

# ABBREVIATIONS

|         |                                  |          |                                    |
|---------|----------------------------------|----------|------------------------------------|
| AHJ     | AUTHORITY HAVING JURISDICTION    | JST.     | JOIST                              |
| ACOUS.  | ACOUSTICAL                       | JT.      | JOINT                              |
| A.D.A.  | AMERICAN DISABILITIES ACT        | LAM      | LAMINATE                           |
| ADJ.    | ADJUSTABLE                       | LAV      | LAVATORY                           |
| A.F.F.  | ABOVE FINISH FLOOR               | LIN.     | LINEAR                             |
| ALUM.   | ALUMINUM                         | L.L.     | LANDLORD                           |
| ALT.    | ALTERNATE                        | L.P.     | LOW POINT                          |
| APPROX. | APPROXIMATE                      | LT.      | LIGHT                              |
| ARCH.   | ARCHITECTURAL                    | MAX      | MAXIMUM                            |
| B.A.F.  | BIG ASS FAN                      | MDO.     | MEDIUM DENSITY OVERLAY             |
| BD.     | BOARD                            | MECH.    | MECHANICAL                         |
| BLDG.   | BUILDING                         | MFR.     | MANUFACTURER                       |
| BLKG.   | BLOCKING                         | MIN      | MINIMUM                            |
| BOT.    | BOTTOM                           | MISC     | MISCELLANEOUS                      |
| B.O.    | BOTTOM OFF                       | M.O.     | MASONRY OPENING                    |
| CAB.    | CABINET                          | MTD      | MOUNTED                            |
| CLG.    | CEILING                          | MTL      | METAL                              |
| CL.     | CLOSET                           | (N)      | NORTH                              |
| CLR.    | CLEAR                            | N/A      | NOT APPLICABLE                     |
| COL.    | COLUMN                           | NIC      | NOT IN CONTRACT                    |
| CONC.   | CONCRETE                         | NOM      | NOMINAL                            |
| CONSTR. | CONSTRUCTION                     | NO. or # | NUMBER                             |
| CONT.   | CONTINUOUS                       | NSO.     | NEW STORE OPENING                  |
| CTR.    | CENTER                           | N.T.S.   | NOT TO SCALE                       |
| DBL.    | DOUBLE                           | O        | OWNER-TESLA PM                     |
| DIA     | DIAMETER                         | O.C.     | ON CENTER                          |
| DIM.    | DIMENSION                        | OPNG.    | OPENING                            |
| DN.     | DOWN                             | OPP.     | OPPOSITE                           |
| DWG.    | DRAWING                          | P. LAM.  | PLASTIC LAMINATE                   |
| (E.)    | EXISTING                         | PLYWD.   | PLYWOOD                            |
| EA.     | EACH                             | PM.      | PROJECT MANAGER                    |
| EL.     | ELEVATION                        | PR.      | PAIR                               |
| EHS.    | ENVIRONMENTAL, HEALTH AND SAFETY | P.T.     | PRESSURE TREATED                   |
| ELEC.   | ELECTRICAL                       | RCP      | REFLECTED CEILING PLAN             |
| EMER.   | EMERGENCY                        | REC.     | RECESSED                           |
| EQ.     | EQUAL                            | REV.     | REVISION                           |
| EQUIP.  | EQUIPMENT                        | REQ'D.   | REQUIRED                           |
| EXT.    | EXTERIOR                         | RM       | ROOM                               |
| F.A.    | FIRE ALARM                       | R.O.     | ROUGH OPENING                      |
| F.D.    | FLOAT DIMENSION                  | S.C.     | SOLID CORE                         |
| F.E.F.  | FIRE EXTINGUISHER CABINET        | SCHED.   | SCHEDULE                           |
| FIN.    | FINISH                           | SF       | SQUARE FEET                        |
| F.H.C.  | FIRE HOSE CABINET                | SIM      | SIMILAR                            |
| FLR.    | FLOOR                            | SPEC.    | SPECIFICATION                      |
| FLASH.  | FLASHING                         | SR.      | SERVICE READINESS                  |
| FLOUR.  | FLOURESCENT                      | S.S.     | STAINLESS STEEL                    |
| F.O.F.  | FACE OF FINISH                   | S.T.C.   | SOUND TRANSMISSION COEFFICIENT     |
| F.O.M.  | FACE OF MASONRY                  | STD.     | STANDARD                           |
| F.O.S.  | FACE OF STUDS                    | STL      | STEEL                              |
| F.R.T.  | FIRE RETARDANT TREATED           | STOR.    | STORAGE                            |
| GA.     | GAUGE                            | STR.     | STRUCTURAL                         |
| GC      | GENERAL CONTRACTOR               | SUSP.    | SUSPENDED                          |
| GYP.    | GYPSONUM                         | SYM.     | SYMMETRICAL                        |
| H.C.    | HOLLOW CORE                      | T.       | TENANT                             |
| HDCP.   | HANDICAP                         | TEMP.    | TEMPERED                           |
| HDW.    | HARDWARE                         | THK.     | THICK                              |
| HT      | HEIGHT                           | T.O.     | TOP OF                             |
| HORIZ.  | HORIZONTAL                       | T.O.C.   | TOP OF CONCRETE                    |
| H.P.    | HIGH POINT                       | TYP.     | SQUARE FOOT / SQUARE FEET / SUPPLY |
| HPC.    | HIGH POWER CONNECTOR             | FAN      | FAN                                |
| HR.     | HOUR                             | U.N.     | UNLESS OTHERWISE NOTED             |
| IN.     | INCH                             | U.S.     | UNDERSCORE                         |
| INSUL.  | INSULATION                       | V        | VENDOR                             |
| INT.    | INTERIOR                         | VERT.    | VERTICAL                           |
| IT.     | INFORMATION TECHNOLOGY           | V.I.F.   | VERIFY IN FIELD                    |
|         |                                  | W.C.     | WATER CLOSET                       |
|         |                                  | WD.      | WOOD                               |
|         |                                  | W.R.     | WATER RESISTANT                    |
|         |                                  | W        | WITH                               |

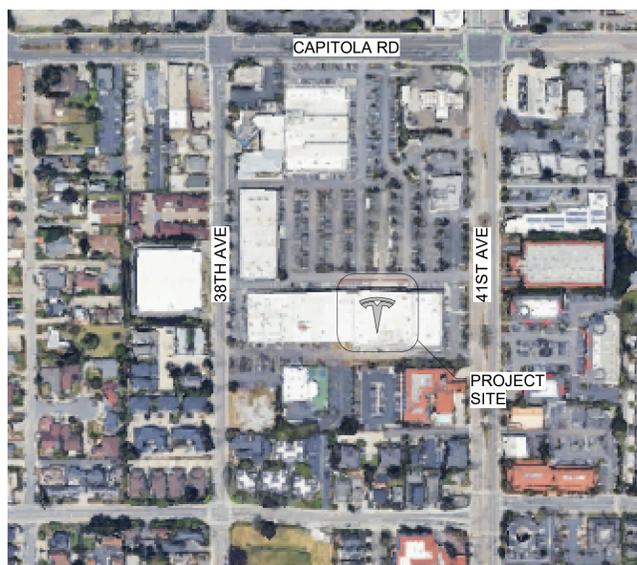
# TESLA CENTER CAPITOLA

TRT ID: 15462  
1475 41ST AVE CAPITOLA CA 95010

## CODE / PROJECT INFORMATION

|                                       |                                                                                |
|---------------------------------------|--------------------------------------------------------------------------------|
| <b>AUTHORITY HAVING JURISDICTION:</b> | PLANNING DEPARTMENT: CITY OF CAPITOLA<br>BUILDING DEPARTMENT: CITY OF CAPITOLA |
| BUILDING CODE:                        | CALIFORNIA BUILDING CODE 2022                                                  |
| LOCAL AMMENDMENTS:                    | 0                                                                              |
| ELECTRICAL CODE:                      | CALIFORNIA ELECTRICAL CODE 2022                                                |
| PLUMBING CODE:                        | CALIFORNIA PLUMBING CODE 2022                                                  |
| MECHANICAL CODE:                      | CALIFORNIA MECHANICAL CODE 2022                                                |
| ENERGY CODE:                          | CALIFORNIA ENERGY CODE 2022                                                    |
| FIRE CODE:                            | CALIFORNIA FIRE CODE 2022                                                      |
| ACCESSIBILITY CODE:                   | ADA STDS FOR ACCESS. DESIGN 2010                                               |
| <b>EXISTING</b>                       |                                                                                |
| PROPERTY AREA:                        | 557,132 SF                                                                     |
| MAIN BLDG AREA:                       | 21,440 SF                                                                      |
| PARKING SPACES:                       | 683                                                                            |
| <b>PROPOSED</b>                       |                                                                                |
| REMODEL/TENANT IMPROVEMENT AREA:      | 21,440 SF                                                                      |
| OTHER: TRASH ENCLOSURE:               | 372 SF                                                                         |
| PARKING SPACES:                       | 679                                                                            |
| OCCUPANCY GROUP:                      | B1: BUSINESS, S1: STORAGE                                                      |
| CONSTRUCTION TYPE:                    | IIIA                                                                           |
| NUMBER OF EXITS REQUIRED:             | 2                                                                              |
| SPRINKLERED:                          | YES                                                                            |
| FIRE ALARM:                           | YES                                                                            |
| SEISMIC ZONE:                         | SEISMIC CATEGORY D                                                             |
| ZONING USE:                           | B-3 COMMERCIAL DISTRICT                                                        |

## VICINITY MAP



## DEFERRED PERMITS

- SIGNAGE
- FIRE SPRINKLER
- FIRE ALARM

## INTENT/ DESCRIPTION

TESLA, INC. OPERATES AN ELECTRIC AUTOMOBILE SALES AND DELIVERY REPAIR / SERVICE CENTER. SERVICING AN ELECTRIC AUTOMOBILE IS DIFFERENT FROM SERVICING A GAS-POWERED CAR. TESLA'S VEHICLES HAVE NO INTERNAL COMBUSTION ENGINE. THIS VEHICLE IS EXCLUSIVELY ELECTRIC AND IS NOT HYBRID. ACCORDINGLY, THERE IS NO EXHAUST SYSTEM, NO FUEL TANKS, NO LIQUID FUEL USAGE, NO NEW OR USED MOTOR OIL, NO NOISE FROM THE VEHICLE, AND NO EMISSIONS LIKE HYDROCARBON AND CARBON MONOXIDE THAT ARE EMITTED FROM AN AUTOMOBILE POWERED BY AN INTERNAL COMBUSTION ENGINE. INSTEAD OF AN ENGINE, AN ELECTRIC MOTOR POWERS TESLA'S VEHICLES. ELECTRIC MOTORS REQUIRE LITTLE TO NO MAINTENANCE.

## REFERENCE SYMBOLS

|                   |                        |                                    |                                   |
|-------------------|------------------------|------------------------------------|-----------------------------------|
| Name<br>Elevation | DATUM POINT            | 11   1'-0" A.F.F.                  | CEILING TAG                       |
| 0                 | COLUMN BUBBLE AND GRID | 00                                 | WALL TAG                          |
|                   | CUT LINE               | W 000                              | DOOR TAG                          |
|                   | CUT LINE               | W 000                              | FIXTURE / EQUIP. TAG              |
|                   | CENTER LINE SYMBOL     | CT-1G                              | FINISH TAG                        |
|                   | SPOT ELEVATION         | RM Nm. 000<br>Note<br>Dept. 150 SF | ROOM TAG                          |
| ALIGN             | ALIGN                  | 4                                  | KEYNOTE                           |
| ###<br>A1###      | ELEVATIONS             | 1, 2, 3, ETC.<br>1A, 2A, 3A, ETC.  | STALL #<br>STALL #/SECTION LETTER |
| 1<br>A101         | SECTION                | 1<br>A101                          | CALL OUT / DETAIL                 |
| 1<br>A101         | SECTION                | 1<br>A101                          | SECTION DETAIL                    |

## REQUIRED SUBMITTALS

- GC TO REVIEW AND APPROVE PRIOR TO ROUTING TO AOR/EOR FOR REVIEW. FINAL REVIEW BY TESLA CONSTRUCTION PM THEN DESIGN MANAGER.
- AOR/EOR ARE RESPONSIBLE FOR DETAILING ALL POINTS OF CONNECTIONS BETWEEN GC SCOPE OF WORK AND VENDORS SCOPE OF WORK AND EQUIPMENT POINT OF CONNECTIONS.
- FIRE SPRINKLER SHOP DRAWINGS
  - FIRE ALARM SHOP DRAWINGS
  - STOREFRONT SHOP DRAWINGS
  - GLASS SHOP DRAWINGS
  - OVERHEAD DOOR / ROLL UP DOOR SHOP DRAWINGS
  - HVAC (ALL TIMES ON SCHEDULE)
  - SECURITY
  - EXTERIOR SIGNAGE
  - TOILET PARTITIONS
  - COMPRESSOR AND AIR LINES
  - ELECTRICAL
  - STEEL
  - PAINT BRUSHOUTS
  - PLUMBING
  - DOORS / HARDWARE
  - TOILET ACCESSORIES
  - MILLWORK
  - STOREFRONT METAL PANELS AND GLASS
  - BREAKROOM MILLWORK

## EQUIPMENT COUNT

| EQUIPMENT                 | QUANTITY |
|---------------------------|----------|
| EXHAUST FAN               | 6        |
| HIGH VOLUME LOW SPEED FAN | 2        |
| NEMA 14-50s               | 2        |
| WALL CONNECTOR - GEN3     | 8        |

## PROJECT DIRECTORY

|                         |                                                                                    |                                                                                              |
|-------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>TENANT:</b>          | <b>TESLA, INC</b><br>901 PAGE AVENUE<br>FREMONT, CA 94538                          | <b>STRUCTURAL: AUE</b><br>13228 NE 20TH ST #100, BELLEVUE, WA 98005                          |
| <b>CONSTRUCTION PM:</b> | LIAM MORGAN<br>PHONE : 415.919.2862<br>E-MAIL : LIMORGAN@TESLA.COM                 | <b>CONTACT :</b> ALEX HABLSTON<br>PHONE : 425.502.5078<br>E-MAIL : ALEXH@AU-ENG.COM          |
| <b>DESIGN MANAGER:</b>  | LUCIE LEE<br>PHONE: 415.805.6116<br>E-MAIL: LUCILEE@TESLA.COM                      |                                                                                              |
| <b>LANDLORD:</b>        | <b>KINGS PLAZA SHOPPING CENTER LLC</b><br>1601 41ST AVE #202<br>CAPITOLA, CA 95010 | <b>MECHANICAL/PLUMBING:</b> FREDRICK J. GOGLIA<br>1950 CRAIG RD<br>SAINT LOUIS, MO 63146     |
| <b>CONTACT :</b>        | BENJAMIN OW<br>PHONE : 831.247.1175<br>E-MAIL : BENJAMINOW@GMAIL.COM               | <b>CONTACT :</b> ANTHONY RICHARDSON<br>PHONE : 314.660.2400<br>E-MAIL : ARICHARDSON@ARCV.COM |
| <b>ARCHITECT:</b>       | <b>FREDRICK J. GOGLIA</b><br>1950 CRAIG RD<br>SAINT LOUIS, MO 63146                | <b>ELECTRICAL:</b> ROBERT QUEATHEM<br>1950 CRAIG RD<br>SAINT LOUIS, MO 63146                 |
| <b>CONTACT :</b>        | DION BRUCE<br>PHONE : 314.415.2400<br>E-MAIL : DBRUCE@ARCV.COM                     | <b>CONTACT :</b> ROBERT QUEATHEM<br>PHONE : 314.660.7827<br>E-MAIL : RQUEATHEM@ARCV.COM      |

## PROJECT SCOPE / NOTES

21,440 SF TENANT IMPROVEMENT FOR "TESLA, INC." AUTO SALES, DELIVERY AND VEHICLE SERVICE.  
REMOVE AND REPLACE ALL ELECTRICAL PANELS INCLUSIVE OF SERVICE ENTRANCE SWITCHBOARD.

# INDEX OF DRAWINGS

| SHEET # | SHEET NAME                                               |
|---------|----------------------------------------------------------|
| A0.00   | COVER PAGE                                               |
| A1.01   | ARCHITECTURAL SITE PLAN                                  |
| A1.03   | DEMOLITION FLOOR PLAN                                    |
| A1.07   | DUMPSTER ENCLOSURE DETAILS                               |
| A2.02   | FURNITURE, FIXTURES, EQUIPMENT AND SIGNAGE PLAN          |
| A2.02a  | ENLARGED FURNITURE, FIXTURES, EQUIPMENT AND SIGNAGE PLAN |
| A2.03a  | FFE & SIGNAGE LEGEND & NOTES                             |
| A4.00   | ROOF PLAN                                                |
| A4.01   | EXTERIOR ELEVATIONS                                      |
| A4.02   | EXTERIOR ELEVATIONS                                      |
| A4.03   | MATERIAL BOARD                                           |
| A4.04   | BUILDING SECTION                                         |
| ALTA.1  | EXISTING LAND SURVEY                                     |
| ALTA.2  | EXISTING LAND SURVEY                                     |



PROTOTYPE USED: MAY 2025



1/8/26

**Tesla Center  
CAPITOLA**

TRT# 15462  
1475 41st AVE, CAPITOLA, CA  
95010

### ISSUE / REVISION

| NO. | DESCRIPTION   | DATE       |
|-----|---------------|------------|
| 1   | CUP SET ISSUE | 01/08/2026 |
| 2   | CUP SET ISSUE | 10/28/2025 |
| 3   | CUP SET ISSUE | 09/05/2025 |
| 4   | CITY COMMENT  | 01/08/2026 |
| 5   | CITY COMMENT  | 10/22/2025 |

### BEFORE BID AWARD

### AFTER BID AWARD

### DRAWING TITLE

### COVER, ABBREVIATIONS AND INDEX OF DRAWINGS

SCALE: 12" = 1'-0"  
PROJECT NUMBER: 250013

# A0.00

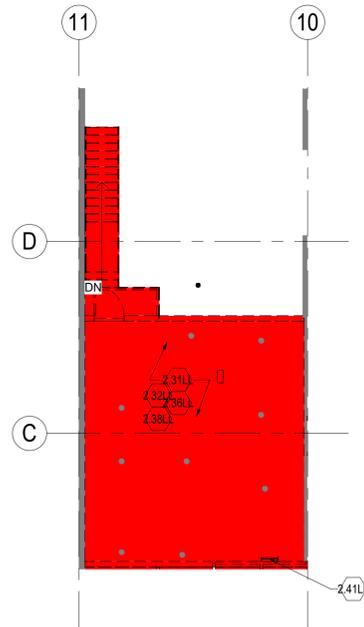


# LEGEND

-  (E) CONSTRUCTION TO REMAIN. G.C. TO PATCH AND REPAIR AS REQUIRED TO "LIKE-NEW" CONDITION
-  (E) CONSTRUCTION TO BE REMOVED
-  (E) DOOR & FRAME TO REMAIN. G.C. TO REPAIR AS REQUIRED FOR "LIKE-NEW" CONDITION

# KEYNOTES

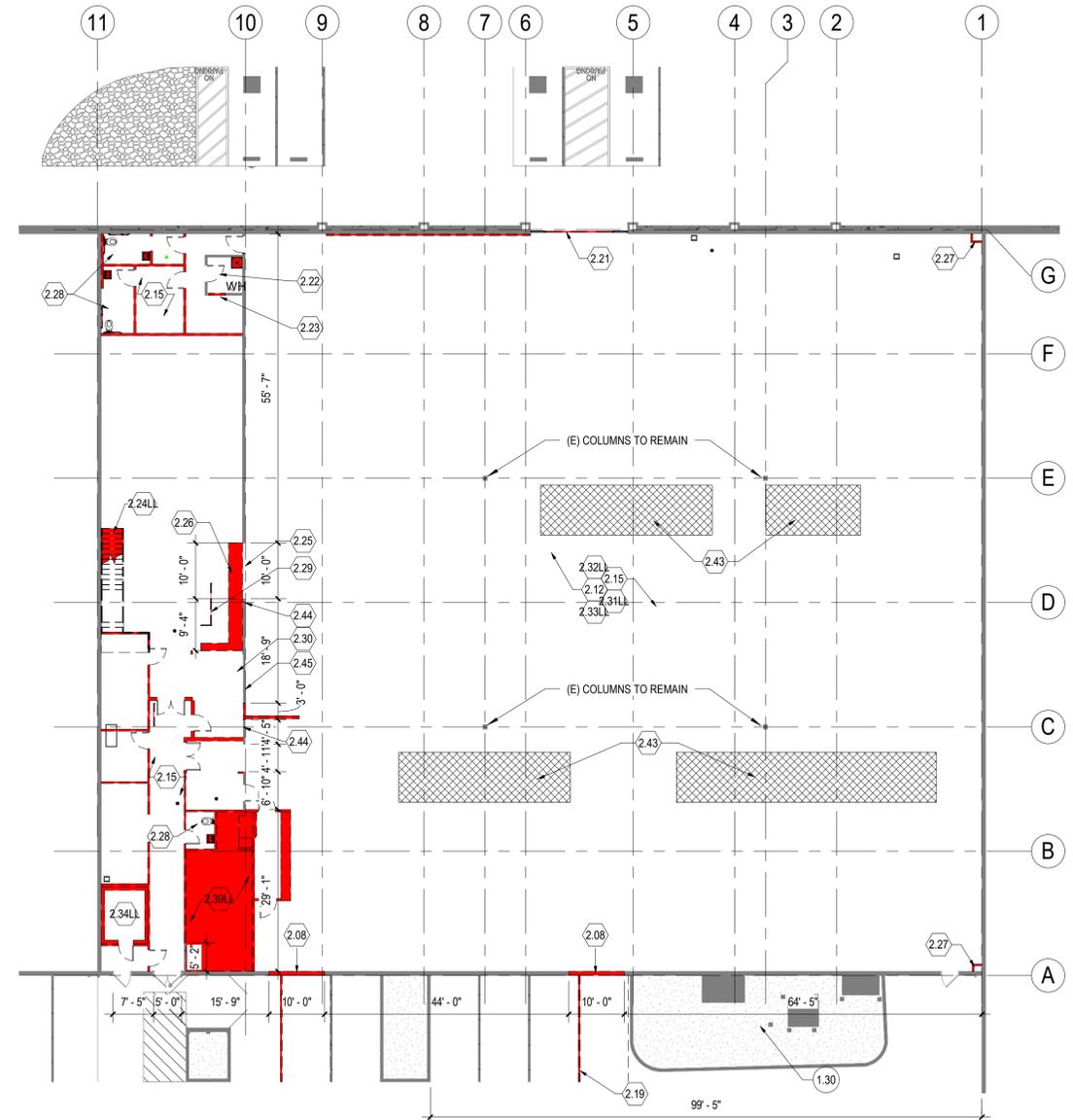
| KEYNOTE | DESCRIPTION                                                                                                                                                               |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.30    | (E) PAD MOUNTED TRANSFORMER: SERVING TESLA                                                                                                                                |
| 2.08    | DEMO (E) WALL SECTION FOR NEW OVERHEAD COILING DOOR. SEE STRUCTURAL DRAWINGS                                                                                              |
| 2.12    | REMOVE (E) SHEET VINYL AND MASTIC AS REQUIRED FOR CLEAR SEALANT INSTALLATION PER MANUFACTURER SPECIFICATIONS. G.C. TO ENSURE LEVEL SLAB PRIOR TO NEW FINISH INSTALLATION. |
| 2.15    | (E) DUCTWORK, SUPPLYS, RETURNS, AND HANGERS TO BE REMOVED IN THEIR ENTIRETY AS REQ'D FOR OPEN TO DECK CEILING                                                             |
| 2.19    | (E) PARKING STRIPING TO BE REMOVED                                                                                                                                        |
| 2.21    | (E) SECTION OF SLIDING DOOR TO BE REMOVED. REMOVE THRESHOULD & HEADER TO PREPARE FOR NEW 8'-0" DOUBLE DOOR STOREFRONT                                                     |
| 2.22    | (E) DOOR TO BE REMOVED AND INFILL THE OPENING                                                                                                                             |
| 2.23    | PREPARE OPENING FOR NEW DOOR                                                                                                                                              |
| 2.24LL  | (E) STAIR TO BE REMOVED BY LL                                                                                                                                             |
| 2.25    | PREPARE FOR OPENING                                                                                                                                                       |
| 2.26    | (E) ELECTRICAL EQUIPMENT TO BE REMOVED                                                                                                                                    |
| 2.27    | (E) FURRED OUT WALL TO BE REMOVED                                                                                                                                         |
| 2.28    | (E) NON-ADA COMPLIANT RESTROOM TO BE REMOVED                                                                                                                              |
| 2.29    | (E) RAILING TO BE REMOVED                                                                                                                                                 |
| 2.30    | (E) IT ROOM TO BE RETROFITTED TO NEW IT ROOM                                                                                                                              |
| 2.31LL  | (E) ACM MATERIALS TO BE REMOVED BY LL                                                                                                                                     |
| 2.32LL  | (E) DRYWALL TO BE REMOVED DOWN TO STUDS BY LL                                                                                                                             |
| 2.33LL  | REMOVE ALL (E) FLOORING AND GRIND ALL THE MASTIC/COMPOUND DOWN TO CONCRETE SLAB BY LL                                                                                     |
| 2.34LL  | REMOVE ALL (E) EQUIPMENT ASSOCIATED WITH THE WALK-IN FREEZER BY LL                                                                                                        |
| 2.36LL  | (E) PARTIAL MEZZANINE FLOOR TO BE REMOVED BY LL                                                                                                                           |
| 2.38LL  | ALL INTERIOR (E) ELECTRICAL EQUIPMENT TO BE REMOVED BY LL                                                                                                                 |
| 2.39LL  | (E) 9" A.F.F RAISED FLOOR TO BE REMOVED BY LL                                                                                                                             |
| 2.41LL  | (E) ACCESS LADDER TO BE REMOVED BY LL                                                                                                                                     |
| 2.43    | (N) FOOTING REQUIRED, COORDINATE WITH STRUCTURAL FOR OVER-EXCAVATION DETAILS                                                                                              |
| 2.44    | (E) COLUMNS ON GRIDLINE 10 BEARING WALL ALL TO REMAIN                                                                                                                     |
| 2.45    | (E) WALL TO BE REMOVED AND REFRAMED                                                                                                                                       |



DEMO MEZZANINE FLOOR PLAN

SCALE: 3/32" = 1'-0"

2



DEMO LVL 1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

1



PROTOTYPE USED: MAY 2025

**ARCVISION**  
INCORPORATED  
ARCHITECTURE ENGINEERING STORE PLANNING  
SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO  
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63116  
PH: (314) 415-2400 FAX: (314) 415-2300  
www.arv.com

REGISTERED ARCHITECT  
FREDERICK  
C-20788  
REN. 09/30/27  
STATE OF CALIFORNIA  
1/8/26

Tesla Center  
CAPITOLA

TRT# 15462  
1475 41st AVE, CAPITOLA, CA  
95010

ISSUE / REVISION

|               |            |
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BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

DEMOLITION FLOOR PLAN

SCALE: As indicated  
PROJECT NUMBER: 250013

**A1.03**



PROTOTYPE USED: MAY 2025

**ARCVISION**  
 INCORPORATED  
 ARCHITECTURE ENGINEERING STORE PLANNING  
 SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO  
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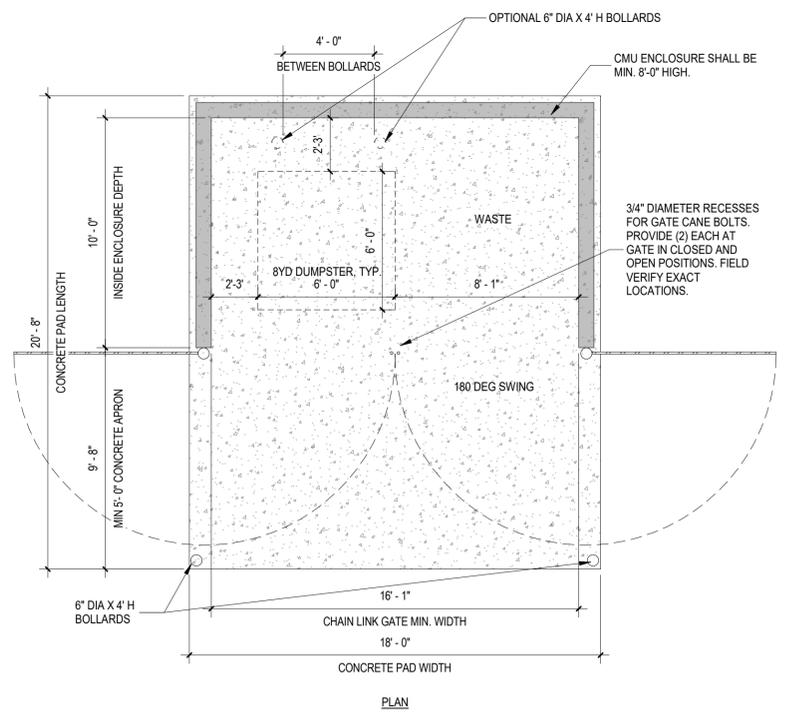
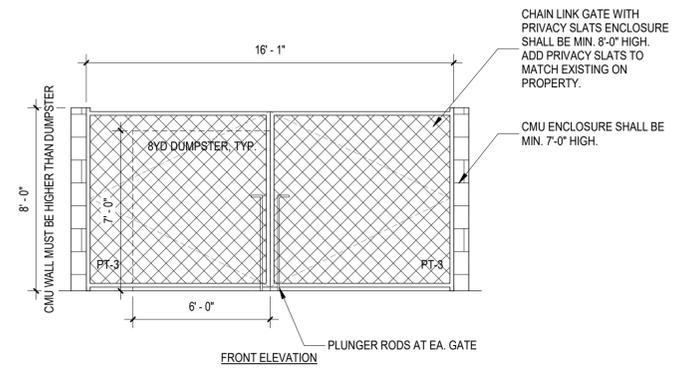
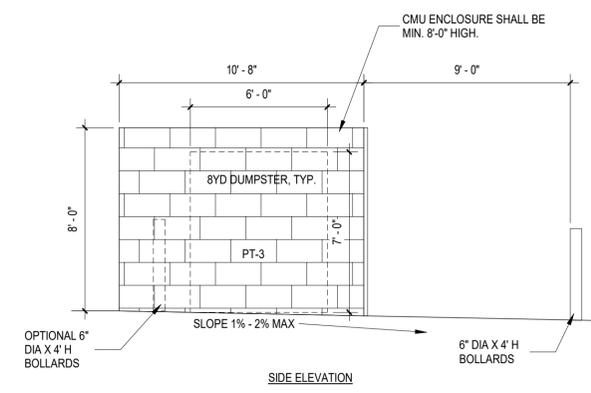
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BEFORE BID AWARD  
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 \_\_\_\_\_  
 AFTER BID AWARD  
 \_\_\_\_\_  
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DRAWING TITLE  
**DUMPSTER ENCLOSURE  
 DETAILS - CMU BLOCK W/  
 CHAIN LINK GATE**

SCALE: 1/4" = 1'-0"  
 PROJECT NUMBER: 250013







**TESLA-GRAPHICS**

| Type Mark | Description            | Count | Manufacturer | Model                   | Furnish | Install | Designation |
|-----------|------------------------|-------|--------------|-------------------------|---------|---------|-------------|
| G406      | SEG Graphic, 4'x6'     | 5     | LE FRAME     | SEG GRAPHIC, ALUM FRAME | TESLA   | GC      | GRAPHICS    |
| G912      | SEG Graphic, 9'-8"x12' | 3     | LE FRAME     | SEG GRAPHIC, ALUM FRAME | TESLA   | GC      | GRAPHICS    |
| G924      | SEG Graphic, 9'-8"x24' | 1     | LE FRAME     | SEG GRAPHIC, ALUM FRAME | TESLA   | GC      | GRAPHICS    |

**TESLA-WASTE RECEPTACLES**

| Type Mark | Description                                                                                                   | Manufacturer | Model                  | Furnish | Install |
|-----------|---------------------------------------------------------------------------------------------------------------|--------------|------------------------|---------|---------|
| F813      | Waste Bin                                                                                                     | RUBBERMAID   | SLIMJIM 2171554        | GC      | GC      |
| F814      | Waste & Recycle Bins                                                                                          | RUBBERMAID   | SLIMJIM 2007914        | GC      | GC      |
| F815      | Waste, Recycle & Compost Bins                                                                                 | RUBBERMAID   | SLIMJIM 2007918        | GC      | GC      |
| F816-16   | Waste Metal Waste Bin with Open Top                                                                           | RUBBERMAID   | SILHOUETTE FGSC14EPLSM | GC      | GC      |
| F816-20   | Waste Metal Waste Bin with Open Top                                                                           | RUBBERMAID   | SILHOUETTE FGSC18EPLSM | GC      | GC      |
| F816-40   | Waste Metal Waste Bin with Open Top                                                                           | RUBBERMAID   | SILHOUETTE FGSC22EPLSM | GC      | GC      |
| F817-16   | Recycling Metal Waste Bin with Open Top                                                                       | RUBBERMAID   | SILHOUETTE FGSC14EPLSM | GC      | GC      |
| F817-20   | Recycling Metal Waste Bin with Open Top                                                                       | RUBBERMAID   | SILHOUETTE FGSC18EPLSM | GC      | GC      |
| F817-40   | Recycling Metal Waste Bin with Open Top                                                                       | RUBBERMAID   | SILHOUETTE FGSC22EPLSM | GC      | GC      |
| F818-16   | Compost Metal Waste Bin with Open Top                                                                         | RUBBERMAID   | SILHOUETTE FGSC14EPLSM | GC      | GC      |
| F818-20   | Compost Metal Waste Bin with Open Top                                                                         | RUBBERMAID   | SILHOUETTE FGSC18EPLSM | GC      | GC      |
| F818-40   | Compost Metal Waste Bin with Open Top                                                                         | RUBBERMAID   | SILHOUETTE FGSC22EPLSM | GC      | GC      |
| P123      | Bobrick B-3944 Classic Series Recessed Convertible Combination Towel and Waste Unit                           | BOBRICK      | B3944                  | GC      | GC      |
| P172      | Surface-Mounted Waste Receptacle 20 GAL Satin-finish stainless steel. Bottom edges hemmed for maximum safety. | BOBRICK      | B275                   | GC      | GC      |

**TESLA-EXTERIOR**

| Type Mark | Description               | Count | Manufacturer      | Model     | Furnish | Install |
|-----------|---------------------------|-------|-------------------|-----------|---------|---------|
| E853      | Badge Reader              | 1     | Gallagher         | T11       | TESLA   | TESLA   |
| F800      | Key Drop Box   Wall Mount | 1     | TUCKER INDUSTRIES | T17320    | GC      | GC      |
| F998      | Steel Safety Bollard      | 4     | GLOBAL INDUSTRIAL | WB337328R | GC      | GC      |

**TESLA-SHOWROOM**

| Type Mark | Description                                           | Count | Manufacturer     | Model               | Furnish | Install |
|-----------|-------------------------------------------------------|-------|------------------|---------------------|---------|---------|
| E244      | Wall Connector, Gen 3 24' Cable                       | 1     | TESLA            |                     | TESLA   | GC      |
| E560      | Digital Signage, OMN-DS Dual-Sided Full HD 55"        | 1     | SAMSUNG          | LH55OMNDSGBXZA      | TESLA   | TESLA   |
| E561      | Floor Mount for Digital Signage                       | 1     | Peerless         | DS-OM55ND-FLOOR     | TESLA   | GC      |
| E820      | ShopperTrak                                           | 1     | JOHNSON CONTROLS | SHOPPERTRAK ORBIT 8 | TESLA   | TESLA   |
| E850      | Time Clock 8609100-203 InTouch 9100 H4 Standard HID   | 1     | KRONOS           | 8609100-203         | TESLA   | TESLA   |
| E853      | Badge Reader                                          | 1     | Gallagher        | T11                 | TESLA   | TESLA   |
| F336      | Task Stool/Melo                                       | 3     | NOVAH            | FM-N023             | TESLA   | GC      |
| F337      | Queen Series Stool - Adjustable                       | 8     | NOVAH            | FM-N037             | TESLA   | GC      |
| M125      | Service Advisor Desk w/ 2 Grommets                    | 1     | SILVERSTAR       | KRION MILLWORK      | TESLA   | GC      |
| M127      | ADA Service Advisor Desk w/ 2 Grommets                | 1     | SILVERSTAR       | KRION MILLWORK      | TESLA   | GC      |
| M133      | Cyber Desk 6 FT                                       | 2     | SILVERSTAR       | Cyber Desk 6 FT     | TESLA   | GC      |
| M516      | FSD DISPLAY                                           | 1     | SILVERSTAR       |                     | TESLA   | GC      |
| M517      | SAFETY DISPLAY                                        | 1     | SILVERSTAR       |                     | TESLA   | GC      |
| M809      | Wall Connector Display Post                           | 1     | SILVERSTAR       |                     | TESLA   | GC      |
| M906      | Energy Freestanding Fixture: Solar panel   Solar roof | 1     | ONQ              | 22054-GA104         | TESLA   | GC      |
| M907      | Energy Freestanding Fixture: Charger   Solar Wall     | 1     | ONQ              | 22054-GA102         | TESLA   | GC      |
| M915      | Small Drive Unit Display                              | 1     |                  |                     | TESLA   | GC      |
| M916      | Small Heat Pump Display                               | 1     |                  |                     | TESLA   | GC      |
| M924      | v4 Supercharger Shell Display                         | 1     | SILVERSTAR       |                     | TESLA   | GC      |
| M925      | Optimus Robot Display                                 | 1     | SILVERSTAR       |                     | TESLA   | GC      |

**GENERAL NOTES:**

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE- FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP.
- THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT-OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) (SEPARATE PLUMBING PERMIT IS REQUIRED). ORDINANCE 170.158
- PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.1.3. SPECIFY THE CLASSIFICATIONS PER TABLE 803.1.3 AND SECTION 803.3. CLEARLY INDICATE ON THE PLANS.
- THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T-803.13)

**TESLA-CUSTOMER LOUNGE**

| Type Mark | Description                                | Count | Manufacturer | Model            | Furnish | Install |
|-----------|--------------------------------------------|-------|--------------|------------------|---------|---------|
| E131      | Coffee Maker (Direct Water Connection)     | 1     | NESPRESSO    | ZENIUS           | TESLA   | GC      |
| E515      | 55" TV                                     | 2     | SAMSUNG      | MS2055DA9        | TESLA   | TESLA   |
| E518      | TV Mount, Wall - 75 lbs                    | 1     | CHIEF        | TS325TU          | TESLA   | TESLA   |
| F119      | Side Table/Bloom Side Table                | 4     | NOVAH        | FM-N006          | TESLA   | GC      |
| F120      | Table/Casual Side Table                    | 4     | NOVAH        | FM-N012          | TESLA   | GC      |
| F125      | Table/Camper Counter Height Table          | 3     | NOVAH        | FM-N022          | TESLA   | GC      |
| F312      | Lounge Chair/Tail Back                     | 4     | NOVAH        | FM-N003          | TESLA   | GC      |
| F315      | Bloom Bench, No Back                       | 1     | NOVAH        | FM-N009          | TESLA   | GC      |
| F315_E607 | Bloom Bench, No Back, w/ Power Bar         | 2     | NOVAH        | FM-N009, FM-N010 | TESLA   | GC      |
| F316_E607 | Bloom Bench w/ Backrest & Power Bar        | 4     | NOVAH        | FM-N007, FM-N010 | TESLA   | GC      |
| F330      | Queen Series Counter Stool - Hard Shell    | 6     | NOVAH        | FM-N019          | TESLA   | GC      |
| F331      | Queen Series Bar Stool - Hard Shell        | 3     | NOVAH        | FM-N018          | TESLA   | GC      |
| F900      | SEMI RECESSED FIRE EXTINGUISHER CABINET    | 1     | LARSEN'S     | 2409-SR          | TESLA   | GC      |
| M126      | High Charging Table, Krion, 2 Power Strips | 1     | SILVERSTAR   | KRION MILLWORK   | TESLA   | GC      |
| M605      | Coffee Bar, Krion, 108", California        | 1     | SILVERSTAR   | KRION MILLWORK   | TESLA   | GC      |

**TESLA-CUSTOMER CONFERENCE ROOM**

| Type Mark | Description             | Count | Manufacturer | Model   | Furnish | Install |
|-----------|-------------------------|-------|--------------|---------|---------|---------|
| F124      | Table/Round Table       | 1     | NOVAH        | FM-N015 | TESLA   | GC      |
| F334      | Employee Conf Rm. Chair | 4     | NOVAH        | FM-N026 | TESLA   | GC      |

**TESLA-CUSTOMER RESTROOMS**

| Type Mark        | Description                                                                                                         | Count | Manufacturer | Model                                      | Furnish | Install |
|------------------|---------------------------------------------------------------------------------------------------------------------|-------|--------------|--------------------------------------------|---------|---------|
| F816-16          | Waste Metal Waste Bin with Open Top                                                                                 | 2     | RUBBERMAID   | SILHOUETTE FGSC14EPLSM                     | GC      | GC      |
| F843             | Baby Changing Table                                                                                                 | 2     | KOALA KARE   | KB300-SS                                   | GC      | GC      |
| P105, P107, P108 | Water Closet, Floor Mounted, Toilet Seat, Toilet Flush Valve Touchless                                              | 2     | KOHLER       | K-96057-SS-0, K-4731 SA-0, K-40 TH00K10-CP | GC      | GC      |
| P112-114         | ADA Bars Combined                                                                                                   | 2     | BOBRICK      | B5806                                      | GC      | GC      |
| P116             | Toilet Seat Cover Dispenser Surface Mounted N/A stud, 2" projection                                                 | 2     | BOBRICK      | B221                                       | GC      | GC      |
| P121             | TOILET TISSUE DISPENSER 2 ROLL                                                                                      | 2     | BOBRICK      | B6977                                      | GC      | GC      |
| P125             | Hat & Coat Hook                                                                                                     | 4     | BOBRICK      | B6827                                      | GC      | GC      |
| P126             | Soap Dispenser 40 oz                                                                                                | 2     | BOBRICK      | B818615                                    | GC      | GC      |
| P147             | Pipe insulation One P-trap cover, two angle valves and covers                                                       | 2     | TRUE BRO     | #102 E-Z                                   | GC      | GC      |
| P148             | Mirror 18"x36"                                                                                                      | 2     | PORCELANOSA  | 100042621                                  | GC      | GC      |
| P149             | 31-1/2" X 17-11/16" SQUARE WALL MOUNT SINK                                                                          | 2     | PORCELANOSA  | 100090018 N377001040                       | GC      | GC      |
| P158             | Paper towel dispenser Surface Mounted 4" Projection                                                                 | 2     | BOBRICK      | B262                                       | GC      | GC      |
| P164             | Sanitary disposal Surface Mount                                                                                     | 2     | BOBRICK      | B254                                       | GC      | GC      |
| P167, P202       | Elkay ezH2O Bottle Filling Station & Versatile Bi-Level ADA Cooler High Efficiency Filtered Refrigerated Light Gray | 1     | Elkay        | LZ0TL8WSLK                                 | GC      | GC      |

**TESLA-BREAK ROOM**

| Type Mark | Description                                                                                           | Count | Manufacturer                | Model                    | Furnish | Install |
|-----------|-------------------------------------------------------------------------------------------------------|-------|-----------------------------|--------------------------|---------|---------|
| E106      | Commercial Ice Maker/ Water Dispenser (Requires Direct Water line & Drain with air gap under counter) | 1     | SUMMIT                      | AIWD282                  | GC      | GC      |
| E113      | 54" Two Door Refrigerator                                                                             | 1     | TRUE                        | GDM-49-HC-TSL01          | GC      | GC      |
| E121      | MICROWAVE                                                                                             | 1     | PANASONIC                   | NE-1054F                 | GC      | TESLA   |
| E133      | Coffee maker (Water Reservoir)                                                                        | 1     | MRCOFFEE                    | SK12-RB                  | TESLA   | TESLA   |
| E810      | Vending Machine                                                                                       | 2     | CRANE MERCHANDISING SYSTEMS | MODEL 187                | TESLA   | TESLA   |
| F816-40   | Waste Metal Waste Bin with Open Top                                                                   | 1     | RUBBERMAID                  | SILHOUETTE FGSC22EPLSM   | GC      | GC      |
| F817-40   | Recycling Metal Waste Bin with Open Top                                                               | 1     | RUBBERMAID                  | SILHOUETTE FGSC22EPLSM   | GC      | GC      |
| F901      | Fire Extinguisher                                                                                     | 1     |                             | SPEC'D BY TESLA EHS      | TESLA   | GC      |
| M236      | Small Format Kitchenette                                                                              | 1     | SILVERSTAR                  | 13 FT 5 INCH KITCHENETTE | TESLA   | GC      |
| P126      | Soap Dispenser 40 oz                                                                                  | 1     | BOBRICK                     | B818615                  | GC      | GC      |
| P171      | Surface-Mounted Roll Paper Towel Dispenser                                                            | 1     | BOBRICK                     | B72860                   | GC      | GC      |

**TESLA-OFFICE**

| Type Mark | Description                               | Count | Manufacturer | Model                  | Furnish | Install |
|-----------|-------------------------------------------|-------|--------------|------------------------|---------|---------|
| E516      | 50" TV                                    | 1     | SAMSUNG      | QM50C                  | TESLA   | TESLA   |
| E552      | Printer Color Laserjet Managed MFP        | 1     | Canon        | IMAGERUNNER DX-C5735I  | TESLA   | TESLA   |
| F206      | Height Adjustable Desk w/ Desk Power Unit | 4     | NOVAH        | FM-N027                | TESLA   | GC      |
| F335      | Task Chair/Melo                           | 4     | NOVAH        | FM-N023                | TESLA   | GC      |
| F709      | Storage Cabinet/Steel Cabinet-NAC-S3IK    | 1     | NOVAH        | FM-N036                | TESLA   | GC      |
| F816-16   | Waste Metal Waste Bin with Open Top       | 1     | RUBBERMAID   | SILHOUETTE FGSC14EPLSM | GC      | GC      |
| F817-16   | Recycling Metal Waste Bin with Open Top   | 1     | RUBBERMAID   | SILHOUETTE FGSC14EPLSM | GC      | GC      |

**TESLA-IT CLOSET**

| Type Mark | Description                                                 | Count | Manufacturer | Model    | Furnish | Install |
|-----------|-------------------------------------------------------------|-------|--------------|----------|---------|---------|
| E580      | IT Rack APC AR3100SP-23.62"W x 42.13"D x 78.39"H NetShelter | 1     | APC          | AR3100SP | TESLA   | TESLA   |
| E851      | MOOD MEDIA AMPLIFIER                                        | 1     | MOOD MEDIA   |          | TESLA   | TESLA   |
| M821      | DRAWING TUBE                                                | 1     |              |          | GC      | GC      |

**TESLA-EMPLOYEE RESTROOMS**

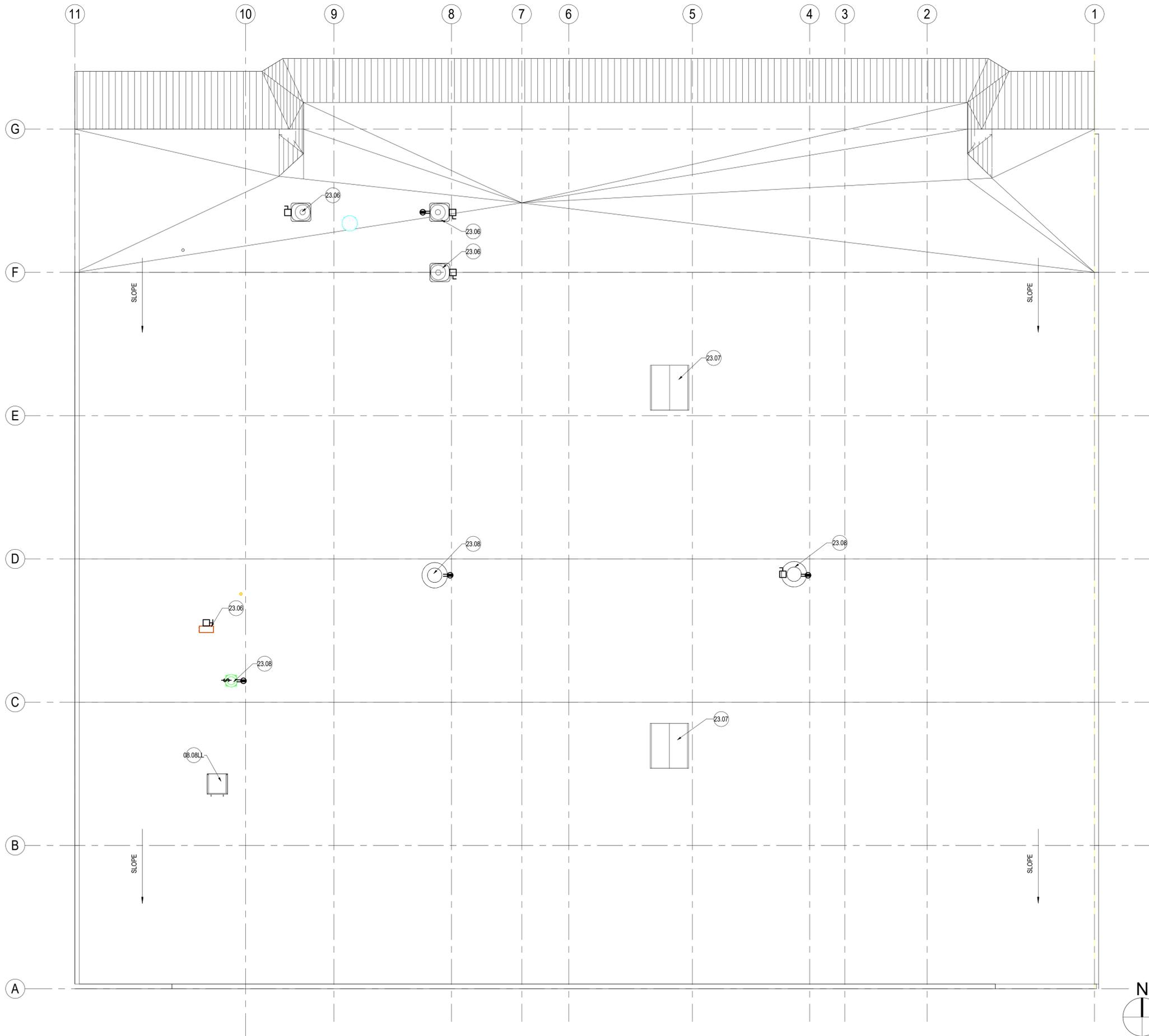
| Type Mark        | Description                                                                                                   | Count | Manufacturer      | Model                                      | Furnish | Install |
|------------------|---------------------------------------------------------------------------------------------------------------|-------|-------------------|--------------------------------------------|---------|---------|
| P105, P107, P108 | Water Closet, Floor Mounted, Toilet Seat, Toilet Flush Valve Touchless                                        | 4     | KOHLER            | K-96057-SS-0, K-4731 SA-0, K-40 TH00K10-CP | GC      | GC      |
| P112-114         | ADA Bars Combined                                                                                             | 2     | BOBRICK           | B5806                                      | GC      | GC      |
| P115             | Toilet Tissue Dispenser 2 Roll Surface Mounted 3 15/16" projection                                            | 4     | BOBRICK           | B6867                                      | GC      | GC      |
| P116             | Toilet Seat Cover Dispenser Surface Mounted N/A stud, 2" projection                                           | 4     | BOBRICK           | B221                                       | GC      | GC      |
| P117             | Mirror 18"x36"                                                                                                | 4     | BOBRICK           | B165 1836                                  | GC      | GC      |
| P120A            | Toilet Partition Floor Mount and Overhead Braced                                                              | 3     | BOBRICK           | 1552                                       | GC      | GC      |
| P126             | Soap Dispenser 40 oz                                                                                          | 3     | BOBRICK           | B818615                                    | GC      | GC      |
| P127             | Lavatory sink                                                                                                 | 4     | American Standard | 0355.012.020                               | GC      | GC      |
| P128             | Sink Support                                                                                                  | 4     |                   |                                            | GC      | GC      |
| P147             | Pipe insulation One P-trap cover, two angle valves and covers                                                 | 4     | TRUE BRO          | #102 E-Z                                   | GC      | GC      |
| P162             | Sanitary Disposal Surface Mounted                                                                             | 1     | BOBRICK           | B35139                                     | GC      | GC      |
| P164             | SANITARY DISPOSAL SURFACE MOUNT                                                                               | 1     | BOBRICK           | B254                                       | GC      | GC      |
| P171             | Surface-Mounted Roll Paper Towel Dispenser                                                                    | 2     | BOBRICK           | B72860                                     | GC      | GC      |
| P172             | Surface-Mounted Waste Receptacle 20 GAL Satin-finish stainless steel. Bottom edges hemmed for maximum safety. | 2     | BOBRICK           | B275                                       | GC      | GC      |
| P199             | Chrome-Plated Surface Mounted Die Cast Soap Dish, NO DRAIN HOLE                                               | 1     | BRADLEY           | 921                                        | GC      | GC      |

**TESLA-SERVICE AREA**

| Type Mark | Description                                         | Count | Manufacturer       | Model                 | Furnish | Install |
|-----------|-----------------------------------------------------|-------|--------------------|-----------------------|---------|---------|
| BET-2 7H  | Shelf B, 7"                                         | 25    | TENNSCO            | BET-2 7H              |         |         |
| CS/CA 85  | Shelf C, 7"                                         | 26    | TENNSCO            | SHELF CS/CA85 7H      | TESLA   | GC      |
| CS/CA 121 | Shelf C, 10'                                        | 14    | TENNSCO            | SHELF CS/CA121 10H    | TESLA   | GC      |
| D120      | Shelf D, 10'                                        | 8     | TENNSCO            | SHELF D120 10H        | TESLA   | GC      |
| E152      | Front Load Commercial Washer                        | 1     | WHIRLPOOL          | LFNEBSP115TW01        | GC      | GC      |
| E154      | Front Load Commercial Electric Dryer                | 1     | WHIRLPOOL          | LDEEBGS173TW01        | GC      | GC      |
| E244      | Wall Connector, Gen 3 24' Cable                     | 8     | TESLA              | 1517085-02-E          | TESLA   | GC      |
| E515      | 55" TV                                              | 1     | SAMSUNG            | MS2055DA9             | TESLA   | TESLA   |
| E518      | Med. ThinStall Dual Swing-Arm                       | 1     | CHIEF              | TS325TU               | TESLA   | TESLA   |
| E551      | Printer Color Laserjet Managed MFP                  | 1     | Canon              | ImageRunner dx-c5735i | TESLA   | TESLA   |
| E553      | Label Maker                                         | 1     | ZEBRA              | 4D421                 | TESLA   | TESLA   |
| E850      | Time Clock 8609100-203 InTouch 9100 H4 Standard HID | 1     | KRONOS             | 8609100-203           | TESLA   | TESLA   |
| E853      | Badge Reader                                        | 1     | Gallagher          | T11                   | TESLA   | TESLA   |
| F162      | Workbench 72"Wx24"Dx28-42"H                         | 2     | HUSKY              | HTC1000004            | GC      | GC      |
| F206      | Height Adjustable Desk w/ Desk Power Unit           | 3     | NOVAH              | FM-N027               | TESLA   | GC      |
| F335      | Task Chair/Melo                                     | 2     | NOVAH              | FM-N023               | TESLA   | GC      |
| F812-A    | A Waste Bin 50 gal                                  | 2     | RUBBERMAID         | F812-A                | GC      | GC      |
| F812-B    | CD Waste Bin 50 gal                                 | 2     | RUBBERMAID         | F812-B                | GC      | GC      |
| F812-C    | E Waste Bin 50 gal                                  | 2     | RUBBERMAID         | F812-C                | GC      | GC      |
| F814      | Waste & Recycle Bins                                | 2     | RUBBERMAID         | SLIMJIM 2007914       | GC      | GC      |
| F901      | Fire Extinguisher                                   | 18    |                    | SPEC'D BY TESLA EHS   | TESLA   | GC      |
| F996      | Column Padding, Square                              | 4     | AK ATHLETICS       | POLE PAD              | GC      | GC      |
| F998      | Steel Safety Bollard                                | 22    | GLOBAL INDUSTRIAL  | WB337328R             | GC      | GC      |
| FL56      | AED and O2 Cabinet                                  | 1     |                    | SPEC'D BY TESLA EHS   | TESLA   | GC      |
| FL57      | Wall Hung Cabinet                                   | 1     | Woodwork Institute | SH-66109              | TESLA   | GC      |
| FL58      | First Aid Kit                                       | 1     |                    | SPEC'D BY TESLA EHS   | TESLA   | GC      |
| FL59      | Eye Wash Station                                    | 2     |                    | SPEC'D BY TESLA EHS   | TESLA   | GC      |
| FLS11     | Wall Hung Cabinet                                   | 1     | Woodwork Institute | SH-66109              | TESLA   | GC      |

# KEYNOTES

| KEYNOTE | DESCRIPTION                                                                       |
|---------|-----------------------------------------------------------------------------------|
| 08.08LL | (E) ROOF ACCESS HATCH TO BE REMOVED AND REPLACED WITH NEW OSHA APPROVED ONE BY LL |
| 23.06   | CONDENSING UNIT, SEE MECHANICAL DRAWINGS                                          |
| 23.07   | FGI GRAVITY INTAKE HOOD, SEE MECHANICAL DRAWINGS                                  |
| 23.08   | EXHAUST FAN, SEE MECHANICAL DRAWINGS                                              |



PROTOTYPE USED: MAY 2025

**ARCVISION**  
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 PH: (314) 415-2400 FAX: (314) 415-2300 www.arv.com



**Tesla Center  
 CAPITOLA**

**TRT# 15462**  
 1475 41st AVE, CAPITOLA, CA  
 95010

| ISSUE / REVISION | DATE       |
|------------------|------------|
| CUP SET ISSUE    | 01/08/2026 |
| CUP SET ISSUE    | 10/28/2025 |
| CUP SET ISSUE    | 09/05/2025 |

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

**ROOF PLAN**

SCALE: 1/8" = 1'-0"  
 PROJECT NUMBER: 250013

**A4.00**

**ROOF PLAN** SCALE: 1/8" = 1'-0" **1**

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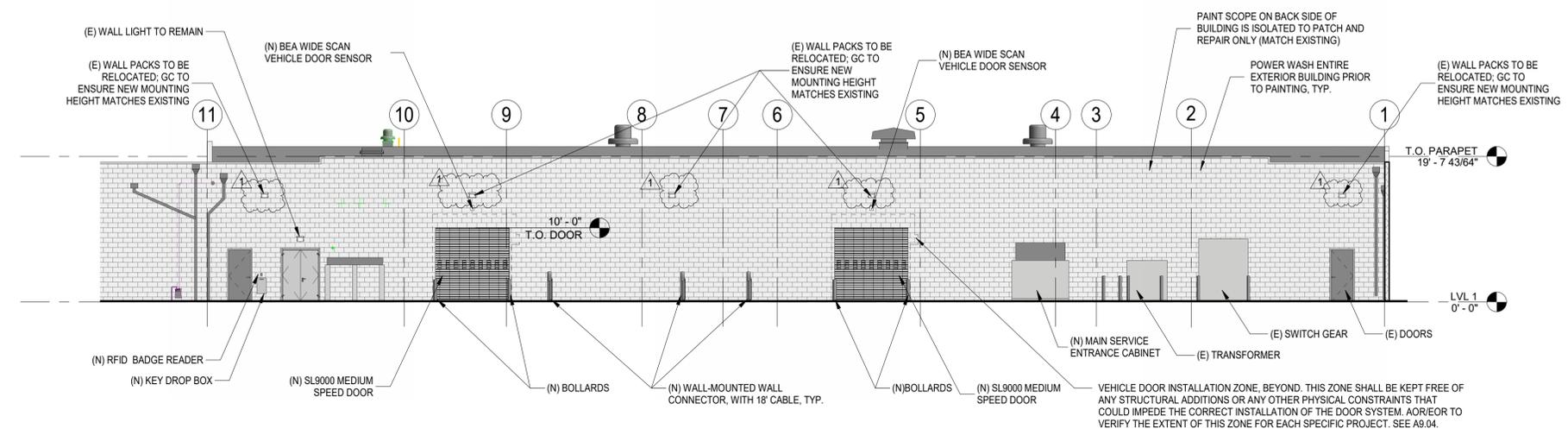


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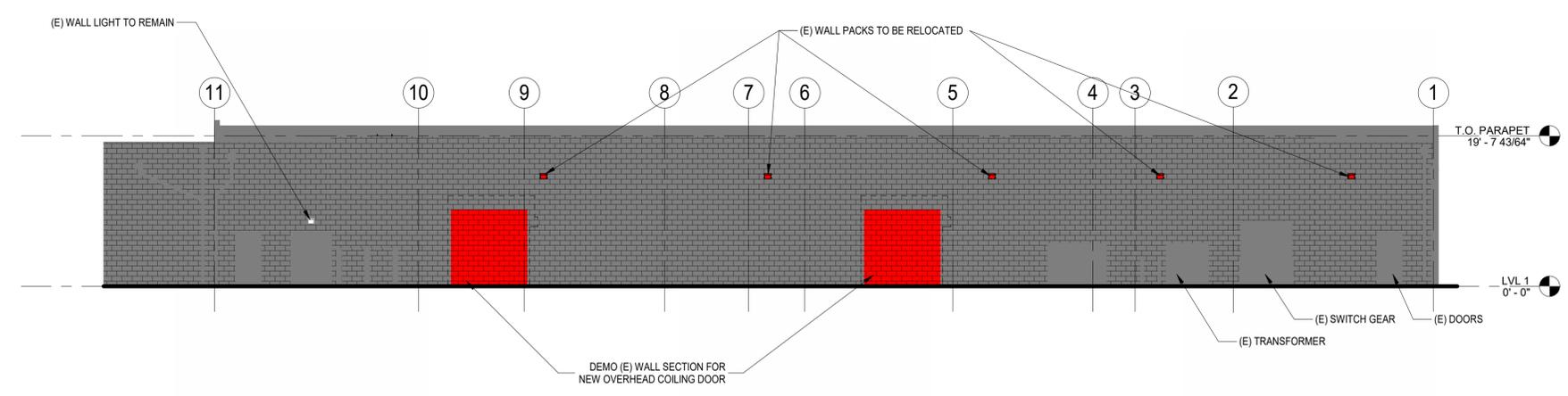
1/8/26



PROPOSED SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

2



EXISTING SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

1

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| CUP SET ISSUE    | 01/08/2026 |
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| CUP SET ISSUE    | 09/05/2025 |
| 1 CITY COMMENT   | 10/22/2025 |

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

**EXTERIOR ELEVATIONS**

SCALE: 3/32" = 1'-0"  
 PROJECT NUMBER: 250013

**A4.01**

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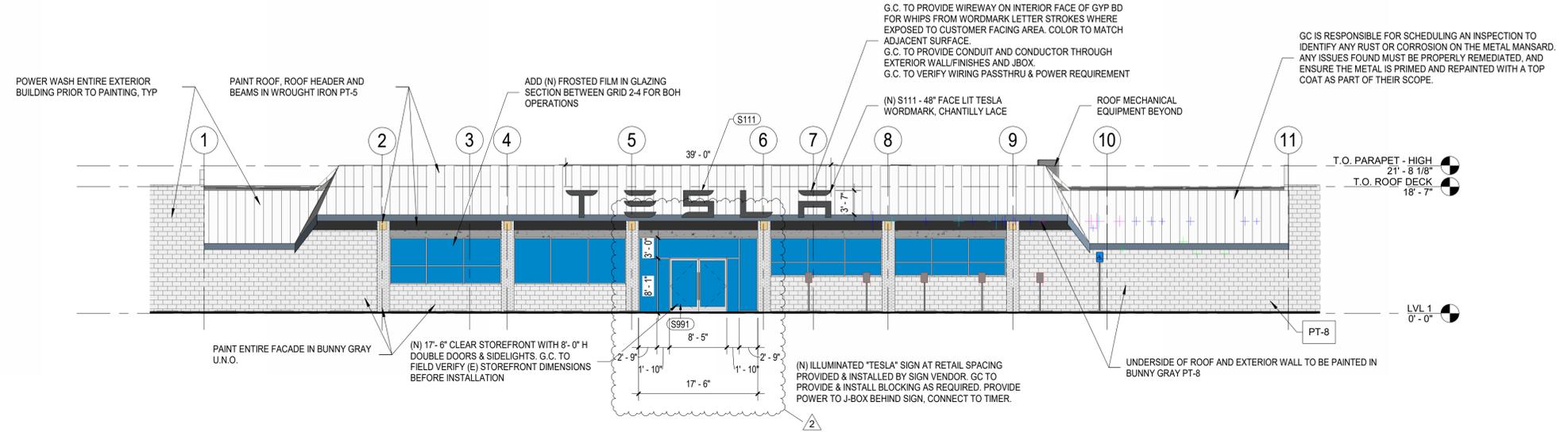


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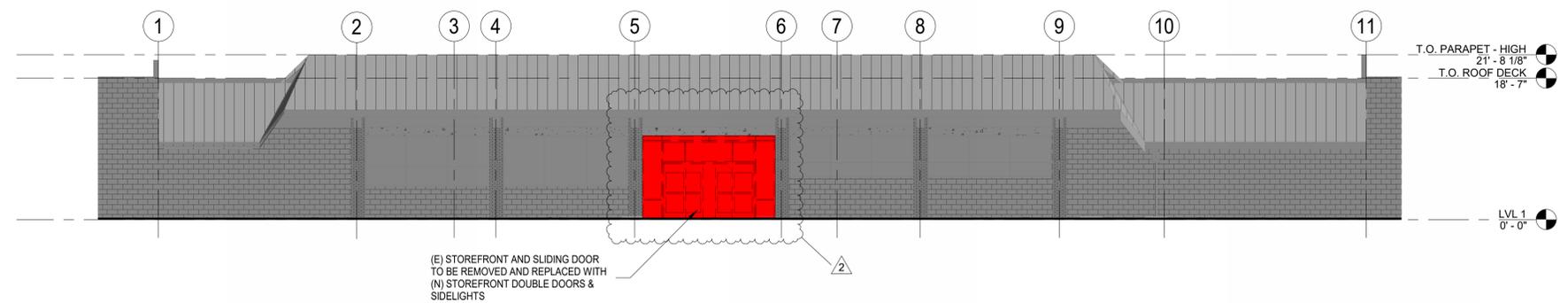
1/8/26



PROPOSED NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

2



EXISTING NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

1

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| CUP SET ISSUE    |  | 01/08/2026 |
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| CUP SET ISSUE    |  | 09/05/2025 |
| 2 CITY COMMENT   |  | 01/08/2026 |
| 1 CITY COMMENT   |  | 10/22/2025 |

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

**EXTERIOR ELEVATIONS**

SCALE: 3/32" = 1'-0"  
 PROJECT NUMBER: 250013

**A4.02**

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PROTOTYPE USED: MAY 2025

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ISSUE / REVISION

|                |            |
|----------------|------------|
| CUP SET ISSUE  | 01/08/2026 |
| CUP SET ISSUE  | 10/28/2025 |
| CUP SET ISSUE  | 09/05/2025 |
| 2 CITY COMMENT | 01/08/2026 |

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

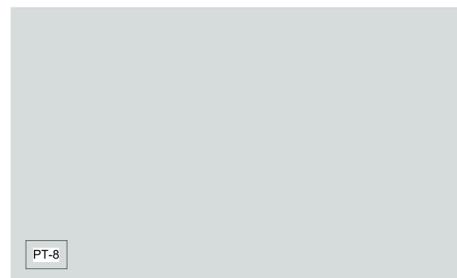
**MATERIAL BOARD**

SCALE: 12" = 1'-0"  
 PROJECT NUMBER: 250013

**A4.03**

**COLOR LEGEND**

- PT-6 BENJAMIN MOORE  
 BM2124-10 COLOR: WROUGHT IRON
- PT-8 BENJAMIN MOORE  
 BM2124-50 COLOR: BUNNY GRAY



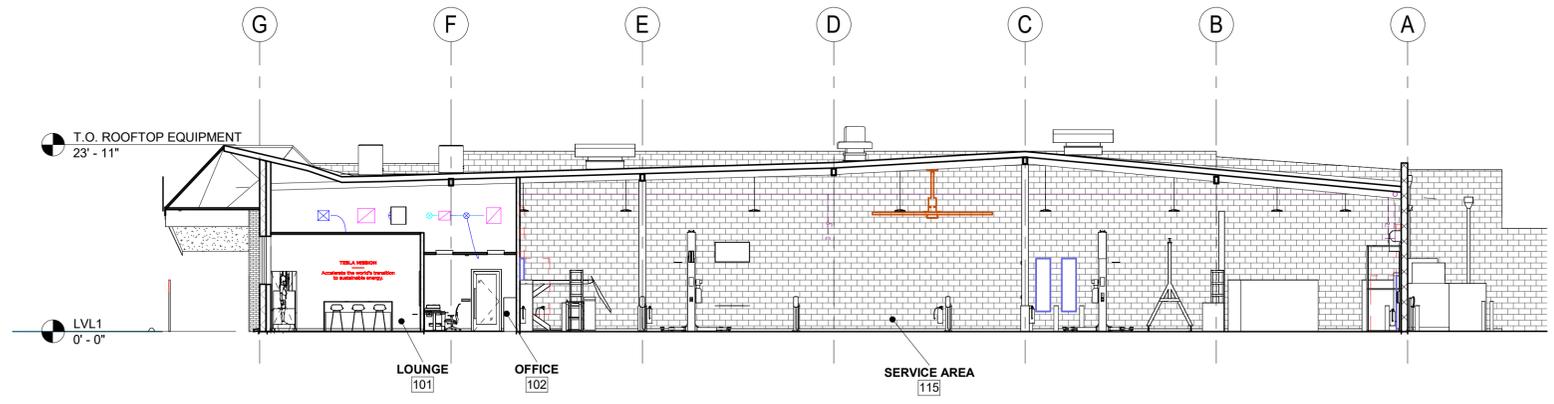


PROTOTYPE USED: MAY 2025

**ARCVISION**  
 INCORPORATED  
 ARCHITECTURE ENGINEERING STORE PLANNING  
 SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO  
 1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63116  
 PH: (314) 415-2400 FAX: (314) 415-2300 www.arcv.com



**Tesla Center  
 CAPITOLA**  
**TRT# 15462**  
 1475 41st AVE, CAPITOLA, CA  
 95010



**BUILDING SECTION FACING EAST** SCALE: 3/32" = 1'-0" **1**

| ISSUE / REVISION | DATE       | BY |
|------------------|------------|----|
| CUP SET ISSUE    | 01/08/2026 |    |
| CUP SET ISSUE    | 10/28/2025 |    |
| CUP SET ISSUE    | 09/05/2025 |    |
| BEFORE BID AWARD |            |    |
| AFTER BID AWARD  |            |    |

DRAWING TITLE

**BUILDING SECTIONS**

SCALE: 3/32" = 1'-0"  
 PROJECT NUMBER: 250013

**A4.04**

1/8/2026 2:42:44 PM

- The Land referred to herein is described as follows:
- General and special taxes and assessments for the fiscal year 2024-2025, a lien not yet due or payable.
  - General and special taxes and assessments for the fiscal year 2023-2024.  
 First Installment: \$133,456.83, PAID  
 Penalty: \$0.00  
 Second Installment: \$133,456.83, OPEN  
 Penalty: \$0.00  
 Tax Rate Area: 003-105  
 A. P. No.: 034-151-20
  - Assessment liens, if applicable, collected with the general and special taxes, including but not limited to those disclosed by the reflection of the following on the tax roll:  
 Community Facilities District CFD No. 2016-1 LIBRARY FACILITIES.
  - The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
  - An easement for WATER LINE and incidental purposes, recorded August 26, 1965 as BOOK 1714, PAGE 432 of Official Records.  
 In Favor of: BELTZ WATER COMPANY  
 Affects: A PORTION OF THE LAND  
 Document(s) declaring modifications thereof recorded April 06, 2016 as INSTRUMENT NO. 16-11825 of Official Records.
  - An unrecorded lease dated NONE SHOWN, executed by KINGS PLAZA, INC., A CALIFORNIA CORPORATION as lessor and ALPHA BETA ACME MARKETS, INC. as lessee, as disclosed by a MEMORANDUM OF LEASE recorded August 23, 1972 as BOOK 2233, PAGE 59 of Official Records.  
 Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.
  - An unrecorded lease dated NONE SHOWN, executed by KINGS PLAZA, INC., A CALIFORNIA CORPORATION as lessor and THRIFTY DRUG STORES CO., INC., A CALIFORNIA CORPORATION as lessee, as disclosed by a MEMORANDUM OF LEASE recorded August 26, 1972 as BOOK 2234, PAGE 162 of Official Records.  
 Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.
  - An easement for DRAINAGE and incidental purposes, recorded December 27, 1972 as BOOK 2270, PAGE 510 of Official Records.  
 In Favor of: COUNTY OF SANTA CRUZ, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA  
 Affects: A PORTION OF THE LAND
  - An easement for WATER MAINS, LINES CONNECTION OR PIPES and incidental purposes, recorded April 18, 1973 as BOOK 2303, PAGE 581 of Official Records.  
 In Favor of: CITY OF SANTA CRUZ, A MUNICIPAL CORPORATION  
 Affects: A PORTION OF THE LAND
  - An easement for PUBLIC UTILITIES and incidental purposes, recorded May 22, 1973 as BOOK 2314, PAGE 355 of Official Records.  
 In Favor of: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION  
 Affects: A PORTION OF THE LAND
  - An easement for PUBLIC UTILITIES and incidental purposes, recorded February 18, 1982 as BOOK 3416, PAGE 87 of Official Records.  
 In Favor of: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY  
 Affects: A PORTION OF THE LAND
  - An unrecorded lease dated NONE SHOWN, executed by GEORGE OW TRUSTS, 1989 as lessor and NORTHERN AUTOMOTIVE CORPORATION AN ARIZONA CORPORATION as lessee, as disclosed by a MEMORANDUM OF LEASE recorded March 07, 1994 as BOOK 5463, PAGE 576 of Official Records.  
 Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.
  - The terms, provisions and easement(s) contained in the document entitled "EASEMENT AGREEMENT FOR NOISE, ODORS AND/OR LIGHT" recorded July 03, 2013 as INSTRUMENT NO. 13-33542 of Official Records.
  - A deed of trust to secure an original indebtedness of \$30,000,000.00 recorded July 09, 2020 as INSTRUMENT NO. 2020-0024950 OF OFFICIAL RECORDS.  
 Dated: June 18, 2020  
 Trustor: GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 19, 1989 BETWEEN GEORGE OW, AS SETTLOR AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 19, 1989 BETWEEN EMILY LEE OW, AS SETTLOR AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 23, 1993, BETWEEN GEORGE OW, AS SETTLOR, AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST (GRANDCHILDREN'S TRUST) DATED DECEMBER 23, 1993, BETWEEN GEORGE OW, AS SETTLOR, AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES.  
 Trustee: FIRST AMERICAN TITLE COMPANY  
 Beneficiary: SANTA CRUZ COUNTY BANK  
 The above deed of trust states that it secures an equity line/revolving line of credit.  
 A document entitled "ASSIGNMENT OF RENTS" recorded July 09, 2020 as INSTRUMENT NO. 2020-0024951 of Official Records, as additional security for the payment of the indebtedness secured by the deed of trust recorded July 09, 2020 as INSTRUMENT NO. 2020-0024950 of Official Records.  
 The terms and provisions contained in the document entitled "SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT" recorded July 09, 2020 as INSTRUMENT NO. 2020-0024952 OF OFFICIAL RECORDS.  
 The terms and provisions contained in the document entitled "SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT" recorded August 05, 2020 as INSTRUMENT NO. 2020-0029443 OF OFFICIAL RECORDS.  
 The terms and provisions contained in the document entitled "SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT AND ESTOPPEL CERTIFICATE" recorded August 12, 2020 as INSTRUMENT NO. 2020-0030499 OF OFFICIAL RECORDS.
  - A notice of nonresponsibility, executed by MATTHEW TURNER, recorded December 08, 2023 as Instrument No. 2023-0023610 of Official Records.
  - Any statutory lien for labor or materials arising by reason of a work of improvement, as disclosed by a document recorded December 08, 2023 as Instrument No. 2023-0023610 of Official Records.
  - Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
  - Water rights, claims or title to water, whether or not shown by the Public Records.
  - The new lender, if any, for this transaction may be a Non-institutional Lender. If so, the Company will require the Deed of Trust to be signed before a First American approved notary.
  - Rights of parties in possession.

VESTING  
 ASSESSOR'S PARCEL NUMBER 034-151-20

Title to said estate or interest at the date hereof is vested in:  
 GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 19, 1989 BETWEEN GEORGE OW, AS SETTLOR AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND,

GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 19, 1989 BETWEEN EMILY LEE OW, AS SETTLOR AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND,

GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST (CHILDREN'S TRUST) DATED DECEMBER 23, 1993, BETWEEN GEORGE OW, AS SETTLOR, AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST (GRANDCHILDREN'S TRUST) DATED DECEMBER 23, 1993, BETWEEN GEORGE OW, AS SETTLOR, AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND,

GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 19, 1989, BETWEEN EMILY LEE OW, AS SETTLOR AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND AS MODIFIED BY THAT CERTAIN ORDER AUTHORIZING MODIFICATION AND DIVISION OF TRUST, FILED IN SANTA CRUZ COUNTY SUPERIOR COURT CASE NO. PR 40249 ON OCTOBER 25, 1996, PURSUANT TO THE ORDER FOR FINAL DISTRIBUTION TO INTER VIVOS IRREVOCABLE TRUST REGARDING THE ESTATE OF EMILY LEE OW, ALSO KNOWN AS EMILY L OW AND EMILY OW, IN THE SUPERIOR COURT OF CALIFORNIA, COUNTY OF SANTA CRUZ, CASE NO. PR 39735, RECORDED DECEMBER 11, 2003 AS INSTRUMENT NO. 2003-121234 OF OFFICIAL RECORDS, ALL AS THEIR RESPECTIVE INTERESTS APPEAR OF RECORD

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LEGAL DESCRIPTION AS TO  
 ASSESSOR'S PARCEL NUMBER 034-151-20

LEGAL DESCRIPTION  
 Real property in the City of Capitola, County of Santa Cruz, State of California, described as follows:  
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE LANDS NOW OR FORMERLY OF EUGENE H. IRVINE, ET UX., FROM WHICH A 1/2 INCH IRON PIPE AT THE ORIGINAL SOUTHWEST CORNER OF SAID LANDS, SAID PIPE BEING ON THE EASTERLY RIGHT OF WAY LINE OF 38TH AVENUE BEARS SOUTH 89° 45' WEST, 5.00 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING ALONG SAID EASTERLY RIGHT OF WAY LINE OF 38TH AVENUE AS WIDENED NORTH 0° 14' 20" WEST, 804.20 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 89° 59' 20" A DISTANCE OF 31.41 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CAPITOLA ROAD AS WIDENED; THENCE ALONG SAID RIGHT OF WAY OF CAPITOLA ROAD NORTH 89° 40' EAST 819.46 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90° 00' A DISTANCE OF 31.42 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 41ST AVENUE AS WIDENED; THENCE ALONG SAID RIGHT OF WAY OF 41ST AVENUE SOUTH 0° 15' EAST, 804.20 FEET TO A POINT FROM WHICH 1 1/2 INCH IRON PIPE AT THE ORIGINAL SOUTHWEST CORNER OF SAID LAND OF IRVINE BEARS NORTH 89° 45' WEST, 12.00 FEET DISTANCE; THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS OF IRVINE SOUTH 89° 45' WEST, 659.62 FEET TO THE POINT OF BEGINNING.  
 EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DECEDED TO GULF OIL CORPORATION AS DESCRIBED IN VOLUME 1649, PAGE 92 OFFICIAL RECORDS, SANTA CRUZ COUNTY CALIFORNIA, AND THAT CERTAIN PARCEL OF LAND DECEDED TO SHELL OIL COMPANY AS DESCRIBED IN VOLUME 1607, PAGE 734, OFFICIAL RECORDS, SANTA CRUZ COUNTY.  
 APN: 034-151-20

LINE TYPE LEGEND

PL

TABLE 'A' FOR  
 ASSESSOR'S PARCEL  
 NUMBER 034-151-20

- FOUND MONUMENTS ON EASTERN SIDELINE OF 38TH AVENUE
- KINGS PLAZA SHOPPING CENTER, CAPITOLA, CALIFORNIA
- THE PROPERTY IS NOT IN A DESIGNATED FEMA FLOOD ZONE
- GROSS LAND AREA 492,205 SQUARE FEET / 11.29 ACRES.
- NO ZONING INFORMATION PROVIDED
- FOR BUILDING DIMENSIONS AND AREA SEE MAP ABOVE.
- FOR SUBSTANTIAL OBSERVED FEATURES, SEE MAP ABOVE.
- PARKING STRIPING PARKING AS NOTED
- UNDERGROUND UTILITY LINES WERE LOCATED. SURFACE UTILITY STRUCTURES ARE SHOWN.
- FOR INFORMATION ON ADJOINING LAND OWNERS, SEE MAP ABOVE.
- FOR INFORMATION ON ADJACENT STREETS, SEE MAP ABOVE.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, JUMP OR SANITARY LANDFILL.
- PROPERTY IS SERVED WITH PUBLIC UTILITIES OF GAS, WATER, POWER AND COMMUNICATIONS.

CERTIFICATION STATEMENT  
 TO FIRST AMERICAN TITLE COMPANY AND THE OW FAMILY INVESTMENTS, LLC  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6(c),7(g)(b),8,9,11a,13,14, 16,17, AND 18 AND OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 10, 2023.  
 DATE OF MAP : DECEMBER 19, 2023

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE EASTERN BOUNDARY OF 38TH AVENUE BETWEEN FOUND LEAD PLUGS AND TAGS AS SHOWN ON THAT MAP RECORDED IN VOLUME 6 OF PARCEL MAPS AT PAGE 19, SANTA CRUZ COUNTY RECORDS.

THE DEED BEARING OF NORTH 0° 15' 00" WEST WAS ASSIGNED TO THAT MONUMENT LINE

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON GPS OBSERVATION, NGVD88 DATUM

BOUNDARY REFERENCES

(N 80°59'40" E 209.45) = RECORD DATA PER DEED  
 N 80°59'40" E 209.45 = RECORD DATA PER SURVEY  
 ● = FOUND MONUMENT AS NOTED  
 R&M = RECORD AND MEASURED  
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

*Curt Dunbar*

CURT DUNBAR, PLS 5615



SCALE  
 ( IN FEET )  
 1 inch = 40 ft.  
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

ALPHA LAND SURVEYS, INC.

444 SCOTTS VALLEY DR. #6 P.O. BOX 1146  
 SCOTTS VALLEY, CA 95066 MORGAN HILL, CA 95038  
 (831) 438-4453 (831) 438-4453  
 ALTA MAP OF KINGS PLAZA SHOPPING CENTER  
 CITY OF CAPITOLA  
 SANTA CRUZ COUNTY, CALIFORNIA  
 SHEET 1 OF TWO  
 DATE: DEC 2021

