

VICINITY MAP

GENERAL INFORMATION

PROPERTY ADDRESS:	510 LAWRENCE EXPY #102, SUNNYVALE, CA 94085
APN:	
SCOPE OF WORK:	TECHNICAL IMPROVEMENT CONVERT (E) RETAIL SPACE TO DANCE STUDIO REPLACE A PANEL OF WINDOW TO A EXIT DOOR
PROJECT DESCRIPTION:	YOUNG REACH DANCE COMPANY/STUDIO WILL OFFER DANCE CLASSES FOR THE ADULT DANCERS. THE CLASS WILL BE ON EVERY DAY FROM 4 TO 7 PM, WITH PEAK HOURS TWO TEACHERS AND 20 STUDENTS. REMOVE PARTITION WALL & CEILING PANELS
ZONING:	MS
OCCUPANCY GROUP:	A-3
TYPE OF CONSTRUCTION:	V/B
STORIES:	ONE FLOOR

FLOOR CALCULATION

PARKING NO CHANGE 206 SPENCE				
OCCUPANCY CALCULATIONS				
ROOM TYPE	TABLE 10-A	CALCULATE LOADER	EQ. MIN. EGRESS	
DANCING ROOM	1/20	68	1	
STORAGE ROOM	1/100	1		
TOTAL				1
OCCUPANT LOAD FACTOR: EXERCISING ROOMS = 20 SQ. FT.1357 / 20 = 68 PROVIDE 2 EXISTS				
STORAGE ROOM = 100 AVERAGE OCCUPANTS WILL BE 35AT ANYTIME.				
EXISTING FIRE SPRINKLER SYSTEM THROUGHOUT SPACE AND REMAIN NO CHANGING				

CODE & REGULATION	
ALL WORK TO COMPLY WITH THE 2016 C.B.C., C.M.C., C.P.D. & 2016 C.E.C., CALIFORNIA TITLE 24 AMENDMENTS, AND CITY OF SUNNYVALE	

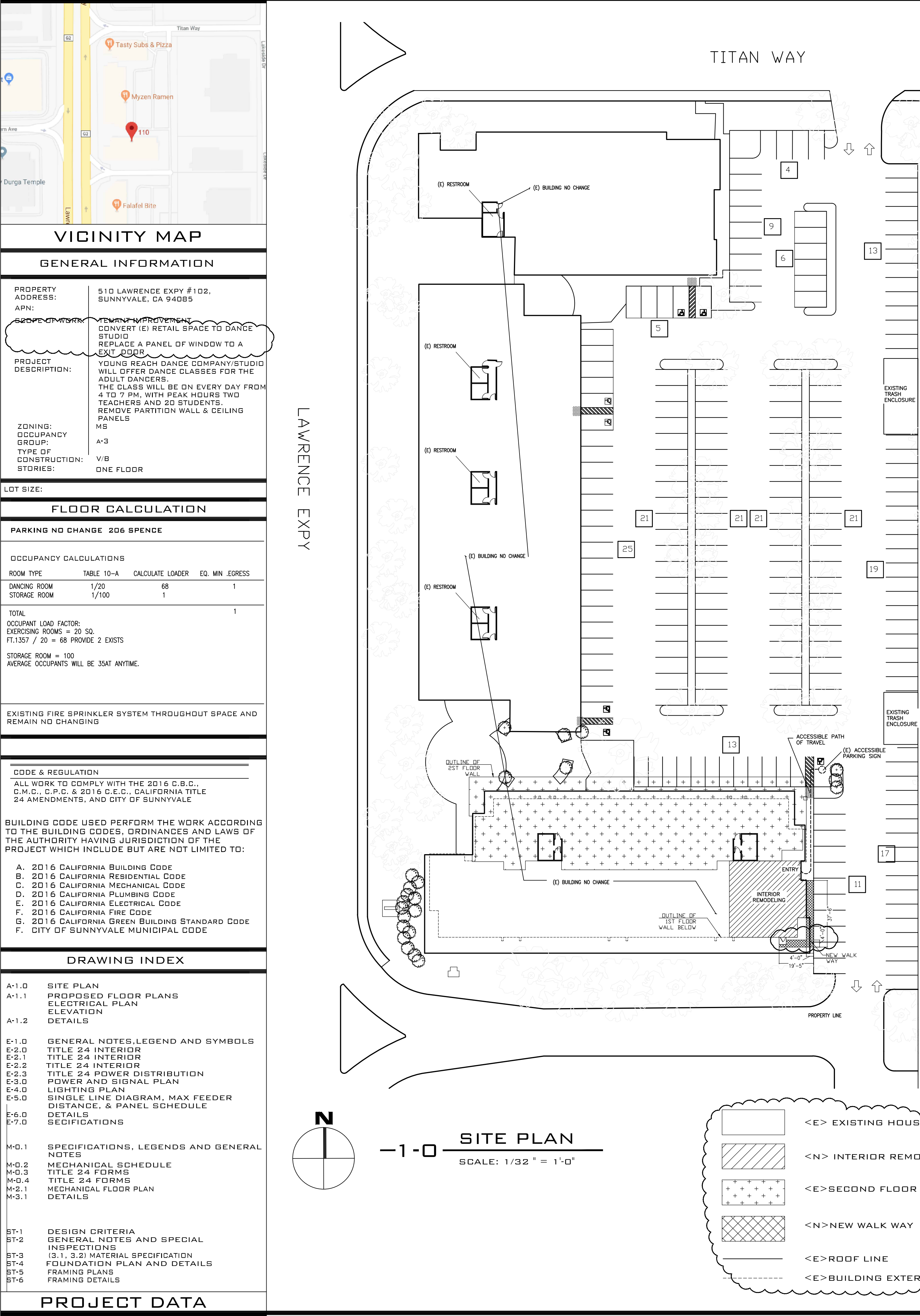
BUILDING CODE USED PERFORM THE WORK ACCORDING TO THE BUILDING CODES, ORDINANCES AND LAWS OF THE AUTHORITY HAVING JURISDICTION OF THE PROJECT WHICH INCLUDE BUT ARE NOT LIMITED TO:

- A. 2016 CALIFORNIA BUILDING CODE
- B. 2016 CALIFORNIA RESIDENTIAL CODE
- C. 2016 CALIFORNIA MECHANICAL CODE
- D. 2016 CALIFORNIA PLUMBING CODE
- E. 2016 CALIFORNIA ELECTRICAL CODE
- F. 2016 CALIFORNIA FIRE CODE
- G. 2016 CALIFORNIA GREEN BUILDING STANDARD CODE
- F. CITY OF SUNNYVALE MUNICIPAL CODE

DRAWING INDEX

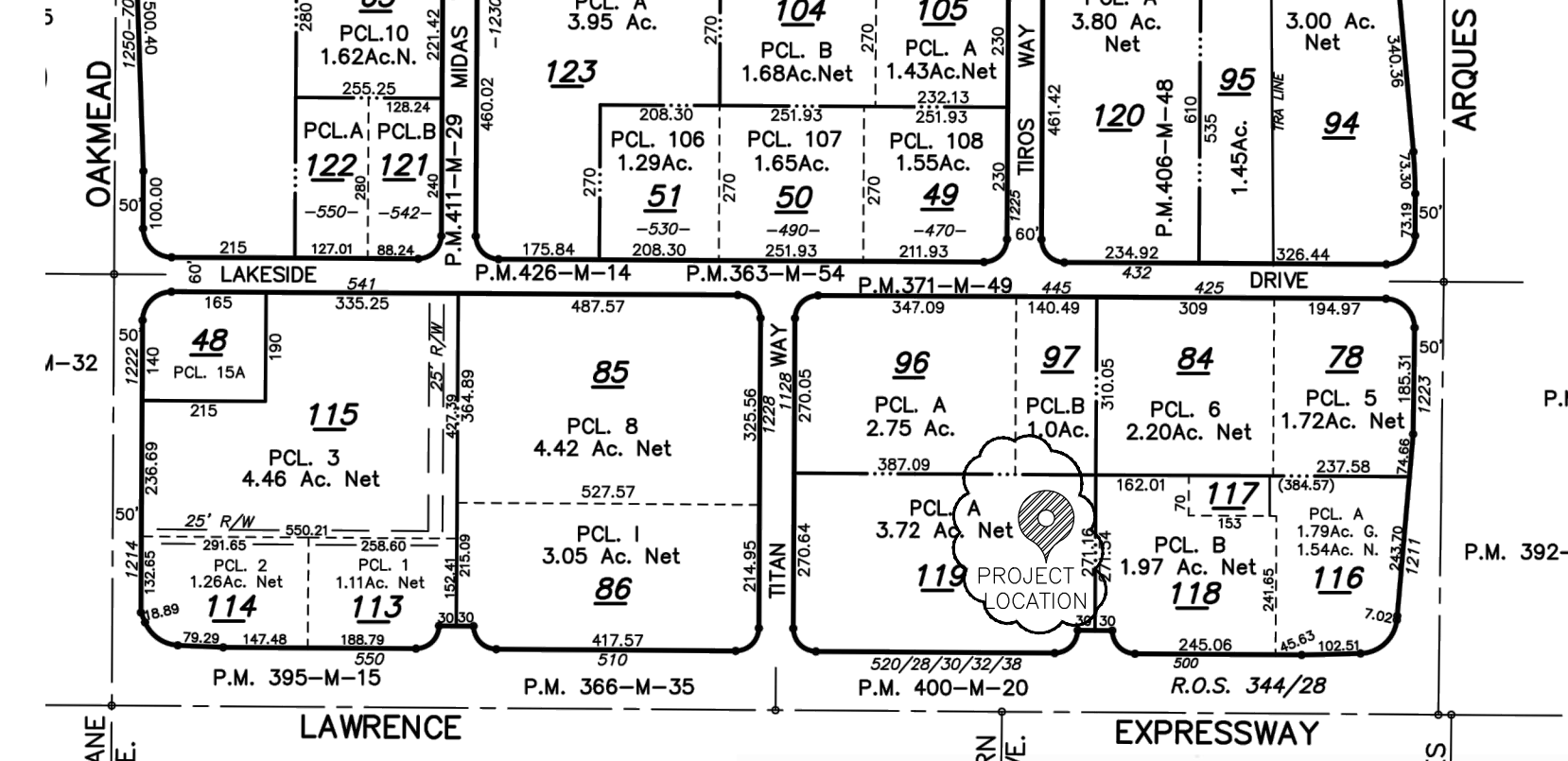
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A-1.1	PROPOSED FLOOR PLANS
A-1.2	ELECTRICAL PLAN
A-1.3	ELEVATION
A-1.4	DETAILS
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E-2.1	TITLE 24 INTERIOR
E-2.2	TITLE 24 INTERIOR
E-2.3	TITLE 24 POWER DISTRIBUTION
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BT-6	FRAMING PLANS
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PROJECT DATA



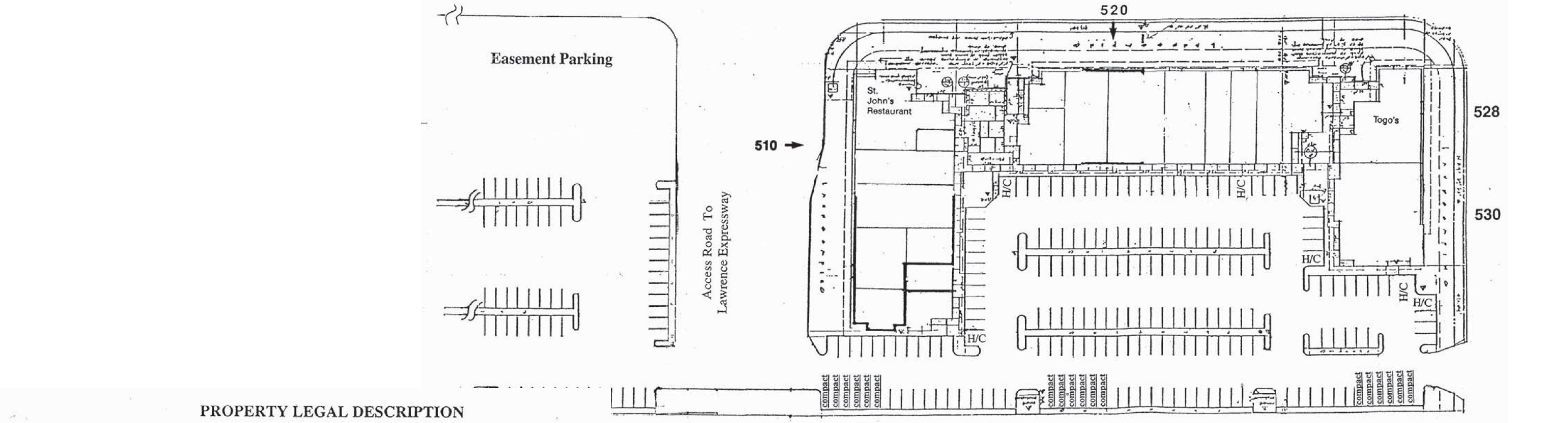
GENERAL NOTES

- WORKING HOURS: NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO 7:00 A.M. NOR CONTINUE LATER THAN 6:00 P.M., MONDAY THROUGH FRIDAY, NOR SHALL ANY WORK BE PERMITTED ON SATURDAY OF SUNDAY UNLESS PRIOR APPROVAL IS GRANTED BY THE BUILDING OFFICIAL.
- GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN REROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. G. C. SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN HOUSE AT ALL TIMES.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND REGULATIONS. G. C. SHALL BECOME FAMILIAR WITH ALL CITY OF ASPECTS OF WORKING. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES.
- GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OWNER DIRECTLY, ALLOWANCES FOR THE OWNER'S WORK MUST BE MADE. COORDINATE WITH ARCHITECT / OWNER.
- GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS, FOR CONSTRUCTION AND FOR THE OWNER.
- IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.
- NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE ARCHITECT. REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS.
- VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
- GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IT IS IMPERATIVE THAT FRAMING MEMBER LOCATIONS DO NOT CONFLICT WITH LOCATIONS OF RECESSED LIGHT FIXTURES. IF CONFLICT EXISTS, NOTIFY ARCHITECT.
- GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDED DIRECTLY TO THE OWNER IN ONE MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OWNER.
- THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED.
- FOR MOUNTING HEIGHTS NOT CLEARLY OUTLINED IN THE PLANS OR SCHEDULES, COORDINATE WITH THE ARCHITECT. ARCHITECT SHALL CONFIRM ALL ELECTRICAL DEVICE AND LIGHT FIXTURE LOCATIONS BEFORE CONTRACTOR PULLS WIRE.
- PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS, EVEN WHEN WORK IS TO BE DONE BY OWNER DIRECTLY. REVIEW SCOPE OF WORK AND LOCATIONS FROM INTERIOR ELEVATIONS AND COORDINATE WITH OWNER/ARCHITECT.
- ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE SHOWN.
- WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
- CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMIT INFILTRATION, INCLUDING BUT NOT LIMITED TO: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
- GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATERTIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.



ACTUAL PARKING LAYOUT

510, 520, 528, 530 Lawrence Expressway, Sunnyvale, CA 94086



PROPERTY LEGAL DESCRIPTION

The land referred to herein is described as follows:
ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL "A" AS SHOWN ON THE PARCEL MAP RECORDED JULY 13, 1977 IN BOOK 400 OF MAPS, AT PAGE 20, OFFICIAL RECORDS OF SANTA CLARA COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM SOUTHERN PACIFIC INDUSTRIAL DEVELOPMENT COMPANY, A TEXAS CORPORATION, TO SEQUOIA PACIFIC REALCO, A CO-PARTNERSHIP, RECORDED AUGUST 2, 1974 IN BOOK D024 OF OFFICIAL RECORDS, PAGE 401; PROVIDED HOWEVER, THAT SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSES WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY GRANTED HEREIN OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND FIVE HUNDRED FEET BELOW SAID SURFACE.

PARCEL TWO:

AN EASEMENT FOR INGRESS, EGRESS OVER THE NORTHERLY PORTION OF PARCEL 4 AS SAID PARCEL IS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 366 OF MAPS, AT PAGE 35, SANTA CLARA COUNTY RECORDS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS:

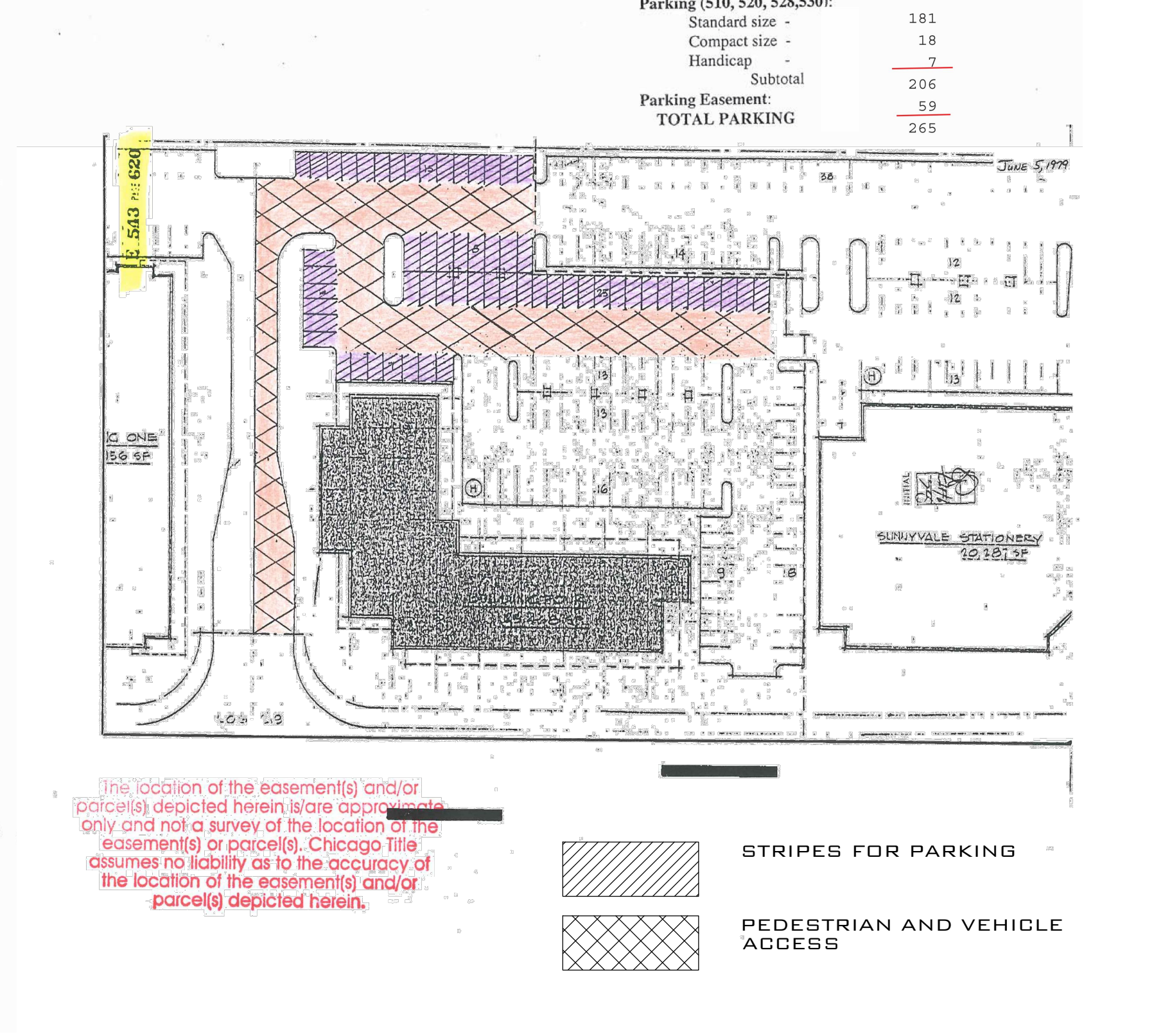
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 4;
THENCE ALONG THE NORTHERN BOUNDARY OF SAID PARCEL, SOUTH 89° 57' 58" WEST 271.34 FEET;

THENCE SOUTH 0° 02' 02" EAST, 23.00 FEET;
THENCE NORTH 89° 57' 58" EAST, 50.00 FEET;
THENCE NORTH 78° 39' 20" EAST 50.99 FEET;
THENCE NORTH 89° 57' 58" EAST, 171.16 FEET TO THE EASTERN BOUNDARY OF SAID PARCEL 4;
THENCE NORTH 0° 02' 02" WEST, 13.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM SOUTHERN PACIFIC INDUSTRIAL COMPANY, A TEXAS CORPORATION, TO SEQUOIA PACIFIC REALCO, A CO-PARTNERSHIP, RECORDED AUGUST 2, 1974 IN BOOK D024 OF OFFICIAL RECORDS, PAGE 401; PROVIDED HOWEVER, THAT SAID GRANTOR, ITS SUCCESSOR AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSES WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY GRANTED HEREIN OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND FIVE HUNDRED FEET BELOW SAID SURFACE.

PARCEL THREE:

AN EXCLUSIVE EASEMENT FOR FIFTY-NINE PARKING SPACES ON THAT PORTION OF PARCEL 8 OF SAID PARCEL MAP, TOGETHER WITH THE NON-EXCLUSIVE INGRESS AND EGRESS, AS CONTAINED IN A DOCUMENT DATED: JUNE 5, 1979 IN BOOK 543 AT PAGE 614 SAID EASEMENT IS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL "A" OF SAID PARCEL MAP.

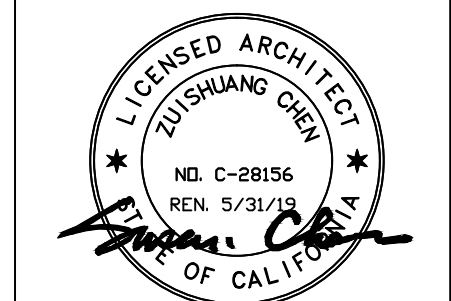


YANG REACH DANCE COMPANY

510 LAWRENCE EXPY
#102, SUNNYVALE, CA
94085



20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
408.865.0577



10.22.18 BUILDING
11.14.18 REVISE

PROJECT NO. 1823 DATE

SITE PLAN

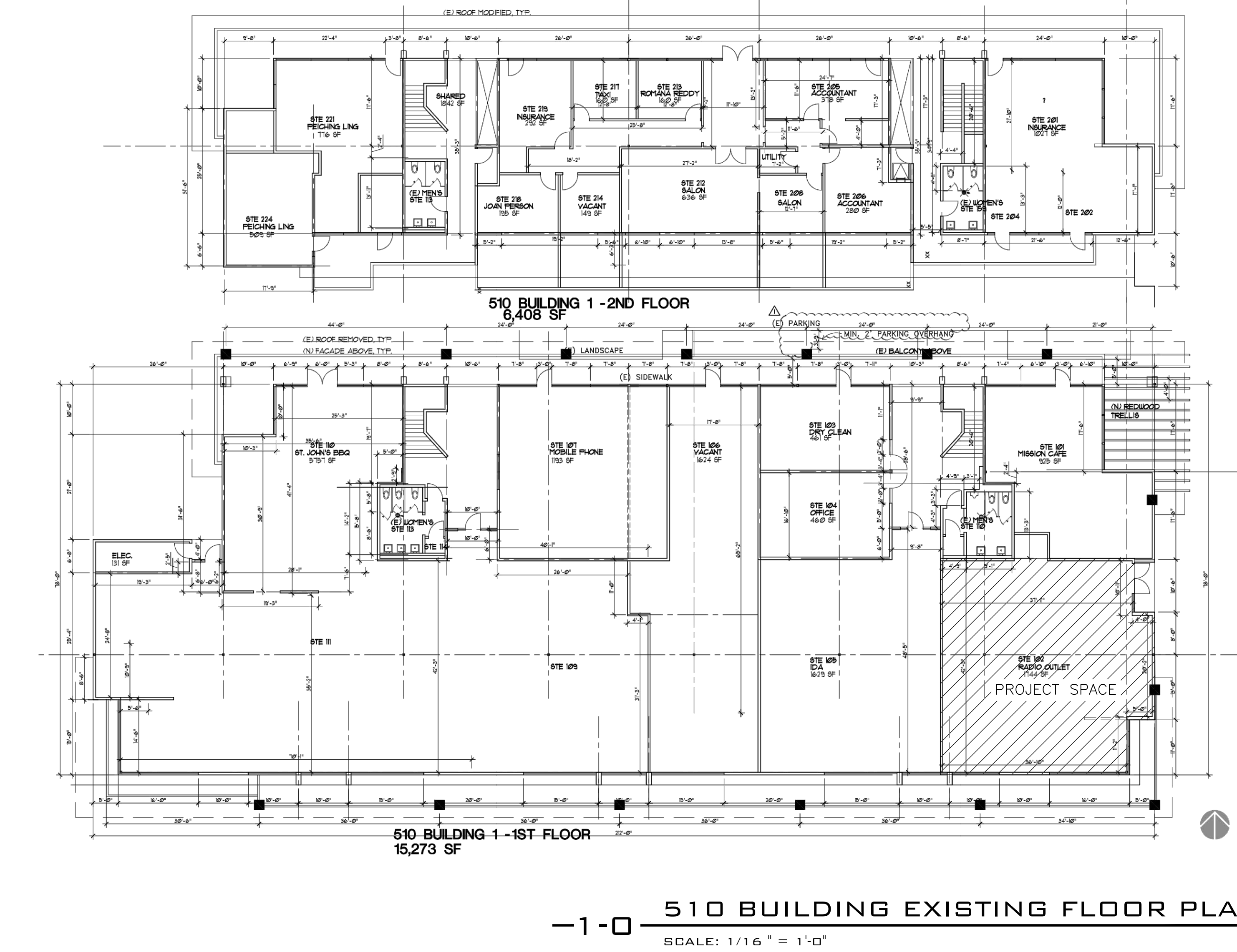
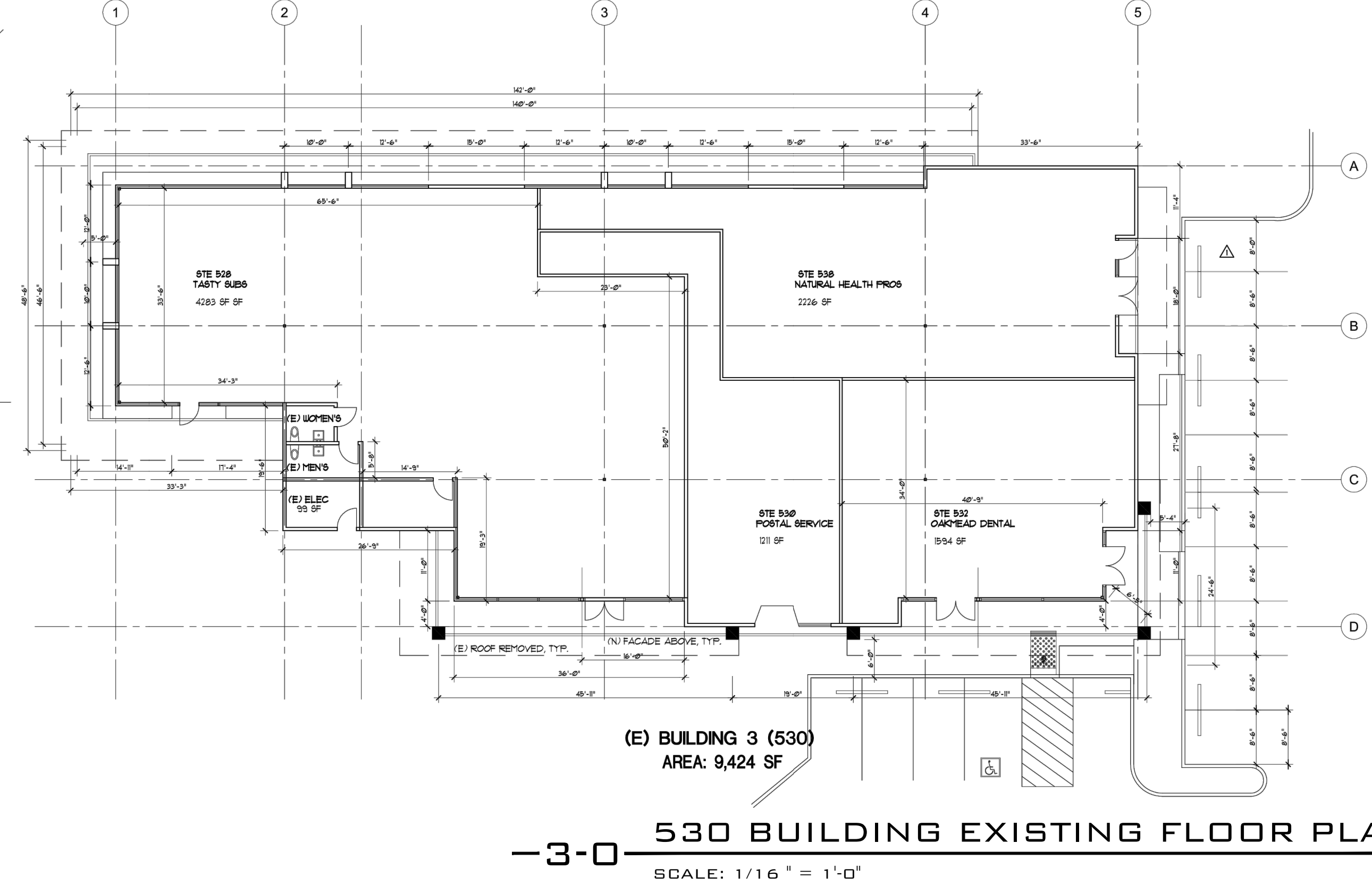
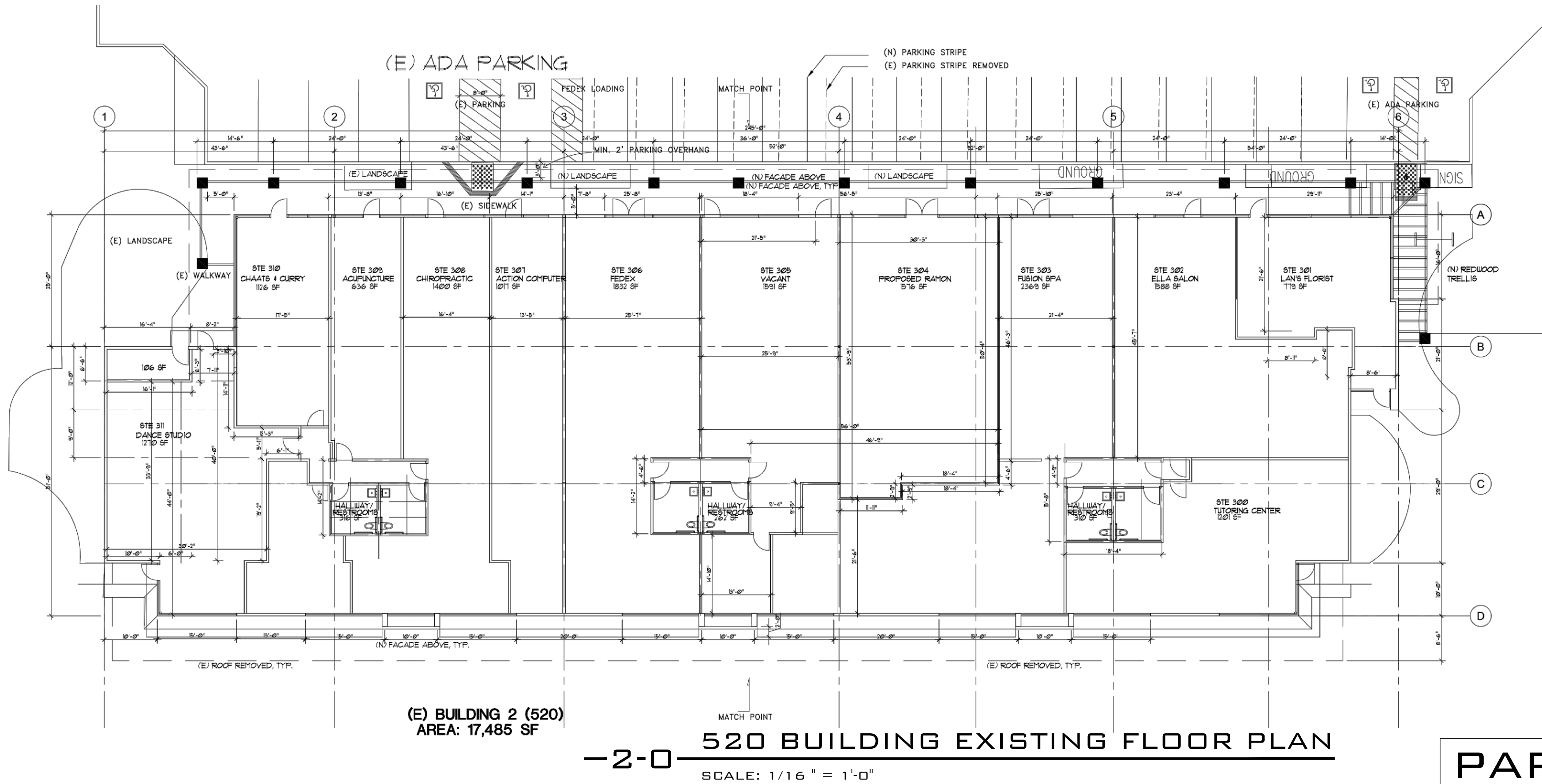
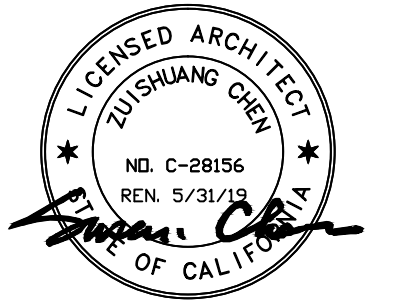
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PARKING ANALYSIS

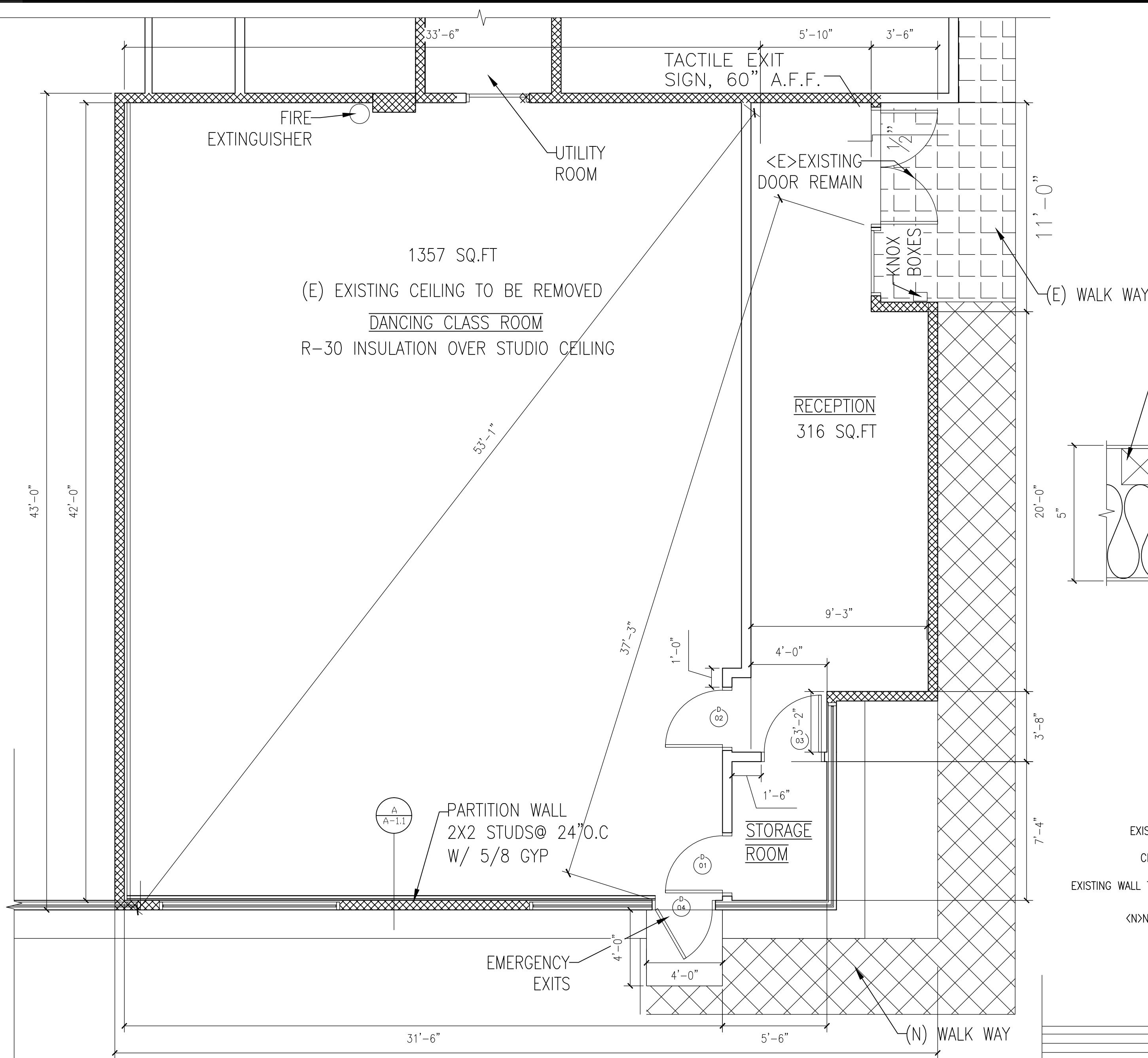
Tenant	Building Suite #	Space Per m.a	Parking Spaces/1,000	#	Required Parking
DBA Happy Lemon	301	848	9-Restaurant	4	3.39
DBA Ella Salon	302	1,519	4-Retail	4	6.08
DBA Allergy Clinic	303	2,369	4-Retail	4	9.47
DBA MyZen Japanese Ramen Restaurant	304	1,576	9-Restaurant	4	6.3
Montra Traditional Thai Massage	305	1,591	4-Retail	4	6.36
DBA FedEx Office Ship Center	306	1,832	4-Retail	4	7.32
Thapar and Laungani Inc.	307	1,017	4-Retail	4	4.07
DBA Best Chiropractic Care	308	1,400	4-Retail	4	5.60
Zhong Liang Tang & Yan Zhang	309	636	4-Retail	4	2.54
DBA Chaats & Currys	310	1,126	9-Restaurant	4	4.50
DBA Pampa Dance Studio	311	1,270	5-Recreation	4	5.08
Restroom for #300 & #302 & #303	310				
Restroom for #305 & #306	262				
Restroom for #308, #309, #310 & #311	316				
Common Area	212				
Total for Building 520-Retail with out Common Area	16,385				
Total for Building 520-Retail	17,485				
DBA Tasty Sub Pizza, Inc.	528	4,283	9-Restaurant	4	17.1
DBA All-Service Center	530	1,211	4-Retail	4	4.84
DBA Oakmead Dental	532	1,594	4-Retail	4	6.38
Wellcare Health Center	538	2,226	4-Retail	4	8.90
Common Area	110				
Total for Building 530-Retail without Common Area	9,314				
Total for Building 530-Retail	9,424				
Total Building Area	48,590				
Total Leasable Area (without Common Area)	44,054				
DBA St. John's Bar & Grill #101	5,757			74.8	152.64
Other Leasable area	38,297				
Restaurant is 6.6% of Total Leasable Area.					
Total Restaurant	5,757		74.8	75	
Total Retail	38,297		152.6	153	
Total	44,054			228	
Regular Standard Parking Stalls		199			
Compact Parking Stalls		0			
ADA Parking Stalls		7			
On Site Parking				206	
Additional Exclusive Easement Regular Standard Parking Stalls		58			
Additional Exclusive Easement Compact Parking Stalls		0			
Additional Exclusive Easement ADA Parking Stalls		1			
Total Parking Provided				265	
Total Required Parking and CYD				228	
Total Existing Required CYD				265	
DBA A.A.S.K. Insurance Services	219	292	3.3-Office	4	1.16
DBA Arts Educators Group, Inc.	221	776	5-Recreation	4	3.1
DBA Arts Educators Group, Inc.	224	509	5-Recreation	4	2.0
Common Area for Building 510-Office	1,846				
Total Common Area for Building 510	4,562				
Total for Building 510-Offices with out Common Area	6,408				
Total for Building 510-Offices					
Total for Building 510-Retail and Offices with out Common Area					
Total for Building 510-Retail and Offices					
Building 520-Retail					
Vacant	300	1,201	4-Retail	4	4.8

10.22.18 BUILDING
11.14.18 REVISE

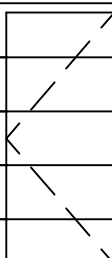
PROJECT NO. 1823 DATE

SITE PLAN

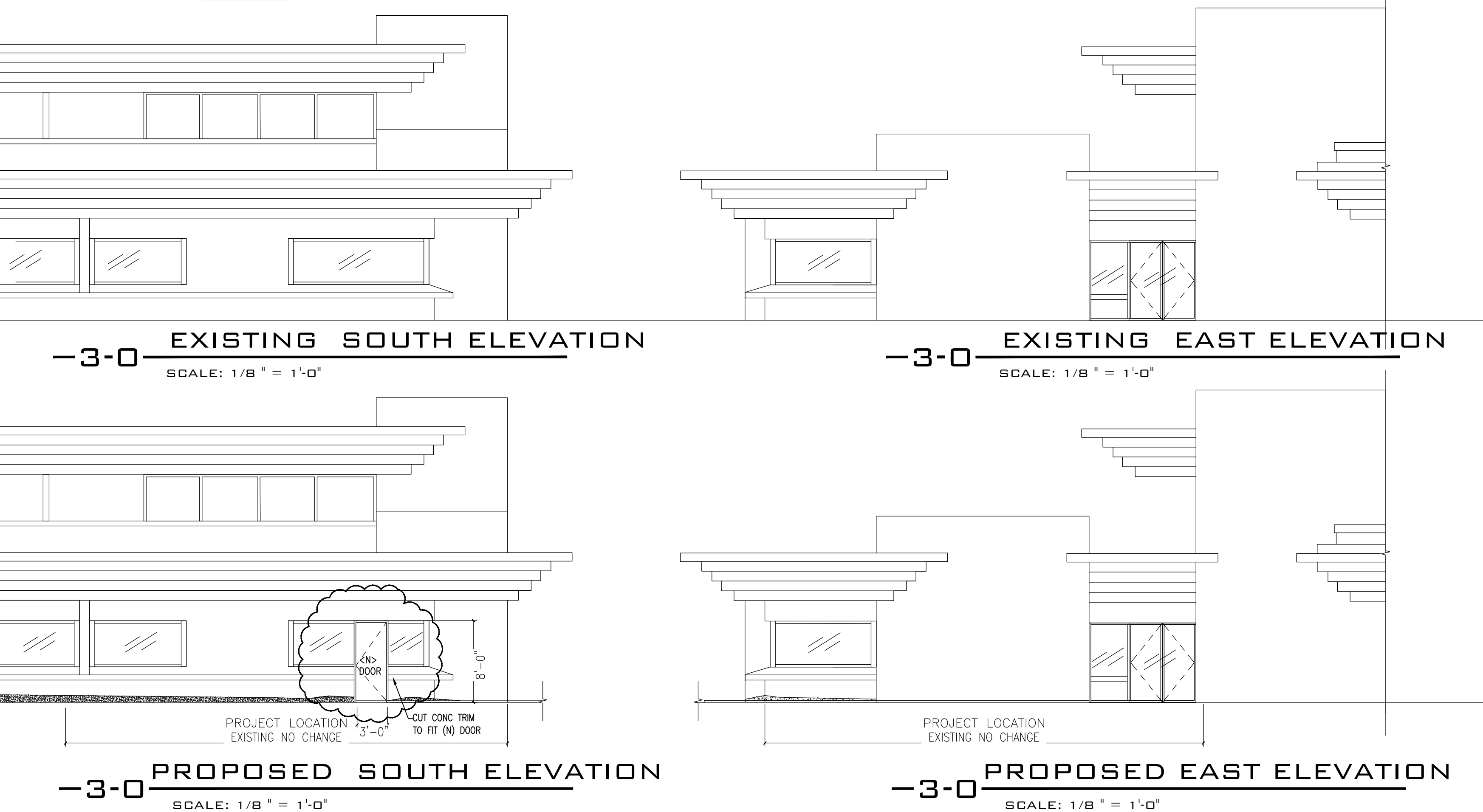
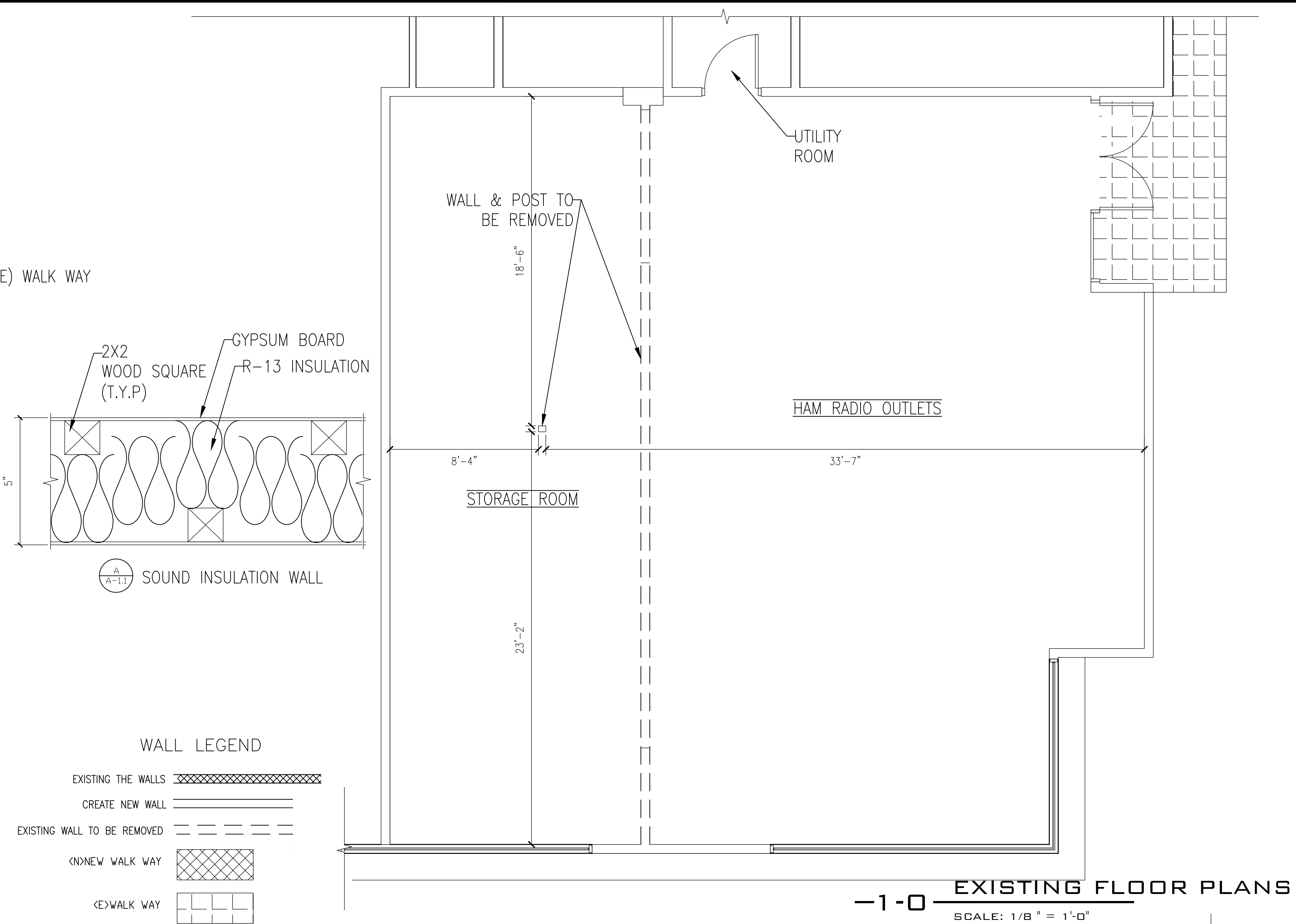
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-1-1 PROPOSED FLOOR PLANS
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE							DOOR NOTES	
NO.	LOCATION	DOOR				FRAME		1. THRESHOLDS SHALL NOT HAVE A RISE GREATER THAN 1/2". SECTION 1004.9 2001 CBC. 2. EXIT SIGNS SHALL BE INSTALLED AT ALL REQUIRED EXIT DOORWAYS, SECTION 1013 2007 UBC. 3. ALL DOORS SHALL BE PROVIDED WITH LEVER TYPE HARDWARE, SECTION 2-3303 (c) 3 TITLE 24 AND SECTION 1004.3.1 2007 CBC 4. U.O.N. ALL HARDWARE FINISHES SHALL BE USED. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 POUNDS FOR EXTERIOR DOORS, AND 5 POUNDS FOR INTERIOR DOORS.
		SIZE	MAT'L	TYPE	FINISH	MAT'L	FINISH	
①	STORAGE ROOM	3'-0" X 6'-8"	WOOD		PAIN	WOOD	PAIN	
②	STORAGE ROOM	3'-0" X 6'-8"	WOOD		PAIN	WOOD	PAIN	
③	STORAGE ROOM	3'-0" X 6'-8"	WOOD		PAIN	WOOD	PAIN	
④	STORAGE ROOM	3'-0" X 6'-8"	WOOD		PAIN	WOOD	PAIN	

FINISH SCHEDULE									
R O O M	NAME	CEILING	FLOOR	BASE	W A L L				R E M A R K S
					NORTH	EAST	SOUTH	WEST	
STUDIO			VINYL DANCE FLOOR	6" RUBBER	PAINTED	PAINTED	PAINTED	MIRROR	
STORAGE ROOM			VINYL DANCE FLOOR	6" RUBBER	PAINTED	PAINTED	PAINTED	MIRROR	



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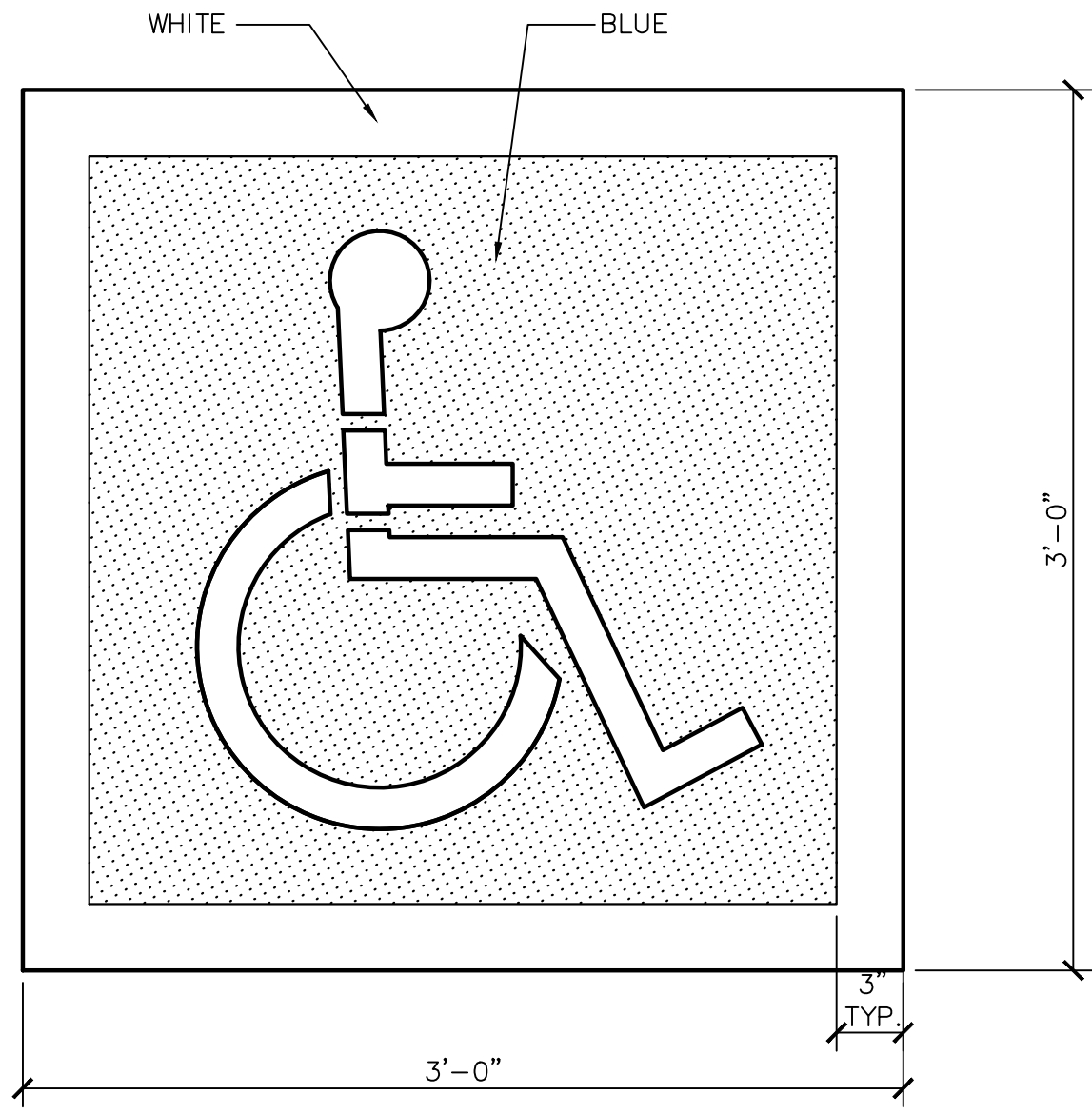
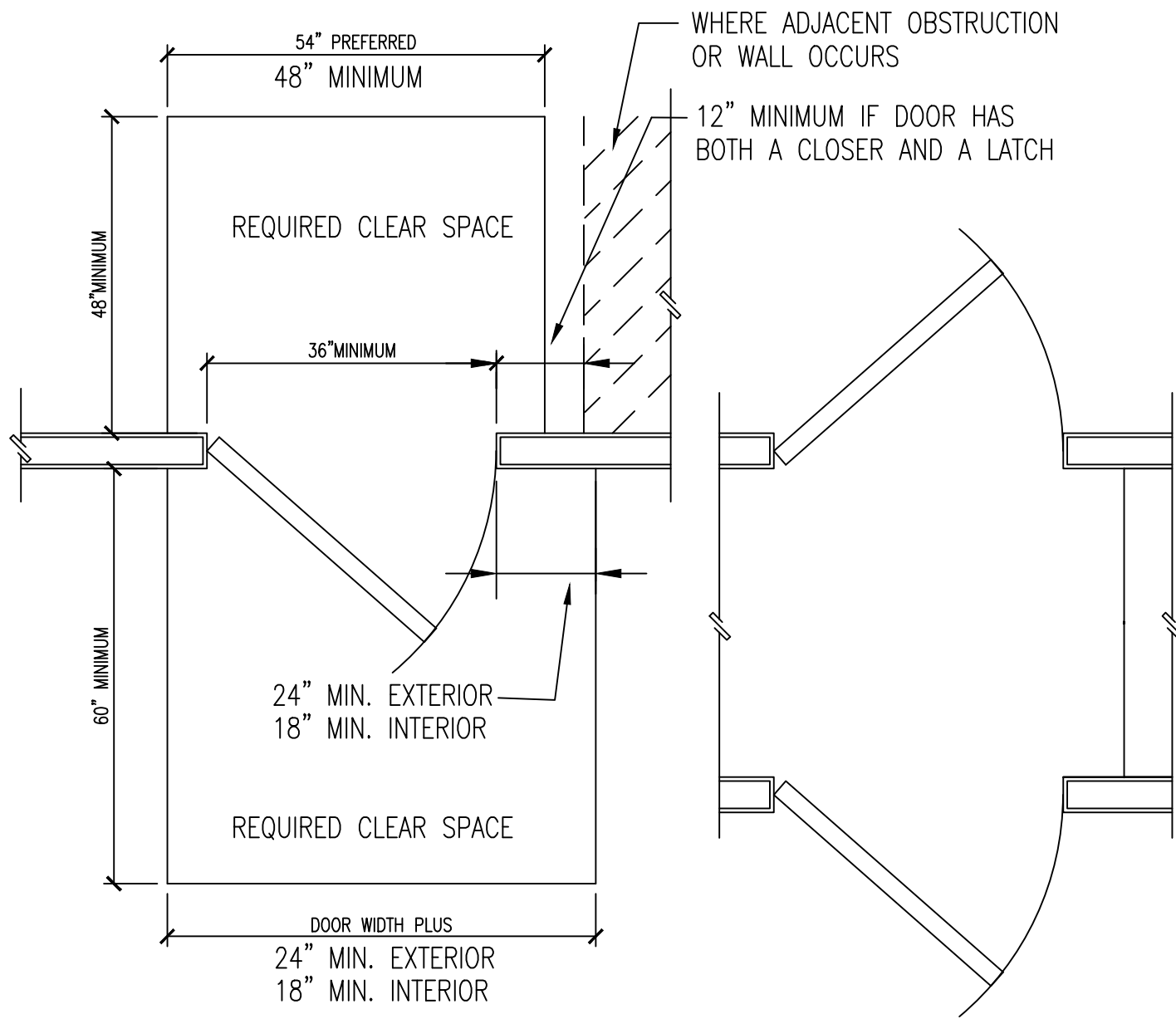
LICENSED ARCHITECT
ZUISHANG CHEN
NO. C-28156
REN. 5/31/19
OF CALIF.

10.22.18 BUILDING
11.14.18 REVISE

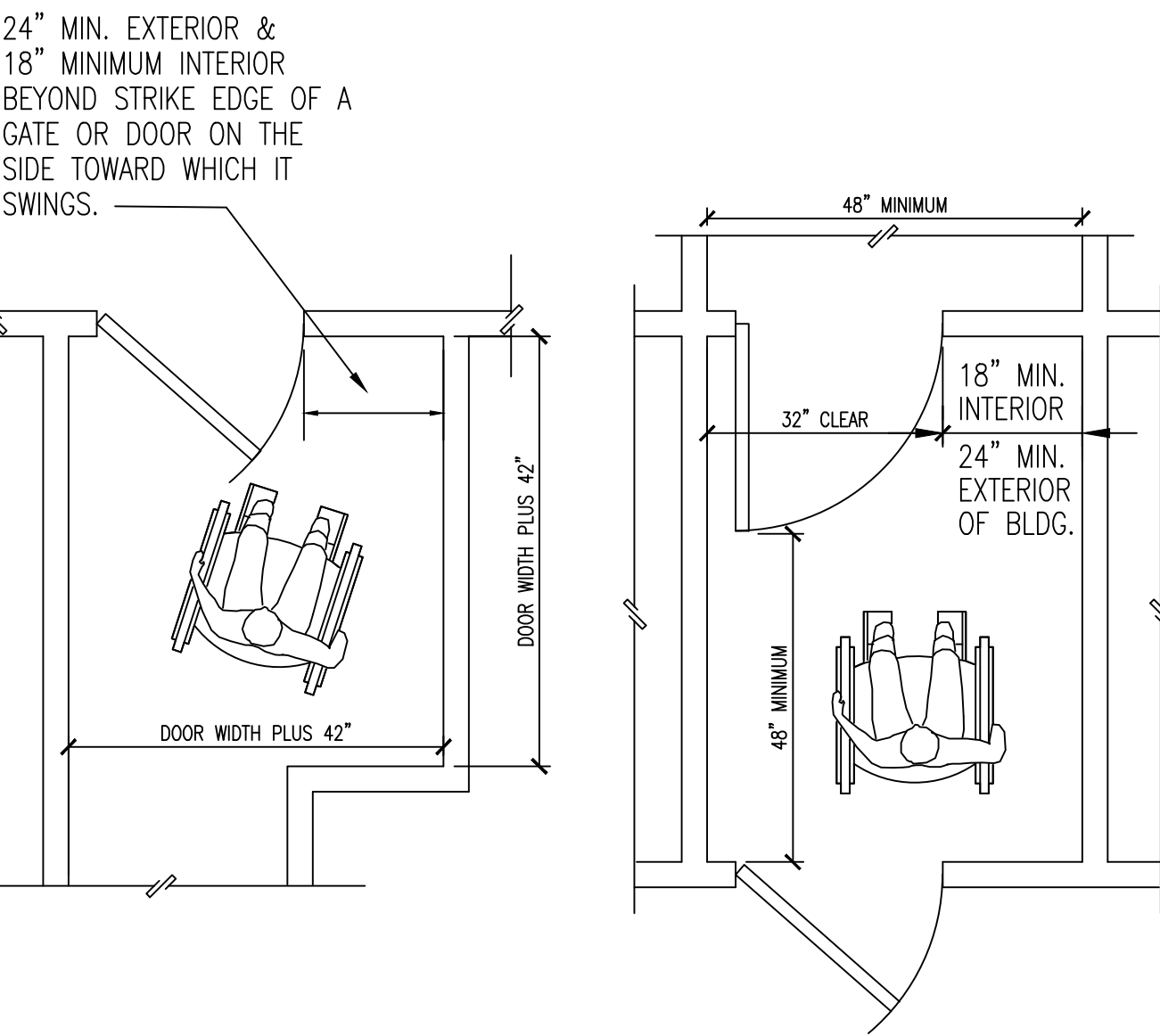
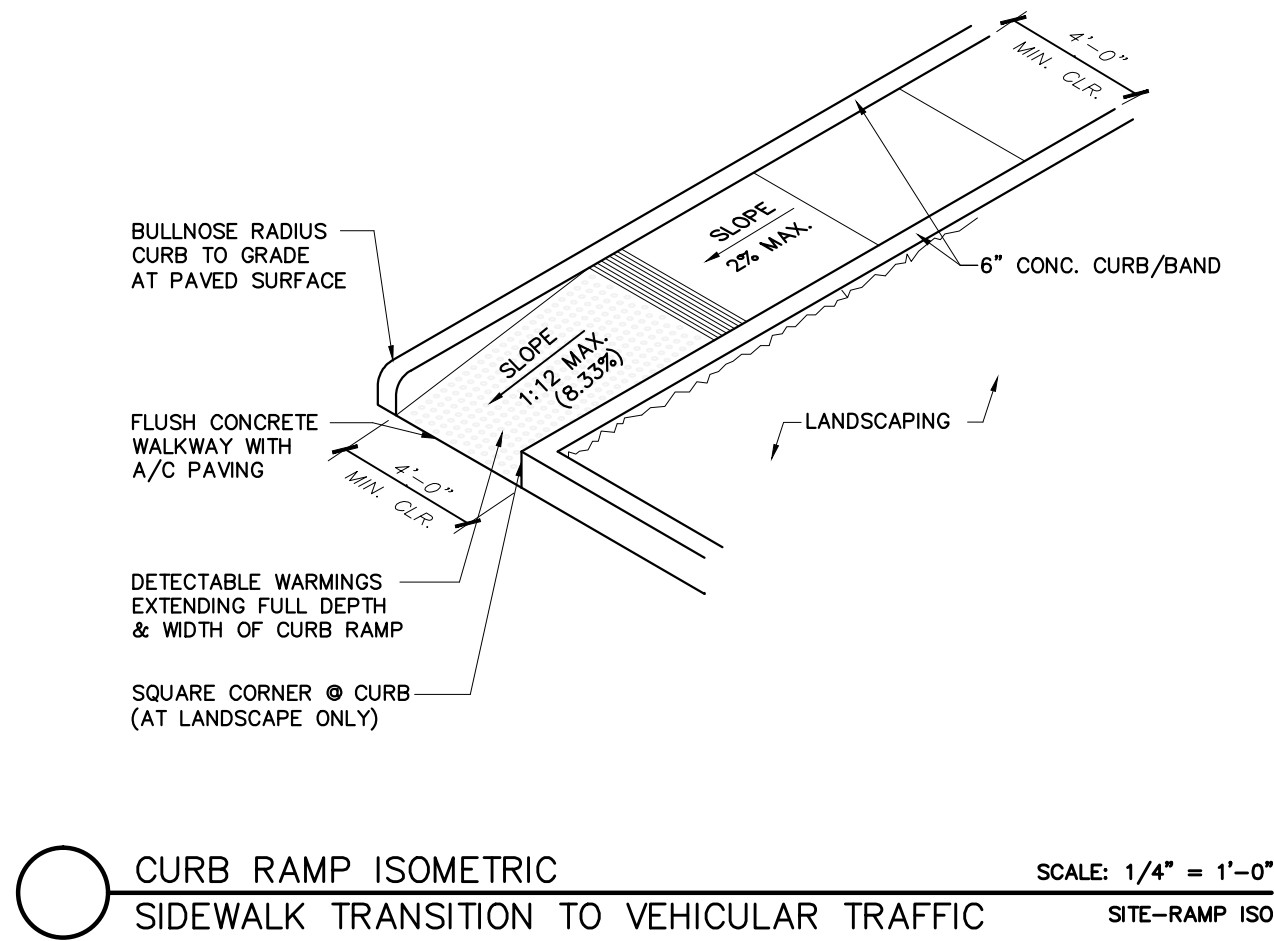
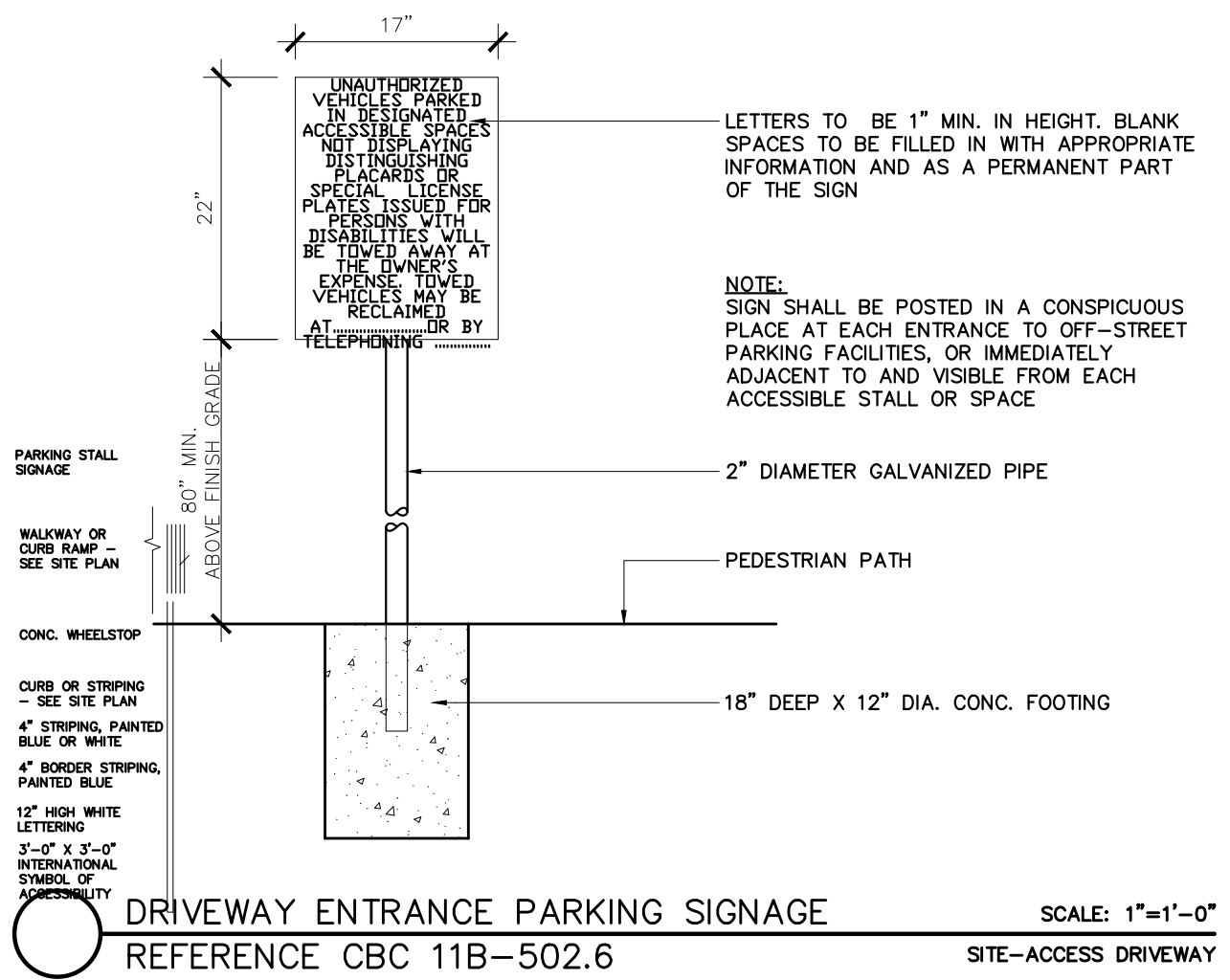
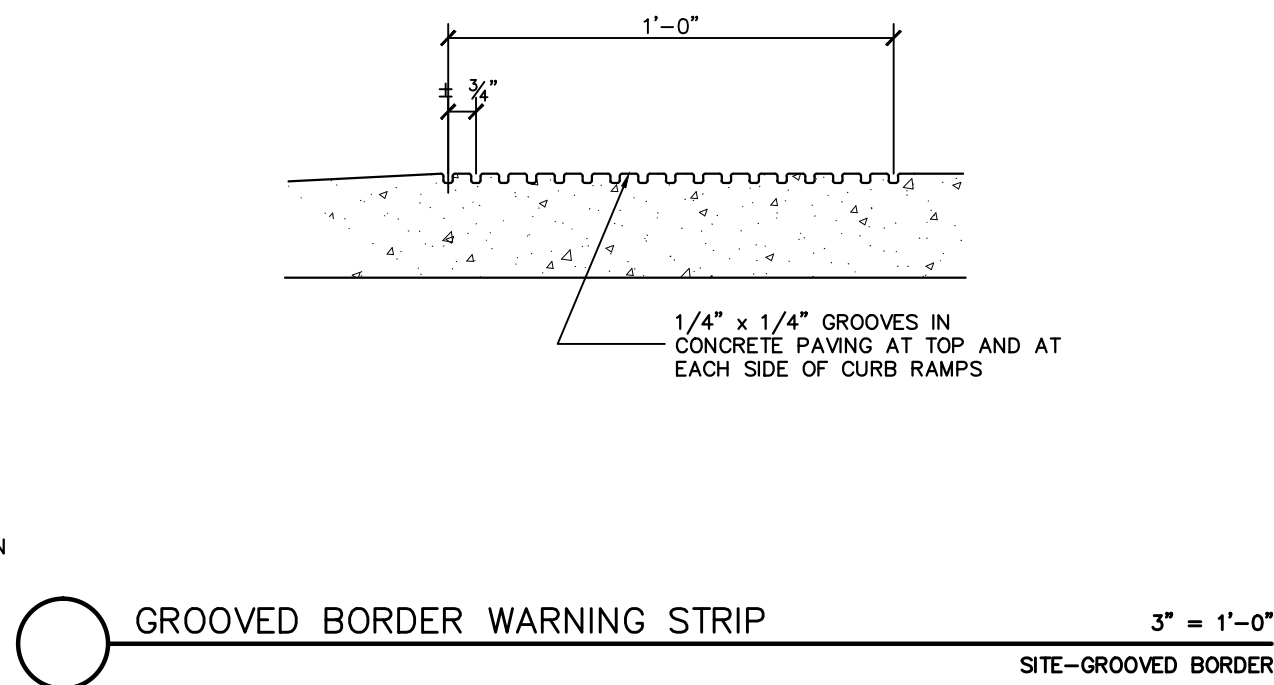
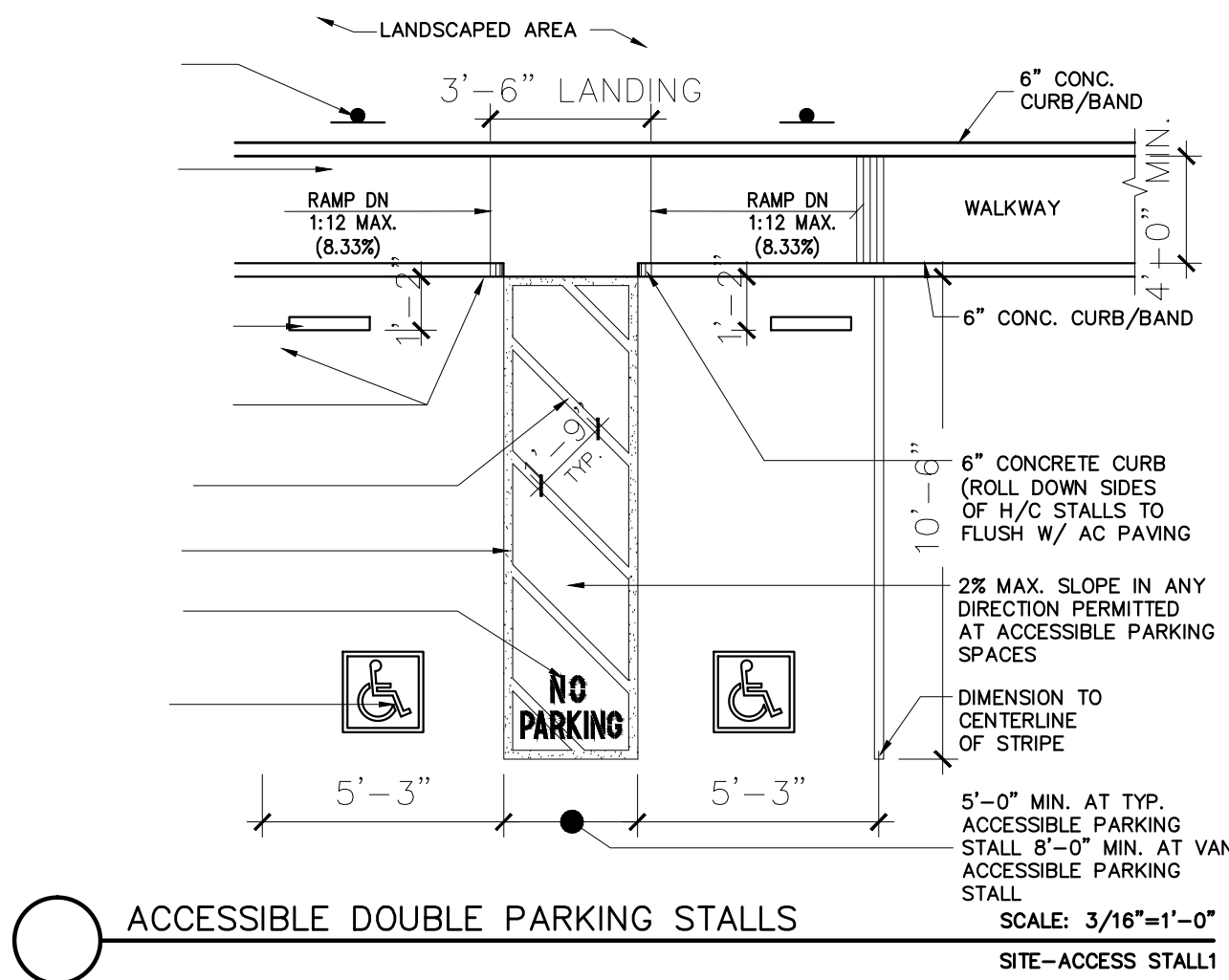
PROJECT NO. 1823 DATE

PROPOSED FLOOR PLANS
CEILING PLAN
ELEVATION

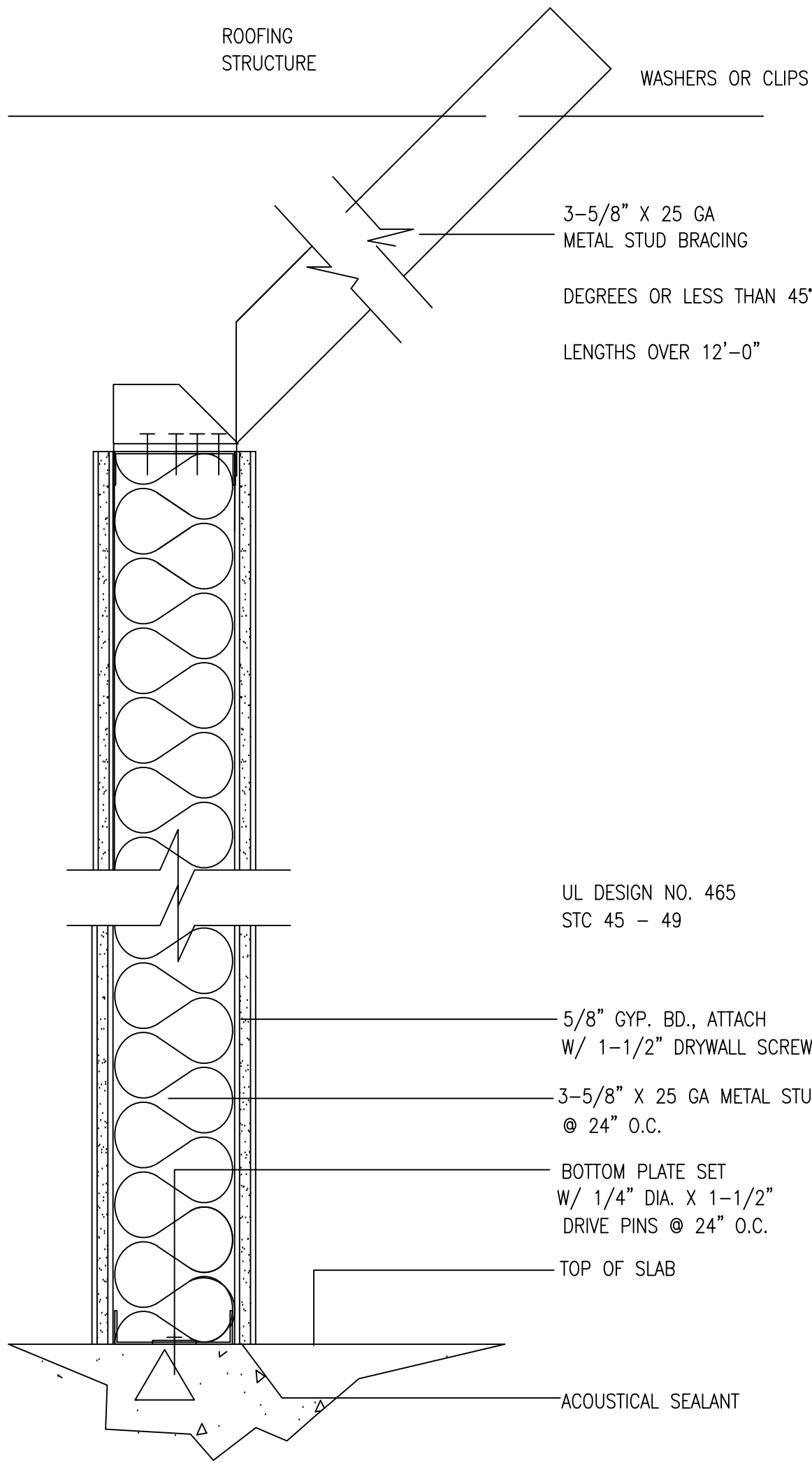
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INTERNATIONAL SYMBOL OF ACCESSIBILITY
REFERENCE CBC 11B-502.6
1 1/2" = 1'-0"
SITE-ISA-PAVEMENT



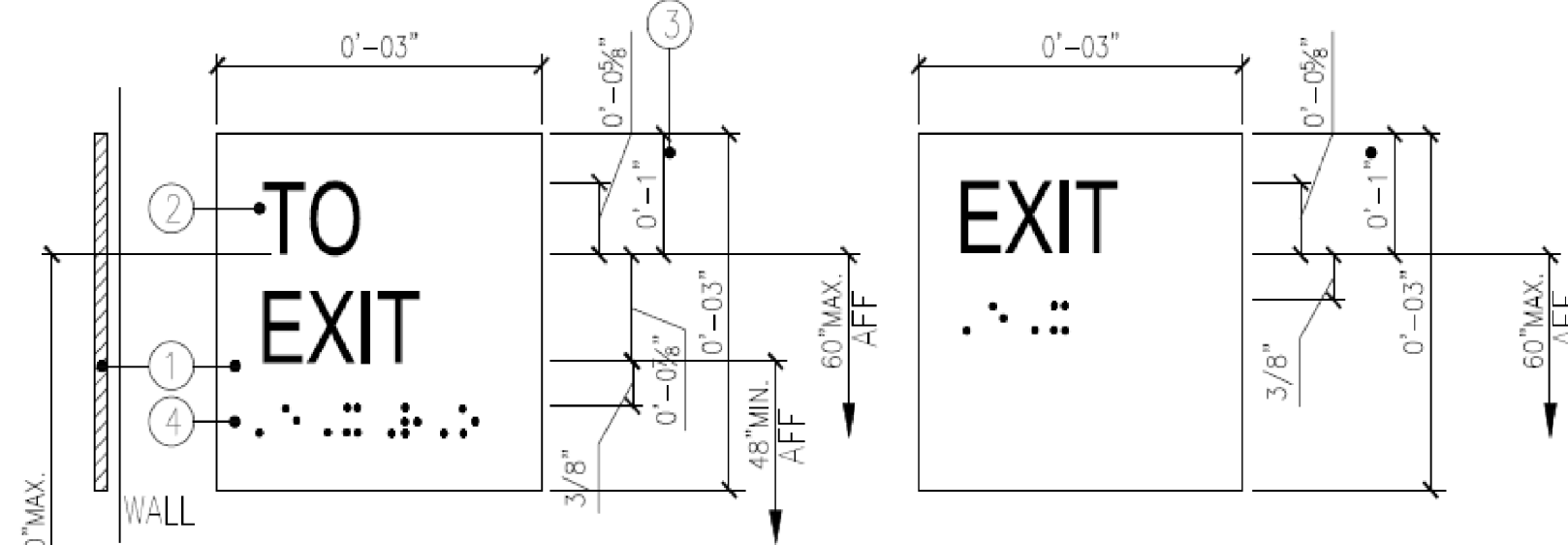
- NOTES:
- CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.
 - WHERE DOORS OPEN ONTO, BUT NOT INTO A CORRIDOR, THE REQUIRED LEVEL AREA BEYOND THE DOORS MAY BE A MINIMUM OF 48". FOR ADDITIONAL INFORMATION, SEE APPLICABLE NOTES ON TYPICAL ACCESSIBILITY NOTES SHEET.



SOUND INSULATION PARTITION | 3" | 5

ACCESSIBLE VESTIBULES

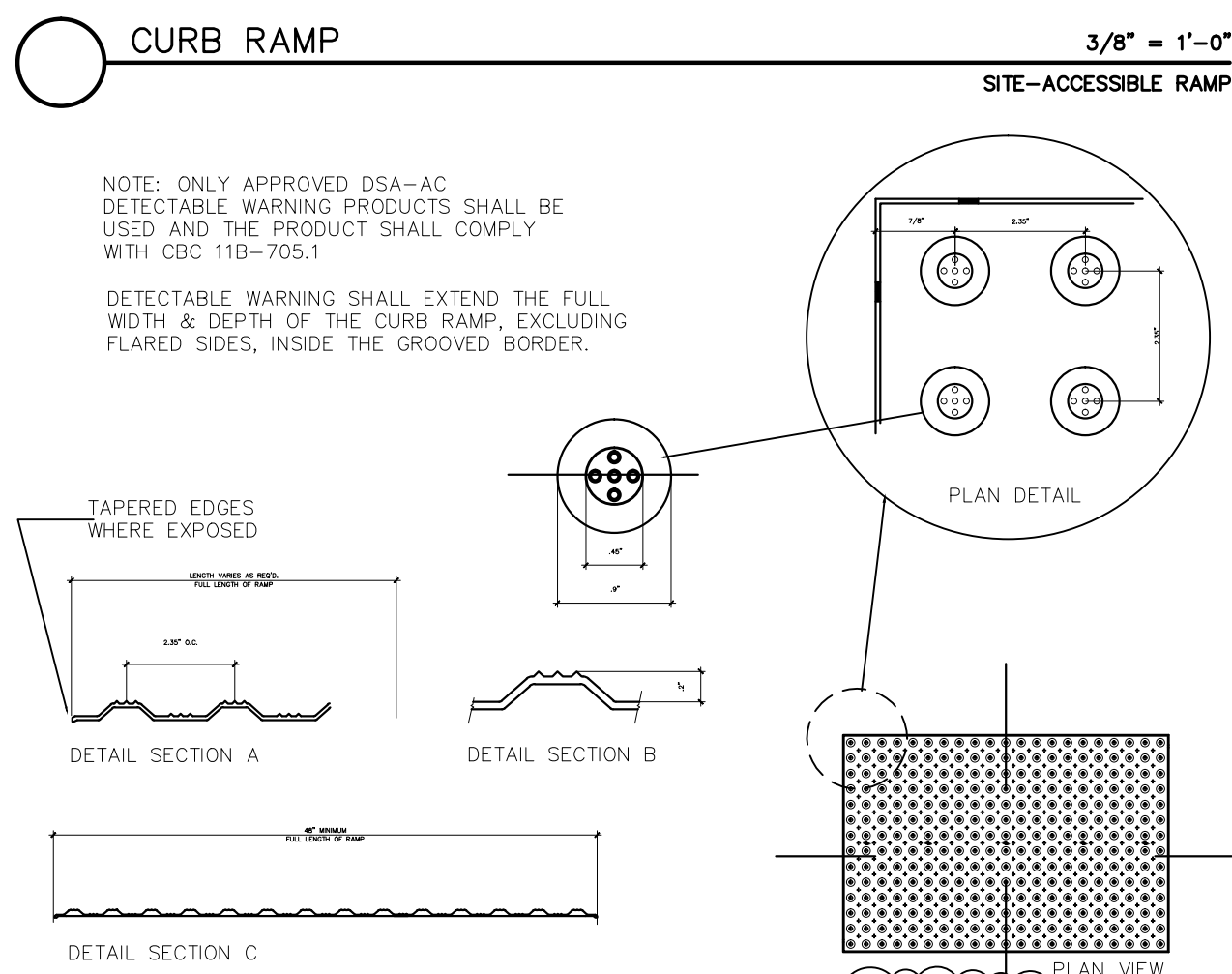
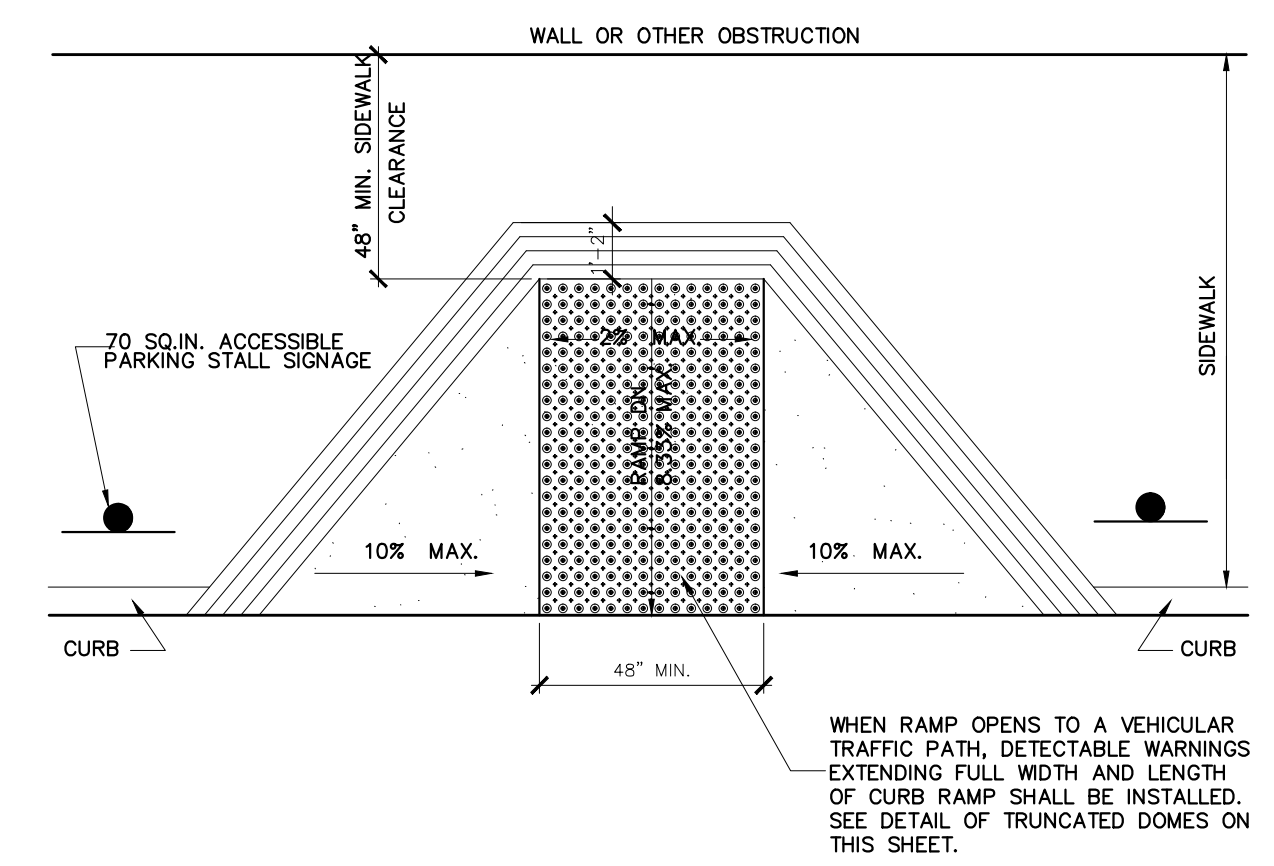
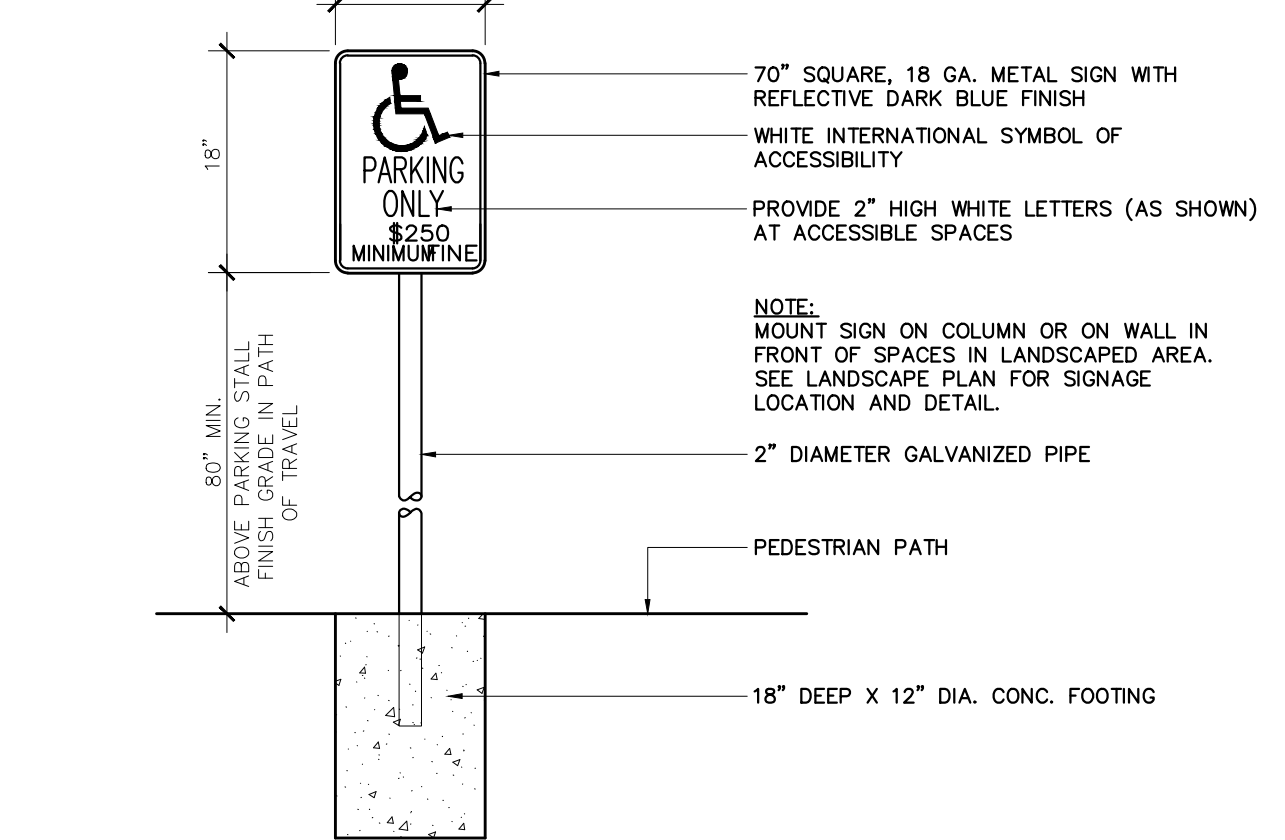
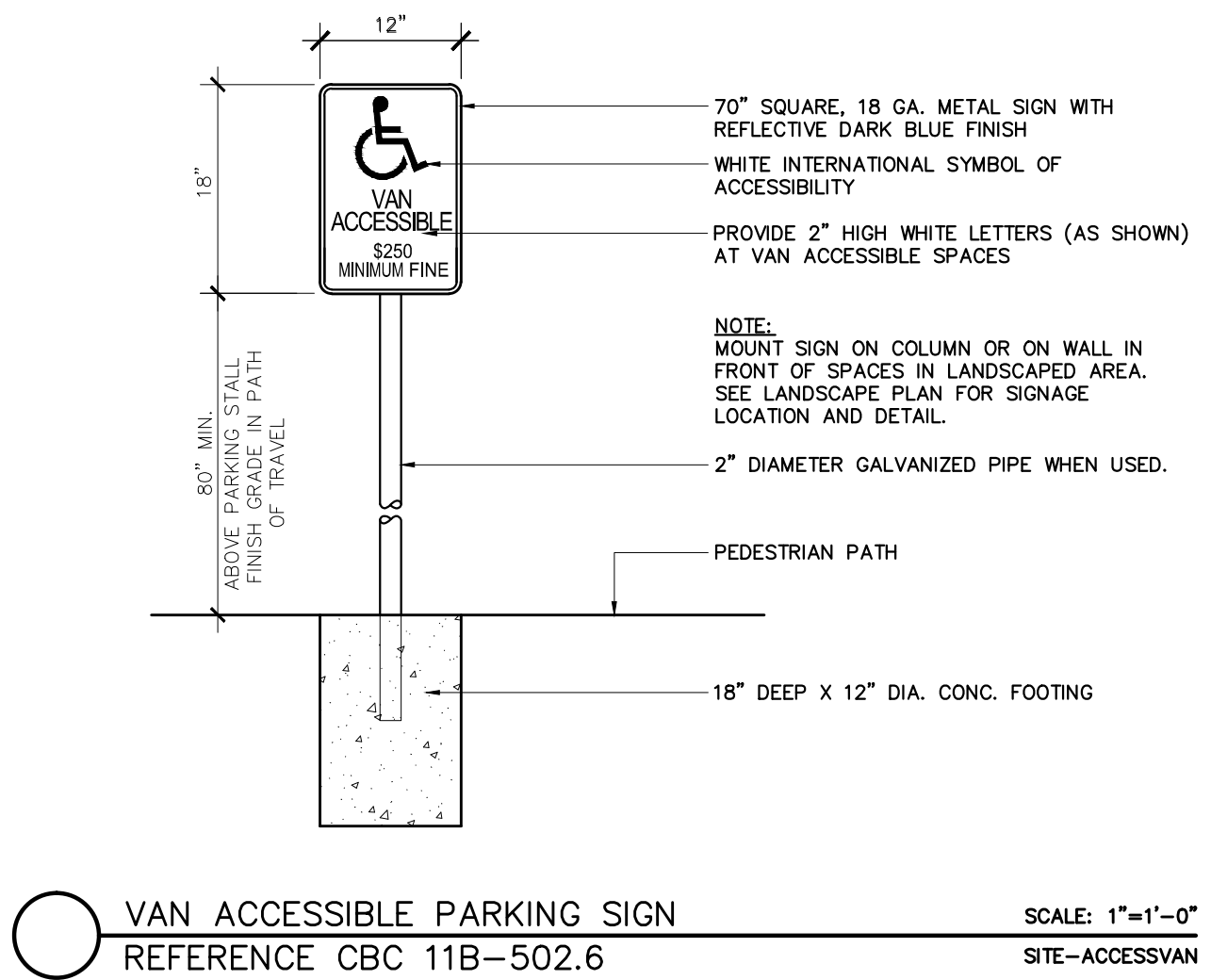
NOT TO SCALE



AT LOBBY AREAS WITH DOOR LEADING INTO RATED CORRIDOR TO BUILDING EXIT

AT EXITS LEADING TO EXTERIOR OF BUILDING

15 TACTILE EXIT SIGN
SCALE
DETAIL-NAME



ACCESSIBLE PARKING SIGNAGE
REFERENCE CBC 11B-502.6
SCALE: 1"=1'-0"
SITE-ACCESSPARK

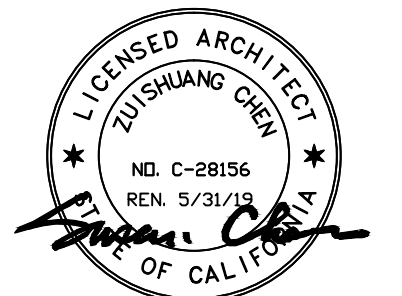
TRUNCATED DOME DETAILS
SCALE: NTS
TRUNCATED DOME

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DETAILS

A-1.2