

GENERAL NOTE

1. ALL DOCUMENTS, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, IS PART OF THE CONSTRUCTION DOCUMENTS. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW AND FOLLOW CONDITIONS LISTED BELOW THAT ARE APPLICABLE TO THIS SPECIFIC PROJECT.
2. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND REGULATIONS. GC'S SHALL BECOME FAMILIAR WITH ALL LOCAL CITY ASPECTS OF WORKING.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL FACTS OF HIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OWNER/CLIENT DIRECTLY, ALLOWANCES FOR THE OWNER'S WORK MUST BE MADE COORDINATE WITH ARCHITECT/OWNER/CLIENT.
5. GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID OBSTRUCTIONS FOR CONSTRUCTION AND FOR THE OWNER.
6. GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL VERIFY ALL APPLICABLE UTILITY COMPANIES WHEN IDENTIFYING ELECTRICAL, CABLE TV, GAS, WATER, SANITARY DRAIN SERVICES, OR ANY OTHER UTILITY. GC'S SHALL MARK ALL ELECTRICAL UTILITY LOCATIONS AND EXISTING APPARATUS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OWNER/CLIENT.
7. NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER SCALE. IF DIMENSIONS ARE NOT CLARIFIED, CONSULT THE ARCHITECT. REFER TO THE COVER FOR DIMENSIONING STANDARDS.
8. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
9. GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IF IT IS IMPRACTICABLE THAT FRAMING MEMBER LOCATIONS DO NOT COINCIDE WITH LOCATIONS OF RECESSED LIGHT FIXTURES, IF CONFLICT EXISTS, NOTIFY ARCHITECT.
10. GENERAL CONTRACTOR SHALL FRAMING ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDLED DIRECTLY TO THE OWNER/CLIENT IN ONE MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OWNER/CLIENT.
11. THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED.
12. FOR MOUNTING HEIGHTS NOT CLEARLY INDICATED IN THE PLAN OR SCHEDULES, GENERAL CONTRACTOR WITH ARCHITECT, ARCHITECT SHALL CONFIRM ALL ELECTRICAL DUCT AND LIGHT FIXTURE LOCATIONS BEFORE CONTRACTOR PLUMBING. FOR WALL MOUNTING HEIGHTS, FITTINGS, AND FITTINGS, EVEN WHEN WORK IS TO BE DONE BY OWNER DIRECTLY, REVIEW SCOPE OF WORK AND LOCATIONS FOR ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK.
13. ALL FASTENING DEVICES TO BE CONSULTED, UNLESS OTHERWISE SHOWN.
14. ALL FASTENING DEVICES TO BE CONSULTED, UNLESS OTHERWISE SHOWN.
15. ALL EXISTING OPENINGS TO BE MAINTAINED AS SHOWN.
16. GASKET OR OTHER SEAL AROUND ALL OPENINGS TO LIMIT INFILTRATION, INCLUDING BUT NOT LIMITED TO EXTERIOR WINDOW FRAMES, BETWEEN SILENCE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATER-TIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER-TIGHTNESS BY WATER PENETRATION TESTS.
18. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE START OF WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY OF THESE PLANS AND SPECIFICATIONS.
19. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLE SUBMISSION SHALL BE COMPLETED WITH THE SUBMISSION HAS BEEN REVIEWED AND ACCEPTED BY THE ARCHITECT. SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE REVIEW SHOP DRAWINGS AND SAMPLES.
20. SHOULD A DISCREPANCY APPEAR IN SPECIFICATIONS OR DRAWINGS, OR IN WORK DONE BY THE GENERAL CONTRACTOR, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY IF CONTRACTOR PROCEEDS WITH WORK AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT. ANY DISCREPANCY OCCURS IN OR BETWEEN DRAWINGS AND SPECIFICATION OR WHERE DETAIL DIFFERENCES ON CONTRACT DOCUMENTS ARE NOTED, THE GENERAL CONTRACTOR SHALL HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONTRACTOR INVOLVED UNLESS THEY SHALL HAVE BEEN OTHERWISE OBTAINED WRITTEN ORDER FROM ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
21. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATER-TIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER-TIGHTNESS BY WATER PENETRATION TESTS.
22. ALL UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
23. THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY WORK EXCEPT BY AGREEMENT OF THE ARCHITECT.
24. CONSTRUCTION LIABILITY, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO THE PROTECTION OF THE EXISTING WORK AND IT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND HOLD DESIGN PROFESSIONAL LIABILITY FROM AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECT FROM THE DATE OF SIGNATURE OF DESIGN PROFESSIONAL.
25. ALL VENTS THROUGH ROOF SHALL BE A MINIMUM HEIGHT CONSISTENT WITH APPLICABLE CODES.
26. ALL OPEN JOISTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
27. INTERIOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH THE FOLLOWING: C.B.C. CHAPTER 8.
28. ALL INSULATION TO HAVE A FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPMENT 25. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY OTHER MECHANISM OR SYSTEM. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: C.B.C. CHAPTER 8. HARDWARE MAY BE USED ON THE MAIN EXIT IF THERE IS A READILY VISIBLE DURABLE SIGN ON THE INSIDE OF THE DOOR INDICATING THE DOOR IS TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED. THE SIGN SHALL BE A LETTERS SHALL BE 1" (25mm) HIGH ON CONTRASTING BACKGROUND WHEN VIEWED FROM A DISTANCE OF 15 FEET.
29. ALL HARDWARE SHALL COMPLY WITH CURRENT REQUIREMENTS FOR ACCESS BY THE PHYSICALLY HANDICAPPED. ALL BUILDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: C.B.C. CHAPTER 8. ALL DIMENSIONS SHOWN ON THESE PLANS ARE MEASURED FROM FINISHED WALLS, FLOOR, CEILING, AND/OR CENTERLINES OF UTILITY. ROUGH-IN UNLESS NOTED OTHERWISE. THE SUB-CRACKERS SHALL MAKE NECESSARY ALLOWANCES FOR FINISHES DURING BIDDING AS REQUIRED.
30. ITEMS NOTED "TEXTING, VENDOR, FUTURE, BY OTHER, AND INC (NOT IN CONTRACT)" SHALL BE VERIFIED BY THE RESPECTIVE SUBCONTRACTOR FOR SIZE AND REQUIREMENTS PRIOR TO ORDERING AND FINAL CONSTRUCTION. NOTIFY ARCHITECT AND HIS CONSULTANT IMMEDIATELY FOR ERRORS AND DISCREPANCIES.
31. THE INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL COMPLY WITH THE C.B.C. SECTION 903, NFPA 720, NFPA 13A, AND INSURANCE UNDERWRITERS REQUIREMENT.
32. SMOKE AND INSTALLATION OF FIRE EXTINGUISHERS ARE PART OF THE CONTRACT. FIRE EXTINGUISHERS ARE TO BE INSTALLED PER FIRE MARSHAL REQUIREMENTS BY THE CONTRACTOR.
33. ALL DIMENSIONS SHOWN ON THESE PLANS ARE MEASURED FROM FINISHED WALLS, FLOOR, CEILING, AND/OR CENTERLINES OF UTILITY. ROUGH-IN UNLESS NOTED OTHERWISE. THE SUB-CRACKERS SHALL MAKE NECESSARY ALLOWANCES FOR FINISHES DURING BIDDING AS REQUIRED.
34. ITEMS NOTED "TEXTING, VENDOR, FUTURE, BY OTHER, AND INC (NOT IN CONTRACT)" SHALL BE VERIFIED BY THE RESPECTIVE SUBCONTRACTOR FOR SIZE AND REQUIREMENTS PRIOR TO ORDERING AND FINAL CONSTRUCTION. NOTIFY ARCHITECT AND HIS CONSULTANT IMMEDIATELY FOR ERRORS AND DISCREPANCIES.
35. INSTALL LIGHTED EXIT SIGN OVER REAR/SIDE EXIT FOOT. THE SIGN SHALL BE HARDWIRED.
36. INSTALL SIGN ABOVE MAIN EXIT DOOR FROM THE BUILDING STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" AND THAT THE EXIT DOOR SHALL BE KEPT UNLOCKED WHEN THE BUILDING IS OCCUPIED. THE SIGN SHALL BE HARDWIRED. THE KEY-LOCK DEVICE WITH NO HANDLE TYPE LATCHING MECHANISM OR MAY HAVE PIVOT HARDWARE. THE SIGN SHALL BE HARDWIRED. THE SIGN SHALL BE HARDWIRED. THE SIGN SHALL BE HARDWIRED. (SEE OCCUPANT LOAD ON 3/4/23)
37. ALL EXISTING DOOR HARDWARE TO BE LEVEL TYPE CENTERED 34"-48" A.F.F. TYP. PER SEC 100B1.2.
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FIRE PROTECTION NOTE

1. PROVIDE PORTABLE FIRE EXTINGUISHER, LOCATION AND SPECIFICATION IN ACCORDANCE WITH CHAPTER 5, TITLE 19 CALIFORNIA CODE OF REGULATIONS.
2. ALL PORTION OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MIN SIZE OF THE EXTINGUISHER SHALL BE 2-A-10-BC.
3. SMOKE DETECTORS FOR THE AIR HANDLING UNITS SHALL BE MONITORED BY THE SPRINKLER MONITORING SYSTEM. FIRE ALARMS PLANS SHALL BE SUBMITTED SEPARATELY AND APPROVED PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE TO CGC SECTION 907.2.
4. FINAL INSPECTION BY THE FIRE AND ENVIRONMENTAL PROTECTION DIVISION IS REQUIRED PRIOR TO BUILDING PERMIT SIGN-OFF.
5. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS SIGNS SHALL BE A MINIMUM OF 6" IN HEIGHT.
6. INSTALL AN APPROVED KEY LOCKBOX PER THE FIRE PROTECTION ENGINEER'S DIRECTIONS.
7. EXIT PATHS SHALL BE ILLUMINATED ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOTCANDLE AT FLOOR LEVEL. POWER SHALL NORMALLY BE BY THE PRIMARY WIRING WITH BATTERY BACKUP. EXIT ILLUMINATION SHALL BE INDICATED ON THE ELECTRICAL PLANS. (CALIFORNIA BUILDING CODE, SECTION 100B).
8. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AND PROVIDED WITH BATTERY BACKUP PER UNIFORM BUILDING CODE CHAPTER 10. EXIT SIGNS SHALL BE POSTED ABOVE EACH CLEARLY EXIT DOORWAY AND WHEREVER OTHERWISE REQUIRED TO CLEARLY INDICATE THE DIRECTION OF EGRESS.
9. SUBMIT SHOP DRAWINGS FOR THE NEW FIRE SPRINKLER SYSTEM TO THE FIRE DEPT FOR FIRE REVIEW AND APPROVAL PRIOR TO INSTALLATION.

SUSPENDED SLAB RADIOGRAPHY

PLEASE NOTE THAT SUSPENDED SLAB/PODIUM DECK X-RAYING AND CORE DRILLING PROCEDURES WILL BE AS NOTED. TENANT'S PREMISES IS LOCATED ON THE GROUND LEVEL OF A MULTIPLE STORY APARTMENT BUILDING, OF WHICH THE RESIDENTIAL LEVELS ARE SUPPORTED BY POST-TENSIONED SLABS. PENETRATIONS FOR POWERDRESSER FASTENERS WITH A MAXIMUM 3/4" INCH PENETRATION INTO THE CEILING DECK OF TENANT'S PREMISES WILL BE PERMITTED, AS WELL AS PENETRATIONS FOR ANCHOR BOLTS IF IT CAN BE SHOWN THAT THE INSERTS WILL NOT SPALL THE CONCRETE AND ARE LOCATED TO AVOID THE TENDONS, PRIMARY REINFORCEMENTS, AND ANCHORAGES OF THE POST-TENSIONED SLAB. ALL CORE DRILLING OR PENETRATIONS THAT DO NOT STRICTLY ADHERE TO THE ABOVE MENTIONED CRITERIA REQUIRE PRIOR REVIEW AND APPROVAL OF LANDLORD'S STRUCTURAL ENGINEER, WHO WILL CALL FOR ADDITIONAL PLANS AND X RAYS, THE COST OF WHICH SHALL BE PAID BY TENANT.

TENANT IS REQUIRED TO HIRE LANDLORD'S STRUCTURAL ENGINEER TO REVIEW, COMMENT, AND APPROVE THE RESULTS OF TENANT'S X-RAYS AND PROPOSED CORING LAYOUTS PRIOR TO THE PERFORMANCE OF ANY CORING WORK OR INSTALLATIONS INTO LANDLORD'S PODIUM DECK. THIS PROCESS WILL BE COORDINATED BY THE TENANT / TENANT'S GENERAL CONTRACTOR, AT THE TENANT'S EXPENSE.

SUSPENDED SLAB RADIOGRAPHY (X-RAY / ULTRASONIC SCAN FOR PENETRATIONS):
 BESS TEST LABS | PHONE (408) 988-0101 | WWW.BESSTESTLAB.COM
 RELIANT TESTING ENGINEERS | PHONE (714) 556-5867 | WWW.RELIANTTESTING.COM
 SAFE 2 CORE | PHONE (408) 266-7000 | WWW.SAFE2CORE.COM

LANDLORD'S REQUIRED STRUCTURAL ENGINEER:
 DAVE LO, PEOPLES ASSOCIATES STRUCTURAL ENGINEERS
 PHONE: (669) 263-6545 | EMAIL: DLO@PASE.COM

PROJECT DESCRIPTION

THIS IS A TENANT IMPROVEMENT PROJECT TO AN NEW VACANT RETAIL SPACE. THE PROPOSED USE IS A MOUNTAIN MIKE'S PIZZA. SCOPE OF WORK INCLUDES:

1. INTERIOR PARTITION WALLS AND COUNTERS.
2. NEW KITCHEN AND EQUIPMENTS.
3. NEW CEILING AND LIGHTING
4. NEW EXTERIOR SIGNAGE (UNDER SEPARATE SIGNAGE PERMIT)
5. NEW RESTROOMS.
6. NEW ROOFTOP EXHAUST UNIT
7. NEW INDOOR MAKEUP AIR UNIT
8. NEW PATIO WINDOW BARRIER
9. EXISTING ROOFTOP A/C TO REMAIN.
10. EXISTING STOREFRONT TO REMAIN UNCHANGED

PROJECT TEAM

LANDLORD
 IRVINE COMPANY RETAIL PROPERTIES
 110 INNOVATION DRIVE - IRVINE . CA 92617
 CONTACT: BRADMON WUHA
 (T) 949.720.5188 (E) BUHA@IRVINECOMPANY.COM

TEAM
 MOUNTAIN MIKE'S PIZZA
 2510 AUGUSTINE DRIVE . SANTA CLARA . CA 95054
 CONTACT: ASHMET SINGH
 (T) 925.642.8501 (E) JASMETI@MYHOTMAIL.COM

ARCHITECT
 STUDIO 02 INC
 1136 E HAMILTON AVE #100 . CAMPBELL . CA 95008
 CONTACT: SUNNY TAN AA LEED BD+C
 (T) 408.730.8877 (E) SUNNY@STUDIO02.NET

MECHANICAL / PLUMBING / ELECTRICAL
 M+E ENGINEERING CONSULTANTS INC.
 39210 STATE ST. STE.106, FREMONT, CA 94538
 CONTACT: EVANGELINE ELLEN REYES
 (T) 510.509.2362 (E) EVANMEL@MURENDCON.COM

ACOUSTIC CONSULTANT
 UNERKLASEN ASSOCIATES
 1711 16TH STREET, SANTA MONICA, CA 90404
 CONTACT: JOHN LOVERDE
 (T) 310.565.5118 (E) JLOVERDE@UNERKLASEN.COM

SHELL FIRE ALARM MONITORING SYSTEM MODIFICATIONS
 RED ROCK SECURITY & CABLING, INC.
 CONTACT: RANDY JARA
 (T) (849) 900-3460 (E) RANDY@REDROCK.COM

ROOF AREA & VERTICAL SHIELD CAP SHEET MODIFICATIONS FOR PENETRATIONS
 ALL SEASONS ROOFING
 CONTACT: STAN BRUNSON
 (T) (408) 787-1511 (E) STAN@ALLSEASONSROOF.COM

GREEN
 DR GREEN ROOFING CORPORATION
 (T) (408) 345-8495
 LANDSCAPE/IRRIGATION/PAVER WORK RELATING TO PATIO
 GREEN PERSPECTIVES
 CONTACT: CHRIS VELLEMA
 (T) (760) 364-4024 (E) CHRIS@GREENPERSPECTIVES.COM

(EXTERIOR, TENANT SIGNAGE, AND ROOF AREA & VERTICAL SHIELD CAP SHEET MODIFICATIONS)
 ALLIANCE BUICK & BERS, INC. (ABB)
 CONTACT: MIKE JOHNS
 (T) (650) 343-8651 & (650) 587-1474 (E) MJOHNS@ABBAC.COM

ELECTRICAL | IN FIELD PEER REVIEW OF MAIN FEEDER TIE-IN BY TENANT'S ELECTRICIAN (FOR CONNECTION TO LANDLORD'S SWITCHGEAR ONLY)
 SEAL ELECTRIC
 CONTACT: NICK BONGIOVANNI
 (T) (619) 341-4024 (E) NICK@SEALELECTRIC.COM

STRUCTURAL PEER REVIEW (CONCRETE POUR BACK DETAILS)
 COMPANY: PEOPLES ASSOCIATES STRUCTURAL ENGINEERS, INC.
 CONTACT: DAVE LO
 (T) (669) 263-6545 (E) DLO@PASE.COM

PROJECT DATA

PROJECT AREA: 5196 SF - RESTAURANT, 439 SF - PATIO
 (GROSS LEASABLE AREA) Δ

CONSTRUCTION TYPE: V-A OVER I-A

SPRINKLER: YES

NUMBER OF STORY: FOUR (EXISTING) Δ

EXISTING USE: VACANT

PROPOSED USE: RESTAURANT (A-2)

PROPOSED SEE A0.5

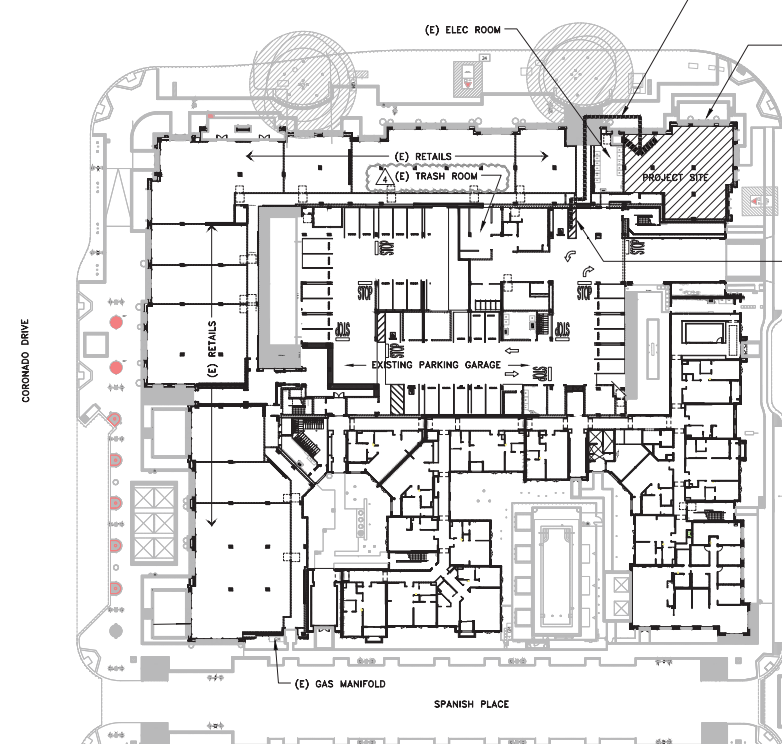
OCCUPANT LOAD:

PARKING: EXISTING

CODE REFERENCE

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- CITY OF SANTA CLARA MUNICIPAL CODES

AUGUSTINE DRIVE



LOCATION MAP



DEFERRED SUBMITTAL

1. FIRE SPRINKLERS
2. EXTERIOR SIGNAGE
3. FIRE ALARM
4. HOOD ANSUL SYSTEM

ACCESSIBLE PATH OF TRAVEL FROM EXISTING ACCESSIBLE PARKING ON GROUND LEVEL OF PUBLIC PARKING GARAGE

EXISTING GREASE INTERCEPTOR. SEE PLUMBING PLANS FOR LOCATION.

TRASH ROOM NOTE Δ

- GC TO FIELD VERIFY IF THERE IS AN EXISTING FLOOR DRAIN AND IF SO, IT MUST BE PLUMBED TO A GREASE TRAP, DEVICE OR REMOVE THE DRAIN. GC TO FIELD VERIFY AND COORDINATE WITH TENANT AND LANDLORD. CONTACT WATER & SEWER UTILITIES AT (408) 815-2002 OR RRHARRISON@SANTACLARACOA.GOV TO SCHEDULE APPOINTMENT.
- a. WATER POLLUTION CONTROL INSPECTIONS:
 - i. ROUGH GREASE WASTE LINE PLUMBING
 - ii. COLLECTION TO GREASE INTERCEPTOR
 - iii. FINAL INSPECTIONS FOR EQUIPMENT CONFIRMATION

EXISTING ACCESSIBLE PARKING



STUDIO 02
 TENANT IMPROVEMENT
MOUNTAIN MIKE'S PIZZA
 2510 AUGUSTINE DR
 SANTA CLARA . CA 95054

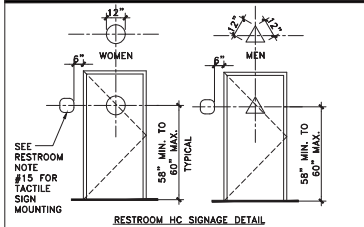
- 11.13.20 ISSUED FOR LL REVIEW
- 12.30.20 LANDLORD COMMENTS Δ
- 02.12.21 ISSUED FOR CITY PLAN CHK
- 02.17.21 HEALTH 1ST COMMENTS Δ
- 03.26.21 CITY COMMENTS Δ
- 05.24.21 WATER & SEWER COMMENTS Δ



PROJECT: 20-7430

COVER SHEET

AO.0



RESTROOM HC SIGNAGE DETAIL

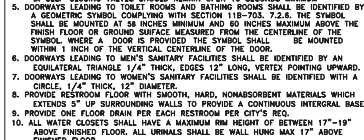
SEE RESTROOM #15 FOR TACTILE SIGN MOUNTING

SHR. NOTE:

1. PROVIDE TACTILE SIGNAGE COMPLYING WITH CBC SEC 1011 AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY WITH THE WORKS TEXT ROUTE.
2. PROVIDE SIGN AT EXIT DOORS STATING, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" PER SEC 1008.3.3.3.3.
3. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AT ACCESSIBLE ENTRANCES SHALL BE LOCATED ADJACENT AT THE LATCH OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS PER 11B-703.7.2.1.
4. POST SIGN AT EXIT TO MAX OCCUPANT LOAD CAPACITY. SEE A1.2 FOR OCCUPANT LOAD.
5. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

RESTROOM NOTES:

1. WRAP AND INSULATE ALL HOT WATER AND DRAIN PIPES (TYP).
2. POLISH ALL EXPOSED STONE EDGES.
3. THE FOLLOWING SHOULD BE PROVIDED FOR LAVATORIES PER SECTION 11B-309 A. FORCE REQUIRE TO OPERATE FAUCETS SHOULD NOT EXCEED 5 POUNDS.
4. FORCE REQUIRE TO OPERATE FAUCETS SHOULD NOT EXCEED 5 POUNDS.
5. B. SELF-CLOSING AND SELF-LIMITING TO 15 SECONDS MINIMUM.
6. DOWNWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH SECTION 11B-703.7.2.2. THE SYMBOL SHALL BE MOUNTED AT 48 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTERLINE OF THE SYMBOL WHERE A DOOR IS PROVIDED THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR.
7. DOWNWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK, EDGES 12" LONG, VERTEX POINTING UPWARD.
8. DOWNWAYS LEADING TO WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED WITH A CIRCLE, 1/4" THICK, 12" DIAMETER.
9. PROVIDE RESTROOM FLOOR WITH SYNTHETIC, HARD, NONABSORBENT MATERIALS WHICH EXTENDS 5" UP SURROUNDING WALLS TO PROVIDE A CONTINUOUS INTERFERAL BASE.
10. PROVIDE ONE FLOOR DRAIN PER EACH RESTROOM PER CITY'S REG.
11. ALL WATER CLOSETS SHALL HAVE A MAXIMUM R/W HEIGHT OF BETWEEN 17"-19" ABOVE FINISHED FLOOR. ALL URINALS SHALL BE WALL HUNG MAX 17" ABOVE FINISHED FLOOR.
12. PROVIDE A LIGHT SWITCH ACTIVATED EXHAUST FAN. SEE ELECTRICAL PLANS.
13. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS. (SEE 11B-604.5)
14. EDGES OF ACCESSIBLE DOOR SIGNAGE SHALL BE REVEALED 1/8" MIN. UNLESS FLAGGED OTHERWISE. THE SIGNAGE SHALL BE 1/8" MIN. THICK AND SHALL NOT REQUIRE TIGHT GRASPING, PITCHING OR TWISTING OF THE WRIST AND SHALL BE NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
15. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 80 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.
16. REQUIRES, COMMENCING ON MARCH 1, 2017, BUSINESSES, PLACES OF PUBLIC ACCOMMODATION, OR STATE OR LOCAL GOVERNMENT AGENCIES THAT OPERATE SINGLE-USER TOILET FACILITIES TO BE DESIGNATED AS ALL-GENERATOR TOILET FACILITY, AS SPECIFIED, AND AUTHORITIES A LOCAL HEALTH OFFICER OR HEALTH INSPECTOR TO INSPECT FOR COMPLIANCE.



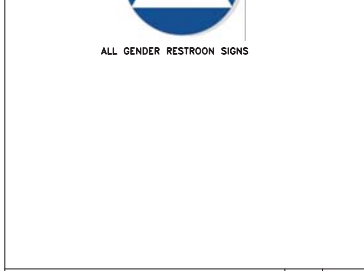
ADA DOOR ACCESS

SHR. NOTE:

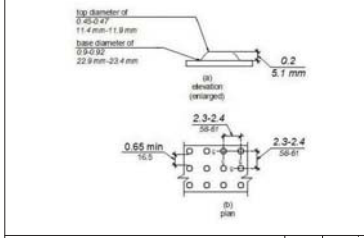
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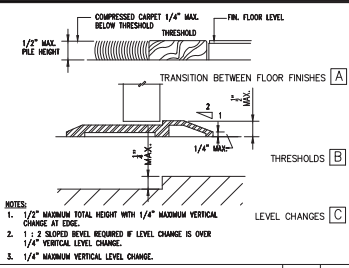
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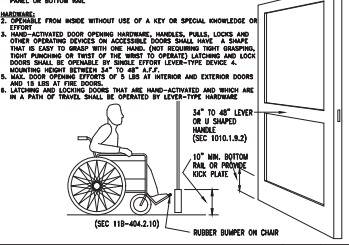
STAIR HANDRAILS



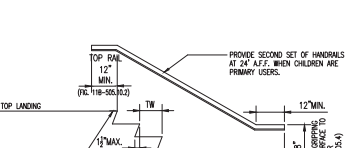
TRUNCATED DOMES DETAIL



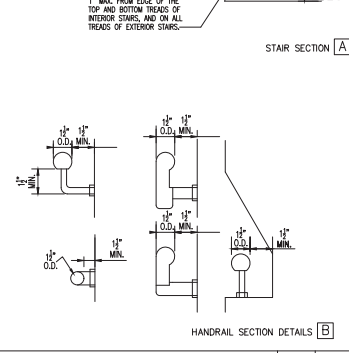
THRESHOLD DETAILS



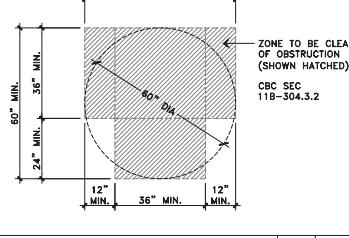
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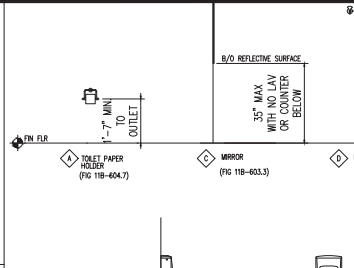
STAIR SECTION



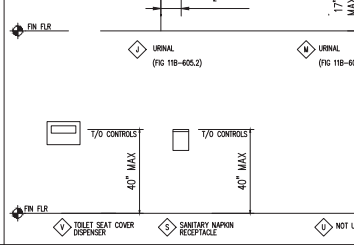
ADA REACH REQUIREMENT



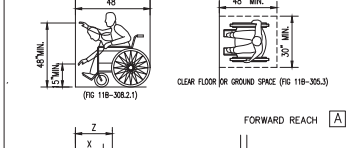
ADA APPROACHING CLEARANCE



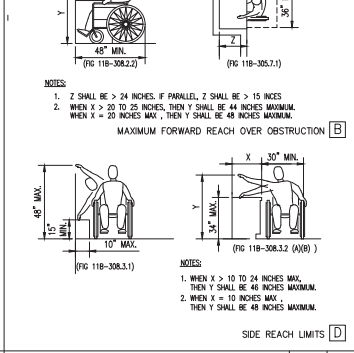
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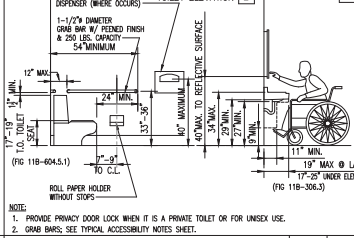
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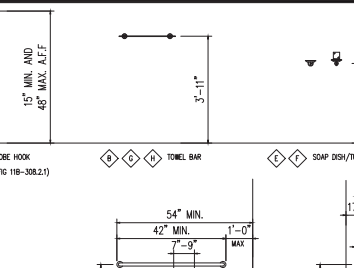
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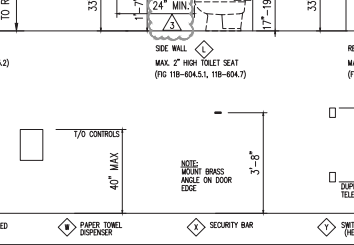
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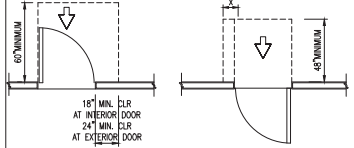
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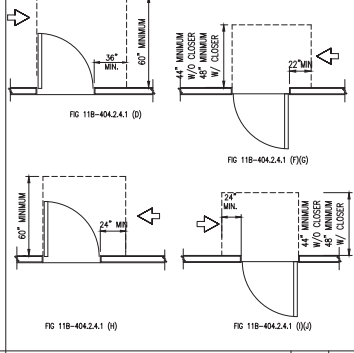
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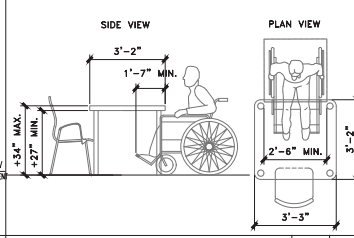
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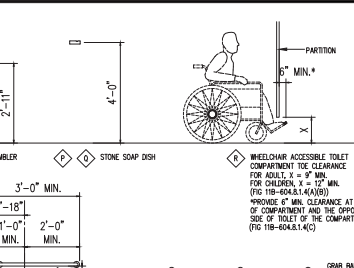
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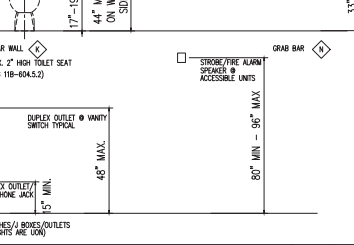
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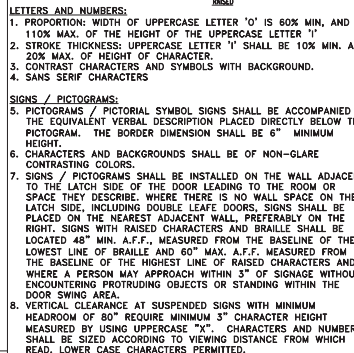
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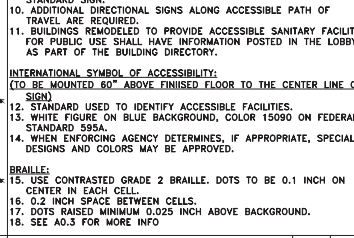
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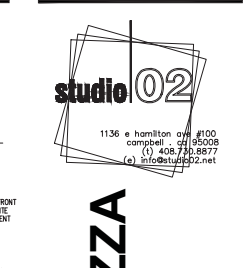
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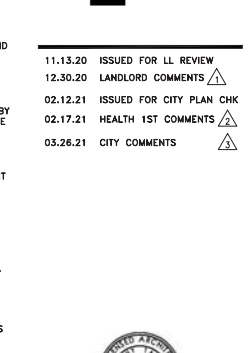
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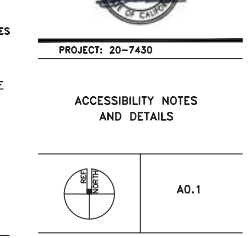
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ADA APPROACHING CLEARANCE



ADA REACH REQUIREMENT



ADA APPROACHING CLEARANCE



1136 e hamilton ave #100
 cambridge ca 95008
 (415) 408.730.8877
 info@studio02.net

TENANT IMPROVEMENT

MOUNTAIN MIKE'S PIZZA

2510 AUGUSTINE DR
 SANTA CLARA . CA 95054

- 11.13.20 ISSUED FOR LL REVIEW
- 12.30.20 LANDLORD COMMENTS
- 02.12.21 ISSUED FOR CITY PLAN CHK
- 02.17.21 HEALTH 1ST COMMENTS
- 03.26.21 CITY COMMENTS



PROJECT: 20-7430

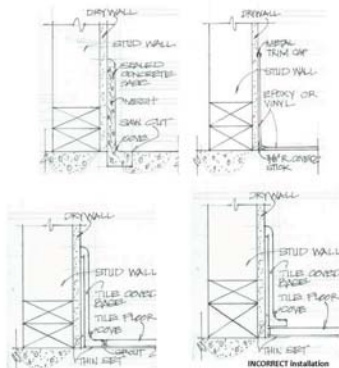
ACCESSIBILITY NOTES AND DETAILS

1. BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

INTERNATIONAL SYMBOL OF ACCESSIBILITY:
 (TO BE MOUNTED 60" ABOVE FINISHED FLOOR TO THE CENTER LINE OF SIGN)

12. STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
 13. WHITE FIGURE ON BLUE BACKGROUND, COLOR: 15090 ON FEDERAL STANDARD 595A.
 14. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

BRAILLE:
 15. USE CONTRASTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.
 16. 0.2 INCH SPACING BETWEEN CELLS.
 17. DOTS SHALL BE MINIMUM 0.025 INCH ABOVE BACKGROUND.
 18. SEE A0.3 FOR MORE INFO



02-05-15

minimum wear layer of .050 inches, be durable, resistant to tearing, and approved by the manufacturer in areas exposed to water. The following have been approved:

- Altra Cordiale, Impressionist II, Stronghold 25, walkway 20
- Armstrong Meditech, Safeguard
- Mannington Assurance, Biospec MD, Lifeline II, Relay, Magna

For approval of sheet vinyl flooring and any flooring material not listed, submit a material sample and the manufacturer's specification sheets for evaluation.

- Unapproved flooring materials include:**
1. Concrete flooring. May be installed in locker rooms and employee change rooms, and in storage rooms where food or beverages are stored in original unopened packaging (no bulk food bins allowed).
 2. Vinyl Composition Tiles (VCT) with rubber base, and residential linoleum. May be installed in locker rooms and employee change rooms, and in storage rooms where food or beverages are stored in original unopened packaging (no bulk food bins allowed).
 3. Slate, travertine tile, or other natural stone tiles.
 4. Wood or carpet.
 5. Asphalt.

Exceptions: All of the above floor materials may be installed in customer sales and dining areas, except within 3 feet of self-service food or beverage locations. Asphalt at outdoor trash enclosures must be sloped to drain.

Interior and exterior walls of walk-in coolers or freezers may use a top set metal cover base (stainless steel, aluminum or galvanized) if used against a similar metal wall.

02-05-15

- American Gypsum** www.americangypsum.com (800)945-4302/5607 / (214)530-5500
- FireBlock CP Open-Jay-in Ceiling Panels

NOTE: Alternative ceiling materials may be evaluated and approved if acceptable. Please submit samples and manufacturer specification sheets for review by this department.

GYPSUM BOARD
Gypsum board may be used, however, it must be smooth finished and painted with a light colored enamel or semi-gloss paint. Textured gypsum board surfaces are not acceptable.

PLASTER
Plaster may be used. The finish shall be smooth (non-textured) and light in color.

The above information has been provided by the manufacturers/distributors. No warranty is expressed or implied.

Be sure to contact your local Building or Fire Officials regarding the use and installation of the above materials

02-05-15

Acceptable flooring materials include:

1. Quarry and Ceramic Tile. Quarry and ceramic tile shall be impact resistant and have a minimum thickness of 1/4 inches. Care must be taken to ensure that the base cover tile matches the corresponding floor tile thickness and must be installed to be continuous and flush. Top set base and slim foot ceramic tile base installations on top of flooring are not acceptable. Grout must be applied evenly and be resistant to grease, oil, acid, and water.
2. Epoxy and Resin based flooring systems. Epoxy flooring must be troweled-on with a uniform thickness of at least 1/8 inch. Epoxy part and filler-on epoxy commonly used on garage floors are not acceptable. The following have been approved:
 - Tera Lite
 - Stowhard Stowcard, Stowcard UL, Stowshield HI
 - Sunbelt 110
 - Ewelast
 - Westcoat Epoxy Mortar, Slurry, Or Double Broadcast
 - Dex-O-Tex Chemment K
 - Dex-A-Flex Poly-Crete HD
 - Bieff Selbstweide 41
 - General Plymers Flattop 125
 - Sikafloor 110, Purcem 125, Purcem 19n

For approval of epoxy flooring systems and any flooring material not listed, submit a sample and the manufacturer specification sheets for review and evaluation.

3. Commercial grade sheet vinyl flooring. Commercial sheet vinyl must be recommended by the manufacturer for use in the areas proposed. Sheet vinyl shall be installed continuous and have heat welded seams or be chemically sealed, and be smooth and impervious to water, grease, and acid. Sheet vinyl shall extend continuously up the wall at least four (4) inches forming a 3/8 inch radius at the floor/wall juncture. The covered floor/wall juncture shall be supported by a cover-stick and a metal cap shall be installed at the top of the base.

Sheet vinyl flooring located in cooking areas shall have a minimum wear layer of .080 inches and be resistant to grease and high temperatures. The following have been approved in commercial kitchens including cooking areas:

- ALTRIO Mains Unity, ALTRIO Stronghold 30, ALTRIO Atlas 40
- Protect-ALL Commercial Flooring
- Allied Industries Eco-Grip

Sheet vinyl flooring located in non-cooking areas such as restrooms, janitorial rooms, dry storage rooms, service areas, and beverage areas shall have a

02-05-15

COUNTY OF SANTA CLARA
DEPARTMENT OF ENVIRONMENTAL HEALTH
CONSUMER PROTECTION DIVISION
1555 Berger Dr. Bldg. 2 3rd Floor • San Jose, CA 95114 • 408.538.5800

FOOD FACILITY APPROVED CEILING MATERIALS

When selecting a ceiling material for a particular application, several things, such as type and frequency of maintenance, sound attenuation, fire control, etc., should be taken into account. No one ceiling material is suitable for every type of application. If you have any doubt as to the suitability of a product for an application, verify it with the manufacturer.

When installing a ceiling, the following items must be noted:

1. Ceiling finishes in food storage, food preparation, stored washing, refuse storage, janitorial areas, service areas, toilet rooms and employee changing/clothing storage areas shall be smooth without texture. Painted surfaces shall be gloss or semi-gloss enamel paint, or epoxy paint.
2. Open beam or rafter ceilings are not acceptable except at bars in which alcoholic beverages are sold or served directly to the consumer, customer dining or sales areas, and storage rooms where only food in unopened bottles, cans, cartons, sacks, or other original shipping containers is stored.
3. Surface mounted piping is not approved. Piping, ducts, and conduits of all types must be properly concealed within walls or above the finished ceiling.
4. Attachments to ceilings such as light fixtures, mechanical room ventilation systems components, vent covers, wall mounted fans, decorative items, and other attachments must be easily cleanable. However, exposed horizontal duct work is not permitted except in customer dining or sales areas.

The following types of ceiling materials are approved for use and meet the requirements for installation within the areas specified above:

- Armstrong** <http://www.armstrong.com> 877ARMSTRONG
- Clean Room VU Underlaid.
 - Clean Room FL
- USG** <http://www.usg.com> (800)950-3839
- USG Stipple White # 3270
 - USG Clean Room Climax
- CertainTeed** www.certainteed.com/ceiling (800)233-8990
- Performer Vinyltek
- Gold Bond Brand** www.goldbondceiling.com (704) 365-7300 / (800)628-4662
- Gridstone Ceiling Panels

02-05-15

COUNTY OF SANTA CLARA
DEPARTMENT OF ENVIRONMENTAL HEALTH
CONSUMER PROTECTION DIVISION
1555 Berger Dr. Bldg. 2 3rd Floor
SAN JOSE, CA 95114

FLOOR MATERIALS FOR FOOD AND BEVERAGE FACILITIES

When selecting a floor covering for a particular application, several things should be taken into account, such as type and frequency of maintenance, indentation resistance, etc. No one floor covering is suitable for every type of application. If you have any doubt as to the suitability of a product for an application, verify with the manufacturer.

Floor surfaces in the following areas must be smooth and of durable construction and nonabsorbent material that is easily cleanable:

- all areas in which food is prepared, packaged, or stored
- utensil and equipment washing areas
- restrooms and hand washing areas
- service areas and wait stations where sinks or food/beverage equipment are located
- garbage and refuse storage areas,
- janitorial facilities
- walk-in refrigerators and freezers
- self-service food and beverage area
- storage areas

Floor surfaces shall be covered at the juncture of the floor and wall with a 3/8 inch minimum radius coving and shall extend up the wall at least 4 inches.

Note: A 3/8 inch radius is equal to the radius of a penny. A radius larger than 3/8 inch is recommended. Stainless steel or aluminum base coving may be approved if the coving forms a true radius (no angles) and is keyed-in and be flush with the floor surface. Metal cover strips such as Soluluar must be key-in and be flush with both floor and wall tile. Acceptability of cover base is largely determined by the quality of installation. Equipment cabinet bases, equipment curbs, and large pieces of equipment designed to be sealed to the floor are required to have an approved cover base around all exposed sides.

Anti-slipping floor agents, such as abrasives or raised tread patterns, shall be restricted to traffic areas only. Flooring under equipment shall be smooth.

02-05-15

COUNTY OF SANTA CLARA
DEPARTMENT OF ENVIRONMENTAL HEALTH
CONSUMER PROTECTION DIVISION
1555 Berger Dr. Bldg. 2 3rd Floor • San Jose, CA 95114 • 408.538.5800

TO: FOOD OPERATORS, CONTRACTORS, AND DESIGNERS
FROM: PLAN REVIEW AND CONSTRUCTION UNIT
CONSUMER PROTECTION DIVISION
DEPARTMENT OF ENVIRONMENTAL HEALTH
DATE: AUGUST 3, 2021
SUBJECT: STORAGE IN FOOD FACILITIES

1. DRY FOOD STORAGE:
 - a) Adequate and suitable space must be provided and designated on the plans for dry storage purposes. This area must be equipped with adequate and approved shelving to accommodate anticipated needs. This storage area must include only the aisle space and floor area where shelving, cabinets, or equivalent storage space is located. It must not include floor areas where drains, equipment, ladders, or other items may be placed. The amount of storage space shall be one of the following:
 - i) The floor space required for shelving dry food storage must be a space equal to 25% of all kitchen area or a minimum of 100 square feet of floor space, whichever is greater.
 - ii) At least 90 linear feet of approved shelving (approved throughout the kitchen area).
 - b) Shelving must be a minimum of 18 inches in depth and must be at least three (3) tiers high.
 - c) All level shelving must be secured in such a way as to prevent tipping.
 - d) The shelving material must be smooth, easily cleanable, nonabsorbent, and vermin proof. The lowest shelf must be at least six (6) inches above the floor with a clear and unobstructed area below. Unobstructed need is not acceptable.
2. OTHER REQUIRED STORAGE FACILITIES:
 - a) Adequate and suitable space must be provided for the storage of clean linens, including aprons, towels, and cleaning cloths. Soiled linens, aprons, towels, tablecloths, and cleaning cloths must be kept in cleanable containers which are provided for that purpose only.
 - b) A room, area or cabinet, separated from any food preparation or storage areas, or utensil washing or storage areas, must be provided for the storage of all cleaning equipment and supplies and poisonous substances.

1. Evaluation of the proposed facility and use and the food safety program are based on the most recent revision of the proposed plans.



TENANT IMPROVEMENT
MOUNTAIN MIKE'S PIZZA
 2510 AUGUSTINE DR
 SANTA CLARA, CA 95054

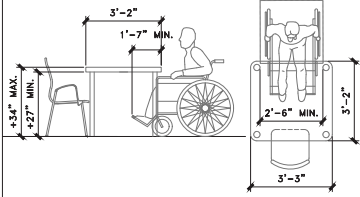
- 11.13.20 ISSUED FOR LL REVIEW
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- 02.17.21 HEALTH 1ST COMMENTS
- 03.26.21 CITY COMMENTS



PROJECT: 20-7430

COUNTY OF SANTA CLARA
HEALTH DEPT NOTE





ACCESSIBLE ROUTE
 PROVIDE A 36-INCH MINIMUM CLEAR AISLE WIDTH FOR AISLE WITH EQUIPMENT ON ONE SIDE AND 44-INCH MINIMUM CLEAR AISLE WIDTH WITH EQUIPMENT ON BOTH SIDES ALONG ACCESSIBLE ROUTE

ACCESSIBLE TABLE LAYOUT 1/2" 2

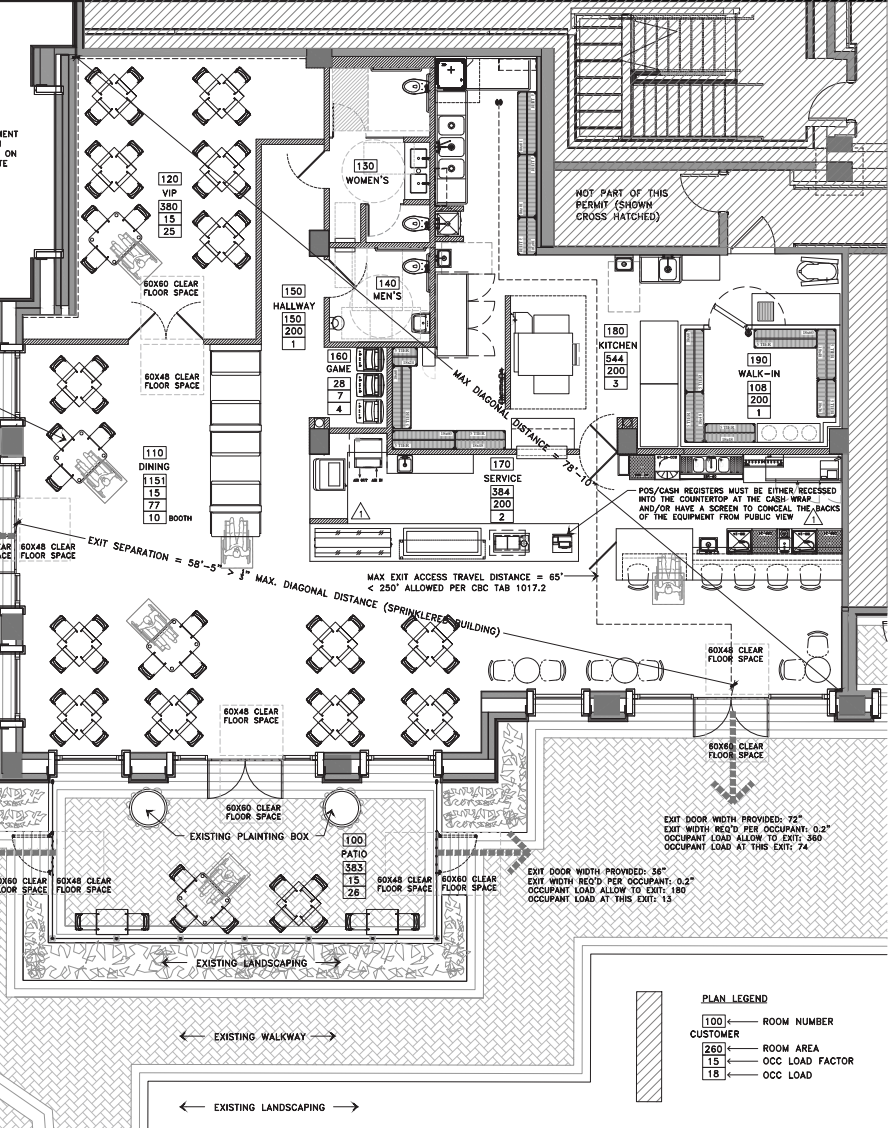
SEE DETAIL 2 FOR TYP. ACCESSIBLE TABLE LAYOUT. PROVIDE 1 ACCESSIBLE TABLE PER 200 OCCUPANT

EXIT DOOR WIDTH PROVIDED: 72"
 EXIT WIDTH REQ'D PER OCCUPANT: 0.2"
 OCCUPANT LOAD ALLOW TO EXIT: 360
 OCCUPANT LOAD AT THIS EXIT: 74

EXIT DOOR WIDTH PROVIDED: 72"
 EXIT WIDTH REQ'D PER OCCUPANT: 0.2"
 OCCUPANT LOAD ALLOW TO EXIT: 360
 OCCUPANT LOAD AT THIS EXIT: 74

EXIT DOOR WIDTH PROVIDED: 36"
 EXIT WIDTH REQ'D PER OCCUPANT: 0.2"
 OCCUPANT LOAD ALLOW TO EXIT: 180
 OCCUPANT LOAD AT THIS EXIT: 13

EXIT DOOR WIDTH PROVIDED: 58"
 EXIT WIDTH REQ'D PER OCCUPANT: 0.2"
 OCCUPANT LOAD ALLOW TO EXIT: 180
 OCCUPANT LOAD AT THIS EXIT: 13



PLAN LEGEND
 100 ROOM NUMBER
 CUSTOMER
 260 ROOM AREA
 15 OCC LOAD FACTOR
 18 OCC LOAD

EXIT PLAN 1/4" 1

ROOM	AREA	AREA	OCC LOAD FACTOR PER CBC 1004.1.2	OCCUPANT LOAD	OCC LOAD FACTOR PER CPC TAB A	PLUMBING OCCUPANT LOAD	MALE	FEMALE
100	PATIO	383	15	26	30	13		
110	DINING	1151	15	77	30	38		
	DINING BOOTH - 20 FT		1 PER 24"	10		5		
120	VIP	380	15	25	30	13		
130	WOMEN'S	111						
140	MEN'S	60						
150	HALLWAY	150	200	1	200	1		
160	GAME	28	7	4	500	2		
170	SERVICE	384	200	2	500	1		
180	KITCHEN	544	200	3	200	3		
190	WALK-IN COOLER	108	100	1	500	1		
				148		76	38	38
	NUMBER OF EXIT REQUIRED	2		NUMBER OF EXIT PROVIDED	2			
	EXIT LOAD AT AUGUSTINE DR	74		EXIT LOAD AT MONTGOMERY DRIVE	74			
	FRONT DOOR WIDTH REQUIRED (INCH)	14.8		REAR DOOR WIDTH REQUIRED (INCH)	14.8			
	FRONT DOOR WIDTH PROVIDED (INCH)	72		REAR DOOR WIDTH PROVIDED (INCH)	36			
	FIXTURE REQUIRED	MALE	FEMALE	OVERALL	FIXTURES PROVIDED	MALE	FEMALE	OVERALL
	WATER CLOSET	1	2		WATER CLOSET	1	2	
	URINAL	1	0		URINAL	1	0	
	LAV	1	1		LAV	1	2	
	SERVICE SINK			1	SERVICE SINK			1



TENANT IMPROVEMENT
MOUNTAIN MIKE'S PIZZA
 2510 AUGUSTINE DR
 SANTA CLARA . CA 95054

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- 02.12.21 ISSUED FOR CITY PLAN CHK
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- 03.26.21 CITY COMMENTS



PROJECT: 20-7430

CODE ANALYSIS

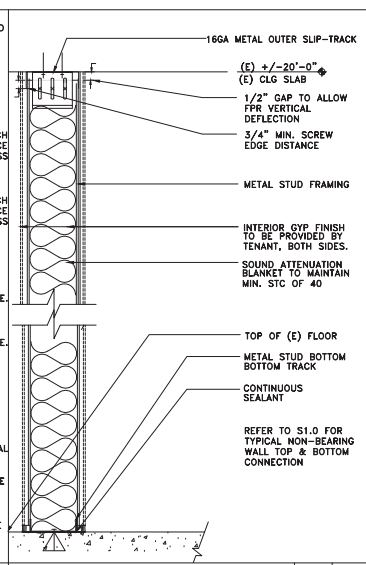


A0.5

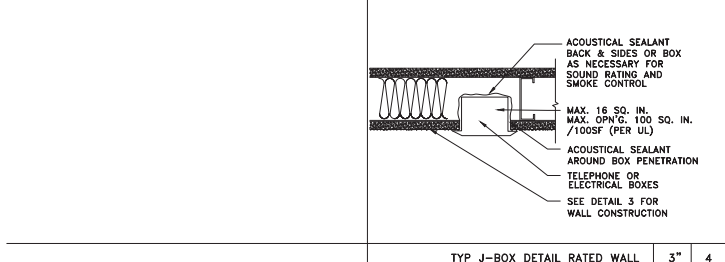
DOOR SCHEDULE						FRAME		REMARK		
DOOR	TYPE	HDPG	ROOM	LOCATION	SIZE	THICKNESS	MATERIAL	FINISH	MATERIAL	
1	(E)		100	PATIO/DINING	PR 3'-0"X7'-0"	(E)	(E)	(E)	(E)	EXISTING STOREFRONT DOOR WITH PAINTED STOREFRONT DOOR IN FIELD.
2	(E)		110	STOREFRONT	PR 3'-0"X7'-0"	(E)	(E)	(E)	(E)	EXISTING STOREFRONT DOOR IN FIELD.
3	(E)		111	STOREFRONT	PR 3'-0"X7'-0"	(E)	(E)	(E)	(E)	EXISTING STOREFRONT DOOR IN FIELD.
4	(E)		180	KITCHEN	3'-0" X 7'-0"	(E)	(E)	(E)	(E)	EXISTING HM DOOR
5	2		120	VIP/DINING	PR 3'-0"X9'-0"	1-3/4"	ALUM	PAINT	ALUM	COLOR AND STYLE TO MATCH EXISTING STOREFRONT DOORS
6	1		130	WOMEN'S	3'-0" X 8'-0"	1-3/4"	STAIN	PAINT	HM	SEE DETAIL 2
7	1A		140	MEN'S	3'-0" X 8'-0"	1-3/4"	STAIN	PAINT	HM	SEE DETAIL 2
8	PER	PER		KITCHEN	3'-0" X 7'-0"	1"	SS	-	-	GLASS LSP-3 SS TRAFFIC DOOR WITH EXISTING STOREFRONT DOOR IN FIELD.
9	PER	PER		KITCHEN	3'-0" X 2'-6"	1"	PAINTED	-	-	GLASS LSP-3 SS TRAFFIC DOOR WITH EXISTING STOREFRONT DOOR IN FIELD.

- GC TO FIELD VERIFY ALL DOOR THRESHOLD PER DETAIL 2 AND 3 ON A0.1
- DOOR HARDWARE GROUP**
- GROUP 1
1-1/2 PR. HAGER B1279 x 830 x 4.5 x 4.5
NRP, BALL BEARINGS HINGES
1 EA. WILMANT COMMERCIAL DOOR LEVER SET 86529
GYLUM-JOHNSON FB-15 x 830 FLR. STOP
1 EA. TOP MOUNT DOOR CLOSER "NEPLINE"
* ALL FINISH TO MATCH EXISTING STOREFRONT VIEWER
- GROUP 1A
1-1/2 PR. HAGER B1279 x 830 x 4.5 x 4.5
NRP, BALL BEARINGS HINGES
1 EA. WILMANT COMMERCIAL DOOR LEVER SET 86529
GYLUM-JOHNSON FB-15 x 830 FLR. STOP
1 EA. TOP MOUNT DOOR CLOSER "NEPLINE"
* ALL FINISH TO MATCH EXISTING STOREFRONT VIEWER
- GROUP 2
1-1/2 PR. HAGER B1279 x 830 x 4.5 x 4.5
NRP, BALL BEARINGS HINGES
1 EA. WILMANT COMMERCIAL DOOR LEVER SET 86529
GYLUM-JOHNSON FB-15 x 830 FLR. STOP
1 EA. TOP MOUNT DOOR CLOSER "NEPLINE"
* ALL FINISH TO MATCH EXISTING STOREFRONT VIEWER
- DOOR NOTE**
- INDIVIDUAL OFFICE DOORS SHALL BE EQUIPPED WITH LOCKS.
 - ANY ENTRY/EXIT DOORS THAT ARE SOLID AND NOT EQUIPPED WITH A WINDOW OR OTHER MEANS TO SEE OUT MUST BE EQUIPPED WITH A MINIMUM OF A 190-DEGREE OPTICAL VIEWER.
 - NOT USED
 - EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - THRESHOLDS SHALL NOT HAVE A RISE GREATER THAN 1/2" INCH. (CBC SEC 11B-404.2.5)
 - PROVIDE AT ALL EXIT DOORS:
 - LOCKING DEVICE IS READILY DISTINGUISHABLE AS "LOCKED"
 - READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND
 - THE USE OF THE KEY-OPERATING DEVICE IS REVOCABLE BY THE BUILDING OFFICE OR DUE CAUSE
 - SIGNAGE ON APPROACH SIDE PER DETAIL 4/A0.1 STATING: "EXIT"
 - ALL DOORS (110.0) SHALL BE PROVIDED WITH LEVER TYPE HARDWARE.
 - PROVIDE WEATHERSTRIPPING FOR ALL EXTERIOR DOORS AT HEAD, SILL AND JAMB.
 - THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
 - INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.
 - SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.
 - REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N).
 - EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM.
 - REFER TO SPECIFICATIONS FOR HARDWARE GROUPS.
 - DOUBLE DOORS WILL BE PROVIDED WITH A WEATHER TIGHT ASTRAGAL OR CLOSURE AT THE CENTER CRACK.
 - DOOR HARDWARE CONTRACTOR TO CONFIRM SPECIFICATIONS W/ MFG. NOTIFY GENERAL CONTRACTOR AND ARCHITECT FOR DISCREPANCY.
 - MAINTAIN A MIN STC OF 40 WITH EXTERIOR WINDOWS (CALGREEN SEC 5.507.4.1.1)
 - OPERABLE PARTS OF SUCH HARDWARE SHALL BE 3/4 INCHES (86.4 MM) MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
 - FOR DOOR 5 AND 8, REFER TO ACOUSTIC REPORT #8 ON A0.3.

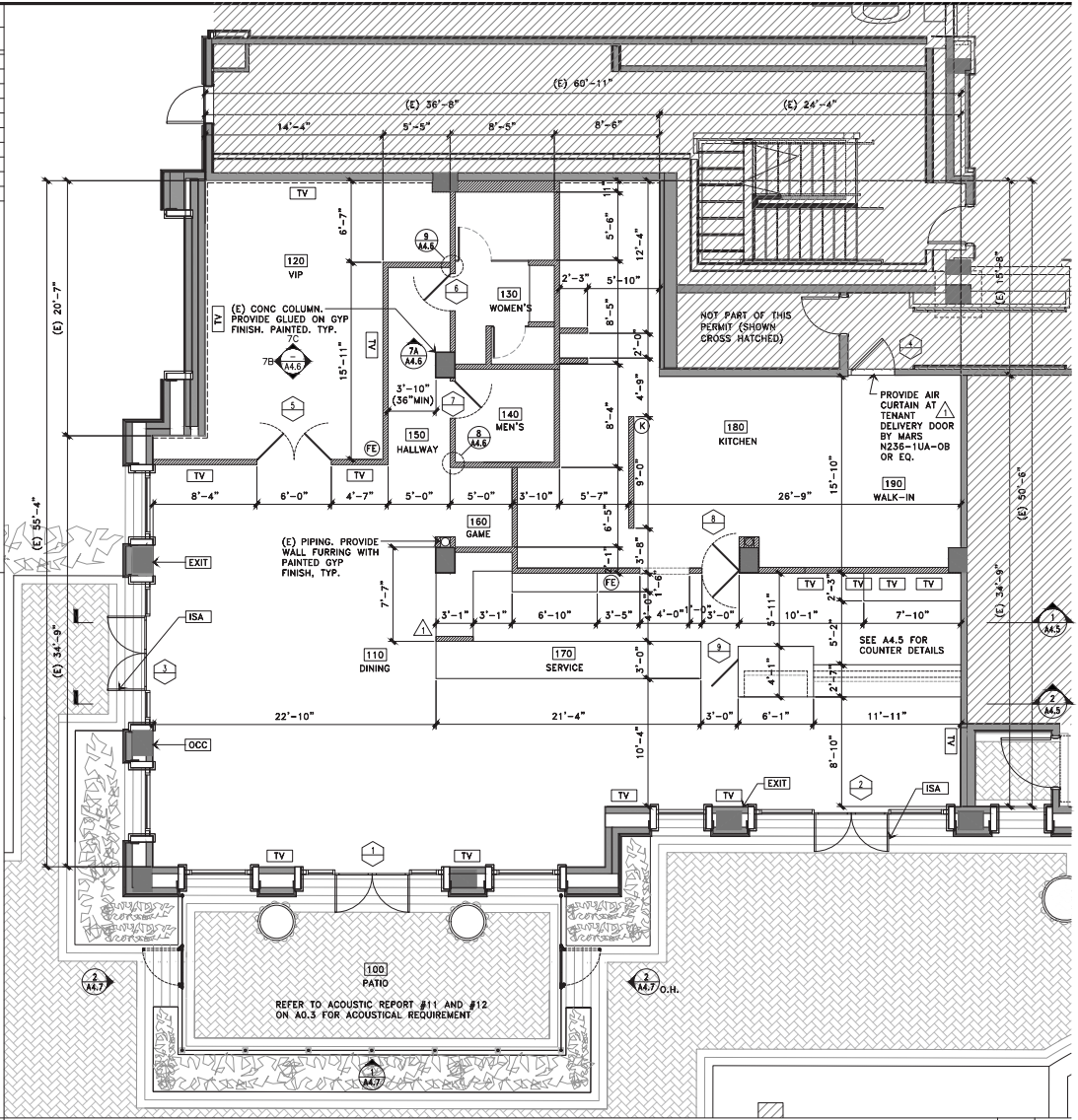
- INSULATION TO EXISTING UNDERSIDE OF THE ROOF STRUCTURE FOR ALL DEMISING WALLS BY TENANT'S GENERAL CONTRACTOR, AS NECESSARY DURING THE COURSE OF TENANT IMPROVEMENT CONSTRUCTION
- THE POS/CASH REGISTERS MUST BE EITHER RECESSED INTO THE COUNTERTOP AT THE CASH WRAP AND/OR HAVE A SCREEN TO CONCEAL THE BACKS OF THE EQUIPMENT FROM PUBLIC VIEW
- ANY SECURITY OR OTHER EQUIPMENT LOCATED IN THE MAIN ENTRY AREA MUST BE INSTALLED IN MANNER THAT IS CONCEAL FROM PUBLIC VIEW. ALL SECURITY DEVICES AND SYSTEMS SHALL BE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES. FREESTANDING SENSOR PEDESTALS ARE PROHIBITED.
- ACCESS PANELS SHALL BE INSTALLED IN ALL CEILING AREAS, WHICH MAY POTENTIALLY REQUIRE ACCESS FOR PURPOSES OF MAINTENANCE OF MECHANICAL OR OPERATIONAL SYSTEMS AND SIGNS. ANY ACCESS PANELS SHOULD BE SPECIFIED AS A STYLEMARK TYPE DRYWALL CEILING ACCESS DOOR (INTERSOURCE SPECIALTIES COMPANY / WWW.INTERSOURCECO.COM).
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- ANY HARD LID CEILINGS AND SOFFITS CANNOT CONNECT TO THE STOREFRONT BELOW THE STOREFRONT FRAMING SYSTEM.
- ANY NON-ILLUMINATED, AND/OR ILLUMINATED SIGNAGE CANNOT BE PLACED AT THE INSIDE OF STOREFRONT SYSTEM WITHIN THE PREMISE. SIGNAGE MUST BE INSTALLED AT LEAST 3'-0" OFF THE INSIDE OF THE STOREFRONT SYSTEM.
- ANY NON-ILLUMINATED, AND/OR ILLUMINATED SIGNAGE CANNOT BE PLACED AT THE INSIDE OF STOREFRONT SYSTEM WITHIN THE PREMISE. SIGNAGE MUST BE INSTALLED AT LEAST 3'-0" OFF THE INSIDE OF THE STOREFRONT SYSTEM.
- BUG-EYE TYPE EMERGENCY LIGHTING OR COMBO TYPE EXIT LIGHT FIXTURE IS NOT ALLOWED IN AREAS THAT ARE VISIBLE TO THE PUBLIC. TENANT IMPROVEMENT PLANS AND FINAL CONSTRUCTION MUST INSTALL A RECESSED OR SURFACE MOUNTED CLEAR ACRYLIC BLADE EXIT SIGN AT THE STOREFRONT ENTRY.
- ALL ELECTRICAL RUNS IN THE OPEN CEILING AREA OF THE TENANT PREMISES IN THE FRONT OF HOUSE MUST BE RIGID CONDUIT. THE USE OF FLEX CONDUIT IS PROHIBITED. IN ADDITION, ANY ELECTRICAL RUN FROM THE CEILING TO A SUSPENDED LIGHT FIXTURE MUST BE HIDDEN IN A RIGID SLEEVE.
- ANY AIR CURTAIN/FLY FAN SYSTEM MUST BE INSTALLED INSIDE THE TENANT PREMISES ABOVE THE REAR EGRESS DOOR THAT IS DESIGNATED FOR TENANT DELIVERIES. THE INSTALLATION OF AIR CURTAIN/FLY FAN SYSTEM IS PROHIBITED OUTSIDE THE TENANT PREMISES OR AT THE TENANT'S STOREFRONT SYSTEM GLAZING. THE TENANT IS REQUIRED TO COMPLY WITH THIS REQUIREMENT DURING THE COURSE OF TENANT IMPROVEMENT CONSTRUCTION AT THE PREMISES



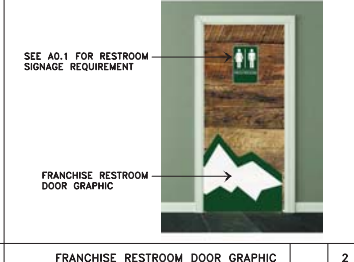
PROJECT NOTES	5	TYPICAL INTERIOR PARTITION DETAIL	3"	3
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TYP J-BOX DETAIL RATED WALL	3"	4	FRANCHISE RESTROOM DOOR GRAPHIC	2
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PROPOSED FLOOR PLAN 1/4" 1



FRANCHISE RESTROOM DOOR GRAPHIC 2

- PLAN LEGEND**
- (E) EXTERIOR CONC WALL TO REMAIN
 - (N) INTERIOR PARTITION - 6" 20 GA. METAL STUD 3/4" GYP BOARD BOTH SIDES. PROVIDE WATER RESISTANT GYP BOARD ON ALL WET WALLS. SEE DETAIL 3
 - FE CLASS 2A-10BC FIRE EXTINGUISHER AT EVERY 75" MAX. EXACT LOCATION TO BE CONFIRMED WITH FIRE MARSHAL. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE SECTION 906 AND CALIFORNIA CODE OF REGULATION, TITLE 19, DIVISION 1, CHAPTER 3
 - K CLASS K FIRE EXTINGUISHER TO BE INSPECTED AND APPROVED BY FIRE MARSHAL
 - OCC MAXIMUM OCCUPANCY LOAD SIGN. SEE PROJECT DATA ON A0.5
 - EXIT TACTILE SIGN WORDING REFER TO A0.1 SIGNAGE /BRAILLE" PER SEC 1011.4
 - ISA PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THIS LOCATION. SEE 4/A0.1 FOR REQUIREMENT
 - FURRED WALL AT (E) CONCRETE OR CMU WALL WITH 1-1/2" FURRING CHANNEL OVER GYP BOARD. SEE FINISH PLAN FOR FINISH REQUIREMENT.
 - TV PROVIDE POWER AND CABLE CONNECTION. GC TO CONFIRM TV SIZE, MOUNTING AND OUTLET HEIGHT WITH OWNER.

studio 02

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TENANT IMPROVEMENT

MOUNTAIN MIKE'S PIZZA

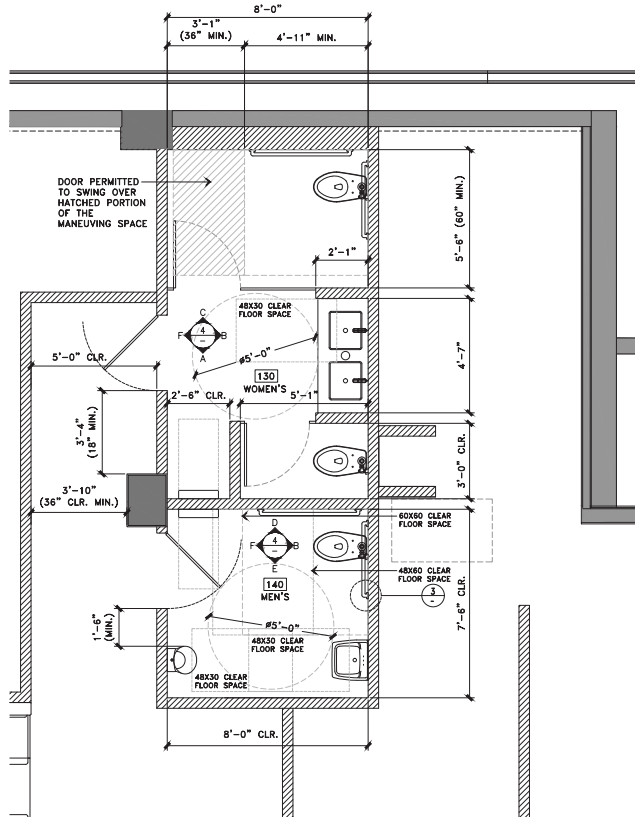
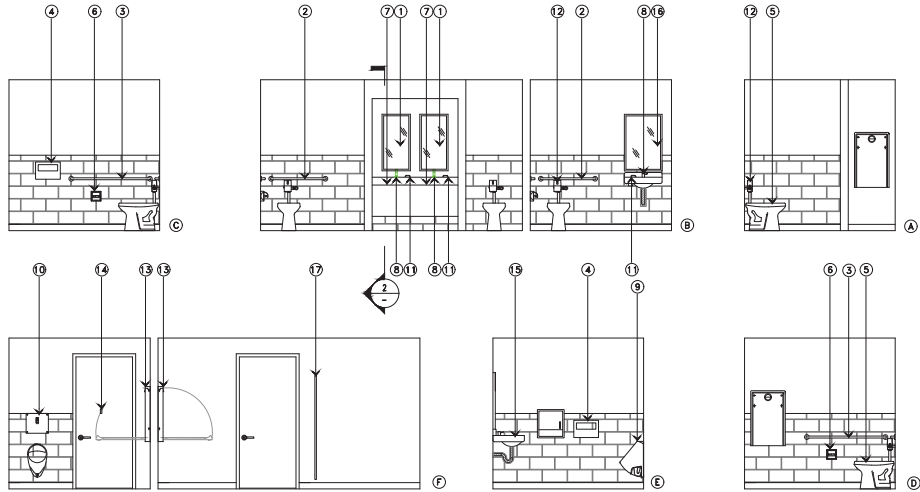
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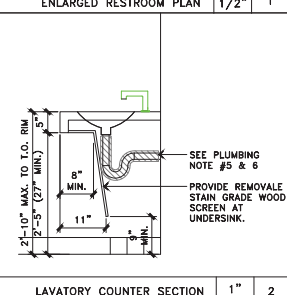
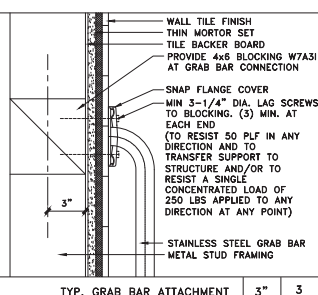
PROJECT: 20-7430

PROPOSED FLOOR PLANS
DOOR SCHEDULE



RESTROOM ELEVATIONS		3/8"	4
RESTROOM FIXTURE SCHEDULE			
ITEM	DESCRIPTION		FINISH
	MIRROR		
1	MFG: BOBRICK MODEL: B-295 1836		SATIN SS
2	36" GRAB BAR MFG: BOBRICK MODEL: B-490 X 36 OR EQ		SATIN SS
3	42" GRAB BAR MFG: BOBRICK MODEL: B-490 X 42 OR EQ		SATIN SS
4	TOILET SEAT COVER DISPENSER MFG: BOBRICK MODEL: B-9221 OR EQ		SATIN SS
5	WATER CLOSET 1.25 GPF MFG: TOTO MODEL: C1705ELNG		COTTON
6	TOILET PAPER HOLDER MFG: BOBRICK OR EQ. MODEL: B9997		STAIN SS
7	LAVATORY SINK - UNDERMOUNT MFG: AMERICAN STANDARD MODEL: 1336,18R000.073		WHITE
8	FAUCET (0.20 GPC) MFG: TOTO MODEL: TELSUK10 - THERMAL MIXING URINAL 1/8 GPF (BACK SPUD INLET)		BRUSHED NICKEL
9	MFG: TOTO MODEL: UT105UVG URINAL AUTOSENSOR FLUSH VALVE 1/8 GPF		WHITE
10	MFG: TOTO MODEL: TELZUN SOAP DISPENSER		STAIN SS
11	MFG: BOBRICK OR EQ. MODEL: B-4112 TOILET AUTOSENSOR FLUSH VALVE 1.28 GPF		POLISHED CHROME
12	MFG: TOTO MODEL: TET1LN BABY CHANGING STATION		
13	MFG: KOALA KARE MODEL: KB111-SSWM VERTICAL WALL MOUNTED COAT HOOK		SATIN SS
14	MFG: BOBRICK OR EQ. MODEL: B-6827 WALL MOUNT HAND SINK		SATIN SS
15	MFG: KOHLER MODEL: K-2030 MIRROR		WHITE
16	MFG: BOBRICK MODEL: B-283 2436 TOILET STALL PARTITION		SATIN SS
17	MFG: BOBRICK OR EQ. MODEL: 1040 PLUMBING FIXTURE NOTES:		

- SEE SHEETS A0.1 AND A0.2 FOR FIXTURE MOUNTING HEIGHTS AND REQUIREMENTS.
- PROVIDE WATER CLOSET FLUSH VALVES ON WIDE SIDE OF BATHROOM.
- PROVIDE THERMAL INSULATION FOR HOT WATER AND DRAIN PIPES.
- LAVATORY FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.
- HOT WATER AND DRAINPIPERS SHALL BE INSULATED OR OTHERWISE COVERED.
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES
- WATER CLOSETS SHALL BE ELONGATED, OPEN-FRONT TYPE OR HAVE AN AUTOMATIC SEAT COVER DISPENSER
- PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF THIS CODE.
- THE WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WHEN LOCATED AT THE FRONT.
- THE WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 34 INCHES WHEN LOCATED AT THE SIDE OF THE WATER CLOSET.
- THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.



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PROJECT: 20-7430

ENLARGED RESTROOM PLAN AND ELEVATION



A.1.1

FINISH SCHEDULE

ROOM NUMBER	110	CUSTOMER VIP	120	130	140	150	160	170	180	190
CEILING										
SUSPENDED ACOUSTICAL CEILING										
SUSPENDED ACOUSTICAL CEILING SMOOTH FINISH/WASHABLE										
DRY WALL W/ FLAT LATEX ENAMEL PAINT										
DRY WALL W/ GLOSS ENAMEL PAINT, SMOOTH FINISH/WASHABLE										
EXISTING EXPOSED CONC SLAB CEILING										
STAINLESS STEEL PANEL										
WALL										
DRY WALL W/ FLAT LATEX ENAMEL PAINT										
DRY WALL W/ GLOSS ENAMEL PAINT, SMOOTH NO TEXTURE / WASHABLE FINISH										
CERAMIC TILE, SMOOTH, NO TEXTURE SURFACE										
FULL HEIGHT FIBER REINFORCED PANEL										
LUXURY VINYL TILE WALL WAINSCOT										
STAINLESS STEEL PANEL										
FIBER REINFORCED PANEL										
FLOOR										
CERAMIC TILE										
EXISTING EXPOSED CONC SLAB										
QUARRY TILE										
ECO-GRIP										
LUXURY VINYL TILE										
BASE										
6" INTEGRAL QUARRY BASE W/ MIN. 3/8" RADIUS										
4" INTEGRAL CERAMIC TILE BASE W/ MIN. 3/8" RADIUS										
1/8" WOOD BASE										
NO FINISH										
STAINLESS COVE BASE STRIP										
ECO-GRIP										

WALLS WITHIN 18 INCHES OF THE COOKING SURFACES MUST BE FLASHED WITH STAINLESS STEEL, CERAMIC TILE OR EQUIVALENT, FROM FLOOR TO FLOOR.

- INSULATION TO EXISTING UNDERSIDE OF THE ROOF STRUCTURE FOR ALL DEMISING WALLS BY TENANT'S GENERAL CONTRACTOR, AS NEEDED DURING THE COURSE OF TENANT IMPROVEMENT CONSTRUCTION.
- THE POS/CASH RECEIPTS MUST BE EITHER RECESSED INTO THE COUNTERTOP AT THE CASH WRAP AND/OR HAVE A SCREEN TO CONCEAL THE BACKS OF THE EQUIPMENT FROM PUBLIC VIEW.
- ANY SECURITY OR OTHER EQUIPMENT LOCATED IN THE MAIN ENTRY AREA MUST BE INSTALLED IN MANNER THAT IS CONCEAL FROM PUBLIC VIEW. ALL SECURITY DEVICES AND SYSTEMS SHALL BE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES. FREESTANDING SENSOR PEDESTALS ARE PROHIBITED.
- ACCESS PANELS SHALL BE INSTALLED IN ALL CEILING AREAS, WHICH MAY POTENTIALLY REQUIRE ACCESS FOR PURPOSES OF MAINTENANCE OF MECHANICAL OR OPERATIONAL SYSTEMS AND SIGNS. ANY ACCESS PANELS SHOULD BE SPECIFIED AS A STYLEMARK TYPE DRYWALL CEILING ACCESS DOOR (INTERSOURCE SPECIALTIES COMPANY / WWW.INTERSOURCECO.COM).
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- ANY HARD LID CEILINGS AND SOFFITS CANNOT CONNECT TO THE STOREFRONT BELOW THE STOREFRONT FRAMING SYSTEM.
- ANY NON-ILLUMINATED, AND/OR ILLUMINATED SIGNAGE CANNOT BE PLACED AT THE INSIDE OF STOREFRONT SYSTEM WITHIN THE PREMISE. SIGNAGE MUST BE INSTALLED AT LEAST 3"-0" OFF THE INSIDE OF THE STOREFRONT SYSTEM.
- ANY NON-ILLUMINATED, AND/OR ILLUMINATED SIGNAGE CANNOT BE PLACED AT THE INSIDE OF STOREFRONT SYSTEM WITHIN THE PREMISE. SIGNAGE MUST BE INSTALLED AT LEAST 3"-0" OFF THE INSIDE OF THE STOREFRONT SYSTEM.
- BUG-EYE TYPE EMERGENCY LIGHTING OR COMBO TYPE EXIT LIGHT FIXTURE IS NOT ALLOWED IN AREAS THAT ARE VISIBLE TO THE PUBLIC. TENANT IMPROVEMENT PLANS AND FINAL CONSTRUCTION MUST INSTALL A RECESSED OR SURFACE MOUNTED CLEAR ACRYLIC BLADE EXIT SIGN AT THE STOREFRONT ENTRY.
- ALL ELECTRICAL RUNS IN THE OPEN CEILING AREA OF THE TENANT PREMISES IN THE FRONT OF HOUSE MUST BE RIGID CONDUIT. THE USE OF FLEX CONDUIT IS PROHIBITED. IN ADDITION, ANY ELECTRICAL RUN FROM THE CEILING TO A SUSPENDED LIGHT FIXTURE MUST BE HIDDEN IN A RIGID SLEEVE.
- ANY AIR CURTAIN/FLY FAN SYSTEM MUST BE INSTALLED INSIDE THE TENANT PREMISES ABOVE THE REAR EGRESS DOOR THAT IS DESIGNATED FOR TENANT DELIVERIES. THE INSTALLATION OF AIR CURTAIN/FLY FAN SYSTEM IS PROHIBITED OUTSIDE THE TENANT PREMISES OR AT THE TENANT'S STOREFRONT SYSTEM GLAZING. THE TENANT IS REQUIRED TO COMPLY WITH THIS REQUIREMENT DURING THE COURSE OF TENANT IMPROVEMENT CONSTRUCTION AT THE PREMISES.

FLOOR FINISH LEGEND

- FOOD PREP / RESTROOM**
MATERIAL: ECO-GRIP
MFG: ALLIED INDUSTRIES INTERNATIONAL, INC.
COLOR: GRAPHIC
PROVIDE: INTEGRAL COVE BASE
REFER TO ACOUSTIC REPORT #6 ON A0.3 FOR RESILIENT MATTING REQUIREMENT
- DINING**
MATERIAL: CLEAR SEALANT ON EXISTING CONC SLAB
MFG: T.B.D.
- V.I.P.**
MATERIAL: LUXURY VINYL TILE
MFG: TARKETT
SERIES: STYLE LATITUDE WOOD
HICKORY PLWD 3405 WG
- LUXURY VINYL TILE WALL WAINSCOT. SEE 1/A4.5

PROVIDE CONCRETE OR FIBERGLASS WALL PANELS TO MITIGATE MOLD GROW (I.E. DENSGLASS OR DURAROCK) MINIMUM USE SHOULD BE 4"-0" ABOVE FINISH FLOOR FOR ALL AREAS AND 8"-0" ABOVE FINISH FLOOR FOR WALL AREA AROUND THE WALK-IN COOLER. SEE 1/A4.5

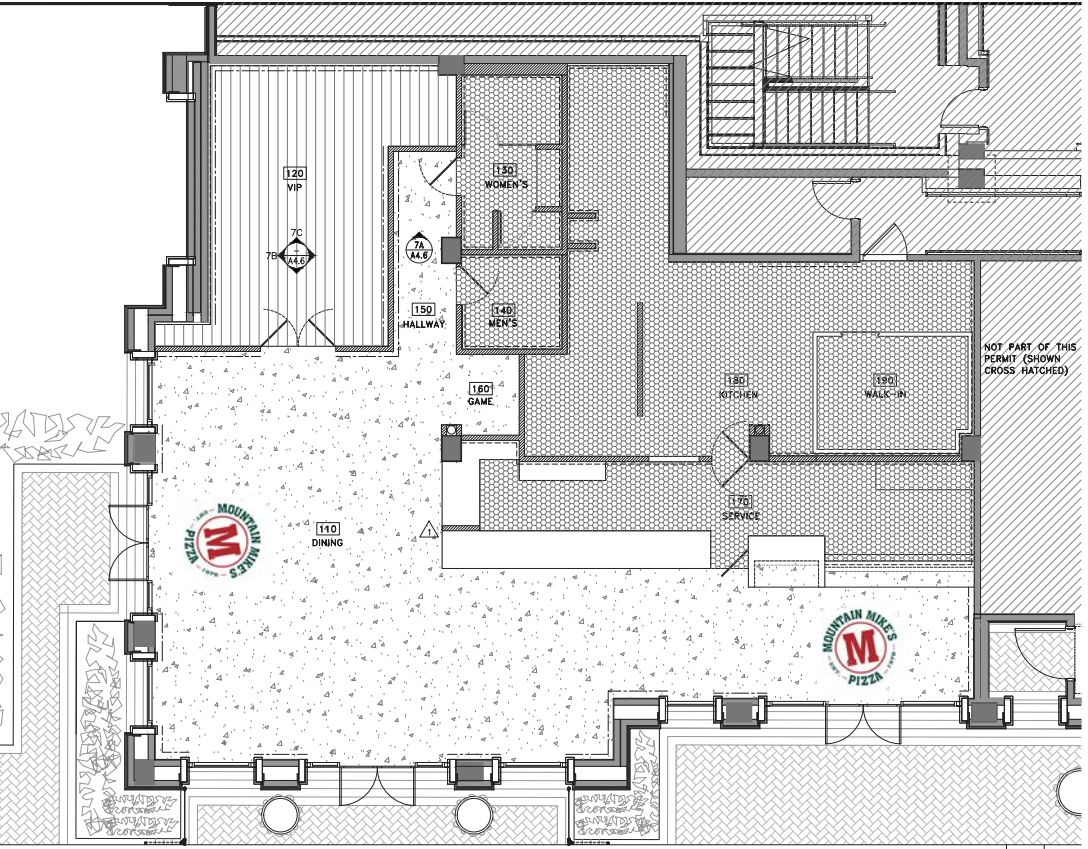
FLOOR LOGO PER FRANCHISE DESIGN STANDARDS

PROVIDE PAINTED GYP FINISH TO COVER ALL EXISTING EXPOSED CONCRETE WALL VISIBLE BY CUSTOMERS

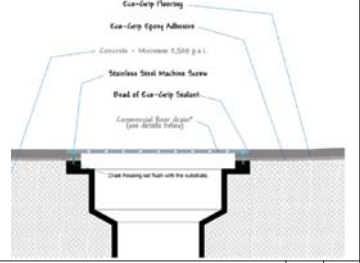
FINISH NOTE

- ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF 2013 CALGREEN SEC 5.504.4.1 SEE A6.5
- PAINTS AND COATINGS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF 2013 CALGREEN SEC 5.504.4.3 SEE A6.5
- COMPOSITE WOOD PRODUCTS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF 2013 CALGREEN SEC 5.504.4.5 SEE A6.5
- RESILIENT FLOORING USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF 2013 CALGREEN SEC 5.504.4.1 SEE A6.5
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR VOC, VOC AND OTHER TOXIC COMPOUNDS LIMITS PER SEC. 5.504.4.1.1, SEE A6.5
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH THE TESTING AND PRODUCT REQUIREMENTS PER SEC. 5.504.4.4, 5.04.4.4.1, 5.04.4.4.2
- FOR 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS PER SEC. 5.504.4.6. SEE A6.5
- DOCUMENTATION SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR VERIFYING THAT COMPLIANT FINISH MATERIALS HAVE BEEN USED.
- ECO GRIP RESILIENT FLOORING MUST HAVE A 3/8-INCH RADIUS CONTINUOUS COVED BASE THAT EXTENDS UP THE WALL OR TOE KICK OF CABINETS AT LEAST 4-INCHES. THE FINISH SHALL BE SEAMLESS AND IS SUBJECT TO APPROVAL DURING FIELD INSPECTIONS. NOTE: ABSOLUTELY NO SEAMS ALLOWED AT THE FLOOR/WALL JUNCTURE. RE-INSTALLATION/CORRECTION TO ANY AND ALL IMPROPER INSTALLATIONS OF THIS FLOOR MATERIAL WILL BE REQUIRED IF OBSERVED DURING CONSTRUCTION INSPECTIONS.

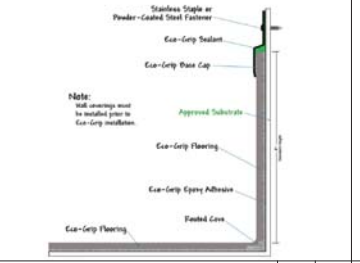
PROJECT NOTES	5
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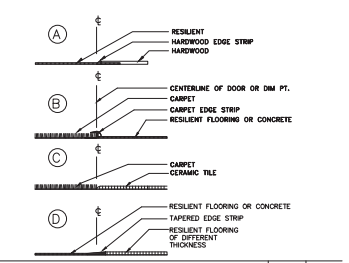
FLOOR FINISH PLAN 1/4" = 1'



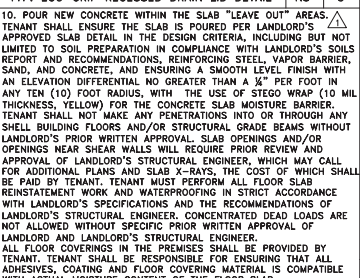
TYP. ECO-GRIP RECESSED DRAIN LID DETAIL NS 5



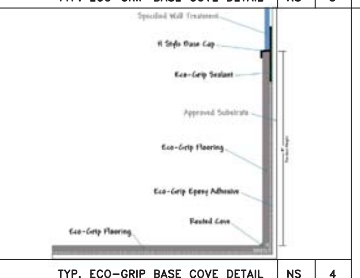
TYP. ECO-GRIP BASE COVE DETAIL NS 3



TYP. FLOOR TRANSITION NS 2



TYP. ECO-GRIP BASE COVE DETAIL NS 4



TYP. ECO-GRIP BASE COVE DETAIL NS 4

10. POUR NEW CONCRETE WITHIN THE SLAB "LEAVE OUT" AREAS. TENANT SHALL ENSURE THE SLAB IS POURED PER LANDLORD'S APPROVED SLAB DETAIL IN THE DESIGN CRITERIA, INCLUDING BUT NOT LIMITED TO SOIL PREPARATION IN COMPLIANCE WITH LANDLORD'S SOILS REPORT AND RECOMMENDATIONS, REINFORCING STEEL, VAPOR BARRIER, SAND, AND CONCRETE, AND ENSURING A SMOOTH LEVEL FINISH WITH AN ELEVATION DIFFERENTIAL NO GREATER THAN A 1/8" PER FOOT IN ANY TEN (10) FOOT RADIUS, WITH THE USE OF STEGO WRAP (10 MIL THICKNESS, YELLOW) FOR THE CONCRETE SLAB MOISTURE BARRIER. TENANT SHALL NOT MAKE ANY PENETRATIONS INTO OR THROUGH ANY SHELL BUILDING FLOORS AND/OR STRUCTURAL GRADE BEAMS WITHOUT LANDLORD'S PRIOR WRITTEN APPROVAL. SLAB OPENINGS AND/OR OPENINGS NEAR SHEAR WALLS WILL REQUIRE PRIOR REVIEW AND APPROVAL OF LANDLORD'S STRUCTURAL ENGINEER, WHICH MAY CALL FOR ADDITIONAL PLANS AND SLAB X-RAYS, THE COST OF WHICH SHALL BE PAID BY TENANT. TENANT MUST PERFORM ALL FLOOR SLAB RESTATEMENT WORK AND WATERPROOFING IN STRICT ACCORDANCE WITH LANDLORD'S SPECIFICATIONS AND THE RECOMMENDATIONS OF LANDLORD'S STRUCTURAL ENGINEER. CONCENTRATED DEAD LOADS ARE NOT ALLOWED WITHOUT SPECIFIC PRIOR WRITTEN APPROVAL OF LANDLORD AND LANDLORD'S STRUCTURAL ENGINEER. ALL FLOOR COVERINGS IN THE PREMISES SHALL BE PROVIDED BY TENANT. TENANT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL ADHESIVES, COATING AND FLOOR COVERING MATERIAL IS COMPATIBLE WITH ACTUAL MOISTURE CONTENT OF THE FLOOR SLAB.

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PROJECT: 20-7430

FLOOR FINISH PLAN FINISH SCHEDULE

PROJECT: 20-7430
A2.3

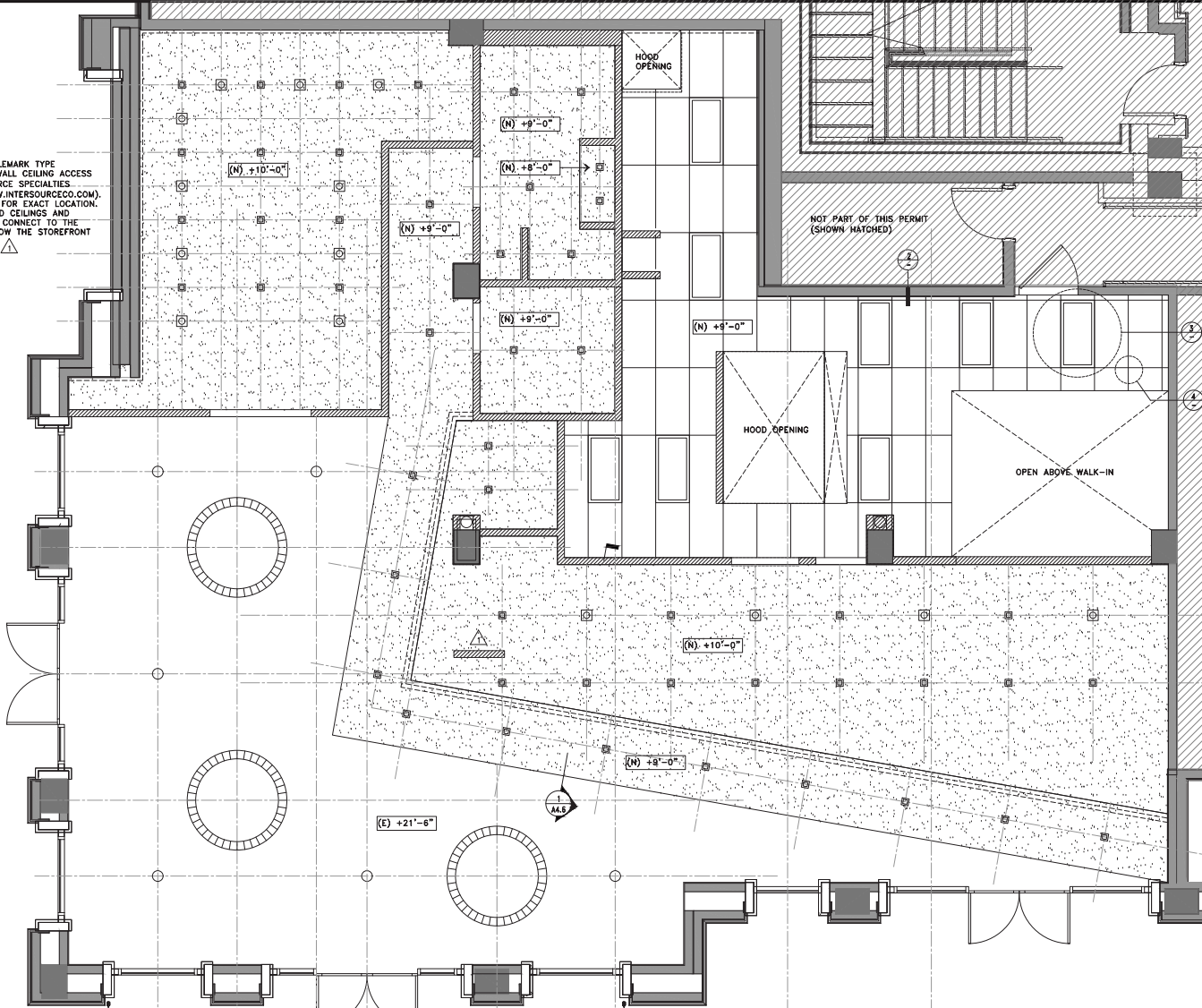
CEILING PLAN LEGEND

- 2X4 LAY-IN FLUORESCENT FIXTURE SET IN 2X4 SUSPENDED ACOUSTIC CEILING TILE. HEAVY DUTY T-BAR SYSTEM REQUIRED.
- MFG: ARMSTRONG CEILING STYLE: CLEAN ROOM VL UNPERFORATED GYP. BOARD FINISH. PAINTED. LEVEL 5 FINISH. SEE FINISH SCHEDULE FOR SHEEN REQUIREMENT. SEE A5.0 FOR FRAMING INFO
- (E) EXPOSED CONC SLAB CEILING PAINTED MATT BLACK. PATCH AS NEEDED.
- 4" DIMMABLE RECESSED LED DOWNLIGHT WITH SHATTER PROOFED LEN MFG: COPPER LIGHTING TRIM: T1S40BWHWB SQUARE BAFFLE TRIM WITH SOLITES GLASS LENS. WHITE BAFFLE. WHITE RING COLOR TEMPERATURE: 3000K
- 4" DIMMABLE RECESSED LED GIMBAL WITH SHATTER PROOFED LEN MFG: COPPER LIGHTING TRIM: ELS040B9XWH 4" SQUARE ADJUSTABLE GIMBAL TRIM / LIGHT ENGINE. WHITE COLOR TEMPERATURE: 3000K
- CEILING HEIGHT FROM FINISHED FLOOR
- LARGE PENDANT LIGHT VENDOR: LITETOPS MODEL: T.E.D. SIZE: LARGE HEIGHT: 10'-0" A.F.F.
- LED 6 INCH CYLINDER DIRECT DOWNLIGHT FIXTURE MFG: ALCON LIGHTING MODEL: 12306-AC8-46W-30K-BK-F-120-277V 0-10V HEIGHT: 10'-0" A.F.F.
- CEILING COVE LIGHTING MFG: LEDWORKS MODEL: FLEX IT FLX1-P1-W-W6000

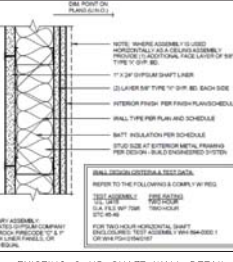
NOTE:
1. PROVIDE STYLEMARK TYPE CONCEALED DRYWALL CEILING ACCESS DOOR (INTERSOURCE SPECIALTIES COMPANY / WWW.INTERSOURCECO.COM). SEE MECH PLAN FOR EXACT LOCATION.
2. ANY HARD LID CEILING AND SOFFITS CANNOT CONNECT TO THE STOREFRONT BELOW THE STOREFRONT FRAMING SYSTEM

SUSPENDED CEILING NOTES

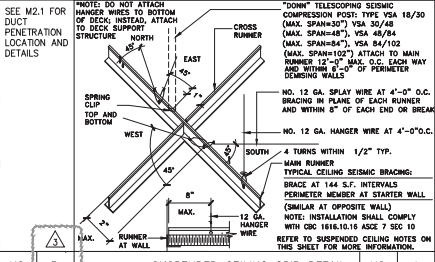
SUSPENDED CEILING SHALL BE IN ACCORDANCE WITH SEC 1616.10.16 AND SEC 7, SECTION 13.5.6. REPLACE ASCE 7, SECTION 13.5.6 BY THE FOLLOWING:
13.5.6.1 SEISMIC FORCES. THE WEIGHT OF THE CEILING, WP SHALL INCLUDE THE CEILING GRID, CEILING TILES OR PANELS/LIGHT FIXTURES IF ATTACHED TO, CLIPPED TO, OR LATERALLY SUPPORTED BY THE CEILING GRID; AND OTHER COMPONENTS THAT ARE LATERALLY SUPPORTED BY THE CEILING. WP SHALL BE TAKEN AS NOT LESS THAN 4 PPT (19 NLMZ) THE SEISMIC FORCE, FP SHALL BE TRANSMITTED THROUGH THE CEILING ATTACHMENTS TO THE BUILDING STRUCTURAL ELEMENTS OF THE CEILING-STRUCTURE BOUNDARY. 13.5.6.2 INDUSTRY STANDARD CONSTRUCTION FOR ACOUSTICAL TILE OR LAY-IN PANEL CEILING. UNLESS DESIGNED IN ACCORDANCE WITH ASTM E 580 SECTION 5.2.8, OR SEISMICALLY QUALIFIED IN ACCORDANCE WITH SECTIONS 13.2.5 OR 13.2.6, ACOUSTICAL TILE OR LAY-IN PANEL CEILING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THIS SECTION. 13.5.6.2.1 SEISMIC DESIGN CATEGORIES D THROUGH F. ACOUSTICAL TILE OR LAY-IN PANEL CEILING IN SEISMIC DESIGN CATEGORIES D, E AND F SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASTM C 635, ASTM C 636, AND ASTM E 580 SECTION 5 - SEISMIC DESIGN CATEGORIES D, E AND F AS MODIFIED BY THIS SECTION. 13.5.6.2.2 MODIFICATION TO ASTM E 580. MODIFY ASTM E 580 BY THE FOLLOWING:
1. EXITS/WAYS. LAY-IN CEILING ASSEMBLIES IN EXITS/WAYS OF HOSPITALS AND ESSENTIAL SERVICES BUILDINGS SHALL BE INSTALLED WITH A MAIN RUNNER OR CROSS RUNNER SURROUNDING ALL SIDES OF EACH PIECE OF TILE, BOARD OR PANEL AND EACH LIGHT FIXTURE OR GRILLE. A CROSS RUNNER THAT SUPPORTS ANOTHER CROSS RUNNER SHALL BE CONSIDERED AS A MAIN RUNNER FOR THE PURPOSE OF STRUCTURAL CLASSIFICATION. SPACES OR INTERSECTIONS OF SUCH RUNNERS SHALL BE ATTACHED WITH THROUGH CONNECTORS SUCH AS POP RIVETS, SCREWS, PINS, PLATES WITH END TABS OR OTHER APPROVED CONNECTORS.
2. CORRIDORS AND LOBBIES. EXPANSION JOINTS SHALL BE PROVIDED IN THE CEILING AT INTERSECTIONS OF CORRIDORS AND AT JUNCTIONS OF CORRIDORS AND LOBBIES OR OTHER SIMILAR AREAS.
3. LAY-IN PANELS. METAL PANELS AND PANELS WEIGHING MORE THAN 112 POUNDS PER SQUARE FOOT (24 NLMZ) OTHER THAN ACOUSTICAL TILES SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION RUNNERS.
4. LATERAL FORCE BRACING. LATERAL FORCE BRACING IS REQUIRED FOR ALL CEILING AREAS EXCEPT THAT THEY SHALL BE PERMITTED TO BE OMITTED IN ROOMS WITH FLOOR AREA UP TO 144 SQUARE FEET WHEN PERIMETER SUPPORT IN ACCORDANCE WITH ASTM E 580 SECTIONS 5.2.2 AND 5.2.3 ARE PROVIDED AND PERIMETER WALLS ARE DESIGNED TO CARRY THE CEILING LATERAL FORCES. RESTRAINT WIRES SHALL BE SECURED WITH FOUR TIGHT TWISTS IN 1112 INCHES, OR AN APPROVED ALTERNATE CONNECTION.
5. CEILING FIXTURES. FIXTURES INSTALLED IN ACOUSTICAL TILE OR LAY-IN PANEL CEILING SHALL BE MOUNTED IN A MANNER THAT WILL NOT COMPROMISE CEILING PERFORMANCE. ALL RECESSED OR DROP-IN LIGHT FIXTURES AND GRILLES SHALL BE SUPPORTED DIRECTLY FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE WITH A MINIMUM OF TWO 12-GAUGE WIRES LOCATED AT DIAGONAL OPPOSITE CORNERS. THE LEVELING AND POSITIONING OF FIXTURES MAY BE PROVIDED BY THE CEILING GRID. FIXTURE SUPPORT WIRES MAY BE SLIGHTLY LOOSE TO ALLOW THE FIXTURE TO SEAT IN THE GRID SYSTEM. FIXTURES SHALL NOT BE SUPPORTED FROM MAIN RUNNERS OR CROSS RUNNERS IF THE WEIGHT OF THE FIXTURE EXCEEDS THE TOTAL LOAD TO EXCEED THE DEFLECTION CAPABILITY OF THE CEILING SUSPENSION SYSTEM. FIXTURES SHALL NOT BE INSTALLED SO THAT THE MAIN RUNNERS OR CROSS RUNNERS WILL BE COCENTRATED. LATERALLY-MOUNTED FIXTURES SHALL BE ATTACHED TO THE MAIN RUNNER WITH AT LEAST TWO POSITIVE CLAMPING DEVICES MADE OF MATERIAL WITH A MINIMUM OF 1/4 GAUGE. ROTATIONAL SPRING CATCHES DO NOT COMPLY. A 12-GAUGE SUSPENSION WIRE SHALL BE ATTACHED TO EACH CLAMPING DEVICE AND TO THE STRUCTURE ABOVE.



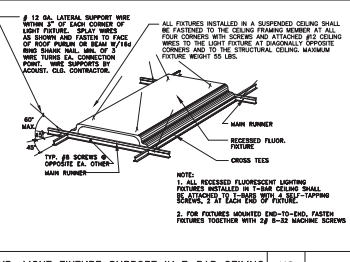
REFLECTED CEILING PLAN 3/8" 1



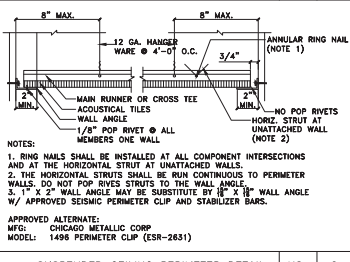
EXISTING 2 HR SHAFT WALL DETAIL NS 5



SUSPENDED CEILING GRID DETAIL NS 4



TYP. LIGHT FIXTURE SUPPORT IN T-BAR CEILING NS 3



SUSPENDED CEILING PERIMETER DETAIL NS 2



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REFLECTED CEILING PLAN

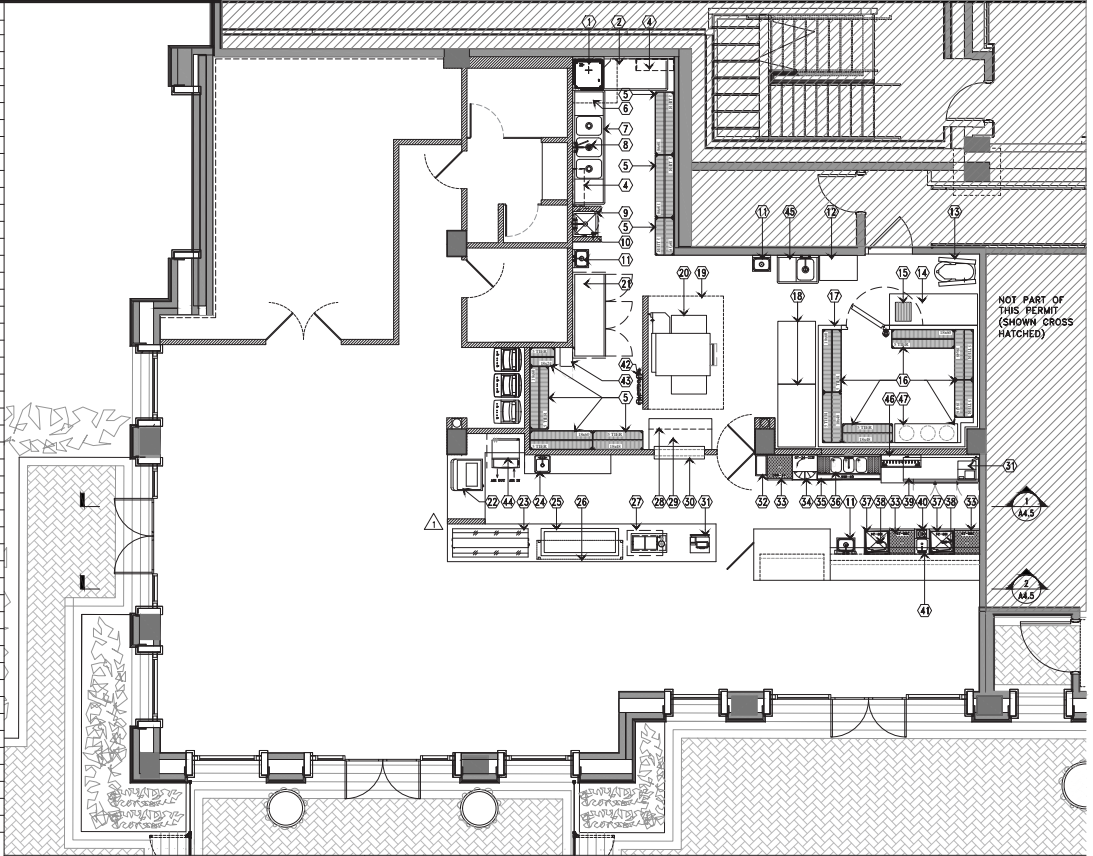


A3.0

KITCHEN EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	ELEC.	BTU	MANUFACTURER/MODEL	REMARKS
1	DISH WASHER	115/0/1	-	JACKSON CONVEYER 20	
2	SS DISH TABLE	-	-	ADVANCE TARGO DTC-330-80R	
3	NOT USED	-	-		
4	WALL MOUNT WIRE SHELVING	-	-	EAGLE GROUP 09W1836C	
5	WIRE SHELVING	-	-	EAGLE GROUP VARES, SEE PLAN	
6	TYPE II HOOD (42"W X 42"D)	115/0/1	-	CAPTYRENE VHT SERIES, SEE SHOP DWGS	
7	3-COMP SINK	-	-	ADVANCE TARGO 94-21-80-188L	
8	PRE-RINSE FAUCET	-	-	ASB BRASS E-0289	
9	MOP SINK / MOP HANGER / SERVICE FAUCET	-	-	UNIVERSAL STAINLESS MOP-20-1/4"X-3/8"	
10	WATER HEATER	-	-		SEE 2/AS.O FOR ELEVATION VIEW, SEE PLUMBING PLANS FOR SPEC. SEE 1/53.0 FOR STRUCTURAL SUPPORT
11	HAND SINK WITH SIDE SPLASH, SPLASH MOUNT FAUCET	-	-	ADVANCE TARGO 215-940	SEE DTL 13/AS.O FOR SOAP AND TOWEL DISPENSER
12	SS WORK TABLE	-	-	AS RESTAURANT EQUIPMENT 2160A	REFER TO ACOUSTIC REPORT #7 ON A0.3 FOR SOUND DAMPING REQUIREMENT
13	FLOOR MIXER	208/230/3	-	HOBART 11-600	
14	DOUGH TABLE	-	-	ADVANCE TARGO	
15	DOUGH ROLLER	115/0/1	-	ESTELLA SARESTAS	
16	EPOXY WIRE SHELVING	-	-	EAGLE GROUP VARES, SEE PLAN	
17	WALK-IN COOLER	115/0/1	-	COOL SOLUTION K100M, SEE	SEE DTL 15/AS.O FOR WALK-IN AIR SPACE
18	SS WORK TABLE	-	-	ADVANCE TARGO	REFER TO ACOUSTIC REPORT #7 ON A0.3 FOR SOUND DAMPING REQUIREMENT
19	TYPE I HOOD (9'-0"W X 6'-0"D)	115/0/1	-	CAPTYRENE NO SERIES, SEE SHOP DWGS	
20	PIZZA OVEN	120V	-	UNIFORM 3240-000-N-K2390	
21	REACH-IN FREEZER	115/0/1	-	T-75F	
22	BEVERAGE DISPENSER WITH ICE MAKER	115/0/1	-	SEVENO M-150 / 0320	
23	BUFFET STATION	115/0/1	-	SEVENO 08RW60	
24	DROP IN HAND SINK WITH SIDE SPLASH	-	-	ADVANCE TARGO 94-1-105P	SEE DTL 13/AS.O FOR SOAP AND TOWEL DISPENSER
25	DROP-IN REFRIGERATED COLD WELL	115/0/1	-	GLAS TENDER CWS	
26	SNEEZE GUARD	-	-	ALUM. METAL 48"X-68"	SEE DTL 19/AS.O FOR HEIGHT REQUIREMENT
27	DROP IN ICE CREAM CABINET WITH DIPPER WELL	115/0/1	-	GLAS TENDER 115-150-FL	
28	SS SOLID WALL SHELVES	-	-	ADVANCE TARGO MS-18-80	
29	CUT UP TABLE	-	-	ADVANCE TARGO VSS-395	
30	PASS-THRU SHELVES	-	-	ADVANCE TARGO FS-24-50	
31	POINT OF SALES	115/0/1	-		
32	TRASH RECEPTACLE	-	-	RUBBERINO 20"X-20"X-24"	
33	DRAINBOARD	-	-	GLAS TENDER 115-150-FL	
34	GLASSWASHER	115/0/1	-	GLAS TENDER 07-33-CP	
35	SPEED RAIL	-	-	GLAS TENDER DSR-80	
36	BAR 3-COMP SINK	-	-	BROWNE KR21-33C	
37	ICE BIN	-	-	GLAS TENDER 115-24	
38	SODA GUN HOLDER	-	-	GLAS TENDER 115-24	
39	BACKBAR COOLER WITH GLASS DOOR	115/0/1	-	HANMCO UB8-725-11C	SEE EQUIPMENT NOTE #1
40	BLENDER	115/0/1	-	HOBART R18/18VX	
41	BLENDER STATION	-	-	GLAS TENDER BSA-14	
42	WATER FILTER	-	-	EVERPURE 10047-10	
43	EMPLOYEE LOCKER (WALL MOUNTED 6" ABOVE FLOOR)	-	-	SALSBUURY INDUSTRIES 5500A	
44	UNDERCOUNTER ICE MAKER	115/0/1	-	HANITOWOC UR-224AL	
45	FOOD PREPARATION SINK (SEE 3/AS.O FOR DETAIL) WITH WALL FAUCET - 12" SINK	-	-	ADVANCE TARGO FISHER MANUFACTURING 94-1-24-18L 3253	
46	WALL MOUNT BEER TOWER	-	-	GLAS TENDER MT-12-85	
47	BEER KEG RACKS	-	-	METRE 20R840C	

- EQUIPMENT NOTE
- PROVIDE 6" HIGH ROUND METAL LEGS, COMMERCIAL CASTORS, OR COMPLETELY SEALED IN PLACE ON A 4" HIGH CURB OR PEDESTAL W/ INTEGRAL COVE BASE WITH 3/8" RADIUS CONTINUOUS WITH THE FLOOR.
 - PROVIDE A METAL SPLASH GUARD WITH A HEIGHT OF AT LEAST SIX INCHES THAT EXTENDS FROM THE BACK EDGE OF THE DRAINBOARD TO THE FRONT EDGE OF THE DRAINBOARD, BETWEEN THE FOOD PREPARATION SINK AND THE THREE-COMPARTMENT SINK. THE CORNERS OF THE GUARD SHALL BE ROUNDED.
 - PROVIDE SPLASH GUARD BETWEEN DUMP SINK AND ICE BIN AT FRONT COUNTER. THE CORNERS OF THE GUARD SHALL BE ROUNDED. PROVIDE MIN. 44" AISLE WIDTH IN THE KITCHEN WHERE THE AISLE SERVES BOTH SIDES AND MIN. 36" WHEN THE AISLE SERVES ONE SIDE.
 - ALL FREESTANDING SHELVING ARE TO BE 5'-8" TALL MAX.



KITCHEN EQUIPMENT PLAN 1/4" 1



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KITCHEN EQUIPMENT PLAN

Scale: 1/4" = 1'-0"

Sheet: A4.0

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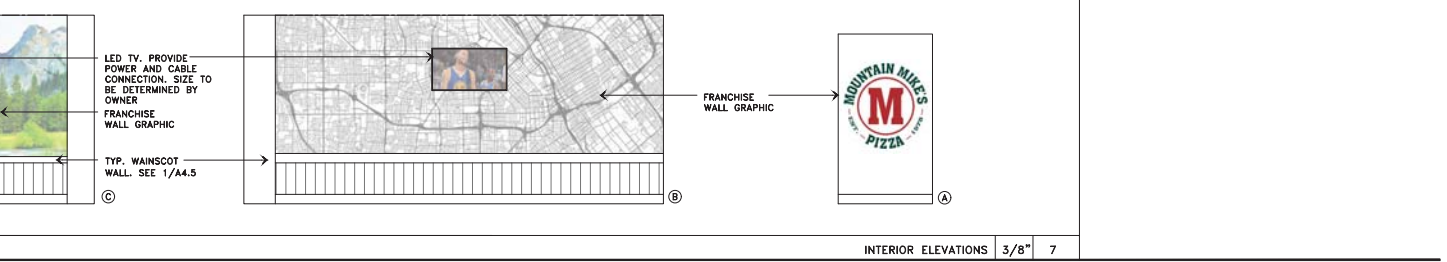
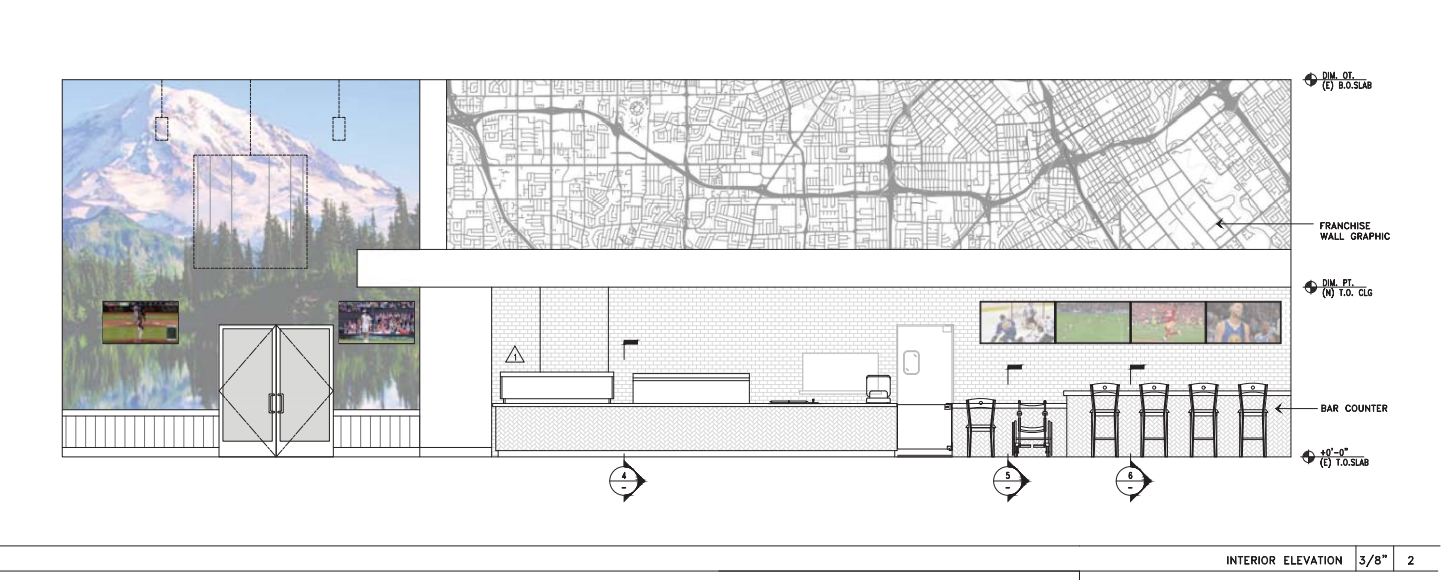
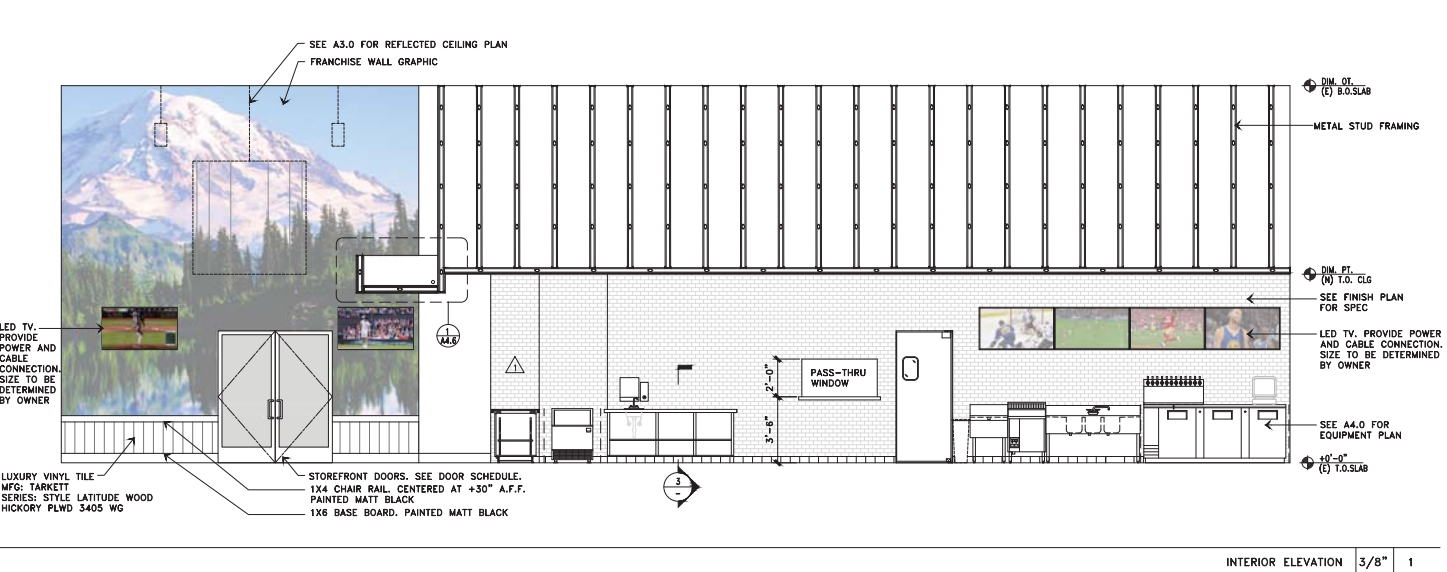
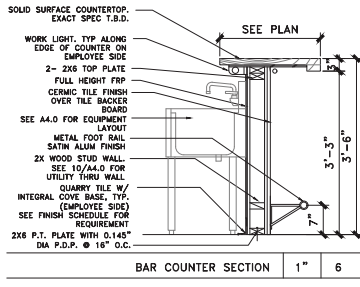
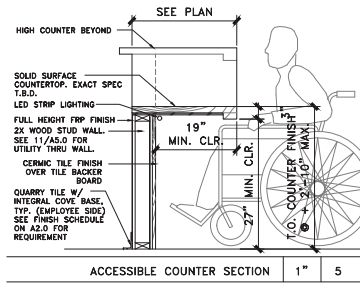
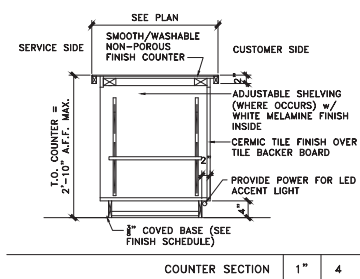
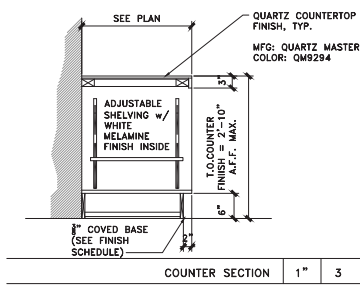


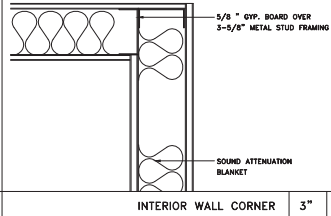
PROJECT: 20-7430

INTERIOR ELEVATIONS AND DETAILS

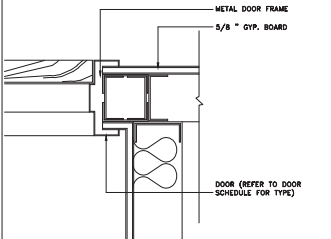


A4.5





INTERIOR WALL CORNER 3" 8



INTERIOR DOOR JAMB 3" 9

PLEASE NOTE THAT SUSPENDED SLAB/PODIUM DECK X-RAYING AND CORE DRILLING PROCEDURES WILL BE AS NOTED. TENANT'S PREMISES IS LOCATED ON THE GROUND LEVEL OF A MULTIPLE STORY APARTMENT BUILDING, OF WHICH THE RESIDENTIAL LEVELS ARE SUPPORTED BY POST-TENSIONED SLABS. PENETRATIONS FOR POWERDRIVEN FASTENERS WITH A MAXIMUM 3/4 INCH PENETRATION INTO THE CEILING DECK OF TENANT'S PREMISES WILL BE PERMITTED, AS WELL AS PENETRATIONS FOR ANCHOR BOLTS IF IT CAN BE SHOWN THAT THE INSERTS WILL NOT SPALL THE CONCRETE AND ARE LOCATED TO AVOID THE TENDONS, PRIMARY REINFORCEMENTS, AND ANCHORAGES OF THE POST TENSIONED SLAB. ALL CORE DRILLING OR PENETRATIONS THAT DO NOT STRICTLY ADHERE TO THE ABOVE MENTIONED CRITERIA REQUIRE PRIOR REVIEW AND APPROVAL OF LANDLORD'S STRUCTURAL ENGINEER, WHICH MAY CALL FOR ADDITIONAL PLANS AND X RAYS, THE COST OF WHICH SHALL BE PAID BY TENANT.

TENANT IS REQUIRED TO HIRE LANDLORD'S STRUCTURAL ENGINEER TO REVIEW, COMMENT, AND APPROVE THE RESULTS OF TENANT'S X-RAYS AND PROPOSED CORING LAYOUTS PRIOR TO THE PERFORMANCE OF ANY CORING WORK OR INSTALLATIONS INTO LANDLORD'S PODIUM DECK. THIS PROCESS WILL BE COORDINATED BY THE TENANT / TENANT'S GENERAL CONTRACTOR, AT THE TENANT'S EXPENSE.

SUSPENDED SLAB RADIOGRAPHY (X-RAY / ULTRASONIC SCAN FOR PENETRATIONS):
BESS TEST LABS | PHONE (408) 988-0101 | WWW.BESSTESTLAB.COM
RELIANT TESTING ENGINEERS | PHONE (714) 556-5867 | WWW.RELIANTTESTING.COM
SAFE 2 CORE | PHONE (408) 266-7000 | WWW.SAFE2CORE.COM

LANDLORD'S REQUIRED STRUCTURAL ENGINEER:
DAVE LO, PEOPLES ASSOCIATES STRUCTURAL ENGINEERS
PHONE: (669) 263-6545 | EMAIL: DLO@PASE.COM

SUSPENDED SLAB RADIOGRAPHY 10

(E) CONC CEILING SLAB
2-#8 SCREW EA LAP TYP.
3-5/8" X 20 GA. STUD @ 16" O.C.
3-5/8" X 20 GA
METAL STUD BRACING
@ 4'-0" O.C. w/ 1:1 SLOPE
AT EVERY OTHER BAY

HANGER WIRE. SEE 3/A3.0

SUSPENDED CEILING WITH
MOISTURE RESISTANT CEILING
TILE. SEE A3.0 FOR SPEC.

DM. PT.
T.O. TILE CEG

KITCHEN SIDE

SERVICE SIDE

METAL OUTER SLP-TRACK
SEE 2/A2.6 FOR DETAILS

DM. PT.
B.O. SLAB

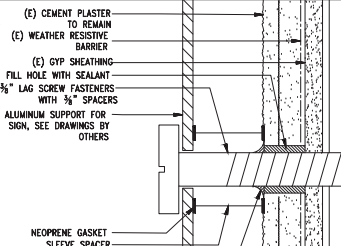
#8 SCREW EA SIDE
STUD TYP.

GYP. BD FINISH OVER 3-5/8" X
20 GA. STUD @ 16" O.C. SEE
FINISH SCHEDULE FOR
REQUIREMENT

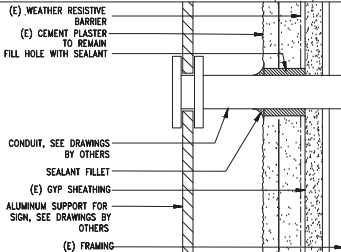
REFER TO S1.0 FOR TYPICAL
NON-BEARING WALL TOP &
BOTTOM CONNECTION

DM. PT.
T.O. GYP. CEG

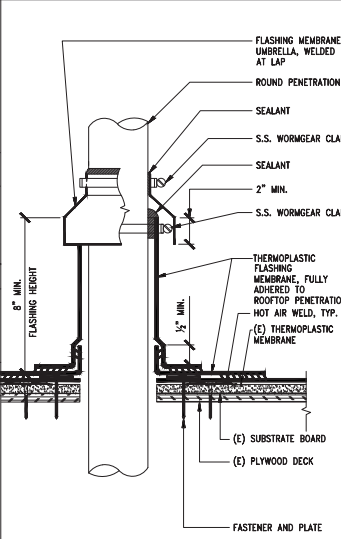
SOUND ATTENUATION
BLANKET (MIN STC 40)



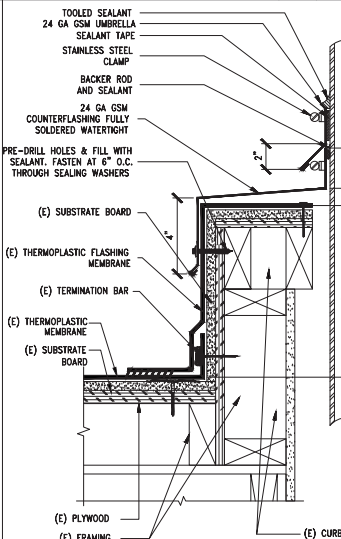
SIGN MOUNT FLASHING N.S. 5



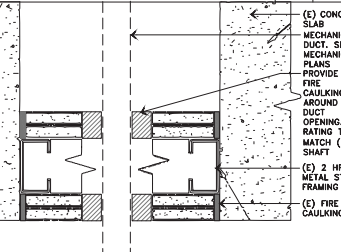
SIGN CONDUIT FLASHING N.S. 6



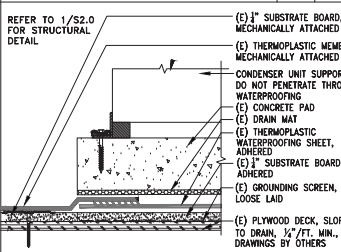
TYPICAL ROOF PENETRATION FLASHING N.S. 3



PENETRATION AT (E) CURB N.S. 2



RATED SHAFT TERMINATION N.S. 7



CONDENSOR UNIT ATTACHMENT DETAIL N.S. 4



TENANT IMPROVEMENT
MOUNTAIN MIKE'S PIZZA
2510 AUGUSTINE DR
SANTA CLARA . CA 95054

- 11.13.20 ISSUED FOR LL REVIEW
- 12.30.20 LANDLORD COMMENTS
- 02.12.21 ISSUED FOR CITY PLAN CHK
- 02.17.21 HEALTH 1ST COMMENTS
- 03.26.21 CITY COMMENTS



PROJECT: 20-7430

DETAILS

A4.6

TENANT IMPROVEMENT
MOUNTAIN MIKE'S PIZZA
 2510 AUGUSTINE DR
 SANTA CLARA . CA 95054

- 11.13.20 ISSUED FOR LL REVIEW
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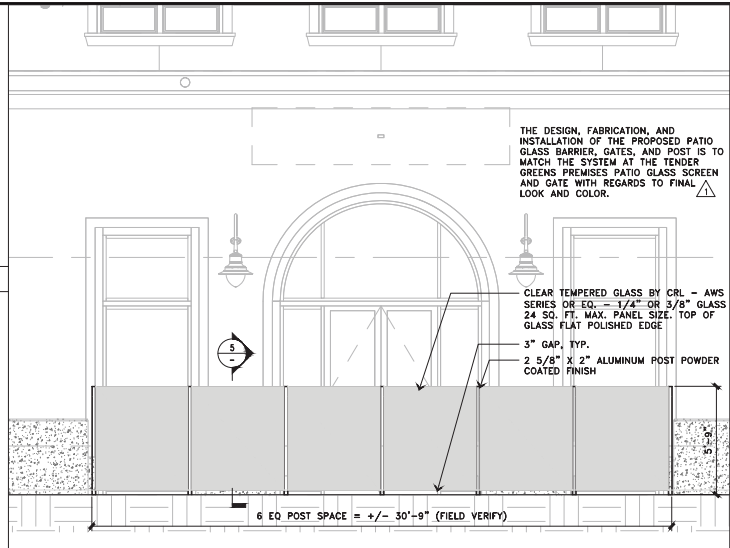


PROJECT: 20-7430

PATIO ELEVATIONS



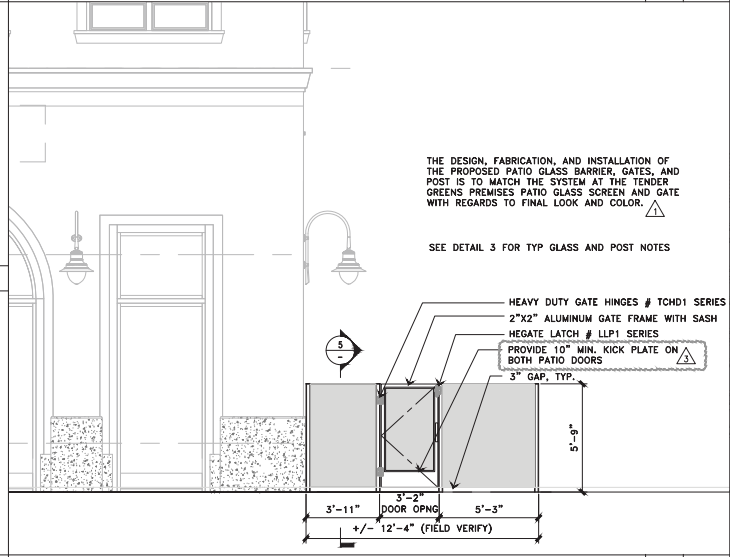
A4.7



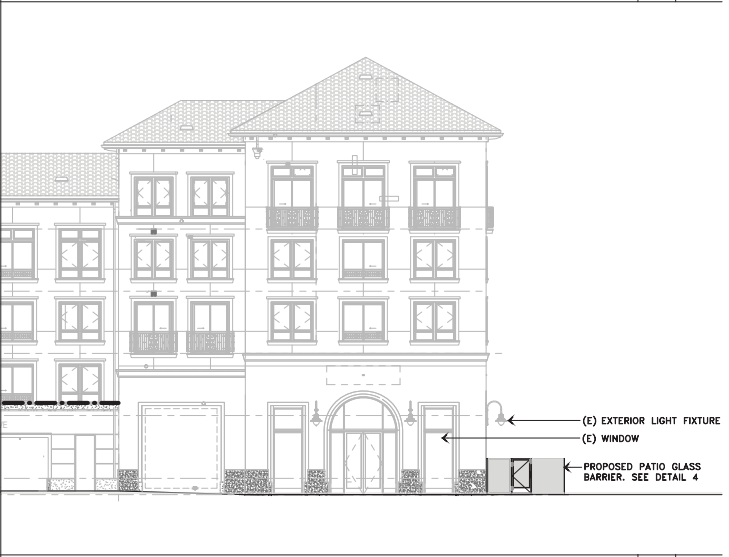
PROPOSED PATIO ELEVATION - AUGUSTINE DRIVE SIDE 3/8" 3



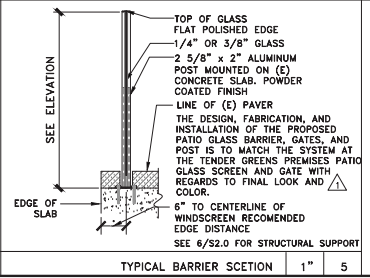
STREET ELEVATION - AUGUSTINE DRIVE SIDE 1/8" 1



PROPOSED PATIO ELEVATION - MONTGOMERY DRIVE SIDE 3/8" 4



STREET ELEVATION - MONTGOMERY DRIVE SIDE 1/8" 2



TYPICAL BARRIER SECTION 1" 5

