ABBREVIATIONS

℞	PROPERTY LINE
|	CHANNEL
&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
//	PARALLEL
ABV.	ABOVE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
A.C.	ASPHALTIC CONCRETE
BAL.	BALANCE
BAS.	BASEMENT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
B.O.	BOTTOM OF
BSMT.	BASEMENT
BTWN.	BETWEEN
B.U.R.	BUILT-UP ROOFING
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
C.I.	CAST IRON
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CL.	CLEAR
CLR.	CLEAR
CLRM.	CLASSROOM
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
COMPT.	COMPACTOR
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CNTR.	COUNTER
CTR.	CENTER
CTRTOP.	COUNTERTOP
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEFLECT.	DEFLECTION
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
D.I.	DRAIN INLET
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DS.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING
DWR.	DRAWER
(E)	EXISTING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRICAL WATER COOLER
EXST.	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
EXTR.	EXTRUSION
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.BKT.	FIRE BLANKET
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.P.	FACE OF PLYWOOD
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOF
F.R.	FIRE RETARDENT
FRZ.	FREEZER
F.S.	FLOOR SINK
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HANDICAPPED
HD.	HAND
HDWD.	HARDWOOD
HDWE.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
H.S.	HANGER STRIP
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER (DIM.)
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
K.S.	KNEE SPACE
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LNDG.	LANDING
L.P.	LOW PARTITION
LT.	LIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.D.F.	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD.	MODULAR
M.S.	MACHINE SCREW
MTD.	MOUNTED
MTG.	MOUNTING
MUL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER(DIM.)
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
OFF.	OFFICE
O.F.S.	OUTSIDE FACE OF STUD
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
P.I.P.	POURED IN PLACE
PL.	PLATE
PLN.	PLAN
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTABLE
P.T.S.	PNEUMATIC TUBE SYSTEM
Q.T.	QUARRY TILE
(RE)	RELOCATED EXISTING
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RESID.	RESIDENTIAL
RESIL.	RESILIENT
R.F.P.	REINFORCED FIBERGLASS PANELS
REGTR.	REGISTER
R.H.	ROBE HOOK
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DWGS.
SCHED.	SCHEDULE
SCRN.	SCREEN
S.D.	SOAP DISPENSER
SECT.	SECTION
S.E.D.	SEE ELEC. DWGS.
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.M.D.	SEE MECH. DWGS.
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
S.P.D.	SEAT PROTECTION DISPENER
SQ.	SQUARE
S.S.D.	SEE STRUCT DWGS.
SST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.&G.	TONGUE AND GROOVE
T.B.	TOWEL BAR
T.B.R.	TO BE REMOVED
TEL.	TELEPHONE
TEMP.	TEMPORARY
TER.	TERRAZZO
THK.	THICK
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PAVEMENT
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TOIL.	TOILET
T.P.D.	TOILET PAPER DISPENSER
T.R.	TRASH RECEPTACLE
TRD.	TREAD
T.V.	TELEVISION
T.W.G.	TACKABLE WALL COVERING
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VERT.	VERTICAL OR VERTICALLY
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
W.	WEST OR WIRE
W/	WITH
W./C.	WATER CLOSET
W/H	WATER HEATER
WD.	WOOD
WDW.	WINDOW
WK.	WORK
W.O.	WHERE OCCURS
W/O	WITHOUT
WP.	WATERPROOF
W.P.	WORKING POINT
W.R.	WATER RESISTANT
WSCT.	WAINSCOT
WT.	WEIGHT

SYMBOLS

NORTH ARROW

CENTER LINE

ELEVATION
4 — ELEVATION NUMBER
A3.6 — SHEET NUMBER

SECTION
5 — SECTION NUMBER
A4.3 — SHEET NUMBER

DETAIL
14 — DETAIL NUMBER
A8.6 — SHEET NUMBER

ENLARGED DETAIL
23 — DETAIL NUMBER
A9.1 — SHEET NUMBER

INTERIOR ELEVATION
6 — ELEVATION GROUP NUMBER
A5.3 — SHEET NUMBER
B, C, D — ELEVATION DESIGNATION

LP — FINISH MATERIAL

OFFICE — ROOM NAME
103 — ROOM NUMBER

36 — KEY NOTES & SHEET NOTES

102 — REFLECTED CEILING PLAN: CEILING HEIGHT
+9'-6"

3 — REVISION

DOOR SYMBOL

1 — DOOR MARK SEE DOOR SCHEDULE
HARDWARE GROUP SEE SPECS.

8 — PARTITION TYPE

ALIGNMENT SYMBOL

NOTE:
SOME OF THE ABOVE SYMBOLS MAY NOT HAVE BEEN USED FOR THIS PROJECT.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND ORDINANCES.
2. CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL LICENSES AND INSPECTIONS AS REQUIRED TO COMPLY WITH ALL CITY AND LOCAL CODES AND LAWS.
3. PRIOR TO COMMENCING WORK, THE CONTRACTOR, IN CONFERENCE WITH BUILDING MANAGEMENT, SHALL PREPARE A LIST OF HIS ACTIVITIES THAT WILL, IN ANY WAY, AFFECT THE NORMAL OPERATIONS OF THE BUILDING AND NEIGHBORING TENANTS. PROTECTIVE MEASURES AND SCHEDULING SHALL BE ESTABLISHED TO MINIMIZE DISRUPTION OF PROJECT PROPERTY NOT RELATED TO THIS PROJECT. PROVIDE THE MANAGEMENT WITH A COPY OF THE SCHEDULE AND THE DESCRIPTION OF PROTECTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT AND BUILDING MANAGEMENT IN WRITING AND OBTAINING A CLARIFICATION FROM THE ARCHITECT AND BUILDING MANAGEMENT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. REQUESTS FOR ADDITIONAL CHARGES WILL NOT BE ENTERTAINED FOR THE CONTRACTOR'S FAILURE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
5. REFERENCES TO MAKES, BRANDS, AND MODELS IS TO ESTABLISH TYPE AND QUALITY DESIRED. SUBSTITUTIONS FOR "EQUALS" WILL NOT BE ACCEPTABLE UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT.
6. THE CONTRACTOR SHALL ORDER MATERIALS IN SUFFICIENT TIME FOR ORDERLY INSTALLATIONS. THE ARCHITECT WILL NOT ENTERTAIN ANY REQUESTS FOR MATERIAL SUBSTITUTIONS. IF NECESSARY, THE CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY FINISHES OR MATERIALS. MONIES WILL BE WITHHELD PENDING THE SATISFACTORY INSTALLATION OF SPECIFIED FINISHES AND MATERIALS.
7. THE CONTRACTOR SHALL DETERMINE ALL LEAD TIMES FOR FINISH MATERIAL AT TIME OF PRICING TO ASSURE AVAILIBILITY OF MATERIALS AS SCHEDULE REQUIRES. ANY COSTS FOR SPECIAL HANDLING OR AIR FREIGHT OF MATERIALS IN ORDER TO MEET REQUIRED DEADLINES IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
9. ALL WALL DIMENSIONS ARE FINISHED FACE-OF-WALL, UNLESS SHOWN OR NOTED OTHERWISE.
10. ALL CLEAR DIMENSIONS ARE REQUIRED TO BE EXACT WITHIN 1/8" SCALE TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS.
11. DIMENSIONS NOTED V.I.F." SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
12. NEW CONSTRUCTION SHALL MATCH EXISTING. EVERY EFFORT MUST BE MADE TO PROVIDE A SEAMLESS, LIKE-NEW SPACE; NO EVIDENCE OF PREVIOUSLY EXISTING CONSTRUCTION SHALL REMAIN. NEW CONSTRUCTION, INCLUDING NEW GYPSUM BOARD PARTITIONS THAT ABUT EXISTING DEMOUNTABLE PARTITIONS, SHALL MEET FLUSH IN THE SAME PLANE WITH NO VISIBLE JOINTS SHOWING U.O.N.
13. THE CONTRACTOR SHALL COMPLETE SUBMITTALS FOR ARCHITECT'S APPROVALS PRIOR TO INSTALLATION FOR THE FOLLOWING ITEMS:
    1. DOOR HARDWARE
    2. 12" X 12" PAINT BRUSH OUTS AND SAMPLES OF ALL FINISH TYPES AND COLORS.
14. SHOP DRAWINGS MUST BE SUBMITTED FOR ARCHITECT'S AND BUILDING MANAGEMENT'S APPROVAL BEFORE ANY MILLWORK, CASEWORK, STRUCTURAL OR METAL FABRICATION IS BEGUN. PRIOR TO SUBMITTAL TO ARCHITECT AND BUILDING MANAGEMENT, SHOP DRAWINGS HAVE BEEN CHECKED FOR CONFORMANCE WITH CONTRACT DOCUMENTS.
15. SHOP DRAWINGS ARE NOT CONSIDERED CONTRACT DOCUMENTS. THEY ARE ONLY A CONVENIENCE TO FACILITATE PROGRESS OF WORK. SHOP DRAWINGS WILL BE REVIEWED BY ARCHITECT, TENANT AND BUILDING MANAGEMENT FOR GENERAL REQUIREMENTS.
16. UPON PROJECT COMPLETION, CLEAN AND POLISH ALL ORNAMENTAL METAL, GLASS, HARDWARE, RESILIENT FLOORING, CERAMIC TILE AND OTHER SUCH ITEMS WITH FACTORY FINISHES. REMOVE ALL DUST WITH DUST-CLOTH OR VACUUM CLEANERS. VACUUM/CLEAN CARPET.

ADDITIONAL NOTES

DESIGN WITHOUT CONSTRUCTION PHASE SERVICES:

SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE DESIGNER/ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. D-SCHEME STUDIO AVAILS ITSELF TO THE CLIENT, THE CONTRACTOR, AND ANY OTHER PARTIES AS NECESSARY (VIA TELEPHONE, FAX, AND EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE.

ALTHOUGH MANY ISSUES CAN BE EASILY ADDRESSED WITHOUT THE DESIGNER/ARCHITECT'S INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN INVOLVEMENT IS APPROPRIATE IS LEFT TO THE PROFESSIONAL DISCRETION OF THE CONTRACTOR. IT IS UNDERSTOOD THAT THE CLIENT AND/OR THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE INTERPRETATION OF THE DRAWINGS, AND ANY OTHER SUPPLEMENTAL INFORMATION, AND WHEN THE DESIGNER/ARCHITECT IS DENIED THE OPPORTUNITY TO PROVIDE CLARIFICATIONS OR PARTICIPATE IN CHANGES TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS, ALL PARTIES WAIVE ANY CLAIMS AGAINST THE DESIGNER/ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. D-SCHEME STUDIO IS HELD HARMLESS FROM LOSS, CLAIM, OR COSTS ARISING OR RESULTING FROM MODIFICATIONS OR CHANGES MADE TO THE DESIGN (WITHOUT THE KNOWLEDGE OF THE DESIGNER/ARCHITECT) DUE TO CONDITIONS OR CIRCUMSTANCES (ANTICIPATED OR NOT) BEYOND THE DESIGNER/ARCHITECT'S CONTROL.

GREEN BUILDING NOTES

1. PLUMBING FIXTURES SHALL MEET THE MAXIMUM FLOW RATE VALUES SHOWN IN TABLE 5.303.23.
2. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC), AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN CPC TABLE 1401.1 AND CALGREEN CHAPTER 6.
3. EXTERIOR ENTRIES AND/OR OPENINGS TO PREVENT WATER INTRUSION INTO BUILDINGS PER CALGREEN 5.407.2.2.
   3.1. PRIMARY EXTERIOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FT AROUND AND PERPENDICULAR TO SUCH OPENINGS PLUS AT LEAST ONE OF THE FOLLOWING:
   1. AN INSTALLED AWNING AT LEAST 4 FT IN DEPTH
   2. THE DOOR IS PROTECTED BY ROOF OVERHANG AT LEAST 4 FT IN DEPTH
   3. THE DOOR IS RECESSED AT LEAST 4 FT
   4. OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION

   3.2. INSTALL FLASHINGS INTEGRATED WITH A DRAINAGE PLANE.

GREEN BUILDING NOTES - CONT'D

4. CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.408.1.2, OR 5.408.1.3; OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
   4.1. CONSTRUCTION WASTE MANAGEMENT PLAN. SUBMIT PLAN PER CALGREEN 5.408.1.1 TO ENFORCEMENT AUTHORITY.
   4.2. WASTE MANAGEMENT COMAPNY. UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH CALGREEN SECTION 5.408.
   4.3. WASTE STREAM REDUCTION ALTERNATIVE. THE COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL THAT DOES NOT EXCEED TWO POUNDS PER S.F. OF BUILDING AREA MAY BE DEEMED TO MEET THE 50% MIN REQUIREMENT AS APPROVED BY THE ENFORCING AGENCY.
   4.4. DOCUMENTATION. PROVIDE DOCUMENTATION OF THE WASTE MANAGEMENT PLAN THAT MEETS THE REQUIRMENTS LISTED IN CALGREEN 5.408.1.1 THROUGH 5.408.1.3.
5. RECYCLING BY OCCUPANTS. PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NONHAZARDOUS MATERIALS FOR RECYCLING.
6. TESTING AND ADJUSTING. TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR BUILDINGS LESS THAN 10,000 S.F. OR FOR NEW SYSTEMS TO SERVE AN ADDITION OR ALTERNATION SUBJECT TO CALGREEN SECTION 303.1.
   6.1. SYSTEMS. DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS. SYSTEMS TO BE INCLUDED FOR TESTING AND ADJUSTING SHALL INCLUDE, AS APPLICABLE TO THE PROJECT, THE SYSTEMS LISTED IN SECTION 5.410.3.2.
   6.2. PROCEDURES. PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH INDUSTRY BEST PRACTICES AND APPLICABLE NATIONAL STANDARDS ON EACH SYSTEM.
   6.3. HVAC BALANCING. BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, THE SYSTEM SHOULD BE BALANCED IN ACCORDANCE WITH THE PROCEDURES DEFINED BY NATIONAL STANDARDS LISTED IN CALGREEN SEECTION 5.410.3.3.1.
   6.4. REPORTING. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
   6.5. OPERATION AND MAINTENANCE MANUAL. PROVIDE THE BUILDING OWNER WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM PRIOR TO FINAL INSPECTION
   6.6. INSPECTIONS AND REPORTS. INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.
7. COVERING OF DUCT OPERNINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
8. IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MERV OF 8.
9. ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING AND IN BUILDINGS; OR AS ENFORCED BY ORDINANCES, REGULATIONS OR POLICIES OF ANY CITY, COUNTY, CITY AND COUNTY, CALIFORNIA COMMUNITY COLLEGE, CAMPUS OF THE CALIFORNIA STATE UNIVERSITY OR CAMPUS OF THE UNIVERSITY OF CALIFORNIA, WHICHEVER IS MORE STRINGENT.
10. INDOOR MOISTURE CONTROL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2, SECTIONS 1203 AND CHAPTER 14.1
11. OUTSIDE AIR DELIVERY. FOR MECHANICALLY OR NATURALL VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 121 OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6 AND CHAPTER 4 OF CC4, TITLE 8 OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT.
12. CARBON DIOXIDE (CO2) MONITORING. FOR BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, SECTION 121(C).
13. OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS. INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2.
   13.1. INSTALL HVAC AND REFRIGERATION EQUIPMENT THAT DOES NOT CONTAIN CHLOROFLUORCARBONS (CFCS).
   13.2. INSTALL FIRE SUPPRESSION EQUIPMENT THAT DOES NOT CONTAIN HALONS.

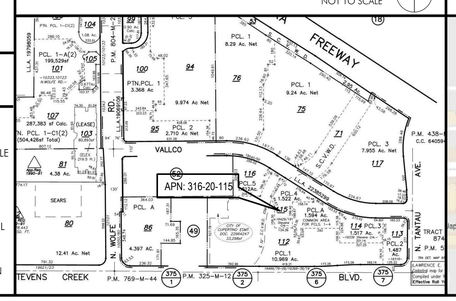
DEFERRED SUBMITTALS

THE FOLLOWING WORK TO BE SUBMITTED UNDER SEPARATE PERMITS BY OTHERS:

1. EXTERIOR SIGNAGE
2. FIRE SPRINKLER SYSTEM
3. FIRE ALARM SYSTEM
4. FIRE SUPPRESSION SYSTEM FOR KITCHEN HOOD

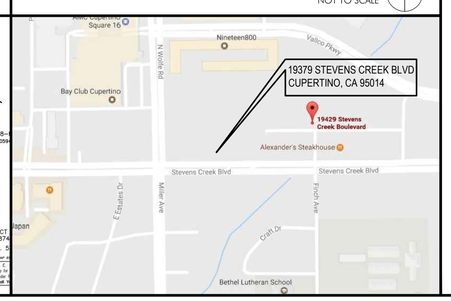
ASSESSOR MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



- TENANT IMPROVEMENT -

MAIN ST
BAR & LOUNGE

19429 STEVENS CREEK BLVD
CUPERTINO, CA 95014
(APN 316-20-115)

DRAWING INDEX

ARCHITECTURAL

A0.0 DRAWING INDEX, GENERAL NOTES
A0.1 EXISTING SITE PLAN
A0.3 OCCUPANT LOAD CALCULATIONS AND ACCESSIBLE PATH OF TRAVEL
A2.1 PARTITION PLAN - FIRST FLOOR
A6.1 EXTERIOR ELEVATIONS AND DOOR SCHEDULE

PROJECT DESCRIPTION

REVISION TO (E) BAR/LOUNGE AND LOBBY OF FIRST FLOOR OF MARRIOTT RESIDENCE INN HOTEL. SCOPE OF WORK TO INCLUDE: RELOCATION OF (E) BAR SERVICE AREA, (N) KITCHEN AND (N) KITCHEN/BAR EQUIPMENT, FINISHES AND LIGHTS.

PLANNING CUP SUBMITTAL FOR FULL BAR AND LATE HOURS.

PROJECT TEAM

TENANT:
19429 STEVENS CREEK BLVD
CUPERTINO, CA 95014
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PROJECT DATA

LOCATION:	19429 STEVENS CREEK BLVD CUPERTINO, CA 95014
APN:	316-20-115
ZONING:	CN-3 (NEIGHBORHOOD COMMERCIAL ZONE -3)
EXISTING LOT SIZE:	142,487 S.F.
CONSTRUCTION TYPE:	TYPE II-B, SPRINKLERED (NO CHANGE)
OCCUPANCY:	(E) GROUND FLOOR: R-1 HOTEL (N) MEZZANINE: S-2 STORAGE
EXISTING USE:	VACANT SPACE
EXISTING BUILDING:	5 STORY HOTEL (NO CHANGE)
GROSS AREA OF TENANT SPACE:	(E) GROUND FLOOR- 134,568 S.F. (NO CHANGE)
AREA OF RENOVATION:	2,265 S.F.
APPLICABLE CODES:	2016 CBC, 2016 CPC, 2016 CMC, 2016 CFC, AND 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND CUPERTINO MUNICIPAL CODE

- TENANT IMPROVEMENT -

MAIN ST.
BAR & LOUNGE

MAIN ST
CUPERTINO, CA 95014

APN: 316-20-115

D-Scheme Studio
Dream :: Design :: Develop

222 8TH STREET,
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
www.DSCHEME.com

LICENSED ARCHITECT
MARC DIMALANTA
No. C-33350
12-31-17
RENEWAL DATE
STATE OF CALIFORNIA

1	04.11.2017	FOR PLANNING CUP
2	05.17.2017	REVISION PER PLANNING

JOB NUMBER:

DRAWN BY: LC

DATE: 10.27.2016

CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE: DRAWING INDEX, GENERAL NOTES

SHEET NUMBER:

A0.0

TABULATION

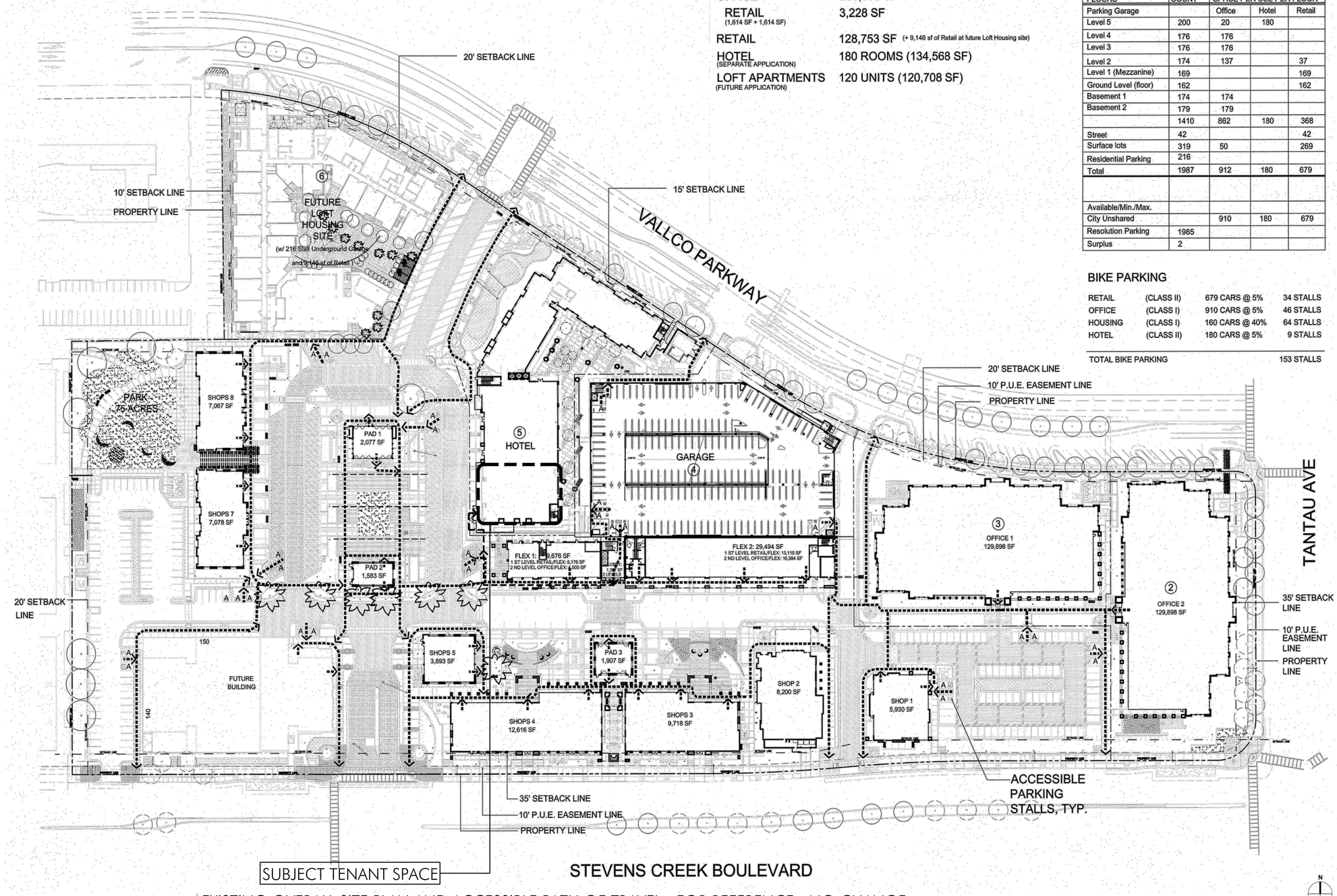
OFFICE	256,568 SF
RETAIL (1,614 SF + 1,614 SF)	3,228 SF
RETAIL	128,753 SF (+ 9,146 sf of Retail at future Loft Housing site)
HOTEL (SEPARATE APPLICATION)	180 ROOMS (134,568 SF)
LOFT APARTMENTS (FUTURE APPLICATION)	120 UNITS (120,708 SF)

AUTO PARKING

FLOORS	COUNT	SPACE PER USE PER FLOOR		
Parking Garage		Office	Hotel	Retail
Level 5	200	20	180	
Level 4	176	176		
Level 3	176	176		
Level 2	174	137		37
Level 1 (Mezzanine)	169			169
Ground Level (floor)	162			162
Basement 1	174	174		
Basement 2	179	179		
	1410	862	180	368
Street	42			42
Surface lots	319	50		269
Residential Parking	216			
Total	1987	912	180	679
Available/Min./Max.				
City Unshared		910	180	679
Resolution Parking	1985			
Surplus	2			

BIKE PARKING

RETAIL	(CLASS II)	679 CARS @ 5%	34 STALLS
OFFICE	(CLASS I)	910 CARS @ 5%	46 STALLS
HOUSING	(CLASS I)	160 CARS @ 40%	64 STALLS
HOTEL	(CLASS II)	180 CARS @ 5%	9 STALLS
TOTAL BIKE PARKING			153 STALLS



1 EXISTING OVERALL SITE PLAN AND ACCESSIBLE PATH OF TRAVEL - FOR REFERENCE - NO CHANGE
1/64" = 1'-0"

MAIN STREET CUPERTINO

STEVENS CREEK @ FINCH
CUPERTINO, CA

MAIN STREET CUPERTINO
AGGREGATOR, LLC
203 REDWOOD SHORES PKWY, STE 200
REDWOOD CITY, CA 94065

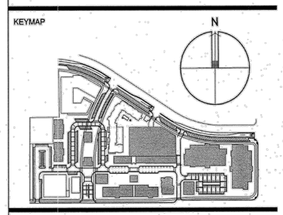
KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 650.965.0700

CONSULTANT

LICENSED ARCHITECT KENNETH A. RODRIGUES C12,818 6-30-15 STATE OF CALIFORNIA

4LEAF, Inc
JUL 03 2014
REVIEWED

KEYMAP



REVISION

11.15.12		PLAN CHECK SUBMITTAL SET
09.04.13	1	PLAN CHECK 1 RESPONSE
3.25.14	2	PLAN CHECK 2 RESPONSE
4.11.14	4	ASA/CITY COUNCIL REVISIONS
6.25.14	5	PLAN CHECK 3 RESPONSE

PROJECT NO.	22.559	DATE	11.15.2012
DRAWN BY		SCALE	AS SHOWN
CHECKED BY			

SITE PLAN,
PARKING PLAN, AND
ACCESSIBLE PATH OF TRAVEL

REF-A0.1

EXIT INFORMATION

EXIT ACCESS TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE, IN A SPRINKLERED BLDG (PER CBC TABLE 1016.2): 300' MAX
LONGEST EXIT ACCESS TRAVEL DISTANCE: 72'-0"

SEPARATION BETWEEN EXITS:
(A) LONGEST DIAGONAL OF LOUNGE 136/136A: 82'-1"
SEPARATION DISTANCE REQUIRED: 1/3 X 82'-1" = 27'-3"
SEPARATION DISTANCE PROVIDED: 60'-0"

(B) LONGEST OVERALL DIAGONAL BANQUET ROOM 133: 90'-6"
SEPARATION DISTANCE REQUIRED: 1/3 OF DIAGONAL DISTANCE IN A SPRINKLERED BLDG
(PER CBC 1015.2.1) = 1/3 X 90'-6" = 30'-2" MIN.
SEPARATION DISTANCE PROVIDED: 72'-10"

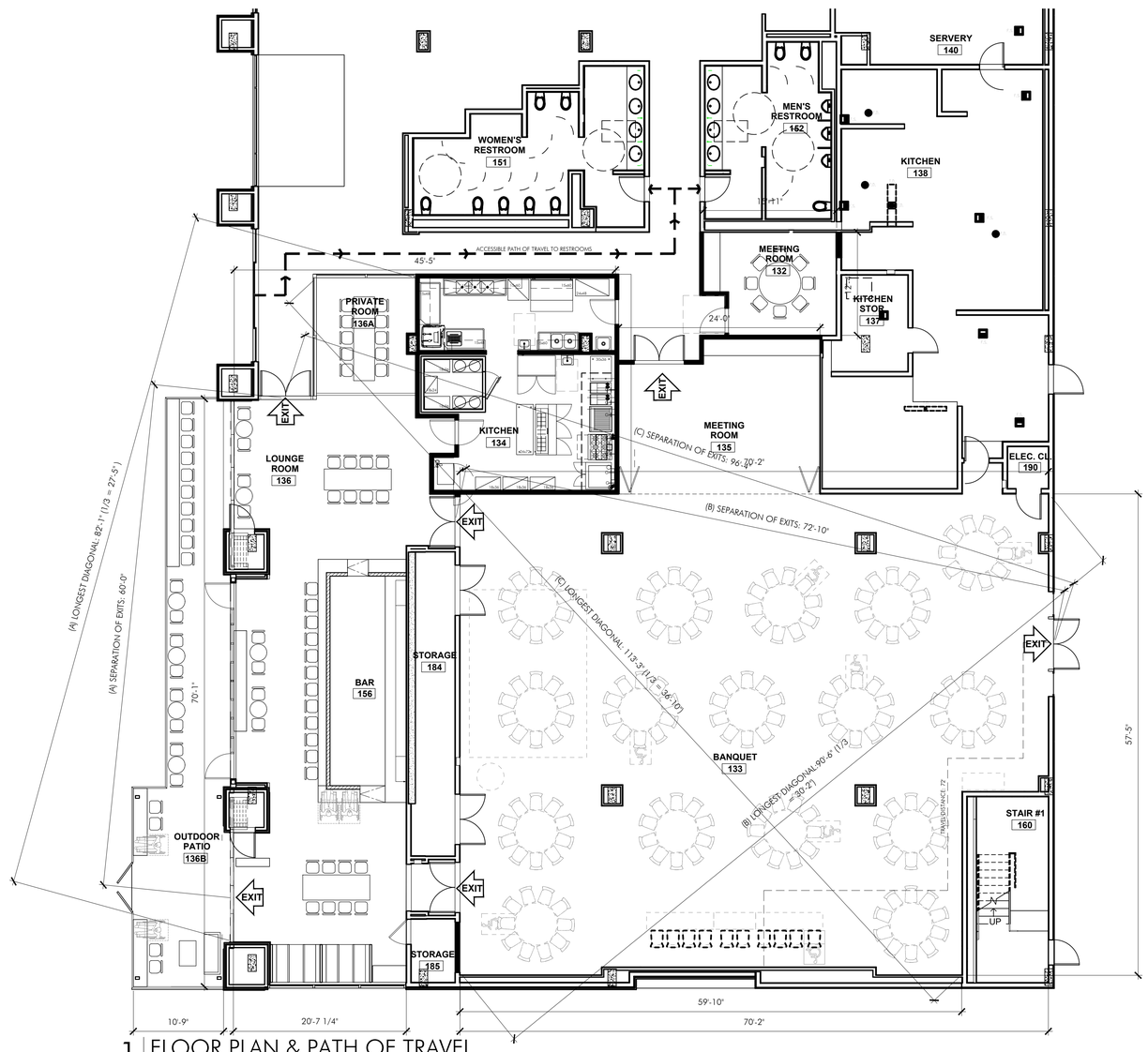
(C) LONGEST DIAGONAL OF BAR/LOUNGE/BANQUET TENANT SPACE: 110'-6"
SEPARATION DISTANCE REQUIRED: 1/3 X 110'-6" = 36'-10"
SEPARATION DISTANCE PROVIDED: 96'-4"

PROPOSED OCCUPANT LOAD

ROOM NO.	ROOM NAME	AREA (S.F.)	OCCUPANT LOAD	OCCUPANTS
132	MEETING ROOM	180 S.F.	15 S.F. NET / OCCUP.	12
133	BANQUET	3763 S.F.	15 S.F. NET / OCCUP.	251
134	KITCHEN	562 S.F.	200 S.F. NET / OCCUP.	3
135	MEETING ROOM	413 S.F.	15 S.F. NET / OCCUP.	28
136	LOUNGE	954 S.F.	15 S.F. NET / OCCUP.	64
136	LOUNGE - BAR SEATING	95 S.F.	7 S.F. NET / OCCUP.	14
136A	PRIVATE ROOM	166 S.F.	15 S.F. NET / OCCUP.	12
136B	OUTDOOR PATIO LOUNGE	488 S.F.	15 S.F. NET / OCCUP.	33
136B	OUTDOOR PATIO LOUNGE - BAR SEATING	112 S.F.	7 S.F. NET / OCCUP.	16
156	BAR	164S.F.	200 S.F. GROSS / OCCUP.	1
184	STORAGE	171 S.F.	300 S.F. GROSS / OCCUP.	1
185	STORAGE	40 S.F.	300 S.F. GROSS / OCCUP.	1
			TOTAL OCCUPANCY OF BAR/LOUNGE/BANQUET:	436

LEGEND

- EXISTING WALL TO REMAIN
- WALL / ITEM TO BE DEMOLISHED / REMOVED
- NEW WALL TO UNDERSIDE OF FINISH CEILING
- NOT IN CONTRACT (N.I.C.)
- ACCESSIBLE PATH OF TRAVEL
- EXIT
- TRAVEL DISTANCE



1 FLOOR PLAN & PATH OF TRAVEL
1/8" = 1'-0"

- TENANT IMPROVEMENT -

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DATE: 10.27.2016

CHECKED BY: MD

SCALE: **AS NOTED**

SHEET TITLE:

OCCUPANCY LOAD & PATH OF TRAVEL

SHEET NUMBER:

A0.3

FLOOR PLAN KEY NOTES

GENERAL FLOOR PLAN NOTES

GENERAL FLOOR PLAN NOTES:

A. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER / ARCHITECT HAS RESOLVED SUCH CONFLICTS.

B. LEGEND:
   - XXXX — ROOM NAME
   - 101 — ROOM NUMBER

C. CONTRACTOR TO VERIFY MECHANICAL, ELECTRICAL & PLUMBING REQUIREMENTS FOR EQUIPMENT.

D. ALL WALL DIMENSIONS ARE FINISHED FACE-OF-WALL, UNLESS SHOWN OR NOTED OTHERWISE.

E. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT, OWNER, AND MASTER FRANCHISE IN WRITING AND OBTAINING A CLARIFICATION FROM THE ARCHITECT, OWNER, AND MASTER FRANCHISE BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. REQUESTS FOR ADDITIONAL CHARGES WILL NOT BE ENTERTAINED FOR THE CONTRACTOR'S FAILURE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.

F. REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A6.2.

G. ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75' OF A FIRE EXTINGUISHER, WITH MINIMUM SIZE 2-A:10-BC.

H. THE BUILDING SHALL BE EQUIPPED WITH A PERMANENTLY INSTALLED EMERGENCY ACCESS KEY BOX (KNOX-BOX), CONFORMING TO FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION K-1.

I. 5% MINIMUM OF TOTAL NUMBER OF SEATING SPACES SHALL BE ACCESSIBLE, COMPLYING WITH CBC 11B-902. THE TOP OF DINING SURFACES AT ACCESSIBLE SEATING SHALL BE 28" MIN AND 34" MAX ABOVE FINISH FLOOR.

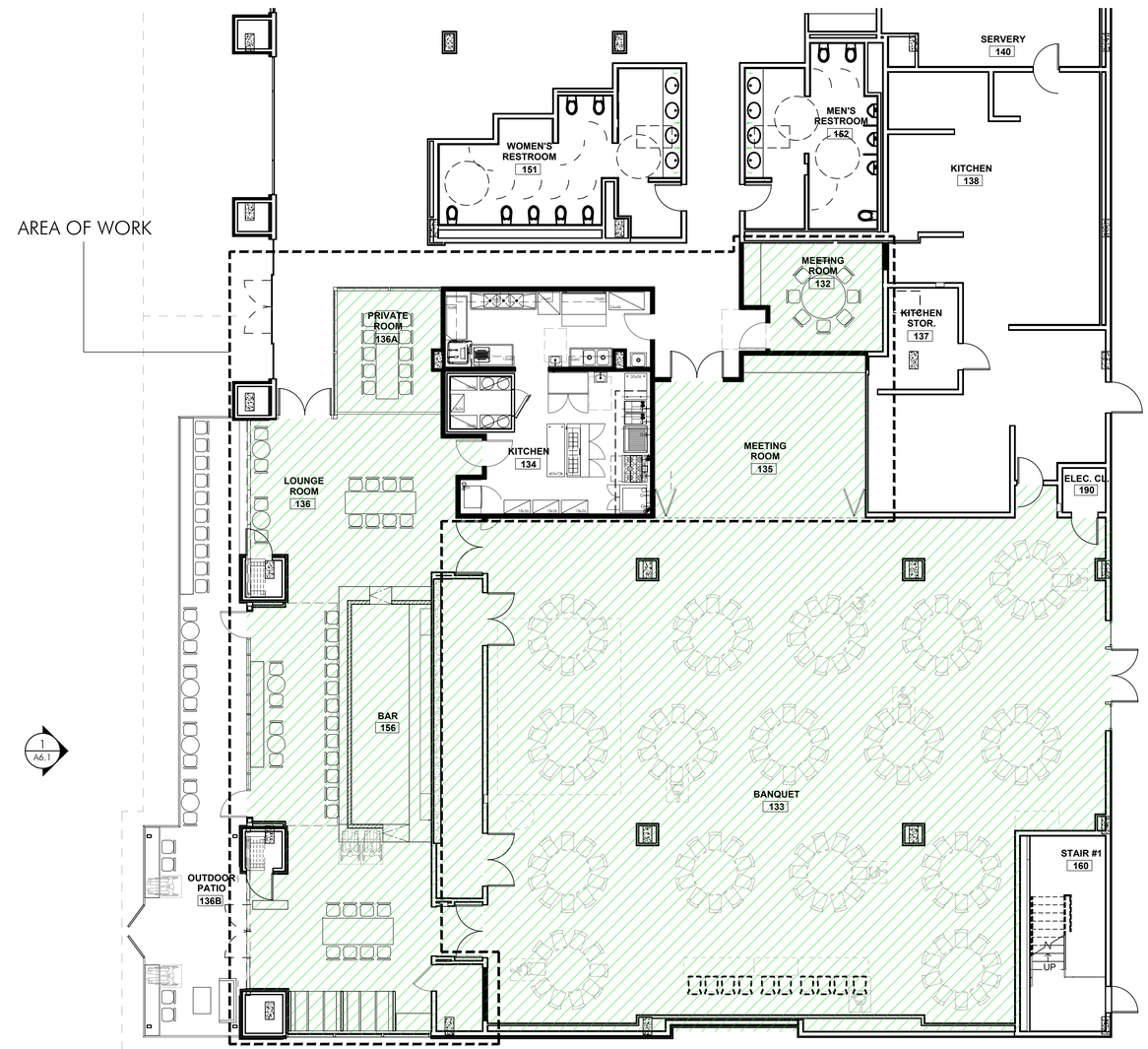
LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL TO UNDERSIDE OF FINISH CEILING, SEE DETAIL A/A7.0
- NEW PARTIAL HEIGHT WALL, SEE DETAIL C/A7.0
- NEW PARTIAL HEIGHT WALL WITH GLASS ABOVE, SEE DETAIL D/A7.0
- DASHED LINE INDICATES: 8' X 4' VERTICAL SHEETS OF FIBERGLASS REINFORCED PLASTIC PANEL WET WALL SURFACING OVERLAYED ON TOP OF 5/8" THK. GYP. BD. SEE FINISH SCHEDULE FOR ADDITIONAL NOTES.
- NOT IN SCOPE OF WORK (N.I.C.)

SYMBOLS

NOTE: ALL OUTLETS ARE NEW UNLESS OTHERWISE NOTED:
- GFI GROUND FAULT INTERRUPT
- +44" SPECIAL MOUNTING HEIGHT
- 220V SPECIAL VOLTAGE

- GROUNDED DUPLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
- GROUNDED FOUR-PLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
- DEDICATED GROUNDED DUPLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
- (3) DATA JACKS - MOUNTED AT 18" A.F.F.
- (1) PHONE JACK
- W WATER HOOKUP
- G GAS HOOKUP
- (E) - EXISTING ELECTRICAL PANEL
- (N) - NEW ELECTRICAL PANEL



TOTAL SQ. FT. OF BAR, BANQUET, MEETING SPACE > 6500 S.F. MIN. (EXCLUDES KITCHEN, PATIO, STORAGE)

1 PROPOSED PLAN - FIRST FLOOR
1/8" = 1'-0"

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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

	04.11.2017	FOR PLANNING CUP
	05.09.2017	FOR LANDLORD REVIEW

JOB NUMBER:

DRAWN BY: LC

DATE: 10.27.2016

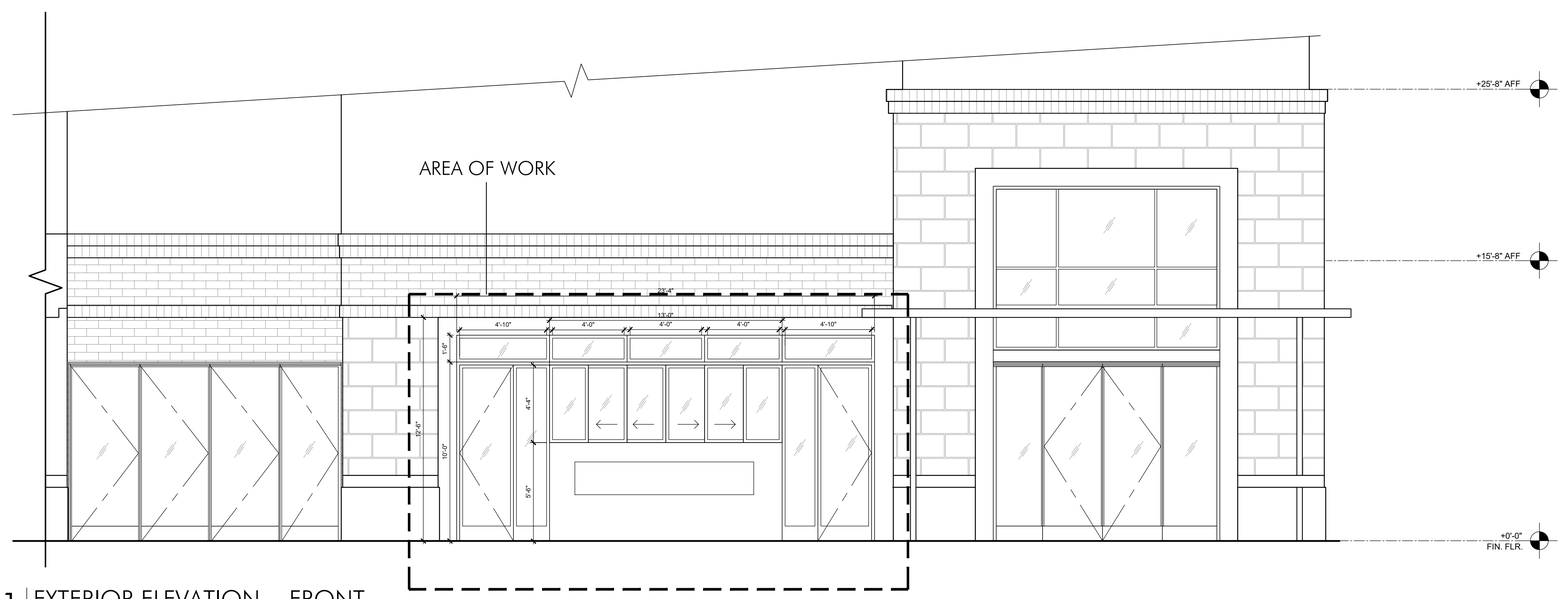
CHECKED BY: MD

SCALE: **AS NOTED**

SHEET TITLE:
PROPOSED PLAN
BAR, LOUNGE & BANQUET

SHEET NUMBER:

A2.1



1 EXTERIOR ELEVATION - FRONT
1/4" = 1'-0"

- TENANT IMPROVEMENT -

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DATE: 10.27.2016

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SCALE: **1/4" = 1'-0"**

SHEET TITLE:

EXTERIOR ELEVATION

SHEET NUMBER:

A6.1