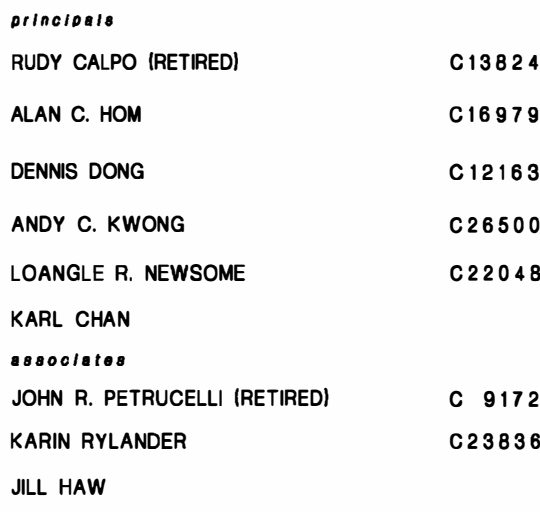




**301 WEST MCKINLEY AVENUE
SUNNYVALE, CA 94608**



2120 20th STREET, SUITE ONE
SACRAMENTO, CALIFORNIA 95818
TEL.916/446-7741 FAX 916/446-0457
.....
C o n s u l t a n t

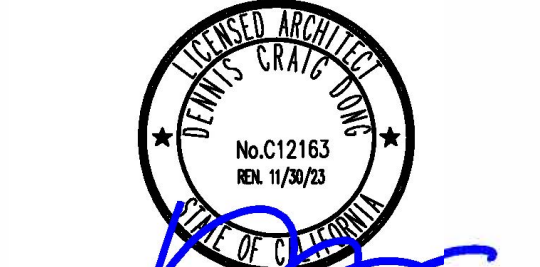


The undersigned architect does not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part at any other site.

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

This drawing is not final or to be used for construction until signed by the architect and owner.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without written consent of the Architect.



Architect _____
Drawn By _____

NO.	DATE	DESCRIPTION
	04/04/22	PLAN SUBMITTAL

Job No.	C21124.00
Date	

Drawing No.

CS

.....

OF SHEETS

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE STANDARDS OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
 2. ALL WORK SHALL COMPLY WITH THE STANDARDS OF THE LATEST ADOPTED EDITION AND SUPPLEMENTS OF THE FOLLOWING STATE REGULATIONS, CODES AND SUTORTIES
 - A. CALIFORNIA STATE BUILDING CODE (2019)
 - TITLE 24, PART 2
 - CALIFORNIA ADMINISTRATIVE CODE
 - BARRIER FREE ACCESS FOR THE HANDICAPPED (REF: CHAPTER 11B)
 - B. CALIFORNIA STATE BUILDING CODE (2019)
 - TITLE 24 PARTS 1 THROUGH 5
 - CALIFORNIA ADMINISTRATIVE CODE
 - ENERGY REGULATIONS
 3. ALL WORK SHALL COMPLY WITH THE STANDARDS OF THE LATEST ADOPTED EDITIONS OF THE FOLLOWING:
 - A) BUILDING INSPECTING DIVISION
 - B) PLANNING AND DEVELOPMENT DEPARTMENT
 - C) PUBLIC WORKS
 - D) FIRE DEPARTMENT
 4. ALL WORK SHALL COMPLY WITH THE STANDARDS OF THE LATEST ADOPTED EDITIONS OF THE FOLLOWING:
 - A) CALIFORNIA STATE BUILDING CODE (2019)
 - B) CALIFORNIA MECHANICAL CODE (2019)
 - C) CALIFORNIA PLUMBING CODE (2019)
 - D) CALIFORNIA FIRE CODE (2019)
 - E) CALIFORNIA ELECTRIC CODE (2019)
 - F) CALIFORNIA ENERGY CODE (2019)
 - G) CALIFORNIA GREEN BUILDING STANDARDS CODE (2019)
 5. INFORMATION CONTAINED WITHIN THESE DOCUMENTS SHALL NOT BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO REFERENCED CODES.
 6. CONTRACTOR SHALL EXAMINE THE DOCUMENTS AND THE SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND PRIOR TO THE START OF WORK.
 7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATING.
 8. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORING, AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE STRUCTURE AND COMPONENTS, ADJACENT SOILS AND STRUCTURES, UTILITIES AND RIGHT OF WAYS MAY BE SUBJECT TO DURING CONSTRUCTION.
 9. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER REQUIREMENTS MAY BE COORDINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 10. ALL DETAILS, SCHEDULES AND SPECIFICATIONS BOUND SEPARATELY ARE PART ARE PART OF THE CONTRACT DOCUMENTS.
 11. ITEMS MARKED N.I.C. ARE NOT IN CONTRACT. SUCH ITEMS ARE INCLUDED IN THE DOCUMENTS WHEN CONTRACTORS COORDINATION FOR CONSTRUCTION IS REQUIRED.
 12. DIMENSIONS:
 - A) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON DRAWINGS.
 - B) ALL DIMENSION ARE TO THE ROUGH UNLESS OTHERWISE NOTED.
 - C) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
 - D) CEILING HEIGHT DIMENSIONS ARE FROM THE FINISHED FLOOR TO THE FINISHED FACE OF CEILING.
 - E) ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO PROCEEDING WITH CONSTRUCTION.
 13. DETAILS MARKED 'TYPICAL' SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
 14. WHERE NO SPECIFIC DETAILS IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THE PROJECTS.
 15. DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE CENTER IN THE WALL AS SHOWN OR SHALL BE LOCATED 4" FROM FINISHED WALL TO FINISHED JAMB.
 16. SEPARATE PLAN CHECK SUBMITTAL AND PERMIT IS REQUIRED FOR WORK BEING CONDUCTED ON THE AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM.

ALL CHANGES OR REVISIONS WITH THE EXCEPTION OF COSMETIC CHANGES SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. THIS WILL BE SUBMITTED AS A REVISION TO EXISTING PERMIT(S). AFTER APPROVAL THESE ITEMS WILL BE INCORPORATED INTO THE APPROVED PLANS.

ALL CHANGES OR REVISIONS WITH THE EXCEPTION OF COSMETIC CHANGES SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. THIS WILL BE SUBMITTED AS A REVISION TO EXISTING PERMIT(S). AFTER APPROVAL THESE ITEMS WILL BE INCORPORATED INTO THE APPROVED PLANS.

VICINITY MAP



CONSULTANTS

STRUCTURAL ENGINEERS	MECHANICAL ENGINEERS	ELECTRICAL DESIGN
Bevier Structural Engineering	Sigma Engineering	Capitol City Design
2479 Sunrise Boulevard	3517 Marconi Avenue, Suite 204	1751 Cebrarian Street
Gold River, CA 95670	Sacramento, CA 95821	West Sacramento, CA 95691
Contact: Jeff Kovach	Contact: John Kaiser	Contact: Edward Evans
916.631.3030	530.575.2801	916.375.0135
916.631.8996 Fax	916.483.4841 Fax	916.375.0773 Fax
jeff@bevier.net	jkaiser@sigmaingineering.net	eevans@capcitydesign.com

DRAWING INDEX

CS	COVER SHEET
CS-2	PROJECT DATA
CG	CALGREEN CHECKLIST

ARCHITECTURAL

A0-1	EXISTING SITE CONDITIONS - INFORMATION ONLY
A1-1	FLOOR PLAN
A1-2	MEZZANINE FLOOR PLAN
A1-3	PARTIAL FLOOR PLAN, KITCHEN EQUIPMENT SCHEDULE
A2-1	REFLECTED CEILING PLAN
A3-1	SCHEDULES
A3-2	INTERIOR ELEVATIONS
A3-3	INTERIOR ELEVATIONS
A3-4	INTERIOR ELEVATIONS
A4-1	DETAILS
A4-2	DETAILS
A4-3	DETAILS

MECHANICAL

M 0	EQUIPMENT SCHEDULES, NOTES, & SYMBOL LEGEND
M 1	MECHANICAL FLOOR PLANS
M 2	ABOVE MEZZANINE PARTIAL MECHANICAL PLAN
M 3	MECHANICAL DETAILS
M 4	PARTIAL MECHANICAL FLOOR PLAN
M 5	PARTIAL MECHANICAL FLOOR PLAN NORTH
M 6	MECHANICAL PIPING PLAN
M 7	TRANE CITY MULTI-SYSTEM SCHEMATIC
1	CAPTIVE/FAIR HOOD SCHEDULE, PLAN, SECTION

PLUMBING

P 0 EQUIPMENT SCHEDULES, DETAILS, NOTES, & SYMBOL LEGEND
P 1 COLD WATER & WASTE PIPING PLAN
P 2 ENLARGED WASTE, & VENT PIPING PLANS
P 3 ENLARGED HOT & COLD WATER PIPING PLAN
P 4 CONDENSATE AND GAS PIPING PLAN
P 5 DETAILS

TITLE 24 FORMS

T-24-1 TITLE 24 FORMS
T-24-2 TITLE 24 FORMS

ELECTRICAL

E1.0	LIGHTING FIXTURE SCHEDULE, GENERAL NOTES, SYMBOLS LIST
E1.1	PANEL SCHEDULES, ONE-LINE DIAGRAM, LOAD CALCULATIONS
E2.0	LIGHTING PLAN - OPEN AREAS AND BELOW MEZZANINE
E2.1	LIGHTING PLAN - ABOVE MEZZANINE
E3.0	POWER & SIGNAL PLAN - MAIN LEVEL
E3.1	POWER & SIGNAL PLANS - KITCHEN AND BAR AREAS
E3.2	POWER & SIGNAL PLANS - MEZZANINE AND MECHANICAL EQUIPMENT POWER
E4.0	TITLE 24 FORMS

SCOPE OF WORK

THE SCOPE OF THIS PROJECT INCLUDES:

INTERIOR TENANT IMPROVEMENT IN AN EXISTING BUILDING SHELL

TENANT IMPROVEMENT AREA IS +/- 14,141.5 SF.

IMPROVEMENTS INCLUDE PUBLIC SPACES, KITCHEN & BAR SPACES, MINI GOLF COURSE, AND ANXILLARY SPACES.

INTERIOR TENANT IMPROVEMENTS TO INCLUDE ALL ARCHITECTURAL FINISHES, MEP,
FIRE SPRINKLER MODIFICATIONS

NO BUILDING ADDITION INCLUDED. NO STRUCTURAL MODIFICATIONS TO EXISTING BUILDING. NO EXTERIOR IMPROVEMENTS.

NO MODIFICATIONS TO EXISTING SITE WORK.

DEFERRED APPRVLS

PRIOR TO SUBMITTING TO THE BUILDING DEPARTMENT, DEFERRED SUBMITTALS SHALL BE REVIEWED AND COORDINATED BY THE ARCHITECT OR ENGINEER OF RECORD (AOR / EOR), AND SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED, AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (EG, WITH REGARD TO GEOMETRY, DESIGN CRITERIA, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS.

1. FIRE SPRINKLER MODIFICATION DESIGN WILL BE A DEFERRED APPROVAL ITEM.
2. FIRE ALARM DESIGN WILL BE A DEFERRED APPROVAL ITEM.
3. CARBON MONOXIDE ALARM SYSTEM WILL BE A DEFERRED APPROVAL ITEM.
4. STRUCTURAL DESIGN FOR MEZZANINES WILL BE A DEFERRED APPROVAL ITEM.

ABBREVIATIONS

AC	ASPHALT CONCRETE	DS	DOWNSPOUT	GR	GRADE	N	NORTH	S	SOUTH	VCT	VINYL COMPOSITION TYPE
ACOUS	ACOUSTICAL	DWG	DRAWING	GYP	GYPSUM	NIC	NOT IN CONTRACT	SC	SOLID CORE	VERT	VERTICAL
AD	AREA DRAIN			GYP.BD	GYPSUM BOARD	NO OR #	NUMBER	SCD	SEAT COVER DISPENSER	VEST	VESTIBULE
ADJ	ADJUSTABLE					NOM	NOMINAL	SCHD	SCHEDULE		
AFF	ABOVE FINISH FLOOR	E	EAST			NTS	NOT TO SCALE	SD	SOAP DISPENSER	W	WEST
AGGR	AGGREGATE	EA	EACH	HB	HOSE BIBB			SECT	SECTION	W/	WITH
AL	ALUMINUM	EDF	ELECTRIC DRINKING FOUNTAIN	HC	HOLLOW CORE			SH	SHELL	WC	WATER CLOSET
APPROX	APPROXIMATE	EJ	EXPANSION JOINT	HDWD	HARDWOOD	O/	OVER	SHR	SHOWER	WD	WOOD
ARCH	ARCHITECTURAL	EL	ELEVATOR	HDWR	HARDWARE	OA	OVERALL	SHT	SHEET	W/O	WITHOUT
ASPH	ASPHALT	ELEC	ELECTRICAL	HM	HOLLOW METAL	OC	ON CENTER	SIM	SIMILAR	WP	WATER PROOF
		ELEV	ELEVATOR	HORIZ	HORIZONTAL	OD	OUTSIDE DIAMETER	SND	SANITARY NAPKIN DISPENSER	WR	WATER RESILIENT
		EMER	EMERGENCY	HR	HOUR	OPNG	OPENING	SNR	SANITARY NAPKIN RECEPTACLE	WSCT	WAINSCOT
BD	BOARD	ENCL	ENCLOSURE	HT	HEIGHT	OPP	OPPOSITE	SPEC	SPECIFICATION	WT	WEIGHT
BLDG	BUILDING	EQ	ELECTRICAL PANELBOARD					SQ	SQUARE	WWF	WELDED WIRE FABRIC
BLK	BLOCK	EQ	EQUAL			PRCST	PRE-CAST	SS	SATINLESS STEEL		
BLKG	BLOCKING	EQPT	EQUIPMENT	ID	INSIDE DIMENSION	PL	PLATE	S.SK	SERVICE SINK		
DM	BEAM	EXT	EXPANSION	INSUL	INSULATION	P.LAM	PLASTIC LAMINATE	STA	STATION	&	AND
BOT	BOTTOM		EXTERIOR	INT	INTERIOR	PLAS	PLASTER	STD	STANDARD	@	AT
						PLYWD	PLYWOOD	STL	STEEL	<	CENTERLINE
CAB	CABINET	FA	FIRE ALARM			PR	PAIR	STOR	STORAGE	>	PROPERTY LINE
CB	CATCH BASIN	FDN	FLOOR DRAIN	JAN	JANITOR	PT	POINT	STRL	STRUCTURAL	#	POUND
CEM	CEMENT	FE	FOUNDATION	JT	JOINT	PTD	PAPER TOWEL DISPENSER	SUP	SUSPENDED	(e)	SQUARE FOOT (FEET)
CP	CEMENT PLASTER	FEC	FIRE EXTINGUISHER			PTD/R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE	SV	SHEET VINYL	(n)	EXISTING
CL	CAST IRON	FF	FIRE EXTINGUISHER CABINET	LAB	LABORATORY			SYM	SYMMETRICAL	~	NEW DIAMETER
CG	CORNER GURAD	FHC	FIRE HOSE CABINET	LAM	LAMINATE	PTN	PARTITION				
CLG	CEILING	LAV	FLAT HEAD WOOD SCREW	LAV	LAVATORY	PTR	PAPER TOWEL RECEPTACLE				
CLKG	CAULKING	LKR		LKR	LOCKER			TRD	TREAD		
CLR	CLEAR	LT		LT	LIGHT			TB	TOWEL BAR		
CMU	CONCRETE MASONARY UNIT	FL	FLOOR	lbs	POUNDS	QT	QUARRY TILE	TEL	TELEPHONE		
COL	COLUMN	FLASH	FLASHING					T&G	TONGUE & GROOVE		
CONC	CONCRETE	FLOUR	FLOURECENT	M OR MIR	MIRROR	R	RISER	THK	THICK		
CONN	CONNECTION	FOC	FACE OF CONCRETE	MAT	MATERIAL	RAD	FADIUS	T.O.	TOP OF (W - WALL, C - CURB,		
CONSTR	CONSTRUCTION	FOF	FACE OF FINISH	MAX	MAXIMUM	REF	ROOF DRAIN		P - PAVEMENT, PL - PLATE		
CONT	CONTINUOUS	FOS	FACE OF STUD	MECH	MECHANICAL	RD	REFERENCE	TPD	TOILET PAPER DISPENSER		
CT	CERAMIC TILE	PPRF	FIREPROOF	MEMB	MEMBRANE	REFR	REFRIGERATOR	TV	TELEVISION		
CTSK	COUNTERSUNK	FS	FULL SIZE	MFR	MANUFACTURER/ED	ROTR	REGISTER	TYP	TYPICAL		
CNTR	COUNTER	FT	FOOT / FEET	MH	MANHOLE	REINF	REINFORCED				
CTR	CENTER	FTG	FOOTING	MIN	MINIMUM	REQ'D	REQUIRED	UNF	UNFINISHED		
		FURR	FURRING	MISC	MISCELLANEOUS	RESIL	RESILENT	UON	UNLESS OTHERWISE NOTED		
DBL	DOUBLE	FUT	FUTURE	MO	MASONRY OPENING	RHWS	ROUND HEAD WOOD SCREW	UR	URINAL		
DF	DRINKING FOUNTAIN			MTD	MOUNTED	RM	ROOM	U/S	UNDER SIDE		
DET	DETAIL	GA	GAUGE	MTL	MATERIAL	RO	ROUGH OPENING				
DIA	DIAMETER	GALV	CALVANIZED	MUL	MULLION	RWD	RED WOOD				
DIM	DIMENSION	GB	GRAB BAR			RWL	RAIN WATER LEADER				
DISP	DISPENSER	GL	GLASS / GLAZING								
SN	DOWN	GND	GROUND								



principals
RUDY CALPO (RETIRED) C13824
ALAN C. HOM C16979
DENNIS DONG C12163
ANDY C. KWONG C26500
LOANGLE R. NEWSOME C22048
associates
KARL CHAN
JOHN R. PETRUCELLI (RETIRED) C 9172
KARIN RYLANDER C23836
JILL HAW

2120 20th STREET, SUITE ONE
SACRAMENTO, CALIFORNIA 95818
TEL. 916/446-7741 FAX 916/446-0457
.....
Consultant

Project



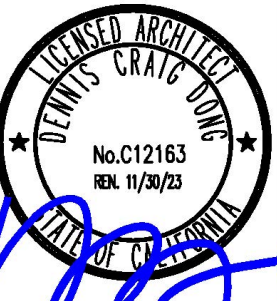
"Drink Local, Putt Tippy"
Cityline Sunnyvale : Bldg E
301 West McKinley Avenue
Sunnyvale, CA 94086
.....

The undersigned architect does not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part at any other site.

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

This drawing is not final or to be used for construction until signed by the architect and owner.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without written consent of the Architect.



Architect

Drawn By

Revisions

NO.	DATE	DESCRIPTION
	04/04/22	PLAN SUBMITTAL

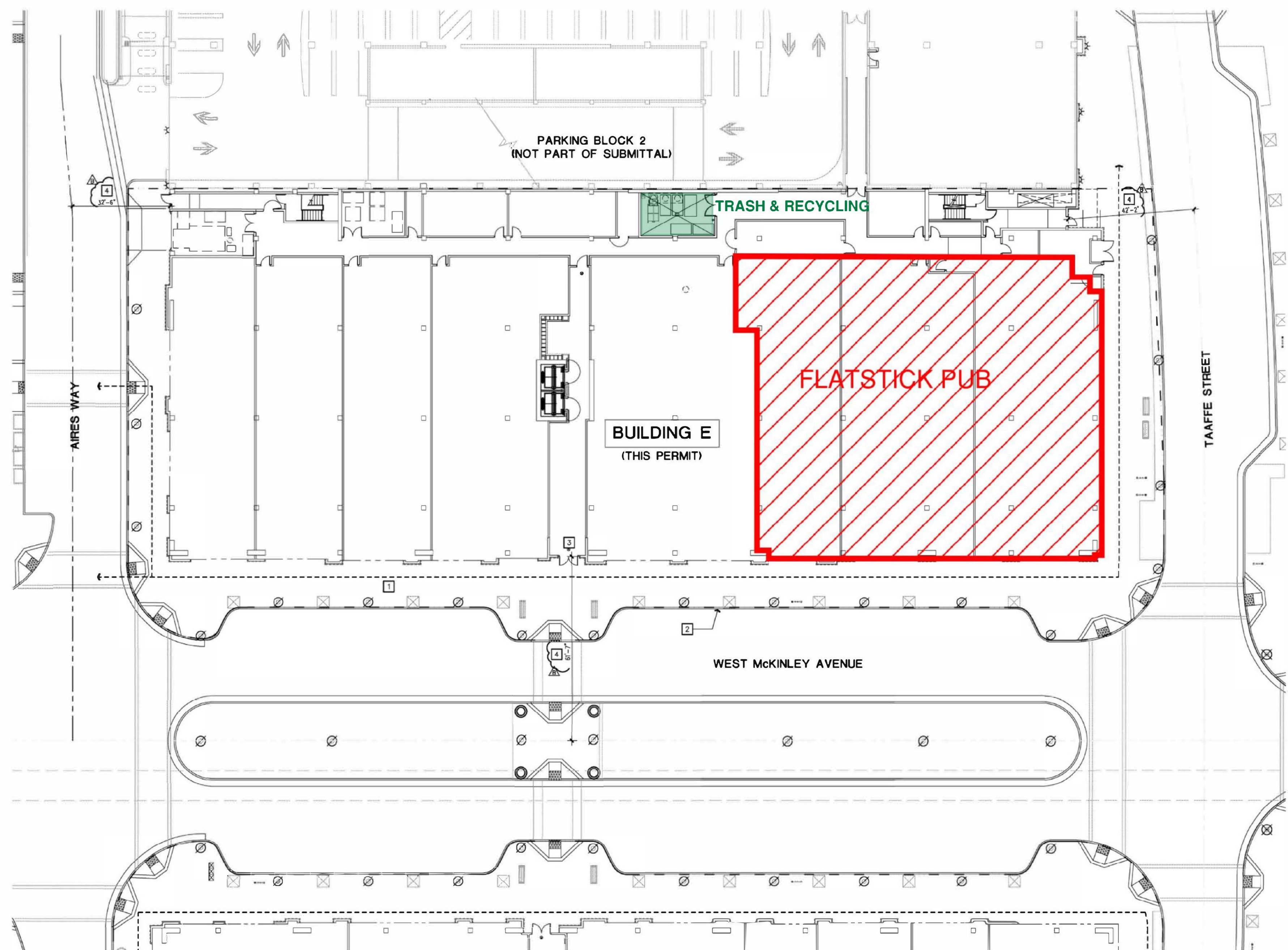
Sheet Title
BUILDING E
SITE PLAN

Job No. C21124.00
Date

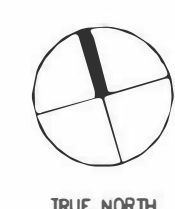
Drawing No.

AO-1

OF SHEETS



INFORMATION ONLY



- NOTE:
PROPERTY LINES, EASEMENTS & BUILDINGS, BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN AND ARE BASED UPON INFORMATION PROVIDED BY OTHERS.
- THIS ARCHITECTURAL SITE PLAN IS PROVIDED TO SHOW BUILDING TYPE, SITE DISTRIBUTION, CONSTRUCTION NUMBERING, AND MINIMUM SETBACKS TO ADJACENT BUILDINGS OR PROPERTY LINES AS REQUIRED BY THE CBC, TABLE 601, 602 & 704.8. REFER TO THE CIVIL ENGINEERING DOCUMENTS FOR HORIZONTAL CONTROLS, SPECIFIC UTILITY, STRUCTURE, STREETS, AND GRADE LOCATIONS.
 - SITE INFORMATION SHOWN HEREWITH INDICATES MINIMUM BUILDING CODE & SITE ACCESS REQUIREMENTS, REFERENCE LANDSCAPE & CIVIL ENGINEERING DOCUMENTS FOR SPECIFIC GRADES, SIDEWALKS, RAMP, IRRIGATION PLANTING AND THE LIKE. THE INFORMATION REGARDING THE EXISTING CONDITIONS AND FEATURES SHOWN HEREIN ARE TAKEN FROM THE BEST AVAILABLE DATA AND SOURCES BUT IS NOT GUARANTEED. THE CONTRACTOR SHALL CONFIRM THE ACCURACY THEREOF.
 - VERIFY ALL ON-SITE PARKING STALLS & DISTRIBUTION, PER CIVIL ENGINEERING HORIZONTAL CONTROL PLANS, FOR UTILITY AND GRADING INFORMATION & HORIZONTAL CONTROL. SEE CIVIL DWGS.
 - PROVIDE CONCRETE CURBS & GUTTERS PER CIVIL DWGS.
 - CONFIRM EXACT LOCATIONS OF EASEMENTS PER CIVIL DWGS.
 - FOR HANDICAP INFORMATION AND PLANTING SEE LANDSCAPE DWGS.
 - SEE CIVIL GRADING PLANS AND LANDSCAPE HARDSCAPE PLANS FOR SPECIFIC INFORMATION REGARDING COMPLIANCE WITH ADA SLOPE AND ACCESS REQUIREMENTS.
 - PRIOR TO POURING FOUNDATION, CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDER SLAB PIPING, SLEEVES OR CONDUITS AS RECD BY ANY CONSULTANT OR VENDOR, INCLUDING BUT NOT LIMITED TO: CIVIL, PLUMBING, MECHANICAL, ELECTRICAL, LANDSCAPE ELEVATOR, ALARM SYSTEMS, CABLE T.V., AND COMMUNICATIONS.
 - YARDS USED FOR AREA INCREASES SHALL BE PERMANENTLY MAINTAINED.
 - ALL DWELLING UNITS ARE HANDICAP ACCESSIBLE/ADAPTABLE.
 - THE BUILDING IS SPRINKLERED THROUGHOUT.

KEYNOTES

- CONCRETE WALKWAY: SEE LANDSCAPE DWGS.
- CONCRETE CURB & GUTTER (WHERE OCCURS): SEE CIVIL DWGS.
- ACCESSIBLE ENTRY
- PER C.B.C. 704.8.2 UNPROTECTED OPENINGS ARE PERMITTED ON THE EXTERIOR WALL OF THE FIRST STORY FACING THE STREET HAVING A FIRE SEPARATION DISTANCE OF GREATER THAN 15 FEET OR FACING UNOCCUPIED SPACE NOT LESS THAN 30 FEET IN WIDTH.

LEGEND

- DENOTES DISABLED PATH OF TRAVEL.
- PATH OF TRAVEL NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL AND 2% SLOPE ACROSS PATH OF TRAVEL.
- PROPERTY LINE. TYPICAL RACK OF CURB.
- 3-HR. FIRE WALL, C.I.P. OR CMU WALL OF MINIMUM 6.2" THK. TO PROVIDE RATING PER C.B.C. TABLE 721.2.1.1. ANY OPENINGS OCCURRING IN WALL WILL HAVE A MIN. RATING OF 3-HR.

No.	Date	Issue / Description
08.10.07		PROGRESS SET
09.07.07		90% CD REVIEW SET
10.22.07		50% CD REVIEW SET
11.28.07		1st PLAN CHECK
01.28.08		2nd PLAN CHECK
02.28.08		FRMG ONLY REVIEW
03.03.08		3rd PLAN CHECK
03.18.08		ADDENDUM A
04.17.08		ADDENDUM B

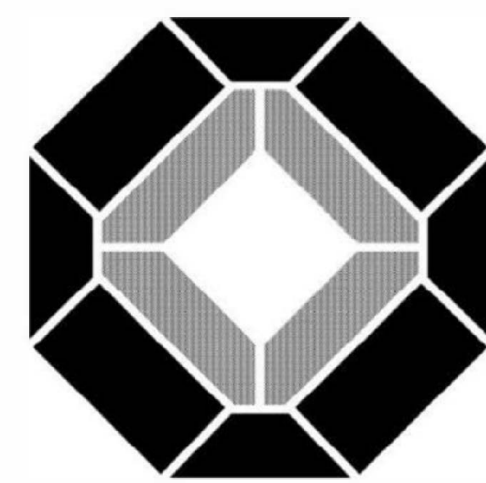
IF THE OWNER INTENDS TO PROCEED TO OBTAIN CONTRACTORS TO ACT ON THE PROJECT, THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE PLANS AND SPECIFICATIONS OF WHICH A COMPLETE SET OF PROPOSED WORK SHALL BE PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE PLANS AND SPECIFICATIONS OF WHICH A COMPLETE SET OF PROPOSED WORK SHALL BE PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE PLANS AND SPECIFICATIONS OF WHICH A COMPLETE SET OF PROPOSED WORK SHALL BE PROVIDED TO THE ARCHITECT.

Consultant:

Project :

SUNNYVALE TOWN CENTER

SUNNYVALE, CA
Downtown Sunnyvale Mixed Use, LLC
489 South El Camino
San Mateo, CA 94402
c/o RREEF
101 California Street, Suite 2600
San Francisco, CA 94111
20061103



KTGY GROUP, INC.
Architecture Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-2156 FAX
Irvine, California

License Stamp:

Principal in Charge : S. BRADEN
Project Director : K. KNOX
Project Manager : D. JENKINS
Project Designer : R. SHEN

Sheet Title :
BUILDING E
SITE PLAN

Sheet No. :



principals
RUDY CALPO (RETIRED) C13824
ALAN C. HOM C16979
DENNIS DONG C12163
ANDY C. KWONG C28500
LOANGLE R. NEWSOME C22048
associate
JOHN R. PETRUCELLI (RETIRED) C 9172
KARIN RYLANDER C23836
JILL HAW

2120 20th STREET, SUITE ONE
SACRAMENTO, CALIFORNIA 95818
TEL.916/446-7741 FAX 916/446-0457
.....
Consultant

Project



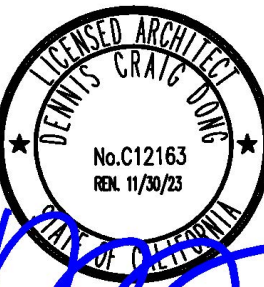
"Drink Local. Putt Jipsy"
Cityline Sunnyvale : Bldg E
301 West McKinley Avenue
Sunnyvale, CA 94086
.....

The undersigned architect does not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part at any other site.

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

This drawing is not final or to be used for construction until signed by the architect and owner.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without written consent of the Architect.



Architect

Drawn By

Revisions

NO.	DATE	DESCRIPTION
	04/04/22	PLAN SUBMITTAL

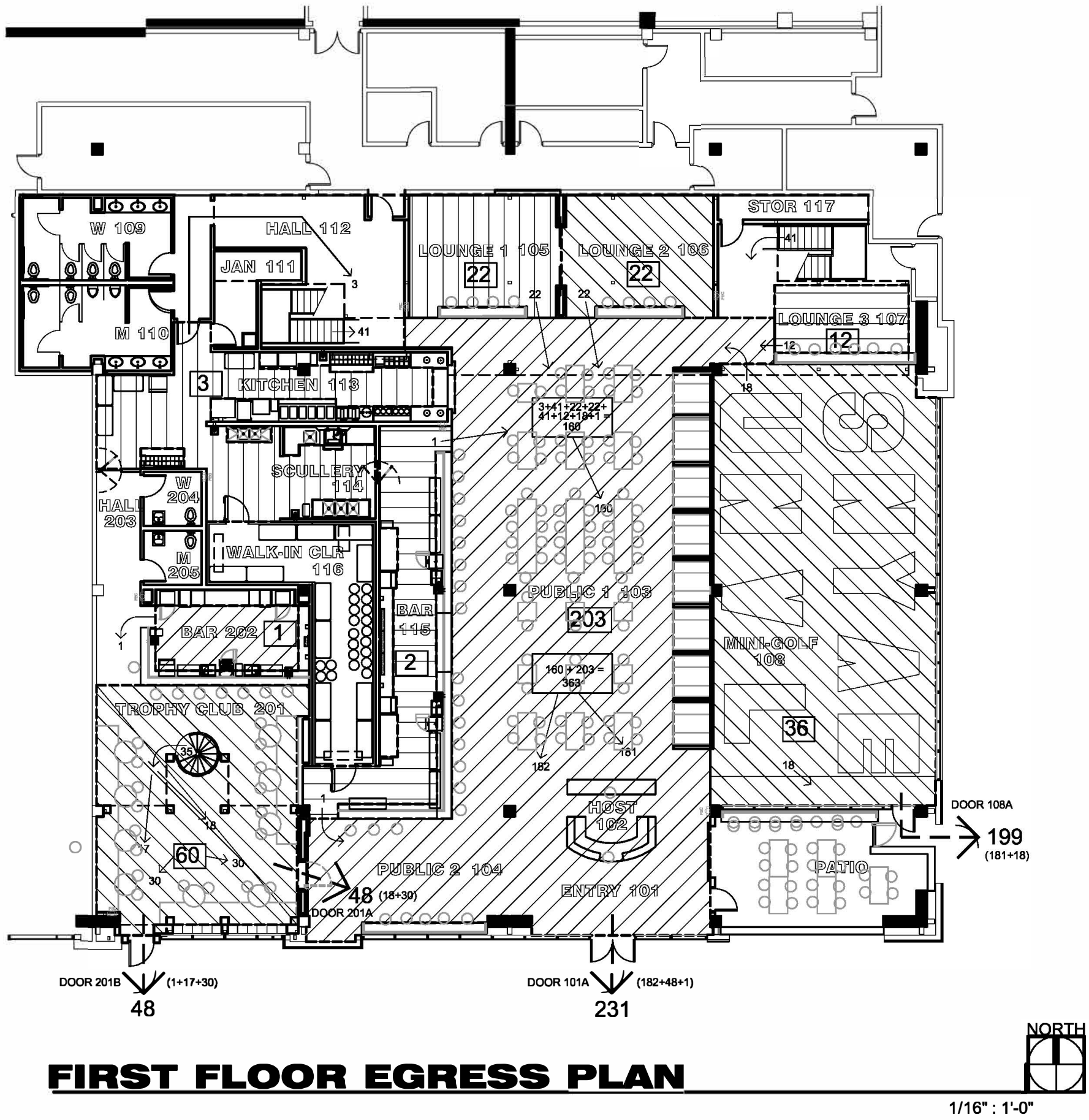
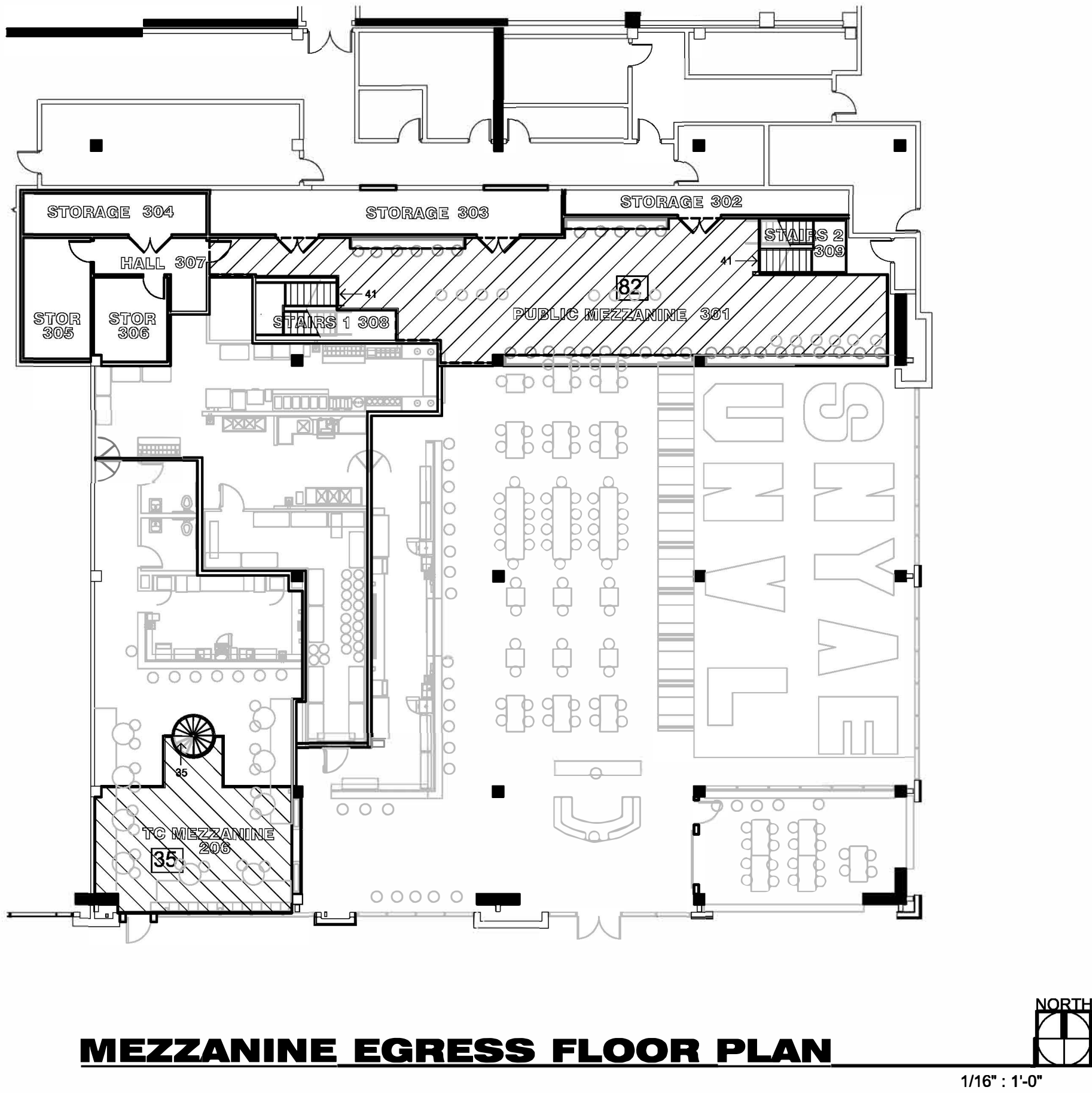
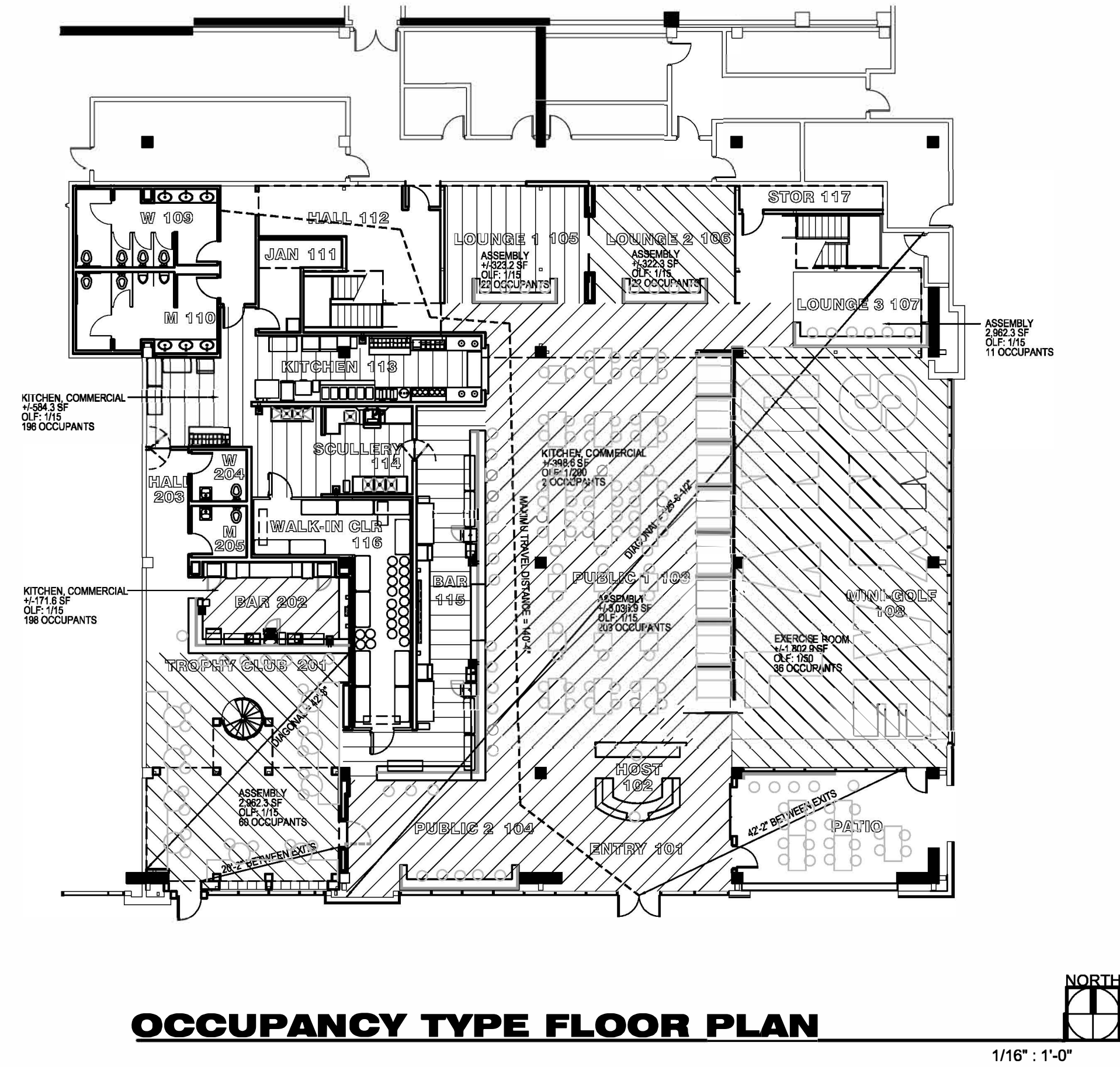
Job No. C21124.00

Date

Drawing No.

CS-2

OF SHEETS



PROJECT DATA

TENANT:	FLATSTICK PUB
LOCATION:	301 WEST MCKINLEY AVENUE SUNNYVALE, CA 94086
CONSTRUCTION TYPE:	TYPE 1-A / FULLY SPRINKLERED (EXISTING BUILDING - ASSUMED)
OCCUPANCY GROUP :	A-2 BAR & MINI-GOLF COURSE (TENANT IMPROVEMENT)
BUILDING AREA :	ENTRY / HOST / PUBLIC 1 / PUBLIC 2 +/- 3,036.9 SF 1 / 15 = 203 OCC LOUNGE 1 AREA +/- 323.2 SF 1 / 15 = 22 OCC LOUNGE 2 AREA +/- 323.3 SF 1 / 15 = 22 OCC LOUNGE 3 AREA +/- 167.6 SF 1 / 15 = 12 OCC TROPHY CLUB +/- 892.0 SF 1 / 15 = 60 OCC MINI-GOLF COURSE +/- 1,802.9 SF 1 / 50 = 36 OCC TC BAR AREA +/- 171.6 SF 1 / 200 = 1 OCC BAR AREA +/- 398.6 SF 1 / 200 = 2 OCC KITCHEN / SCULLERY +/- 584.3 SF 1 / 200 = 3 OCC PUBLIC MEZZANINE +/- 1,229.1 SF 1 / 15 = 82 OCC TC MEZZANINE +/- 520.0 SF 1 / 15 = 35 OCC ANCILLARY AREAS: GROUND FLOOR +/- 3,323.9 SF MEZZANINES +/- 1,369.1 SF GROUND FLOOR GSF / OCCUPANT LOAD: +/-11,023.3 SF 361 OCC MEZZANINE GSF / OCCUPANT LOAD: +/- 3,118.2 SF 117 OCC TOTAL GSF / OCCUPANT LOAD: +/-14,141.5 SF 478 OCC

EXITING : FIRST FLOOR : DOOR 101A: 231 x 0.15 = 34.7 INCHES REQUIRED - 72 INCHES PROVIDED
DOOR 108A: 199 x 0.15 = 29.9 INCHES REQUIRED - 36 INCHES PROVIDED
DOOR 201A: 48 x 0.15 = 7.2 INCHES REQUIRED - 44 INCHES PROVIDED
DOOR 201B: 48 x 0.15 = 7.2 INCHES REQUIRED - 42 INCHES PROVIDED

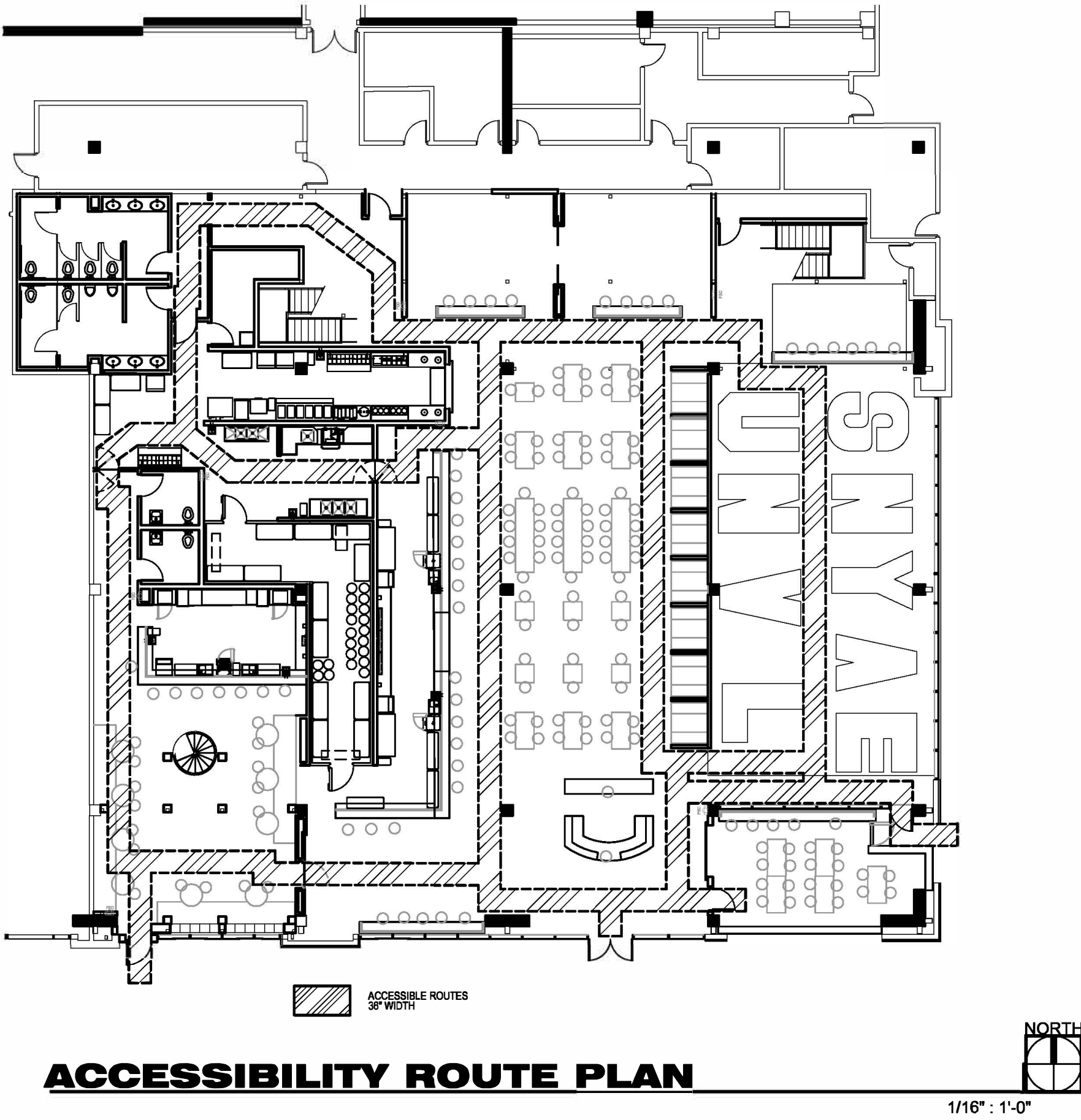
EXIT TRAVEL DISTANCE : 140'-4" MAXIMUM

2019 CPC TABLE 422.1 TABLE A - OCCUPANT LOAD FACTOR			
BUILDING AREA :	ENTRY / HOST / PUBLIC 1 / PUBLIC 2	+/- 3,036.9 SF	1 / 30 = 102 OCC
	LOUNGE 1 AREA	+/- 323.2 SF	1 / 30 = 11 OCC
	LOUNGE 2 AREA	+/- 323.3 SF	1 / 30 = 11 OCC
	LOUNGE 3 AREA	+/- 167.6 SF	1 / 30 = 6 OCC
	TROPHY CLUB	+/- 892.0 SF	1 / 30 = 30 OCC
	MINI-GOLF COURSE	+/- 1,802.9 SF	1 / 50 = 36 OCC
	TC BAR AREA	+/- 171.6 SF	1 / 200 = 1 OCC
	BAR AREA	+/- 398.6 SF	1 / 200 = 2 OCC
	KITCHEN / SCULLERY	+/- 584.3 SF	1 / 200 = 3 OCC
	PUBLIC MEZZANINE	+/- 1,229.1 SF	1 / 30 = 41 OCC
	TC MEZZANINE	+/- 520.0 SF	1 / 30 = 18 OCC
	ANCILLARY AREAS:		
	GROUND FLOOR	+/- 3,323.9 SF	0 OCC
	MEZZANINES	+/- 1,369.1 SF	0 OCC
TOTAL GSF / CPC OCCUPANT LOAD:		+/- 14,141.5 SF	261 OCC

2019 CPC TABLE 422.1 MINIMUM PLUMBING FACILITIES						
OCCUPANT LOAD PER TABLE A: 261 = 131 M / 131 F						
A-2 ASSEMBLY OCCUPANCY						
OCCUPANT	WC REQD/PROV	URINAL REQD/PROV	LAV REQD/PROV	BATH/SHWR REQD/PROV	DF REQD/PROV	SERV SK REQD/PROV
FEMALE	4 R / 5 P	NA	1 R / 4 P	NA		
MALE	2 R / 3 P	1 R / 2 P	1 R / 4 P	NA		
GENERAL					1 R / 0 P**	1 R / 1 P

**: WATER PROVIDED UPON REQUEST

** : WATER PROVIDED UPON REQUEST





principals
RUDY CALPO (RETIRED) C13824
ALAN C. HOM C16979
DENNIS DONG C12163
ANDY C. KWONG C28500
LOANGLE R. NEWSOME C22048
associates
KARL CHAN
JOHN R. PETRUCELLI (RETIRED) C 9172
KARIN RYLANDER C23838
JILL HAW

2120 20th STREET, SUITE ONE
SACRAMENTO, CALIFORNIA 95818
TEL. 916/446-7741 FAX 916/446-0457
.....
Consultant

Project



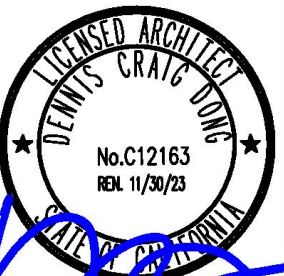
"Drink Local, Putt Tippy"
Cityline Sunnyvale : Bldg.E
301 West McKinley Avenue
Sunnyvale, CA 94086

The undersigned architect does not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part at any other site.

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

This drawing is not final or to be used for construction until signed by the architect and owner.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without written consent of the Architect.



Architect

Drawn By

Revisions

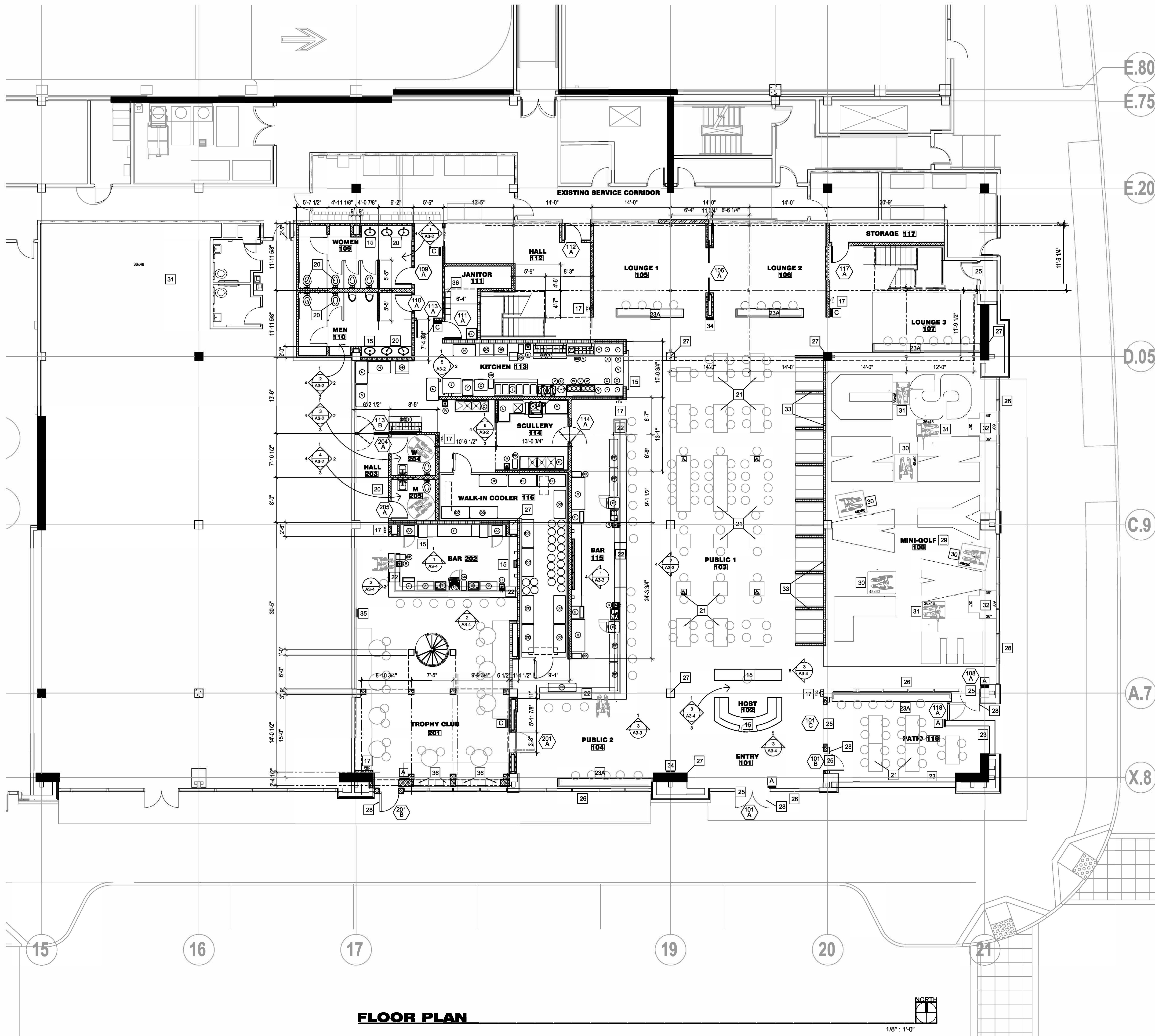
NO.	DATE	DESCRIPTION
	04/04/22	PLAN SUBMITTAL

Job No. C21124.00
Date

Drawing No.

A1-1

OF SHEETS

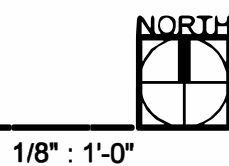


NOTES & LEGEND

NOTE: ALL NOTES ARE TYPICAL

- 11 EXISTING FRAME WALLS
SEE SCHED FOR INT FINISHES
- 11A EXISTING FRAME WALLS
1-HR FIRE-RATED ASSEMBLY
- 12 NEW INTERIOR FRAME WALL
FULL HGT TO STRUCTURE
CONT FINISH ONE SIDE /
ACOUSTIC INSULATION
- 13 NEW INTERIOR FRAME WALL
FULL HGT TO CLG JST /
+6" ABV SUSP CLG
WITH ACOUSTIC INSULATION
- 14 NEW 1-HR FR FRAMING
- 15 CASEWORK - SEE INTERIOR ELEVATIONS
- 16 ALIGN NEW WALL CONSTRUCTION
FINISH WITH EXISTING WALL
CONSTRUCTION FINISH.
- 17 FEC FE
FEC: FIRE EXTINGUISHER CABINET
FE: WALL-MT FIRE EXTINGUISHER
- 18 4 TYP 2
INTERIOR ELEVATIONS - TYP ORIENTATION
SEE A3-2, A3-3, A3-4
- 19 EXISTING ELEC PANELS / XFRMR
SEE ELEC
- 20 PLUMBING FIXTURE - SEE PLUMB
- 21 FURNITURE - NIC
- 22 BAR
5-6 A4-2 7-8 A4-3
- 23 DRINK RAIL
8 A4-2 7 A4-2
- 23A DRINK RAIL 2
- 24 A C
EXIT SIGNAGE
- 25 EXISTING DOOR TO REMAIN
- 26 EXIST STOREFRONT TO REMAIN
- 27 EXISTING CONCRETE COLUMN / STRUCTURE
- 28 INTERNATIONAL SYMBOL
OF ACCESSIBILITY
- 29 MINI GOLF COURSE:
SHOWN FOR ACCESSIBLE REFERENCE ONLY
MINI GOLF COURSE BY OTHERS
PROVIDE MINIMUM 50% ACCESSIBLE HOLES
PER CBC 11B-1007.3 & 11B-238.2
ACCESSIBLE GOLF COURSES TO BE
CONFIGURED SO HOLES ARE CONSECUTIVE.
- 30 48"x60" CLEAR FLOOR SPACE AT START OF PLAY,
TYPICAL - MAX 1:48 SLOPE PER CBC 11B-1007.3.1.
- 31 ALL AREAS WITHIN GOLF COURSE TO BE
WITHIN 36" REACH TYPICAL. PROVIDE 30"x48"
CLEAR FLOORSPACE WITH MAX 1:20 RUNNING
SLOPE PER CBC 11B-1107.3.2.
- 32 PROVIDE T-SHAPED TURN SPACE AT 30'-0" MAX
PER CBC 11B-1008.2.4.1 EXCP 1.
- 33 NEW INTERIOR
BENCH FRAMING
1 A4-3
- 34 MAXIMUM OCCUPANT LOAD - 409 SIGNAGE
- 35 MAXIMUM OCCUPANT LOAD - 84 SIGNAGE
- 36 PERSONNEL LOCKERS

FLOOR PLAN



1/8" = 1'-0"



principals
RUDY CALPO (RETIRED) C13824
ALAN C. HOM C16979
DENNIS DONG C12163
ANDY C. KWONG C28500
LOANGLE R. NEWSOME C22048
associates
KARL CHAN
JOHN R. PETRUCELLI (RETIRED) C 9172
KARIN RYLANDER C23836
JILL HAW

2120 20th STREET, SUITE ONE
SACRAMENTO, CALIFORNIA 95818
TEL. 916/446-7741 FAX 916/446-0457
.....
Consultant

Project



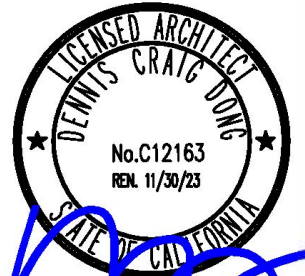
"Drink Local, Putt Jipsy"
Cityline Sunnyvale : Bldg E
301 West McKinley Avenue
Sunnyvale, CA 94086
.....

The undersigned architect does not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part at any other site.

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

This drawing is not final or to be used for construction until signed by the architect and owner.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without written consent of the Architect.



Architect

Drawn By

Revisions

NO.	DATE	DESCRIPTION
	04/04/22	PLAN SUBMITTAL

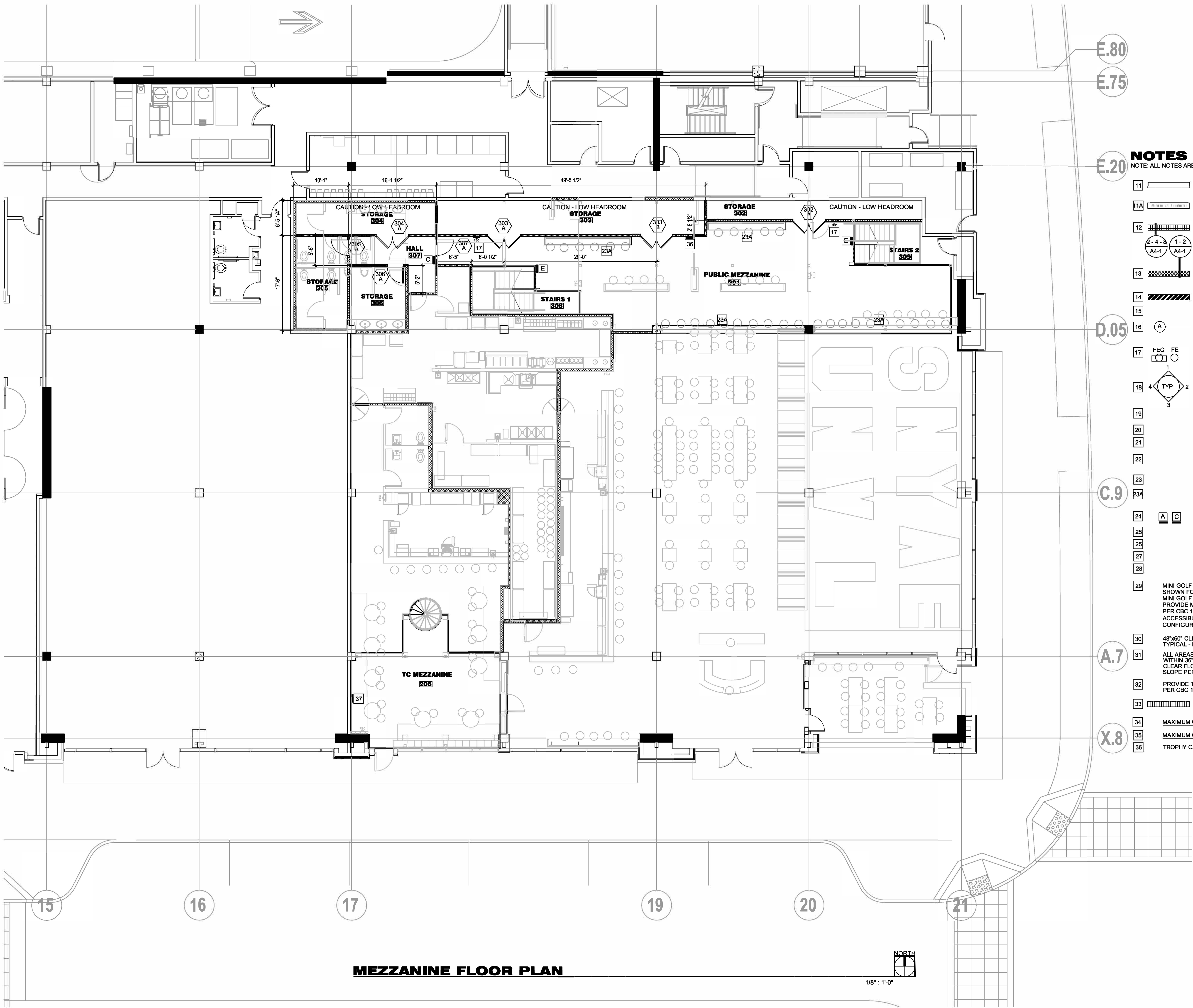
Job No. C21124.00

Date

Drawing No.

A1-2

OF SHEETS



E.80
E.75

E.20

D.05

C.9

A.7

X.8

NOTES & LEGEND

NOTE: ALL NOTES ARE TYPICAL

- 11 EXISTING FRAME WALLS
SEE SCHED FOR INT FINISHES
- 11A EXISTING FRAME WALLS
1-HR FIRE-RATED ASSEMBLY
- 12 NEW INTERIOR WALL FRAME WALL
FULL HGT TO STRUCTURE
CONT FINISH ONE SIDE /
ACOUSTIC INSULATION
- 13 NEW INTERIOR WALL FRAME WALL
FULL HGT TO CLG JST /
+6" ADV SUSP CLG
WITH ACOUSTIC INSULATION
- 14 NEW 1-HR FR FRAMING
- 15 CASEWORK - SEE INTERIOR ELEVATIONS
- 16 A ALIGN NEW WALL CONSTRUCTION
FINISH WITH EXISTING WALL
CONSTRUCTION FINISH.
- 17 FEC FE
FEC: FIRE EXTINGUISHER CABINET
FE: WALL-MT FIRE EXTINGUISHER
- 18 4 TYP 2 INTERIOR ELEVATIONS - TYP ORIENTATION
SEE A3-2, A3-3, A3-4
- 19 EXISTING ELEC PANELS / XFRMR
SEE ELEC
- 20 PLUMBING FIXTURE - SEE PLUMB
- 21 FURNITURE - NIC
- 22 BAR
23 DRINK RAIL
23A DRINK RAIL 2
- 24 A C EXIT SIGNAGE
- 26 EXISTING DOOR TO REMAIN
- 26 EXIST STOREFRONT TO REMAIN
- 27 EXISTING CONCRETE COLUMN / STRUCTURE
- 28 INTERNATIONAL SYMBOL
OF ACCESSIBILITY
- 29 MINI GOLF COURSE:
SHOWN FOR ACCESSIBLE REFERENCE ONLY
MINI GOLF COURSE BY OTHERS
PROVIDE MINIMUM 50% ACCESSIBLE HOLES
PER CBC 11B-1007.3 & 11B-239.2
ACCESSIBLE GOLF COURSES TO BE
CONFIGURED SO HOLES ARE CONSECUTIVE.
- 30 48"x60" CLEAR FLOOR SPACE AT START OF PLAY.
TYPICAL - MAX 1:48 SLOPE PER CBC 11B-1007.3.1.
- 31 ALL AREAS WITHIN GOLF COURSE TO BE
WITHIN 36" REACH TYPICAL. PROVIDE 30"x48"
CLEAR FLOORSPACE WITH MAX 1:20 RUNNING
SLOPE PER CBC 11B-1107.3.2.
- 32 PROVIDE T-SHAPED TURN SPACE AT 30'-0" MAX
PER CBC 11B-1008.2.4.1 EXCP 1.
- 33 NEW INTERIOR
BENCH FRAMING
- 34 MAXIMUM OCCUPANT LOAD - 409 SIGNAGE
- 35 MAXIMUM OCCUPANT LOAD - 84 SIGNAGE
- 36 TROPHY CASE