

GENERAL NOTES

- All construction shall comply with the 2022 California Building Code as revised and adopted by the City of Mountain View, Santa Clara County, California, The CBC chapter 11B accessibility to public building, and the state of California Building energy efficiency standards, Title 24.
- Contractor shall verify all "building standards" with building landlord prior to beginning any work. However, there shall be no deviations whatsoever from the contract documents without prior written approval of the interior Designer/Architect. Contractor is to verify all existing conditions, dimensions, details, etc., and notify the interior Designer/Architect of any and all discrepancies prior to proceeding with the work.
- All items marked N.I.C. are not part of this contract unless otherwise noted.
- All work shall be applied in accordance with the manufacturer's latest recommendations or written directions.
- Do not scale drawings; dimensions govern. The Contractor shall notify interior Designer/Architect immediately of any and all discrepancies.
- All dimensions are to the finish face or centerline of column, or face of concrete work, or face of gwb, unless otherwise noted.
- Where construction details are not shown or noted for any part of the work, the details shall be the same as for other similar work. If questions cannot be resolved in this manner, contact the interior Designer/Architect prior to proceeding with the work.
- Where devices or items or parts thereof are referred to in singular, it is intended that such shall apply to as many such devices, items, or parts as are required to properly complete the work.
- There shall be no deviations what so ever from the contract documents without the interior Designer's/Architect's written approval thereof. The Contractor agrees to defend, indemnify and hold the interior Designer/Architect harmless from any claims arising as a result of unapproved changes.
- If required, a construction barricade shall be installed by the Contractor, painted, detailed, and illuminated as per the interior Designer's direction. No signs other than those authorized by the interior Designer/Architect will be permitted on this barricade.
- It shall be the responsibility of the contractor to locate all existing utilities whether shown herein or not and to protect them from damage. The Contractor shall bear all expense of repair or replacement of utilities or other property damaged by operations in conjunction with the execution of his work.
- The Contractor will verify and conform to all requirements of all utility companies unless otherwise noted in the plans and/or specifications.
- The contractor shall secure permits required by the City of Mountain View, Santa Clara County, California prior to building occupation.
- All debris shall be removed from the premises and all areas shall be left in a (broom) clean condition at all times.
- The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times.
- Approved plans shall be kept in a plan box and shall not be used by any workmen. All construction sets shall reflect the same information. The Contractor shall also maintain in good condition, one set of plans with all revisions, addenda, and change orders on the premises at all times which are to be under the care of the job superintendent.
- The Contractor shall be responsible for the security of the building and site while the job is in progress and until the job is completed.
- All operation conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, steam, odor, fumes, gases, smoke, vibration, hazard or other causes.
- Lathing, plaster, and gypsum wall board systems shall conform to Chapter 25 of the 2022 CBC.
- Water resistant gypsum board shall be used in restrooms and all wet areas.
- All exposed gypsum board to have metal edges at all corners and wall intersections.
- All glass and glazing shall comply with Chapter 24 of the 2022 CBC and the U.S. Product Safety Commissions :Safety Standard for Architectural Glazing Materials.
- Exit signs and illumination shall conform to the 2022 CBC Chapter 10, Section 1013. verify requirements with City Building Official and interior Designer/Architect prior to installation. Exit signs shall be located in compliance with Section 1013.1 of the 2022 CBC using block letters 6 inches in height with a stroke of not less than 3/4" and illuminated per Sections 1013.6.1-1013.6.3. and the current 2022 CBC electrical chapter 27.
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Door opening force, the force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not exceed 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in closed position. For other swinging doors, as well as sliding and folding doors, the door latch shall release when subjected to a 15-pound force. The door shall be set in motion when subjected to a 30-pound force. The door shall swing to a full-open position when subjected to a 15-pound force. per CBC 1010.1.3.
- Flammable liquids shall not be placed, stored, or dispensed in this occupancy except as provided in NFPA Standard 30 and the current Int'l. Fire Code. Permit may be required.
- All drapes, hangings, curtains and all other decorative material, that would tend to increase the fire and panic hazard shall be made from nonflammable material, or shall be treated and maintained in a fire retardant condition by means of a flame retardant solution or process approved by the Fire Marshal. Provide a certification to this effect.
- Exit doors, exit lights, and fire extinguisher locations shall not be concealed or obstructed by any decorative material.
- Minimum flame spread classification of interior finishes shall be per Table 803.1.2 of the 2022 CBC. All foam plastics shall comply with the requirements specified in Chapter 26 of the 2021 International Building Code.
- Install Class A fire extinguishers readily accessible to all occupants as required by the Fire Marshall.
- All sheet metal fasteners to be of the same material as sheet metals used for flashing. Where connection of dissimilar material occurs, provide adequate protection to prevent deterioration. The protection shall include, but is not limited to an insulation coat of a bituminous paint between all dissimilar metals.
- Contractor shall comply with lighting/switching requirements of Title 24. Contractor shall also comply with the lighting power budgets specified in the title 24.
- Fire extinguishers: Verify requirements and locations with the Fire Marshal. Contractor to supply fire extinguishers and cabinets as required.
- Electrical rough-in and reflected ceiling plan are for the general information of the contractor. Exact locations to be verified. NOTE: If a grid is noted as "start here", it indicates a pattern intrinsic to the nature of the finished product. NOTIFY INTERIOR DESIGNER of conflicts arising in the field PRIOR to making adjustments.
- All lay-in acoustical ceiling grids shall be installed and secured per 2022 CBC 808-808.1.2, for earthquake zone III, and ASTM C 635, ASTM C 636.
- Provide or modify as needed sprinkler, alarm and smoke detection system per applicable codes, including if necessary fire horns, strobe lights, control panel connections, smoke detectors, audio visual alarms. Submit shop drawing to the fire Marshall and interior Designer/Architect for approval or as required per local jurisdiction.
- Abbreviations throughout the plans are abbreviations which are in common use. The list of abbreviations provided is not intended to be complete or representative of conditions or materials actually used on the project. The interior Designer/Architect will define the intent of any in question.
- General Contractor to confirm roofing conditions and warranties with landlord prior to ANY roof penetrations or work interface with existing roofing materials or substrates. Any work requiring a certified roofing specialist to maintain the warranty on the existing roof will be necessary. CONFIRM WITH LANDLORD.
- General contractor to confirm slab type and location of structural, conduits & utilities prior to saw cutting. Obtain building structural engineer's approval prior to coring or saw-cutting.

PROJECT DIRECTORY

PROJECT NAME	STEAMOJI MOUNTAIN VIEW
PROJECT ADDRESS	565 SAN ANTONIO RD, SUITE 25 MOUNTAIN VIEW, CA 94040 SAN ANTONIO CENTER
PROPERTY OWNER	BPREP VILLAGE RESIDENCES LLC, C/O BROOKFIELD PROPERTIES 127 PUBLIC SQUARE, SUITE 2400 CLEVELAND, OHIO 44114
CONTACT PERSON	ATTN: RETAIL LEASE ADMINISTRATION EMAIL: RETAILADMIN@BPAPARTMENTS.COM
TENANT	STEAMOJI MOUNTAIN VIEW CONTACT: STEVE MUSHERO EMAIL: STEVE.MUSHERO@STEAMOJI.COM 565 SAN ANTONIO RD, SUITE 25, MOUNTAIN VIEW, CA 94040

PROJECT DESIGNER	SUE GENTY INTERIOR DESIGN, INC 12811 NE 126TH PLACE KIRKLAND WA 98034 425-827-3438 SUE@SGIDINC.COM
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ARCHITECT OF RECORD	HOWELL BELANGER CASTELLI ARCHITECTS, 122 WEST 27TH STREET, 4TH FLOOR NEW YORK, NEW YORK 10001 212 - 647 - 0011
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PROJECT DATA

PROJECT TYPE:	TENANT IMPROVEMENT
OCCUPANCY GROUP:	B - BUSINESS
CONSTRUCTION:	IIB - FULLY SPRINKLED
NUMBER OF STORIES:	1 FLOOR RETAIL & 4 FLOORS RESIDENTIAL
SEISMIC CATEGORY:	D
BUILDING ZONE:	(P) 40 MIXED-USE CENTER
TOTAL BUILDING SQUARE FOOTAGE:	43,206 SF
TOTAL TENANT SQUARE FOOTAGE:	1482 SF LEASE 1384 SF USABLE
LOT SIZE:	5.506 ACR 239,841.36 SF
CALIFORNIA PLUMBING CODE - 2022	
Fixture Calculations Table:	TABLE 4-1 AND 422.1 1348 SF / 50 = 28 PERSONS
OCCUPANCY:	28 PERSONS - 14 MEN 14 WOMEN
OCCUPANCY:	1 EACH (1 PER 15 FEMALE AND 1 PER 50 MALE
RESTROOMS REQUIRED:	1 EACH (1 PER 15 FEMALE AND 1 PER 50 MALE
RESTROOMS PROVIDED:	2 UNISEX
DRINKING FOUNTAIN PROVIDED:	1 EACH
SERVICE SINK PROVIDED:	1 EACH
INTERIOR OCCUPANCY TOTAL OCCUPANCY:	32 PERSONS
EXITS REQUIRED:	1 FOR CLIENTS AND 1 BACK OF HOUSE STAFF ONLY
FIRE SQ FOOTAGE BREAK OUT:	187 SQ. FT. - 1/300 = 1 PERSONS 512 SQ. FT. - 1/20 = 26 PERSONS 114 SQ. FT. - 1/50 - 3 PERSONS 172 SQ. FT. - 1/150 - 2 PERSONS 233 SQ. FT. - NO OCCUPANCY 116 SQ. FT. - NO OCCUPANCY

SYMBOLS

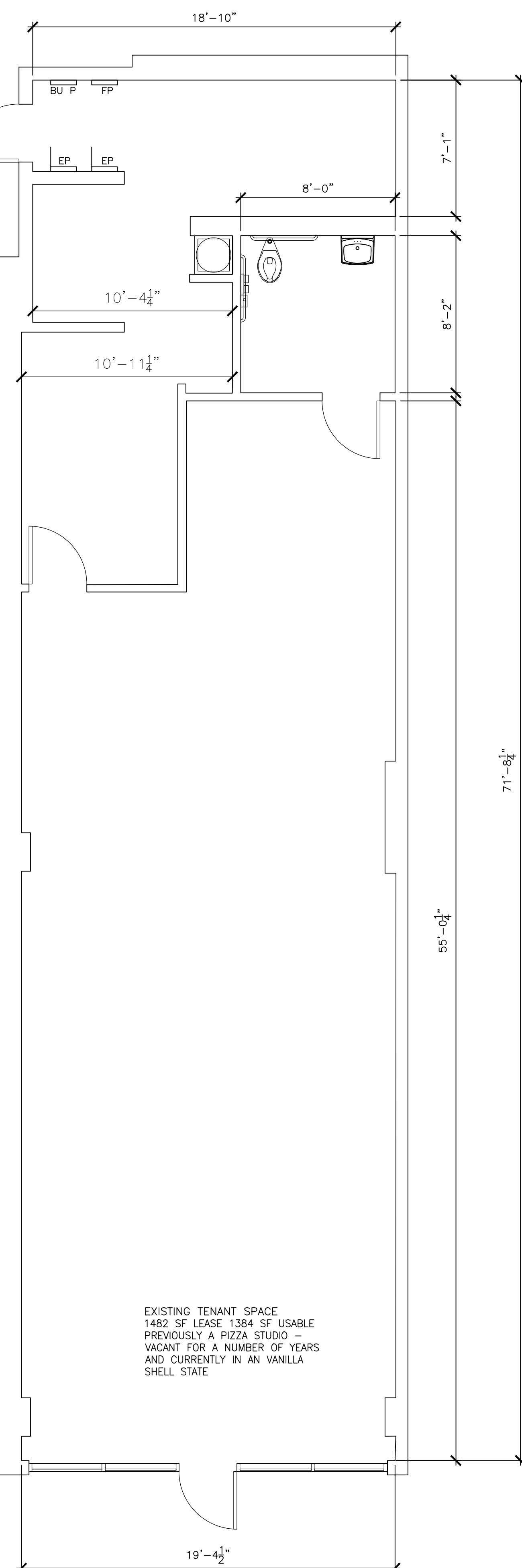
EXTERIOR ELEVATION KEY	
DETAIL REFERENCE	
DETAIL REFERENCE	
ENLARGED PLAN	
WALL SECTION	
BUILDING SECTION	
INTERIOR ELEVATION	
WINDOW TYPE	
DOOR TYPE	
WALL TYPE	
GRIDLINE	
DRAWING TITLE	

ABBREVIATIONS

A.B.	ANCHOR BOLT	G.A.	GAUZE	PARTN	PARTITION
ACC	ACCESS	G.FI	GROUND FAULT	PERIM	PERIMETER
ACOUS	ACOUSTIC(AL)	GND	GROUND	PREFABR	PREFABRICATED
A.B.	ANCHOR BOLT	G.WB	GYPSUM WALL BOARD	P-1AM	PRE-MADE
ADJ	ADJUST	G.Y	GYPSUM	PLY	PLYWOOD
AFF	ABOVE	H.C.	HOLD CRITICAL	PNL	PANEL(ING)
AMU	FINISH FLOOR	H.C.	DIMENSION	POL	POLISHED
AL	AIR HANDLING UNIT	H.C.	HORIZONTAL	PT	PAINTED
APPROX	APPROXIMATELY	H.C.	HW	QUAD	QUADRIFLEX
BD	BOARD	H.C.	HARDWARE	R.	RISER
BLDG	BUILDING	H.DW	HARDWOOD	RAD	RETURN AIR
BLOKG	BLOCKING	H.DW	HOLD CRITICAL	RC	REFLECTED
B.D.	B.D.	H.DW	HORIZONTAL	REFL	CLG PLAN
BOT	BOTTOM	H.DW	HW	REFRIG	REFRIGERATOR
BS	BUILDING STANDARD	H.DW	HEATING, VENTILATION	RELOC	RELOCATE
C	C	H.DW	& AIR CONDITIONING	REQ	REQUIRED(D)
CEM	CEMENT	H.DW	HEATER	RES	REVISION
CER	CERAMIC	H.DW	HEATING, VENTILATION	REV	REVISE(D)/REVISION
CL	CENTERLINE	H.DW	& AIR CONDITIONING	R.H.	RIGHT HAND
CLOS	CEILING	H.DW	HEATER	RAILING	ROOM
CLOSET	CLOSET	H.DW	HEATING, VENTILATION	RR	RESTROOM
CLR	CLEAR	H.DW	& AIR CONDITIONING	SECT	SECTION
COLUMN	COLUMN	H.DW	HEATER	SHEET	SHEET
CONT	CONTINUOUS	H.DW	HEATING, VENTILATION	SPK	SPEAKER
CORR	CORRIDOR	H.DW	& AIR CONDITIONING	SPRKL	SPRINKLER(ED)
CPT	CARPET	H.DW	HEATER	SS	STAINLESS STEEL
C.T.	CERAMIC TILE	H.DW	HEATING, VENTILATION	STD	STANDARD
C.W.	COLD WATER	H.DW	& AIR CONDITIONING	STG	STORAGE
JAN	JANITORIAL	J.B.	JOCKEY BOX OR	T.O.	TOP OF
JT	JUNCTION	J.B.	JOCKEY BOX (EQUIP)	TYPE	TOPICAL
S.C.	SOUND CORE	J.B.	JOCKEY BOX	V	VINYL
S.C.D.	SCHEDULE(D)	J.B.	JOCKEY BOX	VCT	VINYL COMPOSITION
SECT	SECTION	J.B.	JOCKEY BOX	WIRE	WIRE
SHT	SHEET	J.B.	JOCKEY BOX	W.L.	WALL
SPK	SPAKER	J.B.	JOCKEY BOX	W/O	WITHOUT
SPRKL	SPRINKLER(ED)	J.B.	JOCKEY BOX	WC	WATER CLOSET
SPRKR	SPRINKLER	J.B.	JOCKEY BOX	WD	WATER HEATER
SPRKL	SPRINKLER	J.B.	JOCKEY BOX	WH	WAINSCOT
SPRKR	SPRINKLER	J.B.	JOCKEY BOX	WST	WSTC
SPRKL	SPRINKLER	J.B.	JOCKEY BOX	W.T.	W.T.
SPRKL	SPRINKLER	J.B.	JOCKEY BOX	VEST	VESTIBULE
SPRKL	SPRINKLER	J.B.	JOCKEY BOX	VOL	VOLUME
O.C.	OUTSIDE DIMENSION	OFCI	OWNER FURNISH,	W	WIDE
O.D.	OUTSIDE DIMENSION	OFCI	OWNER FURNISH,	W/L	WITH
O.FCI	OWNER FURNISH,	OFCI	OWNER FURNISH,	W/W	WITHOUT
OFOI	OWNER FURNISH,	OFCI	OWNER FURNISH,	WC	WATER CLOSET
O.H.	OPNG	OFCI	OWNER FURNISH,	WD	WATER HEATER
O.PNG	OPENING	OFCI	OWNER FURNISH,	WH	WAINSCOT
OPENING		OFCI	OWNER FURNISH,	WST	WSTC
WIDE		OFCI	OWNER FURNISH,	W.T.	W.T.
W/L		OFCI	OWNER FURNISH,	VEST	VESTIBULE
W/W		OFCI	OWNER FURNISH,	VOL	VOLUME
W.C.		OFCI	OWNER FURNISH,	WIRE	WIRE
W.D.		OFCI	OWNER FURNISH,	WST	WSTC
W.H.		OFCI	OWNER FURNISH,	W.T.	W.T.
W.S.C.T		OFCI	OWNER FURNISH,	VEST	VESTIBULE
VINYL		OFCI	OWNER FURNISH,	VOL	VOLUME
ON CENTER		OFCI	OWNER FURNISH,	WIRE	WIRE
VERTICAL		OFCI	OWNER FURNISH,	WST	WSTC
VERTICAL		OFCI	OWNER FURNISH,	W.T.	W.T.
WIRE		OFCI	OWNER FURNISH,	VEST	VESTIBULE
WIRE		OFCI	OWNER FURNISH,	VOL	VOLUME
WIRE		OFCI	OWNER FURNISH,	WIRE	WIRE
WIRE		OFCI</			

PUP SUBMITAL 10-24-2025

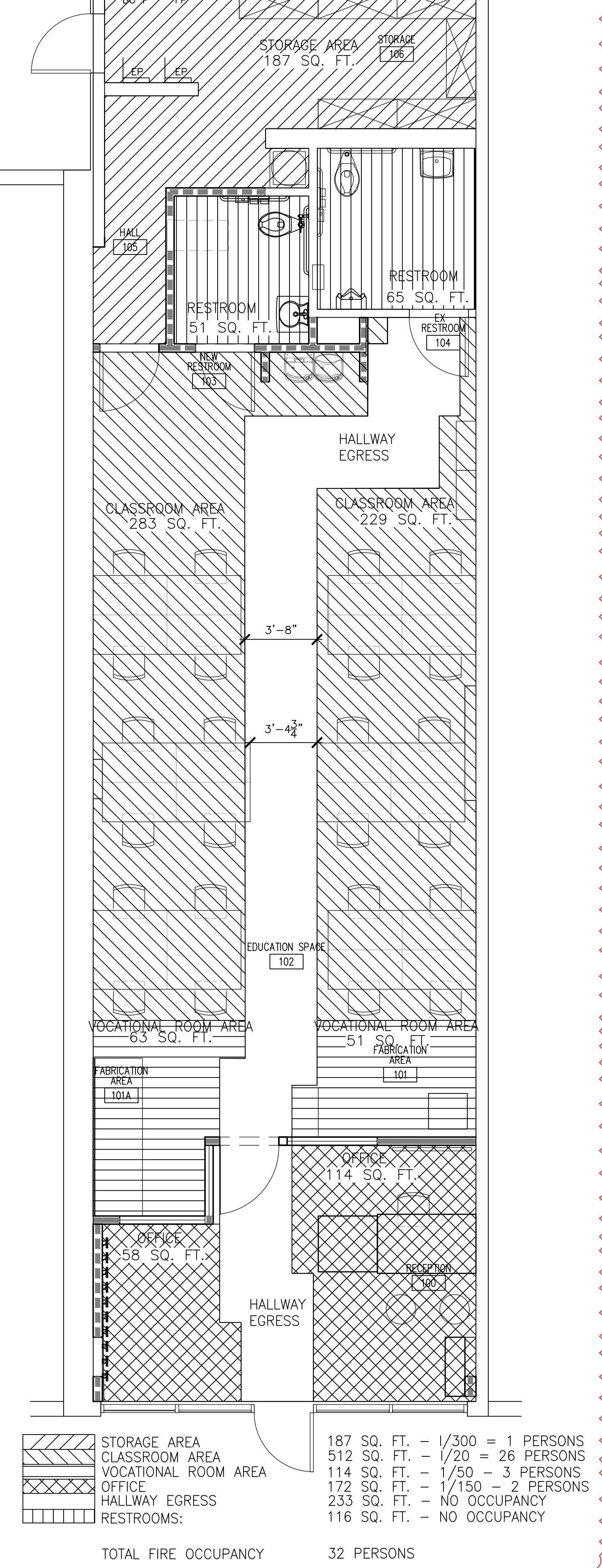
EXISTING PLAN



SCALE: 1/4" = 1'-0"

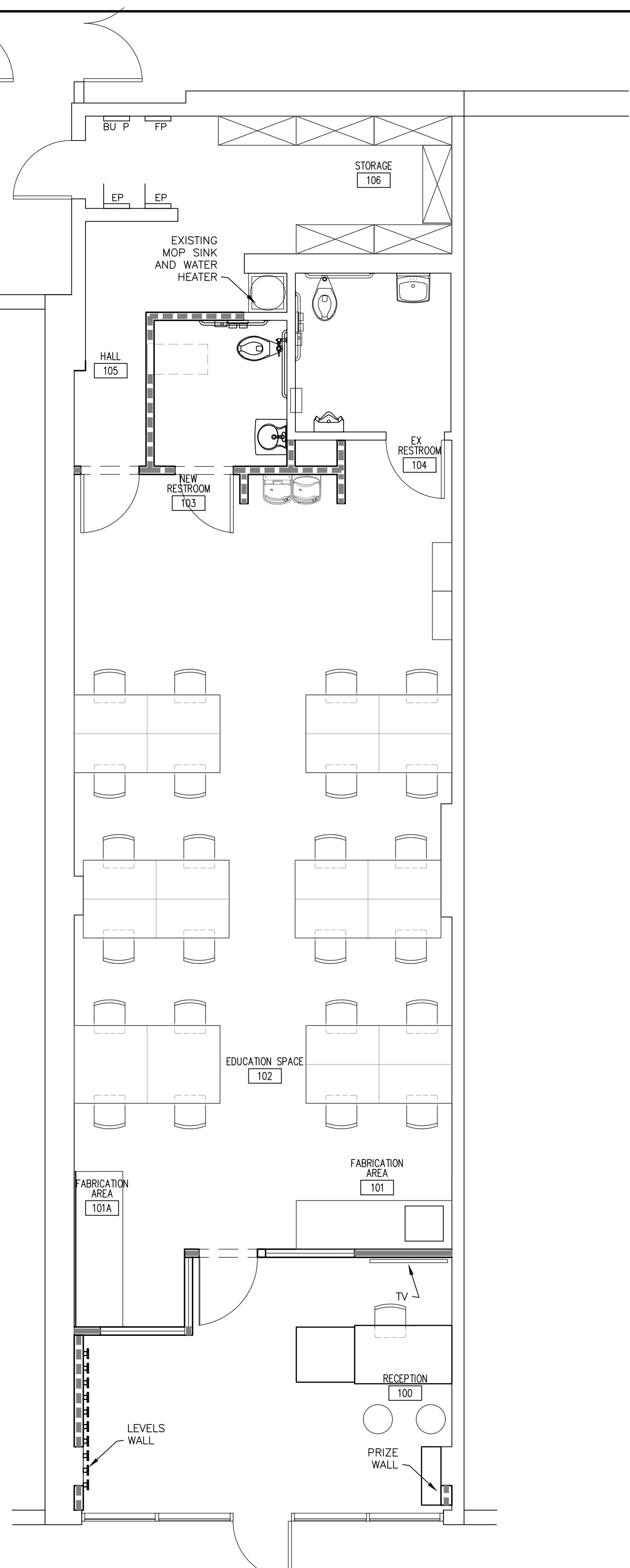
OCCUPANCY PLAN

SCALE: 1/4" = 1'-0"



COMPOSITE PLAN

SCALE: 1/4" = 1'-0"



NORTH