

WEST VALLEY COLLEGE (WVC) FACILITIES (F) BUILDING - IN SITU REPAIR OF EXISTING FACADE

WEST VALLEY MISSION COMMUNITY COLLEGE DISTRICT,
14000 FRUITVALE AVENUE, SARATOGA CA 95070
AVENUE, SARATOGA CA 95070



SIMPSON GUMPERTZ & HEGER
1999 Harrison Street, Suite 2400
Oakland, CA 94612
415.495.3700
sgh.com

GENERAL NOTES

- Perform all work in compliance with any applicable codes, laws and regulations of all regulating agencies which have authority over any portion of the work, including the State of California Division of Industrial Safety. Coordinate work with requirements set forth in the project manual. If conflicts exist in the contract documents, contact Simpson Gumpertz & Heger Inc. (SGH) immediately for clarification.
- Verify all dimensions, property lines, measurements and conditions in the field before beginning work. Bring any discrepancies, errors or omissions to the attention of SGH immediately.
- Unless otherwise noted, all angles are to be right angles, all lines which appear parallel to be parallel and all items which appear centered to be centered. Contractor to be responsible for maintaining all lines true, level, plumb and square.
- Contractor to become acquainted with all utilities, pipes and structures. Should utilities, pipes and structures not shown on the plans be found during construction, promptly notify owner's representative. Failure to do so will make contractor liable for any and all damage arising from operations subsequent to discovery of utilities, pipes and structures.
- Owner's representative to review all layout in the field prior to construction.
- Properly and permanently secure all attachments, connections or fasteners in conformance with the best practices of the building industry. Drawings show only special requirements to assist the contractor and do not show every detail.
- Details shown in these drawings are typical and apply unless otherwise noted or shown. Not all conditions are fully detailed; employ similar construction methods for these conditions.
- The project specifications form a part of the contract documents.
- Specifications, codes and standards noted in the contract documents shall be of the latest edition, unless otherwise noted.
- Dimensions shall not be scaled off of the drawings.
- All work shall conform to minimum standards of the 2025 California Building Code, of any codes listed in the drawings or specifications and of any regulating agencies which have authority over any portion of the work, including the State of California Division of Industrial Safety.
- Manufactured materials shall be approved prior to their use. All requirements of those approvals shall be followed.
- Openings, pockets, etc. shall not be placed in structural members unless specifically detailed on the structural drawings. Notify the structural engineer when work requires openings, pockets, etc. in structural members not shown on the structural drawings.
- The contractor shall be responsible for coordinating the work of all trades and shall check all dimensions and holes and openings required in structural members. All discrepancies shall be called to the attention of the engineer and shall be resolved before proceeding with the work.
- The Contractor shall maintain a continuous fire watch, with extinguishing equipment immediately available during welding, cutting or burning near combustible materials.
- The contract documents represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect life and property during construction.

ABBREVIATIONS

&	And	MAX.	Maximum
@	At	M.B.	Machine Bolt
A.A.	Adhesive Anchor	MECH.	Mechanically
A.B.	Anchor Bolt	MFR.	Manufacturer
ADDL.	Additional	M.I.	Malleable Iron
AFF	Above Finished Floor	MIL.	Millimeter
AL	Aluminum	MIN.	Minimum
ALT.	Alternate	MISC.	Miscellaneous
ARCH.	Architect	(N)	New
ASTM	American Society for Testing and Materials	N.I.C	Not In Contract
		NO.#	Number
		N.S.	Near Side
		N.T.S.	Not to Scale
		NWT	Normalweight
BLKG.	Blocking Beam	O/	Over
BM.	Bottom Bearing	O.C.	On Center
BOTT.	Bottom	O.D.	Outside Diameter
BRG.	Bearing	O.H.	Opposite Hand
B.S.	Both Sides	OPNG.	Opening
BTWN.	Between	OPP.	Opposite
CFM	Cubic Feet per Minute	OSB	Oriented Strand Board
C.J.	Control Joint	PART.	Partial
C.I.P.	Cast-in-place	PL.	Plate
C.L.	Center Line	PLY.	Plywood
CLG.	Ceiling	RAD.	Radius
CLR.	Clear	R.D.	Roof Drain
COL.	Column	REINF.	Reinforcing
CONC.	Concrete	REQ.	Required
CONN.	Connection	RF.	Roof
CONT.	Continuous	R.O.	Rough Opening
CTR.	Center	RND.	Round
DBL.	Double	R.R.	Remove & Replace
DET.	Detail	S.A.D.	See Architectural Drawings
DF	Douglas Fir	SAF	Self Adhering Flashing
DIA. ∅	Diameter	SASM	Self-adhered Sheet Membrane
DIAG.	Diagonal	SCHED.	Schedule
DN.	Down	SHT.	Sheet
DWG(S).	Drawing(s)	SHTG.	Sheathing
(E)	Existing	SIM.	Similar
EA.	Each	SIS	Sound Isolation System
E.F.	Each Face	SM	Sheet Metal
EIFS	Exterior Insulation and Finish System	S.M.D.	See Mechanical Drawings
E.J.	Expansion Joint	S.O.G.	Slab on Grade
ELEV.	Elevation	S.P.	Southern Pine
EMB./EMBED.	Embedment	S.S.	Stainless Steel
EOR	Engineer of Record	STAGGD.	Staggered
EQ.	Equal	STD.	Standard
EQUIP.	Equipment	STIFF.	Stiffener
E.W.	Each Way	STL.	Steel
EXT.	Exterior	STRUCT.	Structural
FDN.	Foundation	SYMM./SYM.	Symmetrical
F.F.	Finish Floor	T&B	Top and Bottom
F.G.	Finish Grade	T&G	Tongue & Groove
FHS	Flat Head Screw	TEMP.	Temperature
FIN.	Finish	T.O.C.	Top of Concrete
F.O.C.	Face of Concrete	T.O.P.	Top of Plywood
F.O.M.	Face of Masonry	T.O.S.	Top of Steel
F.O.S.	Face of Stud	T.O.W.	Top of Wall
F.R.S.	Finished Roof Surface	TS	Tube Steel
G.A.	Gauge	TYP.	Typical
GALV.	Galvanized	U.O.N.	Unless Otherwise Noted
G.L.	Grid Line	VERT.	Vertical
GSM	Galvanized Sheet Metal	V.I.F., ±	Verify in Field
HGR.	Hanger	W/	With
HORIZ.	Horizontal	W.P.	Working Point
HT.	Height	W.H.N.	Welded Headed Stud
ICBO	International Council of Building Officials	WRB	Weather-Resistive Barrier
INT.	Interior	W.T.S.	Welded Threaded Stud
INV.	Inverted	W.W.F.	Welded Wire Fabric
JST.	Joist		
LLH	Long Leg Horizontal		
LLV	Long Leg Vertical		
LTWT.	Lightweight		
LVL	Laminated Veneer Lumber		

SCOPE OF WORK

The following scope of work is for a nonstructural maintenance project to restore exterior walls at West Valley College Facilities building in Saratoga, California. Unless otherwise noted, work occurs at all elevations of the building, the second-floor concrete landing, and roof skylights. Work on the project shall consist of, but is not limited to, the following:

BASE BID:

General

- Complete general requirements related to mobilization, demobilization, elevated access, overhead protection, etc. as required based on the project requirements.

CMU WALL

- Survey 100% of the CMU walls for cracks and submit survey to the Engineer-of-Record.
- Inject with epoxy identified cracks in the survey and at locations indicated in the drawings. Refer to Detail 2/W800.
- Seal the exterior surface of the crack with sealant over backer rod. Refer to Detail 2/W800.
- Coat 100% of CMU walls, including the back of CMU parapet walls, with a penetrating sealer.

SEALANT JOINTS

- Survey 100% of sealant joints between the CMU walls and adjacent finishes. Submit survey to the Engineer-of-Record.
- Remove and replace all portions of sealant with defects. Defects include, but are not limited to, voids and incompletely adhered sealant locations.
- Extend the replacement area 6 in. in both directions beyond the identified defect locations.
- Infill sealant at recessed CMU mortar joints to form continuous perimeter sealant. Refer to Detail 9/W804.

GLAZED FENESTRATIONS

- Remove and replace weatherseal at the horizontal butt glazed joints at the West Elevation. Refer to Detail 6/W803.
- At the West Elevation, evaluate hardware at the operable window where leakage was observed during water testing.
- Obtain the window/curtain wall manufacturer's approval for the proposed repair prior to installation.
- Survey remaining operable windows for the defect that is the source leakage and repair where similar defect is identified.
- At all windows, nozzle test horizontal to vertical joints and replace joints where leakage is observed.

SECOND FLOOR CONCRETE LANDING

- Remove and retain door threshold for reinstallation.
- Install pedestrian-grade traffic deck waterproofing coating on the second floor landing. Extend the coating 8 in. onto the CMU wall.
- Bed the door threshold in sealant onto the traffic deck coating.
- Cut out the horizontal CMU mortar joint above the traffic deck coating upturn. Install new sheet metal flashing kerfed into the removed CMU mortar joint. Install sealant over backer rod between sheet metal flashing and CMU. Refer to details on Sheet W804.

CONCRETE FOUNDATION WALL

- Route and seal cracks within the thickness of the slab. Refer to Detail 10/W804. Extend the penetrating sealer used for the CMU wall repairs onto the concrete to cover 2 in. beyond the face of the concrete slab and as indicated in the drawings.

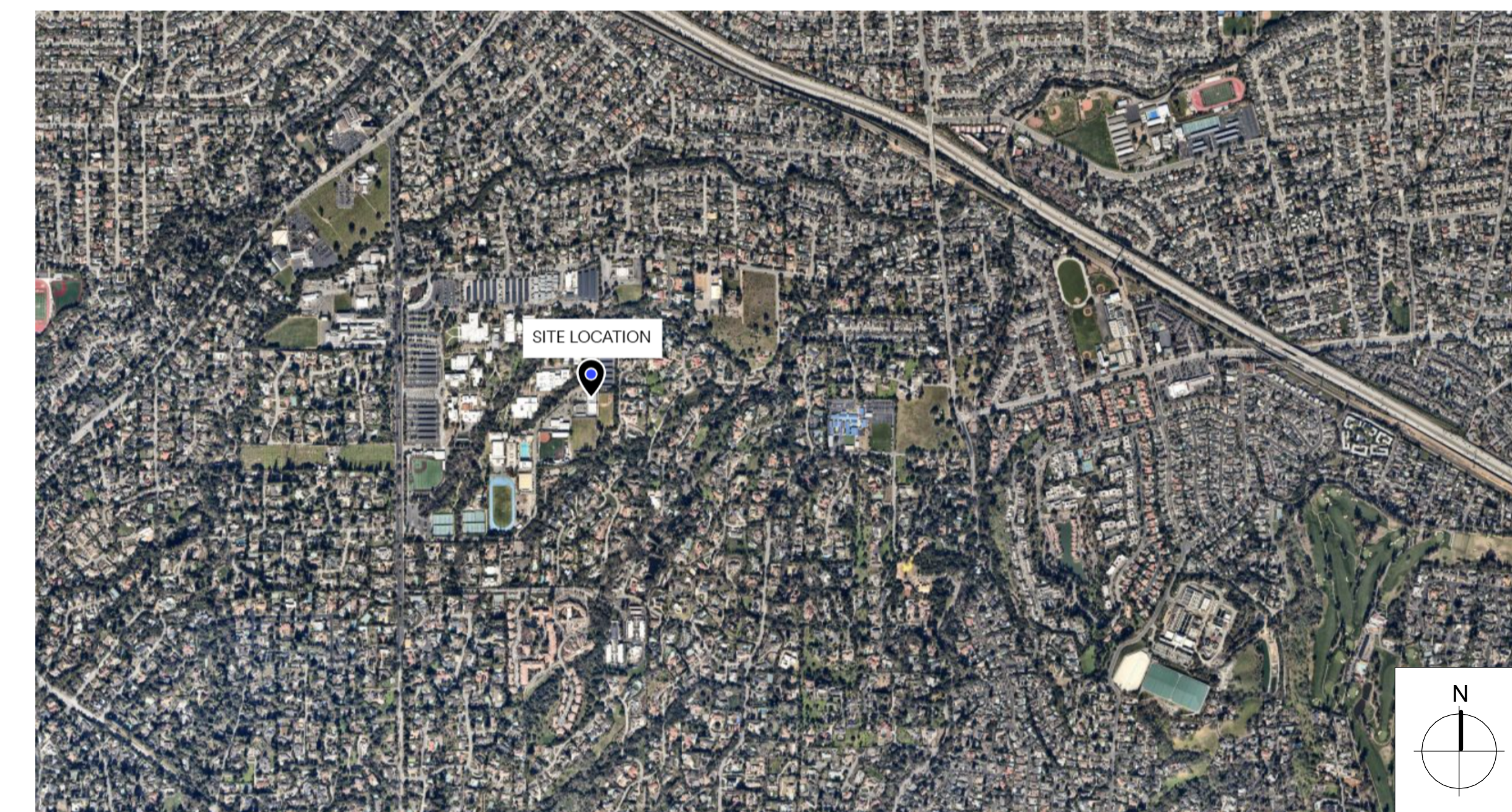
ROOF SKYLIGHT

- Install silicone tape bed in silicone sealant to seal the transition between skylight and roofing sheet metal counterflashing. Refer to Detail 3/W804.

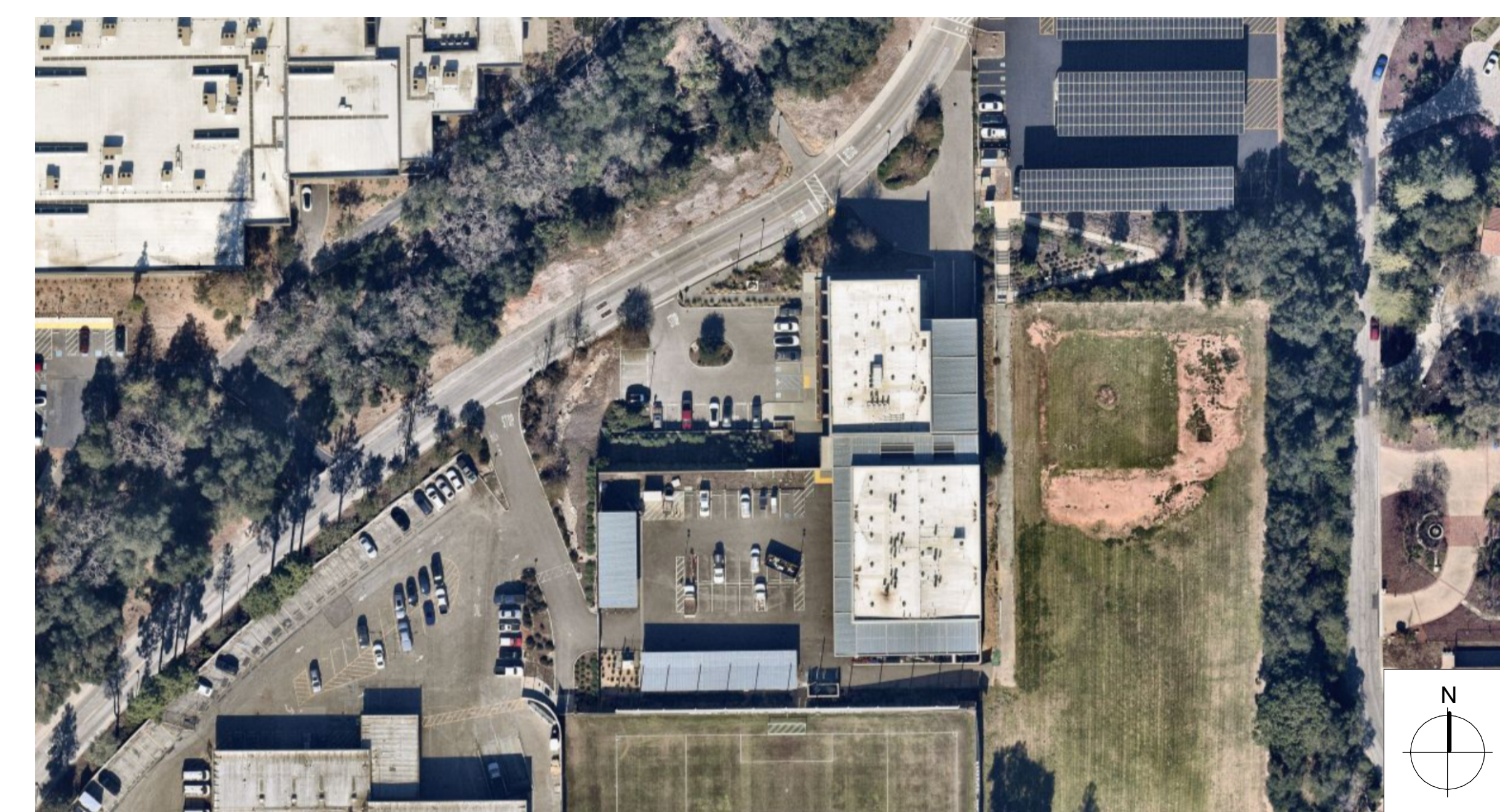
DRAWING INDEX

W000	TITLE SHEET
W200	LEVEL 2 FLOOR PLAN
W201	ROOF PLAN
W400	EXTERIOR ELEVATIONS
W401	EXTERIOR ELEVATIONS
W402	EXTERIOR ELEVATIONS
W403	EXTERIOR ELEVATIONS
W404	EXTERIOR ELEVATIONS
W800	CMU WALL DETAILS
W801	CMU WALL DETAILS
W802	CMU WALL DETAILS
W803	GLAZED FENESTRATION DETAILS
W804	EXTERIOR DETAILS

VICINITY MAP



SITE MAP



SYMBOLS

	REVISION
	GRIDLINE
	BUILDING SECTION OR ELEVATION
	WORK POINT, DATUM OR CONTROL POINT, FIN. FLR. ELEVATION
	DETAIL REFERENCE
	PROJECT NORTH

Consultant

No.	Date	Description	By
2	5.26.26	ISSUE FOR BID	XTL
1	4.24.26	DRAFT FOR OWNER REVIEW	XTL

WVC FACILITIES BUILDING - IN SITU REPAIR OF EXISTING FACADE

14000 FRUITVALE AVE.,
SARATOGA, CA

Project

TITLE SHEET

Drawing Title

Project No.	Checked	Date
257152.20		5.26.2026
Drawn	Approved	Scale
SMS	XTL	NTS

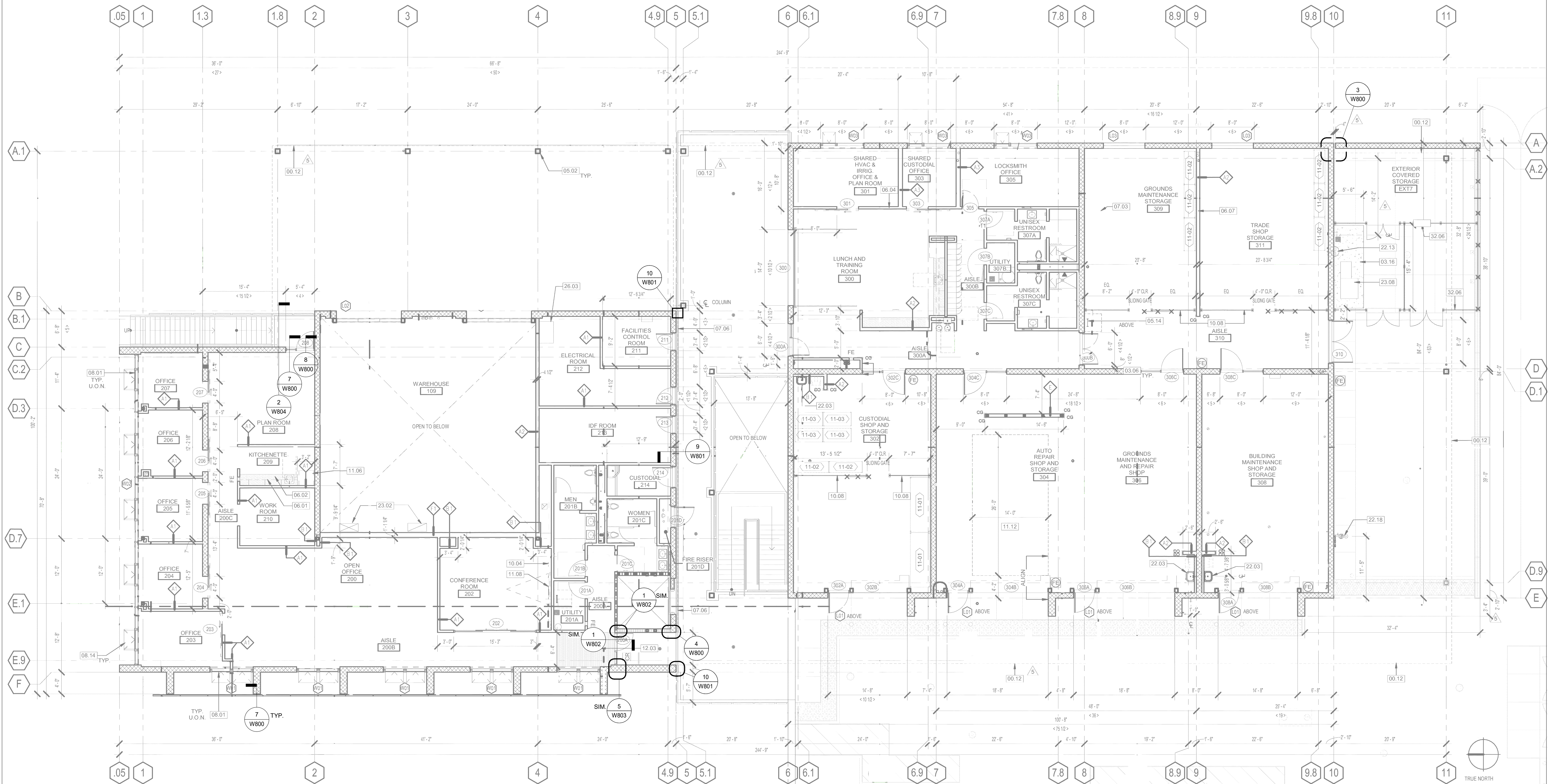
Drawing No.



W000

Seal

Date Signed: 05/26/2026



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**WVC FACILITIES BUILDING
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14000 FRUITVALE AVE.,
 SARATOGA, CA

Project

**LEVEL 2 FLOOR
 PLAN**

Drawing Title		
Project No. 257152.20	Checked	Date 5.26.2026
Drawn SMS	Approved XTL	Scale 1/8" = 1'-0"
Drawing No.		

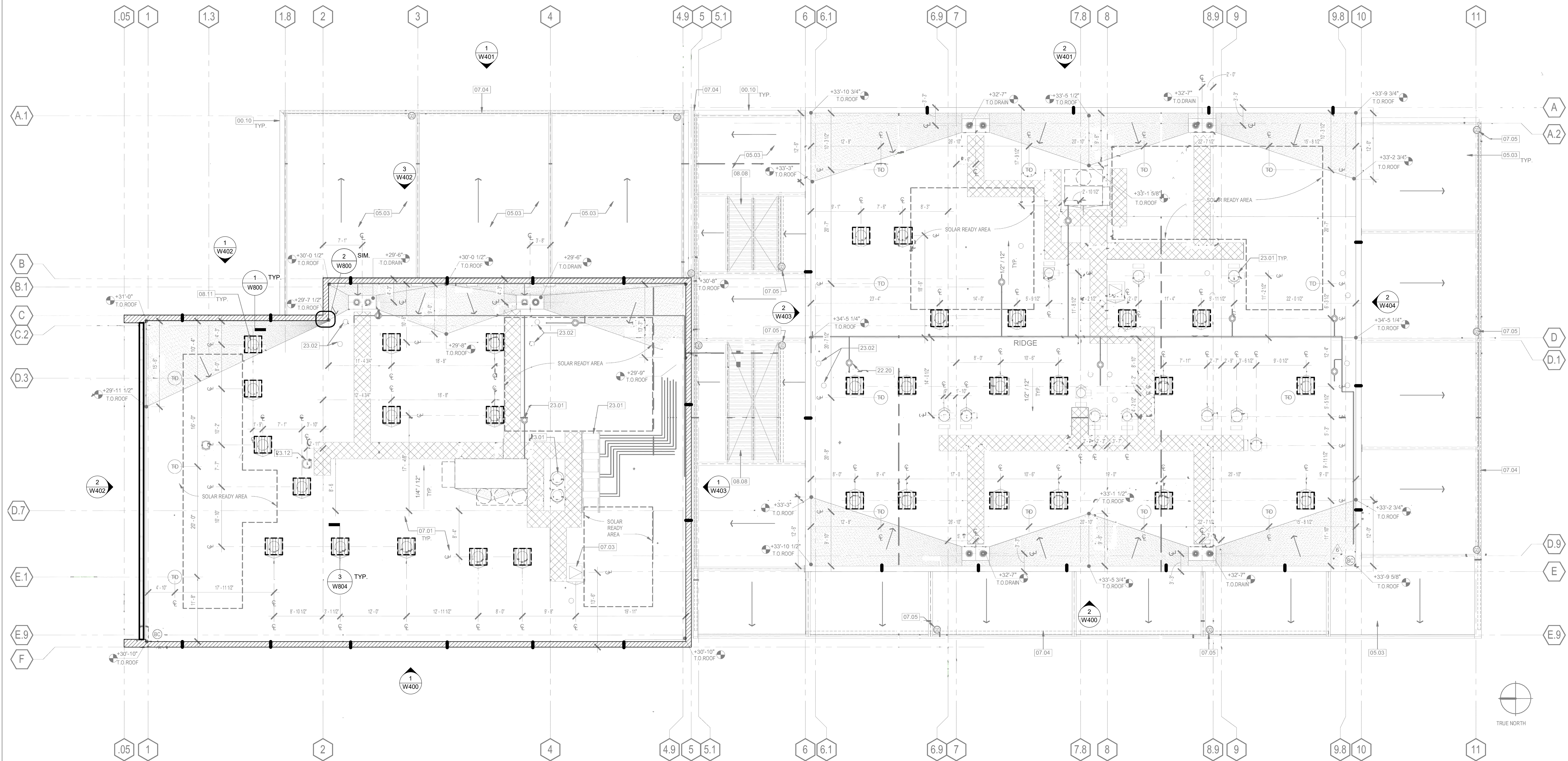


W200

Date Signed: 05/26/2026

1 LEVEL 2 FLOOR PLAN
 1/8" = 1'-0"

Consultant



1 ROOF PLAN
 1/8" = 1'-0"

REPAIR LEGEND

- CMU WALL**
 PROVIDE WATER-REPELLANT SEALER AT ALL EXTERIOR CMU SURFACES. PRIOR TO SEALER INSTALLATION, SURVEY ALL CMU BLOCKS TO IDENTIFY CRACKS. ROUTE AND SEAL STATIC CRACKS WITH EPOXY AND ROUTE AND SEAL DYNAMIC CRACKS WITH SEALANT.
- CONTROL JOINTS**
 INJECT EPOXY TO FILL VOIDS IN CONTROL JOINTS AND REPLACE 1" DEPTH OF EXISTING CONTROL JOINT MORTAR WITH SEALANT OVER BACKER ROD.
- GLAZED FENESTRATIONS**
 REMOVE AND INSTALL A NEW WEATHERSEAL AT THE HORIZONTAL CAPLESS JOINTS AT THE WEST ELEVATION. AT THE WEST ELEVATION, EVALUATE HARDWARE AT THE OPERABLE WINDOW WHERE LEAKAGE WAS OBSERVED DURING WATER TESTING. OBTAIN THE WINDOW/CURTAIN WALL MANUFACTURER'S APPROVAL FOR THE PROPOSED REPAIR PRIOR TO INSTALLATION.
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 AT ALL WINDOWS, NOZZLE TEST HORIZONTAL TO VERTICAL JOINTS AND REPLACE JOINTS WHERE LEAKAGE IS OBSERVED.
- CONCRETE FOUNDATION WALL**
 ROUTE AND SEAL CONCRETE CRACKS WITHIN THE VERTICAL EXTENT OF THE THICKNESS OF THE SLAB. EXTEND THE PENETRATING SEALER USED FOR THE CMU REPAIRS ONTO THE CONCRETE TO COVER THE FACE OF THE CONCRETE SLAB.
- CMU PARAPET WALL**
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- ROOF SKYLIGHT**
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Project

ROOF PLAN

Drawing Title

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Drawn	Approved	Scale
SMS	XTL	1/8" = 1'-0"

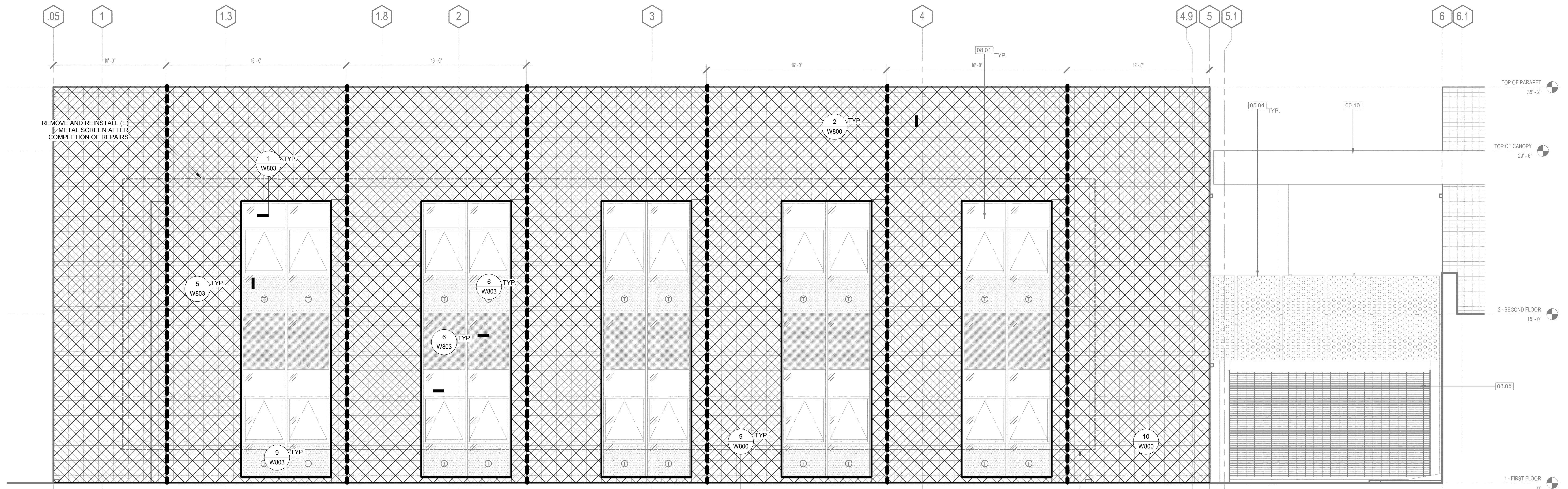
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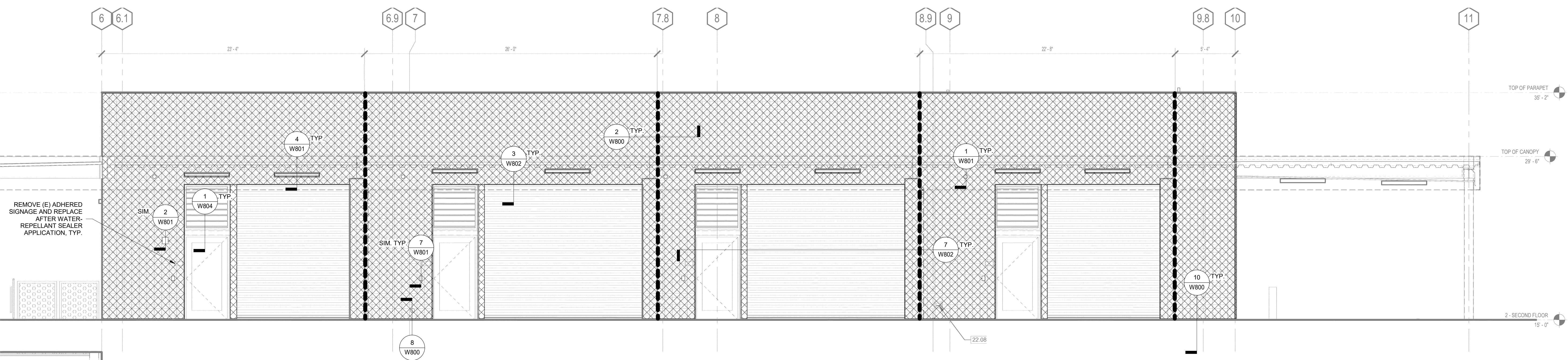
W201

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 Date Signed: 05/26/2026

Consultant



1 NORTH BUILDING - WEST ELEVATION
 1/4" = 1'-0"



2 SOUTH BUILDING - WEST ELEVATION
 1/4" = 1'-0"

REPAIR LEGEND

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14000 FRUITVALE AVE.,
 SARATOGA, CA

Project

**EXTERIOR
 ELEVATIONS**

Drawing Title

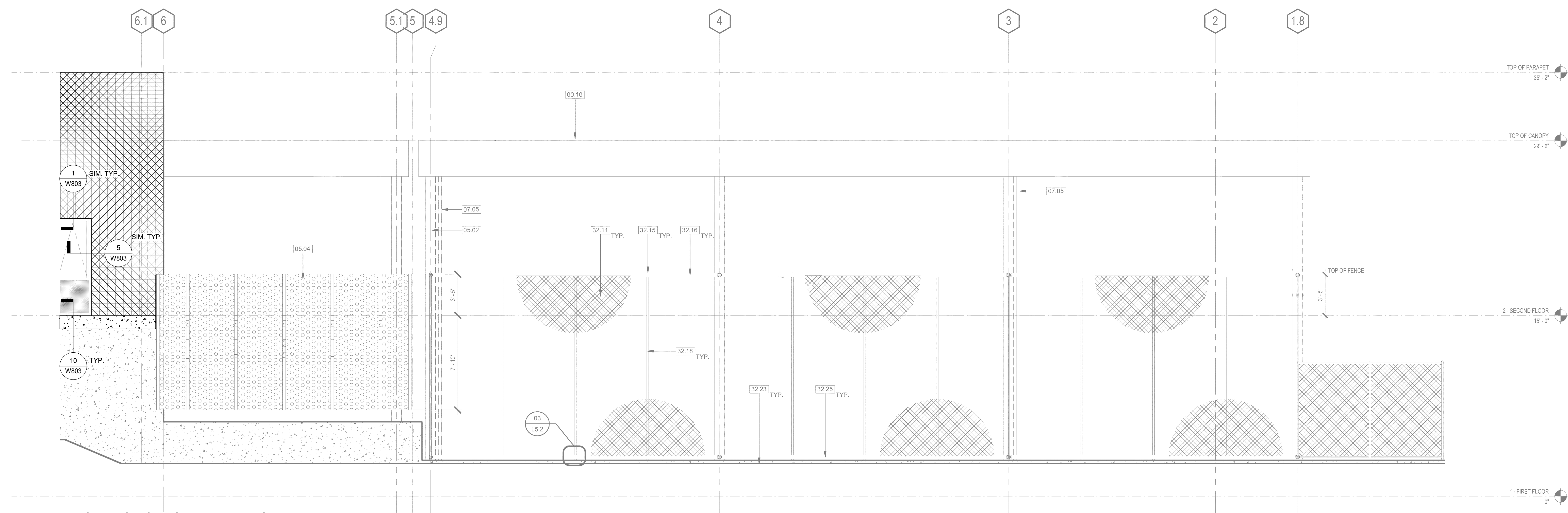
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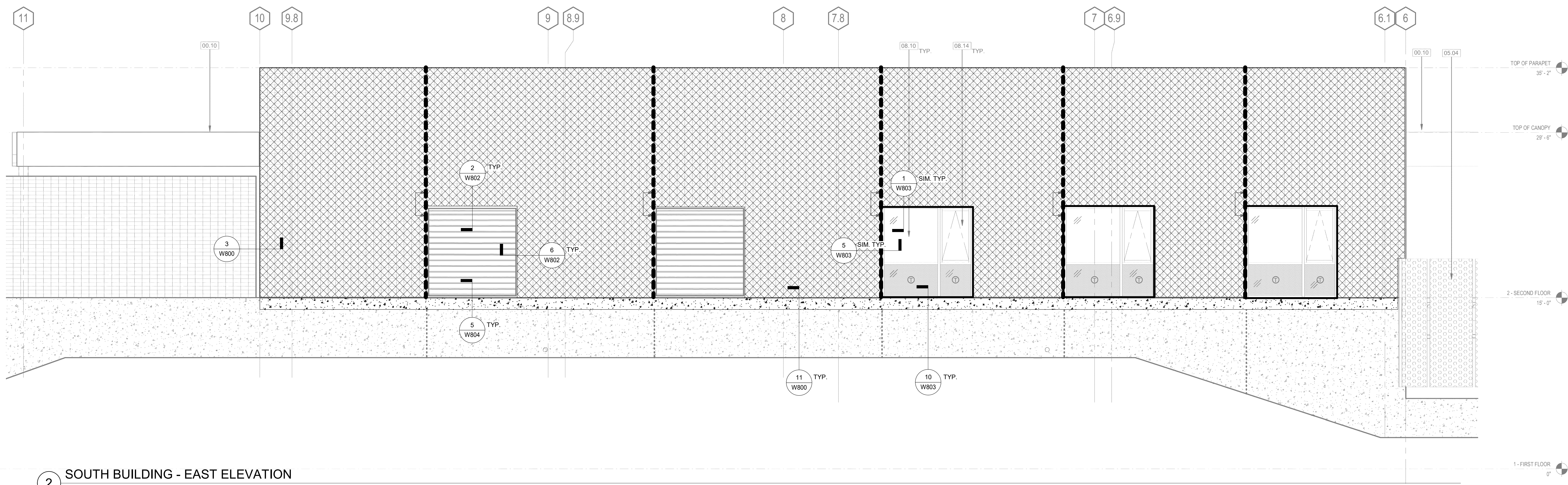
W400

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Consultant



1 NORTH BUILDING - EAST CANOPY ELEVATION
 1/4" = 1'-0"



2 SOUTH BUILDING - EAST ELEVATION
 1/4" = 1'-0"

REPAIR LEGEND

- CMU WALL**
 PROVIDE WATER-REPELLANT SEALER AT ALL EXTERIOR CMU SURFACES. PRIOR TO SEALER INSTALLATION, SURVEY ALL CMU BLOCKS TO IDENTIFY CRACKS. ROUTE AND SEAL STATIC CRACKS WITH EPOXY AND ROUTE AND SEAL DYNAMIC CRACKS WITH SEALANT.
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14000 FRUITVALE AVE.,
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Project

**EXTERIOR
 ELEVATIONS**

Drawing Title

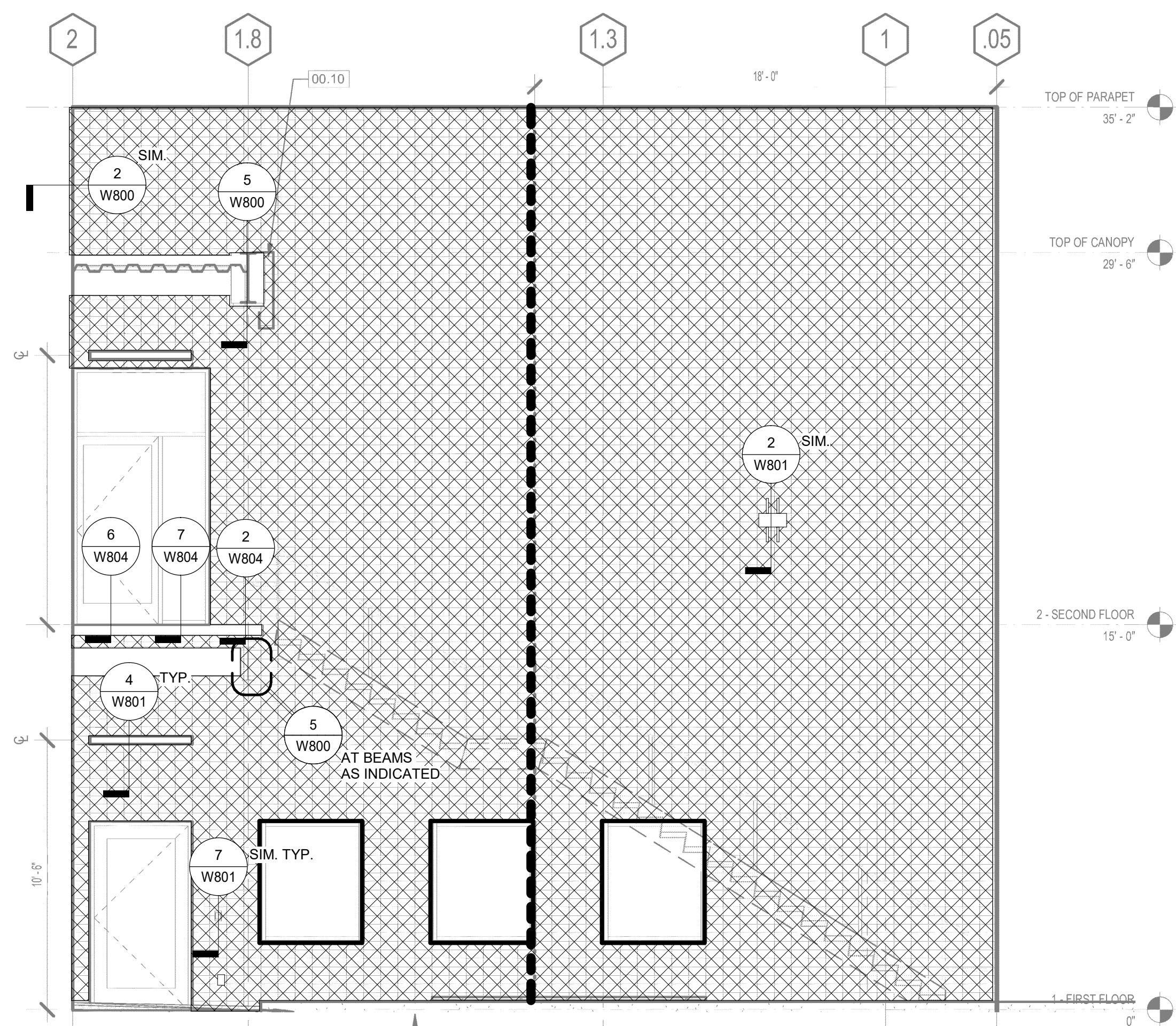
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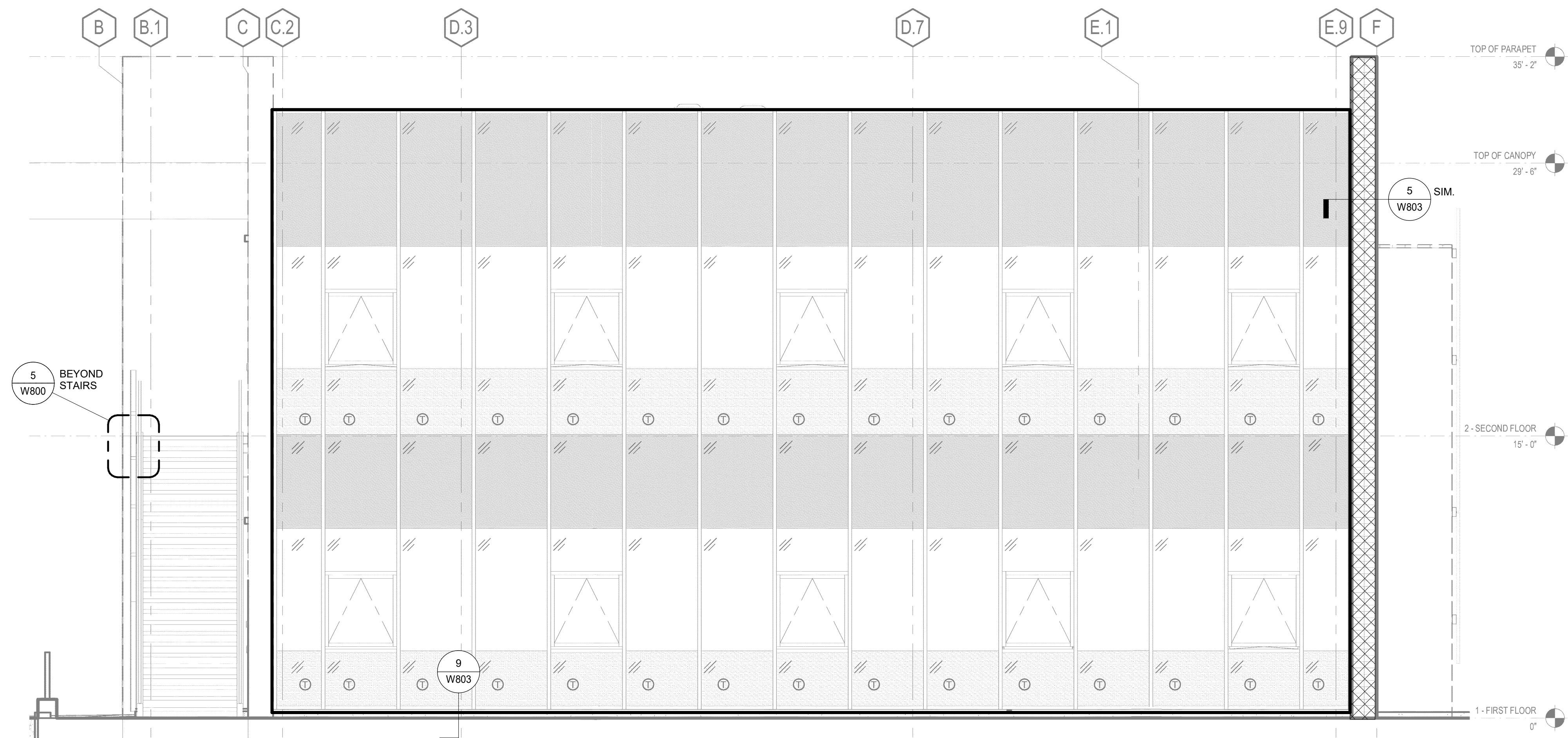


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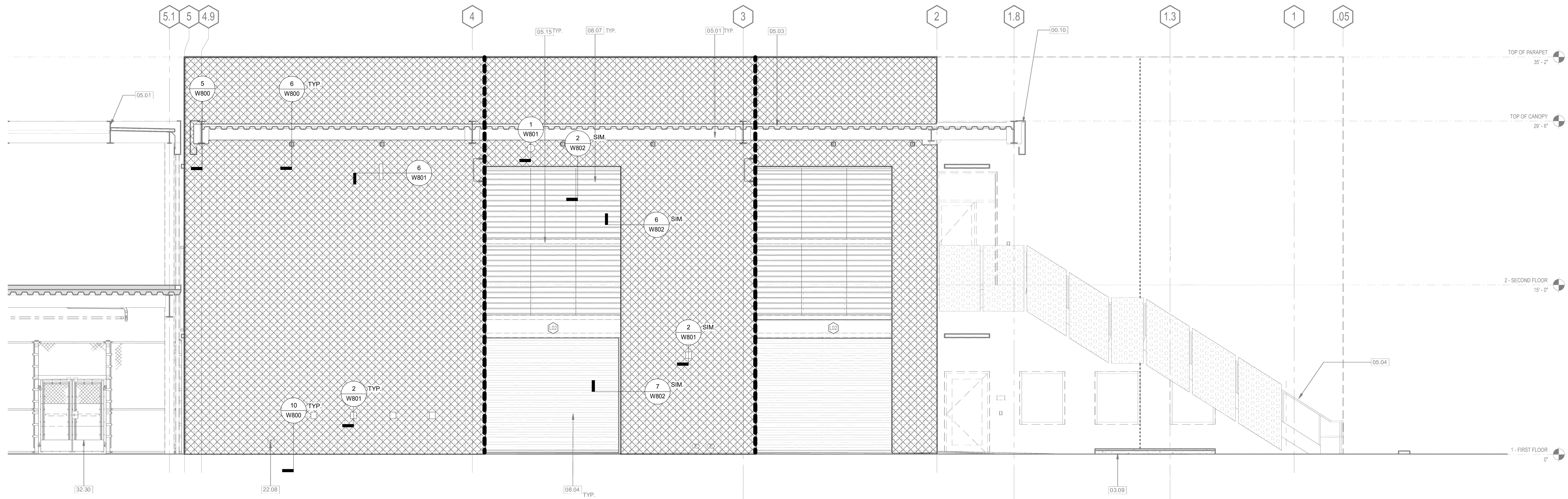
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1 NORTH BUILDING - EAST LOADING DOCK ELEVATION
 1/4" = 1'-0"



2 NORTH BUILDING - NORTH ELEVATION
 1/4" = 1'-0"



3 NORTH ELEVATION - EAST LOADING DOCK ELEVATION
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**EXTERIOR
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SMS	XTL	As indicated

Drawing No.



W402

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**EXTERIOR
 ELEVATIONS**

Drawing Title

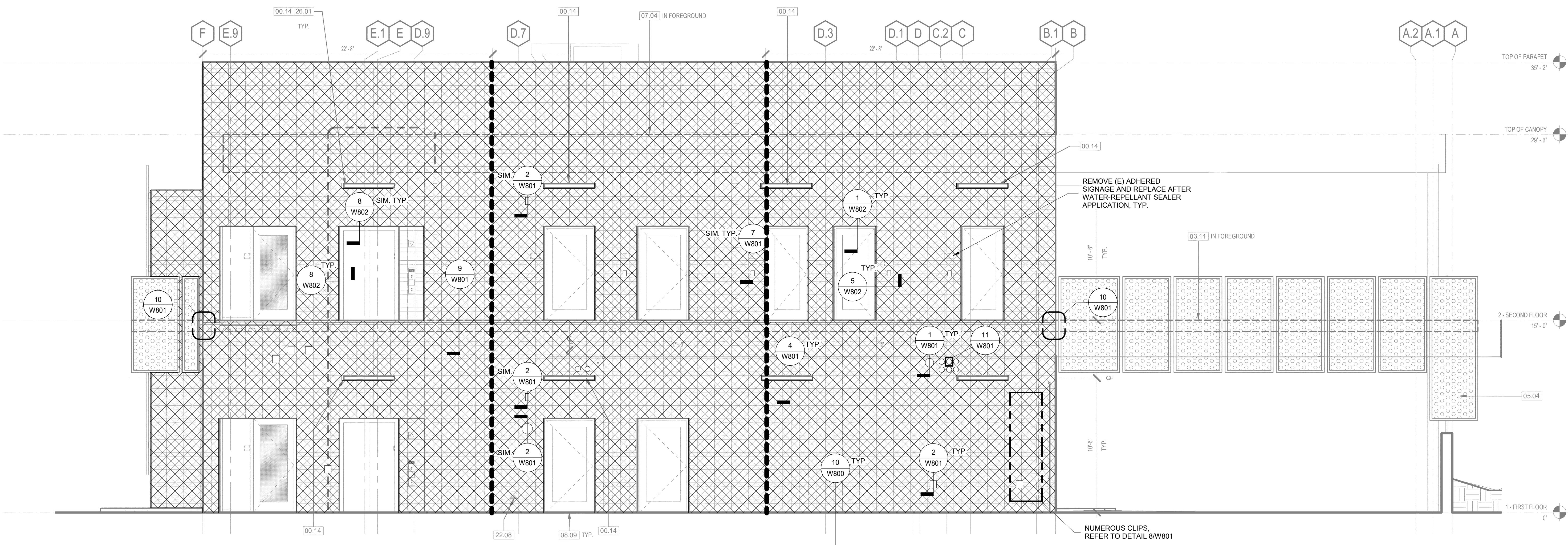
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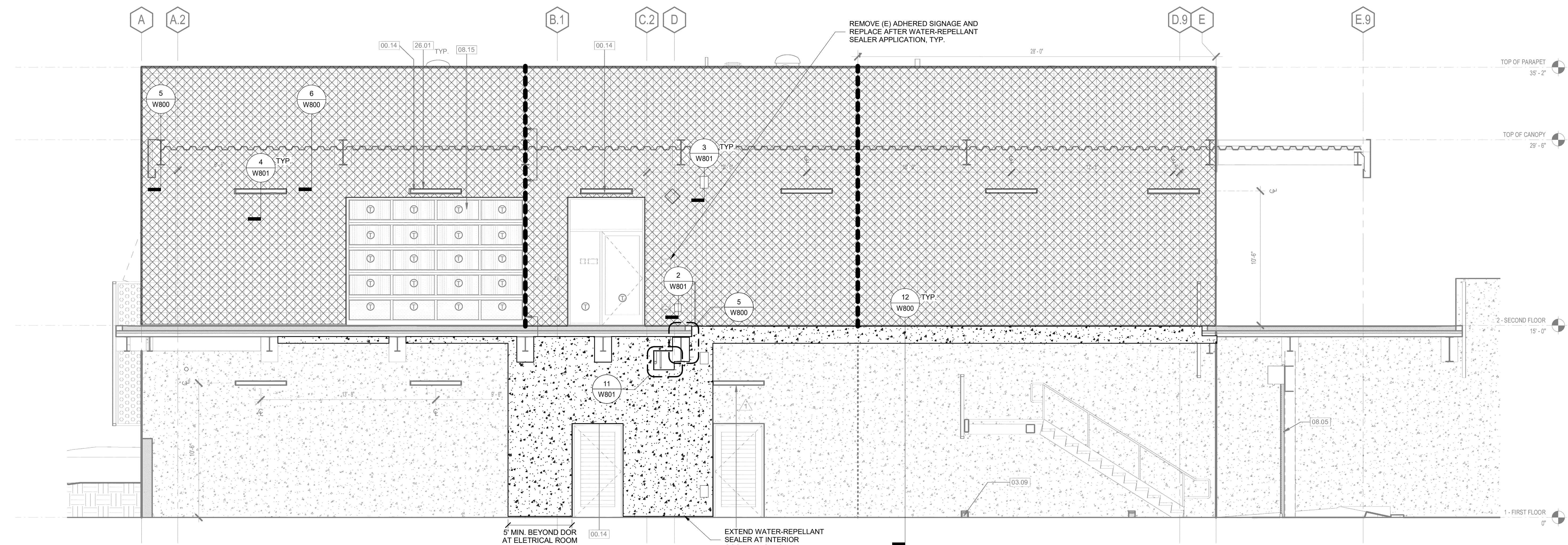


W403

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 1/4" = 1'-0"



2 SOUTH BUILDING - NORTH ELEVATION
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 INJECT EPOXY TO FILL VOIDS IN CONTROL JOINTS AND REPLACE 1" DEPTH OF EXISTING CONTROL JOINT MORTAR WITH SEALANT OVER BACKER ROD.
- GLAZED FENESTRATIONS**
 REMOVE AND INSTALL A NEW WEATHERSEAL AT THE HORIZONTAL CAPLESS JOINTS AT THE WEST ELEVATION. AT THE WEST ELEVATION, EVALUATE HARDWARE AT THE OPERABLE WINDOW WHERE LEAKAGE WAS OBSERVED DURING WATER TESTING. OBTAIN THE WINDOW/CURTAIN WALL MANUFACTURER'S APPROVAL FOR THE PROPOSED REPAIR PRIOR TO INSTALLATION.
 SURVEY REMAINING OPERABLE WINDOWS FOR THE DEFECT THAT IS THE SOURCE OF LEAKAGE AND REPAIR WHERE SIMILAR DEFECT IS IDENTIFIED.
 AT ALL WINDOWS, NOZZLE TEST HORIZONTAL TO VERTICAL JOINTS AND REPLACE JOINTS WHERE LEAKAGE IS OBSERVED.
- CONCRETE FOUNDATION WALL**
 ROUTE AND SEAL CONCRETE CRACKS WITHIN THE VERTICAL EXTENT OF THE THICKNESS OF THE SLAB. EXTEND THE PENETRATING SEALER USED FOR THE CMU REPAIRS ONTO THE CONCRETE TO COVER THE FACE OF THE CONCRETE SLAB.
- CMU PARAPET WALL**
 IMPLEMENT CMU WALL REPAIR AT THE BACK SIDE OF ALL EXPOSED CMU PARAPET SURFACES.
- ROOF SKYLIGHT**
 INSTALL SILICONE TAPE BED IN SILICONE SEALANT TO SEAL THE TRANSITION BETWEEN SKYLIGHT AND ROOFING SHEET METAL COUNTERFLASHING.

Consultant

No.	Date	Description	By
2	5.26.26	ISSUE FOR BID	XTL
1	4.24.26	DRAFT FOR OWNER REVIEW	XTL

**WVC FACILITIES BUILDING
 - IN SITU REPAIR OF
 EXISTING FACADE**

14000 FRUITVALE AVE.,
 SARATOGA, CA

Project

**EXTERIOR
 ELEVATIONS**

Drawing Title

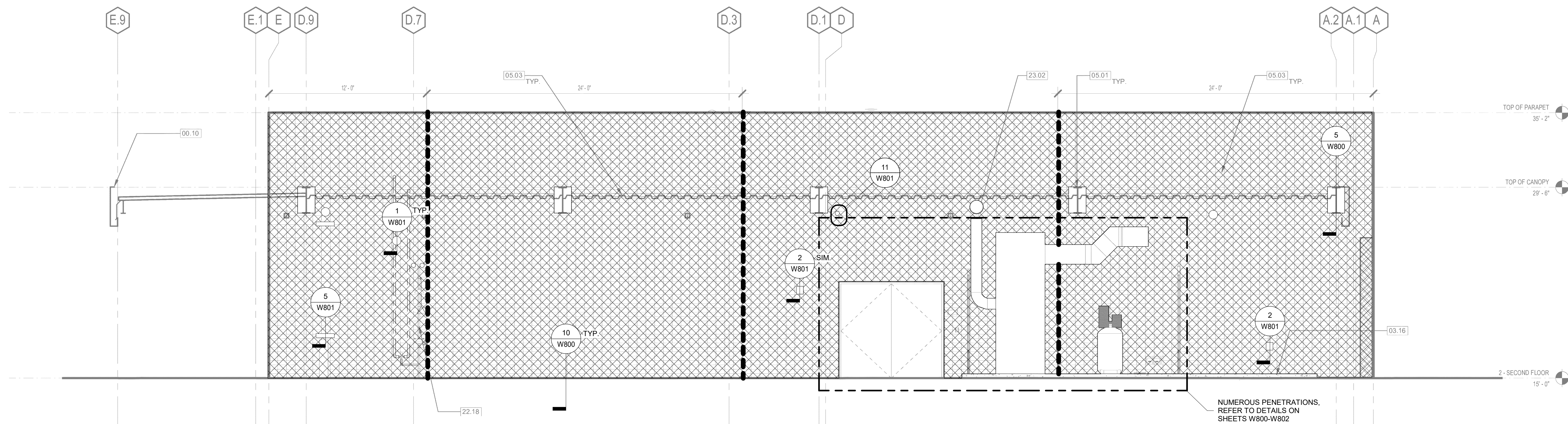
Project No.	Checked	Date
257152.20		5.26.2026
Drawn	Approved	Scale
SMS	XTL	As indicated

Drawing No.



W404

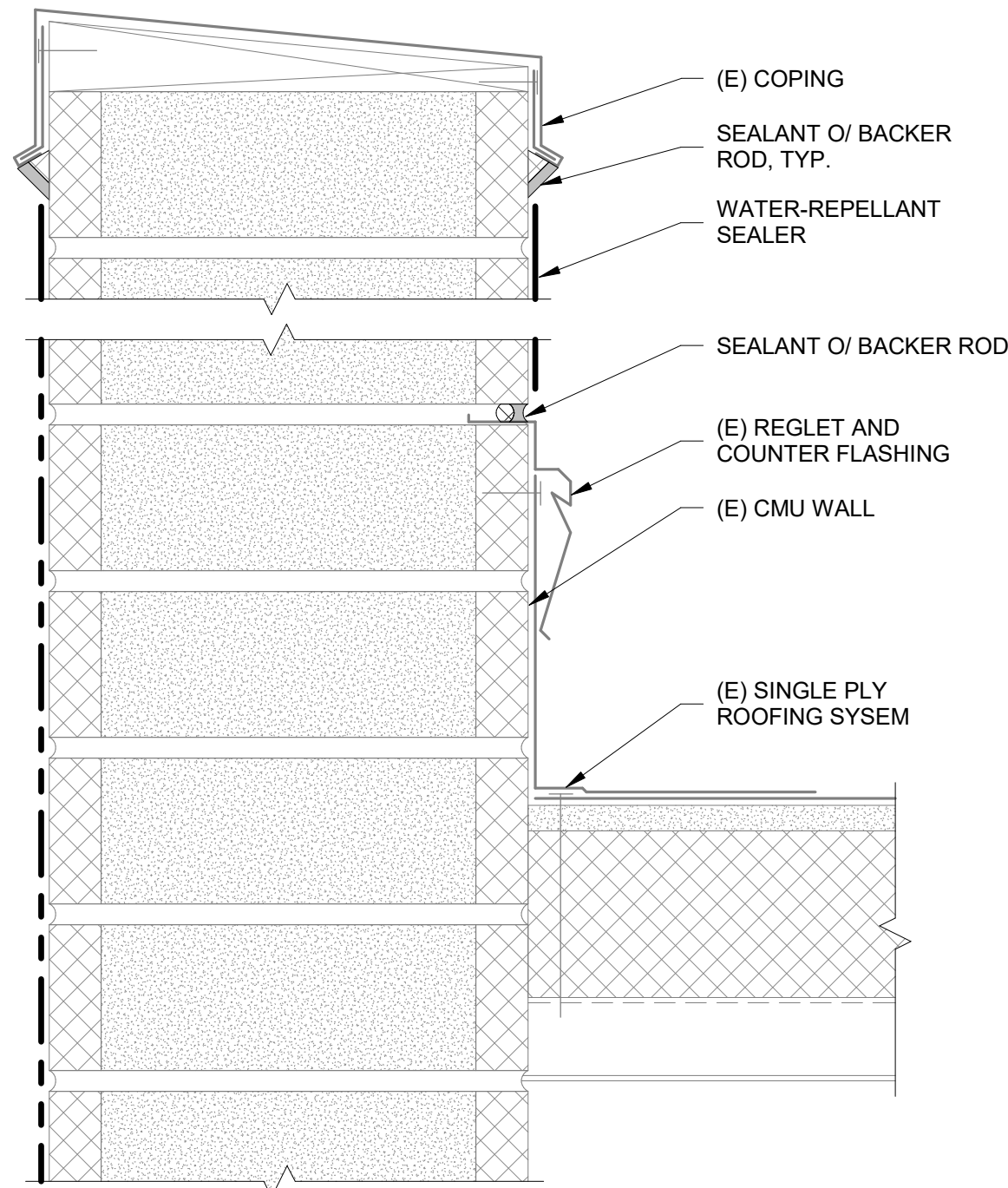
Seal
 Date Signed: 05/26/2026



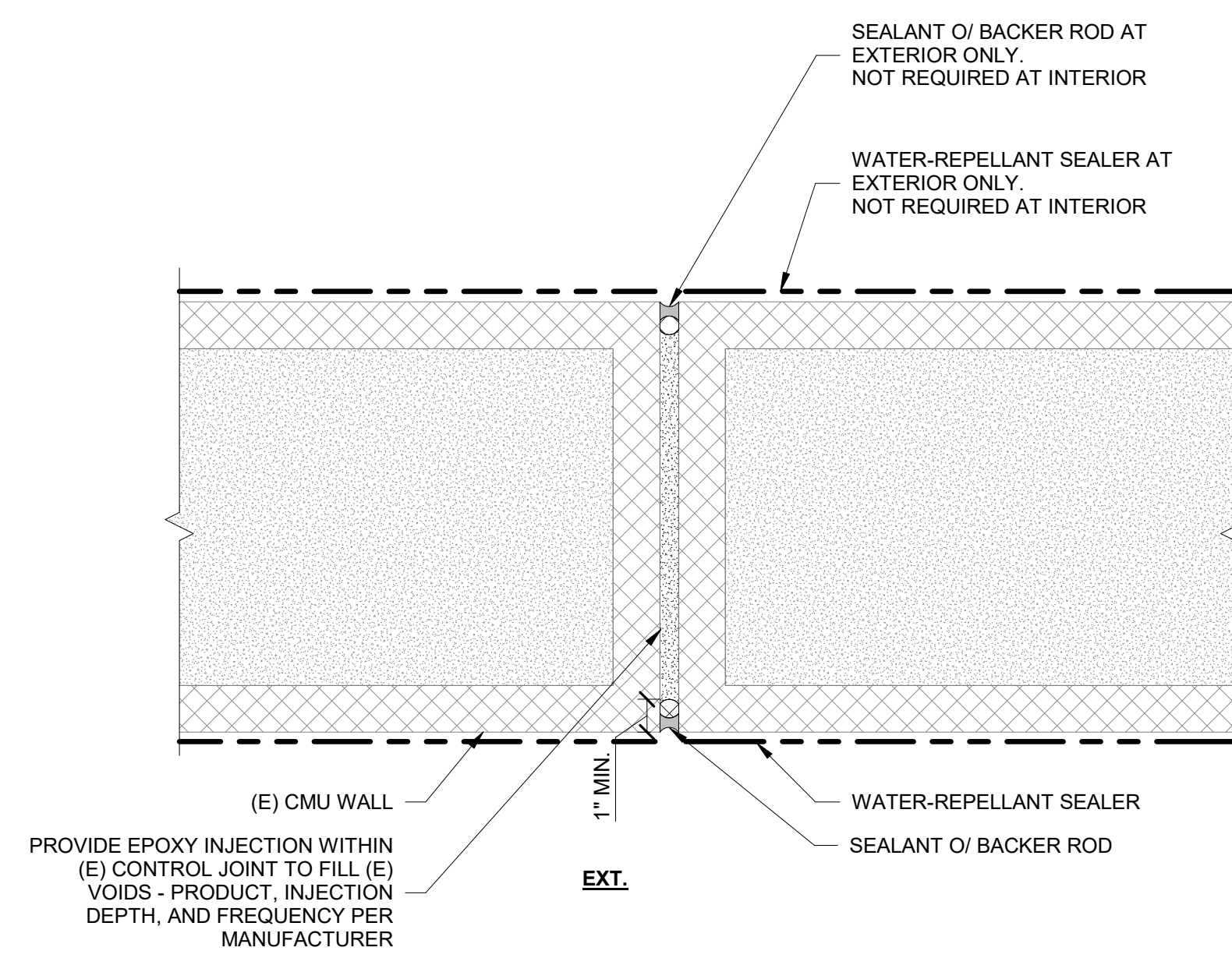
2 SOUTH BUILDING - SOUTH ELEVATION
 1/4" = 1'-0"

REPAIR LEGEND

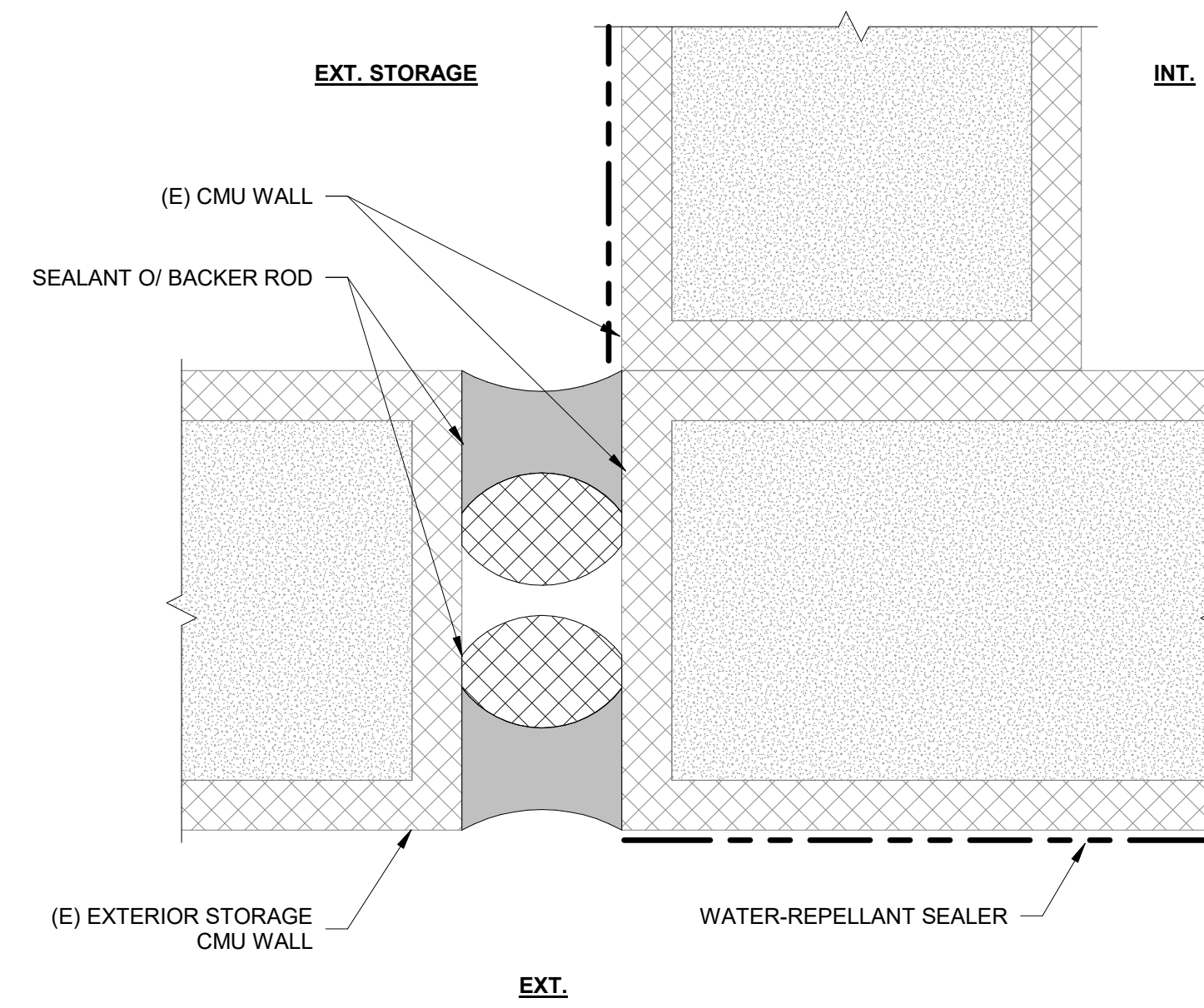
- CMU WALL**
 PROVIDE WATER-REPELLANT SEALER AT ALL EXTERIOR CMU SURFACES. PRIOR TO SEALER INSTALLATION, SURVEY ALL CMU BLOCKS TO IDENTIFY CRACKS. ROUTE AND SEAL STATIC CRACKS WITH EPOXY AND ROUTE AND SEAL DYNAMIC CRACKS WITH SEALANT.
- CONTROL JOINTS**
 INJECT EPOXY TO FILL VOIDS IN CONTROL JOINTS AND REPLACE 1" DEPTH OF EXISTING CONTROL JOINT MORTAR WITH SEALANT OVER BACKER ROD.
- GLAZED FENESTRATIONS**
 REMOVE AND INSTALL A NEW WEATHERSEAL AT THE HORIZONTAL CAPLESS JOINTS AT THE WEST ELEVATION. AT THE WEST ELEVATION, EVALUATE HARDWARE AT THE OPERABLE WINDOW WHERE LEAKAGE WAS OBSERVED DURING WATER TESTING. OBTAIN THE WINDOW CURTAIN WALL MANUFACTURER'S APPROVAL FOR THE PROPOSED REPAIR PRIOR TO INSTALLATION.
 SURVEY REMAINING OPERABLE WINDOWS FOR THE DEFECT THAT IS THE SOURCE OF LEAKAGE AND REPAIR WHERE SIMILAR DEFECT IS IDENTIFIED.
 AT ALL WINDOWS, NOZZLE TEST HORIZONTAL TO VERTICAL JOINTS AND REPLACE JOINTS WHERE LEAKAGE IS OBSERVED.
- CONCRETE FOUNDATION WALL**
 ROUTE AND SEAL CONCRETE CRACKS WITHIN THE VERTICAL EXTENT OF THE THICKNESS OF THE SLAB. EXTEND THE PENETRATING SEALER USED FOR THE CMU REPAIRS ONTO THE CONCRETE TO COVER THE FACE OF THE CONCRETE SLAB.
- CMU PARAPET WALL**
 IMPLEMENT CMU WALL REPAIR AT THE BACK SIDE OF ALL EXPOSED CMU PARAPET SURFACES.
- ROOF SKYLIGHT**
 INSTALL SILICONE TAPE BED IN SILICONE SEALANT TO SEAL THE TRANSITION BETWEEN SKYLIGHT AND ROOFING SHEET METAL COUNTERFLASHING.



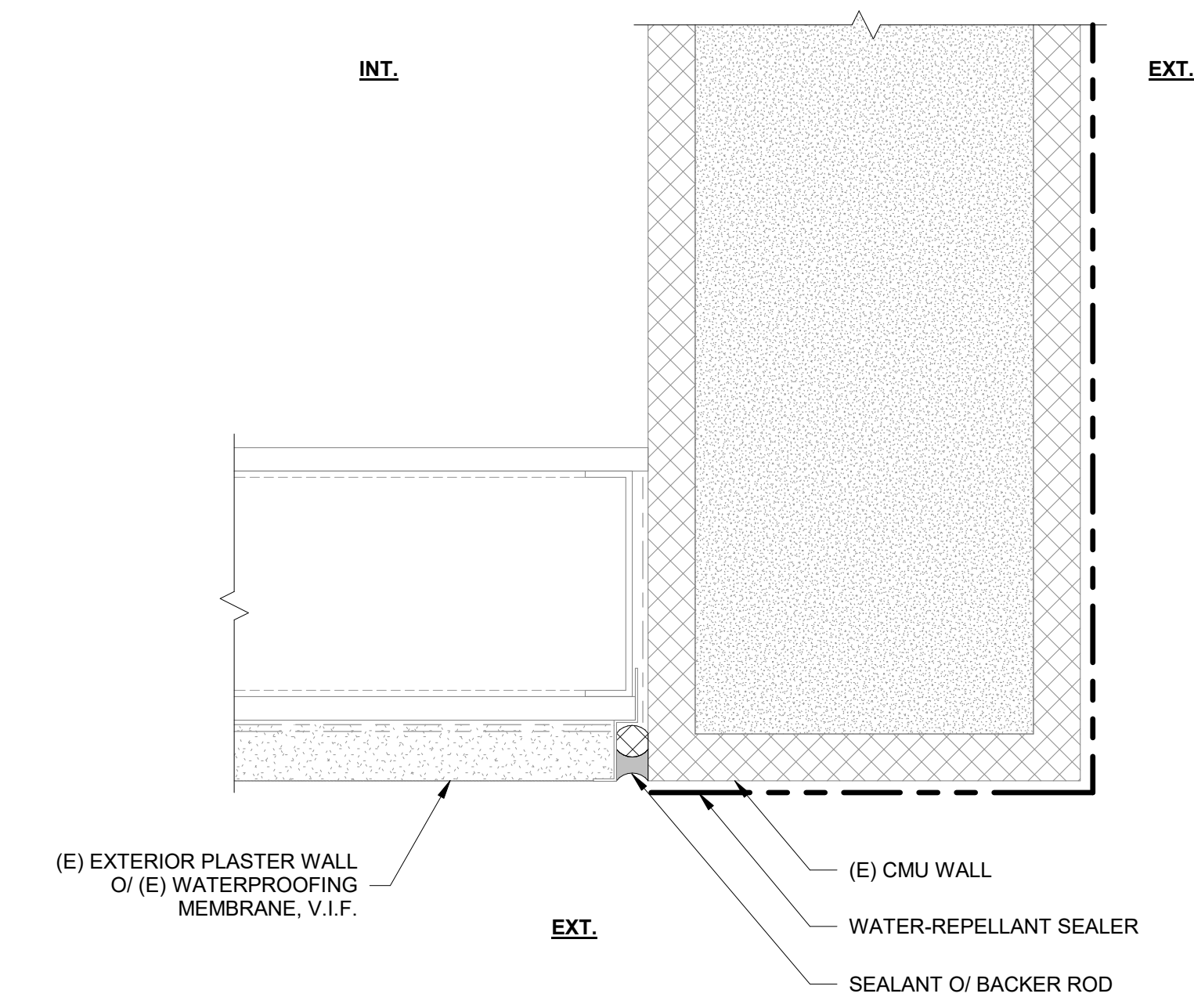
1 CMU PARAPET WALL
 NTS



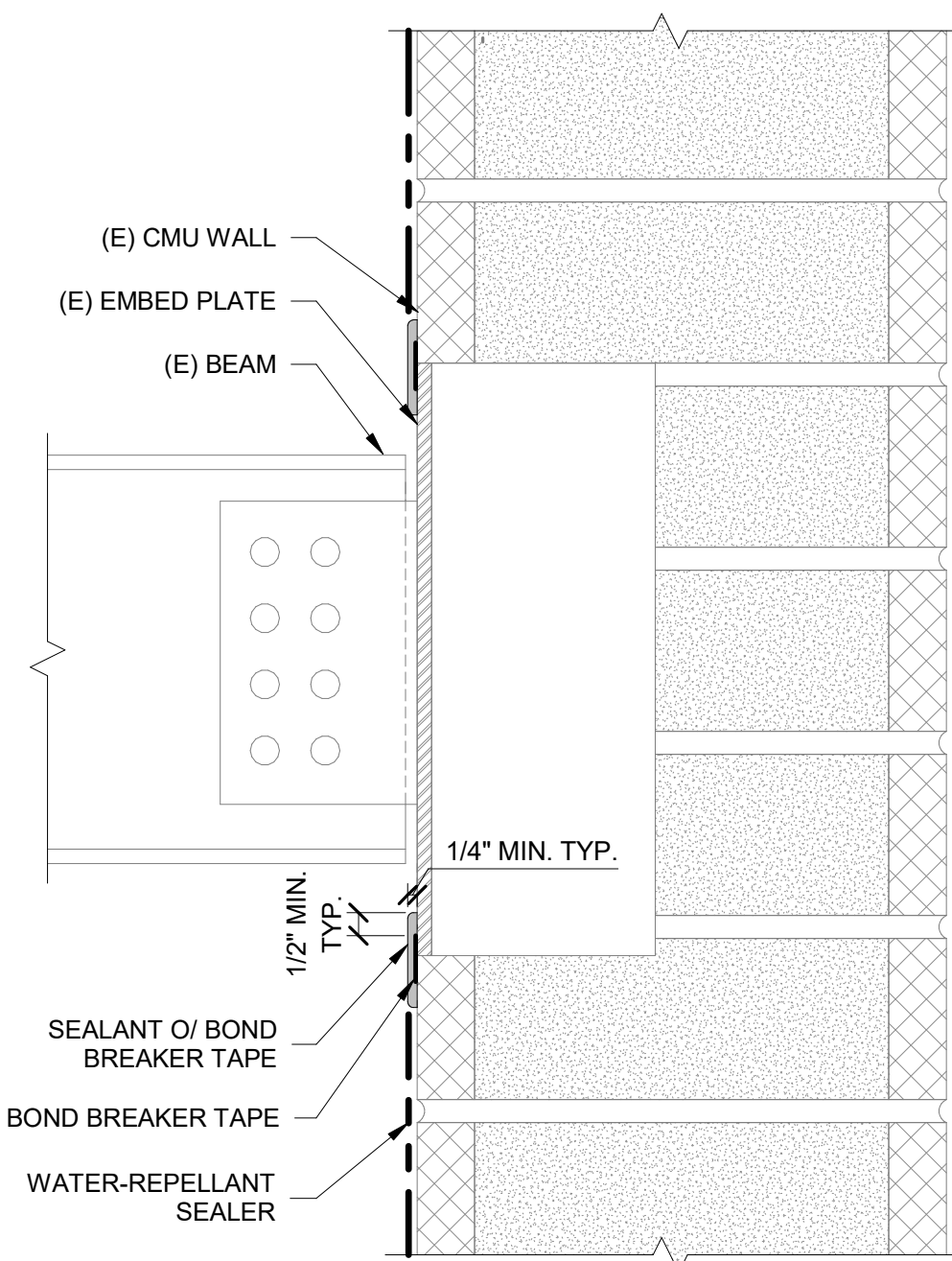
2 CONTROL JOINT AT CMU WALL
 NTS



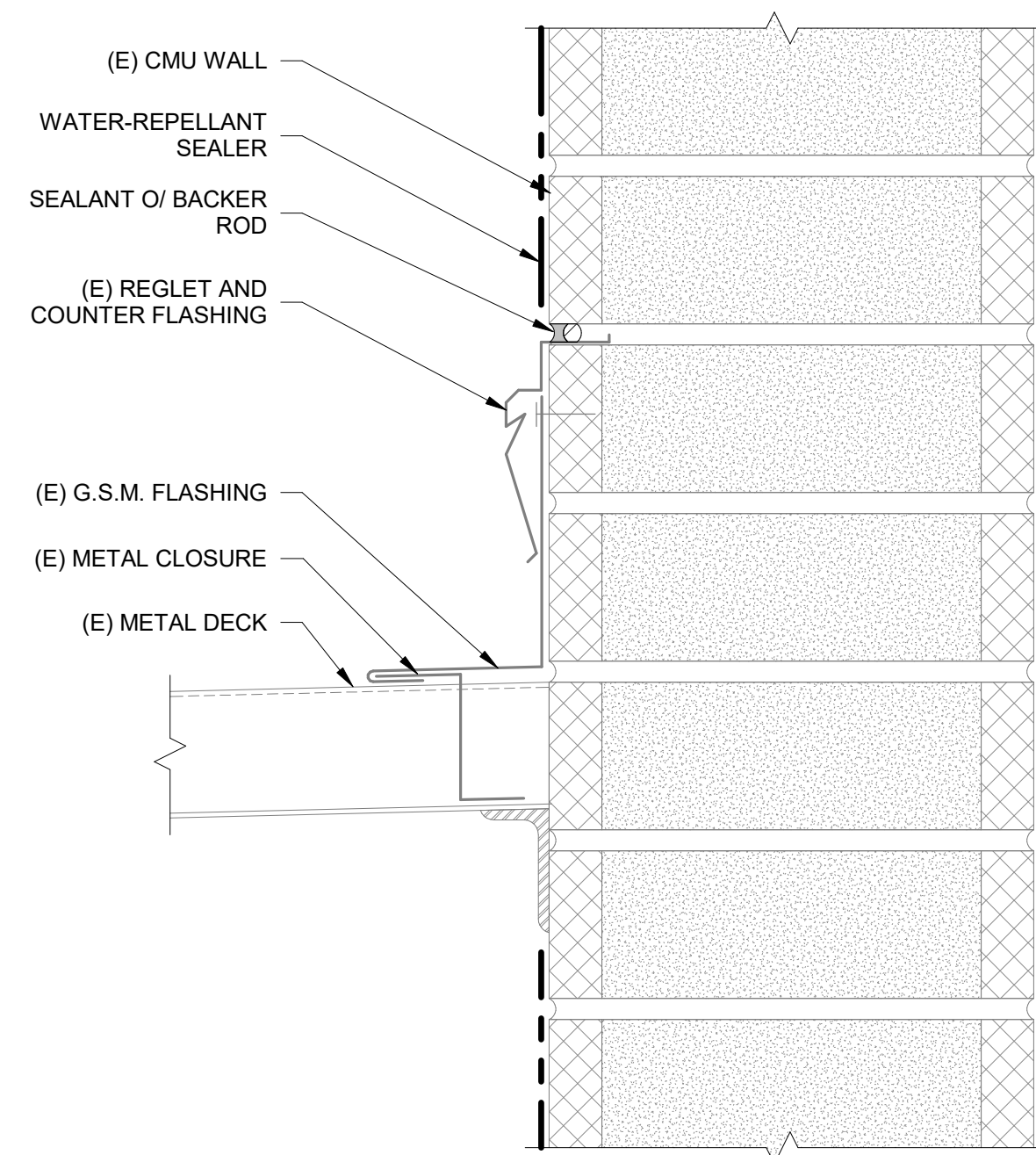
3 EXTERIOR STORAGE WALL AT CMU WALL
 NTS



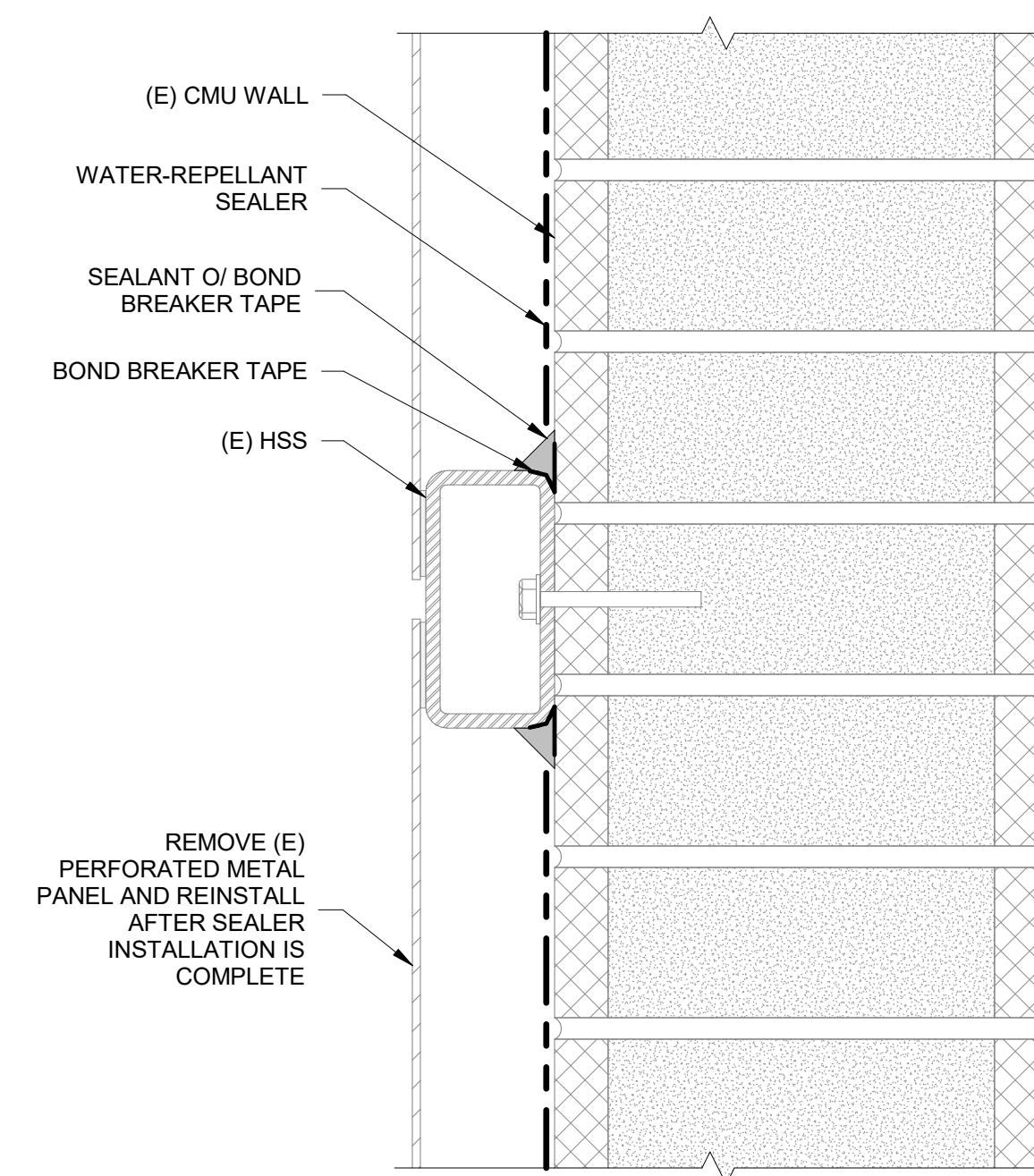
4 CMU WALL TO CEMENT PLASTER WALL
 NTS



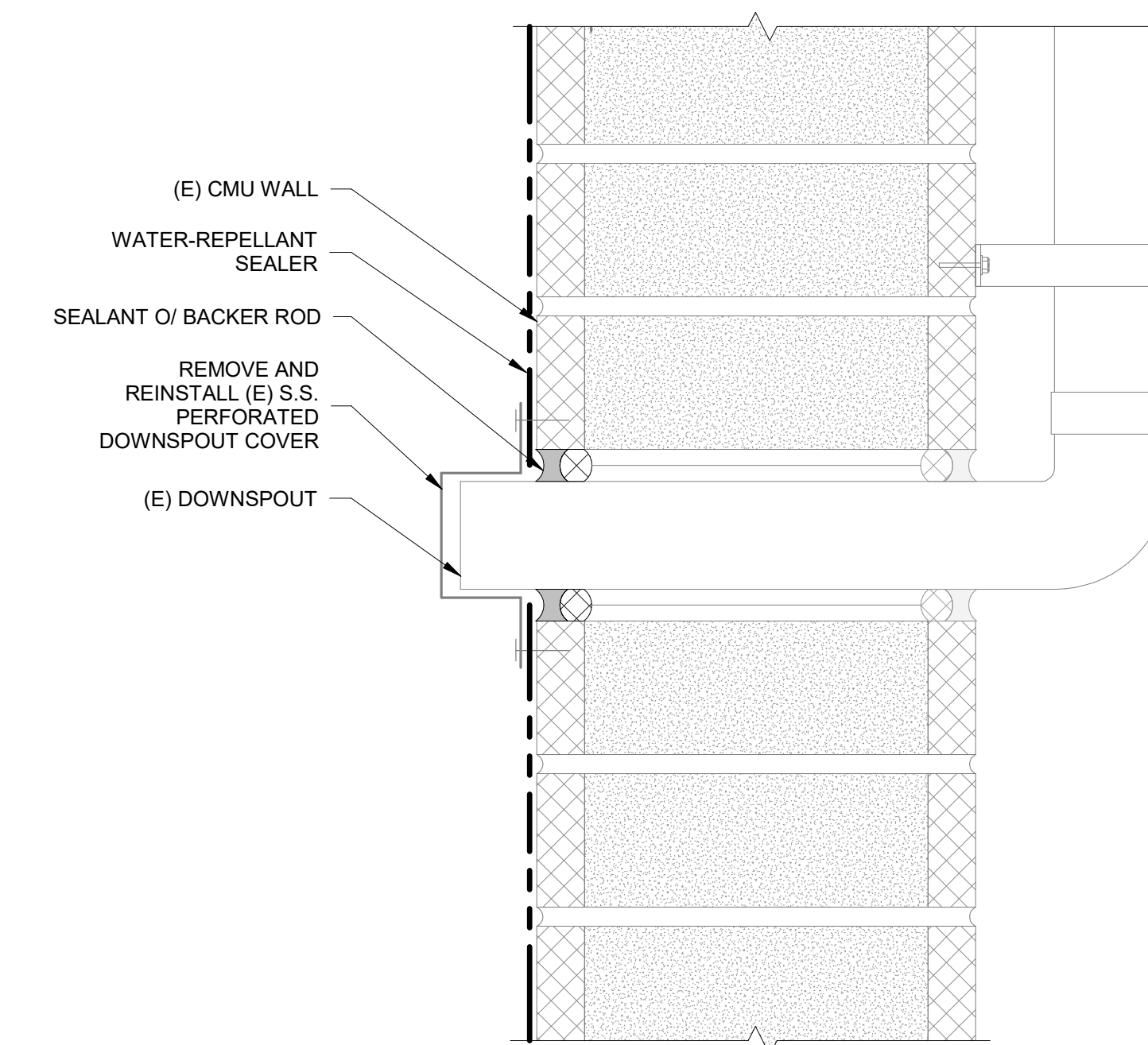
5 EMBED PLATE AT CMU WALL
 NTS



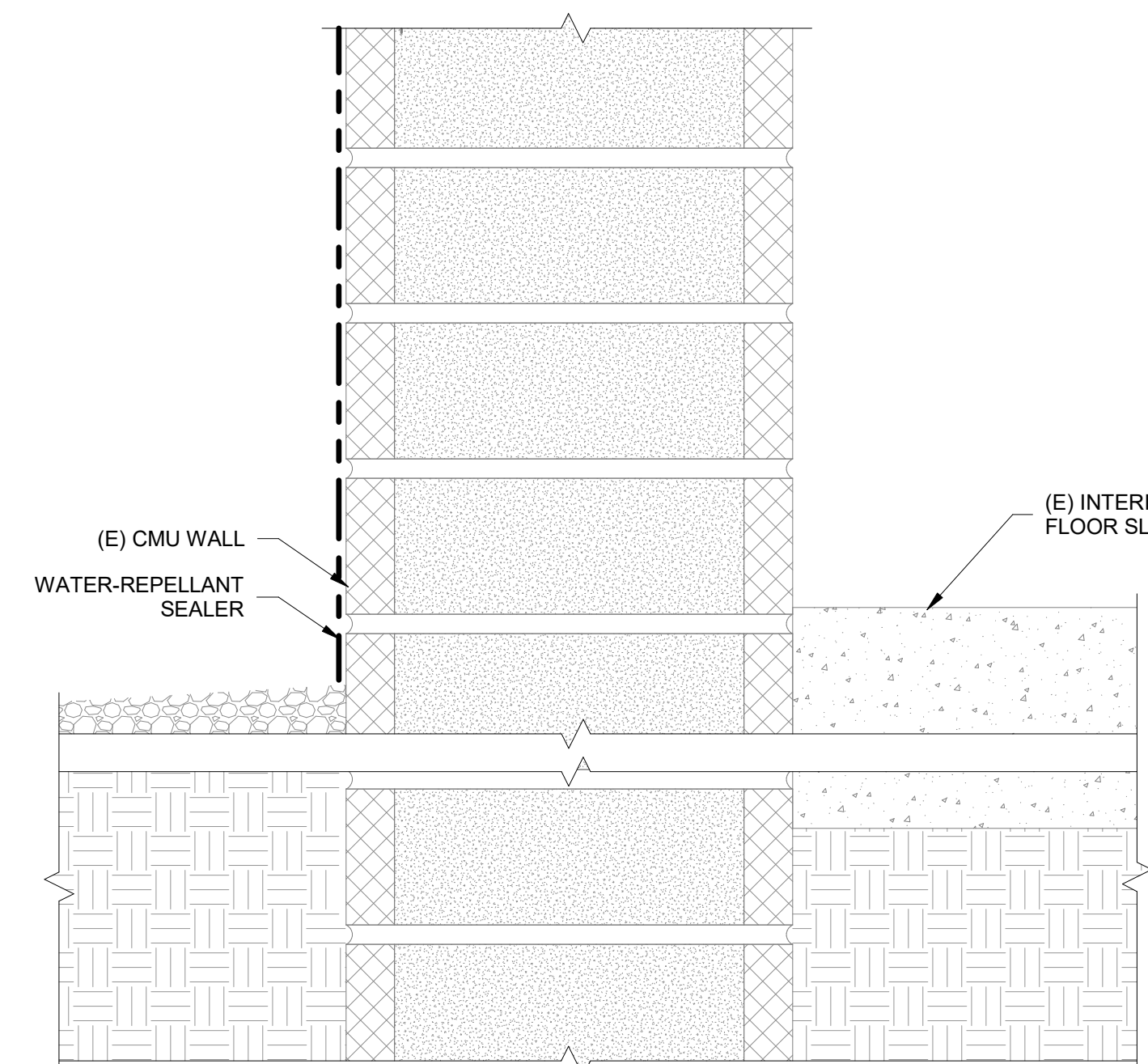
6 METAL ROOF AT CMU WALL
 NTS



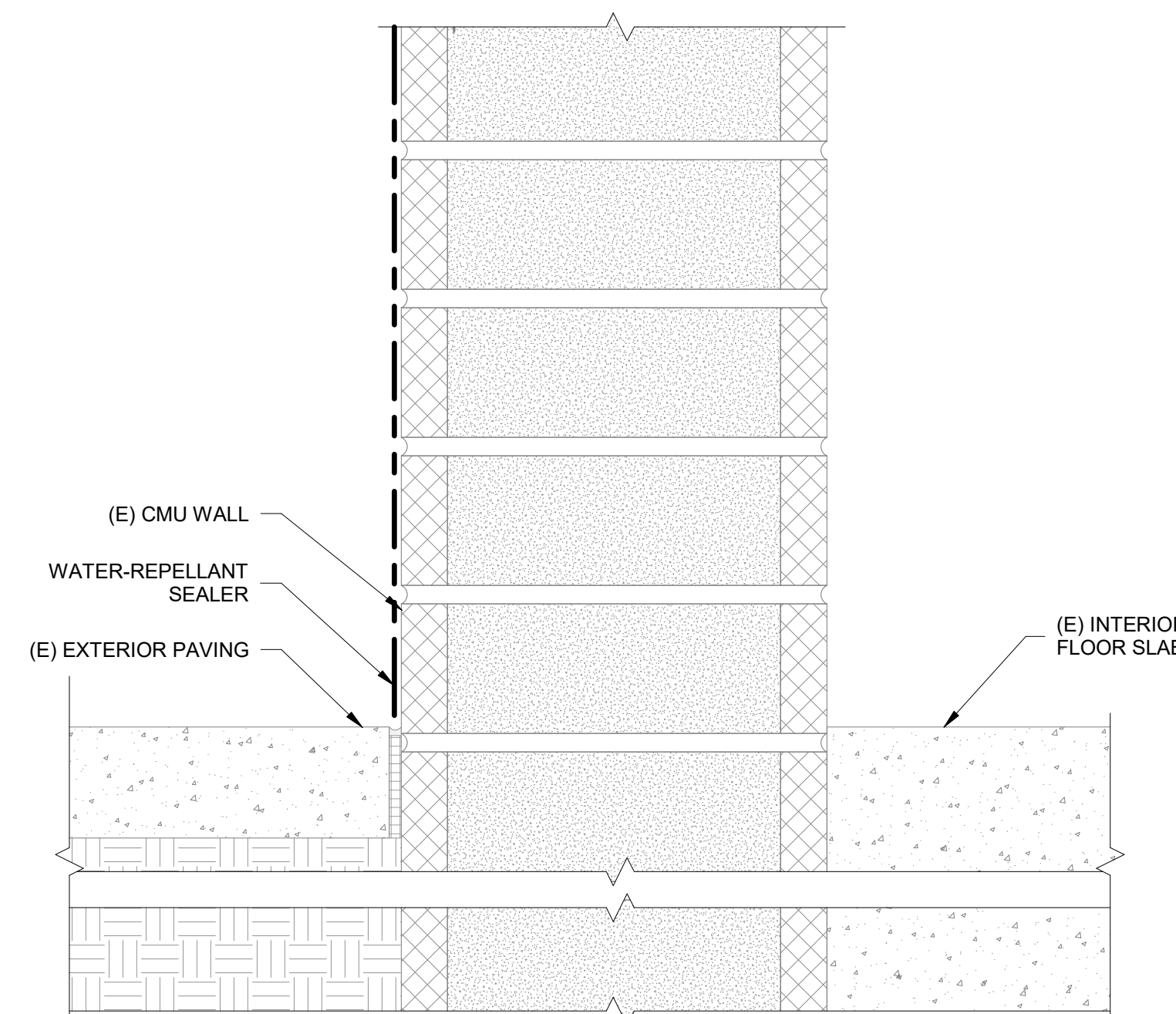
7 PERFORATED METAL PANEL AT CMU PILASTER
 NTS



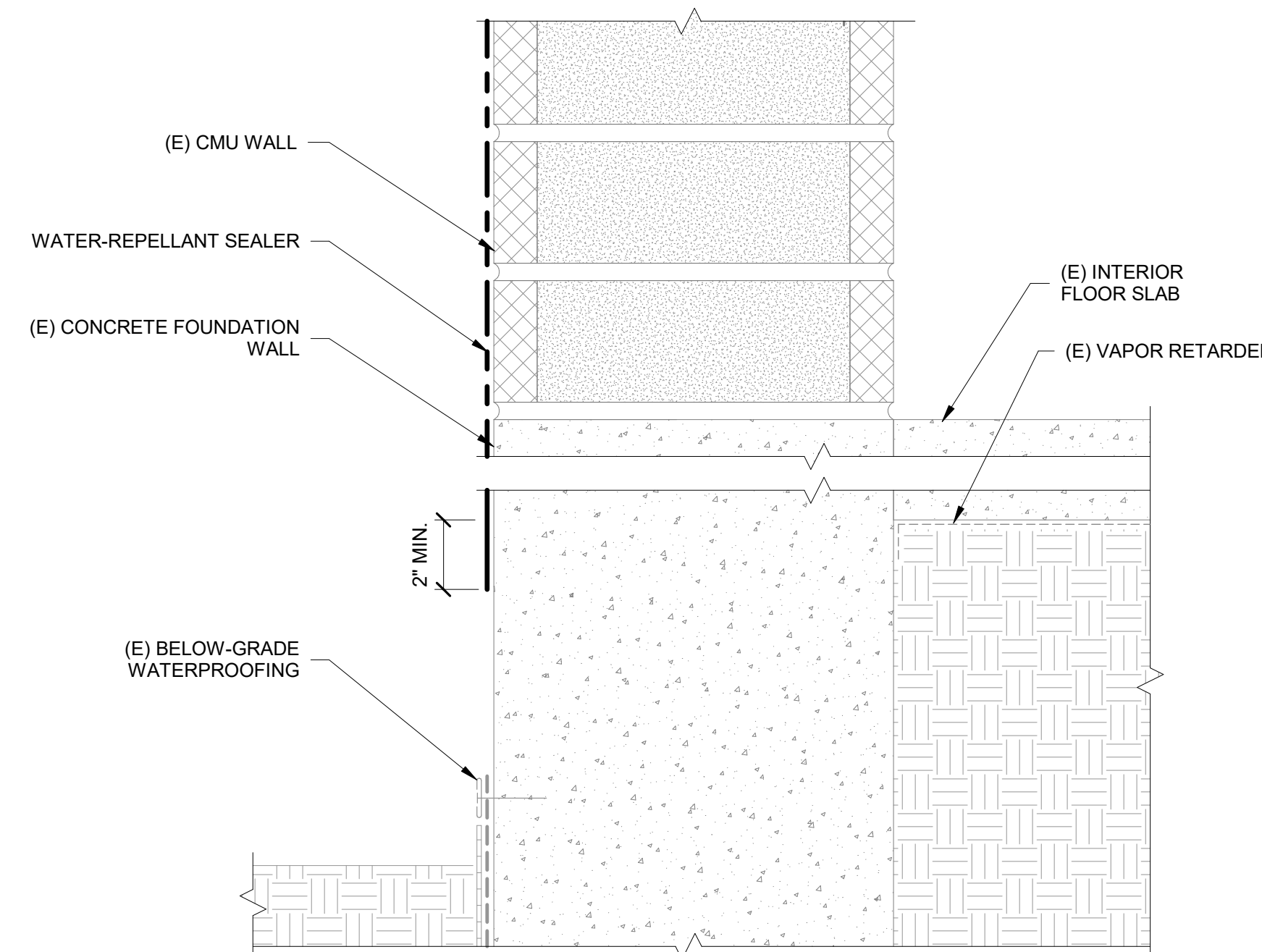
8 OVERFLOW DRAIN AT CMU WALL
 NTS



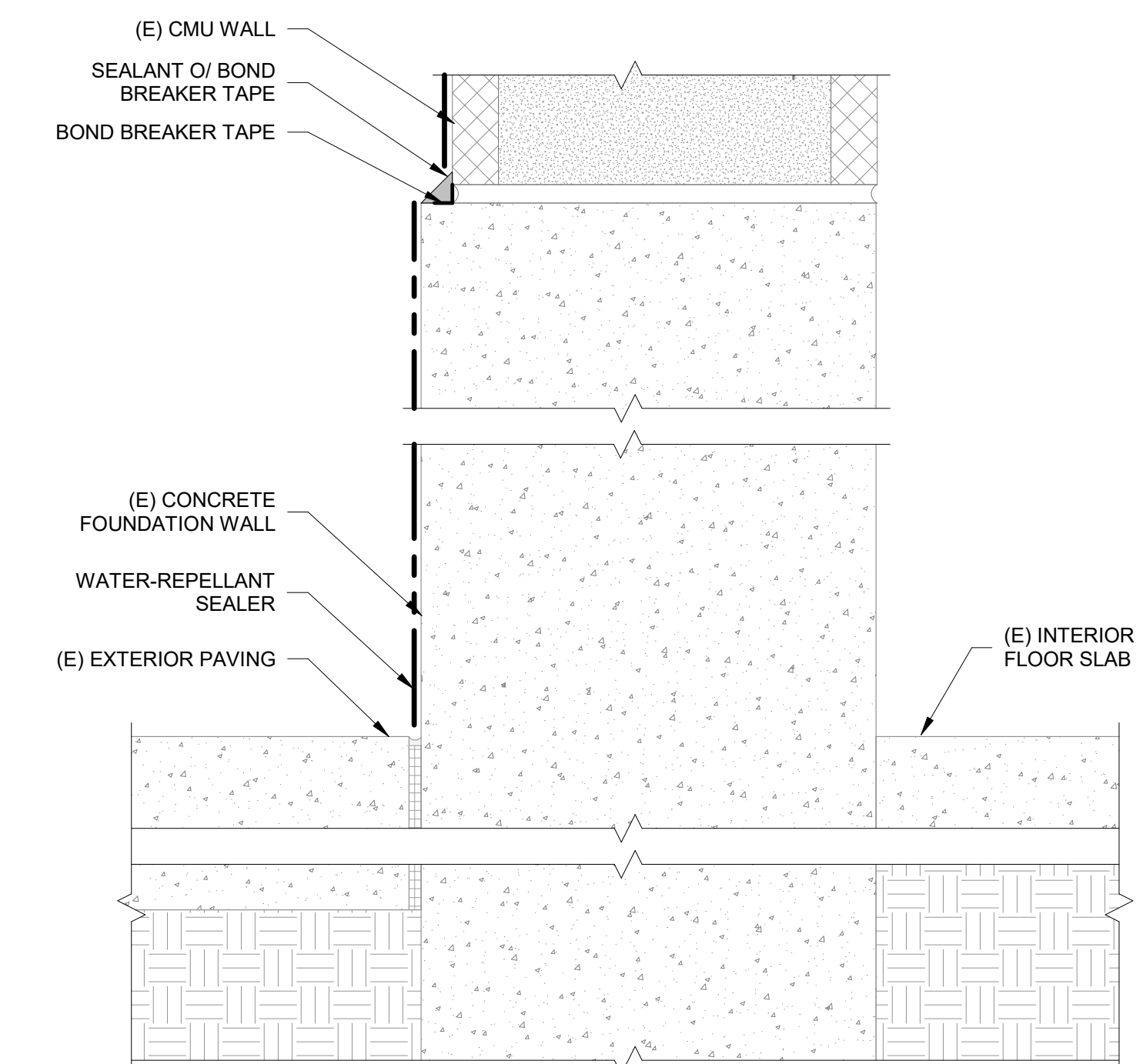
9 BASE OF CMU WALL
 NTS



10 BASE OF CMU WALL
 NTS



11 CONCRETE FOUNDATION WALL AT CMU WALL
 NTS



12 CONCRETE FOUNDATION WALL AT CMU WALL
 NTS

No.	Date	Description	By
2	5.26.26	ISSUE FOR BID	XTL
1	4.24.26	DRAFT FOR OWNER REVIEW	XTL

**WVC FACILITIES BUILDING
 - IN SITU REPAIR OF
 EXISTING FACADE**

14000 FRUITVALE AVE.,
 SARATOGA, CA

Project

CMU WALL DETAILS

Drawing Title

Project No.	Checked	Date
257152.20		5.26.2026
Drawn	Approved	Scale
SMS	XTL	3" = 1'-0"

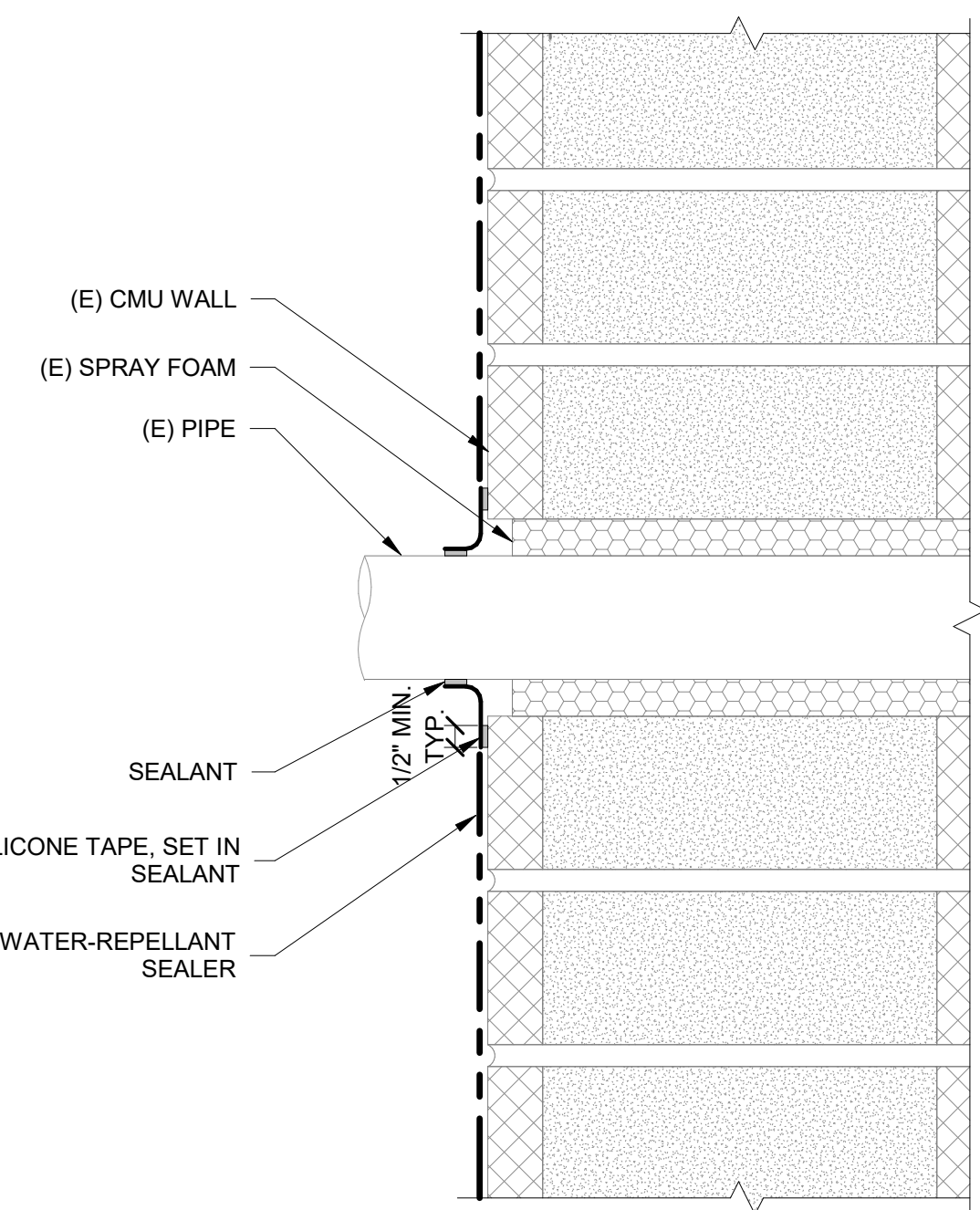
Drawing No.



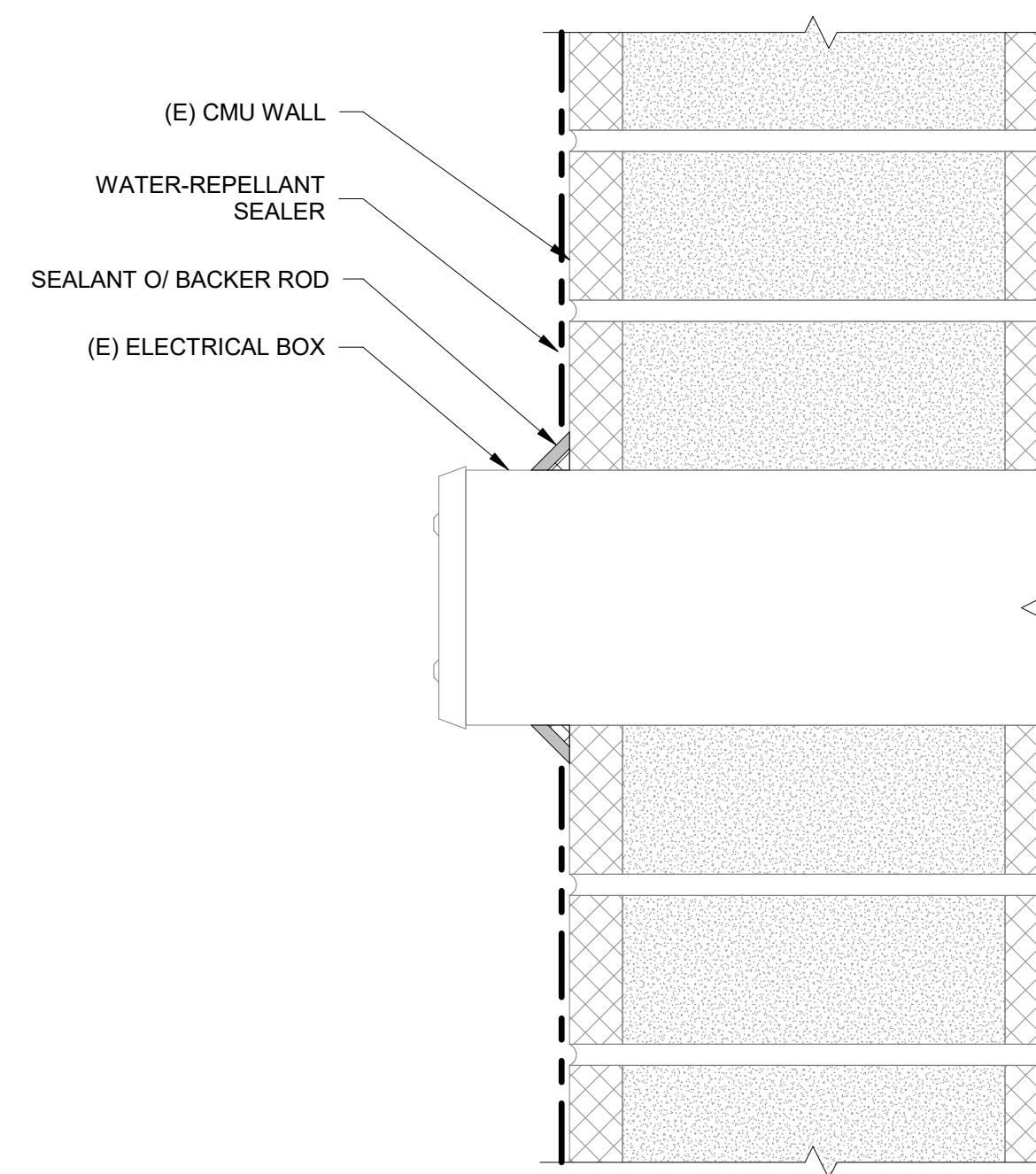
W800

Seal
 Date Signed: 05/26/2026

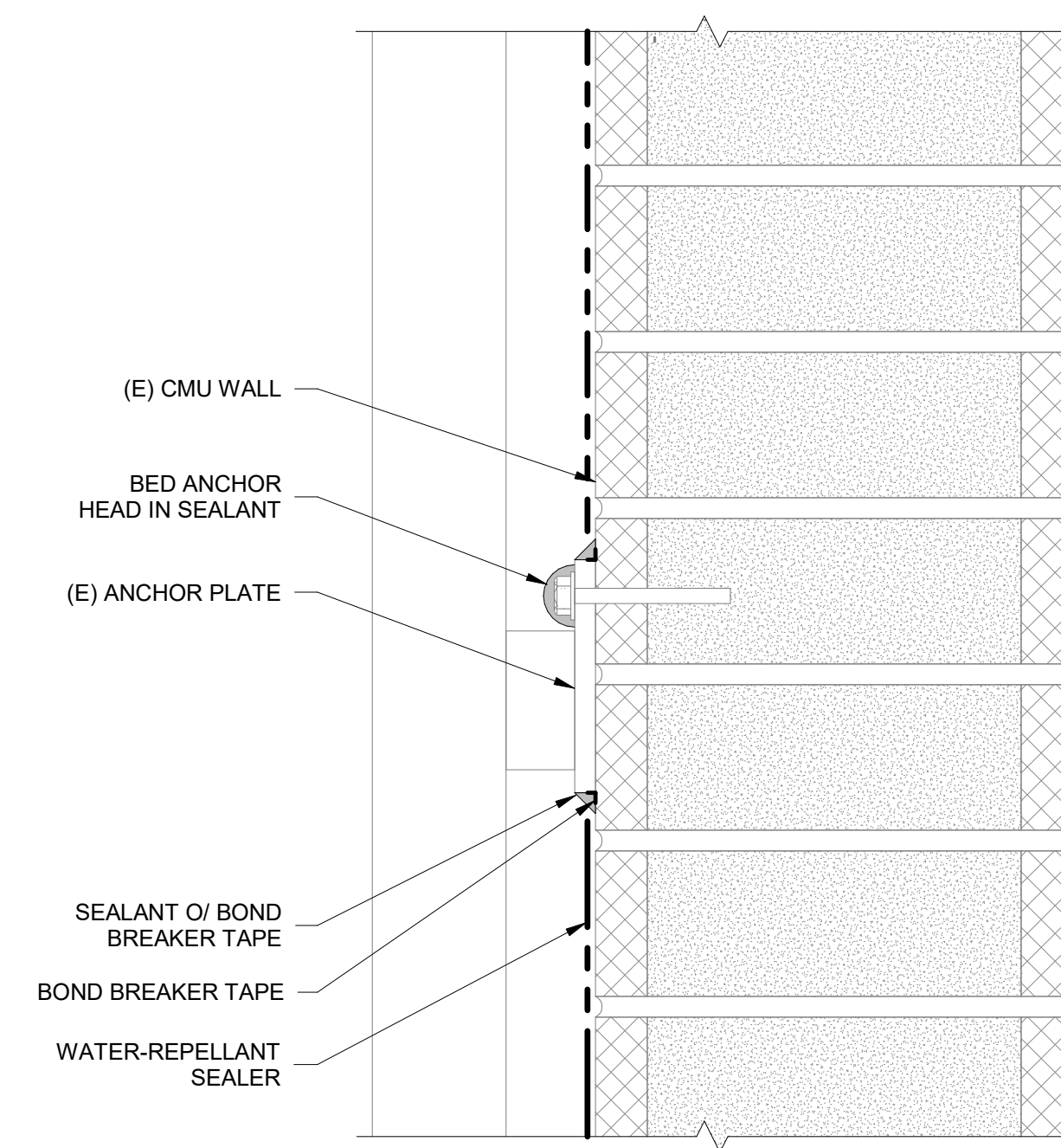
Consultant



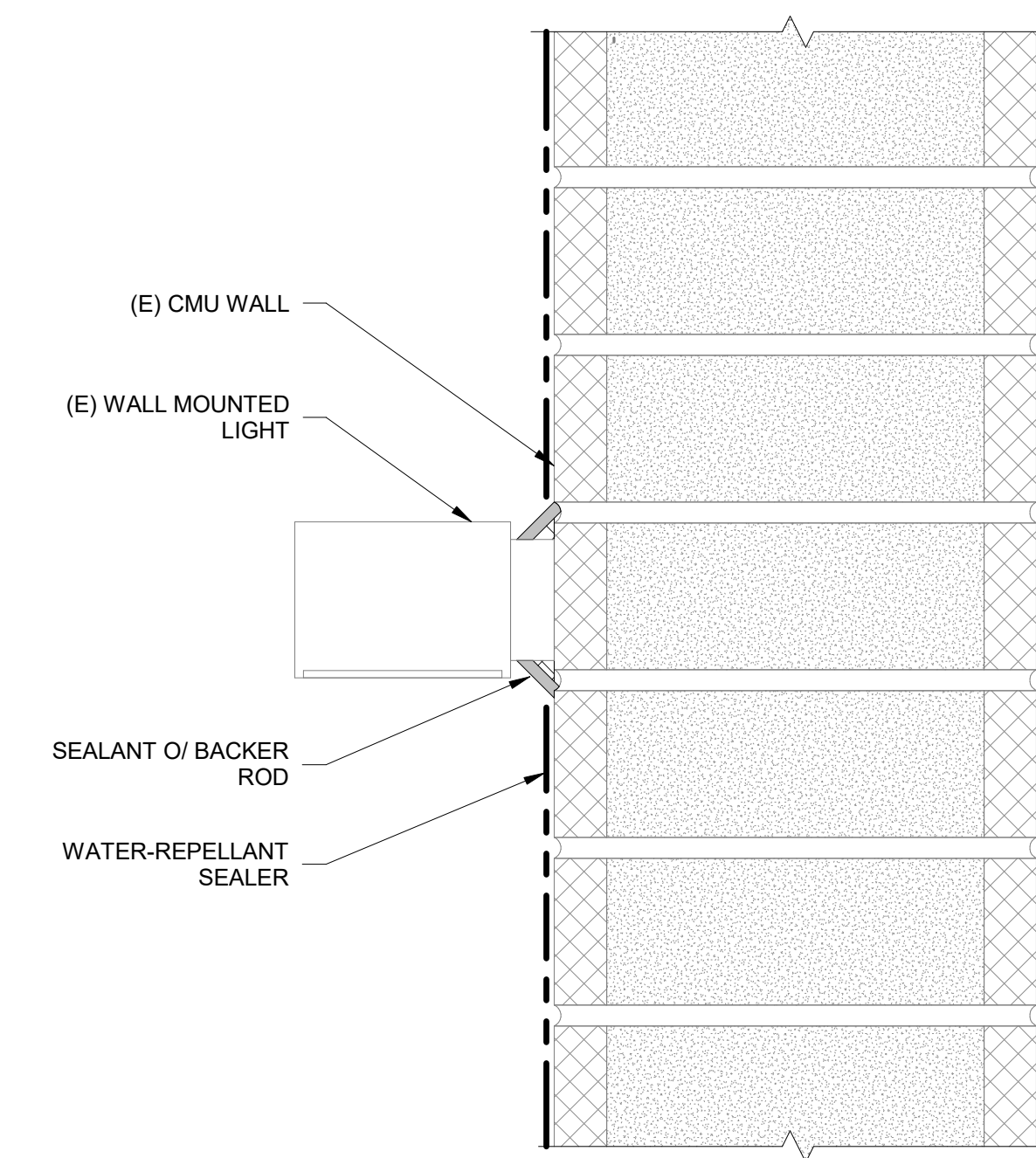
1 PIPE AT CMU WALL
 NTS



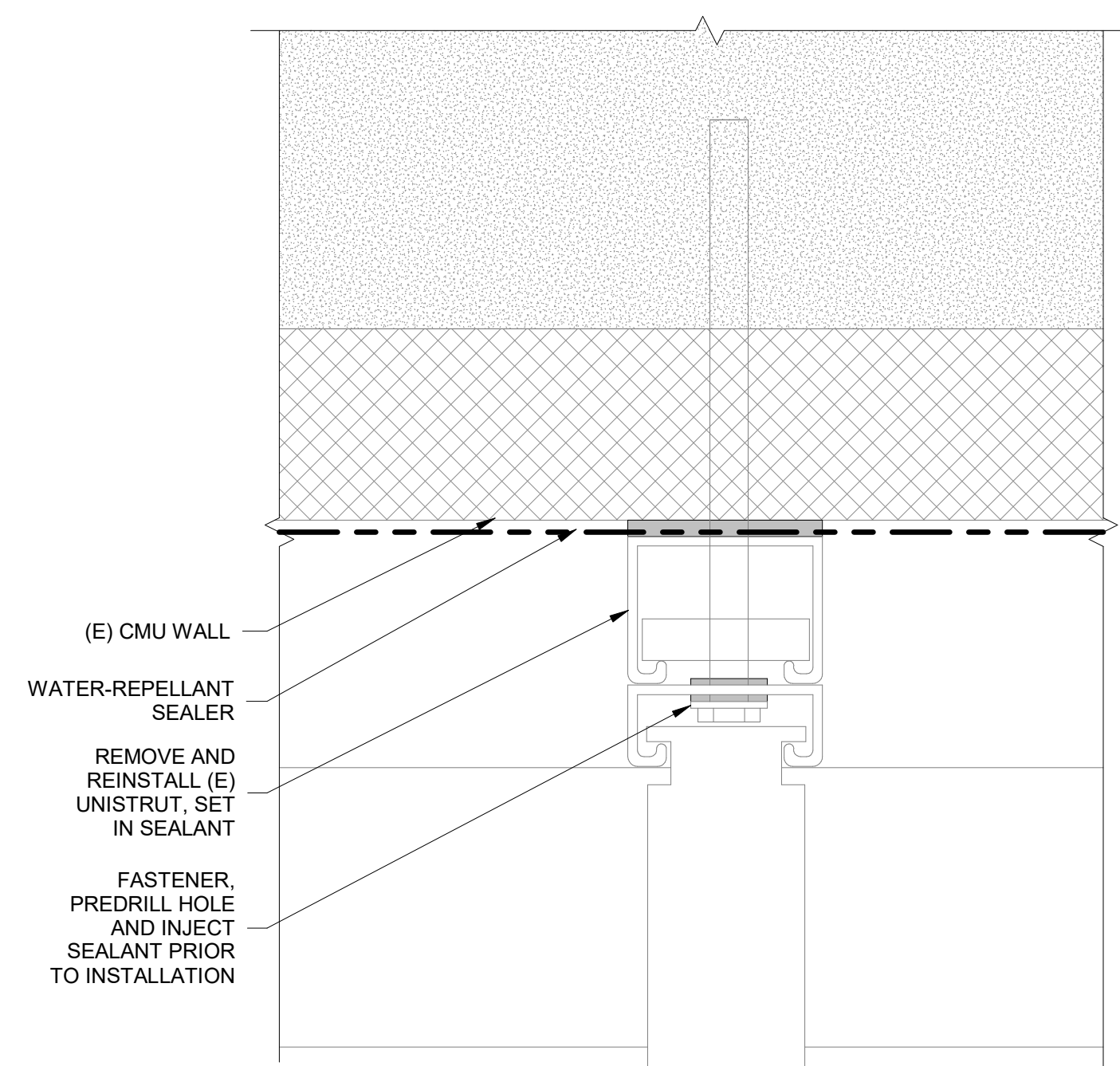
2 ELECTRICAL BOX AT CMU WALL
 NTS



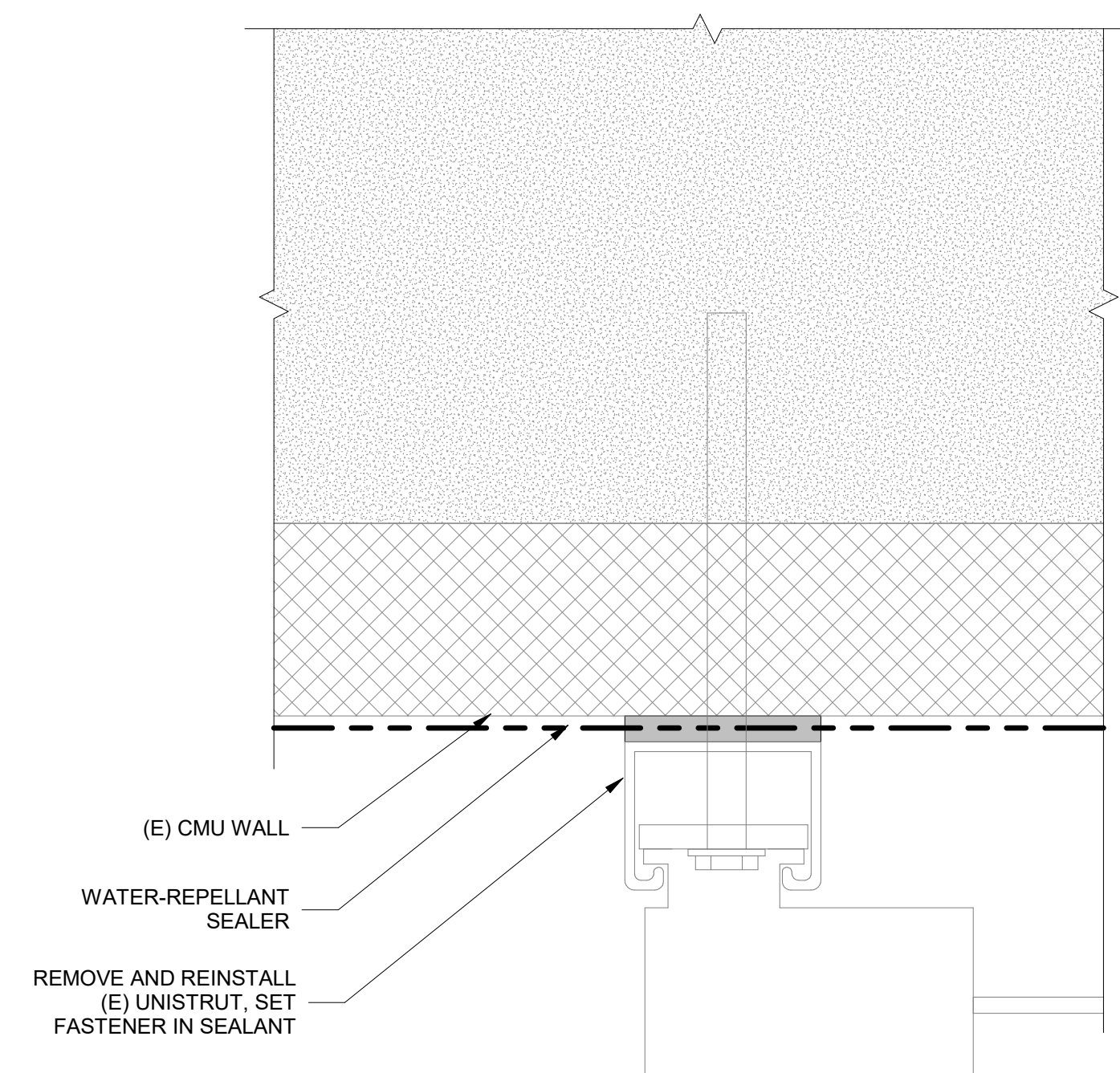
3 ANCHOR PLATE AT CMU WALL
 NTS



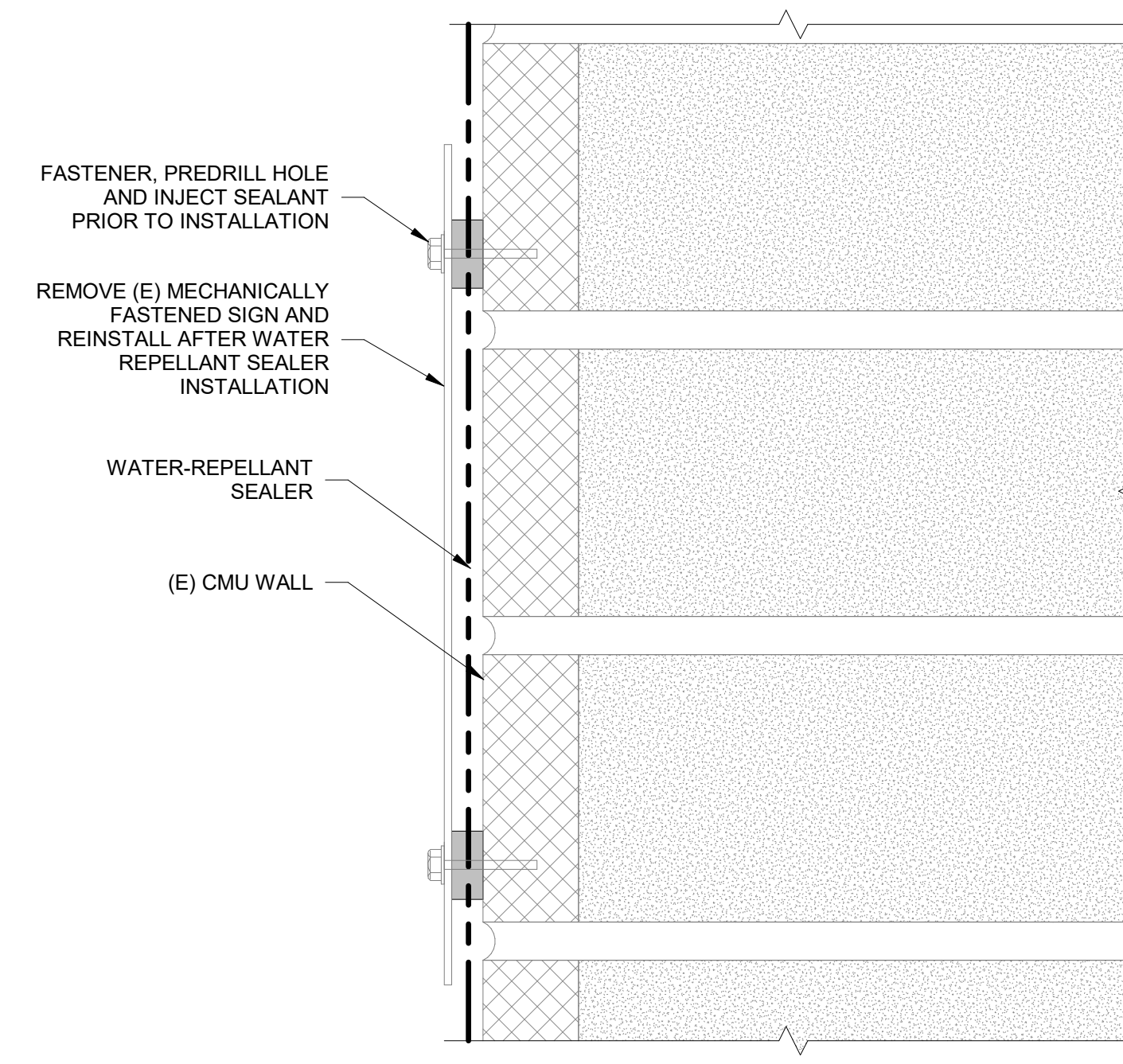
4 LIGHT AT CMU WALL
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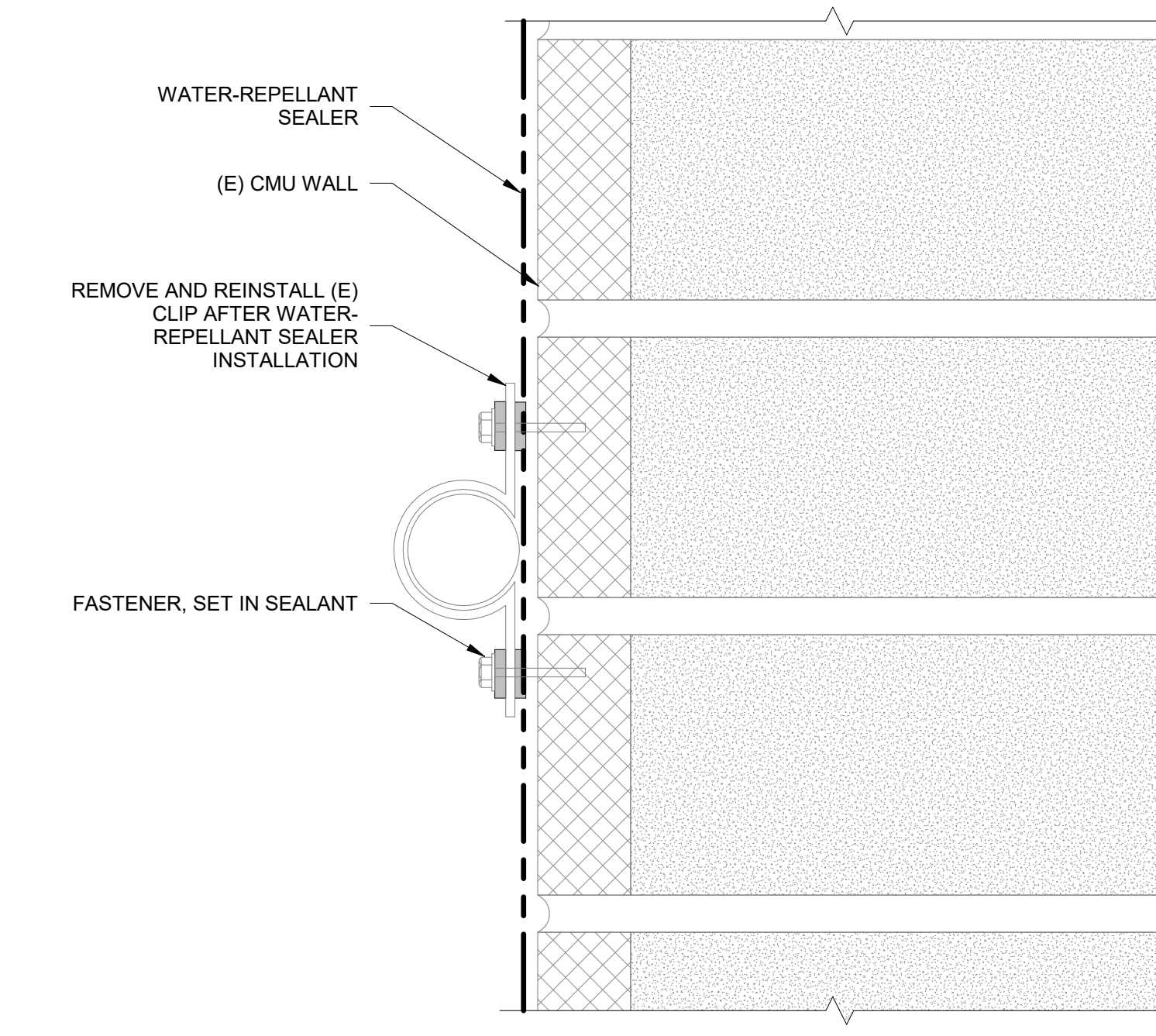
5 UNISTRUT AT CMU WALL
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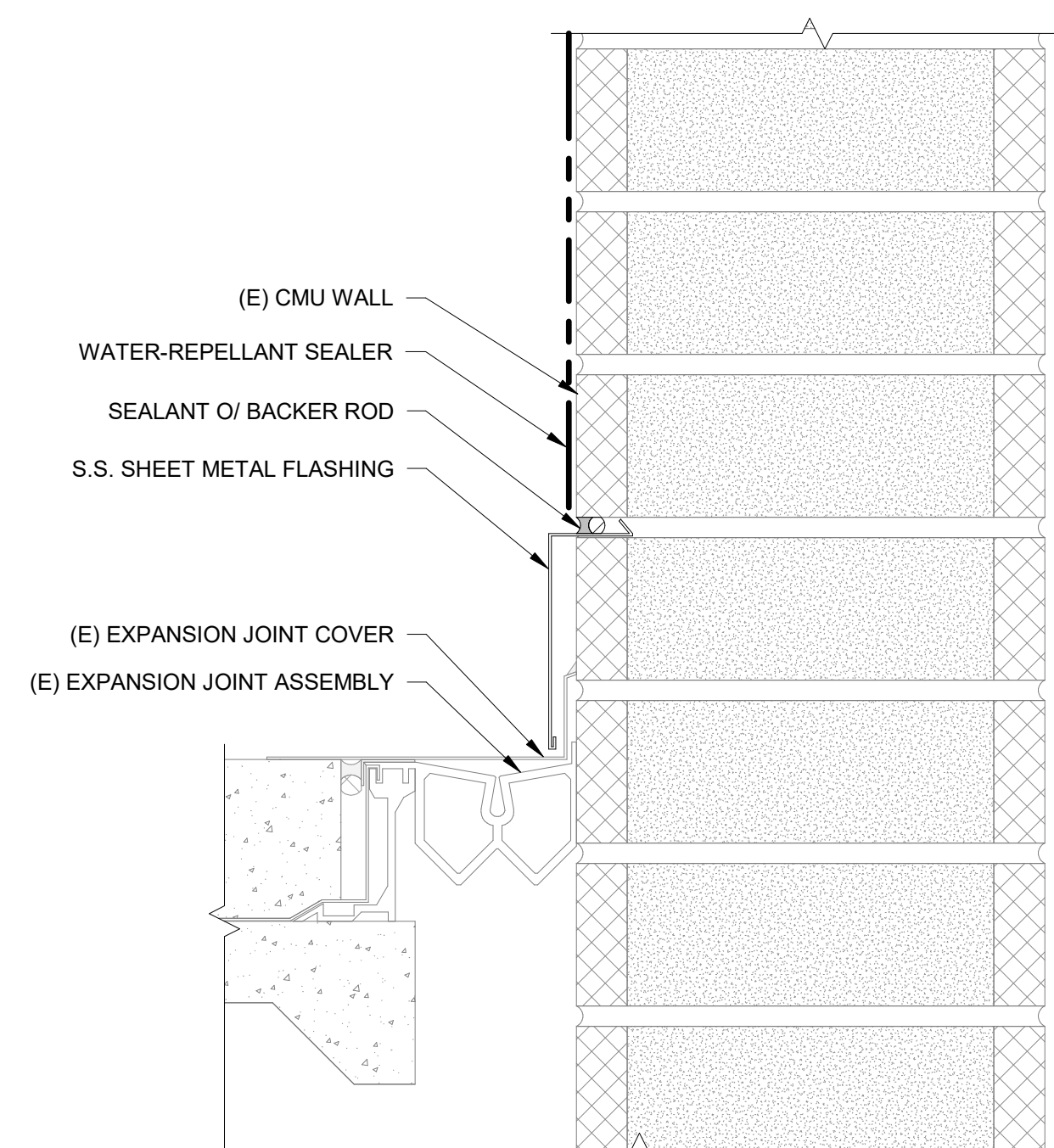
6 UNISTRUT AT CMU WALL
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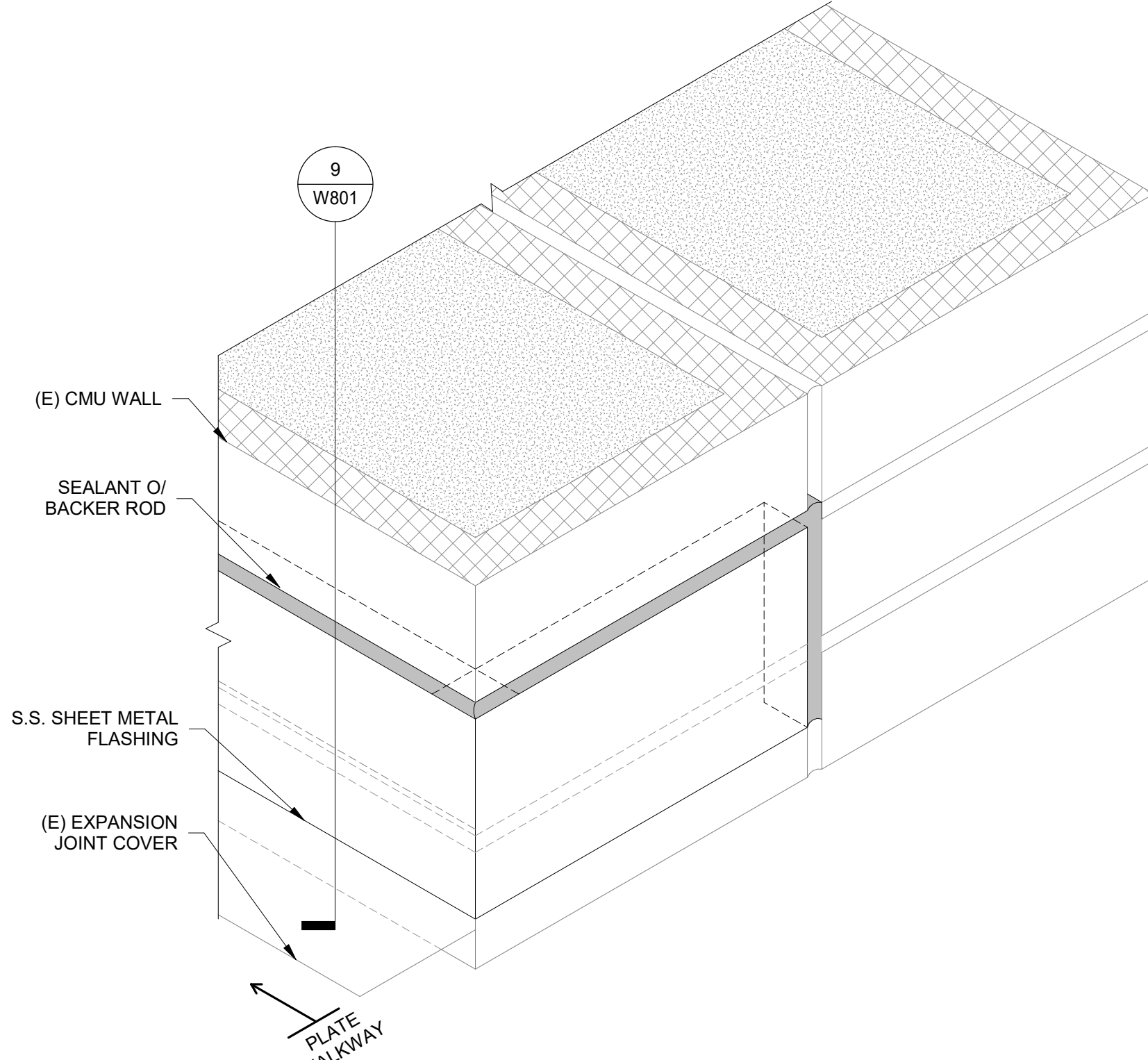
7 SIGN AT CMU WALL
 NTS



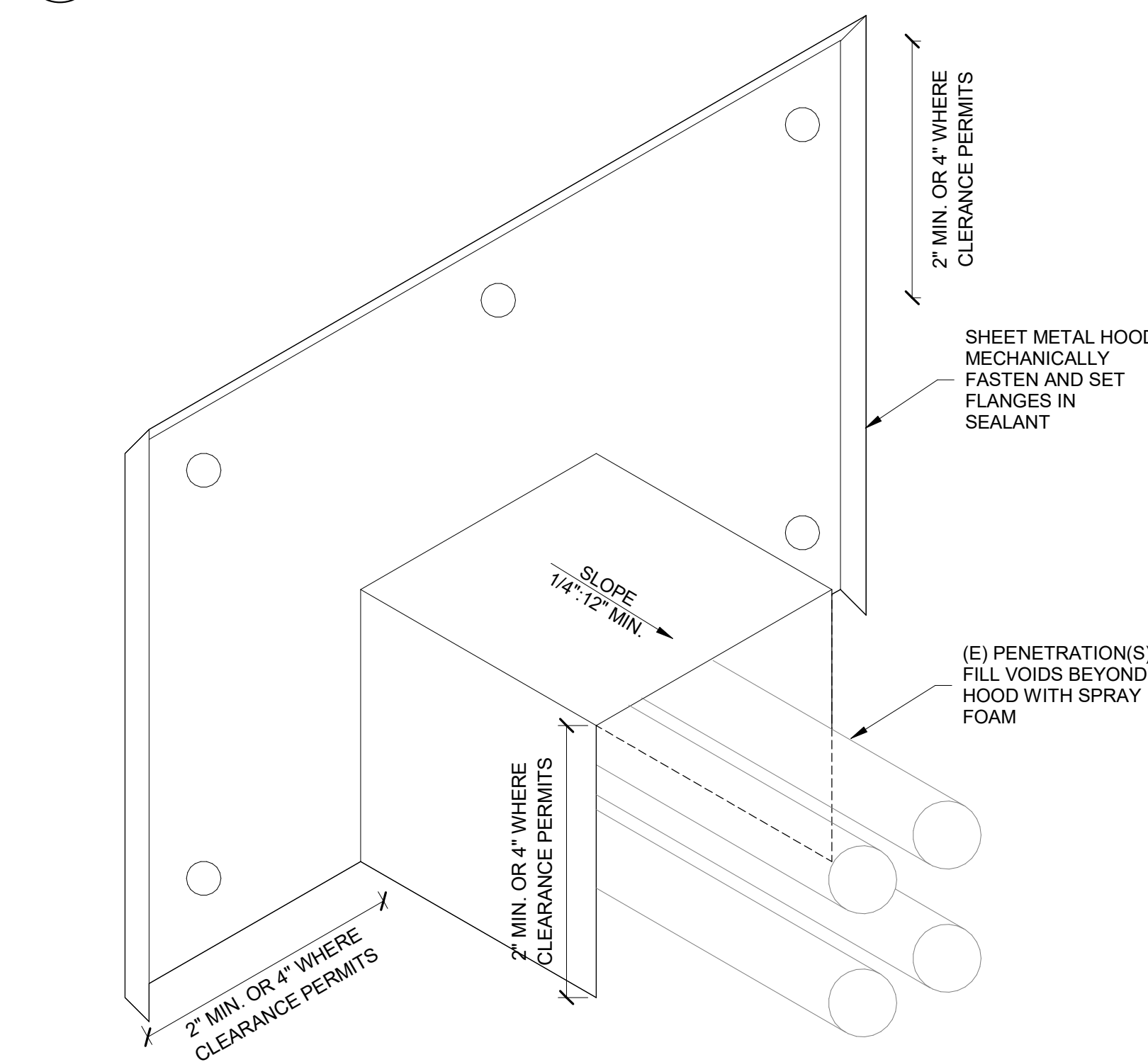
8 CLIP AT CMU WALL
 NTS



9 BASE OF CMU WALL AT EXPANSION JOINT
 NTS



10 EXPANSION JOINT COUNTERFLASHING AT CORNER
 NTS



11 SHEET METAL HOOD
 NTS

No.	Date	Description	By
2	5.26.26	ISSUE FOR BID	XTL
1	4.24.26	DRAFT FOR OWNER REVIEW	XTL

**WVC FACILITIES BUILDING
 - IN SITU REPAIR OF
 EXISTING FACADE**

14000 FRUITVALE AVE.,
 SARATOGA, CA

Project

CMU WALL DETAILS

Drawing Title

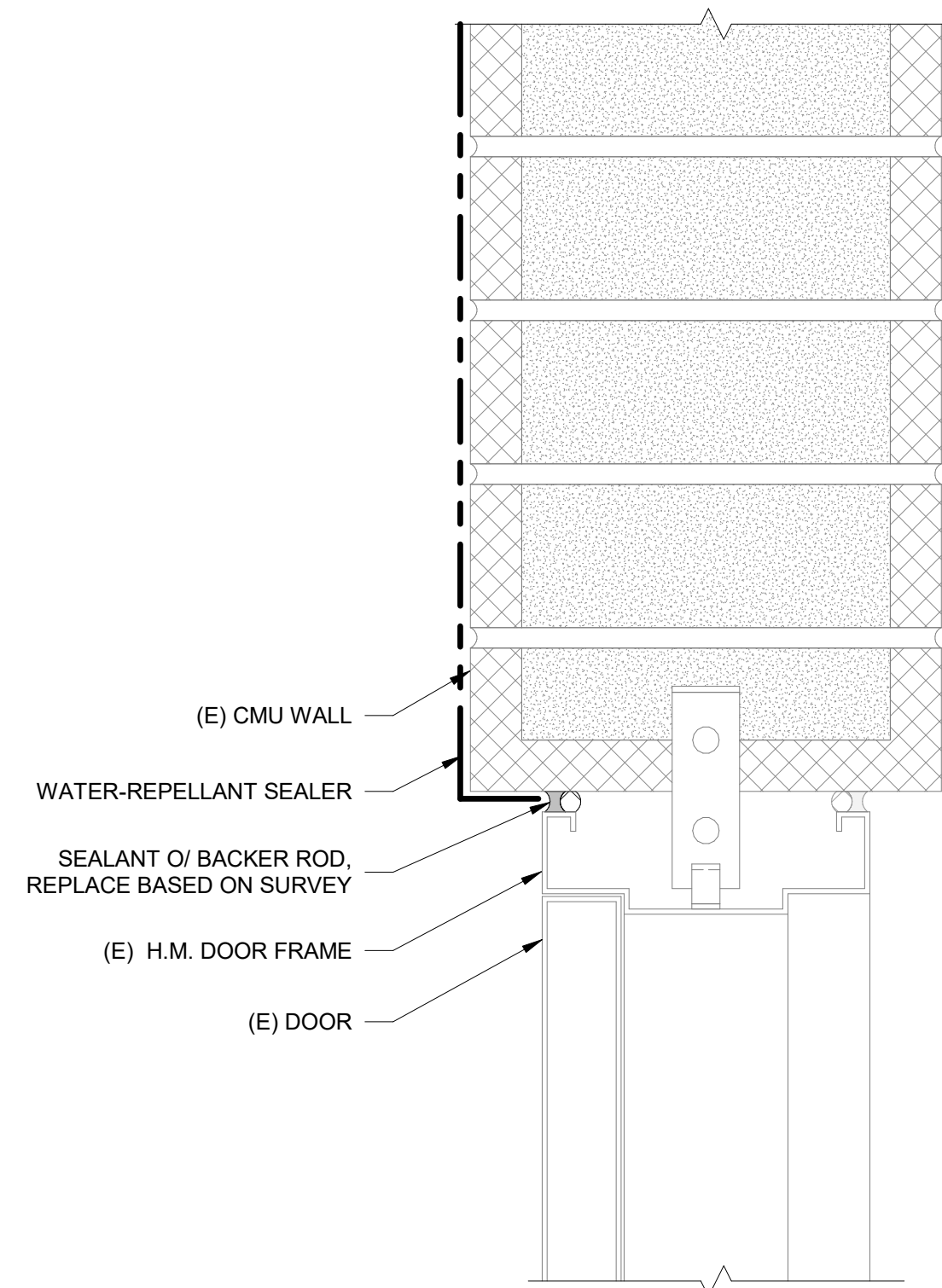
Project No.	Checked	Date
257152.20		5.26.2026
Drawn	Approved	Scale
SMS	XTL	As indicated

Drawing No.

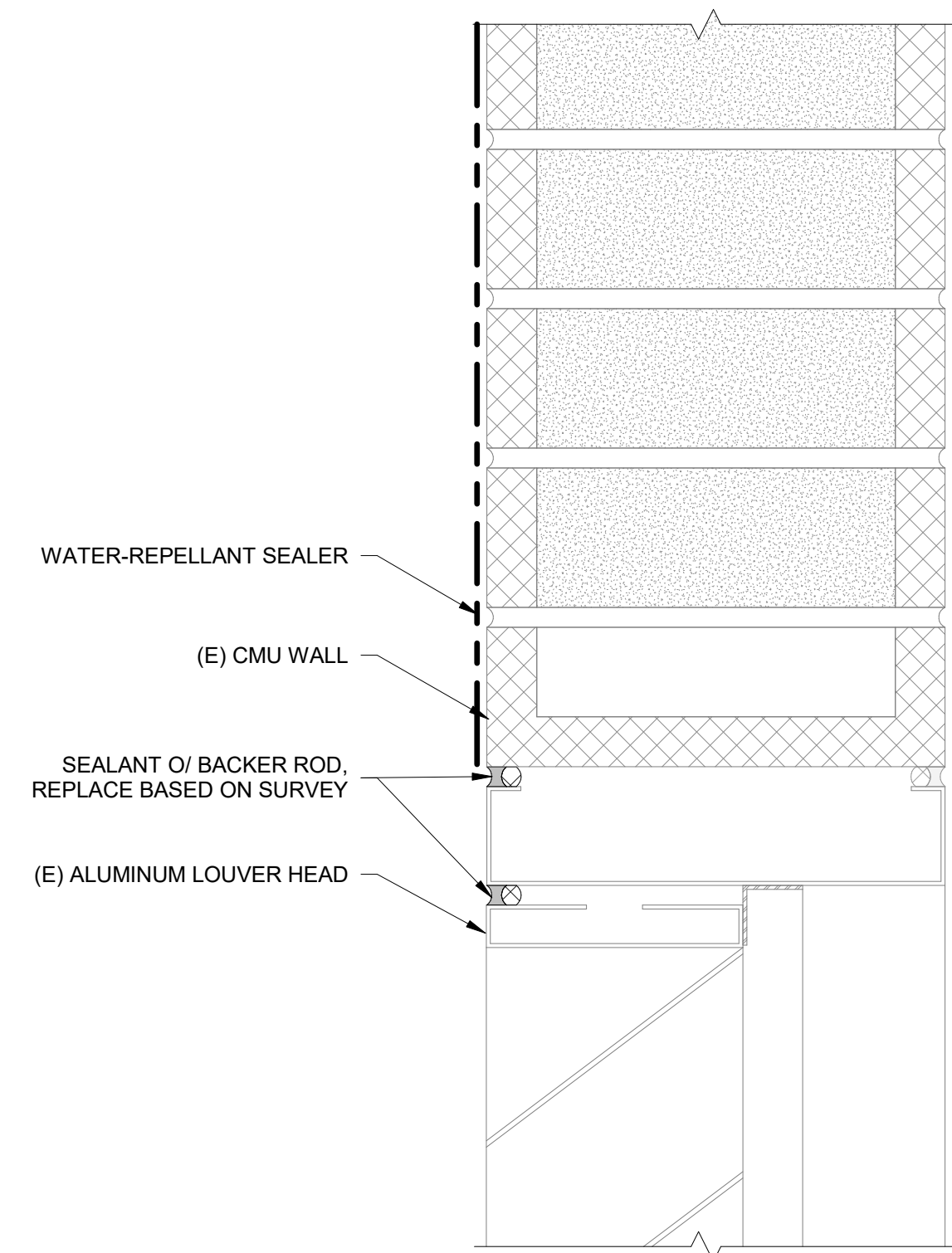


W801

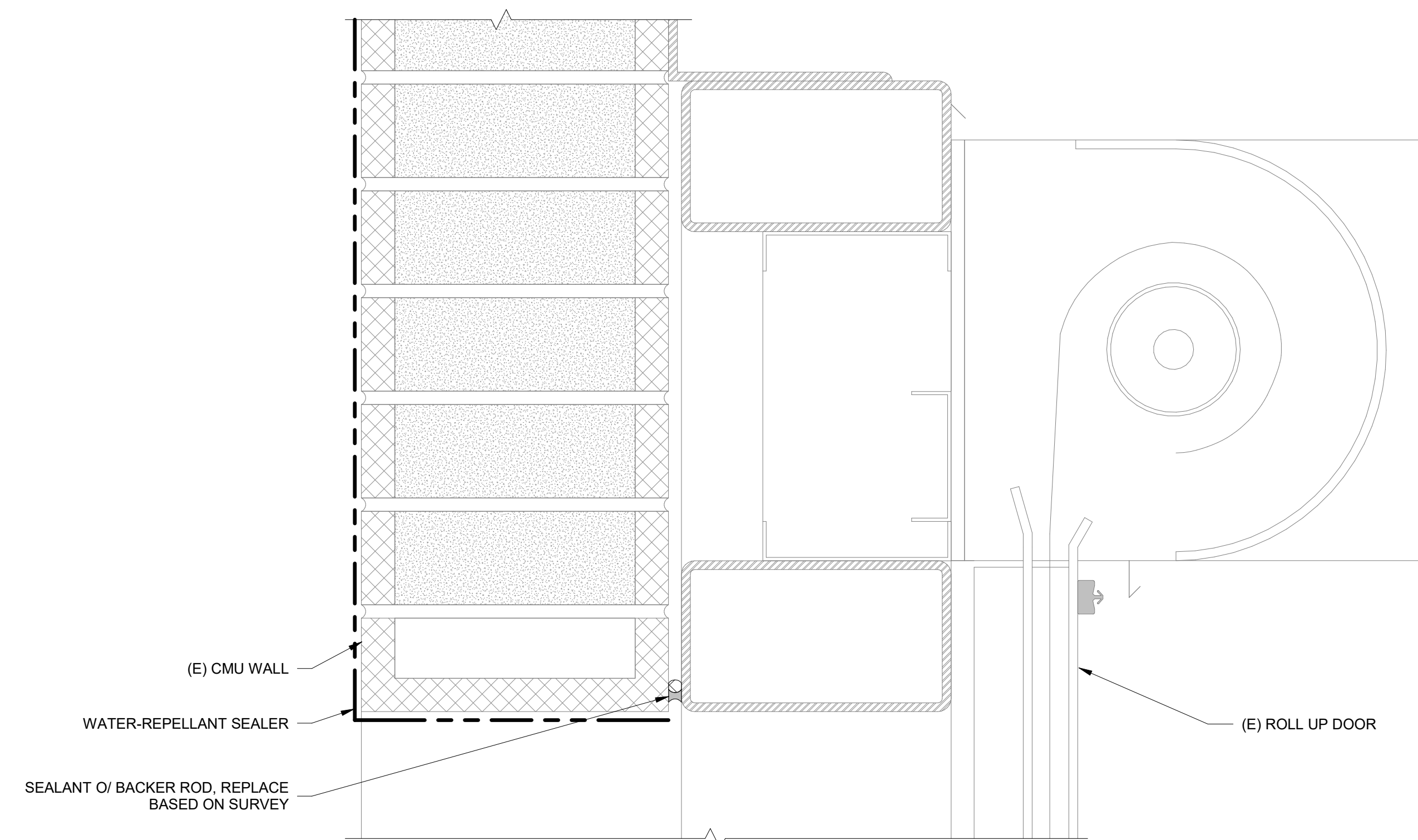
Seal
 Date Signed: 05/26/2026



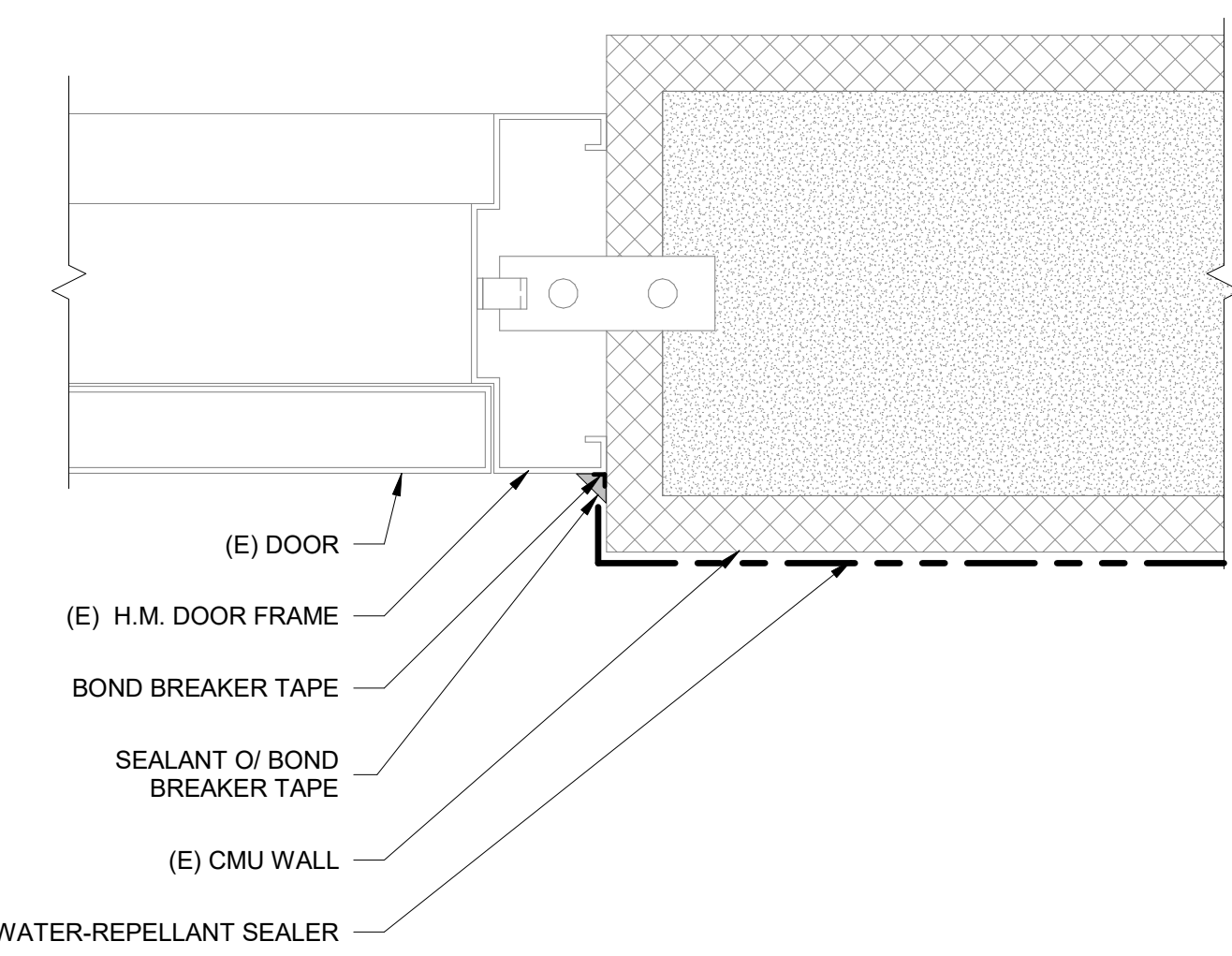
1 H.M. DOOR HEAD AT CMU WALL
 NTS



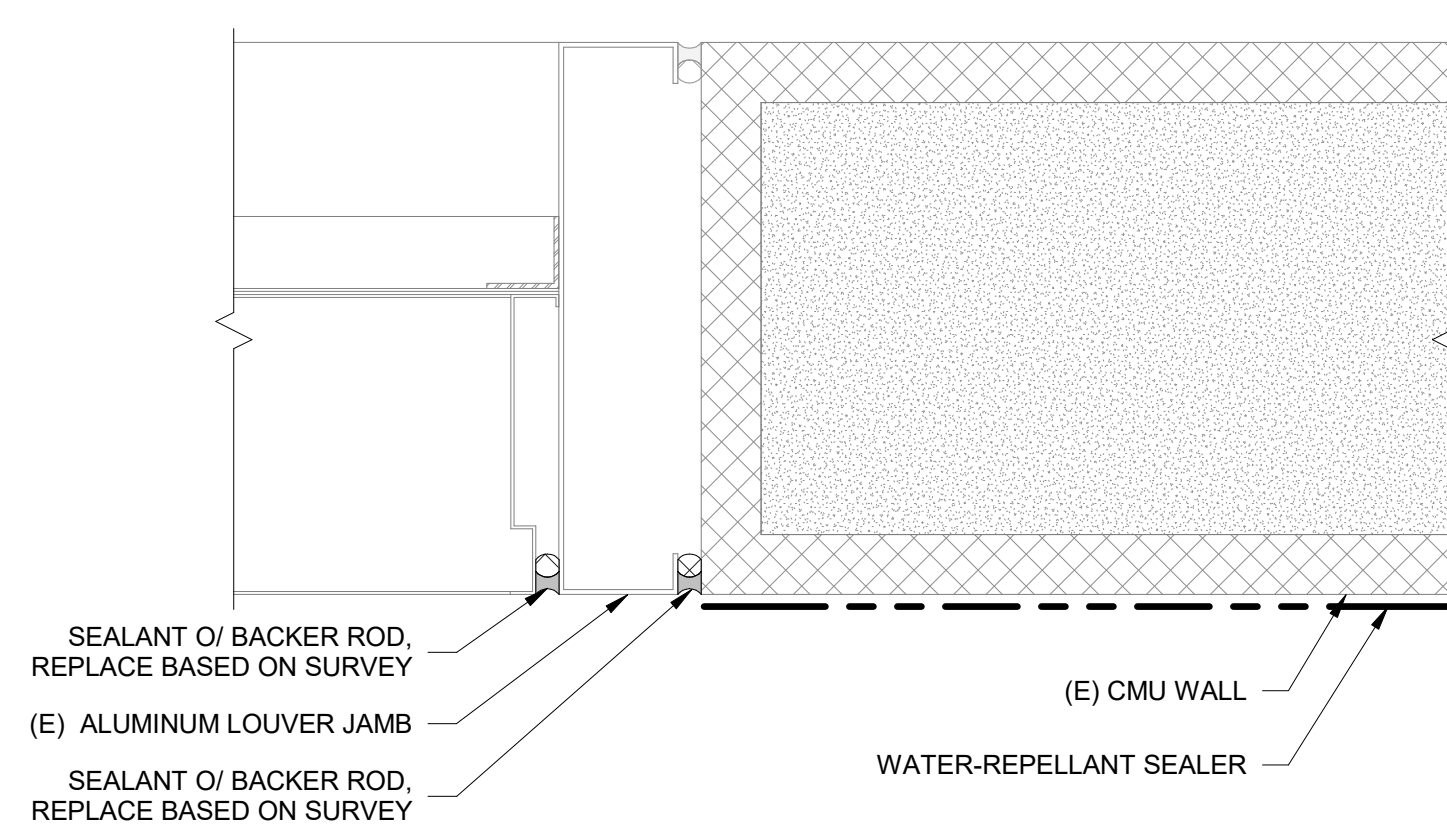
2 METAL LOUVER HEAD AT CMU WALL
 NTS



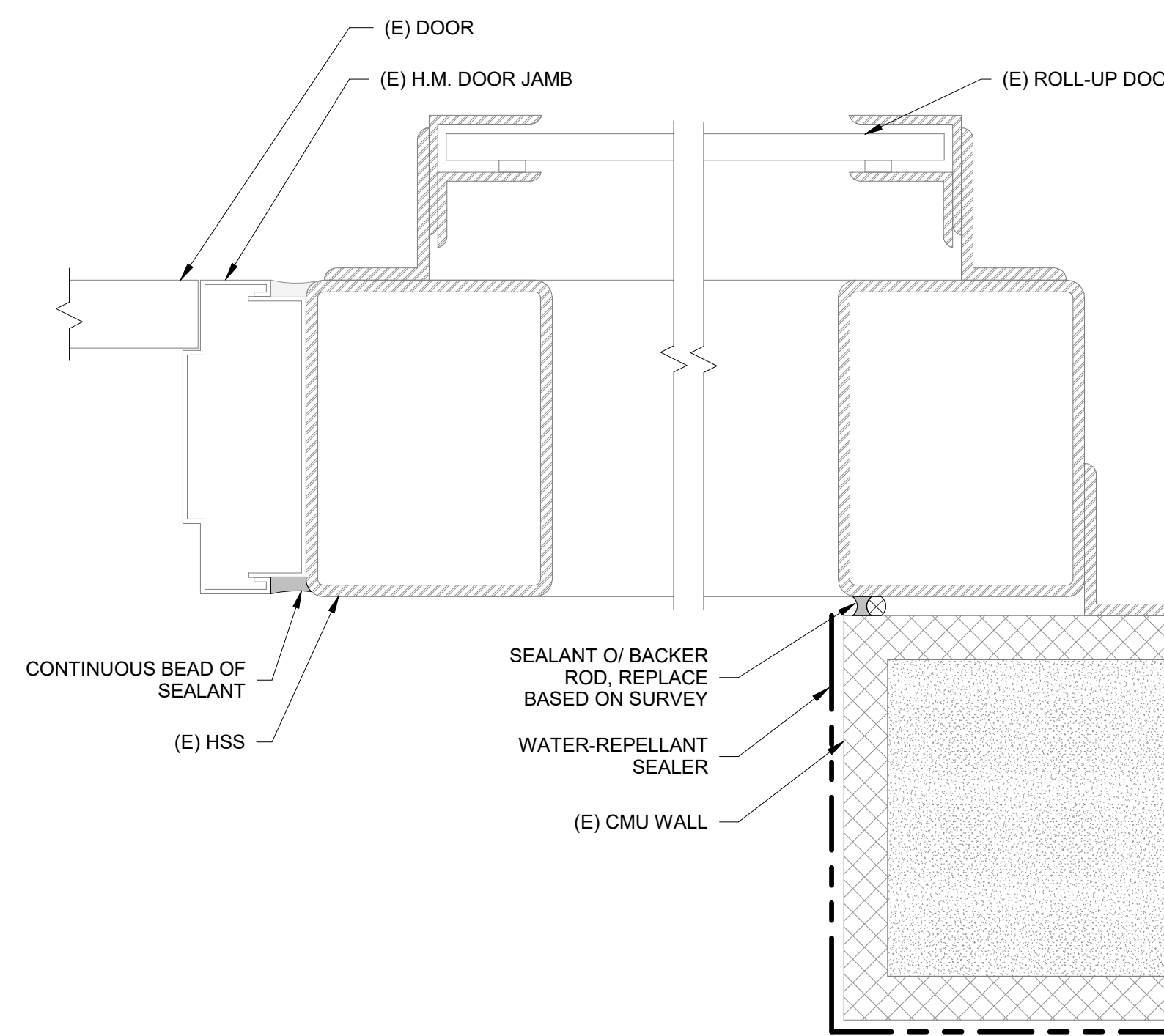
3 ROLL-UP DOOR HEAD AT CMU WALL
 NTS



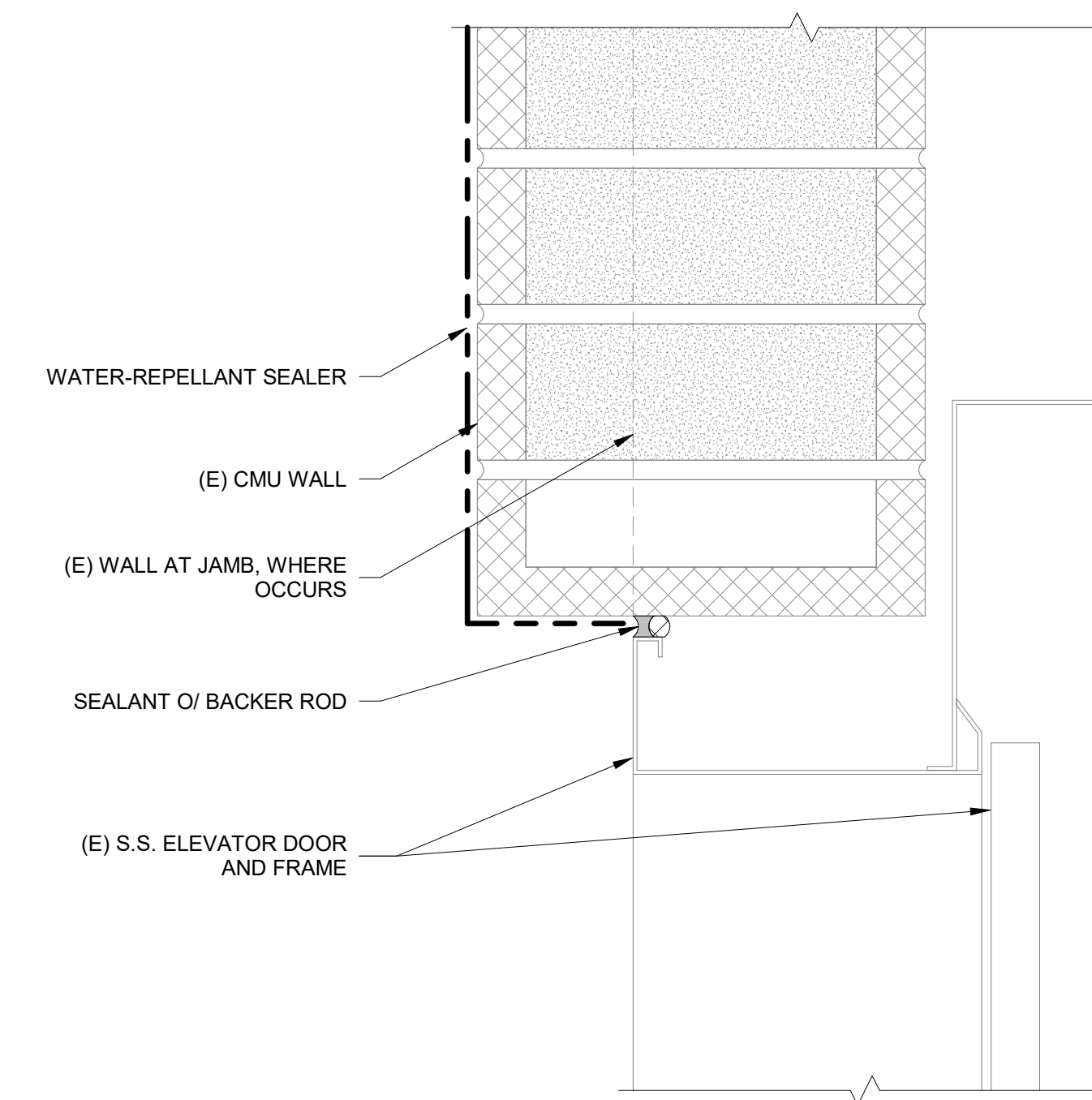
5 H.M. DOOR JAMB AT CMU WALL
 NTS



6 METAL LOUVER JAMB AT CMU WALL
 NTS



7 H.M. DOOR JAMB AT ROLL-UP DOOR AT CMU WALL
 NTS



8 ELEVATOR JAMB/HEAD (SIM.) AT CMU WALL
 NTS

No.	Date	Description	By
2	5.26.26	ISSUE FOR BID	XTL
1	4.24.26	DRAFT FOR OWNER REVIEW	XTL

**WVC FACILITIES BUILDING
 - IN SITU REPAIR OF
 EXISTING FACADE**

14000 FRUITVALE AVE.,
 SARATOGA, CA

Project

CMU WALL DETAILS

Drawing Title

Project No.	Checked	Date
257152.20		5.26.2026
Drawn	Approved	Scale
SMS	XTL	3" = 1'-0"

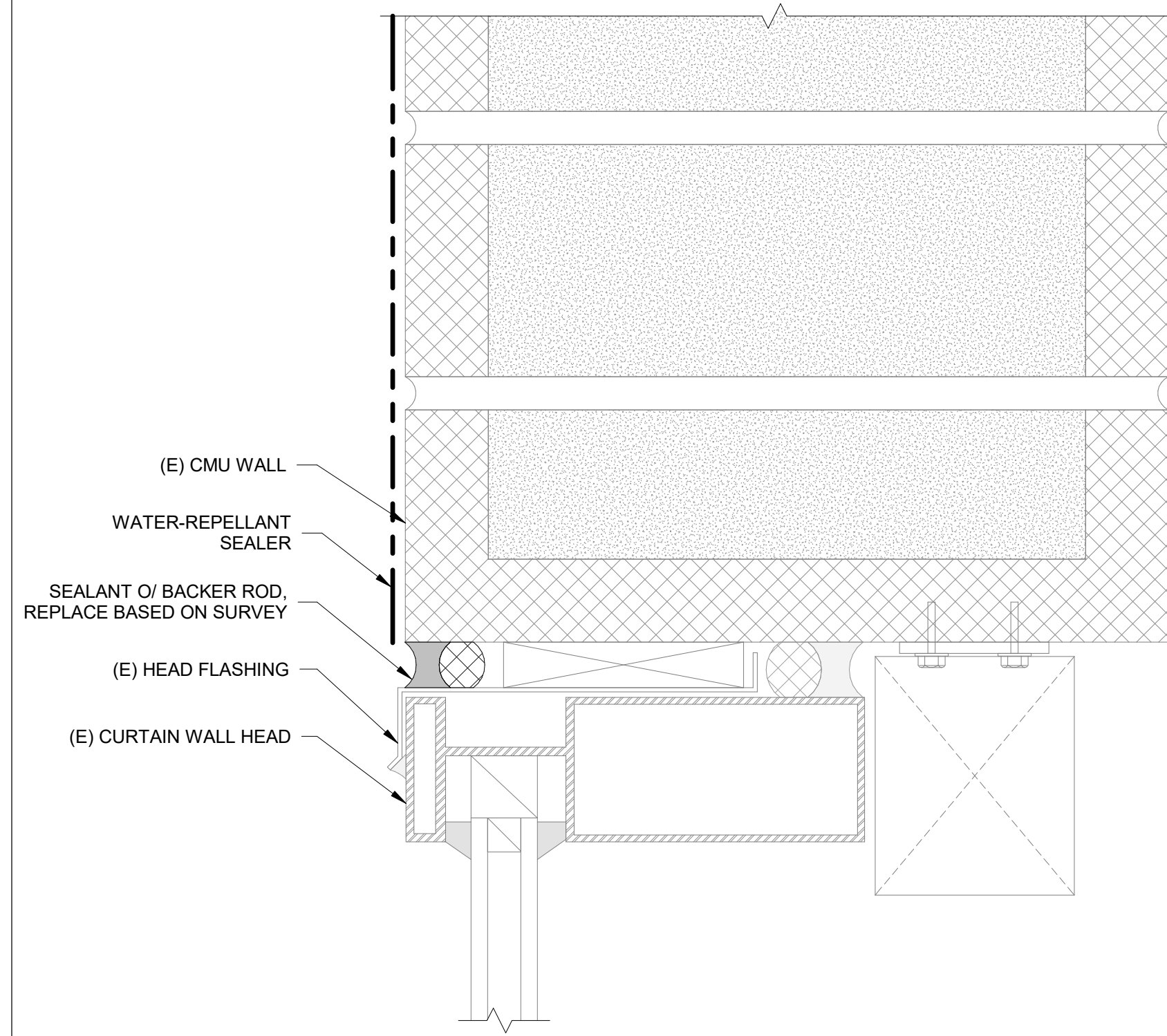
Drawing No.



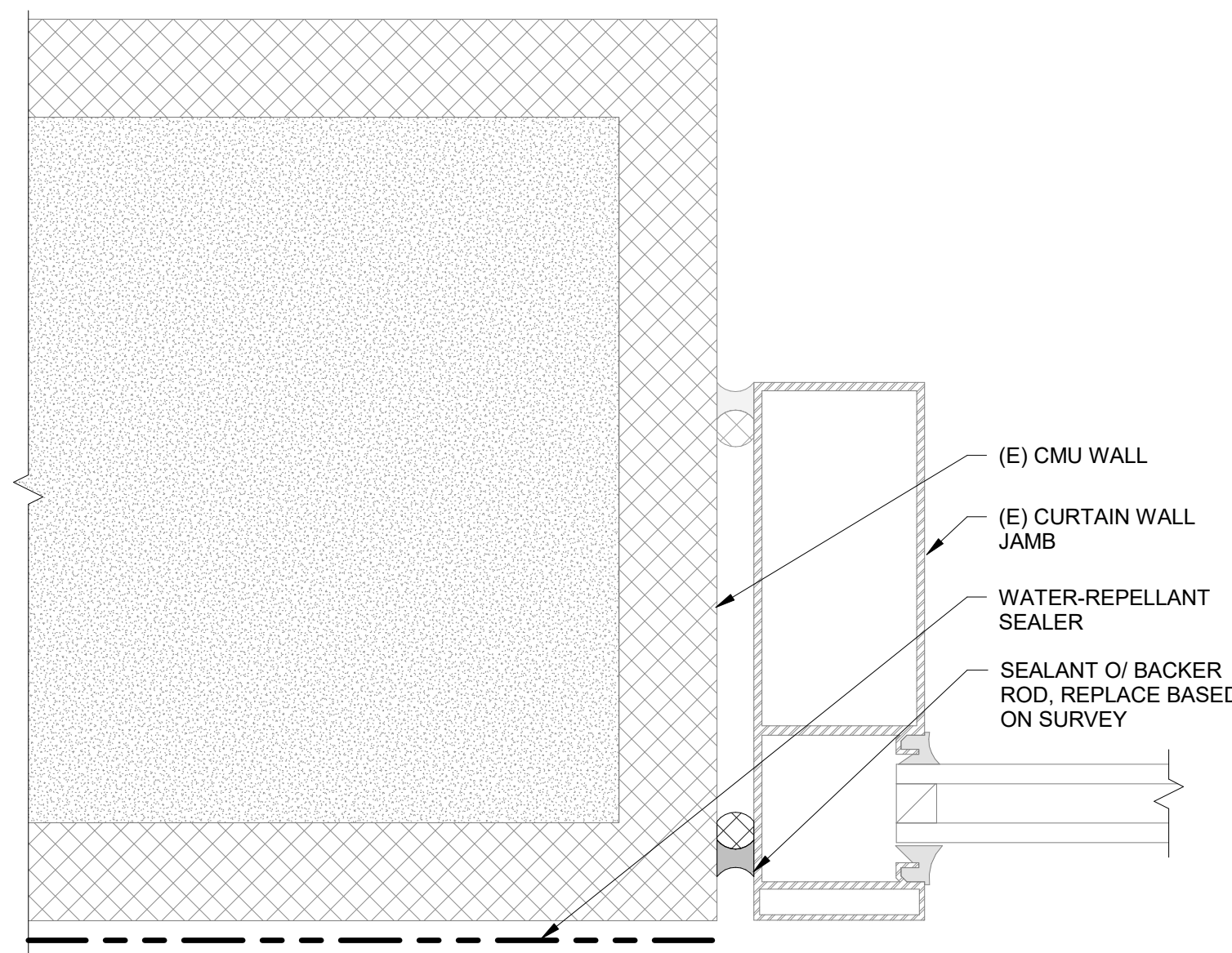
W802

Seal
 Date Signed: 05/26/2026

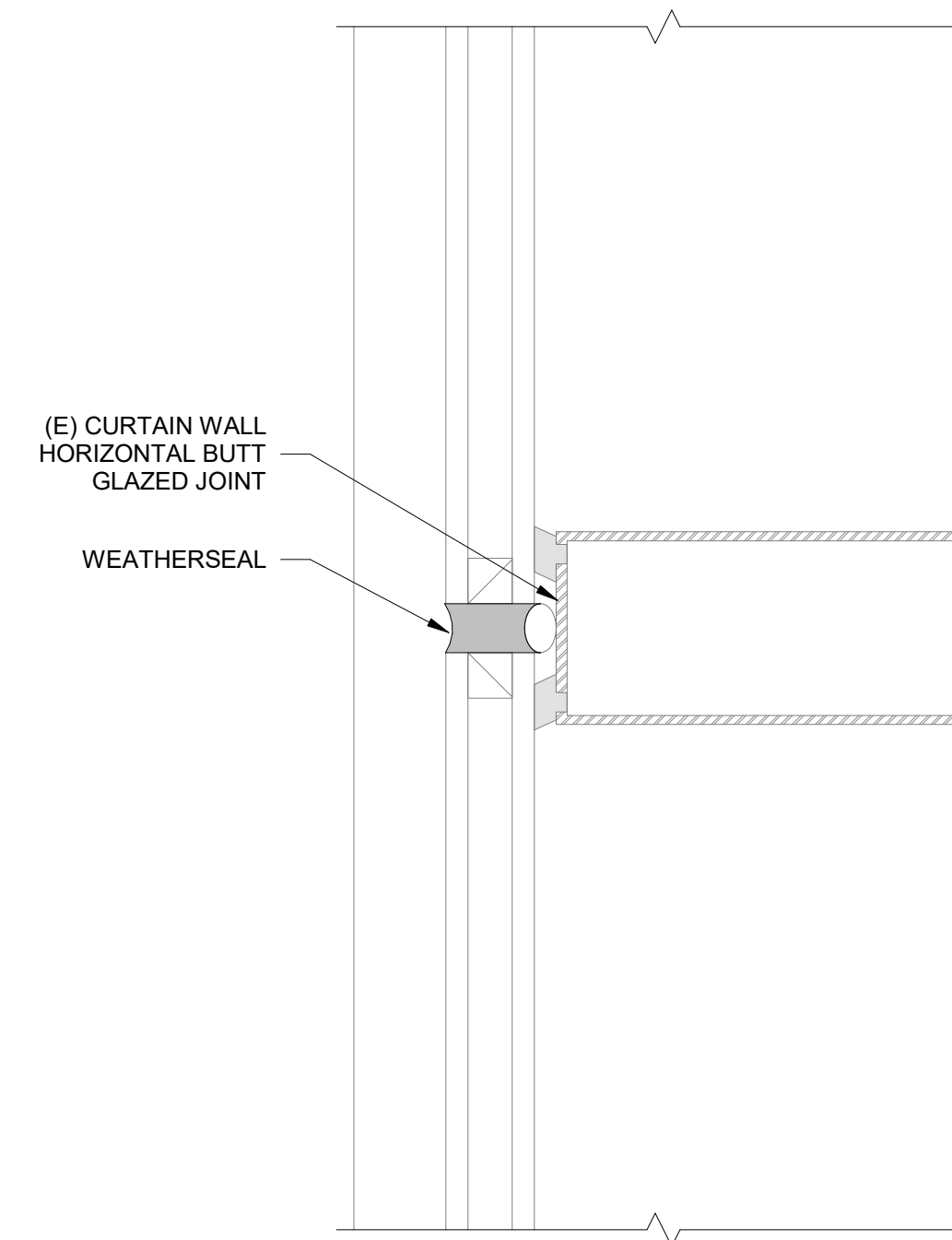
Consultant



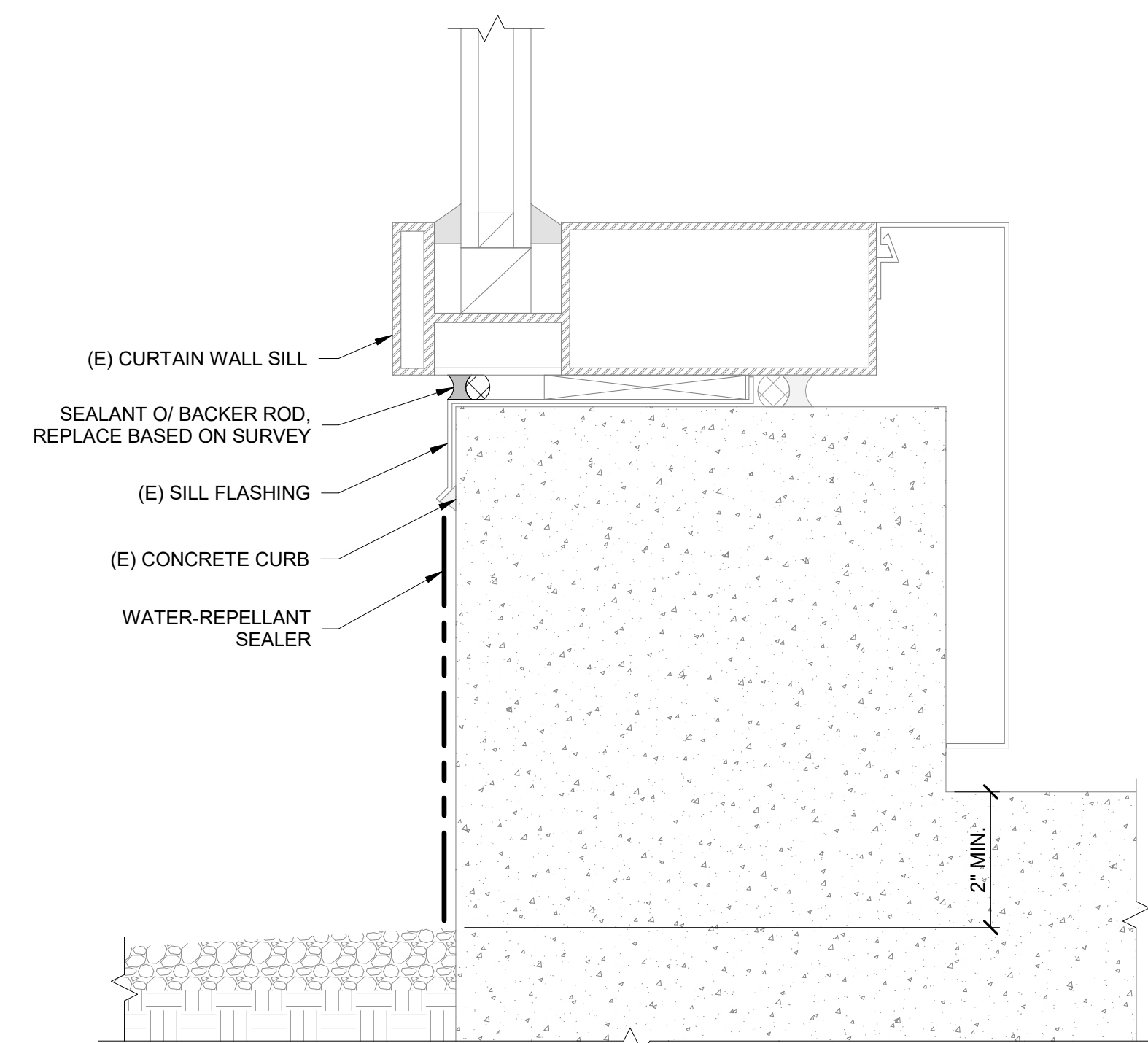
1 CURTAIN WALL HEAD AT CMU WALL
 NTS



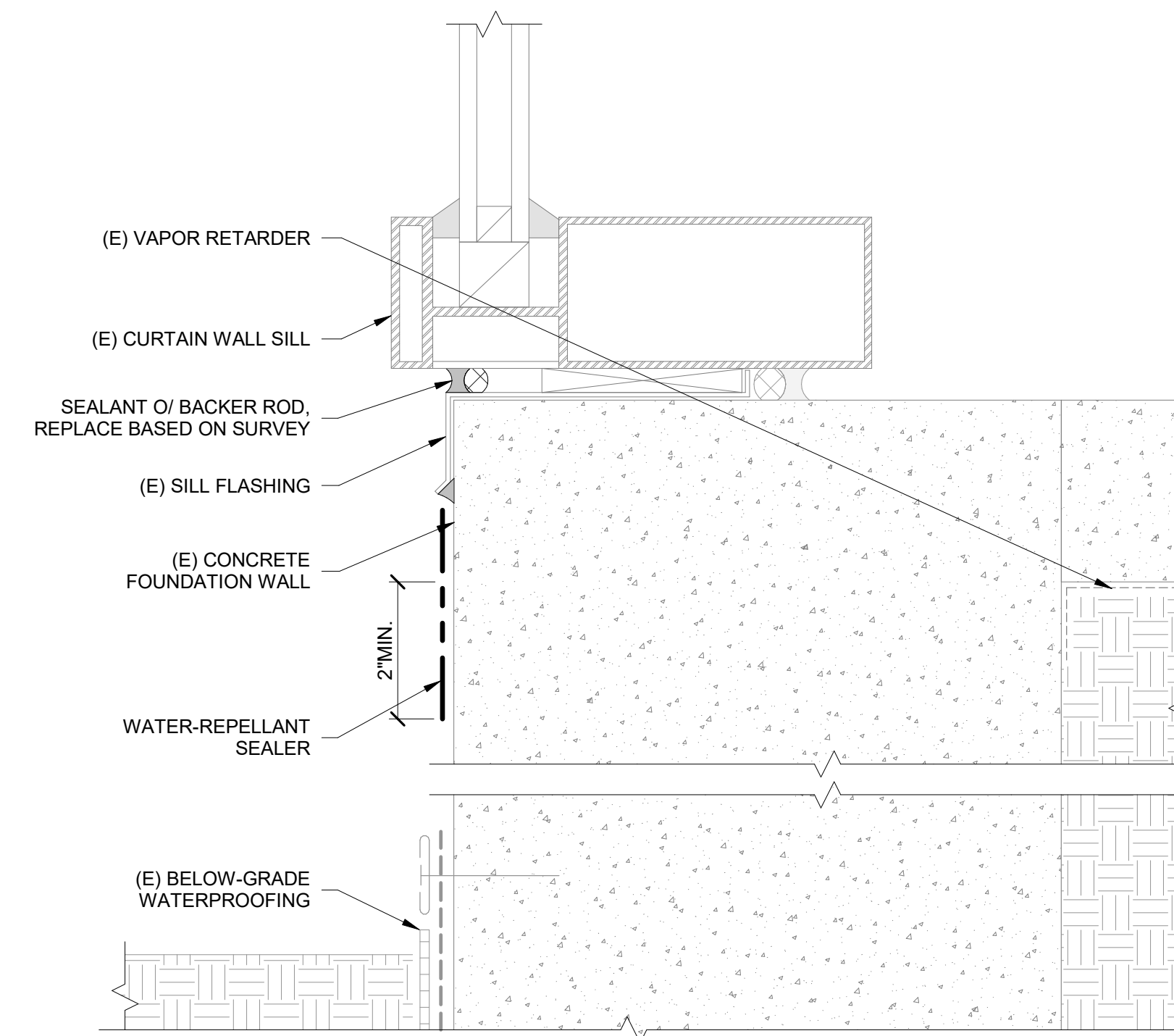
5 CURTAIN WALL JAMB AT CMU WALL
 NTS



6 WEATHERSEAL AT HORIZONTAL BUTT GLAZED JOINT
 NTS



9 CURTAIN WALL SILL
 NTS



10 CURTAIN WALL SILL AT CONCRETE FOUNDATION WALL
 NTS

No.	Date	Description	By
2	5.26.26	ISSUE FOR BID	XTL
1	4.24.26	DRAFT FOR OWNER REVIEW	XTL

**WVC FACILITIES BUILDING
 - IN SITU REPAIR OF
 EXISTING FACADE**

14000 FRUITVALE AVE.,
 SARATOGA, CA

Project

**GLAZED
 FENESTRATION
 DETAILS**

Drawing Title

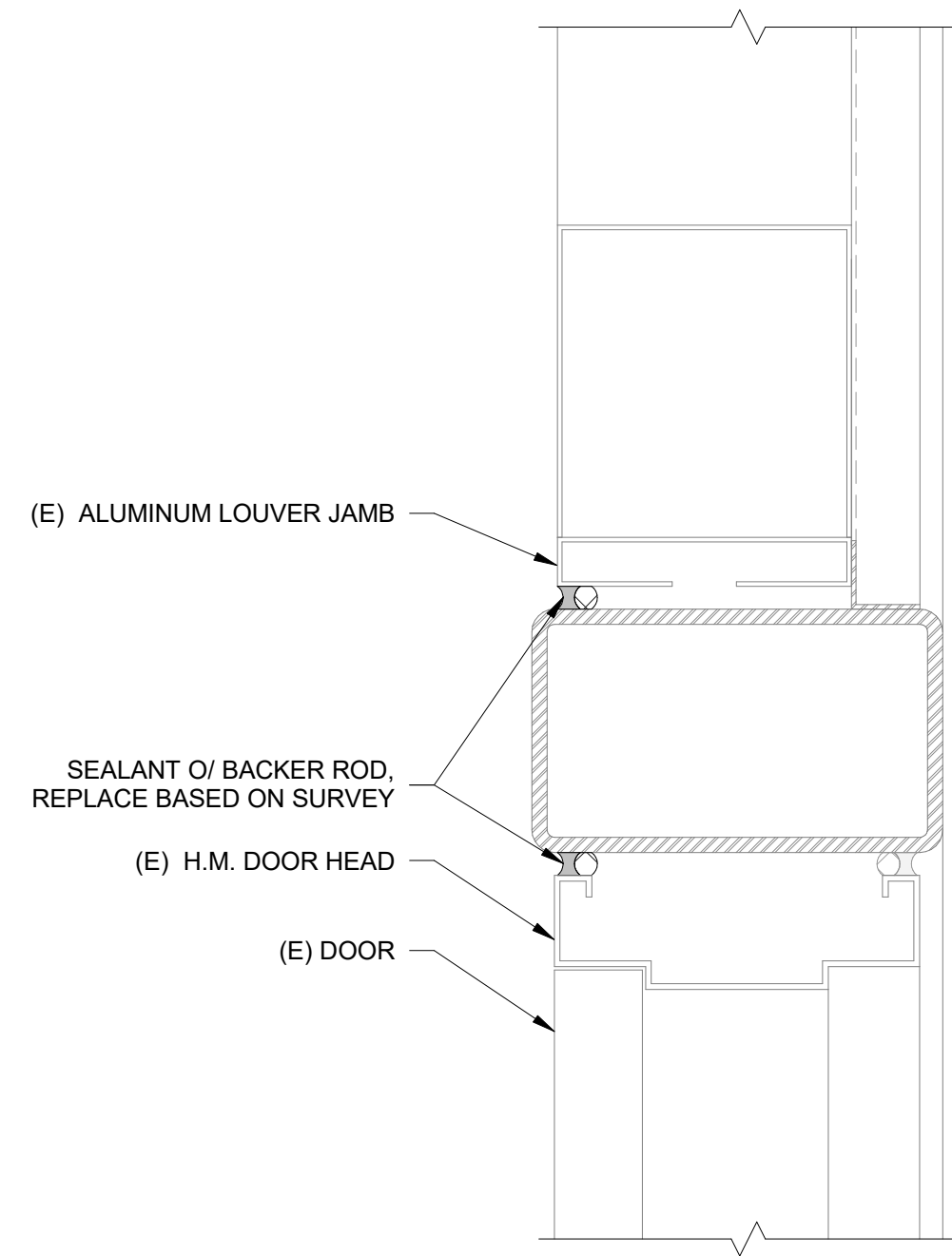
Project No.	Checked	Date
257152.20		5.26.2026
Drawn	Approved	Scale
SMS	XTL	6" = 1'-0"

Drawing No.

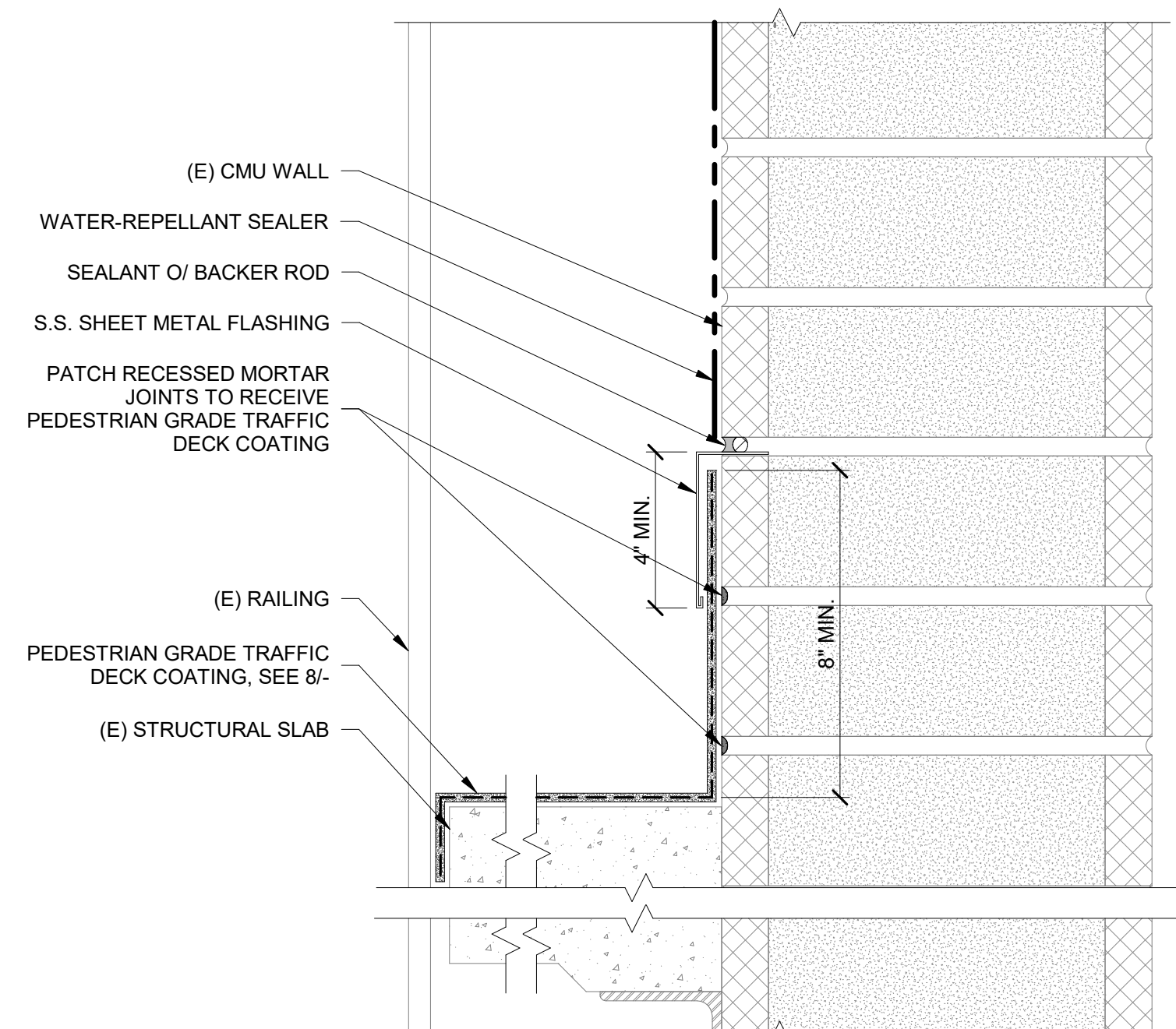


W803

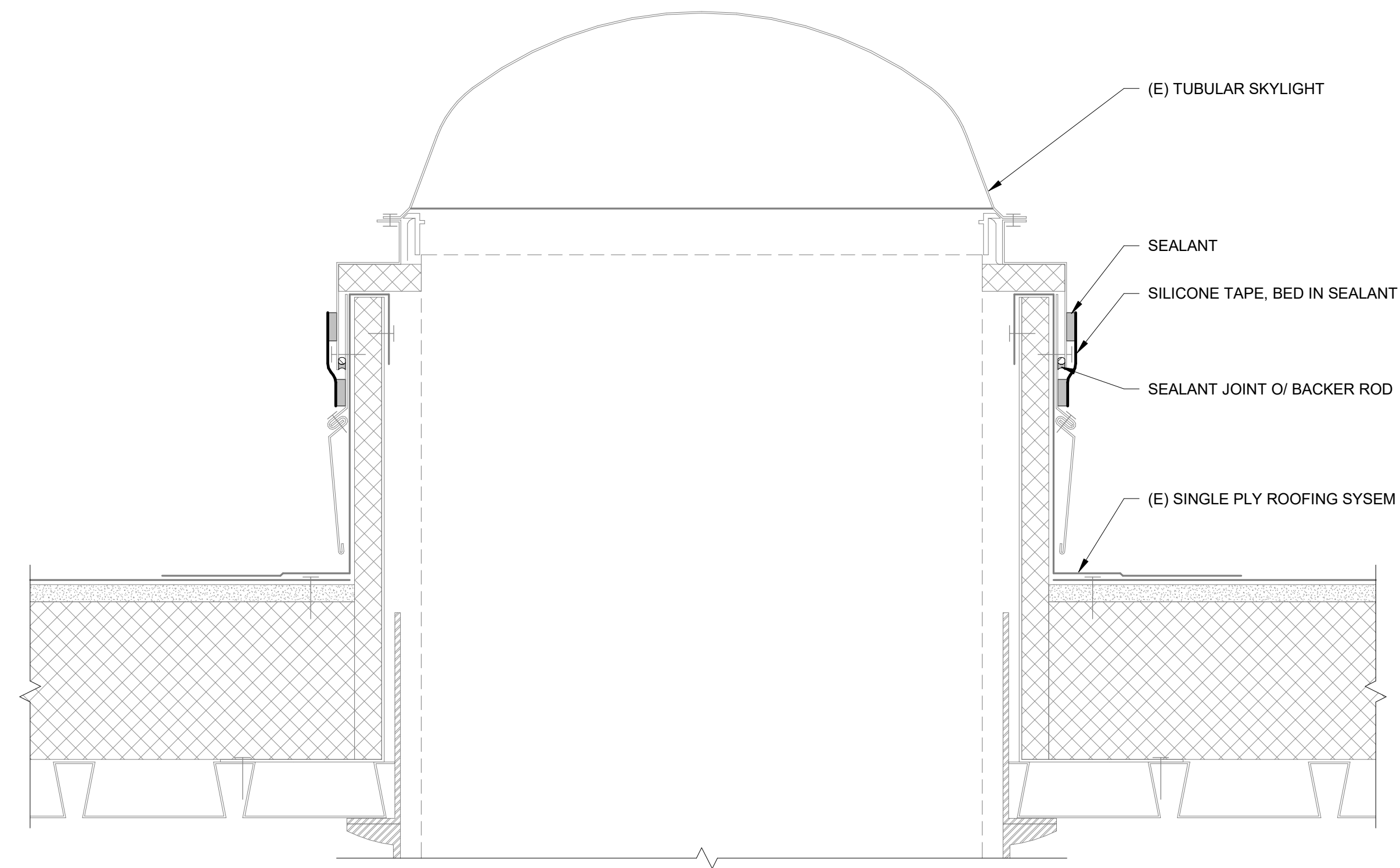
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 Date Signed: 05/26/2026



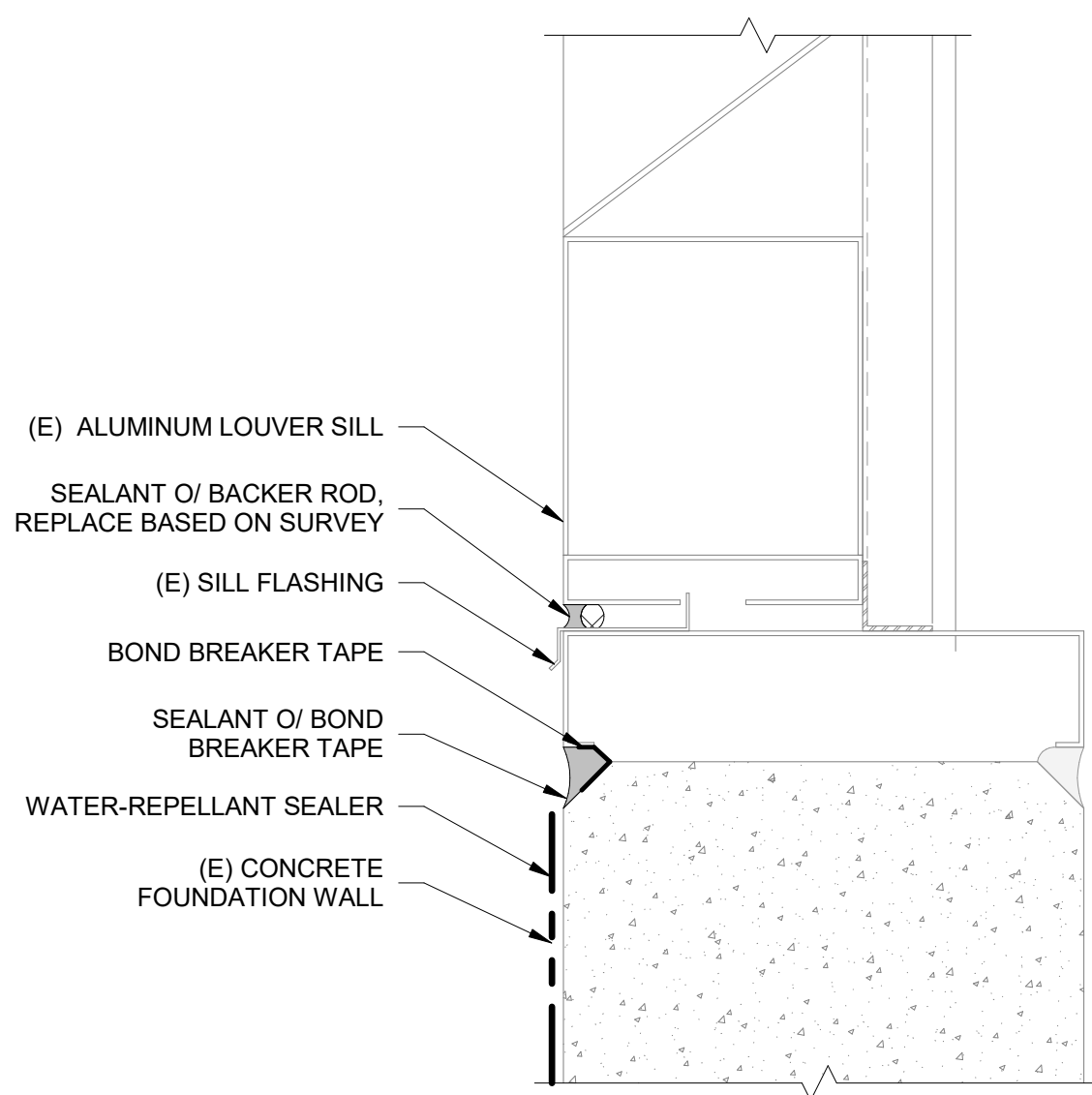
1 LOUVER AT H.M. DOOR
 NTS



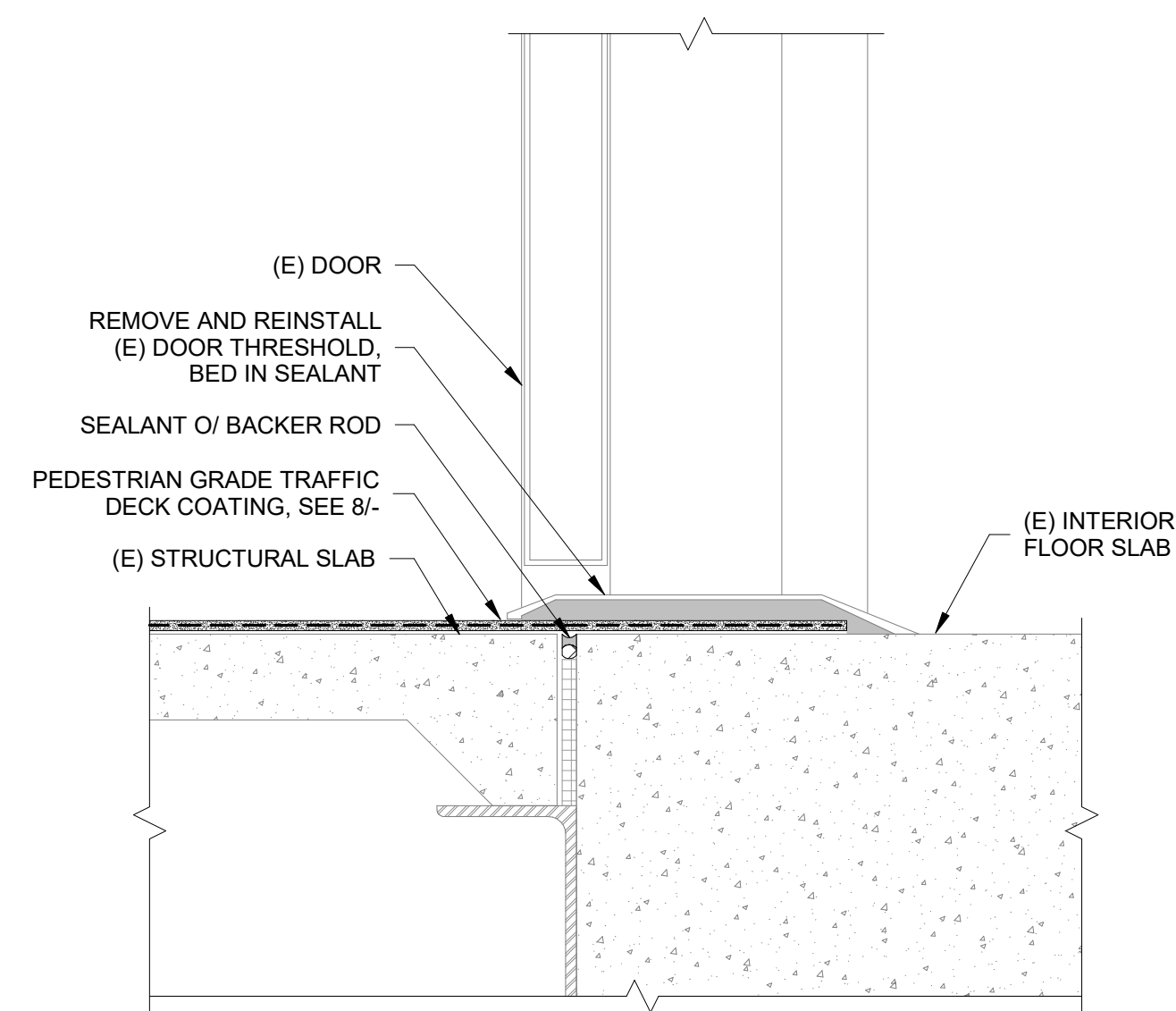
2 SECOND FLOOR CONCRETE LANDING AT CMU WALL
 NTS



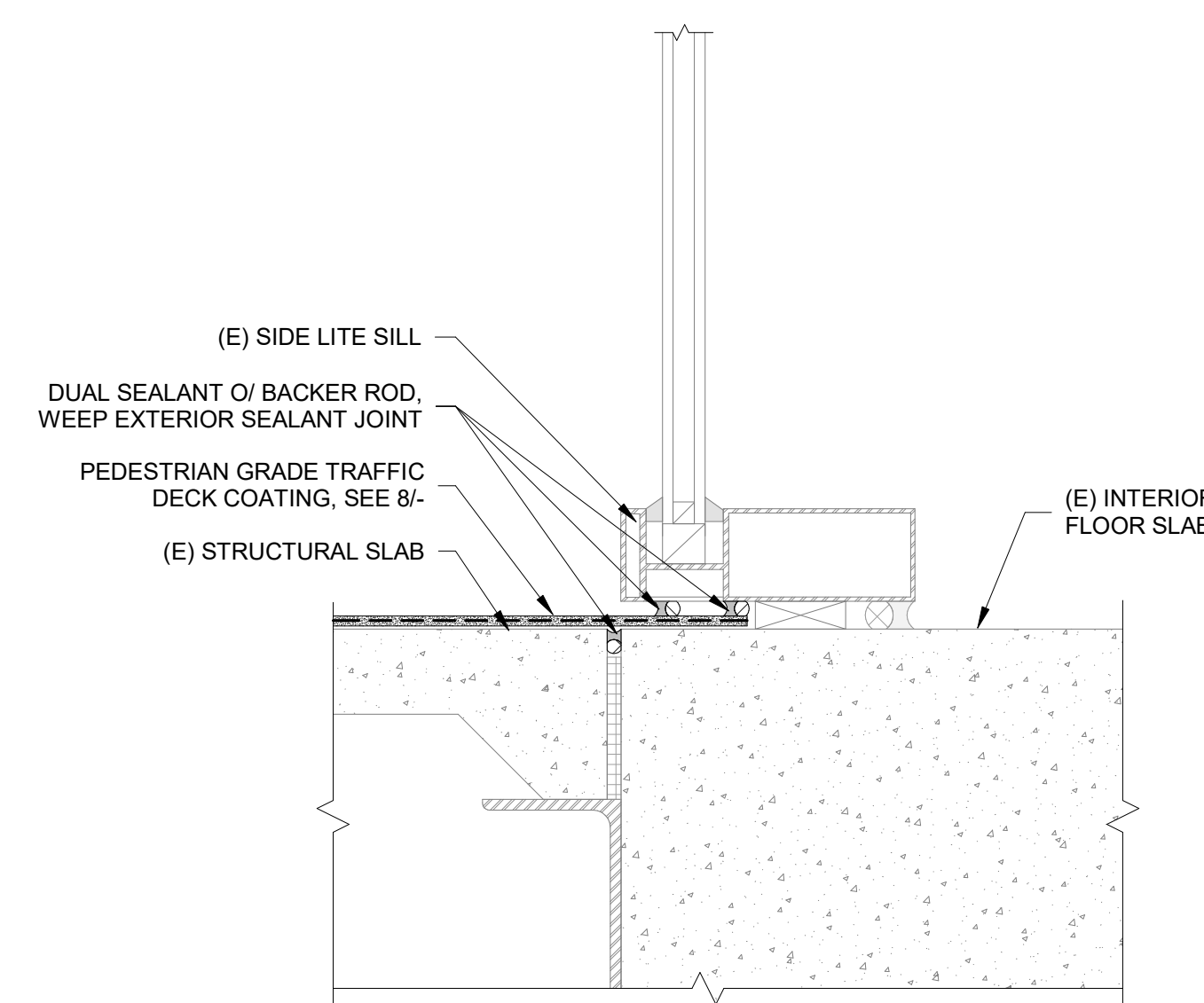
3 ROOF SKYLIGHT
 NTS



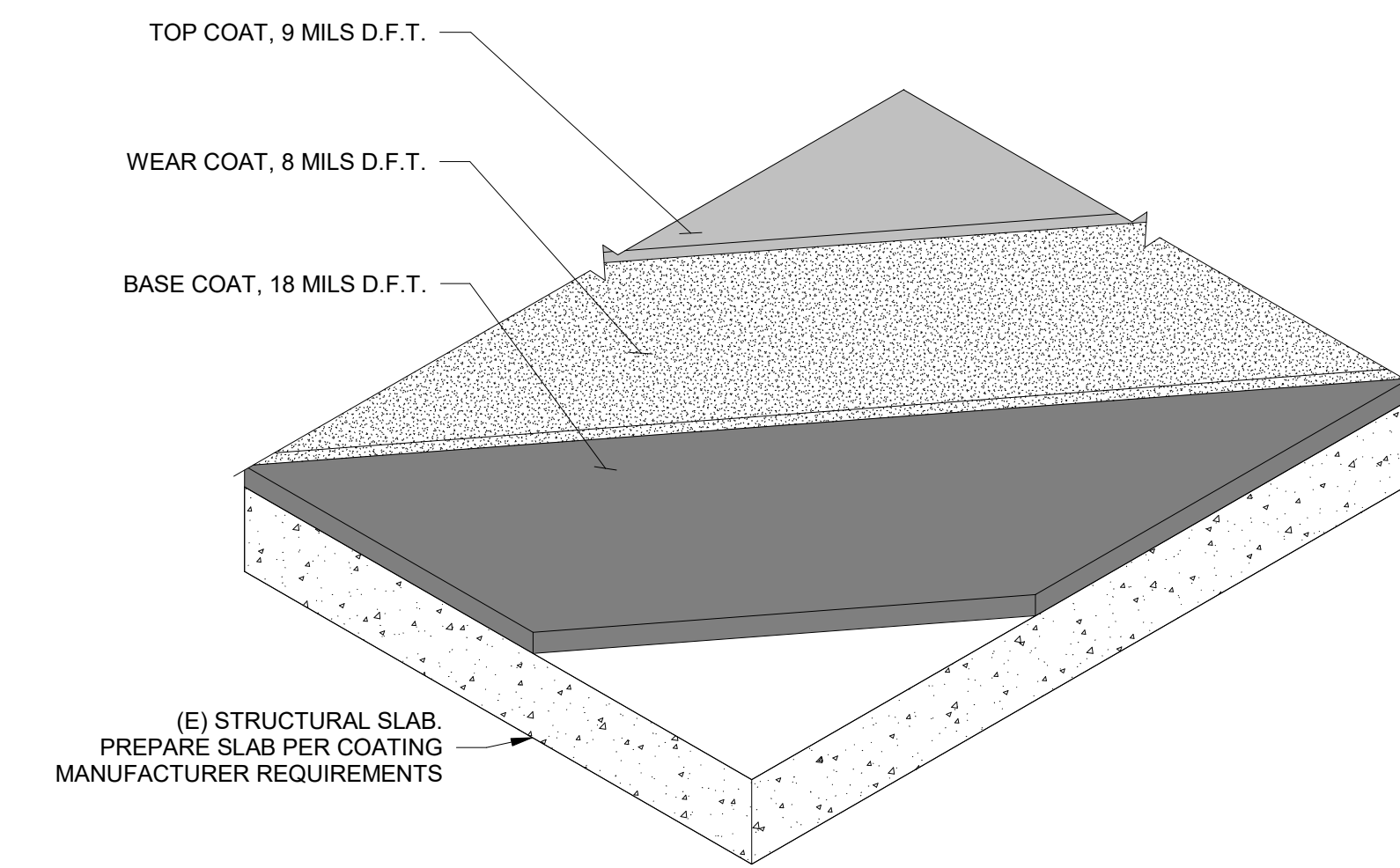
5 LOUVER SILL AT CONCRETE FOUNDATION WALL
 NTS



6 SECOND FLOOR CONCRETE LANDING AT H.M. DOOR
 NTS



7 SECOND FLOOR CONCRETE LANDING AT SIDE LITE SILL
 NTS

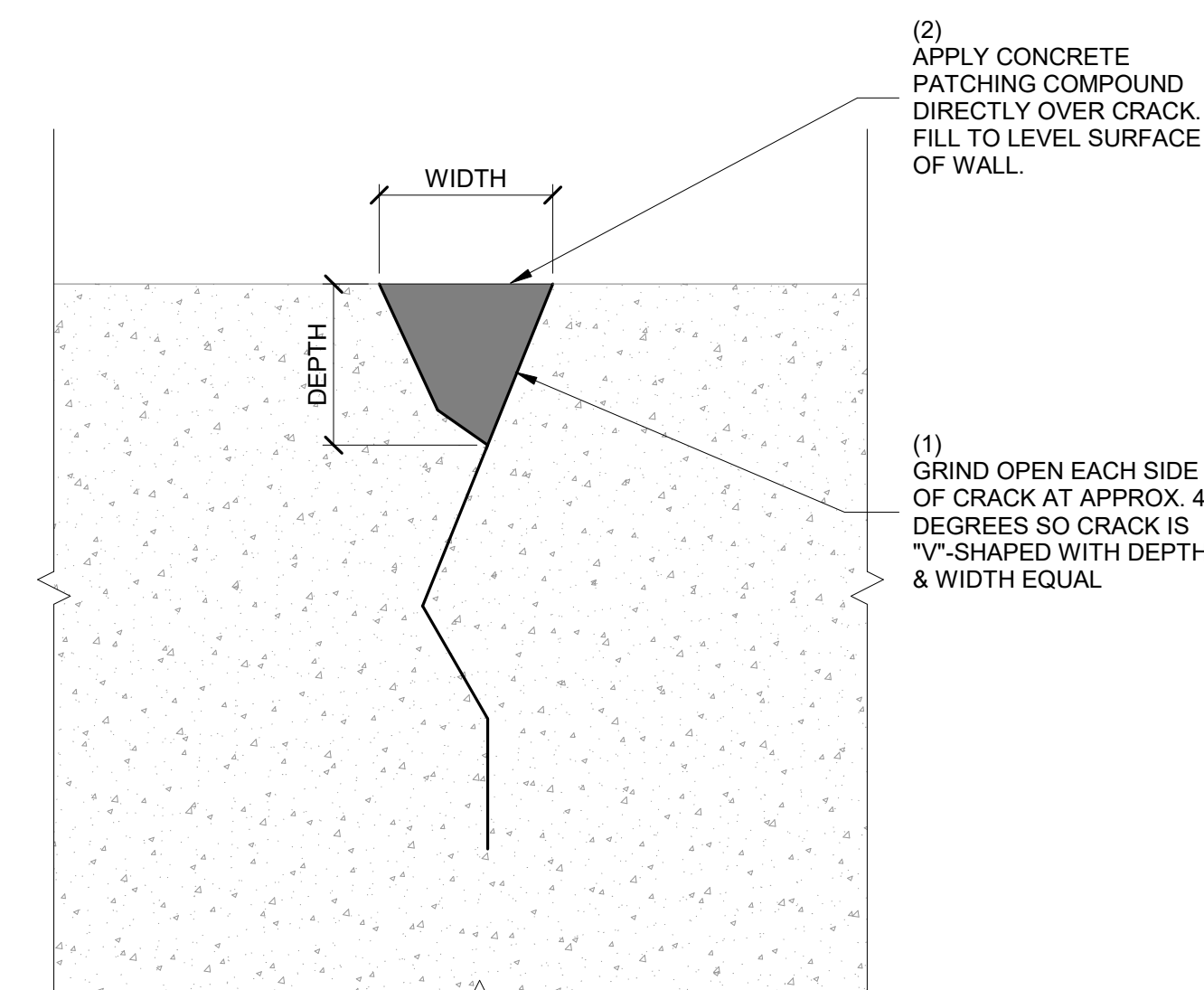


8 TRAFFIC DECK COATING SYSTEM
 NTS



(E) CMU WALL AND ADJACENT FINISH
 (E) RECESSED CMU MORTAR JOINT
 SEALANT O/ BACKER ROD, REPLACE BASED ON SURVEY
 INFILL SEALANT AT RECESSED CMU MORTAR JOINTS

9 PERIMETER SEALANT AT RECESSED MORTAR JOINT
 NTS



10 CONCRETE CRACK REPAIR
 NTS

No.	Date	Description	By
2	5.26.26	ISSUE FOR BID	XTL
1	4.24.26	DRAFT FOR OWNER REVIEW	XTL

**WVC FACILITIES BUILDING
 - IN SITU REPAIR OF
 EXISTING FACADE**

14000 FRUITVALE AVE.,
 SARATOGA, CA

Project

EXTERIOR DETAILS

Drawing Title

Project No.	Checked	Date
257152.20		5.26.2026
Drawn	Approved	Scale
SMS	XTL	As indicated

Drawing No.



W804

Seal
 Date Signed: 05/26/2026