



SIGN	DESCRIPTION	TEXT	PICTOGRAM	SIZE (WxH)	MOUNT HT. (TO CNTR.)	MFR. #	REMARKS
A	TACTILE EXIT SIGN	EXIT	-	6"x6"	(NOTE #8)		DECAL, 1" HIGH TEXT ON CONTRASTING BACKGROUND, BLACK ON WHITE, OR BLACK ON CLEAR. RE: 43/AS.1
B	TACTILE EXIT ROUTE SIGN	EXIT ROUTE	-	6"x6"	(NOTE #8)		DECAL, 1" HIGH TEXT ON CONTRASTING BACKGROUND, BLACK ON WHITE, OR BLACK ON CLEAR. RE: 43/AS.1
C	TACTILE EXIT SIGNAGE	NOT AN EXIT	-	6"x6"	(NOTE #8)		DECAL, 1" HIGH TEXT ON CONTRASTING BACKGROUND, BLACK ON WHITE, OR BLACK ON CLEAR. RE: 43/AS.1

- COLOR: BLACK BACKGROUND WITH WHITE GRAPHICS, UNLESS NOTED OTHERWISE. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH.
- TEXT: CHARACTERS ARE RAISED 1/32", SANS-SERIF UPPERCASE CHARACTERS, 5/8" HIGH MIN., 2" HIGH MAX.
- BRAILLE: SEE CBC 11B-703.3. FOLLOWING NOTES FOR REFERENCE ONLY:
  - TEXT IS ACCOMPANIED BY GRADE 2 BRAILLE.
  - DOTS DISTANCE IN THE SAME CELL TO BE .100".
  - DOT BASE DIAMETER TO BE .059" TO .063".
  - DOTS DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS TO BE .300".
  - DOTS DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL BELOW TO BE .300".
  - DOT HEIGHT TO BE .025" TO .037".
  - DOTS SHALL BE DOMED OR ROUNDED.
- CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM 3/8" AND A MAXIMUM 1/2" DIRECTLY BELOW THE CHARACTERS; FLUSH LEFT OR CENTERED.
- ADHESIVE FOAM ON BACK.
- MANUFACTURER: EMECCO OR EQUAL.
- FOR INFORMATION, CONTRACTOR TO COORDINATE WITH OWNER.
- TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND MEASURED FROM THE BASELINE OF THE HIGHEST CHARACTERS. (CBC 11B-703.4.1)

**31 SIGNAGE SCHEDULE**

PER CALIFORNIA PLUMBING CODE PLUMBING CALCS:  
(PER CPC TABLE 422.1 "OCCUPANT LOAD FACTOR" CLARIFICATION (\*\*)).

F OCCUPANCIES: WC=1 PER 50; LAV=1 PER 50; SHOWER=1 PER 15; DF=1 PER 250; 1 SERVICE SINK

GROSS TOTAL INT. AREA = 9,126 S.F.

AREA CALCULATIONS

A. BUSINESS (GROUP B):

- 200 GROSS S.F./OCCUPANT
- 197 S.F./ 200 S.F. = 1 OCCUPANTS

B. DISTRIBUTION (GROUP F):

- 2,000 GROSS S.F./OCCUPANT
- 5,410 S.F./ 2,000 S.F. = 3 OCCUPANTS

C. WAREHOUSE (GROUP S):

- 5,000 GROSS S.F./OCCUPANT
- 2,036 S.F./ 5,000 S.F. = 1 OCCUPANTS

5 TOTAL OCCUPANTS = (3 FEMALE/3 MALE)

PROVIDED:

MEN: 2 WC, 2 LAV, 1 UR  
WOMEN: 3 WC, 2 LAV  
1 SERVICE SINK

PER CPC 415.2 - DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS.

PER CBC 718.2.  
718.2.2 CONCEALED WALL SPACES, FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

- VERTICALLY AT THE CEILING AND FLOOR LEVELS.
- HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

718.2.3 CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL INTERCONNECTIONS  
FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.

718.2.5 CEILING AND FLOOR OPENINGS, WHERE REQUIRED BY SECTION 712.1.7, EXCEPTION 1 OF SECTION 714.4.1.2 OR SECTION 714.4.2, FIREBLOCKING OF THE ANNULAR SPACE AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVELS SHALL BE INSTALLED WITH A MATERIAL SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

718.2.6 EXTERIOR WALL COVERINGS, FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN SECTION 1406 OR WHERE ERECTED WITH COMBUSTIBLE FRAMES. FIREBLOCKING SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 20 FEET (6096 MM) IN EITHER DIMENSION SO THAT THERE WILL BE NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET (9.3 M<sup>2</sup>) BETWEEN FIREBLOCKING, WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE OF APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF NONCONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH AT LEAST 4 INCHES (102 MM) OF SEPARATION BETWEEN SECTIONS.

**34 PLUMBING CALC**

- VERIFY FRAME OPENINGS WITH MANUFACTURER AND FIELD VERIFY ALL ROUGH OPENINGS.
- VERIFY ALL DOOR HARDWARE AND ALL DOOR HANDINGS AND SUBMIT FOR REVIEW PRIOR TO ORDERING.
- MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 5 LBS. FOR EXTERIOR AND INTERIOR DOORS, EXCEPT FIRE DOORS WHICH SHALL NOT EXCEED 15 LBS.
- THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
- MAXIMUM HEIGHT OF ALL THRESHOLDS SHALL BE 1/2". MAXIMUM VERTICAL CHANGE AT EDGES SHALL BE 1/4". CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- IF DOOR HAS A CLOSER, SWEEP PERIOD OF CLOSER SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 90 DEGREES, DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM LATCH, MEASURED TO LEADING EDGE OF DOOR. CBC 11B-404.2.8.1
- ALL EXTERIOR DOORS MUST REMAINED UNLOCKED DURING BUSINESS HOURS PER EGRESS REQUIREMENTS.

**33 DOOR NOTES**

RM#	NAME	OCCUP. CLASS.	AREA	RATIO*	# OF OCC.	TOTAL CUM.	REQ'D. EXITS**	EXITS
101	LOADING DOCK	STORAGE	1838 SF	1:300	6	14	1	1
102	OFFICE	BUSINESS	98 SF	1:100	1	1	1	1
103	DRY STORAGE	DISTRIBUTION	3961 SF	1:200	20	30	1	3
104	KITCHEN	KITCHEN	146 SF	1:200	1	1	1	1
105	EX. MECHANICAL	STORAGE	25 SF	1:500	1	1	1	1
106	EXTRACTION 1	MANUFACTURING	36 SF	1:200	1	1	1	1
107	EXTRACTION 2	MANUFACTURING	116 SF	1:200	1	3	1	1
108	EXTRACTION 3	MANUFACTURING	54 SF	1:200	1	2	1	1
109	EXTRACTION 4	MANUFACTURING	50 SF	1:200	1	1	1	1
110	LABORATORY	MANUFACTURING	111 SF	1:200	1	1	1	1
111	LAB. MECHANICAL	STORAGE	35 SF	1:500	1	1	1	1
112	JANITOR	ACCESSORY	89 SF	-	-	-	-	-
113	OFFICE	BUSINESS	99 SF	1:100	1	1	1	1
114	WOMEN'S R.R.	ACCESSORY	110 SF	-	-	-	-	-
115	MEN'S R.R.	ACCESSORY	117 SF	-	-	-	-	-
116	HALLWAY	ACCESSORY	422 SF	-	-	8	1	1
117	UNISEX R.R.	ACCESSORY	56 SF	-	-	-	-	-
118	STORAGE	STORAGE	198 SF	1:300	1	1	1	1
119	HALLWAY	ACCESSORY	500 SF	-	-	8	1	1
120	PRODUCT STOR.	DISTRIBUTION	719 SF	1:200	4	4	1	1
121	PACKAGING	DISTRIBUTION	730 SF	1:200	4	4	1	1
122	REAR ENTRY	ACCESSORY	189 SF	-	-	8	1	1
TOTAL					37			






EGRESS WIDTH REQUIREMENTS (TABLE 1005.1/1015.1):

ASSEMBLY: MIN. REQUIRED EGRESS WIDTH 0.2 X 37 = 7.4 INCHES  
EGRESS WIDTH PROVIDED: 180 INCHES  
MINIMUM NUMBER OF EXITS REQUIRED: 1  
NUMBER OF EXITS PROVIDED: 4

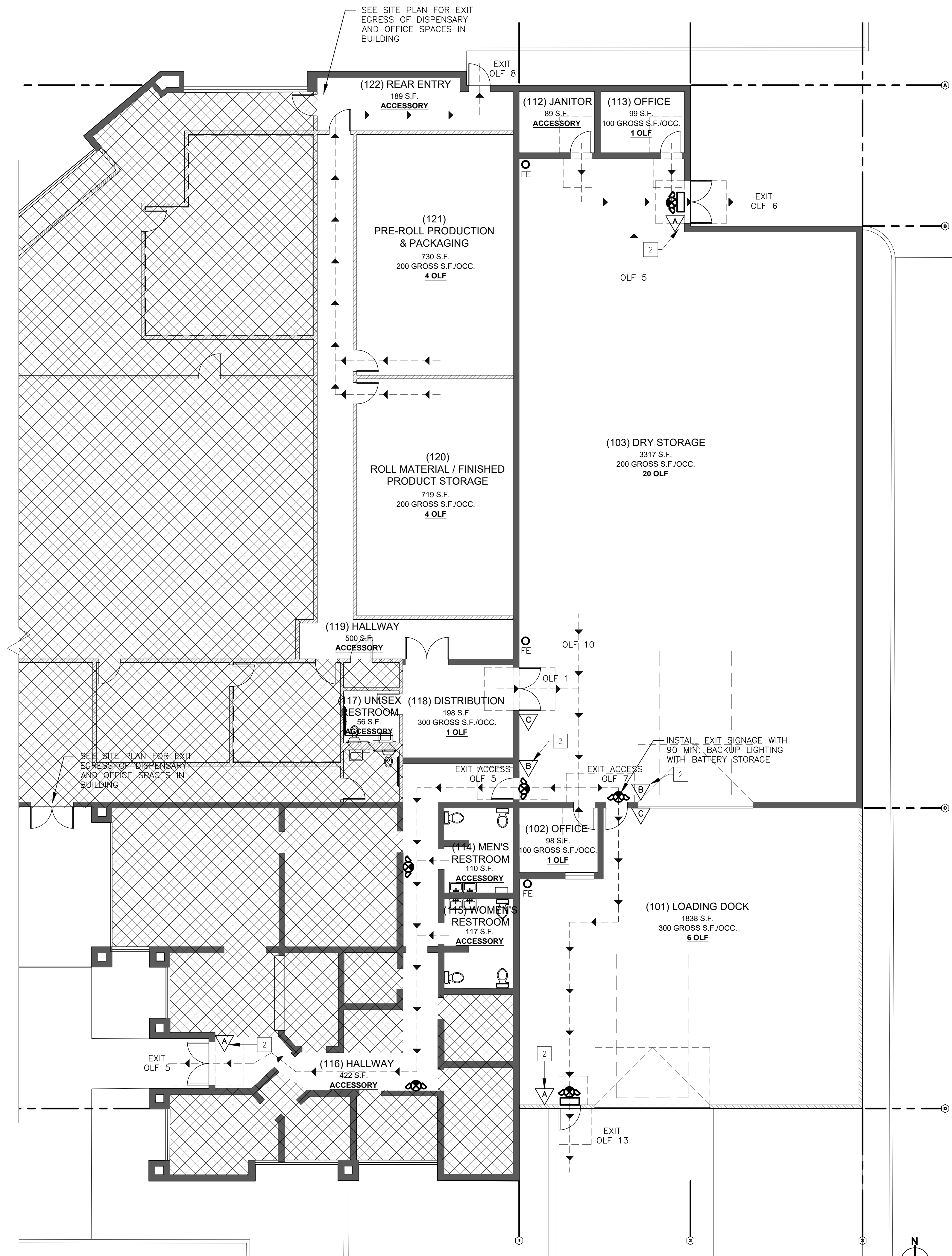
**41 OCCUPANCY CALCULATIONS**

**23 FIREBLOCKING NOTES**

**13 EGRESS NOTES**

-  FIRE EXTINGUISHER: MINIMUM RATED 2A:10B:C
-  EXIT: CUMULATIVE OCCUPANT LOAD SERVED
-  SIGN: REFER TO SIGNAGE SCHEDULE FOR TYPE AND DESCRIPTION - RE: 31/G0.2
-  PATH OF TRAVEL
-  EMERGENCY EXIT SIGNS TO BE PROVIDED. HIGH AND LOW MOUNTED EXIT SIGNS, WALL MOUNT OR CEILING MOUNT TO BE VERIFIED ON SITE.

**14 LEGEND**

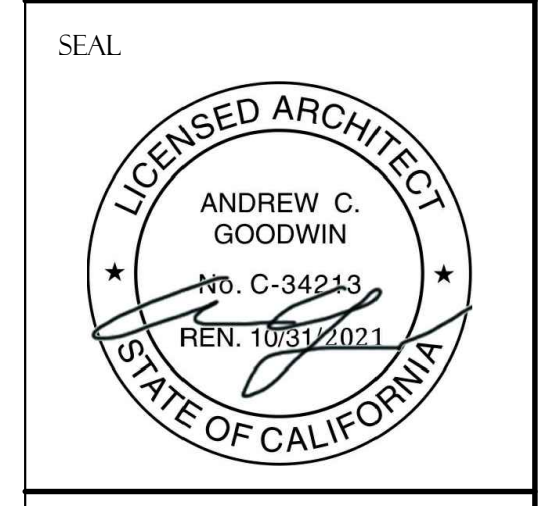


**44 CODE PLAN**

**41**

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REVISIONS

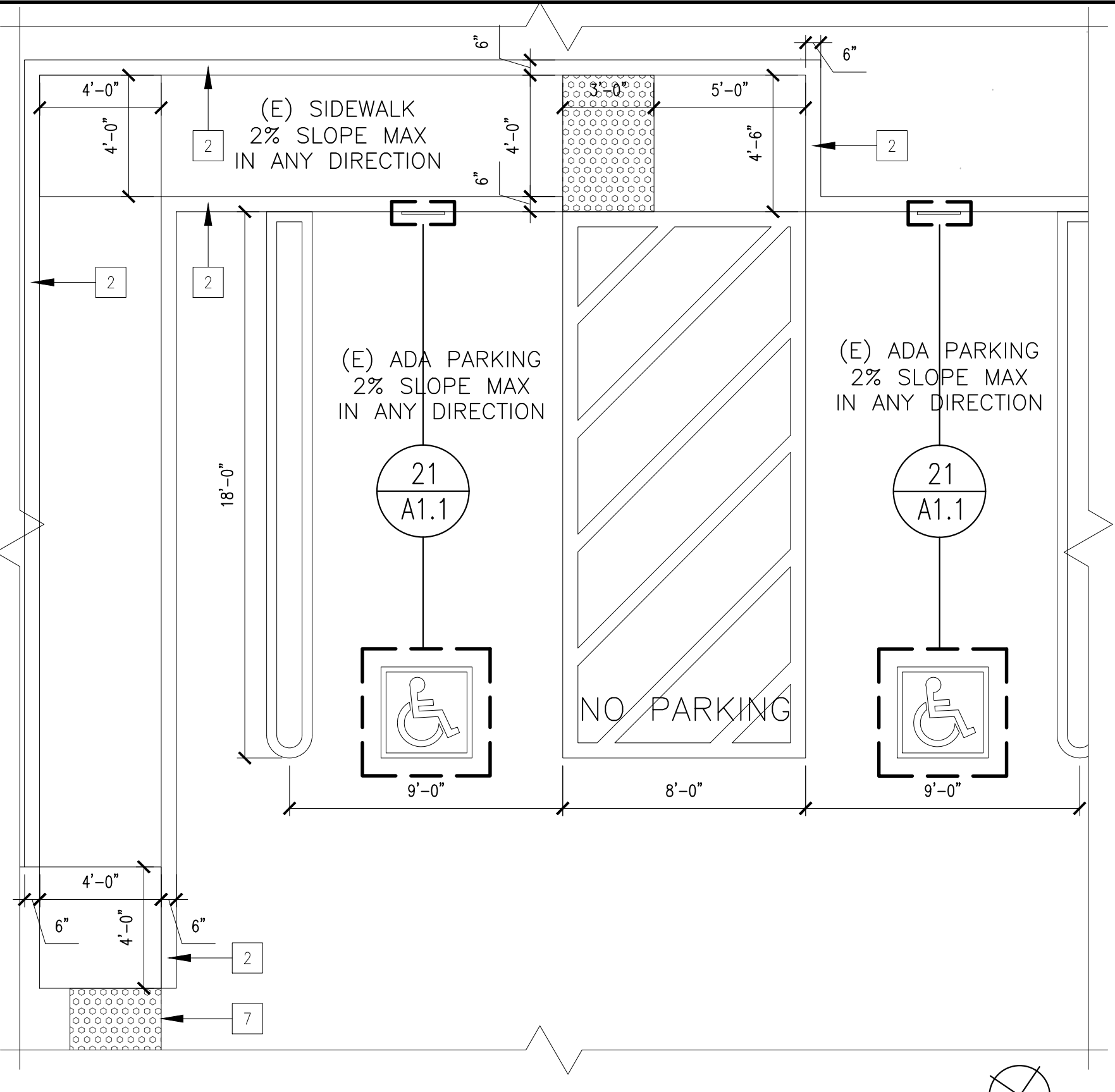



PROJECT  
**ONE PLANT**  
 2701 W 10TH STREET  
 ANTIOCH, CA 94509  
 APN: 074-051-029

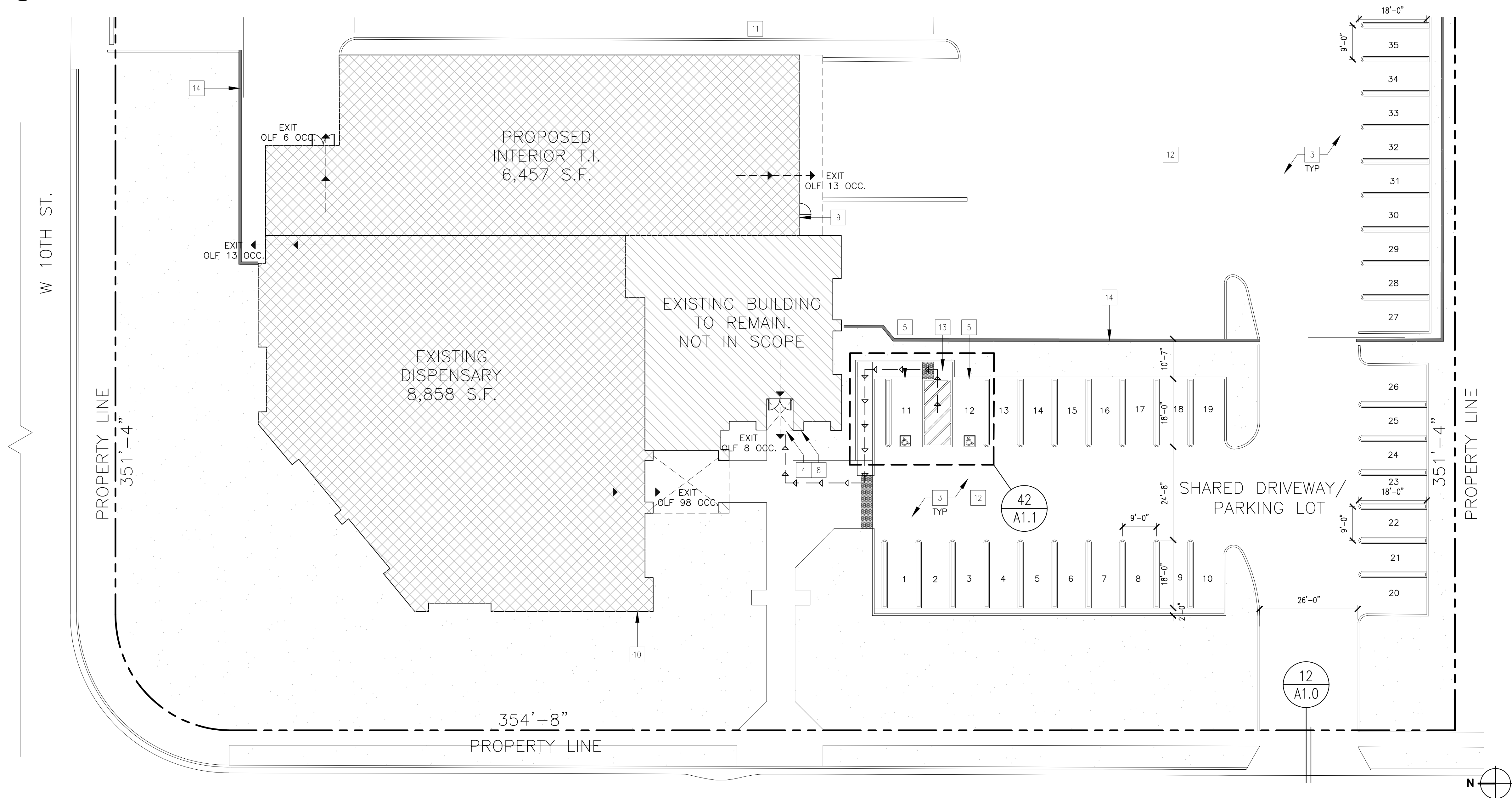
CLIENT  
**ONE PLANT**  
 CHRIS HESTER AND  
 SIDNEY DUNMORE  
 (916) 529-0028  
 HEST916@GMAIL.COM

SHEET TITLE  
**EXISTING  
 SITE PLAN**

DATE \_\_\_\_\_  
 TECHNICIAN: ACG \_\_\_\_\_  
 PROJECT MANAGER: AMM \_\_\_\_\_  
 JOB NUMBER: ACD # 451 \_\_\_\_\_  
 SHEET NUMBER  
**A1.0**



**42 ENLARGED ADA PARKING**  
 SCALE: 1/4" = 1'-0"



**44 EXISTING SITE PLAN**  
 SCALE: 3/32" = 1'-0"

COMMERCIAL PARKING REQUIREMENTS (COMMERCIAL CANNABIS):  
 EXISTING DISPENSARY:  
 1:500 SF FOR STORAGE = 1753 SF DISPENSARY / 500 SF = 3.5 SPACES  
 1:250 SF FOR DISPENSARY = 3891 SF DISPENSARY / 250 SF = 15.5 SPACE

REQUIRED:  
 19 STANDARD SPACES  
 1 ADA SPACES (VAN ACCESSIBLE)

PROPOSED MANUFACTURING:  
 1:1,000 SF FOR WAREHOUSE = 2,124 SF WAREHOUSE / 1,000 SF = 2 SPACES  
 1:400 SF FOR FACTORY = 3,961 SF MANUFACTURING / 400 SF = 10 SPACES

REQUIRED:  
 11 STANDARD SPACES  
 1 ADA SPACES (VAN ACCESSIBLE)

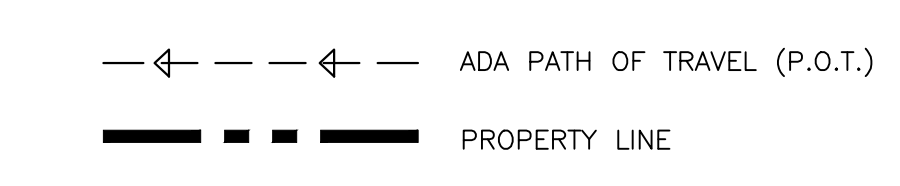
COMPACT PARKING MUST NOT BE MORE THAN 25% OF SPACES REQUIRED (2).

PROVIDED:  
 33 STANDARD SPACES  
 2 ADA SPACES (VAN ACCESSIBLE)

**12 PARKING CALCS**

- (E) ACCESSIBLE RAMP
- (E) 6" CONCRETE CURB TO BE INSTALLED BETWEEN SIDEWALK AND LANDSCAPE OR PARKING LOT.
- (E) PARKING SPACE STRIPING
- (E) ACCESSIBLE ENTRY DOOR TO REMAIN.
- (E) ACCESSIBLE PARKING SPACE SIGNAGE PER CODE.
- (E) 36" DEEP DETECTABLE WARNING SURFACE AT EDGE OF SIDEWALK.
- PROVIDE ADA ACCESSIBLE ENTRANCE SIGN AT ENTRY DOOR PER CODE.
- (N) SECURITY DOOR AT MAIN ENTRY.
- KNOX CABINET MODEL #1302 MUST BE MOUNTED ON WALL 6" ABOVE GROUND LEVEL OUTSIDE MAIN ENTRANCE WITH A MASTER KEY AS WELL AS ALL MSDS SHEETS AND HAZARDOUS INFORMATION.
- (E) ADDRESS NUMBERS TO REMAIN. VERIFY NUMBERS AT A MINIMUM OF 12 INCHES HIGH WITH STROKE WIDTH OF 3 INCHES MINIMUM.
- (E) TRASH LOCATION
- (E) PARKING LOT TO REMAIN
- (E) CONCRETE SIDEWALK WITH RAMP TRANSITION TO ADA PARKING SPACES.
- (E) WALL WITH SECURE GATE TO REMAIN.

**13 KEYNOTES**



NOTE: ALL EXISTING EXTERIOR DIMENSIONS ARE APPROX.

**14 LEGEND**

- 1) FURNITURE PLACED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY FURNITURE W/ OWNER PRIOR TO CONSTRUCTION.
- 2) PROVIDE RATED 2A:10B:C FIRE EXTINGUISHERS SUCH THAT AN EXTINGUISHER IS LOCATED WITHIN A 75-FOOT TRAVEL DISTANCE TO ANY POINT IN THE BUILDING. EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO HIGHER THAN 48 INCHES ABOVE FLOOR LEVEL.
- 3) GENERAL CONTRACTOR TO PROVIDE NEW SIGNAGE AS REQUIRED TO COMPLY WITH APPLICABLE BUILDING CODES. ALL SIGNAGE SHALL COMPLY WITH APPLICABLE BUILDING CODES. ALL SIGNAGE SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES, AND CBC INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR, CONTRAST AND RELIEF, FONT STYLE AND GRADE 2 BRAILLE REQUIREMENTS. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER APPLICABLE CODE. RE: A-0.2
- 4) DOOR HARDWARE TO BE FALCON LEVER ACTION.

**11 GENERAL NOTES**

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REVISIONS

△	FIRE CHECK 1 - 7/2/2019

SEAL

PROJECT  
**ONE PLANT**  
2701 W 10TH STREET  
ANTIOCH, CA 94509  
APN: 074-051-029

CLIENT  
**ONE PLANT**  
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1. REPLACE (E) EXTERIOR DOORS WITH PAINT GRADE, HOLLOW METAL SECURITY DOORS.
2. REMOVE (E) ROLL-UP DOOR AND PREP WALL FOR (E) X'-0" X 16'-0" ROLL-UP DOOR.
3. (E) ROLL-UP DOOR TO REMAIN.
4. (E) DRIVEWAY SLOPED WAY FROM BUILDING.
5. (E) RESTROOM. CONTRACTOR TO VERIFY LIGHT SWITCH ACTIVATED VENTILATION WITH A MINIMUM 75 CFM.
6. (E) ACCESSIBLE ROUTE.
7. (N) STORAGE RACK AREAS.
8. (N) INCOMING PALLET AREAS.

**13 KEYNOTES** X

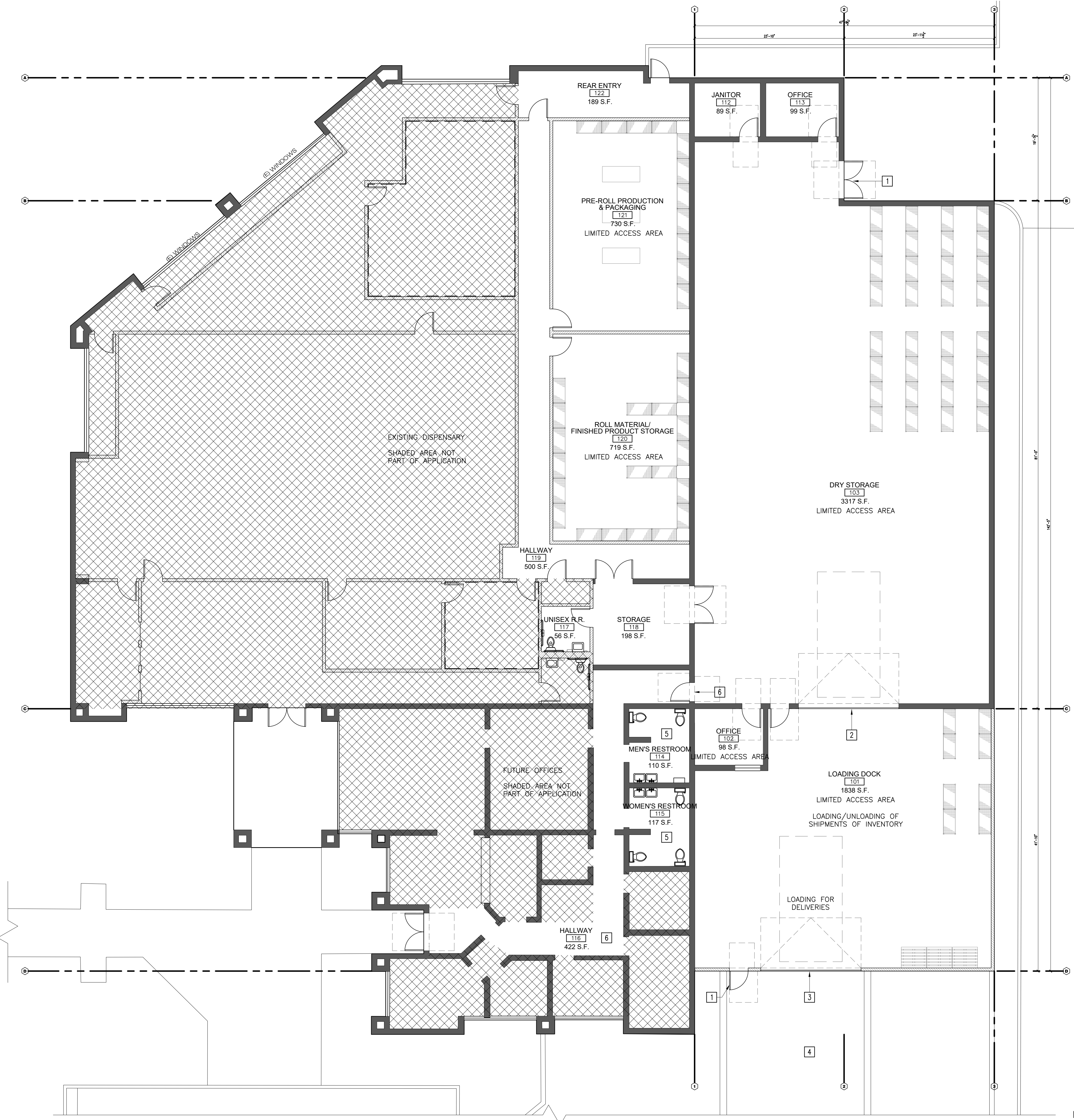
(E) WALL TO REMAIN.  
VERIFY R-19 INSULATION IN WALL.

**14 LEGEND**

SHEET TITLE  
**PROPOSED FLOOR PLAN**

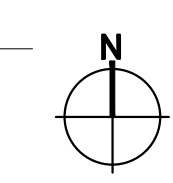
DATE \_\_\_\_\_  
TECHNICIAN: ACG  
PROJECT MANAGER: AMM  
JOB NUMBER: ACD # 451  
SHEET NUMBER

**A21**



**44 NEW FLOOR PLAN**

SCALE: 1/8" = 1' - 0"



TITLE BLOCK

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REVISIONS

△	FIRE CHECK 1 - 7/2/2019

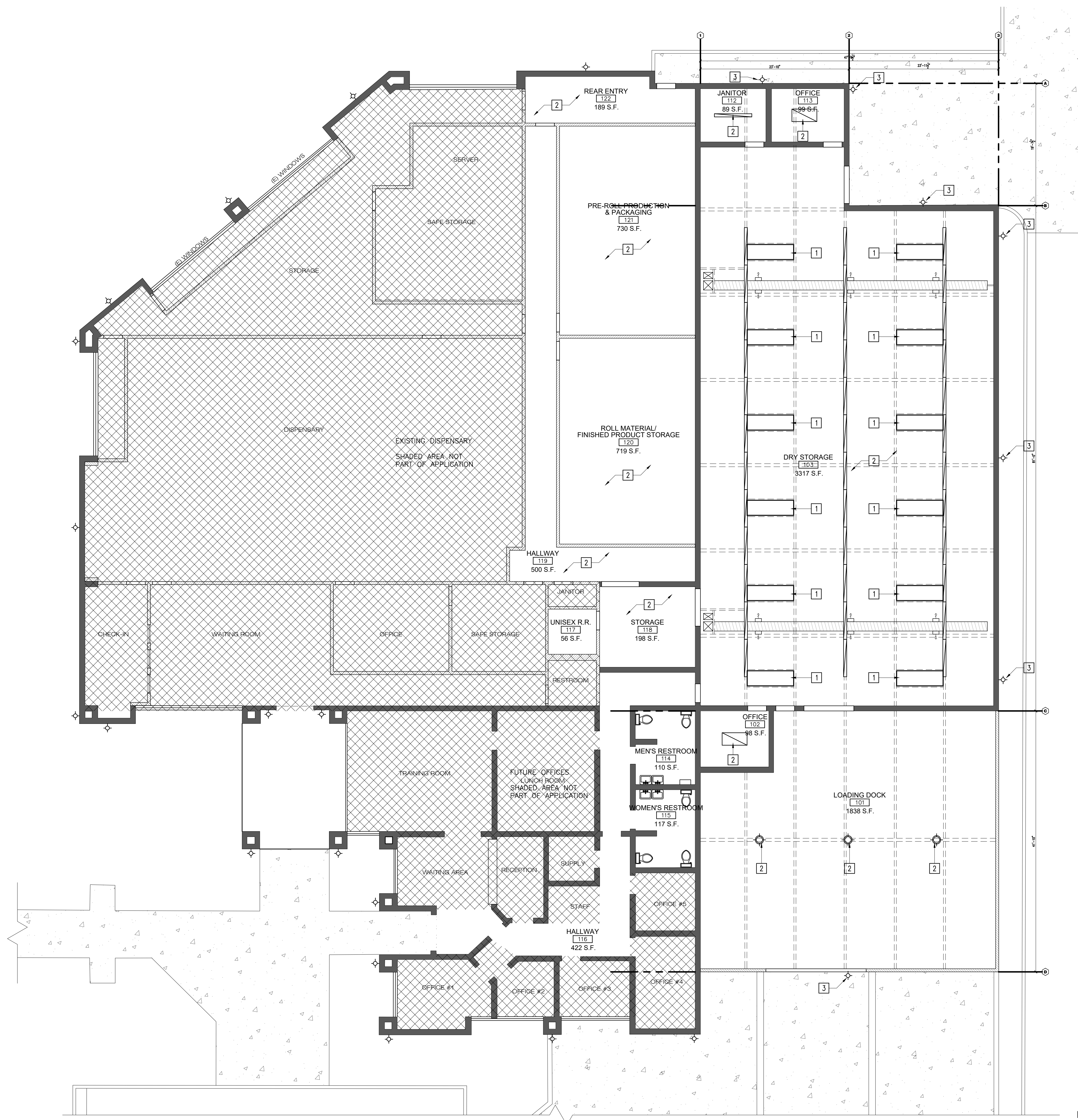
SEAL

PROJECT  
**ONE PLANT**  
2701 W 10TH STREET  
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APN: 074-051-029

CLIENT  
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SHEET TITLE  
**EXISTING REFLECTED  
CEILING PLAN**

DATE \_\_\_\_\_  
TECHNICIAN: ACG \_\_\_\_\_  
PROJECT MANAGER: AMM \_\_\_\_\_  
JOB NUMBER: ACD # 451 \_\_\_\_\_  
SHEET NUMBER

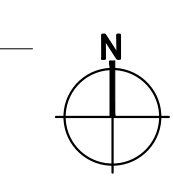


- 1. (E) SKYLIGHT TO REMAIN.
- 2. (E) LIGHTING TO REMAIN.
- 3. (E) LIGHTING AT EXTERIOR.
- 4. (N) LIGHTING AT EXTERIOR.

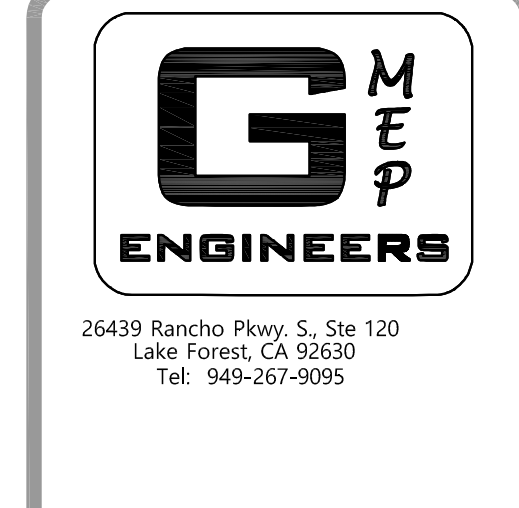
**13 KEYNOTES**

- ⓐ AUDIBLE AND VISUAL ALARM
- Ⓣ THERMOSTAT
- Ⓜ GAS DETECTOR
- Ⓞ EXTERIOR WP LED FIXTURE AT WALL.
- ▭ LED CEILING LIGHT.

**14 LEGEND**



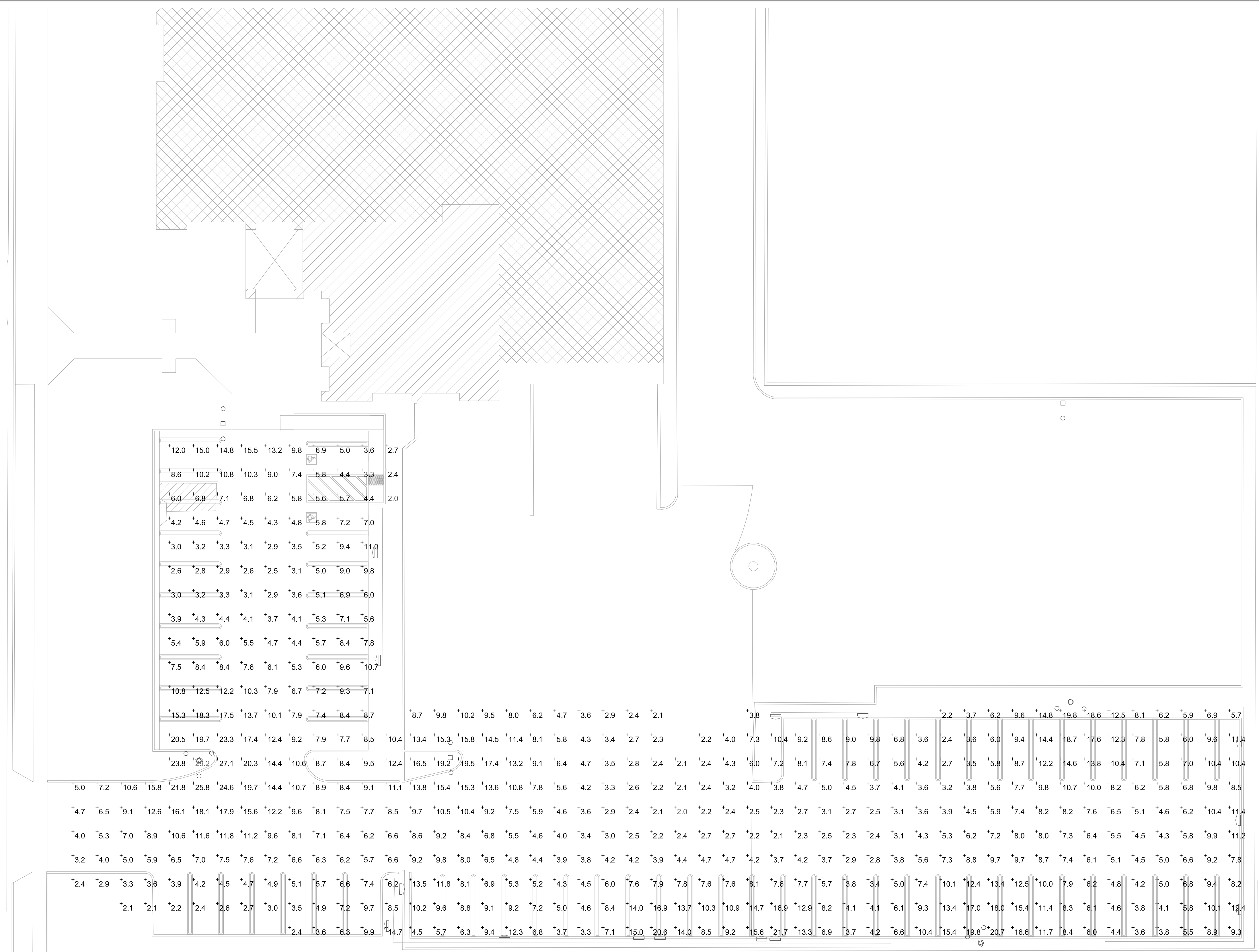
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NO.	DATE	DESCRIPTION
△	07/18/19	PC COMMENTS
△	10/16/19	CLIENT REVISION
△	11/04/19	PC COMMENTS
△	01/17/20	FIELD REVISION



PROJECT NAME:  
**ONE PLANT**  
2701 W 10TH STREET  
ANTIOCH, CA 94509

SHEET TITLE  
**ELECTRICAL PHOTOMETRIC PLAN**

DRAWN  
GMEP  
CHECKED  
GMEP  
DATE  
01/17/20  
SCALE  
AS NOTED  
JOB NO.  
19-17C  
SHEET  
**E-4.1**



**ELECTRICAL PHOTOMETRIC PLAN**  
SCALE: 1/16"=1'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	12	DONGGUAN THAILIGHT SEMICONDUCTOR LIGHTING CO.,LTD		TLFL230P3VYZZ-TYPE3I		1	LF3-HL-230W-TYPE3I-120V_IESNA2002.IES	30190	0.81	224.5
□	C	14	Lithonia Lighting	DSXW1 LED 20C 700 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE FTM OPTIC, 4000K, @ 700mA.	LED	1	DSXW1_LED_20C_700_40K_TFTM_MVOLT.ies	5554	1	45.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	7.7 fc	29.2 fc	2.0 fc	14.6:1	3.9:1