

# 251 Castro St., Mountain View, CA, 94041

## OPAL NIGHTCLUB AS BUILTS AND INTERIOR REMODEL

### GENERAL NOTES

ALL CONSTRUCTION SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE AND CALGREEN RESIDENTIAL REQUIREMENTS.

THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS ARE THE PROPERTY OF ALTUS AND SHALL NOT BE COPIED OR REUSED FOR ANY OTHER PROJECT.

ANY SPECIFICATIONS CONTAIN PERTINENT DETAILED INFORMATION ABOUT EACH BUILDING COMPONENT; THEY ARE A PART OF THE CONTRACT DOCUMENTS AND MUST BE USED IN CONJUNCTION WITH THE DRAWINGS.

VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE-TREATED.

CONCEALED WOOD USED IN TYPE I AND TYPE II CONSTRUCTION SHALL BE FIRE RETARDANT TREATED.

FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE CORROSION RESISTANT.

PROVIDE BLOCKING OR OTHER CONCEALED SUPPORTS WITHIN WALLS AS REQUIRED FOR HANDRAILS, CASEWORK, GRAB BARS, ART WORK, SHELVING, AND OTHER APPLIED WALL MOUNTED FIXTURES, FINISHES OR EQUIPMENT.

REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ACCESS DOOR LOCATIONS AND DIMENSIONS.

WHEN CONFLICTING MEASUREMENTS OCCUR: DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

NOTES TO 'ALIGN' REFER TO FINISHED FACE OF INDICATED SURFACES.

\*FINISH FLOOR\* REFERS TO THE TOP OF FLOORING.

ALIGN CENTER OF CLOSET DOORS WITH THE CENTER OF CLOSET WALL IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.

ALL GYPSUM WALLBOARD IS 1/2" UNLESS NOTED OTHERWISE.

WEATHER-RESISTIVE BARRIERS AND/OR VAPOR RETARDERS ALSO FUNCTION AS AIR BARRIERS. SEAL ALL EDGES, INTERSECTIONS AND LAPS, TO CREATE AN AIR-TIGHT ENCLOSURE.

INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH THE PUBLISHED REQUIREMENTS OF THE LISTING SOURCE, INCLUDING BUT NOT LIMITED TO: STUD GAUGE AND SPACING, FASTENER SIZE AND SPACING, ORIENTATION OF GYPSUM

WALLBOARD, OFFSETS OF APPLICABLE CODES:

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND THE LOCAL JURISDICTION; ALL CODES MAY NOT APPLY TO EACH PROJECT:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRIC CODE (CEC)
- 2022 CALIFORNIA ENERGY CODE (CALGREEN)
- 2022 CALIFORNIA HISTORICAL BUILDING CODE
- 2022 INTERNATIONAL BUILDING CODE (IBC)
- 2022 UNIFORM MECHANICAL CODE
- 2022 UNIFORM PLUMBING CODE
- 2022 UNIFORM ELECTRICAL CODE
- 2022 NATIONAL ELECTRICAL CODE

### PARCEL INFORMATION

APN: 15822006  
 CONSTRUCTION TYPE: V-B  
 OCCUPANCY GROUP: A-2  
 STORIES: 2  
 LOT SIZE: 4294 SQ. FT.  
 USE: RETAIL  
 YEAR BUILT: 1932  
 FIRE SPRINKLERS: NO  
 FLOOD ZONE: NO  
 W.U.I: NO  
 TOTAL ROOMS: 8  
 TOTAL BATHROOMS: 3

SQUARE FOOT CALCULATIONS  
 EXISTING FIRST FLOOR: 3490 SF NO CHANGES  
 EXISTING MEZZANINE: 660 SF NO CHANGES  
 TOTAL: 4150 SF NO CHANGES

REMODEL AREA: 1296 SQ. FT.  
 ROOMS: 8  
 BATHROOMS: 3

DESIGNER:  
 ALTUS DRAFT & DESIGN  
 1305 FRANKLIN STREET  
 SUITE 408  
 OAKLAND, CA 94612  
 510-506-8056  
 SAM@ALTUSDRAFTING.COM

### SCOPE OF WORK

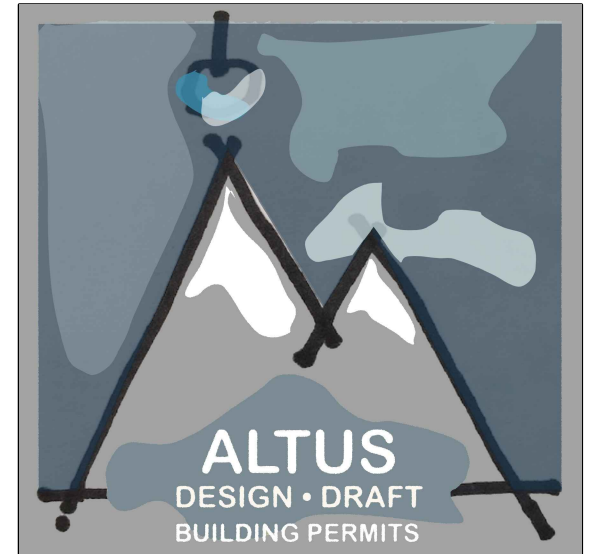
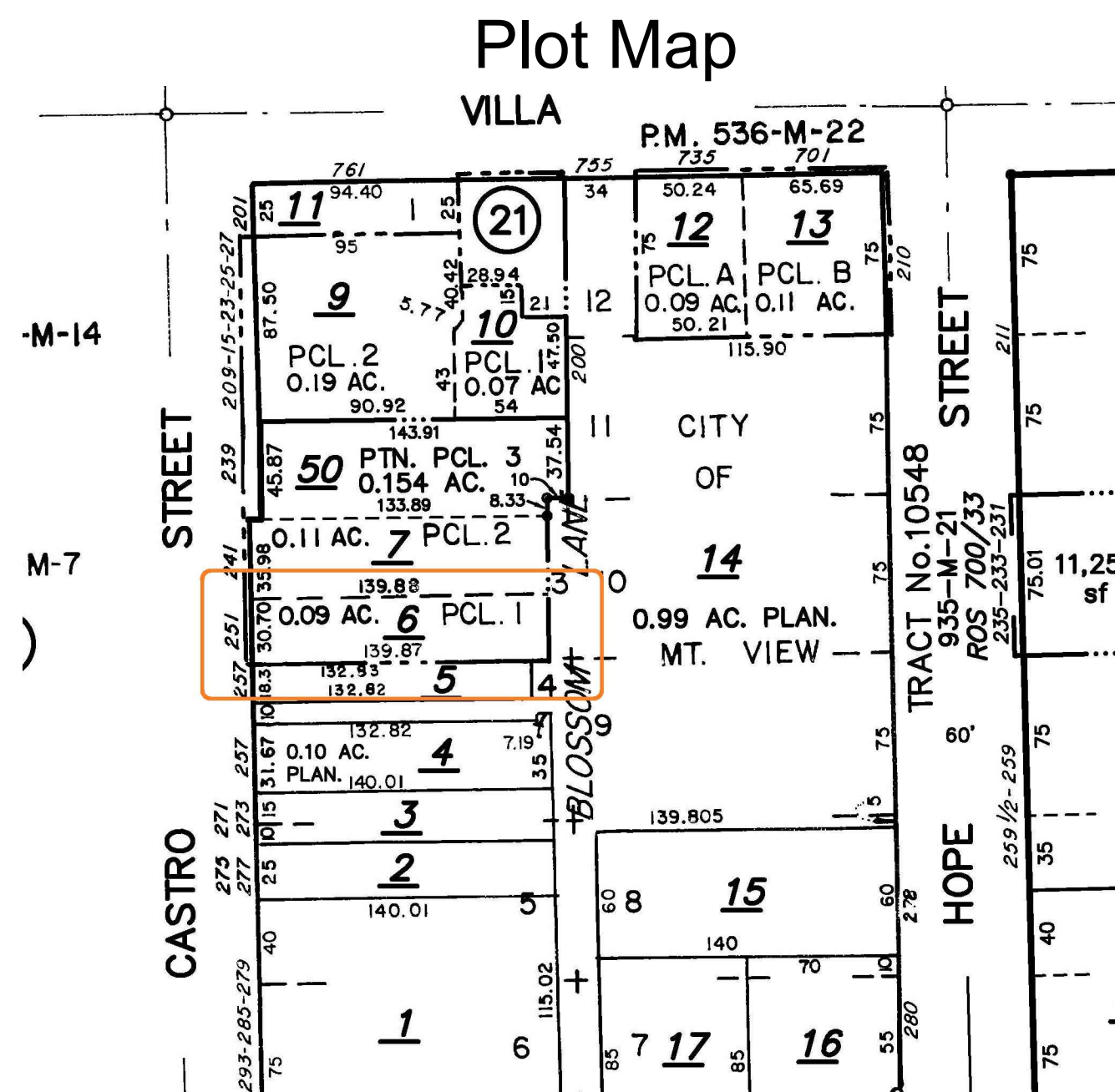
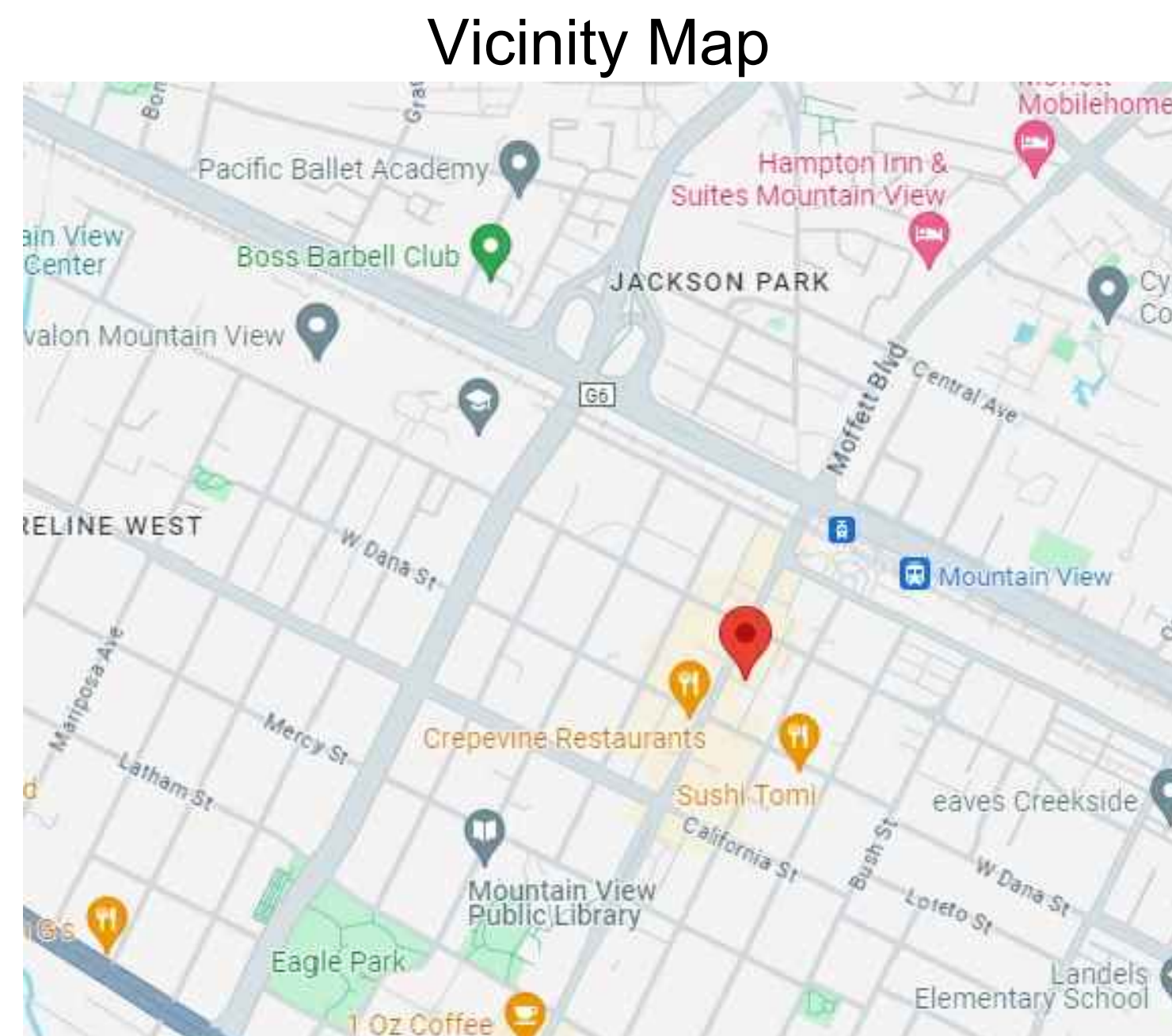
- DRAFTING OF AS BUILTS PLANS
- **INTERIOR REMODEL**
- REMOVAL OF EXISTING WALL COUNTERS, D.J. STAND AND PLATFORM STANDING

### DRAWING INDEX:

- A1 COVER SHEET
- A2 SITE PLAN
- A3 EXISTING FIRST FLOOR PLAN  
 EXISTING SECOND FLOOR PLAN
- A3.1 PROPOSED FIRST FLOOR PLAN

### ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
ALT	ALTERNATE
AB	ANCHOR BOLT
BLK	BLOCK
BLKG	BLOCKING
CAT	CATEGORY
CIP	CAST IN PLACE
CL	CENTER LINE
CLG HGT	CEILING
CMU	CONCRETE MASONRY UNIT
DBL	DOUBLE
DEMO	DEMOLISH
DIM	DIMENSION
EP	ELECTRIC PANEL
EXP	EXPANSION
(E)	EXISTING
EXT	EXTERIOR
FP	FIRE PLACE
FTG	FOOTING
FND	FOUNDATION
GALV	GALVANIZED
GA	GAUGE
G/D	GARBAGE DISPOSAL
GWB	GYPSUM WALL BOARD
HDC	HOT DIPPED GALVANIZED
MFR	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
(N)	NEW
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OSB	ORIENTED STRAND BOARD
(P)	PROPOSED
PL	PROPERTY LINE
PLY	PLYWOOD
PSTD	PRESERVATIVE TREATED
REF	REFRIGERATOR
SPEC	SPECIFICATION
SF	SQUARE FEET
SS	STAINLESS STEEL
SSCO	SANITARY SEWER CLEAN OUT
TMPD	TEMPERED
TEMP	TEMPORARY
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
WD	WOOD
W/D	WASHER/DRYER



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CLIENT  
 ARENA SJ, LLC.

PROJECT  
 251 CASTRO ST., MOUNTAIN VIEW, SANTA CLARA CTY., 94041

SIGNED  
*Paola Coronel*  
 Altus Draft & Design

DRAWN BY  
 P.C.

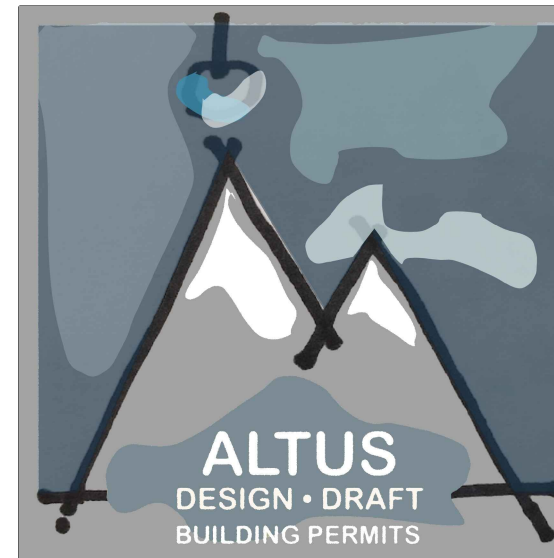
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REVISED

SCALE U.O.N.

DESCRIPTION  
 COVER SHEET

# A1



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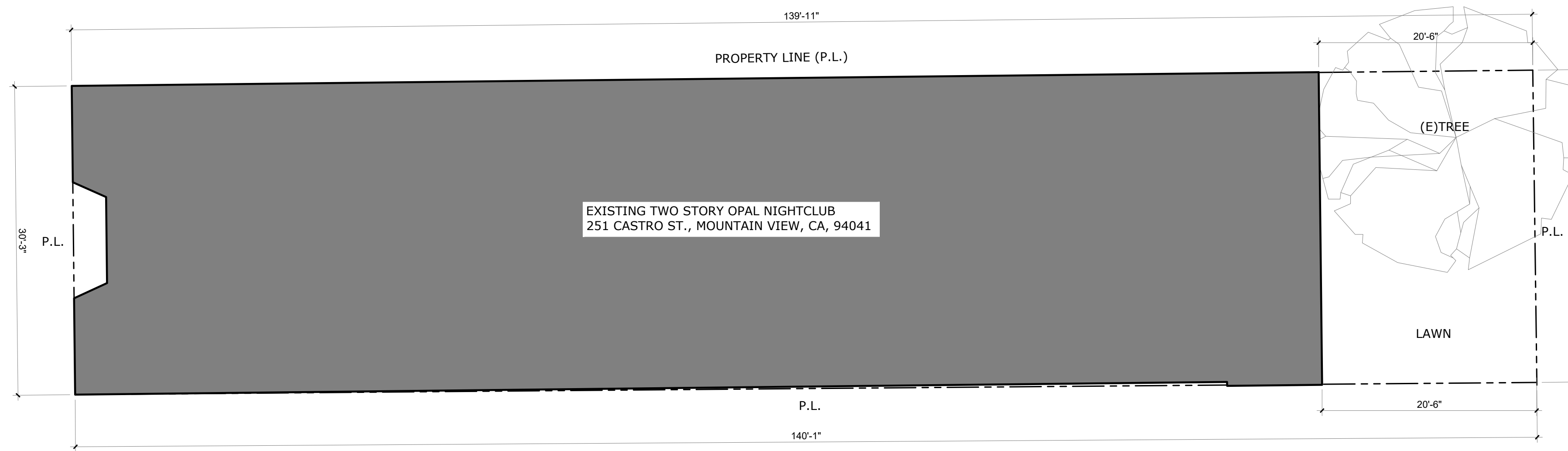
REVISED

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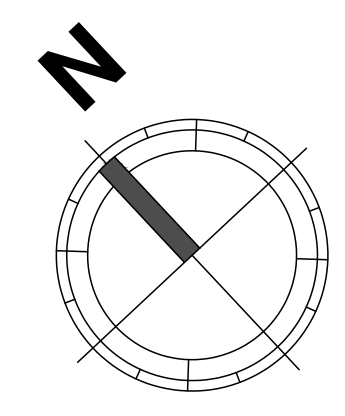
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SITE PLAN

**A2**

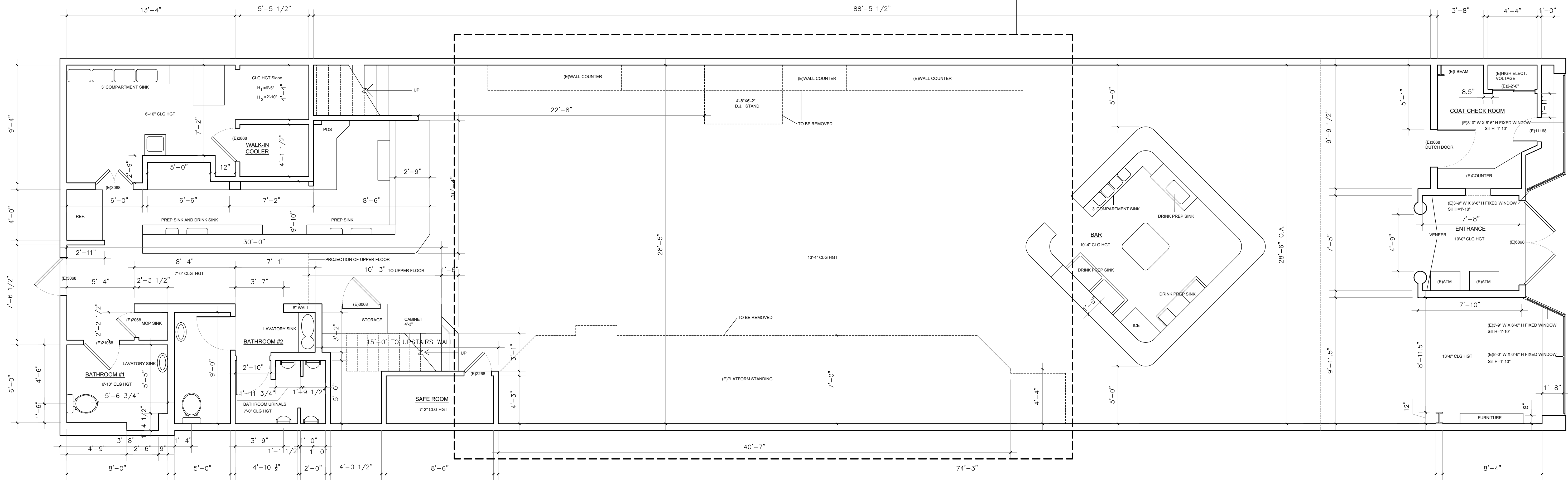
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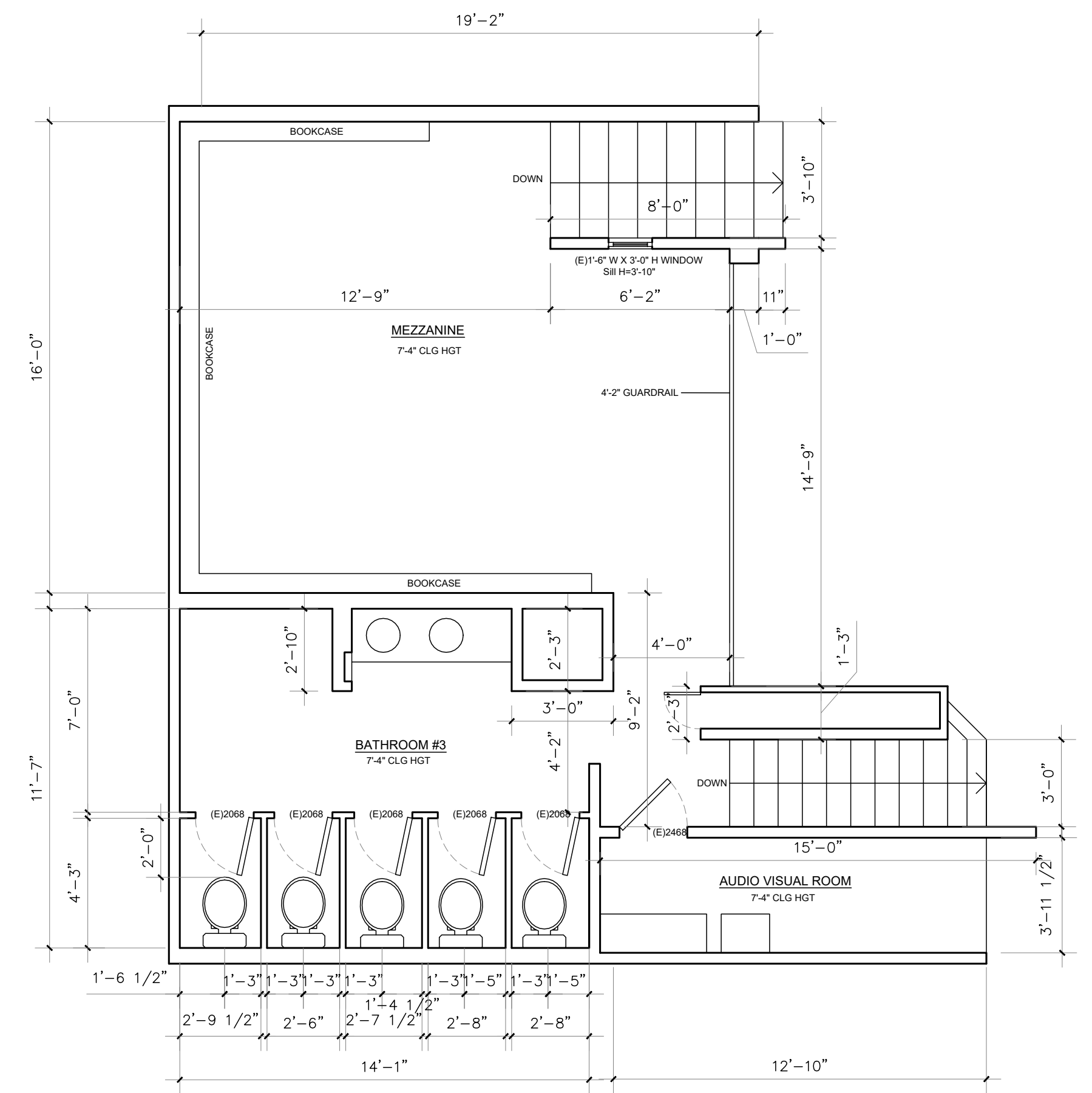
**1** EXISTING SITE PLAN  
**A2** SCALE : 1/8" = 1'-0"



**INTERIOR REMODEL: REMOVAL OF WALL COUNTERS, D.J. STAGE AND PLATFORM STAND**



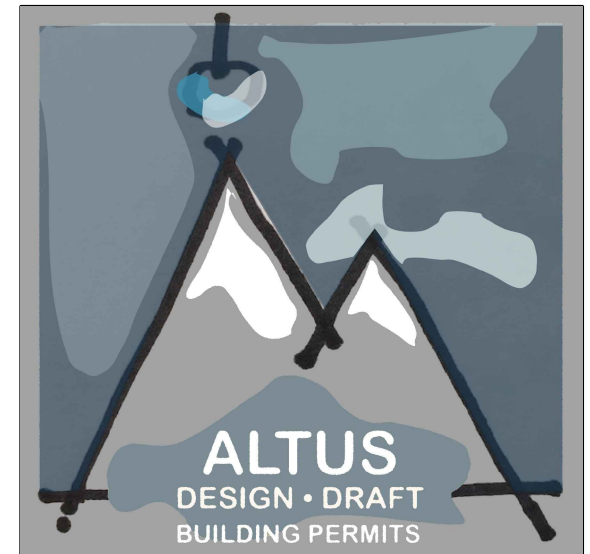
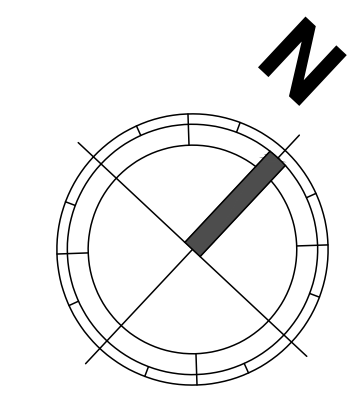
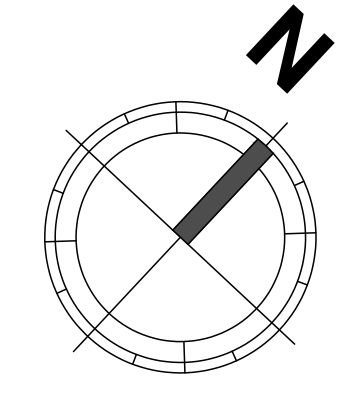
**1 (E) FIRST FLOOR PLAN**  
**A3** SCALE : 1/4" = 1'-0"



**2 (E) MEZZANINE FLOOR PLAN**  
**A3** SCALE : 1/4" = 1'-0"

**SYMBOLS AND LEGENDS**

- (D) WALL TO BE DEMOLISHED
- (E) WALL



**ALTUS**  
 DESIGN + DRAFT  
 BUILDING PERMITS

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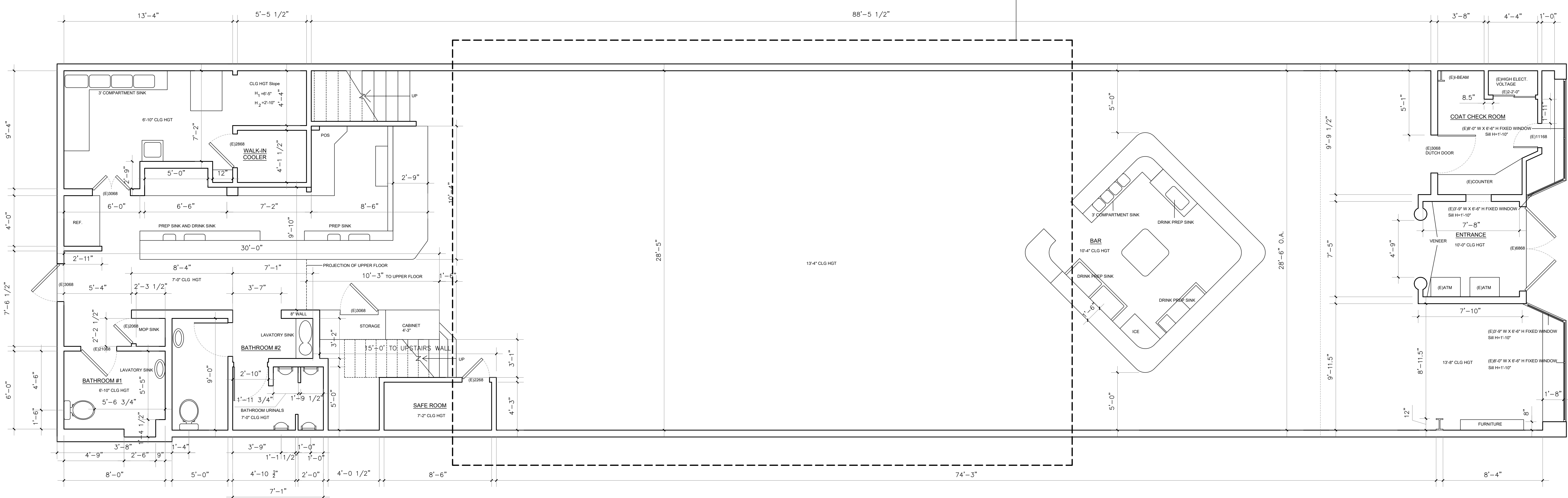
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SCALE U.O.N.  
 1/4"=1'-0"

DESCRIPTION  
 EXISTING FLOOR PLANS

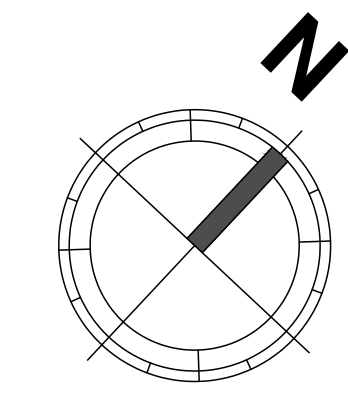
**A3**

**INTERIOR REMODEL: REMOVAL OF WALL  
COUNTERS, D.J. STAGE AND PLATFORM STAND**



**"NO CHANGES TO SECOND FLOOR PLAN"**

**1** PROPOSED FIRST FLOOR PLAN  
**A3.1** SCALE : 1/4" = 1'-0"



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SCALE U.O.N.  
1/4"=1'-0"

DESCRIPTION  
PROPOSED FIRST FLOOR PLAN

**A3.1**