MARKET READY DEVELOPMENT FOR RUBICON POINT PARTNERS

10200 S. DE ANZA BLVD. CUPERTINO, CA

☐ PRELIMINARY - NOT FOR CONSTRUCTION (NOT FOR CONSTRUCTION)
☑ PLANNING DEPARTMENT (NOT FOR CONSTRUCTION)
☐ HEALTH DEPARTMENT (NOT FOR CONSTRUCTION)
☐ PRICING PLANS (NOT FOR CONSTRUCTION)
☐ BUILDING SUBMITTAL

PROJECT DIRECTORY

OWNER:

RUBICON POINT PARTNERS
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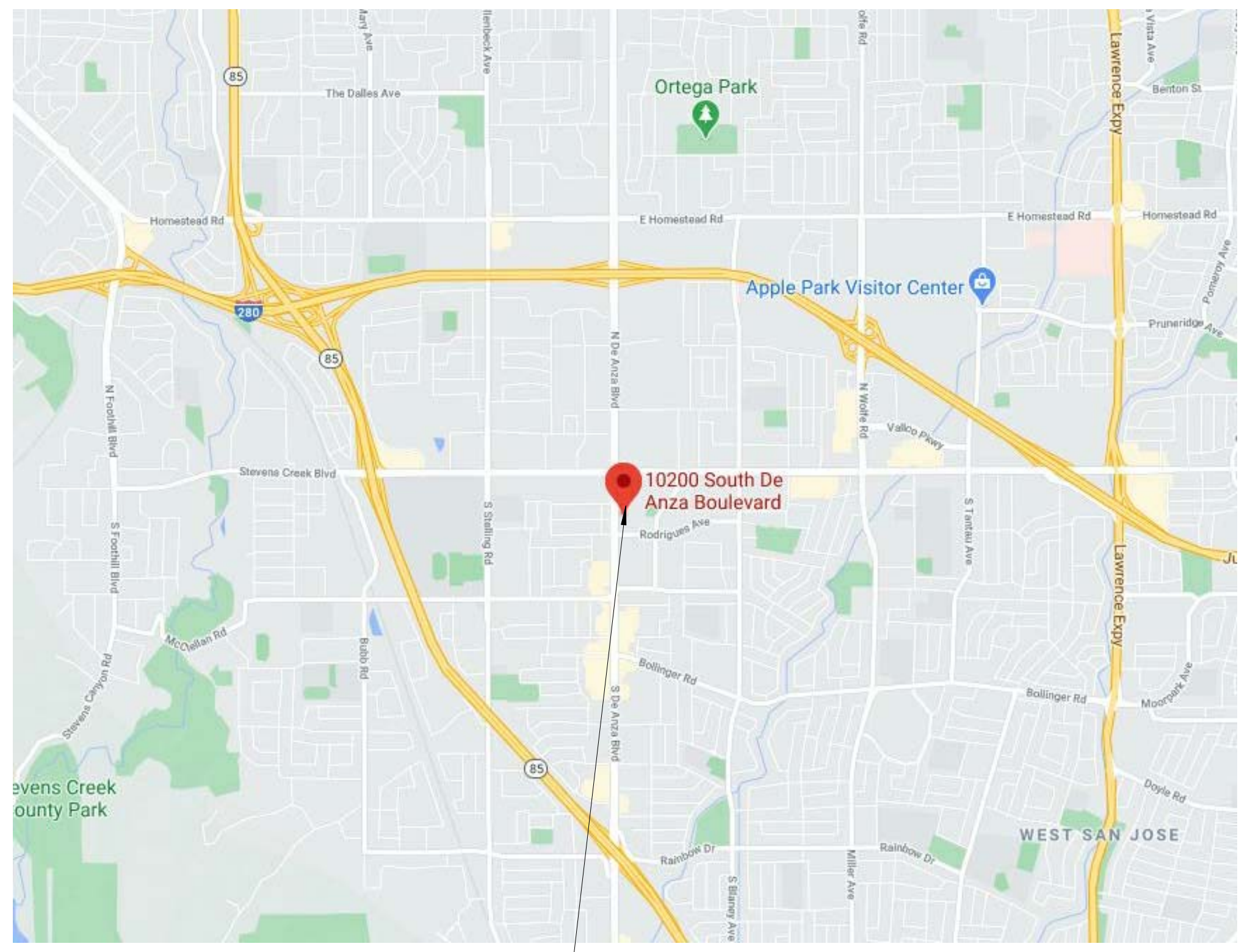
VICINITY MAP



PROJECT LOCATION

SCOPE OF WORK

THIS PROJECT INCLUDES MARKET READY IMPROVEMENTS TO AN EXISTING BUILDING.

DEMOLITION:
REMOVAL OF (E) WINDOWS AND PORTION OF EXTERIOR WALL.

NEW CONSTRUCTION:
NEW EXTERIOR GLASS FOLDING DOOR.

PROJECT INFORMATION

A.P.N.	369-01-035
ZONING	P (CG,OP)
LAND USE	COMMERCIAL / OFFICE / RESIDENTIAL
SITE AREA	±56,235 SF
LOT COVERAGE	39,000/56,235 = 69.4% (NO CHANGE)
CONSTRUCTION TYPE	I-B
OCCUPANCY	B (PRIMARY), A-2, A-3, S-1, S-2 (NO CHANGE)
NUMBER OF STORIES	4
BUILDING HEIGHT	68'-6" (NO CHANGE)
FIRE SPRINKLERS	YES
BUILDING AREA	±142,650 SF (NO CHANGE)
PROJECT AREA	500 SF - 1ST FLOOR
APPLICABLE CODES	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE 2019 CALGREEN CODE * ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS AND REGULATIONS.

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STUDIO g ARCHITECTS

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PROJECT ADDRESS

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CUPERTINO, CA 95014

MARKET READY IMPROVEMENTS for

RUBICON POINT PARTNERS

C-27062
01/23
RENEWAL DATE

kelly a. simcox, architect

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	10/21/2020	PRICING SET
	11/24/2020	PLANNING SUBMITTAL
	1/12/2021	PLANNING SUBMITTAL

DATE 7/28/2020
SCALE
PROJECT ID 2020.138
DRAWN BY CW

COVER SHEET

SHEET TITLE

SHEET NO. **A0.0**

1/19/2021 12:28:21 PM

GENERAL NOTES

1. BIDDERS

A. BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM OF LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED HIMSELF. APPOINTMENTS SHALL BE ARRANGED THROUGH THE OWNER'S REPRESENTATIVE.

B. BIDDERS SHALL MAKE KNOWN TO THE ARCHITECT ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING BIDDING PHASE OF THE PROJECT. UNLESS NOTED THEY WILL BE PRESUMED INCLUDED BY THE OWNER.

2. SUBSTITUTION

A. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED. THE ARCHITECT ALONE SHALL DETERMINE THE EQUALITY BASED UPON THE INFORMATION SUBMITTED BY THE CONTRACTOR FROM THE MANUFACTURER.

3. PERMITS

A. THE GENERAL CONTRACTOR SHALL PAY ALL FEES AND SECURE ALL REQUIRED PERMITS FOR THE WORK INDICATED IN THESE DRAWINGS.

4. SEPARATE PERMITS / DEFERRED SUBMITTALS

A. SEE NOTES UNDER DEFERRED SUBMITTALS ON SHEET A0.0 COVER SHEET.

B. THE FOLLOWING ITEMS WHERE NOTED IN THE THE SCOPE OF WORK REQUIRE DEFERRED REVIEW AND SEPARATE PERMITS: FIRE SPRINKLER, FIRE ALARM SYSTEM, STEEL STAIRS, HANDRAILS, GLASS RAILINGS AND EQUIPMENT, EQUIPMENT ANCHORAGE, EXTERIOR PANEL CLADDING SYSTEMS AND BUILDING SIGNAGES.

C. PROVIDE CALCULATIONS & ANCHORAGE DETAILS FOR ALL EQUIPMENT WEIGHING 400 LBS. OR MORE. NOTE THAT EQUIPMENT AT ANY WEIGHT MOUNTED AT MORE THAN 4 FEET ABOVE FLOOR HEIGHT SHALL BE PROVIDED WITH ANCHORAGE.

D. GENERAL CONTRACTOR SHALL REVIEW EXISTING FIRE SPRINKLER SYSTEMS IN ALL BUILDINGS. FIRE SPRINKLER SYSTEM SHALL COMPLY WITH CBC SECTION 903.1.1.

E. EXTERIOR NON STRUCTURAL WALL PANELS OR ELEMENTS THAT ARE ATTACHED TO OR ENCLOSING THE STRUCTURE SHALL BE DESIGNED TO RESIST THE APPLICABLE WIND AND OR SEISMIC FORCE PER ASE 7.10 AND SHALL BE DESIGNED TO ACCOMMODATE THE SEISMIC RELATIVE DISPLACEMENTS DEFINED IN ASCE 7.10 SECTION 13.3.2 AND MOVEMENTS DUE TO TEMPERATURE CHANGES. SUCH ELEMENT SHALL BE SUPPORTED BY MEANS OF POSITIVE AND DIRECT STRUCTURAL SUPPORT OR BY MECHANICAL CONNECTIONS AND FASTENERS IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN ASCE 7.05 SECTION 13.5.3.

F. GLASS IN GLAZED CURTAIN WALL AND STOREFRONTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASCE 7.10 SECTION 13.5.9.

G. TRANSVERSE OR OUT OF PLANE BENDING OR DEFORMATION OF A COMPONENT OR SYSTEM THAT IS SUBJECTED TO FORCE AS DETERMINED IN ASCE 7.10 SECTION 13.5.2 SHALL NOT EXCEED THE DEFLECTION CAPABILITY OF THE COMPONENT OF THE SYSTEM.

5. DRAWINGS AND SPECIFICATIONS

A. THE GENERAL CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF WORK. HE SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED WITH ALL DUE EXPEDIENCY TO THE ARCHITECT PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS DUE TO LACK OF PROPER COORDINATION.

B. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT, THE AWARDED GENERAL CONTRACTOR WILL RECEIVE THE COMPLETE SET OF DOCUMENTS AS "ISSUED FOR CONSTRUCTION."

C. ANY INFORMATION REQUIRED BY THE CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM THE ARCHITECT PRIOR TO BID OR COMMENCING ANY WORK.

6. DRAWING DIMENSIONS

A. ALL DIMENSIONS SHOWN ARE TAKEN TO FACE OF FINISHED SURFACE, U.O.N. STRUCTURAL GRID COLUMN DIMENSIONS ARE TAKEN TO THE CENTERLINE OF THE COLUMN, U.O.N.

B. DIMENSIONS ARE NOT TO BE SCALED. ALL MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

7. DRAWING PRECEDENCE

A. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

8. DRAWING OWNERSHIP

A. DRAWINGS IN THIS SET AND THE DESIGNS THEREON ARE THE PROPERTY OF STUDIO G ARCHITECTS, INC. AND SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM STUDIO G ARCHITECTS, INC.

9. SHOP DRAWING, PRODUCT DATA AND SAMPLE SUBMITTALS

A. THE GENERAL CONTRACTOR SHALL REVIEW FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, APPROVE AND SUBMIT TO THE ARCHITECT SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS REQUIRED BY THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE SUBMITTAL SCHEDULE APPROVED BY THE ARCHITECT OR, IN THE ABSENCE OF AN APPROVED SUBMITTAL SCHEDULE, WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK OR IN THE ACTIVITIES OF THE OWNER OR OF SEPARATE CONTRACTORS, THAT THE CONTRACTOR HAS REVIEWED AND APPROVED THEM AND DETERMINED & VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO AND CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONSTRUCTION DOCUMENTS.

B. THE GENERAL CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION, IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS, TO REVISIONS OTHER THAN THOSE REQUESTED BY THE ARCHITECT ON PREVIOUS SUBMITTALS. IN THE ABSENCE OF SUCH WRITTEN NOTICE, THE ARCHITECT'S APPROVAL OF A RESUBMISSION SHALL NOT APPLY TO SUCH REVISIONS.

C. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL WOODWORK, DOORS AND FRAMES AND ANY SUCH WORK AS MAY BE SPECIFICALLY REQUESTED IN THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR WRITTEN APPROVAL. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS. WHEN THE ARCHITECT REQUIRES A REVISION AND RE-SUBMITTAL OF THE SHOP DRAWINGS SUCH RE-SUBMITTALS SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT.

D. NO PORTION OF WORK REQUIRING A SHOP DRAWING OR SAMPLE REVIEW SHALL BE COMMENCED UNTIL THE SUBMITTAL HAS BEEN APPROVED BY THE ARCHITECT.

10. WORK PREMISES

A. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE PREMISES ON WHICH THE WORK IS PERFORMED AND FOR SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF HIS CONTRACT. THESE REQUIREMENTS SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY.

B. THE GENERAL CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OPERATIONS OF SEPARATE CONTRACTORS. GENERAL CONTRACTOR SHALL CONFINE HIS OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE TO THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER AND THE DISPOSITION TO ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. PREMISES TO BE SWEPT CLEAN OF RELATED CONSTRUCTION DEBRIS DAILY.

11. CONSTRUCTION HOURS

A. THE GENERAL CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY AS TO THE HOURS OF AVAILABILITY, AND ALSO TO THE MANNER OF HANDLING MATERIALS, EQUIPMENT, AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL OPERATIONS.

12. FAILURE TO ADHERE TO CONSTRUCTION SCHEDULE

A. SHOULD THE GENERAL CONTRACTOR BY HIS OWN FAULT FAIL TO ADHERE TO THE CONSTRUCTION SCHEDULE, HE SHALL, AT THE DISCRETION OF THE OWNER, PERFORM WORK ON PREMIUM TIME TO CONFORM WITH THE SCHEDULE. ANY EXPENSES ATTRIBUTED TO SUCH WORK SHALL BE BORNE BY THE GENERAL CONTRACTOR.

13. LIST OF SUB-CONTRACTORS

A. THE GENERAL CONTRACTOR SHALL SUPPLY PRIOR TO COMMENCING WORK A LIST OF ALL SUB-CONTRACTORS TO THE ARCHITECT. THE NAME OF THE PRINCIPLE CONTACT, THE ADDRESS AND THE PHONE NUMBER OF EACH SUB CONTRACTOR SHALL BE INCLUDED IN THE LIST.

14. WEEKLY REPORT

A. A WEEKLY REPORT FORM, SIGNED BY THE GENERAL CONTRACTOR'S SUPERINTENDENT, SHALL BE COMPLETED AND DELIVERED TO THE ARCHITECT AS REQUIRED BY THE OWNER. THIS REPORT SHALL INDICATE WORK IN PROGRESS AND ANY ITEMS TO BE RESOLVED.

15. WORK INSTRUCTION

A. THE GENERAL CONTRACTOR SHALL BE ANSWERABLE TO THE OWNER'S REPRESENTATIVE FOR HIS WORK AND SHALL NOT ACCEPT INSTRUCTION FROM OTHER PERSONNEL WITHOUT VERIFICATION FROM THE ARCHITECT. CONTRACTOR WILL BE LIABLE FOR ANY EXPENSE CAUSED BY THE EXECUTION OF WORK WITHOUT SUCH VERIFICATION AND FOR THE EXPENSES CAUSED BY ITS REMOVAL OR CORRECTION.

B. A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE ARCHITECT SHALL BE AVAILABLE AT ALL TIMES WHILE THE WORK IS IN PROGRESS.

16. PROTECTION OF EXISTING AREAS AND NEW WORK AREAS

A. GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK AND THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE OWNER. THE CONTRACTOR SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.

B. THE GENERAL CONTRACTOR SHALL EXERCISE GREAT CARE IN PROTECTING ALL MATERIALS EXISTING ON THE JOB FROM DAMAGE AND SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF THE BUILDING TO BE USED DURING EXECUTION OF WORK RELATING TO THIS CONTRACT WITH THE UNDERSTANDING THAT THE GENERAL CONTRACTOR WILL RECTIFY ANY DAMAGE ATTRIBUTABLE TO HIS OPERATIONS.

17. EXTENT, NATURE AND SCOPE OF WORK

A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND WILL COORDINATE WITH THE ARCHITECT OR THE OWNER'S REPRESENTATIVE THE INTERFACING OF THE OWNER'S WORK WITH THAT INDICATED IN THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS WITH THE EXCEPTION OF THOSE ITEMS NOTED AS SEPARATE CONTRACTS OR N.I.C. HE SHALL BE RESPONSIBLE FOR COORDINATING THIS WORK WITH THAT OF ALL OTHER TRADES, INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACT WITH THE OWNER.

18. WORKMANSHIP AND COMPLIANCE WITH MANUFACTURER'S RECOMMENDATION AND CODES

A. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN ACCORDANCE WITH THE HIGHEST STANDARD OF QUALITY AND THE BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF LABOR.

B. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.

C. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.

D. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.

E. WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT.

19. LABOR

A. TIME IS OF THE ESSENCE AND THE GENERAL CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO REFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE, AND THE BEST INTERESTS OF THE OWNER.

B. IT IS EXPECTED THAT SUFFICIENT LABOR WILL BE PROVIDED SO THAT ACTIVITY FOR ANY GIVEN TRADE WILL NOT BE LIMITED TO ONLY ONE PART OF THE TOTAL WORK AREA.

C. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADE FOLLOWING THEM.

D. ALL WORK SHALL BE COMPLETED FOR THE AGREED CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS, AND CODES ABOUT WHICH THE CONTRACTOR COULD HAVE REASONABLY BEEN EXPECTED TO HAVE ANY FOREWARNING AND TO HAVE MADE APPROPRIATE CONTINGENCY PLANS PRIOR TO SIGNING OF THE CONTRACT.

E. THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR SUCH EXTRA COMPENSATION.

20. EQUIPMENT USED

A. CUTTING, CHASING, DRILLING, OR DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF JACK HAMMERS OR OTHER HEAVY HAND OR POWER TOOLS SHALL BE PERFORMED PER CITY REQUIREMENTS.

B. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE AS QUIETLY AND AS FREE OF VIBRATIONS AS POSSIBLE.

21. PUNCH LIST

A. UPON COMPLETION OF THE WORK THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT WHICH SHALL COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT ON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE CONTRACT.

22. JOB OMISSION

A. IT IS INTENDED THAT THE GENERAL CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE GENERAL CONTRACTOR OF SUCH RESPONSIBILITIES AS ARE IMPLIED BY THE SCOPE OF THEIR WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.

23. ELECTRICAL SCOPE WORK

A. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, LAMPS AND ACCESSORIES AS NOTED ON THE DRAWINGS. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

B. ELECTRICAL WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE WIRING SYSTEM INCLUDING OUTLETS, WALL SWITCHES, AND INSTALLATION OF LIGHTING FIXTURES, LAMPS, APPLIANCES, AND LIKE ACCESSORIES ALL AS INDICATED ON THE DRAWINGS OR REQUIRED FOR THE COMPLETION OF THE WORK.

24. HEATING, VENTILATING AND AIR CONDITIONING SCOPE OF WORK

A. HEATING, VENTILATING AND AIR CONDITIONING: WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE OPERABLE FORCED AIR HEATING, VENTILATING AND AIR CONDITIONING SYSTEM, IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, REQUIREMENTS OF THE SERVICING UTILITY AND FUNCTIONS SHOWN ON THE DRAWINGS.

25. PLUMBING SCOPE OF WORK

A. PLUMBING WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE SYSTEM INCLUDING DRAIN-WASTE AND VENT LINES, HOT AND COLD WATER LINE, AND GAS LINES IF INDICATED ON THE DRAWINGS, ALL EXCAVATION AND BACKFILL REQUIRED, AND THE INSTALLATION OF ALL FIXTURES AND APPLIANCES. THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE STATE BOARD OF HEALTH AND ALL LOCAL CODES AND REGULATIONS.

26. MECHANICAL AND ELECTRICAL EQUIPMENT

A. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL HAVE A DESIGN LISTING/NUMBER. ANY EQUIPMENT NOT LISTED WILL BE DESIGN/CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPT. IF FIELD-TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT AN EQUIVALENT LISTED LABEL APPROVED BY THE FREMONT BUILDING DEPT. PROOF OF EQUIPMENT CERTIFICATION WILL NEED TO BE SUBMITTED AND APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

27. CONSTRUCTION OF NEW WALLS

A. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THEN GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE OWNER / TENANT AND ARCHITECT TO CONFIRM THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS MEET OWNER / TENANT APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF THE OWNER / TENANT REQUESTS ANY CHANGE, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH SUCH CHANGE.

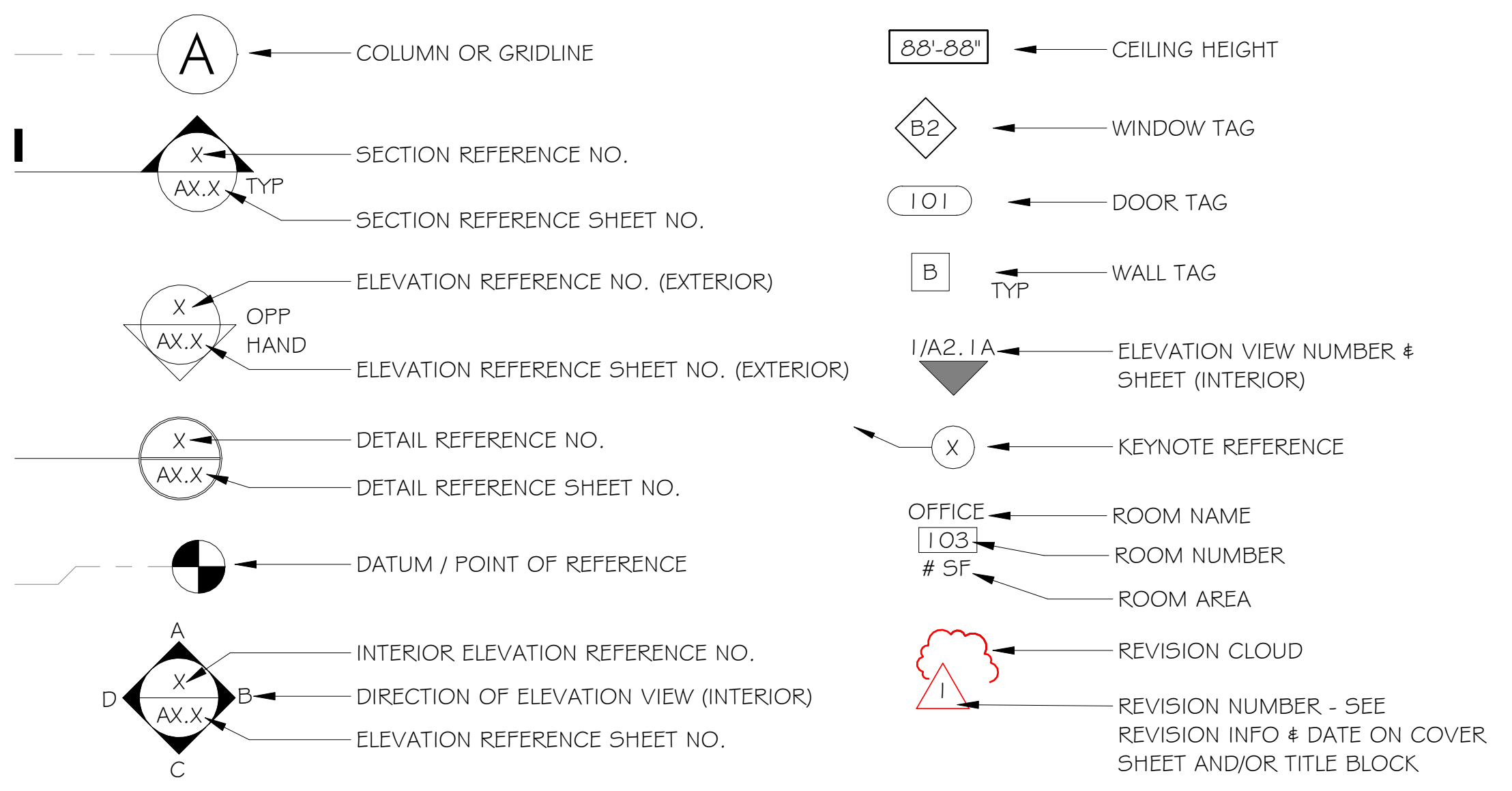
28. NON-PERMITTED WORK

A. SHOULD ANY CONSTRUCTION OR DEMOLITION WORK BEGIN PRIOR TO OBTAINING A BUILDING PERMIT, THE GENERAL CONTRACTOR ACKNOWLEDGES THAT THE CONSTRUCTION IS AT RISK AND THE GENERAL CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE POSSIBILITY OF REDESIGN AND MODIFICATION TO THE IN-PLACE CONSTRUCTION. STUDIO G ARCHITECTS, INC. ACCEPTS NO RESPONSIBILITY FOR THE DEMOLITION OR CONSTRUCTION STARTED PRIOR TO OBTAINING A BUILDING PERMIT AND / OR RECEIVING PLANNING DEPARTMENT DESIGN APPROVAL FROM THE CITY.

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
A.F.F.	ABOVE FINISH FLOOR
A.T.	ACOUSTIC TILE
ADJ.	ADJUSTABLE
A.F.S.	AUTOMATIC FIRE SPRINKLER
ALUM.	ALUMINUM
∠	ANGLE
ANOD.	ANODIZED
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
@	AT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.J.	BOTTOM OF JOISTS
BOT.	BOTTOM
B.U.	BUILT-UP
CAB.	CABINET
CAD. PL.	CADMIUM PLATED
C.B.	CATCH BASIN (SITE)
C.B.	CHALKBOARD
C.D.	CUP DISPENSER
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
	CHANNEL
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
C or C.L.	CENTER LINE
CLR.	CLEAR
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.O.T.G.	CLEAN OUT TO GRADE
CTSK.	COUNTERSUNK
C.W.	COLD WATER
DET.	DETAIL
D.F.	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DWGS.	DRAWINGS
EA.	EACH
E.J.	EXPANSION JOINT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
ENAM.	ENAMEL
ENCL.	ENCLOSURE
E.P.B.	ELECTRIC PANEL BOARD
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXH.	EXHAUST
EXIST. or (E)	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
FBRGL.	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HYDRANT OR FLAT HEAD
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
F.O.	FINISHED OPENING or FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.S.	FLOOR SINK
FTG.	FOOTING
F.R.P.	FIBERGLASS REINFORCED PLASTIC
GA.	GAUGE
GALV.	GALVANIZE(D)
G.I.	GALVANIZED IRON
GL.	GLASS
GRD.	GROUND or GRADE
G.S.F.	GROSS SQUARE FEET
G.V.	GATE VALVE
G.V.C.B.	GATE VALVE IN CONCRETE BOX
GYP.	GYPSUM
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.R.C.	HOSE REEL CABINET
H.S.B.	HIGH STRENGTH BOLT
HT.	HEIGHT
H.T.D.	HANDICAP TOWEL DISPENSER
HTG.	HEATING
H.W.	HOT WATER
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER
INV.	INVERT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
J.B.	JUNCTION BOX
JT.	JOINT
KIT.	KITCHEN
K.O.	KNOCK-OUT
K.P.	KICK PLATE
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
L.P.	LOW POINT
L.S.D.	LIQUID SOAP DISPENSER
LT.	LIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.S.	MACHINE SCREW
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.S.F.	NET SQUARE FEET
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.D.	OVERFLOW DRAIN
OFF.	OFFICE
O.H.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
P.B.	PANIC BAR
P.D.F.	POWDER DRIVEN FASTENER
P.H.	PHILLIPS HEAD
P or PL.	PLATE
P/L	PROPERTY LINE
PLAS.	PLASTER
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
POL.	POLISHED
PORC.	PORCELAIN
POL.	POLISHED
PR.	PAIR
P.S.D.	POWDER SOAP DISPENSER
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
P.V.C.	POLY VINYL CHLORIDE
QT.	QUARRY TILE
R.	RISERS
R.A.	RETURN AIR
RAD.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
RD.	ROUND
R.D.	ROOF DRAIN
REC.	RECESSED
REF.	REFERENCE
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
R.H.	ROUND HEAD or ROBE HOOK
RM.	ROOM
RO.	ROUGH
R.O.	ROUGH OPENING
R/W	RIGHT OF WAY
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER or SEE CIVIL DRAWINGS
S.D.	STORM DRAIN or SOAP DISPENSER
SEC.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FOOT/FEET
SQ.FT.	SQUARE FOOT/FEET
SHT.	SHEET
SHTHG.	SHEATHING
SHLV.	SHELF/SHELVES
SIM.	SIMILAR
SK.	SINK or SKETCH
S.M.	SHEET METAL
S.M.D.	SEE MECHANICAL DRAWINGS
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPIKIN DISPOSAL
S.N.V.	SANITARY NAPIKIN VENDOR
S.O.V.	SHUT OFF VALVE
S.P.D.	SEE PLUMBING DRAWINGS
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	SERVICE SINK or STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STN.	STAIN
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T & B	TOP AND BOTTOM
T.B.	TOWEL BAR
TEL.	TELEPHONE
T & G	TONGUE AND GROOVE
T.O.	TOP OF
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
TRD.	TREAD
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.P.	VITREOUS CLAY PIPE
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.W.C.	VINYL WALL COVERING
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WNSCT.	WAINSCOT
W.P.	WATERPROOF or WORK POINT
W.R.	WASTE RECEPTACLE or WATER RESISTANT
W.S.	WEATHER STRIPPING
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WOVEN WIRE MESH

SYMBOLS



GENERAL CONSTRUCTION PLAN NOTES

A. ALL EXISTING TO REMAIN AND NEW WALL SURFACES TO RECEIVE SMOOTH LEVEL 4 FINISH.

B. ALL GYP. BD. PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO A LEVEL 4 FINISH U.O.N. CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.

C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, U.O.N. ALL CLEAR DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL.

D. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS AS REQUIRED FOR NEW PLAN LAYOUT AND CODE REVISIONS INCLUDING ADA. CONTRACTOR WILL BE RESPONSIBLE FOR THE DRAWINGS, SUBMITTAL, AND APPROVAL OF ANY FIRE SPRINKLER AND FIRE ALARM WORK AS A DEFERRED SUBMITTAL.

E. EXISTING PARTITIONS/EXTERIOR WALLS PATCH/REPAIR GYP. BD. AS NECESSARY. (TAPE, MUD, SAND TO LEVEL 4 FINISH). PATCH AND SKIM BASE OF WALLS WHERE BASE IS REMOVED. PREPARE FOR (N) N.I.C. FINISHES.

F. FINISH FACES SHALL ALIGN AT JUNCTION OF NEW AND EXISTING CONSTRUCTION U.O.N.

G. LIGHTING/SIGNAGE SHALL COMPLY WITH CBC SECTION 1011.

H. MAINTAIN ALL EXISTING RATED CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. PATCH AND REPAIR AS REQUIRED TO INSURE INTEGRITY OF EXISTING FIRE RATINGS.

I. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.

J. PENETRATIONS OF FIRE-RATED CONSTRUCTION TO COMPLY WITH CURRENT CBC.

K. PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION.

L. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THEN GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE OWNER AND ARCHITECT TO CONFIRM THAT THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS RECEIVES OWNER APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF THE OWNER REQUESTS ANY CHANGE, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH SUCH CHANGE.

M. UPON COMPLETION OF PARTITION LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR REVIEW AND VERIFICATION OF LAYOUT PRIOR TO PARTITION INSTALLATION.

N. VERIFY POSITIONS OF EXISTING STRUCTURAL MEMBERS TO BE LOCATED WITHIN NEW WALL CONSTRUCTION AND NOTIFY ARCHITECT OF DISCREPANCIES.

GENERAL REFLECTED CEILING PLAN NOTES

A. ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BUILDING DEPARTMENT.

B. ALL LIGHT FIXTURES AND HVAC REGISTERS SHALL BE LOCATED ON CEILING GRID U.O.N. ALL CEILING FIXTURES INCLUDING ALL DOWNLIGHTS & SPRINKLER HEADS SHALL BE CENTERED ON PANEL OR TILE, TYPICAL UNLESS OTHERWISE NOTED.

C. ALL LIGHTS & CEILING MOUNTED DEVICES SHALL BE CENTERED WITHIN VISUAL SIZE OF CEILING TILE, OR 1/2 OF TILE SIZE, U.O.N.

D. LIGHT FIXTURES SHALL BE OF PoE & KELVIN TUNABLE TO TIE TO EXISTING SYSTEM.

E. ALL NEW EXTERIOR LIGHTS SHALL BE DAMP LABEL TYPE, TYPICAL.

F. ALL LIGHT FIXTURES SHALL COMPLY WITH CURRENT CAL-GREEN & TITLE-24 REQUIREMENTS.

G. ALL NEW GYP. BD. CEILINGS & SOFFITS SHALL BE SMOOTH FINISH, MATCH LEVEL OF EXISTING. EXISTING SOFFITS TO REMAIN SHALL BE FINISHES TO SMOOTH LEVEL 4 AS WELL.

H. ALL SWITCHES, THERMOSTATS, AND OTHER WALL-MOUNTED CONTROL DEVICES SHALL BE MOUNTED AT 48" ABOVE UNFINISHED FLOOR TO TOP OF BOX U.O.N.

I. CONTRACTOR TO PROVIDE ANY MISSING ESCUTCHEONS AT SPRINKLER HEADS.

J. EMERGENCY LIGHTING SHALL BE PROVIDED PER CBC SEC. 1006. NO SURFACE MOUNTED EMERGENCY LIGHTING FIXTURES WILL BE ACCEPTED. PROVIDE LOW-LEVEL EXIT SIGNS AND PATHWAY MARKING, WHERE REQUIRED BY CBC SECTION 1011.6 FOR "A" OCCUPANCIES.

K. EXIT SIGNS ARE NORMALLY ILLUMINATED AT ALL TIMES AND PROVIDED WITH AN EMERGENCY ELECTRICAL SYSTEM FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR SET TO INSURE CONTINUED ILLUMINATION FOR AT LEAST 90 MINUTES IN CASE OF PRIMARY POWER LOSS.

L. EXIT SIGNS SHALL BE WALL MOUNTED WHERE ADJACENT TO WALL & PENDANT MOUNTED ALL OTHER LOCATIONS. PENDANT MOUNT TYPE SHALL BE STEM TYPE, LENGTH VARIES, AND PROVIDE PROPER SEISMIC BRACING AS REQ'D. LOCATIONS SHALL BE FIELD COORDINATED PRIOR TO INSTALL.

M. HORNS AND STROBES SHALL BE PROVIDED THROUGHOUT AREA OF WORK AS REQUIRED TO MEET TITLE 24 REQUIREMENTS. LAYOUT MUST BE SUBMITTED TO SGA FOR APPROVAL PRIOR TO INSTALLATION.

N. LIGHT FIXTURES AND SWITCHING SHALL CONFORM TO TITLE 24 REQUIREMENTS. DOUBLE SWITCH EACH FIXTURE SEPARATELY, ADDITIONALLY, LIGHT FIXTURES IN AREA OF WORK WITHIN 15'-0" OF EXTERIOR GLASS SHALL BE DOUBLE SWITCHED SEPARATELY PER CODE REQUIREMENTS. PROVIDE A CONSISTENT LAMP COLOR TEMPERATURE THROUGHOUT THE SPACE. MATCH EXISTING BUILDING STANDARD LAMP U.O.N.

O. NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO SGA APPROVAL.

P. OPEN TO STRUCTURE CEILING SHALL BE CLEANED OF DEBRIS, CAP ALL UNUSED CONDUIT, WIRE, PIPE & DUCT AND PREP TO RECEIVE NEW PAINT FINISH.

Q. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.

R. PROVIDE CEILING ACCESS PANELS AS REQUIRED FOR CODE COMPLIANCY AND MAINTENANCE OF ALL SYSTEMS ABOVE CEILING. CONTRACTOR TO ATTEMPT TO PROVIDE MULTIPLE POINTS OF ACCESS THROUGH ONE PANEL WHEN LAYING OUT UTILITIES ABOVE CEILING. PRIOR TO INSTALLATION, CONTRACTOR TO REVIEW IN FIELD WITH ARCHITECT AND OWNER THE LOCATIONS OF ALL PANELS. CEILING ACCESS PANELS TO BE PAINTED TO MATCH CEILING FINISH.

S. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.

T. REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQUIRED FOR NEW LOBBY LAYOUT.

U. SUBMITTALS AND SHOP DRAWINGS FOR ALL LIGHT FIXTURES ARE REQUIRED FOR APPROVAL PRIOR TO PURCHASE OF MATERIALS/FIXTURES.

V. THE GENERAL CONTRACTOR SHALL FIELD-VERIFY EXISTING ROOF INSULATION, AND PROVIDE AN ALLOWANCE TO REPLACE MISSING OR DEFICIENT AREAS AS REQUIRED BY THE BUILDING DEPARTMENT.

W. THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS. SEE ELECTRICAL NOTES.

GENERAL FINISHES NOTES

A. ADHESIVES, SEALANTS & CAULKS. ADHESIVES, SEALANTS & CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE STANDARDS LISTED IN CGC 5.504.4.1

B. ALL AREAS TO RECEIVE PATCH & REPAIR SHALL MATCH ADJACENT FINISHES, TYPICAL UNLESS OTHERWISE NOTED.

C. ALL EXISTING PAINTED SURFACES SHALL RECEIVE NEW PAINT, U.O.N.

D. ALL FINISH MATERIALS, PAINTS, AND CARPETS TO COMPLY WITH CURRENT CALGREEN.

E. ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

F. ALL FINISHES AND FLOORING FINISHES SHALL COMPLY WITH CURRENT CALGREEN, VOC REQUIREMENTS PER TABLE 5.504.4.1.

G. ALL FINISHES SHOWN IN ELEVATION - ASSUME WRAP BACK TO NEXT PARTNER SURFACE. ALIGN JOINT/ GROUT/ CONTROL LINES AROUND CORNER. REVIEW ALL TRANSITIONS WITH ARCHITECT.

H. ALL FLOORING SHALL CONTINUE UNDER TOEKICKS AND COUNTERTOP OVERHANGS OF ALL CASEWORK, TYPICAL THROUGHOUT.

I. ALL PAINTED SURFACES SHALL RECEIVE (2) COATS OVER PRIMER, TYPICAL UNLESS NOTED OTHERWISE.

J. ALL WALL AND CEILING INTERIOR FINISH MATERIALS SHALL MEET THE REQUIREMENT OF CHAPTER 8 OF THE CALIFORNIA FIRE CODE. DECORATIVE MATERIALS SHALL BE FIRE RETARDANT.

K. ALL WALLS SHALL BE MIN LEVEL4 SMOOTH FINISH & PAINT P1, U.O.N. PROTECT ALL (E) FLOOR FINISHES TO REMAIN WITH MASONITE DURING CONSTRUCTION.

L. ALL WALLS WITH/FOR GRAPHICS, WRITABLE FINISH, AND WALL COVERINGS SHALL BE MINIMUM LEVEL 5 SMOOTH FINISH, FREE OF WALL DEVICES, UON.

M. ALL WALLS WITH DECORATIVE MATERIALS & FINISHES SHALL BE FREE OF WALL DEVICES, UON.

N. CONTRACTOR SHALL PROVIDE (3) 4'x4' WALL SAMPLE BRUSH-OUTS OF PAINT COLOR FOR ARCHITECT'S AND TENANT'S REVIEW PRIOR TO PURCHASE OF PAINT. ASSUME (2) ROUNDS OF REVISIONS TO COLOR.

O. CONTRACTOR TO SUBMIT ALL SAMPLES FOR ARCHITECTS REVIEW WITH OWNER. ASSUME (2) REVISIONS TO PAINT COLOR AFTER REVIEW IN FIELD. ASSUME (1) POTENTIAL REVISION TO BE BACK PAINTED GLASS AND CUSTOMED METAL COLORS.

P. SAMPLES: PROVIDE 12" X 12" SQ. OFFICE SAMPLES AND MIN 4'x4' BRUSH-OUT ON BUILDING FOR FINAL APPROVAL. NO PAINTING TO PROCEED WITHOUT WRITTEN APPROVAL OF PAINT COLOR BY ARCHITECT.

Q. CARPET SYSTEMS: ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING & PRODUCT REQUIREMENTS OF ONE OF THE STANDARDS LISTED IN SECTION 5.504.4.4.

R. COMPOSITE WOOD PRODUCTS: HARDWOOD, PLYWOOD, PARTICLEBOARD & MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4.5.

S. FINISH MATERIAL POLLUTANT CONTROL: FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.4

T. PAINTS AND COATING: ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY.

U. CONTRACTOR TO PROVIDE 10% OVERAGE OF ALL FINISHES FOR 'ATTIC STOCK' U.O.N.

STUDIO G ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS

10200 S. DE ANZA BLVD.
CUPERTINO, CA 95014

MARKET READY IMPROVEMENTS for
RUBICON POINT
PARTNERS

kelly a. simcox, architect

STAMP

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REVISIONS

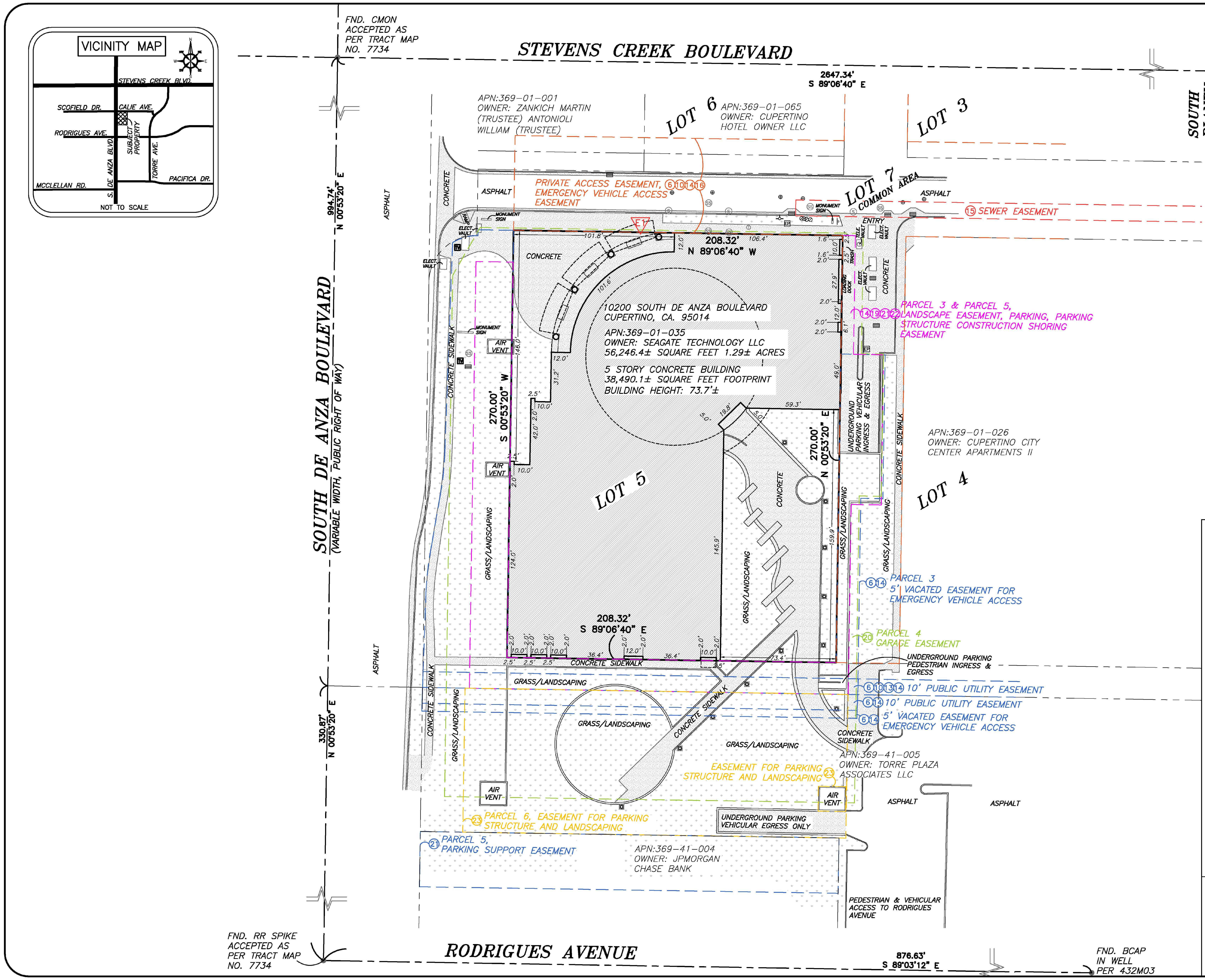
NO.	DATE	DESCRIPTION
	10/21/2020	PRICING SET
	11/24/2020	PLANNING SUBMITTAL
	1/12/2021	PLANNING SUBMITTAL

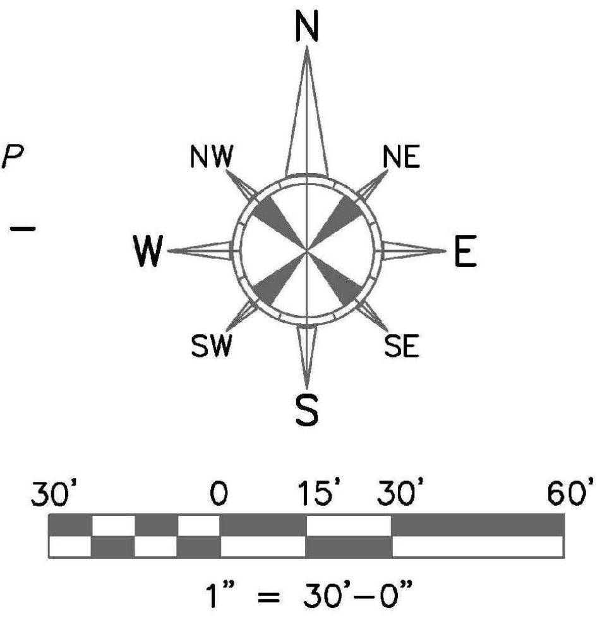
DATE 7/28/2020
SCALE 1/4" = 1'-0"
PROJECT ID 2020.138
DRAWN BY CW

GENERAL NOTES
SHEET TITLE

SHEET NO. A0.1

1/12/2021 11:52:24 AM





SYMBOL LEGEND

- A.C. PAD
- AIR VALVE
- AUTO-SPRINKLER
- BENCHMARK
- BORE HOLE
- BUSH
- CLEAN OUT
- ELEC. METER
- ELEC. PED.
- ELEC. TRANS.
- FIRE HYDRANT
- FIRE RISER
- FLAG POLE
- GAS METER
- GAS VALVE
- GATE
- GENERATOR
- BARBED WIRE FENCE
- ROAD CENTERLINE
- STOCKADE FENCE
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND SANITARY SEWER
- GROUND LIGHT
- GROUND ROD
- GUARD POST
- GUY ANCHOR
- HANDICAPPED PARKING
- IRON GRATE
- LIGHT POLE
- MAIL BOX
- METER RACK
- MONITOR WELL
- MON. FOUND TUG AS DESCRIBED
- MON. SET AS DESCRIBED
- PIPELINE MARKER
- POWER MH
- POWER POLE
- PROPANE TANK
- PULL BOX
- CHAINLINK FENCE
- OVERHEAD ELECTRIC LINE
- SUBJECT BOUNDARY LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND STORM SEWER
- RCP HEADWALL
- ROAD SIGN
- SANITARY SEWER MH
- STORM SEWER MH
- UNDERGROUND TANK ACCESS
- TELE. MH
- TELE. PED.
- TRAFFIC SIGNAL LIGHT
- TRAFFIC CONTROL BOX
- TREE
- UNDR. TELE. MARKER
- T.V. PED.
- UTILITY CABINET
- UTILITY POLE
- WATER METER
- WATER MH
- WATER VALVE
- ADJ./PLAT LINE
- EASEMENT LINE
- SECTION LINE
- TRAIN TRACKS
- UNDER. GAS
- OIL PIPE LINE
- UNDER. WATER
- WALL

LIST OF ABBREVIATIONS

FND – FOUND
IP – IRON PIN
B/L – BUILDING LINE SETBACK
BLDG. – BUILDING
BLVD. – BOULEVARD
BRNG. – BEARING
C/L – CENTER LINE
CONC. – CONCRETE
DIA. – DIAMETER
DIST. – DISTANCE
ESMT. – EASEMENT
F.F. – FINISHED FLOOR
FCE. – FENCE
FL – FLOW LINE
GEN – GENERATOR
G/R – GAS REGULATOR
I.P. – IRON PIN
HC – HANDICAPPED
M – MEASURED DIMENSION
NR – NO RECORD
N-T – NAIL AND TAG
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.O.M. – POINT OF MEASUREMENT
P.O.T. – POINT OF TERMINATION
PED. – PEDESTAL
PLTR. – PLANTER
R – RECORD DIMENSION
R.O.W – RIGHT-OF-WAY
RD – ROOF DRAIN
RET. – RETAINING
SAN. – SANITARY
STAT. – STATUTORY
TR – TOP OF RIM
TRANS – TRANSFORMER
TYP. – TYPICAL
U/C – UTILITY CABINET
U/G – UNDERGROUND
W/UGS – WITH UNDERGROUND SERVICE
BC – BRASS CAP

ALTA/NSPS LAND TITLE SURVEY

FOR

PARTNER ENGINEERING AND SCIENCE, INC.

PARTNER PROJECT NUMBER 19-246546.1
PROPERTY ADDRESS: 10200 South De Anza Boulevard
CUPERTINO, CA. 95014

ALTA SURVEY BASED AND RELIED ON FIDELITY NATIONAL TITLE COMPANY,
TITLE COMMITMENT REF. NO. (NO COMMITMENT AT TIME OF SURVEY)
ORDER NO. 991-30025652-A-1MP
BEARING AN EFFECTIVE DATE OF May 14, 2019, AMENDED: May 20, 2019.

CERTIFICATION

To: CUPERTINO CITY CENTER, LLC, SEAGATE TECHNOLOGY LLC, a Delaware limited liability company, EAST WEST BANK, its successors and/or assigns, FIDELITY NATIONAL TITLE COMPANY, PARTNER ENGINEERING AND SCIENCE, INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 19 & 20 of Table A thereof.

The fieldwork was completed on 5/11/2019.

Date of Plat or Map: 6/11/2019

KEVIN BRONSON
P.L.S. NO. 8523
IN THE STATE OF CALIFORNIA

KEVIN B. BRONSON
LIC. NO. 8523
Exp.12/31/20

RPLS, LLC
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Phone: 855-283-2333 / Fax: 405-947-8636
Email: info@LenderSurveys.com

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Engineering and Science, Inc.®

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DWN BY: CB JOB NO: 27918A REV: 6/11/2019 PAGE 3 OF 3

RUBICON TEN200

CUPERTINO, CA

Client

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Consultant

Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 3682
Signature
09/30/2022
Renewal Date
11/10/2020
Date
STATE OF CALIFORNIA

Revisions

1
2
3
4
5

Date
1/12/2020

Phase
PLANNING SUBMITTAL

Job Number
RPPT001

Scale
0 15' 30'
1" = 30'

North

Drawing Title

PROPERTY LINES

Drawing Number

NOT FOR CONSTRUCTION

L0.01

P:\RPPT\RPPT001 Ten200\4 Drawings\Graphics\AutoCAD\Sheets\RPPT001 Ten200 Schematic Design\GENERAL\L0.01 PROPERTY LINES.dwg | PHOTOSHOPUSER | ARCH D (24.00 X 36.00 INCHES) | 1/12/2021

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL SHRUB PLANTINGS. SPACE EQUALLY IN ROW OR TRIANGULAR AS SHOWN.
3. INSTALL ALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL OR PAVING.
4. FORM 30 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH 3 INCH LAYER OF WOOD CHIPS.
5. INSTALL LAWN UNDER ALL TREES THROUGHOUT ENTIRE LAWN PLANTING AREA TO LIMIT OF SPRAY IRRIGATION UNLESS NOTED OTHERWISE. (TREES OUTSIDE OF SPRAY IRRIGATION LIMIT ARE TO BE DRIP IRRIGATED).
6. EACH LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
7. EXACT PLACEMENT OF HEADERS WILL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
8. PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF HEADER TO BE FURNISHED AND INSTALLED DURING PROGRESS OF WORK AS MAY BE DIRECTED BY THE LANDSCAPE ARCHITECT, IN ADDITION TO ALL HEADERS INDICATED ON DRAWINGS.
9. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.
3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR.
6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
7. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
8. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
9. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
10. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
11. ALL CONCRETE SLABS AND FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF THE WORK LIMIT, EXISTING CONDITIONS AND ALL SITE DEMOLITION ITEMS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, STANDARD DETAILS AND SUBSEQUENT ADDENDA AS ADOPTED BY THE CITY COUNCIL, WHERE APPLICABLE AND ALSO THE SPECIAL PROVISIONS FOR THIS PROJECT.
3. THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL OF OBSTRUCTIONS AND SITE PREPARATIONS NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THESE PLANS AND AS DESCRIBED IN THE SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 2 DAYS PRIOR TO BEGINNING ANY WORK.
5. THE CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR CONSTRUCTION ACCESS AND STORAGE OF CONTRACTOR'S EQUIPMENT, AND MATERIALS AREAS.
6. THE CONTRACTOR SHALL CONTACT ENVIRONMENTAL SURVEYOR AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION TO CONDUCT REQUIRED ENVIRONMENTAL/WILD LIFE SURVEY ON SITE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT THE CONTRACTORS OWN EXPENSE, ANY STRUCTURES, FENCES, EQUIPMENT, MATERIALS, VEGETATION, AND OR PROPERTY DAMAGED OR DESTROYED BY THE CONTRACTORS OPERATION. LIKEWISE, THE CONTRACTOR SHALL RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGES OCCURRING BY THEIR OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER.
8. ANY DAMAGE TO STRUCTURES, EQUIPMENT, MATERIALS, VEGETATION, AND OR PROPERTY SHALL BE REPLACED AND OR REPAIRED AS SPECIFIED IN SPECIFICATIONS.
9. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THE PROJECT (U.S.A. AT 800-227-2600 OR "811"). THE CITY ENCOURAGES THE USE OF CHALK PAINT WHENEVER POSSIBLE. ALL UNDERGROUND UTILITY LOCATIONS MUST BE MARKED PRIOR TO COMMENCEMENT OF ANY WORK.
10. THE CONTRACTOR SHALL FOLLOW SPECIFICATIONS FOR SECURITY BACKGROUND CHECK, SPECIAL TRAINING AND INSURANCE REQUIREMENTS SET FORTH BY THE CITY.
11. THE CONTRACTOR SHALL REMOVE ALL USA MARKINGS, AS SOON AS THEY ARE NO LONGER NEEDED, BY USING A HIGH-PRESSURE WATER METHOD ONLY. THE CITY ENCOURAGES THE USE OF CHALK PAINT WHENEVER POSSIBLE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES AND IRRIGATION IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

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Stamp

LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 3682
Signature
09/30/2022
Renewal Date
11/10/2020
Date
STATE OF CALIFORNIA

Revisions

1
2
3
4
5

Date
1/12/2020
Phase
PLANNING SUBMITTAL
Job Number
RPPT001

Scale
North

Drawing Title

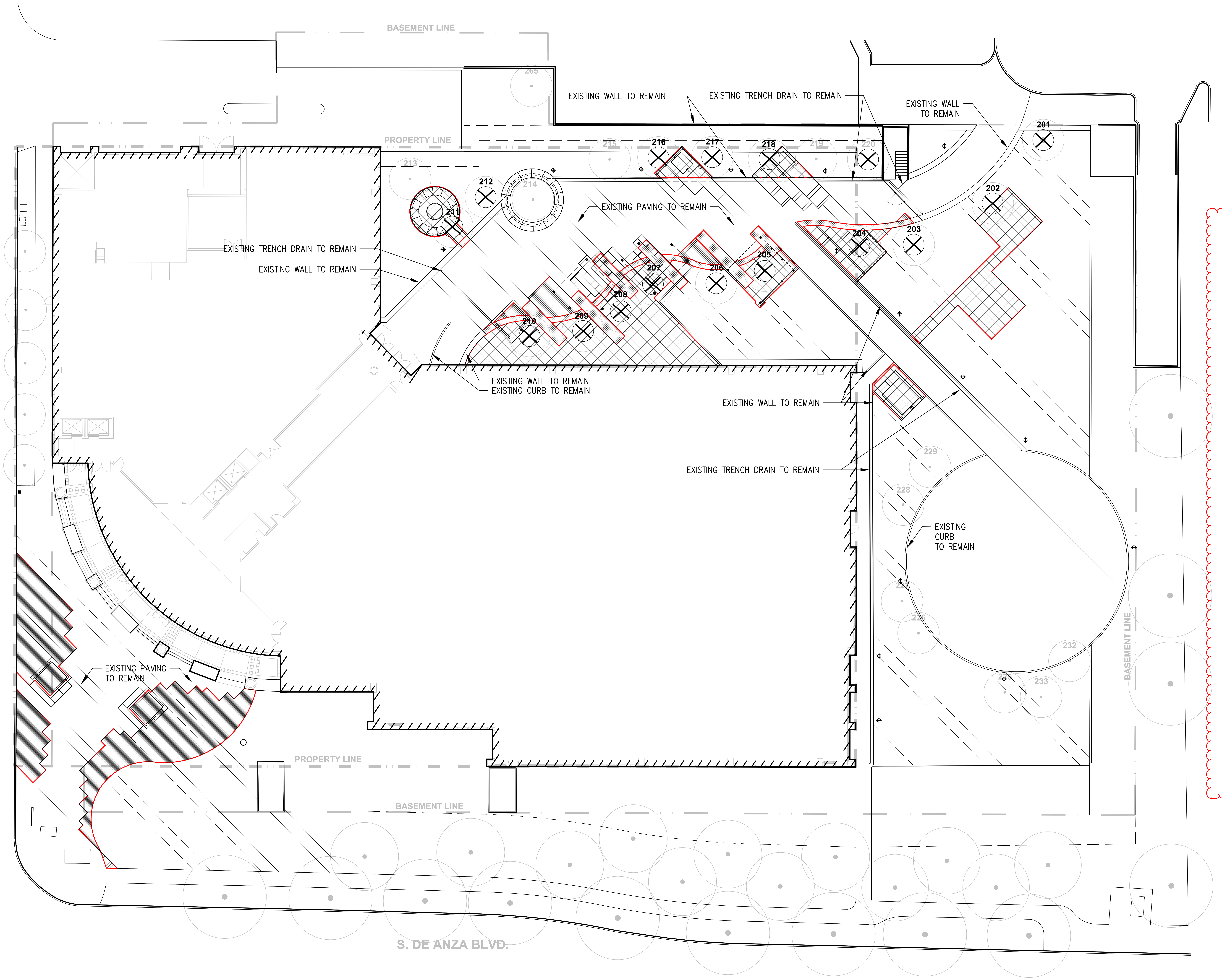
GENERAL CONSTRUCTION NOTES

Drawing Number

NOT FOR CONSTRUCTION

L0.02

P:\RPP\RPPT001 Ten200\4 DrawingsGraphics\AutoCAD\Sheets\RPPT001 Ten200 Schematic Design\GENERAL\L0.03 DEMOLITION PLAN.dwg | DAFFLECK | [PREVIOUS PAPER SIZE (24.00 X 36.00 INCHES)] | 4/13/2021



DEMOLITION LEGEND

XXX ⊗	TREE TO BE REMOVED (TAG NUMBER REFERENCES ARBORIST REPORT)
▨	WALLS AND CURBS TO BE REMOVED
▨	HARDSCAPE REMOVED
▨	PLANTING REMOVED

TREE REMOVAL TABLE

EXISTING TREE # - TRUNK SIZE	REASON FOR REMOVAL	REPLACEMENT TREE # (L2.01)
202 - 11"	TOO CLOSE TO PROPOSED WORK	T-7
204 - 11"	TOO CLOSE TO PROPOSED WORK	T-6
205 - 11"	TOO CLOSE TO PROPOSED WORK	T-14
207 - 8"	TOO CLOSE TO PROPOSED WORK	T-12
208 - 8"	TOO CLOSE TO PROPOSED WORK	T-13
210 - 8"	TOO CLOSE TO PROPOSED WORK	T-3
211 - 7"	TOO CLOSE TO PROPOSED WORK	T-16
216 - 3"	TOO CLOSE TO PROPOSED WORK	T-4
218 - 2"	TOO CLOSE TO PROPOSED WORK	T-5
201 - 12"	DISEASED (SEE ARBORIST REPORT)	T-20
203 - 8"	DISEASED (SEE ARBORIST REPORT)	T-19
206 - 9"	DISEASED (SEE ARBORIST REPORT)	T-17
220 - 4"	DISEASED (SEE ARBORIST REPORT)	T-1
217 - 3"	DISEASED (SEE ARBORIST REPORT)	T-2
212 - 8"	DISEASED (SEE ARBORIST REPORT)	T-18

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1 03/05/21 PLANNING RESUBMITTAL
2 04/14/21 PLANNING RESUBMITTAL
3
4
5

Phase
PLANNING SUBMITTAL
Job Number
RPPT001

Scale
0 8' 16'
1/16" = 1'-0"

North

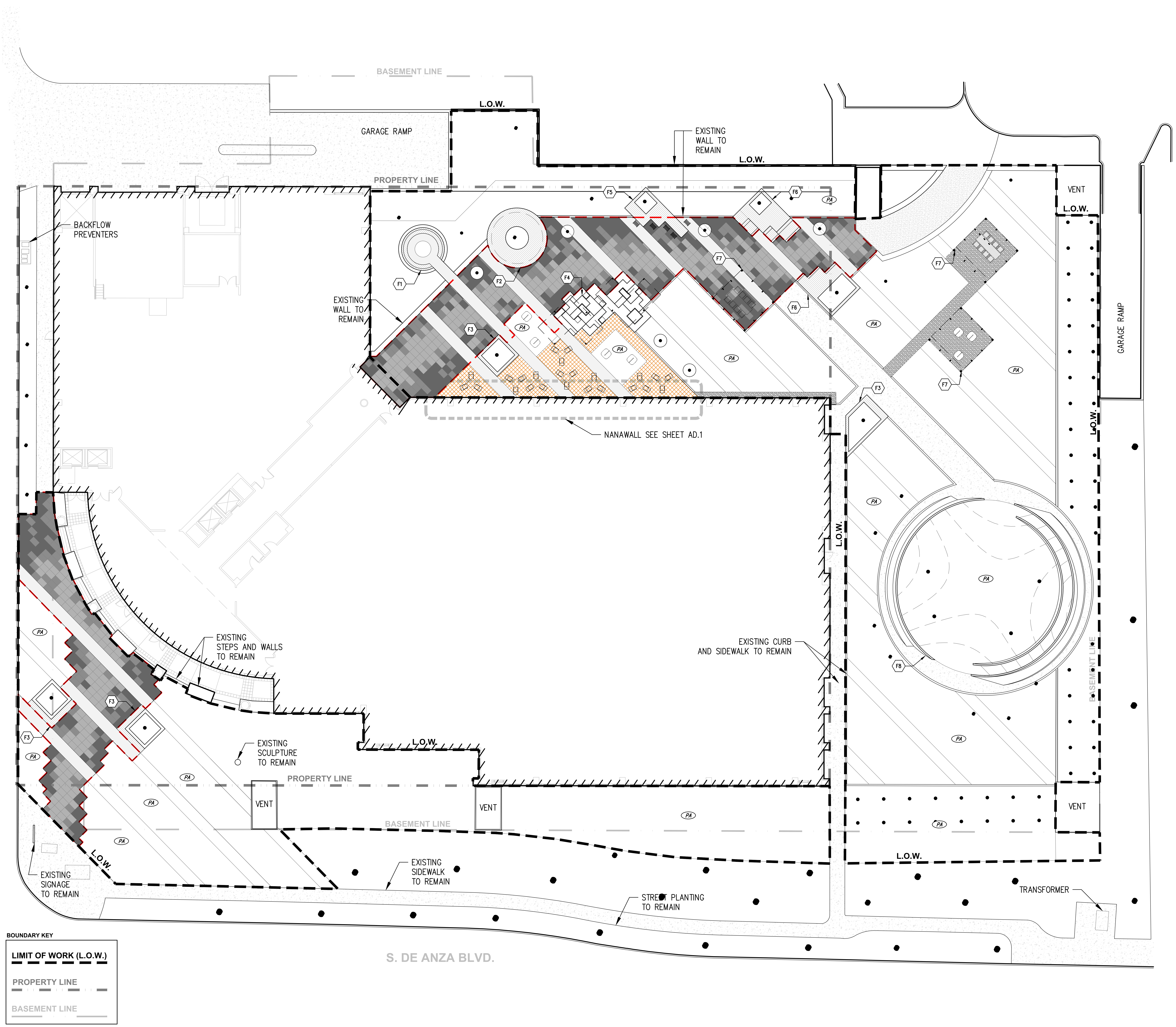
Drawing Title

DEMOLITION PLAN

Drawing Number

NOT FOR CONSTRUCTION

L0.03



HARDSCAPE LEGEND

CONCRETE OVERLAY
3 FINISHES (LIGHT GREY, MEDIUM GREY, DARK GREY)
SIZE: 2' X 2'
PRODUCT: ROCK SOLID

CONCRETE BAND
FINISH 4 (DARK GREY)
SIZE: 2' X 2'
PRODUCT: ROCK SOLID

EXISTING CAST-IN-PLACE CONCRETE TO REMAIN

TIMBER WOOD DECKING
CUSTOM BUILT

PEBBLE
SIZE: 1/4" DECOMPOSED GRANITE
MFR: LYNGSO

FURNITURE

MOVEABLE TABLE AND CHAIRS

MOVEABLE DESK

PICNIC TABLE AND AND BENCHES

PLANTER POT

HARDSCAPE AREA(sqft)

EXISTING	**18,492**
PROPOSED	**20,813**

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4
5

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PLANNING SUBMITTAL
Job Number
RPPT001

Scale
0 8' 16'
$\frac{1}{16}$" = 1'-0"

North

Drawing Title

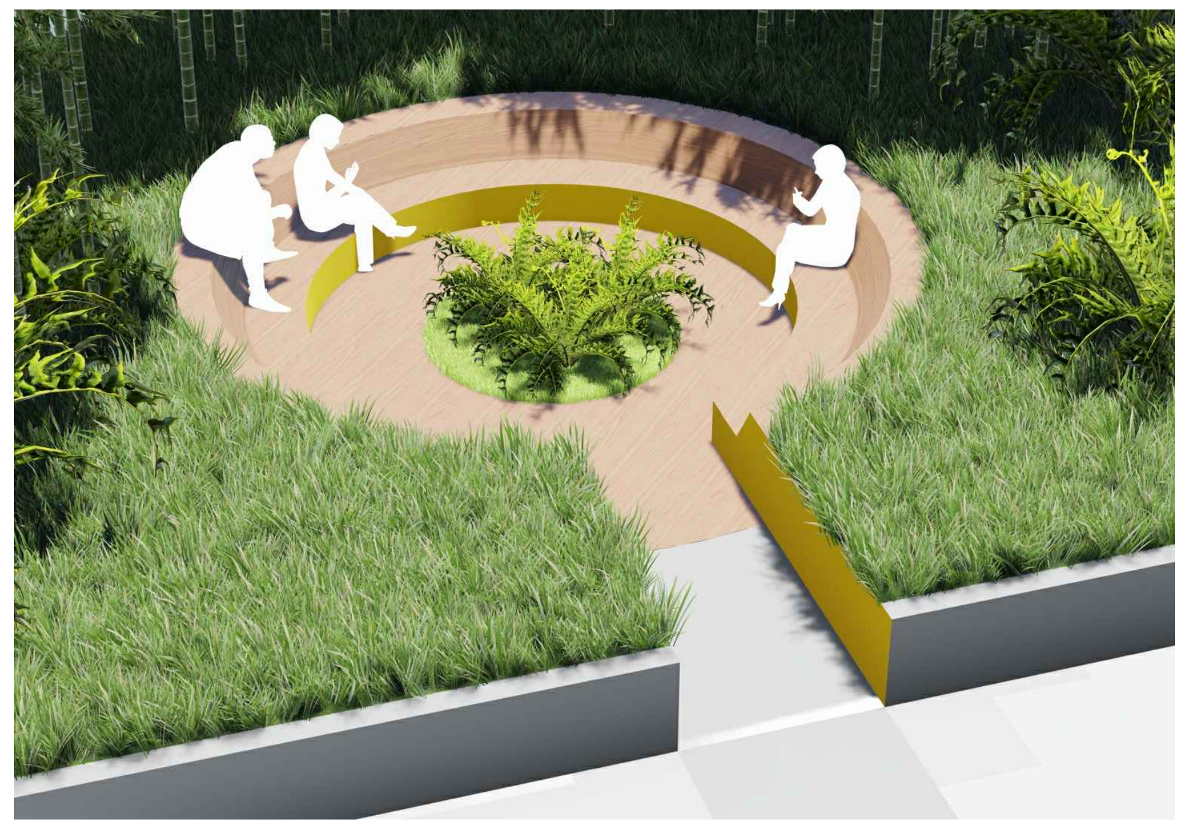
LAYOUT & MATERIAL PLAN

Drawing Number

NOT FOR CONSTRUCTION

L1.01

SITE FEATURES


F1 CUSTOM ROUND SEATING AREA
MFR: LANDSCAPE FORMS
MATERIALS: TIMBER SEAT, POWDERCOATED STEEL EDGING
DIMENSIONS: 17'(diameter) x 3'(h)

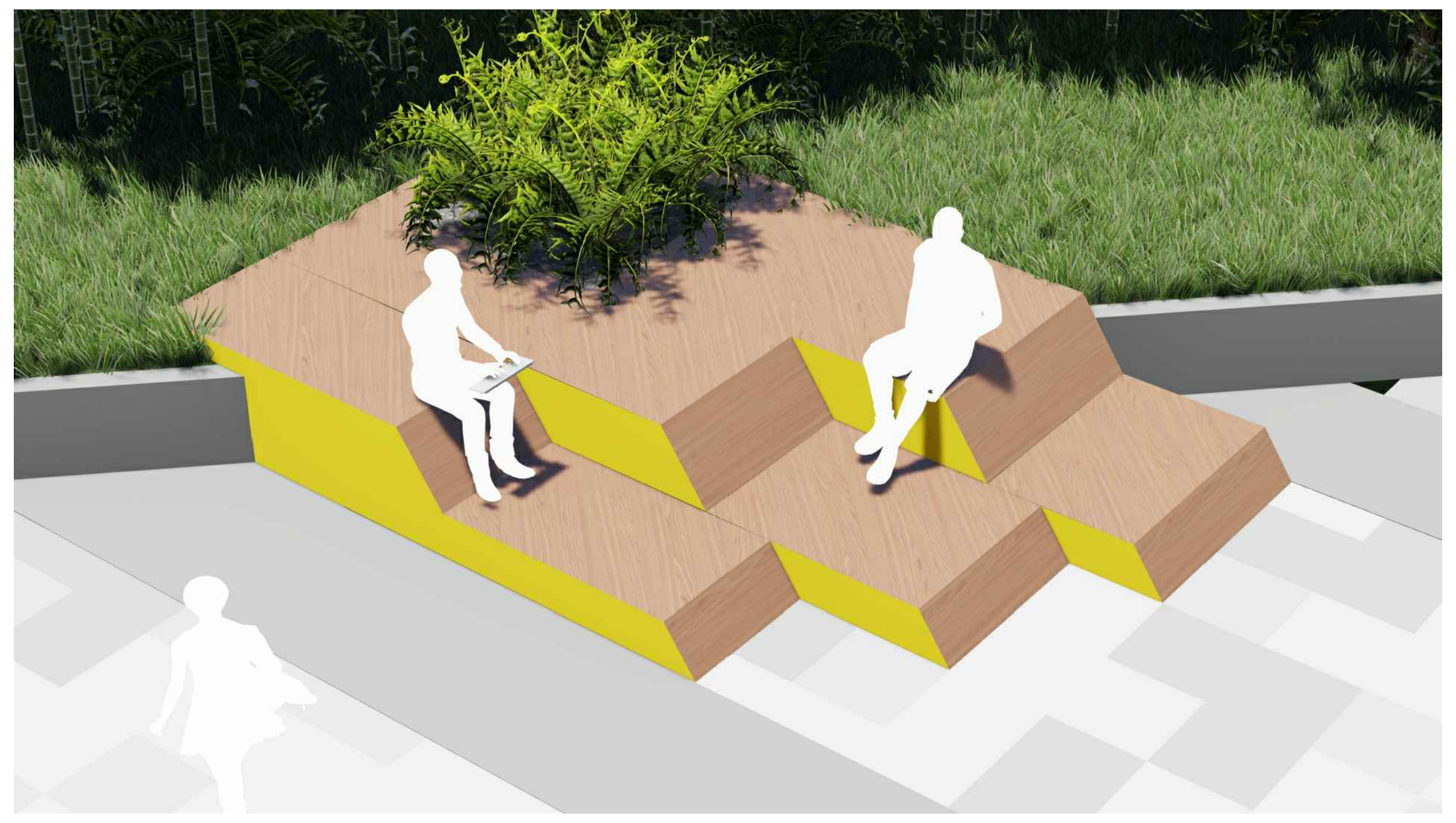

F2 CUSTOM CIRCULAR PLANTER SEAT
MFR: LANDSCAPE FORMS
MATERIALS: TIMBER SEAT, POWDERCOATED STEEL EDGING
DIMENSIONS: 21'(diameter) x 3'(h)


F3 PLANTER BOX
MFR: STREETLIFE
MODEL: THE SHRUBTUBS
DIMENSIONS: 12'(l) x 12'(w) x 3'(h)


F4 CUSTOM ZIGGURAT SEATING AREA
MFR: LANDSCAPE FORMS
MATERIALS: TIMBER SEAT,
PERFORATED, POWDERCOATED STEEL EDGING
DIMENSIONS: 16'(l) x 16'(w) x 12'(h)


CUSTOM SHADE PANEL
MATERIALS: POWDERCOATED ALUMINUM
ADJUSTABLE ALUMINUM LOUVRES
DIMENSIONS: 16'(l) x 16'(w) x 11'(h)


F5 CUSTOM BAR TABLE
FURNITURE MODULES BY LANDSCAPE FORMS
MATERIALS: TIMBER TOP, POWDERCOATED STEEL EDGING
BENCH: HARPO BY LANDSCAPE FORMS
DIMENSIONS: 21'(l) x 10'(w) x 32"(h)


F6 CUSTOM LOUNGE SEATING
FURNITURE MODULES BY LANDSCAPE FORMS
MATERIALS: TIMBER TOP, POWDERCOATED STEEL EDGING
BENCH: HARPO BY LANDSCAPE FORMS\
DIMENSIONS: 19'(l) x 14'(w) x 32"(h)


F7 OUTDOOR ROOM
MFR: LANDSCAPE FORMS
MODEL: UPFIT
MATERIALS: POWDERCOATED ALUMINUM,
ADJUSTABLE ALUMINUM LOUVRES
ELECTRICAL OUTLETS
DIMENSIONS: 16' (l) x 16' (w) x 10' (h)

NOTE:
OUTDOOR ROOM IS AN OPEN AIR STRUCTURE (NOT ENCLOSED)


F7 CUSTOM CURVED LAWN WITH SEATING
MFR: LANDSCAPE FORMS
MATERIALS: PRECAST CONCRETE FORM WALLS, SOD LAWN, TREES
DIMENSIONS: 60' (diameter) x 2'-4'(h)

SITE FURNITURE


MOVEABLE TABLES AND CHAIRS
MFR: LANDSCAPE FORMS
MODEL: PARC CENTER


MOVEABLE DESKS
MFR:MMCITE
MODEL: MANTA
DIMENSIONS; 3'(l) x 3'(w) x 3'(h)


PICNIC TABLES AND BENCHES
MFR: LANDSCAPEFORMS
MODEL: HARPO TABLE
118"(l) x 32.5"(w) x 32.5" (h)


PLANTER POTS
MFR: STREETLIFE
MODEL: "SYNTHETIC CONES"
DIMENSION: 4' (diameter) x 3'(h)

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LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 3682
Signature
09/30/2022
Renewal Date
11/10/2020
Date
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Revisions

1 **03/05/21 PLANNING RESUBMITTAL**
2 **04/14/21 PLANNING RESUBMITTAL**
3
4
5

Phase
PLANNING SUBMITTAL
Job Number
RPPT001

Scale **North**

Drawing Title

SITE MATERIALS

Drawing Number

NOT FOR CONSTRUCTION

L1.02

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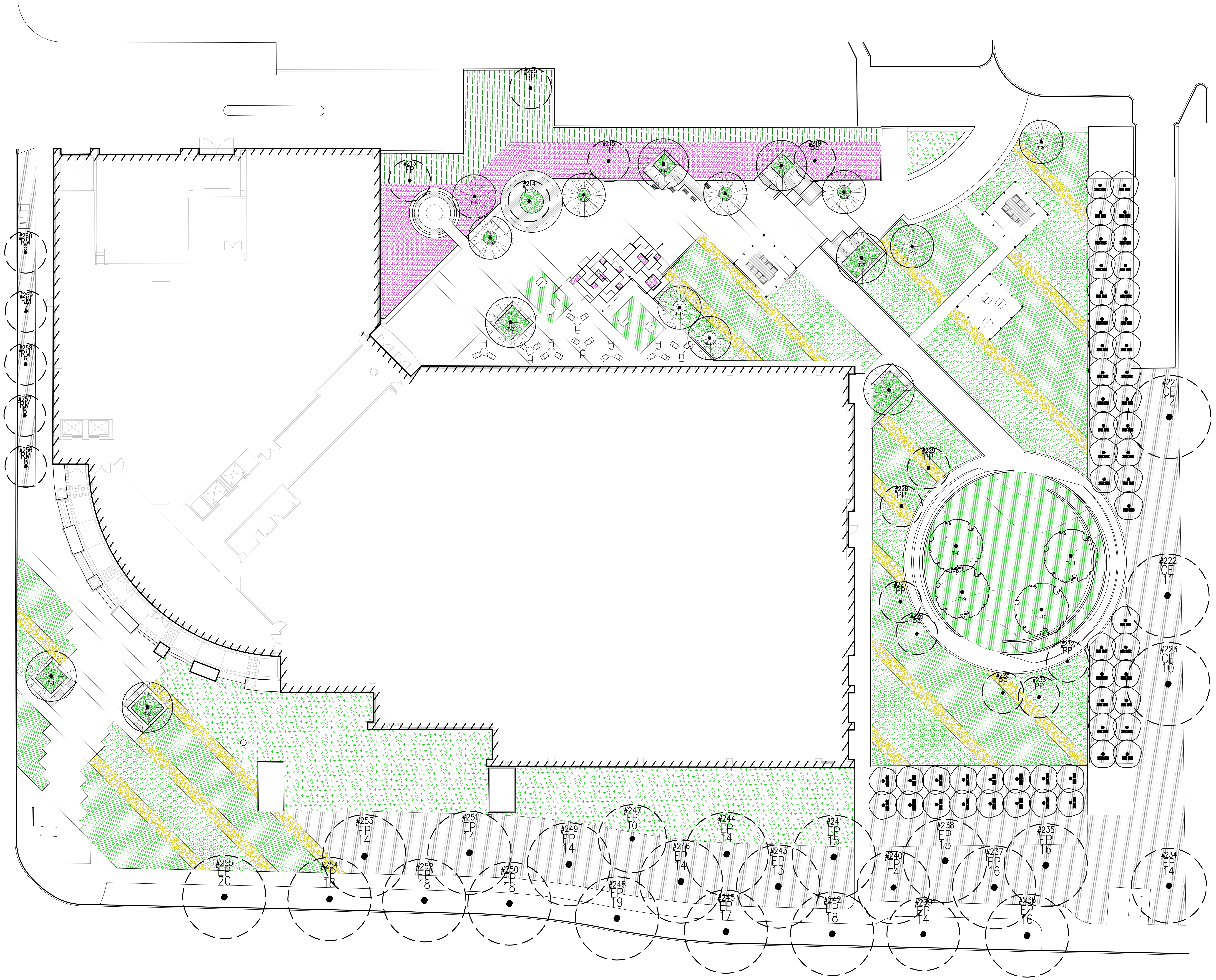

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TREE LEGEND

TAG NO. SPP DIA(in.)	EXISTING STREET TREE
○	*Ginkgo biloba* GINKGO
⬠	*Arctostaphylos densiflora* HOWARD MCMINN MANZANITA
◍	*Olea europea 'Mission'* MISSION OLIVE
▥	*Pittosporum tennufolium 'silver sheen'* SILVER SHEEN KOHUHU

UNDERSTORY LEGEND

▨	*Lavendula agustifolia 'hidcote'* ENGLISH LAVENDER
▨	*Calamagrostis Karl Foerster* FEATHER REED GRASS
▨	*Festuca mairei* ATLAS FESCUE
▨	*Carex pansa* SAND DUNE SEDGE
▨	*Woodwardia fimbriata* GIANT CHAIN FERN
▨	Juncus patens SPREADING RUSH
▨	EXISTING UNDERSTORY TO REMAIN

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4
5

Phase
PLANNING SUBMITTAL
Job Number
RPPT001

Scale
0 8' 16'
$\frac{1}{16}$" = 1'-0"

North

Drawing Title

PLANTING PLAN

Drawing Number

NOT FOR CONSTRUCTION

L2.01

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TREE


Ginkgo biloba
GINKGO


Olea europaea
OLIVE


Arctostaphylos densiflora
HOWARD MCMINN
MANZANITA

BAMBOO


Pittosporum tennuifolium 'silver sheen'
SILVER SHEEN KOHUHU

UNDERSTORY LEGEND


Woodwardia fimbriata
GIANT CHAIN FERN


Lavendula Agustifolia 'Hidcote'
ENGLISH LAVENDER


Calamagrostis Karl Foerster
FEATHER REED GRASS


Carex pansa
SAND DUNE SEDGE


Festuca mairei
ATLAS FESCUE


Festuca patens
SPREADING RUSH

PLANTING LEGEND

PLANTING UNDERSTORY

SYMBOL	LATIN NAME	COMMON NAME	SIZE	SPACING	QUANTITY	WUCOL	NOTES
▨	FESTUCA ELIATOR	TALL FESCUE MARATHON SOD	N/A	N/A	2800 SF	HIGH	
▨	FESTUCA MAIREI	ATLAS FESCUE	5 GAL	24" O.C.	5400 SF	LOW	
▨	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	5 GAL	24" O.C.	4600 SF	LOW	
▨	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	24" O.C.	2600 SF	MEDIUM	CA NATIVE
▨	LAVENDULA AGUSTIFOLIA	ENGLISH LAVENDER	5 GAL	24" O.C.	120 SF	LOW	
▨	JUNCUS PATENS	SPREADING RUSH	5 GAL	24" O.C.	320	LOW	CA NATIVE
▨	CAREX PANSA	CALIFORNIA MEADOW SAGE	5 GAL	36" O.C.	335	LOW	CA NATIVE
☐	EXISTING SOD LAWN TO REMAIN	–	–	–	–	–	–

TREES

SYMBOL	LATIN NAME	COMMON NAME	SIZE	QUANTITY	WUCOL	NOTES
◯	OLEA EUROPEA "MISSION"	MISSION OLIVE	36" BOX	14	VERY LOW	
◯	GINGKO BILOBA	COAST LIVE OAK	48" BOX	9	MEDIUM	
◯	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	24" BOX	53	VERY LOW	CA NATIVE
◯ TAG SPP 14.2	EXISTING TREE TO REMAIN	–	–	–	–	–
▤	PITTOSPORUM TENNUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU	10 GAL	36" O.C.	MEDIUM	

EXISTING TREES

TREE TAG NO. (ARBORIST RPT.)	LATIN NAME	COMMON NAME	ABBR.	QUANTITY	TRUNK DIAMETER(IN.)
221–224	ULMUS PARVIFOLIA	CHINESE ELM	CE	4	
201,203, 234–255	PYRUS CALLERYANA	EVERGREEN PEAR	EP	24	SPECIFIED ON L2.02
225–226, 231–233	PRUNUS ×CISTENA	PURPLELEAF PLUM	PP	5	
256–260	ACER RUBRUM	RED MAPLE	RM	5	

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Revisions

1 **03/05/21 PLANNING RESUBMITTAL**
2 **04/14/21 PLANNING RESUBMITTAL**
3
4
5

Phase
PLANNING SUBMITTAL
Job Number
RPPT001

Scale

North

Drawing Title

PLANT SCHEDULE

Drawing Number

NOT FOR CONSTRUCTION

L2.02

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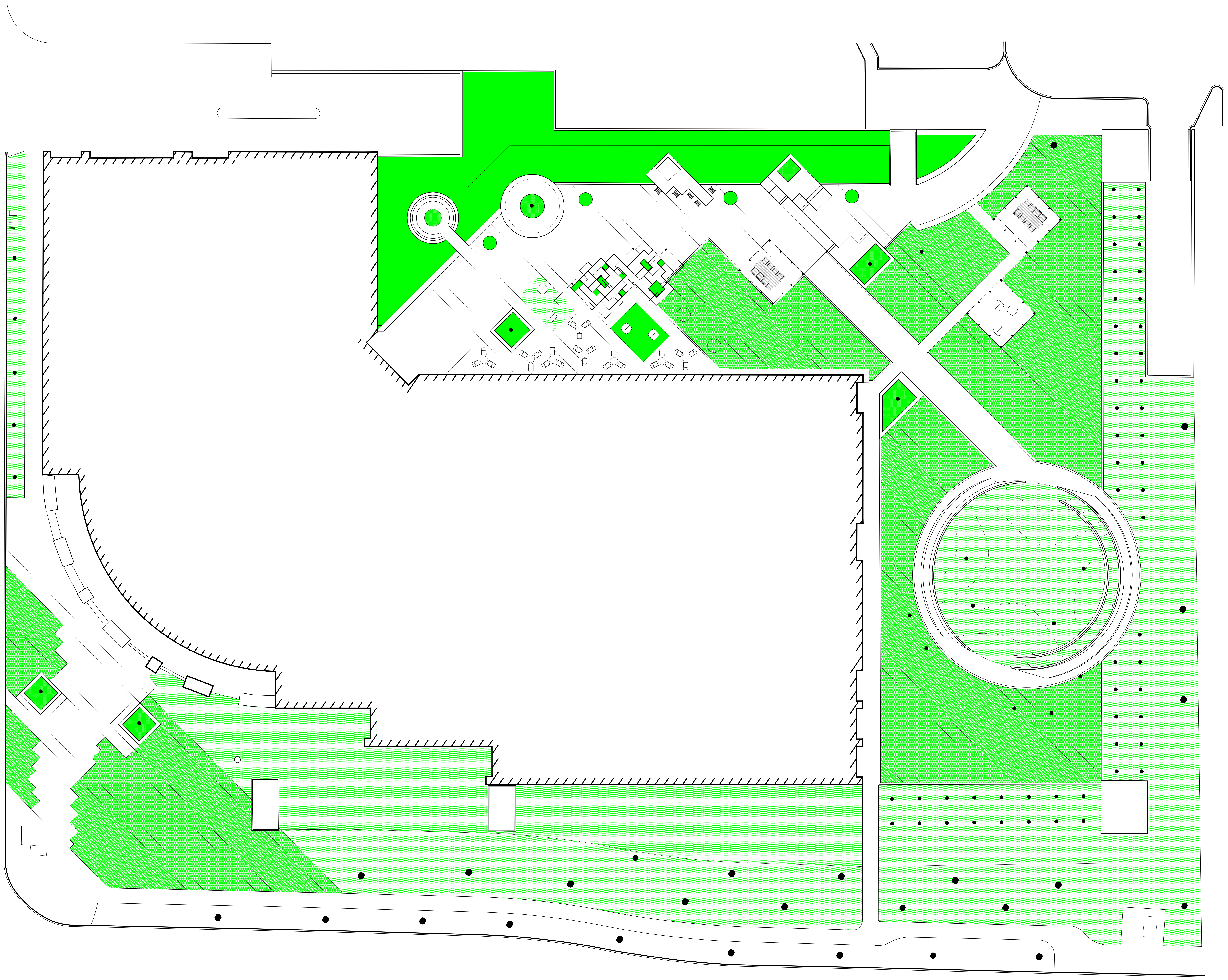

GREENSCAPE AREA(sqft)

EXISTING	49,083
PROPOSED	40,748
HARDSCAPE	18,492
PERCENTAGE	68.8%

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5

Phase
PLANNING SUBMITTAL
Job Number
RPPT001

Scale
0 6" 12"
1" = 1'-0"

North

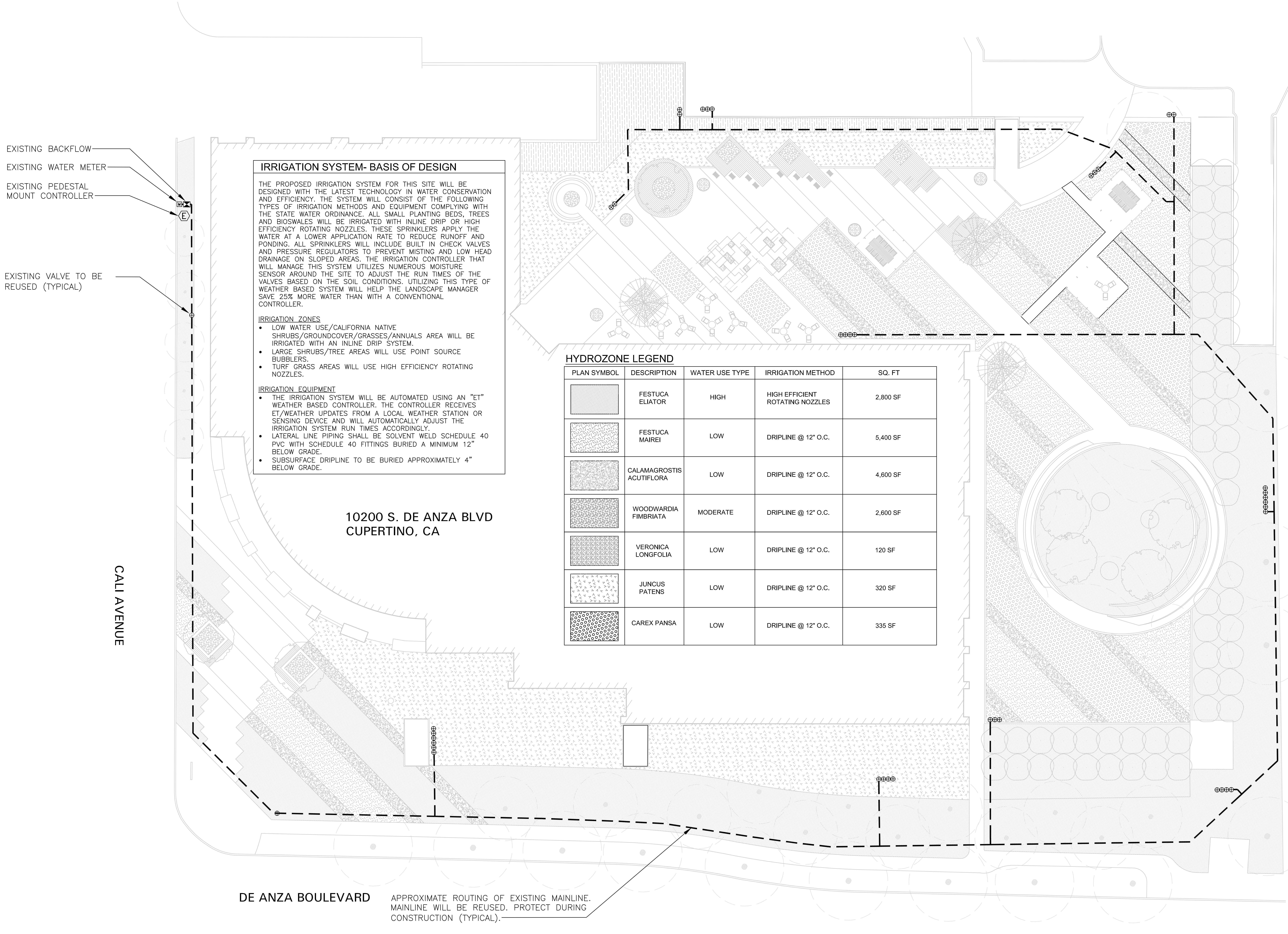
Drawing Title

LANDSCAPE AREA DIAGRAM

Drawing Number

NOT FOR CONSTRUCTION

L2.03



IRRIGATION SYSTEM- BASIS OF DESIGN

THE PROPOSED IRRIGATION SYSTEM FOR THIS SITE WILL BE DESIGNED WITH THE LATEST TECHNOLOGY IN WATER CONSERVATION AND EFFICIENCY. THE SYSTEM WILL CONSIST OF THE FOLLOWING TYPES OF IRRIGATION METHODS AND EQUIPMENT COMPLYING WITH THE STATE WATER ORDINANCE. ALL SMALL PLANTING BEDS, TREES AND BIOSWALES WILL BE IRRIGATED WITH INLINE DRIP OR HIGH EFFICIENCY ROTATING NOZZLES. THESE SPRINKLERS APPLY THE WATER AT A LOWER APPLICATION RATE TO REDUCE RUNOFF AND PONDING. ALL SPRINKLERS WILL INCLUDE BUILT IN CHECK VALVES AND PRESSURE REGULATORS TO PREVENT MISTING AND LOW HEAD DRAINAGE ON SLOPED AREAS. THE IRRIGATION CONTROLLER THAT WILL MANAGE THIS SYSTEM UTILIZES NUMEROUS MOISTURE SENSOR AROUND THE SITE TO ADJUST THE RUN TIMES OF THE VALVES BASED ON THE SOIL CONDITIONS. UTILIZING THIS TYPE OF WEATHER BASED SYSTEM WILL HELP THE LANDSCAPE MANAGER SAVE 25% MORE WATER THAN WITH A CONVENTIONAL CONTROLLER.

IRRIGATION ZONES

- LOW WATER USE/CALIFORNIA NATIVE SHRUBS/GROUNDCOVER/GRASSES/ANNUALS AREA WILL BE IRRIGATED WITH AN INLINE DRIP SYSTEM.
- LARGE SHRUBS/TREE AREAS WILL USE POINT SOURCE BUBBLERS.
- TURF GRASS AREAS WILL USE HIGH EFFICIENCY ROTATING NOZZLES.

IRRIGATION EQUIPMENT

- THE IRRIGATION SYSTEM WILL BE AUTOMATED USING AN "ET" WEATHER BASED CONTROLLER. THE CONTROLLER RECEIVES ET/WEATHER UPDATES FROM A LOCAL WEATHER STATION OR SENSING DEVICE AND WILL AUTOMATICALLY ADJUST THE IRRIGATION SYSTEM RUN TIMES ACCORDINGLY.
- LATERAL LINE PIPING SHALL BE SOLVENT WELD SCHEDULE 40 PVC WITH SCHEDULE 40 FITTINGS BURIED A MINIMUM 12" BELOW GRADE.
- SUBSURFACE DRIPLINE TO BE BURIED APPROXIMATELY 4" BELOW GRADE.

HYDROZONE LEGEND

PLAN SYMBOL	DESCRIPTION	WATER USE TYPE	IRRIGATION METHOD	SQ. FT
▨	FESTUCA ELIATOR	HIGH	HIGH EFFICIENT ROTATING NOZZLES	2,800 SF
▨	FESTUCA MAIREI	LOW	DRIPLINE @ 12" O.C.	5,400 SF
▨	CALAMAGROSTIS ACUTIFLORA	LOW	DRIPLINE @ 12" O.C.	4,600 SF
▨	WOODWARDIA FIMBRIATA	MODERATE	DRIPLINE @ 12" O.C.	2,600 SF
▨	VERONICA LONGFOLIA	LOW	DRIPLINE @ 12" O.C.	120 SF
▨	JUNCUS PATENS	LOW	DRIPLINE @ 12" O.C.	320 SF
▨	CAREX PANSA	LOW	DRIPLINE @ 12" O.C.	335 SF

S:\2021\21-014 Rubicon 200 Cupertino\CAD\1-12-21\L3.01 IRRIGATION PLAN.dwg | ADAM |ARCH_D_(24.00_X_36.00_INCHES) | 1/12/2021

RUBICON TEN200

CUPERTINO, CA

RUBICON POINT PARTNERS

Client

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+1.415.836.8770 o

Consultant

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

Stamp

Revisions

1
2
3
4
5

Date
12/2020
Phase
SCHEMATIC DESIGN
Job Number
RPPT001

Scale
0 8' 16'
$\frac{1}{16}$" = 1'-0"

North

Drawing Title

IRRIGATION PLAN

Drawing Number

NOT FOR CONSTRUCTION

L3.01

WATER CALCULATIONS

WATER USE ESTIMATION - RUBICON 10200, CUPERTINO CA

WATER TYPE	POTABLE
SITE ETO=	45.5
	1/12/2021

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	GRASSES	HIGH	0.7	ROTORS	0.75	0.933	2,800	**2,613**	73,722	0.23	98.56	17%
2	SHRUBS/GROUNDCOVER	LOW	0.2	DRIP	0.81	0.247	5,400	**1,333**	37,613	0.12	50.29	33%
3	SHRUBS/GROUNDCOVER	LOW	0.2	DRIP	0.81	0.247	4,600	**1,136**	32,041	0.10	42.84	28%
4	SHRUBS/GROUNDCOVER	MOD	0.5	DRIP	0.81	0.617	2,600	**1,605**	45,275	0.14	60.53	16%
5	SHRUBS/GROUNDCOVER	LOW	0.2	DRIP	0.81	0.247	120	**30**	836	0.00	1.12	1%
6	SHRUBS/GROUNDCOVER	LOW	0.2	DRIP	0.81	0.247	320	**79**	2,229	0.01	2.98	2%
7	SHRUBS/GROUNDCOVER	LOW	0.2	DRIP	0.81	0.247	335	**83**	2,333	0.01	3.12	2%
					TOTALS		**16,175**	**6,879**	**194,050**	**0.60**	**259.43**	**100%**

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
						1						0%
						TOTALS	0					**0%**

MAWA	GALLONS/YR	205,334
	ACRE FEET/YR	0.63
	HCF/YR	274.51

ETWU	GALLONS/YR	194,050
	ACRE FEET/YR	0.60
	HCF/YR	259.43

SITE IRRIGATION EFFICIENCY	SITE PLANT FACT0R	MAWA COMPLIANT
80.0%	0.33	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	6,879
TOTAL AREA	16,175
AVG. ETAF	42.53%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

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Date
12/2020
Phase
SCHEMATIC DESIGN
Job Number
RPPT001

Scale **North**

Drawing Title

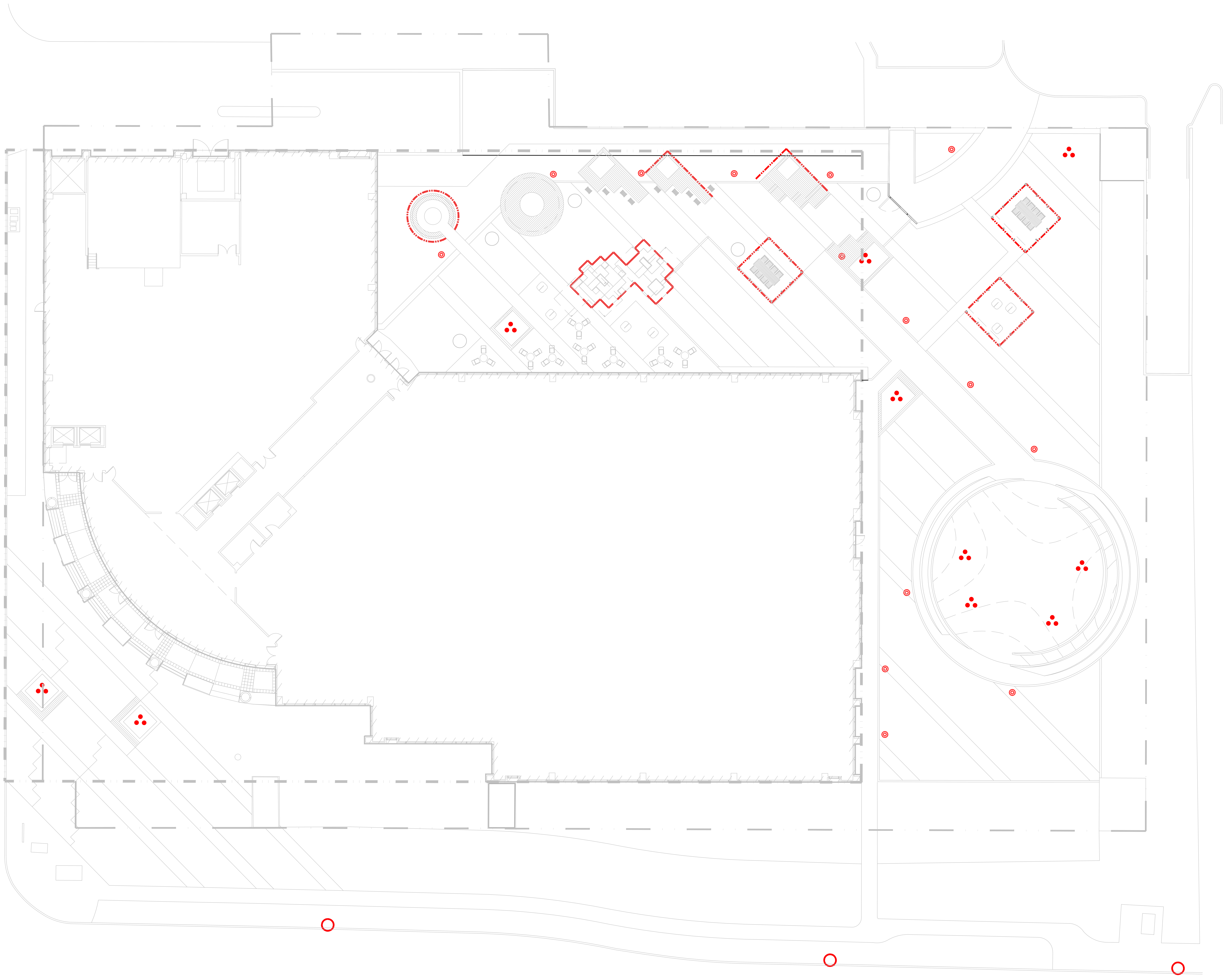
IRRIGATION WATER USE CALCULATIONS

Drawing Number

NOT FOR CONSTRUCTION

L3.02

S:\2021\21-014 Rubicon 200 Cupertino\CAD\1-12-21\L3.02 IRRIGATION WATER USE CALCS.dwg | ADAM | ARCH_D_(24.00_X_36.00_INCHES) | 1/12/2021



LIGHTING FIXTURES LEGEND

○	EXISTING STREET LIGHTS
●●●	**TREE UPLIGHTS** MFR: B-K LIGHTING MODEL: DELTA STAR LED
◎	**LIGHT POLES** MFR: BEGA MODEL:77939 HEIGHT: 15 FEET
– –	**ZIGGURAT SEATING INTERNAL LIGHTING** MFR: Q-TRANS MODEL: SW24-3.0
–··–	**STRIP LIGHTING AT SEATING AREAS** MFR: Q-TRAN MODEL: SLIM

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LICENSED LANDSCAPE ARCHITECT
RENE BIHAN
No. 3682
Signature
09/30/2022
Renewal Date
11/10/2020
Date
STATE OF CALIFORNIA

Revisions

1 **03/05/21 PLANNING RESUBMITTAL**
2
3
4
5

Date
1/12/2020
Phase
PLANNING SUBMITTAL
Job Number
RPPT001

Scale
0 8' 16'
$\frac{1}{16}$" = 1'-0"

North

Drawing Title

LIGHTING PLAN

Drawing Number

NOT FOR CONSTRUCTION

L4.01

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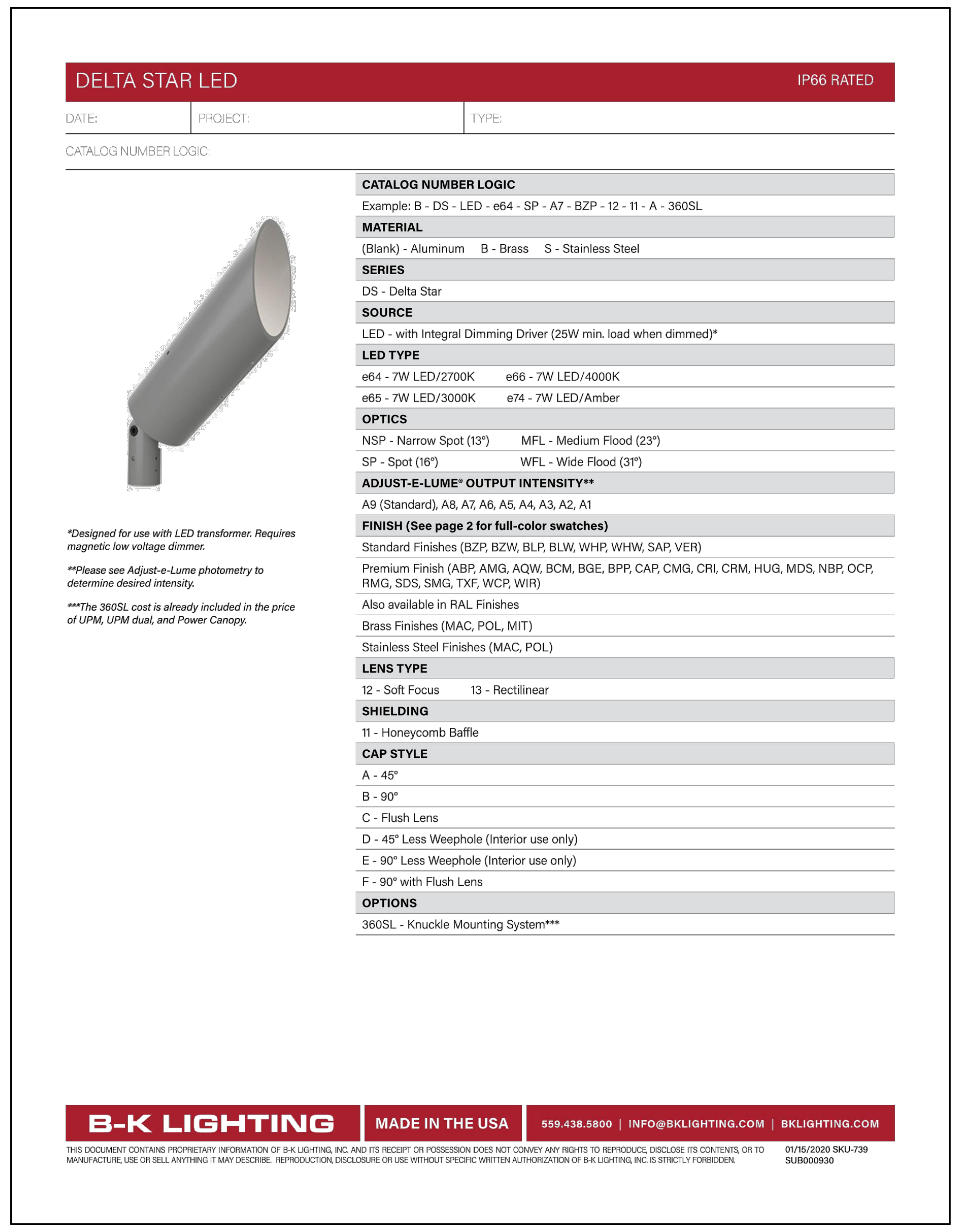
LIGHTING FIXTURES



DELTA STAR LED

IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

CATALOG NUMBER LOGIC	
Example: B - DS - LED - e64 - SP - A7 - BZP - 12 - 11 - A - 360SL	
MATERIAL	
(Blank) - Aluminum B - Brass S - Stainless Steel	
SERIES	
DS - Delta Star	
SOURCE	
LED - with Integral Dimming Driver (25W min. load when dimmed)*	
LED TYPE	
e64 - 7W LED/2700K	e66 - 7W LED/4000K
e65 - 7W LED/3000K	e74 - 7W LED/Amber
OPTICS	
NSP - Narrow Spot (13°)	MFL - Medium Flood (23°)
SP - Spot (16°)	WFL - Wide Flood (31°)
ADJUST-E-LUME® OUTPUT INTENSITY**	
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1	
FINISH (See page 2 for full-color swatches)	
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)	
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)	
Also available in RAL Finishes	
Brass Finishes (MAC, POL, MIT)	
Stainless Steel Finishes (MAC, POL)	
LENS TYPE	
12 - Soft Focus	13 - Rectilinear
SHIELDING	
11 - Honeycomb Baffle	
CAP STYLE	
A - 45°	
B - 90°	
C - Flush Lens	
D - 45° Less Weephole (Interior use only)	
E - 90° Less Weephole (Interior use only)	
F - 90° with Flush Lens	
OPTIONS	
360SL - Knuckle Mounting System***	

**Designed for use with LED transformer. Requires magnetic low voltage dimmer.*

***Please see Adjust-e-Lume photometry to determine desired intensity.*

****The 360SL cost is already included in the price of UPM, UPM dual, and Power Canopy.*

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

01/15/2020 SKU-739
SUB000930

● TREE UPLIGHTS

Pole top luminaires with asymmetric flat beam

Housing/fitter: One piece heavy die-cast aluminum construction with swivel arm and internal full semi specular anodized aluminum reflectors. Swivel arm allows for 0° to 15° aiming positions. Integral fitter slip fits 3" O.D. pole top and is secured by eight (8) socket head stainless steel set screws threaded into stainless steel inserts. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Door frames are die-cast, hinged and latched for toolless entry. Lens is ⅛" clear tempered glass, sealed with one piece silicone gasket.

Electrical: 23.6 W LED luminaire, 26 system watts, -30° C start temperature. Integral 120 V through 277 V electronic LED driver, 0-10 V dimming.
Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations, Protection class IP66.

Weight: 18.5 lbs.

EPA (Effective projection area): 0.65 sq. ft.

Luminaire Lumens: 3195

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Single pole-top luminaires

	Lamp	LEED	A	B	C
77 939	23.6 W LED	LZ-1	11½	4¼	23⅞

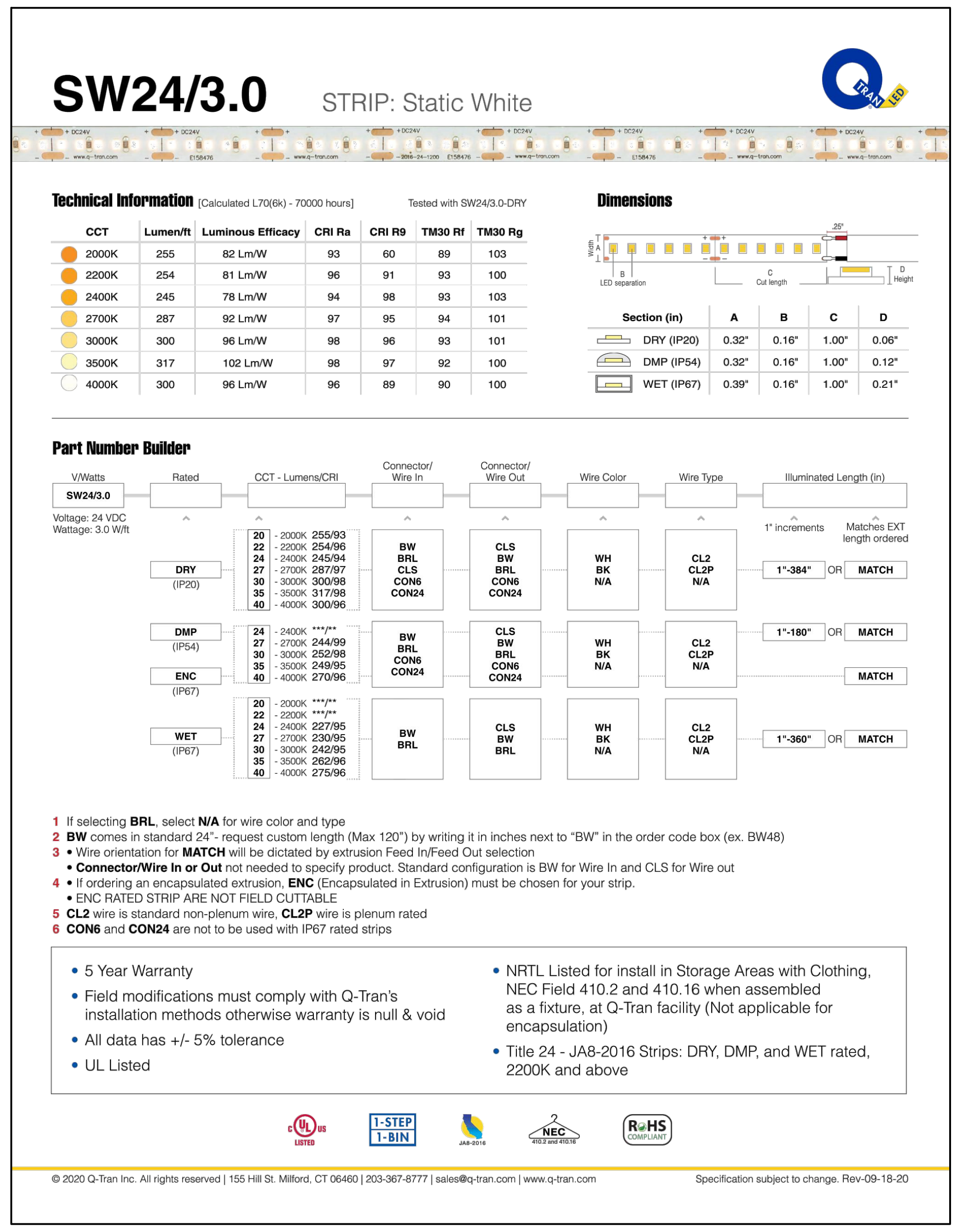
Recommended for use with 14' to 25' poles.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

Updated 01/16/2019

◎ LIGHT POLES

HEIGHT: 15 FEET



SW24/3.0

STRIP: Static White

Technical Information [Calculated L70(6k) - 70000 hours] Tested with SW24/3.0-DRY

CCT	Lumen/ft	Luminous Efficacy	CRI Ra	CRI R9	TM30 Rf	TM30 Rg
2000K	255	82 Lm/W	93	60	89	103
2200K	254	81 Lm/W	96	91	93	100
2400K	245	78 Lm/W	94	98	93	103
2700K	287	92 Lm/W	97	95	94	101
3000K	300	96 Lm/W	98	96	93	101
3500K	317	102 Lm/W	98	97	92	100
4000K	300	96 Lm/W	96	89	90	100

Dimensions

Section (in)	A	B	C	D
DRY (IP20)	0.32"	0.16"	1.00"	0.06"
DMP (IP54)	0.32"	0.16"	1.00"	0.12"
WET (IP67)	0.39"	0.16"	1.00"	0.21"

Part Number Builder

Voltage: 24 VDC
Wattage: 3.0 W/ft

V/Watts	Rated	CCT - Lumens/CRI	Connector/ Wire In	Connector/ Wire Out	Wire Color	Wire Type	Illuminated Length (in)
SW24/3.0							1" increments OR Matches EXT length ordered
	DRY (IP20)	20 - 2000K 255/93 22 - 2200K 254/96 24 - 2400K 245/94 27 - 2700K 287/97 30 - 3000K 300/98 35 - 3500K 317/98 40 - 4000K 300/96	BW BRL CLS CON6 CON24	CLS BW BRL CON6 CON24	WH BK N/A	CL2 CL2P N/A	1"-384" OR MATCH
	DMP (IP54)	24 - 2400K ***/** 27 - 2700K 244/99 30 - 3000K 252/98 35 - 3500K 249/95 40 - 4000K 270/96	BW BRL CON6 CON24	CLS BW BRL CON6 CON24	WH BK N/A	CL2 CL2P N/A	1"-180" OR MATCH
	ENC (IP67)						MATCH
	WET (IP67)	20 - 2000K ***/** 22 - 2200K ***/** 24 - 2400K 227/95 27 - 2700K 230/95 30 - 3000K 242/95 35 - 3500K 262/96 40 - 4000K 275/96	BW BRL	CLS BW BRL	WH BK N/A	CL2 CL2P N/A	1"-360" OR MATCH

1 If selecting **BRL**, select **N/A** for wire color and type
2 **BW** comes in standard 24”- request custom length (Max 120”) by writing it in inches next to “BW” in the order code box (ex. BW48)
3 • Wire orientation for **MATCH** will be dictated by extrusion Feed In/Feed Out selection
• **Connector/Wire In or Out** not needed to specify product. Standard configuration is BW for Wire In and CLS for Wire out
4 • If ordering an encapsulated extrusion, **ENC** (Encapsulated in Extrusion) must be chosen for your strip.
• ENC RATED STRIP ARE NOT FIELD CUTTABLE
5 **CL2** wire is standard non-plenum wire, **CL2P** wire is plenum rated
6 **CON6** and **CON24** are not to be used with IP67 rated strips

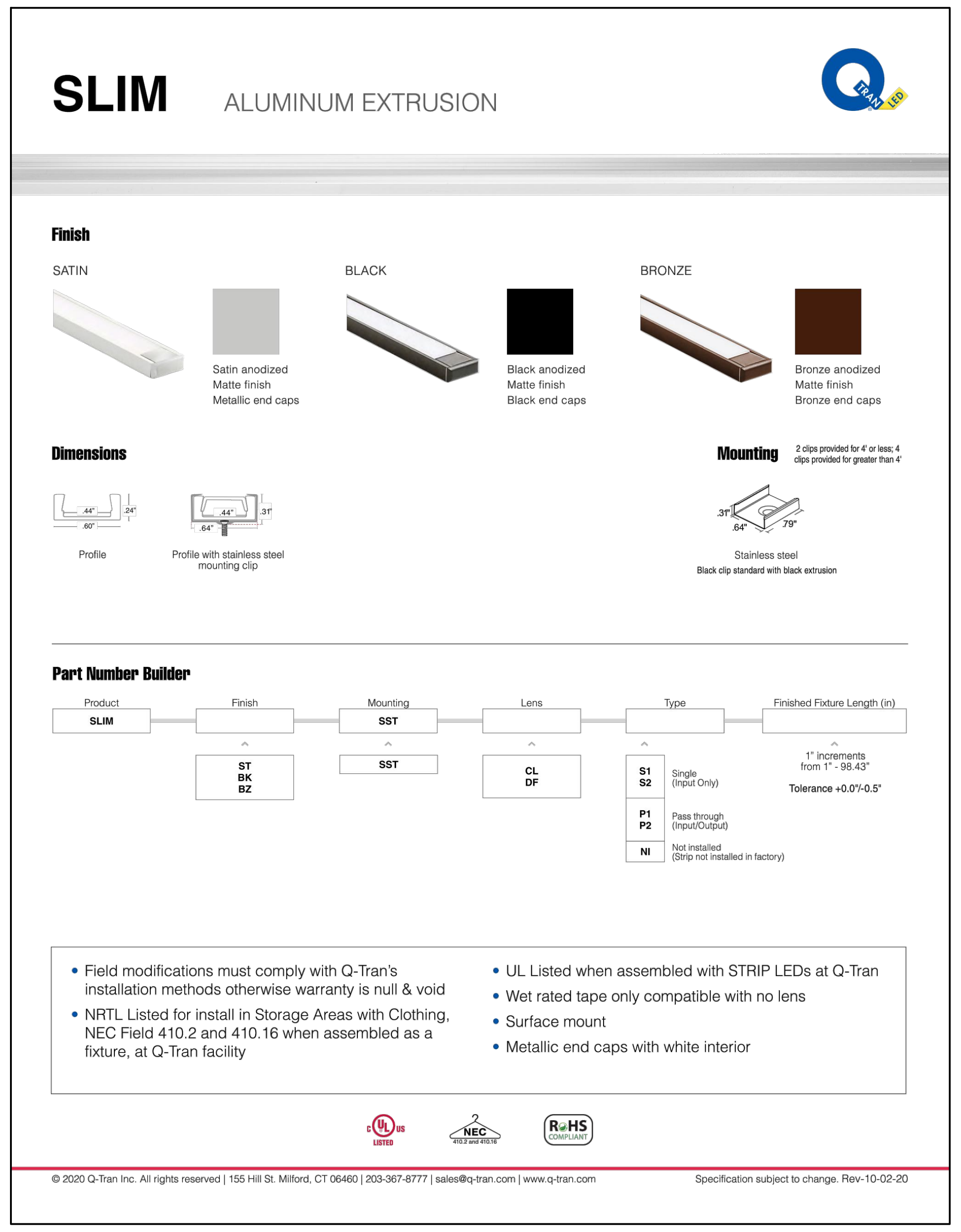
- 5 Year Warranty
- Field modifications must comply with Q-Tran’s installation methods otherwise warranty is null & void
- All data has +/- 5% tolerance
- UL Listed
- NRTL Listed for install in Storage Areas with Clothing, NEC Field 410.2 and 410.16 when assembled as a fixture, at Q-Tran facility (Not applicable for encapsulation)
- Title 24 - JA8-2016 Strips: DRY, DMP, and WET rated, 2200K and above

c UL us LISTED | 1-STEP 1-BIN | JA8-2016 | NEC 410.2 and 410.16 | RoHS COMPLIANT

| 155 Hill St. Milford, CT 06460 | 203-367-8777 | sales@q-tran.com | www.q-tran.com

Specification subject to change. Rev-09-18-20

– – ZIGGURAT SEATING INTERNAL LIGHTING



SLIM

ALUMINUM EXTRUSION

Finish

SATIN
Satin anodized
Matte finish
Metallic end caps

BLACK
Black anodized
Matte finish
Black end caps

BRONZE
Bronze anodized
Matte finish
Bronze end caps

Dimensions

Profile

Profile with stainless steel mounting clip

Mounting 2 clips provided for 4' or less; 4 clips provided for greater than 4'

Stainless steel
Black clip standard with black extrusion

Part Number Builder

Product	Finish	Mounting	Lens	Type	Finished Fixture Length (in)
SLIM		SST			
	ST BK BZ	SST	CL DF	S1 S2 Single (Input Only) P1 P2 Pass through (Input/Output) NI Not installed (Strip not installed in factory)	1" increments from 1" - 98.43" Tolerance +0.0"/-0.5"

- Field modifications must comply with Q-Tran’s installation methods otherwise warranty is null & void
- NRTL Listed for install in Storage Areas with Clothing, NEC Field 410.2 and 410.16 when assembled as a fixture, at Q-Tran facility
- UL Listed when assembled with STRIP LEDs at Q-Tran
- Wet rated tape only compatible with no lens
- Surface mount
- Metallic end caps with white interior

c UL us LISTED | NEC 410.2 and 410.16 | RoHS COMPLIANT

| 155 Hill St. Milford, CT 06460 | 203-367-8777 | sales@q-tran.com | www.q-tran.com

Specification subject to change. Rev-10-02-20

STRIP LIGHTING AT SEATING AREAS

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LICENSED LANDSCAPE ARCHITECT
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No. 3682
Signature
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Revisions

1 03/05/21 PLANNING RESUBMITTAL
2
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5

Date
1/12/2020
Phase
PLANNING SUBMITTAL
Job Number
RPPT001

Scale **North**

Drawing Title

LIGHTING CUT SHEETS

Drawing Number

NOT FOR CONSTRUCTION

L4.02

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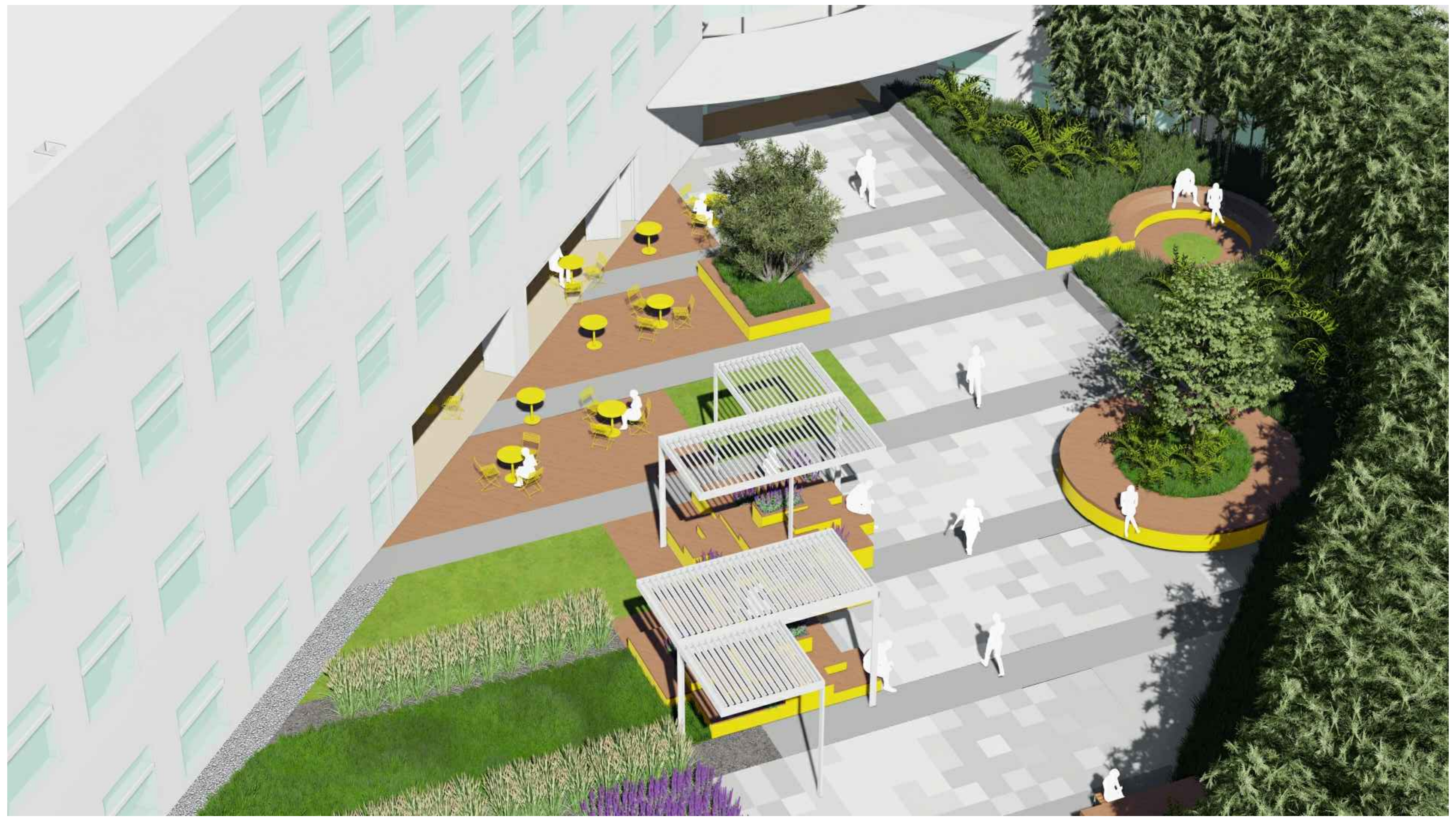
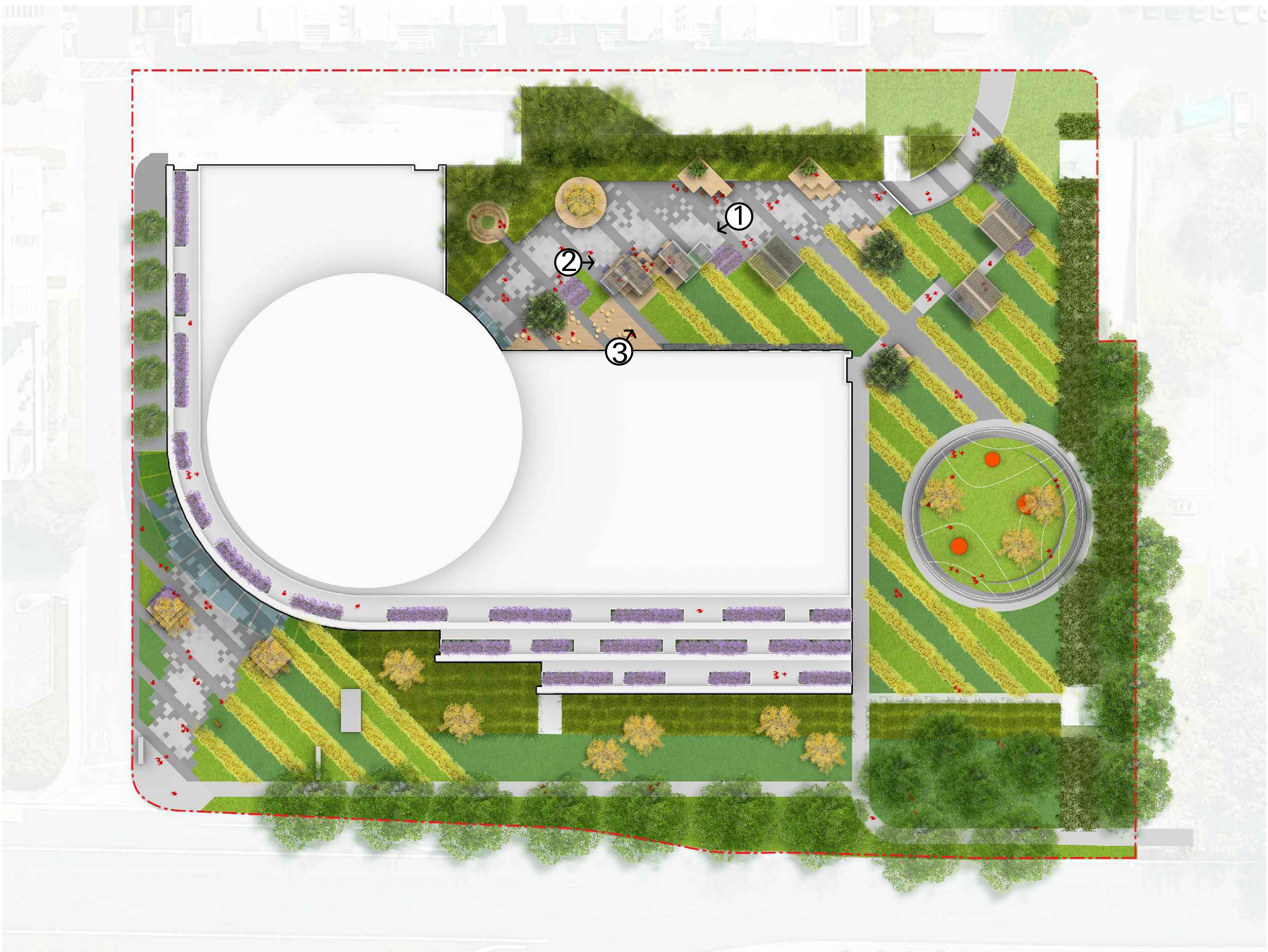


1. EAST ENTRANCE

2. EAST ENTRANCE PATHWAY

3. NANAWALL AREA

KEY MAP



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Job Number
RPPT001

Scale

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Drawing Title

RENDERINGS

Drawing Number

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L5.01

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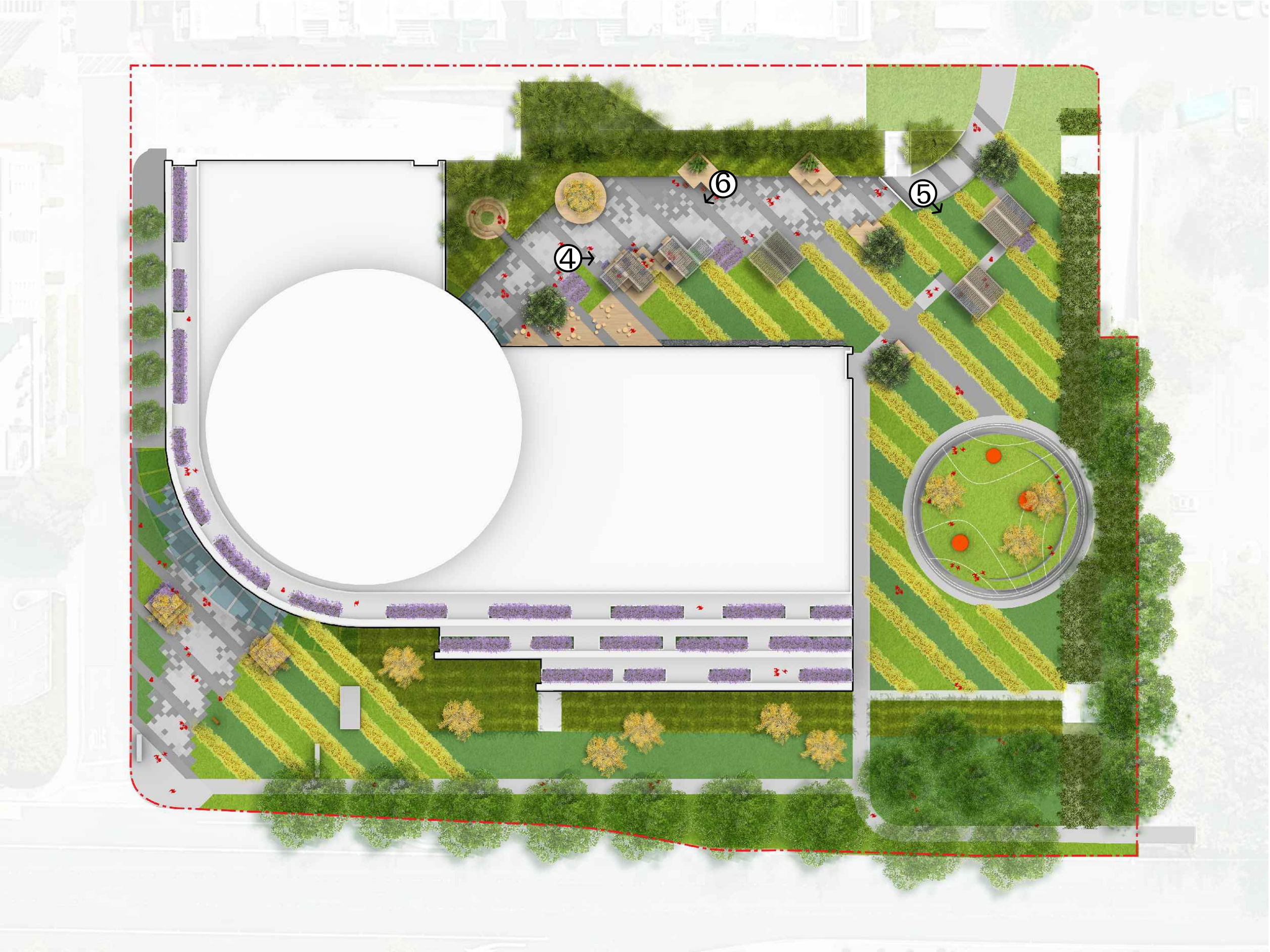
4. ZIGGURAT SEATING

5. OUTDOOR ROOM

OUTDOOR WORKSPACE

KEY MAP



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NOT FOR CONSTRUCTION

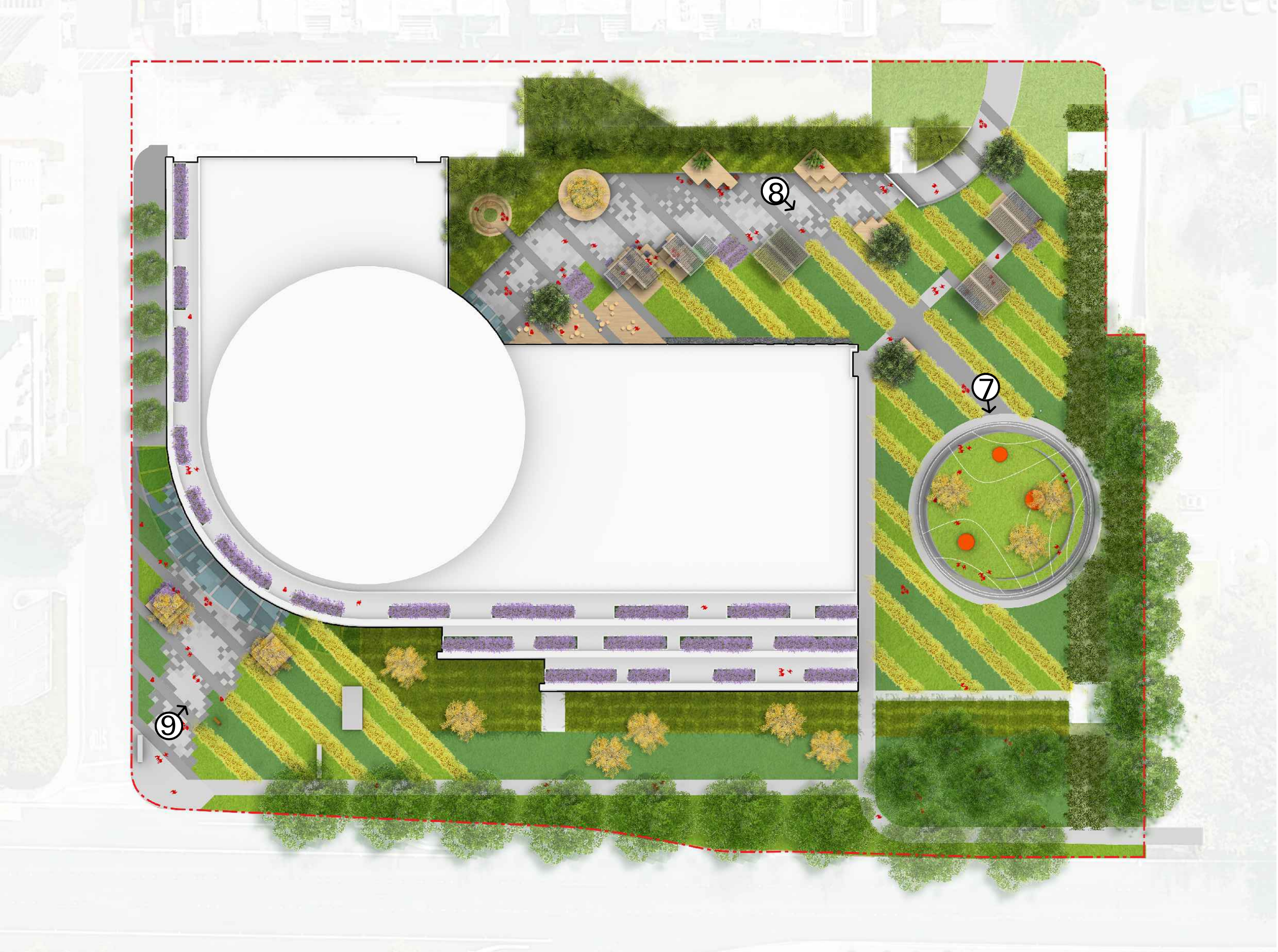
L5.02

7. SLOPED LAWN

8. SEATING OPTIONS

9. FRONT ENTRANCE

KEY MAP



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RENDERINGS

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L5.03

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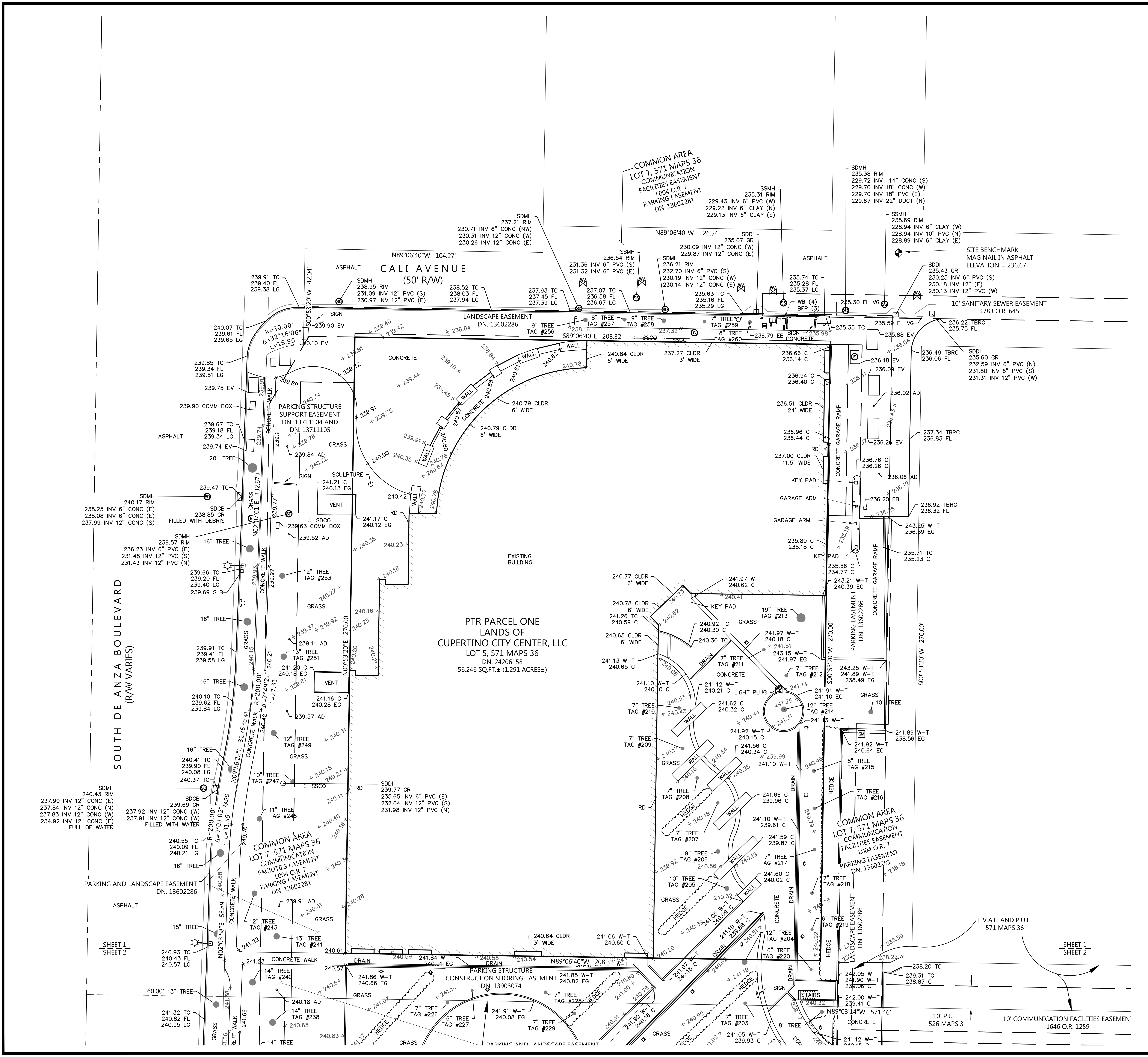

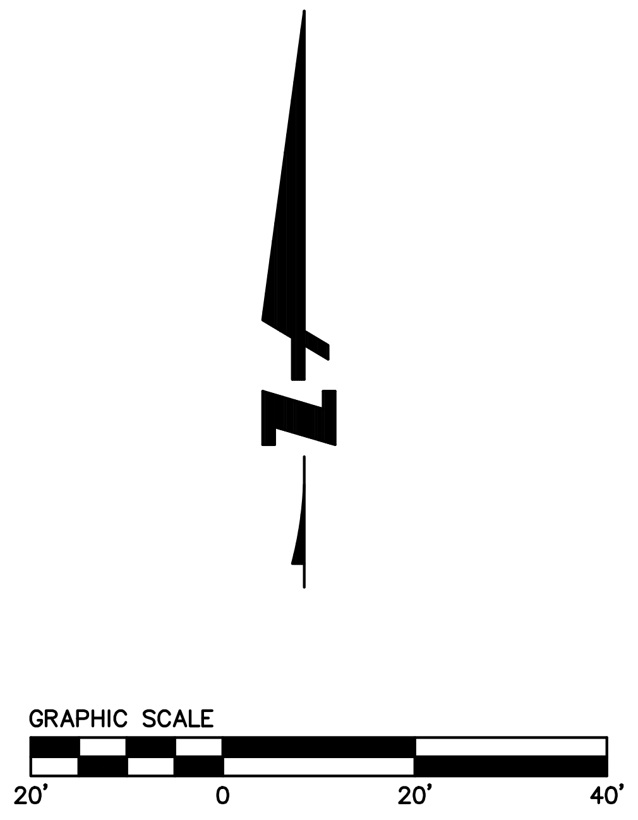

ABBREVIATIONS

AC	ASPHALT
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
C	CONCRETE
CLDR	CENTERLINE DOOR
COMM BOX	COMMUNICATION BOX
COMM PED	COMMUNICATION PEDESTAL
CONC	CONCRETE
EB	ELECTRIC BOX
EG	EXISTING GRADE
EV	ELECTRIC VAULT
FL	FLOW LINE
FL VG	FLOW LINE VALLEY GUTTER
GR	GRATE
LG	LIP OF GUTTER
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
R/W	RIGHT OF WAY WIDTH
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SLB	STREET LIGHT BOX
TBRC	TOP BACK ROLLED CURB
TC	TOP OF CURB
TRAN	TRANSFORMER
WB	WATER BOX
W-T	WALL TOP

LEGEND

•	BOLLARD
☼	AREA LIGHT
Ⓒ	COMMUNICATION MANHOLE
Ⓔ	ELECTRIC MANHOLE
ᗜ	FIRE HYDRANT
⊠	HOSE BIB
○SDCO	STORM DRAIN CLEAN OUT
⊛	STORM DRAIN MANHOLE
○SSCO	SANITARY SEWER CLEAN OUT
⊛	SANITARY SEWER MANHOLE
-○-	SIGN
☼	STREET LIGHT
⊠	WATER VIEW
◆	SITE BENCHMARK
━━━	BOUNDARY LINE
───	LOT LINE
— — —	EASEMENT LINE
— - —	ROAD CENTERLINE
▨	BUILDING LINE

BASIS OF BEARINGS

THE BEARING NORTH 50°11'13" EAST BETWEEN THE FOUND MONUMENTS ON TORRE AVENUE, AS SAID MONUMENTS ARE SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 7734 CUPERTINO TOWN CENTER PHASE II" WHICH WAS FILED FOR RECORD ON OCTOBER 9, 1985 IN BOOK 550 OF MAPS AT PAGES 24 - 26 IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SITE BENCHMARK

MAG NAIL IN ASPHALT AS SHOWN ON THIS SURVEY.
ELEVATION = 236.67 (NAVD 88)

BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON A NETWORK GNSS FIELD SURVEY PERFORMED BY BKF UTLIZING THE CALIFORNIA SURVEY AND DRAFTING SUPPLY REAL-TIME NETWORK (CSDS RTN).

UTILITY NOTE:

THE UTILITIES SHOWN ON THIS SURVEY ARE FROM SURFACE OBSERVATION ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES OTHER THAN AS SHOWN ON THIS SURVEY.

SURVEYOR'S NOTE:

THIS SURVEY IS BASED ON A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 30025652-991-991, DATED JUNE 18, 2019.

SURVEYORS STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

DAVID JUNGMANN, P.L.S. 9267

No. 9267

1/7/2021
DATE

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(650) 482-6300
www.bkf.com

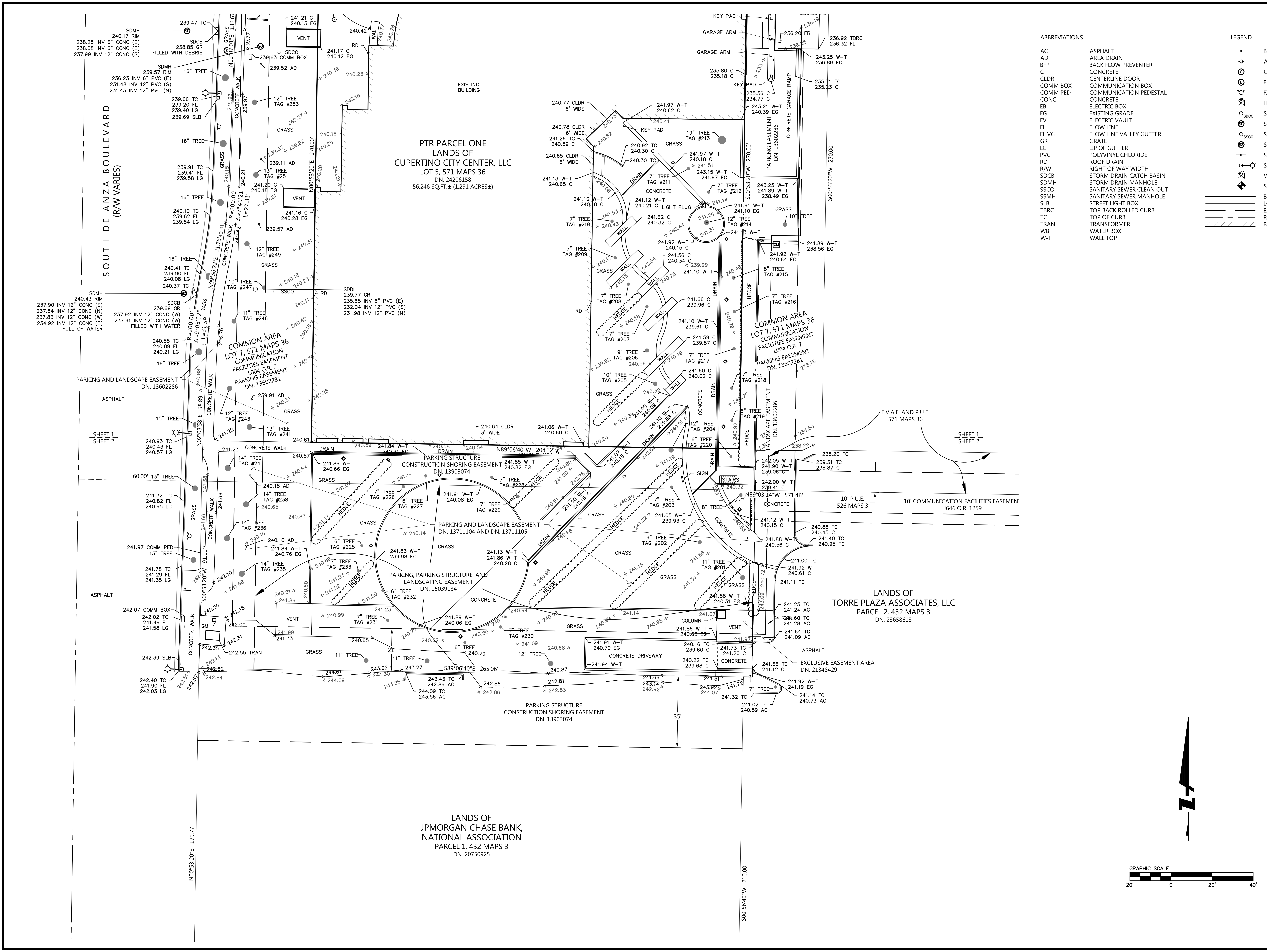
BOUNDARY & TOPOGRAPHIC SURVEY OF 10200 S. DE ANZA BLVD

CUPERTINO COUNTY OF SANTA CLARA CALIFORNIA

No.	Revisions

Date:	1/7/2021
Scale:	1" = 20'
Design:	
Drawn:	BDF
Approved:	DCJ
Job No:	20201778

Drawing Number:
TOPO
1 OF 2



ABBREVIATIONS

AC	ASPHALT
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
C	CONCRETE
CLDR	CENTERLINE DOOR
COMM BOX	COMMUNICATION BOX
COMM PED	COMMUNICATION PEDESTAL
CONC	CONCRETE
EB	ELECTRIC BOX
EG	EXISTING GRADE
EV	ELECTRIC VAULT
FL	FLOW LINE
FL VG	FLOW LINE VALLEY GUTTER
GR	GRATE
LG	LIP OF GUTTER
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
R/W	RIGHT OF WAY WIDTH
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SLB	STREET LIGHT BOX
TBRC	TOP BACK ROLLED CURB
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CUPERTINO COUNTY OF SANTA CLARA CALIFORNIA

No.	Revisions

Date:	1/7/2021
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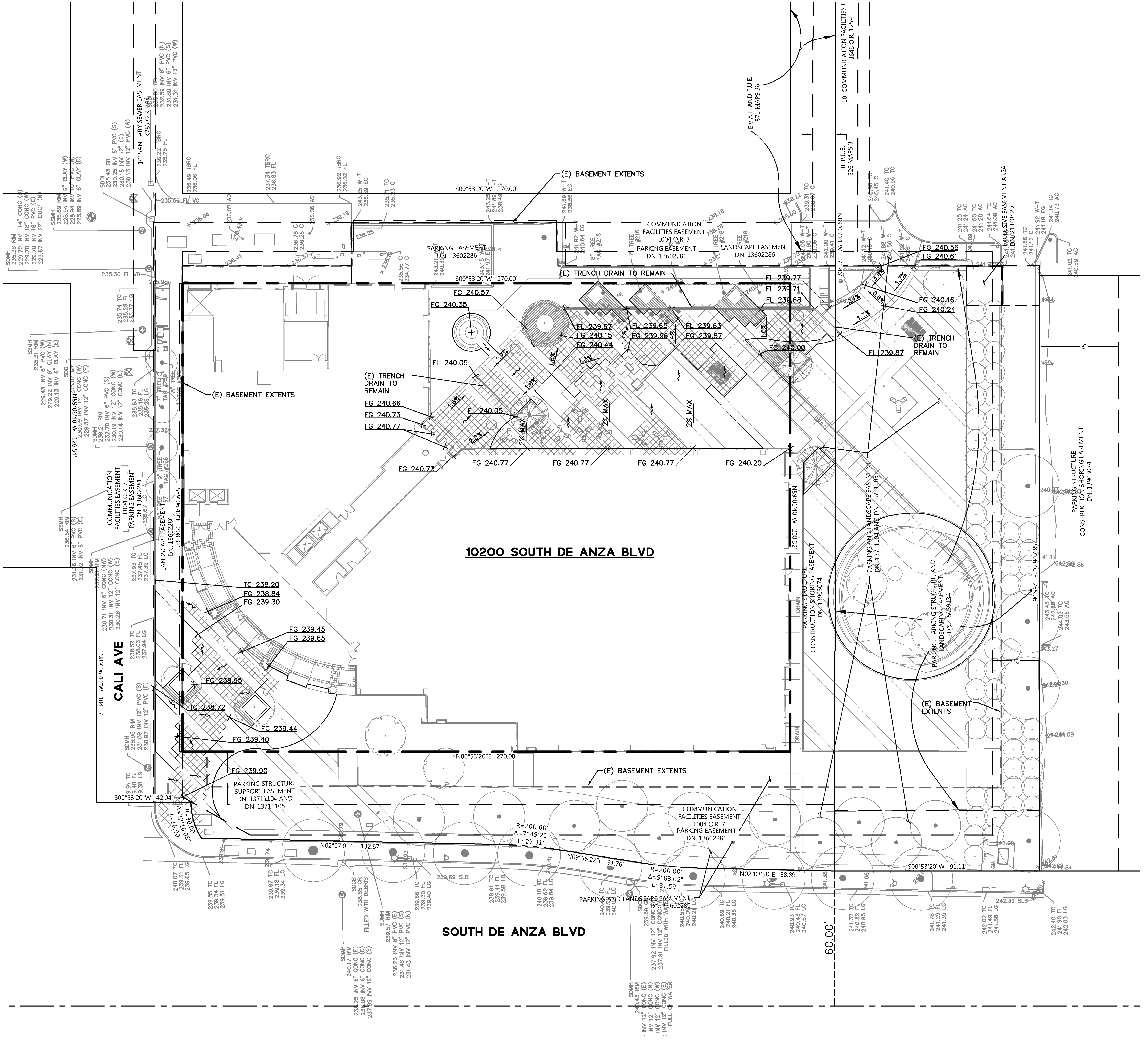
2 OF 2



GRAPHIC SCALE

20 0 20 40

GRADING & DRAINAGE NOTES:

1. THE PROJECT DOES NOT CREATE OR REPLACE MORE THAN 10,000 SF OF IMPERVIOUS AREA, AND IS THUS NOT REQUIRED TO MEET C.3.
2. THE PROJECT WILL REPLACE 4,775 SF OF IMPERVIOUS AREA WHILE REDUCING THE TOTAL AMOUNT OF IMPERVIOUS AREA BY 615 SF FROM THE EXISTING CONDITION. THEREFORE, THE PROPOSED IMPROVEMENTS WILL NOT INCREASE PEAK FLOW RUNOFF TO THE CITY STORM DRAIN SYSTEM.
3. PROPOSED IMPERVIOUS AREAS OVER EXISTING STRUCTURE ARE NOT COUNTED TOWARDS THE 10,000 SF TOTAL SINCE THEY ARE CONSIDERED MAINTENANCE OR REPAIR OF ROOF AREAS WHICH ARE EXCLUDED FROM PROVISION C.3 REQUIREMENTS UNDER TABLE 2.2 IN SECTION 2.3.1 OF THE SANTA CLARA C.3 HANDBOOK.
4. THE PLAZA AREA ON THE EASTERN SIDE OF THE BUILDING DRAINS TO EXISTING TRENCH DRAINS, CONNECTED TO STORM PIPE AND IS DIRECTED TO THE CITY SYSTEM IN CALI AVENUE. THE FRONT PLAZA AREA AT THE CORNER OF CALI AVENUE AND SOUTH DE ANZA BOULEVARD FLOWS OVERLAND TO THE ADJACENT SIDEWALK CURB AND FLOWS EAST ON CALI TO THE NEAREST STORM DRAIN INLET.

RUBICON TEN200

CUPERTINO, CA

RUBICON POINT PARTNERS

Client

RUBICON POINT PARTNERS
55 2ND STREET, SUITE 1900
SAN FRANCISCO, CA 94105

Civil Engineer

BKF ENGINEERS
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Stamp

Revisions

1
2
3
4
5

Date
02/2021

Phase
SCHEMATIC DESIGN

Job Number
C20201778

Scale

North

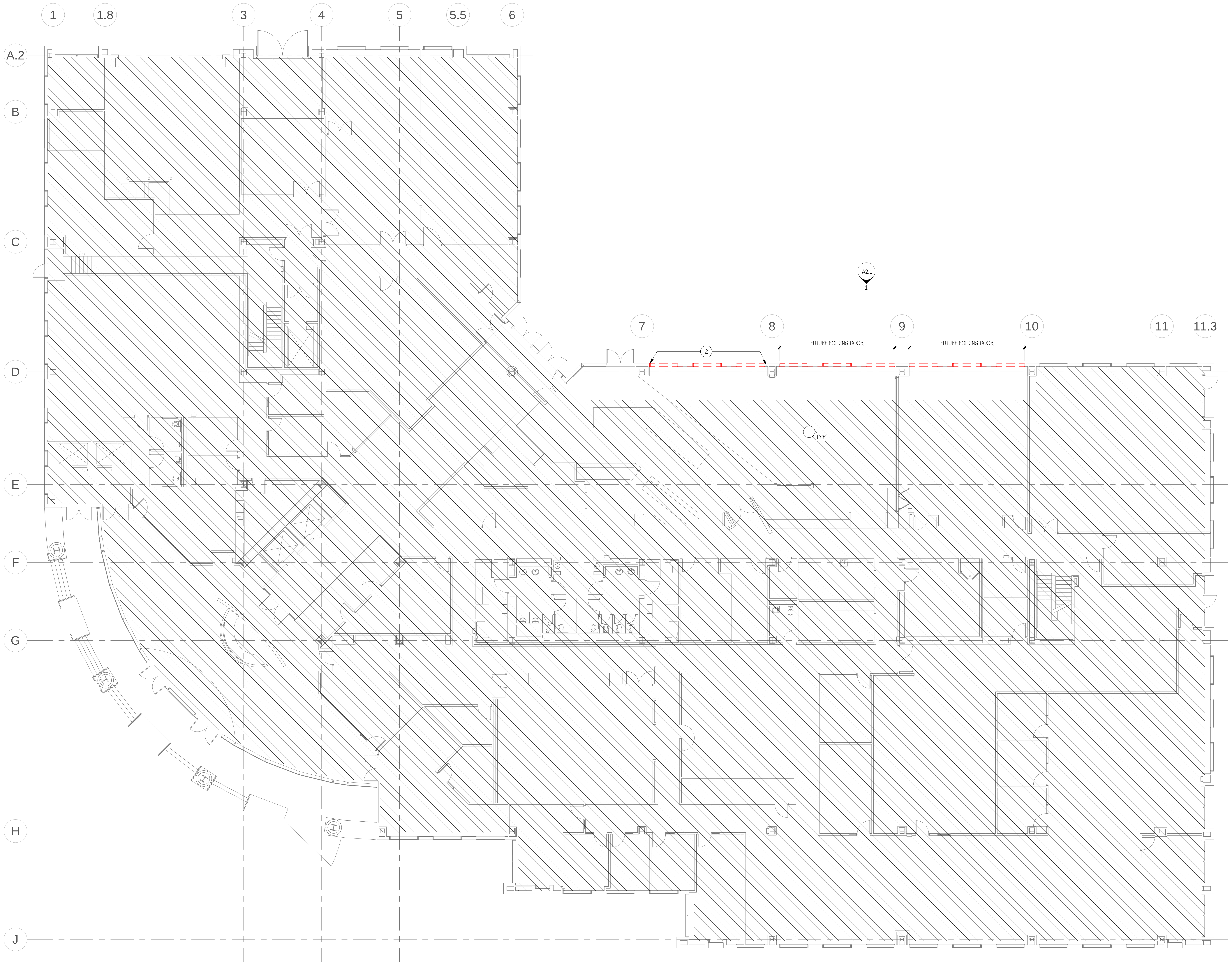
Drawing Title

GRADING & DRAINAGE PLAN

Drawing Number

NOT FOR CONSTRUCTION

C1.01



1 1ST FLOOR - DEMOLITION PLAN
3/32" = 1'-0"

NORTH

General Notes

A. ALL EXISTING BUILDING RATINGS ASSUMED TO MEET BUILDING CODS STANDARDS. THE ARCHITECT CAN NOT BE HELD LIABLE FOR ANY DISCREPANCIES IN EXISTING CONSTRUCTION.
B. ALL EXISTING FACILITIES TO REMAIN UNLESS OTHERWISE NOTED TO BE REMOVED AND/OR RELOCATED.
C. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED TO BE REMOVED.
D. ANY QUESTIONS REGARDING SCOPE OF DEMOLITION SHALL BE CLARIFIED WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.
E. CAP AND IDENTIFY EXPOSED UTILITIES. CONTRACTOR'S WORK ASSOCIATED WITH DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION IS INCLUDED IN SCOPE OF WORK.
F. CONTRACTOR'S PRICE SHALL INCLUDE ANY COSTS THAT WILL BE INCURRED TO MEET ALL CONDITIONS AND REQUIREMENTS OF THE OWNER WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE, SCREENING FOR DUST, AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.
G. CONTRACTOR'S PRICE SHALL INCLUDE ANY COSTS THAT WILL BE INCURRED TO MEET ALL CONDITIONS AND REQUIREMENTS OF THE OWNER WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE, SCREENING FOR DUST, AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.
H. COORDINATE SELECTIVE DEMOLITION AND REPAIR OF EXISTING SURFACES AS REQUIRED FOR INSTALLATION OF ELECTRICAL AND COMMUNICATION CONDUITS AS REQUIRED.
I. EXISTING EXTERIOR WALL WITH BRICK VENEER TO REMAIN, U.O.N. PATCH/REPAIR AS REQUIRED. ANY NEW BRICK INFILL OR PATCH MUST MATCH EXISTING VENEER THAT REMAINS. CONTRACTOR TO DETERMINE BEST METHOD FOR MATCH-SALVAGE OF EXISTING TO BE REMOVED FOR INSTALL OR USE OF NEW BRICK VENEER THAT HAS BEEN TREATED AS REQUIRED TO LOOK AGED AND MATCHES EXISTING. INFILL/PATCH AREAS SHALL NOT APPEAR DIFFERENT THAN EXISTING TO REMAIN AREAS. ADDITIONALLY ALL INFILL/PATCHED AREAS SHALL NOT SHOW A VERTICAL OR HORIZONTAL 'CUT' SEAM, EXISTING VENEER SHALL BE REMOVED AS REQUIRED ON A FULL BRICK/COURSE SO THAT THE INFILL APPEARS SEAMLESS.
J. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS AS REQUIRED FOR NEW PLAN LAYOUT AND CODE REVISIONS INCLUDING ADA
K. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPORT AND DISCREPANCIES TO ARCHITECT BEFORE START OF DEMOLITION.
L. IN AREAS OF DEMOLITION REMOVE ALL SUSPENDED CEILING GRID, TILES, DIFFUSERS, RETURNS, LIGHTS, BRANCH HVAC DUCTS, SPEAKERS, NON REQUIRED DRAFT STOPS. ETC. U.O.N.
M. MAINTAIN BUILDING SECURITY, ALL LIFE SAFETY/FIRE PROTECTION SYSTEMS AND EXIT PASSAGES AT ALL TIMES. (E) FIRE SPRINKLERS TO REMAIN. RETROFIT AS REQUIRED FOR NEW WORK.
N. PATCH REMAINING PORTIONS OF WALLS AND FINISHED SURFACES AS REQUIRED FOR NEW FINISHES.
O. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR EXTENT OF MECHANICAL, PLUMBING AND ELECTRICAL DEMOLITION WORK.
P. REMOVE ALL ABANDONED ELECTRICAL AND LIGHT U.O.N.
Q. REMOVE ALL EXISTING FLOOR FINISHES AND BASE, U.O.N. REMOVE ALL EXISTING CONDITIONS WHICH CAUSE RISES OR DEPRESSION IN FLOORING SURFACE SUCH AS FASTENERS, OUTLET CORES, MOUNDED COVER PLATES, RESILIENT FLOORING, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC. TO ENSURE FLOOR IS SMOOTH AND LEVEL. PREPARE FOR NEW FINISHES.
R. REMOVE ALL EXISTING PARTITIONS, FURRING, EQUIPMENT, FIXTURES, FLOORING, ETC. DOWN TO THE BUILDING SHELL AS REQUIRED FOR THE NEW WORK U.O.N. PREPARE SURFACES FOR THE NEW WORK.
S. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS DISCOVERED DURING CONSTRUCTION. THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
T. THE DESIGN INTENT IS TO PRESERVE THE INTEGRITY OF THE EXISTING STRUCTURAL SYSTEM. IF PLYWOOD, CONCRETE, OR STRUCTURAL STEEL IS ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY ARCHITECT AND/OR BUILDING OWNER PRIOR TO PROCEEDING. ALL BEARING WALLS, SHEAR WALLS, BRACE FRAMES, STRUCTURAL COLUMNS AND BEAMS TO REMAIN, U.O.N.

Keynotes

Indicated by (x)→ on the plans

1 NO WORK IN THIS AREA. SHOWN SHADED.
2 REMOVE PORTION OF (E) WALL FOR NEW FOLDING DOOR.

Legend

▭	EXISTING WALL TO REMAIN: CLEAN, PATCH, REPAIR & PREP AS REQ'D FOR LEVEL 4 & SMOOTH FINISH TO RECEIVE NEW PAINT & WALL BASE AS REQ'D.
⌐ ‒ ‒ ¬	EXISTING NON-STRUCTURAL WALL TO BE REMOVED
◜	EXISTING DOOR & FRAME TO REMAIN; CLEAN & PREP AS REQ'D FOR NEW & FINISHED LOOK.
◜	EXISTING DOOR & FRAME TO BE REMOVED. PATCH & REPAIR RELATED AREAS AFFECTED BY DEMOLITION & PREP AS REQ'D FOR NEW CONSTRUCTION.

STUDIO G ARCHITECTS

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T:408.283.0100

PROJECT ADDRESS
10200 S. DE ANZA BLVD.
CUPERTINO, CA 95014

MARKET READY IMPROVEMENTS for
RUBICON POINT
PARTNERS

LICENSED ARCHITECT
KELLY ANN SIMCOX
C-27062
01/23
RENEWAL DATE
STATE OF CALIFORNIA
kelly a. simcox, architect

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	10/21/2020	PRICING SET
	11/24/2020	PLANNING SUBMITTAL
	1/12/2021	PLANNING SUBMITTAL

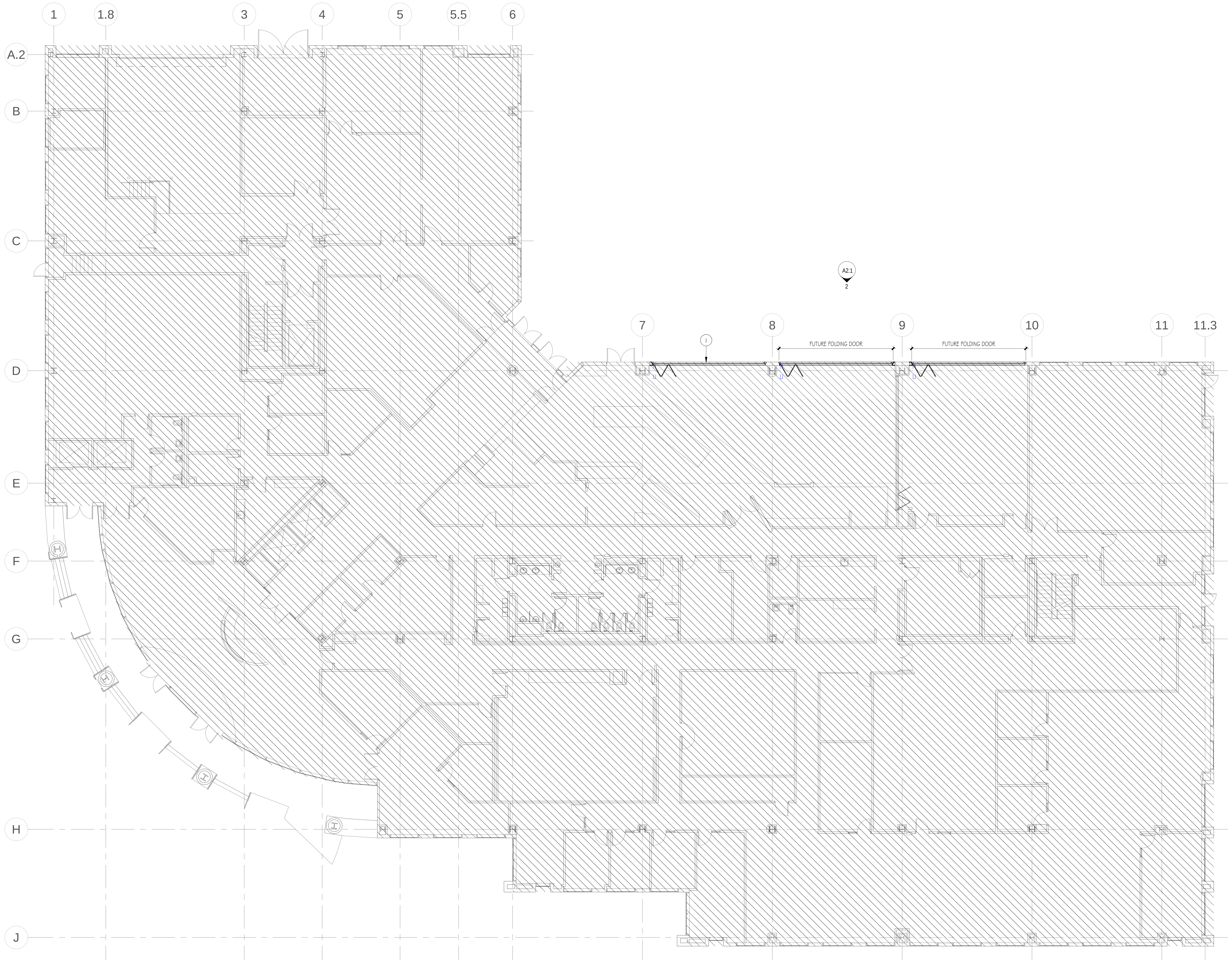
DATE	7/28/2020
SCALE	As indicated
PROJECT ID	2020.138
DRAWN BY	CW

1ST FLOOR DEMOLITION PLAN

SHEET TITLE

SHEET NO.
AD.1

1/12/2021 11:52:35 AM



1 1ST FLOOR - PROPOSED PLAN

3/32" = 1'-0"

NORTH

General Notes

- A. ALL EXISTING TO REMAIN AND NEW WALL SURFACES TO RECEIVE SMOOTH LEVEL 4 FINISH.
- B. ALL GYP. BD. PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO A LEVEL 4 FINISH U.O.N. CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, U.O.N. ALL CLEAR DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL.
- D. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS AS REQUIRED FOR NEW PLAN LAYOUT AND CODE REVISIONS INCLUDING ADA. CONTRACTOR WILL BE RESPONSIBLE FOR THE DRAWINGS, SUBMITTAL, AND APPROVAL OF ANY FIRE SPRINKLER AND FIRE ALARM WORK AS A DEFERRED SUBMITTAL.
- E. EXISTING PARTITIONS/EXTERIOR WALLS PATCH/REPAIR GYP. BD. AS NECESSARY. (TAPE, MUD, SAND TO LEVEL 4 FINISH). PATCH AND SKIM BASE OF WALLS WHERE BASE IS REMOVED. PREPARE FOR (N) N.I.C. FINISHES.
- F. FINISH FACES SHALL ALIGN AT JUNCTION OF NEW AND EXISTING CONSTRUCTION U.O.N.
- G. LIGHTING/SIGNAGE SHALL COMPLY WITH CBC SECTION 1011.
- H. MAINTAIN ALL EXISTING RATED CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. PATCH AND REPAIR AS REQUIRED TO INSURE INTEGRITY OF EXISTING FIRE RATINGS.
- I. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.
- J. PENETRATIONS OF FIRE-RATED CONSTRUCTION TO COMPLY WITH CURRENT CBC.
- K. PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION.
- L. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THEN GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE OWNER AND ARCHITECT TO CONFIRM THAT THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS RECEIVES OWNER APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF THE OWNER REQUESTS ANY CHANGE, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH SUCH CHANGE.
- M. UPON COMPLETION OF PARTITION LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR REVIEW AND VERIFICATION OF LAYOUT PRIOR TO PARTITION INSTALLATION.
- N. VERIFY POSITIONS OF EXISTING STRUCTURAL MEMBERS TO BE LOCATED WITHIN NEW WALL CONSTRUCTION AND NOTIFY ARCHITECT OF DISCREPANCIES.

Keynotes

Indicated by (x)→ on the plans

1 (N) GLASS FOLDING WALL BY NANAWALL OR APPROVED EQUAL. FRAMES AND GLASS TO MATCH (E) WINDOW SYSTEM.

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STUDIO g ARCHITECTS

PROJECT ADDRESS

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CUPERTINO, CA 95014

MARKET READY IMPROVEMENTS for

RUBICON POINT
PARTNERS

KELLY ANN SIMCOX
C-27062
01/23
RENEWAL DATE

kelly a. simcox, architect

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	10/21/2020	PRICING SET
	11/24/2020	PLANNING SUBMITTAL
	1/12/2021	PLANNING SUBMITTAL

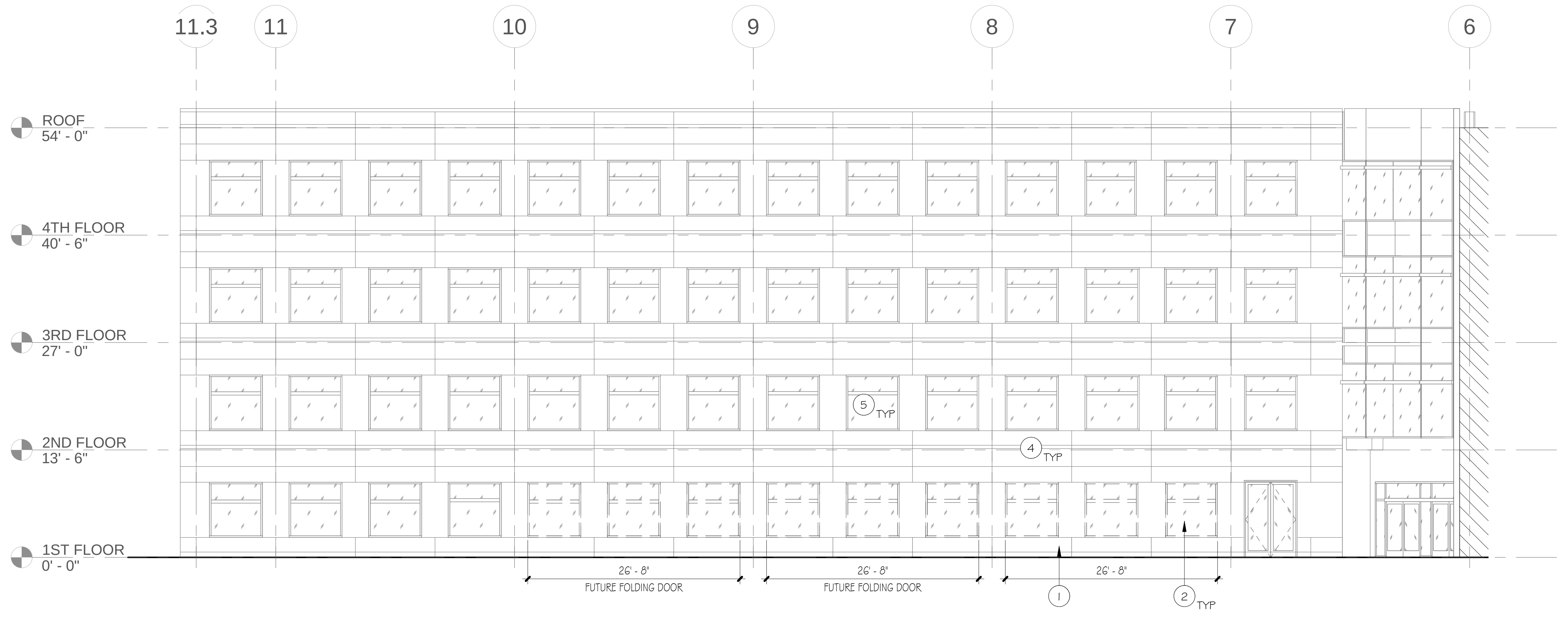
DATE	7/28/2020
SCALE	As indicated
PROJECT ID	2020.138
DRAWN BY	CW

1ST FLOOR PLAN

SHEET TITLE

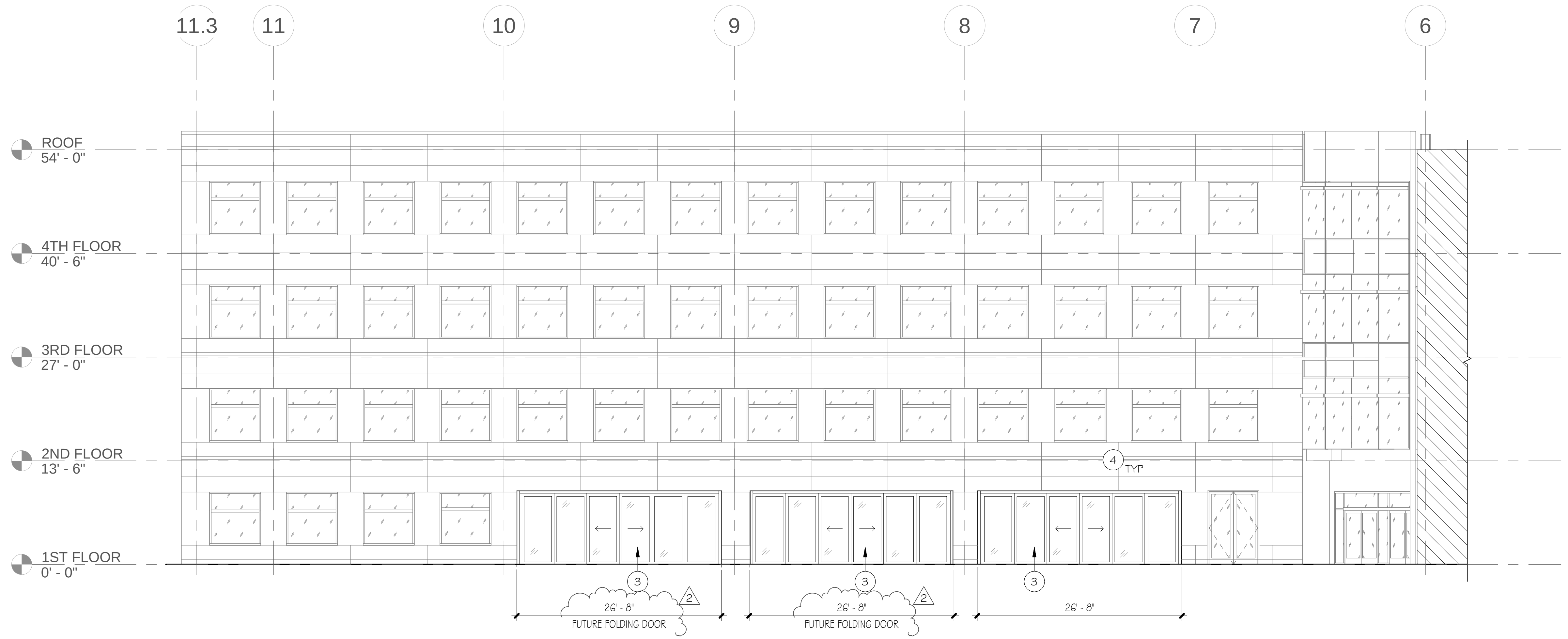
SHEET NO. A1.1

1/12/2021 11:52:27 AM



1 EAST ELEVATION - DEMO

3/32" = 1'-0"



2 EAST ELEVATION - NEW

3/32" = 1'-0"

Keynotes

Indicated by (x)→ on the plans

1 REMOVE PORTION OF (E) WALL FOR NEW FOLDING DOOR.
2 REMOVE (E) WINDOW FOR NEW FOLDING DOOR.
3 (N) GLASS FOLDING WALL BY NANAWALL OR APPROVED EQUAL. FRAMES AND GLASS TO MATCH (E) WINDOW SYSTEM.
4 (E) STUCCO WALL FINISH TO REMAIN.
5 (E) EXTERIOR WINDOW SYSTEM TO REMAIN.

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C-27062
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kelly a. simcox, architect

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	1/12/2021	PLANNING SUBMITTAL
1	2/19/2021	PLANNING RESUBMITTAL
2	4/6/2021	PLANNING RESUBMITTAL

DATE	7/28/2020
SCALE	3/32" = 1'-0"
PROJECT ID	2020.138
DRAWN BY	CW

EXTERIOR ELEVATIONS

SHEET TITLE

SHEET NO. **A2.1**

4/6/2021 10:44:38 AM

NEW EXTERIOR RENDEING

EXISTING CONDITION

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CUPERTINO, CA 95014

MARKET READY IMPROVEMENTS for

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PARTNERS

C-27062
01/23
RENEWAL DATE

kelly a. simcox, architect

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REVISIONS

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	1/12/2021	PLANNING SUBMITTAL

DATE	7/28/2020
SCALE	
PROJECT ID	2020.138
DRAWN BY	CW

EXTERIOR RENDEING

SHEET TITLE

SHEET NO. **A2.2**

1/12/2021 11:52:32 AM