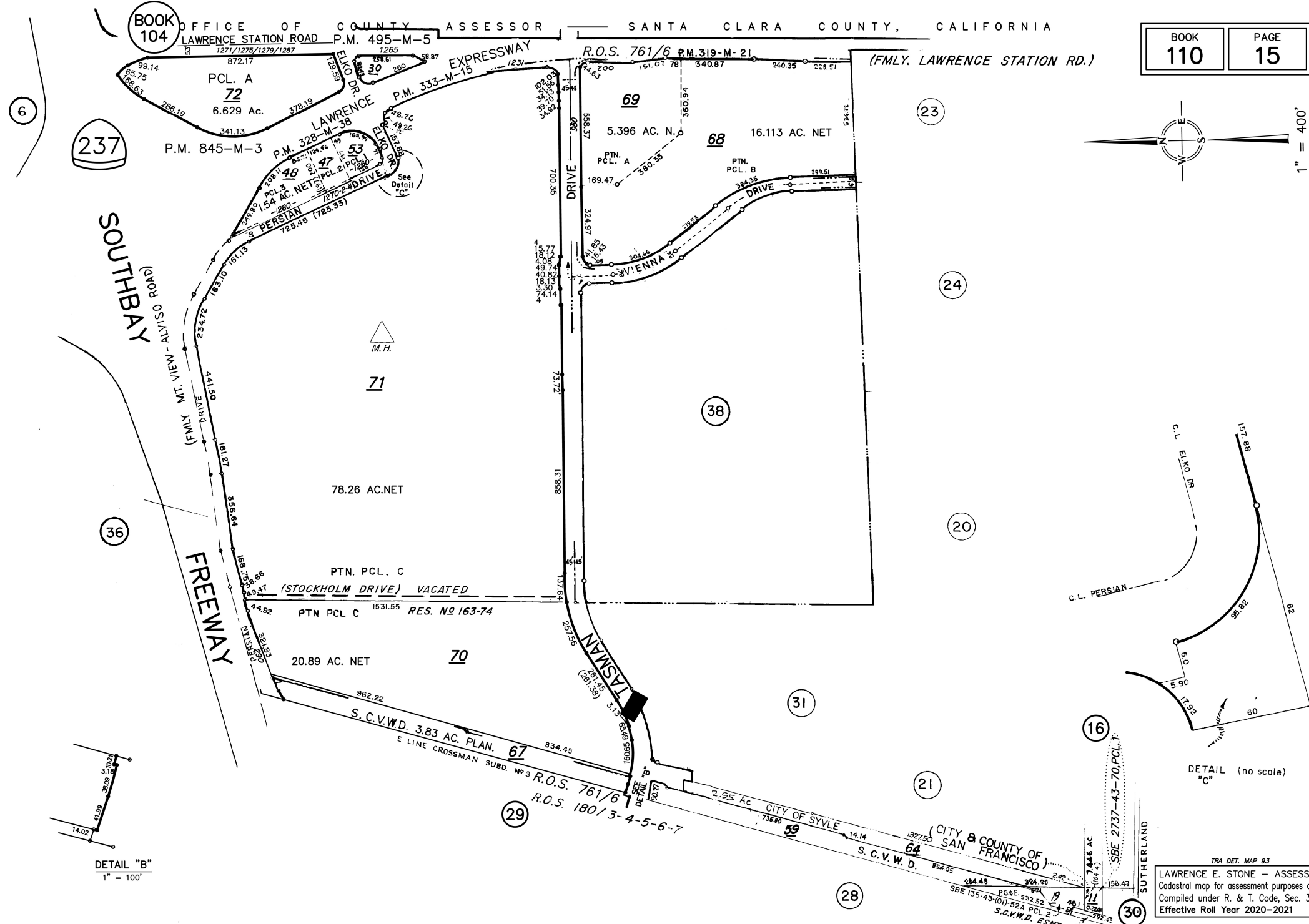


## GENERAL NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL WORK AND DIMENSION IN THE FIELD. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.
2. DIMENSIONS + ARE FLEXIBLE AND CAN CHANGE AS REQUIRED TO FIT. DIMENSIONS NOT MARKED SHALL TAKE PRECEDENCE OVER + DIMENSIONS.
3. EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IF THE DOOR IS READILY VISIBLE AS LOCKED, A DURABLE, CONSPICUOUS SIGN STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS", SHALL BE PROVIDED. THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" HIGH.
4. MANUALLY OPERATED DEAD BOLT OR FLUSH BOLT IS PROHIBITED.
5. DOORS SHALL BE EQUIPPED WITH LEVER TYPE HARDWARE.
6. DOOR LATCH SHALL BE SINGLE ACTING TYPE. ROUNDED DOOR KNOB IS NOT ACCEPTABLE.
7. ELECTRICAL OUTLETS SHALL NOT BE LESS THAN 12" ABOVE THE FLOOR FOR ACCESSIBILITY.
8. THERMOSTAT FOR HEATING AND COOLING SHALL NOT BE MORE THAN 4'-0" ABOVE THE FLOOR FOR ACCESSIBILITY.
9. ELECTRICAL SWITCHES SHALL BE NOT MORE THAN 4'-0" ABOVE THE FLOOR FOR ACCESSIBILITY.
10. ALL DOORS TO BE OPERABLE BY A SINGLE EFFORT WITH NO GRASPING OR WRIST MOVEMENT.
11. ALL DOORS TO BE 3'-0" WIDE MIN. TO ALLOW FOR 32" CLR. OPENINGS FOR DISABLED ACCESS.



VICINITY MAP

# USE PERMIT FOR: KUMON CENTER 1260 PERSIAN DRIVE A1 SUNNYVALE, CA. 94089

## PROJECT INFORMATION

### SITE ADDRESS:

1260 Persian Drive  
Sunnyvale, CA. 94089

APN : 11,015,071

ZONING DESIGNATION: M-5

USE: KUMON LEARNING CENTER

CONSTRUCTION TYPE: V-N, SPRINKLERED

OCCUPANCY:

NUMBER OF FLOORS : 1 STORY (EXISTING TO REMAIN)

TENANT SPACE FLOOR AREA: 1,120 SQ. FT.

SCOPE OF WORK: USE PERMIT FOR

KUMON LEARNING CENTER

### GOVERNING CODES:

- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Green Building Standards Code
- 2019 California Fire Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Energy Code
- 2019 California Electrical Code
- 2019 California Referenced Standards Codes
- City of Fremont Ordinance 16-2013
- City of Fremont Local Fire Ordinance 17-2013

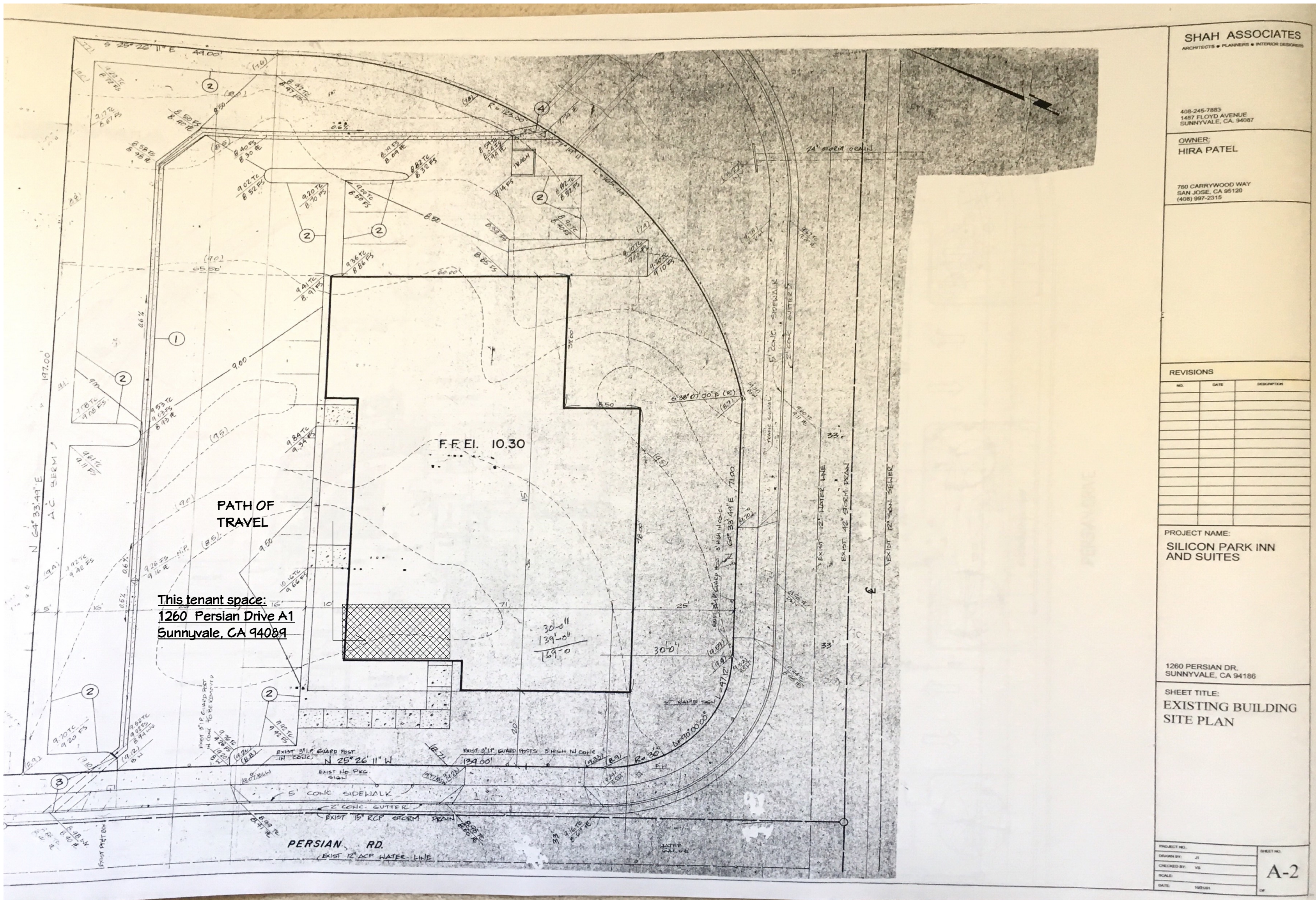
### HC ACCESSIBILITY:

1. A primary entrance to the building or facility- (E) IS COMPLIANT
2. Toilet serving the area- (E) IS COMPLIANT
3. Drinking Fountains serving the area- (N/A)
4. Public Telephone serving the area- (N/A)
5. Signs- (N/A)
6. Parking- (N/A)

### SITE NOTES:

1. Walkways and sidewalks along accessible routes of travel are:
  - a) are continuously accessible
  - b) have a maximum 1/2" changes in elevation, or provide curb ramps
  - c) are minimum 48" in width, and
  - d) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20)
2. Where the accessible route of travel crosses onto vehicular way (not separated by curbs or railings) provide 36" wide continuous detectable warning where the pedestrian path crosses or adjoins a vehicular way such as a driveway to warn potential hazards.
3. The maximum permitted slope of accessible parking spaces is 2% in any direction.

Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction.
Adhesives, sealants and caulks. Adhesive, sealants and caulks shall be compliant with VOC and other toxic compound limits.
Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits.
Aerosol paints and coatings. Aerosol paints and other coatings shall be compliant with product weighted MFR limits for RHC and other toxic compounds.
Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
Carpet Systems. Carpet and carpet systems shall be compliant with VOC limits.
Bathroom exhaust fans. Exhaust fans which terminate outside the building are provided in every bathroom.
Roofing proofing. Annular spaces around pipes, electric cables, conduits, or other openings in plates or exterior walls shall be protected against the passage of rodents by sealing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
Installer training. HVAC system installers are trained and certified in the proper installation of HVAC systems.
Special Inspection. The Licensed Professional responsible to verify CALGreen compliance is qualified and able to demonstrate competence in the discipline they inspect and verify.



SITE PLAN  
N.T.S.

DESIGN AND DRAFTING BY:  
LINENWORK DESIGN INC.  
1631 OLIVE AVENUE FREMONT, CA. 94539  
(510) 303-3172 CLZOPF@ATT.NET  
DRAYZOPF@GMAIL.COM  
CONTACT PERSON: CATHERINE ZOPFI

PROPOSED TENANT IMPROVEMENTS FOR:  
KUMON CENTER  
1260 Persian Drive  
SUNNYVALE, CA 94089  
CONTACT PERSON: MADAN BELLAM  
madanbellam@gmail.com

DATE:

12/18/2020

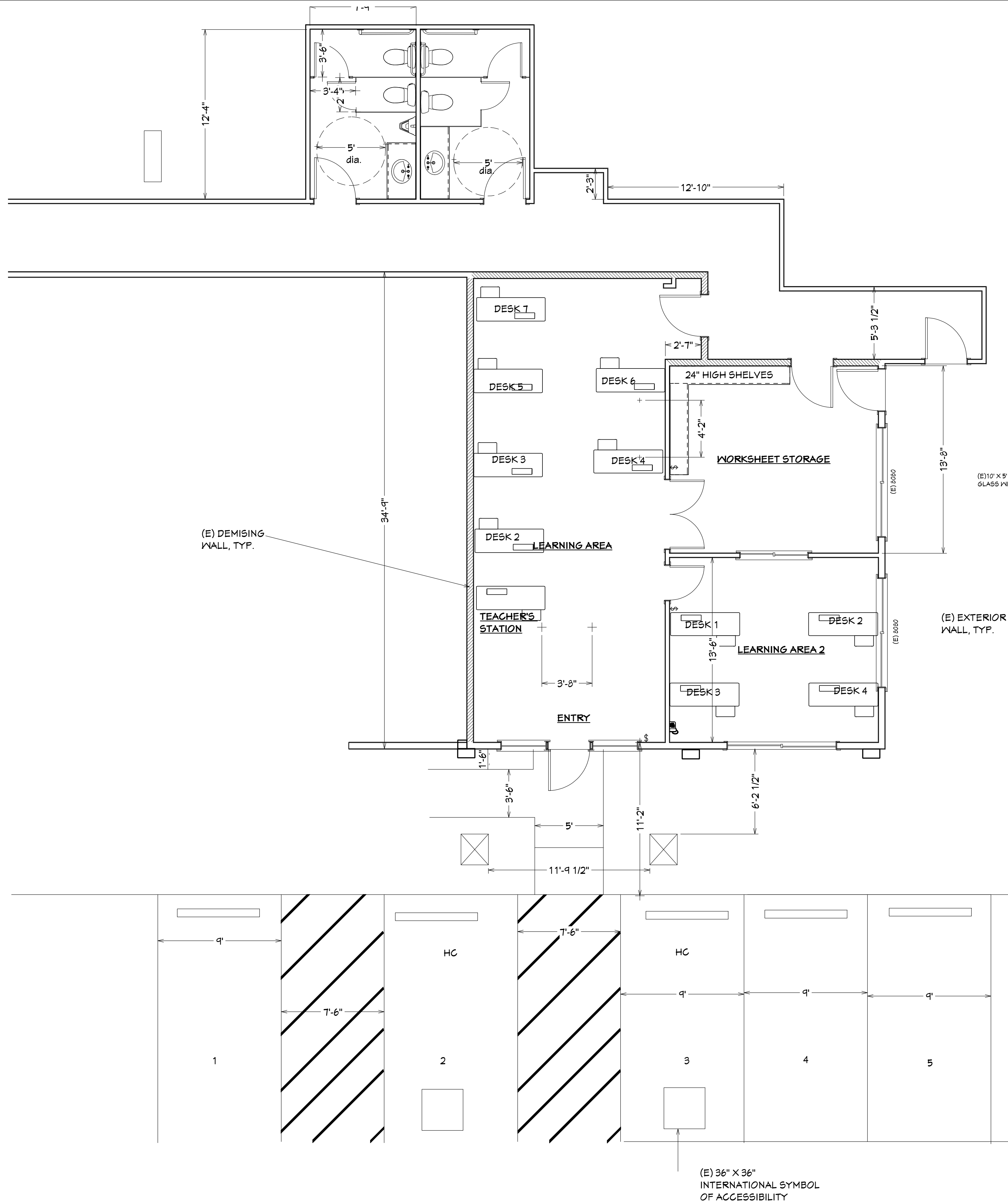
SCALE:

NOTED

SHEET:

1  
OF 2 SHEETS





REVISION TABLE	
NUMBER	DATE

DESIGN AND DRAFTING BY:  
LINEWORK DESIGN INC.  
1631 OLIVE AVENUE FREMONT, CA 94539  
(510) 303-3112 CLZOPF@ATT.NET  
DRAYZOPF@GMAIL.COM  
CONTACT PERSON: CATHERINE ZOPFI

PROPOSED TENANT IMPROVEMENTS FOR:  
KUMON CENTER  
1260 Persim Drive  
SUNNYVALE, CA 94089  
CONTACT PERSON: MADAN BELLAM  
madanbellam@gmail.com

DATE:

12/18/2020

SCALE:

1/4" = 1'- 0"

SHEET:

2  
OF 2 SHEETS



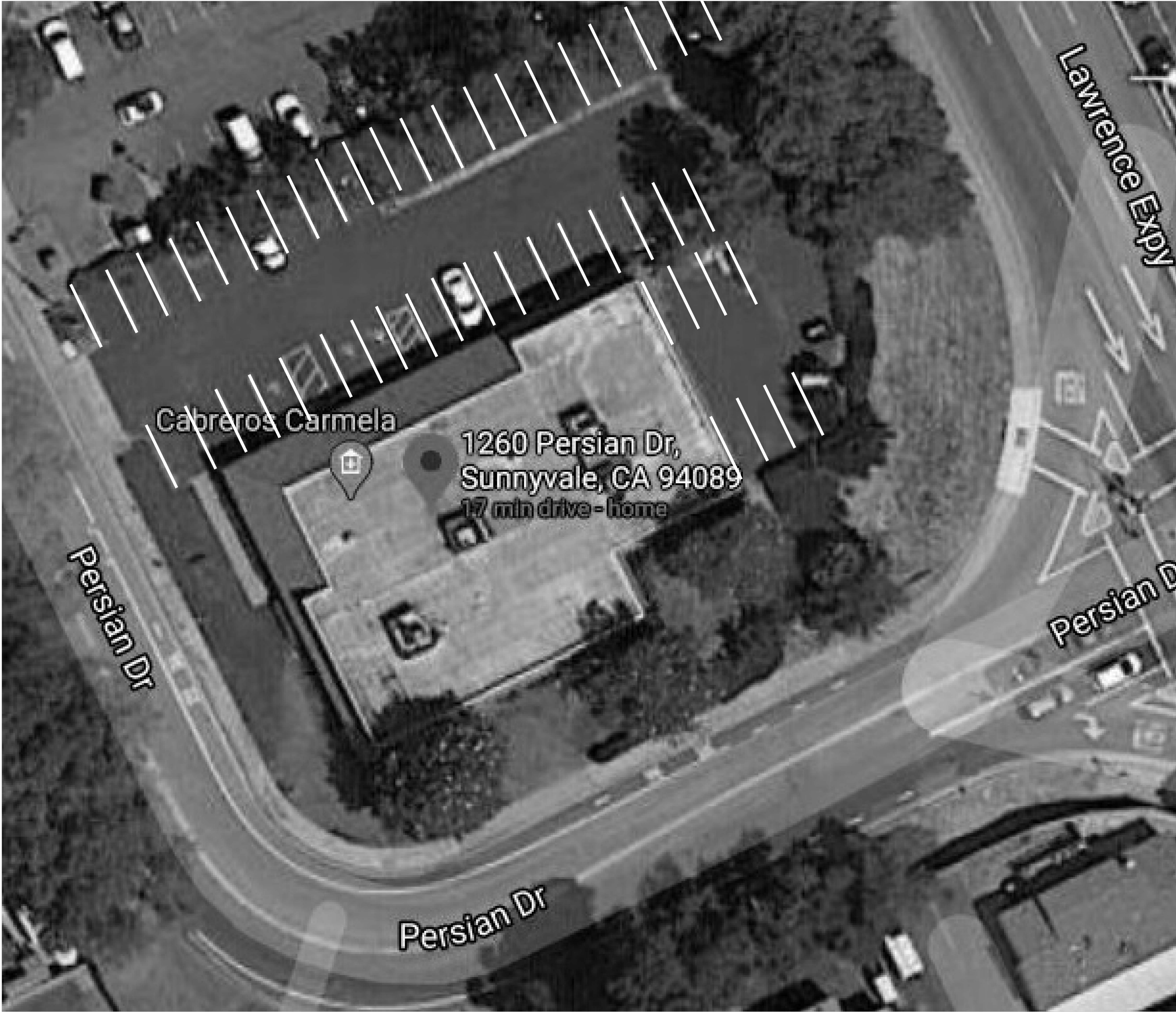
TENANT SPACE IN THIS BUILDING:

1. SUITE A1 - EMPTY OFFICE SPACE  
AND THIS IS THE TENANT SPACE IMPROVEMENT  
WHICH IS A KUMON CENTER.  
AREA: 1,120 SQ. FT.
2. SUITE B1- ADVANTAGE HOMES  
OFFICE  
AREA: 2,400 SQ. FT.
3. SUITE D2- BARRY KLIGER (DENTIST)  
DENTAL OFFICE  
AREA: 2,300 SQ. FT.
4. SUITE A3- KODIAK ROOFING  
OFFICE  
AREA: 1,270 SQ. FT.

PARKING SPACES PROVIDED:

NO. OF PARKING SPACES: 41 REGULAR  
HANDICAPPED: 3 PARKING SPACES

BUILDING FLOOR AREA: 7,692 SQ. FT.  
YEAR BUILT: 1980  
USE: OFFICE  
BUILDING CLASS: C



SITE MAP LAYOUT SHOWING PARKING SPACES  
1260 PERSIAN DRIVE  
SUNNYVALE, CA. 94089

REVISION TABLE	
NUMBER	DESCRIPTION

DESIGN AND DRAFTING BY:  
LINEWORK DESIGN INC.  
1631 OLIVE AVENUE FREMONT, CA. 94539  
(510) 303-3172 CLZOPFI@ATT.NET  
DRAYZOPFI@GMAIL.COM  
CONTACT PERSON: CATHERINE ZOPFI

TENANT IMPROVEMENTS FOR:  
KUMON PERSIAN  
1260 PERSIAN DRIVE  
SUNNYVALE, CA. 94089

DATE:  
2/26/2021

SCALE:  
NONE

SHEET:  
1.1  
OF 1 SHEETS