1 248 KIRK AVENUE ADDITION

PROJECT INFORMATION

OWNER

www.thelasallesisters.org
www.lasan.org
Email: dongnulasan@yahoo.com

PROJECT LOCATION

248 KIRK AVENUE.
SAN JOSE, CA 95127

PROJECT DATA

APN:	599-39-117
LOT AREA:	0.953 ACRES.
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLER SYSTEM:	NFPA
EXISTING USED:	CONVENT AND DAYCARE
EXISTING BUILDING STORY :	2 STORY
EXISTING LOT COVERAGE:	6,536.5 SQ.FT. (15.3 %)
EXISTING BUILDING HEIGHT:	26-6"
PROPOSED NEW BUILDING HEIGHT:	19'-1"

1

SCOPE OF WORK

1

- ADD 3,360 SQFT COVER ROOF FOR SOLAR SYSTEM

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ADMINISTRATIVE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 INTERNATIONAL PROPERTY MAINTENANCE CODE
TITLE 24,PART 6, CALIFORNIA ENERGY CODE
TITLE 24 HANDICAPPED ACCESSIBILITY REGULATIONS

SHEET INDEX

GENERAL NOTES:

1. DISCREPANCIES: DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER IMMEDIATELY PRIOR TO COMMENCING ANY WORK .

2. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM:
CALIFORNIA BUILDING CODE 2019 EDITION
CALIFORNIA MECHANICAL CODE 2019 EDITION
CALIFORNIA PLUMBING CODE 2019 EDITION
CALIFORNIA ELECTRIC CODE 2019 EDITION
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.

3. ALL ELECTRICAL, FIRE PROTECTION, MECHANICAL, PLUMBING AND STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EACH FIELDS APPLICABLE CODES AND STANDARDS.

4. CONSTRUCTION DRAWING NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.

5. CONTRACTORS SHALL VERIFY LOCATION AND ACCEPTABILITY OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

6. WORK SHALL BE EXECUTED WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND OCCUPANTS OF ADJACENT AREAS. THE CONTRACTOR SHALL KEEP DIRT, DUST AND NOISE TO A MINIMUM AND PROVIDE DUST SHEETS AS REQUIRED AND DIRECTED. WORK SHALL BE SCHEDULED BY THE CONTRACTOR AND AGREED TO BY THE OWNER IN WRITING.

9. INSULATE ALL EXTERIOR WALLS WITH R-19 MIN. BATT INSULATION . AND CEILINGS WITH R-30 MIN. INSULATION, UNLESS NOTED OTHERWISE ON THESE PLANS AND DRAWINGS PER TITLE 24.

10. PRIOR TO INSPECTION OF ROOF SHEATHING, THE APPLICANT'S REPRESENTATIVE SHALL REQUEST AN INSPECTION OF THE RESIDENCE BY THE PROJECT ENGINEER IN ORDER TO ENSURE COMPLIANCE WITH ALL OF THE ARCHITECTURAL DETAILING OF THE BUILDING AS SPECIFIED IN THE APPROVED DRAWINGS.

11. ROOF COVERAGE FIRE-RESISTANCE CLASS SHALL BE CLASS B.

SITE PLAN NOTES:

1. THE GENERAL CONTRACTOR (GC) SHALL READ, EXAMINE AND BE THOROUGHLY FAMILIAR WITH THESE DRAWINGS AND WITH THE EXISTING SITE CONDITIONS PRIOR TO START WORK. IN THE EVENT THERE ARE DISCREPANCIES OR OMISSIONS WITHIN THE DRAWINGS AND/OR SPECIFICATIONS. THE GC. SHALL NOTIFY THE DESIGNER IMMEDIATELY.

2. THE GC. AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODE REGULATIONS.

3. THE GC. SHALL VERIFY ALL GRADE ELEVATIONS PRIOR TO CONSTRUCTION.

4. THE GC. AND ALL SUBS SHALL BE RESPONSIBLE FOR THE PROTECTION OF NEW AND EXISTING CONSTRUCTION FROM DAMAGE. ALL DAMAGED MATERIAL SHALL BE RESTORED/ REPAIRED TO ITS ORIGINAL CONDITION

5. THE GC. SHALL BE RESPONSIBLE FOR ALL ITEMS OF EQUIPMENT, FIXTURES AND MATERIALS NOT SPECIFIED HEREIN BUT NECESSARY FOR THE COMPLETION OF THE WORK AS INDICATED ON THESE DRAWINGS. THE GC SHALL SUBMIT CUT SHEET/SHOP DRAWINGS WHICH MEET THE QUALITY AND FUNCTION DESIRED.

6. THE ARCHITECT RESERVES THE RIGHT TO REJECT ALL MATERIALS AND WORK QUALITY WHICH ARE NOT IN CONFORMANCE WITH THE SPECIFIED STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIALS OR WORK OR QUALITY SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER OR DESIGNER.

7. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE AND AVAILABLE DURING INSPECTION ACTIVITY.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY LOCATING ALL PROPERTY LINES AND GRADES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.

9. THE BUILDING SITE SHALL BE CLEARED AND GRUBBED OF ALL STUMPS ROOTS OR OTHER FOREIGN MATTER TO A DEPTH OF 12 INCHES.

10. ALL FOOTINGS TRENCHES SHALL BE CLEANED AN GRUBBED OF ALL ROOTS.

11. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION OR MAXIMUM FIELD DENSITY. FIELD DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND BY THE LOCAL BUILDING DEPARTMENT. ALL FILL MATERIAL USED TO SUPPORT THE FOUNDATION SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SHALL HAVE NO MORE THAN MINOR AMOUNT OF ORGANIC SUBSTANCES AND HAVE NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MIN. DIMENSION GREATER THAN 8"

ALL FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" WATER SHALL BE ADDED TO THE OPTIMUM LEVEL FOR THE REQUIRED COMPACTION AND DENSITY PER LAYER FILL AND COMPACTION SHALL MEET THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.

12. ALL FINISH GRADES AROUND THE BUILDING SHALL BE SLOPPED TO DRAIN WATER AWAY FROM THE BUILDING.

13. PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOR THE ENTIRE SITE.

14. NO DRAINAGE ONTO ADJACENT PROPERTIES SHALL BE PERMITTED PROVIDE A MINIMUM OF 0.5% SLOPE FOR THE ENTIRE SITE.

15. PROPERTY SHALL NOT RETAIN DRAINAGE WATER UNLESS PROVISIONS FOR SUCH ARE INDICATED ON THE DRAWINGS.

16. PROVIDE A CHEMICAL TOILET ON SITE PRIOR TO CALLING FOR THE FIRST INSPECTION.

17. INSTALL STREET ADDRESS NUMERALS, AT LEAST 4" HIGH WITH MINIMUM ½" STROKE, MOUNTED ON A CONTRASTING BLACK GROUND CLEARLY VISIBLE FROM THE STREET.

18. FINISH FLOOR TO BE ABOVE CROWN OF EXISTING STREET. PROVIDE A 2 PER CENT SLOPE AWAY FROM PROPOSED BUILDING FOR A MINIMUM OF 5 FEET.

DIMENSION NOTES:

DO NOT SCALE THESE DRAWINGS, ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS.

ALL DIMENSION ARE TO THE FACE OF THE STUD, UNLESS OTHERWISE NOTED.

THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND MANUFACTURERS INSTALLATION PROCEDURES PRIOR TO START OF ANY WORK.

DIMENSIONS REGARDING FRAMING ARE FROM FACE OF STUD TO FACE OF STUD.

DIMENSIONS NOTED 'CLEAR' ARE FROM FACE OF FINISH TO FACE OF FINISH AND MUST BE PRECISELY MAINTAINED. DIMENSIONS REGARDING FURNITURE, FIXTURES AND/OR EQUIPMENT ARE 'CLEAR' DIMENSIONS.

DIMENSIONS NOTED 'V.I.F.' SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO THE START OF WORK BEING PERFORMED.

DIMENSIONS NOTED 'A.F.F.' ARE ABOVE FINISHED FLOOR. IN CARPETED AREAS, THE TOP OF THE CARPET IS CONSIDERED THE FINISH FLOOR.

DIMENSIONS IN THE PLAN PERTAINING TO DOORS AND WINDOWS ARE TO THE CENTER OF THE UNIT. ACCOMMODATIONS SHALL BE MADE FOR SHIMMING NECESSARY TO ENSURE THE UNIT IS SQUARE, LEVEL AND OPERATES PROPERLY.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ASSOCIATE DESIGN PROFESSIONALS SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

NOTICE TO BUILDER:

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL BUILDER TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION, STOP AND CALL THE DESIGNER LISTED ON THE TITLE SHEET. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS SO THAT THIS PROJECT IS CONSTRUCTED PROPERLY AND IF NEEDED TO MAKE CORRECTIONS BEFORE ANY WORK BEGINS.

DEFERRED SUBMITTAL :

1

- FIRE SPRINKLER SYSTEM NFPA 13 FOR NEW STRUCTURE

ABBREVIATIONS / DEFINITIONS:

&	AND	(E.)	EXISTING/ EAST/ ENTRY/ EACH	I.D.	INSIDE DIAMETER/ INTERIOR DESIGNER	R.A.	RETURN AIR
<	ANGLE	E.J.	EXPANSION JOINT	IN.	INCH	RAD.	RADIUS
@	AT	EL.	ELEVATION	INSUL.	INSULATION	R.D.	ROOF DRAIN
C	CENTERLINE	ELEC.	ELECTRIC	INT.	INTERIOR	R.D.L.	ROOF DRAIN LEADER
∅	DIAMETER OR ROUND	ELEV.	ELEVATOR	INV.	INVERT/ INVERTED	RECPT.	RECEPTACLE
PL	PROPERTY LINE, PLATE	EMER.	EMERGENCY			RECT.	RECTANGULAR
		ENCL.	ENCLOSURE			REF.	REFERENCE
A.B.	ANCHOR BOLT	E.P.	ELECTRIC PANEL	JAN.	JANITOR	REFR/ R/F	REFRIGERATOR
ABV.	ABOVE	EQ.	EQUAL/ EQUIVALENT	JT.	JOINT	REG.	REGISTER
A/C	AIR CONDITIONING			JST.	JOIST	REINF.	REINFORCEMENT
A.C.	ASPHALT CONCRETE	EQPT/ EQPM	EQUIPMENT			REQ'D.	REQUIRED
ACOUS.	ACOUSTICAL	E.W.	EACH WAY	KIT.	KITCHEN	RESIL.	RESILIENT"
A.D.	AREA DRAIN	EXST.	EXISTING			RET.	RETAIN(ING), RETURN
ADH.	ADHESIVE	EXH.	EXHAUST	L.	LOW/LINEN	RM.	ROOM
ADJ.	ADJUSTABLE	EXPO.	EXPOSED	L.A.	LANDSCAPED AREA	R.O.	ROUGH OPENING
AL.	ALUMINUM	EXT.	EXTERIOR	LAB.	LABORATORY	R.R.	ROOF RAFTER
ALT.	ALTERNATE	E.G.	EXISTING GRADE	LAM.	LAMINATE	RWD.	REDWOOD
ANOD.	ANODIZED			LAV.	LAVATORY		
A.P.	ACCESS PANEL	F.	FIXED	LBS.	POUNDS	S.	SOUTH
APPX.	APPROXIMATELY	F.A.	FIRE ALARM	LFA.	LOAD FROM ABOVE	S.A.	SUPPLY AIR
APPV'D	APPROVED	FAC.	FACTORY	L.H.	LEFT HAND	S.C.	SOLID CORE
ARCH.	ARCHITECTURAL	F.C.O.	FLOOR CLEAN OUT	LKR.	LOCKER	S.C.D.	SEAT COVER DISPENSER
ASB.	ASBESTOS	F.D.	FLOOR DRAIN	LT.	LIGHT	SCHED.	SCHEDULE
ASSY.	ASSEMBLY	FDN.	FOUNDATION	LUM.	LUMINOUS	S.D.	SUB DRAIN/ SOAP DISPENSER
AUTO.	AUTOMATIC	F.E.	FIRE EXTINGUISHER			SEC.	SECTION
		F.E.C.	FIRE EXTINGUISHER CABINET	MAINT.	MAINTENANCE	SEL.	SELECTED
B.	BATH	F.G.	FINISH GRADE	MAS.	MASONRY	SH.	SHELF
BD.	BOADRD	F.H.	FLAT HEAD	MAT.	MATERIAL	SHT.	SHEET
BEL.	BELOW	FIN.	FINISH	MAX.	MAXIMUM	SHT'G.	SHEATHING
BET.	BETWEEN	FIX/FIXT	FIXTURE	M.B.	METAL BOLT	SIM.	SIMILAR
BITUM.	BITUMINOUS	F.J.	FLOOR JOIST	M.C.	MEDICINE CABINET	SIMP.	SIMPSON
BLDG.	BUILDING	F.L.	FLOW LINE	MECH.	MECHANICAL	S.J.	SOFFIT JOIST
BLK.	BLOCK	FLASH.	FLASHING	MEMB.	MEMBRANE	S.S.	STAINLESS STEEL
BLK'G	BLOCKING	FLR.	FLOOR	MET/MTL.	METAL	S.SK.	SERVICE SINK
BM.	BEAM	FLUOR.	FLUORESCENT		MFR/MFGR MANUFACTURER	STA.	STATION
B.O.	BY OWNER/BY OTHERS	F.O.C.	FACE OF CONCRETE/ FACE OF CURB	M.H.	MAN HOLE	STD.	STANDARD
BOT.	BOTTOM	F.O.F.	FACE OF FINISH	MIN.	MINIMUM	STL.	STEEL
BR.	BEDROOM	F.O.S.	FACE OF STUD/ FACE OF STRUCUTRE	MIR.	MIRROR	STOR.	STORAGE
B.W.	BACK OF WALK/ BOT. OF WALL	F.O.M.	FACE OF MASONRY	MISC.	MISCELLANEOUS	STRUCT.	STRUCTURAL
		FP.	FIREPLACE	M.O.	MASONRY OPENING	SUSP.	SUSPENDED
CAB.	CABINET	F.S.	FLOOR SINK	MOS.	MOSAIC	SYM.	SYMMETRICAL
C.B.	CATCH BASIN	FT.	FOOT OR FEET	MTD.	MOUNTED	T.	TREAD
CEM.	CEMENT	FTG.	FOOTING	MUL.	MULLION	T.C.	TOP OF CURB
C.G.	CORNER GUARD	FURR.	FURRING			T.CL.	TIME CLOCK
CHAN.	CHANNEL	FUT.	FUTURE	(N.)	NEW	TEL.	TELEPHONE
CHG.	CHANGE	F.V.	FIELD VERIFY	N.	NORTH	TEMP.	TEMPERED
C.I.	CAST IRON			NAT.	NATURAL	TER.	TERRAZZO
C.J.	CONTROL JOINT/ CONST. JOINT	GA.	GAUGE	N.I.C.	NOT IN CONTRACT	T.D.	TOP OF FENCE
CLG.	CEILING/ CEILING JOIST	GALV.	GALVANIZED	N.G.	NATURAL GRADE	T.&G.	TONGUE AND GROOVE
CLKG.	CAULKING	G.B.	GRAB BAR/GRADE BEAM	NO.	NUMBER	THK.	THICK
CLR.	CLEAR	G.C.	GENERAL CONTRACTOR	NOM.	NOMINAL	T.P.	TOP OF PAVING
CNTR.	COUNTER	GEN.	GENERAL	N.T.S.	NOT TO SCALE	T.PL.	TOP OF PLATE
CONC.	CONCRETE	G.F.I.	GROUND FAULT INTERRUPT			T.O.S.	TOP OF STRUCTURE/SLAB
COND.	CONDITION	G.I.	GALVANIZED IRON	O/.	OVER	TRANS.	TRANSFORMER
CONST.	CONSTRUCTION	G.L.	GLASS	O.A.	OVERALL	T.S.	TOP OF STEP
CONT.	CONTRACTOR/ CONTINOUS	G.L.B.	GLU-LAM BEAM	OBS.	OBSCURE	T.W.	TOP OF WALL
CORR.	CORRIDOR, CORROSIVE	GND.	GROUND	O.C.	ON CENTER	TYP.	TYPICAL
CTSK.	COUNTERSUNK	GR.	GRADE	O.D.	OUTSIDE DIAMETER/ DIMENSION	*U*	UNDER
CTR.	CENTER	GYP.	GYPSUM	O.F.D.	OVERFLOW DRAIN	U.B.C.	UNIFORM BUILDING CODE
		G.P.	GRADE PLANE	OFF.	OFFICE	U.G.	UNDERGROUND
DBL.	DOUBLE			OPNC.	OPENING	U.L.	UNDERWRITER'S LABORATORY
DECO.	DECORATIVE	H.	HIGH	OPP.	OPPOSITE	UNF.	UNFINISHED
DEPT.	DEPARTMENT	H.B.	HOSE BIB			U.N.O.	UNLESS NOTED OTHERWISE
DET.	DETAIL	H.C.	HOLLOW CORE	PERIM.	PERIMETER	UR.	URINAL
D.F.	DRINKING FOUNTAIN/ DOUGLASS FIR	HD.	HARD	PL.	PLATE/PROPERTY LINE	V.	VERTICAL
DIA.	DIAMETER	HDR.	HEADER	P.LAM.	PLASTIC LAMINTE	VENT.	VENTILATING
DIAG.	DIAGONAL	HDWD.	HARDWOOD	PLAS.	PLASTER	VERT.	VERTICAL
DIM.	DIMENSION	HDWR.	HARDWARE	PLUMB.	PLUMBING	VER.	VERIFY
DN.	DOWN	H.M.	HOLLOW METAL	PLYWD	PLYWOOD	V.T.R.	VENT THROUGH ROOF
DR.	DOOR	HORIZ.	HORIZONTAL	PNT.	PAINT		
D.S.	DOWN SPOUT	HR.	HOUR	P.O.C.	POINT OF CONNECTION	W.	WEST, WIDE, WIDTH
D.S.P.	DRY STAND PIPE	HT./HGT.	HEIGHT	PR.	PAIR	W/.	WITH
DWG.	DRAWING	HVAC	HEATING VENTILATING/ AIR COND.	PROJ.	PROJECTION	WD.	WOOD
				PSL.	PARALLEL STRAND LAMINATE	W.H.	WATER HEATER
				PT.	POINT	W.C.	WATER CLOSET
						W.I.	WROUGHT IRON
						WP.	WATERPROOF
						W.W.M.	WELDED WIRE MESH

LEGEND

STEEL STRONG WALL

WALL

SECTION KEY

EXTERIOR ELEVATION KEY

INTERIOR ELEVATION KEY

DETAIL KEY

NOTE KEY

DOOR KEY

WINDOW KEY

REVISION

REFERENCE KEY

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LA SALLE COMMUNITY CENTER ADDITION
248 KIRK AVENUE.
SAN JOSE, CA 95127

REVISIONS

1	07/11/2022	PLAN CHECK

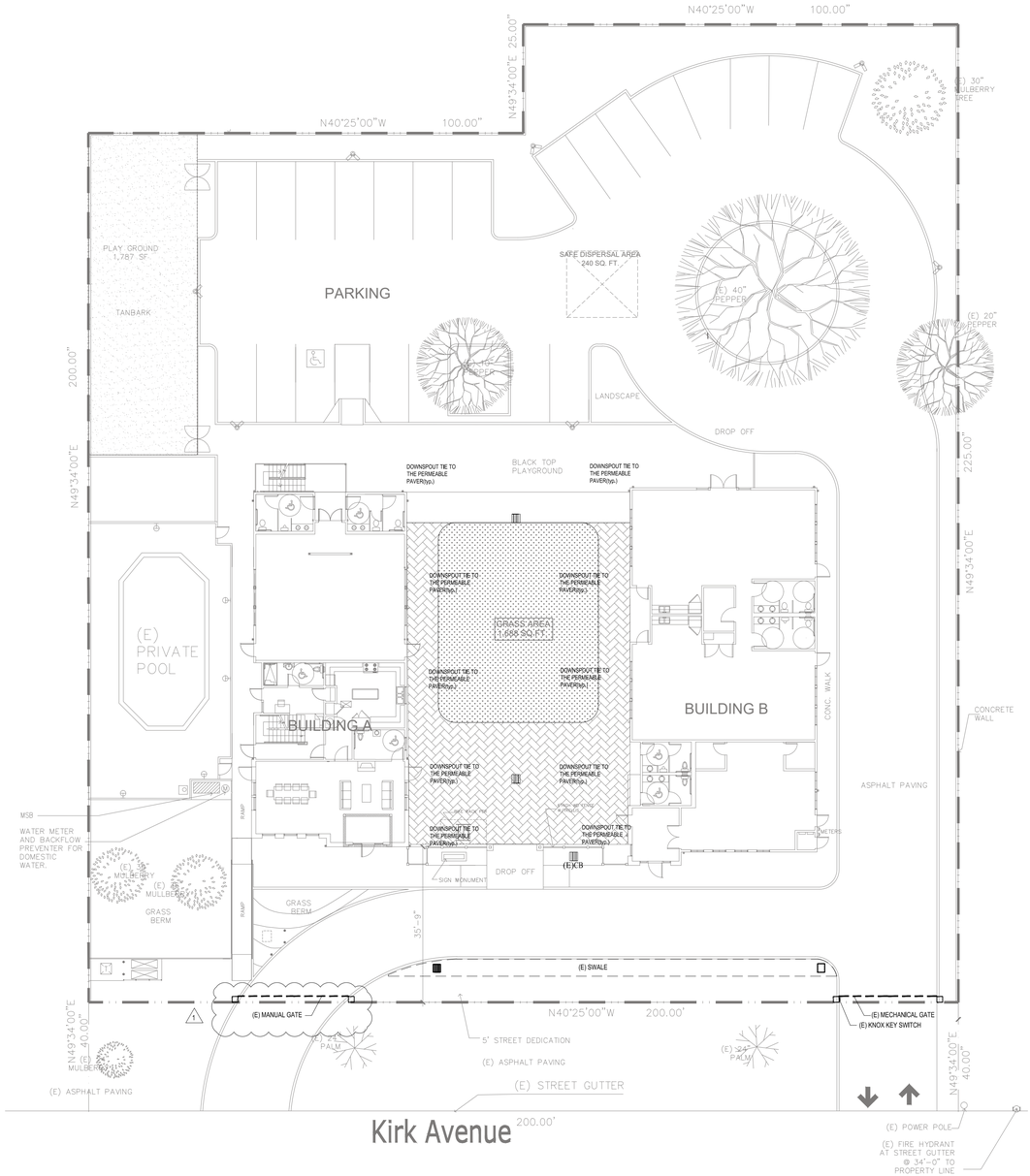
PROGRESS SET 2023-09-29

TITLE SHEET

1ST BUILDING SUBMITTAL

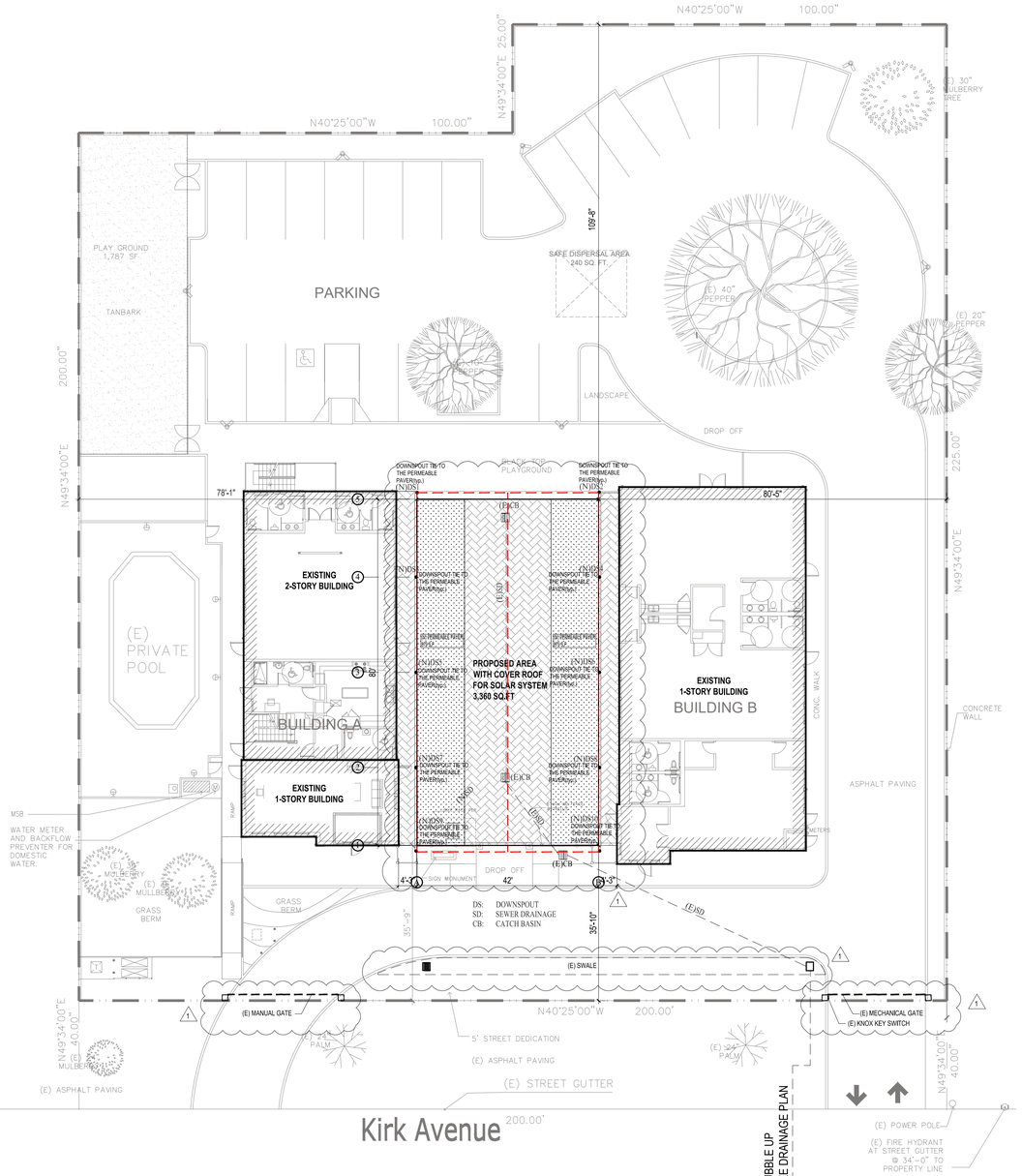
JOB NO.	2022.06
DRAWN	MK
CHECK	HN

SHEET A.1



(E) PLOT PLAN

SCALE : 1/16" = 1'



(N) PLOT PLAN

SCALE : 1/16" = 1'

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1	07/11/2022	PLAN CHECK

PROGRESS SET 2023-09-29

PLOT PLAN

1ST BUILDING SUBMITTAL	
JOB NO.	2022.06
DRAWN	MK
CHECK	HN

SHEET A.2-0

APPROVED FOR INSURANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS.

PLAN # 10 SHEET 3 OF

BUILDING A
FF 222.75
PAD 221.42
(CONFIRM FOUNDATION SECTION WITH STR. PLANS)

BUILDING B
FF 222.70
PAD 221.37
(CONFIRM FOUNDATION SECTION WITH STR. PLANS)

EXISTING POOL

GRASS AREA (SOFTSCAPE)

PLAYGROUND

PLAYGROUND STRUCTURE 6' MAX. HEIGHT

BIO-RETENTION

STRUCTURE SETBACK ENVELOPE PER MFG. RECOMMENDATIONS, BUILDING CODE, AND ANY OTHER SAFETY REQUIREMENTS. SETBACKS TO BE DETERMINED BY OTHERS

EXIT DISCHARGE ROUTE

KIRK AVENUE

APN 599-39-011

APN 599-39-099

APN 599-39-020

APN 599-39-100

APN 599-39-101

S40°25'00"E 749.04

N49°34'00"E 199.93

S40°25'00"E 100.00

N49°34'00"E 25.00

S49°34'00"W 224.93

N40°25'00"W 200.00

121' GRASSY SWALE PER DETAIL 5

6-FOOT WALL FOR THE REMAINING PERIMETER

REFERENCE ONLY

SCALE 1"=10'

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

NOTATION

1. 6" VERTICAL CURB
2. FLUSH CURB
3. CURB & GUTTER
4. CURB & GUTTER W/ SCUPPERS @ 10' O.C
5. CO WITHIN 5' OF PUBLIC STREET RIGHT OF WAY. THE UNDERGROUND CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE FOR INSPECTION OF NEW LATERAL/CLEANOUT INSTALLATIONS PRIOR TO BACKFILLING.
6. SEE LANDSCAPE PLAN
7. MARKINGS INDICATING TRAFFIC FLOW ALONG NEW DRIVEWAY PER MUTCD CHAPTER 3B. FIGURE 3B-24.
8. FIRE SIGNAGE POSTINGS AND FIRE LANE IDENTIFICATION, SEE DETAILS ON SHT C9
9. PAINT CURB YELLOW FOR LOADING/UNLOADING ZONE
10. PAINT CURB RED FOR NO PARKING

ABBREVIATIONS

FF	FINISH FLOOR
FL	FLOW LINE
TC	TOP OF CURB
LP	LOW POINT
C&G	CURB AND GUTTER
FNC	FENCE
BLD	BUILDING
BFP	BACKFLOW PREVENTER
EP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
DS	DOWN SPOUT
EB	ELECTRICAL BOX
WM	WATER METER

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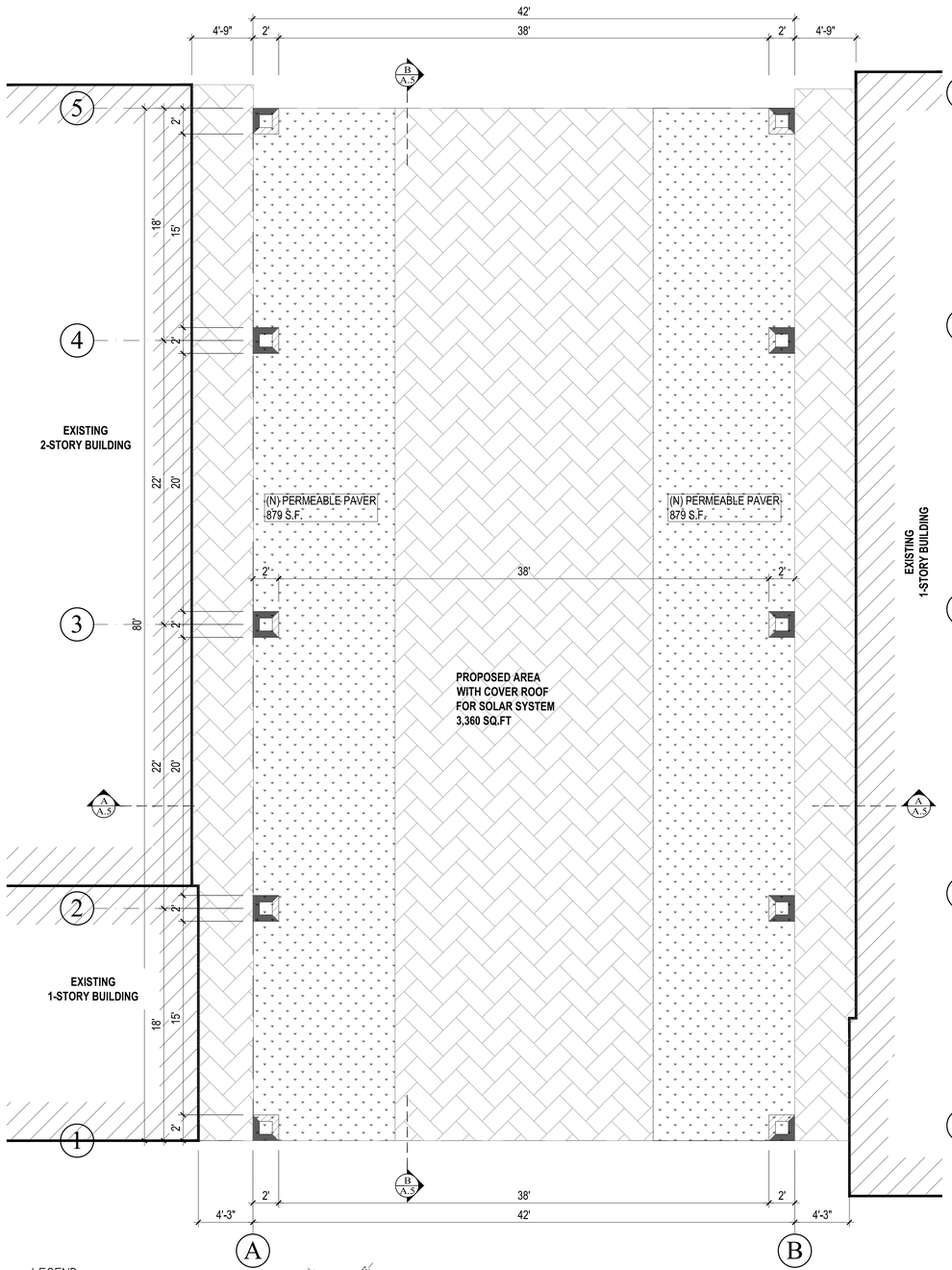
PROGRESS SET 2023-09-29

EXISTING DRAINAGE SYSTEM

1ST BUILDING SUBMITTAL		SHEET
JOB NO.	2022.06	A.2-1
DRAWN	MK	
CHECK	HN	



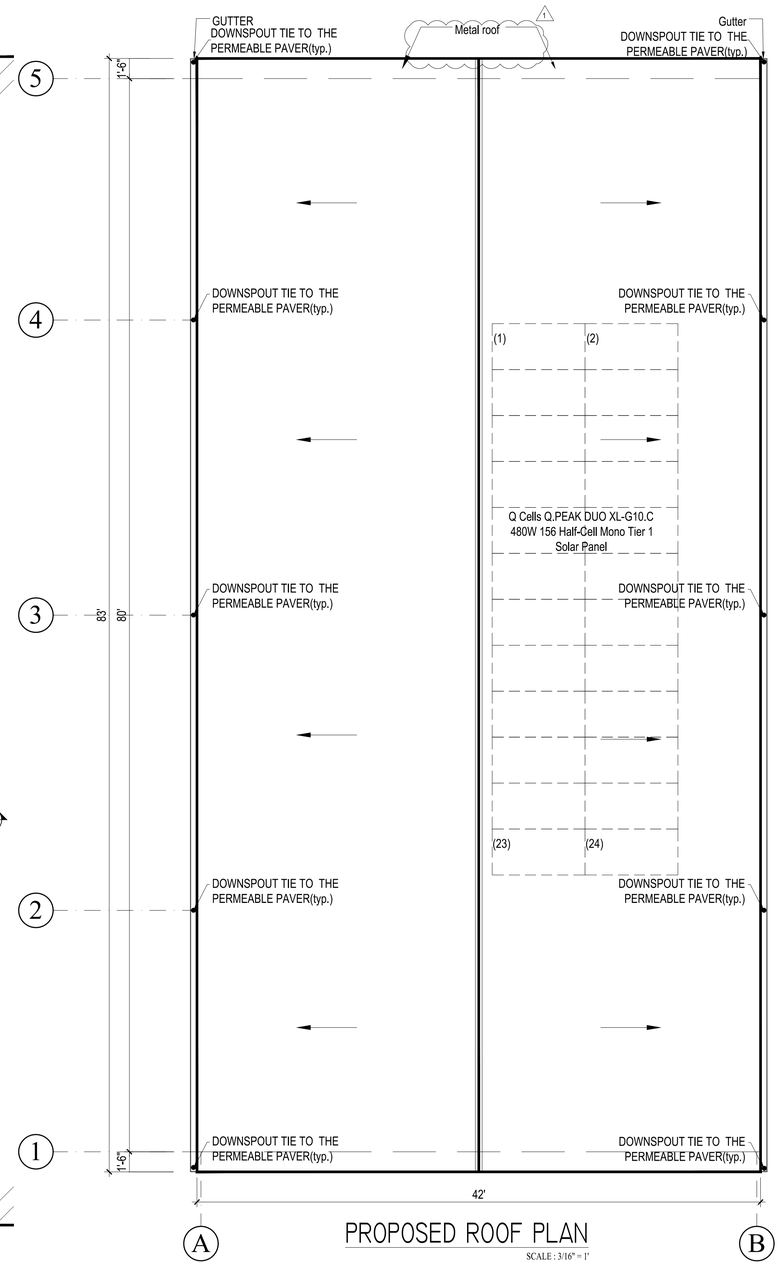
LEGEND:

SIMPSON STEEL STRONG WALL

WOOD WALL

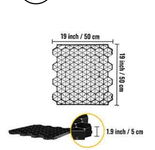
PROPOSED FLOOR PLAN

SCALE : 3/16" = 1'



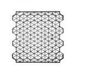
PROPOSED ROOF PLAN

SCALE : 3/16" = 1'



Specifications

- Model: 4 PCS Permeable Pavers
- Material: HDPE
- Color: Black
- Size: 50x50x5 cm (19x19x1.9 in)
- Compression Capacity: 40 tons/sqm (Minimum)
- Quantity: 4 pcs/sqm (11 sqf)
- Total Weight: 5.5 kg (12.13 lbs)



Package Content

- 4 x Permeable Pavers

VEVOR Permeable Pavers 1.9" Depth Gravel Driveway
Grid Flat-interlocked Grass Pavers HDPE Black Plastic Shed
Base for Landscaping and Soil Reinforcement in Parking Lots/Fire Lanes (Pack of 4-11 Sf)

Specification

Model	4 PCS Permeable Pavers	Material	HDPE
Color	Black	Size	50x50x5 cm (19x19x1.9 in)
Compression Capacity	40 tons/sqm (Minimum)	Quantity	4 pcs/sqm (11 sqf)
Total Weight	5.5 kg (12.13 lbs)		

secure structure
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LA SALLE COMMUNITY CENTER ADDITION
248 KIRK AVENUE.
SAN JOSE, CA 95127

REVISIONS

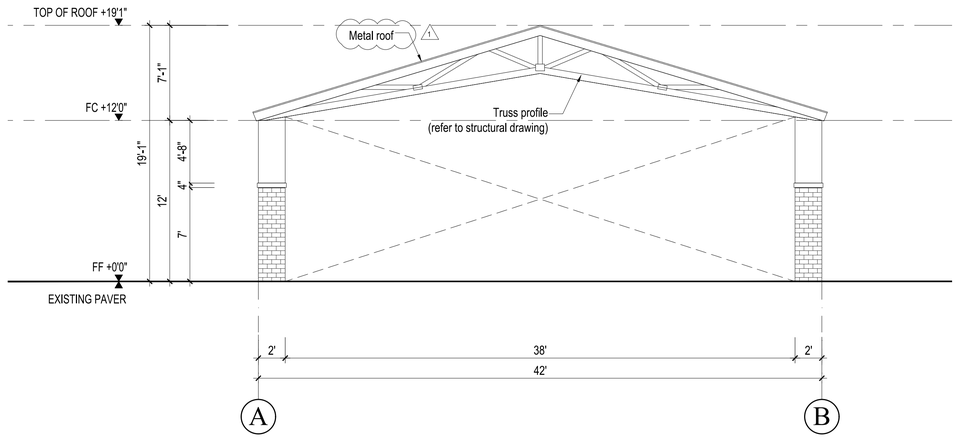
1 07/11/2022 PLAN CHECK

PROGRESS SET 2023-09-29

PROPOSED FLOOR & ROOF PLAN

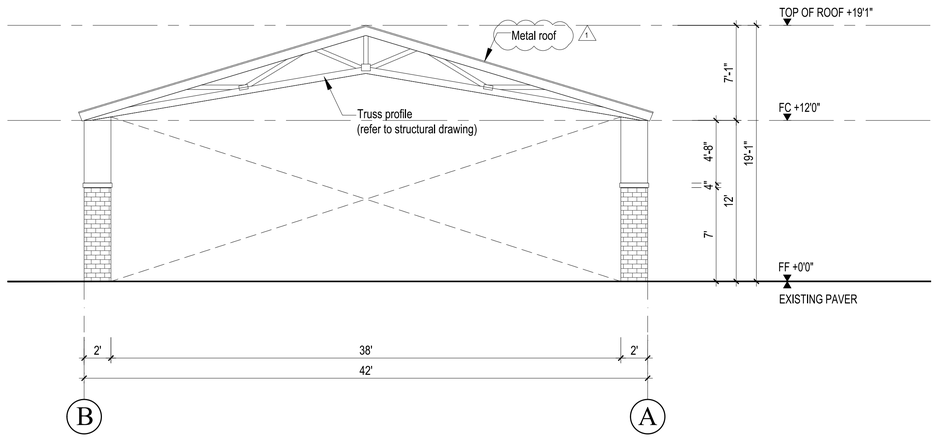
1ST BUILDING SUBMITTAL	
JOB NO.	2022.06
DRAWN	MK
CHECK	HN

SHEET A.3



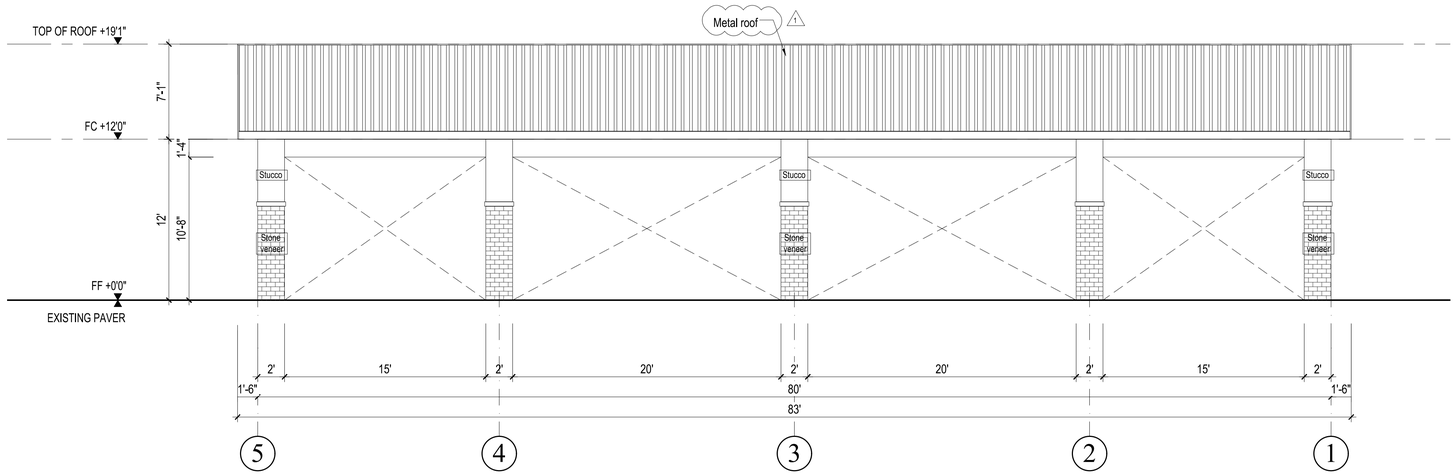
PROPOSED ELEVATION - GRID A-B

SCALE : 3/16" = 1'



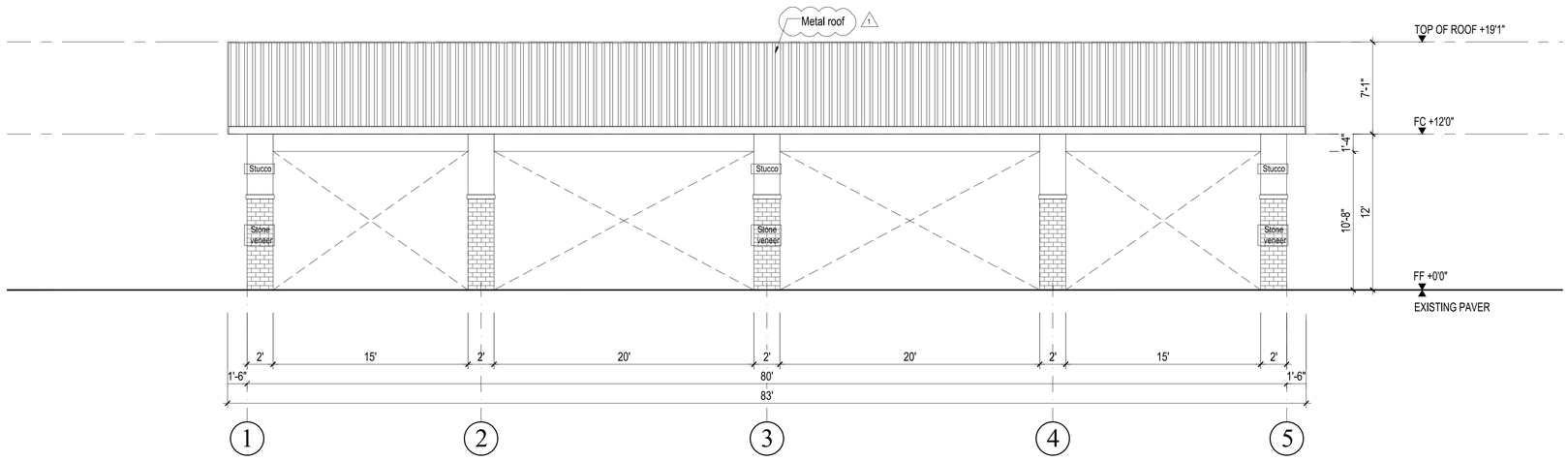
PROPOSED ELEVATION - GRID B-A

SCALE : 3/16" = 1'



PROPOSED ELEVATION - GRID 5-I

SCALE : 3/16" = 1'



PROPOSED ELEVATION - GRID 1-5

SCALE : 3/16" = 1'

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PROPOSED ELEVATIONS

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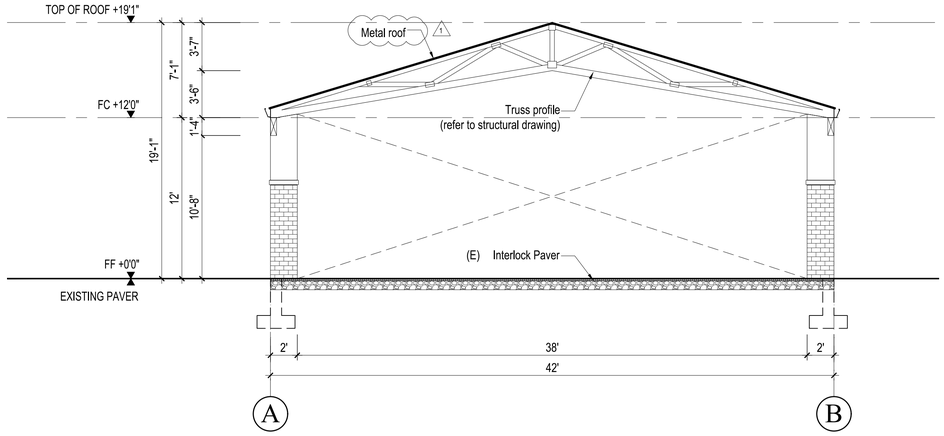
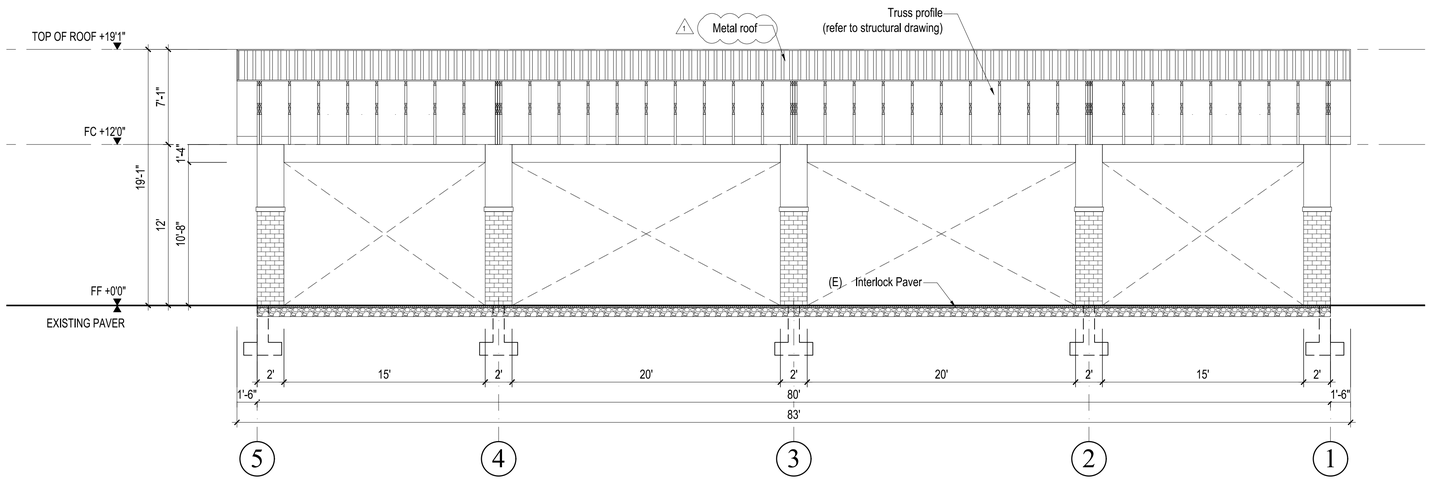
SHEET A.4



PROPOSED SECTION A

SCALE : 3/16" = 1'



PROPOSED SECTION B

SCALE : 3/16" = 1'

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PROGRESS SET 2023-09-29

PROPOSED SECTIONS

1ST BUILDING SUBMITTAL	SHEET
JOB NO.	2022.06
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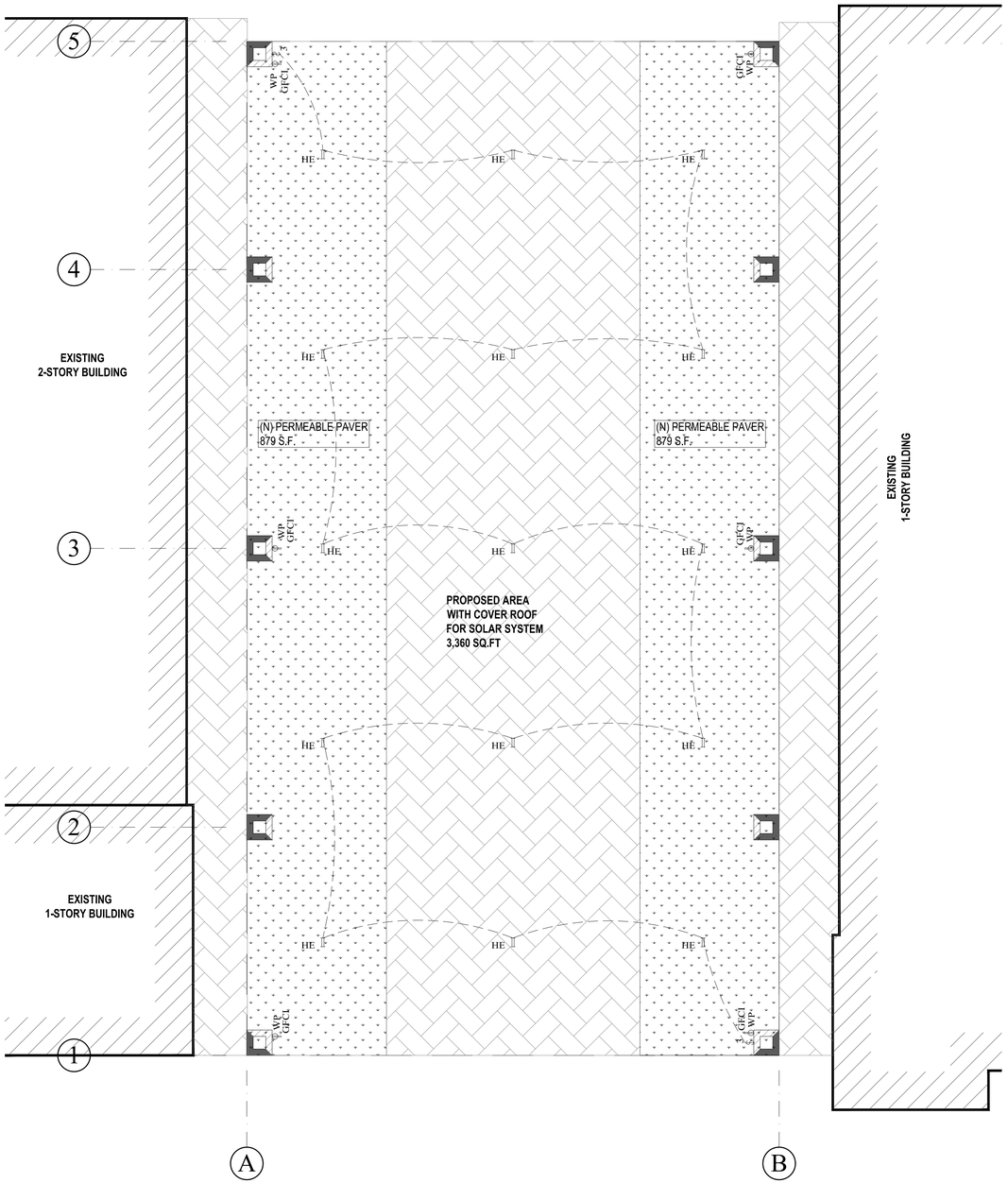
A.5



PROPOSED ELECTRICAL PLAN

SCALE : 3/16" = 1'

ELECTRICAL NOTES:

1. ALL RECEPTACLES TO BE INSTALLED MINIMUM PER CEC EVEN IF NOT SHOWN (C.E.C 210-52)
2. PROVIDE STEEL ELECTRICAL BOX IN FIRE-RESISTIVE CEILING AND WALL SEPARATE ELECTRICAL BOXES BACK TO BACK IN FIRE RESISTIVE WALLS BY A MIN 24" HORIZONTALLY BOX AREA SHALL NOT EXCEED 16 SQ IN. AS PER U.B.S 709.7
3. ALL 125 VOLT, SINGLE-PHASE RECEPTACLE OUTLETS SHALL HAVE GROUND-FAULT CIRCUIT PROTECTION .
4. EXTERIOR LIGHTING TO BE PROVIDED WITH MOTION AND PHOTO SENSORS.
5. FOR ALL RECEPTACLES, SWITCHES, DISCONNECTS AND SIMILAR DEVICES, MEASURE FROM THE FINISHED FLOOR:
   MINIMUM HEIGHT: 15 INCHES FROM FLOOR TO THE BOTTOM OF THE OUTLET BOX
   MAXIMUM HEIGHT: 48 INCHES FROM FLOOR TO THE TOP OF THE OUTLET BOX.
6. GFCI PROTECTION MUST BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
7. EXTERIOR RECEPTACLES, ELECTRICAL DEVICES AND THEIR COVER PLATES MUST BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED. WHEN EXPOSED TO RAIN OR WATER CONDITIONS, ELECTRICAL DEVICES MUST BE LISTED FOR "WET-LOCATION."
8. SWITCHES SERVING LIGHT FIXTURES REQUIRE A NEUTRAL CONDUCTOR TO BE BROUGHT THE OUTLET BOX.
9. AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY VACANCY SENSOR
10. OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
    - MANUAL ON/OFF SWITCH; AND
    - CONTROLLED BY PHOTOCELL AND MOTION SENSOR OR PHOTO CONTROL TIME SWITCH CONTROL/ASTRONOMICAL TIME CLOCK/ENERGY MANAGEMENT CONTROLS SYSTEM
11. ALL NEW 125 VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT RECEPTACLES (2016 CEC 406.12).

ELECTRICAL SYMBOL LIST	
HE	HIGH EFFICIACY
	H.E FLUORESCENT LIGHTING FIXTURE
S^3	DOUBLE POLE TOGGLE SWITCH, +48", 8" ABOVE COUNTER
	110V DUPLEX RECEPTACLE U.O.N., 15" ABOVE FLOOR, U.O.N.
GFCI	INDICATED DEVICE/ RECEPTACLE HAS GFCI PROTECTION
W.P	ABBREVIATION FOR " WEATHER PROOFED"

secure structure
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PROPOSED ELECTRICAL PLAN

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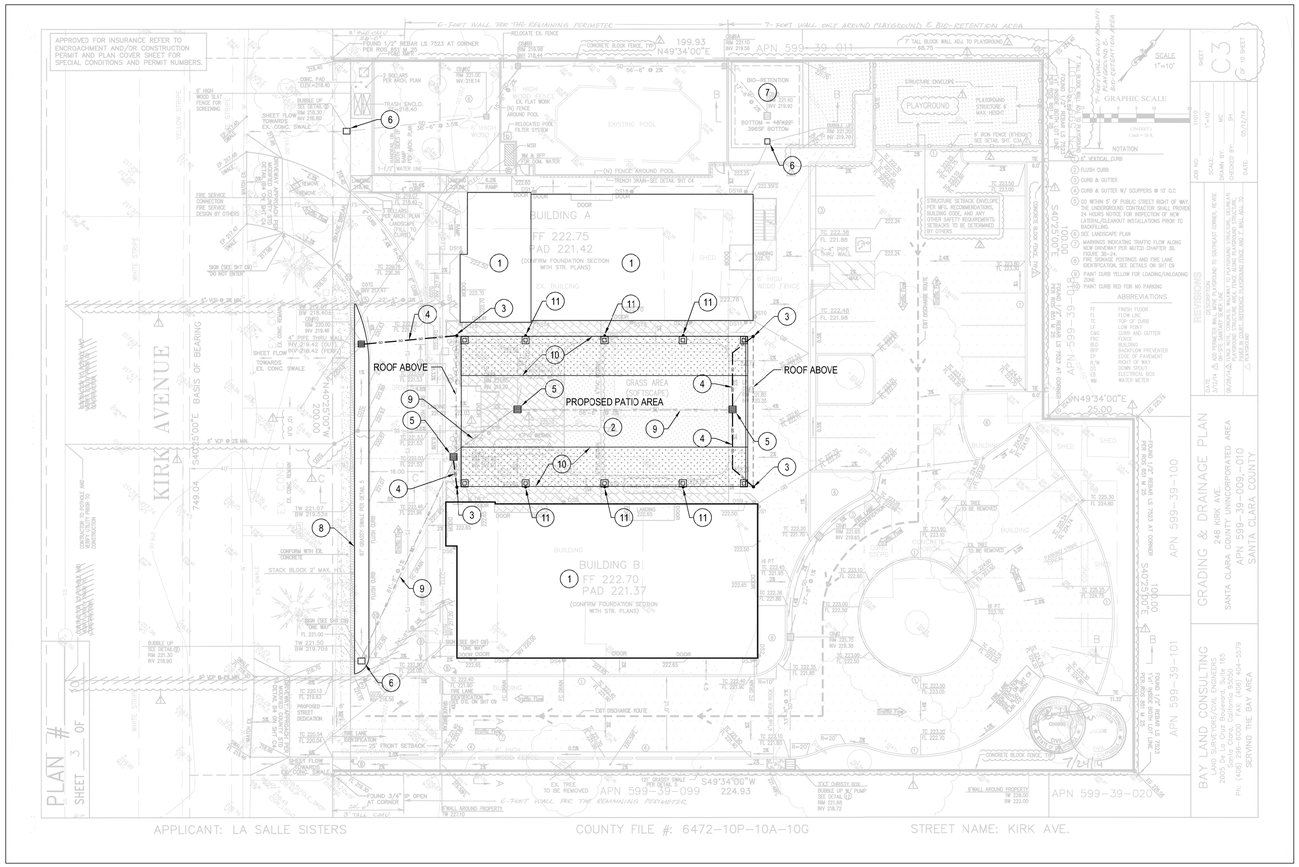
SHEET A.6

	EXISTING PERVIOUS	EXISTING IMPERVIOUS	PROPOSED PERVIOUS	PROPOSED IMPERVIOUS
AREA sf	7,040	35,675	5,330	37,385
% AREA	16.48 %	83.52 %	12.47 %	87.53 %
INCREASE PERVIOUS	**7,040 - 5,330 = 1,710SF < 2,000SF,** No need to apply for a drainage permit			

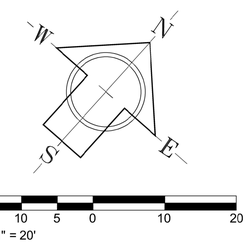
CONSTRUCTION KEY NOTE

1. EXISTING BUILDING TO REMAIN
2. PROPOSED AREA WITH COVER ROOF FOR SOLAR SYSTEM
3. INSTALL DOWNSPOUT CONNECT TO EXISTING CATCH BASIN
4. INSTALL 4" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN SYSTEM.
5. EXISTING CATCH BASIN TO REMAIN
6. EXISTING BUBBLE-UP TO REMAIN
7. EXISTING BIO-RETENTION TO REMAIN
8. EXISTING SWALE TO REMAIN
9. EXISTING PIPE TO REMAIN
10. PROPOSED PERMEABLE PAVER PER ARCHITECTURAL PLAN
11. INSTALL DOWNSPOUTS AT EACH COLUMN GOING TO THE PERMEABLE PAVER AREA



PRECISE DRAINAGE PLAN

SCALE 1" = 20'



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PROGRESS SET 2023/10/03

PRECISE DRAINAGE PLAN

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JOB NO.	2022.06
DRAWN	MK
CHECK	HN

SHEET C-01