## ABBREVIATIONS

| | |
|---|---|
| @ | AT |
| # | NUMBER |
| X < Y | "X" LESS THAN "Y" |
| A > B | "A" GREATER THAN "B" |
| ADJ | ADJUSTIBLE OR ADJACENT |
| AFF | ABOVE FINISHED FLOOR |
| ARCH | ARCHITECTURAL |
| AVE | AVENUE |
| BD | BOARD |
| BLDG | BUILDING |
| BLK | BLOCK |
| BLKG | BLOCKING |
| BOT | BOTTOM |
| BU | BUILT-UP |
| CB | CATCH BASIN |
| CIP | CAST IN PLACE |
| CL | CENTERLINE OR CLOSET |
| CLF | CHAIN LINK FENCE |
| CLG | CEILING |
| CLR | CLEAR |
| CONSTR | CONSTRUCTION |
| CONT | CONTINUOUS |
| CTR | CENTER |
| DBL | DOUBLE |
| DEPT | DEPARTMENT |
| DEG | DEGREES |
| DET | DETAIL |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DN | DOWN |
| DR | DOOR |
| DS | DOWNSPOUT |
| DWG | DRAWING |
| (E) | EXISTING |
| E | EAST OR EGRESS |
| EA | EACH |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EMER | EMERGENCY |
| ENCL | ENCLOSURE |
| ENG | ENGINEER |
| EQ | EQUAL |
| EXT | EXTERIOR |
| FA | FIRE ALARM |
| FD | FLOOR DRAIN |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FGL | FIXED GLASS |
| FF | FINISHED FLOOR |
| FHC | FIRE HOSE CABINET |
| FIN | FINISH |
| FL | FLOOR |
| FLASH | FLASHING |
| FO | FACE OF |
| FOC | FACE OF CONCRETE |
| FOF | FACE OF FINISH |
| FOS | FACE OF STUD |
| FPRF | FIREPROOFING |
| | FIRE RESISTIVE |
| FT | FOOT OR FEET |
| GND | GROUND |
| GR | GRADE |
| H | HYDRANT, OR HIGH |
| HORIZ | HORIZONTAL |
| HR | HOUR |
| INT | INTERIOR |
| HDR | HEADER |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MTL | METAL |
| N | NORTH |
| N/A | NOT APPLICABLE |
| NA | NOT AVAILABLE |
| N/C | NON COMBUSTIBLE |
| NOM | NOMINAL |
| NR | NON-RATED |
| NSF | NET SQUARE FEET |
| NTS | NOT TO SCALE |
| O/ | OVER |
| OA | OVERALL |
| OC | ON CENTER |
| OF | OVERFLOW |
| OFF | OFFICE |
| OPG | OPENING |
| OPP | OPPOSITE |
| ORD | ORDINANCE |
| PA | PLANNING APPROVAL |
| PL | PROPERTY LINE |
| RAD | RADIUS |
| RD | ROOF DRAIN |
| REF | REFERENCE |
| REFR | REFRIGERATOR |
| REINF | REINFORCEMENT |
| REQ'D | REQUIRED |
| RES | RESERVED |
| REV | REVERSE |
| RM | ROOM |
| RO | ROUGH OPENING |
| ROW | RIGHT OF WAY |
| S | SOUTH OR SHELF |
| S & P | SHELF AND POLE |
| SCD | SEE CIVIL DRAWINGS |
| SCHED | SCHEDULE |
| SEC | SECTION |
| SHT | SHEET |
| SHTG | SHEATHING |
| SIM | SIMILAR |
| SL | SLIDING |
| SLD | SEE LANDSCAPE DRAWINGS |
| SMD | SEE MECHANICAL DRAWINGS |
| SOG | SLAB ON GRADE |
| SP | SUMP PUMP |
| SPD | SEE PLUMBING DRAWINGS |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| SSD | SEE STRUCTURAL DRAWINGS |
| STD | STANDARD |
| SYM | SYMMETRICAL |
| SW | SHEARWALL |
| TEMP´D | TEMPERED |
| T & G | TONGUE AND GROOVE |
| TC | TOP OF CURB |
| TD | TRENCH DRAIN, TIE DOWN |
| T.O. | TOP OF |
| TOL | TOLERANCE |
| TOP | TOP OF PLATE |
| TOS | TOP OF STRUCTURAL SLAB |
| TOW | TOP OF WALL |
| TP | TOP PLATE |
| TYP | TYPICAL |
| UNF | UNFINISHED |
| UON | UNLESS OTHERWISE NOTED |
| VERT | VERTICAL |
| VIF | VERIFY IN FIELD |
| W | WEST |
| W/ | WITH |
| WC | WATER CLOSET |
| WH | WATER HEATER |
| W/O | WITHOUT |
| WO | WHERE OCCURS |
| WR | WATER RESISTANT |
| WNDW | WINDOW |

## SYMBOLS

- PLAN, SECTION, DETAIL NUMBER / SHEET ON WHICH IT OCCURS
- SECTION CUT, DETAIL NUMBER / SHEET ON WHICH IT OCCURS
- EXTERIOR ELEVATION NUMBER / SHEET OON WHICH IT OCCURS
- INTERIOR ELEVATION NUMBER
- 4 AX.X 2 3 — SHEET ON WHICH IT OCCURS
- DETAIL NUMBER / SHEET ON WHICH IT OCCURS
- 3 — REVISION NUMBER
- 1 — DOOR TYPE
- 1 — WINDOW TYPE / LOUVER TYPE
- GRIDLINE IDENTIFICATION
- REVISION CLOUD
- ELEVATION CHANGE @ TOPPING SLAB
- ELEVATION CHANGE (NOTED IN PLAN) @ STRUCTURAL SLAB
- 8'-0" +/- — CEILING HEIGHT
- W — WASHER
- D — DRYER
- HP — HEAT PUMP
- WH — WATER HEATER
- EP — ELECTRICAL PANEL BOARD
- FD — FLOOR DRAIN
- 1/4"=1'-0" SLOPE TYP — SLOPE INDICATION
- SD — SMOKE DETECTOR
- T — THERMOSTAT
- 101.5" TOS — DATUM ELEVATION
- NORTH NORTH — NORTH ARROW W/ PROJECT NORTH
- 96.54' — SPOT ELEVATION
- MAJOR PENETRATION THROUGH FLOOR
- ℄ — CENTERLINE
- DISABBLED DESIGNATION
- PLUMBING WALL
- ROUGH WOOD - CONTINUOUS
- ROUGH WOOD - BLOCKING
- FINISH WOOD
- INSULATION - BATT
- INSULATION - RIGID
- PLYWOOD
- GYPSUM BOARD
- CONCRETE
- 2X WOOD STUD WALL
- DROPPED CEILING

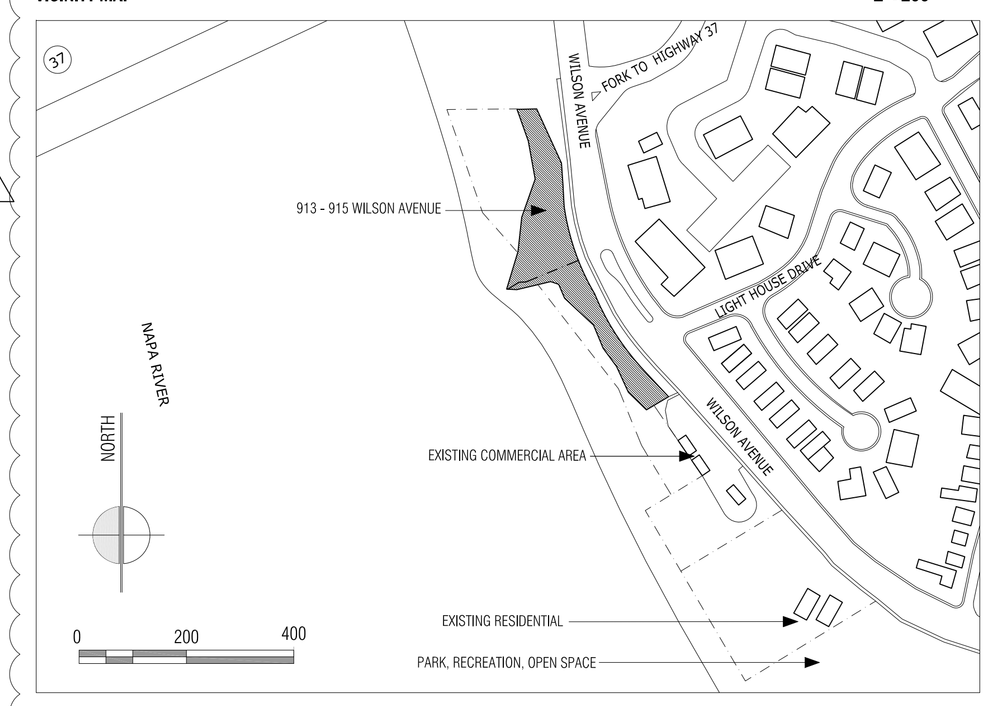
# NAPA RIVER REALTY CORPORATE OFFICES

## LOCATION MAP

1" - 600'

## VICINITY MAP

1" - 200'




## PROJECT DATA

GENERAL

| | |
|---|---|
| LOCATION: | 913 - 915 WILSON AVENUE |
| APN: | 0051 - 100 - 160 / 0051 - 100 - 150 |
| DESCRIPTION: | Small professional office cluster with 3 new structures, deck, driveway and outdoor parking. |

PLANNING

| | | |
|---|---|---|
| PROPERTY LOT ZONING: | WC - WATERFRONT COMMERCIAL | |
| G. PLAN DESIGNATION: | RETAIL AND ENTERTAINMENT | |
| ADJACENT LOTS ZONING: | NORTHEAST | - PUBLIC USE<br>- RESIDENTIAL LOW DENSITY (ACROSS Wilson avenue) |
| | SOUTH EAST | - WATER FRONT COMMERCIAL<br>- PARKS, RECREATION, OPEN SPACE |
| | WEST AND SOUTH WEST | - NAPA RIVER |
| FLOOD ZONE: | AE | |

| | |
|---|---|
| PROPERTY GROSS AREA: | 13,893 sq.ft. + 21,529 sq.ft. = 35,422 sq.ft. (0.81 ACRES) |
| COMBINED NET AREA: | 21,157 sq.ft. (0.48 ACRES) |
| EXISTING BUILDING AREAS: | 0 sq.ft. - Vacant Lot |
| PROPOSED BLDG. AREAS: | MAIN OFFICE 1,826 sq.ft.<br>OFFICE 2 788 sq.ft.<br>OFFICE 3 385 sq.ft.<br>TOTAL 2,999 sq.ft. |
| LOT COVERAGE: | 2,997 sq.ft 2.96 % See A-1<br>F.A.R = .14 < 2 |

LOT AREA USES

| | | |
|---|---|---|
| LANDSCAPING | 13,220 sq.ft. | 37.32 % See LS-2 |
| IMPERVIOUS SURFACES (Sidewalk, driveway and roofs) | 11,453 sq.ft. | 54,13 % See A-1 |
| PUBLIC OPEN SPACE | 18.160 sq.ft. | 85.83 %See A-1 |
| PRIVATE USABLE SPACE | 0 sq.ft | 0.00 % |

BUILDING

| | |
|---|---|
| OCCUPANCY: | B |
| TYPE OF CONSTRUCTION: | V-B |
| FIRE: | 1HR. RATED, ONE STORY, WOOD FRAME BUILDING, NO SPRINKLER. |

CODES

2019 CALIFORNIA
- BUILDING CODE (CBC)
- MECHANICAL CODE (CMC)
- PLUMBING CODE (CPC)
- ELECTRICAL CODE (CEC)
- BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS (TITLE 24, PART 6,)

CITY OF VALLEJO MUNICIPAL CODE (VMC) - TITLE 16 - ZONING CODE

VMC - DEVELOPMENT STANDARDS: COMMERCIAL DISTRICTS

| | VMC | | PROJECT |
|---|---|---|---|
| **LOT AND DENSITY** | | | |
| MINIMUM LOT SIZE (SQ. FT.) | T. 16.204-A | 5,000 | 21,157 |
| MINIMUM LOT WIDTH (FT.) | T. 16.204-A | 50 | 107'-0" |
| MAXIMUM NON-RESIDENTIAL FLOOR AREA RATIO (FAR) | T. 16.204-A | 2 | 14 |
| SETBACKS, COMMERCIAL AND MIXED-USE DEVELOPMENT (FT.) | | | |
| STREET FRONTAGES (A) (FT.) | T. 16.204-A | 10 | 41' - 6' |
| INTERIOR SIDE (B) | T. 16.204-A | 5 | 6' - 8" |
| REAR (B) | T. 16.204-A | 5 | 10' - 3" |
| **BUILDING HEIGHT** | | | |
| BUILDING MAXIMUM HEIGHT (STORIES) | T. 16.204-A | 3 | 1 |
| GROUND FLOOR NON-RESIDENTIAL USES | T. 16.204-A | 15 | 12 |
| FIRST FLOOR CEILING HEIGHT, NON-RESIDENTIAL USES | T. 16.204-A | 12 | 9 |
| **ADDITIONAL STANDARDS** | | | |
| LANDSCAPE AREA | 16.504.03 | 20 | 37,32% |
| OFF-STREET PARKING PER 1,000 SQ.FT. OF OFFICE | 16.508000 | 2 x 3 = 6 | 8 |
| PARKING DIMENSIONS FOR PARKING ANGLE 45 (FT.) | | | |
| STALL LENTH | T 16.508 C | 18 | 18 |
| STALL WIDTH | T 16.508 C | 9 | 9 |
| AISLE WITH ONE WAY | T 16.508 C | 12' | 12'-10" |
| STALL DEPTH AT WALL | T 16.508 C | 18´-9" | 19'-1" |
| SHORT TERM BICYCLE PARKING | T 16.508. D | 2 | 2 |

## PROJECT DIRECTORY

| | | | |
|---|---|---|---|
| OWNER: | HIEMSTRA PROPERTIES<br>408 Georgia Street, Vallejo | | |
| CIVIL ENGINEER: | APEX CIVIL ENGINEERING<br>PATRICIA PRESTON | (916) 717 2812 | patricia.preston@apexcivil.com |
| LANDSCAPE ARCHITECT: | HALL LANDSCAPE DESIGN<br>IAN HALL | (707) 227-4931 | ian@halldesign.info |
| SURVEYOR: | VIRGYL CHAVEZ SURVAYING<br>VIRGIL CHAVEZ | (707) 553-2476 | virgilc@vcsurveying.com |
| CONTRACTOR: | ZAFRA INCORPORATED<br>CSLB 994870<br>JAY V. ZAFRA | (415) 728-2804 | j.valderrama@zafra.us |

## DRAWING INDEX


PART II - DEVELOPMENT PLAN SET
- A-0 COVER SHEET / PROJECT INFORMATION
- A-1 SITE PLAN
- A-3 ARCHITECTURAL PLANS

PART III - OTHER DOCUMENTS
- SU BOUNDARY AND TOPOGRAPHIC SURVAY
- LS-1 LANDSCAPE DESIGN
- LS-2 IRRIGATION PLAN
- D-1 FENCE DETAIL / SOLID WAIST AND RECYCLING PLAN / SITE PICTURES

PART IV - CIVIL
- CE - 1 GRADING / DRAINAGE / UTILITY
- CE - 2 STORM WATER PLAN


NAPA RIVER REALTY

PROJECT NAME: HIEMSTRA PROPERTIES OFFICES

PROJECT NAME: 913-915 WILSON AVE., VALLEJO, CA

| | |
|---|---|
| PROJECT PHASE | DEVELOPMENT PLAN |
| PROJECT NUMBER | 2204 Wilson |
| SCALE | VARIES |
| PREPARED BY | ZAFRA INC.<br>JV |
| DATE | 3/21/23 |

REVISIONS
- 1 6/15/22 INCOMPLETNESS LETTER
- 2 10/28/22

SHEET NAME: COVER SHEET
DEVELOPMENT PLAN SET - PART II - A

SHEET NUMBER: A.0