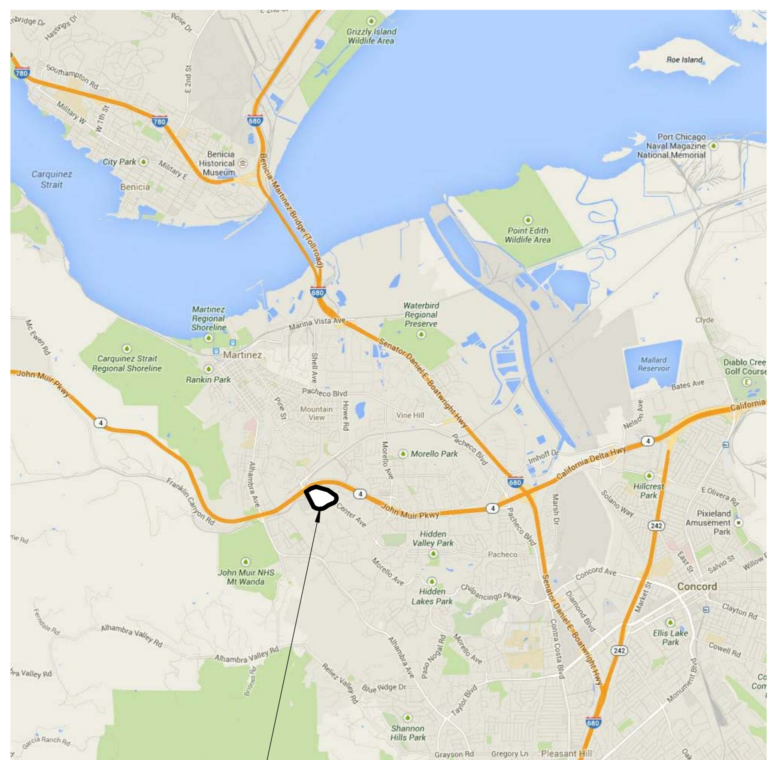
NEUROCOG TBI RESEARCH BUILDING / BUILDING R4 DEMOLITION / NEW PARKING LOT

VETERANS AFFAIRS NORTHERN CALIFORNIA HEALTH CARE SYSTEM (VANCHCS)

150 MUIR ROAD,
MARTINEZ, CA 94553

VA OBLIGATION NO.	612-125
VA CONTRACT NO.	VA261-12-D-0078
VA TASK ORDER NO.	VA261-13-J-2702
VA PURCHASE ORDER NO.	612-Z30001
POLYTECH PROJECT NO.	2137

VICINITY MAP



PROJECT SITE

N

SITE MAP

AREA OF WORK

N

CODES AND DESIGN STANDARDS

THE NEUROCOG TBI RESEARCH BUILDING AND R-4 BUILDING ARE LOCATED IN MARTINEZ, CALIFORNIA, ON FEDERAL LAND OWNED BY THE VETERANS ADMINISTRATION WHICH IS AN AGENCY OF THE FEDERAL GOVERNMENT.

WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CODES AND VA DESIGN STANDARDS:

2015 INTERNATIONAL BUILDING CODES
ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARDS (ABAAS)
ARCHITECTURAL DESIGN MANUAL - DESIGN MANUAL AUGUST 2011
INTERIOR DESIGN MANUAL – MAY 2008
NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE (NFPA 101)
PHYSICAL SECURITY DESIGN MANUAL FOR VA FACILITIES, LIFE-SAFETY PROTECTED
PROGRAM GUIDE PG-18-1 MASTER CONSTRUCTION SPECIFICATIONS
PROGRAM GUIDE PG-18-3 DESIGN AND CONSTRUCTION PROCEDURES
PROGRAM GUIDE PG-18-13 BARRIER FREE DESIGN GUIDE
PROGRAM GUIDE PG-18-15 A/E SUBMISSION INSTRUCTIONS VOLUME C
US GREEN BUILDING COUNCIL LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN - LEED

GENERAL NOTES

A. GENERAL NOTES:

1. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH AS-BUILT DRAWINGS OF THE MASTER SITE UTILITY PLANS JUNE 2011, R-4 BUILDING AND CAMPUS TOPO SITE PLAN AND SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES OR OMISSIONS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR AND HAS CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

2. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.

3. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS, AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.

4. VERIFY FIELD CONDITIONS AND COORDINATE WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.

5. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.

6. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.

7. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS, AND SYSTEMS PROVIDED BY THE OWNER.

8. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, AND ACCORDING TO ITS LISTING REQUIREMENTS.

9. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL EXTENT AND ARRANGEMENT OF THE WORK AND ARE NOT INTENDED TO BE COMPLETE IN EVERY DETAIL. CONTRACTORS SHALL PROVIDE AND INSTALL MATERIALS, EQUIPMENT AND DEVICES AS NECESSARY TO PROVIDE A COMPLETE AND WORKING SYSTEM INCLUDING MATERIALS, EQUIPMENT, AND DEVICES NEEDED, BUT NOT SHOWN ON THE DWGS OR MENTIONED IN THE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.

10. ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE FASHION.

11. IF DESCREPANCIES ARE FOUND BETWEEN THE DRAWINGS & SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL APPLY AS DETERMINED BY THE OWNER'S PROJECT MANAGER.

12. CONTRACTOR SHALL START UP, TEST AND COMMISSION ALL NEW SYSTEMS INCLUDED IN THE SCOPE OF WORK. CONTRACTOR SHALL CLEAN, BALANCE AND TREAT ALL SYSTEMS PER SPECIFICATIONS AND PROVIDE REPORTS TO OWNER/ENGINEER FOR REVIEW. CONTRACTOR SHALL PROVIDE OWNER WITH 24 HOURS OF ON SITE TRAINING AS TO SYSTEMS OPERATIONS. COORDINATE ALL OF THESE EFFORTS WITH SITE PERSONNEL, PROJECT MANAGER, VENDORS AND ENGINEER AS NEEDED.

B. DEFINITIONS:

1. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.

2. "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.

3. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.

4. THE TERMS "AS REQUIRED" AND "AS NEEDED", WHEN USED IN THE PLANS OR THE SPECIFICATIONS SHALL BE INTERPRETED AS FOLLOWS: THE CONTRACTOR SHALL PROVIDE THE FACILITY, SYSTEM, EQUIPMENT, SERVICE, OPERATION OR FUNCTION MENTIONED, AT NO ADDITIONAL COST TO THE OWNER. THAT IS, ALL OF THE WORK SHALL HAVE BEEN INCLUDED BY THE CONTRACTOR IN THE CONTRACTOR'S ORIGINAL BID/PROPOSAL PRICE. SHOULD THE FACILITY, SYSTEM, ETC., SUBSEQUENTLY BE DETERMINED TO NOT BE NEEDED AND A DEDUCT CHANGE ORDER IS NEGOTIATED, THE CONTRACTOR SHALL RETURN THE FULL VALUE OF THE WORK TO THE OWNER. THE DETAILS OF THE FACILITY, SYSTEM, ETC. SHALL BE "AS REQUIRED", "AS NEEDED" OR AS DICTATED BY FIELD CONDITIONS, INSPECTORS' REQUIREMENTS, ETC., AS SUCH DETAILS CANNOT BE PROVIDED AT THE TIME OF THE CONTRACT DOCUMENT PREPARATION BECAUSE SUCH DETAILS CAN ONLY BE DETERMINED OR BEST BE DETERMINED BY THE INSTALLING CONTRACTOR (IN CONSULTATION WITH AND WITH THE APPROVAL OF THE OWNER AND/OR ENGINEER) AT THE TIME OF FINAL INSTALLATION.

C. DIMENSIONS:

1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION TYPE AS SCHEDULED, UNLESS OTHERWISE NOTED.

2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:

A. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCE & BUILDING CODE REQUIREMENTS
B. LARGE SCALE DETAILS
C. SMALL SCALE DETAILS
D. ENLARGED VIEWS
E. FLOOR PLANS AND ELEVATIONS

3. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.

4. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL AT THE DIMENSION POINT, UNLESS NOTED ABOVE FINISH FLOOR -"AFF".

5. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED CEILING SYSTEM OR FACE OF FINISH MATERIAL AS SCHEDULED

6. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE, AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

D. DRAWING SET ORGANIZATION:

1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET.

SHEET NUMBER EXAMPLE: AS201
"A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING (EX: ARCHITECTURE)
"S" INDICATES THE SUB-CATEGORY OF THE DISCIPLINE (EX: SITE)
"1" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET (EX: FLOOR PLAN)
"01" INDICATES THE SHEET NUMBER

SEE *SHEET NAMING COMPONENTS* TABLE ON THIS SHEET FOR MORE INFORMATION

2. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT NOT ALL SEQUENTIAL SHEET NUMBERS MAY BE USED IN THE DRAWING SET.

3. DRAWING CATEGORY IDENTIFICATION: REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES, AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET

E. SUPPLEMENTAL REPORTS:

1. CONTRACTOR TO REVIEW "GEOTECHNICAL INVESTIGATION, NEUROCOGNITIVE RESEARCH BUILDING, VETERANS AFFAIRS MEDICAL CENTER, MARTINEZ, CALIFORNIA" BY LANGAN TREADWELL ROLLO, 24 SEPTEMBER 2014 AND "SUPPLEMENTAL GEOTECHNICAL RECOMMENDATIONS, NEW PARKING LOT, VETERANS AFFAIRS MEDICAL CENTER, MARTINEZ, CA" BY LANGAN TREADWELL ROLLO, 4 DECEMBER 2014.
2. ENVIRONMENTAL INVESTIGATION, REPORT OF LIMITED HAZARDOUS MATERIAL SURVEY OF R-4 BUILDING BY GHD, INC, MARCH 13, 2014
3. ENVIRONMENTAL INVESTIGATION REPORT FOR LIMITED PHASE ii SOIL INVESTIGATION BY GHD, INC, MAY 2014.

PROJECT DIRECTORY

ARCHITECT	CIVIL ENGINEER
POLYTECH ASSOCIATES INC. 235 PINE STREET, 17TH FLOOR SAN FRANCISCO, CA 94104 TEL (415) 397-3117 FAX (415) 397-1517	BKF ENGINEERS 980 9TH STREET, SUITE 1770 SACRAMENTO, CA 95814 TEL (916) 556-5851 FAX (916) 556-5899
LANDSCAPE ARCHITECT	**STRUCTURAL ENGINEER**
RHAA 225 MILLER AVE MILL VALLEY, CA 94941 TEL (415) 383-7900	DEGENKOLB ENGINEERS 235 MONTGOMERY STREET, SUITE 500 SAN FRANCISCO, CA 94104 TEL (415) 392-6952 FAX (415) 544-0782
MECHANICAL, PLUMBING, ELECTRICAL ENGINEER	**TELECOM, SECURITY & FIRE ALARM CONSULTANT**
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GRAPHIC DESIGNER	**BLAST PROTECTION CONSULTANT**
KATE KEATING ASSOCIATES, INC. 1045 SANSOME STREET, SUITE 202 SAN FRANCISCO, CA 94111 TEL (415) 773-1000 FAX (415) 773-1008	ARUP 560 MISSION STREET, SUITE 700 SAN FRANCISCO, CA 94105 TEL (415) 957-9445 FAX (415) 957-9096
GEOTECHNICAL ENGINEER	**ESTIMATOR**
TREADWELL & ROLLO 501 14TH STREET, 3RD FLOOR OAKLAND, CA 94612 TEL (510) 874-7000 FAX (510) 874-7001	TBD CONSULTANTS 111 PINE STREET, SUITE 1315 SAN FRANCISCO, CA 94111 TEL (415) 981-9430 FAX (415) 981-9434
SPECIFICATION WRITER	**ENVIRONMENTAL CONSULTANT**
EMILY BORLAND SPECIFICATIONS, INC. 380 CAMPBELL AVE SAN FRANCISCO, CA 94134 TEL (415) 971-4222	GHD 2235 MERCURY WAY, SUITE 150 SANTA ROSA, CA 95407 TEL (707) 523-1010 FAX (707) 527-8679

SCOPE OF WORK

NEUROCOG TBI RESEARCH BUILDING

CONSTRUCTION OF A NEW TWO STORY 12,500 SF NEUROCOG/TBI/PHYSICAL REHAB RESEARCH BUILDING, INCLUDING SITE WORK, RELOCATION AND/OR ABANDONMENT OF EXISTING UTILITIES, AND NEW LANDSCAPING.

BUILDING R4 DEMOLITION

DEMOLITION OF EXISTING BUILDING R4 AND SURROUNDING SITE ELEMENTS, INCLUDING, BUT NOT LIMITED TO:
- ROOF
- INTERIOR AND EXTERIOR WALLS
- FLOORS AND CEILINGS
- FOUNDATIONS
- CASEWORK
- MECHANICAL, PLUMBING AND ELECTRICAL COMPONENTS & EQUIPMENT
  *ALL NEW AND USEABLE MECHANICAL EQUIPMENT WITHIN R4 SHALL BE SALVAGED FOR VA USE
- ARCADE WALKWAY
- STAIRS, RAMPS, CONCRETE WALKWAYS AND HANDRAILS, AS INDICATED IN THE DRAWINGS

ALL (E) FURNITURE AND EQUIPMENT WITHIN BUILDING R4 SHALL BE REMOVED BY THE VA PRIOR TO START OF DEMOLITION WORK.

EXISTING UTILITIES SERVING BUILDING R4 SHALL BE CAPPED AND ABANDONED IN PLACE.

SITE SHALL BE PREPARED FOR THE CONSTRUCTION OF A NEW PARKING LOT, ONCE DEMOLITION WORK IS COMPLETE.

NEW PARKING AREA

CONSTRUCTION OF A NEW 25 SPACE PARKING LOT, LOCATED ON THE FORMER SITE OF DEMOLISHED BUILDING R4 AND ADJACENT TO THE NEW NUEROCOG TBI BUILDING. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO, GRADING, PAVING, STRIPING AND SITE LIGHTING.

BUILDING SUMMARY - BUILDING R-4

BUILDING DESCRIPTION

GROSS BUILDING AREA: 7,920 SF

CONSTRUCTION TYPE: V-A

OCCUPANCY CLASSIFICATION: B (BUSINESS)

- EXISTING BUILDING R-4 TO BE DEMOLISHED PER THE SCOPE OF WORK

NEW PARKING LOT SUMMARY

DESCRIPTION

GROSS AREA: 9,250 SF

STANDARD STALLS: 24

ACCESSIBLE STALLS: 1

TOTAL STALLS: 25

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LS108 LANDSCAPE IRRIGATION DETAILS
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AS201 EXTERIOR ELEVATIONS - NEW TBI BUILDING
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PP102D DEDUCTIVE ALTERNATE #15 - PLUMBING SUPPLY DISTRIBUTION PLAN - SECOND FLOOR
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~~PL102 PLUMBING WASTE, DRAIN AND VENT PIPING PLAN - SECOND FLOOR~~ 1
~~PL102B DEDUCTIVE ALTERNATE #13A - PLUMBING WASTE, DRAIN AND VENT PIPING PLAN - SECOND FLOOR~~ 1
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GRAND TOTAL: 173 1

BUILDING SUMMARY - NEUROCOG TBI RESEARCH BUILDING

BUILDING DESCRIPTION
- GROSS BUILDING AREA: 12,544 SF
- CONSTRUCTION TYPE: V-B
- OCCUPANCY CLASSIFICATION: B (BUSINESS)
- FIRE PROTECTION SYSTEM: BUILDING TO BE FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM

SUSTAINABILITY
THE DESIGN OF THE NEW NEUROCOG TBI RESEARCH BUILDING WILL HAVE A MINIMUM RATING OF LEED SILVER FOR NEW CONSTRUCTION. IT WILL BE EARNED BY ACHIEVING THE POINTS WHICH ARE ATTAINABLE GIVEN THE PROJECT CONSTRAINTS WITHIN THE SUSTAINABLE SITES, WATER EFFICIENCY, ENERGY AND ATMOSPHERE, MATERIALS AND RESOURCES, AND INDOOR ENVIRONMENTAL QUALITY CATEGORIES.

PARKING
CONSTRUCTION OF THE NEW NEUROCOG TBI RESEARCH BUILDING WILL REMOVE 17 EXISTING PARKING STALLS AND RELOCATE 2 ACCESSIBLE STALLS. 25 NEW PARKING STALLS (1 ACCESSIBLE AND 24 STANDARD STALLS) WILL BE LOCATED IN A NEW PARKING LOT ON THE FORMER SITE OF DEMOLISHED BUILDING R4.

SITE CIRCULATION
VEHICULAR AND PEDESTRIAN ACCESS WILL BE FROM THE EXISTING GSA PARKING LOT TO THE NORTH OF THE SITE AND FROM THE NEW PARKING LOT ON THE WESTERN PORTION OF THE SITE. PEDESTRIANS ACCESS IS ALSO POSSIBLE VIA AN EXISTING WALKWAYS FROM BUILDING AB-6 TO THE NORTHWEST.

WITHIN THE SITE, ACCESSIBLE WALKWAYS ARE PROVIDED FROM BOTH THE EXISTING GSA PARKING LOT AND THE NEW PARKING LOT, TO THE MAIN ENTRANCE OF THE NEUROCOG TBI RESEARCH BUILDING. AN ADDITIONAL PATHWAY ENTERS THE SITE ON THE EAST SIDE AND LOOPS AROUND THE BACK OF THE BUILDING.

DEFERRED SUBMITTALS (DESIGN BUILD)

CONTRACTOR TO PROVIDE THE FOLLOWING DESIGN-BUILD SUBMITTALS FOR REVIEW AND APPROVAL:

1. TEMPORARY SOIL SHORING WALLS (SEE GEOTECHNICAL INVESTIGATION)
2. BUCKLING RESTRAINED BRACES AND CONNECTION TO BUILDING FRAME
3. EXTERIOR METAL STUD WALL FRAMING
4. ELEVATOR SYSTEM
5. METAL STAIR, FRAMING AND ANCHORAGE, INTERIOR
6. METAL STAIR HANDRAILS, EXTERIOR
7. EQUIPMENT AND UTILITY SUPPORT AND ANCHORAGE
8. FIRE SPRINKLERS SYSTEM/HYDRAULIC CALCULATIONS
9. FIRE ALARM SYSTEM
10. SECURITY ACCESS CONTROL AND SURVEILLANCE
11. TELEDATA SYSTEM
12. BLAST REQUIREMENTS FOR WINDOWS, CURTAINWALL EXTERNAL METAL STUDS, LOUVERS

SHEET NAMING COMPONENTS

LEVEL 2 DISCIPLINE — DRAWING NUMBER
DISCIPLINE DESIGNATOR → AS101

DISCIPLINE	DISCIPLINE DESIGNATOR	LEVEL 2 DISCIPLINE	LEVEL 2 DISCIPLINE DESIGNATOR
GENERAL	G	INFORMATION	I
		CONTRACTUAL	C
CIVIL	C	DEMO	D
		SITE	S
		GRADING	G
		UTILITIES	U
LANDSCAPE	L	DEMO	D
		IRRIGATION	I
		PLANTING	P
ARCHITECTURAL	A	DEMO	D
		SITE	S
		FINISHES	F
		INTERIOR	I
		GRAPHICS	G
STRUCTURAL	S	SITE	S
		SUBSTRUCTURE	B
		FRAMING	F
FIRE PROTECTION	F	DETECTION & ALARM	A
		SUPPRESSION	X
PLUMBING	P	SITE	S
		PIPING	P
		PLUMBING	L
MECHANICAL	M	SITE	S
		HVAC	H
		PIPING	P
ELECTRICAL	E	SITE	S
		POWER	P
		LIGHTING	L
TELECOM	T	AUDIO VISUAL	A
		TELEDATA	N
		SECURITY	Y

DESIGN APPROVAL

138 CHIEF ENGINEER	DATE
BUILDING SERVICE REP	DATE
001/SVD ASSOC DIRECTOR	DATE
001/EBD ASSOC DIRECTOR	DATE
118 ASSOC DIRECTOR PC/NURSING	DATE
11 CHIEF OF STAFF	DATE
00 DIRECTOR	DATE

100% CONSTRUCTION DOCUMENT SUBMISSION
APRIL 20, 2015

Revisions:	Date
DELTA 1 ADDENDUM#2	8/7/2015

CONSULTANTS:

LICENSED ARCHITECT
Mehrnoush Arsanjani
C-21224
RENEWAL JULY.31.2015
STATE OF CALIFORNIA

ARCHITECT

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Drawing Title: PROJECT INFORMATION, GENERAL NOTES & SHEET INDEX

Approved: Project Director

Project Title: NEUROCOG TBI RESEARCH BUILDING / BUILDING R4 DEMOLITION / NEW PARKING LOT

Location: 150 MUIR ROAD, MARTINEZ, CA 94553

Date: 04/20/2015 | Checked: DW | Drawn: CS

Project Number: 612-125

Building Number:

Drawing Number: GI001

Office of Construction and Facilities Management

Department of Veterans Affairs