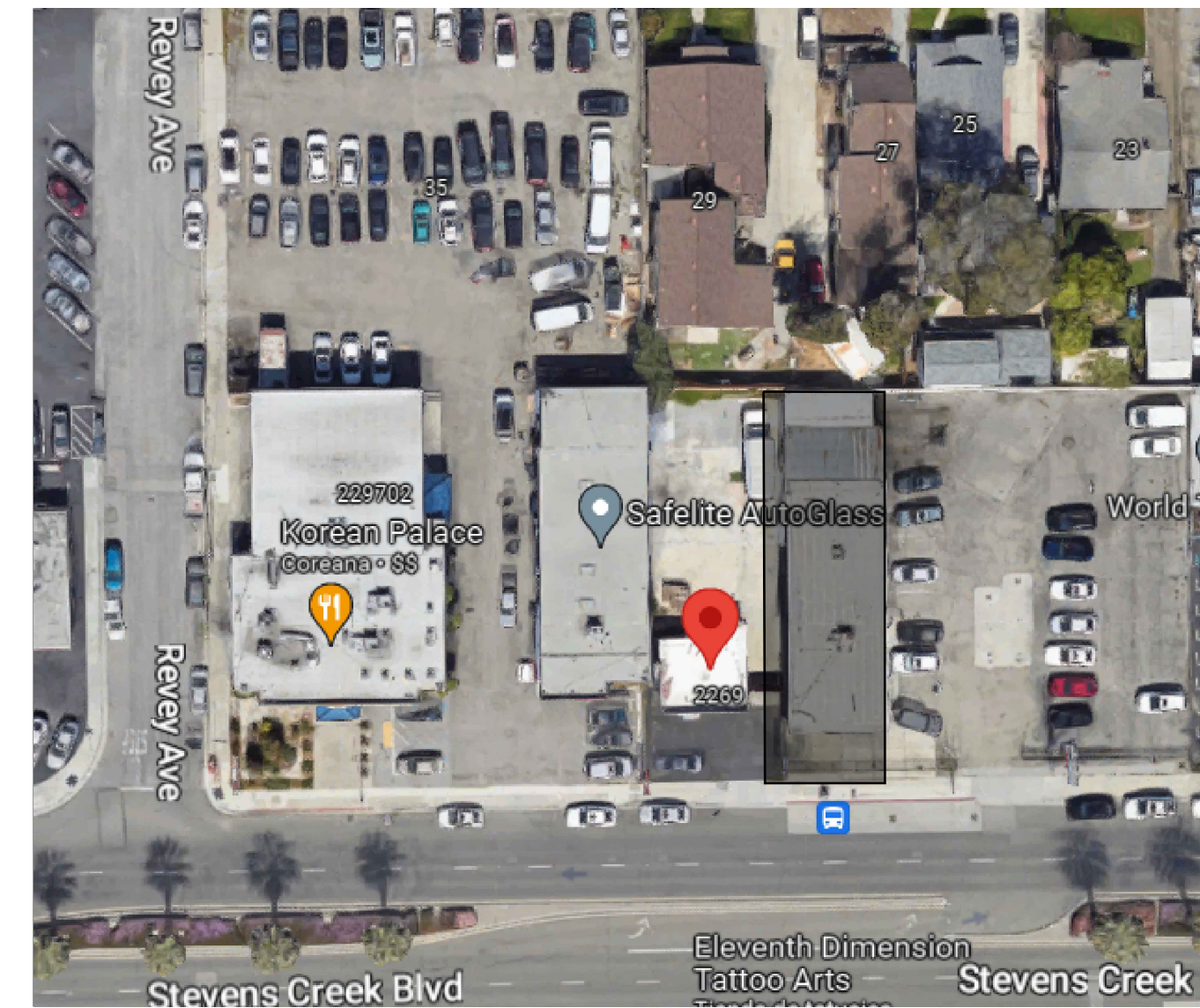
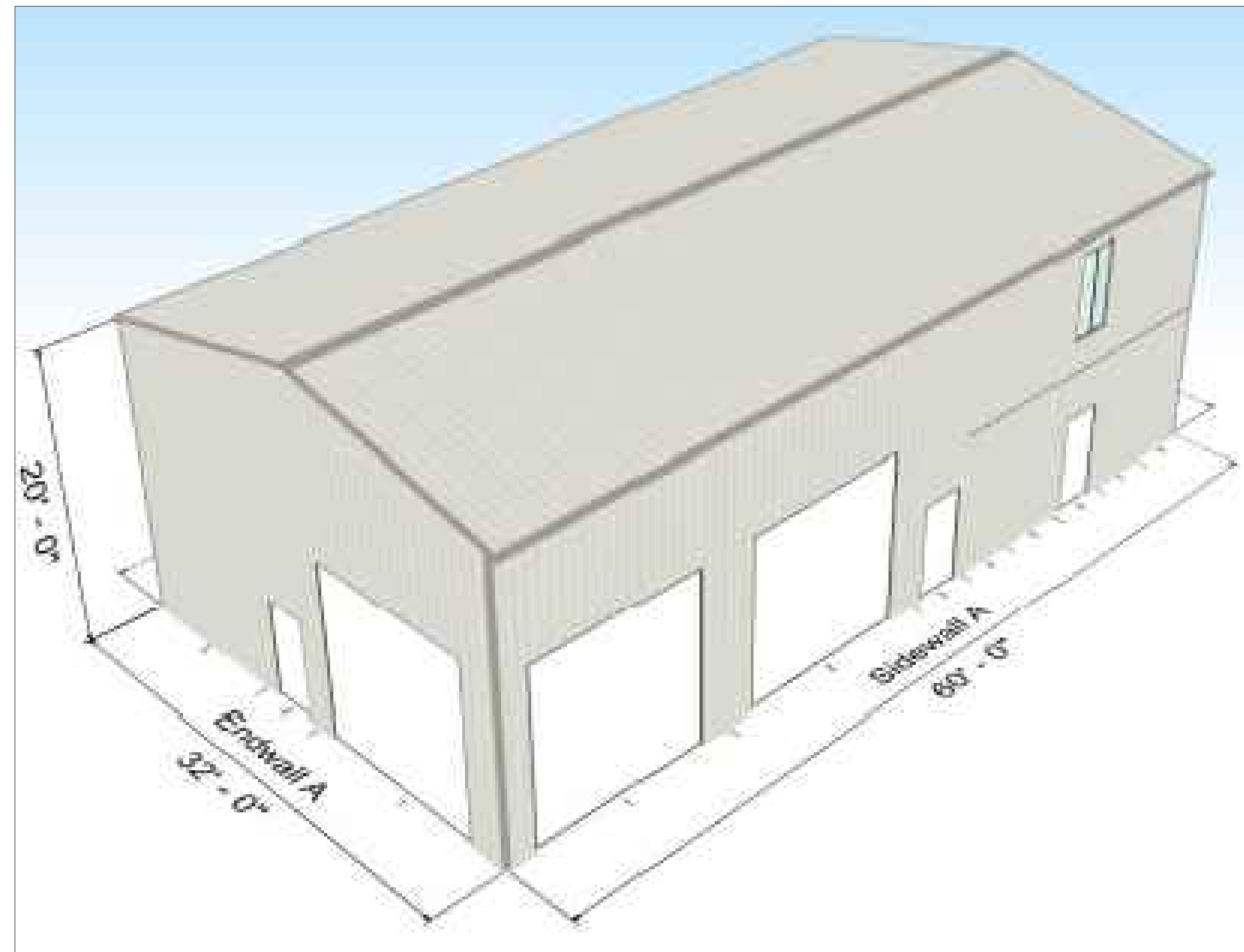


STEVENS CREEK

2265 STEVENS CREEK BLVD
SAN JOSE, CA. 95126



2 BLOCK PLAN
NO SCALE

GENERAL NOTE

- CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY LOCATIONS, CONDITIONS AND DETAILS REQUIRED TO COMPLETE THE WORK.
- DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL USE MATERIALS THAT ARE COMPATIBLE TO EXISTING MATERIALS AND COMPLY WITH APPLICABLE REGULATIONS. BEFORE PROCEEDING, EXAMINE THE SURFACES TO BE MODIFIED AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF UNSAFE OR OTHERWISE UNSATISFACTORY CONDITIONS ARE ENCOUNTERED, TAKE CORRECTIVE ACTION BEFORE PROCEEDING WITH THE WORK. CUT USING SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. RESTORE FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND FINISH RESTORATION INTO ADJOINING SURFACES.
- ALL MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE AND SHALL VERIFY ALL MEASUREMENTS.
- EXISTING OPENING FRAME SHALL REMAIN UNALTERED. ALL NEW WINDOWS OR DOORS SHALL FIT THE EXISTING ROUGH OPENING. PERFORM ALL WORK IN A WORKMANLIKE MANNER. CONTRACTOR TO REPLACE OR REPAIR ANY DAMAGE TO EXISTING AREAS TO REMAIN, AS DETERMINED BY THE OWNER.

SCOPE OF WORK

- CONSTRUCT A NEW NON-CONDITION METAL BUILDING 33' x 60' FOR OUTDOOR DINING SITTING.
- REMODEL EXISTING BUILDING WITH A NEW ROOF AND NEW ADA BATHROOM
- SITE RE-PAVING

APPLICABLE CODES

2022 EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
PART 1 - California Building Code Volumes 1 & 2
PART 2 - California Mechanical Code
PART 3 - California Plumbing Code
PART 4 - California Electrical Code
PART 5 - California Existing Buildings Code
PART 6 - California Fire Code
PART 7 - California Energy Code
PART 8 - California Residential Building Code
PART 9 - California Green Building Standards Code
PART 10 - California Historical Building Code

SANTA CLARA COUNTY MUNICIPAL CODE.

OWNER

NAME	Daniel Ni
EMAIL	daniel.ni@gmail.com
PHONE	(925) 858-5095

TEAM

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DIRECTION	1390 Market Street Suite 1612 San Francisco, CA 94102
PHONE	(415) 519-4954
EMAIL	francisco@architects-sf.com
WEB	http://www.architect-sf.com

PROJECT DATA

ADDRESS	Stevens Creek Blvd San Jose, CA. 95126
APN	274-41-68
ZONING CLASSIFICATION	G
OCCUPANCY CLASSIFICATION	(E)=B (P)=A
DEWELLING UNITS	0
NUMBER OF BUILDINGS	(E) 1 (P) 2
BUILDING HEIGHT	(E) 13'-0"
STORY COUNT	1
CONSTRUCTION TYPE	(E) V.B (P) V.B (P) II
SPRINKLER SYSTEM	(E) NONE (P) YES
LOT AREA	5,593 SF
LOT COVERAGE	1,980 SF

SHEET LIST

GENERAL

G-000	TITLE, COVER SHEET & SHEET INDEX
ARCHITECTURE DRAWING	
A-100	EXISTING & PROPOSED SITE PLAN
A-101	EXISTING & PROPOSED 1ST FLOOR PLAN
A-102	PROPOSED MEZZANINE FLOOR PLAN
A-103	EXISTING & PROPOSED EAST ELEVATION
A-104	EXISTING & PROPOSED SOUTH ELEVATION
A-105	EXISTING & PROPOSED EAST SECTION
A-106	EGRESS & ACCESSIBLE PATH TRAVEL
A-107	DOOR SCHEDULE
A-108	ELECTRICAL & MECHANICAL PLANS
A-109	BATHROOM ADA DETAILS
A-110	STAIR & GUARDRAILS DETAILS - SECTIONS
A-111	PLUMBING PLAN
T-24 (1)	T-24 (1-6)
T-24 (1)	T-24 (7-10)
T-24 (2)	T-24 (1-6)
T-24 (2)	T-24 (7)
P-1	PLUMBING GENERAL NOTES
P-2	PLUMBING SCHEDULES
P-3	PLUMBING DIAGRAMS
P-4	PLUMBING DETAILS
S-1.1	GENERAL NOTES
S-1.2	SCHEDULE
S-1.3	TYPICAL SECTION
S-2.1	FOOTAGE LAYOUT PLAN
S-2.2	ROOF FRAMING LAYOUT PLAN
S-3.1	SECTION DETAILS



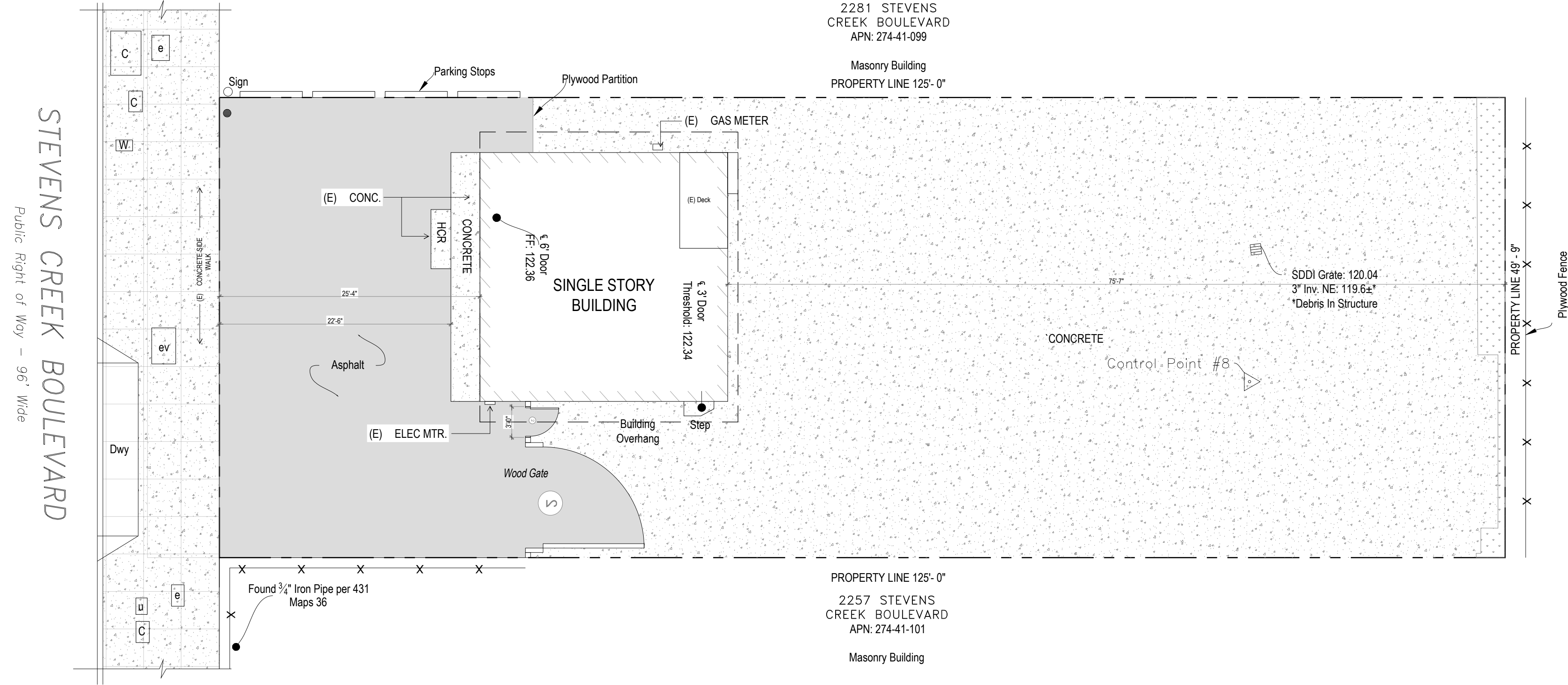
PROJECT:
**Stevens Creek Blvd
San Jose, CA. 95126**

DRAWING TITLE:
**TITLE, COVER SHEET &
SHEET INDEX**

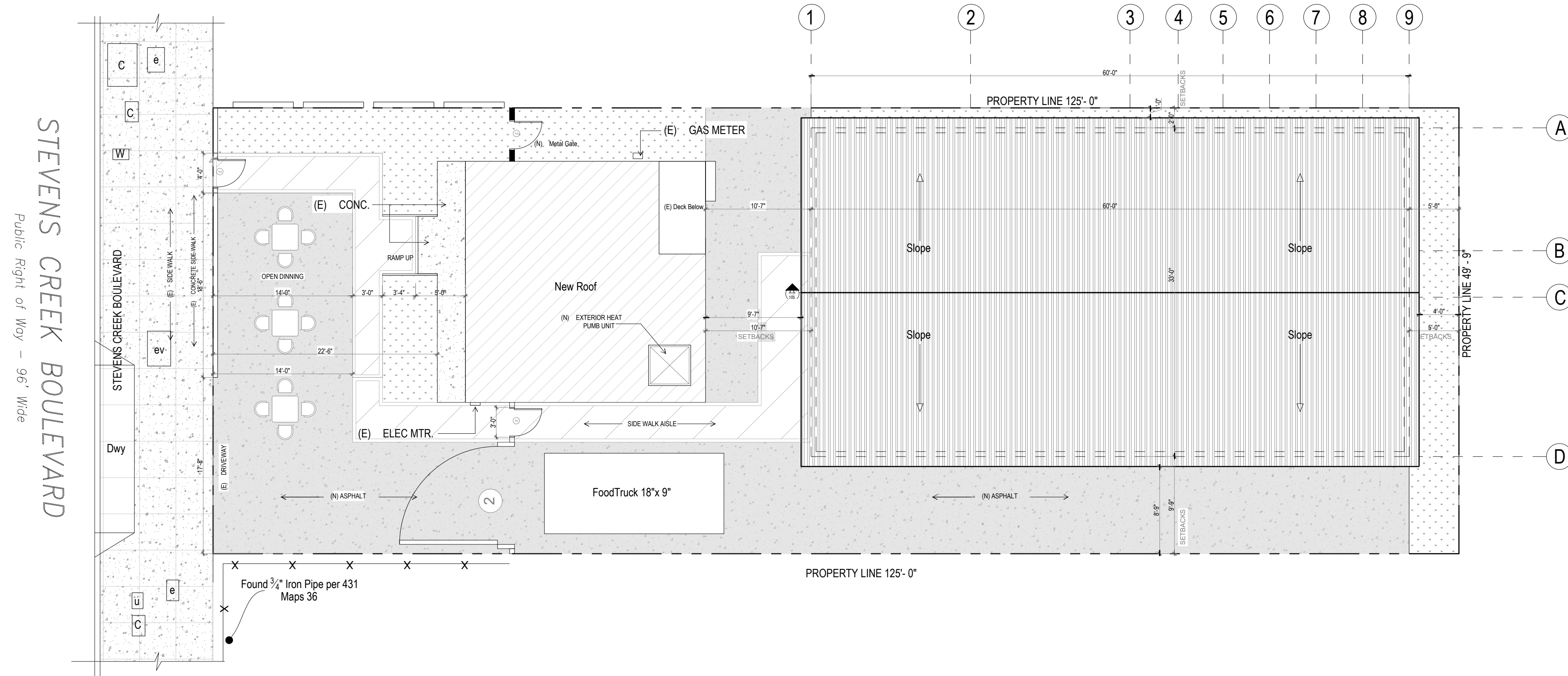
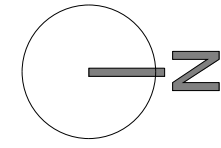
G-000

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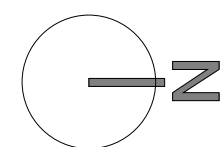
Address: PO BOX 462993 San Francisco, CA, 94142
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1 EXISTING SITE PLAN
3/32"=1'-0"



2 PROPOSED SITE PLAN
3/32"=1'-0"



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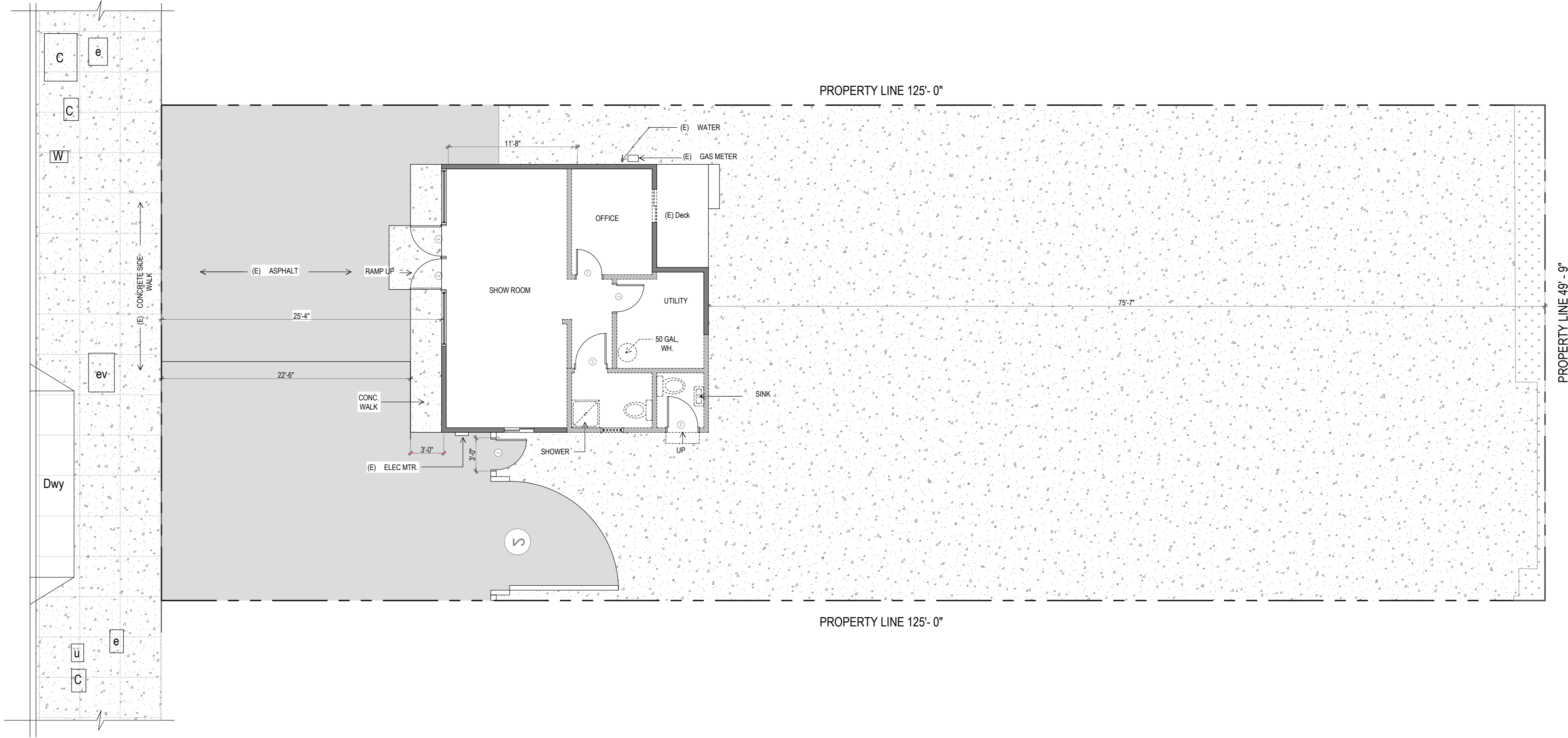


PROJECT:
**Stevens Creek Blvd
San Jose, CA. 95126**

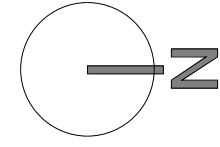
DRAWING TITLE:
**EXISTING & PROPOSED
SITE PLAN**

A-100

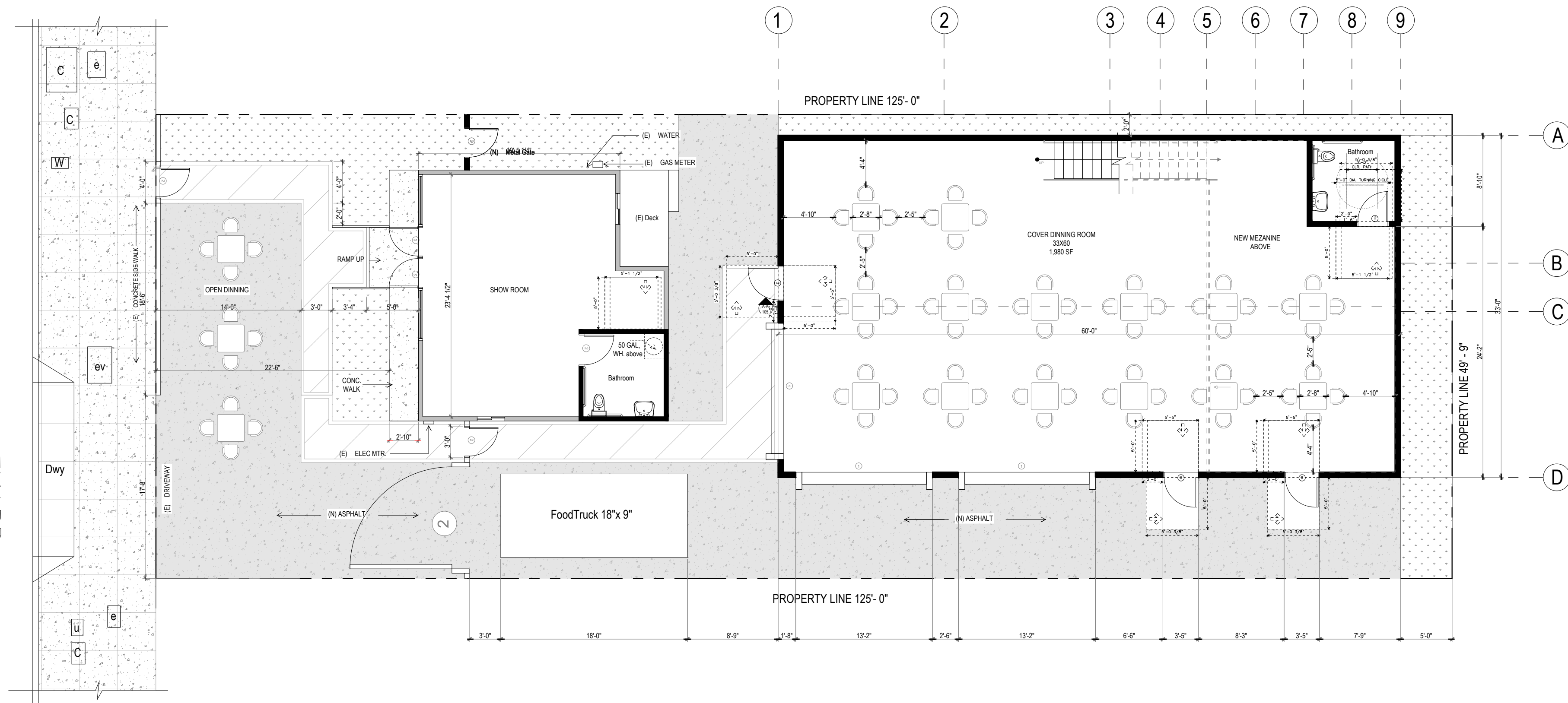
STEVENS CREEK BOULEVARD
Public Right of Way - 96' Wide



3 EXISTING FIRST FLOOR PLAN
1/8"=1'-0"



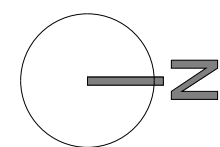
STEVENS CREEK BOULEVARD
Public Right of Way - 96' Wide



LEYEND

- New wall
- Demolition wall
- Existing wall

4 PROPOSED FIRST FLOOR PLAN
1/8"=1'-0"



PROJECT:
**Stevens Creek Blvd
San Jose, CA. 95126**

DRAWING TITLE:
**EXISTING & PROPOSED
1ST FLOOR PLANS**

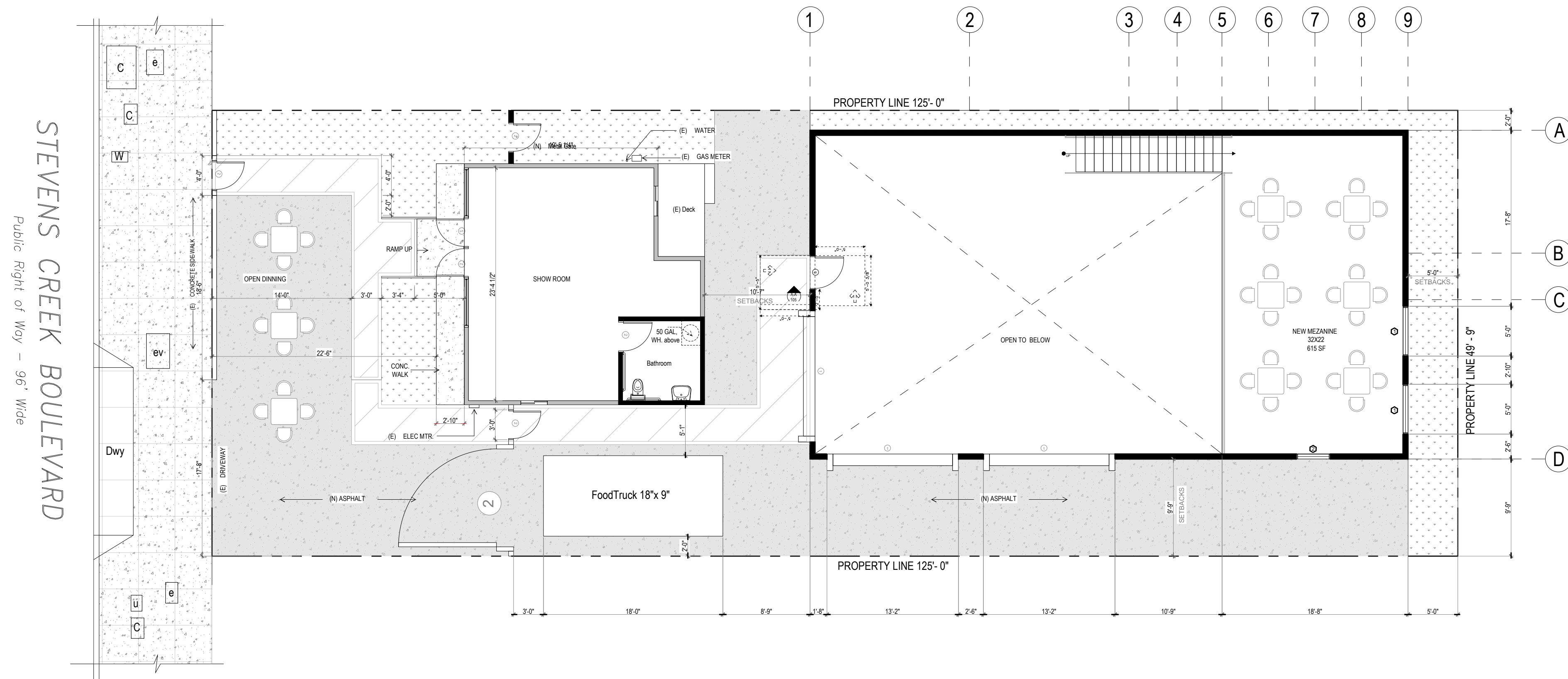
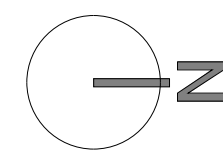
A-101

#	Revision	Date

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5 PROPOSED MEZZANINE FLOOR PLAN
1/8"=1'-0"



LEGEND

- New wall
- Demolition wall
- Existing wall

#	Revision	Date



PROJECT:
**Stevens Creek Blvd
San Jose, CA. 95126**

DRAWING TITLE:
**PROPOSED
MEZZANINE PLANS**

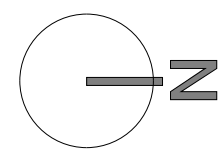
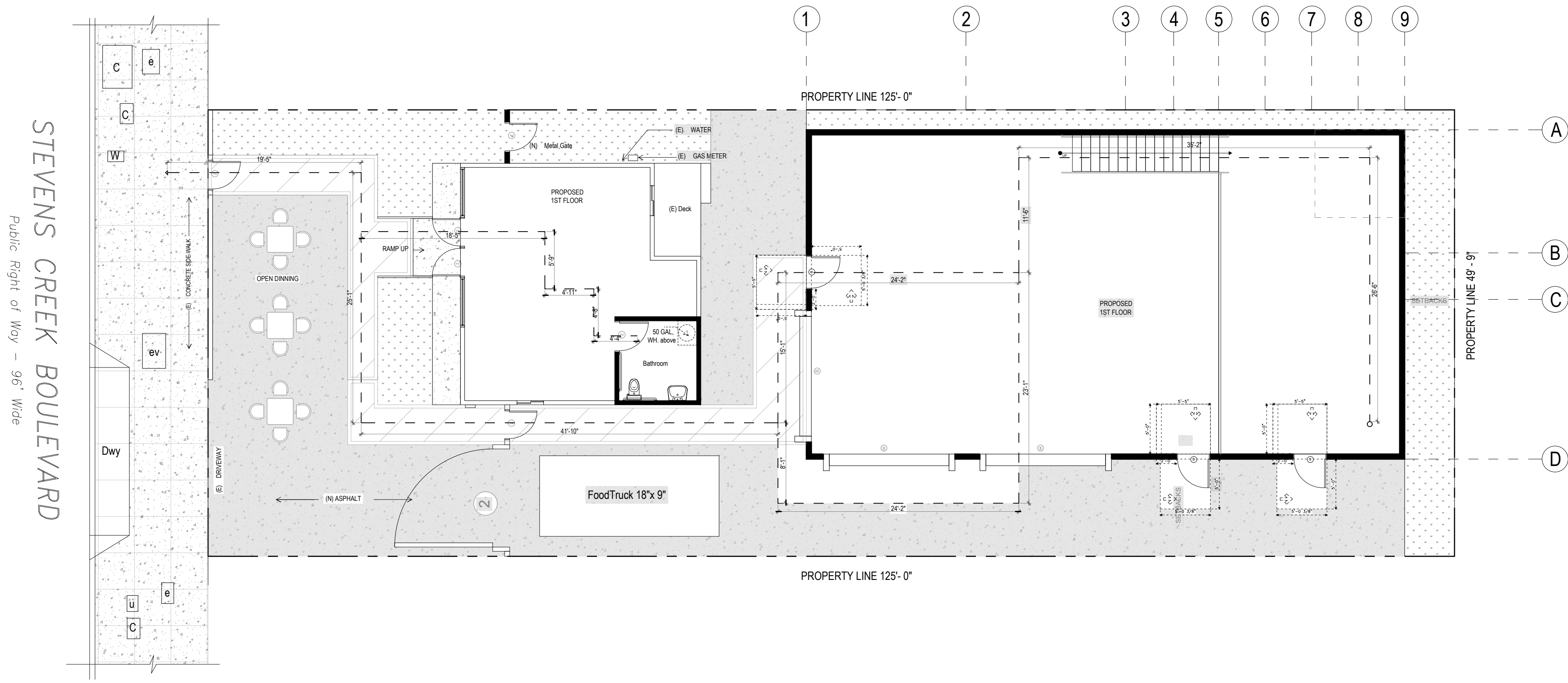
A-102

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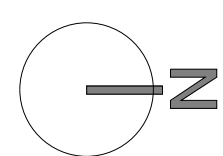
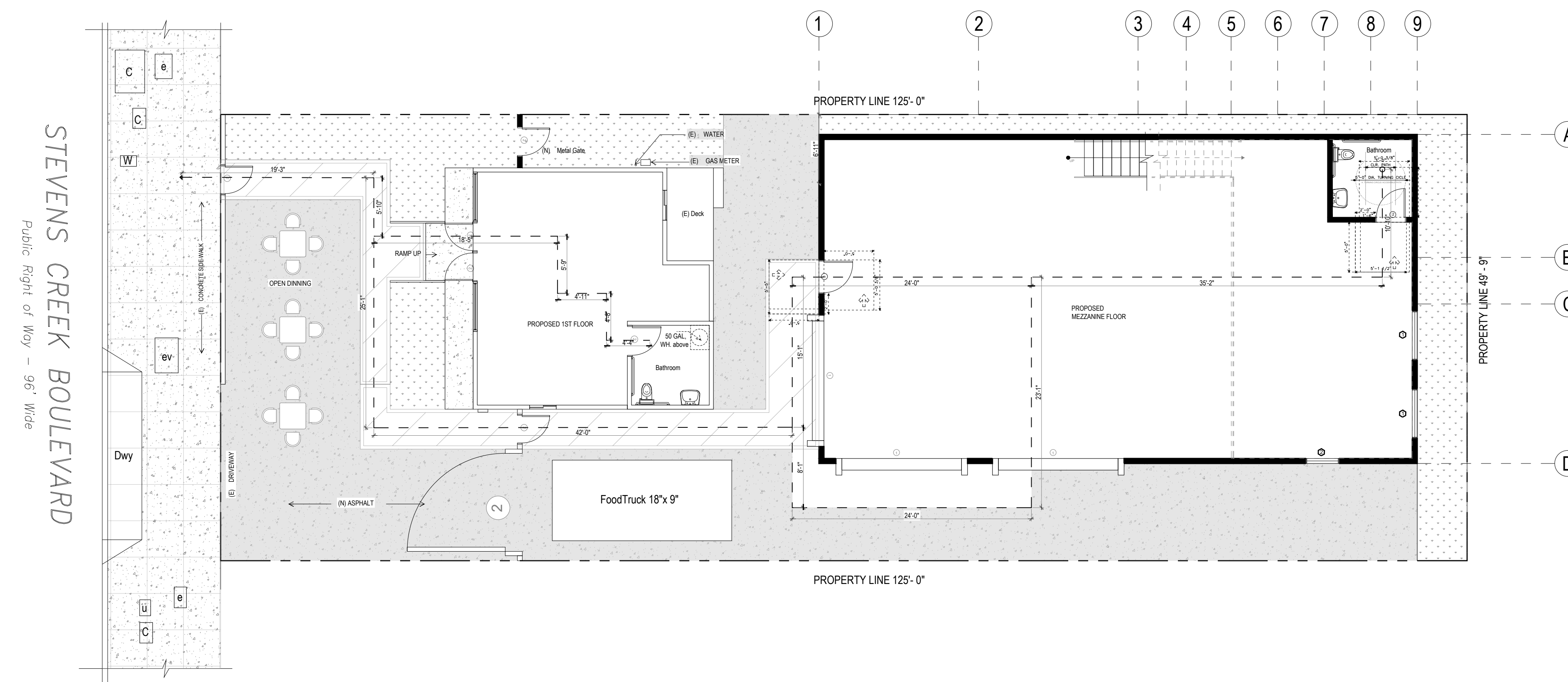
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11 MEANS OF EGRESS PLAN
1/8"=1'-0"



12 ACCESSIBLE PATH OF TRAVEL
1/8"=1'-0"



LEGEND

- New wall
- Demolition wall
- Existing wall

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#	Revision	Date

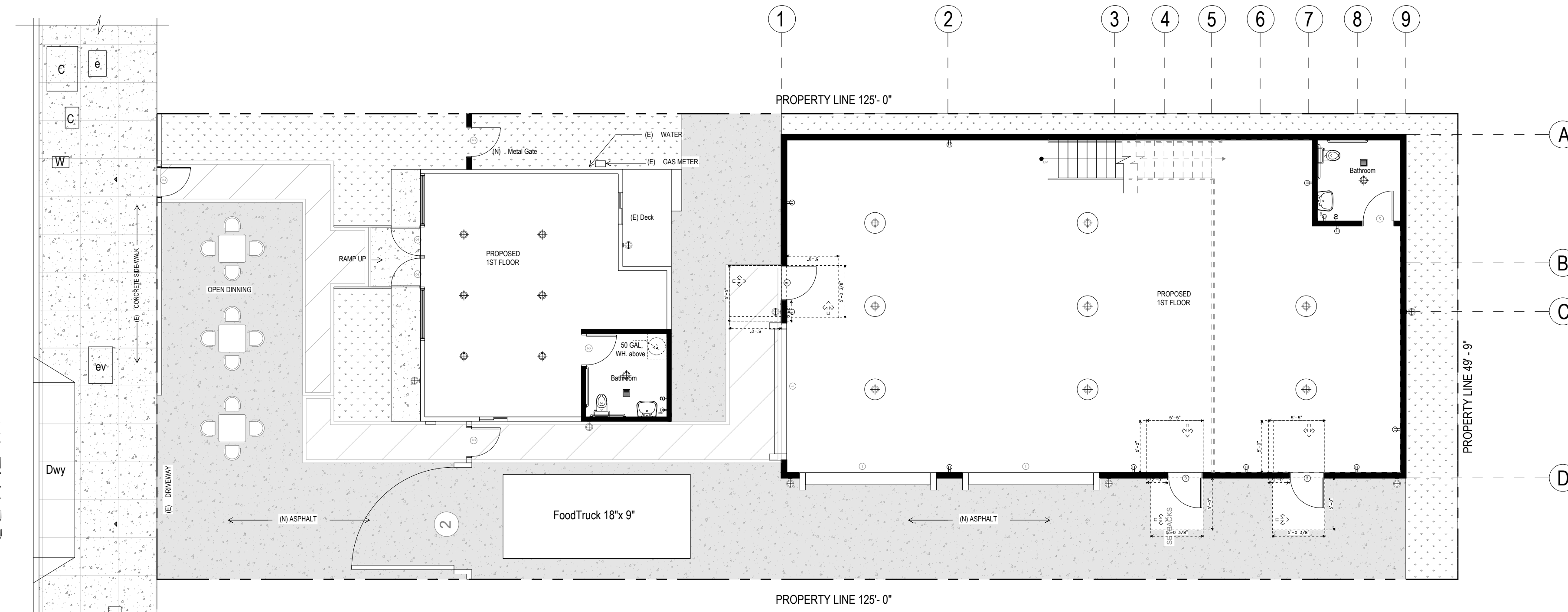


PROJECT:
**Stevens Creek Blvd
San Jose, CA. 95126**

DRAWING TITLE:
**EGRESS & ACCESSIBLE
PATH TRAVEL**

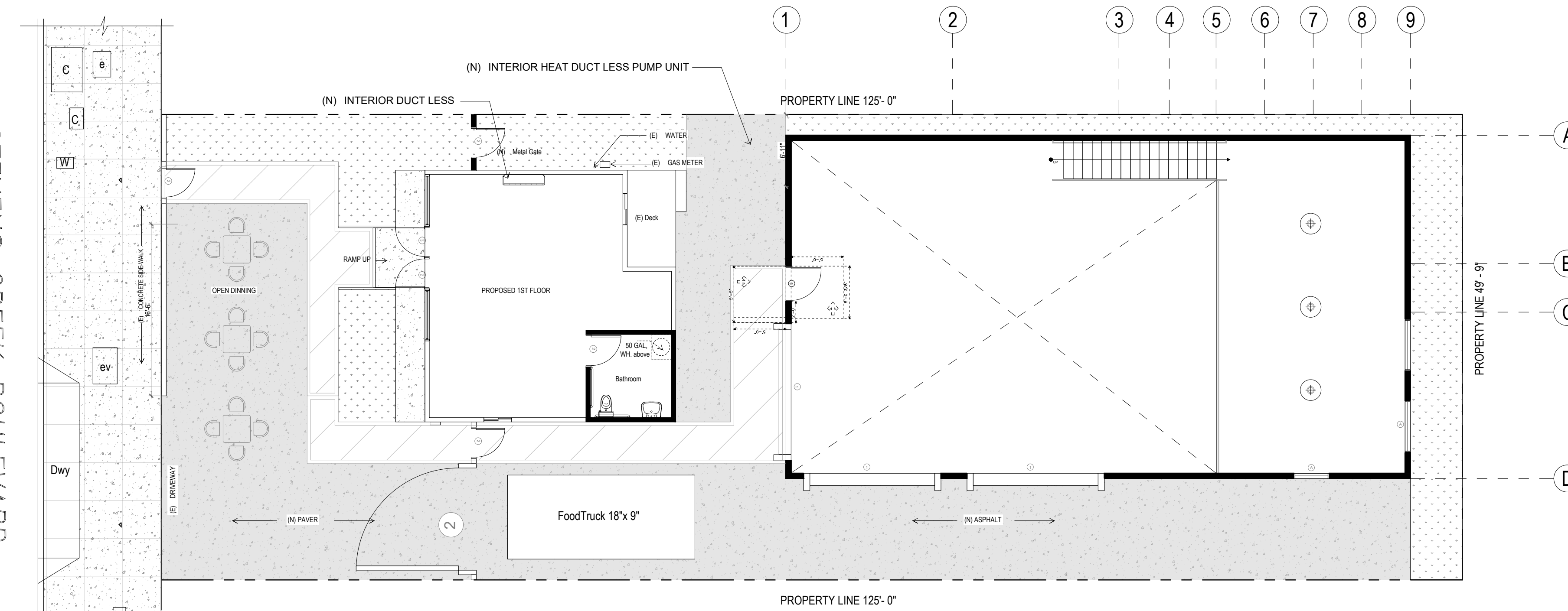
A-106

STEVENS CREEK BOULEVARD
Public Right of Way - 96' Wide



16 ELECTRICAL LIGHTNING PLAN- FLOOR PLAN
1/8"=1'-0"

STEVENS CREEK BOULEVARD
Public Right of Way - 96' Wide



17 ELECTRICAL /MECHANICAL PLAN- MEZZANINE
1/8"=1'-0"

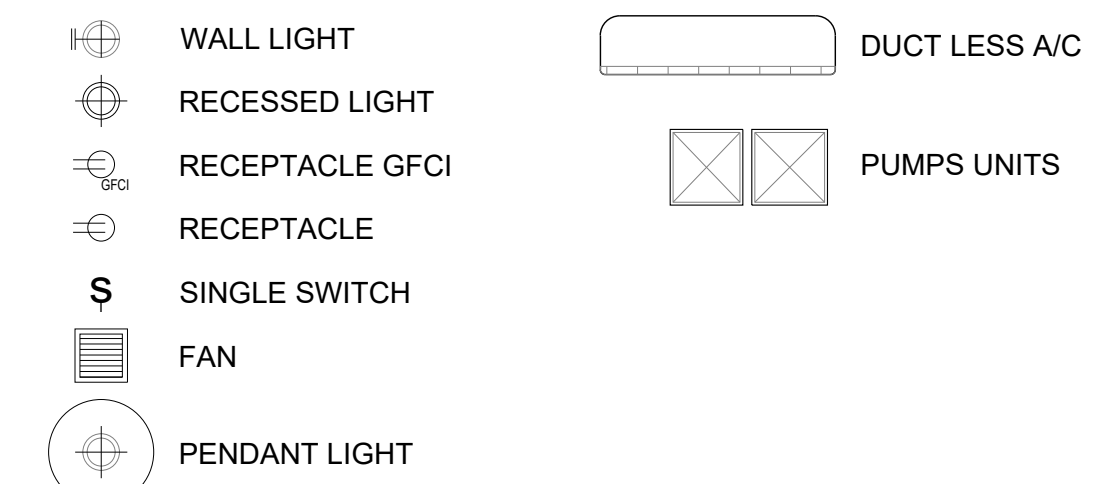
ELECTRICAL NOTE

1. Edison Company approval is required for electric meter location and/or relocation prior to meter installation.
2. Field inspectors to review and approve underground services prior to concrete placement.
3. Service equipment and subpanels to have a minimum 30 by 36 inch clear work space on a level surface with 78 inch clear height. (CEC 110.26(A))
4. Subpanels are not allowed to be located in bathrooms or clothes closets. (CEC 240.24(D) & (E))
5. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two pole circuit breaker or an identified handle tie. (CEC 200.4(B))
6. Group non-cable circuits in panel (CEC 210.4(D))
7. Ground fault circuit interrupter (GFCI) protection shall be provided at all receptacle outlets in bathrooms, crawl spaces, garages, rooftops, outdoor outlets, and above kitchen countertops, or within 6 feet of a wet bar or laundry sink. (CEC 210.8)
8. Combination type Arc Fault Circuit Interrupter (AFCI) circuit breakers are required for all 120V single phase 15A/20A branch circuits. Except where GFCI circuits are provided. (CEC 210.12(B))
9. A minimum of 2 dedicated 20-ampere circuits are required for all receptacle outlets in the kitchen, dining room, breakfast area, pantry or similar areas. (CEC 210.11(C)(1) & 210.52(B))
10. A minimum of one dedicated 20 ampere circuit is required for each bathroom and laundry room. (CEC 210.11(C)(2)&(3))
11. In Bathrooms, a GFCI protected receptacle outlet is required within 3 feet of the edge of each sink. (CEC 210.52(D))
12. Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9(C))
13. General receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))
14. Hallways 10 feet or longer must have at least one receptacle outlet. (CEC 210.52(H))
15. All receptacle outlets are required to be listed tamper resistant receptacles. (CEC 406.12)

MECHANICAL NOTE

1. Exhaust ducts shall terminate not less than 3 feet from a property line or opening into a building, 10 feet from a forced air inlet, and shall not discharge onto a public walkway. (CMC 502.2.1)

COVERAGE LEGEND



(E) PANEL CAPACITY 100 AMP

ELECTRICAL PANEL LOADS INFORMATION

- (E) BUILDING LIGHT
- (E) BUILDING RECEPTACLES
- (E) BUILDING HEAT PUMP
- (N) BUILDING LIGHT
- (N) BUILDING RECEPTACLES
- (N) BUILDING HEAT PUMP



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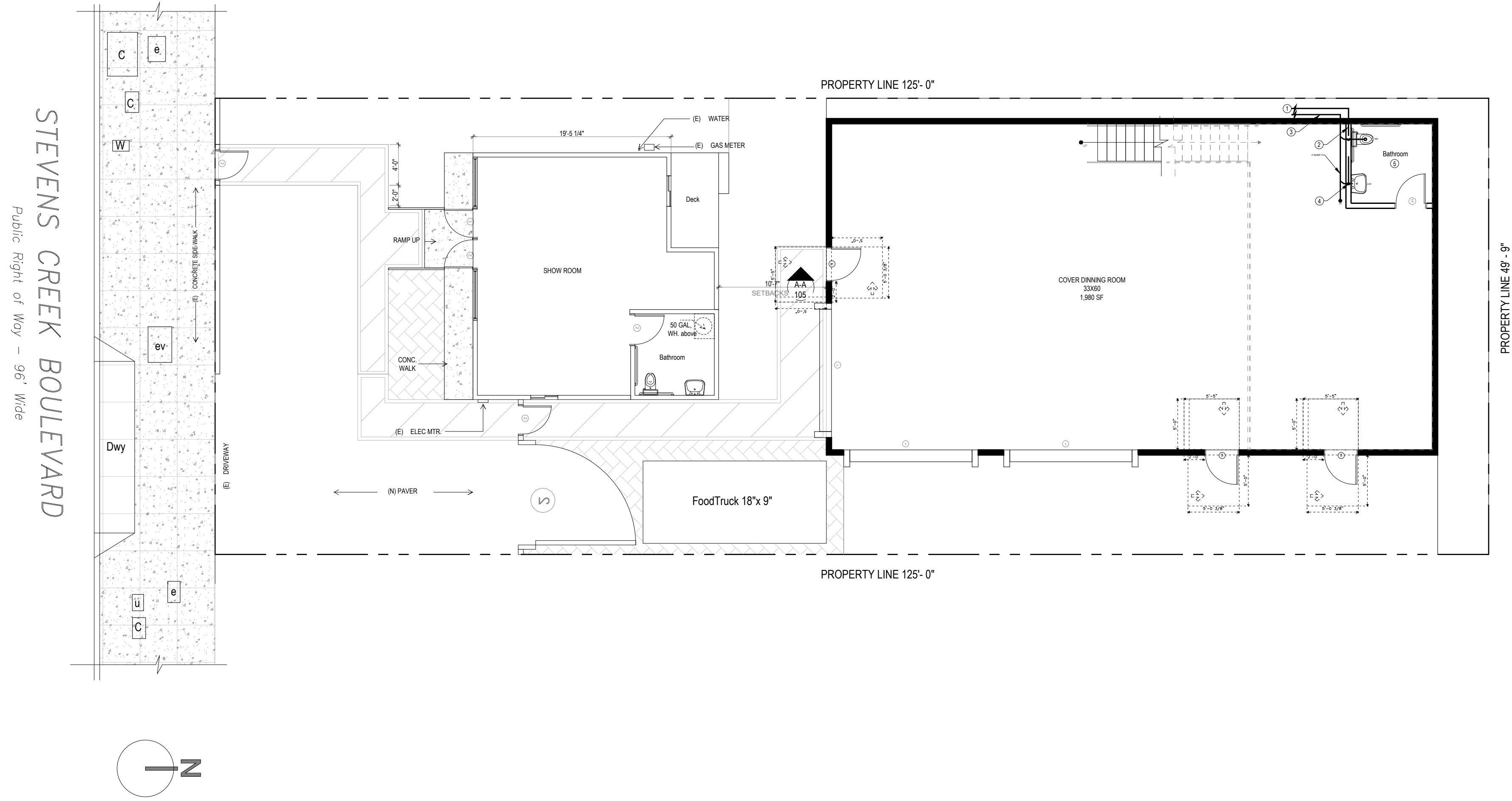
#	Revision	Date

PROJECT:
**Stevens Creek Blvd
San Jose, CA. 95126**

DRAWING TITLE:
**ELECTRICAL &
MECHANICAL PLANS**

A-108

22 PLUMBING
1/8"=1'-0"



LEYEND

- New wall
- Demolition wall
- Existing wall

#	Revision	Date



PROJECT:
**Stevens Creek Blvd
San Jose, CA. 95126**

DRAWING TITLE:
**PROPOSED PLUMBING
PLANS**

A-111

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD				NRCC-PRF-E	
Nonresidential Performance Compliance Method				(Page 1 of 17)	
Project Name:		Stevens Creek Blvd New Build	Date Prepared:		2023-07-14
A. General Information					
1	Project Name	Stevens Creek Blvd New Build			
2	Run Title	Title 24 Analysis			
3	Project Location	2265 Stevens Creek Blvd			
4	City	San Jose	5	Standards Version	Compliance 2022
6	Zip code	95126	7	Compliance Software (version)	EnergyPro 9.1
8	Climate Zone	4	9	Building Orientation (deg)	90
10	Building Type(s)	• Nonresidential			
11	Weather File	SAN-JOSE-INTL_STYP20.epw			
12	Project Scope	• New complete scope			
14	Total Conditioned Floor Area in Scope (ft ²)	2520	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft ²)	0	17	Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	2520	19	Total # of Stories (Habitable Above Grade)	1
20	Residential Conditioned Floor Area	0			

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2023-07-14 07:35:20
 Schema Version: rev 20220601 Compliance ID: EnergyPro-6249-0723-0186

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD						NRCC-PRF-E	
Nonresidential Performance Compliance Method						(Page 2 of 17)	
B. PROJECT SUMMARY							
Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.							
Building Components Complying via Performance				Building Components Complying Prescriptively			
Envelope (See Table G)	Nonres	Performance	Solar Thermal Water Heating (See Table I3)	<input type="checkbox"/> Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).		
	Multifam	Not Included		<input checked="" type="checkbox"/> Not Included			
Mechanical (See Table H)	Nonres	Performance	Covered Process: Commercial Kitchens (see Table J)	<input type="checkbox"/> Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required	
	Multifam	Not Included		<input checked="" type="checkbox"/> Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required	
Domestic Hot Water (See Table I)	Nonres	Not Included	Covered Process: Laboratory Exhaust (see Table J)	<input type="checkbox"/> Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required	
	Multifam	Not Included		<input checked="" type="checkbox"/> Not Included	Building Components Complying with Mandatory Measures		
Lighting (Indoor Conditioned, see Table K)	Nonres	Performance	Photovoltaics (see Table F)	<input type="checkbox"/> Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)		
	Multifam	Not Included		<input checked="" type="checkbox"/> Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required	
Battery (see Table F)				<input type="checkbox"/> Performance	Commissioning 120.8	NRCC-CXR-E is required	
				<input checked="" type="checkbox"/> Not Included	Solar and Battery 110.10	NRCC-SAB-E is required	

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2023-07-14 07:35:20
 Schema Version: rev 20220601 Compliance ID: EnergyPro-6249-0723-0186

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD				NRCC-PRF-E	
Nonresidential Performance Compliance Method				(Page 3 of 17)	
C1. COMPLIANCE SUMMARY					
COMPLIES ¹					
		Time Dependent Valuation (TDV)		Source Energy Use	
		Efficiency ¹ (kBtu/ft ² - yr)	Total ² (kBtu/ft ² - yr)	Total ² (kBtu/ft ² - yr)	
Standard Design		84.82	84.82	17.42	
Proposed Design		67.04	67.04	6.41	
Compliance Margins		17.78	17.78	11.01	
		Pass	Pass	Pass	
¹ Efficiency measures include improvements like a better building envelope and more efficient equipment					
² Compliance Totals include efficiency, photovoltaics and batteries					
³ Building complies when efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded					

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2023-07-14 07:35:20
 Schema Version: rev 20220601 Compliance ID: EnergyPro-6249-0723-0186

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD				NRCC-PRF-E	
Nonresidential Performance Compliance Method				(Page 4 of 17)	
C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)					
COMPLIES ²					
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹		
Space Heating	44.22	28.87	15.35		
Space Cooling	9.53	9.23	0.3		
Indoor Fans	11.65	16.58	-4.93		
Heat Rejection	0	0	0		
Pumps & Misc.	0	0	0		
Domestic Hot Water	3.56	3.55	0.01		
Indoor Lighting	15.86	8.81	7.05		
Flexibility	---	---	---		
EFFICIENCY COMPLIANCE TOTAL	84.82	67.04	17.78 (21%)		
Photovoltaics	---	---	---		
Batteries	---	---	---		
TOTAL COMPLIANCE	84.82	67.04	17.78 (21%)		
¹ Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.					

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2023-07-14 07:35:20
 Schema Version: rev 20220601 Compliance ID: EnergyPro-6249-0723-0186

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD				NRCC-PRF-E	
Nonresidential Performance Compliance Method				(Page 5 of 17)	
C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS¹					
Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹		
Receptacle	11.34	11.34	---		
Process	---	---	---		
Other Ltg	---	---	---		
Process Motors	---	---	---		
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	96.16	78.38	17.78 (18.5%)		
¹ Notes: This table is not used for Energy Code Compliance.					

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2023-07-14 07:35:20
 Schema Version: rev 20220601 Compliance ID: EnergyPro-6249-0723-0186

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD				NRCC-PRF-E	
Nonresidential Performance Compliance Method				(Page 6 of 17)	
C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft² / yr)					
COMPLIES ²					
Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE) ¹		
Space Heating	14.96	3.7	11.26		
Space Cooling	0.24	0.22	0.02		
Indoor Fans	0.75	1.52	-0.77		
Heat Rejection	0	0	0		
Pumps & Misc.	0	0	0		
Domestic Hot Water	0.34	0.34	0		
Indoor Lighting	1.13	0.63	0.5		
Flexibility	---	---	---		
EFFICIENCY COMPLIANCE TOTAL	17.42	6.41	11.01 (63.2%)		
Photovoltaics	---	---	---		
Batteries	---	---	---		
TOTAL COMPLIANCE	17.42	6.41	11.01 (63.2%)		
¹ Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.					

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2023-07-14 07:35:20
 Schema Version: rev 20220601 Compliance ID: EnergyPro-6249-0723-0186

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#	Revision	Date



PROJECT:
**Stevens Creek Blvd
 San Jose, CA. 95126**

PLUMBING GENERAL NOTES

1. THE ARCHITECTURAL DESIGN DRAWINGS SHALL INDICATE THE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES.
2. THE ARCHITECTURAL DESIGN DRAWINGS SHALL INDICATE ALL ACCESSIBLE FIXTURE LOCATIONS AND MOUNTING HEIGHTS. FURNISH ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW ACCESSIBLE LAVATORIES AND SINKS WITH INSULATION. ALL WATER CLOSET FLUSHING LEVERS SHALL BE TO THE WIDE SIDE OF THE STALL.
3. TRAPS FOR ALL LAVATORIES AND SINKS SHALL TRAP STRAIGHT BACK TO WALL WITH ALL REQUIRED OFFSETS HAPPENING WITHIN THE WALL.
4. ALL PLUMBING WORK SHALL BE INSTALLED TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
5. ALL CLEANOUTS SHALL BE INSTALLED WHERE EASILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH ALL EQUIPMENT, CABINETS AND OTHER OBSTRUCTION PRIOR TO ANY INSTALLATION. CLEANOUTS MUST BE EXTENDED TO FLUSH WITH FINISHED WALL.
6. ALL PLUMBING FIXTURE VENTS SHALL TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM ANY OUTSIDE AIR INTAKES.
7. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON PLANS.
8. UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH VALVE AND PRIOR TO ALL EQUIPMENT CONNECTIONS.
9. ALL WORK AND MATERIAL SHALL BE IN COMPLIANCE WITH AND PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHERS APPLICABLE TO THIS PROJECT:

BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R. 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. 2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. 2013 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R. 2013 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, PART 7, TITLE 24 C.C.R. 2013 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R., 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. 2013 TITLE 19, CCR - PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS 2013 NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS.
10. BEFORE FABRICATION OR INSTALLATION THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER OTHER SECTIONS OF SPECIFICATIONS. ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN THE FIELD.
11. ALL SEWER AND VENT PIPING SHALL SLOPE AT 2%.
12. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTERS OR OTHER EQUIPMENT LOCATED IN WALLS OR ABOVE NON-ACCESSIBLE CEILING SHALL BE INSTALLED BEHIND AN ACCESS PANEL. ALL PIPING & DEVICES SHALL BE INSTALLED ABOVE CEILING, WITHIN WALLS, BELOW FLOORS, OR OTHERWISE CONCEALED, EXCEPT PIPING AND DEVICES INSTALLED IN MECHANICAL ROOMS AND OTHER UNFINISHED SPACES.
13. ALL PLUMBING FIXTURES AND EQUIPMENT SHALL BE CERTIFIED BY THE CALIFORNIA STATE ENERGY COMMISSION TO COMPLY WITH EFFICIENCY STANDARDS PER SECTION 110.1 OF THE CALIFORNIA ENERGY CODE.
14. ALL HOT WATER SUPPLY & RETURN PIPING SHALL BE INSULATED. INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE DENSITY NOT EXCEEDING 50 PER CMC SEC. 1201.3.2.11 SEE SPECIFICATION FOR OTHER REQUIREMENTS.
15. PIPING THROUGH FIRE RATED WALLS SHALL BE PROTECTED PER U.L. FIRE RESISTANCE SYSTEM NO. WL1001. THE ARCHITECTURAL DESIGN DRAWINGS SHALL INDICATE ALL RATED WALL LOCATIONS.
16. SEISMIC BRACING AND ANCHORAGE REQUIREMENTS ARE AS FOLLOWS:
A. THE SEISMIC ANCHORAGE FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE DESIGNED TO WITHSTAND A LATERAL FORCE:
 1. CALCULATED AS SPECIFIED IN SECTION 1632A AND TABLE 16A-0 OF THE VOL. 2, TITLE 24, 2013 CBC.
B. THE ATTACHMENT OF THE FOLLOWING ITEMS SHALL BE DESIGNED TO RESIST THE FORCES PRESCRIBED IN PART 2, TITLE 24, 2013 CBC:
 1. EQUIPMENT WEIGHING LESS THAN 400 LBS. SUPPORTED DIRECTLY ON FLOOR OR ROOF.
 2. FURNITURE REQUIRED TO BE ATTACHED IN ACCORDANCE WITH PART 2, TITLE 24, C.C.R.
 3. TEMPORARY OR MOBILE EQUIPMENT.
 4. EQUIPMENT WEIGHING LESS THAN 20 LBS. SUPPORTED BY VIBRATION ISOLATORS.
 5. EQUIPMENT WEIGHING LESS THAN 20 LBS. SUSPENDED FROM A ROOF OR HUNG FROM A WALL.
17. THE PLUMBING CONTRACTOR SHALL PROVIDE THE WATER & SEWER SYSTEMS TO A POINT OF CONNECTION 5'-0" OUTSIDE OF THE BUILDING. PIPING BEYOND THIS POINT IS SPECIFIED UNDER ANOTHER SECTION OF THE SPECIFICATIONS AND SHALL BE AS SHOWN ON THE CIVIL DRAWINGS. FINAL CONNECTIONS TO SITE PIPING SHALL BE BY THE PLUMBING CONTRACTOR.
18. WATER HAMMER ARRESTERS SHALL BE PROVIDED WHERE REQUIRED AND NECESSARY FOR AND TO ALL FIXTURES, EQUIPMENT OR APPLIANCES WITH QUICK CLOSING VALVE AND SHALL BE OF TYPE SPECIFIED.
19. ALL PIPE SIZES SHALL BE THE SAME AS THE UPSTREAM PIPE SIZES UNLESS OTHERWISE INDICATED ON PLAN.
20. CLEANOUT SHALL BE PROVIDED AS PER CPC SECTION 707.
21. NO STRUCTURAL MEMBER SHALL BE CUT, NEITHER DRILLED NOR NOTCHED
24. WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND THE DIVISION OF THE STATE ARCHITECT.
22. THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE ALL DETAILS AND NECESSARY OFFSETS OF PIPING. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. ALL INSTALLATIONS SHALL BE CONSISTENT WITH NORMALLY ACCEPTABLE INDUSTRY STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS THAT WOULD EFFECT THE SYSTEM PERFORMANCE OR INCUR ADDITIONAL COSTS. THIS NOTIFICATION SHALL BE SUBMITTED PRIOR TO INSTALLATION OF THE ITEMS CONCERNED.
23. CONTRACTOR SHALL SIZE ALL SERVICE PIPING AND EQUIPMENT TO ACCOMMODATE FUTURE EXPANSION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
24. PROVIDE COMPLETE CONDENSATE DRAIN PIPING FOR ALL AC UNITS AND DISCHARGE CONDENSATE TO AN APPROVED RECEPTOR.
25. ALL LAYOUTS, PIPE SIZES, FIXTURE & EQUIPMENT SELECTIONS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE A COMPLETE PLUMBING SYSTEM. THE DESIGN, CALCULATIONS, FIXTURE, TRIM, EQUIPMENT AND MATERIALS SELECTIONS & DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AS SPECIFIED.
26. INSULATION THICKNESS AND R-VALUES SHALL EXCEED THE REQUIREMENTS OF TITLE 24 BY AT LEAST 20 PERCENT OR NEXT LARGER STANDARD SIZE, WHICH EVER IS GREATER. PIPE INSULATION SHALL BE NOT LESS THAN 1.0 INCH THICK, NOT INCLUDING THE MOISTURE BARRIER OR EXTERIOR JACKET THICKNESS.
27. ALL GAS PRESSURE REGULATOR SHALL BE LOCATED AT GROUND LEVEL AND LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT FOR APPROVAL. SIZE AND INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS. NO MEDIUM PRESSURE GAS INSIDE THE BUILDING.
28. NO GAS & WATER PIPE SHALL BE INSTALLED UNDER BUILDING SLAB. GAS & WATER PIPES SHALL RISE TIGHT AGAINST EXTERIOR WALL UP TO MIN. 18" AFF AND PENETRATE INTO BUILDING. PROVIDE SHUT-OFF VALVE AND REGULATOR ABOVE GRADE AT INCOMING GAS RISERS.
29. CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING MECHANICAL, CIVIL, STRUCTURAL, AND ELECTRICAL) PRIOR TO BID TO INSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING DESCRIPTION CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.
30. ALL PLUMBING SYSTEM COMPONENTS SHALL MEET OR EXCEED THE REQUIREMENTS OF C.B.C. (CALIFORNIA EDITION), CMC, CPC, NEC, NFPA, ASTM, ANSI, AND ALL LOCAL AND STATE CODE REQUIREMENTS.
31. ALL PLUMBING EQUIPMENT LISTED IN (CCR) SECTION 113 OF THE 2013 CALIFORNIA CODE OF REGULATIONS, TITLE-24, PART 6, ENERGY EFFICIENCY STANDARDS MUST BE CERTIFIED BY THE MANUFACTURER TO MEET OR EXCEED SPECIFICATIONS OR EFFICIENCIES ADOPTED BY THE CEC.
32. ALL PIPING EXPOSED TO WEATHER SHALL BE METALLIC.
33. ALL FERROUS PIPING EXPOSED TO WEATHER SHALL BE GALVANIZED.
34. ALL PIPES, FITTINGS AND FIXTURES USED TO CONVEY POTABLE WATER SHALL BE LEAD FREE IN COMPLIANCE WITH CALIFORNIA AB 1953.
35. ALL INSULATING MATERIALS INSTALLED MUST BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION TO MEET C.E.C. ENERGY EFFICIENCY STANDARDS (E.E.S.) SECTION 120 AND SECTION 1201.3.2.11 OF CMC (CALIFORNIA EDITION).
36. ALL INSULATION INSTALLED SHALL MEET THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF SECTION 720 OF THE 2013 CBC.
37. ALL GAS APPLIANCES MUST HAVE PILOTLESS IGNITION SYSTEM IN ACCORDANCE WITH SECTION 110.5 OF THE 2013 CALIFORNIA CODE OF REGULATIONS, TITLE-24, PART 6, CALIFORNIA ENERGY CODE.
38. ALL FIXTURES REQUIRED TO BE ACCESSIBLE SHALL BE INSTALLED AS PER THE LATEST REQUIREMENTS OF TITLE 24 AND ADA (AMERICANS WITH DISABILITIES ACT).
39. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT (OTHER THAN THOSE LISTED IN INFORMATION BULLETIN 103).
40. ALL HEATERS FOR DOMESTIC HOT WATER MUST BE CERTIFIED BY THE MANUFACTURER TO MEET THE SPECIFICATIONS OR EFFICIENCIES AS ADOPTED BY THE CEC. IN ACCORDANCE WITH SECTION 110 OF THE CALIFORNIA ENERGY CODE.
41. A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 OF CPC.
42. WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER SECTION 507.2 OF CPC.
43. WATER HEATER SHALL COMPLY WITH SECTION 608.3 OF CPC, FOR THERMAL EXPANSION REQUIREMENTS.
44. LAVATORY FAUCETS IN PUBLIC RESTROOM SHALL BE SELF CLOSING TYPE.
45. NONRESIDENTIAL LAVATORY FAUCETS SHALL BE 0.4 GPM MAXIMUM.
46. METERING FAUCETS SHALL BE 0.2 GPC MAXIMUM.
47. KITCHEN FAUCETS AND WASH FOUNTAINS SHALL BE 1.8 GPM MAXIMUM.
48. WATER CLOSETS (GRAVITY TANK TYPE, FLUSHOMETER TANK, FLUSHOMETER VALVE AND ELECTROMECHANICAL HYDRAULIC TYPE) SHALL BE 1.28 GPF MAXIMUM.
49. URINALS SHALL BE 0.5 GPF MAXIMUM.

PLUMBING SPECIFICATIONS

1. **GENERAL PROVISIONS** - THE GENERAL CONDITIONS, SUPPLEMENTS AND AMENDMENTS SHALL GOVERN THIS DIVISION OF THE SPECIFICATIONS.
2. **PROJECT REQUIREMENTS** - PROVIDE ALL ITEMS, MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THE WORK OR OPERATIONS MENTIONED HEREIN, OR INDICATED ON THE DRAWINGS AND REASONABLY INFERRED THEREIN, AS REQUIRED TO MAKE A COMPLETE AND WORKING SYSTEM.
3. **INTENT** - WORK SHALL BE DONE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS AND THEIR INTENT, COMPLETE WITH ALL NECESSARY COMPONENTS, INCLUDING THOSE NOT NORMALLY SHOWN OR CALLED FOR, AND SHALL BE READY FOR OPERATION BEFORE ACCEPTANCE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. NOTHING SHOWN IN THE PLANS OR STATED IN THE SPECIFICATIONS IS INTENDED TO INDICATE THAT THE INSTALLATION OR CONNECTIONS OF ANY ITEM OR DEVICE SHOULD BE DONE CONTRARY TO MANUFACTURERS INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE INSTALLATION AND CONNECTIONS OF ALL ITEMS AND DEVICES CONFORMS TO MANUFACTURERS INSTRUCTIONS AND TO ALL APPLICABLE CODES AND REGULATIONS.
5. ANY REFERENCE TO THE DESIGN AUTHORITY SHALL MEAN MR ENGINEERING CONSULTANTS, INC.
6. THE WORK "PROVIDE" SHALL MEAN "SUPPLY AND INSTALL" UNLESS OTHERWISE INDICATED.
7. **GOVERNING REGULATIONS** - THE WORK UNDER PLUMBING SCOPE OF WORK, SHALL CONFORM, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING CODES, REGULATIONS AND STANDARDS:
 - A. 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE, INCLUDING BUT NOT LIMITED TO THE MECHANICAL, PLUMBING, FIRE AND ENERGY CODES.
 - B. OSHA REGULATIONS
8. **PERMITS** - OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES THEREFORE AND COMPLY WITH ALL LOCAL AND STATE REGULATIONS, CODES AND BY-LAWS APPLICABLE TO THE WORK.
9. **RESPONSIBILITY** - VISIT THE SITE BEFORE SUBMITTING A BID AND EXAMINE ALL LOCAL AND EXISTING CONDITIONS ON WHICH THE WORK IS DEPENDENT.
10. NO CONSIDERATION WILL BE GRANTED FOR ANY MISUNDERSTANDING OF WORK TO BE DONE RESULTING FROM FAILURE TO VISIT THE SITE.
11. WHEN THE CONTRACT DOCUMENTS DO NOT CONTAIN SUFFICIENT INFORMATION FOR THE PROPER SELECTION OF EQUIPMENT FOR BIDDING, NOTIFY THE DESIGN AUTHORITY DURING THE BIDDING PERIOD. IF CLARIFICATION CANNOT BE OBTAINED, ALLOW FOR THE MOST EXPENSIVE ARRANGEMENT. FAILURE TO DO THIS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO SUPPLY THE INTENDED EQUIPMENT AND OR INSTALLATION.
12. CHECK DRAWINGS OF ALL TRADES AND SITE SURVEY TO VERIFY SPACE AVAILABILITY FOR THE INSTALLATION. COORDINATE WORK WITH ALL TRADES AND MAKE CHANGES TO FACILITATE SATISFACTORY INSTALLATION. MAKE NO DEVIATIONS TO THE DESIGN INTENT INVOLVING EXTRA COST TO THE OWNER WITHOUT DESIGN AUTHORITY WRITTEN APPROVAL.
13. **WORKMANSHIP** - WORKMANSHIP SHALL BE IN ACCORDANCE WITH WELL ESTABLISHED PRACTICE AND STANDARDS ACCEPTED AND RECOGNIZED BY DESIGN AUTHORITY AND THE TRADE.
14. EMPLOY ONLY TRADESMEN HOLDING VALID TRADE QUALIFICATION CERTIFICATES. TRADESMEN SHALL PERFORM ONLY WORK THAT THEIR CERTIFICATE PERMITS.
15. **DRAWING AND MEASUREMENTS** - DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ARE INTENDED TO INDICATE THE SCOPE AND GENERAL ARRANGEMENT OF WORK. DO NOT SCALE DRAWINGS.
16. TAKE FIELD MEASUREMENTS WHERE EQUIPMENT AND MATERIAL DIMENSIONS ARE DEPENDENT UPON BUILDING DIMENSIONS.
17. **SUBMITTALS** - SUBMIT THREE SETS OF ALL EQUIPMENT AND RELATED MATERIAL FOR APPROVAL PRIOR TO ORDERING.
18. **RECORD DRAWINGS** - MAINTAIN ONE CONTRACT DRAWING, WHITE PRINT, ON SITE, SOLELY FOR THE PURPOSE OF RECORDING, IN RED, ANY CHANGES AND/OR DEVIATION FROM THE CONTRACT DRAWINGS AS IT OCCURS.
19. AT THE COMPLETION OF THE PROJECT, CERTIFY THE ABOVE-MENTIONED DRAWINGS AS BEING ACCURATE AND COMPLETE BY LABELLING IN THE LOWER RIGHT HAND CORNER IN LETTERS OF AT LEAST 1/8 INCH HIGH AS FOLLOWS: "AS-BUILT DRAWINGS. DATED ----". DELIVER TO DESIGN AUTHORITY.
20. **OPERATING AND MAINTENANCE MANUALS** - PREPARE INSTRUCTION MANUALS WHICH INCLUDE EQUIPMENT MANUFACTURER'S OPERATING AND MAINTENANCE BULLETINS, AND A REPORT ON THE TESTING AND BALANCING. SUBMIT THREE (3) COPIES TO DESIGN AUTHORITY.
21. **EXISTING SERVICES** - PROTECT ALL EXISTING SERVICES AND MAKE GOOD ANY DAMAGE CAUSED BY THE WORK IN THIS CONTRACT.
22. **CLEAN UP** - MAKE GOOD AND CLEAN ALL AREAS DISRUPTED BY THIS WORK.
23. **ARRANGEMENT AND ALIGNMENT OF PIPING:**
 - A. PIPING SHALL BE GROUPED (WHEREVER PRACTICAL) INSTALLED IN STRAIGHT PARALLEL LINES ALIGNED IN A UNIFORM DIRECT MANNER. CHANGES IN DIRECTION OF PIPING SHALL BE MADE WITH FITTINGS.
 - B. PIPE LINES SHALL BE GUIDED, SUPPORTED AND ANCHORED IN SUCH MANNER THAT PIPE LINES SHALL NOT SAG OR BUCKLE.
24. **JOINTS:**
 - A. PIPING TO EQUIPMENT SHALL BE CONNECTED WITH UNION FOR DISMANTLING AND REMOVAL.
 - B. PIPING SHALL BE REAMED AFTER CUTTING. JOINTS WHEN COMPLETE SHALL BE THOROUGHLY CLEANED OF ALL EXCESS PIPE JOINT MATERIALS.
 - C. PROVIDE DIELECTRIC FITTINGS BETWEEN DISSIMILAR PIPING CONNECTIONS.
25. **HANGERS AND SUPPORTS:**
 - A. PIPING EQUIPMENT, ETC., SHALL BE PROPERLY SUPPORTED WITH THE USE OF APPROVED TYPE CLEVIS AND/OR TRAPEZE HANGERS SPACED 5'-0" ON CENTERS FOR CAST IRON PIPING AND 8'0" ON CENTERS FOR WATER PIPING.
 - B. PIPING AND EQUIPMENT SHALL BE SUPPORTED FROM WALLS, JOISTS OR STRUCTURAL STEEL GIRDERS ONLY.
26. **PLUMBING FIXTURES:**
 - A. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FIXTURES INCLUDED IN THE CONTRACT FROM DAMAGE CAUSED BY ACIDS, BUILDING MATERIALS, TOOLS, EQUIPMENT, ETC. UPON COMPLETION OF THE CONTRACT, OR WHEN DIRECTED, PLUMBING CONTRACTOR SHALL CLEAN ALL FIXTURES TO THE SATISFACTION OF THE DESIGN AUTHORITY.
 - B. WHERE FIXTURES ARE DAMAGED, SAID FIXTURES SHALL BE REPLACED BY THE PLUMBING CONTRACTOR IMMEDIATELY UPON NOTIFICATION.
 - C. ALL EQUIPMENT FURNISHED BY OWNERS THAT REQUIRE PLUMBING CONNECTION SHALL BE INSTALLED BY THE PLUMBING CONTRACTOR. PROVIDE SHUT-OFF VALVE ON WATER SUPPLY WERE REQUIRED BY CODE.
 - D. EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.
 - E. FIXTURES SHALL BE SECURED WITH MOUNTING BOLTS FROM CARRIERS OR HANGERS.
 - F. FIXTURES SHALL BE INSTALLED LEVEL, PLUMB.
 - G. FITTINGS SHALL BE NEATLY INSTALLED, MOUNTED TO FIXTURES PRIOR TO INSTALLATION OF FIXTURES. PROVIDE NON-HARDENING PUTTY BETWEEN FITTINGS AND FIXTURE SURFACES.
 - H. FITTINGS SHALL BE SECURED WITHOUT MARRING OR DAMAGING CHROME PLATING.
27. **INSULATION:**
 - A. DOMESTIC HOT AND COLD WATER PIPING SHALL BE INSULATED WITH 1" THICK FLEXIBLE ELASTOMERIC PIPE INSULATION COMPLYING WITH ASTM C534.
 - B. INSULATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - C. INSTALLATION OF INSULATIONS SHALL BE DONE ONLY AFTER PIPING ARE TESTED AND DETERMINED TO BE FREE FROM LEAKS.

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
⊙	POC/POD	POINT OF CONNECTION / POINT OF DISCONNECTION
S	S	SANITARY OR WASTE PIPING
V	V	SANITARY VENT PIPING
CW	CW	DOMESTIC COLD WATER PIPING
HW	HW	DOMESTIC HOT WATER
HWR	HWR	DOMESTIC HOT WATER RETURN
G	G	NATURAL GAS PIPING - 8" WATER COLUMN
GSP	GSP	NATURAL GAS 5 PSI
HPG	HPG	HIGH PRESSURE GAS > 5PSI
CD	CD	CONDENSATE DRAIN PIPING
C	C	PIPE DOWN
O	O	PIPE UP
U	U	PIPE BRANCH - TOP CONNECTION
B	B	PIPE BRANCH - BOTTOM CONNECTION
I	I	PIPE BRANCH - SIDE CONNECTION
T	T	PIPE CAP
→		DIRECTION OF FLOW
↘		PIPE SLOPE & DIRECTION OF FALL
THERMOMETER		THERMOMETER
WHA	WHA	WATER HAMMER ARRESTOR
WCB	WCB	PIPE BREAK
WCO	WCO	WALL CLEANOUT
WCP	WCP	PIPE CONTINUATION
FCO/COTG	FCO/COTG	FLOOR CLEANOUT OR CLEANOUT TO GRADE
FD	FD	FLOOR DRAIN
FS	FS	FLOOR SINK
SOV	SOV	SHUT OFF VALVE
PRV/GPR	PRV/GPR	PRESSURE REDUCING VALVE/GAS PRESSURE REGULATOR
PLUG VALVE / GAS COCK		PLUG VALVE / GAS COCK
PRESSURE GAUGE		PRESSURE GAUGE
AFF	AFF	ABOVE FINISHED FLOOR
AFG	AFG	ABOVE FINISHED GRADE
ARCH	ARCH	ARCHITECT OR ARCHITECTURAL
B/C	B/C	BELOW COUNTER
B/G	B/G	BELOW GRADE
B/S	B/S	BELOW SLAB
C.I.	C.I.	CAST IRON
DF	DF	DRINKING FOUNTAIN
DWG/DWGS	DWG/DWGS	DRAWING/DRAWINGS
DN	DN	DOWN
EA	EA	EACH
ELECT	ELECT	ELECTRICAL
ELEV	ELEV	ELEVATION
F	F	DEGREES FAHRENHEIT
FFE	FFE	FINISHED FLOOR ELEVATION
FH	FH	FLUME HOOD
FT	FT	FEET
FT HD	FT HD	FEET OF HEAD
GPF	GPF	GALLONS PER FLUSH
GPM	GPM	GALLONS PER MINUTE
GA	GA	GAUGE
GALV	GALV	GALVANIZED
HB	HB	(+18")
HD	HD	HEAD
IPS	IPS	IRON PIPE SIZE
I.E.	I.E.	INVERT ELEVATION
MAX	MAX	MAXIMUM
MECH	MECH	MECHANICAL
MIN	MIN	MINIMUM
MS	MS	MOP. SINK / SERVICE SINK
MTD	MTD	MOUNTED
NTS	NTS	NOT TO SCALE
OPER	OPER	OPERATING
PD	PD	PRESSURE DROP
PSI	PSI	POUNDS PER SQUARE INCH
P&TRV	P&TRV	PRESSURE AND TEMPERATURE RELIEF VALVE
QTY	QTY	QUANTITY
SPEC	SPEC	SPECIFICATION
SOV	SOV	SHUT OFF VALVE
SQ. FT	SQ. FT	SQUARE FEET
TYP	TYP	TYPICAL
VTR	VTR	VENT THRU ROOF
W.C.	W.C.	WATER COLUMN
EQUIPMENT IDENTIFICATION SYMBOL		EQUIPMENT TYPE EQUIPMENT IDENTIFIER

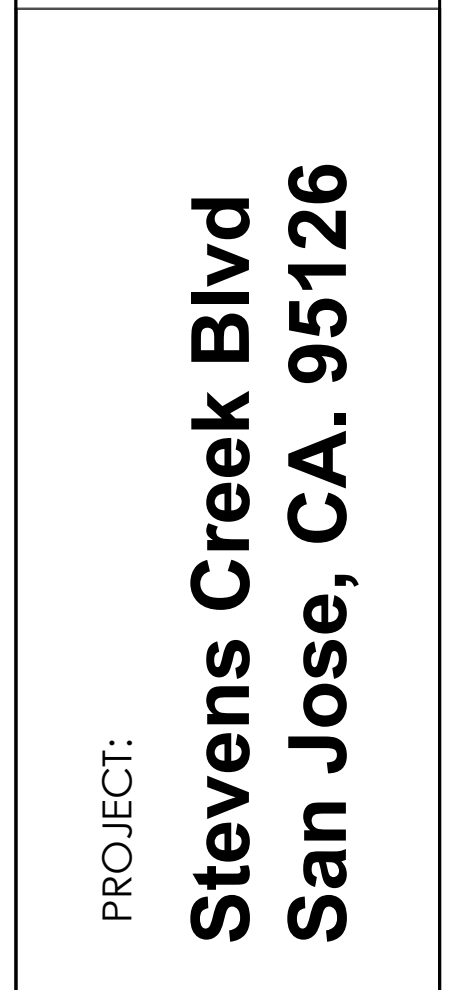
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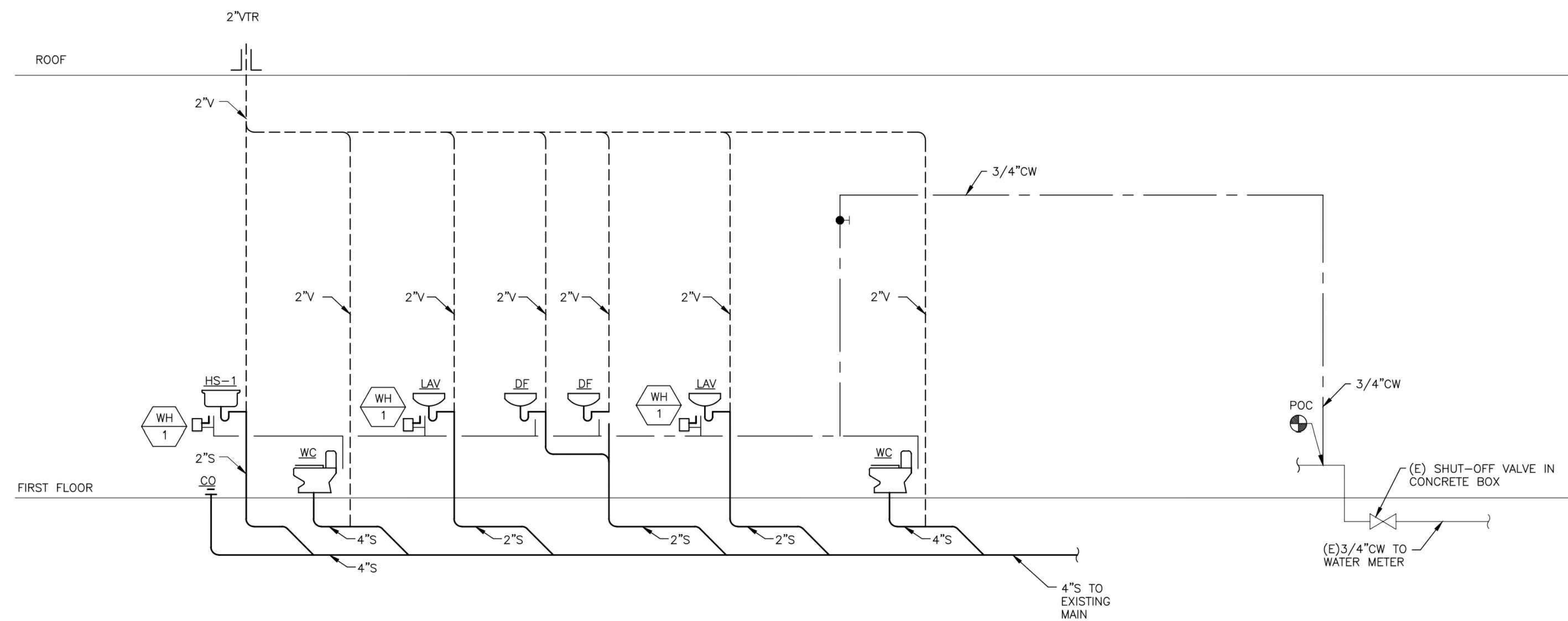
#	Revision	Date



PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
PLUMBING GENERAL
NOTES

P-1



1 DOMESTIC WATER AND SANITARY RISER DIAGRAM
P3.1 NOT TO SCALE

#	Revision	Date



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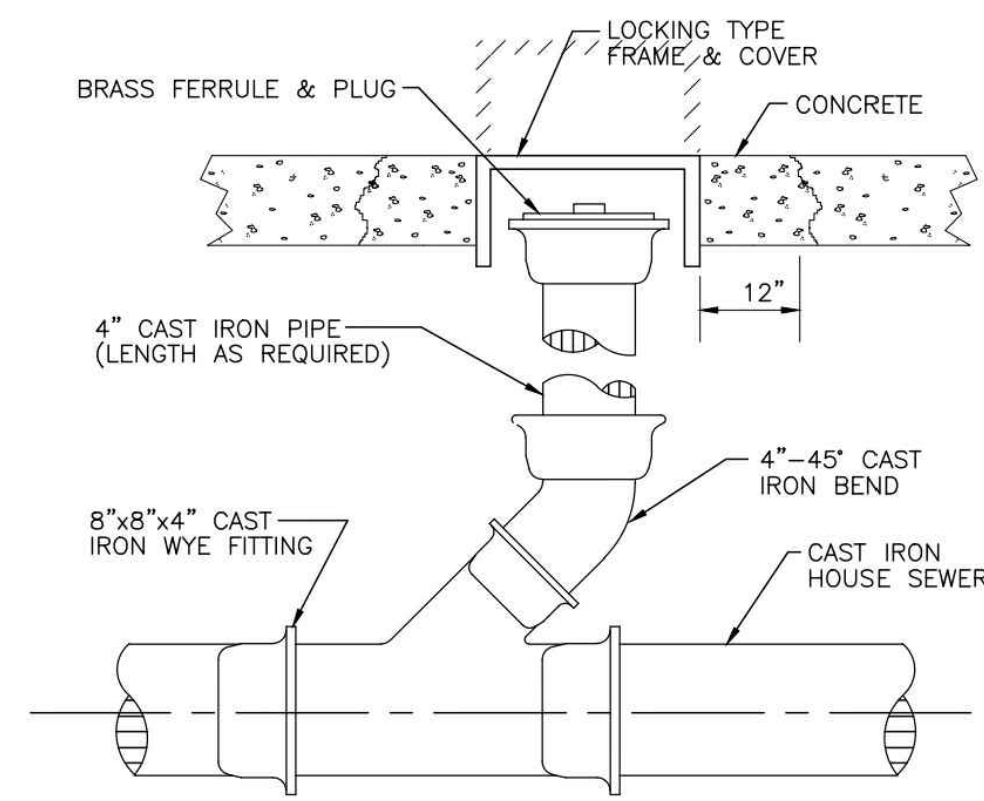
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P-3

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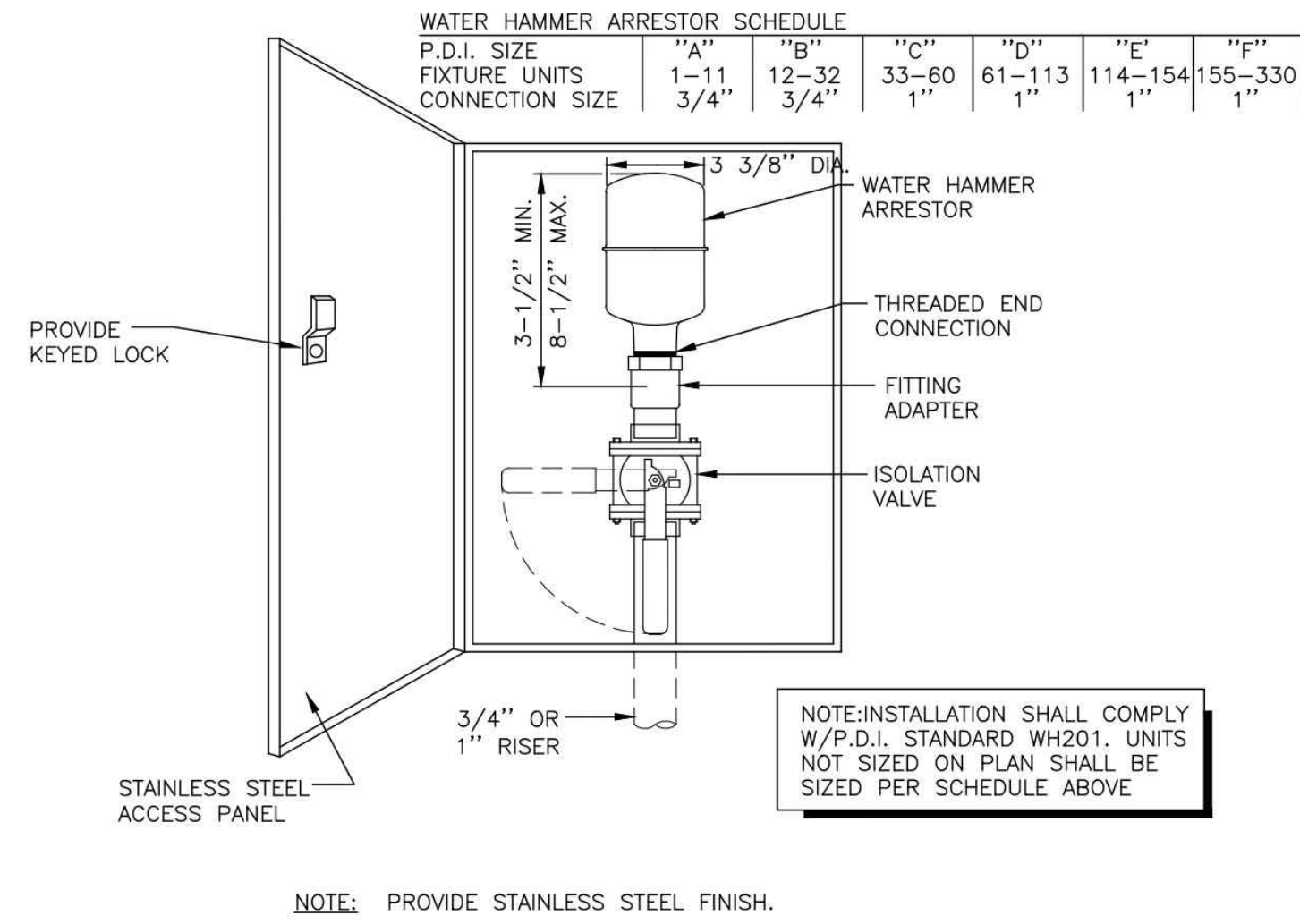
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Sheet: Project Title:



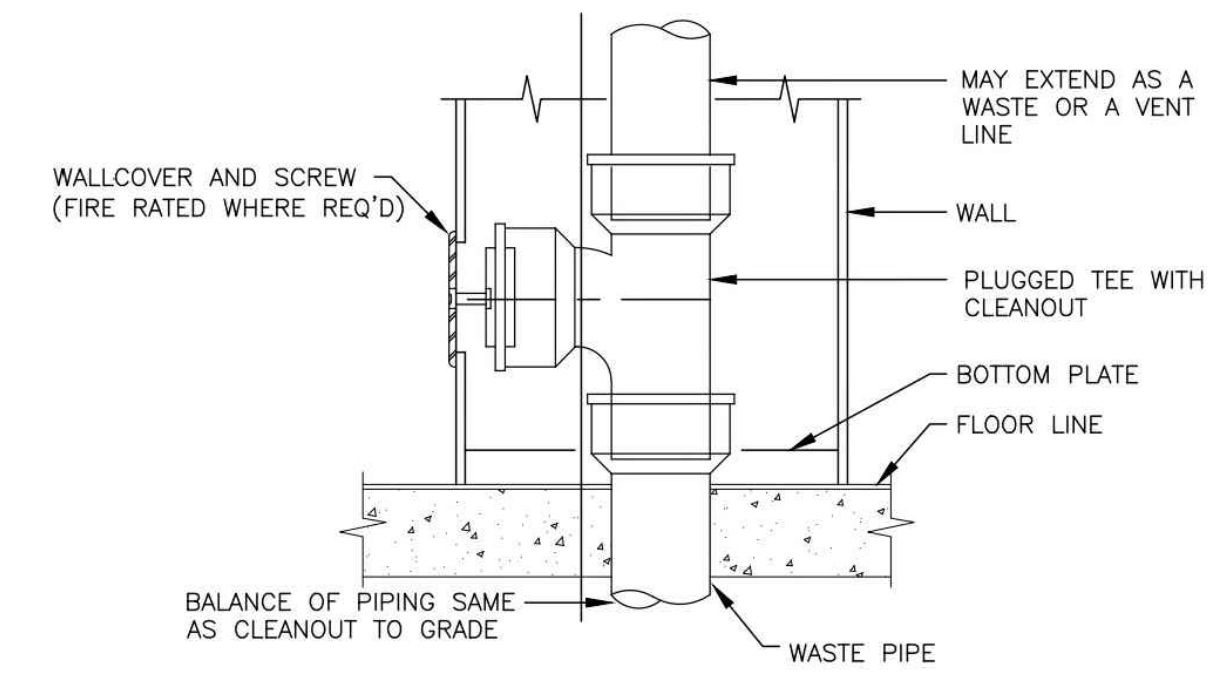
CLEANOUT TO GRADE DETAIL

SCALE NONE 3



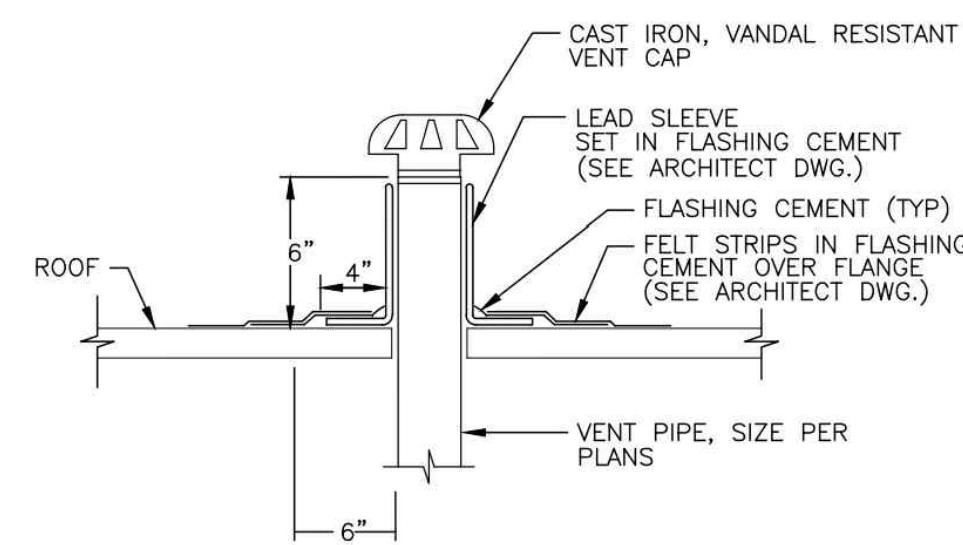
WATER HAMMER ARRESTOR ASSEMBLY DETAIL

SCALE NONE 2



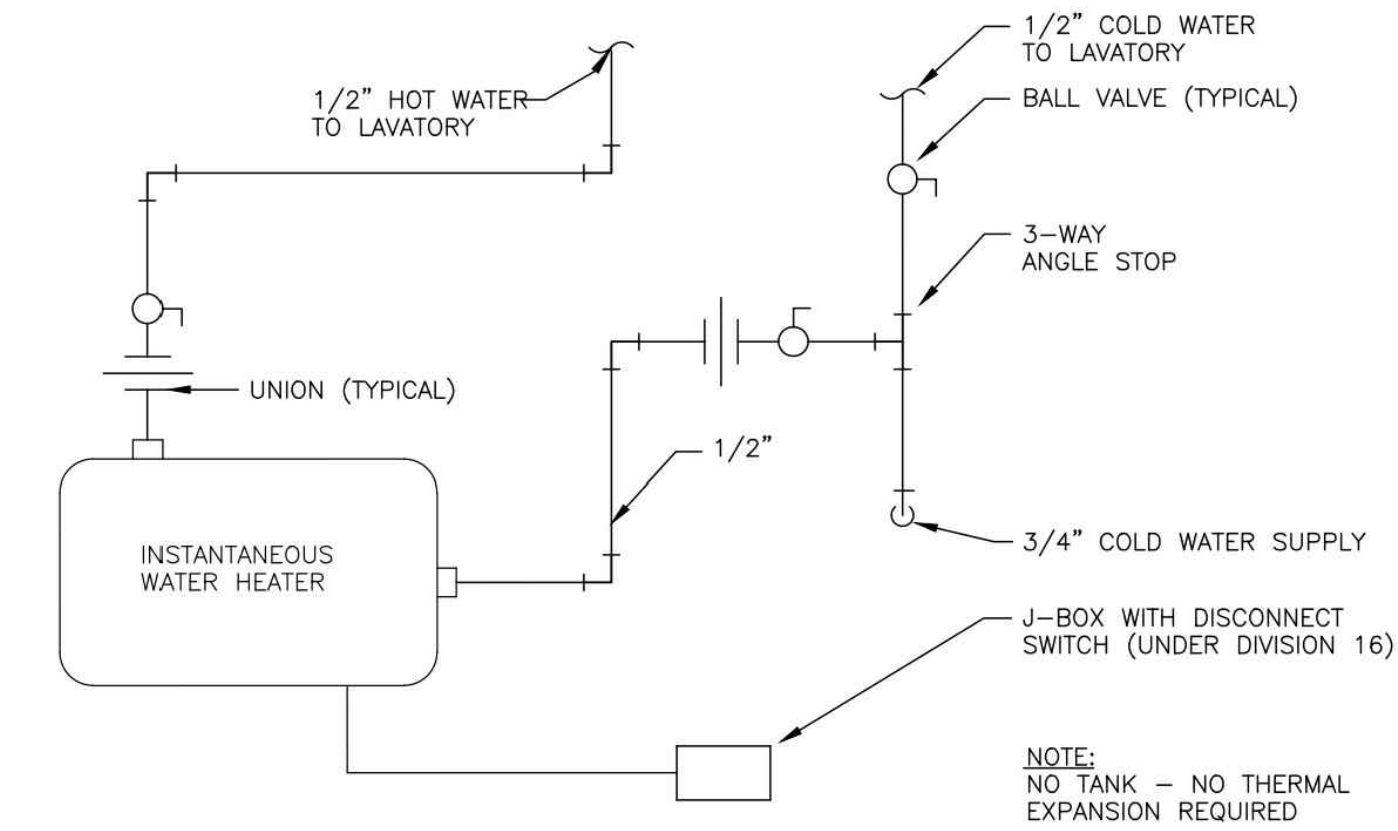
WALL CLEANOUT DETAIL

SCALE NONE 1



VENT THRU ROOF DETAIL

SCALE NONE 5



INSTANTANEOUS WATER HEATER

SCALE NONE 4



PROJECT:
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DRAWING TITLE:
PLUMBING DETAILS

P-4

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#	Revision	Date

SCALE NONE 9

SCALE NONE 8

SCALE NONE 7

PARAMETERS DESIGN CBC 2022

WIND DESIGN

- BASIC WIND SPEED (3-SECOND GUST), MILES PER HOUR = 92
- WIND IMPORTANCE FACTOR, I=1.0 AND OCCUPANCY CATEGORY = II
- WIND EXPOSURE CATEGORY: C
- THE APPLICABLE INTERNAL PRESSURE COEFFICIENT =0.18

SEISMIC DESIGN

- SEISMIC IMPORTANCE FACTOR, I=1.0 , AND OCCUPANCY CATEGORY = II
- MAPPED SPECTRA RESPONSE ACCELERATIONS, Ss=1.9g AND S1=0.82g
- SITE CLASS = D
- SPECTRA RESPONSE COEFFICIENTS, Sds=1.12g
- SEISMIC DESIGN CATEGORY = E
- BASIC SEISMIC-LIGHT FRAME WOOD WALL SHEATHED WITH WOOD STRUCTURAL PANELS
- BASE SHEAR = 3800(ASD)
- TOTAL BUILDING WEIGHT = 22000 LBS
- SEISMIC RESPONSE COEFFICIENT(S), Cs=0.1723 (ASD)
- RESPONSE MODIFICATION FACTOR(S), R =6.5
- ANALYSIS PROCEDURE USED : EQUIVALENT LATERAL FORCE PROCEDURE
- REDUNDANCY FACTOR USED: 1.3
- ASSUMED BEARING VALUE OF SOILS = 1500 PSF.

BASIS OF DESIGN

- ROOF DEAD LOAD = 20 PSF
- ROOF LIVE LOAD = 20 PSF
- EXT. WALL DEAD LOAD = 16 PSF
- INTERIOR WALL LOAD = 10 PSF

NAILING SCHEDULE

CONNECTIONS	NAILING
POST TO PIER PAD, TOE NAIL	3-16d OR 4-8d
GIRDER TO POST, TOE NAIL	3-16d OR 4-8d
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
JOISTS TO BLOCKING, END NAIL	16d TOP AND BOTT. OF EACH JOIST
RIM JOIST TO JOISTS, END NAIL	16d TOP AND BOTT. OF EACH JOIST
RIM JOIST TO SILL, TOE NAIL	16d @ 16" O.C.
FLOOR JOIST LAP @ BEARING, FACE NAIL	2-16d
1"x6" OR NARROWER SUB FLOOR SHEATHING TO EACH JOIST, FACE NAIL	2-8d
WIDER THAN 1"x6" SUB FLOOR SHEATHING TO EACH JOIST, FACE NAIL	3-8d
2" SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING NAIL	16d @ 16" O.C.
TOP PLATE TO SOLE PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	2-16d END NAIL OR 4-8d TOE NAIL
DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES SET ON EDGE	16d @ 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARRALEL RAFTERS, FACE NAIL	3-16d
RAFTER TO RIDGE	3-8d
RAFTER TIES, 2" LUMBER, FACE NAIL	3-16d
RAFTER TIES, 1" LUMBER, FACE NAIL	5-8d
RAFTER TO PLATE NAIL	3-8d
1"x4" MIN. BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1"x8" OR NARROWER SHEATHING TO EACH BEARING, FACE NAIL	2-8d
WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
BUILD-UP CONNER STUDS	16d @ 24" O.C.
* COMMON OR GALVANIZED BOX NAILS	

WOOD CONSTRUCTION

- STRUCTURAL LUMBER SHALL BE GRADE-MARKED DOUGLAS FIR-LARCH BEAMS 4x OR BIGGER No. 1 & No. 2
- STUD 2x4 OR 2x6 No. 2
- POSTS 4x OR BIGGER No. 2
- SILLS OR PLATES BEARING ON CONCRETE OR MASONRY WHICH IS WITHIN 48" OF EARTH SHALL BE PRESSURE TREATED, OR EQUAL, WOOD SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER x 10" BOLTS 4'-0" o.c. 12" MIN. FROM ENDS, OR 2 BOLTS MIN. PER PIECE. WHERE DIFFERENT SIZES AND/OR SPACING ARE REQUIRED, THEY SHALL GOVERN. INSTALL WITH 3"x3"x1/4" PLATE WASHER AT EACH ANCHOR BOLT.
- GLU-LAM BEAMS MUST BE FABRICATED IN A LICENSED SHOP & SHALL BE 24F-V8 GRADE.
- JOISTS SHALL BE BLOCKED AT SUPPORTS AND BRIDGED OR BLOCKED AT INTERVALS OF 8 FT WHERE JOISTS ARE 2x12 OR DEEPER.
- JOISTS UNDER NON-BEARING PARTITIONS SHALL BE DOUBLED, EXCEPT AS NOTED.
- LAGBOLTS (& SCREWS) SHALL BE PRE-DRILLED TO SHANK DIAMETER AND FULL DEPTH AND SCREWED (NOT DRIVEN) INTO PLACE.
- CUT WASHERS SHALL BE PLACED UNDER HEADS AND NUTS OF ALL BOLTS AND UNDER HEADS OF LAGBOLTS. ONE CUT WASHER SHALL BE USED FOR BOLTS CONNECTING WOOD LEDGERS TO CONCRETE OR MASONRY WALLS.
- ALL HARDWARE USED FOR WOOD CONNECTION SHALL BE SIMPSON STRONG-TIE PRODUCTS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. ALTERNATE PRODUCTS WILL ONLY BE PERMITTED IF WRITTEN APPROVAL AND ACCEPTANCE IS OBTAINED BY ENGINEER.
- ALL LUMBER SHALL HAVE A MOISTURE CONTENT NOT TO EXCEED 19% AT THE TIME OF FABRICATION OR CONSTRUCTION.
- PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION.
- PLACE 2" FIREBLOCKING IN STUD WALLS AT CEILING AND FLOOR LEVELS, AT EACH 10' HEIGHT OF STUDS, AND BETWEEN STAIR STRINGERS AT SUPPORTS.

RESEARCH REPORT

ICC-ES REPORT #	ESR-2330	SHOT PINS	ESR-1799
HOLDOWNS	ESR-2549	U HANGER	ESR-2549
STRONG WALL	ESR-2652	FRAMING CLIPS	ESR-2606
CC COLUMN CAP	ESR-2604	PARALLAM	ESR-1387

STRUCTURAL OBSERVATION/ SIGNIFICANT CONSTRUCTION STAGES (Only Checked items are required)			
Firm or Individual to be responsible for the "Structural Observation":			
Name: <input type="checkbox"/> Licensed Architect <input type="checkbox"/> Registered Engineer:			
Phone: <input type="checkbox"/> California Registration Number: <input type="checkbox"/>			
CONSTRUCTION STAGE	Construction Type	Elements/Connections to be observed	
Foundation	<input type="checkbox"/> Footing, Stem Walls, Piers		
	<input type="checkbox"/> Mat Foundation		
Foundation	<input type="checkbox"/> Caisson, Pile, Grade beams		
	<input type="checkbox"/> Stepping/Retaining		
	<input type="checkbox"/> Foundation, Hillside Special		
	<input checked="" type="checkbox"/> Anchors	Holddown Anchors	
Wall	<input type="checkbox"/> Concrete		
	<input type="checkbox"/> Masonry		
Wall	<input checked="" type="checkbox"/> Wood	Shear Wall Nailing	
	<input type="checkbox"/> Others:		
	Frame	<input type="checkbox"/> Steel Moment Frame	
		<input type="checkbox"/> Steel Braced Frame	
<input type="checkbox"/> Concrete Moment Frame			
<input type="checkbox"/> Masonry Moment Frame			
Diaphragm	<input type="checkbox"/> Concrete		
	<input type="checkbox"/> Steel Deck		
Diaphragm	<input checked="" type="checkbox"/> Wood	Plywood & Nailing	
	<input type="checkbox"/> Others:		
Others			

DECLARATION BY OWNER OR OWNER'S REPRESENTATIVE

I, the owner of the project the owner's representative, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature _____ Date _____

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of Record for the project, declare that the above listed firm or individual is designated by me to be responsible for the "Structural Observation".

Signature _____ License No. _____ Date _____

GENERAL NOTES FOR STRUCTURAL OBSERVATION:

- STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM IN ACCORDANCE WITH THE INFORMATION BULLETIN CBC SECTION 1704 STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR.
- THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT TO PERFORM THE STRUCTURAL OBSERVATION. THE DEPARTMENT OF BUILDING AND RECOMMENDS THE USE OF THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE SAFETY STRUCTURAL DESIGN WHO ARE INDEPENDENT OF THE CONTRACTOR.
- THE STRUCTURAL OBSERVER SHALL PROVIDE EVIDENCE OF EMPLOYMENT BY THE OWNER OR THE OWNER'S REPRESENTATIVE. A LETTER FROM THE OWNER, THE OWNER'S REPRESENTATIVE, OR A COPY OF THE AGREEMENT FOR SERVICES SHALL BE SENT TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT.
- THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.
- THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE LISTED SIGNIFICANT CONSTRUCTION STAGES ON THE FOLLOWING STRUCTURAL OBSERVATION/SIGNIFICANT CONSTRUCTION STAGES TABLE REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.
- THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT OF THE STRUCTURAL OBSERVATION REPORT FORM IN/FORM.08 (PART 1) FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE STRUCTURAL OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO THE PLANS SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER OR THEIR DESIGNEE. COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR. ANY DEFICIENCY NOTED ON THE OBSERVATION REPORT WILL BECOME THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD TO VERIFY ITS COMPLETION BY HIM (HER), OR BY A REGISTERED DEPUTY INSPECTOR AT THE DISCRETION OF THE STRUCTURAL OBSERVER.
- A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.
- THE STRUCTURAL OBSERVER SHALL PROVIDE THE ORIGINAL STAMPED AND SIGNED STRUCTURAL DEPARTMENT OF BUILDING AND SAFETY BUILDING THE COUNTY OF SANTA CLARA OBSERVATION REPORT TO INSPECTOR.
- WHEN THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:
 - NOTIFY THE BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION BY SUBMITTING COMPLETED "STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER" FORM IN/FORM.08 (PART 2)
 - CALL AN ADDITIONAL RECONSTRUCTION MEETING.
 - FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF ALL PREVIOUS OBSERVATION REPORTS. THE REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ORIGINAL OBSERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY PLAN CHECK SUPERVISION. THE POLICY OF THE DEPARTMENT SHALL BE TO CORRECT ANY PROPERTY NOTED DEFICIENCIES WITHOUT CONSIDERATION OF THEIR SOURCE.
- THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

ABBREVIATIONS

A.B.C.	AGGREGATE BASE COURSE
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
A.B.	ANCHOR BOLT
@	AT (MEASUREMENT)
BM	BEAM
B.F.F	BELOW FINISHED FLOOR
B.O.B.	BOTTOM OF BEAM
B.O.D.	BOTTOM OF DECK
B.O.F.	BOTTOM OF FOOTING
BRG	BEARING
C.I.P.	CAST IN PLACE
CJ	CEILING JOIST
CJP	COMPLETE JOINT PENETRATION
C.L.	CENTERLINE
C.L.B.	CENTERLINE OF BEAM
C.L.C.	CENTERLINE OF COLUMN
C.L.F.	CENTERLINE OF FOOTING
C.L.L.	CENTERLINE OF LEDGER
C.L.W.	CENTERLINE OF WALL
CLR	CLEAR
CONC.	CONCRETE
CONC C.J.	CONCRETE CONTROL JOINT
CONC S.J.	CONCRETE SAWCUT JOINT
C.M.U.	CONCRETE MASONRY UNIT
CONN	CONNECTION
CONT.	CONTINUOUS
DEG	DEGREE
D.L.	DEAD LOAD
Ø OR DIA.	DIAMETER
DN	DOWN
DWG(S)	DRAWING(S)
E.O.S.	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EXP. BOLT	EXPANSION BOLT
EXP. JT (E.J.)	EXPANSION JOINT
E.W.	EACH WAY
F.F.	FINISHED FLOOR
FJ	FLOOR JOIST
F.O.M.	FACE OF MEMBER
F.O.S.	FACE OF STEEL
F.O.W.	FACE OF WALL
GA	GAGE
GALV	GALVANIZED
G.S.N.	GENERAL STRUCT'L NOTES
GLB	GLUED-LAMINATED BEAM
I.F.W.	INSIDE FACE OF WALL
HORIZ	HORIZONTAL
K(KIP)	1000 POUNDS
L.L.	LIVE LOAD
LBS (#)	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SIDE HORIZONTAL
LSV	LONG SIDE VERTICAL
MFR(S)	MANUFACTURER(S)
MAS C.J.	MASONRY CONTROL JOINT
MECH'L	MECHANICAL
MLB	MICROLLAM BEAM
N/A	NOT APPLICABLE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.F.W.	OUTSIDE FACE OF WALL
OPP	OPPOSITE
P.C.	PRECAST CONCRETE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REINF	REINFORCING
RJ	ROOF JOIST
RR	ROOF RAFTER
SLH	SHORT LEG HORIZONTAL
SLV	SHORT LEG VERTICAL
SIM	SIMILAR
SQ.	SQUARE
STD	STANDARD
T.L.	TOTAL LOAD
T.O.B.	TOP OF BEAM
T.O.D.	TOP OF DECK
T.O.F.	TOP OF FOOTING
T.O.L.	TOP OF LEDGER
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PLATE
T.O.A.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UNO.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W.W.F.	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT

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REV. NO.	DESCRIPTION	DATE	BY

PROJECT:

STEVENS CREEK

TITLE:

GENERAL NOTES

PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1/2"=1'-0"
-----------	-------------	------------------------------

DATE :

June 30, 2023

DRAWING NO.

S - 1 - 1

REV.

Shear Wall Table Schedule

Wall ID	Sheathing Material	Panel Nailing		Blk'g to Sill & top plate DBL plate connection	Anchor Bolt Spacing	Bolt Embedment	Bolt Edge Distance New Footing	Bolt Edge Distance Existing Footing	Shear (lbs/ft)	Sill-Plate Connection	Min. Blkg. Thk. below Sill-Plate	Special Inspection
		Edges	Fields									
▶	1/2" PLY'D BLOCKED	8d @ 6" o.c.	8d @ 12" o.c.	A35 @ 48" o.c. to blk'g	3/8" @ 48" o.c.	7"	1.75"	2"	220	SDS25312 @ 6" o.c.	2x-2x	No
▶	1/2" PLY'D BLOCKED	8d @ 4" o.c.	8d @ 12" o.c.	A35 @ 36" o.c. to blk'g	3/8" @ 36" o.c.	7"	1.75"	2"	320	SDS25412 @ 6" o.c.	2x-2x	No

- 1) This nailing schedule is for common nails only and all panels edges fastened to framing. Plywood can be installed either horizontally or vertically.
- 2) Use square plate washers 3" x 3" x 1/4" thk. for 5/8" diameter bolts.

HOLDOWN SCHEDULE

MARK	HOLDOWN	END POST	UPLIFT CAPACITY	WALL ATTACHMENT	SILL/STEM ATTACHMENT	HOLDOWN DETAIL
HDU2	HDU2	4x6 DF#2	2.3 kips	AS PER MANUFACTURER	5/8" DIA. ANCHOR BOLTS W/ 10" EMBEDMENT, SPL. INSPECTION REQD.	SEE DETAIL - 3/S1.3

NOTE:-

1. HOLDOWNS SHALL BE MANUFACTURED BY SIMPSON OR SHALL BE OF EQUIVALENT CAPACITY W/ A ICC ESR REPORTS.
2. SEE "SHEAR WALL" SCHEDULE FOR SHEARWALL REQUIREMENTS AND DESIGNATIONS.
3. REFER TO PLANS FOR HOLDOWN LOCATIONS.
4. USE HOLDOWNS AS PER CAPACITY GIVEN IN THE TABLE IF CHANGE IN SHEARWALL REQUIRED ON SITE.

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCEMENT	CONCRETE Fc	DEPUTY INSP.
(E)WF	12" WIDE	18"	SITE VERIFY		

HEADER SCHEDULE

MARK	HDR SIZE	HDR POST	JAMB
HDR - 1	4x6 DF#2	2-2x4 DF#2	2-2x4 DF#2

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REV. NO.	DESCRIPTION	DATE	BY

PROJECT: STEVENS CREEK

TITLE: SCHEDULE

PROJ. NO. PROJ. ENGR. SCALE @ 24X36:
1/2"=1'-0"

DATE: June 30, 2023

DRAWING NO. REV.
S - 1 . 2

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REV. NO.	DESCRIPTION	DATE	BY

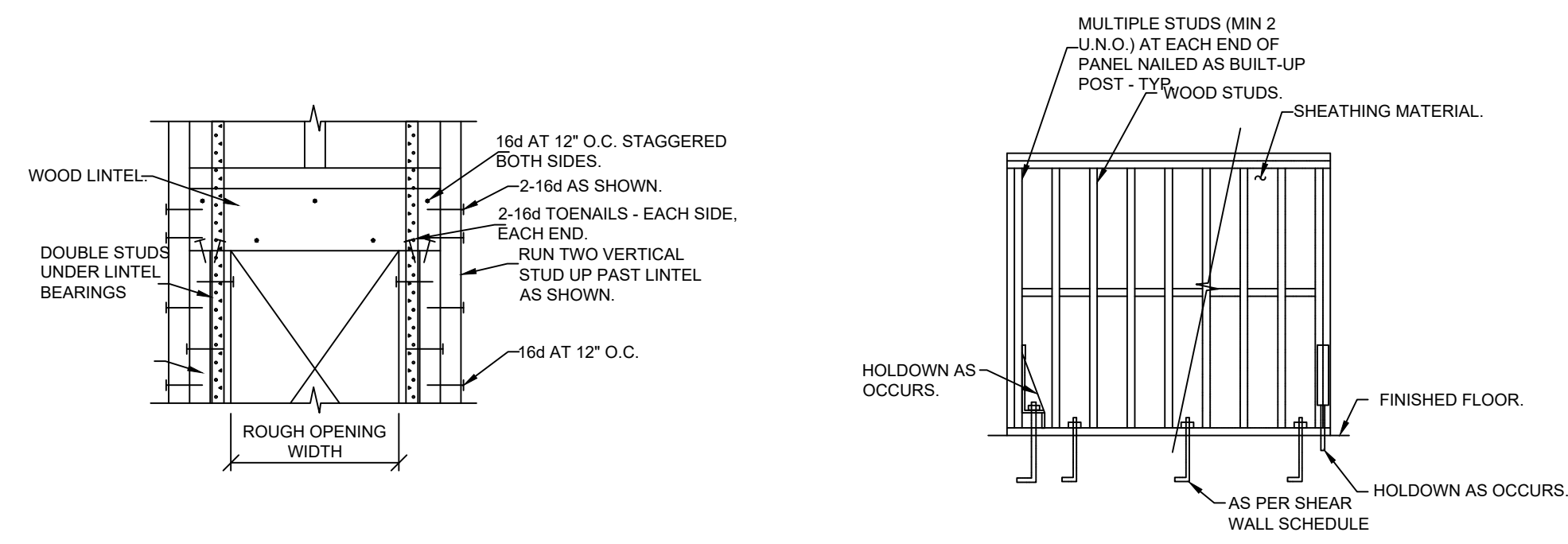
PROJECT: STEVENS CREEK

TITLE: TYPICAL SECTION

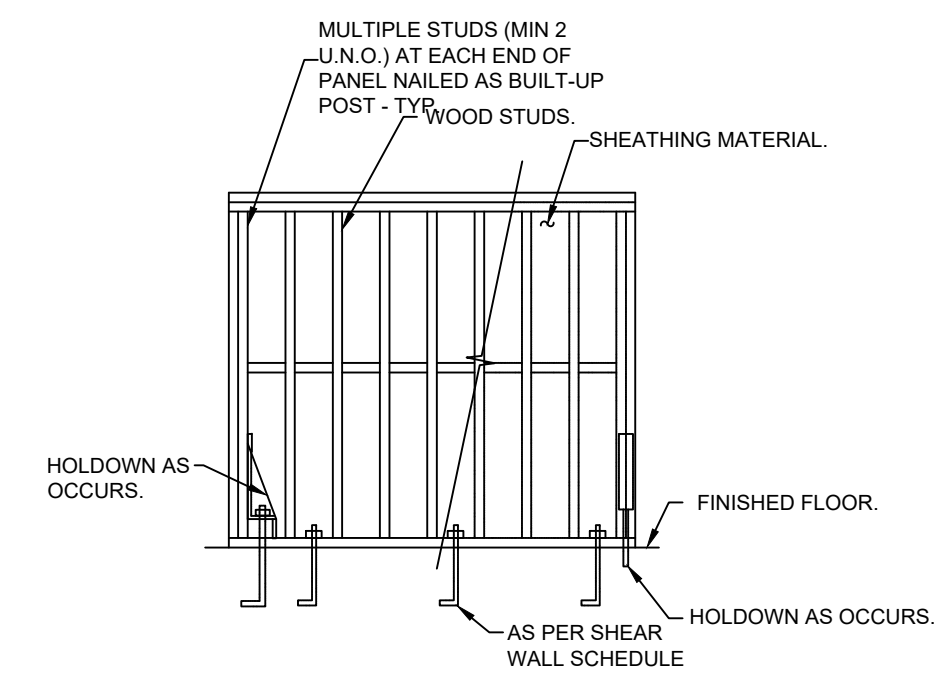
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1/2" = 1'-0"

DATE: June 30, 2023

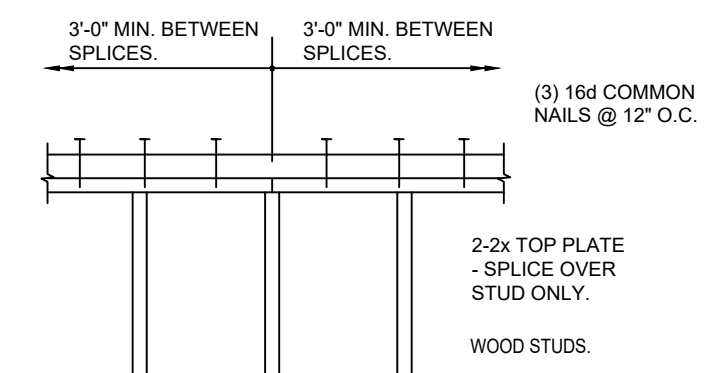
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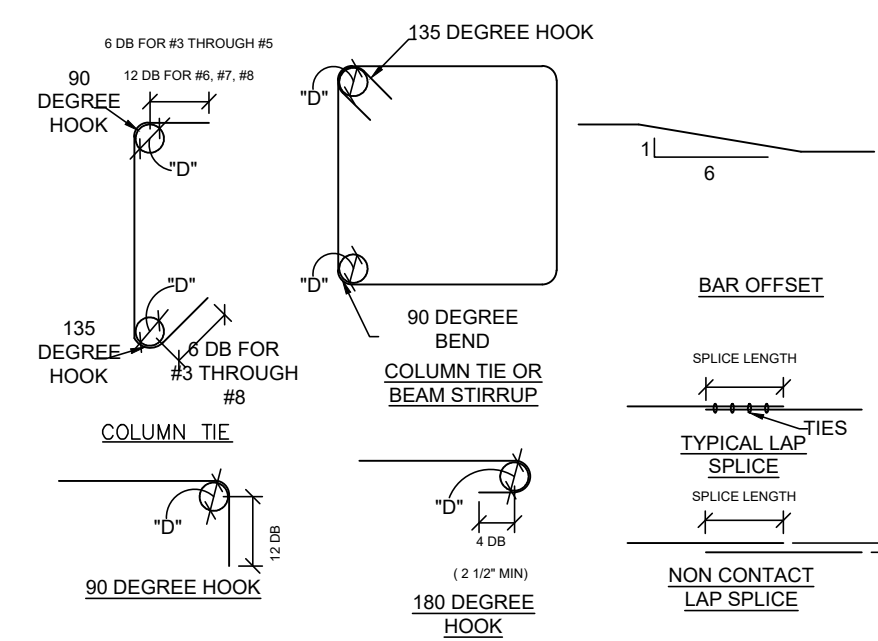
1 WOOD LINTEL/HEADER DETAIL
NOT TO SCALE



5 ONE-STORY SHEAR WALL ELEVATION
NOT TO SCALE

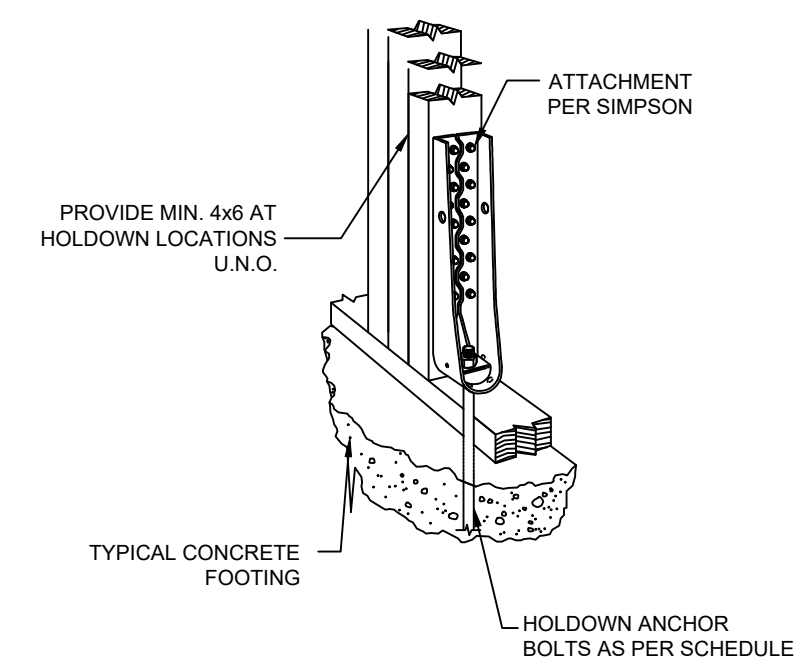


2 TYPICAL TOP PLATE SPLICE DETAIL
NOT TO SCALE



END HOOK SCHEDULE		
BAR SIZE	BAR DIAMETER "DB"	BEND DIAMETER "D"
#3	3/8"	2 1/4"
#4	1/2"	3"
#5	5/8"	3 3/4"
#6	3/4"	4 1/2"
#7	7/8"	5 1/4"
#8	1"	6"
#9	1 1/8"	9 1/2"
#10	1 1/4"	10 3/4"
#14	1 3/4"	18 1/4"
#18	2 1/4"	24"

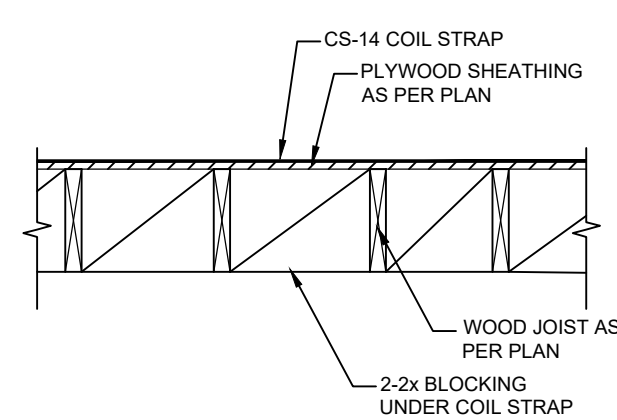
STIRRUPS AND TIES SCHEDULE		
BAR SIZE	BAR DIAMETER "DB"	BEND DIAMETER "D"
#3	3/8"	1 1/2"
#4	1/2"	2"
#5	5/8"	2 1/2"
#6	3/4"	4 1/2"
#7	7/8"	5 1/4"
#8	1"	6"



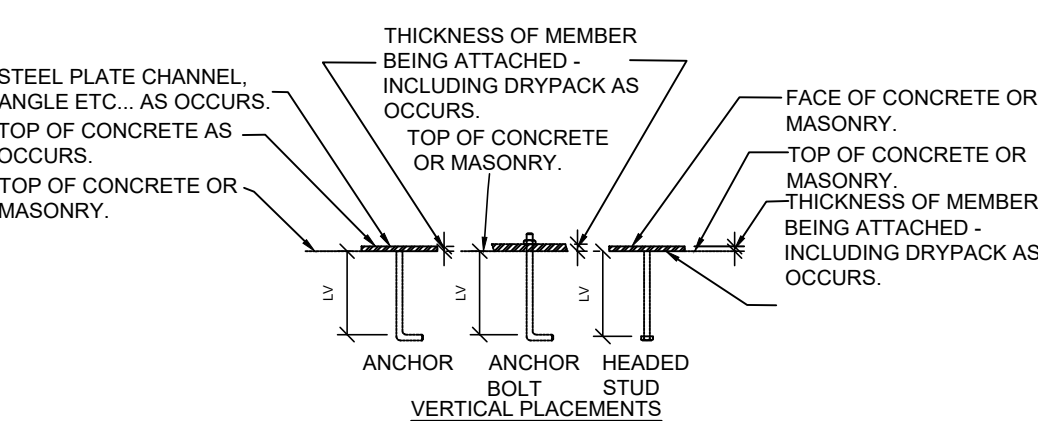
3 TYP. HOLDOWN DETAIL
NOT TO SCALE

6 REINFORCING BENDS, LAP & HOOKS DETAIL
NOT TO SCALE

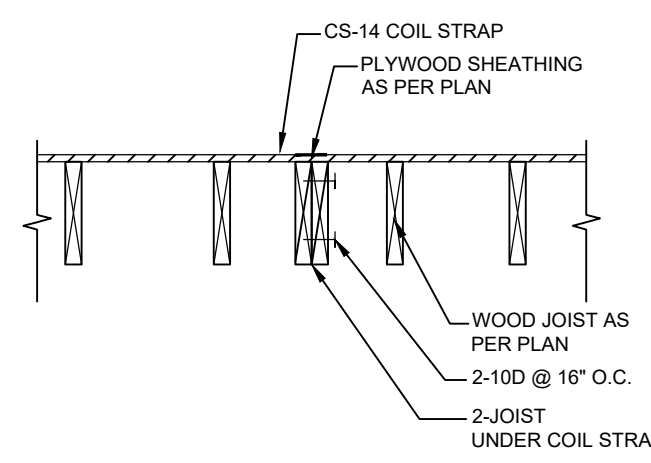
ANCHOR SIZE	HORIZONTAL CAST EMBEDMENT (LH)	VERTICAL CAST EMBEDMENT (LV)
3/8"	5"	7"
1/2"	5"	8"
5/8"	5"	8"
3/4"	5"	8"
7/8"	5"	8"
1"	5"	9"
1 1/4"	5"	12"
1 1/2"	5"	12"



7 COIL STRAP PERPENDICULAR TO WOOD JOIST
NOT TO SCALE



4 ANCHOR AND ANCHOR BOLT EMBEDMENTS
NOT TO SCALE



8 COIL STRAP PARALLEL TO WOOD JOIST
NOT TO SCALE

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REV. NO.	DESCRIPTION	DATE	BY

PROJECT: STEVENS CREEK

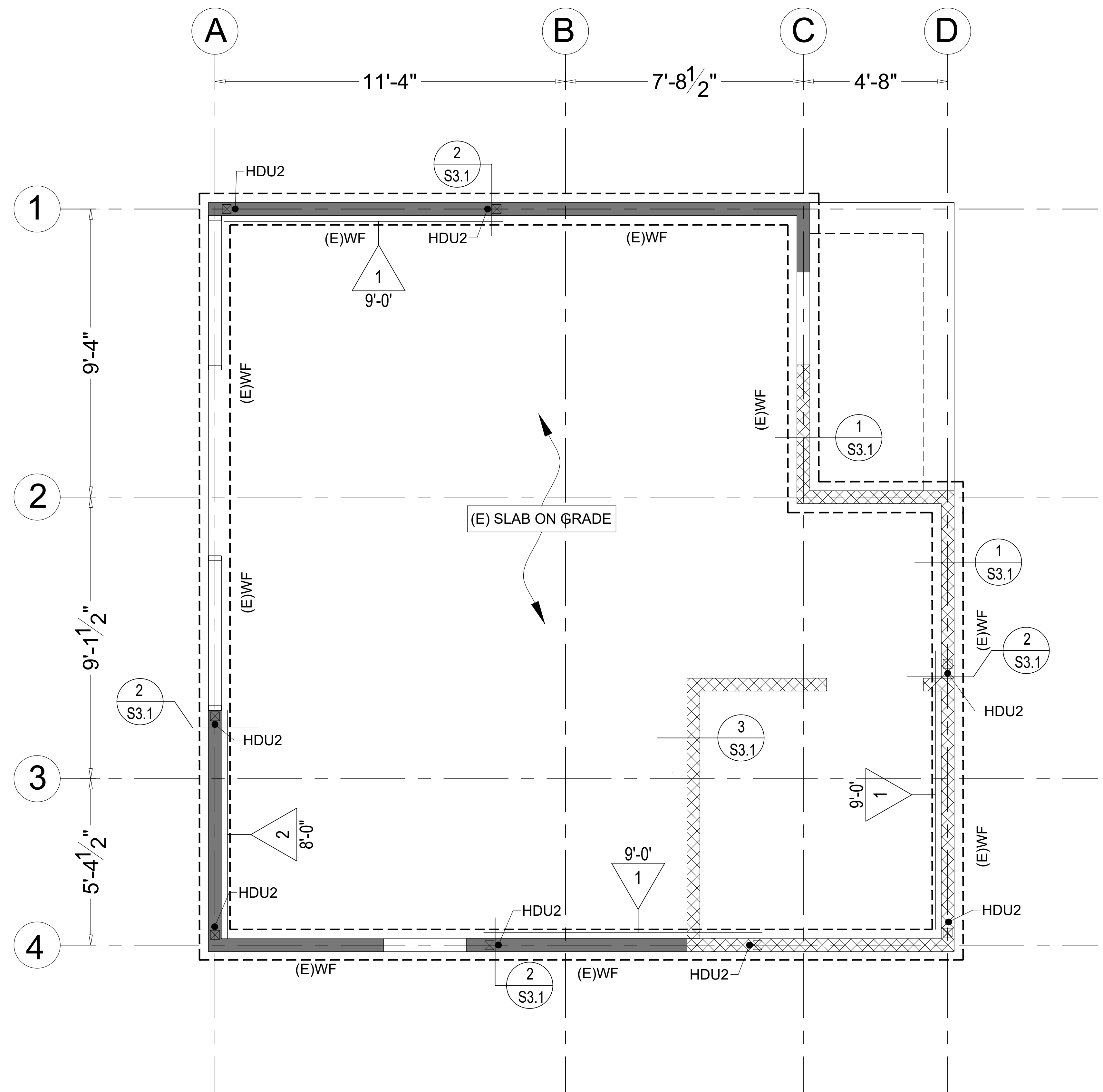
TITLE: FOOTING LAYOUT PLAN

PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36: 1/2" = 1'-0"
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DATE: June 30, 2023

DRAWING NO. S - 2 . 1	REV.
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- SYMBOL LEGEND**
- P1 4"x6" DF#2 W/ POST BASE SIMPSON - PB44
 -
 -
 - HDR# HEADER, REFER SCHEDULE- ON SHEET S1.2
 -
 - (E) SHOWING EXISTING
 - HDU# HOLDDOWN, REFER SCHEDULE- ON SHEET S1.2



FOOTING LAYOUT PLAN
SCALE = 1/2" = 1'-0"

CLIENT:
ADDRESS:
2265 STEVENS CREEK
BLVD SAN JOSE, CA 95126

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ALL DRAWINGS AND WRITTEN MATERIALS
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UNITS UNLESS STATED OTHERWISE.
2. THESE DRAWINGS ARE TO BE READ IN
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ENGINEER OR SPECIALIST DRAWINGS AND
SPECIFICATIONS.
3. THE CONTRACTOR MUST CHECK ALL
DIMENSION AT SITE BEFORE COMMENCING
WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR
PROVIDING ALL NECESSARY TEMPORARY
SUPPORT TO THE BUILDING AND ANY
ADJACENT STRUCTURES.



REV. NO.	DESCRIPTION	DATE	BY

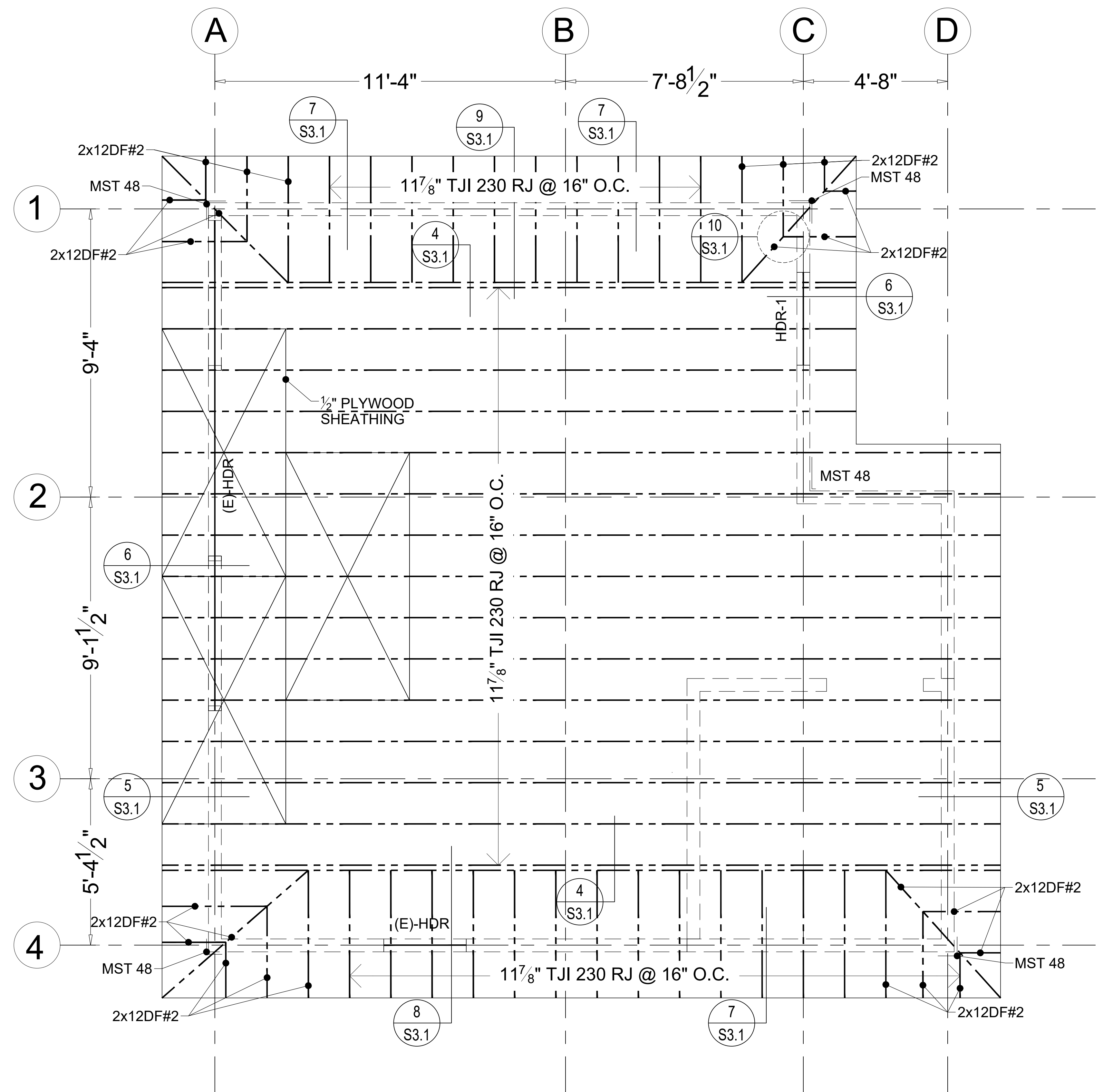
PROJECT: STEVENS CREEK
TITLE: **ROOF FRAMING LAYOUT PLAN**
PROJ. NO. PROJ. ENGR. SCALE @ 24X36:
1/2" = 1'-0"
DATE: June 30, 2023
DRAWING NO. REV.
S - 2 . 2

ROOF FRAMING NOTES

- ROOF SHEATHING SHALL BE 3/4" PLYWOOD, CD-X P11 32/16, w/ 8d COMMON NAILS @ 6", 12" O.C.
- ALL SHEAR WALLS ARE FULL HEIGHT TO THE ROOF AND FLOOR DIAPHRAGM.
- ALL WALL POSTS ARE 4x4 MINIMUM U.N.O.
- ALL POSTS SHALL BE CONNECTED TO SILL PLATE WITH "A35" AT EA. SIDE TYP. UNLESS HARDWARE IS NOTED ON PLAN.
- ALL EXT. WALLS, SHEAR WALLS & BEARING WALLS EXCEEDING 10'-0" AND LESS THAN 15'-0" HEIGHT SHALL BE 2x6 OR 3x4 @ 16" O.C.
- ALL WOOD BEAMS, COLUMNS & POST U.N.O. SHALL BE:
2x MEMBER D.F. #1 OR BETTER
4x MEMBER D.F. #1 OR BETTER
2x STUDS D.F. #1 OR BETTER
- ALL WOOD JOISTS, STUDS, PLATES & RAFTERS U.N.O. SHALL BE:
2x MEMBER D.F. #2 OR BETTER
4x MEMBER D.F. #2 OR BETTER
2x STUDS D.F. #2 OR BETTER
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
- FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. PLYWOOD SPANS SHALL CONFORM TABLE 2304.7

SYMBOL LEGEND

- P1 4"x6" DF#2 W/ POST BASE SIMPSON - PB44
-
-
- HDR# HEADER, REFER SCHEDULE- ON SHEET S1.2
-
-
- (E) SHOWING EXISTING
- HDU# HOLDDOWN, REFER SCHEDULE- ON SHEET S1.2



ROOF FRAMING LAYOUT PLAN
SCALE = 1/2" = 1'-0"

Address: Foxbrough pl
Pleasanton, CA. 94566

Phone: (424) 414-0997

Web site: www.innodez.com

Email: hello@innodez.com

CLIENT:

ADDRESS:
2265 STEVENS CREEK
BLVD SAN JOSE, CA 95126

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REV. NO.	DESCRIPTION	DATE	BY

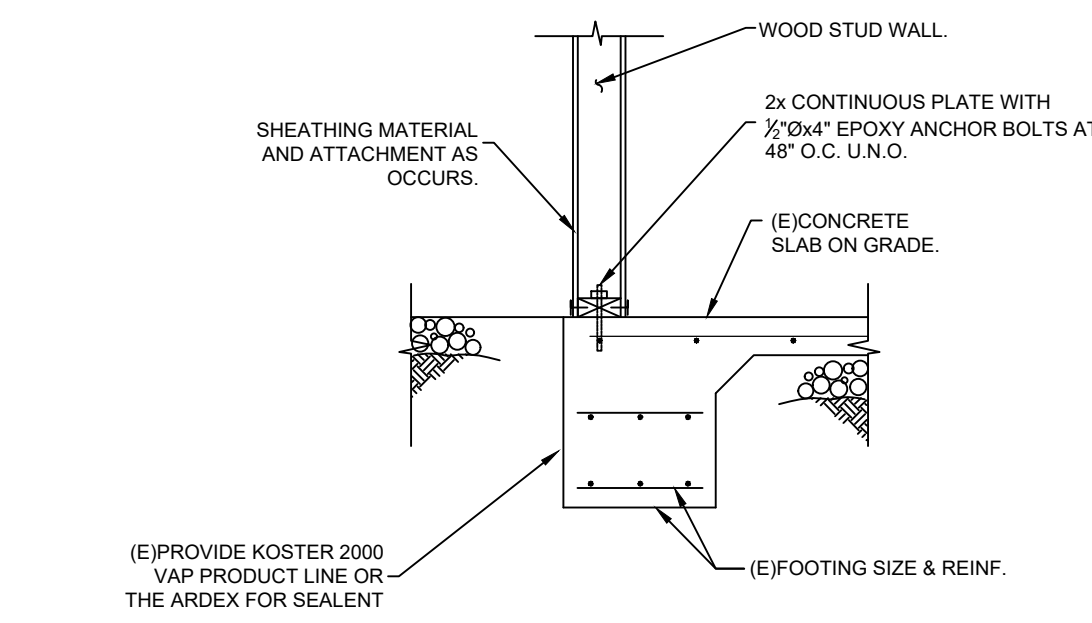
PROJECT: STEVENS CREEK

TITLE: SECTION DETAIL

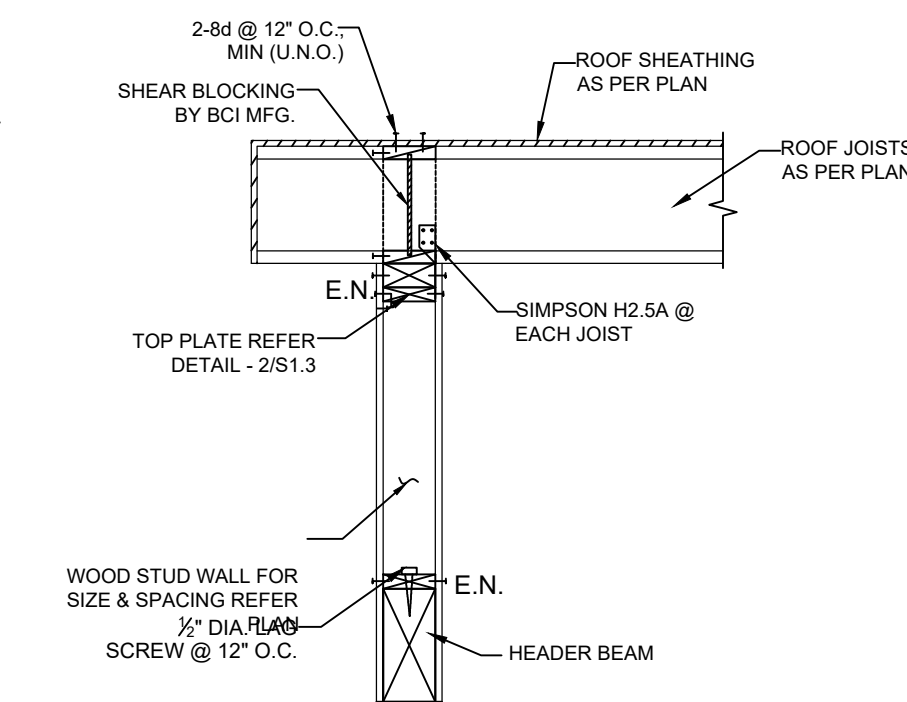
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36:
		N.T.S.

DATE: June 30, 2023

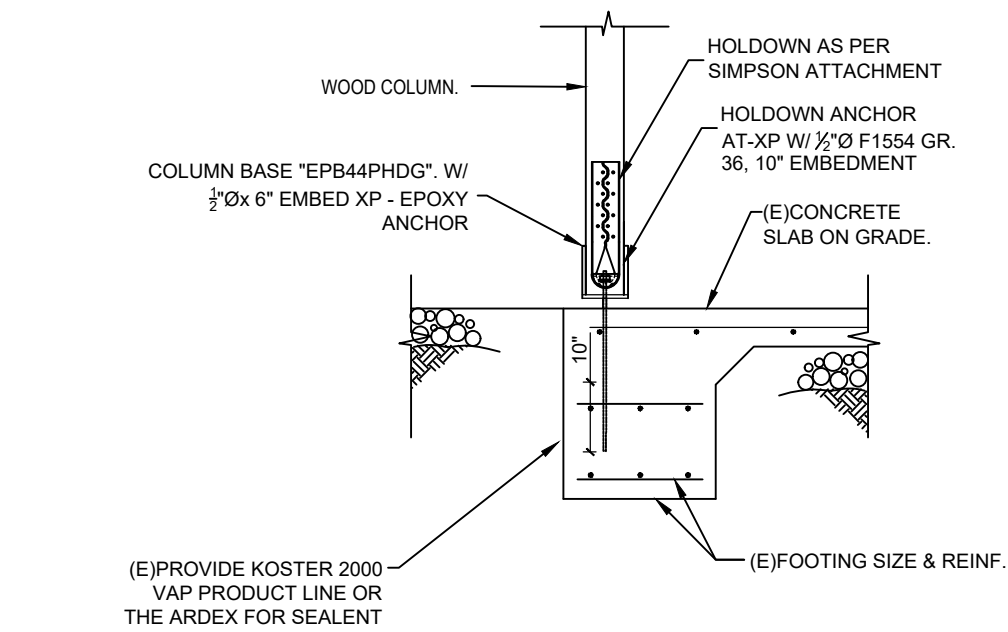
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S - 3 . 1	



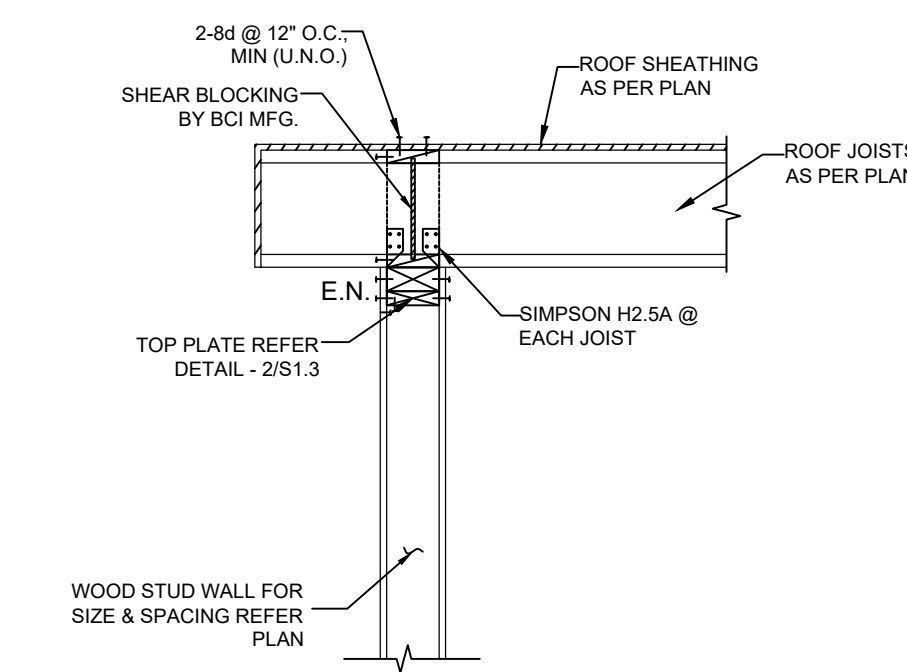
1 WOOD WALL ON (E) FOOTING
NOT TO SCALE



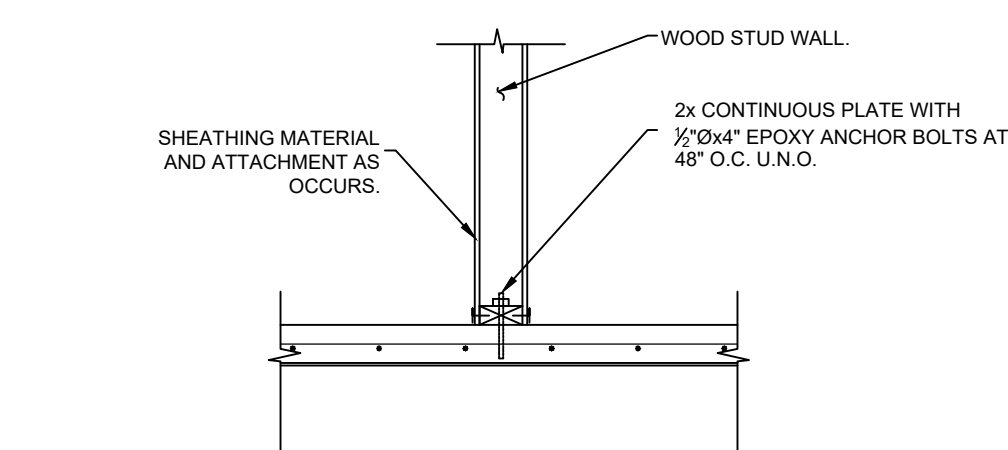
6 WOOD JOIST PARALLEL TO WOOD WALL
NOT TO SCALE



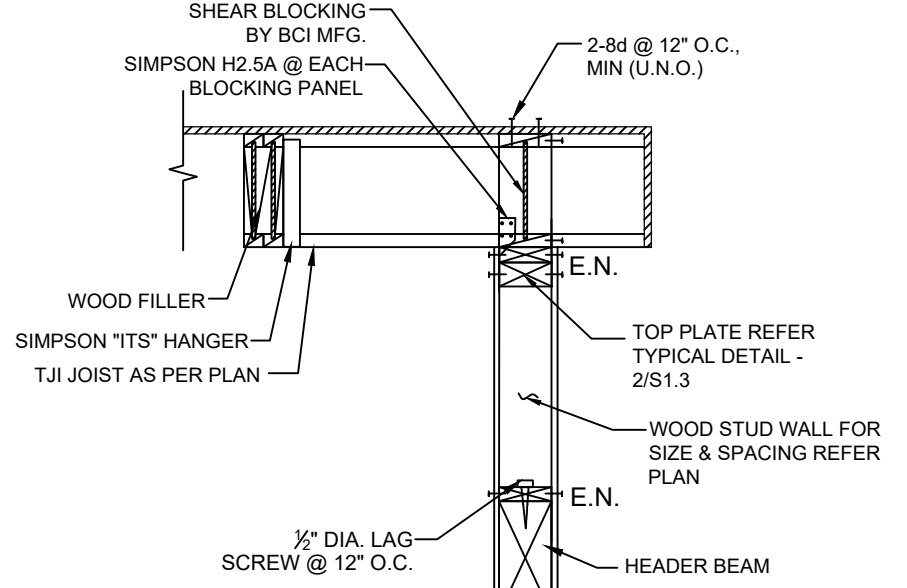
2 HOLDOWN FOOTING
NOT TO SCALE



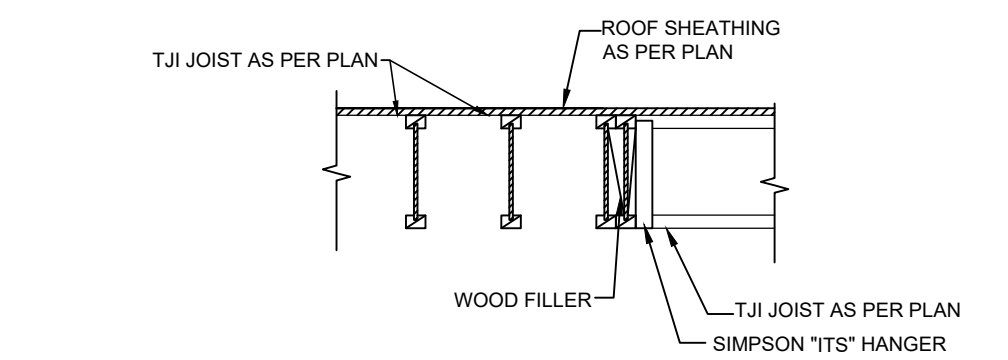
7 WOOD JOIST PARALLEL TO WOOD WALL
NOT TO SCALE



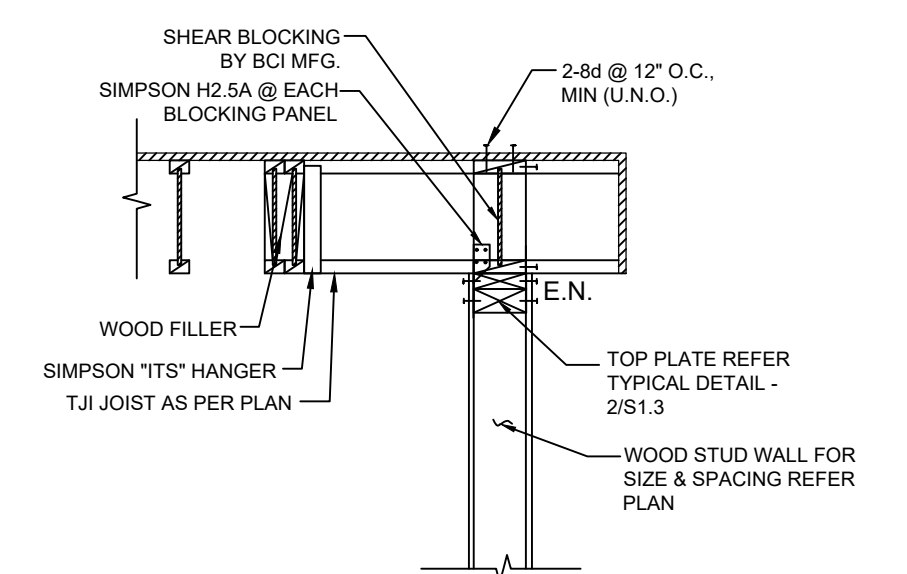
3 WALL ON (E) SLAB ON GRADE
NOT TO SCALE



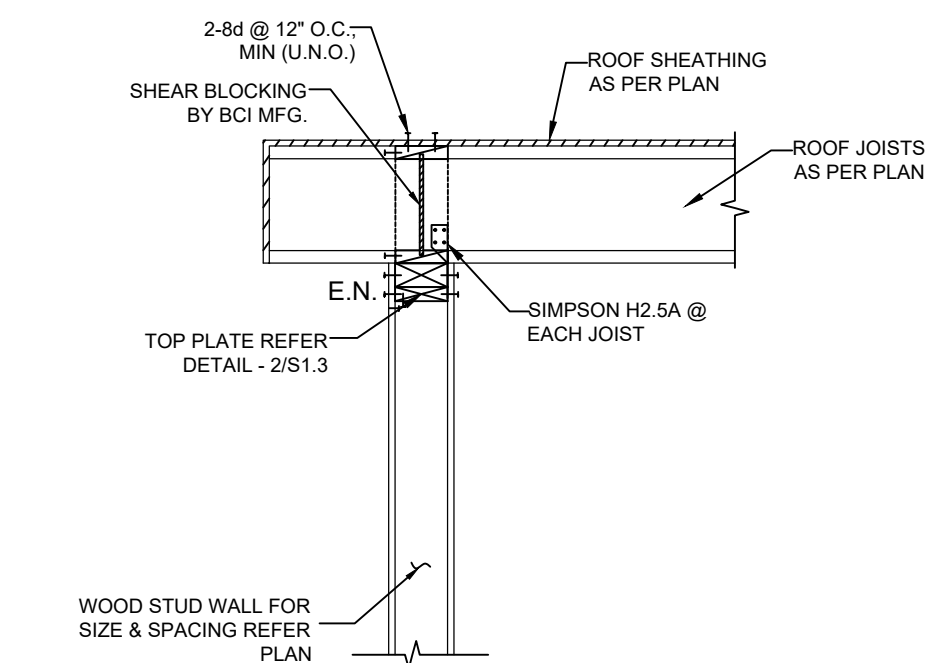
8 WOOD JOIST PARALLEL TO WOOD WALL
NOT TO SCALE



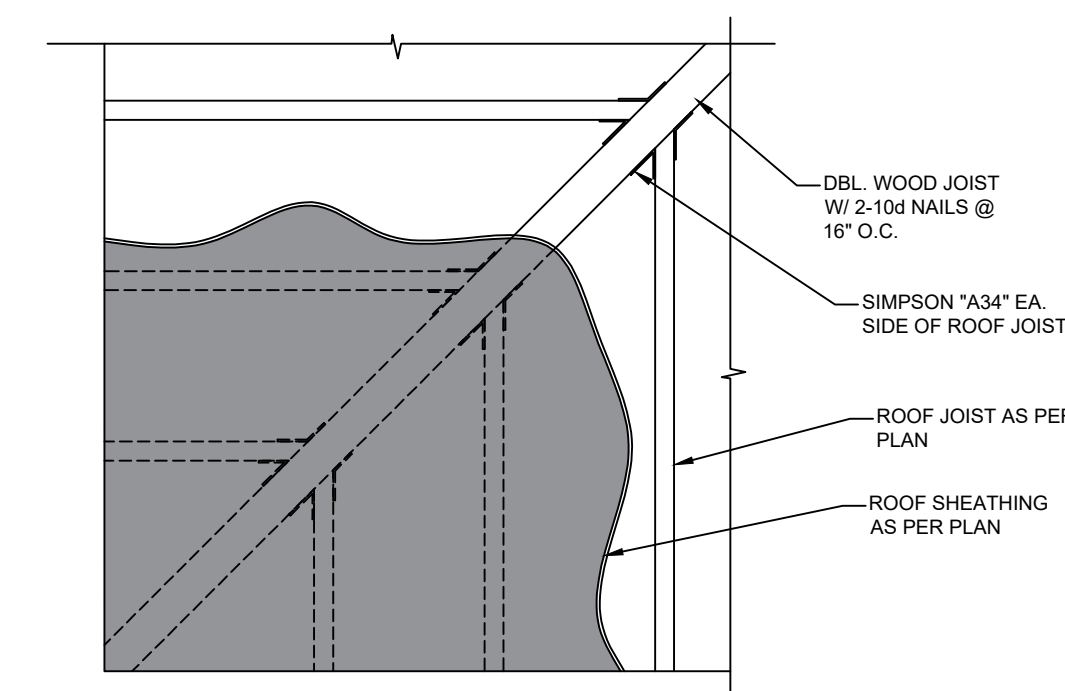
4 TJI JOIST CONNECTION
NOT TO SCALE



9 ROOF JOIST ON WOOD WALL
NOT TO SCALE



5 WOOD JOIST PARALLEL TO WOOD WALL
NOT TO SCALE



10 JOIST AT ROOF
NOT TO SCALE