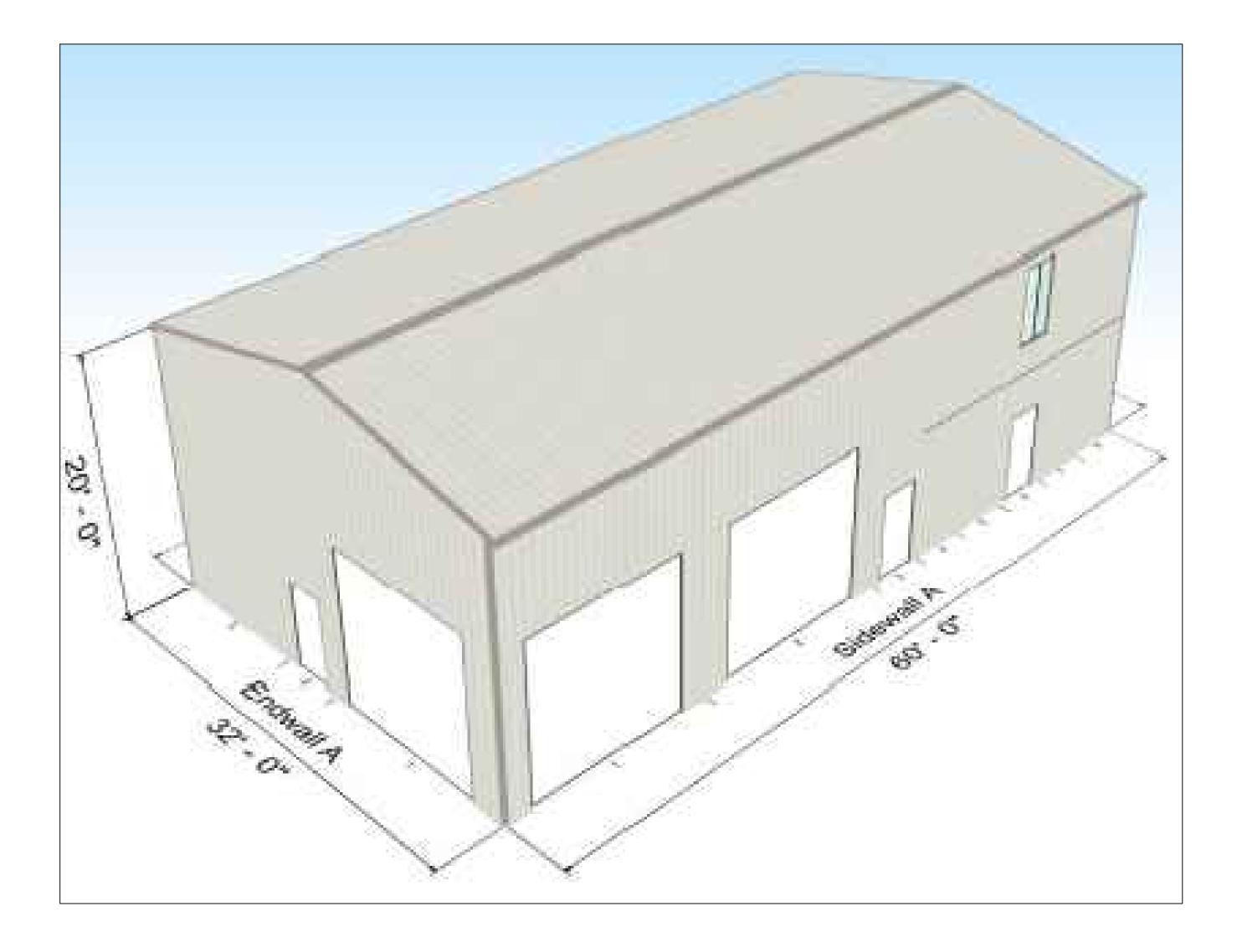
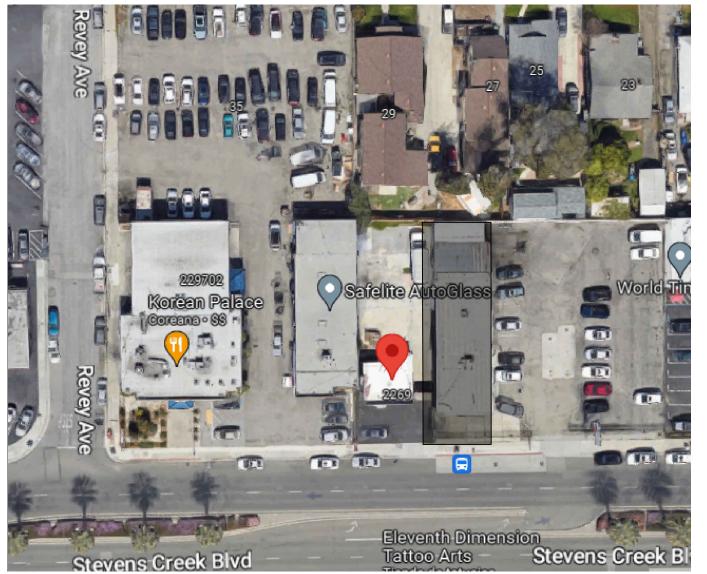
# STEVENS CREEK

2265 STEVENS CREEK BLVD SAN JOSE, CA. 95126









# **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.
- 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 MANUFACTURES.
- 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

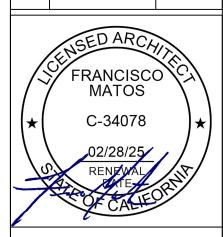
APPLICABLE CODES
2022 EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
PART 1 - California Building Code Volumes 1 & 2
PART 2 - California Mechanical Code
PART 3 - California Plumbing Code
PART 4 - California Electrical Code
PART 5 - California Existing Buildings Code
PART 6 - California Fire 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		

PRO	DJECT 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) ∇B (P) ∇B & (P) Ⅱ B					
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-108.1	DOWN LIGHTS SPECIFICATION			
A-109	BATHROOM ADA DETAILS			
A-110	GUARDRAILS DETAILS			
A-110.5	ACCESIBILITY DETAILS			
A-111	PLUMBING PLAN			
T-24 (1) T-24 (1-6)				
T-24 (1) T-24 (7-10)				
-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			
C0.1	CIVIL COVER PLAN			
C0.2	EROSION CONTROL AND DEMOLITION PLAN			
C1.0	GRADING AND DRAINAGE PLAN			
C2.0	UTILITY PLAN			

# Revision Date



Stevens Creek Blvd San Jose, CA. 95126

RAWING TITLE:

TLE, COVER SHEET&
HEET INDEX

G-000

2257 STEVENS CREEK BOULEVARD APN: 274-41-101

(E) standard fire hydrant located

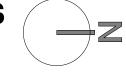
FRANCISCO MATOS

# Revision Date

Blvd 95126

**PROPOSED** EXISTING SITE PLAN

1 | EXISTING & PROPOSED PUBLIC SERVICES (



CREEK BOULEVARD Right of Way - 96' Wide

Blvd 95126 Creek

Stevens San Jose

**PROPOSED** 

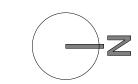
EXISTING SITE PLAN

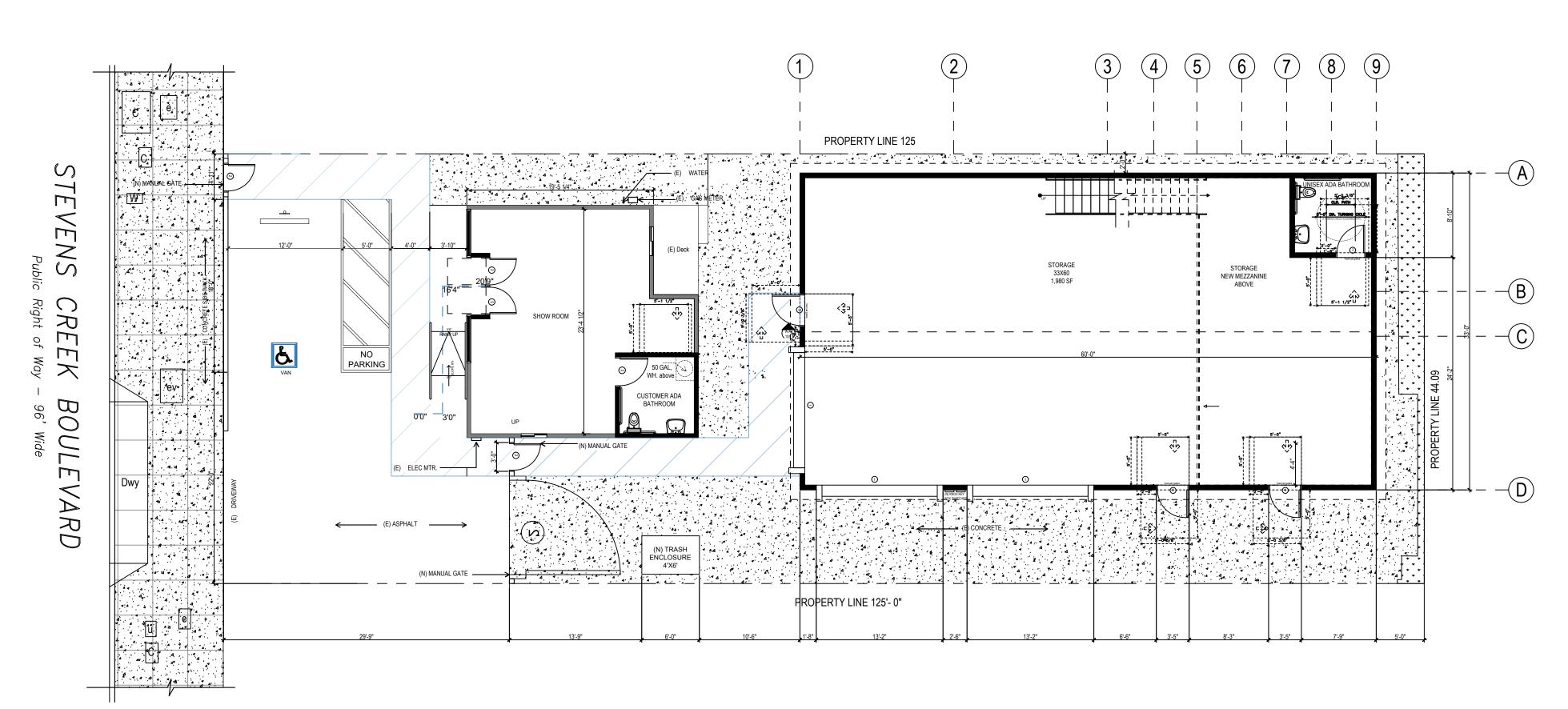
**A-100** 

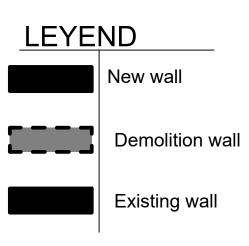
# Revision Date



3 EXISTING FIRST FLOOR PLAN







Blvd 95126 Creek e, CA. 9 Stevens San Jose

# Revision Date

**PROPOSED** EXISTING & 1ST FLOOR F

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

A-101

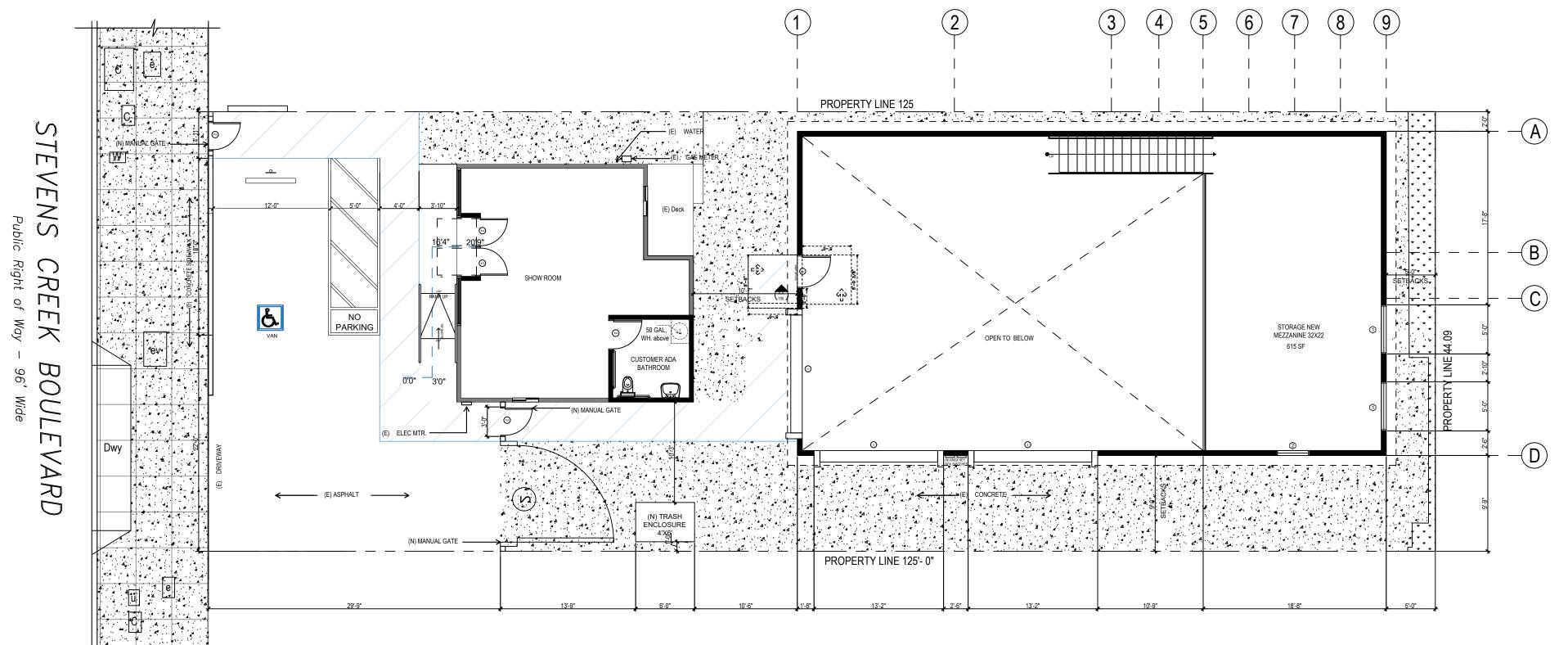
Blvd 95126 Creek e, CA. 9

# Revision Date

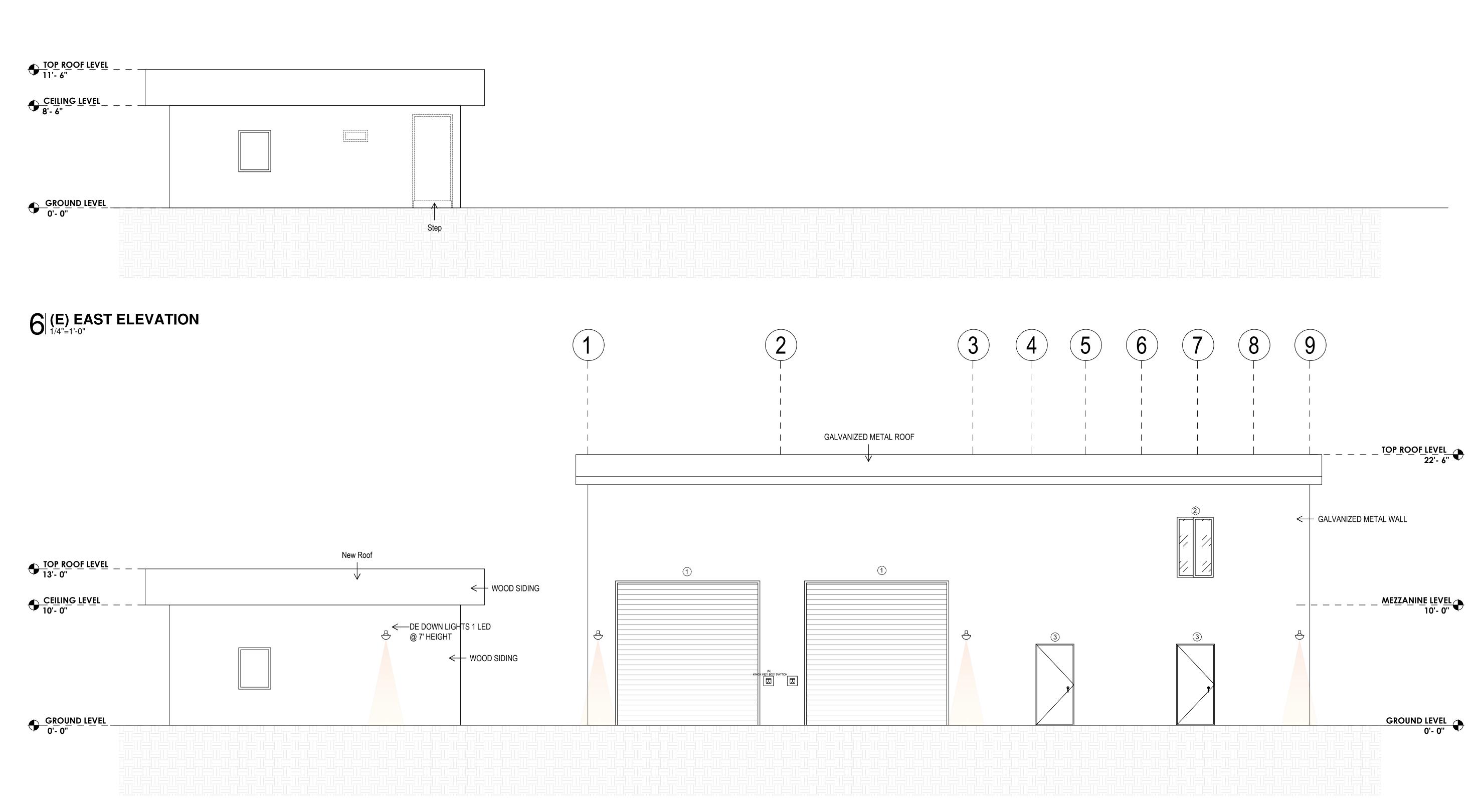
FRANCISCO MATOS

Stevens San Jose

PROPOSED
MEZZANINE



5 PROPOSED MEZZANINE FLOOR PLAN



7 (P) EAST ELEVATION

# Revision Date

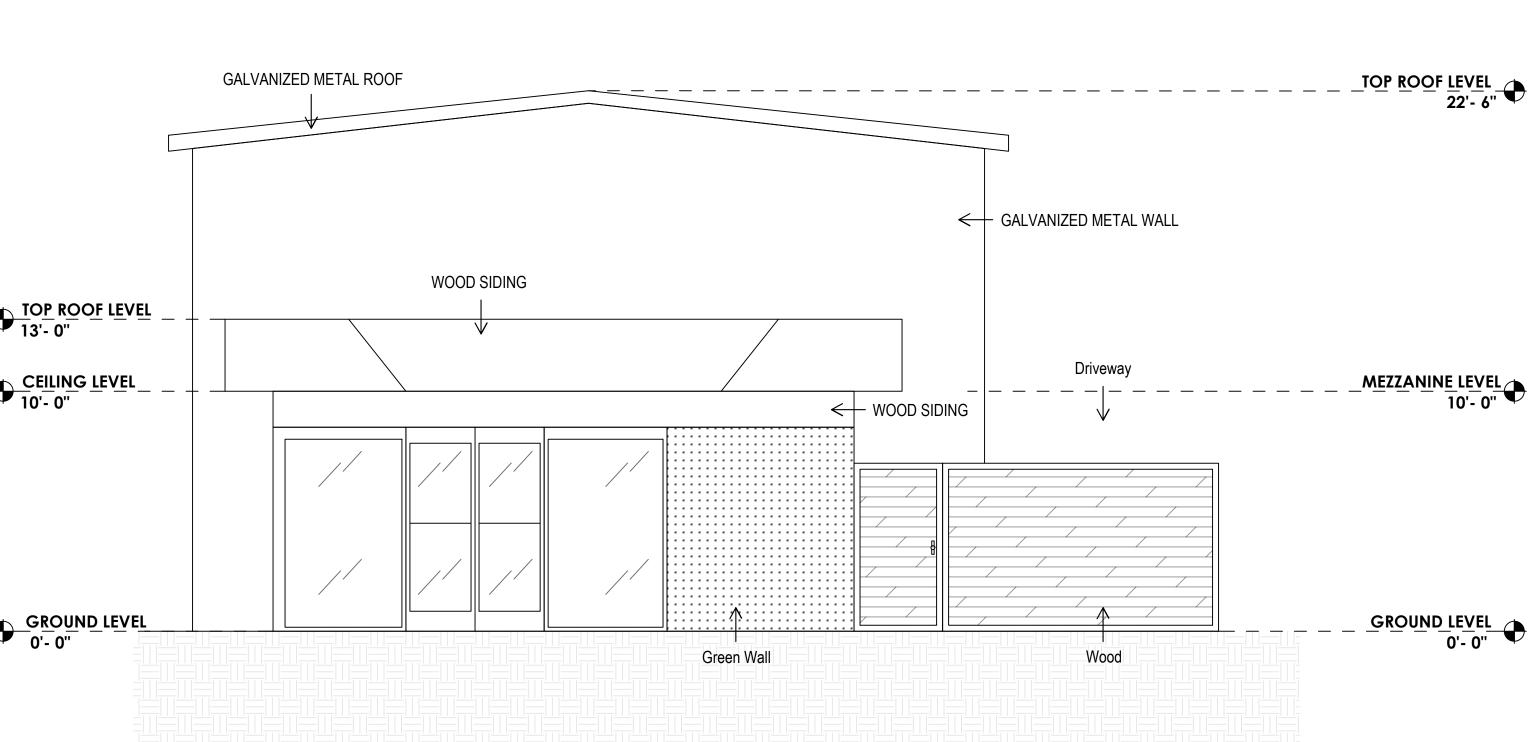
**Creek Blvd e, CA. 95126** 

Stevens San Jose

EXISTING & PROPOSED EAST ELEVATION

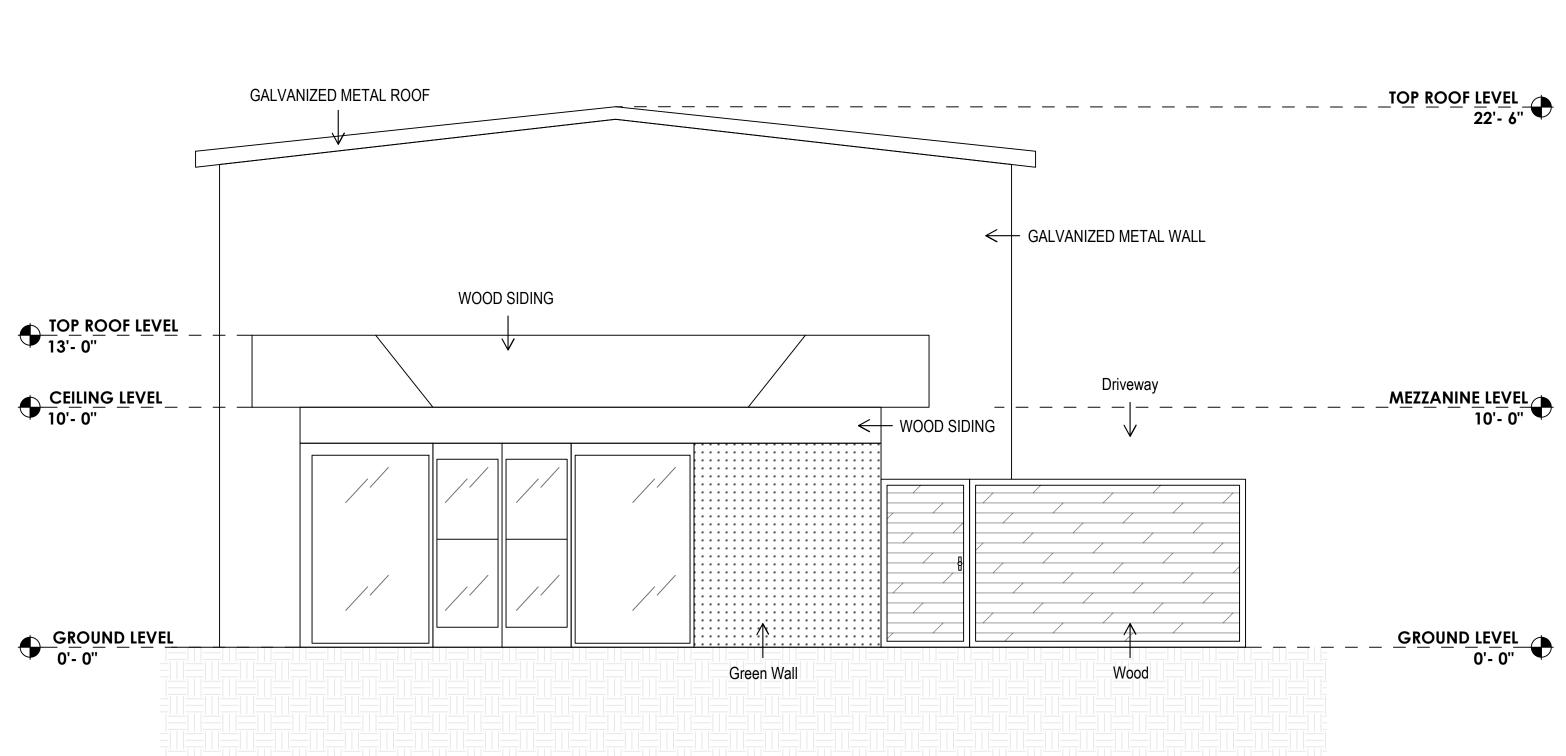
Stevens San Jose

Blvd 95126 Creek e, CA. 9



# 8 (E) SOUTH ELEVATION

9 (P) SOUTH ELEVATION



Green Wall

# Revision Date

FRANCISCO MATOS

10 | SECTION A-A

FRANCISCO MATOS

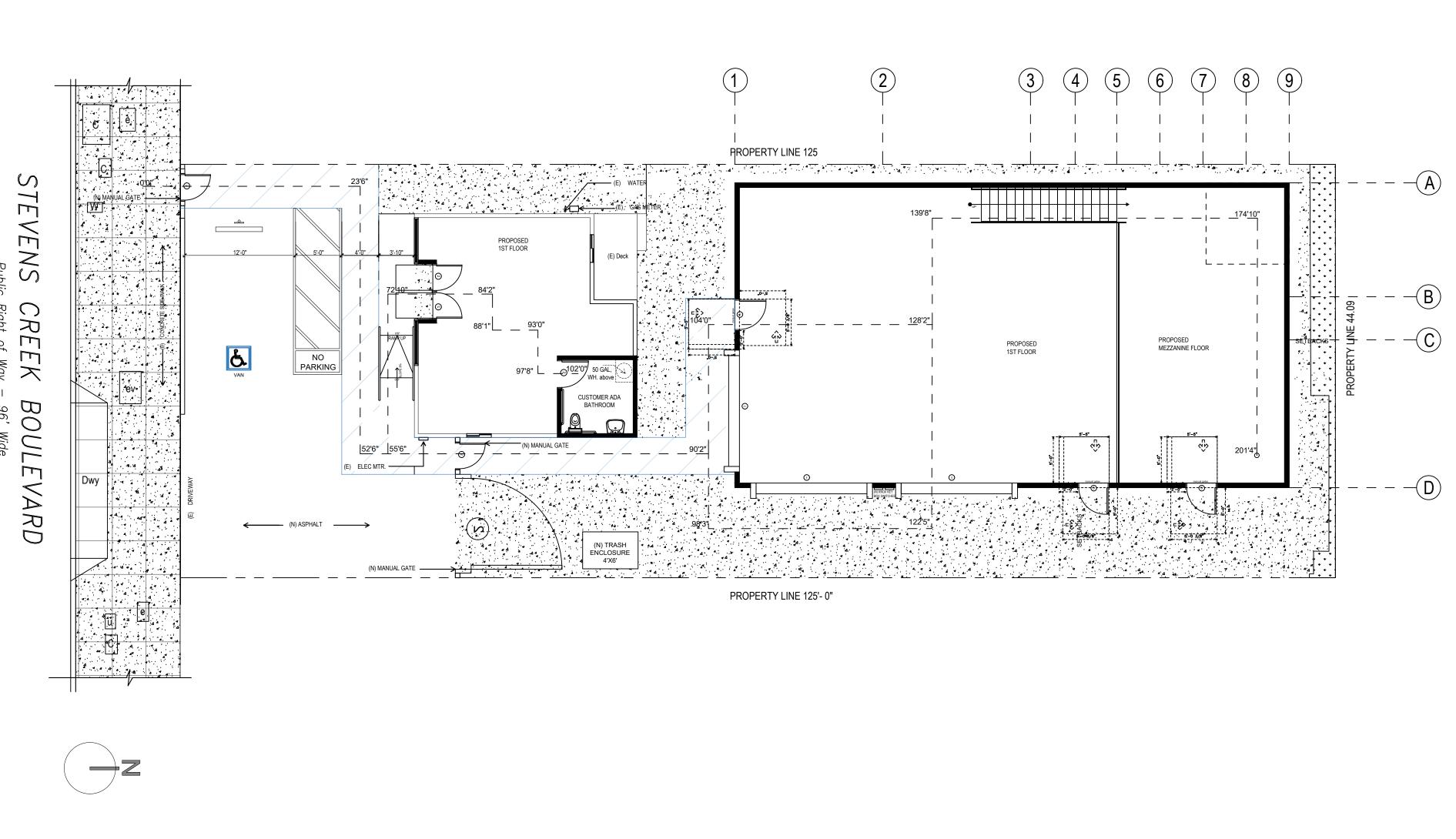
# Revision Date

**Creek Blvd e, CA. 95126** 

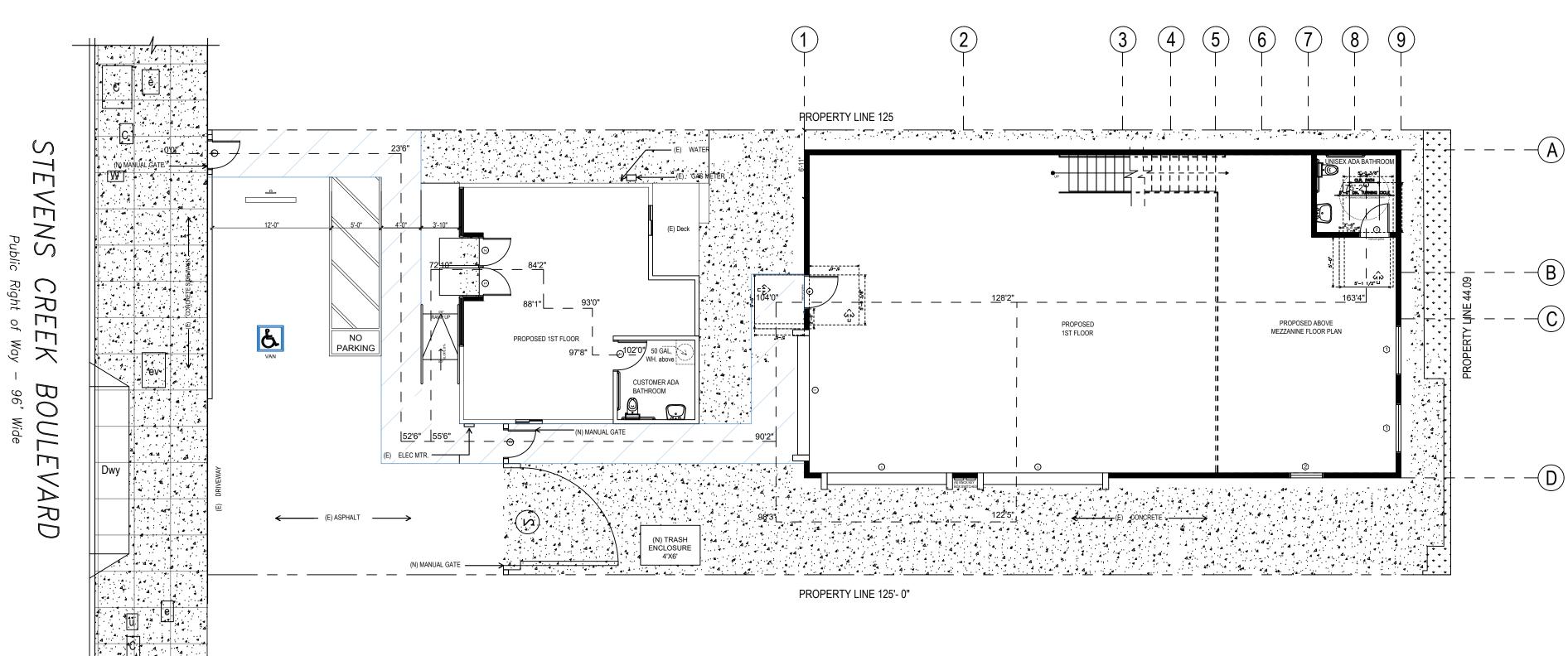
Stevens San Jose

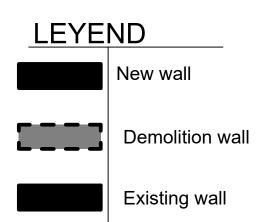
EXISTING & PROPOSED EAST SECTION

A-105



1 1 MEANS OF EGRESS PLAN





12 ACCESSIBLE PATH OF TRAVEL



A-106

EGRESS & PATH TRAY

Blvd 95126 Creek

CCESIBLE

Stevens San Jose

# Revision Date

FRANCISCO MATOS

DOOR SCHEDULE

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

SEE SCHEDULE

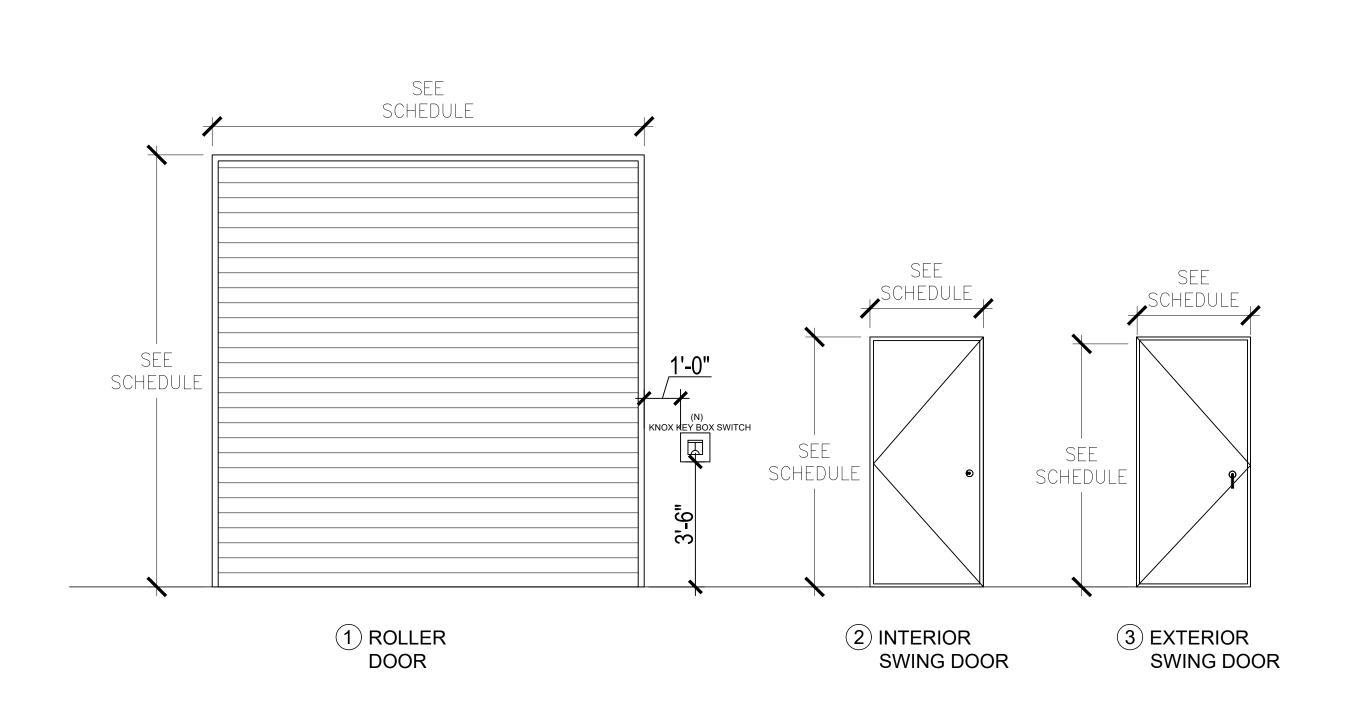
SEE SCHEDULE

2 SLIDING WINDOW

SEE SCHEDULE

1 SLIDING WINDOW

WINDOW SCHEDULE



GATES

MECHANICAL

MANUAL

MANUAL

DOOR SCHEDULE

HEIGHT

6'-9"

6'-9"

MATERIAL

WOOD

WOOD

WOOD

WIDTH

3'-2"

3'-2"

STYLE

ROLLER DOOR

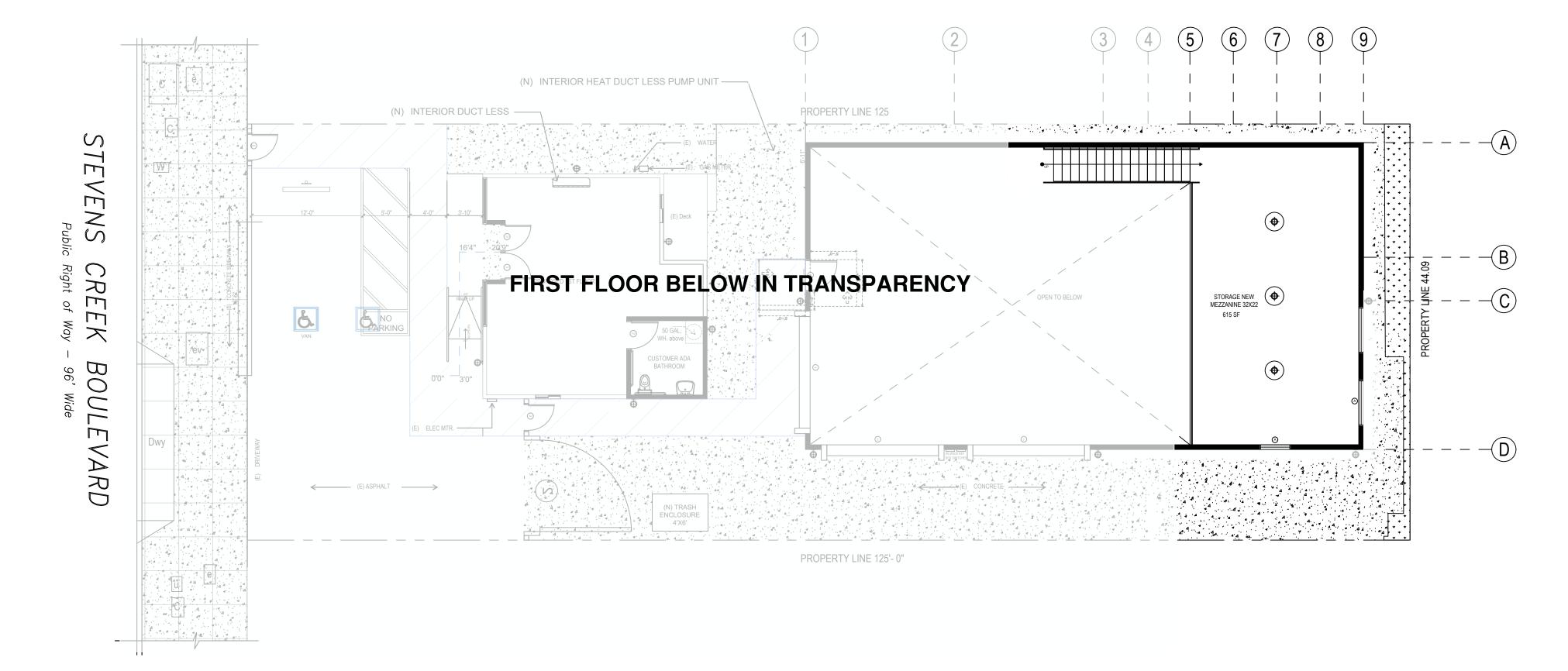
POCKET DOOR

SWING DOOR

13 DOOR SCHEDULE

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

# PROPOSED ELECTRICAL LIGHTNING PLAN- 1ST FLOOR



## **ELECTRICAL NOTE**

- 1. Edison Company approval is required for electric meter location and/or relocation prior to meter
- 2. Field inspectors to review and approve underground services prior to concrete placement. 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)) 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)



# Revision Date

26 **BIvd** 951 C Stevens San Jose

ELECTRICA MECHANIC

# **COVERAGE LEGEND**

DOWN LIGHT RECESSED LIGHT

RECEPTACLE GFCI

PUMPS UNITS

DUCT LESS A/C

SINGLE SWITCH

PENDANT LIGHT

## **LIGHT NOTES**

ALL DOWN LIGHT WILL BE MOUNTED AT A HEIGHT OF 7 FT DE DOWN LIGHTS 1 LED

# (E) PANEL CAPACITY 100 AMP

**ELECTRICAL PANEL LOADS INFORMATION** 

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

(N) BUILDING RECEPTACLES (N) BUILDING HEAT PUMP

# **FX**Luminaire.

LED Down Lights



# DE Down Light DESIGNER PLUS

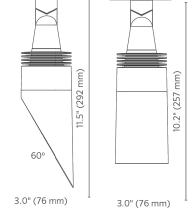
Practical directional down light in 1, 3, 6, or 9 LED. Aluminum construction. An RGBW version is also available for use with **ZDC** systems.

### Quick Facts

Die-cast aluminum Two-layer marine-grade

ProAim™ adjustability

- anodization and powder Cree<sup>®</sup> integrated LEDs
- Tamper-resistant features Color temperature filters Compatible with Luxor<sup>®</sup> technology Phase and PWM dimmable Input voltage: 10-15V



3.0" (76 mm)

# **DE** Down Light specifications

		]			
Output	1LED	3LED	6LED	9LED	ZDC
Total Lumens <sup>†</sup>	59	162	328	344	93
Input Voltage	10 to 15V	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	8.2	10.0	9.1
VA	2.4	4.5	9.7	10.7	11.0
Efficacy (Lumens/Watt)	29	41	40	34	22
Color Rendering Index (CRI)	80+	80+	80+	80+	80+
Center Beam Candlepower*					
Spot (17-20)	322	958	2,064	1,912	192
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM, Phase**	
RGBW Available	No	No	No	No	Yes
Luxor Compatibility					
Default	Zoning	Zoning	Zoning	Zoning	
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	
ZDC Option					Zoning/Dimming / Color
Minimum Rated Life (L90)	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000Hrs

\* Information not available for Flood or Wide Flood. \*\* For optimal performance, use a trailing-edge, phase-cut dimmer. † Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

### **DE** Down Light SPECIFICATIONS

FX Luminaire is an industry- Integrated module with leading manufacturer of Cree LEDs. Gold-plated landscape and architectural connectors and conformal lighting products with a coated for maximum focus on the advancement reliability and corrosion of LED technology and resistance. Proprietary digital lighting control with on-board intelligent driver zoning, dimming, and color uses firmware-controlled adjustment capabilities. We temperature regulation, offer a full spectrum of highly maximizing LED life.

efficient lighting fixtures Field upgradeable and that can be utilized to create replaceable, the LEDs elegant, cutting-edge are rated to 55,000 hrs. landscape lighting systems Maximum drive current: 1 A. for commercial or residential applications. Our products 2.0 lbs. (0.9 kg) are available exclusively via our extensive professional Optics Polycarbonate color

temperature adjustment Materials Die-cast aluminum A380 2,700K (preinstalled), housing and shroud with 3,900K (no lens), stainless steel hardware. 4,500K, and 5,200K. Die-cast zinc/aluminum Interchangeable optics for alloy knuckle.

distributions ordered pre-Socket contains assembled to fixture. Color MoistureBlock™ technology, temperature and beam preventing moisture from angle lenses field wicking up into sealed areas serviceable. For additional **Finish** 18 AWG (1 mm); SPT-1W;

220°F (105°C); 300V; 26'

(8 m) length

Power

method for SSL luminaires. Input 10-15 VAC/VDC, 50/60Hz. Remote transformer required with capacity for 1LED, (specify separately) 3LED, 6LED, 9LED, or ZDC

thickness). Beam angle is

with 60° cutoff. Straight should selection is 4" (100 mm) in length. screw with setscrew.

Die-cast zinc/aluminum alloy knuckle with ½"-14 (13 mm) NPSM threads. Compress and lock features prevent slip after installation. 9° increments adjustability over 220° of vertical adjustment.

Optional wall mount knuckle includes curved anchor bolt pattern for 60° rotational lenses included with fixture: adjustment and patented threaded studs with hex heads for ease of installation. 10°, 20°, 30°-32°, or 55-58°

Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress. color filters, spread lenses, Two-layer protection of hex baffles, etc., use MR-16 sulfuric acid anodization and and durability. hex battles, etc., use wix-10 sailout 155 miles sized accessories (MR-16: polyester TGIC powder coat, warranty 1.95" (50 mm) dia. x 1.1 mm providing superior outdoor

weathering in all conditions. calculated using LM-79 Tested to ASTM standards. Manufacturing **Ambient Operating** Temperature Die-cast aluminum housing 0°F to 140°F (-18°C to 60°C) Listings Installation Requirements Designed for installation in the downward direction

Die-cast aluminum shroud **ZD** or **ZDC** utilizes Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable

> with Luxor. Compliant per IEC 60598-1 and IEC 60598-2-7 when used with the TreeBox® ("TB-XX") or alternate mount greater than or equal to IP65, or by selecting the

Sustainability Innovation meets conservation in the design and manufacturing of our we use recycled materials while maintaining superior functionality. Our LED products provide high quality light at optimal energy efficiency, lifespan,

10-year limited warranty ISO 9001:2015 certified

#### LANDSCAPE LIGHTING

## **DE** Down Light ordering information

Fixture	Luxor Option	Output	Compliance	Mount	Shroud	Finish
DE	■ [default] Zone	■ <b>1LED</b> 59 Lumens	■ [default]  North America  (UL-listed)	■ [default] ½" (13 mm) NPSM Thread	■ [default] Angled Shroud 45°	■ <b>BZ</b> Bronze Metalic
	■ <b>ZD</b> Zone/Dim	■ 3LED 162 Lumens	■ e International (CE approved)	■ [default with "e"]  Bracket Mount	SS Straight Shroud 4" (102 mm)	■ <b>DG</b> Desert Granite
		■ <b>6LED</b> 328 Lumens		<b>■ WM</b> Wall Mount		<b>■ WI</b> Weathered Iron
		■ <b>9LED</b> 334 Lumens				■ SB Sedona Brown
	<b>ZDC</b> Zone/Dim/Color	■ [default] 93 Lumens	Specialty Light	ts		■ <b>FB</b> Black
						<b>■ WG</b> White Gloss
						FW Flat White
						AL Almond
						■ <b>SV</b> Silver

**Learn more.** Visit: fxl.com | 760.744.5240

### **DE** Down Light PHOTOMETRICS

DE 1LED Illumii	nance at a Distai	nce			DE 3LED Illumi	nance at a Dis	tanc	e	
Feet (Meters)	Center Beam		Beam	Width	Feet (Meters)	Center Beam		Bean	n Width
			Vertical 18.5°	Horizontal 18.4°				Vertical 18.3°	Horizontal 18.6°
4' (1.2 m)	20 fc (216 lx)		1' (0.4 m)	1' (0.4 m)	4' (1.2 m)	60 fc (645 lx)		1' (0.4 m)	1' (0.4 m)
8' (2.4 m)	5 fc (54 lx)	A	3' (0.8 m)	3' (0.8 m)	8' (2.4 m)	15 fc (162 lx)	A	3' (0.8 m)	3' (0.8 m)
12' (3.7 m)	2.2 fc (24 lx)		4' (1.2 m)	4' (1.2 m)	12' (3.7 m)	7 fc (72 lx)		4' (1.2 m)	4' (1.2 m)
16' (4.9 m)	1.3 fc (14 lx)		5' (1.6 m)	5' (1.6 m)	16' (4.9 m)	4 fc (40 lx)		5' (1.6 m)	5' (1.6 m)
20' (6.1 m)	0.8 fc (9 lx)		7' (2.0 m)	7' (2.0 m)	20' (6.1 m)	2.4 fc (26 lx)		7' (2.0 m)	7' (2.0 m)
DE 6LED Illumi	nance at a Dista	nce			DE 9LED Illumi	inance at a Dis	tanc	е	
Feet (Meters)	Center Beam	ı	Beam \	Width	Feet (Meters)	Center Beam		Bean	n Width
		\ \	ertical 18.3°	Horizontal 17.5°	-			Vertical 19.1°	Horizontal 18.2°

4' (1.2 m) 4' (1.2 m) 5' (1.6 m) 5' (1.6 m) 7' (2.0 m) 6' (1.9 m)

DE zoc Illumi	nance at a Dis	tanc	е	
Feet (Meters)	Center Beam	ı	Beam	n Width
			Vertical 31.7°	Horizontal 37.6°
4' (1.2 m)	11.4 fc (123 lx)		2.7' (0.8 m)	2.3' (0.7 m)
8' (2.4 m)	2.8 fc (30 lx)		5.5' (1.7 m)	4.5' (1.4 m)
12' (3.7 m)	1.3 fc (14 lx)		8.2' (2.5 m)	6.8' (2.1 m)
16' (4.9 m)	0.7 fc (8 lx)		10.9' (3.3 m)	9.1' (2.8 m)
20' (6.1 m)	0.5 fc (5 lx)		13.6' (4.2 m)	11.4' (3.5 m)

5 fc (56 lx)

DE 9LED Illuminance at a Distance						
Feet (Meters)	Center Beam		Bean	n Width		
			Vertical 19.1°	Horizontal 18.2°		
4' (1.2 m)	119 fc (1,281 lx)	A	1' (0.4 m)	1' (0.4 m)		
8' (2.4 m)	30 fc (322 lx)		3' (0.8 m)	3' (0.8 m)		
12' (3.7 m)	13 fc (143 lx)		4' (1.2 m)	4' (1.2 m)		
16' (4.9 m)	8 fc (81 lx)		5' (1.6 m)	5' (1.6 m)		
20' (6.1 m)	5 fc (52 lx)		7' (2.0 m)	6' (1.9 m)		

# LANDSCAPE LIGHTING

# **DE** Down Light ordering information

MOUNTING OPTIONS: S <sub>f</sub>	pecify Separa	itely	COUPLING OPTIONS: S	pecify Separatel	y
Mounts	Code		Couplings	Code	
■ <b>VERSABOX</b> 2.2" (57 mm) x 1.5" (39 mm)	VB-050-XX*		STRAIGHT 1.3" (32 mm) x 2.0" (51 mm)	COUP-XX*	
■ MINI J-BOX 3.5" (89 mm) x 1.3" (34 mm)	MJ-050-XX*		■ <b>90° ELBOW</b> 1.3" (32 mm) x 2.0" (51 mm)	ELBW-050-XX*	
■ <b>TREE BOX</b> 5.4" (138 mm) x 1.9" (49 mm)	TB-XX*				
■ <b>GUTTER MOUNT</b> 4.0" (102 mm) x 4.0" (102 mm)	GM-SS		T-MOUNT 3.0" (76 mm) x 2.2" (57 mm)	TMNT-050-XX*	
■ <b>WALL PLATES</b> 3.4" (85 mm) x 5.1" (129 mm)	WP-1G- 050-XX*	/· <b>②</b> •./	LENS ACCESSORIES: S	pecify Separately	/
■ WALL PLATES 5.0" (127 mm) Diameter	WP-RD- 050-XX*		Item	Code	
■ WALL MOUNT 3.5" (89 mm) x 2.0" (51 mm)	WM-XX*		■ HEX BAFFLE MR-16 Size	250015260000	
RISER OPTIONS: Specify	Separately		■ LINEAR SPREAD LENS MR-16 Size	250013550000	
Riser	Code		SOLITE SPREAD LENS MR-16 Size	250015240000	
RISER 0.8" (21 mm) Diameter	YY-R-XX*		*YY = riser height in inches (6" ir 152 mm increments between 152		
SIGN LIGHT RISER  0.8" (21 mm) Diameter w/ 45° Inward Curve	YY-R- SL-XX*		132 min increments between 132	ziiiii uliu 314 (((((), A	A – IIIISII COGE

DOWN LIGHTS SPECIFICATION

CHITEC

# | Revision | Date

FRANCISCO

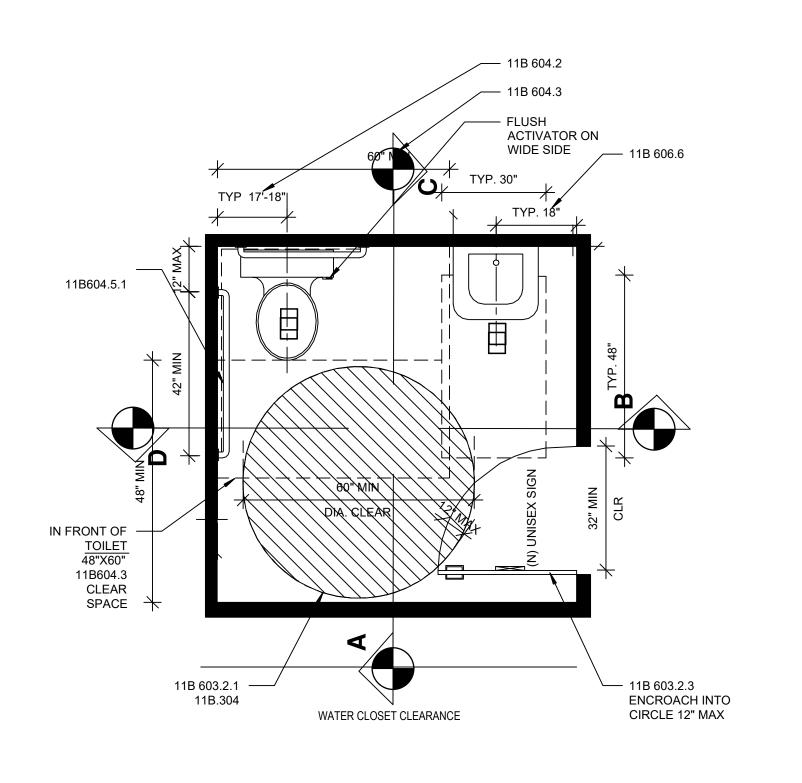
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Stevens San Jose

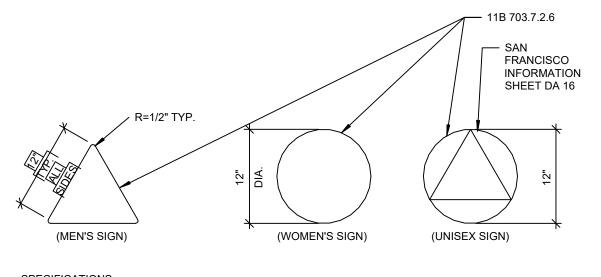
**DOWN LIGHT SPECIFICATIONS DE DOWN LIGHT 1 LED** 



CBC 11B - TOILET 1/2" = 1' 0"

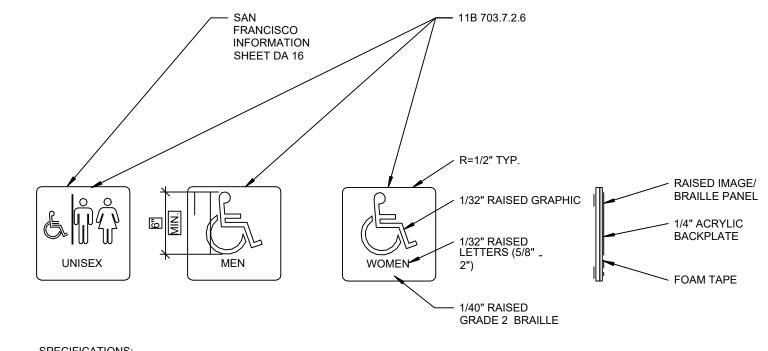
— 11B 703.7.2.6 DOOR SIGN ON WALL ADJACENT TO LATCH SIDE OF DOOR\* \_\_ 9" TO EDGE OF DOOR JAMB WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, PLACE SIGN ON NEAREST ADJACENT WALL

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.



**BLANK WALL** 

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

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.

FRANCISCO MATOS C-34078

# Revision Date

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Blvd 95126 Creek e, CA. 9

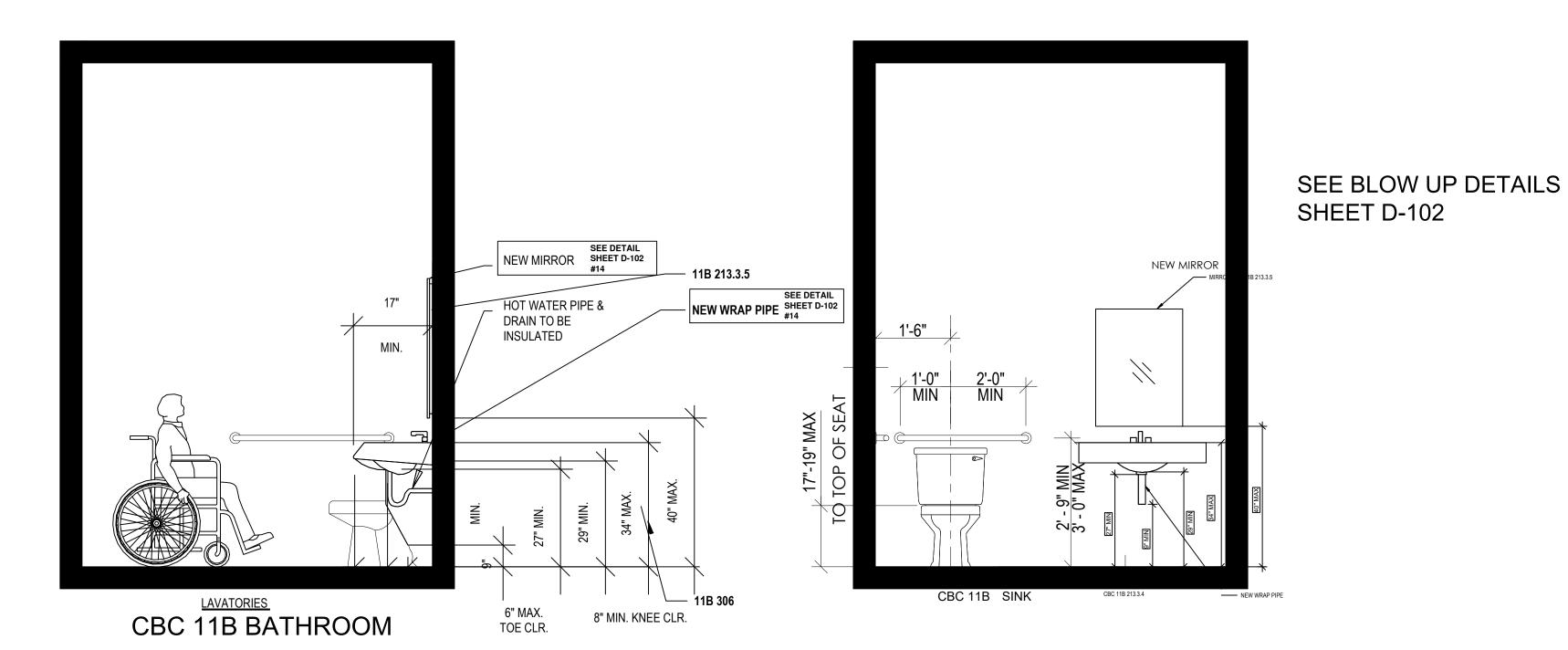
Stevens San Jose PROJECT:

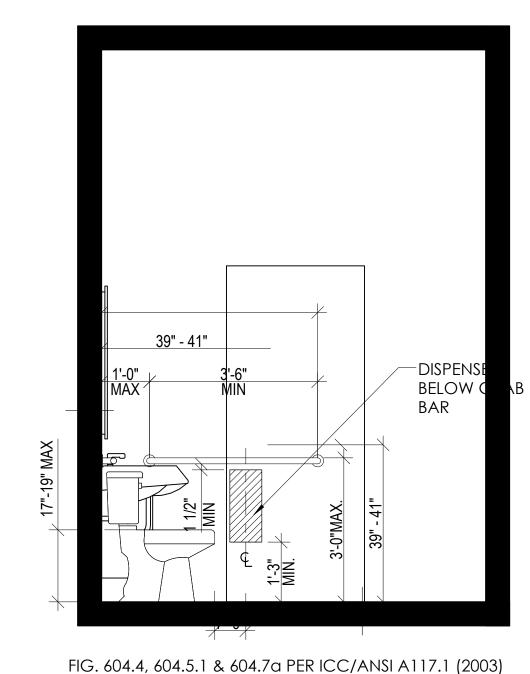
**BATHROOM** ADA

A-109

18 EXISTING & PROPOSED PLAN BATHROOM (ADA CODES) (ADA CODES)

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







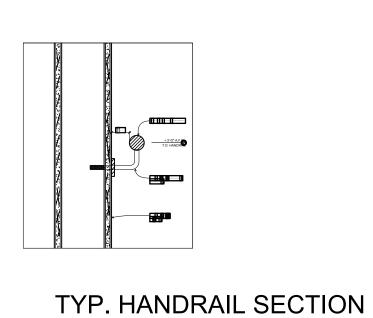








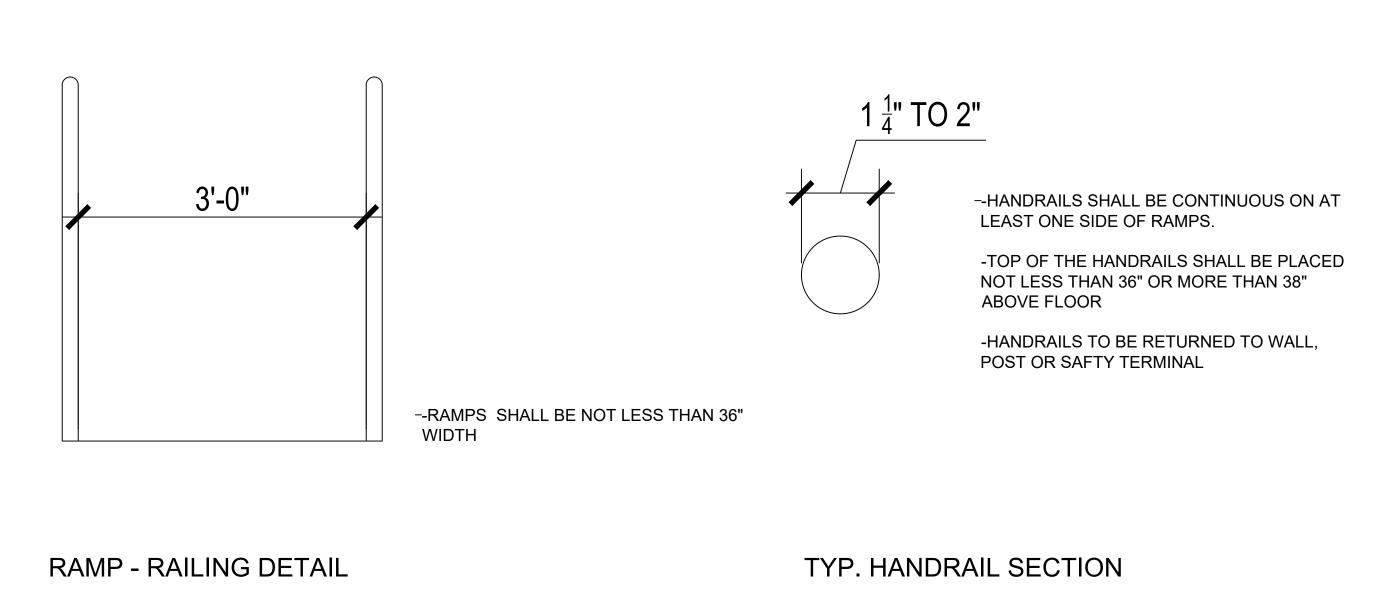
STAIRS - GUARD & HANDRAIL DETAIL

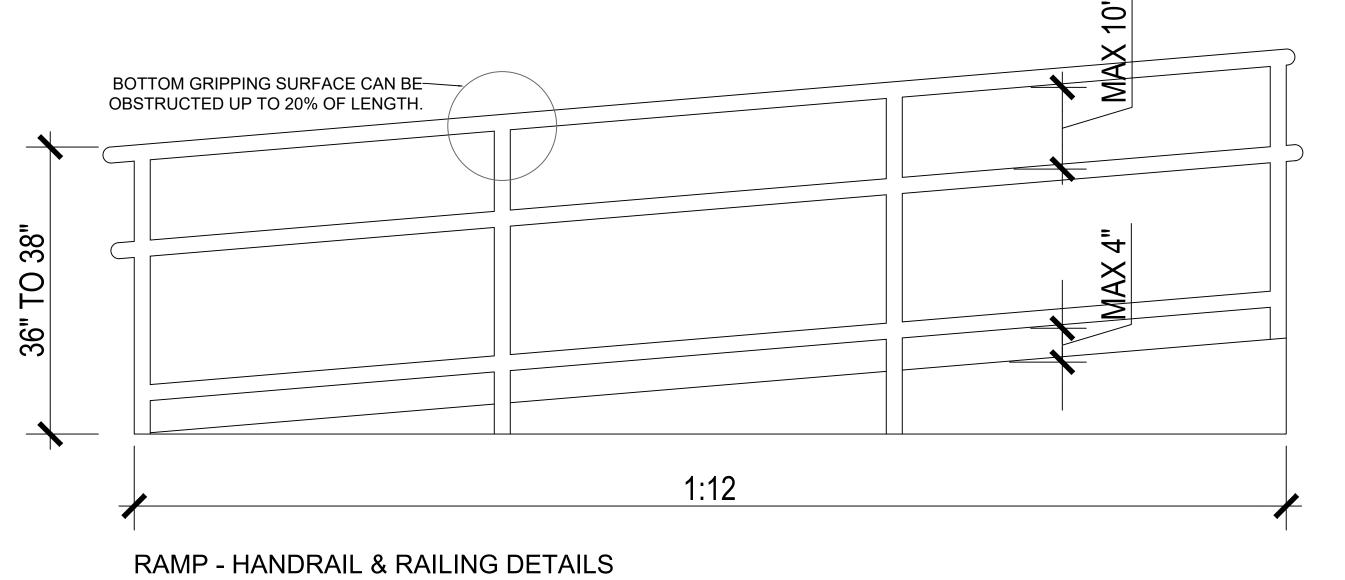


- STRINGER

STAIRS - TYPICAL STAIR DETAIL

# 21 STAIR & GUARDRAILS DETAILS SCALE: NS





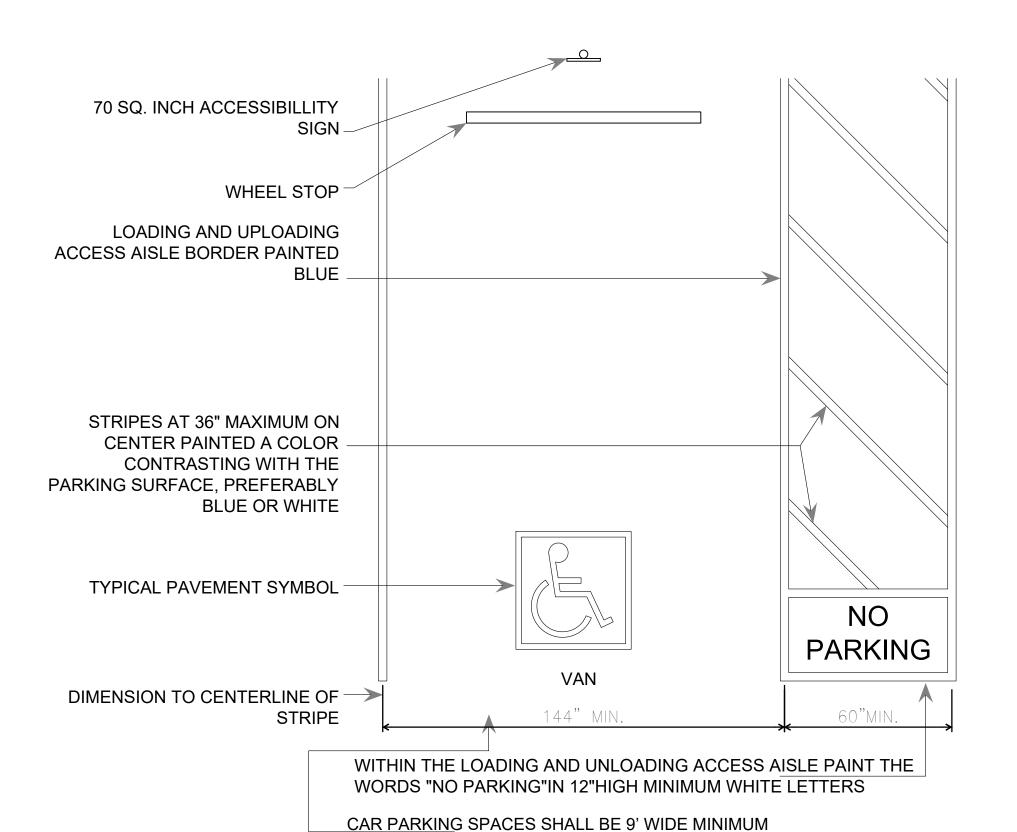
21.3 RAMP RAILINGS DETAILS
SCALE: NS

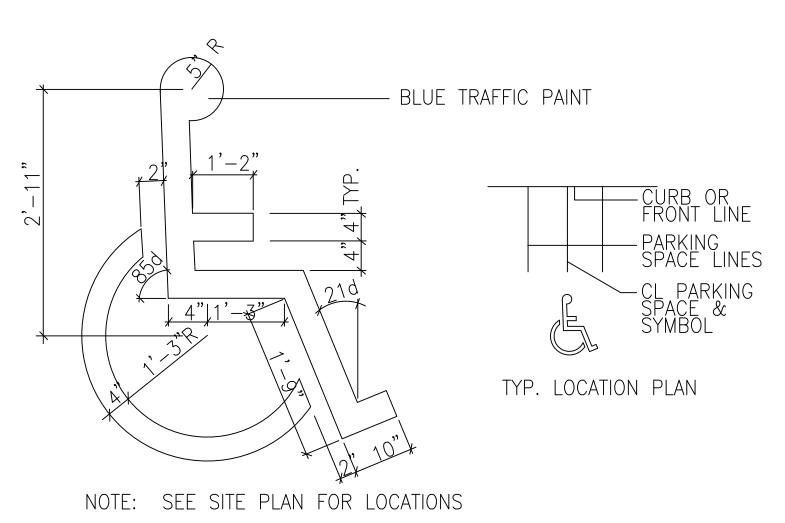
A-110

GUARDRAILS

Blvd 95126 Stevens San Jose **DETAILS** 

# Revision Date





# **ACCESSIBLE NOTES**

When the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning complying with Sections 11B-705.1.1 and 11B-705.1.2.5. CBC Section 11B-247.1.2.5. Coordinate with Grading Plan indicating where the sidewalk is flush with the driveway and where there is a curb.

Operable parts of door hardware shall be 34 inches minimum and 44 inches maximum above the finish floor. [CBC §11B-404.2.7]

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. [CBC §11B-309.4]

The force for opening doors shall be 5 pounds maximum. [CBC §11B-404.2.9]

The door hardware will be lever-type, panic bars, push-pull activating bars, etc. CBC Section 11B-404.2.7.

Swinging doors and gate surfaces within 10" of the finish floor measured vertically shall have a smooth surface on the push side extending the full width of the door or gate per Section 11B-404.2.10

FRANCISCO MATOS

C-34078

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Revisions

**ARCHITECTS** 

SF

reek Blvd CA. 95126

Stevens Creek Bly

SCESIBILITY DETAILS

UNAUTHORIZED VEHICLES
PARKED IN DESIGNATED
ACCESSIBLE SPACES NOT
DISPLAYING DISTINGUISHING
PLACARDS OR SPECIAL
LICENSE PLATES ISSUED
FOR PERSONS WITH
DISABILITIES WILL BE TOWED
AWAY AT THE OWNER'S
EXPENSE. TOWED VEHICLES
MAY BE RECLAIMED AT THE
SAN JOAQUIN COUNTY
SHERIFF'S DEPARTMENT OR
BY TELEPHONING (209) 468-4400

SIGN SHALL BE POSTED EITHER; 1)
IN A CONSPICUOUS PLACE AT
EACH ENTRANCE TO AN
OFF-STREET PARKING FACILITY OR
2) IMMEDIATELY ADJACENT TO
ON-SITE ACCESSIBLE PARKING
AND VISIBLE FROM EACH PARKING

17 INCHES (MIN) WIDE BY 22 INCHES

(MIN) HIGH

LETTERS WITH A

MINIMUM HEIGHT

21.7 ACCESSIBLE PARKING SIGN DETAILS

SIGN AREA:

INTERNATIONAL

SYMBOL OF

**ACCESSIBILITY** 

"FINE" SIGN AT

EACH ACCESSIBLE

PARKING STALL

80" MIN. IF LOCATED

WITHIN A
CIRCULATION
PATH OTHERWISE 60"

**PARKING** 

ONLY

**ACCESSIBLE** 

MINIMUM

FINE\$250

21.5 ACCESSIBLE PARKING DETAILS

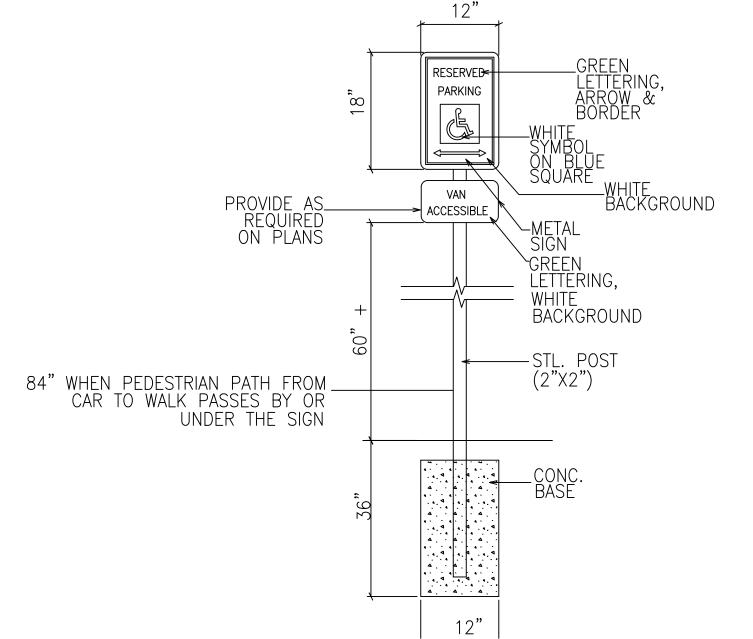
**PARKING** 

ONLY

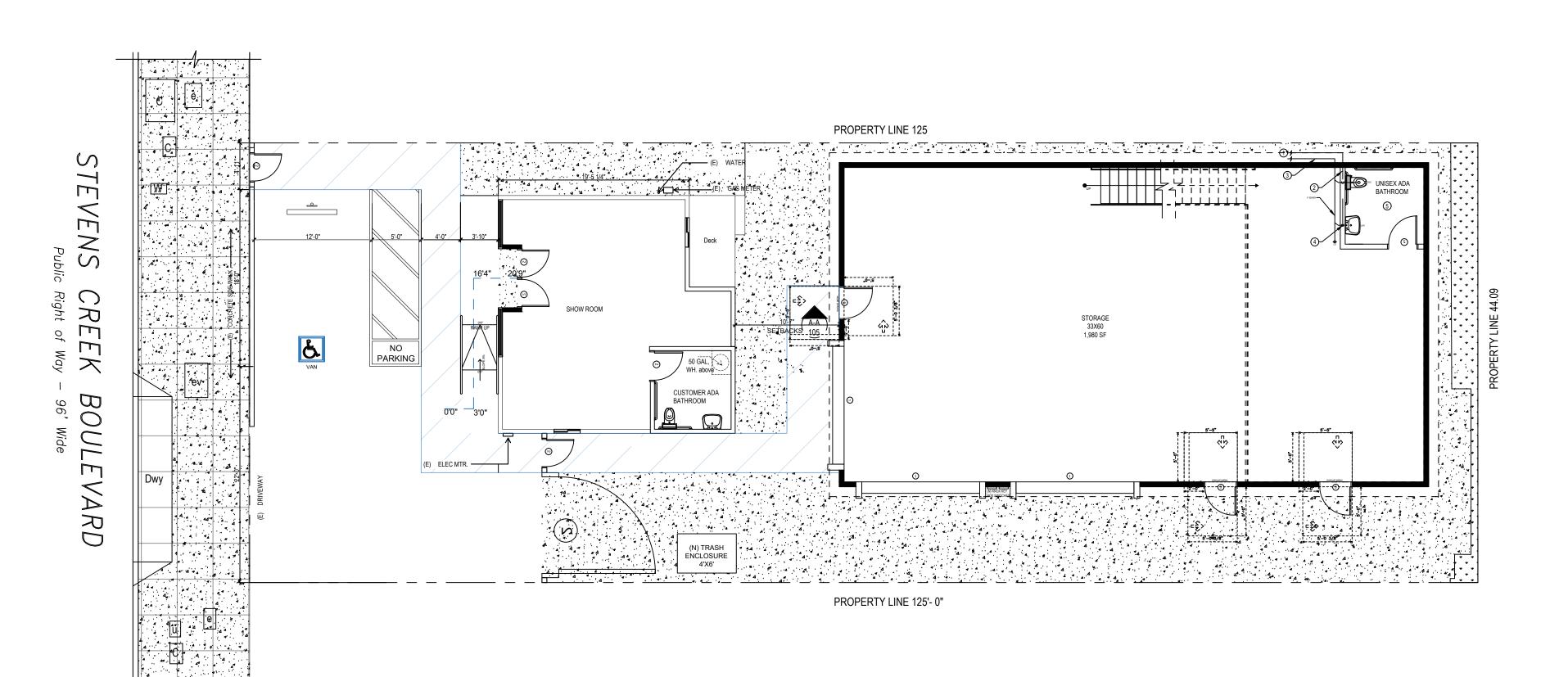
MINIMUM

FINE\$250

21.9 ACCESSIBLE TOW SIGN DETAILS



A-110.5



Blvd 95126 Creek e, CA. 9 Stevens San Jose

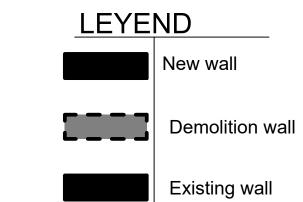
# Revision Date

FRANCISCO MATOS

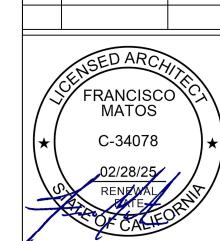
PROPOSED PLUMBING PLANS

**A-111** 

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



Stevens San Jose



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NRCC-PRF-E	V 10 10 10 10
(Page 6 of 17)	
Compliance Margin (SOURCE) <sup>1</sup>	
11.26	
0.02	
-0.77	
0	
0	
0	
0.5	
11.01 (63.2%)	
11.01 (63.2%)	
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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 2 of 17)

⋈ Not Included

Battery (see Table F)

NRCC-PRF-E		CERTIFICATE OF COMPLIANCE	E - NONRESID	ENTIAL PERFORM	MANCE COMPLIANCE METH	HOD	9		NRCC-PRF-E
(Page 1 of 17)		Nonresidential Performance	residential Performance Compliance Method (Page 2 of 17)						
2023-07-14									
	<u>y</u>	B. PROJECT SUMMARY							
		Table B shows which building of permit application.	components a	re included in the	performance calculation. Ij	find	icated as not inc	luded, the project must show compliance prescri	ptively if within the
		В	uilding Comp	onents Complyin	g via Performance			Building Components Complying Pre	scriptively
		Envelope (See Table G)	Nonres	Performance	Solar Thermal Water		Performance	The following building components are ONLY eligible for and should be documented on the NRCC form listed if w	
		Envelope (see Table G)	MultiFam	Not Included	Heating (See Table I3)	$\boxtimes$	Not Included	permit application (i.e. compliance will not be shown	
		Machanical /Soc Table II	Nonres	Performance	Covered Process:		Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
		Mechanical (See Table H)	MultiFam	Not Included	Commercial Kitchens (see Table J)	×	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		Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
		lable i)	MultiFam	Not Included	Table J)	Ø	Not Included	Building Components Complying with Man	datory Measures
		Lighting (Indoor Conditioned, see Table K)	Nonres	Performance	Photovoltaics (see Table F)		Performance	Electrical power systems, commissioning, solar escalator requirements are mandatory and sho on the NRCC form listed if applicable (i.e. com shown on the NRCC-PRF-E.)	uld be documented pliance will not be
		56	MultiFam	Not Included	<i>"</i>	⋈	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

N	
1	

	2.0	
)	EnergyPro 9.1	
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	0	
	0	
	Natural gas	
	1	

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220601

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Title 24 Analysis

Nonresidential

New complete scope

San Jose

2265 Stevens Creek Blvd

tevens Creek Blvd New Build

Nonresidential Performance Compliance Method

Total Conditioned Floor Area in 2520

Total Unconditioned Floor

Nonresidential Conditioned

Residential Conditioned Floor

Project Name:

A. General Information

1 Project Name

3 Project Location

2 Run Title

6 Zip code

8 Climate Zone

10 Building Type(s)

12 Project Scope

Scope (ft<sup>2</sup>)

Area (ft<sup>2</sup>)

Floor Area

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000	Report Generated: 2023
Schema Version: rev 20220601	Compliance ID: EnergyPro-6

NRCC-SAB-E is

required

Solar and Battery 110.10

Report Generated: 2023-07-14 07:35:20	
Compliance ID: EnergyPro-6249-0723-0186	

CA Building Energy Efficiency Standards - 2022 Nonresidential Complian

**Energy Component** 

Nonresidential Performance Compliance Method

Space Heating

Space Cooling

Indoor Fans

Heat Rejection

Indoor Lighting

Photovoltaics

TOTAL COMPLIANCE

Batteries

Flexibility

Domestic Hot Water

EFFICIENCY COMPLIANCE TOTAL

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft²/yr)

<sup>1</sup> Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

<sup>2</sup> Compliance Totals include efficiency, photovoltaics and batteries

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

<sup>1</sup> Efficiency measures include improvements like a better building envelope and more efficient equipment

Nonresidential Performance Compliance Method

C1. COMPLIANCE SUMMARY

Standard Design

Proposed Design

Compliance Margins

ance Report Version: 2022.0.000 Schema Version: rev 20220601

COMPLIES<sup>2</sup>

Standard Design (SOURCE)

14.96

0.24

0.75

0.34

1.13

17.42

17.42

COMPLIES<sup>3</sup>

Efficiency<sup>1</sup> (kBtu/ft<sup>2</sup> - yr)

84.82

67.04

17.78

<sup>3</sup> Building complies when efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

Time Dependent Valuaton (TDV)

Total<sup>2</sup> (kBtu/ft<sup>2</sup> - yr)

84.82

67.04

17.78

Proposed Design (SOURCE)

3.7

0.22

1.52

0.34

0.63

Report Generated: 2023-0 Compliance ID: EnergyPro-624

NRCC-PRF-E

(Page 3 of 17)

Source Energy Use

Total<sup>2</sup> (kBtu/ft<sup>2</sup> - yr)

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 4 of 17)

Stevens Creek Blvd New Build Date Prepared:

7 Compliance Software (version) EnergyPro 9.1

5 Standards Version

11 Weather File

17 Fuel Type

9 Building Orientation (deg)

13 Number of Dwelling Units

15 Total # of hotel/motel rooms

Total # of Stories (Habitable Above Grade)

COMPLIES <sup>2</sup>			
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)
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%)

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 COMPONENTS <sup>1</sup>	
C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS	·

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) <sup>1</sup>
Receptacle	11.34	11.34	
Process			575.
Other Ltg			573.
Process Motors	0.00		575
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	96.16	78.38	17.78 (18.5%)

Schema Version: rev 20220601

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Compliance ID: EnergyPro-6249-0723-0186	382

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

e	Report Version: 2022.0.000
	Schema Version: rev 20220601

## H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13
Nama or Itam Tag	Otre	Design OA		Supply Fan			Return / Relief Fan					
Name or Item Tag Qty	y CFM	CFM	Power	Power Units	Control	Fan Type	CFM	Power	Power Units	Control	- Status <sup>1</sup>	
System 1	1	297	800	0.2	ВНР	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
System 2	1	81	800	0.2	ВНР	Constant Vol	N/A	N/A	N/A	N/A	N/A	N

#### <sup>1</sup> Status: N - New, A - Altered, E - Existing

19. NONRESIDENTIAL /	COMMON USE AREA & HOTEL/N	MOTEL VENTILATION				
01	02	03	04	05	06	07
Zone Name	, , , , , , , , , , , , , , , , , , ,	Mechanica		Conditioned Area (sf)	DCV or Occupant Sensor	
Zone Name	Ventilation Function	# of People	Supply OA CFM	Exhaust CFM	Conditioned Area (SI)	Controls, or Both
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
			Rated Capacity (kBtuh)		Airflow (cfm) Fan						
System ID	System Type	Qty	Heating	Cooling	Design	MIn.	Min. Ratio	Power	Power Units	Cycles	VSD
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	

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000 Schema Version: rev 20220601

Report Generated: 2023-07-14 07:35:20 Compliance ID: EnergyPro-6249-0723-0186

(Page 16 of 17)

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

Nonresidential Performance Compliance Method

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE elections 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). Form/Title **Building Component** 

Envelope NRCA-ENV-02-F - NRFC label verification for fenestration NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls. Indoor Lighting 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 Mechanical MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap NRCA-MCH-03-A - Constant Volume Single Zone HVAC

#### N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Mechanical

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

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000 Schema Version: rev 20220601

Report Generated: 2023-07-14 07:35:20 Compliance ID: EnergyPro-6249-0723-0186

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

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

Nonresidential Performance Compliance Method

01	02	03	04	05	06
		Installed Lighting Power	Lighting Control Credits	Additional (Cus	tom) Allowance
Occupancy Type <sup>1</sup>	Conditioned Floor Area <sup>2</sup> (ft <sup>2</sup> )	(Watts)	(Watts)	Area Category Footnotes (Watts)	Area Category Footnote (Watts)
Commercial Industrial Warehouse	2520	560	0	0	0
Building Totals:	2520	560	0	0	0

#### <sup>2</sup>See NRCC-LTI--E for unconditioned spaces

<sup>3</sup>Lighting information for existing spaces modeled is not included in this table

#### **K2. INDOOR CONDITIONED LIGHTING SCHEDULE**

s all permanent installed lighting in	conditioned space, and porta	ble lighting over 0.3 w/ft <sup>2</sup> in office	es)				
02	03	04	05	06			
Complete Luminaire	Installed Watts (Conditioned)						
fluorescent troffer, F32T8, one dimmable electronic ballast)	Watts per luminaire	How is Wattage determined	Total Number of Luminaires	Installed Watts			
LED Fixture	40	According to	14	560			
	Complete Luminaire Description (i.e. 3-lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Complete Luminaire Description (i.e. 3-lamp fluorescent troffer, F32T8, one dimmable electronic ballast)  O3  Watts per luminaire	Complete Luminaire Description (i.e. 3-lamp fluorescent troffer, F32T8, one dimmable electronic ballast)  O3  O4  Installed Watts  Watts per luminaire How is Wattage determined	Complete Luminaire Description (i.e. 3-lamp fluorescent troffer, F32T8, one dimmable electronic ballast)  Installed Watts (Conditioned)  How is Wattage determined Total Number of Luminaires			

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000 Schema Version: rev 20220601

Report Generated: 2023-07-14 07:35:20 Compliance ID: EnergyPro-6249-0723-0186

NRCC-PRF-E

(Page 14 of 17)

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

(Page 17 of 17) Nonresidential Performance Compliance Method

#### **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)
- 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.

occupancy, and I will take the necessary steps to accomplish these requi	ements.				
Responsible Designer Name:	Responsible Designer Signature:				
Company: Architects SF					
Address: PO Box 426993	Date Signed:				
City/State/Zip: San Francisco, CA 94142	License #:				
Phone: 415-519-4954	Title: Scope:				

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000 Schema Version: rev 20220601

Report Generated: 2023-07-14 07:35:20 Compliance ID: EnergyPro-6249-0723-0186 CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E Nonresidential Performance Compliance Method (Page 15 of 17)

#### K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS

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 Cred (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

#### 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

#### See NRCC-LTI-E for mandatory controls

#### I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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)					

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

Lighting Control Credits (Conditioned) Total (Watts)

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Non-Regulated Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE) <sup>1</sup>			
Receptacle	0.74	0.74				
Process						
Other Ltg						
Process Motors		:000				
TOTAL ( TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	18.16	7.15	11.01 (60.6%)			
<sup>1</sup> Notes: This table is not used for Energy Code Compliance.		•				

#### C6. 'ABOVE CODE' QUALIFICATIONS

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

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Compliance ID: EnergyPro-6249-0723-0186

NRCC-PRF-E (Page 8 of 17)

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	i			
Space Cooling	0.7	0.6	0.1	:	S ====			
Indoor Fans	1.2	1.6	-0.4	:	S ====			
Heat Rejection			( <del>Nex</del> )	:	S ====			
Pumps & Misc.			( <del>***</del>	:	Ç <del></del>			
Domestic Hot Water	0.3	0.3	0	:	Ç.			
Indoor Lighting	1.7	0.9	0.8	:	Ç <del>ese</del>			
Flexibility			( <del>***</del>	:	Ç mane			
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	242	₹ <u>₽₽₽</u>			
Process		222	17 <u>4727</u> 9	212	71 <u>000</u>	2121		
Other Ltg	222	222	1,6220	717	7222	442		
Process Motors	Let		1220	222	V222	442		
ENERGY USE TOTAL	5.2	7.3	-2.1	40.5	0	40.5		

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Nonresidential Performance Compliance Method (Page 9 of 17)

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft²/yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage	
GROSS EUI <sup>1</sup>	23.11	9.88	13.23	57.25	
NET EUI <sup>1</sup>	23.11	9.88	13.23	57.25	

<sup>1</sup> 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.

Schema Version: rev 20220601

Report Generated: 2023-07-14 07:35:20

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000 Schema Version: rev 20220601

Report Generated: 2023-07-14 07:35:20 Compliance ID: EnergyPro-6249-0723-0186

NRCC-PRF-E

(Page 11 of 17)

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000 Schema Version: rev 20220601

Report Generated: 2023-07-14 07:35:20 Compliance ID: EnergyPro-6249-0723-0186

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E Nonresidential Performance Compliance Method (Page 10 of 17)

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04	
Opaque Surfaces & Orientation	Total Gross Surface Area (ft <sup>2</sup> )	Total Fenestration Area (ft <sup>2</sup> )	Window to Wall Ratio (%)	
North-Facing <sup>1</sup>	660	60	9.09	
East-Facing <sup>2</sup>	1200	15	1.25	
South-Facing <sup>3</sup>	660	0	0	
West-Facing <sup>4</sup>	1200	0	0	
Total	3720	75	2.02	
Roof	1820	0	0	

<sup>1</sup>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), <sup>2</sup>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), <sup>3</sup>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), <sup>4</sup>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)
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	, , , , , , , , , , , , , , , , , , , ,				
01	02	03	04	05	06
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

G4. NONRESIDENTIAL AIR BARRIER	
01	02
Building Story Name	Air Barrier
Com-Floor 1	No air barrier
Com-Floor 2	No air barrier

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Schema Version: rev 20220601

Report Generated: 2023-07-14 07:35:20 Compliance ID: EnergyPro-6249-0723-0186 CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Nonresidential Performance Compliance Method

01	02	03	04	05	0	6	07	08	09	10
Surface Name	Construction	A (642)	Framing	Cavity	Continuo	us R-Value	Units	Value	Description of Assembly Layers	Caracia
Surface Name	Туре	Area (ft²)	Туре	R-Value	Interior Exterior	Onits	value	Description of Assembly Layers	Status <sup>1</sup>	
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

ıs: N -	New, A	- Altered,	E - Existing	

01	02	03	04
Assembly Name	Area (ft²)	Overall U-factor	Status <sup>1</sup>
Metal Door9	495.9	0.7	N

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Schema Version: rev 20220601

Report Generated: 2023-07-14 07:35:20 Compliance ID: EnergyPro-6249-0723-0186 CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Nonresidential Performance Compliance Method

(Page 12 of 17)

NRCC-PRF-E

NRCC-PRF-E

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06	07	08	09
Fenestration Assembly Name	Fenestration Type/ Product Type / Frame Type	Certification Method <sup>1</sup>	Assembly Method	Area (ft²)	Overall U-factor	Overall SHGC	Overall VT	Status <sup>2</sup>
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. <sup>2</sup> Status: N - New, A - Altered, E - Existing

01	02	03	04	05	06	07	08	09	10	11	12
				Hea	ting		α).	Cooling			
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Type (if Status <sup>1</sup>
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

<sup>1</sup> Status: N - New, A - Altered, E - Existing

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000 Schema Version: rev 20220601

Report Generated: 2023-07-14 07:35:20 Compliance ID: EnergyPro-6249-0723-0186

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## 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 BECHANICAL 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
- 11. ALL SEWER AND VENT PIPING SHALL SLOPE AT 2%.

REQUIREMENTS SHALL BE COORDINATED IN THE FIELD.

- 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.
- FURNITURE REQUIRED TO BE ATTACHED IN ACCORDANCE WITH PART 2, TITLE 24, C.C.R.
   TEMPORARY OR MOBILE FQUIPMENT.
- 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
- 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
- 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. <u>GENERAL PROVISIONS</u> THE GENERAL CONDITIONS, SUPPLEMENTS AND AMENDMENTS SHALL GOVERN THIS DIVISION OF THE SPECIFICATIONS.
- 2. <u>PROJECT REQUIREMENTS</u> 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.
- 8. <u>INTENT</u> 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 REFORE 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.
- 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.
- . <u>PERMITS</u> 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.
- P. <u>RESPONSIBILITY</u> 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. <u>WORKMANSHIP</u> 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. <u>DRAWING AND MEASUREMENTS</u> 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. <u>RECORD DRAWINGS</u> 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  $\frac{1}{2}$  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
- 22. CLEAN UP MAKE GOOD AND CLEAN ALL AREAS DISRUPTED BY THIS WORK.
- 23. ARRANGEMENT AND ALIGNM,ENT OF PIPING:

B. OSHA REGULATIONS

- 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
- 24. <u>JOINTS:</u>
- 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

# PLUMBING LEGEND

		LOWIDING ELOCIND
SYMBOL	ABBREVIATION	DESCRIPTION
•	POC/POD	POINT OF CONNECTION / POINT OF DISCONNECTION
s	S	SANITARY OR WASTE PIPING
	V	SANITARY VENT PIPING
	CW	DOMESTIC COLD WATER PIPING
	HW	DOMESTIC HOT WATER
	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
<del>_</del>		PIPE UP
(l)	-	PIPE BRANCH - TOP CONNECTION
Ĭ		PIPE BRANCH - BOTTOM CONNECTION
		PIPE BRANCH - SIDE CONNECTION
		PIPE CAP
		DIRECTION OF FLOW
		PIPE SLOPE & DIRECTION OF FALL
P		THERMOMETER
P,	WHA	WATER HAMMER ARRESTOR
<u></u>	WCO	PIPE BREAK
———————————————————————————————————————	WCO	WALL CLEANOUT PIPE CONTINUATION
<del></del>	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
오_		PRESSURE GUAGE
	AFF	ABOVE FINISHED FLOOR
	AFG	ABOVE FINISHED GRADE ARCHITECT OR ARCHITECTURAL
	ARCH B/C	BELOW COUNTER
	B/G	BELOW COONTER  BELOW GRADE
	B/S	BELOW SLAB
	C.I.	CAST IRON
	DF	DRINKING FOUNTAIN
	DWG/DWGS	DRAWING/DRAWINGS
	DN	DOWN
	EA	EACH
	ELECT	ELECTRICAL
	*F	ELEVATION 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 HB	GALVANIZED (+18")
	HD	HEAD
	IPS	IRON PIPE SIZE
	I.E.	INVERT ELEVATION
	MAX	MAXIMUM
	MECH	MECHANICAL
	MIN	MINIMUM
	MS	MOP SINK / SERVICE SINK
	MTD	MOUNTED NOT TO SCALE
	NTS 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 VENT TUBE POOF
	VTR W.C	VENT THRU ROOF WATER COLUMN
-	W.C.	WATER COLUMN
		EQUIPMENT TYPE
<b>EQUIPMENT</b>	IDENTIFICATION	N SYMBOL
		EQUIPMENT IDENTIFIER

# Revision Date

# Revision Date

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Stevens Creek Blvd San Jose, CA. 9512

PLUMBING GENERA
NOTES

26 PLUMBING GENERAL NOTE

P-1

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

PRESSURE CALCULATION	IS		
			(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
			=
-			2 <del></del>
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
·			

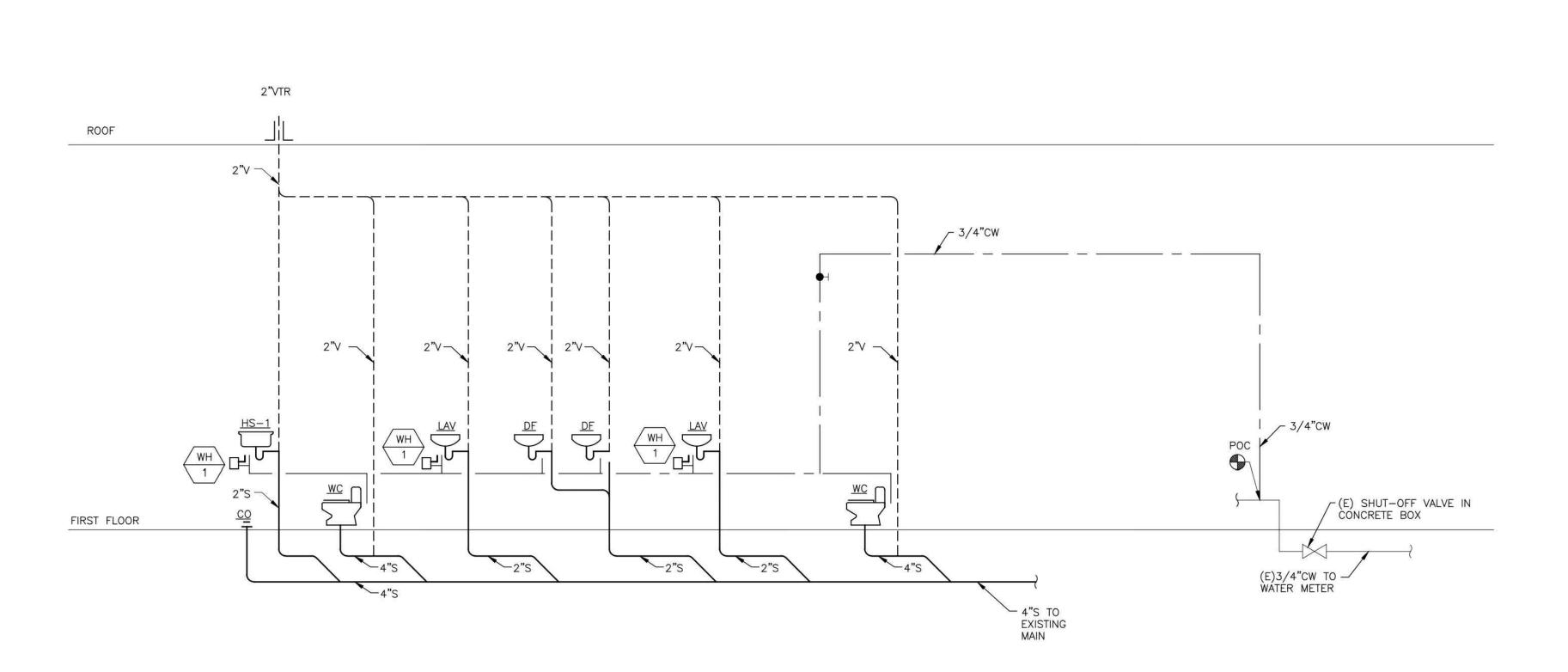
	CW PIPE SIZING TABLE					
SIZE	<u>GPM</u>	FLUSH TANK FIXTURE UNITS	FLUSH VALVE FIXTURE UNITS	VELOCITY		
1"	3.1	3	i i	4.3		
3" 4	8.4	10.0	E.	5.7		
1"	17.0	24.0	1	6.8		
1‡"	29.0	51.0	12	8.0		
1 <mark>2</mark> "	41.0	90.0	30	8.0		
2"	72.0	236.0	116	8.0		

HW PIPE SIZING TABLE						
<u>SIZE</u>	<u>GPM</u>	FLUSH TANK FIXTURE UNITS	FLUSH VALVE FIXTURE UNITS	VELOCITY		
1"	3.1	3	=	4.4		
3" 4	7.2	8.0	-	5.0		
1"	13.0 18.0		=	5.0		

	FIXTURE SCHEDULE						
ITEM	WASTE	TRAP	VENT	CW	HW	DESCRIPTION	
<u>wc</u>	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.	
ВАТН	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.	
<u>SK</u>	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-235 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.	
<u>TP</u>	-	-	-	1/2"	-	TRAP PRIMER: 'PRECISION PLUMBING PRODUCTS' MODEL PR-500.	
<u>WHA</u>	_	-	_		_	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'
WATER	BELOW GRADE	ASTM B88 TYPE "K" HARD DRAWN COPPER, FACTORY INSULATED, WITH WROUGHT COPPER FITTINGS.	1/32" PER 1'
OFWER AND WENT	ABOVE GRADE	ASTM A74 SERVICE WEIGHT CAST IRON, ALL FITTINGS SHALL BE AS PER CPC.	1/4" PER 1'
SEWER AND VENT	BELOW GRADE	ABS SCHEDULE 40 (CONFORM TO ASTMD 2321-2000), ALL FITTINGS SHALL BE AS PER CPC.	1/4" PER 1'
	ABOVE GRADE	SCHEDULE 40 GALVANIZED STEEL "BLACK" PIPE. ALL FITTINGS SHALL BE AS PER CFC.	1/4" PER 15'
NATURAL GAS	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.



DOMESTIC WATER AND SANITARY RISER DIAGRAM

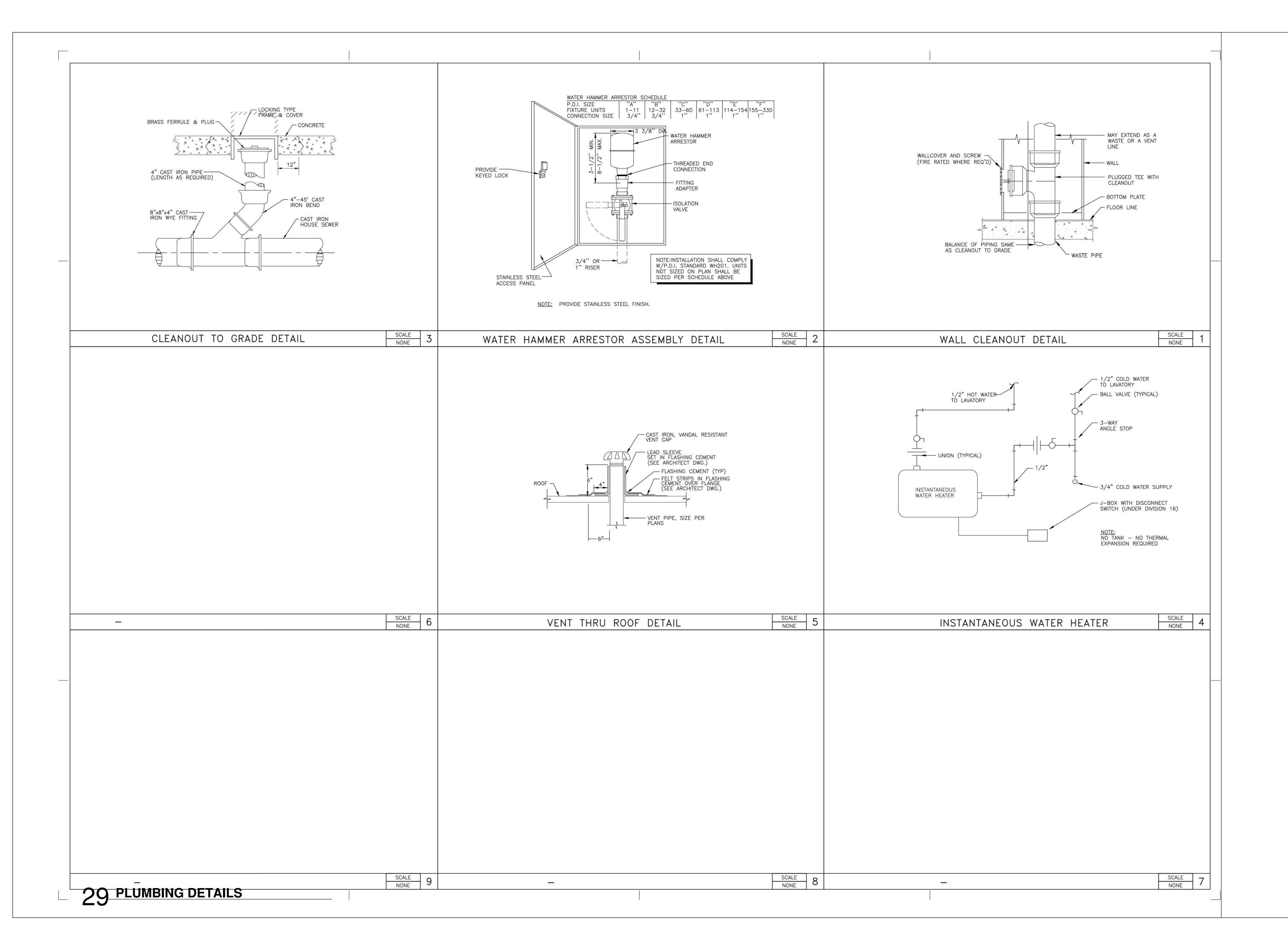
NOT TO SCALE

P-3

Blvd 95126

# Revision Date

DRAWING TITLE:
PLUMBING DIAGRAM



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Stevens San Jose

DRAWING TITLE:
PLUMBING DETAILS P-4

#### **GENERAL NOTES:**

- 1. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "CITY OF SAN JOSE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION AND SUPPLEMENTS.
- 2. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL SOIL REPORT.
- 3. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY PROVIDED BY OTHERS.
- 4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- 5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- 6. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- 7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- 8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- 9. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- 10. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- 11. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
- 12. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- 13. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- 14. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
- 15. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
- 16. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 17. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- 18. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
- 19. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- 20. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.
- 21. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- 22. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- 23. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- 24. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- 25. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

**LEGEND:** 

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#### <u>PROPOSED</u>

1ST FLOOR BLDG OUTLINE.



LEVEL LANDING AND FIRST FLOOR DOORWAY. SEE LEVEL LANDING AND THRESHOLD NOTES BELOW.

CLEANOUT

SANITARY SEWER PIPE

WATER METER BOX. TO BE CONSTRUCTED BY UTILITY COMPANY.

CONCRETE SIDEWALK PER CITY STANDARD DETAILS AND

SPECIFICATIONS.

ASPHALT PER CITY STANDARD DETAILS AND SPECIFICATIONS.

SAWCUT LINE

DOMESTIC WATER LINE

STORM DRAIN LINE
FIRE WATER LINE

GAS LINE

ELECTRICAL LINE

PROPERTY LINE

LIMIT LINE OF WORK

CONCRETE/ASPHALT PAVEMENT AND BASE REMOVAL

PROPOSED SURFACE FLOW DIRECTION

SLOPE AND DIRECTION

SANITARY SEWER CLEANOUT

METER BOX. TYPICALLY INSTALLED BY UTILITY COMPANY.

#### **ABBREVIATIONS:**

BW BACK OF WALK
EX EXISTING
FF FINISHED FLOOR
FL FLOW LINE
FM FORCE MAIN

HDPE HIGH DENSITY POLY ETHYLENE
INV INVERT
PL PROPERTY LINE

FINISHED SURFACE

SDR STANDARD DIMENSION RATIO SD STORM DRAIN

SS SANITARY SEWER
SSCO SANITARY SEWER CLEAN OUT

TC TOP OF CURB W WATER

# SHEET INDEX:

CIVIL DRAWINGS

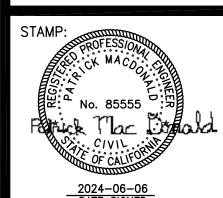
FS

CO.1 CIVIL COVER PLAN
CO.2 EROSION CONTROL AND DEMOLITION PLAN

C1.0 GRADING PLAN C2.0 UTILITY PLAN BEER GARDEN
2265 STEVENS CREEK BLV
SAN JOSE, CALIFORNIA

CONSULTANT:

CIVIL ENGINEER: PATRICK MACDONALD 2532 SANTA CLARA AVE #151 ALAMEDA, CALIFORNIA 94501 (P) 510-282-5281 (E) sfcivil@yahoo.com

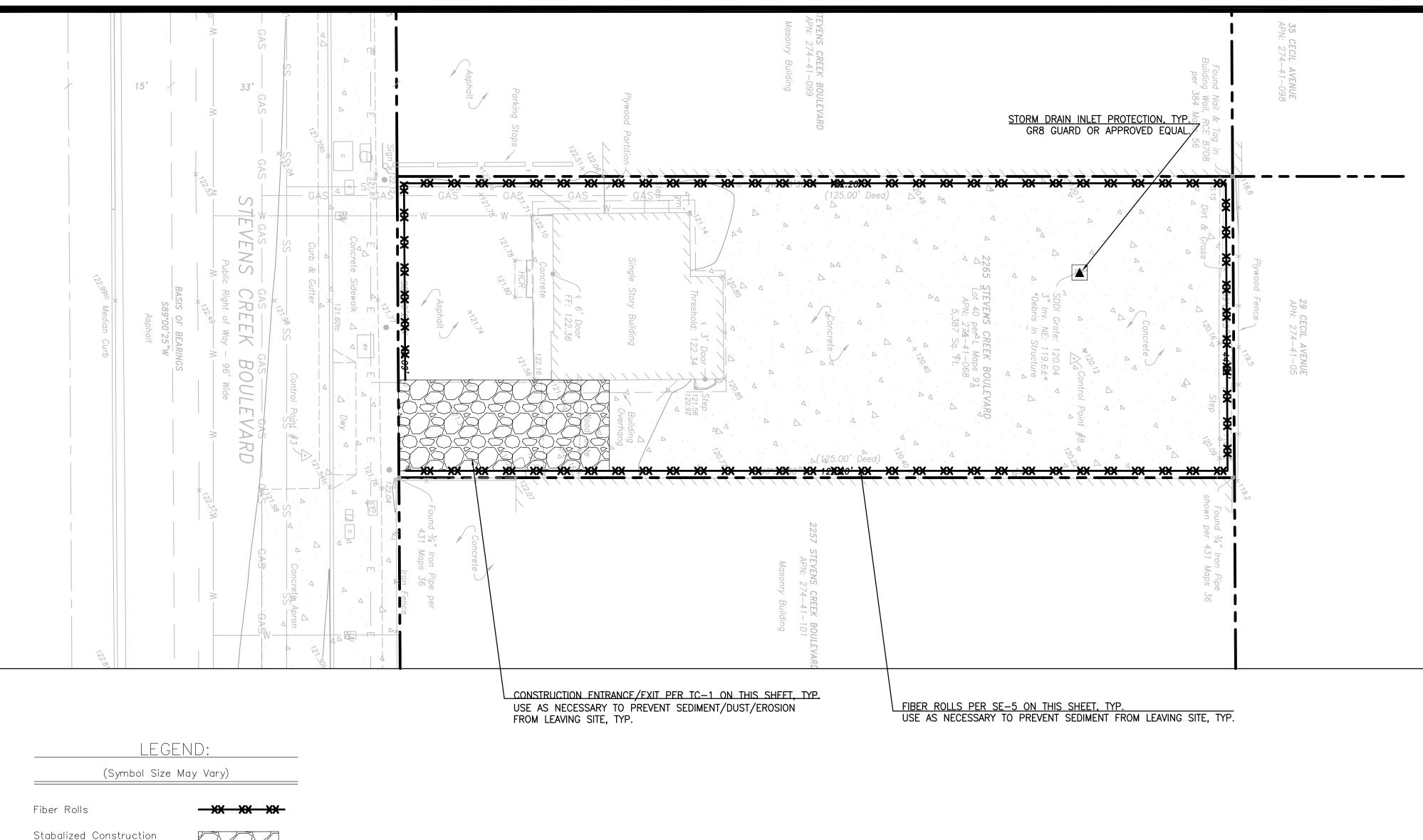


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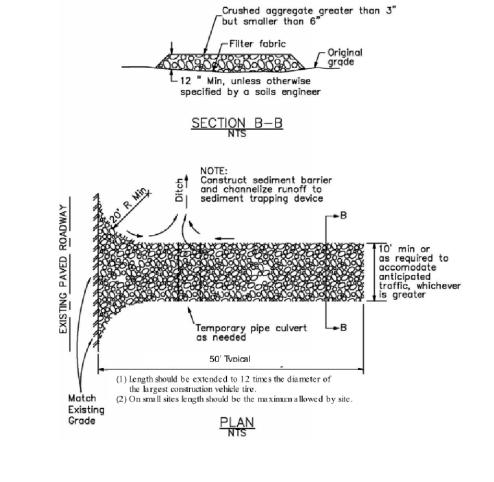
SHEET TITLE

CIVIL COVER PLAN

SHEET NUMBER 2024-06-06

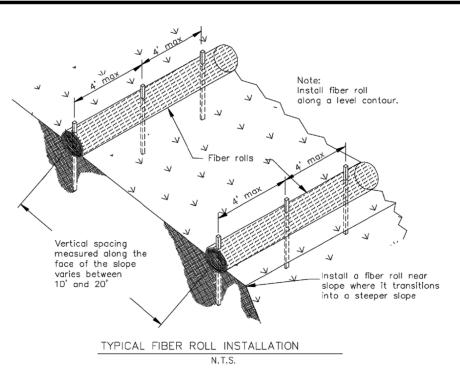


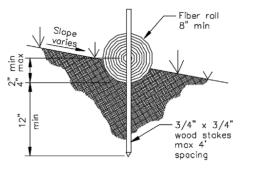
# Stabilized Construction Entrance/Exit TC-1



July 2012 California Stormwater BMP Handbook 5 of Construction www.casqa.org

# SE-5 Fiber Rolls





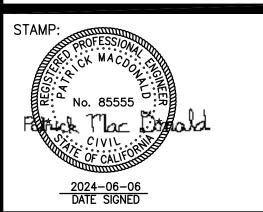
ENTRENCHMENT DETAIL N.T.S.

#### EROSION CONTROL NOTES:

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO PREVENT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS, BUT IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THE SITE AND PREVENT SEDIMENT FROM LEAVING THE SITE.
- 2. THE RAINY SEASON IS DECLARED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES AND ACTIONS MAY BE NECESSARY DURING THE RAINY SEASON. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING SUCH MEASURES REQUIRED PER THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA)
- 3. THIS PLAN IS TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED, AS AND WHEN, DIRECTED AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
- 4. CONTRACTOR IS RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
- 5. EXCEPT WHEN DIRECTED OTHERWISE, ALL DEVICES SHOWN TO BE IN PLACE AT THE END OF EACH WORKING DAY, WHEN RAIN IS FORECASTED, AND MAINTAINED.
- 6. TAKE REASONABLE CARE WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. IF DIRT, MATERIALS, OR SEDIMENT BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, THEN THE DIRT, MATERIALS, OR SEDIMENT SHOULD IMMEDIATELY BE CLEANED UP.
- 7. DURING THE RAINY SEASON, KEEP ALL PAVED AREAS CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE CITY INSPECTOR.
- 8. CONTRACTOR PROVIDES DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- 9. FILLED FILTER BAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED, OR WHEN THE CITY OR INSPECTOR SO DIRECTS.
- 10. CONTRACTOR PROVIDES WATER ONSITE AND USE IT FOR DUST CONTROL DURING CONSTRUCTION.
- 11. CONTRACTOR MAINTAINS STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY INSPECTOR.
- 12. INSTALL INLET PROTECTION AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- 13. BEST MANAGEMENT PRACTICES (BMPS) SHOWN ARE OUTLINED IN, BUT NOT LIMITED TO, THE CONSTRUCTION BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA), 2009, OR THE LATEST REVISED EDITION, AND APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS).
- 14. MAINTENANCE IS TO BE PERFORMED PER THE CASQA BMP HANDBOOK AND AS FOLLOWS:
  - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION BY THE END OF EACH WORKING DAY.
  - B. INSPECT SEDIMENT TRAPS, BERMS, AND SWALES PERIODICALLY AND AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - C. REMOVE SEDIMENT AND RESTORE SEDIMENT BARRIER TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF HALF THE SEDIMENT BARRIER HEIGHT.
  - D. DEPOSIT SEDIMENT THAT HAS BEEN REMOVED FROM BARRIER SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT
- 17. CLEAN OUT INLET PROTECTION WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FILLED FILTER BAG.
- 18. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SEDIMENT, DUST, AND JOB SITE MATERIALS TO PREVENT THESE MATERIALS FROM LEAVING THE SITE.
- 19. IF VEHICLES ARE USED DURING CONSTRUCTION TO ACCESS THE PROJECT SITE, THEN THE CONTRACTOR SHALL USE DRAIN ROCK AS A GRAVEL ROADWAY/DRIVEWAY FOR THE VEHICLES TO ACCESS THE SITE. THE GRAVEL DRIVEWAY/ROADWAY SHALL HAVE 8" MINIMUM THICKNESS AND BE WIDE ENOUGH FOR VEHICLES TO ACCESS AND LEAVE THE SITE. CONSTRUCTION ROADWAY/DRIVEWAY SHALL BE APPROVED BY THE CITY'S CONSTRUCTION INSPECTOR OR ENGINEER. THE VEHICULAR ROADWAY/DRIVEWAY SHALL BE ACCOMPANIED WITH A VEHICULAR WASHING STATION. ALL VEHICLES SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPROPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY.

BEER GARDEN 2265 STEVENS CREEK BLVI SAN JOSE, CALIFORNIA

CONSULTANT:
SF CIVIL CIVIL ENGINEER: PATRICK MACDONALD 2532 SANTA CLARA AVE #151 ALAMEDA, CALIFORNIA 94501 (P) 510-282-5281 (E) sfcivil@vahoo.com



F	REVISIONS	
		DATE

SHEET TITLE

EROSION CONTROL AND
DEMOLITION PLAN

SHEET NUMBER 2024-06-06 C0.2

10' 5' 0' 10' 20'
SCALE: 1" = 10'

| Patrick\SF Civil Dropbax\SF Civil\U\2023130 2265 Stevens Creek Blvd San Jose Alain Vu\MODEL\2023130 —

Entrance

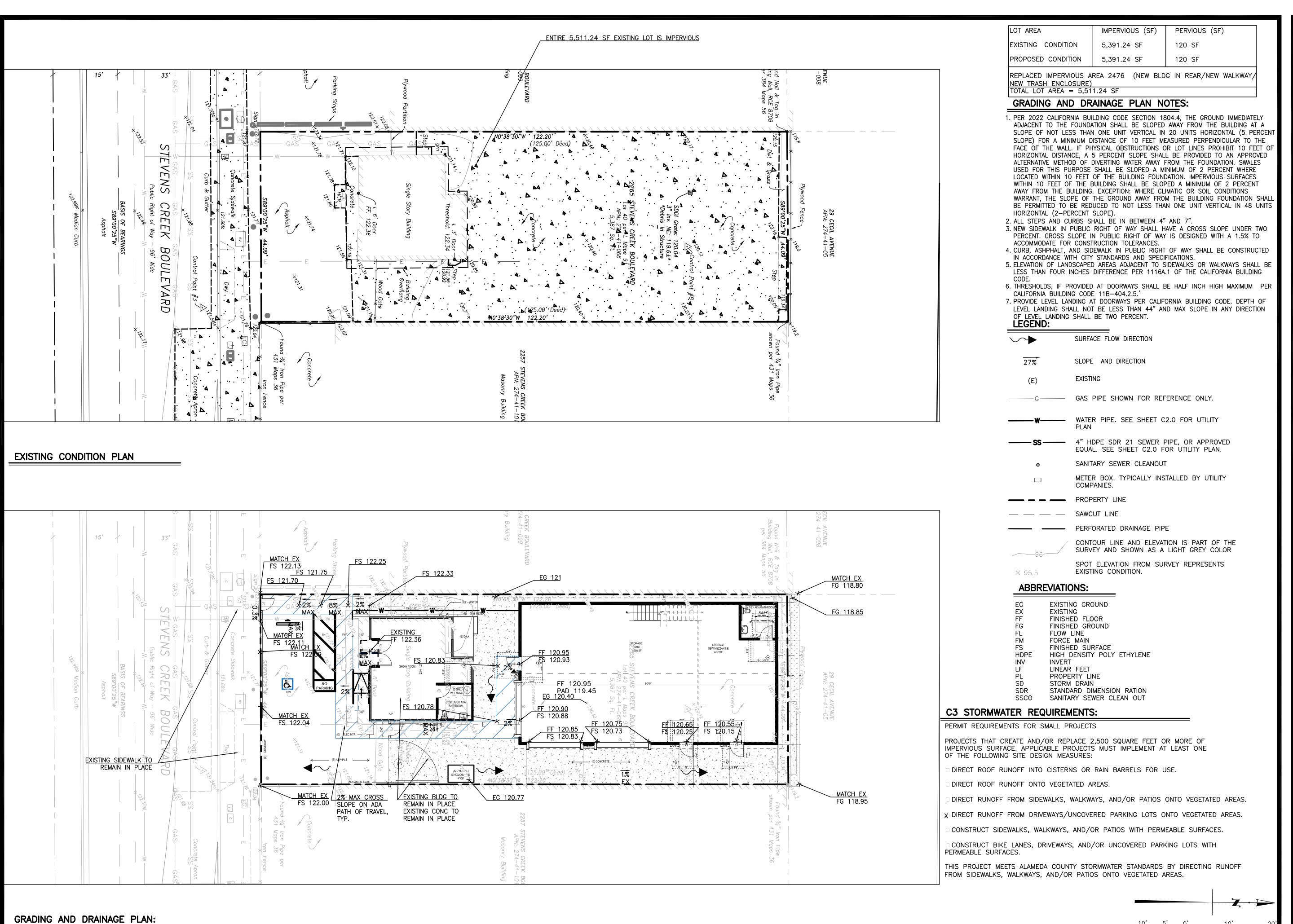
Drainage

Concrete Washout

Inlet Protection

Direction of Surface

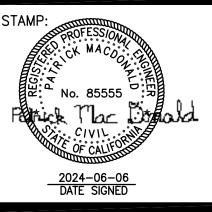
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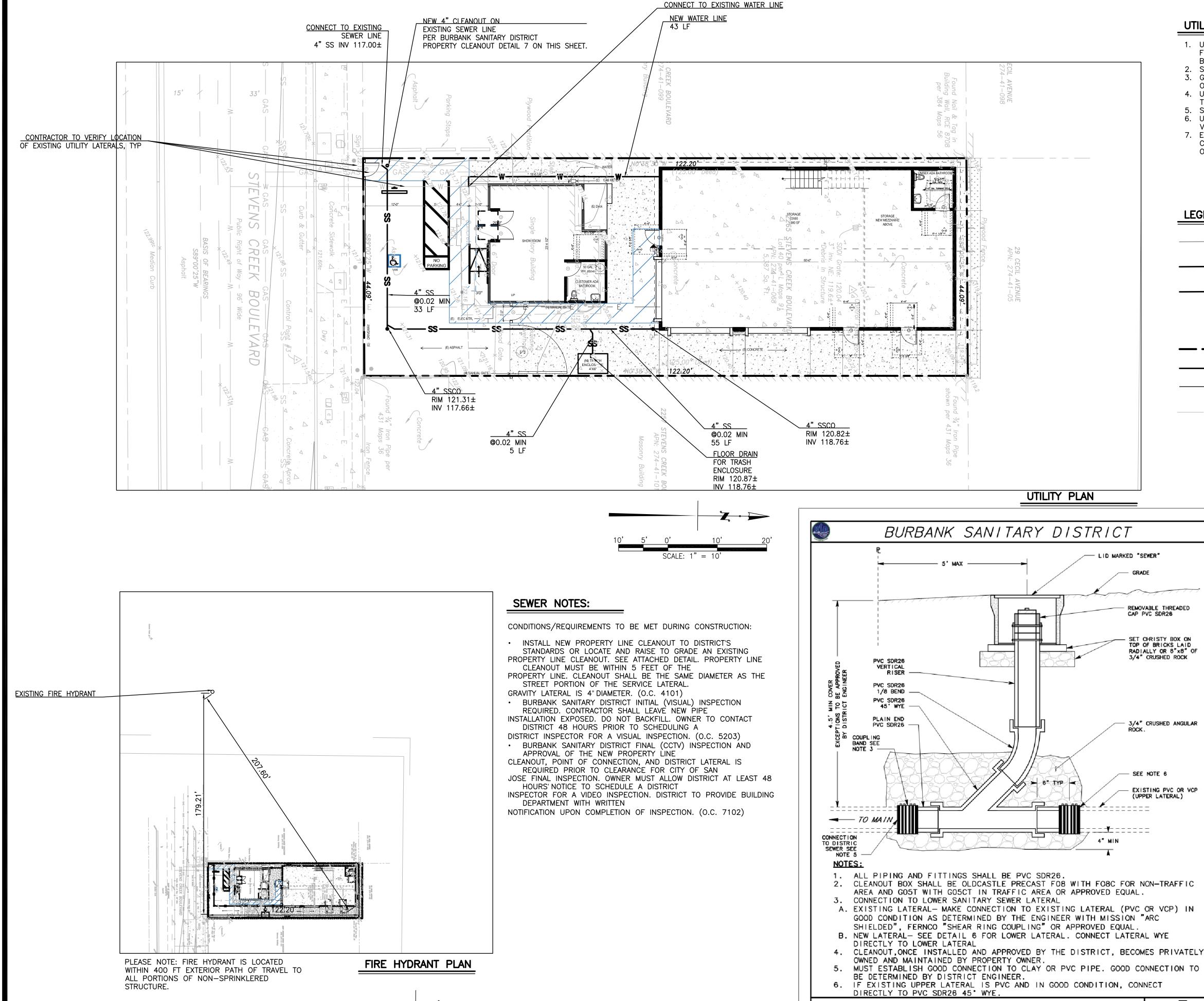


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SHEET TITLE

GRADING AND DRAINAGE PLAN

SHEET NUMBER 2024-06-06 C1.0



#### UTILITY NOTES:

- 1. UTILITY PIPES AND STRUCTURES SHALL BE INSTALLED AT LEAST FIVE FEET FROM THE EDGE OF EXISTING OR PROPOSED TREE
- 2. SEWER PIPE SHALL BE HDPE SDR 21 OR APPROVED EQUAL. 3. GAS PIPE AND GAS STRUCTURES ARE SHOWN FOR REFERENCE
- 4. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE TRENCH DETAILS AND NOTES SHOWN ON THE DETAILS SHEET.
- 5. SEE GRADING PLAN FOR STORM DRAINAGE DESIGN. 6. UTILITY CROSSINGS SHOULD HAVE AT LEAST ONE FOOT OF
- VERTICAL SEPARATION IN BETWEEN THE CROSSING UTILITIES.
- 7. ELECTRIC SHOWN FOR REFERENCE ONLY. NEW STRUCTURE TO CONNECT TO EXISTING ELECTRICAL ON SITE. SEE PLANS BY

#### **LEGEND:**

PROPERTY LINE CLEANOUT

04/28/2022

04/28/2022

APPROVED. BY:

ETAIL

DATE: 06/01/2020

GAS PIPE SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.

WATER PIPE

4" HDPE SDR 21 SEWER PIPE

SANITARY SEWER CLEANOUT

METER BOX. TYPICALLY INSTALLED BY UTILITY COMPANIES.

PROPERTY LINE

4" PERFORATED STORM DRAIN PIPE

UTILITY STUB. SEE PLANS BY OTHERS FOR UTILITY CONNECTION.

ELECTRICAL SHOWN FOR REFERENCE ONLY.

#### **ABBREVIATIONS:**

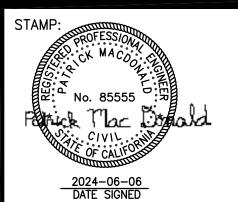
EXISTING GROUND **EXISTING** EΧ HIGH DENSITY POLY ETHYLENE

SANITARY SEWER CLEAN OUT

INVERT

PL PROPERTY LINE STANDARD DIMENSION RATION BEER GARDEN STEVENS CREEK BLVD N JOSE, CALIFORNIA 2265 ST SAN

CONSULTANT CIVIL ENGINEER: PATRICK MACDONALD 2532 SANTA CLARA AVE #151 ALAMEDA, CALIFORNIA 94501 (P) 510-282-5281 (E) sfcivil@yahoo.com



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SHEET TITLE

UTILITY PLAN

SHEET NUMBER 2024-06-06