

248 KIRK AVENUE ADDITION

PROJECT INFORMATION

OWNER



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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"

SCOPE OF WORK

- ARCHITECTURE AND SITE APPROVAL FOR A NEW 3,360 SQUARE FOOT PATIO COVER AND ROOF MOUNTED PV SYSTEM AND LEGALIZATION OF TWO ACCESSORY STRUCTURES OF 300 SQUARE FEET AND 550 SQUARE FEET. RESTORATION OF DRAINAGE INFRASTRUCTURE. REPLACEMENT TREE PLANTING.
- NO GRADING PROPOSED

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

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- A.2-1 EXISTING DRAINAGE SYSTEM.
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- A.4 PROPOSED ELEVATIONS.
- A.5 PROPOSED SECTIONS.
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- C-01 PRECISE DRAINAGE PLAN.
- S.0 GENERAL NOTES & STRUCTURAL SPECS.
- S.1 FOUNDATION PLAN & FOUNDATION NOTES
- S.2 FRAMING PLAN & FRAMING NOTES
- S.3 STRUCTURAL DETAILS.
- S.4 STRUCTURAL DETAILS. (SSW1)
- S.5 STRUCTURAL DETAILS. (SSW2)

GENERAL NOTES:

- 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.
- 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.
- ALL ELECTRICAL, FIRE PROTECTION, MECHANICAL, PLUMBING AND STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EACH FIELD'S APPLICABLE CODES AND STANDARDS.
- 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.
- CONTRACTORS SHALL VERIFY LOCATION AND ACCEPTABILITY OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- 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.
- 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.
- 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.
- ROOF COVERAGE FIRE-RESISTANCE CLASS SHALL BE CLASS B.

SITE PLAN NOTES:

- 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.
- THE GC AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODE REGULATIONS.
- THE GC SHALL VERIFY ALL GRADE ELEVATIONS PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE AND AVAILABLE DURING INSPECTION ACTIVITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY LOCATING ALL PROPERTY LINES AND GRADES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
- THE BUILDING SITE SHALL BE CLEARED AND GRUBBED OF ALL STUMPS, ROOTS OR OTHER FOREIGN MATTER TO A DEPTH OF 12 INCHES.
- ALL FOOTINGS TRENCHES SHALL BE CLEANED AN GRUBBED OF ALL ROOTS.
- 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. DENSION 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.

- ALL FINISH GRADES AROUND THE BUILDING SHALL BE SLOPPED TO DRAIN WATER AWAY FROM THE BUILDING.
- PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOR THE ENTIRE SITE.
- NO DRAINAGE ONTO ADJACENT PROPERTIES SHALL BE PERMITTED PROVIDE A MINIMUM OF 0.5% SLOPE FOR THE ENTIRE SITE.
- PROVIDE A CHEMICAL TOILET ON SITE PRIOR TO CALLING FOR THE FIRST INSPECTION.
- INSTALL STREET ADDRESS NUMERALS, AT LEAST 4" HIGH WITH MINIMUM 1/2" STROKE, MOUNTED ON A CONTRASTING BLACK GROUND CLEARLY VISIBLE FROM THE STREET.
- 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.

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN 'ARCHITECTURAL WORK' UNDER SECTION 102 OF THE COPYRIGHT ACT 17 U.S.C. AS AMENDED DECEMBER 1, 1990 AND KNOWN AS THE ARCHITECTURAL WORKS PROTECTION ACT OF 1990.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ASSOCIATE DESIGN PROFESSIONALS. ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF ASSOCIATE DESIGN PROFESSIONALS.

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 :

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

LEGEND

STEEL STRONG WALL

WALL

WALL

INTERIOR ELEVATION KEY

INTERIOR ELEVATION KEY

DETAIL KEY

NOTE KEY

DOOR KEY

WINDOW KEY

REVISION

REFERENCE KEY



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07/11/2022 PLAN CHECK

PROGRESS SET 2023-09-29

TITLE SHEET

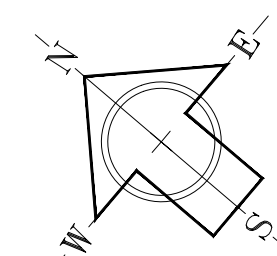
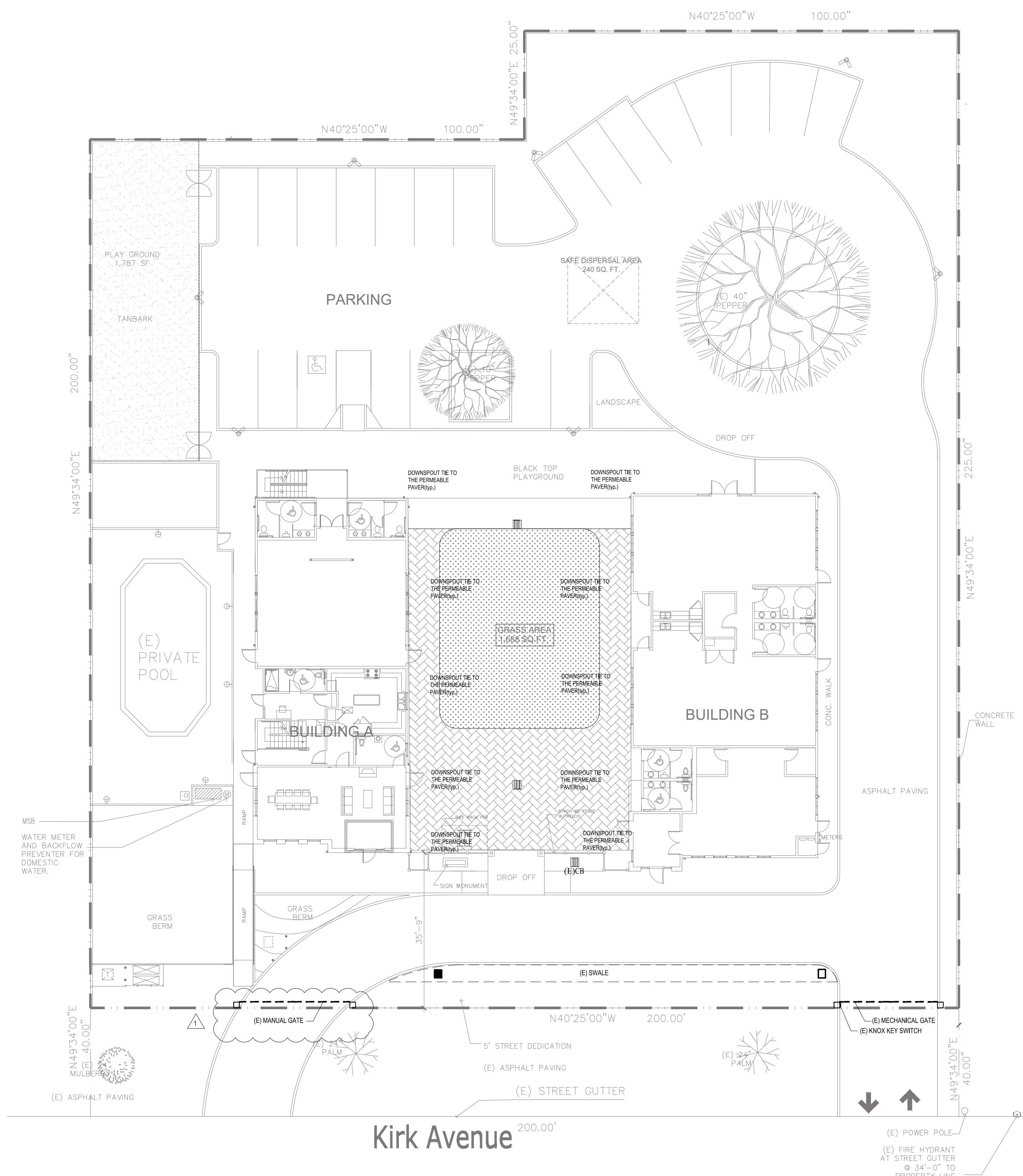
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JOB NO. 2022.06
DRAWN MK
CHECK HN

A.1

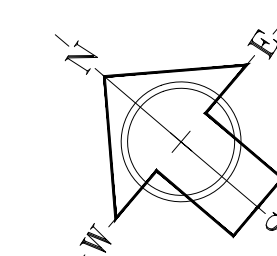
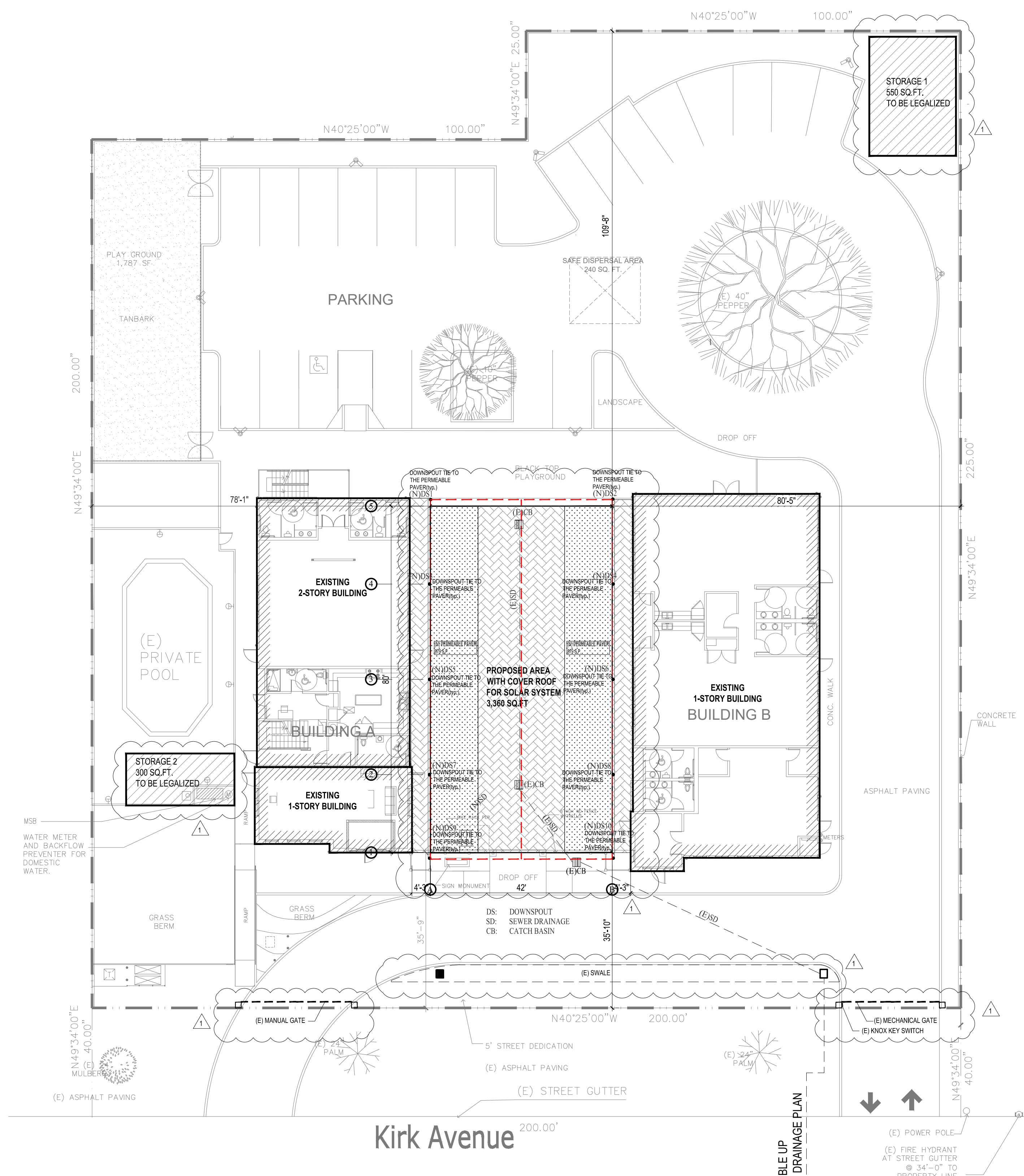


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(E) PLOT PLAN
 SCALE: 1/16" = 1'



(N) PLOT PLAN
 SCALE: 1/16" = 1'

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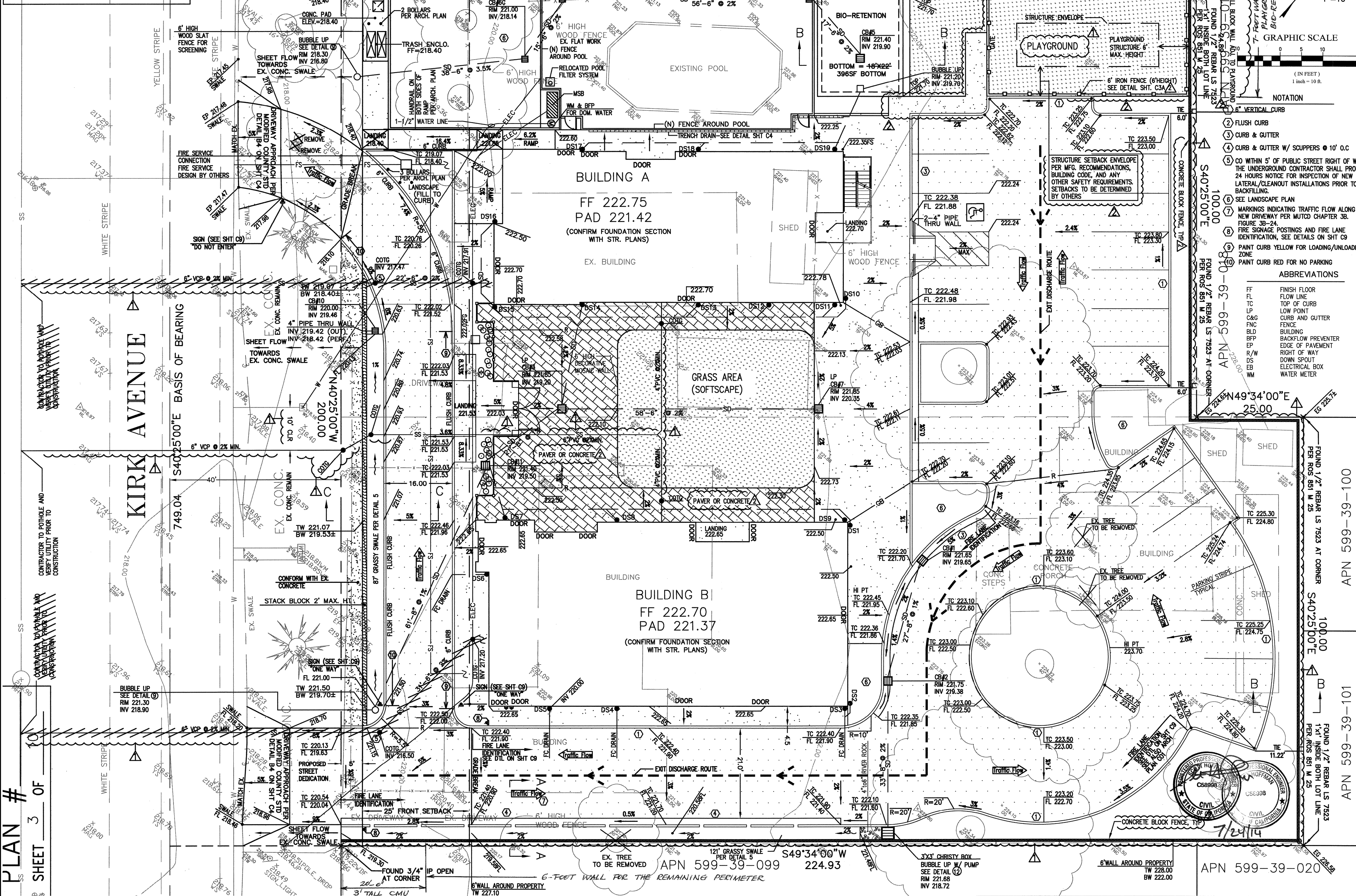
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PROGRESS SET 2023-09-29

PLOT PLAN

1ST BUILDING SUBMITTAL		SHEET
JOB NO.	2022.06	A.2-0
DRAWN	MK	
CHECK	HN	

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



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- FLUSH CURB
- CURB & GUTTER
- CURB & GUTTER W/ SCUPPERS @ 10' O.C
- 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.
- SEE LANDSCAPE PLAN
- MARKINGS INDICATING TRAFFIC FLOW ALONG NEW DRIVEWAY PER MUTCO CHAPTER 3B, FIGURE 3B-24.
- FIRE SIGNAGE POSTINGS AND FIRE LANE IDENTIFICATION, SEE DETAILS ON SHT C9
- PAINT CURB YELLOW FOR LOADING/UNLOADING ZONE
- 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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07/11/2022	PLAN CHECK

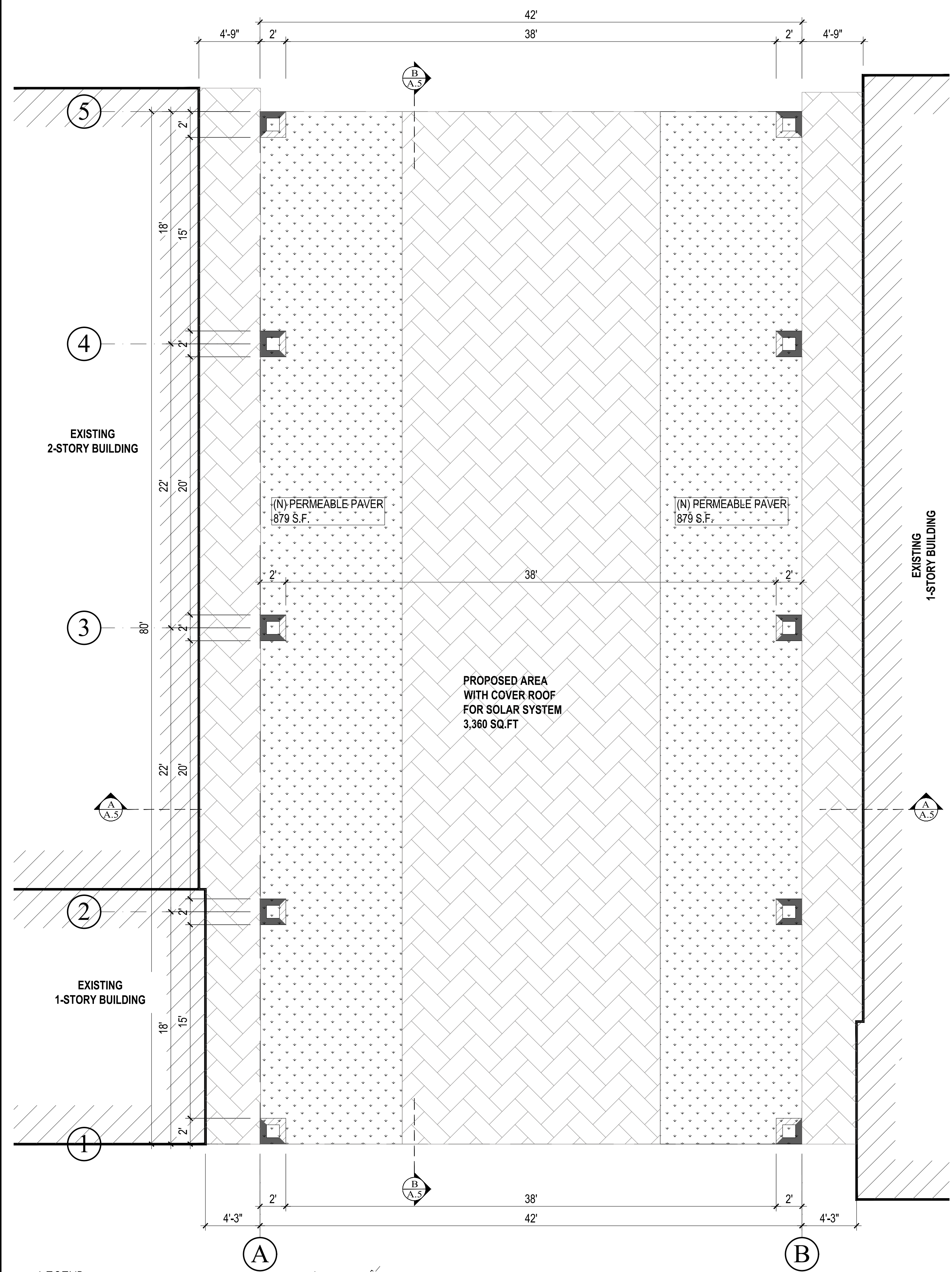
PROGRESS SET 2023-09-29

EXISTING DRAINAGE SYSTEM

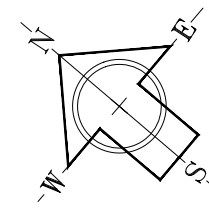
1ST BUILDING SUBMITTAL	SHEET
JOB NO. 2022.06	A.2-1
DRAWN MK	CHECK HN

PLAN # 3 OF

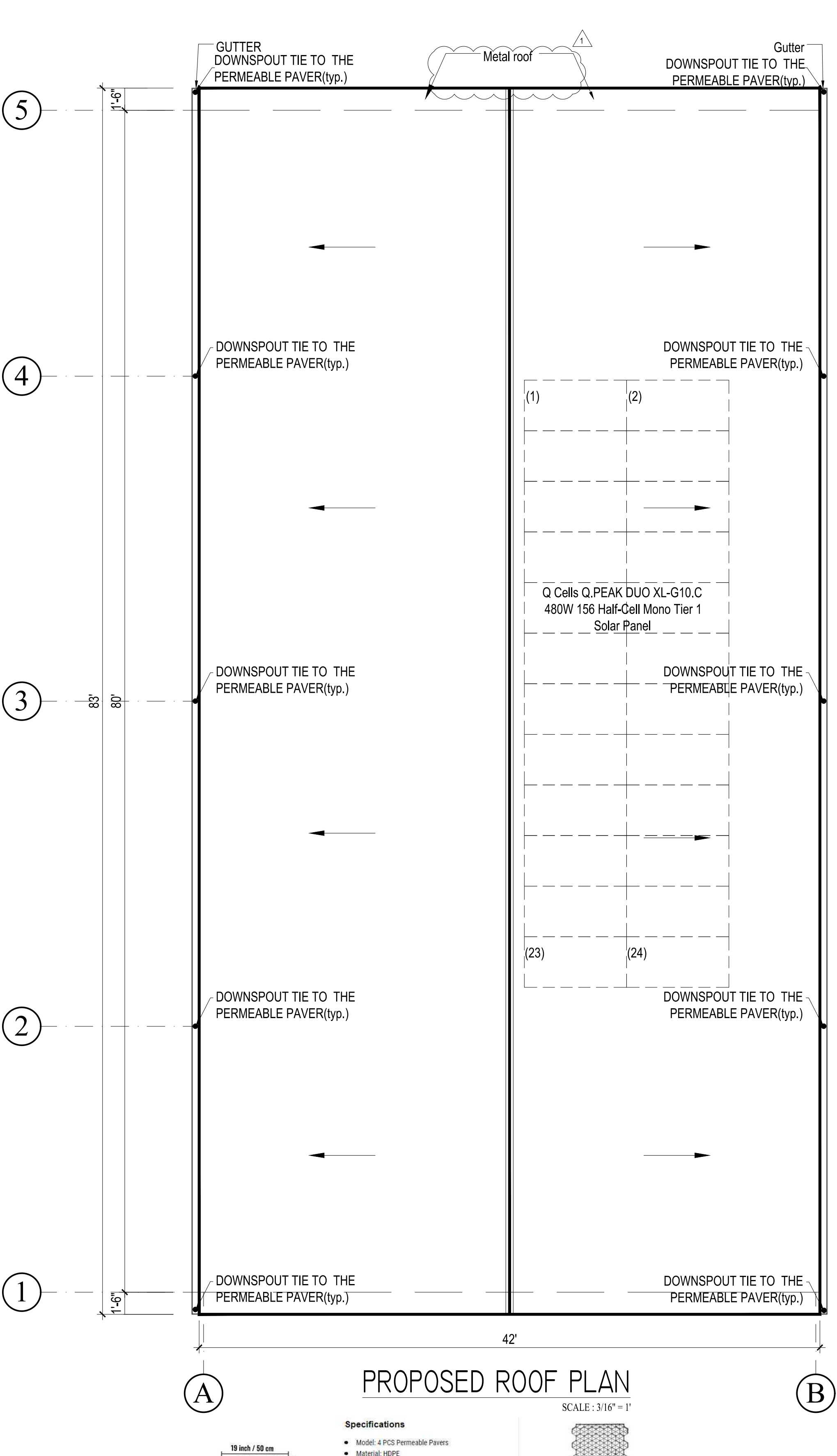
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LEGEND:
 SIMPSON STEEL STRONG WALL
 WOOD WALL



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)		



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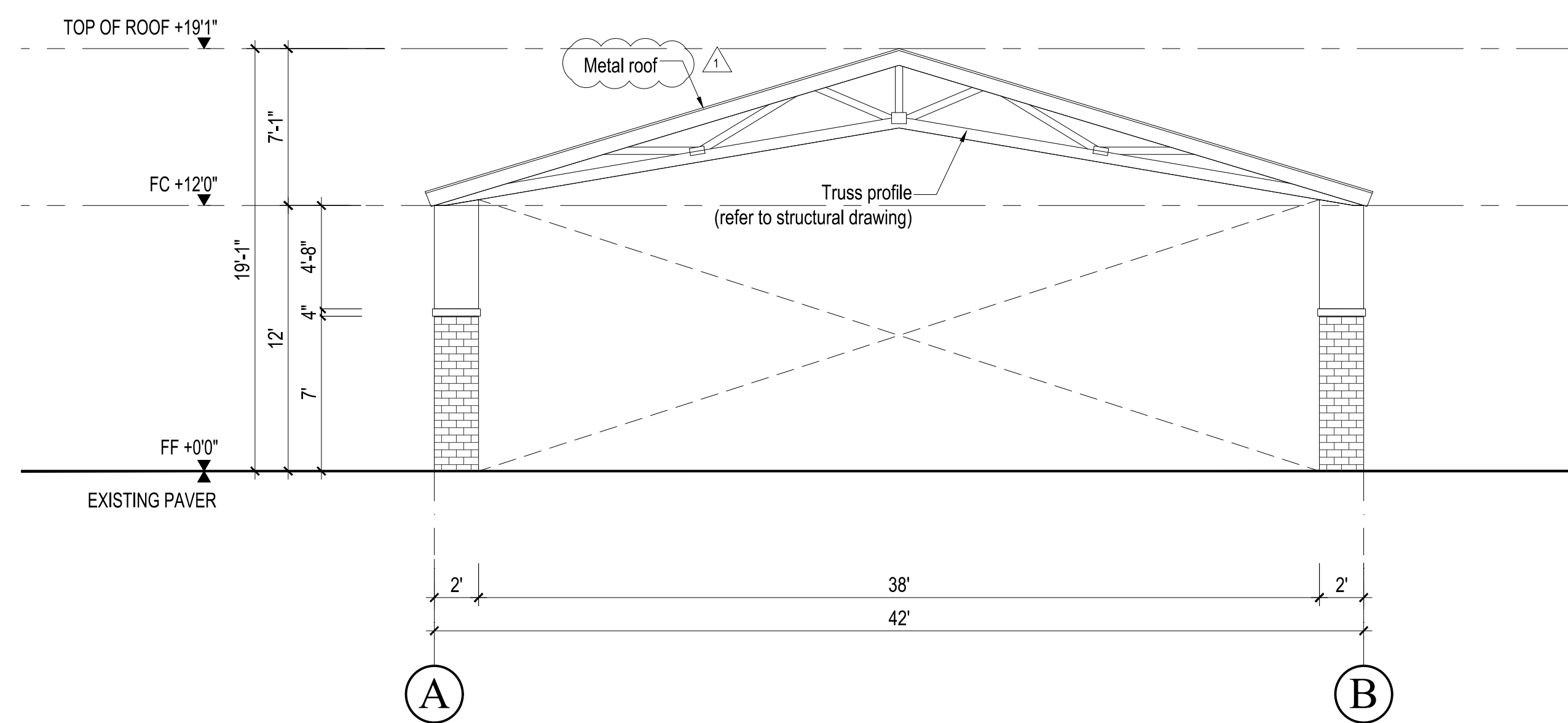
PROPOSED FLOOR & ROOF PLAN

1ST BUILDING SUBMITTAL		SHEET	
JOB NO.	2022.06		A.3
DRAWN	MK		
CHECK	HN		

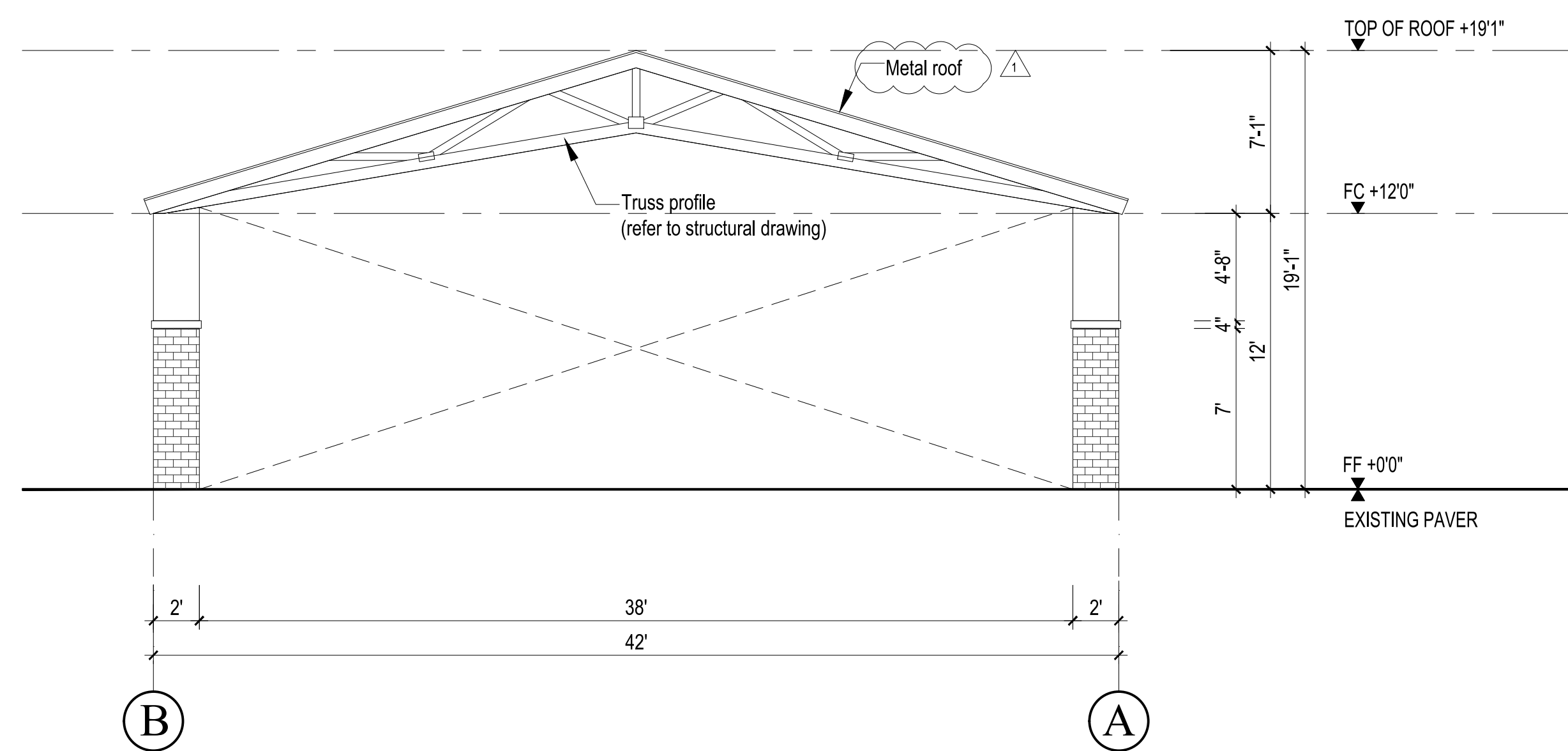


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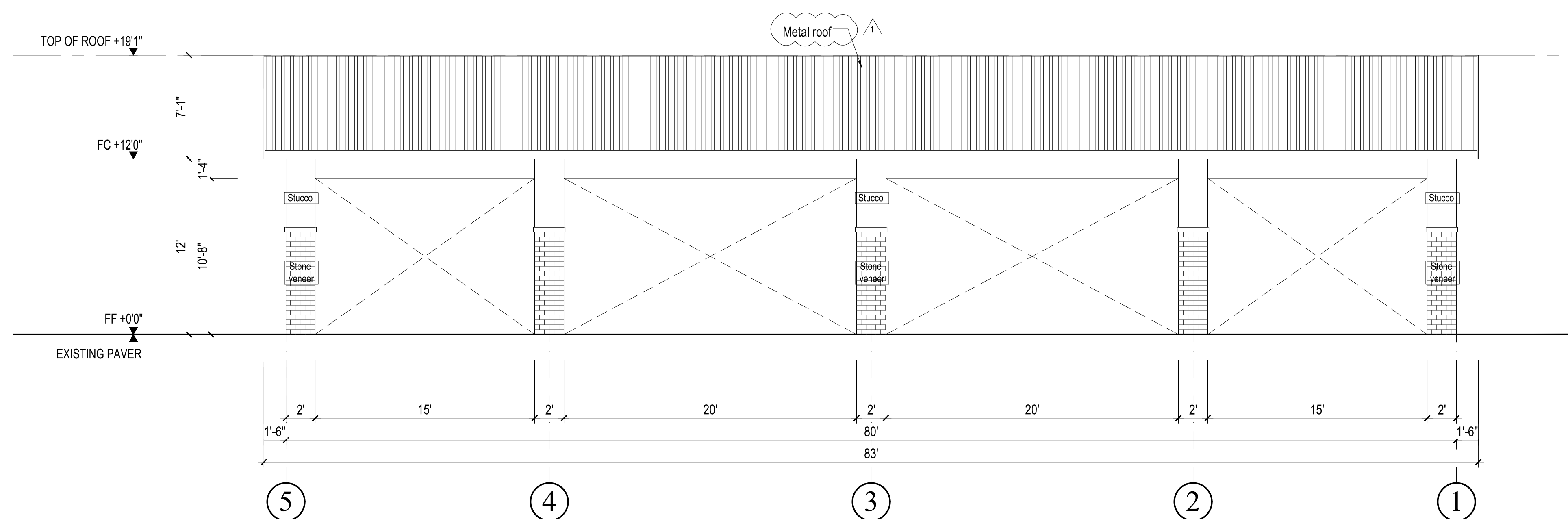
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 ADDITION
 248 KIRK AVENUE.
 SAN JOSE, CA 95127**



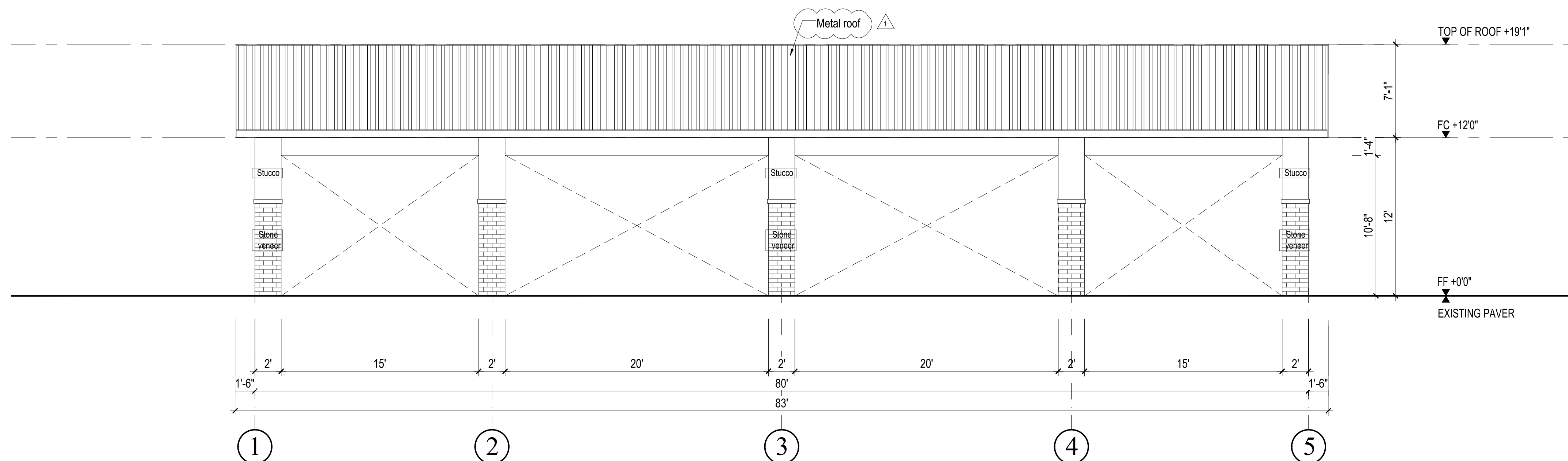
PROPOSED ELEVATION - GRID A-B
 SCALE: 3/16" = 1"



PROPOSED ELEVATION - GRID B-A
 SCALE: 3/16" = 1"




PROPOSED ELEVATION - GRID 5-1
 SCALE: 3/16" = 1"



PROPOSED ELEVATION - GRID 1-5
 SCALE: 3/16" = 1"

REVISIONS

 07/11/2022 PLAN CHECK

PROGRESS SET 2023-09-29

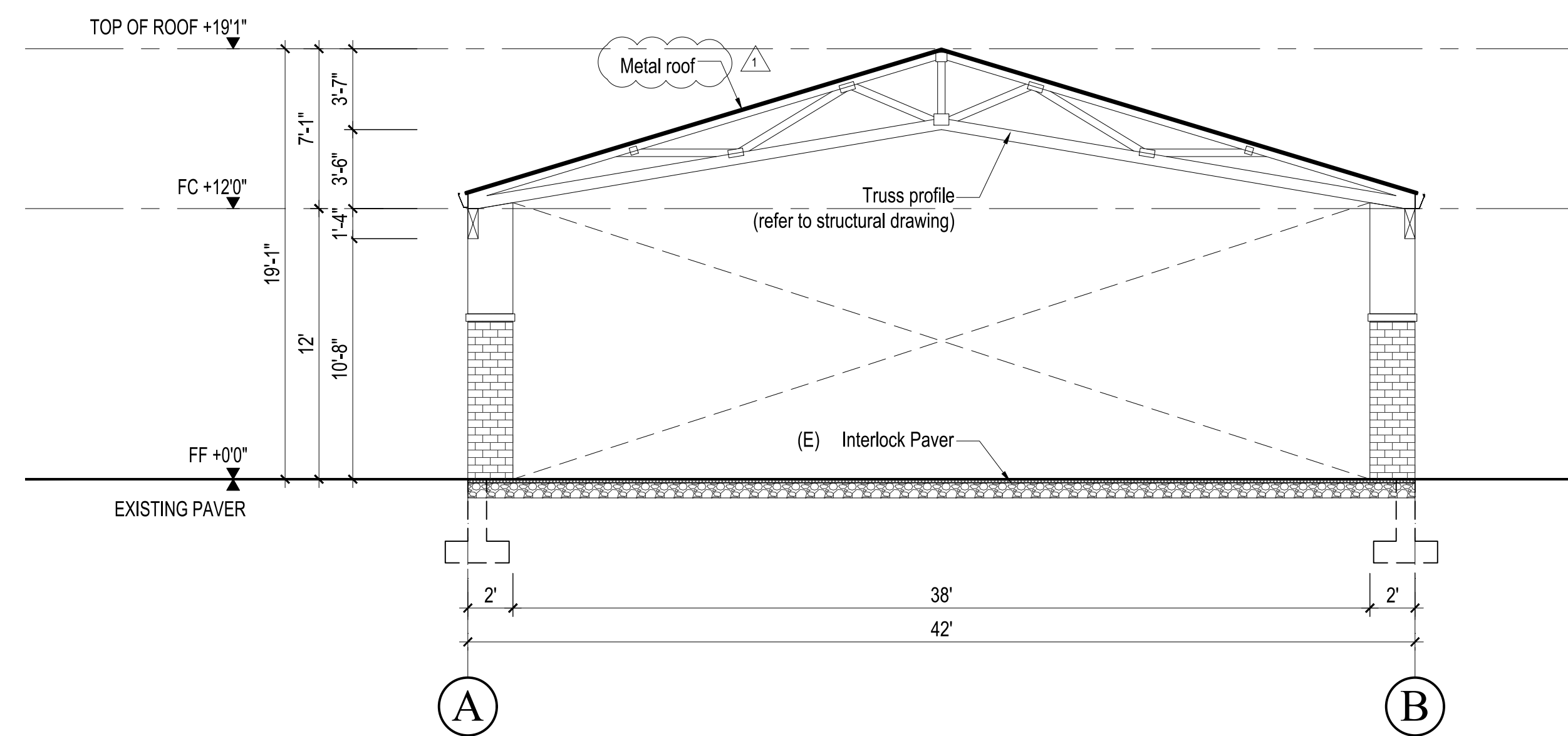
**PROPOSED
 ELEVATIONS**

1ST BUILDING SUBMITTAL SHEET
 JOB NO. 2022.06
 DRAWN MK A.4
 CHECK HN

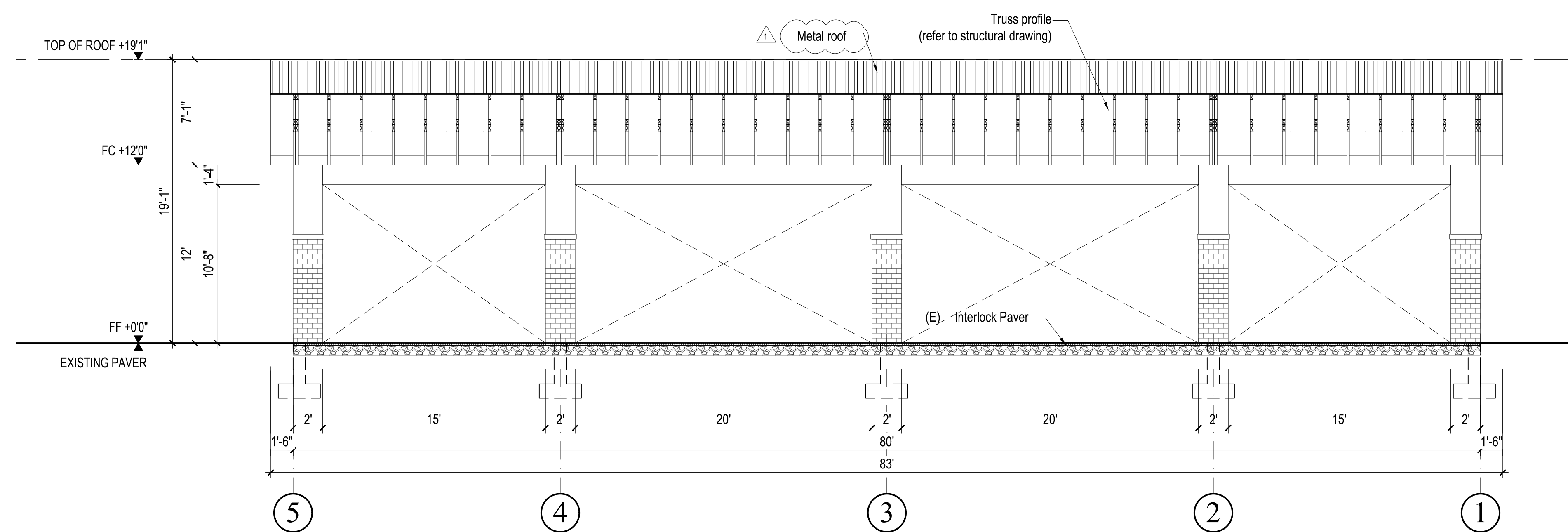


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**LA SALLE
 COMMUNITY CENTER
 ADDITION**
 248 KIRK AVENUE.
 SAN JOSE, CA 95127



PROPOSED SECTION A
 SCALE: 3/16" = 1'



PROPOSED SECTION B
 SCALE: 3/16" = 1'

REVISIONS

07/11/2022 PLAN CHECK

PROGRESS SET 2023-09-29

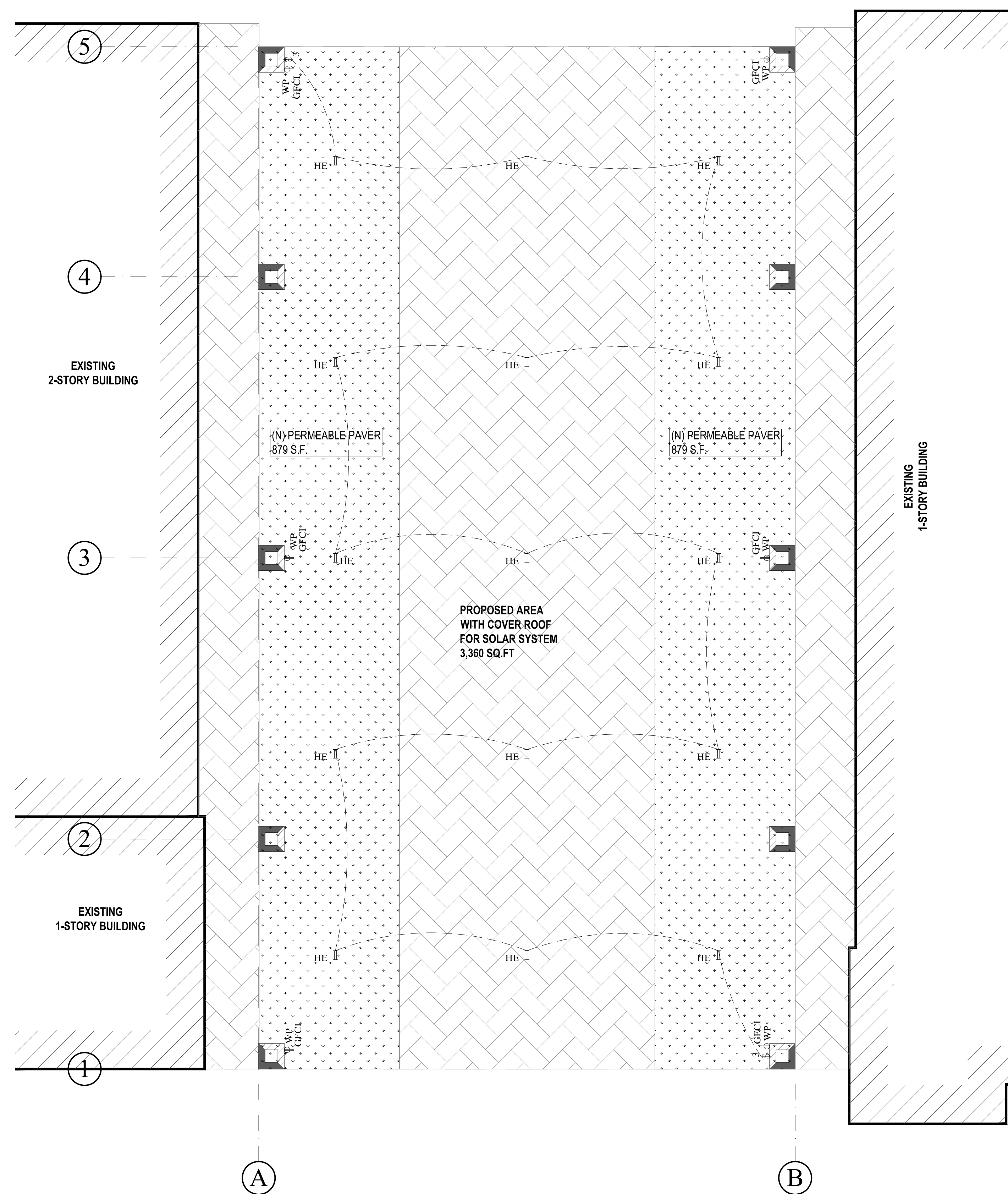
**PROPOSED
 SECTIONS**

1ST BUILDING SUBMITTAL		SHEET
JOB NO.	2022.06	A.5
DRAWN	MK	
CHECK	HN	



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






PROPOSED ELECTRICAL PLAN
 SCALE: 3/16" = 1'


ELECTRICAL NOTES:

- ALL RECEPTACLES TO BE INSTALLED MINIMUM PER CEC EVEN IF NOT SHOWN (C.E.C 210-52)
- 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
- ALL 125 VOLT, SINGLE-PHASE RECEPTACLE OUTLETS SHALL HAVE GROUND-FAULT CIRCUIT PROTECTION.
- EXTERIOR LIGHTING TO BE PROVIDED WITH MOTION AND PHOTO SENSORS.
- 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.
- GFCI PROTECTION MUST BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
- 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."
- SWITCHES SERVING LIGHT FIXTURES REQUIRE A NEUTRAL CONDUCTOR TO BE BROUGHT TO THE OUTLET BOX.
- AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY VACANCY SENSOR
- 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
- 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
	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"

REVISIONS

 07/11/2022 PLAN CHECK

PROGRESS SET 2023-09-29

PROPOSED
ELECTRICAL PLAN

1ST BUILDING SUBMITTAL SHEET
 JOB NO. 2022.06
 DRAWN MK A.6
 CHECK HN