation of Public/Semi-Public and is subject to a Planned Development (PD) zoning district (Resolution No. 105-85), which was approved as part of the Dublin public lands prezoning and annexation application.

Figure 1. Project Location

The City of Dublin and County of Alameda are parties to a 1993 Annexation Agreement (City Council Resolution No. 52-93, Attachment 3) that governs development of the County-owned land that was formerly federal property (part of Camp Parks). Specifically, Section 9 of the agreement governs land use approvals for County governmental property.

In January 2024, the County of Alameda, through its General Services Agency, submitted an application to the City for Site Development Review (SDR) of the proposed fire training center on County-owned land. The proposed fire training center would include construction of a 7,791-square-foot classroom/administration building, 5,741-square-foot five story training towner, 915-square-foot Self-Contained Breathing Apparatus (SCBA)/restroom building, 42 parking spaces, and related site improvements. The new facility would be accessed from an existing driveway on Gleason Drive and would provide access to the classroom/administration building. The new training tower and other facilities would be located behind a secured gate at the rear of the property. The architectural style of the classroom/administration building would utilize a contemporary design approach with stucco and metal panels painted muted taupe and red tones. The SCBA/restroom building and screen wall that surrounds the site would be painted taupe to match the main building color. The five-story training tower would be constructed of grey concrete masonry blocks, which would withstand training exercises and firefighting scaling the tower. The project landscaping features a low water usage plant palette, including a variety of drought tolerant trees, shrubs and ground cover to provide visual interest in texture and color from the street.

During initial processing of the application, the City and County expressed differences in how to interpret the 1993 Annexation Agreement regarding review of the SDR application and enforcement of conditions of approval, including the County's obligations to pay the City's development impact fees. In order to expedite the project and avoid further delays, the City and County staffs negotiated an agreement to resolve those differences.

The proposed agreement between the City of Dublin and County of Alameda would waive the 1993 Annexation Agreement's *contractual* requirement that the County obtain SDR approval for the proposed fire training center. The City cannot generally waive requirements of its land use plans and policies, but the County is immune/exempt from the City's land use plans and policies in the absence of an agreement to the contrary. So in this case, the City can, as it has done for other County projects, agree to waive the contractual requirement that the County obtain SDR approval.

The agreement is based on the plans that have been provided by the County and reviewed by City Staff, and is subject to certain conditions of approval, including but not limited to providing payment of all applicable development impact fees. It also would set forth the mechanism for construction permitting where the County, through its General Services Agency, would serve as the building official, and would require the County to obtain all necessary permits and approvals from the City Public Work's Department for on-site stormwater treatment measures and any off-site improvements.

ENVIRONMENTAL DETERMINATION:

The California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures, require that certain projects be reviewed for environmental impacts and environmental documents be prepared. The County of Alameda, as the lead agency for CEQA, has prepared a Mitigated Negative Declaration (MND) for the proposed project. The Alameda County Board of Supervisors has approved the MND and a Notice of Determination was filed with the County Clerk on March 16, 2023. Therefore, no further environmental review is required.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Waiving Site Development Review and Approving the Agreement Between the City of Dublin and the County of Alameda Regarding the Enforcement of Conditions of Approval for the Alameda County Fire Training Center
2) Exhibit A to the Resolution – Agreement Between the City of Dublin and the County of Alameda Regarding the Enforcement of Conditions of Approval for the Fire Training Center
3) 1993 Annexation Agreement (City Council Resolution No. 52-93)

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

WAIVING SITE DEVELOPMENT REVIEW AND APPROVING AN AGREEMENT BETWEEN THE CITY OF DUBLIN AND COUNTY OF ALAMEDA REGARDING THE ENFORCEMENT OF CONDITIONS OF APPROVAL FOR THE ALAMEDA COUNTY FIRE TRAINING CENTER PLPA-2024-00040 (APN: 986-0005-038-16)

WHEREAS, the Alameda County Fire Department, through the Alameda County General Services Agency, proposes to construct a new fire training center ("the Project") on County-owned land; and

WHEREAS, the Project would be constructed on a vacant 5.2-acre site located at 5053 Gleason Drive (APN: 986-0005-038-16), which is owned by the County. The property has a General Plan and Eastern Dublin Specific Plan land use designation of Public/Semi-Public and is subject to a Planned Development (PD) zoning district (Resolution No. 105-85); and

WHEREAS, the Project would consist of a 7,791-square-foot classroom/administration building, 5,741-square-foot five story training towner, 915-square-foot Self-Contained Breathing Apparatus/restroom building, 42 parking spaces and related site improvements; and

WHEREAS, the City of Dublin and County of Alameda are parties to a 1993 Annexation Agreement (Resolution No. 52-93) that governs development of the County-owned land. Specifically, Section 9 of the agreement governs land use approvals for County governmental property; and

WHEREAS, in January 2024, the County of Alameda, through its General Services Agency, submitted an application to the City of Dublin for Site Development Review (SDR) of the proposed fire training center, and during the processing of the SDR there were differences expressed in interpreting the 1993 Annexation Agreement regarding enforcement of conditions of approval and obligations to pay the City's development impact fees; and

WHEREAS, in order to expedite the project and avoid further delays, the City and County desire to enter into an agreement, which would waive SDR and approve an agreement between the City and County regarding the enforcement of conditions of approval, including but not limited to providing payment of all applicable development impact fees; and

WHEREAS, the California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures, require that certain projects be reviewed for environmental impacts and environmental documents be prepared; and

WHEREAS, the County of Alameda, as the lead agency for CEQA, has prepared a Mitigated Negative Declaration (MND) for the project. The Alameda County Board of Supervisors has approved the MND and a Notice of Determination was filed with the County Clerk on March 16, 2023. Therefore, no further environmental review is required.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin approves an agreement between the City and County of Alameda regarding the enforcement of conditions of approval for the Project as set forth in **Exhibit A**.

PASSED, APPROVED AND ADOPTED this 14th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A

AGREEMENT BETWEEN THE CITY OF DUBLIN AND THE COUNTY OF ALAMEDA REGARDING THE ENFORCEMENT OF CONDITIONS OF APPROVAL FOR THE FIRE TRAINING CENTER

This Agreement (the "Agreement") is entered into this __ day of _____, 2025 by and between the City of Dublin, a municipal corporation (the "City"), and the County of Alameda, a political subdivision of the State of California (the "County"). The City and the County are referred to collectively as the "Parties."

RECITALS

1. The Parties are parties to that certain agreement entitled "Agreement Between County of Alameda, Surplus Property Authority and City of Dublin Regarding Transfer of Property Tax Revenues Upon Annexation, Provision of Services and Other Matters," dated May 4, 1993 (the "Annexation Agreement").

2. Section 9 of the Annexation Agreement provides that with respect to the County Governmental Property (as defined) any county governmental use proposed for the property shall be subject to site development review in accordance with the City's zoning ordinance and that any other governmental uses are to be processed in accordance with the City's regulations.

3. In the Annexation Agreement, the parties also agreed: in concept that the infrastructure shall be constructed as necessitated by development and to accommodate reasonably projected development and that the costs of such infrastructure should be borne by the properties benefiting therefrom in proportion to the benefit received.

4. The County proposes to construct the Fire Training Center on the County Governmental Property (the "Project"), and, pursuant to the Annexation Agreement, the County has applied to the City for site development review approval (the "SDR").

5. Because the Project's end user will be the Alameda County Fire Department, a separate legal entity from the County, the City and the County dispute whether the project is a "COUNTY governmental use" (subject solely to City SDR review) or is a "governmental use other than COUNTY governmental use" under the Annexation Agreement.

6. Rather than resolving their differences in court or by other means, the parties desire to enter into this Agreement for the purposes of agreeing on the form that the City's review of the Project will take so as to avoid the need to interpret the Agreement, with the express intention that this Agreement applies solely to the Project and will have no effect whatsoever on future applications or interpretations of the Agreement.

7. During the processing of the SDR the City determined that certain conditions of approval should be imposed upon the Project, including obligations to pay the City's development impact fees, which fund infrastructure that serves the County Governmental Property and other property in the City. The City believes that the Annexation Agreement authorizes the imposition of such conditions on the County.

8. The County believes that many of the conditions that the City desires to impose on the Project, including the development fees, are neither authorized by the Annexation Agreement nor otherwise by law.

9. In order to expedite the processing of the Project and to avoid further disputes, the County has agreed, for purposes of this Project only, to subject itself to certain conditions of approval (attached as Exhibit A to this Agreement and incorporated herein by this reference) (the "Conditions"), which conditions include the payment of all City development impact fees for infrastructure, and the City is willing to agree to impose only the Conditions, provided that a reasonable means of enforcing the Conditions against the County is available to the City.

10. The County has produced a set of plans for the Project (the "Plans") dated October 2, 2024, which are on file with the Community Development Department.

11. The City typically enforces conditions of approval by refusing to issue further approvals, such as building permits and occupancy, until the conditions are satisfied, but the City does not have further approvals on this project.

12. To ensure that the City has adequate remedies to enforce the Conditions, the Parties desire to set forth their agreement that the Conditions may be enforced by specific performance.

NOW, THEREFORE, with reference to the foregoing recitals and in consideration of the mutual promises, obligations and covenants herein contained, the City and the County agree as follows:

AGREEMENT

Section 1. Conditional Approval of the Project; County Subject to the Conditions. The City hereby approves the Project, as described in the Plans, subject to the Conditions. The City's approval is strictly limited to what is shown in the Plans, and any changes or revisions require the further agreement of the City. City staff is authorized to approve changes or revisions to the Plans in accordance with the "Site Development Review Waiver" process described in section 8.104.030 of the Dublin Municipal Code and shall not be subject to a public hearing process. Without in any way consenting to the City's interpretation of the Annexation Agreement, the County agrees to be subject to the Conditions.

Section 2. Construction Permitting. The Parties agree that the County, given that the County, through its General Services Agency is developing the Project, shall serve as the building official for the purposes of permitting, inspection and authorization of occupancy, and shall serve as the engineer for the purposes of permitting related to grading, notwithstanding anything to the contrary in the Agreement. The County shall obtain all necessary permits and approvals from the City of Dublin Public Works Department for on-site stormwater treatment measures and any off-site improvements.

Section 3. Conditions May Be Enforced by Specific Performance. The Parties agree that, should the County refuse to comply with the Conditions, the City would not have adequate

remedies at law and that the City's remedy for such a breach is to bring a lawsuit to enforce the Conditions and seek an order of specific performance.

Section 3. Miscellaneous.

a. *Incorporation of Recitals and Introductory Paragraph.* The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

b. *Severability.* If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties. Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void, or unenforceable, either the City or the County may (in their sole and absolute discretion) terminate this Agreement by providing written notice of such termination to the other party.

c. *Construction.* This Agreement has been reviewed and revised by legal counsel for both the City and the County, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

d. *California Law.* This Agreement shall be construed and enforced in accordance with the laws of the State of California.

e. *Attorneys' Fees.* In any legal action or other proceeding brought by either party to enforce or interpret a provision of this Agreement including an action brought by the City to enforce the Conditions, the prevailing party is entitled to reasonable attorneys' fees and any other costs incurred in that proceeding in addition to any other relief to which it is entitled.

f. *Notices.* All notices required or provided for under this Agreement shall be in writing. Such notices shall be given to the Parties at their addresses set forth below:

If to the City, to:
Colleen Tribby
City Manager
City of Dublin
100 Civic Plaza
Dublin, CA 94568
Telephone: (925) 833-6650
Facsimile: (925) 833-6651

If to the County, to:
County of Alameda
Kimberly Gasaway
Director, General Services Agency
1401 Lakeside Drive, 10th Floor
Oakland, CA 94612
Telephone: (510) 208-9701

A party may change its address by giving notice in writing to the other party and thereafter all notices shall be addressed and transmitted to the new address. Notices shall be deemed given and received upon personal delivery, or if mailed, upon the expiration of forty-eight (48) hours after being deposited in the United States Mail. Notices may also be given by overnight courier which shall be deemed given the following day.

g. *Counterparts, Electronic Signatures.* This Agreement may be executed in multiple counterparts and counterpart signature pages may be assembled to form a single original document.

h. *Entire Agreement; Exhibits.* This Agreement consists of 4 pages and one exhibit which constitute in full, the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements of the Parties with respect to all or any part of the subject matter of this Agreement. The exhibits to this Agreement consist of the following: (a) Conditions of Approval of Site Development Review for the Fire Training Center.

1. *Waivers.* All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of the City and the County.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY OF DUBLIN _____ Colleen Tribby, City Manager	COUNTY OF ALAMEDA _____ President, Board of Supervisors
Attest: _____ Marsha Moore, City Clerk	Attest: _____ Clerk of the Board of Supervisors
Approved as to Form: _____ City Attorney	Approved as to Form: _____ County Counsel

Exhibit A

Conditions of Approval of Site Development Review for the Fire Training Center

	CONDITION TEXT	Respon. Agency	WHEN REQ'D- Prior to:
	PLANNING – GENERAL CONDITIONS		
1.	**Fees.** County shall pay all applicable fees including, but not limited to, Planning fees, Building fees, Traffic Impact Fees, TVTC fees, Dublin San Ramon Services District fees, Public Facilities fees, Dublin Unified School District School Impact fees, Fire Facilities Impact fees, Alameda County Flood and Water Conservation District (Zone 7) Drainage and Water Connection fees; or any other fee that may be adopted and applicable at the time a sitework or encroachment permit is issued.	City of Dublin, County Flood and Water Conservation District (Zone 7)	Sitework Permit or Encroachment Permit Issuance
	PLANNING – PROJECT SPECIFIC CONDITIONS		
2.	**Mitigation Monitoring Reporting Program.** County shall comply with the applicable mitigation measures of the 2023 Alameda County Fire Department Training Center Project Mitigated Negative Declaration (MND). The MND is on file with the Community Development Department.	Alameda County General Services Agency	On-going
3.	**Public Art.** County shall install public art on the project site in accordance with the County of Alameda Public Art Program. The value of the public art project shall include 1% of the construction costs for public art.	Alameda County General Services Agency	Prior to Occupancy
	PUBLIC WORKS GENERAL CONDITIONS		
4.	**Compliance.** A. County shall comply with the Subdivision Map Act, City of Dublin Title 7 Public Works Ordinance (with exception to references to the City of Dublin Building Code requirements), and the City of Dublin Public Works Standards and Policies; B. the most current requirements of the State Code Title 24, and the Americans with Disabilities Act with regard to accessibility; and C. all public improvements constructed by County and to be dedicated to the City are hereby identified as "public works" under Labor Code Section 1771. Accordingly, County, in constructing such	A. City of Dublin Public Works, B. Alameda County Public Works Agency, C. Departme	On-going

	improvements, shall comply with the Prevailing Wage Law (Labor Code. Sects. 1720 and following).	nt of Industrial Relations	
5.	**Clarifications and Changes to the Conditions.** In the event that there needs to be clarification to these Conditions of Approval, the City Engineer has the authority to clarify the intent of these Conditions of Approval to the County without going to a public hearing. The City Engineer also has the authority to make minor modifications to these conditions without going to a public hearing in order for the County to fulfill needed improvements or mitigations resulting from impacts of this project.	City of Dublin Public Works	On-going
6.	**Hold Harmless/Indemnification.** County shall defend, indemnify, and hold harmless the City of Dublin and its agents, officers, and employees from any claim, action or proceeding against the City of Dublin or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Dublin or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director, Zoning Administrator, or any other department, committee, or agency of the City, provided however, that the County's duty to so defend indemnify, and hold harmless shall be subjected to the City promptly notifying the County of any claim, action or proceeding and the City's full cooperation in the defense of such actions or proceedings.	Administration/ City Attorney	On-going
PUBLIC WORKS – AGREEMENTS			
7.	**Stormwater Management Maintenance Agreement.** County shall enter into an Agreement with the City of Dublin that guarantees the property owner's perpetual maintenance obligation for all stormwater management measures installed as part of the project, including those on-site and within the public right-of-way. In addition to stormwater management measures, drainage v-ditches, mitigation areas, and existing wetlands shall be included for reference, as applicable. Said Agreement is required pursuant to Provision C.3 of the Municipal Regional Stormwater NPDES Permit, Order No. R2-2022-0018, of	City of Dublin Public Works	Sitework Permit Issuance

	which the County and City are Permittees. Said permit requires the County and City to provide verification and assurance that all treatment devices within their jurisdiction will be properly operated and maintained. The Agreement shall be recorded against the property and shall run with the land.		
PUBLIC WORKS – PERMITS AND BONDS			
8.	**Encroachment Permit.** County shall obtain an Encroachment Permit from the City of Dublin Public Works Department for all construction activities within the public right-of-way.	City of Dublin Public Works	Encroachment Permit Issuance
9.	City of Dublin Public Works shall review and approve the Project source control, site design, as it relates or affects stormwater treatment and hydromodification management measures, and trash capture controls for on-site construction activities, as it relates to the implementation of stormwater management measures per Municipal Regional Stormwater NPDES Permit (MRP) Order No. R2 2022-0018. The City shall also conduct inspections of site design, source controls, trash capture controls, and stormwater treatment and hydromodification management measures during construction. The work covered by the Sitework Permit shall be limited to the matters listed in this Item 9, Items 44 – 53, and Item 56.	City of Dublin Public Works	Sitework Permit Issuance
10.	**Security.** County shall secure faithful performance security to guarantee improvements, as well as payment security, as determined by the City Engineer. (Note: Performance security for all off-site improvements shall remain in effect until one year after final inspection). Copies of the bonding documents for on-site and off-site improvements will be made available to City upon request. County shall not release security to the contractor prior to City's notice of completion and acceptance.	City of Dublin Public Works	Encroachment Permit Issuance
11.	**Permits from Other Agencies.** County shall obtain all permits and/or approvals required by other agencies and/or authorities having jurisdiction.	AHJs	As Needed
PUBLIC WORKS – SUBMITTALS			

12.	**Improvement Plan Submittal Requirements.** All submittals of off-site improvements plans shall comply with the requirements of the "City of Dublin Public Works Department Improvement Plan Submittal Requirements," the "City of Dublin Improvement Plan Review Check List," and current Public Works adopted design standards and details in effect upon the date of plan submittal. A complete submittal of improvement plans shall include all civil improvements, landscape plans, and all associated documents as required. County shall not piecemeal the submittal by submitting various components separately.	City of Dublin Public Works	Encroachment Permit Issuance
13.	**Improvement Plan Requirements from Other Agencies.** County will be responsible for submittals and reviews to obtain the approvals of all participating non-City agencies, including but not limited to: the Alameda County Fire Department and the Dublin San Ramon Services District.	AHJs	Encroachment Permit Issuance
14.	**Geotechnical Report.** County shall submit a Design Level Geotechnical Report as it relates to off-site work and stormwater treatment measure design, which includes street pavement sections, grading and additional information and/or clarifications as determined by the City Engineer.	City of Dublin Public Works	Sitework Permit Issuance
15.	**Approved Plan Files.** County shall provide the Public Works Department a PDF format file of approved site plans, including grading, improvement, landscaping and irrigation, joint trench and lighting.	City of Dublin Public Works	Sitework Permit and Encroachment Permit Issuance
16.	**Master Files.** County shall provide the Public Works Department a digital vectorized file of the master files, in a format acceptable to the City Engineer and all objects and entities in layers shall be colored by layer and named in English. All submitted drawings shall use the Global Coordinate System of USA, California, NAD 83 California State Plane, Zone III, and U.S. foot.	PW	Acceptance of Improvements
17.	**Environmental & Sustainability Files**. County shall provide the Public Works Department GIS shape files, provided in a format acceptable to the City, all MRP Provision C.3 stormwater features, trash capture devices,	City of Dublin Public Works/Environme	Acceptance of Improvements

	mitigation measures, wetlands, v-ditches and public waste containers as applicable.	ntal and Sustainability Division	
PUBLIC WORKS – EASEMENTS AND ACCESS RIGHTS			
18.	**Sidewalk Easements.** A public sidewalk easement shall be dedicated along the Gleason Road project frontage for any portion of public sidewalk outside of the public right-of-way. The easement shall include the portions of the ADA-compliant path at the driveway approach outside of the public right-of-way.	City of Dublin Public Works	Encroachment Permit Issuance
PUBLIC WORKS – STORM DRAINAGE & OTHER UTILITIES			
19.	**Storm Drain Inlet Markers.** All public and private storm drain inlets must be marked with storm drain markers that read: "No dumping, drains to creek," and a note shall be shown on the improvement plans. The markers may be purchased from the Public Work Department.	City of Dublin Public Works	Acceptance of Off-Site Improvements
20.	**Fire Hydrants.** Fire hydrant locations shall be approved by the Alameda County Fire Department. A raised reflector blue traffic marker shall be installed in the street opposite of each hydrant and shown on the signing and striping plan.	City of Dublin Public Works	Acceptance of Off-Site Improvements
21.	**Dry Utilities.** Should the County construct any gas, electric, telephone, cable TV, and communication improvements within the Project, they shall be approved by the relevant public utility and identified in the approved plans shared with City.	City of Dublin Public Works	Occupancy Acceptance of Off-Site Improvements
22.	**Dry Utility Locations.** All electric, telephone, cable TV, and communications utilities, within public right-of-way shall be placed underground in accordance with the City policies and ordinances. All utilities shall be located and provided within public utility easements or public services easements and sized to meet utility company standards.	City of Dublin Public Works	Acceptance of Off-Site Improvements
23.	**Utility Vaults and Boxes.** All utility vaults, boxes, and structures within the public right-of-way shall be underground and placed in landscaped areas and screened from public view. Off-site landscape drawings shall be submitted to the City showing the location of all utility vaults, boxes, and structures and adjacent landscape features and plantings as part of the approved plans. The	City of Dublin Public Works	Acceptance of Off-Site Improvements

	Joint Trench Plans for off-site shall be submitted along with the grading and/or improvement plans.		
PUBLIC WORKS- STREET IMPROVEMENTS			
24.	**Public Improvements.** The public improvements shall be constructed generally as shown on the 100% Bridging Documents – Drawings dated May 19, 2023.	City of Dublin Public Works	Encroachment Permit Issuance
25.	**Public Improvement Conformance.** All public improvements shall conform to the City of Dublin Standard Plans, current practices, and design requirements as approved by the City Engineer and listed in the City of Dublin Title 7 Public Works Ordinance.	City of Dublin Public Works	Encroachment Permit Issuance
26.	**Curb, Gutter & Sidewalk.** County shall remove and replace damaged, hazardous, or nonstandard curb, gutter and sidewalk along the project frontage. Contact the Public Works Department to mark the existing curb, gutter and sidewalk that will need to be removed and replaced.	City of Dublin Public Works	Encroachment Permit Issuance
27.	**Driveway Approach.** The proposed driveway along Gleason Drive shall be designed per City standards. The design shall include a reverse curve to smoothen the transition of the sidewalk behind the driveway. The ADA-compliant path behind the driveway shall be a minimum of 5 feet.	City of Dublin Public Works	Encroachment Permit Issuance
28.	**Street Restoration.** A grind and overlay with base repair will be required along the Gleason Drive project frontage as determined by the City Engineer	City of Dublin Public Works	Acceptance of Off-Site Improvements
29.	**Truck Turning Templates.** The final improvement plans should include turning templates for the largest vehicle entering and exiting the driveway on Gleason Drive. Any modifications to the medians, sidewalk, and driveways necessary to accommodate the turns should be reflected in the final design.	City of Dublin Public Works	Encroachment Permit Issuance
30.	**Visibility Triangle.** All improvements within the sight visibility triangle, including but not limited to walls and landscaping, shall be a maximum height of 30" from the roadway surface elevation at the nearest lane.	City of Dublin Public Works	Encroachment Permit Issuance
31.	**Traffic Signing and Striping.** County shall install all traffic signage, striping, and pavement markings to the	City of Dublin	Encroachment Permit Issuance

	frontage of the Project as required by the City Engineer. Signing plans shall show street names and stop signs and any other regulatory signage appropriate for the project. Striping plans shall show stop bars, lane lines and channelization, as necessary. Striping plans shall distinguish between existing striping to be removed and new striping to be installed. All striping shall be thermoplastic.	Public Works	
PUBLIC WORKS – CONSTRUCTION			
32.	**Erosion Control Implementation.** An Erosion and Sediment Control Plan shall be implemented between October 1st and April 30th. The City shall conduct inspections of construction phase best management practices to ensure compliance with the plan.	Alameda County Public Works Agency, City of Dublin Public Works	Start of Construction and On-going
33.	**Archaeological Finds.** If archaeological materials are encountered during construction, County shall follow the mitigation measures contained within the Initial Study/Mitigated Negative Declaration for the Project, which includes halting construction until a professional Archaeologist certified by the Society of California Archaeology (SCA) or the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation measures.	Alameda County General Services Agency	Start of Construction and On-going
34.	**Construction Activities.** Construction activities, including the idling, maintenance, and warming up of equipment, shall be limited to Monday through Friday, and non-City holidays, between the hours of 7:30 a.m. and 6:00 p.m. Should construction activities need to occur outside of these hours, the County shall notify the City Engineer 72 hours in advance.	Alameda County General Services Agency	Start of Construction and On-going
35.	**Temporary Fencing.** Temporary construction fencing shall be installed along the construction work perimeter to separate the construction area from the public. All construction activities shall be confined within the fenced area. Construction materials and/or equipment	Alameda County General Services Agency	Start of Construction and On-going

	shall not be operated/stored outside of the fenced area or within the public right-of-way unless approved in advance by the City Engineer.		
36.	**Construction Noise Management Plan.** County shall prepare a construction noise management plan that identifies measures to minimize construction noise on surrounding developed properties. The plan shall include hours of construction operation, use of mufflers on construction equipment, speed limit for construction traffic, haul routes and identify a noise monitor. Specific noise management measures shall be provided prior to project construction.	Alameda County General Services Agency	Start of Construction Implementation, and On-going as needed
37.	**Traffic Control Plan.** Closing of any existing pedestrian pathway and/or sidewalk during construction shall be implemented through a City-approved Traffic Control Plan and shall be done with the goal of minimizing the impact on pedestrian circulation.	City of Dublin Public Works	Start of Construction and On-going as needed
38.	**Construction Traffic Interface Plan.** County shall prepare a plan for construction traffic interface with public traffic on any existing public street. Construction traffic and parking may be subject to specific requirements by the City Engineer.	City of Dublin Public Works	Start of Construction; Implementation, and On-going as needed
39.	**Pest Control.** County shall be responsible for controlling any rodent, mosquito, or other pest problem due to construction activities.	Alameda County General Services Agency	On-going
40.	**Dust Control Measures.** County shall be responsible for watering or other dust-palliative measures to control dust as conditions warrant.	Alameda County Public Works Agency	Start of Construction; Implementation On-going as needed

41.	**Dust Control/Street Sweeping.** County shall provide adequate dust control measures at all times during the grading and hauling operations. All trucks hauling export and import materials shall be provided with tarp cover at all times. Spillage of haul materials and mud-tracking on the haul routes shall be prevented at all times. The County shall be responsible for sweeping of streets within, surrounding and adjacent to the project, if it is determined that the tracking or accumulation of material on the streets is due to its construction activities.	City of Dublin Public Works	During Grading and Site Work
42.	**Construction Traffic and Parking.** All construction-related parking shall be off-street in an area provided by the County.	Alameda County General Services Agency	Start of Construction and On-going
43.	**Grading Off-Haul.** The disposal site and haul truck route for any off-haul dirt materials shall be provided to the City Engineer upon request. If the County does not own the parcel on which the proposed disposal site is located, the County shall provide the City with a Letter of Consent signed by the current owner, approving the placement of off-haul material on their parcel. A Transportation Permit or Encroachment Permit may be required for the haul route, as determined by the City Engineer, which shall include a pre- and post-hauling survey of the pavement conditions. County shall be responsible for repairing damaged pavement due to hauling operations, as determined by the City Engineer.	City of Dublin Public Works	Start of Construction and On-going
PUBLIC WORKS – EROSION CONTROL & STORMWATER QUALITY			
44.	**Erosion Control Plan.** County shall provide the City with a copy of the erosion and sediment control plan as required by the County Public Works Agency Grading Permit with the Sitework Permit submittal. The plan includes design, location, and maintenance criteria of all erosion and sedimentation control measures. The plan shall also address site housekeeping best management practices. County shall be responsible for maintaining adequate erosion control measures within the County property and implementing best management practices	Alameda County Public Works Agency	Start of Site Grading

	and sediment and erosion control measures to prevent impact to the City storm drain system. The City will conduct construction phase inspections to ensure compliance with the sediment and erosion control plan.		
45.	**Stormwater Treatment.** Consistent with Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP) Order No. R2-2022-0018, the County shall submit documentation to the City for review and approval including construction drawings demonstrating all stormwater site design, source controls, treatment measures and hydromodification management measures are incorporated into the project, as applicable. Note: Per Provision C.3.b. ii. (2), replacement of all impervious surfaces, including sidewalks and any other portions of the public right-of-way that are developed or redeveloped as part of the Regulated Project, must include stormwater treatment and hydromodification management, as applicable.	City of Dublin Public Works, Alameda County Public Works Agency	Sitework Permit Issuance
46.	**Stormwater Source Control.** All applicable structural and operational stormwater source controls shall be implemented. Stormwater Source Controls shall include measures to prevent water or chemicals from firefighting training activities from entering the storm drain system.	City of Dublin Public Works and Environmental and Sustainability Division	Sitework Permit Issuance
47.	**Stormwater Maintenance Access.** County shall design and construct maintenance access to all stormwater management measures and mitigation swales, as appropriate. Maintenance access for equipment and personnel to overflow risers, cleanouts and other structures is required. The final number, location, width, and surfacing of maintenance access points from public or private streets is subject to review by the City Engineer and GHAD Engineer, as applicable.	City of Dublin Public Works/Environmental and Sustainability Division, Alameda County Public	Sitework Permit Issuance

		Works Agency	
48.	**NOI and SWPPP.** Prior to any clearing or grading, County shall provide the City evidence that a Notice of Intent (NOI) has been sent to the California State Water Resources Control Board per the requirements of the NPDES. A copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Public Works Department and be kept at the construction site.	City of Dublin Public Works, Alameda County Public Works Agency	Start of Any Construction Activities
49.	**SWPPP.** The Storm Water Pollution Prevention Plan (SWPPP) shall identify the Best Management Practices (BMPs) appropriate to the project construction activities. The SWPPP shall include the erosion and sediment control measures in accordance with the regulations outlined in the most current version of the Association of Bay Area Governments (ABAG) Erosion and Sediment Control Handbook or State Construction Best Management Practices Handbook. The County is responsible for ensuring that all contractors implement all storm water pollution prevention measures in the SWPPP.	City of Dublin Public Works, Alameda County Public Works Agency	SWPPP to be Prepared and Implemented Prior to Start of Construction and On-going, as needed
50.	**Stormwater Management Plan.** County shall submit to the City for review and approval by the City Engineer a Stormwater Management Plan. Approval is subject to the County providing the necessary plans, details, and calculations that demonstrate the plan complies with the standards issued by the San Francisco Bay Regional Water Quality Control Board and Alameda Countywide Clean Water Program. Landscape Based Stormwater Management Measures shall be irrigated and be on a separate irrigation controller from traditional landscape and meet WELO requirements.	City of Dublin Public Works	Sitework Permit Issuance
51.	**Stormwater Control Plan.** A narrative Stormwater Control Plan with sufficient detail to ensure the stormwater design, site plan, and landscaping plan are congruent shall be submitted for review and approval by the City Engineer. The Stormwater Control Plan shall	City of Dublin Public Works	Sitework Permit Issuance

	consist of a report and exhibit. Required details of the plan are available at https://dublin.ca.gov/1656		
52.	**Trash Capture.** The project must include appropriate full trash capture devices for both private and public improvements. Specific details on the trash capture devices selected are required on the construction plan set demonstrating how MRP Provision C.10 (trash capture) requirements are met. A list of approved full trash capture devices may be found at the California Stormwater Quality Association website at the following link: https://www.casqa.org/resources/trash/certified-full-capture-system-trash-treatment-control-devices. Please note that lead time for trash capture device delivery can be substantial. County shall plan accordingly.	City of Dublin Public Works	Sitework Permit Issuance
53.	**Hydromodification Management Standards.** This project is subject to hydromodification management requirements of the MRP (Provision C.3.g.). County shall demonstrate compliance with Provision C.3.g by using and submitting to the City the output from the Bay Area Hydrology Model (BAHM). The BAHM review worksheet is available for reference on the City's website at the following webpage: http://dublin.ca.gov/1656/	City of Dublin Public Works	Sitework Permit Issuance
PUBLIC WORKS – ON-SITE IMPROVEMENTS			
54.	**Project Signs.** All proposed monument signs shall be placed on private property. Signs should be located outside of any easement areas unless specifically approved by the City Engineer. Any signage allowed to be located in an easement is subject to removal and replacement at the expense of the County if required by the easement holder.	City of Dublin Public Works	Stormwater Development /Encroachment Permit Issuance
55.	**Garbage Truck Access**. County shall provide plans and details on anticipated garbage truck access and routes, in addition to example set-out diagrams for waste containers placement on garbage day demonstrating adequate space available for waste containers. Carts and bins shall not block street or driveway access.	City of Dublin Public Works/Environmental and Sustainab	Acceptance of Off-Site Improvements

		ility Division	
56.	**Waste Enclosure.** A waste enclosure meeting all requirements set forth in Dublin Municipal Code Section 7.98, including but not limited to providing a roof and a connection to the sanitary sewer to comply with MRP Provision C.3.c.i.(1)(a), shall be constructed. The improvement plans shall include details demonstrating that these requirements are met.	City of Dublin Public Works	Sitework Permit Issuance

-END-

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

PICTORAL RENDERINGS ARE FOR GRAPHIC REFERENCE ONLY

PROJECT DIRECTORY - DBE TEAM

OWNER/CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY
GSA CAPITAL PROGRAMS
1401 LAKESIDE DRIVE, SUITE 800
OAKLAND, CA 94612
(510) 208-9522
PATRICK LAM, SENIOR PROJECT MANAGER
PATRICK.LAM@ACGOV.ORG

DESIGN BUILDER

OVERAA CONSTRUCTION
200 PARR BOULEVARD
RICHMOND, CA 94801
(510) 234-0926

ARCHITECT

SHAH KAWASAKI ARCHITECTS
570 10TH STREET, SUITE 201
OAKLAND, CA 94607
(510) 663-6090

CIVIL ENGINEER / LANDSCAPE ARCHITECT

SIEGFRIED ENGINEERING, INC.
3428 BROOKSIDE ROAD
STOCKTON, CA 95219
(209) 943-2021

STRUCTURAL ENGINEER

ZFA STRUCTURAL ENGINEERS
1212 FOURTH ST., SUITE Z.
SANTA ROSA CA 95404
(707) 526-0992

MECHANICAL ENGINEER

N.V. HEATHORN
1980 OLIVERA RD SUITE C
CONCORD, CA 94520
(510) 569-9100
NVHEATHORN.COM

ELECTRICAL ENGINEER

EDWARD SCOTT ELECTRIC
500 W OHIO AVE, RICHMOND, CA 94804
(415) 206-7120
EDWARDWSCOTTELECTRIC.COM

PLUMBING ENGINEER

MATRIX HG
115 MASON CIR, CONCORD, CA 94520
(925) 459- 9200
MATRIXHGINC.COM

FIRE PROTECTION ENGINEER

BATTALION ONE
14755 CATALINA ST, SAN LEANDRO, CA 94577
(510) 650- 8075
BATTALIONONEFIRE.COM

LEED CONSULTANT

AR GREEN CONSULTING
1915 SACRAMENTO ST.
SAN FRANCISCO, CA 94109
(415) 559-0331

ACOUSTICAL/AV/TELECOMMUNICATIONS

SMITH, FAUSE & MCDONALD, INC.
351 6TH STREET
SAN FRANCISCO, CA 94103
(415) 255-9180

SPECIFICATION WRITER

JOHN RAEBER
443 GOLD MINE DRIVE
SAN FRANCISCO, CA 94131
(415) 920-2244

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L-3.0 LANDSCAOE DETAILS I
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L-3.2 LANDSCAPE DETAILS III
0-L3.2 PLANTS LIST AND NOTES
0-L5.0 LANDSCAPE DETAILS AND IMAGERY
0-L5.2 LANDSCAPE DETAILS
0-L5.3 PLANTING DETAILS

STRUCTURAL
0-S0.10 GENERAL NOTES AND SPECIFICATIONS
0-S1.10 TYPICAL CONCRETE DETAILS
0-S1.20 TYPICAL WOOD DETAILS
0-S1.21 TYPICAL WOOD DETAILS
0-S1.30 TYPICAL CFS ELEVATION AND CONNECTION DETAILS
0-S1.31 TYPICAL CFS SOFFIT & MISCELLANEOUS DETAILS
0-S1.40 TYPICAL CMU DETAILS
0-S2.10 FDN AND ROOF FRAMING PLANS - SITE STRUCTURES
1-S2.10 FOUNDATION PLAN - CLASSROOMS
1-S2.20 ROOF FRAMING PLAN - CLASSROOMS
2-S2.10 FOUNDATION AND 2ND FLOOR FRAMING PLAN - TOWER
2-S2.20 3RD, 4TH, 5TH, FLOOR/ROOF FRAMING PLAN - TOWER
2-S3.00 FOUNDATION DETAILS
2-S3.01 STEEL DETAILS
3-S2.10 SITE FRAMING PLANS AND DETAILS

ARCHITECTURE
A - 101 ARCHITECTURAL SITE PLAN
A - 102 TRASH ENCLOSURE DETAILS
A - 103 PUMP TEST PIT DETAILS
A - 104 PUBLIC ARTWORK CONCRETE FOUNDATION PROTOTYPE
A - 105 OUTDOOR SHADE CANOPY DETAILS

ARCHITECTURE CLASSROOM
A-1-121 FLOOR PLAN - CLASSROOM BLDG.
A-1-122 DIMENSION PLAN - CLASSROOM BLDG.
A-1-131 REFLECTED CEILING PLAN - CLASSROOM BLDG.
A-1-141 ROOF PLAN - CLASSROOM BLDG.
A-1-201 EXTERIOR ELEVATIONS - NORTH & SOUTH - CLASSROOM BLDG.
A-1-201A EXTERIOR ELEVATIONS - SOUTH - CLASSROOM BLDG.
A-1-202A EXTERIOR ELEVATIONS -NORTH - CLASSROOM BLDG.
A-1-202 EXTERIOR ELEVATION - EAST & WEST - CLASSROOM BLDG.
A-1-203 EXT. ELEV. (E) & (W) CLASSROOM BLDG.
A-1-204 EXT. ELEVATION SOUTH - EXTENDED
A-1-301 BUILDING SECTIONS - CLASSROOM BLDG.
A-1-311 WALL SECTIONS - CLASSROOM BLDG.
A-1-312 WALL SECTIONS - CLASSROOM BLDG.
A-1-313 WALL SECTIONS - CALSSROOM BLDG.
A-1-401 ENLARGED PLAN & INTERIOR ELEVATION - LOBBY
A-1-402 ENLARGED PLAN & INTERIOR ELEVATION - BREAK RM & RECEPTION
A-1-403 ENLARGED PLAN & INTERIOR ELEVATION - CLASSROOMS
A-1-404 ENLARGED PLAN & INTERIOR ELEVATIONS - TURNOUT ROOM
A-1-405 ENLARGED PLAN & INTERIOR ELEVATION - EXCERCISE ROOM
A-1-406 ENLARGED PLAN & INTERIOR ELEVATION - UTILITY & OFFICE STORAGE
A-1-407 ENLARGED PLAN & INTERIOR ELEVATION - MALE LOCKER ROOM
A-1-408 ENLARGED PLAN & INTERIOR ELEVATION - MALE LOCKER ROOM
A-1-409 ENLARGED PLAN & INTERIOR ELEVATION - WOMENS LOCKER ROOM
A-1-410 ENLARGED PLAN & INTERIOR ELEVATION - ALL GENDER ROOM
A-1-411 ENLARGED PLAN & INTERIOR ELEVATION - PUBLIC & JANITOR RM
A-1-801 EXTERIOR DETAILS
A-1-802 EXTERIOR DETAILS
A-1-803 EXTERIOR DETAILS
A-1-832 INTERIOR DETAILS
A-1-841 STOREFRONT SCHEDULES - CLASSROOM BLDG.
A-1-901 PARTITION TYPES - CLASSROOM BLDG.
A-1-921 DOOR SCHEDULES - CLASSROOM BLDG.
A-1-931 FINISH SCHEDULES - CLASSROOM BLDG.

ARCHITECTURE TRAINING TOWER
A-2-121 FIRST LEVEL FLOOR PLAN - TRAINING TOWER
A-2-122 SECOND LEVEL FLOOR PLAN - TRAINING TOWER
A-2-123 THIRD LEVEL FLOOR PLAN - TRAINING TOWER
A-2-124 FOURTH & FIFTH LEVEL FLOOR PLANS - TRAINING TOWER
A-2-131 FIRST & SECOND LEVEL RCP - TOWER BUILDING
A-2-132 THIRD, FOURTH, & FIFTH LEVEL RCP - TOWER BUILDING
A-2-141 STAIR TOWER ROOF PLAN - TRAINING TOWER
A-2-201 EXTERIOR ELEVATIONS - TRAINING TOWER
A-2-202 EXT. ELEVATIONS - TRAINING TOWER COLOR
A-2-301 BUILDING CROSS SECTIONS - TRAINING TOWER
A-2-701 ENLARGED STAIR PLANS / SECTIONS - TRAINING TOWER
A-2-801 ARCHITECTUAL DETAILS - TRAINING TOWER
A-2-802 ARCHITECTURAL DETAILS - TRAINING TOWER OPENINGS
A-2-803 ARCHITECTURAL DETAILS - TRAINING TOWER
A-2-921 WINDOW & DOOR SCHEDULES - TRAINING TOWER
A-2-931 FINISH SCHEDULES - TRAINING TOWER

ARCHITECTURE SCBA BLDG.
A-3-121 FLOOR PLAN, ROOF PLAN, RCP, SCBA BLDG.
A-3-201 EXTERIOR ELEV., BLDG SECTION, INT. ELEV. SCBA BLDG.
A-3-202 EXTERIOR ELEV. COLOR - SCBA BLDG.
A-3-801 SCHEDULES - SCBA BLDG.

PLUMBING
P-0-000 PLUMBING COVER SHEET
P-0-001 PLUMBING EQUIPMENT SCHEDULES
P-0-002 PLUMBING SITE PLAN
P-1-200 PLUMBING FLOOR PLAN - CLASSROOM BLDG - BELOW SLAB
P-1-210 PLUMBING FLOOR PLAN - CLASSROOM BLDG - LEVEL 1
P-1-220 PLUMBING ROOF PLAN - CLASSROOM BLDG - ROOF
P-1-310 DOMESTIC WATER PLAN - CLASSROOM BLDG - LEVEL 1
P-3-310 DOMESTIC WATER PLANS - SCBA BLDG
P-4-601 PLUMBING DETAILS
P-4-602 PLUMBING DETAILS
P-4-701 PLUMBING TITLE 24

MECHANICAL
0-BAS0.01 HVAC CONTROL SCHEMATICS
0-M0.01 HVAC LEGENDS AND ABBREVIATIONS
0-M0.02 HVAC SCHEDULES
0-M4.01 HVAC DETAILS
1-M2.01 LEVEL 1 HVAC FLOOR PLAN - CLASSROOM BUILDING
1-M2.02 ROOF HVAC PLAN - CLASSROOM BUILDING
3-M2.01 HVAC FLOOR PLAN - SCBA BUILDING

ELECTRICAL
E0.00 GENERAL NOTES, SHEET INDEX, LEGEND
E0.01 LUMINAIRE SCHEDULE
E0.02 ONELINE DIAGRAM
E1.10 SITE LIGHTING PLAN
E1.11 SITE PHOTOMETRIC CALCULATIONS
E1.12 SITE POWER PLAN
1-E2.10 CLASSROOM LIGHTING
1-E2.11 CLASSROOM POWER
2-E2.10 TRAINING TOWER LIGHTING/POWER
3-E2.10 SCBA LIGHTING/POWER

LOW VOLTAGE
TA-001 GEN. NOTES, SYMBOL, LEGEND, ABBR. & JBOX SCHEDULE
TA-002 SYMBOL SCHEDULE
TA-1-121 AUDIOVISUAL FIRST FLOOR PLAN - CLASSROOM BUILDING
TA-1-131 AUDIOVISUAL FIRST FLOOR RCP - CLASSROOM BUILDING
TN-001 GEN. NOTES, SYMBOL, LEGEND, ABBR. & JBOX SCHEDULE
TN-002 SYMBOL SCHEDULE
TN-0-101 COMMUNICATIONS SITE PLAN
TN-1-121 COMM FIRST FLOOR PLAN - CLASSROOM BUILDING
TN-1-131 COMM FIRST FLOOR RCP - CLASSROOM BUILDING
TN-1-401 COMM. TELECOM/SERVER CLOSET 1-110 ENL. PLAN & RCP
TN-901 DETAILS - DEVICES
TN-902 DETAILS - RACK R15
TN-903 DETAILS - RACK R28
TN-904 DETAILS - INTERIOR FASTENING
TN-905 DETAILS - COMMUNICATIONS VAULT
TN-906 DETAILS - COMMUNICATIONS VAULT
TN-907 TRENCH SECTIONS
TN-908 DETAILS - FIRESTOPPING
TY-001 GEN. NOTES, SYMBOL, LEGEND, ABBR. & JBOX SCHEDULE
TY-002 SYMBOL SCHEDULE
TY-0-101 ELECTRONIC SECURITY SYSTEMS SITE PLAN
TY-1-121 ESS FIRST FLOOR PLAN - CLASSROOM BUILDING
TY-1-131 ESS FIRST FLOOR RCP - CLASSROOM BUILDING
TY-701 ACCESS CONTROL SINGLE LINE DIAGRAM
TY-702 SURVEILLANCE VIDEO SYSTEM FUNCTIONAL DIAGRAM
TY-901 DETAILS - ELEC. SECURITY SYS. ACCESS CONTROL
TY-902 DETAILS - VIDEO SUREILLANCE SYSTEMS

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

APPLICABLE CODES:

2022 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS)
2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS, PART 1)
2022 CALIFORNIA BUILDING CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS, PART 2)
2022 CALIFORNIA ELECTRICAL CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS, PART 3)
2022 CALIFORNIA MECHANICAL CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS, PART 4)
2022 CALIFORNIA PLUMBING CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS, PART 5)
2022 CALIFORNIA ENERGY CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS, PART 6)
2022 CALIFORNIA FIRE CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS, PART 9)
2022 GREEN BUILDING STANDARDS CODE (CALGREEN) (TITLE 24, CALIFORNIA CODE OF REGULATIONS, PART 11)
2022 CALIFORNIA REFERENCE STANDARDS CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS, PART 12)

AERIAL CONTEXT AND SITE VICINITY MAP

GENERAL NOTES

1. DEFINITIONS

A. "TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED
B. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATIONS
C. "PROVIDE" MEANS TO FURNISH AND INSTALL
D. "FURNISH" MEANS TO FURNISH, AND OTHERS TO INSTALL

2. DIMENSIONING RULES

A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF FINISH UNLESS OTHERWISE NOTED
B. DIMENSIONS NOTED "HOLD", "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED
C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT OR UNLESS NOTED (+/-)
D. DIMENSIONS TO THE EXTERIOR WALL ARE TO THE OUTSIDE FACE OF STUD UNLESS OTHERWISE NOTED
E. VERTICAL DIMENSIONS FOR CASEWORK, TOILET ACCESSORIES, HANDRAILS AND GUARDRAILS ARE FROM THE FINISHED FLOOR, UNLESS OTHERWISE NOTED
F. DO NOT SCALE DRAWINGS. IF CONTRACTOR IS UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION
G. DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED IN FIELD" BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION

3. THE ORIGINAL OF THESE DRAWINGS MEASURE 30" X 42". IF THE SHEETS IN USE ARE SMALLER THAN THE ORIGINAL SHEETS HAVE BEEN REDUCED IN SIZE AND THE SCALE MUST BE REDUCED ACCORDINGLY

4. REPETITIVE ITEMS NOTED IN ONE CONDITION ARE TO BE PROVIDED COMPLETE IN ALL SIMILAR CONDITIONS

5. DETAILS ARE KEYED TO REPRESENTATIVE LOCATIONS ONLY AND APPLY TO ALL SIMILAR CONDITIONS

6. SIGNAGE AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. A SEPERATE SIGNAGE SUBMISSION AND PERMIT WILL BE REQUIRED.

7. ALL ONSITE LIGHTING WILL COMPLY WITH THE 1FC STANDARD AND WILL HAVE NO UPLIGHTING/SKYLOAD. PHOTOMETRIC STUDY WILL BE PROVIDED WITH THE DESIGN DEVELOPMENT SUBMISSION

PROJECT INFORMATION

APN:	986-5-38--16
PROJECT NAME:	ALAMEDA COUNTY FIRE TRAINING CENTER
BUILDING AREAS:	
- EXISTING:	NONE
- CLASSROOM:	7,791 SF
- TRAINING TOWER:	5,741 SF
- SCBA BUILDING:	915 SF
SITE IMPROVEMENT:	140,875 SF
JURISDICTION:	COUNTY OF ALAMEDA
PARKING REQUIREMENTS:	(2) ACCESSIBLE STALLS REQD. PER CBC 11B-208 (8) EV CAPABLE SPACES REQUIRED PER CGBSC TABLE 5.106.5.3.1 (2) EV CHARGING SPACES (EVCS) REQUIRED PER CGBSC TABLE 5.106.5.3.1 (1) ACCESSIBLE EVCS REQD. PER CBC 11B-228.3
FIRE SPRINKLERED:	YES (CLASSROOM & SCBA BUILDINGS ONLY)
USE OCCUPANCY:	
CLASSROOM:	A-3 "ASSEMBLY" B "BUSINESS"
TRAINING TOWER:	LIVE FIRE TRAINING STRUCTURE PER NFPA 1402. THIS STRUCTURE IS A NON-OCCUPIED STRUCTURE USED FOR THE SOLE PURPOSE OF TRAINING ABLE-BODIED FIRE DEPARTMENT AND LAW ENFORCEMENT PERSONNEL. THIS STRUCTURE IS NOT DESIGNED TO ACCOMODATE THE GENERAL PUBLIC AND AS SUCH IS NOT DESIGNED IN CONFORMANCE WITH ACCESS AND BUILDING CODES FOR CIRCULATION, EXITING, OR LIFE SAFETY.
ZONING:	PD (PLANNED DEVELOPMENT)
TOTAL BUILDING STORIES:	
- CLASSROOM:	1
- TRAINING TOWER:	5
- SCBA BUILDING:	1

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
R1	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
COVER SHEET

Drawing No.
A-000

SKA Project Number: 24702

NOT FOR CONSTRUCTION

ABBREVIATIONS

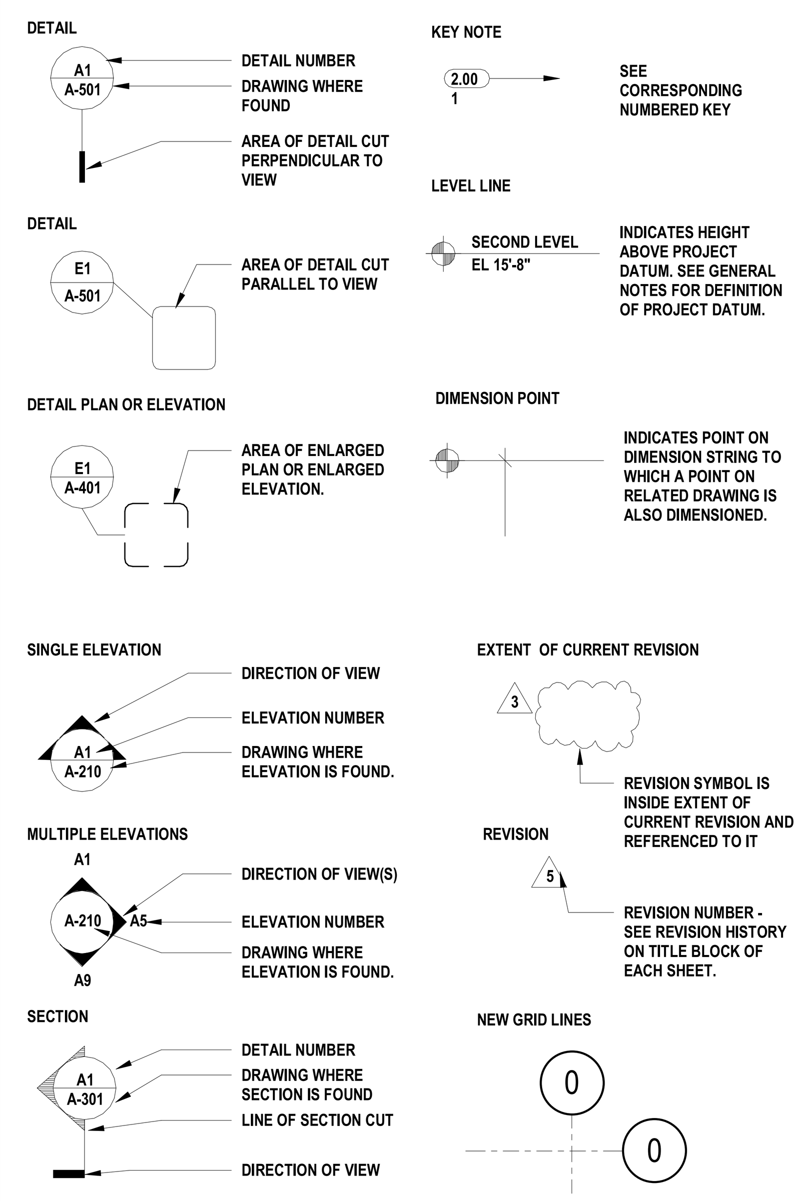
<	ANGLE (DEGREES)
#	POUND / NUMBER
&	AND
(E)	EXISTING
(N)	NEW
@	AT
AB	ANCHOR BOLT
ACOUS	ACOUSTICAL
ADD	ADDENDUM
ADD'L	ADDITION
ADJ	ADJACENT / ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
BD	BOARD
B/T	BETWEEN
BEV	BEVELED
BLDG	BUILDING
BLK'G	BLOCKING
BM	BEAM
BO	BOTTOM (OF)
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CFMF	COLD FORMED METAL FRAMING
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTERSINK
d	PENNY (NAILS)
DEG	DEGREES
DEMO	DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER / DISPOSAL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG(S)	DRAWING(S)
(E)	EXISTING
EA	EACH
EB	EXPOSED BOLT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSED / ENCLOSURE
ENTR	ENTRANCE
EP	ELECTRIC PANEL BOARD
EPT	EXTERIOR PAINT
EQ	EQUAL
EQUIP	EQUIPMENT
ETC	ETCETERA
EXT	EXTERIOR
EXTR	EXTRUDED
F/F	FACE TO FACE
FA	FIRE ALARM
FAB	FABRICATE
FAP	FIRE ALARM PANEL
FB	FLAT BAR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIC	FURNISHED & INSTALLED BY CONTRACTOR
FIN	FINISH(ED)
FIO	FURNISHED & INSTALLED BY OWNER
FIXT	FIXTURE
FL	FLOOR LINE
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FACE OF
FOB	FACE OF BUILDING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRM'G	FRAMING
FT	FOOT / FEET
FTG	FOOTING

GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GB-24	24" LONG GRAB BAR
GB-36	36" LONG GRAB BAR
GB-42	42" LONG GRAB BAR
GC	GENERAL CONTRACTOR
GFT	GROUND FAULT INTERRUPT
GL	GLASS / GLAZING
GND	GROUND
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
H/C	HANDICAPPED
HDR	HEADER
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPC	HIGH PERFORMANCE COATING
HT	HEIGHT
ID	INSIDE DIAMETER / DIMENSION
IN	INCH
INCAND	INCANDESCENT
INFO	INFORMATION
INT	INTERIOR
INV	INVERT
J-BOX	JUNCTION BOX
KO	KNOCKOUT
KP	KICK PLATE
LED	LIGHT EMITTING DIODE (LIGHT FIXTURE)
LIN	LINEAR
LL	LIVE LOAD
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
LWC	LIGHTWEIGHT CONCRETE
M&S	MIRROR & SHELF
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MBM	METAL BUILDING MANUFACTURER
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
(N)	NEW
N/A	NOT APPLICABLE
NEC	NECESSARY
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O/	OVER
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER / DIMENSION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OPPOSITE HAND
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
P.L.	PROPERTY LINE
PC	PRECAST CONCRETE
PERF	PERFORATED
PL	PLATE
PLAS	PLASTER
PLY	PLYWOOD
PR	PAIR
PSI	POUNDS PER SQUARE INCH
PT	POINT / PRESSURE TREATED
PTD	PAINT / PAINTED
PVDF	POLYVINYLIDENE FLUORIDE

R&S	ROD & SHELF
RAD	RADIUS
RB	RUBBER BASE / RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RDWD	REDWOOD
REF	REFERENCE
REQ'D	REQUIRED
REST	RESTROOM
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
SAD	SEE ARCHITECTURAL DRAWINGS
SAF	SELF ADHERED FLASHING
SASM	SELF ADHERING SHEET MEMBRANE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SCW	SOLID CORE WOOD
SED	SEE ELECTRICAL DRAWINGS
SECT	SECTION
SF, SQ FT	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREW
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SSM	SOLID SURFACE MATERIAL
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD & SEE TELECOM DRAWINGS
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE / STRUCTURAL
STS	SELF-TAPPING SCREW
SURR	SURROUND
SUSP	SUSPENDED
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
THRU	THROUGH
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOP	TOP OF PLATE OR PARAPET
TOS	TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UL	UNDERWRITERS LABORATORIES INC.
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
V	VOLTS
VAR	VARIES
VB	VINYL BASE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VM	VENDING MACHINE
VP	VENEER PLASTER
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE (STRUCTURAL STEEL)
WNDW	WINDOW
WO	WHERE OCCURS
WP	WORK POINT / WATERPROOF
WR	WATER RESISTANT
WRB	WEATHER-RESISTANT BARRIER
WSCT	WAINSCOT
X	BY

REFERENCE SYMBOLS

REFERENCE SYMBOLS INDICATE THAT ADDITIONAL INFORMATION CONCERNING THE PART OF THE WORK REFERENCED MAY BE FOUND AT THE LOCATION INDICATED BY THE SYMBOL AND AS DESCRIBED BELOW.



GENERAL SCOPE OF WORK

THE WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

- THE ALAMEDA COUNTY FIRE TRAINING CENTER BRIDGING DOCUMENTS, DESCRIBE THE BASIS OF DESIGN, DESIGN INTENT AND PROGRAM REQUIREMENTS FOR THE DESIGN/BUILD CONSTRUCTION OF A NEW FIRE TRAINING CENTER CONSISTING OF A NEW APPROXIMATELY **7,791** SF CLASSROOM/ADMINISTRATION BUILDING, A NEW APPROXIMATELY **5,741** SF FIVE STORY FIRE TRAINING TOWER, A NEW APPROXIMATELY **915** SF SCBA/RESTROOM BUILDING, A NEW APPROXIMATELY **636** SF TRELLIS STRUCTURE, A NEW APPROXIMATELY **1,480** SF RETRACTABLE AWNING, AND APPROXIMATELY **140,875** SF OF ASSOCIATED SITE IMPROVEMENTS. THE WORK INCLUDES DESIGN AND INSTALLATION OF CONNECTIONS FOR NEW UNDERGROUND ELECTRICAL, WATER, SEWER, FIRE WATER, STORM DRAIN, AND TELECOMMUNICATION SYSTEMS AND PARKING LOT IMPROVEMENTS, SITE LIGHTING, ACCESSIBLE PATHS OF TRAVEL, SITE DRAINAGE IMPROVEMENTS, GRADING AND PAVING, NEW SECURITY FENCING AND GATES, STRIPING, SIGNAGE LANDSCAPING AND OTHER WORK NECESSARY FOR A COMPLETE AND FULLY OPERATIONAL FIRE TRAINING CENTER FACILITY.
- REFER TO THE RFP/BRIDGING DOCUMENTS FOR MINIMUM REQUIREMENTS & DESIGN INTENT FOR THE PROJECT NOT SHOW HEREIN.
- COUNTY OF ALAMEDA STANDARD FORM OF AGREEMENT BETWEEN OWNER & CONTRACTOR
- COUNTY OF ALAMEDA GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
- *SOIL INVESTIGATION REPORT,* PREPARED BY ROCKRIDGE GEOTECHNICAL ENGINEERS, DATED MARCH 1, 2021.
- PROVISION OF ALL REQUIRED ARCHITECTURE, ENGINEERING AND SPECIALITY CONSULTANT CONSTRUCTION DOCUMENT AND PERMITTING SERVICES UTILIZING MOST RECENTLY ADOPTED REVIT SOFTWARE NECESSARY TO SECURE APPROVED PERMITS AND ENTITLEMENTS FROM ALL JURISDICTIONAL AGENCIES REQUIRED FOR CONSTRUCTION OF THE WORK.
- LEED SILVER CERTIFICATION FOR NEW CONSTRUCTION FOR ALL OCCUPIED BUILDINGS
- PERMIT FACILITATION, COORDINATION AND APPROVALS
- COMPLIANCE, RECORD KEEPING AND AUDIT COORDINATION WITH COUNTY OF ALAMEDA PROJECT LABOR AGREEMENTS (PLA)
- PROVISION OF ALL LABOR, MATERIALS, EQUIPMENT, INSURANCE AND PROFIT & OVERHEAD COSTS
- PROVISION OF GEOTECHNCIAL ENGINEERING SERVICES
- PROVISION OF TOPOGRAPHIC SURVEY SERVICES
- VERIFICATION FOR ACCURACY AND COMPLETENESS OF (E) UTILITY DRAWINGS PROVIDED BY COUNTY
- PROVISION OF QUALIFIED ADEQUATE NUMBERS OF STAFF AND TRADES PEOPLE TO COMPLETE THE WORK PER THE APPROVED PROJECT SCHEDULE
- BUILDING PERMITS AND FEES
- CONTINUOUS ON-SITE SUPERVISION OF THE WORK BY A QUALIFIED PROJECT SUPERINTENDENT
- PROJECT MANAGEMENT, SCHEDULING, INSPECTIONS, TESTING COORDINATION
- SUBCONTRACTOR SCHEDULING AND COORDINATION
- COVID CONSTRUCTION SAFETY PROTOCOLS COMPLYING WITH ALAMEDA COUNTY GUIDELINES, IMPLEMENTED AND MANAGED BY THE GENERAL CONTRACTOR
- ONSITE WEEKLY JOB SITE OWNER, ARCHITECT, CONTRACTOR (OAC) MEETINGS
- COORDINATION WITH NEIGHBORING PROPERTY OWNERS TO MINIMIZE DISRUPTION TO ONGONG COUNTY OR CITY OPERATIONS AND DISTURBANCE TO NEARBY RESIDENTS.
- PROVISION OF CONSTRUCTION STAGING AND PARKING AREAS
- COORDINATION, MANAGEMENT AND SCHEDULING WITH PG&E OF ALL PG&E RELATED ENGINEERING, PERMITS AND THE INSTALLATION OF PG&E WORK. DBE TO VERIFY SWITCHGEAR IS AVAILABLE ON-SITE WITH 325A OF POWER
- COORDINATION OF COUNTY OF ALAMEDA BUILDING & PLANNING DEPARTMENT AND PUBLIC WORKS INSPECTIONS.
- COORDINATION AND SCHEDULING OF THE PUBLIC ART IN ACCORDANCE WITH THE COUNTY'S PUBLIC ART ORDINANCE. THE PUBLIC ART DESIGNED BY OTHERS WILL BE MOUNTED ON CONCRETE FOUNDATIONS WITH INTEGRAL STEEL FRAMES (FRAME SYSTEMS) PROVIDED BY THE DBE. THE ART SHALL BE INSTALLED BY THE ARTIST. DBE TO COORDINATE AND INSTALL THE LOCATIONS OF THE PUBLIC ART FRAME SYSTEMS SO AS NOT TO CONFLICT WITH THE CONCRETE BIO-SWALE BASIN, LANDSCAPE IRRIGATION SYSTEM, ANY BELOW GRADE UTILITIES AND PROPOSED STREET TREE LOCATIONS. FINISHED FRAME SYSTEM AND PUBLIC ART INSTALLATION WILL BE FINE GRADED AND MULCHED TO SEAMLESSLY BLEND INTO THE LANDSCAPE IMPROVEMENTS BY THE DBE. DBE SHALL COMMUNICATE, COORDINATE, SCHEDULE WITHIN THE CPM CONSTRUCTION SCHEDULE AND ALLOW THE PUBLIC ARTIST TEAM ON SITE TO INSTALL AND COMPLETE THE PUBLIC ART INSTALLATION DURING THE CONSTRUCTION OF THE PROJECT.
- COORDINATION WITH AT&T OF LOW VOLTAGE REQUIREMENTS.
- PROTECTION OF NEIGHBORING BUILDINGS, PAVING, SIDEWALKS, CURBS, GUTTERS, LANDSCAPING & SITE FEATURES THAT ARE NIC TO THIS CONTRACT FROM CONSTRUCTION DAMAGE, DIRT, DUST OR DEBRIS
- ACQUISITION OF ENCROACHMENT PERMITS FROM THE CITY OF DUBLIN
- MATERIAL HANDLING, MATERIAL PROTECTION, SCHEDULING AND COORDINATION OF ALL MATERIAL SUPPLIERS AND SUBCONTRACTORS TO ENSURE THE ORDERLY PROGRESS OF THE WORK
- COORDINATION AND SCHEDULING OF THE WORK COVERED BY SEPARATE BUILDING PERMITS OR BY OTHER SUBCONTRATORS ASSOCIATED WITH THE CONSTRUCTION OF THE WORK.
- PROVISION OF JOB SITE TEMPORARY MODULAR OFFICE TRAILER, POWER, WATER & PORTABLE TOILETS FOR CONSTRUCTION PURPOSES
- PROVISION OF A 6' HIGH TEMPORARY JOB SITE CHAIN LINK FENCE WITH GREEN VISUAL SCREEN FABRIC SURROUNDING THE ENTIRE AREA OF WORK WITH 12' MIN.VEHICLE GATE AT EXISTING CURB CUT ON GLEASON DRIVE.
- CUTTING AND PATCHING
- EXISTING UTILITY PROTECTION, CAPPING & RELOCATION
- DEACTIVATION, CAPPING, REMOVAL & SAFEING OF EXISTING PRESSURIZED GAS, WATER, AND POWER PIPING, VALVES, METERS AND ASSOCIATED SYSTEMS
- EROSION & STORM WATER RUNOFF CONTROL
- SHORING & JOB SITE SAFETY
- DEWATERING AND LEGAL STORAGE & DISPOSAL OF ALL PUMPED GROUND AND RAIN WATER FROM EXCAVATIONS
- MISC. SITE & EXISTING BUILDING AND FOUNDATIONS DEMOLITION AND REMOVAL OF DEBRIS
- REPAIR IN-KIND EXISTING SURFACES TO BE RETAINED THAT ARE DAMAGED BY THE DEMOLITION OR CONSTRUCTION PROCESS
- SITE PREPARATION INCLUDING SITE DEMOLITION, CLEARING, GRUBBING
- WINTERIZATION OF SITE TO ALLOW FOR CONSTRUCTION OF WORK DURING INCLEMENT WEATHER
- SITE EXCAVATION, MATERIAL MOVEMENT, COMPACTION & LEGAL OFF-SITE DISPOSAL OF SPOILS
- PROVISION, PLACEMENT AND COMPACTION OF ENGINEERED FILL MATERIALS
- FINE FINISHING GRADING
- REINFORCED VEHICULAR CONCRETE PAVING WITH INTEGRAL ROLLED CONCRETE CURBS & GUTTERS
- AC PAVING
- CONCRETE SLAB ON GRADE EXTERIOR PAVING
- TRENCHING, BACK FILLING, RECOMPACTION AND REPAVING
- CMU TRASH ENCLOSURE WITH GATES, STEEL FRAMED ROOF, AND WELDED WIRE MESH SCREENS
- NEW CONCRETE CURBS, RETAINNG WALLS, SIDEWALKS AND DRAINAGE WAYS
- PROTECTION OF THE SITE AND WORK FROM RAIN AND WEATHER DURING CONSTRUCTION
- EXTERIOR CONCRETE FLAT WORK, WALKWAYS AND FOUNDATIONS
- CONNECTION TO EXISTING SEWER, WATER, FIRE WATER AND STORM DRAIN SYSTEMS
- UNDER PAVEMENT UTILITY PIPING SLEEVES
- WORK UNDER CITY STREETS AND NEW MANHOLE INSTALLATIONS AS REQUIRED
- NEW FIRE SPINKLER RISER CONNECTION TO CITY WATER MAIN IN STREET
- NEW LANDSCAPING, PLANT MATERIALS AND AUTOMATIC IRRIGATION SYSTEM
- DRAINAGE IMPROVEMENTS INCLUDING SWALES, STORM DRAIN PIPES, RIPRAP OUTLETS, BIOFILTRATION FEATURES
- PROVISION OF ACCESSIBLE PATH OF TRAVEL TO THE BUILDINGS FROM THE PARKING LOT AND PUBLIC RIGHT OF WAY & REQUIRED STRIPING & SIGNAGE
- NEW ELECTRICAL SERVICE INCLUDING ALL PANEL BOARDS, SWITCH GEAR AND SUBPANELS, CONDUITS AND CONDUCTORS FROM EXISTING PG&E IN-GROUND SERVICE TO NEW INTERIOR MOUNTED METER MAIN
- NEW POLE MOUNTED PARKING LOT LIGHTING SYSTEM
- NEW CMU SITE WALLS WITH PLASTER FINISH
- NEW CHAINLINK SECURITY FENCING AND ELECTRONIC SECURITY GATES
- BUILDING FOUNDATION SYSTEMS
- BUILDING STRUCTURAL SYSTEMS
- BUILDING ENVELOPE SYSTEMS INCLUDING DOORS, WINDOWS, STAIRWAYS, STOREFRONT SYSTEMS WITH ASSOCIATED HARDWARE, AND ACCESS CONTROL SYSTEMS
- BUILDING INTERIOR FINISHES AND TENANT IMPROVEMENT SYSTEMS
- TRAINING TOWER CLASS A BURN ROOM THERMAL LINING AND FIRE BRICK FLOOR SYSTEMS
- TRAINING TOWER VENT AND PUNCHDOWN PROPS, VERTICAL OPENINGS, PARTITIONS, PARTITION CLOSING SYSTEMS AT CEILING LINE, FLOOR DRAINAGE SYSTEMS, SAFETY RAILING SYSTEMS, ROOFTOP RAPPEL ANCHORS, STAIRWAYS, SAFETY LINE ANCHORS AND DOOR & WINDOW SYSTEMS
- BUILDING MECH., ELEC., PLUMBING, HVAC, FIRE LIFE SAFETY AND LOW VOLTAGE SYSTEMS
- BUILDING TELECOMMUNCIATIONS, RADIO, SECURITY AND AV SYSTEMS INCLUDING ALL REQUIRED CABLING, JUNCTION BOXES, TERMINATION POINTS, PATCH PANELS AND DATA RACKS FOR TESTED, CERTIFIED, COMPLETE AND FULLY OPERATIONAL SYSTEMS.
- FULL HEIGHT STEEL PERSONNEL LOCKERS AND TURNOUT GEAR LOCKERS
- ALL APPLIANCES
- STANDBY ELECTRICAL GENERATOR WITH DIESEL FUEL BELLY TANK AND REQUIRED AUTOMATIC TRANSFER SWITCH AND CONNECTIONS
- ROUGH AND FINISH ELECTRICAL, LIGHTING, & LIGHTING CONTROL SYSTEMS INCLUDING ALL REQUIRED CONNECTIONS TO ROOF TOP PHOTOVOLTAIC SYSTEMS
- SOLAR PHOTOVOLTAIC SYSTEM TO OFFSET 80% OF CLASSROOM BUILDING'S ELECTRICAL POWER CONSUMPTION. DBE TO DESIGN & SIZE SYSTEM ACCORDINGLY. DBE TO VERIFY WITH COUNTY ANY PROVISIONS FOR OPTIONAL BATTERY STORAGE UNITS
- INTERIOR ROLLER SHADES
- BUILDING MONUMENT SIGNAGE, BUILDING ADDRESS AND ROOM IDENTIFICATION SIGNAGE AND OTHER CODE REQUIRED SIGNAGE SYSTEMS
- EXTERIOR AND INTERIOR FINISHES AS INDICATED ON THE DRAWINGS
- DAILY & FINAL PROJECT CLEAN UP
- PREPARATION OF AS-BUILT RECORD DRAWINGS FOR COUNTY REVIEW, APPROVAL AND USE
- PROJECT CLOSE OUT, COMPLETION OF PUNCH LISTS, SECURING OF FINAL INSPECTION APPROVALS & CERTIFICATE OF OCCUPANCY BY COUNTY OF ALAMEDA, CITY OF DUBLIN & ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES

CITY OF DUBLIN SITE REQUIREMENTS:

THE DESIGN BUILD ENTITY (DBE) SHALL COORDINATE, DOCUMENT, AND SECURE APPROVALS FROM JURISDICATIONAL AGENCIES, AND CONSTRUCT AS REQUIRED THE FOLLOWING MINIMUM SITE REQUIREMENTS:

- INVESTIGATE EXISTING SIDEWALK, CURB AND GUTTER, AND CURB RAMPS FOR ANY DEFICIENCIES WITH RESPECT TO CURRENT ACCESSIBILITY STANDARDS. REMOVE AND REPLACE NON-COMPLIANT EXISTING FEATURES. BRING ALL FOUND DEFICIENCIES INTO COMPLIANCE.
- SUBMIT TO THE COUNTY AND CITY OF DUBLIN HYDROLOGY AND HYDRAULIC CALCULATIONS TO CONFIRM THE PROPOSED STORM DRAIN CONNECTION FROM THE PROPERTY LINE CLEANOUT TO STORM DRAIN MAIN IS ADEQUATELY SIZED TO SERVE THE DEVELOPMENT.
- SUBMIT TO THE COUNTY AND CITY OF DUBLIN A STORMWATER REQUIREMENTS CHECKLIST AND INCORPORATE APPLICABLE MEASURES INTO PROJECT PLANS. THE CHECKLIST CAN BE DOWNLOADED FROM THE CITY'S WEBSITE AT: HTTP://DUBLIN.CA.GOV/1656/STORMWATER-DEVELOPMENT-SUBMITTAL-REQUIRE.
- PROVIDE A DETAILED EROSION AND SEDIMENT CONTROL PLAN WITH THE GRADING PLAN SUBMITTAL TO THE COUNTY AND CITY OF DUBLIN THAT SHALL CONTAIN THE "CLEAN BAY BLUEPRINT," WHICH CAN BE FOUND ON THE CITY OF DUBLIN WEBSITE AT THE FOLLOWING ADDRESS: HTTP://WWW.DUBLIN.CA.GOV/DOCUMENTCENTER/VIEW/13531
- PREPARE AND SUBMIT A STORMWATER MANAGEMENT PLAN TO THE COUNTY SHOWING HOW C.3 AND C.10 REQUIREMENTS ARE MET. INDICATE HOW THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT REQUIREMENTS SHALL BE MET IN THE CONSTRUCTION DOCUMENTS. THE STORMWATER MANAGEMENT PLAN SHALL DELINEATE DRAINAGE MANAGEMENT AREAS (DMAS) AND INCLUDE CORRESPONDING C.3 CALCULATIONS FOR EACH DMA.
- DEMONSTRATE TO THE COUNTY AND CITY OF DUBLIN HOW THE FOLLOWING SOURCE STORM WATER CONTROL FEATURES ARE MITIGATED IN THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING FACILITY ELEMENTS:
  A. METAL ROOFS – COAT ALL METAL ROOFS, INCLUDING GALVANIZED ROOFS, WITH RUST-INHIBITIVE PAINT.
  B. FIRE SPRINKLER – FIRE SPRINKLER TEST WATER DISCHARGE SHALL BE TO AN APPROPRIATELY SIZED LANDSCAPE AREA OR SANITARY SEWER. FOR LANDSCAPE DISCHARGE, REFER TO THE CITY OF DUBLIN FIRE SPRINKLER TEST WATER FACT SHEET, WHICH CAN BE DOWNLOADED FROM THE CITY WEBSITE AT: HTTPS://DUBLIN.CA.GOV/1656/DEVELOPMENT-PERMITS-STORMWATE-REQUIRE
  C. MISCELLANEOUS DRAIN OR WASH WATER – DRAIN CONDENSATE FROM AIR CONDITIONING UNITS TO APPROPRIATELY SIZED LANDSCAPING AREAS OR SANITARY SEWERS.
- PROVIDE PLANTS WITHIN THE BIO-RETENTION AREAS AND FLOW THROUGH PLANTERS WHICH ARE CONSISTENT WITH THE DUBLIN CLEAN WATER PROGRAM PRE-APPROVED LIST.
- DESIGN AND CONSTRUCT BIO-RETENTION AREAS TO BE FLAT, TO ALLOW EVEN DISTRIBUTION OF RUNOFF. PROVIDE TOP OF SOIL ELEVATIONS AND REMOVE SLOPES ON THE GRADING PLAN AS NEEDED.
- PROVIDE AND INSTALL APPROVED FULL TRASH CAPTURE DEVICES TO MEET MRP PROVISION C.10 REQUIREMENTS. APPROPRIATE STORMWATER MANAGEMENT MEASURES (E.G., TRASH CAPTURE, TREATMENT, HYDROMODIFICATION, AS REQUIRED) MUST BE INSTALLED WITH EACH PHASE OF THE PROJECT. TEMPORARY FACILITIES ARE NOT PERMITTED.
- PROVIDE STORMWATER TREATMENT SYSTEMS TO MANAGE STORMWATER RUNOFF FROM ANY IMPERVIOUS SURFACE CREATED/REPLACED IN THE PUBLIC RIGHT OF WAY AS PART OF THE PROJECT, INCLUDING ADA CURB RAMPS, SIDEWALK SECTION REPLACEMENT, CURB/GUTTER REPLACEMENT, ETC.
- COMPLY WITH SB 1383 PROCUREMENT REQUIREMENTS, INCLUDING, ALL MULCH AND COMPOST USED IN STORMWATER MANAGEMENT MEASURES AND GENERAL LANDSCAPE AREAS SHALL MEET SB 1383 REGULATORY REQUIREMENTS. MULCH MUST MEET OR EXCEED THE PHYSICAL CONTAMINATION, MAXIMUM METAL CONCENTRATION, AND PATHOGEN DENSITY STANDARD IN SQUARE FEET OR LAND APPLICATION SPECIFIED IN 14 CCR 17852(A) (24.5) (A)1 THROUGH 3.
- KEEP AND MAINTAIN A COPY OF ALL RECORDS PERTAINING TO THE PROCUREMENT OF SB COMPLIANT COMPOST AND MULCH. PROVIDE TO THE COUNTY OF ALAMEDA PUBLIC WORKS DEPARTMENT RECORDS INDICATING THE TOTAL COMPOST AND MULCH PROCURED OR USED, THE QUANTITY OF COMPOST (TONS OR CUBIC YARDS) AND MULCH (TONS) PROCURED FROM EACH FACILITY OR ENTITY, FACILITY OR VENDOR INCLUDING INFORMATION (NAME OF FACILITY, ADDRESS, CONTACT INFORMATION), A GENERAL DESCRIPTION OF HOW THE COMPOST AND/OR MULCH WAS USED, AND WHERE COMPOST AND MULCH WAS USED DEMONSTRATING PROCUREMENT.
- PROTECT EXISTING FIRE HYDRANTS, SIDEWALK ELECTRIC VAULT ACCESS PANELS, AND OTHER EXISTING FEATURES WITHIN THE PUBLIC RIGHT OF WAY NOT DESIGNATED FOR REPLACEMENT OR RENEWAL FROM DAMAGE FROM CONSTRUCTION ACTIVITIES.
- DBE SHALL MEET AND COORDINATE WITH THE CITY OF DUBLIN'S EXCLUSIVE WASTE HAULER, AMADOR VALLEY INDUSTRIES. THE DBE WILL ADDRESS THE FOLLOWING REQUIREMENTS AS PART OF THE CIVIL ENGINEERING SITE DESIGN DOCUMENTATION PROCESS TO ENSURE THE PROPERTY TRASH MANAGEMENT PLAN IS SERVICABLE.
  1. PREPARE GARBAGE TRUCK ACCESS DIAGRAMS FOR THE FACILITY AND PROVIDE TURNING RADIUS ANALYSIS INDICATING ACCEPTABLE VEHICLE PATHS OF TRAVEL ON-SITE AND FOR TRUCK INGRESS & EGRESS TO THE PROPERTY.
  2. PROVIDE A WRITTEN PROPERTY TRASH MANAGEMENT PLAN FOR THE PROJECT.

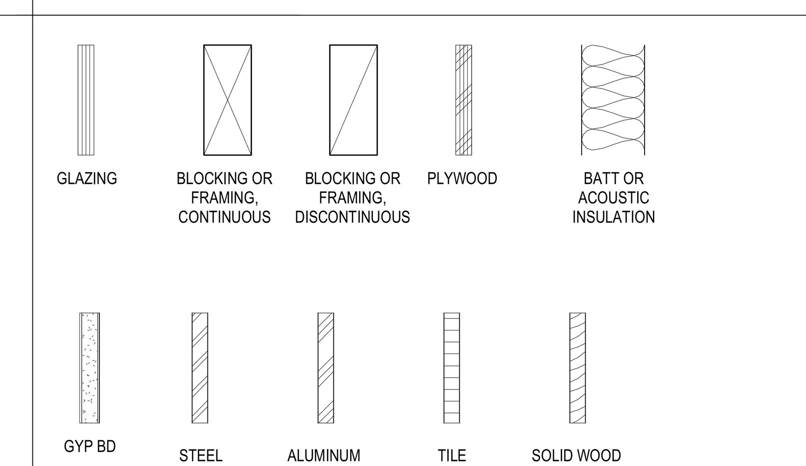
DEFERRED APPROVALS

DEFERRED SUBMITTAL ITEMS, LISTED BELOW, ARE DEPICTED IN THE CONTRACT DOCUMENTS TO SHOW DESIGN INTENT AND RELATIONSHIPS WITH OTHER BUILDING COMPONENTS AND SYSTEMS. CONTRACTOR SHALL PROVIDE COMPLETE DESIGN AND STRUCTURAL CALCULATIONS FOR DEFERRED SUBMITTAL ITEMS. CONTRACTOR TO INCORPORATE THE REVIEW AND APPROVAL TIME FOR DEFERRED SUBMITTALS IN THE PROJECT SCHEDULE. IF THE CONTRACTOR PROPOSES DEVIATIONS FROM THE SHOWN DESIGN INTENT, THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL EFFORT, MATERIALS, AND DESIGN AT NO ADDITIONAL COST.

DEFERRED SUBMITTALS SHALL BE SUBMITTED ACCORDING TO SPECIFICATION REQUIREMENTS, AND INCLUDE STRUCTURAL CALCULATIONS STAMPED/SIGNED BY A LICENSED CA ENGINEER WHERE APPLICABLE. SUBMIT FULLY COORDINATED DEFERRED SUBMITTALS TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW. AFTER DESIGN TEAM REVIEW, A SUBMITTAL SHALL BE MADE TO THE COUNTY AHJ AND OTHER APPROVAL AGENCIES FOR FINAL REVIEW AND APPROVAL, WHICH SHALL INCLUDE A LETTER STATING THAT REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE WITH NO EXCEPTIONS. ALL OF THIS IS TO BE COMPLETED PRIOR TO FABRICATION AND INSTALLATION.

1. FIRE SPRINKLER SYSTEM SHOP DRAWINGS, CALCULATIONS AND EQUIPMENT DATA. PER 2022 CALIFORNIA BUILDING CODE, AND REQUIRED TO MEET NFPA 13
2. FIRE UNDERGROUND SERVICES LINES, CONNECTIONS AND FIRE HYDRANTS DATA, FIRE FLOW AND EQUIPMENT PERMIT
3. FIRE ALARM, INCLUDING SENSORS, ALARM DEVICES SMOKE CONTROL SYSTEMS AND MONITORING EQUIPMENT SHOP DRAWINGS AND EQUIPMENT DATA AS INDICATED IN TECHNICAL MANUAL/SPECIFICATIONS AND NFPA 13.
4. GENERATOR, FUEL TANK AND ASSOCIATED EQUIPMENT OPERATIONS PERMIT. PERMIT SUBMITTAL TO BAAQMD.
5. METAL STAIRS AT TRAINING TOWER
6. SHOP FABRICATED WOOD TRUSSES
7. CURTAIN WALL/STOREFRONT GLAZING & ASSEMBLIES IN EXCESS OF 10 FEET
8. TRASH ENCLOSURE GATE, VEHICULAR SWING GATE, PEDESTRIAN GATES, STEEL FENCING AND RELATED FOOTINGS
9. OVERHEAD SECTIONAL DOOR
10. LIGHT GAGE METAL FRAMING
11. SITE LIGHT POLE, FLAGPOLE, AND BOLLARD LIGHT FIXTURE FOOTINGS
12. SUSPENDED GYPSUM BOARD AND ACOUSTIC CEILING SYSTEMS

MATERIALS LEGEND



CITY ENGINEER'S STAMP

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

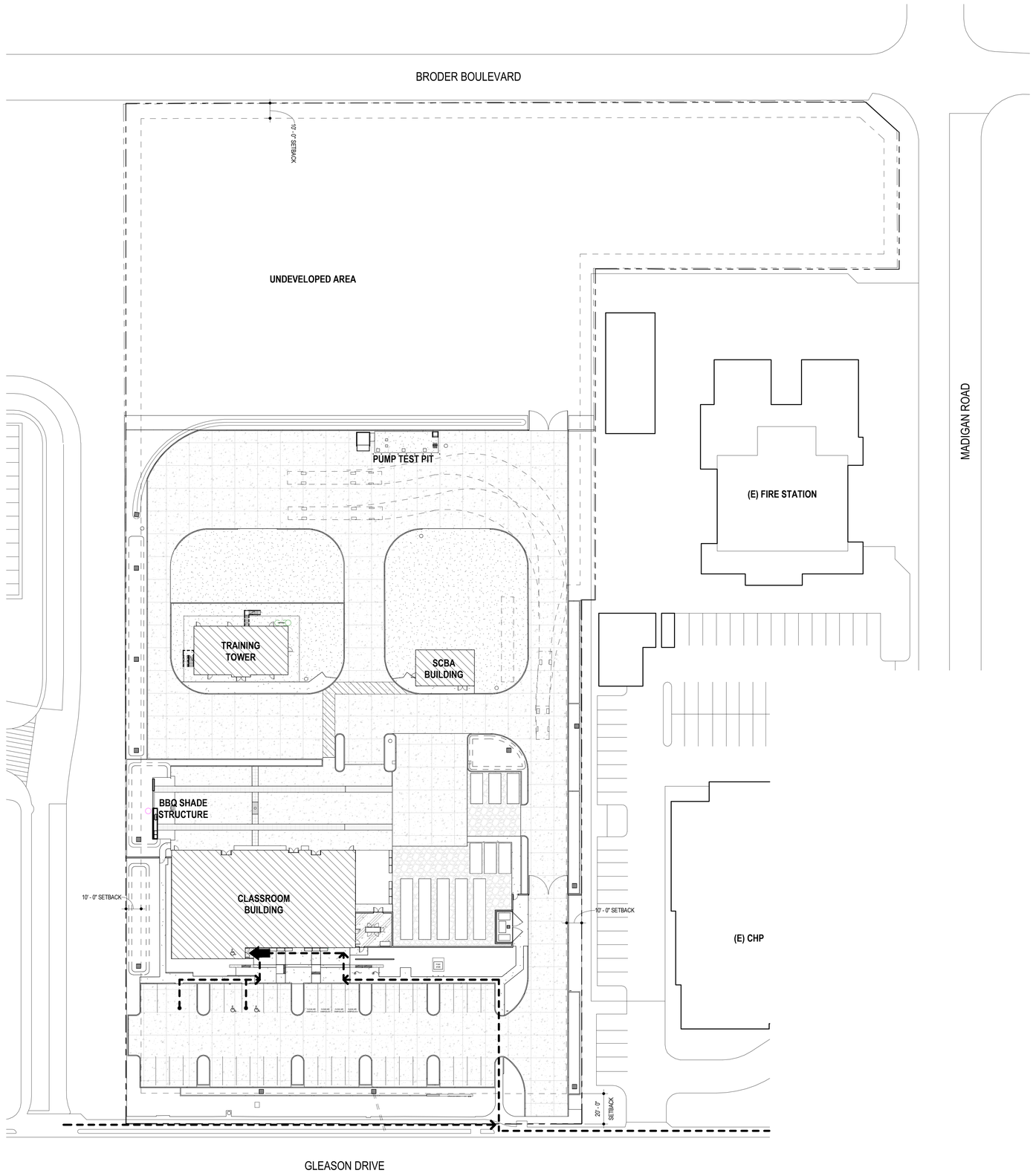
PROJECT INFORMATION, GENERAL NOTES, GENERAL SCOPE OF WORK

Drawing No.

A-001

SKA Project Number: 24702

NOT FOR CONSTRUCTION



SITE PLAN CODE DIAGRAM A4

RE: A4/ A-2-201 1" = 30'-0"

GENERAL NOTES

1. ACCESSIBLE ROUTE TO BE 5% MAXIMUM RUNNING SLOPE WITH 2% MAXIMUM CROSS SLOPE PER CBC 11B-402.2. S.C.D.
2. VEHICLE PARKING SPACE AND ACCESS AISLE TO BE NO STEEPER THAN 1:48 SLOPE PER CBC 11B-502.3.
3. SEE CIVIL SHEET C3.0 FOR STRIPING PLAN.
4. SEE ARCHITECTURAL SITE PLAN (A-101) FOR SITE SIGNAGE & SIGNAGE DRAWINGS FOR ACCESSIBLE PARKING SIGNAGE LOCATIONS, SIZES, AND GRAPHICS

SITE PLAN LEGEND

- PROPERTY LINE (SEE CIVIL DRAWINGS FOR LIMITS OF WORK)
- ZONING ORDINANCE BUILDING SETBACK LINE (NOT APPLICABLE FOR PD ZONING)
- NEW BUILDING FOOTPRINT
- CONCRETE VEHICULAR PAVING, SCD
- CONCRETE PEDESTRIAN SIDEWALK PAVING, SCD
- ASPHALT VEHICULAR PAVING, SCD

LEGEND

- ACCESSIBLE ENTRY
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE BUILDING ENTRANCE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
CODE, EGRESS & ACCESSIBILITY SITE PLAN

Drawing No.
A-011

SKA Project Number: 24702

NOT FOR CONSTRUCTION

PROJECT INFORMATION

GENERAL: SEE ADDITIONAL INFORMATION ON SHEETS A-000 AND A-001

ACCESSORS PARCEL NUMBER: 986-5-38-16

BUILDING AREAS:
- EXISTING: NONE
- CLASSROOM: 7,791 SF
- TRAINING TOWER: 5,741 SF
- SCBA BUILDING: 915 SF

SITE IMPROVEMENT: 140,875 SF

JURISDICTION: COUNTY OF ALAMEDA

PARKING REQUIREMENTS: (2) ACCESSIBLE STALLS REQUIRED PER CBC 11B-208
(1) ACCESSIBLE EVCS REQUIRED PER CBC 11B-228.3

FIRE SPRINKLERED: YES (CLASSROOM & SCBA BUILDINGS ONLY)

USE OCCUPANCY:
CLASSROOM: A-3 "ASSEMBLY"
B "BUISINESS"

TRAINING TOWER: LIVE FIRE TRAINING STRUCTURE PER NFPA 1402.
THIS STRUCTURE IS NON-OCCUPIED STRUCTURE USED FOR THE SOLE PURPOSE OF TRAINING ABLE-BODIED FIRE DEPARTMENT PERSONNEL. THIS STRUCTURE IS NOT DESIGNED TO ACCOMODATE THE GENERAL PUBLIC AND AS SUCH IS NOT DESIGNED IN CONFORMANCE WITH ACCESS AND BUILDING CODES FOR CIRCULATION, EXITING, OR LIFE SAFETY.

ZONING: PD (PLANNED DEVELOPMENT)

TOTAL BUILDING STORIES:
- CLASSROOM: 1
- TRAINING TOWER: 5
- SCBA BUILDING 1

CHAPTER 11B ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING
ALL PORTIONS OF THE BUILDING SHALL COMPLY WITH THIS CHAPTER, INCLUDING SITE ACCESS, PUBLIC LOBBY, OFFICES, RESTROOMS, LOCKER ROOMS, TRAINING ROOMS, EXERCISE ROOM, ETC.

CODE SUMMARY

GENERAL NOTE: CODE SUMMARY BASED ON THE 8,012 SF CLASSROOM BUILDING ONLY. THE 5,741 SF TRAINING TOWER & 915 SF SCBA BUILDING ARE EXCLUDED.

APPLICABLE CODES
2022 CALIFORNIA BUILDING CODE PART 2, VOLUME 1 AND 2
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN)
2022 CALIFORNIA REFERENCE STANDARDS CODE

NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2022 EDITION
NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2022 EDITION
NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2019 EDITION
NFPA 20, STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2022 EDITION
NFPA 30, FLAMMABLE AND COMBUSTIBLE LIQUID CODE, 2022 EDITION
NFPA 72, NATIONAL FIRE ALARM SIGNALING CODE, 2022 EDITION
NFPA 80, FIRE DOORS AND OTHER OPENING PROTECTIVES, 2022 EDITION
NFPA 1221, STANDARD FOR THE INSTALLATION, MAINTENANCE, AND USE OF EMERGENCY SERVICES COMMUNICATIONS SYSTEMS, 2022 EDITION ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

ACCESSIBILITY REQUIREMENTS GOVERNED BY
AMERICANS WITH DISABILITIES ACT (ADA), TITLE II,
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2019 CALIFORNIA BUILDING CODE, PART 2, VOLUME 1, CHAPTER 11B

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATIONS
OCCUPANCY GROUPS

GROUP	DESCRIPTION	SECTION	AREA
A-3	ASSEMBLY GROUP	SECTION 303.4	2,542 SF
B	BUSINESS GROUP	SECTION 304.1	5,470 SF
S-2	STORAGE	SECTION 311.3	522 SF (OUTDOOR, COVERED)
	BUILDING TOTAL		8,012 SF (NOT INCLUDING S-2)

TYPE OF CONSTRUCTION:III-B

FIRE PROTECTION SYSTEM: S (WITHOUT AREA INCREASE)
THE BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC 903

CHAPTER 4 PLUMBING FIXTURES AND FIXTURE FITTINGS
SEE BRIDGING DOCUMENTS, SHEET G-A0.22

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS
NO SEPARATION OF OCCUPANCIES IS REQUIRED PER 508.3, 508.3.3

ALLOWABLE HEIGHT AND AREA BASED ON THE MOST RESTRICTIVE OCCUPANCY, GROUP A-3 PER CBC 508.3.2

ALLOWABLE HEIGHT (CBC TABLE 504.3)	PROPOSED HEIGHT
75 FT	30' - 0" (AT TOP OF HIGH PARAPET)
ALLOWABLE STORIES (CBC TABLE 504.4)	**PROPOSED STORIES**
2 STORIES	1 STORY
ALLOWABLE AREA (CBC TABLE 506.2)	**PROPOSED AREA**
28,500 SF	8,012 SF

CODE SUMMARY, CON'T

CHAPTER 6 TYPES OF CONSTRUCTION
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

FOR CONSTRUCTION TYPE II-B

BUILDING ELEMENT	FIRE RESISTIVE RATING REQUIREMENTS
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NON BEARING WALLS & PARTITIONS	
EXTERIOR - SEE TABLE 705.5	SEE BELOW
INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS PER CBC TABLE 705.5:

EXTERIOR WALL	FIRE SEPARATION DISTANCE	RATING REQ. FOR GROUPS A-3, B, S-2, TYPE II-B
NORTH	X ≥ 30	0
EAST	X ≥ 30	0
SOUTH	X ≥ 30	0
WEST	X ≥ 30	0

CHAPTER 9 FIRE PROTECTION SYSTEMS
903.2.1.3 GROUP A-3: AN AUTOMATED SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903 SHALL BE PROVIDED THROUGHOUT ALL THE BUILDING WITH A GROUP A-3, B AND S-2 FIRE AREAS.

TRAVEL DISTANCE TO A FIRE EXTINGUISHER: 75 FEET MAX PER CBC TABLE 906.3(1)

CHAPTER 10 GENERAL MEANS OF EGRESS AND OCCUPANT LOAD
TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT, NUMBER OF EXITS REQUIRED PER 1006.2

OCCUPANCY TYPE	AREA	LOAD FACTOR	OCCUPANTS	EXITS REQUIRED	EXITS PROVIDED
ASSEMBLY (A-3)	2,151 SF	15	145	2	2
BUSINESS (B)	3,377 SF	150	23	1	4
STORAGE (S-2)	696 SF	300	3	1	3

COMMON PATH OF EGRESS TRAVEL DISTANCE PER CBC TABLE 1006.2.1 (W/SPRINKLER):
A-3 75 FT B: 100 FT S-2: 100 FT

CBC 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
EXCEPTION 2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

EXIT DOORWAY SEPERATION DISTANCE PER CBC 1007.1.1 EXCEPTION 2:

REQ. MINIMUM	PROVIDED
1/3 OF OVERALL BUILDING DIAGONAL (157' / 3 = 52' - 4")	64' - 8"
DIAGONAL FOR A-3 OCCUPANCY	84' - 8 1/2"
DIAGONAL FOR B OCCUPANCY	103' - 2"
DIAGONAL FOR S-2 OCCUPANCY	32' - 4"

CBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE PER CBC TABLE 1017.2 (W/SPRINKLER):

OCCUPANCY TYPE	DISTANCE
ASSEMBLY, A-3	250 FT
BUSINESS, B	300 FT
STORAGE, S-2	400 FT

PLUMBING FIXTURE CALCULATIONS (CPC TABLE 4-1 AND 422.1)

OCCUPANTS	AREA (SF)	LOAD FACTOR	
GROUP B, BUSINESS	677	150	5
GROUP B, FITNESS	714	50	15
GROUP A-3, ASSEMBLY	2,347	30	79

GROUP B, BUSINESS

	OCCUPANTS	REQ'D	PROVIDED
WATER CLOSET (F)	10	1	1
WATER CLOSET (M)	10	1	1*
URINAL (M)	10	1	1
LAVATORY (F)	10	1	1
LAVATORY (M)	10	1	2
SERVICE SINK	20	1	0

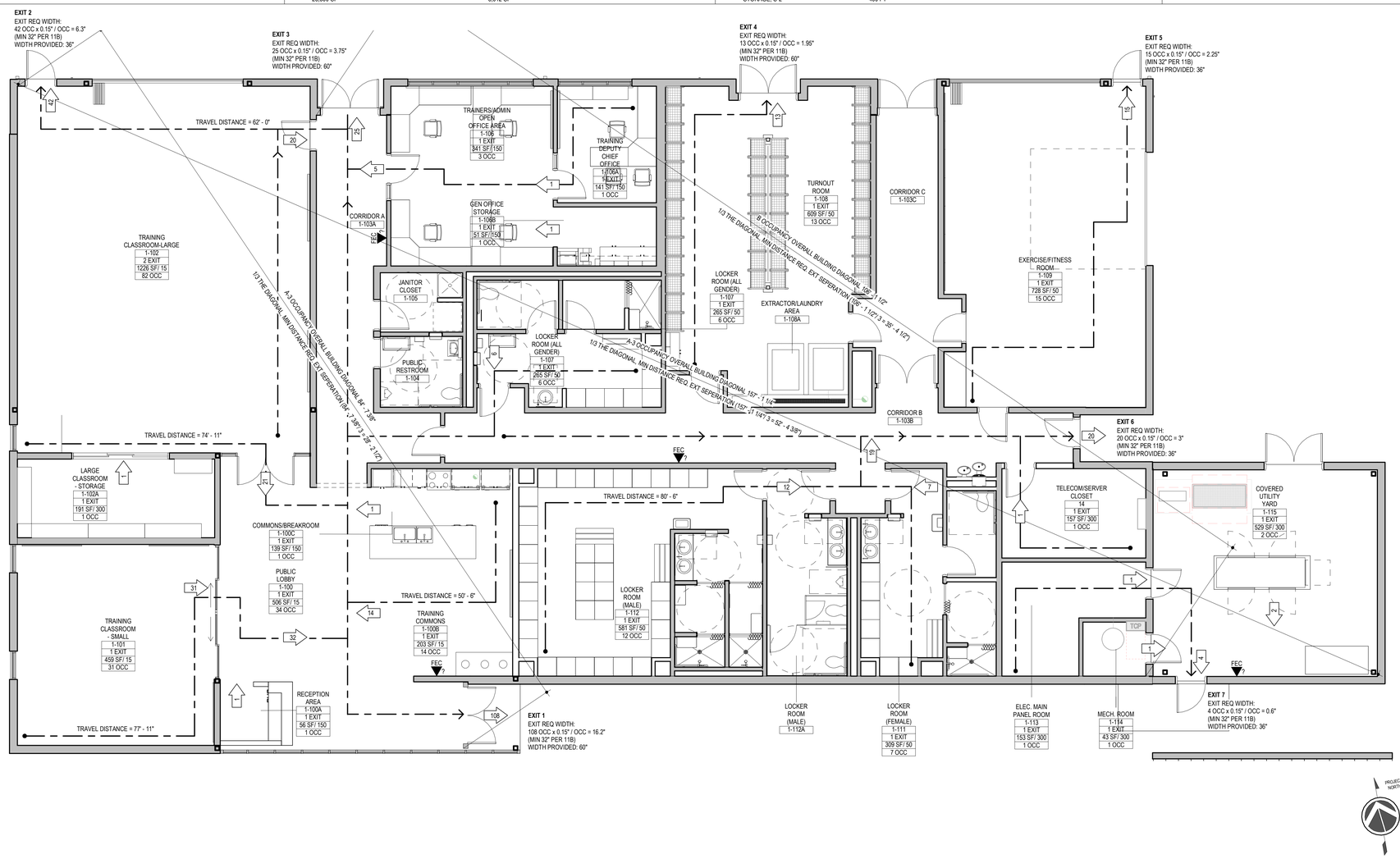
GROUP A-3, ASSEMBLY

	OCCUPANTS	REQ'D	PROVIDED
WATER CLOSET (F)	40	2	2*
WATER CLOSET (M)	40	1	3*
URINAL (M)	40	1	1
LAVATORY (F)	40	1	4*
LAVATORY (M)	40	1	5*
SERVICE SINK	40	1	1

BUILDING TOTAL

	OCCUPANTS	REQ'D	PROVIDED
WATER CLOSET (F)	50	3	3*
WATER CLOSET (M)	50	2	4*
URINAL (M)	50	2	2
LAVATORY (F)	50	2	5*
LAVATORY (M)	50	2	7*
SERVICE SINK	100	2	1
SHOWERS (F)	50	0	2*
SHOWER (M)	50	0	3*
DRINKING FOUNTAIN	100	1	2

* INCLUDES FAM FIXTURES DOUBLE COUNTED IN GENDER NEUTRAL RESTROOMS. (TOTAL GENDER NEUTRAL FIXTURES = 2 WC, 3 LAV, 1 SHOWER) - CPC 422.1.1



CODE DIAGRAM - FLOOR PLAN 1
RE: A4/ A-2-201 3/16" = 1'-0"

LEGEND

- Name / 101 / 2 EXIT / 150 SF/ 150 / 1 OCC — ROOM NUMBER; MIN. NUMBER OF REQ EXITS; AREA DIVIDED BY LOAD FACTOR; MAX. OCCUPANT LOAD
- ACCESSIBLE ENTRY
- 12 — OCCUPANT EXIT LOAD
- PATH OF EGRESS
- FEC R — FIRE EXTINGUISHER CABINET, SEE DETAIL TYPE TAG
- EXIT LIGHT/SIGN: SED — ARROW DIRECTION; SIGN ORIENTATION; WALL MOUNT WO
- ACCESSIBLE BUILDING ENTRANCE

ACCESSIBLE REQUIRED CLEARANCES

CLEAR | PUSH | PULL | RADIUS | WC | LAV

CLEAR FLOOR AREA AT DOORS, SEE

AREA SCHEDULE - BUILDING - AREA OCCUPANCY -...

ROOM NO.	ROOM NAME	AREA	LOAD FACTOR	OCC. LOAD
1-100	PUBLIC LOBBY	506 SF	15	34
1-100A	RECEPTION AREA	56 SF	150	1
1-100B	TRAINING COMMONS	203 SF	15	14
1-100C	COMMONS/BREAKROOM	139 SF	150	1
1-101	TRAINING CLASSROOM - SMALL	459 SF	15	31
1-102	TRAINING CLASSROOM-LARGE	1226 SF	15	82
1-102A	LARGE CLASSROOM - STORAGE	191 SF	300	1
1-106	TRAINERS/ADMIN OPEN OFFICE AREA	341 SF	150	3
1-106A	TRAINING DEPUTY CHIEF OFFICE	141 SF	150	1
1-106B	GEN OFFICE STORAGE	51 SF	150	1
1-107	LOCKER ROOM (ALL GENDER)	265 SF	50	6
1-108	TURNOUT ROOM	609 SF	50	13
1-109	EXERCISE/FITNESS ROOM	728 SF	50	15
1-111	LOCKER ROOM (FEMALE)	309 SF	50	7
1-112	LOCKER ROOM (MALE)	581 SF	50	12
1-113	ELEC. MAIN PANEL ROOM	153 SF	300	1
1-114	MECH. ROOM	43 SF	300	1
1-115	COVERED UTILITY YARD	529 SF	300	2
14	TELECOM/SERVER CLOSET	157 SF	300	1
GRAND TOTALS (NOT INCLUDING UNOCCUPIED SPACES)		6688 SF		227

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

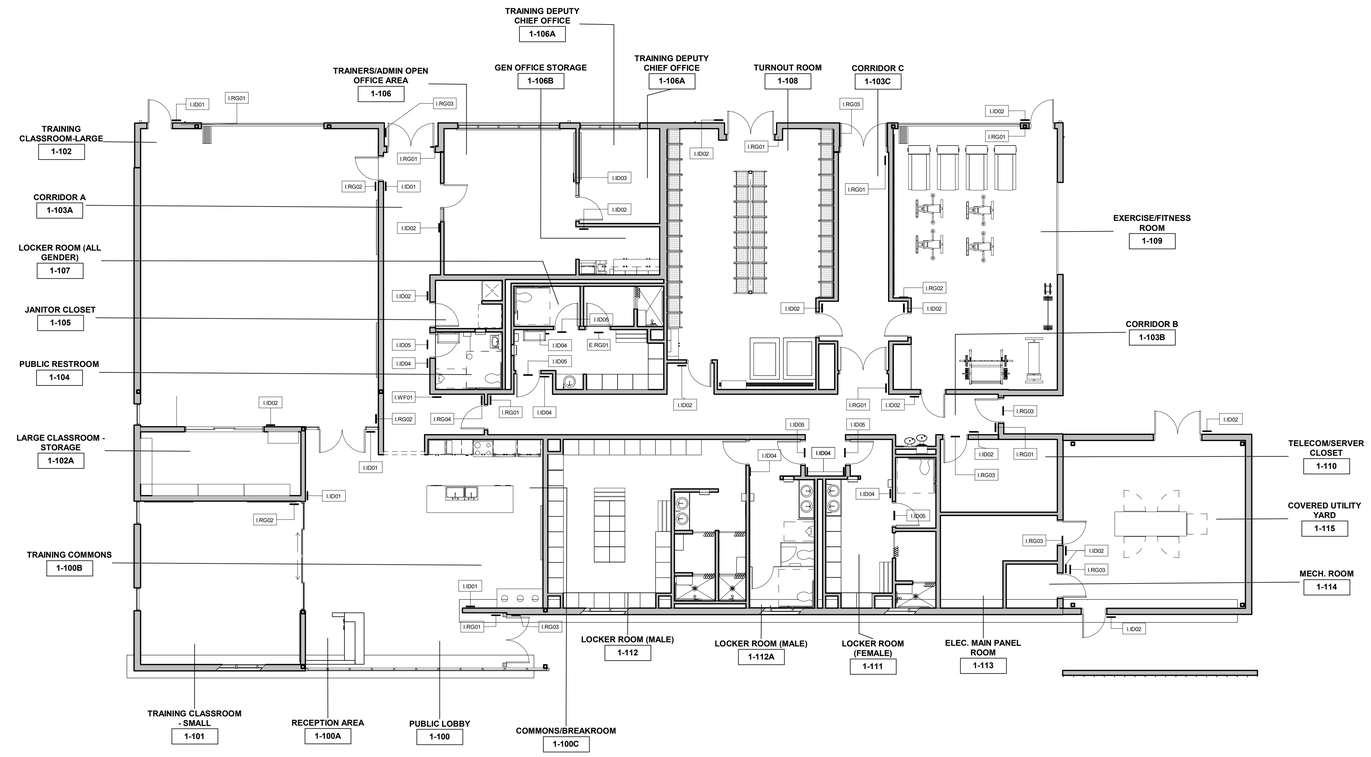
Contractor
OVERAA Construction

Drawing Title
CODE SUMMARY & EGRESS PLAN

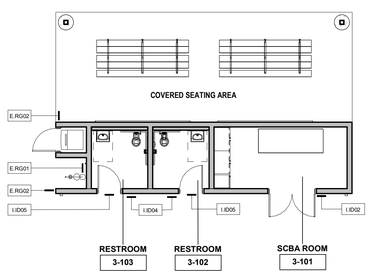
Drawing No.
A-012

SKA Project Number: 24702

NOT FOR CONSTRUCTION



CLASSROOM - SIGN LOCATION PLAN G4
RE: A4/ A-2-201 1/8" = 1'-0"



SCBA BUILDING - SIGN LOCATION PLAN A4
RE: A4/ A-2-201 1/8" = 1'-0"

SIGNAGE NOTES

1. SEE DETAILS ON A-022 FOR SIGNAGE MOUNTING AND HEIGHT INFORMATION.
2. REFER TO MECHANICAL DRAWINGS FOR SIGNAGE RELATED TO MECHANICAL EQUIPMENT.
3. REFER TO PLUMBING DRAWINGS FOR SIGNAGE RELATED TO PLUMBING AND FIRE SPRINKLER SYSTEM EQUIPMENT.
4. REFER TO ELECTRICAL DRAWINGS FOR SIGNAGE RELATED TO ELECTRICAL EQUIPMENT
5. REFER TO REFLECTED CEILING PLANS AND ELECTRICAL PLANS FOR ILLUMINATED EXIT SIGNS.
6. SEE SHEET A-022 - A-026 FOR SIGN TYPE DETAILS
7. THE FDC SIGNAGE SHALL BE A DURABLE SIGN WITH BOTH WET AND DRY SYSTEMS IDENTIFIED. THE FIRE PUMP, RISER, AND ELECTRICAL ROOMS SHALL BE IDENTIFIED WITH A DURABLE SIGN. ALL SIGNAGE SHALL BE A MINIMUM OF 4" WHITE LETTERS WITH RED BACKGROUND.
8. FOR ACCESSIBLE PARKING (PER CBC 11B-502) VEHICLE SPACE, ACCESS AISLE, STRIPING, PARKING IDENTIFICATION, CURB RAMP (11B-406.4) & TRUNCATED DOME DETAILS (11B-705.1) SEE SHEET A-101 AND C-300. SEE CIVIL DRAWINGS FOR OTHER SITE IMPROVEMENTS
9. WHERE SIGNAGE IS MOUNTED ON GLASS, PROVIDE MATCHING BLANK PLATE ON OPPOSITE SIDE. ALIGN WITH SIGN.
10. ALL SIGNS ARE CONTRACTOR PROVIDED AND INSTALLED, UON.
11. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE SIGNAGE
12. CONFIRM FINAL LOCATIONS OF ALL SIGNAGE WITH CITY AND ARCHITECT PRIOR TO MOUNTING
13. WHERE SIGNS ARE LOCATED ON THE SITE, PROVIDE 2" GALV. PIPE POLE SET IN CONCRETE BASE @ HEIGHT INDICATED PER ARCHITECTURAL AND CIVIL DRAWING DETAILS
14. SEE ALSO SIGNAGE NOTES ON A-022
15. FOR SITE SIGNAGE LOCATIONS, SEE SITE PLAN A-101

SIGNAGE CONTENT SCHEDULE

ROOM NO	SIGN TYPE	SIGNAGE INFO
	E.ID01	ENTRY ID
	E.ID02	BUILDING ADDRESS ID
	E.ID03	ENTRY VINYL
	E.RG01	SHOWER AND EYE WASH ID
	E.RG02	SHOWER AND EYE WASH ID FLAG SIGN
	I.ID01	CLASSROOM SIGN
	I.ID02	ROOM ID
	I.ID03	OFFICE ID
	I.ID04	RESTROOM WALL ID
	I.ID05	RESTROOM DOOR ID
	I.RG01	EGRESS ID
	I.RG02	MAXIMUM OCCUPANCY SIGN
	I.RG03	AUTHORIZED PERSONNEL ONLY SIGN
	I.RG04	RESTRICTED ACCESS
	I.WF01	DIRECTIONAL
	S-ID01	MONUMENT ID
	S-ID02	BUILDING ID
	S.RG01	PARKING REGULATORY SIGN
	S.RG02	ACCESSIBLE PARKING ID
	S.RG03	EGRESS SITE ID
	S.RG04	AUTHORIZED PERSONNEL SITE SIGN
	S.WF01	VEHICLE DIRECTIONAL
	S.WF02	PEDESTRIAN DIRECTIONAL
1-100	I.RG01	EGRESS ID
1-101	I.ID01	CLASSROOM SIGN
1-101	I.RG02	MAXIMUM OCCUPANCY SIGN
1-102	I.ID01	CLASSROOM SIGN
1-102	I.ID02	ROOM ID
1-102	I.RG01	EGRESS ID
1-102	I.RG02	MAXIMUM OCCUPANCY SIGN
1-103A	I.RG01	EGRESS ID
1-103A	I.RG04	RESTRICTED ACCESS
1-103A	I.WF01	DIRECTIONAL
1-103B	I.RG01	EGRESS ID
1-103B	I.RG03	AUTHORIZED PERSONNEL ONLY SIGN
1-103C	I.RG01	EGRESS ID
1-103C	I.RG03	AUTHORIZED PERSONNEL ONLY SIGN
1-104	I.ID04	RESTROOM WALL ID
1-104	I.ID05	RESTROOM DOOR ID
1-105	I.ID02	ROOM ID
1-106A	I.ID03	OFFICE ID
1-107	E.RG01	SHOWER AND EYE WASH ID
1-107	I.ID04	RESTROOM WALL ID
1-107	I.ID05	RESTROOM DOOR ID
1-108	I.ID02	ROOM ID
1-108	I.RG01	EGRESS ID
1-109	I.ID02	ROOM ID
1-109	I.RG01	EGRESS ID
1-110	I.ID02	ROOM ID
1-110	I.RG03	AUTHORIZED PERSONNEL ONLY SIGN
1-111	I.ID04	RESTROOM WALL ID
1-111	I.ID05	RESTROOM DOOR ID
1-112	I.ID04	RESTROOM WALL ID
1-112A	I.ID04	RESTROOM WALL ID
1-112A	I.ID05	RESTROOM DOOR ID
1-113	I.ID02	ROOM ID
1-113	I.RG03	AUTHORIZED PERSONNEL ONLY SIGN
1-114	I.ID02	ROOM ID
1-115	I.ID02	ROOM ID

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
SIGNAGE PLANS

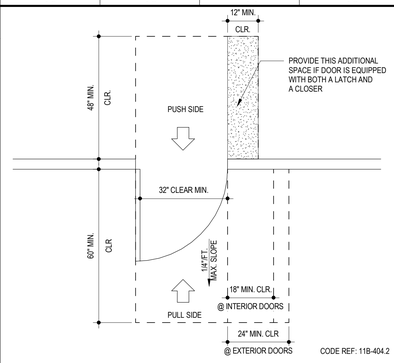
Drawing No.
A-021

SKA Project Number: 24702

NOT FOR CONSTRUCTION

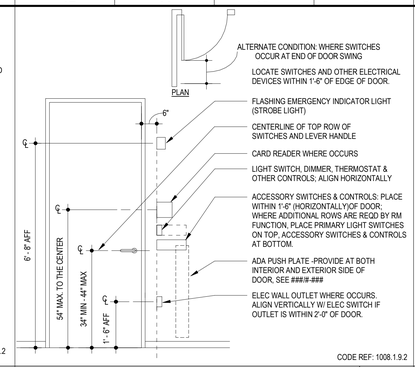
GENERAL SIGNAGE NOTES

1. MOCK-UP OF EACH SIGN SHALL BE PROVIDED AND REVIEWED BY ARCHITECT PRIOR TO FABRICATION
2. ATTACH SIGNAGE WITH ADHESIVE.
3. SIGNS WITH TACTILE CHARACTERS SHALL BE LOCATED 48" MIN. AFF OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAX. AFF OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.
4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. FOR ADDITIONAL INFORMATION ON RAISED CHARACTERS AND BRAILLE REQUIREMENTS, SEE CBC CHAPTER 11B
   - A. BRAILLE SHALL BE GRADE 2 WITH DIMENSIONS AS INDICATED IN CBC 11B-703.3.1
   - B. CHARACTERS SHALL BE SANS SERIF TYPE AND IN UPPERCASE. HEIGHT SHALL BE 5/8" MIN. AND 2" MAX UON, SEE ALSO HEIGHTS NOTED ON SIGN TYPES.
   - C. RAISED CHARACTERS SHALL BE 0.025" MIN. AND 0.037" MAX. ABOVE THEIR BACKGROUND.
   - D. PROPORTIONS: CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF UPPERCASE LETTER "O" IS 60% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I".
   - E. STROKE THICKNESS OF UPPERCASE LETTER "I" SHALL BE 15% MAX. OF THE HEIGHT OF THE CHARACTER.
6. SIGNAGE COLOR TO BE DETERMINED BY ARCHITECT.
7. CONTRACTOR TO COORDINATE ROOM NUMBER AND NAME WITH FINAL APPROVED BY OWNER, SEE ALSO SIGNAGE CONTENT SCHEDULE ON A-021.



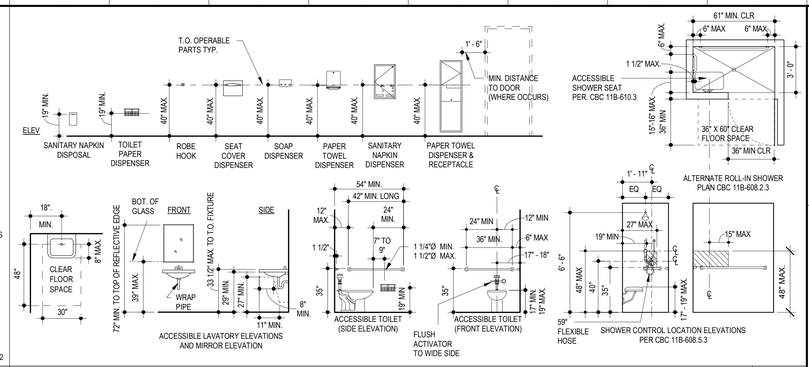
CODE REF: 11B-404.2

LEVEL MANEUVERING CLEARANCE AT DOORS | O13 | 1/2" = 1'-0"

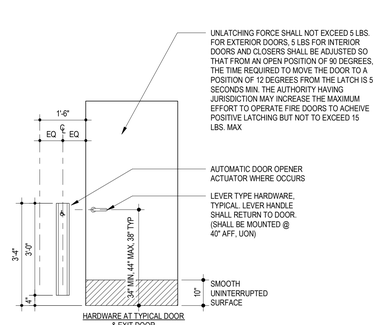


CODE REF: 1008.1.9.2

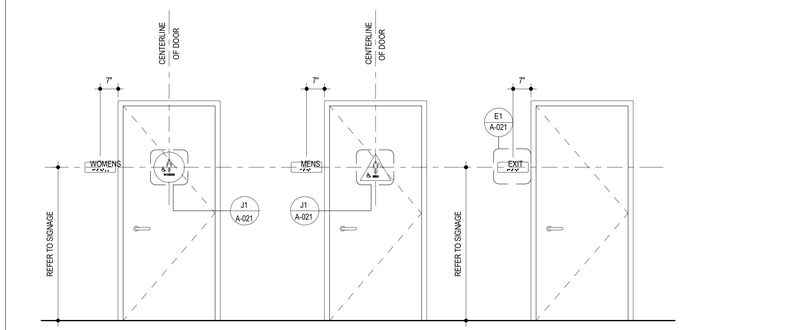
DEVICE PLATE LOCATIONS | O9 | 1/2" = 1'-0"



TYPICAL ACCESSIBLE CLEARANCES & MOUNTING HEIGHTS | O1 | NTS



MOUNTING LOCATIONS OF HARDWARE AT DOORS | K9 | 1/2" = 1'-0"



CODE REF: 11B-216.8, 11B-703.7.2.6

SIGNAGE DETAILS | K1 | 1/2" = 1'-0"

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

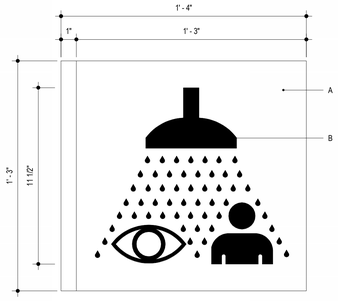
CODE & SIGN DETAILS

Drawing No.

A-022

SKA Project Number: 24702

NOT FOR CONSTRUCTION



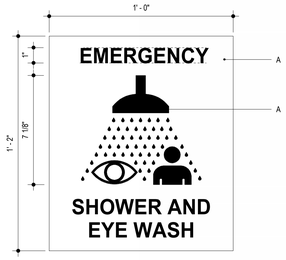
NOTES:

A - 1/8" thick aluminum panel, painted on all visible surfaces; mounted securely into bracket with silicone adhesive.

B - Screen or direct painted UV Cure graphics; provide satin clear coat to completed sign panel.

C - Aluminum bracket, satin finish; mechanically fastened to wall; all attachment hardware to match bracket finish.

E.RG02 - SHOWER AND EYE WASH ID FLAG SIGN M17
3" = 1'-0"



NOTES:

A - 1/8" thick acrylic panel, painted face & returns.

B - Screen or direct painted UV Cure graphics; provide satin clear coat to completed sign panel.

C - Mount sign with 0.0062" thick 3M VHB & silicone adhesive.

E.RG01 - SHOWER AND EYE WASH ID M12
3" = 1'-0"

NOTES:

A - Fabricated painted aluminum sign cabinet with internal bracing as required, no visible seaming

B - 1" thick #4 brushed cast aluminum letters mounted to face of sign cabinet; provide satin clear coat to completed letter.

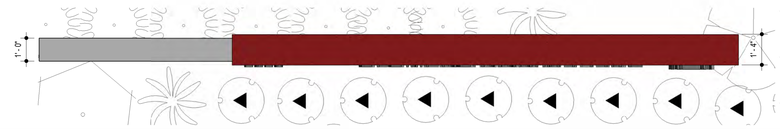
C- 1/4" thick #4 brushed aluminum water-jet cut logo/seal mounted to face of sign cbinet with bolts and mechanical fasteners and 1" standoff posts; dark areas to be screen or direct printed UV Cure graphics; provide satin clear coat to completed sign panel

D - 1" thick dimensional aluminum letter; attach to panel with mechanical fasteners through back; painted all exposed surfaces.

E - Concrete base

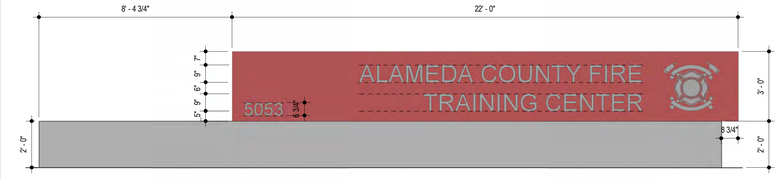
F - Internal frame structure, supports and convrete base w/ embedded footing as required to secure sign and meet local codes

G- Option for External or Internal Illumination

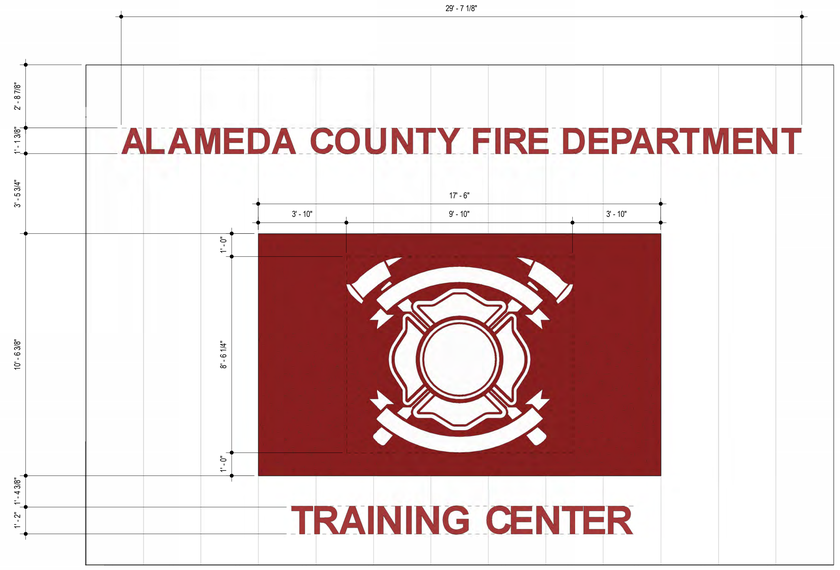


S.ID01 - MONUMENT ID - PLAN VIEW M1
3/8" = 1'-0"

S.ID01 - MONUMENT ID - SIDE VIEW H9
3/8" = 1'-0"



S.ID01 - MONUMENT ID - FRONT VIEW H1
3/8" = 1'-0"



NOTES:

A - 1" thick red powder coated aluminum cast aluminum letters mounted to face of building on 1" standoff posts; provide satin clear coat to letters

B - 1/4" thick #4 brushed aluminum water-jet cut logo/seal mounted to face of building with 1" standoff posts, bolts and mechanical fasteners; dark areas to be sceen or direct printed UV Cure graphics; provide satin clear coat to completed sign panel; provide backlighting on logo

C - Mount to building with bolts and silicone adhesive flush to building surface, sealing behind with no gap, and any sealing building penestrations should additional blocking be required.

S.ID02 - BUILDING ID - FRONT VIEW A1
3/8" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY
GSA
COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
R1	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

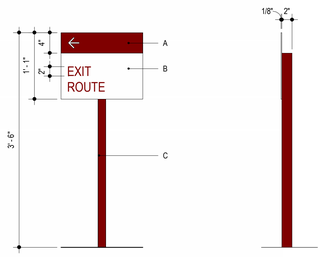
Contractor
OVERAA Construction

Drawing Title
EXTERIOR SIGN DETAILS

Drawing No.
A-023

SKA Project Number: 24702

NOT FOR CONSTRUCTION



FRONT VIEW

SIDE VIEW

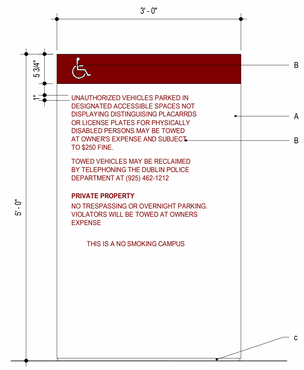
NOTES:

A - 1/8" thick aluminum sign panel with eased edges and corners, painted on all visible surfaces; mechanically fastened to post with welded countersunk hardware, no visible fasteners or weld distortion on sign surface.

B - Screen or direct painted UV Cure graphics; provide satin clear coat to completed sign panel.

C - 2" Square aluminum tube post with capped end, painted on all visible surfaces; concrete footing as required.

S.RG03 - EGRESS SITE ID | N8 | 1" = 1'-0"



FRONT VIEW

SIDE VIEW

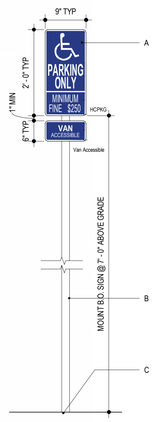
NOTES:

A - Fabricated aluminum sign with painted finish all visible sides; satin finish all exposed surfaces;

B - Screen or direct painted UV Cure graphics; provide satin clear coat to completed sign panel.

C - Internal tube frame structure, supports, and concrete base w/embedded steel footing as required to secure sign.

S.RG01 - PARKING REGULATORY SIGN | N1 | 1" = 1'-0"



FRONT VIEW

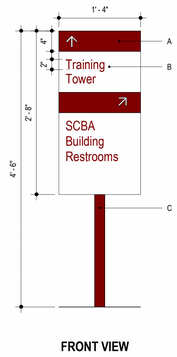
NOTES:

A - Standard MUTCD vehicular regulatory sign with size and reflectivity per local state/city requirements and codes by Contractor.

B - Standard Ø3" aluminum pole with cap on top to match other similar signs in the area by Contractor.

C - Standard MUTCD ground/pavement mounting with breakaway and required sign face mechanical fastener/brackets per local state/city requirements and codes by Contractor.

S.RG02 - ACCESSIBLE PARKING ID | G15 | 1" = 1'-0"



FRONT VIEW

SIDE VIEW

NOTES:

A - 1/8" thick aluminum sign panel with eased edges and corners, painted on all visible surfaces; mechanically fastened to post with welded countersunk hardware, no visible fasteners or weld distortion on sign surface.

B - Screen or direct painted UV Cure graphics; provide satin clear coat to completed sign panel.

C - 2" Square aluminum tube post with capped end, painted on all visible surfaces; concrete footing as required.

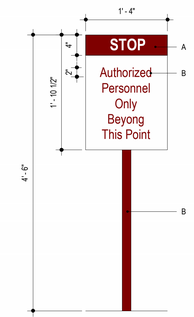
S.WF02 - PEDESTRIAN DIRECTIONAL | G8 | 1" = 1'-0"

NOTES:

A - 1/4" thick #4 brushed aluminum water-jet cut letters mounted to face of building; provide satin clear coat to completed letters

B - Mount to building with bolts and silicone adhesive flush to building surface, sealing behind with no gap, and any sealing building penestrations should additional blocking be required.

E.1D02 - BUILDING ADDRESS - FRONT VIEW | G1 | 1" = 1'-0"



FRONT VIEW

SIDE VIEW

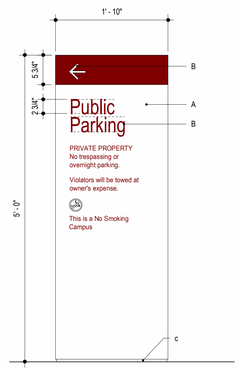
NOTES:

A - 1/8" thick aluminum sign panel with eased edges and corners, painted on all visible surfaces; mechanically fastened to post with welded countersunk hardware, no visible fasteners or weld distortion on sign surface.

B - Screen or direct painted UV Cure graphics; provide satin clear coat to completed sign panel.

C - 2" Square aluminum tube post with capped end, painted on all visible surfaces; concrete footing as required.

S.RG04 - AUTHORIZED PERSONNEL SITE SIGN | A15 | 1" = 1'-0"



FRONT VIEW

SIDE VIEW

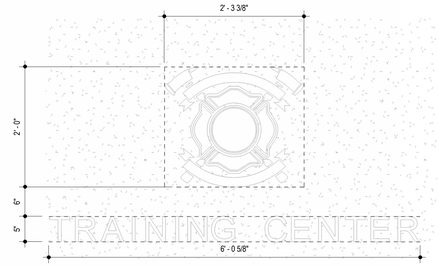
NOTES:

A - Fabricated aluminum sign with painted finish all visible sides; satin finish all exposed surfaces

B - Screen or direct painted UV Cure graphics; provide satin clear coat to completed sign panel

C - Internal tube frame structure, supports, and concrete base w/embedded steel footing as required to secure sign

S.WF01 - VEHICLE DIRECTIONAL | A8 | 1" = 1'-0"



NOTES:

A - 1/4" thick #4 brushed aluminum water-jet cut logo/seal mounted to face of building with bolts and mechanical fasteners; dark areas to be screen or direct printed UV Cure graphics; provide satin clear coat to completed sign panel

B - 1/4" thick #4 brushed aluminum water-jet cut letters; provide satin clear coat to completed letters

C - Mount to building with bolts and silicone adhesive flush to building surface, sealing behind with no gap, and any sealing building penestrations should additional blocking be required.

E.ID01 - ENTRY ID - FRONT VIEW | A1 | 1" = 1'-0"
RE: D1/ A-1-141

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

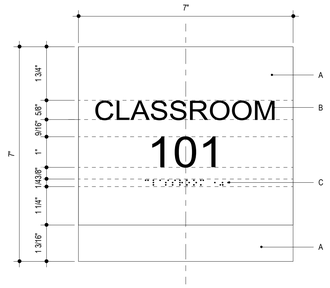
EXTERIOR SIGNS DETAILS

Drawing No.

A-024

SKA Project Number: 24702

NOT FOR CONSTRUCTION



NOTES:

A - 1/4" thick acrylic panel, painted face & returns.

B - Thermoformed or dimensionally printed tactile graphics raised 1/32" above panel face; type to be touch painted at face. Rowmark, or other adhesive-set type, will not be considered.

C - Thermoformed, direct printed or raster bead Grade II Braille, same color as sign panel.

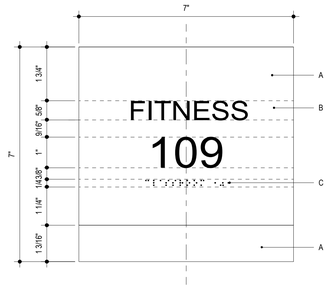
D - Mount sign with 0.0062" thick 3M VHB & silicone adhesive.

E - Where wall is < 18" wide, center sign between door frame and corner of wall. Where door swings out toward user, center sign 9" from door jamb.

F - If sign is mounted to glass, use V3 gray vinyl backer applied first surface before mounting sign. Vinyl backer should be same size as sign plaque

G - Exterior sign locations to have exterior-grade materials

I.ID01 - CLASSROOM ID | M15 | 6" = 1'-0"



NOTES:

A - 1/4" thick acrylic panel, painted face & returns.

B - Thermoformed or dimensionally printed tactile graphics raised 1/32" above panel face; type to be touch painted at face. Rowmark, or other adhesive-set type, will not be considered.

C - Thermoformed, direct printed or raster bead Grade II Braille, same color as sign panel.

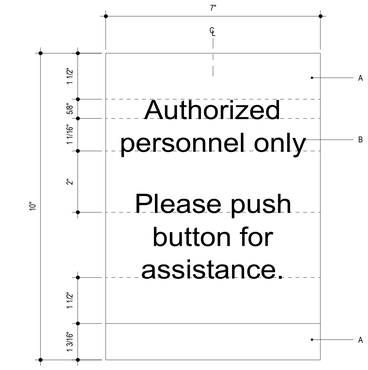
D - Mount sign with 0.0062" thick 3M VHB & silicone adhesive.

E - Where wall is < 18" wide, center sign between door frame and corner of wall. Where door swings out toward user, center sign 9" from door jamb.

F - If sign is mounted to glass, use V3 gray vinyl backer applied first surface before mounting sign. Vinyl backer should be same size as sign plaque

G - Exterior sign locations to have exterior-grade materials

I.ID02 - ROOM ID | M8 | 6" = 1'-0"



NOTES:

A - 1/4" thick acrylic panel, painted face & returns.

B - Screen or direct painted UV Cure graphics; provide satin clear coat to completed sign panel.

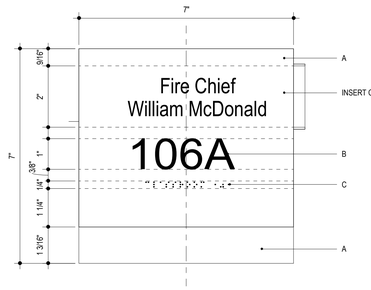
C - Mount sign with 0.062" thick 3M VHB & silicone adhesive

D - If sign is mounted to glass, use V3 gray vinyl backer applied first surface before mounting sign. Vinyl backer should be same size as sign plaque

E - Exterior sign locations to have exterior-grade materials.

FINAL MESSAGE TO BE DETERMINED BY OWNER

I.RG03 - AUTHORIZED PERSONNEL ONLY | M1 | 6" = 1'-0"



NOTES:

A - 1/4" thick acrylic panel, painted face & returns.

B - Thermoformed or dimensionally printed tactile graphics raised 1/32" above panel face; type to be touch painted at face. Rowmark, or other adhesive-set type, will not be considered.

C - Thermoformed, direct printed or raster bead Grade II Braille, same color as sign panel.

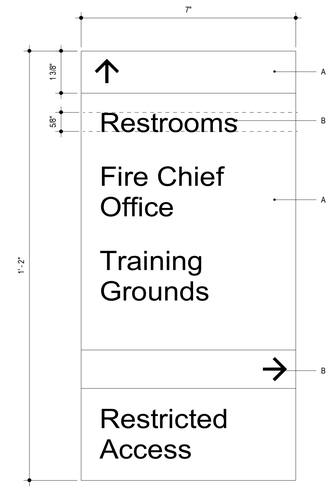
D - Screen or direct painted UV Cure graphics; provide satin clear coat to completed sign panel.

E - Mount sign with 0.0062" thick 3M VHB & silicone adhesive.

F - Where wall is < 18" wide, center sign between door frame and corner of wall. Where door swings out toward user, center sign 9" from door jamb.

G - If sign is mounted to glass, use V3 gray vinyl backer applied first surface before mounting sign. Vinyl backer should be same size as sign plaque

I.ID03 - OFFICE ID | F15 | 6" = 1'-0"



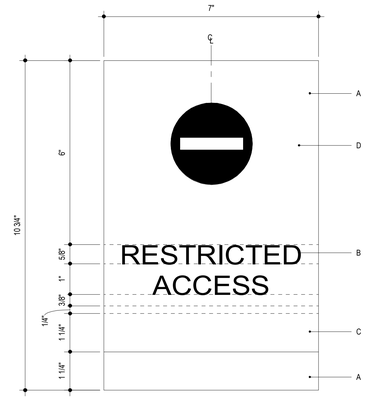
NOTES:

A - 1/4" thick acrylic panel, painted face & returns.

B - Screen or direct painted UV Cure graphics; provide satin clear coat to completed sign panel.

C - Mount sign with 0.062" thick 3M VHB & silicone adhesive

I.RG03 - AUTHORIZED PERSONNEL ONLY Copy 1 | F8 | 6" = 1'-0"



NOTES:

A - 1/4" thick acrlic panel, painted face & returns.

B - Thermoformed or dimensionally printed tactile graphics raised 1/32" above panel face; type to be touch painted at face. Rowmark, or other adhesive-set type, will not be considered.

C - Thermoformed, direct printed or raster bead Grade II Braille, same color as sign panel.

D - Symbols pained 1st surface/

E - Mount sign with 0.0062" thick 3M VHB & silicone adhesive.

F - If sign is mounted to glass, use V3 gray vinyl backer applied first surface before mounting sign. Vinyl backer should be same size as sign plaque

I.RG04 - RESTRICTED ACCESS | F1 | 6" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY
GSA
COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

INTERIOR SIGNS DETAILS

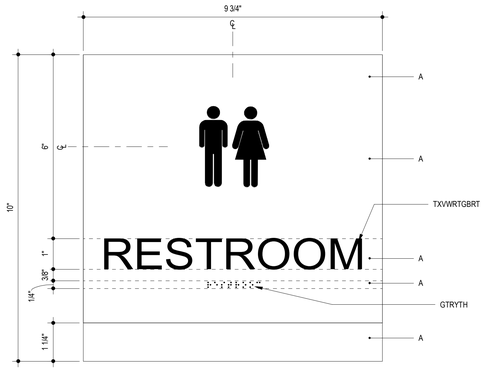
Drawing No.

A-025

SKA Project Number: 24702

NOT FOR CONSTRUCTION

ALTERNATE LAYOUTS



NOTES:

A - 1/4" thick acrylic panel, painted face & returns.

B - Thermoformed or dimensionally printed tactile graphics raised 1/32" above panel face; type to be touch painted at face. Rowmark, or other adhesive-set type, will not be considered.

C - Thermoformed, direct printed or raster bead Grade II Braille, same color as sign panel.

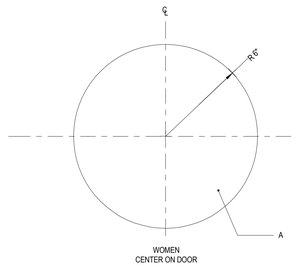
D - Mount sign with 0.0062" thick 3M VHB & silicone adhesive.

E - Where wall is < 18" wide, center sign between door frame and corner of wall. Where door swings out toward user, center sign 9" from door jamb.

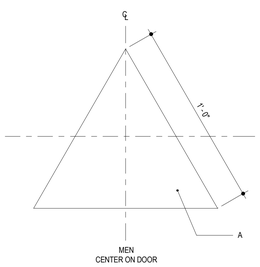
F - If sign is mounted to glass, use V3 gray vinyl backer applied first surface before mounting sign. Vinyl backer should be same size as sign plaque

G - Exterior sign locations to have exterior-grade materials

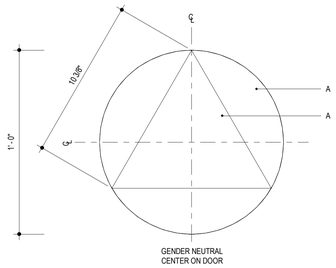
I.ID04 - RESTROOM WALL ID | K12 | 6" = 1'-0"



ALTERNATE LAYOUTS



ALTERNATE LAYOUTS



NOTES:

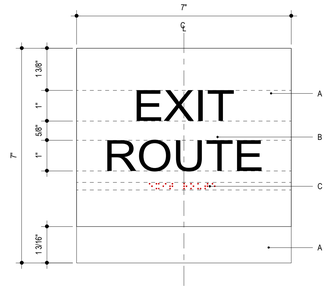
A - 1/4" thick acrylic panel, painted face & returns.

B - Mount sign with 0.0062" thick 3M VHB & silicone adhesive.

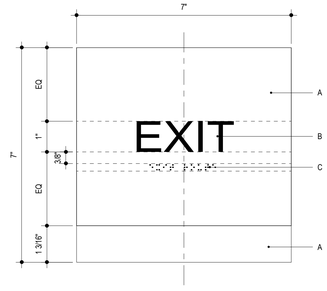
c - Exterior sign locations to have exterior-grade materials

NOTE: Panel color to contast with door color; alternate colors may be required.

I.RG05 - RESTROOM DOOR ID | K1 | 3" = 1'-0"



ALTERNATE LAYOUT



NOTES:

A - 1/4" thick acrylic panel, painted face & returns.

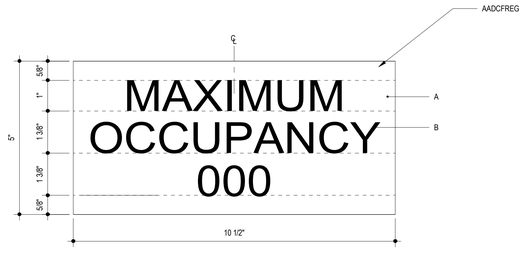
B - Thermoformed or dimensionally printed tactile graphics raised 1/32" above panel face; type to be touch painted at face. Rowmark, or other adhesive-set type, will not be considered.

C - Thermoformed, direct printed or raster bead Grade II Braille, same color as sign panel.

D - Mount sign with 0.0062" thick 3M VHB & silicone adhesive.

E - sign is mounted to glass, use V3 gray vinyl backer applied first surface before mounting sign. Vinyl backer should be same size as sign plaque

I.RG01 - EGRESS ID | A12 | 6" = 1'-0"



NOTES:

A - 1/8" thick acrylic panel, painted face & returns.

B - Screen or direct painted UV Cure graphics; provide satin clear coat to completed sign panel.

C - Mount sign with 0.0062" thick 3M VHB & silicone adhesive.

D - Exterior sign locations to have exterior-grade materials

I.RG02 - MAXIMUM OCCUPANCY | A1 | 6" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Streee, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

INTERIOR SIGNS DETAILS

Drawing No.

A-026

SKA Project Number: 24702

NOT FOR CONSTRUCTION

VIEW FROM SOUTH EAST

ENTRY LOBBY FROM SOUTHWEST

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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01	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

DESIGN INTENT - EXTERIOR RENDERED VIEWS

Drawing No.

A-031

SKA Project Number: 24702

NOT FOR CONSTRUCTION

VIEW FROM SOUTHWEST

ELEVATED VIEW OF TRAINING GROUNDS FROM EAST

VIEW OF TRAINING GROUNDS FROM NORTHEAST

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
R1	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
DESIGN INTENT - EXTERIOR RENDERED VIEWS

Drawing No.
A-032

SKA Project Number: 24702

NOT FOR CONSTRUCTION

VIEW OF COMMONS LOBBY AREA

VIEW INTO LARGE CLASSROOM

VIEW FROM BREAK AREA

VIEW FROM EXCERCISE ROOM

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

DESIGN INTENT - INTERIOR RENDERED VIEWS

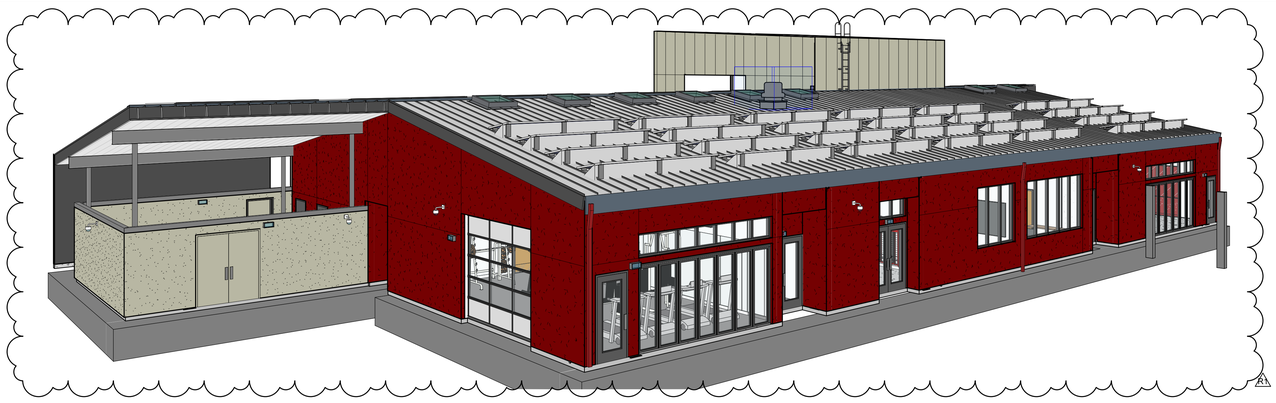
Drawing No.

A-033

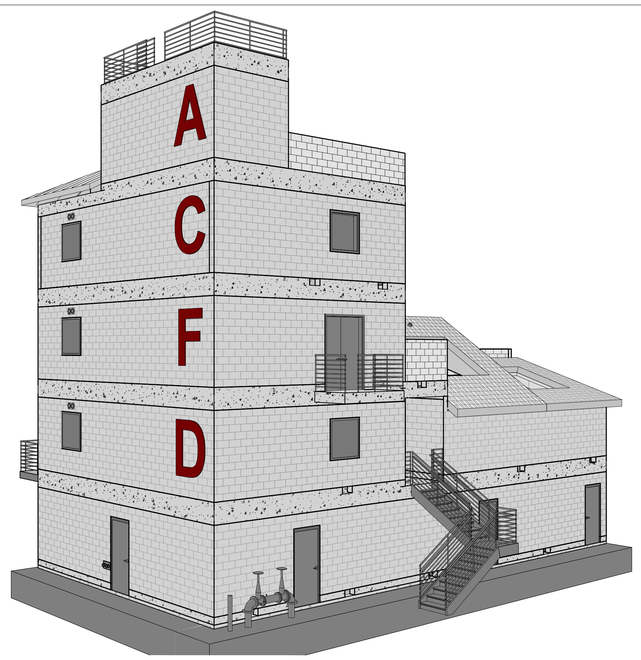
SKA Project Number: 24702

NOT FOR CONSTRUCTION

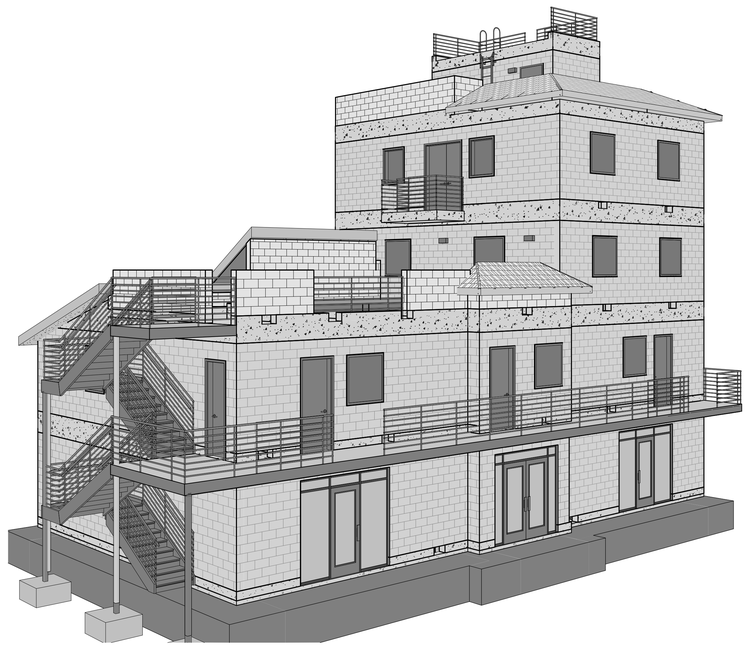
100 CLASSROOM BUILDING - SOUTHWEST | M1



100 CLASSROOM BUILDING - NORTHEAST | H1



200 TOWER BUILDING - NORTHEAST | A12



200 TOWER BUILDING - SOUTHWEST | A1

CLIENT

GENERAL SERVICES AGENCY
GSA
COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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R1	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

DESIGN INTENT OVERVIEW - EXTERIOR DESIGN IMAGES

Drawing No.

A-034

SKA Project Number: 24702

NOT FOR CONSTRUCTION

LEEDv4 BD+C FOR NEW CONSTRUCTION

Alameda County Fire Training Center (ACFTC)

5053 Gleason Drive. Dublin, CA 94568

SUMMARY SCORECARD

LEED Project ID No.: TBD

10/2/2024

GREEN CONSULTING

Y	Y?	N?	N			
	1			D	Credit 1	Integrative Process	1

Y	Y?	N?	N	**Location and Transportation**	Possible Points:	16
5		1	10	C	Credit 1	LEED for Neighborhood Development Location	16
1				D	Credit 2	Sensitive Land Protection	1
1			1	D	Credit 3	High Priority Site	2
1		1	3	D	Credit 4	Surrounding Density and Diverse Uses	5
			5	D	Credit 5	Access to Quality Transit	5
1				D	Credit 6	Bicycle Facilities	1
			1	D	Credit 7	Reduced Parking Footprint	1
1				D	Credit 8	Green Vehicles	1

Y	Y?	N?	N	**Sustainable Sites**	Possible Points:	10
Y				C	Prereq 1	Construction Activity Pollution Prevention	Required
	1			D	Credit 1	Site Assessment	1
		1	1	D	Credit 2	Site Development - Protect or Restore Habitat	2
	1			D	Credit 3	Open Space	1
		3		D	Credit 4	Rainwater Management	3
		2		D	Credit 5	Heat Island Reduction	2
1				D	Credit 6	Light Pollution Reduction	1

Y	Y?	N?	N	**Water Efficiency**	Possible Points:	11
Y				D	Prereq 1	Outdoor Water Use Reduction	Required
Y				D	Prereq 2	Indoor Water Use Reduction	Required
Y				D	Prereq 3	Building-Level Water Metering	Required
1	1			D	Credit 1	Outdoor Water Use Reduction	2
4		2		D	Credit 2	Indoor Water Use Reduction	6
		2		D	Credit 3	Cooling Tower Water Use	2
1				D	Credit 4	Water Metering	1

Y	Y?	N?	N	**Energy & Atmosphere**	Possible Points:	33
19	7	7	7	C	Prereq 1	Fundamental Commissioning and Verification	Required
Y				D	Prereq 2	Minimum Energy Performance	Required
Y				D	Prereq 3	Building-Level Energy Metering	Required
Y				D	Prereq 4	Fundamental Refrigerant Management	Required
	3	3		C	Credit 1	Enhanced Commissioning	6
14	4			D	Credit 2	Optimize Energy Performance	18
		1		D	Credit 3	Advanced Energy Metering	1
		2		C	Credit 4	Demand Response	2
3				D	Credit 5	Renewable Energy Production	3
	1			D	Credit 6	Enhanced Refrigerant Management	1
2				C	Credit 7	Green Power and Carbon Offsets	2

Y	Y?	N?	N	**Materials & Resources**	Possible Points:	13
Y				D	Prereq 1	Storage & Collection of Recyclables	Required
Y				C	Prereq 2	Construction and Demolition Waste Management Planning	Required
3				D	Credit 1	Building Life-Cycle Impact Reduction	5
1		1		C	Credit 2	Building Product Disclosure and Optimization - Environmental Product Declara	2
1		1		C	Credit 3	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1			C	Credit 4	Building Product Disclosure and Optimization - Material Ingredients	2
1	1			C	Credit 5	Construction and Demolition Waste Management	2

Y	Y?	N?	N	**Indoor Environmental Quality**	Possible Points:	16
6	8	2		D	Prereq 1	Minimum Indoor Air Quality Performance	Required
Y				D	Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
1	1			D	Credit 1	Enhanced Indoor Air Quality Strategies	2
3				C	Credit 2	Low-Emitting Materials	3
1				C	Credit 3	Construction Indoor Air Quality Management Plan	1
	1	1		C	Credit 4	Indoor Air Quality Assessment	2
	1			D	Credit 5	Thermal Comfort	1
1	1			D	Credit 6	Interior Lighting: controls and quality	2
	3			D	Credit 7	Daylight	3
	1			D	Credit 8	Quality Views	1
	1			D	Credit 9	Acoustic Performance	1

Y	Y?	N?	N	**Innovation & Design Process**	Possible Points:	6
6				C	Credit 1.1	Exemplary Performance in EQc2 low-emitting	1
1				C	Credit 1.2	Exemplary Performance in MRc4 BPDO- EPDs	1
1				D	Credit 1.3	Innovation- Purchasing lamps (no mercury)	1
1				D	Credit 1.4	Green cleaning and IPM	1
1				D	Credit 1.5	SSc12.9 Pilot- Comprehensive Composting	1
1				C	Credit 2	LEED™ Accredited Professional	1

Y	Y?	N?	N	**Regional Priority**	Possible Points:	4
3	1				Credit 1.1	EAc2 - Optimized energy (min 10 points)	1
1					Credit 1.2	EAc5 - Access to quality transit (min 5 points)	1
	1				Credit 1.3	MRc3 - BPDO Sourcing (min 1 pt)	1
					Credit 1.4	WSc1 Outdoor Water Use Reduction (min 2 points)	1
1						WSc2 - Indoor water use (min 4 points)	
						SSc4 - Rainwater Mgmt (min 3 pts)	

Y	Y?	N?	N		Possible Points:	110
53	22	18	15	TOTALS (Required, SILVER, Goal, Goal)		

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

D= Design or C= Construction Credit

A5.602
***CALGreen* VERIFICATION GUIDELINES**
MANDATORY MEASURES CHECKLIST

Application: This checklist shall be used for nonresidential projects that meet one of the following: new construction, building additions of 1,000 square feet or greater, or building alterations with a permit valuation of $200,000 or more pursuant to Section 301.3 AND do not trigger a Tier 1 or Tier 2 requirement:

Y = Yes (section has been selected and/or included)
N/A = Not Applicable (code section does not apply to the project—mainly used for additions and alterations)
O = Other (provide explanation)
[N] = New construction pursuant to Section 301.3
[A] = Additions and/or Alterations pursuant to Section 301.3

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	O	PLAN SHEET, SPEC OR ATTACH REFERENCE
DIVISION 5.1 Planning and Design	Mandatory	Deconstruction and reuse of existing structures, Scope with Exception	5.105.1				
	Mandatory	Reuse of existing building & Verification of compliance with note	5.105.2 and 5.105.2.1				
	Mandatory	Storm water pollution prevention for projects that disturb less than 1 acre of land	5.106.1 through 5.106.2				
	Mandatory	Short-term bicycle parking (with exception)	5.106.4.1.1				
	Mandatory	Long-term bicycle parking	5.106.4.1.2 through 5.106.4.1.5				
	Mandatory	Electric vehicle (EV) charging [N] with Section 5.106.3.1, 5.106.5.3.2 and associated Table 5.106.5.3.1 OR Power Allocation Method: Section 5.106.5.3.6 and associated Table 5.106.5.3.6	5.106.5.3.1, 5.106.5.3.2, Table 5.106.5.3.1, 5.106.5.3.2.1, 5.106.5.3.2.2, 5.106.5.3.3, 5.106.5.3.4 and 5.106.5.3.5 OR 5.106.5.3.6, Table 5.106.5.3.6, 5.106.5.3.3, 5.106.5.3.4 and 5.106.5.3.5				
	Mandatory	Additions or Alterations to existing buildings or parking facilities [A] with Exceptions	5.106.5.4				
	Mandatory	Existing buildings or parking areas without previously installed EV capable infrastructure [A]	5.106.5.4.1				
	Mandatory	Existing buildings or parking areas without previously installed EV capable infrastructure [A]	5.106.5.4.2				
	Mandatory	Electric vehicle (EV) charging: medium-duty and heavy-duty [N]	5.106.5.5				
	Mandatory	Electric vehicle charging readiness requirements for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces [N]	5.106.5.5.1				
	Mandatory	Table 5.106.5.5.1	5.106.5.5 and 5.106.5.5.1				
	Mandatory	Light pollution reduction [N] (with exceptions, notes and table)	5.106.8 through 5.106.8.2				
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10				
DIVISION 5.2 Energy Efficiency	Mandatory	Meet the minimum energy efficiency standard	5.201.1				

(continued)

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	O	PLAN SHEET, SPEC OR ATTACH REFERENCE
DIVISION 5.3 Water Efficiency and Conservation	Mandatory	Separate meters (new buildings or additions > 50,000 sf that consume more than 100 gal/day)	5.303.1.1				
	Mandatory	Separate meters (for tenants in new buildings or additions that consume more than 1,000 gal/day)	5.303.1.2				
	Mandatory	Water closets shall not exceed 1.28 gallons per flush (gpf)	5.303.3.1				
	Mandatory	Wall-mounted urinals shall not exceed 0.125 gpf	5.303.3.2.1				
	Mandatory	Floor-mounted urinals shall not exceed 0.5 gpf	5.303.3.2.2				
	Mandatory	Single showerhead shall have maximum flow rate of 1.8 gpm (gallons per minute) at 80 psi	5.303.3.3.1				
	Mandatory	Multiple showerheads serving one shower shall have a combined flow rate of 1.8 gpm at 80 psi	5.303.3.3.2				
	Mandatory	Nonresidential lavatory faucets	5.303.3.4.1				
	Mandatory	Kitchen faucets	5.303.3.4.2				
	Mandatory	Wash fountains	5.303.3.4.3				
	Mandatory	Metering faucets	5.303.3.4.4				
	Mandatory	Metering faucets for wash fountains	5.303.3.4.5				
	Mandatory	Pre-rinse spray valve	5.303.3.4.6				
	Mandatory	Food waste disposers	5.303.4.1				
	Mandatory	Areas of additions or alterations	5.303.5				
	Mandatory	Standards for plumbing fixtures and fittings	5.303.6				
	Mandatory	Outdoor potable water use in landscape areas (with notes)	5.304.1				
DIVISION 5.4 Material Conservation and Resource Efficiency (continued)	Mandatory	Weather protection	5.407.1				
	Mandatory	Moisture control: sprinklers	5.407.2.1				
	Mandatory	Moisture control: exterior door protection	5.407.2.2.1				
	Mandatory	Moisture control: flashing	5.407.2.2.2				
	Mandatory	Construction waste management—comply with either: Sections 5.408.1.1, 5.408.1.2, 5.408.1.3 or more stringent local ordinance	5.408.1.1, 5.408.1.2, 5.408.1.3				
	Mandatory	Construction waste management: documentation	5.408.1.4				
	Mandatory	Universal waste [A]	5.408.2				
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle) with Exception and Notes	5.408.3				
	Mandatory	Life Cycle Assessment, Scope, Whole building life cycle assessment with Notes, Building components, Reference study period, and Verification of compliance	5.409.1, 5.409.2, 5.409.2.1, 5.409.2.2 and 5.409.2.3				
	Mandatory	Life Cycle Assessment, Scope, Product GWP compliance – prescriptive path, 5.409.3.1 with Exception and Exception EQUATION, Verification of compliance and Product GWP Limits Table with Footnotes	5.409.1, 5.409.3, 5.409.3.1, 5.409.3.2 and Table 5.409.3				
	Mandatory	Recycling by occupants (with exception)	5.410.1				
	Mandatory	Recycling by occupants: additions (with exception)	5.410.1.1				
	Mandatory	Recycling by occupants: sample ordinance	5.410.1.2				
	Mandatory	Commissioning new buildings (≥ 10,000 sf) [N]	5.410.2				
	Mandatory	Owner's or owner representative's Project Requirements (OPR) [N]	5.410.2.1				
	Mandatory	Basis of Design (BOD) [N]	5.410.2.2				

(continued)

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	O	PLAN SHEET, SPEC OR ATTACH REFERENCE
(continued) **DIVISION 5.4 Material Conservation and Resource Efficiency**	Mandatory	Commissioning plan [N]	5.410.2.3				
	Mandatory	Functional performance testing [N]	5.410.2.4				
	Mandatory	Documentation and training [N]	5.410.2.5				
	Mandatory	Systems manual [N]	5.410.2.5.1				
	Mandatory	Systems operation training [N]	5.410.2.5.2				
	Mandatory	Commissioning report [N]	5.410.2.6				
	Mandatory	Testing and adjusting for new buildings < 10,000 sf or new systems that serve additions or alterations [A]	5.410.4				
	Mandatory	System testing plan for renewable energy, landscape irrigation and water reuse [A]	5.410.4.2				
	Mandatory	Procedures for testing and adjusting	5.410.4.3				
	Mandatory	Procedures for HVAC balancing	5.410.4.3.1				
	Mandatory	Reporting for testing and adjusting	5.410.4.4				
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5				
	Mandatory	Inspection and reports	5.410.4.5.1				
DIVISION 5.5 Environmental Quality (continued)	Mandatory	Fireplaces	5.503.1				
	Mandatory	Woodstoves	5.503.1.1				
	Mandatory	Temporary ventilation	5.504.1				
	Mandatory	Covering of ducts openings and protection of mechanical equipment during construction	5.504.3				
	Mandatory	Adhesives, sealants and caulks	5.504.4.1				
	Mandatory	Paints and coatings	5.504.4.3				
	Mandatory	Aerosol paints and coatings	5.504.4.3.1				
	Mandatory	Aerosol paints and coatings: verification	5.504.4.3.2				
	Mandatory	Carpet systems	5.504.4.4				
	Mandatory	Carpet cushion	5.504.4.4.1				
	Mandatory	Carpet adhesives per Table 5.504.4.1	5.504.4.4.2				
	Mandatory	Composite wood products	5.504.4.5				
	Mandatory	Composite wood products: documentation	5.504.4.5.3				
	Mandatory	Resilient flooring systems	5.504.4.6				
	Mandatory	Resilient flooring: verification of compliance	5.504.4.6.1				
	Mandatory	Thermal insulation	5.504.4.7				
	Mandatory	Verification of compliance	5.504.4.7.1				
	Mandatory	Acoustical ceilings and wall panels	5.504.4.8				
	Mandatory	Verification of compliance	5.504.4.8.1				

(continued)

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	O	PLAN SHEET, SPEC OR ATTACH REFERENCE
(continued) **DIVISION 5.5 Environmental Quality**	Mandatory	Filters (with exceptions)	5.504.5.3				
	Mandatory	Filters: labeling	5.504.5.3.1				
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7				
	Mandatory	Indoor moisture control	5.505.1				
	Mandatory	Outside air delivery	5.506.1				
	Mandatory	Carbon dioxide (CO_2) monitoring	5.506.2				
	Mandatory	Acoustical control (with exception)	5.507.4				
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1				
	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1				
	Mandatory	Performance method	5.507.4.2				
	Mandatory	Site features	5.507.4.2.1				
	Mandatory	Documentation of compliance	5.507.4.2.2				
	Mandatory	Interior sound transmission (with note)	5.507.4.3				
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1				
	Mandatory	Chlorofluorocarbons (CFCs)	5.508.1.1				
	Mandatory	Halons	5.508.1.2				
	Mandatory	Supermarket refrigerant leak reduction for retail food stores 8,000 square feet or more Sections 5.508.2 through 5.508.2.6.3	5.508.2 through 5.508.2.6.3				
		END OF MANDATORY PROVISIONS					

Documentation Author's / Responsible Designer's Declaration Statement

☐ **Mandatory:** I attest that this mandatory provisions checklist is accurate and complete.

Signature:	
Company:	Date:
Address:	License:
City/State/Zip:	Phone:

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

LEED SCORECARD & CALGREEN CHECKLIST

Drawing No.

A-045

SKA Project Number: 24702

NOT FOR CONSTRUCTION

GENERAL ABBREVIATIONS

AB	AGGREGATE BASE
ABAND	ABANDON
ABT	ANCHOR BOLT
ACD	ACCESS DOOR
ACI	AMERICAN CONCRETE INSTITUTE
ACP	ASBESTOS CEMENT PIPE
ACR	ACRE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
ALT	ALTERNATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASB	AGGREGATE SUBBASE
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVE	AVENUE
BC	BEGINNING OF CURB
BCR	BEGIN CURB RETURN
BITUM	BITUMINOUS
BKF	BACKFILL
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCHMARK
BO	BOTTOM OF
BOT	BOTTOM
BOW	BACK OF WALK
BS	BOTTOM OF SLOPE
BVC	BEGIN VERTICAL CURVE
BW	BARBED WIRE
C	COVER
C-C	CENTER TO CENTER
C&G	CURB AND GUTTER
CALTRANS	CALIFORNIA DEPARTMENT OF TRANSPORTATION
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
CEM	CEMENT
CF	CUBIC FOOT
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
CLF	CHAIN LINK FENCE
CLR	CLEAR, CLEARANCE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CP	CONCRETE PIPE
CSP	CALTRANS STANDARD PLANS/ CORRUGATED STEEL PIPE
	CEMENT TREATED BASE
CTB	CEMENT TREATED BASE
CTR	CENTER
CTY	COUNTY
CULV	CULVERT
CY	CUBIC YARD
D	DEPTH
DEL	DELINEATORS
DET	DETAIL/DETOUR
DEMO	DEMOLITION
DI	DRAINAGE INLET
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DN	DOWN
DR	DOOR
DRV	DRIVE
DRWY	DRIVEWAY
DS	DOWNSPOUT
DTR	DETOUR
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EB	EASTBOUND
EJ	EXPANSION JOINT
EL	ELEVATION
EMB	EMBANKMENT
EP	EDGE OF PAVEMENT
EQ	EQUAL
EQPT	EQUIPMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EXC	EXCAVATION
EXP JT	EXPANSION JOINT
EXPO	EXPOSED
EXT	EXTERIOR
FC	FACE OF CURB
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FILTER FABRIC
FG	FINISHED GRADE
FL	FLOW LINE
FLR	FLOOR
FS	FINISHED SURFACE
FT	FOOT, FEET
FTG	FOOTING
GALV	GALVANIZED
GCL	GRADING CONTROL LINE
GD	GRADE
GDR	GUARD RAILING
GIP	GALVANIZED IRON PIPE
GND	GROUND
GR	GRATE
GSP	GALVANIZED STEEL PIPE
H	HEIGHT
HI	HIGH
HOR	HORIZONTAL
HP	HIGH POINT
HR	HANDRAIL
HT	HEIGHT
HW	HEAD WALL
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH/INCHES
INFO	INFORMATION
INV	INVERT
INV EL	INVERT ELEVATION
IRR	IRRIGATION
JT	JOINT
L	LENGTH
LA	LANDSCAPE ARCHITECT
LB	POUND
LDG	LANDING
LF	LINEAR FOOT
LIP	LIP OF GUTTER
LOC	LOCATION
LONG	LONGITUDINAL
LP	LOW POINT
LR	LONG RADIUS
LT	LEFT
MAX	MAXIMUM
MED	MEDIAN
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD	MODIFY, MODIFIED
MON	MONUMENT
MPH	MILES PER HOUR
MTL	MATERIAL
N	NORTH
(N)	NEW
N/A	NOT APPLICABLE
NB	NORTHBOUND
NIC	NOT IN CONTACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OG	ORIGINAL GRADE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
P/L	PROPERTY LINE
PB	PULLBOX
PC	PRECAST CONCRETE
PCC	PORTLAND CEMENT CONCRETE
PED	PEDESTRIAN
PERF	PERFORATED
PERM MTL	PERMEABLE MATERIAL
PG	PROFILE GRADE
PGL	PROFILE GRADE LINE
PH	PHASE
PI	POINT OF INTERSECTION
PPL	PERFORMED PERMEABLE LINER
PPP	PERFORATED PLASTIC PIPE
PSI	POUNDS PER SQUARE INCH
PT	POINT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
RC	REINFORCED CONCRETE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDN	ROOF DRAIN
RDWY	ROADWAY
REF	REFERENCE
REINF	REINFORCED/REINFORCING
REL	RELOCATE
REQD	REQUIRED
REV	REVISION
RP	REFERENCE POINT
RT	RIGHT
RW	RETAINING WALL
S	SOUTH
SAN	SANITARY
SB	SOUTHBOUND
SCH	SCHEDULE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SEC	SECTION
SF	SQUARE FEET
SG	SUBGRADE
SHLDR	SHOULDER
SHT	SHEET
SIM	SIMILAR
SP	STEEL PIPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	ALIGNMENT STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
SVC	SERVICE
SW	SIDEWALK
SWL	SOUND WALL
SY	SQUARE YARD
SYM	SYMMETRICAL
T	TOP
T/W	TOP OF WALL
TB	TEST BORING
TBD	TO BE DETERMINED
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPORARY
TG	TOP OF GRATE (ELEVATION)
THK	THICK
TOC	TOP OF CONCRETE
TOL	TOLERANCE
TP	TOP OF PAVEMENT
TR	THREAD
TRANS	TRANSITION
TSL	TRAFFIC SIGNAL
TYP	TYPICAL
UB	UTILITY BOX
UC	UNDERCUT
UCG	UNDERCROSSING
UD	UNDERDRAIN
UG	UNDERGROUND
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
V	VENT
VAR	VARIES
VERT	VERTICAL
W	WEST
W/	WITH
W/O	WITHOUT
WB	WESTBOUND
WI	WIDTH
WL	WATER LINE
WT	WEIGHT
WWF	WELDED WIRE FABRIC
XING	CROSSING
Z	ZONE

TOPOGRAPHIC ABBREVIATIONS

AC	ASPHALT CONCRETE
C	COMMUNICATIONS (UTILITY)
CAB	CABINET (UTILITY)
CB	CATCH BASIN
CONC	CONCRETE
D	STORM DRAIN (UTILITY)
DI	DRAIN INLET
E ELEC	ELECTRIC (UTILITY)
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
F	FUEL/GAS (UTILITY)
FCL	FENCE, CHAIN LINK
FL	FLOWLINE
GB	GRADE BREAK
GS	GROUND SHOT (SPOT OF ELEVATION)
INV	INVERT ELEVATION (UTILITY)
I,IR,IRR	IRRIGATION (UTILITY)
LIP	LIP OF GUTTER
M	METER (UTILITY)
MH	MAINTENANCE HOLE (UTILITY)
PED	PEDESTAL (UTILITY)
S	STREET LIGHTING (UTILITY)
SD	STORM DRAIN
SP	STAND PIPE
SS	SANITARY SEWER
STU	STUB (UTILITY)
TC	TOP OF CURB
TOE	TOE OF BANK
TOP	TOP OF BANK
USA	UNDERGROUND SERVICE ALERT
V	VALVE (UTILITY)
VLT	VAULT (UTILITY)
W	WATER

TOPOGRAPHIC SURVEY LEGEND

GENERAL

CONTOUR WITH LABEL (3.0)

ELEVATION W/DESCRIPTION

NATURAL GROUND SPOT ELEVATION SIGN

TREES

SIGN

UTILITIES

CATCH BASIN/CURB INLET

DRAIN INLET

ELECTROLIER (AREA, STREET)

FIRE HYDRANT

MAINTENANCE HOLE

METER

STUB

UNDERGROUND UTILITY LINE LABEL DIRECTIONAL (T,FSS)

VALVE

BOUNDARY LINES

- ADJACENT PARCEL LINE
- CENTER LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE

HARDSCAPE LINES

- BACK OF CURB
- FACE OF CURB
- FLOWLINE
- LIP OF GUTTER

MISCELLANEOUS LINES

- FENCE, CHAIN-LINK

UTILITY LINES

- TELE — TELEPHONE COMMUNICATIONS
- FO — FIBER OPTIC CABLE
- E — ELECTRIC
- G — GAS
- RW — RECYCLED WATER
- SD — STORM DRAIN
- W — WATER
- SS — SANITARY SEWER

DESIGN LEGEND

- 1"RW — RECYCLED WATER/IRRIGATION WATER
- 1"W — POTABLE WATER
- 4"SS — SANITARY SEWER
- 12"SD — STORM DRAIN PIPE
- 4"SD PERF — PERFORATED DRAIN PIPE
- CHAINLINK FENCE
- DROP INLET
- MANHOLE
- VALVE
- FIRE HYDRANT
- WM — WATER METER
- LIGHT POLE

ABBREVIATIONS NOTES:

1. ABBREVIATIONS SHOWN ON THIS SHEET INCLUDE VARIATIONS OF A WORD. FOR EXAMPLE, "MOD" MAY MEAN MODIFY OR MODIFICATION; "INC" MAY MEAN INCLUDED OR INCLUDING AND "REINF" MAY MEAN EITHER REINFORCE OR REINFORCING.

GENERAL CIVIL NOTES:

1. THE FINAL DESIGN SHALL COMPLY WITH ALL FEDERAL, STATE, ALAMEDA COUNTY AND CITY OF DUBLIN REGULATIONS AND REQUIREMENTS.
2. ANY AND ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS AND EASEMENTS REQUIRE AN ENCROACHMENT PERMIT.
3. THIS SITE WAS PREVIOUSLY DEVELOPED AND OCCUPIED. REMNANTS OF PAST DEVELOPMENT WERE VISIBLE ON THE SURFACE DURING SITE TOPOGRAPHIC FIELD WORK AND ARE INDICATED ON THE PLANS. NO SUBSURFACE EXPLORATION, INVESTIGATION OR HISTORIC RESEARCH WAS PERFORMED AND THE EXTENT AND MATERIALS OF EXISTING SUBSURFACE REMNANTS ARE UNKNOWN.

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

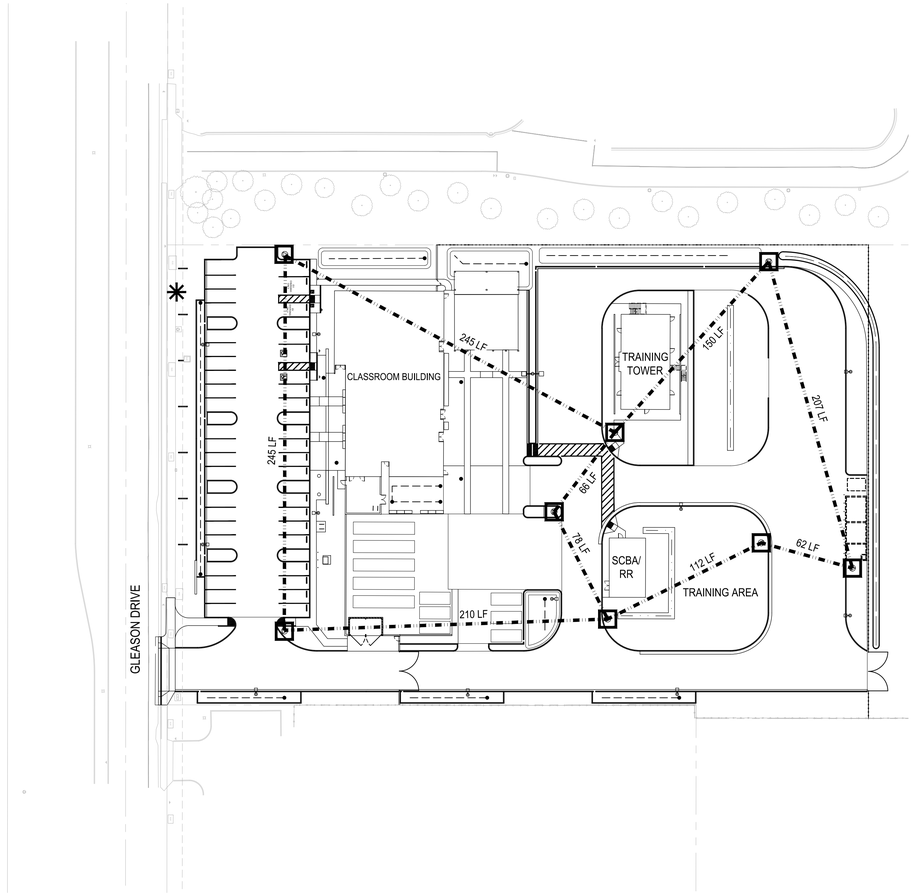
SIEGFRIED

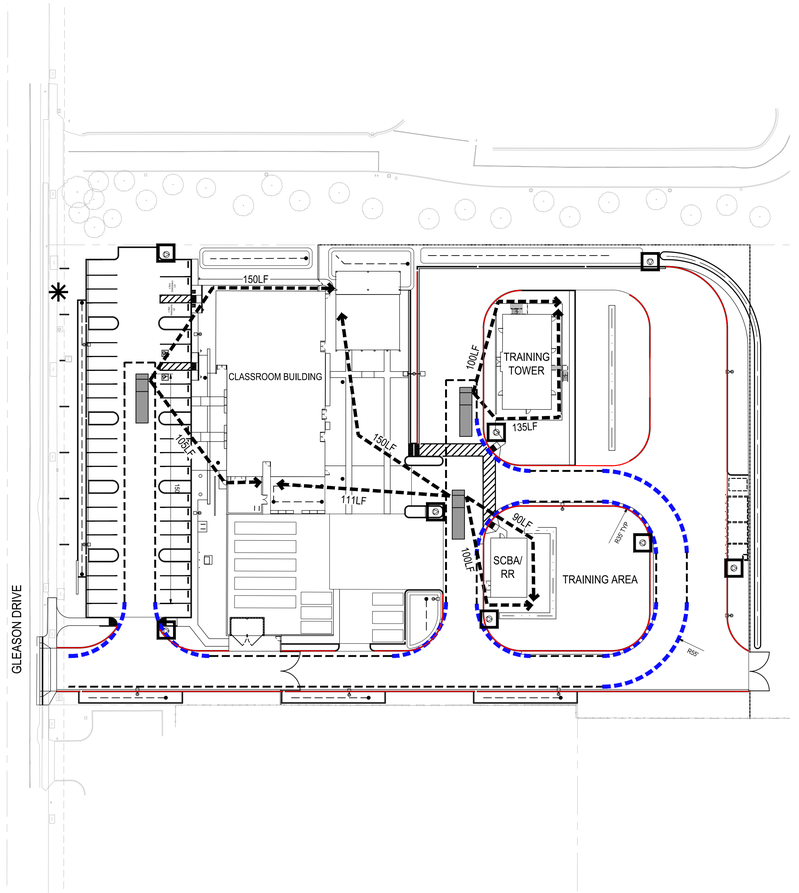
Drawing Title: GENERAL NOTES

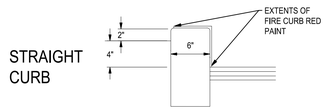
Drawing No.: C1.0

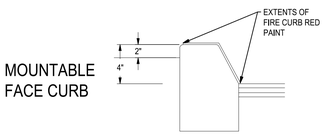
Project Number: 23204

NOT FOR CONSTRUCTION









A. CURB/PAVEMENT LETTERING

ALL RAISED CURBS IN "NO PARKING" AREAS SHALL BE PAINTED RED WITH ACCEPTABLE RED CURB/PAVEMENT PAINT AND LETTERED TO THE ABOVE STANDARD. LETTERING SHALL BE 3" HIGH (MIN), WHITE AND HAVE A 3/4" STROKE. MARKINGS TO BE LOCATED EVERY 25'-0", PER CFC 503.1. PAVEMENT MARKING DIRECT TO PAVEMENT AS INDICATED ON PLANS.

1 **FIRE LANE CURB / PAVEMENT MARKING**
NO SCALE

LEGEND:

- FIRE LANE CURB MARKING: PER DETAIL 1, THIS SHEET
- PROPOSED FIRE HYDRANT
- FIRE ACCESS: INNER AND OUTER TURNING CLEARANCE (R35')
- FIRE TRUCK SETUP LOCATION
- FIRE HYDRANT SPACING - MAX. 300 FEET (AVERAGE)
- EXISTING FIRE HYDRANT
- FIRE ACCESS LANE: (20' WIDE MIN, MIN INSIDE RADIUS 35', OUTSIDE RADIUS 55')
- PROPOSED FDC:
- HOSE PULL LENGTH

811 Know what's below. Call before you dig.

0' 10' 20' 40'
SCALE: 1"=20'

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

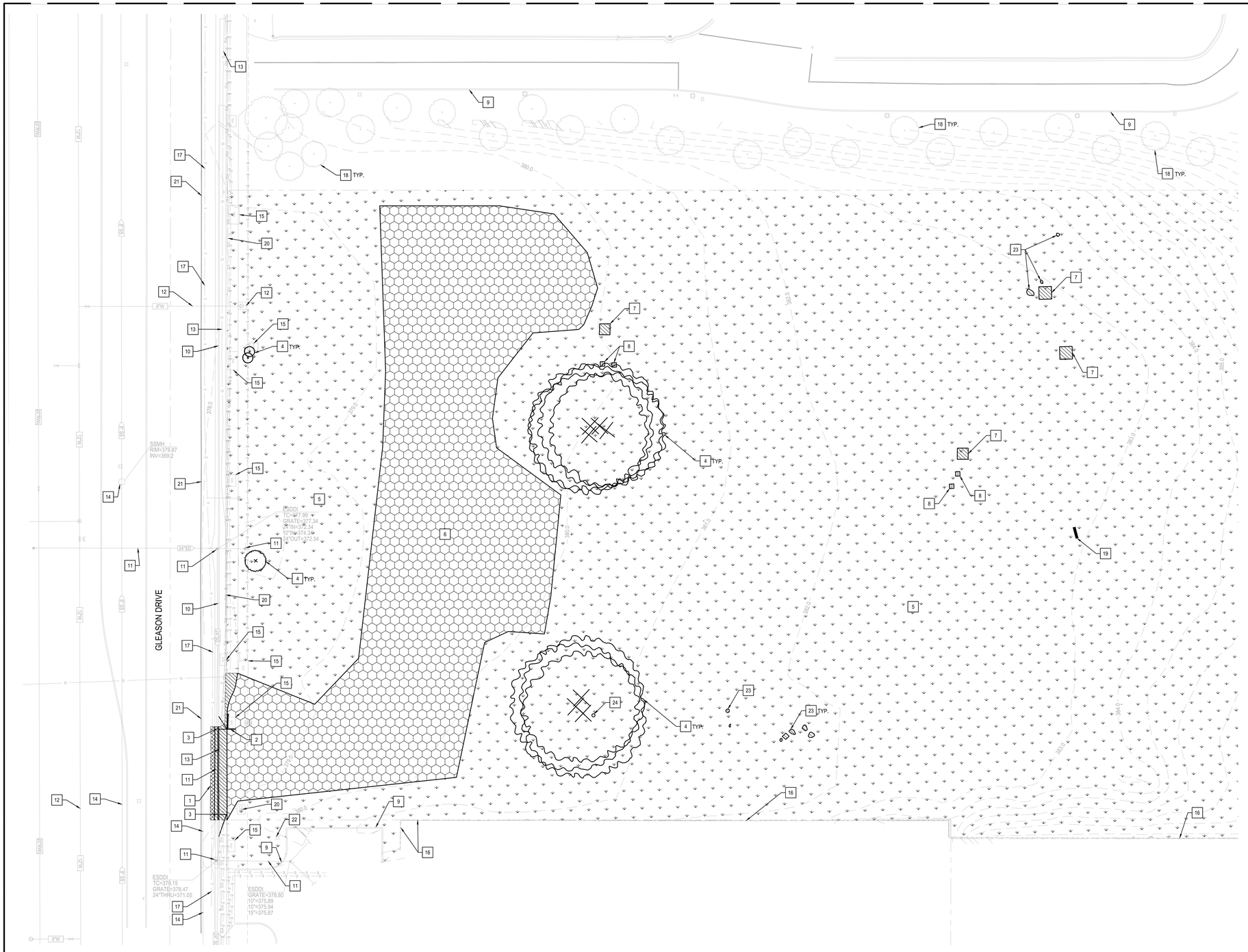
SIEGFRIED

Drawing Title
FIRE ACCESS PLAN

Drawing No.
C1.1

Project Number: 23204

NOT FOR CONSTRUCTION



KEY NOTES:

1 SAWCUT, REMOVAL SHALL BE PERFORMED AT NEAREST RELIEF JOINT	13 PROTECT IN PLACE EXISTING GAS LINE/STRUCTURE
2 REMOVE AND DISPOSE OF EXISTING CURB	14 PROTECT IN PLACE EXISTING SANITARY SEWER LINE/STRUCTURE
3 REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER	15 PROTECT IN PLACE EXISTING ELECTRICAL LINE/STRUCTURE
4 REMOVE AND DISPOSE OF EXISTING TREE	16 PROTECT IN PLACE EXISTING CHAINLINK FENCE
5 LANDSCAPE DEMOLITION. REFER TO DEMOLITION LEGEND, THIS SHEET	17 PROTECT IN PLACE EXISTING TELEPHONE LINE/STRUCTURE
6 GRAVEL DEMOLITION. REFER TO DEMOLITION LEGEND, THIS SHEET	18 PROTECT IN PLACE EXISTING TREE
7 REMOVE AND DISPOSE OF CONCRETE PLATFORM	19 REMOVE AN DISPOSE OF EXISTING STORM LINE/STRUCTURE
8 REMOVE AND DISPOSE OF EXISTING UTILITY BOX	20 PROTECT IN PLACE EXISTING FIBER OPTIC LINE/STRUCTURE
9 PROTECT IN PLACE EXISTING CURB	21 PROTECT IN PLACE EXISTING STRIPING
10 PROTECT IN PLACE EXISTING CURB AND GUTTER	22 PROTECT IN PLACE EXISTING LIGHT POLE AND FOUNDATION
11 PROTECT IN PLACE EXISTING STORM LINE/STRUCTURE	23 REMOVE AND DISPOSE OF EXISTING CONCRETE REMNANTS
12 PROTECT IN PLACE EXISTING WATER LINE/STRUCTURE	24 REMOVE AND DISPOSE OF ABANDONED SEWER MANHOLE

811 Know what's below. Call before you dig.

LEGEND

- REMOVE AND DISPOSE OF EXISTING TREE, GRIND DOWN STUMP AND ROOTS
- REMOVE AND DISPOSE OF EXISTING CONCRETE
- REMOVE AND DISPOSE OF EXISTING GRAVEL
- REMOVE AND DISPOSE OF EXISTING LANDSCAPE
- REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT

0' 10' 20' 40'
SCALE: 1"=20'

TOPOGRAPHIC INFORMATION NOTICE

THE TOPOGRAPHIC AND EXISTING UTILITY INFORMATION SHOWN IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES INCLUDING TWO SEPARATED SITE TOPOGRAPHIC FIELD SURVEYS CONDUCTED PRE AND POST UNDOCUMENTED SITE GRADING OPERATIONS IN 2021, AND AGENCY PROVIDED UTILITY FACILITIES MAPS.

THE **ORIGINAL** TOPOGRAPHIC FIELD SURVEY WAS PREPARED BY O'DELL ENGINEERING, JOB NO 38800, AND CONDUCTED FEBRUARY 2021.

THE **CURRENT** SITE CONDITIONS TOPOGRAPHIC FIELD SURVEY WAS PREPARED BY ALAMEDA COUNTY PUBLIC WORKS, WORK ORDER F74560, AND CONDUCTED DECEMBER 2021.

BETWEEN FEBRUARY 2021 AND DECEMBER 2021, THE SITE WAS GRADED TO ITS CURRENT CONDITION AND THOSE GRADING OPERATIONS INCLUDING FILL AND COMPACTION WERE NOT DOCUMENTED AND UNKNOWN.

THE ORIGINAL SURVEY IDENTIFIED HISTORIC SITE DEVELOPMENT REMNANTS INCLUDING UNKNOWN CONCRETE OBJECTS, DRAINAGE PIPE AND UTILITIES.

PLEASE NOTE: THE ORIGINAL SURVEY DATA PROVIDED IN ELECTRONIC CAD FORMAT FROM O'DELL ENGINEERING IS IN THE UNIT OF "FEET". THE CURRENT SURVEY DATA PROVIDED IN ELECTRONIC CAD FORMAT FROM ALAMEDA COUNTY PUBLIC WORKS IS IN THE UNIT OF "US SURVEY FEET". THE DIFFERENCE IN UNITS CREATES A MISALIGNMENT OF INFORMATION. THE INFORMATION FROM ALAMEDA COUNTY WAS ALIGNED TO THE ORIGINAL SURVEY INFORMATION AS SHOWN.

SURVEY CONTROL

HORIZONTAL DATUM
NORTH AMERICAN DATUM OF 1983 (2011), EPOCH 2010.00

COORDINATE SYSTEM
COORDINATES SHOWN HEREON ARE GROUND AND BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE III.

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PROJECT BENCHMARK
O'DELL ENGINEERING CONTROL POINT #15000; SET SCRIBED X IN SIDEWALK AT THE WEST END OF A DRIVEWAY. STATION IS APPROXIMATELY 615±'s WEST OF THE INTERSECTION OF GLEASON DR AND MADIGAN RD AND 55±'s NORTH OF THE CENTERLINE OF GLEASON DR. STATION IS 35±'s NORTHEAST OF AN ELECTRICAL VAULT, 17.5±'s WEST OF THE DRIVEWAY'S CENTERLINE, AND 4.5±'s SOUTHEAST OF A SIGN MARKING THE DRIVEWAY'S ENTRANCE.
ELEVATION = 379.391 FEET (NAVD88)

SURVEY NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED IN FEBRUARY 2021.
2. NO ATTEMPT WAS MADE TO IDENTIFY THE NATURE OF USE OF UNDERLYING LAND SHOWN HEREON. ANY POTENTIAL PAST USES, INCLUDING THOSE WHICH MAY HAVE RESULTED IN SIGNIFICANT ENVIRONMENTAL OR CULTURAL IMPACTS, WERE NOT ASSESSED BY THIS SURVEY.
3. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ON THIS SITE, IT IS ADVISED THAT ALL INVOLVED PARTIES REVIEW SECTION 8771 AND SECTION 8725 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, AND SECTION 605 OF THE CALIFORNIA PENAL CODE TO ENSURE THAT MONUMENT CONSERVATION HAS BEEN PROPERLY ADDRESSED.
4. NOTHING ON THIS SURVEY SHALL BE INTERPRETED IN A MANNER CONTRARY TO THESE STATEMENTS.
5. EXCEPT AS NOTED BELOW, PHYSICAL ITEMS ON THIS SURVEY ARE LIMITED TO THOSE SURFACE-VISIBLE STRUCTURES, FACILITIES, AND FEATURES OBSERVED AT THE TIME OF THE FIELD SURVEY.
6. ADDITIONAL SUBSURFACE OBJECTS, IF ANY, WERE NOT LOCATED IN THIS SURVEY. NO WARRANTY IS IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF ANY SUBSURFACE OBJECTS REPRESENTED BY SYMBOLS, LINES, OR LABELS SHOWN HEREON. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, BASEMENTS, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, OR ADDITIONAL UNDERGROUND UTILITY LINES.
7. BOUNDARY LINES (STREET CENTERLINES, ROAD RIGHTS-OF-WAY, PARCEL LINES, EASEMENTS, SECTION LINES, ETC.) ARE PLOTTED FROM RECORD INFORMATION ONLY.

DEMOLITION NOTES

1. EXISTING UTILITY STRUCTURES TO BE DEMOLISHED AND/OR REMOVED MAY HAVE CONNECTING PIPE(S) OR CONDUIT(S), THE CONNECTING PIPE(S) OR CONDUIT(S) SHALL BE EXPOSED AND CUT BACK TO A LENGTH AS REQUIRED BY THE GOVERNING AGENCY OR AS NEEDED FOR CONSTRUCTION OF THE PROJECT. ANY REMAINING PIPE OR CONDUIT TO BE ABANDONED IN PLACE SHALL BE DONE SO PER STATE AND LOCAL REQUIREMENTS.
2. ALL EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED IN-PLACE AND REMAIN IN SERVICE.
3. EXISTING TREES ARE DETERMINED TO NOT BE CITY OF DUBLIN HERITAGE TREES BEING EITHER (ELM) ULUMUS SPP. OR ZELKOVA SPP. TREE REMOVALS SHALL INCLUDE THE REMOVAL OF THE TRUNK, AND ROOTS LARGER THAN 2" IN DIAMETER OR AS REQUIRED BY THE GOVERNING AGENCY OR GEOTECHNICAL ENGINEER RECOMMENDATIONS.
4. EXISTING HISTORIC CONCRETE REMNANTS WHICH DO NOT CONFLICT WITH CONSTRUCTION OF THE PROJECT, INCLUDING GRADING AND COMPACTION REQUIREMENTS, MAY REMAIN IN-PLACE AS ALLOWED BY THE GOVERNING AGENCY OR GEOTECHNICAL ENGINEER RECOMMENDATIONS.
5. EXISTING STORM DRAIN PIPE TO BE REMOVED WHICH CONNECTS TO IN-SERVICE DRAINAGE STRUCTURES SHALL BE CUT TO WITHIN 2" OF THE STRUCTURE, OR COMPLETELY REMOVED FROM THE STRUCTURE, AND PLUGGED OR CAPPED AS DIRECTED BY THE GOVERNING AGENCY. TEMPORARY PLUG OR CAP MAY BE ALLOWED IF NEW STORM DRAIN PIPE IS TO BE INSTALLED AND CONNECTED TO THE STRUCTURE AT THE SAME LOCATION.
6. REMOVAL OF EXISTING CONCRETE CURB, GUTTER AND/OR SIDEWALK SHALL BE TO THE NEXT NEAREST JOINT OR AS DIRECTED BY THE GOVERNING AGENCY.
7. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS REQUIRE AN ENCROACHMENT PERMIT ISSUED BY THE GOVERNING AGENCY.
8. OFF-HAUL AND DISPOSAL OF REMOVED AND DEMOLISHED MATERIALS SHALL BE PER STATE AND LOCAL LAWS AND REQUIREMENTS.

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

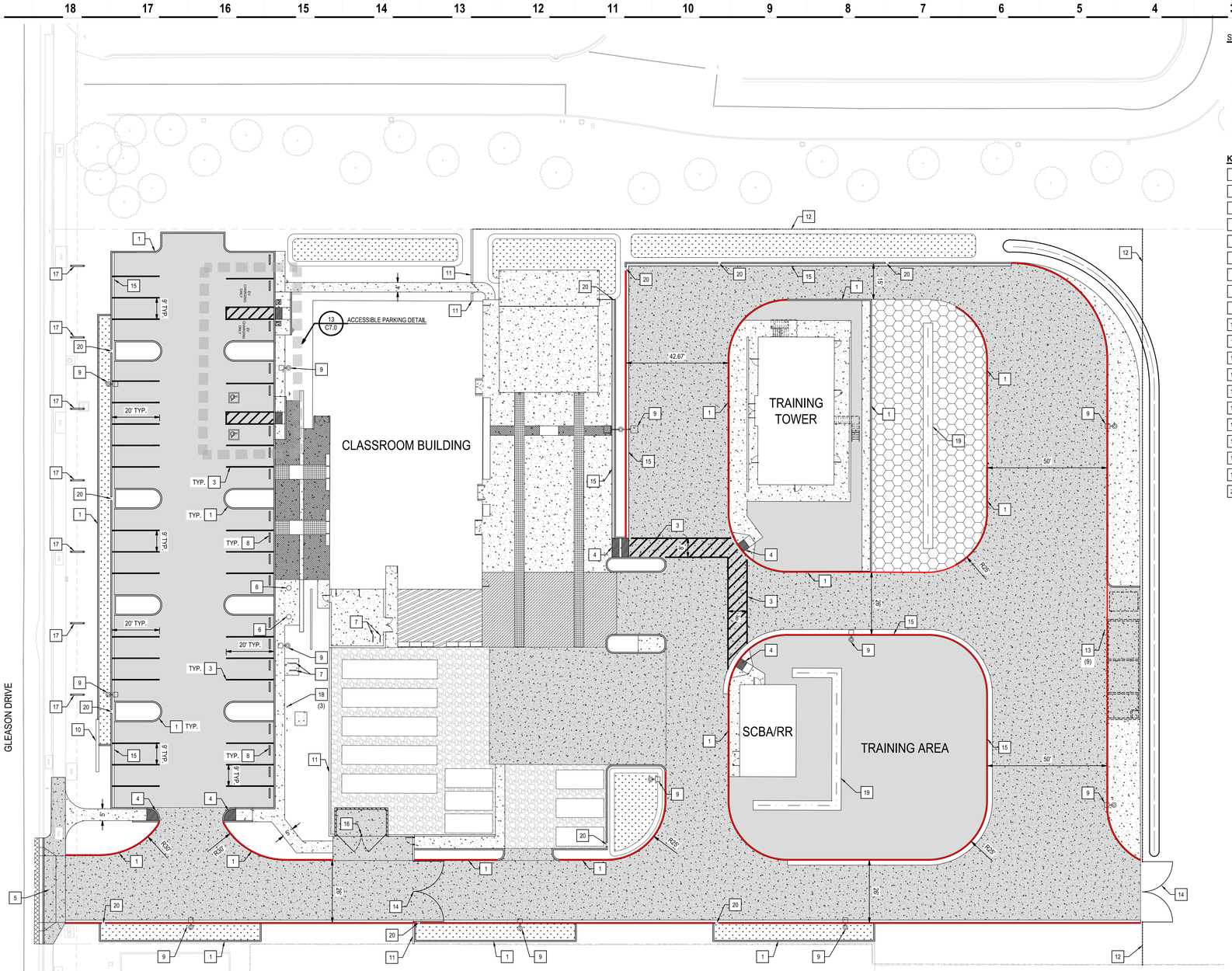
SIEGFRIED

Drawing Title
TOPOGRAPHIC & DEMOLITION PLAN

Drawing No.
C2.0

Project Number: 23204

NOT FOR CONSTRUCTION



SITE PLAN NOTES:

1. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR FINISH SURFACE TREATMENTS, TEXTURES, COLORS, SCORE LINES AND GRAPHICS.
2. NOT ALL SITE AMENITIES OR FEATURES ARE SHOWN. SEE ARCHITECTURAL AND LANDSCAPE PLANS.
3. SEE LANDSCAPE PLANS FOR PROPOSED TREES AND LANDSCAPE PLANTING SCHEMATIC.
4. SEE ARCHITECTURAL PLANS FOR PROPOSED FENCE AND GATE DETAILS.
5. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE RETAINING WALL DETAILS.
6. NO OBJECTS OR OBSTRUCTIONS TALLER THAN 30" ARE ALLOWED WITHIN THE LINE-OF-SIGHT CLEAR VIEW ZONE.

KEY NOTES:

1	6" VERTICAL CURB PER DETAIL 1 ON SHEET C7.0
2	6" FLUSH CONCRETE CURB PER DETAIL 8 ON SHEET C7.0
3	4" WIDE WHITE STRIPE
4	TRUNCATED DOMES PER DETAIL 3 ON SHEET C7.0
5	DRIVEWAY
6	FLAG POLE
7	BIKE RACK
8	WHEEL STOP PER DETAIL 4 ON SHEET C7.0
9	LIGHT POLE
10	MONUMENT SIGN. REFER TO SIGNAGE DRAWINGS
11	CMU WALL. REFER TO ARCHITECTURAL DRAWINGS
12	8' HIGH SECURITY FENCE. REFER TO ARCHITECTURAL DRAWINGS
13	REMOVABLE BOLLARD PER DETAIL 10 ON SHEET C7.0
14	VEHICULAR ACCESS GATE. REFER TO ARCHITECTURAL DRAWINGS.
15	6" VERTICAL CURB AND GUTTER PER DETAIL 2 ON SHEET C7.0
16	COVERED TRASH ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS
17	PUBLIC ART SIGNS. REFER TO ARCHITECTURAL DRAWINGS.
18	STEEL BOLLARD PER DETAIL 11 ON SHEET C7.0
19	4' CONCRETE VALLEY GUTTER PER DETAIL 12 ON SHEET C7.0
20	CURB CUT PER DETAILS 6 AND 9 ON SHEET C7.2

PAVING LEGEND

- PEDESTRIAN CONCRETE: 4" (3,000 PSI) P.C.C WITH #4 BARS @ 24" O.C. EACH WAY OVER 6" CLASS II AB OVER SUBGRADE PREPARED PER PROJECT GEOTECHNICAL REPORT. CONCRETE JOINTS PER DETAIL 9 ON SHEET C7.0
- HEAVY DUTY CONCRETE: 6.5" (3,500 PSI) P.C.C WITH #4 BARS @ 18" O.C. EACH WAY OVER 6" CLASS II AB OVER 18" LIME-TREATED SOIL OVER SUBGRADE PREPARED PER PROJECT GEOTECHNICAL REPORT. CONCRETE JOINTS PER DETAIL 9 ON SHEET C7.0
- LIGHT DUTY VEHICULAR CONCRETE: 6" (3,500 PSI) P.C.C WITH #4 BARS @ 18" O.C. EACH WAY OVER 6" CLASS II AB OVER SUBGRADE PREPARED PER PROJECT GEOTECHNICAL REPORT. CONCRETE JOINTS PER DETAIL 9 ON SHEET C7.0
- LIGHT DUTY ASPHALT PAVEMENT (TI=5, R=10): 3" AC OVER 6.5" CLASS II AB OVER 18" LIME-TREATED SOIL OVER SUBGRADE PREPARED PER PROJECT GEOTECHNICAL REPORT, PER THE PROJECT GEOTECHNICAL REPORT, TI=5 CAN ACCOMMODATE, OVER A 20-YEAR PERIOD WITH PERIODIC MAINTENANCE AS DESCRIBED IN THE REPORT, MONTHLY TRAFFIC BY A 75-KIP FIRE APPARATUS AND WEEKLY TRAFFIC FROM A 64-KIP GARBAGE TRUCK
- HEAVY DUTY ASPHALT PAVEMENT (TI=11.5, R=10): 7.5" AC OVER 18.5" CLASS II AB OVER 18" LIME-TREATED SOIL OVER SUBGRADE PREPARED PER PROJECT GEOTECHNICAL REPORT
- PEDESTRIAN CONCRETE WITH RESILIENT SAFETY SURFACING TILES: SYNTHETIC TURF OVER 4" (3,000 PSI) P.C.C WITH #4 BARS @ 24" O.C. EACH WAY OVER 6" CLASS II AB OVER SUBGRADE PREPARED PER PROJECT GEOTECHNICAL REPORT. CONCRETE JOINTS PER DETAIL 9 ON SHEET C7.0
- 3" THICK COMPACTED GRAVEL
- BIORETENTION AREA
- ASPHALT DEEPLIFT
- LINEAR PAVERS
- SQUARE PAVERS
- FIRE LANE CURB

0' 10' 20' 40'
SCALE: 1"=20'

811 Know what's below. Call before you dig.

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record: SHAH KAWASAKI ARCHITECTS, 570 10th Street, Suite 201, Oakland, CA 94607

Contractor: OVERAA Construction

SIEGFRIED

Drawing Title: PAVING & DIMENSIONING PLAN

Drawing No. C3.0

Project Number: 23204

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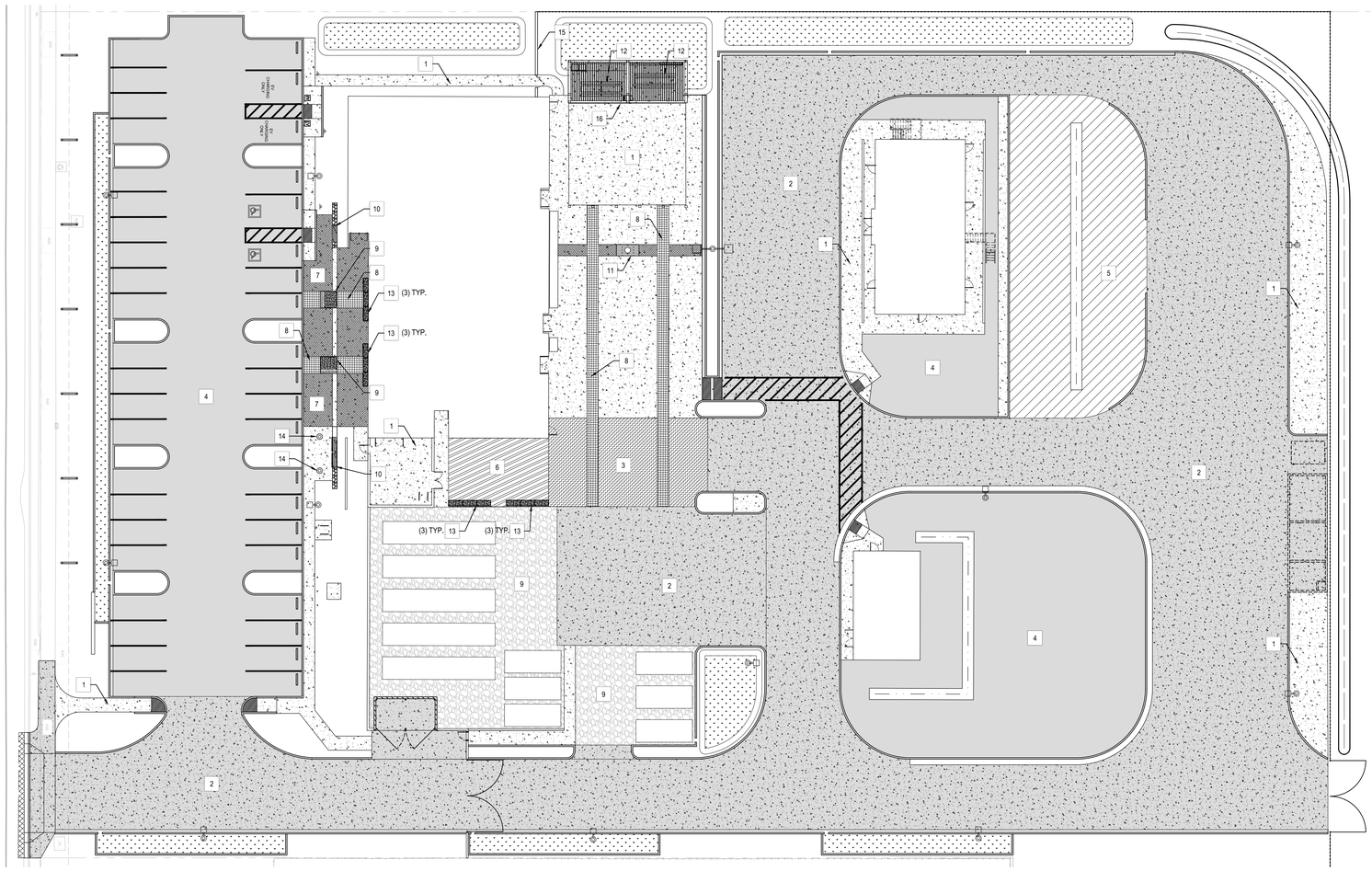

SITE FURNISHINGS & AMENITIES SCHEDULE

REFERENCE	SYMBOL	DESCRIPTION	COLOR / FINISH	DETAIL
1		PEDESTRIAN CONCRETE	PLAIN GRAY	
2		HEAVY DUTY CONCRETE	PLAIN GRAY	
3		LIGHT DUTY VEHICULAR CONCRETE	PLAIN GRAY	
4		LIGHT DUTY ASPHALT PAVEMENT	BLACK	
5		HEAVY DUTY ASPHALT PAVEMENT	BLACK	
6		PEDESTRIAN CONCRETE WITH RESILIENT SAFETY SURFACING TILES		
7		LINEAR PAVERS		
8		SQUARE PAVERS		
9		3" THICK COMPACTED GRAVEL		
10		18" HIGH GABION WALL WITH WOOD BENCH		
11		TREE GRATE		
12		MOVABLE LONG PICNIC TABLE		
9		RAISED PLANTER WITH BENCH		
13		LINEAR RAISED PLANTER		
14		FLAG POLE		
15		METAL FENCE		
16		CUSTOM STEEL & WOOD SHADE STRUCTURE		

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I WILL COMPLY WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLY THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

ROBERT J. NORBUTAS, JR., RLA 5595

0' 10' 20' 40'
SCALE: 1"=20'

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

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Drawing Title

SITE FEATURES & AMENITIES

Drawing No.

C3.1

Project Number: 23204

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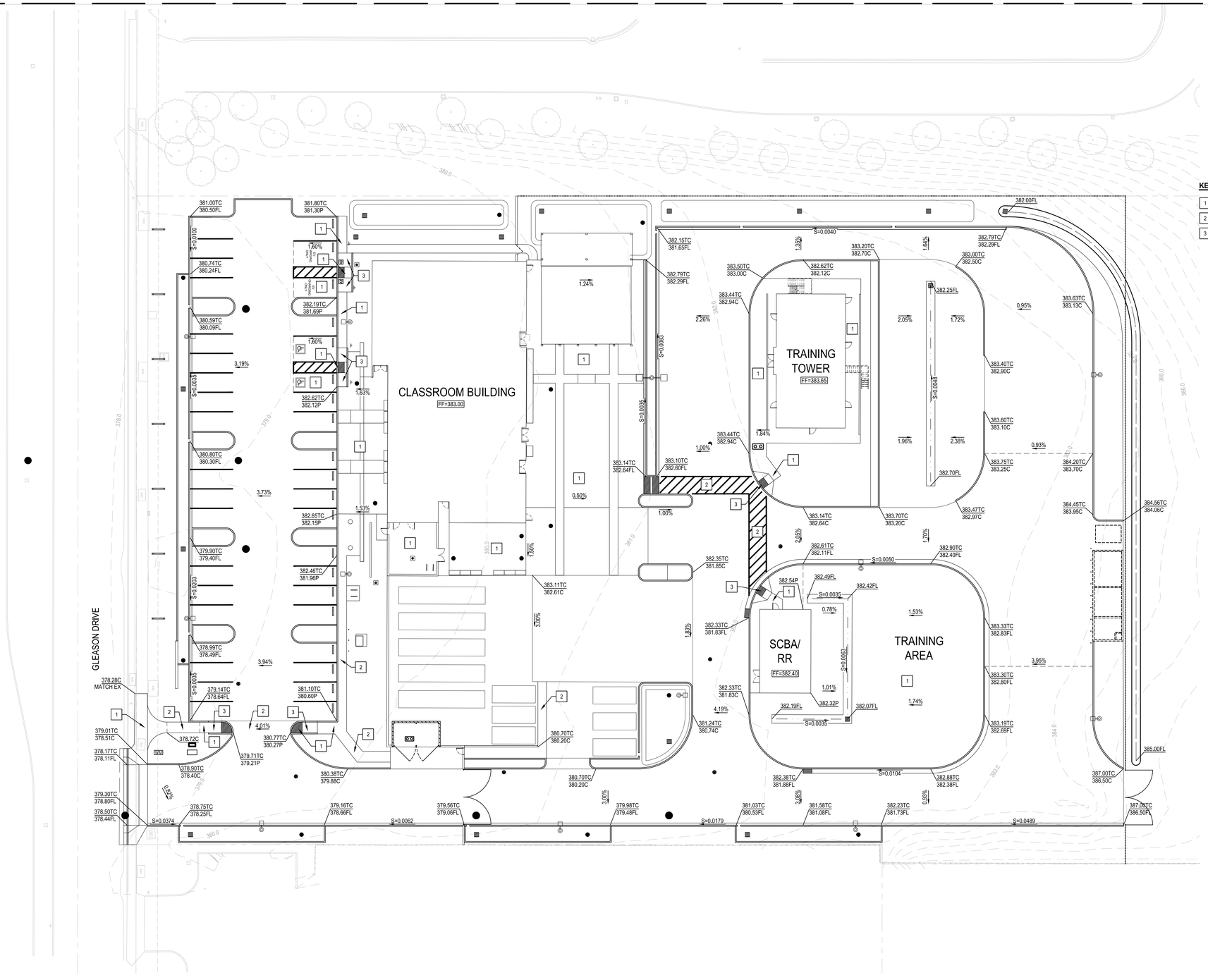

KEY NOTES

1. 2% MAXIMUM SLOPE IN ALL DIRECTIONS
2. 5% MAXIMUM SLOPE IN DIRECTION OF TRAVEL, 2% MAXIMUM CROSS SLOPE
3. 8.33% MAXIMUM SLOPE IN DIRECTION OF TRAVEL, 2% MAXIMUM CROSS SLOPE

Know what's below. Call before you dig.

0' 10' 20' 40'
SCALE: 1"=20'

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

SIEGFRIED

Drawing Title: **GRADING PLAN**

Drawing No.: **C4.0**

Project Number: 23204

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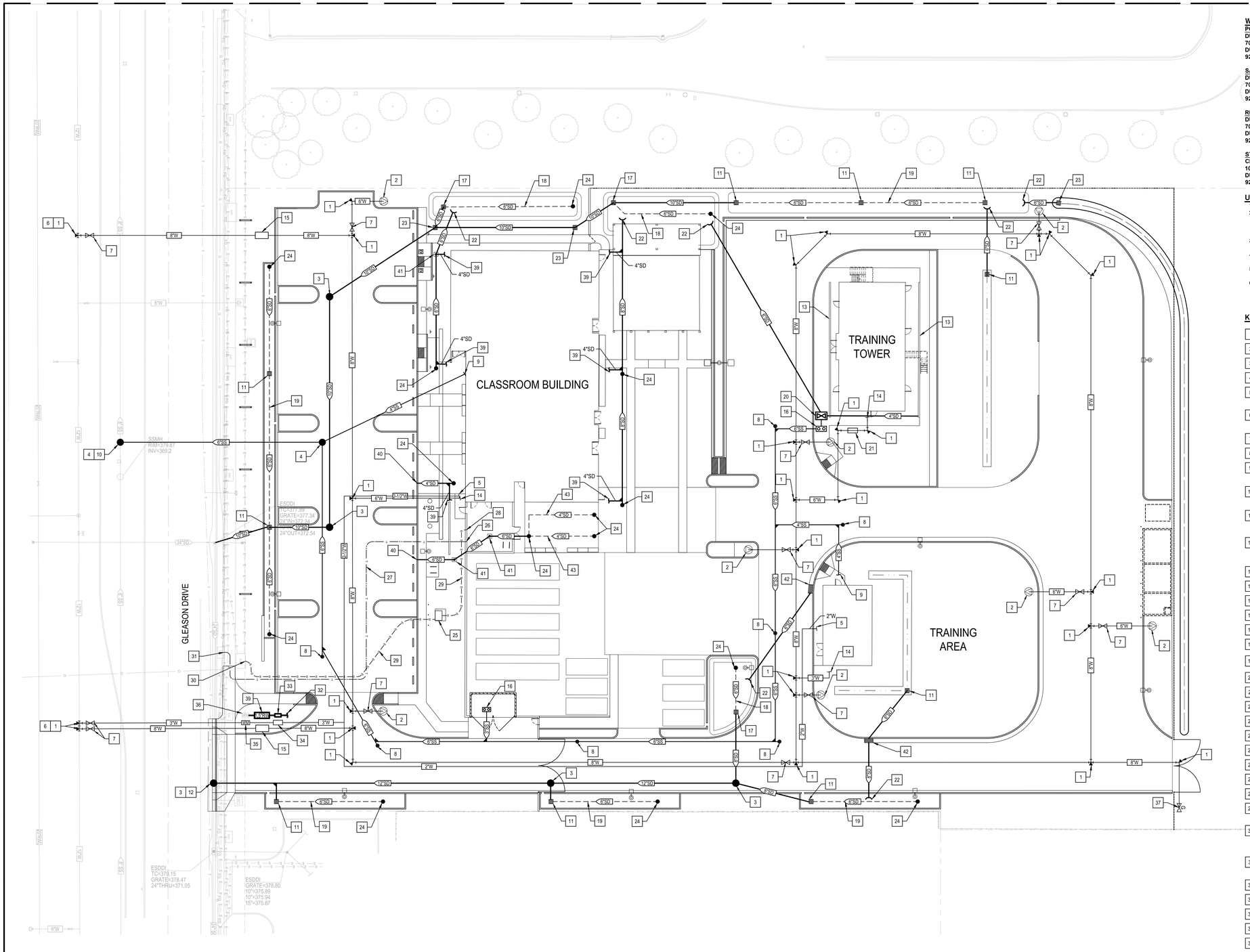

WET UTILITY PROVIDERS

POTABLE WATER
DUBLIN SAN RAMON SERVICES DISTRICT
7051 DUBLIN BLVD.
DUBLIN, CA 94568
925-828-0515

SANITARY SEWER
DUBLIN SAN RAMON SERVICES DISTRICT
7051 DUBLIN BLVD.
DUBLIN, CA 94568
925-828-0515

RECLAIMED WATER
DUBLIN SAN RAMON SERVICES DISTRICT
7051 DUBLIN BLVD.
DUBLIN, CA 94568
925-828-0515

STORM DRAINAGE
CITY OF DUBLIN - PUBLIC WORKS
100 CIVIC PLAZA
DUBLIN, CA 94568
925-833-6630

UTILITY PLAN NOTES:

1. SEE SYMBOL LEGEND ON SHEET XXX
2. ALL UTILITY INSTALLATIONS, METHODS AND MATERIALS SHALL BE PER THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING UTILITY COMPANY PROVIDING SERVICE TO THE PROJECT.
3. WARNING: FIBER OPTIC CABLES ARE LOCATED ALONG THE PROJECT FRONTAGE.
4. NOT ALL SITE AMENITIES OR FEATURES ARE SHOWN. SEE ARCHITECTURAL AND LANDSCAPE PLANS.
5. RECLAIMED WATER IS NOT AVAILABLE FOR USE ON THIS SITE.
6. A 15' WIDE PUBLIC UTILITY EASEMENT MAY BE REQUIRED CENTERED OVER THE FIRE WATER LINES AND FIRE HYDRANTS ON SITE.

KEY NOTES

1	THRUST BLOCK PER DETAIL 2 AND 3 ON SHEET C7.3
2	FIRE HYDRANT PER DETAIL 5 ON SHEET C7.3
3	STORM DRAIN MANHOLE PER DETAIL 1-3 ON SHEET C7.5
4	SANITARY SEWER MANHOLE PER DETAIL 1-3 ON SHEET C7.5
5	WATER POINT OF CONNECTION TO BUILDING
6	CONNECT TO EXISTING WATER SYSTEM. CONTRACTOR SHALL VERIFY EXISTING INVERT AND LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF CONFLICTS.
7	VALVE AND VALVE BOX PER DETAIL 1 ON SHEET C7.2
8	SANITARY SEWER CLEANOUT PER DETAIL 2 ON SHEET C7.2
9	SANITARY SEWER POINT OF CONNECTION TO BUILDING
10	CONNECT TO EXISTING SANITARY SEWER SYSTEM. CONTRACTOR SHALL VERIFY EXISTING INVERT AND LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF CONFLICTS.
11	18"X18" SQUARE STORM DRAIN INLET PER DETAIL 3 ON SHEET C7.2
12	CONNECT TO EXISTING STORM DRAIN SYSTEM. CONTRACTOR SHALL VERIFY EXISTING INVERT AND LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF CONFLICTS.
13	STORM DRAIN TRENCH DRAIN PER DETAIL 5 ON SHEET C7.2
14	FIRE WATER POINT OF CONNECTION AT BUILDING
15	8" DOUBLE CHECK VALVE WITH INTEGRAL FDC PER DETAIL 15 ON SHEET C7.3
16	GREASE AND SAND TRAP PER DETAIL 7 ON SHEET C7.4
17	24"X24" STORM DRAIN OVERFLOW INLET PER DETAIL 3 ON SHEET C7.2
18	BIORETENTION AREA WITH 6" PERFORATED STORM DRAIN PIPE
19	INFILTRATION TRENCH WITH 6" PERFORATED STORM DRAIN PIPE
20	LIVE FIRE TRAINING WATER DIVERSION VALVE
21	6" DOUBLE CHECK VALVE WITH INTEGRAL FDC PER DETAIL 15 ON SHEET C7.3
22	STORM DRAIN OUTFALL
23	24"X24" SQUARE STORM DRAIN INLET PER DETAIL 3 ON SHEET C7.2
24	STORM DRAIN CLEANOUT PER DETAIL 2 ON SHEET C7.2
25	ELECTRICAL TRANSFORMER
26	TELECOMMUNICATION POINT OF CONNECTION AT BUILDING
27	TELECOMMUNICATION CONDUIT
28	ELECTRICAL POINT OF CONNECTION AT BUILDING
29	ELECTRICAL CONDUIT
30	CONNECT TO EXISTING ELECTRICAL SYSTEM. CONTRACTOR SHALL VERIFY EXISTING INVERT AND LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF CONFLICTS.
31	CONNECT TO EXISTING TELECOMMUNICATION SYSTEM. CONTRACTOR SHALL VERIFY EXISTING INVERT AND LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF CONFLICTS.
32	IRRIGATION POINT OF CONNECTION
33	1.5" IRRIGATION WATER BACKFLOW PREVENTER PER DETAIL 4 ON SHEET C7.2
34	3" DOMESTIC WATER BACKFLOW PREVENTER PER DETAIL 13 ON SHEET C7.3
35	DOMESTIC WATER METER PER DETAIL 11 ON SHEET C7.3
36	EXISTING RECLAIMED WATER METER
37	AIR RELIEF VALVE PER DETAIL 8 ON SHEET C7.3 AND DETAIL 2 ON SHEET C7.4
38	1.5" COPPER TYPE K PIPE
39	STORM DRAIN POINT OF CONNECTION AT BUILDING
40	DISCHARGE THROUGH PIPE CURB DRAIN, CURB-O-LET OR EQUAL
41	12" AREA DRAIN PER DETAIL 7 ON SHEET C7.2
42	CURB DRAIN CATCH BASIN PER DETAIL 8 ON SHEET C7.2
43	4" PERFORATED STORM DRAIN PIPE FOR TURF AREA

0' 10' 20' 40'
SCALE: 1"=20'

811 Know what's below. Call before you dig.

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

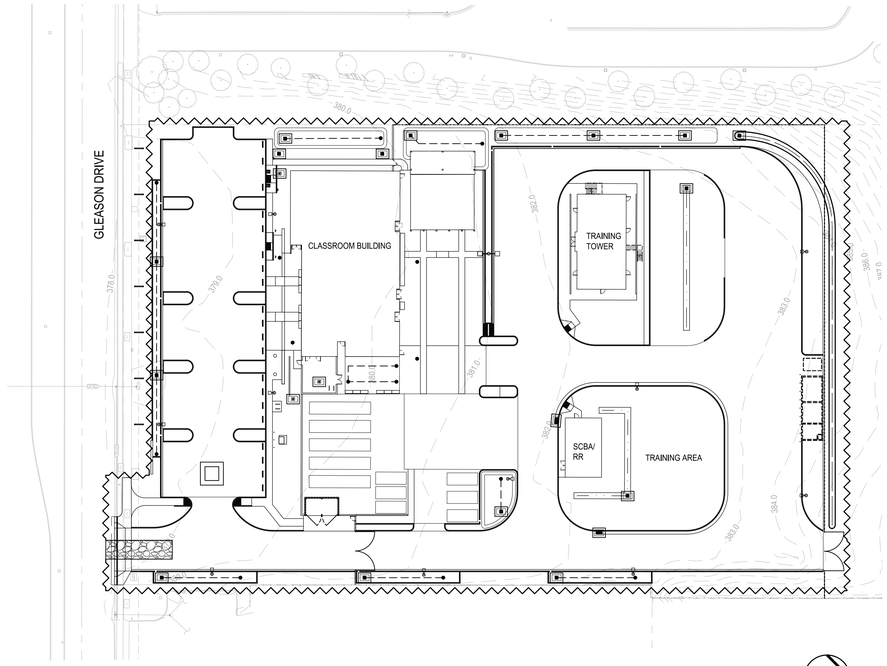
SIEGFRIED

Drawing Title
UTILITY PLAN

Drawing No.
C5.0

Project Number: 23204

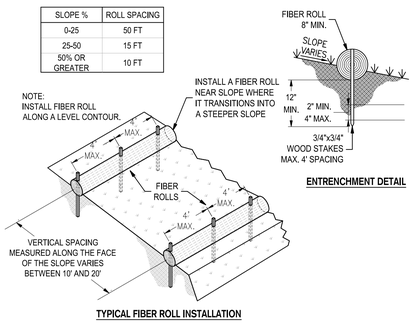
NOT FOR CONSTRUCTION



EROSION CONTROL LEGEND

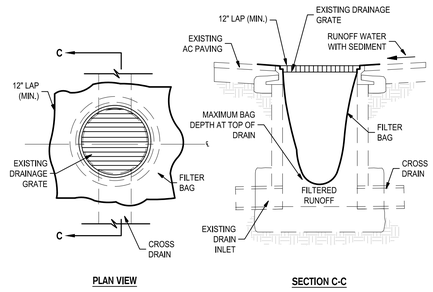
SYMBOL	DESCRIPTION
	FIBER ROLLS. APPROXIMATE LOCATION SHOWN. CONTRACTOR TO DETERMINE LOCATION. REFER TO DETAIL 1, THIS SHEET.
	DRAIN INLET PROTECTION. REFER TO DETAILS 2 AND 4, THIS SHEET.
	STABILIZED CONSTRUCTION ENTRANCE/EXIT TIRE WASH. APPROXIMATE LOCATION SHOWN. CONTRACTOR TO DETERMINE LOCATION. REFER TO DETAIL 5, THIS SHEET.
	CONCRETE WASHOUT. APPROXIMATE LOCATION SHOWN. CONTRACTOR TO DETERMINE LOCATION. REFER TO DETAIL 3 THIS SHEET.

SLOPE %	ROLL SPACING
0-25	50 FT
25-50	15 FT
50% OR GREATER	10 FT



TYPICAL FIBER ROLL INSTALLATION

ENTRENCHMENT DETAIL



PLAN VIEW

SECTION C-C

EROSION CONTROL GENERAL NOTES

1. PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS, CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS. BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS, CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
2. THE CONTRACTOR SHALL HIRE A CONSULTANT TO PREPARE AND OVERSEE THE SWPPP. THE CONTRACTOR SHALL REVIEW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE CONTRACTORS SOLE RESPONSIBILITY FOR CONDUCTING HIS/HER OPERATIONS IN ADHERENCE TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, DELAYS, AND/OR DAMAGES RESULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS CAUSED BY THE OPERATION OF THE CONTRACTOR OF HIS/HER SUBCONTRACTORS.
3. THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE. THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
4. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
5. UNFINISHED AND DISTURBED ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

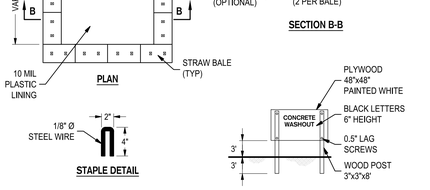
ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200

6. ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
7. CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
8. THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
9. ALL DEWATERING WATER MUST BE CHANNELED THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
10. PAVEMENT CLEANING- FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS SHALL BE CONTROLLED AND PROHIBITED FROM ENTERING THE STORM DRAIN SYSTEM. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
11. ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
12. REFER TO SECTION 01 57 23 STORM WATER POLLUTION PREVENTION FOR EROSION CONTROL REQUIREMENTS.
13. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
    - A. DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
    - B. SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
    - C. MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
    - D. PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
    - E. DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS
14. ALL TEMPORARY ROADWAY ROCK SHALL BE REMOVED PRIOR TO COMMENCING LANDSCAPE WORK ON SITE.

811 Know what's below. Call before you dig.

0' 20' 40' 80'
SCALE: 1"=40'

1 FIBER ROLLS
NO SCALE



PLAN

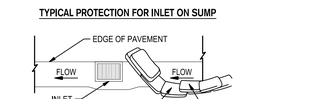
SECTION B-B

STAPLE DETAIL

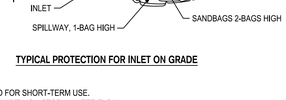
NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 CONCRETE WASHOUT
NO SCALE

2 TEMPORARY GRAVEL BAG FILTER AT DROP INLET
NO SCALE



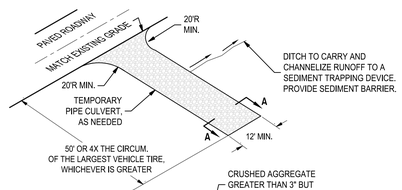
TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

4 DROP INLET PROTECTION TYPE 3
NO SCALE



SECTION A-A

5 STABILIZED CONSTRUCTION ENTRANCE/EXIT
NO SCALE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

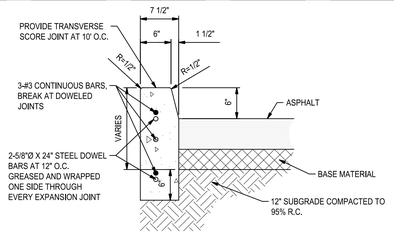
SIEGFRIED

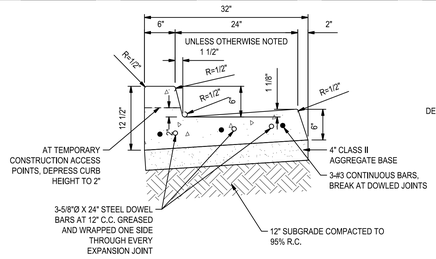
Drawing Title
EROSION CONTROL PLAN

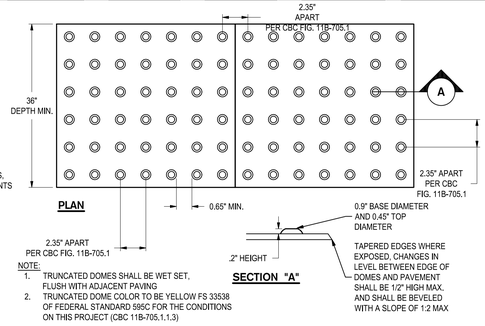
Drawing No.
C6.0

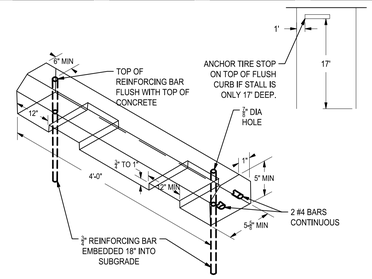
Project Number: 23204

NOT FOR CONSTRUCTION

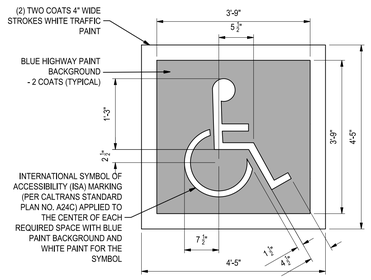




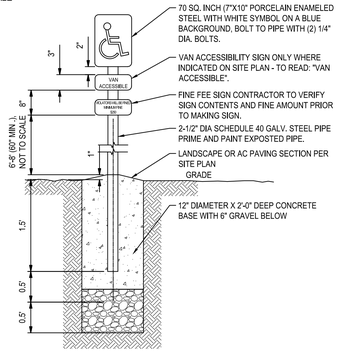




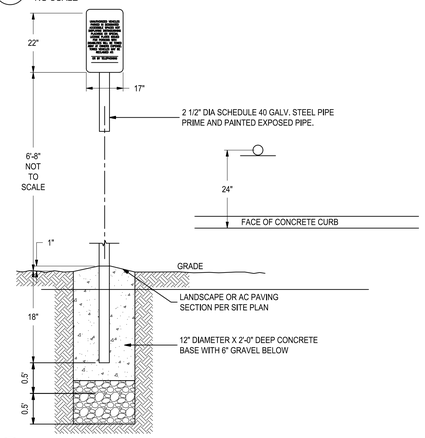
1 6" VERTICAL CONCRETE CURB
NO SCALE



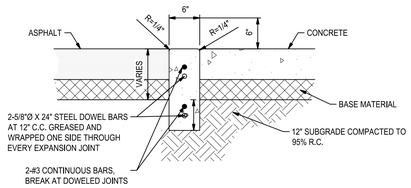
2 6" VERTICAL CURB AND GUTTER
NO SCALE



3 TRUNCATED DOMES
NO SCALE



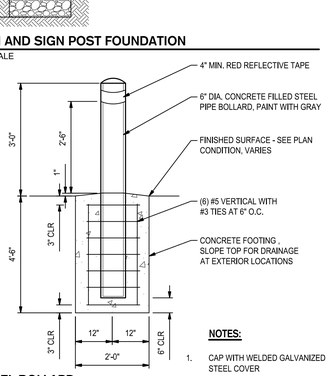
4 4' WHEEL STOP
NO SCALE



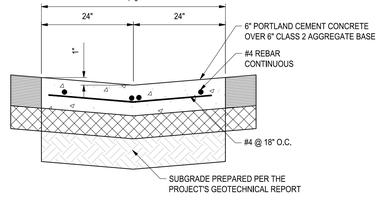
5 ACCESSIBLE PARKING SYMBOL
NO SCALE

6 ACCESSIBLE PARKING SIGNAGE
NO SCALE

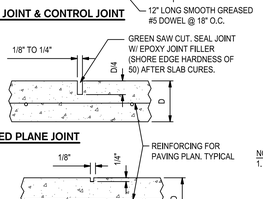
7 SIGN AND SIGN POST FOUNDATION
NO SCALE



8 6" FLUSH CONCRETE CURB
NO SCALE



DOWEL SIZE & SPACING			
SLAB DEPTH	DIAMETER	LENGTH	SPACING
4"	5/8"	12"	24" O.C.
6"	3/4"	18"	18" O.C.
8"	1"	24"	18" O.C.
10"	1"	24"	12" O.C.



Ⓐ **EXPANSION JOINT & CONTROL JOINT**

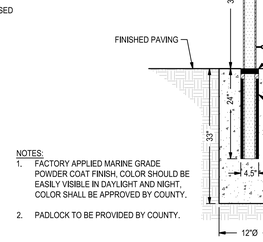
SLAB THICKNESS	WPJ SPACING (EACH WAY)	CONTROL JOINT SPACING
4"	8' O.C. MAX.	32' O.C. MAX.
6"	12' O.C. MAX.	36' O.C. MAX.
8"	16' O.C. MAX.	40' O.C. MAX.
10"	N/A	40' O.C. MAX.

Ⓑ **WEAKENED PLANE JOINT**

NOTE:
1. SCORE JOINT SPACING SHALL BE PLACED 5'-0" O.C. UNLESS OTHERWISE NOTED ON PLANS
2. DISTANCE FROM TOP OF CONCRETE AND TOP OF CAULKING SHALL BE LESS THAN 1/4".
3. FOR CONCRETE MIX DESIGN, INCLUDING COMPRESSIVE STRENGTH, AND STEEL REINFORCING, REFER TO SPECIFICATION SECTION 32 13 13 CONCRETE PAVING.

Ⓒ **SCORE LINE**

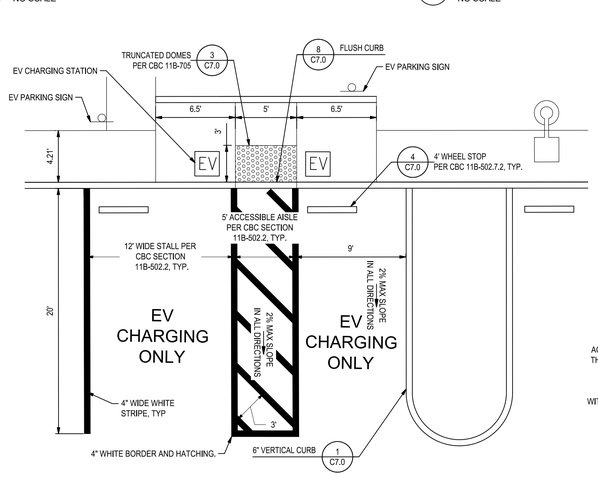
9 CONCRETE JOINT DETAILS
NO SCALE

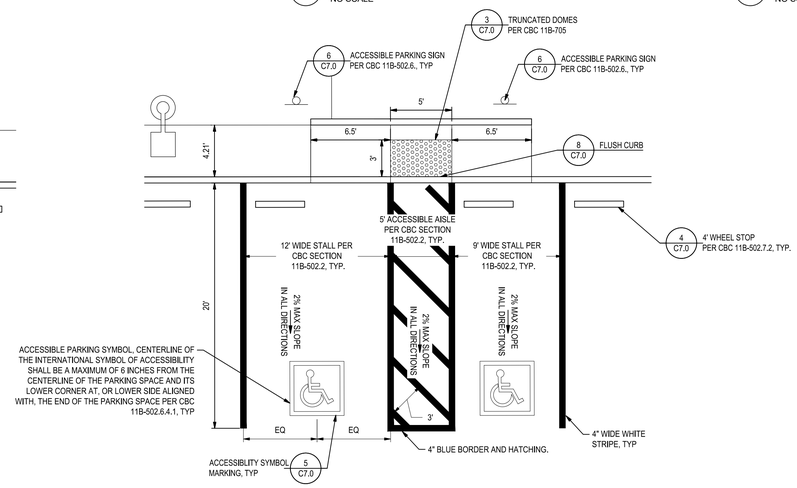


10 REMOVABLE STEEL BOLLARD
NO SCALE

11 STEEL BOLLARD
NO SCALE

12 4' CONCRETE VALLEY GUTTER
NO SCALE





13 ACCESSIBLE/EV CHARGING STALL ENLARGEMENT 1
1"=5'

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Architect of Record
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570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

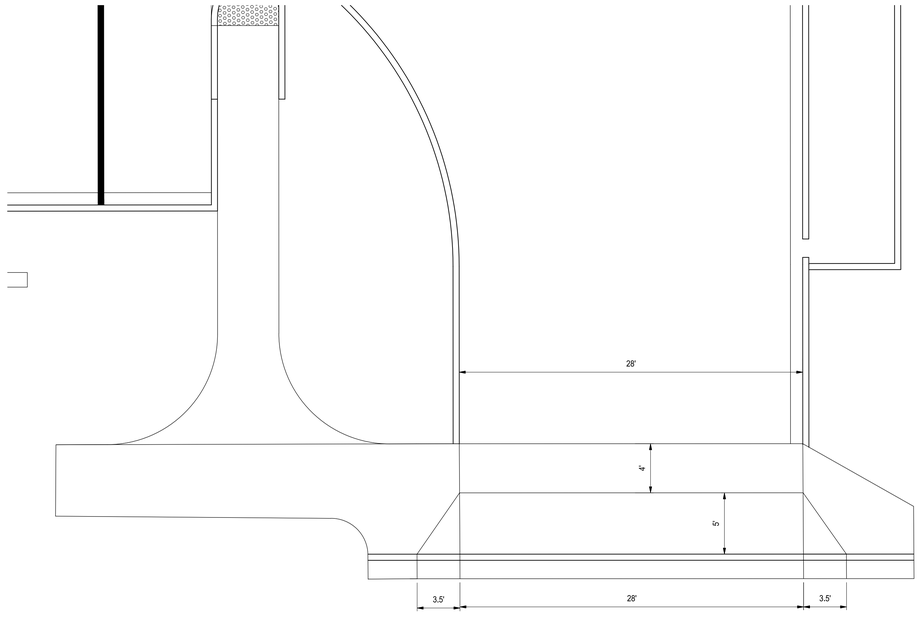
SIEGFRIED

Drawing Title
DETAILS I

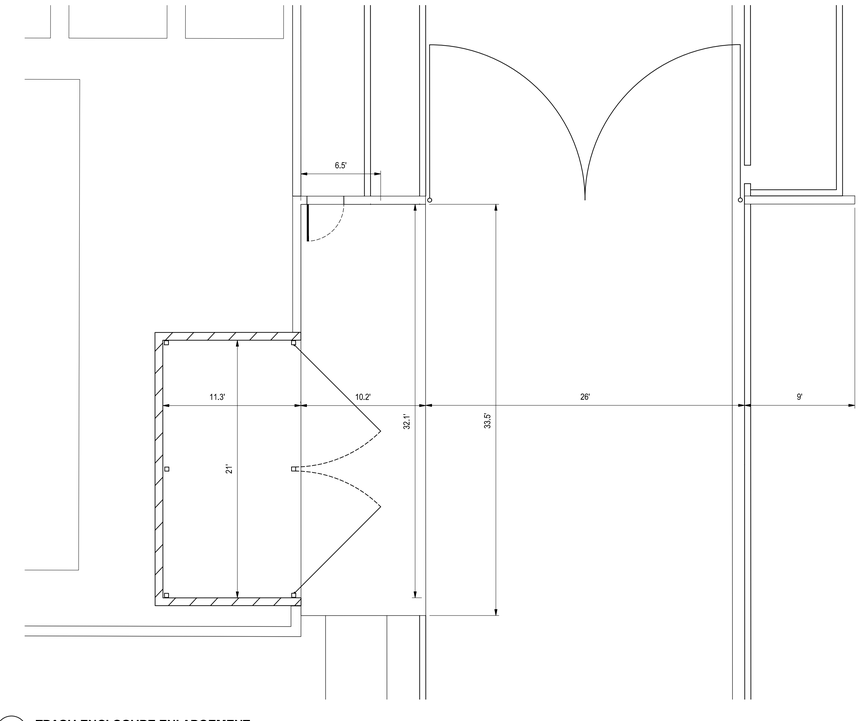
Drawing No.
C7.0

Project Number: 23204

NOT FOR CONSTRUCTION



3 DRIVEWAY ENLARGEMENT
1"=5'



4 TRASH ENCLOSURE ENLARGEMENT
1"=5'

CLIENT

ALAMEDA COUNTY
GENERAL SERVICES
AGENCY

1401 LAKESIDE DRIVE, SUITE
800 OAKLAND, CA 94612

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5053 GLEASON DRIVE, DUBLIN, CA
94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

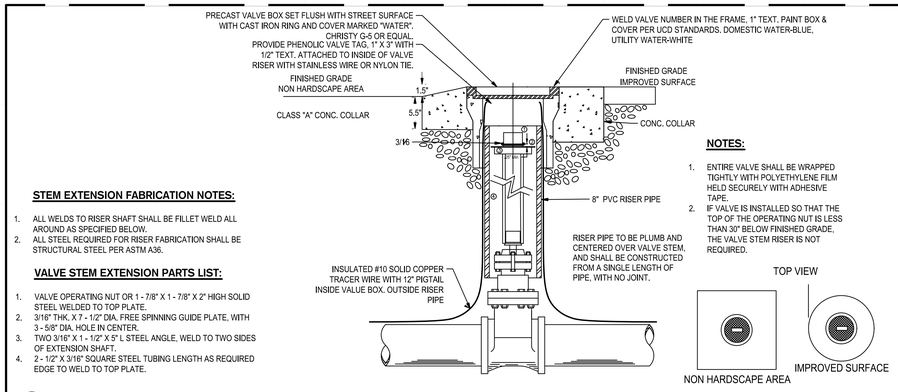
SIEGFRIED

Drawing Title
DETAILS II

Drawing No.
C7.1

Project Number: 23204

NOT FOR CONSTRUCTION



STEM EXTENSION FABRICATION NOTES:

1. ALL WELDS TO RISER SHAFT SHALL BE FILLET WELD ALL AROUND AS SPECIFIED BELOW.
2. ALL STEEL REQUIRED FOR RISER FABRICATION SHALL BE STRUCTURAL STEEL PER ASTM A36.

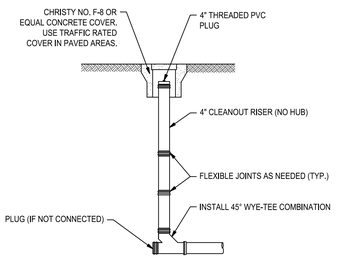
VALVE STEM EXTENSION PARTS LIST:

1. VALVE OPERATING NUT OR 1 - 7/8" X 1 - 7/8" X 2" HIGH SOLID STEEL WELDED TO TOP PLATE.
2. 3/16" THK. X 7 - 1/2" DIA. FREE SPINNING GUIDE PLATE, WITH 3 - 5/8" DIA. HOLE IN CENTER.
3. TWO 3/16" X 1 - 1/2" X 5" L STEEL ANGLE, WELD TO TWO SIDES OF EXTENSION SHAFT.
4. 2 - 1/2" X 3/16" SQUARE STEEL TUBING LENGTH AS REQUIRED EDGE TO WELD TO TOP PLATE.

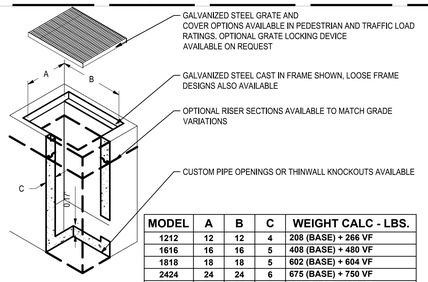
NOTES:

1. ENTIRE VALVE SHALL BE WRAPPED TIGHTLY WITH POLYETHYLENE FILM HELD SECURELY WITH ADHESIVE TAPE.
2. IF VALVE IS INSTALLED SO THAT THE TOP OF THE OPERATING NUT IS LESS THAN 30" BELOW FINISHED GRADE, THE VALVE STEM RISER IS NOT REQUIRED.

1 WATER VALVE AND VALVE BOX
NO SCALE



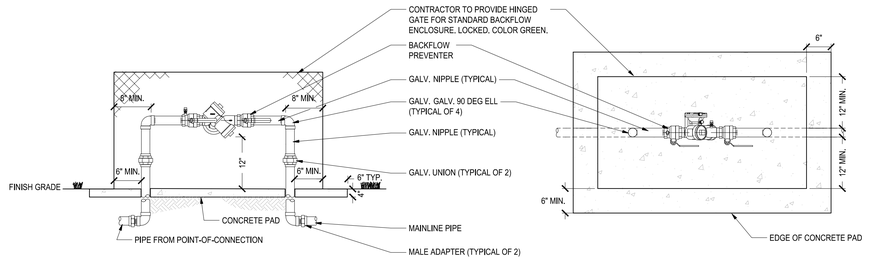
2 CLEANOUT
NO SCALE



MODEL	A	B	C	WEIGHT CALC - LBS.
1212	12	12	4	208 (BASE) + 266 VF
1616	16	16	5	408 (BASE) + 480 VF
1818	18	18	5	602 (BASE) + 604 VF
2424	24	24	6	675 (BASE) + 750 VF
2436	24	36	6	900 (BASE) + 900 VF
2448	24	48	6	1500 (BASE) + 1050 VF
3030	30	30	6	920 (BASE) + 900 VF
3636	36	36	6	1200 (BASE) + 1050 VF
3648	36	48	6	1500 (BASE) + 1200 VF
4848	48	48	6	1875 (BASE) + 1350 VF
6060	60	60	6	2700 (BASE) + 1650 VF

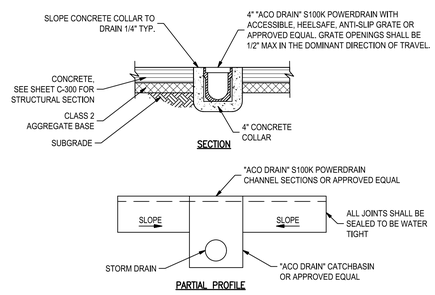
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

3 SQUARE DRAIN INLET
NO SCALE

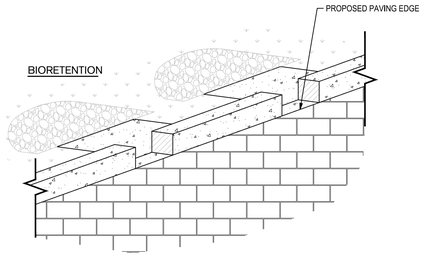


NOTES:
1. ALL GALVANIZED FITTINGS SHALL BE WRAPPED WITH 10 MIL VINYL PIPE WRAP.
2. INSTALL WEATHER BLANKET AROUND BACKFLOW PREVENTER.
3. BACKFLOW ASSEMBLIES SMALLER THAN 2.5" SHALL BE COVERED WITH AN INSULATION BLANKET, MIN R-13, GREEN, WEATHERGUARD OR EQUAL AND PROTECTED BY A LOCKABLE WIRE CAGE ENCLOSURE FASTENED TO THE PAD. THE ENCLOSURE SHALL BE HINGED, POWDER COATED GREEN AND SECURED WITH A DOUBLE-LOCKED, GALVANIZED CHAIN SUCH THAT EITHER LOCK CAN RELEASE THE CHAIN. ONE LOCK WILL BE SUPPLIED BY CITY.
4. BACKFLOW ASSEMBLIES 2.5" AND LARGER SHALL BE SECURED BY A DOUBLE-LOCKED, GALVANIZED, STRAIGHT LINK CHAIN THAT LOCKS THE VALVE AND HANDWHEELS IN THE OPEN POSITION AND EITHER LOCK CAN RELEASE THE CHAIN. ONE LOCK WILL BE SUPPLIED BY CITY. IN AREAS PRONE TO VANDALISM, CITY MAY ADDITIONALLY REQUIRE LOCKABLE PROTECTIVE ENCLOSURE.

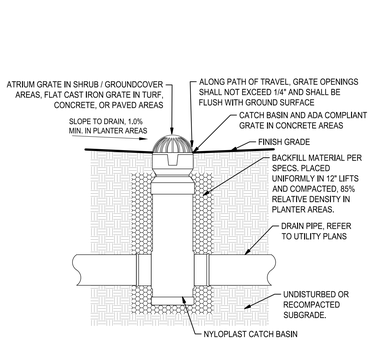
4 BACKFLOW PREVENTER
NO SCALE



5 4" TRENCH DRAIN
NO SCALE

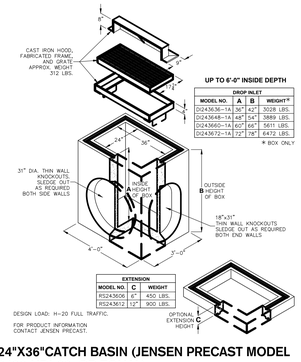


6 CURB CUT
NO SCALE



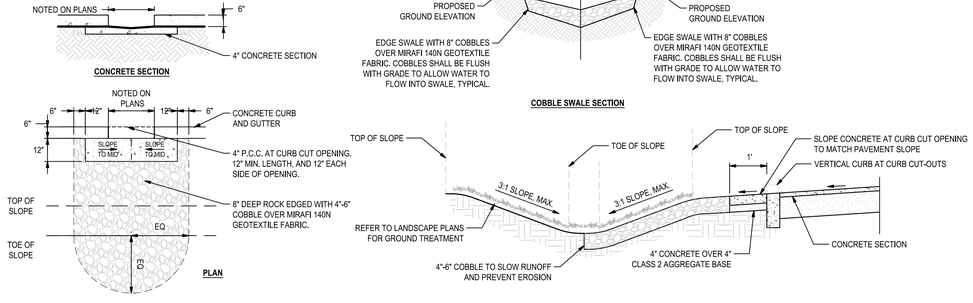
7 12" AREA DRAIN
NO SCALE

3500 PSI CONCRETE
5-#4 CONT.



24"X36"CATCH BASIN (JENSEN PRECAST MODEL 2436-HDI-36, OR EQUAL)

8
NO SCALE



9 CONCRETE AT CURB CUT-OUTS
NO SCALE

9'

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

SIEGFRIED

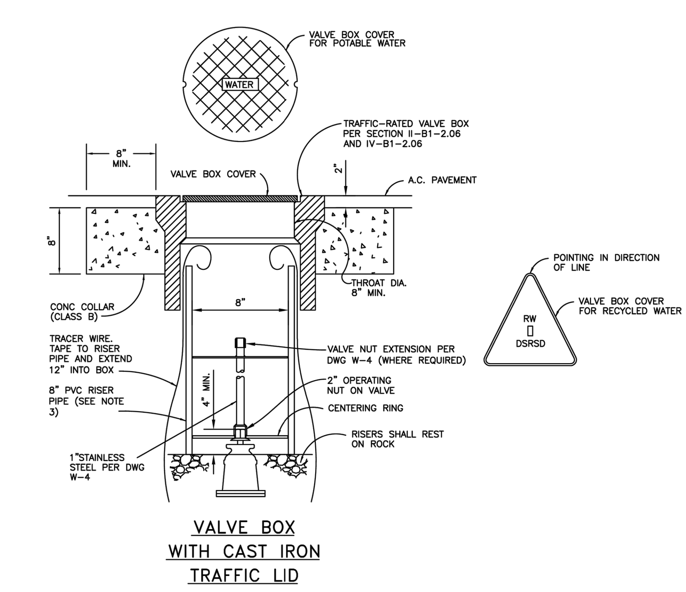
Drawing Title
DETAILS III

Drawing No.
C7.2

Project Number: 23204

NOT FOR CONSTRUCTION

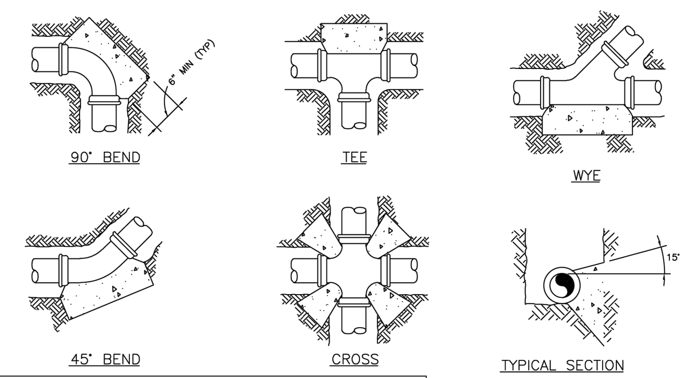
21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



NOTES:
1. A.C. PAVEMENT TO COMPLY WITH STREET PAVEMENT REQUIREMENTS.
2. FOR VALVE BOXES INSTALLED IN NON-TRAFFIC AREAS, CONCRETE COLLAR SHALL BE EXTENDED TO FINISH GRADE. SLOPE COLLAR TO DRAIN AWAY FROM LID.
3. RISER PIPE TO BE ONE CONTINUOUS PIECE OF PVC.
4. VALVE BOX COVERS FOR RECYCLED WATER MAINS SHALL BE TRIANGULAR WITH "RW-DSRSD" INSCRIPTION CAST ON THE TOP SURFACE.
5. VALVE BOX COVERS FOR RW WATER MAINS SHALL BE POWDER COATED.

Dublin San Ramon Services District — REVISION DATE JUN 2020
VALVE BOX INSTALLATION — REVISED BY BD
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-1

1 VALVE BOX INSTALLATION
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-1
NO SCALE



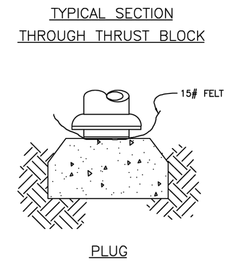
REQUIRED AREA FOR THRUST BLOCK (SQ. FT.) BASED ON ALLOW. SOIL BEARING VALUE OF 2000 psf

PIPE DIA.	90°	45° & WYE	22 1/2°	11 1/4°	B.O. & PLUG	TEE	CROSS
4	1.5	1.0	0.5	–	1.0	1.0	1.0
6	4.0	2.5	1.5	1.0	3.0	3.0	2.5
8	7.5	4.0	2.0	1.0	5.0	5.0	2.55
10	11.5	6.5	3.5	2.0	8.0	8.0	4.0
12	16.0	9.0	4.5	2.5	11.5	11.5	6.5
16	29.0	16.0	8.0	4.0	20.0	20.0	11.0
18	37.0	29.0	10.0	5.0	26.0	26.0	13.0

MULTIPLIERS FOR THRUST BLOCK AREAS

ACTUAL SOIL BEARING VALUE	MULTIPLIER
1000 psf	2.0
1500 psf	1.33
2000 psf	1.0
2500 psf	0.8
3000 psf	0.67

EXAMPLE
ACTUAL SOIL BEARING VALUE = 1000 psf
FOR 8" BLOW OFF
REQUIRED AREA IS (2.0)(5.0 SQ. FT.) = 10.0 SQ. FT.

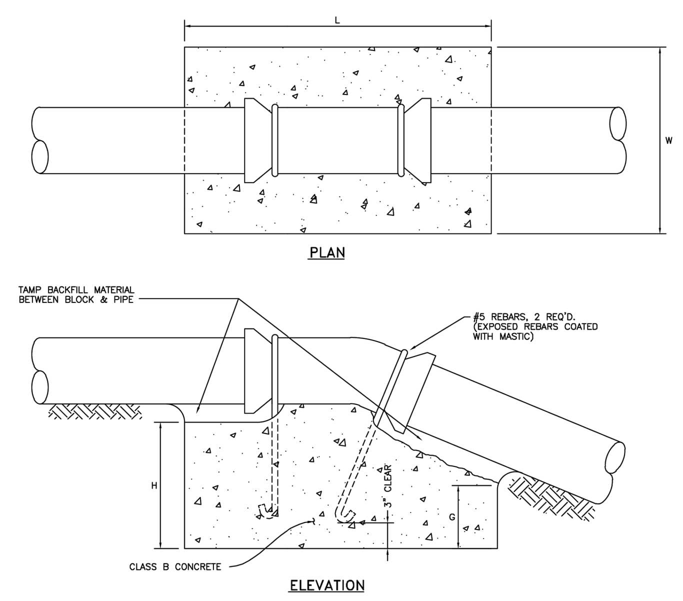


NOTES:
1. ALL THRUST BLOCKS TO BE PLACED AGAINST UNDISTURBED EARTH.
2. THRUST BLOCKS SHALL BE CLASS B CONCRETE.
3. 15# ROOFING FELT TO BE PLACED BETWEEN PLUG AND THRUST BLOCK CONCRETE.
4. SEVEN DAY CURE TIME REQUIRED PRIOR TO FILLING OR PRESSURING MAINS.
5. THRUST BLOCKS SHALL BE FORMED BEYOND UNDISTURBED EARTH.

REV. 09/06

Dublin San Ramon Services District — DATE MAY 1987
CONCRETE THRUST BLOCKS — DESIGNED RMR
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-2

2 CONCRETE THRUST BLOCKS
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-2
NO SCALE



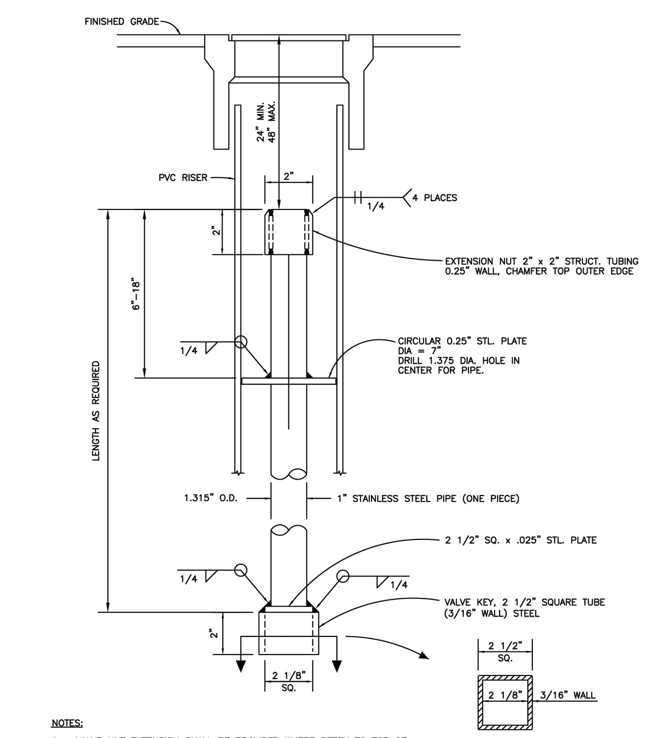
THRUST BLOCK DIMENSIONS ~ UPWARD THRUST

PIPE SIZE	11-1/4° BEND L	W	H	G	22 1/2° BEND L	W	H	G	45° BEND L	W	H	G
4"	2'-0"	2'-0"	1'-0"	9"	2'-0"	2'-0"	1'-0"	9"	2'-0"	2'-0"	2'-0"	6"
6"	2'-0"	2'-0"	1'-0"	9"	2'-0"	2'-0"	2'-0"	1'-0"	3'-0"	2'-0"	2'-0"	6"
8"	2'-0"	2'-0"	1'-0"	9"	3'-0"	2'-0"	2'-0"	1'-0"	4'-6"	2'-0"	3'-0"	6"
10"	3'-0"	2'-0"	2'-0"	1'-8"	5'-0"	3'-0"	2'-0"	1'-0"	6'-0"	2'-0"	3'-8"	8"
12"	3'-0"	2'-0"	2'-0"	1'-8"	5'-0"	3'-0"	2'-0"	1'-0"	7'-0"	2'-6"	4'-0"	8"

REV. 08/01

Dublin San Ramon Services District — DATE MAY 1987
CONCRETE THRUST BLOCKS FOR VERTICAL BENDS — DESIGNED SAD
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-3

3 CONCRETE THRUST BLOCKS FOR VERTICAL BENDS
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-3
NO SCALE

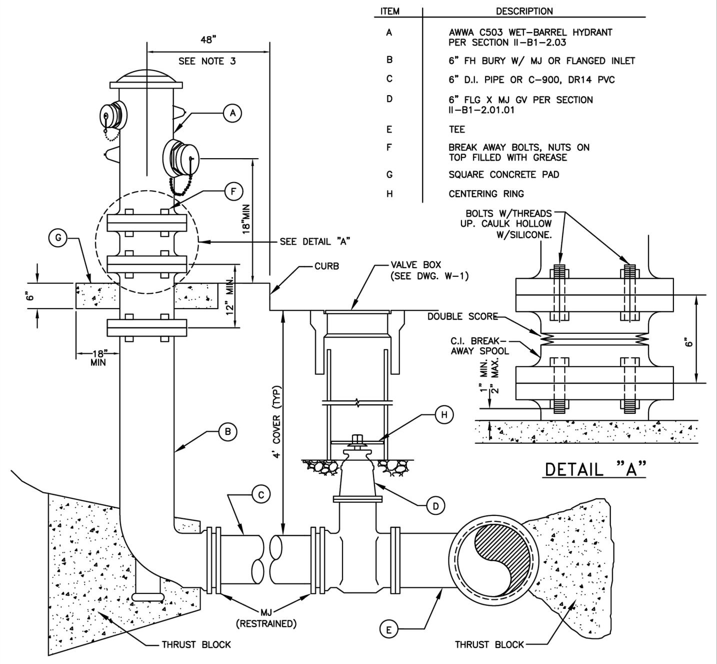


NOTES:
1. VALVE NUT EXTENSION SHALL BE PROVIDED WHERE DEPTH TO TOP OF VALVE IS 4' OR MORE.
2. LENGTH OF EXTENSION IN INCHES SHALL BE INSCRIBED WITH AN ARC WELD BEAD (MIN. OF 2" IN HEIGHT) ON TOP FACE OF CIRCULAR PLATE.
3. VALVE KEY SHALL FIT OVER STANDARD 2" VALVE OPERATING NUT.
4. EXTENSION NUT AND VALVE KEY TO BE IN ALIGNMENT WITH EACH OTHER.

Dublin San Ramon Services District — REVISION DATE DEC 2019
VALVE NUT EXTENSION — REVISED BY KP
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-4

4 VALVE NUT EXTENSION
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-4
NO SCALE

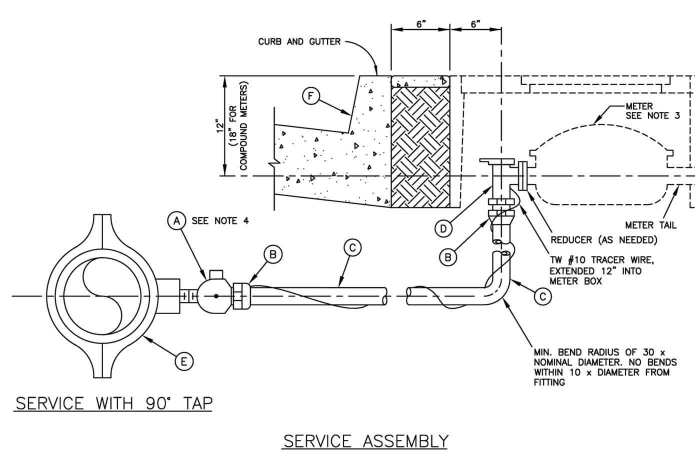
ITEM	DESCRIPTION
A	AWWA C503 WET-BARREL HYDRANT PER SECTION II-B1-2.03
B	6" FH BURY W/ MJ OR FLANGED INLET
C	6" D.I. PIPE OR C-900, DR14 PVC
D	6" FLG X MJ GV PER SECTION II-B1-2.01.01
E	TEE
F	BREAK AWAY BOLTS, NUTS ON TOP FILLED WITH GREASE
G	SQUARE CONCRETE PAD
H	CENTERING RING



NOTES:
1. ON MAINS WHERE VALVES ARE TO BE INSTALLED ADJACENT TO TEES OR CROSSES, THE VALVES SHALL BE FLANGED X MJ WITH FLANGED END BOLTED DIRECTLY TO THE TEE OR CROSS.
2. VALVE DISTANCE IN FEET TO BE MARKED ON CURB.
3. SEE PLANS AND SPECIFICATIONS FOR LOCATION OF HYDRANTS. REFER TO SECTION II-B2-5.01 FOR PLACEMENT OF FIRE HYDRANTS BEHIND CURBS AND SIDEWALKS.
4. REFER TO SECTION II-A7 FOR CLEARANCE BETWEEN HYDRANT AND FIXED OBJECTS.
5. REFER TO SECTION II-B1-2.03 FOR HYDRANT EXTERIOR PAINT REQUIREMENTS.
6. ALL BOLTS SHALL BE STAINLESS STEEL TYPE 316, ANTI-SEIZE LUBRICANT SHALL BE APPLIED TO BOLT THREADS. POLYWRAP ALL FERROUS PIPE AND FITTINGS.
7. TRACER WIRE SHALL BE INSTALLED ON ALL FIRE HYDRANT RUNS.

Dublin San Ramon Services District — REVISION DATE JUN 2020
FIRE HYDRANT INSTALLATION — REVISED BY BD
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-6

5 FIRE HYDRANT INSTALLATION
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-6
NO SCALE

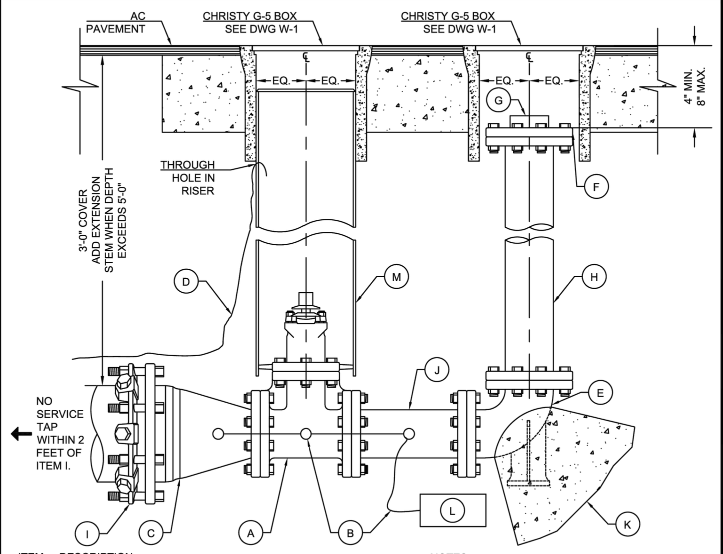


ITEM	DESCRIPTION
A	BRONZE CORP. STOP
B	BRONZE COMPRESSION JOINT
C	POLYETHYLENE TUBING WITH TRACER WIRE (BLUE HDPE FOR POTABLE AND PURPLE HDPE FOR RECYCLED WATER)
D	BRONZE ANGLE CURB STOP, FLANGE W/WING LOCK
E	BRONZE SADDLE PER SECTION II-B1-2.08
F	FACE OF CURB TO BE MARKED "W" FOR POTABLE WATER AND "RW" FOR RECYCLED WATER.

NOTES:
1. THE SERVICE LINE SHALL REST ON UNDISTURBED EARTH IN THE BOTTOM OF THE TRENCH WITH A 36" MINIMUM COVER IN THE RUN BETWEEN THE MAIN AND THE CURB.
2. FOR METER BOX INSTALLATION SEE DWG W-19.
3. STAINLESS STEEL INSERT STIFFENERS SHALL BE USED AT CORP. AND ANGLE STOPS IN POLYETHYLENE SERVICE LINES WHEN RECOMMENDED BY THE FITTING MANUFACTURER.
4. COLOR OF POLYETHYLENE TUBING SHALL BE: BLUE FOR POTABLE WATER SERVICE PURPLE FOR RECYCLED WATER SERVICE

Dublin San Ramon Services District — REVISION DATE DEC 2019
1 1/2" – 2" SERVICE INSTALLATION — REVISED BY BD
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-8

6 1 1/2" - 2" SERVICE INSTALLATION
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-8
NO SCALE

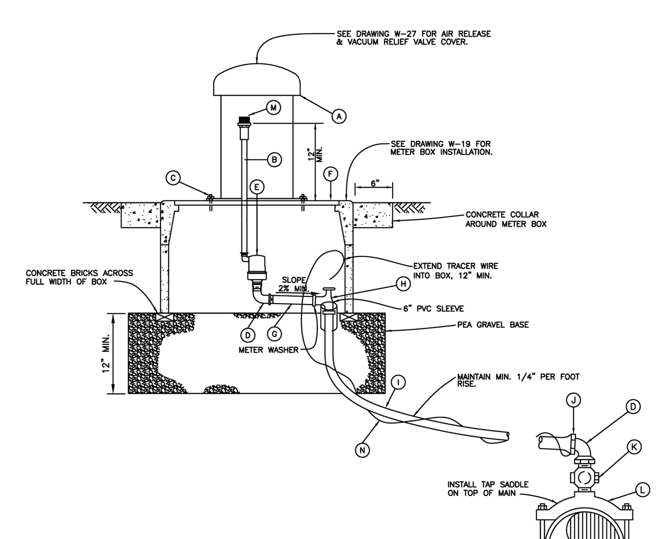


ITEM	DESCRIPTION
A	4" EPOXY-COATED FLG RESILIANT SEATING G.V. WITH 2" SQ. NUT, CLOSE CLOCKWISE
B	CATHODIC PROTECTION (INCLUDING VALVE) - (2 SETS) A.W.G. NO. 2 WIRES WITH EXOTHERMIC WELD AT 3 O' CLOCK AND 9 O' CLOCK POSITIONS WITH MASTIC AND PROTECTIVE CAP BONDED TO REDUCER, VALVE, AND SPOOL.
C	REDUCER - 4" X MAIN SIZE
D	TRACER WIRE FOR PVC PIPE ONLY, TW TYPE #10
E	4" FLANGE X FLANGE, TABBED DUCTILE IRON 90° ELL (BASE 90)
F	4" COMPANION FLANGE
G	4" ABS SCREWED PLUG WITH SQ. HEAD
H	4" DUCTILE IRON RISER (1 LENGTH TO PROPER HEIGHT)
I	RESTRAINED MECHANICAL JOINT
J	4" DUCTILE IRON PIPE - 12" SPOOL LENGTH
K	THRUST BLOCK
L	32# PREPACKAGED MAGNESIUM ANODE 8" - 12" FROM PIPE
M	8" RISER SDR 35

NOTES:
1. FOR SIZE OF BLOW-OFF ON MAINS LARGER THAN 12", CONSULT DISTRICT ENGINEER.
2. TO BE USED ONLY AT THE DIRECTION OF DISTRICT ENGINEER.
3. RECYCLED WATER BLOW OFF ASSEMBLIES SHALL BE IDENTIFIED AS RECYCLED WATER FACILITIES AS PER SPECIFICATION SECTION IV-B1-2.06.
4. ALL BOLTS SHALL BE STAINLESS STEEL, 3/16" - TYPE 316 OR APPROVED EQUAL. MASTIC COVER BOLTS AND ANTI-SEIZE LUBRICANT SHALL BE APPLIED TO BOLT THREADS.
5. ALL BURIED DUCTILE IRON PIPE SHALL BE ENCASED IN EIGHT (8) MIL POLYETHYLENE WRAP. POLYETHYLENE WRAP SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE WITH ANSI A 21.5. (SPECIFICATION SECTION II-B2-2.06)

Dublin San Ramon Services District — REVISION DATE DEC 2019
4" BLOW-OFF ASSEMBLY 6", 8", 10" AND 12" MAINS — REVISED BY RM/BD
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-9

7 4" BLOW-OFF ASSEMBLY 6", 8", 10" AND 12" MAINS
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-9
NO SCALE

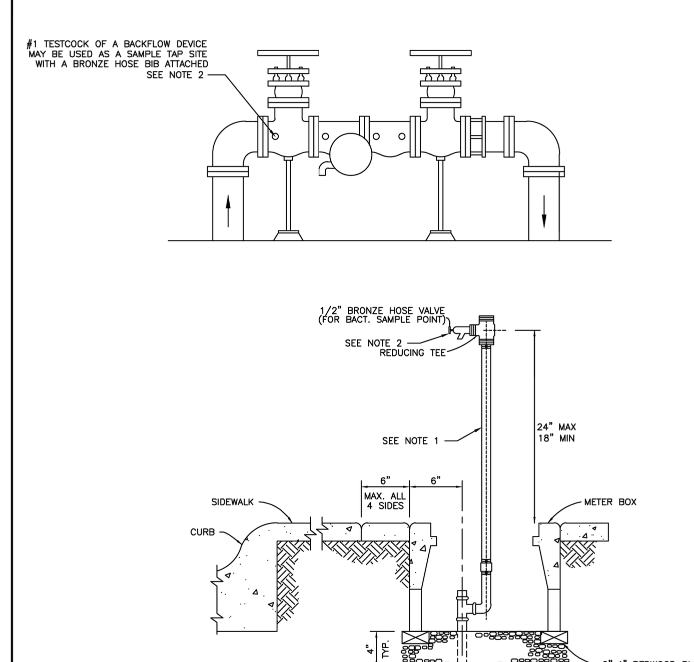


ITEM	DESCRIPTION
A	AIR RELEASE VENT COVER PER DRAWING W-27
B	1" DIAMETER PVC SCH 80 PIPE & UNION
C	ANCHOR BOLT
D	1" BRONZE STREET ELL
E	1" COMBINATION AIR VALVE. SEE NOTE 4.
F	24" TRAFFIC-RATED METER BOX. SEE NOTE 4.
G	1" BRONZE NIPPLE
H	ANGLE METER STOP FLARE OR COMPRESSION. SEE NOTE 4.
I	1" POLYETHYLENE TUBING (BLUE COLOR FOR POTABLE OR PURPLE FOR RECYCLED WATER)
J	1" BRONZE COMPRESSION JOINT
K	1" CORP. STOP. SEE NOTE 4
L	ALL BRONZE DOUBLE STRAP SADDLE. SEE NOTE 4
M	THREADED AIR VENT CAP WITH STAINLESS STEEL SCREEN. SEE NOTE 4.
N	TW#10 TRACER WIRE

NOTES:
1. FOR RECYCLED WATER, COMPONENTS SHALL BE PURPLE.
2. TW#10 TRACER WIRE SHALL BE SPIRALED AROUND POLYETHYLENE TUBING FROM CORP STOP TO THE METER BOX.
3. SEE DRAWING W-19 FOR METER BOX INSTALLATION.
4. ITEM SHALL BE ON APPROVED MATERIAL LIST, OR AN APPROVED EQUAL.

Dublin San Ramon Services District — REVISION DATE JUN 2020
1" AIR RELEASE & VACUUM RELIEF VALVE INSTALLATION 6"-10" POTABLE WATER AND RECYCLED WATER MAINS — REVISED BY BD
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-15

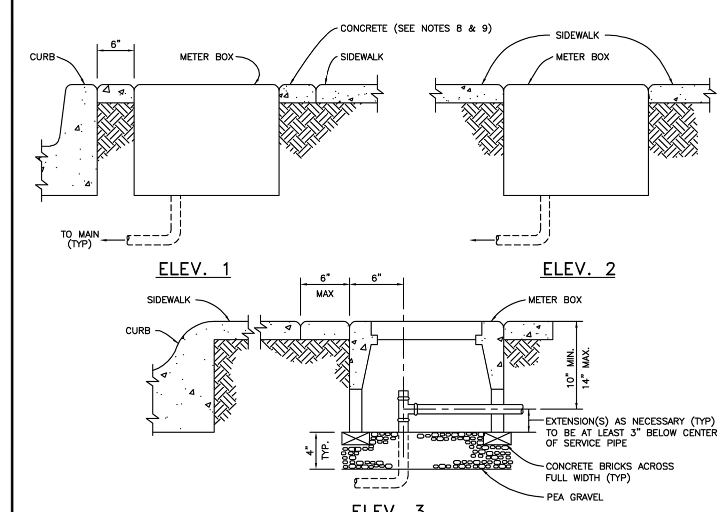
8 1" AIR RELEASE & VACUUM RELIEF VALVE INSTALLATION
6-10" POTABLE WATER AND RECYCLED WATER MAINS
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-15
NO SCALE



NOTES:
1. PIPING MUST BE RIGID.
2. HOSE BIB SPOUT MUST FACE BELOW HORIZONTAL AND FACE STREET.

Dublin San Ramon Services District — DATE DEC 2005
TEMPORARY SAMPLE TAPS FOR NEW CONSTRUCTION — DESIGNED ATJ
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-18

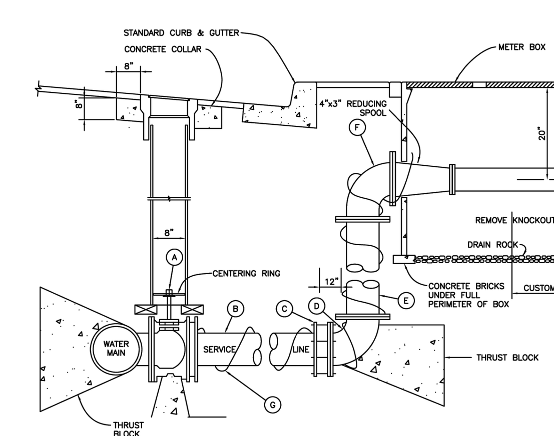
9 TEMPORARY SAMPLE TAPS FOR NEW CONSTRUCTION
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-18
NO SCALE



NOTES:
1. SEE THE APPROVED MATERIAL LIST FOR METER BOX SCHEDULE
2. H20 TRAFFIC LOAD RATED BOXES & LIDS TO BE USED IN TRAFFIC AREAS.
3. ALL METER BOXES MUST BE SET TRUE, PERPENDICULAR TO STREET, AND FLUSH WITH SIDEWALK.
4. SPACE BETWEEN BOXES IN MULTIPLE METER INSTALLATIONS SHALL BE 2".
5. DO NOT SET METER BOXES ON PRIVATE PROPERTY.
6. LID TO BE ONE PIECE, MARKED WATER, AND TOUCH-READ READY WITH 2" PROBE HOLE.
7. IN SLOPED AREA METER BOX MAY REQUIRE REDWOOD RETAINING WALLS.
8. METER BOXES AND LIDS IN TRAFFIC AREAS SHALL BE H-20 TRAFFIC RATED. INSTALL 6" CONCRETE COLLAR (6" DEEP) AROUND TRAFFIC-RATED METER BOXES.
9. METER BOXES OUTSIDE OF TRAFFIC AREAS AND NOT IN SIDEWALK SHALL HAVE 6" WIDE COLLAR (4" DEEP).
10. RECYCLED WATER METER BOX INSTALLATION SHALL BE IDENTIFIED AS RECYCLED WATER FACILITIES PER SECTION IV-B1-2.04.

Dublin San Ramon Services District — REVISION DATE NOV 2019
METER BOX INSTALLATIONS 5/8 INCH TO 2 INCH — REVISED BY KP
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-19

10 METER BOX INSTALLATIONS 5/8 INCH TO 2 INCH
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-19
NO SCALE

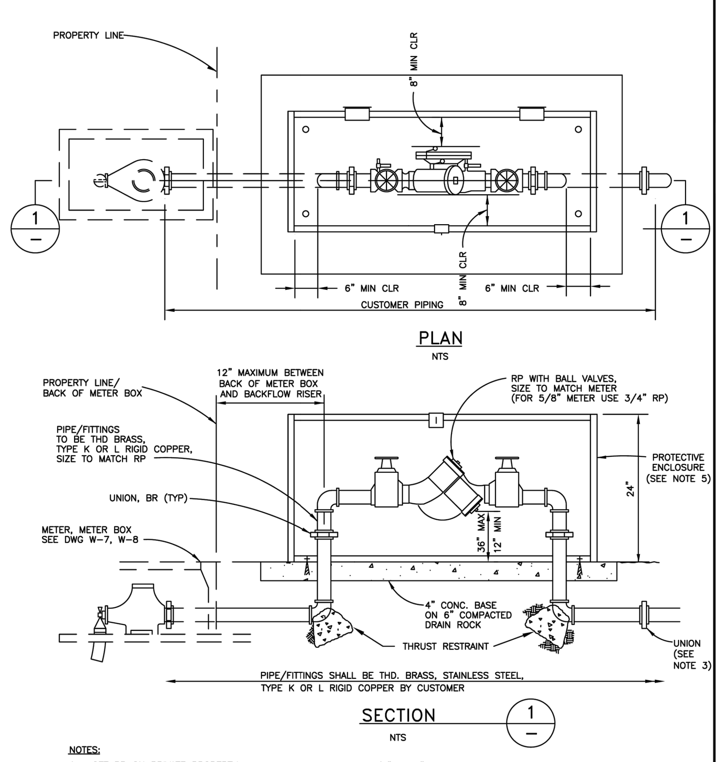


KEY	QTY	MATERIALS
A	1	4" GATE VALVE, FLANGE BY RESTRAINED MJ PER SECTION II-B1-2.02
B	1	4" DIP OR PVC
C	1	4" FLANGED COUPLING ADAPTER
D	1	4"x4" DIP ELL, FLG. x RESTRAINED MJ
E	1	4" DIP SPOOL, FLG. x FLG.
F	1	4"x4" DIP ELL, FLG. x FLG.
G	1	TW#10 TRACER WIRE, EXTEND INTO VALVE BOX

NOTES:
1. ALL THRUST BLOCKS SHALL CONFORM TO STANDARD DRAWINGS W-2 AND W-3.
2. ALL BOLTS SHALL BE STAINLESS STEEL TYPE 316, ANTI-SEIZE LUBRICANT SHALL BE APPLIED TO BOLT THREADS. POLYWRAP ALL FERROUS PIPE AND FITTINGS.
3. METER TO BE INSTALLED BY DSRSD.

Dublin San Ramon Services District — REVISION DATE JAN 2021
3" METER INSTALLATION — REVISED BY RM
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-20

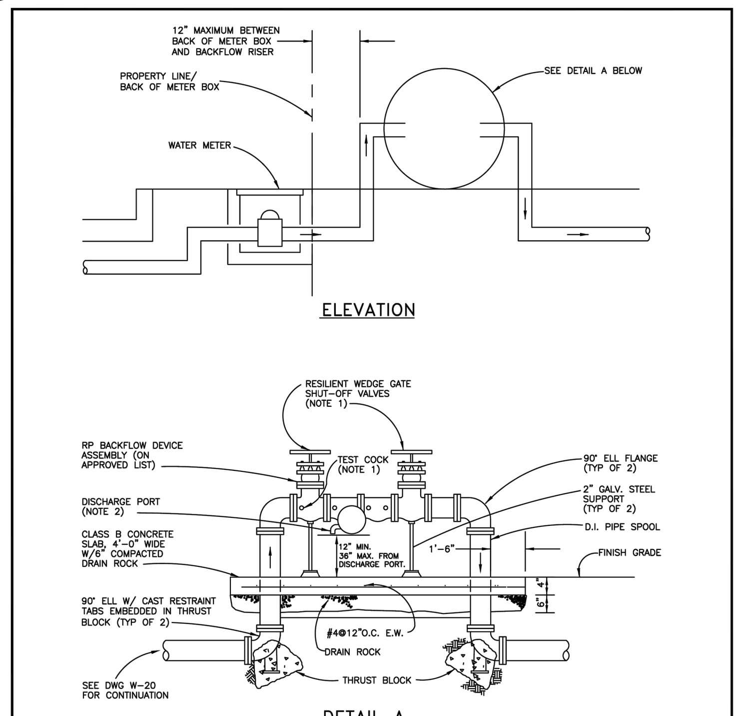
11 3" METER INSTALLATIONS
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-20
NO SCALE



NOTES:
1. SET RP ON PRIVATE PROPERTY.
2. IF RP IS LOCATED NEAR TRAFFIC AREA, A MIN. OF TWO 4" GALVANIZED STEEL GUARD POSTS SHALL BE PROVIDED. POSTS SHALL BE 42" HIGH, EMBEDDED 36" BELOW GROUND IN CONCRETE, AND FILLED WITH CONCRETE.
3. FITTING SHALL BE DIELECTRIC WHERE JOINING DISSIMILAR METALS.
4. 3/4" TO 2" MUST HAVE BALL VALVE SHUT OFF VALVES.
5. PROVIDE LOCKABLE ENCLOSURE WITH FOAM INSULATION LINING, OR BLANKET (SEE DRAWING W-25).
6. DIMENSION OF CONCRETE PAD TO BE AS RECOMMENDED BY ENCLOSURE MANUFACTURER.
7. DEVICE SHALL BE TESTED BY CERTIFIED TESTER. TEST REPORT SHALL BE SUBMITTED TO DSRSD.
8. THE CONCRETE PAD SHALL ACCOMODATE ENCLOSURES. SEE W-25 FOR ENCLOSURE DETAILS.

Dublin San Ramon Services District — REVISION DATE JUN 2020
BACKFLOW PREVENTER INSTALLATION 3/4" TO 2" — REVISED BY BD
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-21

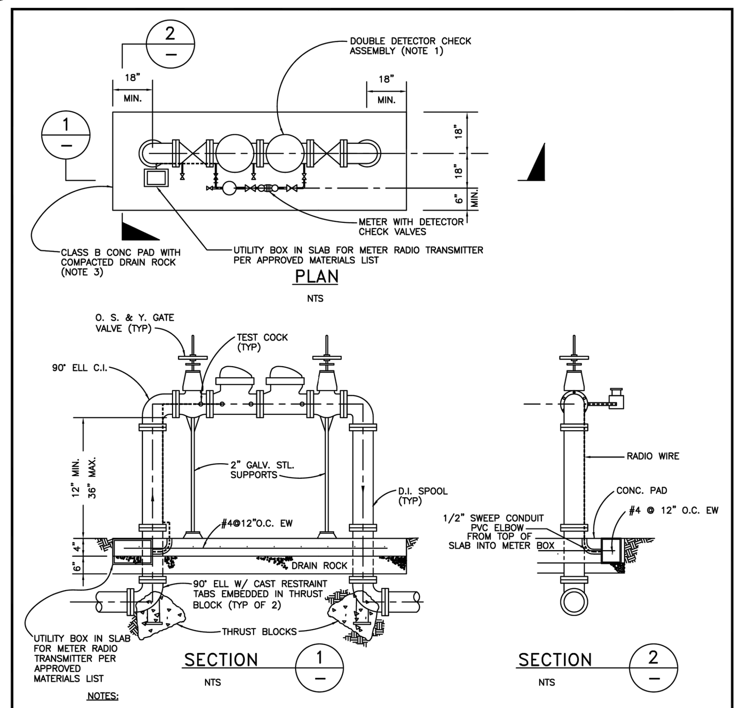
12 BACKFLOW PREVENTER INSTALLATION 3/4" TO 2"
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-21
NO SCALE



NOTES:
1. TEST COCKS AND SHUT-OFF VALVES MUST BE SUPPLIED AS SHOWN.
2. DISCHARGE PORT MUST BE KEPT CLEAR OF OBSTRUCTION AT ALL TIMES.
3. 2 1/2 THR 10" MUST HAVE RESILIENT SEAT WEDGE SHUT-OFF VALVES.
4. DEVICE SHALL BE TESTED BY CERTIFIED TESTER. TEST REPORT SHALL BE SUBMITTED TO DSRSD.
5. PROTECTIVE ENCLOSURE NOT SHOWN. REFER TO SECTION II-B2-7 AND DRAWING W-25 FOR ENCLOSURE REQUIREMENTS.
6. ALL BOLTS SHALL BE STAINLESS STEEL TYPE 316, ANTI-SEIZE LUBRICANT SHALL BE APPLIED TO BOLT THREADS. POLYWRAP ALL FERROUS PIPE AND FITTINGS.

Dublin San Ramon Services District — REVISION DATE DEC 2020
2 1/2" TO 10" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE — REVISED BY RM
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-22

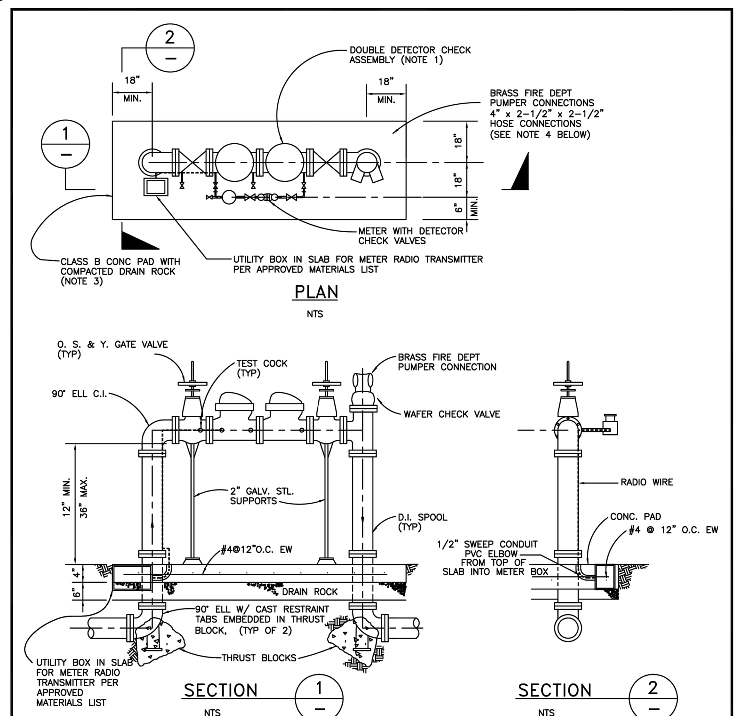
13 2 1/2" TO 10" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-22
NO SCALE



NOTES:
1. DOUBLE DETECTOR CHECK ASSEMBLY SHALL BE FACTORY ASSEMBLED COMPLETE, WITH METER AND DETECTOR CHECKS AND SHALL BE ON DISTRICT APPROVED LIST. THE DETECTOR METER SHALL BE SUPPLIED WITH A RADIO-READ NEPTUNE OR SENSUS METER. THE METER INTERFACE UNITS SHALL BE DATAMATIC FIREFLY METER INTERFACE UNITS FOR AMR SYSTEMS USING ENCODED REGISTERS WITH PROFILE PLUS LOAD PROFILING CAPABILITY.
2. INSTALL AS REQUIRED.
3. RADIO WIRE TO BE FIRMLY AFFIXED TO PIPING WITH WIRE TIES.
4. TRANSMITTER TO BE SPLICED TO INCOMING WIRES WITH WATER PROOF CONNECTORS.
5. METER SHALL BE SET TO READ IN CUBIC FEET.
6. DEVICE SHALL BE TESTED BY CERTIFIED TESTER. TEST REPORT SHALL BE SUBMITTED TO DSRSD.
7. PROTECTIVE ENCLOSURE NOT SHOWN. REFER TO SECTION II-B2-7 AND DRAWING W-25 FOR ENCLOSURE REQS.
8. ALL BOLTS SHALL BE STAINLESS STEEL TYPE 316, ANTI-SEIZE LUBRICANT SHALL BE APPLIED TO BOLT THREADS. POLYWRAP ALL FERROUS PIPE AND FITTINGS.

Dublin San Ramon Services District — REVISION DATE DEC 2020
DOUBLE DETECTOR CHECK FOR 2" – 10" FIRE LINES ABOVE GROUND INSTALLATION — REVISED BY RM
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-23

14 DOUBLE DETECTOR CHECK FOR 2" - 10" FIRE LINES ABOVE GROUND INSTALLATION
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-23
NO SCALE



NOTES:
1. DOUBLE DETECTOR CHECK ASSEMBLY SHALL BE FACTORY ASSEMBLED COMPLETE, WITH METER AND DETECTOR CHECKS AND SHALL BE ON APPROVED MATERIALS LIST. THE DETECTOR METER SHALL BE SUPPLIED WITH A RADIO-READ METER. THE METER INTERFACE UNITS SHALL HAVE THE ABILITY TO USING ENCODED REGISTERS WITH PROFILE PLUS LOAD PROFILING CAPABILITY AND SHALL BE ON APPROVED MATERIALS LIST OR APPROVED EQUAL.
2. HOSE THREADS SHALL MATCH FIRE DEPT HOSE CONNECTORS (NST/NH).
3. INSTALL AS REQUIRED.
4. PUMPER CONNECTION MUST BE INSTALLED FACING STREET WITHOUT OBSTRUCTION.
5. THIS ARRANGEMENT REQUIRES FIRE DEPT APPROVAL.
6. RADIO WIRE TO BE FIRMLY AFFIXED TO PIPING WITH WIRE TIES.
7. TRANSMITTER TO BE SPLICED TO INCOMING WIRES WITH WATER PROOF CONNECTORS.
8. METER SHALL BE SET TO READ IN CUBIC FEET.
9. DEVICE SHALL BE TESTED BY CERTIFIED TESTER. TEST REPORT SHALL BE SUBMITTED TO DSRSD.
9. ALL BOLTS SHALL BE STAINLESS STEEL TYPE 316, ANTI-SEIZE LUBRICANT SHALL BE APPLIED TO BOLT THREADS. POLYWRAP ALL FERROUS PIPE AND FITTINGS.

Dublin San Ramon Services District — REVISION DATE DEC 2019
DOUBLE DETECTOR CHECK FOR 2" – 10" FIRE LINES ABOVE GROUND INSTALLATION (OPTIONAL) — REVISED BY BD
SIGNED COPY ON FILE AT DISTRICT OFFICE — DRAWING W-23A

15 DOUBLE DETECTOR FOR 2" - 10" FIRE LINES ABOVE GROUND INSTALLATION (OPTIONAL)
DUBLIN SAN RAMON SERVICES DISTRICT DWG W23A
NO SCALE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.
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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project
ALAMEDA COUNTY FIRE TRAINING CENTER
5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

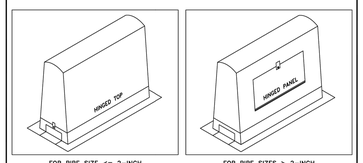
SIEGFRIED

Drawing Title
DETAILS IV

Drawing No.
C7.3

Project Number: 23204

NOT FOR CONSTRUCTION



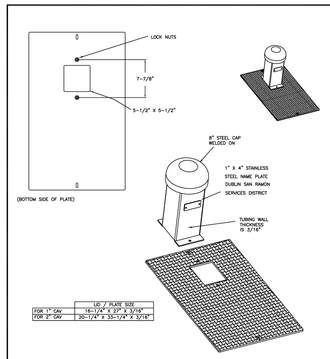
PIPE SIZE	INSIDE DIMENSIONS W	L	H
3/4"-1"	8	25	19
3/4"-1"	9	28	19
1 1/4"-2"	11	35	24
1 1/4"-2"	12	37	30
1 1/4"-2"	12	46	30
1 1/2"-2"	12	46	31
2 1/2"-3"	24	87	45
4"	29	65	50
6"	28	104	48
8"-10"	40	157	74

NOTES:
1. ENCLOSURE SHALL BE AS SPECIFIED ON APPROVED MATERIALS LIST, OR EQUAL.
2. CONCRETE PAD SHALL EXTEND 4 INCHES BEYOND THE EDGE OF THE ENCLOSURE.

REV. 11/19

Dublin San Ramon Services District	DATE DEC 2019
FIBERGLASS ENCLOSURE FOR BACKFLOW PREVENTER	DESIGNED RM
SIGNED COPY ON FILE AT DISTRICT OFFICE	DRAWING W-25

1 FIBERGLASS ENCLOSURE FOR BACKFLOW PREVENTER
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-25
NO SCALE

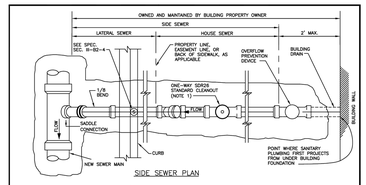


LID / PLATE SIZE
FOR 1" GAV: 10-1/4" X 22" X 3/16"
FOR 2" GAV: 20-1/4" X 33-1/4" X 3/16"

NOTES:
1. VALVE COVER TO BE ON APPROVED MATERIALS LIST, OR APPROVED EQUAL.
2. CLEAN INTERIOR AND EXTERIOR OF STEEL WITH A WATER-BASED CLEANER.
3. APPLY PRIMER 2-3 MILS THICK WITH TWO PART CATALYZED POLYAMID EPOXY PRIMER (HUNTER GREEN FOR POTABLE WATER OR PURPLE FOR RECYCLED WATER), OR APPROVED EQUAL PRIMER.
4. APPLY TWO COATS OF FINISHED PAINT TWO PART CATALYZED POLYAMID EPOXY.
5. VALVE VENT COVER AND LID TO BE PAINTED HUNTER GREEN FOR POTABLE WATER OR PURPLE FOR RECYCLED WATER.

Dublin San Ramon Services District	REVISION DATE JUN 2020
AIR RELEASE & VACUUM RELIEF VALVE VENT COVER	REVISED BY RM/BD
SIGNED COPY ON FILE AT DISTRICT OFFICE	DRAWING W-27

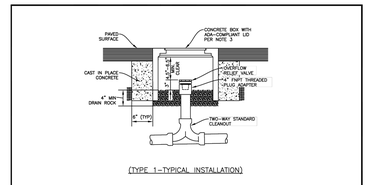
2 AIR RELEASE & VACUUM RELIEF VALVE VENT COVER
DUBLIN SAN RAMON SERVICES DISTRICT DWG W-27
NO SCALE



NOTE:
1. CLEANOUT SHALL BE EQUAL IN SIZE TO SIDE SEWER. SEE SECTION 9-4B FOR LOCATION.
2. MIN. SLOPE SHALL BE 0.02 FT/FT (S=0.02).
3. SIDE SEWER, INCLUDING LATERAL SEWER AND HOUSE SEWER, IS OWNED AND MAINTAINED BY THE OWNER OF THE PROPERTY IT SERVES.
4. INSTALL SEWER OVERFLOW PREVENTION DEVICE ON ALL LATERALS. SEE DRAWING S-8A.
5. FOR SIDE SEWER REPLACEMENTS, AIR TEST REQUIRED AT 3 PSI FOR 3 MINUTES.
6. FOR SIDE SEWER REPAIRS, STAINLESS STEEL ADJUSTABLE REPAIR COUPLINGS ARE REQUIRED.

Dublin San Ramon Services District	DATE FEB 2021
TYPICAL SIDE SEWER INSTALLATION	DESIGNED RM
SIGNED COPY ON FILE AT DISTRICT OFFICE	DRAWING S-8

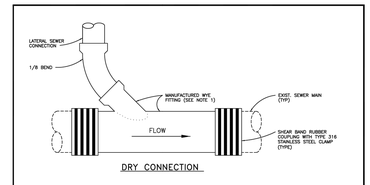
3 TYPICAL SIDE SEWER INSTALLATION
DUBLIN SAN RAMON SERVICES DISTRICT DWG S-8
NO SCALE



NOTE:
1. AN OVERFLOW RELIEF VALVE PER DSRSD APPROVED MATERIALS LIST IS REQUIRED ON ALL NEW SIDE SEWER CONNECTIONS, REPAIRS AND ALTERATIONS TO EXISTING SIDE SEWERS.
2. SPECIFIC LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND THE PROPERTY OWNER SUCH THAT THE TOP ELEVATION OF THE OVERFLOW DEVICE IS A MINIMUM OF SIX INCHES BELOW THE LOWEST FINISHED FLOOR ELEVATION OF THE CONNECTED BUILDING.
3. IN TRAFFIC AREAS USE 12"x12" TRAFFIC-RATED CONCRETE DRAIN BOX WITH G-1 CAST IRON, ADA-COMPLIANT GRATE. IN NON-TRAFFIC AREAS USE 8" ROUND CONCRETE BOX WITH CAST-IRON, ADA-COMPLIANT GRATED LID (7-8 BOX). BOX AND GRATE SHALL BE AS LISTED IN THE DSRSD APPROVED MATERIALS LIST OR APPROVED EQUAL.

Dublin San Ramon Services District	DATE FEB 2021
TYPICAL OVERFLOW RELIEF VALVE INSTALLATION	DESIGNED RM
SIGNED COPY ON FILE AT DISTRICT OFFICE	DRAWING S-8A

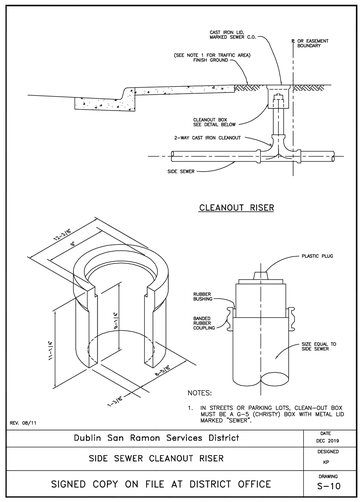
4 TYPICAL OVERFLOW RELIEF VALVE INSTALLATION
DUBLIN SAN RAMON SERVICES DISTRICT DWG S-8A
NO SCALE



NOTES:
1. MANUFACTURED WYE SADDLE INSTALLED ON SEWER SECTION WITH PLAIN ENDS.
2. APPROVAL OF DISTRICT ENGINEER REQUIRED FOR WET CONNECTION.
3. PRE-CONSTRUCTION AND POST-CONSTRUCTION TELEVISION INSPECTION REQUIRED IN THE PRESENCE OF DSRSD CONSTRUCTION INSPECTOR.

Dublin San Ramon Services District	DATE DEC 2019
LATERAL SEWER CONNECTION TO EXISTING SEWER MAIN	DESIGNED BD
SIGNED COPY ON FILE AT DISTRICT OFFICE	DRAWING S-9

5 LATERAL SEWER CONNECTION TO EXISTING SEWER MAIN
DUBLIN SAN RAMON SERVICES DISTRICT DWG S-9
NO SCALE

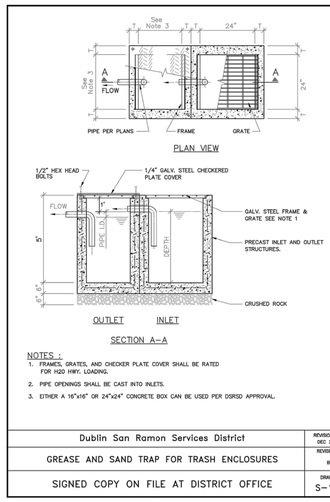


NOTES:
1. IN STREETS OR PARKING LOTS, CLEAN-OUT BOX MUST BE A G-5 (CHRISTY) BOX WITH METAL LID MARKED "SEWER".

REV. 08/11

Dublin San Ramon Services District	DATE DEC 2019
SIDE SEWER CLEANOUT RISER	DESIGNED KP
SIGNED COPY ON FILE AT DISTRICT OFFICE	DRAWING S-10

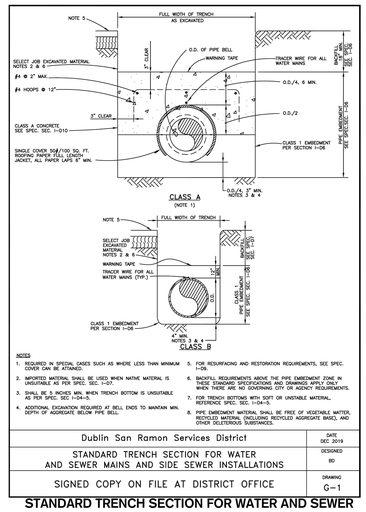
6 SIDE SEWER CLEANOUT RISER
DUBLIN SAN RAMON SERVICES DISTRICT DWG S-10
NO SCALE



NOTES :
1. FRAMES, GRATES, AND CHECKER PLATE COVER SHALL BE RATED FOR H20 HWY. LOADING.
2. PIPE OPENINGS SHALL BE CAST INTO INLETS.
3. EITHER A 18"x18" OR 24"x24" CONCRETE BOX CAN BE USED PER DSRSD APPROVAL.

Dublin San Ramon Services District	REVISION DATE DEC 2019
GREASE AND SAND TRAP FOR TRASH ENCLOSURES	REVISED BY BD
SIGNED COPY ON FILE AT DISTRICT OFFICE	DRAWING S-12A

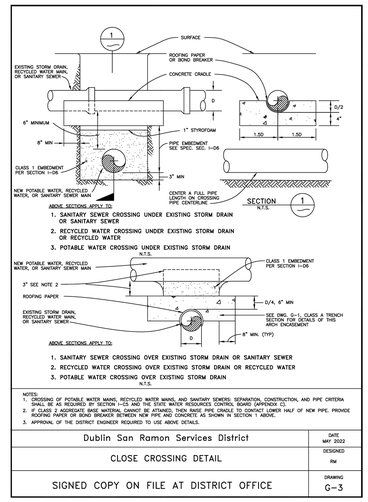
7 GREASE AND SAND TRAP FOR TRASH ENCLOSURES
DUBLIN SAN RAMON SERVICES DISTRICT DWG S-12A
NO SCALE



NOTES
1. REQUIRED IN SPECIAL CASES SUCH AS WHERE LESS THAN MINIMUM COVER CAN BE ATTAINED.
2. IMPORTED MATERIAL SHALL BE USED WHEN NATIVE MATERIAL IS UNSUITABLE AS PER SPEC. SEC. 11-07.
3. SHALL BE 3 INCHES MIN. WHEN TRENCH BOTTOM IS UNSUITABLE AS PER SPEC. SEC. 11-04-3.
4. ADDITIONAL EXCAVATION REQUIRED AT BELL ENDS TO MAINTAIN MIN. DEPTH OF AGGREGATE BELOW PIPE BELL.
5. FOR RESURFACING AND RESTORATION REQUIREMENTS, SEE SPEC. 11-09.
6. BACKFILL REQUIREMENTS ABOVE THE PIPE EMBEDMENT ZONE IN TYPE EXISTING STRUCTURES OR PAVED AREAS SHALL BE CLASS 2 ONLY WHEN THERE ARE NO GOVERNING CITY OR AGENCY REQUIREMENTS.
7. FOR TRENCH BOTTOMS WITH SOFT OR UNSTABLE MATERIAL, REFERENCE SPEC. SEC. 11-04-3.
8. PIPE EMBEDMENT MATERIAL SHALL BE FREE OF VEGETABLE MATTER, RECYCLED MATERIAL (INCLUDING RECYCLED AGGREGATE BASE), AND OTHER DELETERIOUS SUBSTANCES.

Dublin San Ramon Services District	DATE DEC 2019
STANDARD TRENCH SECTION FOR WATER AND SEWER MAINS AND SIDE SEWER INSTALLATIONS	DESIGNED BD
SIGNED COPY ON FILE AT DISTRICT OFFICE	DRAWING G-1

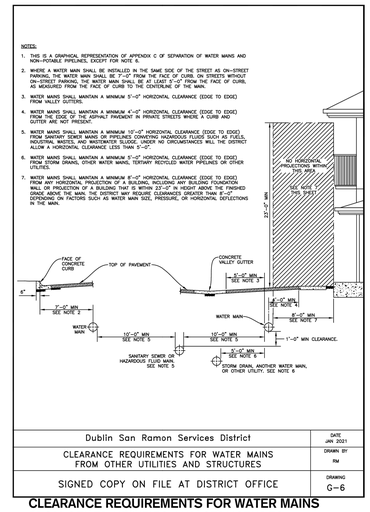
8 STANDARD TRENCH SECTION FOR WATER AND SEWER MAINS AND SIDE SEWER INSTALLATIONS
DUBLIN SAN RAMON SERVICES DISTRICT DWG G-1
NO SCALE



NOTES:
1. REQUIRED IN SPECIAL CASES WHERE THE EMBEDMENT ZONE IN EXISTING STRUCTURES OR PAVED AREAS SHALL BE CLASS 2 ONLY WHEN THERE ARE NO GOVERNING CITY OR AGENCY REQUIREMENTS.
2. CROSSING OF POTABLE WATER MAINS, RECYCLED WATER MAINS, AND SANITARY SEWERS; SEPARATION, CONSTRUCTION, AND PIPE CRITERIA SHALL BE REQUIRED AS NOTED ON THIS DRAWING AND AS SHOWN ON DRAWING G-1.
3. CLASS 2 AGGREGATE BASE MATERIAL CANNOT BE ATTAINED, THEN BASE PIPE CRADLE TO CONTACT LOWER HALF OF NEW PIPE. PROVIDE ROOFING PAPER OR BOND BREAKER BETWEEN NEW PIPE AND CONCRETE AS SHOWN IN SECTION 1 ABOVE.
4. APPROVAL OF THE DISTRICT ENGINEER REQUIRED TO USE ABOVE DETAILS.

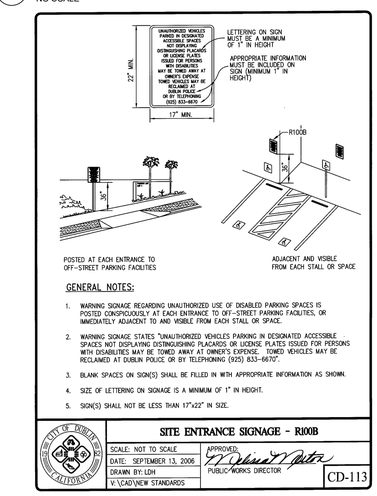
Dublin San Ramon Services District	DATE MAY 2022
CLOSE CROSSING DETAIL	DESIGNED RM
SIGNED COPY ON FILE AT DISTRICT OFFICE	DRAWING G-3

9 CLOSE CROSSING DETAIL
DUBLIN SAN RAMON SERVICES DISTRICT DWG G-3
NO SCALE



Dublin San Ramon Services District	DATE JAN 2021
CLEARANCE REQUIREMENTS FOR WATER MAINS FROM OTHER UTILITIES AND STRUCTURES	DRAWN BY RM
SIGNED COPY ON FILE AT DISTRICT OFFICE	DRAWING G-6

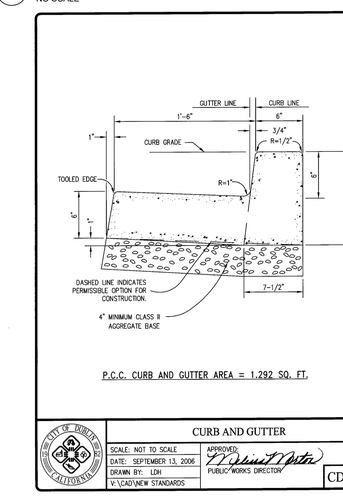
10 CLEARANCE REQUIREMENTS FOR WATER MAINS FROM OTHER UTILITIES AND STRUCTURES
DUBLIN SAN RAMON SERVICES DISTRICT DWG G-6
NO SCALE



GENERAL NOTES:
1. WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES IS POSTED CONSPICUOUSLY AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE.
2. WARNING SIGNAGE STATES "UNAUTHORIZED VEHICLES PARKING IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT DUBLIN POLICE OR BY TELEPHONING (925) 833-6670".
3. BLANK SPACES ON SIGN(S) SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS SHOWN.
4. SIZE OF LETTERING ON SIGNAGE IS A MINIMUM OF 1" IN HEIGHT.
5. SIGN(S) SHALL NOT BE LESS THAN 17"x22" IN SIZE.

CITY OF DUBLIN CALIFORNIA	SITE ENTRANCE SIGNAGE - R100B	
SCALE: NOT TO SCALE DATE: SEPTEMBER 13, 2006 DRAWN BY: LDH V:\CAD\NEW STANDARDS	APPROVED: PUBLIC WORKS DIRECTOR	CD-113

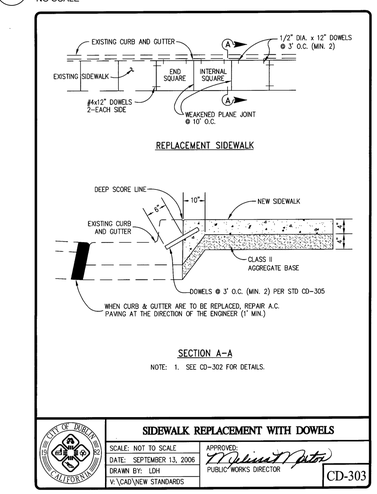
11 SITE ENTRANCE SIGNAGE - R100B
CITY OF DUBLIN CALIFORNIA DWG CD-113
NO SCALE



P.C.C. CURB AND GUTTER AREA = 1.292 SQ. FT.

CITY OF DUBLIN CALIFORNIA	CURB AND GUTTER	
SCALE: NOT TO SCALE DATE: SEPTEMBER 13, 2006 DRAWN BY: LDH V:\CAD\NEW STANDARDS	APPROVED: PUBLIC WORKS DIRECTOR	CD-300

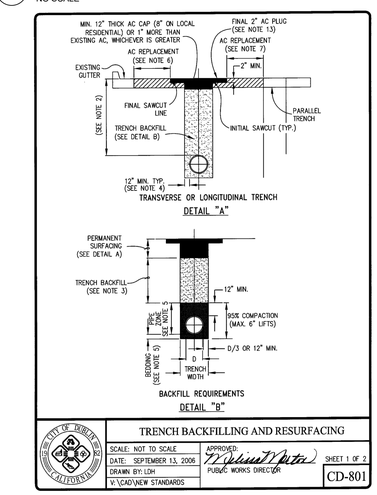
12 CURB AND GUTTER
CITY OF DUBLIN CALIFORNIA DWG CD-300
NO SCALE



NOTE: 1. SEE CD-302 FOR DETAILS.

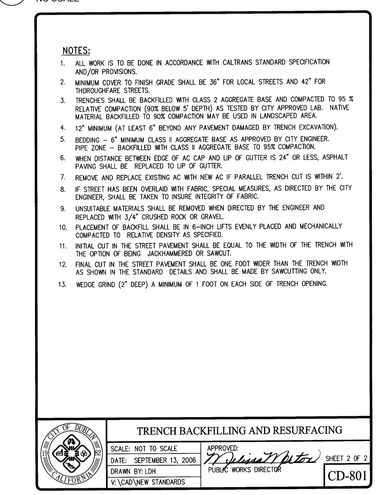
CITY OF DUBLIN CALIFORNIA	SIDEWALK REPLACEMENT WITH DOWELS	
SCALE: NOT TO SCALE DATE: SEPTEMBER 13, 2006 DRAWN BY: LDH V:\CAD\NEW STANDARDS	APPROVED: PUBLIC WORKS DIRECTOR	CD-303

13 SIDEWALK REPLACEMENT WITH DOWELS
CITY OF DUBLIN CALIFORNIA DWG CD-303
NO SCALE



CITY OF DUBLIN CALIFORNIA	TRENCH BACKFILLING AND RESURFACING	
SCALE: NOT TO SCALE DATE: SEPTEMBER 13, 2006 DRAWN BY: LDH V:\CAD\NEW STANDARDS	APPROVED: PUBLIC WORKS DIRECTOR	SHEET 1 OF 2 CD-801

14 TRENCH BACKFILLING AND RESURFACING
CITY OF DUBLIN CALIFORNIA DWG CD-801
NO SCALE



NOTES:
1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATION AND/OR PROVISIONS.
2. MINIMUM COVER TO FINISH GRADE SHALL BE 36" FOR LOCAL STREETS AND 42" FOR THOROUGHFARE STREETS.
3. TRENCHES SHALL BE BACKFILLED WITH CLASS 2 AGGREGATE BASE AND COMPACTED TO 95 % RELATIVE COMPACTION (90% BELOW 5' DEPTH) AS TESTED BY CITY APPROVED LAB. NATIVE MATERIAL BACKFILLED TO 90% COMPACTION MAY BE USED IN LANDSCAPED AREA.
4. 12" MINIMUM (AT LEAST 6" BEYOND ANY PAVEMENT DAMAGED BY TRENCH EXCAVATION).
5. BEDDING – 6" MINIMUM CLASS II AGGREGATE BASE AS APPROVED BY CITY ENGINEER. PIPE ZONE – BACKFILLED WITH CLASS II AGGREGATE BASE TO 95% COMPACTION.
6. WHEN DISTANCE BETWEEN EDGE OF AC CAP AND LIP OF GUTTER IS 24" OR LESS, ASPHALT PAVING SHALL BE REPLACED TO LIP OF GUTTER.
7. REMOVE AND REPLACE EXISTING AC WITH NEW AC IF PARALLEL TRENCH CUT IS WITHIN 2'.
8. IF STREET HAS BEEN OVERLAID WITH FABRIC, SPECIAL MEASURES, AS DIRECTED BY THE CITY ENGINEER, SHALL BE TAKEN TO INSURE INTEGRITY OF FABRIC.
9. UNSUITABLE MATERIALS SHALL BE REMOVED WHEN DIRECTED BY THE ENGINEER AND REPLACED WITH 3/4" CRUSHED ROCK OR GRAVEL.
10. PLACEMENT OF BACKFILL SHALL BE IN 6-INCH LIFTS EVENLY PLACED AND MECHANICALLY COMPACTED TO RELATIVE DENSITY AS SPECIFIED.
11. INITIAL CUT IN THE STREET PAVEMENT SHALL BE EQUAL TO THE WIDTH OF THE TRENCH WITH THE OPTION OF BEING JACKHAMMERED OR SAWCUT.
12. FINAL CUT IN THE STREET PAVEMENT SHALL BE ONE FOOT WIDER THAN THE TRENCH WIDTH AS SHOWN IN THE STANDARD DETAILS AND SHALL BE MADE BY SAWCUTTING ONLY.
13. WEDGE GRIND (2" DEEP) A MINIMUM OF 1 FOOT ON EACH SIDE OF TRENCH OPENING.

CITY OF DUBLIN CALIFORNIA	TRENCH BACKFILLING AND RESURFACING	
SCALE: NOT TO SCALE DATE: SEPTEMBER 13, 2006 DRAWN BY: LDH V:\CAD\NEW STANDARDS	APPROVED: PUBLIC WORKS DIRECTOR	SHEET 2 OF 2 CD-801

15 TRENCH BACKFILLING AND RESURFACING
CITY OF DUBLIN CALIFORNIA DWG CD-801
NO SCALE

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

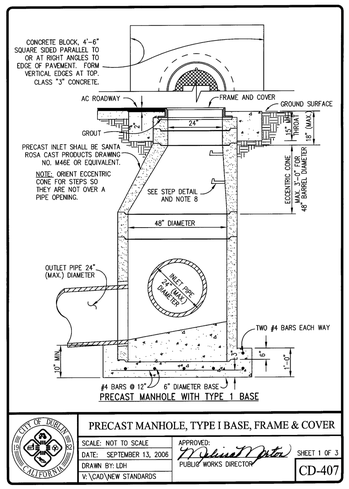
SIEGFRIED

Project Number: 23204

Drawing Title
DETAILS V

Drawing No.
C7.4

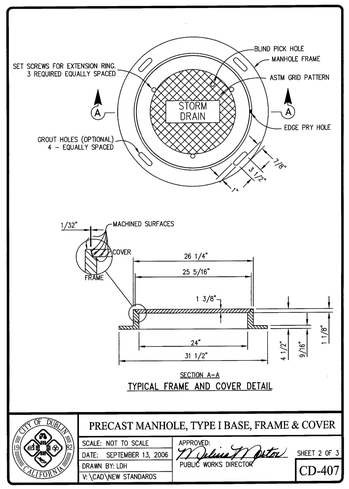
NOT FOR CONSTRUCTION



PRECAST MANHOLE WITH TYPE 1 BASE

PRECAST MANHOLE, TYPE I BASE, FRAME & COVER	
SCALE: NOT TO SCALE	APPROVED:
DATE: SEPTEMBER 13, 2006	PUBLIC WORKS DIRECTOR
DRAWN BY: LDH	SHEET 1 OF 3
V:\CAD\NEW STANDARDS	CD-407

1 PRECAST MANHOLE, TYPE I BASE, FRAME & COVER CITY OF DUBLIN CALIFORNIA CD-407
NO SCALE

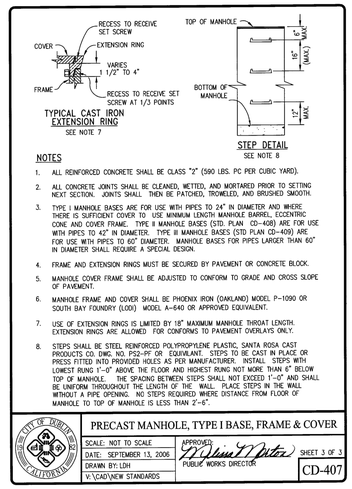


SECTION A-A

TYPICAL FRAME AND COVER DETAIL

PRECAST MANHOLE, TYPE I BASE, FRAME & COVER	
SCALE: NOT TO SCALE	APPROVED:
DATE: SEPTEMBER 13, 2006	PUBLIC WORKS DIRECTOR
DRAWN BY: LDH	SHEET 2 OF 3
V:\CAD\NEW STANDARDS	CD-407

2 PRECAST MANHOLE, TYPE I BASE, FRAME & COVER CITY OF DUBLIN CALIFORNIA CD-407
NO SCALE



TYPICAL CAST IRON EXTENSION RING
SEE NOTE 7

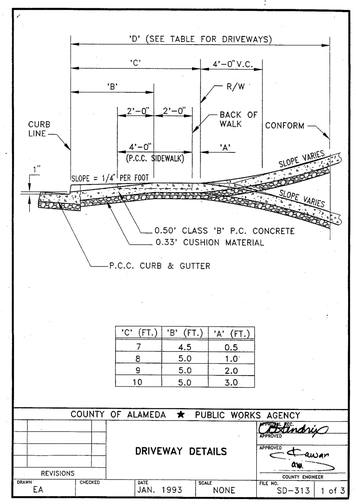
STEP DETAIL
SEE NOTE 8

NOTES

1. ALL REINFORCED CONCRETE SHALL BE CLASS "2" (590 LBS. PC PER CUBIC YARD).
2. ALL CONCRETE JOINTS SHALL BE CLEANED, WETTED, AND MORTARED PRIOR TO SETTING NEXT SECTION. JOINTS SHALL THEN BE PATCHED, TROWELED, AND BRUSHED SMOOTH.
3. TYPE I MANHOLE BASES ARE FOR USE WITH PIPES TO 24" IN DIAMETER AND WHERE THERE IS SUFFICIENT COVER TO USE MINIMUM LENGTH MANHOLE BARREL, ECCENTRIC CONE AND COVER FRAME. TYPE II MANHOLE BASES (STD. PLAN CD-408) ARE FOR USE WITH PIPES TO 42" IN DIAMETER. TYPE III MANHOLE BASES (STD PLAN CD-409) ARE FOR USE WITH PIPES TO 60" DIAMETER. MANHOLE BASES FOR PIPES LARGER THAN 60" IN DIAMETER SHALL REQUIRE A SPECIAL DESIGN.
4. FRAME AND EXTENSION RINGS MUST BE SECURED BY PAVEMENT OR CONCRETE BLOCK.
5. MANHOLE COVER FRAME SHALL BE ADJUSTED TO CONFORM TO GRADE AND CROSS SLOPE OF PAVEMENT.
6. MANHOLE FRAME AND COVER SHALL BE PHOENIX IRON (OAKLAND) MODEL P-1090 OR SOUTH BAY FOUNDRY (LODI) MODEL A-640 OR APPROVED EQUIVALENT.
7. USE OF EXTENSION RINGS IS LIMITED BY 18" MAXIMUM MANHOLE THROAT LENGTH. EXTENSION RINGS ARE ALLOWED FOR CONFORMS TO PAVEMENT OVERLAYS ONLY.
8. STEPS SHALL BE STEEL REINFORCED POLYPROPYLENE PLASTIC, SANTA ROSA CAST PRODUCTS CO. DWG. NO. PS2-PF OR EQUIVALENT. STEPS TO BE CAST IN PLACE OR PRESS FITTED INTO PROVIDED HOLES AS PER MANUFACTURER. INSTALL STEPS WITH LOWEST RUNG 1'-0" ABOVE THE FLOOR AND HIGHEST RUNG NOT MORE THAN 6" BELOW TOP OF MANHOLE. THE SPACING BETWEEN STEPS SHALL NOT EXCEED 1'-0" AND SHALL BE UNIFORM THROUGHOUT THE LENGTH OF THE WALL. PLACE STEPS IN THE WALL WITHOUT A PIPE OPENING. NO STEPS REQUIRED WHERE DISTANCE FROM FLOOR OF MANHOLE TO TOP OF MANHOLE IS LESS THAN 2'-6".

PRECAST MANHOLE, TYPE I BASE, FRAME & COVER	
SCALE: NOT TO SCALE	APPROVED:
DATE: SEPTEMBER 13, 2006	PUBLIC WORKS DIRECTOR
DRAWN BY: LDH	SHEET 3 OF 3
V:\CAD\NEW STANDARDS	CD-407

3 PRECAST MANHOLE, TYPE I BASE, FRAME & COVER CITY OF DUBLIN CALIFORNIA CD-407
NO SCALE



'C' (FT.)	'B' (FT.)	'A' (FT.)
7	4.5	0.5
8	5.0	1.0
9	5.0	2.0
10	5.0	3.0

COUNTY OF ALAMEDA ★ PUBLIC WORKS AGENCY

DRIVEWAY DETAILS

APPROVED: Ordinary
APPROVED: Swan, COUNTY ENGINEER

REVISIONS	DRAWN: EA	CHECKED	DATE: JAN. 1993	SCALE: NONE	FILE NO.: SD-313	1 of 3

4 DRIVEWAY DETAILS COUNTY OF ALAMEDA PUBLIC WORKS AGENCY DWG SD-313
NO SCALE

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

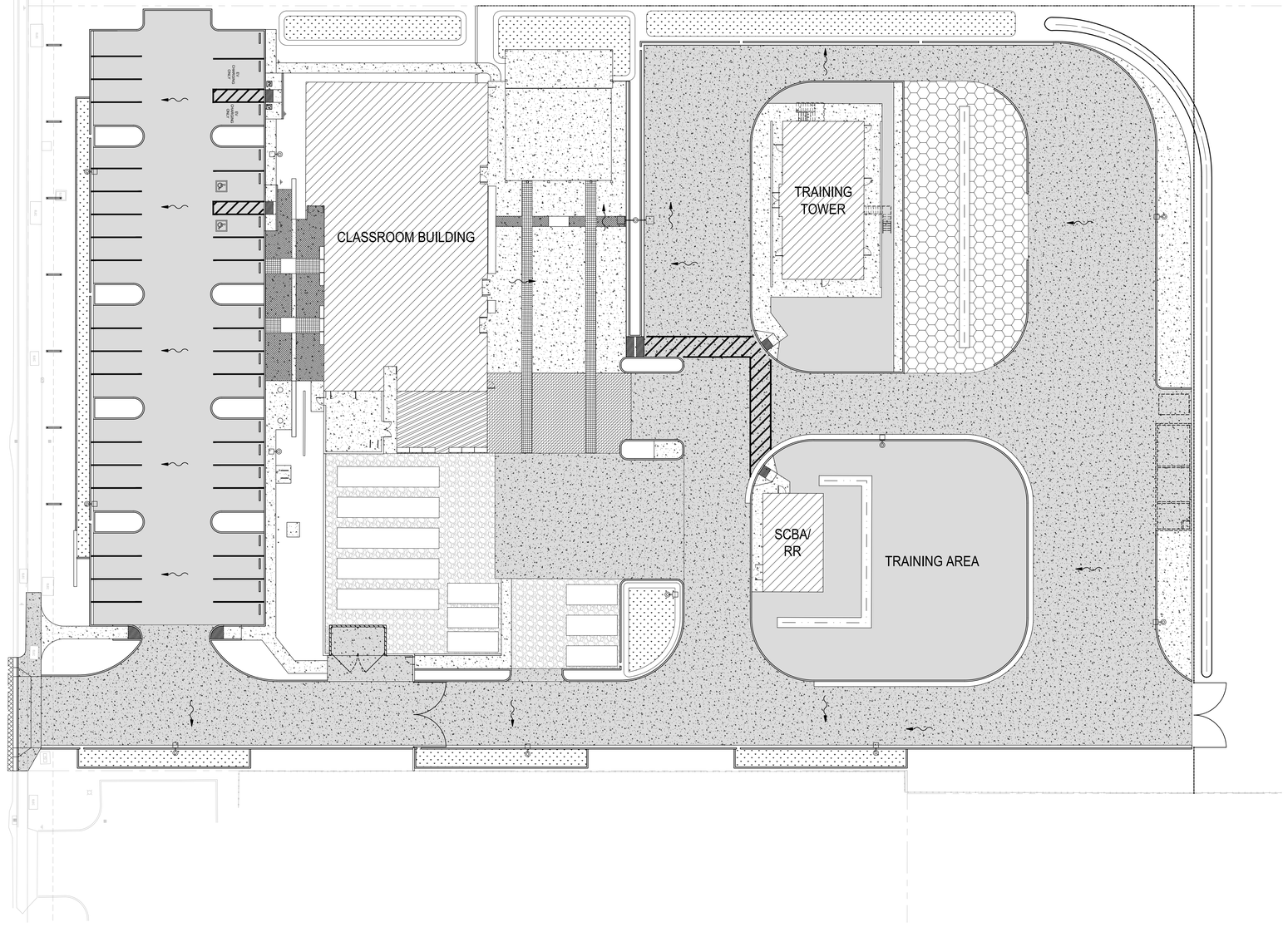
SIEGFRIED

Drawing Title
DETAILS VI

Drawing No.
C7.5

Project Number: 23204

NOT FOR CONSTRUCTION



LEGEND

- LANDSCAPED AREA
- INFILTRATION TRENCH (MODIFIED)
- BIORETENTION AREA OR PLANTER
- 3" THICK COMPACTED GRAVEL
- ROOF
- RESILIENT SAFETY SURFACING TILES
- PEDESTRIAN CONCRETE
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY VEHICULAR CONCRETE
- DMA — DRAINAGE MANAGEMENT AREA (DMA)
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- FLOW DIRECTION

0' 10' 20' 40'
SCALE: 1"=20'

811 Know what's below. Call before you dig.

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Architect of Record
SHAH KAWASAKI ARCHITECTS
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Contractor
OVERAA Construction

SIEGFRIED

Drawing Title
STORMWATER MANAGEMENT PLAN

Drawing No.
C8.0

Project Number: 23204

NOT FOR CONSTRUCTION

BIORETENTION AREA: NOTES

PURPOSE:

PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP) REQUIRES TREATMENT OF IMPERVIOUS SURFACES USING GREEN INFRASTRUCTURE FOR BOTH PUBLIC AND PRIVATE DEVELOPMENT PROJECTS. BIORETENTION AREAS ARE EXPECTED TO BE THE MOST COMMON GREEN INFRASTRUCTURE APPLICATION IN PUBLIC RIGHT-OF-WAY (ROW). THE PURPOSE OF THE BIORETENTION AREA IS TO IMPROVE WATER QUALITY BY FILTRATION THROUGH THE BIOTREATMENT SOIL AND TO CONTROL RUNOFF PEAK FLOW RATES AND VOLUMES THROUGH STORAGE AND INFILTRATION.

NOTES & GUIDELINES:

1. THE ENGINEER SHALL ADAPT PLAN AND SECTION DRAWINGS TO ADDRESS SITE-SPECIFIC CONDITIONS.
2. BIORETENTION AREA SHALL BE SIZED TO MEET THE REQUIREMENTS OF MRP PROVISION C.3 SIZING.
3. 48 HOUR MAXIMUM FACILITY DRAWDOWN TIME (TIME FOR MAXIMUM SURFACE PONDING TO DRAIN THROUGH THE BIOTREATMENT SOIL AFTER THE END OF A STORM). REFER TO C.3 TECHNICAL GUIDANCE MANUAL (ACCWP) FOR DRAINAGE CONSIDERATIONS.
4. A STORAGE LAYER OF CALTRANS STANDARD CLASS II PERMEABLE MATERIAL IS REQUIRED UNDER THE BIOTREATMENT SOIL. REFER TO C.3 TECHNICAL GUIDANCE MANUAL (ACCWP) FOR SPECIFICATIONS.
5. THE BIORETENTION AREA SLOPE IS TYPICALLY DESIGNED TO MATCH THE LONGITUDINAL SLOPE OF THE ADJACENT ROADWAY/SIDEWALK. THE BOTTOM OF THE BIORETENTION AREA, HOWEVER, SHOULD BE FLAT. CHECK DAMS SHALL BE USED TO TERRACE FACILITIES TO PROVIDE SUFFICIENT PONDING FOR SLOPED INSTALLATIONS. ENGINEER SHALL SPECIFY CHECK DAM HEIGHT AND SPACING. REFER TO DETAIL **GI-7** FOR GUIDANCE ON CHECK DAM DESIGN.
6. DEPENDING ON THE DEPTH OF THE BIORETENTION AREA, ADDITIONAL STRUCTURAL CONSIDERATIONS MAY BE REQUIRED TO ADDRESS HORIZONTAL LOADING. REFER TO DETAIL **GI-5** FOR GUIDANCE ON EDGE TREATMENTS.
7. WHEN FACILITY CONSTRUCTION IMPACTS EXISTING SIDEWALK, ALL SAW CUTS SHALL ADHERE TO CITY OF DUBLIN STANDARDS. SAW CUTS SHALL BE ALONG SCORE LINES OR ALONG CONSTRUCTION JOINTS, AS DETERMINED BY THE CITY ENGINEER, AND ANY DISTURBED SIDEWALK FLAGS SHALL BE REPLACED IN THEIR ENTIRETY.
8. BIORETENTION AREAS IN PUBLIC RIGHT OF WAY SHALL BE DESIGNED WITH AN EMERGENCY OVERFLOW. IN THE EVENT THE BIORETENTION AREA OVERFLOW DRAIN IS OBSTRUCTED OR CLOGGED, THE INUNDATION AREA SHALL BE CONTAINED WITHIN THE STREET AND SHALL NOT BE WITHIN ADJACENT PRIVATE PROPERTIES.
9. BIORETENTION AREA VEGETATION SHALL BE SPECIFIED BY LANDSCAPE DESIGN PROFESSIONAL. SEE C.3 TECHNICAL GUIDANCE MANUAL (ACCWP) FOR PLANT LIST AND VEGETATION GUIDANCE.
10. THE ENGINEER SHALL EVALUATE THE NEED FOR EROSION PROTECTION AT ALL INLET LOCATIONS. ALL COBBLES USED FOR ENERGY DISSIPATION SHALL BE GROUTED.
11. THE PROJECT PLANS SHALL SHOW ALL EXISTING UTILITIES AND INDICATE POTENTIAL UTILITY CROSSINGS OR CONFLICTS.
12. NO UTILITIES, NEW OR EXISTING, SHALL BE LOCATED WITHIN OR BELOW THE BIORETENTION AREA.
13. MINIMUM UTILITY SETBACKS AND PROTECTION MEASURES SHALL CONFORM TO CURRENT CITY OF DUBLIN STANDARDS AND OTHER UTILITY PROVIDER REQUIREMENTS.
14. VERTICAL SIDEWALLS EXTENDING INTO EXISTING STORM DRAIN PIPE TRENCH BACKFILL SHALL BE DESIGNED WITH A CONCRETE BACKFILL ACCEPTABLE TO THE CITY ENGINEER.
15. OVERFLOW RISER MUST BE FORMED SUCH THAT IT IS A MINIMUM OF 6" ABOVE THE BOTTOM OF THE SYSTEM INLET, OR AS DESIGNED. PLACE STRUCTURE ADJACENT TO PEDESTRIAN EDGE TO ALLOW FOR MONITORING ACCESS.
16. DETAILS WERE ADAPTED FROM SFPUC GREEN INFRASTRUCTURE TYPICAL DETAILS AND SPECIFICATIONS.
17. DETAILS WERE DEVELOPED BY GEOSYNTEC CONSULTANTS.

ENGINEER CHECKLIST (SHALL SPECIFY, AS APPLICABLE):

- ☐ BIORETENTION AREA WIDTH AND LENGTH
- ☐ DEPTH OF PONDING
- ☐ AMOUNT OF FREEBOARD PROVIDED
- ☐ DEPTH OF BIOTREATMENT SOIL (18" MIN)
- ☐ UNDERDRAIN SPECIFICATIONS AND LOCATION (IF FACILITY IS LINED PLACE UNDERDRAIN AT BOTTOM OF FACILITY)
- ☐ BIORETENTION SURFACE ELEVATION (TOP OF BIOTREATMENT SOIL) AT UPSLOPE AND DOWNSLOPE ENDS OF FACILITY
- ☐ CONTROL POINTS AT EVERY BIORETENTION WALL CORNER AND POINT OF TANGENCY
- ☐ DIMENSIONS AND DISTANCE TO EVERY INLET, OUTLET, CHECK DAM, SIDEWALK NOTCH, ETC.
- ☐ ELEVATIONS OF EVERY INLET, OVERFLOW RISER, STRUCTURE RIM AND INVERT, CHECK DAM, BIORETENTION AREA WALL CORNER, AND SIDEWALK NOTCH
- ☐ TYPE AND DESIGN OF BIORETENTION AREA COMPONENTS (E.G., EDGE TREATMENTS, INLETS/GUTTER MODIFICATIONS, UTILITY CROSSINGS, LINER, AND PLANTING DETAILS)
- ☐ DEPTH AND TYPE OF NON-FLOATING MULCH (3" MIN)

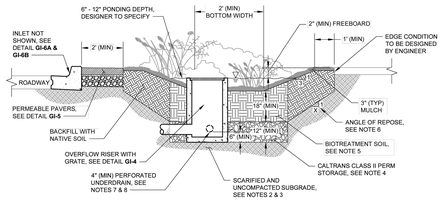
RELATED TECHNICAL GUIDANCE	SOURCE
BIORETENTION: - BIOTREATMENT SOIL MIX - CALTRANS CLASS II PERM LAYER STORAGE - PERFORATED UNDERDRAIN - NON-FLOATING MULCH	C.3 TECHNICAL GUIDANCE MANUAL (ACCWP)

GREEN INFRASTRUCTURE TYPICAL DETAILS CITY OF DUBLIN PUBLIC WORKS	SCALE: NOT TO SCALE DATE: MAY 11, 2018 DRAWN BY: K. K. CHECKED BY: A. R.	APPROVED: PUBLIC WORKS DIRECTOR	GI-1

BIORETENTION AREA: SLOPED SIDES CROSS SECTION

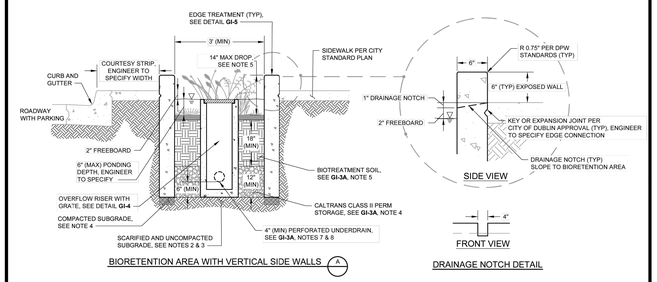
NOTES:

1. REFER TO **GI-1** NOTES FOR GUIDELINES AND CHECKLIST.
2. AVOID UNNECESSARY COMPACTION OF EXISTING SUBGRADE BELOW AREA.
3. SCARIFY SUBGRADE TO A DEPTH OF 3" (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF CALTRANS CLASS 2 PERMEABLE MATERIAL STORAGE LAYER AND BIOTREATMENT SOIL MATERIALS.
4. AGGREGATE STORAGE LAYER COMPRISED OF 12" MIN CALTRANS CLASS 2 PERMEABLE MATERIAL.
5. REFER TO C.3 TECHNICAL GUIDANCE MANUAL (ACCWP) FOR BIOTREATMENT SOIL MIX SPECIFICATIONS. INSTALL BIOTREATMENT SOIL AT 85% COMPACTION FOLLOWING BASMAA INSTALLATION GUIDANCE.
6. ANGLE OF REPOSE VARIES PER GEOTECHNICAL ENGINEER RECOMMENDATIONS.
7. UNDERDRAIN AND CLEAN OUT PIPE (1 MIN PER FACILITY) REQUIRED, REFER TO C.3 TECHNICAL GUIDANCE MANUAL (ACCWP) FOR DESIGN CONSIDERATIONS. UNDERDRAINS SHOULD BE ELEVATED 6" (MIN) WITHIN THE CALTRANS CLASS 2 PERMEABLE MATERIAL STORAGE LAYER TO PROMOTE INFILTRATION. IN FACILITIES WITH AN IMPERMEABLE LINER, THE UNDERDRAIN SHOULD BE PLACED AT THE BOTTOM OF THE CALTRANS CLASS 2 PERMEABLE MATERIAL STORAGE LAYER.
8. THE UNDERDRAIN IN ALL FACILITIES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE VIDEO RECORDED AND PROVIDED TO THE CITY FOR REVIEW PRIOR TO PROJECT ACCEPTANCE.



GREEN INFRASTRUCTURE TYPICAL DETAILS CITY OF DUBLIN PUBLIC WORKS	SCALE: NOT TO SCALE DATE: MAY 11, 2018 DRAWN BY: K. K. CHECKED BY: A. R.	APPROVED: PUBLIC WORKS DIRECTOR	GI-3A

BIORETENTION AREA: VERTICAL SIDE WALL CROSS SECTION



NOTES:

1. REFER TO **GI-1** NOTES FOR GUIDELINES AND CHECKLIST.
2. AVOID UNNECESSARY COMPACTION OF EXISTING SUBGRADE BELOW BIORETENTION AREA.
3. SCARIFY SUBGRADE TO A DEPTH OF 3" (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIOTREATMENT SOIL MATERIAL.
4. FOR STRUCTURAL SUPPORT, SUBGRADE UNDER WALLS ONLY COMPACTED PER ENGINEER SPECIFICATIONS.
5. MAXIMUM DROP FROM TOP OF CURB TO TOP OF BIOTREATMENT SOIL SHALL INCLUDE CONSIDERATIONS FOR BIOTREATMENT SOIL SETTLEMENT. THE DROP IS THE SUM OF PONDING DEPTH (6" TYP), FREEBOARD (2" TYP), AND CURB HEIGHT (6" TYP).

GREEN INFRASTRUCTURE TYPICAL DETAILS CITY OF DUBLIN PUBLIC WORKS	SCALE: NOT TO SCALE DATE: MAY 11, 2018 DRAWN BY: K. K. CHECKED BY: A. R.	APPROVED: PUBLIC WORKS DIRECTOR	GI-3B

BIORETENTION COMPONENTS: OUTLET DETAIL

NOTES:

1. REFER TO **GI-1** NOTES FOR GUIDELINES AND CHECKLIST.
2. ALL MATERIAL AND WORKMANSHIP FOR OVERFLOW STRUCTURES SHALL CONFORM TO CITY OF DUBLIN STANDARDS.
3. DESIGN OVERFLOW WEIR AND OUTLET PIPE TO CONVEY 10-YR, 24-HR STORM FLOW OR DESIGN INLET TO DIVERT FLOWS LARGER THAN THE DESIGN STORM DIRECTLY TO THE STORM DRAIN. LOCATE ALL OVERFLOW PIPES AT AN ELEVATION HIGHER THAN THE STORM SEWER HYDRAULIC GRADE LINE TO PREVENT BACKFLOW INTO THE BIORETENTION FACILITY.
4. STORM DRAIN OUTLET PIPES SHALL BE SIZED TO MEET HYDRAULIC REQUIREMENTS WITH APPROPRIATE COVER DEPTH AND PIPE MATERIAL.
5. PERFORATED UNDERDRAINS WITH CLEANOUT PIPES ARE REQUIRED.
6. MAINTENANCE ACCESS IS REQUIRED FOR ALL OUTLET STRUCTURES AND CLEANOUT FACILITIES. 12" (MIN) CLEARANCE WITHIN OVERFLOW STRUCTURE SHALL BE PROVIDED FOR MAINTENANCE ACCESS.
7. ENGINEER SHALL EVALUATE BUOYANCY OF STRUCTURES FOR SITE SPECIFIC APPLICATION AND SPECIFY THICKENED OR EXTENDED BASE / ANTI-FLOTATION COLLAR, AS NECESSARY.
8. SIZE OF GRATE SHALL MATCH SIZE OF RISER SPECIFIED IN PLANS, SHALL BE REMOVABLE TO PROVIDE MAINTENANCE ACCESS, AND SHALL BE BOLTED IN PLACE OR OUTFITTED WITH APPROVED TAMPER-RESISTANT LOCKING MECHANISM. MAXIMUM GRATE OPENING SHALL BE 2".
9. IF INTERIOR DEPTH OF OVERFLOW STRUCTURE EXCEEDS 5', A PERMANENT BOLTED LADDER AND MINIMUM CLEAR SPACE OF 30" BY 30" SHALL BE PROVIDED FOR MAINTENANCE ACCESS.
10. MINIMUM DIAMETER OF OPTIONAL GROUTED COBBLES SHALL BE LARGER THAN MAXIMUM GRATE OPENING.
11. GROUT ALL PENETRATIONS, CRACKS, SEAMS, AND JOINTS WITH CLASS "C" MORTAR.

GREEN INFRASTRUCTURE TYPICAL DETAILS CITY OF DUBLIN PUBLIC WORKS	SCALE: NOT TO SCALE DATE: MAY 11, 2018 DRAWN BY: K. K. CHECKED BY: A. R.	APPROVED: PUBLIC WORKS DIRECTOR	GI-4

BIORETENTION COMPONENTS: EDGE TREATMENT DETAIL

NOTES:

1. REFER TO **GI-1** NOTES FOR GUIDELINES AND CHECKLIST.
2. THE ENGINEER SHALL ADAPT EDGE TREATMENT DESIGN TO ADDRESS SITE SPECIFIC CONSTRAINTS TO EFFECTIVELY STABILIZE ADJACENT PAVEMENT AND MINIMIZE LATERAL MOVEMENT OF WATER.
3. STANDARD CURB EDGE (WHEN SPACE AVAILABLE):
   - A. PERMEABLE PAVER STRIP (2' MIN WIDTH) REQUIRED IF SPRAY IRRIGATION IS USED TO COMPLY WITH WATER EFFICIENT LANDSCAPE ORDINANCE..
   - B. REFER TO CITY OF DUBLIN MEDIAN DETAIL (TBD) FOR PERMEABLE STRIP AND UNDERDRAINING AGGREGATE SPECIFICATIONS.
   - C. ANGLE OF REPOSE VARIES PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
4. VERTICAL SIDE WALLS (WHEN SPACE LIMITED):
   - A. ALL BIORETENTION AREA WALLS SHALL EXTEND TO BOTTOM OF AGGREGATE STORAGE LAYER OR DEEPER. MINIMUM DEPTHS SHALL BE DESIGNED TO PREVENT LATERAL SEEPAGE INTO THE ADJACENT PAVEMENT SECTION.
   - B. FOOTING OR LATERAL BRACING SHALL SHALL BE DESIGNED BY THE ENGINEER TO WITHSTAND ANTICIPATED LOADING ASSUMING NO REACTIVE FORCES FROM THE UNCOMPACTED BIOTREATMENT SOIL.
   - C. BIORETENTION AREA WALLS EXTENDING MORE THAN 36" BELOW ADJACENT LOAD-BEARING SURFACE, OR WHEN LOCATED ADJACENT TO PAVERS, SHALL HAVE FOOTING OR LATERAL BRACING. FOOTING OR LATERAL BRACING MAY BE EXCLUDED ONLY IF THE ENGINEER DEMONSTRATES THAT THE PROPOSED WALL DESIGN MEETS LOADING REQUIREMENTS. WALL SHALL NOT ENCROACH INTO TREATMENT AREA.
   - D. CONTRACTOR TO PROVIDE 3" MINIMUM COVER OVER ALL LATERAL BRACING FOR PLANT ESTABLISHMENT.
   - E. ALL CONSTRUCTION COLD JOINTS SHALL INCORPORATE EPOXY, DOWELTIE BAR, KEYWAY, OR WATER STOP.

GREEN INFRASTRUCTURE TYPICAL DETAILS CITY OF DUBLIN PUBLIC WORKS	SCALE: NOT TO SCALE DATE: MAY 11, 2018 DRAWN BY: K. K. CHECKED BY: A. R.	APPROVED: PUBLIC WORKS DIRECTOR	GI-5

BIORETENTION COMPONENTS: GUTTER CURB CUT INLET DETAIL

NOTES:

1. REFER TO **GI-1** NOTES FOR GUIDELINES AND CHECKLIST.
2. CURB CUT INLETS SHALL BE ADEQUATELY SIZED, SPACED, AND SLOPED TO MEET HYDRAULIC REQUIREMENTS. THE CURB CUT OPENING WIDTH SHALL BE SIZED BASED ON THE CATCHMENT AREA, LONGITUDINAL SLOPE ALONG THE CURB, AND THE CROSS SLOPE OF THE GUTTER OR ADJACENT PAVEMENT AT THE INLET. SEE SIZING EQUATIONS AND NOMOGRAPHS FOR CURB OPENING INLETS IN THE U.S. DEPARTMENT OF TRANSPORTATION HYDRAULIC ENGINEERING CIRCULAR NO. 27.
3. BOND NEW CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH EPOXY AND DOWEL CONNECTION.
4. METAL INLET ASSEMBLY SHALL BE HOT-DIP GAVANIZED IN ACCORDANCE WITH ASTM A-123.

GREEN INFRASTRUCTURE TYPICAL DETAILS CITY OF DUBLIN PUBLIC WORKS	SCALE: NOT TO SCALE DATE: MAY 11, 2018 DRAWN BY: K. K. CHECKED BY: A. R.	APPROVED: PUBLIC WORKS DIRECTOR	GI-6A

BIORETENTION COMPONENTS: CHECK DAM DETAIL

NOTES:

1. REFER TO **GI-1** NOTES FOR GUIDELINES AND CHECKLIST.
2. UNDERDRAIN TO PASS THROUGH CHECK DAM IN NON-PERFORATED HDPE SDR 17 PIPE. PIPE FITTINGS SHALL BE USED TO ACCOMMODATE CHANGES IN GRADE, AS NEEDED.
3. HEIGHT AND SPACING OF CHECK DAMS SHALL BE ESTABLISHED BASED ON THE PONDING DEPTH REQUIRED TO MEET PROJECT HYDROLOGIC PERFORMANCE GOALS AND THE MAXIMUM DESIRED DROP FROM THE SURROUNDING GRADE TO THE FACILITY BOTTOM.
4. ALL MATERIAL AND WORKMANSHIP FOR CHECK DAM ASSEMBLY SHALL CONFORM TO CITY OF DUBLIN STANDARD SPECIFICATIONS.
5. CONCRETE CHECK DAM SHALL BE CONTINUOUS (NO JOINTS) AND REINFORCED WITH #4 BAR, PLACED AT 18" ON CENTER, EACH WAY.
6. CONCRETE CHECK DAM SHALL MEET STRUCTURAL REQUIREMENTS FOR LATERAL BRACING WHEN USED AS LATERAL BRACING. COORDINATE WITH ENGINEER.
7. TOP OF CHECK DAM TO BE LEVEL WITH CREST ELEVATION MATCHING PONDING ELEVATION UNLESS NOTCH SIZED TO CONVEY DESIGN FLOWS PROVIDED.
8. GROUT ALL PENETRATIONS, CRACKS, SEAMS, AND JOINTS WITH CLASS "C" MORTAR.

GREEN INFRASTRUCTURE TYPICAL DETAILS CITY OF DUBLIN PUBLIC WORKS	SCALE: NOT TO SCALE DATE: MAY 11, 2018 DRAWN BY: K. K. CHECKED BY: A. R.	APPROVED: PUBLIC WORKS DIRECTOR	GI-7

INFILTRATION TRENCH (MODIFIED) DETAIL

NO SCALE

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

SIEGFRIED

Drawing Title

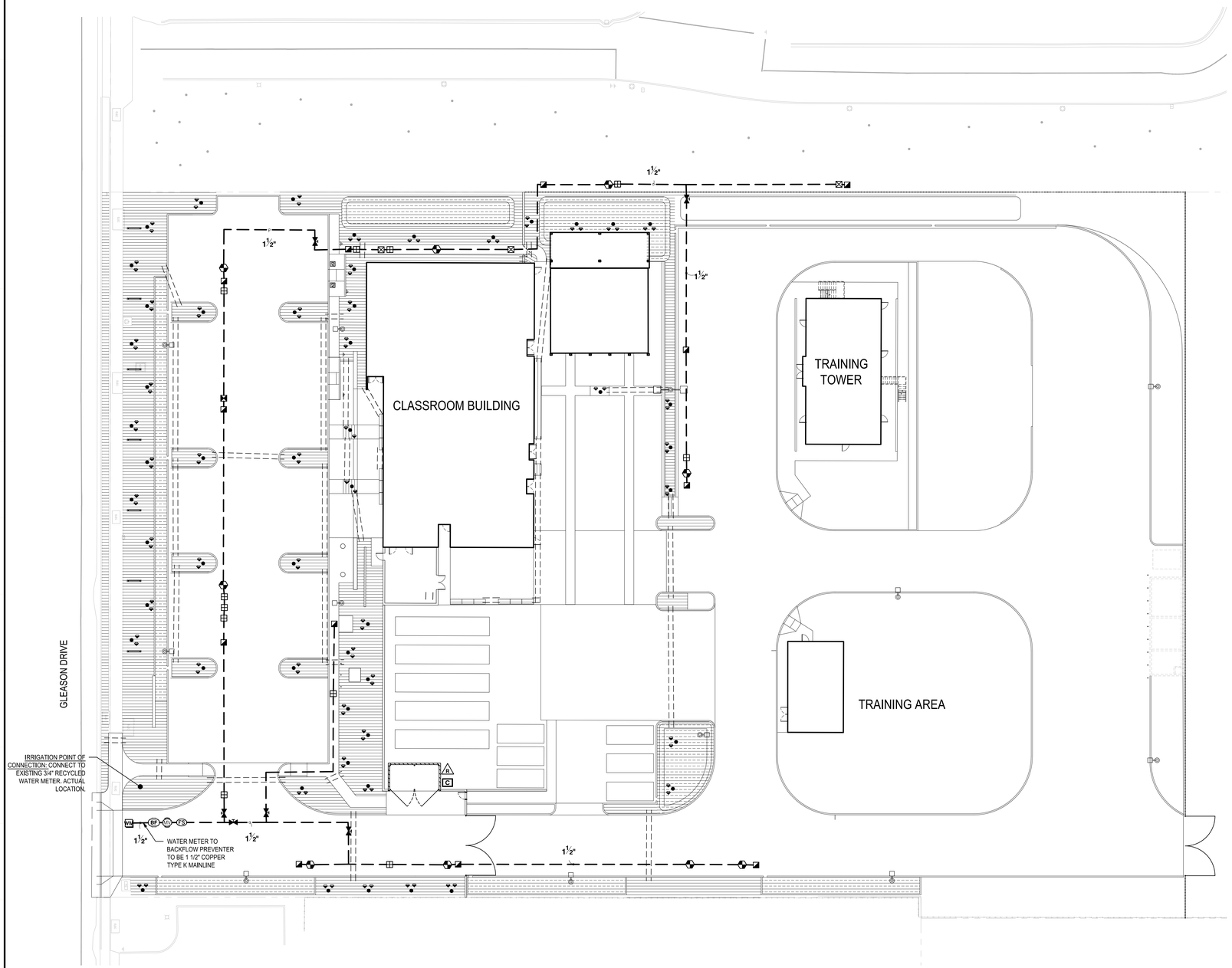
STORM WATER TREATEMENT DETAILS

Drawing No.

C8.1

Project Number: 23204

NOT FOR CONSTRUCTION



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1402	Rain Bird RWS-B-C-P w/ RWS-SOCK 1400 Series Root Watering System with 4in. diameter x 36in. long with locking grate, semi-rigid mesh tube, Check Valve, Purple Grate, and Sand Sock. 1401 0.25 GPM, two per tree, typical.	104

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-R Wide Flow Drip Control Kit. Purple Cap. Non-Potable Use. 1in. PESBR Valve and 1in. Pressure Regulating 40psi Basket Filter. 5-20 GPM. With 150 mesh stainless steel screen.	11
	Rain Bird XCZ-150-LCDR-R High Flow Control Zone Kit. Purple Cap. Non-Potable Use. 1-1/2in. PESB-R Scrubber Globe Valve with high-capacity filter and Pressure Regulating system (PRS) fixed at 40psi. Flow range: 20 - 62 GPM. With 150 mesh stainless steel screen.	1
	Rain Bird XCZ-LF-100-PRF-R Low Flow Drip Control Kit. Purple Cap, Non-Potable Use 1in. Low Flow Valve, 3/4in. Pressure Regulating RBY Filter, and 30psi Pressure Regulator. With 150 mesh stainless steel screen.	3
F	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use.	15
A	Rain Bird ARV050 1/2in. Air Relief Valve.	15
	Rain Bird OPERIND Drip System Operation Indicator.	15
	Area to Receive Dripline Rain Bird XFS-06-12-NP (Bioretention Areas) XFS Non potable Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology, 0.6 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	
	Area to Receive Dripline Rain Bird XFS-06-18-NP (Shrub Areas) XFS Non potable Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology, 0.6 GPH emitters at 18" O.C. Laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESBR 1in., 1-1/2in., and 2in. Durable. Purple Flow Control Handle.	9
	Rain Bird 44-NP 1in. Brass Quick-Coupling Valve, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.	12
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location.	6
MV	Superior 3100-RW 1-1/2" Normally Open Brass Master Valve that Provides Dirty Water Protection. With Purple Cross Handle for Reclaimed Water Use.	1
BF	Zurn 975XL2 1-1/2" Reduced Pressure Backflow device, Leed-free.	1
C	Rain Bird ESPLXIVM-LXMM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure, Installed in LXMM Powder Coated, Metal Wall-Mounted Cabinet.	1
D	Rain Bird FD-101TURF Field Decoder for Two-Wire system. Install in valve box for valve. Operates one valve/solenoid. Use line surge protection as per manufacturerft.s directions.	25
L	Rain Bird LSP-1TURF Line surge protection decoder directly to the ground rod or ground plate	6
S	Rain Bird SMRT-Y Soil Moisture Sensor Kit. 24VAC @ 50/60 Hz. Operating temperature: -4 degrees F to 158 degrees F. Survival temperature: -40 degrees F to 185 degrees F. UL, CUL, C-TICK certifications.	12
R	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor. Mounted on enclosure.	1
FS	Creative Sensor Technology FSI-B15-001 1.5in. Brass tee type flow sensor w/FIPT threads, Bronze alloy mounting tee and ultra lightweight impeller. 2 wire digital output compatible w/all irrigation controllers.	1
WM	Water Meter 3/4" Irrigation Point of Connection: connect to existing 3/4" recycled water meter.	1

- Irrigation Mainline: PVC Schedule 40 (1 1/2")
- Irrigation Mainline: Type K Copper Pipe (1 1/2")
- Pipe Sleeve: PVC Schedule 40
Typical pipe sleeve for irrigation pipe. Min. size 2x diameter of pipe being sleeved. Extend sleeves 18" beyond edges of paving or construction.

Valve Callout
- #: Valve Number
- #": Valve Flow
- #": Valve Size

- PROPOSED TREES REFERENCE
- EXISTING TREES REFERENCE

IRRIGATION EQUIPMENT AND PIPING IS DIAGRAMMATIC FOR GRAPHICAL CLARITY.

1. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.
2. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND PLANTING AND ARCHITECTURAL FEATURES.

811 Know what's below. Call before you dig.

I WILL COMPLY WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLY THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

ROBERT J. NORBUTAS, JR., RLA 5595

0' 10' 20' 40'
SCALE: 1"=20'

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

SIEGFRIED

Drawing Title
IRRIGATION PLAN

Drawing No.
L1.0

Project Number: 23204

NOT FOR CONSTRUCTION

REFERENCE DATA

HYDROZONE INFORMATION TABLE

REFERENCE SCHEDULE

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ESTIMATED TOTAL WATER USE (ETWU)

HYDROZONE CALCULATION REFERENCE

Ks = Species factor
Per WUCOLS List:
.1 - Very Low
.2 - Low
.5 - Medium
.8 - High

Kd = Density factor
Plant Spacing & layering
0.8 - Low
1.0 - Average
1.3 - High

Kmc = Micro-climate factor
Relative to open field conditions
0.7 - Low
1.00 - Average
1.3 - High

KL = Landscape Coefficient
Calculation factor

Irr Type = Method of Irrigation
Overhead spray, bubbler, or drip

IE = Irrigation Efficiency
Value based on irrigation method

PR = Precipitation Rate
Value based on irrigation method

BIR = Basic Infiltration Rate
Infiltration rate based on type of soil

AW = Available Water
Amount of water per inch of soil available to plant assuming field-saturated condition

RZ = Depth of Root Zone
Depth placed on plant material

PAW = Plant Available Water
Water available to plant based on root zone, depth, & soil type

MAD = Management Allowable Depletion
Percentage of plant available water allowed to be depleted from usable soil profile

AD = Allowable Depletion
Plant available water allowed to be lost to avoid reaching permanent wilting point

IRRIGATION EQUIPMENT AND PIPING IS DIAGRAMMATIC FOR GRAPHICAL CLARITY.

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2. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND PLANTING AND ARCHITECTURAL FEATURES.

IRRIGATION SCHEDULING NOTE

PROJECT INCLUDES A NEW IRRIGATION SYSTEM AND REQUIRES THE FOLLOWING MEASURES TO BE MET:

1. IRRIGATION MUST BE SCHEDULED BETWEEN 9:00 P.M. AND 6:00 A.M. UNLESS WEATHER CONDITIONS PREVENT IT.
2. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.
3. TOTAL ANNUAL APPLIED WATER SHALL BE LESS THAN OR EQUAL TO MAXIMUM APPLIED WATER ALLOWANCE (MAWA) AS CALCULATED PER THE POTABLE WATER USE REDUCTION REQUIREMENTS.

PIPE SIZING SCHEDULE (SCH 40 PVC)

FOR LATERAL LINES IN DRIP AREAS BEYOND THOSE SHOWN ON PLAN, CONTRACTOR SHALL FIELD SIZE BASED ON THE FOLLOWING TABLE:

PIPE SIZE	MAXIMUM GALLONS PER MINUTE (GPM)
3/4"	8 GPM
1"	12 GPM
1-1/4"	22 GPM
1-1/2"	30 GPM
2"	50 GPM
2-1/2"	80 GPM

LANDSCAPE SUMMARY

TOTAL IRRIGATED LANDSCAPE AREA	XXXX SF
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	XXXX GALLON/YR
ESTIMATED TOTAL WATER USE (ETWU)	XXXX GALLON/YR

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Drawing Title
IRRIGATION CALCULATIONS

Drawing No.
L1.1

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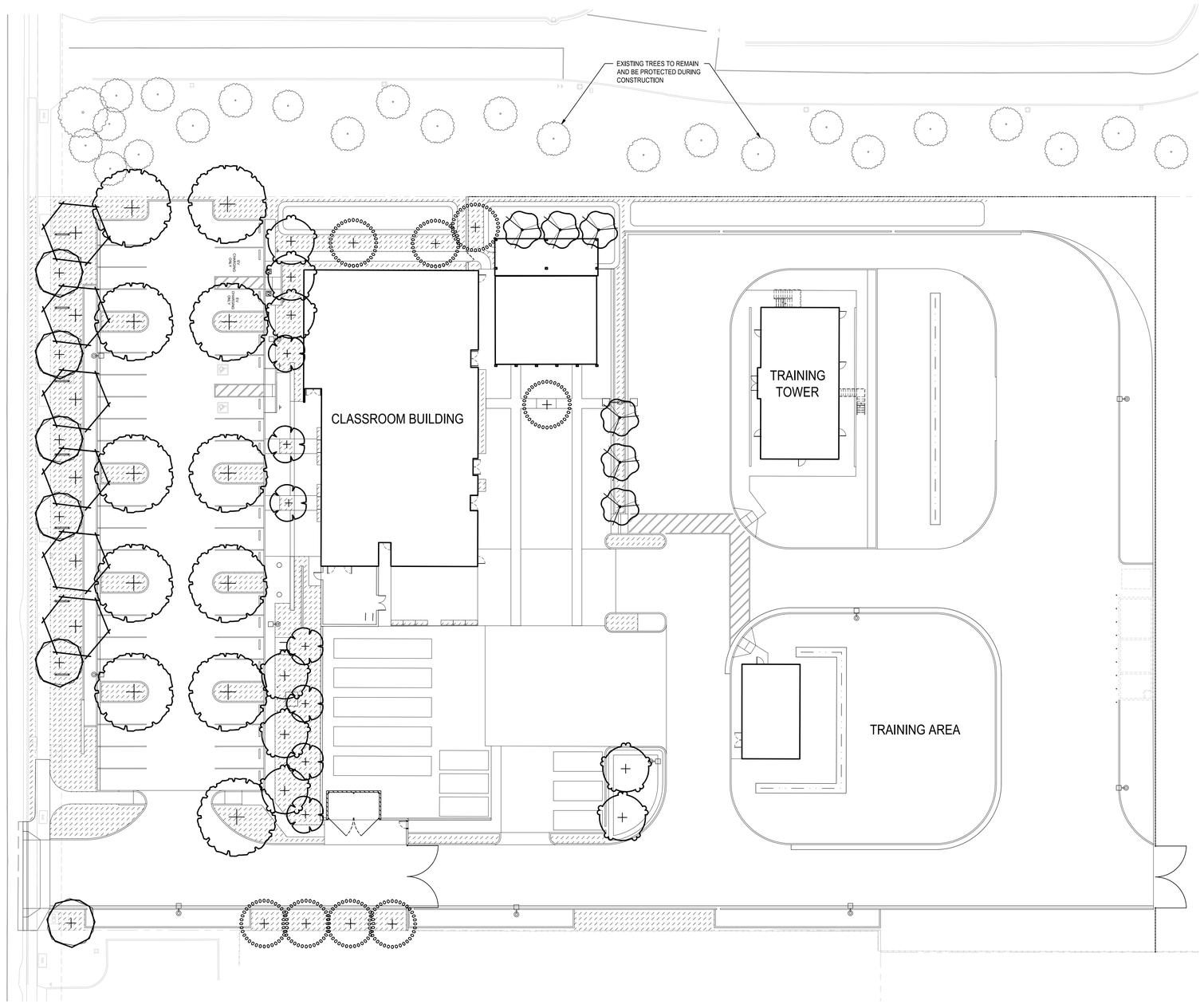

TREE LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	AGO BUR	Agonis flexuosa 'Burgundy' / Burgundy Peppermint Tree	24"box	7
	ARB MRN	Arbutus x 'Marina' / Marina Strawberry Tree Standard	24"box	6
	CER OCC	Cercis occidentalis / Western Redbud	24"box	6
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	36"box	11
	LAG PRI	Lagunaria patersonii / Primrose Tree	48"box	8
	MEL QUI	Melaleuca quinquenervia / Paperbark Tree	24"box	8
	SCH MOL	Schinus molle / California Pepper	36"box	6

BARK MULCH
Recycled Natural chip bark mulch, 3" thick layer minimum.
Landscape planting areas within the project site to receive chip bark mulch.
Not installed in bioretention areas.

EXISTING TREES
To remain and be protected during construction

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Drawing Title
TREE PLAN

Drawing No.
L2.0

Project Number: 23204

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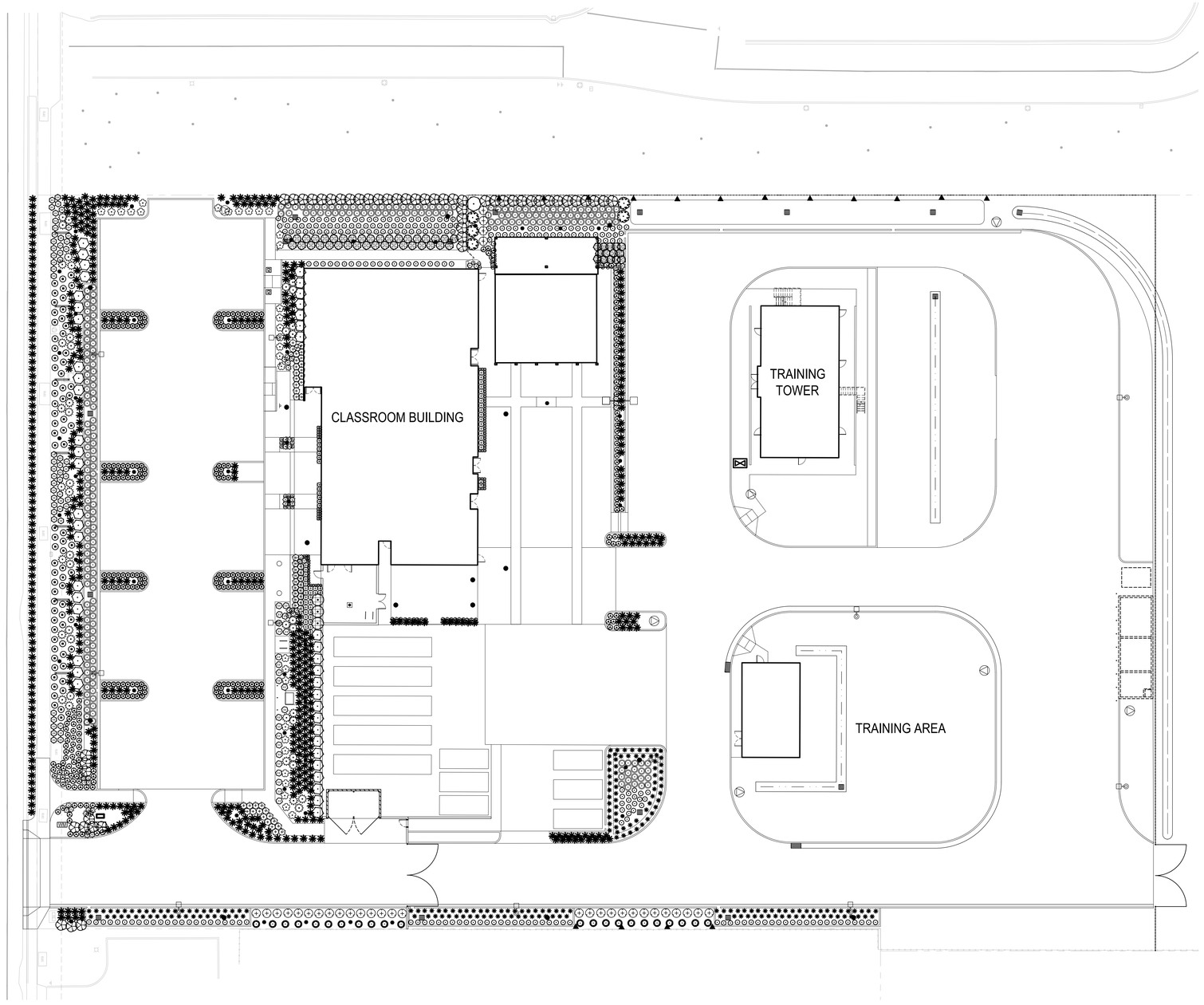

SHRUB & GROUNDCOVER LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
LARGE SHRUBS					
	CAR ELI	Carpenteria californica 'Elizabeth' / Elizabeth Bush Anemone	5 gal	M	51
	CIS PUR	Cistus x purpureus / Orchid Rockrose	5 gal	L	45
	GRE GOR	Grevillea x 'Robyn Gordon' / Robyn Gordon Grevillea	15 gal	L	5
	HET ARB	Heteromeles arbutifolia / Toyon	15 gal	L	1
	RIB SPE	Ribes speciosum / Fuchsia Flowering Gooseberry	5 gal	L	3
MEDIUM SHRUBS					
	AGA VIL	Agave vilmoriniana / Octopus Agave	5 gal	L	42
	ANI HAR	Anigozanthos x 'Harmony' / Harmony Yellow Kangaroo Paw	1 gal	L	50
	FAR GIG	Farfugium japonicum giganteum / Giant Leopard Plant	1 gal	M	12
	LAV GRO	Lavandula x intermedia 'Grosso' / Grosso Lavendin	1 gal	L	52
	MYR VA2	Myrtus communis 'Variegata' / Variegated Common Myrtle	15 gal	L	22
	TEU AZU	Teucrium fruticans 'Azureum' / Azure Bush Germander	5 gal	L	32
SMALL SHRUBS					
	ASP DEN	Asparagus densiflorus 'Myers' / Myers Asparagus Fern	1 gal	M	47
	EPI HUM	Epilobium canum / California Fuchsia	1 gal	L	170
	SAL BEE	Salvia x 'Bee's Bliss' / Bee's Bliss Sage	1 gal	L	32
ORNAMENTAL GRASSES					
	LEY CAN	Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye	1 gal	L	51
	LOM IRA	Lomandra longifolia 'Breeze' / Breeze™ Mat Rush	1 gal	L	488
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
BIORETENTION					
	CHO TEC	Chondropetalum tectorum / Small Cape Rush	5 gal	L	238
	LEY WIL	Leymus triticoides / Wild Rye	1 gal	L	201
	MIM AUR	Mimulus aurantiacus / Sticky Monkeyflower	5 gal	VL	235
VINE					
	HAR TRE	Hardenbergia violacea 'Happy Wanderer' / Lilac Vine Trellis	15 gal	M	16
GROUNDCOVERS					
	EPI EV2	Epilobium canum latifolium 'Everett's Choice' / Everett's California Fuchsia	1 gal	L	23
	HEL WIS	Helianthemum nummularium 'Wisley Pink' / Wisley Pink Sunrose	1 gal	L	54
	LIR BIG	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	M	89
	MYO FI2	Myoporum parvifolium 'Fine Leaf Form' / Fine Leaf Trailing Myoporum	1 gal	L	75
	SEN BLU	Senecio mandraliscae 'Blue Chalk Sticks' / Senecio	1 gal	L	42
	TEU CHA	Teucrium chamaedrys / Germander	1 gal	L	123

PROPOSED TREES REFERENCE

EXISTING TREES REFERENCE

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0' 10' 20' 40'

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Architect of Record

SHAH KAWASAKI ARCHITECTS

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Contractor

OVERAA Construction

SIEGFRIED

Drawing Title

SHRUB & GROUNDCOVER PLAN

Drawing No.

L2.1

Project Number: 23204

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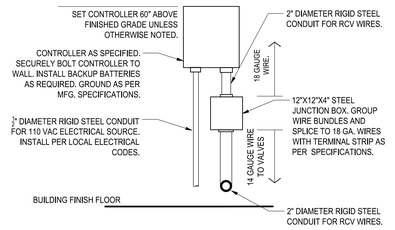
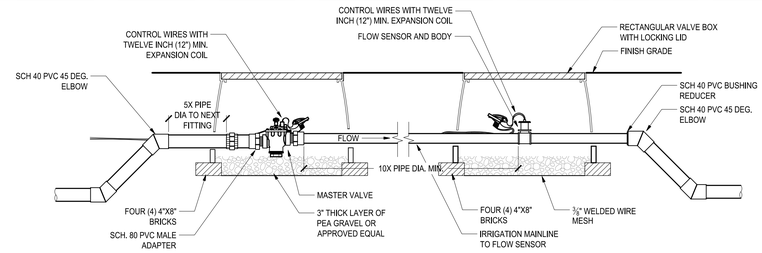
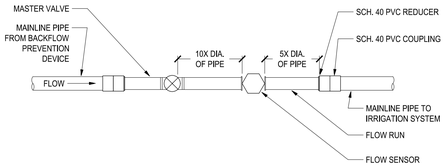


1 WALL-MOUNTED CONTROLLER
NO SCALE



NOTES:
1. MASTER VALVE AND FLOW SENSOR SHALL BE OF MAKE AND MODEL NUMBER AS PRESCRIBED PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL MASTER VALVE AND FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
3. FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.
4. MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER. COLOR: BLACK.
5. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-Y/6 CONNECTORS OR APPROVED EQUAL.
6. CONTRACTOR SHALL STABILIZE VALVES DURING INSTALLATION UNTIL BACKFILL IS COMPLETE.
7. INLET PIPE LENGTH OF SENSOR MUST BE 10X PIPE DIAMETER. STRAIGHT, CLEAN RUN OF PIPE. NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MINIMUM 5X PIPE DIAMETER OF STRAIGHT CLEAN RUN OF PIPE. NO FITTINGS OR TURNS.
8. INSTALL WIRE MESH UNDER GRAVEL.

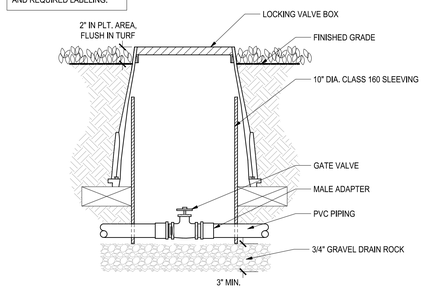
2 MASTER VALVE AND FLOW SENSOR LAYOUT
NO SCALE



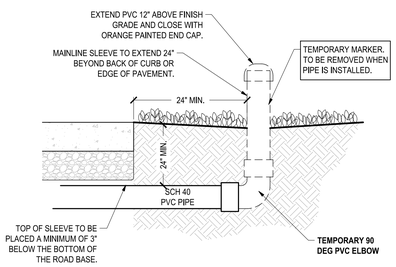
NOTES:
1. FLOW SENSOR SHALL BE OF MAKE AND MODEL AS RECOMMENDED BY THE CONTROLLER MANUFACTURER.
2. FLOW SENSOR WIRE SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
3. MASTER VALVE WIRE SHALL BE DIRECT BURIAL 14 AWG WIRE (OR LARGER). COLOR: BLACK.
4. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES.
5. SEE MASTER VALVE DETAIL AND FLOW SENSOR DETAIL FOR FURTHER INFORMATION.
6. FLOW RUN PIPE SHALL BE REDUCED DOWN ONE (1) PIPE SIZE AS INDICATED.

3 MASTER VALVE AND FLOW SENSOR LAYOUT
NO SCALE

ALL IRRIGATION PRODUCTS SHALL BE INSTALLED WITH (NP) NON-POTABLE PRODUCTS AND REQUIRED LABELING.

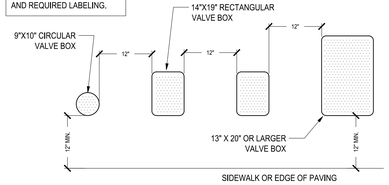


4 GATE VALVE
NO SCALE



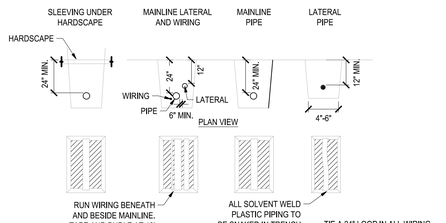
5 PIPE SLEEVE WITH 90 ELBOW
NO SCALE

ALL IRRIGATION PRODUCTS SHALL BE INSTALLED WITH (NP) NON-POTABLE PRODUCTS AND REQUIRED LABELING.



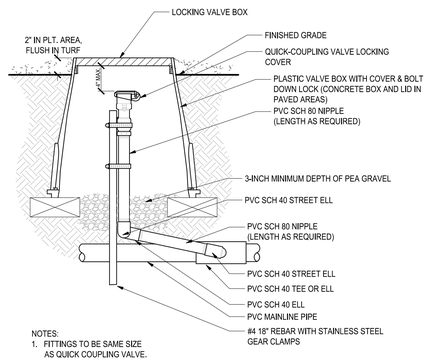
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 2" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.

6 VALVE BOX
NO SCALE



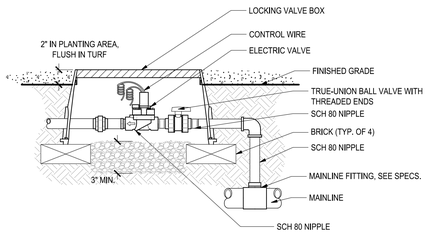
NOTES:
1. SLEEVE 24" BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.
3. SNAKE ALL PLASTIC PIPING IN TRENCHES FROM SIDE TO SIDE AS SHOWN, AT A 50' INTERVAL.

7 PIPE AND WIRE TRENCHING
NO SCALE



NOTES:
1. FITTINGS TO BE SAME SIZE AS QUICK COUPLING VALVE.

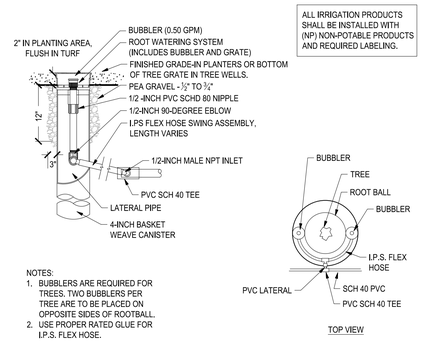
8 QUICK COUPLER
NO SCALE



NOTE:
CONTRACTOR SHALL STABILIZE VALVE DURING INSTALLATION UNTIL BACKFILL IS COMPLETE.

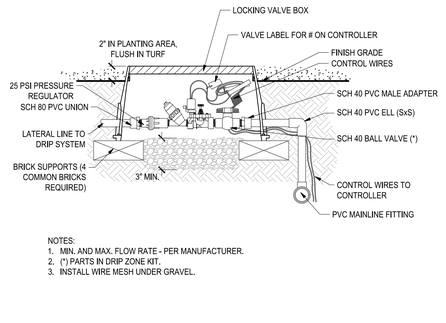
9 REMOTE CONTROL VALVE WITH BALL VALVE
NO SCALE

ALL IRRIGATION PRODUCTS SHALL BE INSTALLED WITH (NP) NON-POTABLE PRODUCTS AND REQUIRED LABELING.



NOTES:
1. BUBBLERS ARE REQUIRED FOR TREES. TWO BUBBLERS PER TREE ARE TO BE PLACED ON OPPOSITE SIDES OF ROOTBALL.
2. USE PROPER RATED GLUE FOR I.P.S. FLEX HOSE.

10 DEEP ROOT WATERING SYSTEM
NO SCALE



NOTES:
1. MIN. AND MAX. FLOW RATE - PER MANUFACTURER.
2. (*) PARTS IN DRIP ZONE KIT.
3. INSTALL WIRE MESH UNDER GRAVEL.

11 REMOTE CONTROL VALVE-DRIP
NO SCALE

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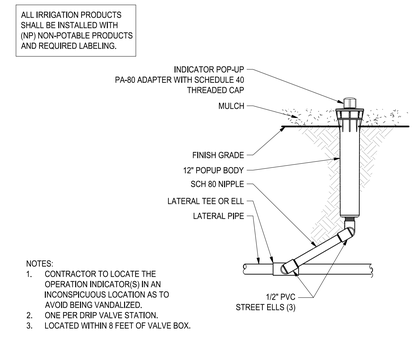
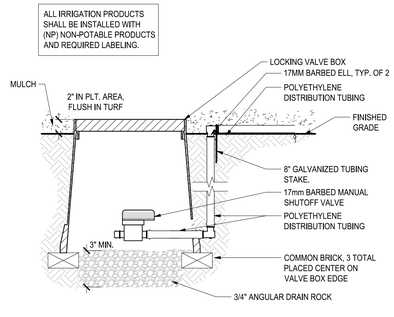


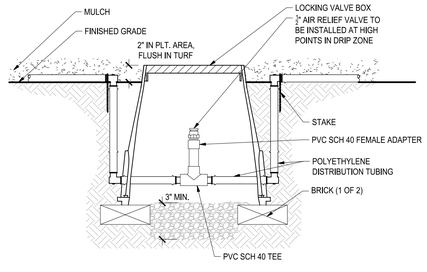
NOTES:
1. CONTRACTOR TO LOCATE THE OPERATION INDICATOR(S) IN AN INCONSPICUOUS LOCATION AS TO AVOID BEING VANDALIZED.
2. ONE PER DRIP VALVE STATION.
3. LOCATED WITHIN 8 FEET OF VALVE BOX.

12 DRIP SYSTEM OPERATION INDICATOR
NO SCALE

ALL IRRIGATION PRODUCTS SHALL BE INSTALLED WITH (NP) NON-POTABLE PRODUCTS AND REQUIRED LABELING.



13 MANUAL FLUSH VALVE
NO SCALE



14 AIR RELIEF VALVE
NO SCALE

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201 Oakland, CA 94607

Contractor

OVERAA Construction

SIEGFRIED

Drawing Title

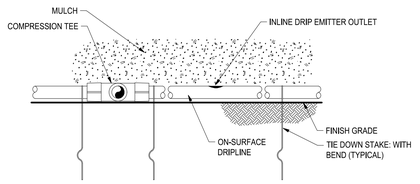
LANDSCAPE DETAILS I

Drawing No.

L3.0

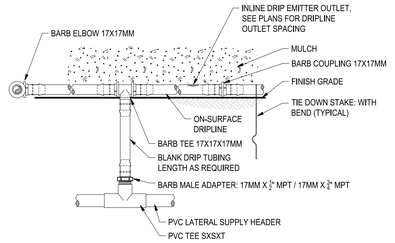
Project Number: 23204

NOT FOR CONSTRUCTION



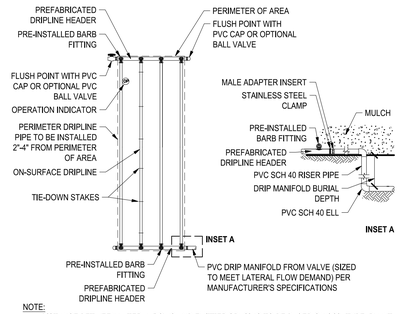
NOTE:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1 ON-SURFACE DRIPLINE STAKING
NO SCALE



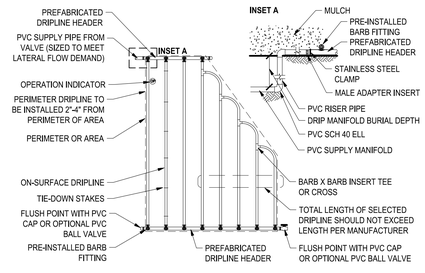
NOTE:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

2 ON-SURFACE DRIPLINE - DRIPLINE RISER ASSEMBLY
NO SCALE



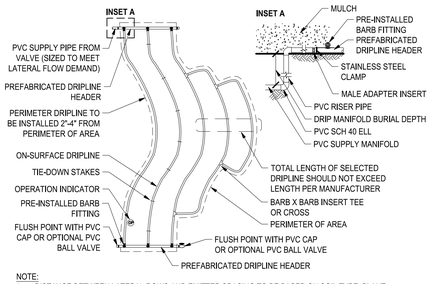
NOTE:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS PER MANUFACTURER.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.

3 ON-SURFACE DRIPLINE - END FEED LAYOUT
NO SCALE



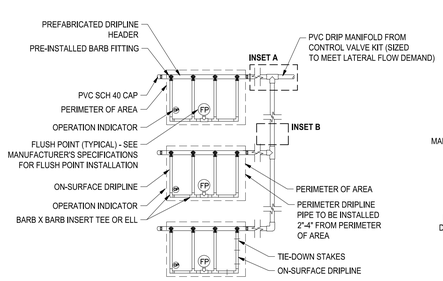
NOTE:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS PER MANUFACTURER.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.

4 ON-SURFACE DRIPLINE - IRREGULAR SHAPED LAYOUT
NO SCALE



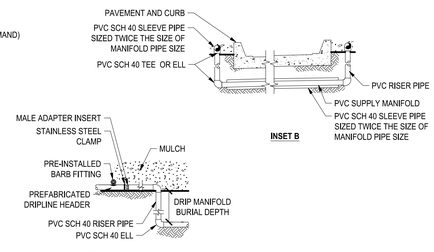
NOTE:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS PER MANUFACTURER.
2. LENGTH OF LONGEST DRIPLINE LATERAL ROWS SHOULD NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

5 ON-SURFACE DRIPLINE - CURVED EDGE LAYOUT
NO SCALE

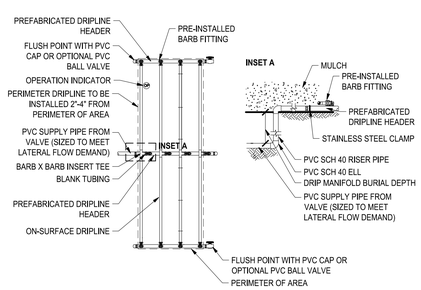


NOTE:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS PER MANUFACTURER.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.

6 ON-SURFACE DRIPLINE - TYPICAL ISLAND LAYOUT
NO SCALE

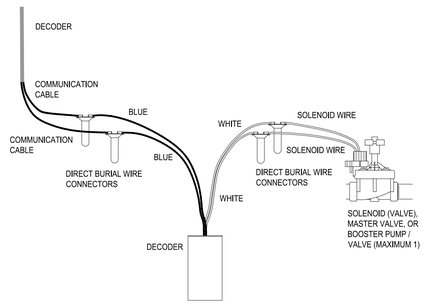


3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.



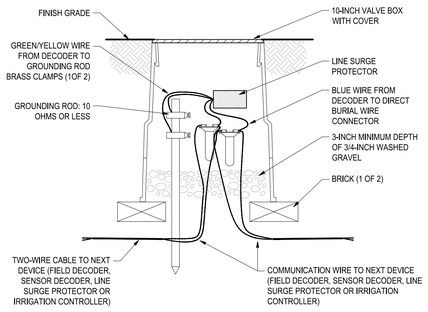
NOTE:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS PER MANUFACTURER.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.

7 ON-SURFACE DRIPLINE - CENTER FEED LAYOUT
NO SCALE



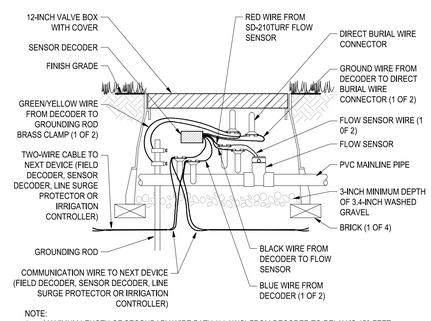
NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO SOLENOID IS 450 FEET.

8 2-WIRE DECODER WIRING DIAGRAM
NO SCALE



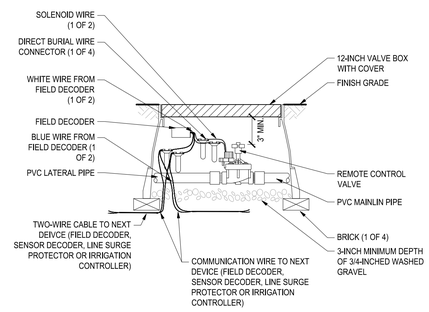
NOTE:
1. LINE SURGE PROTECTOR SHOULD BE INSTALLED EVERY 500-FEET OR FOR EVERY EIGHT DECODERS ON TWO-WIRE PATH.
2. LINE SURGE PROTECTOR TO BE INSTALLED AT END OF WIRE RUN THAT TERMINATES IN THE FIELD (STAR CONFIGURATION).

9 FIELD DECODER CONNECTION
NO SCALE



NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO RELAY IS 450 FEET.
2. PLACE 3-FEET OF EXTRA WIRE IN VALVE BOX FOR EASY SERVICING.
3. IN A SITE CONTROL DECODER SYSTEM A PULSE TRANSMITTER SHOULD BE INSTALLED BETWEEN THE SENSOR DECODER AND THE FLOW SENSOR.
4. GROUNDING SHOULD BE TO 10 OHMS OR LESS.

10 2-WIRE FLOW SENSOR DECODER CONNECTION
NO SCALE



NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO OLENOID IS 450 FEET.
2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.

11 2-WIRE VALVE DECODER CONNECTION
NO SCALE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

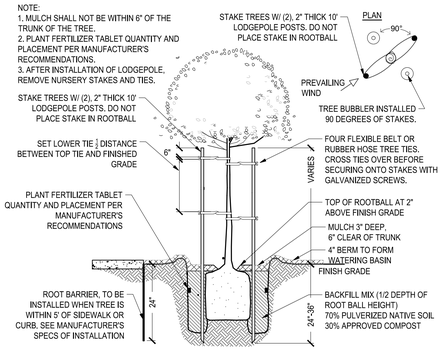
SIEGFRIED

Drawing Title: LANDSCAPE DETAILS II

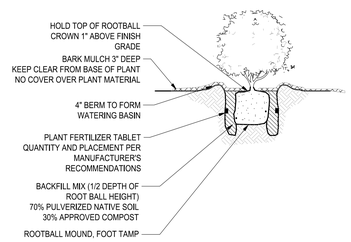
Drawing No. L3.1

Project Number: 23204

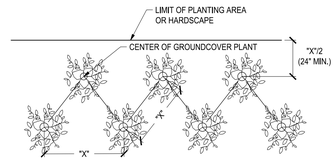
NOT FOR CONSTRUCTION



1 TREE PLANTING & STAKING
NO SCALE

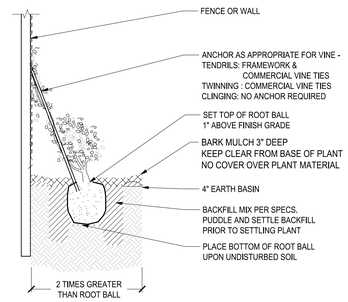


2 SHRUB PLANTING
NO SCALE



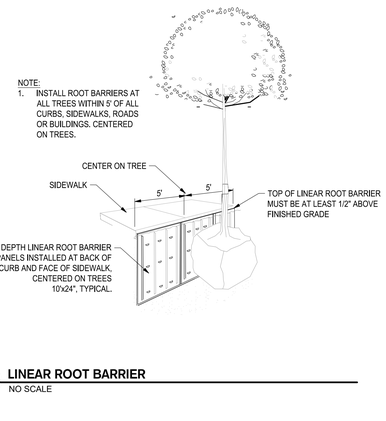
NOTES:
1. "X" REPRESENTS PLANT SPACING ON CENTER PER PLANTING PLAN.
2. AFTER ALL TREES, SHRUBS AND GROUNDCOVER HAVE BEEN PLANTED, A PRE-EMERGENT SPRAY SHALL BE APPLIED TO ALL PLANTING AREAS PER MANUFACTURER'S SPECIFICATIONS.

3 GROUNDCOVER SPACING
NO SCALE



NOTES:
A. SEE SPECIFICATIONS FOR FERTILIZATION AND SOIL AMENDMENT.
B. PLANT VINE STEM AS CLOSE TO STRICTURE AS POSSIBLE, BUT ALLOW 6" MINIMUM BETWEEN POST AND PLANT.

4 VINE PLANTING
NO SCALE



5 LINEAR ROOT BARRIER
NO SCALE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	09/27/2024	100% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

SIEGFRIED

Drawing Title
LANDSCAPE DETAILS III

Drawing No.
L3.2

Project Number: 23204

NOT FOR CONSTRUCTION

AGONIS FLEXUOSA 'BURGUNDY'
BURGUNDY PEPPERMINT WILLOW

ARBUTUS 'MARINA' STD FORM
MARINA STRAWBERRY TREE

MELALEUCA QUINQUENERVIA
PAPERBARK TREE

SCHINUS MOLLE
CALIFORNIA PEPPER TREE

GLEDITSIA TRIACANTHOS 'SHADEMASTER'
SHADEMASTER HONEYLOCUST

LAGUNARIA PATERSONIA
PRIMROSE TREE

TREES

PLANTING NOTES

1. VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS.
2. KEEP PLANTING CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER AND OTHER SUCH MATERIALS AND SHOULD BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN NATIVE TOP SOIL.
3. CLEAR AND GRUB ALL AREAS TO RECEIVE NEW PLANTING AND PREPARE SOIL PER SPECIFICATION.
4. DO NOT WORK SOIL WHEN WET TO AVOID COMPACTION.
5. NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. CERTIFICATES OF COMPLIANCE WILL NOT BE COMPLETED FOR PROJECTS WHICH EXCEED THE WATER USE OF SPECIFIED PLANT MATERIALS UNTIL CONFORMANCE WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS IS ACHIEVED.
6. CONTRACT GROW PLANTS AS REQUIRED.
7. ALL PLANTS AND LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES.
8. NOTIFY OWNER'S REPRESENTATIVE 36 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION MEETINGS.
9. SPACE GROUND COVERS TRIANGULARLY IN PLANTING AREAS. GROUND COVER KEY INDICATIONS ARE SHOWN IN LEGEND. HOLD GROUND COVER BACK IN 18 IN. FROM THE EDGE OF NEW SHRUB PLANTS UNLESS OTHERWISE. PLANT GROUND COVER WHERE SHRUBS ARE PLANTED 2 1/2 FT. APART OR MORE.
10. PLANT QUANTITIES ARE FOR INFORMATIONAL PURPOSES AND CONSTRUCTION DOCUMENT WATER USE CALCULATIONS ONLY, CONTRACTER TO VERIFY THE QUANTITY AND USE THE GRAPHIC PLANS AS A BASIS FOR QUANTITY OF PLANTS.
11. SEE DETAILS AND SPECIFICATIONS FOR PROCEDURES, MATERIALS AND INSTALLATION REQUIREMENTS.
12. PROVIDE SOILS REPORTS FOR ALL IMPORTED SOILS, PER SPECIFICATIONS AND WELO CONFORMANCE. SUBMIT REPORTS TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
13. KEEP ADJACENT STREETS, SIDEWALKS AND OTHER AREAS FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS.
14. REPLACE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE ANY DAMAGED OR DESTROYED LANDSCAPING.
15. FOR BEST RESULTS, CA NATIVE PLANT MATERIALS SHOULD NOT HAVE THEIR ROOTS DISTURBED. FOR PLASTIC CANS, REMOVE BOTTOM OF CAN, PLACE IN PLANT PIT AND CUT SIDES TO REMOVE. CUT METAL CANS IN THREE PLACES MINIMUM AND CAREFULLY SLIDE ROOT BALL INTO PLANT PIT, FOR LARGE MATERIAL, USE BOTTOM SUPPORT AS NECESSARY.
16. AREAS IDENTIFIED AS BIORETENTION PLANTING ARE FUNCTIONAL STORM WATER PLANTERS WITH AN ENGINEERED IMPORTED SOIL MIX DESIGNED FOR SPECIFIC PERFORMANCE CRITERIA. AMEND ONLY PLANTING PITS AND ASSOCIATED PLANTING BACKFILL PER THE PLANTING INSTRUCTIONS. SEE CIVIL DRAWINGS FOR BIOFILTRATION MIX AND DRAINAGE.

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE
TREE						
AGO FLE	7	AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT WILLOW	24" BOX	15'-0"	LOW
ARB MAR	6	ARBUTS X 'MARINA', STD FORM	MARINA STRAWBERRY TREE, STD FORM	24" BOX	30'-0"	LOW
CER OCC	6	CERCIS OCCIDENTALIS	WESTERN REDBUD- STD FORM	24" BOX	15'-0"	VERY LOW
GLE TRI	11	GLEDITSIA TRICANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	36" BOX	30'-0"	LOW
LAG PAT	8	LAGUNARIA PATERSONII	PRIMROSE TREE	48" BOX	40'-0"	LOW
MEL QUI	8	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	24" BOX	20'-0"	LOW
SCH MOL	6	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	36" BOX	35'-0"	LOW
SHRUB						
AV	42	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	4' 0"	LOW
a	53	ANIGOZANTHOS 'HARMONY'	KANGAROO PAW	1 GAL	2' 0"	LOW
A	47	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	1 GAL	2' 0"	MODERATE
CA	51	CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	5 GAL	4'-0"	MODERATE
CT	238	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0"	LOW
CI	45	CISTUS x PURPUREUS	ORCHID ROCKROSE	5 GAL	5'-0"	LOW
e	170	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	2' 0"	LOW
EV	23	EPILOBIUM CANUM 'EVERETTE'S CHOICE'	EVERETTE'S CALIFORNIA FUCHSIA	1 GAL	4' 0"	LOW
F	12	FARFUGIUM JAPONICUM GIGANTEA	GIANT LEOPARD PLANT	1 GAL	2'-0"	MODERATE
GR	5	GREVILLEA 'ROBYN GORDON'	ROBYN GORDON GREVILLEA	15 GAL	6'-0"	LOW
HA	1	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	7'-0"	LOW
L	52	LAVANDULA X. INTERMEDIA 'GROSSO'	PURPLE LAVANDIN	1 GAL	2'-6"	LOW
LC	37	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	4' 0"	LOW
LT	215	LEYMUS TRITICOIDES	CREEPING WILD RYE	1 GAL	3'-0"	LOW
LL	478	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0"	LOW
MA	235	MIMULUS AURANTIACUS	BUSH MONKEY FLOWER	5 GAL	3'-0"	VERY LOW
MC	22	MYRTUS COMMUNIS 'VARIEGATA'	VARIGATED MYRTLE	15 GAL	6'-0"	LOW
RS	3	RIBES SPECIOSUM	FUCHSIA-FLOWERING GOOSEBERRY	5 GAL	5'-0"	LOW
SA	32	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	4' 0"	LOW
t	123	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	1'6	LOW
TF	32	TEUCRIUM FRUTICANS 'AZUREUM'	BUSH TEUCRIUM	5 GAL	4' 6"	LOW
GROUNDCOVER						
H	54	HELIANTHEMUM 'WISLEY PINK'	WISLEY PINK SUNROSE	1 GAL	3'-0"	LOW
i	89	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	1 GAL	1'-0"	MODERATE
MY	75	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM'	CREEPING MYOPORUM	1 GAL		LOW
s	43	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	1 GAL	1'-6"	LOW
VINE						
H	16	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	15 GAL	PER PLAN	MODERATE

Preliminary Design. Not For Construction Purposes.

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
01	07/30/2024	RECONCILIATION SET

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

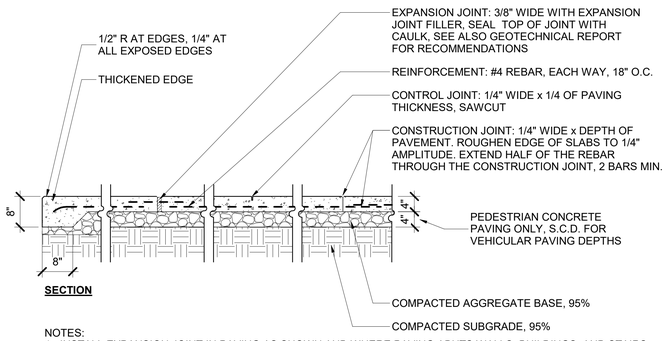
SIEGFRIED

Drawing Title
PLANT LIST AND NOTES

Drawing No.
0-L3.2

SEI Job No. 23204

NOT FOR CONSTRUCTION

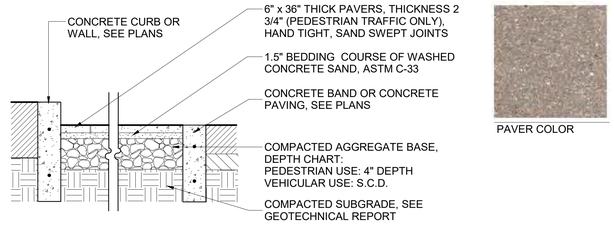


SECTION

NOTES:
1. INSTALL EXPANSION JOINT IN PAVING AS SHOWN AND WHERE PAVING ABUTS WALLS, BUILDINGS, AND STAIRS.
2. CAULK/SEALANT TO MATCH COLOR OF ADJACENT PAVING, TOOL THE SEALANT.

SCORELINE SCHEDULE		
PATH WIDTH	SCORE JOINT SPACING	EXPANSION JOINT SPACING
4'-0"	4' O.C.	16' O.C.
5'-0"	5' O.C.	20' O.C.
6' OR GREATER	12' O.C.	24' O.C.
PROVIDE SCORE JOINTS IN CONCRETE AT RIGHT ANGLES TO THE PAVING OR AS SHOWN, SPACING ACCORDING TO TABLE ABOVE UNLESS OTHERWISE SHOWN		

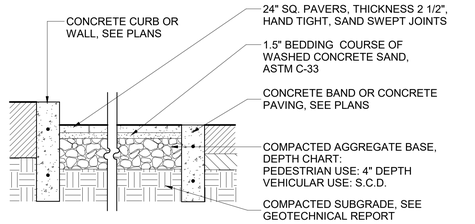
1 0-L5.0 CONCRETE PAVING-PEDESTRIAN
3/4" = 1'-0"



PAVER COLOR

NOTES:
1. WHERE A PAVER LESS THAN 30% OF A FULLSIZE PAVER WOULD BE REQUIRED TO END A LINE OF PAVERS IN THE RUNNING BOND, PUT THE END TWO PAVERS IN THE LINE WITH NEITHER PAVER BEING LESS THAN 30%. END WITH A FULL SIZE UNCUT PAVER AT PLANTER WALLS WHERE POSSIBLE.
2. LINEAR UNIT PAVERS:
ECO PREMIER H-SERIES PAVERS: 6" X 36", PATTERN: STACKED BOND, COLOR: HEP-50
MANUFACTURED BY WAUSAU TILE, TELEPHONE: (715) 359-3121, WEB: wausautile.com
3. DEPTH AND SUB DRAINAGE PER GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT

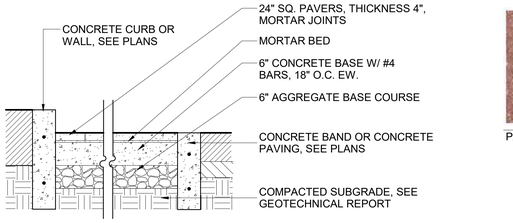
2 0-L5.0 LINEAR UNIT PAVERS
3/4" = 1'-0"



PAVER COLOR

NOTES:
1. WHERE A PAVER LESS THAN 30% OF A FULLSIZE PAVER WOULD BE REQUIRED TO END A LINE OF PAVERS IN THE STACKED BOND SHOWN, ORDER AND INSTALL OVERSIZED PAVERS TO AVOID "SLIVERS".
2. SQUARE UNIT PAVERS:
ECO PREMIER H-SERIES PAVERS: 6" X 36", PATTERN: STACKED BOND, COLOR: HEP-70
MANUFACTURED BY WAUSAU TILE, TELEPHONE: (715) 359-3121, WEB: wausautile.com
3. DEPTH AND SUB DRAINAGE PER GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT

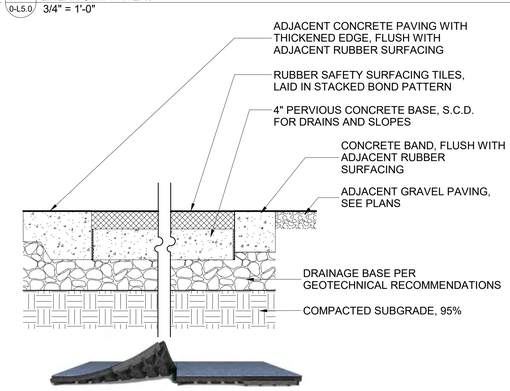
3 0-L5.0 SQUARE UNIT PAVERS - PEDESTRIAN
3/4" = 1'-0"



PAVER COLOR

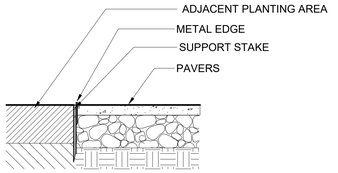
NOTES:
1. WHERE A PAVER LESS THAN 30% OF A FULLSIZE PAVER WOULD BE REQUIRED TO END A LINE OF PAVERS IN THE STACKED BOND SHOWN, ORDER AND INSTALL OVERSIZED PAVERS TO AVOID "SLIVERS".
2. LINEAR UNIT PAVERS:
ECO PREMIER H-SERIES PAVERS: 6" X 36", PATTERN: STACKED BOND, COLOR: HEP-70
MANUFACTURED BY WAUSAU TILE, TELEPHONE: (715) 359-3121, WEB: wausautile.com
3. DEPTH AND SUB DRAINAGE PER GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT

4 0-L5.0 SQUARE UNIT PAVERS - VEHICULAR
3/4" = 1'-0"



NOTES:
1. SAFETY SURFACE TILE: duraSAFE PLUS SERIES RUBBER TILES, COLOR: SLATE GREY,
2. MANUFACTURED BY sofSURFACES, TELEPHONE: 800-263-2363, WEB: sofsurfaces.com
3. TILE THICKNESS IS ESTIMATED TO BE 2" THICK, CONTRACTOR TO CONFIRM THICKNESS PRIOR TO INSTALL.
4. INSTALL PER MANUFACTURERS INSTRUCTIONS.
5. CONNECT TO STORM DRAINAGE SYSTEM, S.C.D. SLOPE BOTTOM SURFACE OF PERVIOUS CONCRETE TOWARD DRAINAGE SYSTEM.
6. TOP SURFACE OF THE RUBBER SURFACING TO NOT EXCEED 2% IN ANY DIRECTION

5 0-L5.0 RESILIENT SAFETY SURFACING TILES
1" = 1'-0"

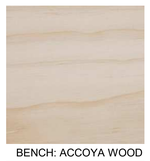


NOTES:
1. EDGE: 1/4" THICK X 5.5" DEEP STEEL HEADER
2. SUPPORT STAKE: 1/2" WIDE X 12" LONG, LOCK AT 1/2" BELOW TOP EDGE OUT OF VIEW.
3. INSTALL PAVING FLUSH WITH TOP OF HEADER.
4. MAKE ALL CURVES AND SLOPED SECTIONS SMOOTH AND CONTINUOUS.
5. INSTALL EDGING BETWEEN PAVERS AND PLANTING AREAS, UNLESS OTHERWISE SHOWN.

6 0-L5.0 METAL EDGING AT PLANTING AREA
1" = 1'-0"

NOTES:
1. SEE PLAN FOR SPACING, SURFACE MOUNTED
2. EMERSON BIKE RACK, COLOR: TBD
3. MANUFACTURER: LANDSCAPE FORMS TELEPHONE: (800) 430-6209 WEB: landscapeforms.com/

7 0-L5.0 BIKE RACKS
1" = 1'-0"


BENCH: ACCOYA WOOD

PLANTER: CORTEN OR ALT: POWDER COATED

NOTES:
1. PLANTER TO BE BOTTOMLESS. MANUFACTURER TO PROVIDE FOOTING DETAILS.
2. PLANTER:ROUGH & READY BIG GREEN BENCHES, BENCH: ACCOYA WOOD, PLANTER: TBD
MANUFACTURER: STREETLIFE TELEPHONE: 215-247-0148

8 0-L5.0 PLANTER WITH BENCH
1" = 1'-0"

Reed
PLANTER COLOR

NOTES:
1. SEE PLAN FOR LOCATIONS.
2. PLANTER 1: 60"x24"x30"H WILSHIRE RECTANGULAR PLANTER, FRP FIBERGLASS, MODEL: WR-602430, COLOR: REED, FINISH: SMOOTH
3. PLANTER 2: 60"x36"x30"H WILSHIRE RECTANGULAR PLANTER, FRP FIBERGLASS, MODEL: WR-603630, COLOR: REED, FINISH: SMOOTH
4. MANUFACTURER: TOURNESOL SITEWORKS TELEPHONE: (800) 542-2282 WEB: tournesol.com
5. DRAINAGE PIPES AT EACH DRAINAGE HOLE OF PLANTER, S.C.D. FOR DRAINAGE.

9 0-L5.0 LINEAR PLANTERS
1" = 1'-0"

Reed
RECEPTACLE COLOR

NOTES:
1. SEE PLAN FOR LOCATIONS.
2. 38"L x 22"W x 33"H WILSHIRE RECTANGLE, FRP FIBERGLASS, MODEL: WR-REC-02, COLOR: REED, FINISH: SMOOTH
3. MANUFACTURER: TOURNESOL SITEWORKS TELEPHONE: (800) 542-2282 WEB: tournesol.com

10 0-L5.0 WASTE RECEPTACLES
1" = 1'-0"

NOTES:
1. SEE PLAN FOR LOCATION.
2. TREE GRATE: 8'x4' JAMISON TREE GRATE, WILSHIRE RECTANGULAR CAST GREY IRON ASTM A48 (STANDARD), FINISH: NATURAL RAW UNFINISHED
3. MANUFACTURER: URBAN ACCESSORIES TELEPHONE: (877) 487-0488 WEB: urbanaccessories.com

11 0-L5.0 TREE GRATE
1" = 1'-0"

Preliminary Design. Not For Construction Purposes.

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
R1	07/30/2024	RECONCILIATION SET

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

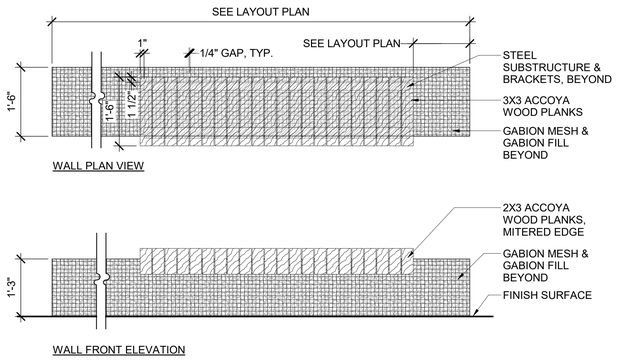
SIEGFRIED

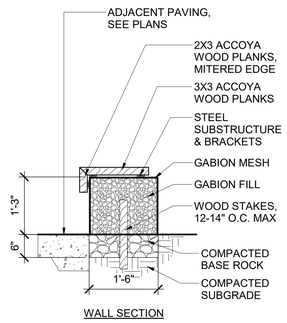
Drawing Title
LANDSCAPE DETAILS AND IMAGERY

Drawing No.
0-L5.0

SEI Job No. 23204

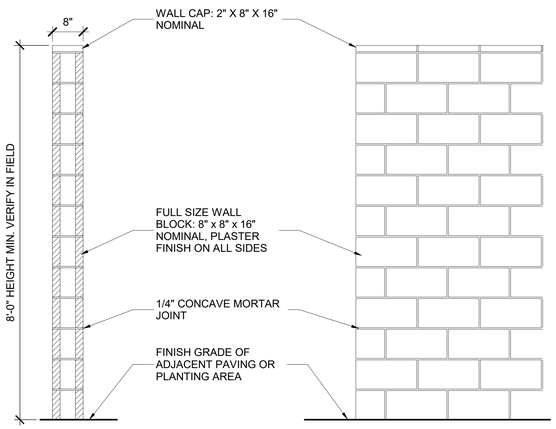
NOT FOR CONSTRUCTION

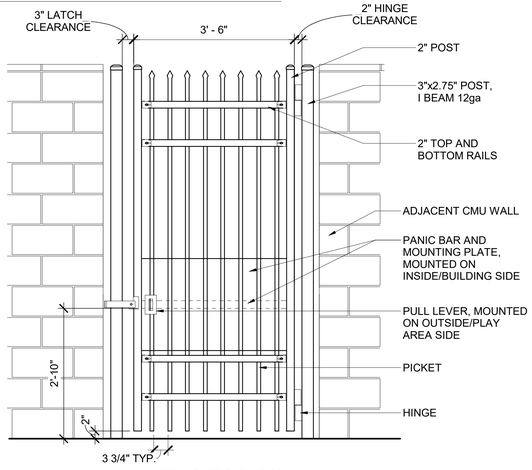




NOTES:
1. GABION METAL MESH: 4GA, 5' & 6' LENGTHS, MANUFACTURER: GABION 1, WEB: gabion1.com
2. GABION FILL: APACHE SUNSET WALL ROCK OR APPROVED EQUAL; MIN. 4" AND UNABLE TO PASS THROUGH GABION METAL MESH; MANUFACTURER: EARTH STONE ROCK, WEB: earthstonerock.com/
3. BENCH: CUSTOM BUILT AS SHOWN, WOOD: ACCOYA, FINISH: TO MATCH "PLANTER WITH BENCH"
4. GABION FILL TO BE LEVEL AT THE TOP WITH A MINIMUM OF 1/2" GAP BETWEEN BASKET AND ROCK. STACK AND COMPACT ROCKS TO ACCOUNT FOR SETTLING.

1 (0-L5.2) GABION WALL & BENCH
3/4" = 1'-0"

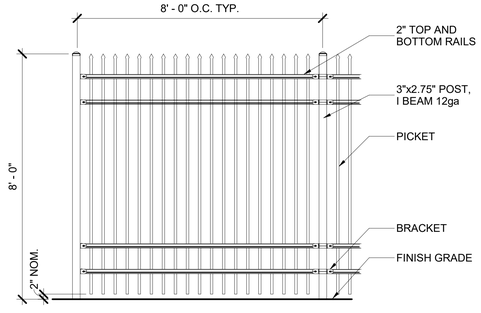




NOTES:
1. S.A.D. FOR CMU FINISH TO MATCH.
2. WALL TO BE FREESTANDING, KEEP WALL 3" MAX FROM BUILDING WALL & FENCE.
3. S.S.D. FOR WALL FOOTING.
4. GATE: CONTRACTOR TO PROVIDE SHOP DRAWINGS AND STRUCTURAL ENGINEER SIGNED DRAWINGS OF GATE POST FOOTINGS.
5. GATE: AMERISTAR STALLWART SYSTEM, COLOR: SAND, STYLE: CLASSIC

2 (0-L5.2) CMU WALL & METAL SECURITY GATE
3/4" = 1'-0"

0-L5.3



NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND STRUCTURAL ENGINEER SIGNED DRAWINGS OF FENCE FOOTINGS.
2. FENCE: AMERISTAR MONTAGE II CLASSIC 3-RAIL, COLOR:BLACK, STYLE: CLASSIC
3. COLOR CHOSEN WITH CONSIDERATION OF VINES AT FENCE ALONG THE EAST AND WEST SIDE SO THEY DO NOT BURN ON DARK COLOR METALS.
4. DRAWING ABOVE PROVIDED FOR REFERENCE ONLY. MANUFACTURER TO PROVIDE SHOP DRAWINGS.

3 (0-L5.2) METAL FENCE
1/2" = 1'-0"

Preliminary Design. Not For Construction Purposes.

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
R1	07/30/2024	RECONCILIATION SET
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

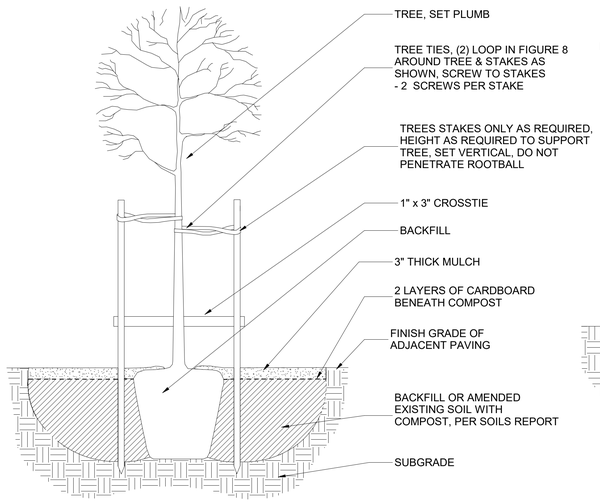
SIEGFRIED

Drawing Title
LANDSCAPE DETAILS

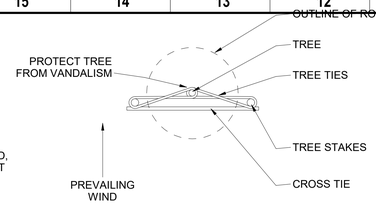
Drawing No.
0-L5.2

SEI Job No. 23204

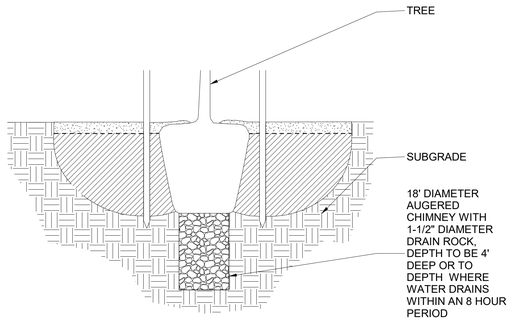
NOT FOR CONSTRUCTION



SECTION

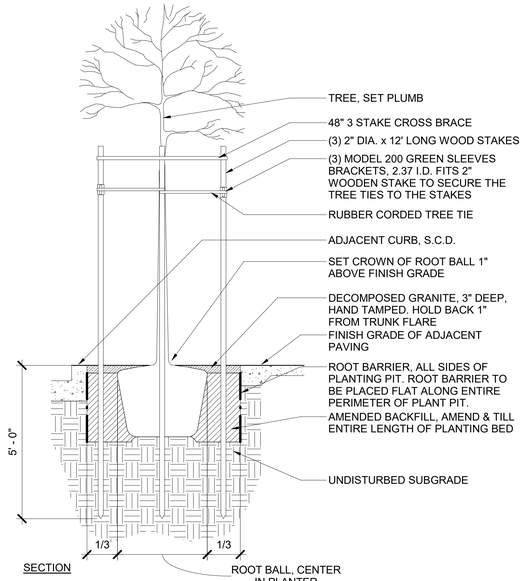


PLAN VIEW



AT OAK TREES IN LAWN AREA OR TREES IN AREAS OF POOR DRAINAGE PROVIDE TREE DRAIN/CHMINEY

1 0-L5.3 PLANTING TREE PLANTING_W CARDBOARD MULCH
1/2" = 1'-0"



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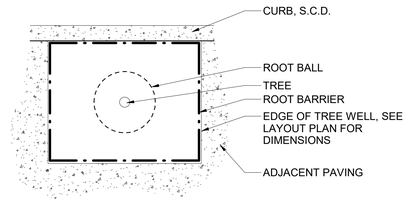
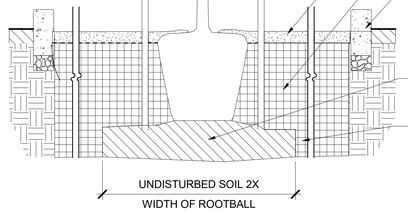


PLAN VIEW

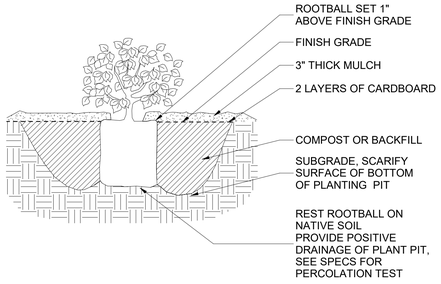
NOTES:
1. LOCATE TREE STAKES ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF. ADJUST BRACING & TIES TO AVOID CONFLICT WITH LIMBS.
2. ROOT BARRIER: DEEP ROOT CORP, MODEL UB24-2 AND/OR UB36-2 OR EQUAL WITH GROUND LOCKS. INSTALL FLUSH TO SOIL GRADE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. TOP OF ROOT CONTROL BARRIER MUST BE AT FINISHED GRADE OF SOIL (NEVER BELOW GRADE).
4. DURING CONSTRUCTION THE ROOT CONTROL BARRIER CAN BE PLACED AGAINST THE INSIDE OF THE CONCRETE FORM WORK.
5. THE RAISED ROOT DEFLECTORS MUST BE FACING INWARD TOWARD THE TREE.
6. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
7. PROVIDE ROOT BARRIER FOR ANY TREE ADJACENT TO CURB, PAVING OR WALLS. ROOT DEFLECTORS MUST FACE TREE.

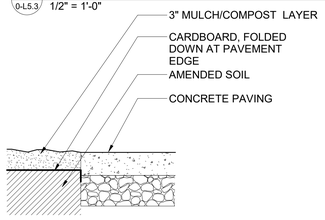
2 0-L5.3 PLANTING STREET TREE WITH ROOT BARRIER
1/2" = 1'-0"



SECTION

3 0-L5.3 PLANTING TREE WITHIN STORMWATER TREATMENT AREA
1/2" = 1'-0"

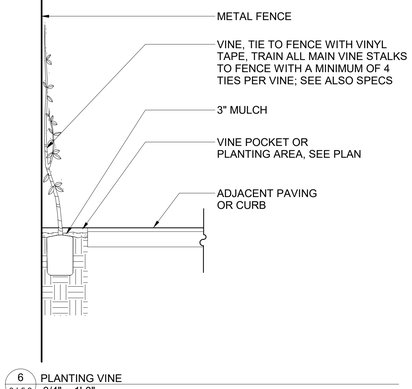




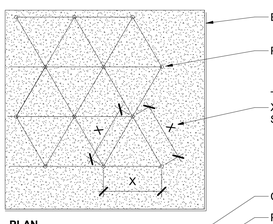
PLANTING AT CONCRETE ENLARGEMENT

NOTES:
1. OVERLAP CARDBOARD PIECES - 8" MINIMUM.
2. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

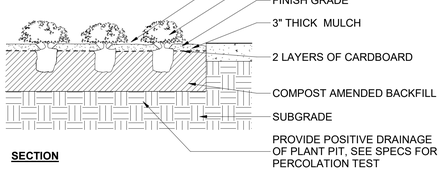
4 0-L5.3 PLANTING SHRUB_W CARDBOARD MULCH
3/4" = 1'-0"



6 0-L5.3 PLANTING VINE
3/4" = 1'-0"



PLAN



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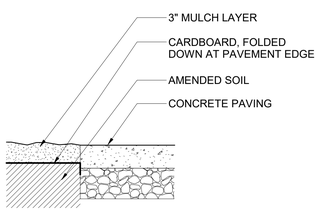

PLANTING AT CONCRETE ENLARGEMENT

NOTES:
1. OVERLAP CARDBOARD PIECES - 8" MINIMUM.
2. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

5 0-L5.3 PLANTING GROUNDCOVER_W CARDBOARD MULCH
3/4" = 1'-0"

Preliminary Design. Not For Construction Purposes.

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
R1	07/30/2024	RECONCILIATION SET

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

SIEGFRIED

Drawing Title
PLANTING DETAILS

Drawing No.
0-L5.3

SEI Job No. 23204

NOT FOR CONSTRUCTION

(I) COLD-FORMED STEEL FRAMING NOTES

1. SEE PLANS, DETAILS, AND ARCHITECTURAL DRAWINGS FOR METAL FRAMING LOCATIONS. SEE ARCHITECTURAL DRAWINGS FOR WALL WIDTHS AND CONFIGURATIONS.
2. EACH FRAMING MEMBER IS DESIGNATED BY A FOUR PART CODE INDICATING THE SIZE (BOTH DEPTH AND FLANGE WIDTH), STYLE, AND MATERIAL THICKNESS. FOR EXAMPLE, 600S162-54:

   600 - MEMBER DEPTH IN 1/100" (6")
   S - MEMBER STYLE - S=STUD, T=TRACK
   162 - FLANGE WIDTH IN 1/100" (1⅝")
   54 - MATERIAL THICKNESS IN MILS (0.054")
3. TYPICAL METAL STUDS AND FRAMING ARE PER SCHEDULE 1/0-S1.30 UNO. SUBMIT SHOP AND ERECTION DRAWINGS AND MANUFACTURER'S INFORMATION SHOWING CONFORMANCE TO CRITERIA SHOWN ON DRAWINGS AND SPECIFICATIONS. MINIMUM METAL THICKNESS = 33MILS (20GA).
4. TYPICAL TRACKS ARE SAME GAUGE (MILS) AS STUD, 43 MILS MINIMUM UNO. FLANGE TO BE 1½" MIN.
5. ALL STUDS TO BE CONTINUOUS. ALL TRACKS IN HEADERS AND SILLS TO BE CONTINUOUS SINGLE-PIECE BETWEEN JAMB STUDS OR PARAPET POSTS.
6. FASTENING OF COMPONENTS SHALL BE WITH SELF-DRILLING SCREWS OR WELDING. SCREWS OR WELDS NOT SHOWN SHALL BE OF SUFFICIENT SIZE TO ENSURE THE STRENGTH OF THE CONNECTION. ALL WELDS OF GALVANIZED STEEL SHALL BE TOUCHED-UP WITH A ZINC-RICH PAINT. WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED.
7. EXPANSION ANCHOR OR SCREW ANCHOR SIZE AND EMBEDMENT ARE AS REQUIRED PER DRAWINGS. MINIMUM STEEL EDGE DISTANCE IN TRACK IS 2x ANCHOR DIAMETER AND MINIMUM SPACING IS 3x ANCHOR DIAMETER UNO. SEE EXPANSION OR SCREW ANCHOR SCHEDULE FOR CONCRETE REQUIREMENTS. FOR EXPANSION ANCHOR THROUGH METAL TRACK, USE 3" SQUARE x ¼" PLATE WASHER (OR EQUIVALENT ROUND WASHER) AT TRACK. DRILL HOLE IN PLATE WASHER FOR EXPANSION ANCHOR AS NEEDED TO ACHIEVE MINIMUM EDGE DISTANCES.
8. NON-BEARING STUDS TO BE LATERALLY BRACED WITH GYPSUM BOARD BOTH SIDES PER CBC OR BRACED AT 4'-0"oc MAXIMUM PER 1/0-S1.31 .GYPSUM BOARD MAY NOT BE USED FOR BRACING AT BEARING STUDS.
9. TYPICAL STUD-TO-TRACK CONNECTIONS PER 6/0-S1.30 UNO. MAXIMUM GAP OF ⅛" IS ALLOWED BETWEEN STUDS AND TRACK AT STANDARD WALLS. TRIM STUDS TO FULLY BEAR.
10. TYPICAL WALL INTERSECTIONS PER 14/0-S1.30 UNO.
11. PROVIDE LIGHT GAUGE METAL BACKING FOR ARCHITECTURAL FINISHES AND FURNISHINGS SAD.
12. CEILING FRAMING PER 7/0-S1.31 .
13. TYPICAL PUNCHOUTS PER 2/0-S1.31 .
14. WALLS AT SEISMIC SEPARATION JOINTS SHALL BE FRAMED AS EXTERIOR WALLS UNO.
15. FOR POWER ACTUATED FASTENERS (PAF) UNO:

BASE MATERIAL	FASTENER TYPE	SIZE	MINIMUM SPACING	MINIMUM EDGE DISTANCE	NOTES
CONCRETE	HILTI X-U (ICC ESR-2269)	0.157"Ø MIN 1¼" LONG	4"	3"	DO NOT USE PAF AT CONCRETE CURB
STRUCTURAL STEEL	HILTI X-U (ICC ESR-2269)	0.157"Øx⅝" LONG	1"	½"	

16. ALL SHEATHING SHALL HAVE 1/8" GAP AT ALL EDGES AND JOINTS. TYPICAL SHEATHING:
   A. FLAT ROOF SHEATHING (SLOPE 2:12 OR LESS): 19/32" T&G APA RATED SHEATHING (40/20) EXP 1 WITH #8 @ 6"oc EDGES (PES) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. BLOCK EDGES WITH 362S162-43 SECTION LAID FLAT WHERE NOTED ON THE PLANS AND DETAILS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS.
   B. SLOPING ROOF SHEATHING (SLOPE GREATER THAN 2:12): 15/32" APA RATED SHEATHING (32/16) EXP 1 WITH #8 @ 6"oc EDGES (PES) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. PROVIDE SHEATHING CLIPS AT UNSUPPORTED EDGES UNLESS NOTED TO BE BLOCKED ON PLANS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS.
   C. FLOOR SHEATHING: 23/32" T&G APA RATED SHEATHING (48/24) EXP 1 WITH #8 @ 6"oc EDGES (PES) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS IMMEDIATELY PRIOR TO FULL NAILING (DO NOT SPOT SCREW). BLOCK EDGES WITH 362S162-43 SECTION LAID FLAT AS NOTED ON THE PLANS AND DETAILS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS. SUBFLOOR GLUE NOT REQUIRED.

(J) MATERIAL DATA

(INFORMATION SHOWN IS FOR STRUCTURAL DESIGN REFERENCE ONLY. SEE THE PROJECT SPECIFICATIONS FOR ALL MATERIAL SPECIFICATIONS.)

CONCRETE 28-DAY MINIMUM DESIGN STRENGTH:
F'_c = 3,000 PSI FOUNDATIONS (DESIGNED FOR 2,500 PSI)
F'_c = 3,000 PSI INTERIOR SLAB ON GRADE
F'_c = 3,000 PSI COLUMNS

REINFORCING STEEL:
ASTM A615 GRADE 60 OR A706 GRADE 60 (F_y = 60,000 PSI)

STRUCTURAL STEEL (UNO):
W SHAPES - ASTM A992 (Fy = 50,000 PSI)
ANGLES, CHANNELS, AND PLATES - ASTM A36 (Fy = 36,000 PSI)
RECTANGULAR HSS - ASTM A500 GRADE C (Fy = 50,000 PSI)
ROUND HSS - ASTM A500 GRADE C (Fy = 46,000 PSI)
PIPES - ASTM A53 GRADE B (Fy = 35,000 PSI)

FASTENERS:
MACHINE BOLTS - ASTM A307 GRADE A
HIGH STRENGTH BOLTS - ASTM F3125 GRADE A325 OR F1852 UNO
ANCHOR RODS - ASTM F1554 GR 36 UNO
ARC-WELDING ELECTRODES - E70

COLD FORMED METAL FRAMING YIELD STRENGTH:
F_y = 33,000 PSI 33 & 43 MILS (20 & 18 GAUGE)
F_y = 50,000 PSI 54, 68, & 97 MILS (16, 14, & 12 GAUGE)

MASONRY COMPRESSIVE STRENGTH:
F'_m = 2,000 PSI

WOOD BASE DESIGN STRESSES (UNO):

SAWN LUMBER MEMBER	SPECIES AND MINIMUM GRADE, UNO	F_b (PSI)	F_v (PSI)	E (PSI)
6x POSTS	DOUGLAS FIR - #1	1200	170	$1.6x10^6$
6x BEAMS	DOUGLAS FIR - #1	1350	170	$1.6x10^6$
4x POSTS & BEAMS	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
2x JOISTS, RAFTERS	DOUGLAS FIR - #2	900	180	$1.6x10^6$
℘ MATERIAL	DOUGLAS FIR - #2	900	180	$1.6x10^6$
2x STUDS	DOUGLAS FIR - #2	900	180	$1.6x10^6$

GLUE-LAMINATED WOOD DESIGN STRESSES:
F_b = 2,400 PSI, F_v = 265 PSI FOR SIMPLE SPAN BEAMS.

MANUFACTURED WOOD PRODUCTS:
LVL (JOISTS) F_b = 2,600 PSI E = $2.0x10^6$ PSI
LSL (BLOCKING, LEDGERS) F_b = 1,700 PSI E = $1.3x10^6$ PSI
PSL (BEAMS, JOISTS) F_b = 2,900 PSI E = $2.2x10^6$ PSI
PSL (POSTS) F_c = 2,500 PSI (PARALLEL) E = $1.8x10^6$ PSI

FOR METAL CONNECTOR DESIGNATION REFER TO SIMPSON STRONG-TIE PER SPECIFICATIONS.

(G) SHEAR WALL NOTES

1. PEN = PLYWOOD/OSB SHEATHING EDGE NAILING. BLOCK ALL UNSUPPORTED EDGES WITH 2x MATERIAL UNO. BLOCK EDGES WITH 3x MATERIAL WHERE NAILING IS 4"oc OR LESS. SEE 11/0-S1.20 FOR NAIL STAGGER AT ALL 3x.
2. FIELD NAILING TO BE 12"oc UNO.
3. ALL SHEATHING NAILS TO BE COMMON WIRE. SEE F/0-S0.10 AND SPECIFICATIONS FOR OTHER NAIL REQUIREMENTS.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS TO HAVE SHEATHING AND PEN NAILING PER SHEAR WALL TYPE 'A'.
5. SHEAR WALL LENGTHS, WHERE NOTED, ARE MINIMUM. DO NOT LOCATE HOLDOWNS FROM THESE DIMENSIONS. SAD FOR ACTUAL WALL LENGTHS.
6. HOLDOWN REFERS TO SIMPSON STRONG TIE CO. HOLDOWNS. INSTALL HOLDOWNS AND REQUIRED POSTS PER 8/0-S1.20 AND 9/0-S1.20 SEE PLANS FOR OTHER REQUIREMENTS.
7. EDGE NAIL WALL SHEATHING TO STUDS OR POSTS WITH HOLDOWNS.
8. PORTIONS OF INTERIOR WALL SURFACES ADJACENT TO SPECIFIED SHEAR WALLS SHALL BE SHEATHED FOR THE FULL, UNINTERRUPTED LENGTH TO MATCH EXTERIOR WALLS OR WITH GYPSUM BOARD OF THE SAME THICKNESS TO PROVIDE AN EVEN WALL SURFACE FOR FINISH MATERIALS.
9. SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE STAGGERED HORIZONTAL OR VERTICAL SPLICE JOINTS.
10. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"oc ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
11. ANCHOR BOLTS (AB) FOR SHEAR WALLS SHALL INCLUDE STEEL PLATE WASHERS, A MINIMUM OF 0.229 INCH BY 3 INCHES SQUARE IN SIZE, BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE AB DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1¾", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. PLATE WASHER TO EXTEND WITHIN ½" OF SHEAR WALL SHEATHING UNO. PROVIDE OVERSIZED PLATE WASHER OR OFFSET AB AS REQUIRED. AT DOUBLE-SIDED SHEAR WALLS, STAGGER AB AS REQUIRED. AB TO BE PLACED A MINIMUM OF 4½" AND A MAXIMUM OF 12" FROM ENDS OF ALL SILL PLATES AND AT NOTCHES IN SILL PLATES.
12. NO OPENINGS ARE ALLOWED IN SHEAR WALLS UNLESS SHOWN ON THE STRUCTURAL PLANS. OPENINGS NOTED ARE PER 6/0-S1.20 . COORDINATE ANY OPENINGS NOT SHOWN WITH THE STRUCTURAL ENGINEER.

SHEAR WALL SCHEDULE

SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE					REMARKS
			5/8"Ø BOLT FDN		AT FRAMING 2			
			2x SILL	3x SILL	16d	A35	SCREW 1	
A	15/32" (32/16) CD	10d @ 6"oc	32"oc	48"oc	8"oc	24"oc	16"oc	
B	15/32" (32/16) CD	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	12"oc	3x MIN AT ALL ADJOINING PANEL EDGES
C	15/32" (32/16) CD	10d @ 3"oc	16"oc	24"oc	4"oc	12"oc	8"oc	
D	15/32" (32/16) CD	10d @ 2"oc	-	16"oc	(2) ROWS @ 3"oc	8"oc	6"oc	
E	15/32" (32/16) CD BOTH SIDES	10d @ 3"oc	-	12"oc	(2) ROWS @ 2"oc	6"oc	(2) ROWS @ 6"oc	

NOTES:
1. 2x SILL: SDS¼x4½" OR SDWS 0.22"x4". AT 3x SILL : SDS¼x6" OR SDWS 0.22"x6"
2. FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.

(H) MANUFACTURED ROOF TRUSS NOTES

1. MANUFACTURED ROOF TRUSSES ARE AT 24"oc UNO.
2. REFER TO PLAN FOR ROOF TRUSS TYPE. REFER TO ARCHITECTURAL DRAWINGS FOR SHAPE, OVERHANG, DIMENSIONS, SLOPES, SPAN, DRAINAGE, ETC. LOCATION OF BEARING POINTS ARE AS INDICATED ON THE DRAWINGS.
3. MANUFACTURER SHALL PROVIDE THE FOLLOWING: TRUSS CALCULATIONS AND TRUSS DESIGN DRAWINGS (INCLUDING TRUSS LAYOUT PLAN), BOTH PREPARED AND SIGNED BY A CIVIL OR STRUCTURAL ENGINEER (STATE OF CALIFORNIA). TRUSS CALCULATIONS AND TRUSS DESIGN DRAWINGS SHALL BE PROVIDED FOR EACH TRUSS PROFILE TYPE PER CBC SECTION 2303.4. THE TRUSS LAYOUT PLAN SHALL SHOW ALL TRUSS TYPES, TRUSS PLACEMENT LOCATIONS, PERMANENT AND TEMPORARY BRACING LOCATIONS, ALL TRUSS TO TRUSS CONNECTIONS, ALL LIVE AND DEAD LOADING CONDITIONS, AND TRUSS HANGERS. TRUSS CALCULATIONS SHALL BE BASED UPON LOADS, BEARING POINTS, AND CONDITIONS SPECIFIED HEREIN. TRUSS LAYOUT, TRUSS PROFILES, LOCATIONS OF GIRDER TRUSSES AND BEARING LOCATIONS SHALL BE AS SHOWN ON THE STRUCTURAL PLANS.
4. NO UPLIFT REACTIONS AT SUPPORT POINTS DUE TO APPLICATION OF VERTICAL LIVE OR DEAD LOADS ARE ALLOWED.
5. THE CONTRACTOR SHALL VERIFY TRUSS DIMENSIONS, MECHANICAL LOADS AND LOCATIONS. ETC., AND AFFIX A REVIEW STAMP PRIOR TO SUBMITTAL TO ARCHITECT/ENGINEER.
6. CHANGES MADE IN TRUSS LAYOUT CONFIGURATION REQUIRING ADDITIONAL ENGINEERING REVIEW AND/OR DETAILING WILL BE CONSIDERED A SUBSTITUTION AND EXTRA SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF INVESTIGATING AND REVIEWING THE ADEQUACY AND/OR ACCEPTABILITY OF SUCH SUBSTITUTION.
7. THE CONTRACTOR SHALL SUBMIT TRUSS SUBMITTAL PACKAGE TO THE ARCHITECT/ENGINEER FOR REVIEW AND COMMENT. FOLLOWING ARCHITECT/ENGINEER REVIEW, CONTRACTOR SHALL THEN SUBMIT REVIEWED TRUSS SUBMITTAL TO THE BUILDING DEPARTMENT FOR REVIEW. TRUSS FABRICATION SHALL NOT COMMENCE UNTIL APPROVAL IS RECEIVED FROM THE BUILDING DEPARTMENT.
8. TRUSS MANUFACTURER SHALL PROVIDE HANGERS AND CONNECTORS ADEQUATE FOR LOADS FOR ALL TRUSS-TO-TRUSS, TRUSS-TO-BEAM, AND BEAM-TO-TRUSS CONNECTIONS.
9. TRUSS TOP CHORD TO BE 2x6, MINIMUM.
10. TRUSS MANUFACTURER TO PROVIDE VERTICAL WEB MEMBER AT TRUSS SUPPORTS, BRIDGING, AND BLOCKING AS REQUIRED.
11. THE POSITIONS, WEIGHTS, AND METHODS OF ATTACHMENT OF ALL MECHANICAL UNITS, ELECTRICAL FIXTURES, PLUMBING, FIRE SPRINKLERS, ETC. SHALL BE INCLUDED IN THE DESIGN OF THE TRUSSES BY THE TRUSS MANUFACTURER AND SHALL BE VERIFIED BY THE ARCHITECT. SAD FOR ATTIC ACCESS SIZE AND LOCATIONS. ADDITIONAL TRUSSES OR SPECIAL DESIGNED TRUSSES MAY BE REQUIRED. ALL "GABLE END TRUSSES" TO HAVE CLEAR SPACE BETWEEN WEBS FOR WALL VENT. SIZE TO MATCH ARCHITECTURAL DRAWINGS.
12. TRUSS MANUFACTURER SHALL REVIEW AND DESIGN "GABLE END TRUSSES" FOR DEAD LOAD AND LIVE LOAD FROM ROOFS IN COMBINATION WITH DL FROM END WALLS, PARAPETS, SOFFIT FRAMING MEMBERS, AND ALL ARCHITECTURAL FINISHES, ETC., INCLUDING WIND LOAD PERPENDICULAR TO TRUSS.
13. SUPERIMPOSED LOADS FROM THE JACK TRUSSES OR SECONDARY FRAMING (I.E. CALIFORNIA FRAMING, FURRED CEILINGS, ETC.) SHALL BE INCLUDED IN THE DESIGN OF SUPPORTING TRUSSES.
14. "SCISSOR" TYPE TRUSSES (SC) SHALL BE DESIGNED FOR A MAXIMUM OF ½" TOTAL HORIZONTAL DEFLECTION UNDER DEAD PLUS LIVE LOADS. TRUSS MANUFACTURER SHALL INCLUDE DEFLECTION CALCULATIONS WITH THE SHOP DRAWING SUBMITTAL.
15. BRACING SHALL BE PROVIDED TO BRACE THE TOP CHORD OF TRUSSES WHERE "PIGGY BACK" TRUSSES ARE USED.
16. BOTTOM CHORD TRUSS MEMBERS HAVING A GYPSUM BOARD CEILING ATTACHED SHALL PROVIDE A LEVEL SURFACE WITH A MAXIMUM VARIATION OF ¼" IN 10'-0" IN ANY DIRECTION.
17. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF AN ENGINEER.
18. TRUSSES SPANNING 60 FEET OR GREATER SHALL CONFORM TO THE REQUIREMENTS OF CBC SECTION 2303.4.1.3.
19. MANUFACTURED ROOF TRUSS DESIGN LOADS:
   A. TOP CHORD DEAD LOAD = 17 PSF LIVE LOAD = 20 PSF
   B. BOTTOM CHORD DEAD LOAD = 8 PSF LIVE LOAD = 10 PSF (BOTTOM CHORD LIVE LOAD DOES NOT ACT SIMULTANEOUSLY WITH OTHER IMPOSED LIVE LOADS)
   C. SPECIAL LOADS AND CONCENTRATED LOADS ARE AS NOTED ON THE DRAWINGS.
   D. ATTICS WITH 2 OR MORE ADJACENT TRUSSES WITH THE SAME WEB CONFIGURATION CAPABLE OF CONTAINING A RECTANGLE 42 INCHES HIGH BY 24 INCHES WIDE OR GREATER SHALL HAVE A BOTTOM CHORD LIVE LOAD OF 20 PSF AT THESE LOCATIONS.

(F) WOOD FRAMING NOTES

1. HEADERS, BEAMS, POSTS, TOP PLATE SPLICES, AND ETC., ARE PER 1/0-S1.20 AND 3/0-S1.20 WHERE NOT NOTED ON PLAN AND DETAILS. WALLS AT SEISMIC SEPARATIONS SHALL BE CONSIDERED EXTERIOR WALLS.
2. ALL BEAMS AND JOISTS (EXCLUDING I JOISTS) SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, INCLUDING BEAM SEATS AND COLUMN CAPS.
3. THE GENERAL CONTRACTOR SHALL MEASURE GLULAM BEAM SIZES AND CAMBERS AS DELIVERED TO THE JOB SITE AND SHALL REPORT FINDINGS TO THE ENGINEER PRIOR TO ERECTION. PROVIDE 5,000 FT. RADIUS CAMBER ON ALL SIMPLE SPAN GLULAM BEAMS UNO. WHERE INDICATED ON PLAN, C = ¾" INDICATES MIDSPAN CAMBER IN INCHES.
4. 3½" AND 5½" WIDTHS MAY BE SUBSTITUTED FOR 3⅛" & 5⅛" WIDTHS, RESPECTIVELY, AT INDUSTRIAL APPEARANCE GRADE GLULAM MEMBERS UNO.
5. SEE 11/0-S1.20 FOR SHEATHING NAILING REQUIREMENTS. ALL NAILING NOT NOTED OR DETAILED OTHERWISE SHALL BE PER 10/0-S1.20. NAIL LENGTH TO BE SUFFICIENT TO MEET CBC PENETRATION REQUIREMENTS. NAILS INTO PRESSURE TREATED MATERIAL SHALL BE HOT DIP GALVANIZED. NAILS AT BORATE TREATED LUMBER MAY BE CLEAR ZINC COATED. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AT EXTERIOR EXPOSURES.
6. EXTERIOR STUD WALL SHALL BE 2x6 @ 16"oc UNLESS NOTED OTHERWISE. INTERIOR BEARING WALLS AND SHEAR WALLS SHALL BE 2x6 @ 16"oc UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR OTHER INTERIOR WALL FRAMING SIZES. COORDINATE STUD AND PLATE SIZES WITH THE REQUIREMENTS OF THE SHEAR WALL SCHEDULE.
7. WOOD POST SIZES ARE TO MATCH BEAM AND STUD WIDTH, UNO. WHERE POST OCCURS ABOVE RAISED FLOOR, PROVIDE SOLID BLOCKING AT FLOOR FRAMING TO MATCH WIDTH OF POST. PEN PER G/0-S0.10 TO POSTS AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS. POSTS AT HOLDOWNS TO BE FULL HEIGHT AND PER 8/0-S1.20
8. FOR ROOF DRAINAGE, TOP OF FRAMING BETWEEN NOTED POINTS IS A STRAIGHT LINE.
9. ALL MECHANICAL SUPPLY AND RETURN OPENINGS TO BE BETWEEN FRAMING UNO.
10. HSS OR PIPE COLUMNS IN STUD WALLS ARE TO BE TRIMMED PER 6/0-S1.21. REFER TO PLANS AND DETAILS FOR OTHER REQUIREMENTS.
11. JOISTS AND RAFTERS ARE PER PLAN. UNLESS NOTED OTHERWISE, PROVIDE "LU" HANGER AT FLUSH FRAMING AND "HU" HANGER WHERE HANGER IS SHOWN SKEWED PER PLAN AND/OR HANGER SEAT IS INDICATED TO BE SLOPED. HANGER SIZE TO BE CORRECT FULL SIZE FOR JOIST SIZE (I.E. LU210 FOR 2x10). FILL ALL NAIL HOLES.
12. PROVIDE SOLID BLOCKING @ 8'-0"oc MAX FOR ALL 2x12 REPETITIVE FRAMING. PROVIDE SOLID BLOCKING OR SIMPSON TB X-BRIDGING @ 8'-0"oc MAX FOR ALL 1½" LSL AND 1¾" LVL REPETITIVE FRAMING WITH A DEPTH OF 11¼" OR GREATER.
13. PROVIDE ADDITIONAL JOIST BELOW ALL OR ADJACENT TO NON-STRUCTURAL WALLS PARALLEL TO FRAMING, UNO.
14. ROUND HOLES IN STEEL PLATES TO BE 1/16" OVERSIZE. SLOTTED HOLES IN STEEL PLATES SHALL BE 1/16" WIDER THAN THE BOLT DIAMETER AND HAVE A LENGTH OF 2 TIMES THE BOLT DIAMETER. THE DIRECTION OF THE SLOTTED LENGTH IS INDICATED ON THE DETAILS (VSH OR HSH). INSTALL BOLT AT THE CENTER LINE OF THE HOLE. BOLT HOLES IN WOOD SHALL BE ROUND AND 1/32" OVERSIZE. CUT OFF BOLT THREADED END FLUSH WITH NUT WHEN REQUIRED BY FINISHES AND 1" MAXIMUM FROM NUT OTHERWISE. PROVIDE STANDARD CUT WASHERS UNDER HEAD AND NUT WHERE BOLT BEARS ON WOOD. USE PLATE OR MALLEABLE IRON WASHERS AT EXPOSED CONDITIONS OR AS INDICATED.
15. ALL BOLTED OR NAILED STRAP CONNECTIONS SHALL HAVE AN EQUAL NUMBER OF BOLTS OR NAILS EACH SIDE OF THE SPLICE JOINT. THE FIRST BOLT OR NAIL FROM EACH SIDE OF THE SPLICED OR STRAPPED MEMBER SHALL BE EQUIDISTANT FROM THE SPLICE. STRAPS USING 16d NAILS ON 2x MATERIAL TO BE INSTALLED ON THE 1½" EDGE OF THE MEMBER.
16. THE CONTRACTOR SHALL VERIFY THAT THE MOISTURE CONTENT OF ALL FRAMING LUMBER AND SHEATHING MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE TIME OF INSTALLATION AND AT CLOSE-IN. THE CONTRACTOR SHALL PROVIDE ALLOWANCE FOR DIFFERENTIAL SHRINKAGE BETWEEN FLOORS, ETC.
17. VENTING IS REQUIRED IN ENCLOSED FRAMING AREAS, SAD. DRILL BLOCKING AND LEDGERS AND PROVIDE SKIP BLOCKING AS DETAILED.
18. SAD FOR CEILING INFO. WHERE REQUIRED PROVIDE CEILING JOISTS PER 4/0-S1.21, UNO.
19. ALL SHEATHING SHALL HAVE 1/8" GAP AT ALL EDGES AND JOINTS. TYPICAL SHEATHING:
   A. FLAT ROOF SHEATHING (SLOPE 2:12 OR LESS): 19/32" T&G APA RATED SHEATHING (40/20) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. BLOCK EDGES WITH 2x4 LAID FLAT WHERE NOTED ON THE PLANS AND DETAILS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS.
   B. SLOPING ROOF SHEATHING (SLOPE GREATER THAN 2:12): 15/32" APA RATED SHEATHING (32/16) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. PROVIDE SHEATHING CLIPS AT UNSUPPORTED EDGES UNLESS NOTED TO BE BLOCKED ON PLANS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS.
   C. FLOOR SHEATHING: 23/32" T&G APA RATED SHEATHING (48/24) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO & GLUE TO FRAMING MEMBERS IMMEDIATELY PRIOR TO FULL NAILING (DO NOT SPOT NAIL). BLOCK EDGES WITH 2x4 LAID FLAT AS NOTED ON THE PLANS AND DETAILS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS. ALTERNATE FASTENER: SIMPSON WSV #9x2" MIN SCREW (ICC ESR-1472). MIN 1¼" FRAMING/BLOCKING EMBEDMENT. SUBFLOOR GLUE NOT REQUIRED.

ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ADJ	ADJACENT
ADDL	ADDITIONAL
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT
AYC	ALASKAN YELLOW CEDAR
@	AT
BF	BRACED FRAME
BLDG	BUILDING
BLK/BLKG	BLOCK/BLOCKING
BLW	BELOW
BM	BEAM
BN	BOUNDARY NAIL
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
BU	BUILT-UP
BYND	BEYOND
C	AMERICAN STANDARD CHANNEL
CA	CALIFORNIA
CANT	CANTILEVER
CB	CARRIAGE BOLT
CFS	COLD FORMED STEEL
CIP	CAST IN PLACE
CGL	CERTIFIED GLUED LUMBER
CJ	CONTROL JOINT
℄	CENTERLINE
CJP	COMPLETE JOINT PENETRATION
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
COORD	COORDINATE/ COORDINATION
CMU	CONCRETE MASONRY UNIT
CSK	COUNTERSINK
CW	CUT WASHER
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DCW	DEMAND CRITICAL WELD
DF	DOUGLAS FIR
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIST	DISTANCE
DJ	DOWEL JOINT
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DWG	DRAWING
DWL	DOWEL
EA	EACH
EE	EACH END
EF	EACH FACE
ELEC	ELECTRICAL
ELEV	ELEVATOR/ELEVATION
EMBED	EMBEDMENT
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
(E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FDN	FOUNDATION
FIN	FINISH
FG	FINISH GRADE
FLR	FLOOR
FN	FACE NAIL
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRMG	FRAMING
FS	FAR SIDE

FTG	FOOTING
GA	GAGE or GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GL	GRIDLINE
GLB	GLUE LAMINATED BEAM
GR	GRADE
HD	HOLD DOWN
HDG	HOT-DIP GALVANIZED
HDR	HEADER
HGR	HANGER
HK	HOOK
HORIZ	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HSG	HIGH STRENGTH GROUT
HSH	HORIZONTAL SLOTTED HOLE
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
ID	INSIDE DIAMETER
IJ	I SHAPED WOOD BUILT UP TRUSS
INT	INTERIOR
JST	JOIST
JT	JOINT
KP	KING POST
L	STEEL ANGLE
Lb or #	POUND(s)
LGMF	LIGHT GAGE METAL FRAMING
LGMFC	LIGHT GAGE METAL FRAMING CONTRACTOR
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LS	LAG SCREW
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LWC	LIGHTWEIGHT CONCRETE
MAX	MAXIMUM
MB	MACHINE BOLT
MBM	METAL BUILDING MANUFACTURER
MC	MISCELLANEOUS CHANNEL
MECH	MECHANICAL
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MIW	MALLEABLE IRON WASHER
MTL	METAL
MU	MECH UNIT
(N)	NEW
N/A	NOT APPLICABLE
NO or #	NUMBER
NS	NEAR SIDE
NSG	NON-SHRINK GROUT
NTS	NOT TO SCALE
NWC	NORMAL-WEIGHT CONCRETE
O/	OVER
oc	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OVS	OVERSIZED
OW	OTHERWISE
OWT	OPEN WEB TRUSS
℘	PLATE or PROPERTY LINE
PA	POST ABOVE
PAF	POWER ACTUATED FASTENERS
PEN	PANEL EDGE NAIL
PERP	PERPENDICULAR
PES	PANEL EDGE SCREWS
PJP	PARTIAL JOINT PENETRATION
PLF	POUNDS PER LINEAR FOOT

PNL	PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PTDF	PRESSURE TREATED DOUGLAS FIR
PT	POINT
R	RADIUS
RBS	REDUCED BEAM SECTION
RFTR	RAFTER
REF	REFERENCE
REINF	REINFORCING
REQD	REQUIRED
RET	RETAINING
REV	REVISION
RF	ROOF
RWD	REDWOOD
S	AMERICAN STANDARD BEAM
SAD	SEE ARCHITECTURAL DRAWINGS
SB	SOLID BLOCK
SC	SLIP CRITICAL
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SED	SEE ELECTRICAL DRAWINGS
SEOR	STRUCTURAL ENGINEER OF RECORD
SFRS	SEISMIC FORCE RESISTING SYSTEM
SHTG	SHEATHING
SIM	SIMILAR
SKYLT	SKYLIGHT
SLD	SEE LANDSCAPE DRAWINGS
SMS	SHEET METAL SCREW
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GROUND
SPCG	SPACING
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION
SQ	SQUARE
SS	SELECT STRUCTURAL or STAINLESS STEEL
STGR	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEAR WALL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK
THRD	THREADED
THRU	THROUGH
TL	TOTAL LOAD
TN	TOE NAIL
TOC	TOP OF CONCRETE
TOF	TOP OF FRAMING
TOM	TOP OF MASONRY
TOP	TOP OF PLYWOOD
TOS	TOP OF STEEL
TOT	TOTAL
TU	TILT UP
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VSH	VERTICAL SLOTTED HOLE
W	WIDE FLANGE STEEL BEAM
W/	WITH
W/O	WITHOUT
WD	WOOD
WHS	WELDED HEADED STUD
WLD	WELDED
WP	WORK POINT/WATERPROOF
WS	WOOD SCREW
WT	WEIGHT
WTS	WELDED THREADED STUD
WWR	WELDED WIRE REINFORCEMENT

(C) FOUNDATION NOTES

1. ALLOWABLE (ASD) FOUNDATION DESIGN PRESSURES ARE:

   SHALLOW FOOTINGS:
   DEAD LOAD + LIVE LOAD = 4,000 PSF
   DEAD LOAD + LIVE LOAD + LATERAL = 5,333 PSF
2. ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF THE GEOTECHNICAL REPORT NOTED BELOW, AND CHAPTER 18 OF THE CBC. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS OR ENGINEERED FILL AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. ENGINEERED FILL TO BE COMPACTED PER GEOTECHNICAL REPORT. INCREASE FILL AND OR FOOTING DEPTH AS REQUIRED BY GEOTECHNICAL ENGINEER. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT AS PRACTICABLE. MAXIMUM OVER EXCAVATION IN WIDTH SHALL BE LESS THAN 12 INCHES OR 25% OF FOOTING WIDTH, WHICH EVER IS LESS. 6 INCHES MAXIMUM PER SIDE. LARGER OVER-EXCAVATIONS IN WIDTH SHALL BE FILLED WITH ADDITIONAL REINFORCED CONCRETE AS DIRECTED BY THE ENGINEER, OR FORMWORK SHALL BE PROVIDED. OVER-EXCAVATIONS IN DEPTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE. GEOTECHNICAL REPORT BY:

   ROCKRIDGE GEOTECHNICAL
   REPORT NO. 21-1966
   DATED: AUGUST 4, 2023
3. WHERE BOTTOM OF ADJACENT FOOTINGS ARE DIFFERENT PROVIDE STEPPED FOOTING PER 5/0-S1.10
4. USE 5/8" DIAMETER x 12" (18" AT CURBS) ANCHOR BOLTS (AB) AT 48"oc WHERE NOT OTHERWISE NOTED. MINIMUM EMBEDMENT INTO CONCRETE IS 7" (EXCLUDING CURB) UNLESS DETAILED OTHERWISE. ANCHOR BOLTS ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS. MINIMUM TWO ANCHOR BOLTS PER SILL PIECE.
5. TYPICAL SLAB: 5" CONCRETE REINFORCED WITH #4 @ 16"oc EACH WAY AT MID-DEPTH OVER VAPOR RETARDER (PER SPECIFICATIONS) AND 4" MINIMUM FREE DRAINING COMPACTED CRUSHED ROCK ON SUBGRADE PER THE GEOTECHNICAL RECOMMENDATIONS, AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. DO NOT DRIVE CONCRETE TRUCKS OR LARGE SCREED MACHINES ON VAPOR RETARDER WITHOUT ADDITIONAL BUFFER MATERIAL AND APPROVAL FROM THE STRUCTURAL ENGINEER.
6. TOWER SLAB: 6" CONCRETE REINFORCED WITH #4 @ 12"oc EACH WAY AT MID-DEPTH OVER VAPOR RETARDER (PER SPECIFICATIONS) AND 4" MINIMUM FREE DRAINING COMPACTED CRUSHED ROCK ON SUBGRADE PER THE GEOTECHNICAL RECOMMENDATIONS, AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. DO NOT DRIVE CONCRETE TRUCKS OR LARGE SCREED MACHINES ON VAPOR RETARDER WITHOUT ADDITIONAL BUFFER MATERIAL AND APPROVAL FROM THE STRUCTURAL ENGINEER.
7. REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS FOR DEPRESSED SLABS FOR ARCHITECTURAL FLOORING OR INSERTS, SLOPED SLABS TO DRAIN AND PIPES OR CONDUITS AT SLAB. SEE 8/0-S1.10 & 9/0-S1.10 AT DEPRESSED SLAB & 7/0-S1.10 FOR PIPES AND CONDUITS.
8. PROVIDE CONTROL JOINTS PER 6/0-S1.10 (OR CONSTRUCTION/DOWEL JOINTS AT CONTRACTOR'S OPTION) AS SHOWN ON PLAN AND AS REQUIRED TO MEET A MAXIMUM SPACING IN FEET OF 3 TIMES THE SLAB DEPTH IN INCHES (FOR EXAMPLE 3x4" = 12'-0"oc MAX) AND 15'-0"oc MAX. INSTALL JOINTS TO DIVIDE SLAB INTO RECTANGULAR AREAS WITH LONG DIMENSION LESS THAN 1.5 x SHORT DIMENSION. INSTALL JOINTS AT FACE OF STUDS OF WALL WHERE POSSIBLE. SUBMIT JOINT LAYOUT PLAN FOR REVIEW PRIOR TO PLACEMENT.
9. FORMWORK STAKES ARE NOT PERMITTED WITHIN CONCRETE PLACEMENTS. IF REQUIRED, PROVIDE STEEL STAKES SLEEVED WITH PLASTIC PIPE OR SOLID PLASTIC STAKES; WOOD STAKES NOT PERMITTED. FLUSH CUT SLEEVE OR STAKE AND FILL SLEEVES IMMEDIATELY WITH GROUT. WHERE STAKES PENETRATE VAPOR RETARDER, TAPE OR SEAL PER MANUFACTURER'S RECOMMENDATIONS.

(D) SPECIAL INSPECTION BY OWNERS TESTING AGENCY

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH CBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTIONS 1704.2.3 AND 1704.3 FOR BUILDING STRUCTURAL ELEMENTS SUMMARIZED AS FOLLOWS:

1. **SHOP FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES** PER CBC SECTION 1704.2.5 OR ALTERNATIVELY, APPROVED FABRICATORS SHALL SUBMIT A CERTIFICATE OF COMPLIANCE PER CBC SECTION 1704.2.5.1 INCLUDING GLULAM BEAM INSPECTION CERTIFICATES.
2. **STRUCTURAL STEEL CONSTRUCTION** PER CBC SECTIONS 1705.2, 1705.13.1, 1705.14.1, AND TABLE 1705.2.3 INCLUDING MATERIAL IDENTIFICATION, SHOP AND FIELD WELDING, AND INSTALLATION OF HIGH-STRENGTH BOLTS.
3. **CONCRETE CONSTRUCTION** PER CBC SECTIONS 1705.3, AND TABLE 1705.3 INCLUDING FORMWORK, REINFORCING STEEL, CAST-IN-PLACE BOLTS, MIX DESIGNS, CONCRETE SAMPLES, AND PLACEMENT FOR ALL CONCRETE. REINFORCING DOWELS FROM FOOTINGS TO RETAINING WALLS SHALL BE INSPECTED PRIOR TO PLACEMENT OF FOOTING CONCRETE AND WALL GROUT OR CONCRETE. CONTINUOUS OR ISOLATED SPREAD FOOTINGS WITH DESIGN STRENGTH NO GREATER THAN 2500 PSI, NON-STRUCTURAL SLABS ON GRADE, AND EXTERIOR FLATWORK DO NOT REQUIRE SPECIAL INSPECTION PER CBC SECTION 1705.3.
4. **MASONRY CONSTRUCTION** PER CBC SECTION 1705.4 INCLUDING COMPRESSIVE STRENGTH, BLOCK LAYING PROCEDURES, MORTAR PREPARATION, REINFORCEMENT SIZE AND GRADE, REINFORCEMENT PLACEMENT, GROUT PREPARATION AND GROUT PLACEMENT, AND ANCHOR BOLT TYPE, SIZE AND PLACEMENT. QUALITY ASSURANCE LEVEL 3 FOR RISK CATEGORY IV STRUCTURES, LEVEL 2 OTHERWISE.
5. **WOOD CONSTRUCTION** PER CBC SECTIONS 1705.5, 1705.12.1, AND 1705.13.2 INCLUDING NAILING, BOLTING, AND ANCHORING OF ALL DRAG STRUTS; TOP PLATE SPLICES, LEDGER SPLICES, SIMPSON HARDWARE, BRACES, AND HOLDOWNS; AND NAILING, BOLTING, AND ANCHORING OF ALL SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" APART OR LESS.
6. **SOILS** PER CBC SECTION 1705.6, TABLE 1705.6, AND THE APPROVED SOILS REPORT INCLUDING SUBGRADE PREPARATION, FOUNDATION BEARING MATERIALS AND DEPTH OF EXCAVATIONS, AND VERIFICATION, PLACEMENT AND TESTING OF CONTROLLED FILL.
7. **SPECIAL CASES** PER CBC SECTION 1705.1.1 AND PRODUCT ICC REPORTS FOR ALL STRUCTURAL MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THE CBC OR REFERENCED STANDARDS INCLUDING POST-INSTALLED ANCHOR BOLTS IN CONCRETE AND CMU, AND PRE-MANUFACTURED SHEAR PANELS AND BRACED FRAMES.
8. **COLD-FORMED STEEL CONSTRUCTION** PER CBC SECTIONS 1705.12.2 AND 1705.13.3 INCLUDING WELDING OPERATIONS, SCREW ATTACHMENT, BOLTING, ANCHORING, AND OTHER FASTENINGS OF ELEMENTS OF THE SEISMIC FORCE RESISTING SYSTEM INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS, AND HOLD-DOWNS. EXCEPTION: NOT REQUIRED WHERE DIAPHRAGM AND SHEAR WALL SCREW SPACING IS GREATER THAN 4" ON CENTER.

(E) CONCRETE MASONRY UNIT NOTES

1. CONCRETE MASONRY UNIT CONSTRUCTION SHALL BE PER 3/0-S1.40 UNO. USE DOUBLE OPEN END WHERE POSSIBLE AND SINGLE OPEN END OTHERWISE. ALL CELLS TO BE GROUTED SOLID. ALL CMU TO BE LAID IN RUNNING BOND. LAP REINFORCING IN CMU GROUT PER 1/0-S1.40 .
2. PROVIDE INVERTED BOND BEAM UNITS AT FOUNDATION LEVEL. SEE SPECIFICATIONS FOR CLEANOUT AND GROUTING REQUIREMENTS.
3. DOWELS FROM FOUNDATION ARE TO MATCH SIZE AND ALIGNMENT WITH THE WALL VERTICAL REINFORCEMENT. EXTEND DOWELS FROM FOUNDATION INTO WALL TO PROVIDE MINIMUM LAP WITH WALL VERTICAL REINFORCEMENT. INSTALL DOWEL BARS PER PLAN AND 3/0-S1.40 . ALL DOWELS TO EXTEND TO THE LOWEST FOUNDATION REINFORCEMENT AND END WITH A STANDARD HOOK.
4. WALL REINFORCING SHALL BE PER SCHEDULE BELOW AND 3/0-S1.40 UNO.
5. PROVIDE (2) #5 IN BOND BEAM UNITS AT THE TOPS OF ALL WALLS AND AT EACH FLOOR AND ROOF ELEVATION UNO.
6. PROVIDE SASH UNITS AT ALL OPENINGS TYPICAL UNO.
7. SET ALL LEDGER AND CONNECTOR BOLTS PER 10/0-S1.40 1" GROUT AROUND BOLT REQUIRED.
8. SAD FOR TYPE OF FINISH, LOCATION, COLOR, ETC. SEE SPECIFICATIONS OTHERWISE.
9. VERTICAL CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 1.5x THE WALL HEIGHT BUT NOT GREATER THAN 25'-0"oc. SEE 2/0-S1.40.

(A) DESIGN CRITERIA

DESIGN CRITERIA: 2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (CBC)
FLOOR LIVE LOAD: 60 PSF (REDUCIBLE) + 15 PSF PARTITION
ROOF LIVE LOAD: 20 PSF (REDUCIBLE)
SOLAR: 3 PSF
RISK CATEGORY: II
WIND DATA: ULTIMATE WIND SPEED (3 SEC GUST) IN MPH: 110
WIND EXPOSURE: C
INTERNAL WIND PRESSURE COEFFICIENT (GCPI) = ±0.18
COMPONENTS AND CLADDING DESIGN PRESSURES FOR SYSTEMS DESIGNED BY OTHERS SHALL COMPLY WITH THE "ASCE 7-16" DESIGN STANDARD
EARTHQUAKE DATA: SEISMIC IMPORTANCE FACTOR, I_e: 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS: S_S = 1.618; S_1 = 0.600
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 1.079; S_{D1} = 1.020
SEISMIC DESIGN CATEGORY: D

CLASSROOM:
SEISMIC FORCE RESISTING SYSTEM(S): WOOD FRAMED SHEAR WALLS
RESPONSE MODIFICATION FACTOR(S): R = 6.5
SEISMIC RESPONSE COEFFICIENT(S), C_S = 0.166 (ULTIMATE)
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

TRAINING TOWER:
SEISMIC FORCE RESISTING SYSTEM(S): SPECIAL REINFORCED MASONRY SHEAR WALLS
RESPONSE MODIFICATION FACTOR(S): R = 5.0
SEISMIC RESPONSE COEFFICIENT(S), C_S = 0.216 (ULTIMATE)
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

MAXIMUM ANTICIPATED STORY DRIFT = 0.02 X HEIGHT
PROVIDE DEFORMATION COMPATIBILITY PER ASCE 7 SECTION 12.12.5 FOR NON-STRUCTURAL ITEMS, INCLUDING CLADDING, STAIRS, GLAZING, ETC.

SCOPE: NEW 1-STORY WOOD-FRAMED CLASSROOM BUILDING ON SHALLOW FOUNDATIONS.

NEW 4-STORY WITH ROOF PENTHOUSE CMU FIRE TRAINING CENTER TOWER WITH CONCRETE FLOORS AND ROOFS

(B) GENERAL NOTES

1. REFER TO SHEETS 0-S1.10 - 0-S1.40 FOR STANDARD DETAILS OF CONSTRUCTION. REFER TO THE PROJECT SPECIFICATIONS FOR MATERIALS AND METHODS.
2. BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS (SAD) FOR ALL ACTUAL BUILDING DIMENSIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO COMMENCING WORK.
3. STRUCTURAL DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS AND FIT SHALL BE DETERMINED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.
4. DETAILS NOT FULLY OR SPECIFICALLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR SIDEWALK SLABS AND DIMENSIONS.
6. COORDINATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND SITE UTILITY SYSTEMS WITH THE STRUCTURAL SYSTEM IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. USE DETAILS ON SHEETS 0-S1.10 THROUGH 0-S1.40. AT CONDITIONS WHERE THESE DETAILS DO NOT APPEAR TO APPLY, NOTIFY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. AT CONDITIONS WHERE FIELD MODIFICATIONS OF MECHANICAL, ELECTRICAL, PLUMBING, OR SITE UTILITIES AFFECT STRUCTURAL SYSTEMS, NOTIFY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
7. VERIFY WEIGHTS AND LOCATIONS OF MECHANICAL UNITS WITH MECHANICAL ENGINEER PRIOR TO PLACEMENT. UNITS VARYING OVER 10% IN WEIGHT SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION (MECHANICAL WEIGHTS SHOWN ARE MAXIMUM). CONTRACTOR TO VERIFY MECHANICAL UNIT SIZES AND WEIGHTS AS INSTALLED PRIOR TO INSTALLATION OF SPECIAL FRAMING TO ENSURE CORRECT PLACEMENT UNDER CURBS, ETC. SEE 8/0-S1.21.
8. SHORING, SCAFFOLDING, AND BRACING DESIGN, MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR, AND SHALL BE ADEQUATE FOR ALL LOADS. LEAVE IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY AND UNTIL FINAL STRUCTURAL CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENGAGE A LICENSED CIVIL OR STRUCTURAL ENGINEER TO PROVIDE SHORING.
9. SPECIAL INSPECTIONS ARE REQUIRED PER D/0-S0.10 AND THE TESTING AND INSPECTION FORM.
10. VEHICULAR TRAFFIC, HEAVY EQUIPMENT AND MATERIAL STAGING SHALL NOT BE ALLOWED ADJACENT TO ANY RETAINING/BASEMENT WALL, NEW OR EXISTING WITHIN A HORIZONTAL DISTANCE EQUAL TO THE WALL HEIGHT MEASURED FROM THE BOTTOM OF FOOTING OR 5'-0" WHICHEVER IS GREATER, UNLESS APPROVED BY THE STRUCTURAL ENGINEER OR NOTED OTHERWISE. WITHIN THIS ZONE, ONLY HAND-OPERATED EQUIPMENT ("WHACKERS", VIBRATORY PLATES, OR PNEUMATIC COMPACTORS) SHALL BE USED TO COMPACT THE BACKFILL SOILS. BACKFILL & DRAINAGE ARE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED SPECIFIED STRENGTH AND 14 DAYS MINIMUM.
11. STRUCTURAL OBSERVATION PER CBC SECTION 1704.6 IS NOT REQUIRED. NOTIFY ZFA FOR GENERAL ON SITE REVIEW OF:
   - MINIMUM FOOTING SIZE AND REINFORCING STEEL.
   - CMU WALLS AND REINFORCING.
   - CONCRETE FLOOR AND ROOF REINFORCING
   - WOOD SHEAR WALLS, SHEAR PANELS AND FLOOR/ROOF DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORAGE AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.
   - STRUCTURAL WOOD FRAMING.

   NOTIFY ZFA FOR REVIEW PRIOR TO COVERING ABOVE LISTED WORK. PROVIDE 2 WORKING DAYS MINIMUM SCHEDULING NOTICE PRIOR TO REVIEW DATE.
12. SUBMIT ENGINEERING FOR DEFERRED APPROVAL ITEMS TO ARCHITECT/ENGINEER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED OR INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED APPROVAL ITEMS SHALL BE DESIGNED AND DETAILED BY MANUFACTURER TO ACCOMMODATE HORIZONTAL AND VERTICAL MOVEMENTS AS NOTED IN STRUCTURAL DRAWINGS. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE DIMENSIONS AND DETAILS SHOWN ON THE SHOP DRAWINGS PRIOR TO SUBMITTAL. MANUFACTURER TO PROVIDE DRAWINGS AND CALCULATIONS DESIGNED IN ACCORDANCE WITH THE CBC AND SPECIFICATIONS, PREPARED AND SIGNED BY A CALIFORNIA LICENSED CIVIL OR STRUCTURAL ENGINEER FOR THE FOLLOWING ITEMS, UNLESS NOTED OTHERWISE:
   A. CONCRETE/METAL PAN STAIR TREADS AND LANDINGS. HAND RAILS. INCLUDE ATTACHMENTS TO STRUCTURE.
   B. MANUFACTURED FLOOR/ROOF JOISTS OR TRUSSES.
   C. STORE FRONT, CURTAIN WALL, GLAZING AND SKYLIGHT SYSTEMS: INCLUDE ATTACHMENTS TO STRUCTURE.
   D. FIRE SPRINKLERS, INCLUDING SEISMIC BRACING AND HANGERS FOR PIPING 2½"Ø OR GREATER. TO BE PREPARED AND STAMPED BY A CALIFORNIA LICENSED MECHANICAL ENGINEER.

SHEET INDEX

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0-S1.21	TYPICAL WOOD DETAILS
0-S1.30	TYPICAL CFS ELEVATION AND CONNECTION DETAILS
0-S1.31	TYPICAL CFS SOFFIT & MISCELLANEOUS DETAILS
0-S1.40	TYPICAL CMU DETAILS
0-S2.10	FDN AND ROOF FRAMING PLANS - SITE STRUCTURES
1-S2.10	FOUNDATION PLAN - CLASSROOMS
1-S2.20	ROOF FRAMING PLAN - CLASSROOMS
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2-S2.20	3RD, 4TH, 5TH, FLOOR/ROOF FRAMING PLAN - TOWER
2-S3.00	FOUNDATION DETAILS
2-S3.01	STEEL DETAILS
3-S2.10	SITE FRAMING PLANS AND DETAILS

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

ZFA STRUCTURAL ENGINEERS
1212 fourth street | suite z zfa.com
santa rosa ca 95404 707.526.0992
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RECONCILIATION SET

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
GENERAL NOTES AND SPECIFICATIONS

Drawing No.
0-S0.10

SKA Project Number:

NOT FOR CONSTRUCTION

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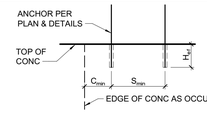
ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE							
ADHESIVE TYPE	ANCHOR		PILOT HOLE	MIN EMBED UNO H_{ef}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC DEPTH H_{min}
	THRD ROD	REBAR					
SIMPSON SET-3G (ICC-ESR 4057)	-	#3	½"ø	3"	1¾"	3"	H_{ef} + 1¼"
	-	#4	⅝"ø	4"	1¾"	3"	H_{ef} + 1¼"
	-	#5	¾"ø	5"	1¾"	3"	H_{ef} + 1½"
	⅜"ø	-	⅞"ø	3"	1¾"	3"	H_{ef} + 1¼"
	½"ø	-	1"ø	4"	1¾"	3"	H_{ef} + 1¼"
	⅝"ø	-	1⅛"ø	5"	1¾"	3"	H_{ef} + 1⅜"
	¾"ø	#6	1"ø	6"	1¾"	3"	H_{ef} + 1¾"
	⅞"ø	#7	1"ø	7"	1¾"	3"	H_{ef} + 2"
	1"ø	#8	1⅛"ø	8"	1¾"	3"	H_{ef} + 2½"
	1¼"ø	#10	1⅜"ø	10"	2¾"	6"	H_{ef} + 2¾"
HILTI HIT-HY 200R V3 (ICC-ESR 4868)	⅜"ø	N/A	⅞"ø	3"	1¾"	1¾"	H_{ef} + 1¼"
	N/A	#3	½"ø	3"	1¾"	1¾"	
	½"ø	N/A	⅞"ø	4"	1¾"	2½"	
	N/A	#4	⅝"ø	4"	1¾"	2½"	
	½"ø	#5	¾"ø	5"	1¾"	3½"	H_{ef} + 1½"
	¾"ø	#6	⅞"ø	6"	1¾"	3¾"	H_{ef} + 1¾"
	⅞"ø	#7	1"ø	7"	1¾"	4⅜"	H_{ef} + 2"
	1"ø	#8	1⅛"ø	8"	1¾"	5"	H_{ef} + 2¼"
	N/A	#9	1⅜"ø	9"	1¾"	5⅝"	H_{ef} + 2½"
	1¼"ø	N/A	1⅜"ø	10"	1¾"	6¼"	
	N/A	#10	1½"ø	10"	1¾"	6¼"	H_{ef} + 3"

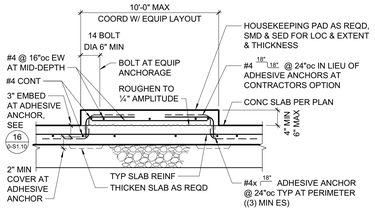


NOTES:

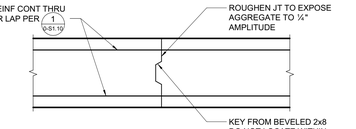
1. INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN DRILLING HOLES IN EXISTING CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.

   SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF
4. THE ICC REPORTS. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND ADHESIVE INJECTION.

16 ADHESIVE ANCHOR IN CONCRETE
3/4" = 1'-0"

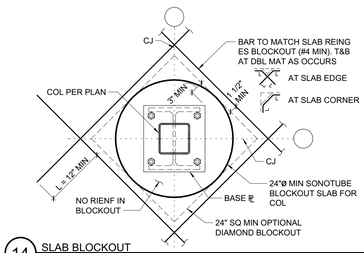


12 TYPICAL HOUSEKEEPING PAD AT SLAB ON GRADE
3/4" = 1'-0"

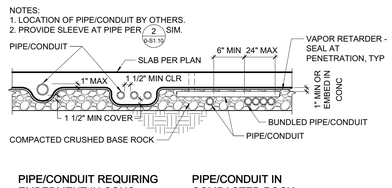


NOTE:
LOCATION OF JOINTS TO BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO PLACEMENT OF CONCRETE

13 FOOTING CONSTRUCTION JOINT
3/4" = 1'-0"

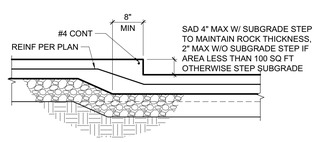


14 SLAB BLOCKOUT
1" = 1'-0"

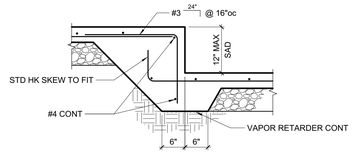


PIPE/CONDUIT REQUIRING EMBEDMENT IN CONC | **PIPE/CONDUIT IN COMPACTED ROCK**

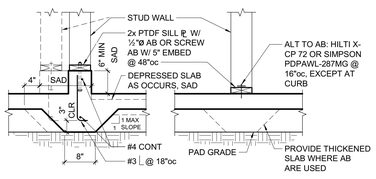
7 CONDUIT & PIPE AT SLAB ON GRADE
3/4" = 1'-0"

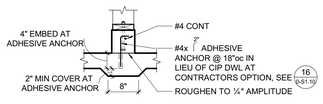


8 DEPRESSED SLAB - 4" MAX
3/4" = 1'-0"



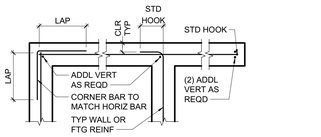
9 DEPRESSED SLAB - 12" MAX
3/4" = 1'-0"



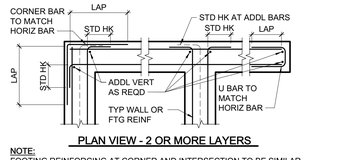


ALT CURB OPTION

10 NON-BEARING STUD WALL AT SLAB
3/4" = 1'-0"



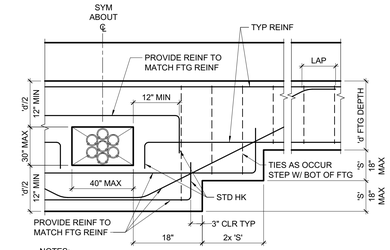
PLAN VIEW - SINGLE LAYER



PLAN VIEW - 2 OR MORE LAYERS

NOTE:
FOOTING REINFORCING AT CORNER AND INTERSECTION TO BE SIMILAR

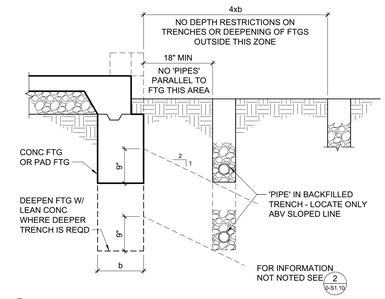
11 TYPICAL CORNER, INTERSECTION AND END REINFORCING
3/4" = 1'-0"



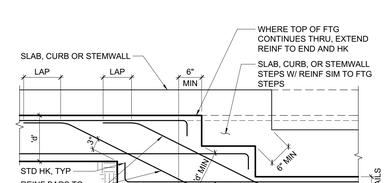
NOTES:

1. DO NOT LOCATE BLOCKOUT WITHIN 48" OF SHEAR WALL HOLD DOWN, IN FRAME FOUNDATIONS OR COLUMN PAD FOOTINGS.
2. MINIMUM DISTANCE BETWEEN BLOCKOUTS OR OTHER PIPES TO BE 48".

3 FOUNDATION BLOCKOUT
3/4" = 1'-0"

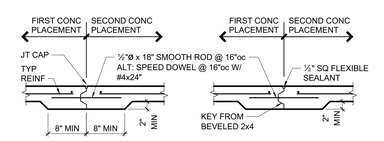


4 TRENCHING ADJACENT TO FOOTING
3/4" = 1'-0"

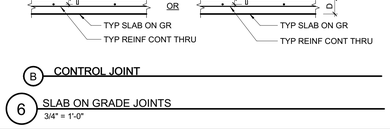


NOTE:
REMOVE ALL EARTH LOOSENED DURING EXCAVATION AND FILL W/ CONCRETE.

5 STEPPED FOOTING
3/4" = 1'-0"



A CONSTRUCTION/DOWEL JOINT



B CONTROL JOINT

6 SLAB ON GRADE JOINTS
3/4" = 1'-0"

MINIMUM BAR LAPS FOR REINFORCING STEEL CONCRETE STRENGTH: 2500 PSI OR GREATER (STAGGER SPLICES)					
SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	19"	#6	38"	#9	94"
#4	25"	#7	61"	#10	115"
#5	37"*	#8	77"	#11	138"

(CLASS B TOP BAR)
BAR SPCG SHALL NOT BE LESS THAN 4x BAR DIA OR 4".
* WHERE COVER NOT LESS THAN 1½", #5 LAP LENGTH = 31"

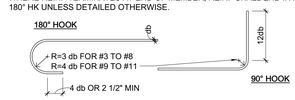
CONC COVER FOR REINF STL ..... **'CLR'**

CAST AGAINST EARTH OR GR ..... 3"

EXPOSED TO EARTH (FORMED) OR WEATHER
#5 & SMALLER ..... 1½"
#6 & LARGER ..... 2"

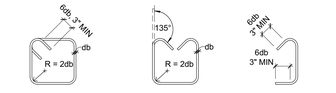
NOT EXPOSED TO EARTH OR WEATHER
#5 & SMALLER ..... 1"
#6 & LARGER, & ALL BM STIRRUPS, COL TIES & SPIRALS ..... 1½"

ALL REINF SHALL EXTEND AS FAR AS POSSIBLE. WHERE BAR SPLICES ARE REQUIRED, BARS SHALL BE LAPPED PER SCHEDULE ABOVE UNLESS DETAILED OTHERWISE. WHERE REINF TERMINATES AT END OF MEMBER, REINF SHALL END IN A STD 90° OR 180° HK UNLESS DETAILED OTHERWISE.



STANDARD HOOKS & BENDS

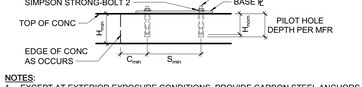
COL BAR & STRUCT OFFSET | **SPLICE**



135° STIRRUP TIES #3, #4, #5 | **STIRRUP #3, #4, #5** | **CROSSTIE #3, #4, #5**

1 TYPICAL REINFORCING DETAILS (f'c = 2500psi MIN)
3/4" = 1'-0"

CARBON STEEL EXPANSION ANCHORS IN 2500 PSI MIN CONC						
ANCHOR TYPE	ANCHOR & PILOT HOLE DIA	MIN NOMINAL EMBED H_{nom}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC THICKNESS H_{min}	INSTALL & TEST TORQUE (FT-LB)
SIMPSON STRONG-BOLT 2 (ICC-ESR 3037)	⅜"	1⅛"	6"	3"	3½"	30
	½"	2⅜"	6"	6"	4"	60
	⅝"	3⅜"	6½"	5"	5½"	90
	¾"	4⅛"	4½"	10"	6"	150
	1"	5¼"	8"	8"	9"	230
HILTI KB1 (IAPMO-ER 678)	⅜"	1⅛"	8"	8"	3⅜"	20
	½"	2⅜"	4"	8½"	4"	40
	⅝"	3¼"	5½"	8"	5"	60
	¾"	4"	9½"	5"	5½"	110
STAINLESS STL EXPANSION ANCHORS IN 2500 PSI MIN CONC						
SIMPSON STRONG-BOLT 2 (ICC-ESR 3037)	⅜"	1⅛"	6"	10"	3½"	30
	½"	2¼"	6½"	8"	4½"	65
	⅝"	3⅜"	4"	8"	5½"	80
	¾"	4⅛"	6"	6½"	6¾"	150
HILTI KB-TZ2 (ICC-ESR 4266)	⅜"	1⅛"	5"	8"	3¼"	30
	½"	2½"	2¾"	5½"	4"	40
	⅝"	3¼"	4"	7"	5"	60
	¾"	4"	5"	11"	5½"	125

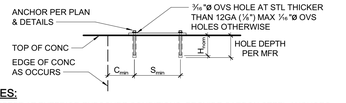


NOTES:

1. EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL EXPANSION ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORTS.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. NO CORE DRILLING PERMITTED. USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

17 EXPANSION ANCHOR IN CONCRETE
3/4" = 1'-0"

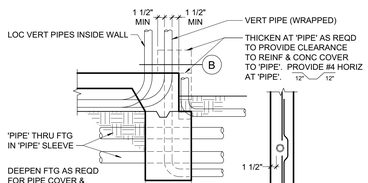
CARBON SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H_{nom}	MINIMUM EDGE DIST C_{min}	MINIMUM SPCG S_{min}	MINIMUM CONCRETE THICKNESS H_{min}	INSTALL & TEST TORQUE (FT-LB)	MAXIMUM INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	½"	1⅞"	1½"	1½"	3½"	10	24
	⅝"	2½"	1¾"	3"	4"	10	50
	½"	3½"	1¾"	3"	5"	10	65
	⅝"	4"	1¾"	3"	6"	10	100
	¾"	5½"	1¾"	3"	8½"	20	150
HILTI KH-EZ (ICC-ESR 3027)	½"	1⅝"	1½"	3"	3¼"	10	18
	⅝"	2½"	1½"	3"	4"	10	40
	½"	3"	1¾"	3"	4¾"	10	45
	⅝"	3¼"	1¾"	4"	5"	10	85
	¾"	4"	1¾"	4"	6"	20	95
STAINLESS STEEL SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
SIMPSON TITEN HDSS (IAPMO UES ER-493)	⅜"	2½"	1¾"	3"	4"	10	40
	½"	3¼"	1¾"	4"	5"	10	70
	⅝"	4"	1¾"	3"	6"	10	85
	¾"	5½"	1¾"	3"	8¾"	20	150



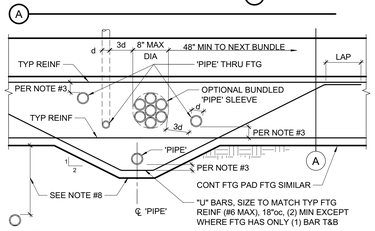
NOTES:

1. EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

15 SCREW ANCHOR IN CONCRETE
3/4" = 1'-0"



B PLAN VIEW



NOTES:

1. 'PIPE' = ANY PENETRATION THRU OR EMBEDDED IN FOUNDATION.
2. ALL PIPES THROUGH FOOTINGS TO BE WRAPPED OR SLEEVED AS FOLLOWS:
   a. SLEEVES: PROVIDE 1" MIN CLEAR ALL AROUND O.D. PIPE TO I.D. SLEEVE, UNO. SEAL SLEEVE ENDS W/ MASTIC OR PLASTIC BITUMINOUS CEMENT.
   b. WRAPPED VERTICAL PIPES: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (3) WRAPS MINIMUM, UNO.
   c. WRAPPED HORIZONTAL PIPES: PROVIDE ¼" NOMINAL SHEET FOAM W/ (8) WRAPS MINIMUM. UNO.
   d. UNDERGROUND FIRE LINES 4" AND LARGER:
      1. SLEEVES: PROVIDE 2" MIN CLEAR ALL AROUND O.D. PIPE TO I.D. SLEEVE. SEAL ENDS PER ABOVE.
      2. WRAPPED: PROVIDE ¼" NOMINAL SHEET FOAM W/ (16) WRAPS MINIMUM.
3. WRAPPED AND SLEEVED PIPES SHALL HAVE 1½" MIN CLEAR TO REINF STEEL. MINIMUM CONCRETE COVER AT PIPES TO BE 3".
4. CLEARANCE BETWEEN 'PIPES' TO BE 3d MIN TYP W/ A MAXIMUM OF (8) PIPES PER 48". GROUPS OF PIPES MAY BE BUNDLED AS SHOWN, EXCEPT IN PAD FOOTINGS.
5. NO 'PIPE' TO RUN PARALLEL IN FOOTINGS, STEM OR CURB.
6. PVC CONDUIT ('PIPE') EMBEDDED IN CURB/STEM MAY BE WIRE TIED TO HORIZONTAL REINF.
7. NO HORIZONTAL PIPES ALLOWED THROUGH FOOTING WITHIN 2'-0" EACH SIDE OF HOLDOWNS OR STEEL COLUMNS. NO VERTICAL PIPES ALLOWED IN FOOTINGS AT BRACED FRAMES.
8. PROVIDE 18" MIN OF COMPACTED FILL ABOVE PIPES UP TO 12"ø, FOR LARGER PIPES INCREASE COMPACTED FILL DEPTH 1'-0" FOR EACH 6" INCREASE IN PIPE DIAMETER. OTHERWISE DEEPEN FOOTING AS SHOWN.

2 PIPES THRU FOOTING
3/4" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

ZFA STRUCTURAL ENGINEERS
1212 fourth street | suite z zfa.com
santa rosa ca 95404 707.526.0992
zfa job no.23656

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RECONCILIATION SET

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
TYPICAL CONCRETE DETAILS

Drawing No.
0-S1.10

SKA Project Number:

NOT FOR CONSTRUCTION

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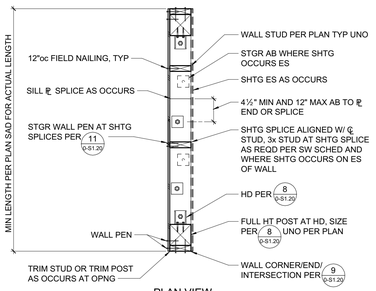
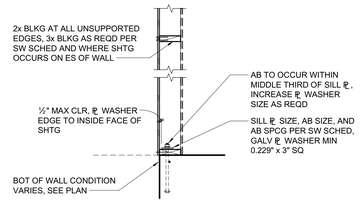


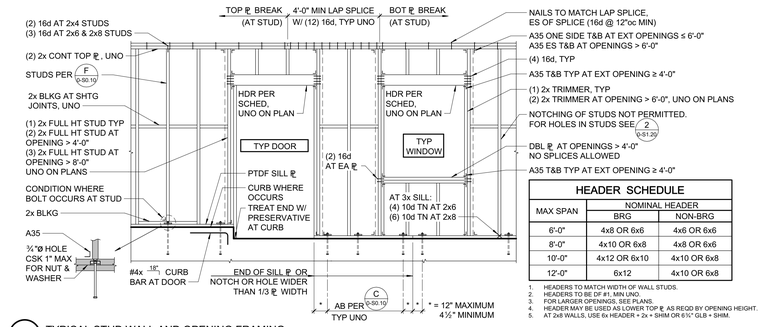
PLAN VIEW



SECTION

NOTES:
1. PEN = PLYWOOD/OSB EDGE NAILING PER SW SCHED.
2. SILL ℄ AB WASHER HOLE MAY BE OVERSIZED UP TO ⅜+". WASHER MAY BE DIAG SLOTTED UP TO 1¾" IN LENGTH. WHERE HOLE IS OVERSIZED OR SLOTTED, PROVIDE STD CUT WASHER.

7 SCHEMATIC SHEAR WALL CONSTRUCTION
3/4" = 1'-0"



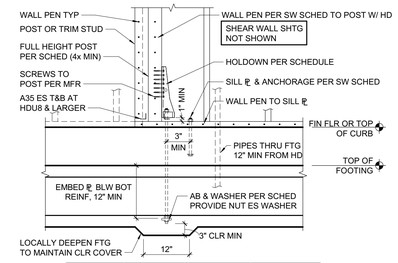
HEADER SCHEDULE		
MAX SPAN	NOMINAL HEADER	
	BRG	NON-BRG
6'-0"	4x8 OR 6x6	4x6 OR 6x6
8'-0"	4x10 OR 6x8	4x8 OR 6x6
10'-0"	4x12 OR 6x10	4x10 OR 6x8
12'-0"	6x12	4x10 OR 6x8

1. HEADERS TO MATCH WIDTH OF WALL STUDS.
2. HEADERS TO BE DF #1, MIN UNO.
3. FOR LARGER OPENINGS, SEE PLANS.
4. HEADER MAY BE USED AS LOWER TOP ℄ AS REQD BY OPENING HEIGHT.
5. AT 2x8 WALLS, USE 6x HEADER + 2x + SHIM OR 6¼" GLB + SHIM.

1 TYPICAL STUD WALL AND OPENING FRAMING
3/8" = 1'-0"

RIM JOIST/BLKG TO TOP ℄, TOE NAIL	10d @ 6"oc
TRUSSES, JOISTS OR RAFTERS AT ALL BEARING POINTS TOE NAILS EACH SIDE	(2) 10d
TRUSSES, JOISTS OR RAFTERS TO SIDE OF STUDS EIGHT (8) INCH JOISTS OR LESS	(3) 16d
FOR EACH ADDITIONAL 4 INCHES OF DEPTH OF JOIST	(1) 16d
BLOCKING BETWEEN JOISTS OR RAFTERS: TO JOIST OR RAFTERS - TOE NAILS EA SIDE, EA END	(2) 10d
TO JOIST OR RAFTER BEARINGS - TOE NAILS EA SIDE	(2) 10d
BLOCKING BETWEEN STUDS, EACH END TOE NAILS	(2) 10d OR (2) 16d
BRIDGING TO JOIST, TOE NAIL EACH END	(2) 8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16"oc
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	(3) 16d @ 16"oc
TOP PLATE TO STUD, END NAIL	(2) 16d
STUD TO SOLE PLATE, TOE NAIL	(4) 8d
DOUBLE STUDS AT EXTERIOR WALLS, FACE NAIL	16d @ 12"oc
DOUBLE STUDS, FACE NAIL	16d @ 24"oc
DOUBLE TOP PLATES, FACE NAIL	16d @ 12"oc
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(3) 16d
CONTINUOUS HEADER, TWO PIECES	16d @ 16"oc ALONG EACH EDGE
DOUBLE TOP PLATE LAP AT CORNER	(3) 16d
CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
BUILT-UP CORNER STUDS	16d @ 12"oc
POST TO SILL/SOLE/TOP PLATE, EACH SIDE TOE NAIL	(4) 10d

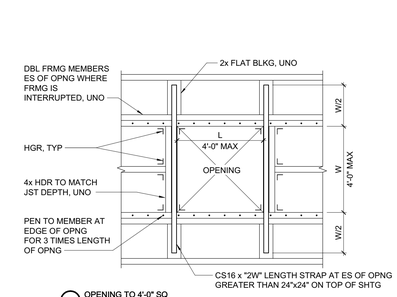
10 NAILING SCHEDULE
3/4" = 1'-0"



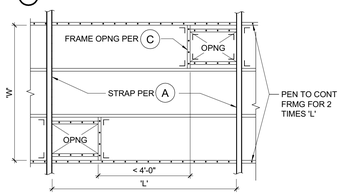
HOLDOWN	AB OR THRD ROD	WASHER AT AB	MIN POST SIZE UNO ON PLANS
HDU2	⅝"Ø	¼"x2½" SQ	4x
HDU4	⅝"Ø	¼"x2½" SQ	4x
HDU5	⅝"Ø	¼"x2½" SQ	4x
HDU8	⅞"Ø	⅛"x3" SQ	6x6
HDU11	1"Ø	⅜"x3½" SQ	6x6
HDU14*	1"Ø	⅜"x3½" SQ	6x6

*NUTS AT ANCHOR ROD TO BE HEAVY HEX

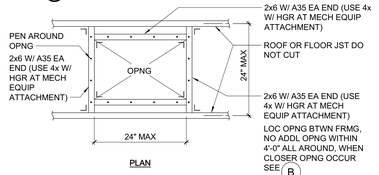
8 TYPICAL HOLDOWN
3/4" = 1'-0"



A OPENING TO 4'-0" SQ



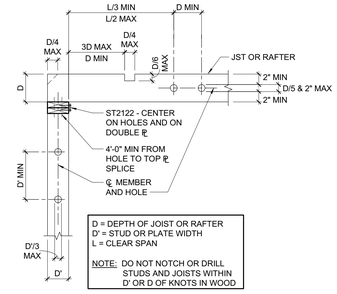
B CLOSELY SPACED OPENINGS BETWEEN FRAMING



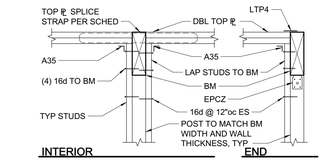
PLAN

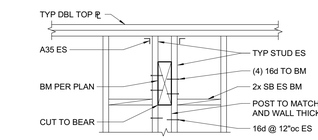
C ISOLATED OPENING BETWEEN FRAMING UP TO 24"

5 OPENING IN DIAPHRAGM
3/4" = 1'-0"

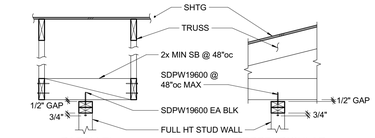


2 HOLES AND NOTCHES IN WOOD STUDS, JOISTS, AND PLATES
3/4" = 1'-0"

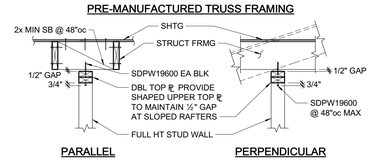




3 TYPICAL BEAM IN AND THRU STUD WALL
3/4" = 1'-0"



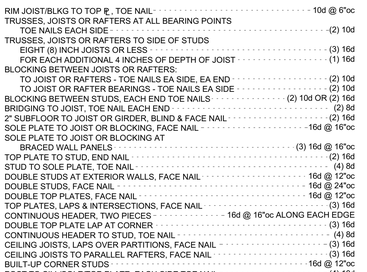
PRE-MANUFACTURED TRUSS FRAMING



NOMINAL OR MANUFACTURED LUMBER FRAMING

NOTE:
INSTALL SDPW AT ℄ OF BLOCKING OR STRUCTURAL FRAMING AND WITHIN MIDDLE HALF OF DOUBLE TOP PLATES

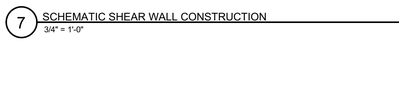
4 TYPICAL NON-STRUCTURAL STUD WALL DETAILS
3/4" = 1'-0"



NOTE:
FRAMING SHOWN IS SCHEMATIC, SEE PLAN FOR SPECIFIC REQUIREMENTS

12 SCHEMATIC SHEAR WALL ELEVATION
1/4" = 1'-0"

PEN AT 2x/3x PEN AT 3x PEN AT 4x

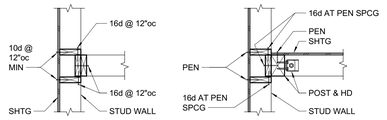


SECTION AT TYPICAL NAIL SPACING (4"oc OR MORE SPACING AT FLOOR OR ROOF) (6"oc SPACING AT SHEAR WALL)

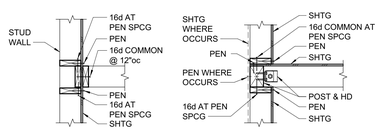
SECTION AT CLOSE NAIL SPACING (3"oc OR LESS SPACING AT FLOOR OR ROOF) (4"oc OR LESS SPACING AT SHEAR WALL)

NOTE:
SHEATHING SHEETS ARE TO BE AS LARGE AS POSSIBLE. STAGGER SHEETS. JOINTS ARE TO BE CENTERED OVER BEARING. NAIL HEADS SHALL BE DRIVEN FLUSH W/ SHEATHING. MINIMUM SHEATHING SIZE IS 24" WIDTH x 48" LENGTH AT FLOOR AND ROOF, AND 12"x48" AT WALLS.

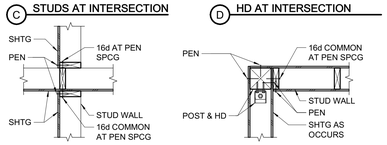
11 SHEATHING NAILING
1 1/2" = 1'-0"



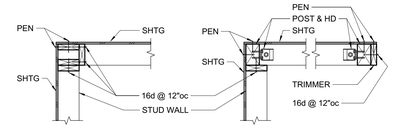
A STUDS AT INTERSECTION B HD AT INTERSECTION



C STUDS AT INTERSECTION D HD AT INTERSECTION

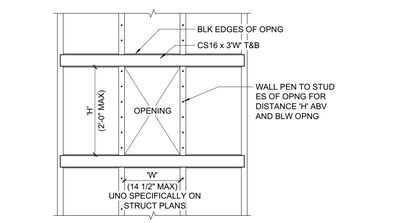


E STUDS AT INTERSECTION F HD AT CORNER



G STUDS AT CORNER H HD AT CORNER AND END

9 TYPICAL PLAN VIEW OF STUD WALL INTERSECTIONS
3/4" = 1'-0"



NOTES:
1. OPENINGS < 6" SQ DO NOT REQUIRE BLOCKING AND STRAPPING.
2. NO ADDITIONAL OPENINGS WITHIN 4'-0" ALL AROUND.
3. NO OPENINGS PERMITTED IN SHEAR WALL (C) OR HIGHER OR IN SHEAR WALLS LESS THAN 10'-0" LONG UNLESS SPECIFICALLY DETAILED ON STRUCTURAL PLANS. CONTACT STRUCTURAL ENGINEER FOR ASSISTANCE.
4. FRAME OPENINGS PER 1/0-S1.10 WHERE STUDS ARE INTERRUPTED.

6 SMALL OPENINGS IN SHEAR WALLS
3/4" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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zfa job no.23656

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RECONCILIATION SET

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
S H A H KAWASAKI ARCHITECTS
570 10th Street, Suite 201 Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title: **TYPICAL WOOD DETAILS**

Drawing No.: **0-S1.20**

SKA Project Number:

NOT FOR CONSTRUCTION

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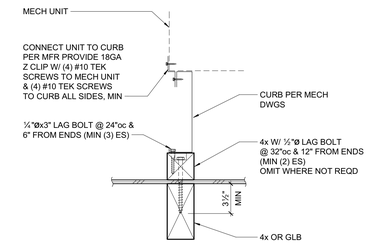
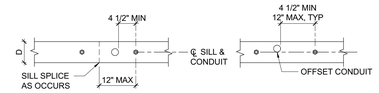
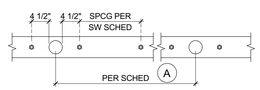


8 MECHANICAL CURB DETAIL ABOVE 4x OR GLB
1 1/2" = 1'-0"

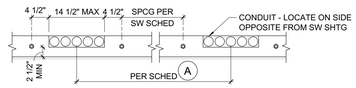


CASE 1 - SINGLE, CONDUIT DIAMETER ≤ D/3, MIN SPCG = 16"oc

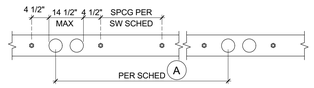
CASE 2 - SPLIT IN SILL



CASE 3 - SINGLE, CONDUIT DIAMETER > D/3



CASE 4 - NOTCH FOR CONDUIT



CASE 5 - MULTI CONDUIT, DIAMETER > D/3

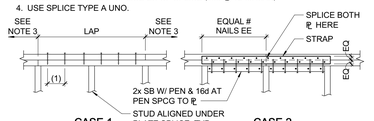
SCHEDULE A			
	CASE 3	CASE 4	CASE 5
SW Ⓐ	48"	32"	48"
SW Ⓑ	64"	48"	64"
SW Ⓒ	80"	64"	N/A
SW Ⓓ AND HIGHER	N/A	N/A	N/A

NOTE:
1. ALL PENETRATIONS THROUGH SHEAR WALL SILL PLATE SHALL CONFORM TO THE REQUIREMENTS OF THIS DETAIL OR BE REROUTED PRIOR TO INSTALLATION OF SILL.
2. PROVIDE ADDITIONAL ANCHOR BOLTS AS REQUIRED TO MEET INDICATED SPACINGS. ADDITIONAL ANCHOR BOLTS TO BE INSTALLED AT CENTERLINE OF SILL PLATE PER 15/0-S1.11 WHERE NECESSARY. AB DIA AS REQD BY SW SCHED. MATCH CAST-IN-PLACE EMBED.

5 HOLES IN PLATES AT SHEAR WALLS
3/4" = 1'-0"

TOP PLATE SPLICE SCHEDULE		
MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
Ⓐ	(12) 16d PER 4'-0" MIN LAP	MSTC28
Ⓑ	(22) 16d PER 4'-0" MIN LAP	MSTC40
Ⓒ	(26) 16d PER 6'-0" MIN LAP	MSTC52
Ⓓ	(32) 16d PER 6'-0" MIN LAP	MSTC66
Ⓔ	(36) 16d PER 8'-0" MIN LAP	MSTC28 EA SIDE
Ⓕ	(44) 16d PER 8'-0" MIN LAP	MSTC40 EA SIDE
Ⓖ	(50) 16d PER 10'-0" MIN LAP	MSTC52 EA SIDE

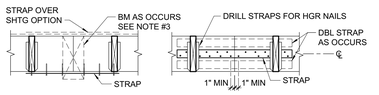
NOTES:
1. AT LAP SPLICES, SPACE NAILS @ 3"oc MIN (MAX 12"oc). STAGGER AT 2½" GAGE.
2. USE STRAP SPLICE WHERE BM INTERSECTS TOP ℄ .
3. NAILS TO MATCH LAP SPLICE ES OF SPLICE (16d @ 12"oc MAX)
4. USE SPLICE TYPE A UNO.

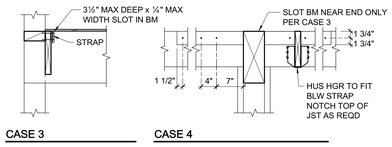


1 TOP PLATE SPLICE SCHEDULE AND DETAILS
3/4" = 1'-0"

LEDGER SPLICE SCHEDULE				
MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
Ⓐ	1	MSTA24	-	
Ⓑ	1	MSTA30	-	
Ⓒ	2	MSTI48	3	MSTI60
Ⓓ	2	CMST14x5'-6"	3	CMST14x6'-0"
Ⓔ	2	(2) MSTI48	4	℄ ¼" W/ (6) 1"ø MB ES OF SPLICE

SPLICE NOTES:
1. PROVIDE 3x OR (2) 2x STUDS AT SPLICE
2. ALL NAILS TO BE 10d NAIL ALL HOLES
3. FOR CASE 1, SPLICE W/ MSTA36 AT BM
4. USE SPLICE TYPE 'A' UNO

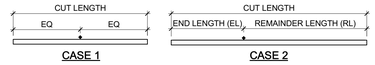




2 LEDGER OR RIM SPLICE SCHEDULE
3/4" = 1'-0"

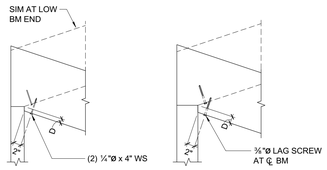
TIE STRAP SCHEDULE					
MARK	STRAP	MIN. NAILING ES OF •	MAX. NAIL SPACING (SEE NOTES #1 & #2) CASE 1	CASE 2 EL	CASE 2 RL	MIN. END LENGTH (EL)
Ⓐ	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
Ⓑ	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
Ⓒ	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"
Ⓓ	CMST14	(33) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	32"
Ⓔ	CMST12	(43) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	48"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF • .



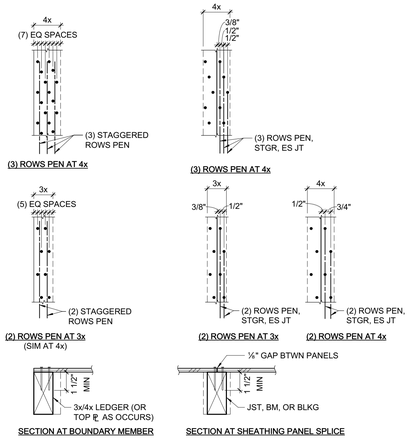
3. LOCATE STRAPS OVER SHEATHING AND BLOCK UNDER STRAP W/ FLAT 2x6 (2x4 AT CS16/CS14) WHERE NO FRAMING OCCURS, UNO.
4. SEE PLANS FOR STRAP LENGTHS, LOCATIONS AND DETAILS, UNO.

3 TIE STRAP SCHEDULE
3/4" = 1'-0"



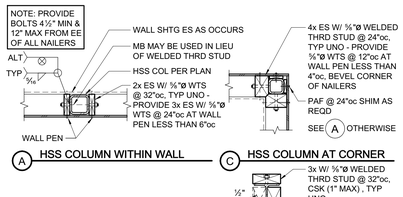
NOTES:
1. DO NOT OVERCUT NOTCHES OR SEAT CUTS.
2. D MAX = BEAM DEPTH/4 SEE OTHER DETAILS FOR ADDITIONAL NOTCH OR SEAT CUT SIZE INFORMATION.
3. MINIMUM LAG SCREW LENGTH = D + 2½".

9 BEAM SEAT CUT/NOTCH REINFORCEMENT
3/4" = 1'-0"

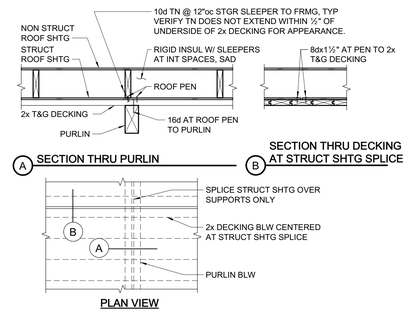


NOTE:
SHEATHING SHEETS ARE TO BE AS LARGE AS POSSIBLE. STAGGER SHEETS. JOINTS ARE TO BE CENTERED OVER BEARING. NAIL HEADS SHALL BE DRIVEN FLUSH W/ SHEATHING. MINIMUM SHEATHING SIZE IS 24" WIDTH x 48" LENGTH.

10 FLOOR/ROOF SHEATHING - MULTIPLE NAIL ROWS
1 1/2" = 1'-0"



6 TYPICAL STEEL BEAM/COLUMN NAILERS
3/4" = 1'-0"



7 RIGID INSULATION OVER 2x T&G DECKING W/ SLEEPERS
3/4" = 1'-0"

CEILING JOIST SCHEDULE			
MAX SPAN	JOIST SIZE	HANGER IF REQUIRED	LEDGER IF REQUIRED
9'-0"	2x4 @ 16"oc	LU24	2x4 W/ (2) 16d @ 16"oc
12'-6"	2x6 @ 16"oc	LU26	2x6 W/ (3) 16d @ 16"oc
14'-0"	2x8 @ 16"oc	LU28	2x8 W/ (4) 16d @ 16"oc
19'-0"	2x10 @ 16"oc	LU210	2x10 W/ (5) 16d @ 16"oc

NOTES:
1. CEILING JOIST SCHEDULE IS BASED ON LL = 10 psf.
2. WHERE LEDGERS ARE NAILED THROUGH WALL SHTG, USE 20d NAILS IN LIEU OF 16d NAILS.
3. PROVIDE MIDSPAN BLOCKING AT 2x10 JOISTS.

4 CEILING JOIST SCHEDULE
3/4" = 1'-0"

CLIENT

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER
5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
TYPICAL WOOD DETAILS

Drawing No.
0-S1.21

SKA Project Number:

NOT FOR CONSTRUCTION

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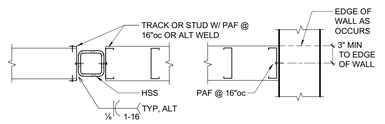
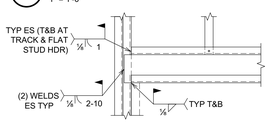
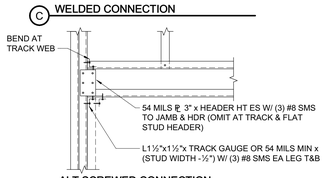


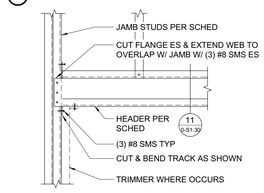
14 TYPICAL CORNERS AND INTERSECTIONS
1" = 1'-0"



C WELDED CONNECTION

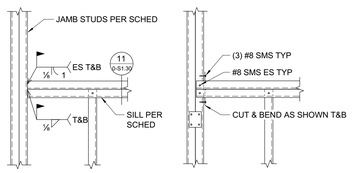


ALT SCREWED CONNECTION (INTERIOR NON-BRG ONLY)



B SCREWED CONNECTION

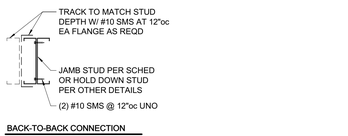
12 TYPICAL HEADER CONNECTION
1" = 1'-0"



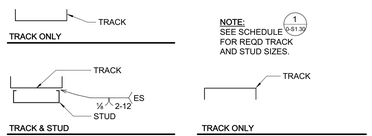
A WELDED CONNECTION

B ALT CONNECTION

13 TYPICAL SILL CONNECTION
1" = 1'-0"



A JAMB STUD CONFIGURATIONS



NOTE: SEE SCHEDULE 1 S1.30 FOR REQD TRACK AND STUD SIZES.

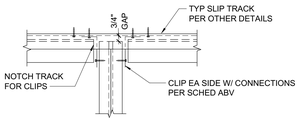
B HEADER CONFIGURATIONS

C SILL CONFIGURATIONS

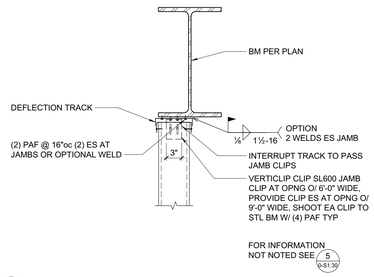
11 TYPICAL NON-BEARING HEADERS AND SILLS
1 1/2" = 1'-0"

CLIP	CONN TO STUD	CONN TO ABV	MIN JAMB STUD THICKNESS	NOTES
SIMPSON SCW	(2) #14 SMS	(2) #12	43 MILS	
STL NETWORK SL CLIP	(3) #12 SMS	(3) #12	43 MILS	
4"x2"x97MILSx4" CLIP W/ ¼"x2" VSH	(2) #12 SMS	(2) #12	43 MILS	

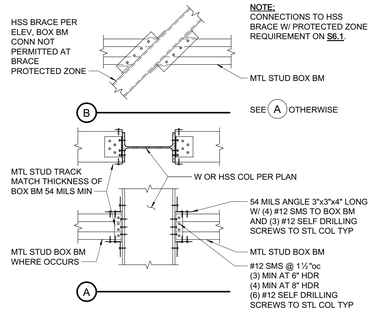
NOTE: PROVIDE CLIP ES JAMB STUD AT ALL OPENING GREATER THAN 4'-0"



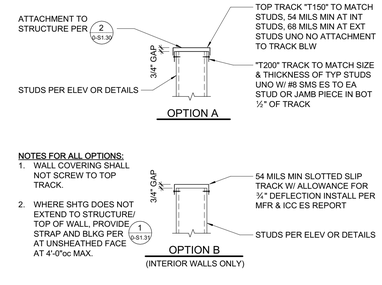
8 JAMB STUD DEFLECTION TRACK
1 1/2" = 1'-0"



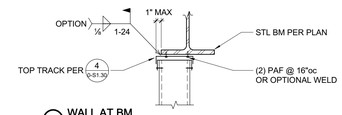
9 ATTACHMENT OF JAMB STUDS TO STEEL BEAM
1" = 1'-0"



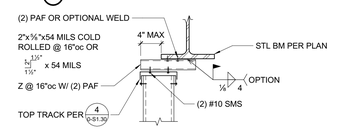
10 BOX HEADER CONN TO STEEL FRAMING
1" = 1'-0"



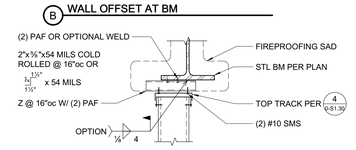
4 NON-BEARING WALL TRACK AT TOP
1" = 1'-0"



A WALL AT BM

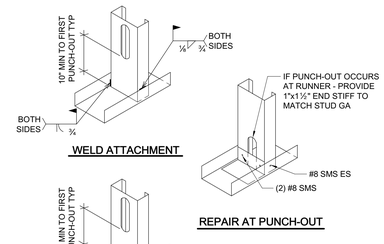


B WALL OFFSET AT BM

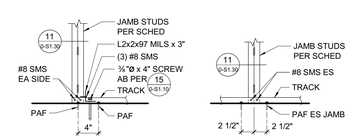


C WALL AT BM W/ FIREPROOFING

5 ATTACHMENT OF NON-BEARING STUDS TO STEEL BEAM
1" = 1'-0"



6 STUD OR JOIST TO TRACK
1" = 1'-0"

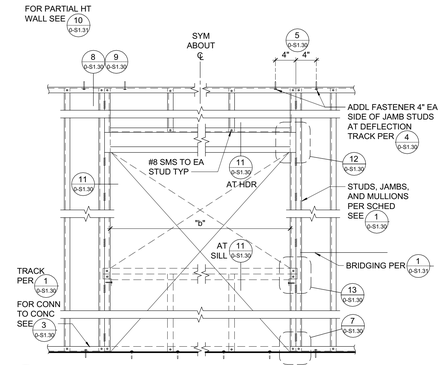


7 JAMB STUD BASE
1" = 1'-0"

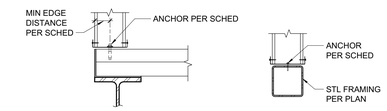
COLD FORMED FRAMING SCHEDULE				
LOCATION	MINIMUM MEMBER SIZE	MAX SPAN/LENGTH	MAX SPACING UNO	REFERENCE DETAIL
INTERIOR STUDS	400S162-43	18'-0"	16"oc	
	600S162-33	30'-0"	16"oc	
INTERIOR STUDS W/ SHELVING OR EQUIPMENT ANCHORAGE	400S162-54	15'-0"	16"oc	
	600S162-43	15'-0"	16"oc	
INTERIOR HEADERS	(2) 600S162-43 STUDS AND (2) 400T150-43 TRACKS	b ≤ 12'-0"		SEE 11 S1.30
	(2) 800S162-43 STUDS AND (2) 600T150-33 TRACKS			
	(2) 400S162-33 STUDS AND (2) 400T150-43 TRACKS	b ≤ 8'-0"		
	400T200-43 (OR 600T200-43)	b ≤ 4'-0"		
INTERIOR SILLS	400S162-43 STUD AND 400T150-43 TRACK (OR 600S162-33 AND 600T150-33)	b ≤ 14'-0"		SEE 11 S1.30
	400T150-43 (OR 600T150-43)	b ≤ 8'-0"		
INTERIOR JAMBS	(2) 400S162-43 (OR (2) 600S162-33)	15'-0"	b ≤ 12'-0"	SEE 11 S1.30
	400S162-43 (OR 600S162-33)	15'-0"	b ≤ 4'-0"	
CEILING JOISTS	400S162-33	10'-0"	16"oc	SEE 7 S1.31
	600S162-43	17'-0"	16"oc	
CEILING HANGERS	400S162-43	h ≤ 6'-0"		SEE 7 S1.31
	400S162-43 & 400T150-43	h ≤ 8'-0"		

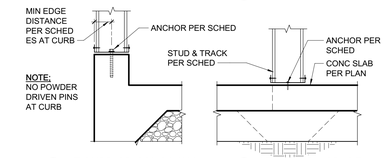
1. TYPICAL TRACKS TO BE SAME GAUGE AS STUD, 43 MIL MIN (UNO). FLANGE TO BE 1½" MIN.
2. MULTIPLE ADJACENT WINDOWS TO EACH HAVE INDIVIDUAL HEADERS AND FULL JAMB STUDS BETWEEN WINDOWS.
3. TYP WALL BRIDGING/BLKG PER 1/0-S1.31 .
4. TYP STUD/JOIST TO TRACK PER 6/0-S1.30
5. COORDINATE STUD DEPTH W/ ARCH DRAWINGS. INCREASE MIN HDR, SILL OR JAMB MEMBER DEPTHS AS REQD TO MATCH ACTUAL WALL STUD DEPTH.
6. "b" INDICATES OPENING WIDTH PER 2/0-S1.30 .
7. JAMBS TO CONTINUE TO FOUNDATION AT MULTI-STORY CONDITIONS.
8. METAL STUD SECTIONS THAT ARE PART OF BUILT-UP HEADERS SHALL BE UNPUNCHED.

1 SCHEDULE - COLD FORMED METAL FRAMING, UNO
3/4" = 1'-0"



2 INTERIOR NON-BEARING WALL (OPENING AS OCCURS)
1" = 1'-0"





	ANCHOR TYPE, DIAMETER AND SPACING				
LOCATION	SCREW ANCHOR	POWDER DRIVEN PINS	EXPANSION ANCHOR	CAST-IN-PLACE	DETAIL
EXTERIOR WALL SLAB ON GRADE (H=15'-0" MAX)	½"ø @ 32"oc	NOT PERMITTED	½"ø @ 32"oc	½"ø @ 48"oc	A
INTERIOR WALL SLAB ON GRADE	½"ø @ 48"oc	0.157"ø @ 16"oc	½"ø @ 48"oc	½"ø @ 48"oc	B
INTERIOR WALL SLAB ON MTL DECK	¾"ø @ 48"oc	0.157"ø @ 16"oc	¾"ø @ 48"oc	N/A	C
EXTERIOR WALL SLAB ON MTL DECK (H=15'-0" MAX)	¾"ø @ 16"oc	NOT PERMITTED	¾"ø @ 16"oc	N/A	C
STL FRAMING (H=14'-0" MAX)	N/A	0.157"ø @ 16"oc	N/A	N/A	D
MIN CONC EDGE DISTANCE	1¾"	3"	3"	3"	
REF DETAIL & NOTES	15 S1.10	STAGGER PINS	17 S1.10	NOTE #4	

NOTES:
1. PROVIDE (2) ANCHORS MIN PER TRACK SEGMENT.
2. FOUNDATION AND SLAB REINFORCING PER OTHER DETAILS.
3. CENTER FASTENERS W/ TRACK UNO.
4. SEE PLAN AND SCHEDULE FOR ADDITIONAL ANCHORAGE REQUIREMENTS, AS OCCURS.
5. PROVIDE ANCHOR EACH END OF TRACK. END DISTANCE MIN 1½" AND MAX 3" OR MIN CONCRETE EDGE DISTANCE AS OCCURS.

3 TYPICAL BOTTOM TRACK ANCHORS AT CONCRETE AND STEEL
1" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

ZFA STRUCTURAL ENGINEERS
1212 fourth street | suite z zfa.com
santa rosa ca 95404 707.526.0992
zfa job no.23656

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RECONCILIATION SET

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
TYPICAL CFS ELEVATION AND CONNECTION DETAILS

Drawing No.
0-S1.30

SKA Project Number:

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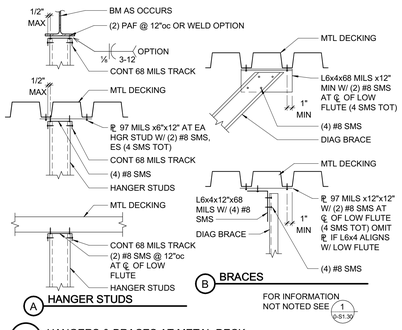
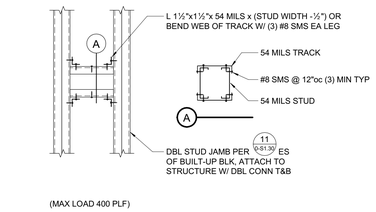
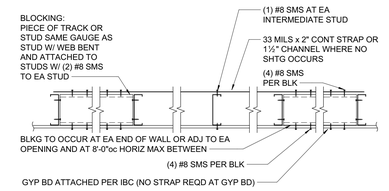
NOT FOR CONSTRUCTION



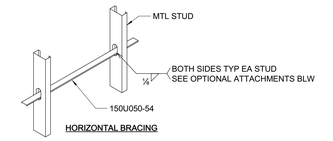
8 HANGERS & BRACES AT METAL DECK
1" = 1'-0"



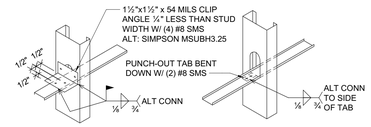
4 HEAVY DUTY WALL BACKING PLATE
1" = 1'-0"



OPTION 2



HORIZONTAL BRACING

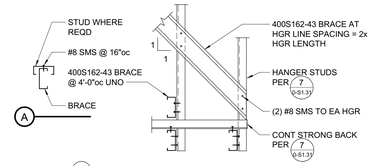


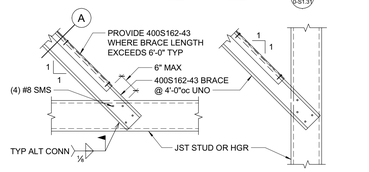
OPTIONAL ATTACHMENT A | OPTIONAL ATTACHMENT B

OPTION 1

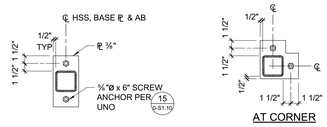
NOTES:
1. BRIDGING MAY BE PER OPTION 1 OR 2.
2. PROVIDE BRIDGING @ 4'-0"oc.
3. BRIDGING IS NOT REQUIRED WHERE PROPERLY ATTACHED SHEATHING (NOT GYP) OCCURS ON BOTH SIDES OF STUDS. GYPSUM SHEATING MAY BE USED AT NON-BEARING STUDS.
4. 8" MAX STUD DEPTH.
5. PROVIDE BLOCKING PER OPTION 2 AT LOCATIONS INDICATED ON DRAWINGS OR OTHER DETAILS.
6. GENERAL CONTRACTOR TO COORDINATE BRIDGING LOCATIONS WITH MEP.

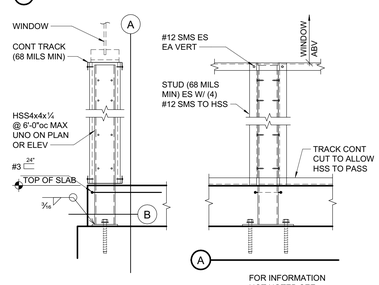
1 WALL BRIDGING/BLOCKING
1" = 1'-0"



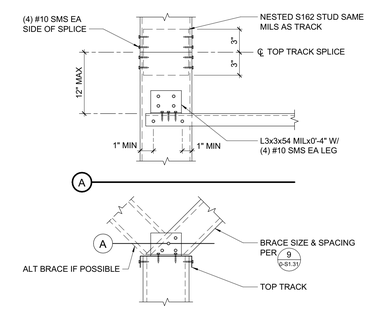


9 TYPICAL BRACE CONNECTIONS
1" = 1'-0"

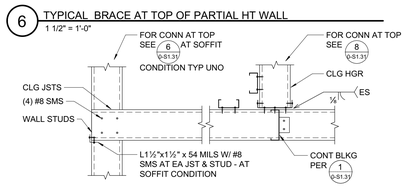




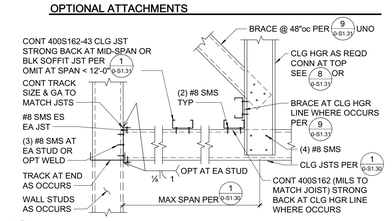
10 TYPICAL SECTION AT PARTIAL HEIGHT WALL
1" = 1'-0"



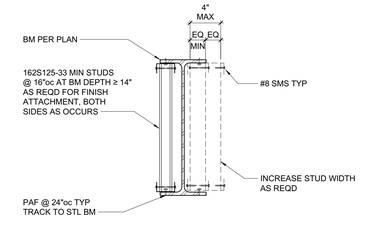
6 TYPICAL BRACE AT TOP OF PARTIAL HT WALL
1 1/2" = 1'-0"



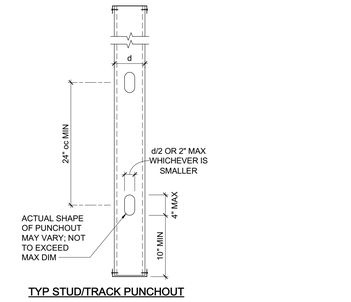
OPTIONAL ATTACHMENTS



7 TYPICAL CEILING JOIST FRMG AT FULL HEIGHT METAL STUDS
1" = 1'-0"

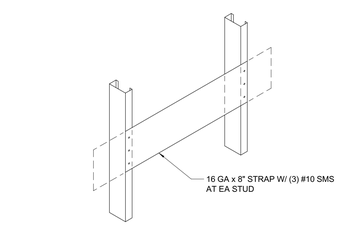


5 INFILL AT STEEL BEAM
1 1/2" = 1'-0"

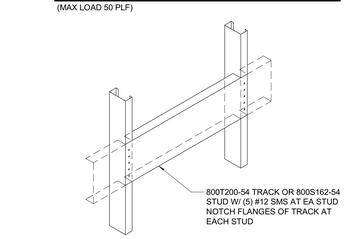


TYP STUD/TRACK PUNCHOUT

2 TYPICAL STUD PUNCHOUT
1" = 1'-0"



TYPE 1
(MAX LOAD 50 PLF)



TYPE 2
(MAX LOAD 200 PLF)

3 WALL BACKING PLATE
1" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
TYPICAL CFS SOFFIT & MISCELLANEOUS DETAILS

Drawing No.
0-S1.31

SKA Project Number:

NOT FOR CONSTRUCTION

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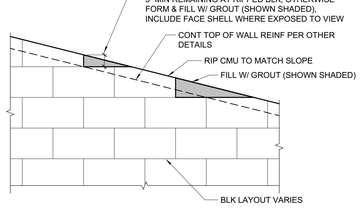
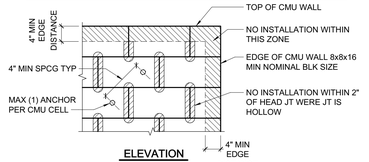


13 SLOPED TOP OF MASONRY WALL
3/4" = 1'-0"

ADHESIVE ANCHOR IN FACE OF 2000 PSI MIN CMU

ADHESIVE TYPE	ANCHOR		PILOT HOLE DIAMETER	MINIMUM EMBEDMENT DEPTH
	THRD ROD	REBAR		
SIMPSON SET-3G (ICC ESR-4844)	-	#3	½"	3"
	-	#4	⅝"	4"
	-	#5	¾"	5"
	⅝"	-	⅞"	3"
	½"	-	⅝"	4"
	⅝"	-	1⅛"	5"
	¾"	-	1"	6"
HILTI HIT-HY 270 (ICC ESR-4143)	-	#3	½"	3"
	-	#4	⅝"	4"
	⅜"	-	⅞"	3"
	½"	-	⅝"	4"
	⅝"	#5	¾"	5"
	¾"	#6	1"	6"



ELEVATION

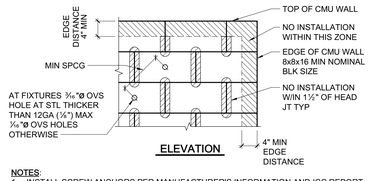
NOTES:
1. INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND LOCATION ARE IN ACCORDANCE W/ THE TABLE ABOVE PRIOR TO INSTALLING ANCHOR.
3. NO CORE DRILLING PERMITTED. USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN A 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CMU TYPE, CMU COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), AND CMU THICKNESS.

14 ADHESIVE ANCHOR IN FACE OF CMU
3/4" = 1'-0"

SCREW ANCHOR IN FACE OF 2000 PSI MIN CMU

ANCHOR TYPE	ANCHOR AND PILOT HOLE DIAMETER	MINIMUM EMBEDMENT DEPTH *	MINIMUM SPACING
SIMPSON TITEN HD (ICC ESR-1056)	¼"	2½"	2"
	⅜"	2¾"	3"
	½"	3½"	4"
	⅝"	4½"	5"
	¾"	5½"	6"
HILTI KH-EZ (ICC ESR-3056)	¼"	1⅝"	4"
	⅜"	1⅝"	4"
	½"	2¼"	4"
	⅝"	3¼"	4"
	¾"	4"	4"

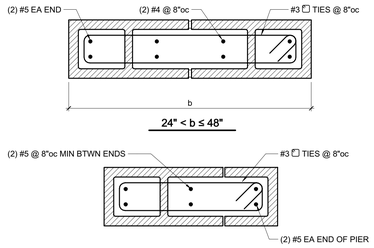
* PILOT HOLE DEPTH = ½" GREATER THAN EMBEDMENT DEPTH



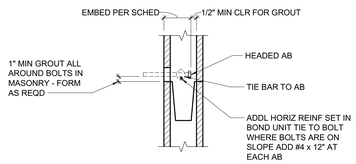
ELEVATION

NOTES:
1. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND LOCATION ARE IN ACCORDANCE W/ THAT ABOVE PRIOR TO INSTALLING ANCHOR.
3. NO CORE DRILLING PERMITTED. USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CMU TYPE, CMU COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), AND CMU THICKNESS.

15 SCREW ANCHOR IN FACE OF CMU
3/4" = 1'-0"



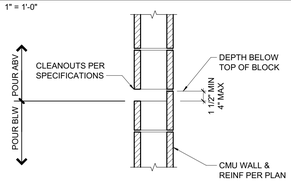
9 REINFORCING AT SHORT WALL SEGMENTS - PLAN VIEW
1 1/2" = 1'-0"



8" CMU WALL EMBEDMENT	12" CMU WALL EMBEDMENT	16" MIN PILASTER EMBEDMENT
5½"	9½"	12"

NOTE:
1. USE TEMPLATE TO SET ALL BOLTS.
2. EMBEDMENT TOLERANCE IS ±½" AND AS REQUIRED FOR CLEARANCE TO CMU.
3. AB SHALL PROJECT NOT LESS THAN ¼" OR MORE THAN 1" BEYOND NUT. REMOVE EXCESS THREADS WHERE NUT IS TO BE COUNTERSUNK FLUSH

10 BOLT EMBEDMENT SCHEDULE
1" = 1'-0"



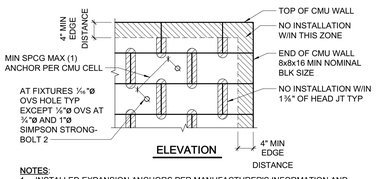
NOTE:
1. SEE SPECIFICATIONS FOR MAX LIFT AND POUR HEIGHTS.

11 HORIZONTAL CONSTRUCTION JOINT
1" = 1'-0"

CARBON STL EXP ANCHORS IN 2000 PSI MIN CMU

ANCHOR TYPE	ANCHOR & PILOT HOLE DIA	MINIMUM EMBEDMENT DEPTH*	MIN SPCG S_{min}	INSTALL TORQUE (FT-LB)
SIMPSON STRONG-BOLT 2 (IAPMO ER-240)	½"	2⅜"	4"	20
	½"	3½"		35
	½"	4⅜"		55
	½"	5¼"		100
HILTI KB1 (IAPMO-ER 677)	½"	2⅜"	6"	15
	½"	3⅜"	5"	25
	⅝"	4½"	5"	35
	½"	5½"	6"	50

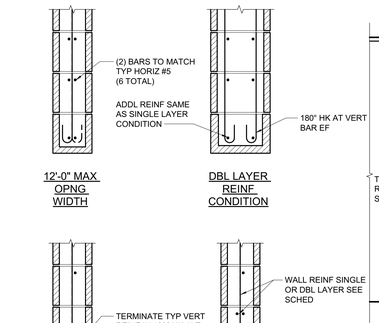
* PILOT HOLE DEPTH = MIN (1) DIAMETER GREATER THAN EMBEDMENT DEPTH



ELEVATION

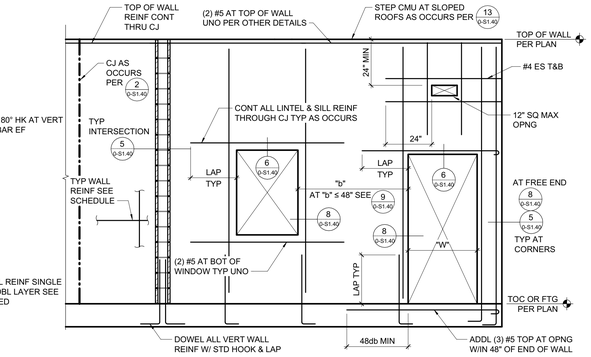
NOTES:
1. INSTALLED EXPANSION ANCHORS PER MANUFACTURER'S INFORMATION AND EVALUATION REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORT.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR AND SHALL CONSIDER BOLT SPACING WHEN SELECTING ANCHOR TYPE.
3. NO CORE DRILLING PERMITTED. USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. USE ROTARY DRILL ONLY. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND ANCHOR. WHEN REINFORCEMENT IS PRESENT IN DRILLED HOLE ABANDON THE HOLE. FILL ABANDONED HOLES W/ DRY PACK AND FINISH TO MATCH CMU. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, MASONRY TYPE, MASONRY COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), MASONRY THICKNESS, AND TIGHTENING TORQUE.

12 EXPANSION ANCHORS IN CMU
3/4" = 1'-0"



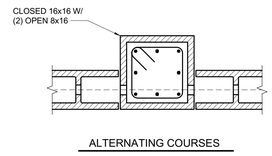
NOTE:
EXTEND SPECIFIED HORIZONTAL BARS BEYOND EACH SIDE OF THE OPENING PER 3/S1.40

6 REINFORCING AT LINTELS
1" = 1'-0"

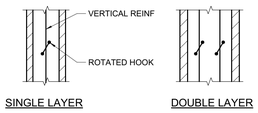


NOTES:
1. "W" DENOTES WIDTH OF OPENINGS. SEE ARCH DWGS FOR SIZE & LOCATION.
   "b" DENOTES DIMENSION BETWEEN OPENINGS. SEE ARCH DWGS.
2. DO NOT PLACE ELECTRICAL CONDUIT IN THE SAME CELL AS VERTICAL JAMB BARS. SEE 4/0-S1.40 & 8/0-S1.40.
3. MASONRY WALL PIERS SHALL NOT BE LESS THAN 16" WIDE SEE 9/0-S1.40
4. FOR DOUBLE LAYER REINFORCED WALLS, REINFORCING SHOWN OCCURS AT EACH FACE.
5. ALL HORIZONTAL REINFORCING IN CMU WALLS SHALL TERMINATE WITH 180° STANDARD HOOK UNO.
6. ALL VERTICAL REINFORCING SHALL BE FULL HEIGHT OF WALL UNO.

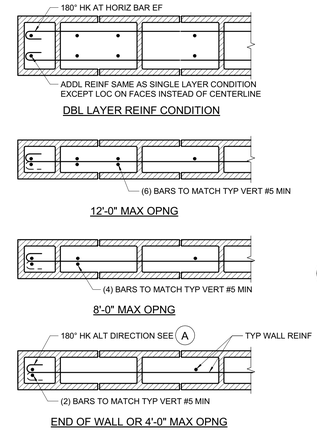
3 TYPICAL CMU WALL REINFORCING
3/8" = 1'-0"



7 CMU PILASTER REINFORCING
1" = 1'-0"



A HORIZ REINF 180° HOOK AT END OF WALL

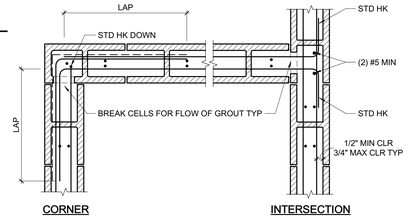


NOTES:
1. ALL JAMB BARS SHALL BE FULL HEIGHT OF WALL.
2. ELECTRICAL CONDUIT REQUIRED NEAR THE EDGE OF ANY OPENING GREATER THAN 4'-0" SHALL BE ROUTED VERTICALLY IN FIRST OPEN ADJACENT CELL (THAT IS WITHOUT JAMB BARS OR TYPICAL WALL BAR), THEN HORIZONTALLY TO DESIRED LOCATION.

8 REINFORCING AT JAMB OR END OF WALL
1" = 1'-0"

NOTES:
1. DETAILS SHOWN ARE FOR WALLS ONLY.
2. CONDUITS SHALL NOT BE LOCATED IN WALL PIERS PER 9/0-S1.40
3. CONDUIT SHALL BE SPACED 24"oc MIN APART.
4. DO NOT TIE CONDUIT TO PARALLEL REINFORCING.
5. PLACE CONDUIT IN CELLS WITHOUT REINFORCING.
6. DO NOT PLACE CONDUITS IN JAMB CELLS PER 8/0-S1.40

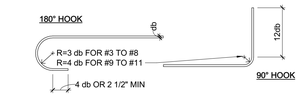
4 PIPES, CONDUIT, AND JUNCTION BOXES
1" = 1'-0"



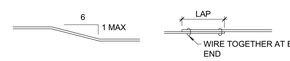
5 REINFORCING AT WALL INTERSECTIONS
1" = 1'-0"

MINIMUM BAR LAPS FOR REINFORCING STEEL AT MASONRY STRENGTH: 2000 PSI OR GREATER (STAGGER SPLICES)					
SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	12"	#6	54"	#9	82"
#4	24"	#7	64"		
#5	36"	#8	72"		

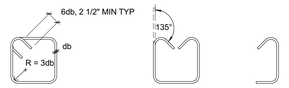
MINIMUM CLEARANCES 'CLR'
CMU TO BAR ½"
BAR TO BAR 2"
ALL REINFORCING BARS SHALL EXTEND AS FAR AS POSSIBLE



STANDARD HOOKS & BENDS

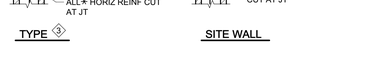


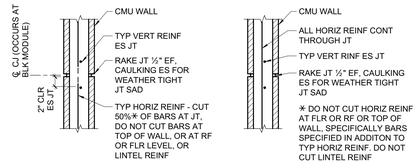
COL BAR & STRUCT OFFSET SPLICE

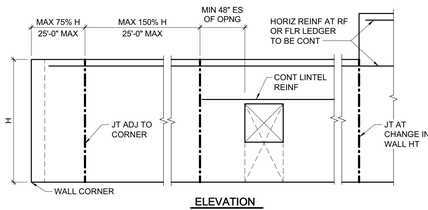


135° STIRRUP TIES #3, #4, #5 | STIRRUP #3, #4, #5 | CROSSTIE #3, #4, #5

1 TYPICAL CMU REINFORCING DETAILS (f'm = 2000psi MIN)
3/4" = 1'-0"







ELEVATION

2 CMU WALL CONTROL JOINT
3/4" = 1'-0"

CLIENT
GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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ZFA STRUCTURAL ENGINEERS
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RECONCILIATION SET

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER
5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
TYPICAL CMU DETAILS

Drawing No.
0-S1.40

SKA Project Number:

NOT FOR CONSTRUCTION

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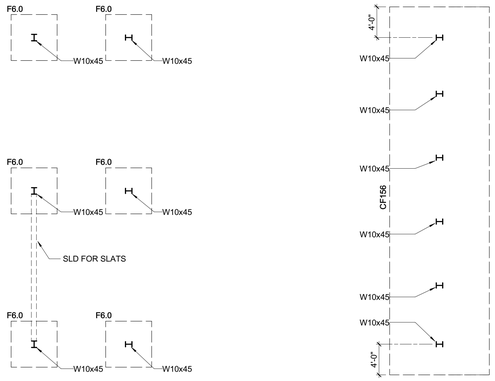
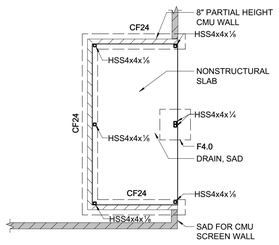


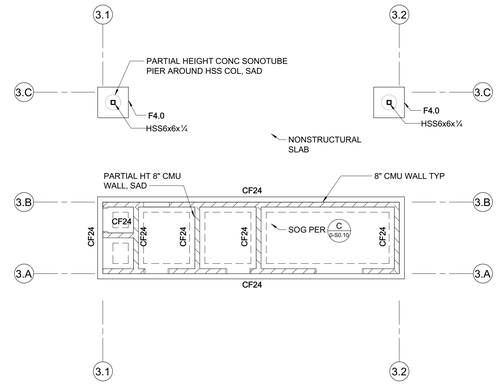
SHADE STRUCTURE FOUNDATION

1/8" = 1'-0"



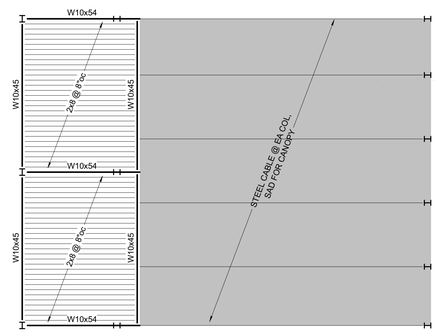
TRASH ENCLOSURE FOUNDATION

1/8" = 1'-0"



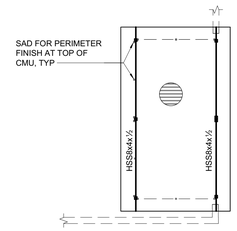
SCBA FOUNDATION

1/8" = 1'-0"



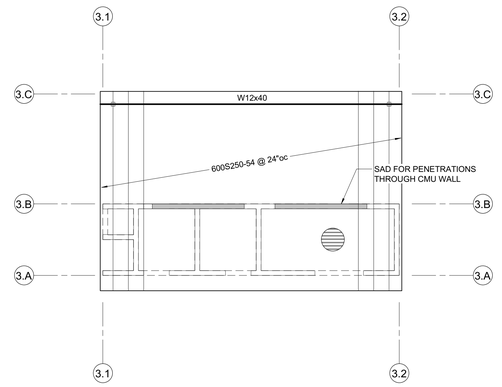
SHADE STRUCTURE ROOF

1/8" = 1'-0"



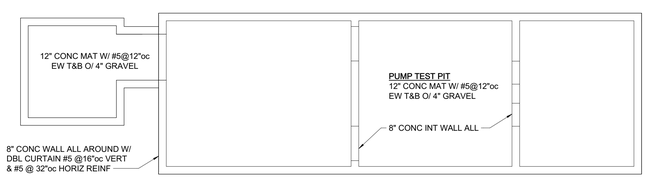
TRASH ENCLOSURE ROOF

1/8" = 1'-0"



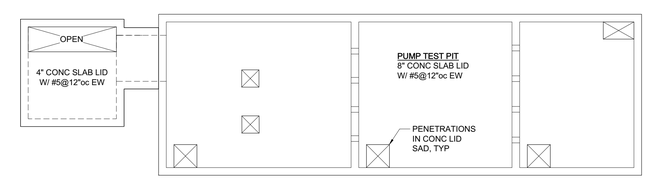
SCBA ROOF

1/8" = 1'-0"



TEST PUMP PIT FOUNDATION PLAN

3/16" = 1'-0"



TEST PUMP PIT SLAB AND CURB PLAN

3/16" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

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5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
FDN AND ROOF FRAMING PLANS - SITE STRUCTURES

Drawing No.
0-S2.10

SKA Project Number:

NOT FOR CONSTRUCTION

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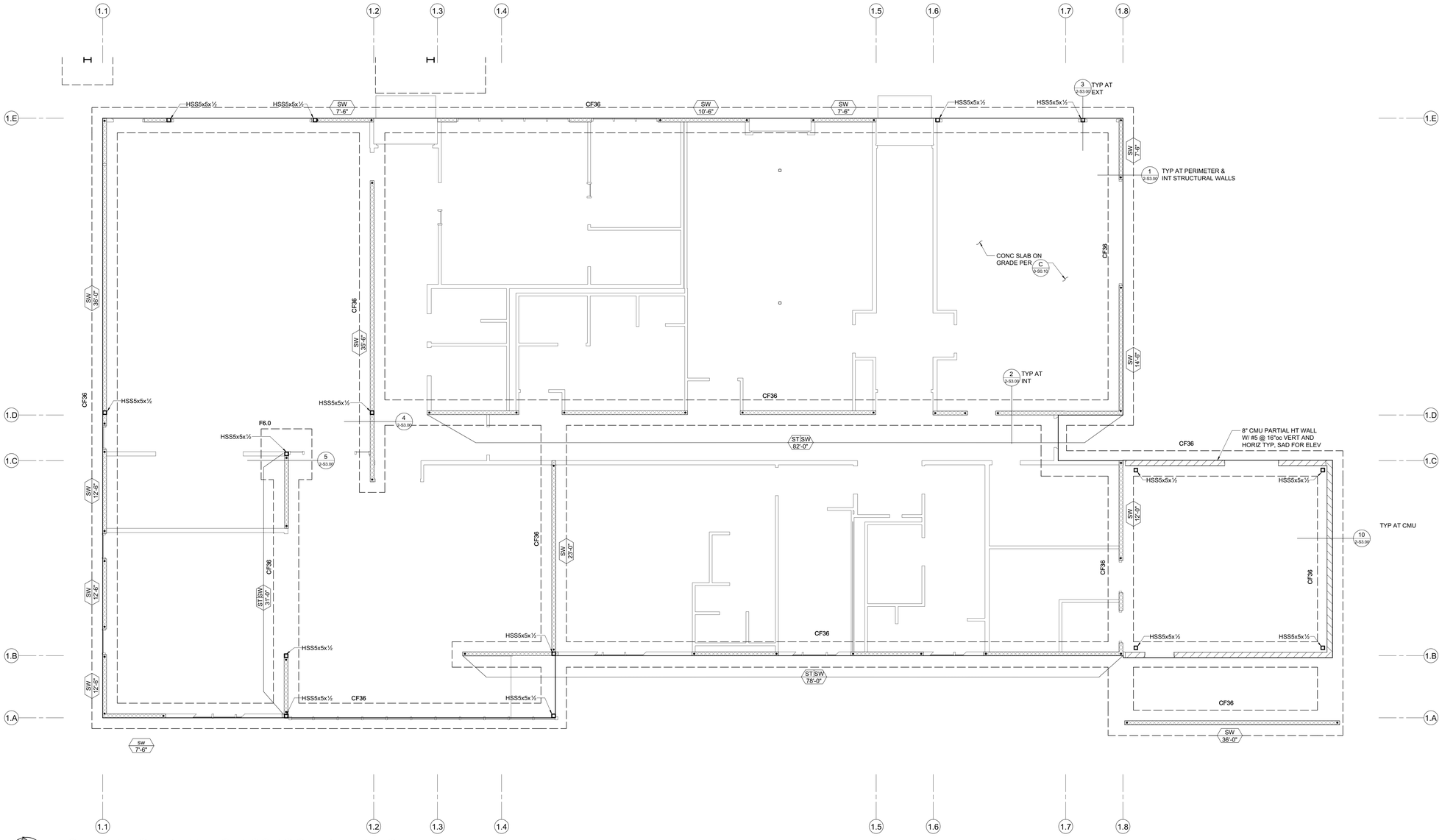

FOUNDATION PLAN - CLASSROOM BUILDING

3/16" = 1'-0"

FOUNDATION PLAN NOTES:

1. REFER TO SHEETS 0-S0.10, THROUGH 0-S1.40 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. SEE DETAILS OR CURB PLAN FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. PROVIDE LONGER ANCHOR BOLTS AT CURBS PER C/0-S0.10.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNO.
5. PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.
   - PIPES THROUGH FOOTINGS SHALL BE PER 2/0-S1.10 AND 3/0-S1.10 .
   - PIPES PARALLEL TO FOOTINGS SHALL BE PER 4/0-S1.10
   - PIPES AT SLAB ON GRADE SHALL BE PER 7/0-S1.10.
   - PIPES THROUGH WOOD FRAMING SHALL BE PER 2/0-S1.20 AND 5/0-S1.21
6. CONTRACTOR SHALL DETERMINE FOUNDATION STEP LOCATIONS BASED ON GEOTECHNICAL REPORT, CIVIL, ARCHITECTURAL AND LANDSCAPE DRAWINGS. STEP FOOTING PER 5/0-S1.10.

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION	SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/0-S1.20	INDICATES STRUCTURAL WALL.			INDICATES FOUNDATION.
A 10'-0" HDUx	7/0-S1.20 G/0-S0.10	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.	CF24		INDICATES CONTINUOUS FOOTING SIZE AND REINFORCING PER SCHEDULE.
			F2.0		INDICATES PAD FOOTING SIZE AND REINFORCING PER SCHEDULE.
A ST 20'-0" HDUx	12/0-S1.20	INDICATES STRAPPED SHEAR WALL WITH TYPE AND OVERALL WALL LENGTH, SEE ARCHITECTURAL DRAWINGS FOR OPENINGS."HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.	DS	8/0-S1.10 9/0-S1.10	INDICATES DEPRESSED SLAB, SEE ARCHITECTURAL AND PLUMBING DRAWINGS FOR COMPLETE LOCATIONS, DEPTH AND SLOPE INFORMATION.
	F/0-S0.10	INDICATES WOOD POST.			INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.
	8/0-S1.20	AT FOUNDATION	A 3 2'-8"	7/0-S1.20	INDICATES SHEAR WALL TYPE, MINIMUM NUMBER OF SILL BOLTS (IN ADDITION TO HOLDOWN BOLTS) AND MINIMUM WALL LENGTH.
		AT BEAM	88		INDICATES GRIDLINE
	6/0-S1.21	INDICATES STEEL COLUMN. LOCATE COLUMN AT ℄ OF WALL FRAMING (EACH WAY AS OCCURS) UNO.	1 S3.1		INDICATES ELEVATION.

SHEAR WALL SCHEDULE

SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE ¾"Ø BOLT FDN		AT FRAMING †			REMARKS
			2x SILL	3x SILL	16d	A35	SCREW †	
A	⅞" (32/16) CD	10d @ 6"oc	32"oc	48"oc	8"oc	24"oc	16"oc	
B	⅞" (32/16) CD	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	12"oc	
C	⅞" (32/16) CD	10d @ 3"oc	16"oc	24"oc	4"oc	12"oc	8"oc	3x MIN AT ALL ADJOINING PANEL EDGES
D	⅞" (32/16) CD	10d @ 2"oc	-	16"oc	(2) ROWS @ 3"oc	8"oc	6"oc	
E	⅞" (32/16) CD BOTH SIDES	10d @ 3"oc	-	12"oc	(2) ROWS @ 2"oc	6"oc	(2) ROWS @ 6"oc	

NOTES:
1. 2x SILL: SDS¼x4½" OR SDWS 0.22"x4". AT 3x SILL : SDS¼x6" OR SDWS 0.22"x6"
2. FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.

CONTINUOUS FOOTING SCHEDULE

MARK	'b'	'd'	REINF 'a'	REMARKS
CF24	24"	18"	(2) #6 T&B	
CF36	36"	36"	(3) #6 T&B	PROVIDE #3 TIES @ 24"oc
CF60	60"	36"	(7) #7 T&B	PROVIDE #4 TIES @ 8"oc
CF156	156"	36"	(10) #6 T&B	PROVIDE #3TIES @ 24"oc

PAD FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F3.0	3'-0" SQ x 18" DEEP	(4) #6 T&B EW
F4.0	4'-0" SQ x 18" DEEP	(5) #5 T&B EW
F6.0	6'-0" SQ x 36" DEEP	(5) #6 T&B EW
F8.0	8'-0" SQ x 24" DEEP	(6) #6 T&B EW
F10.0	10'-0" SQ x 24" DEEP	(8) #6 T&B EW

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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RECONCILIATION SET

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
FOUNDATION PLAN - CLASSROOMS

Drawing No.
1-S2.10

SKA Project Number:

NOT FOR CONSTRUCTION

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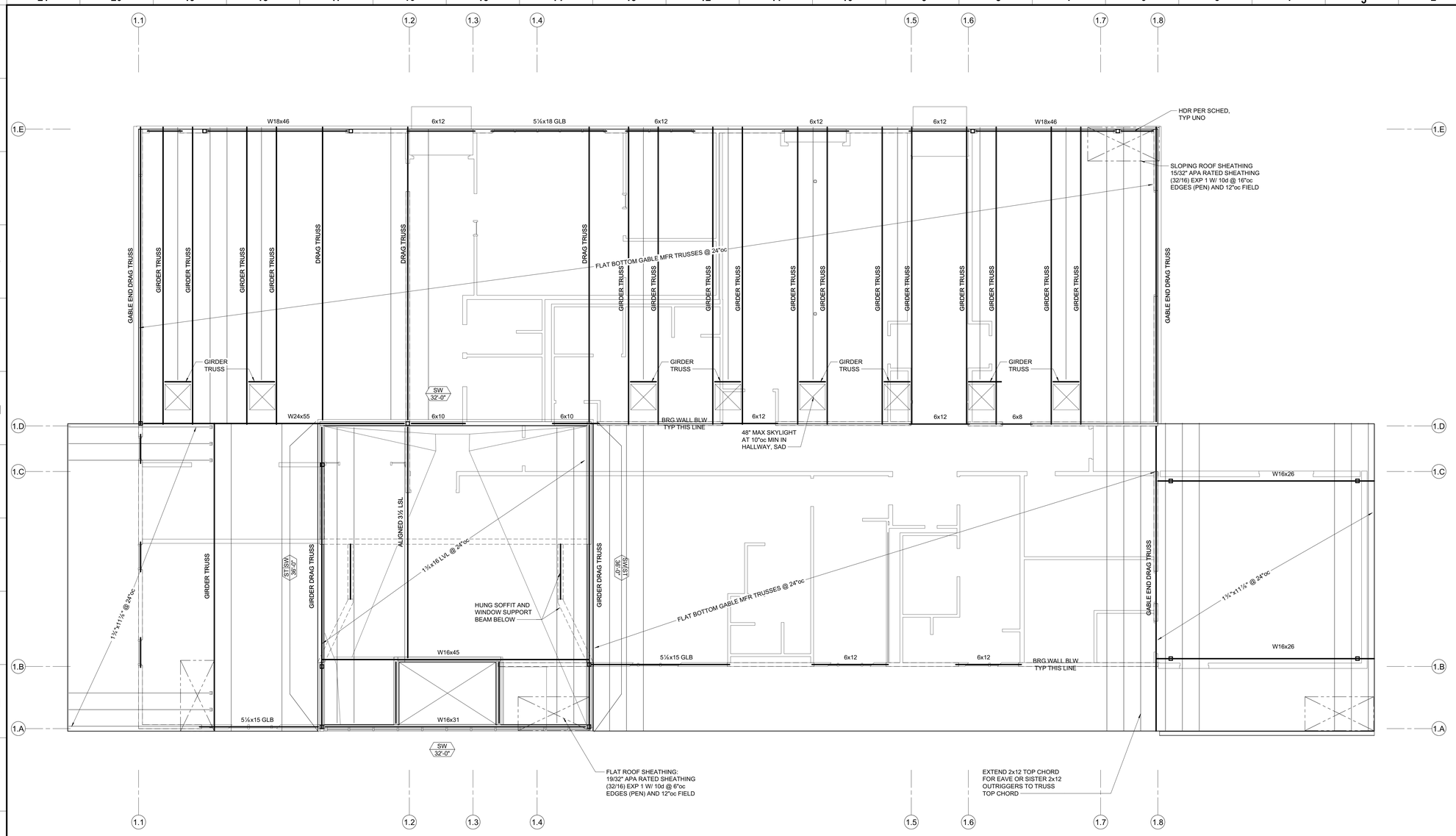

NORTH

ROOF PLAN - CLASSROOM BUILDING

3/16" = 1'-0"

FRAMING PLAN NOTES:

1. REFER TO SHEETS 0-S0.10, THROUGH 0-S1.40 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER 6/0-S1.20

   PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER 5/0-S1.20
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.
5. ELEVATIONS ON PLANS AND DETAILS "◊" ARE TO HEIGHTS ABOVE FINISHED GROUND FLOOR ELEVATION REFERENCE 0'-0". COORDINATE TOP OF FRAMING AND LEDGER HEIGHTS AS REQUIRED TO PROVIDE ROOF SLOPES AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/0-S1.20	INDICATES STRUCTURAL WALL.
	1/0-S1.20	INDICATES STRUCTURAL WALL ABOVE.
A 10'-0" HDUx	7/0-S1.20 G/0-S0.10	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
A ST 20'-0" HDUx	12/0-S1.20	INDICATES STRAPPED SHEAR WALL WITH TYPE AND OVERALL WALL LENGTH. SEE ARCHITECTURAL DRAWINGS FOR OPENINGS."HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
	F/0-S0.10	INDICATES WOOD POST.
•	8/0-S1.20	AT FOUNDATION — INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
•		AT BEAM
	6/0-S1.21	INDICATES STEEL COLUMN.
3½x12 GLB C=1"	F/0-S0.10	INDICATES GLULAM BEAM SIZE AND CAMBER. WHERE NO CAMBER IS SPECIFIED SEE WOOD FRAMING NOTES FOR TYPICAL GLULAM BEAM CAMBER.
	11/0-S1.20	INDICATES PANEL EDGE NAILING ALONG FULL LENGTH OF MEMBER.
	F/0-S0.10	INDICATES HANGER.

SYMBOL	REFERENCE DETAIL	DESCRIPTION
DRAG (100PLF)		INDICATES DRAG TRUSS, ALIGN WITH SHEAR WALLS BELOW OR BEYOND AS OCCUR. DESIGN DRAG TRUSS TO TRANSFER LOAD INDICATED FROM TOP CHORD TO BOTTOM CHORD. LAOD INDICATED IS ASD SEISMIC LOAD.
		INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.
88		INDICATES GRIDLINE
1 S3.1		INDICATES ELEVATION.
MU 1,000#	8/0-S1.21	INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT. SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION.
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.
STRAP		INDICATES POST WITH VERTICAL STRAP. POSTS WITH STRAP ARE FULL HEIGHT FROM SILL TO TOP PLATE.
A	1/0-S1.21	INDICATES TOP PLATE SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
A	2/0-S1.21	INDICATES LEDGER/RIM SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
A 4'-0"	3/0-S1.21	INDICATES TIE STRAP. SEE SCHEDULE FOR STRAP, NAILING AND LENGTH.
		INDICATES CONCRETE MASONRY UNIT WALL.

TIE STRAP SCHEDULE

MARK	STRAP	MIN. NAILING ES OF •	MAX. NAIL SPACING (SEE NOTES #1 & #2) CASE 1	CASE 2 EL	CASE 2 RL	MIN. END LENGTH (EL)
A	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
B	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
C	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"
D	CMST14	(33) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	32"
E	CMST12	(43) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	48"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF •.

TOP PLATE SPLICE SCHEDULE

MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
A	(12) 16d PER 4'-0" MIN LAP	MSTC28
B	(22) 16d PER 4'-0" MIN LAP	MSTC40
C	(26) 16d PER 6'-0" MIN LAP	MSTC52
D	(32) 16d PER 6'-0" MIN LAP	MSTC66
E	(36) 16d PER 8'-0" MIN LAP	MSTC28 EA SIDE
F	(44) 16d PER 8'-0" MIN LAP	MSTC40 EA SIDE
G	(50) 16d PER 10'-0" MIN LAP	MSTC52 EA SIDE

SHEAR WALL SCHEDULE

SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE ⅞"ø BOLT FDN 2x SILL	ANCHORAGE ⅞"ø BOLT FDN 3x SILL	ANCHORAGE AT FRAMING 2 16d	ANCHORAGE AT FRAMING 2 A35	ANCHORAGE AT FRAMING 2 SCREW 3	REMARKS
A	15/32 " (32/16) CD	10d @ 6"oc	32"oc	48"oc	8"oc	24"oc	16"oc	
B	15/32 " (32/16) CD	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	12"oc	
C	15/32 " (32/16) CD	10d @ 3"oc	16"oc	24"oc	4"oc	12"oc	8"oc	
D	15/32 " (32/16) CD	10d @ 2"oc	-	16"oc	(2) ROWS @ 3"oc	8"oc	6"oc	3x MIN AT ALL ADJOINING PANEL EDGES
E	15/32 " (32/16) CD **BOTH SIDES**	10d @ 3"oc	-	12"oc	(2) ROWS @ 2"oc	6"oc	(2) ROWS @ 6"oc	

NOTES:
1. 2x SILL: SDS¼x4½" OR SDWS 0.22"x4". AT 3x SILL : SDS¼x6" OR SDWS 0.22"x6"
2. FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.

LEDGER SPLICE SCHEDULE

MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
A	1	MSTA24	-	
B	1	MSTA30	-	
C	2	MSTI48	3	MSTI60
D	2	CMST14x5'-6"	3	CMST14x6'-0"
E	2	(2) MSTI48	4	℄ ¼" W/ (6) 1"ø MB ES OF SPLICE

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GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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RECONCILIATION SET

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Revision Number	DATE	ISSUE DESCRIPTION

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
ROOF FRAMING PLAN - CLASSROOMS

Drawing No.
1-S2.20

SKA Project Number:

NOT FOR CONSTRUCTION

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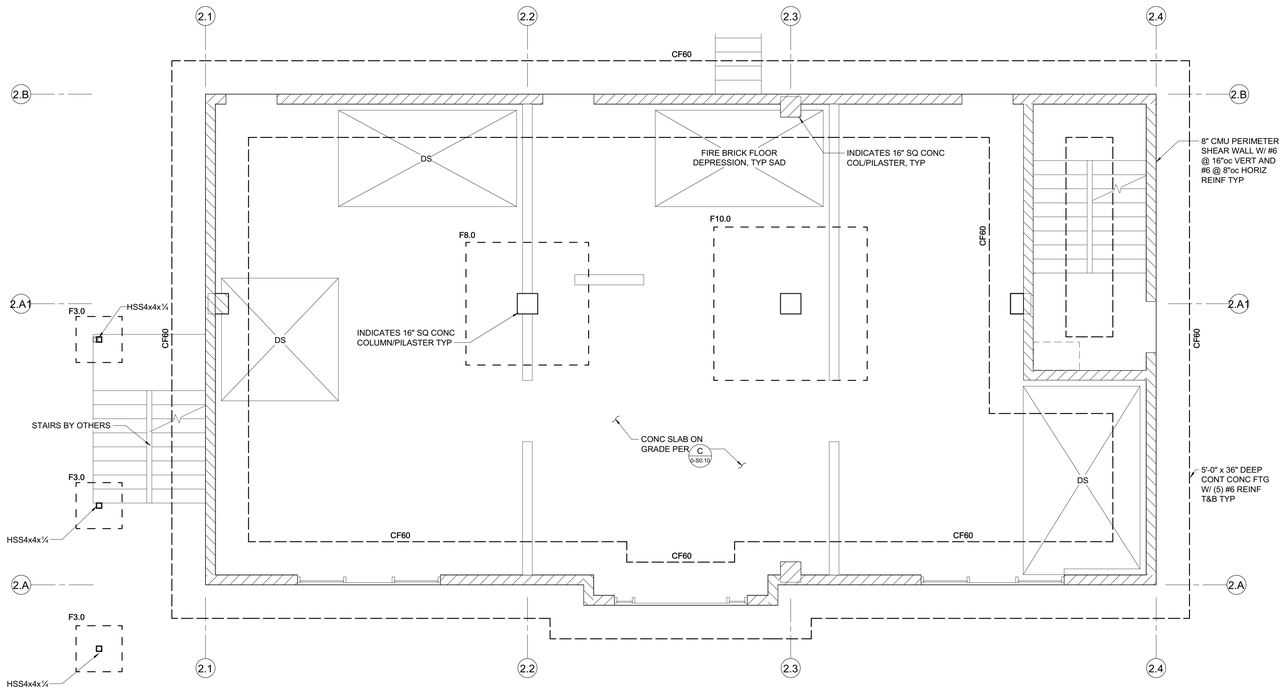
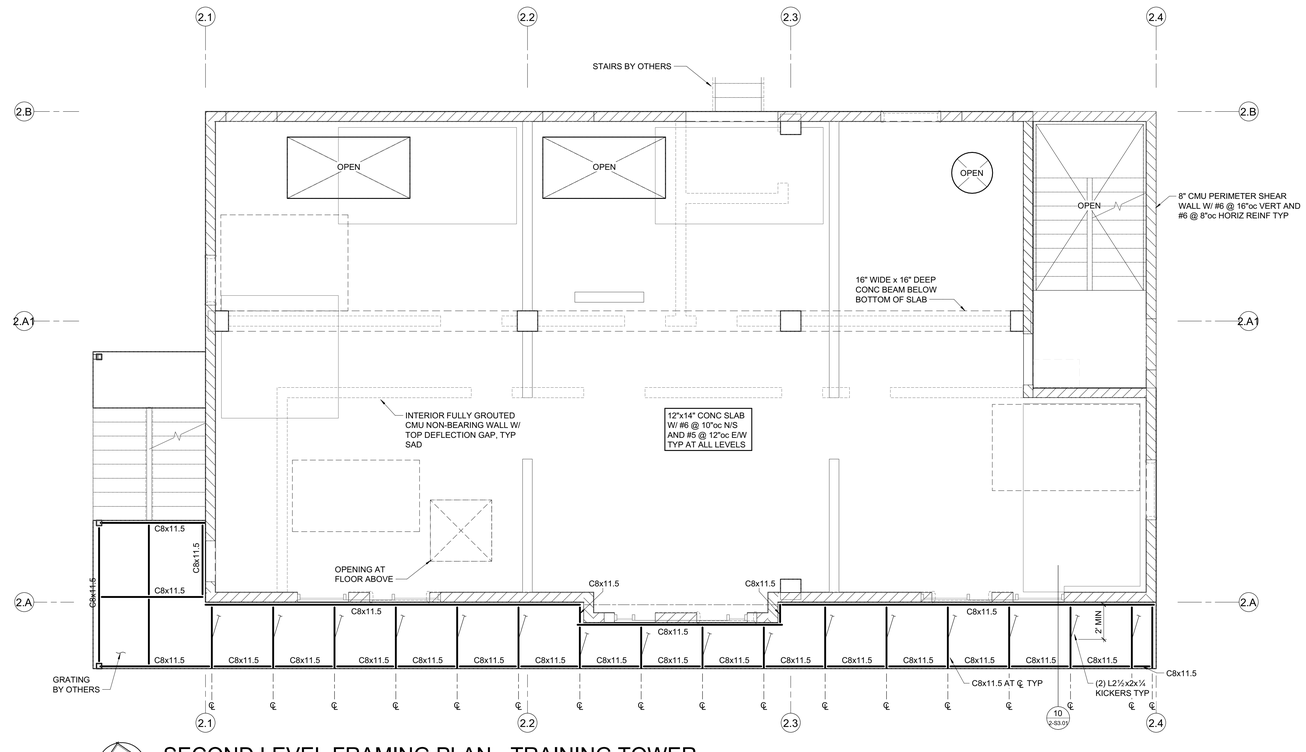


NORTH

FOUNDATION PLAN - TRAINING TOWER

1/4" = 1'-0"



NORTH

SECOND LEVEL FRAMING PLAN - TRAINING TOWER

1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. REFER TO SHEETS 0-S0.10 THROUGH 0-S1.40 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. SEE DETAILS OR CURB PLAN FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. PROVIDE LONGER ANCHOR BOLTS AT CURBS PER C/0-S0.10.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNO.
5. PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PIPES THROUGH FOOTINGS SHALL BE PER 2/0-S1.10 AND 3/0-S1.10.

   PIPES PARALLEL TO FOOTINGS SHALL BE PER 4/0-S1.10

   PIPES AT SLAB ON GRADE SHALL BE PER 7/0-S1.10

   PIPES THROUGH WOOD FRAMING SHALL BE PER 2/0-S1.20 AND 5/0-S1.21
6. CONTRACTOR SHALL DETERMINE FOUNDATION STEP LOCATIONS BASED ON GEOTECHNICAL REPORT, CIVIL, ARCHITECTURAL AND LANDSCAPE DRAWINGS. STEP FOOTING PER 5/0-S1.10.

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/0-S1.20	INDICATES STRUCTURAL WALL.
A 10'-0" HDUx	7/0-S1.20 G/0-S0.10	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
A ST 20'-0" HDUx	12/0-S1.20	INDICATES STRAPPED SHEAR WALL WITH TYPE AND OVERALL WALL LENGTH, SEE ARCHITECTURAL DRAWINGS FOR OPENINGS. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
	F/0-S0.10	INDICATES WOOD POST.
	8/0-S1.20	AT FOUNDATION; AT BEAM — INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
O, □, I	6/0-S1.21	INDICATES STEEL COLUMN. LOCATE COLUMN AT ℄ OF WALL FRAMING (EACH WAY AS OCCURS) UNO.
		INDICATES FOUNDATION.
CF24		INDICATES CONTINUOUS FOOTING SIZE AND REINFORCING PER SCHEDULE.
F2.0		INDICATES PAD FOOTING SIZE AND REINFORCING PER SCHEDULE.
DS	8/0-S1.10 9/0-S1.10	INDICATES DEPRESSED SLAB, SEE ARCHITECTURAL AND PLUMBING DRAWINGS FOR COMPLETE LOCATIONS, DEPTH AND SLOPE INFORMATION.
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.
A 3 2'-8"	7/0-S1.20	INDICATES SHEAR WALL TYPE, MINIMUM NUMBER OF SILL BOLTS (IN ADDITION TO HOLDOWN BOLTS) AND MINIMUM WALL LENGTH.
88		INDICATES GRIDLINE
1 S3.1		INDICATES ELEVATION.

CONTINUOUS FOOTING SCHEDULE

MARK	'b'	'd'	REINF 'a'	REMARKS
CF24	24"	18"	(2) #6 T&B	
CF36	36"	36"	(3) #6 T&B	PROVIDE #3 TIES @ 24"oc
CF60	60"	36"	(7) #7 T&B	PROVIDE #4 TIES @ 8"oc
CF156	156"	36"	(10) #6 T&B	PROVIDE #3TIES @ 24"oc

PAD FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F3.0	3'-0" SQ x 18" DEEP	(4) #6 T&B EW
F4.0	4'-0" SQ x 18" DEEP	(5) #5 T&B EW
F6.0	6'-0" SQ x 36" DEEP	(5) #6 T&B EW
F8.0	8'-0" SQ x 24" DEEP	(6) #6 T&B EW
F10.0	10'-0" SQ x 24" DEEP	(8) #6 T&B EW

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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ALAMEDA COUNTY FIRE TRAINING CENTER

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Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
FOUNDATION AND 2ND FLOOR FRAMING PLAN - TOWER

Drawing No.
2-S2.10

SKA Project Number:

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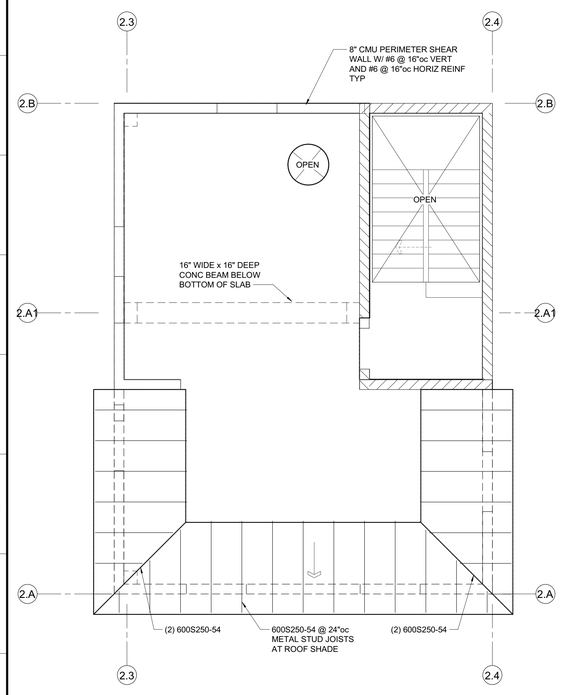
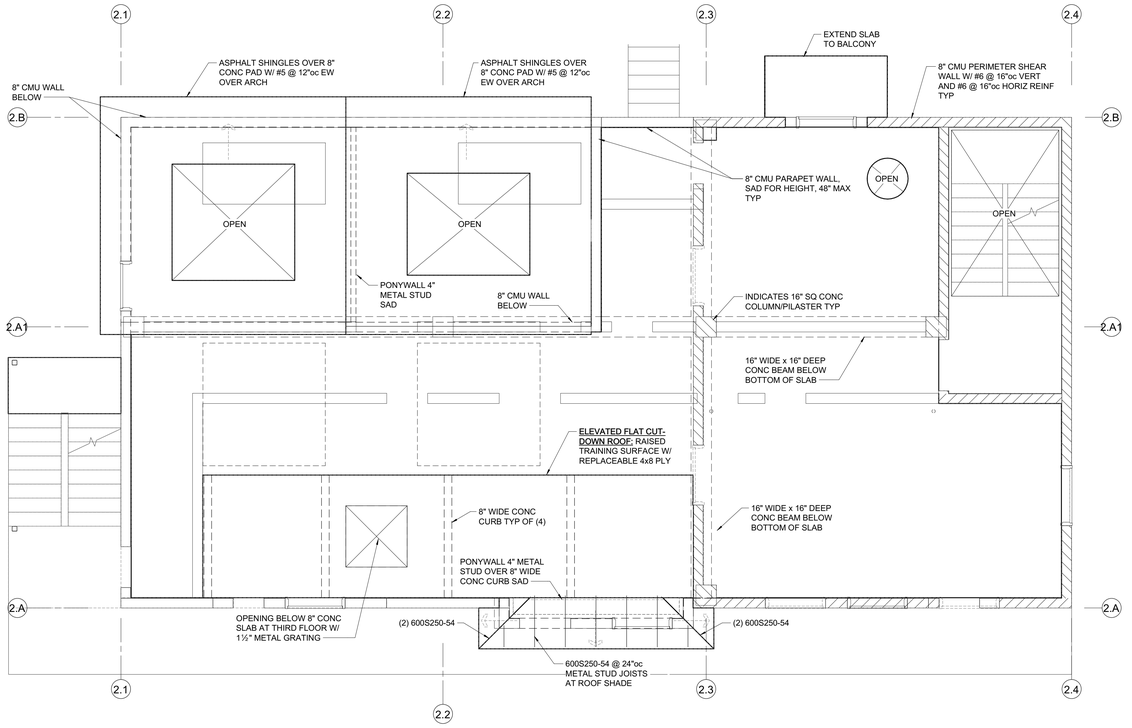


NORTH

FIFTH LEVEL FRAMING PLAN - TRAINING TOWER

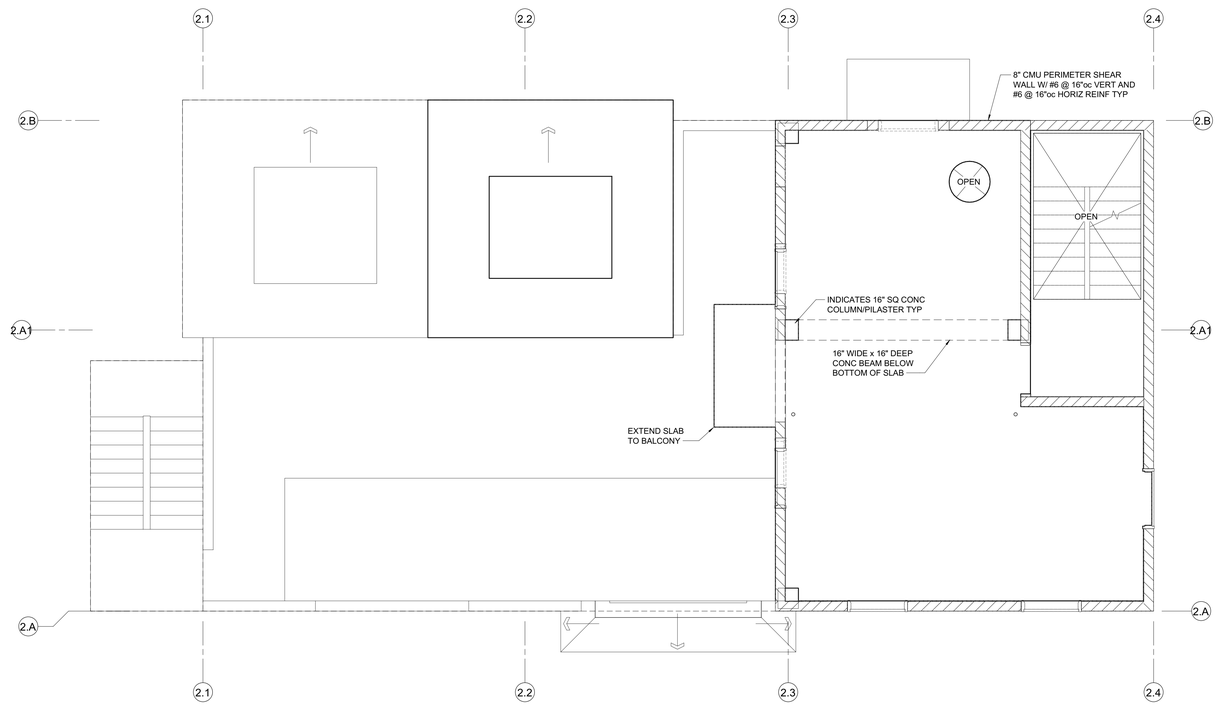
1/4" = 1'-0"



NORTH

THIRD LEVEL FRAMING PLAN - TRAINING TOWER

1/4" = 1'-0"



NORTH

FOURTH LEVEL FRAMING PLAN - TRAINING TOWER

1/4" = 1'-0"

FRAMING PLAN NOTES:

1. REFER TO SHEETS0-S0.10, THROUGH 0-S1.40 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER 6/0-S1.20

   PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER 5/0-S1.20
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.
5. ELEVATIONS ON PLANS AND DETAILS "∅" ARE TO HEIGHTS ABOVE FINISHED GROUND FLOOR ELEVATION REFERENCE 0'-0". COORDINATE TOP OF FRAMING AND LEDGER HEIGHTS AS REQUIRED TO PROVIDE ROOF SLOPES AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/0-S1.20	INDICATES STRUCTURAL WALL.
	1/0-S1.20	INDICATES STRUCTURAL WALL ABOVE.
A 10'-0" HDUx	7/0-S1.20 G/0-S0.10	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
A ST 20'-0" HDUx	12/0-S1.20	INDICATES STRAPPED SHEAR WALL WITH TYPE AND OVERALL WALL LENGTH, SEE ARCHITECTURAL DRAWINGS FOR OPENINGS."HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
	F/0-S0.10	INDICATES WOOD POST.
	8/0-S1.20	AT FOUNDATION — INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
		AT BEAM
	6/0-S1.21	INDICATES STEEL COLUMN.
5¼x12 GLB Cx1"	F/0-S0.10	INDICATES GLULAM BEAM SIZE AND CAMBER. WHERE NO CAMBER IS SPECIFIED SEE WOOD FRAMING NOTES FOR TYPICAL GLULAM BEAM CAMBER.
	11/0-S1.20	INDICATES PANEL EDGE NAILING ALONG FULL LENGTH OF MEMBER.
	F/0-S0.10	INDICATES HANGER.
DRAG (100PLF)		INDICATES DRAG TRUSS, ALIGN WITH SHEAR WALLS BELOW OR BEYOND AS OCCUR. DESIGN DRAG TRUSS TO TRANSFER LOAD INDICATED FROM TOP CHORD TO BOTTOM CHORD. LAOD INDICATED IS ASD SEISMIC LOAD.
		INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.
88		INDICATES GRIDLINE
1 S3.1		INDICATES ELEVATION.
MU 1,000#	8/0-S1.21	INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT. SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION.
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.
STRAP		INDICATES POST WITH VERTICAL STRAP. POSTS WITH STRAP ARE FULL HEIGHT FROM SILL TO TOP PLATE.
A	1/0-S1.21	INDICATES TOP PLATE SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
A	2/0-S1.21	INDICATES LEDGER/RIM SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
A 4'-0"	3/0-S1.21	INDICATES TIE STRAP. SEE SCHEDULE FOR STRAP, NAILING AND LENGTH.
		INDICATES CONCRETE MASONRY UNIT WALL.

CLIENT

GENERAL SERVICES AGENCY — GSA — COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

ZFA STRUCTURAL ENGINEERS
1212 fourth street | suite z zfa.com
santa rosa ca 95404 707.526.0992
zfa job no.23656

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RECONCILIATION SET

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
3RD, 4TH, 5TH, FLOOR/ROOF FRAMING PLAN - TOWER

Drawing No.
2-S2.20

SKA Project Number:

NOT FOR CONSTRUCTION

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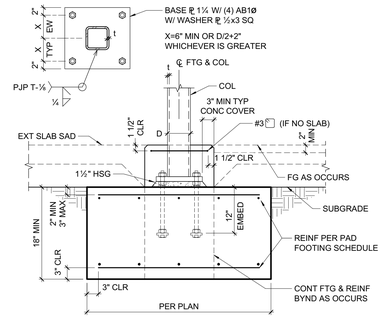
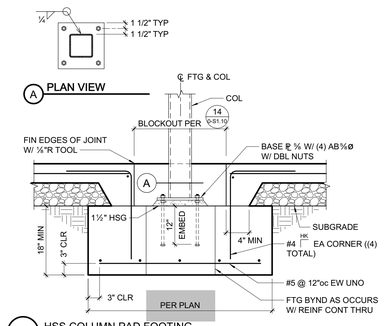
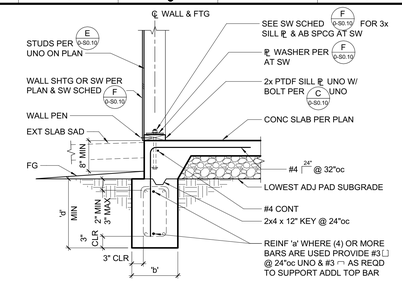


9 HSS COLUMN PAD FOOTING
3/4" = 1'-0"

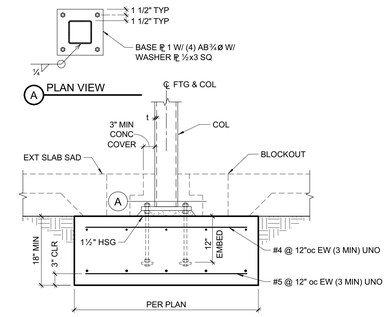


5 HSS COLUMN PAD FOOTING
3/4" = 1'-0"

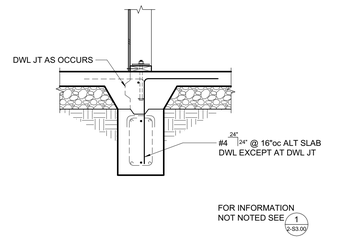


CONTINUOUS FOOTING SCHEDULE				
MARK	'b'	'd'	REINF 'a'	REMARKS
CF24	24"	18"	(2) #6 T&B	
CF36	36"	36"	(3) #6 T&B	PROVIDE #3 TIES @ 24"oc
CF60	60"	36"	(7) #7 T&B	PROVIDE #4 TIES @ 8"oc
CF156	156"	36"	(10) #6 T&B	PROVIDE #3TIES @ 24"oc

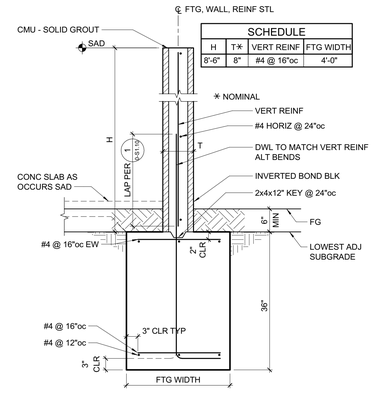
1 TYPICAL EXTERIOR FOOTING
3/4" = 1'-0"



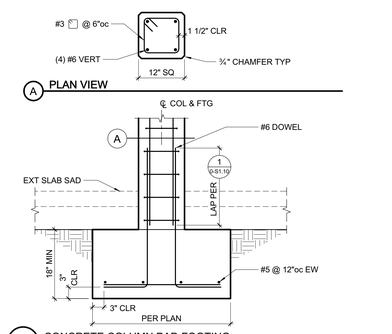
7 HSS COLUMN PAD FOOTING
3/4" = 1'-0"



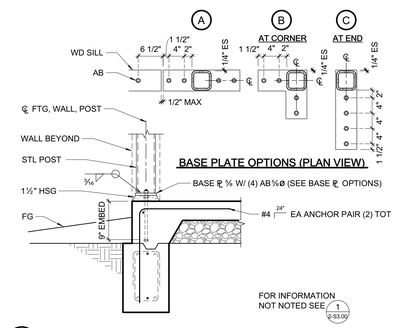
2 INTERIOR FOOTING AT SHEAR WALL
3/4" = 1'-0"



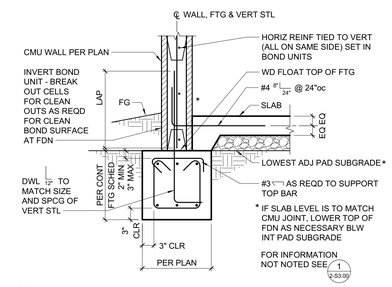
11 CMU SITE WALL
3/4" = 1'-0"



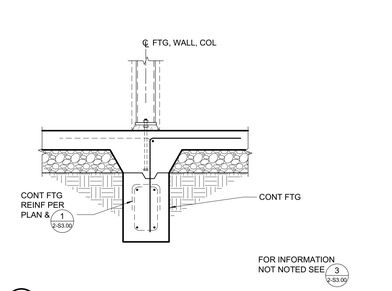
8 CONCRETE COLUMN PAD FOOTING
3/4" = 1'-0"



3 HSS COLUMN AT EXTERIOR FOOTING
3/4" = 1'-0"



10 CMU WALL FOOTING
3/4" = 1'-0"



4 HSS COLUMN AT INTERIOR FOOTING
3/4" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY
COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE
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zfa job no.23656

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RECONCILIATION SET

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
FOUNDATION DETAILS

Drawing No.
2-S3.00

SKA Project Number:

NOT FOR CONSTRUCTION

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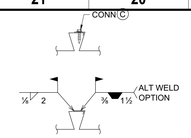
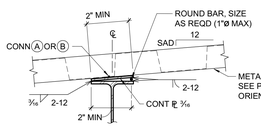


EPICORE DECK:
LAYOUT DECK SHEETS SO THAT SIDE SPLICES OCCUR ONLY AT SEAMED EDGES, AS SHOWN

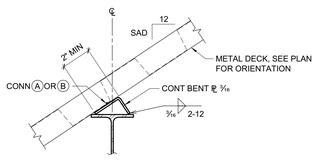
RIBBED DECK:
CRIMP BEFORE WELDING

NOTE:
BUTTON PUNCH AND VERCO SIDE LAP CONN NOT SHOWN.

18 TYPICAL DECK SIDE LAP CONNECTION
3" = 1'-0"

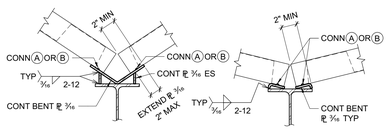


OPTION 2 (LOW SLOPE)

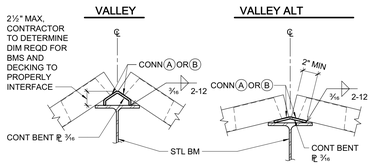


OPTION 1

SINGLE SLOPE



VALLEY | VALLEY ALT



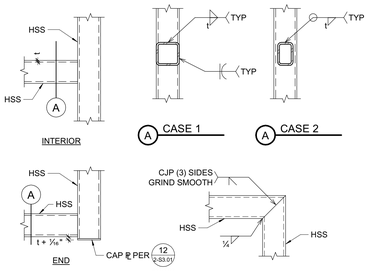
RIDGE/HIP | RIDGE/HIP ALT

NOTE:
OMIT ADDITIONAL BEARING ℄ WHERE DECK SLOPE < ¼" PER 12"

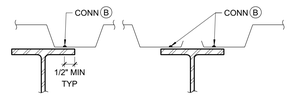
20 TYPICAL SLOPED DECK SUPPORT
1 1/2" = 1'-0"

RIBBED SS DECK:
LAYOUT DECK SHEETS SO THAT SIDE SPLICES OCCUR ONLY AT SEAMED EDGES, AS SHOWN

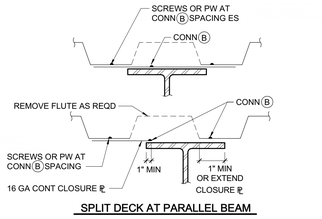
RIBBED DECK:
CRIMP BEFORE WELDING



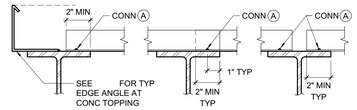
16 TYPICAL HSS TO HSS CONNECTION
3/4" = 1'-0"



DECK PARALLEL TO BEAM



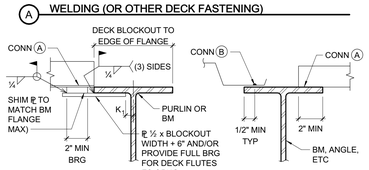
SPLIT DECK AT PARALLEL BEAM



END JOINT | LAP JOINT | BUTT JOINT

DECK PERPENDICULAR TO BEAM

A WELDING (OR OTHER DECK FASTENING)

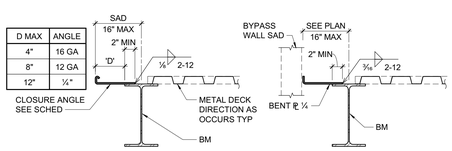


END BEARING AT BLOCKOUT (18" MAX) | CHANGE IN DIRECTION

NOTES:
1. WELD OR DECK FASTENERS PER SCHEDULE. FOR DECKING SCHEDULE SEE . AS SHOWN IN THIS DETAIL, PROVIDE ARC SEAM WELD "◡" AT SAME SPACING AS ARC SPOT WELD "◯" PER .

17 TYPICAL STEEL DECK SUPPORT AND WELDING
3/4" = 1'-0"

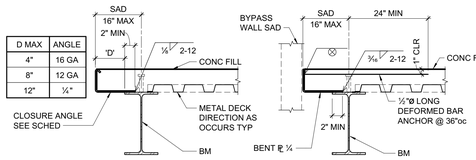
D MAX	ANGLE
4"	16 GA
8"	12 GA
12"	¼"



UNTOPPED DECK AT OPENING

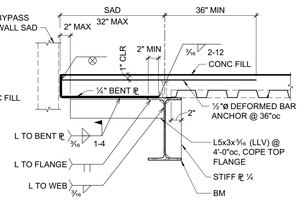
UNTOPPED DECK AT BYPASS WALL

D MAX	ANGLE
4"	16 GA
8"	12 GA
12"	¼"



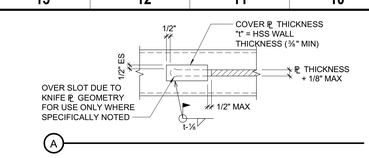
TOPPED DECK AT OPENING

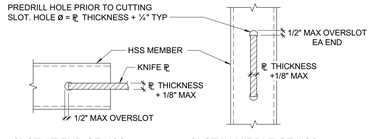
TOPPED DECK AT BYPASS WALL



TOPPED DECK AT LARGE OVERHANG

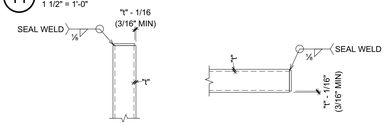
19 TYPICAL EDGE OF DECK
1" = 1'-0"





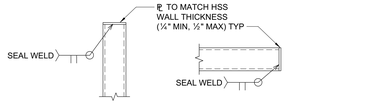
SLOT AT END OF HSS | SLOT IN MIDDLE OF HSS

11 TYPICAL SLOTTED HSS FOR GUSSET CONNECTION
1 1/2" = 1'-0"



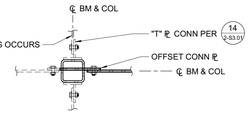
AT COLUMN | AT BEAM

ALTERNATE

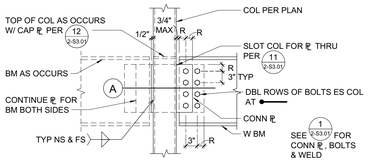


AT COLUMN | AT BEAM

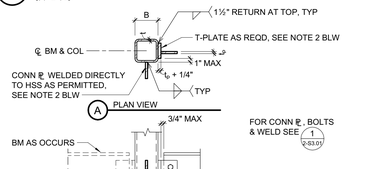
12 TYPICAL CAP PLATE
3/4" = 1'-0"



A PLAN VIEW

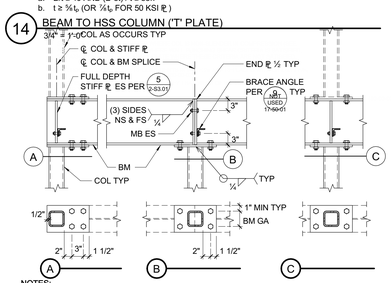


13 BEAM EACH SIDE TO HSS COLUMN
3/4" = 1'-0"



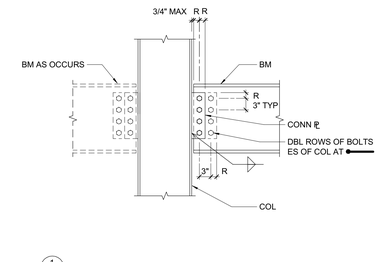
NOTES:
1. DETAIL IS NOT PERMITTED AS SFRS CONNECTIONS UNO.
2. IT IS PERMITTED TO OMIT T-PLATE AND WELD CONN ℄ DIRECTLY TO FACE OF HSS COL WHERE BOTH OF THE FOLLOWING ARE SATISFIED:
   a. B/t ≤ 40 AND (B-3t) / t ≤ 33.7
   b. t ≥ 5/16 (OR 7/16 FOR 50 KSI ℄)

14 BEAM TO HSS COLUMN ("T" PLATE)
3/4" = 1'-0" COL AS OCCURS TYP



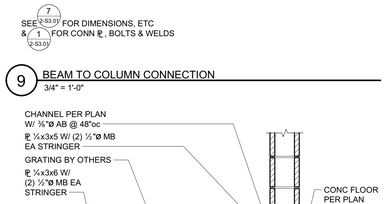
NOTES:
1. ALL COLUMN CAP PLATES SHALL BE THE SAME WIDTH AS BEAM FLANGE (OR COLUMN DIMENSION + ½", WHICHEVER IS GREATER), THICKNESS SAME AS BEAM FLANGE, ½" MINIMUM.
2. ALL FASTENERS TO BE MB¾ø.

15 COLUMN ABOVE AND BELOW
3/4" = 1'-0"



SEE 1 2-S3.01 FOR CONN ℄, BOLTS, & WELD

6 BEAM TO COLUMN FLANGE CONNECTION
3/4" = 1'-0"



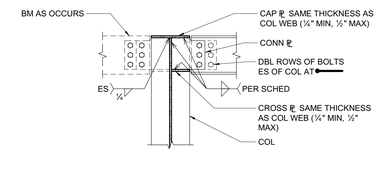
NOTE:
WHERE CONTINUITY PLATES CONFLICT W/ THIS DETAIL, USE THICKER PLATE & DEEPEN CONNECTION ℄ AS SHOWN DASHED

SEE 1 2-S3.01 FOR CONN ℄, BOLTS, & WELD

7 BEAM TO COLUMN WEB
3/4" = 1'-0"

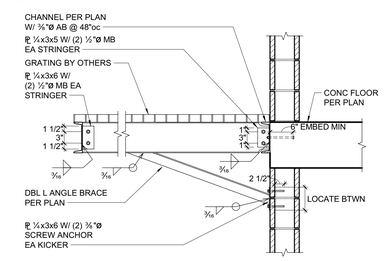
SEE 6 2-S3.01 FOR DIMENSIONS, ETC & 1 2-S3.01 FOR CONN ℄, BOLTS & WELDS

8 BEAM TO COLUMN CONNECTION
3/4" = 1'-0"



SEE 7 2-S3.01 FOR DIMENSIONS, ETC & 1 2-S3.01 FOR CONN ℄, BOLTS & WELDS

9 BEAM TO COLUMN CONNECTION
3/4" = 1'-0"

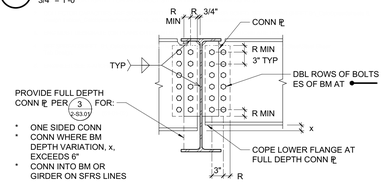


10 TYPICAL KICKER
3/4" = 1'-0"

BEAM DEPTH	NO. BOLTS PER ROW 2	CONN. PLATE	WELD SIZE
W8, W10	2	℄ ¾	5/16"
W12, W14	3	℄ ¾	5/16"
W16	4	℄ ¾	5/16"
W18	5	℄ ¾	5/16"
W21	6	℄ ¾	5/16"
W24	6	℄ ½	5/16"
W27	7	℄ ½	5/16"
W30	8	℄ ½	5/16"
W33	9	℄ ½	5/16"
W36	10	℄ ½	5/16"

NOTES:
1. R = 1½" SEE TYP CONNECTION DETAILS. BOLT SPACING AND EDGE DISTANCE SHALL CONFORM TO AISC SPECIFICATIONS.
2. GRADE A307 GRADE A ¾"ø MACHINE BOLTS (MB) UNO.
3. A COMPLETE PENETRATION BEVEL WELD MAY BE SUBSTITUTED FOR THE FILLET WELDS SPECIFIED.
4. USE ASTM A36 CONNECTION PLATES UNO.
5. HOLE SIZE = BOLT SIZE + 1/16", SHORT SLOTTED HOLES (+ 1/16" VERT, + ¼" HORIZ) MAY BE SUBSTITUTED (EXCEPT AS NOTED). ROUND HOLES ARE REQUIRED AT SFRS CONNECTIONS.
6. USE SAME CONNECTIONS AT CHANNELS. FOR W6, C6 & ANGLES USE PLATE, WELD & BOLT SIZE PER W8 & SEE 4/2-S3.01 .

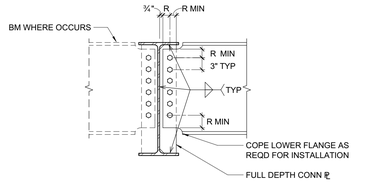
1 ¾"ø MACHINE BOLT (MB) CONNECTION SCHEDULE
3/4" = 1'-0"



* ONE SIDED CONN
* CONN WHERE BM DEPTH VARIATION, x, EXCEEDS 6"
* CONN INTO BM OR GIRDER ON SFRS LINES

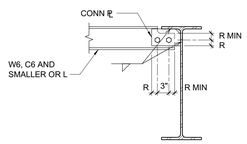
SEE 1 2-S3.01 FOR CONN ℄, BOLTS, & WELD

2 TYPICAL BEAM TO BEAM CONNECTION
3/4" = 1'-0"



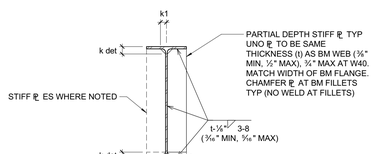
SEE 1 2-S3.01 FOR CONN ℄, BOLTS, & WELD

3 TYPICAL FULL DEPTH BEAM TO BEAM CONNECTION
3/4" = 1'-0"



SEE 1 2-S3.01 FOR CONN ℄, BOLTS, & WELD

4 TYPICAL SHALLOW BEAM DETAIL
3/4" = 1'-0"



5 TYPICAL BEAM WEB STIFFENER PLATE DETAIL
3/4" = 1'-0"

CLIENT
GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

ZFA STRUCTURAL ENGINEERS
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santa rosa ca 95404 707.526.0992
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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title: STEEL DETAILS

Drawing No.: 2-S3.01

SKA Project Number:

NOT FOR CONSTRUCTION

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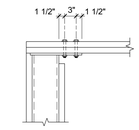
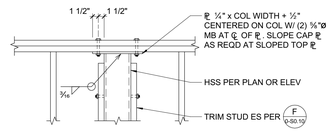
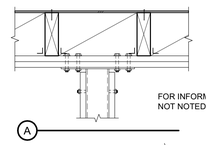
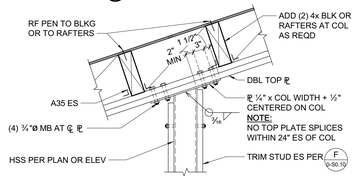


AT END OF WALL



1 HSS COLUMN AT TOP PLATE
3/4" = 1'-0"





2 HSS COLUMN AT TOP PLATE
3/4" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY
GSA
COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT
	10/02/2024	100% DESIGN DEVELOPMENT FDN & STL

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
SITE FRAMING PLANS AND DETAILS

Drawing No.
3-S2.10

SKA Project Number:

NOT FOR CONSTRUCTION

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ARCHITECTURAL SITE PLAN - Dependent 1 | A1

RE: A4/ A-2-201 | 1" = 30'-0"

GENERAL NOTES

LEGEND

PROPERTY LINE (SEE CIVIL DRAWINGS FOR LIMITS OF WORK)

FIRE ACCESS LANE, TYPICAL
PAVERS, SCD
VEHICULAR CONCRETE PAVING, SCD FOR TYPES
PEDESTRIAN CONCRETE PAVING, SCD
VEHICLE PERMEABLE PAVER SYSTEM, SCD
TRUNCATED DOMES; SCD
STRIPED ACCESSIBLE PATHWAY
LANDSCAPE, SLD
GRAVEL, SCD
EXTERIOR FITNESS AREA
EX-1 SITE SIGNAGE & TAG; SEE SCHEDULE ON A-###
S1 SITE LIGHT POLE; SED
(E) TREE, SLD
(N) TREE; SLD
NEAREST BUS STOP LOCATION

SIGNAGE CONTENT SCHEDULE

SIGN TYPE	SIGNAGE INFO
E.ID01	ENTRY ID
E.ID02	BUILDING ADDRESS ID
E.ID03	ENTRY VINYL
E.RG01	SHOWER AND EYE WASH ID
E.RG02	SHOWER AND EYE WASH ID FLAG SIGN
I.ID01	CLASSROOM SIGN
I.ID02	ROOM ID
I.ID03	OFFICE ID
I.ID04	RESTROOM WALL ID
I.ID05	RESTROOM DOOR ID
I.RG01	EGRESS ID
I.RG02	MAXIMUM OCCUPANCY SIGN
I.RG03	AUTHORIZED PERSONNEL ONLY SIGN
I.RG04	RESTRICTED ACCESS
I.WF01	DIRECTIONAL
S-ID01	MONUMENT ID
S-ID02	BUILDING ID
S.RG01	PARKING REGULATORY SIGN
S.RG02	ACCESSIBLE PARKING ID
S.RG03	EGRESS SITE ID
S.RG04	AUTHORIZED PERSONNEL SITE SIGN
S.WF01	VEHICLE DIRECTIONAL
S.WF02	PEDESTRIAN DIRECTIONAL

KEYNOTE

02.002	EXISTING ELECTRICAL CABINET, PRESERVE & PROTECT
02.003	EXISTING FIRE HYDRANT, PRESERVE & PROTECT
10.015	MAIN ENTRY MONUMENT SIGN WITH LIGHTING, SEE SIGNAGE DRAWINGS
21.006	DOUBLE-DETECTOR CHECK VALVE ASSEMBLY WITH OS&Y, S.C.D. VERIFY FINAL LOCATION WITH ACFD PRIOR TO INSTALLATION
26.009	SURFACE MOUNTED ELECTRICAL PANELBOARD, S.E.D.
26.010	PROVIDE ELECTRICAL SERVICE ALONG INSIDE FACE OF SCREEN WALL. S.E.D.
32.001	CONEX BOX STORAGE AREA OVER COMPACTED GRAVEL FILL. CONTAINERS PROVIDED & INSTALLED BY ACFD; COORDINATED BY DBE
32.002	7' WIDE CONCRETE APRON CONTINUOUS AROUND TRAINING TOWER WITH TRENCH DRAINS ON NORTH & SOUTH SIDES, S.C.D.
32.003	AC PAVING, SEE CIVIL DRAWINGS
32.004	PAINTED PEDESTRIAN CROSSWALK IN COMPLIANCE WITH COUNTY STANDARDS, S.C.D.
32.007	8' HIGH CMU SCREEN WALL WITH PLASTER FINISH ON EXTERIOR SIDE
32.008	8' HIGH DOUBLE SWING GATE WITH ELECTRIC OPERATOR ON EACH LEAF. MATCH STYLE & MATERIALS OF TRASH ENCLOSURE GATES.
32.009	COVERED TRASH ENCLOSURE. SEE SHEET 0-A1.20
32.010	(N) 8' HIGH SECURITY FENCE AT SITE BOUNDARY, S.L.D.
32.011	O.F.O.I. FLASHOVER TRAINING PROP
32.012	6-FOOT HIGH DOUBLE SWING GATE WITH PADLOCK. GATE STYLE/MATERIALS TO MATCH ADJACENT SECURITY FENCE.
32.014	TWO (2) 30 FT. HIGH ANODIZED ALUMINUM FLAG POLES
32.015	BICYCLE RACK. SEE LANDSCAPE PLANS FOR DETAILS
32.018	BIO SWALE AREA
32.019	NEW CONCRETE CURB, S.C.D.
32.020	NEW CONCRETE SIDEWALK, S.C.D.
32.021	CONCRETE CURB RAMP, S.C.D.
32.022	ROLLED CURB AND GUTTER, S.C.D.
33.001	NEW STORM DRAIN CONNECTION TO (E) CURB INLET. COORDINATE WITH (E) ELECTRICAL DUCT BANK AND (N) SIGN FOUNDATIONS
33.002	FIRE TRAINING WATER TRENCH DRAIN CAPTURE & FILTRATION SYSTEM WITH MANUAL SHUTOFF VALVE CONNECTION TO SANITARY SEWER & STORM DRAIN SYSTEM

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
R1	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

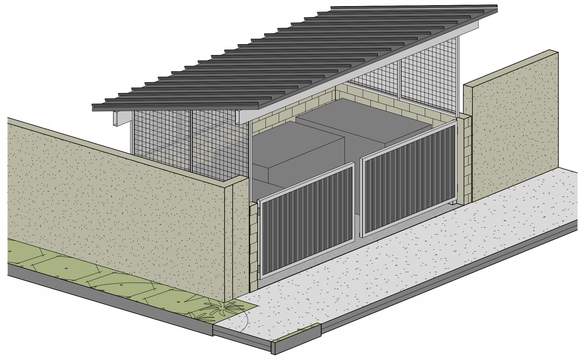
Contractor
OVERAA Construction

Drawing Title
ARCHITECTURAL SITE PLAN

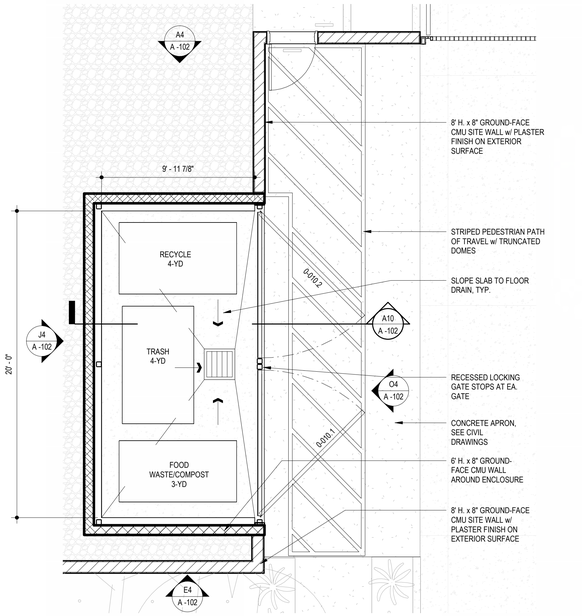
Drawing No.
A -101

SKA Project Number: 24702

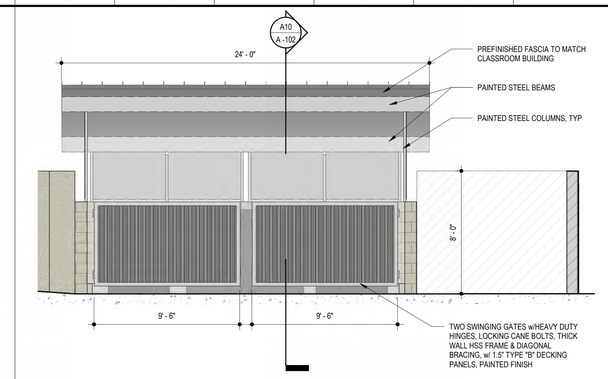
NOT FOR CONSTRUCTION



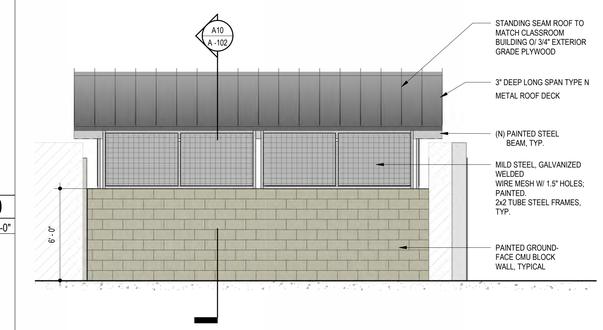
3D VIEW - TRASH ENCLOSURE FRONT | L16



FLOOR PLAN - WASTE ENCLOSURE | L10
RE: A4/ A-2-201 | 1/4" = 1'-0"



TRASH - EAST ELEVATION | O4
RE: L10/ A -102 | 1/4" = 1'-0"



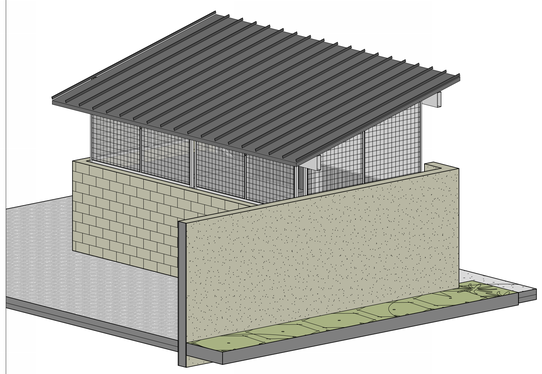
TRASH - WEST ELEVATION | J4
RE: L10/ A -102 | 1/4" = 1'-0"

GENERAL NOTES

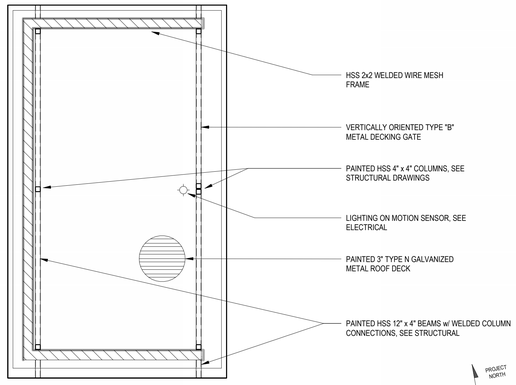
1. ALL EXTERIOR CMU SHALL BE BASALITE COLOR #S-703(R) IN GROUND FACE TEXTURE.
2. ALL INTERIOR CMU SHALL BE BASALITE COLOR #S-703(R) IN GROUND FACE TEXTURE.
3. ALL ELECTRICAL RECEPTACLES SHALL BE MOUNTED AT +18" AFF MEASURED TO THE BOTTOM OF THE BOX, EXCEPT THOSE LOCATED ADJACENT TO THE RESTROOM LAVATORY WHICH SHALL BE MOUNTED AT +42" AFF.

LEGEND

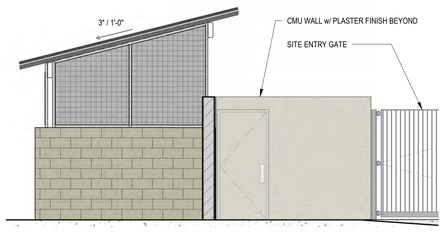
- GROUND or SMOOTH FACE CMU; PTD TAUPE (CMU-1)
- STANDING SEAM METAL ROOF; CHARCOAL (R-1)
- CMU; 2-COAT STUCCO - PTD TAUPE; (CMU-2)
- L1 — LOUVER & TAG; SMD; (####) FINISH; TYP
- 08.003 — KEYNOTE
- (XXX-#) — MATERIAL TAG; SEE SHEET A-3-801 FOR EXTERIOR FINISH INFORMATION



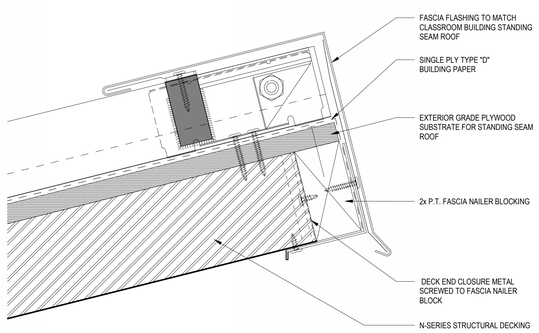
3D VIEW - TRASH ENCLOSURE REAR | E16
1/4" = 1'-0"



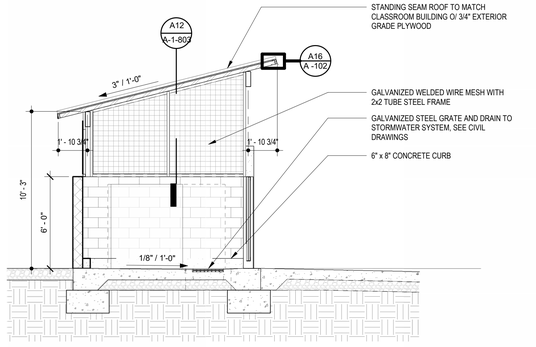
FIRST FLOOR REFLECTED CEILING PLAN | E10
RE: A4/ A-2-201 | 1/4" = 1'-0"



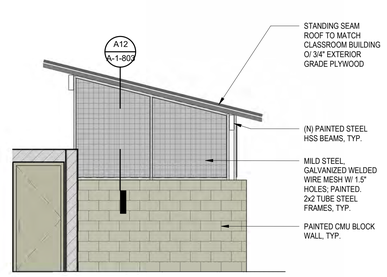
TRASH - ELEVATION SOUTH | E4
RE: L10/ A -102 | 1/4" = 1'-0"



TRASH - SECTION - ROOF ASSEMBLY | A16
RE: A10/ A -102 | 6" = 1'-0"



TRASH - SECTION | A10
RE: J4/ A -102 | 1/4" = 1'-0"



TRASH - ELEVATION NORTH | A4
RE: L10/ A -102 | 1/4" = 1'-0"

KEYNOTE

CLIENT

GENERAL SERVICES AGENCY — COUNTY OF ALAMEDA — GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record: SHAH KAWASAKI ARCHITECTS, 570 10th Street, Suite 201, Oakland, CA 94607

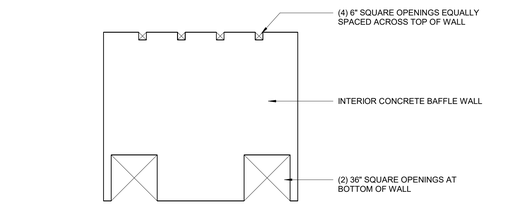
Contractor: OVERAA Construction

Drawing Title: **TRASH ENCLOSURE DETAILS**

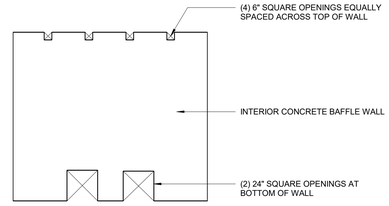
Drawing No.: **A -102**

SKA Project Number: 24702

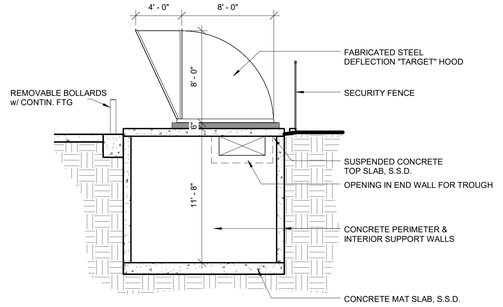
NOT FOR CONSTRUCTION



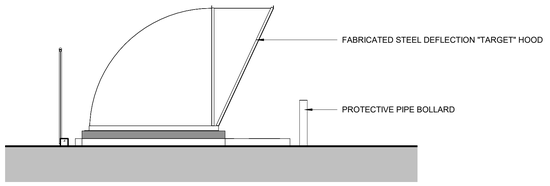
INTERIOR BAFFLE WALL - WEST | N16
RE: D1/ 0-A1.21 | 1/4" = 1'-0"



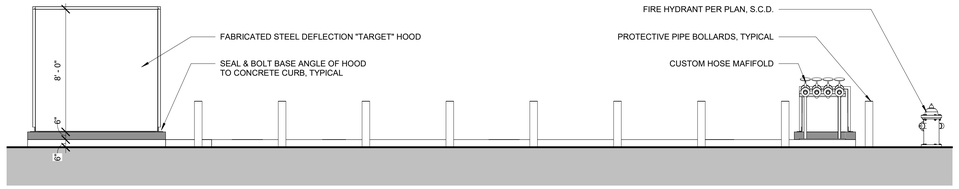
INTERIOR BAFFLE WALL - EAST | N8
RE: D1/ 0-A1.21 | 1/4" = 1'-0"



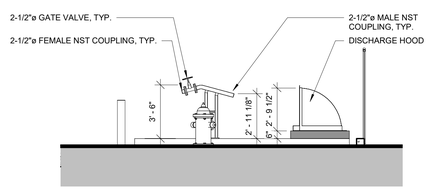
CROSS SECTION - PUMP TEST PIT | N1
RE: D1/ 0-A1.21 | 3/16" = 1'-0"



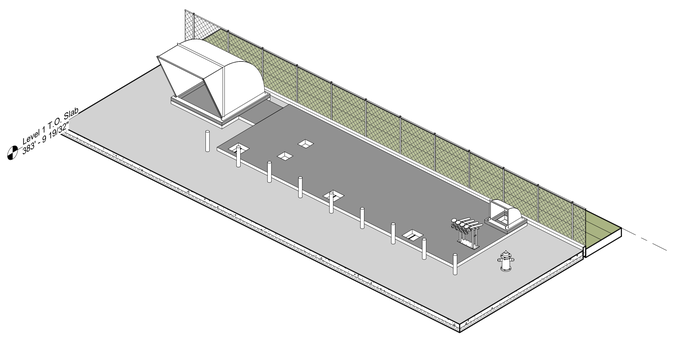
WEST ELEVATION - PUMP TEST PIT | J16
1/4" = 1'-0"



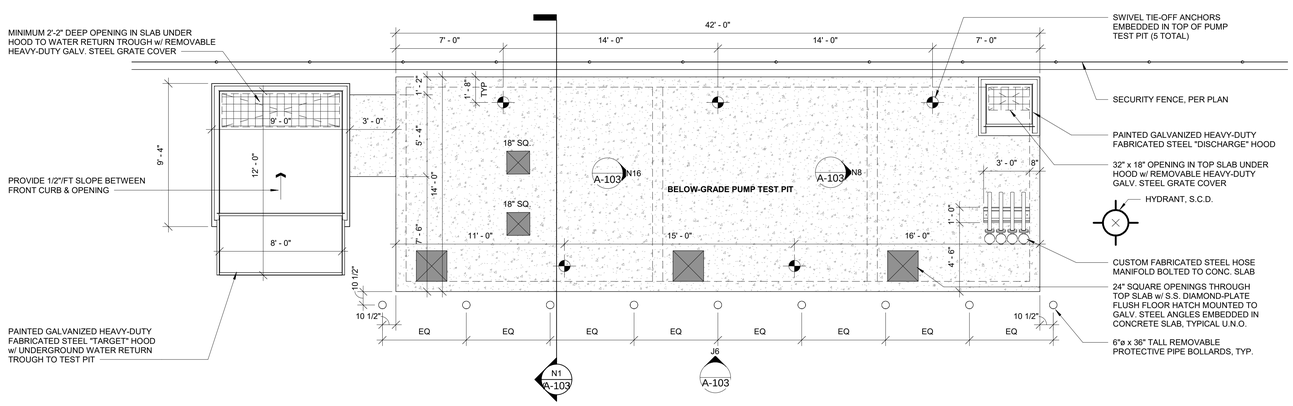
SOUTH ELEVATION - PUMP TEST PIT | J6
RE: D1/ 0-A1.21 | 1/4" = 1'-0"



EAST ELEVATION - PUMP TEST PIT | J1
RE: D1/ 0-A1.21 | 1/4" = 1'-0"



3D - PUMP TEST PIT | D15



PUMP TEST PIT PLAN | D1
1/4" = 1'-0"

GENERAL NOTES

1. HOSE MANIFOLD BASE PLATE: 5/8" X 12" X 3'-0" GALVANIZED STEEL WITH (12) 1/2"Ø "TITEN" S.S. SCREW ANCHORS (5-1/2" EMBED MIN.)
2. HOSE MANIFOLD FRAMING: 2" X 2" X 1/4" HSS GALVANIZED STEEL, TYPICAL U.N.O.
3. HOSE MANIFOLD INTERMEDIATE SUPPORT POST BRACE: 1" SQUARE GALVANIZED SOLID STEEL STOCK.
4. HOSE MANIFOLD PIPING: (4) 2-1/2"Ø (I.D.) SCHEDULE 40 GALVANIZED STEEL PIPE SECTIONS WELDED TO CROSS SUPPORTS WITH FLARE BEVEL WELDS. SOUTH (INTAKE) SIDE OF PIPES TO BE SUPPLIED WITH FEMALE NST COUPLING. NORTH (OUTPUT) SIDE OF PIPES TO BE SUPPLIED WITH MALE NST COUPLING.
5. HOODS SHALL BE CONSTRUCTED WITH 3/16" STEEL PLATE SHAPES, 4" X 4" X 3/8" MOUNTING ANGLES AT BASE BOLTED TO THE CONCRETE CURB, AND 2" X 2" X 1/4" FRAME/STIFFENING ANGLES. PROVIDE SEALANT BETWEEN MOUNTING ANGLES AND CURB (PECORA "DYNAPOXY EP-1200 OR SIMILAR).
6. "DISCHARGE" HOOD SHALL HAVE AN OPERABLE FACE COVER ATTACHED AT THE TOP TO THE FRAME WITH A CONTINUOUS PIANO HINGE.
7. TOP OF THE PUMP TEST PIT SHALL BE PAINTED WITH 6" WIDE SAFETY YELLOW DIAGIONAL STRIPES AT 4'-0" O.C.
8. DESIGN OF PUMP TEST PIT ASSUMES 2,000 GPM FLOW RATE AT FIRE APPARATUS. ALL WATER VOLUMES, FREE-BOARD DIMENSIONS, AND LIFT HEIGHTS SHALL BE CONFIRMED WITH THE ALAMEDA COUNTY FIRE DEPARTMENT DURING THE CONSTRUCTION DOCUMENT PHASE.

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ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

RECONCILIATION SET

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
PUMP TEST PIT DETAILS

Drawing No.
A -103

SKA Project Number: 24702

NOT FOR CONSTRUCTION

NOTES TO DBE:

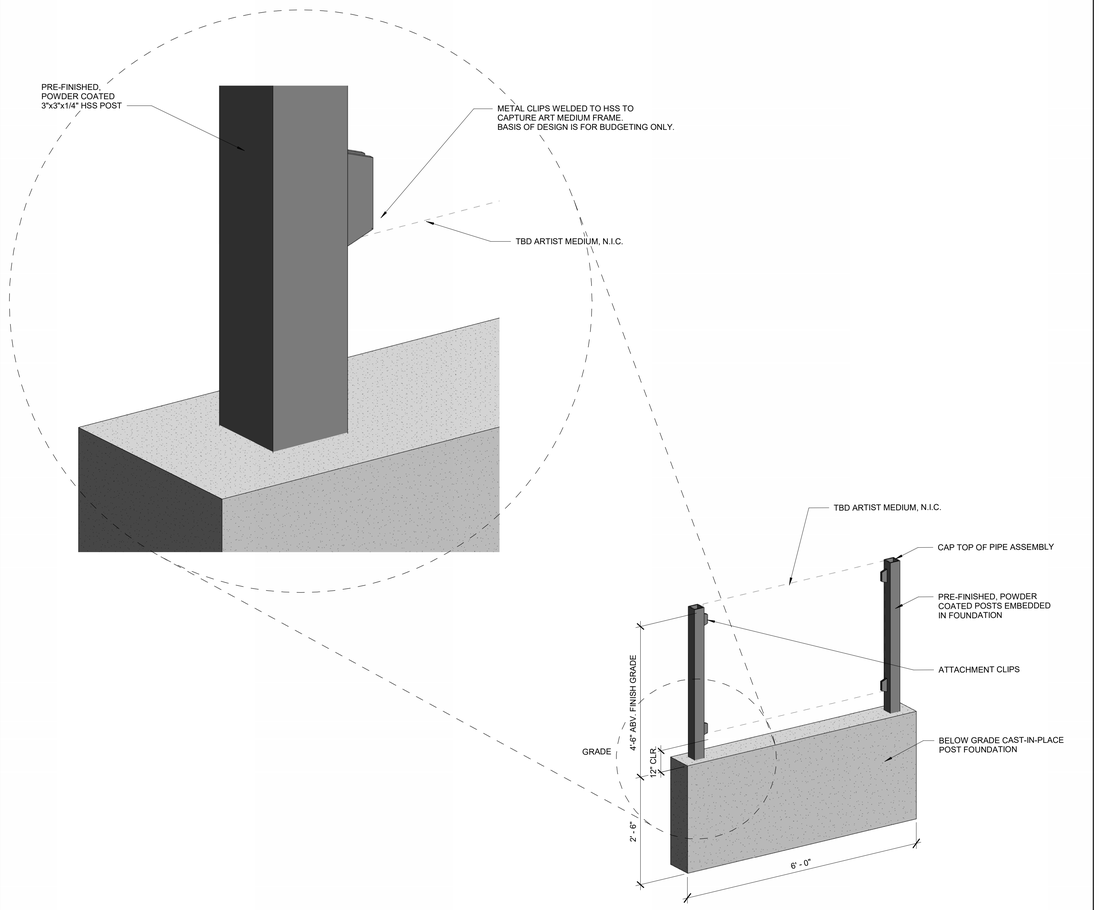
1. PROTOTYPES ARE NOT INTENDED FOR USE IN CONSTRUCTION. THEY ARE FOR COST ESTIMATING PURPOSES ONLY. ASSUME QUANTITY OF SEVEN (7) FOR COST ESTIMATE.

2. PROVIDE PREFINISHED POWDER COAT ON ALL EXPOSED COMPONENTS. CUSTOM COLOR TO BE SELECTED BY COUNTY.

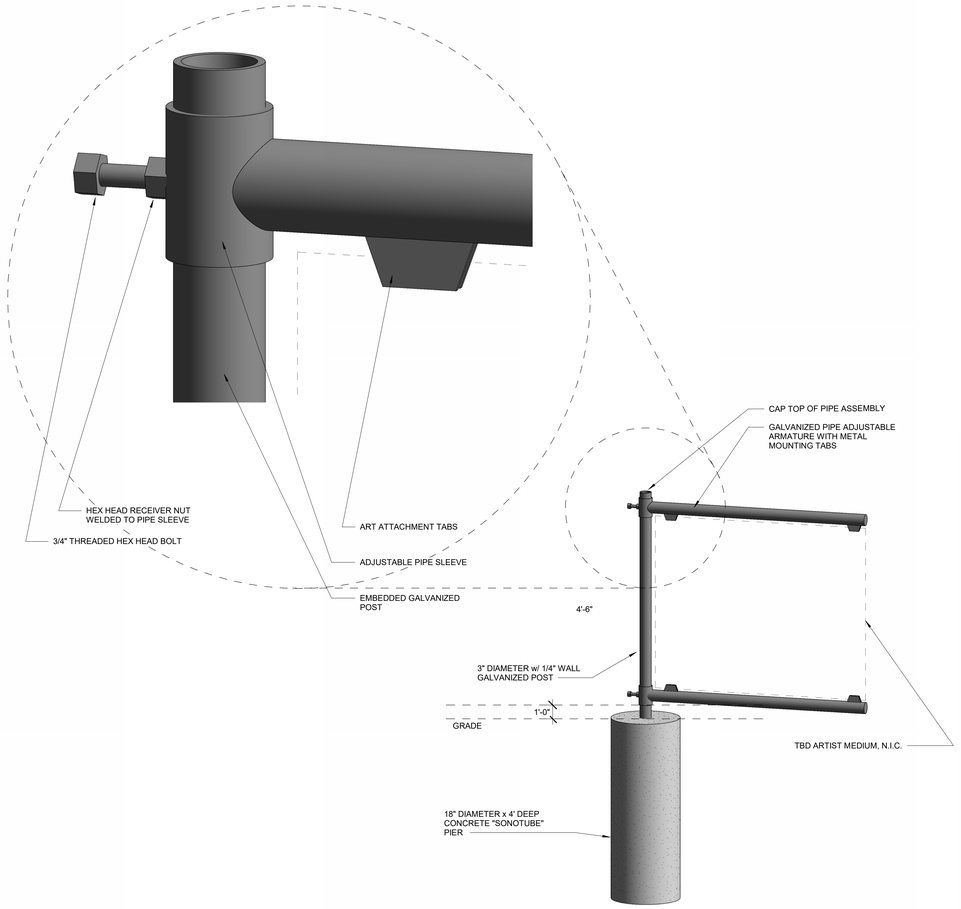
3. EACH CONCRETE FOUNDATION WITH INTEGRAL STEEL FRAME MUST ACCOMMODATE AN ARTWORK THAT IS 1/4" STEEL PLATE.

4. DBE SHALL PROVIDE SEPARATE LINE ITEM QUOTE FOR IN-GROUND LIGHTING FIXTURES. TWO LIGHTS PER SIGN (ONE EACH SIDE)

5. PROTOTYPE 'A' IS THE RECOMMENDED FOUNDATION TYPE. GIVEN THE SIGNS' PROXIMITY TO A PG&E EASEMENT, THE CANTILEVER APPROACH MINIMIZES POTENTIAL RISK OF DAMAGE/REMOVAL OF SIGN BY PG&E WORK WITHIN THE EASEMENT. IT ALSO MINIMIZES RISK OF DAMAGE TO (E) UNDERGROUND UTILITIES.



ART INSTALLATION PROTOTYPE "B" - LINEAR FOUNDATION | A11



ART INSTALLATION PROTOTYPE "A" - ADJUSTABLE ARMATURES W/ "SONOTUBE" FORMED PIER | A1

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ALAMEDA COUNTY GENERAL SERVICES AGENCY

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5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

S H A H KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

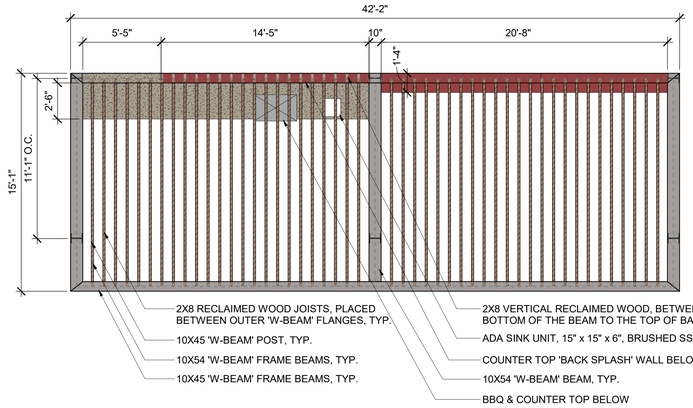
PUBLIC ARTWORK CONCRETE FOUNDATION PROTOTYPE

Drawing No.

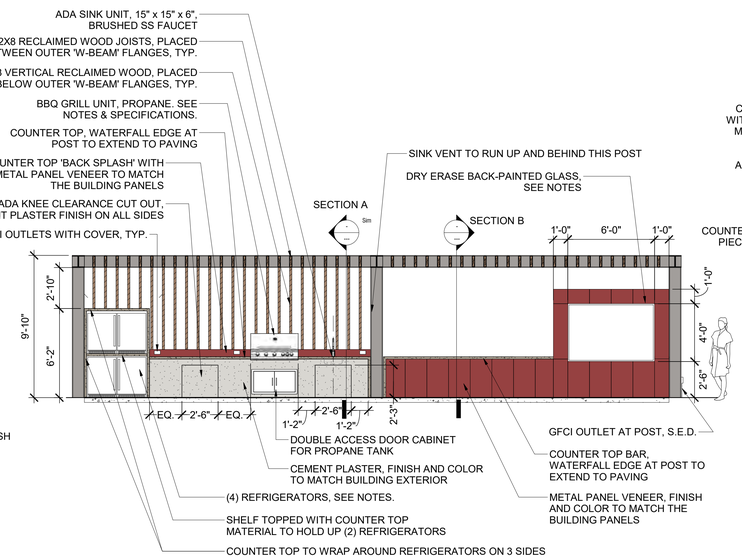
A -104

SKA Project Number: 24702

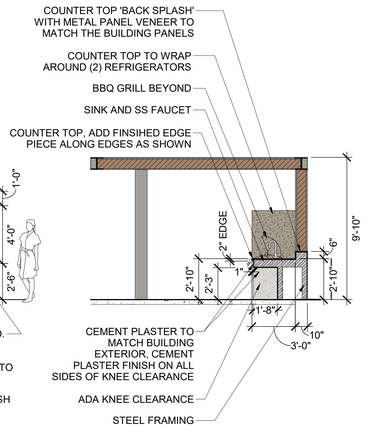
NOT FOR CONSTRUCTION



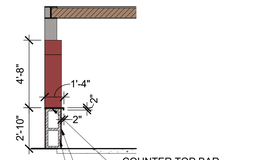
PLAN VIEW



EAST/FRONT SECTION ELEVATION



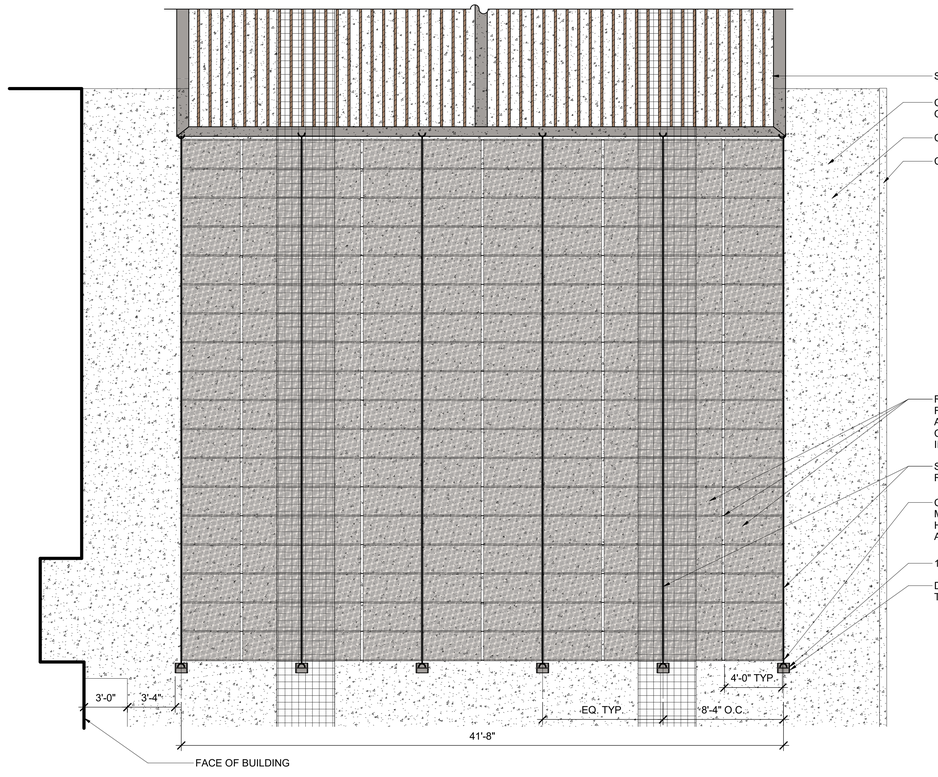
SECTION A- BBQ COUNTER



SECTION B- WHITEBOARD & COUNTER TOP

NOTES:
1. S.S.D FOR FOOTINGS & ADDITIONAL STRUCTURAL DETAILS.
2. COUNTER TOP TO BE 34" MAX HEIGHT FOR ADA WORK SURFACE PER CBC 11B-804.
3. SEE SPECIFICATIONS 12 93 00 FOR COUNTER TOP MATERIAL, RECLAIMED WOOD, BBQ GRILL, SINK, FRONT CABINET AND REFRIGERATOR INFORMATION.
4. CONTRACTOR TO VERIFY BBQ GRILL DIMENSIONS AND OTHER REQUIREMENTS. VERIFY FRAMING AND CABINET WILL ALLOW FOR PROPANE TANK ACCESS & REPLACEMENT AT THE FRONT OF THE COUNTER.
5. CONTRACTOR TO VERIFY HEIGHT AND VENTALATION REQUIREMENTS OF THE REFRIGERATORS & SINK.
6. MOUNT THE DRY ERASE BACK-PAINTED GLASS TO THE FRAMING OF THE STRUCTURE SHOWN.

1 (0-L5.1) SHADE STRUCTURE
1 NTS



PLAN VIEW

PRECEDENT IMAGES

NOTES:
1. MANUFACTURER TO PROVIDE FULL SYSTEM DRAWINGS. THIS WILL INCLUDE TENSION AND SUPPORT REQUIREMENTS.
2. CABLES TO HAVE APPROXIMATELY 1-2" OF SAG. CONTRACTOR CONFIRM AND INSTALL PER MANUFACTURERS INSTRUCTIONS.
3. SHADE CANOPY, CABLE AND PULLEY SYSTEM:
   (2) 4' WIDE PANELS, CUSTOM FABRIC LENGTH AS SHOWN; CABLES- TYPE 316 STAINLESS STEEL WIRES, 5/16", WLL-1765 LBS
   CANOPY FABRIC: FIRE RESISTANT MATERIAL, COLOR-TBD; ADD PULLEY SYSTEM
   MANUFACTURER: CABLE SHADE TELEPHONE: CORY MCKEE 801-888-4368 WEB:cableshade.com

2 (0-L5.1) POST & CABLE STRUCTURE
NTS

Preliminary Design. Not For Construction Purposes.

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ALAMEDA COUNTY GENERAL SERVICES AGENCY

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ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

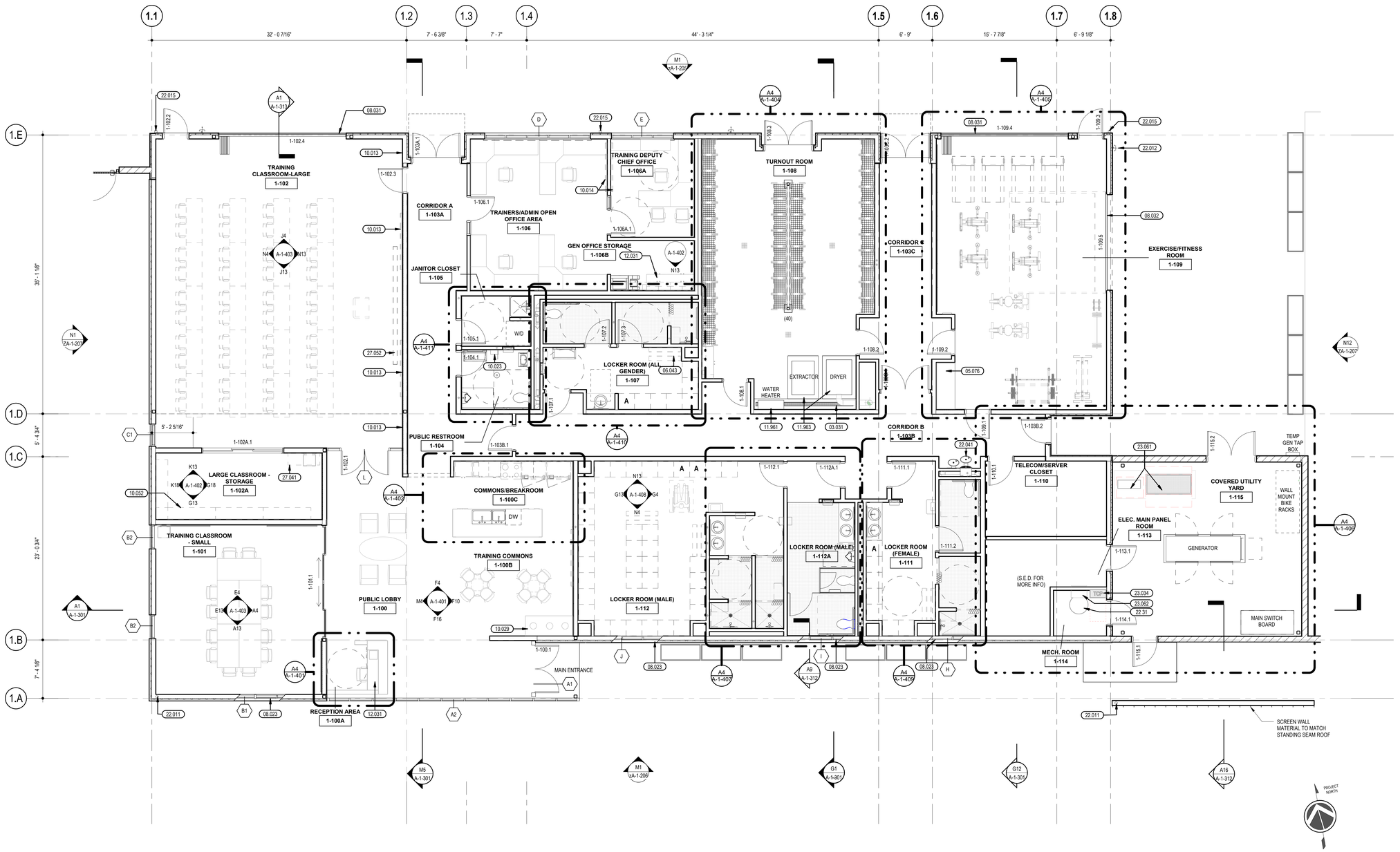
Contractor
OVERAA Construction

Drawing Title
OUTDOOR SHADE CANOPY DETAILS

Drawing No.
A -105

SKA Project Number: 24702

NOT FOR CONSTRUCTION



FLOOR PLAN - CLASSROOM BUILDING | D1

RE: A4/ A-2-201 | 3/16" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF STRUCTURE OR GRID LINE UON
2. SEE ENLARGED PLANS FOR ITEMS NOT CALLED OUT HERE
3. SEE INTERIOR ELEVATIONS FOR ALL WALL MOUNTED ITEMS AND CABINET TYPES
4. SEE A-012 FOR ROOM AREAS, INDICATION OF FIRE RATED ASSEMBLIES, & FIRE EXTINGUISHER CABINET LOCATIONS
5. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
6. SEE A-1-122 FOR DIMENSIONED FLOOR PLAN & INTERIOR WALL TYPES
7. SEE A-1-131 FOR REFLECTED CEILING PLAN
8. SEE A-1-141 FOR ROOF PLAN AND ADDITIONAL INFORMATION
9. SEE BUILDING ELEVATIONS & WALL SECTIONS FOR EXTERIOR WALL TYPES
10. FOR STOREFRONT SCHEDULE, SEE A-1-841
11. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
12. SEE A--1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
13. SEE A--1-941 FOR FF&E PLAN, FURNITURE SCHEDULE & EQUIPMENT SCHEDULE
14. SSD FOR FRAMING OF OPENINGS
15. WHERE STRUCTURAL DRAWINGS INDICATE PLYWOOD SHEAR WALL OVER STUD FRAMING, PLYWOOD IS TO EXTEND OVER ENTIRE SURFACE, REGARDLESS OF EXTENT SHOWN ON THE STRUCTURAL DRAWINGS, TO ELIMINATE OFFSETS IN SUBSTRATE FOR FINISHES
16. PROVIDE SOLID FIRE STOP BLOCKING IN ALL STUD WALL FRAMED CAVITIES, AT INTERSECTION OF CEILING, FLOORS, AND MAXIMUM 10FT. INTERVALS.
17. PROVIDE WOOD STUD BACKING AT ALL LOCATIONS OF WALL MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO CASEWORK, TOILET ACCESSORIES, OWNER PROVIDED ACCESSORIES, ELECTRICAL, FIRE ALARM DEVICES,AND BRACKETS OF WALL MOUNTED EQUIPMENT. SEE DETAIL FOR ADDITIONAL INFORMATION
18. SEE CBC 803.13 FOR FLAME SPREAD INDEX RATINGS OF INTERIOR WALL AND CEILING FINISHES, PER TABLE 803.13 ANY NEW WALL OR CEILING FINISHES, AS APPLICABLE.

KEYNOTES

KEYNOTE	
03.031	FLOOR SURFACE SLOPED TO FLOOR/TRENCH DRAINS, S.P.D.
05.076	STAINLESS STEEL SHELVING WITH CONCEALED WALL BRACKETS
06.043	ACCESSIBLE BENCH
08.023	ALUMINUM FRAME CLERESTORY WINDOWS ABOVE, SEE RCP AND ELEVATIONS
08.031	GLAZED, INSULATED GLASS, FOLDING DOOR SYSTEM
08.032	PAINTED ROLL-UP INSULATED GLASS SECTIONAL DOOR 12' W X 10'H
10.013	CUT MARKER BOARD AS REQUIRED FOR VIDEO MONITOR MOUNT TO ALLOW MARKER BOARDS TO BE CONTINUOUS BEHIND
10.014	TACKABLE BOARD, 6'WX4'H
10.023	WARM HAND DRYER
10.029	TRASH RECEPTACLE COMPARTMENTS
10.052	METAL STORAGE SHELVING SYSTEM
11.961	FREESTANDING UNITS MOUNTED TO TUBULAR FRAME WALL; GEAR GRID TYPE TURN OUT LOCKERS; WITH 110V DUPLEX RECEPTACLE AT TOP SHELF TYP
11.963	
12.031	
22.31	STORAGE HEAT PUMP ELECTRIC WATER HEATER, S.P.D.
22.011	RAIN WATER LEADER ROUTE INTO WALL, S.P.D.
22.012	HOSE BIBB, S.P.D.
22.015	RAIN WATER LEADER DOWN SPOUT, S.P.D.

KEYNOTE

KEYNOTE	
22.041	HI-LOW DRINKING FOUNTAIN, S.P.D. AND SEE ACCESSIBILITY STANDARDS FOR MOUNTING REQUIREMENTS
23.034	TEMPERATURE CONTROL PANEL, S.M.D.
23.061	CONDENSING UNIT, S.M.D.
23.062	EVAPORATOR DISCHARGE, S.M.D.
27.041	AUDIO-VIDEO RACK, SEE (TN) DRAWINGS
27.052	CEILING MOUNTED, FLUSH ELECTRIC ROLL-DOWN PROJECTION SCREEN

LEGEND

08.003	KEYNOTE
APP BAY 1-106	ROOM NAME / NUMBER
AA	WINDOW / STOREFRONT / CURTAIN WALL TAG, SEE A-1-841
106-7	DOOR TAG, SEE

NOT FOR CONSTRUCTION

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

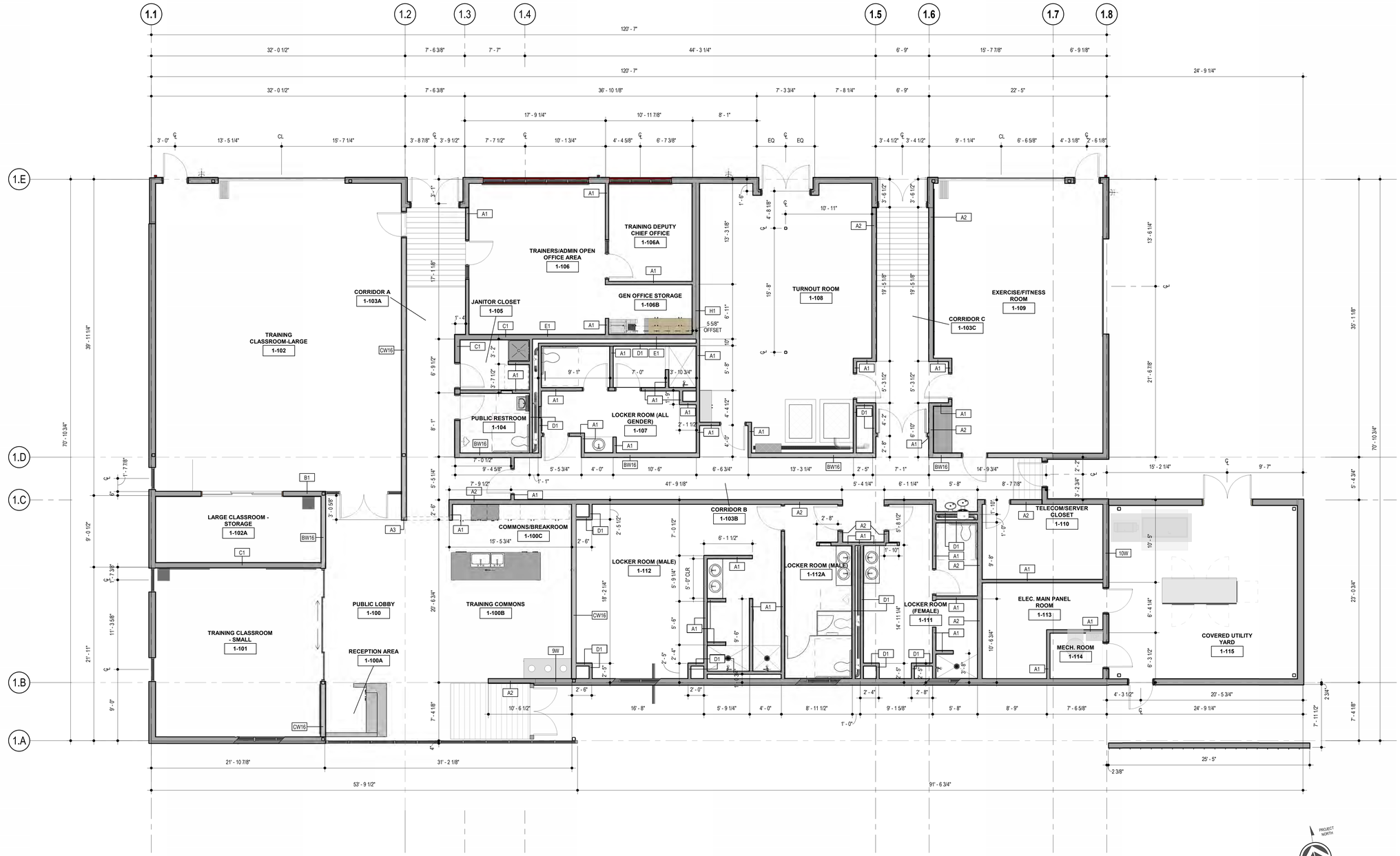
Drawing Title

FLOOR PLAN - CLASSROOM BLDG.

Drawing No.

A-1-121

SKA Project Number: 24702



FLOOR PLAN - CLASSROOM BUILDING | D1

RE: A4/ A-2-201 | 3/16" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF STRUCTURE OR GRID LINE UON. REQUIRED CLR WIDTHS ARE MEASURED TO FACE OF FINISH AND ARE LABELED "CLR".
2. SEE ENLARGED PLANS FOR SCOPE & DIMENSIONS WHERE NOT SHOWN ON THESE PLANS
3. ONLY INTERIOR PARTITIONS ARE TAGGED
4. SEE A-121 FOR MORE INFORMATION, ENLARGED PLAN CALLOUTS, DOOR TAGS & WINDOWS TAGS
5. SEE A-1-121 & A-1-841 FOR CLERESTORY WINDOW TAGS
6. FURNITURE / SPECIALTY EQUIPMENT NOT SHOWN FOR CLARITY
7. SEE A-1-931 FOR FF&E PLAN, FURNITURE SCHEDULE & EQUIPMENT SCHEDULE
8. ALL DOOR FRAMES ARE 2" FROM FACE OF ADJACENT WALL FINISH WITH OPENINGS 4" FROM ADJACENT WALL FINISH UNLESS A CENTERLINE DIMENSION IS PROVIDED AT DOOR

KEYNOTE

LEGEND

- A6.1 — PARTITION TAG
- 08.003 — KEYNOTE
- OFFICE 106 — ROOM NAME / NUMBER
- 10FT WALK OFF RECESS GRILLE

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ALAMEDA COUNTY GENERAL SERVICES AGENCY

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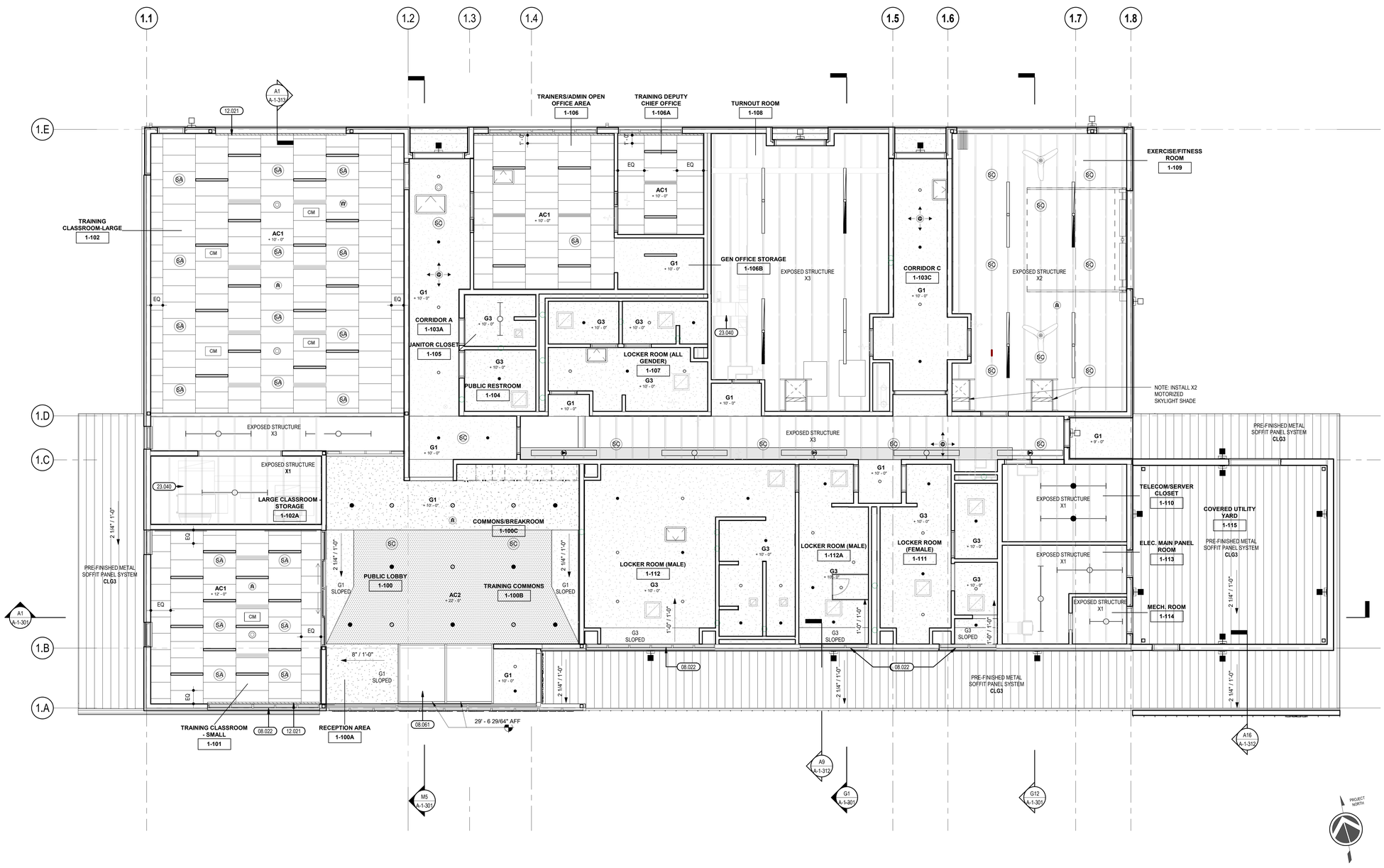
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
DIMENSION PLAN - CLASSROOM BLDG.

Drawing No.
A-1-122

SKA Project Number: 24702



FIRST FLOOR REFLECTED CEILING PLAN | D1

RE: A4/ A-2-201 | 3/16" = 1'-0"

GENERAL NOTES

1. CEILING HEIGHT = 10' - 0" AFF UON
2. SED FOR LIGHTING FIXTURE SCHEDULE, LIGHTING THAT REQUIRES EMERGENCY POWER, AND ADDITIONAL EXTERIOR & INTERIOR LIGHTING INFORMATION
3. MECHANICAL AND ELECTRICAL LAYOUT PROVIDED FOR LOCATION ONLY, SED FOR LIGHT FIXTURE TYPES AND DETAILS. SMD FOR SUPPLY, RETURN, EXHAUST AND EQUIPMENT TYPES
4. UON, ALL LIGHT FIXTURES AND CEILING MOUNTED DEVICES TO CENTERED IN ROOMS, HALLS AND ON THE CEILING TILES, WHERE NO DIMENSION IS PROVIDED
5. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
6. SEE A-1-941 FOR FF&E PLAN, FURNITURE SCHEDULE & EQUIPMENT SCHEDULE
7. TWO TUBE SKYLIGHTS IN KITCHEN TO HAVE INTERNAL DIMMER FUNCTION
8. TAGS BEGIN WITH "AL" REFER TO ALERT SYSTEM DEVICES AND FIXTURES; SEE ALERT SYSTEM DRAWINGS
9. FOR SUSPENDED ACT TILE SYSTEM DETAILS REFERENCE: "IR 25-2 SUSPENDED LAY-IN PANEL CEILING: 2022 CBC" PROVIDED BY DSA @ DGS.CA.GOV
10. FOR SUSPENDED GYPSUM BOARD CEILING DETAILS REFERENCE: "IR 25-3 SUSPENDED GYPSUM BOARD CEILING: 2022 CBC" PROVIDED BY DSA @ DGS.CA.GOV

KEYNOTE

08.50.02
08.022 ALUMINUM FRAME CLERESTORY WINDOW WITH CLEAR INSULATED GLAZING, TYPICAL.
08.061 ROOF WINDOWS AND SKYLIGHTS
12.021 PROVIDE MOTORIZED OPERATOR WINDOW SHADES
23.040 EXPOSED FAN COIL UNIT, S.M.D.

LEGEND

(AC1) - 2'x4' ACOUSTIC LAY IN TILE
(AC2) - PERFORATED ACOUSTIC GYPSUM BOARD
(G1) - PAINTED GYPSUM BOARD
(G3) - PAINTED MOISTURE RESISTANT GYPSUM BOARD
SKYLIGHTS, 3'x3'
(CLG3) - PRE-FINISHED METAL SOFFIT PANEL SYSTEM
MOTORIZED SKYLIGHT SHADE

EXPOSED STRUCTURE:
- (X1): EXPOSED STRUCTURE - NO FINISH/ NOT PAINTED
- (X2): EXPOSED STRUCTURE AND MECHANICAL SYSTEMS - ACOUSTICAL SPRAY; PAINTED COLOR: PT-2
- (X3): EXPOSED STRUCTURE AND MECHANICAL SYSTEMS; PAINTED COLOR: PT-2

PENDANT LINEAR LIGHT, SHADING OF ANY LUMINARE INDICATES IT'S CONNECTED TO ALTERNATE POWER, S.E.D.
RECESSED LINEAR LIGHT, SHADING OF ANY LUMINARE INDICATES IT'S CONNECTED TO ALTERNATE POWER, S.E.D.

RECESSED DOWNLIGHT, SHADING OF ANY LUMINARE INDICATES IT'S CONNECTED TO ALTERNATE POWER, S.E.D.
OCCUPANCY SENSOR, S.E.D.
ACCESS PANEL, CONFIGURE CEILING FRAMING / SUSPENSION AS REQ'D TO ACCOMODATE. SHOWN FOR LOCATION CRITERIA; REQ'D AT ALL EQUIPMENT & SYSTEMS REQUIRING MAINTENANCE ACCESS, S.M.D
MOTORIZED SKYLIGHT SHADE
UNDERCABINET LIGHTING, S.E.D.
LINEAR DIRECT/ INDIRECT WALL SCONCE, SHADING OF ANY LUMINARE INDICATES IT'S CONNECTED TO ALTERNTE POWER, S.E.D.
CEILING SUPPLY/RETURN GRILLE, S.M.D.

CEILING FAN, S.E.D.
CEILING SPEAKERS - ACOUSTICAL CEILING, S.L.V.D.
CEILING SPEAKER - HARD LID CEILING, S.L.V.D.
CEILING MICROPHONE, S.L.V.D.
WIRELESS MIC RECEIVER, S.L.V.D.
INFARED ASSITIVE LISTENING EMITTER, S.L.V.D.
MULTI-DIRECTIONAL CAMERA, # AND ARROW INDICATES TOTAL SIDES & DIRECTION, S.L.V.D.

OVERHEAD CABLE RACEWAY, S.L.V.D

(DEVICES/LIGHTING FIXTURES ARE SHOWN FOR LOCATION CRITERIA ONLY, SEE ASSOCIATED CONSULTANT DRAWINGS FOR COUNT AND ADDITIONAL INFORMATION)

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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Oakland, CA 94607

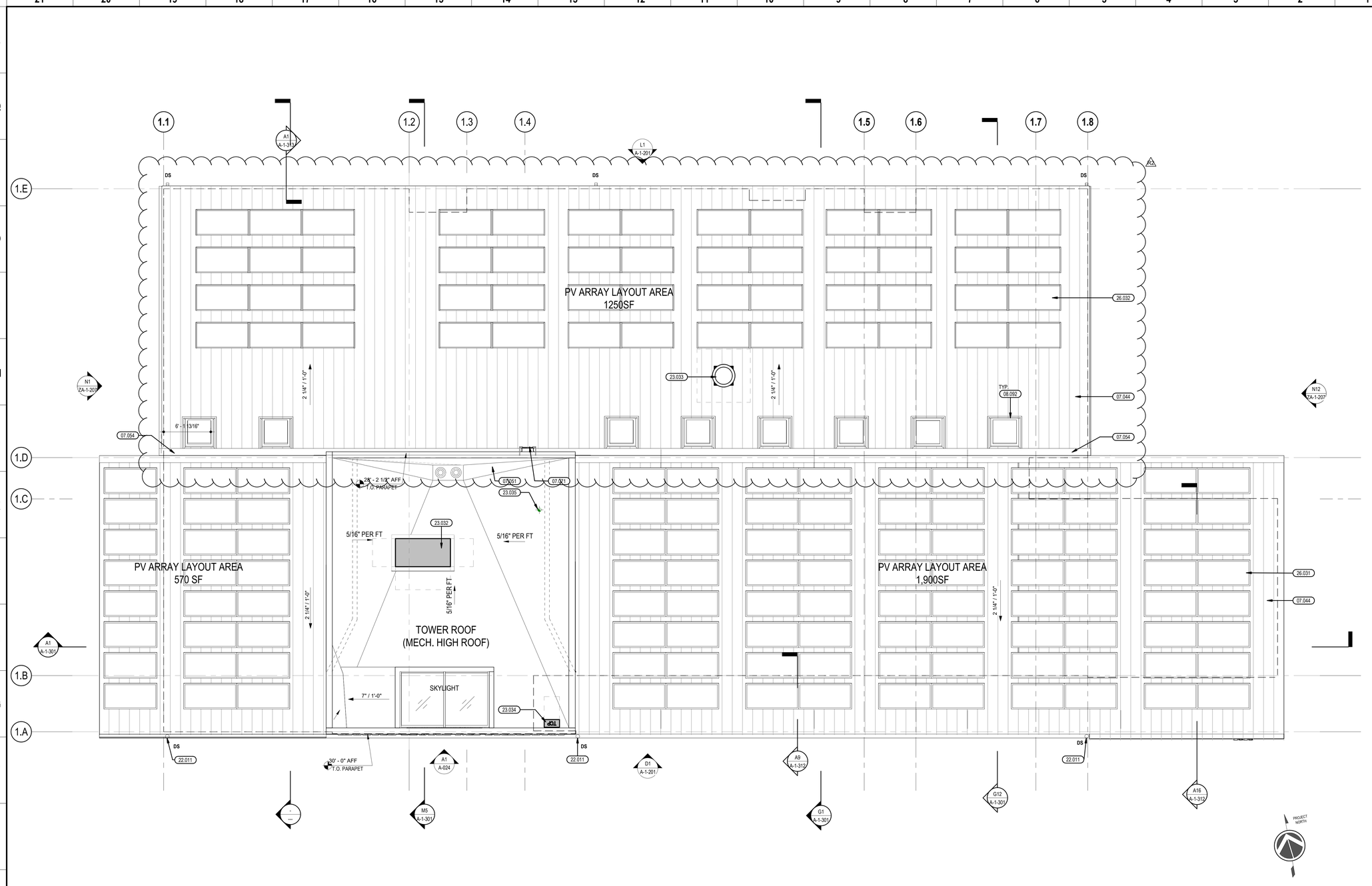
Contractor
OVERAA Construction

Drawing Title
REFLECTED CEILING PLAN - CLASSROOM BLDG.

Drawing No.
A-1-131

SKA Project Number: 24702

NOT FOR CONSTRUCTION



ROOF PLAN - CLASSROOM BUILDING | D1

RE: D1/ A-1-201 | 3/16" = 1'-0"

GENERAL NOTES

KEYNOTE

07.044	PRE-FINISHED STANDING SEAM METAL ROOF PANELS AND TRIM, TYPICAL
07.051	COLD APPLIED 2-PLY ASPHALT ROOF MEMBRANE, TYP
07.054	PREFINISHED METAL RIDGE CAP
07.071	EXTERIOR ACCESS LADDER
08.092	SKYLIGHTS, 3' X 2' TYP.
22.011	RAIN WATER LEADER ROUTE INTO WALL, S.P.D.
23.032	ROOF AIR HANDLING UNIT, S.M.D. FOR SIZE & LOCATION
23.033	ROOF EXHAUST FAN, S.M.D. FOR SIZE & LOCATION
23.034	TEMPERATURE CONTROL PANEL, S.M.D.
23.035	ROOF VENTS, S.M.D.
26.031	ROOF-MOUNTED PHOTOVOLTAIC PANELS, TYPICAL. S.E.D. DBE TO VERIFY COUNTY REQUIREMENTS FOR CAPACITY AND SIZE ACCORDINGLY. OPTIONAL BATTERY STORAGE TBD
26.032	PRE-ACTION DOUBLE INTERLOCK SYSTEM FOR I.T. ROOM, S.E.D.

LEGEND

- 08.003 — KEYNOTE
- PLUMBING VENT, SPD
- TIE-BACK ANCHOR
- 3' X 3' SKYLIGHT
- DS — DOWNSPOUT
- PVC SINGLE-PLY ROOFING; FINISH
- STANDING SEAM METAL ROOFING
- PV PANELS, FUTURE, NIC
- CONCRETE MECH PAD; SMD
- BUILDING OUTLINE BELOW

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

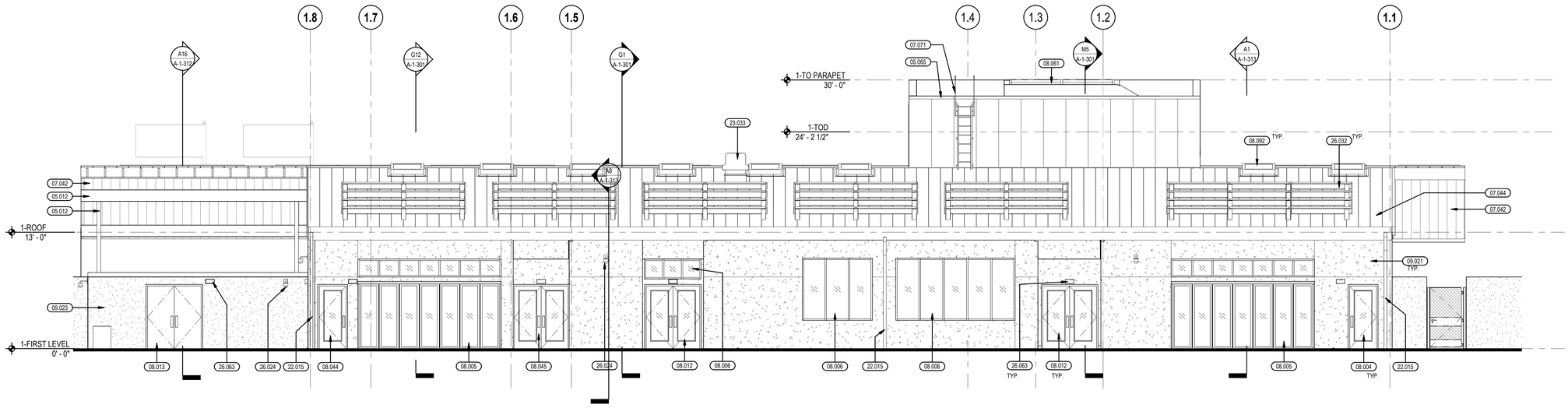
ROOF PLAN - CLASSROOM BLDG.

Drawing No.

A-1-141

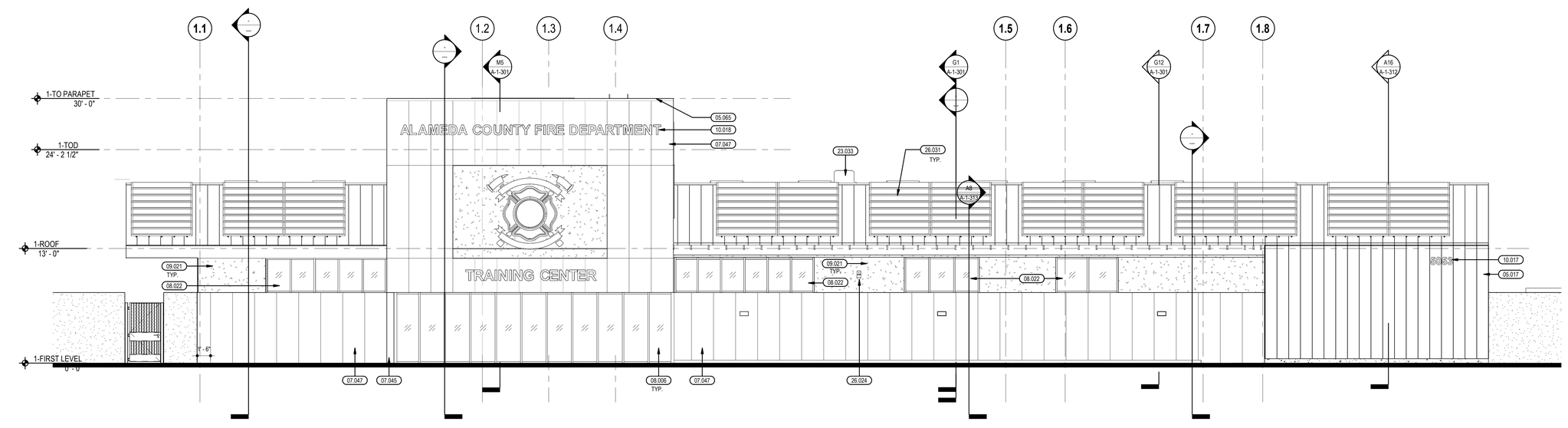
SKA Project Number: 24702

NOT FOR CONSTRUCTION



CLASSROOM - NORTH EXTERIOR ELEVATION | L1

RE: D1/ A-1-121 | 3/16" = 1'-0"



CLASSROOM - SOUTH EXTERIOR ELEVATION | D1

RE: D1/ A-1-121 | 3/16" = 1'-0"

GENERAL NOTES

1. SEE SHEET A-1-931 FOR EXTERIOR FINISH INFORMATION
2. FOR DOOR TAGS, SEE A-1-121 ; FOR DOOR SCHEDULE, SEE A-1-921
3. FOR STOREFRONT TAGS, SEE A-1-121 FOR STOREFRONT SCHEDULE, SEE A-1-841
4. ALL ROOF VENTILATORS, VENTS, AND OTHER ITEMS SHALL BE PAINTED (EP-1) FINISH ON HIGH ROOF; (XXX) FINISH ON LOW ROOF; UON
5. SEE DETAIL FOR TYPICAL J-BOX PENETRATION DETAIL. IT IS APPLICABLE TO EXTERIOR LIGHT FIXTURE, CAMERA, RECEPTACLES, SWITCHES, AND ANY OTHER EXTERIOR FIXTURE THAT IS ATTACHED DIRECTLY TO AN ELECTRICAL BOX

KEYNOTES

05.012 PAINTED STEEL BEAM, S.S.D.
05.017 STANDING SEAM METAL ROOFING SYSTEM COVERING EXTERIOR UTILITY YARD
05.065 CONTINUOUS PRE-FINISHED METAL PARAPET COPING CAP TO MATCH UNDERLYING FINISH, TYP.
07.042 PRE-FINISHED METAL SOFFIT PANELS, TYPICAL
07.044 PRE-FINISHED STANDING SEAM METAL ROOF PANELS AND TRIM, TYPICAL
07.045 PRE-FINISHED DARK METAL PANELS TRIM, MATCH THE DARK MULLION
07.047 PRE-FINISHED METAL PANELS (MP-2), TYPICAL
07.071 EXTERIOR ACCESS LADDER
08.004 PRE-FINISHED ALUMINUM FRAME STOREFRONT DOOR WITH CLEAR GLAZING
08.005 ALUMINUM FRAME "NANAWALL" FOLDING CLASS PARTITION SYSTEM WITH CLEAR GLAZING, TYPICAL
08.006 ALUMINUM FRAME CLERESTORY WINDOWS ABOVE, SEE RCP AND ELEVATIONS
08.012 ALUMINUM FRAME STOREFRONT DOOR WITH TRANSLUCENT GLAZING
08.013 PAINTED FLUSH DOOR, SEE DOOR SCHEDULE
08.022 ALUMINUM FRAME CLERESTORY WINDOW WITH CLEAR INSULATED GLAZING, TYPICAL.
08.044
08.045 PRE-FINISHED ALUMINUM FRAME STOREFRONT DOUBLE DOOR WITH CLEAR INSULATED GLAZING
08.061 ROOF WINDOWS AND SKYLIGHTS
08.092 SKYLIGHTS, 3' X 3' TYP.
09.021 PAINTED EXTERIOR 7/8" CEMENT PLASTER WITH METAL LATH AND BUILDING VAPOR BARRIER
09.023 AT CMU WALL, 2-COAT STUCCO: FINISH COAT OVER 1/2" BROWN COAT

KEYNOTE

10.017 BUILDING ADDRESS SIGN WITH MINIMUM 4" TALL CHARACTERS IN COLOR CONTRASTING TO THE BACKGROUND IN COMPLIANCE WITH CFC SECTION 505 AND LOCAL ORDINANCES, SEE SIGNAGE DRAWINGS
10.018 BRUSHED ALUMINUM BUILDING SIGNAGE, SEE SIGNAGE DRAWINGS SG-SERIES
22.015 RAIN WATER LEADER DOWN SPOUT, S.P.D.
23.033 ROOF EXHAUST FAN, S.M.D. FOR SIZE & LOCATION
26.024 SECURITY CAMERA, S.L.V.D.
26.031 ROOF-MOUNTED PHOTOVOLTAIC PANELS, TYPICAL. S.E.D. DBE TO VERIFY COUNTY REQUIREMENTS FOR CAPACITY AND SIZE ACCORDINGLY. OPTIONAL BATTERY STORAGE TBD
26.032 PRE-ACTION DOUBLE INTERLOCK SYSTEM FOR I.T. ROOM, S.E.D.
26.063 LIGHT SCONCE, S.E.D.

LEGEND

- PAINTED EXTERIOR STUCCO, (CP-1)
- COMPOSITE METAL PANEL; (MP-2)
- PRE-FINISHED DARK METAL SIDING PANELS AND TRIM; (MP-3)
- PRE-FINISHED METAL SOFFIT PANEL; (MP-1)
- STANDING SEAM METAL ROOF; (R-1)
- ALUMINUM STOREFRONT; (WIN-1)
- GLAZING; (IGU-1)
- CMU; 2-COAT STUCCO - PAINTED TAUPE; (CMU-2)
- L1 LOUVER & TAG; SMD; (###) FINISH; TYP
- 08.003 KEYNOTE

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

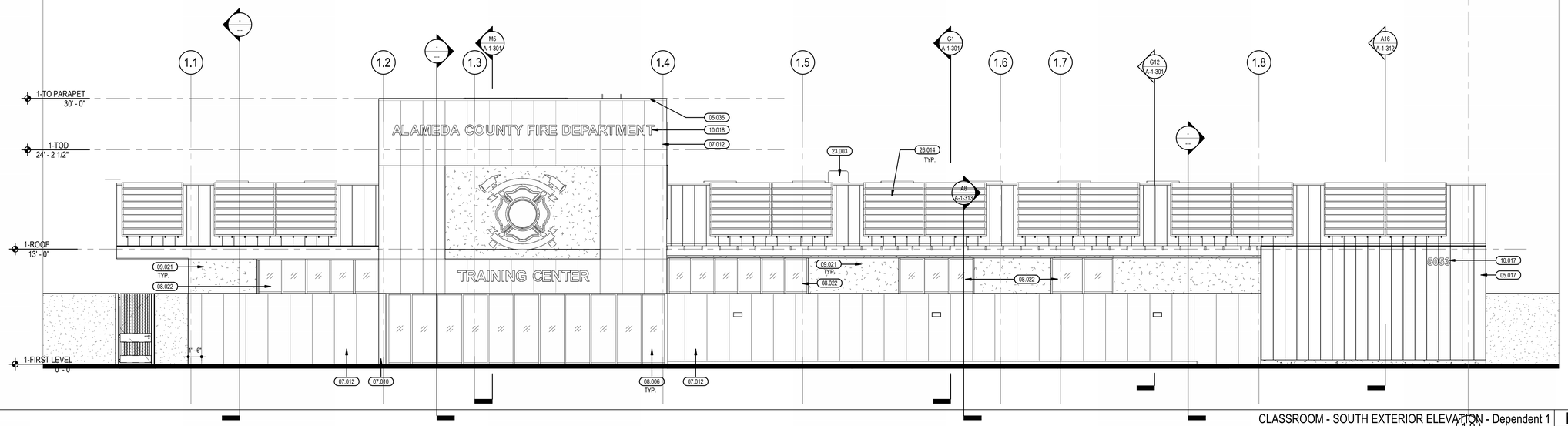
Contractor
OVERAA Construction

Drawing Title
EXTERIOR ELEVATIONS - NORTH & SOUTH - CLASSROOM BLDG.

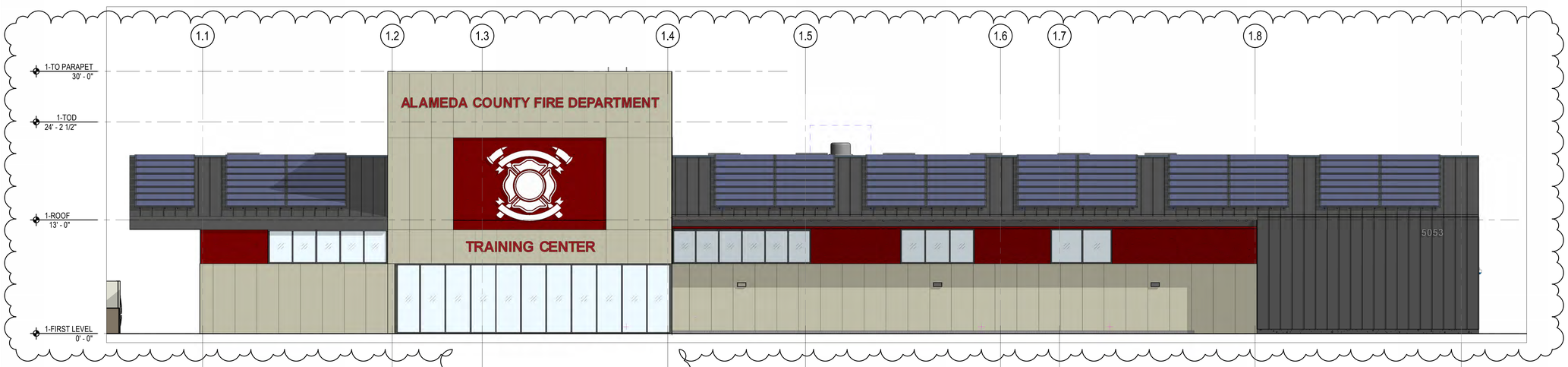
Drawing No.
A-1-201

SKA Project Number: 24702

NOT FOR CONSTRUCTION



CLASSROOM - SOUTH EXTERIOR ELEVATION - Dependent 1 (1.9) | M1 | RE: D1/ A-1-121 | 3/16" = 1'-0"



COLOR ELEVATION - SOUTH - Dependent 1 | F1 | 3/16" = 1'-0"

GENERAL NOTES

1. SEE SHEET A-1-931 FOR EXTERIOR FINISH INFORMATION
2. FOR DOOR TAGS, SEE A-1-121 ; FOR DOOR SCHEDULE, SEE A-1-921
3. FOR STOREFRONT TAGS, SEE A-1-121 FOR STOREFRONT SCHEDULE, SEE A-1-841
4. ALL ROOF VENTILATORS, VENTS, AND OTHER ITEMS SHALL BE PAINTED (EP-1) FINISH ON HIGH ROOF; (XXX) FINISH ON LOW ROOF; UON
5. SEE DETAIL FOR TYPICAL J-BOX PENETRATION DETAIL. IT IS APPLICABLE TO EXTERIOR LIGHT FIXTURE, CAMERA, RECEPTACLES, SWITCHES, AND ANY OTHER EXTERIOR FIXTURE THAT IS ATTACHED DIRECTLY TO AN ELECTRICAL BOX

KEYNOTE

- 05.017 STANDING SEAM METAL ROOFING SYSTEM COVERING EXTERIOR UTILITY YARD
- 05.035 CONTINUOUS PRE-FINISHED METAL PARAPET COPING CAP TO MATCH UNDERLYING FINISH, TYP.
- 07.010 PRE-FINISHED DARK METAL PANELS TRIM, MATCH THE DARK MULLION
- 07.012 PRE-FINISHED METAL PANELS (MP-2), TYPICAL
- 08.006 ALUMINUM FRAME CLERESTORY WINDOWS ABOVE, SEE RCP AND ELEVATIONS
- 08.022 ALUMINUM FRAME CLERESTORY WINDOW WITH CLEAR INSULATED GLAZING, TYPICAL.
- 09.021 PAINTED EXTERIOR 7/8" CEMENT PLASTER WITH METAL LATH AND BUILDING VAPOR BARRIER
- 10.017 BUILDING ADDRESS SIGN WITH MINIMUM 4" TALL CHARACTERS IN COLOR CONTRASTING TO THE BACKGROUND IN COMPLIANCE WITH CFC SECTION 505 AND LOCAL ORDINANCES, SEE SIGNAGE DRAWINGS
- 10.018 BRUSHED ALUMINUM BUILDING SIGNAGE, SEE SIGNAGE DRAWINGS SG-SERIES
- 23.003 ROOF EXHAUST FAN, S.M.D. FOR SIZE & LOCATION
- 26.014 ROOF-MOUNTED PHOTOVOLTAIC PANELS, TYPICAL. S.E.D. OBE TO VERIFY COUNTY REQUIREMENTS FOR CAPACITY AND SIZE ACCORDINGLY. OPTIONAL BATTERY STORAGE TBD

LEGEND

- PAINTED EXTERIOR STUCCO, (CP-1)
- COMPOSITE METAL PANEL: (MP-2)
- PRE-FINISHED DARK METAL SIDING PANELS AND TRIM; (MP-3)
- PRE-FINISHED METAL SOFFIT PANEL; (MP-1)
- STANDING SEAM METAL ROOF; (R-1)
- ALUMINUM STOREFRONT; (WIN-1)
- GLAZING; (IGU-1)
- CMU; 2-COAT STUCCO - PAINTED TAUPE; (CMU-2)
- L1 LOUVER & TAG; SMD; (###) FINISH; TYP
- 08.003 KEYNOTE

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
R1	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

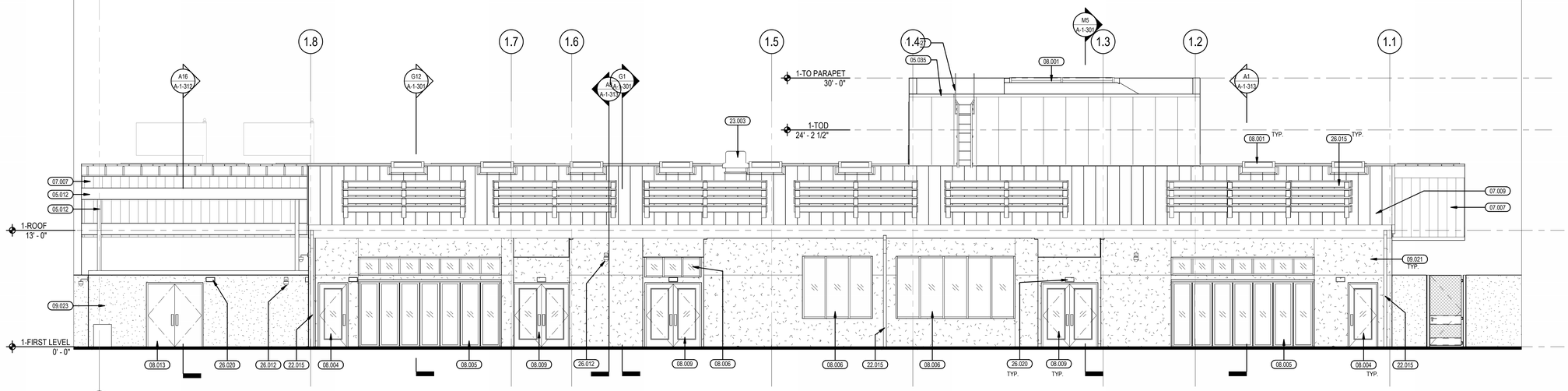
EXTERIOR ELEVATIONS - SOUTH - CLASSROOM BLDG.

Drawing No.

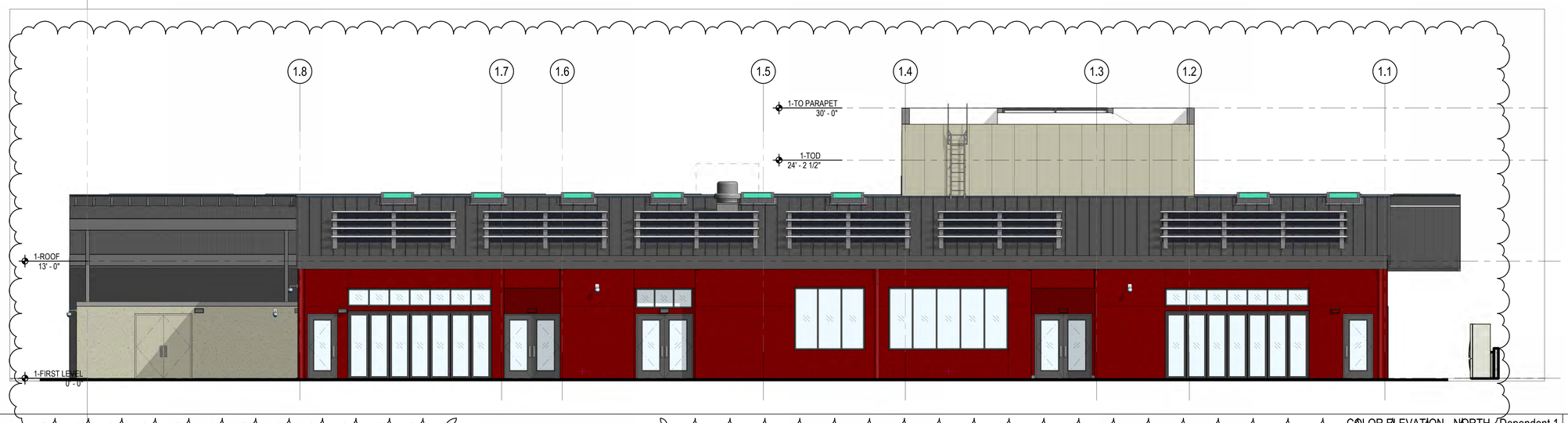
A-1-201A

SKA Project Number: 24702

NOT FOR CONSTRUCTION



CLASSROOM - NORTH EXTERIOR ELEVATION - Dependent 1 | M1
RE: D1/ A-1-121 | 3/16" = 1'-0"



COLOR ELEVATION - NORTH - Dependent 1 | F1
3/16" = 1'-0"

GENERAL NOTES

1. SEE SHEET A-1-931 FOR EXTERIOR FINISH INFORMATION
2. FOR DOOR TAGS, SEE A-1-121 ; FOR DOOR SCHEDULE, SEE A-1-921
3. FOR STOREFRONT TAGS, SEE A-1-121 FOR STOREFRONT SCHEDULE, SEE A-1-841
4. ALL ROOF VENTILATORS, VENTS, AND OTHER ITEMS SHALL BE PAINTED (EP-1) FINISH ON HIGH ROOF; (XXX) FINISH ON LOW ROOF; UON
5. SEE DETAIL FOR TYPICAL J-BOX PENETRATION DETAIL. IT IS APPLICABLE TO EXTERIOR LIGHT FIXTURE, CAMERA, RECEPTACLES, SWITCHES, AND ANY OTHER EXTERIOR FIXTURE THAT IS ATTACHED DIRECTLY TO AN ELECTRICAL BOX

KEYNOTE

05.012	PAINTED STEEL BEAM, S.S.D.
05.035	CONTINUOUS PRE-FINISHED METAL PARAPET COPING CAP TO MATCH UNDERLYING FINISH, TYP.
07.007	PRE-FINISHED METAL SOFFIT PANELS, TYPICAL
07.009	PRE-FINISHED STANDING SEAM METAL ROOF PANELS AND TRIM, TYPICAL
07.027	EXTERIOR ACCESS LADDER
08.001	ROOF WINDOWS AND SKYLIGHTS
08.004	PRE-FINISHED ALUMINUM FRAME STOREFRONT DOOR WITH CLEAR GLAZING
08.005	ALUMINUM FRAME "NANAWALL" FOLDING CLASS PARTITION SYSTEM WITH CLEAR GLAZING, TYPICAL
08.006	ALUMINUM FRAME CLERESTORY WINDOWS ABOVE, SEE RCP AND ELEVATIONS
08.009	PRE-FINISHED ALUMINUM FRAME STOREFRONT DOUBLE DOOR WITH CLEAR INSULATED GLAZING
08.013	PAINTED FLUSH DOOR, SEE DOOR SCHEDULE
09.021	PAINTED EXTERIOR 7/8" CEMENT PLASTER WITH METAL LATH AND BUILDING VAPOR BARRIER
09.023	AT CMU WALL, 2-COAT STUCCO: FINISH COAT OVER 1/2" BROWN COAT
22.015	RAIN WATER LEADER DOWN SPOUT, S.P.D.
23.003	ROOF EXHAUST FAN, S.M.D. FOR SIZE & LOCATION
26.012	SECURITY CAMERA, S.L.V.D.
26.015	PRE-ACTION DOUBLE INTERLOCK SYSTEM FOR I.T. ROOM, S.E.D.
26.020	LIGHT SCONCE, S.E.D.

LEGEND

- PAINTED EXTERIOR STUCCO, (CP-1)
- COMPOSITE METAL PANEL: (MP-2)
- PRE-FINISHED DARK METAL SIDING PANELS AND TRIM: (MP-3)
- PRE-FINISHED METAL SOFFIT PANEL; (MP-1)
- STANDING SEAM METAL ROOF; (R-1)
- ALUMINUM STOREFRONT; (WIN-1)
- GLAZING; (IGU-1)
- CMU; 2-COAT STUCCO - PAINTED TAUPE; (CMU-2)
- L1 — LOUVER & TAG; SMD; (###) FINISH; TYP
- 08.003 — KEYNOTE

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
R1	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

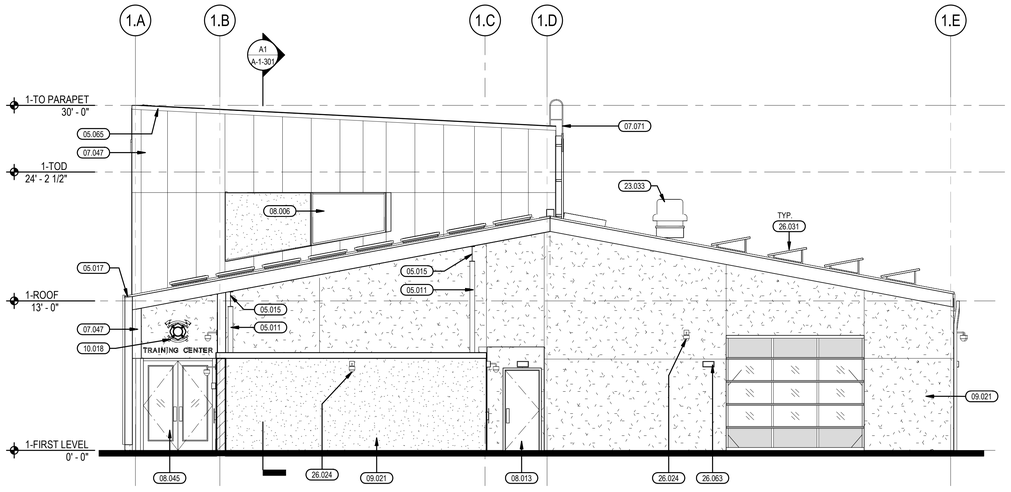
EXTERIOR ELEVATIONS -NORTH - CLASSROOM BLDG.

Drawing No.

A-1-202A

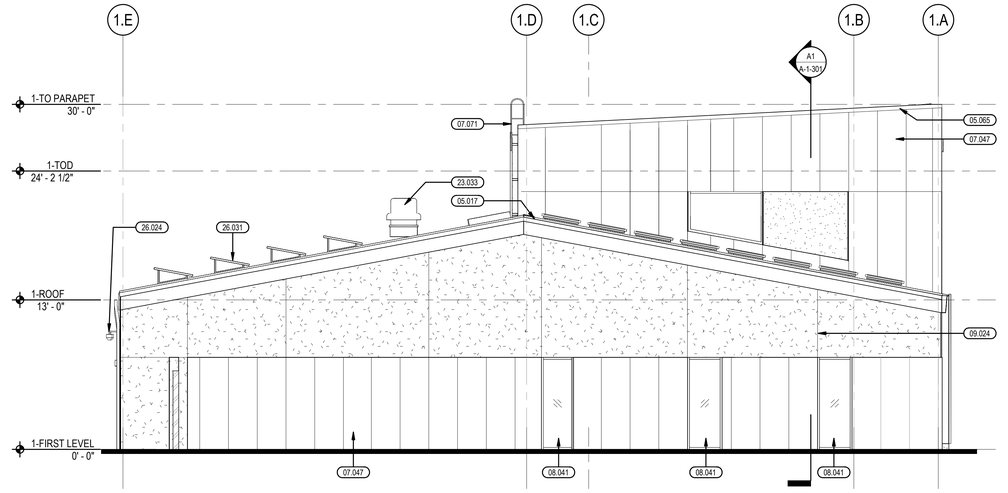
SKA Project Number: 24702

NOT FOR CONSTRUCTION



CLASSROOM - EAST EXTERIOR ELEVATION | D11

RE: D1/ A-1-121 | 3/16" = 1'-0"



CLASSROOM - WEST EXTERIOR ELEVATION | D1

RE: D1/ A-1-121 | 3/16" = 1'-0"

GENERAL NOTES

1. SEE SHEET A-1-931 FOR EXTERIOR FINISH INFORMATION
2. FOR DOOR TAGS, SEE A-1-121 ; FOR DOOR SCHEDULE, SEE A-1-921
3. FOR STOREFRONT TAGS, SEE A-1-121 FOR STOREFRONT SCHEDULE, SEE A-1-841
4. ALL ROOF VENTILATORS, VENTS, AND OTHER ITEMS SHALL BE PAINTED (EP-1) FINISH ON HIGH ROOF; (XXX) FINISH ON LOW ROOF; UON
5. SEE DETAIL FOR TYPICAL J-BOX PENETRATION DETAIL. IT IS APPLICABLE TO EXTERIOR LIGHT FIXTURE, CAMERA, RECEPTACLES, SWITCHES, AND ANY OTHER EXTERIOR FIXTURE THAT IS ATTACHED DIRECTLY TO AN ELECTRICAL BOX

KEYNOTES

KEYNOTE	
05.011	PAINTED STEEL COLUMN, S.S.D.
05.015	STEEL BEAM, S.S.D.
05.017	STANDING SEAM METAL ROOFING SYSTEM COVERING EXTERIOR UTILITY YARD
05.065	CONTINUOUS PRE-FINISHED METAL PARAPET COPING CAP TO MATCH UNDERLYING FINISH, TYP.
07.047	PRE-FINISHED METAL PANELS (MP-2), TYPICAL
07.071	EXTERIOR ACCESS LADDER
08.006	ALUMINUM FRAME CLERESTORY WINDOWS ABOVE, SEE RCP AND ELEVATIONS
08.013	PAINTED FLUSH DOOR, SEE DOOR SCHEDULE
08.041	
08.045	PRE-FINISHED ALUMINUM FRAME STOREFRONT DOUBLE DOOR WITH CLEAR INSULATED GLAZING
09.021	PAINTED EXTERIOR 7/8" CEMENT PLASTER WITH METAL LATH AND BUILDING VAPOR BARRIER
09.024	PLASTER CONTROL JOINT, AREA NOT TO EXCEED 120SF
10.018	BRUSHED ALUMINUM BUILDING SIGNAGE, SEE SIGNAGE DRAWINGS SG-SERIES
23.033	ROOF EXHAUST FAN, S.M.D. FOR SIZE & LOCATION
26.024	SECURITY CAMERA, S.L.V.D.
26.031	ROOF-MOUNTED PHOTOVOLTAIC PANELS, TYPICAL. S.E.D. DBE TO VERIFY COUNTY REQUIREMENTS FOR CAPACITY AND SIZE ACCORDINGLY. OPTIONAL BATTERY STORAGE TBD
26.063	LIGHT SCONCE, S.E.D.

KEYNOTE

KEYNOTE	
05.011	PAINTED STEEL COLUMN, S.S.D.
05.015	STEEL BEAM, S.S.D.
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26.063	LIGHT SCONCE, S.E.D.

LEGEND

- PAINTED EXTERIOR STUCCO, (CP-1)
- COMPOSITE METAL PANEL; (MP-2)
- PRE-FINISHED DARK METAL SIDING PANELS AND TRIM; (MP-3)
- PRE-FINISHED METAL SOFFIT PANEL; (MP-1)
- STANDING SEAM METAL ROOF; (R-1)
- ALUMINUM STOREFRONT; (WIN-1)
- GLAZING; (IGU-1)
- CMU; 2-COAT STUCCO - PAINTED TAUPE; (CMU-2)
- L1 LOUVER & TAG; SMD; (###) FINISH; TYP
- 08.003 KEYNOTE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

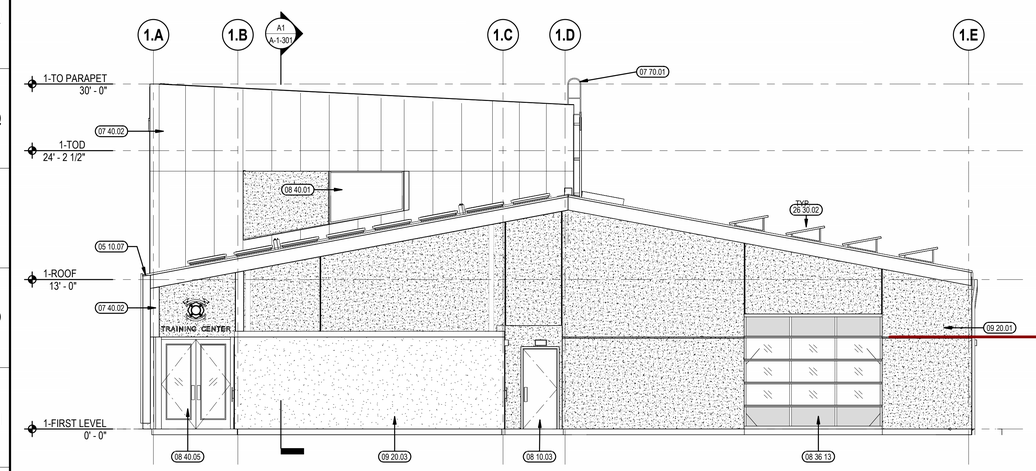
Contractor
OVERAA Construction

Drawing Title
EXTERIOR ELEVATION - EAST & WEST - CLASSROOM BLDG.

Drawing No.
A-1-202

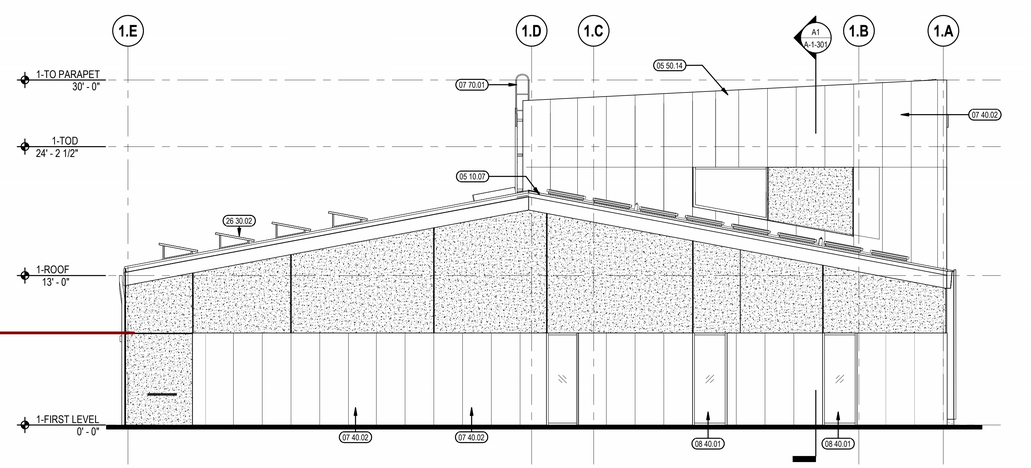
SKA Project Number: 24702

NOT FOR CONSTRUCTION



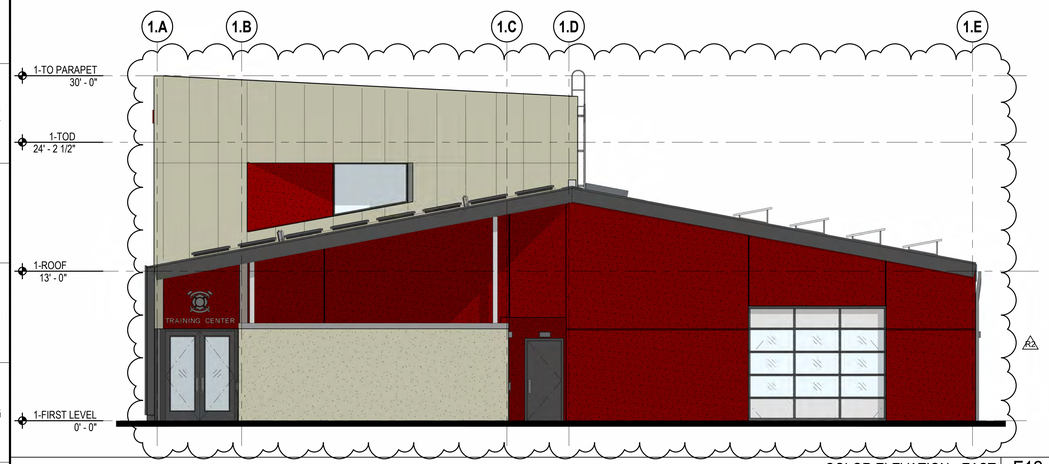
CLASSROOM - EAST EXTERIOR ELEVATION | N12

RE: D1/ A-1-121 | 3/16" = 1'-0"



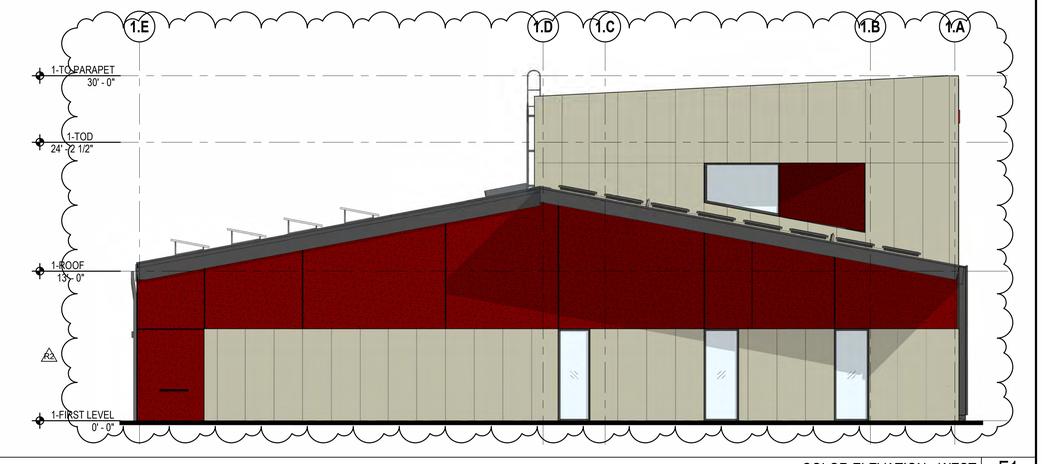
CLASSROOM - WEST EXTERIOR ELEVATION | N1

RE: D1/ A-1-121 | 3/16" = 1'-0"



COLOR ELEVATION - EAST | F12

3/16" = 1'-0"



COLOR ELEVATION - WEST | F1

3/16" = 1'-0"

KEYNOTES

05 10.07	SOUTH-FACING STANDING SEAM METAL ROOFING SYSTEM COVERING EXTERIOR UTILITY YARD
05 50.14	CONTINUOUS PRE-FINISHED METAL PARAPET COPING CAP TO MATCH UNDERLYING FINISH, TYP.
07 40.02	PRE-FINISHED METAL SIDING PANELS AND TRIM, TYPICAL
07 70.01	ROOF TOP MECHANICAL WELL WITH EXTERIOR ACCESS LADDER
08 10.03	PAINTED FLUSH DOOR, SEE DOOR SCHEDULE
08 36 13	
08 40.01	PAINTED ALUMINUM FRAME STOREFRONT SECTION WITH CLEAR INSULATED GLAZING
08 40.05	ALUMINUM FRAME STOREFRONT DOUBLE DOOR WITH CLEAR INSULATED GLAZING
09 20.01	PAINTED EXTERIOR 7/8" CEMENT PLASTER WITH METAL LATH AND BUILDING VAPOR BARRIER
09 20.03	AT CMU WALL, 2-COAT STUCCO: FINISH COAT OVER 1/2" BROWN COAT
26 30.02	ROOF-MOUNTED PHOTOVOLTAIC PANELS, TYPICAL. S.E.D. DBE TO VERIFY COUNTY REQUIREMENTS FOR CAPACITY AND SIZE ACCORDINGLY. OPTIONAL BATTERY STORAGE TBD. ROOF MOUNTED ON PV SOUTH-FACING RACK SYSTEM

LEGEND

- PAINTED EXTERIOR STUCCO, (CP-1)
- COMPOSITE METAL PANEL; (MP-2A)
- COMPOSITE METAL PANEL; (MP-2B)
- PRE-FINISHED DARK METAL SIDING PANELS AND TRIM; (MP-3)
- PRE-FINISHED METAL SOFFIT PANEL; (MP-1)
- STANDING SEAM METAL ROOF; (R-1)
- ALUMINUM STOREFRONT; (WIN-1)
- GLAZING; (IGU-1)
- CMU; 2-COAT STUCCO - PAINTED TAUPE; (CMU-2)
- LOUVER & TAG; SMD; (###) FINISH; TYP (L1)
- KEYNOTE (08.003)
- MATERIAL TAG; SEE SHEET **A-1-501** FOR EXTERIOR FINISH INFORMATION (XXX-#)

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
R2	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

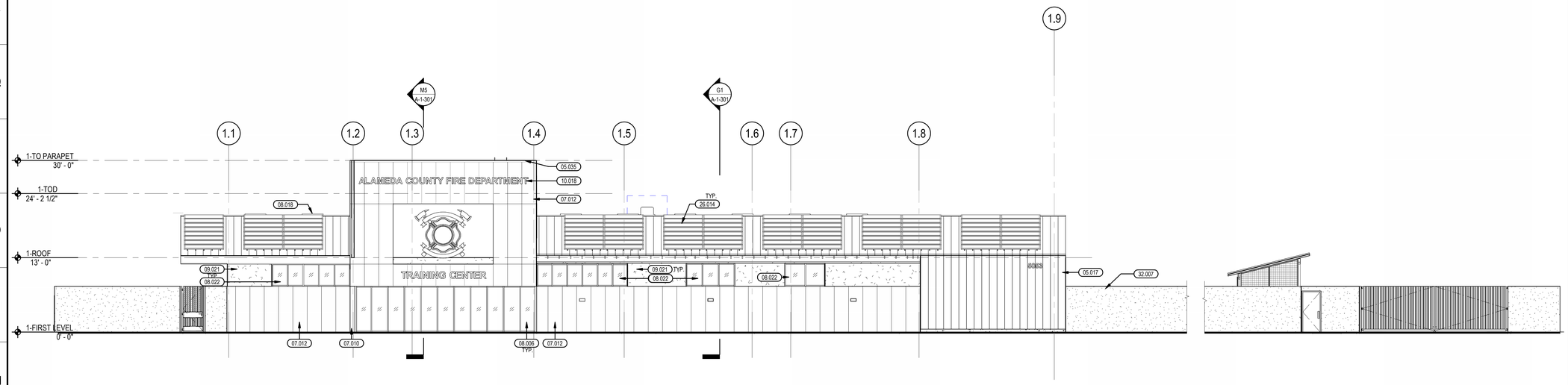
EXT. ELEV. (E) & (W) CLASSROOM BLDG.

Drawing No.

A-1-203

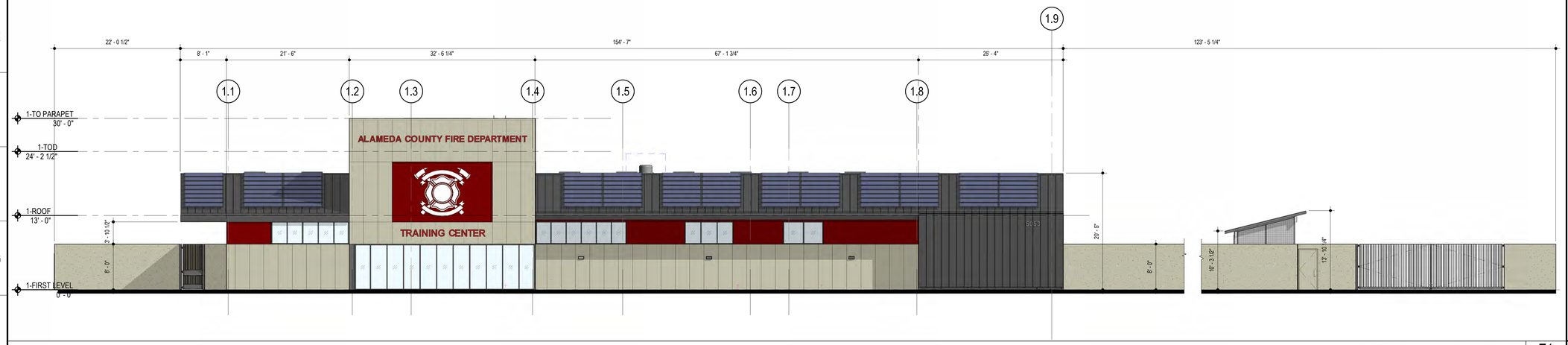
SKA Project Number: XXXXX

NOT FOR CONSTRUCTION



CLASSROOM - SOUTH EXTERIOR ELEVATION EXTENDED | M1

RE: D1/ A-1-121 | 1/8" = 1'-0"



COLOR ELEVATION - SOUTH EXTENDED | F1

1/8" = 1'-0"

KEYNOTE

05.017	STANDING SEAM METAL ROOFING SYSTEM COVERING EXTERIOR UTILITY YARD
05.035	CONTINUOUS PRE-FINISHED METAL PARAPET COPING CAP TO MATCH UNDERLYING FINISH. TYP.
07.010	PRE-FINISHED DARK METAL PANELS TRIM, MATCH THE DARK MULLION
07.012	PRE-FINISHED METAL PANELS (MP-2), TYPICAL
08.006	ALUMINUM FRAME CLERESTORY WINDOWS ABOVE, SEE RCP AND ELEVATIONS
08.018	SKYLIGHTS, 3' X 3' TYP.
08.022	ALUMINUM FRAME CLERESTORY WINDOW WITH CLEAR INSULATED GLAZING, TYPICAL.
09.021	PAINTED EXTERIOR 7/8" CEMENT PLASTER WITH METAL LATH AND BUILDING VAPOR BARRIER
10.018	BRUSHED ALUMINUM BUILDING SIGNAGE, SEE SIGNAGE DRAWINGS SG-SERIES
26.014	ROOF-MOUNTED PHOTOVOLTAIC PANELS, TYPICAL. S.E.D. DBE TO VERIFY COUNTY REQUIREMENTS FOR CAPACITY AND SIZE ACCORDINGLY. OPTIONAL BATTERY STORAGE TBD
32.007	8' HIGH CMU SCREEN WALL WITH PLASTER FINISH ON EXTERIOR SIDE

LEGEND

- PAINTED EXTERIOR STUCCO, (CP-1)
- COMPOSITE METAL PANEL; (MP-2)
- PRE-FINISHED DARK METAL SIDING PANELS AND TRIM; (MP-3)
- PRE-FINISHED METAL SOFFIT PANEL; (MP-1)
- STANDING SEAM METAL ROOF; (R-1)
- ALUMINUM STOREFRONT; (WIN-1)
- GLAZING; (IGU-1)
- CMU; 2-COAT STUCCO - PAINTED TAUPE; (CMU-2)
- LOUVER & TAG; SMD; (###) FINISH; TYP
- 08.003 KEYNOTE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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01	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

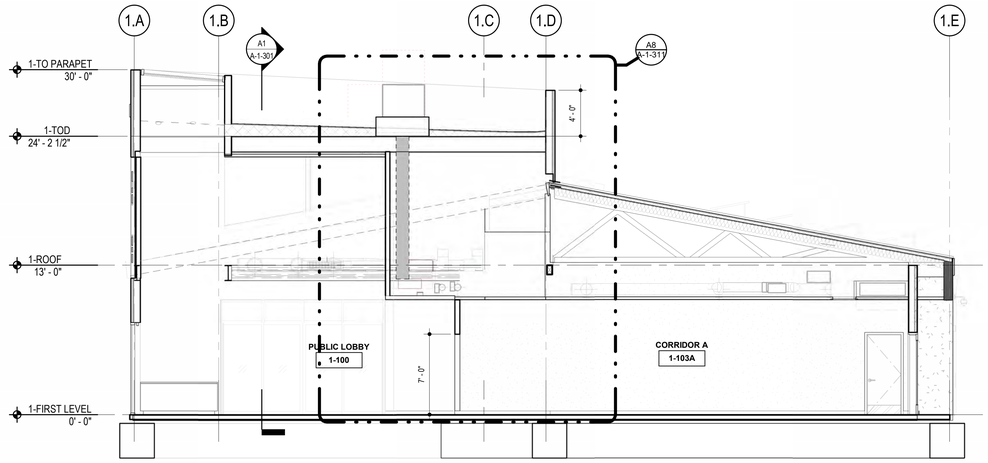
EXT. ELEVATION SOUTH - EXTENDED

Drawing No.

A-1-204

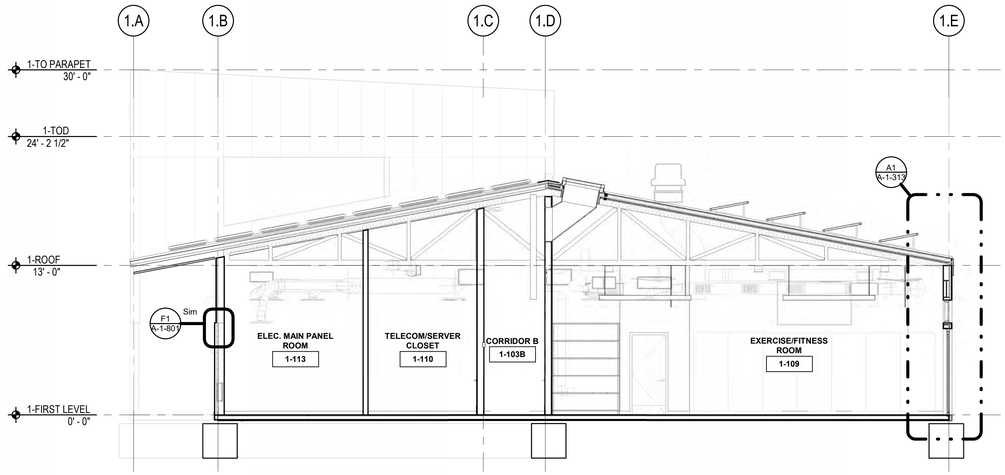
SKA Project Number: 24702

NOT FOR CONSTRUCTION



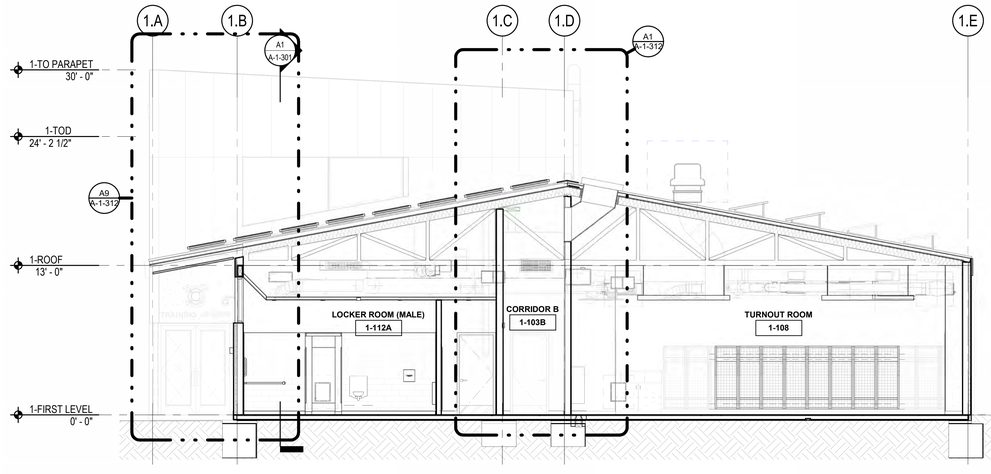
BUILDING SECTION 1 WEST | M5

RE: D1/ A-1-121 | 3/16" = 1'-0"



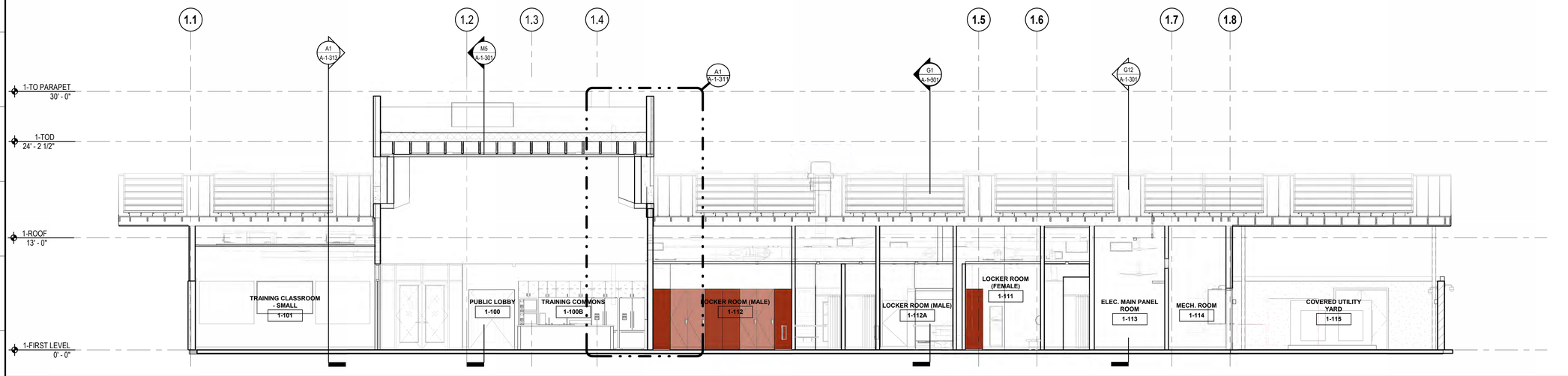
BUILDING SECTION 3 WEST | G12

RE: D1/ A-1-121 | 3/16" = 1'-0"



BUILDING SECTION 2 WEST | G1

RE: D1/ A-1-121 | 3/16" = 1'-0"



LONGITUDINAL BUILDING SECTION NORTH | A1

RE: D1/ A-1-121 | 3/16" = 1'-0"

KEYNOTE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title

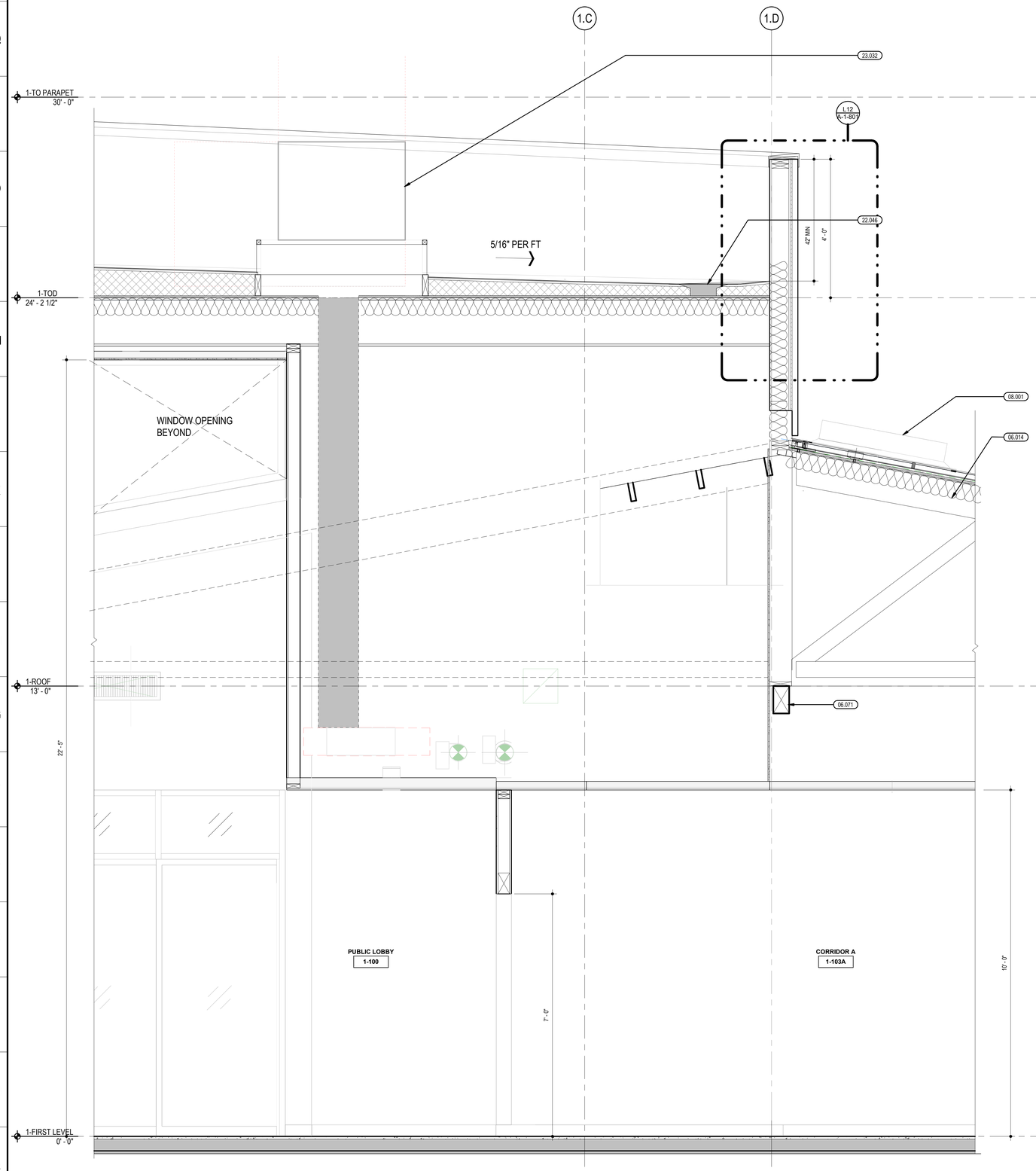
BUILDING SECTIONS - CLASSROOM BLDG.

Drawing No.

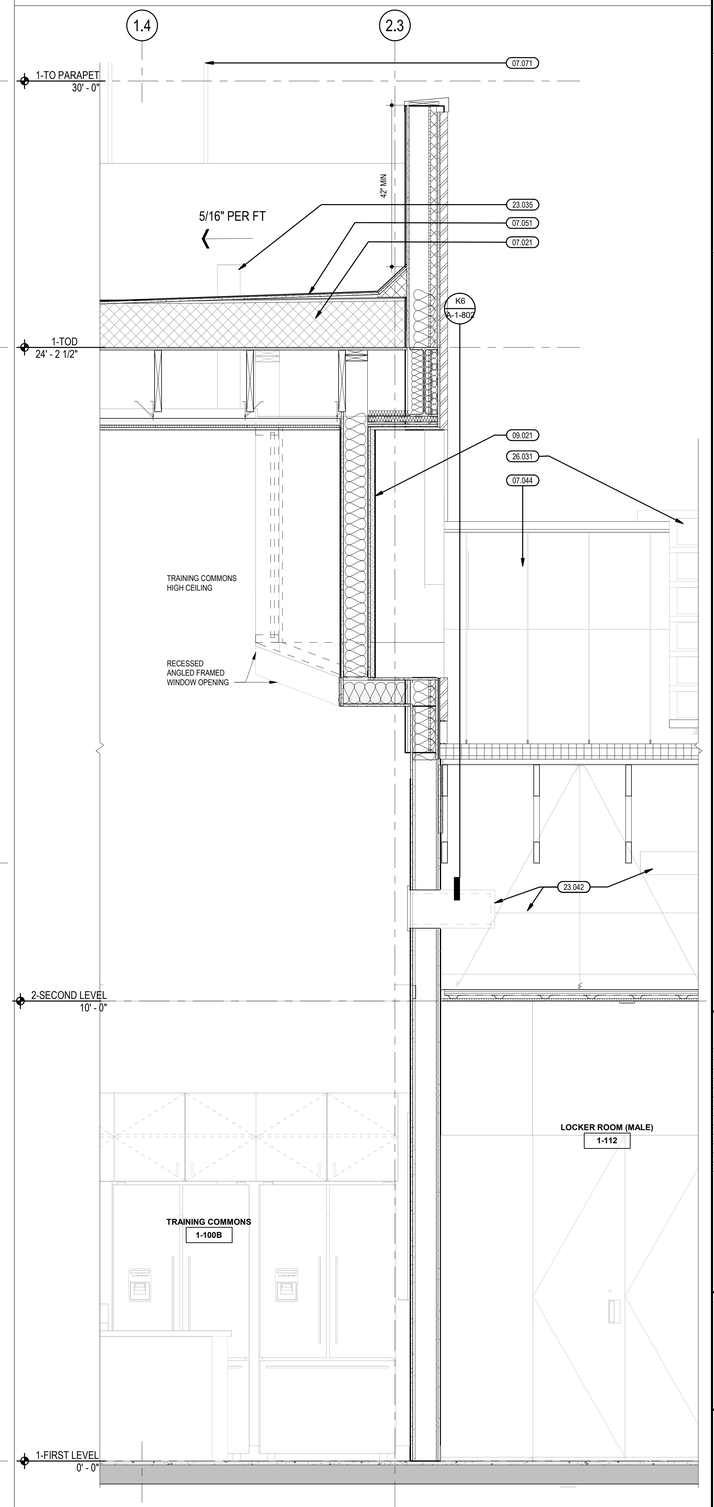
A-1-301

SKA Project Number: 24702

NOT FOR CONSTRUCTION



ENLARGED WALL SECTION 2 | A8
RE: M5/ A-1-301 | 3/4" = 1'-0"



ENLARGED WALL SECTION/ELEVATION | A1
RE: A1/ A-1-301 | 3/4" = 1'-0"

KEYNOTE

06.014	FLAT BOTTOM GABLE MFRG TRUSSES @ 24" OC, SSD.
06.071	WOOD BEAM, S.S.D.
07.021	4" MINIMUM CONTINUOUS RIGID SLOPED INSULATION
07.044	PRE-FINISHED STANDING SEAM METAL ROOF PANELS AND TRIM, TYPICAL
07.051	COLD APPLIED 2-PLY ASPHALT ROOF MEMBRANE, TYP
07.071	EXTERIOR ACCESS LADDER
08.001	ROOF WINDOWS AND SKYLIGHTS

KEYNOTE

09.021	PAINTED EXTERIOR 7/8" CEMENT PLASTER WITH METAL LATH AND BUILDING VAPOR BARRIER
22.046	ROOF AND OVERFLOW DRAIN
23.032	ROOF AIR HANDLING UNIT, S.M.D. FOR SIZE & LOCATION
23.035	ROOF VENTS, S.M.D.
23.042	MECHANICAL DUCT, S.M.D.
26.031	ROOF-MOUNTED PHOTOVOLTAIC PANELS, TYPICAL. S.E.D. DBE TO VERIFY COUNTY REQUIREMENTS FOR CAPACITY AND SIZE ACCORDINGLY. OPTIONAL BATTERY STORAGE TBD

CLIENT

GENERAL SERVICES AGENCY
GSA
COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
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Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

WALL SECTIONS - CLASSROOM BLDG.

Drawing No.

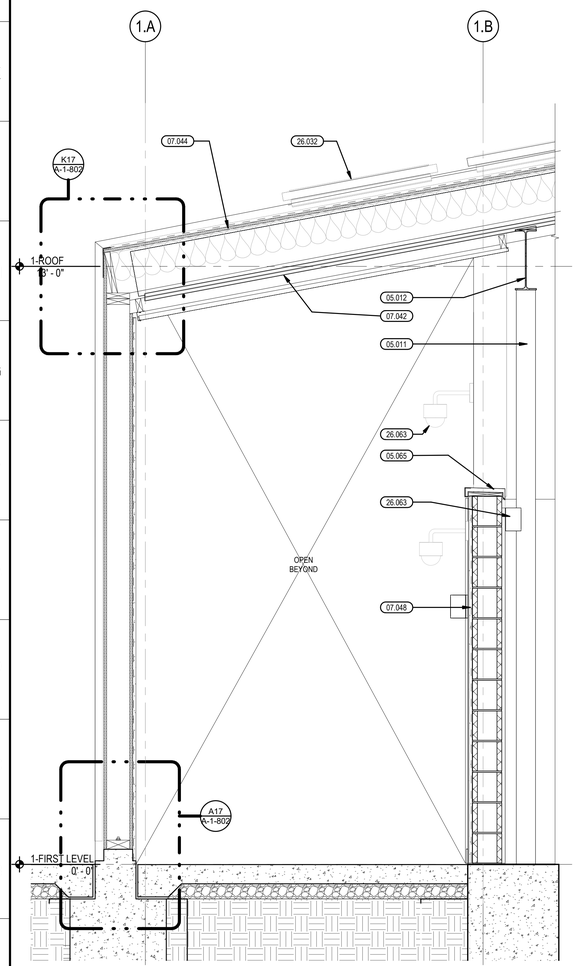
A-1-311

SKA Project Number: 24702

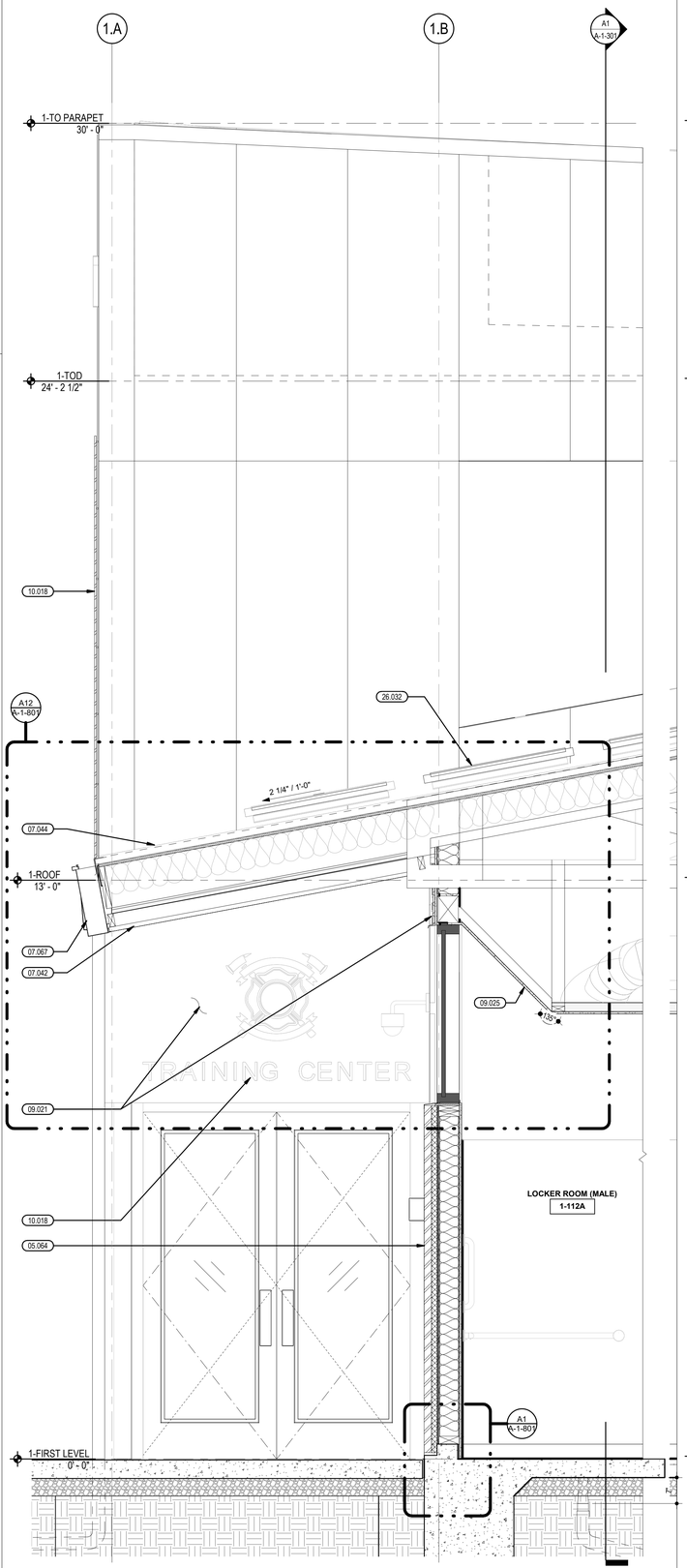
NOT FOR CONSTRUCTION

KEYNOTE

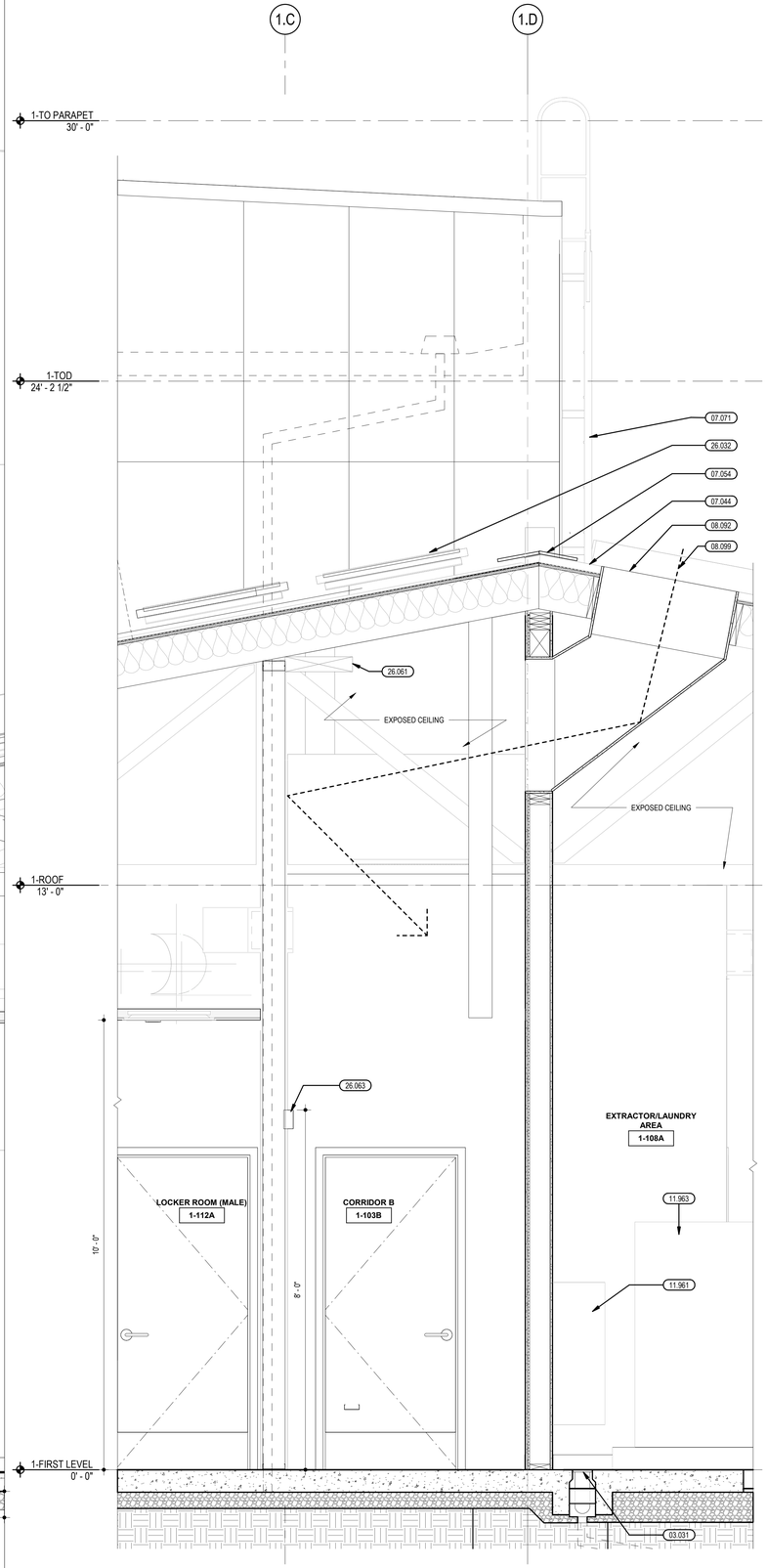
03.031	FLOOR SURFACE SLOPED TO FLOOR/TRENCH DRAINS, S.P.D.
05.011	PAINTED STEEL COLUMN, S.S.D.
05.012	PAINTED STEEL BEAM, S.S.D.
05.064	METAL PANEL FACADE
05.065	CONTINUOUS PRE-FINISHED METAL PARAPET COPING CAP TO MATCH UNDERLYING FINISH, TYP.
07.042	PRE-FINISHED METAL SOFFIT PANELS, TYPICAL
07.044	PRE-FINISHED STANDING SEAM METAL ROOF PANELS AND TRIM, TYPICAL
07.048	CMU WALL W/ PRE-FINISHED METAL SIDING PANELS AND TRIM AT EXTERIOR SIDE; TWO-COAT STUCCO AT INTERIOR SIDE
07.054	PREFINISHED METAL RIDGE CAP
07.067	PREFINISHED GUTTER & LEADER
07.071	EXTERIOR ACCESS LADDER
08.092	SKYLIGHTS, 3' X 3' TYP.
08.099	INDIRECT DIFFUSED SUNLIGHT
09.021	PAINTED EXTERIOR 7/8" CEMENT PLASTER WITH METAL LATH AND BUILDING VAPOR BARRIER
09.025	PAINTED ANGLED GYPSUM CEILING, SEE RCP
10.018	BRUSHED ALUMINUM BUILDING SIGNAGE, SEE SIGNAGE DRAWINGS SG-SERIES
11.961	FREESTANDING UNITS MOUNTED TO TUBULAR FRAME WALL; GEAR GRID TYPE TURN OUT LOCKERS; WITH 110V DUPLEX RECEPTACLE AT TOP SHELF TYP
11.963	
26.032	PRE-ACTION DOUBLE INTERLOCK SYSTEM FOR I.T. ROOM, S.E.D.
26.061	CABLE TRAY
26.063	LIGHT SCONCE, S.E.D.



SECTION AT CLASS. BLDG SCREEN WALL & UTILITY YARD | A16
RE: D1/ A-1-121 | 3/4" = 1'-0"



ENLARGED WALL SECTION 2 WEST - FRONT WALL RIBBON WINDOWS | A9
RE: D1/ A-1-121 | 3/4" = 1'-0"



ENLARGED WALL SECTION 2 WEST - Callout 1 | A1
RE: G1/ A-1-301 | 3/4" = 1'-0"

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
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Contractor
OVERAA Construction

Drawing Title
WALL SECTIONS - CLASSROOM BLDG.

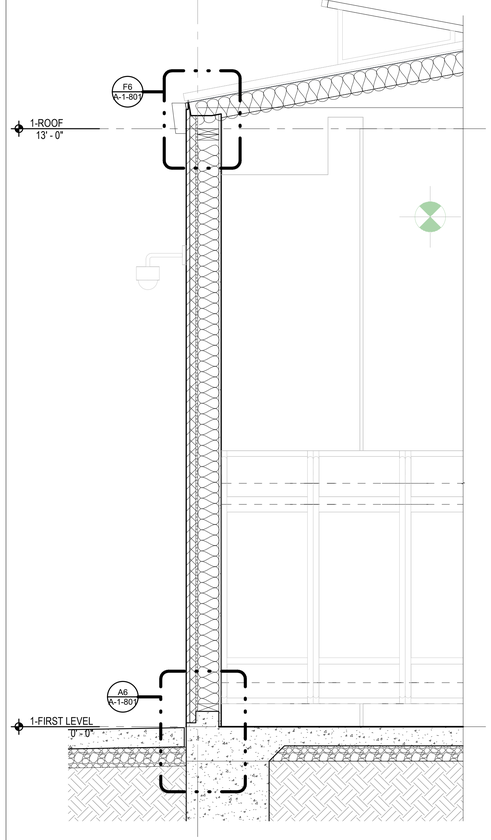
Drawing No.
A-1-312

SKA Project Number: 24702

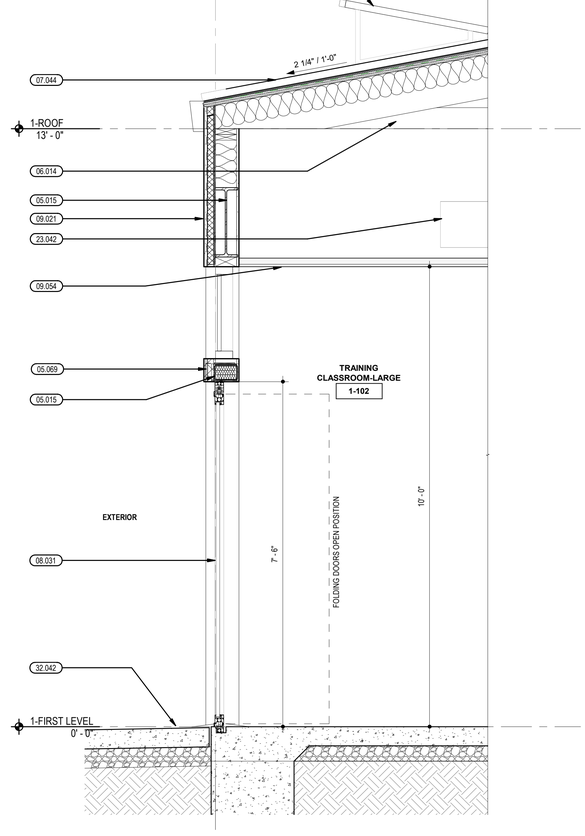
NOT FOR CONSTRUCTION

KEYNOTE

05.015	STEEL BEAM, S.S.D.
05.069	PREFINISHED METAL FASCIA W/FINISH TO MATCH DOOR SYSTEM
06.014	FLAT BOTTOM GABLE MFRG TRUSSES @ 24" OC, SSD.
07.044	PRE-FINISHED STANDING SEAM METAL ROOF PANELS AND TRIM, TYPICAL
08.031	GLAZED, INSULATED GLASS, FOLDING DOOR SYSTEM
09.021	PAINTED EXTERIOR 7/8" CEMENT PLASTER WITH METAL LATH AND BUILDING VAPOR BARRIER
09.054	SUSPENDED ACOUSTIC TILE CEILING
23.042	MECHANICAL DUCT, S.M.D.
26.062	ROOF MOUNTED PHOTOVOLTAIC PANELS
32.042	EXTERIOR FLATWORK, SEE CIVIL & LANDSCAPE DRAWINGS



WALL SECTION @ TURNOUT A8
RE: D1/ A-1-201 3/4" = 1'-0"



WALL SECTION @ NORTH FACADE FOLDING DOORS A1
RE: D1/ A-1-121 3/4" = 1'-0"

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

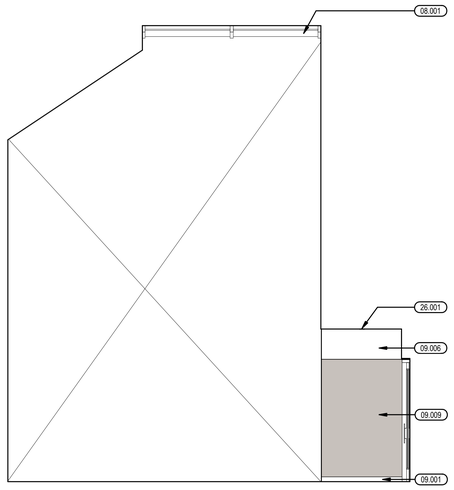
Contractor
Overaa Construction

Drawing Title
WALL SECTIONS - CALSSROOM BLDG.

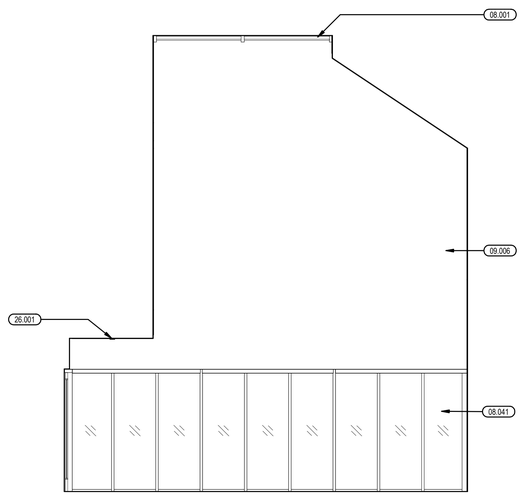
Drawing No.
A-1-313

SKA Project Number: 24702

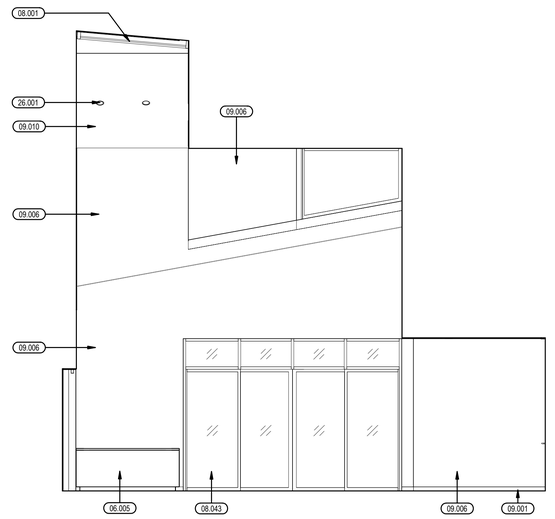
NOT FOR CONSTRUCTION



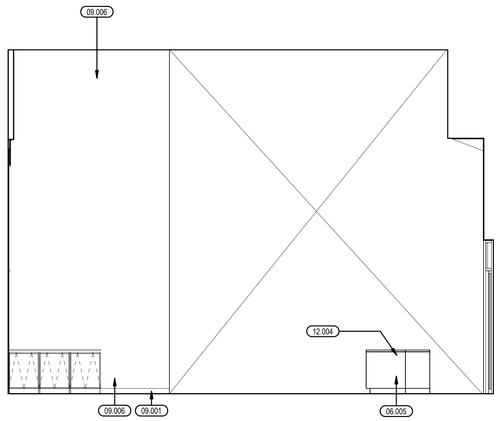
PUBLIC LOBBY- NORTH ELEVATION M16
1/4" = 1'-0"



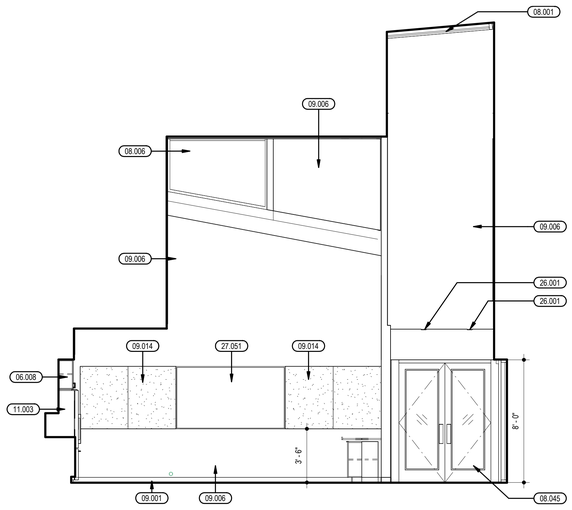
PUBLIC LOBBY- SOUTH ELEVATION M10
1/4" = 1'-0"



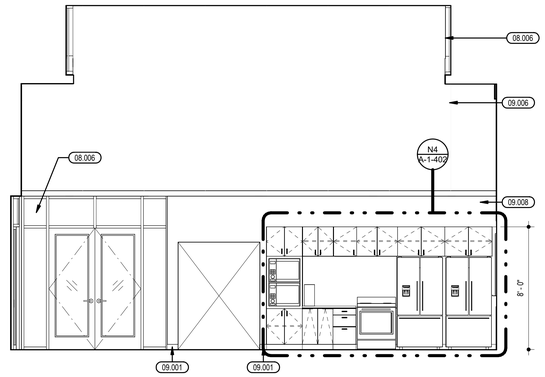
TRAINING COMMONS- WEST ELEVATION M4
RE: D1/ A-1-121 1/4" = 1'-0"



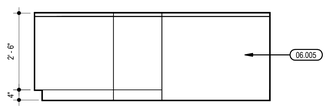
TRAINING COMMONS- SOUTH ELEVATION F16
RE: D1/ A-1-121 1/4" = 1'-0"



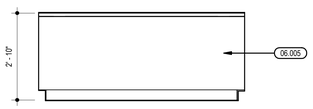
TRAINING COMMONS- EAST ELEVATION F10
RE: D1/ A-1-121 1/4" = 1'-0"



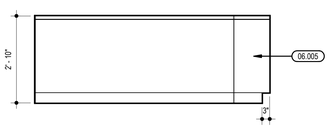
TRAINING COMMONS- NORTH ELEVATION F4
RE: D1/ A-1-121 1/4" = 1'-0"



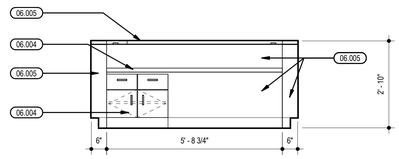
RECEPTION DESK- NORTH ELEVATION C16
RE: A4/ A-1-401 1/2" = 1'-0"



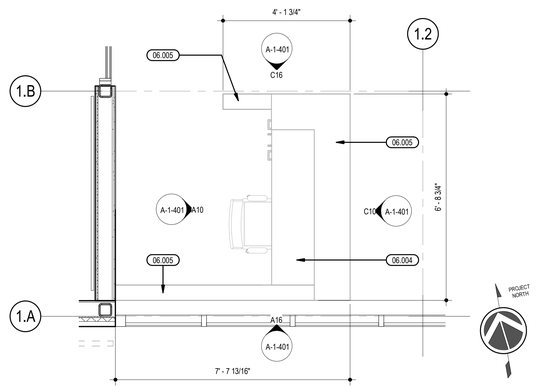
RECEPTION DESK- EAST ELEVATION C10
RE: A4/ A-1-401 1/2" = 1'-0"



RECEPTION DESK- SOUTH ELEVATION A16
RE: A4/ A-1-401 1/2" = 1'-0"



RECEPTION DESK- WEST ELEVATION A10
RE: A4/ A-1-401 1/2" = 1'-0"



ENLARGED PLAN - RECEPTION A4
RE: D1/ A-1-121 1/2" = 1'-0"

GENERAL NOTES

1. RESTROOMS TO HAVE THE FOLLOWING ACCESSORIES TO BE AUTOMATIC/TOUCHLESS: TOILET FLUSHOMETER, SINK FAUCET, SINK SOAP DISPENSER.
2. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
3. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
4. SEE A-1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
5. SEE A-1-931 FOR FLOOR FINISH PLAN

KEYNOTE

06.004	(LMT-1) PLASTIC LAMINATE - WHITE, SEE FINISH SCHEDULE
06.005	(LMT-3) PLASTIC LAMINATE - RED, SEE FINISH SCHEDULE
06.008	UPPER CABINETS, PLASTIC LAMINATE FINISH - RED
08.001	ROOF WINDOWS AND SKYLIGHTS
08.006	ALUMINUM FRAME CLERESTORY WINDOWS ABOVE, SEE RCP AND ELEVATIONS
08.041	
08.043	PRE-FINISHED ALUMINUM FRAME STOREFRONT SECTION WITH SLIDER ENTRY DOOR AND CLEAR INSULATED GLAZING
08.045	PRE-FINISHED ALUMINUM FRAME STOREFRONT DOUBLE DOOR WITH CLEAR INSULATED GLAZING
09.001	(R-1) RESILIENT RUBBER WALL BASE, SEE FINISH SCHEDULE
09.006	(PT-1) WALL PAINT, EGGSHELL, SEE FINISH SCHEDULE
09.008	(PT-3) WALL PAINT, RED, SEE FINISH SCHEDULE
09.009	(PT-4) WALL PAINT, SIMILAR TO TAUPE, SEE FINISH SCHEDULE
09.010	(AC-1) ACOUSTIC CEILING TILE, SEE FINISH SCHEDULE
09.014	(FWF-1) FABRIC WRAP ACOUSTICAL PANEL-GREY, SEE FINISH SCHEDULE
11.003	(N) REFRIGERATOR, TYP. VERIFY REQUIRED DOOR SWING CLEARANCE
12.004	CUSTOM HARDWOOD RECEPTION DESK WITH PLASTIC LAMINATE FINISH
26.001	LIGHT FIXTURE, TYPICAL. S.E.D.
27.051	

LEGEND

GLAZING

08.003 KEYNOTE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

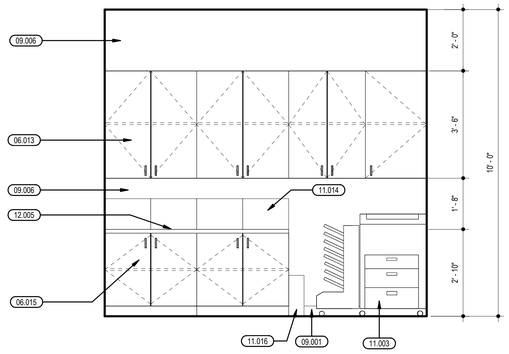
Contractor
OVERAA Construction

Drawing Title
ENLARGED PLAN & INTERIOR ELEVATION - LOBBY

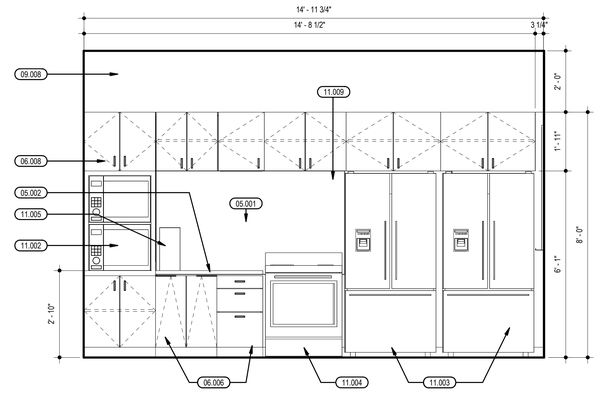
Drawing No.
A-1-401

SKA Project Number: 24702

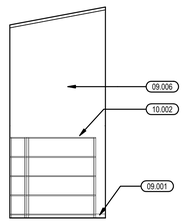
NOT FOR CONSTRUCTION



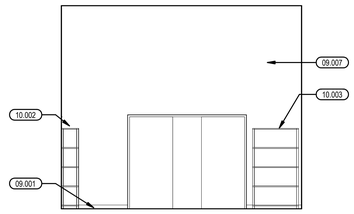
GENERAL OFFICE STORAGE- SOUTH ELEVATION | N13
RE: D1/ A-1-121 | 1/2" = 1'-0"



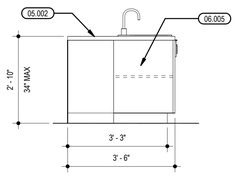
BREAK ROOM - NORTH ELEVATION | N4
RE: F4/ A-1-401 | 1/2" = 1'-0"



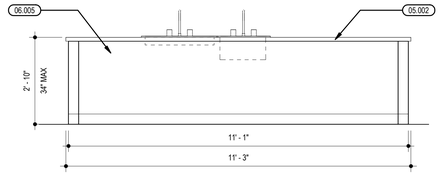
CLASSROOM STORAGE - WEST ELEVATION | K18
RE: D1/ A-1-121 | 3/16" = 1'-0"



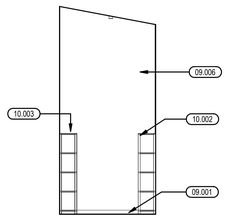
CLASSROOM STORAGE - NORTH ELEVATION | K13
RE: D1/ A-1-121 | 3/16" = 1'-0"



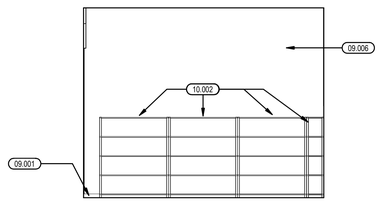
BREAKROOM ISLAND - EAST ELEVATION | K9
RE: A4/ A-1-402 | 1/2" = 1'-0"



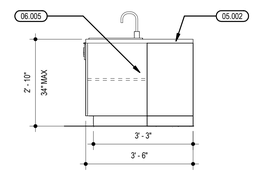
BREAKROOM ISLAND - SOUTH ELEVATION | K4
RE: A4/ A-1-402 | 1/2" = 1'-0"



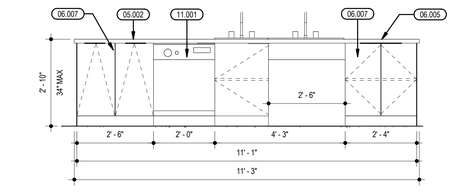
CLASSROOM STORAGE - EAST ELEVATION | G18
RE: D1/ A-1-121 | 3/16" = 1'-0"



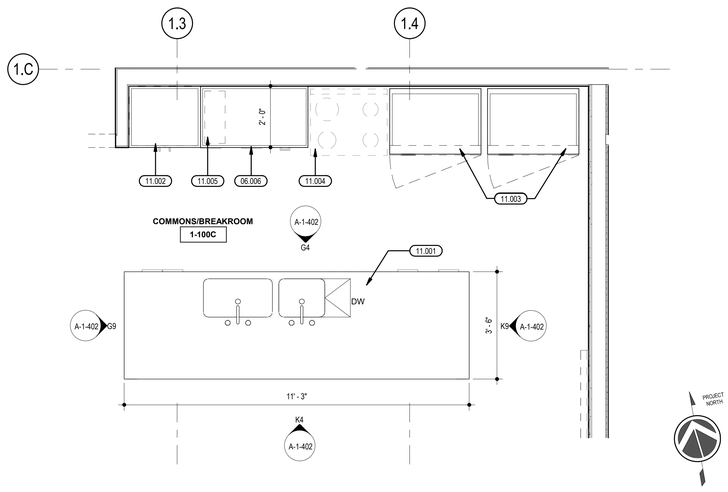
CLASSROOM STORAGE - SOUTH ELEVATION | G13
RE: D1/ A-1-121 | 3/16" = 1'-0"



BREAKROOM ISLAND - WEST ELEVATION | G9
RE: A4/ A-1-402 | 1/2" = 1'-0"



BREAKROOM ISLAND- NORTH ELEVATION | G4
RE: A4/ A-1-402 | 1/2" = 1'-0"



ENLARGED PLAN - BREAK ROOM | A4
RE: D1/ A-1-121 | 1/2" = 1'-0"

GENERAL NOTES

1. RESTROOMS TO HAVE THE FOLLOWING ACCESSORIES TO BE AUTOMATIC/TOUCHLESS: TOILET FLUSHOMETER, SINK FAUCET, SINK SOAP DISPENSER.
2. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
3. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
4. SEE A-1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
5. SEE A-1-931 FOR FLOOR FINISH PLAN

KEYNOTE

05.001 (SS-1) STAINLESS STEEL BACKSPLASH, SEE FINISH SCHEDULE
05.002 (SS-2) STAINLESS STEEL COUNTERTOP, BRUSHED SATIN, SEE FINISH SCHEDULE
06.005 (LMT-3) PLASTIC LAMINATE - RED, SEE FINISH SCHEDULE
06.006 BUILT-IN CASEWORK, STAINLESS STEEL COUNTER
06.007
06.008 UPPER CABINETS, PLASTIC LAMINATE FINISH - RED
06.013 UPPER CABINETS, PLASTIC LAMINATE FINISH - WHITE
06.015 BASE CABINETS, PLASTIC LAMINATE FINISH - WHITE
09.001 (R-1) RESILIENT RUBBER WALL BASE, SEE FINISH SCHEDULE
09.006 (PT-1) WALL PAINT, EGGSHELL, SEE FINISH SCHEDULE
09.007 (PT-2) WALL PAINT, SEMI-GLOSS, SEE FINISH SCHEDULE
09.008 (PT-3) WALL PAINT, RED, SEE FINISH SCHEDULE
10.002 MEDAL SHELF STORAGE UNIT (72"L X 18"D X 84"H)
10.003 MEDAL SHELF STORAGE UNIT (48"L X 18"D X 84"H)
11.001 (N) DISHWASHER
11.002 (N) MICROWAVE
11.003 (N) REFRIGERATOR, TYP. VERIFY REQUIRED DOOR SWING CLEARANCE
11.004 (N) ELECTRIC RANGE OVEN WITH FRONT MOUNTED CONTROLS
11.005 (N) COFFEE MACHINE
11.009 (N) DUCTED COMMERCIAL-GRADE RANGE HOOD. PROVIDE REMOTE HOOD SWITCH AT ACCESSIBLE REACH HEIGHT
11.014 RADIO CHARGING STATION, COUNTER MOUNT. VERIFY QUANTITY WITH OWNER
11.016 PAPER SHREDDER
12.005 PLASTIC LAMINATE COUNTERTOP

LEGEND

GLAZING

08.003 KEYNOTE

CLIENT

ALAMEDA COUNTY
GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

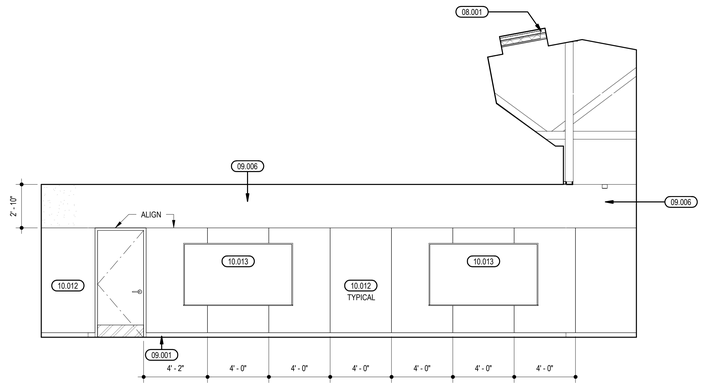
Contractor
OVERAA Construction

Drawing Title
ENLARGED PLAN & INTERIOR ELEVATION - BREAK RM & RECEPTION

Drawing No.
A-1-402

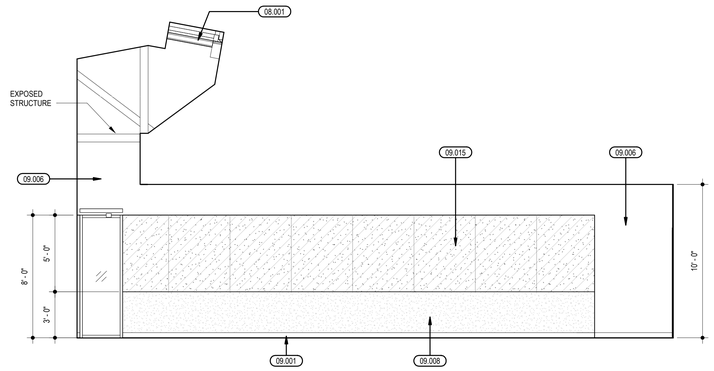
SKA Project Number: 24702

NOT FOR CONSTRUCTION



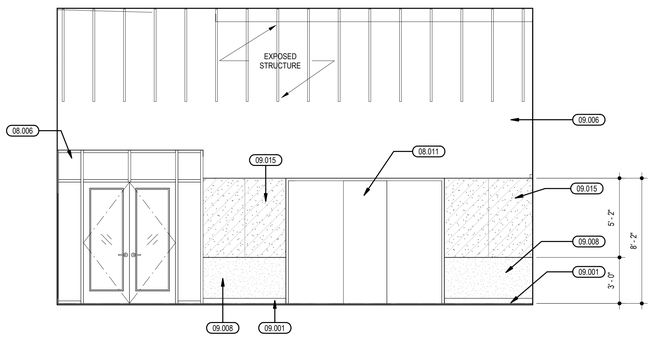
LARGE CLASSROOM- EAST ELEVATION | N13

RE: D1/ A-1-121 | 1/4" = 1'-0"



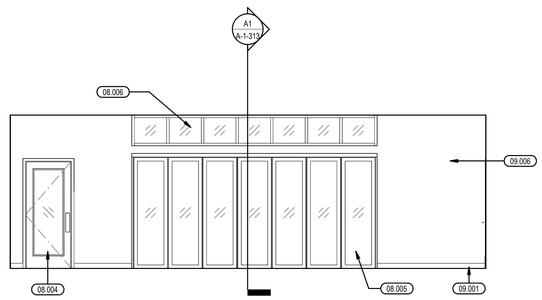
LARGE CLASSROOM- WEST ELEVATION | N4

RE: D1/ A-1-121 | 1/4" = 1'-0"



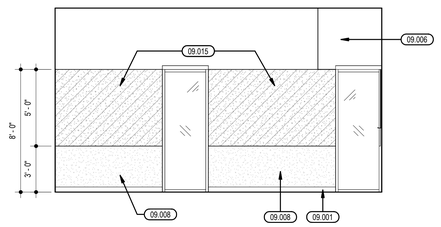
LARGE CLASSROOM- SOUTH ELEVATION | J13

RE: D1/ A-1-121 | 1/4" = 1'-0"



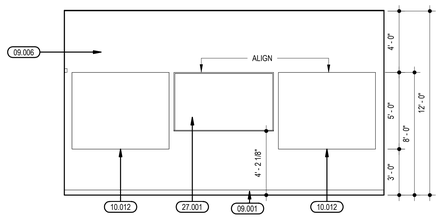
LARGE CLASSROOM- NORTH ELEVATION | J4

RE: D1/ A-1-121 | 1/4" = 1'-0"



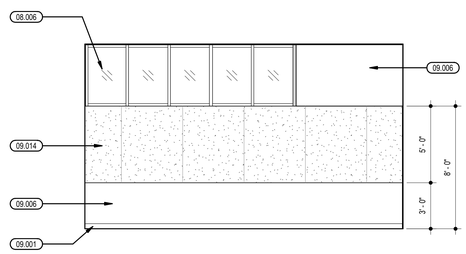
SMALL CLASSROOM- WEST ELEVATION | E13

RE: D1/ A-1-121 | 1/4" = 1'-0"



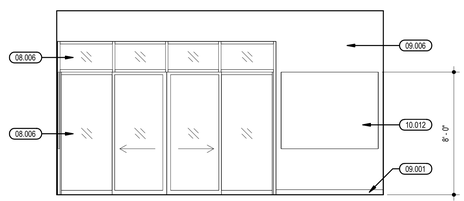
101 SMALL CLASSROOM- NORTH | E4

RE: D1/ A-1-121 | 1/4" = 1'-0"



SMALL CLASSROOM- SOUTH ELEVATION | A13

RE: D1/ A-1-121 | 1/4" = 1'-0"



SMALL CLASSROOM- EAST ELEVATION | A4

RE: D1/ A-1-121 | 1/4" = 1'-0"

GENERAL NOTES

1. RESTROOMS TO HAVE THE FOLLOWING ACCESSORIES TO BE AUTOMATIC/TOUCHLESS: TOILET FLUSHOMETER, SINK FAUCET, SINK SOAP DISPENSER.
2. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
3. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
4. SEE A-1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
5. SEE A-1-931 FOR FLOOR FINISH PLAN

KEYNOTE

08.001	ROOF WINDOWS AND SKYLIGHTS
08.004	PRE-FINISHED ALUMINUM FRAME STOREFRONT DOOR WITH CLEAR GLAZING
08.005	ALUMINUM FRAME "NANAWALL" FOLDING CLASS PARTITION SYSTEM WITH CLEAR GLAZING, TYPICAL
08.006	ALUMINUM FRAME CLERESTORY WINDOWS ABOVE, SEE RCP AND ELEVATIONS
08.011	PAINTED THREE PANEL SLIDING WOOD DOOR
09.001	(R-1) RESILIENT RUBBER WALL BASE, SEE FINISH SCHEDULE
09.006	(PT-1) WALL PAINT, EGGSHELL, SEE FINISH SCHEDULE
09.008	(PT-3) WALL PAINT, RED, SEE FINISH SCHEDULE
09.014	(FWP-1) FABRIC WRAP ACOUSTICAL PANEL-GREY, SEE FINISH SCHEDULE
09.015	(FWP-2) FABRIC WRAP ACOUSTICAL PANEL-RED, SEE FINISH SCHEDULE
10.012	BACK PAINTED GLASS MAGNETIC MARKER BOARD MOUNTED WITH STAND-OFFS
10.013	CUT MARKER BOARD AS REQUIRED FOR VIDEO MONITOR MOUNT TO ALLOW MARKER BOARDS TO BE CONTINUOUS BEHIND
27.001	VIDEO DISPLAY MONITOR AND WALL MOUNT, SEE T-SERIES DRAWINGS FOR SIZE

LEGEND

GLAZING

08.003 KEYNOTE

CLIENT

ALAMEDA COUNTY
GENERAL SERVICES
AGENCY

1401 LAKESIDE DRIVE, 10TH
FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

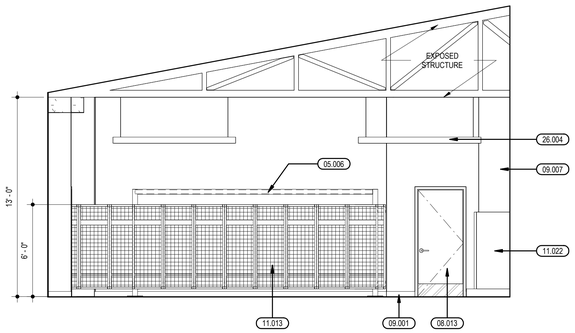
ENLARGED PLAN & INTERIOR ELEVATION - CLASSROOMS

Drawing No.

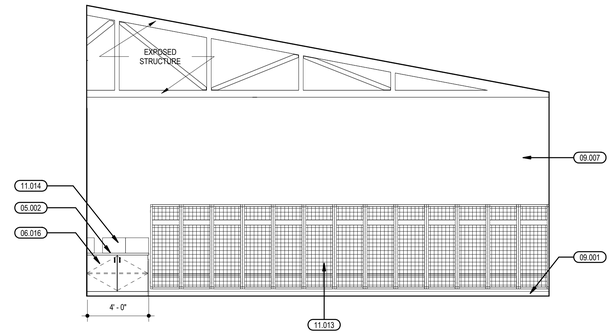
A-1-403

SKA Project Number: 24702

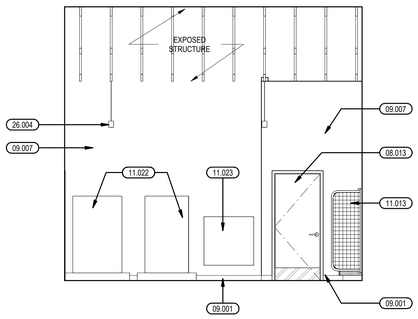
NOT FOR CONSTRUCTION



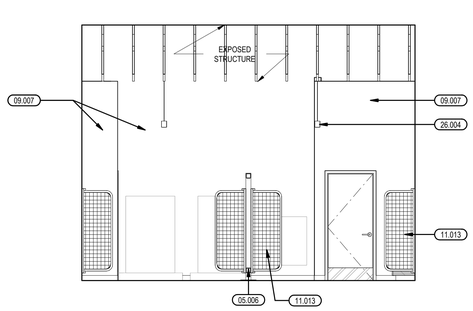
TURNOUT ROOM - EAST ELEVATION | M11
RE: A4/ A-1-404 | 1/4" = 1'-0"



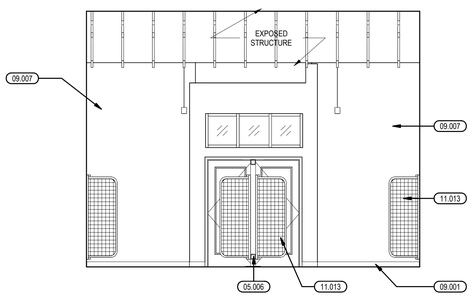
TURNOUT ROOM - WEST ELEVATION | M4
RE: A4/ A-1-404 | 1/4" = 1'-0"



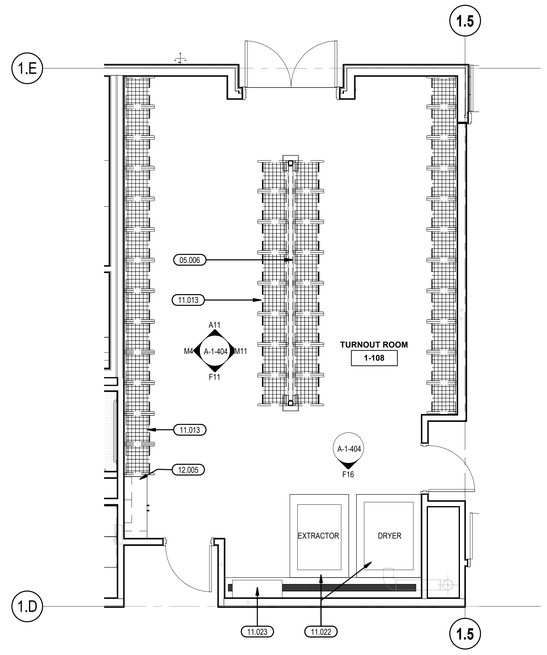
TURNOUT ROOM - WASHER/DRYER - SOUTH ELEVATION | F16
RE: A4/ A-1-404 | 1/4" = 1'-0"



TURNOUT ROOM - SOUTH ELEVATION | F11
RE: A4/ A-1-404 | 1/4" = 1'-0"



TURNOUT ROOM - NORTH ELEVATION | A11
RE: A4/ A-1-404 | 1/4" = 1'-0"



ENLARGED TURNOUT ROOM PLAN - CLASSROOM BUILDING | A4
RE: D1/ A-1-121 | 1/4" = 1'-0"

GENERAL NOTES

1. RESTROOMS TO HAVE THE FOLLOWING ACCESSORIES TO BE AUTOMATIC/TOUCHLESS: TOILET FLUSHOMETER, SINK FAUCET, SINK SOAP DISPENSER.
2. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
3. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
4. SEE A-1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
5. SEE A-1-931 FOR FLOOR FINISH PLAN

KEYNOTE

05.002	(SS-2) STAINLESS STEEL COUNTERTOP, BRUSHED SATIN, SEE FINISH SCHEDULE
05.006	METAL FRAME SUPPORT FOR SHELVES, SSD 06.007
06.016	(LMT-2) PLASTIC LAMINATE - KENSINGTON MAPLE, SEE FINISH SCHEDULE
08.013	PAINTED FLUSH DOOR, SEE DOOR SCHEDULE
09.001	(R-1) RESILIENT RUBBER WALL BASE, SEE FINISH SCHEDULE
09.007	(PT-2) WALL PAINT, SEMI-GLOSS, SEE FINISH SCHEDULE
11.013	WALL-MOUNTED GEAR GRID TYPE TURN OUT LOCKERS; WITH 110V DUPLEX RECEPTACLE AT TOP SHELF TYP
11.014	RADIO CHARGING STATION, COUNTER MOUNT. VERIFY QUANTITY WITH OWNER
11.022	LARGE HEAVY DUTY DRYER, AND EXTRACTOR. PROVIDE HOUSEKEEPING PAD AND ANCHORS PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS.
11.023	WALL MOUNT WATER HEATER
11.963	
12.005	PLASTIC LAMINATE COUNTERTOP
26.004	LINEAR PENDANT LIGHTING TYP., S.E.D.

LEGEND

GLAZING

08.003 KEYNOTE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Project

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Architect of Record
S H A H KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

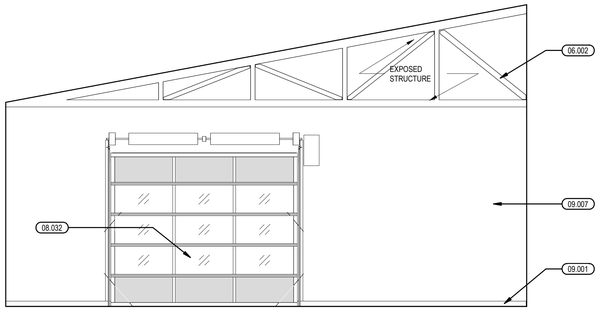
Contractor
OVERAA Construction

Drawing Title
ENLARGED PLAN & INTERIOR ELEVATIONS - TURNOUT ROOM

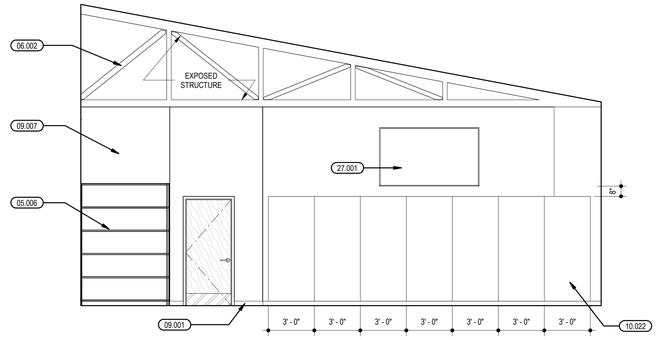
Drawing No.
A-1-404

SKA Project Number: 24702

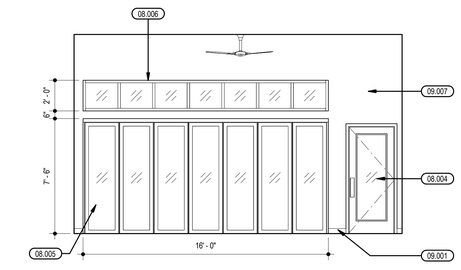
NOT FOR CONSTRUCTION



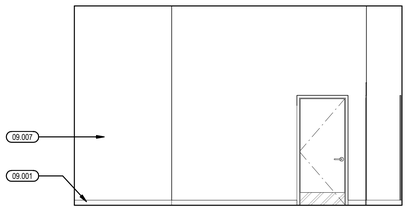
FITNESS ROOM- EAST ELEVATION | N12
RE: A4/ A-1-406 | 1/4" = 1'-0"



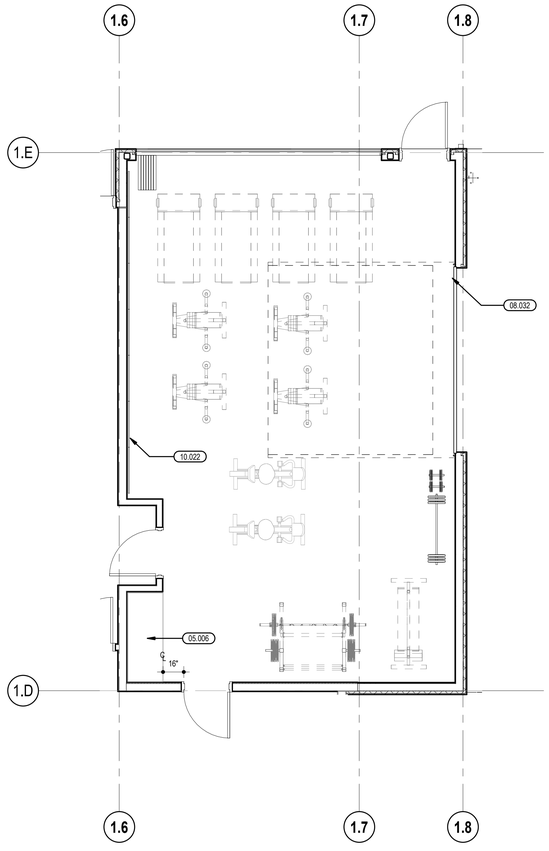
FITNESS ROOM- WEST ELEVATION | N4
1/4" = 1'-0"



FITNESS ROOM- NORTH ELEVATION | G14
1/4" = 1'-0"



FITNESS ROOM- SOUTH ELEVATION | A14
1/4" = 1'-0"



ENLARGED PLAN - EXCERCISE RM | A4
RE: D1/ A-1-121 | 1/4" = 1'-0"

GENERAL NOTES

1. RESTROOMS TO HAVE THE FOLLOWING ACCESSORIES TO BE AUTOMATIC/TOUCHLESS: TOILET FLUSHOMETER, SINK FAUCET, SINK SOAP DISPENSER.
2. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
3. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
4. SEE A-1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
5. SEE A-1-931 FOR FLOOR FINISH PLAN

KEYNOTE

05.006 METAL FRAME SUPPORT FOR SHELVES, SSD 06.007
06.002 (X-2) EXPOSED STRUCTURE AND MECHANICAL SYSTEMS - ACOUSTICAL SPRAY, SEE FINISH SCHEDULE
08.004 PRE-FINISHED ALUMINUM FRAME STOREFRONT DOOR WITH CLEAR GLAZING
08.005 ALUMINUM FRAME "NANAWALL" FOLDING CLASS PARTITION SYSTEM WITH CLEAR GLAZING, TYPICAL
08.006 ALUMINUM FRAME CLERESTORY WINDOWS ABOVE, SEE RCP AND ELEVATIONS
08.032 PAINTED ROLL-UP INSULATED GLASS SECTIONAL DOOR 12' W X 10'H
09.001 (R-1) RESILIENT RUBBER WALL BASE, SEE FINISH SCHEDULE
09.007 (PT-2) WALL PAINT, SEMI-GLOSS, SEE FINISH SCHEDULE
10.022 WALL MOUNTED TEMPERED GLASS MIRROR SYSTEM, 36" TYP. WIDTH
27.001 VIDEO DISPLAY MONITOR AND WALL MOUNT, SEE T-SERIES DRAWINGS FOR SIZE

LEGEND

GLAZING

08.003 KEYNOTE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.
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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

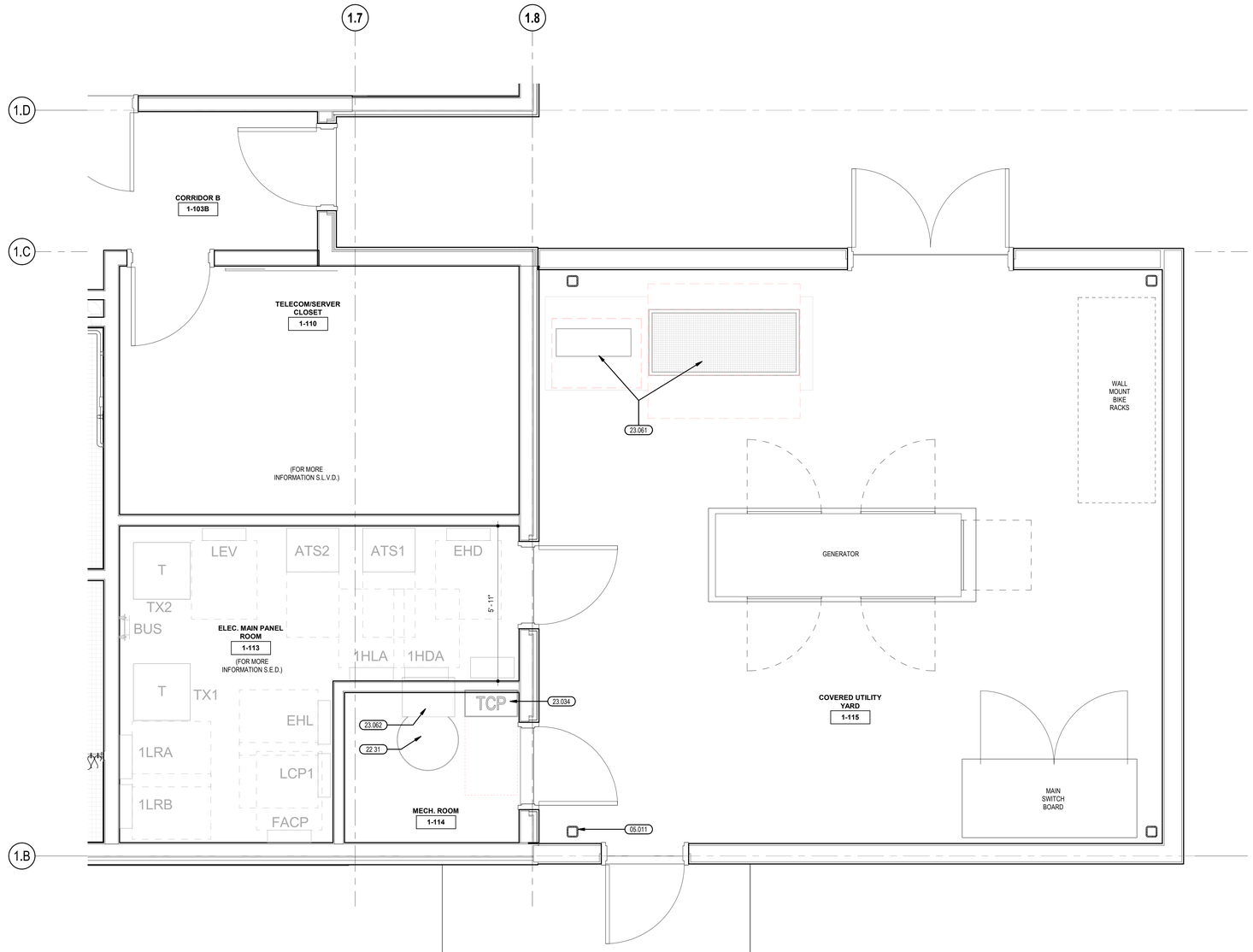
Contractor
OVERAA Construction

Drawing Title
ENLARGED PLAN & INTERIOR ELEVATION - EXCERCISE ROOM

Drawing No.
A-1-405

SKA Project Number: 24702

NOT FOR CONSTRUCTION



GENERAL NOTES

1. RESTROOMS TO HAVE THE FOLLOWING ACCESSORIES TO BE AUTOMATIC/TOUCHLESS: TOILET FLUSHOMETER, SINK FAUCET, SINK SOAP DISPENSER.
2. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
3. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
4. SEE A-1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
5. SEE A-1-931 FOR FLOOR FINISH PLAN

KEYNOTE

05.011 PAINTED STEEL COLUMN, S.S.D.
22.31 STORAGE HEAT PUMP ELECTRIC WATER HEATER, S.P.D.
23.034 TEMPERATURE CONTROL PANEL, S.M.D.
23.061 CONDENSING UNIT, S.M.D.
23.062 EVAPORATOR DISCHARGE, S.M.D.

LEGEND

GLAZING

08.003 KEYNOTE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

ENLARGED PLAN & INTERIOR ELEVATION - UTILITY & OFFICE STORAGE

Drawing No.

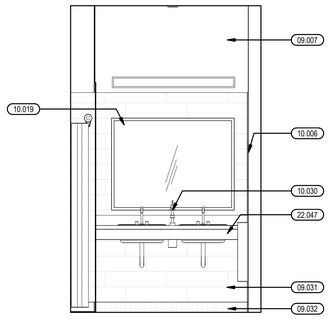
A-1-406

SKA Project Number: 24702

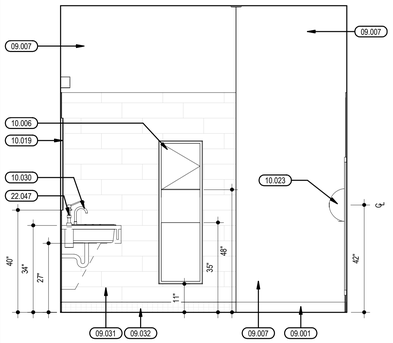
ENLARGED PLANS - UTILITY ROOMS | A4

RE: D1/ A-1-121 | 1/2" = 1'-0"

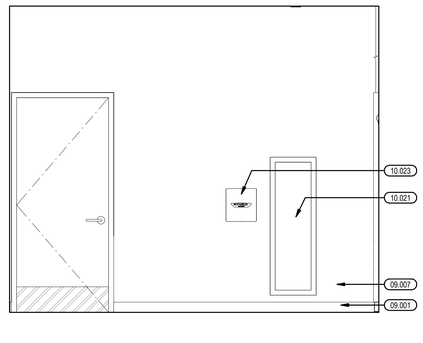
NOT FOR CONSTRUCTION



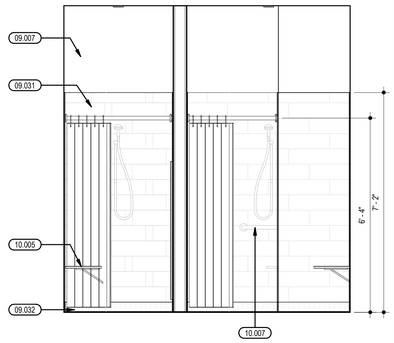
MALE SHOWER AREA - WEST ELEVATION | N17
RE: A4/ A-1-407 | 1/2" = 1'-0"



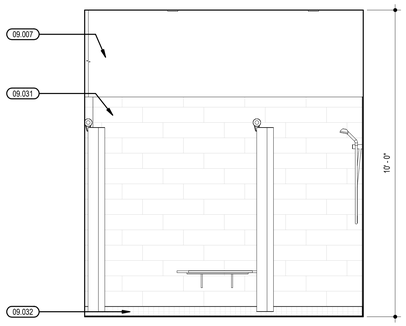
MALE SHOWER AREA - NORTH ELEVATION | N13
RE: A4/ A-1-407 | 1/2" = 1'-0"



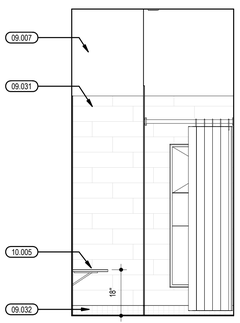
MALE SHOWER AREA - EAST ELEVATION | N8
RE: A4/ A-1-407 | 1/2" = 1'-0"



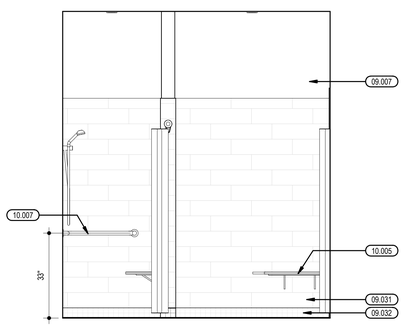
MALE SHOWER AREA - SOUTH ELEVATION | N4
RE: A4/ A-1-407 | 1/2" = 1'-0"



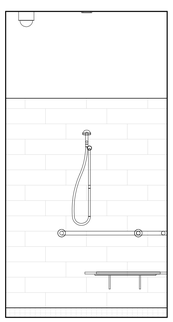
MALE ACCESSIBLE SHOWER - EAST | G17
RE: A4/ A-1-407 | 1/2" = 1'-0"



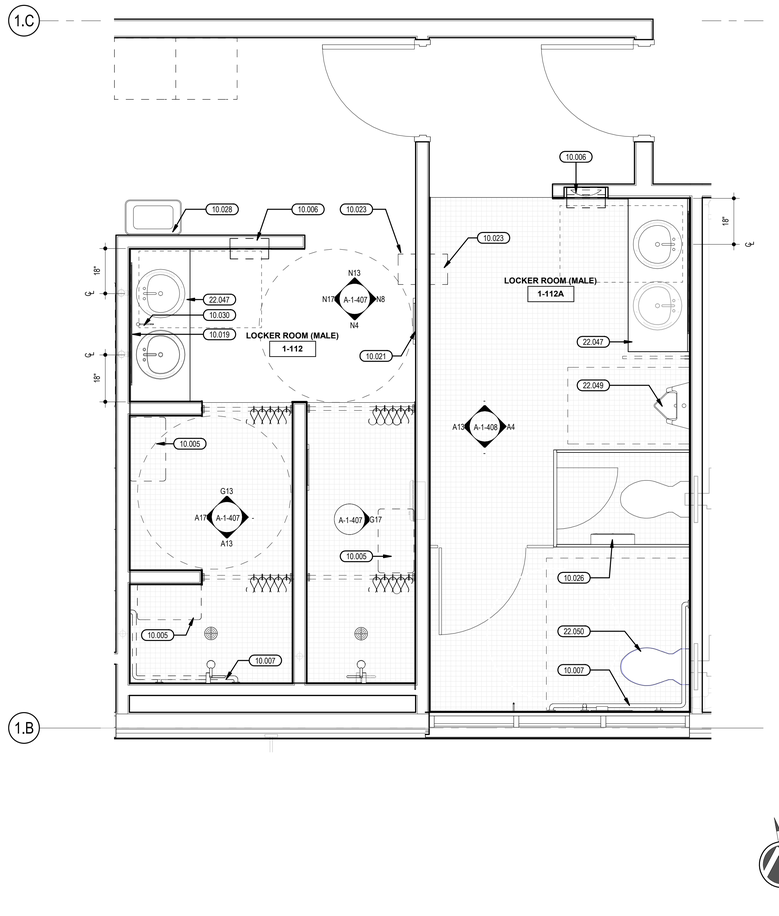
MALE ACCESSIBLE SHOWER - NORTH | G13
RE: A4/ A-1-407 | 1/2" = 1'-0"



MALE ACCESSIBLE SHOWER - WEST | A17
RE: A4/ A-1-407 | 1/2" = 1'-0"



MALE ACCESSIBLE SHOWER - SOUTH | A13
RE: A4/ A-1-407 | 1/2" = 1'-0"



ENLARGED MALE SHOWER AND RESTROOM | A4
RE: D1/ A-1-121 | 1/2" = 1'-0"

GENERAL NOTES

1. RESTROOMS TO HAVE THE FOLLOWING ACCESSORIES TO BE AUTOMATIC/TOUCHLESS: TOILET FLUSHOMETER, SINK FAUCET, SINK SOAP DISPENSER.
2. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
3. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
4. SEE A-1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
5. SEE A-1-931 FOR FLOOR FINISH PLAN

KEYNOTE

09.001 (R-1) RESILIENT RUBBER WALL BASE, SEE FINISH SCHEDULE
09.007 (PT-2) WALL PAINT, SEMI-GLOSS, SEE FINISH SCHEDULE
09.031 WALL TILE (T-1), SEE FINISH SCHEDULE
09.032 TILE BASE (T-2), TYP. SEE FINISH SCHEDULE
10.005 ADA SHOWER SEAT
10.006 WALL MOUNTED PAPER TOWEL DISPENSER, WITH WASTE BIN
10.007 S.S. GRAB BAR, SEE ACCESSIBILITY STANDARDS FOR MOUNTING AND LENGTH REQUIREMENTS
10.019 RECTANGULAR MIRROR. SEE ACCESSIBILITY STANDARDS FOR MOUNTING REQUIREMENTS. SHIM @ UNEVEN WALL FINISH FOR PLUMB INSTALLATION & PROVIDE CONTINUOUS SEALANT AROUND PERIMETER
10.021 18" X 54" FULL LENGTH MIRROR WITH BOTTOM EDGE OF REFLECTIVE SURFACE LOCATED AT 20" MAX A.F.F.
10.023 WARM HAND DRYER
10.026 SURFACE-MOUNTED TOILET TISSUE DISPENSER
10.028 TRASH BIN
10.030 FIREPLACES AND STOVES
22.047 ACCESSIBLE SINK, WALL MOUNTED. S.P.D. AND SEE ACCESSIBILITY STANDARDS FOR MOUNTING REQUIREMENTS
22.049 URINAL, WALL MOUNTED. S.P.D. AND SEE ACCESSIBILITY STANDARDS FOR MOUNTING REQUIREMENTS
22.050 WALL MOUNTED WATER CLOSET, TYP. S.P.D. AND SEE ACCESSIBILITY STANDARDS FOR MOUNTING REQUIREMENTS

LEGEND

GLAZING

08.003 KEYNOTE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

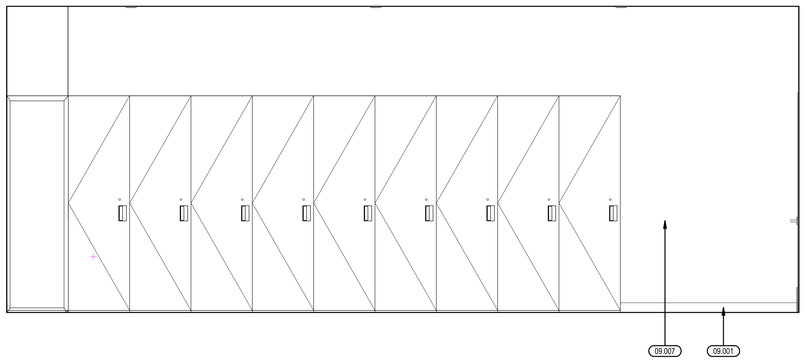
Contractor
OVERAA Construction

Drawing Title
ENLARGED PLAN & INTERIOR ELEVATION - MALE LOCKER ROOM

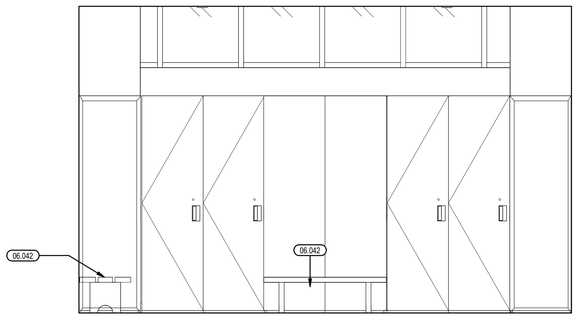
Drawing No.
A-1-407

SKA Project Number: 24702

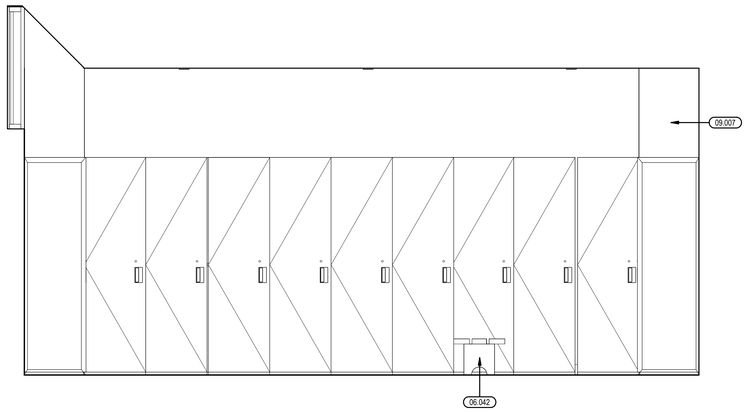
NOT FOR CONSTRUCTION



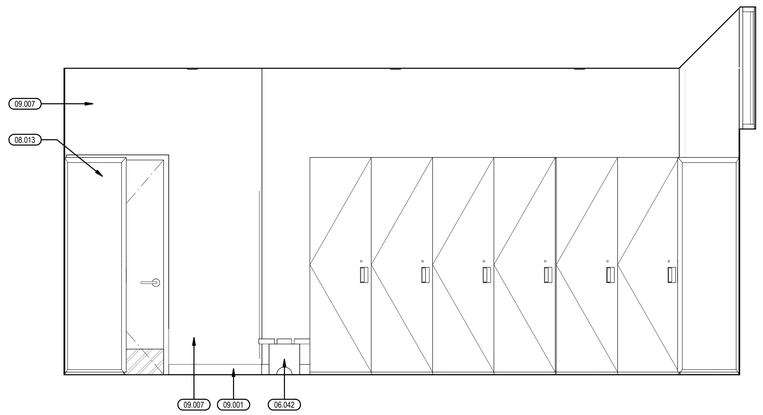
MALE LOCKER ROOM 112 - NORTH ELEVATION | N13
RE: D1/ A-1-121 | 1/2" = 1'-0"



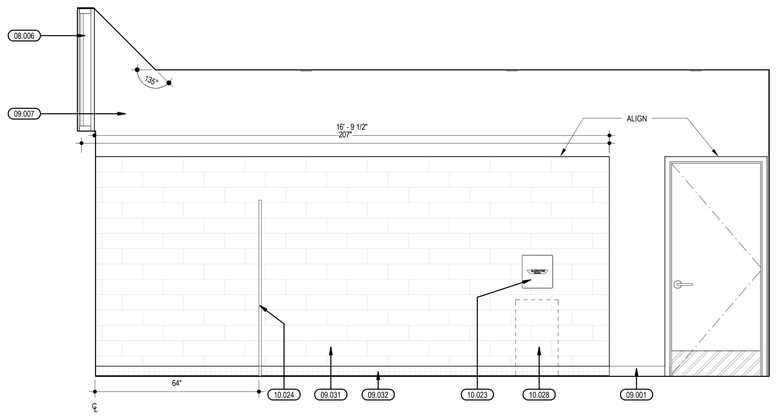
MALE LOCKER ROOM 112 -SOUTH ELEVATION | N4
RE: D1/ A-1-121 | 1/2" = 1'-0"



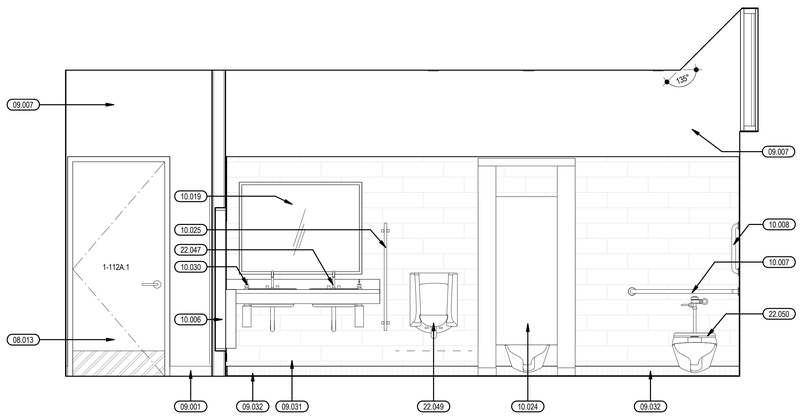
MALE LOCKER ROOM 112 - WEST ELEVATION | G13
RE: D1/ A-1-121 | 1/2" = 1'-0"



MALE LOCKER ROOM 112 - EAST ELEVATION | G4
RE: D1/ A-1-121 | 1/2" = 1'-0"



MALE RESTROOM - WEST ELEVATION | A13
RE: A4/ A-1-407 | 1/2" = 1'-0"



MALE RESTROOM - EAST ELEVATION | A4
RE: A4/ A-1-407 | 1/2" = 1'-0"

GENERAL NOTES

1. RESTROOMS TO HAVE THE FOLLOWING ACCESSORIES TO BE AUTOMATIC/TOUCHLESS: TOILET FLUSHOMETER, SINK FAUCET, SINK SOAP DISPENSER.
2. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
3. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
4. SEE A-1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
5. SEE A-1-931 FOR FLOOR FINISH PLAN

KEYNOTE

06.042	
08.006	ALUMINUM FRAME CLERESTORY WINDOWS ABOVE, SEE RCP AND ELEVATIONS
08.013	PAINTED FLUSH DOOR, SEE DOOR SCHEDULE
09.001	(R-1) RESILIENT RUBBER WALL BASE, SEE FINISH SCHEDULE
09.007	(PT-2) WALL PAINT, SEMI-GLOSS, SEE FINISH SCHEDULE
09.031	WALL TILE (T-1), SEE FINISH SCHEDULE
09.032	TILE BASE (T-2), TYP. SEE FINISH SCHEDULE
10.006	WALL MOUNTED PAPER TOWEL DISPENSER, WITH WASTE BIN
10.007	S.S. GRAB BAR. SEE ACCESSIBILITY STANDARDS FOR MOUNTING AND LENGTH REQUIREMENTS
10.008	VERTICLE GRAB BAR. SEE ACCESSIBILITY STANDARDS FOR MOUNTING AND LENGTH REQUIREMENTS
10.019	RECTANGULAR MIRROR. SEE ACCESSIBILITY STANDARDS FOR MOUNTING REQUIREMENTS. SHIM @ UNEVEN WALL FINISH FOR PLUMB INSTALLATION & PROVIDE CONTINUOUS SEALANT AROUND PERIMETER
10.023	WARM HAND DRYER
10.024	TOILET PARTITION, SEE FINISH SCHEDULE
10.025	BUILT-IN URINAL PATITION
10.028	TRASH BIN
10.030	FIREPLACES AND STOVES
22.047	ACCESSIBLE SINK, WALL MOUNTED. S.P.D. AND SEE ACCESSIBILITY STANDARDS FOR MOUNTING REQUIREMENTS
22.049	URINAL, WALL MOUNTED, S.P.D. AND SEE ACCESSIBILITY STANDARDS FOR MOUNTING REQUIREMENTS
22.050	WALL MOUNTED WATER CLOSET, TYP. S.P.D. AND SEE ACCESSIBILITY STANDARDS FOR MOUNTING REQUIREMENTS

LEGEND

GLAZING

08.003 → KEYNOTE

CLIENT

GENERAL SERVICES AGENCY — GSA — COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

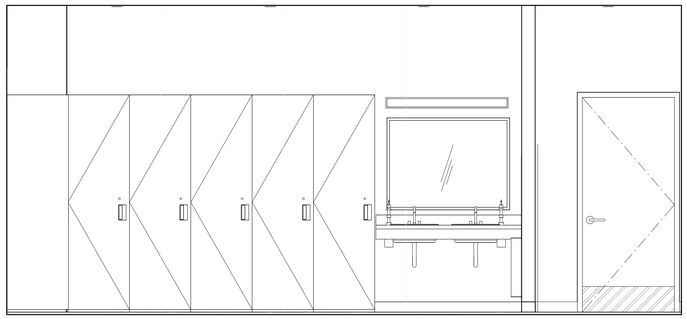
ENLARGED PLAN & INTERIOR ELEVATION - MALE LOCKER ROOM

Drawing No.

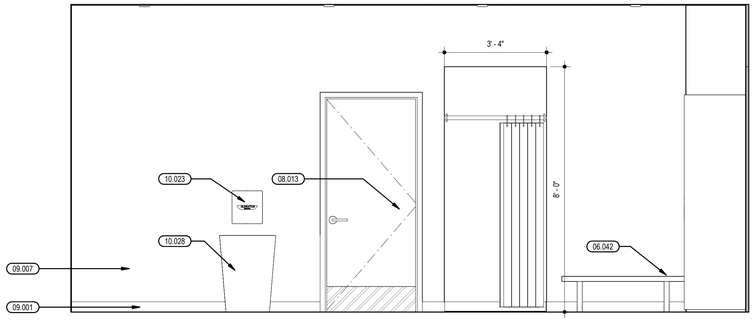
A-1-408

SKA Project Number: 24702

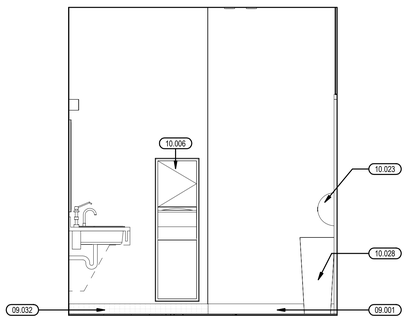
NOT FOR CONSTRUCTION



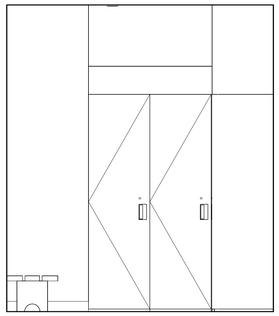
FEMALE LOCKER ROOM 111 - WEST ELEVATION | N5
RE: A4/ A-1-409 | 1/2" = 1'-0"



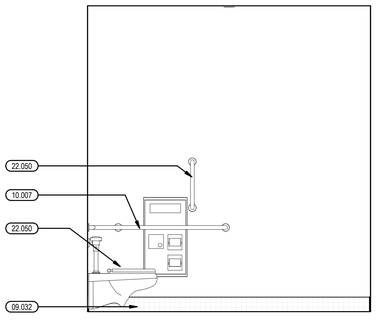
FEMALE LOCKER ROOM 111 - EAST ELEVATION | N4
RE: A4/ A-1-409 | 1/2" = 1'-0"



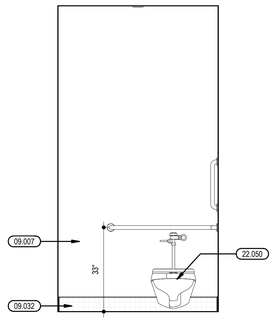
FEMALE LOCKER ROOM 111 - NORTH ELEVATION | G17
RE: A4/ A-1-409 | 1/2" = 1'-0"



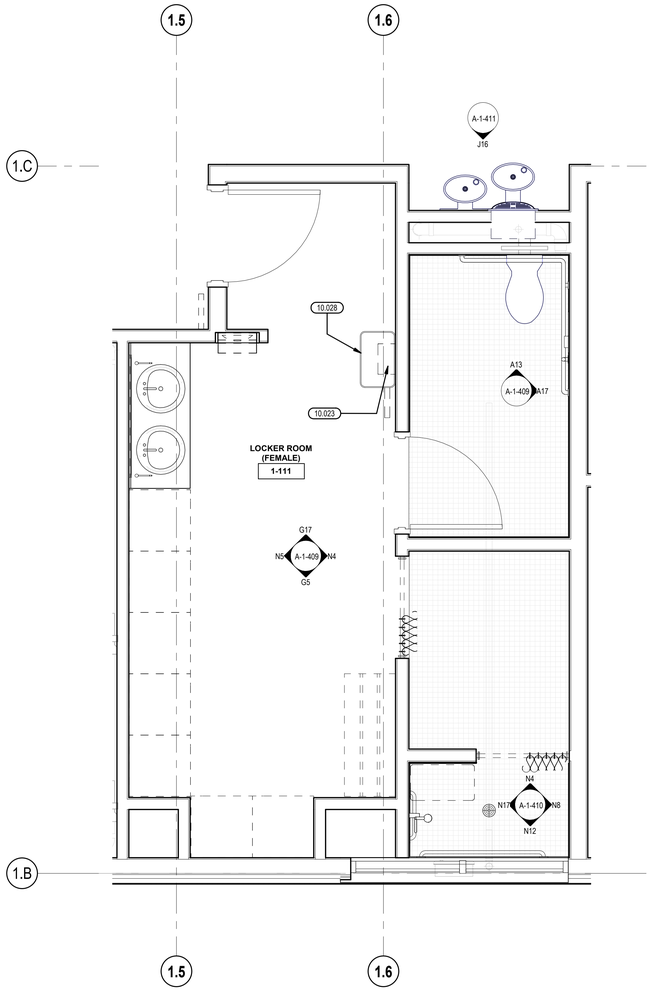
FEMALE LOCKER ROOM 111 - SOUTH ELEVATION | G5
RE: A4/ A-1-409 | 1/2" = 1'-0"



FEMALE RESTROOM - EAST ELEVATION | A17
RE: A4/ A-1-409 | 1/2" = 1'-0"



FEMALE RESTROOM - NORTH ELEVATION | A13
RE: A4/ A-1-409 | 1/2" = 1'-0"



ENLARGED MEN & WOMEN LOCKER/RESTROOM | A4
RE: D1/ A-1-121 | 1/2" = 1'-0"

GENERAL NOTES

1. RESTROOMS TO HAVE THE FOLLOWING ACCESSORIES TO BE AUTOMATIC/TOUCHLESS: TOILET FLUSHOMETER, SINK FAUCET, SINK SOAP DISPENSER.
2. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
3. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
4. SEE A-1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
5. SEE A-1-931 FOR FLOOR FINISH PLAN

KEYNOTE

06.042
08.013 PAINTED FLUSH DOOR, SEE DOOR SCHEDULE
09.001 (R-1) RESILIENT RUBBER WALL BASE, SEE FINISH SCHEDULE
09.007 (PT-2) WALL PAINT, SEMI-GLOSS, SEE FINISH SCHEDULE
09.032 TILE BASE (T-2), TYP. SEE FINISH SCHEDULE
10.006 WALL MOUNTED PAPER TOWEL DISPENSER, WITH WASTE BIN
10.007 S.S. GRAB BAR, SEE ACCESSIBILITY STANDARDS FOR MOUNTING AND LENGTH REQUIREMENTS
10.023 WARM HAND DRYER
10.028 TRASH BIN
22.050 WALL MOUNTED WATER CLOSET, TYP. S.P.D. AND SEE ACCESSIBILITY STANDARDS FOR MOUNTING REQUIREMENTS

LEGEND

GLAZING

08.003 KEYNOTE

PROJECT NORTH

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

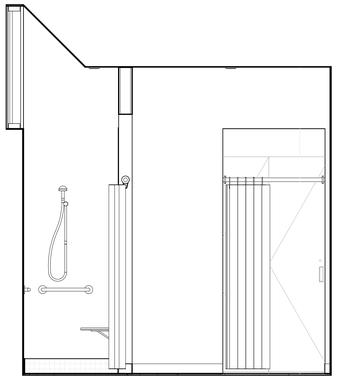
ENLARGED PLAN & INTERIOR ELEVATION - WOMEN'S LOCKER ROOM

Drawing No.

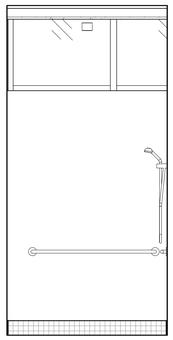
A-1-409

SKA Project Number: 24702

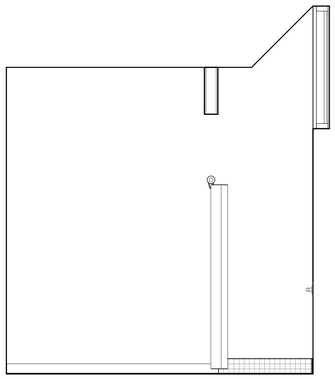
NOT FOR CONSTRUCTION



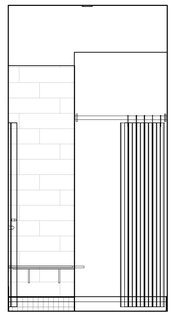
FEMALE LOCKER ROOM - WEST ELEVATION | N17
RE: A4/ A-1-409 | 1/2" = 1'-0"



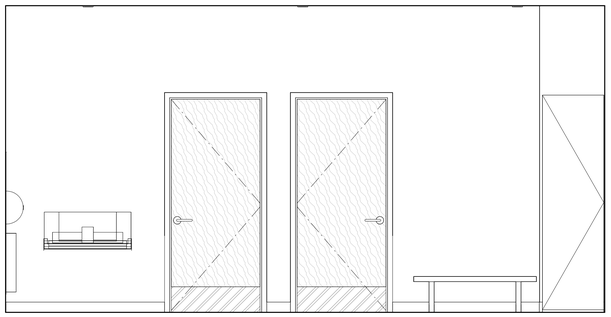
FEMALE LOCKER ROOM - SOUTH ELEVATION | N12
RE: A4/ A-1-409 | 1/2" = 1'-0"



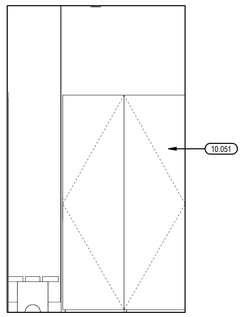
FEMALE LOCKER ROOM - EAST ELEVATION | N8
RE: A4/ A-1-409 | 1/2" = 1'-0"



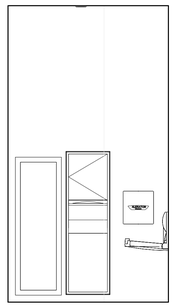
FEMALE LOCKER ROOM - NORTH ELEVATION | N4
RE: A4/ A-1-409 | 1/2" = 1'-0"



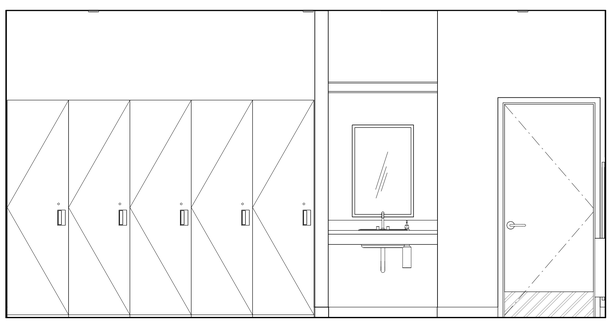
ALL GENDER LOCKER ROOM - NORTH ELEVATION | H14
RE: A4/ A-1-404 | 1/2" = 1'-0"



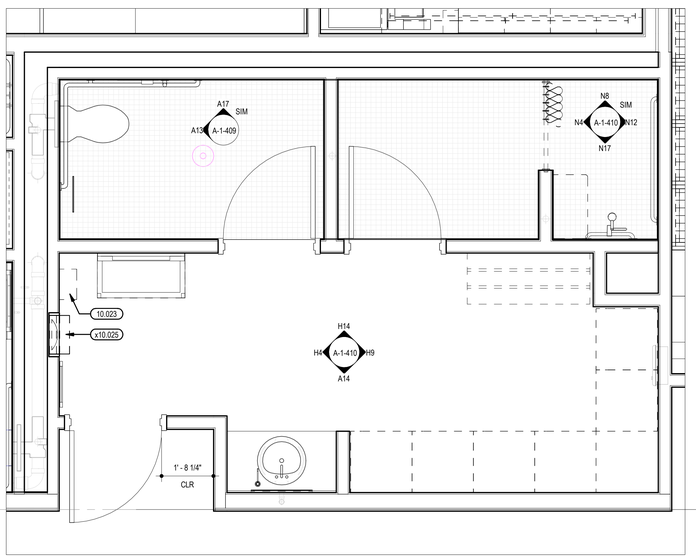
ALL GENDER LOCKER RM - EAST ELEV | H9
RE: A4/ A-1-410 | 1/2" = 1'-0"



ALL GENDER LOCKER RM - WEST ELEV | H4
RE: A4/ A-1-410 | 1/2" = 1'-0"



ALL GENDER LOCKER ROOM - SOUTH ELEVATION | A14
RE: A4/ A-1-404 | 1/2" = 1'-0"



ENLARGED PLANS - ALL GENDER ROOM | A4
RE: D1/ A-1-121 | 1/2" = 1'-0"

GENERAL NOTES

1. RESTROOMS TO HAVE THE FOLLOWING ACCESSORIES TO BE AUTOMATIC/TOUCHLESS: TOILET FLUSHOMETER, SINK FAUCET, SINK SOAP DISPENSER.
2. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
3. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
4. SEE A-1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
5. SEE A-1-931 FOR FLOOR FINISH PLAN

KEYNOTE

10.023 WARM HAND DRYER

10.051 METAL LOCKERS WITH SOFT-CLOSER HARDWARE: WITH 110V DUPLEX RECEPTACLE POWER ON TOP SHELF TYP. 5% BUT NOT LESS THAN ONE (1) TO BE ACCESSIBLE PER CBC 11B-222.1

x10.025 SURFACE-MOUNTED COMBINATION PAPER TOWEL AND WASTE DISPOSAL UNIT. SEE ACCESSIBILITY STANDARDS FOR MOUNTING REQUIREMENTS. SHIM AT UNEVEN WALL FINISHES FOR PLUMB INSTALLATION & PROVIDE CONTINUOUS SEALANT AROUND PERIMETER

LEGEND

GLAZING

08.003 KEYNOTE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
S H A H KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

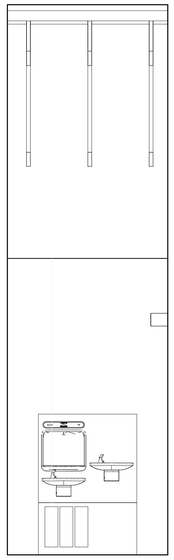
Contractor
OVERAA Construction

Drawing Title
ENLARGED PLAN & INTERIOR ELEVATION - ALL GENDER ROOM

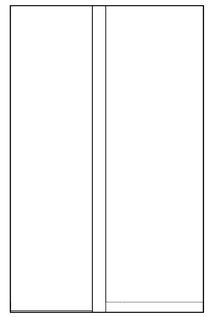
Drawing No.
A-1-410

SKA Project Number: 24702

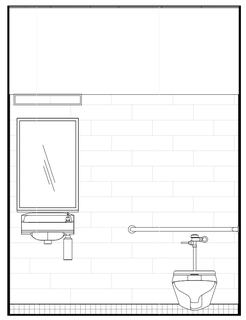
NOT FOR CONSTRUCTION



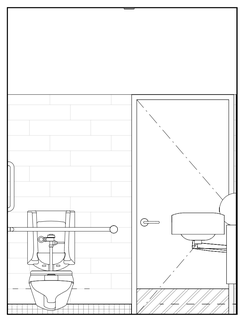
DRINKING FOUNDATION | J16
RE: A4/ A-1-406 | 1/2" = 1'-0"



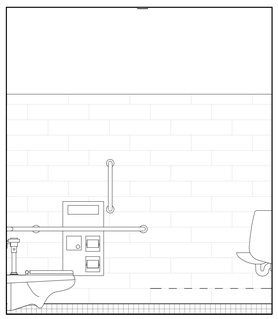
JANITOR CLOSET - EAST ELEVATION | J4
RE: A4/ A-1-411 | 1/2" = 1'-0"



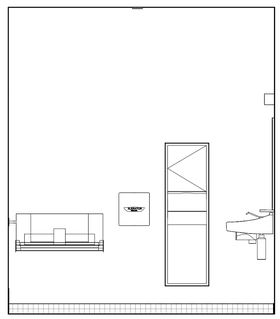
PUBLIC RESTROOM - EAST ELEVATION | F16
RE: A4/ A-1-411 | 1/2" = 1'-0"



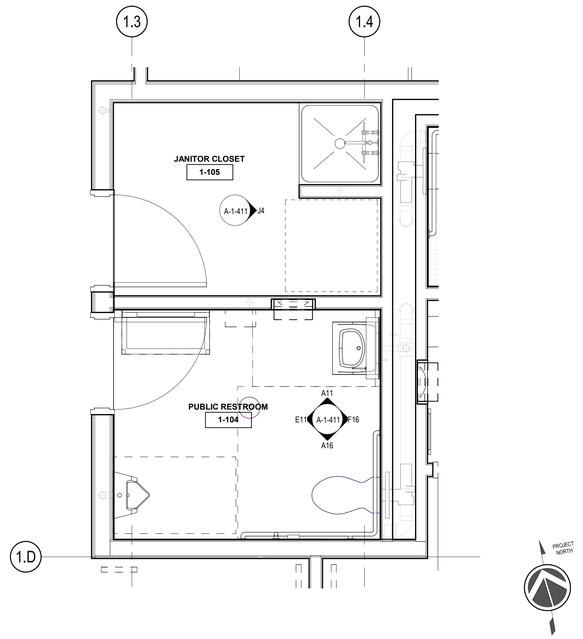
PUBLIC RESTROOM - WEST ELEVATION | E11
RE: A4/ A-1-411 | 1/2" = 1'-0"



PUBLIC RESTROOM - SOUTH ELEVATION | A16
RE: A4/ A-1-411 | 1/2" = 1'-0"



PUBLIC RESTROOM - NORTH ELEVATION | A11
RE: A4/ A-1-411 | 1/2" = 1'-0"



ENLARGED PLANS - PUBLIC RESTROOM & JANITOR RM | A4
RE: D1/ A-1-121 | 1/2" = 1'-0"

GENERAL NOTES

1. RESTROOMS TO HAVE THE FOLLOWING ACCESSORIES TO BE AUTOMATIC/TOUCHLESS: TOILET FLUSHOMETER, SINK FAUCET, SINK SOAP DISPENSER.
2. SEE A-021 FOR BUILDING SIGNAGE INFORMATION
3. SEE A-1-931 FOR INTERIOR FINISH LEGEND, ROOM FINISH SCHEDULE, & CASEWORK & COUNTERTOP FINISH SCHEDULE
4. SEE A-1-921 FOR DOOR SCHEDULE & DETAIL REFERENCES
5. SEE A-1-931 FOR FLOOR FINISH PLAN

KEYNOTE

LEGEND

GLAZING

08.003 KEYNOTE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

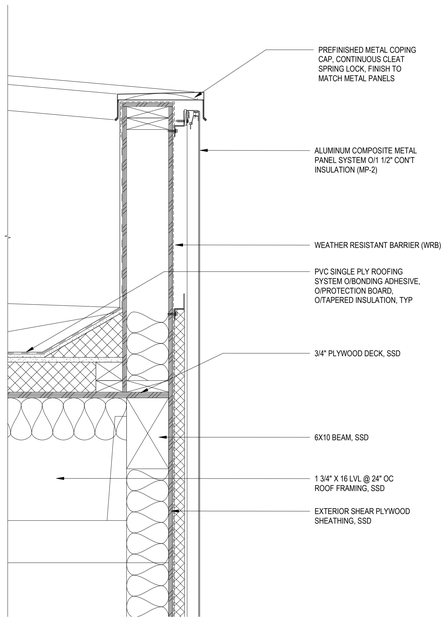
Contractor
OVERAA Construction

Drawing Title
ENLARGED PLAN & INTERIOR ELEVATION - PUBLIC & JANITOR RM

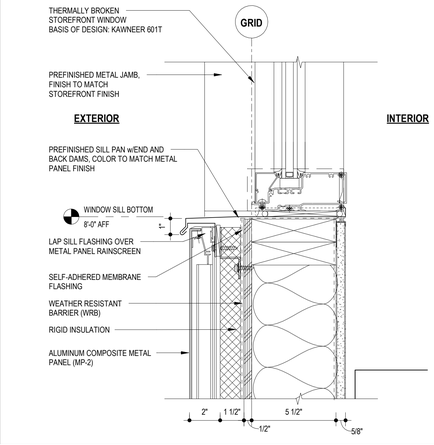
Drawing No.
A-1-411

SKA Project Number: 24702

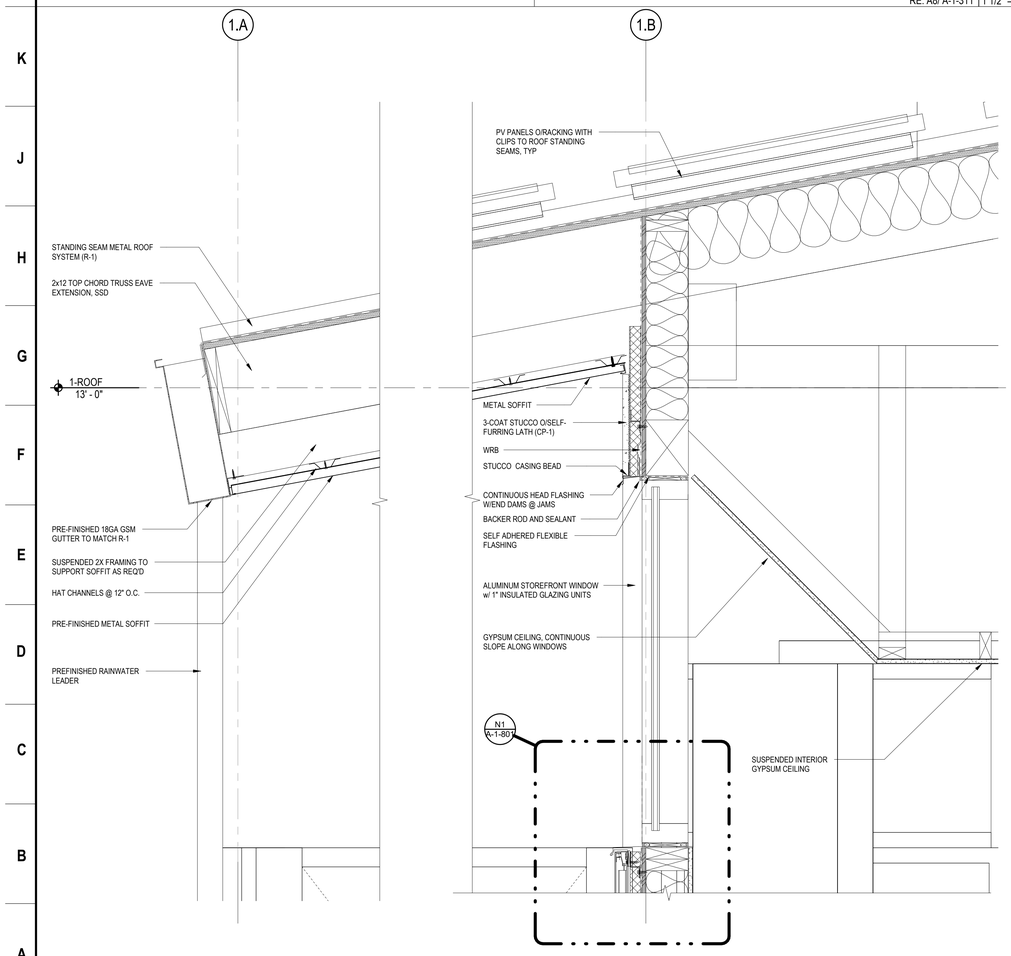
NOT FOR CONSTRUCTION



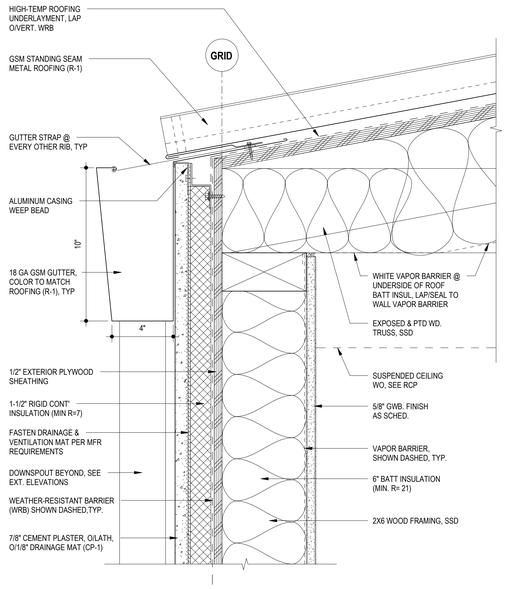
ENLARGED WALL SECTION AT CLASSROOM TOWER ROOF | L12
RE: A8/ A-1-311 | 1 1/2" = 1'-0"



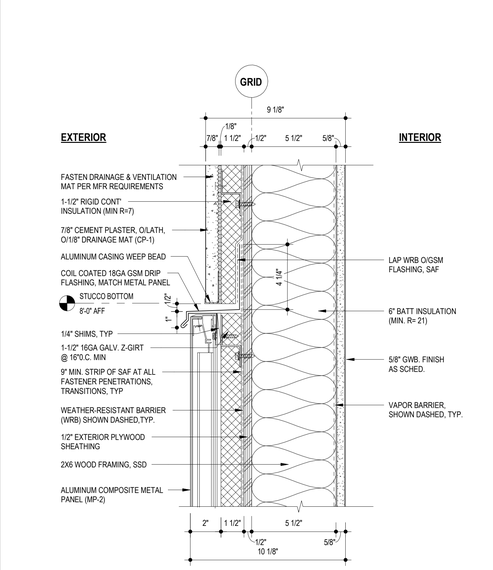
WINDOW SILL / RAINSCREEN PANEL DETAIL | N1
RE: A12/ A-1-801 | 3" = 1'-0"



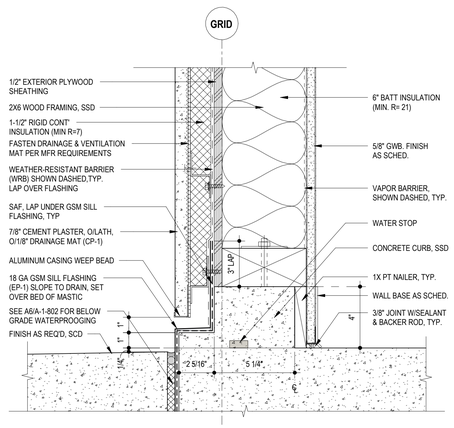
ENLARGED WALL SECTION 2 WEST - FRONT WALL RIBBON WINDOW HEAD | A12
RE: A9/ A-1-312 | 1 1/2" = 1'-0"



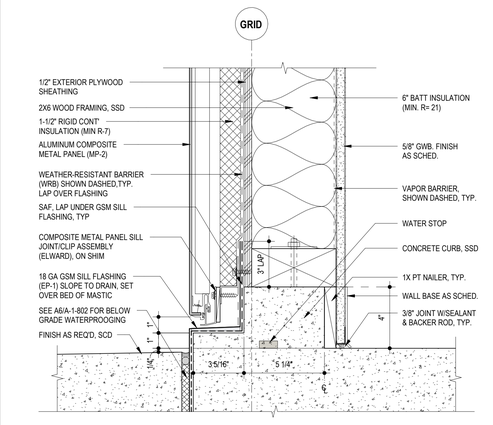
CEMENT PLASTER WALL EAVE | F6
RE: A8/ A-1-313 | 3" = 1'-0"



STUCCO WALL / RAINSCREEN PANEL DETAIL | F1
RE: G12/ A-1-301 | 3" = 1'-0"



CEMENT PLASTER WALL BASE | A6
RE: A8/ A-1-313 | 3" = 1'-0"



METAL PANEL WALL BASE | A1
RE: A9/ A-1-312 | 3" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

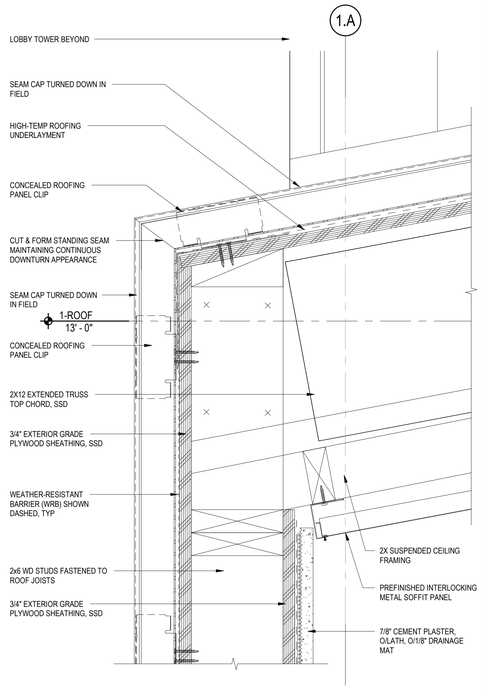
EXTERIOR DETAILS

Drawing No.

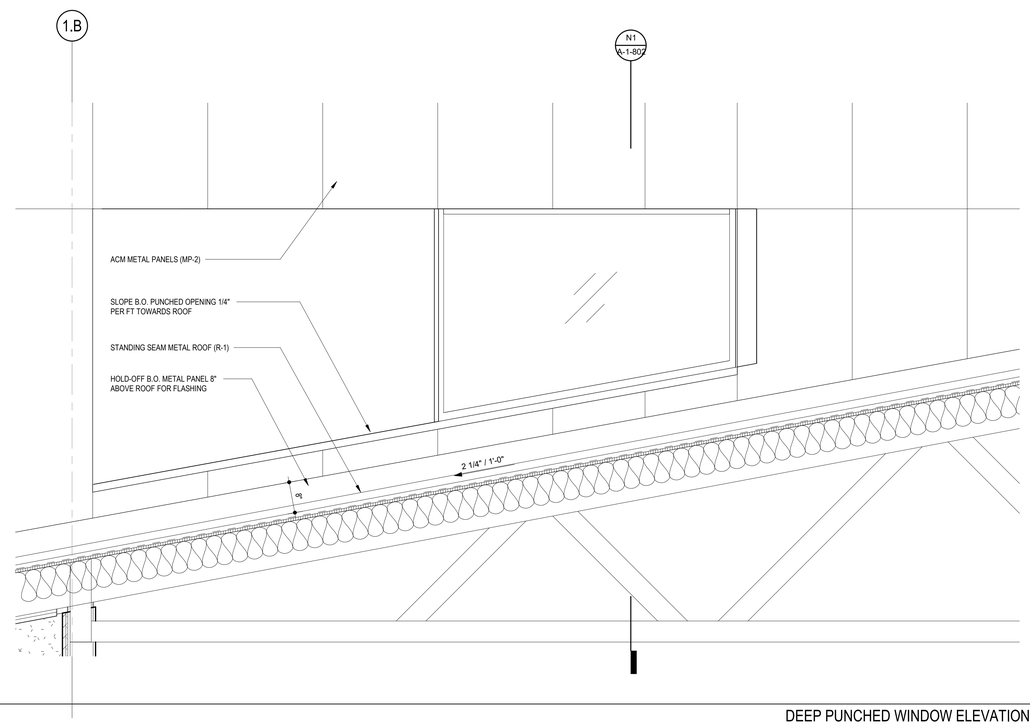
A-1-801

SKA Project Number: 24702

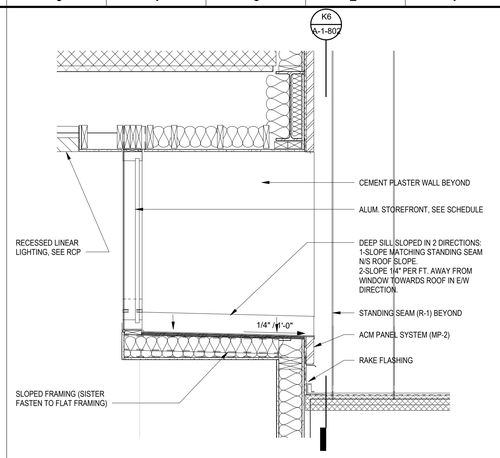
NOT FOR CONSTRUCTION



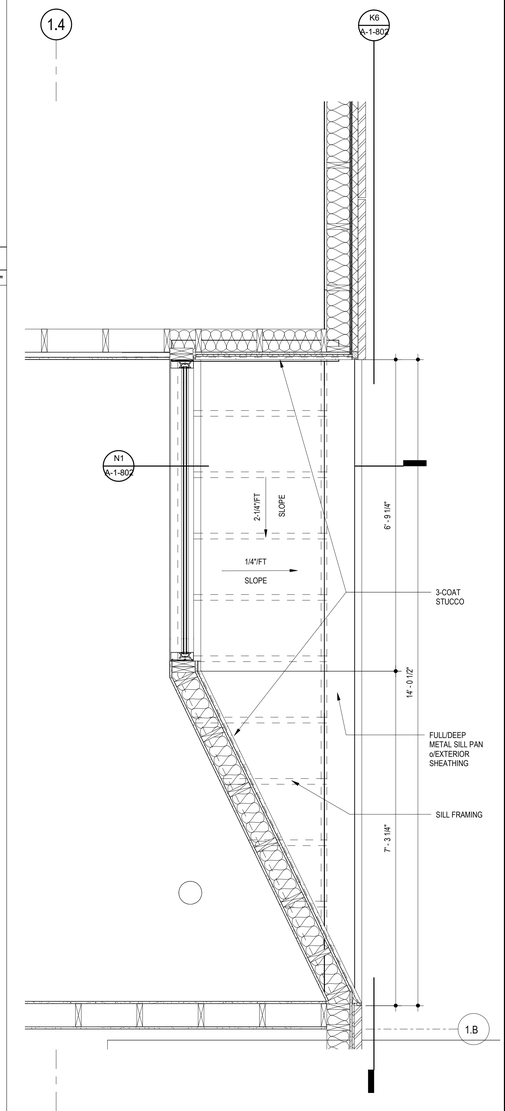
ROOF WATERFALL KNEE @ STANDING SEAM ROOF EDGE | K17
RE: A16/ A-1-312 | 3" = 1'-0"



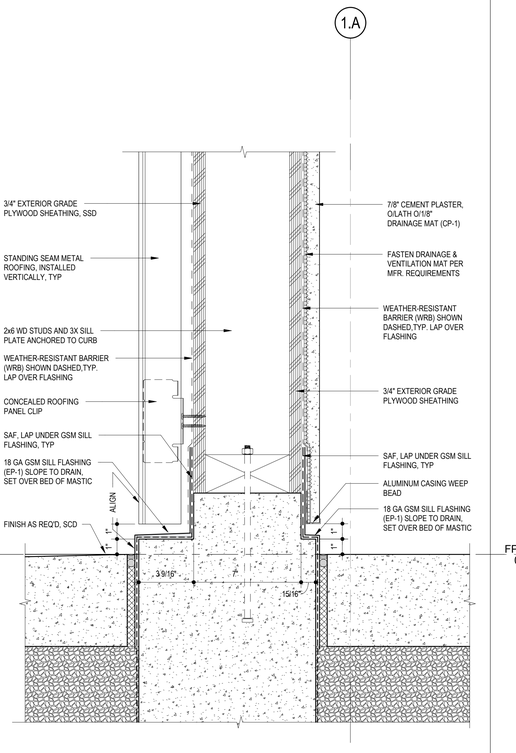
DEEP PUNCHED WINDOW ELEVATION | K6
RE: A1/ A-1-311 | 3/4" = 1'-0"



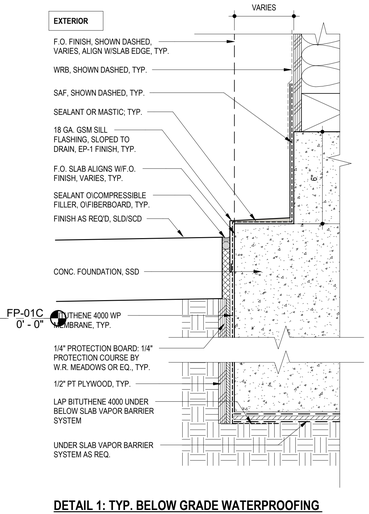
SECTION THRU DEEP SILL PUNCHED WINDOW (OPP. HAND SIM.) | N1
RE: A1/ A-1-802 | 3/4" = 1'-0"



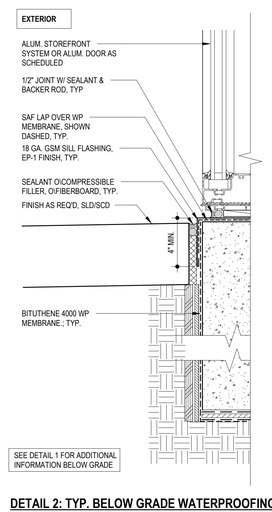
DEEP PUNCHED WINDOW PLAN SECTION | A1
RE: A4/ A-2-201 | 3/4" = 1'-0"



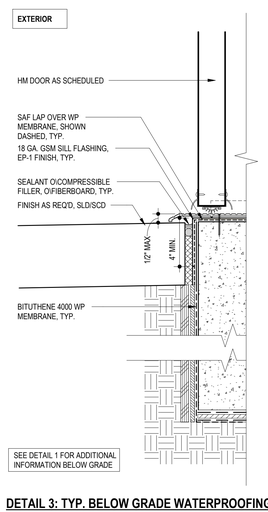
WATERFALL STANDING SEAM ROOF BASE OF WALL | A17
RE: A16/ A-1-312 | 3" = 1'-0"



DETAIL 1: TYP. BELOW GRADE WATERPROOFING @ SOLID WALL



DETAIL 2: TYP. BELOW GRADE WATERPROOFING @ STOREFRONT & NOTCHED SLAB



DETAIL 3: TYP. BELOW GRADE WATERPROOFING @ HM DOOR & NOTCHED SLAB

BELOW GRADE WATERPROOFING | A6
3" = 1'-0"

CLIENT
GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA
ALAMEDA COUNTY GENERAL SERVICES AGENCY
1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Project
ALAMEDA COUNTY FIRE TRAINING CENTER
5053 GLEASON DRIVE, DUBLIN, CA 94568

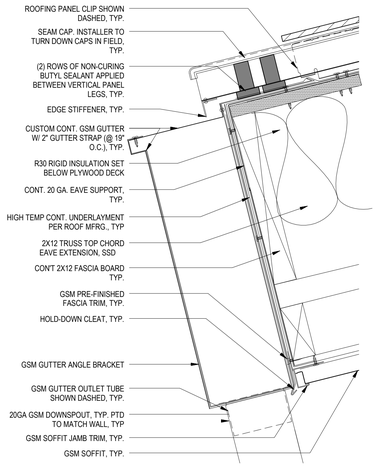
Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607
Contractor
OVERAA Construction

Drawing Title
EXTERIOR DETAILS

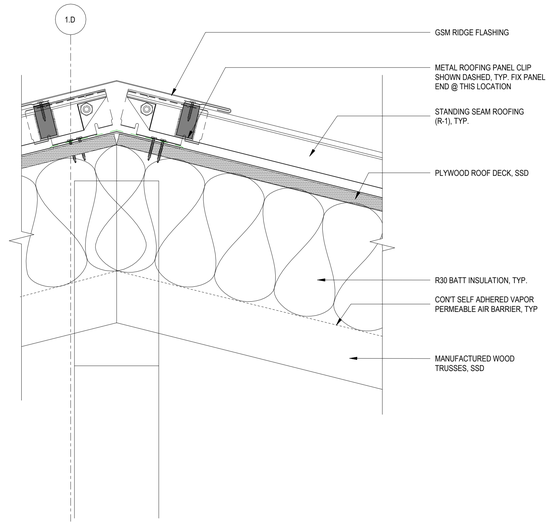
Drawing No.
A-1-802

SKA Project Number: 24702

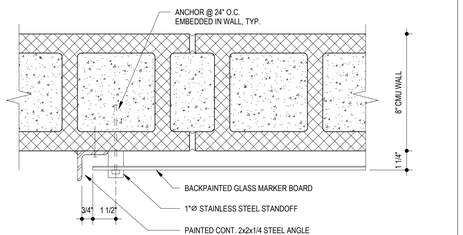
NOT FOR CONSTRUCTION



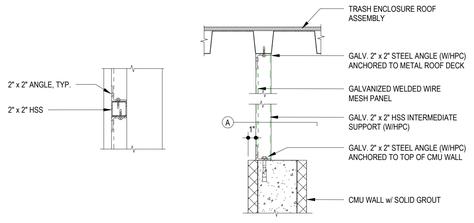
TYP. STANDING SEAM ALUM. ROOF @ LOW EDGE | K12 | 3" = 1'-0"



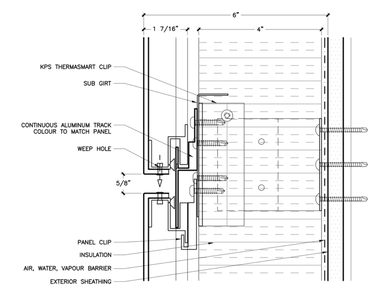
TYP. STANDING SEAM ALUM. ROOF RIDGE | K6 | 3" = 1'-0"



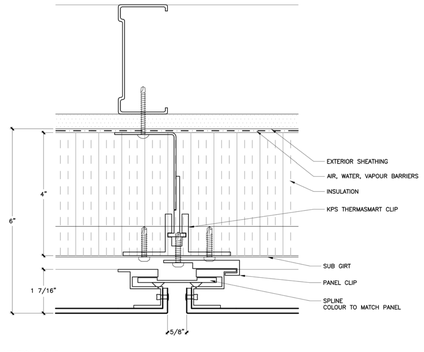
SURFACE MOUNTED MARKER BOARD | E12 | 3" = 1'-0"



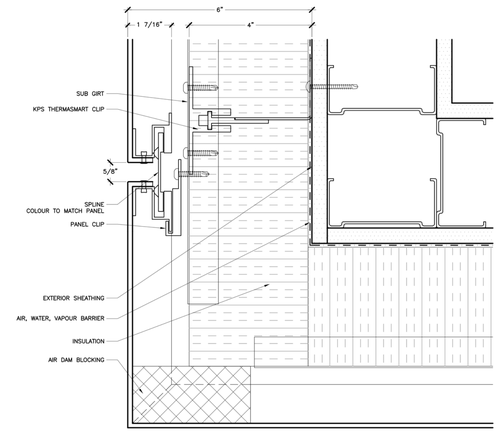
TRASH ENCLOSURE SCREEN | A12 | RE: A4/ A -102 | 1 1/2" = 1'-0"



HORIZONTAL JOINT



VERTICAL JOINT



OUTSIDE CORNER

BASIS OF DESIGN:
Keith Panel Systems (KPS) System A w/ACM

STANDARD ALUMINUM COMPOSITE METAL PANEL DETAILS | A1 | 3" = 1'-0"

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

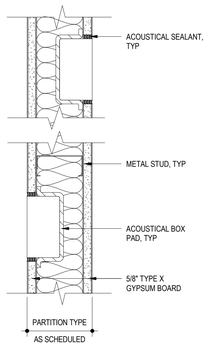
Drawing Title
EXTERIOR DETAILS

Drawing No.
A-1-803

SKA Project Number: 24702

NOT FOR CONSTRUCTION

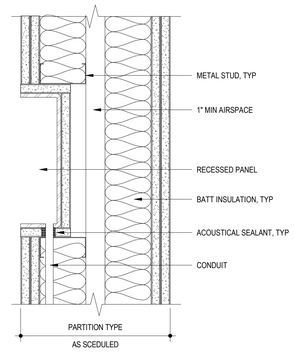
OFFSET JUNCTION BOXES



SECTION VIEW

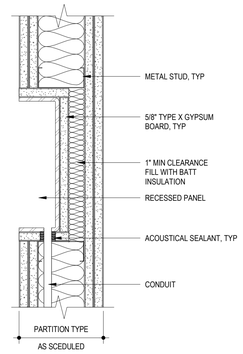
NOTE:
1. OFFSET BACK BOXES BY 16" MINIMUM

INSET WALL PANEL (> 25 SQ. IN.) DOUBLE STUD



SECTION VIEW

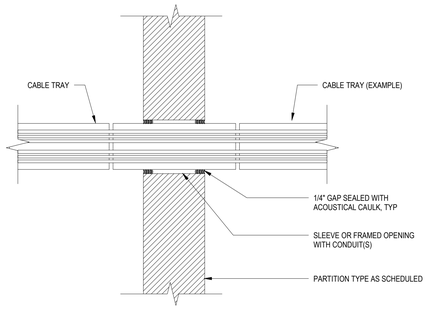
INSET WALL PANEL (> 25 SQ. IN.) SINGLE STUD



SECTION VIEW

DV - TYPICAL ACOUSTICAL DETAIL @ WALL 1
3" = 1'-0"

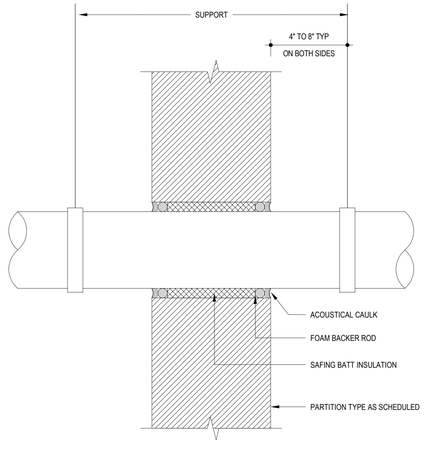
CABLE TRAY PENETRATION



SECTION VIEW

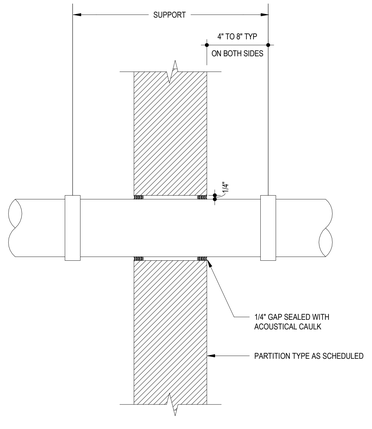
NOTES:
1. AFTER CABLE PULL IS COMPLETE, FILL CONDUIT WITH SAFING INSULATION AND SEAL BOTH ENDS OF CONDUIT WITH FIRE-STOP FOAM SEALANT OR J.M. CLIPPER DUXEAL
2. ALTERNATIVELY, USE STI "NEZ" EZ-PATH OR HILTI CS-SL DEVICE.

PENETRATIONS ≥ 3" DIAMETER



SECTION VIEW

PENETRATIONS < 3" DIAMETER



SECTION VIEW

DV - TYPICAL ACOUSTICAL DETAIL @ DUCT 2
3" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

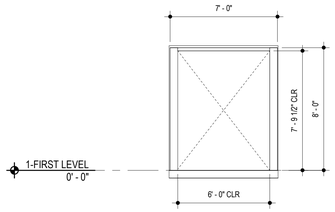
INTERIOR DETAILS

Drawing No.

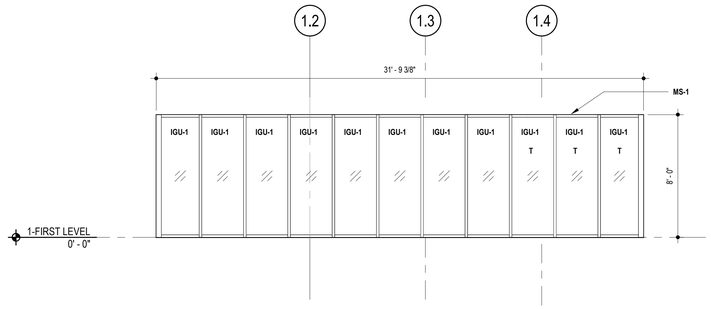
A-1-832

SKA Project Number: 24702

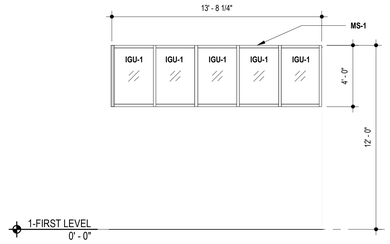
NOT FOR CONSTRUCTION



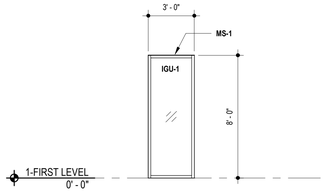
STOREFRONT - A1 | 018 | 1/4" = 1'-0"



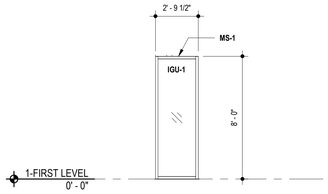
STOREFRONT - A2 | 09 | 1/4" = 1'-0"



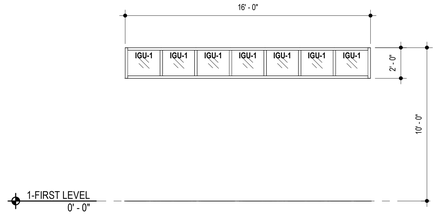
STOREFRONT - B1 | 04 | 1/4" = 1'-0"



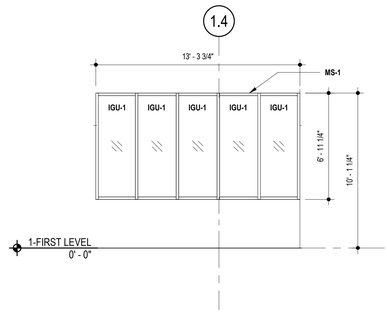
STOREFRONT - B2 | K18 | 1/4" = 1'-0"



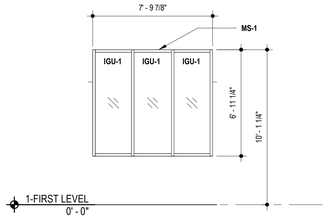
STOREFRONT - C1 | K14 | 1/4" = 1'-0"



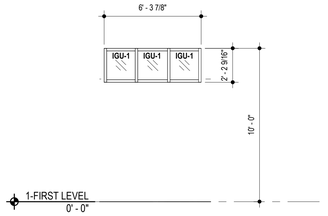
STOREFRONT - C2 | K9 | 1/4" = 1'-0"



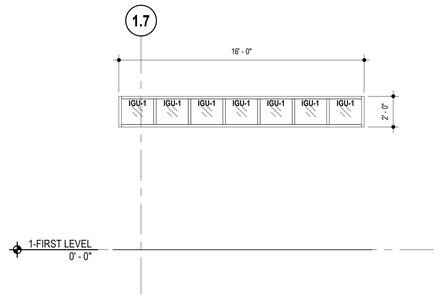
STOREFRONT - D | K4 | 1/4" = 1'-0"



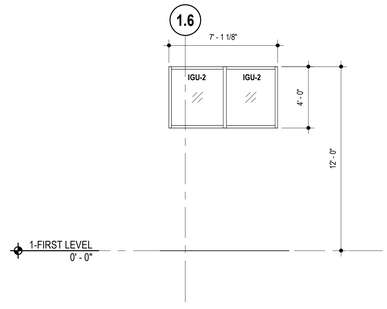
STOREFRONT - E | F18 | 1/4" = 1'-0"



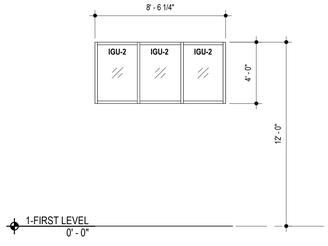
STOREFRONT - F | F14 | 1/4" = 1'-0"



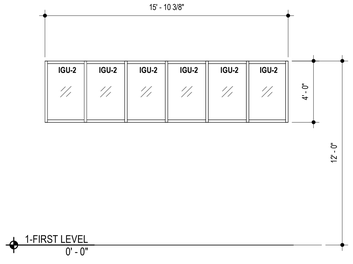
STOREFRONT - G | F9 | 1/4" = 1'-0"



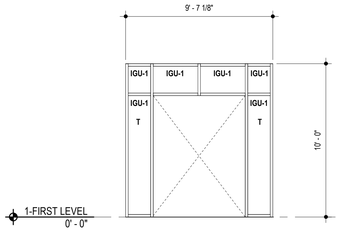
STOREFRONT - H | F4 | 1/4" = 1'-0"



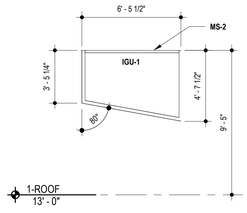
STOREFRONT - I | A18 | 1/4" = 1'-0"



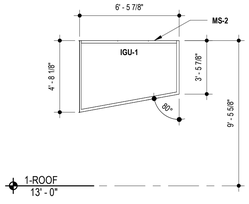
STOREFRONT - J | A14 | 1/4" = 1'-0"



INTERIOR STOREFRONT - L | A10 | 1/4" = 1'-0"



STOREFRONT - K1 | A7 | 1/4" = 1'-0"



STOREFRONT - K2 | A4 | 1/4" = 1'-0"
RE: A1/ A-1-802

GENERAL NOTES

1. ALL WINDOW DIMENSIONS SHOWN ARE TO MINERAL-FIBER CEMENT PANEL JT. DIM. PT.'S, ROUGH OPENINGS. SEE EXTERIOR ELEVATIONS AND DETAILS. TO DETERMINE FRAME SIZE, UON.
2. SEE A-1-931 FOR INTERIOR FINISH SCHEDULE, INCLUDING SHADE CLOTH TYPES.
3. VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATION OF WINDOWS AND STOREFRONTS
4. FROSTED GLAZING INDICATED BY HATCH, ALL OTHER STOREFRONT INFILL IN DRAWING TO BE CLEAR GLAZED, UON, TYP.
5. SEE A-1-921 FOR DOOR SCHEDULE
6. LOUVERS DIMENSIONED TO OPEN VENTILATED AREA; UON
7. PROVIDE TEMPERED GLAZING (IGU AND SINGLE PANE) AT ALL DOOR SIDELIGHTS AND WHERE SAFETY GLAZING IS REQUIRED PER CODE. SEE DESIGNATIONS ON INDIVIDUAL LITES
8. SEE TITLE 24 FORMS
9. ALL EXTERIOR STOREFRONT GLAZING IGU'S SHALL BE VIRACON CRYSTAL GREY VE-2M#2 LOW E AS SPECIFIED WITH THE FOLLOWING TITLE 24 PERFORMANCE REQ:
   - OVERALL U-FACTOR: 0.38
   - OVERALL SHGC: 0.30
   - OVERALL VT: 0.50

GLAZING LEGEND

IGU-1 CLEAR INSULATED GLAZING UNIT: 1" OVERALL, 1/4" TINTED GLASS, 1/2" AIR SPACE, 1/4" GLASS. VIRACON CRYSTAL GREY VE-2M#2 AT OUTSIDE FACE.

IGU-2 FROSTED INSULATED GLAZING UNIT: 1" OVERALL, 1/4" TINTED GLASS, 1/2" AIR SPACE, 1/4" GLASS. V1093 SIM SANDBLAST VIRASPAN AT INSIDE FACE.

GL-1 ___MIN FIRE-RATED CLEAR GLASS: 1/4" TEMPERED, IMPACT RESISTANT. SUPERLITE IXL

SHADE TYPES

MS-1 MANUAL ROLLER SHADE: MECHOSHADE MECHO5 SLIM POCKET SINGLE ROLLER BLIND SHADE W/WS-1 SHADE CLOTH

MS-2 MOTORIZED ROLLER SHADE: MECHOSHADE MECHO5 SLIM POCKET SINGLE ROLLER BLIND SHADE W/WS-1 SHADE CLOTH

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

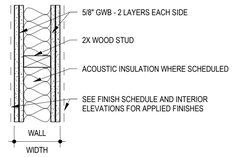
Drawing Title
STOREFRONT SCHEDULES - CLASSROOM BLDG.

Drawing No.
A-1-841

SKA Project Number: 24702

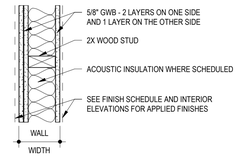
NOT FOR CONSTRUCTION

CW



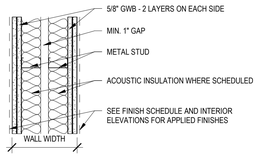
WALL TYPE	STUD SIZE	WIDTH	HEIGHT	FIRE RATING	STC	COMMENTS
CW16	5 1/2"	0' - 7 7/8"	FULL-HEIGHT			

BW



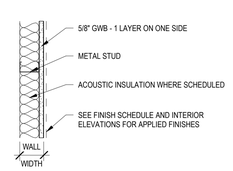
WALL TYPE	STUD SIZE	WIDTH	HEIGHT	FIRE RATING	STC	COMMENTS
BW16	5 1/2"	0' - 7 1/4"	FULL-HEIGHT			

H



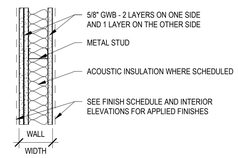
WALL TYPE	STUD SIZE	WIDTH	HEIGHT	FIRE RATING	STC	COMMENTS
H1	4"	0' - 11 1/2"				

D



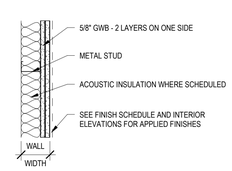
WALL TYPE	STUD SIZE	WIDTH	HEIGHT	FIRE RATING	STC	COMMENTS
D1	4"	0' - 4 5/8"				

B



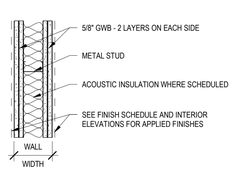
WALL TYPE	STUD SIZE	WIDTH	HEIGHT	FIRE RATING	STC	COMMENTS
B1		0' - 7 7/8"				

E



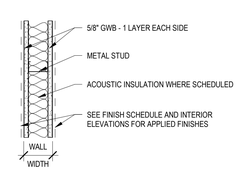
WALL TYPE	STUD SIZE	WIDTH	HEIGHT	FIRE RATING	STC	COMMENTS
E1	6"	0' - 7 1/4"				

C



WALL TYPE	STUD SIZE	WIDTH	HEIGHT	FIRE RATING	STC	COMMENTS
C1	6"	0' - 8 1/2"				

A



WALL TYPE	STUD SIZE	WIDTH	HEIGHT	FIRE RATING	STC	COMMENTS
A1	4"	0' - 5 1/4"				
A2	6"	0' - 7 1/4"				
A3	4"	0' - 5 1/4"				

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

PARTITION TYPES - CLASSROOM BLDG.

Drawing No.

A-1-901

SKA Project Number: 24702

NOT FOR CONSTRUCTION

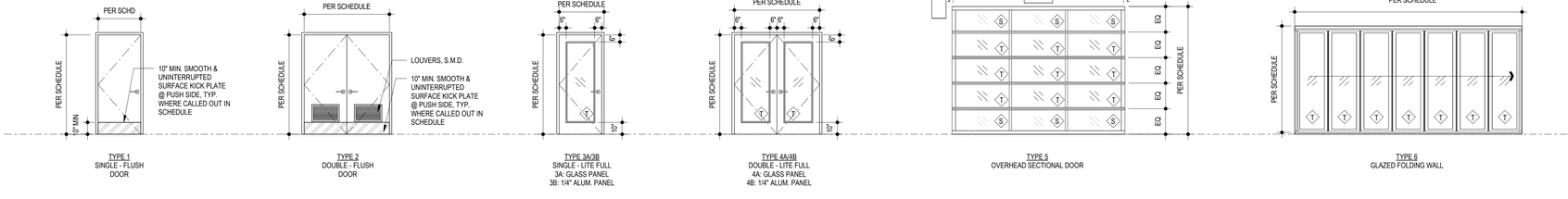
DOOR SCHEDULE - CLASSROOM BLDG.

From Room: Name	DOOR NO.	FIRE RATING	HW SET	DOOR ACCESS CONTROL	TYPE	OPENING WIDTH	OPENING HEIGHT	DOOR THICK	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME PUSH	FRAME PULL	DETAILS JAMB	DETAILS HEAD	DETAILS SILL	COMMENTS
1-CLASSROOM BUILDING																	
PUBLIC LOBBY	1-100.1	---	IG	CR	4A	6' - 0"	7' - 9 1/2"	1 3/4"	AL	ANO	AL	AL	AL				EXTERIOR, W/ 10 FT MIN. ENTRYWAY SYSTEM (OR MAT)
PUBLIC LOBBY	1-101.1	---	CG	--	8	13' - 11"	8' - 0"		AL	ANO	AL	AL	AL				LABORATORY-TESTED STOREFRONT SLIDER SYSTEM OR OPERABLE PARTITION WITH A MINIMUM RATED STC 37 OR GREATER
TRAINING CLASSROOM-LARGE	1-102.1	---	CG	--	4A	6' - 0"	7' - 11"	1 3/4"	AL	ANO	AL	AL	AL				SOUND-GASKETED WITH OVERLAPPING ASTRAGAL SEAL (PEMKO 355_S OR EQUIVALENT)
TRAINING CLASSROOM-LARGE	1-102.2	---	CG	LOCK	3A	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				EXTERIOR
TRAINING CLASSROOM-LARGE	1-102.3	---	CG	--	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				SOUND-GASKETED
TRAINING CLASSROOM-LARGE	1-102.4	---	CG	LOCK	6	16' - 0"	7' - 6"	2"	WD	ANO	AL	AL	AL				EXTERIOR, CONTACT MANUFACTURER FOR CONFIGURATION WITH CENTER SWING SLIDE AWAY DOOR
TRAINING CLASSROOM-LARGE	1-102A.1	---	CG	LOCK	7	10' - 0"	8' - 0"	1 1/2"	WD	ST	HM	HM	HM				
CORRIDOR A	1-103A.1	---	CG	CR	4A	6' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				EXTERIOR, W/ 10 FT MIN. ENTRYWAY SYSTEM (OR MAT)
CORRIDOR B	1-103B.1	---	CG	--	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
CORRIDOR B	1-103B.2	---	CG	CR	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				EXTERIOR, W/ 10 FT MIN. ENTRYWAY SYSTEM (OR MAT)
CORRIDOR C	1-103C.1	---	CG	--	2	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
CORRIDOR C	1-103C.2	---	CG	CR	4A	6' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				EXTERIOR, W/ 10 FT MIN. ENTRYWAY SYSTEM (OR MAT)
PUBLIC RESTROOM	1-104.1	---	CG	LOCK	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
JANITOR CLOSET	1-105.1	---	CG	LOCK	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
TRAINERS/ADMIN OPEN OFFICE AREA	1-106.1	---	IG	CR	10	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				SOUND-GASKETED
TRAINERS/ADMIN OPEN OFFICE AREA	1-106A.1	---	IG	CR	10	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				SOUND-GASKETED
LOCKER ROOM (ALL GENDER)	1-107.1	---	CG	--	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
LOCKER ROOM (ALL GENDER)	1-107.2	---	CG	--	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
LOCKER ROOM (ALL GENDER)	1-107.3	---	CG	--	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
TURNOUT ROOM	1-108.1	---	CG	--	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
TURNOUT ROOM	1-108.2	---	CG	--	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
TURNOUT ROOM	1-108.3	---	CG	LOCK	4A	6' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				EXTERIOR
EXERCISE/FITNESS ROOM	1-109.1	---	CG	--	3A	3' - 0"	7' - 0"	1 3/4"	AL	P	AL	AL	AL				
EXERCISE/FITNESS ROOM	1-109.2	---	CG	--	3A	3' - 0"	7' - 0"	1 3/4"	AL	P	AL	AL	AL				
EXERCISE/FITNESS ROOM	1-109.3	---	CG	LOCK	1	3' - 0"	7' - 0"	1 3/4"	WD	P	HM	HM	HM				
EXERCISE/FITNESS ROOM	1-109.4	---	CG	LOCK	6	16' - 0"	7' - 6"	2"	AL	ANO	AL	AL	AL				EXTERIOR, CONTACT MANUFACTURER FOR CONFIGURATION WITH CENTER SWING SLIDE AWAY DOOR
EXERCISE/FITNESS ROOM	1-109.5	---	CG	LOCK	5	12' - 0"	10' - 0"	2 1/8"	AL	ANO	HM	HM	HM				
TELECOM/SERVER CLOSET	1-110.1	---	CG	CR	1	3' - 0"	7' - 0"	1 3/4"	HM	P	HM	HM	HM				
LOCKER ROOM (FEMALE)	1-111.1	---	CG	--	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
LOCKER ROOM (FEMALE)	1-111.2	---	CG	--	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
LOCKER ROOM (MALE)	1-112.1	---	CG	--	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
LOCKER ROOM (MALE)	1-112A.1	---	CG	--	1	3' - 0"	7' - 0"	1 3/4"	WD	ST	HM	HM	HM				
ELEC. MAIN PANEL ROOM	1-113.1	---	CG	CR	9	3' - 0"	7' - 0"	1 3/4"	HM	P	HM	HM	HM				EXTERIOR
MECH. ROOM	1-114.1	---	CG	CR	1	3' - 0"	7' - 0"	1 3/4"	HM	P	HM	HM	HM				EXTERIOR
COVERED UTILITY YARD	1-115.1	---	CG	CR	1	3' - 0"	7' - 2"	1 3/4"	HM	P	HM	HM	HM				EXTERIOR
COVERED UTILITY YARD	1-115.2	---	CG	CR	2	6' - 0"	7' - 0"	1 3/4"	HM	P	HM	HM	HM				EXTERIOR

DOOR SCHEDULE - SITE

From Room: Name	DOOR NO.	FIRE RATING	HW SET	DOOR ACCESS CONTROL	TYPE	OPENING WIDTH	OPENING HEIGHT	DOOR THICK	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME PUSH	FRAME PULL	DETAILS JAMB	DETAILS HEAD	DETAILS SILL	COMMENTS
0-SITE																	
TRASH ENCLOSURE	0-010.1	---		LOCK	11	19' - 1"	6' - 0"	3"									EXTERIOR, SEE 0-A1.20 FOR MORE INFOMATION
TRASH ENCLOSURE	0-010.2	---		LOCK	11	19' - 1"	6' - 0"	3"									EXTERIOR, SEE 0-A1.20 FOR MORE INFOMATION

DOOR TYPES



TYPE 1 SINGLE - FLUSH DOOR

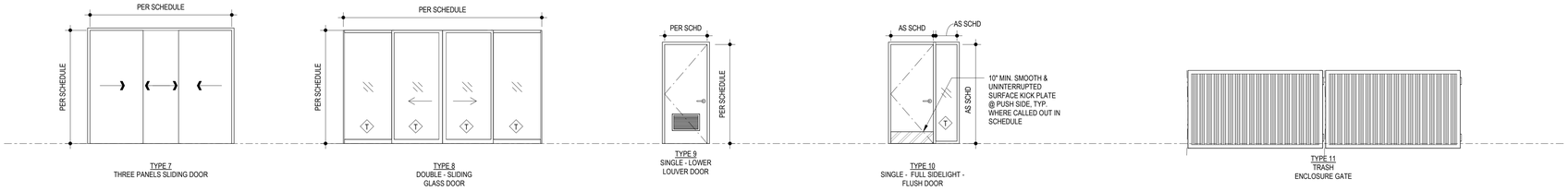
TYPE 2 DOUBLE - FLUSH DOOR

TYPE 3A/3B SINGLE - LITE FULL 3A: GLASS PANEL 3B: 1/4" ALUM. PANEL

TYPE 4A/4B DOUBLE - LITE FULL 4A: GLASS PANEL 4B: 1/4" ALUM. PANEL

TYPE 5 OVERHEAD SECTIONAL DOOR

TYPE 6 GLAZED FOLDING WALL



TYPE 7 THREE PANELS SLIDING DOOR

TYPE 8 DOUBLE - SLIDING GLASS DOOR

TYPE 9 SINGLE - LOWER LOUVER DOOR

TYPE 10 SINGLE - FULL SIDELIGHT - FLUSH DOOR

TYPE 11 TRASH ENCLOSURE GATE

DOOR NOTES

1. PROVIDE ACOUSTICAL (STC) RATED DOORS WHERE INDICATED.
2. PROVIDE 3/8" DOOR GLAZING WHERE INDICATED (ACOUSTICAL)
3. FOR ADDITIONAL DOOR AND FRAME AND DOOR HARDWARE INFORMATION, REFER TO ROOM DATA SHEETS AND SPECIFICATION.
4. SEE SPECS. AND A9.31 FOR MORE INFORMATION AT DOUBLE ACTING DOOR IN TOWER BUILDING.
5. FLUSH WOOD STAIN DOOR WITH HOLLOW METAL FRAME @ INTERIOR DOORS IN CLASSROOM BUILDING, TYP.
6. "SOUND-GASKETED" DOORS SHOULD INCLUDE A NEOPRENE BULB SEAL AT THE PERIMETER (PEMKO S88 OR EQUIVALENT) AND AN
7. AUTOMATIC DROP BOTTOM SEAL (PEMKO 411 OR EQUIVALENT)

*1 = HOLLOW METAL DOORS & FRAMES WITH CONTINUOUS GEAR HINGES, FIELD PAINTED

DOOR LEGEND

AL - ALUMINUM
ANO - ANODIZED
CG - COMMERCIAL GRADE
CR - CARD READER
I - INSTITUTIONAL GRADE
HM - HOLLOW METAL
P - PAINT
SC - SOLID CORE
ST - STAIN GRADE FINISH
WD - WOOD
SCHD - SCHEDULE

DOOR GLAZING LEGEND

T - TEMPERED GLAZING
L - LAMINATED GLAZING
S - SOLID PANEL

GLAZING NOTE:
SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS, AND WINDOWS ADJACENT TO DOORS.

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201 Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

DOOR SCHEDULES - CLASSROOM BLDG.

Drawing No.

A-1-921

SKA Project Number: 24702

NOT FOR CONSTRUCTION

FINISH SCHEDULE - INTERIOR - CLASSROOM BLDG.

Material: Material Use		MATERIAL	MANUFACTURER	MODEL	SPECIES/COLOR/FINISH	SIZE	NOTE
FLOOR							
FLOOR	CONC-1	SEALED POLISHED CONCRETE W/INTEGRAL COLOR	W.R. MEADOWS	INDUROSHINE SYSTEM (PDS-1)	POLISHED SATIN, INTEGRAL COLOR FRENCH GRAY, 400 GRIT	---	
FLOOR	CONC-2	SEALED CONCRETE - NO DYE/STAIN	W.R. MEADOWS	INDUROSHINE SYSTEM (PDS-1)	NO DYE/STAIN	---	
FLOOR	R-2	RESILIANT RUBBER ATHLETIC FLOORING	ROPPE	ROLLS, SQUARE EDGE TILES	BLACK W/ #195 LIGHT GRAY PATTERN	24"X24"X3/8"	
FLOOR	T-3	PORCELAIN FIELD TILE	CROSSVILLE	CROSS MINGLES	GRAPHITE, MATTE , UNPOLISHED	2" X 2"	SLIP RESISTANT RATED
WALL BASE							
WALL BASE	R-1	RESILIENT WALL BASE	ROPPE	PINNACLE	150 DARK GRAY	4" H	
WALL BASE	T-2	PORCELAIN TILE	CROSSVILLE	CROSS MINGLES	GRAPHITE, MATTE , UNPOLISHED	2" X 2"	COVED BASE
WALL							
WALL	PT-1	PAINT - WHITE - EGGSHELL	DUNN EDWARDS	DEHW01	ALMOND MILK, EGGSHELL FINISH	---	
WALL	PT-2	PAINT - WHITE - SEMI-GLOSS	DUNN EDWARDS	DEHW01	ALMOND MILK, SEMI-GLOSS FINISH	---	MOISTURE RESISTANT PAINT
WALL	PT-3	PAINT - RED	DUNN EDWARDS	DEA106	RED CONTRAST, EGGSHELL FINISH	---	
WALL	PT-4	PAINT - SIMILAR TO TAUPE	DUNN EDWARDS	TBD	MATCH EXTERIOR METAL PANEL	---	FINAL COLOR TBD IN FIELD
WALL	SS-1	STAINLESS STEEL BACKSPLASH	---	TYPE 304, 16GA MIN	DIRECTIONAL, BRUSHED, SATIN #4	---	
WALL	T-1	PORCELAIN FIELD TILE	DALTILE	PORTFOLIO SERIES	WHITE PF02	6" x 24"	SLIP RESISTANT RATED
CEILING							
CEILING	AC-1	ACOUSTIC CEILING TILE	ARMSTRONG	1423 WHITE, 9/16" SLOT - 1/4"REVEAL	NON-DIRECTIONAL FISSURED	24" X 48" GRID	
CEILING	AC-2	PERFORATED GYPSUM BOARD CEILING	PYROK	VOGL FUGE, 8/10R	DEHW01, ALMOND MILK, EGGSHELL FINISH	8/16R	HANDROLL PAINT APPLIED ONLY
CEILING	CLG-3	METAL SOFFIT PANEL SYSTEM	GARLAND COMPANY	RMER SOFFIT	PEWTER (.40)	12"	
CEILING	G-1	GYPSUM BOARD - EGGSHELL	DUNN EDWARDS	DEHW01	ALMOND MILK, EGGSHELL FINISH	---	
CEILING	G-3	GYPSUM BOARD - SEMI-GLOSS	DUNN EDWARDS	DEHW01	ALMOND MILK, SEMI-GLOSS FINISH		MOISTURE RESISTANT PAINT
CEILING	X-1	EXPOSED STRUCTURE - NO FINISH	---	---	---	---	EXPOSED TRUSS
CEILING	X-2	EXPOSED STRUCTURE AND MECHANICAL SYSTEMS - ACOUSTICAL SPRAY	DUNN EDWARDS	DEHW01	ALMOND MILK, SEMI-GLOSS FINISH	---	EXPOSED TRUSS
CEILING	X-3	EXPOSED STRUCTURE AND MECHANICAL SYSTEMS - PAINT	DUNN EDWARDS	DEHW01	ALMOND MILK, SEMI-GLOSS FINISH	---	EXPOSED TRUSS
CASEWORK							
CASEWORK	LMT-1	PLASTIC LAMINATE - WHITE	WILSONART	D431-60	ALABASTER	---	
CASEWORK	LMT-2	PLASTIC LAMINATE - KENSINGTON MAPLE	WILSONART	LAMINATE	KENSINGTON MAPLE		EXTERIOR CABINET FACE
CASEWORK	LMT-3	PLASTIC LAMINATE - RED	WILSONART	D12-60	REGIMENTAL RED, MATTE FINISH	---	
CASEWORK	SS-2	STAINLESS STEEL COUNTER	---	TYPE 304, 16GA MIN	DIRECTIONAL, BRUSHED, SATIN #4	---	
CASEWORK	SSM-1	SOLID SURFACE COUNTER - WHITE	DUPONT	CORIAN	SNOW WHITE	1/2" THICK	TYP COUNTERTOP U/ON
CASEWORK	SSM-2	SOLID SURFACE COUNTER - GREY	DUPONT	CORIAN	CARBON AGGREGATE	1/2" THICK	TYP COUNTERTOP U/ON
MISCELLANEOUS							
MISCELLANEOUS	FWP-1	FABRIC WRAP ACOUSTICAL PANEL-GREY	SILENT SCAPE	36"X48" PANEL	VERTE PAPIER	2"THICK ACOUSTICAL PANEL	
MISCELLANEOUS	FWP-2	FABRIC WRAP ACOUSTICAL PANEL-RED	MBI COLORSONIX	GERANIUM 2084	FABRIC	2"THICK ACOUSTICAL PANEL	
MISCELLANEOUS	TP-1	SOLID PLASTIC - CHARCOAL GREY	ASI ACCURATE PARTITIONS	SOLID PLASTICS	CHARCOAL #9237	---	
MISCELLANEOUS	WS-2	BLACKOUT SHADECLOTH	MECHOSHADES	ECOVEIL SHADOW	GREY 0970	1% OPENNESS	

FINISH SCHEDULE - EXTERIOR - CLASSROOM BLDG.

	MATERIAL	MANUFACTURER	MODEL	SPECIES/COLOR/FINISH	SIZE	NOTE
EXTERIOR FINISH						
CP-1	CEMENT PLASTER - PAINT	DUNN EDWARDS	DEA106	RED CONTRAST, EGGSHELL FINISH	---	
MP-2	ALUMINUM COMPOSITE PANELS	KEITH PANEL SYSTEMS	SYSTEM A	ALUCOBOND: BEIGE	VARIES, SEE ELEVATIONS	
FACADE						
MP-3	PRE-FINISHED DARK METAL SIDING PANELS AND TRIM					MATCH DARK MULLIONS
ROOF						
MP-1	PRE-FINISHED METAL SOFFIT PANEL	GARLAND COMPANY	RMER SOFFIT	PEWTER (.40)	12"	
R-1	STANDING SEAM METAL ROOF	GARLAND COMPANY	RMER	PEWTER (.40)	12"	
DOORS & WINDOWS						
IGU-1	INSULATED GLASS UNIT - CLEAR	VIRACON	VE1 - 2M #2 AT OUTSIDE FACE	CRYSTAL GREY	1" THICK IGU	
WIN-1	ALUMINUM STOREFRONT WINDOW SYSTEM	KAWNEER	TRIFAB 451-T, 1600 WALL SYSTEM	CHARCOAL GREY, ANODIZED FINISH	4 1/2" THICK, 2" MULLION	
EXTERIOR PAINT						
EP-1	HIGH PERFORMANCE COATING	TNEMEC	TRIFAB 451-T, 1600 WALL SYSTEM	MIDNIGHT OIL (1631), SEMI-GLOSS SMOOTH FINISH	DARK BRONZE, ANODIZED FINISH	COATING FOR STEEL PLATES, FENCES, GATES, STRUCTURAL STEEL, ETC.
WALL						
CMU-1	CMU-PAINTED	BASALITE		GROUND FACE, S-703(R), PAINTED, TUAPE		
CMU-1	CMU-PAINTED	BASALITE		GROUND FACE, S-703(R), PAINTED, TUAPE		

ROOM FINISH SCHEDULE - CLASSROOM BLDG.

ROOM #	ROOM NAME	FLOOR FINISH	BASE FINISH	WALLS				CEILING FINISH	COMMENTS
				NORTH FINISH	EAST FINISH	SOUTH FINISH	WEST FINISH		
1-CLASSROOM BUILDING									
1-100	PUBLIC LOBBY	CONC1	R1	G1/G4	FWP1/G1/G4	G1/G4/WIN	FWP1/G1/G4	G1,AC2	USE HIGH IMPACT RESISTANT GYP BOARD
1-100A	RECEPTION AREA	CONC1	R1	PT-1	PT-1	PT-1	PT-1	G1	USE HIGH IMPACT RESISTANT GYP BOARD
1-100B	TRAINING COMMONS	CONC1	R1	PT-1	PT-1	PT-1	PT-1	AC2	USE HIGH IMPACT RESISTANT GYP BOARD
1-100C	COMMONS/BREAKROOM	CONC1	R1	PT-1	PT-1/FWP-1	PT-1	PT-1	G1	USE HIGH IMPACT RESISTANT GYP BOARD, ACOUSTIC PANEL WHERE OCCURS
1-101	TRAINING CLASSROOM - SMALL	CONC1	R1	PT-1	PT-1	PT-1/PT-3/FWP-2	PT-1/PT-3/FWP-2	AC1	USE HIGH IMPACT RESISTANT GYP BOARD, ACOUSTIC PANEL WHERE OCCURS
1-102	TRAINING CLASSROOM-LARGE	CONC1	R1	PT-1	PT-1	PT-1/PT-3/FWP-2	PT-1/PT-3/FWP-2	AC1	USE HIGH IMPACT RESISTANT GYP BOARD, ACOUSTIC PANEL WHERE OCCURS
1-102A	LARGE CLASSROOM - STORAGE	CONC1	R1	PT-1	G1/G4	G1/G4	G1/G4	X1	USE HIGH IMPACT RESISTANT GYP BOARD
1-103A	CORRIDOR A	CONC1	R1	PT-1	PT-1	PT-1	PT-1	G1	USE HIGH IMPACT RESISTANT GYP BOARD
1-103B	CORRIDOR B	CONC1	R1	PT-1	PT-1	PT-1	PT-1	X3	USE HIGH IMPACT RESISTANT GYP BOARD
1-103C	CORRIDOR C	CONC1	R1	PT-1	PT-1	PT-1	PT-1	G1	USE HIGH IMPACT RESISTANT GYP BOARD
1-104	PUBLIC RESTROOM	T3	T2	PT-2/T1	PT-2/T1	PT-2/T1	PT-2/T1	G3	USE MOISTURE RESISTANT GYP BOARD
1-105	JANITOR CLOSET	CONC2	R1	PT-2	PT-2	PT-2	PT-2	G3	USE HIGH IMPACT MOISTURE RESISTANT GYP BOARD
1-106	TRAINERS/ADMIN OPEN OFFICE AREA	CONC1	R1	PT-1	PT-1	PT-1	PT-1	AC1	
1-106A	TRAINING DEPUTY CHIEF OFFICE	CONC1	R1	PT-1	PT-1	PT-1	PT-1	AC1	
1-106B	GEN OFFICE STORAGE	CONC1	R1	PT-1	PT-1	PT-1	PT-1	G1	
1-107	LOCKER ROOM (ALL GENDER)	CONC1/T3	R1/T2	PT-2/T1	PT-2/T1	PT-2/T1	PT-2/T1	G3	USE HIGH IMPACT MOISTURE RESISTANT GYP BOARD, TILE WAINSCOT HEIGHT TO MATCH DOOR
1-108	TURNOUT ROOM	CONC1	R1	PT-2	PT-2	PT-2	PT-2	X3	USE HIGH IMPACT MOISTURE RESISTANT GYP BOARD
1-108A	EXTRACTOR/LAUNDRY AREA	CONC1	R1	PT-2	PT-2	PT-2	PT-2	X3	USE HIGH IMPACT MOISTURE RESISTANT GYP BOARD
1-109	EXERCISE/FITNESS ROOM	R2	R1	PT-2	PT-2	PT-2	PT-2	X2	USE HIGH IMPACT MOISTURE RESISTANT GYP BOARD
1-110	TELECOM/SERVER CLOSET	CONC2	R1	PT-2	PT-2	PT-2	PT-2	X1	ADD PAINTED PLYWOOD WALL SURROUND
1-111	LOCKER ROOM (FEMALE)	CONC1/T3	R1/T2	PT-2/T1	PT-2/T1	PT-2/T1	PT-2/T1	G3	USE HIGH IMPACT MOISTURE RESISTANT GYP BOARD, TILE WAINSCOT HEIGHT TO MATCH DOOR
1-112	LOCKER ROOM (MALE)	CONC1/T3	R1/T2	PT-2	PT-2	PT-2	PT-2	G3	USE HIGH IMPACT MOISTURE RESISTANT GYP BOARD
1-112A	LOCKER ROOM (MALE)	CONC1/T3	R1/T2	PT-2/T1	PT-2/T1	PT-2/T1	PT-2/T1	G3	USE HIGH IMPACT MOISTURE RESISTANT GYP BOARD, TILE WAINSCOT HEIGHT TO MATCH DOOR
1-113	ELEC. MAIN PANEL ROOM	CONC2	R1	PT-2	PT-2	PT-2	PT-2	X1	ADD PAINTED PLYWOOD WALL SURROUND
1-114	MECH. ROOM	CONC2	R1	PT-2	PT-2	PT-2	PT-2	X1	ADD PAINTED PLYWOOD WALL SURROUND
1-115	COVERED UTILITY YARD	CONC2	-	CMU-1	CMU-1	CMU-1	CMU-1	CLG3	

FINISH SCHEDULE - CASEWORK & COUNTERTOPS - CLASSROOM BLDG.

ROOM NO.	ROOM NAME	Casework Finish Ext	Casework Finish Int	Casework Lock	Countertop Material	Casework Comment
1-100A	RECEPTION AREA	LMT-3	LMT-3		LMT-1	
1-100C	COMMONS/BREAKROOM	LMT-3	LMT-3		SS-2	
1-106	TRAINERS/ADMIN OPEN OFFICE AREA					
1-106A	TRAINING DEPUTY CHIEF OFFICE					
1-106B	GEN OFFICE STORAGE	LMT-1	LMT-1		SSM-1	
1-107	LOCKER ROOM (ALL GENDER)				SSM-2	
1-108	TURNOUT ROOM	LMT-3	LMT-3		SSM-1	
1-111	LOCKER ROOM (FEMALE)				SSM-2	
1-112A	LOCKER ROOM (MALE)				SSM-2	

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

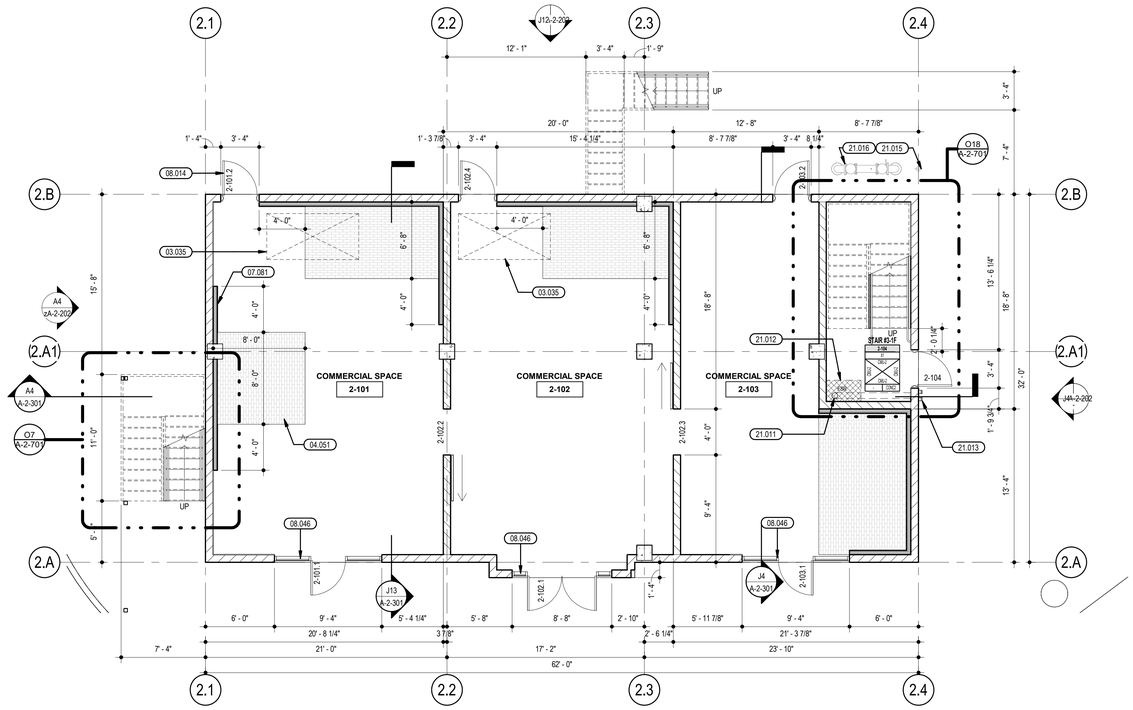
FINISH SCHEDULES - CLASSROOM BLDG.

Drawing No.

A-1-931

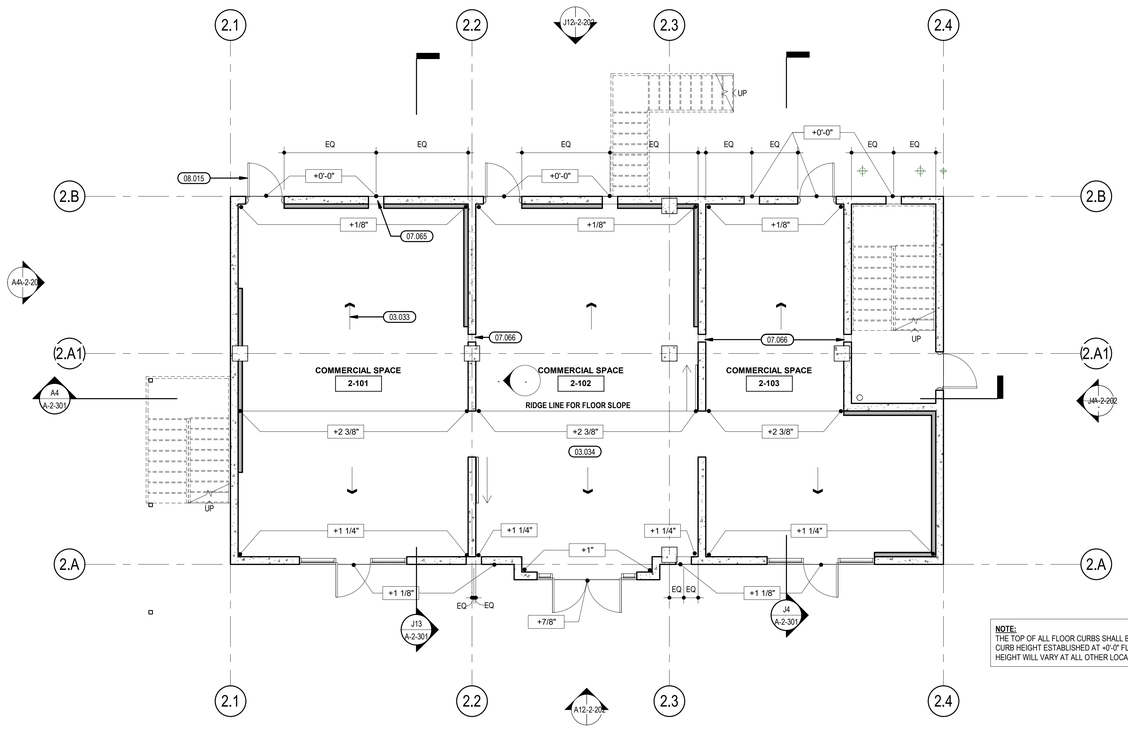
SKA Project Number: 24702

NOT FOR CONSTRUCTION



FIRST LEVEL FLOOR PLAN - TRAINING TOWER | J4

RE: A4/ A-2-201 | 3/16" = 1'-0"



NOTE:
THE TOP OF ALL FLOOR CURBS SHALL BE FLAT WITH THE MAXIMUM 8" CURB HEIGHT ESTABLISHED AT +0'-0" FLOOR ELEVATION. THE CURB HEIGHT WILL VARY AT ALL OTHER LOCATIONS, TYPICAL

PROJECT NORTH

FIRST LEVEL DRAINAGE PLAN - TRAINING TOWER | A4

RE: A4/ A-2-201 | 3/16" = 1'-0"

GENERAL NOTES

1. THIS STRUCTURE IS A NON-OCCUPIED STRUCTURE USED FOR THE SOLE PURPOSE OF TRAINING ABLE-BODIED FIRE DEPARTMENT AND LAW ENFORCEMENT PERSONNEL. THIS STRUCTURE IS NOT DESIGNED TO ACCOMODATE THE GENERAL PUBLIC AND AS SUCH IS NOT DESIGNED IN CONFORMANCE WITH ACCESS AND BUILDING CODES FOR CIRCULATION, EXITING, OR LIFE SAFETY.
2. CONTRACTOR SHALL THOROUGHLY REVIEW THE PROJECT SPECIFICATIONS AND EQUIPMENT SPECIFIED THEREIN FOR REQUIRED COORDINATION AND INSTALLATION REQUIREMENTS.
3. FOR ADDITIONAL INFORMATION AND COORDINATION, REFER TO STRUCTURAL DRAWINGS.
4. REFER TO CIVIL DRAWINGS FOR SITE AND UTILITY INFRASTRUCTURE WORK.
5. DURING THE VARIOUS TRAINING SCENARIOS, THIS BUILDING WILL BE SUBJECT TO HIGH HEAT LEVELS AND FIREFIGHTERS WILL BE USING WATER THROUGHOUT THE BUILDING. INASMUCH, **ALL** INTERIOR AND EXTERIOR EXPOSED METAL SURFACES MUST BE PROTECTED FROM RUST AND CORROSION WITH EITHER FACTORY FINISHES, GALVANIZED METAL FINISH, OR HIGH TEMPERATURE PAINT FINISH.
6. UPON COMPLETION OF CMU, ALL WALL SURFACES SHALL BE SEALED WITH THE APPROVED MASONRY SEALER. REFER TO PROJECT SPECIFICATIONS.
7. CONTRACTOR SHALL COORDINATE ALL INTERIOR CONSTRUCTION, INCLUDING WALLS AND DOORS WITH THE INTERIOR FLOOR SLOPE PLANS AND STRUCTURAL ELEMENTS PRIOR TO COMMENCING CONSTRUCTION.
8. UPON FINAL CLEANING OF EXPOSED CONCRETE FLOORS, SURFACES SHALL BE PREPPED FOR APPLICATION OF SEALER PER PROJECT SPECIFICATIONS.
9. ALL PLUMBING FIXTURES SHOWN ON THIS PLAN ARE FOR TRAINING DIAGRAMS ONLY. THEY ARE N.I.C. AND ARE NOT ACTIVE.

GENERAL NOTES

1. DURING TRAINING SCENARIOS, FIREFIGHTERS WILL BE USING LARGE AMOUNTS OF WATER FOR THE EXTINGUISHING OF FIRE SIMULATIONS. THEREFORE, ALL FLOORS WITHIN THE TRAINING BUILDING ARE TO BE SLOPED AT A MINIMUM OF 1% FOR DRAINAGE, UNLESS OTHERWISE NOTED.
2. THE INTENT OF WATER DRAINAGE WITH THE TRAINING BUILDING IS THROUGH THE SHOWN OPENINGS IN THE PERIMETER AND INTERIOR CMU WALLS. REFER TO NOTED DETAILS. FLOORS SHALL BE SLOPED AS SHOWN TO THESE LOCATIONS.
3. THE ELEVATIONS SHOWN ON THE DRAINAGE PLANS INDICATE ELEVATION ABOVE THE 0'-0" DATUM POINT ON EACH FLOOR LEVEL TO ACHIEVE SLOPE FOR DRAINAGE. THE MINIMUM AND MAXIMUM FLOOR SLAB THICKNESS SHALL BE AS ESTABLISHED ON THE STRUCTURAL DRAWINGS.
4. THE SURFACE OF ALL INTERIOR EXPOSED CONCRETE FLOORS SHALL BE A LIGHT BROOM FINISH SO AS NOT TO RESTRICT THE FLOW OF WATER TO THE SHOWN DRAINAGE POINTS. CONTRACTOR TO PROVIDE MOCK-UP OF FLOOR FINISH FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF CONCRETE FLOORS.
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7. UPON COMPLETION OF WATER DRAINAGE TESTING, ALL INTERIOR FLOOR SLABS SHALL BE SEALED WITH AN APPLIED SEALER PER PROJECT SPECIFICATIONS.

LEGEND

- 08.003 — KEYNOTE
- APP BAY / 106 — ROOM NAME / NUMBER
- AA — WINDOW / STOREFRONT / CURTAIN WALL TAG, SEE A-### THROUGH A-###
- 106-7 — DOOR TAG, SEE
- CONCRETE WALL or COLUMN, S.S.D. FOR THICKNESS & REINFORCING
- CMU WALL, S.S.D. FOR THICKNESS & REINFORCING
- THERMAL WALL LINER
- ALUMINUM GRATED FLOORING
- ASHPHALT SHINGLES

KEYNOTE

03.033	ARROW INDICATES DOWNWARD DIRECTION OF FLOOR SLOPE, TYPICAL
03.034	SLOPE CONCRETE FLOORS TO DRAINAGE SCUPPERS SUCH THAT THERE ARE NO LOW SPOTS OR PONDING. TYP.
03.035	OUTLINE OF 4' X 8' OPENING IN SUSPENDED FLOOR SLAB ABOVE PER DETAIL 16/D-A9.30
04.051	PATTERN INDICATES AREA OF FIRE BRICK FLOORING, DEPRESSED INTO STRUCTURAL CONCRETE SLAB, TYPICAL
07.065	EXTERIOR CLEAN-OUT SCUPPER THROUGH WALL AT FLOOR LINE PER DETAIL 26/D-A9.30, TYPICAL
07.066	INTERIOR DRAINAGE SCUPPER THROUGH WALL AT FLOOR LINE PER DETAIL 13/D-A9.30, TYPICAL
07.081	THERMAL WALL LINER FRAMING AND PANELS, TYPICAL
08.014	PAINTED HOLLOW METAL DOOR & FRAME
08.015	UNDER CUT DOOR TO ALLOW DRAINAGE, TYP.
08.046	PRE-FINISHED ALUMINUM FRAME STOREFRONT SECTION WITH ENTRY DOOR AND SOLID ALUMINUM IN-FILL PANEL "GLAZING"
21.012	22" X 36" CLEAR SPACE FOR FALSE FIRE SPRINKLER RISER ASSEMBLY. SEE FIRE PROTECTION DRAWINGS.
21.013	WALL-MOUNTED FDC
21.015	PIV. VERIFY FINAL LOCATION WITH ACFD PRIOR TO INSTALLATION
21.016	DOUBLE-DETECTOR CHECK VALVE ASSEMBLY WITH OS&Y, S.C.D. VERIFY FINAL LOCATION WITH ACFD PRIOR TO INSTALLATION

CLIENT

GENERAL SERVICES AGENCY — COUNTY OF ALAMEDA — GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

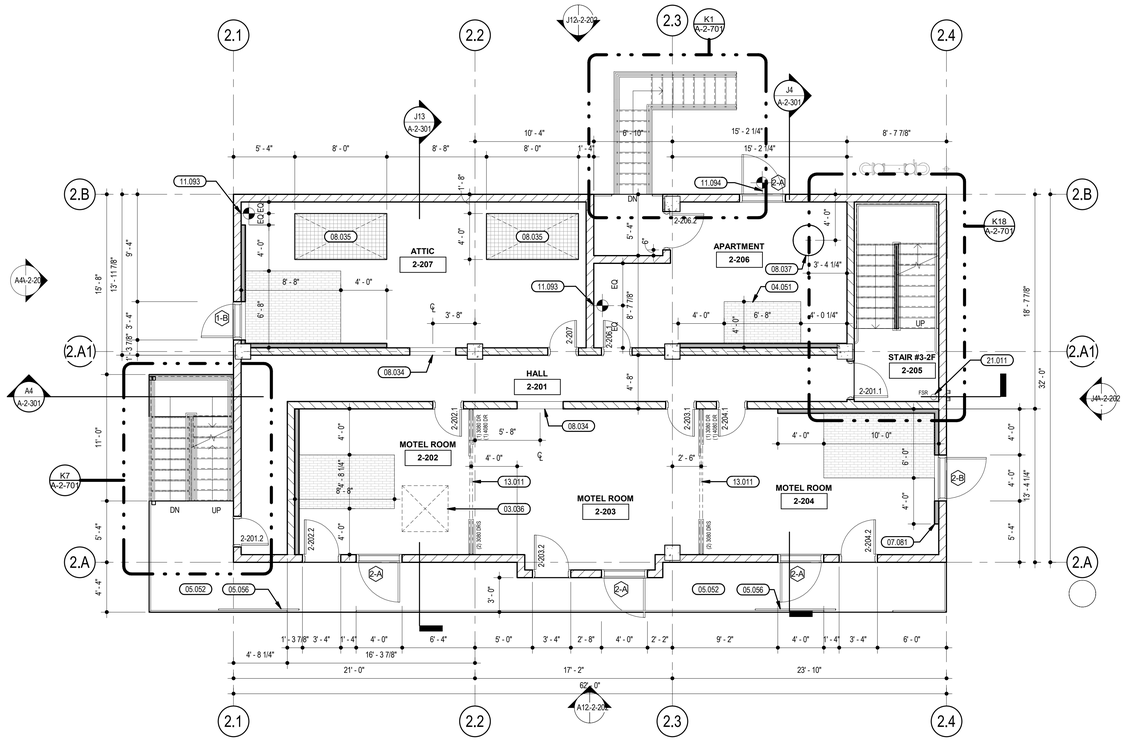
FIRST LEVEL FLOOR PLAN - TRAINING TOWER

Drawing No.

A-2-121

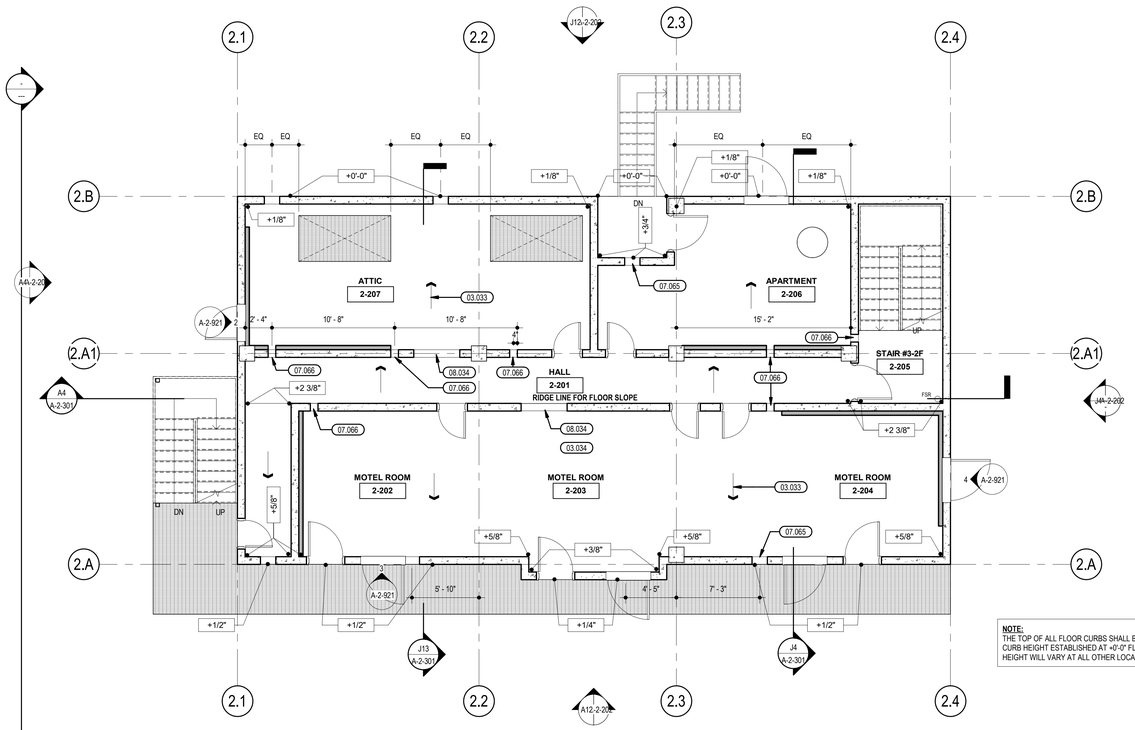
SKA Project Number: 24702

NOT FOR CONSTRUCTION



SECOND LEVEL FLOOR PLAN - TRAINING TOWER | J4

RE: A1/ A-1-311 | 3/16" = 1'-0"



SECOND LEVEL DRAINAGE PLAN - TRAINING TOWER | A4

RE: A1/ A-1-311 | 3/16" = 1'-0"

NOTE:
THE TOP OF ALL FLOOR CURBS SHALL BE FLAT WITH THE MAXIMUM 8" CURB HEIGHT ESTABLISHED AT +0'-0" FLOOR ELEVATION. THE CURB HEIGHT WILL VARY AT ALL OTHER LOCATIONS, TYPICAL

GENERAL NOTES

1. THIS STRUCTURE IS A NON-OCCUPIED STRUCTURE USED FOR THE SOLE PURPOSE OF TRAINING ABLE-BODIED FIRE DEPARTMENT AND LAW ENFORCEMENT PERSONNEL. THIS STRUCTURE IS NOT DESIGNED TO ACCOMODATE THE GENERAL PUBLIC AND AS SUCH IS NOT DESIGNED IN CONFORMANCE WITH ACCESS AND BUILDING CODES FOR CIRCULATION, EXITING, OR LIFE SAFETY.
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8. UPON FINAL CLEANING OF EXPOSED CONCRETE FLOORS, SURFACES SHALL BE PREPPED FOR APPLICATION OF SEALER PER PROJECT SPECIFICATIONS.
9. ALL PLUMBING FIXTURES SHOWN ON THIS PLAN ARE FOR TRAINING DIAGRAMS ONLY. THEY ARE N.I.C. AND ARE NOT ACTIVE.

GENERAL NOTES

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3. THE ELEVATIONS SHOWN ON THE DRAINAGE PLANS INDICATE ELEVATION ABOVE THE 0'-0" DATUM POINT ON EACH FLOOR LEVEL TO ACHIEVE SLOPE FOR DRAINAGE. THE MINIMUM AND MAXIMUM FLOOR SLAB THICKNESS SHALL BE AS ESTABLISHED ON THE STRUCTURAL DRAWINGS.
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LEGEND

- 08.003 — KEYNOTE
- APP BAY 106 — ROOM NAME / NUMBER
- AA — WINDOW / STOREFRONT / CURTAIN WALL TAG, SEE A-### THROUGH A-###
- 106-7 — DOOR TAG, SEE
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- THERMAL WALL LINER
- ALUMINUM GRATED FLOORING
- ASHPHALT SHINGLES

KEYNOTE

03.033	ARROW INDICATES DOWNWARD DIRECTION OF FLOOR SLOPE, TYPICAL
03.034	SLOPE CONCRETE FLOORS TO DRAINAGE SCUPPERS SUCH THAT THERE ARE NO LOW SPOTS OR PONDING, TYP.
03.036	OUTLINE OF 4' X 4' OPENING IN SUSPENDED FLOOR SLAB ABOVE PER DETAIL 28/D-A9.30
04.051	PATTERN INDICATES AREA OF FIRE BRICK FLOORING, DEPRESSED INTO STRUCTURAL CONCRETE SLAB, TYPICAL
05.052	WELDED STAINLESS STEEL BAR GRATING, TYPICAL
05.056	4-FOOT WIDE SLIDING GATE WITH MECHANISM TO SECURE GATE IN BOTH FULL-OPEN AND FULL-CLOSE POSITIONS
07.065	EXTERIOR CLEAN-OUT SCUPPER THROUGH WALL AT FLOOR LINE PER DETAIL 26/D-A9.30, TYPICAL
07.066	INTERIOR DRAINAGE SCUPPER THROUGH WALL AT FLOOR LINE PER DETAIL 13/D-A9.30, TYPICAL
07.081	THERMAL WALL LINER FRAMING AND PANELS, TYPICAL
08.034	4' X 4' BREACH PANEL OPENING AT FLOOR LEVEL PER DETAIL 17/D-A9.31
08.035	4' X 8' CEILING BREACH PROP
08.037	32" DIAMETER OPENING IN FLOOR WITH CAST IRON MOUNTING RING AND CAST IRON MANHOLE COVER INSTALLED FLUSH WITH ADJACENT SLOPED CONCRETE FLOOR SLAB SURFACE
11.093	SWIVEL WALL ANCHOR @ +42" A.F.F., S.S.D.
11.094	SWIVEL WALL ANCHOR POINT ABOVE OPENING HEAD ON EXTERIOR
13.011	DOOR PANELS WITH SLIDING DOOR HARDWARE PER DETAIL 7/D-A9.32 FOR CONSTRUCTION OF INTERCHANGEABLE TRAINING WALLS
21.011	FALSE FIRE SPRINKLER RISER WITH LATERAL ON FOURTH LEVEL PER DETAIL 17/D-A9.32 AND FIRE PROTECTION DRAWINGS

CLIENT

GENERAL SERVICES AGENCY — COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title

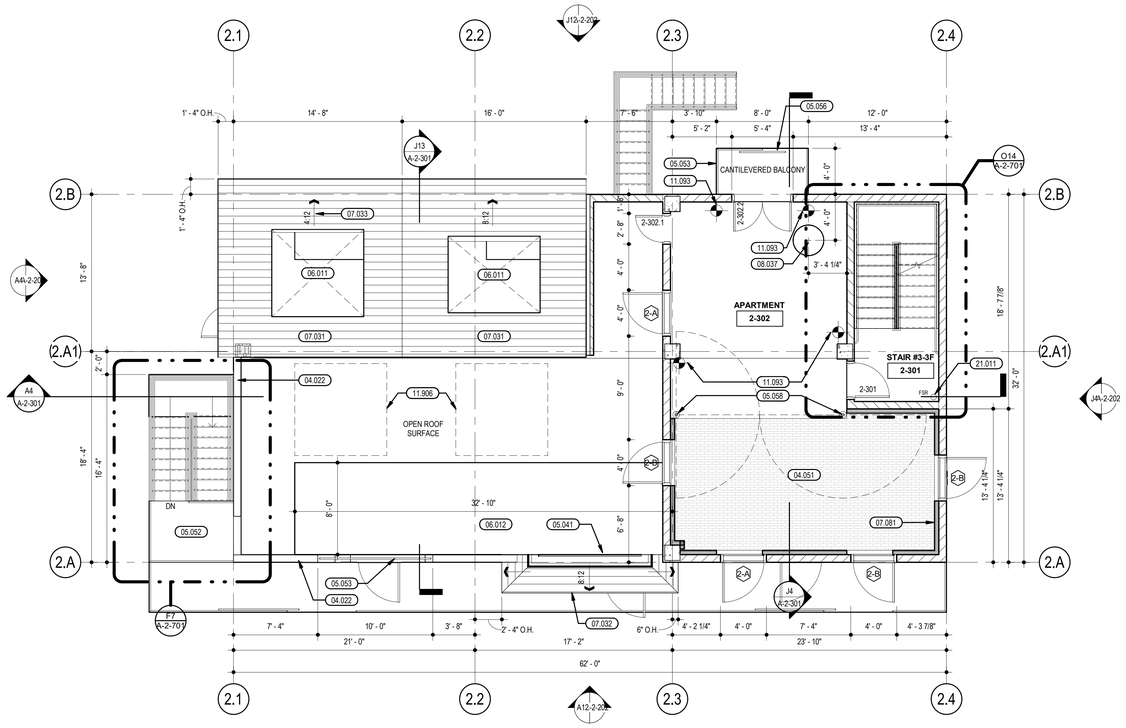
SECOND LEVEL FLOOR PLAN - TRAINING TOWER

Drawing No.

A-2-122

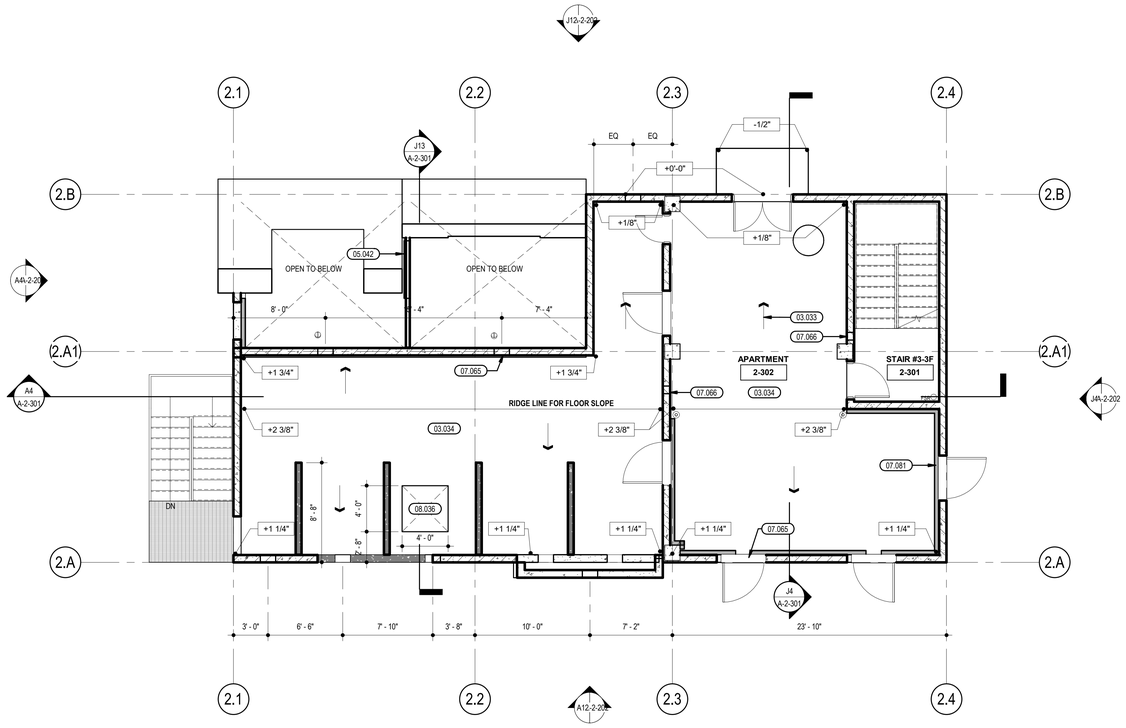
SKA Project Number: 24702

NOT FOR CONSTRUCTION



THIRD LEVEL FLOOR PLAN - TRAINING TOWER | J4

RE: A4/ A-2-201 | 3/16" = 1'-0"



THIRD LEVEL DRAINAGE PLAN - TRAINING TOWER | A4

RE: A4/ A-2-201 | 3/16" = 1'-0"

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3. THE ELEVATIONS SHOWN ON THE DRAINAGE PLANS INDICATE ELEVATION ABOVE THE 0'-0" DATUM POINT ON EACH FLOOR LEVEL TO ACHIEVE SLOPE FOR DRAINAGE. THE MINIMUM AND MAXIMUM FLOOR SLAB THICKNESS SHALL BE AS ESTABLISHED ON THE STRUCTURAL DRAWINGS.
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LEGEND

- 08.003 — KEYNOTE
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- 106-7 — DOOR TAG, SEE
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- CMU WALL, S.S.D. FOR THICKNESS & REINFORCING
- THERMAL WALL LINER
- ALUMINUM GRATED FLOORING
- ASHPHALT SHINGLES

KEYNOTE

03.033	ARROW INDICATES DOWNWARD DIRECTION OF FLOOR SLOPE, TYPICAL
03.034	SLOPE CONCRETE FLOORS TO DRAINAGE SCUPPERS SUCH THAT THERE ARE NO LOW SPOTS OR PONDING, TYP.
04.022	48" TALL CMU PARAPET WALL WITH G.I. CAP PER DETAIL 6/D-A9.32, TYPICAL
04.051	PATTERN INDICATES AREA OF FIRE BRICK FLOORING, DEPRESSED INTO STRUCTURAL CONCRETE SLAB, TYPICAL
05.041	INFILL NORTH SIDE OF ATTIC SPACE ABOVE CUT DOWN ROOF ASSEMBLY WITH METAL DECKING (FLUTES HORIZONTAL) ATTACHED TO 4" LGMF
05.042	INFILL WEST SIDE OF ATTIC SPACE BETWEEN ROOFS WITH METAL DECKING (FLUTES HORIZONTAL) ATTACHED TO 4" LGMF
05.052	WELDED STAINLESS STEEL BAR GRATING, TYPICAL
05.053	3'-6" TALL EXPOSED GALVANIZED STEEL GUARDRAIL ASSEMBLY WITH ALL WELDS GROUND SMOOTH
05.056	4-FOOT WIDE SLIDING GATE WITH MECHANISM TO SECURE GATE IN BOTH FULL-OPEN AND FULL-CLOSE POSITIONS
05.058	METAL FABRICATED PIVOT PARTITION PER DETAIL 8/D-A9.32
06.011	8' X 8' ROOF VENTILATION CUT-DOWN PANEL AREA PER DETAIL 7/D-A9.30
06.012	FLAT ROOF CUT DOWN PROP @ +16" AFF CONSISTING OF 3/4" PLYWOOD OVER WOOD PURLINS SIDE-HUNG OFF CONCRETE CURBS @ 8'-0" O.C., S.S.D.
07.031	ASPHALT SHINGLE ROOFING OVER PLYWOOD AND NAILERS ATTACHED TO CONCRETE ROOF SLAB
07.032	ASPHALT SHINGLE ROOFING OVER PLYWOOD ATTACHED TO METAL DECK OVER STEEL ROOF FRAMING, S.S.D.
07.033	ARROW INDICATES DOWNWARD DIRECTION OF ROOF SLOPE, TYPICAL
07.065	EXTERIOR CLEAN-OUT SCUPPER THROUGH WALL AT FLOOR LINE PER DETAIL 26/D-A9.30, TYPICAL
07.066	INTERIOR DRAINAGE SCUPPER THROUGH WALL AT FLOOR LINE PER DETAIL 13/D-A9.30, TYPICAL
07.081	THERMAL WALL LINER FRAMING AND PANELS, TYPICAL
08.036	4' X 4' CEILING BREACH PROP
08.037	32"-DIAMETER OPENING IN FLOOR WITH CAST IRON MOUNTING RING AND CAST IRON MANHOLE COVER INSTALLED FLUSH WITH ADJACENT SLOPED CONCRETE FLOOR SLAB SURFACE
11.093	SWIVEL WALL ANCHOR @ +42" A.F.F., S.S.D.
11.906	OUTLINE OF 8' X 8' SHADE TENT. PROVIDE THREADED INSERTS EMBEDDED IN SLAB PER DETAIL 30/D-A9.30 AT TENT CORNERS FOR ANCHORAGE
21.011	FALSE FIRE SPRINKLER RISER WITH LATERAL ON FOURTH LEVEL PER DETAIL 17/D-A9.32 AND FIRE PROTECTION DRAWINGS

CLIENT

GENERAL SERVICES AGENCY — COUNTY OF ALAMEDA — GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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	10/02/2024	50% DESIGN DEVELOPMENT

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Architect of Record

SHAH KAWASAKI ARCHITECTS

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Contractor

OVERAA Construction

Drawing Title

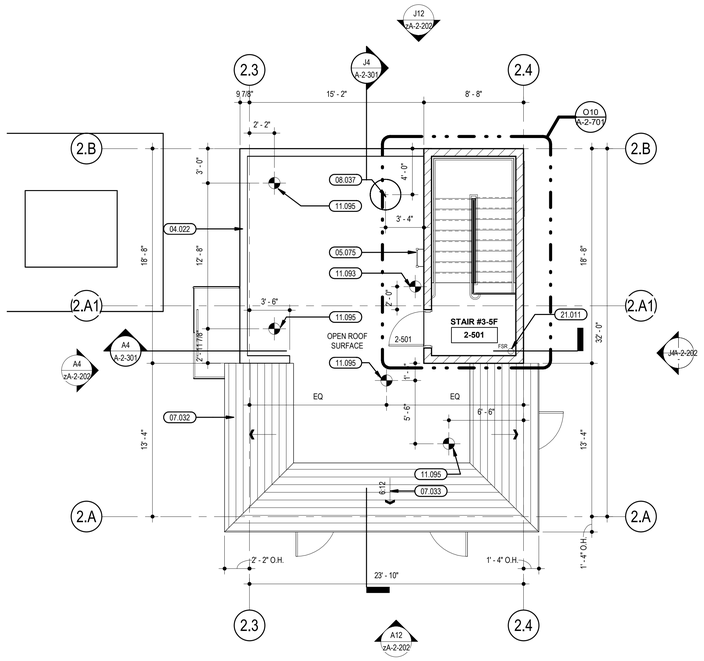
THIRD LEVEL FLOOR PLAN - TRAINING TOWER

Drawing No.

A-2-123

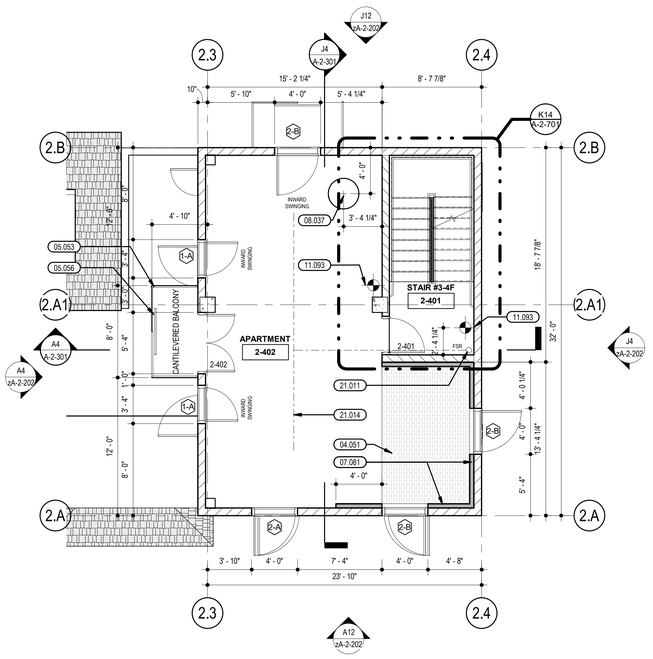
SKA Project Number: 24702

NOT FOR CONSTRUCTION



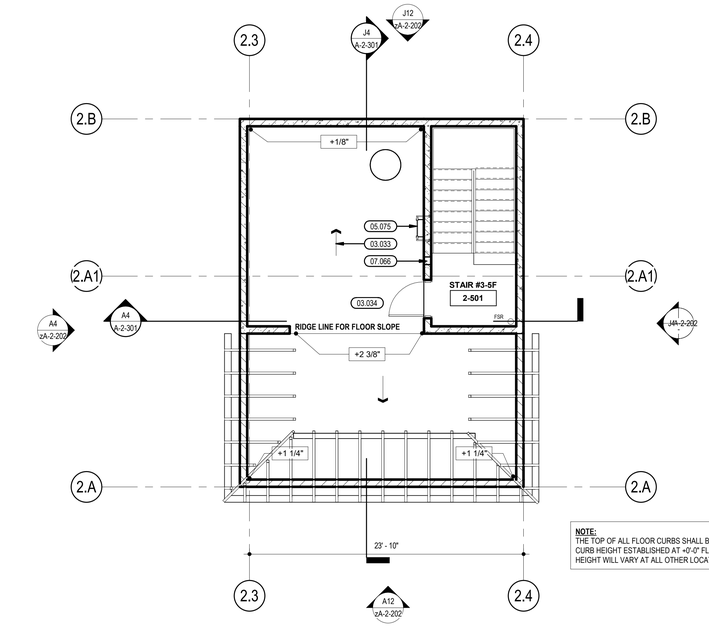
FIFTH LEVEL FLOOR PLAN - TRAINING TOWER J13

RE: A4/ A-2-201 | 3/16" = 1'-0"



FOURTH LEVEL FLOOR PLAN - TRAINING TOWER J4

RE: A4/ A-2-201 | 3/16" = 1'-0"



NOTE:
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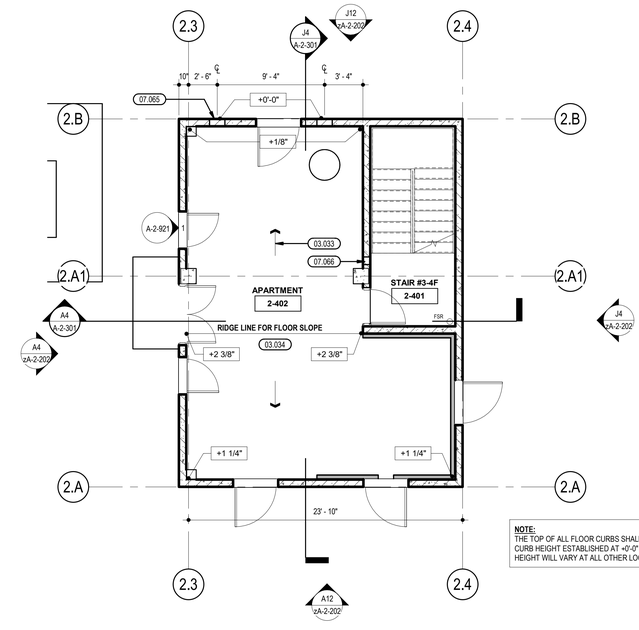
FIFTH LEVEL DRAINAGE PLAN - TRAINING TOWER A13

RE: A4/ A-2-201 | 3/16" = 1'-0"



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PROJECT NORTH

FOURTH LEVEL DRAINAGE PLAN - TRAINING TOWER A4

RE: A4/ A-2-201 | 3/16" = 1'-0"

GENERAL NOTES

1. THIS STRUCTURE IS A NON-OCCUPIED STRUCTURE USED FOR THE SOLE PURPOSE OF TRAINING ABLE-BODIED FIRE DEPARTMENT AND LAW ENFORCEMENT PERSONNEL. THIS STRUCTURE IS NOT DESIGNED TO ACCOMODATE THE GENERAL PUBLIC AND AS SUCH IS NOT DESIGNED IN CONFORMANCE WITH ACCESS AND BUILDING CODES FOR CIRCULATION, EXITING, OR LIFE SAFETY.
2. CONTRACTOR SHALL THOROUGHLY REVIEW THE PROJECT SPECIFICATIONS AND EQUIPMENT SPECIFIED THEREIN FOR REQUIRED COORDINATION AND INSTALLATION REQUIREMENTS.
3. FOR ADDITIONAL INFORMATION AND COORDINATION, REFER TO STRUCTURAL DRAWINGS.
4. REFER TO CIVIL DRAWINGS FOR SITE AND UTILITY INFRASTRUCTURE WORK.
5. DURING THE VARIOUS TRAINING SCENARIOS, THIS BUILDING WILL BE SUBJECT TO HIGH HEAT LEVELS AND FIREFIGHTERS WILL BE USING WATER THROUGHOUT THE BUILDING. INASMUCH, **ALL** INTERIOR AND EXTERIOR EXPOSED METAL SURFACES MUST BE PROTECTED FROM RUST AND CORROSION WITH EITHER FACTORY FINISHES, GALVANIZED METAL FINISH, OR HIGH TEMPERATURE PAINT FINISH.
6. UPON COMPLETION OF CMU, ALL WALL SURFACES SHALL BE SEALED WITH THE APPROVED MASONRY SEALER. REFER TO PROJECT SPECIFICATIONS.
7. CONTRACTOR SHALL COORDINATE ALL INTERIOR CONSTRUCTION, INCLUDING WALLS AND DOORS WITH THE INTERIOR FLOOR SLOPE PLANS AND STRUCTURAL ELEMENTS PRIOR TO COMMENCING CONSTRUCTION.
8. UPON FINAL CLEANING OF EXPOSED CONCRETE FLOORS, SURFACES SHALL BE PREPPED FOR APPLICATION OF SEALER PER PROJECT SPECIFICATIONS.
9. ALL PLUMBING FIXTURES SHOWN ON THIS PLAN ARE FOR TRAINING DIAGRAMS ONLY. THEY ARE N.I.C. AND ARE NOT ACTIVE.

GENERAL NOTES

1. DURING TRAINING SCENARIOS, FIREFIGHTERS WILL BE USING LARGE AMOUNTS OF WATER FOR THE EXTINGUISHING OF FIRE SIMULATIONS. THEREFORE, ALL FLOORS WITHIN THE TRAINING BUILDING ARE TO BE SLOPED AT A MINIMUM OF 1% FOR DRAINAGE, UNLESS OTHERWISE NOTED.
2. THE INTENT OF WATER DRAINAGE WITH THE TRAINING BUILDING IS THROUGH THE SHOWN OPENINGS IN THE PERIMETER AND INTERIOR CMU WALLS. REFER TO NOTED DETAILS. FLOORS SHALL BE SLOPED AS SHOWN TO THESE LOCATIONS.
3. THE ELEVATIONS SHOWN ON THE DRAINAGE PLANS INDICATE ELEVATION ABOVE THE 0'-0" DATUM POINT ON EACH FLOOR LEVEL TO ACHIEVE SLOPE FOR DRAINAGE. THE MINIMUM AND MAXIMUM FLOOR SLAB THICKNESS SHALL BE AS ESTABLISHED ON THE STRUCTURAL DRAWINGS.
4. THE SURFACE OF ALL INTERIOR EXPOSED CONCRETE FLOORS SHALL BE A LIGHT BROOM FINISH SO AS NOT TO RESTRICT THE FLOW OF WATER TO THE SHOWN DRAINAGE POINTS. CONTRACTOR TO PROVIDE MOCK-UP OF FLOOR FINISH FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF CONCRETE FLOORS.
5. FIRE BRICK FINISH SHALL BE RECESSED AS NECESSARY TO BE SET FLUSH WITH THE ADJACENT EXPOSED CONCRETE SLAB FINISH.
6. INTERIOR FLOOR SLABS SHALL BE FLOOD TESTED FOR PROPER DRAINAGE. CONTRACTOR SHALL FLOOD THE FLOOR AREAS IN OBSERVATION BY THE ARCHITECT AND EL DORADO HILLS PERSONNEL TO DEMONSTRATE POSITIVE DRAINAGE. ANY AREAS OF PONDING OR STANDING WATER SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND EL DORADO HILLS FIRE DEPARTMENT PERSONNEL.
7. UPON COMPLETION OF WATER DRAINAGE TESTING, ALL INTERIOR FLOOR SLABS SHALL BE SEALED WITH AN APPLIED SEALER PER PROJECT SPECIFICATIONS.

LEGEND

- 08.003 — KEYNOTE
- APP BAY / 106 — ROOM NAME / NUMBER
- AA — WINDOW / STOREFRONT / CURTAIN WALL TAG, SEE A-### THROUGH A-###
- 106-7 — DOOR TAG, SEE
- CONCRETE WALL or COLUMN, S.S.D. FOR THICKNESS & REINFORCING
- CMU WALL, S.S.D. FOR THICKNESS & REINFORCING
- THERMAL WALL LINER
- ALUMINUM GRATED FLOORING
- ASHPHALT SHINGLES

KEYNOTE

03.033	ARROW INDICATES DOWNWARD DIRECTION OF FLOOR SLOPE, TYPICAL
03.034	SLOPE CONCRETE FLOORS TO DRAINAGE SCUPPERS SUCH THAT THERE ARE NO LOW SPOTS OR PONDING, TYP.
04.022	48" TALL CMU PARAPET WALL WITH G.I. CAP PER DETAIL 6/D-A9.32, TYPICAL
04.051	PATTERN INDICATES AREA OF FIRE BRICK FLOORING, DEPRESSED INTO STRUCTURAL CONCRETE SLAB, TYPICAL
05.053	3'-6" TALL EXPOSED GALVANIZED STEEL GUARDRAIL ASSEMBLY WITH ALL WELDS GROUND SMOOTH
05.056	4-FOOT WIDE SLIDING GATE WITH MECHANISM TO SECURE GATE IN BOTH FULL-OPEN AND FULL-CLOSE POSITIONS
05.075	FABRICATED EXPOSED GALVANIZED STEEL LADDER EXTENDING FROM FIFTH LEVEL TO ROOF OVER STAIR #3
07.032	ASPHALT SHINGLE ROOFING OVER PLYWOOD ATTACHED TO METAL DECK OVER STEEL ROOF FRAMING, S.S.D.
07.033	ARROW INDICATES DOWNWARD DIRECTION OF ROOF SLOPE, TYPICAL
07.065	EXTERIOR CLEAN-OUT SCUPPER THROUGH WALL AT FLOOR LINE PER DETAIL 26/D-A9.30, TYPICAL
07.066	INTERIOR DRAINAGE SCUPPER THROUGH WALL AT FLOOR LINE PER DETAIL 13/D-A9.30, TYPICAL
07.081	THERMAL WALL LINER FRAMING AND PANELS, TYPICAL
08.037	32"-DIAMETER OPENING IN FLOOR WITH CAST IRON MOUNTING RING AND CAST IRON MANHOLE COVER INSTALLED FLUSH WITH ADJACENT SLOPED CONCRETE FLOOR SLAB SURFACE
11.093	SWIVEL WALL ANCHOR @ +42" A.F.F., S.S.D.
11.095	SWIVEL FLOOR ANCHOR POINT
21.011	FALSE FIRE SPRINKLER RISER WITH LATERAL ON FOURTH LEVEL PER DETAIL 17/D-A9.32 AND FIRE PROTECTION DRAWINGS
21.014	APPROXIMATE LOCATION OF OVERHEAD FIRE SPRINKLER LATERAL WITH STANDING-HEIGHT SHUT-OFF VALVE IN STAIR 3, SEE FIRE PROTECTION DRAWINGS.

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

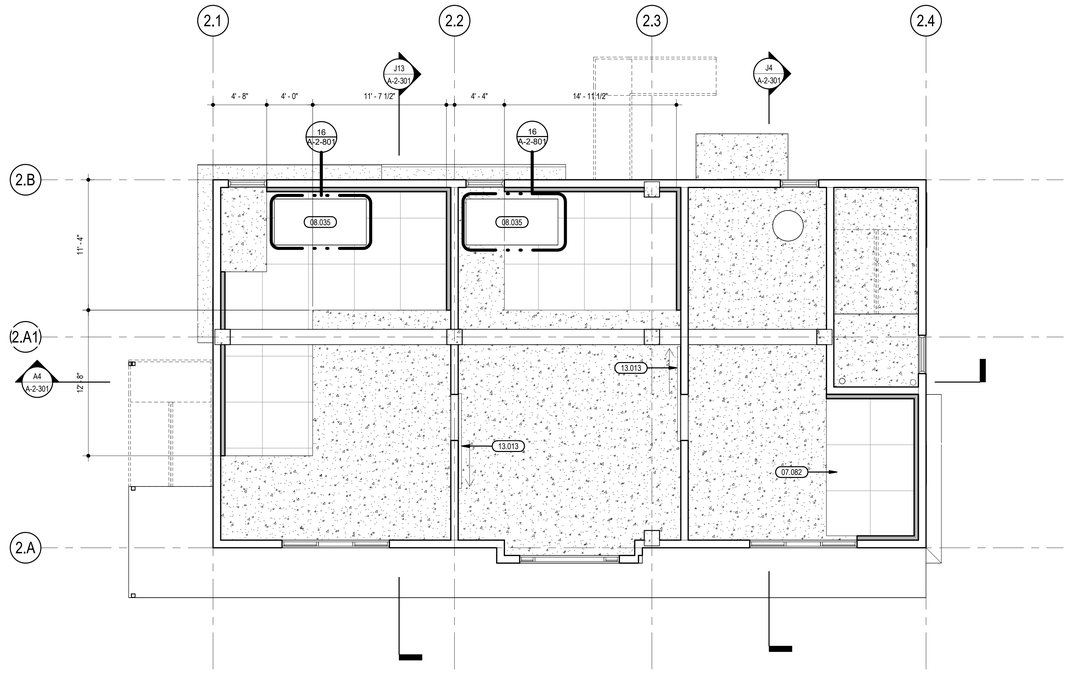
Contractor
OVERAA Construction

Drawing Title
FOURTH & FIFTH LEVEL FLOOR PLANS - TRAINING TOWER

Drawing No.
A-2-124

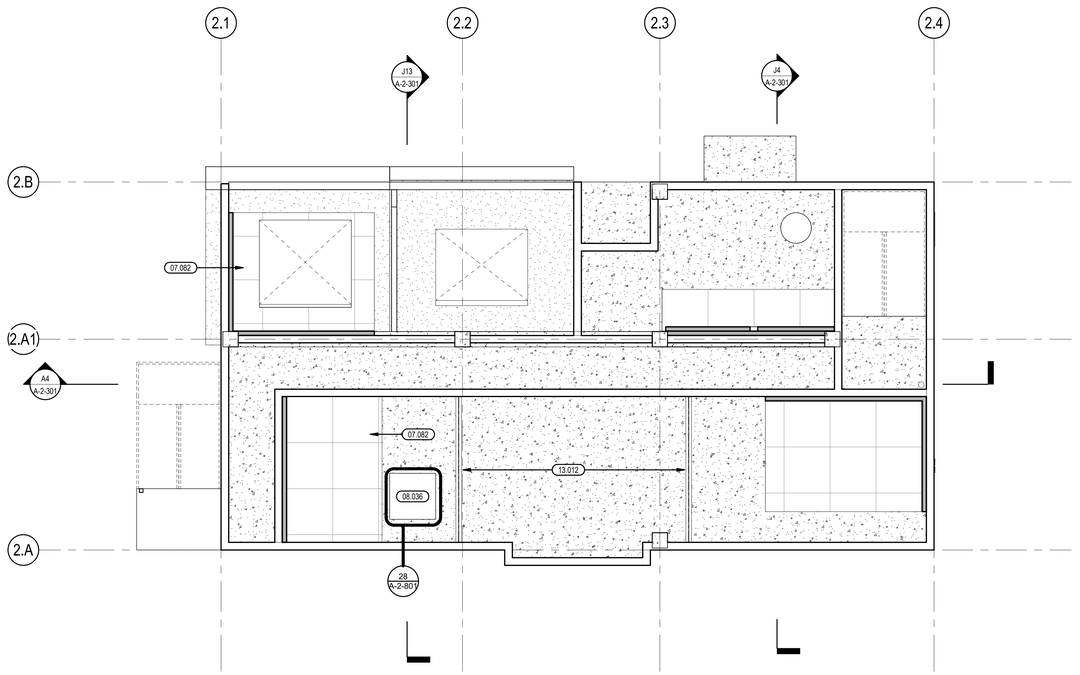
SKA Project Number: 24702

NOT FOR CONSTRUCTION



FIRST LEVEL REFLECTED CEILING PLAN - TOWER BUILDING | K4

RE: A4/ A-2-201 | 3/16" = 1'-0"



SECOND LEVEL REFLECTED CEILING PLAN - TRAINING TOWER | A4

RE: A1/ A-1-311 | 3/16" = 1'-0"

GENERAL NOTES

1. THIS STRUCTURE IS A NON-OCCUPIED STRUCTURE USED FOR THE SOLE PURPOSE OF TRAINING ABLE-BODIED FIRE DEPARTMENT AND LAW ENFORCEMENT PERSONNEL. THIS STRUCTURE IS NOT DESIGNED TO ACCOMODATE THE GENERAL PUBLIC AND AS SUCH IS NOT DESIGNED IN CONFORMANCE WITH ACCESS AND BUILDING CODES FOR CIRCULATION, EXITING, OR LIFE SAFETY.

LEGEND

- CONCRETE WALL or COLUMN, S.S.D. FOR THICKNESS & REINFORCING
- SPLIT FACE CMU WALL, S.S.D. FOR THICKNESS & REINFORCING
- CMU WALL, S.S.D. FOR THICKNESS & REINFORCING
- FIRE BRICK LINING
- THERMAL WALL LINER
- EXPOSED CONCRETE
- THERMAL LINER PANELS
- PREFINISHED METAL SOFFIT PANELS

KEYNOTE

07.082	THERMAL LINING AT CEILING, SECURED TO UNDERSIDE OF CONCRETE SLAB ABOVE
08.035	4' X 8' CEILING BREACH PROP
08.036	4' X 4' CEILING BREACH PROP
13.012	DOUBLE TRACK ASSEMBLY FOR SLIDING DOOR PANELS SECURED TO BOTTOM OF CONCRETE SLAB ABOVE
13.013	TRACK ASSEMBLY FOR SLIDING DOOR SECURED TO BOTTOM OF CONCRETE SLAB ABOVE

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title

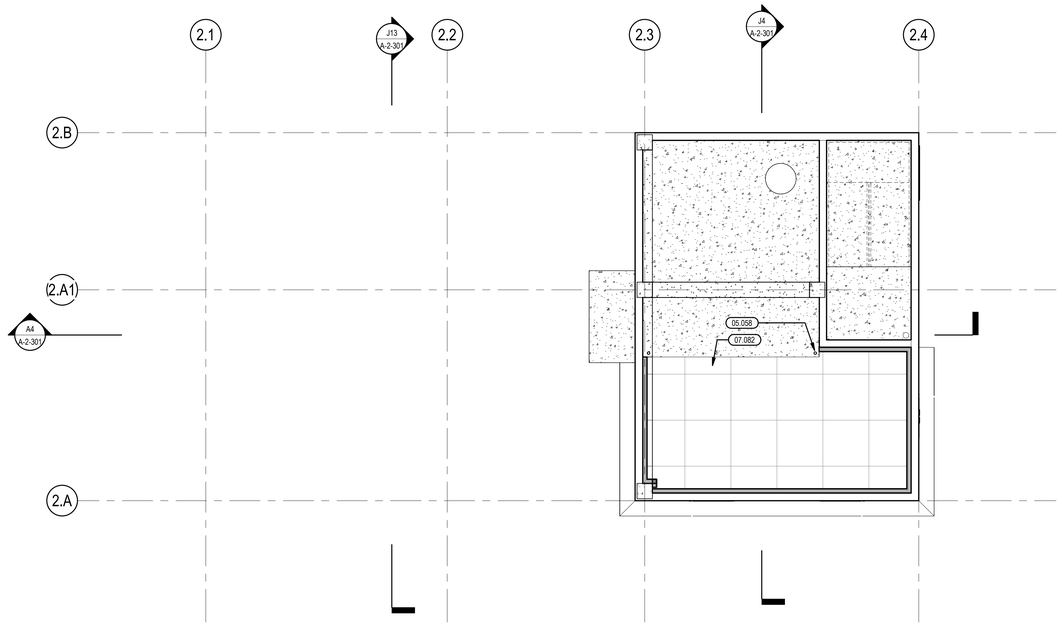
FIRST & SECOND LEVEL RCP - TOWER BUILDING

Drawing No.

A-2-131

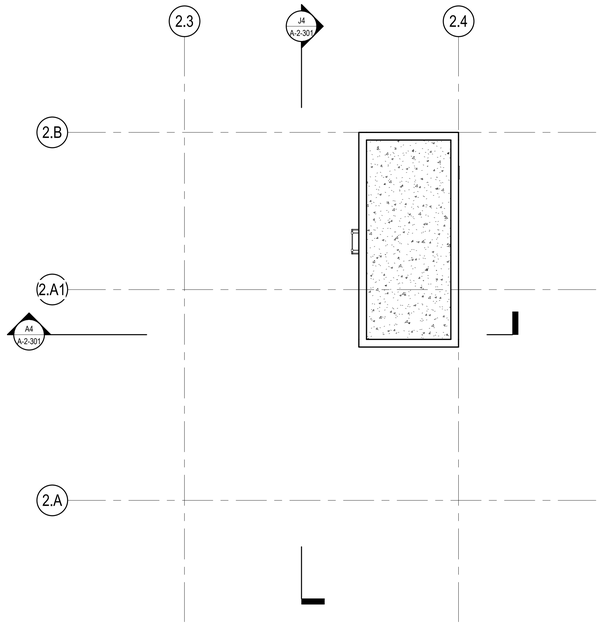
SKA Project Number: 24702

NOT FOR CONSTRUCTION



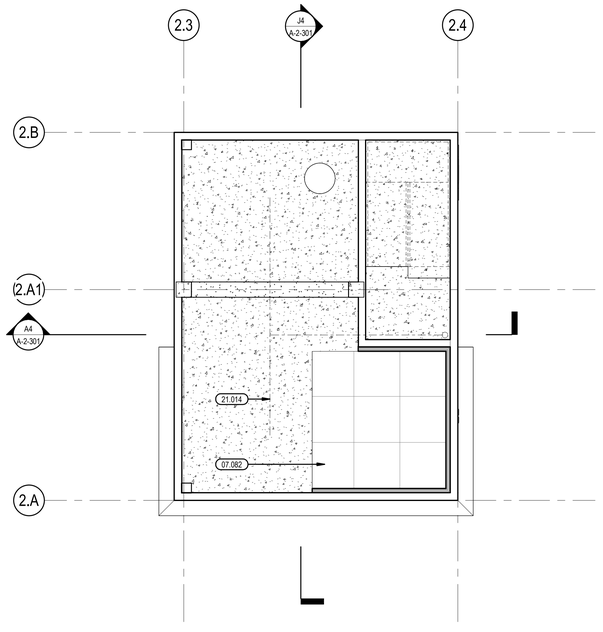
THIRD LEVEL REFLECTED CEILING PLAN - TRAINING TOWER | J4

RE: A4/ A-2-201 | 3/16" = 1'-0"



FIFTH LEVEL RCP - TRAINING TOWER | A13

RE: A4/ A-2-201 | 3/16" = 1'-0"



FOURTH LEVEL RCP - TRAINING TOWER | A4

RE: A4/ A-2-201 | 3/16" = 1'-0"

PROJECT NORTH

GENERAL NOTES

1. THIS STRUCTURE IS A NON-OCCUPIED STRUCTURE USED FOR THE SOLE PURPOSE OF TRAINING ABLE-BODIED FIRE DEPARTMENT AND LAW ENFORCEMENT PERSONNEL. THIS STRUCTURE IS NOT DESIGNED TO ACCOMODATE THE GENERAL PUBLIC AND AS SUCH IS NOT DESIGNED IN CONFORMANCE WITH ACCESS AND BUILDING CODES FOR CIRCULATION, EXITING, OR LIFE SAFETY.

LEGEND

- CONCRETE WALL or COLUMN, S.S.D. FOR THICKNESS & REINFORCING
- SPLIT FACE CMU WALL, S.S.D. FOR THICKNESS & REINFORCING
- CMU WALL, S.S.D. FOR THICKNESS & REINFORCING
- FIRE BRICK LINING
- THERMAL WALL LINER
- EXPOSED CONCRETE
- THERMAL LINER PANELS
- PREFINISHED METAL SOFFIT PANELS

KEYNOTE

05.058	METAL FABRICATED PIVOT PARTITION PER DETAIL 8/D-A9.32
07.082	THERMAL LINING AT CEILING. SECURED TO UNDERSIDE OF CONCRETE SLAB ABOVE
21.014	APPROXIMATE LOCATION OF OVERHEAD FIRE SPRINKLER LATERAL WITH STANDING-HEIGHT SHUT-OFF VALVE IN STAIR 3, SEE FIRE PROTECTION DRAWINGS.

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title

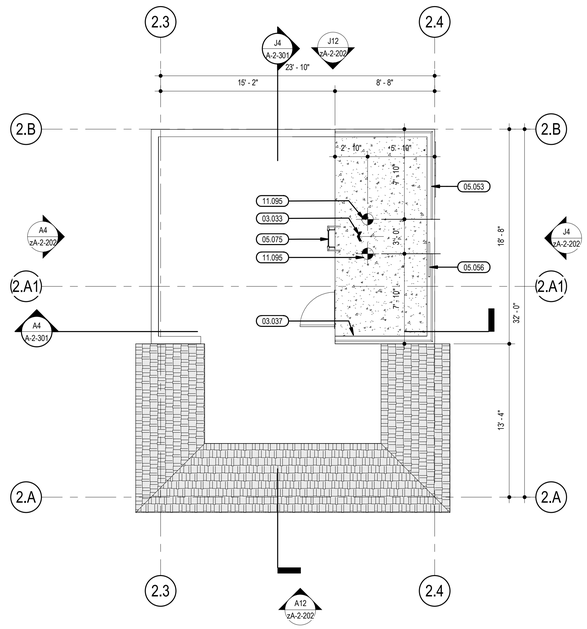
THIRD, FOURTH, & FIFTH LEVEL RCP - TOWER BUILDING

Drawing No.

A-2-132

SKA Project Number: 24702

NOT FOR CONSTRUCTION



STAIR TOWER ROOF PLAN - TRAINING TOWER | J4

RE: A4/ A-2-201 | 3/16" = 1'-0"

GENERAL NOTES

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3. FOR ADDITIONAL INFORMATION AND COORDINATION, REFER TO STRUCTURAL DRAWINGS.
4. REFER TO CIVIL DRAWINGS FOR SITE AND UTILITY INFRASTRUCTURE WORK.
5. DURING THE VARIOUS TRAINING SCENARIOS, THIS BUILDING WILL BE SUBJECT TO HIGH HEAT LEVELS AND FIREFIGHTERS WILL BE USING WATER THROUGHOUT THE BUILDING. INASMUCH, **ALL** INTERIOR AND EXTERIOR EXPOSED METAL SURFACES MUST BE PROTECTED FROM RUST AND CORROSION WITH EITHER FACTORY FINISHES, GALVANIZED METAL FINISH, OR HIGH TEMPERATURE PAINT FINISH.
6. UPON COMPLETION OF CMU, ALL WALL SURFACES SHALL BE SEALED WITH THE APPROVED MASONRY SEALER. REFER TO PROJECT SPECIFICATIONS.
7. CONTRACTOR SHALL COORDINATE ALL INTERIOR CONSTRUCTION, INCLUDING WALLS AND DOORS WITH THE INTERIOR FLOOR SLOPE PLANS AND STRUCTURAL ELEMENTS PRIOR TO COMMENCING CONSTRUCTION.
8. UPON FINAL CLEANING OF EXPOSED CONCRETE FLOORS, SURFACES SHALL BE PREPPED FOR APPLICATION OF SEALER PER PROJECT SPECIFICATIONS.
9. ALL PLUMBING FIXTURES SHOWN ON THIS PLAN ARE FOR TRAINING DIAGRAMS ONLY. THEY ARE N.I.C. AND ARE NOT ACTIVE.

GENERAL NOTES

1. DURING TRAINING SCENARIOS, FIREFIGHTERS WILL BE USING LARGE AMOUNTS OF WATER FOR THE EXTINGUISHING OF FIRE SIMULATIONS. THEREFORE, ALL FLOORS WITHIN THE TRAINING BUILDING ARE TO BE SLOPED AT A MINIMUM OF 1% FOR DRAINAGE, UNLESS OTHERWISE NOTED.
2. THE INTENT OF WATER DRAINAGE WITH THE TRAINING BUILDING IS THROUGH THE SHOWN OPENINGS IN THE PERIMETER AND INTERIOR CMU WALLS. REFER TO NOTED DETAILS. FLOORS SHALL BE SLOPED AS SHOWN TO THESE LOCATIONS.
3. THE ELEVATIONS SHOWN ON THE DRAINAGE PLANS INDICATE ELEVATION ABOVE THE 0'-0" DATUM POINT ON EACH FLOOR LEVEL TO ACHIEVE SLOPE FOR DRAINAGE. THE MINIMUM AND MAXIMUM FLOOR SLAB THICKNESS SHALL BE AS ESTABLISHED ON THE STRUCTURAL DRAWINGS.
4. THE SURFACE OF ALL INTERIOR EXPOSED CONCRETE FLOORS SHALL BE A LIGHT BROOM FINISH SO AS NOT TO RESTRICT THE FLOW OF WATER TO THE SHOWN DRAINAGE POINTS. CONTRACTOR TO PROVIDE MOCK-UP OF FLOOR FINISH FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF CONCRETE FLOORS.
5. FIRE BRICK FINISH SHALL BE RECESSED AS NECESSARY TO BE SET FLUSH WITH THE ADJACENT EXPOSED CONCRETE SLAB FINISH.
6. INTERIOR FLOOR SLABS SHALL BE FLOOD TESTED FOR PROPER DRAINAGE. CONTRACTOR SHALL FLOOD THE FLOOR AREAS IN OBSERVATION BY THE ARCHITECT AND EL DORADO HILLS PERSONNEL TO DEMONSTRATE POSITIVE DRAINAGE. ANY AREAS OF PONDING OR STANDING WATER SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND EL DORADO HILLS FIRE DEPARTMENT PERSONNEL.
7. UPON COMPLETION OF WATER DRAINAGE TESTING, ALL INTERIOR FLOOR SLABS SHALL BE SEALED WITH AN APPLIED SEALER PER PROJECT SPECIFICATIONS.

LEGEND

- 08.003 — KEYNOTE
- APP BAY / 106 — ROOM NAME / NUMBER
- AA — WINDOW / STOREFRONT / CURTAIN WALL TAG, SEE A-### THROUGH A-###
- 106-7 — DOOR TAG, SEE
- CONCRETE WALL or COLUMN, S.S.D. FOR THICKNESS & REINFORCING
- CMU WALL, S.S.D. FOR THICKNESS & REINFORCING
- THERMAL WALL LINER
- ALUMINUM GRATED FLOORING
- ASHPHALT SHINGLES

KEYNOTE

03.033	ARROW INDICATES DOWNWARD DIRECTION OF FLOOR SLOPE, TYPICAL
05.053	3'-6" TALL EXPOSED GALVANIZED STEEL GUARDRAIL ASSEMBLY WITH ALL WELDS GROUND SMOOTH
05.056	4-FOOT WIDE SLIDING GATE WITH MECHANISM TO SECURE GATE IN BOTH FULL-OPEN AND FULL-CLOSE POSITIONS
05.075	FABRICATED EXPOSED GALVANIZED STEEL LADDER EXTENDING FROM FIFTH LEVEL TO ROOF OVER STAIR #3
11.095	SWIVEL FLOOR ANCHOR POINT

CLIENT

GENERAL SERVICES AGENCY — GSA — COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

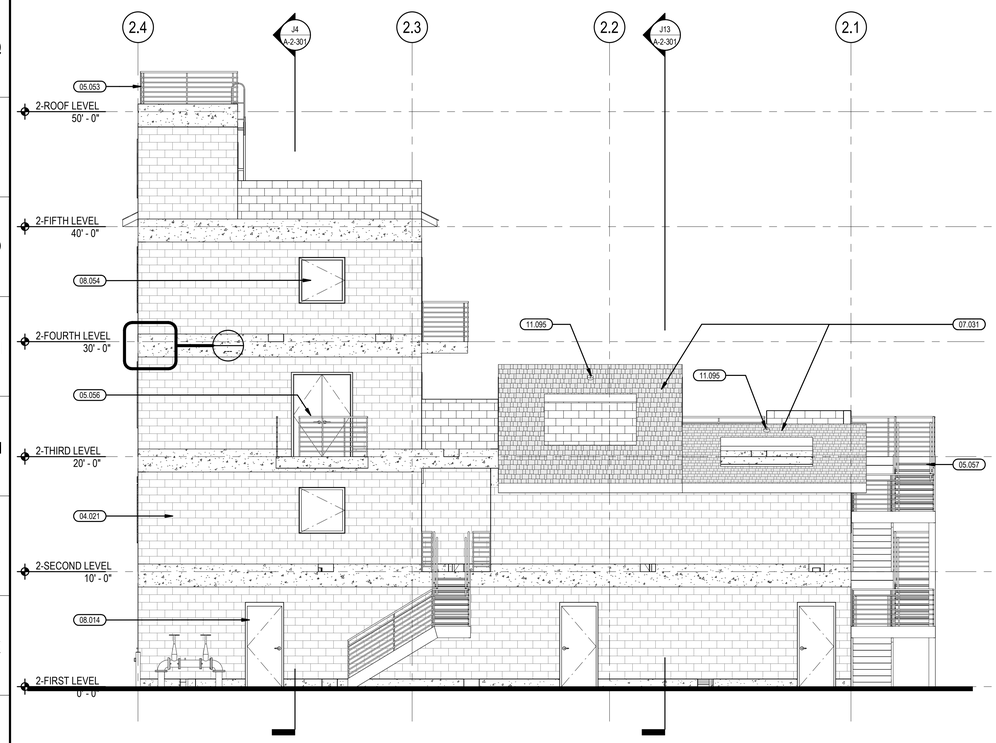
STAIR TOWER ROOF PLAN - TRAINING TOWER

Drawing No.

A-2-141

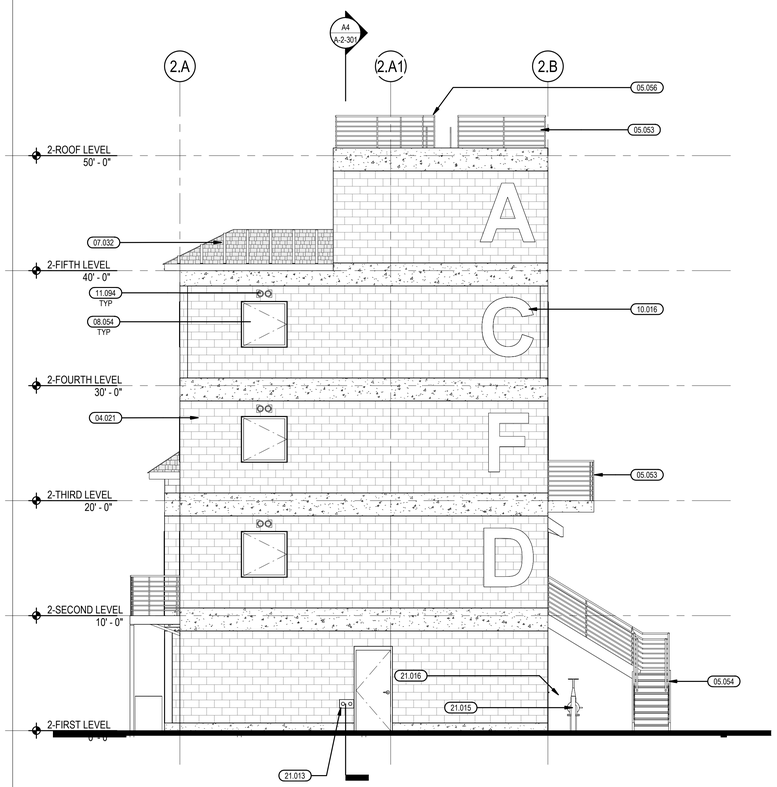
SKA Project Number: 24702

NOT FOR CONSTRUCTION



NORTH EXTERIOR ELEVATION | J12

RE: A4/ A-2-121 | 3/16" = 1'-0"

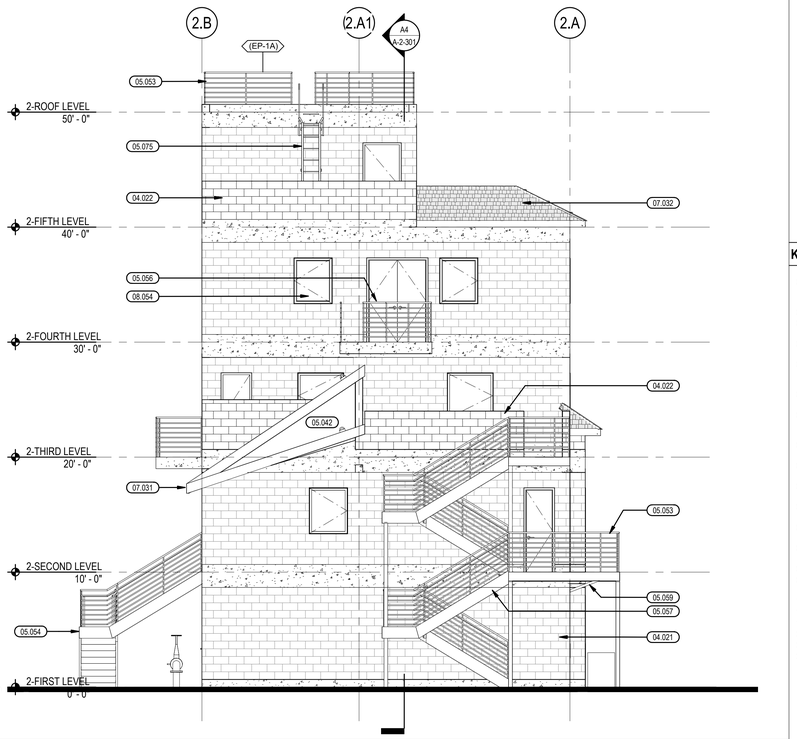


EAST EXTERIOR ELEVATION | J4

RE: A4/ A-2-121 | 3/16" = 1'-0"

SOUTH EXTERIOR ELEVATION | A12

RE: A4/ A-2-121 | 3/16" = 1'-0"



WEST EXTERIOR ELEVATION | A4

RE: A4/ A-2-121 | 3/16" = 1'-0"

GENERAL NOTES

1. ALL EXTERIOR CMU SHALL BE BASALITE COLOR #S-703(R) IN GROUND FACE TEXTURE.
2. ALL INTERIOR CMU SHALL BE BASALITE COLOR #S-703(R) IN GROUND FACE TEXTURE.
3. ALL ELECTRICAL RECEPTACLES SHALL BE MOUNTED AT +18" AFF MEASURED TO THE BOTTOM OF THE BOX, EXCEPT THOSE LOCATED ADJACENT TO THE RESTROOM LAVATORY WHICH SHALL BE MOUNTED AT +42" AFF.

LEGEND

- GROUND or SMOOTH FACE CMU GREY (CMU-2) (PER GENERAL SHEET NOTES)
- ASPHALT SHINGLE ROOFING; (R-#)
- GLAZING; (IGU-#)
- FROSTED GLAZING; (IGU-#)
- ALUM. STOREFRONT SPANDREL PANEL; (IGU-#)
- 08.003 KEYNOTE
- ASPHALT SHINGLE ROOFING; GREY (R-2)
- CMU - GROUND FACE; (CMU-1)
- CAST IN PLACE CONCRETE; (C-1)
- STOREFRONT PANEL - ALUMINUM; (ESMP-1)

KEYNOTE

04.021	CMU WALLS IN COLOR AND TEXTURE NOTED ON EXTERIOR ELEVATIONS. SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR PHYSICAL PROPERTY REQUIREMENTS
04.022	48" TALL CMU PARAPET WALL WITH G.I. CAP PER DETAIL 6/D-A9.32, TYPICAL
05.042	INFILL WEST SIDE OF ATTIC SPACE BETWEEN ROOFS WITH METAL DECKING (FLUTES HORIZONTAL) ATTACHED TO 4" LGMF
05.053	3'-6" TALL EXPOSED GALVANIZED STEEL GUARDRAIL ASSEMBLY WITH ALL WELDS GROUND SMOOTH
05.054	FABRICATED STAIR ASSEMBLY WITH EXPOSED GALVANIZED STEEL STRINGERS, CONCRETE PAN TREADS, CLOSED RISERS, AND GALVANIZED STEEL HANDRAIL EACH SIDE, S.S.D.
05.056	4-FOOT WIDE SLIDING GATE WITH MECHANISM TO SECURE GATE IN BOTH FULL-OPEN AND FULL-CLOSE POSITIONS
05.057	FABRICATED STAIR ASSEMBLY WITH EXPOSED GALVANIZED STEEL STRINGERS, SS BAR GRATE TREADS, CLOSED RISERS, AND GALVANIZED STEEL HANDRAIL EACH SIDE, S.S.D.
05.059	PAINTED STEEL BRACING FOR CANTILEVER BAR GRATE FLOOR ASSEMBLY, S.S.D.
05.073	2'-8" TALL REMOVABLE GALVANIZED STEEL GUARDRAIL ASSEMBLY WITH ALL WELDS GROUND SMOOTH
05.075	FABRICATED EXPOSED GALVANIZED STEEL LADDER EXTENDING FROM FIFTH LEVEL TO ROOF OVER STAIR #3
07.031	ASPHALT SHINGLE ROOFING OVER PLYWOOD AND NAILERS ATTACHED TO CONCRETE ROOF SLAB
07.032	ASPHALT SHINGLE ROOFING OVER PLYWOOD ATTACHED TO METAL DECK OVER STEEL ROOF FRAMING, S.S.D.
07.065	EXTERIOR CLEAN-OUT SCUPPER THROUGH WALL AT FLOOR LINE PER DETAIL 26/D-A9.30, TYPICAL
08.014	PAINTED HOLLOW METAL DOOR & FRAME
08.054	PAINTED STEEL FRAME SPECIAL OPENING WITH OUTSWINGING HOLLOW METAL DOOR, TYPICAL. SEE D-A9.31
10.016	SUPER GRAPHICS ON WALL. SEE SIGNAGE DRAWINGS
11.094	SWIVEL WALL ANCHOR POINT ABOVE OPENING HEAD ON EXTERIOR
11.095	SWIVEL FLOOR ANCHOR POINT
21.013	WALL-MOUNTED FDC
21.015	PIV. VERIFY FINAL LOCATION WITH ACFD PRIOR TO INSTALLATION
21.016	DOUBLE-DETECTOR CHECK VALVE ASSEMBLY WITH OS&Y, S.C.D. VERIFY FINAL LOCATION WITH ACFD PRIOR TO INSTALLATION

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

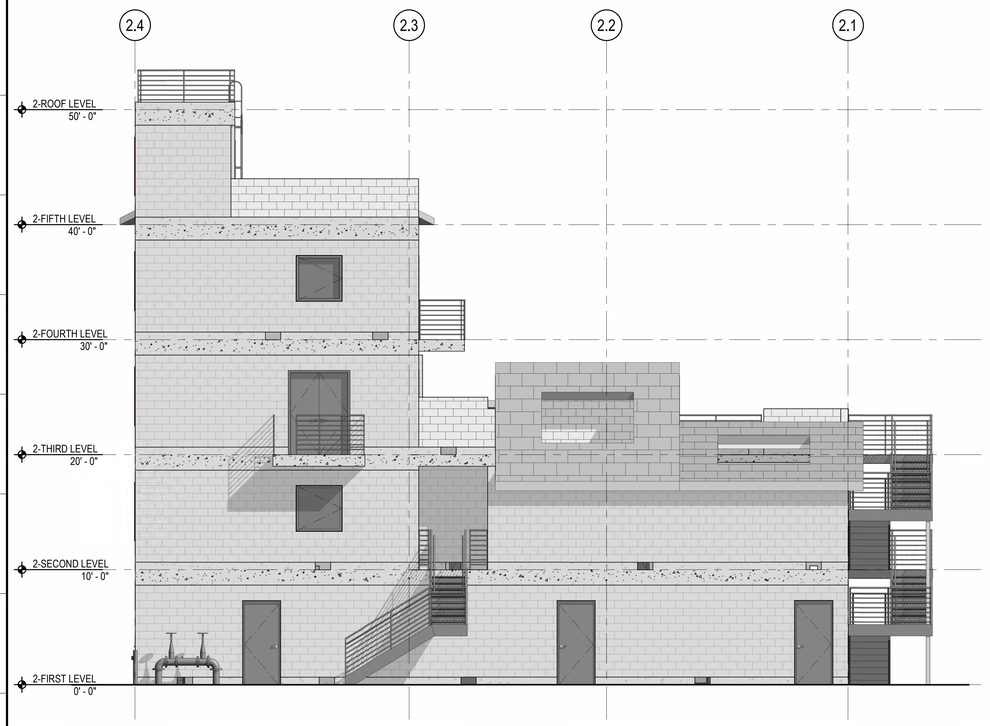
EXTERIOR ELEVATIONS - TRAINING TOWER

Drawing No.

A-2-201

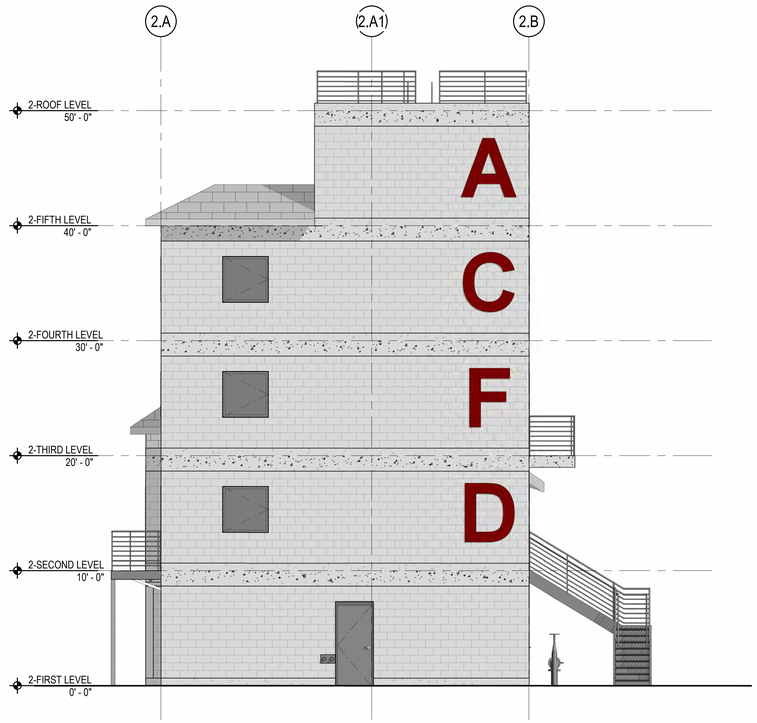
SKA Project Number: 24702

NOT FOR CONSTRUCTION



NORTH EXT. ELEVATION - COLOR | J12

RE: A4/ A-2-121 | 3/16" = 1'-0"

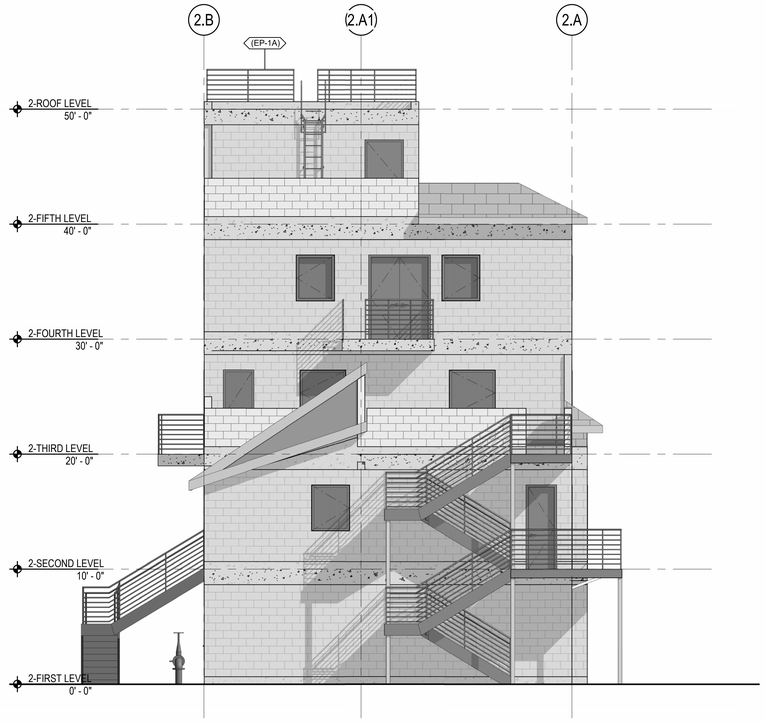


EAST EXTERIOR ELEVATION | J4

RE: A4/ A-2-121 | 3/16" = 1'-0"

SOUTH EXTERIOR ELEVATION | A12

RE: A4/ A-2-121 | 3/16" = 1'-0"



WEST EXTERIOR ELEVATION | A4

RE: A4/ A-2-121 | 3/16" = 1'-0"

GENERAL SHEET NOTES

1. ALL EXTERIOR CMU SHALL BE BASALITE COLOR #S-703(R) IN GROUND FACE TEXTURE.
2. ALL INTERIOR CMU SHALL BE BASALITE COLOR #S-703(R) IN GROUND FACE TEXTURE.
3. ALL ELECTRICAL RECEPTACLES SHALL BE MOUNTED AT +18" AFF MEASURED TO THE BOTTOM OF THE BOX, EXCEPT THOSE LOCATED ADJACENT TO THE RESTROOM LAVATORY WHICH SHALL BE MOUNTED AT +42" AFF.

LEGEND

- GROUND or SMOOTH FACE CMU GREY (CMU-2) (PER GENERAL SHEET NOTES)
- ASPHALT SHINGLE ROOFING; (R-#)
- GLAZING; (IGU-#)
- FROSTED GLAZING; (IGU-#)
- ALUM. STOREFRONT SPANDREL PANEL; (IGU-#)
- (08.003) KEYNOTE
- (XXX-#) MATERIAL TAG; SEE SHEET **A-2-801** FOR EXTERIOR FINISH INFORMATION
- ASPHALT SHINGLE ROOFING; GREY (R-2)
- CMU - GROUND FACE; (CMU-1)
- CAST IN PLACE CONCRETE; (C-1)
- STOREFRONT PANEL - ALUMINUM; (ESMP-1)

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
R2	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

S H A H KAWASAKI ARCHITECTS

570 10th Street, Suite 201 Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

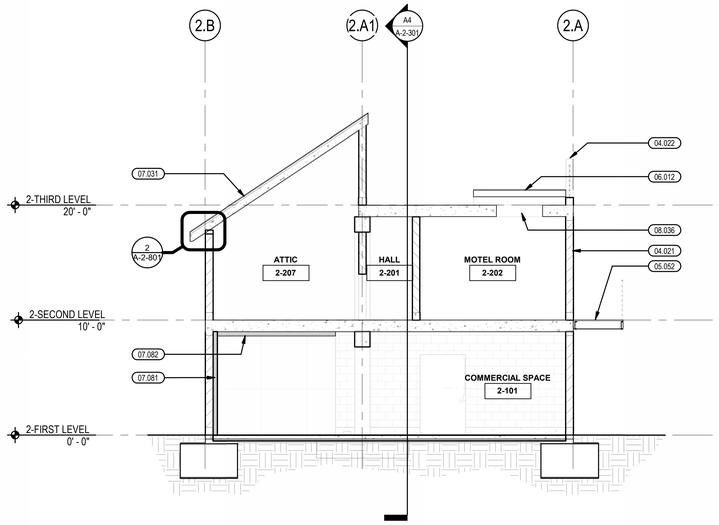
EXT. ELEVATIONS - TRAINING TOWER COLOR

Drawing No.

A-2-202

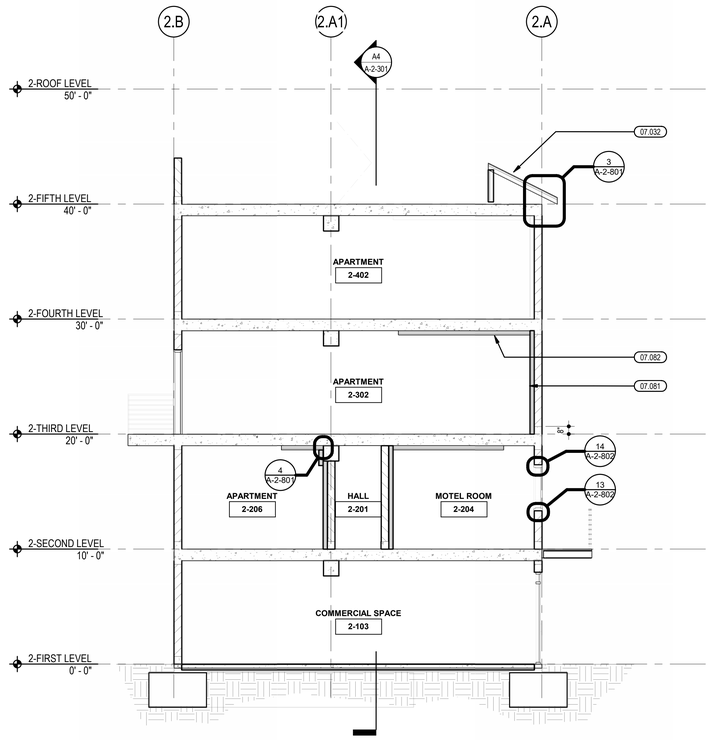
SKA Project Number: XXXXX

NOT FOR CONSTRUCTION



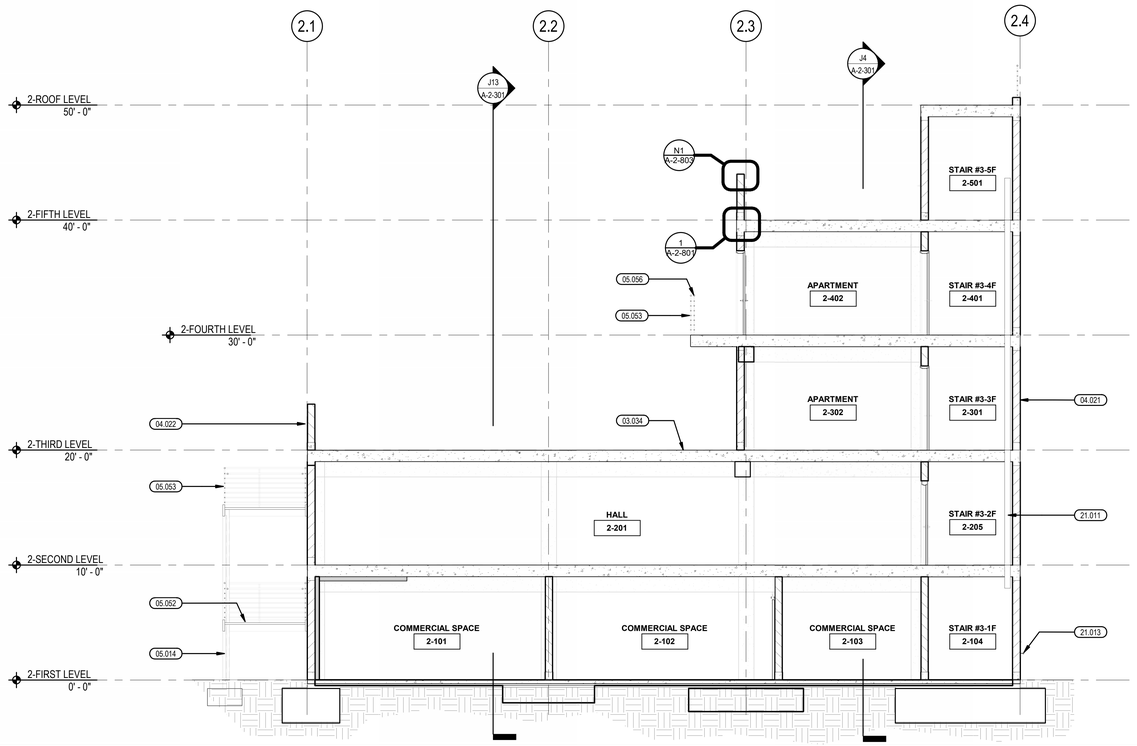
TRANSVERSE SECTION 1 - TRAINING TOWER | J13

RE: A4/ A-2-121 | 3/16" = 1'-0"



TRANSVERSE SECTION 2 - TRAINING TOWER | J4

RE: A4/ A-2-121 | 3/16" = 1'-0"



LONGITUDINAL SECTION - TRAINING TOWER | A4

RE: A4/ A-2-121 | 3/16" = 1'-0"

GENERAL NOTES

1. THIS STRUCTURE IS A NON-OCCUPIED STRUCTURE USED FOR THE SOLE PURPOSE OF TRAINING ABLE-BODIED FIRE DEPARTMENT AND LAW ENFORCEMENT PERSONNEL. THIS STRUCTURE IS NOT DESIGNED TO ACCOMODATE THE GENERAL PUBLIC AND AS SUCH IS NOT DESIGNED IN CONFORMANCE WITH ACCESS AND BUILDING CODES FOR CIRCULATION, EXITING, OR LIFE SAFETY.

KEYNOTE

03.034	SLOPE CONCRETE FLOORS TO DRAINAGE SCUPPERS SUCH THAT THERE ARE NO LOW SPOTS OR PONDING, TYP.
04.021	CMU WALLS IN COLOR AND TEXTURE NOTED ON EXTERIOR ELEVATIONS. SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR PHYSICAL PROPERTY REQUIREMENTS
04.022	48" TALL CMU PARAPET WALL WITH G.I. CAP PER DETAIL 6/D-A9.32, TYPICAL
05.014	PAINTED HSS COLUMN FOR STAIR ASSEMBLY, S.S.D.
05.052	WELDED STAINLESS STEEL BAR GRATING, TYPICAL
05.053	3'-6" TALL EXPOSED GALVANIZED STEEL GUARDRAIL ASSEMBLY WITH ALL WELDS GROUND SMOOTH
05.056	4-FOOT WIDE SLIDING GATE WITH MECHANISM TO SECURE GATE IN BOTH FULL-OPEN AND FULL-CLOSE POSITIONS
06.012	FLAT ROOF CUT DOWN PROP @ +16" AFF CONSISTING OF 3/4" PLYWOOD OVER WOOD PURLINS SIDE-HUNG OFF CONCRETE CURBS @ 8'-0" O.C., S.S.D.
07.031	ASPHALT SHINGLE ROOFING OVER PLYWOOD AND NAILERS ATTACHED TO CONCRETE ROOF SLAB
07.032	ASPHALT SHINGLE ROOFING OVER PLYWOOD ATTACHED TO METAL DECK OVER STEEL ROOF FRAMING, S.S.D.
07.081	THERMAL WALL LINER FRAMING AND PANELS, TYPICAL
07.082	THERMAL LINING AT CEILING, SECURED TO UNDERSIDE OF CONCRETE SLAB ABOVE
08.036	4' X 4' CEILING BREACH PROP
21.011	FALSE FIRE SPRINKLER RISER WITH LATERAL ON FOURTH LEVEL PER DETAIL 17/D-A9.32 AND FIRE PROTECTION DRAWINGS
21.013	WALL-MOUNTED FDC

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

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	10/02/2024	50% DESIGN DEVELOPMENT

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570 10th Street, Suite 201
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Contractor

OVERAA Construction

Drawing Title

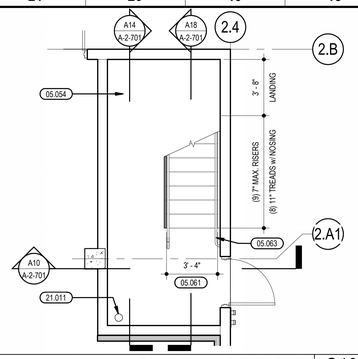
BUILDING CROSS SECTIONS - TRAINING TOWER

Drawing No.

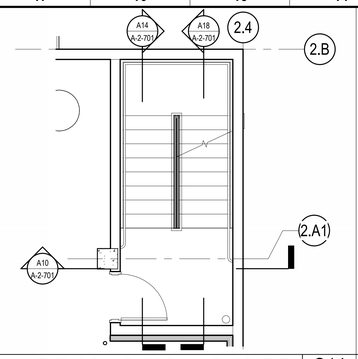
A-2-301

SKA Project Number: 24702

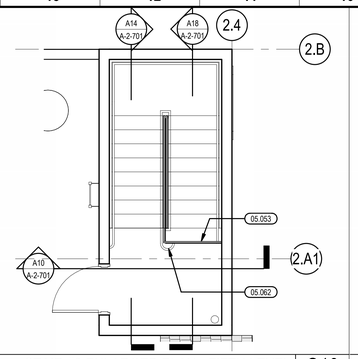
NOT FOR CONSTRUCTION



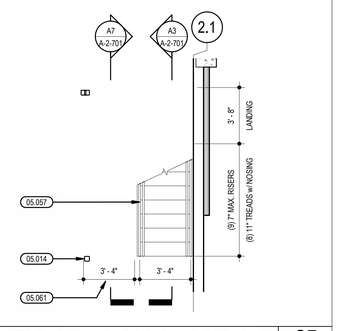
STAIR #3 ENLARGED PLAN - FIRST LEVEL | O18
RE: J4/ A-2-121 | 1/4" = 1'-0"



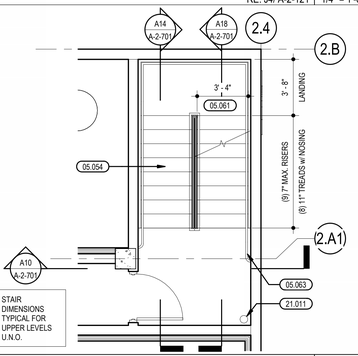
STAIR #3 ENLARGED PLAN - THIRD LEVEL | O14
RE: J4/ A-2-123 | 1/4" = 1'-0"



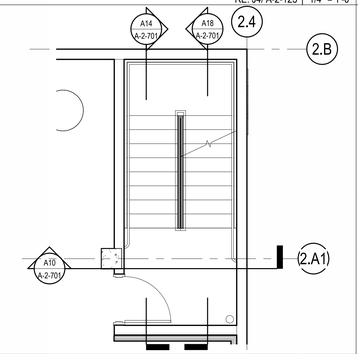
STAIR #3 ENLARGED PLAN - FIFTH LEVEL | O10
RE: J13/ A-2-124 | 1/4" = 1'-0"



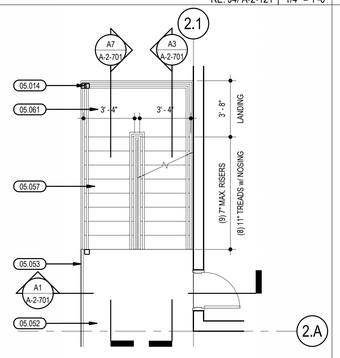
STAIR #2 ENLARGED PLAN - FIRST LEVEL | O7
RE: J4/ A-2-121 | 1/4" = 1'-0"



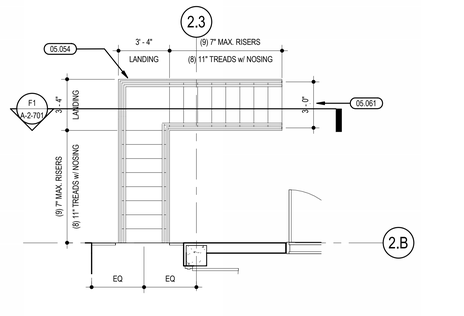
STAIR #3 ENLARGED PLAN - SECOND LEVEL | K18
RE: J4/ A-2-122 | 1/4" = 1'-0"



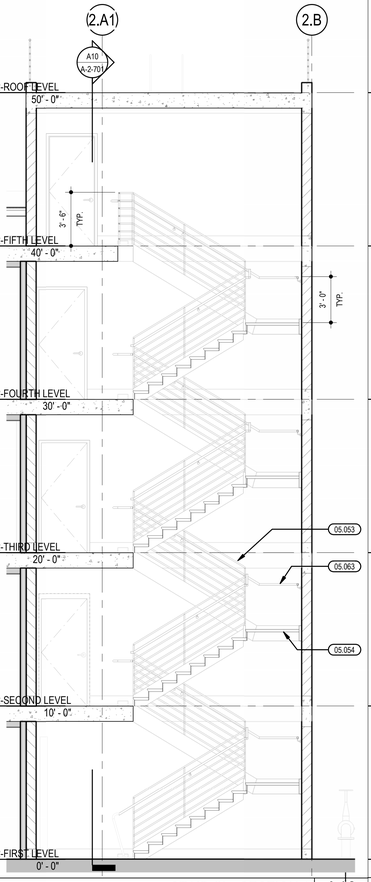
STAIR #3 ENLARGED PLAN - FOURTH LEVEL | K14
RE: J4/ A-2-124 | 1/4" = 1'-0"



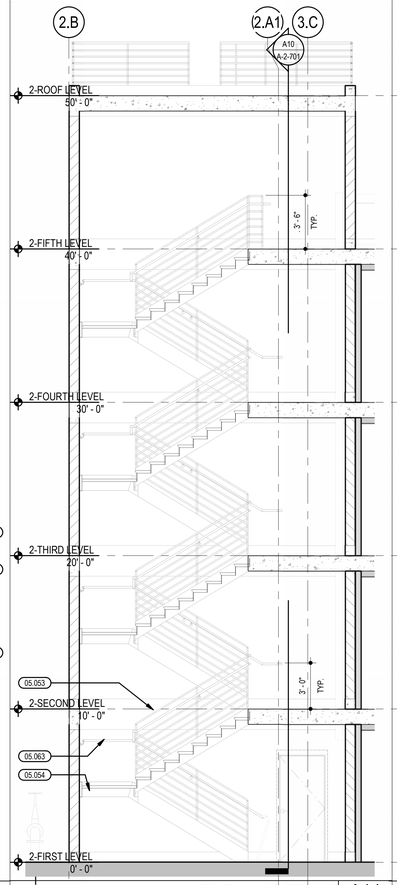
STAIR #2 ENLARGED PLAN - SECOND LEVEL | K7
RE: J4/ A-2-122 | 1/4" = 1'-0"



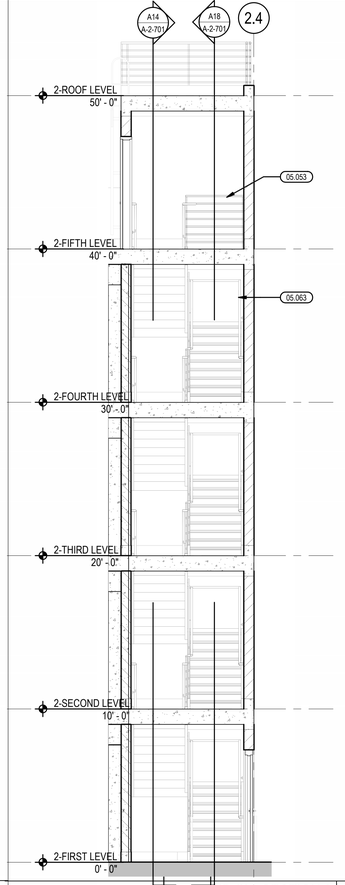
STAIR #1 ENLARGED PLAN - SECOND LEVEL | K1
RE: J4/ A-2-122 | 1/4" = 1'-0"



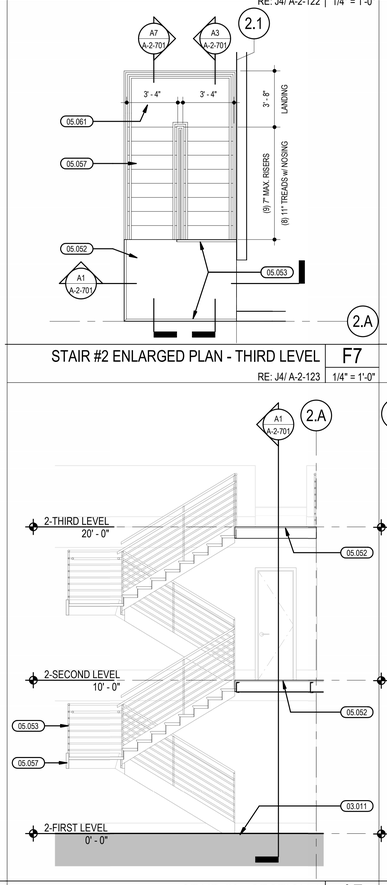
STAIR #3 - SECTION 1 | A18
RE: A10/ A-2-701 | 1/4" = 1'-0"



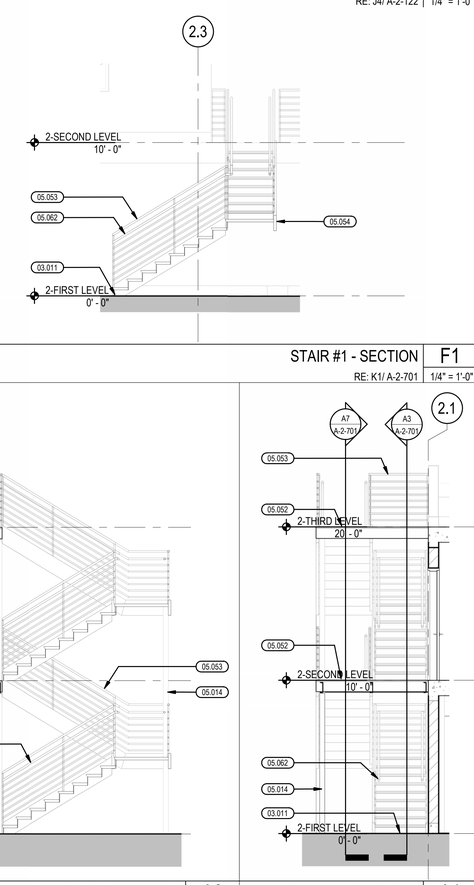
STAIR #3 - SECTION 2 | A14
RE: A10/ A-2-701 | 1/4" = 1'-0"



STAIR #3 - SECTION 3 | A10
RE: A14/ A-2-701 | 1/4" = 1'-0"

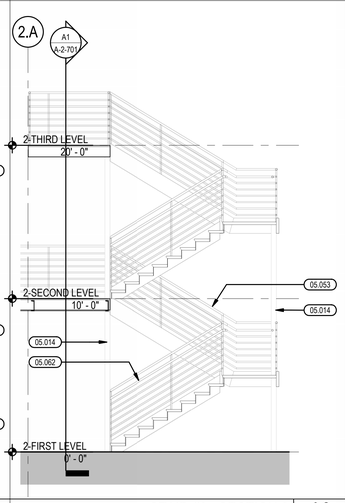


STAIR #2 ENLARGED PLAN - THIRD LEVEL | F7
RE: J4/ A-2-123 | 1/4" = 1'-0"



STAIR #1 - SECTION | F1
RE: K1/ A-2-701 | 1/4" = 1'-0"

STAIR #2 - SECTION 1 | A7
RE: A1/ A-2-701 | 1/4" = 1'-0"



STAIR #2 - SECTION 2 | A3
RE: A1/ A-2-701 | 1/4" = 1'-0"

STAIR #2 - SECTION 3 | A1
RE: A3/ A-2-701 | 1/4" = 1'-0"

KEYNOTE

03.011	PROVIDE CONCRETE LANDING AT BASE OF STAIRS AS REQUIRED TO ANCHOR SIDE STRINGERS
05.014	PAINTED HSS COLUMN FOR STAIR ASSEMBLY, S.S.D.
05.052	WELDED STAINLESS STEEL BAR GRATING, TYPICAL
05.053	3'-6" TALL EXPOSED GALVANIZED STEEL GUARDRAIL ASSEMBLY WITH ALL WELDS GROUND SMOOTH
05.054	FABRICATED STAIR ASSEMBLY WITH EXPOSED GALVANIZED STEEL STRINGERS, CONCRETE PAN TREADS, CLOSED RISERS, AND GALVANIZED STEEL HANDRAIL EACH SIDE. S.S.D.
05.057	FABRICATED STAIR ASSEMBLY WITH EXPOSED GALVANIZED STEEL STRINGERS, SS BAR GRATE TREADS, CLOSED RISERS, AND GALVANIZED STEEL HANDRAIL EACH SIDE. S.S.D.
05.061	CLEAR STAIR WIDTH BETWEEN STRINGERS
05.062	HANDRAIL TO RETURN BACK WITH SMOOTH CURVE AND TERMINATE AT RAIL POST
05.063	1-1/2" OD GALVANIZED PIPE HANDRAIL WITH 1-1/2" CLEAR TO WALL SURFACE, RETURNED TO WALL WITH SMOOTH CURVE. PROVIDE MOUNTING BRACKETS TO SECURE HANDRAIL TO WALL. ALL WELDS GROUND SMOOTH.
21.011	FALSE FIRE SPRINKLER RISER WITH LATERAL ON FOURTH LEVEL PER DETAIL 17/D-A9.32 AND FIRE PROTECTION DRAWINGS

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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	10/02/2024	50% DESIGN DEVELOPMENT

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Contractor

OVERAA Construction

Drawing Title

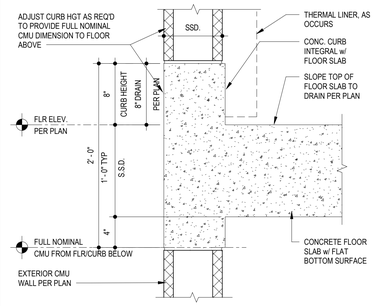
ENLARGED STAIR PLANS / SECTIONS - TRAINING TOWER

Drawing No.

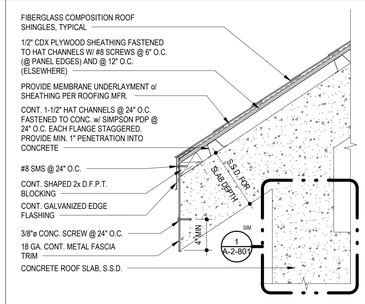
A-2-701

SKA Project Number: 24702

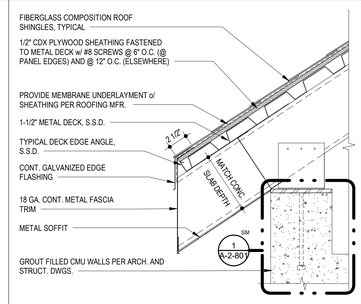
NOT FOR CONSTRUCTION



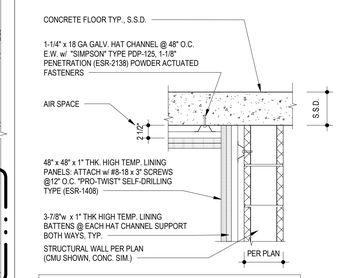
FLOOR @ EXTERIOR WALL | 1 | 1 1/2" = 1'-0" | RE: A4/ A-2-301



ROOF EAVE - CONCRETE | 2 | 1 1/2" = 1'-0" | RE: J13/ A-2-301

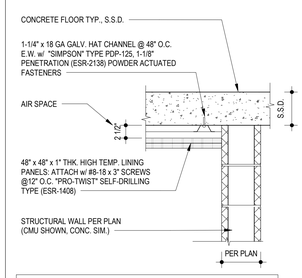


ROOF EAVE - METAL FRAMING | 3 | 1 1/2" = 1'-0" | RE: J4/ A-2-301



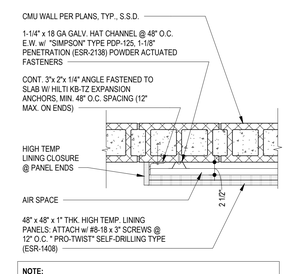
NOTE:
FOR ADDITIONAL HIGH TEMP. LINING PANEL INFORMATION, REFER TO PROJECT SPECIFICATIONS

HIGH TEMP. LINING PANEL INSTALLATION | 4 | 1" = 1'-0" | RE: J4/ A-2-301



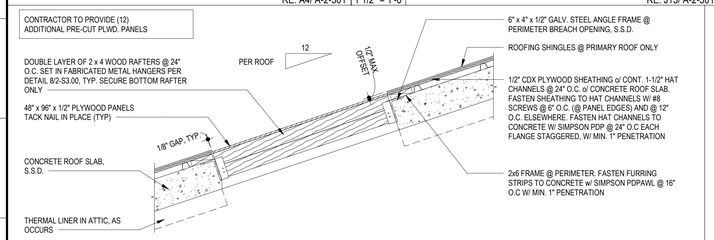
NOTE:
FOR ADDITIONAL HIGH TEMP. LINING PANEL INFORMATION, REFER TO PROJECT SPECIFICATIONS

HIGH TEMP. LINING PANEL @ SLAB | 5 | 1" = 1'-0"



NOTE:
1) FOR ADDITIONAL HIGH TEMP. LINING PANEL INFORMATION, REFER TO PROJECT SPECIFICATIONS
2) LINING TERMINATION @ CEILING APPLICATION SIMILAR

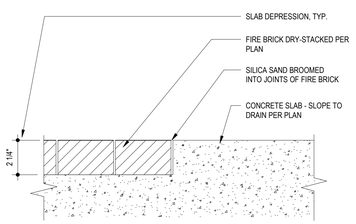
HIGH TEMP. LINING WALL TERMINATION | 6 | 1" = 1'-0"



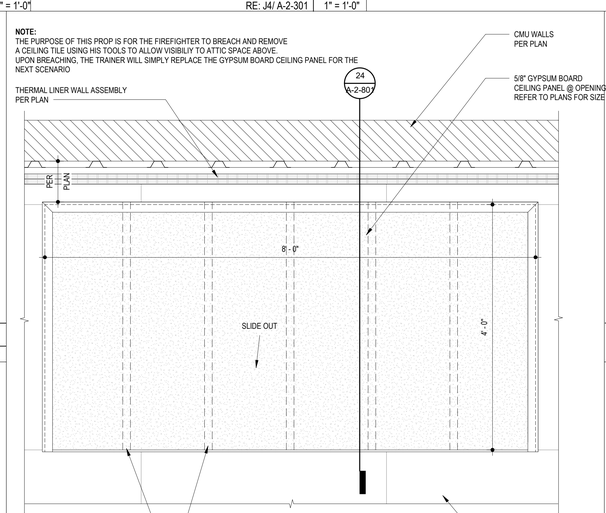
SECTION THRU BREACH OPENING

NOTE: THE INTENT OF THIS PROP IS TO ALLOW THE FIREFIGHTER TO PRACTICE CUTTING THROUGH THE ROOF PANELS IN PLACE ATOP THE PITCHED ROOF. THE BREACHED PANELS ARE REMOVED AND NEW PANELS ARE INSERTED FOR THE NEXT FIREFIGHTER. PLYWOOD PANELS ARE UNFINISHED.

ROOF BREACHING PROP | 7 | 3/4" = 1'-0"

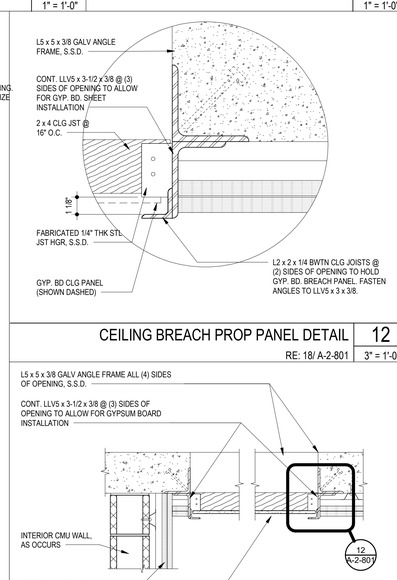


TRANSITION @ FIRE BRICK | 9 | 3" = 1'-0"

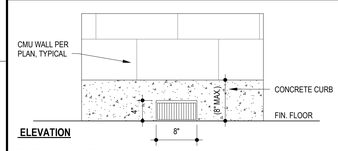


PLAN VIEW LOOKING UPWARD

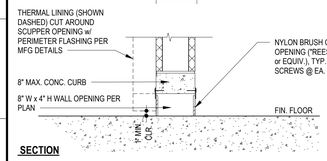
CEILING BREACH PROP (4' x 8' OPENING) | 16 | 1" = 1'-0" | RE: K4/ A-2-131



CEILING BREACH PROP PANEL DETAIL | 12 | RE: 18/ A-2-801 | 3" = 1'-0"

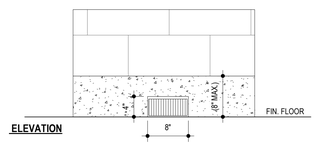


ELEVATION



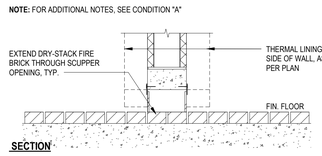
SECTION

A CONDITION @ CONCRETE SLAB



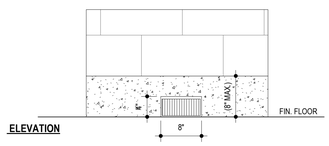
ELEVATION

NOTE: FOR ADDITIONAL NOTES, SEE CONDITION "A"



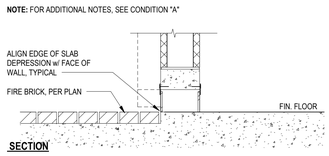
SECTION

B CONDITION @ FIRE BRICK



ELEVATION

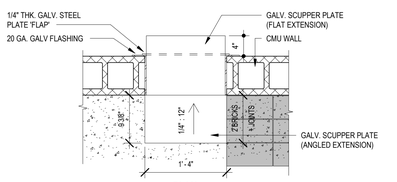
NOTE: FOR ADDITIONAL NOTES, SEE CONDITION "A"



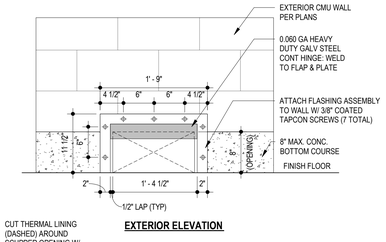
SECTION

C CONDITION @ FIRE BRICK TO SLAB TRANSITION

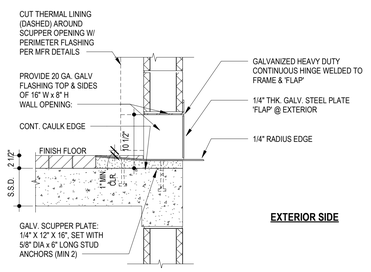
INTERIOR THRU-WALL SCUPPER @ FLOOR | 13 | 1" = 1'-0"



PLAN

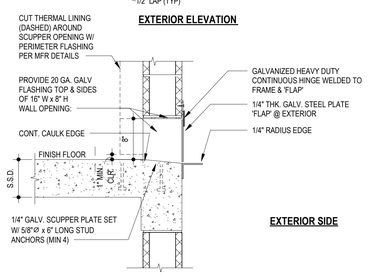


EXTERIOR ELEVATION



EXTERIOR SIDE

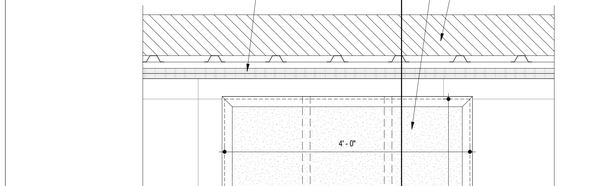
SECTION AT FIRE BRICK



EXTERIOR SIDE

SECTION AT CONCRETE

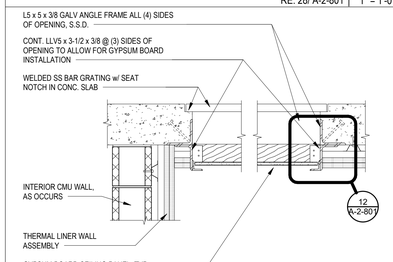
EXTERIOR CLEAN-OUT SCUPPER | 26 | 1" = 1'-0"



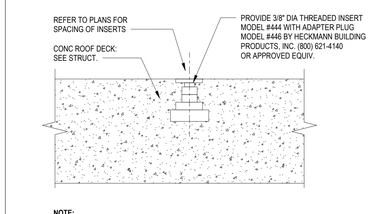
PLAN VIEW LOOKING UPWARD

CEILING BREACH PROP (4' x 4' OPENING) | 28 | 1" = 1'-0" | RE: A4/ A-2-131

CEILING BREACH PROP SECTION | 18 | RE: 28/ A-2-801 | 1" = 1'-0"



CEILING BREACH PROP SECTION w/ COVER GRATE | 24 | RE: 16/ A-2-801 | 1" = 1'-0"



NOTE:
THE PURPOSE OF THESE ANCHORS ARE TO PROVIDE TIE-DOWN SUPPORT FOR TEMPORARY SHADE STRUCTURES PLACED ON THE ROOF DURING VARIOUS TRAINING EXERCISES. WHEN NOT IN USE THE ADAPTERS ARE PLACED IN THE INSERT TO PREVENT DIRT AND DEBRIS FROM ENTERING.

THREADED INSERT @ SLAB | 30 | 3" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

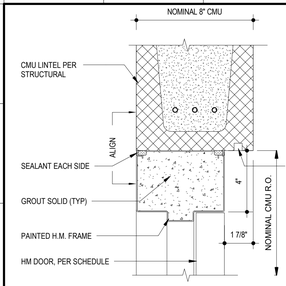
Contractor
OVERAA Construction

Drawing Title
ARCHITECTUAL DETAILS - TRAINING TOWER

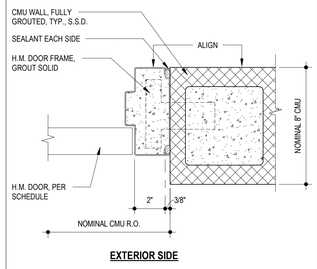
Drawing No.
A-2-801

SKA Project Number: 24702

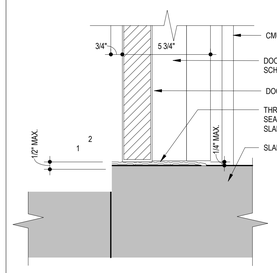
NOT FOR CONSTRUCTION



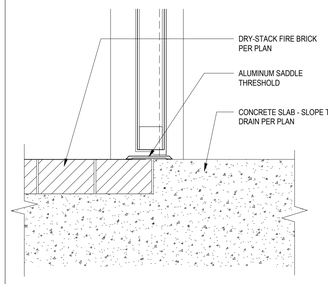
EXTERIOR DOOR HEAD @ 8" CMU | 6 | 3" = 1'-0"



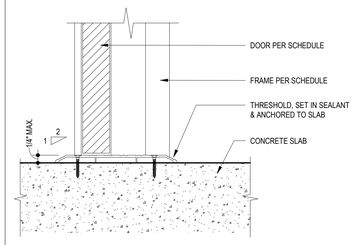
EXTERIOR DOOR JAMB @ 8" CMU | 5 | 3" = 1'-0"



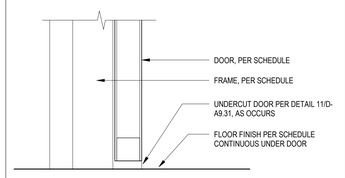
EXTERIOR DOOR THRESHOLD @ 8" CMU | 4 | 3" = 1'-0"



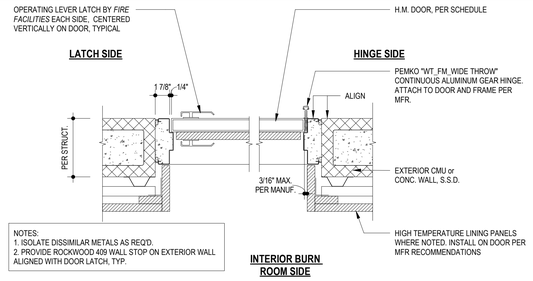
DOOR TRANSITION @ FIRE BRICK | 3 | 3" = 1'-0"



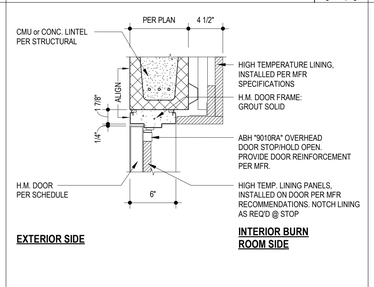
TYP. INTERIOR DOOR THRESHOLD | 2 | 3" = 1'-0"



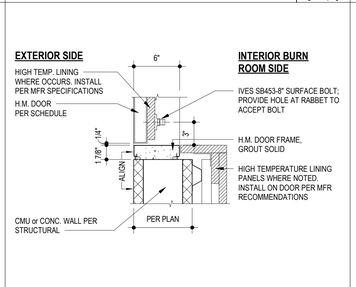
INTERIOR DOOR SILL w/o THRESHOLD | 1 | 3" = 1'-0"



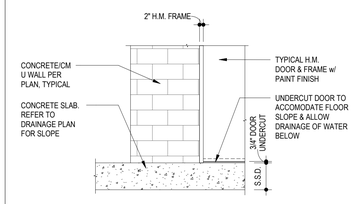
OUTWARD ACTING SPECIAL OPENING JAMB w/ LINING | 10 | 1 1/2" = 1'-0"



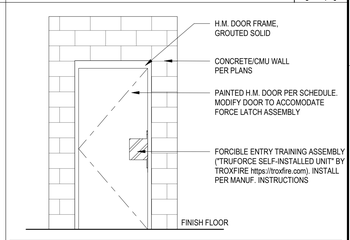
OUTWARD ACTING SPECIAL OP. HD. w/ LINING | 11 | 1 1/2" = 1'-0"



OUTWARD ACTING SPECIAL OP. SILL w/ LINING | 9 | 1 1/2" = 1'-0"

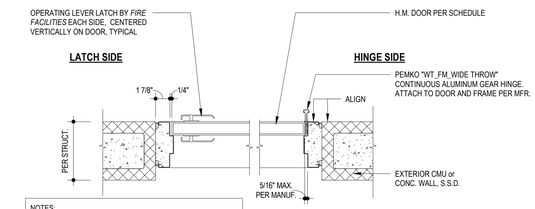


TYP. DOOR BOTTOM @ SLOPING CONC. FLOOR | 8 | 3/8" = 1'-0"

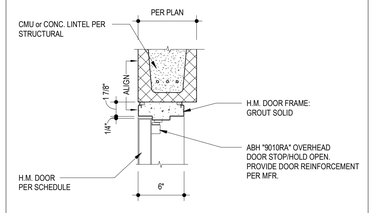


NOTE:
THE INTENT OF THIS PROP IS TO PROVIDE A DOOR WHICH REQUIRES THE FIREFIGHTER TO FORCE BACK THE LATCH TO OPEN.

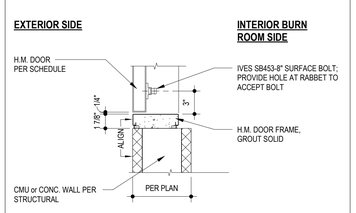
TYP. FORCIBLE ENTRY DOOR | 7 | 3/8" = 1'-0"



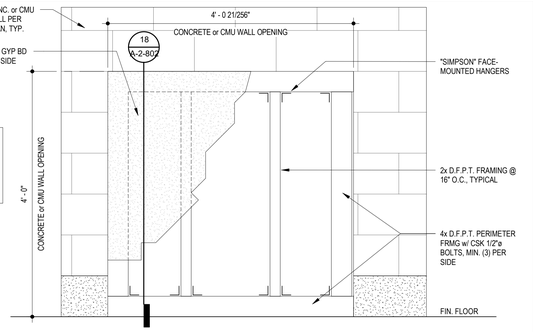
OUTWARD ACTING SPECIAL OPENING JAMB w/o LINING | 15 | 1 1/2" = 1'-0"



OUTWARD ACTING SPECIAL OPENING HEAD w/o LINING | 14 | RE: J4/ A-2-301 | 1 1/2" = 1'-0"

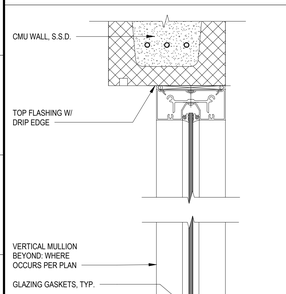


OUTWARD ACTING SPECIAL OPENING SILL w/o LINING | 13 | RE: J4/ A-2-301 | 1 1/2" = 1'-0"

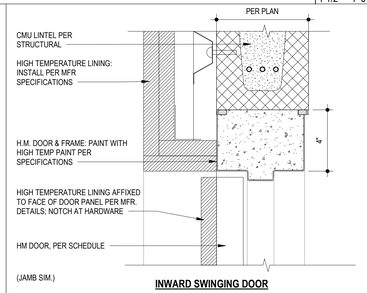


NOTE: THE PURPOSE OF THIS PROP IS TO ALLOW THE FIREFIGHTER TO BREACH THRU THE WALL USING A TOOL. THIS SCENARIO WILL BE REPEATED REQUIRING THE TRAINER TO REPLACE THE INTERIOR 2x FRAMING AND GYPSUM BOARD AS REQUIRED.

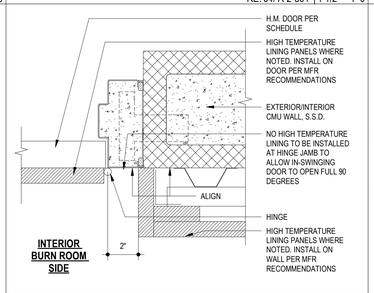
WALL BREACH PROP ELEVATION | 12 | 1" = 1'-0"



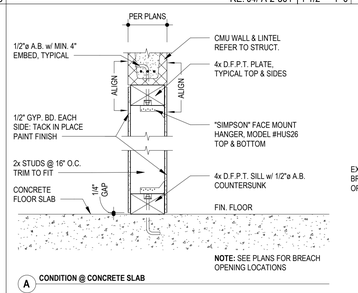
TYP. SECTION @ STOREFRONT WINDOW | 23 | 3" = 1'-0"

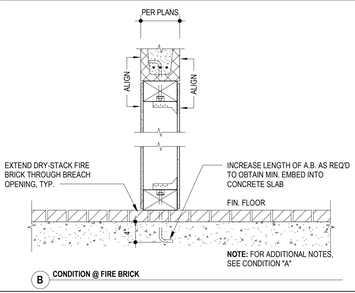


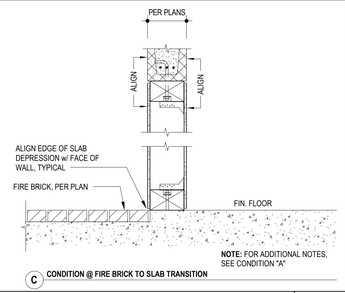
HIGH TEMP LINING @ CMU WALL INWARD SWINGING DOOR | 17 | 3" = 1'-0"



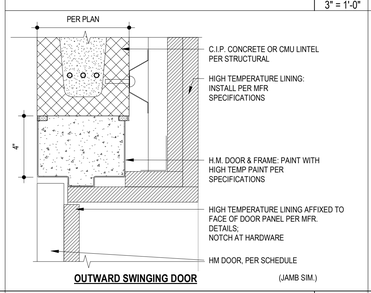
HIGH TEMPERATURE LINING @ IN-SWINGING DOOR - JAMB | 16 | 3" = 1'-0"



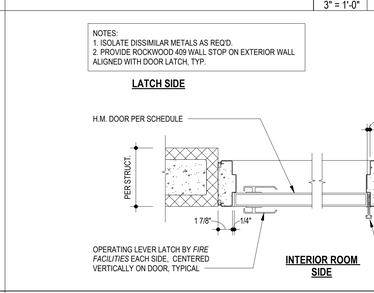




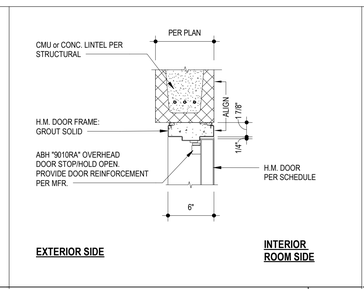
WALL BREACH PROP SECTION | 18 | RE: 12/ A-2-802 | 1" = 1'-0"



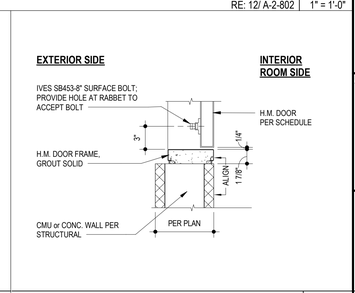
HIGH TEMPERATURE LINING @ IN-SWINGING DOOR - JAMB | 19 | 3" = 1'-0"



INWARD ACTING SPECIAL OPENING JAMB w/o LINING | 22 | 1 1/2" = 1'-0"



INWARD ACTING SPECIAL OPENING HEAD w/o LINING | 21 | 1 1/2" = 1'-0"



INWARD ACTING SPECIAL OPENING SILL w/o LINING | 20 | 1 1/2" = 1'-0"

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

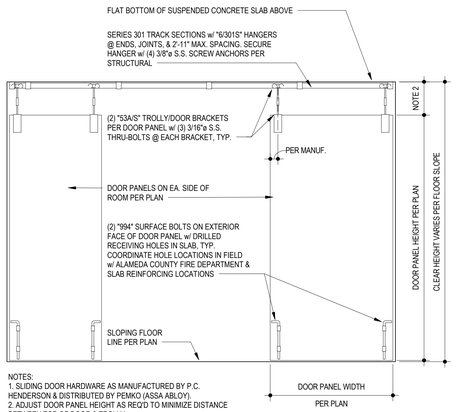
Contractor
OVERAA Construction

Drawing Title
ARCHITECTURAL DETAILS - TRAINING TOWER OPENINGS

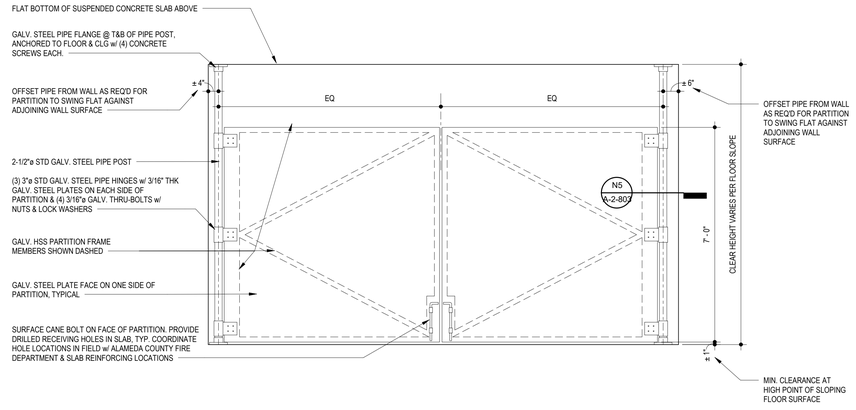
Drawing No.
A-2-802

SKA Project Number: 24702

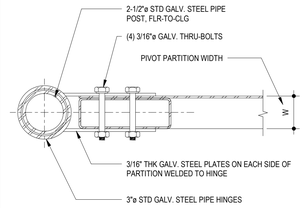
NOT FOR CONSTRUCTION



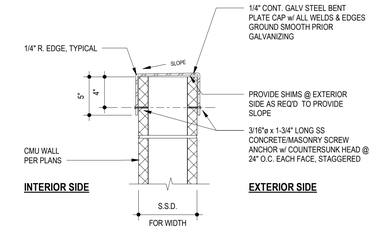
SLIDING PANEL ELEVATION | N17 | 1/2" = 1'-0"



PIVOT PARTITION ELEVATION | N8 | 1/2" = 1'-0"

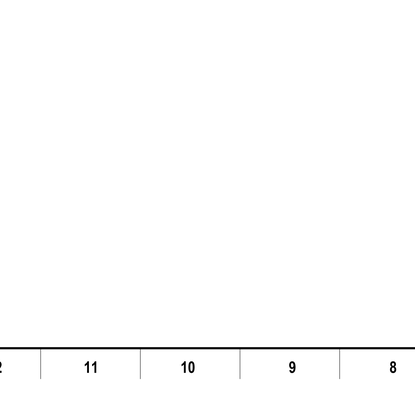


PIVOT PARTITION HINGE | N5 | RE: N8/ A-2-803 | 3" = 1'-0"

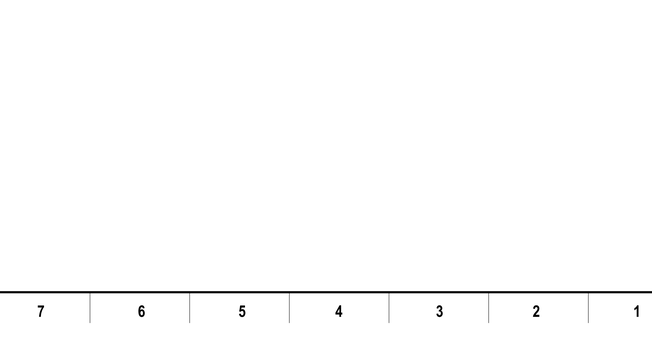


PARAPET WALL CAP | N1 | RE: A4/ A-2-301 | 1 1/2" = 1'-0"

TYPICAL CLASS "A" LOW BURN RACK | F13 | 3/4" = 1'-0"



EXTERIOR ACCESS LADDER | F8 | 1/2" = 1'-0"



THIS PROP IS FOR TRAINING PURPOSES ONLY

NOTE:
THE PURPOSE OF THIS PROP IS TO ADD REALISM TO THE INTERIOR FIRE TRAINING ENVIRONMENT BY INCORPORATING MANUALLY ACTIVATED SPRINKLERS. THE SYSTEM RUNS THROUGH A TYPICAL P.I.V. VALVE AT THE STREET LEVEL. A STANDARD WALL MOUNTED EXTERIOR FIRE BELL IS ACTIVATED FROM A FLOW SWITCH UPON OPENING OF THE GATE VALVE. THE WATER FLOWS THROUGH THE BUILDING AND THE ELECTED SPRINKLER HEADS.

THE SYSTEM SHALL HAVE TWO (2) SOURCES OF WATER SUPPLY. ONE SHALL BE FROM THE ON-SITE FIRE MAIN. THE OTHER WILL BE VIA EXTERIOR WALL MOUNTED FIRE DEPARTMENT CONNNECTION. SYSTEM SHALL BE PROVIDED WITH AN EXTERIOR DRAIN FOR FREEZE PROTECTION.

ALL PIPING IN THE INTERIOR OF THE BUILDING IS TO BE SECURED TO THE CONCRETE/CMU WALLS AND UNDERSIDE OF THE FLOOR CONCRETE DECKS. TO ALLOW FOR SPECIFIC CONTROL LOCATIONS, GATE VALVES ARE TO BE INSTALLED FOR EACH ROOM SHOWN. VALVES SHALL BE LOCATED OUTSIDE PROTECTED ROOM BEFORE WALL PENETRATION AS SHOWN WHICH WILL ALLOW THE INSTRUCTOR TO INCLUDE OR EXCLUDE ROOMS DURING THE TRAINING SCENARIO.

THIS IS NOT A LIVE SYSTEM. THE HEADS WILL NOT ACTIVATE FROM FUSIBLE LINKS NOR WILL NOTIFICATION TO THE MAIN FIRE ALARM SYSTEM OCCUR.

TRAINING SPRINKLER SYSTEM | F1 | 1/4" = 1'-0"

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Drawing Title

ARCHITECTURAL DETAILS - TRAINING TOWER

Drawing No.

A-2-803

SKA Project Number: 24702

NOT FOR CONSTRUCTION

DOOR SCHEDULE - TRAINING TOWER

From Room: Name	DOOR NO.	FIRE RATING	HW SET	DOOR ACCESS CONTROL	TYPE	OPENING WIDTH	OPENING HEIGHT	DOOR THICK	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME PUSH	FRAME PULL	DETAILS JAMB	DETAILS HEAD	DETAILS SILL	COMMENTS
2-TOWER BUILDING																	
COMMERCIAL SPACE	2-101.1				3B	3' - 0"	7' - 0"	1 3/4"									ALUM. STOREFRONT W/ 1/4" THICK FIXED ALUM. METAL PANELS, TYP.
COMMERCIAL SPACE	2-101.2				1	3' - 0"	7' - 0"	1 3/4"									*1
COMMERCIAL SPACE	2-102.1				4B	6' - 0"	7' - 0"	1 3/4"									ALUM. STOREFRONT W/ 1/4" THICK FIXED ALUM. METAL PANELS, TYP.
COMMERCIAL SPACE	2-102.2				9	4' - 0"	7' - 0"	2"									SEE DETAIL 7/D-A9.32 FOR MOUNTING & HARDWARE INFORMATION
COMMERCIAL SPACE	2-102.3				9	4' - 0"	7' - 0"	2"									SEE DETAIL 7/D-A9.32 FOR MOUNTING & HARDWARE INFORMATION
COMMERCIAL SPACE	2-102.4				1	3' - 0"	7' - 0"	1 3/4"									*1
	2-103.1				3B	3' - 0"	7' - 0"	1 3/4"									ALUM. STOREFRONT W/ 1/4" THICK FIXED ALUM. METAL PANELS, TYP.
COMMERCIAL SPACE	2-103.2				1	3' - 0"	7' - 0"	1 3/4"									FORCEABLE ENTRY DOOR, *1
STAIR #3-1F	2-104				1	3' - 0"	7' - 0"	1 3/4"									*1
STAIR #3-2F	2-201.1				1	3' - 0"	7' - 0"	1 3/4"									*1
HALL	2-201.2				1	2' - 4"	7' - 2"	1 3/4"									*1
HALL	2-202.1				1	2' - 4"	7' - 2"	1 3/4"									*1
MOTEL ROOM	2-202.2				1	3' - 0"	7' - 2"	1 3/4"									*1
HALL	2-203.1				1	2' - 4"	7' - 2"	1 3/4"									FORCEABLE ENTRY TRAINING DOOR, SEE DETAIL 17/D-A9.31
MOTEL ROOM	2-203.2				1	3' - 0"	7' - 2"	1 3/4"									FORCEABLE ENTRY DOOR, *1
HALL	2-204.1				1	2' - 4"	7' - 2"	1 3/4"									*1
MOTEL ROOM	2-204.2				1	3' - 0"	7' - 2"	1 3/4"									*1
HALL	2-206.1				1	2' - 4"	7' - 2"	1 3/4"									*1
APARTMENT	2-206.2				1	3' - 0"	7' - 0"	1 3/4"									PRE-MANUFACTURED FORCEABLE ENTRY DOOR
HALL	2-207				1	2' - 4"	7' - 2"	1 3/4"									*1
STAIR #3-3F	2-301				1	3' - 0"	7' - 2"	1 3/4"									*1
APARTMENT	2-302.1				1	2' - 4"	7' - 2"	1 3/4"									*1
APARTMENT	2-302.2				2	5' - 0"	7' - 2"	1 3/4"									*1
STAIR #3-4F	2-401				1	3' - 0"	7' - 2"	1 3/4"									*1
APARTMENT	2-402				2	5' - 0"	7' - 2"	1 3/4"									*1
STAIR #3-5F	2-501				1	3' - 0"	7' - 2"	1 3/4"									*1

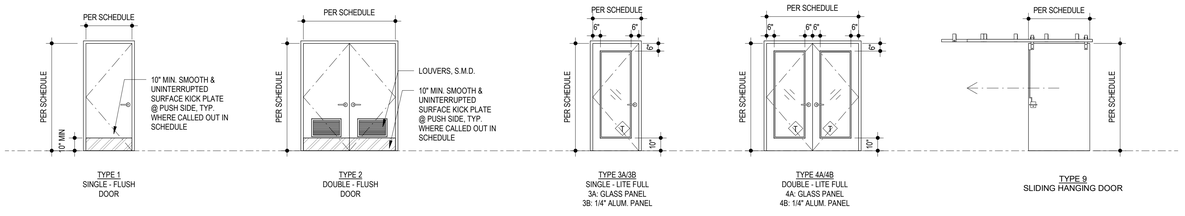
SPECIAL OPENING ELEVATIONS

TRAINING TOWER - SPECIAL OPENING SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	OPERATION	NOTES
1-A	3' - 4"	4' - 0"		
1-B	3' - 4"	4' - 0"		
1-H	2' - 0"	1' - 4"		
2-A	4' - 0"	4' - 0"		
2-B	4' - 0"	4' - 0"		

1. HOLLOW METAL FRAMES WITH HOLLOW METAL DOORS, TYPICAL.
2. SEE EXTERNAL ELEVATIONS FOR DOOR SWING DIRECTION

DOOR TYPES



DOOR GLAZING LEGEND

T TEMPERED GLAZING

L LAMINATED GLAZING

GLAZING NOTE:
SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS, AND WINDOWS ADJACENT TO DOORS.

DOOR NOTES

1. PROVIDE ACOUSTICAL (STC) RATED DOORS WHERE INDICATED.
2. PROVIDE 3/8" DOOR GLAZING WHERE INDICATED (ACOUSTICAL)
3. FOR ADDITIONAL DOOR AND FRAME AND DOOR HARDWARE INFORMATION, REFER TO ROOM DATA SHEETS AND SPECIFICATION.
4. SEE SPECS. AND A9.31 FOR MORE INFORMATION AT DOUBLE ACTING DOOR IN TOWER BUILDING.
5. FLUSH WOOD STAIN DOOR WITH HOLLOW METAL FRAME @ INTERIOR DOORS IN CLASSROOM BUILDING, TYP.
6. "SOUND-GASKETED" DOORS SHOULD INCLUDE A NEOPRENE BULB SEAL AT THE PERIMETER (PEMKO S88 OR EQUIVALENT) AND AN
7. AUTOMATIC DROP BOTTOM SEAL (PEMKO 411 OR EQUIVALENT)

*1 = HOLLOW METAL DOORS & FRAMES WITH CONTINUOUS GEAR HINGES, FIELD PAINTED

CLIENT

ALAMEDA COUNTY
GENERAL SERVICES
AGENCY

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Architect of Record

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Contractor

Overaa Construction

Drawing Title

WIINDOW & DOOR SCHEDULES - TRAINING TOWER

Drawing No.

A-2-921

SKA Project Number: 24702

NOT FOR CONSTRUCTION

ROOM FINISH SCHEDULE - TRAINING TOWER

ROOM #	ROOM NAME	FLOOR FINISH	BASE FINISH	WALLS				CEILING FINISH	COMMENTS
				NORTH FINISH	EAST FINISH	SOUTH FINISH	WEST FINISH		
2-TOWER BUILDING									
2-101	COMMERCIAL SPACE	CONC2/FB	-	CMU-2/THRM	CMU-2/THRM	CMU-2	CMU-2/THRM	X1/THRM	
2-102	COMMERCIAL SPACE	CONC2/FB	-	CMU-2/THRM	CMU-2/THRM	CMU-2	CMU-2	X1/THRM	
2-103	COMMERCIAL SPACE	CONC2/FB	-	CMU-2/THRM	CMU-2/THRM	CMU-2/THRM	CMU-2	X1/THRM	
2-104	STAIR #3-1F	CONC2	-	CMU-2	CMU-2	CMU-2	CMU-2	X1	
2-201	HALL	CONC2	-	CMU-2	CMU-2	CMU-2	CMU-2	X1	
2-202	MOTEL ROOM	CONC2/FB	-	CMU-2	CMU-2	CMU-2	CMU-2/THRM	X1/THRM	
2-203	MOTEL ROOM	CONC2	-	CMU-2	-	CMU-2	-	X1	
2-204	MOTEL ROOM	CONC2	-	CMU-2/THRM	CMU-2/THRM	CMU-2	CMU-2	X1/THRM	
2-205	STAIR #3-2F	CONC2	-	CMU-2	CMU-2	CMU-2	CMU-2	X1	
2-206	APARTMENT	CONC2/FB	-	CMU-2	CMU-2	CMU-2/THRM	CMU-2	X1/THRM	
2-207	ATTIC	CONC2/FB	-	CMU-2	CMU-2	CMU-2/THRM	CMU-2/THRM	X1	
2-301	STAIR #3-3F	CONC2	-	CMU-2	CMU-2	CMU-2	CMU-2	X1	
2-302	APARTMENT	CONC2/FB	-	CMU-2/THRM	CMU-2/THRM	CMU-2/THRM	CMU-2/THRM	X1/THRM	
2-401	STAIR #3-4F	CONC2	-	CMU-2	CMU-2	CMU-2	CMU-2	X1	
2-402	APARTMENT	CONC2	-	CMU-2/THRM	CMU-2/THRM	CMU-2/THRM	CMU-2	X1/THRM	
2-501	STAIR #3-5F	CONC2	-	CMU-2	CMU-2	CMU-2	CMU-2	X1	

FINISH SCHEDULE - INTERIOR - TRAINING TOWER

	MATERIAL	MANUFACTURER	MODEL	SPECIES/COLOR/FINISH	SIZE	NOTE
CEILING						
THRM-1	THERMAL LINING					
X-1	EXPOSED STRUCTURE - NO FINISH	---	---	---	---	EXPOSED TRUSS
FLOOR						
CONC-2	SEALED CONCRETE - NO DYE/STAIN	W.R. MEADOWS	INDUROSHINE SYSTEM (PDS-1)	NO DYE/STAIN	---	
FB-1	FIRE BRICK FLOORING					DEPRESSED INTO STRUCTURAL CONCRETE SLAB
WALL						
THRM-1	THERMAL LINING					

FINISH SCHEDULE - EXTERIOR - TRAINING TOWER

	MATERIAL	MANUFACTURER	MODEL	SPECIES/COLOR/FINISH	SIZE	NOTE
ROOF						
R-2	ASPHALT SHINGLE ROOFING					
WALL						
CMU-2	CMU-EXPOSED	BASALITE		GROUND FACE, S-703(R), SEALED		

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Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title

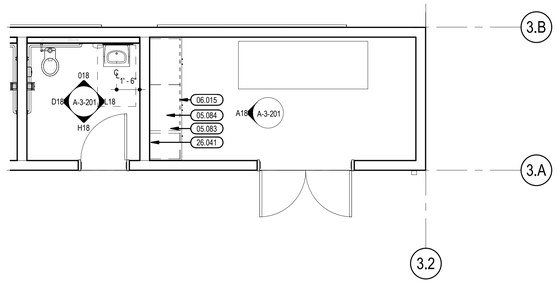
FINISH SCHEDULES - TRAINING TOWER

Drawing No.

A-2-931

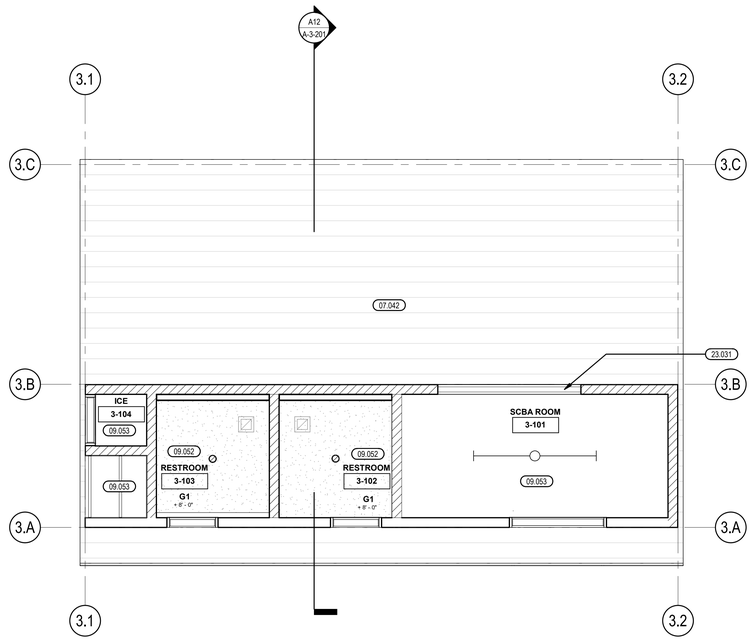
SKA Project Number: 24702

NOT FOR CONSTRUCTION



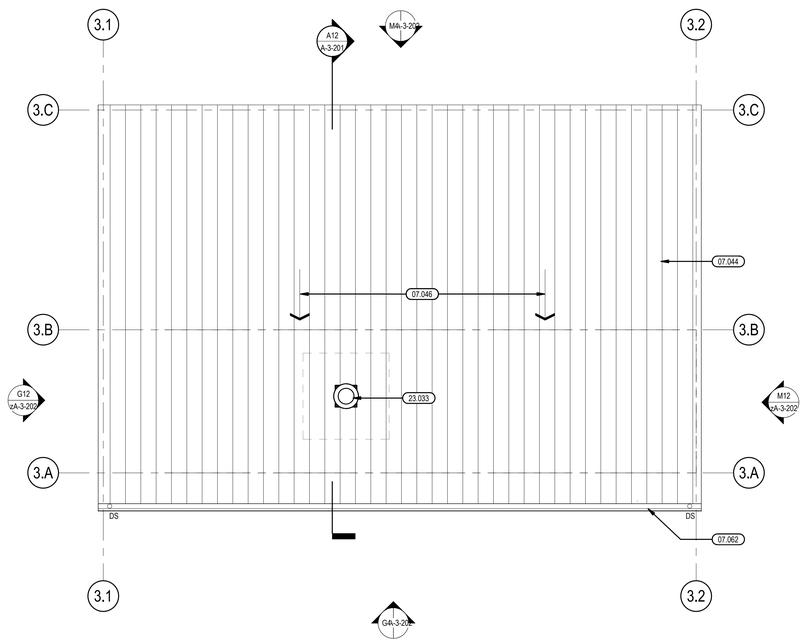
ENLARGED PLAN - SCBA BLDG. J13

RE: A4/ A-3-121 | 1/4" = 1'-0"



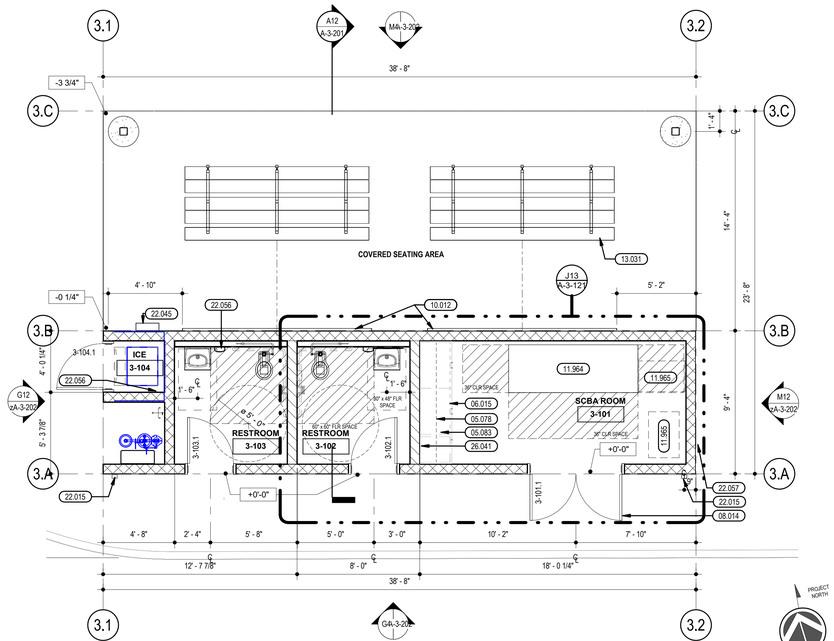
REFLECTED CEILING PLAN - SCBA BUILDING J4

RE: A4/ A-2-201 | 1/4" = 1'-0"



ROOF PLAN - SCBA BUILDING A13

RE: D1/ A-1-201 | 1/4" = 1'-0"



FLOOR PLAN - SCBA BUILDING A4

RE: A4/ A-2-201 | 1/4" = 1'-0"

GENERAL SHEET NOTES

WALL LEGEND

- CONCRETE WALL or COLUMN, S.S.D. FOR THICKNESS & REINFORCING
- CMU WALL, S.S.D. FOR THICKNESS & REINFORCING
- THERMAL WALL LINER
- METAL PANEL
- EXPOSED CEILING WITH ACOUSITCAL SPRAY
- PENDANT LINEAR LIGHT, SHADING OF ANY LUMINARE INDICATES IT'S CONNECTED TO ALTERNATE POWER, S.E.D.
- RECESSED DOWNLIGHT, SHADING OF ANY LUMINARE INDICATES IT'S CONNECTED TO ALTERNATE POWER, S.E.D.
- CEILING SUPPLY/RETURN GRILLE, S.M.D.

KEYNOTE

05.078	STAINLESS STEEL SHELVING WITH EXPOSED WALL BRACKETS ABOVE
05.083	STAINLESS STEEL COUNTERTOP WITH INTEGRAL STAINLESS STEEL BACKSPLASH
05.084	STAINLESS STEEL WITH EXPOSED WALL BRACKET
06.015	BASE CABINETS, PLASTIC LAMINATE FINISH - WHITE
07.042	PRE-FINISHED METAL SOFFIT PANELS, TYPICAL
07.044	PRE-FINISHED STANDING SEAM METAL ROOF PANELS AND TRIM, TYPICAL
07.046	ARROW INDICATES DOWNWARD DIRECTION OF ROOF SLOPE, TYPICAL
07.062	PAINTED ALUMINUM EAVE GUTTER
08.014	PAINTED HOLLOW METAL DOOR & FRAME
09.052	PAINTED GYPSUM BOARD CEILING OVER METAL CEILING JOISTS
09.053	EXPOSED ROOF STRUCTURE ABOVE
10.012	BACK PAINTED GLASS MAGNETIC MARKER BOARD MOUNTED WITH STAND-OFFS
11.964	BAUER SCBA AIR TANK FILLER, ANCHOR TO SLAB PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS
11.965	O.F.O.I. AIR BOTTLE RACK, TYPICAL
13.031	PORTABLE METAL BLEACHERS, TYPICAL
22.015	RAIN WATER LEADER DOWN SPOUT, S.P.D.
22.045	WATER BOTTLE FILLER, FILTER WATER, S.P.D.
22.056	INSTANTANEOUS TANKLESS WATER HEATER, S.P.D.
22.057	FIRE SPRINKLER FCV ASSEMBLIES FOR SCBA BLDG, S.P.D.
23.031	EXTERIOR WALL GRILLE, S.M.D. FOR SIZE & LOCATION
23.033	ROOF EXHAUST FAN, S.M.D. FOR SIZE & LOCATION
26.041	CONTINUOUS ELECTRICAL POWER STRIP, S.E.D. WALL-MOUNTED ABOVE BACKSPLASH

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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Contractor

OVERAA Construction

Drawing Title

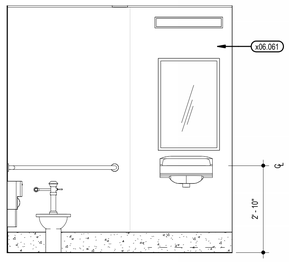
FLOOR PLAN, ROOF PLAN, RCP, SCBA BLDG.

Drawing No.

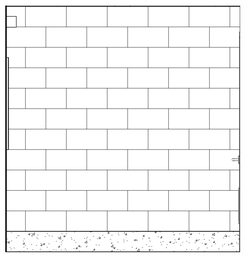
A-3-121

SKA Project Number: 24702

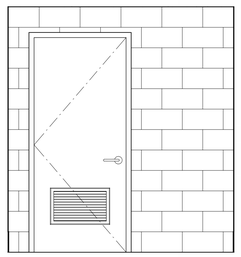
NOT FOR CONSTRUCTION



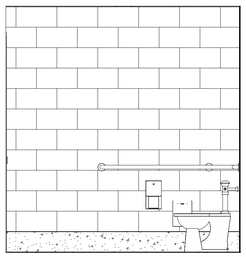
SCBA BLDG. RESTROOM - NORTH INT. ELEV. | 018
RE: J13/ A-3-121 | 1/2" = 1'-0"



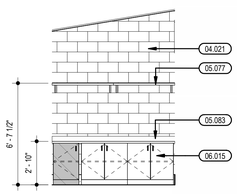
SCBA BLDG. RESTROOM - EAST INT. ELEV. | L18
RE: J13/ A-3-121 | 1/2" = 1'-0"



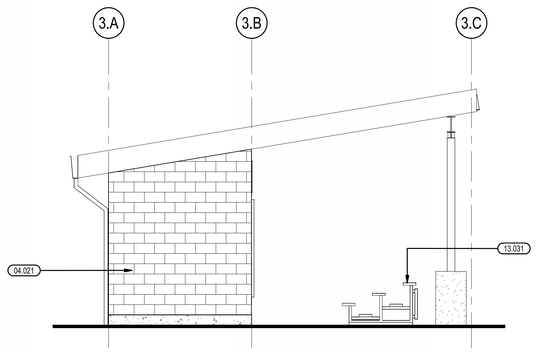
SCBA BLDG. RESTROOM - SOUTH INT. ELEV. | H18
RE: J13/ A-3-121 | 1/2" = 1'-0"



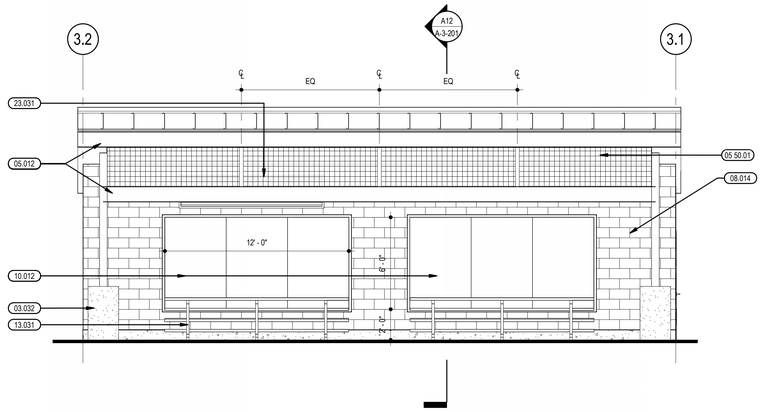
SCBA BLDG. RESTROOM - WEST INT. ELEV. | D18
RE: J13/ A-3-121 | 1/2" = 1'-0"



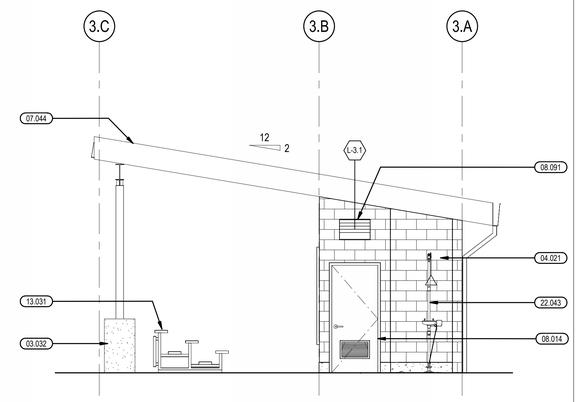
3-101 SCBA RM - WEST INT. ELEV. | A18
RE: J13/ A-3-121 | 1/4" = 1'-0"



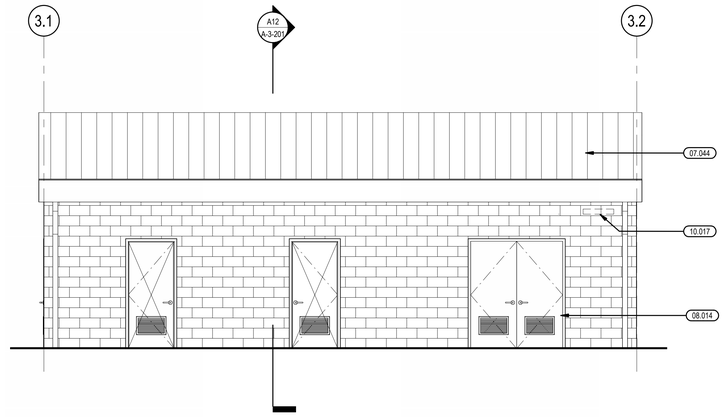
EAST EXTERIOR ELEVATION - SCBA BUILDING | M12
RE: A4/ A-3-121 | 1/4" = 1'-0"



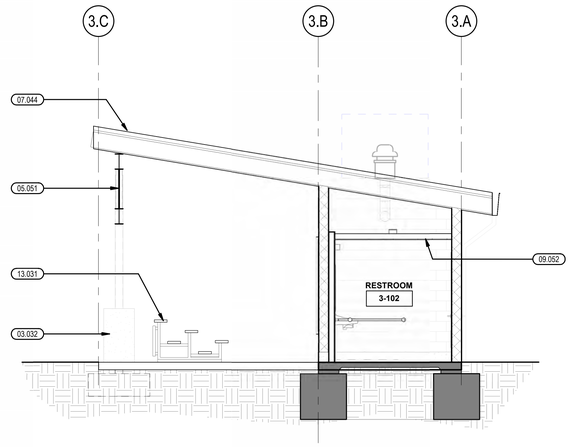
NORTH EXTERIOR ELEVATION - SCBA BUILDING | M4
RE: A4/ A-3-121 | 1/4" = 1'-0"



WEST EXTERIOR ELEVATION - SCBA BUILDING | G12
RE: A4/ A-3-121 | 1/4" = 1'-0"



SOUTH EXTERIOR ELEVATION - SCBA BUILDING | G4
RE: A4/ A-3-121 | 1/4" = 1'-0"



TRANSVERSE SECTION - SCBA BUILDING | A12
RE: A4/ A-3-121 | 1/4" = 1'-0"

GENERAL NOTES

1. ALL EXTERIOR CMU SHALL BE BASALITE COLOR #S-703(R) IN GROUND FACE TEXTURE.
2. ALL INTERIOR CMU SHALL BE BASALITE COLOR #S-703(R) IN GROUND FACE TEXTURE.
3. ALL ELECTRICAL RECEPTACLES SHALL BE MOUNTED AT +18" AFF MEASURED TO THE BOTTOM OF THE BOX, EXCEPT THOSE LOCATED ADJACENT TO THE RESTROOM LAVATORY WHICH SHALL BE MOUNTED AT +42" AFF.

LEGEND

- GROUND or SMOOTH FACE CMU; PTD (CMU-1)
- STANDING SEAM METAL ROOF; (R-1)
- L1 — LOUVER & TAG; SMD; (###) FINISH; TYP
- 08.003 — KEYNOTE
- (XXX-#) — MATERIAL TAG; SEE SHEET **A-3-801** FOR EXTERIOR FINISH INFORMATION

WALL PATTERN LEGEND

- GROUND or SMOOTH FACE CMU (PER GENERAL SHEET NOTES)

KEYNOTE

03.032	24" DIAMETER CONCRETE PIER, S.S.D.
04.021	CMU WALLS IN COLOR AND TEXTURE NOTED ON EXTERIOR ELEVATIONS. SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR PHYSICAL PROPERTY REQUIREMENTS
05 50.01	
05.012	PAINTED STEEL BEAM, S.S.D.
05.051	PERFORATED METAL SCREEN PANELS W/ PAINTED METAL FRAME ELEMENTS
05.077	STAINLESS STEEL SHELVING WITH EXPOSED WALL BRACKETS
05.083	STAINLESS STEEL COUNTERTOP WITH INTEGRAL STAINLESS STEEL BACKSPLASH
06.015	BASE CABINETS, PLASTIC LAMINATE FINISH - WHITE
07.044	PRE-FINISHED STANDING SEAM METAL ROOF PANELS AND TRIM, TYPICAL
08.014	PAINTED HOLLOW METAL DOOR & FRAME
08.091	GSM WALL EXHAUST LOUVER FOR ICE MACHINE ROOM. VERIFY SIZE REQUIREMENTS WITH FINAL OFOI ICE MACHINE SELECTION
09.052	PAINTED GYPSUM BOARD CEILING OVER METAL CEILING JOISTS
10.012	BACK PAINTED GLASS MAGNETIC MARKER BOARD MOUNTED WITH STAND-OFFS
10.017	BUILDING ADDRESS SIGN WITH MINIMUM 4" TALL CHARACTERS IN COLOR CONTRASTING TO THE BACKGROUND IN COMPLIANCE WITH CFC SECTION 505 AND LOCAL ORDINANCES, SEE SIGNAGE DRAWINGS
13.031	PORTABLE METAL BLEACHERS, TYPICAL
22.043	EMERGENCY SHOWER & EYE-WASH STATION, S.P.D.
23.031	EXTERIOR WALL GRILLE. S.M.D. FOR SIZE & LOCATION
x06.061	FIBERGLASS REINFORCED PLASTIC PANELS

CLIENT

GENERAL SERVICES AGENCY — GSA — COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, 10TH FLOOR, OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record: SHAH KAWASAKI ARCHITECTS, 570 10th Street, Suite 201, Oakland, CA 94607

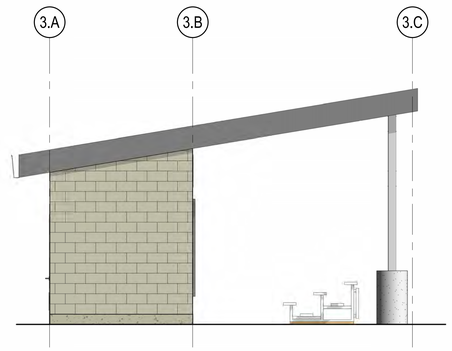
Contractor: OVERAA Construction

Drawing Title: **EXTERIOR ELEV., BLDG SECTION, INT. ELEV. SCBA BLDG.**

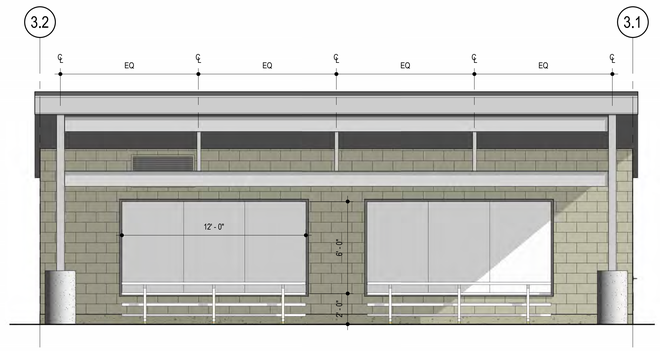
Drawing No.: **A-3-201**

SKA Project Number: 24702

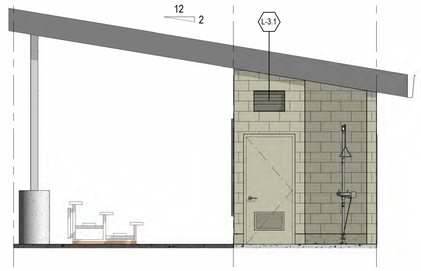
NOT FOR CONSTRUCTION



COLOR ELEVATION- EAST - SCBA BUILDING | M12
RE: A13/ A-3-121 | 1/4" = 1'-0"



NORTH EXTERIOR ELEVATION - SCBA BUILDING | M4
RE: A4/ A-3-121 | 1/4" = 1'-0"



COLOR ELEVATION- WEST - SCBA BUILDING | G12
RE: A4/ A-3-121 | 1/4" = 1'-0"

COLOR ELEVATION SOUTH - SCBA BUILDING | G4
RE: A4/ A-3-121 | 1/4" = 1'-0"

GENERAL NOTES

1. ALL EXTERIOR CMU SHALL BE BASALITE COLOR #S-703(R) IN GROUND FACE TEXTURE.
2. ALL INTERIOR CMU SHALL BE BASALITE COLOR #S-703(R) IN GROUND FACE TEXTURE.
3. ALL ELECTRICAL RECEPTACLES SHALL BE MOUNTED AT +18" AFF MEASURED TO THE BOTTOM OF THE BOX, EXCEPT THOSE LOCATED ADJACENT TO THE RESTROOM LAVATORY WHICH SHALL BE MOUNTED AT +42" AFF.

LEGEND

- GROUND or SMOOTH FACE CMU; PTD TAUPE (CMU-1)
- STANDING SEAM METAL ROOF; CHARCOAL (R-1)
- L1 — LOUVER & TAG; SMD; (###) FINISH; TYP
- (XXX-#) — MATERIAL TAG; SEE SHEET **A-3-801** FOR EXTERIOR FINISH INFORMATION

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
R2	09/13/2024	CITY OF DUBLIN SDR
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
EXTERIOR ELEV. COLOR - SCBA BLDG

Drawing No.
A-3-202

SKA Project Number: XXXXX

NOT FOR CONSTRUCTION

FINISH SCHEDULE - EXTERIOR - SCBA BLDG.

	MATERIAL	MANUFACTURER	MODEL	SPECIES/COLOR/FINISH	SIZE	NOTE
ROOF						
MP-1	PRE-FINISHED METAL SOFFIT PANEL	GARLAND COMPANY	RMER SOFFIT	PEWTER (.40)	12"	
R-1	STANDING SEAM METAL ROOF	GARLAND COMPANY	RMER	PEWTER (.40)	12"	

FINISH SCHEDULE - INTERIOR - SCBA BLDG.

Material: Material Use		MATERIAL	MANUFACTURER	MODEL	SPECIES/COLOR/FINISH	SIZE	NOTE
CASEWORK							
CASEWORK	LMT-4	PLASTIC LAMINATE - PEWTER MESH	WILSONART	D12-60			
CASEWORK	SS-2	STAINLESS STEEL COUNTER	---	TYPE 304, 16GA MIN	DIRECTIONAL, BRUSHED, SATIN #4	---	
CEILING							
CEILING	G-3	GYPSUM BOARD - SEMI-GLOSS	DUNN EDWARDS	DEHW01	ALMOND MILK, SEMI-GLOSS FINISH		MOISTURE RESISTANT PAINT
CEILING	X-1	EXPOSED STRUCTURE - NO FINISH	---	---	---	---	EXPOSED TRUSS
FLOOR							
FLOOR	CONC-2	SEALED CONCRETE - NO DYE/STAIN	W.R. MEADOWS	INDUROSHINE SYSTEM (PDS-1)	NO DYE/STAIN	---	
WALL							
WALL	CMU-1	CMU-PAINTED	BASALITE		GROUND FACE, S-703(R), PAINTED, TUAPE		
WALL	CMU-1	CMU-PAINTED	BASALITE		GROUND FACE, S-703(R), PAINTED, TUAPE		
WALL	FRP-1	FRP WALL PANEL	MARLITE	STANDARD	D354 DESIGNER WHITE SMOOTH FINISH		W/ALUM. MOLDING
WALL	SS-1	STAINLESS STEEL BACKSPLASH	---	TYPE 304, 16GA MIN	DIRECTIONAL, BRUSHED, SATIN #4	---	
WALL BASE							
WALL BASE	CB-1	CONCRETE CURB			SEALED - NO DYE/STAIN		

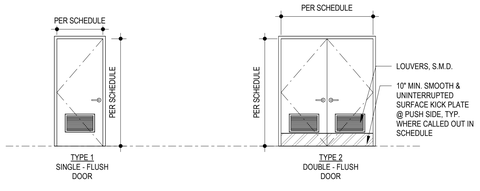
ROOM FINISH SCHEDULE - SCBA BLDG.

ROOM #	ROOM NAME	FLOOR FINISH	BASE FINISH	WALLS				CEILING FINISH	COMMENTS
				NORTH FINISH	EAST FINISH	SOUTH FINISH	WEST FINISH		
3-SCBA BUILDING									
3-101	SCBA ROOM	CONC2	CB1	CMU-2	CMU-2	CMU-2	CMU-2	X1	
3-102	RESTROOM	CONC2	CB1	CMU-1/FRP	CMU-1/FRP	CMU-1/FRP	CMU-1/FRP	G3	
3-103	RESTROOM	CONC2	CB1	CMU-1/FRP	CMU-1/FRP	CMU-1/FRP	CMU-1/FRP	G3	
3-104	ICE	CONC2	CB1	CMU-2	CMU-2	CMU-2	CMU-2	X1	

FINISH SCHEDULE - CASEWORK & COUNTERTOPS - SCBA BLDG.

ROOM NO.	ROOM NAME	Casework Finish Ext	Casework Finish Int	Casework Lock	Countertop Material	Casework Comment
3-101	SCBA ROOM		LMT-4		SSM-2	

DOOR TYPES



DOOR NOTES

1. PROVIDE ACOUSTICAL (STC) RATED DOORS WHERE INDICATED.
2. PROVIDE 3/8" DOOR GLAZING WHERE INDICATED (ACOUSTICAL)
3. FOR ADDITIONAL DOOR AND FRAME AND DOOR HARDWARE INFORMATION, REFER TO ROOM DATA SHEETS AND SPECIFICATION.
4. SEE SPECS. AND A9.31 FOR MORE INFORMATION AT DOUBLE ACTING DOOR IN TOWER BUILDING.
5. FLUSH WOOD STAIN DOOR WITH HOLLOW METAL FRAME @ INTERIOR DOORS IN CLASSROOM BUILDING, TYP.
6. "SOUND-GASKETED" DOORS SHOULD INCLUDE A NEOPRENE BULB SEAL AT THE PERIMETER (PEMKO S88 OR EQUIVALENT) AND AN
7. AUTOMATIC DROP BOTTOM SEAL (PEMKO 411 OR EQUIVALENT)

*1 = HOLLOW METAL DOORS & FRAMES WITH CONTINUOUS GEAR HINGES, FIELD PAINTED

DOOR SCHEDULE - SCBA BLDG.

From Room: Name	DOOR NO.	FIRE RATING	HW SET	DOOR ACCESS CONTROL	TYP E	OPENING		DOOR			FRAME			DETAILS			COMMENTS
						WIDTH	HEIGHT	THICK	MATL	FINISH	MATL	PUSH	PULL	JAMB	HEAD	SILL	
3-SCBA BUILDING																	
SCBA ROOM	3-101.1		CG	LOCK	2	6' - 0"	7' - 0"	1 3/4"	HM	P	HM	HM	HM				*1, PROVIDE DOOR LOUVERS AT BOTTOM OF EACH LEAF
RESTROOM	3-102.1		CG	LOCK	1	3' - 0"	7' - 0"	1 3/4"	HM	P	HM	HM	HM				*1, PROVIDE DOOR LOUVER AT BOTTOM
RESTROOM	3-103.1		CG	LOCK	1	3' - 0"	7' - 0"	1 3/4"	HM	P	HM	HM	HM				*1, PROVIDE DOOR LOUVER AT BOTTOM
ICE	3-104.1		CG	LOCK	1	3' - 0"	7' - 0"	1 3/4"	HM	P	HM	HM	HM				*1, PROVIDE DOOR LOUVER AT BOTTOM

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Architect of Record

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Contractor

OVERAA Construction

Drawing Title

SCHEDULES - SCBA BLDG.

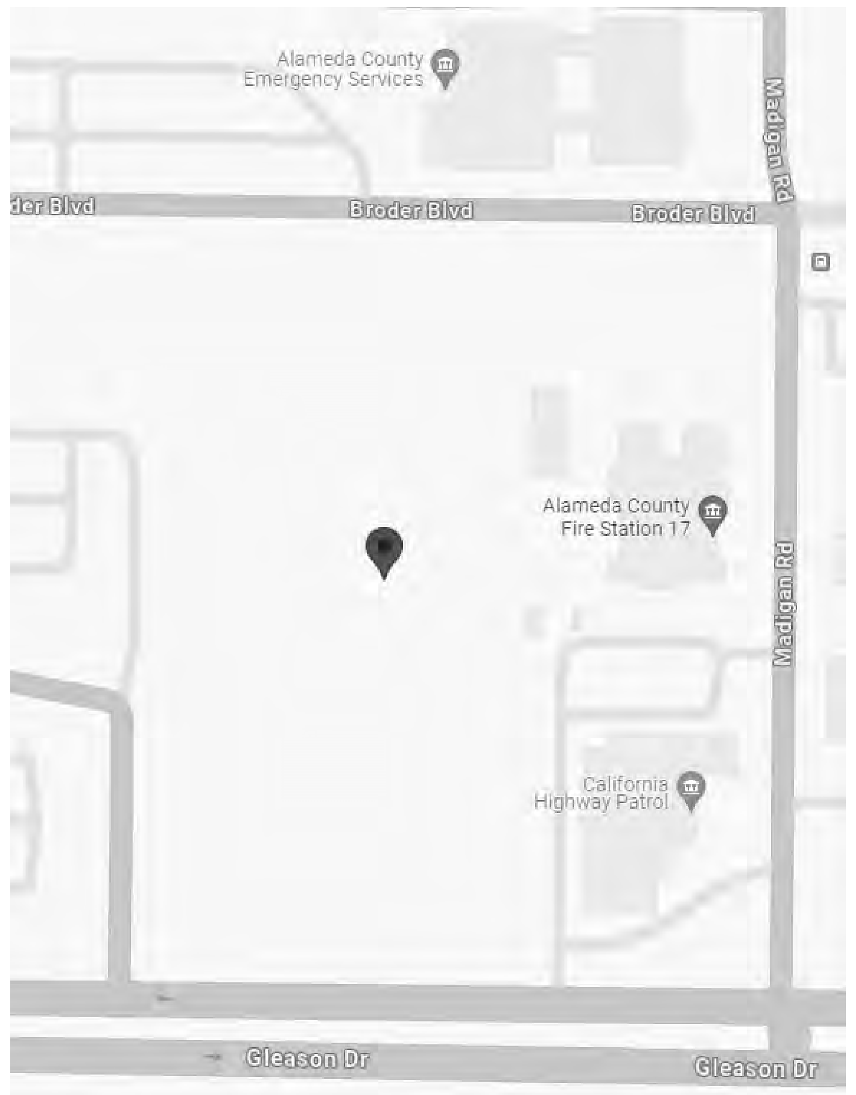
Drawing No.

A-3-801

SKA Project Number: 24702

NOT FOR CONSTRUCTION

PROJECT LOCATION



MINIMUM PIPE INSULATION THICKNESS SCHEDULE

FLUID OPERATING TEMPERATURE RANGE (°F) AND USAGE	INSULATION CONDUCTIVITY		NOMINAL PIPE SIZE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU•INCH/(H•FT^2•°F)	MEAN RATING TEMPERATURE (°F)	<1	1 to <1.5	1.5 to <4	4 to <8	≥8
			INSULATION THICKNESS (INCHES)				
>350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251 - 350	0.29 - 0.32	250	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.22 - 0.28	100	1.0	1.0	1.5	1.5	1.5
MINIMUM PIPE INSULATION THICKNESS FOR COOLING SYSTEMS (CHILLED WATER, BRINE, AND REFRIGERANT)							
40°F - 60°F	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0
<40°F	0.20 - 0.26	50	0.5	1.0	1.0	1.0	1.5

TABLE E 503.7.3(1) & TABLE E 503.7.3(2) OF THE 2022 CALIFORNIA MECHANICAL CODE

GENERAL NOTES

1. ALL PLUMBING WORK AND FIXTURES SHALL COMPLY WITH CALIFORNIA TITLE 24 AND CAL GREEN REQUIREMENTS.
2. ALL PLUMBING TO COMPLY WITH THE LATEST VERSION OF THE CPC OR CURRENT CODE BEING ENFORCED.
3. FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, AND PERFORM ALL REQUIRED OPERATIONS TO PROVIDE A COMPLETE AND OPERABLE PLUMBING SYSTEM, IN ACCORDANCE WITH THE FULL INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS AND PER STANDARD TRADE PRACTICES.
4. WHERE PIPING OR EQUIPMENT ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT / STRUCTURAL ENGINEER.
5. COORDINATE ROUTING OF ALL PLUMBING PIPING BELOW SLAB WITH STRUCTURAL GRADE BEAMS, TIE BEAMS, ETC. ALLOW FOR REROUTING OF PIPING AS REQUIRED.
6. ALL REQUIRED OPENINGS IN EXISTING CONCRETE FLOORS AND STRUCTURAL WALL ARE TO BE X-RAYED AND REVIEWED WITH THE STRUCTURAL ENGINEER PRIOR TO CORE DRILLING.
7. ALL FLOOR DRAINS AND REQUIRED WASTE RECEPTORS SHALL BE PROVIDED WITH A TRAP PRIMER AND CONNECTED TO A P-TRAP AND VENT.
8. HORIZONTAL DRAINAGE PIPING SHALL BE RAN IN PRACTICAL ALIGNMENT AND A UNIFORM SLOPE OF NOT LESS THAN ONE FOURTH (1/4) OF AN INCH PER FOOT OR TWO (2) PERCENT TOWARD THE POINT OF DISPOSAL FOR PIPES 3" IN DIAMETER OR SMALLER, AND NOT LESS THAN ONE EIGHTH (1/8) OF AN INCH PER FOOT OR ONE (1) PERCENT TOWARD THE POINT OF DISPOSAL FOR PIPES 4" IN DIAMETER OR GREATER.
9. IN ADDITION TO THE CLEANOUT LOCATIONS SHOWN ON THE DRAWINGS, EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL. EACH RUN OF PIPING THAT IS MORE THAN 100 FEET IN TOTAL DEVELOPED LENGTH SHALL BE PROVIDED WITH A CLEANOUT FOR EACH 100 FEET, OR FRACTION THEREOF, IN THE LENGTH OF SUCH PIPING. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135 DEGREES. A CLEANOUT SHALL BE INSTALLED ABOVE THE FIXTURE CONNECTING FITTING, SERVING EACH URINAL, REGARDLESS OF THE LOCATION OF THE URINAL IN THE BUILDING.
10. ALL INDIRECT LINES DRAINING INTO THE WASTE SYSTEM SHALL DO SO THROUGH AN AIRGAP OR AIR BREAK EQUAL IN HEIGHT TO TWO PIPE DIAMETERS AS MEASURED FROM THE LOWEST POINT OF THE INDIRECT WASTE PIPE OR THE FIXTURE OUTLET TO THE FLOOD-LEVEL RIM OF THE RECEPTOR. IN NO CASE SHALL THE GAP BE LESS THAN 1 INCH.
11. THESE DRAWINGS ARE DIAGRAMMATIC AND NO ATTEMPT HAS BEEN MADE TO SHOW ALL OFFSETS OR FITTINGS. THE PLUMBING CONTRACTOR SHALL INSTALL A COMPLETE PLUMBING SYSTEM PER LATEST EDITION OF CPC AND STANDARD TRADE PRACTICE.
12. STUD PARTITIONS CONTAINING PLUMBING SHALL BE FRAMED AND THE JOISTS UNDERNEATH SPACED AS TO GIVE PROPER CLEARANCE FOR THE PIPING. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
13. ALL ACCESS PANELS SHALL BE STAINLESS STEEL AND A MINIMUM OF 14"X14".
14. ALL PLUMBING ROUGH-INS FOR KITCHEN EQUIPMENT SHALL BE COORDINATED WITH THE FOOD SERVICE DRAWINGS.
15. CONTRACTOR SHALL COORDINATE PIPING LAYOUTS WITH OTHER TRADES BEFORE FABRICATION AND INSTALLATION.
16. ALL VENT PIPING TO TERMINATE 10' AWAY FROM AND 3' ABOVE ANY MECHANICAL AIR INLET.
17. ALL EQUIPMENT SHALL HAVE A UL (OR NRTL EQUIVALENT) DESIGN LISTING/NUMBER. ANY EQUIPMENT NOT LISTED WILL BE REQUIRED TO BE FIELD TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY OR THIRD PARTY. IT IS THE RESPONSIBILITY OF THE OWNER AND THE OWNER'S DESIGN / CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPARTMENT IF FIELD TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT A UL OR NRTL EQUIVALENT LISTED LABEL. PROOF OF EQUIPMENT CERTIFICATION WILL NEED TO BE SUBMITTED AND APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
18. LIMIT ALL MANUALLY OPERATED FAUCETS TO 120 DEGREES FAHRENHEIT.
19. LIMIT ALL AUTOMATICALLY OPERATED FAUCETS TO 105 DEGREES FAHRENHEIT.
20. DEAD LEGS SHALL HAVE A METHOD OF FLUSHING.
21. THE DISCHARGE PIPING SERVING A TEMPERATURE RELIEVE VALVE, PRESSURE RELIEF VALVE, OR COMBINATION OF BOTH SHALL HAVE NO VALVES, OBSTRUCTIONS, OR MEANS OF ISOLATION AND SHALL DISCHARGE INDEPENDENTLY THROUGH AN AIRGAP INTO THE DRAINAGE SYSTEM OR OUTSIDE THE BUILDING WITH THE END OF THE PIPING NOT EXCEEDING 2 FEET AND NOT LESS THAN 6" ABOVE THE GROUND AND POINTING DOWNWARDS. DISCHARGE FROM A RELIEF VALVE INTO A WATER HEATER PAN SHALL BE PROHIBITED AND THE DISCHARGE TERMINATION POINT SHALL BE READILY OBSERVABLE.
22. PUMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION AND SHALL BE ACCESSIBLE FOR REPAIRS. PUMPS INTENDED FOR DRINKING WATER SHALL BE IN ACCORDANCE WITH NSF 61.

ACOUSTICAL NOTES

1. PLUMBING SYSTEMS SHALL COMPLY WITH ASHRAE HANDBOOK -- HVAC APPLICATIONS CAHPTER 47, "SOUND & VIBRATION CONTROL", CURRENT EDITION.
2. ALL PLUMBING ADJACENT OR OVERHEAD OF OCCUPIED AREAS SHALL BE ISOLATED USING HOLDRITE SILENCERS. PIPES LARGER THAN 1-1/4" DIAMTER SHALL BE ISOLATED USING TRISOLATOR PIPE SLEEVES. INSTALL PLUMBING NOISE ISOLATORS AT:
   A. DOMESTIC SUPPLY AND RETURN PIPES (HOT AND COLD)
   B. WASTE/DRAIN PIPES
3. VENT PIPES DO NOT REQUIRE NOISE ISOLATORS.
4. INSTALL PIPES NO CLOSER THAN 1-1/2" FROM THE GYPSUM BOARD SURFACES.
5. IF PLASTIC AND/OR COPPER WASTE PIPES ARE USED , THEN WRAP THE ENTIRE PIPE WITH PIPE WRAP TAPE OR APPROVED ACOUSTICAL PIPE PUTTY.
6. PIPES MUST NOT BE IN SOLID CONTACT WITH THE BUILDING. ISOLATE PIPES AS FOLLOWS:
   A. PENETRATIONS FOR PIPES THROUGH THE STRUCTURE (I.E. FLOOR SLAB, STUDS, OR SOLID WALLS) SHOULD BE OVERSIZED TO PREVENT CONTACT AND/OR TO ACCOMMODATE AN ISOLATED PIPE SLEEVE. PROVIDE MINIMUM SEPARATION PER ACOUSTIC DESIGN REQUIREMENT.
   B. WHERE DOUBLE-STUD PLUMBING WALLS ARE USED, ROUTE AND SECURE PIPES THAT SERVE A PARTICULAR ROOM TO THE STUD ROW THAT SUPPORTS THE GYPSUM BOARD OF THAT SAME ROOM. PROVIDE MINIMUM SEPARATION PER ACOUSTIC DESIGN REQUIREMENT.
7. ACCEPTABLE ENGINEERED ISOLATORS AND ISOLATION SYSTEMS ARE AS FOLLOWS:
   A. FOR PIPES 1 INCH DIAMETER OR LESS: INSTALL THE ACOUSTO-PLUMB SYSTEM OF SLEEVES AND CLAMPS- ORANGE AND BLUE, ACOUSTO-PLUMB SYSTEM, THE BLUE & WHITE HUBBARD HOLDRITE SILENCER SYSTEM OR APPROVED EQUAL AND STONEMAN TRISOLATOR SERIES 11/500 SYSTEM.
   B. FOR PIPES LARGER THAN 1 INCH DIAMETER: INSTALL TRISOLATOR SERIES 100/500 PIPE SLEEVES BY STONEMAN COMPANY OR APPROVED EQUAL IN CONJUNCTION WITH STANDARD METAL PIPE CLAMPS AND HANGERS.
   C. ISOLATE RISER CLAMPS FOR WASTE, SUPPLY, AND INTERNAL RAIN LEADER PIPES FROM THE BUILDING STRUCTURE USING MASON MSW WAFFLE PADS OR APPROVED EQUAL.
8. PUMPS SHALL BE VIBRATION ISOLATED AS FOLLOWS:
   INLINE PUMPS:
   MOTOR SPEED <1800 RPM TWO-INCH DEFLECTION COMBINATION SPRING NEOPRENE HANGERS (MASON 30N OR EQUAL)
   MOTOR SPEED 1800-3000 RPM ONE-INCH DEFLECTION COMBINATION SPRING-NEOPRENE MOUNTS
   MOTOR SPEED >3000 RPM SUSPEND ON NEOPRENE HANGERS, MIN. STATIC DEFLECTION OF 0.20 INCHES (MASON HD OR EQUAL). VARIABLE SPEED PUMPS REQUIRED ISOLATOR DEFLECTION SHALL BE DETERMINED BY THE LOWEST MOTOR SPEED

1. PROVIDE FLEXIBLE CONNECTIONS AT ALL PUMPS (MASON SAFEFLEX OR EQUAL) FOR PIPES 1-1/2" AND GREATER IN DIAMTER, PROVIDE THE TWIN SPHERESFDEJ FLEXIBLE CONNECTOR. FOR PIPES LESS THAN 1-1/2" IN DIAMETER, PROVIDE THE SINGLE SPHERE SFU CONNECTOR.
2. PROVIDE FLEXIBLE CONDUIT AND PIPING TO ALL VIBRATION-ISOLATED EQUIPMENT. FLEXIBLE PIPE CONNECTORS SHALL BE MASON INDUSTRIES TYPE SAFEFLEX TWIN SPHERE OR APPROVED EQUAL.
3. THE PLUMBING SYSTEM MUST BE INSTALLED PER THE PLUMBING CODE. WHERE A CODE REQUIREMENT APPEARS TO CONTRADICT PIPE ISOLATION REQUIREMENTS BRING THE CONFLICTING REQUIREMENTS TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION.

CAL-GREEN NOTES

5.3 WATER EFFICIENCY AND CONSERVATION

5.301.1 SCOPE.
THE PROVISIONS OF THIS CHAPTER SHALL ESTABLISH THE MEANS OF CONSERVING WATER USED INDOORS, OUTDOORS AND IN WASTEWATER CONVEYANCE.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

5.303.3.1 WATER CLOSETS
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

5.303.3.2.1 WALL-MOUNTED URINALS
THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.

5.303.3.2.2 FLOOR-MOUNTED URINALS
THE EFFECTIVE FLUSH VOLUME OF FLOOR-MOUNTED OR OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

5.303.3.3.1 SINGLE SHOWERHEAD
SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

5.303.3.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER
WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. **NOTE:** A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

5.303.3.4.1 NONRESIDENTIAL LAVATORY FAUCETS
LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 PSI.

5.303.3.4.2 KITCHEN FAUCETS
KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

5.303.3.4.3 WASH FOUNTAINS
WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE/20 [RIM SPACE (INCHES) AT 60 PSI].

5.303.3.4.4 METERING FAUCETS
METERING FAUCETS SHALL NOT DELIVER MORE THAN 0.20 GALLONS PER CYCLE.

5.303.3.4.5 METERING FAUCETS FOR WASH FOUNTAINS
METERING FAUCETS FOR WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.20 GALLONS PER CYCLE/20 [RIM SPACE (INCHES) AT 60 PSI]. **NOTE:** WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF THIS CODE.

5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

5.410.2 COMMISSIONING. [N] BUILDINGS 10,000 SQUARE FEET AND OVER.
FOR NEW BUILDINGS 10,000 SQUARE FEET AND OVER, BUILDING COMMISSIONING FOR ALL BUILDING SYSTEMS COVERED BY T24, PART 6, PROCESS SYSTEMS, AND RENEWABLE ENERGY SYSTEMS SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION PROCESSES OF THE BUILDING PROJECT. COMMISSIONING REQUIREMENTS SHALL INCLUDE ITEMS LISTED IN 5.410.2.
EXCEPTIONS:
1. UNCONDITIONED WAREHOUSES OF ANY SIZE
2. AREAS LESS THAN 10,000 SQUARE FEET USED FOR OFFICES OR OTHER CONDITIONED ACCESSORY SPACES WITHIN UNCONDITIONED WAREHOUSES
3. TENANT IMPROVEMENTS LESS THAN 10,000 SQUARE FEET AS DESCRIBED IN SECTION 303.1.1.
4. COMMISSIONING REQUIREMENTS FOR ENERGY SYSTEMS COVERED BY THE CALIFORNIA ENERGY CODE
5. OPEN PARKING GARAGES OF ANY SIZE, OR OPEN PARKING GARAGE AREAS, OF ANY SIZE, WITHIN A STRUCTURE

5.410.2.1 OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS (OPR). [N]
THE EXPECTATIONS AND REQUIREMENTS OF THE BUILDING APPROPRIATE TO ITS PHASE SHALL BE DOCUMENTED BEFORE THE DESIGN PHASE OF THE PROJECT BEGINS. THE OPR SHALL INCLUDE ITEMS LISTED IN 5.410.2.1.

5.410.2.2 BASIS OF DESIGN (BOD). [N]
A WRITTEN EXPLANATION OF HOW THE DESIGN OF THE BUILDING SYSTEMS MEETS THE OPR SHALL BE COMPLETED AT THE DESIGN PHASE OF THE BUILDING PROJECT. THE BOD SHALL COVER THE SYSTEMS LISTED IN 5.410.2.2.

5.410.2.3 COMMISSIONING PLAN. [N]
PRIOR TO PERMIT ISSUANCE A COMMISSIONING PLAN SHALL BE COMPLETED TO DOCUMENT HOW THE PROJECT WILL BE COMMISSIONED. THE COMMISSIONING PLAN SHALL INCLUDE ITEMS LISTED IN 5.410.2.3.

5.410.2.4 FUNCTIONAL PERFORMANCE TESTING. [N]
FUNCTIONAL PERFORMANCE TESTS SHALL DEMONSTRATE THE CORRECT INSTALLATION AND OPERATION OF EACH COMPONENT, SYSTEM AND SYSTEM-TO-SYSTEM INTERFACE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. FUNCTIONAL PERFORMANCE TESTING REPORTS SHALL CONTAIN INFORMATION ADDRESSING EACH OF THE BUILDING COMPONENTS TESTED, THE TESTING METHODS UTILIZED, AND INCLUDE ANY READINGS AND ADJUSTMENTS MADE.

5.410.2.5 DOCUMENTATION AND TRAINING. [N]
A SYSTEMS MANUAL AND SYSTEMS OPERATIONS TRAINING ARE REQUIRED, INCLUDING OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) REQUIREMENTS IN CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

5.410.2.5.1 SYSTEMS MANUAL. [N]
DOCUMENTATION OF THE OPERATIONAL ASPECTS OF THE BUILDING SHALL BE COMPLETED WITHIN THE SYSTEMS MANUAL AND DELIVERED TO THE BUILDING OWNER OR REPRESENTATIVE. THE SYSTEMS MANUAL SHALL INCLUDE THE ITEMS LISTED IN 5.410.2.5.1.

5.410.2.5.2 SYSTEMS OPERATIONS TRAINING. [N]
A PROGRAM FOR TRAINING OF THE APPROPRIATE MAINTENANCE STAFF FOR EACH EQUIPMENT TYPE AND/OR SYSTEM SHALL BE DEVELOPED AND DOCUMENTED IN THE COMMISSIONING REPORT AND SHALL INCLUDE THE ITEMS LISTED IN 5.410.2.5.2.

5.410.2.6 COMMISSIONING REPORT. [N]
A REPORT OF COMMISSIONING PROCESS ACTIVITIES UNDERTAKEN THROUGH THE DESIGN AND CONSTRUCTION PHASES OF THE BUILDING PROJECT SHALL BE COMPLETED AND PROVIDED TO THE OWNER OR REPRESENTATIVE.

CODES OF COMPLIANCE

- THIS IS A DESIGN/ASSIST JOB WHEREBY THE ENGINEERING IS THE RESPONSIBILITY OF PRAGMATIC PROFESSIONAL ENGINEERS AND THE MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR.
- THESE PLANS REPRESENT THE INTENT OF THE PLUMBING AND/OR PROCESS PIPING INSTALLATION BUT DO NOT INCLUDE THE NECESSARY FIELD COORDINATION REVISIONS. THE INSTALLER IS FREE TO REVISE THE DESIGN AS NECESSARY FOR COORDINATION IN THE FIELD, BUT THE REVISIONS NEED TO BE APPROVED BY THE PROJECT ENGINEER PRIOR TO INSTALLATION.
- THE ENGINEERING AND INSTALLATION ARE BOUND BY LAW TO DELIVER A SYSTEM THAT COMPLIES WITH ALL 2022 TITLE 24 CALIFORNIA CODE REGULATIONS (BUILDING STANDARDS). THESE REGULATIONS SPECIFICALLY INCLUDE THE FOLLOWING CODES.
  1. CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
  2. CALIFORNIA BUILDING CODE
  3. CALIFORNIA ELECTRICAL CODE
  4. CALIFORNIA MECHANICAL CODE
  5. CALIFORNIA PLUMBING CODE
  6. CALIFORNIA ENERGY CODE
  7. CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
  8. CALIFORNIA HISTORICAL BUILDING CODE
  9. CALIFORNIA FIRE CODE
  10. CALIFORNIA EXISTING BUILDING CODE
  11. CALIFORNIA GREEN BUILDING STANDARDS CODE
  12. CALIFORNIA REFERENCE STANDARDS CODE
- IF THE INSTALLER IS AWARE OF ANYTHING REPRESENTED ON THESE PLANS THAT IS NOT CODE-COMPLIANT, THEN THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.

2022 CAL GREEN STANDARDS

FIXTURE TYPE	FIXTURE FLOW RATE (MAXIMUM)
WATER CLOSET	1.28 GAL / FLUSH
WALL-MOUNTED URINAL	0.125 GAL / FLUSH
FLOOR-MOUNTED URINAL	0.50 GAL / FLUSH
LAVATORY	0.50 GPM
KITCHEN FAUCET	1.80 GPM
SHOWER	1.80 GPM

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
	ANGLE VALVE
	AQUASTAT
AV	AUTOMATIC AIR VENT
	BACKFLOW PREVENTER - DOUBLE CHECK VALVE
	BACKFLOW PREVENTER - REDUCED PRESSURE VALVE
	BALANCING VALVE
	BALL VALVE
	BUTTERFLY VALVE
	CAP ON END OF PIPE
	CHECK VALVE
CO	CLEANOUT PLUG
COTG	CLEANOUT TO GRADE
	CONCENTRIC REDUCER
	ECCENTRIC PIPE CHANGE
	EXPANSION JOINT
	FLEXIBLE CONNECTION (BRAIDED)
FCO	FLOOR CLEANOUT
	FLOOR DRAIN WITH P-TRAP
	FLOOR SINK
	FLOW IN DIRECTION OF ARROW
FS	FLOW SWITCH
	GAS COCK, GAS STOP
	GATE VALVE
	GLOBE VALVE
HB	HOSE BIBB
MV	MANUAL AIR VENT
M	MOTOR-OPERATED VALVE (SPECIFY TYPE)
	PIPE ANCHOR
	PIPE BRANCH – BOTTOM CONNECTION
	PIPE BRANCH – TOP CONNECTION
	PIPE GUIDE
	PIPE RISE OR DROP
	PIPE RISER DOWN
	PIPE RISER UP
	PLUG VALVE
	POINT OF CONNECTION
	POINT OF DISCONNECTION
P/T	PRESSURE AND TEMPERATURE PORT
PG	PRESSURE GAUGE WITH GAUGE COCK
	PRESSURE REDUCING VALVE (GAS PRESSURE REGULATOR)
	PRESSURE REGULATING VALVE
	PRESSURE REGULATING VALVE (SELF-CONTAINED)
	PRESSURE RELIEF (SAFETY) VALVE
PS	PRESSURE SWITCH
WH	RECESSED WALL HYDRANT
S	SOLENOID VALVE
T	STEAM TRAP
	STRAINER
	TEE
TMV	TEMPERATURE MIXING VALVE
	TEMPERATURE PRESSURE RELIEF VALVE
THERM	THERMOMETER
	UNION
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTER

PLUMBING SYSTEMS

SYMBOL	DESCRIPTION
CD	CONDENSATE
CDA	CLEAN DRY AIR
DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RETURN
OD	RAINWATER LEADER OVERFLOW
NG	NATURAL GAS
RWL	RAINWATER LEADER
SD	STORM DRAIN
SS	SANITARY SEWER
V	VENT

ABBREV	DESCRIPTION
&	AND
(E)	EXISTING
(F)	FUTURE
(N)	NEW
@	AT
ABV	ABOVE
AD	ACCESS DOOR OR AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AG	ABOVE GRADE
AP	ACCESS PANEL
ARCH	ARCHITECT OR ARCHITECTURAL
BDLG	BUILDING
BF	BELOW FLOOR
BFF	BELOW FINISHED FLOOR
BG	BELOW GRADE
BOP	BOTTOM OF PIPE
BT	BATHTUB
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNITS PER HOUR
BV	BALL VALVE
CD	CONDENSATE
CDA	CLEAN DRY AIR
CFF	CAPPED FOR FUTURE
CFH	CUBIC FEET PER HOUR
CI	CAST IRON
CLG	CEILING
CO	CLEANOUT
CONT	CONTINUOUS
COTG	CLEANOUT TO GRADE
CPC	CALIFORNIA PLUMBING CODE
CTE	CONNECT TO EXISTING
CV	CHECK VALVE
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DCW	DOMESTIC COLD WATER
DD	DECK DRAIN
DFU	DRAINAGE FIXTURE UNIT
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RETURN
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
ET	EXPANSION TANK
EWC	ELECTRICAL WATER COOLER
EWH	ELECTRIC WATER HEATER
EWT	ENTERING WATER TEMPERATURE
FC	FLEXIBLE PIPE CONNECTOR
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FLR	FLOOR
FS	FLOOR SINK
FT	FEET
FU	FIXTURE UNIT
GAL	GALLONS
GC	GAS COCK
GCO	GRADE CLEANOUT
GM	GAS METER
GPF	GALLONS PER FLUSH
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GW	GREASE WASTE
GWH	GAS-FIRED WATER HEATER
HB	HOSE BIBB
HWR	HOT WATER RETURN
IE	INVERT ELEVATION
IEWH	INSTANT WATER HEATER
IW	INDIRECT WASTE
JS	JANITOR SINK
LV	LAVATORY
MECH	MECHANICAL
MH	MANHOLE
MS	MOP SINK
NG	NATURAL GAS
NIC	NOT IN CONTRACT
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
ORD	OVERFLOW ROOF DRAIN
P	PUMP
PD	PLANT DRAINER OR PRESSURE DROP
PG	PRESSURE GAUGE
PLBG	PLUMBING
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH (GAUGE)
PTRV	PRESSURE AND TEMP RELIEF VALVE
QTY	QUANTITY
RD	ROOF DRAIN
RIO	ROUGH-IN-ONLY
RL	RELOCATED
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RR	ROOF RECEPTOR
RWL	RAINWATER LEADER
SAD	SEE ARCHITECTURAL DRAWINGS
SCHED	SCHEDULE
SD	STORM DRAIN
SE	SEWAGE EJECTOR
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FEET
SGC	SEISMIC GAS SHUTOFF VALVE
SH	SHOWER
SJ	SEISMIC JOINT
SK	SINK
SL	SLOPE
SMD	SEE MECHANICAL DRAWINGS
SOV	SHUTOFF VALVE
SP	SUMP PUMP OR STATIC PRESSURE
SPECS	SPECIFICATIONS
SS	SANITARY SEWER
SSD	SEE STRUCTURAL DRAWINGS
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST	STRAINER
TD	TRENCH DRAIN
TDL	TOTAL DISTANCE LENGTH
TEMP	TEMPERATURE
TMV	THERMOSTATIC MIXING VALVE
TP	TRAP PRIMER
TYP	TYPICAL
UF	UNDERFLOOR
UG	UNDERGROUND
UN	UNION
UON	UNLESS OTHERWISE NOTED
UR	URINAL
V	SANITARY VENT OR VOLTS
VAC	VACUUM
VB	VACUUM BREAKER
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W	WASTE OR WATTS
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WATER HEATER OR WALL HYDRANT
WHA	WATER HAMMER ARRESTER
WM	WATER METER
WSFU	WATER SUPPLY FIXTURE UNIT

PLUMBING DRAWING INDEX

SHEET NUMBER	SHEET DESCRIPTION
P-0-000	PLUMBING COVER SHEET
P-0-001	PLUMBING EQUIPMENT SCHEDULES
P-0-002	PLUMBING SITE PLAN
P-1-200	PLUMBING FLOOR PLAN - CLASSROOM BLDG - BELOW SLAB
P-1-210	PLUMBING FLOOR PLAN - CLASSROOM BLDG - LEVEL 1
P-1-220	PLUMBING ROOF PLAN - CLASSROOM BLDG - ROOF
P-1-310	DOMESTIC WATER PLAN - CLASSROOM BLDG - LEVEL 1
P-3-310	DOMESTIC WATER PLANS - SCBA BLDG
P-4-601	PLUMBING DETAILS
P-4-602	PLUMBING DETAILS
P-4-701	PLUMBING TITLE 24
Sheet Count: 11	

SCOPE OF WORK

- PROVIDE DOMESTIC WATER TO SERVE THE CLASSROOM BUILDING AND SCBA BUILDING.
- PROVIDE DRAINAGE WASTE AND VENT TO SERVE THE CLASSROOM BUILDING AND SCBA BUILDING.
- SIZE AND SELECT 3 INSTANTANEOUS WATER HEATERS AND 1 ELECTRIC HEAT PUMP .

CLIENT

GENERAL SERVICES AGENCY GSA COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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	10/02/2024	50% DESIGN DEVELOPMENT

Project

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REGISTERED PROFESSIONAL ENGINEER CARLO BISCOCHO M 39690 Exp. 12/31/24 MECHANICAL STATE OF CALIFORNIA

Drawing Title

PLUMBING COVER SHEET

Drawing No.

P-0-000

PPE Project Number: 24071805

NOT FOR CONSTRUCTION

PLUMBING FIXTURE AND CONNECTION SCHEDULE

TAG	QUANTITY	FIXTURE / EQUIPMENT	DOMESTIC WATER		SANITARY SEWER	VENT	COMMENTS
			COLD	HOT			
WC-1	5	WATER CLOSET (WALL HUNG) PUBLIC TOILET	1-1/4"	-	4"	2"	WALL HUNG TYPE WATER CLOSET SLOAN MODEL WETS-2451.1101 INCLUDES ST-2459 FIXTURES AND SENSOR FLUSH VALVE SLOAN MODEL ECOS 8111-1.1 GPF, BATTERY POWER, ADA COMPLIANT
WC-2	2	WATER CLOSET FLOOR MOUNT	1-1/4"	--	4"	2"	WALL HUNG TYPE WATER CLOSET SLOAN MODEL WETS-2449.1200 INCLUDES ST-2449 WATER CLOSET AND SENSOR FLUSH VALVE WITH 0.125 GPF, BATTERY POWERED, ADA COMPLIANT.
UR-1	2	URINAL	1"	--	2"	2"	URINAL AND FLUSH VALVE COMBO BY SLOAN MODEL WEUS-7000.1401 INCLUDES SU-7009 FIXTURE AND ECOS 8186-0.125 SENSOR FLUSH VALVE WITH 0.125 GPF, BATTERY POWERED, ADA COMPLIANT
LAV-1	7	LAVATORY	1/2"	1/2"	2"	2"	VITREOUS CHINA OVAL UNDERMOUNT LAVATORY SLOAN MODEL SS-3001, SENSOR FAUCET SLOAN MODEL ESD-801-CP, COMBO FAUCET & SOAP COMBO, BATTERY POWERED FAUCET, 0.35 GPM
LAV-2	3	LAVATORY - WALL HUNG	1/2"	1/2"	2"	2"	VITREOUS CHINA WALL MOUNTED LAVATORY SLOAN MODEL SS-3165, SLOAN MODEL EBF-85, BATTERY POWERED FAUCET, 0.35 GPM
DF-1	1	DRINKING FOUNTAIN/BOTTLE FILLER	1/2"	--	1-1/2"	2"	ELKAY EZH2O MODEL LZWS-EDFP217K, NON-REFRIGERATED, FILTERED, BI-LEVEL ADA COOLER, WALL MOUNT, 115V/60Hz
SK-1	2	KITCHEN SINK	1/2"	1/2"	2"	2"	ELKAY LUSTERTONE CLASSIC STAINLESS STEEL ELUHAD421855, CHICAGO FAUCET- MANUAL SINK FAUCET 201-G8AE26-5-317AB, 1.0 GPM. GARBAGE DISPOSER, INSINKERATOR, BADGER, 1HP/120V/60HZ
SH-1	1	SHOWER	3/4"	3/4"	2"	2"	CHICAGO MODEL SH-PB1-03-000 PRESSURE BALANCING SHOWER SYSTEM WITH 1.5 GPM SHOWER HEAD
SH-2	3	ADA SHOWER	3/4"	3/4"	2"	2"	CHICAGO MODEL SH-PB1-13-040, SHOWER HEAD SYSTEM WITH PRESSURE BALANCING VALVE AND SHOWER HEAD, WALL MOUNTED WITH HAND SPRAY, 1.5 GPM MAX FLOW RATE
HB-1	4	HOSE BIBB	3/4"	--	--	--	ACORN-8121CP-LF WITH VACUUM BREAKER
HY-1	-	ROOF HYDRANT	3/4"	--	--	--	MODEL 2131RE BY FREEZEFLOW, NO DRAIN REQUIRED
MS-1	1	MOP SINK	3/4"	3/4"	3"	2"	FLORESTONE MODEL MSR-2424 MOP SINK BASIN, FAUCET CHICAGO MODEL 540-LDL12E1ABCP WITH VACUUM BREAKER
IM-1	1	ICE MACHINE	3/4"	--	--	--	
EEWS-1	1	EMERGENCY EYEWASH AND SHOWER	1-1/4"	1-1/4"	--	--	
WD-1	1	RESIDENTIAL WASHER DRYER	1/2"	1/2"	1"	2"	

PLUMBING WATER HEATER SCHEDULE

TYPE	EQUIPMENT NUMBER	DESCRIPTION	SERVICE	LOCATION	MANUFACTURER	MODEL	FLOW RATE	ELECTRICAL				COMMENTS
								KW	VOLT	PHASE	AMPS	
IWH	1	INSTANTANEOUS WATER HEATER	DOMESTIC HOT WATER SYSTEM	SCBA- RESTROOM -UNDER LAVATORY	STIEBEL- ELECTRON	DHC 4/6-2	0.35	2.9	208	1		SET MAXIMUM TEMPERATURE AT 105 DEGREES F
IWH	2	INSTANTANEOUS WATER HEATER	DOMESTIC HOT WATER SYSTEM	SCBA- EMERGENCY EYE WASH	EEMAX	AP054480 EFD	20	54	480	3	65	MAX OUTLET TEMPERATURE 90 DEGREES F, CONFORMS TO ANSI Z3581.1 TEPID WATER
IWH	3	INSTANTANEOUS WATER HEATER	DOMESTIC HOT WATER SYSTEM	CLASSROOM BUILDING - OUTDOOR KITCHEN	EEMAX	SPEX90TSN4	1.5	9	277	1	33	SET MAXIMUM TEMPERATURE AT 120 DEGREES F, OUTDOOR RATED
EWH	1	HEAT PUMP ELECTRIC WATER HEATER	DOMESTIC HOT WATER SYSTEM	LEVEL-1 MECH ROOM	LOCHINVAR	-	-	22	208	1	60	SET STORAGE TEMPERATURE AT 140 DEGREES F, PROVIDE SEISMIC RESTRAINT, INSTALL PER MANUFACTURER RECOMMENDATION. PROVIDE CONTROL POINTS IN CONTROL PANEL TO MONITOR.

SCBA COMPRESSOR

TYPE	EQUIPMENT NUMBER	DESCRIPTION	SERVICE	LOCATION	MANUFACTURER	MODEL	WORKING PRESSURE, PSI	CHARGING FLOW RATE, SCFM	ELECTRICAL			WEIGHT, LBS	COMMENTS
									KW	VOLT	PHASE		
CA	1	HIGH PRESSURE BREATHING AIR COMPRESSOR	BREATHING AIR	SCBA BUILDING	BAUER	UNICUS 4S/25H-E3	6000	25.2	15	460	3	4550	COMPLETE PACKAGE SYSTEM WITH ELECTRONIC CO MONITOR WITH CALIBRATION KIT, CFSS 5.3 FILL STATION, FOUR (4) 6,000 PSI ASME AIR STORAGE CYLINDERS, PANEL...

PIPING MATERIAL SCHEDULE (SEE SPEC'D ALSO)

PLUMBING SERVICE	MATERIAL	COPPER TYPE "L"	COPPER TYPE "K"	COPPER TYPE DWV (SOLDERED)	HUBLESS, CAST IRON SOIL PIPE CISPI HUBLESS COUPLINGS WITH NSF...	PVC SCHEDULE 40	REMARKS
SANITARY WASTE & VENT	ABOVE GROUND				X		--
	BELOW GRADE					X	--
STORM DRAIN	ABOVE GRADE				X		--
	BELOW GRADE					X	BRAZED
DOMESTIC COLD, HOT WATER, HOT WATER RETURN	ABOVE GRADE	X					HOT WATER AND HOT WATER RETURN PIPES TO BE INSULATED PER CPC
	BELOW GRADE		X				BRAZED
CONDENSATE	ABOVE GRADE			X			--
	-						--

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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Project

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Drawing Title

PLUMBING EQUIPMENT SCHEDULES

Drawing No.

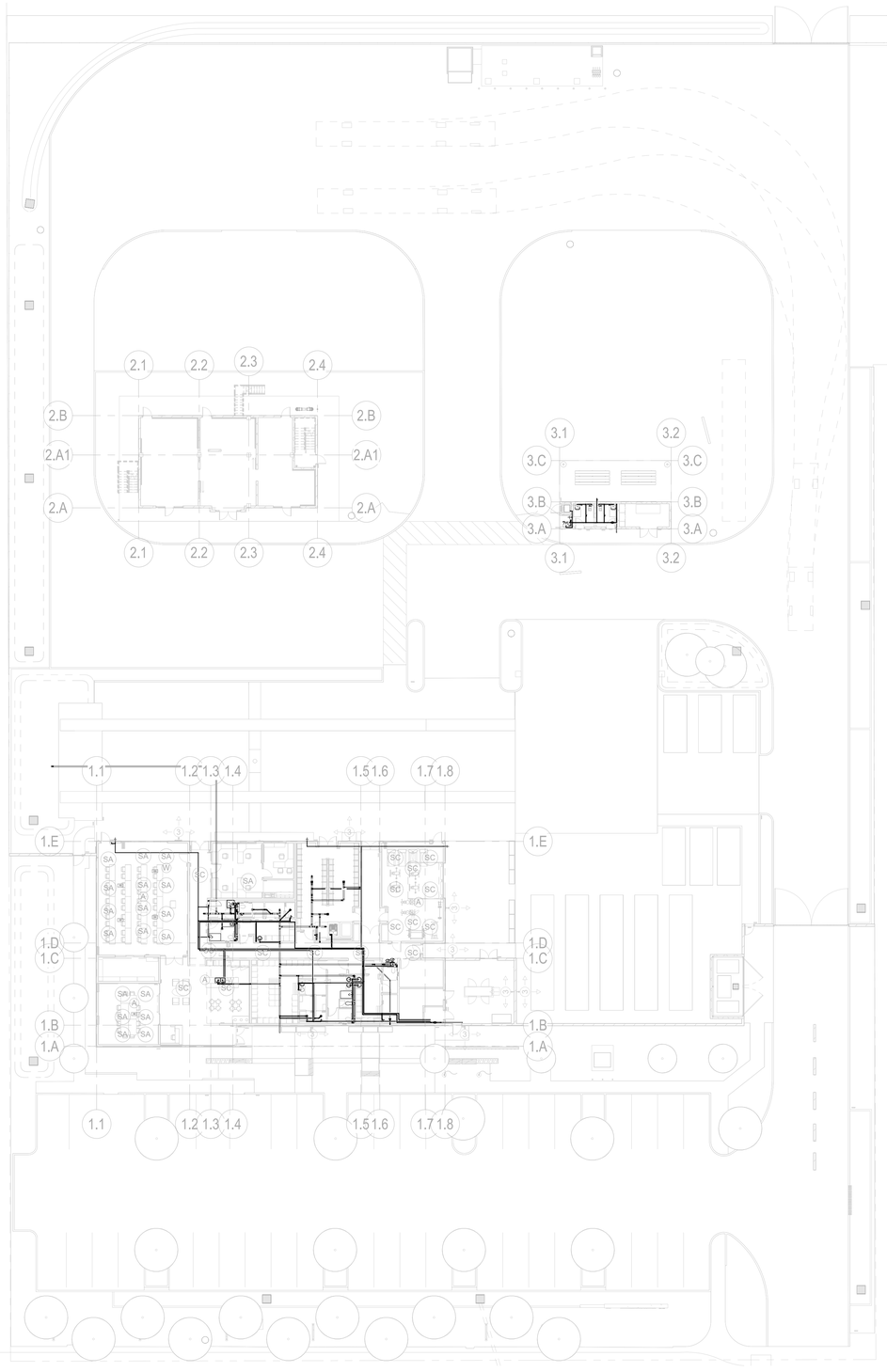
P-0-001

PPE Project Number: 240718O5

NOT FOR CONSTRUCTION

SHEET NOTES

1. ENTER TEXT
2. ENTER TEXT



1 PLUMBING SITE PLAN
1" = 20'-0"

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Drawing Title

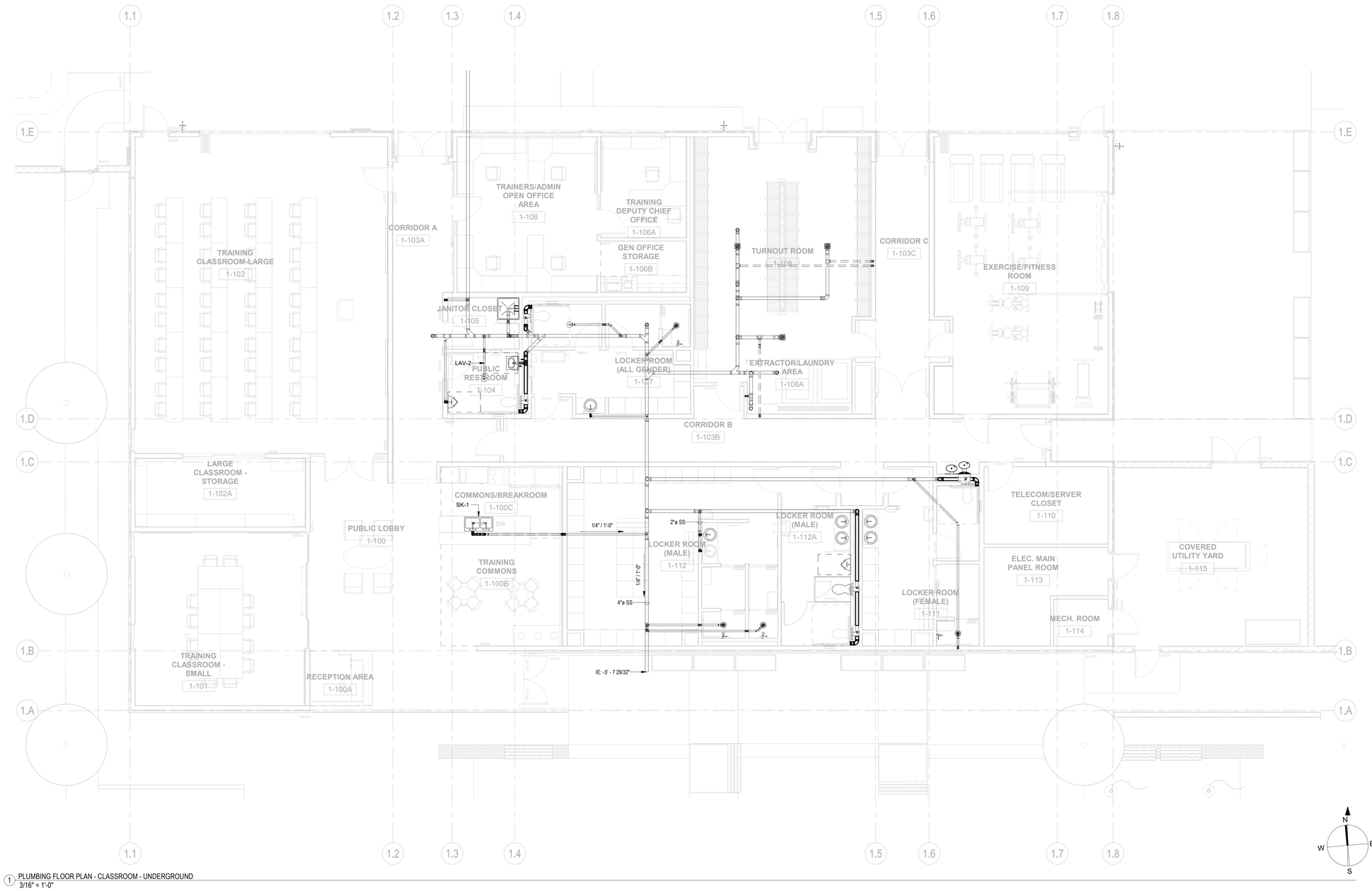
PLUMBING SITE PLAN

Drawing No.

P-0-002

PPE Project Number: 24071805

NOT FOR CONSTRUCTION



1 PLUMBING FLOOR PLAN - CLASSROOM - UNDERGROUND
3/16" = 1'-0"

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CARLO BISCOCHO — PROFESSIONAL ENGINEER — M 29690 Exp. 12/31/24 — MECHANICAL — STATE OF CALIFORNIA

Drawing Title

PLUMBING FLOOR PLAN - CLASSROOM BLDG - BELOW SLAB

Drawing No.

P-1-200

PPE Project Number: 24071805

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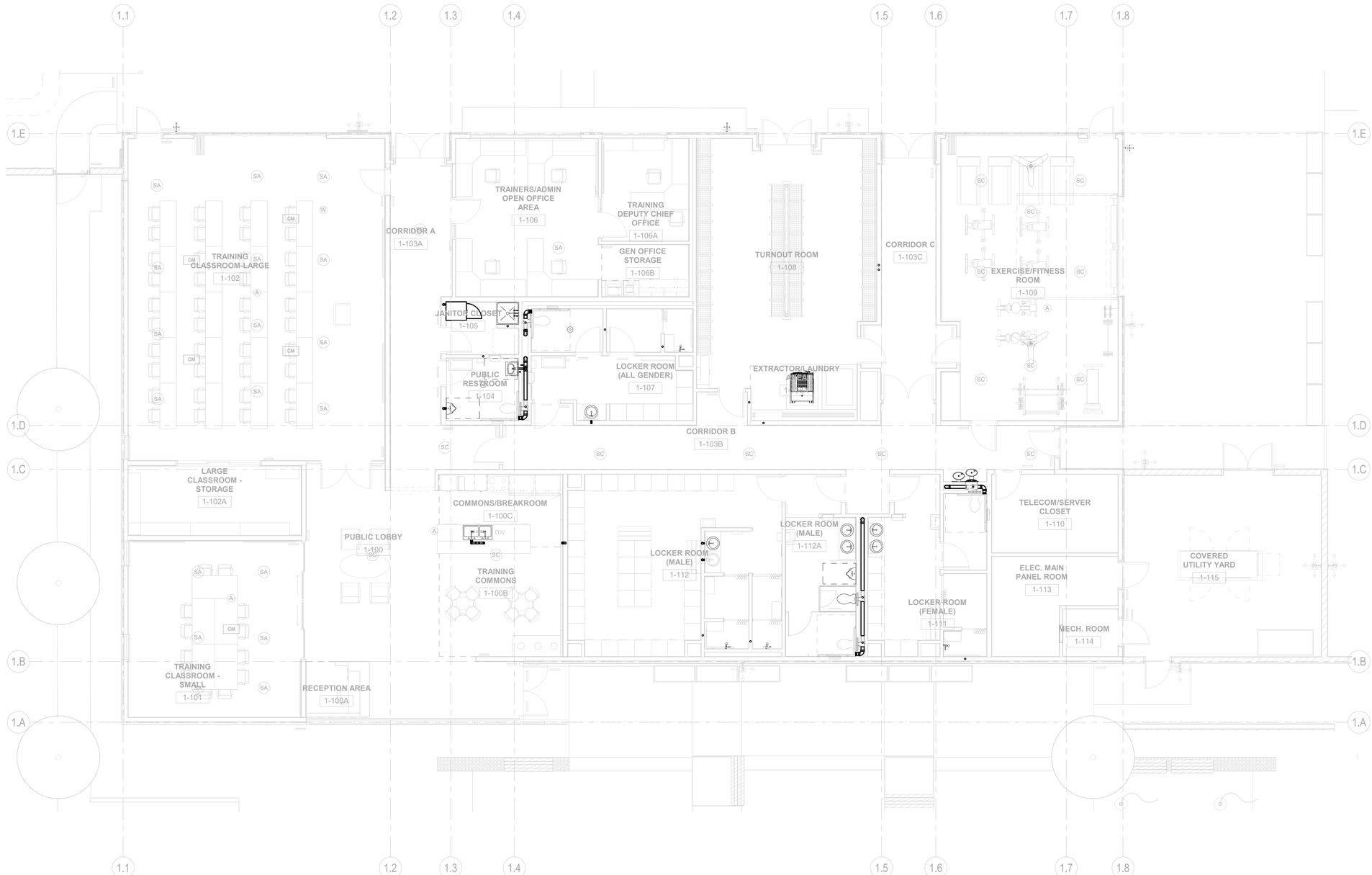

1 PLUMBING FLOOR PLAN - SANITARY VENT - CLASSROOM - LEVEL 1
3/16" = 1'-0"

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Drawing Title

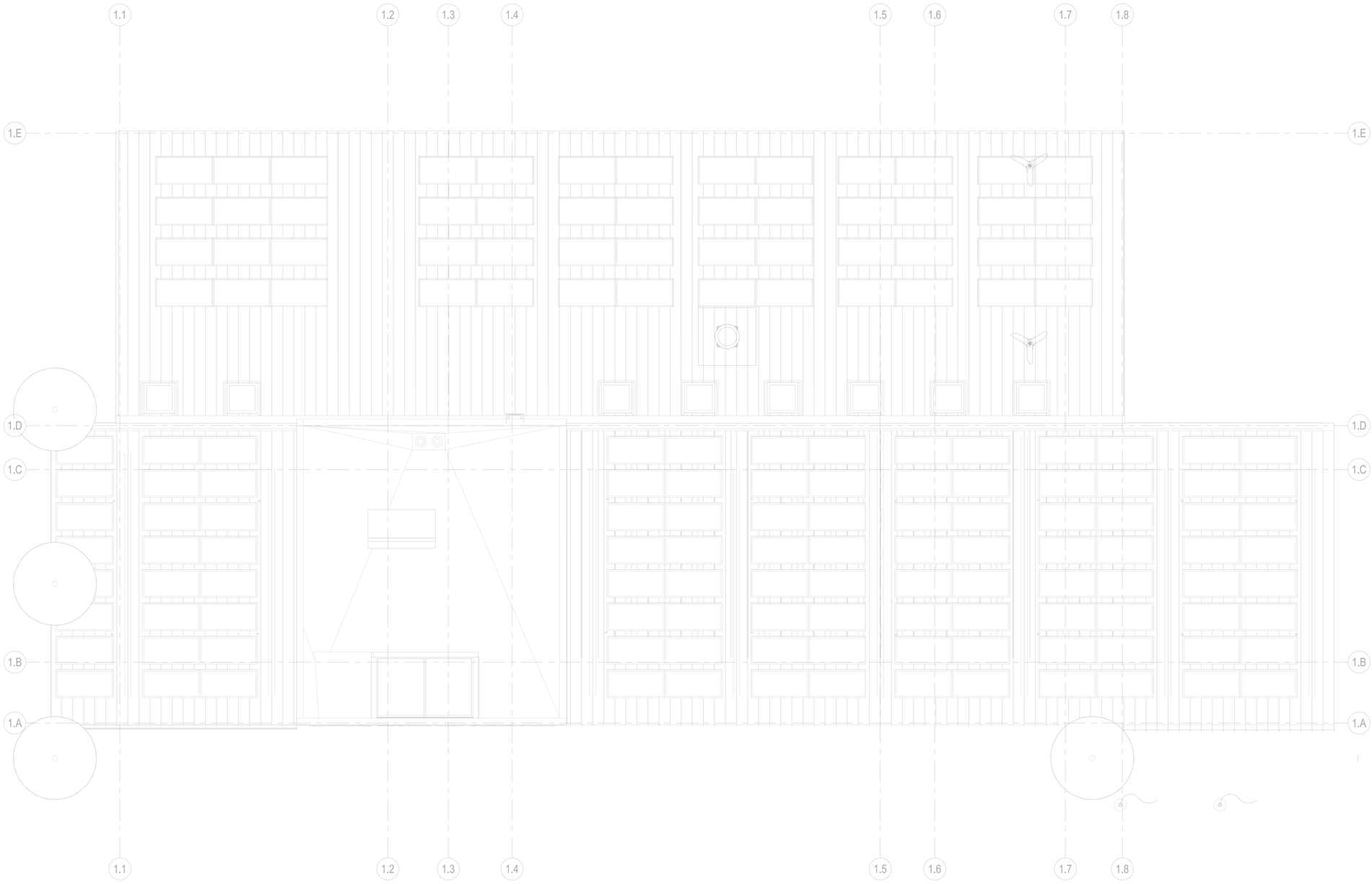
PLUMBING FLOOR PLAN - CLASSROOM BLDG - LEVEL 1

Drawing No.

P-1-210

PPE Project Number: 24071805

NOT FOR CONSTRUCTION



1 PLUMBING ROOF PLAN - SANITARY VENT - CLASSROOM
3/16" = 1'-0"

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE
DUBLIN, CA 94568

Engineer of Record

pragmatic PROFESSIONAL ENGINEERS
1885 Concourse Drive
San Jose, California 95131
Office | (408) 326-0815
pragmaticprofessionalengineers.com

Contractor

MATRIXHG BUILDING SOLUTIONS
115 Mason Circle
Concord, California 94520
Main Office: (925) 459-9200
License #: 812232
matrixhginc.com

REGISTERED PROFESSIONAL ENGINEER
CARLO BISCOCHO
M 39690
Exp. 12/31/24
MECHANICAL
STATE OF CALIFORNIA

Drawing Title

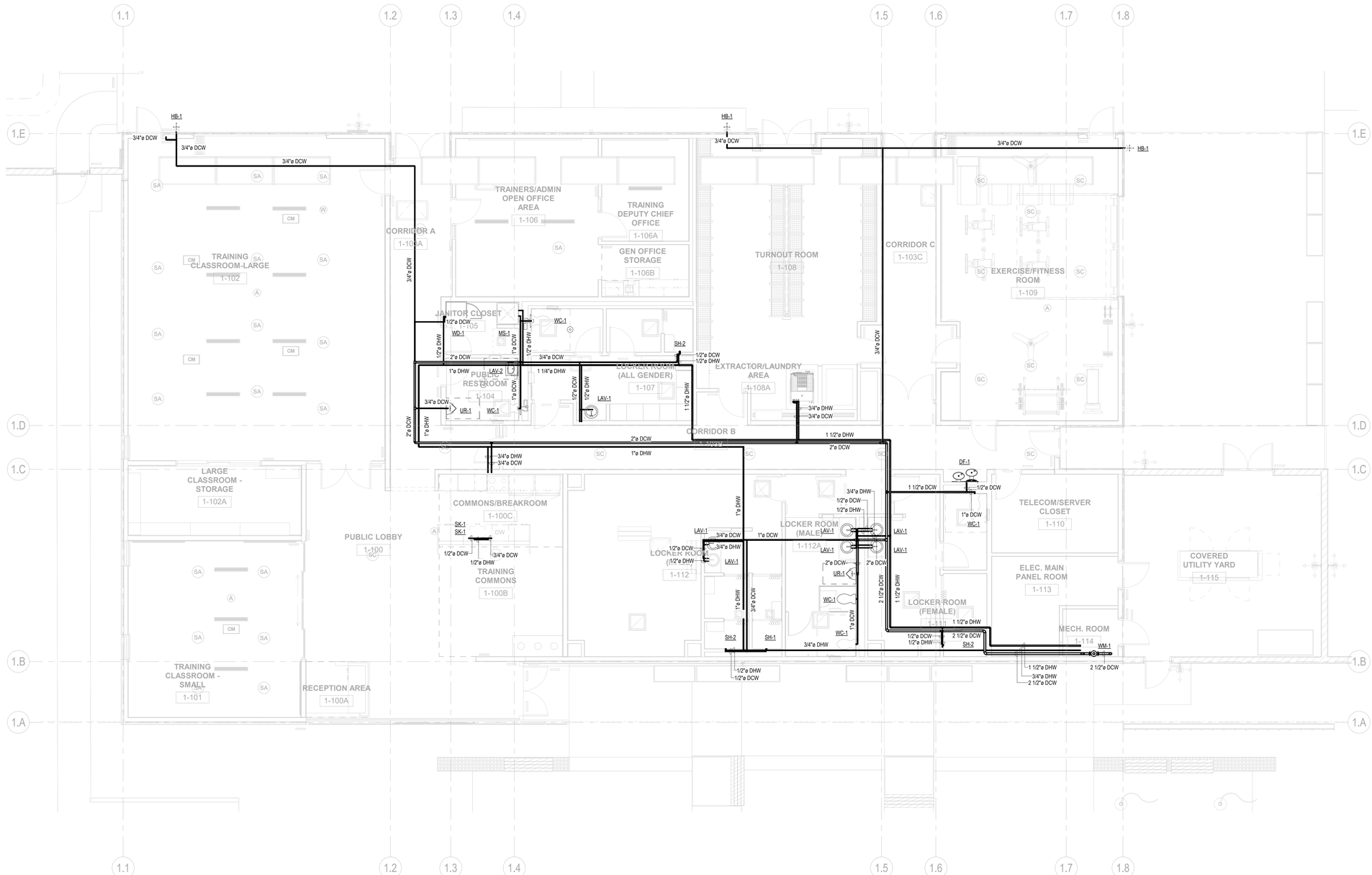
PLUMBING ROOF PLAN - CLASSROOM BLDG - ROOF

Drawing No.

P-1-220

PPE Project Number: 24071805

NOT FOR CONSTRUCTION



1 PLUMBING FLOOR PLAN - DOMESTIC WATER - CLASSROOM - LEVEL 1
3/16" = 1'-0"

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE
DUBLIN, CA 94568

Engineer of Record

pragmatic PROFESSIONAL ENGINEERS
1885 Concourse Drive
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115 Mason Circle
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License #: 812232
matrixhginc.com

REGISTERED PROFESSIONAL ENGINEER
CARLO BISCOCHO
M. 39690
Exp. 12/31/24
MECHANICAL
STATE OF CALIFORNIA

Drawing Title

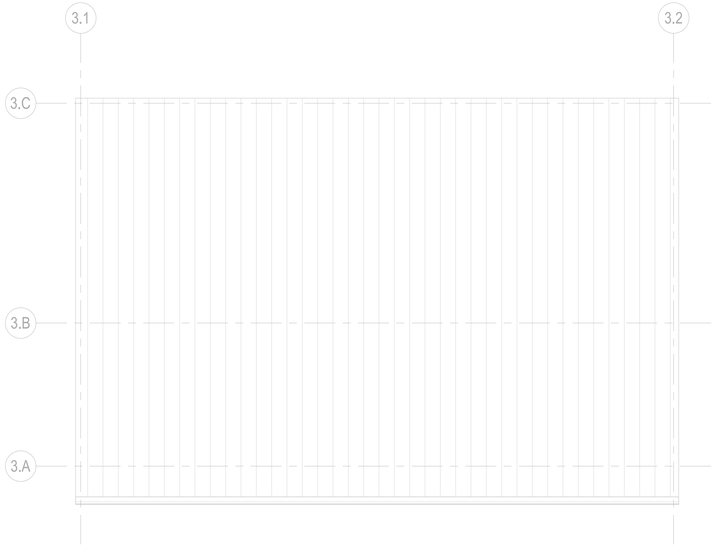
DOMESTIC WATER PLAN - CLASSROOM BLDG - LEVEL 1

Drawing No.

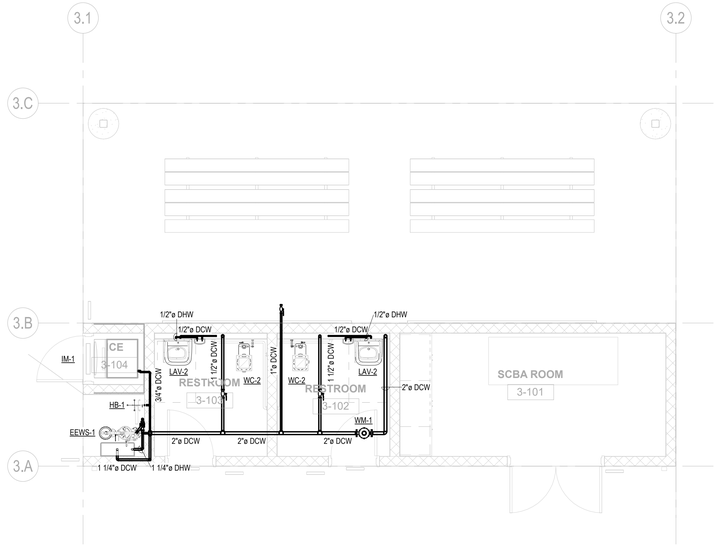
P-1-310

PPE Project Number: 24071805

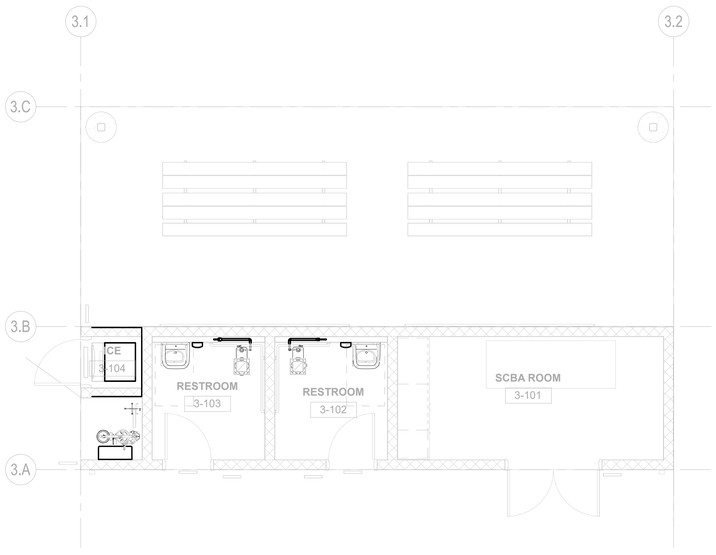
NOT FOR CONSTRUCTION



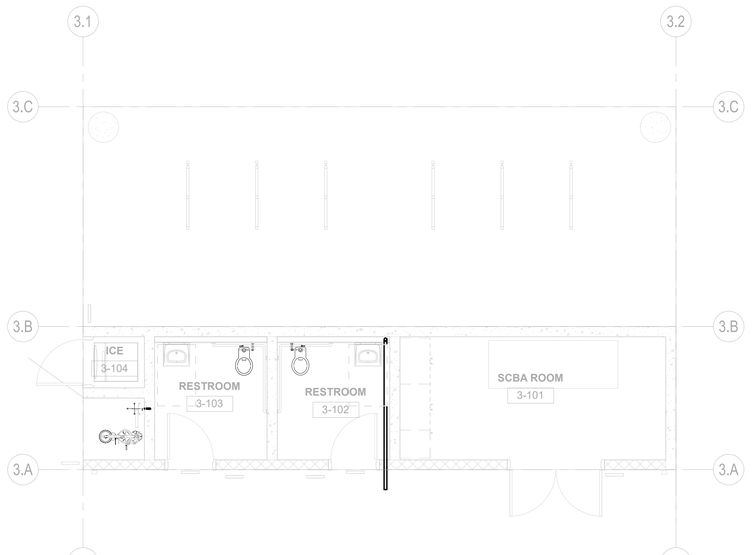
3 PLUMBING ROOF PLAN - SANITARY VENT - SCBA BLDG
1/4" = 1'-0"



4 PLUMBING FLOOR PLAN - DOMESTIC WATER - SCBA BLDG - LEVEL 1
1/4" = 1'-0"



2 PLUMBING FLOOR PLAN - SANITARY VENT - SCBA BLDG - LEVEL 1
1/4" = 1'-0"



1 PLUMBING FLOOR PLAN - SCBA BLDG - UNDERGROUND
1/4" = 1'-0"

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE
DUBLIN, CA 94568

Engineer of Record

pragmatic PROFESSIONAL ENGINEERS
1885 Concourse Drive
San Jose, California 95131
Office | (408) 326-0815
pragmaticprofessionalengineers.com

Contractor

MATRIXHG BUILDING SOLUTIONS
115 Mason Circle
Concord, California 94520
Main Office: (925) 459-9200
License #: 812232
matrixhginc.com

REGISTERED PROFESSIONAL ENGINEER
CARLO B. SCOCCHO
M. 339090
Exp. 12/31/24
MECHANICAL
STATE OF CALIFORNIA

Drawing Title

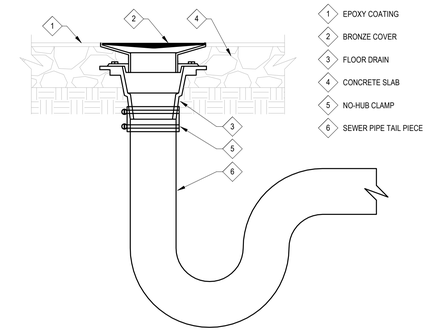
DOMESTIC WATER PLANS - SCBA BLDG

Drawing No.

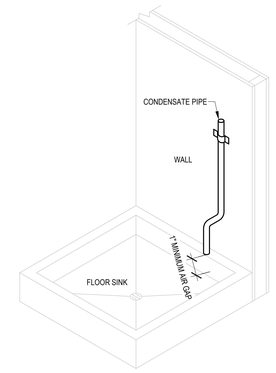
P-3-310

PPE Project Number: 24071805

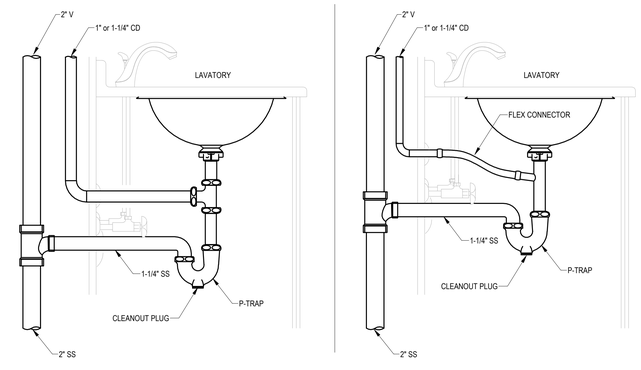
NOT FOR CONSTRUCTION



3 FLOOR DRAIN DETAIL
1/8" = 1'-0"



2 CONDENSATE AIR GAP DETAIL
1/8" = 1'-0"



1 CONDENSATE DISCHARGE TO LAVATORY DETAIL
1/8" = 1'-0"

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE
DUBLIN, CA 94568

Engineer of Record

pragmatic PROFESSIONAL ENGINEERS
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San Jose, California 95131
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115 Mason Circle
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Main Office: (925) 459-8200
License #: 812232
matrixhginc.com

REGISTERED PROFESSIONAL ENGINEER
CARLO BISCOCHO
M 39690
Exp. 12/31/24
MECHANICAL
STATE OF CALIFORNIA

Drawing Title

PLUMBING DETAILS

Drawing No.

P-4-601

PPE Project Number: 24071805

NOT FOR CONSTRUCTION

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE DUBLIN, CA 94568

Engineer of Record

pragmatic PROFESSIONAL ENGINEERS
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San Jose, California 95131
Office | (408) 326-0815
pragmaticprofessionalengineers.com

Contractor

MATRIXHG BUILDING SOLUTIONS...
115 Mason Circle
Concord, California 94520
Main Office: (925) 459-9200
License #: 812232
matrixhgInc.com

Drawing Title

PLUMBING DETAILS

Drawing No.

P-4-602

PPE Project Number: 24071805

NOT FOR CONSTRUCTION

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE DUBLIN, CA 94568

Engineer of Record

pragmatic PROFESSIONAL ENGINEERS
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pragmaticprofessionalengineers.com

Contractor

MATRIXHG BUILDING SOLUTIONS...
115 Mason Circle
Concord, California 94520
Main Office: (925) 459-9200
License #: 812232
matrixhgInc.com

Drawing Title

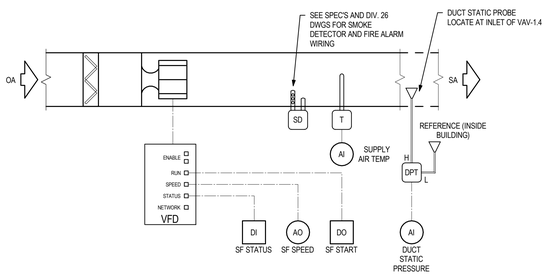
PLUMBING TITLE 24

Drawing No.

P-4-701

PPE Project Number: 24071805

NOT FOR CONSTRUCTION



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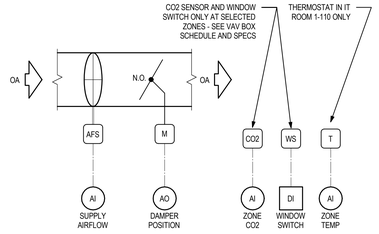
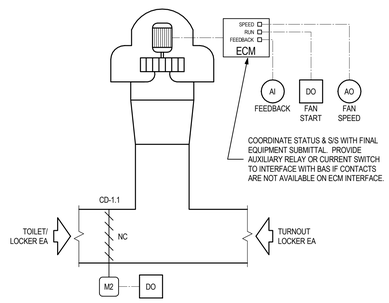
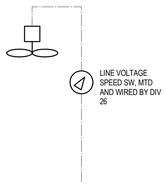


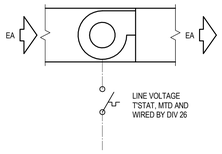
2 VAV BOX



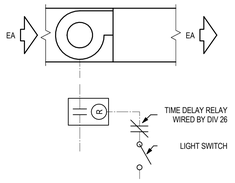
3 BUILDING RELIEF/EXHAUST FAN (EF-1.1)



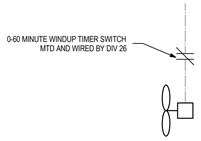
4 CEILING FAN



5 TRANSFER FAN (TF-1.1)



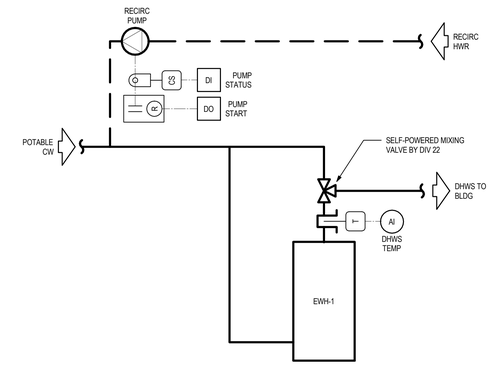
6 TOILET EXHAUST FAN (EF-3.1)



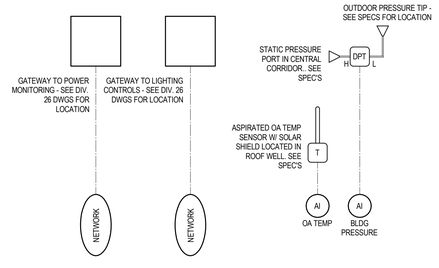
7 WALL HEATER

8 VRF CONTROL SYSTEM

9 VRF FAN COIL UNIT



10 DHW SYSTEM



11 MISCELLANEOUS POINTS

CONTROLS

GENERAL

- SA — SUPPLY AIR
- OA — OUTSIDE AIR
- RA — RETURN AIR
- EA — EXHAUST AIR

EQUIPMENT

- 2-WAY VALVE
- 3-WAY VALVE
- SD — SMOKE DETECTOR
- FAN-PROP
- CENTRIFUGAL HOUSED FAN
- FAN-PLUG
- FAN ARRAY
- PUMP
- INLINE PUMP
- FURNACE
- FILTER
- AIR FLOW STATION
- C / C — COIL
- OPPOSED BLADE DAMPER
- PARALLEL BLADE DAMPER
- BAROMETRIC DAMPER
- VAV DAMPER
- ENABLE, RUN, SPEED, NETWORK, VFD — VARIABLE SPEED DRIVE
- ENABLE, STATUS, SETPOINT — CONTROLLER
- M/S — HOT, AUTO, AUX — MOTOR STARTER

CONTROLS

EQUIPMENT (CONT'D)

- CONTACT (BOXED)
- CONTACT (UNBOXED)
- R — RELAY (1 CONTACT)
- R — RELAY (2 CONTACTS)
- SWITCH
- ACCUVALVE
- HX — HEAT EXCHANGER
- R — LIGHT

SENSORS

- STATIC PRESSURE TIP
- AFS FAN
- SENSOR WELL
- T — TEMPERATURE SENSOR & SENSOR WELL
- RH, T — HUMIDITY SENSOR (RH) OR TEMPERATURE SENSOR (T)
- T — AVERAGING TEMPERATURE SENSOR
- M — MODULATING ACTUATOR
- M2 — 2-POSITION ACTUATOR

DIGITAL POINT

- DO — HARDWIRED DIGITAL OUTPUT (DO) OR DIGITAL INPUT (DI)

ANALOG POINT

- AO — HARDWIRED ANALOG OUTPUT (AO) OR ANALOG INPUT (AI)
- NETWORK — NETWORK CONNECTION BETWEEN CONTROLLER AND DEVICE
- FLOW CROSS
- FM — FLOW METER
- CS — CURRENT SWITCH

CLIENT

GENERAL SERVICES AGENCY — COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

Salas O'Brien
salasobrien.com 408-282-1500
SAN JOSE
305 SOUTH 11TH STREET
SAN JOSE, CA 95122-2218

Project Number: 2402712

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
HVAC CONTROLS SCHEMATICS

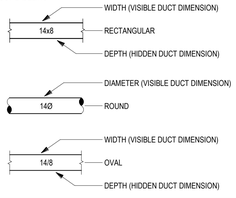
Drawing No.
0-BAS0.01

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

DUCT & DIFFUSERS

DUCT LABELING



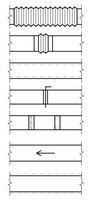
RECTANGULAR (SUPPLY)

RECTANGULAR (RETURN)

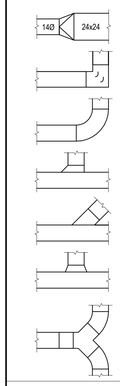
RECTANGULAR (EXHAUST)

ROUND (SUPPLY/EXHAUST/RETURN)

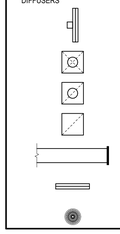
OVAL (SUPPLY/EXHAUST/RETURN)



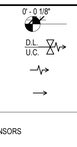
REPRESENTATIVE DUCT FITTINGS
(SEE SPECIFICATIONS FOR REQUIREMENTS)



DIFFUSERS



GENERAL



SENSORS

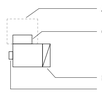
ELEVATION REFERENCE

T+9'10"	TOP OF DUCT, PIPE, GRILLE AT 9'10" AFF
T-EL+25'0"	TOP OF DUCT, PIPE, GRILLE AT 25'0" ABOVE 0'0" DATUM ELEVATION
B+9'10"	BOTTOM OF DUCT, PIPE, GRILLE AT 9'10" AFF
B-EL+25'0"	BOTTOM OF DUCT, PIPE, GRILLE AT 25'0" ABOVE REF ELEVATION
CL+9'10"	CENTER LINE OF DUCT, PIPE, GRILLE AT 9'10" ABOVE REF ELEVATION
CL-EL+25'0"	CENTER LINE OF DUCT, PIPE, GRILLE AT 25'0" ABOVE REF ELEVATION
[B+10'6"]	BOTTOM OF BEAM (STRUCTURE) AT THIS EXACT LOCATION
[W24X162 B+10'6"]	BOTTOM OF BEAM (STRUCTURE) ALONG LENGTH OF BEAM

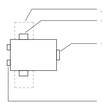
ELEVATIONS PROVIDED FOR REFERENCE ONLY - FINAL ELEVATIONS AND COORDINATION ARE THE RESPONSIBILITY OF THE CONTRACTOR

EQUIPMENT

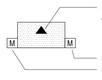
SINGLE DUCT VAV BOX



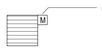
DUAL DUCT VAV BOX



VERTICAL FIRE SMOKE DAMPER



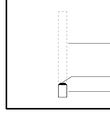
HORIZONTAL FIRE SMOKE DAMPER



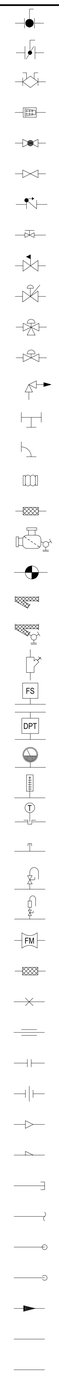
CONTROL DAMPER

SUSPENDED NATURAL VENTILATION INDICATOR LIGHT

VARIABLE SPEED DRIVE

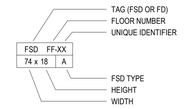


MECHANICAL PIPING

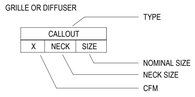


TAGS

FIRE SMOKE DAMPER & FIRE DAMPER



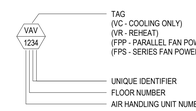
GRILLE OR DIFFUSER



SECTION MARK

EQUIPMENT TAG

VAV BOX TAG



MECHANICAL EQUIPMENT COLOR LEGEND

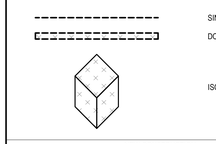
(FOR DRAWINGS IN COLOR)

- SUPPLY DUCT
- RETURN DUCT
- EXHAUST DUCT
- OUTSIDE AIR SUPPLY DUCT
- FSD (FIRE/SMOKE DAMPER)
- OTHER MECHANICAL EQUIPMENT
- CHILLED WATER PIPING
- HOT WATER PIPING
- CONDENSER WATER PIPING

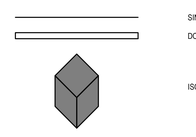
PHASING

EXISTING

DEMOLITION



NEW CONSTRUCTION



VR	VARIABLE VOLUME REHEAT
W	WIDTH
W/	WITH
W.A.P.	WALL ACCESS PANEL
WPD	WATER PRESSURE DROP IN FEET WATER COLUMN

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
Ø	ROUND
Φ	PHASE
(E)	EXISTING
(N)	NEW
(R)	RELOCATED
ABBR.	ABBREVIATION
ABS	ABSOLUTE
AF	AIRFOIL
AFF	ABOVE FINISHED FLOOR
AI	ANALOG INPUT
AO	ANALOG OUTPUT
AP	ACCESS PANEL
APD	AIR PRESSURE DROP IN INCHES WATER COLUMN
B+	BOTTOM ELEVATION
BD	BELT DRIVE
BDD	BACK DRAFT DAMPER
BF	BOTTOM FLAT
BHP	BRAKE HORSEPOWER
BP	BEAM PENETRATION
C.A.	COMBUSTION AIR
CAP	CAPACITY
CAP STAGE	CAPACITY STAGES
C.A.P.	CEILING ACCESS PANEL
CARTR	CARTRIDGE
CENTR	CENTRIFUGAL
CFF	CAP FOR FUTURE
CFM	CUBIC FEET PER MINUTE
CHOR	CHANGEOVER RETURN
CHOS	CHANGEOVER SUPPLY
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CL	CENTERLINE
CLG	CEILING
CO	CARBON MONOXIDE
CO2	CARBON DIOXIDE
COMP	COMPRESSOR
COP	COEFFICIENT OF PERFORMANCE
CCWR	CLOSED CONDENSER WATER RETURN
CCWS	CLOSED CONDENSER WATER SUPPLY
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DD	DIRECT DRIVE
DEFL	DEFLECTION
DELTA P	DIFFERENTIAL PRESSURE
DI	DIGITAL INPUT
DL	DRAIN LINE
DO	DIGITAL OUTPUT
DPS	DIFFERENTIAL PRESSURE SWITCH
DPT	DIFFERENTIAL PRESSURE TRANSMITTER/TRANSDUCER
E.A.	EXHAUST AIR
E-PWR	EMERGENCY POWER
ECM	ELECTRICALLY COMMUTATED MOTOR
EDB	ENTERING DRY BULB TEMPERATURE
EER	ENERGY EFFICIENCY RATING
EFF	EFFICIENCY
ET	EXPANSION TANK
ESP	EXTERNAL STATIC PRESSURE
EWB	ENTERING WET BULB TEMPERATURE
EWT	ENTERING WATER TEMPERATURE
FAS	FIRE ALARM SYSTEM
FD	FIRE DAMPER
FF	FOULING FACTOR
FPI	FINS PER INCH
FPF	FINS PER FOOT
FPM	FEET PER MINUTE
FPP	FAN POWERED PARALLEL VAV BOX
FPS	FAN POWERED SERIES VAV BOX
FSD	FIRE SMOKE DAMPER
FT	FEET
FT2	SQUARE FEET
GPM	GALLONS PER MINUTE
H	HEIGHT
H.B.	HOSE BIB
HEAD	PRESSURE RISE IN FEET OF WATER COLUMN
HP	HORSEPOWER
HRR	HEAT RECOVERY RETURN
HRS	HEAT RECOVERY SUPPLY
HS	HUMIDITY SENSOR
HWR / HHWR	HOT WATER RETURN / HEATING HOT WATER RETURN
HWS / HHWS	HOT WATER SUPPLY / HEATING HOT WATER SUPPLY
HX	HEAT EXCHANGER
ID	INSIDE DIMENSION
IN	INCHES
IN WC	INCHES OF WATER COLUMN
IPLV	INTEGRATED PART LOAD VALUE
KBH	1,000 BTUH
KW	KILOWATTS
LDB	LEAVING DRY BULB TEMPERATURE
LWB	LEAVING WET BULB TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MANUF	MANUFACTURER
MCA	MINIMUM CIRCUIT AMPS
MOCP	MAXIMUM OVERCURRENT PROTECTION
MED	MEDIUM
MERV	MINIMUM EFFICIENCY REPORTING VALUE
MIN	MINIMUM
MIN OA	MINIMUM OUTDOOR AIR CFM
MOD	MODULATING CAPACITY CONTROL
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NPLV	NON-STANDARD PART LOAD VALUE
O.F.	OVER FLOW
O-PWR	OPTIONAL STANDBY POWER
OA	OUTSIDE AIR
OADB	OUTDOOR AIR DRY BULB TEMPERATURE
OAWB	OUTDOOR AIR WET BULB TEMPERATURE
OD	OUTSIDE DIMENSION
OCC	OCCUPIED
OP WT	OPERATING WEIGHT
P.O.C.	POINT OF CONNECTION
P.C.	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PRESS	PRESSURE
PROP	PROPELLER
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH, ABSOLUTE
PSIG	POUNDS PER SQUARE INCH, GAUGE
QTY	QUANTITY
QTY@HxL	QUANTITY AT HEIGHT BY LENGTH
R.A.	RETURN AIR
RLA	RATED LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
REFR	REFRIGERANT
S.A.	SUPPLY AIR
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.M.	SHEET METAL
S-PWR	STANDBY POWER (LEGALLY REQUIRED)
SCT	SATURATED CONDENSING TEMPERATURE
SD	SMOKE DETECTOR
SENS	SENSIBLE
SST	SATURATED SUCTION TEMPERATURE
ST	STORAGE TANK
T+	TOP ELEVATION
TF	TOP FLAT
TS	TEMPERATURE SENSOR
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLTS
VFD	VARIABLE FREQUENCY DRIVE
VSD	VARIABLE SPEED DRIVE
VC	VARIABLE VOLUME COOLING ONLY

CLIENT

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Project Number: 2402712

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

GLEASON DRIVE,
DUBLIN, CA 94568

Architect of Record
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Contractor
OVERAA Construction

Drawing Title
HVAC LEGENDS AND ABBREVIATIONS

Drawing No.
0-M0.01

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

AIR HANDLING UNITS

TAG	MANUFACTURER & MODEL NO	SERVING	SUPPLY FANS										FILTER						OP WT (LBS)	ACCESSORIES	REMARKS
			TYPE	CFM	ESP	RPM	ISOLATION		ELECTRICAL				PREFILTER			FINAL					
					TSP		TYPE	DEFL	BHP	HP	V/Φ	VFD/ECM	TYPE	DEPTH	MERV-A	TYPE	DEPTH	MERV-A			
AH 1.1	DAIKIN SKYLINE OAH0050VGM	VAVS	PLENUM	2500	1.0 2.5	936	-	-	1.96	3	460/3	VFD	PLEAT	2"	8	BAG	21	15	920	ROOF CURB	INTERNAL SPRING ISOLATION FOR SUPPLY FAN

VRF AND SPLIT SYSTEM FAN COILS

TAG	MANUFACTURER & MODEL NO	SERVING	CLG CAP (KBH)	HTG CAP (KBH)	SUPPLY FAN		FILTER MERV	DBA	ELECTRICAL		OP WT (LBS)	ACCESSORIES	REMARKS
					CFM	ESP			MCA	V/Φ			
FC 1.1	DAIKIN FXMQ72MVJU	LARGE CLASSROOM	72	81	2050	0.4	8	49	9.5	208/3	310	LEAK DETECTOR, MERV 8 FILTER KIT	SPEED VARIES BASED ON LOAD, CONDENSATE PUMP WHERE REQUIRED, VIBRATION ISOLATE WITH 1" STATIC DEFLECTION UNHOUSED SPRING ISOLATORS
FC 1.2	DAIKIN FXMQ30PBVJU	SMALL CLASSROOM	24.7	34	1100	0.4	8	43	2.8	208/3	105	LEAK DETECTOR, MERV 8 FILTER KIT	SPEED VARIES BASED ON LOAD, CONDENSATE PUMP WHERE REQUIRED, VIBRATION ISOLATE WITH 1" STATIC DEFLECTION UNHOUSED SPRING ISOLATORS
FC 1.3	DAIKIN FXMQ30PBVJU	PUBLIC LOBBY	24.7	34	1100	0.4	8	43	2.8	208/3	105	LEAK DETECTOR, MERV 8 FILTER KIT	SPEED VARIES BASED ON LOAD, CONDENSATE PUMP WHERE REQUIRED, VIBRATION ISOLATE WITH 1" STATIC DEFLECTION UNHOUSED SPRING ISOLATORS
FC 1.4	DAIKIN FXMQ30PBVJU	OFFICE	24.7	34	1100	0.4	8	43	2.8	208/3	105	LEAK DETECTOR, MERV 8 FILTER KIT	SPEED VARIES BASED ON LOAD, CONDENSATE PUMP WHERE REQUIRED, VIBRATION ISOLATE WITH 1" STATIC DEFLECTION UNHOUSED SPRING ISOLATORS
FC 1.5	DAIKIN FXMQ54PBVJU	FITNESS ROOM	44.5	60	1625	0.4	8	46	3.4	208/3	105	LEAK DETECTOR, MERV 8 FILTER KIT	SPEED VARIES BASED ON LOAD, CONDENSATE PUMP WHERE REQUIRED, VIBRATION ISOLATE WITH 1" STATIC DEFLECTION UNHOUSED SPRING ISOLATORS
FC 1.6	DAIKIN FXMQ24PBVJU	CORRIDOR, TURNOUT LOCKER	19.8	27	690	0.4	8	42	1.8	208/3	80	LEAK DETECTOR, MERV 8 FILTER KIT	SPEED VARIES BASED ON LOAD, CONDENSATE PUMP WHERE REQUIRED, VIBRATION ISOLATE WITH 1" STATIC DEFLECTION UNHOUSED SPRING ISOLATORS
FC 1.7	DAIKIN FTK24NMVJU	IT ROOM	24	–	2100	0.1	8	53	–	–	30	WIRED THERMOSTAT	POWERED BY CU-2

VRF AND SPLIT SYSTEM CONDENSING UNITS

TAG	MANUFACTURER & MODEL NO	SERVING	COMP TYPE	REFRIGERANT		COOLING					HEATING					ELECTRICAL		SOUND DBA	OP WT (LBS)	REMARKS
				TYPE	LBS	OAT	KBTUH	KW	EER	IEER	OAT	KBTUH	KW	COP	COP17	V/Φ	MCA			
CU 1.1	DAIKIN REYQ240AAYDAYDN	FCU-1A THROUGH FCU-6	INVERTER SCROLL	410A	25.8	108	203	-	-	-	30	195	-	-	-	460/3	33.4	69	975	VIBRATION ISOLATE ON RUBBER WAFFLE PADS WITH 0.5" STATIC DEFLECTION
CU 1.2	DAIKIN RK24NMVJU	FCU-7	INVERTER SCROLL	410A	3.4	-	21.2	-	12.5	-	-	-	-	-	-	208/1	18.3	55	110	VIBRATION ISOLATE ON RUBBER WAFFLE PADS WITH 0.5" STATIC DEFLECTION

FANS

TAG	MANUFACTURER & MODEL NO	SERVING	TYPE	CFM	TSP	RPM	SONES	ELECTRICAL				OP WT (LBS)	ACCESSORIES	REMARKS
								BHP	HP	V/Φ	VFD/ECM			
EF 1.1	GREENHECK G-180-VG	BUILDING RELIEF/EXHAUST	CENTRIFUGAL DOWNBLAST FAN	2500	0.8	1200	10.3	0.54	1	120/1	ECM	100		24/7 OPERATION, NO BDD REQ'D, VIBRATION ISOLATE ON STRUCTURAL METAL BASE W/ 1" STATIC DEFLECTION UNHOUSED SPRING ISOLATORS
EF 3.1	GREENHECK G-070-D	RESTROOMS	CENTRIFUGAL DOWNBLAST FAN	150	0.3	1550	4.4	0.02	0.04	120/1	-	25		WIRED TO LIGHT SWITCH AND TIME DELAY RELAY BY DIV 26, ROOF CURB
TF 1.1	GREENHECK CSP-A200	ELECTRICAL ROOM	CABINET FAN	200	0.3	825	0.8	135 WATTS	-	120/1	-	40		LINE VOLTAGE THERMOSTAT WIRED BY DIV 26, VIBRATION ISOLATE WITH NEOPRENE HANGERS, 0.3" STATIC DEFLECTION
CF 1.1 CF 1.2	BIG ASS FANS HAIKU	FITNESS	5' BLADE	-	-	195	-	110 WATTS	-	120/1	-	20		WIRED BY DIV 26

BRANCH SELECTOR BOX

TAG	MANUFACTURER & MODEL NO	PORTS	MAX KBH EACH	MAX FC PER PORT	ELECTRICAL		OP WT (LBS)	ACCESSORIES	REMARKS
					MCA	V/Φ			
BSB 1.1	DAIKIN BSF8Q54TVJ	8	54	5	0.8	208/1	85	CLOSED PIPE KIT	

TEMPERATURE CONTROL PANELS

TAG	SERVING	DESCRIPTION	ELECTRICAL		OP WT (LBS)	ACCESSORIES	REMARKS
			PWR	V/Φ			
TCP 1.1	FIRST FLOOR	CONTROL PANEL	20A	120/1 O-PWR	45		SEE SPECS 250000
TCP 1.2	ROOF	CONTROL PANEL	20A	120/1 O-PWR	45		SEE SPECS 250000

CONTROL DAMPER TYPES

TAG	TYPE	END SWITCHES	MANUFACTURER	MODEL	SERVING	REMARKS
CD	A	NO	RUSKIN	CD-36	LOW VELOCITY	DIRECT-COUPLED ACTUATOR SPEC'D UNDER DIV 25

CONTROL DAMPER SCHEDULE

TAG	TAG ID	TYPE	WIDTH/ DIAMETER	HEIGHT	BLADE ACTION	EST # OF ACTUATORS	EST # OF END SWITCHES	NORMAL POSITION	FAIL POSITION	REMARKS
CD	1.1	A	20	12	PARALLEL	1	–	CLOSED	LAST	2-POSITION ISOLATION DAMPER

VAV BOXES

MARK	MANUF AND MODEL NO.	INLET SIZE	DESIGN CFM		TOTAL APD	NC	OCCUPIED-STANDBY	CO2 CONTROL	WEIGHT (LBS)	REMARKS
			MAX	MIN						
VAV-1.1	PRICE RDV	10	825	215	<0.5	-	Y	Y	-	
VAV-1.2	PRICE RDV	6	300	75	<0.5	-	Y	Y	-	
VAV-1.3	PRICE RDV	6	350	155	<0.5	-	Y	N	-	
VAV-1.4	PRICE RDV	6	300	110	<0.5	-	Y	N	-	
VAV-1.5	PRICE RDV	6	350	135	<0.5	-	Y	N	-	
VAV-1.6	PRICE RDV	6	300	190	<0.5	-	N	N	-	
VAV-1.7	PRICE RDV	8	500	0	<0.5	-	N	N	-	

WALL HEATERS

TAG	MANUFACTURER & MODEL NO	DESCRIPTION	CAPACITY	DESIGN CONDITIONS	ELECTRICAL		OP WT (LBS)	ACCESSORIES	REMARKS
					PWR	V/Φ			
WH 1.1 WH 1.2 WH 1.3	QMARK CWH150F	WALL HEATER	5.1 KBH	-	1500 W	120/1	30	INTEGRAL THERMOSTAT	TIMER SWITCH PROVIDED BY DIV 25, INSTALLED BY DIV 26.

SOUND CRITERIA

SPACE TYPE	MAXIMUM HVAC SOUND LEVEL
RESTROOM	NC 50
CIRCULATION, GYM, LOCKER ROOM	NC 45
OPEN OFFICE, LOBBY/RECEPTION, COMMONS/KITCHEN	NC 40
PRIVATE OFFICE	NC 35
CLASSROOM	NC 30

CLIENT

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ALAMEDA COUNTY FIRE TRAINING CENTER

GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
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OVERAA Construction

Drawing Title
HVAC SCHEDULES

Drawing No.
0-M0.02

SKA Project Number: 2020096

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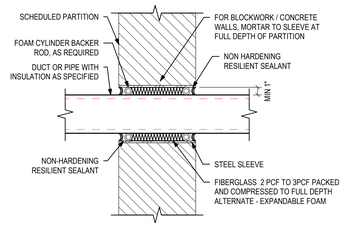
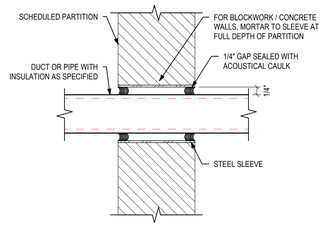


GENERAL NOTES:

1. DUCT AND PIPE SUPPORTS TO BE SPACED SUFFICIENTLY FROM PARTITION LINE TO ALLOW ACCESS FOR INSTALLATION AND SEALING.

2. IN BLOCKWORK PARTITIONS, THICKNESS OF STEEL SLEEVE TO BE SUFFICIENT TO SUPPORT MORTAR ABOVE. MINIMUM THICKNESS 1/16 INCH.

1 GREATER THAN 3" DUCT & PIPE PENETRATION FOR SOUND-ISOLATING WALLS



GENERAL NOTES:

1. DUCT AND PIPE SUPPORTS TO BE SPACED SUFFICIENTLY FROM PARTITION LINE TO ALLOW ACCESS FOR INSTALLATION AND SEALING.

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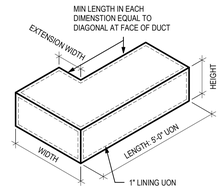
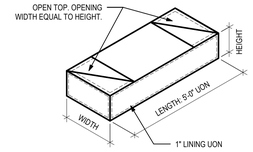
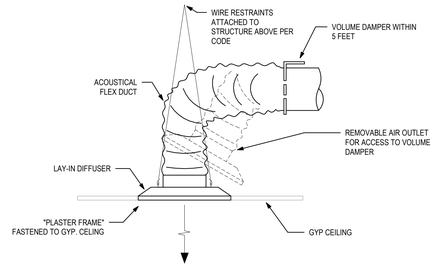
2 LESS THAN 3" DUCT & PIPE PENETRATION FOR SOUND-ISOLATING WALLS



3 L SOUND BOOT



4 SOUND BOOT



5 REMOVABLE AIR OUTLET AT GYP. CEILING

NOTE: INSTALL HANGER TO AVOID CONTACT BETWEEN ROD AN FAN COIL UNIT HOUSING

6 DUCTED FANS

7 EXHAUST FAN

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GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

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OVERAA Construction

Drawing Title

HVAC DETAILS

Drawing No.

0-M4.01

SKA Project Number: 2020096

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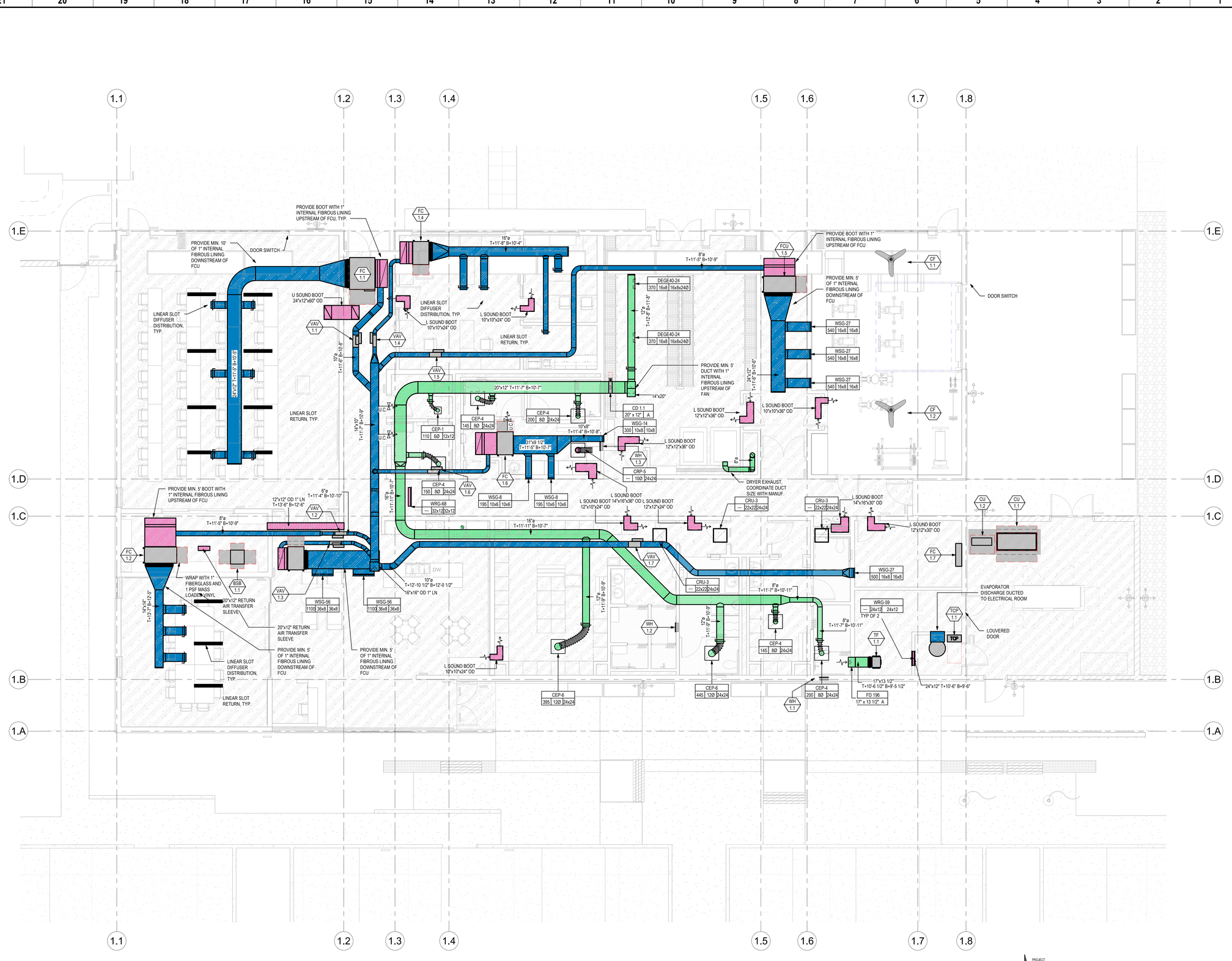

1 HVAC PLAN - CLASSROOM BUILDING
3/16" = 1'-0"

PROJECT NORTH

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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DUBLIN, CA 94568

Architect of Record

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Contractor

OVERAA Construction

Drawing Title

LEVEL 1 HVAC FLOOR PLAN - CLASSROOM BUILDING

Drawing No.

1-M2.01

SKA Project Number: 2020096

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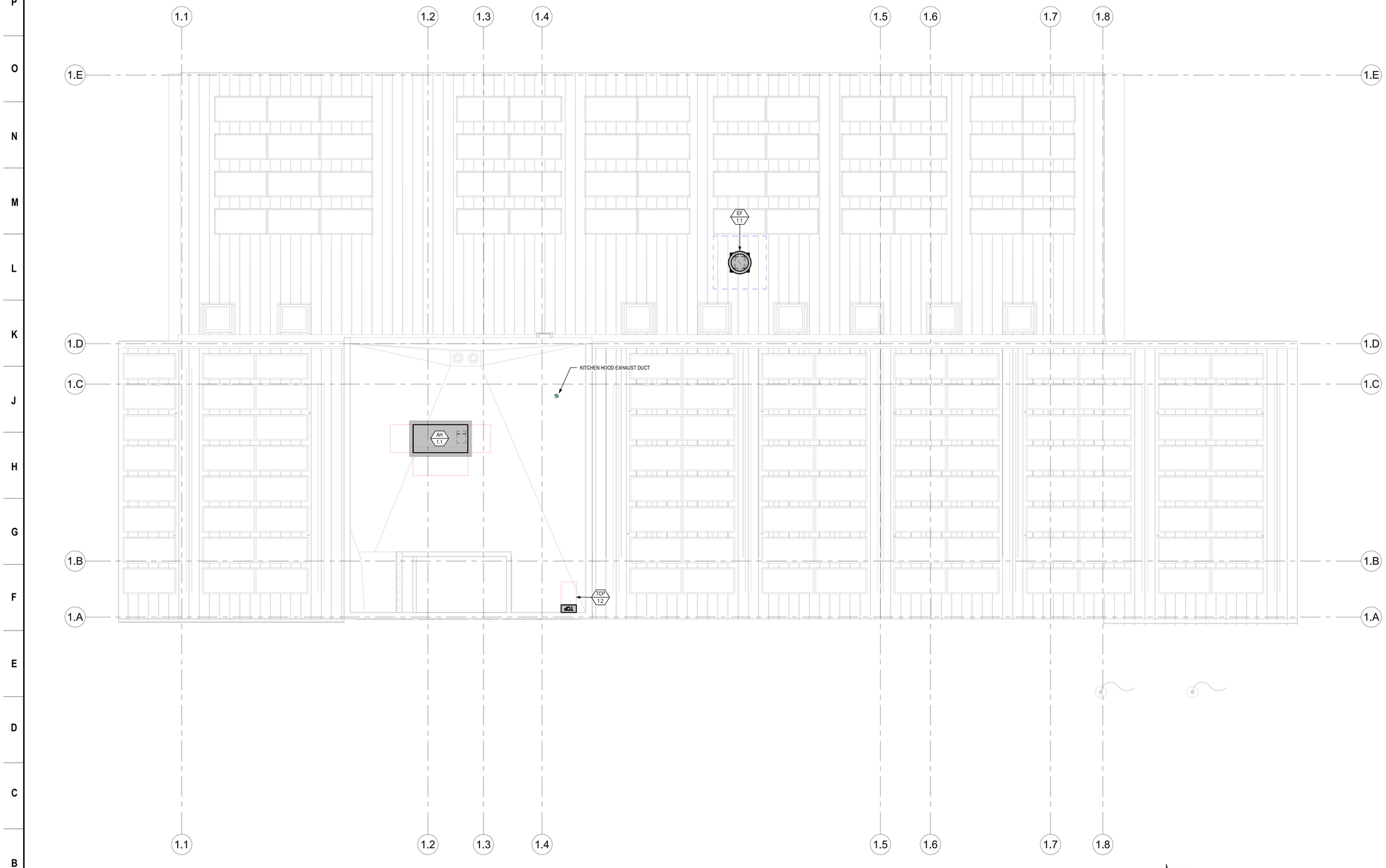

1 ROOF HVAC PLAN - CLASSROOM BUILDING
3/16" = 1'-0"

PROJECT NORTH

CLIENT

ALAMEDA COUNTY
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Drawing Title
ROOF HVAC PLAN - CLASSROOM BUILDING

Drawing No.
1-M2.02

SKA Project Number: 2020096

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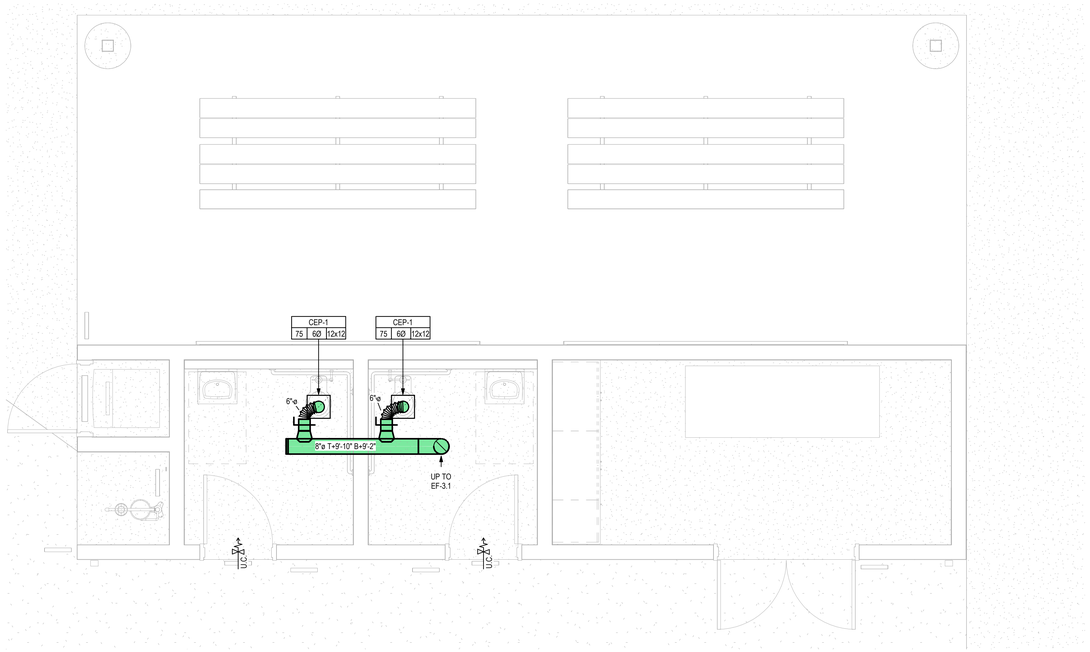
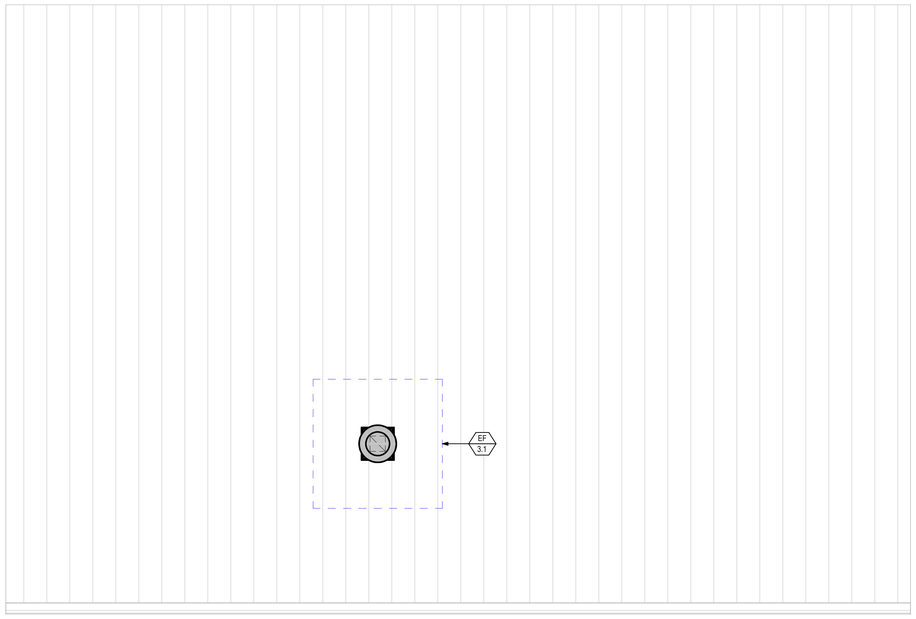


1 HVAC PLAN - SCBA BUILDING
3/8" = 1'-0"



2 HVAC ROOF PLAN - SCBA BUILDING
3/8" = 1'-0"

CLIENT

ALAMEDA COUNTY
GENERAL SERVICES
AGENCY

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Salas O'Brien
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Project Number: 2402712

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project
ALAMEDA COUNTY FIRE TRAINING CENTER
GLEASON DRIVE,
DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
HVAC FLOOR PLAN - SCBA BUILDING

Drawing No.
3-M2.01

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

GENERAL NOTES

GENERAL

1. PROVIDE ELECTRICAL INSTALLATION IN ACCORDANCE W/ NATIONAL ELECTRICAL CODE, NATIONAL ELECTRICAL SAFETY CODE, LOCAL CODES, ORDINANCES, AND REQUIREMENTS OF UTILITY COMPANIES FURNISHING SERVICES TO INSTALLATION.
2. PROVIDE ITEMS NECESSARY TO COMPLETE ELECTRICAL SYSTEMS. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EVERY CONDUIT, BOX, CONDUCTOR, OR SIMILAR ITEMS FOR A COMPLETE INSTALLATION.
3. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND DETERMINE CONDITIONS WHICH MAY AFFECT BID. ANY ITEMS NOT FULLY UNDERSTOOD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
4. "REF" INDICATIONS DENOTE WORK COVERED ELSEWHERE (ARCHITECTURAL, STRUCTURAL, OR MECHANICAL).
5. WHEREVER THE WORD "PROVIDE" IS USED, IT MEANS FURNISH AND INSTALL COMPLETE AND READY FOR USE.
6. PROVIDE CONDUCTORS AND RACEWAYS PER NATIONAL ELECTRICAL CODE.

MATERIALS AND METHODS

7. PROVIDE RACEWAY AND WIRING AS NOTED, ROUTED CONCEALED WITHIN BUILDING STRUCTURE WHEREVER POSSIBLE (EXCEPTIONS INCLUDE GARAGE & BOH/UTILITY ROOMS). ANY EXPOSED WIRING IS TO BE SENT AS AN RFI FOR OWNER, ARCHITECT, & ENGINEER REVIEW.
8. WIRING: MINIMUM TO BE #12 AWG WIRE IN COMMON AREAS; #14 ALLOWED WITHIN DWELLING UNITS ONLY. NON-METALLIC CABLE (ROMEX) IS ALLOWED IN TYPE III OR V CONSTRUCTION ONLY, INSTALLED PER NEC.
9. WIRING: UNLESS OTHERWISE NOTED, UPSIZE BRANCH CIRCUITS AS NECESSARY TO LIMIT VOLTAGE DROP TO 2% MAXIMUM.
10. WIRING: POWER WIRING SHALL BE COPPER, THWN/THHN, INSULATED FOR 600V. ALUMINUM CONDUCTORS ARE PERMITTED FOR FEEDERS 100 AMPS OR LARGER. IF CHANGING TO ALUMINUM, INCREASE WIRE AND CONDUIT SIZE TO EQUAL OR EXCEED DESIGNED COPPER RATING (INCLUDING GROUND).
11. DISCONNECTS:
    11.1. PROVIDE DISCONNECTS (FUSED AND UNFUSED) AS SHOWN AND REQUIRED BY CODE FOR EQUIPMENT FURNISHED UNDER ELECTRICAL AND MECHANICAL SCOPES OF WORK. REFER TO COORDINATION MATRIX.
    11.2. INDOOR DISCONNECTS: ALLOWED TO BE INSTALLED ABOVE A CEILING PER 404.8 EX:2. PROVIDE ACCESS PANEL MINIMUM 22" X 22" PER 110.26(A)(4).
12. SUPPORT: SUPPORT LIGHT FIXTURES FROM BUILDING STRUCTURE. DO NOT SUPPORT FIXTURES FROM SUSPENDED CEILING.
13. LABELS: ENCLOSURES FOR ELECTRICAL PANELS, TIME SWITCHES, DISCONNECTS, STARTERS, CONTACTORS, PULL BOXES, ETC. SHALL BE PERMANENTLY LABELED TO IDENTIFY THEIR DESIGNATION OR UNIT SERVED. PANEL SCHEDULES MUST BE TYPED. PROVIDE NEW LABELS FOR ANY EXISTING WORK REDONE.
14. PAINTING: ELECTRICAL ENCLOSURES SHALL BE PAINTED TO MATCH ADJACENT WALL.
15. COVERPLATES: PROVIDE AS FOLLOWS, SUBMIT SAMPLE OF EACH FOR APPROVAL:
    15.1. COMMERCIAL KITCHENS: STAINLESS STEEL SWITCH PLATES, WITH BLACK DEVICES.
    15.2. ALL OTHER AREAS: WHITE COLOR PLASTIC.
16. OUTLET BOXES SHALL NOT BE INSTALLED BACK TO BACK.

NEUTRALS

17. AT CONTRACTORS DISCRETION, NEUTRALS MAY BE SHARED ON COMBINED HOMERUNS UNLESS THE CIRCUIT HAS A GFCI OR AFCI BREAKER, AN ISOLATED GROUND, OR IS FROM A PANEL WITH SPD (TVSS) PROTECTION. ANY NEUTRAL DOWNSTREAM FROM A DIMMER SHALL BE DEDICATED TO THE DIMMED LOAD.

LIGHTING

18. PROVIDE LIGHT FIXTURES W/ PROPER FITTING FLANGES, MOUNTING SUPPORTS, AND ACCESSORY ITEMS UL LISTED FOR CONDITIONS OF USE.
19. LOW VOLTAGE LIGHTING
    19.1. PROVIDE LOW VOLTAGE TRANSFORMERS IN NEARBY ACCESSIBLE CEILING SPACE.
    19.2. PROVIDE LOW VOLTAGE CONDUCTORS SIZED PER MANUFACTURER'S GUIDELINES TO MINIMIZE VOLTAGE DROP.

LIGHTING CONTROL

20. THE MAXIMUM LIGHTING POWER THAT MAY BE CONTROLLED FROM A SINGLE SWITCH OR AUTOMATIC CONTROL SHALL NOT EXCEED THAT WHICH IS PROVIDED BY A TWENTY AMPERE CIRCUIT LOADED TO EIGHTY PERCENT. A MASTER CONTROL MAY BE INSTALLED, PROVIDED THE INDIVIDUAL SWITCHES RETAIN THEIR CAPABILITY TO FUNCTION INDEPENDENTLY.
21. EXIT SIGNS, BATTERY BALLASTS, & EMERGENCY FIXTURES SHALL BE CONNECTED TO AN UNSWITCHED LEG OF THE DESIGNATED CIRCUIT.
22. ALL LIGHTING SWITCHES SHALL BE MOUNTED WITH TOP OF SWITCH AT 48" AFF, OR 44" AFF IF OVER OBSTRUCTION.

MISCELLANEOUS

23. PROVIDE STANDARD OUTLETS AND SWITCHES THROUGHOUT.
24. PROVIDE ALL NECESSARY FIRE CAULKING & FIRE STOPPING FOR ALL ELECTRICAL EQUIPMENT.
25. TAMPER RESISTANT RECEPTACLES ARE REQUIRED FOR ALL 15A AND 20A 120V RECEPTACLES LOCATED IN DWELLING UNITS.

LEGEND

##	LIGHT FIXTURE CALLOUT
	ILLUMINATED EXIT SIGN, ARROWS AS INDICATED
$	SINGLE POLE, SINGLE THROW LIGHT SWITCH, 20A (WP = WEATHERPROOF COVER)
$3	THREE-WAY LIGHT SWITCH, 20A
$4	FOUR-WAY LIGHT SWITCH, 20A
$T	TIMER SWITCH
$D	DIMMER SWITCH
$a	SWITCH, SINGLE POLE; WITH SWITCHING SUBSCRIPT 'a'
$OS	OCCUPANCY SENSOR, WALL MOUNTED
OS	OCCUPANCY SENSOR, CEILING MOUNTED
	SINGLE RECEPTACLE, GROUNDED
GS	GAS STOVE SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE, 1/2 HOT
GFCI	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFCI)
	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFCI) LOCATED ABOVE COUNTER
	QUAD RECEPTACLE, GROUNDED
TV	TELEVISION CABLE OUTLET
	TELEPHONE OUTLET, MOUNTED AT 18" UNLESS OTHERWISE INDICATED
	DATA OUTLET, MOUNTED AT 18" UNLESS OTHERWISE INDICATED
	TELEPHONE & DATA OUTLET IN DUPLEX BOX
TV	SINGLE GANG JBOX WITH 1 DATA AND 1 TV OUTLET
	PANELBOARD
T	THERMOSTAT
	MOTOR CONNECTION
	SPECIAL PURPOSE RECEPTACLE AS NOTED
SD	PHOTOELECTRIC SMOKE ALARM (120V IN APARTMENT UNITS, POWERED BY FIRE ALARM SYSTEM ELSEWHERE)
SD	COMBINATION SMOKE & CARBON MONOXIDE ALARM (120V IN APARTMENT UNITS, POWERED BY FIRE ALARM SYSTEM ELSEWHERE)
T	THERMOSTAT
PC	PHOTOCELL
WP GFCI	DUPLEX RECEPTACLE, GFCI WITH WEATHERPROOF COVER EXTRA DUTY AND WEATHER RESISTANT RECEPTACLE
	FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE

CODES

CODES:

- CALIFORNIA ELECTRIC CODE 2022
- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA FIRE CODE 2022
- NATIONAL ELECTRIC CODE 2020
- CALIFORNIA TITLE-24 ENERGY CODE 2022

ABBREVIATIONS

A	AMPERE
AC	ALTERNATING CURRENT, ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
AMP	AMPERE
AWG	AMERICAN WIRE GAUGE
CEC	CALIFORNIA ELECTRICAL CODE
CKT	CIRCUIT
CO	CARBON MONOXIDE
CLG	CEILING
CT	CURRENT TRANSFORMER
Cu	COPPER
DISP	GARBAGE DISPOSAL
DN	DOWN
DW	DISHWASHER
EXIST	EXISTING
EF	EXHAUST FAN
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NON-METALLIC TUBING
EQUIP	EQUIPMENT
FLR	FLOOR
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
GRS	GALVANIZED RIGID STEEL
H	HOOD
HP	HORSEPOWER
HPWH	HEAT PUMP WATER HEATERS
KW	KILOWATT
LTG	LIGHTING
MIN	MINIMUM
MPOE	MAIN POINT OF ENTRY
N	NEUTRAL
NEC	NATIONAL ELECTRICAL CODE (NFPA-70)
NTS	NOT TO SCALE
OS	OCCUPANCY SENSOR
PC	PHOTOCELL
PVC	POLYVINYL CHLORIDE
PWR	POWER
RECEPT	RECEPTACLE
ROMEX	ELECTRICAL NM CABLE
SD	SMOKE DETECTOR
TYP	TYPICAL
UG	UNDERGROUND
V	VOLTS
VS	VACANCY SENSOR
W	WATTS
WP	WEATHERPROOF
W/	WITH

DRAWING INDEX

DWG	DESCRIPTION	INCLUDED IN SET 9/26/24 SDP&D	SHEETS WITH REVISIONS
E0.00	GENERAL NOTES, SHEET INDEX, LEGEND, ABBREV.	●	
E0.01	LUMINAIRE SCHEDULE	●	
E0.02	ONELINE DIAGRAM	●	
E1.10	SITE LIGHTING PLAN	●	
E1.11	SITE PHOTOMETRIC CALCULATIONS	●	
E1.12	SITE POWER PLAN	●	
1-E2.10	CLASSROOM LIGHTING	●	
1-E2.11	CLASSROOM POWER	●	
2-E2.10	TRAINING TOWER - LIGHTING/POWER	●	
3-E2.10	SCBA - LIGHTING/POWER	●	

CLIENT

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EMERALD CITY ENGINEERS, INC

REGISTERED PROFESSIONAL ENGINEER
ADAM C. FRENCH
E19421
EXP. 3-31-25
ELECTRICAL
STATE OF CALIFORNIA

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Drawing Title
GENERAL NOTES, SHEET INDEX, LEGEND

Drawing No.
E0.00

SKA Project Number: 24702

NOT FOR CONSTRUCTION

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ARTBOX: J:\2405-004 ALAMEDA TRAINING CENTER\DWG\0-E0-00 COVER.DWG 09-30-2024 10:31

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	LAMP			CCT	MANUFACTURER	MODEL	POWER SUPPLY		VOLTAGE	LOAD	MOUNTING		CONTROL REQ
		TYPE	LUMENS	CRI				DRIVER	DIMMING TYPE			TYPE	HEIGHT	
E1	MEDIUM AREA FIXTURE HEAD ON 15-FOOT POLE. PROVIDE WITH TYPE 3 DISTRIBUTION AND FIXTURE-DIMMING INTEGRAL MOTION SENSORS.	LED	23,602 B3-U0-G4	70	3000K	SIGNIFY GARDCO	P26-80L-900-WW-G2-AR-3-277-LLC-IMRI3-FINISH	INTEGRAL	0-10V	277 V	219.0 W	POLE	15-FOOT POLE	INTEGRAL MOTION DIMMING, TIMECLOCK ON/OFF
E1A	SIMILAR TO FIXTURE E1, BUT PROVIDE WITH TYPE 5-WIDE DISTRIBUTION	LED	25,282 B5-U0-G4	70	3000K	SIGNIFY GARDCO	P26-80L-900-WW-G2-AR-5W-277-LLC-IMRI3-FINISH	INTEGRAL	0-10V	277 V	219.0 W	POLE	15-FOOT POLE	INTEGRAL MOTION DIMMING, TIMECLOCK ON/OFF
E1H	SIMILAR TO FIXTURE E1, BUT PROVIDE WITH HOUSE-SIDE SHIELD FOR BACKLIGHT CONTROL	LED	23,602 B0-U0-G4	70	3000K	SIGNIFY GARDCO	P26-80L-900-WW-G2-AR-3-277-LLC-IMRI3-FINISH	INTEGRAL	0-10V	277 V	219.0 W	POLE	15-FOOT POLE	INTEGRAL MOTION DIMMING, TIMECLOCK ON/OFF
E3	7.5-INCH DIAMETER ILLUMINATED BOLLARD LIGHT ON 32-INCH TALL BOLLARD WITH OPTIONAL INTEGRAL MOTION SENSOR	LED	1,286	80	3000K	BEGA	99 862-FINISH (LIGHT) + 99 622-FINISH (BOLLARD) + 79 818 (ANCHORAGE) OPTIONAL: 99 658 (BOLLARD WITH INTEGRAL MOTION SENSOR)	INTEGRAL	0-10V	277 V	19.8 W	GRADE		TIMECLOCK ON/OFF OPTIONAL INTEGRAL MOTION SENSOR
E4	12-INCH WIDE X 4-INCH TALL X 4-INCH DEEP WALL SCONCE WITH ASYMMETRIC DISTRIBUTION.	LED	1,077	80	3000K	BEGA	24 374-K3-FINISH	INTEGRAL	0-10V	277 V	15.0 W	WALL		TIMECLOCK ON/OFF, MANUAL DIMMING
E5	6-INCH TALL X 4-INCH DIAMETER POLE-MOUNTED FLOOD LIGHT	LED	878	80	3000K	BEGA	77 699-K3-FINISH + 19 580 REMOTE DRIVER + 71 042 POLE COUPLER	REMOTE	0-10V	277 V	9.0 W	WALL		TIMECLOCK ON / OFF / DIMMING
E6	15-INCH WIDE X 6-INCH TALL X 15-INCH DEEP WALL SCONCE WITH TYPE 4 DISTRIBUTION	LED	5,744	80	3000K	SIGNIFY GARDCO	PWS-48L-300-WW-G2-4-277-LLC-IMRI2-FINISH	INTEGRAL	0-10V	277 V	47.0 W	WALL		INTEGRAL MOTION DIMMING, TIMECLOCK ON/OFF
E7	LINEAR 3.25-INCH WIDE X 5-INCH TALL X 45.75-INCH LONG IP65 RATED SEALED STRIP.	LED	4,000	80	3000K	SIGNIFY DAY-BRITE	FSX-4-40L-830-UNV-DIM-IP65	INTEGRAL	0-10V	277 V	32.0 W	WALL		TIMECLOCK ON/OFF
E8	LINEAR 3.25-INCH WIDE X 5-INCH TALL X 45.75-INCH LONG IP65 RATED SEALED STRIP	LED	961	80	3000K	BEGA	24 409-K3-FINISH + 19 538 [WIRING BOX	INTEGRAL	0-10V	277 V	12.0 W	SURFACE		TIMECLOCK ON / OFF / DIMMING
E9	4.5-INCH DIAMETER, ASYMMETRIC WALL SCONCE TO BE MOUNTED TO SHADE VERTICAL SUPPORT COLUMNS. ARCHITECT TO SELECT FIXTURE FINISH.	LED	1,216	80	3000K	BEGA	24 502-K3-FINISH	INTEGRAL	0-10V	277 V	17.0 W	WALL		TIMECLOCK ON / OFF / DIMMING
E10	SMALL PROFILE LED TRACK-MOUNTED STATIC DOWNLIGHT WITH 35 DEGREE DISTRIBUTION AND HEX LOUVERS. REQUEST CUSTOM 3000K LEDS	LED	500	82	3000K	TEGAN	EX5-K-RDTC-DL-35-BLK-[MOD 3000K] + EX5-HCL-BLK	REMOTE	0-10V	277 V	6.5 W	SURFACE		
E10T	SMALL PROFILE EXTERIOR RATED CABLE TRACK SYSTEM IN RIGID CHANNEL, TO BE MOUNTED BETWEEN WOOD SLATS IN EXTERIOR CANOPY. PROVIDE WITH FLOATING POWER FEED IN IP65 J-BOX, MOUNTED INSIDE BBQ CASEWORK OR TO SIDE OF OUTDOOR BBQ STRUCTURE	LED	NA	NA	NA	TEGAN	EX-C-BLK (CABLE) + EX-RDTC-BCC-BLK (CHANNEL) + EX-RDTC-2EC+SLT-BLK (END CAPS) + D-DM-150W-120/277V-IP66-LRPSE-GY (POWER SUPPLY FOR UP TO 17 FIXTURES)	REMOTE	0-10V	277 V	0.0 W	SURFACE		
E11	IN-GRADE ART UPLIGHT. 11-1/4" DIAMETER. FIXTURE TO BE 1'-6" FROM FACE OF ARTWORK TO CL OF FIXTURE. ARCHITECT TO SELECT FINISH.	LED	2,330	80	3000K	BEGA	84618+K3	INTEGRAL	0-10V	277 V	29.2 W	RECESSED	IN-GROUND	TIMECLOCK ON / OFF / DIMMING
F1	4-INCH DIAMETER, RECESSED DOWNLIGHT WITH LOW-GLARE REFLECTOR AND MEDIUM DISTRIBUTION	LED	2,113	90	3500K	ELITE MAXILUME	HL4-LED-2000L-DIM10-MVOLT-MD-35K-90-HL4-4501-W-WH	INTEGRAL	0-10V	277 V	27.0 W	RECESSED		
F1A	SIMILAR TO F1, BUT PROVIDE WITH WIDE DISTRIBUTION AND CLEAR REFLECTOR FINISH	LED	2,113	90	3500K	ELITE MAXILUME	HL4-LED-2000L-DIM10-MVOLT-MD-35K-90-HL4-4501-W-WH	INTEGRAL	0-10V	277 V	27.0 W	RECESSED		
F2	4-INCH WIDE X 4-FOOT RECESSED LINEAR. LOUVER IS RECOMMENDED, TO BE APPROVED BY ARCHITECT.	LED	4,000	85	3500K	ELITE ORACLE	OLS-R-LED-4-TB-XXX-S-4FT-LUMENS-LENS-FINISH-DIM10-MVOLT-35K-85	INTEGRAL	0-10V	277 V	32.8 W	RECESSED		
F4	4-INCH WIDE X 4-FOOT LINEAR DIRECT/INDIRECT WALL SCONCE. PROVIDE WITH WALL WASH DISTRIBUTION	LED	2,000 UP, 4,000 DN	85	3500K	ELITE ORACLE	OLS-WDI-LED-4-S-8'-D1000L-WW-U500L-WW-DIM10-MVOLT-35K-85-WH	INTEGRAL	0-10V	277 V	50.8 W	WALL	7'-0" AFF TO BOF	
F4A	SIMILAR TO F4, BUT 4-FOOT LENGTH	LED	1,000 UP, 2,000 DN	85	3500K	ELITE ORACLE	OLS-WDI-LED-4-S-4'-D1000L-WW-U500L-WW-DIM10-MVOLT-35K-85-WH	INTEGRAL	0-10V	277 V	50.8 W	WALL	7'-0" AFF TO BOF	
F5	50-INCH WIDE X 4-INCH TALL LED VANITY SCONCE WITH ESPRESSO METAL DETAIL AND JUTE SHADE. ARCHITECT TO APPROVE FIXTURE FINISH	LED	4,000	90	3500K	AFX	APV510540LAJD2ES-JT	INTEGRAL	0-10V	277 V	49.0 W	WALL	6'-6" AFF TO BOF	
F5A	SIMILAR TO F5, BUT PROVIDE AS A 27-INCH FIXTURE	LED	2,000	90	3500K	AFX	APV510540LAJD2ES-JT	INTEGRAL	0-10V	277 V	26.0 W	WALL	<varies>	
F7	4-FOOT STRIP FIXTURE. PROVIDE WITH CHAIN MOUNT AS REQUIRED	LED	5,272	85	3500K	ELITE ORACLE	4-OEC-LED-5000L-DIM10-MVOLT-35K-85 + SUSPENSION KIT (AS REQUIRED)	INTEGRAL	0-10V	277 V	39.0 W	PENDANT		
F7A	8-FOOT STRIP FIXTURE. PROVIDE WITH CHAIN MOUNT AS REQUIRED	LED	8,242	85	3500K	ELITE ORACLE	8-OEC-LED-8000L-DIM10-MVOLT-35K-85 + SUSPENSION KIT (AS REQUIRED)	INTEGRAL	0-10V	277 V	61.0 W	PENDANT		
F8	4-INCH WIDE X 8-FOOT LINEAR DIRECT/INDIRECT PENDANT. PROVIDE WITH BATWING UPLIGHT DISTRIBUTION	LED	4,000 UP, 6,000 DN	85	3500K	ELITE ORACLE	OLS-DI-LED-4-S-8'-D750L-U500L-BW-1C-DIM10-MVOLT-35K-85-WH	INTEGRAL	0-10V	277 V	88.0 W	RECESSED		
F9	6-INCH DIAMETER, SUSPENDED CYLINDER	LED	4,649	90	3500K	ELITE MAXILUME	SCH6-LED-4000L-DIM10-MVOLT-WD-35K-90+-FINISH-PM48"-HH6-6501-CL-WH	INTEGRAL	0-10V	277 V	46.0 W	RECESSED		
F9A	SIMILAR TO F9, BUT PROVIDE AS A SURFACE MOUNT, WITH LOWER OUTPUT	LED	3,374	90	3500K	ELITE MAXILUME	SCH6-LED-3000L-DIM10-MVOLT-WD-35K-90+-FINISH-CM-HH6-6501-CL-WH	INTEGRAL	0-10V	277 V	36.0 W	RECESSED		
F9B	SIMILAR TO F9, BUT PROVIDE WITH SHORT SUSPENDED MOUNT TO ACCOMMODATE SLOPED CEILING, AND WITH REDUCED LIGHT OUTPUT	LED	2,252	90	3500K	ELITE MAXILUME	SCH6-LED-2000L-DIM10-MVOLT-WD-35K-90+-FINISH-SM-10"-SUSPENDED-HH6-6501-CL-WH	INTEGRAL	0-10V	277 V	28.0 W	RECESSED		
F10	4-INCH SLIM-PROFILE UNDERCABINET FIXTURE	LED	2,435	80	3500K	H.E. WILLIAMS	1SF-4-L24/835-DMA-DIM-UNV	INTEGRAL	0-10V	277 V	20.8 W	SURFACE		
FX1	UNIVERSAL MOUNT, LED EXIT SIGN WITH GREEN LETTERING, UNIVERSAL FACE AND CHEVRONS. CONTRACTOR TO SET FOR SINGLE FACE AND CHEVRONS AS SHOWN ON DRAWINGS.	GREEN LED	NA	NA	NA	EVENLITE	TLX-AC-GU-W	INTEGRAL	NA	277 V	2.0 W	PENDANT		
FX2	SIMILAR TO FX1, BUT CONTRACTOR TO SET FOR DOUBLE SIDED.	GREEN LED	NA	NA	NA	EVENLITE	TLX-AC-GU-W	INTEGRAL	NA	277 V	2.0 W	PENDANT		
FXW	SIMILAR TO FX1, BUT CONTRACTOR TO PREPARE FOR BACK WALL MOUNT.	GREEN LED	NA	NA	NA	EVENLITE	TLX-AC-GU-W	INTEGRAL	NA	277 V	2.0 W	WALL		
FXWO	SIMILAR TO FXW, BUT WET LISTED FOR OUTDOOR USE.	GREEN LED	NA	NA	NA	EVENLITE	TWL-AC-G-1U-FINISH	INTEGRAL	NA	277 V	2.0 W	WALL		

EXISTING SCHEDULE

UPDATED SCHEDULE – IN PROGRESS

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES	OTHER NOTES
E1		15FT SITE LIGHTING POLE, TYPE III DIST, FULL CUTOFF, WITH INTEGRAL MOTION	(1) 74W LED	DIMMING	CONCRETE BASE	GARDCO P26 48L 600 WW G2 AR 3 277 LLC IMRI3 FINISH	74	277V 1P 2W	SITE, WITH INTEGRAL MOTION SENSOR TO DIM TO 50%	
E1A		15FT SITE LIGHTING POLE, TYPE V DIST, FULL CUTOFF, WITH INTEGRAL MOTION	(1) 90W LED	DIMMING	CONCRETE BASE	GARDCO P26 48L 600 WW G2 AR 5 277 LLC IMRI3 FINISH	90	277V 1P 2W	SITE, WITH INTEGRAL MOTION SENSOR TO DIM TO 50%	
E1H		15FT SITE LIGHTING POLE, TYPE III DIST, FULL CUTOFF, WITH INTEGRAL MOTION	(1) 74W LED	DIMMING	CONCRETE BASE	GARDCO P26 48L 600 WW G2 AR 3 277 LLC IMRI3 FINISH IHS	74	277V 1P 2W	SITE, WITH INTEGRAL MOTION SENSOR TO DIM TO 50%	
E3		EXTERIOR FULL CUTOFF BOLLARD, 32" TALL	(1) 19.8W LED	ELECTRONIC	CONCRETE BASE	BEGA 99 862 FINISH (LIGHT) + 99622 FINISH (BOLLARD) + 79 818 (ANCHORAGE) [DOES NOT REQUIRE MOTION SENSOR DIMMING]	19.8	120V 1P 2W	SITE	
E4		EXTERIOR FULL CUTOFF WALL SCONCE, 12" X 4" 4", LED	(1) 15W LED	ELECTRONIC	WALL	BEGA 24 374–K3 FINISH	15	120V 1P 2W	EXTERIOR WALL	
E5		EXTERIOR POLE MOUNTED FLOOD LIGHT	(1) 9W LED	ELECTRONIC	WALL	BEGA 77 699 K3 FINISH + 19 580 REMOTE DRIVER + 71 042 POLE COUPLER	9	120V 1P 2W	EXTERIOR	
E6		EXTERIOR FULL CUTOFF WALL SCONCE, 15"W 6" 15"DEEP, TYPE IV DIST	(1) 47W LED	DIMMING	WALL	SIGNIFY GARDCO PWS 48L 300 WW G2 4 277 LLC IMRI2 FINISH	47	120V 1P 2W	EXTERIOR WALL, WITH INTERGRAL MOTION SENSOR	
E7		EXTERIOR LINEAR 3.25" X 5"TALL X 45.75"LONG IP65 RATED SEALED STRIP	(1) 32W LED	ELECTRONIC	WALL	DAY–BRITE FSX 4 40L 830 UNV DIM IP65	32	120V 1P 2W	WALL	
E8			(1)	ELECTRONIC	CEILING		64	120V 1P 2W		
E9		EXTERIOR 4.5" WALL SCONCE, FULL CUTOFF	(1) 17W LED	ELECTRONIC	WALL	BEGA LIGHTING 24 502 K3 FINISH	17	120V 1P 2W	MOUNTED TO SHADE STRUCTURE ON THE VERTICAL SUPPORTS	
E10		EXTERIOR HANGING FIXTURE, LED	(1) 6.5W LED	ELECTRONIC	MOUNTED TO E10T	TEGAN EX5 K RDTC DL 35 BLK [MOD 3000K] + EX5 HCL BLK	6.5	120V 1P 2W	EXTERIOR	
E10T		EXTERIOR RATED CABLE TRACK SYSTEM IN RIGID CHANNEL	(1)	ELECTRONIC	CEILING	TEGAN EX C BLK (CABLE) + EX RDTC BCC BLK (CHANNEL) + EX RDTC 2EC + SLT BLK (END CAPS) + D DM 150W 120/277V IP66 LRPSE GY (POWER SUPPLY FOR UP TO 17 FIXTURES)	64	120V 1P 2W	EXTERIOR, MOUNTED BETWEEN WOOD SLATS IN CANOPY. PROVIDE FLOATING POWER FEED IN IP65 JBOX, MOUNTED INSIDE BBQ CAESWORK OR TO SIDE OUTDOOR BBQ STRUCTURE	
E11		IN–GRADE EXTERIOR ART UPLIGHT	(1) 29.2W LED	ELECTRONIC	IN GROUND	BEGA 84618 K3	29.2	120V 1P 2W	UPLIGHT	
F1A			(1)	ELECTRONIC	CEILING		64	120V 1P 2W		
F5A		WALL VANITY	(1)	ELECTRONIC	CEILING		64	120V 1P 2W		

CLIENT

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REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

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Contractor

OVERAA Construction

Drawing Title

LUMINAIRE SCHEDULE

Drawing No.

E0.01

SKA Project Number: 24702

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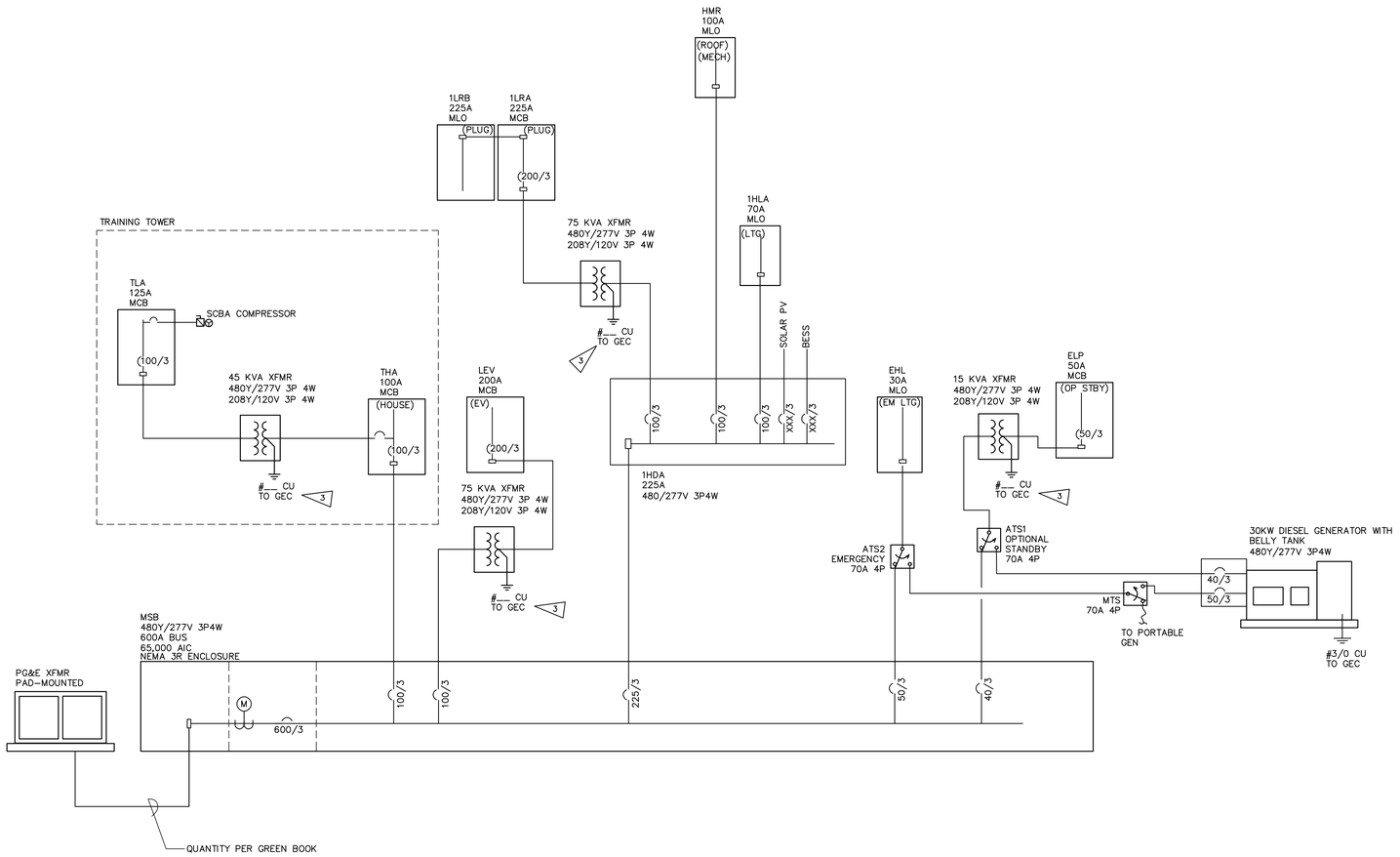
A:\24-204 ALAMEDA TRAINING CENTER\DWG\E-E0-01 LUM SCHEDULE.DWG 09-30-2024 10:30



DISAGGREGATION OF LOADS

2022 TITLE 24 – SECTION 130.5(b):

FOR SERVICES IN WHICH THE TOTAL HOUSE LOAD IS GREATER THAN 50KVA, ELECTRIC LOADS MUST BE DESIGNATED AND DISAGGREGATED BY LOAD TYPE, SUCH THAT EACH LOAD TYPE MAY BE SEPARATELY METERED.

DISAGGREGATED METER INSTALLATION NOT REQUIRED.

ELECTRIC LOADS ARE TO BE SEPARATED AS WRITTEN BELOW:

1. LIGHTING (INCLUDING EGRESS AND EXTERIOR LIGHTING):
   - AGGREGATE METERING.
   - IF HOUSE SERVICE IS GREATER THAN 250KVA, DISAGGREGATE BY FLOOR, TYPE, OR AREA
2. HVAC SYSTEMS AND COMPONENTS (INCLUDING CHILLERS, FANS, HEATERS, FURNACES, PACKAGE UNITS, COOLING TOWERS, AND CIRCULATION PUMPS ASSOCIATED WITH HVAC):
   - AGGREGATE METERING
   - SEPARATE METERING CAPABILITY FOR EACH INDIVIDUAL HVAC LOAD EXCEEDING 50KVA.
3. DOMESTIC AND SERVICE WATER SYSTEM PUMPS AND RELATED SYSTEMS AND COMPONENTS:
   - AGGREGATE METERING
4. PLUG LOAD (INCLUDING ALL APPLIANCES RATED LESS THAN 25KVA):
   - AGGREGATE METERING
   - IF HOUSE SERVICE IS GREATER THAN 250KVA, DISAGGREGATE BY FLOOR, TYPE, OR AREA.
   - SEPARATE METERING CAPABILITY FOR EACH GROUP OF PLUG LOADS THAT EXCEEDS 25kVA CONNECTED LOAD IN AN AREA LESS THAN 5000SF.
5. ELEVATORS, ESCALATORS, MOVING WALKS, AND TRANSIT SYSTEMS:
   - AGGREGATE METERING
6. OTHER INDIVIDUAL NON-HVAC LOADS OR APPLIANCES RATED 25KVA OR GREATER (EACH).
   - AGGREGATE METERING
7. INDUSTRIAL OR COMMERCIAL LOAD CENTERS 25KVA OR GREATER (INCLUDING COMMERICAL KITCHENS):
   - AGGREGATE METERING
8. RENEWABLE POWER SOURCES:
   - EACH GROUP TO BE METERED SEPARATELY.
9. CHARGING STATIONS FOR ELECTRIC VEHICLES:
   - AGGREGATE METERING

FOR EACH SEPARATE LOAD TYPE, UP TO 10% OF THE CONNECTED LOAD MAY BE OF ANY TYPE.

FLAG NOTES:

1. ELECTRICAL DESIGN IS BASED ON 20 HP ELEVATOR MOTORS AND ARE FOR PRICING PURPOSES ONLY. VERIFY EXACT ELEVATOR OVERCURRENT FEEDER SIZES WITH ELEVATOR VENDOR PRIOR TO PURCHASE OF DEVICES AND FEEDERS. PROVIDE ELEVATOR MODULE WHICH PROVIDES OVERCURRENT PROTECTION (THROUGH CLASS J FUSES), SHUNT TRIP CAPABILITIES, AUXILIARY CONTACT, AND SELECTIVE COORDINATION. BUSSMANN POWER SWITCH MODULE OR APPROVED EQUAL.
2. SPACE FOR CONNECTION OF SOLAR PHOTOVOLTAIC SYSTEM. PROVIDE CIRCUIT BREAKER FRAME SUITABLE FOR BACKFEED. LOCATE AT END OF PANEL BUS. CONFIRM SIZE WITH SOLAR PV VENDOR.
3. TO GROUNDING ELECTRODE SYSTEM, SEE DETAIL 6/E6.04
4. LOCKABLE SOLAR DISCONNECT SWITCH, PROVIDED BY ELECTRICAL CONTRACTOR WITH CONDUIT ROUTED TO ROOF.
5.

SHEET NOTES:

1. PROVIDE PG&E SMART METER CONDUITS PER GREENBOOK REQUIREMENTS, REFER TO FLOOR PLANS FOR LOCATION.
2. 2022 CALIFORNIA ENERGY CODE: VOLTAGE DROP FROM SERVICE POINT TO LOAD TO NOT EXCEED 5%.
3. HOUSE METER TO HAVE TEST– BYPASS.
5. EQUIPMENT MARKING SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT PER CEC 110.21.
6. FURNISH AND INSTALL ARC-FLASH HAZARD MARKINGS FOR ALL EQUIPMENT PER 110.16. MARKINGS SHALL MEET THE REQUIREMENTS OF 110.21(B) AND SHALL BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.
8. * THE INTERRUPTING RATING OF ALL NEW DOWNSTREAM LOADS SHALL BE VERIFIED WITH PG&E PRIOR TO PROCUREMENT AND INSTALLATION. IN ADDITION, THE AVAILABLE FAULT CURRENT INFORMATION (ONCE IT IS MADE AVAILABLE) SHALL ALSO BE PROVIDED TO SSF DESIGN REVIEW PRIOR TO INSTALLATION.
   * UPON RECEIPT OF THE AVAILABLE FAULT CURRENT INFORMATION, THE ELECTRICAL ENGINEER OF RECORD SHALL VERIFY THAT THE PROPOSED ELECTRICAL EQUIPMENT ARE ADEQUATELY BRACED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THE ELECTRICAL SERVICE. THE ELECTRICAL SYSTEM SHALL BE SUBJECT TO VERIFICATION AND FINAL ACCEPTANCE BY AHJ.
9. CONTRACTOR TO SUBMIT SWITCHGEAR PLANS TO UTILITY PRIOR TO ORDERING.
10. CIRCUIT BREAKERS 400A AND LARGER TO HAVE FIELD-ADJUSTABLE, SHORT-TIME AND CONTINUOUS-CURRENT SETTINGS.
13. CEC 2022: 110.16(B): SERVICE EQUIPMENT TO HAVE A PERMANENT LABEL (FIELD OR FACTORY) WITH THE FOLLOWING INFORMATION:
    - NOMINAL VOLTAGE
    - AVAILABLE FAULT CURRENT AT THE SERVICE OCPD
    - THE CLEARING TIME OF SERVICE OCPD BASED ON THE AVAILABLE CURRENT.
    - THE DATE THE LABEL WAS APPLIED.

CLIENT

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Project

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Drawing Title

ONELINE DIAGRAM

Drawing No.

E0.02

SKA Project Number: 24702

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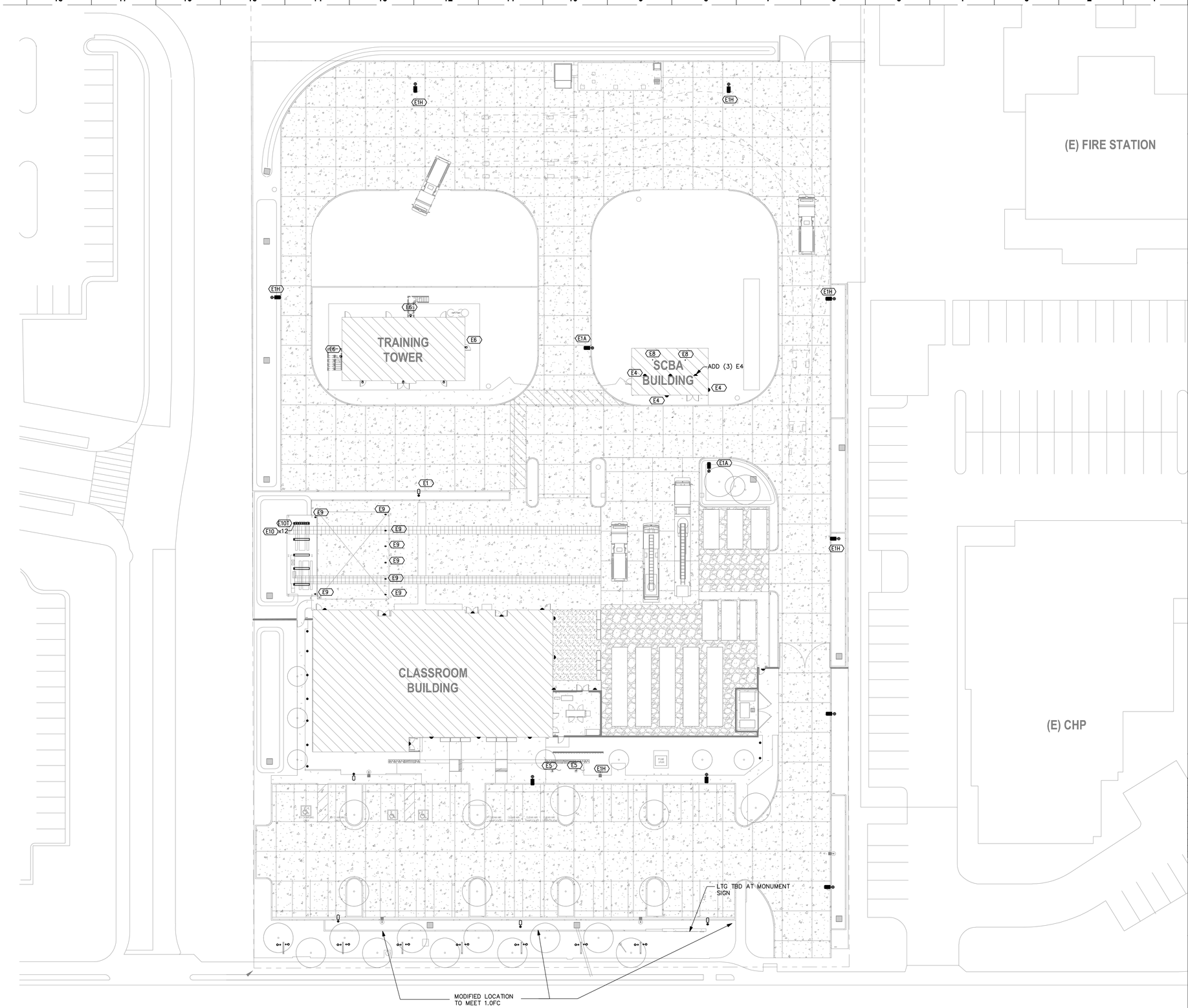

SITE LIGHTING

SCALE: 1" = 20'

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SITE LIGHTING PLAN

Drawing No.

E1.10

SKA Project Number: 24702

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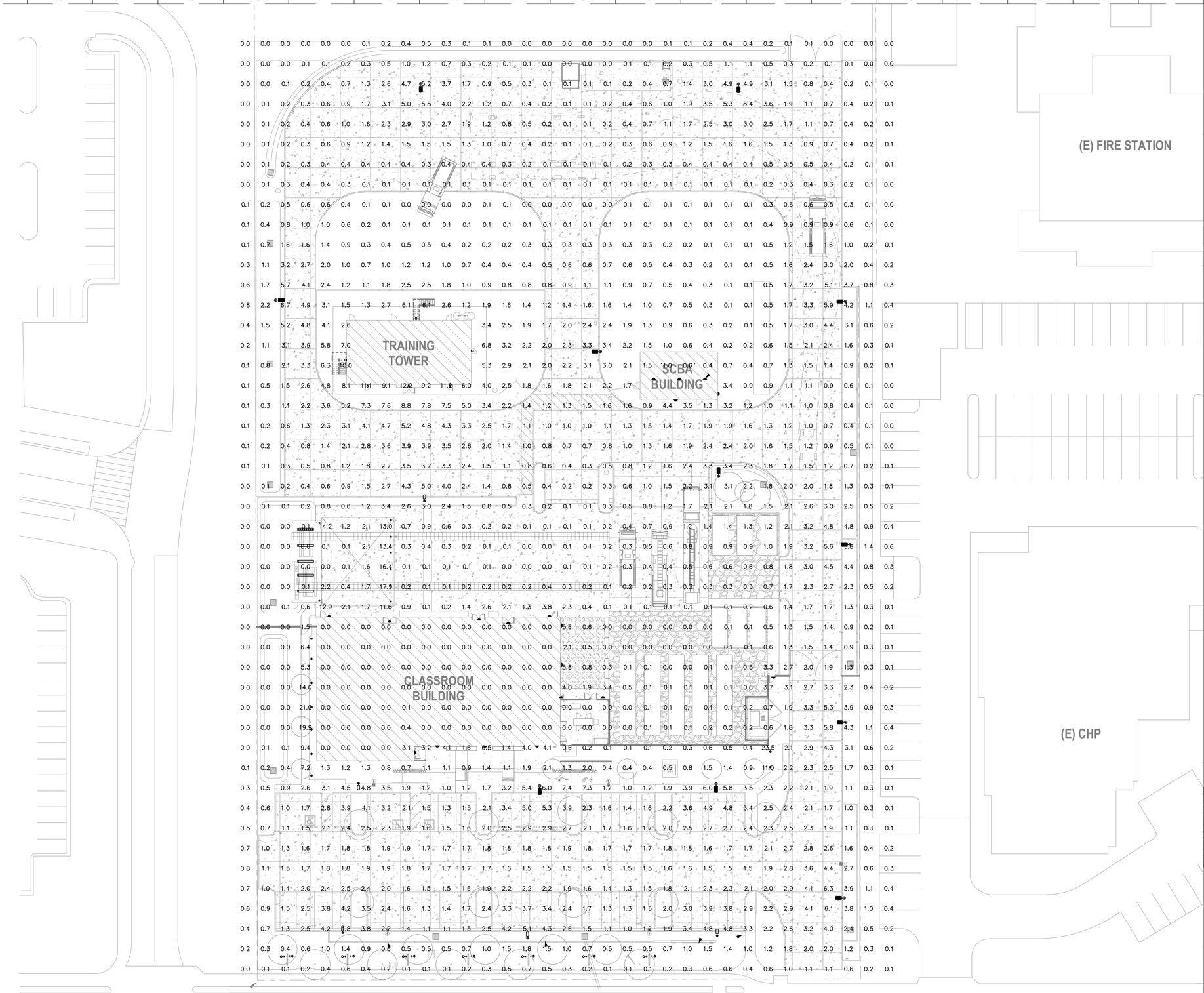

SITE PHOTOMETRIC CALCULATIONS

SCALE: 1" = 20'

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SITE PHOTOMETRIC CALCULATIONS

Drawing No.
E1.11

SKA Project Number: 24702

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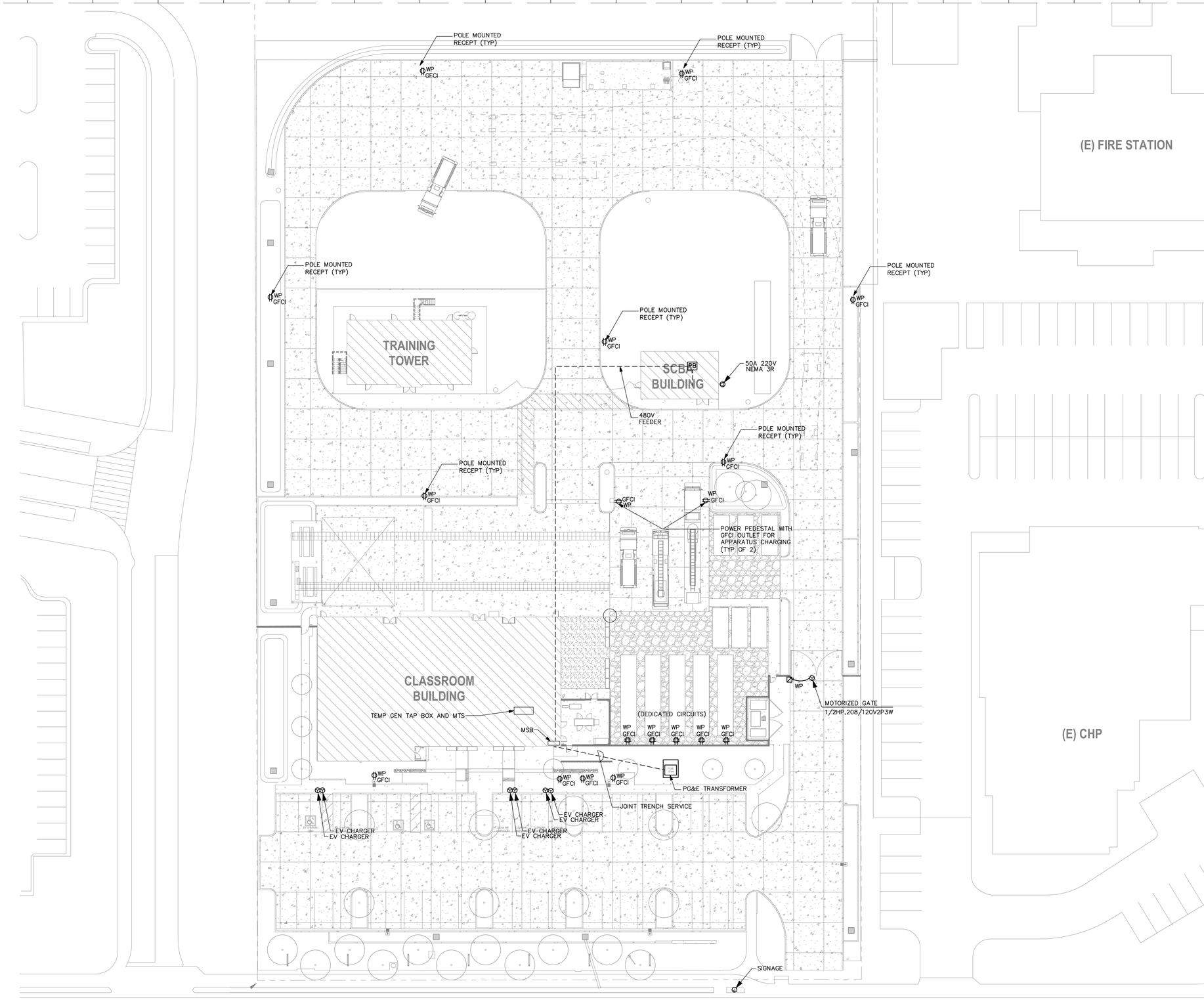
APPENDIX A\2406-004 ALAMEDA TRAINING CENTER\DWG\D-E1-11 SITE PHOTOMETRICS.DWG 09-30-2024 10:30



POWER

SITE PLAN

SCALE: 1" = 20'

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Drawing Title

SITE POWER PLAN

Drawing No.

E1.12

SKA Project Number: 24702

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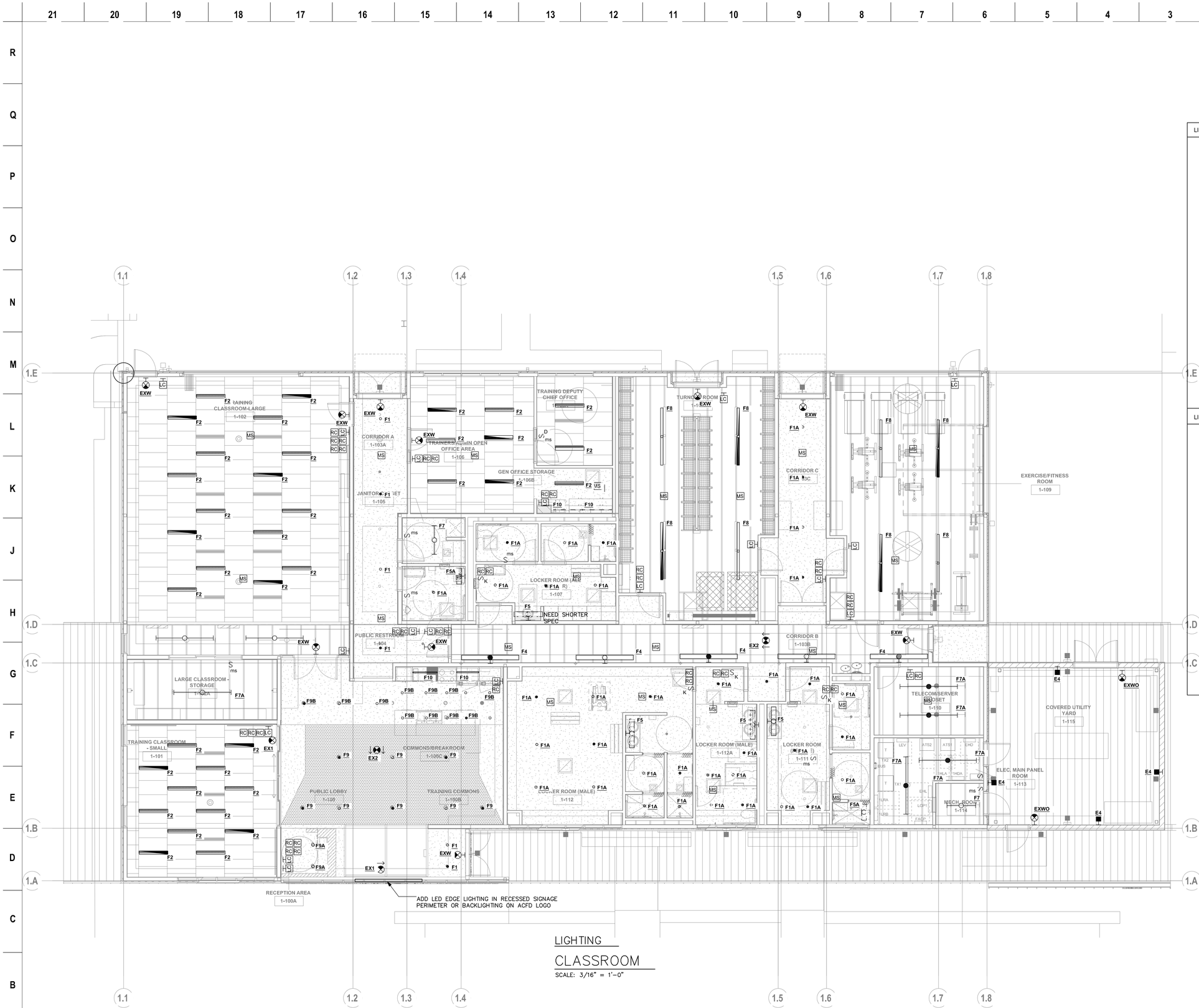

LIGHTING

CLASSROOM

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

LIGHTING FLAG NOTES:

LIGHTING SHEET NOTES:

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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Drawing Title

CLASSROOM LIGHTING

Drawing No.

1-E2.10

SKA Project Number: 24702

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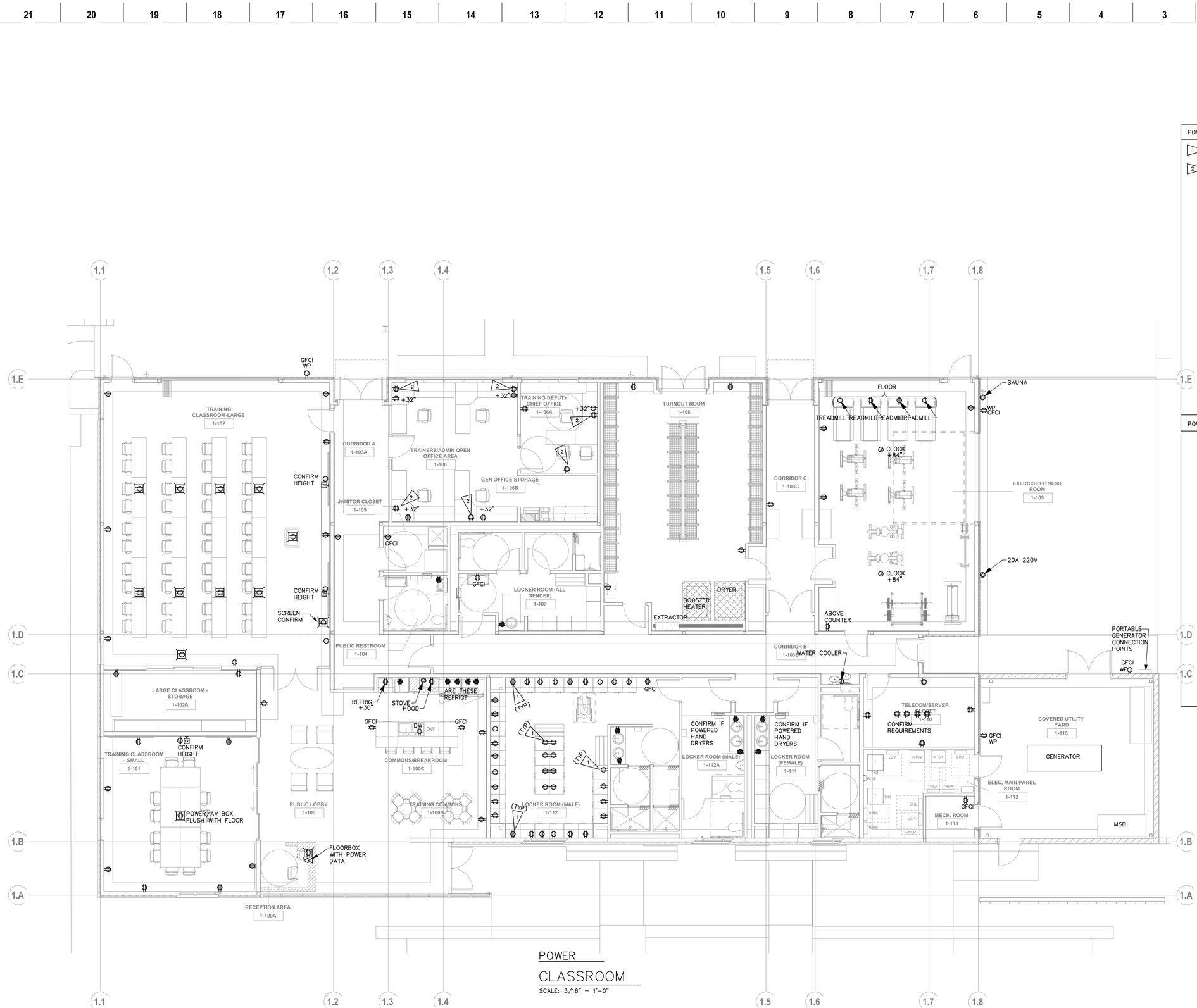
APPENDIX J\2406-004 ALAMEDA TRAINING CENTER\DWG\1-E2-10 CLASSROOM LTG.DWG 09-30-2024 10:29



POWER

CLASSROOM

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

POWER FLAG NOTES:

1. LOCKERS: DUPLEX RECEPTACLE WITH TWO USB CHARGING PORTS.
2. CONTROLLED RECEPTACLE, CONTROL 2 OF THE 4 PLUGS, PROVIDE PERMANENT LABELS.

POWER SHEET NOTES:

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Drawing Title

CLASSROOM POWER

Drawing No.

1-2.11

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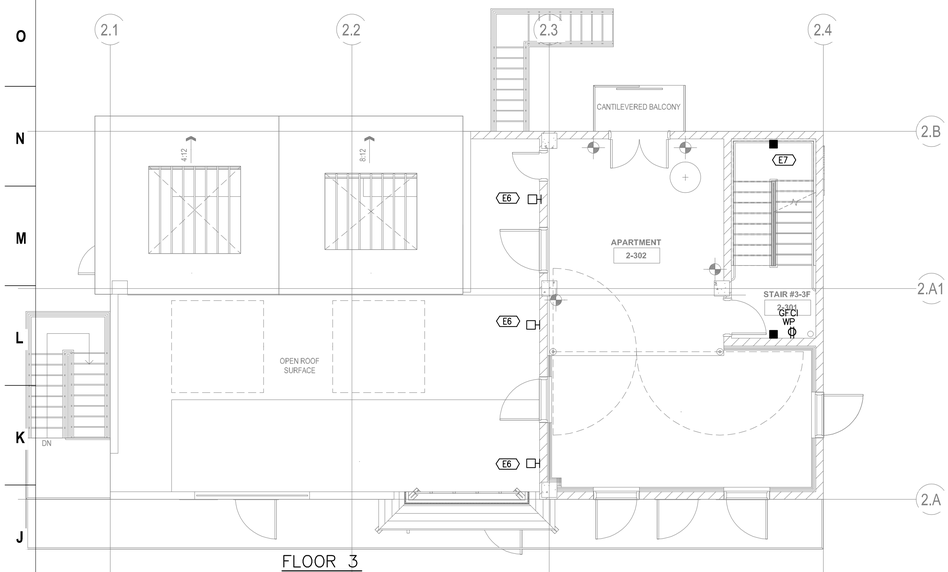
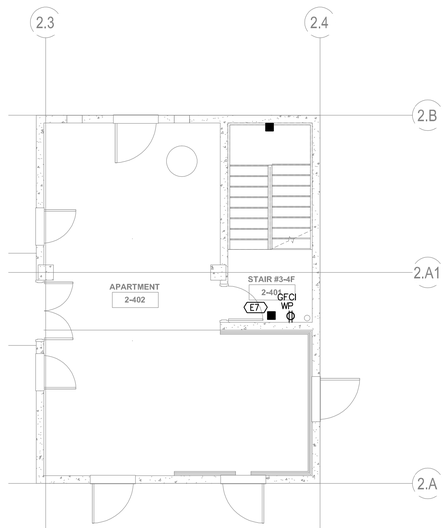


FLOOR 3

TRAINING TOWER – LIGHTING/POWER

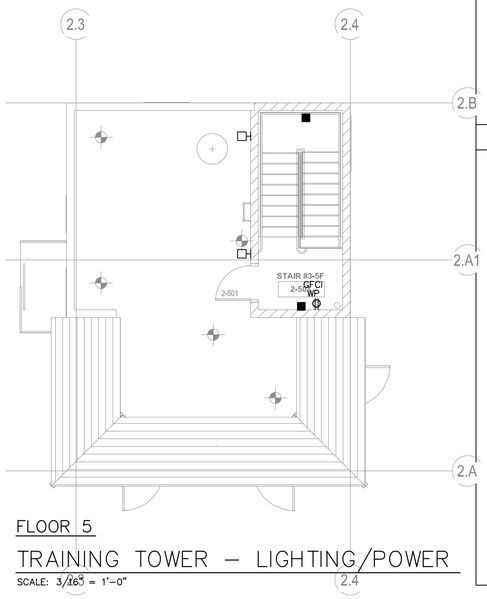
SCALE: 3/16" = 1'-0"



FLOOR 4

TRAINING TOWER – LIGHTING/POWER

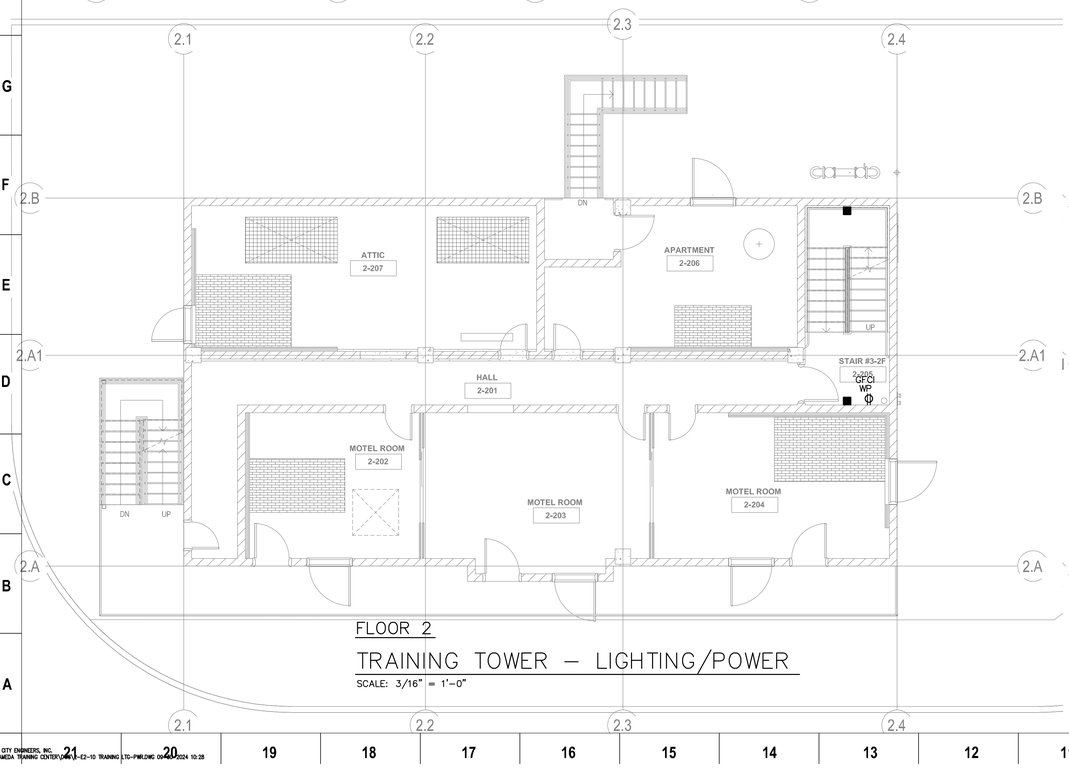
SCALE: 3/16" = 1'-0"



FLOOR 5

TRAINING TOWER – LIGHTING/POWER

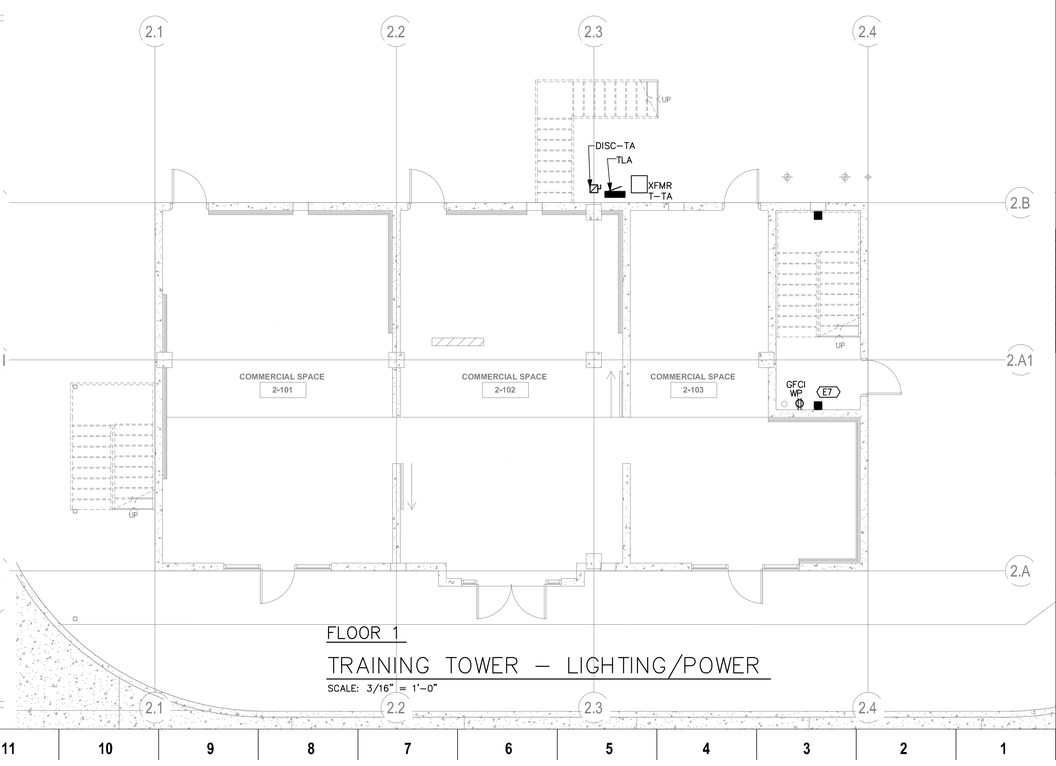
SCALE: 3/16" = 1'-0"



FLOOR 2

TRAINING TOWER – LIGHTING/POWER

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



FLOOR 1

TRAINING TOWER – LIGHTING/POWER

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

FLAG NOTES:

SHEET NOTES:

CLIENT

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TRAINING TOWER
LIGHTING/POWER

Drawing No.

2-E2.10

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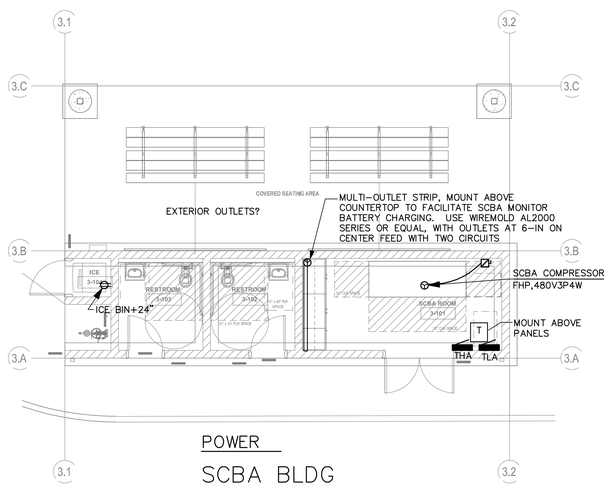
LIGHTING

SCBA BLDG

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



POWER

SCBA BLDG

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

FLAG NOTES:

SHEET NOTES:

CLIENT

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Drawing Title

SCBA LIGHTING/POWER

Drawing No.

3-2.10

SKA Project Number: 24702

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ARTENCH J:\2405-204 ALAMEDA TRAINING CENTER\DWG\3-E2-10 SCBA LTG-PWR.DWG 09-30-2024 10:28

ABBREVIATIONS

ISR-1	SINGLE CHAMBER SURFACE RACEWAY
3SR-2.5	THREE CHAMBER SURFACE RACEWAY
A.D.A.	AMERICANS WITH DISABILITIES ACT
ADF	AREA DISTRIBUTION FACILITY
A.F.C.	ABOVE FINISHED CEILING
A.F.F.	ABOVE FINISHED FLOOR
ALT	ALTERNATE
A.M.F.F.	ABOVE MEZZANINE FINISHED FLOOR
BDF	BUILDING DISTRIBUTION FACILITY
B.F.C.	BELOW FINISHED CEILING
BLDG.	BUILDING
B.O.H.	BACK OF HOUSE
C.	CONDUIT
CAT.	CATEGORY
CBC	CALIFORNIA BUILDING CODE
CEC	CALIFORNIA ELECTRICAL CODE
COMM.	COMMUNICATIONS
C.L.	CENTERLINE
C.O.	CONDUIT ONLY
CONT.	CONTINUATION
CS	COMMUNICATIONS SYSTEM
(D)	DEMOLISH EXISTING
DED	DEDUCTIVE
□, DIA.	DIAMETER
DIV	DIVISION
(E)	EXISTING
EA.	EACH
EIA	ELECTRONIC INDUSTRIES ASSOCIATION
ELEV.	ELEVATION
E.O.L.	END OF LINE
EQPT.	EQUIPMENT
FIN	FINISHED
FUT	FUTURE
H.R.	HOME RUN
HT.	HEIGHT
J, JBOX	JUNCTION BOX
LAN	LOCAL AREA NETWORK
MATV	MASTER ANTENNA TELEVISION
MAX.	MAXIMUM
MIN.	MINIMUM
MOD.	MODULAR
MON.	MONUMENT
(N)	NEW
NEC	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.E.	OWNER FURNISHED EQUIPMENT
OPP.	OPPOSITE
PNL.	PANEL
PROJ.	PROJECT
RE:	REFER TO
REF.	REFERENCE
SIM.	SIMILAR
SM	SINGLE MODE OPTICAL FIBER
SN	SHEET NOTE
SP	SHIELDED PAIR - SEE SPECIFICATIONS
SPEC	SPECIFICATION
S.R.	SURFACE RACEWAY
STD	STANDARD
STP	SHIELDED TWISTED PAIR
T.C.	TELECOMMUNICATIONS CLOSET
TEL	TELEPHONE
TELCOM	TELECOMMUNICATIONS
TIA	TELECOMMUNICATIONS INDUSTRY ASSOCIATION
T-OPD	TELEPHONE CABLE, OUTSIDE PLANT, DUCTWAY
TP	TWISTED PAIR
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
W/	WITH
WP	WEATHERPROOF

MATERIAL & EQUIPMENT LEGEND

1ID	1" INNERDUCT
2ID	2" INNERDUCT
C6PP	CATEGORY 6 PATCH PANEL
FOH-P	FIBER OPTIC CABLE HYBRID, PLENUM RATED
FOH-OPR	FIBER OPTIC CABLE HYBRID, OUTSIDE PLANT RISER RATED
FOM-OPR	FIBER OPTIC CABLE, MULTI MODE OUTSIDE PLANT RISER RATED
FOS-OPR	FIBER OPTIC CABLE, SINGLE MODE OUTSIDE PLANT RISER RATED
FPP	FIBER PATCH PANEL
FSC	FIBER SPLICE CLOSURE
FSP	FIBER SPLICE PANEL
FTB	FIBER TERMINAL BOX
IDF	INTERMEDIATE DISTRIBUTION FACILITY
IBTC	IN-BUILDING TEL. CLOSURE.
LP110TBXX	LIGHTNING PROTECTOR, 110 TYPE. XX-NO. OF PAIR.
MDF	MAIN DISTRIBUTION FACILITY.
MM	MULTI MODE OPTICAL FIBER
MMP6	MULTIMEDIA PLATE, UP TO 6 PORTS
MPOE	MINIMUM POINT OF ENTRY
OSP	OUTSIDE PLANT
OTC	OUTSIDE PLANT TEL. CLOSURE.
SM	SINGLE MODE OPTICAL FIBER
TB15	TERMINAL BLOCK WITH 15 AMP SWITCH BLADE.
T.C.	TELECOMMUNICATIONS CLOSET
T-IDW	TEL. CABLE, INSIDE DISTRIBUTION WIRE
T-OPD	TELEPHONE CABLE, OUTSIDE PLANT, DUCTWAY
UTP6-4	UNSHIELDED TWISTED PAIR, CAT. 6A
UTP6-4P	UNSHIELDED TWISTED PAIR, CAT. 6 PLENUM
UTP6-4OP	UNSHIELDED TWISTED PAIR, CAT. 6A OUTSIDE PLANT
110PWTBXX	110 TERMINAL BLOCK, PRE-WIRED W/50 PIN CONNECTOR, XX- NO OF PAIRS

NOTE:

SEE SPECIFICATION SECTIONS FOR REFERENCE DESCRIPTIONS AND REQUIREMENTS. FOR OTHER MATERIAL AND EQUIPMENT TYPES, REFER TO SPECIFICATIONS.

TELECOMM. SYSTEMS LEGEND

NEW 2 CHAMBER SURFACE RACEWAY. FOR COMMUNICATIONS AND POWER SYSTEM.

MARK INDICATES RACEWAY DROP FROM CEILING.

NEW EXPOSED CONDUIT OR RACEWAY. FILL PER SCHEDULE AND SINGLE LINE DIAGRAM

NEW CONDUIT IN WALLS OR IN CEILING .

NEW UNDERGROUND CONDUIT. FILL PER SCHEDULE AND SINGLE LINE DIAGRAM

CABLE/RACEWAY TURNS UP

CABLE/RACEWAY TURNS DOWN

CABLE/RACEWAY CONTINUES AS INDICATED.

HOME RUN

ACJ — CONDUIT TO CABLE TRANSITION POINT

ACJ — CABLES W/O CONDUIT ABOVE SUSPENDED CEILING, SUPPORTED BY J-HOOKS AT 4'-0" O.C. INSTALLATION PER SCHEDULE AND SINGLE LINE DIAGRAM

701 — WIRING NOTES

TKN — KEYNOTES FIELDS

FIBER OPTIC CABLES. REFER TO RISER DIAGRAMS AND SPEC. SECTION 27 13 00 FOR DETAILS.

CABLE TRAY. TYPE & SIZE AS INDICATED ON PLANS AND SPECIFICATIONS.

TELECOMMUNICATIONS SYSTEMS GENERAL NOTES

1 REFER TO SPECIFICATIONS FOR COMPLETE REQUIREMENTS.

2 PROVIDE RACEWAY, BOXES AND FITTINGS SHOWN ON TELECOMMUNICATIONS SYSTEMS (T) DRAWINGS UNDER THE WORK OF SECTION 27 05 33 COMMUNICATIONS RACEWAYS, BOXES AND FITTINGS. UNLESS OTHERWISE INDICATED, PROVIDE 1 INCH OF SECTION 27 05 33 COMMUNICATIONS RACEWAYS, BOXES AND FITTINGS. UNLESS OTHERWISE INDICATED, PROVIDE 1 INCH TRADE SIZE MINIMUM . PROVIDE RACEWAY SIZE AS REQUIRED FOR A MAXIMUM OF 40 PERCENT WIRE FILL. TRADE SIZE MINIMUM . PROVIDE RACEWAY SIZE AS REQUIRED FOR A MAXIMUM OF 40 PERCENT WIRE FILL.

3 PROVIDE FIRESTOPPING. SEE SHEET T-507.

4 LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER LOCATIONS SHOWN ON THE COMMUNICATIONS SYSTEMS DRAWINGS.

5 DEVICE QUANTITIES SHOWN ON FLOOR PLANS AND REFLECTED CEILING PLANS TAKE PRECEDENCE OVER DEVICE QUANTITIES SHOWN ON FUNCTIONAL DIAGRAMS.

6 QUANTITIES SHOWN ON FUNCTIONAL DIAGRAMS TAKE PRECEDENCE OVER QUANTITIES SHOWN ON RACK ELEVATIONS.

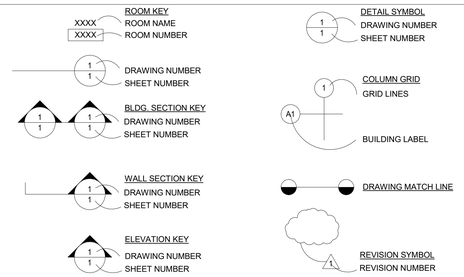
7 QUANTITIES SHOWN ON DEVICE SCHEDULES TAKE PRECEDENCE OVER QUANTITIES SHOWN ON FUNCTIONAL DIAGRAMS, FLOOR PLANS AND REFLECTED CEILING PLANS.

8 LOCATIONS SHOWN ON LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER LOCATIONS SHOWN ON SMALL SCALE DRAWINGS.

9 WHERE COMMUNICATIONS SYSTEMS WIRING IS INDICATED BUT RACEWAY IS NOT INDICATED, PROVIDE SUCH WIRING SUPPORTED BY ABOVE CEILING J-HOOKS. LOCATE SUCH J-HOOKS IN LOCATIONS THAT ARE ACCESSIBLE AS DEFINED IN THE CALIFORNIA ELECTRICAL CODE.

10 ALL CONDUITS, CABLE TRAY AND J-HOOKS SHOWN ON PLANS FOR VOICE/DATA COMMUNICATIONS CABLING AND ITS SUSPENSION SYSTEM SHALL BE DEDICATED AND NOT SHARED WITH OTHER CABLING SYSTEMS. PROVIDE SEPARATE CONDUITS AND SUSPENSION SYSTEM FOR THE A/V CABLING SYSTEMS.

GENERAL SYMBOLS



ALS SCHEDULE

COMPLY WITH CBC 11B-219/11B-706 ASSISTIVE-LISTENING SYSTEMS IN ASSEMBLY AREAS.		
PROVIDE COMPLETE ASSISTIVE-LISTENING SYSTEMS UNDER THE WORK OF SECTION 27 41 16.		
NUMBER OF PERSONAL RECEIVERS REQUIRED UNDER THE WORK OF SECTION 27 41 16:		
ROOM NAME		OCCUPANTS
1-102 TRAINING CLASSROOM – LARGE		81
1-101 TRAINING CLASSROOM – SMALL		30
TOTAL SEATS AT ALS-REQUIRED SPACES:		111
QUANTITY OF NEW RECEIVERS:		5
QUANTITY OF NEW HEARING-AID COMPATIBLE NECK LOOPS:		2
TOTAL RECEIVERS:		5
TYPE OF LISTENING SYSTEM: RF		
LOCATION: FOR USE ANYWHERE WITHIN SPACES LISTED		
SIGNAGE: PROVIDE A.L.S. SIGNAGE PER CBC 11B		

PULL BOX SCHEDULE

SYMBOL	DEVICE/FUNCTION	MOUNTING	NOTES
PB1P	12"X22" UNDERGROUND CONCRETE PULL BOX	SET TO GRADE	PEDESTRIAN LID. DEPTH PER SPECIFIED TRENCH DEPTH AND DETAILS.
PB1T	12"X22" UNDERGROUND CONCRETE PULL BOX	SET TO GRADE	TRAFFIC RATED LID. DEPTH PER SPECIFIED TRENCH DEPTH AND DETAILS.
PB2P	2'X3' UNDERGROUND CONCRETE PULL BOX	SET TO GRADE	PEDESTRIAN LID. DEPTH PER SPECIFIED TRENCH DEPTH AND DETAILS.
PB2T	2'X3' UNDERGROUND CONCRETE PULL BOX	SET TO GRADE	TRAFFIC RATED LID. DEPTH PER SPECIFIED TRENCH DEPTH AND DETAILS.
PB3T	3'X5' UNDERGROUND CONCRETE PULL BOX	SET TO GRADE	TRAFFIC RATED LID. DEPTH PER SPECIFIED TRENCH DEPTH AND DETAILS.

GENERAL PULL BOX NOTES

1. LIDS SHALL BE MARKED WITH "COMMUNICATIONS".
2. INSTALL U.G. CONDUITS TO THE BODY OF THE PULL BOX AND PROVIDE END BELLS. CONDUITS RISING UP INSIDE THE PULL BOX WILL NOT BE ACCEPTED.

JUNCTION BOX SCHEDULE

SYMBOL	H (INCHES)	W (INCHES)	D (INCHES)
J1	6	6	4
J2	8	8	4
J3	12	12	4
J4	12	12	6
J5	12	12	8
J6	16	12	8
J7	18	18	6
J8	20	16	6
J9	20	16	8
J10	20	20	6
J11	20	20	8
J12	24	20	6
J13	24	20	8
J14	24	24	8
J15	30	24	8
J16	30	30	8
J17	36	30	8

SUFFIX:

NONE - NEMA 1
A - NEMA 12
B - NEMA 3R
C - NEMA 4
D - NEMA 4X

NOTE

ALL JUNCTION BOXES TO BE HINGED TYPE, PROVIDED WITHOUT PRE-PUNCHED KNOCKOUTS. PENETRATIONS IN JUNCTION BOXES SHALL BE CUT OR PUNCHED AS REQUIRED FOR INSTALLATION. PAINT ALL INTERIOR BOXES TO MATCH WALL FINISH. COORDINATE FINISH WITH ARCH. PLANS.

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Architect of Record

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Drawing Title

GEN. NOTES, SYMBOL, LEGEND, ABBR. & JBOX SCHEDULE

Drawing No.

TA-001

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

SYMBOL	DEVICE	FUNCTION OR SERVICE	LOCATION	WORK OF	ROUGH-IN	RACEWAY	ELEVATION	CABLE FILL & HOMERUN DESTINATION, U.O.N.	FINISH	WEIGHT, LB	DETAIL SHEET(S)
	WALL SLEEVE/CONDUIT	PATHWAY	INDICATED	27 41 03	N/A	R11	N/A	PER FUNCTIONAL	N/A	N/A	
A	INFRARED ASSISTIVE LISTENING EMITTER	AUDIO-VISUAL SYSTEMS	WALL	27 41 16	FLUSH 4S BOX, 1 G. RING.	R6	6" BELOW CEILING ELEVATION	PER FUNCTIONAL	WHITE	1	
CMIC	CEILING MICROPHONE ARRAY	AUDIO-VISUAL SYSTEMS	CEILING	27 41 16	FLUSH 4S BOX, 1 G. RING. LRI11	R6	CEILING	PER FUNCTIONAL	WHITE	1	
CTP	AV CONTROL TOUCHPANEL, TOPSET	AUDIO-VISUAL SYSTEMS	INDICATED	27 41 16	N/A	N/A	WORK SURFACE, STOWABLE	PER FUNCTIONAL	BRUSHED ALUM.	4	
CTW	AV CONTROL TOUCHPANEL, WALLMOUNT	AUDIO-VISUAL SYSTEMS	INDICATED	27 41 16	2G W/ RING	R6	+40" A.F.F.	PER FUNCTIONAL	WHITE	3	
FC6	FLOOR BOX, CONCRETE SLAB, AT LEAST 1-6 GANG, 2-1 GANG AND 1-3 GANG OPENING, EACH AT LEAST 2-1/8" DEEP. 6" MIN. DEPTH OVERALL. LID ACCEPTS CARPET INSERTS.	AUDIO-VISUAL SYSTEMS	FLUSH IN FLOOR, INDICATED AND/OR SCHEDULED	27 05 33	FLOOR BOX FC6 WITH MANUFACTURERS SLAB ON GRADE TREATMENT AT GRADE CONDITIONS.	R12 (liquidtite)	FLUSH IN FLOOR	PER FUNCTIONAL	ALUMINUM OR BRUSHED SS EXPOSED TRIM. COORDINATE FLOOR MATERIAL CUT AND INSERT w/ ARCHITECTURAL REPRESENTATIVE.	N/A	
LCD55	FLAT DISPLAY PANEL, 55" DIAGONAL, 16:9 ASPECT RATIO	AUDIO-VISUAL SYSTEMS	WALL	27 41 16	N/A	R6	+57" A.F.F. TO CL U.O.N. AT WALL. BOTTOM OF DISPLAY AT +80" A.F.F. WHERE CEILING MOUNTED	PER FUNCTIONAL	BLACK	75	
LCD65	FLAT DISPLAY PANEL, 65" DIAGONAL, 16:9 ASPECT RATIO	AUDIO-VISUAL SYSTEMS	WALL	27 41 16	N/A	R6	+63" A.F.F. TO CL U.O.N. AT WALL. BOTTOM OF DISPLAY AT +80" A.F.F. WHERE CEILING MOUNTED	PER FUNCTIONAL	BLACK	90	
LCD86	FLAT DISPLAY PANEL, 86" DIAGONAL, 16:9 ASPECT RATIO	AUDIO-VISUAL SYSTEMS	WALL	27 41 16	N/A	R6	+66" A.F.F. TO CL U.O.N. AT WALL. BOTTOM OF DISPLAY AT +80" A.F.F. WHERE CEILING MOUNTED	PER FUNCTIONAL	BLACK	150	
FPWB	FLAT PANEL ROUGH-IN BOX	AUDIO VISUAL SYSTEMS	FLUSH IN WALL	27 05 33	FPWB	R2	REFER TO LCD SIZE FOR FPWB MOUNTING ELEVATION TO CENTERLINE	PER FUNCTIONAL	WHITE	5	
MP1	WALL PLATE PRESENTER INPUT	AUDIO VISUAL SYSTEMS	INDICATED, FLUSH MOUNTED TO WALL OR WITHIN FLOORBOX FC6 AS INDICATED	27 41 16	AT WALL, 4-11/16 S WITH 1 GANG RING, 2-1/8" DEEP.	R6	+40" A.F.F. (WALL) OR IN FC6 (FLOOR)	PER FUNCTIONAL	WHITE	3	
PTZ	PAN-TILT-ZOOM HD VIDEO CAMERA, WALL-MOUNT	AUDIO VISUAL SYSTEMS	WALL	27 41 16	FLUSH 4S BOX, 1 G. RING. LRI11	R6	+84" A.F.F.	PER FUNCTIONAL	WHITE	7	
R18	AUDIOVISUAL EQUIPMENT RACK, UNDERCOUNTER SLIDE-OUT AND PIVOT	AUDIO VISUAL SYSTEMS	ANCHORED TO CABINET BASE OR SLAB	271116	MFG. SEISMIC MOUNT	(4) 2" C. TO ABOVE ACCESSIBLE CEILING	FLOOR OR CABINET BASE	PER FUNCTIONAL	BLACK	200	
SA	LOUDSPEAKER, ACCESSIBLE CEILING, FLUSH	AUDIO-VISUAL SYSTEMS	CEILING	27 51 16	TILE KIT BY MFG.	R5	CEILING	PER FUNCTIONAL AND AS NOTED	WHITE		
SC	LOUDSPEAKER, HARD LID CEILING, FLUSH	AUDIO-VISUAL SYSTEMS	CEILING	27 51 16	GYP KIT BY MFG.	R5	CEILING	PER FUNCTIONAL AND AS NOTED	WHITE	10	
W	WIRELESS MIC RECEIVER	AUDIO-VISUAL SYSTEMS	CEILING	27 41 16	FLUSH 4S BOX, 1 G. RING. LRI11	R5	CEILING	PER FUNCTIONAL AND AS NOTED	WHITE	2	

NOTE NO. DEVICE NOTES

DN1 FIRE ALERT LIGHTING ROUGH-IN PROVIDES DAISY CHAINED UTP6-4P BETWEEN OFE CONTROLLER AND THE WALL PLATES IN EACH LIGHTING ZONE. ZONE INDICATED BY SINGLE NUMBER SUBSCRIPT., L1 INDICATES END-OF-LINE AND WAO HAS 1 JACK AND 1 UTP6-4P; L2 INDICATES WAO IS PART OF DAISY CHAIN CKT AND HAS 2 JACKS AND ONE ENTERING AND ONE EXITING UTP4-4P – REFER TO SINGLE LINE DIAGRAM.

WORK OF NOTES

WO1 PROVIDE CABLING AND ROUGH-IN UNDER WORK OF PROJECT – LIGHTING FIXTURE PROVIDED BY OWNER'S CONTRACTOR (N.I.C}..

LOCATION & ROUGH-IN NOTES

LRI1 INSTALLED ASSEMBLY, INCLUDING MONITOR SHALL NOT PROJECT MORE THAN 4" FROM FACE OF WALL. IF LEADING EDGE 27" TO 80" AFF

LRI2 MATCH PROJECT SWITCH HEIGHT

LRI3 4S BOX W/ 1 GANG RING BLANK COVER PLATE

LRI4 NOT USED

LRI5 NOT USED

LRI6 NOT USED

LRI7 MANUFACTURER'S VENTED BACKBOX .

LRI8 NOT USED

LRI9 4S BOX, 2-1/8" DEEP MIN., W/ 1 GANG RING WITH LOCKING HINGED COVER PLATE (FSR WB-MR2G OR EQUAL).

LRI10 NOT USED

LRI11 PROVIDE BACKING AND SUPPORT FOR 5 POUND DEVICE.

LRI12 PROVIDE DEVICE COMPLETE WITH BACKBOX, TILE SUPPORT RAILS AND CEILING CUTOUT TEMPLATE. COMPLY WITH SECTION 09 50 11 ACOUSTICAL PANEL CEILINGS.

LRI13 PROVIDE BACKING IN WALL SUITABLE TO SUPPORT A 20 POUND DEVICE WITH A LOAD CENTROID 18 INCHES FROM THE FACE OF THE WALL.

LRI14 PROVIDE BACKING IN WALL SUITABLE TO SUPPORT A 200 POUND DEVICE WITH A LOAD CENTROID 8 INCHES FROM THE FACE OF THE WALL.

LRI15 AS DETAILED AND/OR SCHEDULED ON THE ARCHITECTURAL DRAWINGS.

RACEWAY NOTES

R1 (4) 2" C. H.R. TO ACCESSIBLE CEILING

R2 (2) 1-1/4" C. FROM EACH OF (2) LOW VOLTAGE BACKBOXES TO ACCESSIBLE CEILING

R3 NOT USED

R4 AS DETAILED AND/OR SCHEDULED

R5 3/4" C. H.R. TO ACCESSIBLE CEILING OR FLOOR, OR TO SERVING BDF, IDF OR EQUIPMENT ROOM, U.O.N.

R6 1" C. H.R. TO ACCESSIBLE CEILING OR FLOOR, OR TO SERVING BDF, IDF OR EQUIPMENT ROOM, U.O.N.

R7 1-1/4" C. H.R. TO ACCESSIBLE CEILING OR FLOOR, OR TO SERVING BDF, IDF OR EQUIPMENT ROOM, U.O.N.

R8 NOT USED

R9 AT ACCESSIBLE CEILING, PROVIDE ABOVE CEILNG PATHWAY USING CABLE HOOKS. WHERE MOUNTED IN GYP CEILING, EXTEND 3/4" C. TO ACCESSIBLE CEILING.

R10 2 1-1/4" C TO 4 GANG COMPARTMENT, 1 - 1" TO 1 GANG COMPARTMENT, STUBBED TO ACCESSIBLE CEILING OR FLOOR EXTEND TO SERVER ROOM USING BASKET TRAY. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL ROUGH-IN.

R11 UNLESS OTHERWISE SHOWN, PROVIDE 1.5" EMT SLEEVE, WITH INSULATED THROAT BUSHING AT EACH END, STUBBED OUT 4 INCHES FROM FACE OF WALL, AT ELEVATION APPROXIMATELY 6 INCHES ABOVE ACCESSIBLE CEILING. INSTALL SLEEVE IN AN ACCESSIBLE LOCATION AS DEFINED IN CALIFORNIA ELECTRICAL CODE, ARTICLE 100 DEFINITIONS. PROVIDE FIRESTOPPING UNDER WORK OF SECTION 27 05 33. BOND TO GROUND. COMPLY WITH DIVISION 26 AND SECTION 27 05 26 GROUNDING.

R12 4 1-1/4" C TO 6 GANG COMPARTMENT, 1 - 1.25" TO EA. 1 GANG COMPARTMENT, STUBBED TO ACCESSIBLE CEILING OR FLOOR, EXTEND TO SERVER ROOM IN BASKET TRAY. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL ROUGH-IN TO 3 GANG COMPARTMENT.

ACCESSIBLE CEILING IS A T-BAR OR SIMILAR GRID BASED, PANELIZED REMOVEABLE CEILING MEETING THE DEFINITION FOR ACCESSIBLE WIRING METHODS IN ARTICLE 100 OF THE CALIFORNIA ELECTRICAL CODE.

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

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Drawing Title

SYMBOL SCHEDULE

Drawing No.

TA-002

SKA Project Number: 2020096

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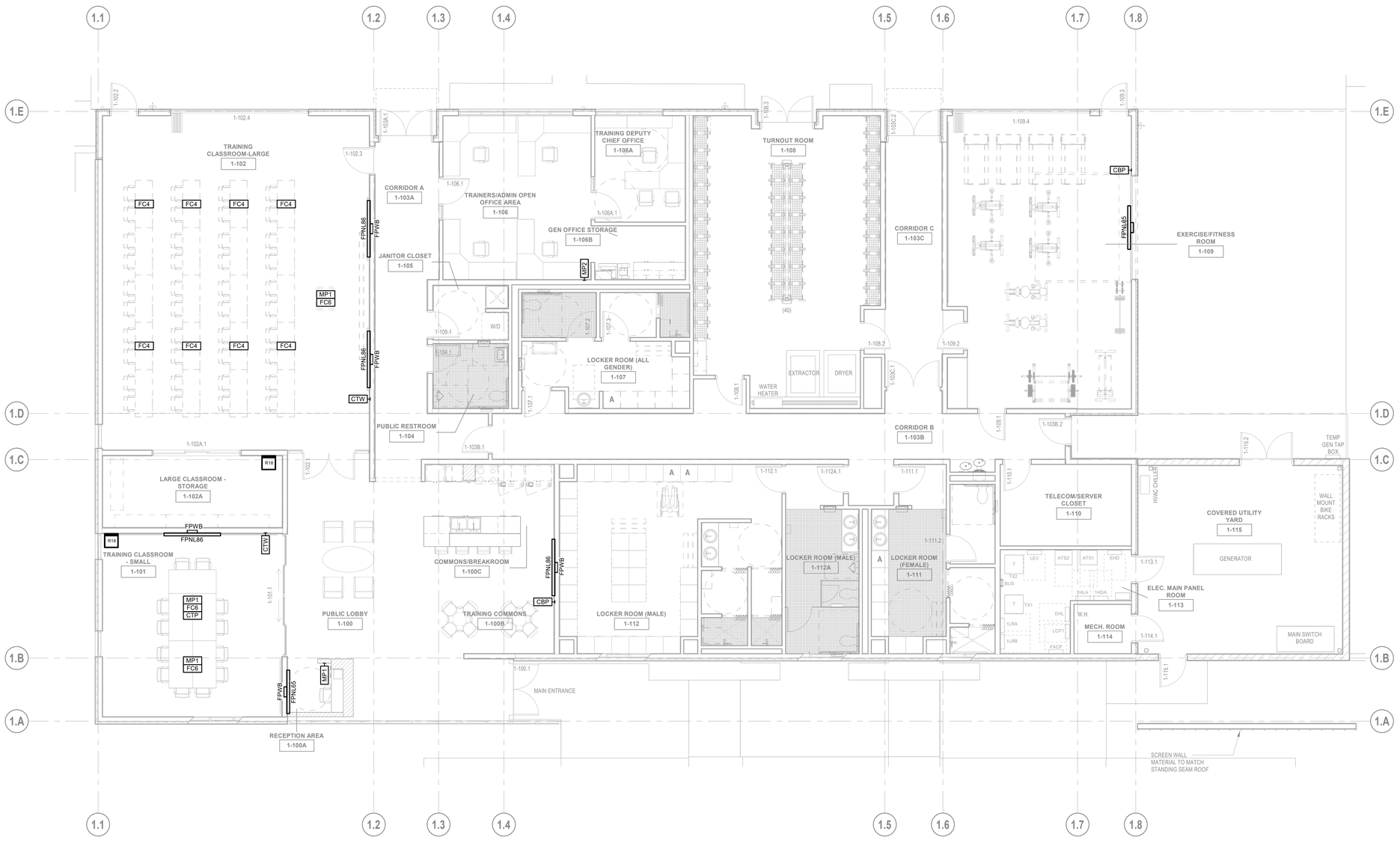

1 AUDIOVISUAL FIRST FLOOR PLAN - CLASSROOM BUILDING
3/16" = 1'-0"

PROJECT NORTH

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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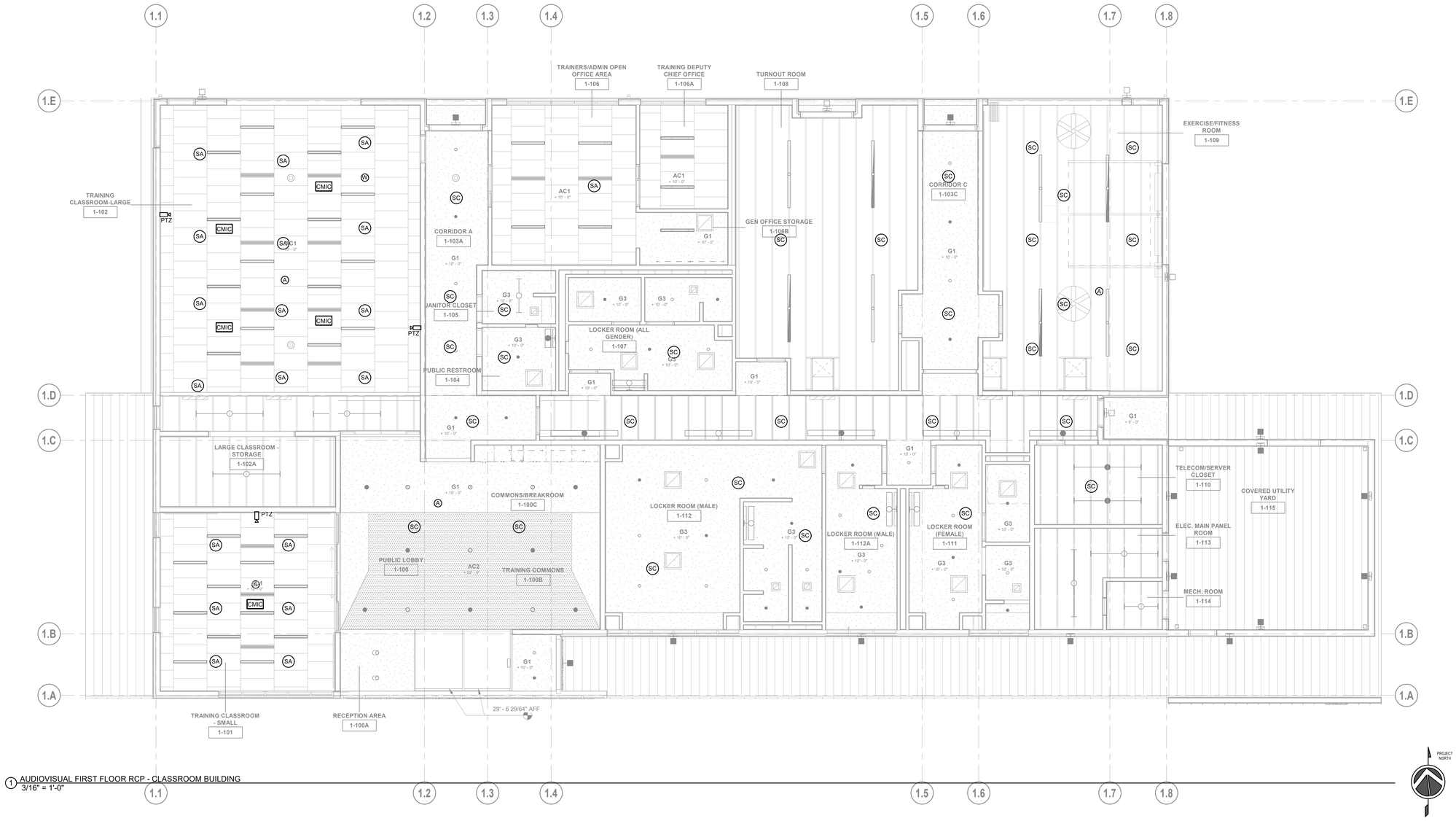
Drawing Title
AUDIOVISUAL FIRST FLOOR PLAN - CLASSROOM BUILDING

Drawing No.
TA-1-121

SKA Project Number: 2020096

NOT FOR CONSTRUCTION



1 AUDIOVISUAL FIRST FLOOR RCP - CLASSROOM BUILDING
3/16" = 1'-0"

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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Drawing Title
AUDIOVISUAL FIRST FLOOR RCP - CLASSROOM BUILDING

Drawing No.
TA-1-131

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

COMMUNICATIONS SYSTEMS GENERAL NOTES

1 REFER TO SPECIFICATIONS FOR COMPLETE REQUIREMENTS.

2 PROVIDE CONDUIT, BOXES AND FITTINGS SHOWN ON COMMUNICATIONS SYSTEMS (TN) SYSTEM DRAWINGS UNDER THE WORK OF SECTION 27 05 33 COMMUNICATIONS RACEWAYS, BOXES AND FITTINGS. UNLESS OTHERWISE INDICATED, PROVIDE 1 INCH TRADE SIZE MINIMUM . PROVIDE RACEWAY SIZE AS REQUIRED FOR A MAXIMUM OF 30 PERCENT WIRE FILL.

3 PROVIDE FIRESTOPPING UNDER THE WORK OF SECTION 27 05 33 COMMUNICATIONS RACEWAYS, BOXES AND FITTINGS.

4 LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER LOCATIONS SHOWN ON THE COMMUNICATIONS SYSTEMS DRAWINGS.

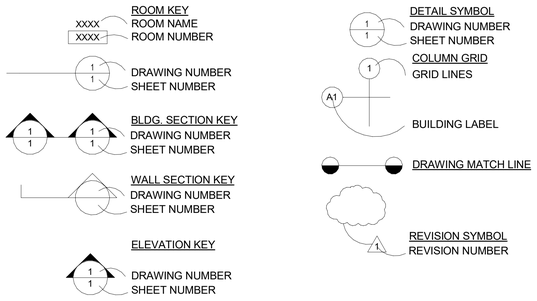
5 DEVICE QUANTITIES SHOWN ON FLOOR PLANS AND REFLECTED CEILING PLANS TAKE PRECEDENCE OVER DEVICE QUANTITIES SHOWN ON FUNCTIONAL DIAGRAMS.

6 QUANTITIES SHOWN ON FUNCTIONAL DIAGRAMS TAKE PRECEDENCE OVER QUANTITIES SHOWN ON RACK ELEVATIONS.

7 QUANTITIES SHOWN ON DEVICE SCHEDULES TAKE PRECEDENCE OVER QUANTITIES SHOWN ON FUNCTIONAL DIAGRAMS, FLOOR PLANS AND REFLECTED CEILING PLANS.

8 LOCATIONS SHOWN ON LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER LOCATIONS SHOWN ON SMALL SCALE DRAWINGS.

GENERAL SYMBOLS

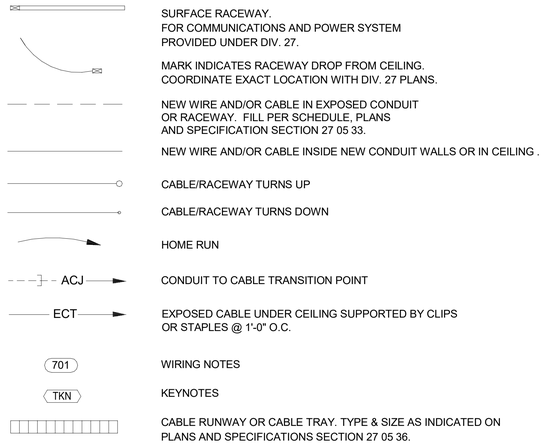


MATERIAL & EQUIPMENT LEGEND

C6APP	CATEGORY 6A PATCH PANEL.
FOH-P	FIBER OPTIC CABLE HYBRID, PLENUM RATED
FOH-OPR	FIBER OPTIC CABLE HYBRID, OUTSIDE PLANT RISER RATED
FOM-OPR	FIBER OPTIC CABLE, MULTI MODE OUTSIDE PLANT RISER RATED
FOS	FIBER OPTIC CABLE, SINGLE MODE PLENUM RATED
FOS-OPP	FIBER OPTIC CABLE, SINGLE MODE OUTSIDE PLANT PLENUM RATED
FPP	FIBER PATCH PANEL
FSC	FIBER SPLICE CLOSURE
FSP	FIBER SPLICE PANEL
FTB	FIBER TERMINAL BOX
IDF	INTERMEDIATE DISTRIBUTION FACILITY
MDF	MAIN DISTRIBUTION FACILITY.
MM	MULTI MODE OPTICAL FIBER
MMP	MULTIMEDIA PLATE
MPOE	MINIMUM POINT OF ENTRY
OSP	OUTSIDE PLANT
SM	SINGLE MODE OPTICAL FIBER
T.C.	TELECOMMUNICATIONS CLOSET
T-OPD	TELEPHONE CABLE, OUTSIDE PLANT, DUCTWAY
UTP6A-4P	UNSHIELDED TWISTED PAIR, CAT. 6A PLENUM
UTP6A-4OP	UNSHIELDED TWISTED PAIR, CAT. 6A OUTSIDE PLANT

NOTE:
SEE SPECIFICATION SECTIONS FOR REFERENCE DESCRIPTIONS AND REQUIREMENTS. FOR OTHER MATERIAL AND EQUIPMENT TYPES REFER TO SPECIFICATIONS.

LEGEND



JUNCTION BOX SCHEDULE

SYMBOL	H (INCHES)	W (INCHES)	D (INCHES)
J1	6	6	4
J2	8	8	4
J3	12	12	4
J4	12	12	6
J5	12	12	8
J6	16	12	6
J7	18	18	8
J8	20	16	6
J9	20	16	8
J10	20	20	6
J11	20	20	8
J12	24	20	6
J13	24	20	8
J14	24	24	8
J15	30	24	8
J16	30	30	8
J17	36	30	8
J18	36	36	8

SUFFIX:

NONE - NEMA 1
A - NEMA 12
B - NEMA 3R
C - NEMA 4
D - NEMA 4X

EXAMPLE: J16C= 30"H X 30"W X 8"D HINGED NEMA 4 JBOX.

NOTE 1

ALL JUNCTION BOXES TO BE HINGED TYPE, PROVIDED WITHOUT PRE-PUNCHED KNOCKOUTS. PENETRATIONS IN JUNCTION BOXES SHALL BE CUT OR PUNCHED AS REQUIRED FOR INSTALLATION. PAINT ALL INTERIOR BOXES TO MATCH WALL FINISH. COORDINATE FINISH WITH ARCH. PLANS.

ABBREVIATIONS

1SR-1	SINGLE CHAMBER SURFACE RACEWAY
3SR-2.5	THREE CHAMBER SURFACE RACEWAY
A.D.A.	AMERICANS WITH DISABILITIES ACT
ADF	AREA DISTRIBUTION FACILITY
A.F.C.	ABOVE FINISHED CEILING
A.F.F.	ABOVE FINISHED FLOOR
ALT	ALTERNATE
A.M.F.F.	ABOVE MEZZANINE FINISHED FLOOR
BDF	BUILDING DISTRIBUTION FACILITY
B.F.C.	BELOW FINISHED CEILING
BLDG.	BUILDING
B.O.H.	BACK OF HOUSE
C.	CONDUIT
CAT.	CATEGORY
CBC	CALIFORNIA BUILDING CODE
CEC	CALIFORNIA ELECTRICAL CODE
COMM.	COMMUNICATIONS
C.L.	CENTERLINE
C.O.	CONDUIT ONLY
CONT.	CONTINUATION
CS	COMMUNICATIONS SYSTEM
(D)	DEMOLISH EXISTING
DED	DEDUCTIVE
ø, DIA.	DIAMETER
DIV	DIVISION
(E)	EXISTING
EA.	EACH
EIA	ELECTRONIC INDUSTRIES ASSOCIATION
ELEV.	ELEVATION
E.O.L.	END OF LINE
EQPT.	EQUIPMENT
FIN	FINISHED
FUT	FUTURE
H.R.	HOME RUN
HT.	HEIGHT
J, JBOX	JUNCTION BOX
LAN	LOCAL AREA NETWORK
MATV	MASTER ANTENNA TELEVISION
MAX.	MAXIMUM
MIN.	MINIMUM
MOD.	MODULAR
MON.	MONUMENT
(N)	NEW
NEC	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.E.	OWNER FURNISHED EQUIPMENT
OPP.	OPPOSITE
PNL.	PANEL
PROJ.	PROJECT
P.S.R.H	PROJECT STANDARD RECEPTACLE HEIGHT +18" AFF, U.O.N.
P.S.S.H.	PROJECT STANDARD SWITCH HEIGHT +48" AFF TO ℄, U.O.N.
RE:	REFER TO
REF.	REFERENCE
SIM.	SIMILAR
SM	SINGLE MODE OPTICAL FIBER
SN	SHEET NOTE
SP	SHIELDED PAIR - SEE SPECIFICATIONS
SPEC	SPECIFICATION
S.R.	SURFACE RACEWAY
STD	STANDARD
STP	SHIELDED TWISTED PAIR
T.C.	TELECOMMUNICATIONS CLOSET
TEL	TELEPHONE
TELCOM	TELECOMMUNICATIONS
TIA	TELECOMMUNICATIONS INDUSTRY ASSOCIATION
T-OPD	TELEPHONE CABLE, OUTSIDE PLANT, DUCTWAY
TP	TWISTED PAIR
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
W/	WITH
WP	WEATHERPROOF

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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

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Drawing Title

GEN. NOTES, SYMBOL, LEGEND, ABBR. & JBOX SCHEDULE

Drawing No.

TN-001

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

SYMBOL	DEVICE	FUNCTION OR SERVICE	LOCATION	WORK OF	ROUGH-IN	RACEWAY	ELEVATION	CABLE FILL & HOMERUN DESTINATION, U.O.N.	FINISH	WEIGHT, LB	DETAIL SHEET(S)
	WALL SLEEVE/CONDUIT	PATHWAY	INDICATED	27 05 33	N/A	R6					
FC4	FLOOR BOX, CONCRETE SLAB, FOR DATA AND POWER.	COMMUNICATIONS	FLUSH IN FLOOR. COORDINATE EXACT LOCATION/DIMENSION WITH THE ARCHITECT.	27 05 33	LEGRAND EVOLUTION EFB8S-OG ON-GRADE FLOOR BOX WITH EFB610 COVER FOR DATA AND POWER.	R4	FLUSH IN FLOOR	AS SCHEDULED	COORDINATE COVER TYPE WITH ARCHITECT. SUBMIT CUT-SHEETS.		TN-904
FC6	FLOOR BOX, CONCRETE SLAB, FOR AUDIO VISUAL, DATA AND POWER	AV/COMMUNICATIONS	FLUSH IN FLOOR. COORDINATE EXACT LOCATION/DIMENSION WITH THE ARCHITECT.	27 05 33	LEGRAND EVOLUTION 10-GANG FLOOR BOX. PROVIDE MANUFACTURER'S "POUR PAN" TO PROTECT AT SLAB ON GRADE CONDITIONS.	R7	FLUSH IN FLOOR	AS SCHEDULED	COORDINATE COVER TYPE WITH ARCHITECT. SUBMIT CUT-SHEETS.		TN-904
3D	DATA AND VOICE DEVICE PLATE. DN1	COMMUNICATIONS	INDICATED	27 05 33, 27 15 00	PROVIDE ONE (1) 5" SQUARE x 2.875" DEEP BOX WITH 1 GANG RING EQUAL TO RANDL INDUSTRIES 5 SQUARE.	R3	+18" AFF TO CL, U.O.N.	AS SCHEDULED	WHITE		
2D WAP	WIRELESS ACCESS POINT DEVICE PLATE. DN1. WIFI ACCESS POINT DEVICE (RUCKUS 850) IS OFCI.	COMMUNICATIONS	INDICATED	27 05 33, 27 15 00	PROVIDE ONE (1) 5" SQUARE x 2.875" DEEP BOX WITH 1 GANG RING EQUAL TO RANDL INDUSTRIES 5 SQUARE.	R2	TBAR: FLUSH GYP CEILING: SURFACE MOUNT OUTDOOR: SURFACE MOUNT	2 PLENUM CAT 6A.. HOMERUN TO IDF ROOM.	WHITE		TN-910
1D AV	DATA DEVICE FOR AV EQPT. DN1	AUDIOVISUAL	INDICATED	27 05 33, 27 15 00	PROVIDE ONE (1) 5" SQUARE x 2.875" DEEP BOX WITH 1 GANG RING EQUAL TO RANDL INDUSTRIES 5 SQUARE. PROVIDE BLANK FACEPLATE AND A 1-PORT SMB INSIDE THE BOX.	R1	WALL OR CEILING	AS INDICATED. HR TO NEAREST BDF OR IDF. NO EXPOSED CABLE ALLOWED.	WHITE		
1D CAM	DATA DEVICE FOR POE CCTV CAMERA. DN1	SECURITY	INDICATED	27 05 33, 27 15 00	4" SQUARE x 2-1/8" DEEP BOX WITH 1 GANG RING. PROVIDE BLANK FACEPLATE AND A 1-PORT SMB INSIDE THE BOX.	R1	CEILING	AS INDICATED. HR TO NEAREST BDF OR IDF. NO EXPOSED CABLE ALLOWED.	WHITE		
T +44"	WALL MOUNTED TEL 630A TYPE PLATE.	COMMUNICATIONS	INDICATED	27 05 33, 27 15 00	PROVIDE ONE (1) 5" SQUARE x 2.875" DEEP BOX WITH 1 GANG RING EQUAL TO RANDL INDUSTRIES 5 SQUARE.	R2	+44" AFF TO CL	1 CAT 6A PLENUM CABLE. HR TO NEAREST IDF/TR.	STAINLESS STEEL		
R15	FLOOR MOUNTED STATION CABLING/SWITCH RACK, 2 POST, 44 RU, SEISMIC RATED.	COMMUNICATIONS	FLOOR	27 11 16			BOLT TO SLAB		BLACK	250	TN-902
R28	FLOOR MOUNTED SERVER CABINET, 44 RU MIN, 30" WIDE MAX, 42" DEEP, 4 POST, SEISMIC RATED.	COMMUNICATIONS	FLOOR	27 11 16			BOLT TO SLAB.		BLACK	1100	TN-903

NOTE NO.	DEVICE NOTES
DN1	SUBSCRIPT INDICATES QUANTITY OF CATEGORY 6 CABLES PROVIDED AT WAO. EXAMPLE: 2D REPRESENTS 2 CAT6 CABLES AND JACKS TERMINATED AT THE INDICATED WAO AND SERVING TR.
DN2	SUBSCRIPT INDICATES QUANTITY OF COAX CABLES PROVIDED AT WAO. BROADBAND VIDEO CABLING IS RG-6. EXAMPLE: 1B IS 1 RG-6 TERMINATED AT THE INDICATED WAO AND SERVING TR.
	LOCATION NOTES
LR1	FLUSH IN FLOOR. COORDINATE EXACT LOCATION/DIMENSION WITH ARCHITECTURAL PLANS.
	RACEWAY NOTES
R1	3/4" C. UP TO ACCESSIBLE CEILING.
R2	1" C. UP TO ACCESSIBLE CEILING.
R3	1.25" C. UP TO ACCESSIBLE CEILING.
R4	(1) 2" FLEX CONDUIT TO MODULAR FURNITURE BASE. (1) 2" C. UP TO ACCESSIBLE CEILING. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL ROUGH-IN.
R5	FOR TELECOM, (2) 1-1/4" TO 2 GANG COMPARTMENT AND STUB UP TO ACCESSIBLE CEILING. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL ROUGH-IN.
R6	UNLESS OTHERWISE SHOWN, PROVIDE (1) 4" EMT SLEEVE, WITH INSULATED THROAT BUSHING AT EACH END, STUBBED OUT 4 INCHES FROM FACE OF WALL, AT ELEVATION APPROXIMATELY 6 INCHES ABOVE ACCESSIBLE CEILING. INSTALL SLEEVE IN AN ACCESSIBLE LOCATION AS DEFINED IN CALIFORNIA ELECTRICAL CODE, ARTICLE 100 DEFINITIONS. PROVIDE FIRESTOPPING UNDER WORK OF SECTION 27 05 33. BOND TO GROUND. COMPLY WITH DIVISION 26 AND SECTION 27 05 26 GROUNDING.
R7	FOR AV, (2) 1-1/4" C TO 2 GANG COMPARTMENT STUBBED TO ACCESSIBLE CEILING. FOR TELECOM, (2) 1-1/4" TO 2 GANG COMPARTMENT AND STUB UP TO ACCESSIBLE CEILING. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL ROUGH-IN.
	ACCESSIBLE CEILING IS A T-BAR OR SIMILAR GRID BASED, PANELIZED REMOVEABLE CEILING MEETING THE DEFINITION FOR ACCESSIBLE WIRING METHODS IN ARTICLE 100 OF THE CALIFORNIA ELECTRICAL CODE.

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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Project

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Drawing Title

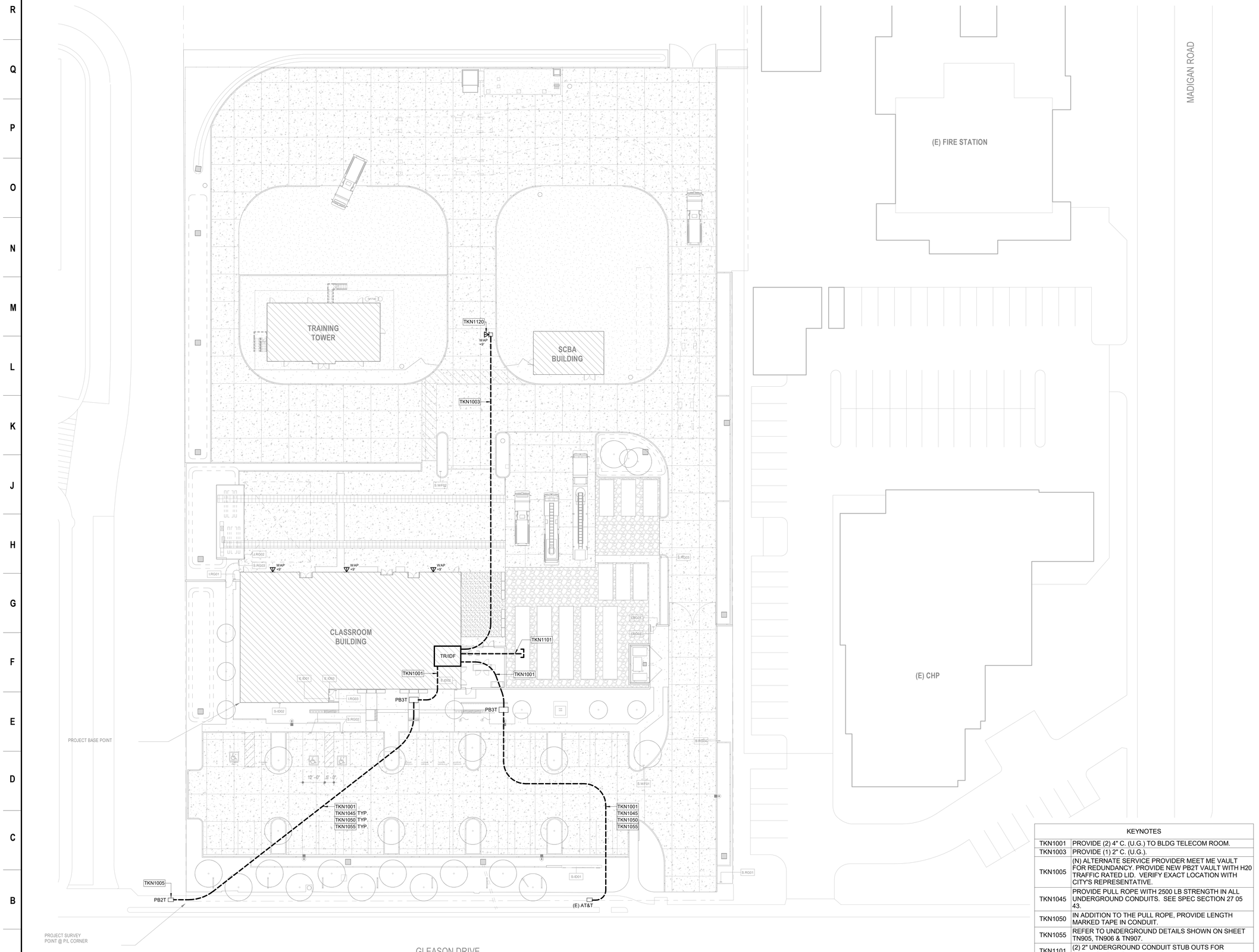
SYMBOL SCHEDULE

Drawing No.

TN-002

SKA Project Number: 2020096

NOT FOR CONSTRUCTION



1 COMMUNICATIONS SITE PLAN
1" = 20'-0"

KEYNOTES	
TKN1001	PROVIDE (2) 4" C. (U.G.) TO BLDG TELECOM ROOM.
TKN1003	PROVIDE (1) 2" C. (U.G.).
TKN1005	(N) ALTERNATE SERVICE PROVIDER MEET ME VAULT FOR REDUNDANCY. PROVIDE NEW PB2T VAULT WITH H20 TRAFFIC RATED LID. VERIFY EXACT LOCATION WITH CITY'S REPRESENTATIVE.
TKN1045	PROVIDE PULL ROPE WITH 2500 LB STRENGTH IN ALL UNDERGROUND CONDUITS. SEE SPEC SECTION 27 05 43.
TKN1050	IN ADDITION TO THE PULL ROPE, PROVIDE LENGTH MARKED TAPE IN CONDUIT.
TKN1055	REFER TO UNDERGROUND DETAILS SHOWN ON SHEET TN905, TN906 & TN907.
TKN1101	(2) 2" UNDERGROUND CONDUIT STUB OUTS FOR CONNECTION TO FUTURE APPARATUS BUILDING.
TKN1120	MOUNT WAP ON ELECTRICAL POLE.

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Drawing Title
COMMUNICATIONS SITE PLAN

Drawing No.
TN-0-101

SKA Project Number: 2020096

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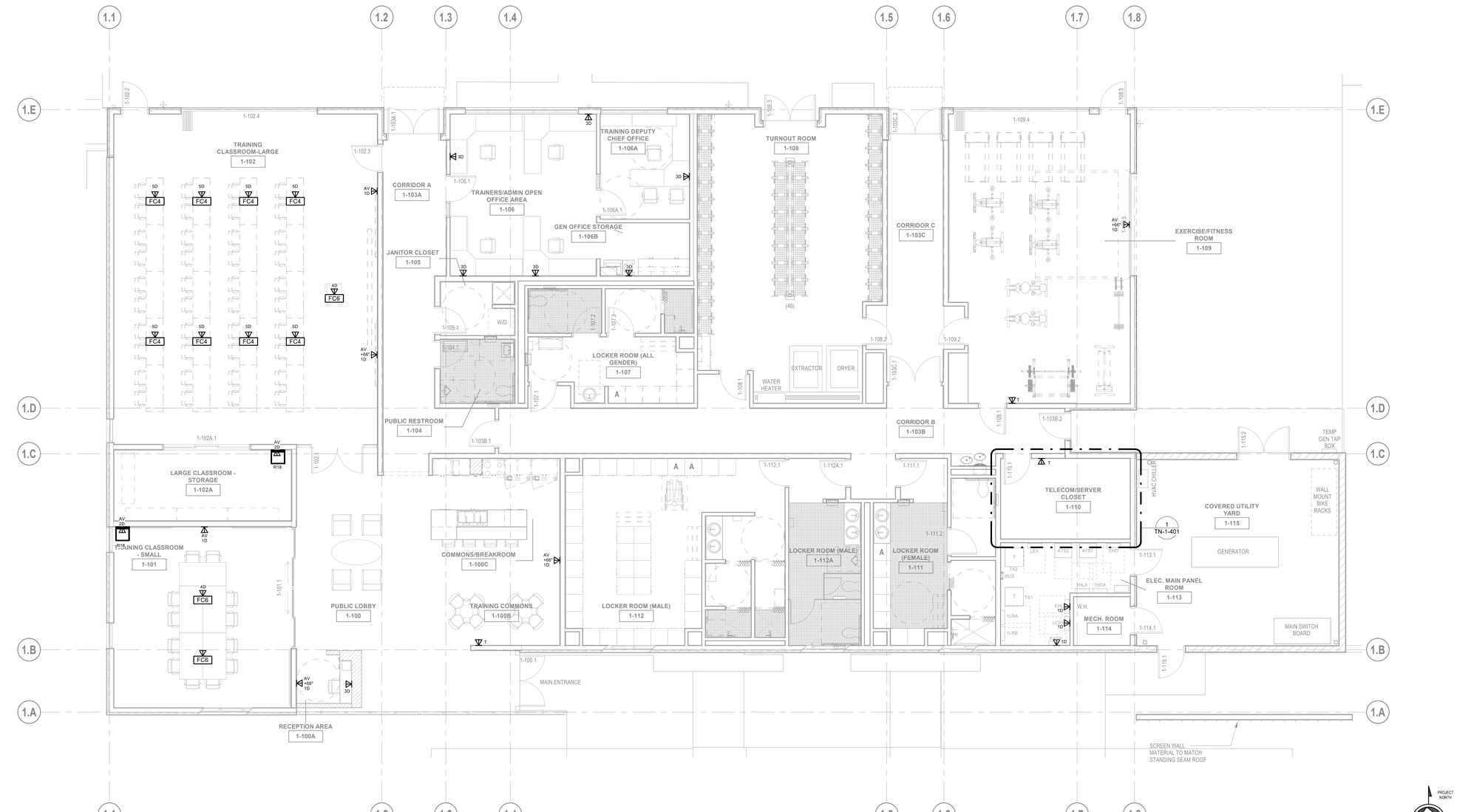

1 COMMUNICATIONS FIRST FLOOR PLAN - CLASSROOM BUILDING
3/16" = 1'-0"

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Drawing Title
COMM FIRST FLOOR PLAN - CLASSROOM BUILDING

Drawing No.
TN-1-121

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

KEYNOTES	
TKN0039	(4) 4" C.
TKN0450	PROVIDE 18" WIDE, 4" HIGH SOLID BOTTOM CABLE TRAY (CTS 18-4), PAINTED WHITE, SUPPORTED FROM CEILING/STRUCTURE. SEE SPEC SECTION 27 05 36.

1 COMMUNICATIONS FIRST FLOOR RCP - CLASSROOM BUILDING
3/16" = 1'-0"

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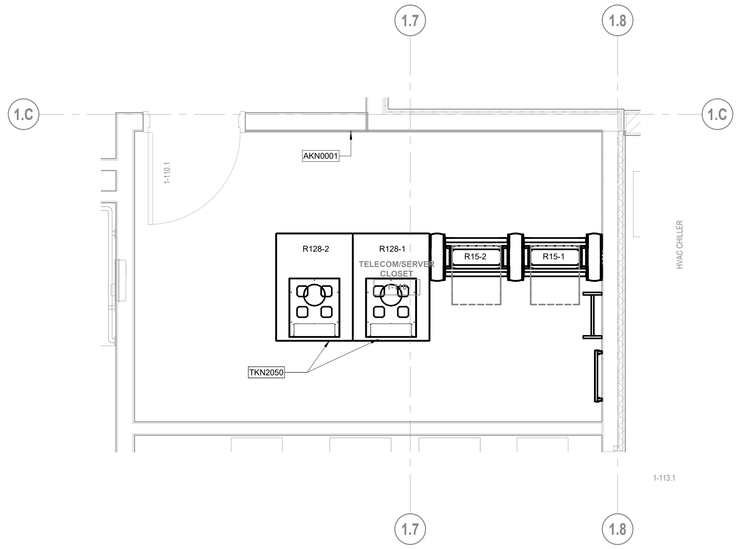
Drawing Title
COMM FIRST FLOOR RCP - CLASSROOM BUILDING

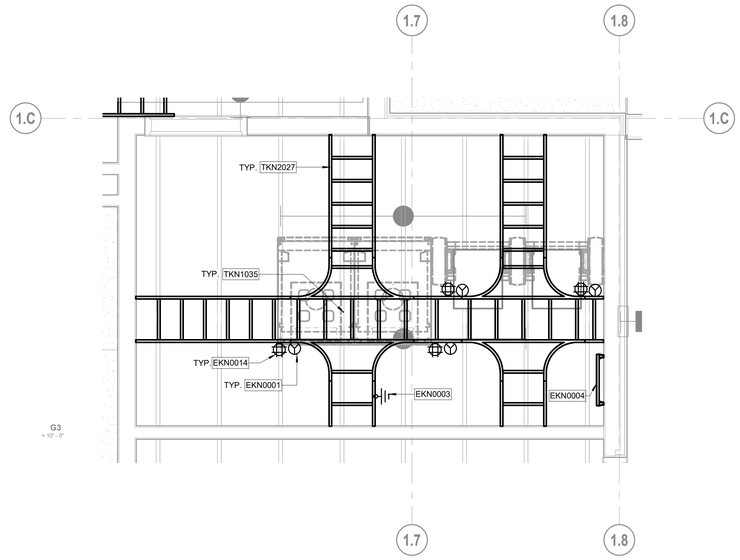
Drawing No.
TN-1-131

SKA Project Number: 2020096

NOT FOR CONSTRUCTION



1 COMMUNICATIONS TELECOM/SERVER CLOSET 1-110 ENLARGED PLAN
1/2" = 1'-0"



2 COMMUNICATIONS TELECOM/SERVER CLOSET 1-110 RCP
1/2" = 1'-0"

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GSA
COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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Drawing Title

COMM.TELECOM/SERVER CLOSET 1-110 ENL. PLAN & RCP

Drawing No.

TN-1-401

SKA Project Number: 2020096

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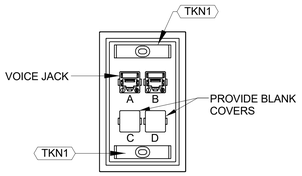
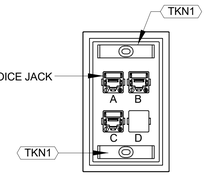


1 2D OUTLET

NTS



2 3D OUTLET

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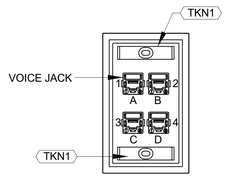
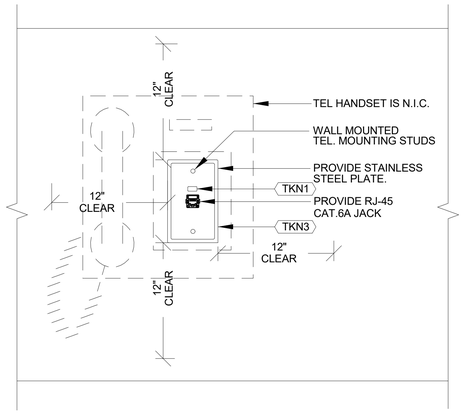


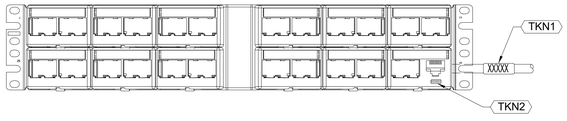
3 4D OUTLET

NTS



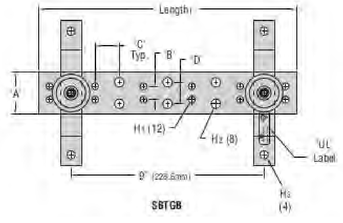
4 1V OUTLET

NTS



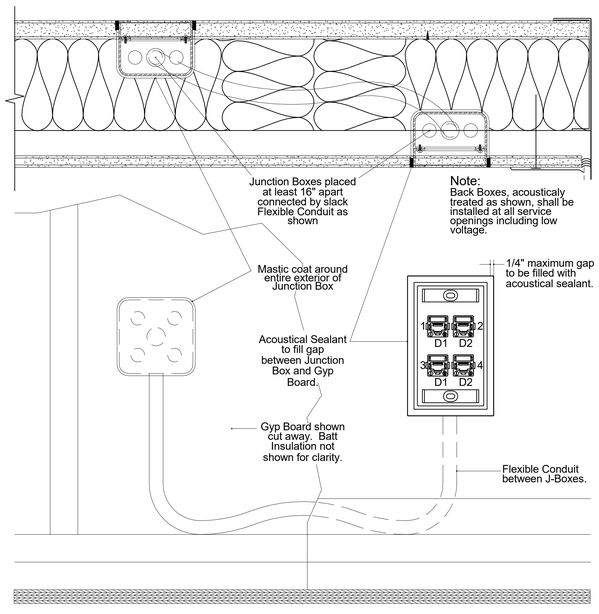
5 FLAT PATCH PANEL AND CABLE LABELING

NTS



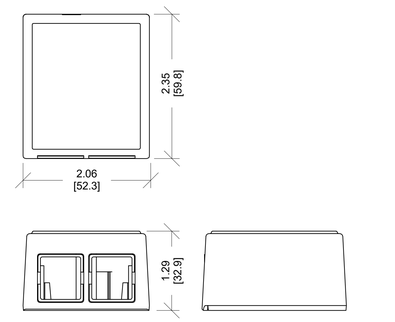
6 GROUNDING BUS BAR DETAIL

NTS



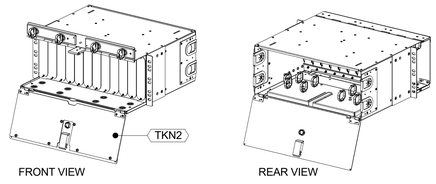
7 ACOUSTIC SEALANT & INSULATION AT INTERIOR PARTITIONS

NTS



8 TWO PORT SMB

NTS



9 FIBER PATCH PANEL

NTS

SHEET NOTES

1. RECEPTACLE ELEVATIONS ARE PROVIDED AS A CONVENIENCE FOR THE CONTRACTOR ONLY. RECEPTACLE ELEVATIONS GENERALLY REFLECT DESIGN BASIS OR SYSTEMS DESIGN BASIS ALTERNATES. CONTRACTOR TO COORDINATE ELEVATION WITH ALTERNATE SUBMITTED.
2. RECEPTACLE ELEVATIONS MAY BE INCOMPLETE, REFER TO RECEPTACLE SCHEDULE FOR COMPLETE DETAILS.
3. WHERE RECEPTACLE ELEVATIONS AND RECEPTACLE SCHEDULE CONFLICT. RECEPTACLE SCHEDULE TAKES PRECEDENCE OVER RECEPTACLE ELEVATIONS.

KEYNOTES

TKN	TELECOMMUNICATIONS SYSTEMS, WORK OF DIVISIONS 27.
TKN1	LABEL THE OUTLET WITH THE IDF ROOM NUMBER, STATION NUMBER, JACK LETTER (EXAMPLE: "132-1-A" WHERE "132" IS THE IDF, "1" IS THE STATION NUMBER "A" IS THE JACK LETTER.
TKN2	LABEL THE CABLE AND PATCH PANEL PORTS. MATCH THE JACKS LABEL.
TKN3	PROVIDE 12" CLEAR ON ALL SIDES IN ORDER TO MOUNT THE TEL HANDSET. COORDINATE WITH ELECTRICAL AND SECURITY CONTRACTORS. HANDSET IS N.I.C.

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Smith, Fause & McDonald Inc.
871 9th Street, San Francisco, CA 94103
(415) 255-9140 Fax (415) 255-9180
www.sfmi.com info@sfmi.com

Drawing Title

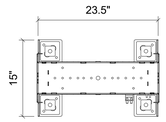
DETAILS - DEVICES

Drawing No.

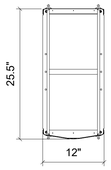
TN-901

SKA Project Number: 2020096

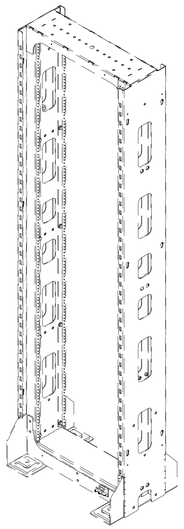
NOT FOR CONSTRUCTION



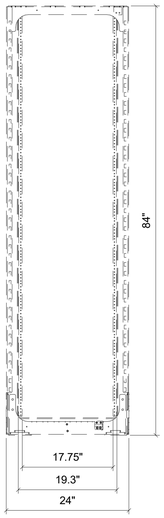
1 R15 TOP VIEW
1"=1'-0"



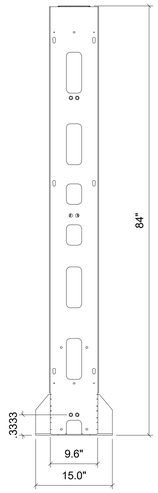
2 WIRE MANAGER TOP VIEW
1"=1'-0"



3 ISOMETRIC
NTS

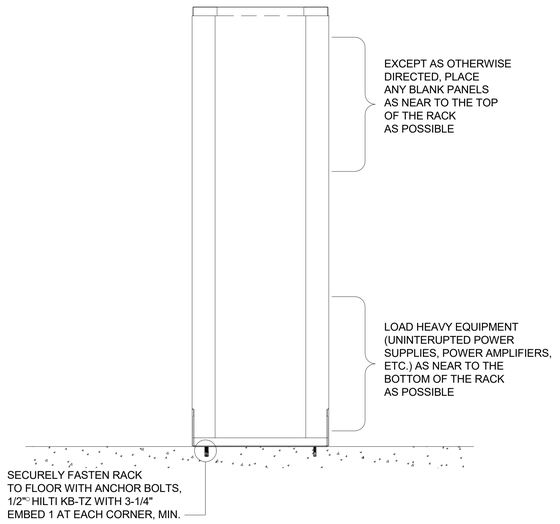


4 R15 FRONT VIEW
1"=1'-0"



5 R15 SIDE VIEW
1"=1'-0"

6 WIRE MANAGER FRONT VIEW
1"=1'-0"



7 RACK LOADING DETAILS
1"=1'-0"

CLIENT

GENERAL SERVICES AGENCY
GSA
COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
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Contractor
OVERAA Construction

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Drawing Title
DETAILS - RACK R15

Drawing No.
TN-902

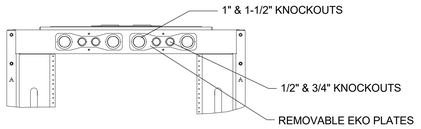
SKA Project Number: 2020096

NOT FOR CONSTRUCTION

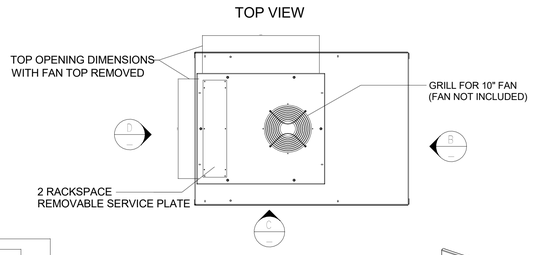
DIMENSIONS					
TYPE	OVERALL HEIGHT NOT TO EXCEED	VPO=VERTICAL PANEL OPENING	PANEL WIDTH	FRAME WIDTH	FRAME DEPTH
R28	84"	44 EIA RACK UNITS	19"	30"	42"

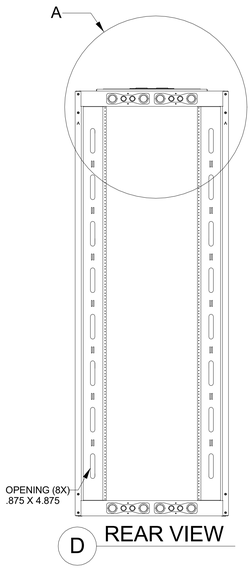
KEYNOTES

E	ELECTRICAL: WORK OF DIV. 26.
E1	5-20R DEDICATED QUAD RECEPTACLE IN 4S BOX WITH UTILITY COVER.
TKN	TELECOMMUNICATIONS SYSTEMS: WORK OF DIVISION 27.
TKN1	RACK RAILS, COMPLY WITH ANSI/EIA-310-D. POSITION ADJUSTABLE FRONT TO REAR.
TKN2	LOCKING FRONT AND REAR FULL MESH DOORS.

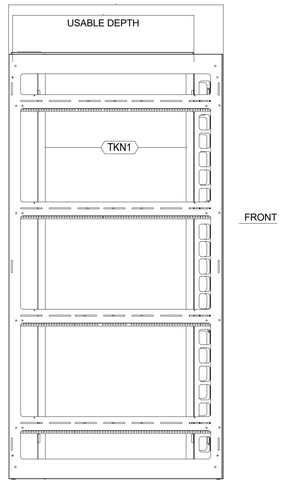


DETAIL A
SCALE .070

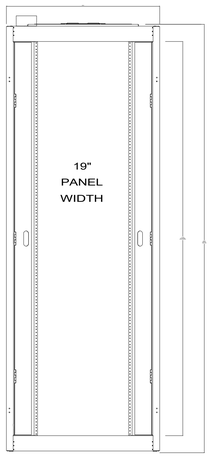




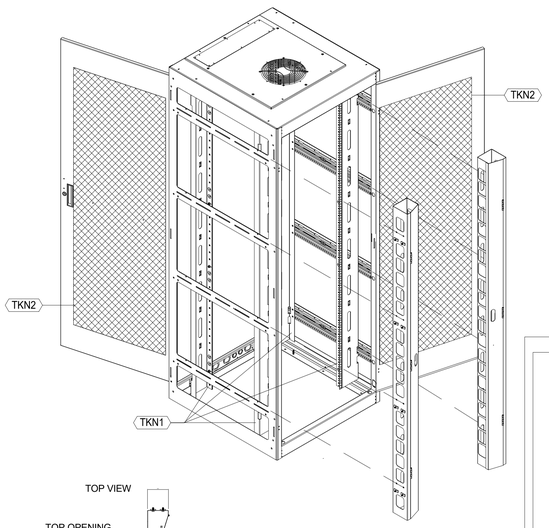
D REAR VIEW

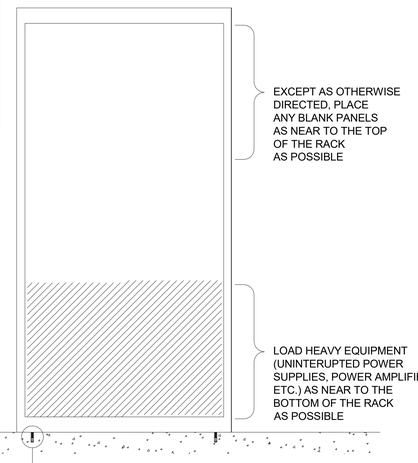


C SIDE VIEW



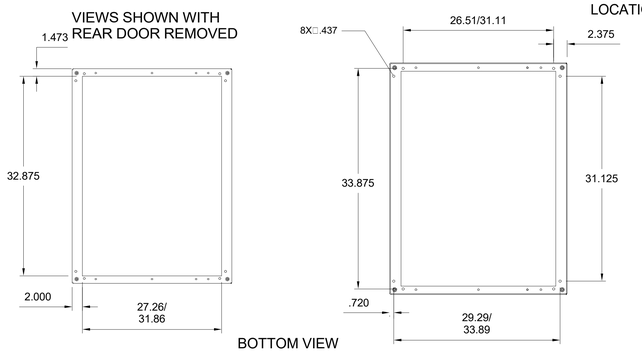
B FRONT VIEW



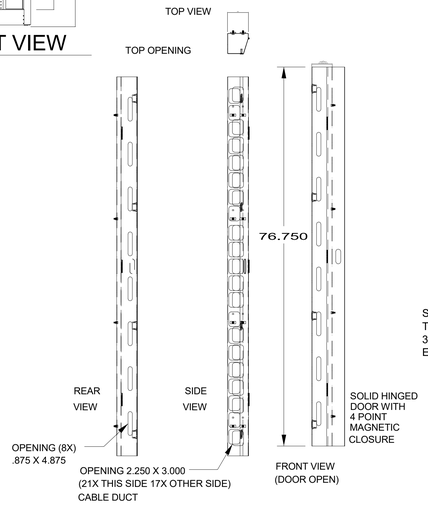


2 RACK LOADING DETAIL
SHOWN WITHOUT THE DOOR. 1" = 1'-0"

VIEWS SHOWN WITH REAR DOOR REMOVED



FLOOR MOUNTING LOCATIONS



1 RACK R28 DETAILS AND ELEVATIONS
N.T.S.

NOT FOR CONSTRUCTION

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Smith, Fause & McDonald Inc.
301 8th Street, San Francisco, CA 94103
(415) 255-9140 Fax (415) 255-9180
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Drawing Title

DETAILS - RACK R28

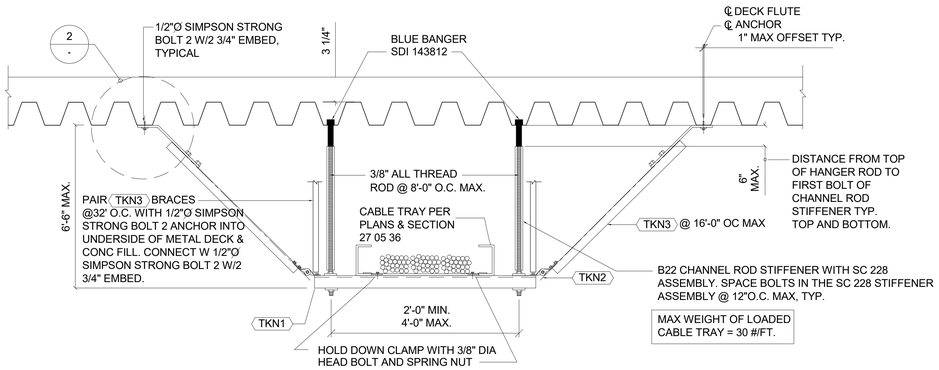
Drawing No.

TN-903

SKA Project Number: 2020096

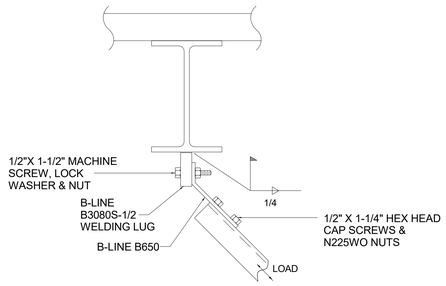
KEYNOTES

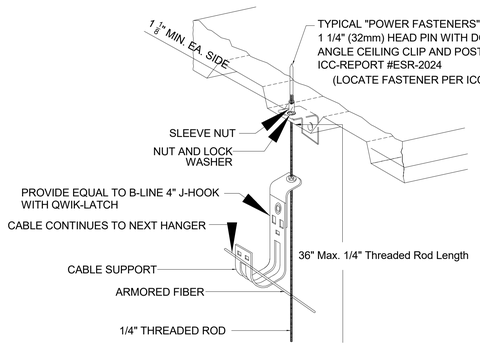
TKN	COMMUNICATIONS SYSTEMS: COMPLY WITH DIVISION 27.
TKN1	B-LINE B11 CHANNEL.
TKN2	B-LINE ADJUSTABLE HINGE B-335-2 LONGITUDINAL OR TRANSVERSE BRACE.
TKN3	B-LINE B11 CHANNEL LONGITUDINAL OR TRANSVERSE BRACE.



1 CABLE TRAY SUPPORT

NTS

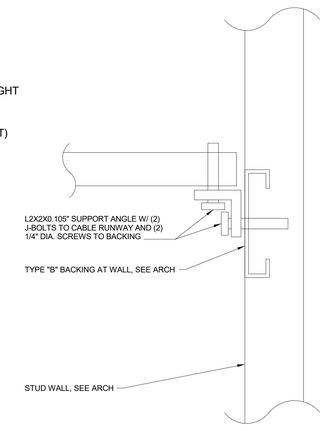




MAX. WEIGHT PER CONNECTION = 10 LBS

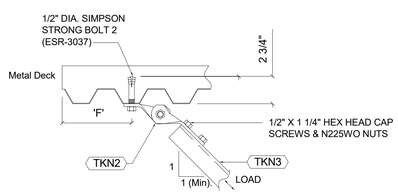
3 J-HOOK MOUNTING DETAIL

NTS



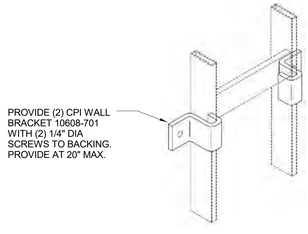
4 CABLE TRAY WALL ATTACHMENT

NTS



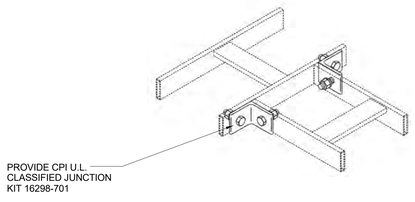
2 LONGITUDINAL OR TRANSVERSE BRACE

NTS



5 CABLE TRAY MOUNTED VERTICALLY

NTS



6 CABLE TRAY INTERSECTION DETAIL

NTS

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Smith, Fause, & McDonald Inc.
301 8th Street, San Francisco, CA 94103
(415) 255-0140 Fax (415) 255-0180
www.sfmi.com info@sfmi.com

Drawing Title

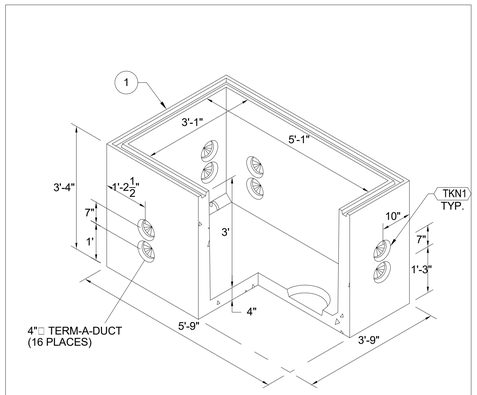
DETAILS - INTERIOR FASTENING

Drawing No.

TN-904

SKA Project Number: 2020096

NOT FOR CONSTRUCTION



* = NOT SHOWN

BILL OF MATERIAL

Item	Product Description	U.V. Code #	Drawing #
1.	3'-0"x5'-0"x3'-0" BODY	0280110	PTS-002
2.	6" EXTENSION WITH TONGUE & GROOVE *	0280200	PTS-008
3.	12" EXTENSION WITH TONGUE & GROOVE *	0280190	PTS-009

Oldcastle UTILITY VAULT COMPANY, INC.

P.O. BOX Pleasanton, CA. 94566-0727 (925)846-9193 FAX- 846-6904

PACIFIC BELL BTSS 36660"x3'-0" STANDARD DETAIL

UTILITY VAULT COMPANY PLEASANTON, CA

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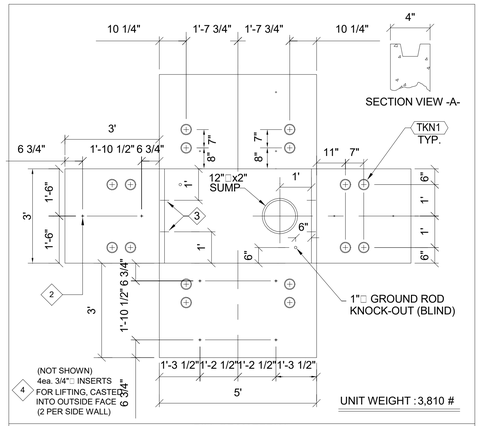
Drawn	DATE	S.O.NO.	DRAWING NO.	REV.
TORTORELLI	7.24.08	XXXX	PTS-001	01
REVISED		WT.	SCALE: 3/4"=1'-0"	
APPROVED		SCALE	SHEET	OF



UNIT WEIGHT : 3,810 #

BILL OF MATERIAL

Item	Qty.	Product Description	U.V. Code #	Drawing #
1.	16	4"□ TERM-A-DUCT (TWO STEP)	5140400	---
2.	12	1/2"□ PLASTIC INSERTS	5100400	---
3.	4	7/8"□ STANDARD PULL IRONS	5180120	---
4.	4	3/4"□ FERRULE LOOP INSERT (NOT SHOWN)	5100100	---
5.	1	NON-METTALLIC	2900010	PTS-003
6.	-	3'-0"x5'-0"x3'-0" REINFORCING DETAIL	---	PTS-R01

Oldcastle UTILITY VAULT COMPANY, INC.

P.O. BOX Pleasanton, CA. 94566-0727 FAX- 846-6904

PACIFIC BELL BTSS 36660"x3'-0" STANDARD DETAIL CODE # : 0280110 UTILITY VAULT COMPANY PLEASANTON, CA

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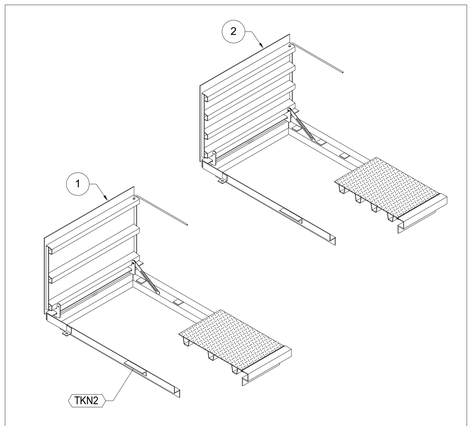
Drawn	DATE	S.O.NO.	DRAWING NO.	REV.
TORTORELLI	7.24.08	XXXX	PTS-003	01
REVISED		WT.	SCALE: 3/4"=1'-0"	
APPROVED		SCALE	SHEET	OF



BILL OF MATERIAL

Item	Product Description	U.V. Code #	Drawing #
1.	3'X5' (NOM) GALVANIZED CHECKER PLATE, PEDESTRIAN RATED TORSION ASSIST COVER WITH ADJUSTABLE FRAME	2040270	----
2.	3'X5' (NOM) GALVANIZED CHECKER PLATE, FULL TRAFFIC RATED TORSION ASSIST COVER WITH ADJUSTABLE FRAME	2040260	----

Oldcastle UTILITY VAULT COMPANY, INC.

P.O. BOX 727 Pleasanton, CA. 94566-0727 (510) 846-9193 FAX: (510) 846-6904

PACIFIC BELL - PTS-3660 3'-0"x5'-0" (NOMINAL) STEEL COVER ASSEMBLIES

UTILITY VAULT COMPANY PLEASANTON, CA

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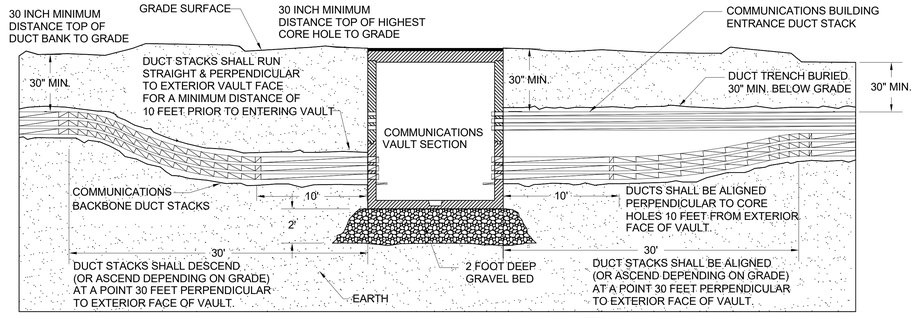
Drawn	DATE	S.O.NO.	DRAWING NO.	REV.
TORTORELLI	5/9/05	XXXX	PTS-010	0
REVISED		WT.	SCALE: NOT TO SCALE	SHEET OF
APPROVED				

KEYNOTES

TKN	COMMUNICATIONS SYSTEMS COMPLY WITH DIV. 27
TKN1	BELL END ENTRY DUCT TERMINATIONS.
TKN2	PROVIDE INTEGRAL FRAME ELEMENT TO RECEIVE LBNL'S VAULT NUMBER. REFER TO THE DRAWINGS FOR THE VAULT NUMBER ASSIGNED TO EACH (N) VAULT INSTALLED UNDER THE WORK OF THIS PROJECT. APPLY VAULT NUMBER TO A ½" TALL GREEN OR BLACK LAMACOID LABEL RIVETED TO FRAME OR VAULT LID. ALTERNATIVELY, CAST NUMBER INTO VAULT COVER OR WELD ON THE FACE OF DIAMOND PLATE LID.

1 TYPICAL UNDERGROUND VAULT ISOMETRIC EXPLODED PLAN & LID

NTS



NOTES:

1. BACKFILL IN TRENCH NOT SHOWN FOR CLARITY. REFER TO THE CIVIL PLANS.
2. CONTRACTOR SHALL LAY A TWO FOOT DEEP GRAVEL BED BELOW FLOOR OF NEW VAULT.

2 COMMUNICATIONS DUCT SWEEP & ELEVATION VAULT APPROACH

NTS

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

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Architect of Record

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301 9th Street, San Francisco, CA 94103
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www.sfmci.com info@sfmci.com

Drawing Title

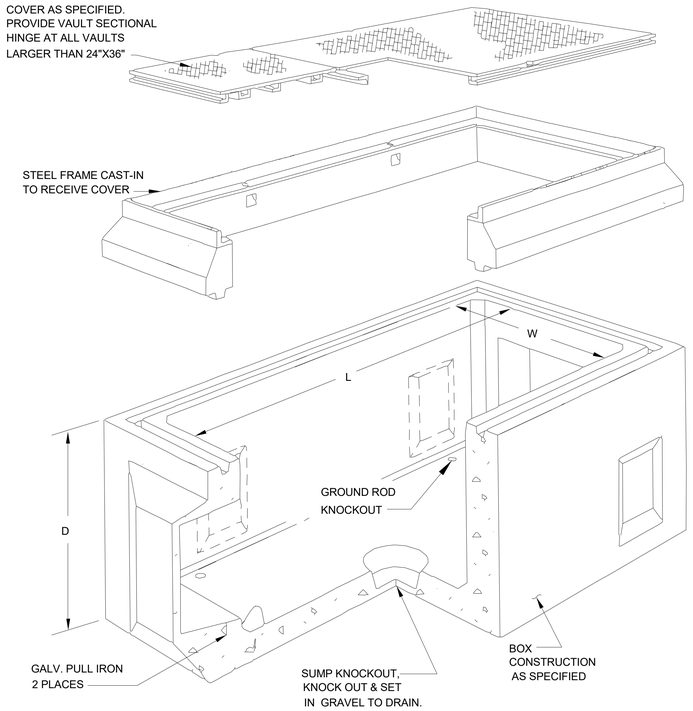
DETAILS - COMMUNICATIONS VAULT

Drawing No.

TN-905

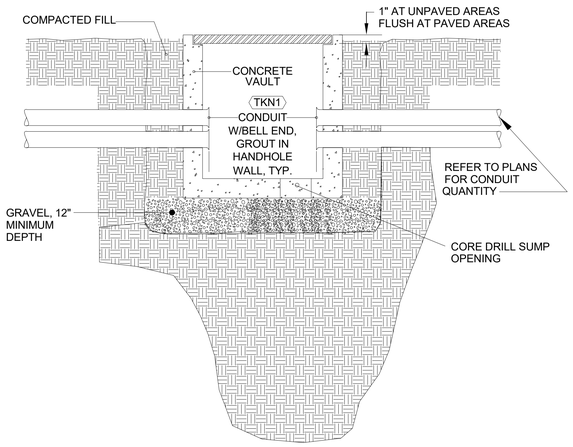
SKA Project Number: 2020096

NOT FOR CONSTRUCTION



1 TYPICAL UNDERGROUND VAULT ISOMETRIC

NTS

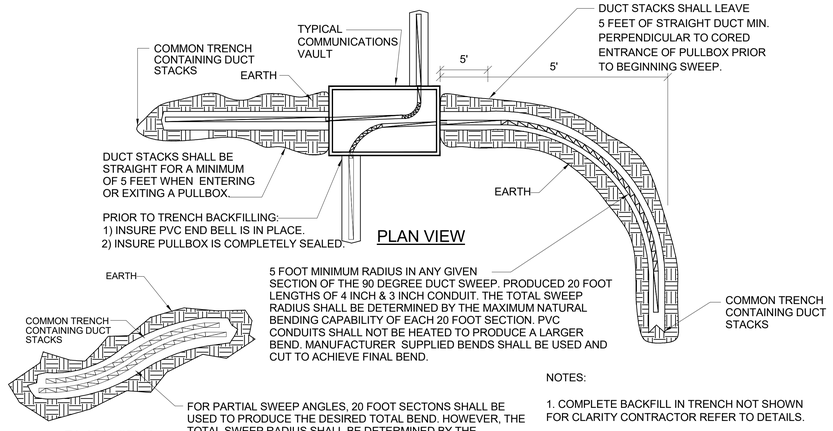


2 TYPICAL UNDERGROUND VAULT SECTION

REFER TO PLANS FOR CONDUIT SIZE AND QUANTITY

NTS

EXAMPLE OF PROPER DUCT ROUTING



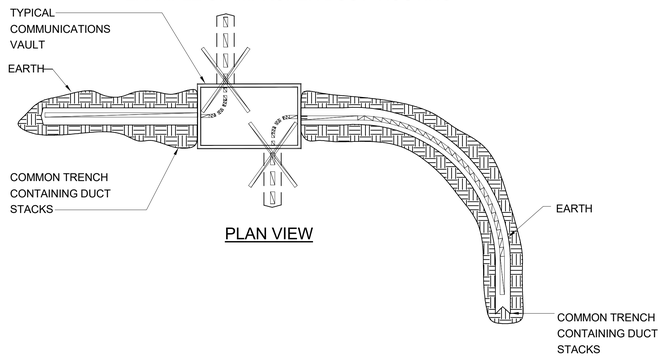
NOTES:

1. COMPLETE BACKFILL IN TRENCH NOT SHOWN FOR CLARITY CONTRACTOR REFER TO DETAILS.

2. TOP OF DUCT STACKS SHALL BE BURIED A MINIMUM OF 36 INCHES BELOW GRADE.

3. PRIOR TO FINAL ACCEPTANCE OF DUCT WORK INSURE MANDRAL TEST OF EACH DUCT HAS BEEN COMPLETED. REFER TO SECTION 270543.

EXAMPLE OF IMPROPER DUCT ROUTING



3 COMMUNICATIONS DUCT SWEEP & APPROACH AT VAULT

NTS

KEYNOTES

TKN	COMMUNICATIONS SYSTEMS COMPLY WITH DIV. 27
TKN1	BELL END ENTRY DUCT TERMINATIONS.

CLIENT

GENERAL SERVICES AGENCY
GSA
COUNTY OF ALAMEDA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record

SHAH KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Contractor

OVERAA Construction

Smith, Fause & McDonald Inc.
357 9th Street, San Francisco, CA 94103
(415) 255-9140 Fax (415) 255-9180
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Drawing Title

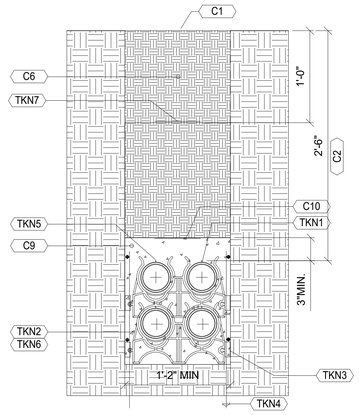
DETAILS - COMMUNICATIONS VAULT

Drawing No.

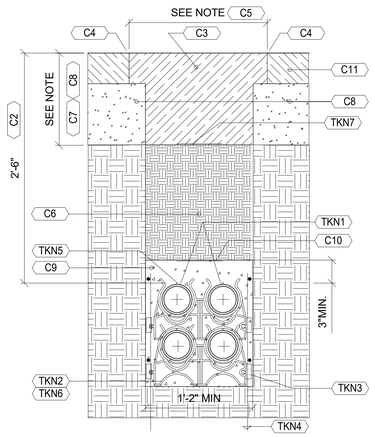
TN-906

SKA Project Number: 2020096

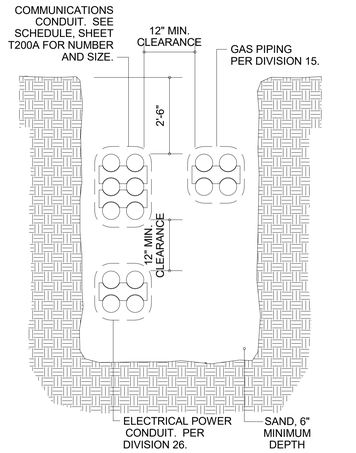
NOT FOR CONSTRUCTION



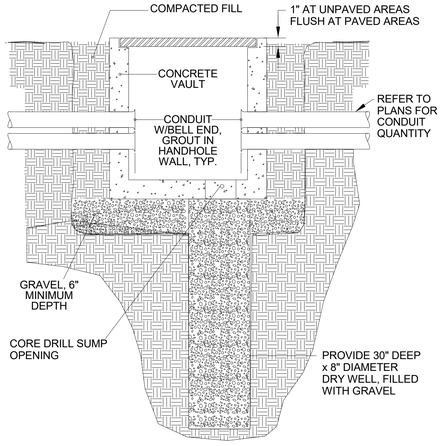
1 TRENCH IN EARTH SECTION CONCRETE ENCASED NTS



2 TRENCH IN ASPHALT PAVEMENT SECTION-CONCRETE ENCASED NTS



3 TRENCH SECTION - MINIMUM CLEARANCE
REFER TO PLANS FOR CONDUIT SIZE & QUANTITY NTS



4 TYPICAL PULLBOX SECTION
REFER TO PLANS FOR CONDUIT SIZE & QUANTITY NTS

KEYNOTES

C	CIVIL - COMPLY WITH DIVISION 2
C1	EXISTING SURFACE.
C2	MINIMUM COVER UNLESS OTHERWISE NOTED.
C3	ASPHALT CONCRETE. COMPLY WITH SECTION 32 12 16-ASPHALT CONCRETE PAVEMENT.
C4	USE PAVEMENT CUTTING TOOL TO OBTAIN A NEAT LINE.
C5	EXCAVATIONS 12" OR LESS IN WIDTH: PAVING SHALL BE CUT 12" GREATER THAN THE LENGTH AND WIDTH OF THE EXCAVATION, MEASURED 6" FROM EACH SIDE OF THE EXCAVATION. EXCAVATIONS WIDER THAN 12" IN WIDTH: PAVING SHALL BE CUT 24" GREATER THAN THE LENGTH AND WIDTH OF THE EXCAVATION, MEASURED 12" FROM EACH SIDE OF THE SIDE OF THE EXCAVATION.
C6	ON-SITE MATERIAL (NATIVE BACKFILL) COMPACT TO 95% OF MAXIMUM DRY DENSITY.
C7	ASPHALT CONCRETE. TYPICAL 4" THICKNESS FOR STREETS. TYPICAL 3" THICKNESS FOR BIKES PATH, A.C. SIDEWALKS AND PARKING LOTS. COMPLY WITH SECTION 32 12 16- ASPHALT CONCRETE PAVEMENT.
C8	AGGREGATE BASE, CLASS 2. TYPICAL MINIMUM THICKNESS 8".
C9	STRUCTURAL CONCRETE WITH ORANGE DYE AT TOP.
C10	TRACER WIRE, SOLID COPPER CORE, MINIMUM NUMBER 10 AMERICAN WIRE GUAGE (AWG). PROVIDE AT LEAST 2 FOOT LOOP COILED AT AN ACCESSIBLE LOCATION IN HAND HOLE AND INSIDE BUILDING TO ALLOW ATTACHMENT OF TONE TRACING EQUIPMENT.
TKN	COMMUNICATIONS SYSTEMS, WORK OF DIV. 27
TKN1	PVC CONDUIT, SCHEDULE 40. SEE PLANS FOR SIZE AND QUANTITY.
TKN2	DUCT SPACER, SIZE TO MATCH CONDUIT.
TKN3	RE-BAR HOLDER.
TKN4	No.4 BAR, APPROXIMATELY 3 FEET LONG.
TKN5	1#12 SOLID CORE COPPER TRACER WIRE.
TKN6	SPACE AT APPROXIMATELY 3 SPACERS PER 20 FEET OF DUCT RUN.
TKN7	MARKER TAPE. PROVIDE 1 MARKER TAPE PER 12 INCH WIDTH OF EXCAVATION, OR FRACTION THEREOF.

CLIENT

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Drawing Title
TRENCH SECTIONS

Drawing No.
TN-907

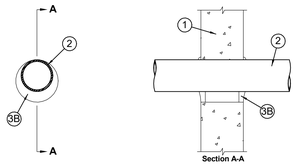
SKA Project Number: 2020096

NOT FOR CONSTRUCTION

Guide XHEZ
Through-Penetration Firestop Systems

December 17, 1996
W-J-1025 - A Card

System No. W-J-1025
F-Rating - 2 Hr
T-Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



Section A-A

(Cont'd on W-J-1025 - B Card)

Guide XHEZ (W-J-1025 - B Card)
Through-Penetration Firestop Systems (Cont'd from W-J-1025 - A Card)

System No. W-J-1025
December 17, 1996
F Rating - 2 Hr
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft

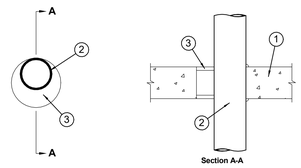
1. Wall Assembly - Min 6 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 6 in.
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Through Penetrants - One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space within the firestop system is dependent upon the type of through penetrant, use of the packing material, and type and thickness of fill materials as tabulated in Item 3B. Pipe, conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. Steel Pipe - Nom 4 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe - Nom 4 in. diam (or smaller) cast or ductile iron pipe.
C. Conduit - Nom 4 in. diam (or smaller) steel electrical metallic tubing or rigid steel conduit.
D. Copper Tubing - Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.
E. Copper Pipe - Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
3. Firestop System - The firestop system shall consist of the following:
A. Packing Material - Pipe and Equipment Covering Materials* - Nom 1 in. thick by min 2-1/2 in. long hollow cylindrical heavy density (min 3.5 pcf) unfaced glass fiber units wrapped around pipe and secured together by means of No. 24 AWG steel tie wire on both sides of the wall. Packing material shall be recessed from both surfaces of wall as required to accommodate the required thickness of fill material. The use of packing material within the firestop system is dependent upon the type of through penetrant and type and thickness of fill material within the penetrating system used as tabulated in Item 3B.
See Pipe and Equipment Covering - Materials (BRGU) - category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specification and bearing the UL Classfication Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
B. Fill, Void or Cavity Material* - Caulk or Putty - Fill material applied within the annulus, on both surfaces of wall. Additional fill material to be installed such that a min 1/4 in. crown is formed around the through penetrant. At the point contact location between through penetrant and concrete, a min 3/8 in. diam bead of fill material shall be applied at the concrete/through penetrant interface on both surfaces of wall. The type and thickness of fill material is dependent upon the type of through penetrant, annular within the firestop system and use of packing material within the firestop system as tabulated below:

TYPE OF THROUGH PENETRANT	NOM ANNULAR SPACE IN.	MIN. MAX. ANNULAR IN.	USE OF PACKING MTL.	TYPE OF MTL.	MIN THKNS OF FILL MTL IN.
STEEL OR IRON PIPE	_	0, 1-1/2	OPTIONAL	SEALANT	5/8
STEEL OR IRON PIPE	3/4	_	REQUIRED	PUTTY	3/4
STEEL CONDUIT OR TUBING	_	0, 1-1/2	OPTIONAL	SEALANT	5/8

Guide XHEZ
Through-Penetration Firestop Systems

March 09, 1999
C-AJ-1259 - A Card

System No. C-AJ-1259
F-Rating - 3 Hr
T-Rating - 0 Hr



Section A-A

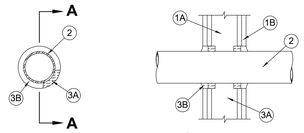
(Cont'd on C-AJ-1259 - B Card)

Guide XHEZ (C-AJ-1259 - B Card)
Through-Penetration Firestop Systems (Cont'd from C-AJ-1259 - A Card)

System No. C-AJ-1259
March 09, 1999
F Rating - 3 Hr
T Rating - 0 Hr

1. Floor or Wall Assembly - Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Floor may also be constructed of any min 6 in. thick UL Classified hollow-core Precast Concrete Units*. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 7 in.
See Concrete Blocks (CAZT) and Precast Concrete Units (CFTV) categories in the Fire Resistance Directory for names of manufacturers.
2. Through Penetrants - One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space between the pipe, conduit or tubing and the periphery of the opening shall be a min of 0 in. (point contact) to a max of 3 in. Pipe, conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes, conduit or tubing may be used:
A. Steel Pipe - Nom 6 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe - Nom 6 in. diam (or smaller) cast or ductile iron pipe.
C. Conduit - Nom 4 in. diam (or smaller) steel electrical metallic tubing or steel conduit.
D. Copper Tube - Nom 4 in. diam (or smaller) Type L (or heavier) copper tube.
3. Fill, Void or Cavity Material*- Sealant Min 1 in. thickness of fill material applied within the annulus, flush with both surfaces of floor or wall. At the point contact location between penetrating item and concrete, a min 3/8 in. thick bead of fill material shall be applied at the concrete/penetrating item interface and on both surfaces of floor or wall.
SPECIFIED TECHNOLOGIES INC - SpecSeal 100, 101, 102 or 105 Sealant.
*Bearing the UL Classification Marking

xsm1.12,qc;**System No. W-L-1029**
RU(Formerly System No. 467)
F Ratings - 1 and 2 Hr (See Item 1B)
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft
b0.25,a0.25;



Section A-A

Guide XHEZ (W-L-1029 - B Card)
Through-Penetration Firestop Systems (Cont'd from W-L-1029 - A Card)

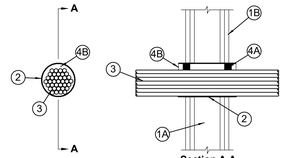
System No. W-L-1029
December 16, 1994
(Formerly System No. 467)
F Ratings - 1 and 2 Hr (See Item 1B)
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft

1. Wall Assembly - The 1 or 2 h fire rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 and U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
B. Gypsum Board* - 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 6 in.
The hourly F rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrants - One metallic pipe, conduit or tubing to be centered within the firestop system. A nom annular space of 3/4 in. is required within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. Steel Pipe - Nom 4 in. diam (or smaller) Schedule 5 (or heavier) steel pipe.
B. Conduit - Nom 4 in. diam (or smaller) steel electrical metallic tubing or steel conduit.
C. Copper Tubing - Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.
D. Copper Pipe - Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
3. Firestop System - The firestop system shall consist of the following:
A. Packing Material - Min 1 in. thickness of min 3.5 pcf fiberglass insulation shall be wrapped around the through-penetrant and secured together by means of No. 24 AWG steel tie wire. Packing material shall be centered at mid-depth of opening and recessed from both surfaces of wall assembly required to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material* - Caulk or Putty - In 2 hr fire rated assemblies min 3/4 in. thickness fill material applied within the annulus, flush both surfaces of wall. Additional fill material to be installed such that a min 1/4 in. crown is formed around the penetrating item. In 1 h fire-rated assemblies, min 5/8 in. thickness of fill material applied within annulus on both surfaces of wall. Additional fill material to be installed such that a min 3/8 in. crown is formed around the penetrating item and lapping 1 in. beyond the periphery of the opening.
SPECIFIED TECHNOLOGIES INC - SpecSeal 100, 101 or 105 Sealant and SpecSeal Putty
*Bearing the UL Classification Marking

Guide XHEZ
Through-Penetration Firestop Systems

October 04, 2000
W-J-3170 - A Card

System No. W-L-3170
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1/4 and 1 Hr (See Item 3A)



Section A-A

(Cont'd on W-J-3170 - B Card)

Guide XHEZ (W-L-3170 - B Card)
Through-Penetration Firestop Systems (Cont'd from W-L-3170 - A Card)

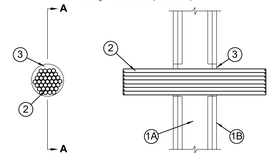
System No. W-L-3170
October 04, 2000
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1/4 and 1 Hr (See Item 3A)

1. Wall Assembly - The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
B. Gypsum Board* - Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Max diam of opening is 6 in.
The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Cables - Max 4-1/2 in. diam tight bundle of cables to be installed eccentrically or concentrically within the opening. The annular space between the cables and the periphery of the opening shall be min 0 in. (point contact) to max 1-1/2 in. Cable bundle to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of cables may be used:
A. Max 200 pair No. 24 AWG (or smaller) copper conductor with polyvinyl chloride (PVC) insulation and jacketing material.
B. Max 1/C No. 350 kcmil (or smaller) copper conductor cable with cross-linked polyethylene (XLPE) jacket.
C. Max 7/C No. 12 AWG (or smaller) copper conductor power and control cables with XLPE or PVC insulation with XLPE or PVC jacket.
D. Max 3/C No. 2/0 AWG (or smaller) copper or aluminum conductor SER cables with PVC insulation and jacket.
E. Max 3/C No. 2/0 AWG (or smaller) copper conductor PVC jacketed aluminum clad or steel clad TEK cable.
F. Max 110/125 fiber optic (F.O.) cable with PVC insulation and jacket.
G. Max 3/C with ground No. 8 AWG (or smaller) copper conductor NM cable (Romex) with PVC insulation and jacket.
H. Max RG/U coaxial cable with fluorinated ethylene insulation and jacket.
I. Max 4 pair No. 24 AWG (or smaller) copper conductor data cable with Hylar jacket and insulation.
3A. Through Penetrating Product* - As an alternate to the cables (Item 3), max 4-1/2 in. diam tight bundle of max 4/C No. 2/0 AWG (or smaller) aluminum or steel Armored Cable+ or Metal Clad Cable+ installed within the opening. Annular space between through-penetrating products and periphery of opening to be min 0 in. (point contact) to max 1-1/2 in. Through penetrating product rigidly supported on both sides of wall assembly. When Armored Cable or Metal Clad Cable is used, T Rating is 1/4 hr.
AFC CABLE SYSTEMS INC
4. Firestop System - The firestop system shall consist of the following:
A. Packing Material - Min 1 in. thickness of 4 pcf mineral wool batt insulation compressed and tightly packed into each end of sleeve. Recess packing material as required to accommodate fill material (Item 4B).
B. Fill, Void or Cavity Material* - Sealant - Min 1/2 in. thickness of fill material applied within annulus, flush with each end of steel sleeve. At point contact location, min 1/4 in. diam bead of fill material applied at cable bundle/steel sleeve interface on both sides of wall.
SPECIFIED TECHNOLOGIES INC - SpecSeal LCI Sealant
*Bearing the UL Classification Marking

Guide XHEZ
Through-Penetration Firestop Systems

October 04, 2000
W-L-3169 - A Card

System No. W-L-3169
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1/4 and 3/4 Hr (See Item 2A)



Section A-A

(Cont'd on W-L-3169 - B Card)

Guide XHEZ (W-L-3169 - B Card)
Through-Penetration Firestop Systems (Cont'd from W-L-3169 - A Card)

System No. W-L-3169
October 04, 2000
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1/4 and 3/4 Hr (See Item 2A)

1. Wall Assembly - The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
B. Gypsum Board* - Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Max diam of opening is 5 in.
The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Cables - Max 4-1/2 in. diam tight bundle of cables to be installed eccentrically or concentrically within the opening. The annular space between the cables and the periphery of the opening shall be min 0 in. (point contact) to max 1/2 in. Cable bundle to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of cables may be used:
A. Max 200 pair No. 24 AWG (or smaller) copper conductor with polyvinyl chloride (PVC) insulation and jacketing material.
B. Max 1/C No. 350 kcmil (or smaller) copper conductor cable with cross-linked polyethylene (XLPE) jacket.
C. Max 7/C No. 12 AWG (or smaller) copper conductor power and control cables with XLPE or PVC insulation with XLPE or PVC jacket.
D. Max 3/C No. 2/0 AWG (or smaller) copper or aluminum conductor SER cables with PVC insulation and jacket.
E. Max 3/C No. 2/0 AWG (or smaller) copper conductor PVC jacketed aluminum clad or steel clad TEK cable.
F. Max 110/125 fiber optic (F.O.) cable with PVC insulation and jacket.
G. Max 3/C with ground No. 8 AWG (or smaller) copper conductor NM cable (Romex) with PVC insulation and jacket.
H. Max RG/U coaxial cable with fluorinated ethylene insulation and jacket.
I. Max 4 pair No. 24 AWG (or smaller) copper conductor data cable with Hylar jacket and insulation.
2A. Through Penetrating Product* - As an alternate to the cables (Item 2), max 4 in. diam tight bundle of max 4/C No. 2/0 AWG (or smaller) aluminum or steel Armored Cable+ or Metal Clad Cable+ installed within the opening. Annular space between through-penetrating products and periphery of opening to be min 0 in. (point contact) to max 1 in. Through penetrating product rigidly supported on both sides of floor or wall assembly. When Armored Cable or Metal Clad Cable is used, T Rating is 1/4 hr.
AFC CABLE SYSTEMS INC
3. Fill, Void or Cavity Material* - Sealant - Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall assembly. Sealant to be forced into interstices of cable bundle to max extent possible. At point contact location, min 1/4 in. diam bead of fill material applied at cable bundle/gypsum board interface on both surfaces of wall.
SPECIFIED TECHNOLOGIES INC - SpecSeal LCI Sealant
*Bearing the UL Classification Marking

COORDINATE THROUGH PENETRATION ASSEMBLIES W/ FIRE RATED PARTITIONS AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

CLIENT

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www.sfmi.com info@sfmi.com

Drawing Title
DETAILS - FIRESTOPPING

Drawing No.
TN-908

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

ELECTRONIC SECURITY SYSTEMS GENERAL NOTES

1 REFER TO SPECIFICATIONS FOR COMPLETE REQUIREMENTS.

2 PROVIDE CONDUIT, BOXES AND FITTINGS SHOWN ON ELECTRONIC SECURITY SYSTEMS (TY) SYSTEM DRAWINGS UNDER THE WORK OF SECTION 28 05 28 PATHWAYS FOR ELECTRONIC SAFETY AND SECURITY. UNLESS OTHERWISE INDICATED, PROVIDE 1 INCH TRADE SIZE MINIMUM . PROVIDE RACEWAY SIZE AS REQUIRED FOR A MAXIMUM OF 30 PERCENT WIRE FILL.

3 PROVIDE FIRESTOPPING UNDER THE WORK OF SECTION 28 05 28 PATHWAYS FOR ELECTRONIC SAFETY AND SECURITY.

4 LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER LOCATIONS SHOWN ON THE COMMUNICATIONS SYSTEMS DRAWINGS.

5 DEVICE QUANTITIES SHOWN ON FLOOR PLANS AND REFLECTED CEILING PLANS TAKE PRECEDENCE OVER DEVICE QUANTITIES SHOWN ON FUNCTIONAL DIAGRAMS.

6 QUANTITIES SHOWN ON FUNCTIONAL DIAGRAMS TAKE PRECEDENCE OVER QUANTITIES SHOWN ON RACK ELEVATIONS.

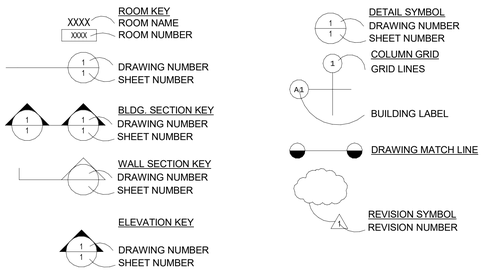
7 QUANTITIES SHOWN ON DEVICE SCHEDULES TAKE PRECEDENCE OVER QUANTITIES SHOWN ON FUNCTIONAL DIAGRAMS, FLOOR PLANS AND REFLECTED CEILING PLANS.

8 LOCATIONS SHOWN ON LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER LOCATIONS SHOWN ON SMALL SCALE DRAWINGS.

9 NOT USED.

10 WIRING FOR THE WORK OF ELECTRONIC SECURITY SYSTEMS IS NOT PERMITTED TO SHARE CONDUIT, SLEEVES OR J-HOOKS WITH WIRING FOR WORK OF DIVISION 27. MAINTAIN AT LEAST 2 INCHES SEPARATION IF RUNNING PARALLEL. MAINTAIN AT LEAST 3 INCHES OF SEPARATION VERTICALLY IF CROSSING AT RIGHT ANGLES.

GENERAL SYMBOLS

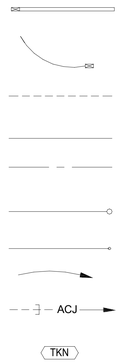


MATERIAL & EQUIPMENT LEGEND

1IDP	1" INNERDUCT, PLENUM RATED
2IDP	2" INNERDUCT, PLENUM RATED
C5ePP	CATEGORY 5e PATCH PANEL
C6PP	CATEGORY 6 PATCH PANEL.
FOH-P	FIBER OPTIC CABLE HYBRID, PLENUM RATED
FOH-OPR	FIBER OPTIC CABLE HYBRID, OUTSIDE PLANT RISER RATED
FOM-OPR	FIBER OPTIC CABLE, MULTI MODE OUTSIDE PLANT RISER RATED
FOS-OPR	FIBER OPTIC CABLE, SINGLE MODE OUTSIDE PLANT RISER RATED
FPP	FIBER PATCH PANEL
FSC	FIBER SPLICE CLOSURE
FSP	FIBER SPLICE PANEL
FTB	FIBER TERMINAL BOX
IDF	INTERMEDIATE DISTRIBUTION FACILITY
MDF	MAIN DISTRIBUTION FACILITY.
MM	MULTI MODE OPTICAL FIBER
MMP	MULTIMEDIA PLATE
OSP	OUTSIDE PLANT
SM	SINGLE MODE OPTICAL FIBER
UTP5e-4	UNSHIELDED TWISTED PAIR, CAT. 5e
UTP5e-4P	UNSHIELDED TWISTED PAIR, CAT. 5e PLENUM
UTP5e-4OP	UNSHIELDED TWISTED PAIR, CAT. 5e OUTSIDE PLANT
UTP6-4	UNSHIELDED TWISTED PAIR, CAT. 6
UTP6-4P	UNSHIELDED TWISTED PAIR, CAT. 6 PLENUM
UTP6-4OP	UNSHIELDED TWISTED PAIR, CAT. 6 OUTSIDE PLANT
110TBXX	110 TERMINAL BLOCK, CAT.5, XX-NO OF PAIRS
110PWTBXX	110 TERMINAL BLOCK, PRE-WIRED W/50 PIN CONNECTOR, XX- NO OF PAIRS
TB15	TERMINAL BLOCK WITH 15 AMP SWITCH BLADE.

NOTE:
SEE SPECIFICATION SECTIONS FOR REFERENCE DESCRIPTIONS AND REQUIREMENTS. FOR OTHER MATERIAL AND EQUIPMENT TYPES REFER TO SPECIFICATIONS.

LEGEND



SURFACE RACEWAY.
FOR COMMUNICATIONS AND POWER SYSTEM PROVIDED UNDER DIV. 26.

MARK INDICATES RACEWAY DROP FROM CEILING.
COORDINATE EXACT LOCATION WITH DIV. 26 PLANS.

NEW WIRE AND/OR CABLE IN EXPOSED CONDUIT OR RACEWAY. FILL PER SCHEDULE, PLANS AND SPECIFICATION SECTION 28 05 13.

NEW WIRE AND/OR CABLE INSIDE NEW CONDUIT WALLS OR IN CEILING .

NEW WIRE AND/OR CABLE IN (N) UNDERGROUND CONDUIT. FILL PER SCHEDULE, PLANS AND SPECIFICATION SECTION 28 05 13.

CABLE/RACEWAY TURNS UP

CABLE/RACEWAY TURNS DOWN

HOME RUN

CONDUIT TO CABLE TRANSITION POINT

KEYNOTES

JUNCTION BOX SCHEDULE

SYMBOL	H (INCHES)	W (INCHES)	(INCHES)
J1	6	6	4
J2	8	8	4
J3	12	12	4
J4	12	12	6
J5	12	12	8
J6	16	12	6
J7	18	18	8
J8	20	16	6
J9	20	16	8
J10	20	20	6
J11	20	20	8
J12	24	20	6
J13	24	20	8
J14	24	24	8
J15	30	24	8
J16	30	30	8
J17	36	30	8
J18	36	36	8

SUFFIX:

NONE	- NEMA 1	C	- NEMA 4
A	- NEMA 12	D	- NEMA 4X
B	- NEMA 3R		

EXAMPLE: J16C= 30"H X 30"W X 8"D HINGED NEMA 4 JBOX.

NOTE 1

ALL JUNCTION BOXES TO BE HINGED TYPE, PROVIDED WITHOUT PRE-PUNCHED KNOCKOUTS. PENETRATIONS IN JUNCTION BOXES SHALL BE CUT OR PUNCHED AS REQUIRED FOR INSTALLATION. PAINT ALL INTERIOR BOXES TO MATCH WALL FINISH. COORDINATE FINISH WITH ARCH. PLANS.

ABBREVIATIONS

1SR-1	SINGLE CHAMBER SURFACE RACEWAY
3SR-2.5	THREE CHAMBER SURFACE RACEWAY
A.D.A.	AMERICANS WITH DISABILITIES ACT
ADF	AREA DISTRIBUTION FACILITY
A.F.C.	ABOVE FINISHED CEILING
A.F.F.	ABOVE FINISHED FLOOR
ALT	ALTERNATE
A.M.F.F.	ABOVE MEZZANINE FINISHED FLOOR
BDF	BUILDING DISTRIBUTION FACILITY
B.F.C.	BELOW FINISHED CEILING
BLDG.	BUILDING
B.O.H.	BACK OF HOUSE
C.	CONDUIT
CAT.	CATEGORY
CBC	CALIFORNIA BUILDING CODE
CEC	CALIFORNIA ELECTRICAL CODE
COMM.	COMMUNICATIONS
C.L.	CENTERLINE
C.O.	CONDUIT ONLY
CONT.	CONTINUATION
CS	COMMUNICATIONS SYSTEM
(D)	DEMOLISH EXISTING
DED	DEDUCTIVE
∅, DIA.	DIAMETER
DIV	DIVISION
(E)	EXISTING
EA.	EACH
EIA	ELECTRONIC INDUSTRIES ASSOCIATION
ELEV.	ELEVATION
E.O.L.	END OF LINE
EQPT.	EQUIPMENT
FIN	FINISHED
FUT	FUTURE
H.R.	HOME RUN
HT.	HEIGHT
J, JBOX	JUNCTION BOX
LAN	LOCAL AREA NETWORK
MATV	MASTER ANTENNA TELEVISION
MAX.	MAXIMUM
MIN.	MINIMUM
MOD.	MODULAR
MON.	MONUMENT
(N)	NEW
NEC	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.E.	OWNER FURNISHED EQUIPMENT
OPP.	OPPOSITE
PNL.	PANEL
PROJ.	PROJECT
P.S.R.H	PROJECT STANDARD RECEPTACLE HEIGHT +18" AFF, U.O.N.
P.S.S.H.	PROJECT STANDARD SWITCH HEIGHT +48" AFF TO ℄, U.O.N.
RE:	REFER TO
REF.	REFERENCE
SIM.	SIMILAR
SM	SINGLE MODE OPTICAL FIBER
SN	SHEET NOTE
SP	SHIELDED PAIR - SEE SPECIFICATIONS
SPEC	SPECIFICATION
S.R.	SURFACE RACEWAY
STD	STANDARD
STP	SHIELDED TWISTED PAIR
T.C.	TELECOMMUNICATIONS CLOSET
TEL	TELEPHONE
TELCOM	TELECOMMUNICATIONS
TIA	TELECOMMUNICATIONS INDUSTRY ASSOCIATION
TP	TWISTED PAIR
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
W/	WITH
WP	WEATHERPROOF

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

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Drawing Title
GEN. NOTES, SYMBOL, LEGEND, ABBR. & JBOX SCHEDULE

Drawing No.
TY-001

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

SYMBOL	DEVICE	FUNCTION OR SERVICE	LOCATION	WORK OF	ROUGH-IN	RACEWAY	ELEVATION	CABLE FILL	FINISH	DETAIL SHEET(S)
①	CCTV IP CAMERA,90 DEGREE CAPABLE, SINGLE SENSOR MINIMUM, FIXED FOCUS, INDOOR/OUTDOOR.	VIDEO SURVEILLANCE	WALL OR CLG AS INDICATED	28 23 00	FLUSH 4S BOX. 2 G. RING	(1) 1" C. TO ACCESSIBLE CEILING.	AS SCHEDULED	1 CAT 6A CABLE PER DIV 27.	AS SPECIFIED	TY-902
③	CCTV IP CAMERA, 180 DEGREE CAPABLE, THREE SENSOR MINIMUM, FIXED FOCUS, INDOOR/OUTDOOR.	VIDEO SURVEILLANCE	WALL OR CLG AS INDICATED	28 23 00	FLUSH 4S BOX. 2 G. RING	(1) 1" C. TO ACCESSIBLE CEILING.	AS SCHEDULED	1 CAT 6A CABLE PER DIV 27.	AS SPECIFIED	TY-902
④	CCTV IP CAMERA, 360 DEGREE CAPABLE, FOUR SENSOR, FIXED FOCUS, INDOOR/OUTDOOR.	VIDEO SURVEILLANCE	WALL OR CLG AS INDICATED	28 23 00	FLUSH 4S BOX. 2 G. RING	(1) 1" C. TO ACCESSIBLE CEILING.	AS SCHEDULED	1 CAT 6A CABLE PER DIV 27.	AS SPECIFIED	TY-902
CKP	CARD READER, MULTI-PROTOCOL PROX/SMART WITH INTEGRAL KEYPAD.	ACCESS CONTROL/IDS	INDICATED	28 05 28 28 13 00	FLUSH 4S BOX, 2-1/8" DEEP MIN., 1 GANG RING	SEE TY-901	+44" AFF TO CL U.O.N.	SEE ACS FUNCTIONAL DIAGRAM	AS SPECIFIED	TY-901
CN	CARD READER, NARROW, DOOR MULLION MOUNT TYPE.	ACCESS CONTROL	INDICATED	28 05 28 28 13 00	MOUNT ON DOOR MULLION.	SEE TY-901	+44" AFF TO CL U.O.N.	SEE ACS FUNCTIONAL DIAGRAM	AS SPECIFIED	TY-901
CR	CARD READER	ACCESS CONTROL/IDS	INDICATED	28 05 28 28 13 00	FLUSH 4S BOX, 2-1/8" DEEP MIN., 1 GANG RING	SEE TY-901	+44" AFF TO CL U.O.N.	SEE ACS FUNCTIONAL DIAGRAM	AS SPECIFIED	TY-901
DC	DURESS ALARM BUTTON, CASEWORK MOUNT	INTRUSION DETECTION	INDICATED	28 16 19			UNDER THE DESK.	SEE ACS FUNCTIONAL DIAGRAM		
DO	DOOR OPERATOR FOR ADA PUSH PLATE.	ACCESS CONTROL	PEDESTAL	WO 2		SEE TY-901	AS DETAILED ON ARCH PLANS	SEE ACS FUNCTIONAL DIAGRAM		TY-901
DS	DOOR POSITION SWITCH	ACCESS CONTROL/IDS	LRI 1	28 13 00	LRI 1	SEE TY-901	AS DETAILED			TY-901
EL	ELECTRIC LOCK	ACCESS CONTROL/IDS	INDICATED	WO1	MUD BOX AT SOLID GROUTED DOOR FRAMES	SEE TY-901	WIRE TO MIDDLE HINGE OF DOOR OPPOSITE LOCK			TY-901
ER	ELECTRIC LOCK WITH INTEGRAL REX MICROSWITCH	ACCESS CONTROL/IDS	INDICATED	08 71 00 WO1	MUD BOX AT SOLID GROUTED DOOR FRAMES	SEE TY-901	AS DETAILED	SEE ACS FUNCTIONAL DIAGRAM		TY-901
PO	POWERED OPERATOR, MOTOR ASSISTED DOOR	ACCESS CONTROL	INDICATED	WO2	N/A - STUB TO MOTOR CONTROLLER AT LV TERMINAL SIDE.	SEE TY-901	ABOVE THE DOOR FRAME.	SEE ACS FUNCTIONAL DIAGRAM	N/A	
VI	IP VIDEO INTERCOM STATION.	ACCESS CONTROL/TELECOM	AS SHOWN ON PLANS	28 23 00	FLUSH 4S BOX. 1 G. RING	(1) 1" C. TO ACCESSIBLE CEILING.	+44" AFF TO CL U.O.N.	1 CAT 6 CABLE PER DIV 27.	AS SPECIFIED	
VM	IP VIDEO MASTER INTERCOM STATION.	ACCESS CONTROL/TELECOM	AS SHOWN ON PLANS	28 13 00	AS SPECIFIED	(1) 1" C. TO ACCESSIBLE CEILING.	DESKTOP MOUNT	1 CAT 6 CABLE PER DIV 27.	AS SPECIFIED	

NOTE NO.	WORK OF NOTES
WO1	ELECTRIC LOCK, ELECTRIC STRIKE, TRANSFER HINGE AND PANIC DOOR REX INTEGRATED IN PANIC HARDWARE BY DIV. 8, LOW VOLTAGE FIELD WIRING AND POWER SUPPLIES BY DIVISION 28
WO2	MOTOR ASSISTED POWER DOOR OPERATOR BY DIVISION 8 AND 26. DOOR ENTRY FROM UNSECURE SIDE UNDER CONTROL OF ACCESS CONTROL SYSTEM.

NOTE NO.	LOCATION & ROUGH-IN NOTES
LRI 1	TOP OF DOOR AND IN DOOR FRAME, NOT MORE THAN 6" FROM JAMB SIDE. INSTALLATION SHALL NOT COMPROMISE FIRE RATING OF DOOR.
LRI 2	4S BOX W/ 1 GANG RING AND BLANK COVER PLATE
LRI 3	4S BOX W/ BLANK COVER PLATE W/ GROMMET OPENING MTD WITHIN 6" OF LATCH AT UNDERSIDE OF ROOF. EXTEND HS TO HATCH FRAME AND INSTALL IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.
LRI 4	SURFACE MOUNT ON DOOR FRAME. INSTALLATION SHALL NOT COMPROMISE FIRE RATING OF DOOR.
LRI5	SURFACE MTD 4S BOX WITH BLANK COVER PLATE INSTALLED ADJACENT TO TRACK AND WITHIN 6" OF FLOOR. PROVIDE ONE DEVICE AT OPPOSITE SIDE OF EACH OPENING. INSTALL DEVICE TO TRACK PER MANUFACTURER'S INSTRUCTION.

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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	10/02/2024	50% DESIGN DEVELOPMENT

Project

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Drawing Title

SYMBOL SCHEDULE

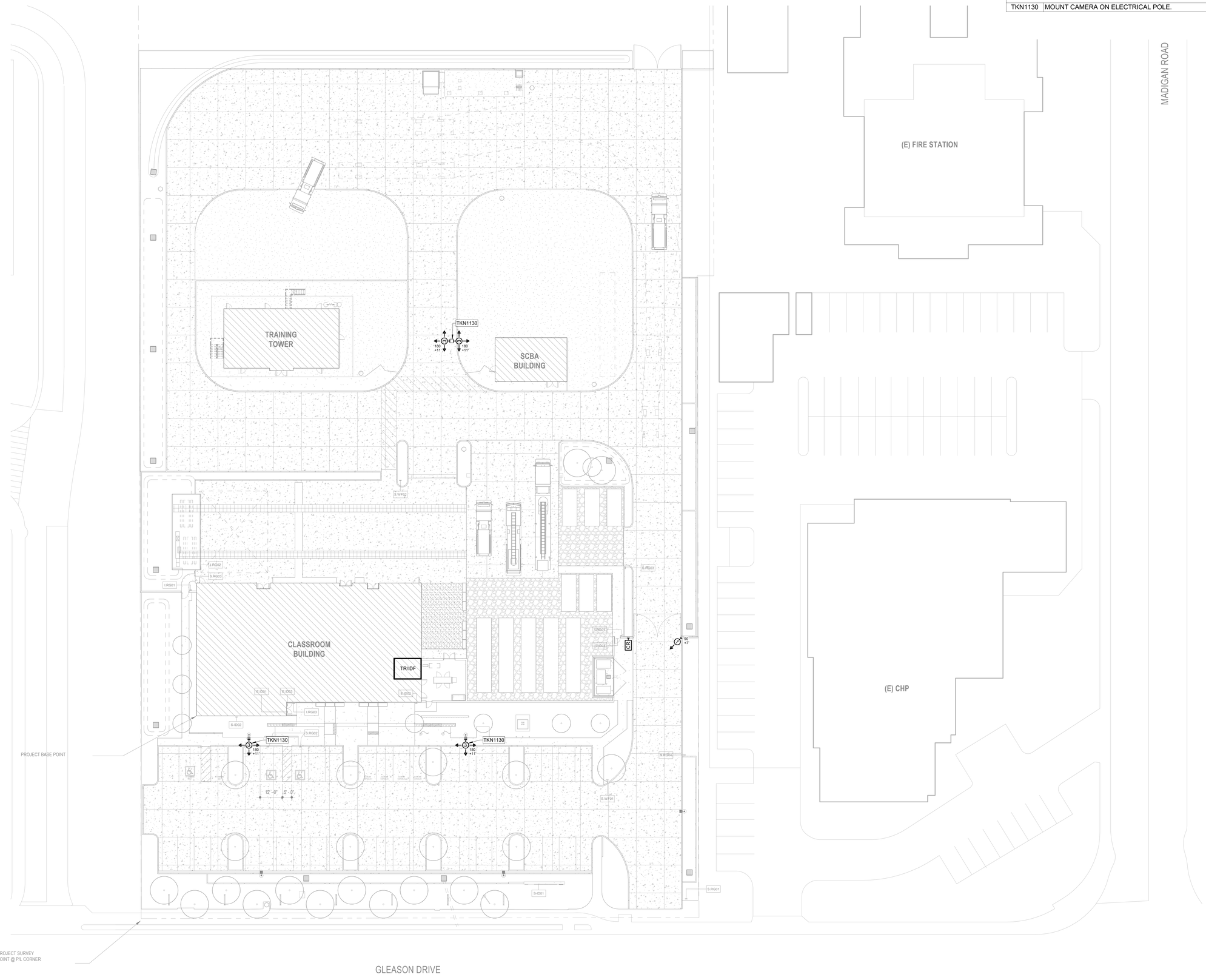
Drawing No.

TY-002

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

KEYNOTES	
TKN1130	MOUNT CAMERA ON ELECTRICAL POLE.



1 ELECTRONIC SECURITY SYSTEMS THIRD FLOOR PLAN - TRAINING TOWER
1" = 20'-0"

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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Project

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Drawing Title
ELECTRONIC SECURITY SYSTEMS SITE PLAN

Drawing No.
TY-0-101

SKA Project Number: 2020096

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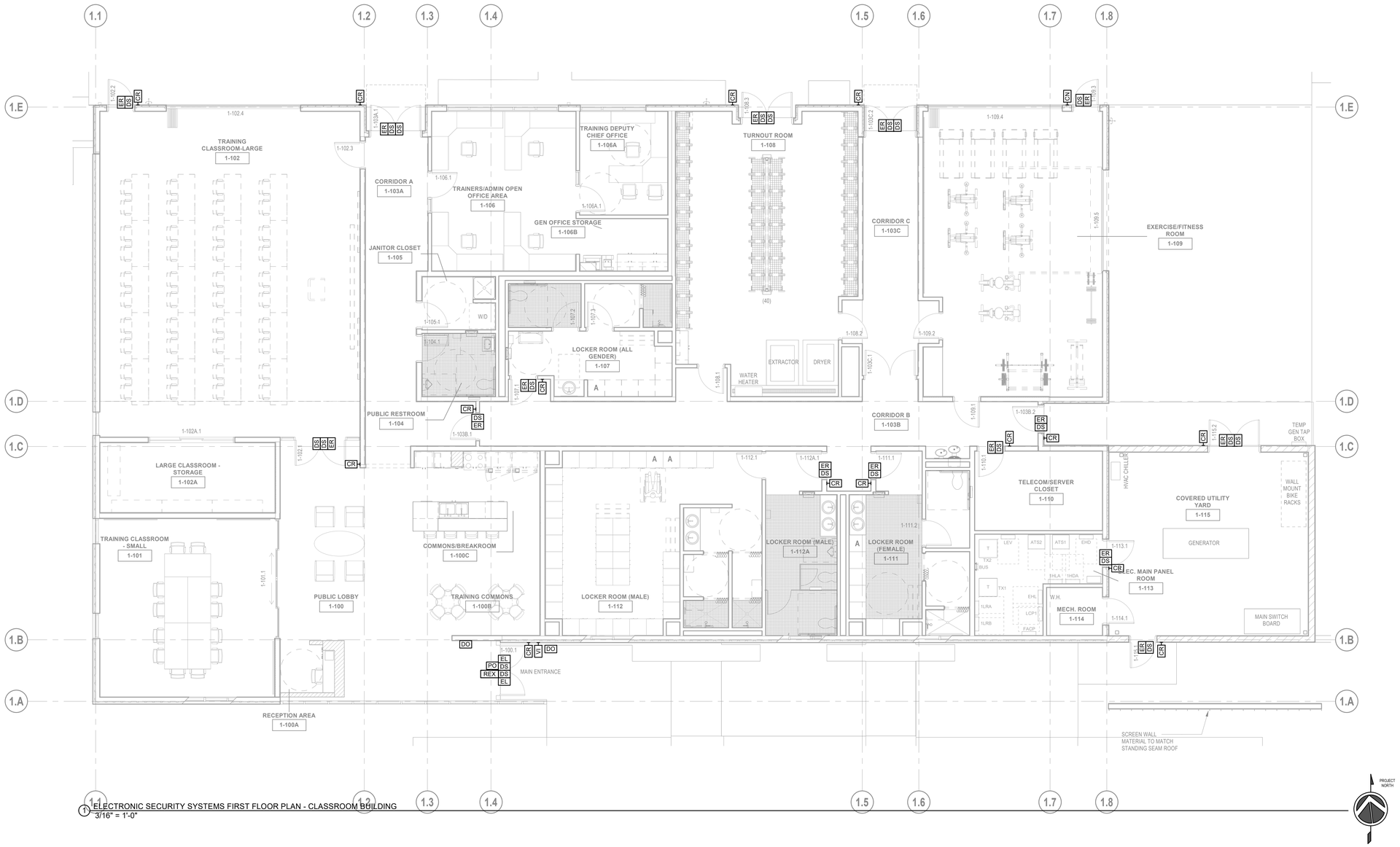

1 ELECTRONIC SECURITY SYSTEMS FIRST FLOOR PLAN - CLASSROOM BUILDING
3/16" = 1'-0"

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Drawing Title
ESS FIRST FLOOR PLAN - CLASSROOM BUILDING

Drawing No.
TY-1-121

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

1 ELECTRONIC SECURITY SYSTEMS FIRST FLOOR RCP - CLASSROOM BUILDING
3/16" = 1'-0"

PROJECT NORTH

CLIENT

GENERAL SERVICES AGENCY COUNTY OF ALAMEDA GSA

ALAMEDA COUNTY GENERAL SERVICES AGENCY

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Drawing Title
ESS FIRST FLOOR RCP - CLASSROOM BUILDING

Drawing No.
TY-1-131

SKA Project Number: 2020096

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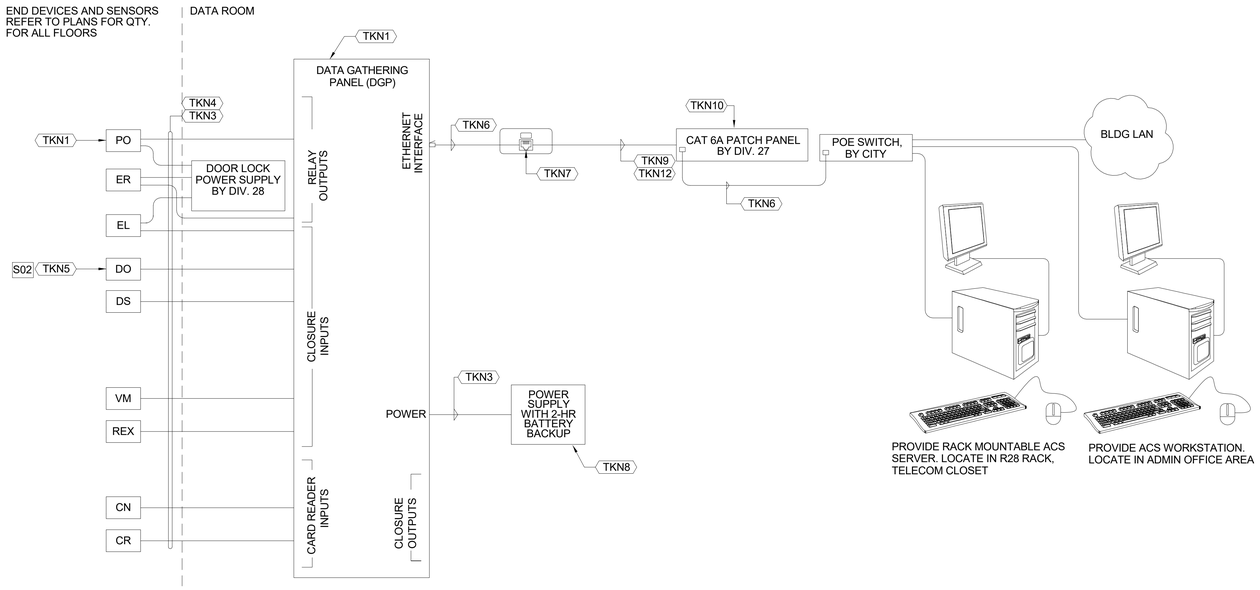

1 ACCESS CONTROL SINGLE LINE DIAGRAM

NTS 1 S01 S02

SHEET NOTES

1 FUNCTIONAL BLOCK DIAGRAMS ARE DIAGRAMMATIC. CONTRACTOR TO SUBMIT SHOP DRAWINGS INDICATING EXACT QTY AND LOCATION OF ACCESS CONTROLLERS AND RELATED HARDWARE REQUIRED TO MEET THE FUNCTIONAL REQUIREMENTS OF THE PROJECT.

KEYNOTES

TKA ARCHITECTURAL: COMPLY WITH DIVISIONS 3 THROUGH 14 - SEE ARCHITECTURAL DRAWINGS.

TKA1 DOOR POWER OPERATOR, WHERE OCCURS - REFER TO DOOR SCHEDULE AND DIVISION 8 SPECIFICATIONS.

TKN TELECOMMUNICATIONS & ELECTRONIC SECURITY SYSTEMS: COMPLY WITH DIVISIONS 27 & 28.

TKN1 PROVIDE AS MANY AS REQUIRED TO SUPPORT ALL END DEVICES AND SENSORS. REFER TO PLANS FOR QUANTITY.

TKN2 NOT USED.

TKN3 PROVIDE WIRE GAGE, SHIELDING, PAIR COUNT AND CONSTRUCTION AS REQUIRED TO SUIT DEVICE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. BRING ALL CONTACT POINTS BACK TO THE SECURITY ELECTRONICS TERMINAL ENCLOSURES AT THE IDF ROOMS - DO NOT LOOP OR DAISY CHAIN ANY FIELD DEVICES UNLESS THEY ARE SPECIFIED AS DIGITALLY ADDRESSABLE TYPE. PROVIDE JACKET TYPE IN CONFORMANCE WITH THE INSTALLATION CONDITIONS AND THE CALIFORNIA ELECTRIC CODE.

TKN4 PLACE ALL SECURITY ELECTRONICS WIRING INSIDE TR'S AREA IN METALLIC RACEWAY FROM THE POINT OF ENTRY TO ROOM. WITHIN TR ROOM, PROTECT IN SURFACE MOUNTED GUTTER AT BACKBOARDS.

TKN5 THE ADA DOOR OPERATOR/ACTUATOR SHALL BE WIRED AND CONTROLLED BY THE ACS CONTROLLER. IT SHALL NOT BE WIRED TO THE POWER OPERATOR (PO).

TKN6 CAT 6A PATCH CORDS. PROVIDE QTY. AS REQUIRED.

TKN7 MULTMEDIA PLATE (BISCUIT BOX) BY FOR TERMINATION OF STATION CABLING. CONCEAL INSIDE ACS GUTTER.

TKN8 PROVIDE POWER SUPPLY WITH 2-HR BATTERY BACKUP, AS SPECIFIED.

TKN9 1 CAT 6A CABLE. REFER TO PLANS.

TKN10 WORK OF DIV 27.

SEQUENCE OF OPERATION

S01 IN THE NORMAL STATE, THE DOOR IS CLOSED, LOCKED ON THE UNSECURED SIDE, AND UNLOCKED FROM THE SECURED SIDE. NORMAL OPERATION IS BY ACCESS CARD ON THE UNSECURED SIDE AND BY DOOR HARDWARE FROM THE SECURED SIDE. THE REQUEST-TO-EXIST MICROSWITCH, OPERATED BY THE SECURED SIDE DOOR HARDWARE, WILL SHUNT THE ALARM. IF THE DOOR IS HELD PAST THE PRESET OPEN TIME OR IF THE DOOR IS LEFT OPEN OR IS FORCED OPEN, AN ALARM WILL BE SENT TO THE ELECTRONIC SYSTEM NETWORK UNTIL THE DOOR IS CLOSED. IF THE DOOR IS OPENED FROM THE UNSECURED SIDE WITH A KEY, A DOOR FORCED ALARM WILL BE GENERATED.

S02 AFTER OFFICE HOURS, THE HANDICAP DOOR OPERATOR (DO) AT THE UNSECURED SIDE WILL BE NON-OPERATIONAL UNLESS A VALID ACCESS CARD IS PRESENTED TO THE CARD READER AFTER WHICH, PRESSING THE HANDICAP DOOR OPERATOR WILL UNLOCK AND OPEN THE DOOR.

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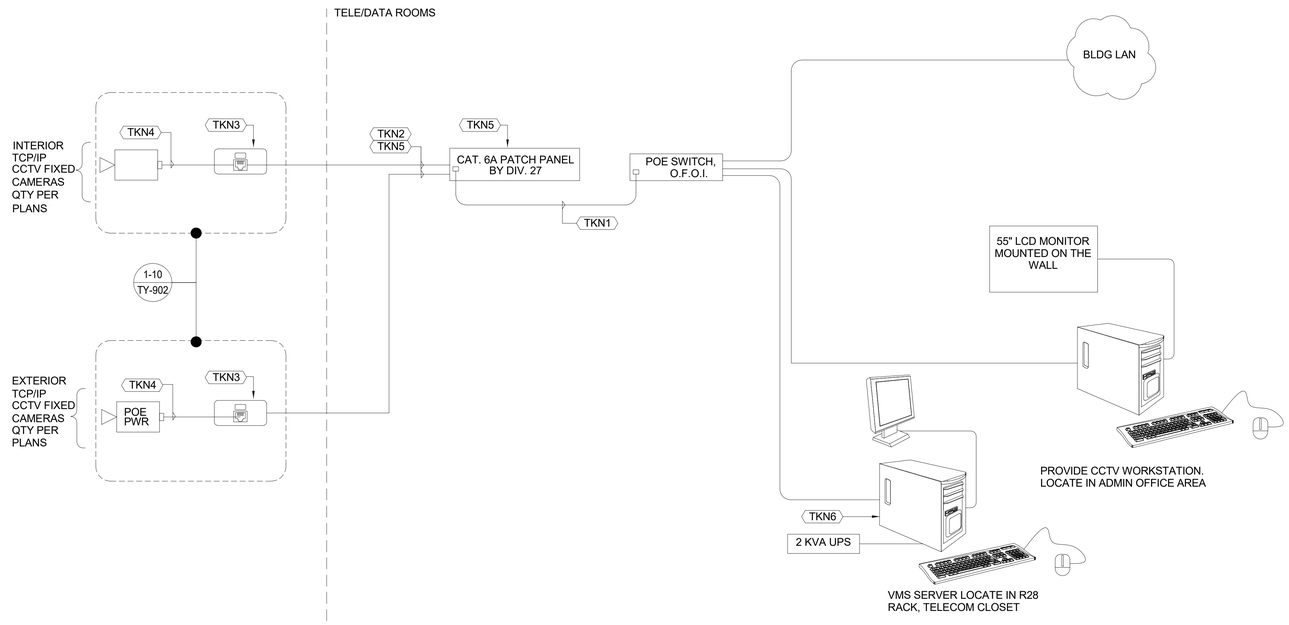
Drawing Title
ACCESS CONTROL SINGLE LINE DIAGRAM

Drawing No.
TY-701

SKA Project Number: 2020096

NOT FOR CONSTRUCTION



1 SURVEILLANCE VIDEO SYSTEM FUNCTIONAL DIAGRAM

NTS [1]

SHEET NOTE

[1] FUNCTIONAL BLOCK DIAGRAMS ARE DIAGRAMMATIC. CONTRACTOR TO SUBMIT SHOP DRAWINGS INDICATING EXACT QTY AND LOCATION OF CAMERAS AND RELATED HARDWARE REQUIRED TO MEET THE FUNCTIONAL REQUIREMENTS OF THE PROJECT.

KEYNOTES

TKN	TELECOMMUNICATIONS & ELECTRONIC SECURITY SYSTEMS: COMPLY WITH DIVISIONS 27 & 28.
TKN1	CAT. 6A PATCH CORDS. PROVIDE QTY. AS REQUIRED.
TKN2	1 CAT. 6A CABLE. REFER TO PLANS.
TKN3	MULTIMEDIA PLATE (BISCUIT BOX) DIV. 27 FOR TERMINATION OF STATION CABLING. CONCEAL INSIDE CCTV CAMERA BACK BOX.
TKN4	CAT. 6A PATCH CORD BY DIV. 27 - PROVIDE LENGTH AS REQUIRED. CONCEAL INSIDE CCTV CAMERA BACK BOX.
TKN5	WORK OF DIV. 27.
TKN6	PROVIDE RACK MOUNTABLE VMS SERVER.

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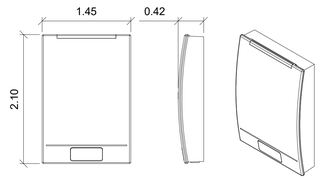
Drawing Title
SURVEILLANCE VIDEO SYSTEM FUNCTIONAL DIAGRAM

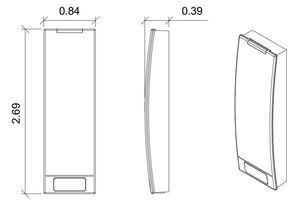
Drawing No.
TY-702

SKA Project Number: 2020096

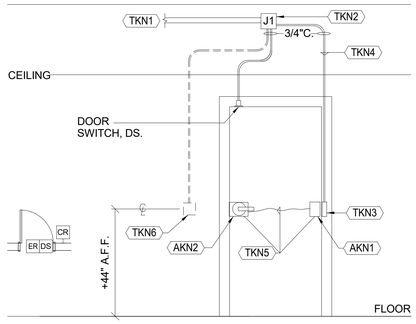
NOT FOR CONSTRUCTION



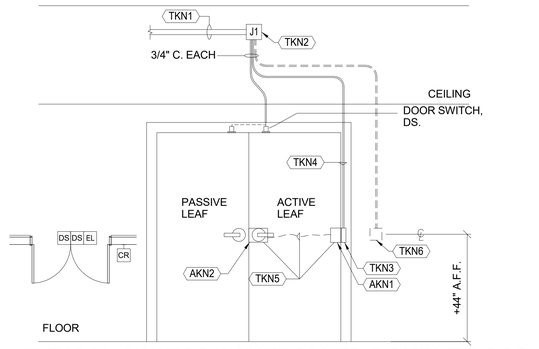
1 CARD READER - TYPE CR
NTS



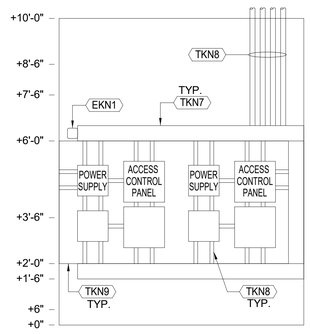
2 CARD READER - TYPE CN
NTS



3 TYPICAL ACCESS CONTROLLED SINGLE DOOR ELEVATION, DOOR HARDWARE EXIT ALARM SUPPRESSION
VIEW FROM SECURE SIDE, CEILING ACCESS NTS



4 TYPICAL ACCESS CONTROLLED DOUBLE DOOR OPENING, WALL MOUNT CARD READER, DOOR HARDWARE EXIT ALARM SUPPRESSION
VIEW FROM SECURE SIDE, CEILING ACCESS NTS



5 ACS ELEVATION
VIEW FROM SECURE SIDE, CEILING ACCESS NTS

SHEET NOTES

1. NOT EVERY DOOR CONDITION IS DEPICTED. REFER TO THE FLOOR PLANS FOR THE DEVICES REQUIRED AT EACH OPENING AND PROVIDE ROUGH-IN AS REQUIRED BASED ON SIMILAR ASSEMBLIES DETAILED ON THE TY SHEETS.
2. AT ACCESSIBLE CEILING CONDITIONS, SUPPORT ELECTRONIC SECURITY CABLING ON CABLE HOOKS OR BASKET TRAYS.
3. WHERE ESS SIGNAL CABLING IS CONSOLIDATED WITH A NETWORK OF CONDUITS AND PULL BOXES, MAINTAIN 40% MAXIMUM FILL.
4. HORIZONTAL ARRANGEMENT OF DEVICES MAY VARY - REFER TO THE FLOOR PLANS FOR THE REQUIRED ARRANGEMENTS. CARD READERS SHOULD GENERALLY BE PLACED ADJACENT TO THE DOOR HANDLE OF THE ACCESS CONTROLLED DOOR. REFER TO THE DIVISION 8 HW SCHEDULES AND THE APPROVED DIVISION 8 SUBMITTALS TO DETERMINE WHETHER EL OR ES ARE USED AT EACH OPENING.

KEYNOTES

AKN	ARCHITECTURAL. WORK OF DIVISIONS 8.
AKN1	TRANSFER HINGE WITH 2 PR CONDUCTORS MIN.
AKN2	ER - DOOR HANDLE OR PANIC HARDWARE WITH MECHANICAL LOCK AND INTEGRAL ALARM SUPPRESSION MICRO-SWITCH TO DETECT OPERATION OF DOOR FROM SECURE SIDE.
AKN3	ARCHITECTURAL PEDESTAL - WHERE OCCURS, SEE PLANS.
AKN4	DO - POWERED DOOR OPERATOR SWITCH MOUNTED TO PEDESTAL OR WALL ON BOTH SECURE AND UN-SECURE SIDES OF OPENING. WIRED TO DGP BY DIVISION 28.
EKN1	PROVIDE TWO DEDICATED 20A CKT, 120V HARDWIRED FOR ACCESS CONTROL SYSTEM POWER.
TKN	ELECTRONIC SECURITY SYSTEMS: COMPLY WITH DIVISION 28.
TKN1	EXTEND 1.25" MIN C. TO THE NEAREST TELECOM ROOM.
TKN2	LOCATE ABOVE DOOR AT SECURED ACCESSIBLE CEILING CONDITIONS. AT GYP CEILING CONDITIONS, LOCATE REMOTELY AT NEAREST UTILITY SPACE.
TKN3	PROVIDE MUD BOX INSIDE DOOR FRAME AT GROUTED DOOR ASSEMBLIES.
TKN4	STUB CONDUIT INSIDE DOOR FRAME TO ABOVE THE MIDDLE HINGE OPPOSITE DOOR HANDLE/EL/ER/ES/PANIC HW. MEASURE DOOR ON SITE. COORDINATE SIDE OF DOOR SCHEDULED TO RECEIVE ACTIVE DOOR HARDWARE, INCLUDING EL OR ES WITH WORK OF DIVISION 8
TKN5	DOOR HARDWARE (DOOR HANDLE, ES, EL, ER, AND/OR PHR AS APPLIES) AND TRANSFER HINGE FURNISHED AND INSTALLED UNDER THE WORK OF DIVISION 8. WORK OF DIVISION 28 WIRES LOCKING HARDWARE VIA TRANSFER HINGE AND PROVIDES WIRING AND PATHWAY BACK TO DGP.
TKN6	WALL OR PEDESTAL MOUNTED CARD READER WITH 4S BOX AND 1 GANG RING INSTALLED FACING UN-SECURE SIDE OF DOOR. REFER TO PLANS FOR LEFT OR RIGHT SIDE PLACEMENT.
TKN7	PROVIDE 6"X6" METALLIC WIREWAY/GUTTER.
TKN8	PROVIDE MULTIPLE 1"C. AND 2"C. AS REQUIRED.
TKN9	PROVIDE 3/4" THICK FIRE RESISTANT TREATED PLYWOOD BACKBOARD. PROVIDE AS MANY AS SHOWN ON PLAN. PAINT COLOR WHITE TRIM TO FIT. LEAVE ONE FIRE RATING STAMP PER SHEET OF PLYWOOD UNPAINTED.
TKN10	FUTURE WALL OR PEDESTAL MOUNTED CARD READER WITH 4S BOX AND 1 GANG RING INSTALLED FACING UN-SECURE SIDE OF DOOR. REFER TO PLANS FOR LEFT OR RIGHT SIDE PLACEMENT.
TKN11	EXTEND 1" CONDUIT TO ACCESSIBLE CEILING SPACE.
TKN12	CARD READER MOUNTED TO WALL OR PEDESTAL AT POWER DOOR OPERATOR ENABLED ENTRIES ON UN-SECURE SIDE.
TKN13	PROVIDE 1" C. TO NEAREST IDF ROOM.

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
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Contractor
OVERAA Construction

Smith, Fause & McDonald Inc.
801 8th Street, San Francisco, CA 94103
(415) 255-9140 Fax (415) 255-9180
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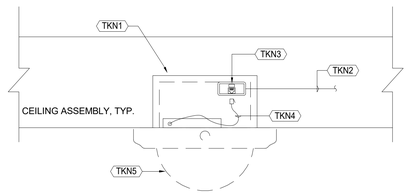
Drawing Title
DETAILS - ELEC. SECURITY SYS. ACCESS CONTROL

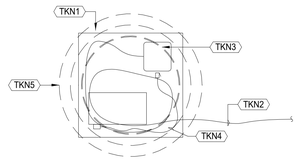
Drawing No.
TY-901

SKA Project Number: 2020096

NOT FOR CONSTRUCTION



1A **SIDE VIEW** NTS

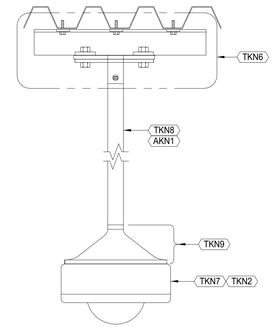


1B **TOP VIEW** NTS

1 IP CAMERA WIRING DETAIL

NTS

CATEGORY MEDIA STATION CABLING TO IP CAMERAS TO TERMINATE AT PERMANENT ENCLOSURE/JACK ASSEMBLY. AND A PATCH CORD SHALL BE USED TO MAKE THE CONNECTION FROM THE PERMANENTLY INSTALLED JACK TO THE CAMERA.

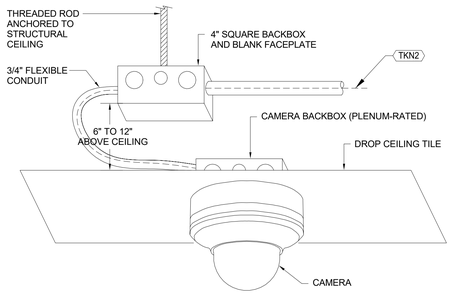


2 IP CAMERA PENDANT MOUNT

INTERIOR CEILING/STRUCTURE MOUNTED. NTS

KEYNOTES

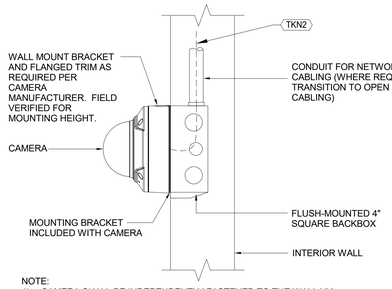
AKN	ARCHITECTURAL. WORK OF DIVISIONS 3-14.
AKN1	PAINT AS DESCRIBED/REQUIRED IN DIVISION 9
TKN	ELECTRONIC SECURITY SYSTEMS: COMPLY WITH DIVISION 28.
TKN1	4S TYPE ELECTRICAL BACKBOX WITH INTEGRAL STRUCTURED CABLING BISCUIT BOX. PROVIDE EXTERIOR GRADE BOX AT EXTERIOR CONDITIONS AS REQUIRED BY SECTION 28 05 28 - PATHWAYS FOR ELECTRONIC SAFETY AND SECURITY
TKN2	CATEGORY 6A STATION CABLING BY DIVISION 27. HOMERUN TO NEAREST TR.
TKN3	SMALL FORM FACTOR MULTIMEDIA ENCLOSURE SUITABLE FOR SURFACE MOUNTING WITH INTEGRAL CATEGORY 6A JACK FOR TERMINATION OF STATION CABLING.
TKN4	CATEGORY 6A PATCH CORD PROVIDE LENGTH AS REQUIRED. WHERE CAMERA IS MOUNTED TO BACKBOX, COIL INSIDE BACKBOX.
TKN5	SURFACE MOUNT IP CAMERA SUPPORTED FROM FLUSH MOUNTED BACKBOX.
TKN6	PROVIDE EQUAL TO CHIEF MANUFACTURING CMA110, 8" X 8" STEEL PLATE CEILING PLATE FITTING WITH 1" NPT PIPE THREAD ADAPTER.
TKN7	IP SECURITY CAMERA.
TKN8	1" NPT PIPE THREADED FOR PENDENT MOUNTING FROM STRUCTURE ABOVE.
TKN9	PENDANT MOUNT ADAPTER.



NOTES:
1) CAMERAS AND CONDUIT SHALL BE INDEPENDENTLY SUPPORTED AND SHALL NOT RELY ON CEILING SYSTEM CABLE SUPPORTS, FRAME OR TILES FOR SUPPORT.
2) WHERE CEILING-MOUNTED CAMERAS ARE TO BE INSTALLED ON CEILING TILES, THEY SHALL BE CENTERED ON THE TILE IN BOTH DIRECTIONS.

3 DOME CAMERA DROP CEILING MOUNT TYP.

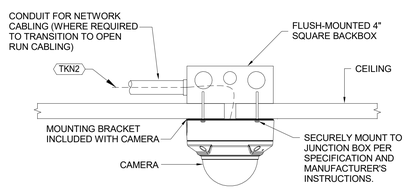
NTS



NOTE:
1) CAMERA SHALL BE INDEPENDENTLY FASTENED TO THE WALL VIA BACKBOX USING MANUFACTURER RECOMMENDED MOUNTING HARDWARE.

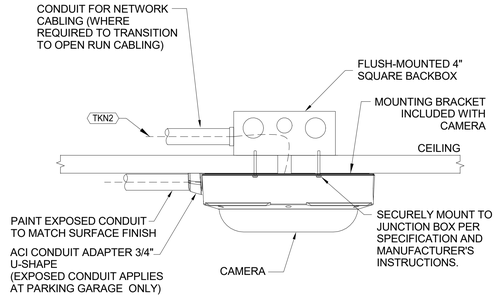
4 DOME CAMERA WALL MOUNT TYP.

NTS



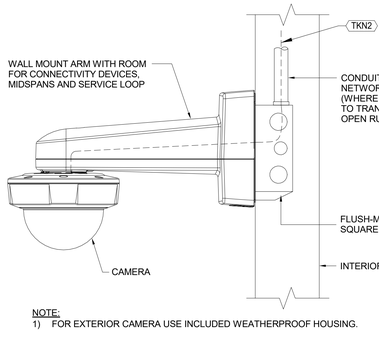
5 DOME CAMERA CEILING MOUNT TYP.

NTS



9 360° CAMERA CEILING MOUNT TYP.

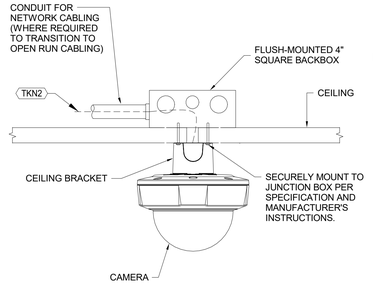
NTS



NOTE:
1) FOR EXTERIOR CAMERA USE INCLUDED WEATHERPROOF HOUSING.

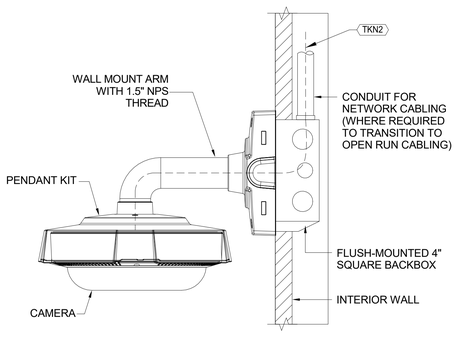
6 180° CAMERA WALL MOUNT ARM TYP.

NTS



7 180° CAMERA CEILING MOUNT TYP.

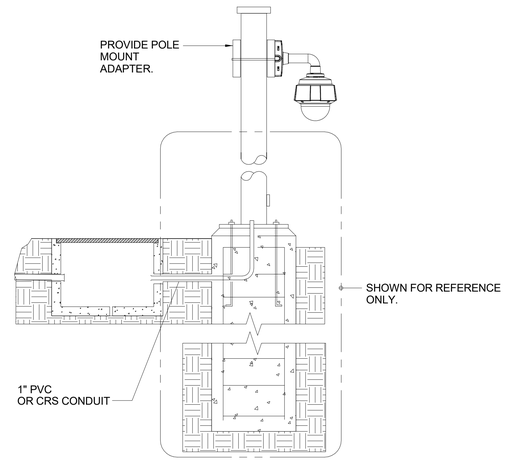
NTS



NOTE:
1) FOR EXTERIOR CAMERA USE INCLUDED WEATHERPROOF HOUSING.

8 360° CAMERA WALL MOUNT ARM TYP.

NTS



10 CAMERA ON POLE

NTS

CLIENT

ALAMEDA COUNTY GENERAL SERVICES AGENCY

1401 LAKESIDE DRIVE, SUITE 800 OAKLAND, CA 94612

NOTE: If this drawing is not 42"x30" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
	10/02/2024	50% DESIGN DEVELOPMENT

Project

ALAMEDA COUNTY FIRE TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA 94568

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Contractor
OVERAA Construction

Smith, Fause & McDonald Inc.
301 8th Street, San Francisco, CA 94103
(415) 255-9140 Fax (415) 255-9150
www.sfmi.com info@sfmi.com

Drawing Title
DETAILS - VIDEO SURVEILLANCE SYSTEMS

Drawing No.
TY-902

SKA Project Number: 2020096

NOT FOR CONSTRUCTION

RESOLUTION NO. 52 -93

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

A RESOLUTION APPROVING AGREEMENT WITH COUNTY OF ALAMEDA AND SURPLUS PROPERTY AUTHORITY

WHEREAS, the City is party to an agreement with the County of Alameda entitled "An Agreement Between the County of Alameda and the City of Dublin Regarding Camp Parks, Tassajara Park and Santa Rita Properties" ("Annexation Agreement"), and

WHEREAS, an agreement to supersede to the Annexation Agreement has been prepared, entitled "Agreement Between County of Alameda, Surplus Property Authority and City of Dublin Regarding Transfer of Property Tax Revenues Upon Annexation, Provision of Services and Other Matters" ("Revised Agreement"), a copy of which is attached hereto as Attachment 1; and

WHEREAS, the Revised Agreement has been executed by the County of Alameda and the Surplus Property Authority; and

WHEREAS, the City Manager recommends approval of the Revised Agreement; and

WHEREAS, the Council is familiar with the contents of the Revised Agreement;

NOW, THEREFORE, BE IT RESOLVED that the Mayor is authorized and directed to execute the Revised Agreement.

PASSED, APPROVED, AND ADOPTED THIS 10th day of May, 1993 by the following vote:

AYES: Councilmembers Burton, Houston, Howard, Moffatt & Mayor Snyder

NOES: None

ABSENT: None

ABSTAIN: None

MAYOR

ATTEST:

CITY CLERK

J:\W[D\MNRS\114\RESOL\SURPLUS.AGA

AGREEMENT BETWEEN COUNTY OF ALAMEDA,
SURPLUS PROPERTY AUTHORITY AND CITY OF DUBLIN REGARDING
TRANSFER OF PROPERTY TAX REVENUES UPON ANNEXATION,
PROVISION OF SERVICES AND OTHER MATTERS

THIS AGREEMENT, dated for identification this 6th day of October 1992, is entered into between the CITY OF DUBLIN (CITY), a municipal corporation, the COUNTY OF ALAMEDA (COUNTY), a political subdivision of the State of California and the SURPLUS PROPERTY AUTHORITY ("AUTHORITY") of Alameda County, a public corporation.

C-92-1239

RECITALS

A. COUNTY and CITY are parties to an agreement entitled "An Agreement Between the County of Alameda and the City of Dublin Regarding Camp Parks, Tassajara Park and Santa Rita Properties," which is dated August 5, 1986 (hereafter "Annexation Agreement").

B. The Annexation Agreement sets forth certain agreements regarding the annexation of the properties described in that agreement as the "Camp Parks property," the "Tassajara Park property" and the "Santa Rita property" as well as agreement between COUNTY and CITY regarding the transfer of property tax revenues upon annexation of other lands.

ATTACHMENT 1

C. The properties described herein as the CAMP PARKS PROPERTY, TASSAJARA PARK PROPERTY, COUNTY GOVERNMENTAL PROPERTY, COUNTY SHERIFF PROPERTY and SANTA RITA PROPERTY were not within the city limits of CITY at the time of execution of the Annexation Agreement but have since been annexed to CITY and are currently within the city limits of CITY.

D. CITY is in the process of preparing a general plan amendment and specific plan for the SANTA RITA PROPERTY and other properties to the east of SANTA RITA PROPERTY.

E. AUTHORITY owns approximately ±613 acres of property within the city limits of CITY, described herein as the SANTA RITA PROPERTY, which AUTHORITY intends to develop in a proprietary capacity. Development of the SANTA RITA PROPERTY will benefit both AUTHORITY, COUNTY and CITY through the provisions of housing, jobs, public recreational amenities and tax revenues.

F. AUTHORITY owns approximately ±214 acres of property within the city limits of CITY, described as the COUNTY GOVERNMENTAL PROPERTY, which AUTHORITY and COUNTY use and intend to use for governmental purposes. The use of the COUNTY GOVERNMENTAL PROPERTY for such purposes will benefit CITY and its residents through the provision of governmental services.

G. AUTHORITY owns approximately ±124 acres of property within the city limits of CITY, described as the COUNTY SHERIFF PROPERTY which is used by the Alameda County Sheriff's Department for governmental uses.

H. CITY, COUNTY, and AUTHORITY desire to provide a framework for the orderly development of the SANTA RITA PROPERTY and COUNTY GOVERNMENTAL PROPERTY and needed infrastructure for such development; the provision of services to the SANTA RITA PROPERTY, COUNTY SHERIFF PROPERTY and COUNTY GOVERNMENTAL PROPERTY; the sharing of property taxes upon annexation by CITY of lands to the east of CITY's current eastern city limits; the sharing of property tax revenues from properties within CITY; and other related matters.

DEFINITIONS

For purposes of this Agreement, the following definitions shall apply:

a. CAMP PARKS PROPERTY shall mean all property currently designated as Assessor's Parcel Number 946-015-1-5, regardless of whether all or part of such property is later designated by a different Assessor's Parcel Number, and described more particularly in Exhibit A, attached hereto and incorporated herein.

b. COUNTY GOVERNMENTAL PROPERTY shall mean the property owned by AUTHORITY, consisting of approximately ±214 acres, east of Arnold Road, north of Gleason Drive and west of Tassajara Creek, as shown on Exhibit B, attached hereto and incorporated herein.

c. COUNTY SHERIFF PROPERTY shall mean the property owned by AUTHORITY, consisting of approximately ±124 acres used, operated and/or controlled by the Alameda County Sheriff's Department, which is located generally north of Broder Ave. and east of Arnold Road extending to Barnett Road, as shown on Exhibit C, attached hereto and incorporated herein. COUNTY SHERIFF PROPERTY shall include any portion of the COUNTY GOVERNMENTAL PROPERTY subsequently used, operated and/or controlled by the Alameda County Sheriff's Department.

d. EASTERN DUBLIN shall mean any and all property lying within the City of Dublin Eastern Dublin Planning Area located to the east of CITY's easterly city limits as shown in Exhibit D.

e. GENERAL COMMERCIAL PROPERTY (ONE HUNDRED ACRES) shall mean the first 100 acres of property designated as "general commercial" property by CITY's General Plan and Eastern Dublin Specific Plan to be developed on the SANTA RITA PROPERTY and/or in EASTERN DUBLIN for uses other than office uses, which property shall be shown on a map to be prepared, maintained and updated by CITY until a total of 100 acres have been developed, at which time such map shall become a part of this Agreement.

f. SANTA RITA PROPERTY shall mean the property owned by AUTHORITY, consisting of approximately ±613 acres, east of Arnold Road, south of that portion of Gleason Drive west of Tassajara Creek, and west of Tassajara Road, currently designated as Assessor's Parcel Number 946-015-2, Assessor's Parcel Number 946-15-4 and a portion of Assessor's Parcel Number 946-015-1-4, regardless of whether all or part of such property is later designated by a different Assessor's Parcel Number, and described more particularly in Exhibit E, attached hereto and incorporated herein.

g. TASSAJARA PARK PROPERTY shall mean all property currently designated as Assessor's Parcel Numbers 946-015-1-6 and 946-015-1-7, regardless of whether all or part of such property is later designated by a different Assessor's Parcel Number, and described more particularly in Exhibit F, attached hereto and incorporated herein.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and acts described herein, the CITY, COUNTY and AUTHORITY agree as follows:

1. Recitals

The foregoing recitals are true and correct and are part of this Agreement.

2. Property Tax Transfer upon Future Annexations

Upon annexation to CITY of any property within EASTERN DUBLIN, CITY and COUNTY agree that CITY will receive 25.4% of the full one percent ad valorem property tax and/or possessory interest tax from such property and shall retain all other revenues derived from or attributable to EASTERN DUBLIN normally received by a city on account of property within its city limits. This Agreement is made pursuant to the provisions of Revenue and Taxation Code section 99 and shall constitute the agreement for exchange of property tax revenues required by Revenue and Taxation Code § 99(b)(6). Both parties agree to adopt resolutions accepting this exchange of tax revenues, if required by the executive officer of the Local Agency Formation Commission at the time of an application for annexation.

3. Property Tax Transfer following Annexation of Designated Properties

a. CITY shall continue to receive 25.4% of the full one percent ad valorem property tax and/or possessory interest tax from the TASSAJARA PARK PROPERTY and the CAMP PARKS PROPERTY whether such properties, or any part of either such properties, are held by public or private entities.

b. CITY shall receive the following percentage of the full one percent ad valorem property tax and/or possessory interest tax from the portions of the SANTA RITA PROPERTY, the COUNTY SHERIFF PROPERTY and the COUNTY GOVERNMENTAL PROPERTY within the following tax rate areas (or any new tax rate areas

designated that encompass the same property) and COUNTY shall receive the following percentage of such ad valorem property tax and/or possessory interest tax:

Tax Rate Area	City	County
26-012	38.565216%	31%*
26-013	29.130376%	31%*
26-021	22.871071%	31%

*COUNTY shall receive this percentage of the tax following detachment of the property from the Livermore Area Recreation and Park District (LARPD).

c. The provisions of subsection (b) of this section shall apply regardless of the ownership of the property included in tax rate areas 26-012, 26-013 and 26-021 or any successor tax rate areas.

d. The provisions of this section are entered into pursuant to Revenue and Taxation Code sections 99.4(b).

e. Prior to the effective date of this Agreement, CITY shall apply to LAFCO for detachment of the property included in tax rate areas 26-012 and 26-013 from LARPD.

4. Tax Revenues from SANTA RITA PROPERTY, COUNTY SHERIFF PROPERTY and COUNTY GOVERNMENTAL PROPERTY

a. Except as provided in subsection (b) below, CITY will receive all revenues derived from or attributable to the SANTA RITA PROPERTY, COUNTY SHERIFF PROPERTY and the COUNTY GOVERNMENTAL PROPERTY normally received by a city on account of property within its city limits, including the amount of ad

valorem property tax and/or possessory interest tax specified in subsection 3(b) above.

b. (1) The total amount of property tax revenues CITY will receive in any fiscal year from the SANTA RITA PROPERTY, COUNTY SHERIFF PROPERTY and COUNTY GOVERNMENTAL PROPERTY shall be reduced by an amount equal to the sum of (1) thirty-five percent (35%) of the sales and use tax revenues received by CITY during the preceding sales tax four quarter period ending with the June State Board of Equalization "balance" payment (hereafter "four quarter period") from businesses located on the GENERAL COMMERCIAL PROPERTY (ONE HUNDRED ACRES) and (2) thirty-five percent (35%) of the sales and use tax revenues received by CITY during the preceding four quarter period from businesses located on the SANTA RITA PROPERTY which is not zoned "general commercial" in CITY's zoning ordinance. This amount shall be referred to hereafter as the "Property Tax Reduction."

(2) In the event that the property tax revenues allocated to CITY from the SANTA RITA PROPERTY, COUNTY SHERIFF PROPERTY and COUNTY GOVERNMENTAL PROPERTY in any fiscal year are less than an amount equal to the Property Tax Reduction, the difference between the amount of such property tax revenues and the Property Tax Reduction shall be carried forward to succeeding fiscal years and shall be a reduction in property tax revenues allocated to

CITY from the SANTA RITA PROPERTY, COUNTY SHERIFF PROPERTY and COUNTY GOVERNMENTAL PROPERTY in future years until the difference is reduced to zero. The following example is provided for illustrative purposes:

	35% of Sales Tax	City's Property Tax from Three Properties	Amount of Reduction to Property Tax	Amount Carried Forward
Year 1	$200,000	$100,000	$100,000	$100,000
Year 2	200,000	150,000	150,000	50,000
Year 3	250,000	800,000	400,000	0
Total	$650,000	$1,050,000	$650,000	$150,000

(3) CITY shall, no later than September 30 of each year, notify COUNTY's Auditor-Controller of the amount of the Property Tax Reduction for the preceding four quarter period. For purposes of this Agreement, the amount of sales and use tax received by CITY during the preceding four quarter period shall be calculated as of the date of the June State Board of Equalization payment to the CITY. This amount shall not include the advance for the month following the fourth sales tax quarter included in the June payment. Upon reasonable notice, COUNTY shall have the right to audit CITY's sales tax records to verify the accuracy of the amount reported.

(4) COUNTY shall provide CITY with an annual statement, in the form of attached hereto as Exhibit G,

showing the reduction of property taxes pursuant to this subparagraph (b).

(5) Upon reasonable notice, CITY shall have the right to audit COUNTY's property tax records to verify the accuracy of the amount of the reduction to CITY's property tax revenues pursuant to this section.

(6) In no event shall property tax revenues allocated to CITY from any areas other than SANTA RITA PROPERTY, COUNTY SHERIFF PROPERTY and COUNTY GOVERNMENTAL PROPERTY be reduced by virtue of the provision of this paragraph.

(7) In no event shall the reduction to the CITY's property tax revenues provided for in this section be used to reduce the CITY's "base" for calculating its allocation of property taxes pursuant to Revenue and Taxation Code section 97 nor shall it affect the CITY's "property apportionment tax factor" calculated pursuant to Revenue and Taxation Code section 97.5 or its share of the annual tax increment or supplemental assessments.

(8) CITY and COUNTY agree that the reduction in property tax revenues provided for in subsection (b)(i) above shall not be deemed "proceeds of taxes" by CITY but shall be considered "proceeds of taxes" by COUNTY for purposes of Article XIIIB of the California Constitution.

(9) As used herein, "sales and use tax revenues" shall mean the one percent (1%) sales and use tax revenues currently received by CITY pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law (Revenue and

Taxation Code section 7200 et seq.) and CITY's Uniform Local Sales and Use Tax Ordinance (Dublin Municipal Code Chapter 3.04).

c. In the event that the State changes the current basis for allocation of sales and use tax from an allocation according to situs to some other allocation basis, then CITY and COUNTY shall renegotiate the provisions of subsection (b) of this Agreement with respect to sharing of sales and use taxes. In renegotiating the provisions of subsection (b), the parties shall attempt to preserve the relationship between the total amount of the sales and use tax generated from the properties, the percentage of such tax received by the COUNTY, and the percentage retained by CITY.

d. Notwithstanding the provisions of subsection (b) above, COUNTY agrees that should any automobile franchise, whether currently located within CITY's existing city limits or hereafter located within CITY's existing city limits (except for automobile franchises located on the SANTA RITA PROPERTY), relocate to the SANTA RITA PROPERTY within twelve (12) months from the date the automobile franchise ceased operating in the City, all sales taxes attributable to such automobile franchise shall be allocated to CITY. In such event, the property on which such automobile franchise is located shall be excluded from the definition of GENERAL COMMERCIAL PROPERTY (ONE HUNDRED ACRES) even if it would otherwise come within that definition.

As used herein, "automobile franchise" shall mean any business engaged in the sale of new automobile and/or trucks, whether or not operating pursuant to franchise agreement.

5. Services to be Provided -- COUNTY SHERIFF PROPERTY

a. Except as provided in subsection (b) below and except for services provided by franchise (such as garbage, electricity, gas and cable television), COUNTY shall provide all municipal services to the COUNTY SHERIFF PROPERTY, including police services.

b. CITY shall provide fire suppression services to the COUNTY SHERIFF PROPERTY and COUNTY shall reimburse CITY, all as provided in paragraph A of the Letter of Agreement between CITY and COUNTY, dated March 11, 1991, a copy of which is attached hereto and incorporated herein as Exhibit H.

6. Services to be Provided -- COUNTY GOVERNMENTAL PROPERTY

a. CITY shall provide all municipal services of the type normally provided by CITY to COUNTY GOVERNMENTAL PROPERTY.

b. In the event that COUNTY or AUTHORITY requests services for COUNTY GOVERNMENT PROPERTY at a level in excess of municipal services normally provided by CITY, COUNTY and AUTHORITY agree that CITY may impose fees, charges, assessments or other similar mechanisms to recover the cost of such increased services.

c. As used in this Section and in Section 7, "municipal services of the type normally provided by CITY" shall mean all services on the date of this Agreement provided by CITY from funds other than revenues derived from assessments levied on property."

7. Services to be Provided -- SANTA RITA PROPERTY

a. CITY shall provide all municipal services of the type normally provided by CITY to the SANTA RITA PROPERTY.

b. In the event that COUNTY or AUTHORITY requests services for SANTA RITA PROPERTY at a level in excess of municipal services normally provided by CITY, COUNTY and AUTHORITY agree that CITY may impose fees, charges, assessments or other similar mechanisms to recover the cost of such increased services.

c. COUNTY and AUTHORITY agree that the SANTA RITA PROPERTY will be responsible for any assessments, fees, charges or special taxes, such as those imposed pursuant to the Landscape and Lighting Act of 1972 (Streets and Highways Code sections 22500 et.seq.) or the Mello-Roos Community Facilities Act (Government Code sections 53311 et.seq.), for services provided to all property of a like or similar land use city-wide.

8. Land Use Approvals -- SANTA RITA PROPERTY

Notwithstanding any rights and powers which it may possess as a California county, COUNTY and AUTHORITY agree as follows with respect to the SANTA RITA PROPERTY:

a. Any development or use of the property shall comply with all CITY rules, regulations, resolutions, ordinances or other enactments relating to land use, including but not limited to CITY's general plan, any applicable specific plan, Municipal Code, Zoning Ordinance, Building Code, Electrical Code, Mechanical Code and Housing Code.

b. CITY, COUNTY and/or AUTHORITY may, but need not, enter into a development agreement of the sort authorized by Government Code sections 65864 et.seq. prior to any development of the property.

9. Land Use Approvals -- COUNTY GOVERNMENTAL PROPERTY and COUNTY SHERIFF PROPERTY

Notwithstanding any rights and powers which it may possess as a California county, COUNTY and AUTHORITY agree as follows with respect to the COUNTY GOVERNMENTAL PROPERTY and the COUNTY SHERIFF PROPERTY:

a. Except as set forth in subsection (d) below, any COUNTY governmental uses proposed for either property shall be reviewed by CITY Planning Commission for conformity with CITY's general plan in accordance with Government Code section 65402 and shall be subject to site development review in accordance with CITY's zoning ordinance. COUNTY shall be the lead agency for purposes of CEQA review. CITY and COUNTY will share the costs associated with processing site development review equally.

b. Any governmental uses proposed for either property, other than COUNTY governmental uses, shall be processed in accordance with CITY's rules, regulations, resolutions, ordinances or other enactments relating to land use, including but not limited to CITY's general plan, any applicable specific plan, Municipal Code, Zoning ordinance, Building code, Electrical Code, Mechanical Code and Housing Code. COUNTY and/or AUTHORITY will assure that governmental uses of the property by any governmental entity other than COUNTY are subject to CITY's land

use rules, regulations, resolutions, ordinance or other enactments by inclusion of a condition to that effect in any deed to or lease of, such property or other similar mechanism.

c. If the land use designation of any portion of either property is proposed to be changed or subsequently changed to allow non-governmental uses of the property, the provision of section 8 of this Agreement shall be applicable to such property. In such event, CITY will provide municipal services of the type normally provided by CITY to such property, as provided in section 7, and CITY will receive tax revenues derived from or attributable to such property, as provided in section 3(b) and section 4.

d. No site development review shall be required for any uses of the COUNTY SHERIFF PROPERTY by the Sheriff's Department as long as the use is within the perimeter of the existing County Jail property or other existing Sheriff Department facilities, such as the existing training facility.

e. CITY agrees to process any review pursuant to Government Code section 65402 and site development review required by subsection (a) as expeditiously as possible.

10. COUNTY Ownership of any portion of CAMP PARKS PROPERTY

Notwithstanding any rights and powers which it may possess as a California county, COUNTY and AUTHORITY agree that in the event that COUNTY or AUTHORITY acquires any interest in the CAMP PARKS PROPERTY:

a. The provisions of section 8 and section 9, depending on the use, shall govern the land uses of such property;

b. CITY shall continue to receive 25.4% of the full one percent ad valorem and/or possessory interest tax, as provided in Section 3(a); and

c. CITY shall provide services to such property pursuant to Section 6, if the use is a governmental use, or Section 7, if the use is non-governmental.

11. Future Infrastructure for SANTA RITA PROPERTY and COUNTY GOVERNMENTAL PROPERTY

a. CITY, COUNTY and AUTHORITY agree in concept that infrastructure should be constructed as necessitated by development and to accommodate reasonably projected development and that costs of such infrastructure shall be borne by properties benefiting therefrom in proportion to the benefit received.

b. Notwithstanding any rights and powers which it may possess as a California county, and in addition to the provisions of Section 7(c), COUNTY and AUTHORITY agree that SANTA RITA PROPERTY will be subject to assessments, fees, exactions and/or special taxes for public improvements, such as but not limited to streets, roads, freeway improvements, schools, libraries, parks, police stations and fire stations (including fire equipment and apparatus), which benefit SANTA RITA PROPERTY to the extent of such benefit.

c. CITY agrees that any assessments, fees, exactions and/or special taxes will be imposed or levied in a

manner consistent with the manner of imposing similar assessments, fees, exactions and/or special taxes in EASTERN DUBLIN.

d. CITY agrees that it will provide the same level of maintenance to the infrastructure as it provides to other similar infrastructure elsewhere in CITY.

12. Reimbursement for Oversizing Infrastructure

In the event that COUNTY and/or AUTHORITY are required to install improvements containing supplemental size, capacity, number or length for the benefit of property other than the SANTA RITA PROPERTY, CITY agrees that it will enter into an agreement with COUNTY and/or AUTHORITY for reimbursement for such supplemental improvements in accordance with, and subject to, Dublin Municipal Code section 9.16.110 and Government Code sections 66485 et.seq.

13. Dedication of Easements and Right-of-Way

AUTHORITY agrees to dedicate to CITY or other appropriate agencies or entities such portions of SANTA RITA PROPERTY located within the ultimate right-of-way of Gleason Drive, Dublin Boulevard and Hacienda Drive as are necessary for utility easements or right-of-way for installation of utilities such as water, sanitary sewer, communications, gas, electric, storm sewer and cable television. Such dedication shall occur when the SANTA RITA PROPERTY is developed or, in advance of such development, if needed for development of properties in EASTERN DUBLIN.

AUTHORITY agrees to negotiate in good faith with CITY to dedicate any other easements necessary for development of the SANTA RITA PROPERTY and/or properties in EASTERN DUBLIN.

14. Miscellaneous Provisions

a. CITY and COUNTY agree to work together to assure, to the extent legally possible, that appropriate mitigation measures are required for any development in southern Contra Costa County that adversely affects traffic circulation in EASTERN DUBLIN and SANTA RITA PROPERTY.

b. CITY and COUNTY agree that it is in the interests of both parties to provide adequate sewerage capacity for development of the SANTA RITA PROPERTY and properties in EASTERN DUBLIN and, to that end, agree to work cooperatively toward that goal.

c. In the event COUNTY wishes to expand its existing water storage facility located on Tassajara Hill for exclusive use of the Santa Rita Jail, COUNTY shall submit such proposed plans to CITY for review pursuant to Government Code section 65402. In the event that the purpose of expanding such facility is for future use in addition to uses needed by the Santa Rita Jail and other COUNTY governmental uses, COUNTY shall process a conditional use permit through CITY.

d. CITY agrees to process an application for planned development rezoning and a development agreement simultaneously with the general plan amendment and specific plan currently being processed, provided such processing is at COUNTY's sole expense and provided, further, that it is understood and agreed that any such rezoning would be conditional

pending completion of the general plan amendment and specific plan process.

e. CITY and COUNTY agree that there shall be no adjustment to either party's appropriations limit by virtue of this Agreement.

f. CITY agrees that it will not include the SANTA RITA PROPERTY within a redevelopment project area without the consent of COUNTY.

15. Agreement to Become Effective Upon Council Action

a. This Agreement shall not become effective unless and until the CITY, acting through its City Council, adopts a general plan and specific plan for the SANTA RITA PROPERTY and COUNTY GOVERNMENTAL PROPERTY which designates land use for such properties of not less than 85% by square footage or by number of units of the land uses shown on Exhibit I, attached hereto and incorporated herein. CITY shall notify COUNTY and AUTHORITY of the effective date of the general plan amendment, which shall be the date of this Agreement.

b. Notwithstanding subsection (a) above, this Agreement, once effective, shall not become ineffective if, upon application by COUNTY, AUTHORITY or their successors, CITY changes the land uses for the properties to different intensity of development than that shown on Exhibit I.

c. Notwithstanding subsection (a) above, once this Agreement becomes effective, CITY later reduces the density of land uses by more than 15% (by square footage or number of units) below that shown on Exhibit I, the provisions of Section

20(b) regarding breach shall be applicable, unless such reduction is agreed to by COUNTY.

d. Once effective, and except as provided in subsection (e) below, this Agreement shall supersede the Annexation Agreement, which shall thereafter be of no force or effect.

e. The Letter of Agreement dated March 11, 1991, (Exhibit H) shall remain in effect with respect to the provision of fire suppression services to COUNTY SHERIFF PROPERTY.

16. Additional Documents and Agreements

The parties agree to cooperate in the execution of any additional documents or agreements which may be required to carry out the terms of this Agreement.

17. Successors

This Agreement shall bind and inure to the benefit of all successors and assigns of the parties and any associates in interest, and their respective directors, officers, agents, servants, and employees, and the successors and assigns of each of them, separately and collectively, and all its provisions including paragraph 8, shall specifically bind and inure to the benefit of any subsequent owners of the SANTA RITA PROPERTY.

18. Construction of Agreement

This Agreement shall be construed and enforced pursuant to the laws of the State of California.

19. Time of the Essence

In entering into this Agreement, the parties recognize and agree that time is of the essence.

20. Breach

a. If CITY, COUNTY or AUTHORITY breach any provision of this Agreement, the non-breaching party may bring an action for specific performance, declaratory relief, writ of mandate or other appropriate action at law or equity and may recover damages, including interest at the legal rate specified in Code of Civil Procedures section 685.010 from the time of breach, sustained as result of such breach. Damages shall be recoverable only for tax revenues found to be due to the non-breaching party. The prevailing party shall be entitled to recover its attorneys' fees and costs from the breaching party.

b. In the event that CITY breaches Section 15(c) of this Agreement, the provisions of Section 2 hereof shall be of no force or effect from the date of such breach forward but such breach shall not affect the allocation of property taxes and/or possessory interest taxes to CITY from property already annexed to CITY. In addition, the provisions of Section 8 hereof shall be of no force or effect and COUNTY and/or SURPLUS PROPERTY AUTHORITY shall be free to develop the SANTA RITA PROPERTY without compliance with CITY's land use regulations.

c. If COUNTY fails to remit any tax revenues due to CITY in a timely manner, COUNTY shall pay CITY interest at the legal rate specified in Code of Civil Procedure section 685.010 until such tax revenues are paid.

21. Notices

Whenever notice is required hereunder, it shall be given to the parties as follows:

To: City of DUBLIN:

City Manager
City of Dublin
100 Civic Plaza
Post Office Box 2340
Dublin, CA 94568

To: COUNTY of Alameda:

County Administrator
County of Alameda
1221 Oak Street, Room 555
Oakland, CA 94612

To: SURPLUS PROPERTY AUTHORITY:

County Administrator
County of Alameda
1221 Oak Street, Room 555
Oakland, CA 94612

22. Warranty of Legal Authority

Each party warrants and covenants that it has the present legal authority to enter into this Agreement and to do the acts required of it hereunder. If any party is found to lack the authority to do the acts required of it hereunder or is prevented from performing the acts by a court of competent jurisdiction, this Agreement shall be void.

23. Entire Agreement

This document embodies the entire terms and conditions of the Agreement described herein. This Agreement may be executed in three (3) counterparts, each of which shall constitute an original.

24. Effective Date

This Agreement shall become effective as provided in section 15 hereof.

CITY OF DUBLIN

Dated: _____

_____
Mayor

Approved as to form:

_____
City Attorney

COUNTY OF ALAMEDA

Dated: MAY 04 1993

Edward R. Campbell
Chairman of the Board

Approved as to form:

_____
County Counsel

COUNTY OF ALAMEDA
SURPLUS PROPERTY AUTHORITY

MAY 04 1993

SURPLUS PROPERTY AUTHORITY

I hereby certify under penalty of perjury that the President of the Board of Supervisors was duly authorized to execute this document on behalf of the County of Alameda by a majority vote of the Board on MAY 04 1993; and that a copy has been delivered to the President as provided by Government Code Section 25103.

Dated: MAY 04 1993

WILLIAM MEHRWEIN, Clerk, Board of Supervisors
County of Alameda, State of California.

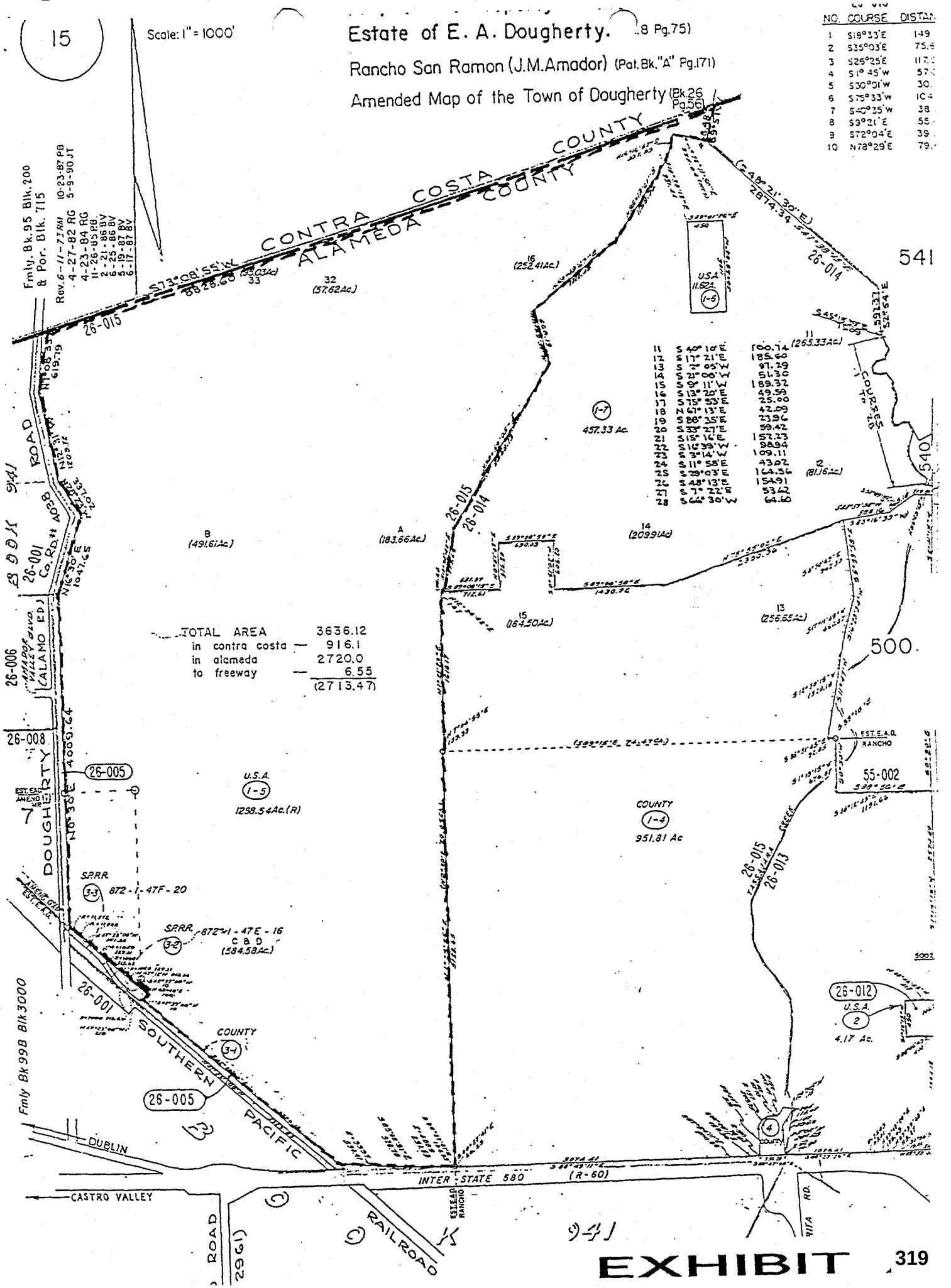
By _____
Deputy

By: _____
Deputy

LIST OF EXHIBITS

Exhibit A	Legal Description -- CAMP PARKS PROPERTY
Exhibit B	Legal Description -- COUNTY GOVERNMENT PROPERTY
Exhibit C	Legal Description -- COUNTY SHERIFF PROPERTY
Exhibit D	Legal Description -- EASTERN DUBLIN
Exhibit E	Legal Description -- SANTA RITA PROPERTY
Exhibit F	Legal Description -- TASSAJARA PARK PROPERTY
Exhibit G	Annual Statement of Property Tax Reductions for Year Ending June 30, 19xx
Exhibit H	Letter of agreement between CITY and COUNTY, dated March 11, 1991
Exhibit I	Proposed Eastern Dublin General Plan Amendment And Specific Plan Land Use Summary by General Plan Use Designation For Santa Rita Property

CAMP PARKS PROPERTY



NO.	COURSE	DISTAN
1	S19°33'E	149
2	S35°03'E	75.5
3	S26°25'E	117.
4	S1°45'W	57.
5	S30°01'W	30.
6	S75°33'W	10.
7	S40°35'W	38.
8	S9°21'E	55.
9	S72°04'E	39.
10	N78°29'E	79.

11	S 40° 10' E	100.74
12	S 11° 21' E	185.60
13	S 2° 05' W	91.29
14	S 21° 06' W	54.30
15	S 9° 11' W	189.32
16	S 13° 20' E	49.59
17	S 75° 53' E	25.00
18	N 41° 13' E	42.09
19	S 86° 35' E	23.96
20	S 33° 27' E	59.42
21	S 15° 14' E	157.23
22	S 16° 39' W	98.94
23	S 3° 14' W	109.11
24	S 11° 58' E	43.02
25	S 29° 03' E	164.56
26	S 48° 13' E	154.91
27	S 7° 22' E	53.42
28	S 44° 30' W	64.66

EXHIBIT

COUNTY GOVERNMENTAL PROPERTY

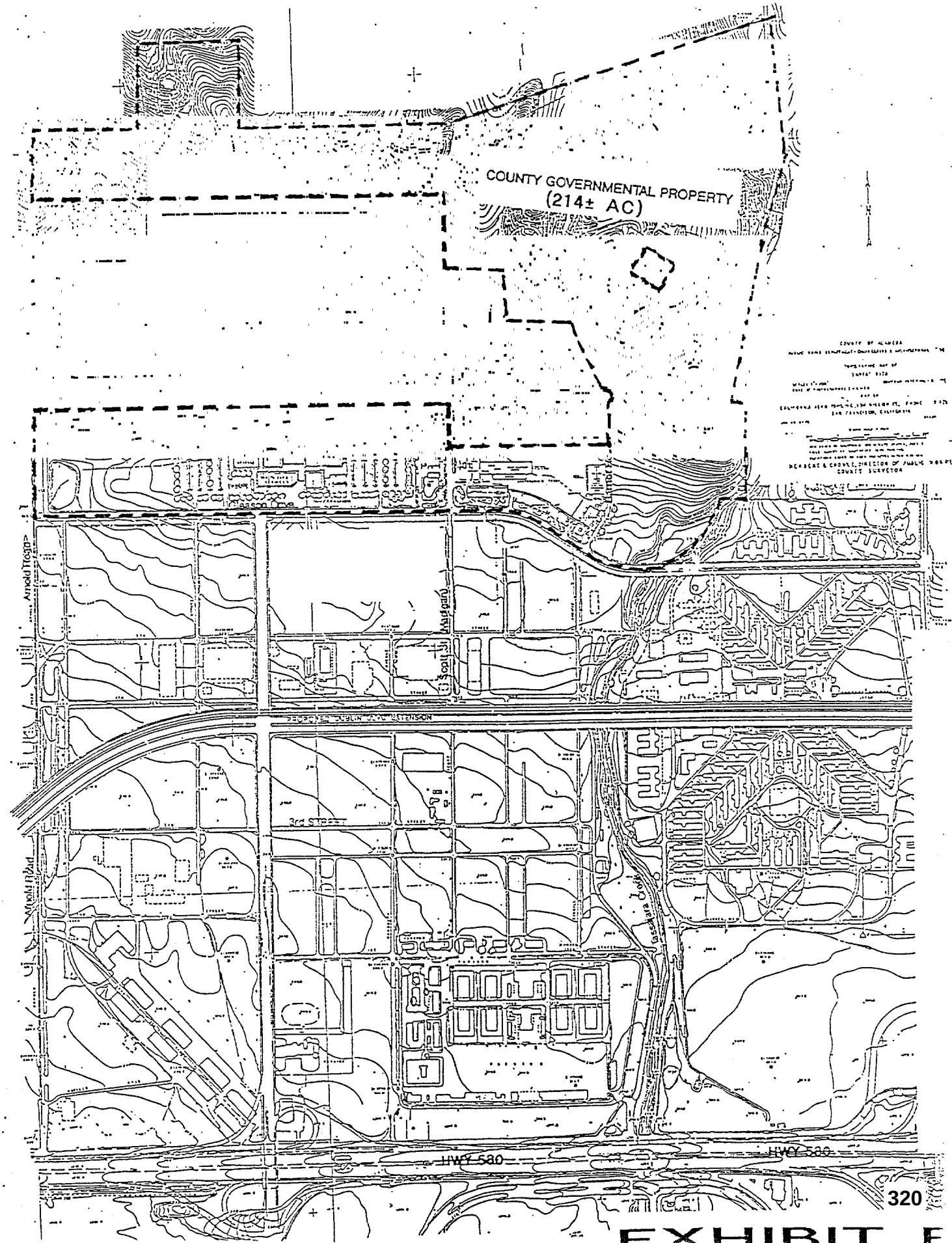
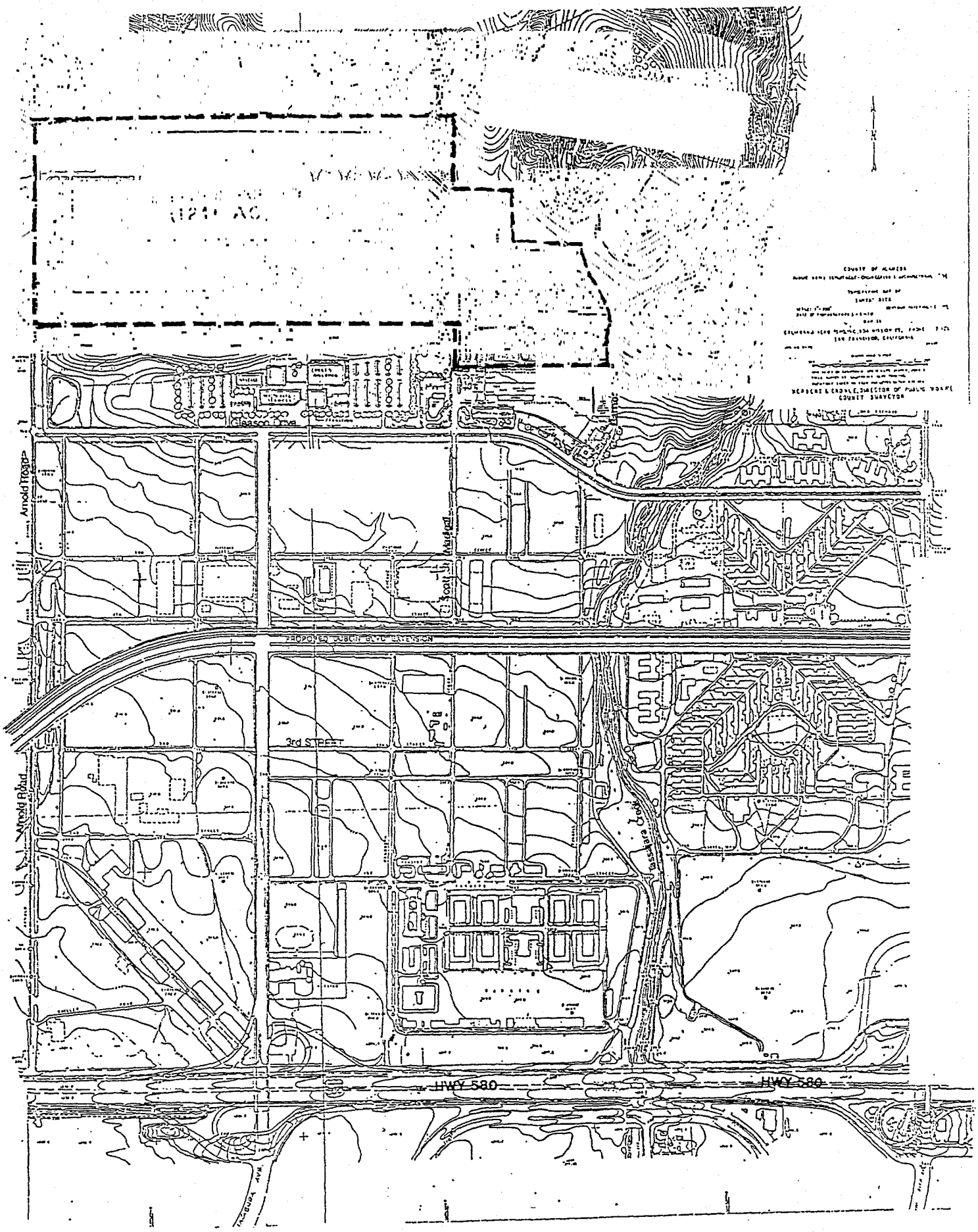


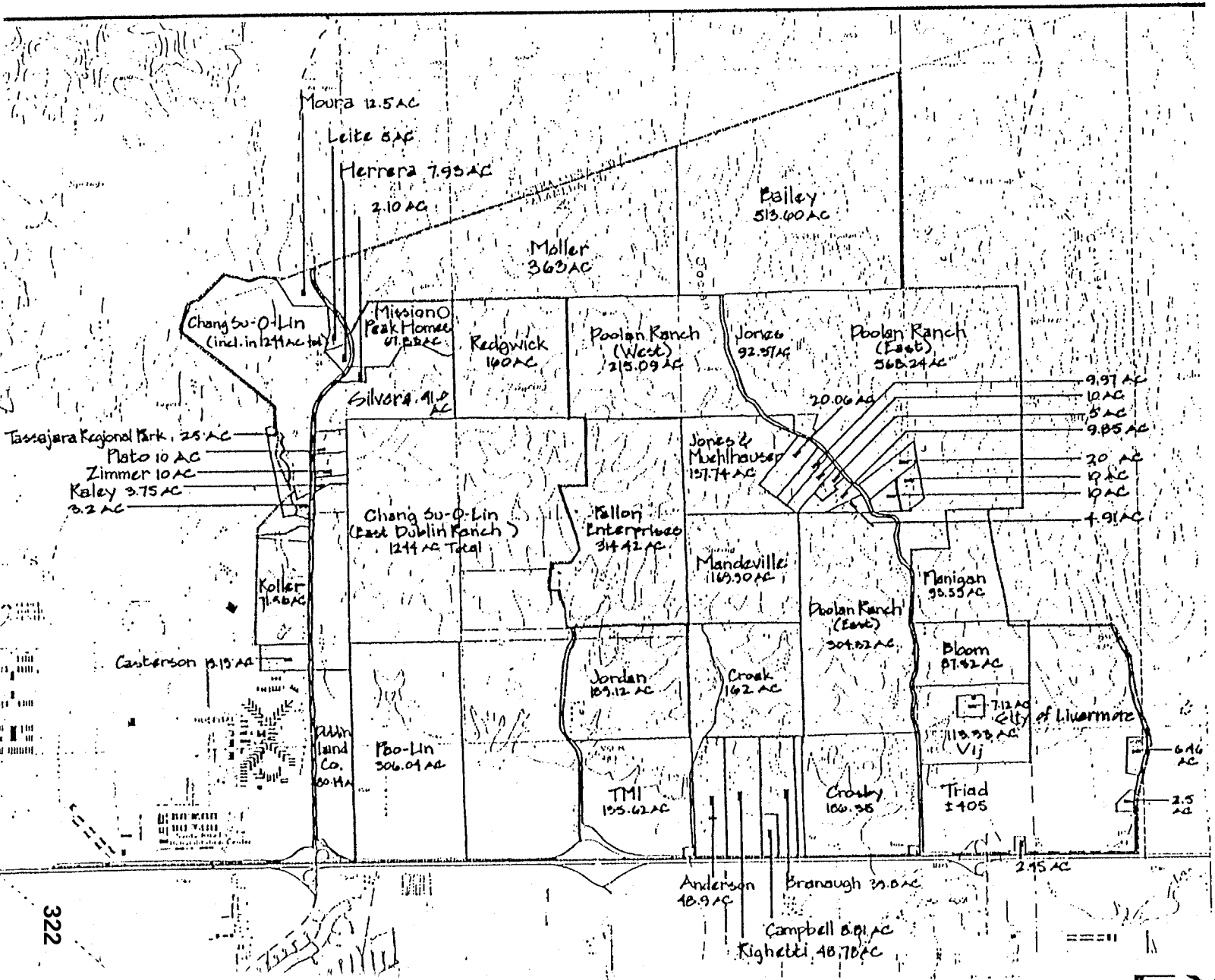
EXHIBIT F

COUNTY SHERIFF PROPERTY



Rev. 4-7-92

EXHIBIT C



Ownership Patterns

Legend

------ General Plan Amendment Study Area

1991

EASTERN DUBLIN

Wallace Roberts & Todd
Urban and Environmental Planners
121 Second Street, 7th Floor
San Francisco, CA 94105
(415) 543-9830

Figure 9

PROPERTY

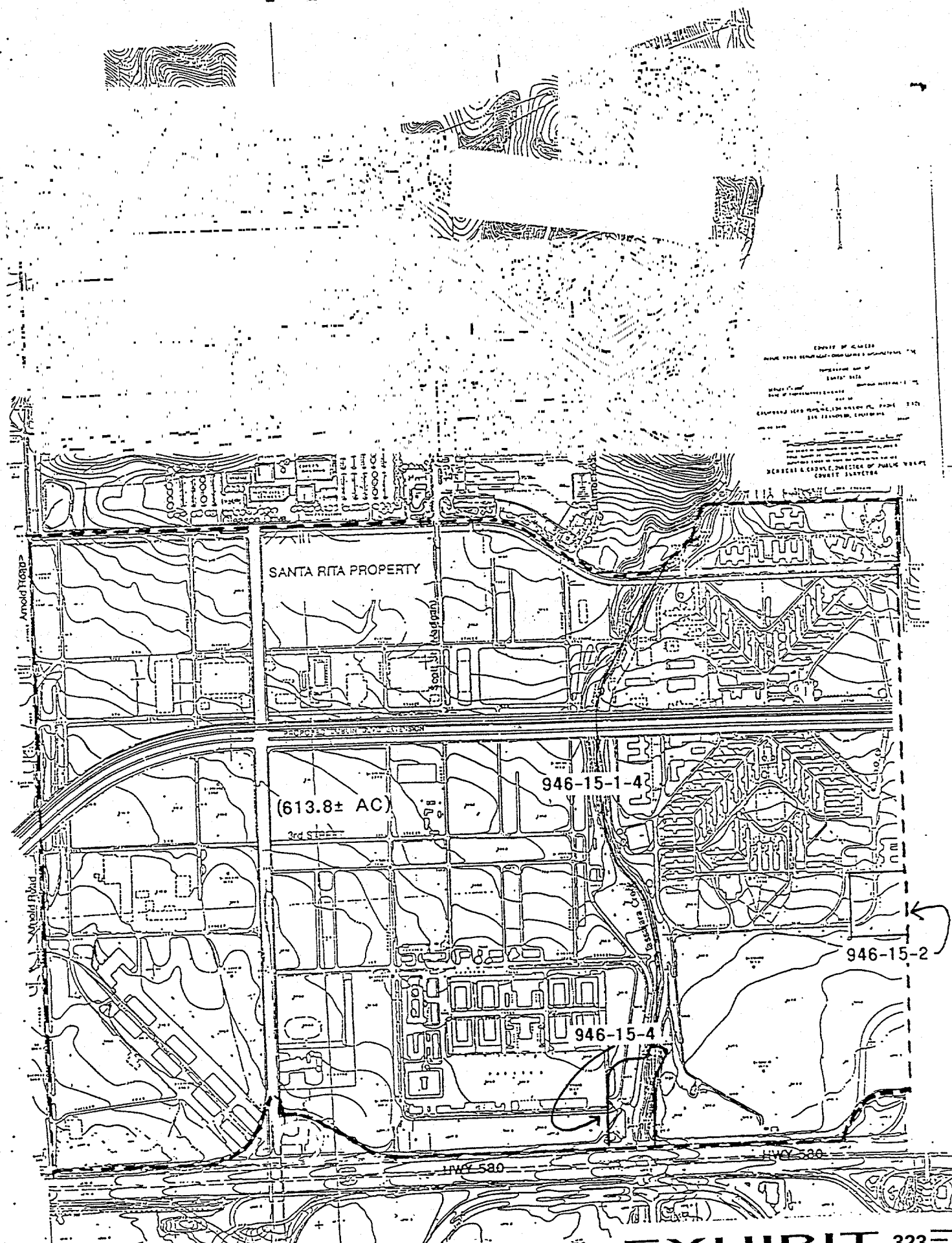
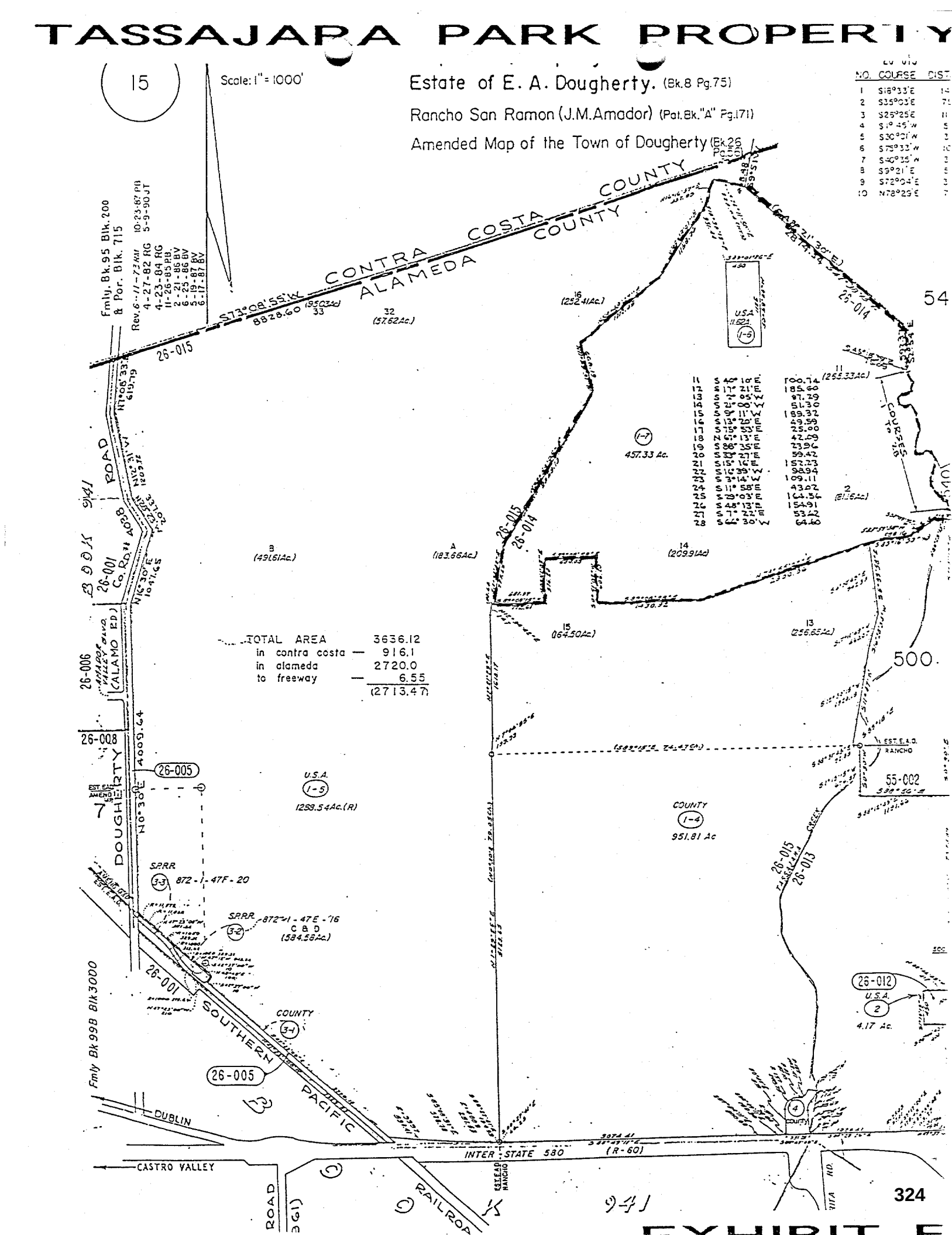


EXHIBIT 323

TASSAJARA PARK PROPERTY



CITY OF DUBLIN

ANNUAL STATEMENT OF PROPERTY
TAX REDUCTIONS FOR
YEAR ENDING JUNE 30, 19xx

	PROPERTY TAX REVENUES	
TAX ROLL	SANTA RITA PROPERTY	COUNTY SHERIFF AND GOVERNMENTAL PROPERTY
Current Secured	$50,000	$25.000
Current Unsecured	5,000	3,000
Supplemental Assessment	6,000	2,000
Prior Secured	4,000	1,000
Prior Unsecured	1,000	1,000
Prior Supplemental Assmt.	1,000	1,000
TOTAL	$67,000	$33,000
		67,000
OVERALL TOTAL		$100,000
LESS 35% SALES TAX REVENUE		200,000
CARRY-FORWARD		$100,000

NOTE: Tax Revenue reduced $100,000 and $100,000 carry-forward to subsequent year reduction.

ANNUSTAT.LUM

CITY OF DUBLIN

PO Box 2340, Dublin, California 94568 • City Offices, 100 Civic Plaza, Dublin, California 94568

March 11, 1991

Mary King, President
Board of Supervisors
Alameda County
1221 Oak Street, Room 536
Oakland, CA 94612

MAR 15 10 52 AM '91
ADMINISTRATOR'S OFFICE
COUNTY OF ALAMEDA

RE: Letter of Agreement regarding Annexation Agreement
Provision of Fire Services

Honorable President King and Members of the Board:

The City of Dublin and the County of Alameda are parties to an agreement entitled "An Agreement Between the County of Alameda and the City of Dublin regarding Camp Parks, Tassajara Park and Santa Rita Properties," which was signed by the City and County in 1986, and is commonly referred to as the "Annexation Agreement." Paragraph 5(c) of the Annexation Agreement provides that the County will remit to the City an amount equal to the City's costs for providing services to the Santa Rita property (described in Exhibit C to the Annexation Agreement), as such costs are determined pursuant to the formulae set forth in Exhibit F to the Annexation Agreement. Paragraph 5(f) of the Annexation Agreement then provides that if the cost of services will exceed 50% of the revenue attributable to the Santa Rita property, the City and the County shall reach agreement regarding the funding of the services which exceed 50% of the revenues.

The purpose of this letter is to set forth our agreement, pursuant to the provisions of paragraph 5(f) of the Annexation Agreement, regarding the County's obligation to reimburse the City for the cost of providing fire services to the Santa Rita property. In particular, this letter of agreement relates only to the method of reimbursement for the provision of fire services to the County's Santa Rita Jail (the new Santa Rita Jail) and other public facilities located on the Santa Rita property, as described in the Annexation Agreement. This letter of agreement does not alter the existing method of calculating the cost of reimbursement to the City for fire services as set forth in the "Illustrative Worksheet for Calculating Fire Service Costs," which is part of Exhibit F to the Annexation Agreement, for non-public buildings and structures which may be constructed on the Santa Rita property in the future.

EXHIBIT F

By this letter of agreement, the City and County agree as follows:

A. City's costs for providing fire services (as defined in Exhibit 1) to the Santa Rita Jail facility, commencing July 1, 1989, shall be not less than $55,200 per Fiscal Year, commencing with the Fiscal Year beginning July 1, 1989, provided that should the number of calls to the Santa Rita Jail exceed 22 calls in any Fiscal Year beginning with Fiscal Year 1990-91, the City's costs for providing fire services for that year and subsequent years shall be $55,200, plus the "actual costs" per call in excess of 22 calls calculated as shown on Exhibit 2 hereto.

B. City's costs for providing fire services on the remainder of the Santa Rita property, as described in Exhibit C to the Annexation Agreement and more particularly shown on Exhibit 3 hereto, shall be the "actual cost" per call per Fiscal Year, and calculated as shown in Exhibit 2. This method of calculating the City's costs for fire services on the remainder of the Santa Rita property shall not be applicable upon completion of construction of, and assignment of an assessed valuation to, any non-public building on the Santa Rita property. The cost of fire services for non-public building shall be calculated as set forth in Exhibit F to the Annexation Agreement.

The City, through the Dougherty Regional Fire Authority, will commence providing fire services to the remainder of the Santa Rita property on January 1, 1991.

C. As used above, "actual cost" shall mean the average cost per call for each Fiscal Year of the Dougherty Regional Fire Authority (a joint powers agency through which City provides fire services), its successor in interest or the City of Dublin if it directly provides fire services. "Actual Cost" shall be calculated in the manner set forth in Exhibit 2, which is attached hereto and incorporated herein.

D. City's costs for providing fire services, as set forth above in paragraphs A & B, determine the amount County will remit to City pursuant to paragraph 5(c) of the Annexation Agreement.

E. In accordance with the Annexation Agreement, City shall invoice County quarterly for fire services. County will pay 25 percent of the base contract cost ($55,200) for each of the first three quarters of the Fiscal Year. City will invoice County for the fourth quarter for the balance owed the City as calculated in accordance with Exhibit 2. County shall pay City within 30 days of receiving an invoice.

Approved as to Form
ELIZABETH SILVER, City Attorney

By: Elizabeth N. Silver

Attest: Kay Keck, City Clerk

CITY OF DUBLIN

By: Peter W. Snyder
Peter W. Snyder, Mayor

Approved as to Form
KELVIN H. BOOTY, JR., County Counsel

By: TKP

Attest: Yvonne Juan

COUNTY OF ALAMEDA

By: Mary King
Mary King, President

FIRE SERVICES

The following definition of Fire Services is for use in the proposed Alameda County Agreement.

Fire Services - For the purpose of this contract, Fire Services (or Fire Suppression Services), shall be defined as Fire Authority response to the following types of incidents:

1. Any type of fire
2. Hazardous Materials incidents
3. Fire, smoke, or water flow alarms
4. Vehicle accidents
5. Extrications
6. Rescues
7. Medical aids
8. Smoke/odor investigations
9. Arcing electrical wires and equipment
10. Gas leaks
11. Hazardous conditions

Fire Prevention inspection activities at the Santa Rita Jail are <u>not</u> included in the above definition.

EXHIBIT 1

5687c

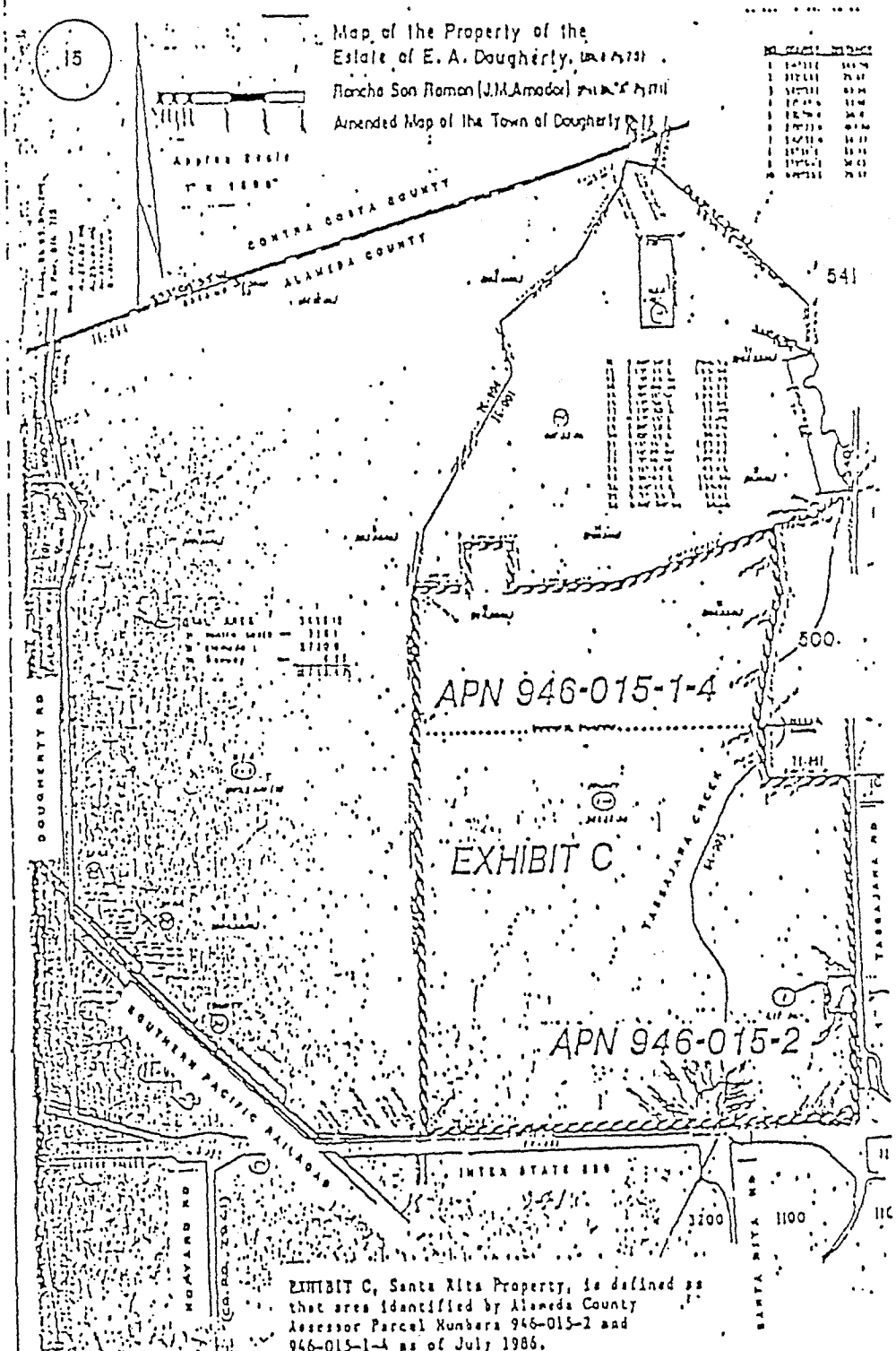
CITY OF DUBLIN

FIRE SERVICE COST WORKSHEET FOR SANTA RITA JAIL
AND SANTA RITA PUBLIC PROPERTY

A.	Fiscal Year	_____
B.	Annual Fire Authority Operating Costs	_____
C.	Total Calls (Fiscal Year)	_____
D.	Cost per Call (B/C)	_____
E.	Calls to Santa Rita Jail	_____
F.	Excess Calls (E - 22, if less than 0, enter 0)	_____
G.	Excess Call Costs (D x F)	_____
H.	Calls on Santa Rita Property (excluding Santa Rita Jail)	_____
I.	Cost of Calls on Santa Rita Property (D x H)	_____
J.	Base Year Agreement	$ 55,200
K.	Cost of Providing Fire Service to County Property (G + I + J)	_____

5687c

EXHIBIT 2


Map of the Property of the
Estate of E. A. Dougherty,
Rancho San Ramon (J.M.Amador)
Amended Map of the Town of Dougherty
CONTRA COSTA COUNTY
ALAMEDA COUNTY
541
500
APN 946-015-1-4
EXHIBIT C
APN 946-015-2
DOUGHERTY RD
TASSAJARA CREEK
SOUTHERN PACIFIC RAILROAD
INTER STATE 580
3200
1100
SANTA RITA RD
EXHIBIT C, Santa Rita Property, is defined as that area identified by Alameda County Assessor Parcel Numbers 946-015-2 and 946-015-1-4 as of July 1986.

EXHIBIT

PROPOSED

EASTERN DUBLIN GENERAL PLAN AMENDMENT AND SPECIFIC PLAN LAND USE SUMMARY BY GENERAL PLAN LAND USE DESIGNATION FOR SANTA RITA PROPERTY

Land Use Designation	Santa Rita Property	
COMMERCIAL	Gross Acres	Units
General	103.0	1.217 msf
Neighborhood	18.0	.235 msf
Campus Office	135.8	2.924 msf
Hotel	5.0	.120 msf
Industrial Park	53.4	.651 msf
Public/Semi-Public	0.0	0.000 msf
SUBTOTAL	315.2	5.147 msf
RESIDENTIAL		
High	36.3	1,271 5du
Med. High	39.5	790 du
Medium	64.2	642 du
Low	67.2	269 du
Rural	0.0	0 du
SUBTOTAL	207.2	2,972 du
PARKS AND OPEN SPACE		
City Park	56.3	1 park
Community Park	0.0	0 parks
Neighborhood Park	0.0	0 parks
Neighborhood Sq.	0.0	0 parks
Open Space	24.6	--
SUBTOTAL	80.9	1 park
SCHOOLS		
Elementary	10.5	1 school
Jr. High	0.0	0 schools
High	0.0	0 schools
SUBTOTAL	10.5	1 school
TOTAL LAND AREA:	613.8	

EXHIBIT 331

PROPOSED
EASTERN DUBLIN GENERAL PLAN AMENDMENT AND SPECIFIC PLAN
LAND USE SUMMARY BY GENERAL PLAN LAND USE DESIGNATION
FOR SANTA RITA PROPERTY

Land Use Designation	Santa Rita Property	
COMMERCIAL	Gross Acres	Units
General	103.0	1.217 msf
Neighborhood	18.0	.235 msf
Campus Office	135.8	2.924 msf
Hotel	5.0	.120 msf
Industrial Park	53.4	.651 msf
Public/Semi-Public	0.0	0.000 msf
SUBTOTAL	315.2	5.147 msf
RESIDENTIAL		
High	36.3	1,271 5du
Med. High	39.5	790 du
Medium	64.2	642 du
Low	67.2	269 du
Rural	0.0	0 du
SUBTOTAL	207.2	2,972 du
PARKS AND OPEN SPACE		
City Park	56.3	1 park
Community Park	0.0	0 parks
Neighborhood Park	0.0	0 parks
Neighborhood Sq.	0.0	0 parks
Open Space	24.6	--
SUBTOTAL	80.9	1 park
SCHOOLS		
Elementary	10.5	1 school
Jr. High	0.0	0 schools
High	0.0	0 schools
SUBTOTAL	10.5	1 school
TOTAL LAND AREA:	613.8	EXHIBIT I

Agenda Item 5.7

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Acceptance of California Department of Justice Tobacco Grant Program
Prepared by: Phillip Corvello, Lieutenant Dublin Police Services

EXECUTIVE SUMMARY:

The City Council will consider approving a Memorandum of Understanding with the California Department of Justice to accept a grant award from the Tobacco Grant Program for Dublin Police Services. This grant will support increased enforcement of state laws and City ordinances related to the illegal sales and marketing of tobacco, or other nicotine related products, including e-cigarettes, to minors for three fiscal years. The grant will also assist in tobacco-related education provided to minors and local businesses.

STAFF RECOMMENDATION:

Adopt the **Resolution** Authorizing the City Manager to Enter into a Memorandum of Understanding Accepting the Grant Award from the California Department of Justice Under the California Healthcare, Research and Prevention Tobacco Tax Act of 2016.

FINANCIAL IMPACT:

The grant amount for each fiscal year is shown in the table below. Eligible expenses include enforcement operation costs associated with illegal sales operations and providing education to business owners and minors. There is no matching fund requirement.

Grant Award Amounts			
Category of Expenditure	**Budget FY 2024-2025**	**Budget FY 2025-2026**	**Budget FY 2026-2027**
Personnel Service Costs	$19,525	$20,307	$21,118
TOTAL AWARD	**$60,950**		

DESCRIPTION:

Dublin Police Services has conducted research on underage tobacco use in the City of Dublin and found continued use of and possession of tobacco on school campuses. Additionally, several local tobacco retailers have been cited for selling tobacco to minors. Staff also found continued complaints from school personnel about students using tobacco and vape products in local parks, along the Iron Horse Trail, and on school campuses.

Approved by California voters in 2016, Proposition 56 increased taxes on cigarettes and other tobacco/nicotine related products under the California Healthcare, Research and Prevention Tobacco Tax Act of 2016. The initiative allocates a portion of annual revenue to the California Department of Justice (DOJ) for enforcement efforts. As an example, $24.6 million was made available statewide in Fiscal Year 2023-24 to support local enforcement efforts to reduce the illegal sale of tobacco products to minors.

Since 2020, the DOJ has awarded grant funds through Proposition 56 to Dublin Police Services to supplement tobacco enforcement operations. Through that grant program, staff successfully reduced tobacco sales violations at local retailers and saw a reduction in the number of minors being found in possession of tobacco/nicotine products. Continued enforcement and education efforts are essential in ensuring tobacco laws are adhered to in the community.

The DOJ recently notified Dublin Police Services that the current grant application for funds will be approved in the amount of $60,950 for three fiscal years. With these funds, Dublin Police Services will perform the following:

- Retail Inspections
    - Twenty-three tobacco retailers will be inspected per year.
    - Quarterly inspections will include one eight-hour inspection of licensed tobacco businesses.
- Minor Decoy Operations
    - Five minor decoy operations will be conducted each year.
    - Fifteen retailers will be targeted during these operations.
- Shoulder Tap Operations
    - Two shoulder tap operations will be conducted each year.
    - Six retailers will be targeted during these operations.
- Retailer Education
    - Twenty-three retailers will receive educational materials and on-site education and will participate in grantee-provided educational classes.
- Enforcement Officer Education
    - Five enforcement officers will receive education about tobacco laws and ordinances per year.
- Prosecution
    - Dublin Police Services will prosecute all tobacco-related citations with adjudication through the Alameda County East County Hall of Justice.

The attached resolution authorizes the City Manager to execute a Memorandum of Understanding with the California Department of Justice to accept the grant award. Dublin Police Services will submit quarterly invoices to the Department of Justice outlining the operational costs incurred in meeting the enforcement goals.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Authorizing the City Manager to Enter into a Memorandum of Understanding Accepting the Grant Award from the California Department of Justice Under the California Healthcare, Research and Prevention Tobacco Tax Act of 2016
2) Exhibit A to the Resolution – Tobacco Grant Program Memorandum of Understanding
3) Exhibit B to the Resolution – Tobacco Grant Summary of Award (DOJ-PROP56-2024-25-1-021)
4) Exhibit C to the Resolution - Tobacco Grant Program Grantee Handbook

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING ACCEPTING THE GRANT AWARD FROM THE CALIFORNIA DEPARTMENT OF JUSTICE UNDER THE CALIFORNIA HEALTHCARE, RESEARCH AND PREVENTION TOBACCO TAX ACT OF 2016

WHEREAS, Dublin Police Services staff conducted extensive research of underage tobacco use in the City of Dublin and found continued use and possession of tobacco/nicotine products in the local high schools and middle schools; and

WHEREAS, on February 4, 2020, the City Council adopted an Ordinance Amending Chapter 4.40 to Title 4 of the Dublin Municipal Code prohibiting the sale of all flavored tobacco products as well as electronic smoking devices within the City of Dublin; and

WHEREAS, in an effort to increase enforcement of underage tobacco use, Dublin Police Services submitted a grant application to the California Department of Justice; and

WHEREAS, the California Department of Justice recently awarded Dublin Police Services Tobacco Grant Program funds in the amount of $60,950 through the California Healthcare, Research and Prevention Tobacco Tax Act of 2016; and

WHEREAS, the Tobacco Grant Program also provides funding for personnel overtime costs for additional tobacco enforcement operations/education; and

WHEREAS, Dublin Police Services will submit quarterly invoices to the California Department of Justice outlining the operational costs to meet the enforcement goals; and

WHEREAS, the California Department of Justice agrees to reimburse the City of Dublin for the actual expenditures in performing the Scope of Work included in the approved Grant Application.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin hereby authorizes the City Manager to enter into a Memorandum of Understanding with the California Department of Justice accepting the Tobacco Grant Program funds (including incurring grant-related expenses and receiving reimbursement for those expenses) included as **Exhibit A**, and as shown in the Tobacco Grant Summary Award included as **Exhibit B**, and Tobacco Grant Program Grantee Handbook included as **Exhibit C.**

BE IT FURTHER RESOLVED that the City Manager is authorized to execute the amendments to the Memorandum of Understanding, including increasing funding provided in the original Grant Agreement, and make any necessary, non-substantive changes to carry out the intent of this Resolution.

PASSED, APPROVED AND ADOPTED this 14th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Mayor

_____
City Clerk

Tobacco Grant Program
Grant Services Branch – Local Assistance
Division of Operations

Dublin Police Services **DOJ-PROP56-2024-25-1-021**

MEMORANDUM OF UNDERSTANDING

PURPOSE

This Memorandum of Understanding ("MOU") is entered into by the Department of Justice ("DOJ") and the Dublin Police Services ("Grantee"), for the purpose of disbursing grant funds to Grantee for reimbursement of expenditures in compliance with the California Code of Regulations and the Fiscal Year 2024-25 Grantee Handbook.

Commencing January 1, 2023, the California Code of Regulations, Title 11, Division 1, Chapter 5: Department of Justice Tobacco Grant Program ("TGP Regulations") shall govern the policies and procedures of the Tobacco Grant Program.

The TGP Regulations, Request for Proposals, Grantee Handbook (dated April 2024), and Summary of Award document are hereby incorporated by reference into this MOU. Grantee will expend funds for the purposes identified in the approved Summary of Award document. Reimbursements are to be funded under the California Healthcare, Research and Prevention Tobacco Tax Act of 2016, approved by the voters as Proposition 56.

COST REIMBURSEMENT

DOJ agrees to reimburse Grantee in arrears, for Grantee's actual expenditures in performing the project or scope of work included in the approved Summary of Award document. Reimbursements for line items in the approved Budget Detail will be made upon receipt of invoices from Grantee and approval of the invoices by DOJ, in accordance with the reimbursement procedures set forth in the TGP Regulations and Grantee Handbook.

BUDGET CONTINGENCY CLAUSE

It is mutually agreed, if the Budget Act of the current fiscal year and/or any subsequent years covered under the MOU does not appropriate sufficient funds, the MOU shall be of no further force and effect. In the event this situation occurs, DOJ shall have no liability to reimburse/pay any funds to Grantee, or to furnish any other considerations under this MOU. As well, Grantee shall not be obligated to continue performing the provisions of this MOU, for which the Grantee would have been reimbursed.

If funding for any fiscal year is reduced or deleted in the Budget Act for purposes of this MOU, DOJ shall have the option to either cancel this MOU with no liability occurring to DOJ or offer an addendum to the Grantee to reflect the reduced amount.

PROJECT BREACH-TERMINATION

Failure of a Grantee to comply with this MOU or the TGP Regulations shall be treated by DOJ as a breach of contract. If an act of noncompliance occurs, DOJ may take actions described within the TGP Regulations, including termination. DOJ may terminate this MOU and be relieved of any obligation to disburse grant funds to Grantee should Grantee fail to perform the scope of work at the time and in the manner provided in this MOU.

MISCELLANEOUS PROVISIONS

Addendum – No addendum or variation of the terms of this MOU is valid unless made in writing and signed by the duly authorized representatives of the parties.

Assignment – This MOU is not assignable by Grantee in whole or in part.

Indemnification – Grantee agrees to indemnify and hold harmless DOJ, its officers, agents and employees from all claims, liabilities, or losses in connection with the performance of this MOU.

Certifications – Grantee certifies that it does not receive funding from a manufacturer, distributor, or advertiser of Cigarettes or Tobacco Products. Grantee further certifies that grant funds will not supplant existing state or local funds dedicated for the same purpose.

TERMS

Grant Duration: **11/1/2024 – 6/30/2028**

Award Amount				
Category of Expenditure	**Budget FY 2024-2025**	**Budget FY 2025-2026**	**Budget FY 2026-2027**	**Budget FY 2027-2028**
Personal Services	$19,525	$20,307	$21,118	$
Operating Expenses and Equipment	$0	$0	$0	$
Administrative Costs (Not to Exceed 5%)	$0	$0	$0	$
TOTAL AWARD AMOUNT	**$60,950**			

The time limit for reimbursements against this award ends 6/30/2028. Requests for reimbursement received after 7/15/2028 cannot be considered by DOJ.

GRANTEE CONTACT INFORMATION

Victor M. Fox, Chief of Police
Dublin Police Services
6361 Clark Avenue, Dublin Ca. 94568
925-833-6670
VictorFox@dublin.ca.gov

AUTHORIZATION

DOJ and Grantee, by their duly authorized officials, have executed this MOU on the respective dates indicated below. This MOU and any future addendums shall be e-mailed to TobaccoGrants@doj.ca.gov, care of the Division of Operations, Local Assistance Unit, Tobacco Grant Program, and will become fully executed upon completion of signatures from all parties.

12-17-24
Date

NAME: Victor M. Fox
Title: Chief of Police
Agency: Dublin Police Services

12-18-24
Date

NAME: Colleen Tribby
Title: City Manager
Agency: City of Dublin, Ca.

Date

NAME:
Title:
Agency:

Date

JENNIFER IVERY JOHNSON, Grant Manager
Division of Operations
California Department of Justice

Date

NICOLE LEARNED, Administrative Manager
Division of Operations
California Department of Justice

Date

CHRIS RYAN, Chief
Division of Operations
California Department of Justice

Tobacco Grant Program
GRANT SERVICES BRANCH – LOCAL ASSISTANCE
DIVISION OF OPERATIONS

TOBACCO GRANT SUMMARY OF AWARD

DOJ-PROP56-2024-25-1-021

DUBLIN POLICE SERVICES

This Summary of Award document will be used by the Tobacco Grant Program when determining whether an activity or expense claimed was approved for funding and is reimbursable. Activities other than those presented here may not be reimbursable. A Grant Modification may be necessary for material deviations. Please consult with your Grant Program Officer *before* engaging in any activity beyond this scope.

By signing the Memorandum of Understanding, your agency agrees to the commitments outlined below and this document becomes part of the Grant Agreement.

AWARD SUMMARY

Award Amount: $60,950

Requested Amount: $60,950

Removed from Award: N/A

Reduced Line Items: N/A

Other Changes or Stipulations: N/A

IMPORTANT PROVISIONS FOR ALL GRANTEES

I. Enforcement Activities

a. Authorized - If enforcement activities were proposed, **only** activities that target retailers for illegal sales/marketing of tobacco products were approved. It is expected that the flavor ban will be enforced within one or more enforcement activities.

b. Unauthorized - Community or school patrols, or other enforcement actions related to tobacco use and possession, are **not** permitted.

II. Educational Activities

a. Authorized – Retailer and/or officer educational activities on tobacco laws and ordinances, if included, are authorized as noted below.

b. Unauthorized – School or community education efforts, including media campaigns, are **not** permitted as part of this award. All educational efforts should be directed to retailers and/or officers.

III. Removed Personnel or Other Items

a. If specific personnel or other items were removed and not funded, they cannot be reinstated during the grant term.

IV. Reduced Line Items

a. If a specific line item was reduced, the intention was to not fully fund it or the activities it represents.

V. Mileage/Fuel

a. Budgets that include mileage or fuel were amended to include both together in one line item for flexibility and the type of backup documentation available. Mileage is limited to the state rate in effect at the time of travel.

VI. Equipment

a. All equipment items must be purchased during the first year of the grant as noted on the Budget Detail. Their awarding is intended to support project goals and be used to support grant activities throughout the grant term.

Please reference the Tobacco Grant Program Grantee Handbook for more information regarding allowable costs.

GOALS AND ACTIVITIES

Retail Inspections

- Per year, **23** retailers will be inspected.
- Additional details regarding these inspections:
  - Dublin Police Services will conduct one (1) eight hour inspection of tobacco licensed businesses quarterly.

Minor Decoy Operations

- Per year, **5** minor decoy operations will be conducted.
- Per year, **15** retailers will be targeted through these operations.
- Additional details regarding these operations:

Shoulder Tap Operations

- Per year, **2** shoulder tap operations will be conducted.
- Per year, **6** retailers will be targeted through these operations.
- Additional details regarding these operations:

Undercover Buys

N/A

Retailer Education

- Per year, **23** retailers will receive educational materials.
- Per year, **23** retailers will receive on-site education.
- Per year, **23** retailers will participate in grantee-provided educational classes.
- Classes **ARE NOT** part of a diversion program.

- Additional details regarding these retailer education activities:
    - Dublin Police Services will also conduct 1 meeting per year that is 4 hours in length with tobacco retail owners and employees in the importance of Responsible Tobacco Sales (RTS) training.

Enforcement Officer Education

- Per year, **5** enforcement officers will receive education about tobacco laws and ordinances.
- Additional details regarding these officer education activities:

Prosecution

Grantee will conduct the following activities related to prosecution of violations for sales or marketing of tobacco products to minors:

- Dublin Police Services will prosecute all tobacco-related citations with adjudication through the East County Hall of Justice.

Task Force

N/A

Other Activities

N/A

PARTNERING AGENCIES

Based upon the proposal submitted and any subsequent modifications approved by DOJ, the following agencies are expected to partner with and support the activities and fulfillment of goals referenced above:

N/A

Please notify your Grant Program Officer of any proposed changes to partnering agencies, particularly if they are included within your budget.

TOBACCO GRANT PROGRAM GRANTEE HANDBOOK

APRIL 2024

ROB BONTA
Attorney General

OFFICE OF THE ATTORNEY GENERAL

HANDBOOK FOR GRANTS MADE BY THE CALIFORNIA DEPARTMENT OF JUSTICE (DOJ) TO LOCAL AGENCIES UNDER PROPOSITION 56, THE HEALTHCARE, RESEARCH AND PREVENTION TOBACCO TAX ACT OF 2016 (ACT)

All items contained in this Handbook are subject to change.

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GRANT TERMS AND CONDITIONS

By accepting these funds, your agency agrees to comply with, and be bound by, the conditions set forth in the Memorandum of Understanding (MOU) and documents incorporated by reference including the Request for Proposals (RFP), Program Regulations, Summary of Award, and this Handbook.

AWARD ACCEPTANCE

REQUIRED OPENING DOCUMENTS

Agencies must complete and submit each of the following documents in order to receive reimbursement from DOJ. Documents should be sent via email to TobaccoGrants@doj.ca.gov.

Letter of Intent

Your award is **not** final upon initial notification. A Letter of Intent (LOI) to accept the award will be attached to the award notification. An awarded agency must affirm that either (1) it will seek a resolution to accept the award, if your agency has a governing body, or (2) no governing body exists and no resolution is required.

In order to officially accept the award, an awarded agency must return the completed, signed LOI **within 15 calendar days** of the date of the award letter.

Governing Body Resolution

If the awarded agency has a governing body from which it requires approval, the agency must submit a resolution from this governing body to DOJ in order to formally accept the grant. **Once notified of selection, the awarded agency should promptly request the resolution to avoid funding delays.**

The resolution must authorize the applicant to enter into agreement with DOJ, incur grant-related expenses, and receive reimbursement for those expenses. Also, the resolution should expressly authorize future amendments, if any, for the purpose of increasing funding provided in the original Grant Agreement, without an additional resolution from the governing body.

Government Taxpayer ID Form

The Governmental Taxpayer ID form is required in order for DOJ to reimburse your agency for grant expenses.

Summary of Award

The Summary of Award must be completed to reflect any reductions, restrictions, or requested revisions communicated by DOJ.

Memorandum of Understanding (MOU)

In order to be eligible for reimbursement of expenditures under the grant and start grant activities, an MOU between DOJ and the awarded agency is required. The MOU must be approved by a duly authorized representative of your agency or your agency's governing body.

The MOU and other accompanying documents must be returned to DOJ via email to TobaccoGrants@doj.ca.gov **within 90 calendar days** of receipt.

GRANT AGREEMENT

The Grant Agreement represents the final agreement between DOJ and a Grantee that sets forth the terms and conditions of the Grant. The Grant Agreement includes the executed MOU, Request for Proposals (RFP) and associated documents, Summary of Award, Budget Detail, and this Handbook.

START OF GRANT ACTIVITIES

As noted above, prompt action to obtain the Governing Body Resolution (if the agency has a governing body) is imperative to start activities in a timely manner.

Once DOJ has signed the fully-executed MOU and verified that all required opening documents have been completed, the Grantee may begin funded activities and be eligible for reimbursement of expenditures.

DECLINATION OF AWARD

DOJ will consider an award declined in one the following instances:

- Failure to return the LOI within 15 calendar days of the date of the Award Letter;
- Failure to execute the MOU and any other required documents within 90 calendar days of the date sent by DOJ; or
- Written notification from the awarded agency that they do not wish to accept the grant award.

PERFORMANCE COMPLIANCE, AUDIT, AND RESPONSIBILITY

REVIEWS OF PERFORMANCE AND COMPLIANCE

Grants and funding are subject to performance compliance reviews by DOJ and/or its designee in the form of site visits and other meetings, interviews with Grantees, contractors and other stakeholders, and review of relevant documents.

NON-ASSIGNMENT

The Grantee is the responsible agency and may not transfer or assign the grant to another entity.

PROCUREMENT OF GOODS OR SERVICES

The Grantee shall follow its own written procurement policies and procedures when procuring goods or services for activities relating to performance of the grant. All documents related to the procurement of goods or services shall be maintained by the Grantee for the records retention period of five years and copies shall be provided to DOJ when requesting reimbursement.

Use of Contractors

Grantees may contract for services under the following conditions:

- Contractor services must be clearly included within the Grantee's approved Summary of Award and limited to the purpose of achieving the grant objectives specified.

- Grantees shall have a written agreement with each contractor and, prior to execution, shall submit a copy of the agreement to DOJ for review of alignment with the Summary of Award and provisions of the Grant Agreement as applicable.
- Grantees are responsible for ensuring that each contractor complies with the Grant Agreement, including, if applicable, collecting and reporting of progress and inspection data and disallowance of supplanting and restricted items.
- Contracting shall not affect the Grantee's overall responsibility for the management of a Project, and the Grantee shall reserve sufficient rights and control to enable it to fulfill its responsibilities for the grant.

SUPPLANTING

Supplanting is prohibited. Supplanting is defined as using grant funds to pay for costs that are already funded within your agency's budget, or for which other funding has already been received, in order to reallocate existing funding to other purposes. The effect of supplanting would be to reduce the total amount that would have been available for the purpose stated in the application or grant agreement.

If DOJ or the California State Auditor identifies that supplanting has occurred, DOJ may pursue remedies for non-compliance.

OVERPAYMENT OF FUNDS

If an agency is inadvertently reimbursed for more than the amount expended, the overpayment of funds must be returned to DOJ. If the grant for which the funds are being returned is still active (within the term of the MOU), then the returned funds can be shown as a credit on the next claim submitted for reimbursement. If the grant term has ended, the agency must return the funds within 90 days of notice of overpayment. Checks should be made payable to the California Department of Justice and mailed to:

California Department of Justice
Division of Operations
Tobacco Grant Program – 8th floor
P.O. Box 160187
Sacramento, CA 95816

PROJECT INCOME

Income generated from a project, if any, may be reinvested by the Grantee into the project for which the grant was awarded, returned to DOJ, or DOJ may approve other uses by the Grantee in accordance with the general purposes of the grant. Project income does not include fines, penalties, legal costs, attorney's fees, or other property collected as a result of enforcement actions by the Grantee.

NON-USE OF FUNDS

Grantees are expected to **start operations within six months** of the execution date of the MOU, or approved start date, and are responsible for advising DOJ if they are unable to do so.

Grantees who have not started their project and expended any funds within the first year of the beginning of the grant term shall forfeit their award.

NON-COMPLIANCE

In the event a Grantee fails to comply with any of the terms and conditions of the California Healthcare, Research and Prevention Tobacco Tax Act of 2016 Fund or Grant Agreement, DOJ will notify the Grantee in writing.

In the event DOJ and a Grantee are unable to resolve a Grantee's non-compliance with the terms and conditions of the California Healthcare, Research and Prevention Tobacco Tax Act of 2016 Fund or Grant Agreement within 30 calendar days of the written notice, DOJ may take one or more of the following actions:

- Withhold payments
- Recover funds paid to the Grantee
- Impose additional conditions on the Grantee
- Terminate the Grant Agreement
- Disqualify the Grantee from consideration for future grants

WITHHOLDING OF 10% PENDING CLOSEOUT

DOJ may withhold the final reimbursement claim(s) or 10% of the grant amount, whichever is more, pending approval by DOJ of the final Quarterly Progress Report (QPR).

AUDITS

Grantees and sub-recipients are subject to audit by both the California State Auditor and DOJ (Rev. & Tax. Code, § 30130.56, subdiv. (a)). In addition to formal audits, DOJ may conduct site visits and request other meetings with reasonable notice. Grantees are expected to be available for these meetings. All documentation related to the receipt and use of grant funds shall be made open to inspection upon request by the California State Auditor and/or DOJ.

Grantees are subject to a financial compliance review in the form of an audit, an agreed-upon-procedure, and/or both. A review will be conducted in accordance with the Generally Accepted Government Auditing Standards and Revenue and Tax Code, sections 30130.56 and 30130.57, subdivisions (e)(1), (f) & (g), designed to accomplish any one or more of the following: to monitor compliance with the requirements of the grant program and the terms and conditions of the grant agreement; to assess the quantity, quality, timeliness and cost of services the Grantee produces and delivers under the terms and conditions of the grant agreement; and to assess the performance of any contract entered into by a Grantee relating to a grant.

Grounds for Audit Exception

One or more of the following shall be grounds for an audit exception, which may require the refund of amounts paid with grant funds:

(1) Failure to fully complete the work or services described in the Summary of Award document;

(2) Failure to assess the performance of any contract entered into by a Grantee; or

(3) Failure to maintain documents, records, receipts, and financial accounts supporting the expenditures reimbursed with grant funds.

DOJ GRANT MANAGEMENT

Each agency will be assigned a Grant Program Officer from DOJ for assistance with implementation and oversight of the agency's specific grant program throughout the life cycle of the grant. Grant Program Officers will maintain regular communications with their agencies and will provide administrative direction and guidance.

ACCESS

Upon reasonable notice, Grantees shall allow DOJ access to the records of the project, the project sites (if applicable), and any employees or contractors who may reasonably have information related to the project. Also, upon reasonable notice, Grantees shall allow DOJ to accompany the Grantee on project-related activities.

FUNDING

All expenses claimed for reimbursement, including contracted services, must already be paid by the Grantee. Expenses incurred by subcontractors as part of the project must be invoiced to and paid by the Grantee for reimbursement. DOJ will not reimburse any amount greater than the actual cost of the expenses to the Grantee.

Goods and services must be received, invoiced, and paid by the Grantee *during* the Grant Term in order to be eligible for reimbursement. Any funds spent after the expiration of the Grant Agreement cannot be reimbursed, regardless of when they were obligated or problems with vendor fulfillment.

COST CRITERIA

ALLOWABLE

In general, costs must meet all of the following general criteria to be allowable. An allowable cost must:

- Be reasonable for the performance of the grant, and allocable to the grant
- Be accorded consistent treatment
- In the event a cost is assigned in one way and another cost incurred for the same purpose in like circumstances was previously allocated in the agency's budget in another way, the Grantee shall provide a description of both the current and the prior assignments. The description shall be sufficient for DOJ to ascertain whether or not funds have been supplanted.
- Be adequately documented
- Comply with the California Healthcare, Research and Prevention Act and terms and conditions of the Grant Agreement
- Not be disallowed under the terms of the Grant Agreement

- Comply with applicable laws and regulations

REASONABLE

A cost is reasonable if, in its nature and amount, it does not exceed that which would be incurred by a prudent person under the circumstances prevailing at the time the decision was made to incur the cost. In determining the reasonableness of a given cost, consideration will be given to:

- Whether the cost is generally recognized as ordinary and necessary for the proper and efficient performance of the grant
- The requirements of the grant program and the terms and conditions of the grant agreement
- Market prices for comparable goods or services for the geographic area
- Whether the Grantee deviates from its established practices and policies regarding the incurrence of costs, which may unjustifiably increase a cost

ALLOCABLE

A cost is allocable to the grant if the cost is incurred for grant-related activities.

Unless otherwise provided for in the grant agreement, if a cost is incurred for the performance of grant-related activities and also for other non-grant-related activities, and benefits both grant and non-grant activities, the proportion that is incurred for the performance of grant-related activities may be approximated using reasonable and properly documented methods and assigned to the grant.

PROJECT COSTS

Project costs may include the reasonable and necessary cost of tobacco-enforcement related items required to conduct grant-related operations. Specific costs that may be supported by funds awarded under the Tobacco Grant Program are as follows:

PERSONAL SERVICES (PERSONNEL)

Salaries, overtime, and benefits are allowable expenses as approved within the Grantee's budget. Amounts claimed must be based on actual wages and supported by payroll and attendance records kept by the agency and must be made available to DOJ upon request.

OPERATING EXPENSES AND EQUIPMENT

Equipment

Equipment that directly supports the applicant's project proposal may be purchased using grant funds if approved within the Grantee's budget. Equipment should be purchased **within the first year** of the project in order to maximize its utility during the grant term. Acceptable documentation for equipment purchases include copies of receipts and proof of payment (copies of checks or credit card statements). Maintenance of property records related to equipment is required.

Travel

Travel by Grantees for tobacco-related grant activities (if approved within the Grantee's budget) shall be in accordance with the State of California's written travel policies, and subject to any further

requirement in the grant agreement. Travel that directly supports the applicant's project may be reimbursed using grant funds subject to limitations indicated below.

Out-of-state travel requires prior approval and may be subject to additional restrictions.

Travel Cost and Reimbursement Limitations

Travel may be billed and reimbursed only as allowed by the State of California's established travel reimbursement rates in effect as of the date(s) of travel and must be included in the approved budget. Travel expenditures that exceed the State's allowable rates will be reimbursed only up to the amount allowed and the Grantee will be responsible for the balance.

Travel costs may only consist of the reasonable and necessary charges for commercial fares, public transportation, private vehicle, overnight and day parking of private or rental vehicles, bridge and road tolls, meals, lodging, and incidentals, incurred for travel necessary for the performance of the grant.

Documentation of Travel Expenses

Travel costs shall be substantiated by receipts made available to DOJ upon request for reimbursement. Acceptable documentation of travel expenses includes copies of receipts for meals, lodging, etc., and if applicable, completed agency mileage forms. All receipts must show 'paid'.

Training

Each grant recipient should send at least one representative to a workshop offered by the Tobacco Grant Program during the first year of each grant award.

All trainings must be Tobacco Grant-related. If the training is not offered by DOJ and specifically related to the Grant Agreement, then prior approval must be sought. To obtain prior approval for training, the Grantee must submit specific training information (e.g., flyer, agenda, registration notification, etc.) to confirm it covers tobacco-related content. No portion of training covering non-tobacco topics (e.g. alcohol, cannabis, or other drugs) will be reimbursable. Acceptable documentation for reimbursement of training expenses includes copies of receipts, proof of payment, and training information and approval notification from DOJ as noted above. Any travel associated with the training must comply with travel requirements noted above.

Other Expenses

Supplies and Materials

Supplies and materials that directly support the applicant's project and are not restricted items may be purchased using grant funds. Items in this category must not meet the definition of Equipment and may be consumable.

All items which include artwork and/or anti-tobacco messaging require pre-approval from DOJ. As a guideline, the anti-tobacco logo/message must be the prominent feature and should be at least 25% larger than any other logo/message in the design. If there is a front and back to an item, the anti-tobacco logo/message must be placed on the front.

Examples of allowable supplies/materials (if approved in the budget) include but are not limited to:

- Education materials (pamphlets, brochures, flyers).
- Community outreach items (e.g., pop-up tent, table, tablecloth, prize wheel).

- Promotional materials with an anti-tobacco message (e.g., hats, t-shirts, pencils/pens, water bottles, draw string/reusable bags, lanyards). The anti-tobacco messaging should be predominant and can be an image and/or text. Approval of logo/messaging is required from DOJ **prior to purchase** of the items.

Operating Costs

Examples of allowable operating costs (if approved in the budget) include, but are not limited to:

- Contracts and inter-agency agreements.
- Cell phone, including monthly service costs, allocable to grant project activities.
- Media campaigns (prior approval of logos, language/statements to be used, pictures/graphics, etc., must be obtained from DOJ prior to expenditure of funds).
- Office equipment (e.g., laptop/PC/printer) allocable to the grant project activities.
- Video/Audio recording devices (for enforcement operations).
- "Buy Money" used in the course of enforcement operations.

ADMINISTRATIVE COSTS

Administrative costs, if included in the Grantee's budget, are limited to no more than 5% of direct project expenses (See Rev. & Tax. Code, § 30130.57, subd. (f) and (g)).

RESTRICTED ITEMS

Grant funds shall not be used to purchase items that are considered restricted and/or intended for personal use. Examples include but are not limited to:

- Ammunition
- Awards
- Award certificates
- Balloons
- Briefcases
- Calendars (decorative)
- Cleaning supplies
- Coffee pots and supplies
- Drones
- Facilities lease/rent
- Facilities renovations
- Firearms and related accessories (scopes, holsters, racks, etc.)
- Food, beverages, and any other consumables (including for meetings/conferences)
- Gift Cards
- Hand sanitizers
- K9
- Kleenex/tissue papers
- Luggage

- Luggage carriers
- Pepper spray
- Personalized products used to advertise an agency and/or programs (e.g., pens, magnets) that are not specific to an anti-smoking/anti-tobacco campaign
- Picture frames
- Plastic eating utensils
- Portable fans
- Portable heaters
- Refrigerators
- Ribbons
- Uniforms and standard complement items (battle dress uniforms, vests, boots, etc.)
- Vehicles and/or vehicle trailer purchases (vehicle usage, leases, fees, and mileage reimbursement are allowable)

If there is a question about whether an item will be approved for reimbursement, then prior approval from the Tobacco Grant Program should be sought.

RECORD AND MATERIALS MAINTENANCE

RECORDS RETENTION PERIOD

Your agency must maintain grant records for the retention period established by your agency for those types of records OR for five years after a grant is closed out by DOJ, whichever is longer.

RECORDS TO MAINTAIN

Your agency must maintain records relating to the application, grant agreement, budget, and performance of projects. These records include, but are not limited to, reports of enforcement activities, educational programs, policy programs; personnel activity records; payroll records; travel claims; receipts; documents showing the calculation or methodology for determining whether funds were supplanted; and documents showing the calculation or methodology for determining administrative costs.

TOBACCO PRODUCTS

Grantees shall retain and preserve the tobacco products purchased or otherwise obtained during the course of performing a project, and the purchase records for such tobacco products, in accordance with the Grantee's written policies regarding retention, destruction or forfeiture of such items.

EQUIPMENT

Grantees shall maintain property records for the records retention period for each item of tangible property considered as equipment.

USE OF SUBMITTED DATA

Data submitted pursuant to the Grant Agreement may be compiled for DOJ use.

PUBLIC RECORDS ACT NOTICE

Grant documents, including correspondence, are considered public records and subject to the disclosure requirements of the California Public Records Act (CPRA) as solely determined by DOJ.

GRANT MANAGEMENT

INVOICING

INVOICE PACKAGES

Submit invoices using DOJ-provided forms with all required attachments via email to TobaccoGrants@doj.ca.gov.

A complete invoice package must include:

- The invoice cover page signed by the agency representative;
- The invoice detail pages; and
- Documentation of costs incurred and their subsequent payment for all Operating Expenses and Equipment (Section B) claimed. Goods and services received must be shown to have been paid in full.

Grantee must be in possession of supporting documentation for all claimed expenses prior to requesting reimbursement.

OTHER REQUIREMENTS

Prior to authorizing reimbursement on invoices submitted, DOJ will compare expenses claimed against all required reporting.

INVOICING FREQUENCY AND DEADLINES

Invoices, or requests for reimbursement, must be submitted quarterly (in arrears) by the deadlines listed below. If the date falls on a weekend or holiday, the reimbursement package will be due on the next business day:

Table 1. Invoicing Timeline

Quarter	Date Range Covered (based on payment dates)	Due Date
Summer	July 1 – September 30	October 15
Fall	October 1 – December 31	January 15
Winter	January 1 – March 31	April 15
Spring	April 1 – June 30	July 15

REPORTING REQUIREMENTS

QUARTERLY PROGRESS REPORTS

Quarterly progress reports (QPRs) must be submitted electronically using a unique link and instructions sent by DOJ via email prior to each report due date. Grantees are expected to describe grant activities undertaken pursuant to the grant during the reporting period.

ENFORCEMENT DATA REQUIREMENT

Grantees performing tobacco retail enforcement or inspections must provide supplemental data regarding these activities on the same schedule as QPRs. This data must be submitted separately to TobaccoData@doj.ca.gov using the DOJ-provided form.

REPORTING FREQUENCY AND DEADLINES

Reports referenced below must be submitted quarterly by the deadlines listed below. If the date falls on a weekend or holiday, the report will be due on the next business day.

Table 2. Reporting Timeline

Quarter	Date Range Covered (based on activity dates)	Due Date
Summer	July 1 – September 30	October 15
Fall	October 1 – December 31	January 15
Winter	January 1 – March 31	April 15
Spring	April 1 – June 30	July 15

MODIFICATIONS

Grantees seeking to modify any aspect of their grant should first contact their Grant Program Officer by emailing TobaccoGrants@doj.ca.gov for assistance. Specific cut-off dates and limitations may apply.

BUDGET MODIFICATIONS

A Budget Modification is limited to moving funds from one fiscal year to another and/or realigning funds between existing line items **up to a 10% increase** of the original amount awarded for any single line item across all fiscal years. Budget Modification requests require the submission of the Modification Request form and a revised Budget Detail.

Up to three Budget Modifications are allowed per fiscal year during the Grant Term.

GRANT MODIFICATIONS

A Grant Modification involves change to the Grant Agreement that exceeds the scope of a Budget Modification. Requests for a Grant Modification may propose changes to the use of grant funds, project description, project timeline, or other changes related to the project or budget. Grant Modification requests require submission of the Modification Request form including written justification of the need for changes and description of how the proposed changes align with the grant award. Requests modifying the budget require submission of a revised Budget Detail. Requests modifying goals and activities require submission of a revised Summary of Award.

Only one Grant Modification is allowed during the Grant Term.

EXTENSIONS

DOJ cannot reimburse for any expenses paid after the end date of the Grant Term as specified in the MOU. Flexibility to expend funds across four fiscal years is built into the MOUs. DOJ will not consider requests to extend the Grant Term unless received by DOJ **at least six months prior to the end date of the MOU.**

CLOSEOUT

DOJ shall conduct closeout review activities prior to closing out each grant to ensure that all necessary administrative actions and projects have been completed by the Grantee. Closeout review activities include, but are not limited to, review of required reporting, verification that any performance issues are resolved, and verification that any audit or agreed-upon-procedure findings are resolved.

DEFINITIONS

The following definitions apply to the Tobacco Grant Program:

Administrative Costs

The necessary and reasonable indirect expenses as allowed under the terms and conditions of the grant agreement.

Application

An application is a request by an eligible agency to receive a grant from DOJ pursuant to Revenue and Taxation Code section 30130.57, subdivision(e)(1).

Contractor

An entity or person, including a consultant, that enters into a contract with a Grantee to perform an approved grant-related activity. May also be referred to as a "Partner."

DOJ

The California Department of Justice.

Equipment

An item that has a *per-unit* acquisition cost of $5,000 or more and a useful life of at least one year. Equipment should be purchased **within the first year** of the project in order to maximize its utility during the grant term.

Grant

An award of financial assistance made to a Grantee, the principal purpose of which is the transfer of funds to carry out a project of public benefit authorized and intended by Revenue and Taxation Code section 30130.57, subdivision (e)(1), a Proposal, and the Grant Agreement between the Grantee and DOJ.

Grant Agreement

The final agreement entered into between DOJ and a Grantee, which sets forth the terms and conditions of the Grant. The grant agreement includes the executed MOU, Request for Proposals and associated documents, Summary of Award document, Budget Detail, and this Handbook.

Grant Program Officer

A DOJ staff member assigned as the primary point-of-contact for Grantees with regards to the implementation and administration of the grant. Formerly titled "Grant Administrator."

Grant Term

The period of time provided for in the Grant Agreement. Previously referred to as "Grant Duration."

Grantee

A local agency to which a Grant is awarded.

Inspection Data

Information regarding retailer inspection or enforcement activity by a Grantee under the terms of the grant agreement, including, but not limited to, information about retailer location, retailer violations, retailer inspections, and retail-related citations, licensing actions, administrative proceedings, diversion proceedings, and prosecutions. Inspection data includes information regarding such activities whether or not a violation was found or a citation was issued. A grant agreement may contain further information about what constitutes inspection data, how it is to be gathered and retained by a Grantee, and how and when it is to be reported to DOJ.

Letter of Intent (LOI)

A document affirming an awarded agency's intent to accept the grant award.

Local Law Enforcement Agency

A local government entity, such as a county, city, district, public authority, public agency, and any other political subdivision or public corporation that can support and hire law enforcement peace officers (as defined in Penal Code section 830) and is authorized to:

(1) Investigate or conduct an official inquiry into enforcement of state and local laws, ordinances, regulation, and policies related to the illegal sales and marketing of tobacco products to minors and youth, or

(2) Prosecute or otherwise conduct a criminal or civil proceeding arising from the illegal sales of tobacco products to minors and youth.

Project

An undertaking that is planned to conduct activities and achieve stated goals and objectives for which funds were awarded by DOJ to a Grantee from the California Healthcare, Research and Prevention Tobacco Tax Act of 2016 Fund.

Quarterly Progress Reports (QPRs)

Reports of grant-related activity performed in accordance with the approved project. Submission of these reports is required on a quarterly basis.

Records Retention Period

The period of time after the grant is closed out that a Grantee must maintain records related to the grant, which is at least five years from the date the grant is closed by DOJ.

Request for Proposals (RFP)

A solicitation for project proposals from eligible Local Law Enforcement Agencies.

Summary of Award

Document that contains the Grantee's approved goals/objectives and budget narrative reflective of any reductions and/or revisions.

Supplant

Using grant funds to pay for costs that are already funded within your agency's budget, or for which other funding has already been received, in order to reallocate existing funding to other purposes. The

effect of supplanting would be to reduce the total amount that would have been available for the purpose stated in the application or grant agreement.

Tobacco Products

The same meaning as in Revenue and Taxation Code section 30121.

Agenda Item 5.8

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Revisions to the Personnel System
Prepared by: Sarah Monnastes, Human Resources Director

EXECUTIVE SUMMARY:

The City Council will consider proposed changes to the City's Personnel System, specifically the Classification Plan and Salary Plan related to part-time job classifications.

STAFF RECOMMENDATION:

Adopt the following: 1) **Resolution** Amending the Classification Plan; and 2) **Resolution** Amending the Salary Plan for Part-Time Personnel.

FINANCIAL IMPACT:

The proposed changes to the Personnel System, if approved by the City Council, will not require a budget adjustment as there are no financial impacts of updating the part-time job classifications. Part-time salary rate adjustments resulting from updates to the salary ranges have already been projected and included in the approved Fiscal Year 2024-25 budget.

DESCRIPTION:

Pursuant to the City's Personnel System Rules, a job description must be adopted for each classification in the organization. The job description typically includes key elements, knowledge, skills, abilities, and position requirements. The job descriptions make up the City's Classification Plan.

The revisions to the part-time, temporary/seasonal job classifications are proposed to restructure some classifications in order to illustrate a clearer path of promotional opportunities within the City's Park and Community Services Department. The desire is to encourage retention and growth through opportunities for greater responsibility within programmatic areas, which will increase retention and reduce turnover. Specifically, we are proposing moving to a Recreation Leader I/II/III series and the addition of a Pool Manager as the highest level of part-time staff at The

Wave.

Attachment 1 includes the following amendments:

- Updating the Classification Plan by eliminating the classifications of Customer Services Assistant and Food Service Worker. These classifications are no longer in use, and there are no plans to utilize them in the future.

- Updating the titles of Recreation Aide to Recreation Leader I (Exhibit A) and Recreation Leader to Recreation Leader II (Exhibit B). Changing titles will easily identify employees' progress through the job series. Additional miscellaneous updates to the job specification are also proposed.

- Adding the classification of Recreation Leader III (Exhibit C) to the Classification Plan. Recreation Leader III's will be reserved for a few designated shift-lead roles at after-school recreation, summer camps, and as preschool teachers.

- Adding Pool Manager (Exhibit D) back to the Classification Plan. In 2020, the duties of a Pool Manager were consolidated into the Program Specialist job specification. It has come to the Staff's attention that the duties of the Pool Manager are different and distinct from the other Program Specialists throughout the Parks and Community Services Department. This will more clearly delineate career progression, specifically at The Wave.

- Revising the Program Specialist (Exhibit E) job specification to remove the components related to pool management, as those duties will now be incorporated into the Pool Manager classification discussed above.

- Revising the Head Lifeguard (Exhibit F) job specification to lower the minimum education requirement. This change will improve retention rates and provide a longer training period for newly promoted employees.

Salary Plan Amendment

Included in the City's Personnel System are resolutions that address salary ranges for City personnel. Attachment 8 is a proposed amendment to update the salary ranges for the part-time classifications. To maintain competitive in the market, the recommended hourly rates were determined based on an analysis of comparable salaries within surrounding local government agencies in the Bay Area as well as local fast-food and retail establishments in and around Dublin.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Amending the Classification Plan
2) Exhibit A to the Resolution – Recreation Leader I Job Specification
3) Exhibit B to the Resolution – Recreation Leader II Job Specification
4) Exhibit C to the Resolution – Recreation Leader III Job Specification
5) Exhibit D to the Resolution – Pool Manager Job Specification
6) Exhibit E to the Resolution – Program Specialist Job Specification
7) Exhibit F to the Resolution – Head Lifeguard Job Specification
8) Resolution Amending the Salary Plan for Part-Time Personnel

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AMENDING THE CLASSIFICATION PLAN

WHEREAS, in accordance with the City's Personnel System Rules, the City Council adopted Resolution No. 30-84 and subsequent resolutions which comprise the Classification Plan; and

WHEREAS, it is necessary to periodically amend job descriptions to the Classification Plan.

NOW, THEREFORE, BE IT RESOLVED that Resolution No. 30-84 and subsequent Resolutions shall be further amended to delete the following job descriptions:

Customer Service Assistant
Food Service Worker

BE IT FURTHER RESOLVED that Resolution No. 30-84 and subsequent Resolutions shall be further amended to change the titles and update the following job descriptions:

Recreation Aide to Recreation Leader I (Exhibit A)
Recreation Leader to Recreation Leader II (Exhibit B)

BE IT FURTHER RESOLVED that Resolution No. 30-84 and subsequent Resolutions shall be amended to include the following position:

Recreation Leader III (Exhibit C)
Pool Manager (Exhibit D)

BE IT FURTHER RESOLVED that Resolution No. 30-84 and subsequent Resolutions shall be amended to update the following job description:

Program Specialist (Exhibit E)
Head Lifeguard (Exhibit F)

BE IT FURTHER RESOLVED that this document shall become a part of the official Classification Plan for the City of Dublin; and that the changes contained herein shall be effective January 14, 2025.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 14th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Date Adopted: February 18, 2020
Date Revised: January 14, 2025

Title: Recreation Leader I

FLSA: Non-Exempt, Part-Time/Temporary-Seasonal/At-Will

Description

General Purpose
Under general supervision, assist in the proper use of a community recreational facility and assist in providing a variety of recreation programs related to preschool, playground, after-school programs, parks, teens, sports, special events, and senior citizen activities; assist in the oversight of the proper use of a community recreational facility; perform a variety of custodial tasks; assist the public and staff in the use of City facilities.

Supervision Received and Exercised
Receive general supervision from a Recreation Coordinator and may receive technical and/or functional supervision from a Recreation Leader II, Recreation Leader III or Program Specialist.

Essential Duties and Responsibilities
The following duties are normal for this classification. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to this class.
Inspect playing field area and equipment prior to play to ensure preparation and safety for play to begin, ensuring safety of players and spectators.

- Notify appropriate City staff regarding necessary repair and/or replacement of play areas/related equipment.
- Set up furniture or equipment for activities scheduled and see that it is in proper condition and is replaced after use.
- Assist in setting up, taking down, and cleaning up recreational facilities; as assigned, open and close facilities as scheduled for use, and secure the facility upon leaving.
- Assist in carrying out recreational activities appropriate to a variety of locations such as playgrounds, parks, community centers, preschool classrooms, school sites, and sports facilities.
- Assist in leading activities in areas such as arts and crafts, games, sports, music, drama, and nature study.
- Monitor activities of facility users for appropriate and safe conduct.
- Exercise precautions necessary to ensure the safety of recreation program participants and spectators.
- Answer the telephone, provide information to callers and write messages, as needed.
- Assist customers at the front counter.
- Collect fees from public swimming pool patrons and aquatics class registrants, and issue pool passes.

- Perform general clerical work such as issuing receipts, photocopying, and filing; complete and submit required forms and reports.
- Complete daily attendance and cash receipt report forms.
- Assist in interpreting and applying Parks and Community Services Department policies and procedures in various program areas.
- Clean up after facility users and set up for subsequent activities; sweep and mop floors as required, empty trash receptacles throughout the facility, as necessary; keep restrooms and kitchen clean and well stocked with paper towels, tissues, etc.
- Clean and sanitize workstation and equipment.
- Provide minor first aid to recreation program participants and/or perform related first aid/emergency techniques.
- Build and maintain positive working relationships with co-workers, other City employees and the public using principles of good customer service.
- Perform other duties as assigned.

Minimum Qualifications

Knowledge of
- English language skills, including punctuation and spelling.
- Basic knowledge of a variety of recreation activities.
- Techniques of instruction for conducting recreation programs in preschool, playground, parks, after school programming, teens, sports, museum, special events, and senior citizen activities.
- Basic arithmetic, including addition, subtraction, multiplication and division.
- Point of sale or cash registers.
- Customer services techniques.

Ability to
- Learn skills needed to conduct basic recreation activities.
- Follow written and oral instructions.
- Communicate clearly and concisely, both orally and in writing.
- Deal with difficult or stressful situations in a calm and professional manner.
- Establish and maintain cooperative working relationships with those contacted in the course of work.
- Use a personal computer (desirable).
- Exercise courtesy and tact in dealing with recreation program participants and spectators.
- Work effectively with preschool, elementary and teenage children and parents.
- Explain and enforce rules, regulations, procedures, and program objectives.
- Administer basic First Aid/CPR.
- Work nights, weekends, and holidays.

Training and Experience
Any combination equivalent to education and experience likely to provide the required knowledge and abilities are qualifying. A typical way to obtain the knowledge and abilities would be:

Education
There is no educational requirement for this class.

Experience
Work experience is not required; experience in handling money and cashiering is desirable. Demonstrated experience (paid or volunteer) working with school age children in a structured or supervised social/recreational program is desirable.

Licenses; Certificates; Special Requirements

1. At time of hire, must be 15 years of age or older.
2. Any offer of employment to an adult who will have direct contact with minors is conditional upon submission of completed fingerprint screening and a satisfactory background check.
3. Current certification in First Aid and CPR is required within one month of employment.
4. Possession of a valid California Class C driver's license is not required for this class; however, if an employee possesses a valid license, he/she may be required to provide a Certificate of Automotive Insurance for Personal Liability.
5. This classification is designated as a Mandated Reporter; Completion of Mandated Reporter training is required within one month of employment.

Other Necessary Requirements

Physical Standards

- The physical standards described are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
- On a continuous basis, know and understand all aspects of the job; intermittently analyze work papers, reports and special projects; identify and interpret technical and numerical information; observe and report operational and technical policy and procedures.
- Employees must be able to stand and/or sit for extended periods; communicate in person, during meetings, and by phone; and use hands to operate office equipment. Physical tasks include bending, twisting, standing, walking, and lifting up to 50 pounds or pushing/pulling equipment up to 100 pounds. Duties require written and verbal communication, interpreting information and layouts, and interacting with staff, volunteers, vendors, and the public.

Date Adopted: February 18, 2020
Date Revised: January 14, 2025

Title: Recreation Leader II

FLSA: Non-Exempt, Part-Time/Temporary-Seasonal/At-Will

Description

General Purpose
Under general supervision, lead and conduct activities in the delivery of recreation program areas including preschool, playground, after school programs, parks, teens, sports, special events, and senior citizen; oversee the proper use of a community recreational facility; perform a variety of custodial tasks; assist the public and staff in use of City facilities.

Distinguishing Characteristics
The Recreation Leader II classification is distinguished from the Recreation I classification in the complexity of duties assigned, independence of action taken, the amount of time spent performing the duties, the nature of the public contact made, and its training responsibilities of new staff. Positions at this level are required to be fully trained in all procedures related to assigned area of responsibility.

Supervision Received and Exercised
- Receive general supervision from a Recreation Coordinator and may receive technical and/or functional supervision from a Recreation Leader III or Program Specialist.
- Exercise technical and functional supervision over Recreation Leader I.

Essential Duties and Responsibilities
The following duties are typical for this classification. The omission of specific statements of duties does not exclude them from the position if the work is a similar, related, or logical assignment to this class.
- Perform all duties and responsibilities as Recreation Leader I.
- Lead and conduct recreational activities in program areas such as preschool, playground, parks, after school programming, teens, sports, museum, special events, and senior citizen activities.
- Lead and conduct activities in areas such as arts and crafts, games, sports, music, drama, and nature study.
- Lead and instruct participants in the rules and methods of playing indoor and outdoor games.
- Inspect activity areas and related equipment, make written reports of damage to equipment or facility and recommend maintenance and repair, as appropriate.
- Enforce safety rules and regulations; maintain orderly participant conduct.
- Provide minor first aid to recreation program participants/spectators and/or perform related first aid/emergency techniques.
- Exercise precautions necessary to ensure the safety of program participants, spectators, and renters.

- Build and maintain positive working relationships with co-workers, other City employees and the public using principles of good customer service.
- Open and close facilities as scheduled for use; clean up after facility users and set up for subsequent activities; secure the facility upon leaving.
- Set up furniture or equipment for activities scheduled and see that it is in proper condition and is replaced after use.
- Sweep and mop floors as required; keep restrooms and kitchen clean and well stocked with paper towels, tissues, etc.; empty trash receptacles throughout the facility as necessary.
- Responsible for monitoring adherence to building rules and party limitations.
- Maintain records and complete written program plans and reports.
- When work assignments are in public area of assigned facility, greet visitors, collect fees, have visitors sign guest book.
- Provide facility and exhibit orientations and/or tours including appropriate tour materials.
- Lead and conduct lessons, games, crafts and songs for after school, camps, and preschool programs.
- Function as supervising attendant for facility rentals, as necessary.
- Monitor patrons, patrol parks and enforce rules to ensure that permit areas are safe, clean, and functional; notify Dublin Police Services as deemed necessary.
- Observe park conditions to ensure that permit areas, including picnic areas and fields are within appropriate standards.
- Post City information as required and remove outdated and or unauthorized notices.
- Confirm reservations for specific permitted areas; resolve conflicts when appropriate.
- Provide advice and information on park and recreation regulations to the public when requested and/or as needed; prepare incident reports and related documentation as needed.
- Ensure that activities operate in accordance with general department philosophy, objectives and guidelines.
- Perform related duties as assigned.

Minimum Qualifications

Knowledge of

- English language skills, including punctuation and spelling.
- Operational characteristics of assigned recreation programs.
- Principles and practices of facility maintenance and operational practices.
- Principles and practices of standard safety precautions.
- Techniques of instruction, and use of equipment and supplies, for conducting recreation programs in preschool, playground, parks, after school programming, teens, sports, museum, special events, and senior citizen activities.
- Basic arithmetic, including addition, subtraction, multiplication and division.
- Point of sale or cash registers.
- Customer service principles and conflict resolution.

Ability to

- Lead and conduct recreation programs and activities.
- Lead and conduct effective program curriculum/content and assist in planning and scheduling activities.
- Organize people, supplies, equipment and facilities.

- Follow written and oral instructions.
- Express ideas and communicate effectively both verbally and in writing.
- Exercise courtesy and tact in dealing with program participants, spectators, and renters.
- Deal with difficult or stressful situations in a calm and professional manner.
- Problem-solve conflicts and disputes as applicable.
- Establish and maintain cooperative working relationships with those contacted in the course of work.
- Work effectively with preschool, elementary, and teenage children and parents.
- Learn tour and exhibit content; provide tours to diverse audiences.
- Analyze and interpret facility policies and procedures.
- Explain and enforce rules, regulations, procedures and program objectives.
- Administer basic First Aid/CPR.
- Work nights, weekends, and holidays.

Training and Experience
Any combination equivalent to education and experience likely to provide the required knowledge and abilities are qualifying. A typical way to obtain the knowledge and abilities would be:

Education
There is no educational requirement for this class.

Experience
A minimum of one-year experience performing duties similar to that of a Recreation Leader I.

Licenses; Certificates; Special Requirements
1. At time of hire, must be 16 years of age (18 years of age or older depending on assignment).
2. Any offer of employment to an adult who will have direct contact with minors is conditional upon submission of completed fingerprint screening and a satisfactory background check.
3. Current certification in First Aid and CPR is required.
4. Possession of a valid California Class C Driver's License and certificate of automobile insurance for personal liability may be required, depending on assignment.
5. This classification is designated as a Mandated Reporter; Completion of Mandated Reporter training is required within one month of employment.

Physical Standards
- The physical standards described are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
- On a continuous basis, know and understand all aspects of the job; intermittently analyze work papers, reports and special projects; identify and interpret technical and numerical information; observe and report operational and technical policy and procedures.
- Employees must sit and/or stand for extended periods; communicate in person, during meetings, and by phone; and use hands to operate office equipment. Physical tasks include bending, twisting, standing, walking, and lifting up to 50 pounds or pushing/pulling equipment up to 100 pounds. Duties require written and verbal communication, interpreting information and layouts, and interacting with staff, volunteers, vendors, and the public.

Date Adopted: January 14, 2025
Date Revised:

Title: Recreation Leader III

FLSA: Non-Exempt, Part-Time/Temporary-Seasonal/At-Will

Description

General Purpose
Under general supervision, assist in planning and oversee the delivery of recreation program areas including preschool, playground, after school programs, parks, teens, sports, special events, and senior citizen; oversee the proper use of a community recreation facilities; perform a variety of custodial tasks; assist the public and staff in use of City facilities.

Distinguishing Characteristics
The Recreation Leader III classification is distinguished from the Recreation Leader I/II in the complexity of duties assigned, independence of action taken, the amount of time spent performing the duties, the nature of the public contact made, and its training responsibilities of new staff. Positions at this level are required to be proficient in all tasks associated with the delivery of recreation programs in assigned area of responsibility.

Supervision Received and Exercised
- Receives general supervision from a Recreation Coordinator. May receive technical and/or functional supervision from a Program Specialist.
- Exercise technical and functional supervision over Recreation I/II.

Essential Duties and Responsibilities
The following duties are normal for this classification. The omission of specific statements of duties does not exclude them from the position if the work is a similar, related or logical assignment to this class.
- Perform all duties and responsibilities as Recreation Leader I/II.
- Assist in planning and oversight of various recreation activities in program areas such as preschool, playground, parks, after school programming, teens, sports, museum, special events, and senior citizen activities.
- Serve as the site or program lead for assigned program area, including but not limited to afterschool programs, summer camps, and preschool programs.
- Ensure facilities are safe, clean, and prepared for programs or events.
- Develop and implement engaging program activities while addressing participant behavior.
- Provide regular updates to parents/guardians and communicate effectively with staff, participants, and the public.

- Provide minor first aid to recreation program participants/spectators and/or perform related first aid/emergency techniques.
- Exercise precautions necessary to ensure the safety of recreation program participants and spectators.
- Build and maintain positive working relationships with co-workers, other City employees and the public using principles of good customer service.
- Provide program reports as necessary and assist Recreation Coordinators and Program Specialists.
- Perform other duties as assigned.

Minimum Qualifications

Knowledge of

- English language skills, including punctuation and spelling.
- Operational characteristics of assigned recreation programs.
- Principles and practices of facility maintenance and operational practices.
- Principles and practices of standard safety precautions.
- Basic arithmetic, including addition, subtraction, multiplication and division.
- Point of sale or cash registers.
- Techniques of instruction, and use of equipment and supplies, for conducting recreation programs in preschool, playground, parks, afterschool programming, teens, sports, museum, special events, and senior citizen activities.
- Principles and techniques of effective leadership and supervision.
- Customer service principles and conflict resolution.

Ability to

- Assist in planning and overseeing the delivery of recreation programs and activities.
- Provide functional supervision of Staff in Recreation Leader I/II classifications.
- Organize people, supplies, equipment and facilities.
- Follow written and oral instructions.
- Express ideas and communicate effectively both verbally and in writing.
- Exercise courtesy and tact in dealing with program participants, spectators, and renters.
- Deal with difficult or stressful situations in a calm and professional manner.
- Problem-solve conflicts and disputes as applicable.
- Establish and maintain cooperative working relationships with those contacted in the course of work.
- Work effectively with preschool, elementary, and teenage children and parents.
- Learn tour and exhibit content; provide tours to diverse audiences.
- Analyze and interpret facility policies and procedures.
- Explain and enforce rules, regulations, procedures, and program objectives.
- Administer basic First Aid/CPR.
- Work nights, weekends, and holidays.

Training and Experience

Any combination equivalent to education and experience likely to provide the required knowledge and abilities are qualifying. A typical way to obtain the knowledge and abilities would be:

Education
Equivalent to the completion of the twelfth grade; college level course work in recreation, leisure services, or a related field is desirable.

Experience
A minimum of two years' experience performing duties similar to that of Recreation Leader II with the City of Dublin.

Licenses; Certificates; Special Requirements

1. At time of hire, must be 18 years of age or older.
2. Any offer of employment to an adult who will have direct contact with minors is conditional upon submission of completed fingerprint screening and a satisfactory background check.
3. Current certification in First Aid and CPR is required.
4. Possession of a valid California Class C Driver's License and certificate of automobile insurance for personal liability may be required, depending on assignment.
5. This classification is designated as a Mandated Reporter; completion of Mandated Reporter training is required within one month of employment.

Other Necessary Requirements

Physical Standards

- The physical standards described are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
- On a continuous basis, know and understand all aspects of the job; intermittently analyze work papers, reports and special projects; identify and interpret technical and numerical information; observe and report operational and technical policy and procedures.
- Employees must stand and/or sit for extended periods; communicate in person, during meetings, and by phone; and use hands to operate office equipment. Physical tasks include bending, twisting, standing, walking, and lifting up to 50 pounds or pushing/pulling equipment up to 100 pounds. Duties require written and verbal communication, interpreting information and layouts, and interacting with staff, volunteers, vendors, and the public.

Date Adopted: January 14, 2025
Date Revised:

Title: Pool Manager

FLSA: Non-Exempt, Part-Time/Temporary-Seasonal/At-Will

Description

General Purpose
To plan, organize, and supervise aquatics programs related to the management and operation of a public swimming pool.

Distinguishing Characteristics
The Pool Manager classification is distinguished from the Head Lifeguard classification in the complexity of duties assigned, independence of action taken, the amount of time spent performing the duties, the nature of the public contact made, and its training responsibilities of staff. Positions at this level are required to be proficient in all tasks associated with the delivery of recreation programs in assigned area of responsibility.

Supervision Received and Exercised
- Receives general supervision from a Recreation Coordinator. May receive technical and/or functional supervision from a Program Specialist.
- Exercise technical and functional supervision over part-time staff.

Essential Duties and Responsibilities
The following duties are normal for this classification. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to this class.
- Plan, organize, and supervise swimming activities at a public swimming facility.
- Schedule, supervise and evaluate part-time staff; plan and conduct in-service training.
- Schedule and maintain staff rotation and breaks; determine appropriate duties for lifeguards during periods when not assigned to lifeguard chair.
- Assist with staff recruitment and hiring.
- Teach certification classes adhering to all third-party standards, and/or serve as swim instructor or lifeguard, as needed.
- Maintain up-to-date safety inspection records, chemical testing records, employee audit records, related swim lesson records, and prepare required reports promptly.
- Assist in the supervision of pool and building maintenance; conduct necessary inventory and notify Recreation Coordinator when supplies are needed, or equipment needs repair.

- Performs routine administrative duties including answering phone calls, counter reception, cash handling, and participant registration.
- Build and maintain positive working relationships with co-workers, other City employees, and the public using principles of good customer service.
- Perform other duties as assigned.

Minimum Qualifications

Knowledge of

- English language skills, including punctuation and spelling.
- Operational characteristics of assigned aquatics facilities.
- Principles and practices of facility maintenance and operational practices.
- Principles and practices of standard safety precautions.
- Basic arithmetic, including addition, subtraction, multiplication, and division.
- Point of sale or cash registers and cash handling procedures.
- Public aquatics facility rules, regulations, and policies.
- Principles and techniques of effective leadership and supervision.
- Customer service principles and conflict resolution.
- Use and care of lifesaving techniques and equipment used at public aquatics facilities.
- Basic pool chemistry and maintenance.
- Basic computer and professional communication skills.

Ability to

- Plan, organize, and supervise programs related to the management and operation of a public aquatic facility.
- Supervise, train, and evaluate part-time staff.
- Demonstrate competency in all swimming strokes and adhere to physical standards.
- Exercise courtesy and tact in dealing with program participants, spectators, and renters.
- Deal with difficult or stressful situations in a calm and professional manner.
- Problem-solve conflicts and disputes as applicable.
- Establish and maintain cooperative working relationships with those contacted during work.
- Analyze, interpret, and enforce facility and city policies and procedures.
- Organize people, supplies, equipment, and facilities.
- Explain and enforce guidelines, procedures, and program objectives to staff and customers.
- Maintain order and safety in a crowded and noisy environment.
- Perform and demonstrate lifesaving and emergency first aid techniques and practices.
- Prepare, oversee, and/or review reports related to pool management and operations.
- Express ideas and communicate effectively both verbally and in writing.
- Independently organize work, set priorities, meet deadlines, and follow-up on assignments.
- Use modern office practices, methods, and computer equipment and applications.
- Work nights, weekends, and holidays.

Training and Experience

Any combination equivalent to education and experience likely to provide the required knowledge and abilities are qualifying. A typical way to obtain the knowledge and abilities would be:

Education

Equivalent to the completion of the twelfth grade. Some college coursework in recreation administration, sports management or related field is desirable.

Experience

Two years of experience managing aquatics facilities and/or programs like those of the City of Dublin, or experience equivalent to completion of two seasonal assignments as Head Lifeguard with the City of Dublin.

Licenses; Certificates; Special Requirements

1. At time of hire, must be 18 years of age or older.
2. American Red Cross Water Safety Instructor and Lifeguard Instructor certification is desirable.
3. Completion of Rope Access and Fall Protection certification offered by the City of Dublin within one year of employment.
4. Any offer of employment to an adult who will have direct contact with minors is conditional upon submission of a completed fingerprint screening and a satisfactory background check.
5. Current certification in American Red Cross CPR/AED for the Professional Rescuer, First Aid, Administering Emergency Oxygen, Lifeguard Training, Blood Bourn Pathogen, and First Aid for Public Safety Personnel (Title 22).
6. This classification is designated as a Mandated Reporter; Completion of Mandated Reporter training is required within one month of employment.

Physical Standards

- The physical standards described are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
- On a continuous basis, know and understand all aspects of the job; intermittently analyze work papers, reports and special projects; identify and interpret technical and numerical information; observe and report operational and technical policy and procedures.
- Employees must stand and/or sit for extended periods; communicate in person, during meetings, and by phone; and use hands to operate office equipment. Physical tasks include bending, twisting, standing, walking, and lifting up to 50 pounds or pushing/pulling equipment up to 100 pounds. Duties require written and verbal communication, interpreting information and layouts, and interacting with staff, volunteers, vendors, and the public.
- The employee is required to adhere to physical standards set by third-party certification requirements during employment and engage in ongoing conditioning during specified employee training.

Date Adopted: December 16, 2014
Date Revised: February 18, 2020
January 14, 2025

Title: Program Specialist

FLSA: Non-Exempt, Part-Time/Temporary-Seasonal/At-Will

Description

General Purpose
The purpose of the Program Specialist classification is to assist in the development, organization, and operations of programs and projects within the City.

Distinguishing Characteristics:
Employees assigned to this classification are responsible for performing a broad range of tasks that support planning, coordinating and implementing programs within an assigned area. The individual is expected to perform routine and difficult staff work and take specific responsibility for the assigned programs.

Supervision Received/Exercised
Receive direction from full-time personnel. As appropriate, may exercise technical and functional supervision over part-time recreation staff and volunteers

Essential Duties and Responsibilities
The following duties are normal for this classification. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to this class.

- Under supervision, assist with planning, coordinating and implementing programs and projects within an assigned area.
- Aid in the analysis, implementation and monitoring of City programs.
- Assist in the development of new program elements and program modifications as necessary to meet stated goals and objectives.
- Conduct surveys and perform routine research and statistical analyses as requested; prepare related reports.
- Compile materials and assist in the preparation of reports, manuals, publications and miscellaneous public information literature.
- Oversee part-time recreation staff as assigned and review the activities of volunteers.
- Assist with administrative tasks including the maintenance of records, files and other data.
- Participate in assessing supplies needed for programs and requisition additional supplies as needed.

- Assist in the assurance that City activities start and finish in the prescribed manner and time frames.
- Build and maintain positive working relationships with co-workers, other City employees and the public using principles of good customer service.

Minimum Qualifications

Knowledge of
- Techniques and methods related to the coordination of the assigned program or project.
- Basic budgeting techniques.
- Pertinent local, State and Federal laws, ordinances and rules.
- English language usage, spelling, punctuation, and grammar.
- Principles and practices of record keeping.
- Principles and practices of standard safety precautions.
- Methods of program planning and evaluation.
- Operational characteristics of the assigned Parks and Community Services program or project.
- Principles and techniques of effective leadership and supervision.
- Customer service principles and conflict resolution.

Ability to
- Assist with planning, coordinating and implementing programs and projects.
- Communicate in an effective manner, both orally and in writing.
- Use a personal computer, including word processing, spreadsheet, database, and desktop publishing applications.
- Establish and maintain cooperative working relationships with those contacted in the course of work.
- Attend day, evening, and weekend meetings and events.
- Problem-solve conflicts and disputes.
- Supervise, train, and evaluate part-time staff.
- Analyze, interpret and explain program policies and procedures.
- Prepare written reports, newsletters, flyers and other written materials.
- Exercise good judgment, tact and courtesy.

Training and Experience
Any combination equivalent to education and experience is likely to provide the required knowledge and abilities are qualifying. A typical way to obtain the knowledge and abilities would be:

Education
- Completion of twelfth grade and some college course work in the area relevant to the assigned program area.
- Completion of Associates Arts or Science degree (A.A/A.S.) is desirable.
- If assigned to Preschool Program, college course work must include specialization in early childhood education.

Experience
Two years of progressively responsible paid experience in programming and project areas representative of the assigned program area, with at least one-year of experience supervising

Staff.

Licenses; Certificates; Special Requirements

1. At time of hire, must be 18 years of age or older
2. Possession of valid Red Cross CPR and First Aid Certification.
3. Any offer of employment to an adult who will have direct contact with minors is conditional upon submission of a completed fingerprint screening and a satisfactory background check.
4. Possession of a valid California Class C Driver's License and a Certificate of Automotive Insurance for Personal Liability may be required, depending on assignment.
5. This classification is designated as a Mandated Reporter; Completion of Mandated Reporter training is required within one month of employment.

Physical Standards

- The physical standards described are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
- On a continuous basis, know and understand all aspects of the job; intermittently analyze work papers, reports and special projects; identify and interpret technical and numerical information; observe and report operational and technical policy and procedures.
- Employees must sit and/or stand for extended periods; communicate in person, during meetings, and by phone; and use hands to operate office equipment. Physical tasks include bending, twisting, standing, walking, and lifting up to 50 pounds or pushing/pulling equipment up to 100 pounds. Duties require written and verbal communication, interpreting information and layouts, and interacting with staff, volunteers, vendors, and the public.

Date Adopted: June 7, 2016
Date Revised: January 14, 2025

Title: Head Lifeguard

FLSA: Non-Exempt, Part-Time/Temporary-Seasonal/At-Will

Description

General Purpose
To assist in planning, organizing, and supervising aquatics programs related to the management and operation of a public swimming pool.

Distinguishing Characteristics
The Head Lifeguard classification is distinguished from the Lifeguard classification in the complexity of duties assigned, independence of action taken, the amount of time spent performing the duties, the nature of the public contact made, and its training responsibilities of staff. Positions at this level are required to be proficient in all tasks associated with the delivery of recreation programs in assigned area of responsibility.

Supervision Received and Exercised
- Receives general supervision from the Recreation Coordinator, Pool Manager, or Program Specialist.
- May exercise technical and functional supervision over part-time staff, as appropriate.

Essential Duties and Responsibilities
The following duties are normal for this classification. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to this class.

- Enforce pool safety rules and regulations; maintain orderly patron conduct.
- Oversee lifeguard team; serve as lifeguard as needed.
- Maintain up-to-date records and prepare related reports as required.
- Build and maintain positive working relationships with co-workers, other City employees and the public using principles of good customer service.
- Perform other duties as assigned.

Minimum Qualifications

Knowledge of
- City swimming pool rules, regulations, and policies.
- Basic techniques of motivation and leadership.
- Use and care of lifesaving techniques and equipment used at public swimming pools.

- English usage, spelling, punctuation, and grammar.

Ability to
- Assist in the management and operation of a public swimming pool.
- Oversee part-time staff activities, as assigned.
- Perform all lifesaving strokes according to American Red Cross standards, engage in physical activity.
- Perform and demonstrate lifesaving and emergency first aid techniques and practices.
- Deal with difficult or stressful situations in a calm and professional manner.
- Prepare reports related to pool management and operations, as assigned.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain cooperative working relationships with those contacted in the course of work.
- Use of computer applications is desirable.
- Explain and enforce rules, regulations, procedures, and program objectives.
- Work nights, weekends, and holidays.

Training and Experience
Any combination equivalent to education and experience likely to provide the required knowledge and abilities are qualifying. A typical way to obtain the knowledge and abilities would be:

Education
There is no educational requirement for this class.

Experience
Three years' experience or equivalent to completion of three seasonal assignments as Lifeguard with the City of Dublin.

Licenses; Certificates; Special Requirements
1. At time of hire, must be 16 years of age or older.
2. American Red Cross Water Safety Instructor and Lifeguard Instructor certification is desirable.
3. Any offer of employment to an adult who will have direct contact with minors is conditional upon submission of a completed fingerprint screening and a satisfactory background check.
4. Current certification in American Red Cross CPR/AED for the Professional Rescuer, First Aid, Administering Emergency Oxygen, Lifeguard Training, Blood Bourn Pathogen, And First Aid for Public Safety Personnel (Title 22).
5. This classification is designated as a Mandated Reporter; Completion of Mandated Reporter training is required within one month of employment.

Other Necessary Requirements

Physical Standards
- The physical standards described are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
- On a continuous basis, know and understand all aspects of the job; intermittently analyze work

papers, reports and special projects; identify and interpret technical and numerical information; observe and report operational and technical policy and procedures.

- Employees must stand and/or sit for extended periods; communicate in person, during meetings, and by phone; and use hands to operate office equipment. Physical tasks include bending, twisting, standing, walking, and lifting up to 50 pounds or pushing/pulling equipment up to 100 pounds. Duties require written and verbal communication, interpreting information and layouts, and interacting with staff, volunteers, vendors, and the public.

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AMENDING THE SALARY PLAN FOR PART-TIME PERSONNEL

WHEREAS, in accordance with the City's Personnel System Rules, the City Council adopted Resolution No. 143-21 and subsequent resolutions which comprise the Salary Plan for part-time personnel; and

WHEREAS, competitive salary provisions which will attract and retain quality employees are important to the organization; and

WHEREAS, it is necessary to periodically update salary provisions for part-time employees in the City's personnel system.

NOW, THEREFORE, BE IT RESOLVED that the following salary ranges are adopted in accordance with the Personnel Rules:

Part-Time Classification	Minimum	Maximum
Administrative Intern	$25.00	$30.00
Head Lifeguard	$20.00	$22.50
Lifeguard/Swim Instructor	$18.00	$20.50
Pool Manager	$22.00	$28.50
Program Specialist	$23.00	$33.00
Recreation Leader I	Minimum Wage	$19.50
Recreation Leader II	$18.50	$21.50
Recreation Leader III	$21.00	$27.50
Slide Attendant	Minimum Wage	$19.50

BE IT FURTHER RESOLVED that this document shall become a part of the official Salary Plan for the City of Dublin; and that the changes contained herein shall be effective January 14, 2025.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 14th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Agenda Item 6.1

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Housing Element Implementation - Zoning Ordinance Amendments (PLPA-4020-2024)
Prepared by: Kristie Wheeler, Interim Assistant Community Development Director

EXECUTIVE SUMMARY:

The City Council will consider City-initiated amendments to the Zoning Ordinance to implement certain programs of the General Plan Housing Element. Amendments are proposed to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.16 (Agricultural Zoning District), Chapter 8.20 (Residential Zoning Districts), Chapter 8.24 (Commercial Zoning Districts), Chapter 8.45 (Emergency Shelters), Chapter 8.46 (Single Room Occupancy Units), Chapter 8.47 (Supportive Housing), Chapter 8.50 (Transitional Housing), Chapter 8.52 (Density Bonus Regulations), Chapter 8.76 (Off-Street Parking and Loading Regulations), Chapter 8.104 (Site Development Review), and Chapter 8.116 (Zoning Clearance). The City Council will also consider an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, waive the reading, and INTRODUCE the Ordinance Approving Amendments to the Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.16 (Agricultural Zoning District), Chapter 8.20 (Residential Zoning Districts), Chapter 8.24 (Commercial Zoning Districts), Chapter 8.45 (Emergency Shelters), Chapter 8.46 (Single Room Occupancy Units), Chapter 8.47 (Supportive Housing), Chapter 8.50 (Transitional Housing), Chapter 8.52 (Density Bonus Regulations), Chapter 8.76 (Off-Street Parking and Loading Regulations), Chapter 8.104 (Site Development Review), and Chapter 8.116 (Zoning Clearance).

FINANCIAL IMPACT:

None.

DESCRIPTION:

Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law mandates that local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community.

On November 15, 2022, the City Council adopted Resolution No. 133-22, which approved the draft Housing Element and associated General Plan and Specific Plan amendments and rezonings. The Resolution also directed staff to submit the draft Housing Element to the State Department of Housing and Community Development (HCD) for review and certification. On November 18, 2022, staff submitted the draft 2023-2031 Housing Element for review and certification. The Housing Element was certified by HCD on January 19, 2024, and includes a number of programs that are required to be implemented by the City.

Proposed Project

The City has initiated amendments to the Zoning Ordinance to provide timely and effective implementation of the Housing Element. Amendments are proposed to Dublin Municipal Code (DMC) Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.16 (Agricultural Zoning District), Chapter 8.20 (Residential Zoning Districts), Chapter 8.24 (Commercial Zoning Districts), Chapter 8.45 (Emergency Shelters), Chapter 8.46 (Single Room Occupancy Units), Chapter 8.47 (Supportive Housing), Chapter 8.50 (Transitional Housing), Chapter 8.52 (Density Bonus Regulations), Chapter 8.76 (Off-Street Parking and Loading Regulations), Chapter 8.104 (Site Development Review), and Chapter 8.116 (Zoning Clearance). The proposed amendments would implement the following Housing Element programs:

B.3: Density Bonus – Review and revise the Density Bonus Ordinance to ensure continued compliance with State law through the Planning Period.

B.10: Objective Design Standards and Streamlined Ministerial Review – Amend the Site Development Review Permit findings to remove subjective language in Findings 3 and 6 to provide objective standards in accordance with Senate Bill (SB) 35.

B.11: Transitional and Supportive Housing – Amend the Zoning Ordinance to comply with statutory requirements by permitting transitional and supportive housing as a residential use by-right in all zones where housing is permitted and only subject to those restrictions that apply to other residential dwellings of the same types in the same zones.

B.12: Single Room Occupancy Units (SROs) – Review permitting procedures for SROs and amend

DMC Section 8.12.050 to remove potential constraints.

B.17: Community Care Facilities – Amend the Zoning Ordinance to allow community care facilities in all zones allowing residential uses. Amend the Zoning Ordinance to revise the definition of "Family" to eliminate constraints to persons with disabilities.

D.3: Emergency Shelters – Review and amend, if necessary, the Emergency Shelters Ordinance for consistency with Government Code Section 65583(a)(4). Amend the Emergency Shelters Ordinance and Zoning Ordinance to comply with Assembly Bill (AB) 139 parking requirements.

D.6: Parking Requirements Near Public Transit – Amend Zoning Ordinance to comply with the requirements established in AB 2097.

Analysis

The following provides an overview of the proposed amendments to the Zoning Ordinance:

Chapter 8.08 (Definitions) – Amendments to Chapter 8.08 are proposed to remove reference to "small" and "large" in the definitions of "Community Care Facility," "Supportive Housing" and "Transitional Housing" and to ensure that the definitions of each are consistent with applicable Government Code requirements. In addition, the definition of "Family" has been updated to eliminate constraints to disabled persons. Finally, the definition of "Single-Room Occupancy Unit" has been updated to provide a minimum size requirement.

Chapter 8.12 (Zoning Districts and Permitted Uses of Land) – Amendments are proposed to the permitted and conditionally permitted land use matrix to remove reference to "small" and "large" "Community Care Facility," "Supportive Housing" and "Transitional Housing" and to permit each land use in zoning districts that permit residential uses by-right and require a Conditional Use Permit approved by the Planning Commission for each land use type in the C-1 (Retail Commercial), C-2 (General Commercial), M-P (Industrial Park) and M-1 (Light Industrial) zoning districts. In addition, the matrix would be amended to permit "Single-Room Occupancy Units" in the C-2 zoning district.

Chapter 8.16 (Agricultural Zoning District), Chapter 8.20 (Residential Zoning Districts) and Chapter 8.24 (Commercial Zoning Districts) – Amendments are proposed to Chapters 8.16, 8.20 and 8.24 to provide consistency with the amendments proposed to the land use matrix in Chapter 8.12 related to community care facilities, supportive housing, transitional housing and single-room occupancy units.

Chapter 8.45 (Emergency Shelters) – Amendments are proposed to the development standards in Chapter 8.45 to ensure that they are consistent with Government Code Section 65583(a)(4).

Chapter 8.46 (Single Room Occupancy Units) – Amendments are proposed to Chapter 8.46 to remove potential constraints to development of single room occupancy units, including permitting them by-right subject to ministerial approval of a Zoning Clearance.

Chapter 8.47 (Supportive Housing) and Chapter 8.50 (Transitional Housing) – Amendments are

proposed to Chapters 8.47 and 8.50 to remove reference to "small" and "large" and update where supportive housing and transitional housing are permitted by-right and where they require approval of a Conditional Use Permit.

Chapter 8.52 (Density Bonus Regulations) – Amendments are proposed to Chapter 8.52 to ensure continued compliance with State law.

Chapter 8.76 (Off-Street Parking and Loading Regulations) – Amendments are proposed to Chapter 8.76 to add an exception to the City's off-street parking requirements for residential, commercial and other development projects located within one-half mile of public transit as defined by Section 2155 of the Public Resources Code consistent with AB 2097. In addition, proposed off-street parking requirements for community care facilities, supportive housing and transitional housing would be updated to ensure that they are the same as would be applied to other residential uses in the same zoning districts. Finally, proposed parking requirements for emergency shelters would be amended consistent with AB 139.

Chapter 8.104 (Site Development Review) – Amendments are proposed to two of the findings required to approve a Site Development Review Permit contained in DMC Sections 8.104.090(C) and (F) to clarify that they would not apply to a housing development project subject to ministerial review under SB 35 as defined by Government Code Section 65589.5(h)(2).

Chapter 8.116 (Zoning Clearance) – Amendments to Chapter 8.116 are proposed to add single room occupancy units as a project that requires ministerial approval of a Zoning Clearance.

Attachment 1 is the draft Ordinance approving the proposed Zoning Ordinance Amendments. A redlined version of the proposed Zoning Ordinance Amendments is included as Attachment 2 where underlined text is proposed to be added and text with a ~~strikethrough~~ is proposed to be deleted.

Consistency with the General Plan, Specific Plans, and Zoning Ordinance

The proposed Zoning Ordinance Amendments are consistent with the Dublin General Plan in that the amendments are necessary to implement programs identified in the Housing Element. Specifically, the proposed Zoning Ordinance Amendments would implement Programs B3: Density Bonus, B.10 Objective Design Standards and Streamlined Ministerial Review, B.11 Transitional and Supportive Housing, B.12 Single Room Occupancy Units, B.17: Community Care Facilities, D.3: Emergency Shelters, and D.6: Parking Requirements Near Transit.

ENVIRONMENTAL DETERMINATION:

The California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The proposed Zoning Ordinance Amendments are exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment and are not subject to CEQA review.

PLANNING COMMISSION REVIEW:

The Planning Commission held a public hearing on December 10, 2024, to consider the proposed Zoning Ordinance Amendments and unanimously recommended approval to the City Council. Planning Commission Resolution No. 24-09 is included as Attachment 3.

STRATEGIC PLAN INITIATIVE:

Strategy 3: Housing Inclusivity and Affordability
Objective A: Implement the goals, policies, and programs in the 2023-2031 Housing Element.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

In accordance with State law, a public notice was published in the *East Bay Times* and posted at several locations throughout the City. Additionally, the City Council Agenda was posted.

ATTACHMENTS:

1) Ordinance Approving Amendments to the Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.16 (Agricultural Zoning District), Chapter 8.20 (Residential Zoning Districts), Chapter 8.24 (Commercial Zoning Districts), Chapter 8.45 (Emergency Shelters), Chapter 8.46 (Single Room Occupancy Units), Chapter 8.47 (Supportive Housing), Chapter 8.50 (Transitional Housing), Chapter 8.52 (Density Bonus Regulations), Chapter 8.76 (Off-Street Parking and Loading Regulations), Chapter 8.104 (Site Development Review), and Chapter 8.116 (Zoning Clearance)
2) Redlined Zoning Ordinance Amendments
3) Planning Commission Resolution No. 24-09 Recommending City Council Approval of Amendments to the Zoning Ordinance

ORDINANCE NO. XX – 25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING AMENDMENTS TO DUBLIN MUNICIPAL CODE CHAPTER 8.08 (DEFINITIONS), CHAPTER 8.12 (ZONING DISTRICTS AND PERMITTED USES OF LAND), CHAPTER 8.16 (AGRICULTURAL ZONING DISTRICT), CHAPTER 8.20 (RESIDENTIAL ZONING DISTRICTS), CHAPTER 8.24 (COMMERCIAL ZONING DISTRICTS), CHAPTER 8.45 (EMERGENCY SHELTERS), CHAPTER 8.46 (SINGLE ROOM OCCUPANCY UNITS), CHAPTER 8.47 (SUPPORTIVE HOUSING), CHAPTER 8.50 (TRANSITIONAL HOUSING), CHAPTER 8.52 (DENSITY BONUS REGULATIONS), CHAPTER 8.76 (OFF-STREET PARKING AND LOADING REGULATIONS), CHAPTER 8.104 (SITE DEVELOPMENT REVIEW), AND CHAPTER 8.116 (ZONING CLEARANCE) (PLPA-004020-2024)

The Dublin City Council does ordain as follows:

SECTION 1. RECITALS

A. The City occasionally initiates amendments to the Dublin Municipal Code (DMC) to clarify, add, or amend certain provisions to ensure that the DMC remains current with federal and state law, internally consistent, simple to understand and implement, and relevant to changes occurring in the community.

B. Staff initiated amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.16 (Agricultural Zoning District), Chapter 8.20 (Residential Zoning Districts), Chapter 8.24 (Commercial Zoning Districts), Chapter 8.45 (Emergency Shelters), Chapter 8.46 (Single Room Occupancy Units), Chapter 8.47 (Supportive Housing), Chapter 8.50 (Transitional Housing), Chapter 8.52 (Density Bonus Regulations), Chapter 8.76 (Off-Street Parking and Loading Regulations), Chapter 8.104 (Site Development Review), and Chapter 8.116 (Zoning Clearance) (the "Project") to implement certain programs contained in the General Plan Housing Element.

C. The Project would implement General Plan Housing Element Programs B.3: Density Bonus, B.10: Objective Design Standards and Streamlined Ministerial Review, B.11: Transitional and Supportive Housing, B.12: Single Room Occupancy Units, B.17: Community Care Facilities, D.3: Emergency Shelters, and D.6: Parking Requirements Near Transit.

D. The Planning Commission held a duly noticed public hearing on December 10, 2024, during which all interested persons were heard, and adopted Resolution No. 24-09 recommending that the City Council approve the Project.

E. A Staff Report was submitted to the Dublin City Council recommending approval of the Project.

F. The City Council held a public hearing on the Project on January 14, 2025, at which time all interested persons had an opportunity to be heard.

G. Proper notice of said hearing was given in all respects as required by law.

H. The City Council did hear and consider all said reports, recommendations, and testimony set forth above and used its independent judgment to evaluate the project.

SECTION 2. FINDINGS

A. Pursuant to Dublin Municipal Code Section 8.120.050.B., the City Council hereby finds that the Project is consistent with the General Plan in that the proposed Dublin Municipal Code Amendments are necessary to implement programs identified in the General Plan Housing Element. Specifically, the proposed Dublin Municipal Code Amendments would implement Programs B3: Density Bonus, B.10: Objective Design Standards and Streamlined Ministerial Review, B.11: Transitional and Supportive Housing, B.12: Single Room Occupancy Units, B.17: Community Care Facilities, D.3: Emergency Shelters, and D.6: Parking Requirements Near Transit.

B. The California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The City Council hereby finds that the Project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that the Project will not have a significant effect on the environment and is not subject to CEQA review.

SECTION 3. AMENDMENT TO CHAPTER 8.08

Dublin Municipal Code Section 8.08.020 is amended to remove reference to “small” and “large” Community Care Facility, Supportive Housing and Transitional Housing and amend the following definitions:

8.08.020 Definitions (A-Z).

Community Care Facility (use type). The term Community Care Facility shall mean a 24-hour residential facility licensed or supervised by a federal, state or local health/welfare agency providing non-medical care to unrelated persons who are disabled and in need of personal services, supervision or assistance that is essential for sustaining the activities of daily living or for the protection of the individual. This may include, elderly persons, persons in an alcoholism or drug abuse recovery or treatment program, persons with developmental disabilities, physically disabled persons or dependent and neglected children, persons living in an intermediate care facility/developmentally disabled-habilitative, intermediate care facility/ developmentally disabled-nursing, and congregate living health facilities. A Community Care Facility may be located in any type of residence.

Family. The term Family shall mean one or more persons who live together in a dwelling as a single, non-profit housekeeping unit.

Single Room Occupancy Units (use type). The term Single Room Occupancy Units shall mean a building or buildings constructed or converted for residential living consisting of one-room dwelling units with a minimum size of 150 square feet, where each unit is occupied by a single individual or two persons living together as a domestic unit, and where the living and sleeping space are combined. A one-room dwelling unit is not required to contain a bathroom or a kitchen

except that if a bathroom or kitchen is not provided within the unit, such common facilities shall be provided on-site for residents. A unit that contains both a bathroom and kitchen shall be considered a studio unit and not a Single Room Occupancy Unit. Common facilities for laundry may or may not be provided on-site.

Supportive Housing (use type). The term Supportive Housing shall mean housing with no limit on length of stay, that is occupied by a target population, and that is linked to on-site or off-site services that assist the supportive housing resident(s) in retaining housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A target population means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 12957 of the Government Code.

Transitional Housing (use type). The term Transitional Housing shall mean a dwelling unit occupied by homeless persons or families, which is operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time which shall be no less than six months.

SECTION 4. AMENDMENT TO CHAPTER 8.12

Dublin Municipal Code Section 8.12.050 is amended to remove reference to "small" and "large" Community Care Facility, Supportive Housing and Transitional Housing, remove Community Care Facility/Large as a Commercial Use Type and amend portions of the land use matrix as follows:

8.12.050 Permitted and Conditionally Permitted Land Uses.

RESIDENTIAL USE TYPE	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Community Care Facility	P	P	P	P	-	-	C/PC	C/PC	C/PC	C/PC	-
Single Room Occupancy Units	-	-	-	-	-	-	-	P	-	-	-
Supportive Housing	P	P	P	P	-	-	C/PC	C/PC	C/PC	C/PC	-
Transitional Housing	P	P	P	P	-	-	C/PC	C/PC	C/PC	C/PC	-

SECTION 5. AMENDMENT TO CHAPTER 8.16

Dublin Municipal Code Section 8.16.020.A. is amended to read as follows:

8.16.020 A (Agricultural Zoning District)

A. Use types permitted in A zoning district. Animal Keeping - Residential, Community Care Facility, Garage/Yard Sale, Mobile Home, Single Family Residence, Small Family Day Care Home, Large Family Day Care Home, Supportive Housing, Transitional Housing; similar and related uses; temporary uses; and conditional uses. All Agriculture use types as shown in the Land Use Matrix require a Conditional Use Permit by the Zoning Administrator.

SECTION 6. AMENDMENT TO CHAPTER 8.20

Dublin Municipal Code Section 8.20.020.A.1., Section 8.20.020.A.2, Section 8.20.020.B.1, Section 8.20.020.B.2 and Section 8.20.020.C.2 are amended to read as follows:

8.20.020 Residential Zoning Districts

A. R-1 (Single Family Residential Zoning District).

1. Intent. The R-1 zoning district is intended to provide for and protect neighborhoods comprised of detached, single-family homes and residential use types.

2. Use types permitted in R-1 zoning district. Animal Keeping – Residential, Community Care Facility, Garage/Yard Sale, Mobile Home, Single Family Residence, Small Family Day Care Home, Large Family Day Care Home, Supportive Housing, Transitional Housing; similar and related uses; temporary uses; and conditional uses.

B. R-2 (Two Family Residential Zoning District).

1. Intent. The R-2 zoning district is intended to provide for and protect neighborhoods comprised of single family dwellings, two family dwellings at have development characteristics similar to single-family neighborhoods, duplexes, and residential use types.

2. Use types permitted in R-2 zoning district. Animal Keeping – Residential, Community Care Facility, Duplex, Garage/Yard Sale, Mobile Home, Multi-Family Residence, Single Family Residence, Small Family Day Care Home, Large Family Day Care Home, Supportive Housing, Transitional Housing; similar and related uses; temporary uses; and conditional uses.

C. R-M (Multi-Family Residential Zoning District).

2. Use types permitted in R-M zoning district. The use types intended for the R-M zoning district include Animal Keeping – Residential, Community Care Facility, Duplex, Garage/Yard Sale, Multi-Family Residence, Single Family Residence, Small Family Day Care Home, Large Family Day Care Home, Supportive Housing, Transitional Housing; similar and related uses; temporary uses; and conditional uses.

SECTION 7. AMENDMENT TO CHAPTER 8.24

Dublin Municipal Code Section 8.24.020.D.2. is amended to read as follows:

8.24.020 Commercial Zoning Districts

D. C-2 (General Commercial Zoning District).

2. Use types permitted in the C-2 zoning district. Ambulance Service, Automobile/ Vehicle Brokerage, Automobile/Vehicle Rentals, Automobile/Vehicle Repairs and Service, Banks and Financial Services, Building Materials Sales, Copying and Blueprinting, Eating and Drinking Establishment, Health Services/Clinics, Laboratory, Mini-Storage, Office – Contractor's, Office – Professional/Administrative, Parking Lot/Garage – Commercial, Personal Services, Repair Shop, Retail – General, Retail – Neighborhood, Retail – Service, Single Room Occupancy Units, and School – Commercial; similar and related uses; temporary uses; and conditional uses.

SECTION 8. AMENDMENT TO CHAPTER 8.45

Dublin Municipal Code Section 8.45.030 is amended to delete subsections F., H., I. and J. and re-letter as follows:

8.45.030 Development Standards and Regulations

A. Permitted in the M-1 (Light Industrial) Zoning District and Certain PD (Planned Development) Zoning Districts. An Emergency Shelter may only be established in the M-1 (Light Industrial) Zoning District and similar PD (Planned Development) Zoning Districts if the project site has an Industrial Park or Business Park/Industrial General Plan land use designation.

B. Compliance with M-1 (Light Industrial) Zoning District Standards. An Emergency Shelter shall comply with all development standards and regulations contained in Chapter 8.28 (Industrial Zoning Districts) and Chapter 8.36 (Development Regulations) for an M-1 (Light Industrial) Zoning District. An Emergency Shelter located within a PD (Planned Development) Zoning District shall comply with all development standards and regulations contained within the approved Development Plan for the PD Zoning District. Where the PD Zoning District does not specify a development standard or regulation, the M-1 (Light Industrial) standards and regulations shall apply.

C. Off-Street Parking. An Emergency Shelter shall comply with all applicable provisions of Chapter 8.76 (Off-Street Parking and Loading Regulations).

D. On-Site Management and Security. On-site management and on-site security shall be provided during the hours when the Emergency Shelter is in operation.

E. External Lighting. The Emergency Shelter shall provide external lighting in accordance with building security requirements contained in Chapter 7.32 to maintain a safe and secure environment.

F. Length of Stay. No individual or family shall reside in an Emergency Shelter for more than 30 consecutive days.

SECTION 9. AMENDMENT TO CHAPTER 8.46

Dublin Municipal Code Section 8.46.020.A. is amended as follows:

8.46.020 Permitting Procedures

A. C-2 (General Commercial) and Comparable PD (Planned Development) Zoning Districts. Single Room Occupancy Units that meet the development standards and regulations below shall be permitted in the C-2 Zoning District, or comparable PD Zoning District, subject to a Zoning Clearance by the Community Development Director, which shall be processed in accordance with Chapter 8.116 (Zoning Clearance).

Dublin Municipal Code Section 8.46.020.A.1. is deleted and re-numbered as follows:

1. Common bathroom facilities are provided on-site if individual units do not contain a bathroom.

2. Common kitchen facilities are provided on-site if individual units do not contain a kitchen.

3. Individual Single Room Occupancy Units may contain either kitchen or bathroom facilities, but shall not contain both.

4. Off-street parking is provided in accordance with Chapter 8.76 (Off-Street Parking and Loading Regulations).

5. All new construction or conversion of existing structures complies with Chapter 8.104 (Site Development Review).

6. All other applicable provisions of the Zoning Ordinance are met.

SECTION 10. AMENDMENT TO CHAPTER 8.47

Dublin Municipal Code Section 8.47.020.A. is deleted and Section 8.47.020.B. is re-lettered and amended to read as follows:

8.47.020 Permitting Procedures

A. Supportive Housing. Supportive Housing that provides shelter in a dwelling unit, and such persons are identified as a target population, shall be permitted in the A (Agricultural), R-1 (Single Family Residential), R-2 (Two Family Residential), and R-M (Multi-Family Residential), and conditionally permitted in the C-1 (Retail Commercial), C-2 (General Commercial), M-P (Industrial Park), M-1 (Light Industrial) and comparable PD (Planned Development) Zoning Districts if the following development standards and regulations are met:

1. All required findings in Chapter 8.100 (Conditional Use Permit) can be made when a Conditional Use Permit is applicable.

2. On-site or off-site services are provided to assist Supportive Housing residents in retaining housing, improving their health status, and maximizing their ability to live, and where possible, work in the community.

3. Off-street parking is provided in accordance with Chapter 8.76 (Off-Street Parking and Loading Regulations).

4. All new construction or conversion of existing structures complies with Chapter 8.104 (Site Development Review).

5. All other applicable provisions of the Zoning Ordinance are met.

SECTION 11. AMENDMENT TO CHAPTER 8.50

Dublin Municipal Code Section 8.50.010.A. is deleted and Section 8.50.010.B. is re-lettered and amended to read as follows:

8.50.010 Purpose and Intent.

The purpose of this Chapter is to provide procedures and standards to encourage and facilitate the establishment of Transitional Housing.

A. Transitional Housing. Transitional Housing that provides shelter for persons in a dwelling unit shall be permitted in the A (Agricultural), R-1 (Single Family Residential), R-2 (Two Family Residential), and R-M (Multi-Family Residential), and conditionally permitted in the C-1 (Retail Commercial), C-2 (General Commercial), M-P (Industrial Park), M-1 (Light Industrial) and comparable PD (Planned Development) Zoning Districts if the following development standards and regulations are met:

1. All required findings in Chapter 8.100 (Conditional Use Permit) can be made when a Conditional Use Permit is applicable.

2. The housing is operated under specific program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time which shall be no less than 6 months.

3. Off-street parking is provided in accordance with Chapter 8.76 (Off-Street Parking and Loading Regulations).

4. All new construction or conversion of existing structures complies with Chapter 8.104 (Site Development Review).

5. All other applicable provisions of the Zoning Ordinance are met.

SECTION 12. AMENDMENT TO CHAPTER 8.52

Dublin Municipal Code Section 8.52.140.E.2. and Section 8.52.140.F.1. are amended to read as follows:

8.52.140 Density Bonus Application Review.

E. If a request for a concession or incentive is otherwise consistent with this Chapter, the approval body may deny a concession or incentive only if it makes a written finding, based upon substantial evidence, of one or more of the following:

2. That the concession or incentive would have a specific adverse impact upon public health or safety or on any real property that is listed in the California Register of Historical Resources and/or National Register of Historic Places, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to lower and moderate income households.

F. If a request for a waiver or modification is otherwise consistent with this Chapter, the approval body may deny a waiver or modification only if it makes a written finding, based upon substantial evidence, of one of the following:

1. That the waiver or modification would have a specific adverse impact upon health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to lower and moderate income households.

SECTION 13. AMENDMENT TO CHAPTER 8.76

Dublin Municipal Code Section 8.76.050 is amended to add subsection D.3. to read as follows:

8.76.050 Adjustment to the Number of Parking Spaces

D. Parking Exception.

3. Near Public Transit. No off-street parking spaces shall be required for a residential, commercial, or other development project, if the project is located within one-half mile of public transit as defined in Section 2155 of the Public Resources Code, unless otherwise authorized by Section 65863.2 of the Government Code.

Dublin Municipal Code Section 8.76.080 is amended to read as follows:

8.76.080 Parking Requirements by Use Type.

Except as provided in Section 8.76.050.D., the number of off-street parking spaces required for the Use Types in this Chapter shall be as provided in this Section. Square footage requirements are in terms of Gross Floor Area.

Dublin Municipal Code Section 8.76.080.B and Section 8.76.080.D are amended to revise the parking requirements for the following use types:

B. Residential Use Types. Residential Use Types shall provide off-street parking spaces as follows:

RESIDENTIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Community Care Facility	2 per dwelling
Emergency Shelter	1 parking space for each employee on the largest shift, not to exceed the parking requirement for residential or commercial uses in the applicable zoning district
Supportive Housing	2 per dwelling
Transitional Housing	2 per dwelling

D. Commercial Use Types. Commercial Use Types shall provide off-street parking spaces as follows:

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Community Care Facility	1 per 3 employees on largest shift, plus 1 per 3 beds
Supportive Housing	1 per 3 employees on largest shift, plus 1 per 3 beds
Transitional Housing	1 per 3 employees on largest shift, plus 1 per 3 beds

SECTION 14. AMENDMENT TO CHAPTER 8.104

Dublin Municipal Code Section 8.104.090.C. and Section 8.104.090.F. are amended to read as follows:

8.104.090 Required Findings.

C. Except where the project is a "Housing Development Project" as defined in Government Code Section 65589.5(h)(2), the design of the project is appropriate to the City, the vicinity, surrounding properties and the lot in which the project is proposed.

F. Except where the project is a "Housing Development Project" as defined in Government Code Section 65589.5(h)(2), architectural considerations including the character, scale and quality of the design, site layout, the architectural relationship with the site and other buildings, screening of unsightly uses, lighting, building materials and colors and similar elements result in a project that is harmonious with its surroundings and compatible with other development in the vicinity.

SECTION 15. AMENDMENT TO CHAPTER 8.116

Dublin Municipal Code Section 8.116.020 is amended to add subsection L. to read as follows:

8.116.020 Applications Requiring a Zoning Clearance.

L. Single Room Occupancy Units. Single Room Occupancy Units that meet the standards specified in Chapter 8.46 (Single Room Occupancy Requirement).

SECTION 16. POSTING OF ORDINANCE
The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three (3) public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

SECTION 17. EFFECTIVE DATE
This Ordinance shall take effect 30 days following its adoption.

{Signatures on the following page}

PASSED, APPROVED AND ADOPTED this 14th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

Chapter 8.08
DEFINITIONS

8.08.020 Definitions (A-Z).

Community Care Facility~~/Large~~ (use type). The term Community Care Facility~~/Large~~ shall mean a 24-hour residential facility licensed or supervised by a federal, state or local health/welfare agency providing non-medical care to unrelated persons who are disabled and in need of personal services, supervision or assistance that is essential for sustaining the activities of daily living or for the protection of the individual. This may include, ~~for seven or more persons, including the~~ elderly persons, persons in an alcoholism or drug abuse recovery or treatment program ~~facility~~, persons with developmental disabilities ~~in a facility for mentally disordered~~, ~~handicapped~~ physically disabled persons or dependent and neglected children, persons living in an intermediate care facility/developmentally disabled-habilitative, intermediate care facility/developmentally disabled-nursing, and congregate living health facilities. A Community Care Facility may be located in any type of residence.

~~Community Care Facility/Small (use type). The term Community Care Facility/Small shall mean a 24-hour residential facility providing care for six or fewer persons including the elderly, persons in an alcoholism or drug abuse recovery or treatment facility, persons in a facility for mentally disordered, handicapped persons or dependent and neglected children, persons in an intermediate care facility/developmentally disabled-habilitative, intermediate care facility/ developmentally disabled-nursing, and congregate living health facilities. A Community Care Facility may be located in any type of residence. A Community Care Facility for six or fewer persons shall be considered a residential use of property.~~

Family. The term Family shall mean one or more persons who live together in ~~occupying~~ a dwelling ~~and living~~ as a single, non-profit housekeeping unit.~~, including any servants. This is distinguished from a group occupying a boarding house, community care facility, supportive or transitional housing when configured as group housing, hotel or motel, club, fraternity or sorority house.~~

Single Room Occupancy Units (use type). The term Single Room Occupancy Units shall mean a building or buildings constructed or converted for residential living consisting of one-room dwelling units with a minimum size of 150 square feet, where each unit is occupied by a single individual or two persons living together as a domestic unit, and where the living and sleeping space are combined. A one-room dwelling unit is not required to contain a bathroom or a kitchen except that if a bathroom or kitchen is not provided within the unit, such common facilities shall be provided on-site for residents. A unit that contains both a bathroom and kitchen shall be considered a studio unit and not a Single Room Occupancy Unit. Common facilities for laundry may or may not be provided on-site.

Supportive Housing ~~- Large~~ (use type). The term Supportive Housing ~~- Large~~ shall mean ~~a dwelling unit~~ housing with no limit on length of stay, that is occupied by a

target population ~~of 7 or more persons, with no limit on length of stay~~, and that is linked to on-site or off-site services that assist the supportive housing resident(s) in retaining ~~the~~ housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A target population means persons, ~~with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Welfare and Institutions Code Section 4500) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans and homeless people.~~ including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 12957 of the Government Code.

~~Supportive Housing - Small (use type). The term Supportive Housing - Small shall mean a dwelling unit occupied by a target population of 6 or fewer persons, with no limit on the length of stay, that is linked to on-site or off-site services that assist the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A target population means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Welfare and Institutions Code Section 4500) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans and homeless people. *Ord. 4-11 (April 2011)*~~

Transitional Housing ~~- Large~~ (use type). The term Transitional Housing ~~- Large~~ shall mean a dwelling unit occupied by ~~7 or more~~ homeless persons or families, which is operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time which shall be no less than six months.

~~Transitional Housing - Small (use type). The term Transitional Housing - Small shall mean a dwelling unit occupied by 6 or fewer homeless persons or families, which is operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time which shall be no less than six months.~~

Chapter 8.12
ZONING DISTRICTS AND PERMITTED USES OF LAND

8.12.050 Permitted and Conditionally Permitted Land Uses.

RESIDENTIAL USE TYPE	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
Community Care Facility~~/Small~~	P	P	P	P	-	-	C/PC	C/PC	C/PC	C/PC	-
Single Room Occupancy Units	-	-	-	-	-	-	-	~~C/PC~~ P	-	-	-
Supportive Housing ~~(Small)~~	P	P	P	P	-	-	~~-~~ C/PC	- C/PC	- C/PC	- C/PC	-
~~Supportive Housing (Large)~~	~~-~~	~~C/PC~~	~~C/PC~~	~~C/PC~~	~~-~~	~~-~~	~~C/PC~~	~~C/PC~~	~~C/PC~~	~~C/PC~~	~~-~~
Transitional Housing ~~(Small)~~	P	P	P	P	-	-	~~-~~ C/PC	~~-~~ C/PC	~~-~~ C/PC	~~-~~ C/PC	-
~~Transitional Housing (Large)~~	~~-~~	~~C/PC~~	~~C/PC~~	~~C/PC~~	~~-~~	~~-~~	~~C/PC~~	~~C/PC~~	~~C/PC~~	~~C/PC~~	~~-~~

COMMERCIAL USE TYPE	A	R-1	R-2	R-M	C-O	C-N	C-1	C-2	M-P	M-1	M-2
~~Community Care Facility/Large~~	~~-~~	~~C/PC~~	~~C/PC~~	~~C/PC~~	~~-~~	~~-~~	~~C/PC~~	~~C/PC~~	~~C/PC~~	~~C/PC~~	~~-~~

Chapter 8.16
AGRICULTURAL ZONING DISTRICT

8.16.020 A (Agricultural Zoning District).

A. Use types permitted in A zoning district. Animal Keeping – Residential, Community Care Facility~~/Small,~~ Garage/Yard Sale, Mobile Home, Single Family Residence, Small Family Day Care Home, Large Family Day Care Home, Supportive Housing, Transitional Housing; similar and related uses; temporary uses; and conditional uses. All Agriculture use types as shown in the Land Use Matrix require a Conditional Use Permit by the Zoning Administrator.

Chapter 8.20
RESIDENTIAL ZONING DISTRICTS

8.20.020 Residential Zoning Districts.

A. R-1 (Single Family Residential Zoning District).

1. Intent. The R-1 zoning district is intended to provide for and protect neighborhoods comprised of detached, single-family homes and residential use types. ~~compatible with a quiet, family-living environment.~~

2. Use types permitted in R-1 zoning district. Animal Keeping – Residential, Community Care Facility~~/Small~~, Garage/Yard Sale, Mobile Home, Single Family Residence, Small Family Day Care Home, Large Family

Day Care Home, Supportive Housing, Transitional Housing; similar and related uses; temporary uses; and conditional uses.

B. R-2 (Two Family Residential Zoning District).

1. Intent. The R-2 zoning district is intended to provide for and protect neighborhoods comprised of single family dwellings, two family dwellings at have development characteristics similar to single-family neighborhoods, duplexes, and residential use types. ~~compatible with a quiet, family-living environment.~~

2. Use types permitted in R-2 zoning district. Animal Keeping – Residential, Community Care Facility~~/Small~~, Duplex, Garage/Yard Sale, Mobile Home, Multi-Family Residence, Single Family Residence, Small Family Day Care Home, Large Family Day Care Home, Supportive Housing, Transitional Housing; similar and related uses; temporary uses; and conditional uses.

C. R-M (Multi-Family Residential Zoning District).

2. Use types permitted in R-M zoning district. The use types intended for the R-M zoning district include Animal Keeping – Residential, Community Care Facility~~/Small~~, Duplex, Garage/Yard Sale, Multi-Family Residence, Single Family Residence, Small Family Day Care Home, Large Family Day Care Home, Supportive Housing, Transitional Housing; similar and related uses; temporary uses; and conditional uses.

Chapter 8.24
COMMERCIAL ZONING DISTRICTS

8.24.020 Commercial Zoning Districts.

D. C-2 (General Commercial Zoning District).

2. Use types permitted in the C-2 zoning district. Ambulance Service, Automobile/ Vehicle Brokerage, Automobile/Vehicle Rentals, Automobile/Vehicle Repairs and Service, Banks and Financial Services, Building Materials Sales, Copying and Blueprinting, Eating and Drinking Establishment, Health Services/Clinics, Laboratory, Mini-Storage, Office – Contractor's, Office – Professional/Administrative, Parking Lot/Garage – Commercial, Personal Services, Repair Shop, Retail – General, Retail – Neighborhood, Retail – Service, Single Room Occupancy Units, and School – Commercial; similar and related uses; temporary uses; and conditional uses.

Chapter 8.45
EMERGENCY SHELTERS

8.45.030 Development Standards and Regulations.

A. Permitted in the M-1 (Light Industrial) Zoning District and Certain PD (Planned Development) Zoning Districts. An Emergency Shelter may only be established in the M-1 (Light Industrial) Zoning District and similar PD (Planned Development) Zoning Districts if the project site has an Industrial Park or Business Park/Industrial General Plan land use designation.

B. Compliance with M-1 (Light Industrial) Zoning District Standards. An Emergency Shelter shall comply with all development standards and regulations contained in Chapter 8.28 (Industrial Zoning Districts) and Chapter 8.36 (Development Regulations) for an M-1 (Light Industrial) Zoning District. An Emergency Shelter located within a PD (Planned Development) Zoning District shall comply with all development standards and regulations contained within the approved Development Plan for the PD Zoning District. Where the PD Zoning District does not specify a development standard or regulation, the M-1 (Light Industrial) standards and regulations shall apply.

C. Off-Street Parking. An Emergency Shelter shall comply with all applicable provisions of Chapter 8.76 (Off-Street Parking and Loading Regulations).

D. On-Site Management and Security. On-site management and on-site security shall be provided during the hours when the Emergency Shelter is in operation.

E. External Lighting. The Emergency Shelter shall provide external lighting in accordance with building security requirements contained in Chapter 7.32 to maintain a safe and secure environment.

~~F. Emergency Shelter Management Plan. The operator of an Emergency Shelter shall prepare and submit a management plan to the Community Development Director that includes, as applicable, the following: staff training to meet the needs of shelter residents; community outreach; adequate security measures to protect shelter residents and surrounding uses; services provided to assist residents with obtaining permanent shelter and income; and screening of residents to ensure compatibility with services provided at or through the shelter.~~

~~G~~F. Length of Stay. No individual or family shall reside in an Emergency Shelter for more than 30 consecutive days.

~~H. Proximity to Public Transit and Services. An Emergency Shelter shall be located near public transportation, supportive services and/or commercial services to meet the daily needs of shelter residents. If necessary, an Emergency Shelter shall ensure a means of transportation for shelter residents to travel to and from related supportive services provided off-site.~~

~~I. Noise/Nuisances. All activities associated with an Emergency Shelter shall be conducted entirely within the building. Noise shall be limited so as not to create an adverse impact on surrounding uses. No loudspeakers or amplified sound shall be placed or project outside of the shelter.~~

~~J. City, County and State Requirements. An Emergency Shelter shall obtain and maintain in good standing all required licenses, permits, and approvals from City, County and State agencies or departments. An Emergency Shelter shall comply with all County and State health and safety requirements for food, medical and other supportive services provided on-site.~~

Chapter 8.46
SINGLE ROOM OCCUPANCY UNITS

8.46.020 Permitting Procedures.

A. C-2 (General Commercial) and Comparable PD (Planned Development) Zoning Districts. Single Room Occupancy Units that meet the development standards and regulations below shall be ~~conditionally~~ permitted in the C-2 Zoning District, or comparable PD Zoning District, ~~if the following development standards and regulations are met:~~ subject to a Zoning Clearance by the Community Development Director, which shall be processed in accordance with Chapter 8.116 (Zoning Clearance).

~~1. All required findings in Chapter 8.100 (Conditional Use Permit) can be made.~~

~~2~~1. Common bathroom facilities are provided on-site if individual units do not contain a bathroom.

~~3~~2. Common kitchen facilities are provided on-site if individual units do not contain a kitchen.

~~4~~3. Individual Single Room Occupancy Units may contain either kitchen or bathroom facilities, but shall not contain both.

~~5~~4. Off-street parking is provided in accordance with Chapter 8.76 (Off-Street Parking and Loading Regulations).

~~6~~5. All new construction or conversion of existing structures complies with Chapter 8.104 (Site Development Review).

~~7~~6. All other applicable provisions of the Zoning Ordinance are met.

Chapter 8.47
SUPPORTIVE HOUSING

8.47.020 Permitting Procedures.

~~A. Supportive Housing – Small (6 or Fewer Persons in a Dwelling Unit). Supportive Housing that provides shelter for 6 or fewer persons in a dwelling unit, and such persons are identified as a target population, shall be a permitted use in the A (Agricultural), R-1 (Single Family Residential), R-2 (Two Family Residential), R-M~~

~~(Multi-Family Residential) and comparable PD (Planned Development) Zoning Districts if the following development standards and regulations are met:~~

~~1. On-site or off-site services are provided to assist Supportive Housing residents in retaining housing, improving their health status, and maximizing their ability to live, and where possible, work in the community.~~

~~2. Off-street parking is provided in accordance with Chapter 8.76 (Off-Street Parking and Loading Regulations).~~

~~3. All new construction or conversion of existing structures complies with Chapter 8.104 (Site Development Review).~~

~~4. All other applicable provisions of the Zoning Ordinance are met.~~

~~B~~ A. Supportive Housing ~~– Large (7 or More Persons in a Dwelling Unit).~~ Supportive Housing that provides shelter ~~for 7 or more persons~~ in a dwelling unit, and such persons are identified as a target population, shall be ~~conditionally~~ permitted in the A (Agricultural), R-1 (Single Family Residential), R-2 (Two Family Residential), and R-M (Multi-Family Residential), and conditionally permitted in the C-1 (Retail Commercial), C-2 (General Commercial), M-P (Industrial Park), M-1 (Light Industrial) and comparable PD (Planned Development) Zoning Districts if the following development standards and regulations are met:

1. All required findings in Chapter 8.100 (Conditional Use Permit) can be made when a Conditional Use Permit is applicable.

2. On-site or off-site services are provided to assist Supportive Housing residents in retaining housing, improving their health status, and maximizing their ability to live, and where possible, work in the community.

3. Off-street parking is provided in accordance with Chapter 8.76 (Off-Street Parking and Loading Regulations).

4. All new construction or conversion of existing structures complies with Chapter 8.104 (Site Development Review).

5. All other applicable provisions of the Zoning Ordinance are met.

Chapter 8.50
TRANSITIONAL HOUSING

8.50.010 Purpose and Intent.

The purpose of this Chapter is to provide procedures and standards to encourage and facilitate the establishment of Transitional Housing.

~~A. Transitional Housing – Small (6 or Fewer Persons in a Dwelling) Unit). Transitional Housing that provides shelter for 6 or fewer persons in a dwelling unit shall be a permitted use in the A (Agricultural), R-1 (Single Family Residential), R-2 (Two Family Residential), R-M (Multi-Family Residential) and comparable PD (Planned Development) Zoning Districts if the following development standards and regulations are met:~~

~~1. The housing is operated under specific program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time which shall be no less than 6 months.~~

~~2. Off-street parking is provided in accordance with Chapter 8.76 (Off-Street Parking and Loading Regulations).~~

~~3. All new construction or conversion of existing structures complies with Chapter 8.104 (Site Development Review).~~

~~4. All other applicable provisions of the Zoning Ordinance are met.~~

~~B~~ A. Transitional Housing ~~– Large (7 or More Persons in a Dwelling) Unit).~~ Transitional Housing that provides shelter for ~~7 or more~~ persons in a dwelling unit shall be ~~conditionally~~ permitted in the A (Agricultural), R-1 (Single Family Residential), R-2 (Two Family Residential), and R-M (Multi-Family Residential), and conditionally permitted in the C-1 (Retail Commercial), C-2 (General Commercial), M-P (Industrial Park), M-1 (Light Industrial) and comparable PD (Planned Development) Zoning Districts if the following development standards and regulations are met:

1. All required findings in Chapter 8.100 (Conditional Use Permit) can be made when a Conditional Use Permit is applicable.

2. The housing is operated under specific program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time which shall be no less than 6 months.

3. Off-street parking is provided in accordance with Chapter 8.76 (Off-Street Parking and Loading Regulations).

~~4~~. All new construction or conversion of existing structures complies with Chapter 8.104 (Site Development Review).

5. All other applicable provisions of the Zoning Ordinance are met.

Chapter 8.52
DENSITY BONUS REGULATIONS

8.52.140 Density Bonus Application Review.

E. If a request for a concession or incentive is otherwise consistent with this Chapter, the approval body may deny a concession or incentive only if it makes a written finding, based upon substantial evidence, of one or more of the following:

2. That the concession or incentive would have a specific adverse impact upon public health or safety ~~or the physical environment~~ or on any real property that is listed in the California Register of Historical Resources and/or National Register of Historic Places, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to lower and moderate income households.

F. If a request for a waiver or modification is otherwise consistent with this Chapter, the approval body may deny a waiver or modification only if it makes a written finding, based upon substantial evidence, of one of the following:

1. That the waiver or modification would have a specific adverse impact upon health, or safety, ~~or the physical environment,~~ and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to lower and moderate income households.

Chapter 8.76
OFF-STREET PARKING AND LOADING REGULATIONS

8.76.050 Adjustment to the Number of Parking Spaces

D. Parking Exception.

3. Near Public Transit. No off-street parking spaces shall be required for a residential, commercial, or other development project, if the project is located within one-half mile of public transit as defined in Section 2155 of the Public Resources Code, unless otherwise authorized by Section 65863.2 of the Government Code.

8.76.080 Parking Requirements by Use Type.

Except as provided in Section 8.76.050.D., the number of off-street parking spaces required for the Use Types in this Chapter shall be as provided in this Section. Square footage requirements are in terms of Gross Floor Area.

B. Residential Use Types. Residential Use Types shall provide off-street parking spaces as follows:

RESIDENTIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Community Care Facility~~/Small~~	2 per dwelling
Emergency Shelter	~~1 parking space for every 20 beds plus~~ 1 parking space for each employee on the largest shift, ~~plus 1 parking space for each company vehicle~~ not to exceed the parking requirement for residential or commercial uses in the applicable zoning district
Supportive Housing ~~– Small~~	2 per dwelling
~~Supportive Housing – Large~~	~~1 per 3 employees on largest shift, plus 1 per 3 beds~~
Transitional Housing ~~– Small~~	2 per dwelling
~~Transitional Housing – Large~~	~~1 per 3 employees on largest shift, plus 1 per 3 beds~~

D. Commercial Use Types. Commercial Use Types shall provide off-street parking spaces as follows:

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Community Care Facility~~/Large~~	1 per 3 employees on largest shift, plus 1 per 3 beds
Supportive Housing	1 per 3 employees on largest shift, plus 1 per 3 beds
Transitional Housing	1 per 3 employees on largest shift, plus 1 per 3 beds

Chapter 8.104
SITE DEVELOPMENT REVIEW

8.104.090 Required Findings.

C. Except where the project is a "Housing Development Project" as defined in Government Code Section 65589.5(h)(2), the design of the project is appropriate to the City, the vicinity, surrounding properties and the lot in which the project is proposed.

F. Except where the project is a "Housing Development Project" as defined in Government Code Section 65589.5(h)(2), architectural considerations including the character, scale and quality of the design, site layout, the architectural relationship with the site and other buildings, screening of unsightly uses, lighting, building materials and colors and similar elements result in a project that is harmonious with its surroundings and compatible with other development in the vicinity.

Chapter 8.116
ZONING CLEARANCE

8.116.020 Applications Requiring a Zoning Clearance.

L. Single Room Occupancy Units. Single Room Occupancy Units that meet the standards specified in Chapter 8.46 (Single Room Occupancy Requirement).

RESOLUTION NO. 24-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUBLIN

RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO DUBLIN MUNICIPAL CODE CHAPTER 8.08 (DEFINITIONS), CHAPTER 8.12 (ZONING DISTRICTS AND PERMITTED USES OF LAND), CHAPTER 8.16 (AGRICULTURAL ZONING DISTRICT), CHAPTER 8.20 (RESIDENTIAL ZONING DISTRICTS), CHAPTER 8.24 (COMMERCIAL ZONING DISTRICTS), CHAPTER 8.45 (EMERGENCY SHELTERS), CHAPTER 8.46 (SINGLE ROOM OCCUPANCY UNITS), CHAPTER 8.47 (SUPPORTIVE HOUSING), CHAPTER 8.50 (TRANSITIONAL HOUSING), CHAPTER 8.52 (DENSITY BONUS REGULATIONS), CHAPTER 8.76 (OFF-STREET PARKING AND LOADING REGULATIONS), CHAPTER 8.104 (SITE DEVELOPMENT REVIEW), AND CHAPTER 8.116 (ZONING CLEARANCE) (PLPA-004020-2024)

WHEREAS, the City occasionally initiates amendments to the Dublin Municipal Code to clarify, add, or amend certain provisions to ensure that it remains current with federal and state law, internally consistent, simple to understand and implement, and relevant to changes occurring in the community; and

WHEREAS, Staff initiated amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.16 (Agricultural Zoning District), Chapter 8.20 (Residential Zoning Districts), Chapter 8.24 (Commercial Zoning Districts), Chapter 8.45 (Emergency Shelters), Chapter 8.46 (Single Room Occupancy Units), Chapter 8.47 (Supportive Housing), Chapter 8.50 (Transitional Housing), Chapter 8.52 (Density Bonus Regulations), Chapter 8.76 (Off-Street Parking and Loading Regulations), Chapter 8.104 (Site Development Review), and Chapter 8.116 (Zoning Clearance) (the "Project") to implement certain programs contained in the General Plan Housing Element; and

WHEREAS, the Project would implement General Plan Housing Element Programs B.3: Density Bonus, B.10 Objective Design Standards and Streamlined Ministerial Review, B.11 Transitional and Supportive Housing, B.12 Single Room Occupancy Units, B.17: Community Care Facilities, D.3: Emergency Shelters, and D.6: Parking Requirements Near Transit; and

WHEREAS, the California Environmental Quality Act ("CEQA"), together with the State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission recommends that the City Council find the Project exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as the Project would not result in any physical changes and it can be seen with certainty that there is no possibility that the Project would have a significant effect on the environment and are not subject to CEQA review; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 10, 2024, during which all interested persons were heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, a Staff Report dated December 10, 2024, was submitted to the Dublin Planning Commission recommending approval of the proposed amendments to Dublin Municipal Code Chapter 8.08 (Definitions), Chapter 8.12 (Zoning Districts and Permitted Uses of Land), Chapter 8.16 (Agricultural Zoning District), Chapter 8.20 (Residential Zoning Districts), Chapter 8.24 (Commercial Zoning Districts), Chapter 8.45 (Emergency Shelters), Chapter 8.46 (Single Room Occupancy Units), Chapter 8.47 (Supportive Housing), Chapter 8.50 (Transitional Housing), Chapter 8.52 (Density Bonus Regulations), Chapter 8.76 (Off-Street Parking and Loading Regulations), Chapter 8.104 (Site Development Review), and Chapter 8.116 (Zoning Clearance); and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgment to evaluate the recommendations.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this Resolution.

BE IT FURTHER RESOLVED that the City of Dublin Planning Commission does hereby recommend that the City Council adopt the Ordinance attached hereto as **Exhibit A,** and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 10th day of December 2024, by the following vote:

AYES: Aini, Grier, Rashid, and Tyler

NOES:

ABSENT: Wright and Ochoa

ABSTAIN:

Signed by:
D5C7A1DA847B4F8...
Planning Commission Chair

ATTEST:

Signed by:
Kristie Wheeler
9EDB9DB87254493...
Assistant Community Development Director

HOUSING ELEMENT IMPLEMENTATION – ZONING ORDINANCE AMENDMENTS

City Council Meeting

January 14, 2025

DUBLIN
CALIFORNIA

Background

- Housing Element one of seven mandatory elements of General Plan
- Updated every eight years to demonstrate how existing and projected housing need would be met
- November 15, 2022 - City Council approved draft Housing Element
- January 19, 2024 - HCD certified Housing Element

Proposed Project

- City-initiated amendments to Zoning Ordinance
- Implement the following Housing Element Programs:
  - B.3: Density Bonus
  - B.10: Objective Design Standards and Streamlined Ministerial Review
  - B.11: Transitional and Supportive Housing
  - B.12: Single Room Occupancy Units
  - B.17: Community Care Facilities
  - D.3: Emergency Shelters
  - D.6: Parking Requirements Near Transit

Proposed Amendments

- DMC Chapter 8.08 (Definitions)
  - Remove reference to small and large in definition of community care facility, supportive housing and transitional housing and ensure definitions are consistent with Government Code
  - Update definition of family
  - Update definition of single room occupancy (SRO) unit

Proposed Amendments

- DMC Chapter 8.12 (Zoning Districts and Permitted Uses of Land)
  - Remove reference to small and large community care facility, supportive housing and transitional housing
  - Allow by-right in residential districts
  - Allow in commercial zoning districts with a CUP
  - Allow SROs in C-2 district

Proposed Amendments

- DMC Chapters 8.16 (Agricultural Zoning District), 8.20 (Residential Zoning Districts) and 8.24 (Commercial Zoning Districts
  - Amendments proposed to provide consistency with amendments to land use matrix

Proposed Amendments

- DMC Chapter 8.45 (Emergency Shelters)
  - Remove four development standards that are inconsistent with state law
- DMC Chapter 8.46 (Single Room Occupancy Units)
  - Allow SROs in by-right in C-2 district subject to ministerial review of Zoning Clearance

Proposed Amendments

- DMC Chapters 8.47 (Supportive Housing) and 8.50 (Transitional Housing)
  - Remove reference to small and large
  - Update where supportive and transition housing are permitted by-right and where they require approval of CUP

Proposed Amendments

- DMC Chapter 8.52 (Density Bonus Regulations)
  - Remove adverse impact to the physical environment as reason to deny a request for:
    - Concession or incentive
    - Waiver or modification

Proposed Amendments

- DMC Chapter 8.76 (Off-Street Parking and Loading Regulations)
  - Add exception to off-street parking requirements for projects located within one-half mile of public transit
  - Update off-street parking requirements for community care facilities, supportive housing and transitional housing to ensure they are the same as would be applied to other residential uses
  - Update off-street parking requirements for emergency shelters

Proposed Amendments

- DMC Chapter 8.104 (Site Development Review)
  - Add exception to two Site Development Review findings to clarify that they would not apply to housing projects subject to ministerial review under SB 35 (Affordable Housing: Streamlined Review)

Proposed Amendments

- DMC Chapter 8.116 (Zoning Clearance)
  - Add SRO units as a project that requires ministerial approval of Zoning Clearance

Planning Commission

- On December 10, 2024, Planning Commission held a public hearing, considered the proposed Zoning Ordinance Amendments and unanimously recommended approval to City Council

Recommendation

- Waive the reading and INTRODUCE the **Ordinance** approving the proposed Zoning Ordinance Amendments

Agenda Item 6.2

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Planned Development Rezoning (PLPA-4094-2024)
Prepared by: Kristie Wheeler, Interim Assistant Community Development Director

EXECUTIVE SUMMARY:

The City Council will consider a City-initiated rezoning of four residential properties located at 5378, 5868, 6060, and 7440 Tassajara Road from Planned Development (PD) Residential to R-M (Multi-Family Residential) in response to the recently certified General Plan Housing Element. Pursuant to Housing Element Program B.18: Planned Development (PD) Zoning, City staff has reviewed vacant and underutilized residential properties with existing PD zoning and proposes to rezone these properties to a residential zoning district with established development standards. No development is proposed at this time. The City Council will also consider an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, waive the reading, and INTRODUCE the Ordinance Amending the Zoning Map and Rezoning Property Located at 5378, 5868, 6060, and 7440 Tassajara Road from Planned Development (PD) to R-M (Multi-Family Residential).

FINANCIAL IMPACT:

None.

DESCRIPTION:

Background

Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law mandates that local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of

the community.

On November 15, 2022, the City Council adopted Resolution No. 133-22, which approved the draft Housing Element and associated General Plan and Specific Plan amendments and rezonings. The Resolution also directed Staff to submit the draft Housing Element to the State Department of Housing and Community Development (HCD) for review and certification. On November 18, 2022, Staff submitted the draft 2023-2031 Housing Element for review and certification. The Housing Element was certified by HCD on January 19, 2024, and includes a number of programs that are required to be implemented by the City, including the subject of this Staff Report.

Proposed Project

The City initiated a rezoning of four residential properties located at 5378, 5868, 6060, and 7440 Tassajara Road from Planned Development (PD) Residential to R-M (Multi-Family Residential) in response to the recently certified Housing Element. Table 1 provides a summary of the proposed rezoning. Figure 1 shows the existing General Plan land use designations for the four properties and Figure 2 shows the existing zoning.

Table 1: Summary of Proposed Rezoning

Property Address	Property Size	Existing Use	Existing General Plan Land Use	Existing Zoning	Proposed Zoning
5378 Tassajara Road	9.43 acres	Equestrian center, single-family home and associated structures	Medium Density Residential	PD (Ordinance No. 07-00)	R-M
5868 Tassajara Road	1 acre	Single-family home and associated structures	Medium Density Residential and Stream Corridor	PD (Resolution No. 104-94)	R-M*
6060 Tassajara Road	3.12 acres	Single-family home and associated structures	Medium Density Residential and Open Space	PD (Ordinance No. 10-05)	R-M*
7440 Tassajara Road	12.5 acres	Single-family home and associated structures	Medium Density Residential and Open Space	PD (Ordinance No. 09-07)	R-M*

* Rezoning from PD to R-M would only apply to the portion of the property with a Medium Density Residential land use designation

Figure 1: Existing General Plan Land Use Designations

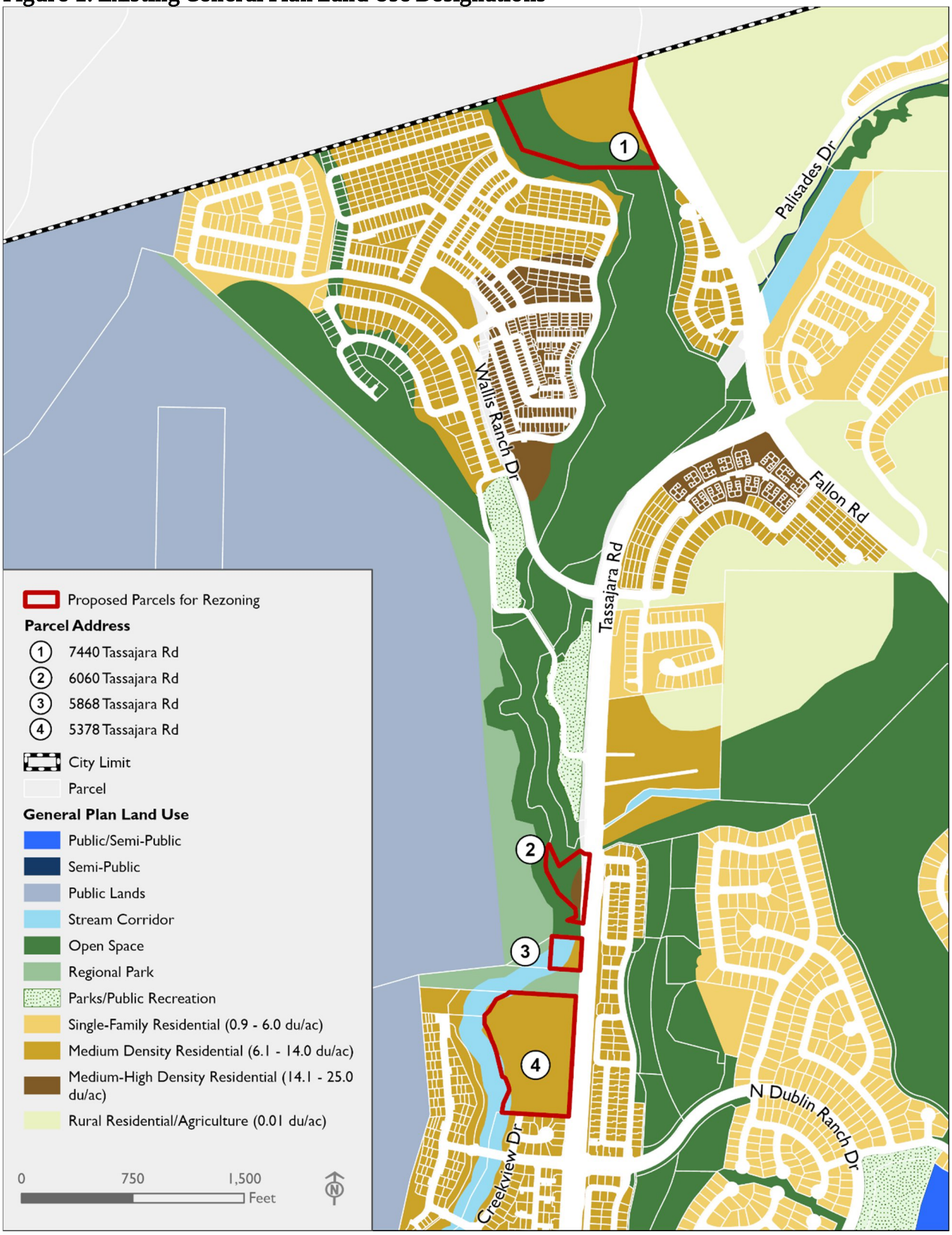


Figure 2: Existing Zoning

Analysis

To eliminate potential constraints to housing development, Housing Element Program B.18: Planned Development (PD) Zoning specifies that the City will review vacant and underutilized residential properties with existing PD zoning for residential uses and rezone those properties to a residential zoning district with established development standards. Development of property with PD zoning requires legislative action by the City Council, which HCD views as a constraint to residential development. The purpose of the proposed rezoning is to ensure that PD zoning is not mandated on residential properties. The four subject properties would be rezoned R-M but the property owners would still have the option to pursue PD zoning in the future if they desire greater flexibility regarding development standards. The rezoning would benefit property owners by providing zoning certainty without requiring further legislative action by the City while also maintaining the flexibility of PD zoning as an option.

The proposed project would rezone four residential properties with existing PD zoning to R-M. As shown in Table 1 and Figure 1, above, three of the four properties include General Plan land use designations of Open Space or Stream Corridor. Therefore, only those portions of the three properties with a Medium Density Residential land use designation would be rezoned R-M. The remaining portions with Open Space or Stream Corridor land use designations would maintain their existing PD zoning. Refer to Figure 3 for the proposed rezoning.

Figure 3: Proposed Rezoning

Attachment 1 is the draft Ordinance amending the Zoning Map and approving the proposed rezoning.

Consistency with the General Plan, Specific Plans, and Zoning Ordinance
The proposed rezoning of the four subject properties from PD to R-M is consistent with the Dublin General Plan in that the rezoning would continue to allow residential uses and the rezoning is necessary to implement Housing Element Program B.18.

ENVIRONMENTAL DETERMINATION:

The California Environmental Quality Act (CEQA), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The proposed rezoning is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the General Plan land use designations for the subject properties, which establish maximum density and intensity of development, would not change and, thus, the potential development permitted under the current and proposed zoning would not change. Furthermore, no development is proposed at this time. Therefore, it can be seen with certainty that there is no possibility that the rezoning would have a significant effect on the environment and is not subject to CEQA review.

PLANNING COMMISSION REVIEW:

The Planning Commission held a public hearing on December 10, 2024, to consider the proposed rezoning and unanimously recommended approval to the City Council. Planning Commission Resolution No. 24-10 is included as Attachment 2.

STRATEGIC PLAN INITIATIVE:

Strategy 3: Housing Inclusivity and Affordability
Objective A: Implement the goals, policies, and programs in the 2023-2031 Housing Element.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Planning staff mailed letters to each of the four property owners notifying them of the City-initiated rezoning of their properties and offering to meet with them if they had any questions. To date, Staff has spoken with the property owner at 5378 Tassajara Road and they did not express opposition to the rezoning.

In accordance with State law, a public notice was mailed to the subject property owners and all property owners and occupants within 300 feet of the subject properties. A public notice was also published in the *East Bay Times* and posted at several locations throughout the City. Additionally, the City Council Agenda was posted.

ATTACHMENTS:

1) Ordinance Amending the Zoning Map and Rezoning Property Located at 5378, 5868, 6060, and 7440 Tassajara Road from Planned Development (PD) to R-M (Multi-Family Residential)
2) Planning Commission Resolution No. 24-10 Recommending City Council Approval of the Ordinance Amending the Zoning Map and Approving the Rezoning

ORDINANCE NO. xx-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUBLIN

AMENDING THE ZONING MAP AND REZONING PROPERTY LOCATED AT 5378, 5868, 6060, AND 7440 TASSAJARA ROAD FROM PLANNED DEVELOPMENT (PD) TO R-M (MULTI-FAMILY RESIDENTIAL) (APNS 986-0003-001-02, 986-0028-002-00, 986-0027-001-00 AND 986-0004-001-00) (PLPA-004094-2024)

THE CITY COUNCIL OF THE CITY OF DUBLIN DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. RECITALS

A. The City initiated a Rezoning of four residential properties located at 5378, 5868, 6060 and 7440 Tassajara Road from Planned Development (PD) Residential to R-M (Multi-Family Residential).

B. The proposed Rezoning would implement Housing Element Program B.18: Planned Development (PD) Zoning.

C. The Planning Commission held a duly noticed public hearing on December 10, 2024, during which all interested persons were heard, and adopted Resolution No. 24-10 recommending that the City Council approve the Rezoning.

D. A Staff Report was submitted to the Dublin City Council recommending approval of the Rezoning.

E. The City Council held a public hearing on the Rezoning on January 14, 2025, at which time all interested persons had an opportunity to be heard.

F. Proper notice of said hearing was given in all respects as required by law.

G. The City Council did hear and consider all said reports, recommendations, and testimony set forth above and used its independent judgment to evaluate the project.

SECTION 2. FINDINGS

A. Pursuant to Dublin Municipal Code Section 8.120.050.B., the City Council hereby finds that the Rezoning is consistent with the General Plan in that the Rezoning would continue to allow residential uses and the Rezoning is necessary to implement Housing Element Program B.18.

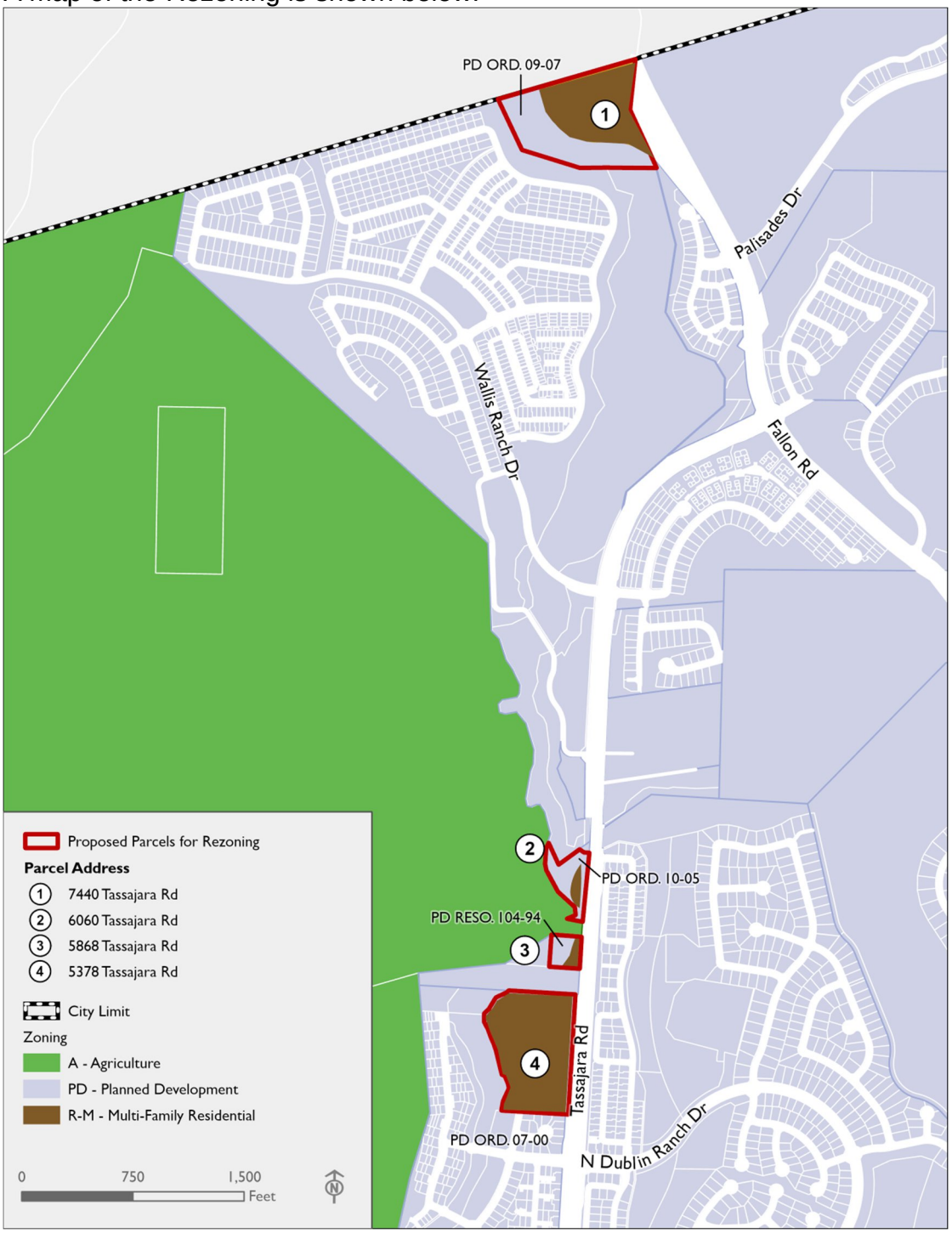
B. The California Environmental Quality Act ("CEQA"), together with State Guidelines and City of Dublin CEQA Guidelines and Procedures, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The proposed Rezoning is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the General Plan land use designations for the subject properties, which

establish maximum density and intensity of development, would not change and, thus, the potential development permitted under the current and proposed zoning would not change. Furthermore, no development is proposed at this time. Therefore, it can be seen with certainty that there is no possibility that the Rezoning would have a significant effect on the environment and is not subject to CEQA.

SECTION 3. ZONING MAP AMENDMENT

Pursuant to Dublin Municipal Code Chapter 8.120, the Dublin Zoning Map is hereby amended to to Rezone 5378, 5868, 6060 and 7440 Tassajara Road from Planned Development (PD) Residential to R-M (Multi-Family Residential).

A map of the Rezoning is shown below:



SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days following its adoption.

SECTION 5. POSTING OF ORDINANCE

The City Clerk of the City of Dublin shall cause this Ordinance to be posted in at least three (3) public places in the City of Dublin in accordance with Section 36933 of the Government Code of the State of California.

PASSED, APPROVED AND ADOPTED this 14th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION NO. 24 – 10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUBLIN

RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE ZONING MAP AND REZONING PROPERTY LOCATED AT 5378, 5868, 6060 AND 7440 TASSAJARA ROAD FROM PLANNED DEVELOPMENT ZONING DISTRICT TO R-M ZONING DISTRICT (APNS 986-0003-001-02, 986-0028-002-00, 986-0027-001-00 AND 986-0004-001-00) (PLPA-004094-2024)

WHEREAS, the City initiated a Rezoning of four residential properties located at 5378, 5868, 6060 and 7440 Tassajara Road from Planned Development (PD) Residential to R-M (Multi-Family Residential); and

WHEREAS, the proposed Rezoning would implement Housing Element Program B.18: Planned Development (PD) Zoning; and

WHEREAS, the California Environmental Quality Act ("CEQA"), together with the State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission recommends that the City Council find the proposed Rezoning exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the General Plan land use designations for the subject properties, which establish maximum density and intensity of development, would not change and, thus, the potential development permitted under the current and proposed zoning would be the same. Furthermore, no development is proposed at this time. Therefore, it can be seen with certainty that there is no possibility that the Rezoning would have a significant effect on the environment and is not subject to CEQA review; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 10, 2024, during which all interested persons were heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, a Staff Report dated December 10, 2024, was submitted to the Dublin Planning Commission recommending approval of the proposed Rezoning of four residential properties located at 5378, 5868, 6060 and 7440 Tassajara Road from Planned Development (PD) Residential to R-M (Multi-Family Residential); and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony herein above set forth and used its independent judgment to evaluate the recommendations.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this Resolution.

BE IT FURTHER RESOLVED that the City of Dublin Planning Commission does hereby recommend that the City Council adopt the Ordinance attached hereto as **Exhibit A**, and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 10th day of December 2024, by the following vote:

AYES: Aini, Grier, Rashid, and Tyler

NOES:

ABSENT: Wright and Ochoa

ABSTAIN:

Signed by:
D6C7A1DA847B4F8...
Planning Commission Chair

ATTEST:

Signed by:
Kristie Wheeler
9EDB9DB87254493...
Assistant Community Development Director

PLANNED DEVELOPMENT REZONING

City Council Meeting

January 14, 2025

DUBLIN
CALIFORNIA

Background

- Housing Element one of seven mandatory elements of General Plan
- Updated every eight years to demonstrate how existing and projected housing need would be met
- November 15, 2022 - City Council approved draft Housing Element
- January 19, 2024 - HCD certified Housing Element

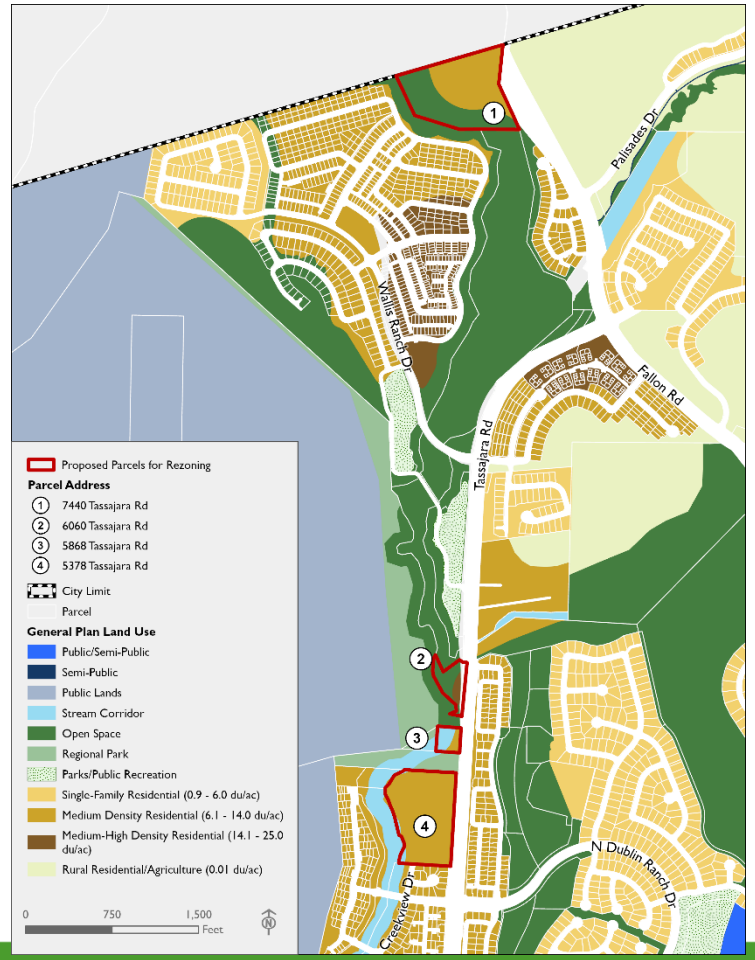
Proposed Project

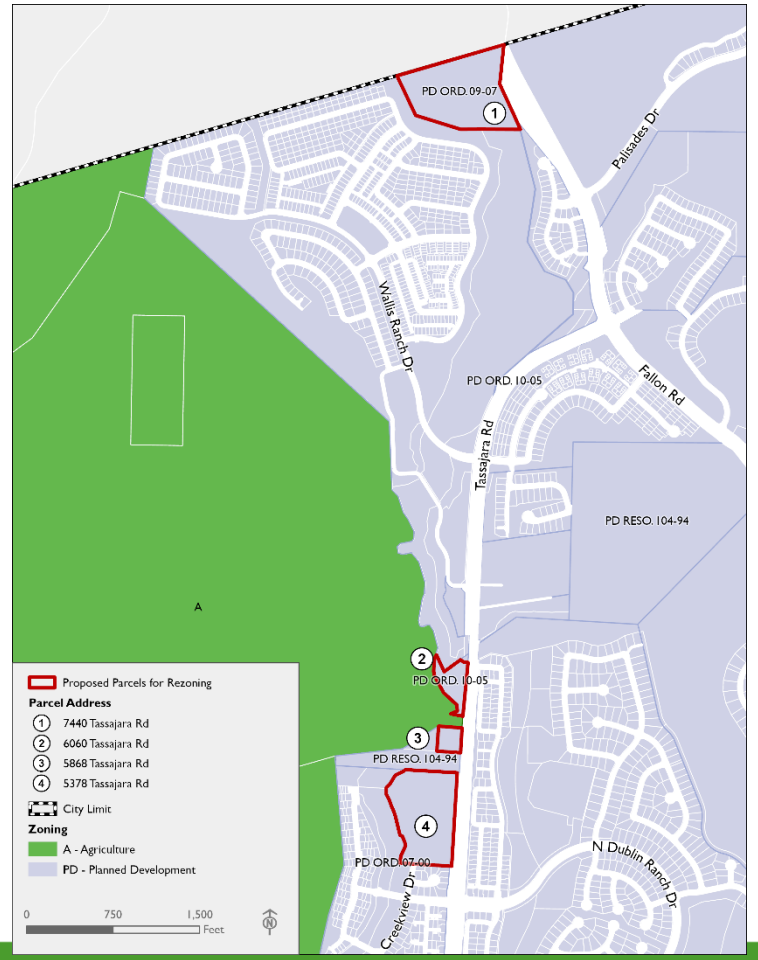
- City-initiated rezoning of four residential properties from Planned Development to R-M (Multi-family Residential)
- Implement Housing Element Program B.18: Planned Development (PD) Zoning

Summary of Proposed Rezoning

Property Address	Property Size	Existing Use	Existing General Plan Land Use	Existing Zoning	Proposed Zoning
5378 Tassajara Road	9.43 acres	Equestrian center, single-family home and associated structures	Medium Density Residential	PD (Ordinance No. 07-00)	R-M
5868 Tassajara Road	1 acre	Single-family home and associated structures	Medium Density Residential and Stream Corridor	PD (Resolution No. 104-94)	R-M*
6060 Tassajara Road	3.12 acres	Single-family home and associated structures	Medium Density Residential and Open Space	PD (Ordinance No. 10-05)	R-M*
7440 Tassajara Road	12.5 acres	Single-family home and associated structures	Medium Density Residential and Open Space	PD (Ordinance No. 09-07)	R-M*

Existing General Plan and Zoning





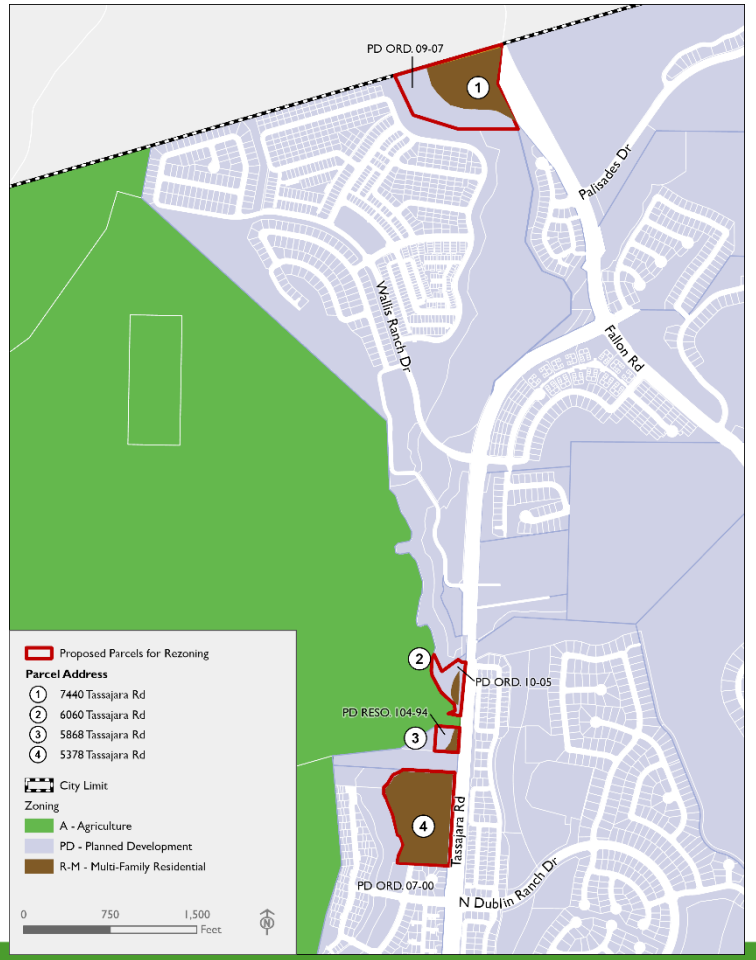
Housing Element Program B.18: Planned Development (PD) Zoning

- Development of property with PD zoning requires legislative action by City Council and is viewed by HCD as constraint to residential development
- Review vacant and underutilized residential properties with existing PD zoning and rezone to residential district with established development standards

Proposed Rezoning

- Proposed rezoning would ensure that PD zoning is not mandated on residential properties
- Property owners would still have option to pursue PD zoning if they desire greater flexibility regarding development standards
- Rezoning would benefit property owners by providing zoning certainty without requiring further legislative action
- PD zoning would remain an option
- Proposed PD rezoning would not result in additional housing that would not already be allowed under the General Plan

Proposed Rezoning



Planning Commission

- On December 10, 2024, Planning Commission held a public hearing, considered the proposed PD Rezoning and unanimously recommended approval to City Council

Recommendation

- Waive the reading and INTRODUCE the **Ordinance** Amending the Zoning Map and Rezoning 5378, 5868, 6060 and 7440 Tassajara Road from Planned Development (PD) Residential to R-M (Multi-Family Residential)

Agenda Item 6.3

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Amendment to the General Plan to Update the Economic Development Element (PLPA-004094-2024)
Prepared by: Rhonda Franklin, Management Analyst II and Kristie Wheeler, Interim Assistant Community Development Director

EXECUTIVE SUMMARY:

The City Council will consider an amendment to the General Plan to update the Economic Development Element based on the recently updated Economic Development Strategy. The City Council will also consider an exemption from the requirements of the California Environmental Quality Act.

STAFF RECOMMENDATION:

Conduct the public hearing, deliberate, and adopt the **Resolution** Approving a General Plan Amendment to Update the Economic Development Element.

FINANCIAL IMPACT:

None.

DESCRIPTION:

The Economic Development Strategy ("Strategy") and General Plan Economic Development Element ("Element") were originally adopted by the City Council in 2012 and 2013, respectively.

The overarching objective of the Element is to enhance the competitiveness of the City of Dublin and maintain a strong and diverse economic base. The Element outlines strategies and policies aimed at promoting economic vibrancy and growth, improving conditions for small businesses, encouraging development of strategic employment-supporting sites, and improving overall economic well-being within the community.

Since the original Strategy and Element were approved, there have been significant growth and

changes in Dublin, not only in population and residential developments, but also in the economic and business climate, emerging and fast-growing industries, and business operations. These changes warranted a review and update to the Strategy and the Element, as the Element is both guided by and reflective of the Strategy.

On September 5, 2023, the City Council approved an agreement with Strategic Economics, Inc. to assist Staff with updating the Strategy and Element. Efforts toward this goal included:

- Organizing and holding focus group meetings with members of the City Council, Staff, property owners/managers and brokers, regional agencies, business owners/managers, developers, and other stakeholders.
- Developing and conducting online surveys with the business community and the community at large.
- Gathering data relative to the project.
- Analyzing information from the focus group meetings, surveys and data collection to determine the City's strengths, weaknesses, opportunities, and threats.

On October 1, 2024, the City Council adopted Resolution No. 111-24 approving the updated Strategy with the following seven goals:

- Goal 1 – Innovation Growth
  Grow businesses and employment in innovation-oriented and professional services industries matching Dublin's strengths and opportunities—especially computer technology, professional services, biomedical devices, and other R&D/advanced manufacturing—through business attraction and marketing programs.
- Goal 2 – Promote Infill Investment
  Promote infill development and reinvestment in older retail, office, and industrial areas—including establishing Downtown Dublin as a vibrant community gathering space with a mix of modern employment, housing, retail, dining, and entertainment uses serving residents and workers.
- Goal 3 – Greenfield Development
  Ensure development of major greenfield opportunity sites with modern commercial and light industrial employment uses by supporting infrastructure needs and reducing cost barriers.
- Goal 4 – Retail Vitality
  Sustain and strengthen the health of Dublin's shopping, dining, and entertainment businesses through strategic planning and promotional efforts.
- Goal 5 – Hospitality Expansion
  Work with regional agencies to expand and highlight Dublin's potential as a regional hotel and hospitality destination through hotel attraction efforts and advocacy for attracting a multiuse venue to Dublin.

- Goal 6 – Small Business Support
  Strengthen startup and growth opportunities for small businesses by pursuing improvements to City processes and maintaining and marketing supportive services and programs.
- Goal 7 – Workforce Opportunities
  Enhance Dublin's workforce support and development systems to create opportunities for all members of the workforce through collaboration with regional organizations.

The Element has been updated to ensure consistency and alignment with the content of the updated Strategy. Specifically, the goals outlined in the Element have been updated to align with those in the Strategy, with minor revisions to refine the language and ensure it supports and complements the updates.

A Resolution approving a General Plan Amendment to update the Economic Development Element is provided as Attachment 1 with the draft Element included as Attachment 2. A redlined version of the draft Economic Development Element is provided as Attachment 3.

ENVIRONMENTAL DETERMINATION:

The California Environmental Quality Act (CEQA), together with the State CEQA Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and when applicable, environmental documents be prepared. Staff recommends that the Planning Commission find the project is exempt from CEQA requirements in accordance with CEQA Guidelines Section 15061(b)(3), as the proposed update to the Element would not result in any physical changes and it can be seen with certainty that there is no possibility that the update would have a significant effect on the environment and is not subject to CEQA review.

PLANNING COMMISSION REVIEW:

On December 10, 2024, the Planning Commission considered the proposed update to the Economic Development Element and unanimously recommended City Council approval with the following feedback:

- Modify Section 11.3.A to remove environmental justice as it is not a required section for the City of Dublin General Plan.
  - *Staff has modified the Element to incorporate this change.*
- Consider modifying Section 11.6.1 to include the exploration of City permit fee reductions.
  - *Staff recommends leaving this section unchanged as the section references evaluating improvements to City processes affecting Dublin's businesses and Staff can include the exploration of permit fee reduction in the evaluation process.*
- Consider modifying Section 11.9.1 to include the exploration of tools such as Property and Business Improvement District (PBID) and Tax Increment Financing (TIF) to support retail

vitality.

  - *Staff recommends leaving this section unchanged and incorporating the exploration of this consideration into the Strategy Implementation Workplan.*

- Consider modifying Section 11.11.1 to include collaboration with research institutions and higher education institutions.
  - *Staff recommends leaving the section unchanged as the section references regional partnerships and Staff can incorporate the collaboration with research institutions and higher education institutions in the Strategy Implementation Workplan. In addition, the Strategy includes collaboration and partnership with both research and higher education institutions.*

Planning Commission Resolution No. 24-08 recommending City Council approval of the proposed amendment to the General Plan to update the Economic Development Element is included as Attachment 4.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

In accordance with State law, a public hearing notice was published in the *East Bay Times* and posted at several locations throughout the City. Additionally, the City Council Agenda was posted.

ATTACHMENTS:

1) Resolution Approving a General Plan Amendment to Update the Economic Development Element
2) Exhibit A to the Resolution – Draft Economic Development Element
3) Redlined Draft Economic Development Element
4) Planning Commission Resolution No. 24-08 Recommending City Council Approval of a General Plan Amendment to Update the Economic Development Element

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING A GENERAL PLAN AMENDMENT TO UPDATE THE ECONOMIC DEVELOPMENT ELEMENT (PLPA-004079-2024)

WHEREAS, the City Council adopted Resolution No. 54-13 approving a General Plan Amendment for the Revised General Plan and New Economic Development Element (PLPA-2011-00050) on April 16, 2013; and

WHEREAS, the Economic Development Element is informed and guided by the Economic Development Strategy; and

WHEREAS, the Economic Development Strategy, originally adopted in 2012, underwent an update and the City Council adopted Resolution No. 111-24 approving the Economic Development Strategy on October 1, 2024; and

WHEREAS, the update of the Economic Development Strategy warrants an update to the Economic Development Element (the "Project"); and

WHEREAS, the California Environmental Quality Act ("CEQA"), together with the State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the City Council finds that the Project is exempt from the requirements for CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that the Project would have a significant effect on the environment and is not subject to CEQA review; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 10, 2024, during which all interested persons were heard, and adopted Resolution No. 24-08 recommending City Council approval of a General Plan Amendment to Update the Economic Development Element; and

WHEREAS, a Staff Report dated January 14, 2025, was submitted to the City Council recommending approval of the Project; and

WHEREAS, the City Council held a properly noticed public hearing on the Project on January 14, 2025, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the City Council did review and consider the Staff Report, recommendations, and testimony for this item and used its independent judgment prior to making a recommendation.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this Resolution.

BE IT FURTHER RESOLVED that the City Council of the City of Dublin does hereby approve a General Plan Amendment to Update the Economic Development Element attached hereto as **Exhibit A** and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 14th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

City of Dublin
General Plan

Chapter 11

ECONOMIC DEVELOPMENT ELEMENT

11.1 INTRODUCTION

The Economic Development Element guides the City of Dublin's efforts to foster business expansion and job growth, providing a framework for economic development programs and activities. While the Economic Development Element does not explicitly seek to generate fiscal benefits accruing to the City of Dublin, increased net tax revenue is a likely byproduct of the policies. The overarching objective of the Economic Development Element is to enhance the competitiveness of the City of Dublin and to promote a strong, diverse, and evolving economic base that creates broadly shared economic and employment opportunities for Dublin residents and workers.

11.2 ECONOMIC DEVELOPMENT PRINCIPLES

The City of Dublin desires to undertake economic development activities to improve its competitive position relative to other California cities. Competitiveness spans a multitude of subjective measures, including (1) attractiveness to companies, (2) attractiveness to individuals, (3) reputation/brand, and (4) innovation environment (i.e., potential for home-grown economic development). Maintaining a competitive position is critical to retaining local businesses and attracting new businesses, thereby sustaining and growing the local job base with high-value employment opportunities for current and future residents.

In addition to traditional economic development tools that focus primarily on cost-based incentives for business, the City of Dublin desires to take a more holistic view of economic competitiveness that emphasizes the importance of "quality of place" and "quality of life" factors in attracting companies and individuals. Potentially through physical improvements and other enhancements to community character, the City seeks to promote and foster a built environment that inspires and supports new economic opportunities.

Land use is central to the City of Dublin's capacity to compete for jobs and economic growth. The community's ability to develop real estate and public spaces at new and redeveloped sites, locate interrelated companies near each other, encourage growth at key business nodes, and build vibrant, engaging, and contemporary places is vital to its competitiveness. Promoting real estate investment and achieving desirable land use outcomes is critical to positioning Dublin for economic growth and long-term economic sustainability. In addition, public development of new and reimagined civic spaces can enhance the City's attractiveness, reputation, and innovation environment.

The City of Dublin seeks to achieve equitable access to opportunities—further reinforcing the community's holistic competitiveness for jobs, businesses, and individuals. Workforce development and education partnerships will ensure that residents and workers can access high-quality jobs and build wealth. Technical resources and simple approval processes for small businesses expand entrepreneurial opportunities. Additionally, culturally relevant engagement and services leverage Dublin's rapidly diversifying population to assist in growing the economy.

11.3 RELEVANT PLANS AND POLICES

Dublin has adopted a number of plans and policies to guide development. Some of these pertain to the entire City, while others have a specific area of focus. As part of the City of Dublin General Plan, this Economic Development Element provides goals, policies, and implementation measures that address the entire City, though some specific goals and policies are geographically targeted. The City's General Plan and the Eastern Dublin and Downtown Dublin Specific Plans are most relevant to the Economic Development Element.

A. City of Dublin General Plan

The City's General Plan is the policy framework for development decisions. It is the highest-level policy document for the City. State law requires that general plans include land use, circulation, open space, conservation, air quality, safety, noise, and housing elements. Additional, optional, elements may be included. All elements of a General Plan are considered equal and all other plans and policies are required by state law to be consistent with the General Plan. The Economic Development Element is an optional element of the Dublin General Plan.

The City of Dublin General Plan acknowledges that on the local level, development will be required to respond to community needs for housing, employment, and leisure opportunities and to the natural constraints of the area. In particular, regarding employment-supporting uses, the General Plan states that commercial and employment-generating uses will be located near the freeway and transit lines to facilitate efficient transportation. Accordingly, the Economic Development Element offers guidance for economic development activities in these areas, with particular focus on three important locations: (1) the Eastern Dublin Transit Center, (2) the Fallon East Economic Development Zone, and (3) Downtown Dublin. Dublin has two Specific Plans that cover these workplace locations.

B. Eastern Dublin Specific Plan

The Eastern Dublin Specific Plan (EDSP) provides policy guidance for existing and future development generally east of the Iron Horse Trail and the Parks Reserve Forces Training Area (Parks RFTA or Camp Parks). New development in this area requires adoption of Planned Development (PD) zoning, which includes development regulations, architectural standards, and preliminary landscape plans. The EDSP provides for employment-generating land uses located on the west side of the planning area, in close proximity to the BART station and near I-580 and Dublin Boulevard where freeway access is convenient. The EDSP was also amended in 2022 to emphasize development of the Fallon Gateway area with employment-generating land uses within the Fallon East Economic Development Zone located in the eastern portion of the EDSP. In addition to the Transit Center and Fallon Gateway, the EDSP provides for office space and other employment-generating uses in additional locations within the Specific Plan area.

C. Downtown Dublin Specific Plan

The Downtown Dublin Specific Plan (DDSP) provides policy guidance, development standards, and design guidelines for Downtown Dublin. The DDSP includes a Retail District, Transit-Oriented District, and Village Parkway District, each of which allow for office space and other employment-generating land uses, which contribute to economic development in Dublin. The City of Dublin adopted a Downtown Dublin Preferred Vision in 2019 and subsequent edits to the DDSP to guide development of the Dublin Commons project within the Retail District of the DDSP.

11.4 ORGANIZATION OF ECONOMIC DEVELOPMENT ELEMENT

This Economic Development Element is organized according to the following structure:

Goals

Goals are general and serve as guiding principles for economic development activities.

Policies

Policies divide the goals into more specific economic development guidelines.

Implementation Measures

Implementation measures are specific tasks needed to achieve the goals and policies.

11.5 GOAL I: INNOVATION GROWTH

Goal 1: Innovation Growth includes policies to support Dublin in attracting and retaining businesses in a variety of industries, including those that were categorized as high-priority industries in the City of Dublin's Economic Development Strategy adopted in 2024.

11.5.1 MAINTAIN AND ENHANCE ECONOMIC DEVELOPMENT FUNCTIONS

A. Policy

1. The City of Dublin has a well-established practice of economic development work, including a variety of programs that support business attraction and retention. Through the Economic Development Department, the City currently offers incentive programs, business training, business outreach, and business support services. The City shall maintain the function of Economic Development as a tool to promote innovation growth in the City and the region.

B. Implementation Measures

1. Maintain Business Incentive Programs: Maintain incentives that respond to current economic conditions and serve to attract and retain business activity in the City of Dublin, as appropriate.
2. Establish Industry Stakeholder Groups: Establish standing stakeholder groups for information technology, professional and financial services, and biomedical businesses.
3. Conduct Business Seminars, Roundtables, and other Related Programs: Offer seminars, discussion meetings, and classes to support business owners, in partnership with the Dublin Chamber of Commerce, the Alameda County Small Business Development Center, and other business support entities, as appropriate.
4. Coordinate with Regional Entities: Continue to remain engaged as an active participant in current efforts to enhance economic development activities in the region.
5. Continue the Business Visitation Program: Meet individually with businesses to assist with retention and expansion, and to raise awareness of City services available to local businesses.

6. Maintain the Economic Development Strategy: The City shall periodically review and update the Economic Development Strategy to proactively address the evolving needs of businesses and respond to shifting economic conditions.

11.5.2 ESTABLISH AND MAINTAIN A BUSINESS-FRIENDLY MARKETING AND BRANDING STRATEGY

A. Policy

1. The City of Dublin produces marketing materials and undertakes other activities to promote Dublin as a place for business. The City shall formalize its marketing activities by creating and maintaining a comprehensive marketing and branding strategy unique to Dublin's economic development efforts targeted towards high-priority industries. The marketing and branding strategy shall be continually updated to refresh the City of Dublin's outward identity, publicizing the evolution of the City and business community, as appropriate.

B. Implementation Measures

1. Prepare a Marketing and Branding Strategy: Develop an economic development-tailored marketing and branding strategy that focuses on Dublin's competitive assets.
2. Conduct City Staff Trainings: Establish a shared understanding of Dublin's assets and messaging for economic development.
3. Implement the Marketing and Branding Strategy: Allocate staff time and/or funds to support marketing and branding efforts, as appropriate.
4. Update the Marketing and Branding Strategy: Revisit the strategy periodically to ensure that marketing and branding efforts are kept current.

11.5.3 FOCUS BUSINESS VISITATION PROGRAM ON HIGH-PRIORITY INDUSTRIES

A. Policy

1. Retaining businesses in high-priority industries is a primary goal for the City of Dublin, given the potential these companies hold for job creation within the City. To target businesses in high-priority industries, the City of Dublin shall maintain a Business Visitation Program that seeks to identify and solve local economic development constraints.

B. Implementation Measures

1. Confirm High-Priority Industries: Building on the Economic Development Strategy adopted in 2024, establish and maintain a list of industries to prioritize for the Business Visitation Program.
2. Implement Targeted Visitation Program: Conduct business visits and respond to cited concerns and issues, as appropriate.

11.5.4 PARTICIPATE IN REGIONAL ECONOMIC DEVELOPMENT EFFORTS

A. Policy

1. The City of Dublin shall coordinate with local and regional entities to foster regional strengths, leveraging the efforts of organizations that seek to improve the Tri-Valley economy. Regional partners

may be traditional economic development entities or other organizations that promote quality of place and quality of life through efforts to enhance the cultural and social fabric of the region.

B. Implementation Measures

1. Identify Priority Entities/Programs: Building on the Economic Development Strategy, establish and expand communications with regional entities that have the potential to enhance the Tri-Valley economy.
2. Participate in Regional Economic Development Efforts: Coordinate and partner with regional economic development entities to support regional economic development efforts, as appropriate.

11.6 GOAL II: SMALL BUSINESS SUPPORT

Small businesses and the jobs they support are critical to the City of Dublin economy. *Goal II: Small Business* Support seeks to improve City of Dublin practices and procedures to promote small business growth.

11.6.1 IMPROVE AND MAINTAIN SMALL BUSINESS-FRIENDLY DEVELOPMENT SERVICES

A. Policy

1. The City of Dublin shall strive to offer small businesses and other City permit applicants an efficient and transparent building permit and inspection process. By providing permit applicants a well-defined roadmap and timeline for interactions with the City of Dublin, the City shall minimize the financial risk to applicants seeking to undertake new projects.

B. Implementation Measures

1. Maintain Business Concierge Program: Continue maintaining a "concierge" function to support businesses in navigating processes such as business licenses, tenant improvements, and other permitting processes.
2. Survey Small Businesses: Conduct ongoing follow-up surveys with businesses that interact with the City of Dublin to identify recurring issues affecting the clarity and efficiency of these processes.
3. Evaluate and Implement Potential Refinements to City processes and communication: Based on feedback, review current procedures and implement improvements to permitting, licensing, and other City processes affecting Dublin's businesses.

11.6.2 IMPROVE MARKETING OF CITY-OFFERED PROGRAMS AND SERVICES

A. Policy

1. The City of Dublin shall strive to improve marketing of City-offered incentives, services, and programs to existing small businesses in addition to maintaining successful engagement with new businesses.

B. Implementation Measures

1. Promote City-Offered Incentives and Services: Maintain a process and regular timeline for preparing and sending marketing to business license holders and local small businesses.

2. Review Small Business Events: Continue conducting reviews of small business promotional events and campaigns to assess their impact and relevance to local businesses.

11.6.3 ENHANCE SMALL BUSINESS ENGAGEMENT AND TECHNICAL TRAINING RESOURCES

A. Policy

1. The City of Dublin shall enhance ongoing engagement between the City and local small businesses to pursue opportunities to support businesses and to share available programs and marketing opportunities. As opportunities and funding arise, the City of Dublin shall also expand small business technical training resources.

B. Implementation Measures

1. Conduct Outreach to Small Businesses: Conduct outreach targeted to Dublin's diverse communities of local small businesses and business organizations to gather information about specific needs and concerns.
2. Continue Small Business Navigator Program or Similar Services: Continue to provide service and expand, if possible.
3. Maintain Online Resources: Continue using the City of Dublin's website to help connect local small businesses to programs and organizations that provide technical assistance.
4. Assist Small Businesses Directly: Continue providing small business assistance through activities such as direction to resources, local grant funding and low-cost loan opportunities, landlord outreach, and connections with real estate brokers and other regional partners.

11.7 GOAL III: DEVELOPMENT OF STRATEGIC EMPLOYMENT-SUPPORTING GREENFIELD SITES

Goal III: Development of Strategic Employment-Supporting Greenfield Sites seeks to ensure development of major greenfield opportunity sites with modern commercial and light industrial employment uses by supporting infrastructure needs and reducing cost barriers.

11.7.1 PRIORITIZE THE FALLON EAST ECONOMIC DEVELOPMENT ZONE

A. Policy

1. The City of Dublin shall continue prioritizing the Fallon East Economic Development Zone as a key area for attracting high priority industries such as those identified in the Economic Development Strategy adopted in 2024.

B. Implementation Measures

1. Develop Infrastructure: Continue working with property owners, developers, and the City of Livermore to coordinate, fund, and build out the Dublin Boulevard extension and other required infrastructure, as feasible.

2. Maintain and Consider Incentives for Development: Continue to prioritize attracting high-priority industries through development incentives in the Fallon East Economic Development Zone. Solicit feedback on existing development incentives to determine future adjustments.
3. Promote Fallon East Economic Development Zone: Promote greenfield development opportunities as part of Dublin's marketing and branding efforts, especially when undertaking business attraction efforts focused on R&D, biomedical, office, manufacturing, and other light industrial uses.

11.7.2 MONITOR OPPORTUNITIES AND PROMOTE DEVELOPMENT IN OTHER KEY GREENFIELD SITES

A. Policy

1. The City of Dublin shall continue to monitor and promote development in key greenfield sites across the City that can accommodate employment-generating uses.

B. Implementation Measures

1. Promote Dublin Centre Project: Work with the developers of the Dublin Centre Project to ensure the creation of a modern mixed-use community gathering and entertainment destination.
2. Engage With Alameda County Surplus Property Authority (ACSPA): Continue engagement with the ACSPA to determine a vision and work plan for activating and developing county-owned parcels near the Dublin/Pleasanton BART station.
3. Monitor Additional Greenfield Sites: Continue to monitor opportunities to support commercial development at other greenfield sites such as the vacant property bounded by Arnold Road, Martinelli Way, Hacienda Drive, and I-580.

11.8 GOAL IV: PROMOTE INFILL INVESTMENT

Goal IV: Promote Infill Investment enhances Dublin's ability to compete for innovation-oriented businesses by creating commercial environments that attract modern retail, housing, dining, recreation, and entertainment amenities.

11.8.1 ACHIEVE THE DOWNTOWN DUBLIN VISION

A. Policy

1. The City of Dublin shall continue to identify and implement investments, partnerships, and regulatory changes that accelerate the emergence of Downtown Dublin as a mixed-use innovation district and community destination.

B. Implementation Measures

1. Partner with Developers and Property Owners: Continue providing supportive services, regulatory amendments, and participating in development negotiations as part of the public-private partnership to accelerate buildout of the Dublin Commons project.
2. Explore Funding and Financing Tools: Explore adoption of funding and financing tools to accelerate construction of public infrastructure that supports buildout of the Dublin Commons project and

improves multimodal transportation connections within and between subareas of Downtown Dublin.
3. Identify Incubator Space Opportunities: Explore the potential creation of a business and innovation incubator space in the Downtown Dublin area.

11.8.2 EXPLORE OPPORTUNITIES WITH HACIENDA CROSSINGS SHOPPING CENTER

A. Policy

1. The City of Dublin shall explore opportunities to support tenant attraction, expansion of entertainment and dining, reduce barriers to diversifying uses, and to incentivize reinvestment and new development within the Hacienda Crossings shopping center.

B. Implementation Measures

1. Maintain Regular Contact with Hacienda Crossings Management: Ensure proactive regular contact with Hacienda Crossings management and ownership to identify and address barriers and opportunities for attracting tenants and reinvestment at the shopping center.
2. Collaborate In Future Plans: If the Hacienda Crossings ownership chooses to pursue a significant master planning or re-visioning process for the center, collaboratively identify ways to support and accelerate this process.

11.8.3 EXPLORE THE FUNCTIONALITY OF EXISTING INDUSTRIAL BUILDINGS

A. Policy

1. The City of Dublin shall undertake a process to determine the functionality and relevance of existing industrial buildings for manufacturing, R&D, and construction businesses. Based on the results of this process, the City may undertake actions to address challenges and implement land use policy as needed to preserve the diversity of spaces available for businesses in Dublin.

B. Implementation Measures

1. Study Functionality: Study the functionality, relevance, challenges, and opportunities of industrial spaces, especially within the Sierra / Trinity Business Park.
2. Investigate Land Use Policy Changes: Based on the findings of the preceding action, investigate the need for land use policy changes that limit or expand the types of uses permitted in specific industrial areas in Dublin, particularly in the Sierra / Trinity Business Park.
3. Implement Actions to Support Functionality of Industrial Buildings: Pursue land use policy changes as appropriate to preserve a wide diversity of space available for businesses in all industries in Dublin, as necessary.

11.9 GOAL V: SUPPORT RETAIL VITALITY

Goal V: Support Retail Vitality seeks to support Dublin's retail opportunities given market trends such as growth of e-commerce sales and the evolution of tenant space and location preferences.

11.9.1 STUDY INCENTIVES AND LAND USE REGULATION TO REDUCE BARRIERS

A. Policy

1. The City of Dublin shall study potential incentives and changes to zoning and land use regulation that will reduce barriers to flexibly reusing existing retail spaces and to converting retail uses to in-demand uses such as entertainment, dining, and personal services.

B. Implementation Measures

1. Investigate and Address Regulatory Barriers: Collect information regarding specific regulatory barriers to changes of use in retail spaces through ongoing contacts with brokers and retail, dining, and entertainment businesses. Review and modify any regulatory barriers, as needed.

11.9.2 EXPAND AND ENHANCE RETAIL PERFORMANCE MONITORING

A. Policy

1. The City of Dublin shall maintain and expand performance monitoring of existing shopping centers and commercial areas.

B. Implementation Measures

1. Monitor Sales Performance: Continue working with the City of Dublin's sales tax data provider to establish data reporting geographies in Dublin. Continue monitoring sales tax performance on a quarterly basis for all reporting geographies.
2. Market City-Offered Services to Businesses: Conduct outreach and market existing City-offered services to owners of shopping centers and businesses experiencing significant declines in sales. Utilize the services of the Business Navigator Program as a resource for these businesses.
3. Engage Brokers and Property Owners: Continue ongoing engagement with brokers and property owners to identify opportunities, challenges, tenant changes, and trends.

11.9.3 MAINTAIN OUTREACH TO LARGE SALES TAX REVENUE GENERATORS

A. Policy

1. The City of Dublin shall prioritize support for its largest sales tax revenue generators, given the importance of these businesses to the City's overall retail and fiscal health.

B. Implementation Measures

1. Perform Annual Outreach: Continue annual outreach to automobile dealership owners and the other top 10 sales tax revenue generators in the City of Dublin to offer City services and identify and resolve any relevant issues and concerns.

11.10 GOAL VI: ENHANCE HOTEL STAYS AND DEVELOPMENT

Goal VI: Enhance Hotel Stays and Development focuses on positioning the City of Dublin to benefit from ongoing efforts to attract a new multiuse venue in the Tri-Valley and continuing to promote the accessibility of Dublin's hotels to businesses and Tri-Valley destinations.

11.10.1 LEVERAGE REGIONAL VENUE AND HOTEL ATTRACTION EFFORTS

A. Policy

1. The City of Dublin shall continue collaboration with regional stakeholders like Visit Tri-Valley to attract a potential multiuse venue and new hotels that would capture visitation and commercial activity associated with the multiuse venue.

B. Implementation Measures

1. Collaborate with Visit Tri-Valley: Through ongoing collaboration with Visit Tri-Valley, determine potential opportunities for Dublin to attract a multiuse venue or determine ways the City of Dublin can support the venue's construction and attract new hotels and hotel stays based on the venue's operations.

11.10.2 MARKET DUBLIN AS A LOCATION FOR OVERNIGHT VISITORS

A. Policy

1. The City of Dublin shall support and pursue growth of overnight visits and additional hotel development to support related tax revenues, spending at local businesses, and the employee accommodation needs of major businesses.

B. Implementation Measures

1. Convene Annual Meeting of Hospitality Stakeholders: Work with Visit Tri-Valley to convene an annual meeting of hotel owners and managers in Dublin to offer services, identify and address concerns, and learn about opportunities to promote the City's hotels.
2. Promote Dublin: Continue collaboration with Visit Tri-Valley and advocate for promotion of Dublin's hotels and new hotel development.

11.11 GOAL VII: SUPPORT WORKFORCE OPPORTUNITIES

Goal VII: Support Workforce Opportunities prioritizes the support of workforce development services and commute access to jobs are readily available for the City of Dublin's residents and workers.

11.11.1 LEVERAGE REGIONAL INITIATIVES

A. Policy

1. The City of Dublin shall continue to influence and leverage regional workforce and economic development organizations and initiatives to ensure workforce development and training services are available to Dublin residents and workers.

B. Implementation Measures

1. Build Regional Partnerships and Leverage Initiatives for Training and Workforce Development: Maintain regular contact with and seek opportunities to connect and encourage collaboration between major employers and regional workforce and economic development organizations.

11.11.2 LEVERAGE REGIONAL TRANSPORTATION INITIATIVES

A. Policy

1. The City of Dublin shall support and achieve benefits from ongoing initiatives to expand and invest in transportation infrastructure.

B. Implementation Measures

1. Leverage New Commute Options: Consider and incorporate new worker commute access opportunities, such as the planned Valley Link rail project, as part of planning and business attraction efforts.

City of Dublin
General Plan

Chapter 11

ECONOMIC DEVELOPMENT ELEMENT

11.1 INTRODUCTION

The Economic Development Element guides the City of Dublin's efforts to foster business expansion and job growth, providing a framework for economic development programs and activities. While the Economic Development Element does not explicitly seek to generate fiscal benefits accruing to the City of Dublin, increased net tax revenue is a likely byproduct of the policies. The overarching objective of the Economic Development Element is to enhance the competitiveness of the City of Dublin and to promote a strong, diverse, and evolving economic base that creates broadly shared economic and employment opportunities for Dublin residents and workers.

11.2 ECONOMIC DEVELOPMENT PRINCIPLES

The City of Dublin desires to undertake economic development activities to improve its competitive position relative to other California cities. Competitiveness spans a multitude of subjective measures, including (1) attractiveness to companies, (2) attractiveness to individuals, (3) reputation/brand, and (4) innovation environment (i.e., potential for home-grown economic development). Maintaining a competitive position is critical to retaining local businesses and attracting new businesses, thereby sustaining and growing the local job base with high-value employment opportunities for current and future residents.

In addition to traditional economic development tools that focus primarily on cost-based incentives for business, the City of Dublin desires to take a more holistic view of economic competitiveness that emphasizes the importance of "quality of place" and "quality of life" factors in attracting companies and individuals. Potentially through physical improvements and other enhancements to community character, the City seeks to promote and foster a built environment that inspires and supports new economic opportunities.

Land use is central to the City of Dublin's capacity to compete for jobs and economic growth. The community's ability to develop real estate and public spaces at new and ~~reused~~redeveloped sites, locate interrelated companies near each other, encourage growth at key business nodes, and build vibrant, engaging, and contemporary places is vital to its competitiveness. Promoting real estate investment and achieving desirable land use outcomes is critical to positioning Dublin for economic growth and long-term economic sustainability. In addition, public development of new and reimagined civic spaces can enhance the City's attractiveness, reputation, and innovation environment.

The City of Dublin seeks to achieve equitable access to opportunities—further reinforcing the community's holistic competitiveness for jobs, businesses, and individuals. Workforce development and education partnerships will ensure that residents and workers can access high-quality jobs and build wealth. Technical resources and simple approval processes for small businesses expand entrepreneurial opportunities. Additionally, culturally relevant engagement and services leverage Dublin's rapidly diversifying population to assist in growing the economy.

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11.3 RELEVANT PLANS AND POLICES

Dublin has adopted a number of plans and policies to guide development. Some of these pertain to the entire City, while others have a specific area of focus. As part of the City of Dublin General Plan, this Economic Development Element provides goals, policies, and implementation measures that address the entire City, though some specific goals and policies are geographically targeted. The City's General Plan and the Eastern Dublin and Downtown Dublin Specific Plans are most relevant to the Economic Development Element.

A. City of Dublin General Plan

The City's General Plan is the policy framework for development decisions. It is the highest-level policy document for the City. State law requires that ~~the~~ general plans include land use, circulation, open space, conservation, air quality, safety, noise, and housing elements. Additional, optional, elements may be included. All elements of a General Plan are considered equal and all other plans and policies are required by state law to be consistent with the General Plan. The Economic Development Element is an optional element of the Dublin General Plan.

The City of Dublin General Plan acknowledges that on the local level, development will be required to respond to community needs for housing, employment, and leisure opportunities and to the natural constraints of the area. In particular, regarding employment-supporting uses, the General Plan states that commercial and employment-generating uses will be located near the freeway and transit lines to facilitate efficient transportation. Accordingly, the Economic Development Element offers guidance for economic development activities in these areas, with particular focus on ~~two~~three important locations: (1) the Eastern Dublin Transit Center, (2) the Fallon East Economic Development Zone, and (~~2~~3) Downtown Dublin. Dublin has ~~developed~~two Specific Plans that cover ~~both of~~ these workplace locations.

B. Eastern Dublin Specific Plan

The Eastern Dublin Specific Plan (EDSP) provides policy guidance for existing and future development generally east of the Iron Horse Trail and the Parks Reserve Forces Training Area (Parks RFTA or Camp Parks). New development in this area requires adoption of Planned Development (PD) zoning, which includes development regulations, architectural standards, and preliminary landscape plans. The EDSP provides for employment-generating land uses located on the west side of the planning area, in close proximity to the BART station and near I-580 and Dublin Boulevard where freeway access is convenient. ~~In addition to at the Transit Center~~The EDSP was also amended in 2022 to emphasize development of the Fallon Gateway area with employment-generating land uses within the Fallon East Economic Development Zone located in the eastern portion of the EDSP. In addition to the Transit Center and Fallon Gateway, the EDSP provides for office space and other employment-generating uses in additional locations within the Specific Plan area.

C. Downtown Dublin Specific Plan

The Downtown Dublin Specific Plan (DDSP) provides policy guidance, development standards, and design guidelines for Downtown Dublin. ~~The DDSP replaced the Dublin Downtown Specific Plan, Downtown Core Specific Plan, San Ramon Road Specific Plan, Village Parkway Specific Plan, and West Dublin BART Specific Plan.~~ The DDSP includes a Retail District, Transit-Oriented District, and Village Parkway District, each of which allow for office space and other employment-generating land uses, which contribute to economic development in Dublin. The City of Dublin adopted a Downtown Dublin Preferred Vision in 2019 and

subsequent edits to the DDSP to guide development of the Dublin Commons project within the Retail District of the DDSP.

11.4 ORGANIZATION OF ECONOMIC DEVELOPMENT ELEMENT

This Economic Development Element is organized according to the following structure:

Goals

Goals are general and serve as ~~a~~ guiding ~~principal~~principles for economic development activities.

Policies

Policies divide the goals into more specific economic development guidelines.

Implementation Measures

Implementation measures are specific tasks needed to achieve the goals and policies.

11.5 GOAL I: ~~ECONOMIC VIBRANCY~~ INNOVATION GROWTH

~~Economic vibrancy is central to the City's economic development objective to enhance the competitiveness of the City and to maintain a strong and diverse economic base. Goal I: Economic Vibrancy includes policies to maintain and enhance the City's economic development programs, including through more robust marketing and branding, highly targeted outreach, and increased regional coordination.~~

~~11.5.1 MAINTAIN AN ECONOMIC DEVELOPMENT FUNCTION~~

~~A.~~ *Goal 1: Innovation Growth* includes policies to support Dublin in attracting and retaining businesses in a variety of industries, including those that were categorized as high-priority industries in the City of Dublin's Economic Development Strategy adopted in 2024.

11.5.1 MAINTAIN AND ENHANCE ECONOMIC DEVELOPMENT FUNCTIONS

A. Policy

1. The City of Dublin has a well-established practice of economic development work, including a variety of programs that support business attraction and retention. Through the Economic Development Department, the City currently offers incentive programs, business training, business outreach, and business support services. The City shall maintain the function of Economic Development as a tool to promote ~~economic vibrancy~~innovation growth in the City and the region.

B. Implementation Measures

1. Maintain Business Incentive Programs: Maintain incentives that respond to current economic conditions and serve to attract and retain business activity in the City of Dublin, as appropriate.
2. Establish Industry Stakeholder Groups: Establish standing stakeholder groups for information technology, professional and financial services, and biomedical businesses.
~~2.~~3. Conduct Business Seminars, Roundtables, and other Related Programs: Offer seminars, discussion meetings, and classes to support business owners, in partnership with the Dublin Chamber of Commerce, the Alameda County Small Business Development Center, and other business support entities, as appropriate.
~~3.~~4. ~~3. Coordination~~Coordinate with Regional Entities: ~~At present, there are several regional entities working to advance economic development activities in the region. The City should~~ Continue to remain engaged as an active participant in ~~the~~ current efforts ~~(i-GATE, Tri-Valley Convention and Visitors Bureau, Innovation Tri-Valley, East Bay EDA, just to name a few). Additionally, the City should coordinate with future regional economic development efforts so long as they are not in conflict with this Element.~~to enhance economic development activities in the region.

~~4. Business Recognition Program: Recognize local businesses for significant anniversaries and notable contributions to the community.~~

~~4.~~5. ~~5.~~ Continue the Business Visitation Program: Meet individually with businesses to assist with retention and expansion, and to raise awareness of City services available to local businesses.

~~6. Ombudsman Services: Facilitate permitting and other interactions between the business community and local government.~~

~~5.~~6. ~~7.~~ Maintain the Economic Development Strategy: The City shall periodically review and update the Economic Development Strategy to ~~ensure its relevance to~~ proactively address the evolving ~~market~~needs of businesses and respond to shifting economic ~~forces, as necessary~~conditions.

~~11.5.2 MAINTAIN A COMPREHENSIVE MARKETING AND BRANDING PLAN~~

11.5.2 ~~A.~~ ESTABLISH AND MAINTAIN A BUSINESS-FRIENDLY MARKETING AND BRANDING STRATEGY

A. Policy

1. The City of Dublin produces marketing materials and undertakes other activities to promote Dublin as a place for business. The City shall formalize its marketing activities by creating and maintaining a comprehensive marketing and branding ~~plan.~~strategy unique to Dublin's economic development efforts targeted towards high-priority industries. The marketing and branding ~~plan should~~strategy shall be continually updated to refresh the ~~City's~~City of Dublin's outward identity, publicizing the evolution of the City and business community, as appropriate.

B. Implementation Measures

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1. Prepare a Marketing and Branding ~~Plan: Building on the Economic Development~~ Strategy~~,~~: Develop an economic development-tailored marketing and branding strategy that focuses on Dublin's competitive assets.

~~1.~~2. Conduct City Staff Trainings: Establish a ~~distinct identity~~shared understanding of Dublin's assets and messaging for ~~the City and specify appropriate Bay Area media outlets for promotional activities.~~economic development.

~~2.~~3. ~~2.~~ Implement the Marketing and Branding ~~Plan~~Strategy: Allocate staff time and/or funds to support marketing and branding efforts, as appropriate.

~~3.~~4. ~~3.~~ Update the Marketing and Branding ~~Plan~~Strategy: Revisit the ~~plan~~strategy periodically to ensure that marketing and branding efforts are kept current.

~~11.5.2~~11.5.3 ~~1~~

~~1.5.3~~ FOCUS BUSINESS VISITATION PROGRAM ON HIGH-~~GROWTH COMPANIES~~ PRIORITY INDUSTRIES

A. Policy

1. Retaining businesses in high-~~growth companies is a~~ priority industries is a primary goal for the City of Dublin, given the potential these companies hold for job creation within the City. ~~Targeting~~To target businesses in high-~~growth companies~~priority industries, the City ~~should~~of Dublin shall maintain a Business Visitation Program that seeks to identify and solve local economic development constraints.

B. Implementation Measures

1. Confirm High-~~Growth Companies~~Priority Industries: Building on the Economic Development Strategy adopted in 2024, establish and maintain a list of ~~priority businesses~~industries to prioritize for the Business Visitation Program.
2. Implement Targeted Visitation Program: Conduct business ~~visitations~~visits and respond to cited concerns and issues, as appropriate.

~~11.5.3~~11.5.4 ~~1~~

~~1.5.4~~ PARTICIPATE IN REGIONAL ECONOMIC DEVELOPMENT EFFORTS

A. Policy

1. The City of Dublin shall coordinate with local and regional entities to foster regional strengths, leveraging the efforts of organizations that seek to improve the Tri-Valley ~~economically~~economy. Regional partners may be traditional economic development entities or other ~~organization~~organizations that promote quality of place and quality of life through efforts to enhance the cultural and social fabric of the region.

B. Implementation Measures

1. Identify Priority Entities/Programs: Building on the Economic Development Strategy, establish and ~~maintain~~expand communications with regional entities that have the potential to enhance the Tri-Valley economy.
2. Participate in Regional Economic Development Efforts: Coordinate and partner with regional economic development entities to support regional economic development efforts, as appropriate.

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11.6 GOAL II: ~~IMPROVE CONDITIONS FOR~~ SMALL ~~BUSINESSES~~ BUSINESS SUPPORT

Small businesses and the jobs they support are critical to the City of Dublin economy. *Goal II:* ~~Improve Conditions for~~ *Small* ~~Businesses~~*Business* Support seeks to improve City of Dublin practices and procedures to promote small business growth.

11.6.1 IMPROVE AND MAINTAIN SMALL BUSINESS-FRIENDLY DEVELOPMENT SERVICES

A. Policy

1. The City of Dublin shall strive to offer small businesses and other City permit applicants ~~a clear~~an efficient and ~~certain~~transparent building permit and inspection process. By providing permit applicants a well-defined roadmap and timeline for interactions with the City of Dublin, the City ~~will~~shall minimize the financial risk to applicants seeking to undertake new projects. ~~Through an enhanced development services program, the City endeavors to minimize unnecessary costs of business in the City of Dublin.~~

B. Implementation Measures

1. Maintain Business Concierge Program: Continue maintaining a "concierge" function to support businesses in navigating processes such as business licenses, tenant improvements, and other permitting processes.
2. Survey Small Businesses: Conduct ongoing follow-up surveys with businesses that interact with the City of Dublin to identify recurring issues affecting the clarity and efficiency of these processes.

Evaluate and Implement ~~Electronic Permit Tracking System: Convert to an online building permit process.~~

~~1.~~3. ~~2. Evaluate Possible Building Permit/Inspection Process~~ Potential Refinements~~:~~ to City processes and communication: Based on feedback, review current procedures and ~~consider options to improve the City permit and inspection process~~implement improvements to permitting, licensing, and other City processes affecting Dublin's businesses.

11.6.2 IMPROVE MARKETING OF CITY-OFFERED PROGRAMS AND SERVICES

A. Policy

1. The City of Dublin shall strive to improve marketing of City-offered incentives, services, and programs to existing small businesses in addition to maintaining successful engagement with new businesses.

B. Implementation Measures

1. Promote City-Offered Incentives and Services: Maintain a process and regular timeline for preparing and sending marketing to business license holders and local small businesses.

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2. Review Small Business Events: Continue conducting reviews of small business promotional events and campaigns to assess their impact and relevance to local businesses.

11.6.3 ENHANCE SMALL BUSINESS ENGAGEMENT AND TECHNICAL TRAINING RESOURCES

A. Policy

1. The City of Dublin shall enhance ongoing engagement between the City and local small businesses to pursue opportunities to support businesses and to share available programs and marketing opportunities. As opportunities and funding arise, the City of Dublin shall also expand small business technical training resources.

B. Implementation Measures

1. Conduct Outreach to Small Businesses: Conduct outreach targeted to Dublin's diverse communities of local small businesses and business organizations to gather information about specific needs and concerns.
2. Continue Small Business Navigator Program or Similar Services: Continue to provide service and expand, if possible.
3. Maintain Online Resources: Continue using the City of Dublin's website to help connect local small businesses to programs and organizations that provide technical assistance.
4. Assist Small Businesses Directly: Continue providing small business assistance through activities such as direction to resources, local grant funding and low-cost loan opportunities, landlord outreach, and connections with real estate brokers and other regional partners.

11.7 GOAL III: DEVELOPMENT OF STRATEGIC EMPLOYMENT-SUPPORTING GREENFIELD SITES

~~Economic development and job growth will require additional workspaces in the future.~~ *Goal III: Development of Strategic Employment-Supporting Greenfield Sites* seeks to ~~maximize the potential for~~ ensure development of ~~workplace~~major greenfield opportunity sites with modern commercial and light industrial employment uses ~~in~~ by supporting infrastructure needs and reducing cost barriers.

11.7.1 PRIORITIZE THE FALLON EAST ECONOMIC DEVELOPMENT ZONE

A. Policy

1. The City of Dublin shall continue prioritizing the Fallon East Economic Development Zone as a key area for attracting high priority industries such as those identified in the Economic Development Strategy adopted in 2024.

~~**11.7.1 PARTNER WITH THE ALAMEDA COUNTY SURPLUS PROPERTY AUTHORITY**~~

B. ~~A.~~ Implementation Measures

1. Develop Infrastructure: Continue working with property owners, developers, and the City of Livermore to coordinate, fund, and build out the Dublin Boulevard extension and other required infrastructure, as feasible.
2. Maintain and Consider Incentives for Development: Continue to prioritize attracting high-priority industries through development incentives in the Fallon East Economic Development Zone. Solicit feedback on existing development incentives to determine future adjustments.
3. Promote Fallon East Economic Development Zone: Promote greenfield development opportunities as part of Dublin's marketing and branding efforts, especially when undertaking business attraction efforts focused on R&D, biomedical, office, manufacturing, and other light industrial uses.

11.7.2 MONITOR OPPORTUNITIES AND PROMOTE DEVELOPMENT IN OTHER KEY GREENFIELD SITES

A. **Policy**

1. The City of Dublin shall continue to monitor and promote development in key greenfield sites across the City that can accommodate employment-generating uses.

B. Implementation Measures

1. Promote Dublin Centre Project: Work with the developers of the Dublin Centre Project to ensure the creation of a modern mixed-use community gathering and entertainment destination.
2. Engage With Alameda County Surplus Property Authority (ACSPA~~) controls~~): Continue engagement with the ACSPA to determine a vision and work plan for activating and developing county-owned parcels near the Dublin/Pleasanton BART station.
3. Monitor Additional Greenfield Sites: Continue to monitor opportunities to support commercial development at other greenfield sites such as the vacant property bounded by Arnold Road, Martinelli Way, Hacienda Drive, and I-580.

11.8 GOAL IV: PROMOTE INFILL INVESTMENT

Goal IV: Promote Infill Investment enhances Dublin's ability to compete for innovation-oriented businesses by creating commercial environments that attract modern retail, housing, dining, recreation, and entertainment amenities.

11.8.1 ACHIEVE THE DOWNTOWN DUBLIN VISION

A. Policy

1. The City of Dublin shall continue to identify and implement investments, partnerships, and regulatory changes that accelerate the emergence of Downtown Dublin as a mixed-use innovation district and community destination.

B. Implementation Measures

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1. Partner with Developers and Property Owners: Continue providing supportive services, regulatory amendments, and participating in development negotiations as part of the public-private partnership to accelerate buildout of the Dublin Commons project.
2. Explore Funding and Financing Tools: Explore adoption of funding and financing tools to accelerate construction of public infrastructure that supports buildout of the Dublin Commons project and improves multimodal transportation connections within and between subareas of Downtown Dublin.
3. Identify Incubator Space Opportunities: Explore the potential creation of a business and innovation incubator space in the Downtown Dublin area.

11.8.2 EXPLORE OPPORTUNITIES WITH HACIENDA CROSSINGS SHOPPING CENTER

A. Policy

1. The City of Dublin shall explore opportunities to support tenant attraction, expansion of entertainment and dining, reduce barriers to diversifying uses, and to incentivize reinvestment and new development within the Hacienda Crossings shopping center.

B. Implementation Measures

1. Maintain Regular Contact with Hacienda Crossings Management: Ensure proactive regular contact with Hacienda Crossings management and ownership to identify and address barriers and opportunities for attracting tenants and reinvestment at the shopping center.
2. Collaborate In Future Plans: If the Hacienda Crossings ownership chooses to pursue a significant master planning or re-visioning process for the center, collaboratively identify ways to support and accelerate this process.

11.8.3 EXPLORE THE FUNCTIONALITY OF EXISTING INDUSTRIAL BUILDINGS

A. Policy

1. The City of Dublin shall undertake a process to determine the functionality and relevance of existing industrial buildings for manufacturing, R&D, and construction businesses. Based on the results of this process, the City may undertake actions to address challenges and implement land ~~with~~ use policy as needed to preserve the diversity of spaces available for businesses in Dublin.

B. Implementation Measures

1. Study Functionality: Study the functionality, relevance, challenges, and opportunities of industrial spaces, especially within the Sierra / Trinity Business Park.
2. Investigate Land Use Policy Changes: Based on the findings of the preceding action, investigate the need for land use ~~and zoning in place for over two million square feet of office development at the Eastern Dublin Transit Center, development~~policy changes that limit or expand the types of uses permitted in specific industrial areas in Dublin, particularly in the Sierra / Trinity Business Park.
3. Implement Actions to Support Functionality of Industrial Buildings: Pursue land use policy changes as appropriate to preserve a wide diversity of space available for businesses in all industries in Dublin, as necessary.

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11.9 GOAL V: SUPPORT RETAIL VITALITY

Goal V: Support Retail Vitality seeks to support Dublin's retail opportunities given market trends such as growth of e-commerce sales and the evolution of tenant space and location preferences.

11.9.1 STUDY INCENTIVES AND LAND USE REGULATION TO REDUCE BARRIERS

A. Policy

1. The City of Dublin shall study potential ~~that could support significant future job growth in the City. The City shall seek to strengthen its~~ incentives and changes to zoning and land use regulation that will reduce barriers to flexibly reusing existing retail spaces and to converting retail uses to in-demand uses such as entertainment, dining, and personal services.

B. Implementation Measures

1. Investigate and Address Regulatory Barriers: Collect information regarding specific regulatory barriers to changes of use in retail spaces through ongoing ~~working relationship and partner with ACSPA to position County-owned Eastern Dublin sites as a jobs center for the region~~contacts with brokers and retail, dining, and entertainment businesses. Review and modify any regulatory barriers, as needed.

~~**B. Implementation Measures**~~

~~1. Evaluate Existing Land Uses/Zoning: In coordination with ACSPA, review current campus office sites for consistency with market demand and potential for job creation.~~

~~2. Evaluate the Potential to Offer "Shovel Ready" Parcels: In coordination with ACSPA, explore and implement, as appropriate, entitlement work (e.g., planning, architecture, and engineering) that could shorten the development project delivery timeline for end users.~~

~~3. Explore Potential for Increased Site Marketing: In coordination with ACSPA, explore and implement enhanced marketing of development opportunities, as appropriate.~~

~~### 11.7.2 SUPPORT DOWNTOWN BUSINESS ATTRACTION AND DEVELOPMENT EFFORTS~~

11.9.2 ~~A.~~ EXPAND AND ENHANCE RETAIL PERFORMANCE MONITORING

A. Policy

~~1. With the adoption of the Downtown Dublin Specific Plan (DDSP), the City created a vision for a vibrant mixed-use center, with opportunities for development of employment supporting uses such as office and retail space. The DDSP strives to create a walkable urban environment that when fully realized could have a dramatic positive effect on quality of place and the City's regional competitiveness. To achieve this vision and foster economic development, the City shall pursue landowner/business coordination and partnerships to promote the continued evolution of the downtown area.~~

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1. B. The City of Dublin shall maintain and expand performance monitoring of existing shopping centers and commercial areas.

B. Implementation Measures

1. Conduct Outreach Efforts: Build support for programs and actions that progress the downtown vision.
2. Participate in Coordinated Activities: In partnership with landowners and businesses, contribute to efforts that promote investment opportunities in the downtown area, as appropriate.

11.8 GOAL IV: ACHIEVE THE DOWNTOWN VISION

Quality of place and quality of life factors are increasingly critical to economic development. The Downtown Dublin vision offers an opportunity to improve quality of place and quality of life factors in Dublin. Goal IV: Achieve the Downtown Vision includes policies that encourage the City to be more active in downtown development, and in other strategic projects within the City.

11.8.1 EXPLORE POTENTIAL FUNDING SOURCES AND FINANCING TOOLS TO ADVANCE REAL ESTATE AND ECONOMIC DEVELOPMENT

1. A. Monitor Sales Performance: Continue working with the City of Dublin's sales tax data provider to establish data reporting geographies in Dublin. Continue monitoring sales tax performance on a quarterly basis for all reporting geographies.
2. Market City-Offered Services to Businesses: Conduct outreach and market existing City-offered services to owners of shopping centers and businesses experiencing significant declines in sales. Utilize the services of the Business Navigator Program as a resource for these businesses.
3. Engage Brokers and Property Owners: Continue ongoing engagement with brokers and property owners to identify opportunities, challenges, tenant changes, and trends.

11.9.3 MAINTAIN OUTREACH TO LARGE SALES TAX REVENUE GENERATORS

A. Policy

1. A primary challenge associated with positioning opportunity areas for new development is obtaining reliable financial resources for place-making investments, potentially including creation of public spaces (e.g., parks, plazas, and public art), streetscape and gateway improvements, infrastructure, public parking, or other strategic investments (e.g., subsidies for catalytic projects). The City should seek sources of funds and consider available financing mechanisms for strategic projects.

1. B. The City of Dublin shall prioritize support for its largest sales tax revenue generators, given the importance of these businesses to the City's overall retail and fiscal health.

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B. **Implementation Measures**

1. Perform Annual Outreach: Continue annual outreach to automobile dealership owners and the other top 10 sales tax revenue generators in the City of Dublin to offer City services and identify and resolve any relevant issues and concerns.

11.10 GOAL VI: ENHANCE HOTEL STAYS AND DEVELOPMENT

Goal VI: Enhance Hotel Stays and Development focuses on positioning the City of Dublin to benefit from ongoing efforts to attract a new multiuse venue in the Tri-Valley and continuing to promote the accessibility of Dublin's hotels to businesses and Tri-Valley destinations.

11.10.1 LEVERAGE REGIONAL VENUE AND HOTEL ATTRACTION EFFORTS

A. Policy

1. The City of Dublin shall continue collaboration with regional stakeholders like Visit Tri-Valley to attract a potential multiuse venue and new hotels that would capture visitation and commercial activity associated with the multiuse venue.

B. Implementation Measures

~~1. Identify Funding Sources and Financing Tools: Building on the Economic Development Strategy; maintain a "toolkit" of potential funding sources and financing mechanisms.~~

~~2. Identify Strategic Investments: Seek opportunities to make public investments that are likely to have positive economic development effects and advance private sector projects, as appropriate.~~

~~11.8.2 EXPLORE THE CREATION OF AN ECONOMIC DEVELOPMENT CORPORATION~~

~~**A. Policy**~~

~~1. An Economic Development Corporation (EDC) could be established to expand the City's ability to invest in real estate ventures, potentially expediting downtown development activities through catalytic projects. The City should explore the potential for establishment of a local EDC in Dublin.~~

1. ~~**B.**~~ Collaborate with Visit Tri-Valley: Through ongoing collaboration with Visit Tri-Valley, determine potential opportunities for Dublin to attract a multiuse venue or determine ways the City of Dublin can support the venue's construction and attract new hotels and hotel stays based on the venue's operations.

11.10.2 MARKET DUBLIN AS A LOCATION FOR OVERNIGHT VISITORS

A. Policy

1. The City of Dublin shall support and pursue growth of overnight visits and additional hotel development to support related tax revenues, spending at local businesses, and the employee accommodation needs of major businesses.

DRAFT

B. Implementation Measures

~~1. Explore the EDC Concept: Identify and analyze the range of EDC business/financial and legal models that could be appropriate for the City of Dublin and advance the concept, as appropriate.~~

1. Convene Annual Meeting of Hospitality Stakeholders: Work with Visit Tri-Valley to convene an annual meeting of hotel owners and managers in Dublin to offer services, identify and address concerns, and learn about opportunities to promote the City's hotels.
2. Promote Dublin: Continue collaboration with Visit Tri-Valley and advocate for promotion of Dublin's hotels and new hotel development.

DRAFT

11.11 GOAL VII: SUPPORT WORKFORCE OPPORTUNITIES

Goal VII: Support Workforce Opportunities prioritizes the support of workforce development services and commute access to jobs are readily available for the City of Dublin's residents and workers.

11.11.1 LEVERAGE REGIONAL INITIATIVES

A. Policy

1. The City of Dublin shall continue to influence and leverage regional workforce and economic development organizations and initiatives to ensure workforce development and training services are available to Dublin residents and workers.

B. Implementation Measures

1. Build Regional Partnerships and Leverage Initiatives for Training and Workforce Development: Maintain regular contact with and seek opportunities to connect and encourage collaboration between major employers and regional workforce and economic development organizations.

11.11.2 LEVERAGE REGIONAL TRANSPORTATION INITIATIVES

A. Policy

1. The City of Dublin shall support and achieve benefits from ongoing initiatives to expand and invest in transportation infrastructure.

B. Implementation Measures

1. Leverage New Commute Options: Consider and incorporate new worker commute access opportunities, such as the planned Valley Link rail project, as part of planning and business attraction efforts.

DRAFT

RESOLUTION NO. 24 – 08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUBLIN

RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT TO UPDATE THE ECONOMIC DEVELOPMENT ELEMENT PLPA-004079-2024

WHEREAS, the City Council adopted Resolution No. 54-13 approving a General Plan Amendment for the Revised General Plan and New Economic Development Element PLPA -2011-00050 on April 16, 2013; and

WHEREAS, the Economic Development Element is informed and guided by the Economic Development Strategy; and

WHEREAS, the Economic Development Strategy, originally adopted in 2012, underwent an update and the City Council adopted Resolution No. 111-24 approving the Economic Development Strategy on October 1, 2024; and

WHEREAS, the update of the Economic Development Strategy warrants an update to the Economic Development Element (the "Project"); and

WHEREAS, the California Environmental Quality Act ("CEQA"), together with the State Guidelines and City of Dublin CEQA Guidelines and Procedures require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission recommends that the City Council find that the proposed update to the Economic Development Element is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as the update would not result in any physical changes and it can be seen with certainty that there is no possibility that the update would have a significant effect on the environment and is not subject to CEQA review; and

WHEREAS, a Staff Report dated December 10, 2024, was submitted to the Planning Commission recommending approval of the proposed update to the Economic Development Element; and

WHEREAS, the Planning Commission held a properly noticed public hearing on the Project on December 10, 2024, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission did review and consider the Staff Report, recommendations, and testimony for this item and used its independent judgment prior to making a recommendation.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this Resolution.

BE IT FURTHER RESOLVED that the City of Dublin Planning Commission does hereby recommend City Council approval of a General Plan Amendment to update the Economic Development Element attached hereto as **Exhibit A** and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 10th day of December 2024, by the following vote:

AYES: Aini, Grier, Rashid, and Tyler

NOES:

ABSENT: Wright and Ochoa

ABSTAIN:

Signed by:
D5C7A1DA847B4F9...
Planning Commission Chair

ATTEST:

Signed by:
Kristie Wheeler
9EDB9DB87254493...
Assistant Community Development Director

Update to the Economic Development Element

January 14, 2025

DUBLIN
CALIFORNIA

Background

- October 1, 2024 – Approval of the updated Economic Development Strategy.
  - Seven goals with specific strategies, policies, action items, and implementation measures.
  - Staff developed an in-progress work plan and will provide progress updates.

- December 10, 2024 – Planning Commission Approval of updated Economic Development Element with comments.

Economic Development Element

- Foundation is the Economic Development Strategy (Strategy).
- High-level summary of the Strategy and guidance for the General Plan.
- Consistent with and reflective of the Strategy.
- Mirrors and maintains the same goals, strategies, policies, and implementation measures as the Strategy.

Seven Adopted Goals

- Goal 1 – Innovation Growth.
- Goal 2 – Promote Infill Investment.
- Goal 3 – Greenfield Development.
- Goal 4 – Retail Vitality.
- Goal 5 – Hospitality Expansion.
- Goal 6 – Small Business Support.
- Goal 7 – Workforce Opportunities.

Economic Development Element

- Welcome Derek Braun with Strategic Economics.
- Questions?

Recommendation

Conduct the public hearing, deliberate, and adopt the Resolution Approving a General Plan Amendment to Update the Economic Development Element.

Agenda Item 7.1

STAFF REPORT

CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: Update on the Dublin Boulevard Extension Project and Agreement with Gray-Bowen-Scott for Project Management Services
Prepared by: Pratyush Bhatia, Transportation and Operations Manager and Hazel Wetherford, Deputy City Manager

EXECUTIVE SUMMARY:

The City Council will receive an update on the Dublin Boulevard Extension Project, which will extend Dublin Boulevard approximately 1.5 miles eastward through unincorporated Alameda County and connect to North Canyons Parkway in Livermore, from its current terminus at Fallon Road. The City Council will also consider approving an agreement with Gray-Bowen-Scott for Project Management Services.

STAFF RECOMMENDATION:

Receive the report, adopt the **Resolution** Approving an Agreement with Gray-Bowen-Scott for Project Management Services, and approve the budget change.

FINANCIAL IMPACT:

The proposed agreement is for a not-to-exceed amount of $250,000 for project management services through June 30, 2028. The agreement will be funded by the Dublin Boulevard Extension Advance Reserve in the General Fund.

DESCRIPTION:

The last update to the City Council on the Dublin Boulevard Extension Project was provided at the March 21, 2023 meeting. Since then, mitigation and design work continued, as did collaboration with the Alameda County Bicycle and Pedestrian Advisory Committee (BPAC), which generated changes to the design and necessitated a contract amendment through Alameda County Transportation Commission (CTC). In addition, Dublin's Measure II was passed by voters in November, which has some potential bearing on the funding of a portion of the road, as further

discussed below. The purpose of this Staff Report is to update the City Council on the current project schedule and next steps.

Background

The Dublin Boulevard Extension Project, which extends Dublin Boulevard from its current terminus at the intersection with Fallon Road to the intersection of North Canyons Parkway and Doolan Road in Livermore, has been planned since 1984. Dublin's General Plan, the General Plans of Alameda County and Livermore, the Eastern Dublin Specific Plan, the Fallon Village Supplemental Environmental Impact Report, and Plan Bay Area 2040 all include the extension of Dublin Boulevard.

The City of Dublin is the project sponsor and is responsible for the project funding plan, schedule, and construction. Alameda CTC is the implementing agency for the final design phase of the project, and BKF Engineers is the design consultant retained by Alameda CTC to prepare the project plans. The City of Dublin, Alameda CTC, and the City of Livermore have been working in partnership on the project. On May 19, 2020, the City Council approved a Cooperative Agreement with Alameda CTC and the City of Livermore for the design phase (Resolution No. 38-20).

Project Status and Schedule Update

The updated schedule is provided in the below table, followed by discussions on various aspects of the project. Construction will begin once all funding is secured, right-of-way is acquired, and all resource agency permits are issued. Construction is anticipated to take 18 months to complete.

Table 1: Project Schedule Update (Estimated)

Project Milestone/Phase	Start Date	Anticipated Completion
95% Design	In-process	Summer 2025
Final Design	Summer 2025	Fall 2026
Environmental Mitigation (RES)	In Process	Summer 2026
Environmental Permitting	Summer 2025	TBD
Right of Way	Summer 2025	Spring 2027
Construction	TBD—Funding Dependent	TBD

Contract Amendment

As part of the design review of the Project plans, Alameda CTC, Dublin, and BKF presented the project to the Alameda County BPAC in spring 2023. Through this process it was determined that revisions to the design were needed to address BPAC's comments and ensure the project's consistency with the 2022 Alameda County Bike Network guidelines. Additionally, Staff worked with the property owners in the Fallon East Economic Development Zone (EDZ) and recommended design revisions to accommodate access points and turn lanes on Dublin Boulevard to better coordinate with the development plans for those properties. The revisions to the design were extensive and required close collaboration with the Alameda County BPAC and Alameda CTC, and ultimately necessitated a contract amendment with BKF to address the modifications and revise the Plans, Specifications, and Estimates (PS&E) package for the project.

On September 26, 2024, Alameda CTC approved the amendment to BKF's contract for an

additional $1.3 million (for a total not-to-exceed amount of $7.3 million), and a 15-month time extension to December 31, 2026.

Environmental Mitigation

Prior to the project moving into the construction phase, permits are needed from environmental resource agencies due to the project's direct and indirect impacts on the environment. To receive permits, the project must mitigate these impacts. On February 7, 2023, the City Council approved an agreement with RES Environmental Operating Company, LLC for environmental mitigation services for the project (Resolution No. 09-23). The environmental mitigation task is in process but awaiting completion of the 95% design plans before submitting the mitigation package to the resource agencies.

Project Costs

The preliminary engineering level cost estimate for the entire project is currently $153.6 million, which includes right-of-way, environmental mitigation, and construction costs. Currently, this amount is anticipated to be divided among the cities of Dublin and Livermore based on the roadway length in each jurisdiction and the portion of the roadway in unincorporated Alameda County. It is expected that Dublin's share will be approximately $126.1 million, and Livermore's share will be approximately $27.5 million (this assumes that the last half mile of roadway remains County land). An updated cost estimate will be completed as part of the 95% PS&E.

Project Funding and EDTIF Advance

The City currently has identified approximately $76 million for the project, which comprises $63 million from the Eastern Dublin Traffic Impact Fee (EDTIF) program and the remainder in Tri-Valley Transportation Development Fee funds. At the March 21, 2023 meeting, the City Council approved a plan to advance the EDTIF funds using internal funding sources. Under this plan, Staff established an Assigned Reserve in the General Fund, which serves as a cash flow advance from the General Fund to the EDTIF program. The General Fund will be reimbursed by the fee program as development occurs and fees are collected. The Assigned Reserve for the Dublin Boulevard Extension Advance has a current balance of $59.5 million with the remaining $3.5 million to be designated at the year end.

Staff will continue to evaluate federal, state, and local grant opportunities, and work with ACTC to identify funding sources for Dublin's share of unfunded project costs.

Fallon East EDZ Property Owners

There are five property owners in the Fallon East EDZ with parcels adjacent to or south of the planned Dublin Boulevard extension. Staff continues to hold quarterly meetings with this group to provide updates on various topics, including changes to the project schedule, mitigation efforts for the roadway, the Valley Link project, and the status on development agreements. These meetings also serve as a forum to address any other topics raised for discussion. Staff most recently met with the group on December 12, 2024 to provide an update on the contract amendment with BKF and on Valley Link's Notice of Availability of the Environmental Assessment that was released to the public for comment.

Ballot Measure II Update

The City Council placed the Dublin Traffic Relief, Clean Air/Open Space Preservation Measure (Measure II) on the November 5, 2024 ballot. Measure II was approved by the voters and the election was certified by the City Council on December 17, 2024. The Measure amended the General Plan in a manner that would allow future approval by the City Council for limited commercial development of 80 acres of property east of the city limits along the Dublin Boulevard extension.

A number of things would need to occur for the City to allow development of this area which is currently outside the City limits. This includes the City Council directing Staff to work with the Local Agency Formation Commission (LAFCO) to annex this land into the City of Dublin and prepare corresponding amendments to the General Plan and related zoning for this area. Staff would also communicate openly and work closely with the City of Livermore during that process, as it has during the project design phase.

It should be noted that should the land currently in unincorporated Alameda County be annexed into Dublin, the cost to construct the road extension would be entirely borne by Dublin. Limited commercial development along the last half mile of the extension contemplated with Measure II could provide an opportunity to offset certain costs associated with that portion of the road, including acquisition of right-of-way and mitigation lands. It could also generate a sustainable revenue source for ongoing road maintenance, create opportunities for new uses and services in the community, and bring new jobs to Dublin.

The City Council will discuss at a future meeting the implications of annexation. In the meantime, design of the roadway remains Staff's primary focus. The City Council will receive another update when the 95% plans and updated cost estimate have been completed.

City Council Approval Needed Tonight

The Dublin Boulevard Extension Project is a transformative and highly complex infrastructure undertaking that has been in the planning stages for decades and involves multiple jurisdictions, agencies, and funding sources. Staff has worked diligently to advance the project, as evidenced by the coordination with ACTC, the City of Livermore, and various stakeholders. However, the sheer scale and complexity of the project necessitates project management services to ensure its timely and successful delivery. A dedicated consultant with expertise in managing multi-jurisdictional infrastructure projects will complement staff efforts by focusing exclusively on coordination, schedule adherence, and issue resolution.

Staff is seeking City Council approval to engage Gray-Bowens-Scott (GBS) for this work. This firm currently has staff members with extensive experience, technical expertise, and a proven track record in delivering projects of this scale. Additionally, bringing on a consultant to help assist the City with project management will enable Staff to focus on critical decision-making and broader strategic objectives.

The proposed agreement is for a not to exceed amount of $250,000 through June 30, 2028 for services based on time and materials. The scope of work includes project management and environmental mitigation coordination for the Project. Additional tasks that are on an as-needed basis include transportation planning/coordination, preparation of grant applications,

development of a full funding plan, and assisting the City with potential annexation in the future, including LAFCO coordination and district formation, should that be the direction the City pursues.

A Resolution approving the agreement with Gray-Bowen-Scott is included as Attachment 1.

STRATEGIC PLAN INITIATIVE:

Strategy 1: Economic Development, Small Business Support, and Downtown Dublin
Objective C: Continue supporting the Fallon-East Economic Development Zone and associated agreements that effectuate the construction of the Dublin Boulevard extension.

Strategy 4. Inclusive and Effective Government
Objective A: Set reserves aside for major infrastructure investments which are key to the City's economic future.

Strategy 5: Long-Term Infrastructure and Sustainability Investments
Objective B: Focus on major street improvements to assist in improving safety and traffic movement, including Village Parkway, Tassajara Road, and the Dublin Boulevard extension.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted, and a copy of this Staff Report was shared with the Fallon East property owners.

ATTACHMENTS:

1) Resolution Approving an Agreement Between the City of Dublin and Gray-Bowen-Scott for Project Management Services
2) Exhibit A to the Resolution – Consulting Services Agreement Between the City of Dublin and Gray-Bowen-Scott for Project Management Services
3) Budget Change

RESOLUTION NO. XX – 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUBLIN

APPROVING AN AGREEMENT BETWEEN THE CITY OF DUBLIN AND GRAY-BOWEN-SCOTT FOR PROJECT MANAGEMENT SERVICES

WHEREAS, the Dublin Boulevard Extension Project (Project), which extends Dublin Boulevard from its current terminus at the intersection with Fallon Road, to the intersection of North Canyons Parkway and Doolan Road in Livermore, has been planned since 1984; and

WHEREAS, the new 1.5-mile extension will provide connections between Dublin and Livermore and enhance regional vehicular connectivity by extending the existing reliever route of Dublin Boulevard along the north side of I-580; and

WHEREAS, the Project is a transformative and highly complex infrastructure undertaking that has been in the planning stages for decades and involves multiple jurisdictions, agencies, and funding sources; and

WHEREAS, the City desires to enter into an Agreement with Gray-Bowen-Scott for a not-to-exceed amount of $250,000 for project management services beginning January 14, 2025 through June 30, 2028; and

WHEREAS, the City's Municipal Code Section 2.36.100 (4) provides an exception to competitive bidding, "When a contract or purchase involves goods of a technical nature, where it would be difficult for a vendor to bid on a standard set of specifications, and the Purchasing Agent undertakes a thorough review of known products and a comparison of features which would most closely meet the city's needs at the lowest cost;" and

WHEREAS, the City has deemed Gray-Bowen-Scott a sole-source vendor as the project management services needed for the Dublin Boulevard Extension Project are highly complex and technical in nature and requires expertise in managing multi-jurisdictional infrastructure projects.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dublin does hereby approve the consulting services agreement with Gray-Bowen-Scott, attached hereto as **Exhibit A**.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute the Agreement and make any necessary, non-substantive changes to carry out the intent of this Resolution.

{Signatures on the follow page}

PASSED, APPROVED AND ADOPTED this 14th day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

**CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF DUBLIN AND
GRAY-BOWEN-SCOTT
FOR
PROJECT MANAGEMENT SERVICES**

THIS AGREEMENT for consulting services is made by and between the City of Dublin ("City") and Gray-Bowen-Scott ("Consultant") (together sometimes referred to as the "Parties") as of January 14, 2025 (the "Effective Date").

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

1.1 Term of Services. The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2028, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as referenced in Section 8. Notwithstanding the foregoing this Agreement may be extended on a month to month basis for up to 6 months upon the written consent of the Consultant and the City Manager, provided that: a) sufficient funds have been appropriated for such purchase, b) the price charged by the Consultant for the provision of the serves described in Exhibit A does not increase. None of the foregoing shall affect the City's right to terminate the Agreement as provided for in Section 8.

1.2 Standard of Performance. Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.

1.3 Assignment of Personnel. Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

1.4 Time. Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Subsection 1.2 above and to satisfy Consultant's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Consultant a sum not to exceed $250,000, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict regarding the amount of compensation between this Agreement and Consultant's proposal, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner

set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the Parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 **Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. No individual performing work under this Agreement shall bill more than 2,000 hours in a fiscal year unless approved, in writing, by the City Manager or his/her designee. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- A copy of the applicable time entries or time sheets shall be submitted showing the following:
    - Daily logs of total hours worked by each individual performing work under this Agreement;
    - Hours must be logged in increments of tenths of an hour or quarter hour;
    - If this Agreement covers multiple projects, all hours must also be logged by project assignment; and
    - A brief description of the work, and each reimbursable expense.
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;
- The Consultant's signature;
- Consultant shall give separate notice to the City when the total number of hours worked by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours within a 12-month period under this Agreement and any other agreement between Consultant and City. Such notice shall include an estimate of the time necessary to complete work described in Exhibit A and

the estimate of time necessary to complete work under any other agreement between Consultant and City, if applicable.

2.2 **Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Consultant.

2.3 **Final Payment.** City shall pay the total sum due pursuant to this Agreement within 60 days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 **Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above, either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.5 **Hourly Fees.** Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the compensation schedule attached hereto as Exhibit A.

2.6 **Reimbursable Expenses.** Reimbursable expenses are specified in Exhibit A. Expenses not listed in Exhibit A are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

2.7 **Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.8 **Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets to verify costs incurred to that date.

2.9 **Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services

required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before fully executing this Agreement, Consultant, at its own cost and expense, unless otherwise specified below, shall procure the types and amounts of insurance listed below against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consistent with the following provisions, Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects, and that such insurance is in effect prior to beginning work. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence to City that such insurance is in effect. VERIFICATION OF THE REQUIRED INSURANCE SHALL BE SUBMITTED AND MADE PART OF THIS AGREEMENT PRIOR TO EXECUTION. Consultant shall maintain all required insurance listed herein for the duration of this Agreement.

4.1 Workers' Compensation.

4.1.1 General Requirements. Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than $1,000,000 per accident. In the alternative, Consultant may rely on a self-insurance program to meet these requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the California Labor Code shall be solely in the discretion of the Contract Administrator.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Consultant, its employees, agents, and subcontractors.

4.1.2 Submittal Requirements. To comply with Subsection 4.1, Consultant shall submit the following:

a. Certificate of Liability Insurance in the amounts specified in the section; and

b. Waiver of Subrogation Endorsement as required by the section.

4.2 Commercial General and Automobile Liability Insurance.

4.2.1 General Requirements. Consultant, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than $1,000,000 and automobile liability insurance for the term of this Agreement in an amount not less than $1,000,000 per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including without limitation, blanket contractual liability and the use of owned and non-owned automobiles.

4.2.2 Minimum Scope of Coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001, Code 1 (any auto). No endorsement shall be attached limiting the coverage.

4.2.3 Additional Requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The Insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

b. City, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of work or operations performed by or on behalf of the Consultant; or automobiles owned, leased, hired, or borrowed by the Consultant.

c. Consultant hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation.

d. For any claims related to this Agreement or the work hereunder, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

4.2.4 Submittal Requirements. To comply with Subsection 4.2, Consultant shall submit the following:

a. Certificate of Liability Insurance in the amounts specified in the section;

b. Additional Insured Endorsement as required by the section;

c. Waiver of Subrogation Endorsement as required by the section; and

d. Primary Insurance Endorsement as required by the section.

4.3 Professional Liability Insurance.

4.3.1 General Requirements. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than $2,000,000 covering the licensed professionals' errors and omissions. Any deductible or self-insured retention shall not exceed $150,000 per claim.

4.3.2 Claims-Made Limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained and evidence of insurance must be provided for at least 3 years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant shall purchase an extended period coverage for a minimum of 3 years after completion of work under this Agreement.

d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.3.3 Submittal Requirements. To comply with Subsection 4.3, Consultant shall submit the Certificate of Liability Insurance in the amounts specified in the section.

4.4 All Policies Requirements.

4.4.1 Acceptability of Insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 Verification of Coverage. Prior to beginning any work under this Agreement, Consultant shall furnish City with complete copies of all Certificates of Liability Insurance delivered to Consultant by the insurer, including complete copies of all endorsements attached to the policies. All copies of Certificates of Liability Insurance and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf. If the City does not receive the required insurance documents prior to the Consultant beginning work, it shall not waive the Consultant's obligation to provide them. The City reserves the right to require complete copies of all required insurance policies at any time.

4.4.3 Deductibles and Self-Insured Retentions. Consultant shall disclose to and obtain the written approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, employees, and volunteers; or the Consultant shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

4.4.4 Wasting Policies. No policy required by this Section 4 shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.4.5 Endorsement Requirements. Each insurance policy required by Section 4 shall be endorsed to state that coverage shall not be canceled by either party, except after 30 days' prior written notice has been provided to the City.

4.4.6 Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.5 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or

- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

Consultant shall, to the extent permitted by law, including without limitation California Civil Code 2782 and 2782.8, indemnify, hold harmless and assume the defense of, in any actions at law or in equity, the City, its employees, agents, volunteers, and elective and appointive boards, from all claims, losses, and damages, including property damage, personal injury, death, and liability of every kind, nature and description, arising out of, pertaining to or related to the negligence, recklessness or willful misconduct of Consultant or any person directly or indirectly employed by, or acting as agent for, Consultant, during and after completion of Consultant's work under this Agreement.

With respect to those claims arising from a professional error or omission, Consultant shall defend, indemnify and hold harmless the City (including its elected officials, officers, employees, and volunteers) from all claims, losses, and damages arising from the professionally negligent acts, errors or omissions of Consultant, however, the cost to defend charged to Consultant shall not exceed Consultant's proportionate percentage fault.

Consultant's obligation under this section does not extend to that portion of a claim caused in whole or in part by the sole negligence or willful misconduct of the City.

Consultant shall also indemnify, defend and hold harmless the City from all suits or claims for infringement of any patent rights, copyrights, trade secrets, trade names, trademarks, service marks, or any other proprietary rights of any person or persons because of the City or any of its officers, employees, volunteers, or agents use of articles, products things, or services supplied in the performance of Consultant's services under this Agreement, however, the cost to defend charged to Consultant shall not exceed Consultant's proportionate percentage fault.

Consultant shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, elected officials, employees, agents and volunteers from and against any and all liability, loss, damage, claims, expenses, and costs (including without limitation, attorney's fees and costs and fees of litigation) (collectively, "Liability") of every nature arising out of or in connection with Consultant's performance of the services called for or its failure to comply with any of its obligations contained in this Agreement, except such Liability caused by the sole negligence or willful misconduct of City.

Notwithstanding the forgoing, to the extent this Agreement is a "construction contract" as defined by California Civil Code Section 2782, as may be amended from time to time, such duties of Consultant to indemnify shall not apply when to do so would be prohibited by California Civil Code Section 2782.

The Consultant's obligation to defend and indemnify shall not be excused because of the Consultant's inability to evaluate Liability or because the Consultant evaluates Liability and determines that the Consultant is not liable to the claimant. The Consultant must respond within 30 days to the tender of any claim for defense and indemnity by the City. If the Consultant fails to accept or reject a tender of defense and indemnity within 30 days, in addition to any other remedy authorized by law, so much of the money due the Consultant under and by virtue of this Agreement as shall reasonably be considered necessary by the City, may be retained by the City until disposition has been made of the claim or suit for damages, or until the Consultant accepts or rejects the tender of defense, whichever occurs first.

Section 6. STATUS OF CONSULTANT.

6.1 Independent Contractor. At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. This Agreement shall not be construed as an agreement for employment. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subsection 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Consultant further acknowledges that Consultant performs Services outside the usual course of the City's business; and is customarily engaged in an independently established trade, occupation, or business of the same nature as the Consultant performs for the City and has the option to perform such work for other entities. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

6.2 Consultant Not an Agent. Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 Governing Law. The laws of the State of California shall govern this Agreement.

7.2 Compliance with Applicable Laws. Consultant and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Consultant's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

7.4 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.

7.5 **Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, sex, gender, religion (including religious dress and grooming practices), national origin, ancestry, physical or mental disability, medical condition (including cancer and genetic characteristics), marital status, age, sexual orientation, color, creed, pregnancy, genetic information, gender identity or expression, political affiliation or belief, military/veteran status, or any other classification protected by applicable local, state, or federal laws (each a "Protected Characteristic"), against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement.

Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

8.1 **Termination.** City may cancel this Agreement at any time and without cause upon written notification to Consultant.

Consultant may cancel this Agreement upon 30 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

8.2 **Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide

Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

8.3 **Amendments.** The Parties may amend this Agreement only by a writing signed by all the Parties.

8.4 **Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

8.6 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but are not limited to, the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or

8.6.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and

agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both Parties.

9.2 **Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Subsection 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds $10,000.00, the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of 3 years after final payment under the Agreement.

Section 10. MISCELLANEOUS PROVISIONS.

10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the Parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Alameda or in the United States District Court for the Northern District of California.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.

10.6 **Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

10.7 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Section 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous 12 months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous 12 months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of California Government Code Section 1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of California Government Code Section 1090 *et seq.,* and, if applicable, will be disqualified from holding public office in the State of California.

At City's sole discretion, Consultant may be required to file with the City a Form 700 to identify and document Consultant's economic interests, as defined and regulated by the California Fair Political Practices Commission. If Consultant is required to file a Form 700, Consultant is hereby advised to contact the Dublin City Clerk for the Form 700 and directions on how to prepare it.

10.8 **Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.9 **Contract Administration.** This Agreement shall be administered by the City Manager ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 **Notices.** Any written notice to Consultant shall be sent to:

Gray-Bowen-Scott
Attn: Matthew Todd, Principal Project Manager
1320 Mount Diablo Blvd., Suite 206
Walnut Creek, CA 94596

Any written notice to City shall be sent to:

City of Dublin
Att: City Manager's Office
100 Civic Plaza
Dublin, CA 94568

10.11 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

Exhibit A Scope of Services & Compensation Schedule/Reimbursable Expenses

10.12 **Counterparts and Electronic Signatures.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts delivered and/or signatures executed by City-approved electronic or digital means shall have the same force and effect as the use of a manual signature. Both Parties desire this Agreement to be electronically signed in accordance with applicable federal and California law. Either Party may revoke its agreement to use electronic signatures at any time by giving notice to the other Party.

10.13 **Certification per Iran Contracting Act of 2010.** In the event that this contract is for one million dollars ($1,000,000.00) or more, by Consultant's signature below Consultant certifies that Consultant, and any parent entities, subsidiaries, successors or subunits of Consultant are not identified on a list created pursuant to subdivision (b) of Section 2203 of the California Public Contract Code as a person engaging in investment activities in Iran as described in subdivision (a) of Section 2202.5, or as a person described in subdivision (b) of Section 2202.5 of the California Public Contract Code, as applicable.

SIGNATURES ON FOLLOWING PAGE

The Parties have executed this Agreement as of the Effective Date. The persons whose signatures appear below certify that they are authorized to sign on behalf of the respective Party.

CITY OF DUBLIN

Colleen Tribby, City Manager

Attest:

Marsha Moore, City Clerk

Approved as to Form:

City Attorney

GRAY-BOWEN-SCOTT

Signed by:
Matthew Todd
F3481CA513EB4CE...

Matthew Todd, Principal Project Manager

1000063593

Consultant's DIR Registration Number
(if applicable)

EXHIBIT A

SCOPE OF SERVICES
COMPENSATION SCHEDULE & REIMBURSABLE EXPENSES

Scope of Work

The City of Dublin has requested professional project management services from Gray-Bowen-Scott (GBS) for the Dublin Boulevard Extension Project (Project). GBS services are expected to be on a time and material basis for the below tasks with optional tasks requested on an as-needed basis. The key personnel will be Matt Todd, Gary Huisingh, and Obaid Khan, but depending on the type of work requested, additional GBS staff resources may be added. The following provides the scope of services discussed at the December 9, 2024, meeting. Additional project elements may be added if mutually agreed upon by both parties. The cost for these services shall not exceed $250,000.

Project Management/Developer & Staff Coordination

Task 1 – Project Management for the Dublin Blvd. Extension Project (Project)

- Assist the City in managing the Project, including but not limited to Project scope, cost, and schedule; engineering studies; project planning; coordinating with agencies, developers/property owners, utilities, grantors, or other project stakeholders; and Project design work conducted by BKF and Alameda County Transportation Commission to complete 95% and 100% levels, including cost estimates, as required by the City.
- Coordinate with local jurisdictions (the City of Pleasanton, the City of Livermore, Alameda County, etc.) and partner agencies (LAVTA, Valley Link Rail, etc.) on the successful implementation of planned improvements.
- Correspond directly with developers and their design teams. Attend meetings with applicants and Staff and conduct various other duties to coordinate Project reviews with City staff efficiently.
- Assist with ensuring timely processing and approval of Project permits from local and regional agencies. Assist with coordinating any review and approval process with outside agencies such as Dublin San Ramon Services District, Zone 7, the City of Livermore, and Alameda County. This work may also include serving as a reviewer for a wide variety of land development, subdivision, encroachment permits, resource agency permits and building permit applications relative to the Project.

Task 2 – Environmental Mitigation Coordination for the Project

- Support the City in planning and implementing environmental mitigation for the Project. This will include negotiations and coordination with property owners and future developers for land development along Dublin Boulevard.
- Assist with the management of the environmental consultant and implement the environmental mitigation measures in the Project's design as required by regulatory agencies or mitigation bank requirements.
- Prepare applications for and assist the City in obtaining the necessary permits and approvals from appropriate resource agencies. Work effectively through the City’s mitigation consultant RES Environmental Operating Company, LLC (RES) and others.
- Work with RES and others to implement a cost-effective mitigation plan that fits within the requirements of the resource agencies.
- Coordinate all possible joint mitigation resources with the Project and planned development while ensuring the protection of City interests and benefits.

- Assist with the management of RES and others for the Incidental Take Permit (ITP) if they manage Section 401/404 Army Corps and Section 1602 Fish & Game permits with the resource agencies.

ADDITIONAL TASKS AS NEEDED

Additional work may be required depending on the remaining steps of the project development/project approval process. GBS, when authorized by the City, shall perform additional tasks below as needed and are not specifically identified above. Examples could include, but are not limited to, transportation planning/coordination, grant preparation and development of a funding plan, assistance in property annexation and LAFCO coordination.

Additional Task- Transportation Planning/Coordination

- Review and comment on traffic impact studies and conditions of approval of developers and coordinate with City traffic engineers as required.
- Review traffic operations analyses conducted in Synchro, SimTraffic, VISSIM, etc. software.
- Review the Citywide Travel Demand Model for consistency with the General Plan land uses and street network and recommend updates as required.
- Review the Transportation section of the EIR to verify the ability to phase or segment the Project.
- Provide bicycle and pedestrian planning/design assistance in coordination with bicycle and pedestrian advocates.
- Coordinate with LAVTA for the Bus Rapid Transit (BRT) rerouting to Dublin Boulevard from I-580 between Fallon Road and Livermore.

Additional Task – Prepare Grant Application and Develop a Full Funding Plan

- Assist the City in identifying appropriate grant funding resources and preparing and/or reviewing grant applications, as needed.
- Work with funding agencies such as Alameda County Transportation Commission or Metropolitan Transportation Commission to seek funding and secure grant allocation.
- Track Project funding, including grant funding. Prepare and manage Project funding obligation and allocation for local and federal funds.
- Work in partnership with transportation agencies (i.e., Caltrans, MTC, Alameda CTC) to meet the requirements for the obligation of any local or federal funds programmed to the Project.

Additional Task – Assist the City in Crosby Property Annexation, LAFCO Coordination, and District Formation

- Assist the City in acquiring the necessary approvals from LAFCO to allow annexation of the Crosby property into the City of Dublin.
- Coordinate with the property owner(s) and consultants specific to annexation to the city.
- Coordinate with agencies in processing and approvals of agreements and approvals of Project documents.
- Work with Public Works and the Planning Department for any necessary General Plan amendments and rezoning.
- Coordinate with the City on possible district formation for funding and maintenance of improvements, such as a Business Improvement District (BID) or Community Services District (CSD).

FEE SCHEDULE Effective January 1, 2025

Staff		Billing Rate	Billing Rate Range	
			Low	High
Industry Advisor			$425.00	$550.00
Gary	*Huisingh*	*$425.00*		
Brad	*McCrae*	*$455.00*		
Norma	*Ortega*	*$483.00*		
Leo	*Scott*	*$495.00*		
Principal Project/Program Manager			$370.00	$500.00
Terry	*Bowen*	*$473.00*		
Carl	*Haack*	*$445.00*		
Matt	*Todd*	*$410.00*		
Senior Project/Program Manager			$280.00	$380.00
Roni	*Hattrup*	*$340.00*		
Erin	*Heltne*	*$300.00*		
Obaid	*Khan*	*$367.00*		
Sheena	*Patel*	*$340.00*		
Keith	*Robinson*	*$367.00*		
Brian	*Stewart*	*$360.00*		
Project/Program Manager			$240.00	$310.00
Karen	*Boggs*	*$227.00*		
Kevin	*Byrd*	*$280.00*		
Chris	*Doerksen*	*$280.00*		
Aron	*Zerezghi*	*$280.00*		
Associate Project/Program Manager			$175.00	$250.00
Grace	*Doi*	*$200.00*		
Margaret	*Strubel*	*$193.00*		
Project Specialist			$230.00	$315.00
Project Analyst			$140.00	$200.00
Debby	*Chernila*	*$164.00*		
Tiffany	*Gephart*	*$149.00*		
Debi	*Lawrence*	*$164.00*		
Ericka	*Leiva*	*$164.00*		
Janet	*McCue*	*$149.00*		
Naomi	*Salvador*	*$180.00*		
Anita	*Smith*	*$180.00*		
Project Administrator			$115.00	$160.00
Administrative Assistant			$80.00	$135.00
Intern			$55.00	$85.00

Rates are subject to an annual escalation rate of up to 3% every January 1. Expenses (mileage, parking, tolls, printing, travel, conference calls, postage, express mail, delivery, authorized entertainment, etc.) will be billed at cost. Mileage will be billed at the standard IRS rate. Gray·Bowen·Scott reserves the right, in its discretion, to sub-contract portions of its projects to other qualified professionals. All costs and fees for any sub-contracted services will be billed at cost plus 10%.

CITY OF DUBLIN
FISCAL YEAR 2024-25
BUDGET CHANGE FORM

Budget Change Reference #: _____

City Council's Approval Required

From Un-Appropriated Reserves _____ Budget Transfer Between Funds _____

From Designated Reserves x Other _____

DECREASE BUDGET AMOUNT		INCREASE BUDGET AMOUNT	
Account	**Amount**	**Account**	**Amount**
		Dublin Blvd Ext. Project. Contract Services. ST0216.9200.9201	$250,000
		Dublin Blvd Ext. Project . General Fund ST0216.1101	$250,000

REASON FOR BUDGET CHANGE

The $250,000 in additional contract costs will require a budget change. The increase in costs will be funded by the General Fund Dublin Boulevard Extension Advance Reserve.

As Presented at the City Council Meeting **1/14/2025**

************Finance Use Only************

Posted By: _____ Date: _____

Update on the Dublin Boulevard Extension Project and Agreement with Gray-Bowen-Scott for Project Management Services

January 14, 2025

DUBLIN
CALIFORNIA

Background

- Extends Dublin Boulevard from Dublin to Livermore
- Planned since 1984
- Project Partners
- May 2020 Cooperative Agreement

Project Status & Schedule

Project Milestone/Phase	Start Date	Anticipated Completion
95% Design	In-process	Summer 2025
Final Design	Summer 2025	Fall 2026
Environmental Mitigation (RES)	In Process	Summer 2026
Environmental Permitting	Summer 2025	TBD
Right of Way	Summer 2025	Spring 2027
Construction	TBD—Funding Dependent	TBD

Contract Amendment

- Spring 2023 BPAC Meeting
- Design revisions
  - BPAC
  - Latest Policies and Guidelines
  - Access Points
- September 2024 Contract Amendment

Environmental Mitigation

- Environmental Permits
- February 2023- Agreement with RES
- Mitigation Package
  - Work in progress
  - Complete 95% plans

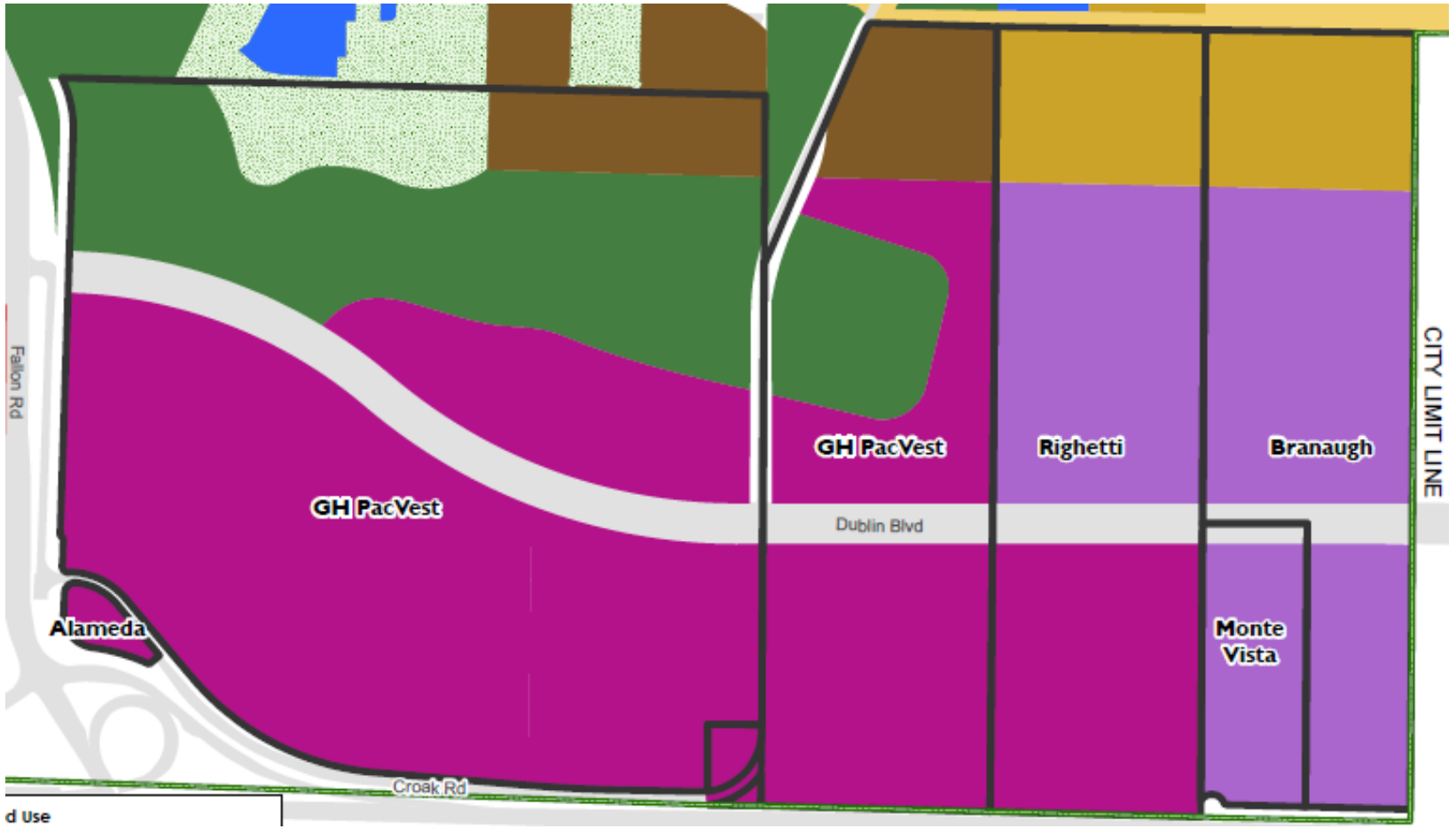
Project Costs

- Preliminary Engineering Estimate $153.6M
- Cost Sharing
  - Dublin $126.1M
  - Livermore $27.5M
- 95% Plans Cost Update

Project Funding

- City funds $76M
  - EDTIF $63M
  - TVTD Fee
- March 2023 City Council
  - Advance EDTIF funds
  - General Fund Reserve
    - Cash Flow Advance to EDTIF
  - Current Balance $59.5M
- Future Grants

Fallon East EDZ



Fallon East EDZ

- Quarterly Property Owner Meetings
  - Five property owners
  - Schedule, mitigation efforts, right-of-way, development agreements
  - Last meeting December 12, 2024

Ballot Measure II Update

- November 5, 2024 Ballot
  - Approved by voters
  - Certified by the Dublin City Council on December 17, 2024
- Measure amended the General Plan to allow future approval by the City Council for limited commercial development

Ballot Measure II Update, 2

- Future potential annexation requires City Council direction and approval (not a part of tonight's action)
- Collaboration with City of Livermore

Project Management Services

- DBE is a highly complex infrastructure project
- Multiple jurisdictions, agencies, and funding sources
- Project management services needed
- Agreement with Gray-Bowen-Scott

Project Management Services, 2

- More than 40 years in business
- Specializing in transportation projects and working with regional agencies including mitigation efforts
- Extensive experience collaborating with ACTC

Project Management Services, 3

- GBS References
  - Union City Quarry Lakes Parkway project
  - State Route 92 / Clawiter-Whitesell Street Interchange project
  - San Mateo 101 Express Lanes
  - City of Hayward

Recommendation

- Receive the Report, adopt the Resolution Approving an Agreement with Gray-Bowen-Scott for Project Management Services, and approve the budget change

Agenda Item 7.2

STAFF REPORT
CITY COUNCIL

DATE: January 14, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Colleen Tribby, City Manager

SUBJECT: United States Army's 250th Birthday Celebration at Don Biddle Community Park in Collaboration with Camp Parks
Prepared by: Lauren Marriott, Recreation Coordinator

EXECUTIVE SUMMARY:

The City Council will receive a report on an upcoming event at Don Biddle Community Park, planned in collaboration with Camp Parks, to celebrate the United States Army's 250th Birthday.

STAFF RECOMMENDATION:

Receive the report.

FINANCIAL IMPACT:

City costs are estimated at $50,000, which can be covered within the existing budget for Fiscal Year 2024-25.

DESCRIPTION:

The United States Army, one of America's oldest institutions, will celebrate its 250th Birthday on June 14, 2025. Over the last month, Staff has been collaborating with Parks Reserve Forces Training Area (Camp Parks) on an event to commemorate this milestone and recognize the significant role that Camp Parks has played in Dublin's history, as well as its ongoing partnership with the City. The event will honor the service and sacrifice of those who have served in the Army, celebrate its rich history and traditions, foster a sense of community and camaraderie, and encourage public engagement.

The celebration will be held on Saturday, June 14 at Don Biddle Community Park from 10:00 a.m. to 3:00 p.m., and will be open and free to the public. The event will feature ceremonial and historical elements, including the presentation of colors, the cutting of cake, drill team exercises, displays of period-appropriate uniforms, and the presence of historical vehicles. The 191st Army Band will provide live entertainment throughout the day while fife and drum performers will

roam the park.

Camp Parks will provide family-friendly activities such as a rock wall, marching demonstrations, and static displays. Additionally, carnival games, face painting, and bounce houses will be offered to bring fun and educational experiences for attendees of all ages. Informational booths will also be available through partnerships between Camp Parks and the Veterans of Foreign Wars (VFW), United States Automobile Association (USAA), and local military-friendly businesses. Food and beverage vendors will also be on site.

The City will provide the event infrastructure, sound, advertising, and supplies, as summarized in the below table.

Estimated Event Costs

Object	Description	Amount
Contract Services	Event sound crew, potential DJ services, security	$7,700
Rentals and Leases	Electrical rentals, tenting, staging, golf carts	$26,250
Operating Supplies	Operational supplies, permits	$6,500
Advertising	Print, social media ads	$2,500
Printing and Binding	Event signage	$3,385
Staffing	Set-up, day-of, and clean-up staffing	$3,665
	Total	**$50,000**

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

The City Council Agenda was posted.

ATTACHMENTS:

None.

Army 250th Anniversary Celebration

City Council Meeting – Item 7.2

January 14, 2025

DUBLIN
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Event Overview

- Date: Saturday, June 14, 2025
- Time: 10:00 a.m. to 4:00 p.m.
- Location: Don Biddle Community Park

Ceremonial Elements

Historical Components

Family Friendly Activities

Live Entertainment

Collaborative Efforts

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U.S.ARMY

Questions?