

professional seal



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owner

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tenant

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interior design

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mep engineers

ACIES ENGINEERING
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Lighting Design

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project

Gold Star
GYMNASTICS



Gold Star Gymnastics
721 Sunnyvale Saratoga Road
Sunnyvale, CA 94087

package

PERMIT PACKAGE
CORRECTIONS 3

project no.

24005

issue	description	date	rev
01	PERMIT	06.24.2024	
02	MEP PERMIT	11.05.2024	
03	PLANNING CORRECTIONS	11.19.2024	1
04	PLANNING CORRECTIONS 3	05.09.2025	1
05			
06			
07			
08			
09			
10			

drawing

COVER SHEET, PROJECT
SUMMARY, SHEET INDEX,
TYPICAL SYMBOLS

scale

as shown

sheet no.

A0.1

- = NEW ISSUE
- = RE-ISSUED WITHOUT CHANGES

ARCHITECTURAL

A0.1 COVER SHEET, PROJECT SUMMARY, SHEET INDEX, AND TYPICAL SYMBOLS

A0.2 GENERAL NOTES

A0.3 GENERAL ACCESSIBILITY COMPLIANCE GUIDELINES

A0.5 SITE PLAN

A0.6 EXISTING AND ACCESSIBILITY DIAGRAMS

D1.0 DEMOLITION PLAN (FOR REFERENCE ONLY, UNDER SEPARATE PERMIT)

D2.0 EXISTING / DEMO ELEVATIONS (FOR REFERENCE ONLY, UNDER SEPARATE PERMIT)

A1.0 MOVING DIAGRAM EXISTING

A1.01 MOVING DIAGRAM PROPOSED

A1.1 CONSTRUCTION PLAN

A1.2 REFLECTED CEILING PLAN (FOR REFERENCE ONLY, UNDER SEPARATE PERMIT)

A1.6 ENLARGED RESTROOM PLANS

A1.7 ENLARGED RESTROOM PLANS

A2.1 PROPOSED EXTERIOR ELEVATIONS

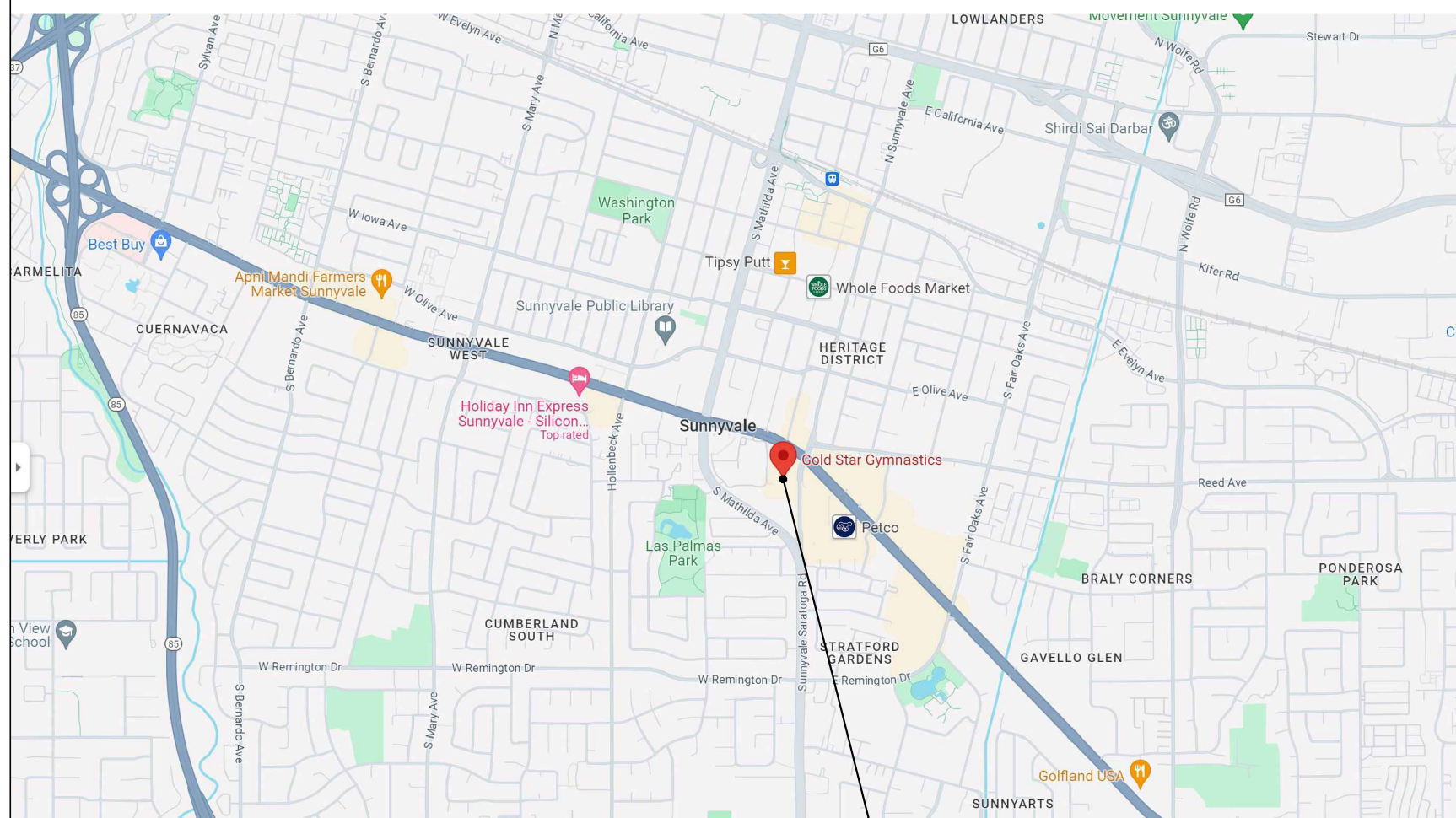
A3.0 INTERIOR ELEVATIONS

A5.1 PARTITION AND INTERIOR DETAILS

STRUCTURAL

S0 GENERAL NOTES

S1 PARTIAL PLAN AND DETAILS / PARTIAL ROOF PLAN



8 vicinity map

SUMMARY OF WORK: TENANT IMPROVEMENT EXPANSION INTO ADJACENT 18,036 SF MERCANTILE SPACE.
(SIMILAR TO PREVIOUS APPROVED BUILD-OUT, PERMIT # 2018-1019)

MINOR LIKE FOR LIKE STOREFRONT IMPROVEMENTS & SIGNAGE.

DEMOLITION, MECHANICAL, ELECTRICAL, AND PLUMBING BY LANDLORD (INCLUDING HVAC, ELECTRICAL
ROOM, LIGHTING, POWER PLANS, T24 CALCS & RESTROOMS) UNDER SEPARATE PERMIT.

DEFERRED PERMIT: SPRINKLERS

PROJECT DATA: PROPOSED CHANGE IN BUILDING USE OR OCCUPANCY FROM M TO A-3.

OCCUPANCY GROUP: A-3, B, S-1
(PREVIOUSLY M)
USE: EXERCISE (GYMNASTICS) WITHOUT SPECTATOR SEATING

CONSTRUCTION TYPE: TYPE III-B ONE STORY
(EXISTING BUILDING)

ZONING DISTRICT: ECR/MU54

SPRINKLERS YES
AREA OF PROPOSED TENANT IMPROVEMENT: 18,036 SQ.FT.

OCCUPANTS: 351

EXITS REQUIRED: 2 EXITS PROVIDED: 4

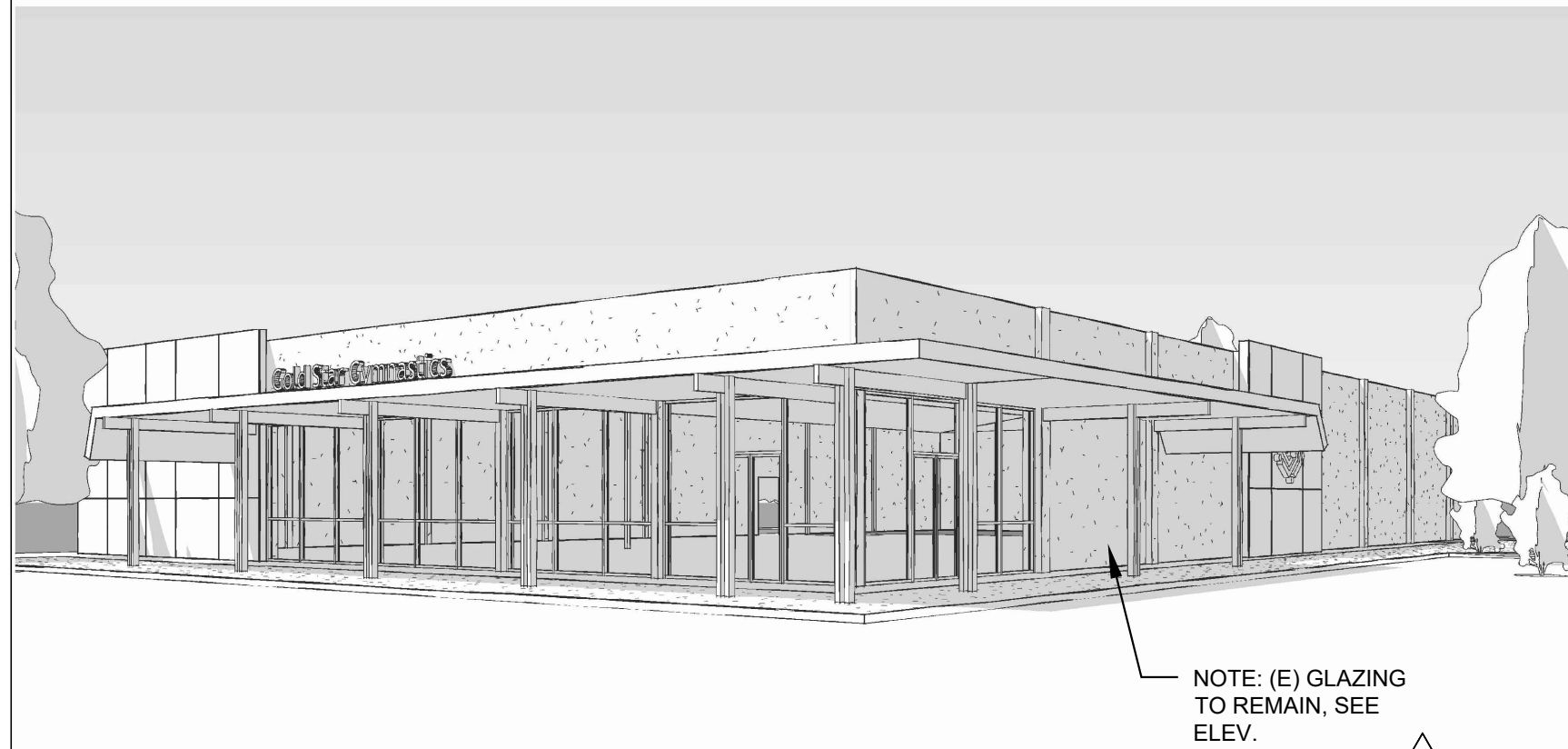
(SEE A0.6 FOR CALCS)

ALLOWABLE
AREA CALC.

TOTAL BUILDING AREA:
44,350 SF , SINGLE STORY TYPE III-A, SPRINKLERED.

PER 2022 CBC TABLE 506.2:
ALLOWABLE SF FOR PRIMARY OCCUPANCY OF A-3: 56,000 SF

NOTE: DOCUMENTATION OF ORIGINAL OCCUPANCY OF BUILDING PER 1961 UBC AVAILABLE BY
LANDLORD, UPON REQUEST.



NOTE: (E) GLAZING
TO REMAIN, SEE
ELEV.

NOTE: FOR CONCEPTUAL REFERENCE ONLY

5 rendering

SALES 101 12'-0"	ROOM / CEILING TAG
0'-0"	CEILING TAG
00 A-00	EXTERIOR ELEVATION TAG
A D A-00 B C	INTERIOR ELEVATION TAG
00 A-00	DETAIL TAG
1 A-00	SECTION TAG
00 A-00	AREA REFERENCE TAG
E	WINDOW TAG
8	DOOR TAG
X H	PARTITION TAG X=TYPE, H=RATING
8	MILLWORK TAG
W1.1	FINISH TAG
17	KEY NOTE
FIRST FLOOR ±0'-0"	ELEVATION MARKER
0'-0" FF 0'-0" AFF	BENCHMARK
1 A	COLUMN GRID LINES
	BREAKLINE
	PROJECT NORTH

10 symbols

RELEVANT CODES

2022 CALIFORNIA BUILDING STANDARDS CODES, INCLUDING:

- PART 2 CA BUILDING CODE
- PART 2.5 CA RESIDENTIAL CODE
- PART 3 CA ELECTRICAL CODE
- PART 4 CA MECHANICAL CODE
- PART 5 CA PLUMBING CODE
- PART 6 CA ELECTRICAL CODE
- PART 9 CA FIRE CODE
- PART 11 CGBSC (CALGREEN)

ALL OTHER CODES, BULLETINS, CODE NOTES, RULES
AND LOCAL LAWS:

- SUNNYVALE AMENDMENTS TO CFC

9 codes

STATEMENT OF COMPLIANCE

Recitals

We, the undersigned, are the owners ("Property Owners") of that real property commonly known as Assessor's Parcel Number 201-37-012, in the City of Sunnyvale, County of Santa Clara, State of California ("Real Property").

Our tenant, Gold Star Gymnastics, LLC ("Gold Star Gymnastics"), leases the premises commonly known as 727 Sunnyvale-Saratoga Road ("Existing Premises"), where they operate a gymnastics school. Gold Star Gymnastics also undersigns this Statement of Compliance.

Gold Star Gymnastics desires to expand their gymnastics school by leasing premises commonly known as 721 Sunnyvale-Saratoga Road ("Additional Premises"), which are adjacent to their Existing Premises.

Together, the Existing Premises and the Additional Premises shall comprise the total floor area ("Combined Premises") which Gold Star Gymnastics shall lease and occupy, and within which Gold Star Gymnastics shall operate their gymnastics school. Within the Additional Premises, Gold Star Gymnastics shall abide by the terms of that certain Lease ("Lease") by and between Gold Star Gymnastics, as Tenant, and the Property Owners, as Landlord, dated as of January 29, 2024.

On June 25, 2024, Gold Star Gymnastics applied to the City of Sunnyvale for a Miscellaneous Planning Permit, PLNG 2024-0441, approval of which would enable Gold Star Gymnastics to proceed with leasing, occupying, and operating their gymnastics school in the Additional Premises.

As a condition of approval of this permit application, the City of Sunnyvale requires the Property Owners and Gold Star Gymnastics to provide this written statement, by which together we stipulate the conditions under which Gold Star Gymnastics, as Tenant, shall occupy and operate their gymnastics school in the Combined Premises.

Declaration

Therefore, we, the undersigned, declare that we shall comply with the applicable provisions of the 2022 California Building Code, adopted by the City of Sunnyvale on November 1, 2022, and which became effective January 1, 2023.

Page 1 of 2

Specifically, while Gold Star Gymnastics occupies and operates their gymnastics school in the Combined Premises, the following conditions shall be established and shall be maintained by Gold Star Gymnastics throughout its tenancy under its Lease:

- The uses of the Combined Premises shall be limited to those uses associated with Gold Star Gymnastics' operating as a gymnastics school.
- The number of occupants within the Combined Premises shall not exceed three hundred (300) at any time during the business hours of Gold Star Gymnastics, and throughout the term of its Lease.
- The layout of areas specified for training, administration, storage, or accessory uses within the Combined Premises, and the number of occupants corresponding to each of these areas, shall be where and as shown on the plans submitted under Miscellaneous Planning Permit, PLNG-2024-0441, and approved by the City of Sunnyvale ("Approved Plans").

The number of occupants approved by the City of Sunnyvale for Gold Star Gymnastics under Miscellaneous Planning Permit, PLNG-2024-0441, shall not apply to any subsequent entity who may occupy the Combined Premises, and shall not apply to subsequent entities who may occupy either the Existing Premises or the Additional Premises.

A copy of this Statement of Compliance shall be affixed to the Approved Plans.

This Statement of Compliance was made on the 30th day of April, 2025 and was signed by:

Tenant and Permit Applicant:

Gold Star Gymnastics, LLC,
a California limited liability company

Pamela Evans, PhD
Owner, Managing Member

Property Owners:

Kason K. C. Leung Revocable Trust
dated October 18, 2024

Kason Leung, Trustee

Ted K. W. Leung Revocable Trust
dated October 18, 2024

Ted Leung, Trustee

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13 statement of compliance letter

1. CORRIDORS

1. CORRIDOR WIDTHS: EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH. CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH.

2. CORRIDORS THAT EXCEED 200 FEET IN LENGTH SHALL HAVE MINIMUM CLEAR WIDTH OF 60"; OR HAVE, AT A CENTRAL LOCATION, A 60-INCH MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE; OR HAVE AT A CENTRAL LOCATION, AN INTERVENING CROSS TEE CORRIDOR, A MINIMUM OF 44" IN WIDTH; OR HAVE AT A CENTRAL LOCATION, AN OPENABLE DOOR.

3. EVERY AISLE SHALL BE NOT LESS THAN 36" WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 44" WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE FARTHEST POINT FROM AN EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" FOR EACH 3'-0" IN LENGTH TOWARD THE EXIT, CROSS AISLE OR FOYER. WITH CONTINENTAL SEATING SIDE AISLES SHALL NOT BE LESS THAN 44" IN WIDTH.

2. DOORS

1. DOOR SIZE: EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE TO PERMIT INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90° AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXIT WAY IS NOT IS NOT LESS THAN 32".

2. HINGED DOORS: THE OPENING WIDTH SHALL BE MEASURED W/ THE DOOR POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION.

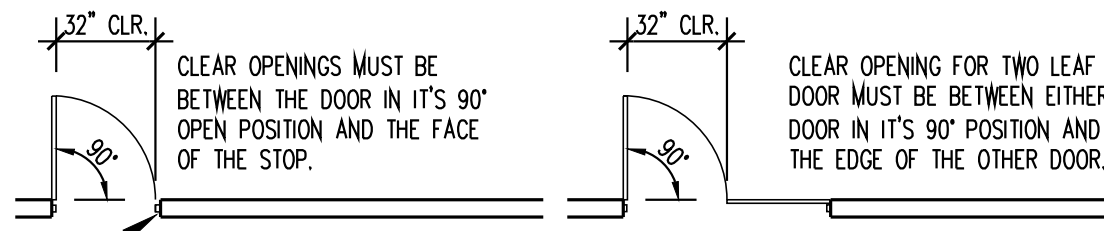
3. PAIR OF DOORS: WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION.

4. PUSH EFFORT: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING DOORS, COMPENSATING DEVICES CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHERE FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS.

5. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC, NO STILE & SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEEL-CHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION.

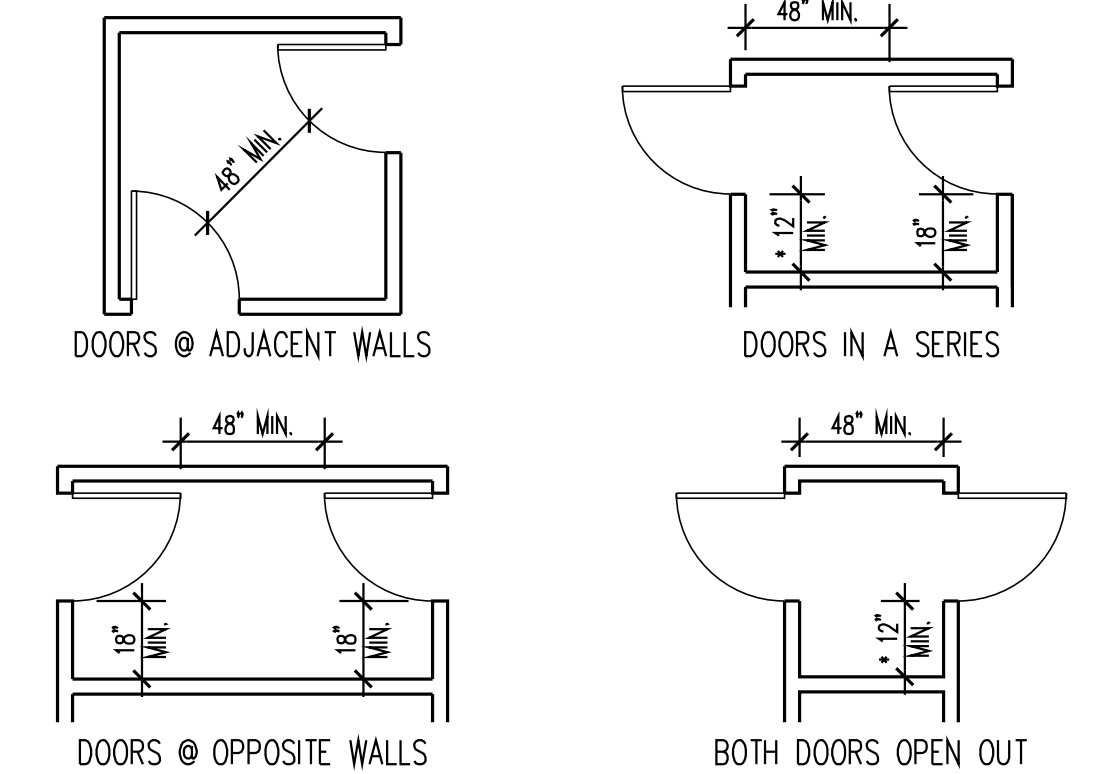
6. WHEN THE DOOR HAS A CLOSER, THEN THE SNEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH MEASURE TO THE LANDING EDGE OF THE DOOR.

7. PROVIDE CLEAR SPACE OF 12" PAST STRIKE EDGE OF THE DOOR ON THE OPPOSITE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.



3. VESTIBULE

1. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MIN. 48" OF CLEAR SPACE FROM ANY DOOR OPENING IN SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.



* PROVIDE THIS SPACE IF DOOR IS SECURED W/ BOTH A LATCH AND CLOSER

4. HARDWARE

1. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" A.F.F. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND AN ACCESSIBLE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT. LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE W/O REQUIRING THE ABILITY TO TURN, TWIST, PINCH OR GRASP THE OPENING HARDWARE.

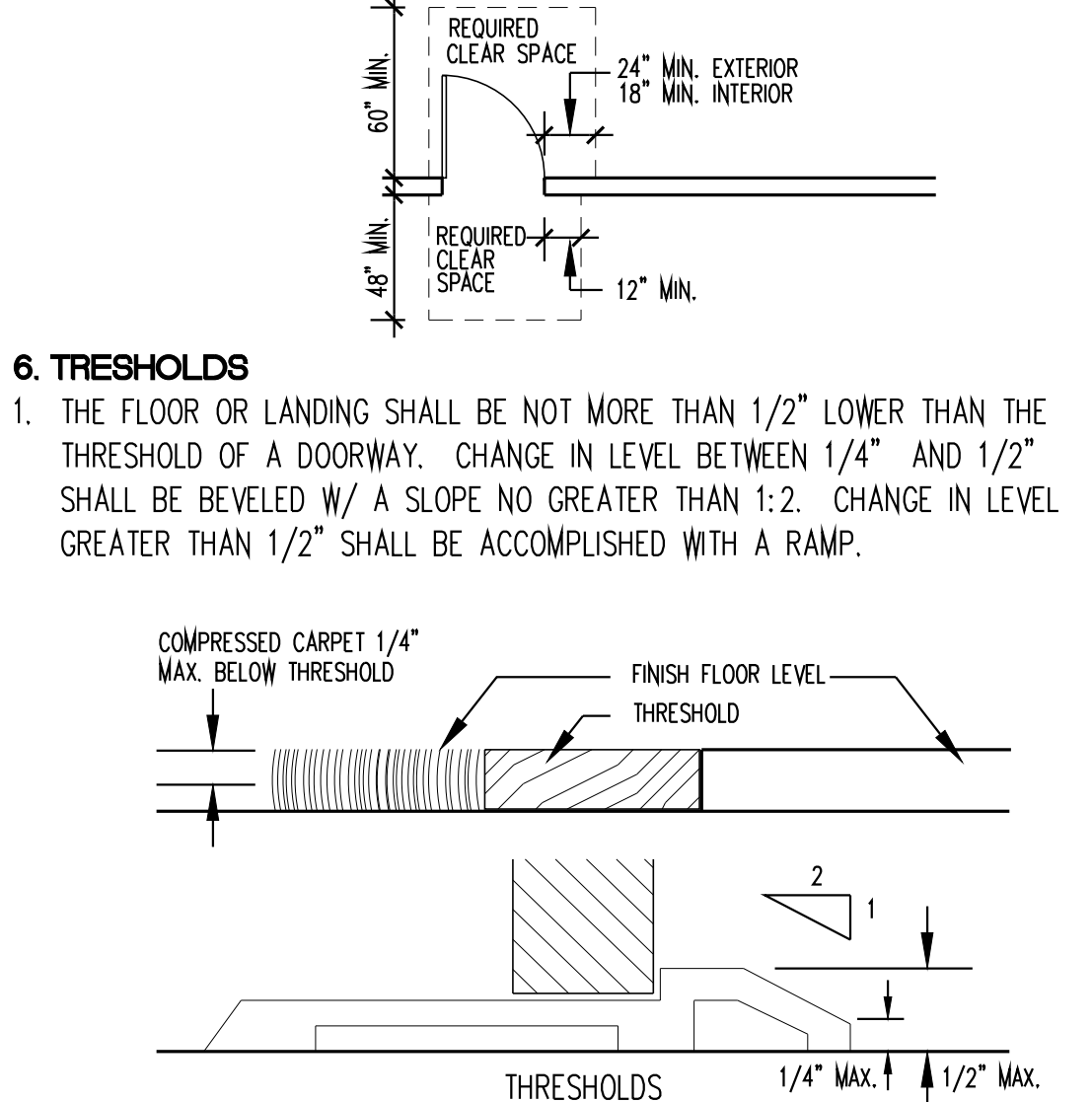
2. KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN A DURABLE SIGN IS POSTED ON OR ADJACENT TO THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL BE NOT LESS THAN 1" HT. ON A CONTRASTING BACKGROUND.

5. LEVEL FLOOR LANDING AT DOORS

1. THE FLOOR OR LANDING ON EA. SIDE OF AN EXIT DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND LENGTH OPPOSITE THE DIRECTION OF DOOR SWING 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

2. WHERE THE PLANE OF THE DOORWAY IS OFFSET OR LOCATED IN AN ALCOVE, THE PROJECTION DISTANCE ALLOWED TO PROJECT INTO THE REQUIRED DOOR STRIKE CLEARANCE MEASURED FROM THE FACE OF THE WALL TO THE FACE OF THE DOOR IS LIMITED TO 8".

3. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.



7. SIGNS AND IDENTIFICATION

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B. CONTRASTING BACKGROUND (DARK ON LIGHT OR LIGHT ON DARK) MAY BE SUBSTITUTED FOR COLORS ABOVE WHERE SPECIFICALLY APPROVED BY LOCAL AUTHORITIES.

2. WHERE NOT ALL ENTRANCES COMPLY WITH 404, ENTRANCES COMPLYING WITH 404 SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1. DIRECTIONAL SIGNS COMPLYING WITH 703.5 THAT INDICATE THE LOCATION OF THE NEAREST ENTRANCE COMPLYING WITH 404 SHALL BE PROVIDED AT ENTRANCES THAT DO NOT COMPLY WITH 404.

3. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES OF A BUILDING OR SITE, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 703. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 48" MIN. A.F.F. TO BASELINE OF LOWEST TACTILE CHARACTER AND 60" MAX. A.F.F. TO BASELINE OF THE HIGHEST TACTILE CHARACTER IN COMPLIANCE WITH SECTION 703.4. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN., CENTERED ON THE TACTILE CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

4. WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACE OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 703.4.2. MEANS OF EGRESS SIGNS AND IDENTIFICATION FOR VISUAL EXIT SIGNS, GRAPHICS, ILLUMINATION, POWER SOURCE, TACTILE EXIT SIGNAGE, TACTILE STAIR LEVEL IDENTIFICATION AND SPECIAL EGRESS CONTROL DEVICES SHALL COMPLY WITH SECTIONS 1011.

5. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:
A) LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR RECESSED 1/32" MIN. AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.

B) RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH (MAX. OF 2").

C) PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM SHALL BE A MIN. OF 6" IN HT.

6. CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.

7. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

8. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 703.5.5. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE LETTER "I". LOWER CASE CHARACTERS ARE PERMITTED. VISUAL CHARACTERS SHALL BE 40 INCHES MIN. ABOVE THE FINISH FLOOR OR GROUND.

9. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN THE CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

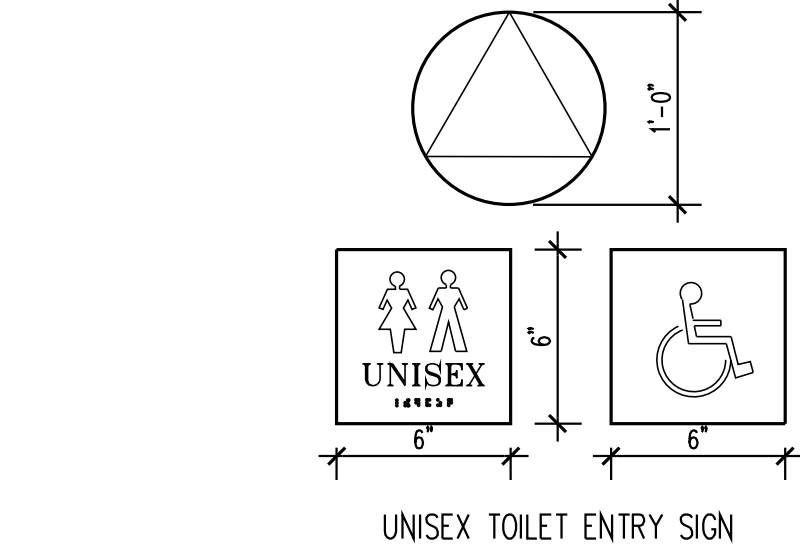
10. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK W/ EDGES 12" L AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. UNSEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER W/ A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR BETWEEN 58" AND 60" ABOVE FINISH FLOOR. THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.

a. MATERIAL: UNISEX & WHLCHR. SIGN PANELS TO BE 3mm SINTRA W/ SCOTT -ADA'S 1/32" THICK LETTERS & SYMBOLS HELVETICA MEDIUM UPPER CASE. ALL LETTERS TO BE 1" HIGH BRAILLE LETTERS TO BE GRADE 2ADA APPROVED. TILES TO BE 3/16" PLEXI W/ POLISHED EDGES

b. FIGURE TO BE 3/16" PLEXI APPLIED TO BACKGROUND

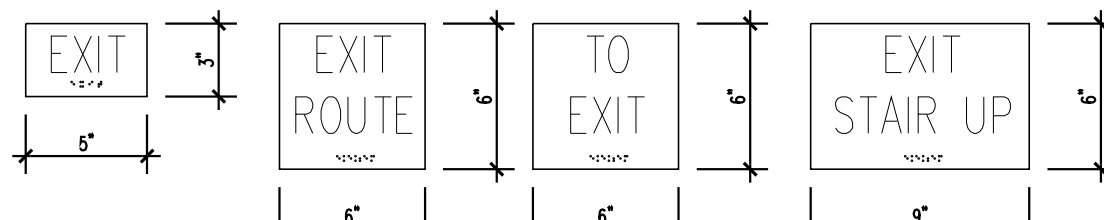
c. BRAILLE TILES & CHASE: STOCK BLACK

d. CIRCLE AND TRIANGLE: GREY PLEXI



11. A SIGN STATING EXIT IN RAISED CHARACTERS AND BRAILLE AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

12. SIGNAGE SHALL BE COMPOSED OF BLACK CHARACTERS, PICTOGRAMS AND BRAILLE ON A GREY FIELD.



8. SINGLE ACCOMMODATION SANITARY FACILITIES

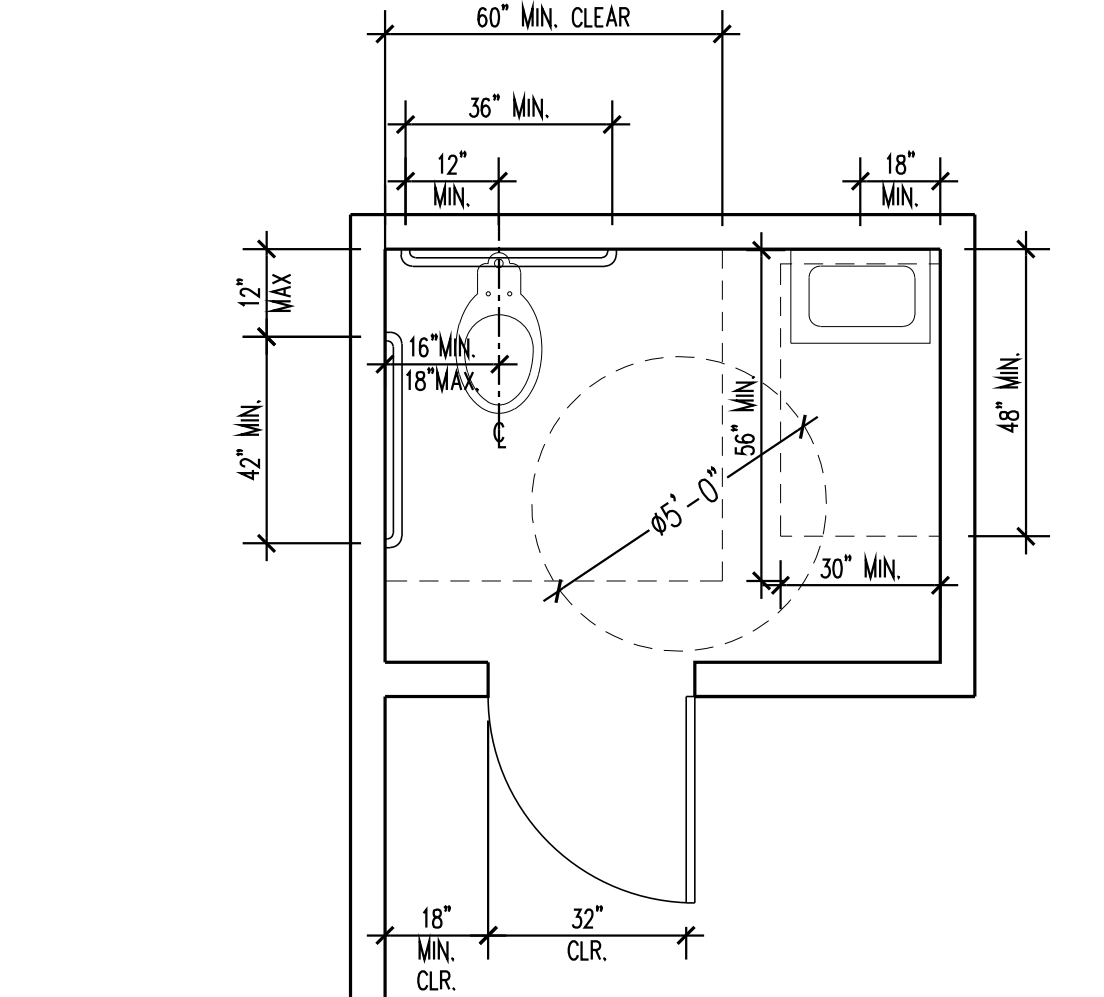
1. THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30" WIDE BY 48" LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE.

2. THERE SHALL BE IN THE ROOM, A CLEAR FLOOR SPACE OF AT LEAST 60" IN DIA. OR A T-SHAPED SPACE COMPLYING WITH 304. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS SHALL BE PERMITTED TO SWING INTO THE REQUIRED TURNING SPACE. EXCEPTIONS:

2. WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH 305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

3. CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MIN. MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16"-18" FROM THE SIDE WALL.

4. ALL DOORS, FIXTURES, AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE WITH A MIN. CLR. WIDTH OF 36" EXCEPT AT DOORS. IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MIN. CLR. WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SHOWN IN FIGURE 11B-5E.



SINGLE OCCUPANCY PRIVACY TOILET

9. TOILET FIXTURES AND ACCESSORIES

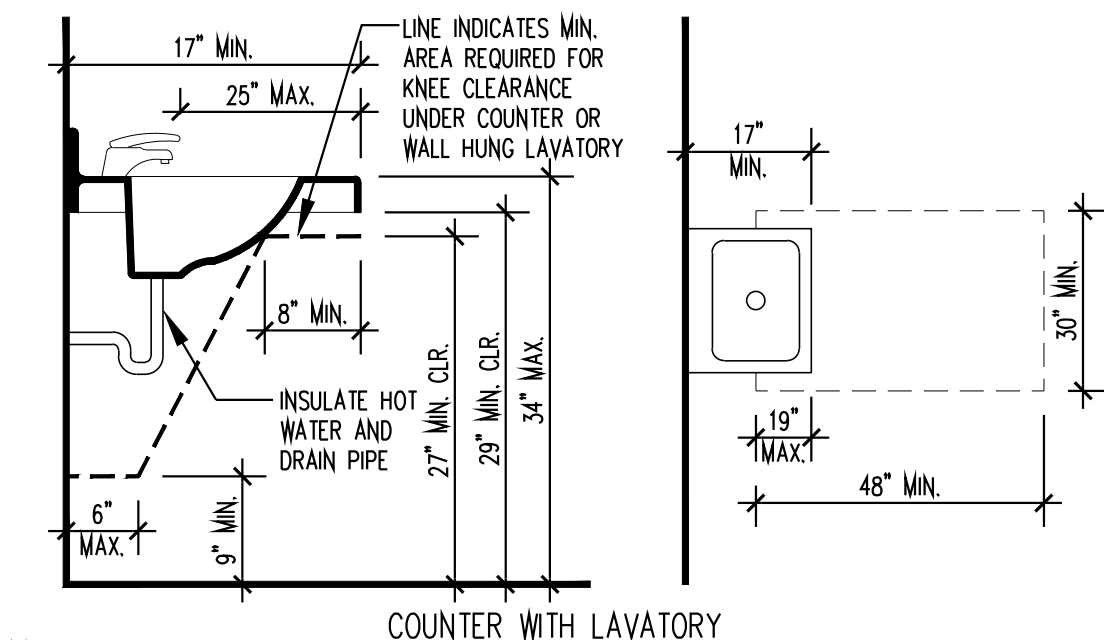
1. THE REQUIREMENTS SHALL APPLY TO LAVATORY FIXTURES, VANITIES AND BUILT-IN LAVATORIES.

2. A CLEAR FLOOR SPACE 30" X 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOORSPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.

3. LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED WITH A MIN. DISTANCE 18" TO THE CENTER LINE OF THE FIXTURE. ALL ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" A.F.F. & WITH A CLEARANCE OF 29" MIN. A.F.F. TO THE BOTTOM OF THE APRON W/ KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MIN. 30" IN WIDTH W/ 8" MIN. DEPTH AT THE TOP. CLEARANCE SHALL BE 17" DEPTH TO WALL AT 29" HEIGHT. TOE CLEARANCE SHALL BE 30" WIDTH AND SHALL BE A MIN. OF 9" HIGH FROM THE FLOOR AND A MIN. 17" DEEP FROM THE FRONT OF THE LAVATORY.

4. HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

5. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQD. TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

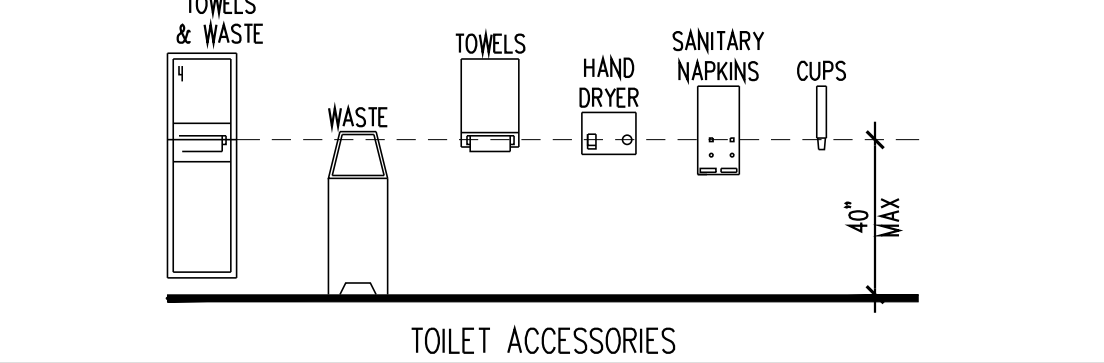


MIRRORS

1. MIRRORS SHALL BE MOUNTED W/ THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM A.F.F.

TOWEL, SANITARY NAPKINS AND WASTE RECEPTACLES

1. WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED. AT LEAST ONE OF EACH TYPE SHALL BE LOCATED W/ ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" AFF.



9. TOILET FIXTURES AND ACCESSORIES (CONT.)

TOILET TISSUE DISPENSERS

1. TOILET TISSUE DISPENSERS SHALL BE 7" MIN. AND 9" MAX. IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 15" MIN. AND 48" MAX. A.F.F. AND SHALL NOT BE LOCATED BEHIND GRAB BARS.

2. TOILET TISSUE DISPENSER SHALL ALLOW FOR CONTINUOUS PAPER FLOW AND DOES NOT CONTROL DELIVERY.

URINALS

1. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES (430 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES (345 MM) DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.

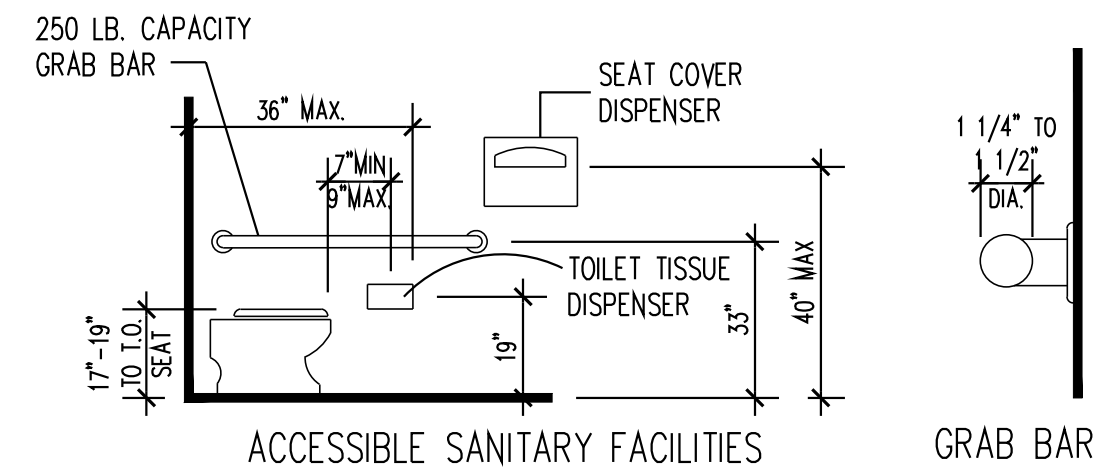
2. FLUSH CONTROLS SHALL BE AUTOMATIC OR OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

WATER CLOSETS

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MIN. 17" AND A MAX. 19" MEASURED TO THE TOP OF THE TOILET SEAT. CONTROLS SHALL BE AUTOMATIC OR OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. NO MORE THAN 44" A.F.F. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 LBS FORCE.

GRAB BARS

1. LOCATION: GRAB BARS FOR WATER CLOSETS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL. THE SIDE WALL GRAB BAR SHALL BE 42" LONG MIN., LOCATED 12" MAX. FROM THE REAR WALL AND EXTENDING 54" MIN. FROM THE REAR WALL WITH THE FRONT END POSITIONED 24" MINIMUM IN FRONT OF THE WATER CLOSET. THE REAR WALL GRAB BAR SHALL BE 36" LONG MIN. AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12" MIN. ON ONE SIDE AND 24" MIN. ON THE OTHER SIDE. GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33" MIN. AND 36" MAX. ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE. (609.4)



2. THE STRUCTURAL STRENGTH OF GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECS: ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

3. DIAMETER OR WIDTH: THE DIAMETER OR WIDTH OF THE GRIPPING GRAB BAR SHALL BE 1-1/4" TO 1-1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2".

4. A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MIN. RADIUS OF 1/8". GRAB BARS SHALL NOT ROTATE BETWEEN THEIR FITTINGS.

10. EMPLOYEE FACILITIES

1. EMPLOYEE AREAS SHALL CONFORM TO ALL REQUIREMENTS OF THE OFFICE OF THE STATE ARCHITECT /ACCESS COMPLIANCE SECTION IN THE LOCAL BUILDING CODE, PLUMBING CODE AND ELECTRICAL CODE.

2. SPECIFIC WORK STATIONS WITH THE EXCEPTION OF WORK STATIONS IN SALES FACILITIES, CHECK STANDS, TICKET BOOTHS, AND OTHER WORK STATIONS WITH SPECIFIC REQUIREMENTS CONTAINED IN OTHER PORTIONS OF THE REGULATIONS, NEED ONLY COMPLY WITH AISLE WIDTH, FLOORS AND LEVELS, AND ENTRYWAYS SHALL BE 32" IN CLEAR WIDTH.

3. EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE BY MEANS OF 36" MINIMUM AISLE AND 32" MINIMUM CLEAR OPENING DOOR WIDTH.

11. SALES FACILITIES

1. EMPLOYEE WORK STATIONS SHALL BE LOCATED ON ACCESSIBLE LEVELS AND SHALL BE SIZED AND ARRANGED TO PROVIDE ACCESS TO EMPLOYEES IN WHEELCHAIRS.

2. THE CUSTOMER SIDE OF SALES AND CHECKOUT STATIONS SHALL BE ACCESSIBLE.

3. IN NEW CONSTRUCTION, PROVIDE ACCESSIBLE CHECK STANDS. CHECK STANDS, INCLUDING SERVICE COUNTERS REQUIRING A SURFACE FOR TRANSACTIONS, SHALL BE MADE ACCESSIBLE BY PROVIDING A MINIMUM 36" AISLE ON THE CUSTOMER SIDE OF THE CHECK STAND WITH AN ADJOINING COUNTER HEIGHT NOT EXCEEDING 34" ABOVE THE FINISH FLOOR AND WITH THE TOP OF THE COUNTER LIP NOT TO EXCEED 36" ABOVE THE FINISH FLOOR.

4. ACCESSIBLE CHECK STANDS SHALL BE IDENTIFIED BY A SIGN CLEARLY VISIBLE TO THOSE IN WHEELCHAIRS WHICH DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND AND SHALL STATE "THIS CHECK STAND TO BE OPEN AT ALL TIMES FOR CUSTOMERS WITH DISABILITIES".

5. WHERE "QUICK" CHECK STANDS ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE.

6. IN EXISTING BUILDINGS BEING REMODELED, AT LEAST ONE CHECKOUT AISLE SHALL BE ACCESSIBLE IN FACILITIES WITH UNDER 5000 SQUARE FEET OF SELLING SPACE. IN AN EXISTING BUILDING, WITH 5000 OR MORE SQUARE FEET OF SELLING SPACE, AT LEAST ONE OF EACH DESIGN OF CHECKOUT AISLE SHALL BE MADE ACCESSIBLE WHEN ALTERED UNTIL THE NUMBER OF ACCESSIBLE CHECKOUT AISLES OF EACH DESIGN EQUALS THE NUMBER REQUIRED IN NEW CONSTRUCTION.

7. WHERE FITTING OR DRESSING ROOMS ARE PROVIDED FOR MALE OR FEMALE CUSTOMERS, PATIENTS, EMPLOYEES OR THE GENERAL PUBLIC, 5 PERCENT, BUT NEVER LESS THAN ONE, OF DRESSING ROOMS FOR EACH TYPE OF USE IN EACH CLUSTER OF DRESSING ROOMS SHALL BE ACCESSIBLE BY PROVIDING THE FOLLOWING:

- DOORS SHALL NOT SWING INTO THE ROOM UNLESS A TURNING SPACE COMPLYING WITH SECTION 11B-304.3 (60" CIRCULAR OR T-SHAPED) IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.
- FULL-LENGTH MIRRORS AT LEAST 18" WIDE BY 54" HIGH, THE BOTTOM OF WHICH IS NO HIGHER THAN 20" A.F.F. AND MOUNTED IN A POSITION AFFORDING A VIEW TO A PERSON ON THE BENCH AS WELL AS TO A PERSON IN A STANDING POSITION.
- CLOTHING HOOKS LOCATED NO HIGHER THAN 48" A.F.F.
- A 20" TO 24" BY 48" BENCH MOUNTED TO THE WALL ALONG THE LONGER DIMENSION OF THE ROOM 17" TO 19" A.F.F. WITH A CLEAR SPACE ALONGSIDE THE BENCH TO ALLOW A PERSON USING A WHEELCHAIR TO MAKE A PARALLEL TRANSFER ONTO THE BENCH. THE STRUCTURAL STRENGTH OF THE BENCH AND ATTACHMENTS SHALL COMPLY WITH SECTION 903.

12. FLOORS AND LEVELS

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.

2. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS, SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.

3. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.

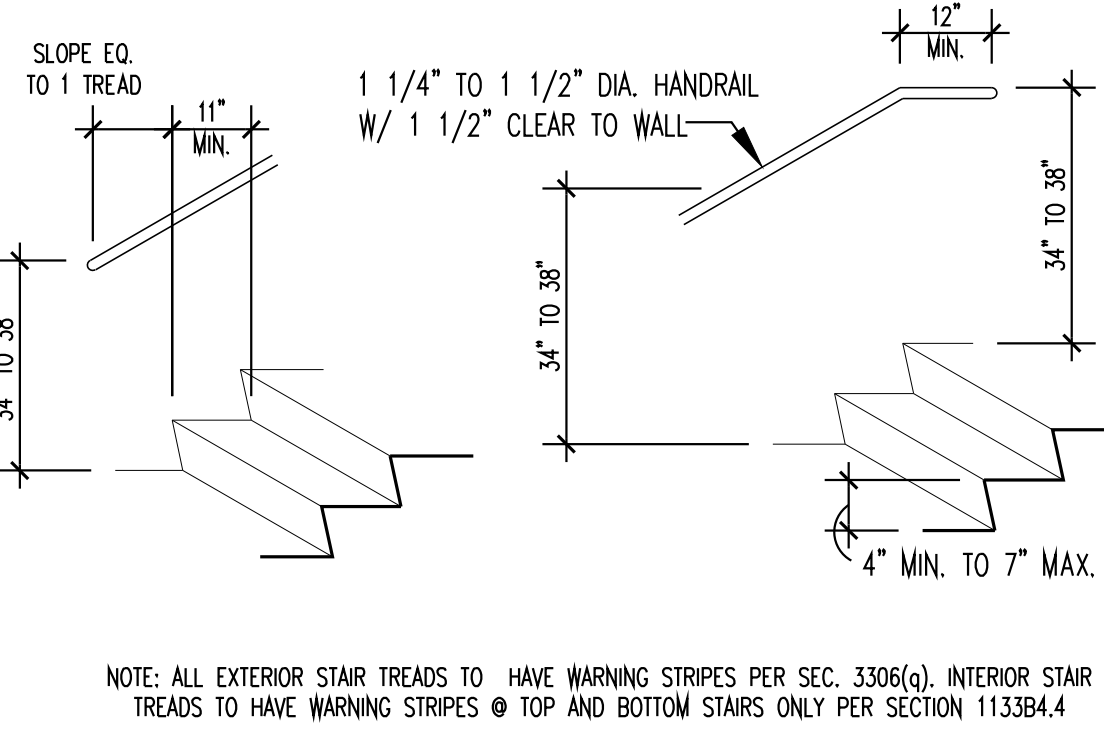
4. CHANGES IN LEVEL BETWEEN 1/4" MIN. AND 1/2" MAX. SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL.

5. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED WITH A RUNNING SLOPE TO COMPLY WITH 405 OR 406.

6. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP. TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UN CUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 303.

7. IF GRATINGS ARE LOCATED ON FLOORS THEN THEY SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

- ALL TREAD SURFACES ARE SLIP RESISTANT
- ALL RISERS ARE CLOSED
- RISERS ARE SLOPED OR THE UNDERSIDE OF THE NOSING IS ANGLED NOT LESS THAN 60° FROM THE HORIZONTAL AND THE UNDERSIDE OF NOSINGS ARE NOT ABRUPT
- RADIUS OF THE LEADING EDGE OF THE TREAD IS NOT GREATER THAN 1/2"
- IN ANY ONE FLIGHT OF STAIRS, ALL STEPS HAVE A UNIFORM RISER HEIGHT AND TREAD WIDTH



NOTE: ALL EXTERIOR STAIR TREADS TO HAVE WARNING STRIPES PER SEC. 3306(a). INTERIOR STAIR TREADS TO HAVE WARNING STRIPES @ TOP AND BOTTOM STAIRS ONLY PER SECTION 1133B4.4

13. CONTROLS AND OPERATING MECHANISMS

1. CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 309.

2. CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT.

3. THE MAXIMUM HEIGHT FOR CONTROLS, SWITCHES, RECEPTACLES OUTLETS AND THERMOSTATS IS 48" MEASURED TO THE TOP OF THE BOX TO THE LEVEL OF FINISH FLOOR OR WORKING PLATFORM. THE MINIMUM HEIGHT FOR RECEPTACLES IS 15" MEASURED TO THE BOTTOM OF THE BOX TO THE LEVEL OF FINISH FLOOR OR WORKING PLATFORM. 2012 TAS SECTION 308.

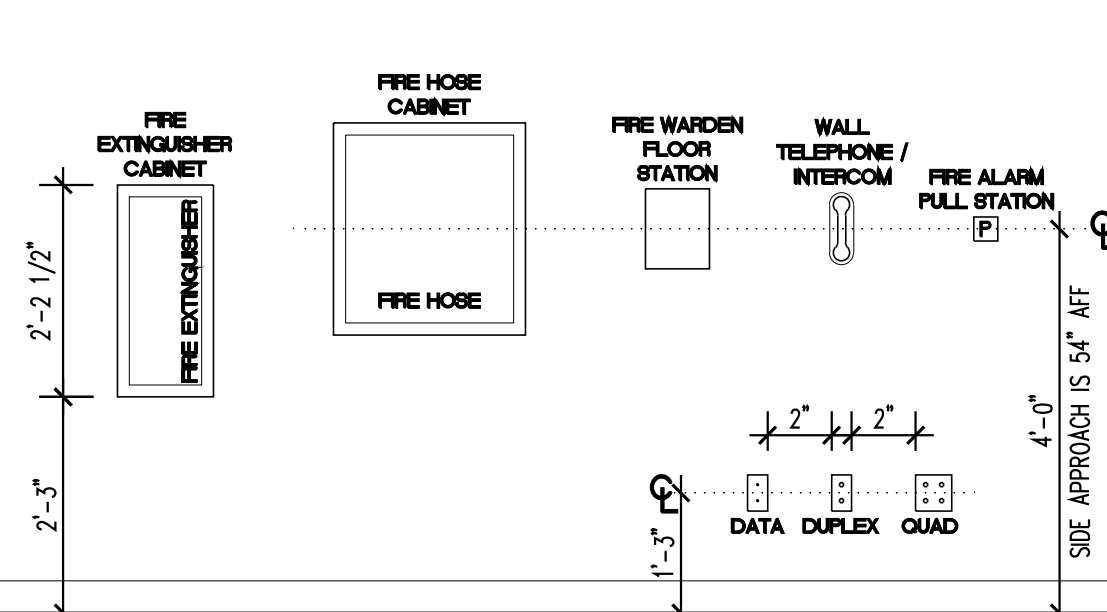
4. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB.

5. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL MEET THE REQUIREMENTS OF SECTION 305, SPACE ALLOWANCE AND REACH RANGES, FOR PERSONS WITH DISABILITIES AND SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM.

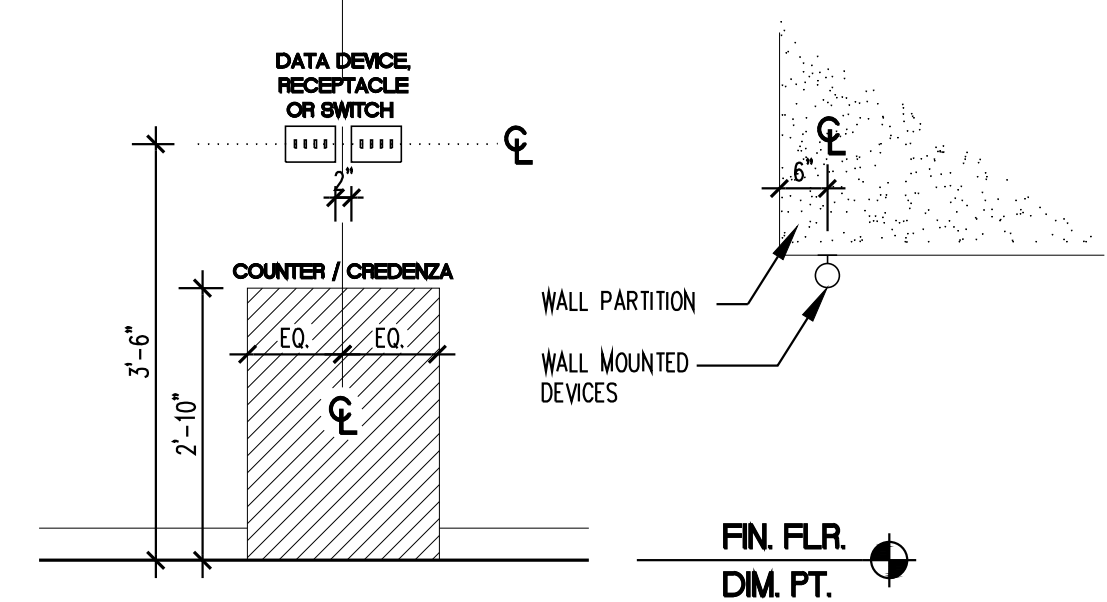
6. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.

7. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

14. TYPICAL DEVICE ELEVATIONS



ELEVATION FIRE PROTECTION DEVICES



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package
PERMIT PACKAGE
CORRECTIONS 3

project no.
24005

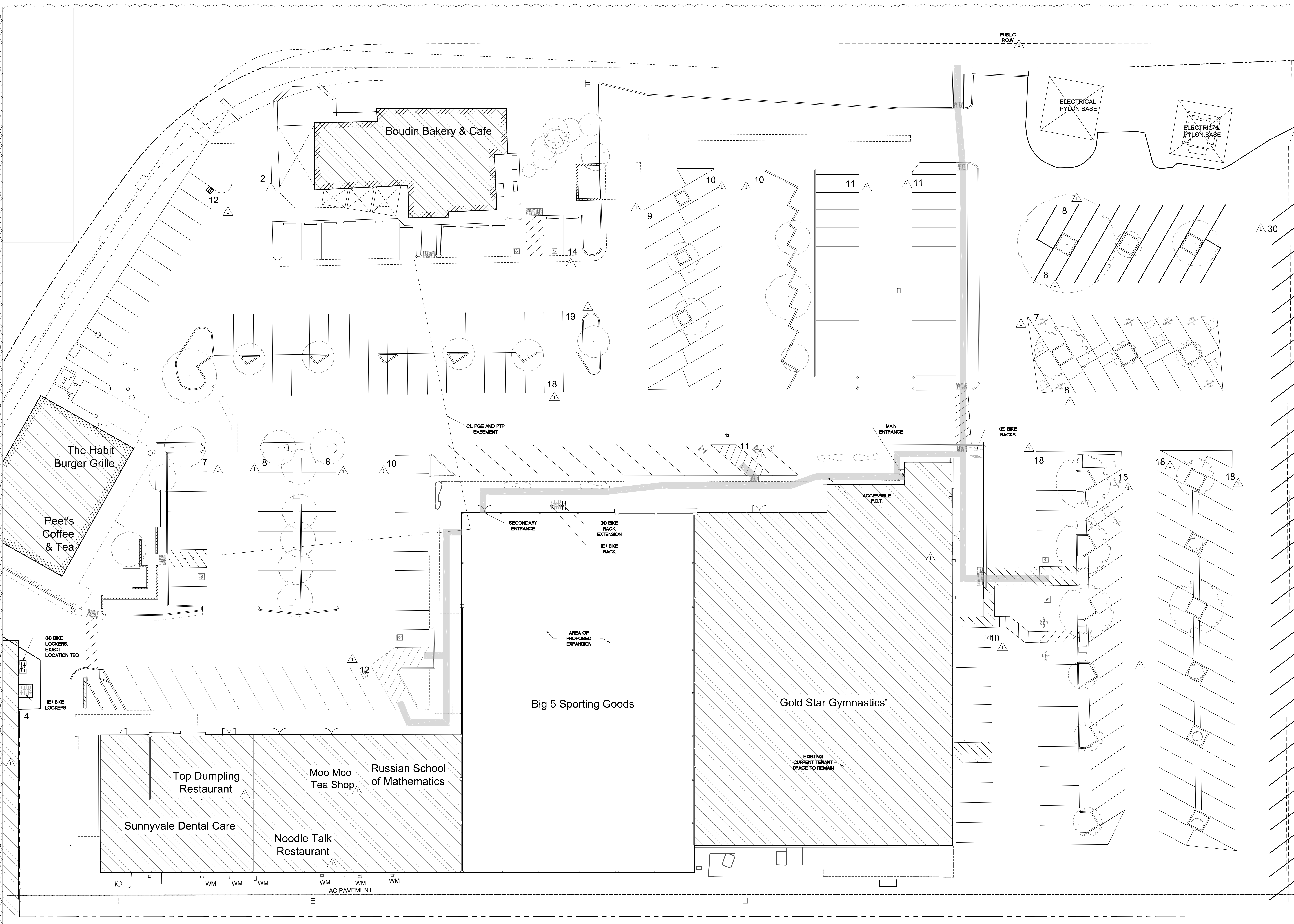
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02	MEP PERMIT	11.05.2024	
03	PLANNING CORRECTIONS	11.19.2024	
04	PLANNING CORRECTIONS 3	05.09.2025	

drawing

SITE PLAN

scale
as shown

sheet no.
A0.5



NOTE: SHOPPING CENTER PARKING LOT ADA
UPGRADES COMPLETED PER PERMIT (2021-3590)

TOTAL BUILDING AREA: 51,329 SF
TOTAL REQ PARKING SPACES: 312
TOTAL PARKING SPACES: 316

TOTAL BIKE PARKING REQ (5% OF PARKING): 16
EXISTING BIKE PARKING: 9 (RACKS) 4 (LOCKERS)
PROPOSED NEW BIKE PARKING: 2 (RACK) 2 (LOCKERS)

TOTAL BIKE PARKING: 11(RACK) 6 (LOCKERS) = 17

professional seal



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package

PERMIT PACKAGE
CORRECTIONS 3

project no.

24005

issue	description	date	rev
01	PERMIT	06.24.2024	
02	MEP PERMIT	11.05.2024	
03	PLANNING CORRECTIONS	11.19.2024	1
04	PLANNING CORRECTIONS 3	05.09.2025	1
05			
06			
07			
08			
09			
10			

drawing

EXITING & ACCESSIBILITY
DIAGRAM

scale

as shown

sheet no.

A0.6

LEGEND:

PATHS OF ACCESSIBLE TRAVEL AND ACCESSIBLE ENTRANCE / EXIT
36" MIN. CLR. AISLE/32" MIN. CLR. THROUGH DOORS

TRAVEL DISTANCE

MAXIMUM DIAGONAL DISTANCE

5'-0" TURNING DIAMETER

MIN. PUSH / PULL DOOR
CLEARANCE

WALL MOUNTED EXIT SIGN.

CEILING MOUNTED EXIT SIGN.

FIRE EXTINGUISHER

ASSEMBLY (EXERCISE RM)

BUSINESS AREAS

ELECTRICAL / STORAGE / ACCESSORY SPACE

OCCUPANCY AREAS

EXITING CALCULATIONS:

EXERCISE ROOMS (PER MAX CLASS ENROLLMENT) = 73 OCCUPANTS
BUSINESS AREAS 1,977 SF / 150 = 14 OCCUPANTS
ELECTRICAL/STORAGE 1,366 SF / 300 = 5 OCCUPANTS
STORAGE 157 SF / 300 = 1 OCCUPANT
NON-OCCUPIED ACCESSORY 354 SF / 200 = 2 OCCUPANTS

TOTAL OCCUPANTS: = 95 OCCUPANTS

TOTAL OCCUPANTS: 95 OCCUPANTS < 500
(2 EXIT REQUIRED, 4 EXIT PROVIDED)

SEISMIC RISK CATEGORY: II

OCCUPANT LOAD DOES NOT EXCEED 300.

EGRESS WIDTH:

95 OCCUPANTS X .2" = 19" EGRESS WIDTH REQUIRED
240" TOTAL EGRESS WIDTH PROVIDED

1006.2.1 TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED
WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE
EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

PLUMBING CALCULATIONS

PLUMBING CALCULATIONS

FROM OCCUPANT LOAD FACTOR AND TABLE [P]422.1
ASSEMBLY: AUDITORIUMS W/O SEATING...GYMNASIUMS

REQUIRED:

48 FEMALES:

(2) WATER CLOSET REQUIRED, (1) LAV REQUIRED

48 MALES:

(1) WATER CLOSET REQUIRED, (1) URINAL (1) LAV REQUIRED

PROVIDED:

(2) FEMALE WATER CLOSETS PROVIDED (1) FEMALE SINK PROVIDED

(1) MALE WATER CLOSET PROVIDED, (1) URINAL PROVIDED (1) LAV PROVIDED

(1) UNISEX WATER CLOSET PROVIDED. (1) UNISEX LAV PROVIDED

DRINKING FOUNTAIN:

1 REQUIRED 1 PROVIDED

PLAN

(1) (N) PANIC HARDWARE ON NEW AND EXISTING DOORS

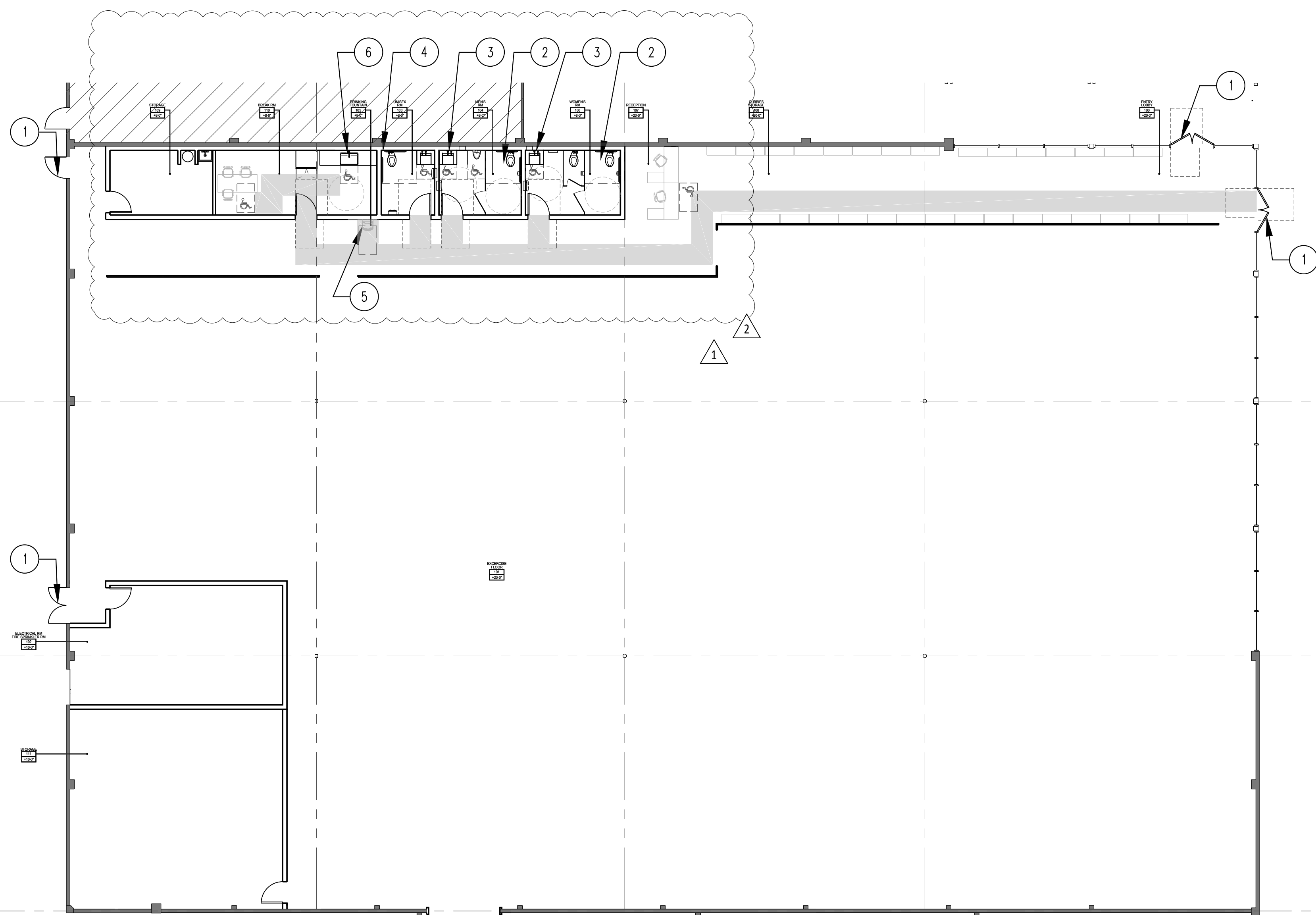
(2) (N) ADA STALL

(3) (N) ADA COMPLIANT LAVATORY

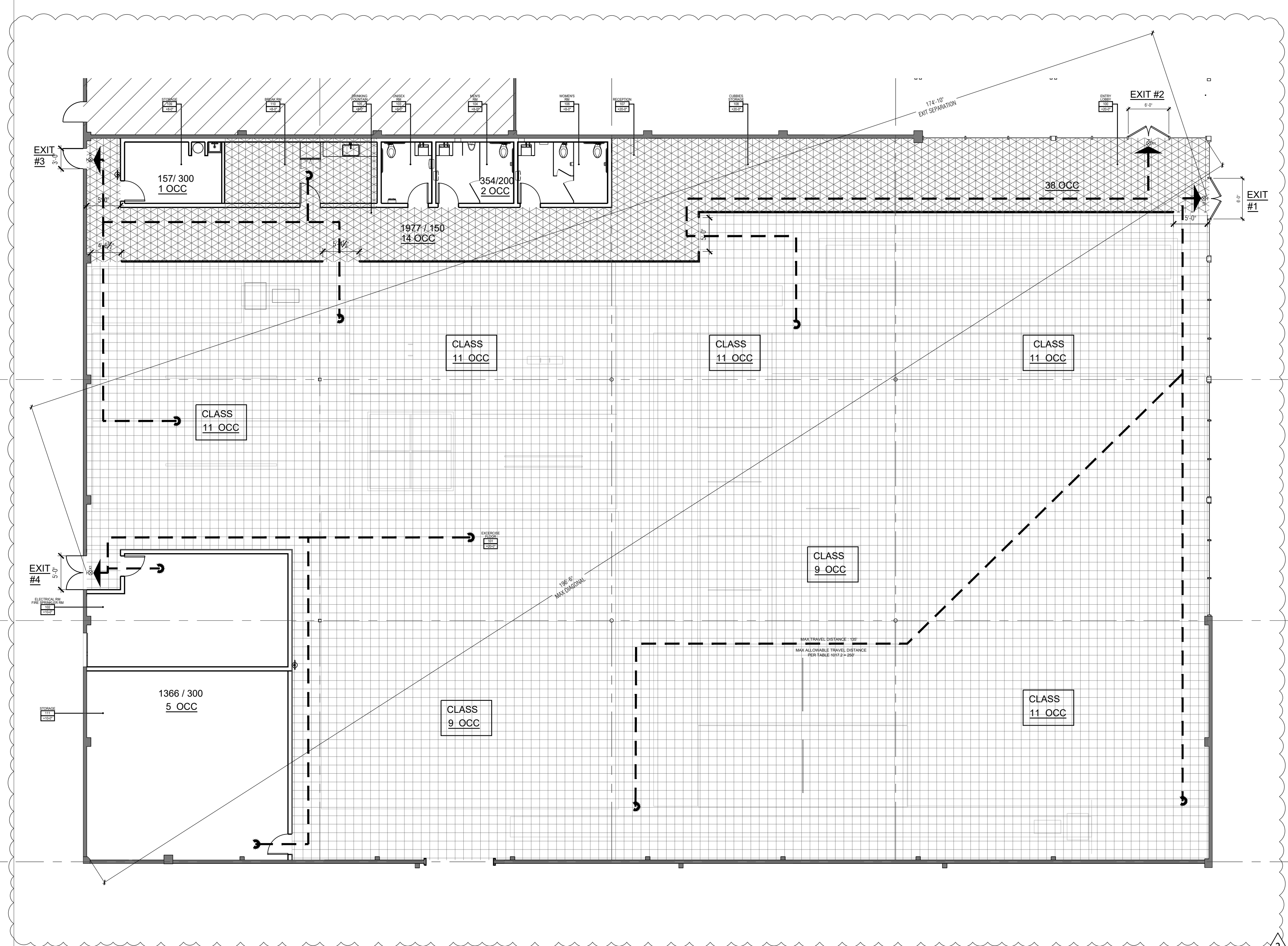
(4) (N) ADA COMPLIANT UNISEX RESTROOM SEE ENLARGED RESTROOM PLANS

(5) (N) ADA DRINKING FOUNTAIN / BOTTLE FILLING STATION

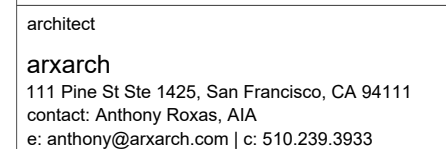
(6) (N) ADA SINK W/ UNDER SINK KNEE/TOE CLEARANCE



2 accessibility diagram



1 exiting diagram



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10000 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 103

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project	
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TENANT IMPROVEMENT PA
PERMIT SUBMITTAL

project no.	24005
issue	description

02
03
04

06
07
08

10

drawing
DEMOLITION PL

scale

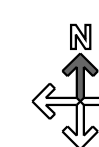
sheet no.

D1.0

1 ^{3/16" = 7'-0"} existing / demo plan (for reference only)

DEMO UNDER SEPARATE PERMIT

— EXISTING WALLS TO REMAIN, TYP.



PLUMBING: SANITARY SEWER, WASTE AND VENT PIPING, ALL DRAINS, FIXTURES, TRAPS, BACKWATER VALVES AND VENTS SHALL BE REMOVED. WHERE PIPING IS NOT ACCESSIBLE OR PASSES INTO AREAS OF NON-DEMOLITION, DRAIN AS NECESSARY, CAP AND ABANDON IN PLACE. CAP WATER SERVICE AT THE ENTRANCE POINT TO BUILDING PRIOR TO DEMOLITION WORK. EXTERIOR FIRE DEPARTMENT CONNECTIONS WITH INACCESSIBLE FEEDER STUDS BEHIND WALLS ARE TO REMAIN. FIRE SERVICE ENTRY TO REMAIN STUBBED INSIDE BUILDING AND CAPPED. ALL OTHER FIRE SPRINKLER PIPING, STANDPIPE PIPING, FIRE PUMP ASSOCIATED VALVES AND APPURTENANCES TO BE DEMOLISHED AND REMOVED FROM SITE IF NOT REUSED IN PROPOSED DESIGN. SEAL ALL PENETRATIONS THROUGH WALLS AND CEILINGS WHERE PLUMBING COMPONENTS ARE REMOVED AND WHERE THE EXISTING PENETRATION IS NOT USED FOR THE NEW INSTALLATION. REPAIR SURFACES TO MATCH ADJACENT AREAS, WHERE SHUTDOWN OF EXISTING ACTIVE PIPING

1. SYSTEMS IS REQUIRED DURING DEMOLITION PHASE OF WORK IN PREPARATION FOR NEW TE-IN PHASE OF WORK, COORDINATE WITH THE OWNER AND MINIMIZE DOWNTIME. VERIFY EXISTING SYSTEMS, EQUIPMENT, AND COMPONENTS WILL BE PROVIDED WITH BACKUP SERVICE WHERE REQUIRED. NOTIFY OWNER A MINIMUM OF SEVEN (7) DAYS PRIOR TO INTERRUPTION OF SERVICE.

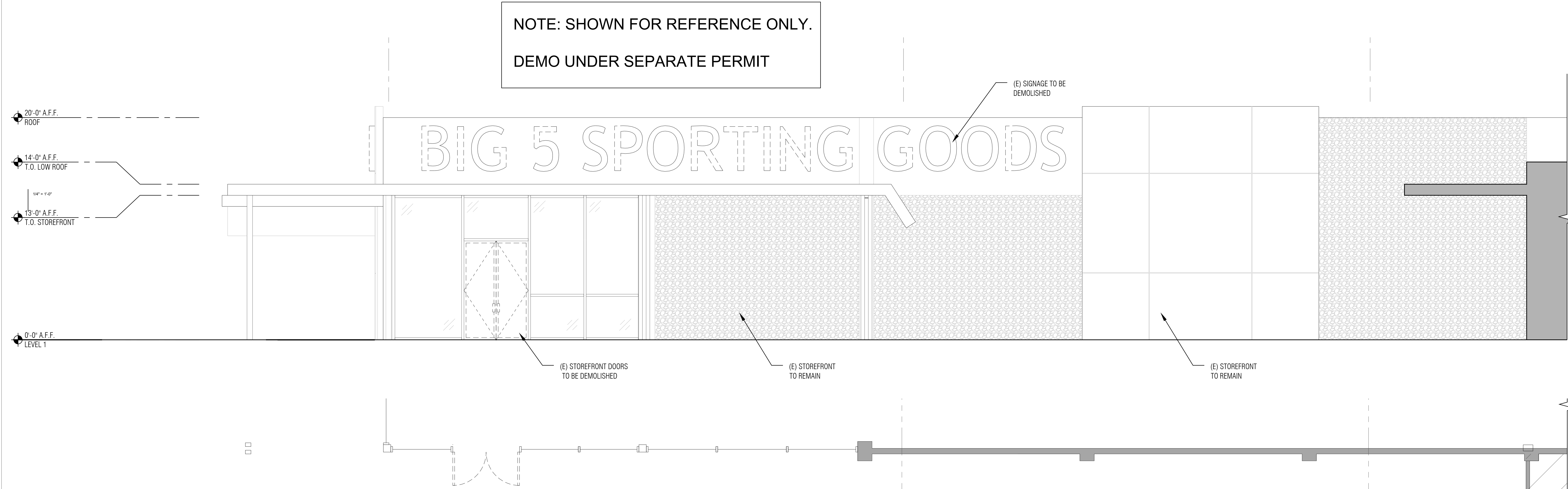
11. FIRE SPRINKLER SYSTEM(S) NOT ASSOCIATED WITH THE DEMOLITION SHALL BE LEFT IN SERVICE AS APPLICABLE. VERIFY THAT EXISTING EQUIPMENT TO REMAIN IS OPERATING PROPERLY. NOTIFY THE ARCHITECT, ENGINEER AND/OR OWNER OF ANY DAMAGED AND/OR MALFUNCTIONING COMPONENTS. ALL SYSTEMS TO BE LEFT IN SERVICE PRIOR TO THE END OF EACH WORKDAY.

12. EQUIPMENT AND CONDUIT TO BE REMOVED SHALL BE KEPT FOR REINSTALLATION DURING THE CONSTRUCTION PHASE WHEN POSSIBLE AND/OR INDICATED ON THE DRAWINGS. AVOID DAMAGE TO SALVAGED EQUIPMENT AND CONDUIT DURING DEMOLITION PHASE. PROPERLY DISPOSE OF WIRING AND MATERIAL THAT ARE REMOVED AND ARE NOT REQUESTED TO BE SALVAGED BY THE OWNER. FIRE ALARM SYSTEM(S) NOT ASSOCIATED WITH THE DEMOLITION SHALL

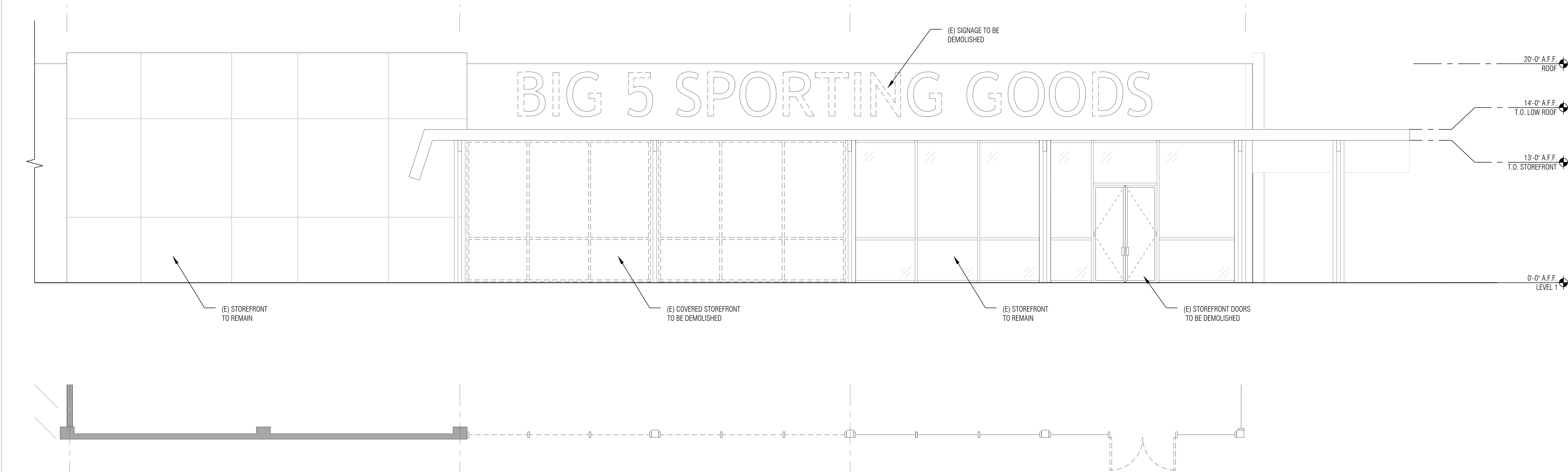
- BE LEFT IN SERVICE AS APPLICABLE.
13. CONTACT THE LOCAL UTILITY COMPANIES OR FACILITIES PROTECTION ORGANIZATIONS PRIOR TO COMMENCING ANY UNDERGROUND WORK. EXISTING SITE UTILITY CONNECTIONS MAY NOT BE INDICATED ON CONTRACT DOCUMENTS OR EXISTING DRAWINGS. OBTAIN VERIFICATION OF EXISTING UTILITY LOCATIONS WITH THE RESPECTIVE UTILITIES COMPANIES. WHERE EXISTING UTILITIES ARE DISCOVERED DURING DEMOLITION, AND ARE NOT INDICATED IN THE PLANS OR SPECIFICATIONS, OBTAIN DIRECTION FROM THE CONTRACTING OFFICER PRIOR TO REMOVAL.
14. TERMINATION OF ALL UTILITIES SHALL BE TO POINT OF ORIGIN.
15. REMOVED MATERIALS BECOME CONTRACTOR'S PROPERTY AND MUST BE COMPLETELY REMOVED FROM PROJECT SITE. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION WORK TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
16. PATCH AND REPAIR ALL DAMAGE TO (E) EXTERIOR FINISHES AS REQUIRED.
17. LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.
18. G.C. SHALL COORDINATE ALL DEMOLITION WORK WITH THE CITY IN ORDER TO GUARD AGAINST SETTING OFF THE EXISTING SMOKE DETECTORS AND OTHER EXISTING FIRE / LIFE SAFETY DEVICES.
19. GAS: REMOVE ALL GAS PIPING, INCLUDING VALVES, FITTING, AND RELATED EQUIPMENT IF AND WHERE IT OCCURS. (CAP GAS SERVICE AT THE ENTRANCE POINT OF BUILDING, PRIOR TO DEMOLITION WORK)
20. SHORING: IF REQUIRED CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING AND BRACING OF REMAINING

- CONSTRUCTION TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ITEMS TO BE DEMOLISHED OR ADJACENT FACILITIES TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DUE TO LACK OF AND/OR INADEQUATE SHORING/BRACING/PROPER SEQUENCE OF REMOVAL.
- A) SHORING OF EXISTING FLOOR AND ROOF FRAMING WHERE VERTICAL SUPPORTS ARE REMOVED OR WEAKENED.
- B) BRACING OF COLUMNS AND WALLS WHERE FLOOR OR ROOF FRAMING OR OTHER LATERAL SUPPORT IS REMOVED OR WEAKENED.
- C) SOIL RETENTION AND/OR UNDERPINNING WHERE EXCAVATIONS, DEMOLITION, OR SOIL CONDITIONS MAY WEAKEN THE VERTICAL OR LATERAL SUPPORT OF EXISTING FOOTINGS.
- D) BRACING TO MAINTAIN LATERAL STABILITY OF THE ENTIRE STRUCTURE WHERE REMOVAL OF WALLS OR FLOOR AND ROOF FRAMING MAY WEAKEN THE EXISTING LATERAL CAPACITY OR REDUCE THE STABILITY.
- E) PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.

3 general demo notes - continued



2 storefront elevation north - existing / demo



1 storefront elevation east - existing / demo

Attachment 4
PLNG-2024-0441
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Page 7 of 18

AR x ARCH
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Gold Star
GYMNASTICS

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package
TENANT IMPROVEMENT PACKAGE
PERMIT SUBMITTAL

project no.
24005

issue	description	date	rev
01	PERMIT	06.24.2024	
02			
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drawing
EXISTING / DEMO
EXTERIOR ELEVATIONS
(for reference only)

scale
as shown

sheet no.
D2.0

professional seal

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package
TENANT IMPROVEMENT PACKAGE
PERMIT SUBMITTAL

project no.
24005

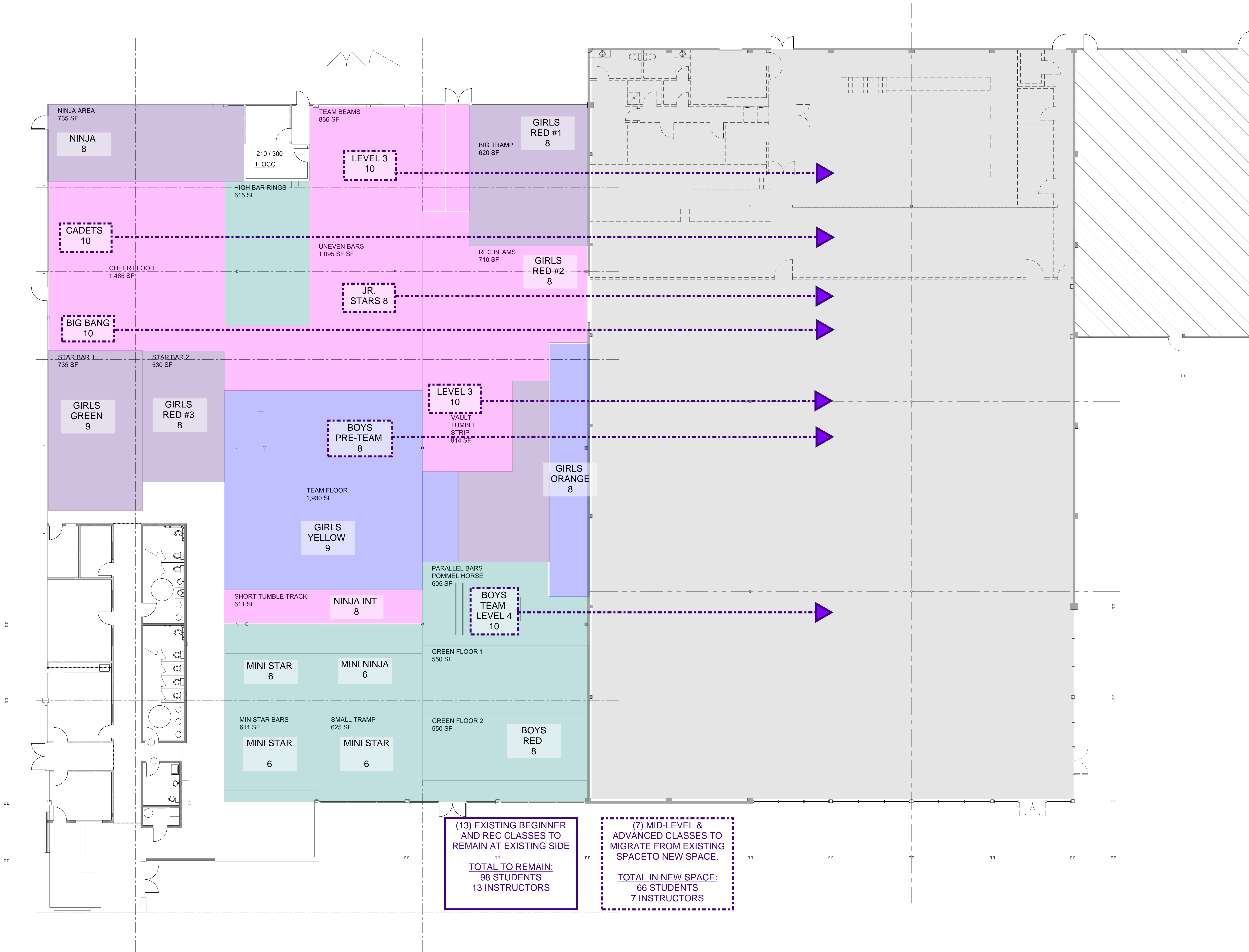
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02	LAYOUT OPTION	03.20.2025	
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drawing

MOVING DIAGRAM
EXISTING

scale
as shown
sheet no.

A1.0



professional seal

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project



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package
TENANT IMPROVEMENT PACKAGE
PERMIT SUBMITTAL

project no.
24005

issue	description	date	rev
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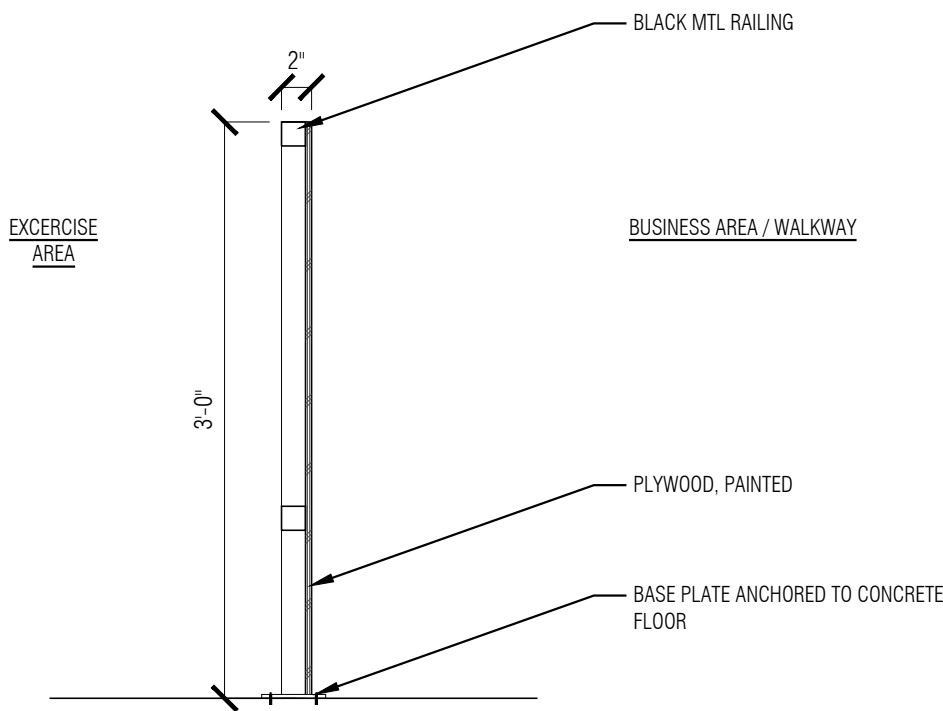
drawing

MOVING DIAGRAM
PROPOSED

scale
as shown
sheet no.

A1.01

- GENERAL NOTES:
- ALL DIMENSIONS ARE GIVEN TO FACE OF FINISH U.O.N. VERTICAL DIMENSIONS ARE GIVEN FROM FACE OF FINISH FLOOR, U.O.N.
 - G.C. TO VERIFY ALL DIMENSIONS OF (B) AND (N) WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY. ANY DISCREPANCIES BETWEEN DIMENSIONS IN THE FIELD AND ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION PRIOR TO CONSTRUCTION.
 - WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.
 - G.C. TO CONFIRM ALL ARCHITECTURAL AND MEP INSTALLATIONS SUPPORTED BY BASE BUILDING ELEMENTS FOR IMPACT INCLUDING BUT NOT LIMITED TO STRUCTURAL.
 - ALL INTERIOR WALL AND CEILING FINISHES TO COMPLY WITH BUILDING CODE REGULATIONS AND REQUIREMENTS OF LOCAL CODES AND ORDINANCES FOR SMOKE DEVELOPMENT AND FLAME SPREAD.
 - PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-10BC WITHIN 75' TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION.
 - FIRE / LIFE SAFETY SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION.
 - EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY NOT LESS THAN 5 FOOT-CANDELES.
 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - EXIT SIGN LOCATION SHALL BE VERIFIED WITH LOCAL FIRE DEPT. FIELD INSPECTOR PRIOR TO INSTALLATION.
 - EXIT AISLE SHALL BE A MINIMUM OF 36" WIDTH U.O.N.



PLAN

- (N) RESTROOMS BY LANDLORD (UNDER SEPARATE PERMIT)
- (N) ELECTRICAL / FIRE SPRINKLER ROOM BY LANDLORD (UNDER SEPARATE PERMIT)
- (N) FULL-HT METAL STUD WALLS W/ 1/2 GYP. BD EACH SIDE, SECURED TO DECK
- (N) STOREFRONT TO MATCH EXISTING, SEE ELEVATIONS
- (N) ENTRY DOORS TO MATCH EXISTING, SEE ELEVATIONS
- (N) FITNESS EQUIPMENT THROUGHOUT, BY OWNER
- (N) OPENING TO ADJACENT SPACE (BY SAME TENENANT). SSD & ELEVATION
- (N) EMPLOYEE / RECEPTION DESK AREA
- (N) ADA DRINKING FOUNTAIN
- (N) FIXED METAL RAILING W / PLYWOOD ONE SIDE, SEPARATING BUSINESS/ CIRCULATION PATH FROM WORKOUT/GYMNASTICS AREA. SEE DETAIL 5.

SYMBOL SUMMARY

---	EXISTING WALL TO BE DEMOLISHED
---	EXISTING WALL TO REMAIN
---	NEW FULL HT MTL STD WALL
---	NEW PARTIAL HEIGHT WALL
---	CENTERLINE
2	DOOR TAG
X 1	PARTITION TAG
P2.2	PLUMBING FIXTURE TAG

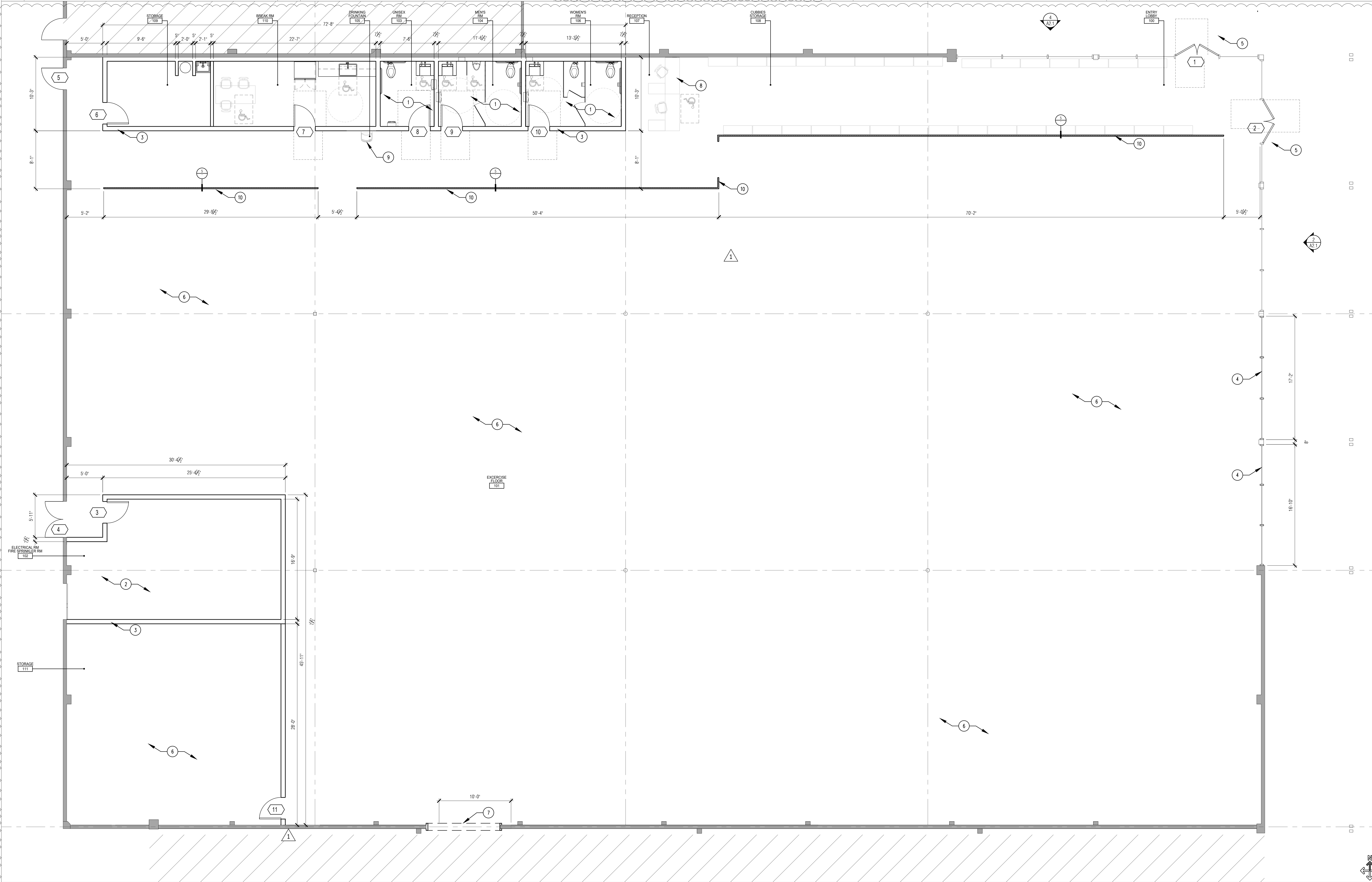
7 general notes

6 -

5 detail @ railing

2 4 keynotes

3 legend



1 construction plan

AR x ARCH
Anthony Roxas Architecture

professional seal



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package

PERMIT PACKAGE
CORRECTIONS 3

project no.

24005

issue	description	date	rev
01	PERMIT	06.24.2024	
02	MEP PERMIT	11.05.2024	
03	PLANNING CORRECTIONS	11.19.2024	
04	PLANNING CORRECTIONS 3	09.09.2025	
05			
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drawing

CONSTRUCTION PLAN

scale

as shown

sheet no.

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package	PERMIT PACKAGE
	CORRECTIONS 3

project no.	24005
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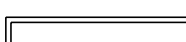



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drawing
REFLECTED
CEILING PLAN








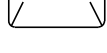
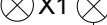
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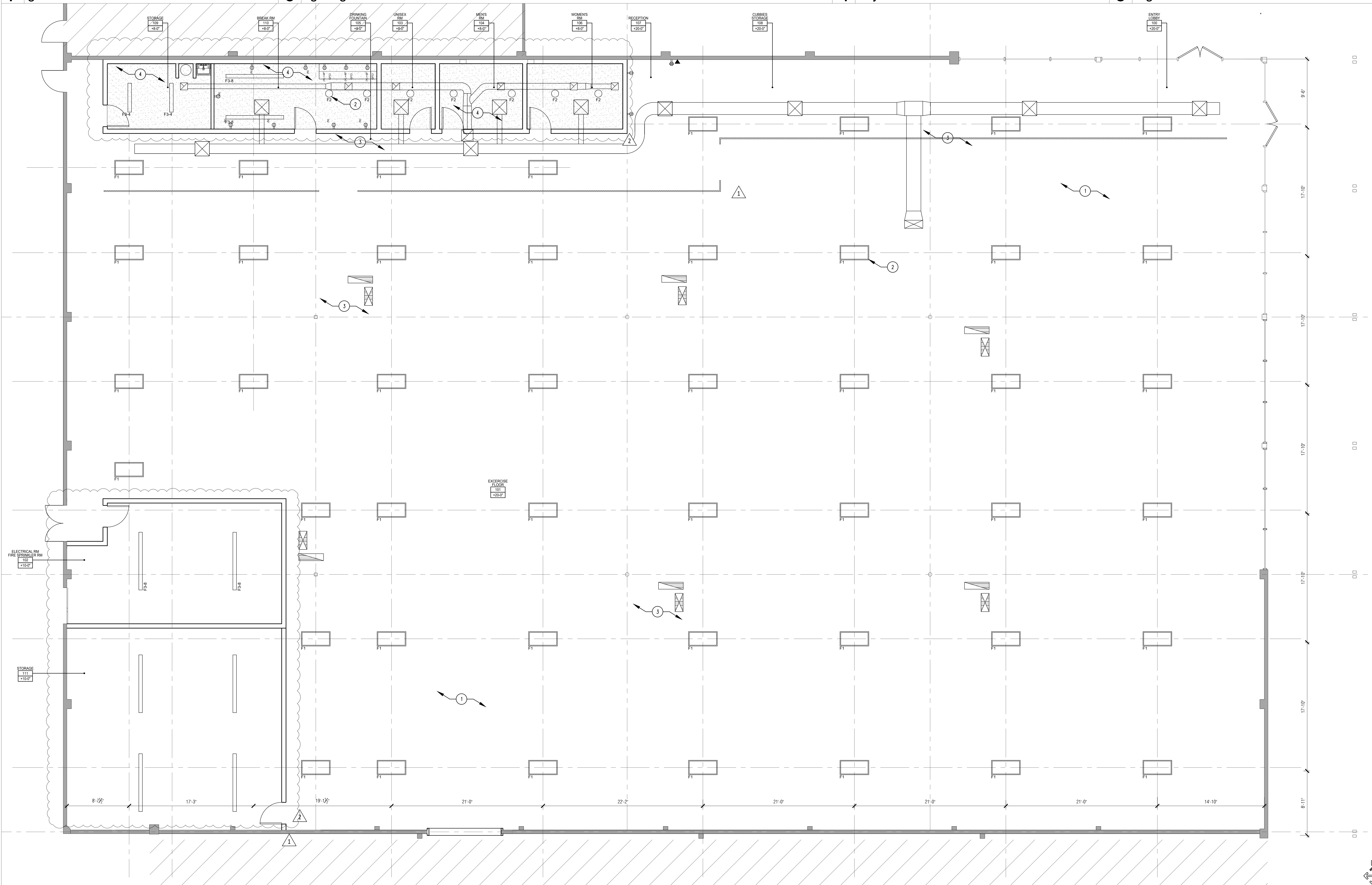
1. ALL FIXTURES AND DEVICES BY GC, U.O.R.
2. REFER TO MEP SHEETS FOR MEP DESIGN.
3. REFER TO ELEC SHEETS FOR EMERGENCY LIGHTING
4. EMERGENCY LIGHTS TO BE INSTALLED ON SEPARATE CIRCUIT.
5. ALL LIGHT FIXTURES INCLUDING EXIT LIGHTS, EMERGENCY LIGHTS, ETC. TO BE FURNISHED AND INSTALLED BY GC.
6. G.C. TO USE LASER FOR LEVELING OF CEILINGS AND SUSPENDED GRIDS.
7. ELECTRICAL CONTRACTOR TO VERIFY IF SERVICE PROVIDED IS ADEQUATE. IF NOT, NOTIFY ARCHITECT IMMEDIATELY.
8. ALL EQUIPMENT SHALL BEAR UL LABELS.
9. G.C. TO INSTALL ACCESS PANELS DOORS AS NECESSARY. CONFIRM LOCATIONS WITH ARCHITECT BEFORE INSTALLING. ACCESS PANEL MUST BE FLUSH-FRAMELESS, SQUARE CORNERS OFSUM PANELS IN SALES AREA. G.C. MUST PROVIDE AN ALLOWANCE FOR (H) ACCESS PANELS IN BID.
10. WOODWORK EVEN-FIRE RETARDANT AND FIRE TREATED BLOODING SHALL BE USED ABOVE SUSPENDED CEILING.

F1		HIGH BAY LED W/EM	TBD	TBD	TBD	.
F2		RECESSED LED ROUND	TBD	TBD	TBD	.
F3-4		LINEAR LED STRIP LIGHT, 4 FT	TBD	TBD	TBD	.
F3-8		LINEAR LED STRIP LIGHT, 8 FT	TBD	TBD	TBD	.

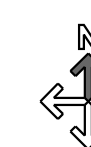
- 1 CEILING OPEN TO STRUCTURE ABOVE
- 2 NEW LIGHTING (UNDER SEPARATE PERMIT)
- 3 NEW DIFFUSERS & EXHAUST ON NEW DUCTWORK (UNDER SEPARATE PERMIT)
- 4 NEW GYP. CEILING

 SPEAKER  SUBWOOFER	SPEAKERS
 C.G.	CEILING MOUNTED DUPLEX RECEPTACLE
	WIFI ACCESS POINT - CEILING SURFACE MOUNTED.
 CCTV	CCTV CAMERA, CEILING MOUNTED
	WALL MOUNTED J-BOX
	DAYLIGHT SENSOR
	ACCESS PANEL, INTEXFORMS APS16X16, COORDINATE PROPER LOCATION W/ ARCHITECT AND OWNER BEFORE INSTALLING
 X1	EXIT SIGNS

3	legend
---	--------



1 $\frac{3/16" = 1'-0"$ reflected ceiling plan



professional seal



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PERMIT PACKAGE
CORRECTIONS 3

project no.

24005

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04	PLANNING CORRECTIONS 3	05.09.2025	2

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drawing

ENLARGED RESTROOM
PLANS

scale

as shown

sheet no.

A1.6

10 MEN'S RESTROOM - ENLARGED INT.
ELEVATION - WEST
1/2" = 1'-0"

9 MEN'S RESTROOM - ENLARGED INT.
ELEVATION - SOUTH
1/2" = 1'-0"

8 MEN'S RESTROOM - ENLARGED INT.
ELEVATION - EAST
1/2" = 1'-0"

7 MEN'S RESTROOM - ENLARGED INT.
ELEVATION - NORTH
1/2" = 1'-0"

6 MEN'S RESTROOM - ENLARGED FLOOR PLAN
1/2" = 1'-0"

5 WOMEN'S RESTROOM - ENLARGED INT.
ELEVATION - WEST
1/2" = 1'-0"

4 WOMEN'S RESTROOM - ENLARGED INT.
ELEVATION - SOUTH
1/2" = 1'-0"

3 WOMEN'S RESTROOM - ENLARGED INT.
ELEVATION - EAST
1/2" = 1'-0"

2 WOMEN'S RESTROOM - ENLARGED INT.
ELEVATION - NORTH
1/2" = 1'-0"

1 WOMEN'S RESTROOM - ENLARGED FLOOR
PLAN
1/2" = 1'-0"

professional seal



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Lighting Design

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general contractor

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rickkolby@yahoo.com | 415.704.6397

project



Gold Star Gymnastics
721 Sunnyvale Saratoga Road
Sunnyvale, CA 94087

package

PERMIT PACKAGE
CORRECTIONS 3

project no.

24005

issue	description	date	rev
01	PERMIT	06.24.2024	
02	MEP PERMIT	11.05.2024	
03	PLANNING CORRECTIONS	11.19.2024	1
04	PLANNING CORRECTIONS 3	09.09.2025	2

05			
06			
07			
08			
09			
10			

drawing

ENLARGED RESTROOM
PLANS

scale

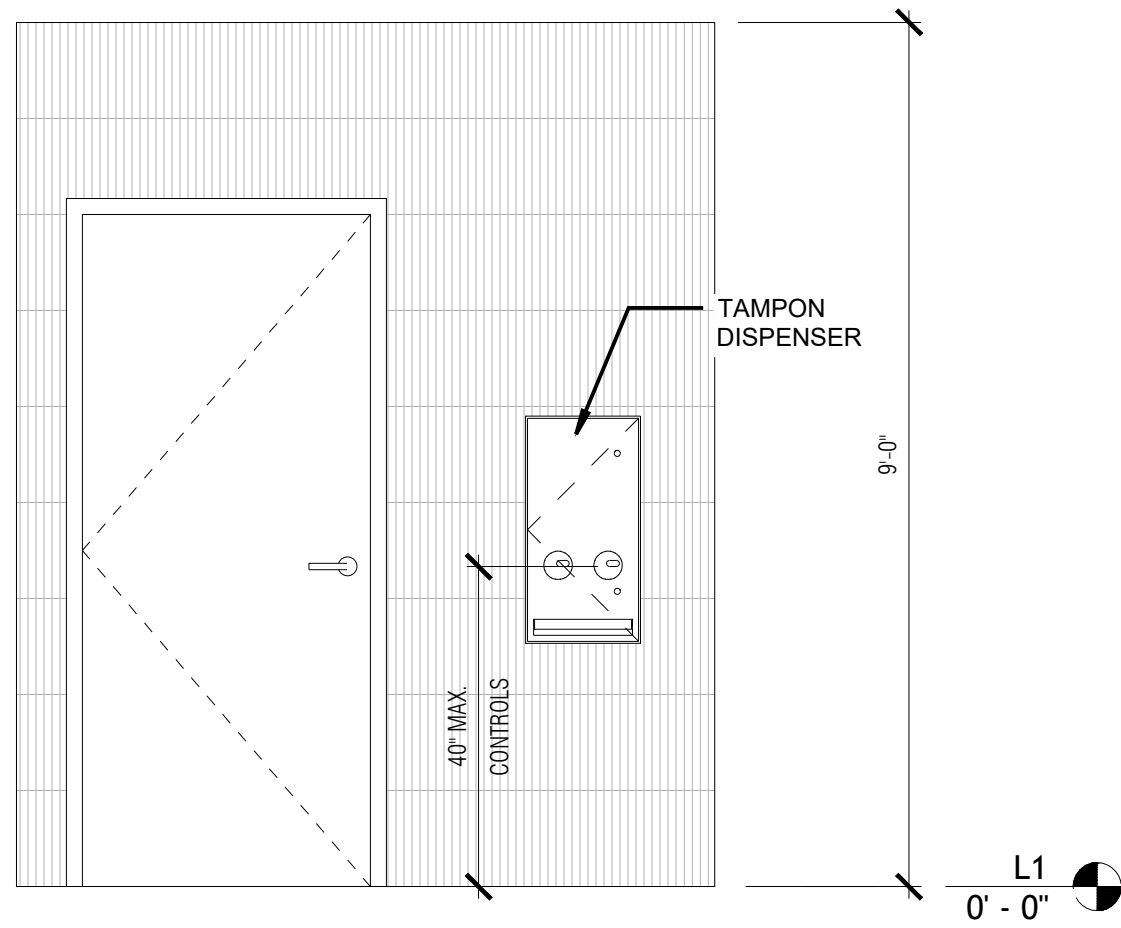
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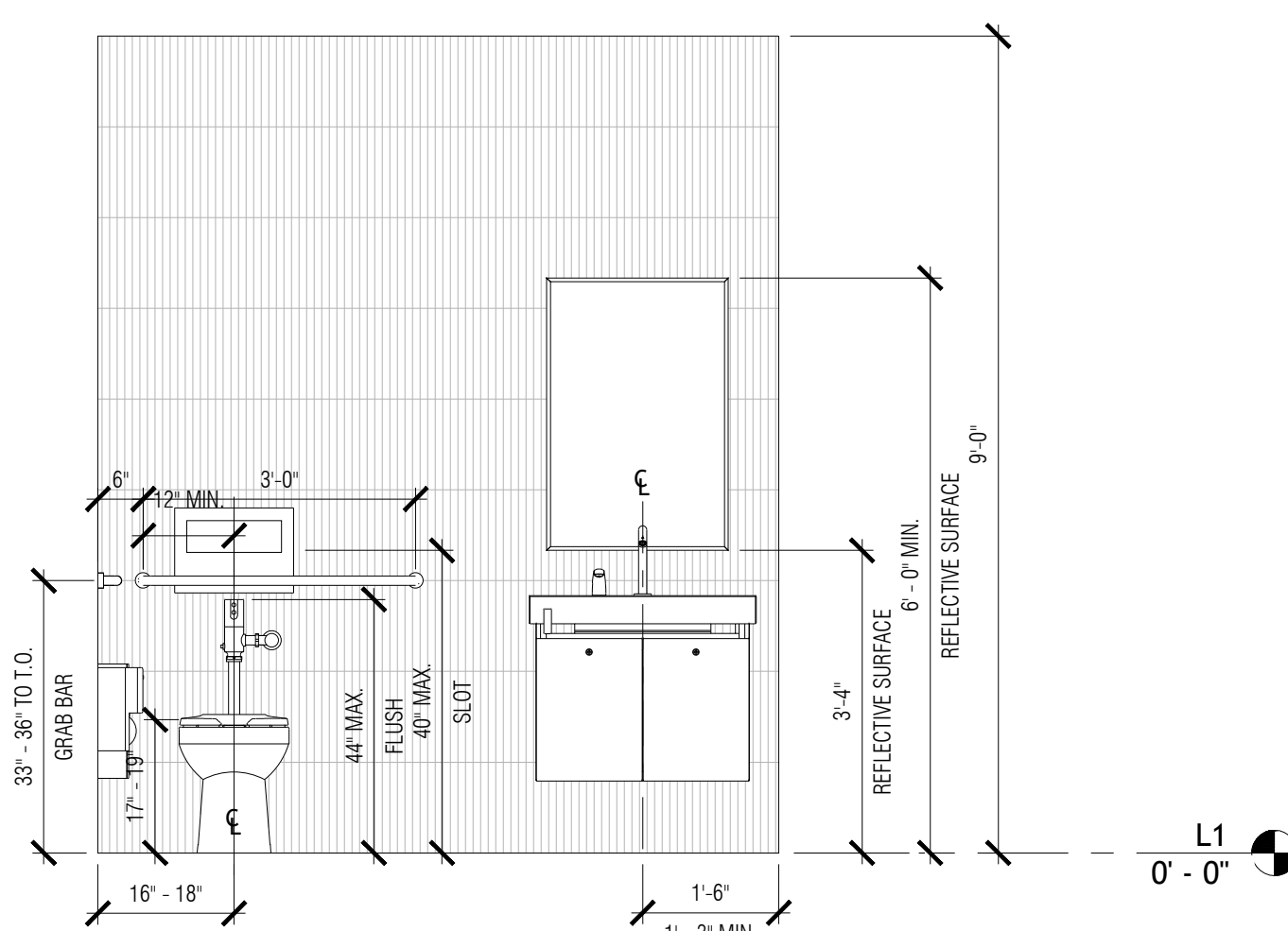
A1.7

SHEET NOTES:

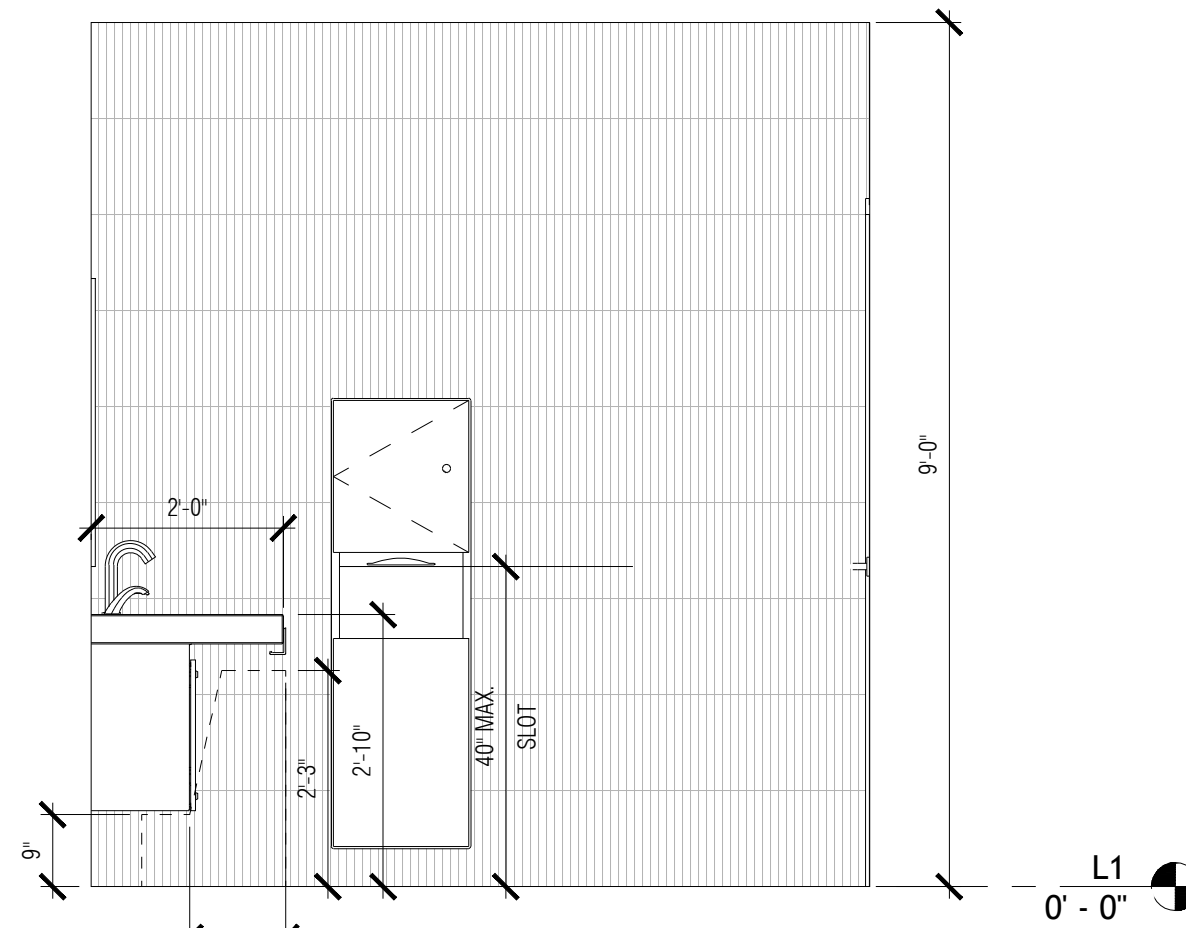
1. FOR ALL RESTROOMS: FLOORS TO BE 12" X 24" PORCELAIN FIELD TILE; MFR, STYLE AND COLOR TBD.
2. FOR ALL RESTROOMS: WALLS TO BE 1"X 12" MOSAIC SHEET TILE; MFR, STYLE AND COLOR TBD.



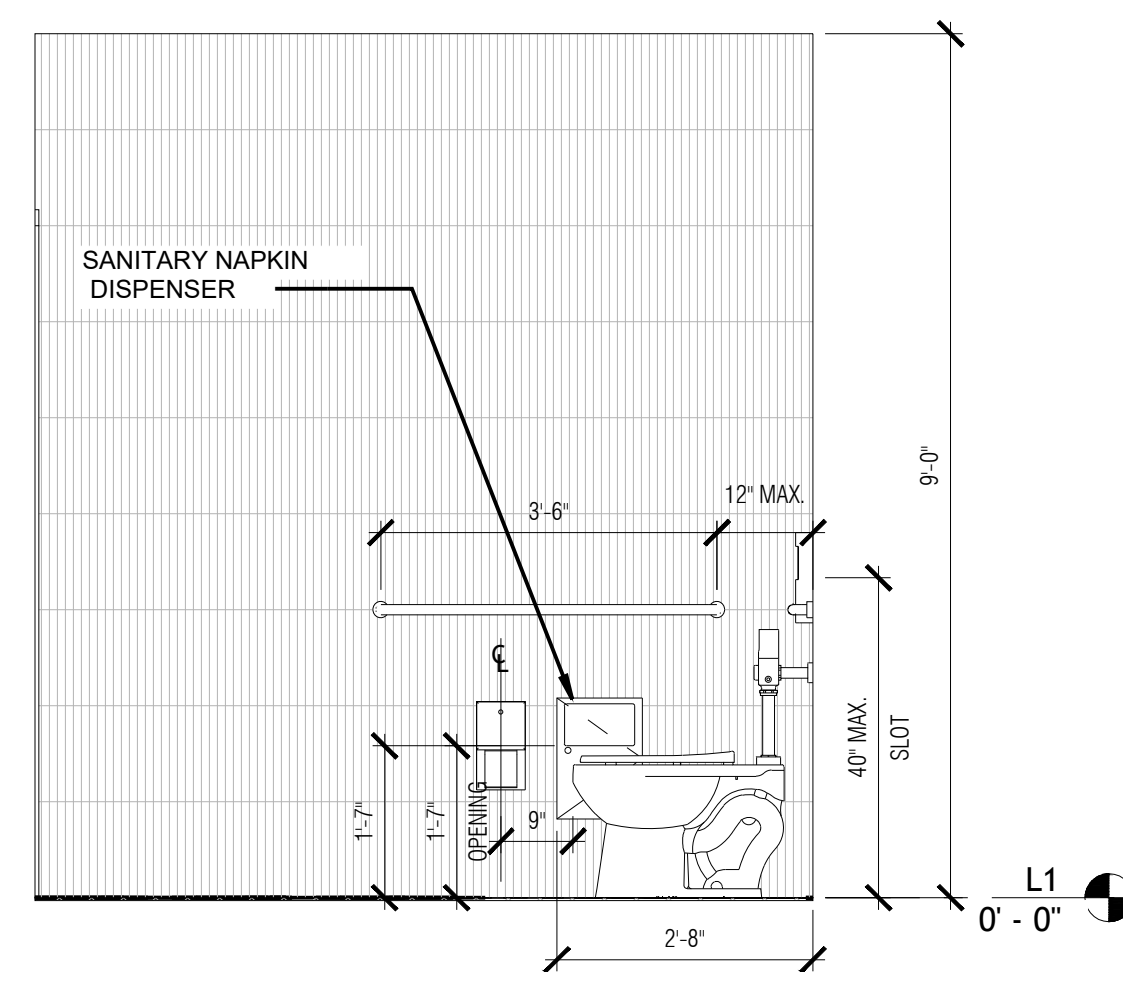
ALL GENDER RESTROOM - ENLARGED INT.
ELEVATION - WEST
1/2" = 1'-0"



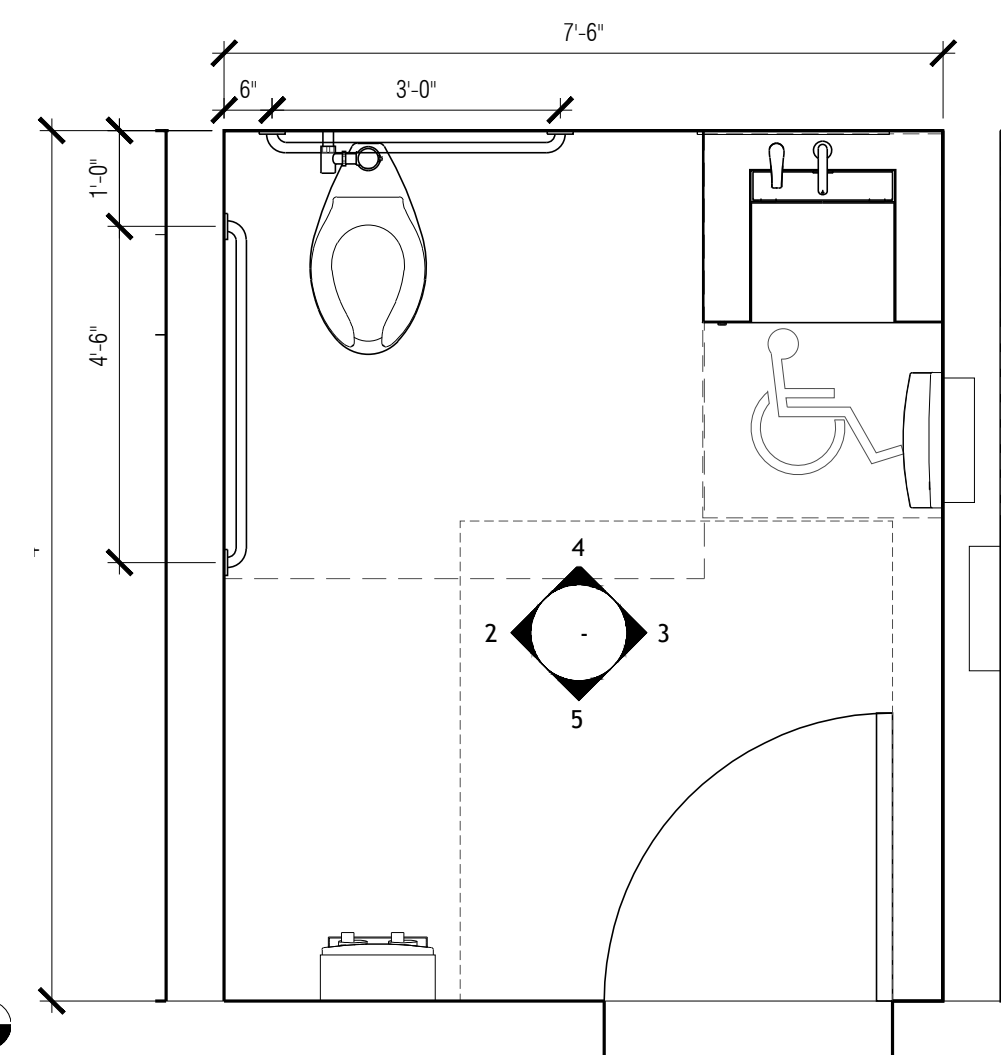
ALL GENDER RESTROOM - ENLARGED INT.
ELEVATION - EAST
1/2" = 1'-0"



ALL GENDER RESTROOM - ENLARGED INT.
ELEVATION - SOUTH
1/2" = 1'-0"



ALL GENDER RESTROOM - ENLARGED INT.
ELEVATION - NORTH
1/2" = 1'-0"



ALL GENDER RESTROOM - ENLARGED FLOOR
PLAN
1/2" = 1'-0"

professional seal



architect

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tenant

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TENANT IMPROVEMENT PACKAGE

PERMIT SUBMITTAL

project no.

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02			
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drawing

PROPOSED EXTERIOR
ELEVATIONS

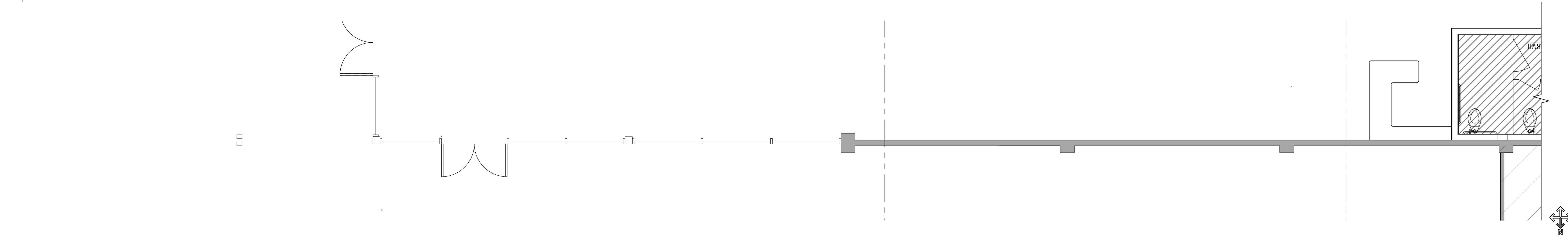
scale

as shown

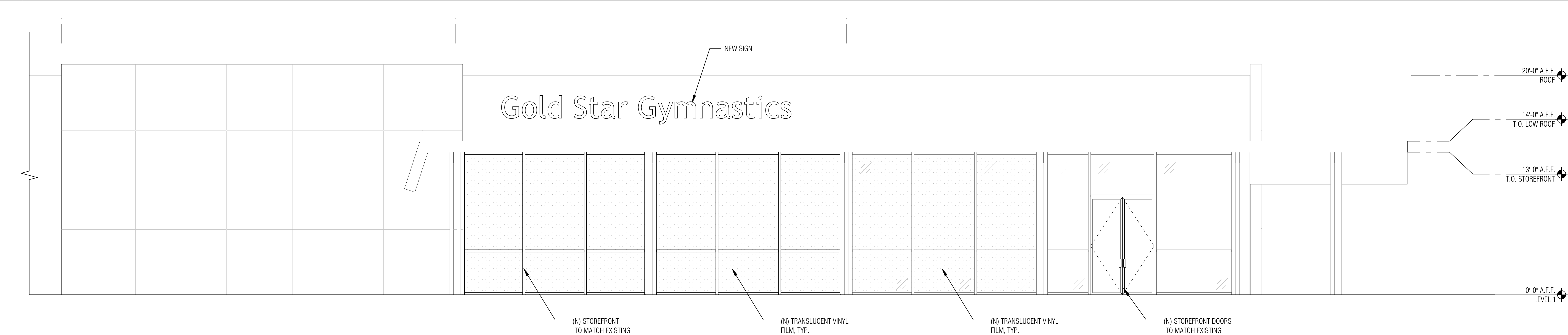
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A2.1

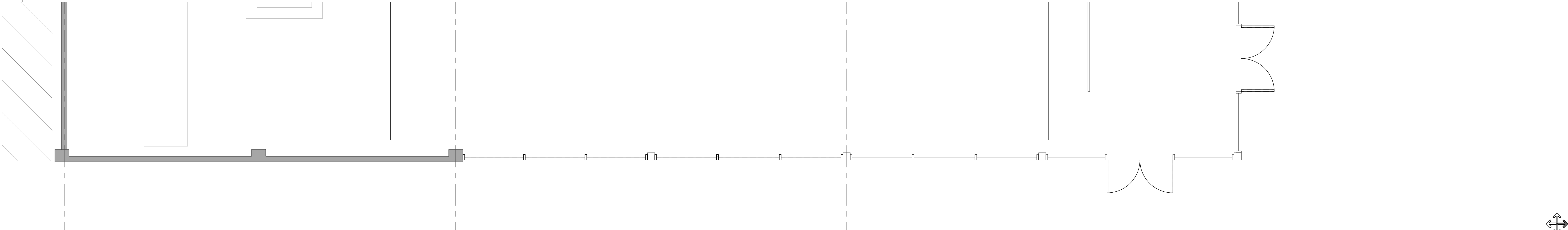
4 storefront elevation north - proposed



3 partial storefront plan - proposed



2 storefront elevation east - proposed



1 partial storefront plan - proposed



professional seal



architect

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drawing

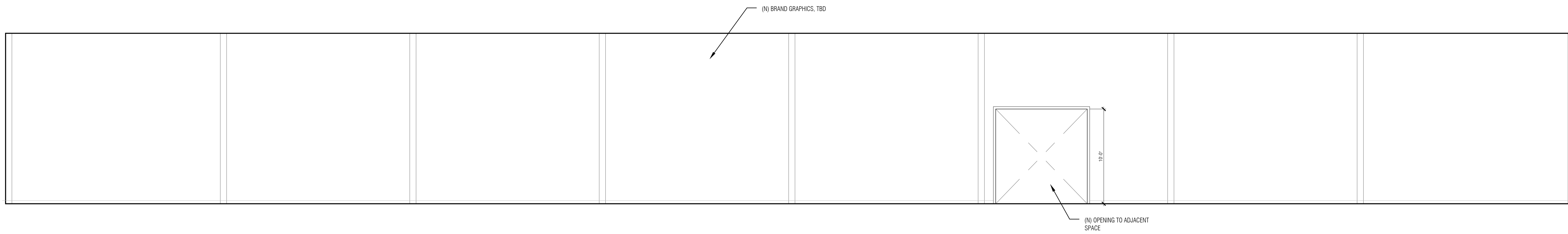
INTERIOR ELEVATIONS

scale

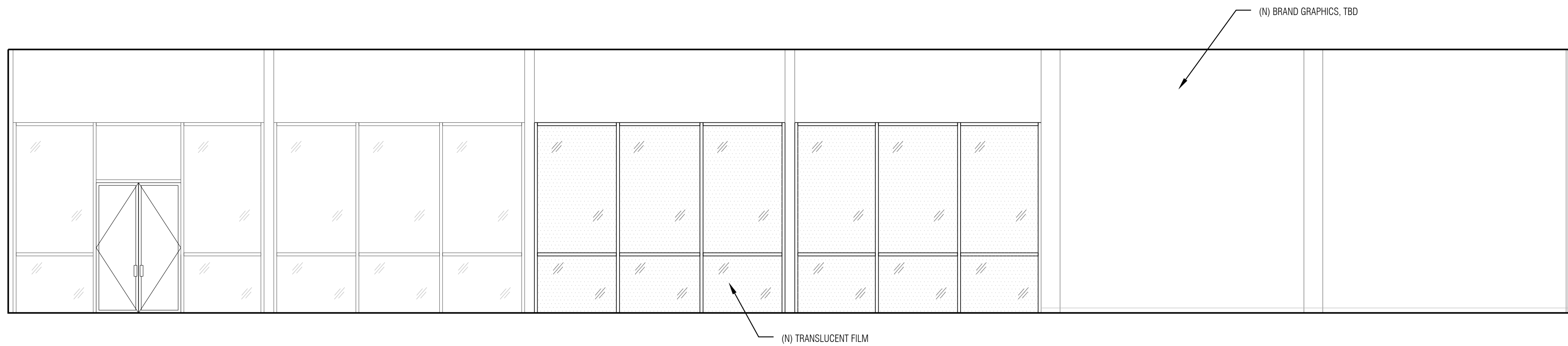
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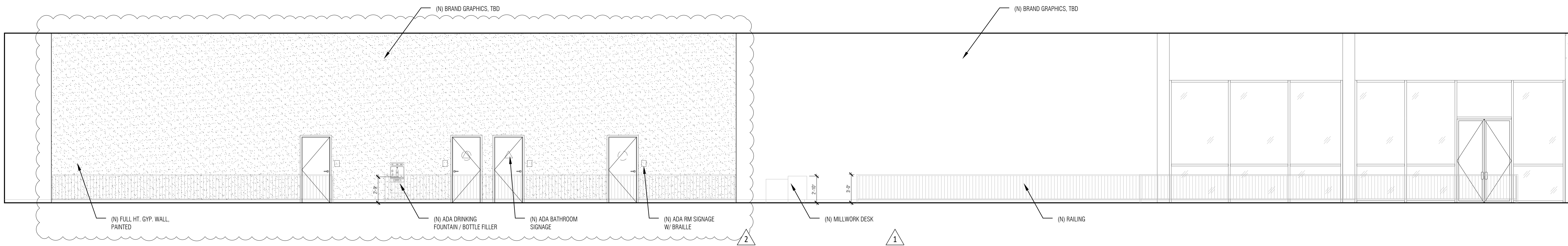
A3.0



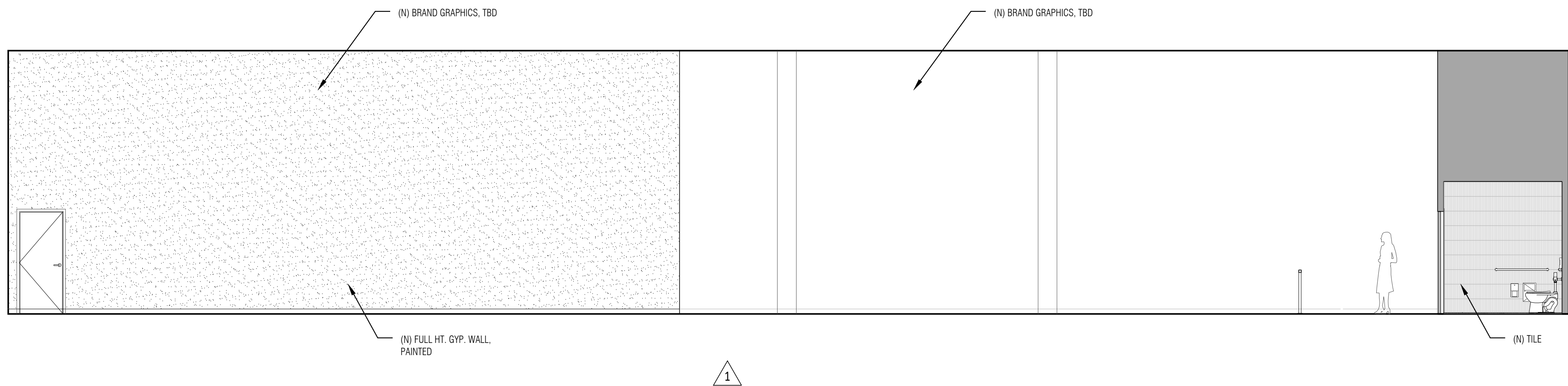
4 interior elevation



3 interior elevation



2 interior elevation



1 interior elevation

professional seal



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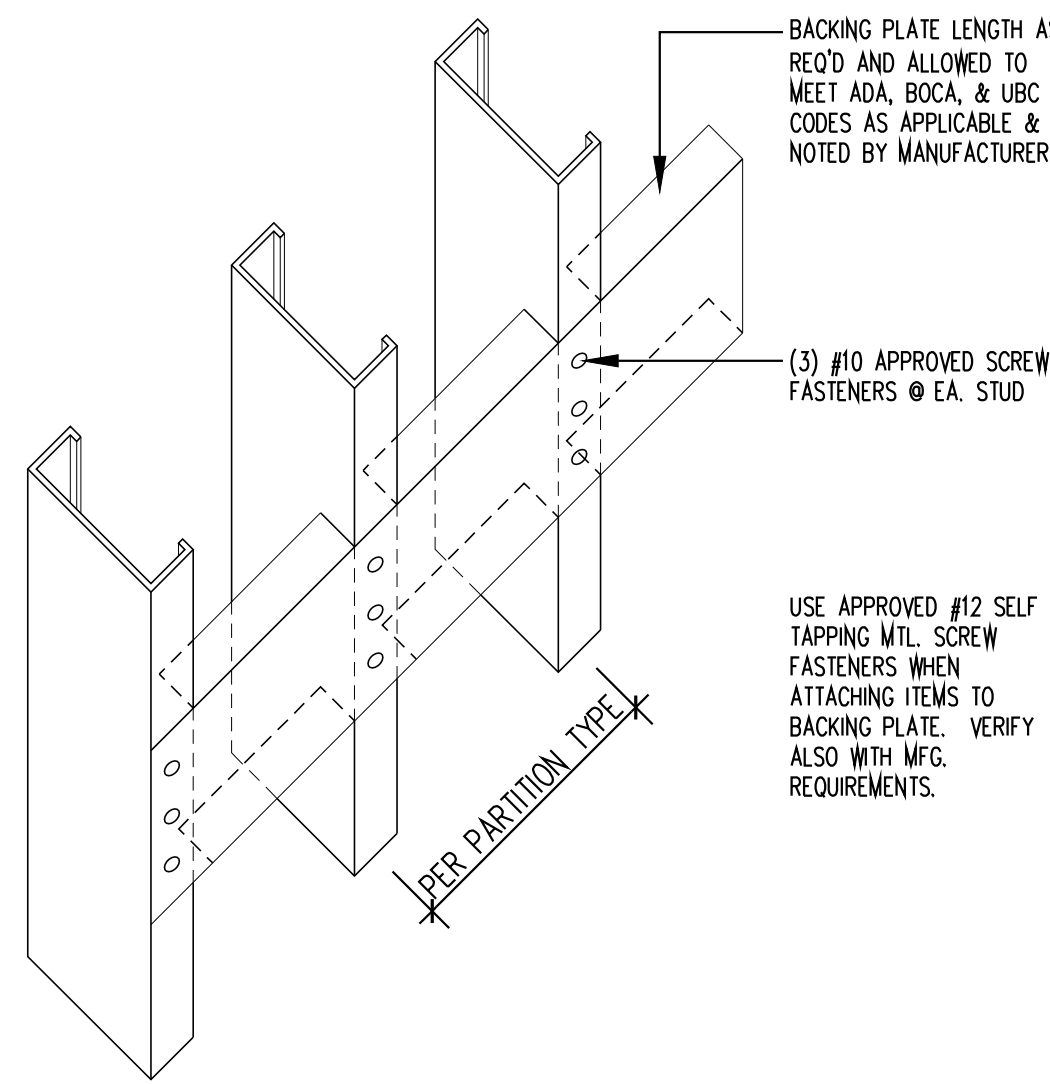
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vy@acies.net | 408.522.5255 x 301

lighting design

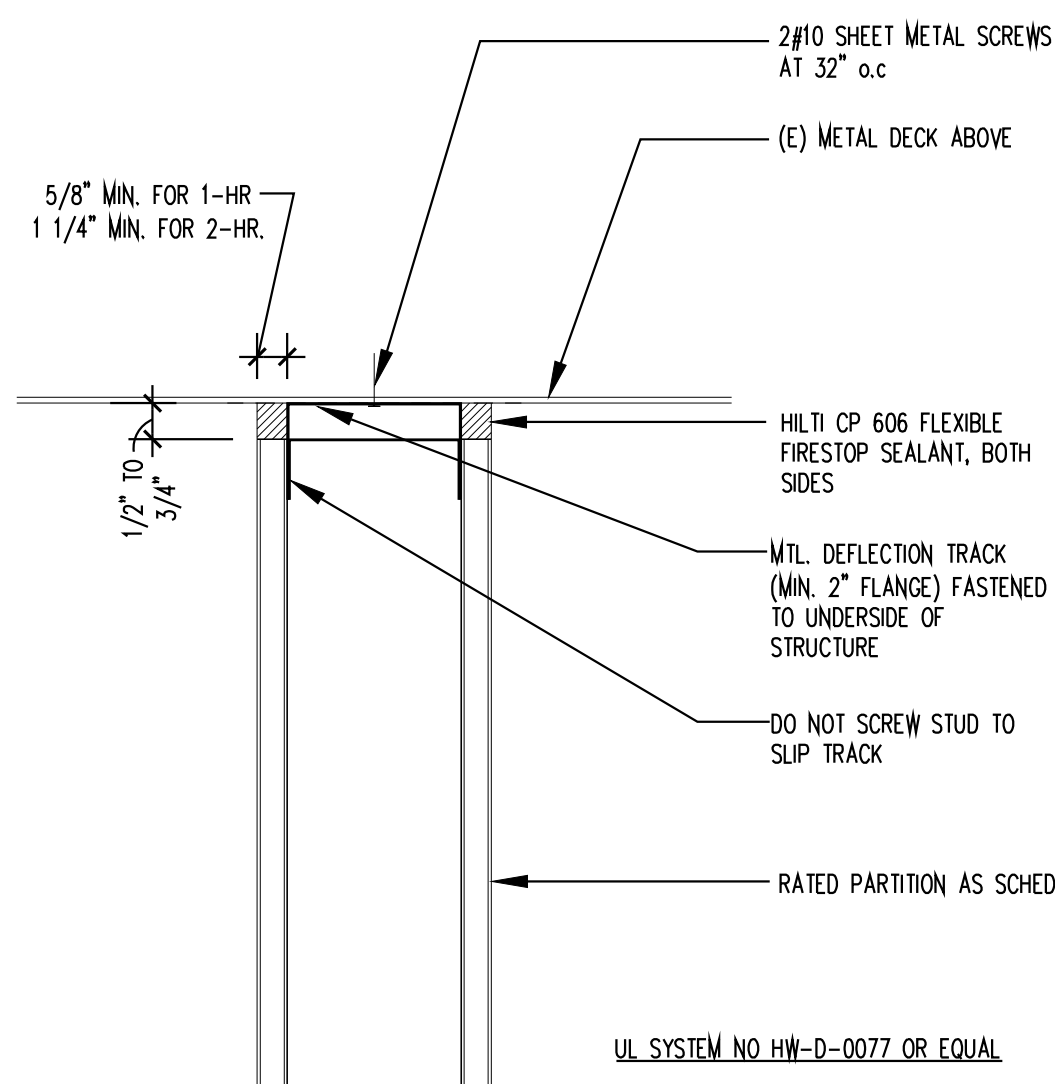
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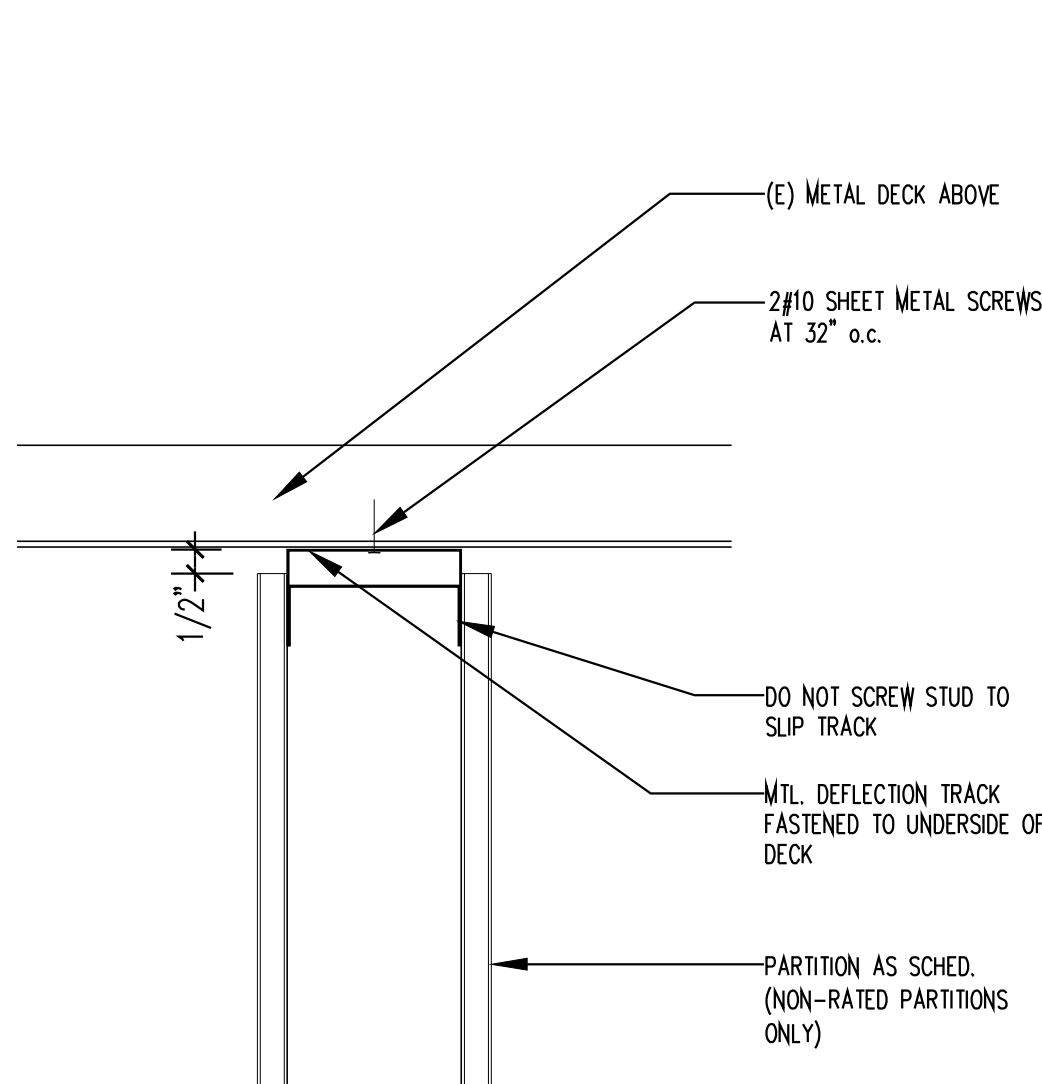
Rick Kolby
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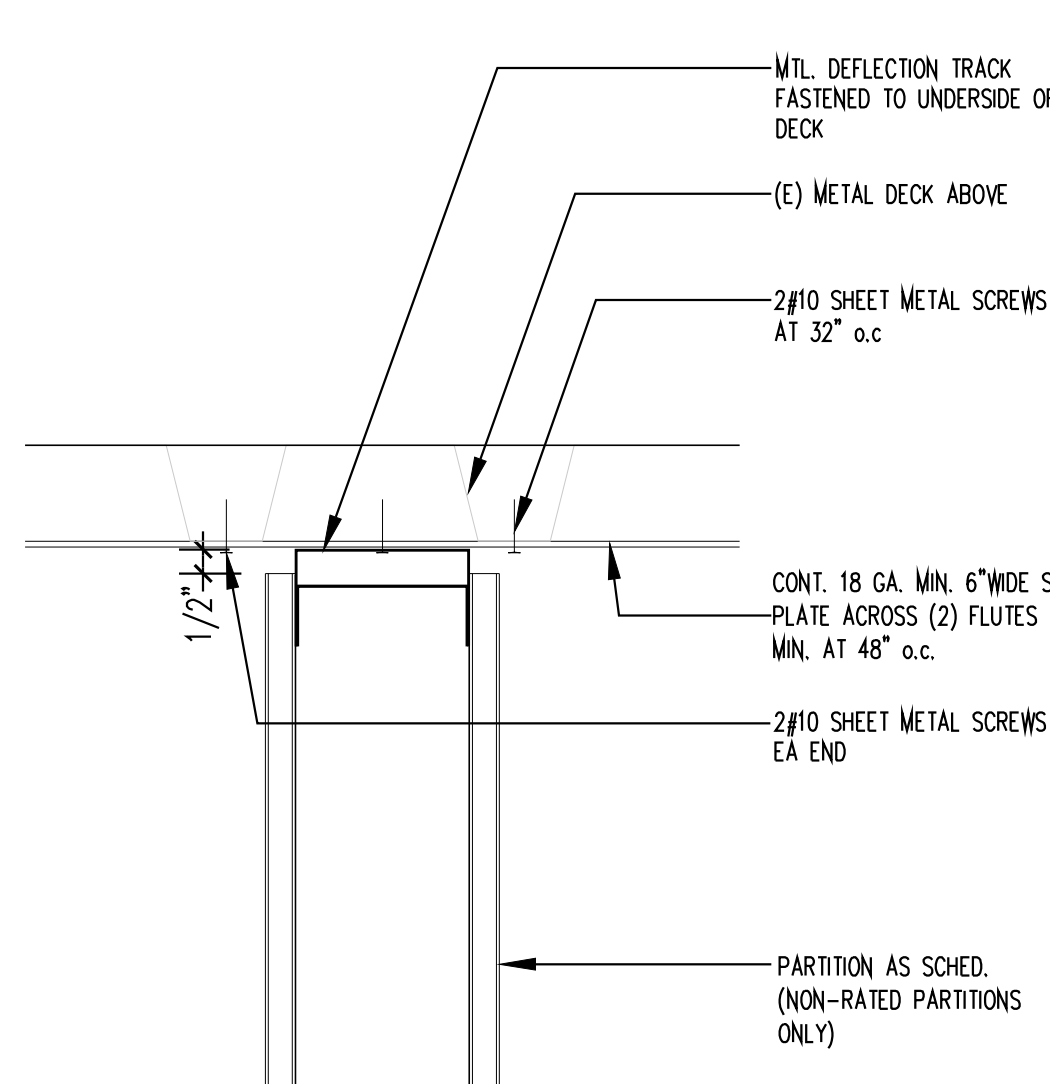
15 typical backing plate



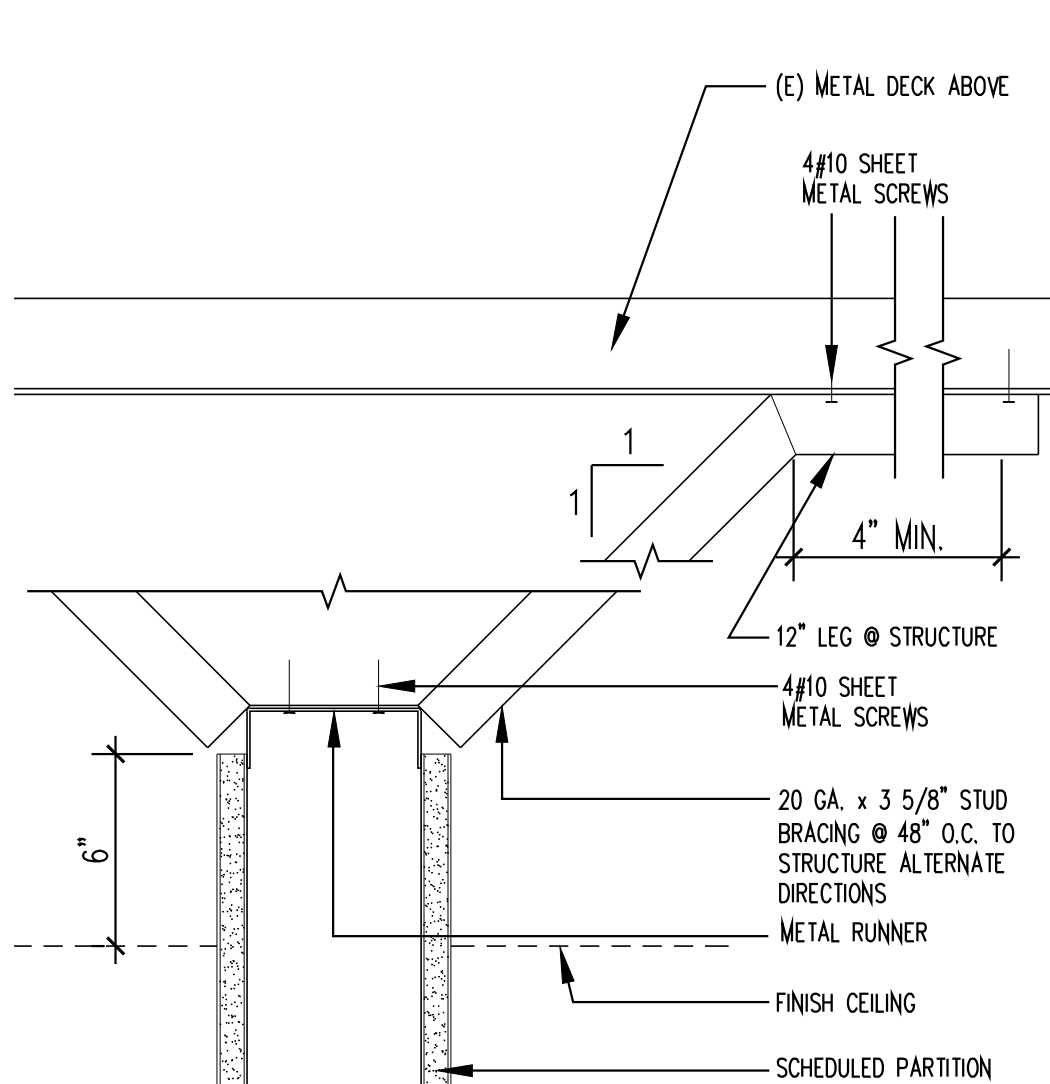
12 rated partition detail
metal deck (perpendicular to flutes)



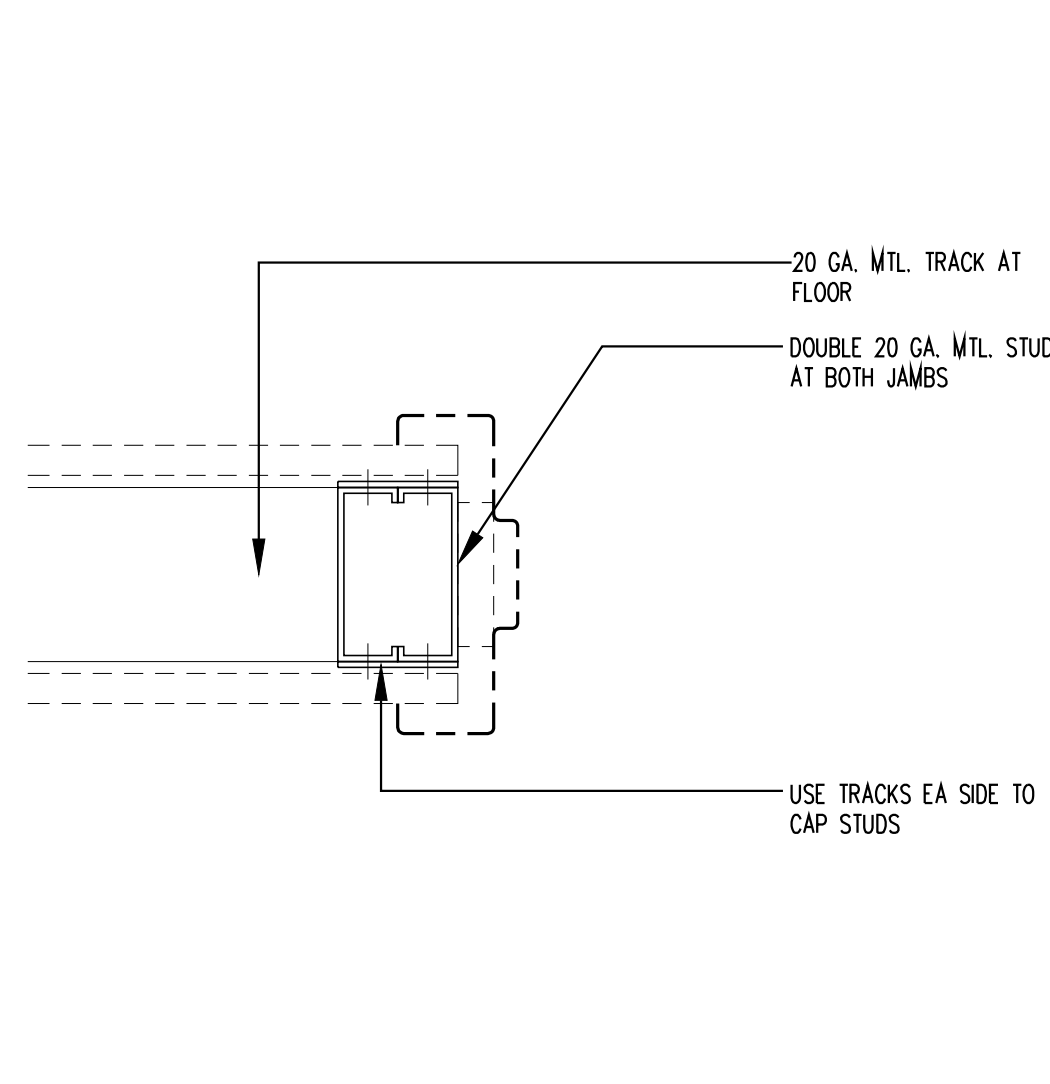
9 top of wall detail metal deck (perpendicular to flutes)



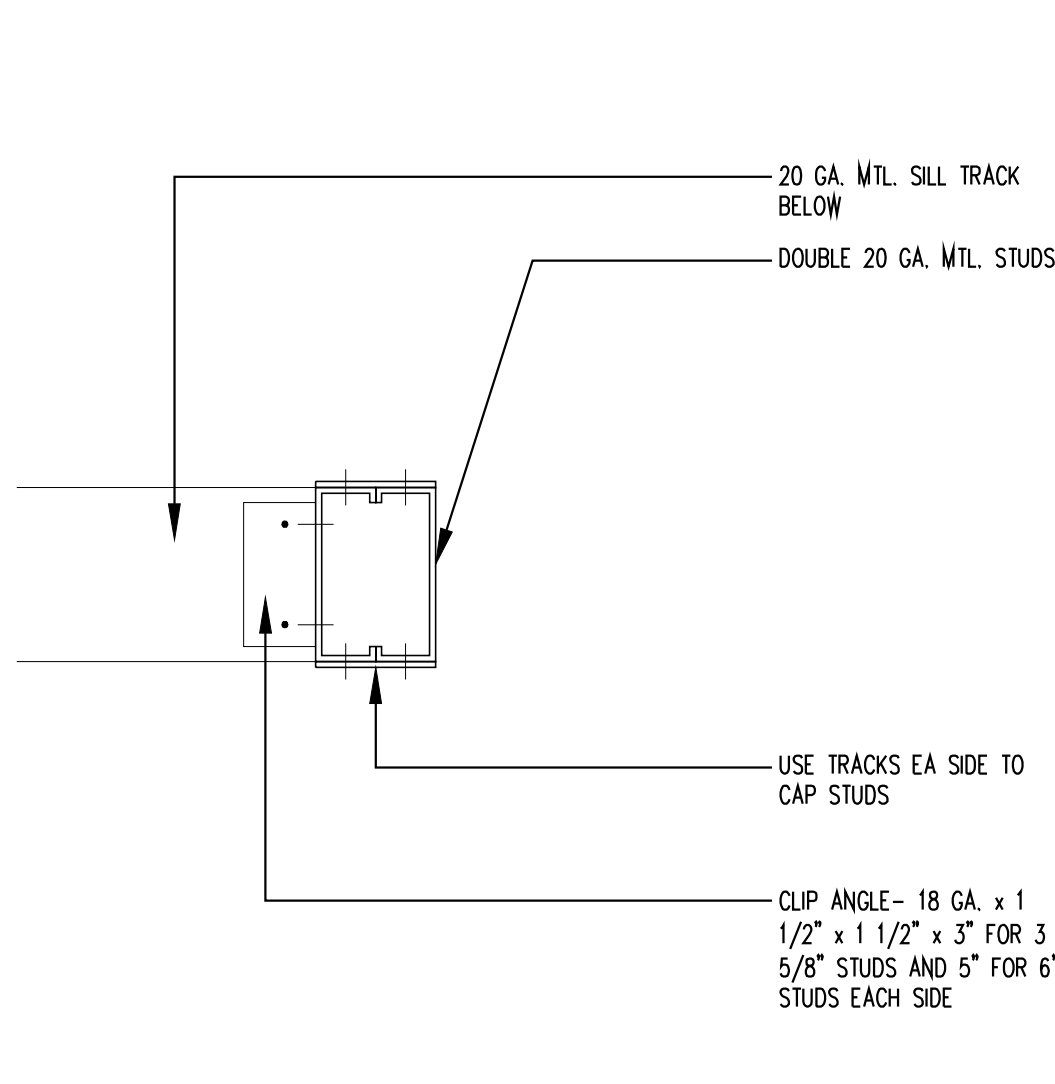
6 top of wall detail metal deck (parallel to flutes)



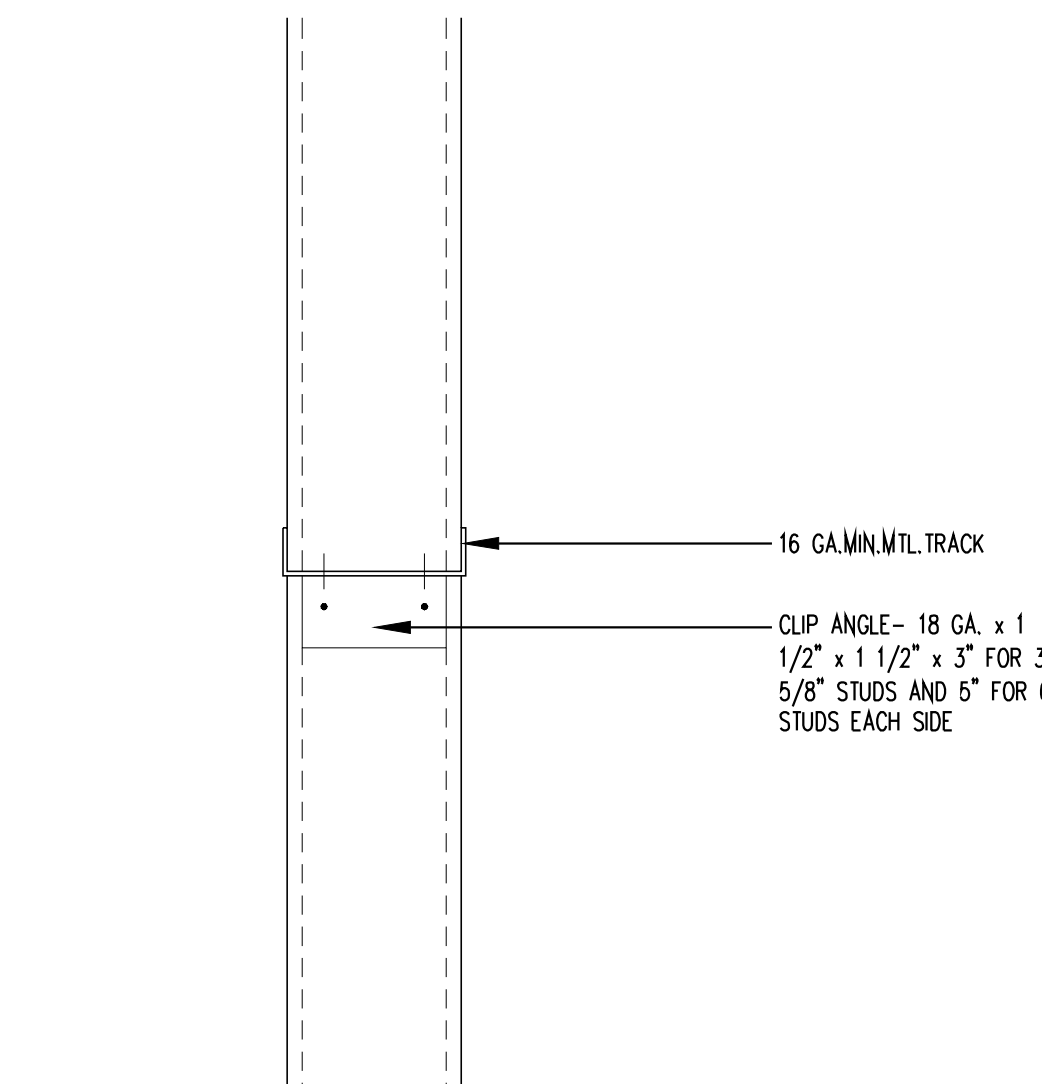
3 head @ braced partition



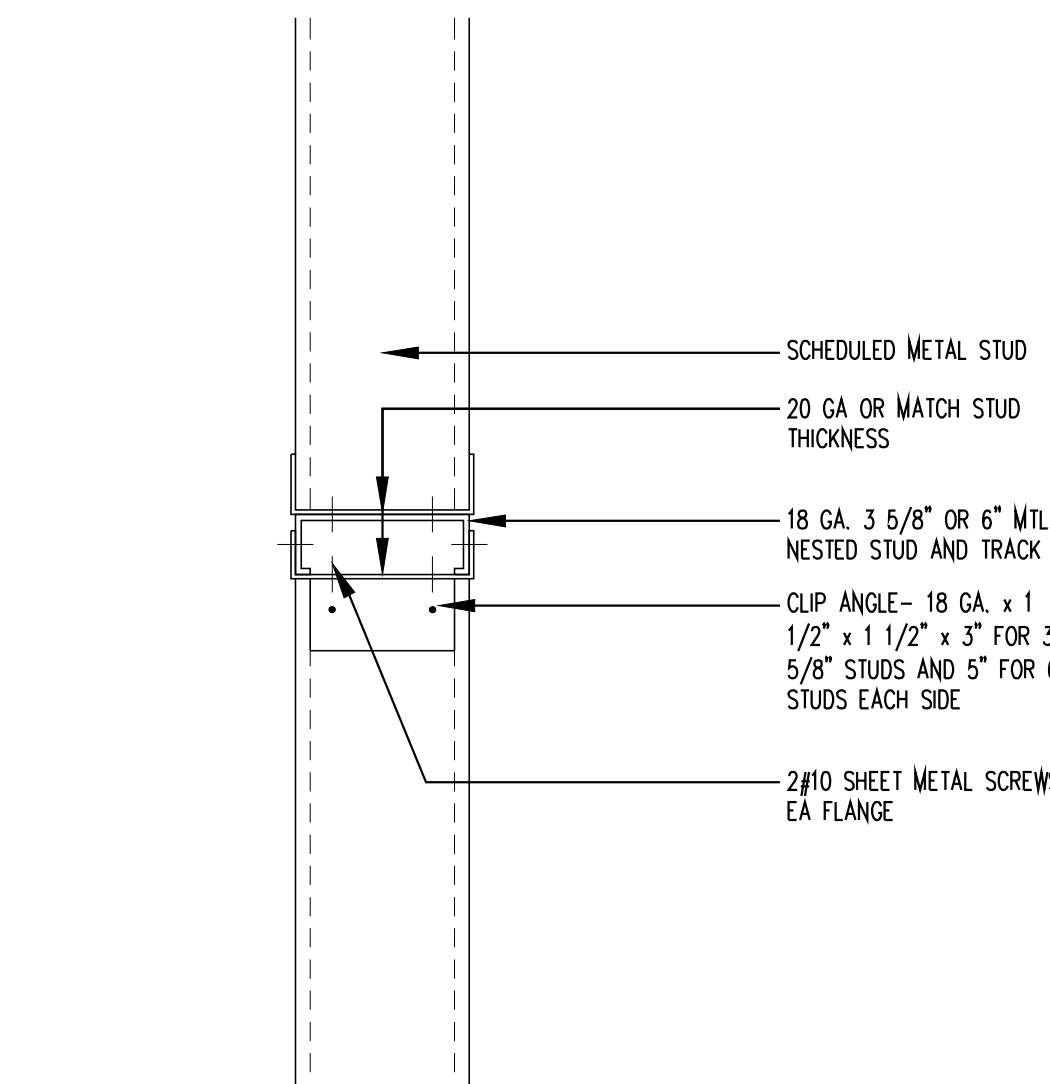
14 door opening jamb studs



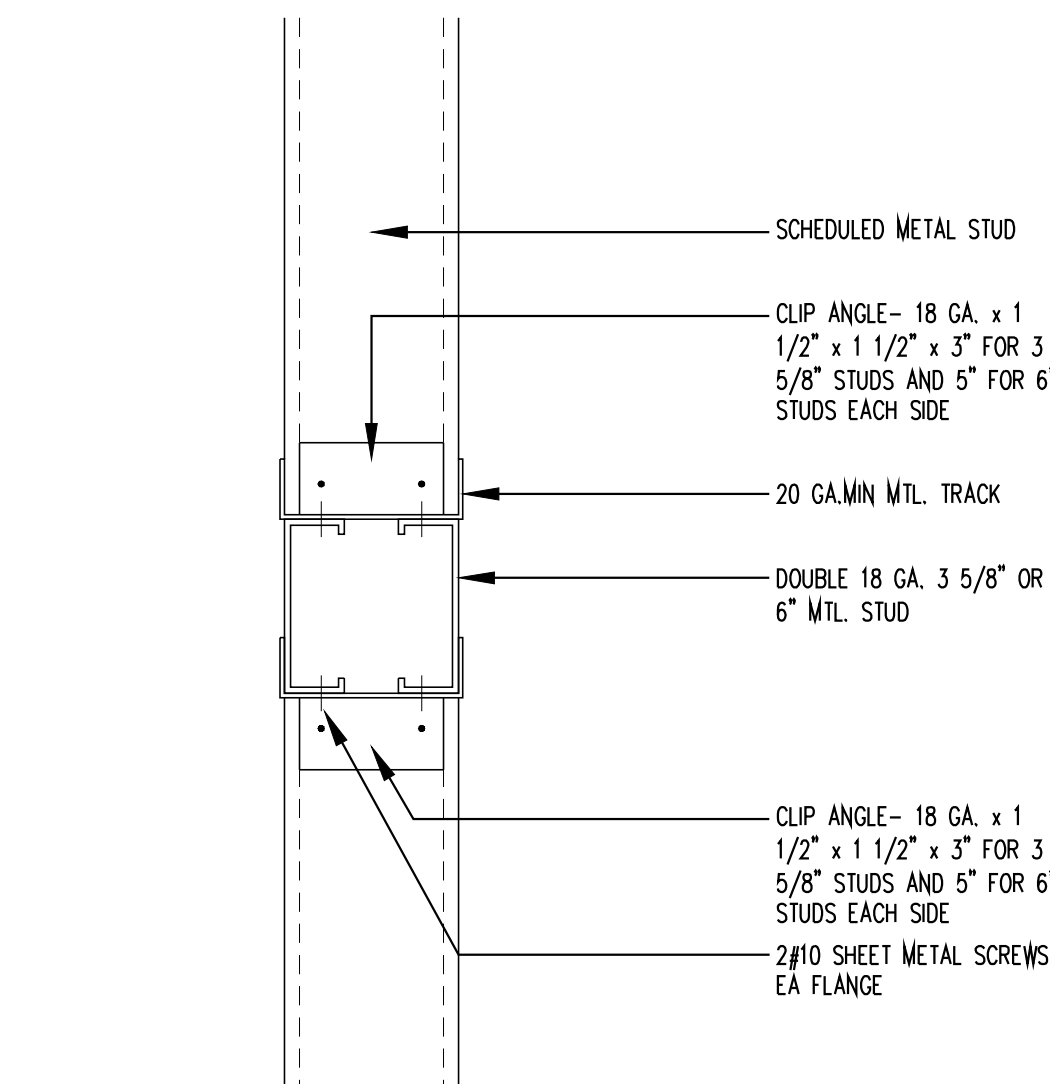
11 large opening jamb studs



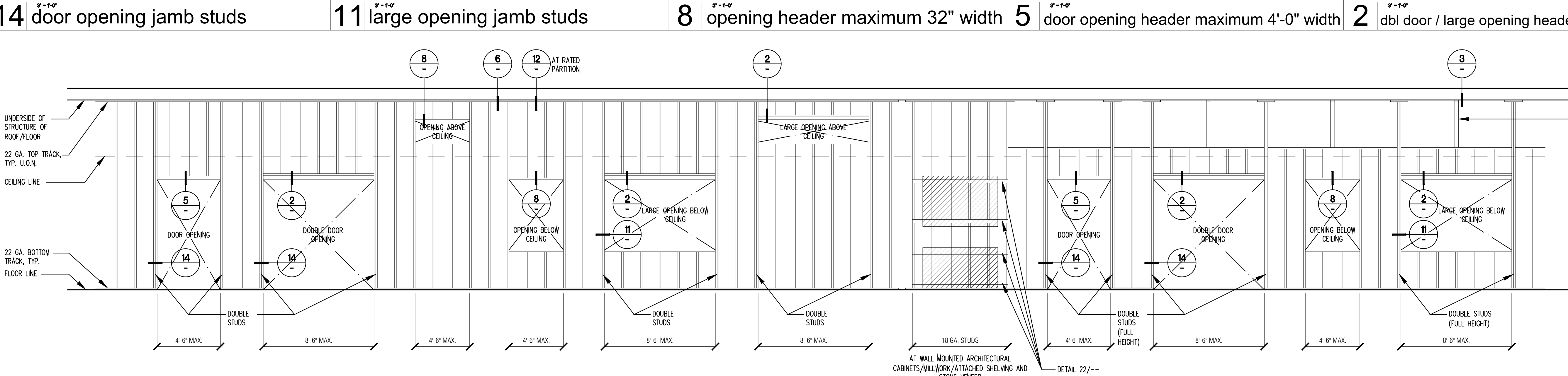
8 opening header maximum 32" width



5 door opening header maximum 4'-0" width



2 dbl door / large opening header max 8'-0" width



1 typical partition framing elevation

PROVIDE DIAGONAL BRACING OF TOP TRACK AT 48" O.C. MAX. BETWEEN FULL HEIGHT STUDS

NOTES

1. ALL STUDS ARE SPACED 16" O.C. MAXIMUM
2. ALL STUDS SHALL BE "C" STUDS WITH 1/4" FLANGE MINIMUM
3. [Hatched pattern] DENOTES SHELVING OR CABINERY
4. STUDS BEHIND BASE CABINETS MAY BE TYPICAL STUDS.
5. IN NO CASE SHALL DOUBLE STUDS AT SIDES OF OPENING BE CUT FOR DUCTWORK OR OTHER MECHANICAL SYSTEMS.

project



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06

07

08

09

10

drawing

TYPICAL FRAMING AND
PARTITION DETAILS

scale

as shown

sheet no.

A5.0

PROJECT SCOPE

THE SCOPE OF THESE STRUCTURAL DRAWINGS IS THE FRAMING AND SUPPORT OF A [N] OPENING IN AN [E] BEARING INTERIOR WOOD PARTITION

GENERAL

- A. CONSTRUCTION TO OCCUR IN THE ORDER WHERE INDICATED ON DRAWINGS REQUIRING SEQUENTIAL OPERATIONS. CONSTRUCTION SEQUENCE IS MEANS AND METHODS, AND THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE INDICATED.
- B. SUBSTITUTION REQUESTS FOR PRODUCTS, PROCEDURES, METHODS OR MATERIALS SPECIFIED FOR THE PROJECT SHALL BE SUBMITTED WITH ENGINEERING DATA ESTABLISHING EQUIVALENCE AND APPROVED TESTING EVALUATION REPORT (ICC, IAPMO) NUMBER FOR REVIEW BY THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- C. REFERENCED STANDARDS REFER TO EDITIONS CURRENTLY IN EFFECT ADOPTED BY THE BUILDING CODE. WHERE TESTING EVALUATION REPORTS ARE REFERENCED, THE CURRENT EDITION IN EFFECT SHALL BE REFERENCED.

DESIGN CRITERIA

CODE: 2022 CALIFORNIA BUILDING CODE

JURISDICTION: CITY OF SUNNYVALE

RISK CATEGORY: II

SEISMIC PARAMETERS

SEISMIC DESIGN CATEGORY: NO SITE SPECIFIC VALUES
S₁: 1.578
S₁: 0.600
SITE CLASS: D
S₀: 1.262
S₀: NO SITE SPECIFIC VALUES

I_p: 1.0

DIMENSIONS AND DATUM

- A. DIMENSIONS ARE FROM CENTERLINE OF FRAMING ELEMENTS, UNLESS NOTED OTHERWISE.
- B. FINISHED GROUND FLOOR ELEVATION: E.L. = 0'-0" U.O.N.

EXISTING CONSTRUCTION

- A. FRAMING, DETAILS, AND DIMENSIONS FOR EXISTING CONSTRUCTION ARE REFERENCED FROM CONSTRUCTION DOCUMENTS. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- B. TEMPORARY CONDITIONS DURING CONSTRUCTION IS MEANS AND METHODS. GENERAL CONTRACTOR TO PROCEED WITH CONSTRUCTION AS TO PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED.
- C. DEMOLITION OR REMOVAL OF EXISTING CONSTRUCTION SHALL BE PERFORMED AS TO NOT DAMAGE ADJACENT CONSTRUCTION TO REMAIN.
- D. WHERE PENETRATIONS IN EXISTING CONSTRUCTION ARE INDICATED, DO NOT OVERCUT BEYOND THE LIMITS OF THE NEW PENETRATION.
- E. GENERAL CONTRACTOR TO LOCATE REINFORCEMENT BARS IN EXISTING CONCRETE PRIOR TO DRILLING OR CONCRETE REMOVAL SO THAT THE EXISTING REINFORCEMENT IS NOT DAMAGED DURING CONSTRUCTION. WHERE NEW PENETRATIONS ARE REQUIRED, NOTIFY STRUCTURAL ENGINEER PRIOR TO CUTTING REINFORCEMENT OTHER THAN CURTAIN REINFORCEMENT, UNLESS INDICATED ON DRAWINGS.

STRUCTURAL STEEL

- A. COMPLY WITH THE PROVISIONS OF CBC CHAPTER 22, AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND AISC "CODE OF STANDARD PRACTICE".
- B. MATERIALS
- | | |
|---------------------|--|
| WIDE FLANGE MEMBERS | ASTM A992, GRADE 50 |
| OTHER ROLLED SHAPES | ASTM A36 |
| PLATES AND BARS | |
| STRUCTURAL PIPE | ASTM A53, TYPE S, GRADE B |
| HSS TUBING | ASTM A500, GRADE B |
| WELDING | AWS D1.1 |
| ELECTRODES | E70XX OR AS DETERMINED BY WELDING PROCEDURES |
| HIGH STRENGTH BOLTS | ASTM A325X |
| MACHINE BOLTS | ASTM A307 |
| WELDED STUDS | ASTM A29 GRADES C1010-C1020 |
| ANCHOR RODS | ASTM F1554, GRADE 55 |
| THREADED RODS | ASTM A36 |
- C. USE ASTM A563 NUTS AND ASTM F436 WASHERS WHERE BOLTS AND RODS ARE SPECIFIED. UON. WASHERS FOR ANCHOR RODS SHALL BE ASTM F844.
- D. HOLES MAY BE 1/16" LARGER THAN BOLT DIAMETER EXCEPT HOLES TO FIT OVER ANCHOR BOLTS MAY BE 1/4" DIAMETER LARGER THAN BOLT DIAMETER.
- E. PAINT ONE SHOP COAT AND FIELD TOUCH UP WITH APPROVED PAINT. EXCLUDE AT HSB CONNECTION CONTACT SURFACES, WHERE FIREPROOFING TO BE INSTALLED AND AT LOCATIONS AND AREAS TO BE WELDED OR EMBEDDED IN CONCRETE.
- F. USE NON-SHRINK GROUT UNDER COLUMN BASES. GROUT TO COMPLY WITH CORPS OF ENGINEERS SPECIFICATION CRD-C621. FIVE STAR GROUT, MASTER BUILDERS, Sika, OR EQUAL. MINIMUM COMPRESSIVE STRENGTH, f_c = 3,000 PSI AT 7 DAYS AND f_c = 7,000 PSI AT 8 DAYS.
- G. USE COMPLETE JOINT PENETRATION WELDS AT ALL SPLICES NOT INDICATED
- H. SUBMIT QUALIFICATIONS AND CERTIFICATES FOR ALL WELDERS. SUBMIT WELDING PROCEDURES FOR APPROVAL BY THE ENGINEER. SUBMIT HEAT NUMBERS FOR ALL MEMBERS INCLUDED IN THE WORK.
- I. ALL WELDS SPECIFIED ON DRAWINGS ARE NOT CLASSIFIED AS FIELD OR SHOP APPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF FIELD OR SHOP WELDING IS BEST SUITED FOR FABRICATION AND ERECTION OF SPECIFIC COMPONENTS.
- J. FILLET WELD SIZES SHOWN ON THE DRAWINGS ARE MINIMUM SIZES, INCREASE WELD SIZE AS NECESSARY TO MEET AWS MINIMUM SIZES DUE TO BASE MATERIAL THICKNESS.
- K. ALL GROOVE AND BUTT WELDS SHALL BE COMPLETE JOINT PENETRATION TYPE, UON.
- L. GALVANIZE STRUCTURAL STEEL UNITS, WHICH WILL BE INSTALLED WITH AN EXPOSURE TO THE WEATHER UPON COMPLETION OF INSTALLATION, BY THE HOT-DIP METHOD. PROVIDE NOT LESS THAN 1.8 OUNCES OF ZINC COATING PER SQUARE FOOT OF SURFACE, IN ACCORDANCE WITH ASTM A123, UON. GALVANIZE ALL EXPOSED BOLTS OR OTHER CONNECTORS IN CONFORMANCE WITH ASTM A153. FIELD REPAIR DAMAGED GALVANIZED SURFACES AND WELD ON GALVANIZED WORK WITH ZRC WORLDWIDE GAVILITE, CLEARCO ZINC RICH PRIMER, OR APPROVED EQUAL.

POST INSTALLED ANCHORS AND REINFORCING STEEL IN CONCRETE

- A. COMPLY WITH THE PROVISIONS OF CBC CHAPTER 19.
- B. POST INSTALLED ANCHORS AND REINFORCING STEEL SHALL BE PRODUCTS SPECIFIED ON THE DRAWINGS.
- C. CARBON STEEL MECHANICAL ANCHORS IS LIMITED TO DRY, INTERIOR LOCATIONS. STAINLESS STEEL TYPE SHALL BE USED AT EXTERIOR EXPOSED TO WEATHER, DAMP LOCATIONS, AND WHERE SPECIFICALLY NOTED ON THE DRAWINGS.
- D. ANCHOR AND REINFORCING STEEL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE ICC OR IAPMO TESTING EVALUATION REPORT.
- E. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SUCH THAT INTERFERENCE OF REINFORCING STEEL WITH CONCRETE ANCHOR PLACEMENT DOES NOT OCCUR. IF REINFORCING STEEL IS ENCOUNTERED DURING DRILLING, ADJUST THE ANCHOR LOCATION IF POSSIBLE AND NOTIFY THE OWNER'S REPRESENTATIVE.
- F. ABANDONED HOLES SHALL BE FILLED WITH NON-SHRINK GROUT.
- G. ADHESIVE ANCHORS INSTALLED IN HORIZONTAL OR UPWARDLY INCLINED ORIENTATIONS SUPPORTING SUSTAINED TENSION LOADS SHALL BE PERFORMED BY PERSONNEL CERTIFIED THROUGH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM.

WOOD

- A. ALL STRUCTURAL WOOD WORK SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF THE 2022 CBC
- B. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH OF THE GRADE INDICATED BELOW OR BETTER, UNLESS OTHERWISE NOTED ON PLANS. ALL WOOD WILL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF USE AND SURFACE DRY-GREEN.
- ALL WOOD TO BE DF NO.2
- C. ALL NAILS SHALL BE COMMON STEEL WIRE NAILS SIZED AND SPACED AS SPECIFIED ON THE DRAWINGS. FASTENERS FOR PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED.
- D. CUTTING, BORING, OR NOTCHING OF GIRDERS, BEAMS, JOISTS, AND OTHER STRUCTURAL ELEMENTS SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
- E. HOLES FOR BOLTS IN WOOD SHALL BE DRILLED A MAXIMUM OF 1/16" LARGER THAN BOLD DIAMETER. METAL WASHERS SHALL BE PROVIDED FOR ALL HEAD AND NUTS OF BOLTS AND LAG SCREWS THAT BEAR ON WOOD. CUTS AND HOLES IN PRESSURE TREATED LUMBER SHALL BE SEALED AND TREATED.
- F. ALL BOLTS AND SCREWS SHALL BE TIGHTENED AT THE TIME OF ERECTION AND RETIGHTENED BEFORE COMPLETION OF WORK OR INSTALLATIONS THAT WOULD MAKE THE BOLTS INACCESSIBLE.
- G. PROVIDE FULL DEPTH SOLID BLOCKING OR OTHER MEANS OF LATERAL SUPPORT AT ENDS OF BEARING POINTS OF ALL JOISTS, RAFTERS, BEAMS, HEADERS, AND AT INTERMEDIATE INTERVALS NOT TO EXCEED 8'-0" o.c.
- H. LAG SCREWS PER ANSI/ASME STANDARD B18.2.1 PROVIDE LEAD HOLE SAME DIAMETER AND DEPTH AS SHANK AND THEN DRILL HOLE 60%-70% OF SHANK DIAMETER FOR THREADED PORTIONS

QUALITY ASSURANCE PLAN

- A. QUALITY ASSURANCE PLAN SHALL COMPLY WITH THE PROVISIONS OF CBC CHAPTER 17.
- B. THE INTENT OF THE QUALITY ASSURANCE PLAN IS TO IDENTIFY COMPONENTS OF WORK THAT ARE SUBJECT TO QUALITY ASSURANCE PROCEDURES AND IDENTIFY SPECIAL INSPECTION, TESTING AND OBSERVATION REQUIREMENTS TO CONFIRM CONSTRUCTION QUALITY.
- C. PRIOR TO COMMENCEMENT OF WORK, GENERAL CONTRACTOR SHALL PARTICIPATE IN PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT, AND STRUCTURAL ENGINEER.
- D. DURING THE COURSE OF CONSTRUCTION, FIELD CONDITIONS MAY ARISE REQUIRING MODIFICATIONS TO THE PROJECT DRAWINGS. CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER AS SOON AS POSSIBLE TO SPECIFIC CONDITION, ARRANGE ACCESS IN THE FIELD, AND WILL NOT PROCEED WITH WORK UNTIL AS DIRECTED BY THE STRUCTURAL ENGINEER.
- E. RESPONSIBLE PARTIES
- | | |
|-------------------------------|---|
| AUTHORITY HAVING JURISDICTION | CITY OF SUNNYVALE |
| OWNER | TED LEUNG
TEDLEUNG8@GMAIL.COM |
| ARCHITECT | ARxARCH
ANTHONY ROXAS, A.I.A.
510.239.3933 |
| STRUCTURAL ENGINEER | KAIRO'S STRUCTURAL
ENGINEERING, INC.
SEUNG JAI KO, S.E.
415.347.5599 |
| GENERAL CONTRACTOR | RICK KOLBY
415.704.6397 |
| INSPECTION AND TESTING AGENCY | TO BE DETERMINED |

B. STRUCTURAL OBSERVATION

1. CONTRACTOR SHALL COORDINATE WITH STRUCTURAL ENGINEERING SCHEDULING OF AND ACCESS FOR JOBSITE OBSERVATIONS OVER THE COURSE OF CONSTRUCTION IN CONFORMANCE WITH CBC CHAPTER 17.
- SPECIFIC TIMES OF OBSERVATION INCLUDE BUT NOT LIMITED TO THE FOLLOWING
- PARTITION FRAMING PRIOR TO SHEATHING
2. ANY DEFICIENCIES FOUND DURING THE OBSERVATION PROCESS WILL BE NOTED ALONG WITH PROPOSED CORRECTIVE MEASURES IN WRITTEN FORMAT AND FORWARDED TO THE OWNER'S REPRESENTATIVE, ARCHITECT, AND GENERAL CONTRACTOR.
3. UPON COMPLETION OF THE WORK, A WRITTEN STATEMENT PREPARED BY STRUCTURAL ENGINEER ATTESTING THAT SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY OUTSTANDING DEFICIENCIES WILL BE PROVIDED
4. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY CBC CHAPTER 1, DIVISION II, SECTION 110, AND 1704.

C. SUBMITTALS

1. PREPARE AND SUBMIT PRODUCT SUBMITTALS AND SHOP DRAWINGS REQUIRED FOR THE FOLLOWING WORK SHOWN ON THESE DRAWINGS.
- STRUCTURAL STEEL
WELDING PROCEDURE
MECHANICAL ANCHORS
ADHESIVE ANCHORS
NON-SHRINK GROUT

SPECIAL INSPECTION AND TESTING

- A. COORDINATE WITH THE INDEPENDENT INSPECTION AGENCY DESIGNATED BY THE ARCHITECT TO PERFORM THE FOLLOWING INSPECTIONS
1. POST INSTALLED ANCHORS
- MECHANICAL ANCHORS PER APPLICABLE ICC/IAPMO REPORT
- ADHESIVE AND EPOXY ANCHORS PER APPLICABLE ICC/IAPMO REPORT AND ACI 318-19
2. STRUCTURAL STEEL
- STRUCTURAL STEEL MATERIAL PER 1705.2.1, 2202, AISC 360 SECTION A3, ASTM A6, AND ASTM A568
- WELD FILLER MATERIALS AND SUBMIT CERTIFICATE OF COMPLIANCE PER AISC 360 SECTION N5.4, AND AWS D1.1 AND D1.8
- FILLET WELDS INSPECTION PER AISC 360 SECTION N5.4, AND AWS D1.1 AND D1.8
- B. SPECIAL INSPECTIONS AND ASSOCIATED TESTING SHALL BE PERFORMED BY AN APPROVED ACCREDITED INDEPENDENT AGENCY MEETING THE REQUIREMENTS OF ASTM E329 (MATERIALS), ASTM D3740 (SOILS), ASTM C1093 (MASONRY), ASTM C1077 (CONCRETE), ASTM A880 (STEEL), AND ASTM E543 (NON DESTRUCTIVE). SPECIAL INSPECTION SHALL BE CERTIFIED BY THE BUILDING OFFICIAL. WELDING INSPECTORS SHALL BE QUALIFIED PER SECTION 6.1.4.1.1 OF AWS D1.1.
- C. WHERE THE ABOVE LISTED INSPECTION AND TESTING ITEMS ARE IN CONFLICT WITH THE APPLICABLE BUILDING JURISDICTION SPECIAL INSPECTION AND TESTING FORM SPECIFIC TO THIS PROJECT, THE MORE STRINGENT APPLICATION SHALL APPLY.
- D. THE SPECIAL INSPECTOR SHALL OBSERVE THE INDICATED WORK FOR COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, NOTED INT HE INSPECTION REPORTS, AND IF NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND THE BUILDING OFFICIAL.
- E. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ENGINEER OF RECORD, CONTRACTOR, AND OWNER. THE SPECIAL INSPECTION AGENCY SHALL SUBMIT A FINAL REPORT INDICATING THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED AND IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THAT ALL DISCREPANCIES NOTED IN THE INSPECTION REPORTS HAVE BEEN CORRECTED.

AR x ARCH

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package

TENANT IMPROVEMENT
PERMIT SUBMITTAL

project no.

KSE 24002

issue

description	date	rev
- PLAN CHECK	6/24/2024	

-

PLAN CHECK

6/24/2024

drawing

GENERAL NOTES

scale

AS SHOWN

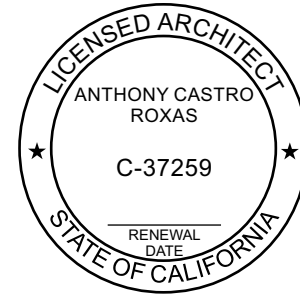
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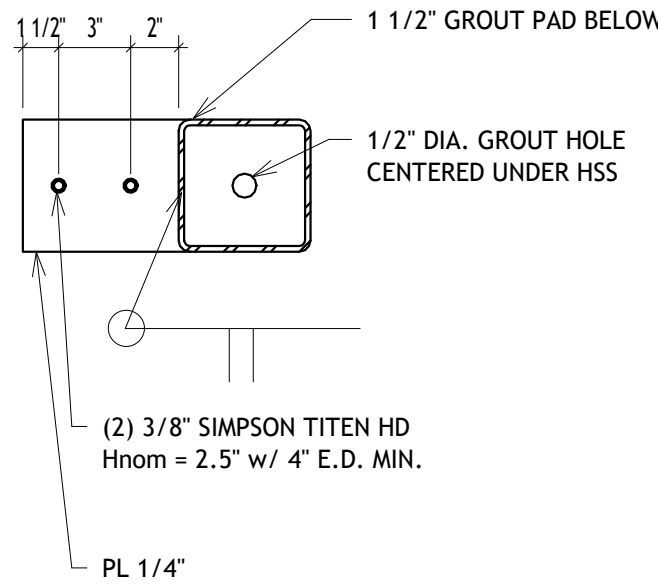
PARTIAL PLAN AND DETAILS

scale

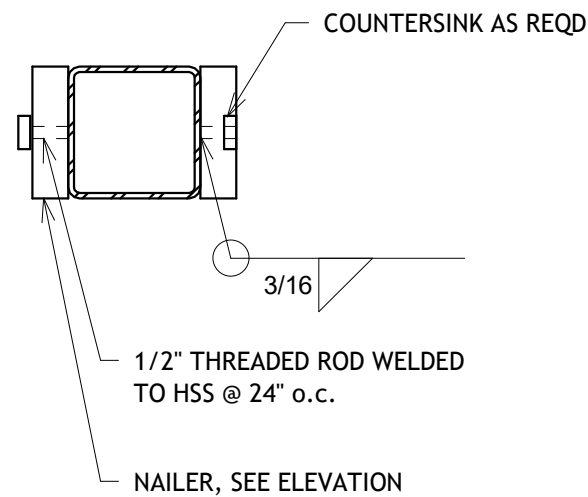
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sheet no.

S1

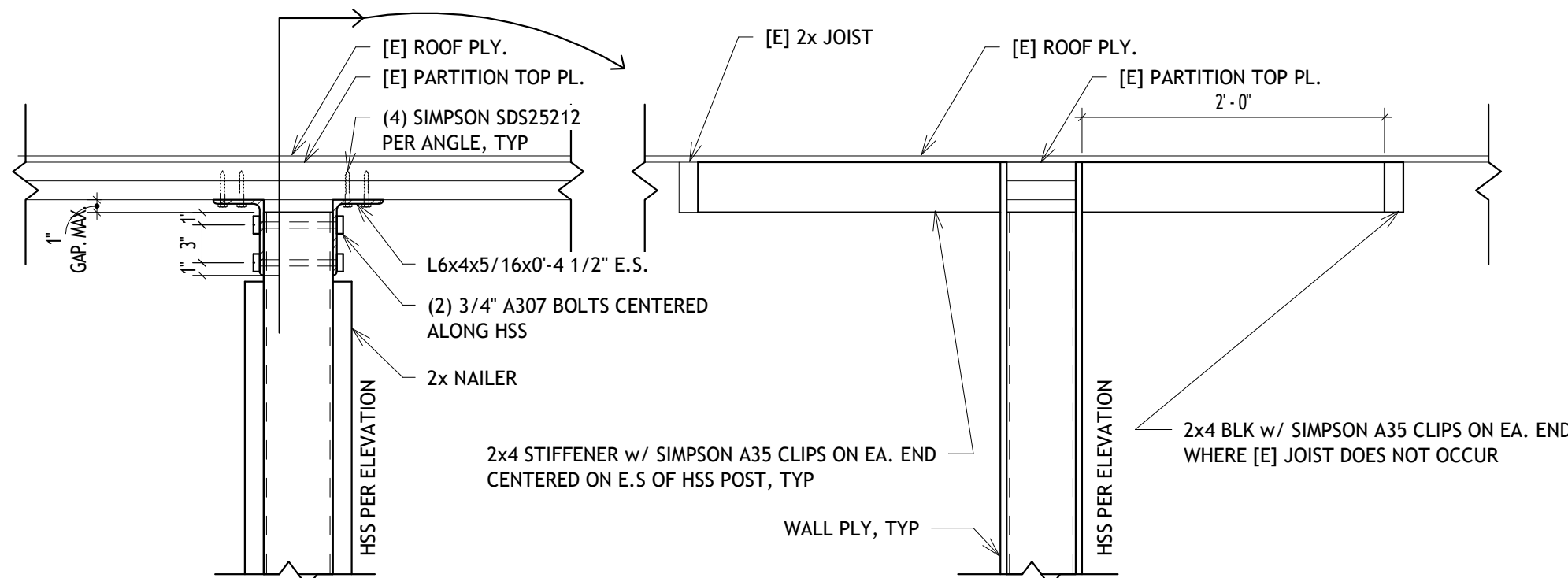


4 POST BASE CONNECTION
1 1/2" = 1'-0"

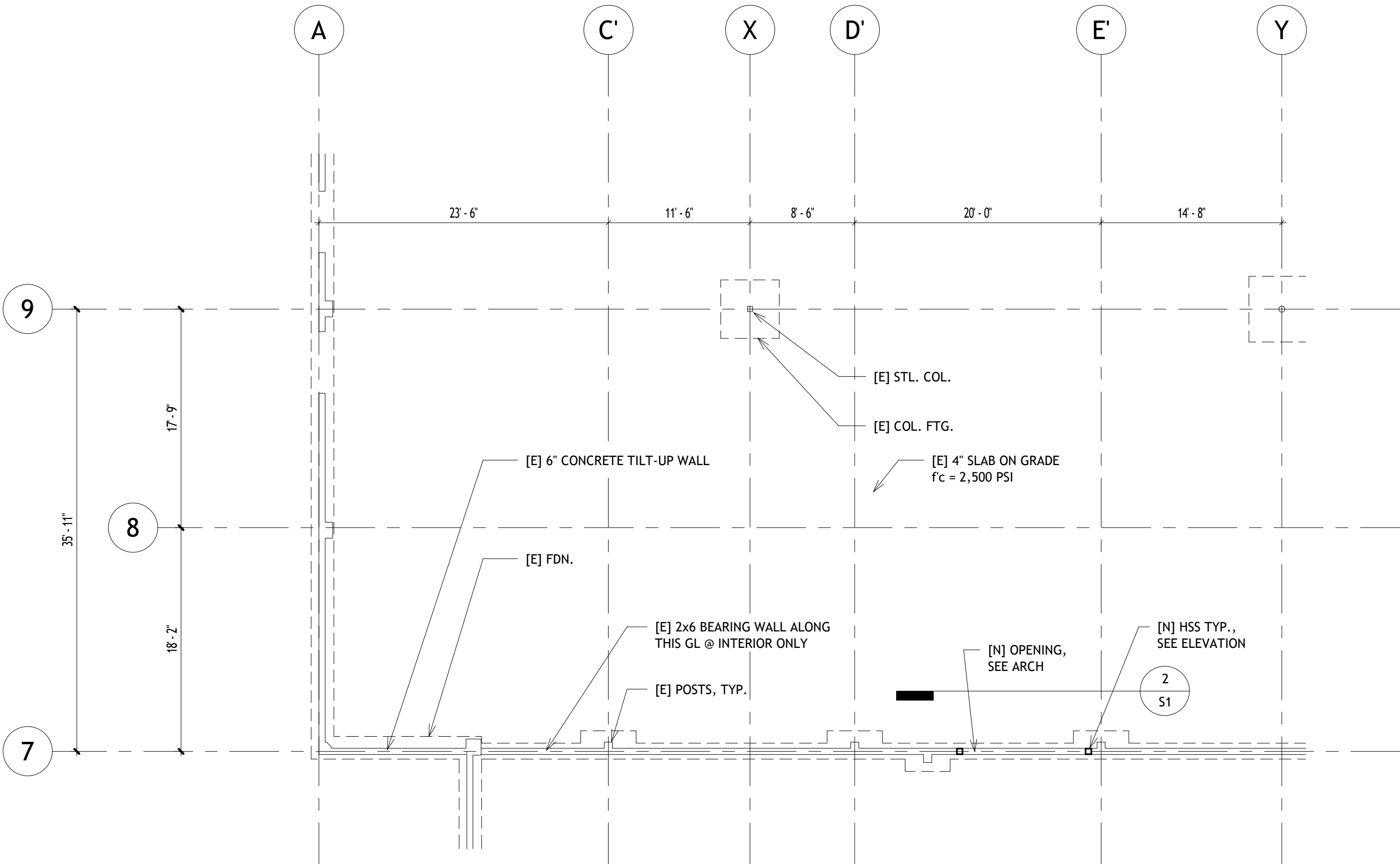


PLYWOOD NAILING TO OCCUR ON NAILS ON BOTH SIDES OF HSS, EACH FACE OF WALL

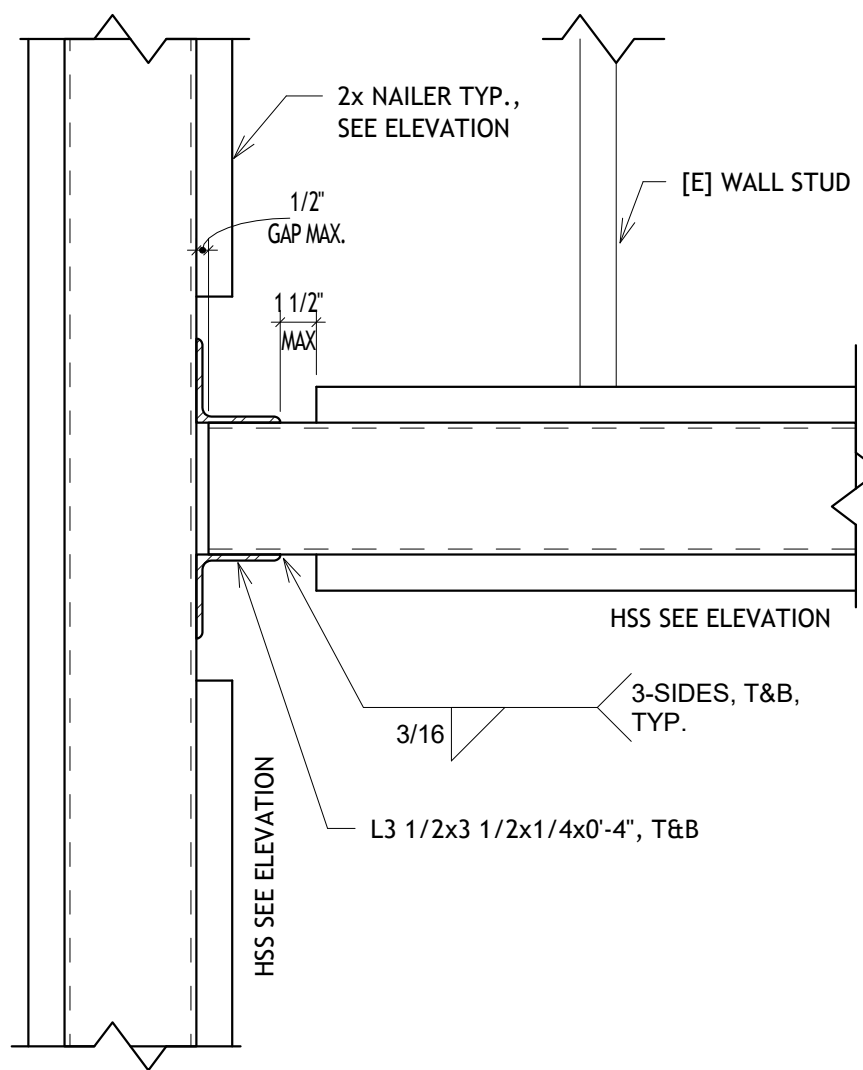
5 NAILER DETAIL
1 1/2" = 1'-0"



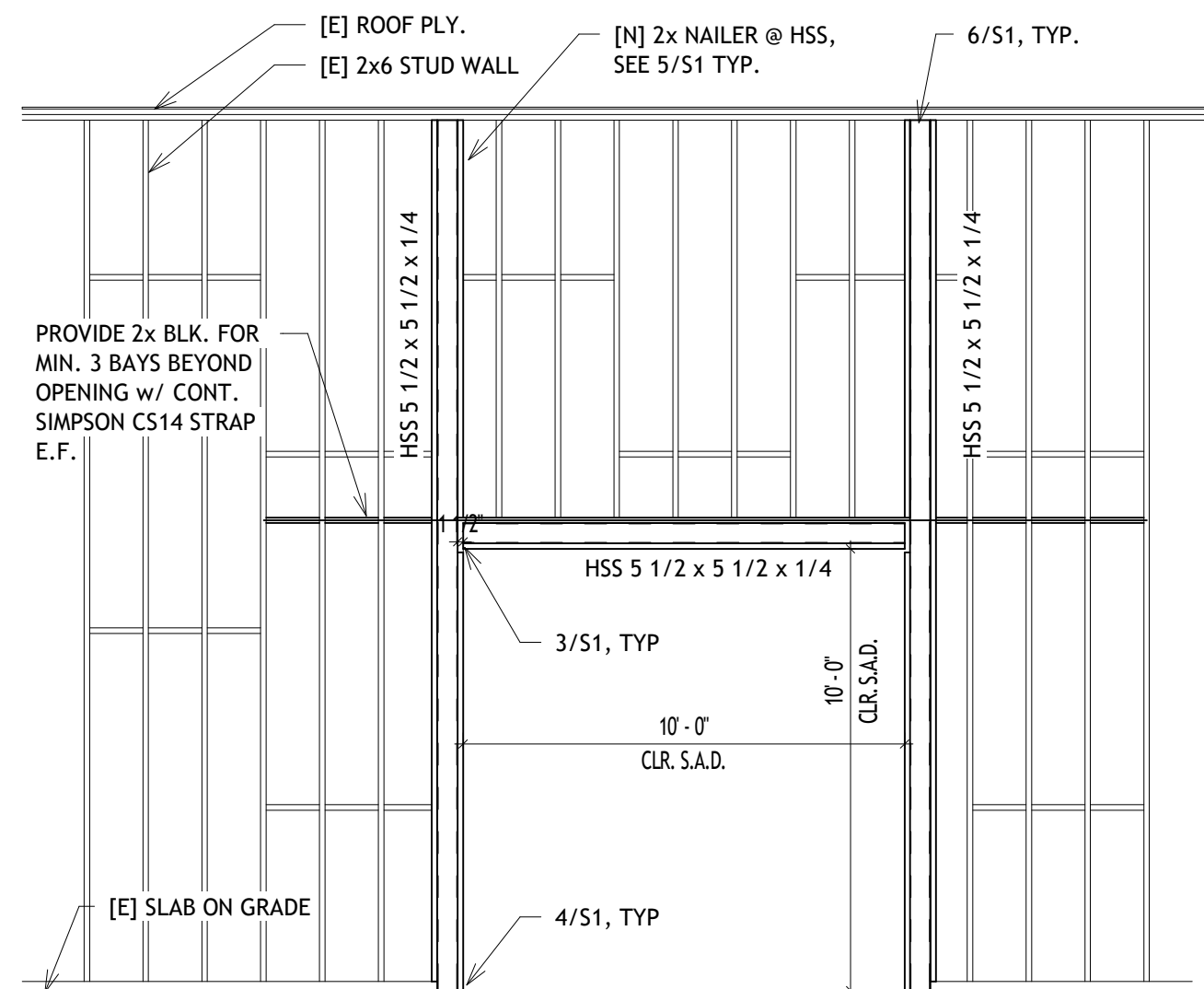
6 POST TOP CONNECTION
1" = 1'-0"



1 PARTIAL FOUNDATION PLAN
1/8" = 1'-0"



3 POST TO HEADER CONNECTION
1 1/2" = 1'-0"



NOTES:
1. REMOVE AND REPLACE PLYWOOD AND NAILING TO MATCH [E]
2. [E] PLY TO BE REPLACED WITH 1/2" STRUCTURAL I PLYWOOD
3. GC TO PROVIDE TEMPORARY SHORING FOR EXISTING BEARING PARTITION AS REQUIRED DURING CONSTRUCTION AT HEADER LOCATION PER LOADS BELOW
DL = 800plf
Lr = 700plf

2 OPENING ELEVATION
1/4" = 1'-0"