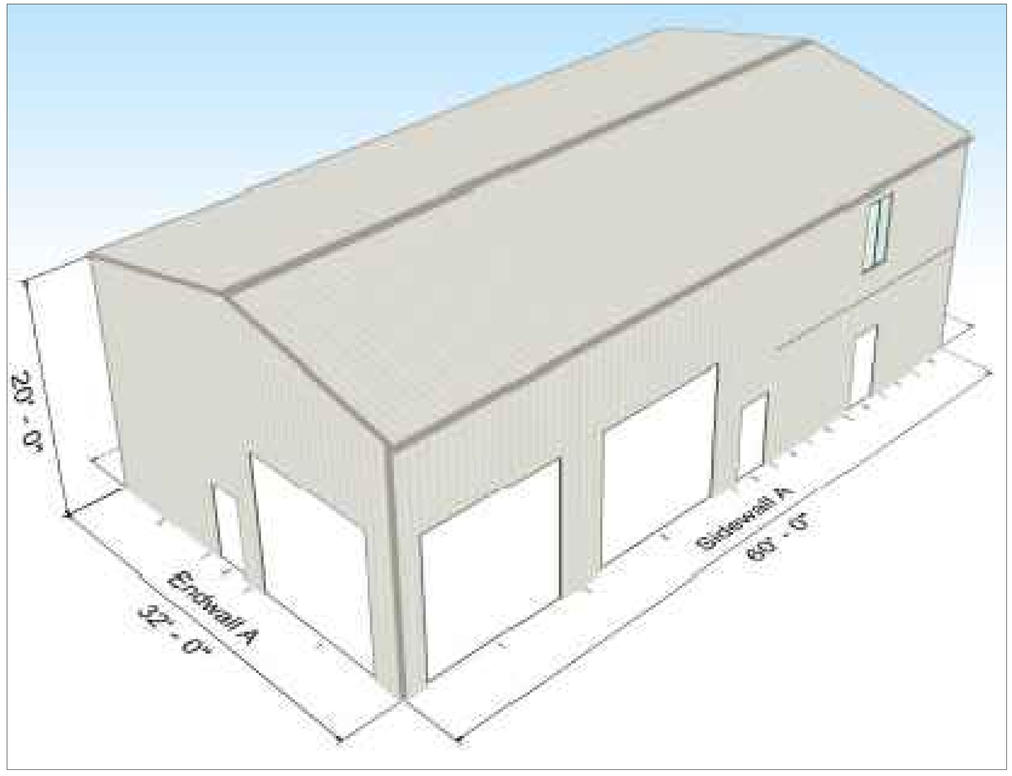
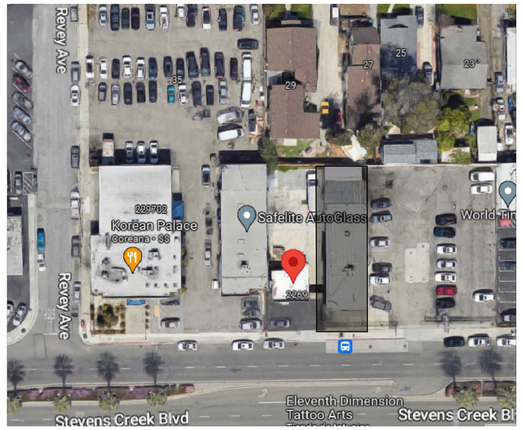
STEVENS CREEK

2265 STEVENS CREEK BLVD
SAN JOSE, CA. 95126





2 **BLOCK PLAN**
NO SCALE

GENERAL NOTE

1. 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.
2. DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT LAWS AND REGULATIONS.
3. 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.
4. ALL MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
5. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE AND SHALL VERIFY ALL MEASUREMENTS.
6. 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

1. CONSTRUCT A NEW NON-CONDITION METAL BUILDING 33' x 60' FOR STORAGE

2. REMODEL EXISTING BUILDING WITH A NEW ROOF AND NEW ADA BATHROOM

3. NO NEW OR REPLACEMENT OF IMPERVIOUS AREA

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	
ARCHITECTS-SF	FRANCISCO MATOS
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)=B + S1
DEWLLING UNITS	0
NUMBER OF BUILDINGS	(E) 1 (P) 2
BUILDING HEIGHT	(E) 13'- 0" (P)STORAGE 22'- 6"
STORY COUNT	1
CONSTRUCTION TYPE	(E) ⅤB (P) ⅤB & (P) ⅡB
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 & ACCESIBLE 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

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#	Revision	Date

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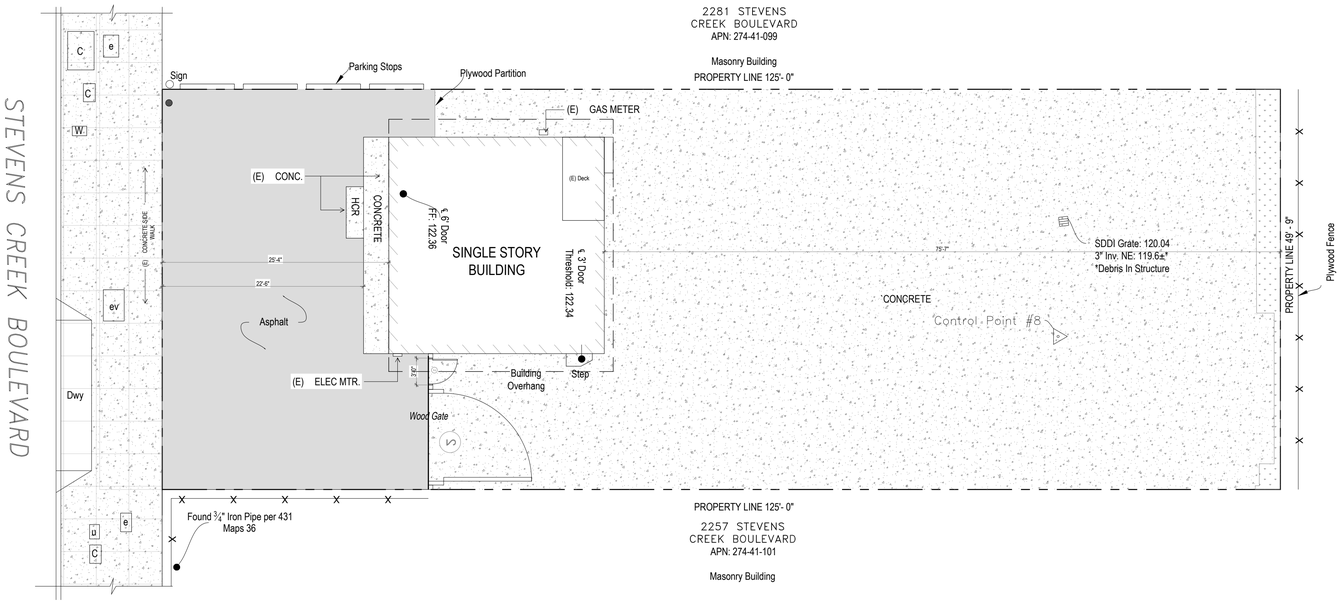
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

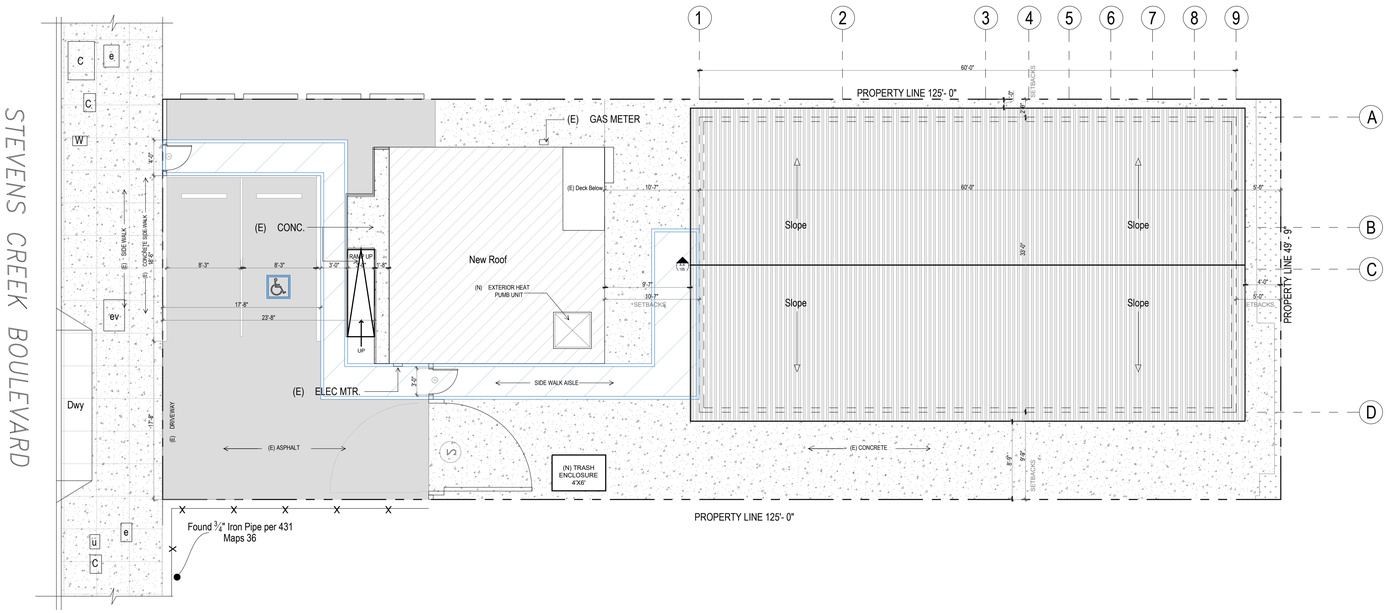
PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
TITLE, COVER SHEET& SHEET INDEX

G-000



1 EXISTING SITE PLAN
1/8"=1'-0"



2 PROPOSED SITE PLAN
1/8"=1'-0"

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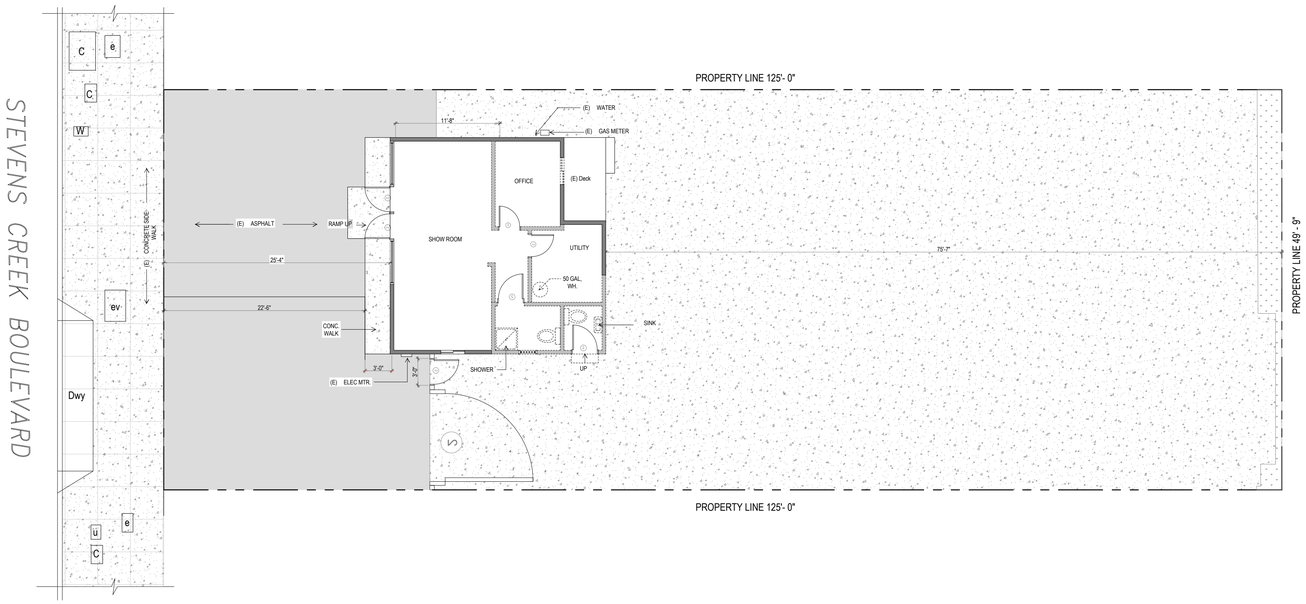
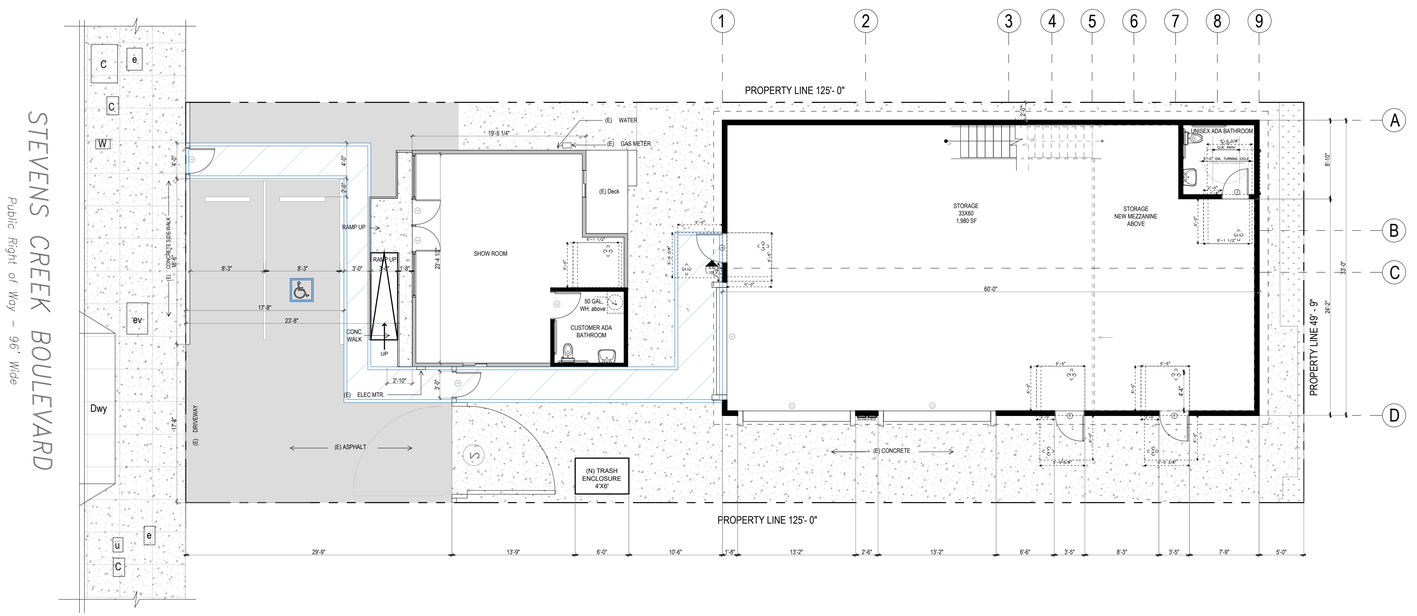
DRAWING TITLE:
EXISTING & PROPOSED SITE PLAN

A-100



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



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

LEYEND
- New wall
- Demolition wall
- Existing wall

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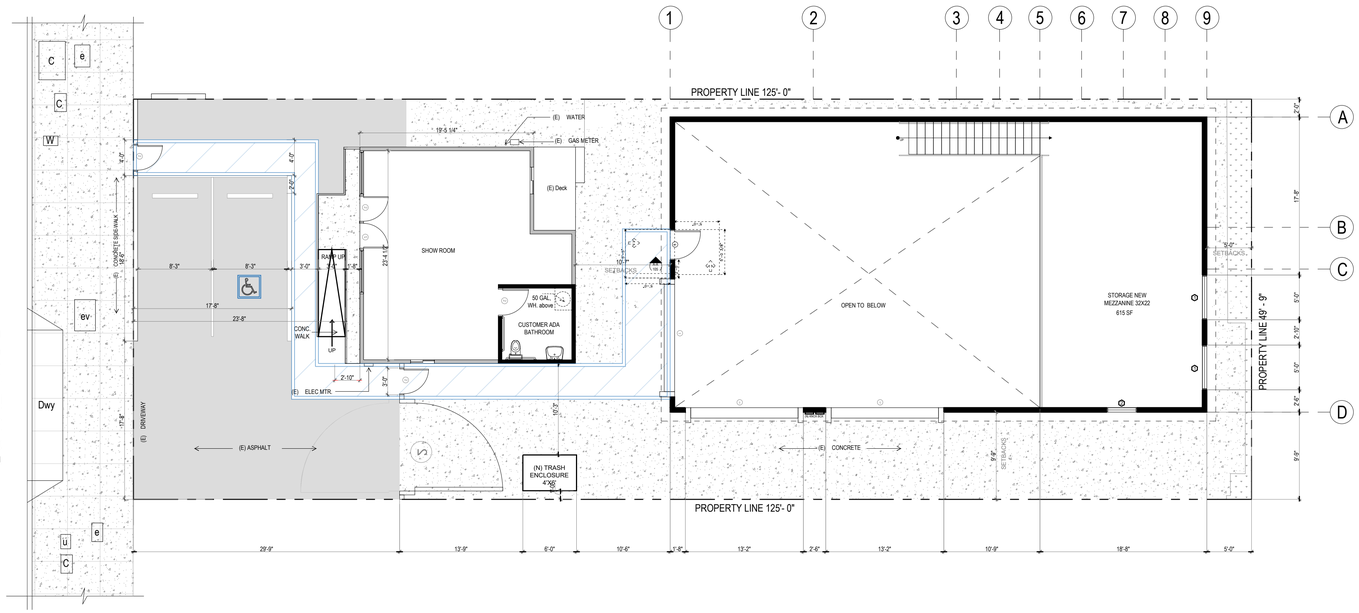
DRAWING TITLE:
EXISTING & PROPOSED
1ST FLOOR PLANS

A-101



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

LEYEND

- New wall
- Demolition wall
- Existing wall

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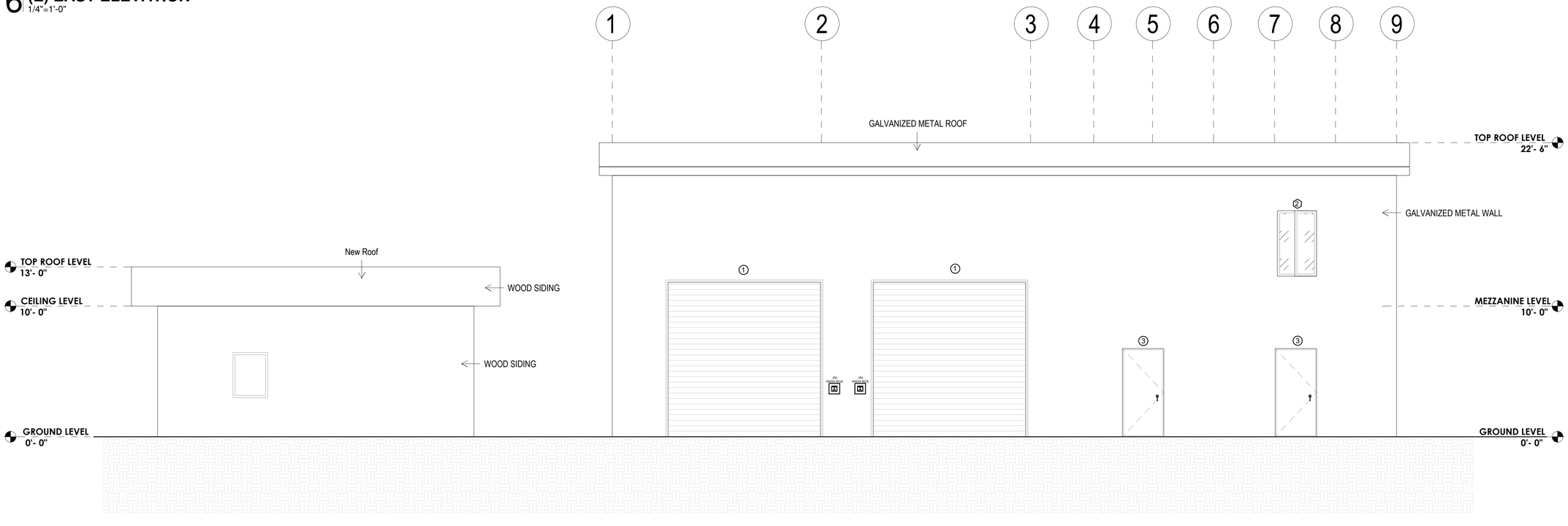
DRAWING TITLE:
PROPOSED MEZZANINE PLANS

A-102

6 (E) EAST ELEVATION
1/4"=1'-0"



7 (P) EAST ELEVATION
1/4"=1'-0"

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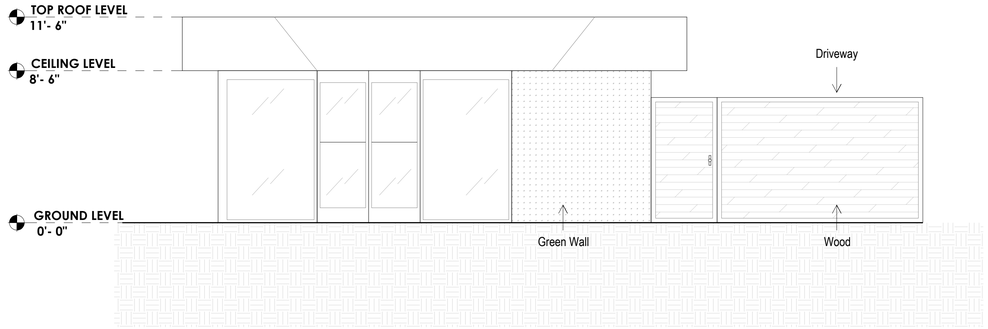
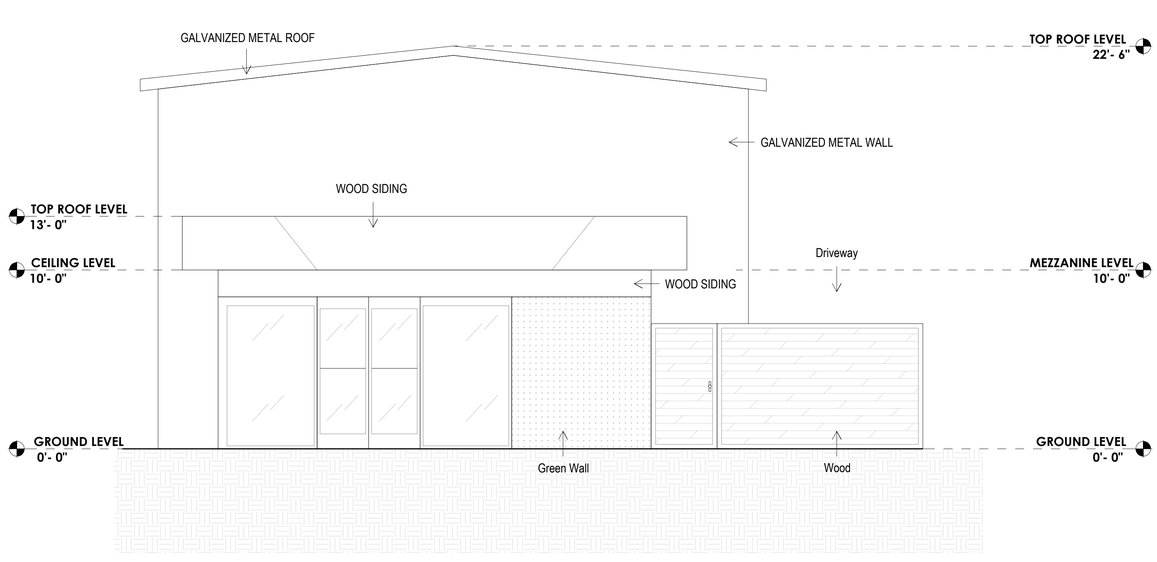
DRAWING TITLE:
EXISTING & PROPOSED
EAST ELEVATION

A-103



8 (E) SOUTH ELEVATION
1/4"=1'-0"



9 (P) SOUTH ELEVATION
1/4"=1'-0"

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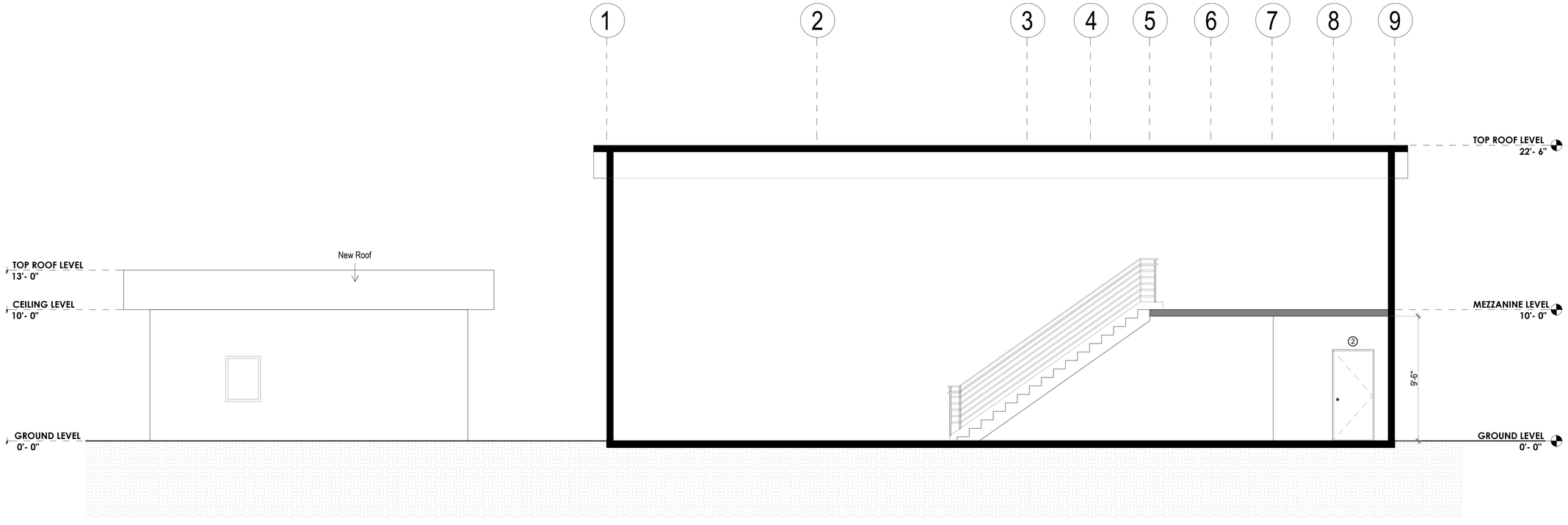
DRAWING TITLE:
EXISTING & PROPOSED
SOUTH ELEVATION

A-104



10 **SECTION A-A**
1/4"=1'-0"

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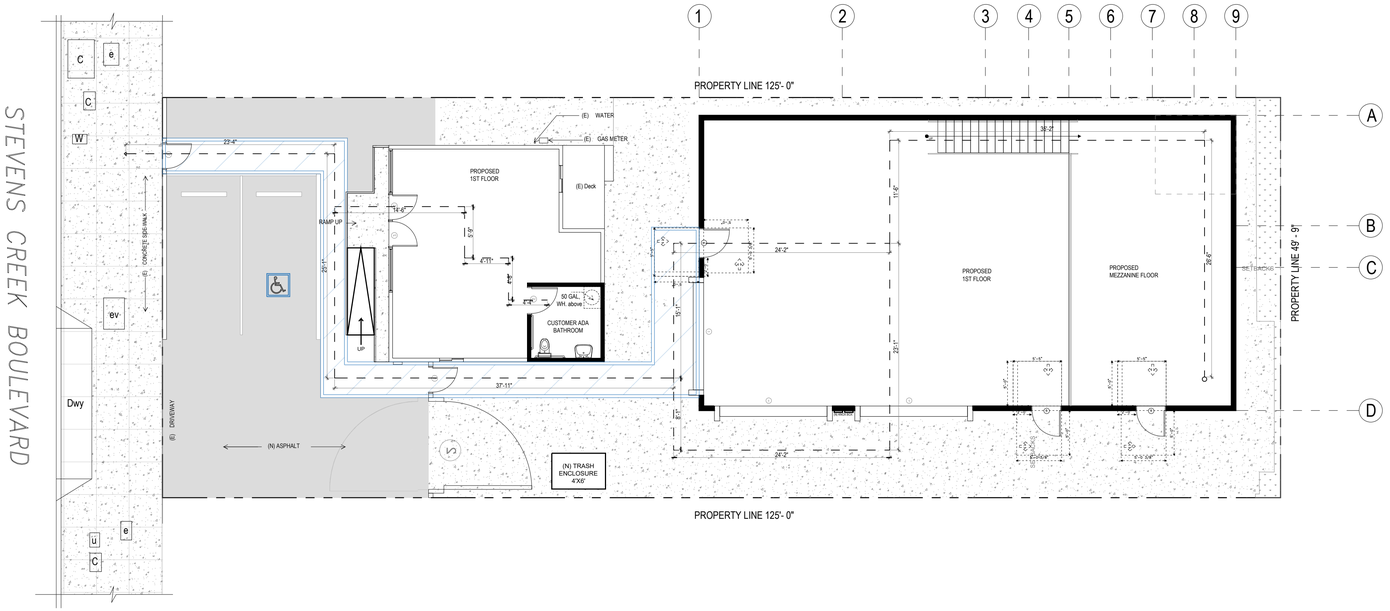
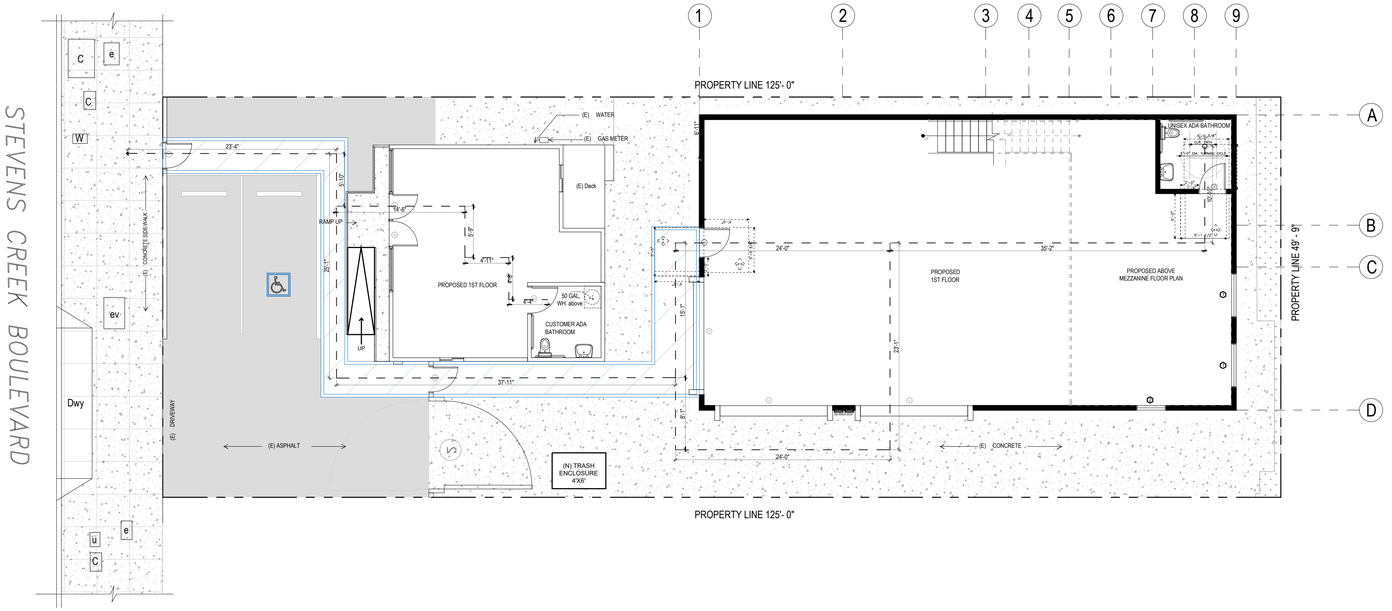
DRAWING TITLE:
EXISTING & PROPOSED
EAST SECTION

A-105



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



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

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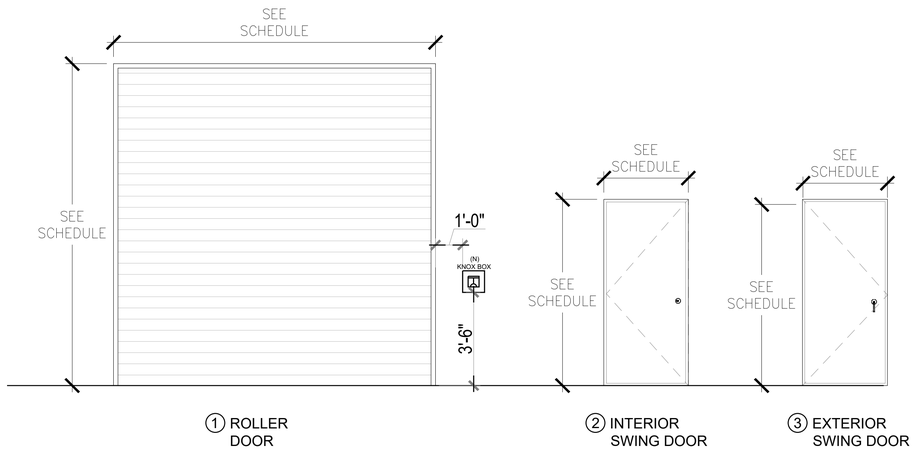
DRAWING TITLE:
EGRESS & ACCESIBLE PATH TRAVEL

A-106

DOOR SCHEDULE

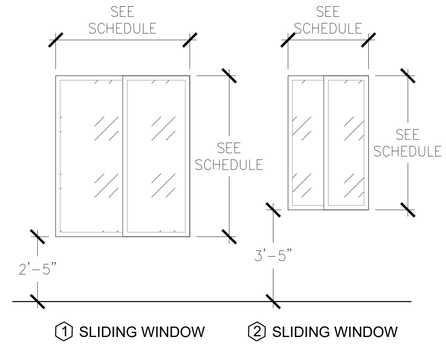
NO.	STYLE	SIZE		MATERIAL
		WIDTH	HEIGHT	
1	ROLLER DOOR	12'-0"	12'-0"	WOOD
2	POCKET DOOR	3'-2"	6'-9"	WOOD
3	SWING DOOR	3'-2"	6'-9"	WOOD



13 **DOOR SCHEDULE**
3/8"=1'-0"

WINDOW SCHEDULE

NO.	STYLE	SIZE		MATERIAL
		WIDTH	HEIGHT	
1	SLIDING	5'-0"	6'-0"	VINYL/ GLASS
2	SLIDING	3'-0"	5'-0"	VINYL/ GLASS



14 **WINDOW SCHEDULE**
3/8"=1'-0"

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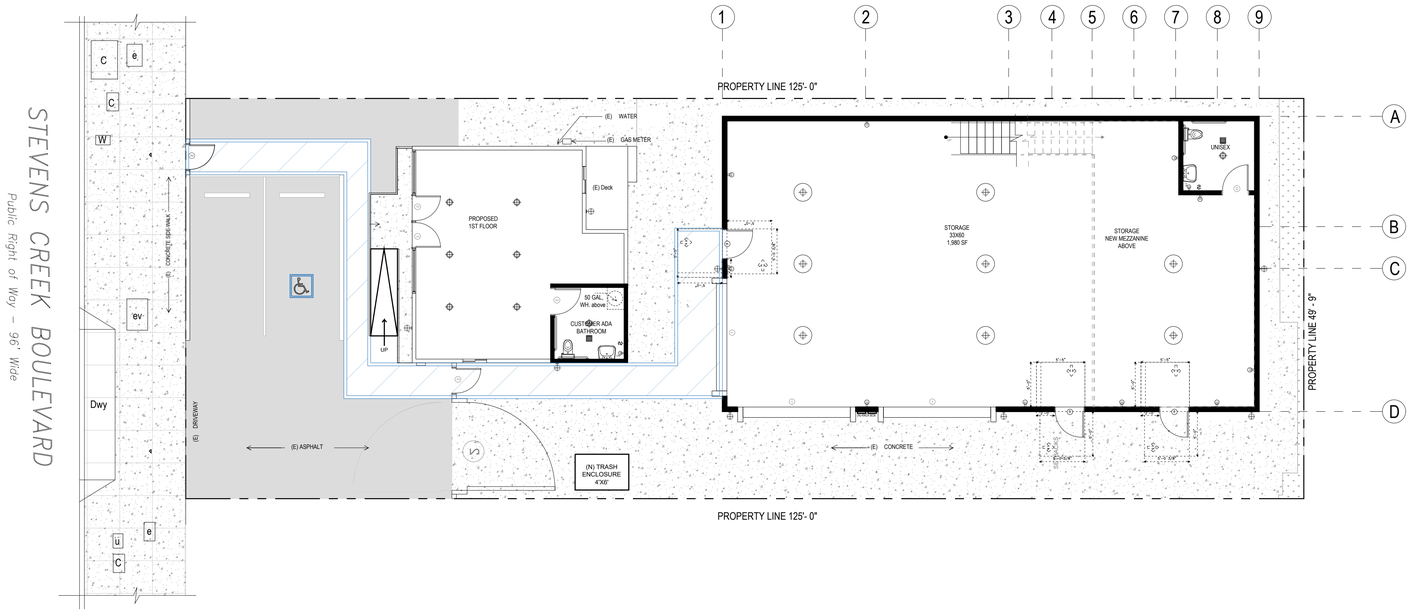
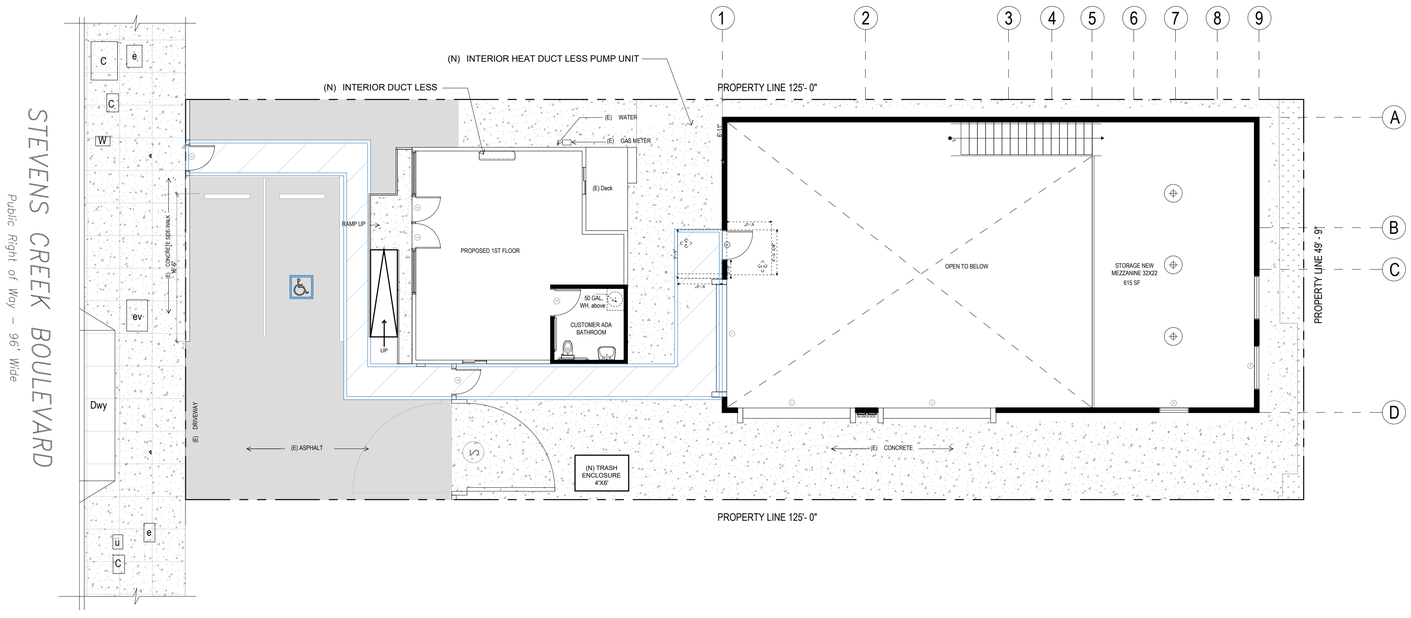
DRAWING TITLE:
DOOR SCHEDULE

A-107



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



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

- WALL LIGHT
- RECESSED LIGHT
- RECEPTACLE GFCI
- RECEPTACLE
- SINGLE SWITCH
- FAN
- PENDANT LIGHT
- DUCT LESS A/C
- PUMPS UNITS

(E) PANEL CAPACITY 100 AMP

ELECTRICAL PANEL LOADS INFORMATION

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

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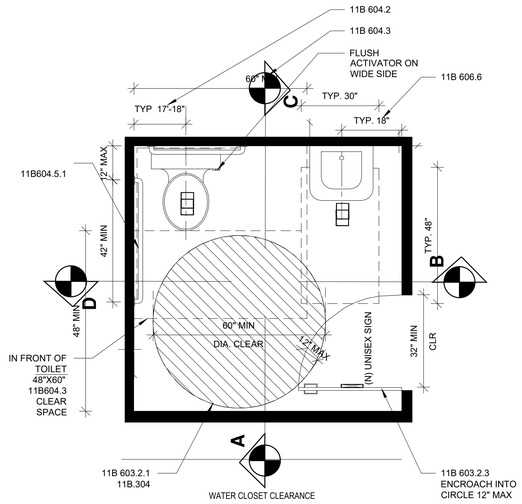
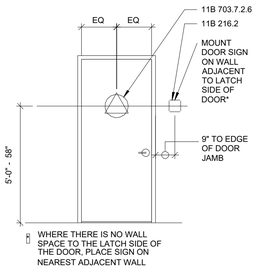
DRAWING TITLE:
ELECTRICAL & MECHANICAL PLANS

A-108

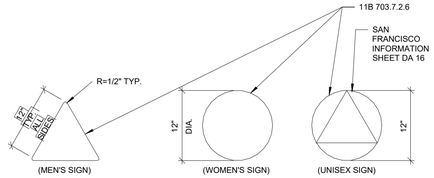


CBC 11B - TOILET

1/2" = 1' 0"

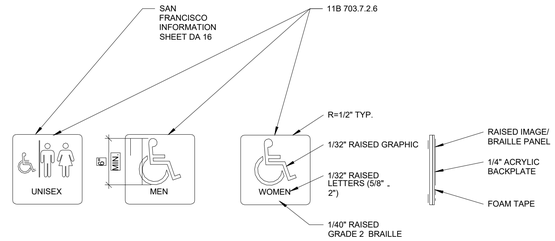


TYPICAL DOOR ELEVATION



SPECIFICATIONS:

1. 1/4" THICK MELAMINE PLASTIC LAMINATE NON GLARE FINISH WITH CHARACTERS & SYMBOLS THAT CONTRAST THEIR BACKGROUND. BACKGROUND COLOR SHALL CONTRAST DOOR COLOR. MOUNT WITH DOUBLE BACK FOAM TAPE.
2. NO TEXT OR BRAILLE ON SIGNS.



SPECIFICATIONS:

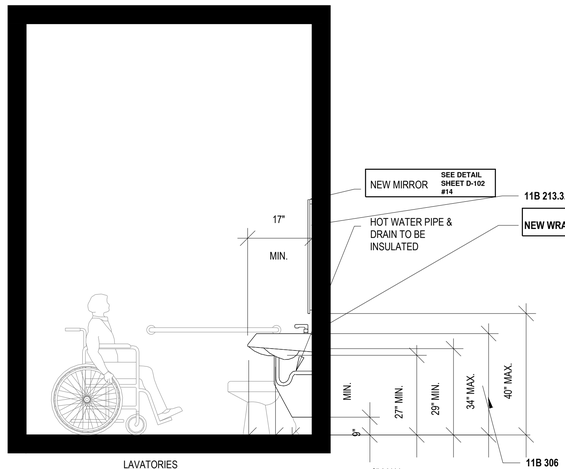
SQUARE SHAPE SIGNAGE, NON GLARE FINISH WITH CHARACTERS & SYMBOLS THAT CONTRAST THEIR BACKGROUND. BACKGROUND COLOR SHALL CONTRAST DOOR COLOR. MOUNT WITH DOUBLE BACK FOAM TAPE.

18 EXISTING & PROPOSED PLAN BATHROOM

SCALE: 1/2" = 1'-0" **(ADA CODES)**

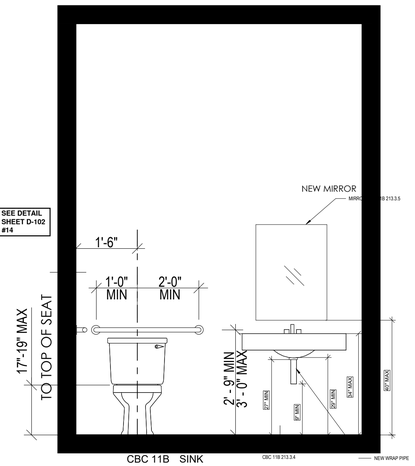
19 SYMBOLS

SCALE: 3/4" = 1'-0" **(ADA CODES)**



LAVATORIES

CBC 11B BATHROOM



SEE BLOW UP DETAILS SHEET D-102

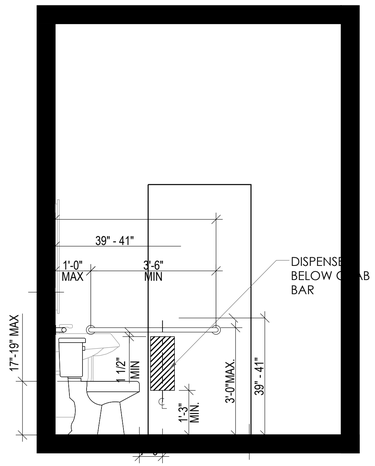


FIG. 604.4, 604.5.1 & 604.7a PER ICC/ANSI A117.1 (2003) & CBC 18-11-1109.2 (2011)

BLANK WALL

20 SECTION A

SCALE: 1/2" = 1'-0"

SECTION B

SCALE: 1/2" = 1'-0"

SECTION C

SCALE: 1/2" = 1'-0"

SECTION D

SCALE: 1/2" = 1'-0"

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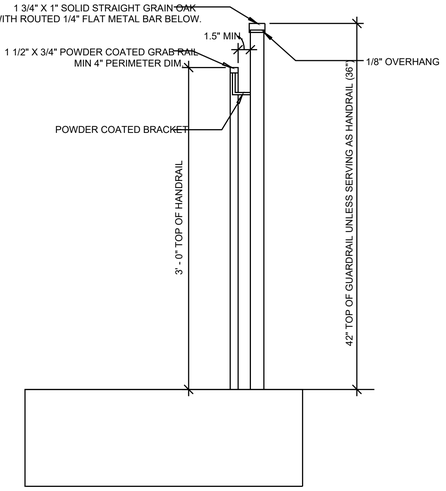
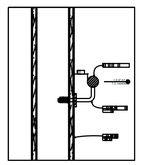
DRAWING TITLE:
ADA BATHROOM

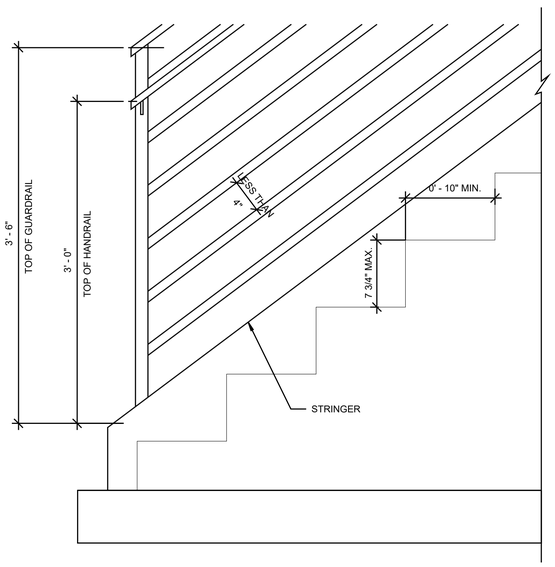
A-109



STAIRS - GUARD & HANDRAIL DETAIL



TYP. HANDRAIL SECTION
6"=1'-0"



STAIRS - TYPICAL STAIR DETAIL

21 **STAIR & GUARDRAILS DETAILS**
SCALE: 1'1/2" = 1'-0"

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#	Revision	Date

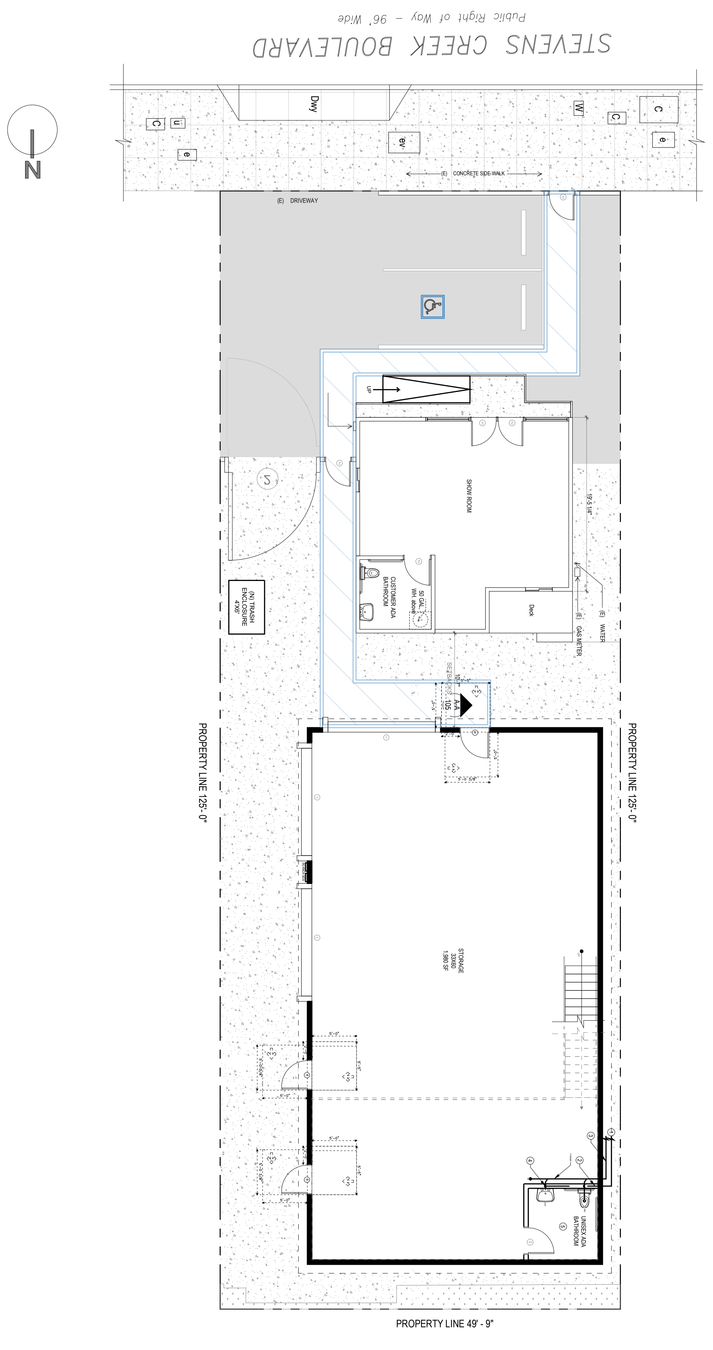
LICENSED ARCHITECT
Francisco J Mateos
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
STAIR & GUARDRAILS DETAILS - SECTION

A-110

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



LEYEND

- New wall
- Demolition wall
- Existing wall

A-111

DRAWING TITLE:
PROPOSED PLUMBING PLANS

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

LICENSED ARCHITECT — STATE OF CALIFORNIA — FRANCISCO J. MARTIN — C-34078 — 12-31-2023 — RENEW

#	Revision	Date

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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	13	Number of Dwelling Units	0
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			

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)	☐	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		☒	Not Included		
Mechanical (See Table H)	Nonres	Performance	Covered Process: Commercial Kitchens (see Table J)	☐	Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
	MultiFam	Not Included		☒	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)	☐	Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
	MultiFam	Not Included		☒	Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Performance	Photovoltaics (see Table F)	☐	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		☒	Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☐	Performance	Commissioning 120.8	NRCC-CXR-E is required
				☒	Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 3 of 17)

C1. COMPLIANCE SUMMARY

COMPLIES[3]			
	Time Dependent Valuaton (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - 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

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.

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 COMPONENTS[1]

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.

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.

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#	Revision	Date

LICENSED ARCHITECT Francisco J Mateo C-34078 02-28-2023 RENEWAL DATE STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
T- 24 (1-6)

T-24-1

C5. SOURCE ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Receptacle	0.74	0.74	---
Process	---	---	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**18.16**	**7.15**	**11.01 (60.6%)**

[1] Notes: This table is not used for Energy Code Compliance.

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	---	2.6	---	40.5	---	---
Space Cooling	0.7	0.6	0.1	---	---	---
Indoor Fans	1.2	1.6	-0.4	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	0.3	0.3	0	---	---	---
Indoor Lighting	1.7	0.9	0.8	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**3.9**	**6**	**-2.1**	**40.5**	**0**	**40.5**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**3.9**	**6**	**-2.1**	**40.5**	**0**	**40.5**
Receptacle	1.3	1.3	0	---	---	---
Process	---	---	---	---	---	---
Other Ltg	---	---	---	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**5.2**	**7.3**	**-2.1**	**40.5**	**0**	**40.5**

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	23.11	9.88	13.23	57.25
NET EUI[1]	23.11	9.88	13.23	57.25

[1] Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

- The aged solar reflectance and aged thermal emittance must be listed in the Cool Roof Rating Council database of certified products. For projects where initial reflectance is used, the initial reflectance must be listed, and the aged reflectance is calculated by the software program and used in the compliance model.
- The project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.
- The building does not include service water heating. Verify that service water heating is not required and is not included in the design.
- Project is claiming Exception 2 to Section 140.10(a): No PV system is required where the required PV system size is less than 4 kWdc.
- Project is claiming Exception 1 to Section 140.10(b): No battery storage system is required if the installed PV system size is less than 15 percent of the size determined by Equation 140.10-A.
- Project is claiming Exception 3 to Section 140.10(b): No battery storage system required for tenant spaces less than or equal to 5,000 ft2.
- PV/Battery Building Type has been modified from software defaults for one or more spaces. Review project's PV/Battery Building Type(s) with documentation author. Refer to Energy Code section 140.10 for Nonresidential or 170.2(g) for more information.

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
North-Facing[1]	660	60	9.09
East-Facing[2]	1200	15	1.25
South-Facing[3]	660	0	0
West-Facing[4]	1200	0	0
Total	**3720**	**75**	**2.02**
Roof	1820	0	0

Notes
[1] North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),
[2] East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),
[3] South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),
[4] West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW),

G2A. ROOFING PRODUCT SUMMARY (NONRESIDENTIAL)

Assembly Name	Roof Pitch	Roof Rise (x in 12)	Aged Solar Reflectance	Thermal Emittance	SRI
R-38 Roof No Attic19	LowSlope	N/A	0.63	0.85	N/A

G4. NONRESIDENTIAL AIR BARRIER

Building Story Name	Air Barrier
Com-Floor 1	No air barrier
Com-Floor 2	No air barrier

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value Interior	Continuous R-Value Exterior	Units	Value	Description of Assembly Layers	Status[1]
R-25 Wall7	Exterior Wall	3,720	Wood	25	N/A	N/A	U-factor	0.0569	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Composite-1 Gypsum Board - 1/2 in.	N
R-38 Roof No Attic19	Roof	1,820	Wood	38	N/A	N/A	U-factor	0.0287	AsphaltShingles0_25In Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Composite-2 Gypsum Board - 1/2 in.	N
Slab On Grade21	Underground Floor	1,980	N/A	0	N/A	N/A	F-factor	0.73	Slab Type =Unheated slab on grade Insulation Orientation =None Insulation R-Value =none	N
R-0 Floor No Crawlspace32	Interior Floor	540	N/A	0	N/A	N/A	U-factor	0.1832	Air - Cavity - Wall Roof Ceiling - 4 in. or more Plywood - 1/2 in. Carpet - 3/4 in.	N

[1] Status: N - New, A - Altered, E - Existing

G6A. OPAQUE DOOR SUMMARY (NONRESIDENTIAL)

Assembly Name	Area (ft²)	Overall U-factor	Status[1]
Metal Door9	495.9	0.7	N

[1] Status: N - New, A - Altered, E - Existing

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

Fenestration Assembly Name	Fenestration Type/ Product Type / Frame Type	Certification Method[1]	Assembly Method	Area (ft²)	Overall U-factor	Overall SHGC	Overall VT	Status[2]
Double Non Metal Clear	Vertical fenestration Fixed window N/A	NFRC	Site built	75	0.36	0.25	0.5	N

[1] Notes: Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.
[2] Status: N - New, A - Altered, E - Existing

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

Equipment Name	Equipment Type	Qty	Heating: Total Heating Output (kBtu/h)	Heating: Supp Heat Output (kBtu/h)	Heating: Efficiency Unit	Heating: Efficiency	Cooling: Total Cooling Output (kBtu/h)	Cooling: Efficiency Unit	Cooling: Efficiency	Economizer Type (if present)	Status[1]
System 1	Single Zone Heat Pump (SZHP) Air System	1	25	0	N/A	NA	23.04	EER SEER	12.2 15	No Economizer	N
System 2	Single Zone Heat Pump (SZHP) Air System	1	25	0	N/A	NA	23.04	EER SEER	12.2 15	No Economizer	N

[1] Status: N - New, A - Altered, E - Existing

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#	Revision	Date

LICENSED ARCHITECT Francisco J Mateo C-34078 02-28-2023 RENEWAL DATE STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
T-24 (7-10)

T-24-2

H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13
Name or Item Tag	Qty	Design OA CFM	Supply Fan				Return / Relief Fan					Status[1]
			CFM	Power	Power Units	Control	Fan Type	CFM	Power	Power Units	Control	
System 1	1	297	800	0.2	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
System 2	1	81	800	0.2	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N

[1] *Status: N - New, A - Altered, E - Existing*

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02		03	04	05	06	07
Zone Name	Mechanical Ventilation					Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
	Ventilation Function		# of People	Supply OA CFM	Exhaust CFM		
1-Gallery Rm	Misc - Warehouses		1.98	297	0	1980	N/A
2-Mezzanine	Misc - Warehouses		0.54	81	0	540	N/A

H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12
System ID	System Type	Qty	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			VSD
			Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	
1-Gallery Rm-Trm	Uncontrolled	1	N/A	N/A	800	N/A	0	N/A	N/A	N/A	☐
2-Mezzanine-Trm	Uncontrolled	1	N/A	N/A	800	N/A	0	N/A	N/A	N/A	☐

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

01	02	03	04	05	06
Occupancy Type[1]	Conditioned Floor Area[2] (ft²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Area Category Footnotes (Watts)
Commercial Industrial Warehouse	2520	560	0	0	0
Building Totals:	**2520**	**560**	**0**	**0**	**0**

[1] *See Table 140.6-C*
[2] *See NRCC-LTI-E for unconditioned spaces*
[3] *Lighting information for existing spaces modeled is not included in this table*

K2. INDOOR CONDITIONED LIGHTING SCHEDULE

Luminaire Schedule (includes all permanent installed lighting in conditioned space, and portable lighting over 0.3 w/ft² in offices)

01	02	03	04	05	06
Name or Item Tag	Complete Luminaire Description (i.e. 3-lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Installed Watts (Conditioned)			
		Watts per luminaire	How is Wattage determined	Total Number of Luminaires	Installed Watts
F1	LED Fixture	40	According to	14	560

[1] *If lighting power densities were used in the compliance model Building Departments will need to check prescriptive forms for Luminaire Schedule details.*

K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS

Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per 140.6(a)2 and Table 140.6-A)

01	02	03	04	05	06	07	08	09
Area Description	Primary Function Area (must meet requirements of Table 140.6-A and 170.2-L)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Item Tag	Watts per Luminaire	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
S-1-Gallery Rm	Commercial Industrial Warehouse	N/A	N/A	F1	40	8	320	0
S-2-Mezzanine	Commercial Industrial Warehouse	N/A	N/A	F1	40	6	240	0
						Lighting Control Credits (Conditioned) Total (Watts)		0

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

Building Level Controls

01	02
Mandatory Demand Response 110.12(c)	Shut-Off Controls 130.1(c) & 160.5(b)4C
Required	Required

See NRCC-LTI-E for mandatory controls

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Envelope	NRCI-ENV-E - Envelope (for all buildings)
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-E - For all buildings with Mechanical Systems
Indoor Lighting	NRCI-LTI-01-E - Must be submitted for all buildings
Indoor Lighting	NRCI-LTI-E - Indoor Lighting (for all buildings)

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Indoor Lighting	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls.
Mechanical	NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
Mechanical	NRCA-MCH-03-A - Constant Volume Single Zone HVAC

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

There are no Certificates of Verification applicable to this project

Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Timothy Carstairs, CEA, HERS, GPR	Documentation Author Signature:
Company: Carstairs Energy Inc.	Signature Date:
Address: 2238 Bayview Heights Drive Suite E	CEA/HERS Certification Identification (if applicable): R19-06-30151
City/State/Zip: Los Osos, CA 93402	Phone: 805-904-9048

Responsible Person's Declaration statement

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name:	Responsible Designer Signature:	
Company: Architects SF		
Address: PO Box 426993	Date Signed:	
City/State/Zip: San Francisco, CA 94142	License #:	
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#	Revision	Date

LICENSED ARCHITECT Francisco J Mateo C-34078 02-28-2023 RENEWAL DATE STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
T-24 (1-6)

T-24-2

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 INCOMFORMANCE 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 CEILINGS 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–VALVES 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 SUBMITING 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 ½ 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	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
—G5P—	G5P	NATURAL GAS 5 PSI
—HPG—	HPG	HIGH PRESSURE GAS > 5PSI
—CD—	CD	CONDENSATE DRAIN PIPING
		PIPE DOWN
		PIPE UP
		PIPE BRANCH – TOP CONNECTION
		PIPE BRANCH – BOTTOM CONNECTION
		PIPE BRANCH – SIDE CONNECTION
		PIPE CAP
		DIRECTION OF FLOW
		PIPE SLOPE & DIRECTION OF FALL
		THERMOMETER
	WHA	WATER HAMMER ARRESTOR
		PIPE BREAK
	WCO	WALL CLEANOUT
		PIPE CONTINUATION
	FCO/COTG	FLOOR CLEANOUT OR CLEANOUT TO GRADE
	FD	FLOOR DRAIN
	FS	FLOOR SINK
	SOV	SHUT OFF VALVE
	PRV/GPR	PRESSURE REDUCING VALVE/GAS PRESSURE REGULATOR
		PLUG VALVE / GAS COCK
		PRESSURE GUAGE
	AFF	ABOVE FINISHED FLOOR
	AFG	ABOVE FINISHED GRADE
	ARCH	ARCHITECT OR ARCHITECTURAL
	B/C	BELOW COUNTER
	B/G	BELOW GRADE
	B/S	BELOW SLAB
	C.I.	CAST IRON
	DF	DRINKING FOUNTAIN
	DWG/DWGS	DRAWING/DRAWINGS
	DN	DOWN
	EA	EACH
	ELECT	ELECTRICAL
	ELEV	ELEVATION
	°F	DEGREES FAHRENHEIT
	FFE	FINISHED FLOOR ELEVATION
	FH	FUME HOOD
	FT	FEET
	FT HD	FEET OF HEAD
	GPF	GALLONS PER FLUSH
	GPM	GALLONS PER MINUTE
	GA	GAUGE
	GALV	GALVANIZED
	HB	(+18")
	HD	HEAD
	IPS	IRON PIPE SIZE
	I.E.	INVERT ELEVATION
	MAX	MAXIMUM
	MECH	MECHANICAL
	MIN	MINIMUM
	MS	MOP SINK / SERVICE SINK
	MTD	MOUNTED
	NTS	NOT TO SCALE
	OPER	OPERATING
	PD	PRESSURE DROP
	PSI	POUNDS PER SQUARE INCH
	P&TRV	PRESSURE AND TEMPERATURE RELIEF VALVE
	QTY	QUANTITY
	SPEC	SPECIFICATION
	SOV	SHUT OFF VALVE
	SQ FT	SQUARE FEET
	TYP	TYPICAL
	VTR	VENT THRU ROOF
	W.C.	WATER COLUMN

EQUIPMENT IDENTIFICATION SYMBOL — EQUIPMENT TYPE / EQUIPMENT IDENTIFIER

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#	Revision	Date

LICENSED ARCHITECT Francisco J Mena C-34078 02-28-2023 RENEWAL DATE STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
PLUMBING GENERAL NOTES

P-1

FIXTURE DATA

DESCRIPTION	QTY	WATER SUPPLY FIXTURE UNITS	DRAINAGE FIXTURE UNITS	TOTAL FIXTURE UNITS		
				COLD WATER	HOT WATER	SEWER
WATER CLOSET	1	1.0	2.0	1.0	---	1.0
BATHROOM	1	1.0	1.0	2.0	1.0	1.0
SINK	1	1.0	2.0	2.0	1.0	1.0
			TOTALS:	5.0	2.0	3.0

TOTALS

DESCRIPTION	TOTAL DEMAND			TOTAL GPM		
	COLD WATER	HOT WATER	SEWER	COLD WATER	HOT WATER	SEWER
FIXTURES	5.0	2.0	3.0	3.0	2.0	1.5

PRESSURE CALCULATIONS

			(PSI)
PRESSURE IN STREET:			65.0
PIPING LOSS: STREET MAIN TO METER			0.2
LOSS ACROSS METER			5.0
PIPING LOSS: METER TO BACKFLOW PREVENTER			0.1
LOSS ACROSS BACKFLOW PREVENTER			12.0
PIPING LOSS: BACKFLOW PREVENTER TO POC:			0.2
–			–
–			–
ELEVATION LOSS:			
VERTICAL DISTANCE FROM STREET MAIN TO HIGHEST OUTLET:	10.0	X 0.43 =	4.3
RESIDUAL PRESSURE REQUIRED:			20.0
PRESSURE AVAILABLE FOR FRICTION LOSSES IN BUILDING PIPING:			23.2
DEVELOPED LENGTH OF BUILDING PIPING:			160
PRESSURE AVAILABLE FOR FRICTION LOSSES PER 100 FT OF BUILDING PIPING:			14.5

CW PIPE SIZING TABLE

SIZE	GPM	FLUSH TANK FIXTURE UNITS	FLUSH VALVE FIXTURE UNITS	VELOCITY
½"	3.1	3	–	4.3
¾"	8.4	10.0	–	5.7
1"	17.0	24.0	–	6.8
1¼"	29.0	51.0	12	8.0
1½"	41.0	90.0	30	8.0
2"	72.0	236.0	116	8.0

HW PIPE SIZING TABLE

SIZE	GPM	FLUSH TANK FIXTURE UNITS	FLUSH VALVE FIXTURE UNITS	VELOCITY
½"	3.1	3	–	4.4
¾"	7.2	8.0	–	5.0
1"	13.0	18.0	–	5.0

FIXTURE SCHEDULE

ITEM	WASTE	TRAP	VENT	CW	HW	DESCRIPTION
WC	4"	INT	2"	1/2"	–	WATER CLOSET: 'KOHLER' MODEL K-3658, WHITE VITREOUS CHINA, ELONGATED BOWL, 1.28 GPF, ADA COMPLIANT, COMPLETE WITH TANK AND CHROME TRIP LEVER AND SUPPLY WITH STOP.E SEAT: 'OLSONITE' MODEL 95SSCT, HEAVY DUTY WHITE MOLDED PLASTIC WITH STAINLESS STEEL HINGE WITH STOP, OPEN FRONT AND LESS COVER.
BATH	2"	1 1/2"	2"	1/2"	1/2"	FIXTURE (ACCESSIBLE): 'KOHLER' MODEL K-2035-4, VITREOUS CHINA, WITH OVERFLOW, 4" CENTERS WITH K-2057 SHROUD. TRIM: SYMMONS MODEL S-74-G, METERING FAUCET, MAX. OF 0.25 GAL. PER CYCLE, VANDAL RESISTANT. PROVIDE WITH CAST BRASS, CHROME PLATED, CODE APPROVED "P" TRAP AND SUPPLIES WITH STOPS.
SK	2"	1 1/2"	2"	1/2"	1/2"	FIXTURE (ACCESSIBLE): 18 GAUGE, TYPE 304 STAINLESS STEEL, SELF RIM, 3-HOLE PUNCH, 25"x21-1/4"x5-1/2" DEEP. 'ELKAY' LRAD 2521 WITH CRUMB CUP STRAINER. TRIM: SYMMONS NO. S-23-.5 WITH SINGLE LEVER HANDLE AND 0.5 GPM FLOW RESTRICTOR, VANDAL RESISTANT. PROVIDE WITH CAST BRASS, CHROME PLATED, CODE APPROVED "P" TRAP AND SUPPLIES WITH STOPS.
TP	–	–	–	1/2"	–	TRAP PRIMER: 'PRECISION PLUMBING PRODUCTS' MODEL PR-500.
WHA	–	–	–	–	–	PPP WATER HAMMER ARRESTER. (PER PDI WH201-94 SIZING TABLE)

PLUMBING PIPE MATERIAL SCHEDULE

SERVICE	LOCATION	PIPE MATERIAL	SLOPE
WATER	ABOVE GRADE	ASTM B88 TYPE "L" HARD DRAWN COPPER WITH WROUGHT COPPER FITTINGS.	1/32" PER 1'
	BELOW GRADE	ASTM B88 TYPE "K" HARD DRAWN COPPER, FACTORY INSULATED, WITH WROUGHT COPPER FITTINGS.	1/32" PER 1'
SEWER AND VENT	ABOVE GRADE	ASTM A74 SERVICE WEIGHT CAST IRON, ALL FITTINGS SHALL BE AS PER CPC.	1/4" PER 1'
	BELOW GRADE	ABS SCHEDULE 40 (CONFORM TO ASTMD 2321-2000), ALL FITTINGS SHALL BE AS PER CPC.	1/4" PER 1'
NATURAL GAS	ABOVE GRADE	SCHEDULE 40 GALVANIZED STEEL "BLACK" PIPE. ALL FITTINGS SHALL BE AS PER CFC.	1/4" PER 15'
	BELOW GRADE	ABS SCHEDULE 40 (CONFORM TO ASTMD 2321-2000), ALL FITTINGS SHALL BE AS PER CPC.	1/4" PER 15'
CONDENSATE	ABOVE GRADE	ASTM B88 TYPE "L" HARD DRAWN COPPER WITH WROUGHT COPPER FITTINGS.	1/4" PER 1'

PLUMBING EQUIPMENT SCHEDULE

SYMBOL	QUANTITY	DESCRIPTION
WH 1	1	WATER HEATER – "EEMAX" MODEL SP3208, 3.0 KW INPUT, 14.4 AMPS, 41°F RISE AT 0.5 GPM FLOW.

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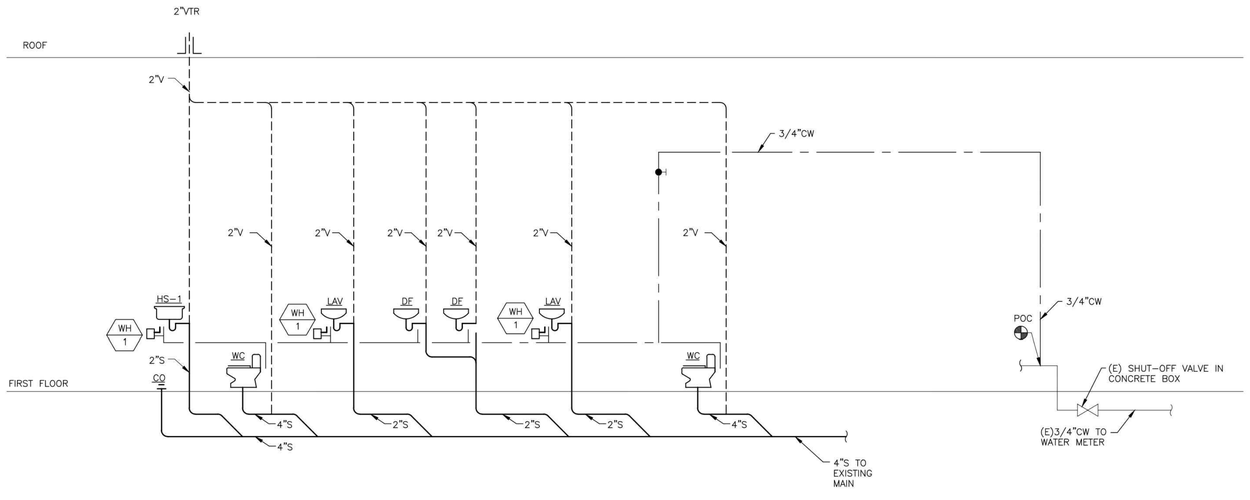
DRAWING TITLE:
PLUMBING SCHEDULES

P-2



1 / P3.1 DOMESTIC WATER AND SANITARY RISER DIAGRAM

NOT TO SCALE

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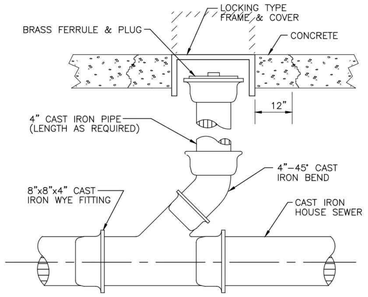
P-3

Project Title:

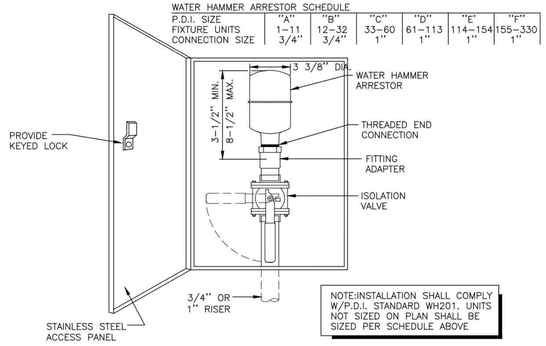
Sheet:



CLEANOUT TO GRADE DETAIL | SCALE NONE | 3

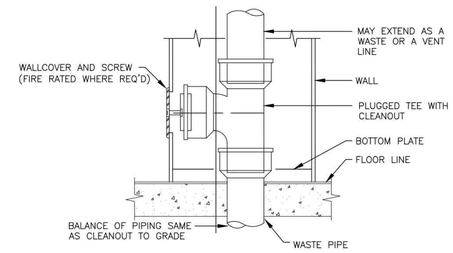
WATER HAMMER ARRESTOR SCHEDULE

P.D.I. SIZE	"A"	"B"	"C"	"D"	"E"	"F"
FIXTURE UNITS	1–11	12–32	33–60	61–113	114–154	155–330
CONNECTION SIZE	3/4"	3/4"	1"	1"	1"	1"



NOTE: PROVIDE STAINLESS STEEL FINISH.

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

– | SCALE NONE | 6

– | SCALE NONE | 8

– | SCALE NONE | 7

– | SCALE NONE | 9

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DRAWING TITLE: PLUMBING DETAILS

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