

# AGAPE PLAYSKOOL/ LEARNING CENTER (DAYCARE)

3700 THOMAS RD. SUITE 107, SANTA CLARA, CA 95054

## PROJECT TEAM

### TENANT

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### ARCHITECT

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## PROJECT DATA

PARCEL NUMBER: 104-14-170  
TOTAL SPACE OCCUPIED: 1,880 SF  
AREA OF WORK: 1,880 SF  
OCCUPANCY: E  
CONSTRUCTION TYPE: III-B  
NUMBER OF STORES: 2 STORY  
SPRINKLERED: YES  
ZONING DISTRICT: M1 - LIGHT INDUSTRIAL  
GENERAL PLAN: LOW DENSITY OFFICE/ RMO

## GOVERNING CODES

THE CONSTRUCTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND BUILDING CODES GOVERNING THIS PROJECT. SUCH COMPLIANCE WILL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING.

GOVERNING CODES:  
2018 CALIFORNIA BUILDING CODE  
2018 CALIFORNIA ELECTRICAL CODE  
2018 CALIFORNIA MECHANICAL CODE  
2018 CALIFORNIA PLUMBING CODE  
2018 CALIFORNIA ENERGY CODE  
2018 CALIFORNIA FIRE CODE  
2018 CALIFORNIA TIRE CODE  
2018 CALIFORNIA GREEN BUILDING STANDARDS CODE  
SANTA CLARA MUNICIPAL CODE

## SCOPE OF WORK

THIS A TENANT IMPROVEMENT PROJECT FOR A DAYCARE CENTER. TARGET TO LICENSE FOR 30 KIDS, WITH 5 TEACHING STAFF (INCLUDING 1 DIRECTOR). ALL OCCUPANTS IN THIS TENANT SUITE IS MORE THAN 1.5 YEARS OLD. (18 MONTHS OLD MAX).

THE SCOPE OF WORK INCLUDES:  
- NEW LIGHT FIXTURES PER REFLECTED CEILING PLAN.  
- NEW FINISHES INCLUDE FLOORING, PAINT, ETC.  
- NEW CASCENRY AT BREAK ROOM.  
- NEW OUTDOOR PLAY AREA.

M&P:  
- NO CHANGE TO (E) MECHANICAL RTU AND DISTRIBUTION.  
- NO CHANGE TO (E) ELECTRICAL, EXCEPT FOR NEW LIGHT FIXTURES WHERE OCCURS.  
- NO CHANGE TO (E) PLUMBING.

RESTROOM:  
- (E) (2) SINGLE COMPARTMENT RESTROOMS, INCLUDING (1) ADA COMPLIANT RESTROOM, TO REMAIN.

- (E) BUILDING COMMON (1) MEN AND (1) WOMEN SINGLE COMPARTMENT RESTROOMS TO REMAIN. THESE RESTROOMS ARE SHARED BY ALL TENANTS AND THEIR PATRONS.

PARKING  
ALL (E) PARKING TO REMAIN; EXISTING ACCESSIBLE PARKING ARE COMPLIANT, NO CHANGE.

SITE ACCESSIBILITY  
ALL (E) ACCESSIBLE PATH-OF-TRAVEL IS COMPLIANT.

TRASH ENCLOSURE  
(E) TRASH ENCLOSURE TO REMAIN, NO CHANGE.

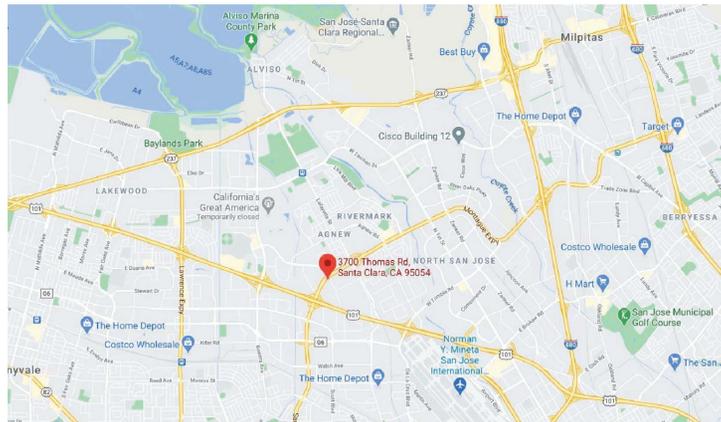
## DRAWING INDEX

ARCHITECTURAL  
G0.0 COVER SHEET  
G0.1 GENERAL NOTES, SYMBOLS & ABBREVIATIONS  
G0.2 CODE COMPLIANCE PLAN

AS1.0 (E) SITE PLAN (REFERENCE)  
AS1.1 ENLARGED SITE PLAN  
AS1.2 PEDESTRIAN ON-SITE CIRCULATION/ DROP-OFF & PICK-UP PLAN  
AS1.4 SITE DETAILS (REFERENCE)  
AS1.5 SITE DETAILS (REFERENCE)

A1.0 FLOOR PLANS, DEMOLITION & PROPOSED  
A8.5 TYPICAL ACCESSIBILITY DETAILS (REFERENCE)

## VICINITY MAP



PROJECT SITE



ARCHITECT



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File No. PD19-002

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## AGAPE PLAYSKOOL/ LEARNING CENTER (Daycare Center) Tenant Improvement

3700 THOMAS RD, SUITE 107  
SANTA CLARA, CA 95054

REV	DATE	DESCRIPTION
-	2/16/2021	ISSUE FOR PLANNING SUBMITTAL
△	05/04/2021	PLANNING BACKCHECK#1
△	09/28/2021	PLANNING BACKCHECK#2

ARCH/ENGR. STAMP



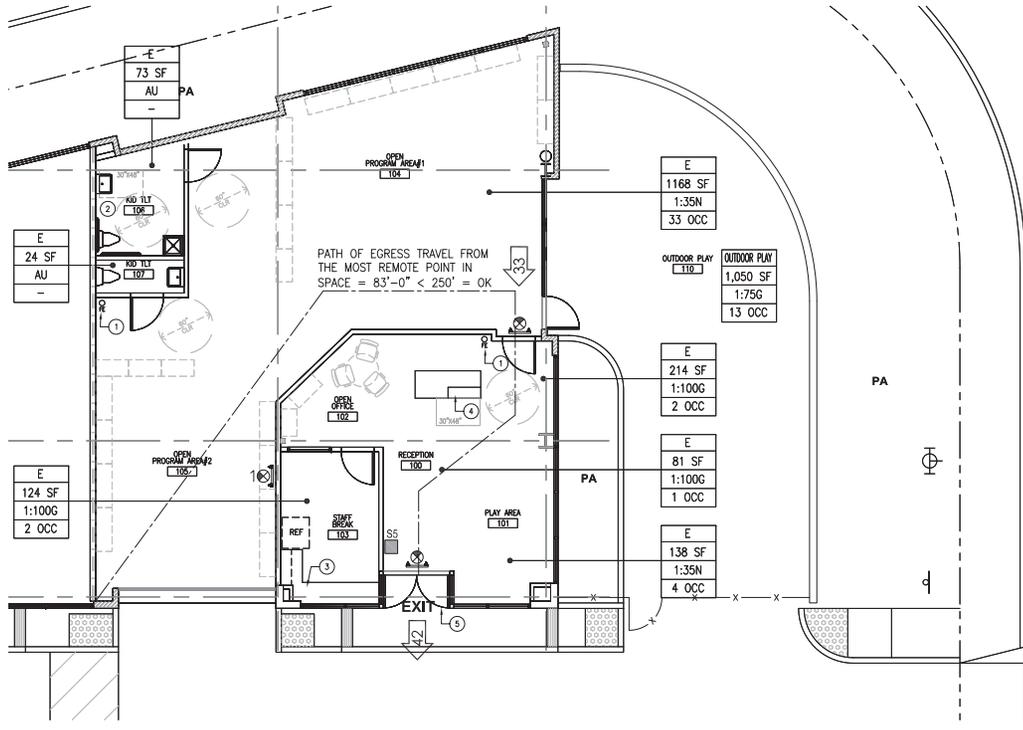
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# G0.0

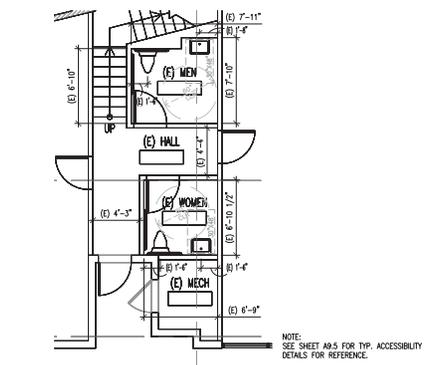
DRAWING TITLE  
COVER SHEET

PROJECT NUMBER	201202
PROJECT ARCHITECT	K+D
DESIGN	K+D
CIVIL	-
STRUCTURAL	-
MECHANICAL	-
ELECTRICAL	-
INTERIORS	-
DATE	N/A
DRAWN BY	K+D
SCALE	AS SHOWN





1 CODE COMPLIANCE PLAN  
3/16" = 1'-0"



2 (E) PUBLIC RESTROOMS (FOR REFERENCE)  
3/16" = 1'-0"

GENERAL NOTES

- REFER TO SHEET G0.1 FOR GENERAL NOTES AND ABBREVIATIONS.
- REFER TO REFLECTED-CELING-PLAN SHEETS A2.0 FOR ADDITIONAL NOTES REGARDING EGRESS PATH-OF-TRAVEL LIGHTING, RE-ILLUMINATED EXIT SIGNS, ETC.

KEY NOTES

- (N) FIRE EXTINGUISHER
- (E) FULLY ACCESSIBLE RESTROOM.
- (N) COUNTERTOP AT 34" MAX. A.F.F.
- PROVIDE MIN. 36"W ACCESSIBLE COUNTER @ 34" MAX. A.F.F.
- (E) FULLY COMPLIANT ACCESSIBLE BUILDING ENTRY/ EXIT.

PLUMBING FIXTURE COUNT

OCCUPANCY: E - DAY CARE (1,880 GSF)  
OCCUPANTS: 38 PEOPLE (I.E. 19 MALE & 19 FEMALE)

THEREFORE, PLUMBING FIXTURES REQUIRED:  
MALE: TOILET - 1 URINAL - 0  
LAUNDRY - 1  
FEMALE: TOILET - 1 URINAL - N/A  
LAUNDRY - 1  
DRINKING FOUNTAIN: 1

PLUMBING FIXTURES PROVIDED:  
ALL GENDER TOILET - 4 URINAL - 0  
LAUNDRY - 4  
DRINKING FOUNTAIN: 1

TYPICAL TACTILE EXIT SIGNAGE

<p>1/32" LETTERING RAISED CORRESPONDING GRADE II BRILLE LETTERS AND NUMERALS SHALL BE RAISED</p> <p>1/32" UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRILLE</p> <p>RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2".</p> <p>LITERARY BRILLE</p> <p>STANDARD DIMENSIONS</p> <p>EXIT DIAMETER .059"</p> <p>INTER-DOT SPACING .059"</p> <p>HORIZONTAL SEPARATION BETWEEN CELLS .241"</p> <p>VERTICAL SEPARATION BETWEEN CELLS .395"</p> <p>RAISED CHARACTERS SHALL BE A MIN. OF 5/8" AND A MAX. OF 2" HIGH</p> <p>FINISH AND CONTRAST CHARACTERS, SYMBOLS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLOSS FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST W/ THEIR BACKGROUNDS. PREPARED CHARACTERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 5:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATION BETWEEN 1:5 AND 1:10</p>	<p>TACTILE EXIT SIGNAGE SHALL BE RE-TO AT THE FOLLOWING LOCATIONS:</p> <p>EACH GRADE-LEVEL EXTERIOR DOOR</p> <p>EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".</p> <p>EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".</p> <p>EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT"</p> <p>EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN", "EXIT STAIR UP", "EXIT RAMP DOWN", "EXIT RAMP UP".</p> <p>TACTILE EXIT SIGNAGE SHALL COMPLY WITH CBC SECTION 11178.5.1-8</p> <p>STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN", "EXIT STAIR UP", "EXIT RAMP DOWN", "EXIT RAMP UP".</p> <p>TACTILE EXIT SIGNAGE SHALL COMPLY WITH CBC SECTION 11178.5.1-8</p>
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EXITING DOOR WIDTH CALCULATION

<p>TYPICAL 3'-0" WIDE DOOR</p> <p>X(2) = 32</p> <p>X = 160/2</p> <p>X = 160 OCCUPANTS</p> <p>A TYPICAL 3'-0" WIDE DOOR PROVIDES 32" CLEAR EXIT WIDTH WILL ALLOW 213 OCCUPANTS TO EGRESS IN A FULLY SPRINKLERED BUILDING PER CBC SECTION 1005.1</p>		<p>TYPICAL 6'-0" WIDE DOOR PAIR</p> <p>X(2) = 68</p> <p>X = 480/2</p> <p>X = 340</p> <p>A TYPICAL PAIR OF 3'-0" WIDE DOUBLE DOOR PROVIDES 60" CLEAR EXIT WIDTH WILL ALLOW 453 OCCUPANTS TO EGRESS IN A FULLY SPRINKLERED BUILDING PER CBC SECTION 1005.1</p>	
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LEGEND

<p>X SF 1-100 X OCC</p> <p>AU</p> <p>EXIT</p> <p>NUMBER OF OCCUPANTS EXITING FROM ROOM</p> <p>EMERGENCY &amp; EXIT LIGHT COMBO W/ BACK-UP BATTERY POWER</p> <p>ARROW INDICATES DIRECTION OF EXIT</p> <p>SEE A12.2 FOR LEGEND.</p> <p>SEE ELECT DWS. FOR SPECIFICATION</p>	<p>ROOM/AREA SIZE (SQ. FT.)</p> <p>OCCUPANT LOAD FACTOR</p> <p>OCCUPANT LOAD</p> <p>ACCESSORY USE (DOES NOT ADD TO OCCUPANT LOAD)</p> <p>EXTERIOR WALL</p> <p>INTERIOR WALL, NON FIRE-RATED</p> <p>DIRECTION OF EGRESS / NO. OF OCCUPANTS</p> <p>(N) FIRE EXTINGUISHER CABINET OR FIRE EXTINGUISHER. SEE LEGEND ON SHEET A2.0. MIN. SIZE OF EXTINGUISHER SHALL BE 2-1/2-#-BC</p> <p>(N) TACTILE EXIT SIGNAGE. SEE DETAIL ON THIS SHEET.</p>
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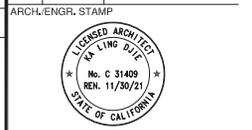
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DRAWING I.D.  
**G2.0**

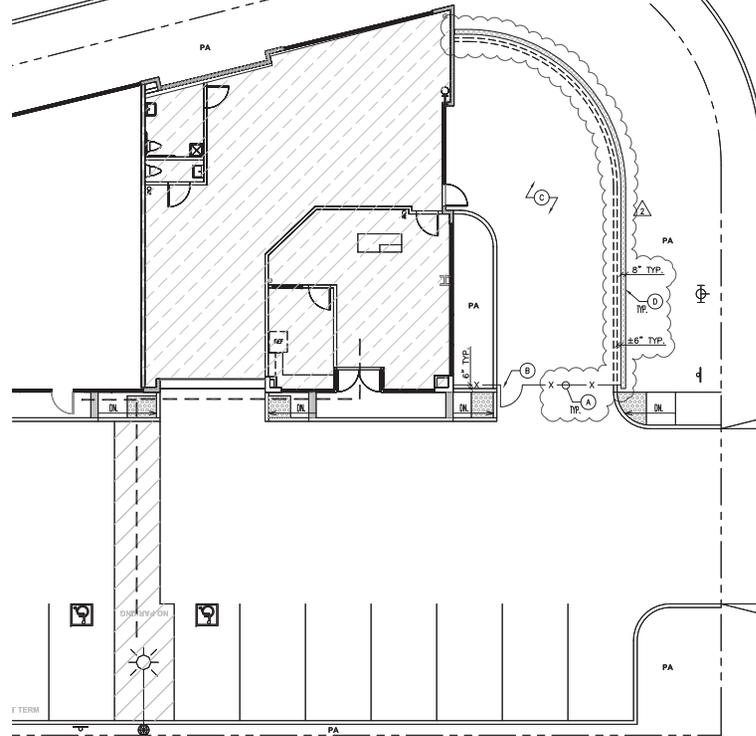
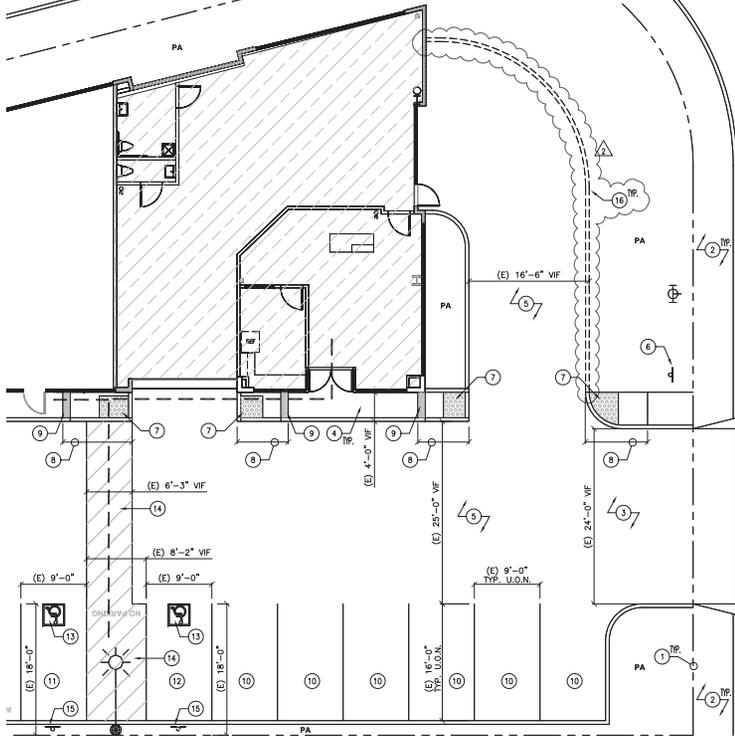
DRAWING TITLE  
**CODE COMPLIANCE PLAN**

PROJECT NUMBER	201202
PROJECT ARCHITECT	K+D
DESIGN	K+D
CIVIL	-
STRUCTURAL	-
MECHANICAL	-
ELECTRICAL	-
INTERIORS	-
DATE	N/A
DRAWN BY	K+D
SCALE	AS SHOWN



MONTAGUE EXPY.

MONTAGUE EXPY.



THOMAS ROAD



1 ENLARGED SITE PLAN, DEMOLITION  
1/8" = 1'-0"

2 ENLARGED SITE PLAN, PROPOSED  
1/8" = 1'-0"

KEY NOTES - ENLARGED SITE PLAN, DEMOLITION

1. PROPERTY LINE.
2. PUBLIC SIDEWALK.
3. DRIVE WAY.
4. CONC. WALK.
5. ASPHALT DRIVE ASLE.
6. TOW-AWAY SIGN, SEE DET. A1/AS1.4 FOR REF.
7. TRUNCATED DOMES, SEE DET. A2/AS1.4 FOR REF.
8. CURB RAMP, 8.33% MAXIMUM SLOPE FOR RAMP, 2% MAXIMUM CROSS-SLOPE.
9. GROOVES AT TOP OF RAMP, SEE DET. B2/AS1.4 FOR REF.
10. STANDARD PARKING STALLS.
11. ACCESSIBLE PARKING STALL, SEE DET. B3/AS1.4 FOR REF.
12. VAN ACCESSIBLE PARKING STALL, SEE DET. B3/AS1.4 FOR REF.
13. SYMBOL OF ACCESSIBILITY, SEE DET. C2/AS1.4 FOR REF.
14. PEDESTRIAN ACCESS STRIPING.
15. ACCESSIBLE PARKING SIGNAGE, POST MOUNTED, SEE DET. D1/AS1.4 FOR REF.
16. DEMO (E) CONC. CURB AS REQUIRED FOR CONSTRUCTION OF CMU WALL. COORDINATE W/ PROPOSED SITE PLAN ON 2/1-.

KEY NOTES - ENLARGED SITE PLAN, PROPOSED

- A. (N) WOOD FENCING, 5'H. SPECIES: CEDAR, SEE DETAIL ON SHEET AS1.5.
- B. (N) WOOD GATE, 3'-0"W. MATERIAL TO MATCH (N) FENCING.
- C. (N) OUTDOOR PLAY AREA, SEE ALSO INFORMATION ON SHEET A1.0.
- D. 8" FULLY GROUTED CMU WALL, TYP., 6'H. SEE DETAIL A4/A1.4 & D4/A1.4.

LEGEND

- AREA OR WORK
- (E) FIRE HYDRANT
- (E) LIGHT POLE
- ACCESSIBLE PATH OF TRAVEL, (8.33% MAXIMUM SLOPE FOR RAMP, 2% MAXIMUM CROSS-SLOPE)
- PLANT AREA/ LANDSCAPE BED

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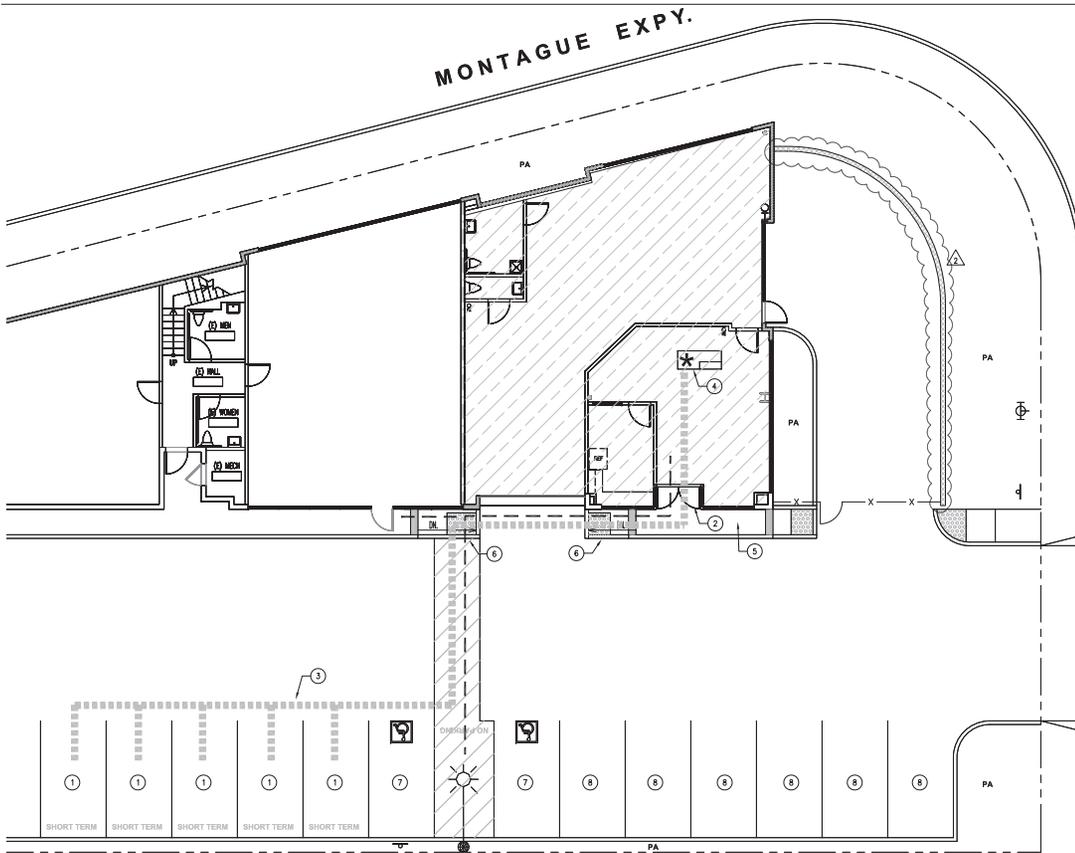
ARCH. ENGR. STAMP

DRAWING I.D.

# AS1.1

DRAWING TITLE  
**ENLARGED SITE PLAN**

PROJECT NUMBER	201202
PROJECT ARCHITECT	K+D
DESIGN	K+D
CIVIL	-
STRUCTURAL	-
MECHANICAL	-
ELECTRICAL	-
INTERIORS	-
DATE	N/A
DRAWN BY	K+D
SCALE	AS SHOWN



THOMAS ROAD

MONTAGUE EXPY.

**1 PEDESTRIAN ON-SITE CIRCULATION/ PICK-UP & DROP-OFF PLAN**  
1/8" = 1'-0"

**KEY NOTES - ENLARGED SITE PLAN, DEMOLITION**

1. (E) SHORT TERM PARKING AVAILABLE DURING PICK-UP & DROP-OFF AS NEEDED.
2. DAYCARE CENTER SUITE ENTRY, ACCESSIBLE.
3. DROP-OFF/ PICK-UP PATH OF TRAVEL:  
STUDENTS SHALL BE DRIVEN TO SITE AND DROPPED OFF BY CARPOOL/ DESIGNATED DRIVERS. THERE IS A KIOSK (SUPERVISED BY STAFF MEMBERS OR TEACHERS) AT THE RECEPTION DESK FOR STUDENTS TO SIGN-IN AND SIGN-OUT.  
ALL STUDENTS SHALL BE ACCOMPANIED AND SUPERVISED AT ALL TIMES BY PARENTS OR DESIGNATED GUARDIANS ON THEIR PATH FROM PARKING LOT TO THE SCHOOL ENTRY BEFORE SIGNING IN AT SCHOOL, OR FROM THE SCHOOL ENTRY TO THE PARKING LOT AFTER SIGNING OFF.
4. SIGN-IN/ SIGN-OUT KIOSK AT RECEPTION DESK.
5. (E) ON-SITE PEDESTRIAN CONC. WALKWAY, ACCESSIBLE.
6. (E) CURB-RAMP, SEE SHEET AS1.1 FOR MORE INFO.
7. (E) ACCESSIBLE PARKING STALL, SEE SHEET AS1.1 FOR MORE INFO.
8. (E) STANDARD PARKING STALLS, SEE SHEET AS1.1 FOR MORE INFO.

**LEGEND**

- AREA OR WORK
- (E) FIRE HYDRANT
- (E) LIGHT POLE
- ACCESSIBLE PATH OF TRAVEL (0.33% MAXIMUM SLOPE FOR RAMP, 2% MAXIMUM CROSS-SLOPE)
- PLANT AREA/ LANDSCAPE BED
- DROP-OFF/ PICK-UP PATH OF TRAVEL

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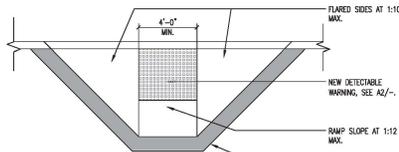


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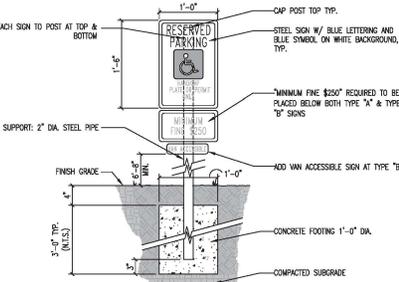
**AS1.2**

DRAWING TITLE  
**PEDESTRIAN ON-SITE CIRCULATION  
DROP-OFF/ PICK-UP PLAN**

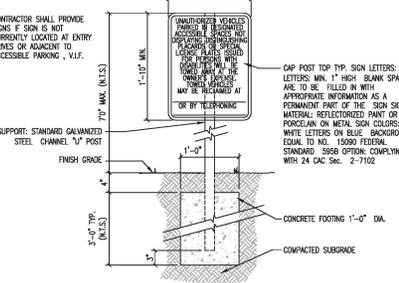
PROJECT ARCHITECT	K+D
DESIGN	K+D
CIVIL	-
STRUCTURAL	-
MECHANICAL	-
ELECTRICAL	-
INTERIORS	-
DATE	N/A
DRAWN BY	K+D
SCALE	AS SHOWN



**C1** TYPICAL CURB RAMPS W/ DETECTABLE WARNINGS  
1/4" = 1'-0"



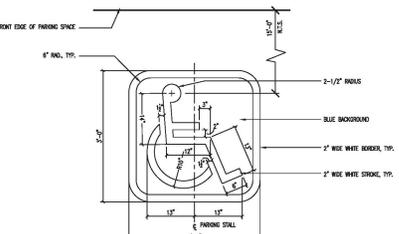
**B1** TYPICAL ADA RESERVED PARKING SIGN  
1" = 1'-0"



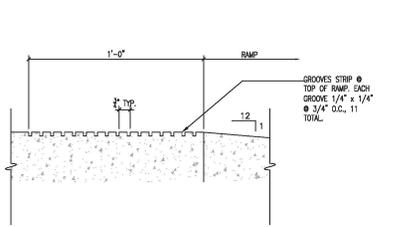
**A1** TYPICAL ADA TOW AWAY SIGN  
1" = 1'-0"



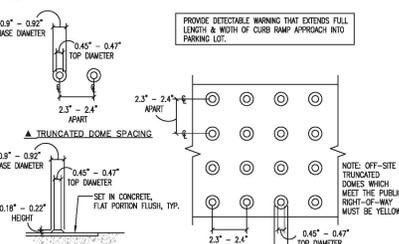
**D2** REFERENCE IMAGES – CMU WALL WITH STUCCO FINISH (FACING EXPRESSWAY), FOR REFERENCE ONLY  
NO SCALE



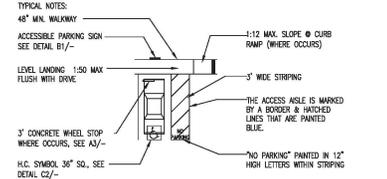
**C2** TYPICAL INTERNATIONAL SYMBOL OF ACCESSIBILITY  
3/4" = 1'-0"



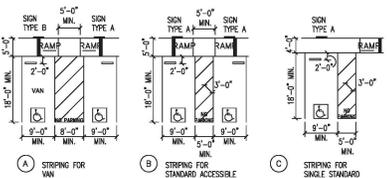
**B2** TYPICAL ADA GROOVES IN CONC. AT TOP OF RAMP  
3/4" = 1'-0"



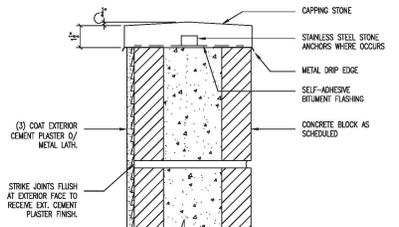
**A2** TYPICAL ADA DETECTABLE WARNINGS  
3/4" = 1'-0"



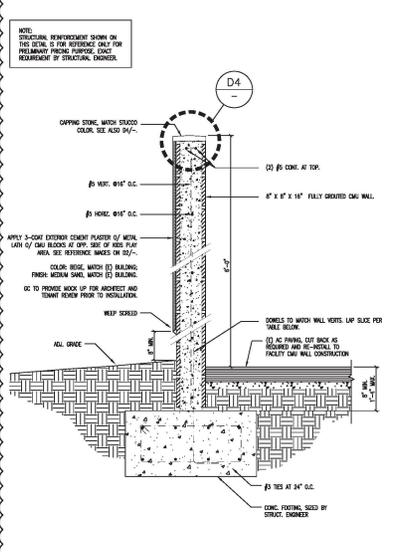
1. ACCESSIBLE SPACE MUST PERMIT USE OF EITHER CAR DOOR.
2. WHEEL STOP REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCRoACHMENT OF CURBS OVER WALKWAYS.
3. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
4. MAX. CURB SLOPE OF 1:50, ALL WALKS.
5. 12" MIN. BORDER GROOVES TOP OF CURB RAMPS TYP 1/4" X 1/4" @ 3/4" O.C. SEE DETAIL B2/-.
6. PROVIDE DETECTABLE WARNING THAT EXTENDS FULL LENGTH & WIDTH OF CURB RAMP APPROACH INTO PARKING LOT. SEE DETAIL A2/-.
7. SURFACE OF THE ACCESSIBLE PARKING SPACES AND ACCESSIBLE ASLES DOES NOT EXCEED 2% GRADIENT IN ANY DIRECTION.



**B3** TYPICAL ADA PARKING SPACE DESIGN  
N.T.S.



**D4** TYPICAL TOP OF CMU WALL  
3/4" = 1'-0"



UNCOATED REINFORCEMENT BAR LAP SPICE (LAP) FOR NORMAL WEIGHT CONCRETE (CLASS '80' SPICE)

LOCATION	CONC. (PSI)	STEEL (YIELD)	3	4	5	6	7	8	9	10	11
TOP	4000	60	28	38	47	56	65	74	83	92	101
OTHER	3000	60	22	29	36	43	51	59	67	75	83
TOP	4000	60	25	33	41	49	57	65	73	81	89
OTHER	4000	60	19	25	31	37	44	51	58	65	72
TOP	5000	60	22	29	36	44	51	59	67	75	83
OTHER	5000	60	17	23	28	34	40	47	54	61	68
TOP	6000	60	20	27	33	40	48	56	64	72	80
OTHER	6000	60	16	21	26	31	37	43	50	57	64
TOP	7000	60	19	25	31	37	44	51	59	67	75
OTHER	7000	60	14	19	24	29	34	41	47	53	60

NOTES:  
 1. LAP LENGTHS SHOWN IN THE SCHEDULE ARE BASED ON CURRENTLY ADOPTED ACI-318 25.5 WITH CLEAR SPACING OF BARS BEING SPACED NOT LESS THAN 50W AND CLEAR COVER NOT LESS THAN 3d, WHERE "d" IS THE NOMINAL BAR DIAMETER, WHERE EITHER OF THESE CONDITIONS DO NOT MEET, INCREASE LAP LENGTH BY ONE CONCRETE COVER SHALL NOT BE LESS THAN REQUIRED IN THE CONCRETE SECTION OF THE GENERAL NOTES.  
 2. TOP BARS AND HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.  
 3. THE SMALLER LAP SPICE LENGTH MAY BE USED WHEN TWO BARS OF DIFFERENT SIZES ARE TO BE LAPPED.  
 4. LAP SPICE LENGTH SHALL BE INCREASED BY 50% FOR LIGHT WEIGHT CONCRETE.

W.W.P. - LAP SPICE LENGTHS

**A4** CMU WALL SECTION  
3/4" = 1'-0"

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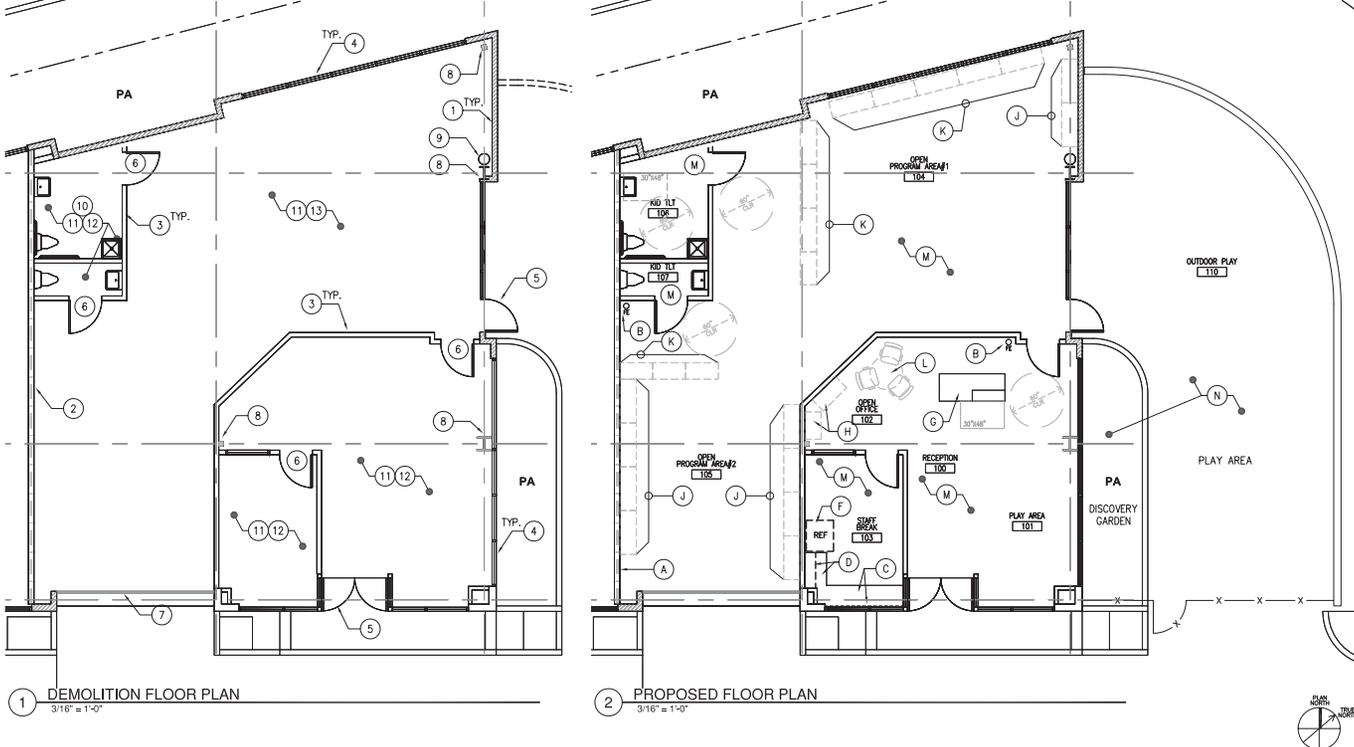
REV	DATE	DESCRIPTION
2/16/2021	2/16/2021	ISSUE FOR PLANNING SUBMITTAL
09/28/2021	09/28/2021	PLANNING BACKCHECK#2

ARCH/ENGR. STAMP  
LICENSED ARCHITECT  
& LAND DESIGNER  
No. C 31409  
REN. 11/30/21  
STATE OF CALIFORNIA

DRAWING I.D.  
**AS1.4**  
DRAWING TITLE  
SITE DETAILS  
(REFERENCE)

PROJECT NUMBER	201202
PROJECT ARCHITECT	K+D
DESIGN	K+D
CIVIL	-
STRUCTURAL	-
MECHANICAL	-
ELECTRICAL	-
INTERIORS	-
DATE	N/A
DRAWN BY	K+D
SCALE	AS SHOWN





**GENERAL NOTES - DEMOLITION**

- A. REFER TO SHEET G1.0 FOR GENERAL NOTES AND ABBREVIATIONS.
- B. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION CONTROL OF NOISE, VIBRATE AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.
- C. PROTECT (E) FIRE EXTINGUISHER CABINETS AND/OR FIRE EXTINGUISHER AT (E) WALLS THAT REMAIN.
- D. THE DESIGN INTENT IS TO PRESERVE THE INTEGRITY OF THE EXISTING STRUCTURAL SYSTEM. IF FURNACE, CONCRETE, OR STRUCTURAL STEEL IS ENCOUNTERED DURING DEMOLITION NOTIFY ARCHITECT BEFORE PROCEEDING.
- E. ALL (E) FLOOR FINISHES TO BE REMOVED. TYP. U.O.A. CLEAN, SCRAPE, REMOVE ADHESIVE AND LEVEL SURFACE AS REQUIRED TO PREPARE FOR NEW FINISH.
- F. ALL (E) STRUCTURAL COL. TO BE PROTECTED DURING DEMOLITION.
- G. (E) ARCHITECTURAL CEILING (E) CEILING-TILES-AND-CEILING-GRIDS-TO-REMAIN-- ALL (E) LIGHT-FIXTURES (E) CEILING-MOUNTED-OR-SURFACE-MOUNTED-TO-REMAIN-- ALL (E) PAINTS-REPELERS-AND-RESINS-UNLESS-TO-REMAIN-- ALL OTHER MISC. CEILING-MOUNTED-ITEMS-TO-REMAIN-UNLESS.
- H. REMOVE AND/OR CAP ALL UN-USED WIRING, CABLING, CONDUITS AS REQ'D. FOR NEW CONSTRUCTION.
- I. PROVIDE WOODEN SEAL AROUND ALL AREA OF WORK TO PROTECT ADJACENT AREAS FROM AND DIRT DURING DEMOLITION WHERE REQUIRED.
- J. SEAL ALL MECHANICAL DUCTWORK ASSOCIATED WITH AREAS OF WORK PRIOR TO ANY DEMOLITION.
- K. GC TO COORDINATE AND PROVIDE SAFE-OFF/DISCONNECT OR RECONFIGURATION OF WIRES/CIRCUITS AS NEEDED.

**GENERAL NOTES - CONSTRUCTION**

- A. REFER TO SHEET G0.1 FOR GENERAL NOTES AND ABBREVIATIONS.
- B. ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 4" FROM FACE OF JAMB TO FACE OF FINISH OF ADJACENT WALL, TYPICAL UNLESS NOTED OTHERWISE.
- C. PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION.
- D. ALL DIMENSIONS ARE GIVEN TO FACE OF FINISHED SURFACE, TYPICAL UNLESS NOTED OTHERWISE. STRUCTURAL OPEN COLUMN FINISHING ARE TRACK TO CENTERLINE OF COLUMN. DIMENSIONS ARE NOT TO BE SCALED FROM ARCHITECTURAL PRINTS. ALL MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- E. CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS, AND REPORT TO ARCHITECT OR BUILDING OWNER'S REPRESENTATIVE ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- F. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.
- G. ALL EXISTING TO REMAIN & NEW WALL SURFACES TO RECEIVE SMOOTH LEVEL 4 FINISH.
- H. SEE A3 & B3/ A8.1 FOR BACKING DETAILS.
- I. (N) FLOOR FINISH THRU-OUT, SEE FINISH PLAN.
- J. (N) PAINT THRU-OUT, SEE FINISH PLAN.

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REV	DATE	DESCRIPTION
-	2/16/2021	ISSUE FOR PLANNING SUBMITTAL

**1 DEMOLITION FLOOR PLAN**  
 3/16" = 1'-0"

**2 PROPOSED FLOOR PLAN**  
 3/16" = 1'-0"

- DEMOLITION FLOOR PLAN KEY NOTES**
1. (E) EXTERIOR WALL WITHIN TENANT SUITE TO REMAIN; PATCH & REPAIR AS REQUIRED.
  2. (E) INTERIOR DEMISING WALL TO REMAIN; UPGRADE PER 2/-.
  3. (E) ALL INTERIOR PARTITION WITHIN TENANT SUITE TO REMAIN; PATCH & REPAIR AS REQUIRED.
  4. (E) ALL STOREFRONT TO REMAIN WITHIN TENANT SUITE ; PATCH & REPAIR AS REQUIRED.
  5. (E) EXTERIOR DOOR AND DOOR FRAME WITHIN TENANT SUITE TO REMAIN; PATCH & REPAIR AS REQUIRED.
  6. (E) INTERIOR DOOR AND DOOR FRAME WITHIN TENANT SUITE TO REMAIN; PATCH & REPAIR AS REQUIRED.
  7. (E) ROLL UP DOOR (GLASS) TO REMAIN.
  8. (E) STRUCTURAL COLUMN WITHIN TENANT SUITE TO REMAIN.
  9. (E) DUCT TO REMAIN.
  10. (E) PLUMBING FIXTURES IN THIS ROOM TO REMAIN.
  11. (E) FLOORING TO BE REMOVED; PREP. FLOOR SLAB FOR NEW FINISH.
  12. (E) CEILING AND LIGHT FIXTURES AT THIS AREA TO REMAIN.
  13. (E) NO CEILING (OPEN TO STRUCTURE ABOVE) CONDITION TO REMAIN.

- PROPOSED FLOOR PLAN KEY NOTES**
- A. PROVIDE (1) LAYER OF 5/8" TYPE "X" GYP. BD. TO BOTTOM OF DECK ABOVE G/ EXISTING MET. STUD @ EXISTING DEMISING WALLS; TOP 1/2" IN. GC TO VERIFY THE OPP. SIDE OF WALL IS LINED WITH (1) LAYER OF 5/8" TYPE "X" GYP. BD. TO BOTTOM OF DECK ABOVE; PATCH & REPAIR AS REQUIRED; COORDINATE WITH LANDLORD AND NEXT DOOR TENANT AS NEEDED.
  - B. (N) FIRE EXTINGUISHER, SEE LEGEND FOR TYPE.
  - C. (N) CABINETS, LOWER. PROVIDE TOTAL BLACK OUT FILM AT INTERIOR FACE OF (E) STOREFRONT PRIOR TO INSTALLATION OF CABINET. WINDOW FILM HEIGHT: FROM BOTTOM OF GLAZING TO TOP OF LOWER CABINET.
  - D. (N) CABINETS, LOWER & UPPER.
  - E. NOT USED.
  - F. (N) REFRIGERATOR, BY TENANT.
  - G. (N) RECEPTION DESIGN, MUST MEET ACCESSIBILITY REQUIREMENT.
  - H. (N) FILING CABINET/ STORAGE UNITS BY OWNER, WALL MOUNTED.
  - I. NOT USED.
  - J. (N) 4"-0" MAX. SHELVING, WALL MOUNTED, SEE ELEVATIONS. GC TO COORDINATE W/ TENANT ON FINISH.
  - K. (N) 4"-0" MAX. SHELVING, FLOOR MOUNTED, SEE ELEVATIONS. GC TO COORDINATE W/ TENANT ON FINISH.
  - L. (N) FURNITURE BY OWNER.
  - M. (N) LVT FLOORING THRU-OUT, GC TO COORDINATE FINISH SPECIFICATION WITH TENANT.
  - N. PROPOSED OUTDOOR PLAY AREA (APPROX. 1,005 SF, 75 SF/ KID = 13 KIDS AT ONE TIME); SEE ALSO A51.1.

**LEGEND**

- (E) EXISTING
- ALGN
- EXISTING EXTERIOR WALL TO REMAIN, U.O.A.
- EXISTING DOOR & DOOR FRAME TO REMAIN, U.O.A.
- EXISTING INTERIOR DOOR & DOOR FRAME TO BE MODIFIED
- EXISTING DEMISING WALL, NON FIRE-RATED
- (N) FIRE EXTINGUISHER (24-LBS-CLASS RATED)  
 1/3000 SF REQ'D, MAX. DIST. 75 FT

ARCH./ENGR. STAMP

DRAWING I.D.  
**A1.0**  
 DRAWING TITLE  
**FLOOR PLAN  
 DEMOLITION & PROPOSED**

PROJECT NUMBER	201202
PROJECT ARCHITECT	K+D
DESIGN	K+D
CIVIL	-
STRUCTURAL	-
MECHANICAL	-
ELECTRICAL	-
INTERIORS	-
DATE	N/A
DRAWN BY	K+D
SCALE	AS SHOWN

