

20431 Mckean Road

20431 Mckean Rd.
San Jose, CA 95120

APPLICABLE CODES

PART 1.0,	2022 CALIFORNIA ADMINISTRATIVE CODE
PART 2.0,	2022 CALIFORNIA BUILDING CODE (CBC)
PART 2.5,	2022 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 3.0,	2022 CALIFORNIA ELECTRIC CODE (CEC)
PART 4.0,	2022 CALIFORNIA MECHANICAL CODE (CMC)
PART 5.0,	2022 CALIFORNIA PLUMBING CODE
PART 6.0,	2022 CALIFORNIA ENERGY CODE
PART 9.0,	2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
PART 11.0,	2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN)

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF CALIFORNIA AND THE COUNTY OF SANTA CLARA.

PROJECT DESCRIPTION

THE CONSTRUCTION OF A NEW 1536 SF GARAGE

DESIGN PROFESSIONALS

ARCHITECT:
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200
SANTA CLARA, CA 95050
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PROJECT DATA

PROPERTY	APN NO.	AREA (S.F.)	ACRES
PARCEL	742-08-061	435,600 SF	10 ACRES
ZONING		RR-d1-sr	
TYPE OF CONSTRUCTION		V-B	
OCCUPANCY		R-3/U	
HEIGHT OF (N) STRUCTURE		15'-6"	
FIRE SPRINKLERED		NO	
FIRE RESPONSIBILITY AREA		SRA (100%)	
FIRE PROTECTION DISTRICT		COUNTY CENTRAL FIRE	
WILDLAND URBAN INTERFACE		IN	
(E) IMPERVIOUS AREA TOTAL		52,040 SF	
(N) IMPERVIOUS AREA		1536 SF	
TOTAL IMPERVIOUS AREA		53,576 SF	
CUT AND FILL QUANTITIES (CUBIC YARDS)		75 CUT, 75 FILL MAX 1.5' VERT	
FLOOR AREA CALCULATION:			
<E> TOTAL BUILDING AREA:		6,418 SF	
<N> GARAGE AREA:		1,536 SF	
TOTAL FLOOR AREA:		7,954 SF	
LOT COVERAGE CALCULATION:			
TOTAL FLOOR AREA:		7,954	
TOTAL LOT COVERAGE:		0.018	

SHEET INDEX

ARCHITECTURAL DETAILS

A0.1	COVER SHEET
A1.1	PROPOSED SITE PLAN
A2.1	PROPOSED FLOOR PLAN & ROOF PLAN
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS

PROJECT :

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GENERAL NOTES :

- THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
- THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
- THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
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SHEET NAME :

COVER SHEET

REVISIONS

REVISIONS	BY

DRAWN:

CHECKED:

DATE: 2/12/24

SCALE: NONE

JOB No.: 24.02.01

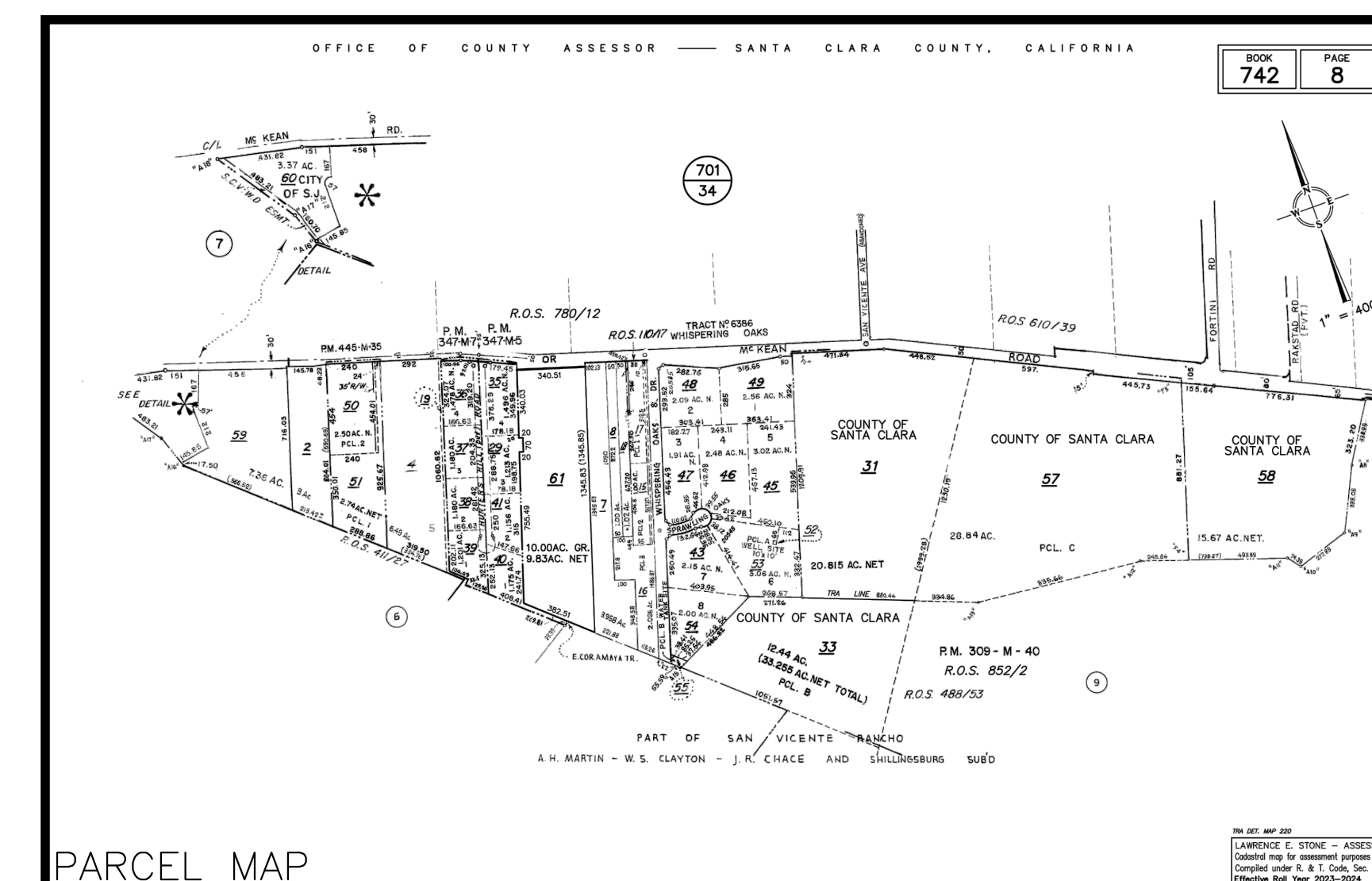
SHEET No.:

A0.1

SHEETS IN SET



VICINITY MAP



PARCEL MAP

- ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE BUILDING CODE, ALL LOCAL AND NATIONAL CODES, AND AUTHORITIES WHICH ARE APPLICABLE.
- ALL PRODUCTS, MATERIALS AND FINISHES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL REQUIRED EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY OF THESE PLANS AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION. THE JOB SITE SHALL BE LEFT CLEAN AND SWEEP EACH DAY BY THE END OF WORK THAT DAY.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE ARCHITECT. ALL SUCH PORTIONS OF WORK SHALL BE IN ACCORDANCE WITH THE REVIEWED SHOP DRAWINGS AND SAMPLES.
- THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIAL OR EQUIPMENT.
- SHOULD AN ERROR APPEAR IN SPECIFICATIONS, DRAWINGS, OR IN WORK DONE BY OTHERS, AFFECTING THIS WORK, NOTIFY THE ARCHITECT AT ONCE. IF CONTRACTOR PROCEEDS WITH WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR THE WORK.
- SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION FROM ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
- ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
- SEE DOCUMENTS PREPARED BY THE CIVIL ENGINEERING, IF APPLICABLE, FOR ALL FINISH GRADES, DRAINAGE AND SITE DETAILS. REVIEW ALL SITE UTILITY DOCUMENTS, LANDSCAPE AND IRRIGATION DOCUMENTS PRIOR OR COMMENCEMENT OF ANY UNDER GROUNDING OR TRENCHING. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OF THE CONTRACT DOCUMENTS.
- CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL AS IDENTIFIED IN ITEM #14 OF THESE GENERAL CONDITIONS.
- GENERAL CONTRACTORS, SUBCONTRACTORS, BUILDERS, AND OWNER ARE TO CHECK ALL DRAWINGS FOR ERRORS AND OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY ERRORS AND/OR OMISSIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE ARCHITECT WILL NOT TAKE LIABILITY FOR ANY ERRORS AND/OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE ARCHITECT'S LIABILITY FOR THE TOTAL PROJECT SHALL NOT EXCEED ONE THOUSAND DOLLARS.
- ALL SCREWS/NAILS IN FINISH WOODWORK TO BE COUNTERSUNK AND FILLED SMOOTH WITH PUTTY TO MATCH FINISH.
- IF THE MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES ARE NOT CONSISTENT WITH EACH OTHER, NOTIFY THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF ANY WORK AND AWAIT DIRECTION OR CONTRACTOR ACCEPTS FULL RESPONSIBILITY OF WORK COMPLETED.
- ALL GYPSUM BOARD TO BE A MINIMUM OF 5/8" TYPE "X" SHEETROCK, MINIMUM LEVEL 5 SMOOTH FINISH OR AS OTHERWISE INDICATED ON DRAWINGS. INSTALL AS NEEDED TO MEET APPLICABLE CODES. USE RADIUSED CORNERS.
- SHOP DRAWINGS (3 BLUE LINES, 1 REPRODUCIBLE VELLUM) DEFERRED SUBMITTALS, SEE NOTE #27 BELOW.
 - ARCHITECTURAL SHEET METAL
 - WINDOWS
 - LADDERS
 - MECHANICAL SYSTEMS
 - HVAC DUCTWORK
 - HANDRAIL/GUARDRAIL
 - STRUCTURAL STEEL
 - REBAR
 - LOCKERS
 - STAIR SHOP DWGS.
 - ELEVATOR SHOP DWGS.
 - MANUALS / CUT SHEETS (4 COPIES).
 - ITEMS #2:
 - DOOR HARDWARE
 - ACCESS DOORS
 - ROOF HATCH
 - LIGHT FIXTURES
 - ELECTRICAL PANELS
 - PLUMBING FIXTURES
 - FIRE EXTINGUISHER
 - SKYLIGHTS
- A DELTA ("Δ") SYMBOL LOCATED AT THE TOP RIGHT HAND CORNER OF ANY DRAWING INDICATES THAT DRAWING HAS BEEN SIGNIFICANTLY REVISED AND SHOULD BE TREATED AS AN ENTIRELY NEW DRAWING.
- CONTRACTOR TO PROTECT ALL INTERIOR SPACES (AS REQUIRED) FROM ANY WEATHER, THEFT, OR VANDALISM.
- CONTRACTOR TO BE RESPONSIBLE FOR ALL WALLS, FLOORS AND CEILINGS TO BE 'LEVEL' AND PLUMB' AND FINISH TO MATCH EXISTING ADJACENT SURFACES. ALL NEW FINISHES AND FIXTURES ARE TO BE APPROVED BY ARCHITECT, PRIOR TO INSTALLATION. NEW MATERIALS MATCHING EXISTING MATERIALS TO BE 'LIKE' MATERIAL, NOT JUST MATCHING IN STYLE.
- RELOCATE OR INSTALL NEW PLUMBING, GAS, AND ELECTRICAL LINES (AS REQUIRED) FOR THE NEW CONSTRUCTION. SEE MECHANICAL DRAWINGS.
- CONTRACTOR TO DISPOSE OF ALL DEBRIS AT AN APPROVED DUMP SITE PER ALL TOWN, COUNTY, STATE AND FEDERAL REGULATIONS.
- CONTRACTOR TO NOTIFY OWNER AND ARCHITECT IF HE SUSPECTS THAT ANY ASBESTOS IS ON SITE, STOP WORK IMMEDIATELY UNTIL AUTHORITIES HAVE PROVED THE WORK TO BE SAFE.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION OR ORDERING ANY MATERIALS FOR THE PROJECT.
- ANY DEFERRED SUBMITTAL SHALL BE FIRST SUBMITTED TO THE PROJECT ARCHITECT AND/ OR ENGINEER FOR REVIEW OR COORDINATION; FOLLOWING THE COMPLETION OF PROJECT ARCHITECT/ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY SHALL BE MADE (FOR CITY REVIEW AND APPROVAL), WHICH SHALL INDICATE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARD TO GEOMETRY, LOAD CONDITION, ETC.) WITH NO EXCEPTIONS.
- NOTE #1: THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER, OR A SEPARATED SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OFFICE BEFORE PROCEEDING WITH THE WORK.
- SWITCHES / CONTROLS / THERMOSTATS / ARE TO BE INSTALLED A MAX. OF 48" ABOVE THE FLOOR, AND ANY RECEPTACLE OUTLETS ARE TO BE INSTALLED AT LEAST 15" ABOVE THE FLOOR.
- FIRE BLOCKS SHOULD BE PROVIDED IN ACCORDANCE WITH SECTION 717.2, CBC 2010 IN THE FOLLOWING LOCATIONS, PLAN TO NOTE:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS.
- ALL INTERIOR AND EXTERIOR FINISHES: AT ALL INSIDE AND OUTSIDE CORNER AND EDGE DETAILS FOR ALL FINISH MATERIALS MUST USE THE APPROPRIATE MANUFACTURER'S RECOMMENDED INSIDE AND OUTSIDE CORNER AND EDGE MATERIALS AND FINISHES.
- ALL FIRE RATED INTERIOR STAIRS AND ELEVATOR ENCLOSURES AND LOBBIES, FINISH THE RATED WALLS PRIOR TO THE INSTALLATION OF THE ELEVATOR AND STAIRS.
- ALL WOOD COMING IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED, TYPICAL.
- CONTRACTOR & SUB-CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ALL MATERIALS INSTALLATION & CRAFTSMANSHIP FOR THIS PROJECT MEETS ALL APPLICABLE CODES.
- INCORPORATE BEST MANAGEMENT PRACTICE (CBMP'S) INTO CONSTRUCTION PLANS & INCORPORATE POST CONSTRUCTION WATER RUN-OFF MEASURES INTO PROJECT PLANS IN ACCORDANCE WITH THE CITY'S URBAN RUN-OFF POLLUTION PREVENTION PROGRAM.
- ALL EXTERIOR PLASTER FINISH SHALL BE 7/8" SMOOTH CEMENT PLASTER FINISH UNLESS OTHERWISE NOTED.
- PLASTER EXPANSION JOINTS SHOULD MEET THE FOLLOWING CRITERIA OR AS SHOWN ON THE DRAWINGS.
 - NO LENGTH SHOULD BE GREATER THAN 18 FT. IN EITHER DIRECTION. B. NO PANEL SHOULD EXCEED 144 SQ. FT. FOR VERTICAL APPLICATIONS
 - NO PANEL SHOULD EXCEED 100 SQ. FT. FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS D. NO LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 1/2 TO 1 IN ANY GIVEN PANEL.
- FLASHING PROVIDER TO PRIME AND PAINT WITH RUST PROOF PAINT ALL FLASHINGS.
- SUBMITTAL REVIEW: REVIEW IS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS IS NOT CONDUCTED FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUANTITIES, OR FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, ALL OF WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR AS REQUIRED BY THE CONTRACT DOCUMENTS. NON CONFORMITIES AND ERRORS ARE NOTED. CONTRACTOR IS SOLELY RESPONSIBLE FOR: CORRECTNESS OF DIMENSIONS AND QUANTITIES AND FITTING TO OTHER WORK VERIFICATION OF PHYSICAL INTERRELATION OF ELEMENTS OF THE WORK FROM PLANS AND SPECIFICATIONS AND IN THE FIELD. THE ARCHITECT'S REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS, OR UNLESS OTHERWISE SPECIFICALLY STATED BY THE ARCHITECT, OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. THE ARCHITECT'S REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THIS REVIEW DOES NOT RELIEVE THE CONTRACTOR FROM THESE RESPONSIBILITIES. THIS REVIEW DOES NOT CONSTITUTE APPROVAL OR ACCEPTANCE OF DEVIATIONS AND OR VARIATIONS. DEVIATIONS AND OR VARIATIONS MUST BE CLEARLY IDENTIFIED AND REQUESTED BY WRITTEN CORRESPONDENCE BY THE CONTRACTOR TO SALVATORE CARUSO DESIGN CORPORATION AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- BIDDING:
 - THE CONTRACTOR NEEDS TO EXAMINE ALL THE DRAWINGS AND THE SITE CONDITIONS IF THEY ARE DIFFERENT FROM THE DRAWINGS VERIFY ALL THE EXISTING CONDITIONS ON SITE AND NOTIFY THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
 - PLEASE BID FOR MAX. OF 10 COLORS IN A BID, NOT EXCEEDING 4 COLORS IN ANY GIVEN ROOM AT A TIME.
- REQUEST FOR INFORMATION: REVIEW OF REQUEST FOR INFORMATION WILL TAKE A MINIMUM OF THREE WORKING DAYS.
- CHANGE ORDER:
 - CHANGE ORDERS MUST BE SUBMITTED BY THE CONTRACTOR MAXIMUM OF ONE CALENDAR WEEK FROM THE TIME CONTRACTOR IS AWARE OF THE ISSUE AND/OR HAS A CHANGE ORDER REQUEST BY THE OWNER.
 - NO MATERIAL(S) SHALL BE PURCHASED OR WORK DONE UNLESS WITH AN APPROVED, SIGNED, CHANGE ORDER HAS BEEN PROCESSED.
- INTERIOR AND EXTERIOR PAINT TO BE MINIMUM OF ONE (1) COAT OF PRIMER AND MINIMUM OF TWO (2) COATS OF PAINT.
- EXTERIOR WALL PAINT TO BE EGGSHELL, EXTERIOR TRIM TO BE GLOSSY, UNLESS NOTED OTHERWISE. CONTRACTOR TO PROVIDE FULL COVERAGE WITH PAINT.

A.B.	ANCHOR BOLT
A.C.	ASPHALT CONCRETE
A.C.C.M.P.	ASPHALT COATED CORRUGATED METAL PIPE
A.C.I.	AMERICAN CONCRETE INSTITUTE ALTERNATING CURRENT OR ACRES
ACOUS.	ACOUSTICAL
A.C.P.	ASBESTOS CEMENT PIPE
ADD.	ADDENDUM
AD	AREA DRAIN
ADD'NL	ADDITIONAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGA.	AMERICAN GAS ASSOCIATION
AGG.	AGGREGATE
A.H.	AIR HANDLING
AIR COND.	AIR CONDITIONING
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS
A.I.E.E.	AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AI.SI	AMERICAN IRON & STEEL INSTITUTE
ALT.	ALTERNATE
ALUM.	ALUMINUM
AMP.	AMPERE
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT/ARCHITECTURAL
ASB.	ASBESTOS
ASCE	AMERICAN SOCIETY OF ENGINEERS
	HEATING, REFRIGERATING & AIR CONDITIONING ENGINEERS
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASPH	ASPHALT
ASR	AUTOMATIC SPRINKLER RISER
ASSOC.	ASSOCIATION
ATEG	ARTISTIC TILE EXPOSED GRID
AVE	AVERAGE
B & B	BURLAPPED & BALLED BOARD
BD.	BITUMINOUS
BLT.	BLOCK
BLDG.	BLOCKING
BLKG.	BLOCKING
BM.	BEAM
B.M.	BENCH MARK
BOT.	BOTTOM
BRG.	BEARING
BRON.	BRONZE
B.S.	BOTH SIDED
BTN.	BETWEEN
BTU	BRITISH THERMAL UNIT
B.V.C.	BEGINNING OF VERTICAL CURVE
B.W.	BOTH WAYS
CAB.	CABINET
CAL.	CALIPER
CAR	CARPET
C.B.	CATCH BASIN
CBI	CATCH BASIN INVERT
CEM.	CEMENT
CER.	CERAMIC
C.F.	CUBIC FEET
C.F.M.	CUBIC FEET PER MINUTE
C.F.S.	CUBIC FEET PER SECOND
CHWS (R)	CHILLED WATER SUPPLY (RETURN)
C.I.	CAST IRON
C.I.P.	CAST IRON PIPE
CIR.	CIRCULAR
C.L.	CENTER LINE OR CHAIN LINK (FENCE)
CLG.	CEILING
CLO	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.M.P.	CORRUGATED METAL PIPE
CNTR	COUNTER
CO.	COMPANY
CO	CLEAN-OUT
COL.	COLUMN
COMB.	COMBINATION
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONTR.	CONTRACTOR
CONT.	CONTINUOUS
COR.	CORNER
CORP.	CORPORATION
CORR.	CORRIDOR
ORR	CORRUGATE
C/S	CROSS-SLOPE
CTSK	COUNTERSINK
C.W.	COLD WATER
C.W.S.(R)	CONDENSER WATER SUPPLY (RETURN)
CU	CUBIC
C.Y.	CUBIC YARD

D	D	PENNY (NAILS)
	DBL.	DOUBLE
	DC.	DIRECT CURRENT SEE AC.
	DEG.	DEGREE
	DEPT.	DEPARTMENT
	DET.	DETAIL
	D.F.	DRINKING FOUNTAIN, DIAMETER
	DIA.	DIAMETER
	DIAG.	DIAGONAL
	DIM.	DIMENSION
	DISP.	DISPENSER
	DIV.	DIVISION
	D.M.H.	DROP MAN HOLE
	DN.	DOWN
	D.O.	DOOR OPENING
	DR.	DOOR, DRAIN
	DS	DOWNSPOUT
	D.S.P.	DRY STAND PIPE
	DW.	DISHWASHER
	DWG.	DRAWING
	DWR.	DRAWER
E	E	EAST
	EA.	EACH
	E.A.P.	EXPOSED AGGREGATE PAVING
	E.F.	EACH FACE
	EL.	ELEVATION
	ELEC.	ELECTRICAL
	ELEV.	ELEVATOR
	E.M.R.	ELEVATOR MACHINE ROOM
	ENAM.	ENAMEL
	ENCL.	ENCLOSURE
	ENGR.	ENGINEER
	E.P.	ELECTRICAL PANEL
	EQ.	EQUIVALENT
	EQUIP.	EQUIPMENT
	ETC.	AND SO FORTH
	EX. OR (E)	EXISTING
	EXH.	EXHAUST
	EXP.	EXPOSED
	EXT.	EXPANSION
	E.W.	EXTERIOR
	E.W.C.	EACH WAY
	E.W.M.	ELECTRIC WATER COOLER
	E.V.C.	ELECTRIC WELDED MESH END OF VERTICAL CURVE
F	F.A.	FRESH AIR, FIRE ALARM
	FAB.	FABRICATE
	F.B.	FLAT BAR
	F.D.	FLOOR DRAIN
	FDN.	FOUNDATION
	F.E.	FIRE EXTINGUISHER
	F.E.C.	FIRE EXTINGUISHER CABINET
	F.F.	FINISH FLOOR
	F.G.	FINISH GRADE
	F.H.C.	FIRE HOSE CABINET
	F.H.	FIRE HYDRANT
	FHWS	FLAT HEAD WOOD SCREW
	FIN.	FINISH
	FL	FLOW LINE
	FL.LT.	FLUORESCENT LIGHT
	FLR.	FLOOR
	F.P.	FIRE PROTECTION
	F.O.B.	FACE OF BLOCK
	F.O.C.	FACE OF CONCRETE
	F.O.F.	FACE OF FINISH
	F.O.G.	FACE OF GLAZING
	F.O.M.	FACE OF MASONRY
	F.O.S.	FACE OF STUD
	F.O.W.	FACE OF WALL
	FRPF.	FIREPROOF
	F.R.	FLOOR SINK
	FT.	FEET
	FTG.	FOOTING
	FURR.	FURRING
	FUT.	FUTURE
G	GA.	GAUGE
	GAL.	GALLON
	GALV.	GALVANIZE
	G.B.	GRAB BAR
	G.C.	GENERAL CONTRACTOR
	G.D.	GARBAGE DISPOSAL
	G.I.	GALVANIZED IRON
	GL.	GLASS
	GLU-LAM	GLU-LAMINATED
	G.L.B.	GLU-LAMINATED BEAM
	GND.	GROUND
	G.P.H.	GALLONS PER HOUR
	G.P.M.	GALLONS PER MINUTE
	G.RAIL	GUARD RAIL
	G.V.	GAS VALVE
	GYP.	GYPSUM BOARD
	NAT.	NORTH
	N.B.S.	NATIONAL BUREAU OF STANDARDS
	NEC.	NATIONAL ELECTRICAL CODE
	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOC.
	N.G.	NATURAL GRADE
	N.I.C.	NOT IN CONTRACT
	NO.	NUMBER
	NOM.	NOMINAL
	N.T.S.	NOT TO SCALE
	N.S.	NO SCALE

EXITING NOTES:

- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN THE AREA SERVED HAS AN OCCUPANT LOAD OF 50 OR MORE.
- NUMBER OF EXITS. EVERY BUILDING OR USABLE PORTION THEREOF SHALL HAVE AT LEAST ONE EXIT AND SHALL HAVE NOT LESS THAN TWO EXITS WHERE REQUIRED BY SECTION 1014 AND 1019, AND ADDITIONAL EXITS AS REQUIRED BY THIS SECTION.
- EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING INTENSITY OF NOT LESS THAT 1 FOOT-CANDLE AT FLOOR LEVEL.
- SEPARATE SOURCES OF POWER. THE POWER SUPPLY FOR EXIT ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' WIRING SYSTEM. IN THE EVENT OF ITS FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR GROUP 1, DIVISIONS 1.1 AND 1.2. OCCUPANCIES AND FOR ALL OTHER OCCUPANCIES WHERE THE EXISTING SYSTEM SERVES MORE THAN 100 PERSONS.
- WHEN TWO OR MORE EXITS ARE REQUIRED FROM A ROOM OR AREA, EXIT SIGNS SHALL BE INSTALLED AT THE REQUIRED EXITS. DIRECTIONAL SIGNAGE SHALL BE INSTALLED WHERE NEEDED TO INDICATE THE DIRECTION OF EGRESS. GRAPHICS, ILLUMINATION AND POWER SUPPLY SHALL COMPLY WITH CBC 1011, 1011.5.3 AND 1006.3.
- AISES LEADING TO REQUIRED EXITS SHALL BE PROVIDED FROM ALL PORTIONS OF BUILDINGS. IN PUBLIC AREAS OF GROUP B AND M OCCUPANCIES, AND IN ASSEMBLY OCCUPANCIES WITHOUT FIXED SEATS THE MINIMUM CLEAR AISLE WIDTH SHALL BE 36 INCHES WHERE TABLES, COUNTERS, FURNISHINGS, MERCHANDISE OR OTHER SIMILAR OBSTRUCTIONS ARE PLACE ON ONE SIDE OF THE AISLE ONLY AND 44 INCHES WHEN SUCH OBSTRUCTIONS ARE PLACED ON BOTH SIDES OF THE AISLE.
- ANY GLAZING WITHIN 24 INCHES OF EITHER SIDE OF ANY DOOR GREATER THAN 9 S.F. OF AREA WITH BOTTOM EDGE LESS THAN 18 INCHES ABOVE (AND HORIZONTALLY, WITHIN 36 INCHES) OF WALKING SURFACE SHALL BE SAFETY GLAZED (i.e. TEMPERED).

H	H.B.	HOSE BIBB
	H.C.	HOLLOW CORE
	HD.	HEAD
	HDR.	HEADER
	HT.	HEIGHT
	H.M.	HOLLOW METAL
	HORIZ.	HORIZONTAL
	HP	HORSEPOWER
	H.P.P.	HIGH POINT
	HR.	HOUR
	H.RAIL	HANDRAIL
	HDWR.	HARDWARE
	HTG.	HEATING
	H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING
	HW	HEAD WALL
	H.W.	HOT WATER
	HWY	HIGHWAY
	HYD.	HYDRAULIC, HYDRANT
	Hz	HERTZ
I	I.E.S.	ILLUMINATING ENGINEERS SOCIETY
	I.D.	INSIDE DIAMETER
	IMP.G.	IMPREGNATE
	IN.	INCH
	INCL.	INCLUDES
	INC.	INCORPORATED
	INFO.	INFORMATION
	INLET.	INLET
	INSUL.	INSULATION
	INT.	INTERIOR
	ISOL.	ISOLATION, ISOLATOR
	I.C.W.	INDUSTRIAL COLD WATER
	I.H.W.	INDUSTRIAL HOT WATER
	INV.	INVERT
J	JAN.	JANITOR
	J.B.	JUNCTION BOX
	JCT.	JUNCTION
	JST.	JOIST
	JT.	JOINT
K	K.D.	KILN DRIED
	KIT.	KITCHEN
	K.O.	KNOCK OUT
	K.W.	KILOWATT
L	L.	LENGTH OF CURVE
	L.A.	LANDSCAPE ARCHITECT
	LAB.	LABORATORY
	LAG.	LAG SCREW
	LAV.	LAVATORY
	LAM.	LAMINATE
	LAT.	LATERAL
	LB.	POUND
	L.C.	LANDSCAPE CONTRACTOR
	LF	LINEAR FEET
	LG.	LONG
	LN.	LINEAR
	L.P.	LOW POINT
	LT.	LIGHT
	L.V.R.	LOUVER
	L.T.W.C.	LIGHT WEIGHT CONCRETE
M	M	METER
	MAS.	MASONRY
	MATL.	MATERIAL
	MAX.	MAXIMUM
	M.B.	MACHINE BOLT
	MECH.	MECHANICAL
	MEMB.	MEMBRANE
	MET.	METAL
	MFR.	MANUFACTURER
	M.H.	MANHOLE
	M.I.	MALLEABLE IRON
	MIN.	MINIMUM, MINUTE
	MIR.	MIRROR
	MISC.	MISCELLANEOUS
	M.O.	MASONRY OPENING
	MOD.	MODULE
	MON.	MONUMENT
	M.S.	MACHINE SCREW
	MTD.	MOUNTED
	MUL.	MULLION
N	N.	NORTH
	NAT.	NATURAL
	N.B.S.	NATIONAL BUREAU OF STANDARDS
	NEC.	NATIONAL ELECTRICAL CODE
	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOC.
	N.G.	NATURAL GRADE
	N.I.C.	NOT IN CONTRACT
	NO.	NUMBER
	NOM.	NOMINAL
	N.T.S.	NOT TO SCALE
	N.S.	NO SCALE

O	O.A.	OVERALL
	O.A.I.	OUTSIDE AIR INTAKE
	OBS.	OBSCURE
	O.C.	ON CENTER
	O.D.	OUTSIDE DIAMETER
	O.F.	OVERFLOW
	OFL	OVERFLOW LEADER
	O.F.S.	OUTSIDE FACE OF STUD
	OFF.	OFFICE
	O.H.	OVIAL HEAD
	OPNG.	OPENING
	OPP.	OPPOSITE
	ORIG.	ORIGINAL
	O.T.O.	OUT TO OUT
	OVHD.	OVERHEAD
P	P.A.	PUBLIC ADDRESS
	PC	PIECE
	P.C.P.	POROUS CONCRETE PIPE
	P G & E	PACIFIC GAS & ELECTRIC
	PG.	PAGE
	P.H.	PANIC HARDWARE
	PL.	PLATE
	P.L.	PROPERTY LINE
	P. LAM.	PLASTIC LAMINATE
	PLAS.	PLASTER
	PLMBG.	PLUMBING
	PLY.	PLYWOOD
	P.M.	PRESSED METAL
	PNL.	PANEL
	P.O.C.	POINT OF CONNECTION
	POL.	POLISHED
	PORC.	PORCELAIN
	P.P.	POWER POLE
	PAIR	PAIR
	PRCT.	PRECAST
	PREFAB.	PREFABRICATED
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	P.T.	PRESSURE TREATED
	PT.	POINT
	P.T.D.	PAPER TOWEL DISPENSER
	P.T.D./R	COMBINATION PAPER TOWEL DISPENSER/ RECEPTACLE
	PTN.	PARTITION
	P.T.R.	PAPER TOWEL RECEPTACLE
	PVC	POLYVINYLCHLORIDE
	P.V.T.	POINT OF VERTICAL TANGENT
Q	QT.	QUART
	Q.T.	QUARRY TILE
R	R.	RISER
	RAD.	RADIUS
	R.C.P.	REINFORCED CONCRETE PIPE
	R.D.	ROOF DRAIN
	R.E.	RIM ELEVATION
	RECP.T.	RECEPTACLE
	REF.	REFERENCE
	REFR.	REFRIGERATOR, REFRIGERATION
	REINF.	REINFORCEMENT
	REQD.	REQUIRED
	RESILIENT	RESILIENT
	ROOF	ROOF

PROJECT :

**20431
Mckean Rd.**

20431 Mckean Rd.
San Jose, CA 95120

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
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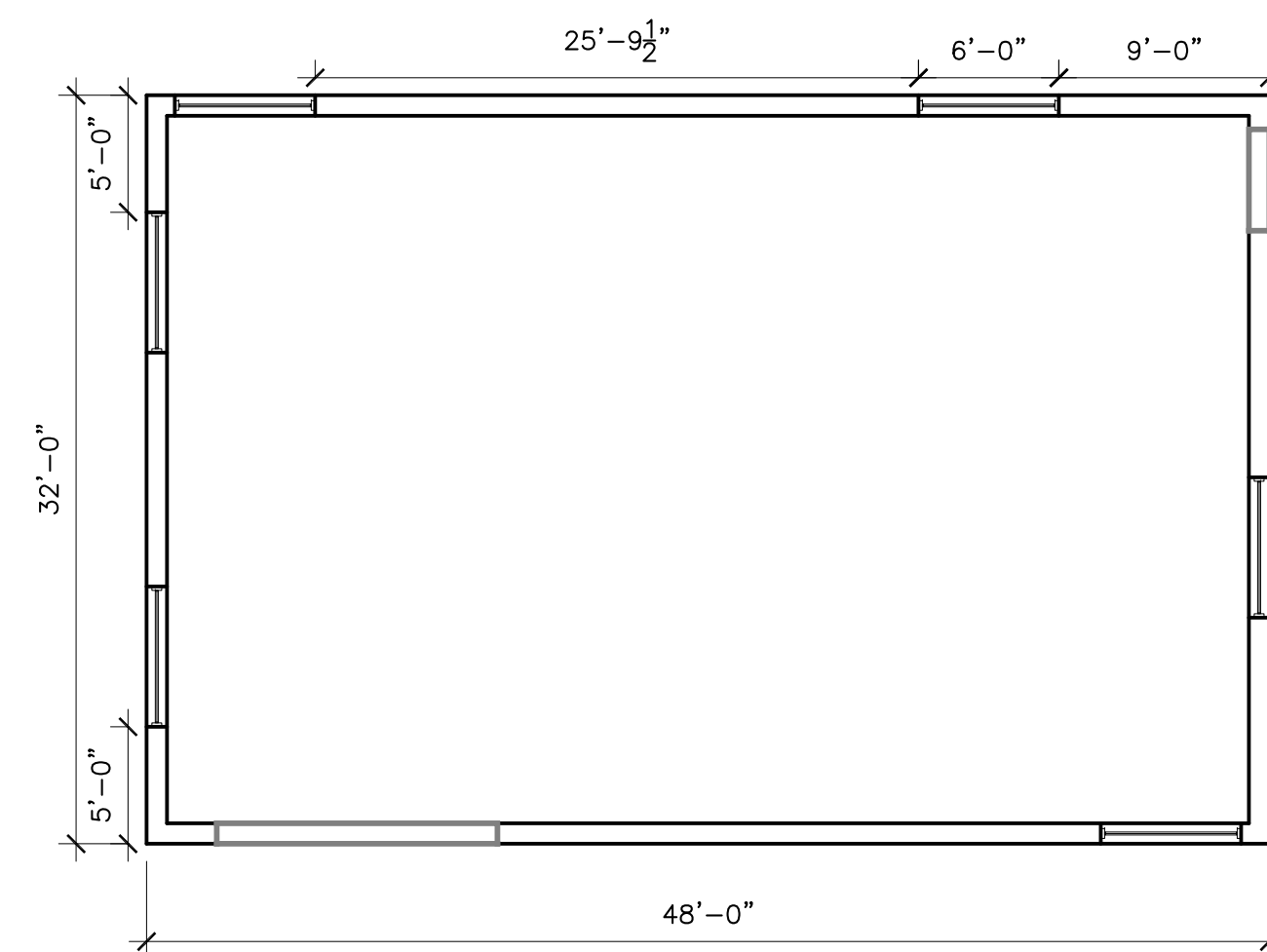
FLOOR PLAN

REVISIONS	BY

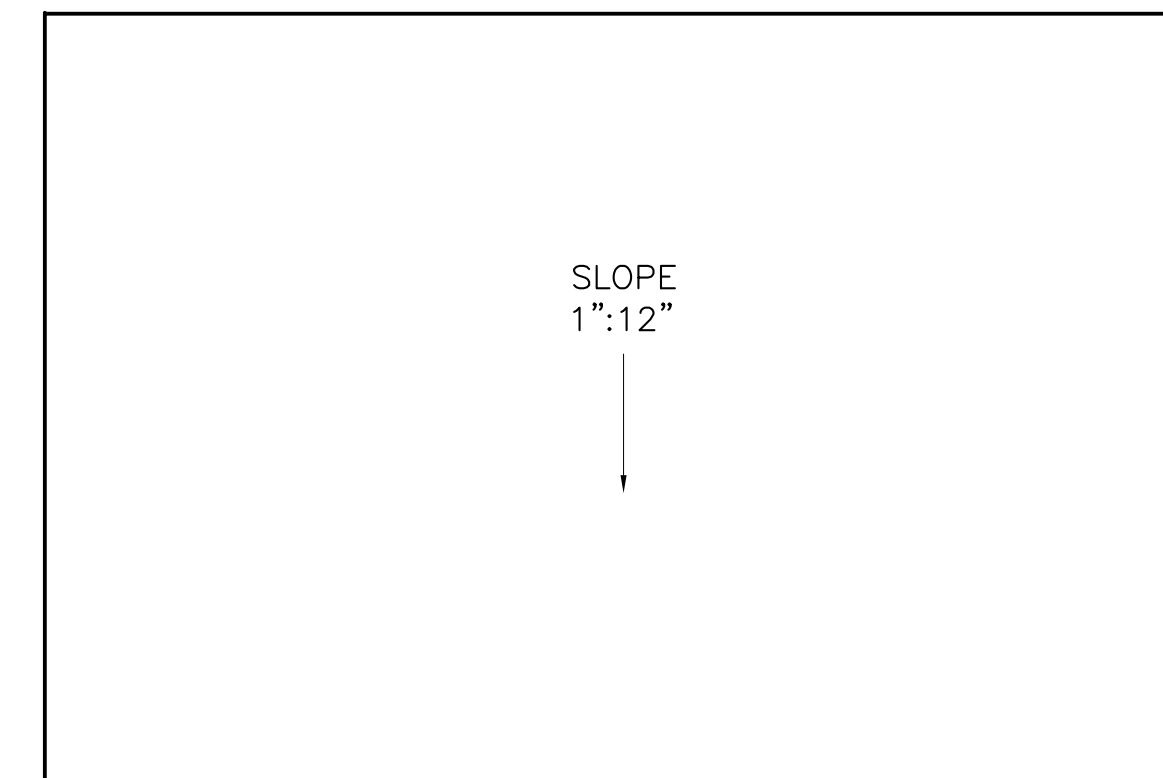
DRAWN:	NAME
CHECKED:	SAL
DATE:	2/12/24
SCALE:	1/8" = 1'-0"
JOB No.:	24.02.01
SHEET No.:	

A2.1

SHEETS IN SET



1 PROPOSED FLOOR PLAN SCALE: 1/8"=1'-0"



2 PROPOSED ROOF PLAN SCALE: 1/8"=1'-0"

PROJECT :

**20431
Mckean Rd.**

20431 Mckean Rd.
San Jose, CA 95120

- GENERAL NOTES :**
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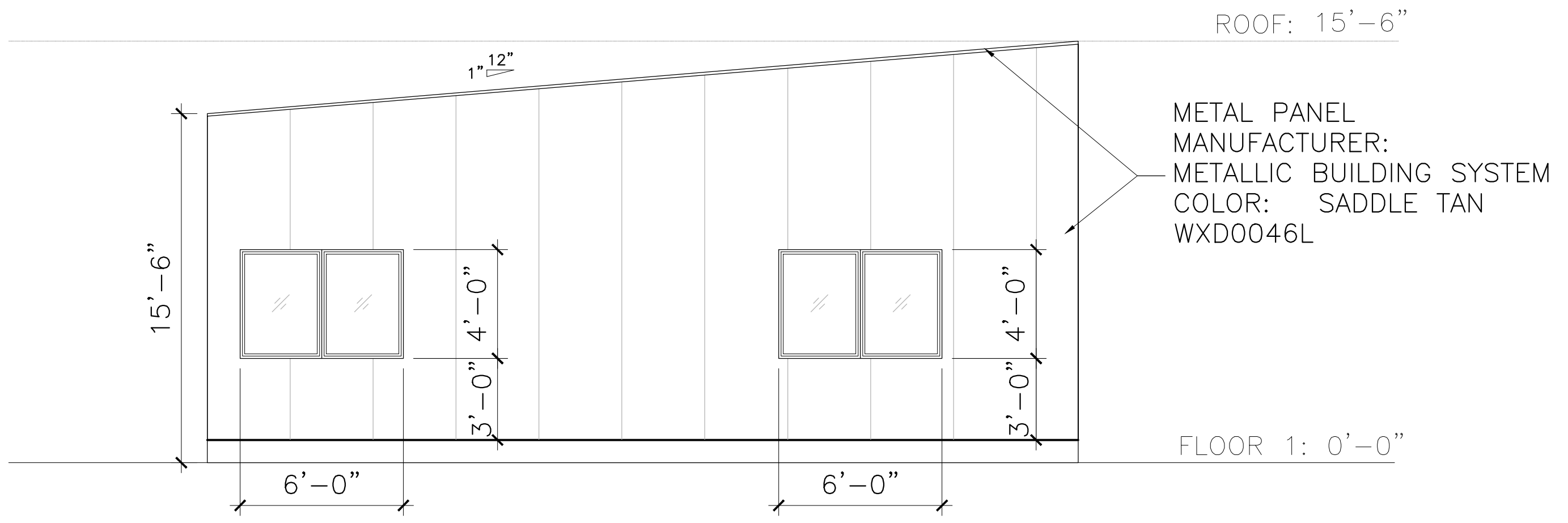
**PROPOSED
ELEVATIONS**

REVISIONS	BY

DRAWN:	NAME
CHECKED:	SAL
DATE:	2/12/24
SCALE:	1/4"=1'-0"
JOB No.:	24.02.01
SHEET No.:	

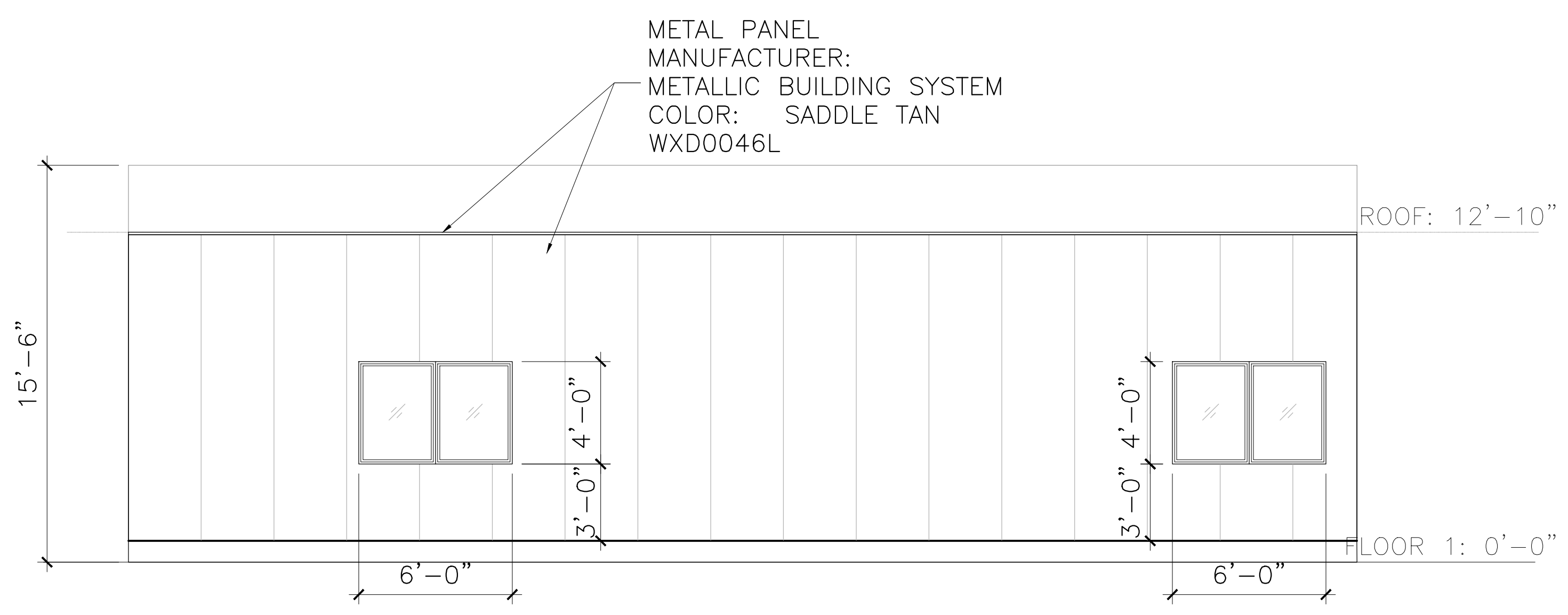
A3.1

SHEETS IN SET



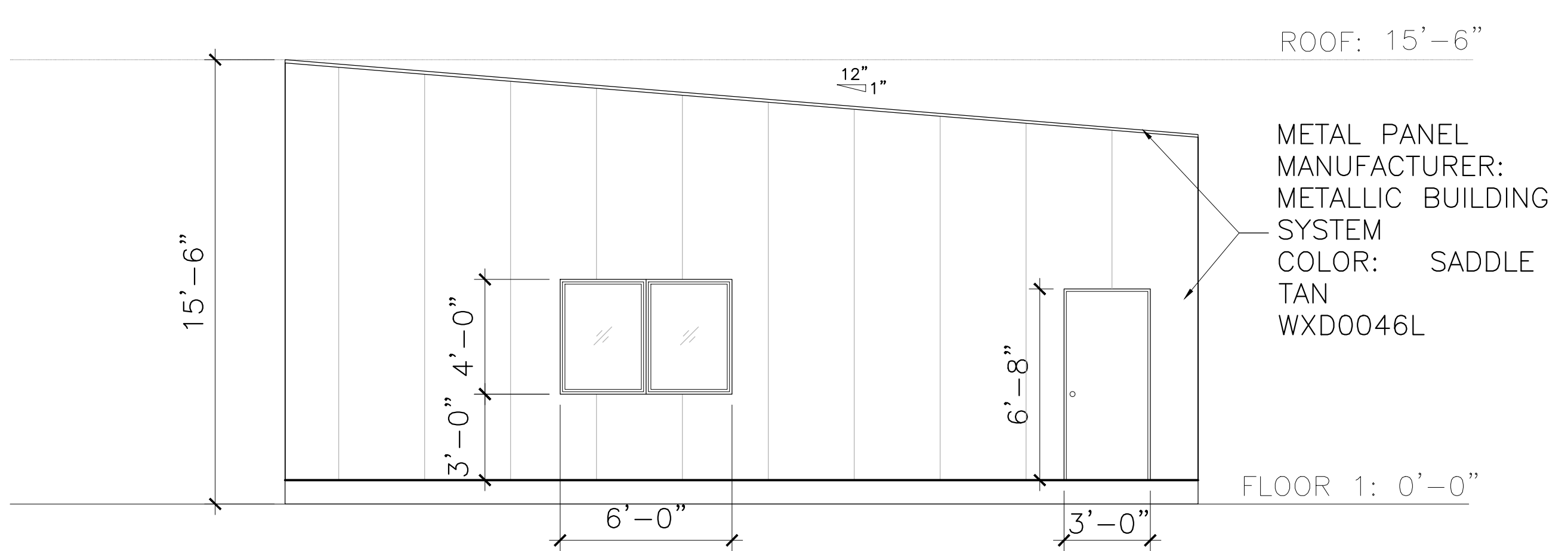
4 NORTH SIDE ELEVATION

SCALE: 1/4"=1'-0"



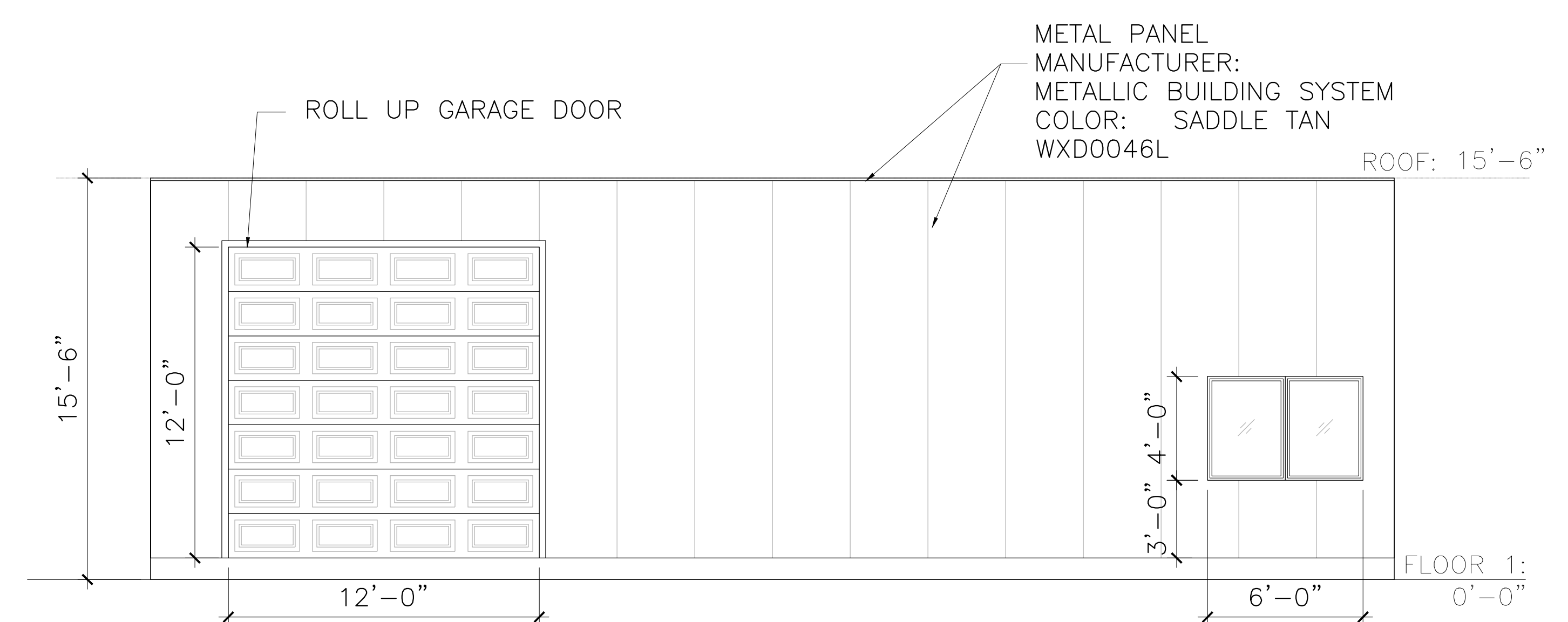
2 WEST SIDE ELEVATION

SCALE: 1/4"=1'-0"



3 SOUTH SIDE ELEVATION

SCALE: 1/4"=1'-0"



1 EAST SIDE ELEVATION

SCALE: 1/4"=1'-0"