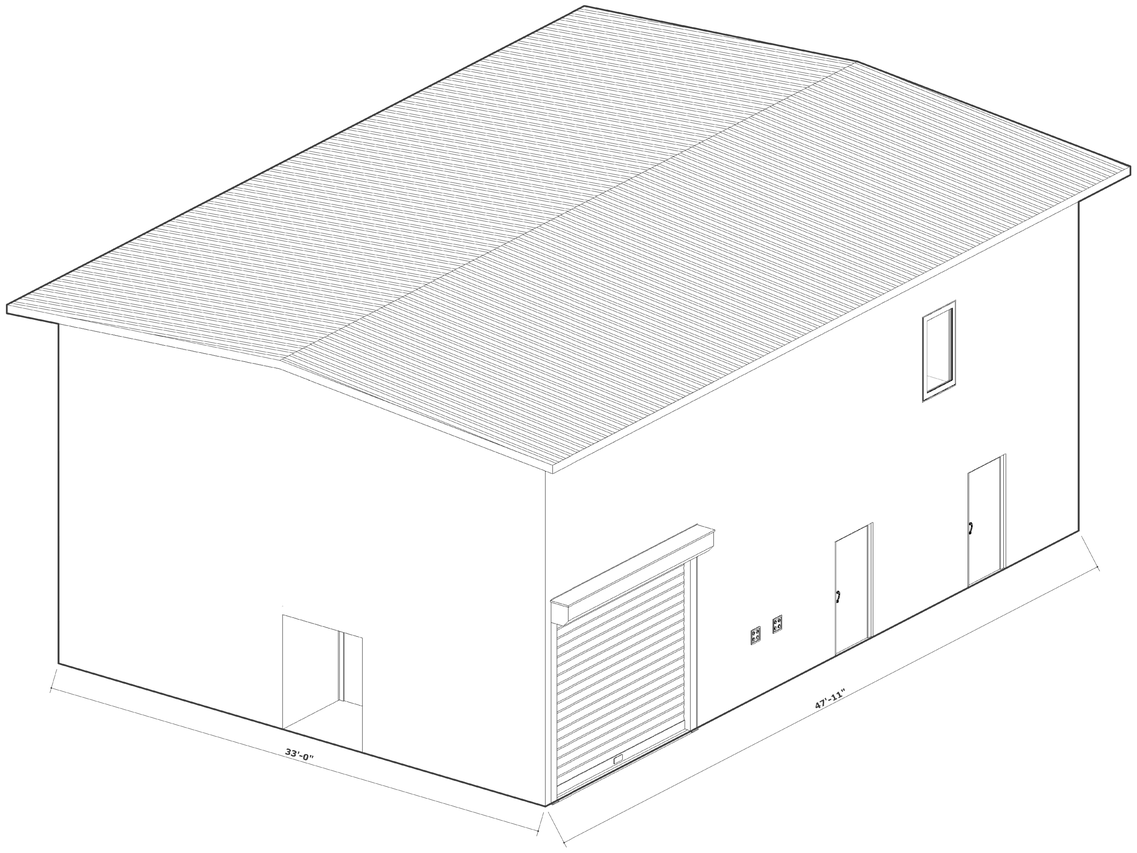
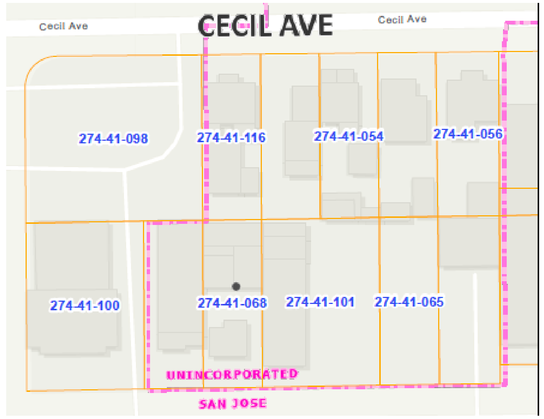
STEVENS CREEK

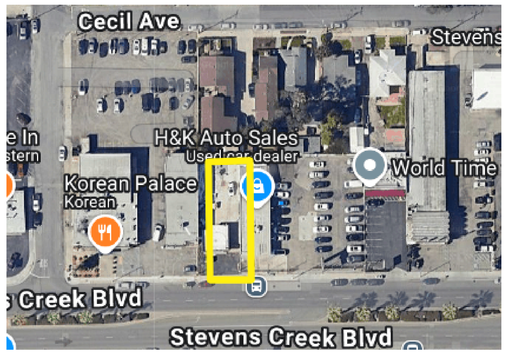
2265 STEVENS CREEK BLVD
SAN JOSE, CA. 95126





1 **PARCEL MAP**
NO SCALE

N



2 **LOCATION MAP**
NO SCALE

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.

SCOPE OF WORK

CONSTRUCT A NEW NON-CONDITION METAL BUILDING 33' x 48' FOR STORAGE.REMODEL EXISTING BUILDING WITH A NEW ROOF AND NEW ADA BATHROOM.

NO REPLACEMENT OF IMPERVIOUS AREA.

BUILDING USE CHANGE.

DEMO OF UNPERMITTED SINGS AND ELECTRIC SCREENS.

GENERAL NOTE

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

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

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

PROJECT DATA	
ADDRESS	Stevens Creek Blvd San Jose, CA. 95126
APN	274-41-68
ZONING CLASSIFICATION	G
OCCUPANCY CLASSIFICATION	(E)=M (P)= F-1 + S-1
DEWLLING UNITS	0
NUMBER OF BUILDINGS	(E) 1 (P) 2
BUILDING HEIGHT	(E) 13'- 0" (P)STORAGE 22'- 6"
STORY COUNT	1
CONSTRUCTION TYPE	(E) ⅤB (P) ⅤB & (P) ⅡB
SPRINKLER SYSTEM	(E) NONE (P) YES
LOT AREA	5,593 SF
LOT COVERAGE	2,167 SF
EXISTING USE	AUTOMOBILE SALES AND RENTALS
PROPOSED USE	CLOTHING RETAIL AND STORAGE

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-111	PARKING DETAILS & REQUIREMENTS
A-112	PLUMBING PLAN
T-24 (1)	T-24 (1-6)
T-24 (1)	T-24 (7-10)
T-24 (2)	T-24 (7-8)
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

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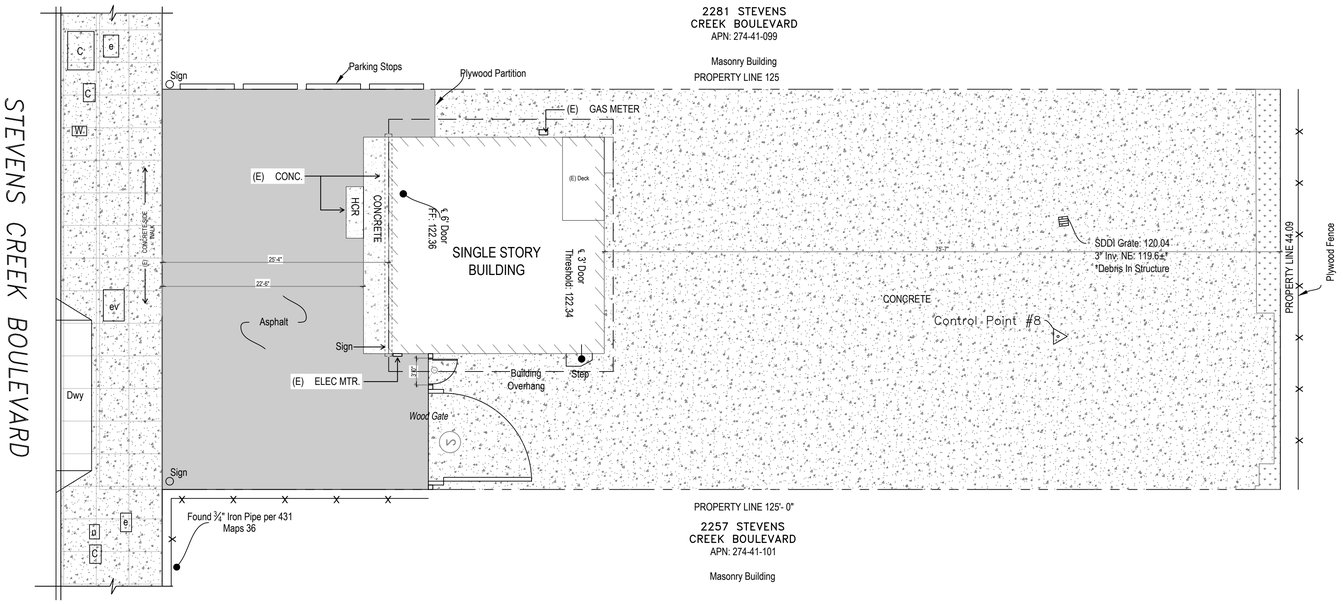
#	Revision	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

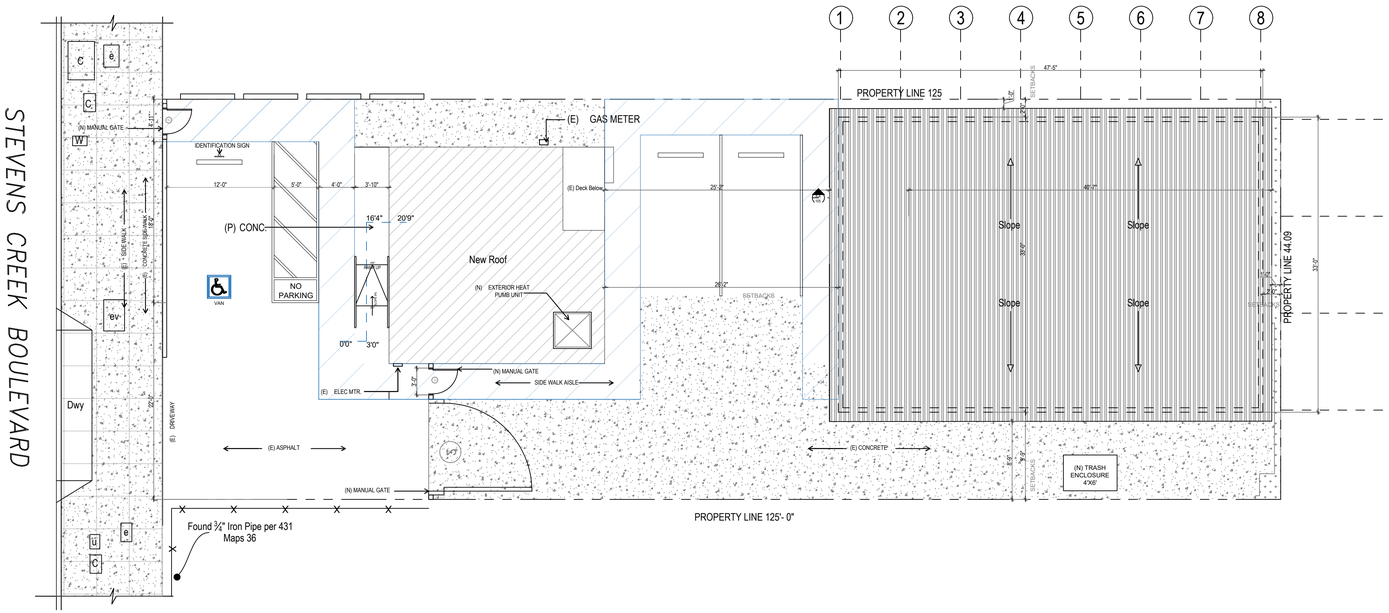
PROJECT:
Stevens Creek Blvd San Jose, CA. 95126

DRAWING TITLE:
TITLE, COVER SHEET& SHEET INDEX

G-000



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



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

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02/28/25
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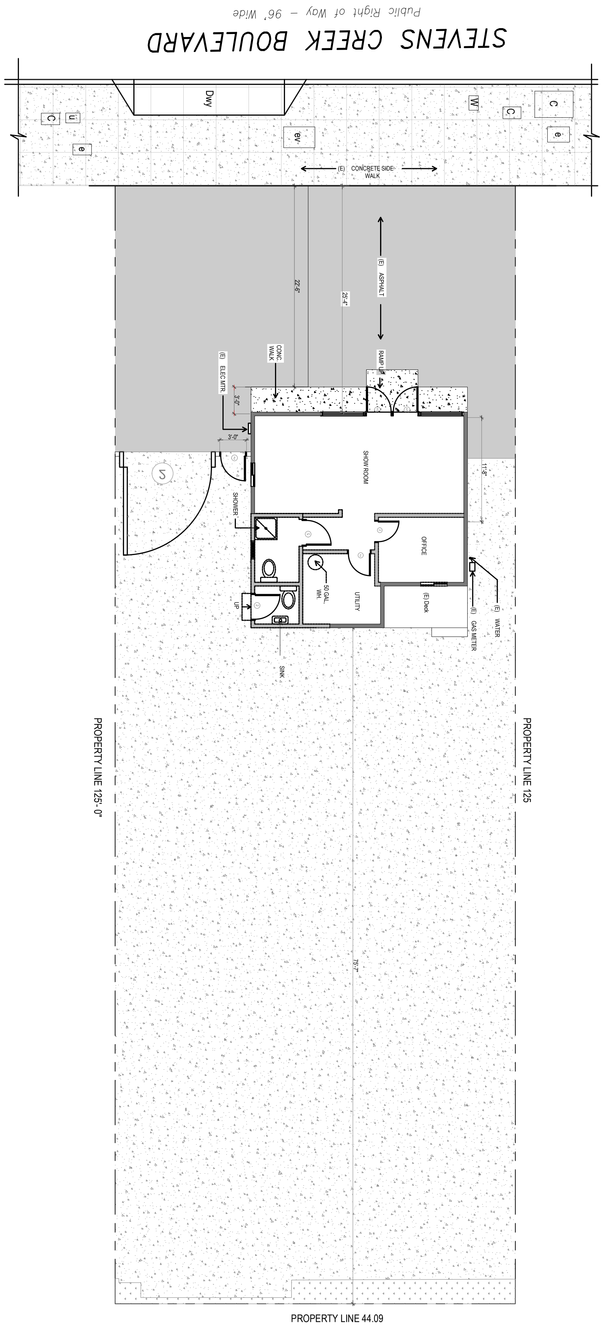
STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

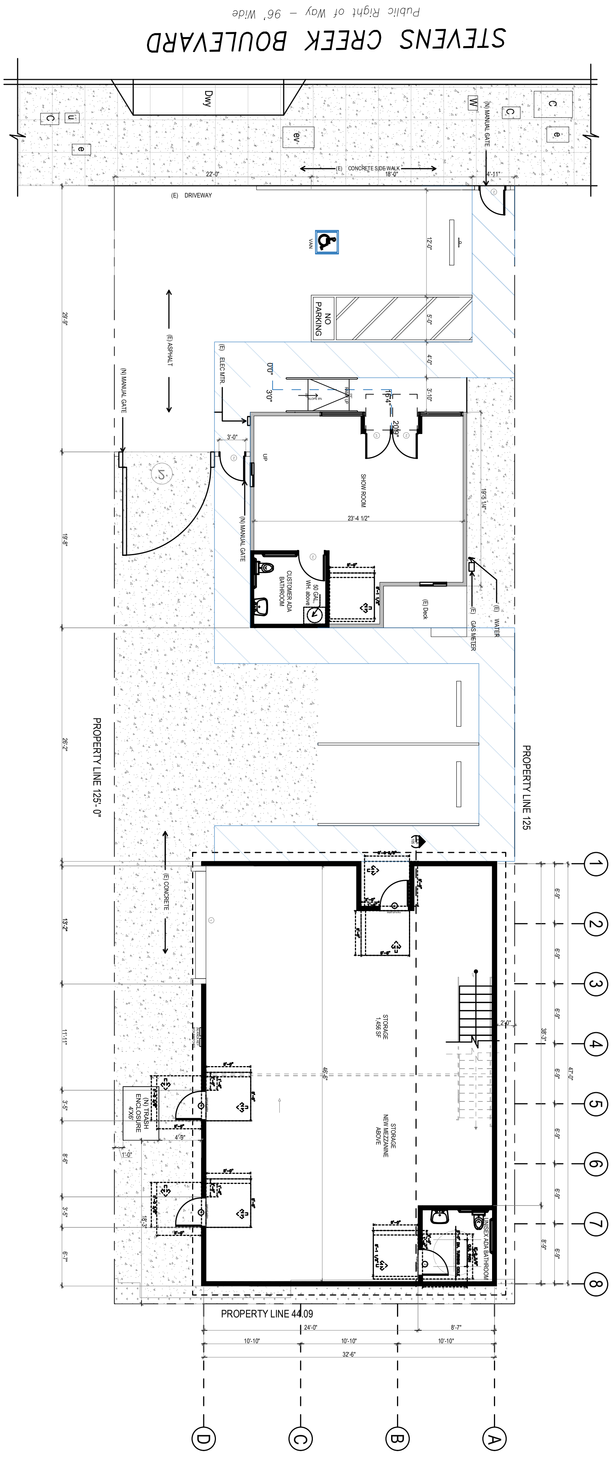
DRAWING TITLE:
EXISTING & PROPOSED SITE PLAN

A-100

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



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



LEYEND

- New wall
- Demolition wall
- Existing wall

A-101

DRAWING TITLE:
EXISTING & PROPOSED 1ST FLOOR PLANS

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

LEYEND

- New wall
- Demolition wall
- Existing wall

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PROJECT:
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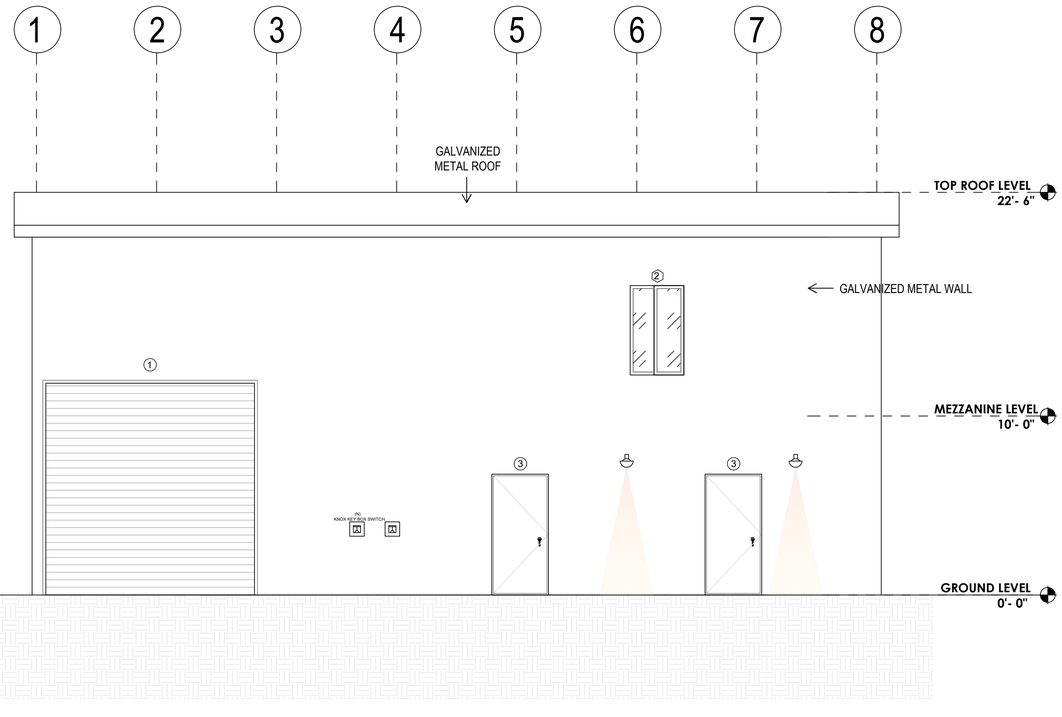
DRAWING TITLE:
PROPOSED MEZZANINE PLANS

A-102

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



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

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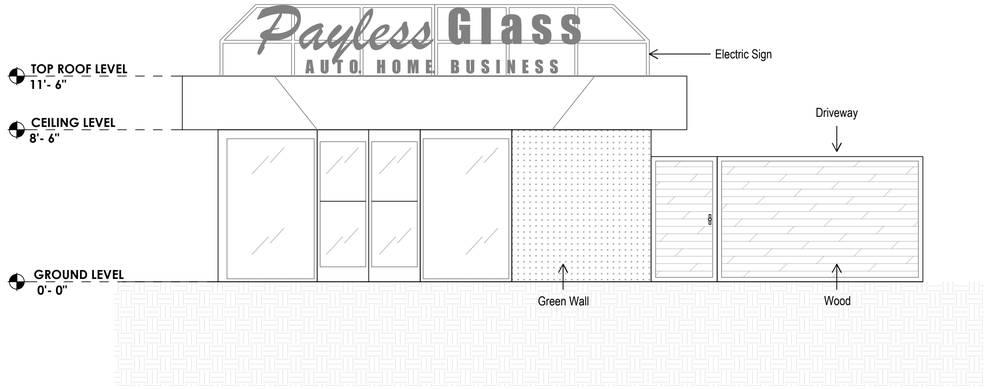
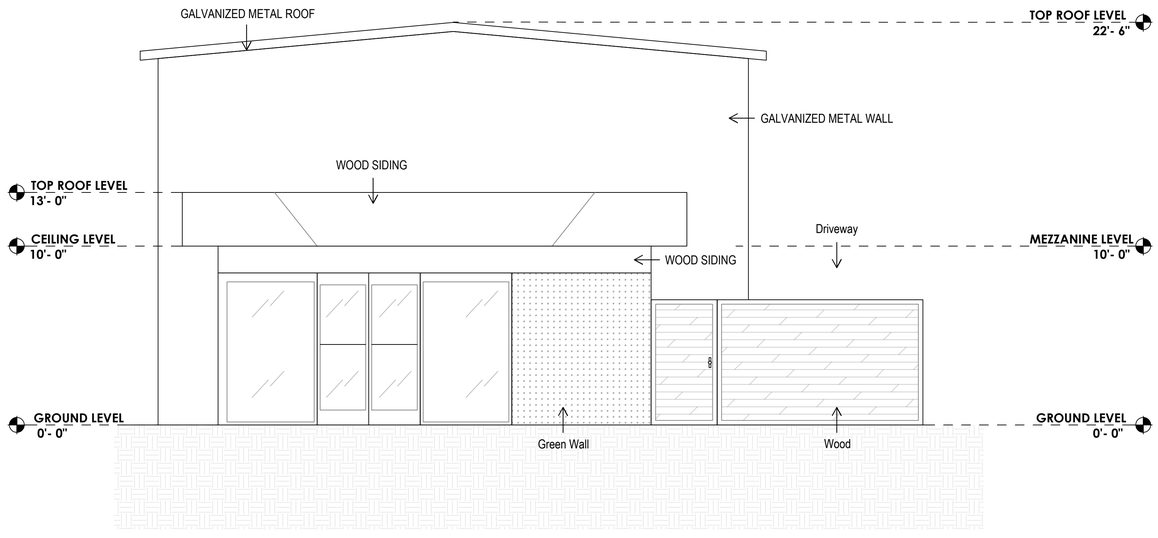
DRAWING TITLE:
EXISTING & PROPOSED
EAST ELEVATION

A-103



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



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

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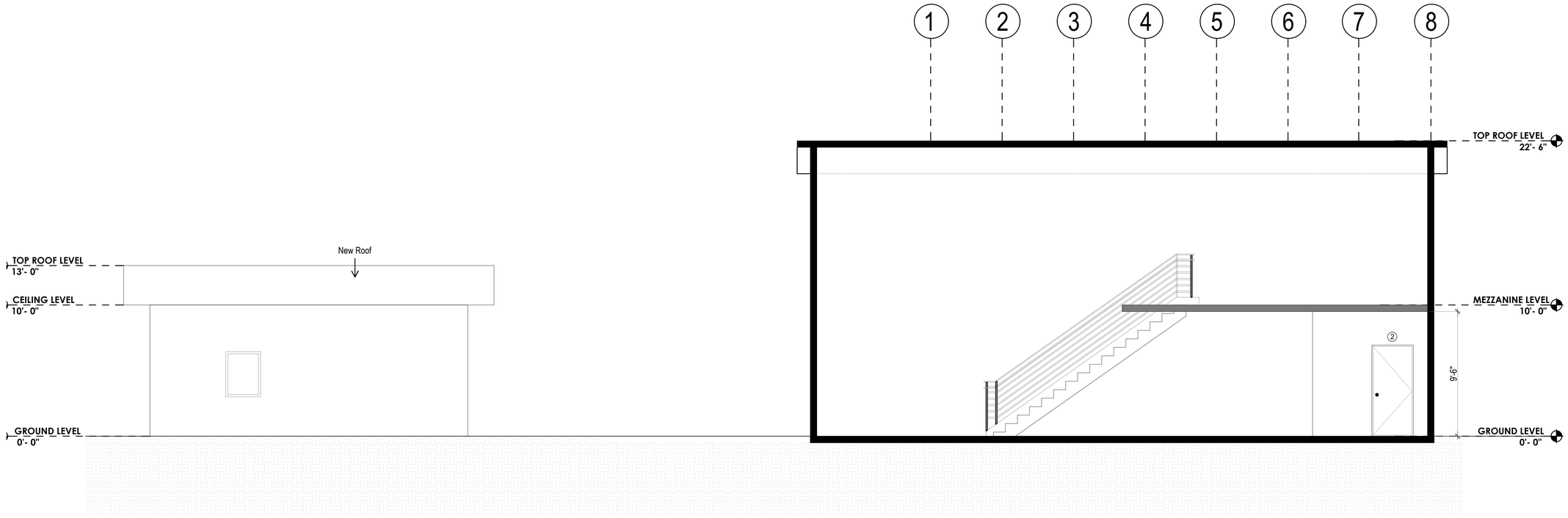
DRAWING TITLE:
EXISTING & PROPOSED SOUTH ELEVATION

A-104



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

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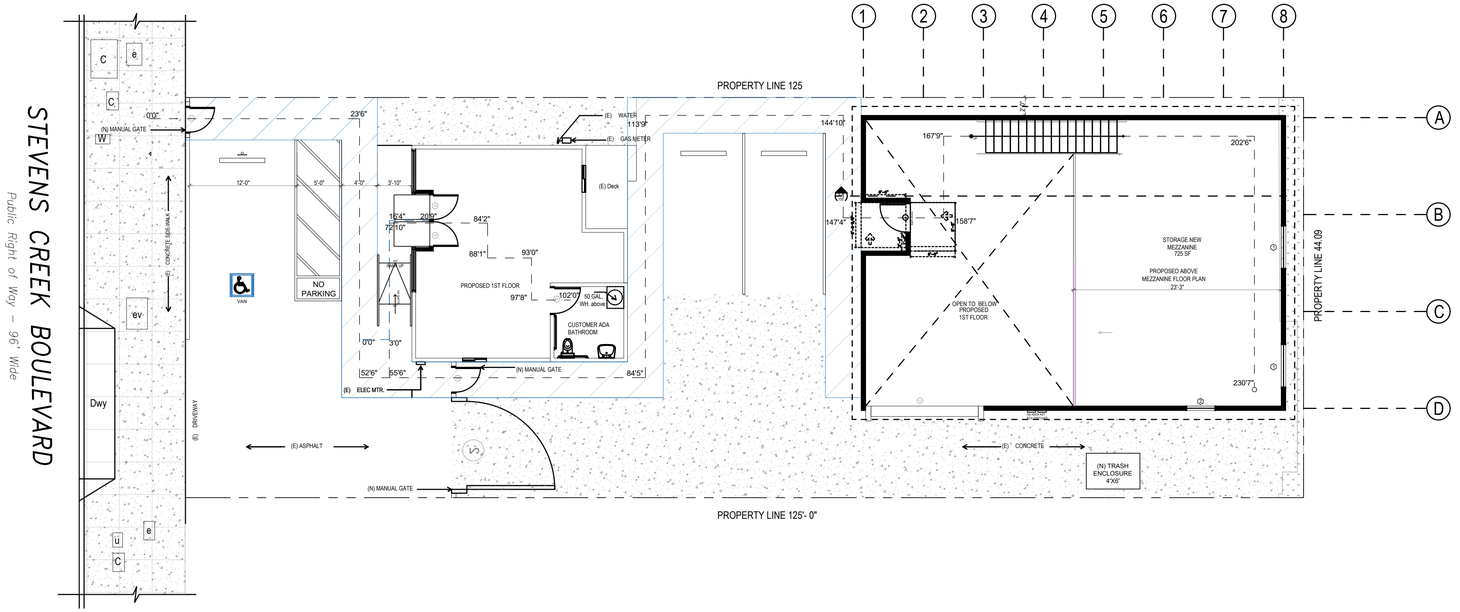
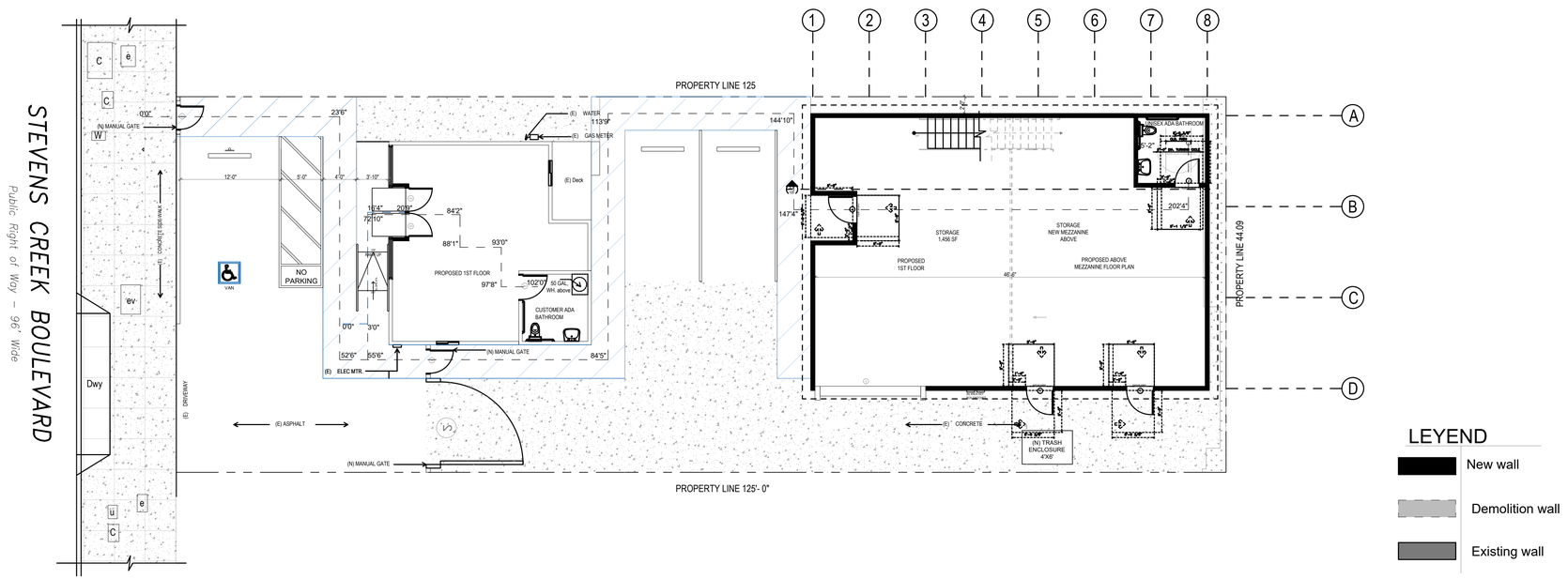
DRAWING TITLE:
EXISTING & PROPOSED EAST SECTION

A-105



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

N



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

N

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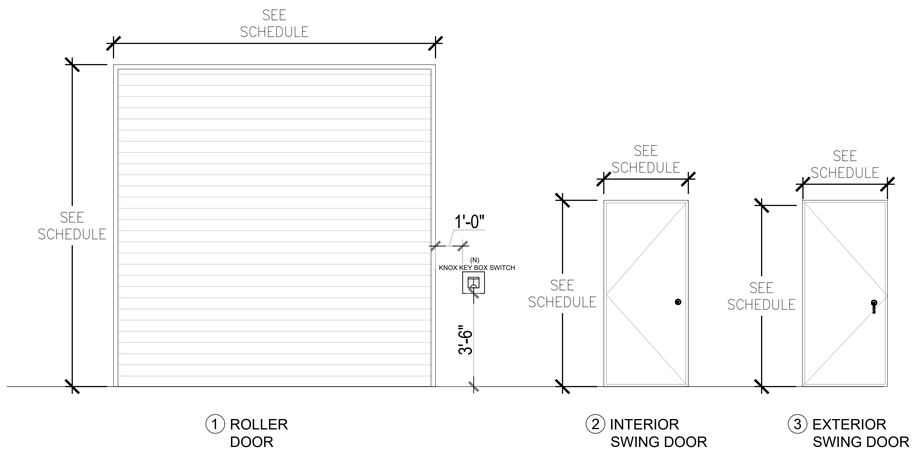
DRAWING TITLE:
EGRESS & ACCESIBLE PATH TRAVEL

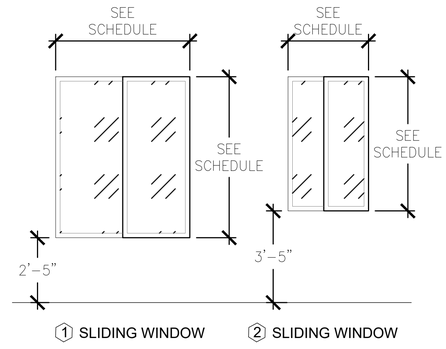
A-106

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



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

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



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

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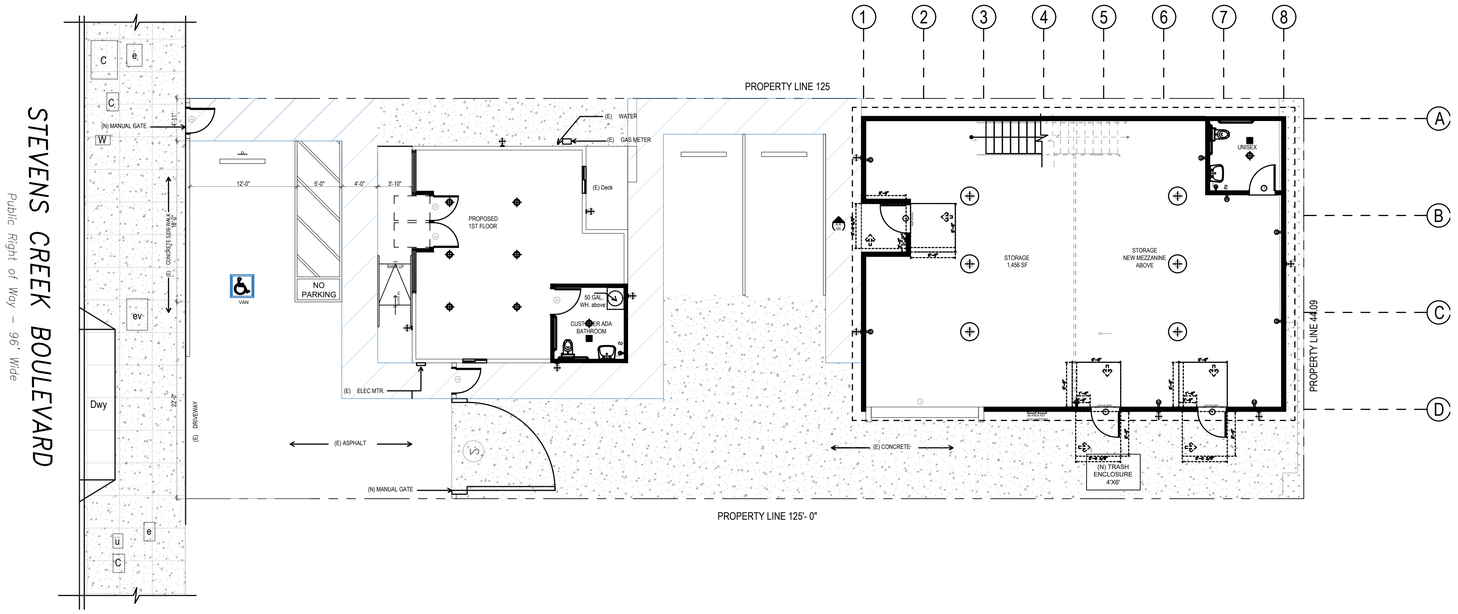
DRAWING TITLE:
DOOR SCHEDULE

A-107



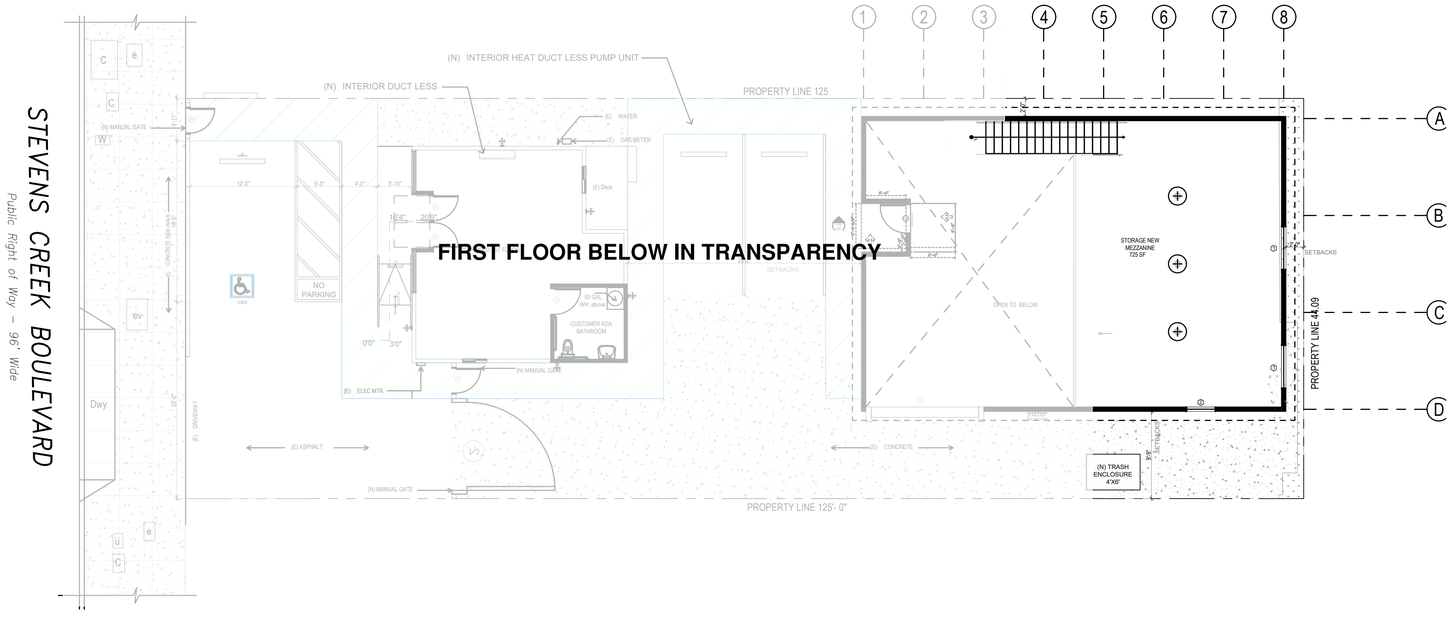
16 **PROPOSED ELECTRICAL LIGHTNING PLAN- 1ST FLOOR PLAN**
1/8"= 1'-0"

ELECTRICAL NOTE

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

MECHANICAL NOTE

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



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

COVERAGE LEGEND

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

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

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02/28/25
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PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
ELECTRICAL & MECHANICAL PLANS

A-108

FXLuminaire

LED Down Lights

Straight Shroud

PROJECT

CATALOG #

TYPE

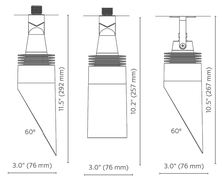
NOTES

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 anodization and powder coat finish
- Cree® integrated LEDs
- ProAim™ adjustability
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



DE Down Light SPECIFICATIONS

Output	1LED	3LED	6LED	9LED	ZDC
Total Lumens†	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
FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of highly efficient lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials
Die-cast aluminum A380 housing and shroud with stainless steel hardware. Die-cast zinc/aluminum alloy knuckle.

Socket
Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Wiring
18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 26' (8 m) length

Power
Input 10-15 VAC/VDC, 50/60Hz. Remote transformer required (specify separately)

Lamp
Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 55,000 hrs. Maximum drive current: 1 A.

Weight
2.0 lbs. (0.9 kg)

Optics
Polycarbonate color temperature adjustment lenses included with fixture: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Interchangeable optics for 10°, 20°, 30°-32°, or 55-58° distributions ordered pre-assembled to fixture. Color temperature and beam angle lenses field serviceable. For additional color filters, spread lenses, hex baffles, etc., use MR-16 sized accessories (MR-16: 1.95" (50 mm) dia. x 1.1 mm thickness). Beam angle is calculated using LM-79 method for SSL luminaires.

Housing
Die-cast aluminum housing with capacity for 1LED, 3LED, 6LED, 9LED, or ZDC integrated LEDs

Shroud
Die-cast aluminum shroud with 60° cutoff. Straight should selection is 4'' (100 mm) in length.

Hardware
Stainless steel angle lock screw with setscrew.

Knuckle
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 adjustment and patented threaded studs with hex heads for ease of installation.

Lens
Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress.

Finish
Two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

Ambient Operating Temperature
0°F to 140°F (-18°C to 60°C)

Installation Requirements
Designed for installation in the downward direction only.

Control
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**.

Compliance
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 "e" version.

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

Warranty
10-year limited warranty

Manufacturing
ISO 9001:2015 certified facility

Listings

LANDSCAPE LIGHTING

DE Down Light ORDERING INFORMATION

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

EXAMPLE FIXTURE CONFIGURATION: DE-ZD-3LED-SS-FW

DE – ___ – ___ – ___ – ___ – ___ – ___

DE Down Light PHOTOMETRICS

DE 1LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 18.5°	Horizontal 18.4°
4' (1.2 m)	20 fc (216 lx)	1' (0.4 m)	1' (0.4 m)
8' (2.4 m)	5 fc (54 lx)	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)
16' (4.9 m)	1.3 fc (14 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)

DE 3LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 18.3°	Horizontal 18.6°
4' (1.2 m)	60 fc (645 lx)	1' (0.4 m)	1' (0.4 m)
8' (2.4 m)	15 fc (162 lx)	3' (0.8 m)	3' (0.8 m)
12' (3.7 m)	7 fc (72 lx)	4' (1.2 m)	4' (1.2 m)
16' (4.9 m)	4 fc (40 lx)	5' (1.6 m)	5' (1.6 m)
20' (6.1 m)	2.4 fc (26 lx)	7' (2.0 m)	7' (2.0 m)

DE 6LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 18.3°	Horizontal 17.5°
4' (1.2 m)	129 fc (1,389 lx)	1' (0.4 m)	1' (0.4 m)
8' (2.4 m)	32 fc (347 lx)	3' (0.8 m)	3' (0.8 m)
12' (3.7 m)	14 fc (154 lx)	4' (1.2 m)	4' (1.2 m)
16' (4.9 m)	8 fc (87 lx)	5' (1.6 m)	5' (1.6 m)
20' (6.1 m)	5 fc (56 lx)	7' (2.0 m)	6' (1.9 m)

DE 9LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 19.1°	Horizontal 18.2°
4' (1.2 m)	119 fc (1,281 lx)	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)

DE ZDC Illuminance at a Distance

Feet (Meters)	Center Beam	Beam 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)

DE Down Light ORDERING INFORMATION

MOUNTING OPTIONS: Specify Separately

Mounts	Code
■ **VERSABOX** *2.2" (57 mm) x 1.5" (39 mm)*	VB-050-XX*
■ **MINI J-BOX** *3.5" (89 mm) x 1.3" (34 mm)*	MJ-050-XX*
■ **TREE BOX** *5.4" (138 mm) x 1.9" (49 mm)*	TB-XX*
■ **GUTTER MOUNT** *4.0" (102 mm) x 4.0" (102 mm)*	GM-SS
■ **WALL PLATES** *3.4" (85 mm) x 5.1" (129 mm)*	WP-1G-050-XX*
■ **WALL PLATES** *5.0" (127 mm) Diameter*	WP-RD-050-XX*
■ **WALL MOUNT** *3.5" (89 mm) x 2.0" (51 mm)*	WM-XX*

RISER OPTIONS: Specify Separately

Riser	Code
■ **RISER** *0.8" (21 mm) Diameter*	YY-R-XX*
■ **SIGN LIGHT RISER** *0.8" (21 mm) Diameter w/ 45° Inward Curve*	YY-R-SL-XX*

COUPLING OPTIONS: Specify Separately

Couplings	Code
■ **STRAIGHT** *1.3" (32 mm) x 2.0" (51 mm)*	COUP-XX*
■ **90° ELBOW** *1.3" (32 mm) x 2.0" (51 mm)*	ELBW-050-XX*
■ **T-MOUNT** *3.0" (76 mm) x 2.2" (57 mm)*	TMNT-050-XX*

LENS ACCESSORIES: Specify Separately

Item	Code
■ **HEX BAFFLE** *MR-16 Size*	250015260000
■ **LINEAR SPREAD LENS** *MR-16 Size*	250013550000
■ **SOLITE SPREAD LENS** *MR-16 Size*	250015240000

**YY = riser height in inches (6" increments between 6" and 36"; 152 mm increments between 152mm and 914 mm), XX = finish code*

DOWN LIGHT SPECIFICATIONS
DE DOWN LIGHT 1 LED

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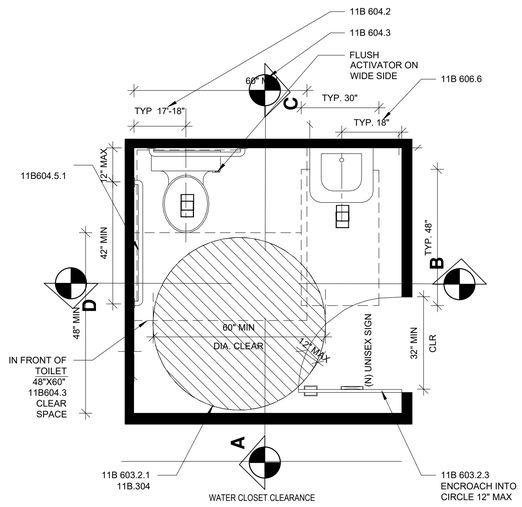
#	Revision	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

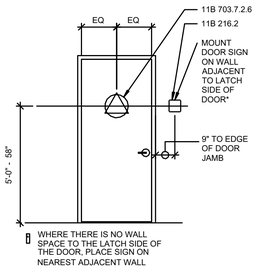
DRAWING TITLE:
DOWN LIGHTS SPECIFICATIONS

A-108.1

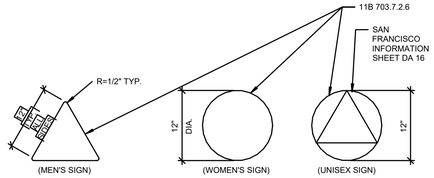


CBC 11B - TOILET

1/2" = 1' 0"

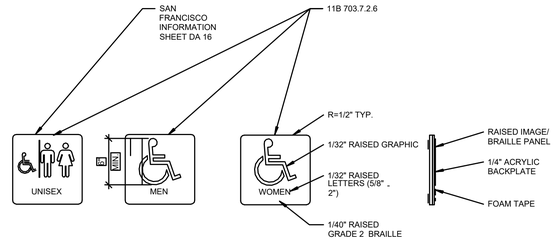


TYPICAL DOOR ELEVATION



SPECIFICATIONS:

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



SPECIFICATIONS:

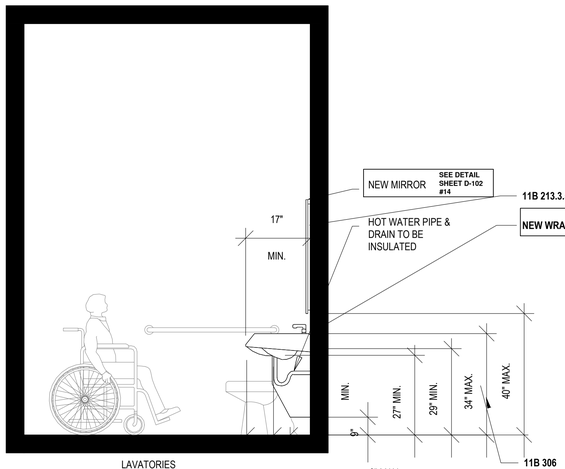
SQUARE SHAPE SIGNAGE, NON GLARE FINISH WITH CHARACTERS & SYMBOLS THAT CONTRAST THEIR BACKGROUND. BACKGROUND COLOR SHALL CONTRAST DOOR COLOR. MOUNT WITH DOUBLE BACK FOAM TAPE.

18 EXISTING & PROPOSED PLAN BATHROOM

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

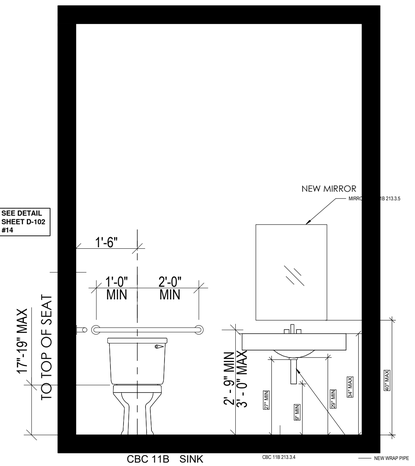
19 SYMBOLS

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



LAVATORIES

CBC 11B BATHROOM



CBC 11B SINK

SEE BLOW UP DETAILS
SHEET D-102

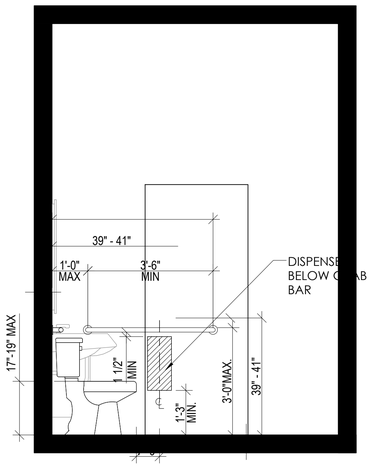


FIG. 604.4, 604.5.1 & 604.7a PER ICC/ANSI A117.1 (2003) & CBC 18-11-1109.2 (2011)

BLANK WALL

20 SECTION A

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

SECTION B

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

SECTION C

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

SECTION D

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

SF ARCHITECTS
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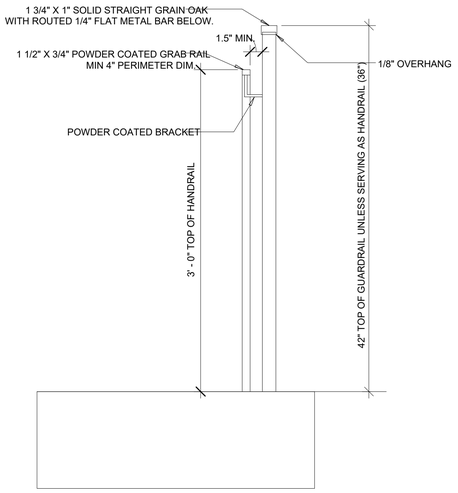
#	Revision	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

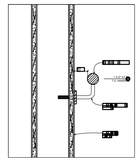
PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
ADA BATHROOM

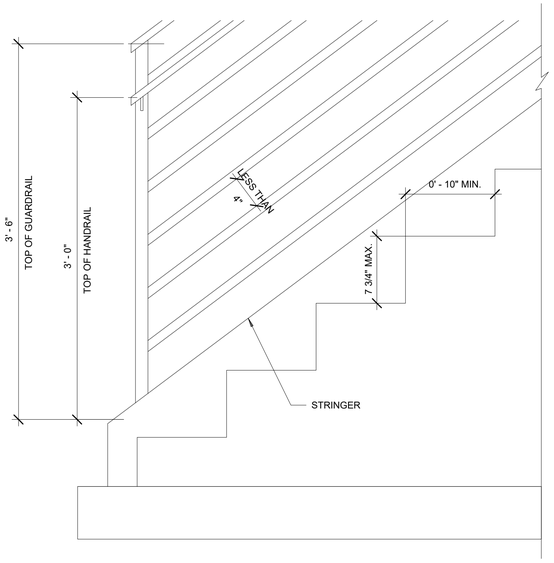
A-109



STAIRS - GUARD & HANDRAIL DETAIL

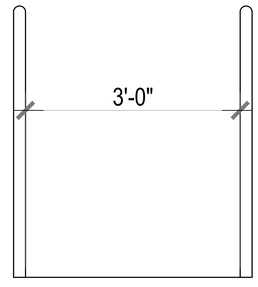


TYP. HANDRAIL SECTION



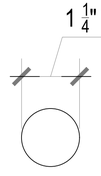
STAIRS - TYPICAL STAIR DETAIL

21 STAIR & GUARDRAILS DETAILS
SCALE: NS



-RAMPS SHALL BE NOT LESS THAN 36" WIDTH

RAMP - RAILING DETAIL

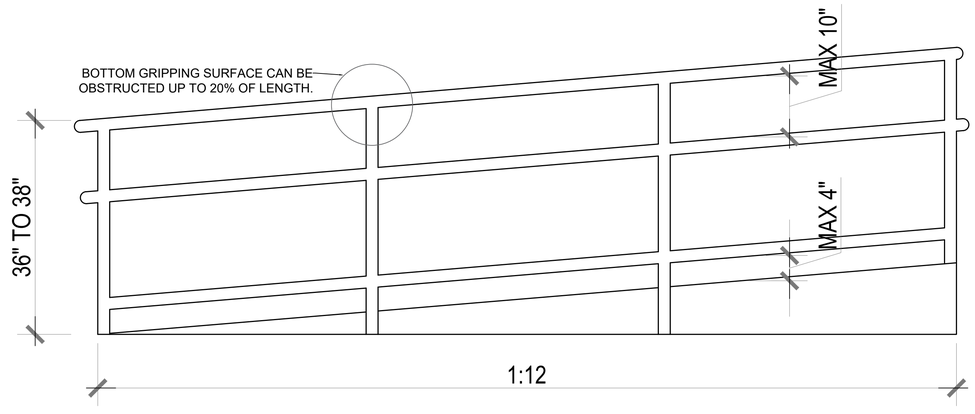


-HANDRAILS SHALL BE CONTINUOUS ON AT LEAST ONE SIDE OF RAMPS.

-TOP OF THE HANDRAILS SHALL BE PLACED NOT LESS THAN 36" OR MORE THAN 38" ABOVE FLOOR

-HANDRAILS TO BE RETURNED TO WALL, POST OR SAFTY TERMINAL

TYP. HANDRAIL SECTION



RAMP - HANDRAIL & RAILING DETAILS

21.5 RAMP RAILINGS DETAILS
SCALE: NS

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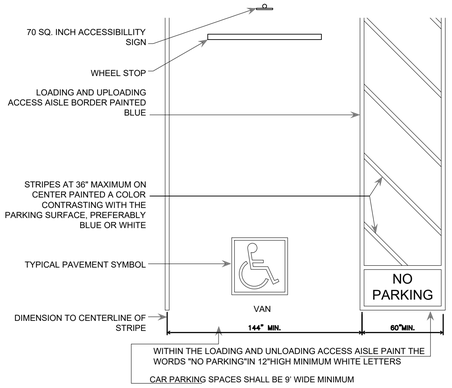
#	Revision	Date

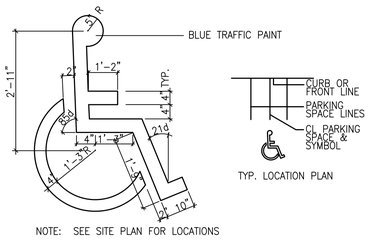
LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

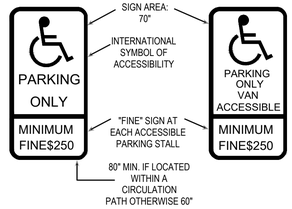
PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

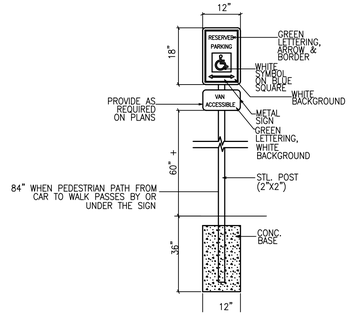
DRAWING TITLE:
GUARDRAILS DETAILS

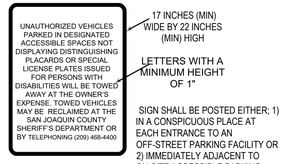
A-110











22 PARKING DETAILS & REQUIREMENTS

SCALE: NS

NOTES:

PARKING REQUIREMENTS

1. 1 parking per 250 sqfr Business = 2
   2 parkings per storage
   2+2 =4
   4 parkings proposed (1ADA)

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#	Revision	Date

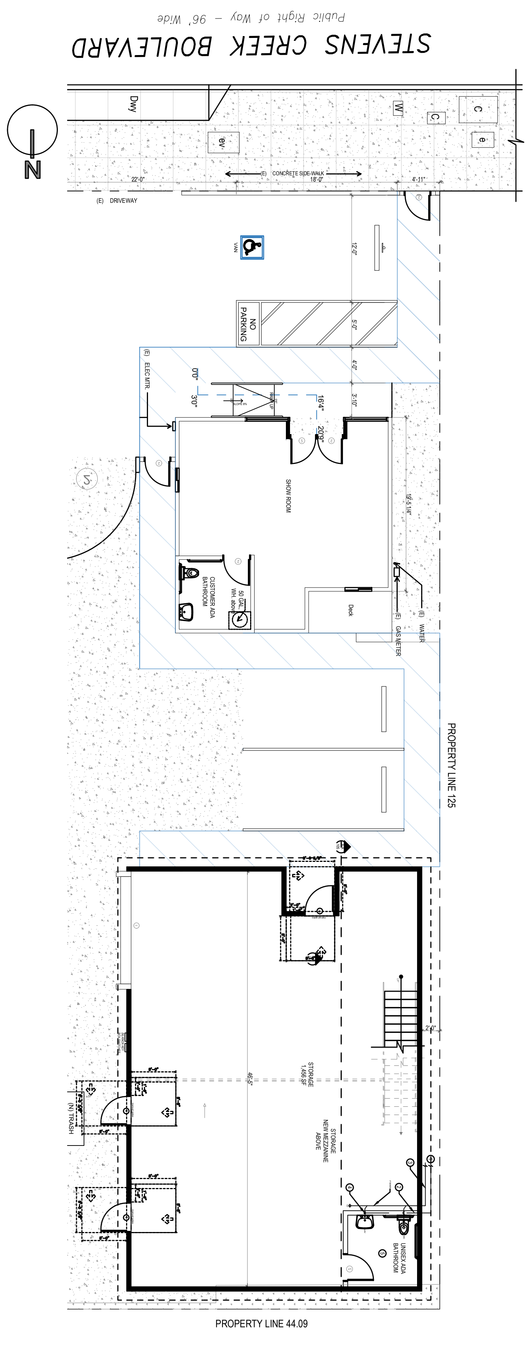
LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL 08/31/2026
STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
PARKING DETAILS & REQUIREMENTS

A-111

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



LEYEND

- New wall
- Demolition wall
- Existing wall

A-112

DRAWING TITLE:
PROPOSED PLUMBING PLANS

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

#	Revision	Date

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Address: PO BOX 426993 San Francisco, CA. 94142

"GUP Checklist" for Projects Proposed Under Stanford's 2000 General Use Permit

Project Description / Tracking Information

Date of Data Sheet submittal: 020525

Status of Data (check): PRELIMINARY (not yet constructed) ☑ or AS-BUILT ☐

Project Manager Name: Fraancisco Matos Email: francisco@architects-sf.com

Phone: (415) 519-4954 Address: PO BOX 426993

City: san francisco State: ca Zip: 94142

Project name: 2265 Stevens creek blvd

Brief project description (including schedule requirements):
CONSTRUCT A NEW NON-CONDITION METAL BUILDING 33' x 48' FOR STORAGE.REMODEL EXISTING BUILDING WITH A NEW ROOF AND NEW ADA BATHROOM.

County File Number:

Assessor Parcel Number: 274-41-68

Address of Project: Stevens Creek Blvd

City: San Jose State: ca Zip: 95126

Stanford Quad and Building Number:

Development District:

Watershed: SAN FRANCISQUITO CREEK ☐ or MATADERO CREEK ☐

Land Use Designation: Zoning Designation: cg

Construction Date of existing building (year): Source:

County Approval Information:

Type of Approval: Date of Approval:

Type of Project (academic, academic support, residential, other):

Number of net housing units (if applicable):

	ASA Application	*Building Permit*	*Project Completion*
Units constructed (faculty/staff)			
Beds constructed (student)			
Existing units / beds demolished			
Net change in units/beds			

Amount of building gross square footage (if applicable):

	ASA Application	*Building Permit Total**	*Project Completion*
New construction (gsf)		1584	
Demolition of existing structure (gsf) (attach demo permit when received)			
Net change in gsf			

A.2.c Is the project included in the 50,000 gsf of temporary surge trailers?
YES ☐ NO ☑ If yes, then square footage does not count toward 2000 GUP square footage.

A.3.a Is the project included in the 40,000 gsf of new child care or community centers?
YES ☐ NO ☑ If yes, then square footage does not count toward 2000 GUP square footage.

** Note: If there are multiple building permits or demolition permits, provide building permit numbers and associated square footage here:*

Number of net new parking spaces (if applicable):

	ASA Application	*Building Permit*	*Project Completion*
New parking spaces		3	
Removal of existing spaces			
Net change in parking spaces			

H.1 Is this parking located in the "Campus Residential - Low Density" or "Campus "Residential - Medium Density" areas and is it intended to serve faculty/staff housing?
YES ☐ NO ☑

Net change in impervious surface (sq. ft.) with proposed project:

	ASA Application	*Building Permit*	*Project Completion*
Existing impervious surface on project site (sf)			
Post-project impervious surface (sf)			
Net change in impervious surface			

Impervious surface calculations performed by:
** Note: must be a California certified architect or civil engineer*

Summary of C.3 regulation approach (couple of sentences):

Removal / relocation of trees greater than 12" dbh:

	ASA Application		*Building Permit*		*Project Completion*	
Number of trees removed	*Oaks:*	*Non-oaks:*	*Oaks:*	*Non-oaks:*	*Oaks:*	*Non-oaks:*
Number of trees relocated	*Oaks:*	*Non-oaks:*	*Oaks:*	*Non-oaks:*	*Oaks:*	*Non-oaks:*
Number of replacement trees planted	*Oaks:*	*Non-oaks:*	*Oaks:*	*Non-oaks:*	*Oaks:*	*Non-oaks:*

Palo Alto Unified School District Fee (if not required for project, state reason):

Date:

Amount:

Affordable Housing in-lieu fee payment (if not required for project, state reason):

Rate:

Total Payment:

Date submitted:

Summary of SWPPP compliance (completed at end of project):

Water conservation measures employed (completed at end of project):

List of noise complaints (Completed at end of project):

Results of any required special studies (e.g. special status plants, bird nest surveys. Completed at end of project):

Project Specific Studies and Requirements

F.6.a How will the affordable housing requirement for academic development be met? Check one:

☐ 1 affordable housing unit for each 11,773 square feet of academic development, OR

☐ An appropriate in-lieu cash payment. If the fee is chosen, the County will require the fee through the ASA Conditions of Approval and calculate the amount required at the time of Building Permit. It will be paid by Stanford prior to Certificate of Occupancy, OR

☑ Not Applicable

F.8 Has the following housing linkage requirement for academic projects been met?

Academic Development (gsf)	*# housing units through framing inspection*
500,000	505
1,000,000	1,210
1,500,000	1,815
2,035,000	2,420

YES ☐ NO ☐ N/A ☑

G.11 Is the proposed project one of the following: Escondido Village housing in excess of 100 units, West Campus or Lagunita district faculty/staff housing, Performing Arts Center, expansion/replacement of basketball arena, Stanford Avenue faculty/staff housing, a parking lot or structure with a net increase of 400 or more spaces, or a project of similar size and scale?
YES ☐ NO ☐ If yes, Stanford must submit a project-specific traffic study.

I.1 Is the project located on a designated San Juan faculty/staff housing project site?
YES ☐ NO ☑ If yes, the project must be consistent with Stanford's Program for Replacement of Recreational Facilities Improvements in the San Juan District.

K.1 Is the proposed project located in riparian, disturbed riparian, oak woodland, annual grassland-oak woodland, or modified oak woodland areas?
YES ☐ NO ☑ If yes, the County will retain an independent qualified biologist to conduct focused surveys for special-status plants (surveys for early-blooming plants are in March/April and late-blooming plants are in June to October). If such plants are identified, Stanford will comply with the associated conditions of approval.

K.2 Does the proposed project require pre-construction surveys for breeding raptors and migratory birds?
YES ☐ NO ☑ Pre-construction surveys of trees within 500 feet of the project site may be required if construction activities begin or become more intensive between February 1 and August 31. Construction is expected to begin:

K.3 Is the proposed project located in an oak woodland area?
YES ☐ NO ☑ If yes, Stanford must create or restore oak woodland habitat in the ratio of at least 1.5 to 1.

K.4 Does the proposed project result in the removal of trees greater than 12" dbh?
YES ☐ NO ☑

If yes, any "protected" trees must be replaced according to the ratios required by this condition (3 to 1 for oaks and 1 to 1 for non-oaks). Please check the appropriate box regarding replacement ratios:

☐ The removed trees will be replaced according to the ratios in this condition.

☐ The removed trees will not be replaced at the ratios because they meet the exemptions in the tree ordinance (e.g. dead or dying).

☐ The removed trees will not be replaced at the ratios because they are not "protected" (i.e., they were not shown in a prior ASA landscape plan).

K.5 Is the proposed project located within areas defined as jurisdictional wetlands on the "Wetlands/Waters of the U.S. Jurisdictional Delineation map" dated June 24, 2002?
YES ☐ NO ☑ If yes, Stanford will comply with the associated conditions of approval. (Note: Proposed projects south of JSB could require analysis for potential wetlands).

L.2 Is the proposed building located along Stanford Avenue?
YES ☐ NO ☑ If yes, Stanford must submit a landscape plan and provide for a minimum 25-foot setback and maximum 30-foot height.

L.3 Does the proposed project have exterior light sources?
YES ☑ NO ☐ If yes, Stanford must submit lighting details with the building permit that will show that state-of-the-art illuminaries will be used where necessary, with high-beam efficiency, sharp cut-off, and glare and spill control. Upward glow will not be allowed in residential or academic uses.

L.4 Is the proposed project located in the Lathrop district?
YES ☐ NO ☑ If yes, the project must be restricted to the areas shown in Figure 5 of the Conditions of Approval.

M.1 Does the proposed building project include hazardous materials that are regulated by the California Accidental Release Prevention (CalARP) Law requirements?
YES ☐ NO ☑ If yes, the application must include the projected quantities and types by hazard category as specified in the County Fire Code (i.e., flammable liquids, corrosives, etc.) for those materials found on CalARP's list.

N.1 Is the project located in the Stock Farm Monocline?
YES ☐ NO ☑ If yes, Stanford must have an Engineering Geologist review project plans and submit comments to the County Geologist, prior to issuance of a building permit.

N.2 Does the proposed project result in an increase in impervious surface beyond the amount mitigated by detention basins constructed to provide mitigation?
YES ☐ NO ☑

N.4 Is the proposed project located in the Groundwater Recharge Area (the Unconfined Zone on the "Approximate Boundary of Unconfined Zone near Stanford Campus" map provided by SCVWD, July 2001?
YES ☐ NO ☑ Stanford is in the process of preparing a campus-wide groundwater recharge plan to mitigate lost recharge from all projects in the Unconfined Zone. In the meantime, Stanford has initiated an interim plan for such projects: additional creek-diverted water conveyed to Lagunita for percolation.

N.8 Are any wells located within the project site?
YES ☐ NO ☑ If yes, Stanford shall take steps to verify that the well was properly abandoned. If Stanford cannot confirm the well was properly abandoned, Stanford will take steps to locate and abandon the well.

N.10 Is the proposed project located in the Groundwater Recharge Area and does the proposed project result in a new land use or practice (e.g., storage of chemicals in single wall tanks, application of pesticides that could be transported down to the groundwater supply) that could affect groundwater quality or supply?
YES ☐ NO ☑ If yes, these new land uses or practices must be evaluated to determine whether they pose a threat to groundwater quality or supply.

O.1 Does the proposed project result in the demolition of any structure more than 50 years old?
YES ☐ NO ☑ If yes, Stanford must submit an assessment of the structure regarding its eligibility for listing, if the structure is not already listed in the County Inventory.

O.2 Does the proposed project result in the remodeling or alteration of the exterior of a structure that is over 50 years old?

☐ Yes, however, no assessment is required because the project involves basic maintenance, repair, or replacement in kind. Stanford has marked project plans.

☐ Yes, however, no assessment is required because the project involves exterior remodeling or alteration that will comply with Secretary of Interior (SOI) standards, if such standards were to apply. Stanford has included a letter in the application documenting compliance with the SOI standards.

☐ Yes, Stanford has included a DPR (Primary Record) form in the application.

☐ No, the existing building is less than 50 years old, or there is no existing building.

O.2 Does the proposed project result in remodeling or alteration of the interior of primary public spaces in the Cantor Arts Center / Stanford Museum, Memorial Church, Art Gallery, Hoover Tower, Cobb Track and Angell Field, Memorial Hall, Dinkelspiel Hall, Frost Amphitheater, or the Burnham Pavilion / Ford Center?
YES ☐ NO ☑ If yes, County may review interiors for compliance with Secretary of Interior standards.

O.2 Could the new project result in a potential physical effect by being located within 75 feet of a structure that has been listed on, or was previously found to be eligible for listing, on the California Register or National Register?
YES ☐ NO ☑ If yes, the application shall include a letter confirming the new building construction is compatible with the historic structure.

O.3 Is the proposed project located in a mapped historic or prehistoric archaeological site?
YES ☐ NO ☑ If yes, the County will conduct further site-specific analysis.

_____ Initials by Laura Jones, Director of Heritage Services and University Archaeologist, confirms that the project is not in a mapped historic or prehistoric archaeological site.

P.6 Does the application include information of existing capacity and expected waste-water generation for the affected portion of the wastewater collection system?
YES ☐ NO ☑

Q.3 Does the proposed project contain more than 25,000 square feet of laboratory space and 50 fume hoods?
YES ☐ NO ☑ If yes, Stanford must provide a risk screening analysis and obtain a permit from BAAQMD.

I certify that these data are accurate for PRELIMINARY ☐ or AS-BUILT ☐ plans.

Form completed by:

Reviewed by Stanford LUEP Office Staff:

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#	Revision	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
CHECKLIST
STANFORD GPU

A-200

Project Name: Stevens Creek Blvd New Build | **Date Prepared:** 2023-07-14

A. General Information

1	Project Name	Stevens Creek Blvd New Build			
2	Run Title	Title 24 Analysis			
3	Project Location	2265 Stevens Creek Blvd			
4	City	San Jose	5	Standards Version	Compliance 2022
6	Zip code	95126	7	Compliance Software (version)	EnergyPro 9.1
8	Climate Zone	4	9	Building Orientation (deg)	90
10	Building Type(s)	• Nonresidential	11	Weather File	SAN-JOSE-INTL_STYP20.epw
12	Project Scope	• New complete scope	13	Number of Dwelling Units	0
14	Total Conditioned Floor Area in Scope (ft^2)	2520	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft^2)	0	17	Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	2520	19	Total # of Stories (Habitable Above Grade)	1
20	Residential Conditioned Floor Area	0			

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance						Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres	Performance	Solar Thermal Water Heating (See Table I3)	☐	Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
	MultiFam	Not Included		☒	Not Included		
Mechanical (See Table H)	Nonres	Performance	Covered Process: Commercial Kitchens (see Table J)	☐	Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
	MultiFam	Not Included		☒	Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres	Not Included	Covered Process: Laboratory Exhaust (see Table J)	☐	Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
	MultiFam	Not Included		☒	Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Performance	Photovoltaics (see Table F)	☐	Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
	MultiFam	Not Included		☒	Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☐	Performance	Commissioning 120.8	NRCC-CXR-E is required
				☒	Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

C1. COMPLIANCE SUMMARY

COMPLIES[3]

	Time Dependent Valuaton (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft² - yr)	**Total[2] (kBtu/ft² - yr)**	**Total[2] (kBtu/ft² - yr)**
Standard Design	84.82	84.82	17.42
Proposed Design	67.04	67.04	6.41
Compliance Margins	**17.78**	**17.78**	**11.01**
	Pass	**Pass**	**Pass**

[1] Efficiency measures include improvements like a better building envelope and more efficient equipment
[2] Compliance Totals include efficiency, photovoltaics and batteries
[3] Building complies when efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)

COMPLIES[2]

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	44.22	28.87	15.35
Space Cooling	9.53	9.23	0.3
Indoor Fans	11.65	16.58	-4.93
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	3.56	3.55	0.01
Indoor Lighting	15.86	8.81	7.05
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**84.82**	**67.04**	**17.78 (21%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**84.82**	**67.04**	**17.78 (21%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	11.34	11.34	---
Process	---	---	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**96.16**	**78.38**	**17.78 (18.5%)**

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

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

COMPLIES[2]

Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Space Heating	14.96	3.7	11.26
Space Cooling	0.24	0.22	0.02
Indoor Fans	0.75	1.52	-0.77
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	0.34	0.34	0
Indoor Lighting	1.13	0.63	0.5
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**17.42**	**6.41**	**11.01 (63.2%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**17.42**	**6.41**	**11.01 (63.2%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

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#	Revision	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
T- 24 (1-6)

T-24-1

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

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

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

C6. 'ABOVE CODE' QUALIFICATIONS

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

C7. ENERGY USE SUMMARY

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

C8. ENERGY USE INTENSITY (EUI)

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

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

D1. EXCEPTIONAL CONDITIONS

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

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

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

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

G2A. ROOFING PRODUCT SUMMARY (NONRESIDENTIAL)

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

G4. NONRESIDENTIAL AIR BARRIER

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

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

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

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

G6A. OPAQUE DOOR SUMMARY (NONRESIDENTIAL)

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

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

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

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

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

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

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

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

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T-24-2

H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

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

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

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

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

H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

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

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

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

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

K2. INDOOR CONDITIONED LIGHTING SCHEDULE

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

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

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

K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS

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

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

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

Building Level Controls

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

See NRCC-LTI-E for mandatory controls

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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

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

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

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

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

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

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

There are no Certificates of Verification applicable to this project

Documentation Author's Declaration Statement

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

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

Responsible Person's Declaration statement

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

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

Responsible Designer Name:	Responsible Designer Signature:	
Company: Architects SF		
Address: PO Box 426993	Date Signed:	
City/State/Zip: San Francisco, CA 94142	License #:	
Phone: 415-519-4954	Title:	Scope:

ARCHITECTS SF
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#	Revision	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
T-24 (1-6)

T-24-2

PLUMBING GENERAL NOTES

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

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

PLUMBING SPECIFICATIONS

1. GENERAL PROVISIONS – THE GENERAL CONDITIONS, SUPPLEMENTS AND AMENDMENTS SHALL GOVERN THIS DIVISION OF THE SPECIFICATIONS.
2. PROJECT REQUIREMENTS – PROVIDE ALL ITEMS, MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THE WORK OR OPERATIONS MENTIONED HEREIN, OR INDICATED ON THE DRAWINGS AND REASONABLY INFERRED THEREIN, AS REQUIRED TO MAKE A COMPLETE AND WORKING SYSTEM.
3. INTENT – WORK SHALL BE DONE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS AND THEIR INTENT, COMPLETE WITH ALL NECESSARY COMPONENTS, INCLUDING THOSE NOT NORMALLY SHOWN OR CALLED FOR, AND SHALL BE READY FOR OPERATION BEFORE ACCEPTANCE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. NOTHING SHOWN IN THE PLANS OR STATED IN THE SPECIFICATIONS IS INTENDED TO INDICATE THAT THE INSTALLATION OR CONNECTIONS OF ANY ITEM OR DEVICE SHOULD BE DONE CONTRARY TO MANUFACTURERS INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE INSTALLATION AND CONNECTIONS OF ALL ITEMS AND DEVICES CONFORMS TO MANUFACTURERS INSTRUCTIONS AND TO ALL APPLICABLE CODES AND REGULATIONS.
5. ANY REFERENCE TO THE DESIGN AUTHORITY SHALL MEAN MR ENGINEERING CONSULTANTS, INC.
6. THE WORK "PROVIDE" SHALL MEAN "SUPPLY AND INSTALL" UNLESS OTHERWISE INDICATED.
7. GOVERNING REGULATIONS – THE WORK UNDER PLUMBING SCOPE OF WORK, SHALL CONFORM, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING CODES, REGULATIONS AND STANDARDS:
   A. 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE, INCLUDING BUT NOT LIMITED TO THE MECHANICAL, PLUMBING, FIRE AND ENERGY CODES.
   B. OSHA REGULATIONS
8. PERMITS – OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES THEREFORE AND COMPLY WITH ALL LOCAL AND STATE REGULATIONS, CODES AND BY–LAWS APPLICABLE TO THE WORK.
9. RESPONSIBILITY – VISIT THE SITE BEFORE SUBMITING A BID AND EXAMINE ALL LOCAL AND EXISTING CONDITIONS ON WHICH THE WORK IS DEPENDENT.
10. NO CONSIDERATION WILL BE GRANTED FOR ANY MISUNDERSTANDING OF WORK TO BE DONE RESULTING FROM FAILURE TO VISIT THE SITE.
11. WHEN THE CONTRACT DOCUMENTS DO NOT CONTAIN SUFFICIENT INFORMATION FOR THE PROPER SELECTION OF EQUIPMENT FOR BIDDING, NOTIFY THE DESIGN AUTHORITY DURING THE BIDDING PERIOD. IF CLARIFICATION CANNOT BE OBTAINED, ALLOW FOR THE MOST EXPENSIVE ARRANGEMENT. FAILURE TO DO THIS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO SUPPLY THE INTENDED EQUIPMENT AND OR INSTALLATION.
12. CHECK DRAWINGS OF ALL TRADES AND SITE SURVEY TO VERIFY SPACE AVAILABILITY FOR THE INSTALLATION. COORDINATE WORK WITH ALL TRADES AND MAKE CHANGES TO FACILITATE SATISFACTORY INSTALLATION. MAKE NO DEVIATIONS TO THE DESIGN INTENT INVOLVING EXTRA COST TO THE OWNER WITHOUT DESIGN AUTHORITY WRITTEN APPROVAL.
13. WORKMANSHIP – WORKMANSHIP SHALL BE IN ACCORDANCE WITH WELL ESTABLISHED PRACTICE AND STANDARDS ACCEPTED AND RECOGNIZED BY DESIGN AUTHORITY AND THE TRADE.
14. EMPLOY ONLY TRADESMEN HOLDING VALID TRADE QUALIFICATION CERTIFICATES. TRADESMEN SHALL PERFORM ONLY WORK THAT THEIR CERTIFICATE PERMITS.
15. DRAWING AND MEASUREMENTS – DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ARE INTENDED TO INDICATE THE SCOPE AND GENERAL ARRANGEMENT OF WORK. DO NOT SCALE DRAWINGS.
16. TAKE FIELD MEASUREMENTS WHERE EQUIPMENT AND MATERIAL DIMENSIONS ARE DEPENDENT UPON BUILDING DIMENSIONS.
17. SUBMITTALS – SUBMIT THREE SETS OF ALL EQUIPMENT AND RELATED MATERIAL FOR APPROVAL PRIOR TO ORDERING.
18. RECORD DRAWINGS – MAINTAIN ONE CONTRACT DRAWING, WHITE PRINT, ON SITE, SOLELY FOR THE PURPOSE OF RECORDING, IN RED, ANY CHANGES AND/OR DEVIATION FROM THE CONTRACT DRAWINGS AS IT OCCURS.
19. AT THE COMPLETION OF THE PROJECT, CERTIFY THE ABOVE–MENTIONED DRAWINGS AS BEING ACCURATE AND COMPLETE BY LABELLING IN THE LOWER RIGHT HAND CORNER IN LETTERS OF AT LEAST ½ INCH HIGH AS FOLLOWS: "AS–BUILT DRAWINGS. DATED ---". DELIVER TO DESIGN AUTHORITY.
20. OPERATING AND MAINTENANCE MANUALS – PREPARE INSTRUCTION MANUALS WHICH INCLUDE EQUIPMENT MANUFACTURER'S OPERATING AND MAINTENANCE BULLETINS, AND A REPORT ON THE TESTING AND BALANCING. SUBMIT THREE (3) COPIES TO DESIGN AUTHORITY.
21. EXISTING SERVICES – PROTECT ALL EXISTING SERVICES AND MAKE GOOD ANY DAMAGE CAUSED BY THE WORK IN THIS CONTRACT.
22. CLEAN UP – MAKE GOOD AND CLEAN ALL AREAS DISRUPTED BY THIS WORK.
23. ARRANGEMENT AND ALIGNMENT OF PIPING:
    A. PIPING SHALL BE GROUPED (WHEREVER PRACTICAL) INSTALLED IN STRAIGHT PARALLEL LINES ALIGNED IN A UNIFORM DIRECT MANNER. CHANGES IN DIRECTION OF PIPING SHALL BE MADE WITH FITTINGS.
    B. PIPE LINES SHALL BE GUIDED, SUPPORTED AND ANCHORED IN SUCH MANNER THAT PIPE LINES SHALL NOT SAG OR BUCKLE.
24. JOINTS:
    A. PIPING TO EQUIPMENT SHALL BE CONNECTED WITH UNION FOR DISMANTLING AND REMOVAL.
    B. PIPING SHALL BE REAMED AFTER CUTTING. JOINTS WHEN COMPLETE SHALL BE THOROUGHLY CLEANED OF ALL EXCESS PIPE JOINT MATERIALS.
    C. PROVIDE DIELECTRIC FITTINGS BETWEEN DISSIMILAR PIPING CONNECTIONS.
25. HANGERS AND SUPPORTS:
    A. PIPING EQUIPMENT, ETC., SHALL BE PROPERLY SUPPORTED WITH THE USE OF APPROVED TYPE CLEVIS AND/OR TRAPEZE HANGERS SPACED 5'–0" ON CENTERS FOR CAST IRON PIPING AND 8'0" ON CENTERS FOR WATER PIPING.
    B. PIPING AND EQUIPMENT SHALL BE SUPPORTED FROM WALLS, JOISTS OR STRUCTURAL STEEL GIRDERS ONLY.
26. PLUMBING FIXTURES:
    A. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FIXTURES INCLUDED IN THE CONTRACT FROM DAMAGE CAUSED BY ACIDS, BUILDING MATERIALS, TOOLS, EQUIPMENT, ETC. UPON COMPLETION OF THE CONTRACT, OR WHEN DIRECTED, PLUMBING CONTRACTOR SHALL CLEAN ALL FIXTURES TO THE SATISFACTION OF THE DESIGN AUTHORITY.
    B. WHERE FIXTURES ARE DAMAGED, SAID FIXTURES SHALL BE REPLACED BY THE PLUMBING CONTRACTOR IMMEDIATELY UPON NOTIFICATION.
    C. ALL EQUIPMENT FURNISHED BY OWNERS THAT REQUIRE PLUMBING CONNECTION SHALL BE INSTALLED BY THE PLUMBING CONTRACTOR. PROVIDE SHUT–OFF VALVE ON WATER SUPPLY WERE REQUIRED BY CODE.
    D. EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.
    E. FIXTURES SHALL BE SECURED WITH MOUNTING BOLTS FROM CARRIERS OR HANGERS.
    F. FIXTURES SHALL BE INSTALLED LEVEL, PLUMB.
    G. FITTINGS SHALL BE NEATLY INSTALLED, MOUNTED TO FIXTURES PRIOR TO INSTALLATION OF FIXTURES. PROVIDE NON–HARDENING PUTTY BETWEEN FITTINGS AND FIXTURE SURFACES.
    H. FITTINGS SHALL BE SECURED WITHOUT MARRING OR DAMAGING CHROME PLATING.
27. INSULATION:
    A. DOMESTIC HOT AND COLD WATER PIPING SHALL BE INSULATED WITH 1" THICK FLEXIBLE ELASTOMERIC PIPE INSULATION COMPLYING WITH ASTM C534.
    B. INSULATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
    C. INSTALLATION OF INSULATIONS SHALL BE DONE ONLY AFTER PIPING ARE TESTED AND DETERMINED TO BE FREE FROM LEAKS.

PLUMBING LEGEND

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

EQUIPMENT IDENTIFICATION SYMBOL ⟨ EQUIPMENT TYPE / EQUIPMENT IDENTIFIER

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#	Revision	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd San Jose, CA. 95126

DRAWING TITLE:
PLUMBING GENERAL NOTES

P-1

FIXTURE DATA

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

TOTALS

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

PRESSURE CALCULATIONS

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

CW PIPE SIZING TABLE

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

HW PIPE SIZING TABLE

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

FIXTURE SCHEDULE

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

PLUMBING PIPE MATERIAL SCHEDULE

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

PLUMBING EQUIPMENT SCHEDULE

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

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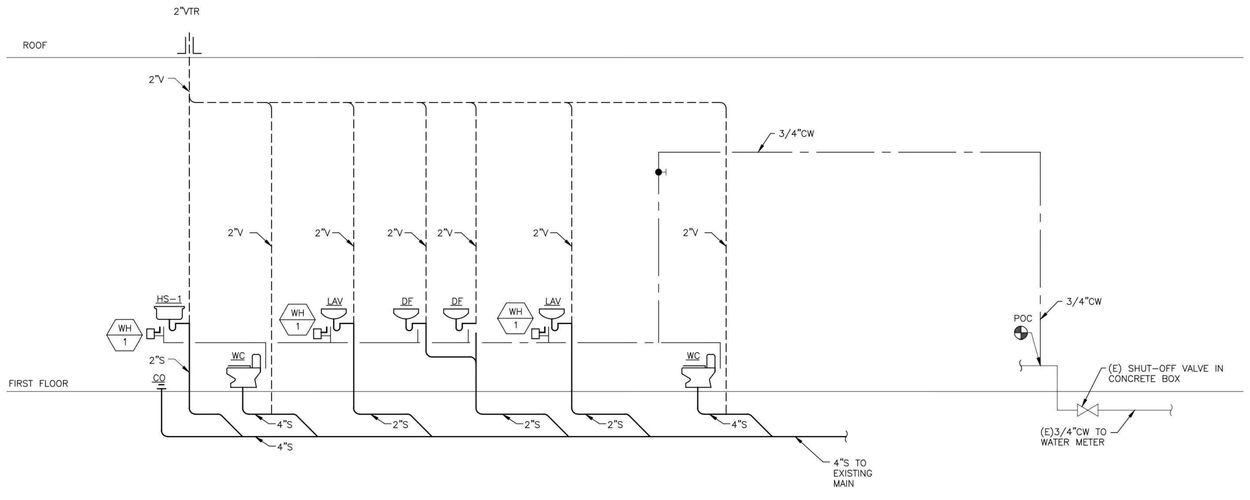
#	Revision	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

DRAWING TITLE:
PLUMBING SCHEDULES

P-2



1 / P3.1 DOMESTIC WATER AND SANITARY RISER DIAGRAM

NOT TO SCALE

ARCHITECTS SF
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#	Revision	Date

LICENSED ARCHITECT
FRANCISCO MATOS
C-34078
02/28/25
RENEWAL
STATE OF CALIFORNIA

PROJECT:
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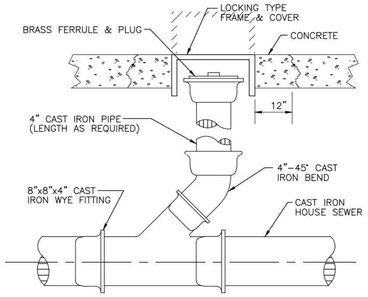
San Jose, CA. 95126

DRAWING TITLE:
PLUMBING DIAGRAM

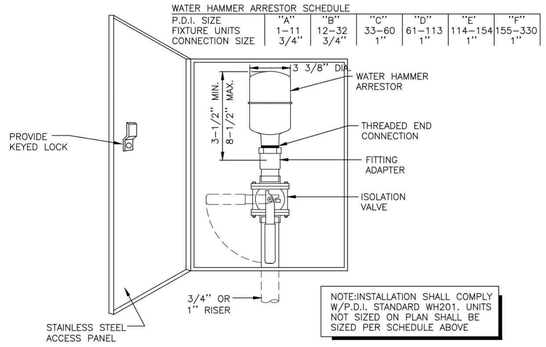
P-3

Project Title:

Sheet:

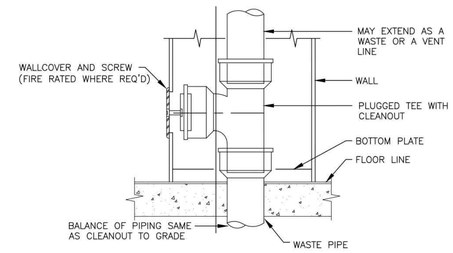


CLEANOUT TO GRADE DETAIL | SCALE NONE | 3

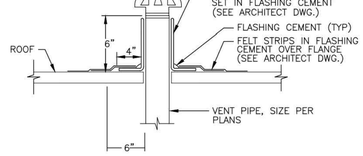


NOTE: PROVIDE STAINLESS STEEL FINISH.

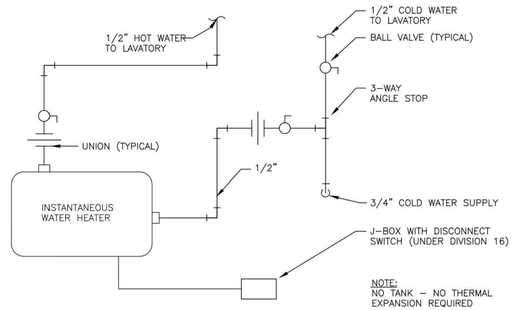
WATER HAMMER ARRESTOR ASSEMBLY DETAIL | SCALE NONE | 2



WALL CLEANOUT DETAIL | SCALE NONE | 1



VENT THRU ROOF DETAIL | SCALE NONE | 5



INSTANTANEOUS WATER HEATER | SCALE NONE | 4

– | SCALE NONE | 6

– | SCALE NONE | 9

– | SCALE NONE | 8

– | SCALE NONE | 7

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#	Revision	Date

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C-34078
02/28/25
RENEWAL 08/31/27
STATE OF CALIFORNIA

PROJECT:
Stevens Creek Blvd
San Jose, CA. 95126

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:

Symbol	PROPOSED
	1ST FLOOR BLDG OUTLINE.
	LEVEL LANDING AND FIRST FLOOR DOORWAY. SEE LEVEL LANDING AND THRESHOLD NOTES BELOW.
	CLEANOUT
SS	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
W	DOMESTIC WATER LINE
SD	STORM DRAIN LINE
FS	FIRE WATER LINE
G	GAS LINE
E	ELECTRICAL LINE
	PROPERTY LINE
	LIMIT LINE OF WORK
	CONCRETE/ASPHALT PAVEMENT AND BASE REMOVAL
	PROPOSED SURFACE FLOW DIRECTION
27%	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
FS	FINISHED SURFACE
HDPE	HIGH DENSITY POLY ETHYLENE
INV	INVERT
PL	PROPERTY LINE
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

BEER GARDEN
2265 STEVENS CREEK BLVD
SAN JOSE, CALIFORNIA

CONSULTANT:

SF CIVIL
CIVIL ENGINEER: PATRICK MACDONALD
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(P) 510-282-5281
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STAMP:

REGISTERED PROFESSIONAL ENGINEER PATRICK MACDONALD No. 85555 CIVIL STATE OF CALIFORNIA

Patrick Mac Donald

2024-10-16
DATE SIGNED

REVISIONS

	DATE
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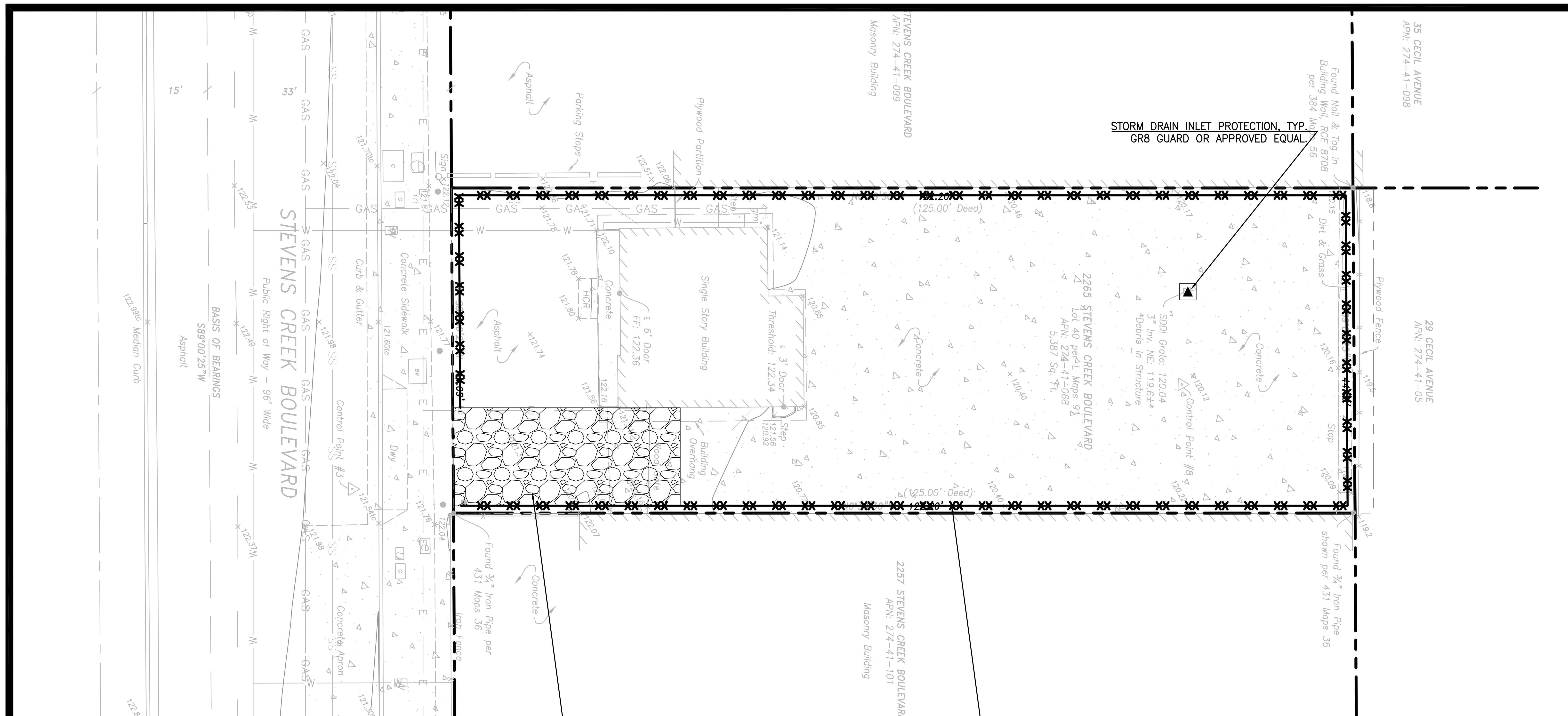
SHEET TITLE

CIVIL COVER PLAN

SHEET NUMBER C0.1

DATE 2024-10-16



CONSTRUCTION ENTRANCE/EXIT PER TC-1 ON THIS SHEET, TYP.
USE AS NECESSARY TO PREVENT SEDIMENT/DUST/EROSION FROM LEAVING SITE, TYP.

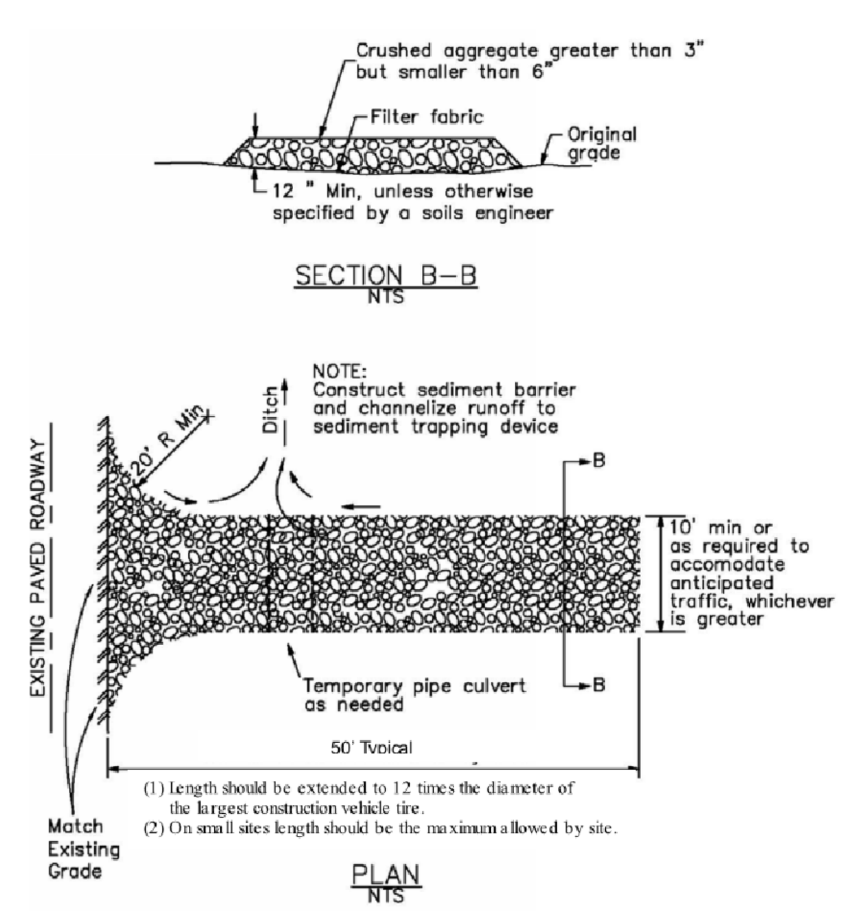
FIBER ROLLS PER SE-5 ON THIS SHEET, TYP.
USE AS NECESSARY TO PREVENT SEDIMENT FROM LEAVING SITE, TYP.

LEGEND:

(Symbol Size May Vary)

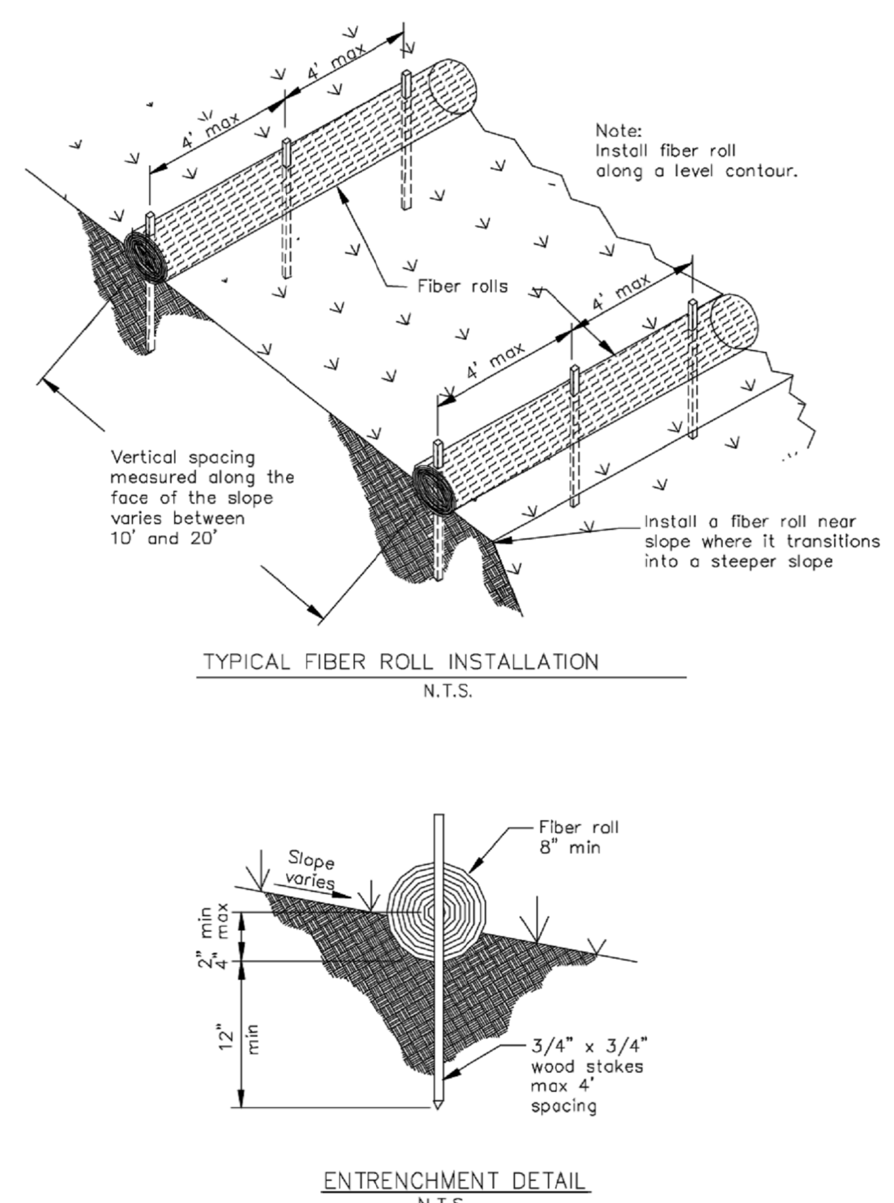
- Fiber Rolls
- Stabalized Construction Entrance
- Concrete Washout
- Direction of Surface Drainage
- Inlet Protection

Stabilized Construction Entrance/Exit TC-1



July 2012 | California Stormwater BMP Handbook Construction www.casqa.org | 5 of 6

SE-5 Fiber Rolls



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 ERODE.
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.

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

BEER GARDEN
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No. 85555
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STATE OF CALIFORNIA
2024-10-16
DATE SIGNED

REVISIONS	DATE
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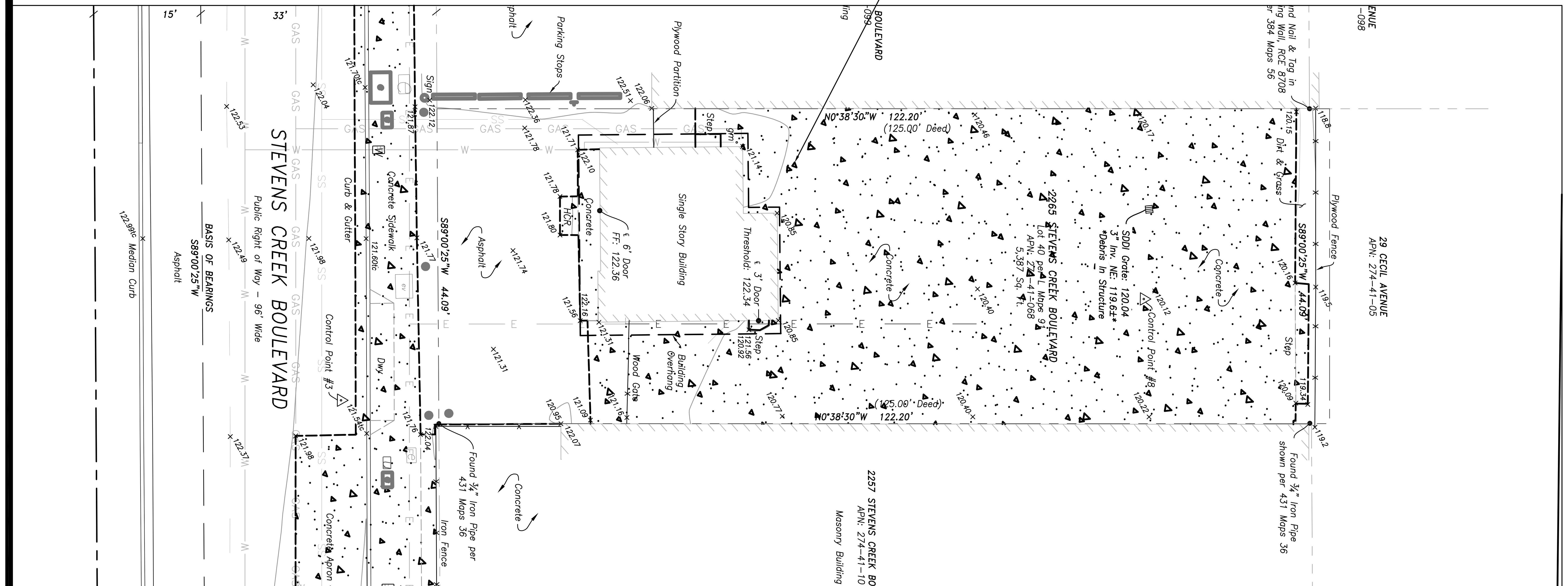
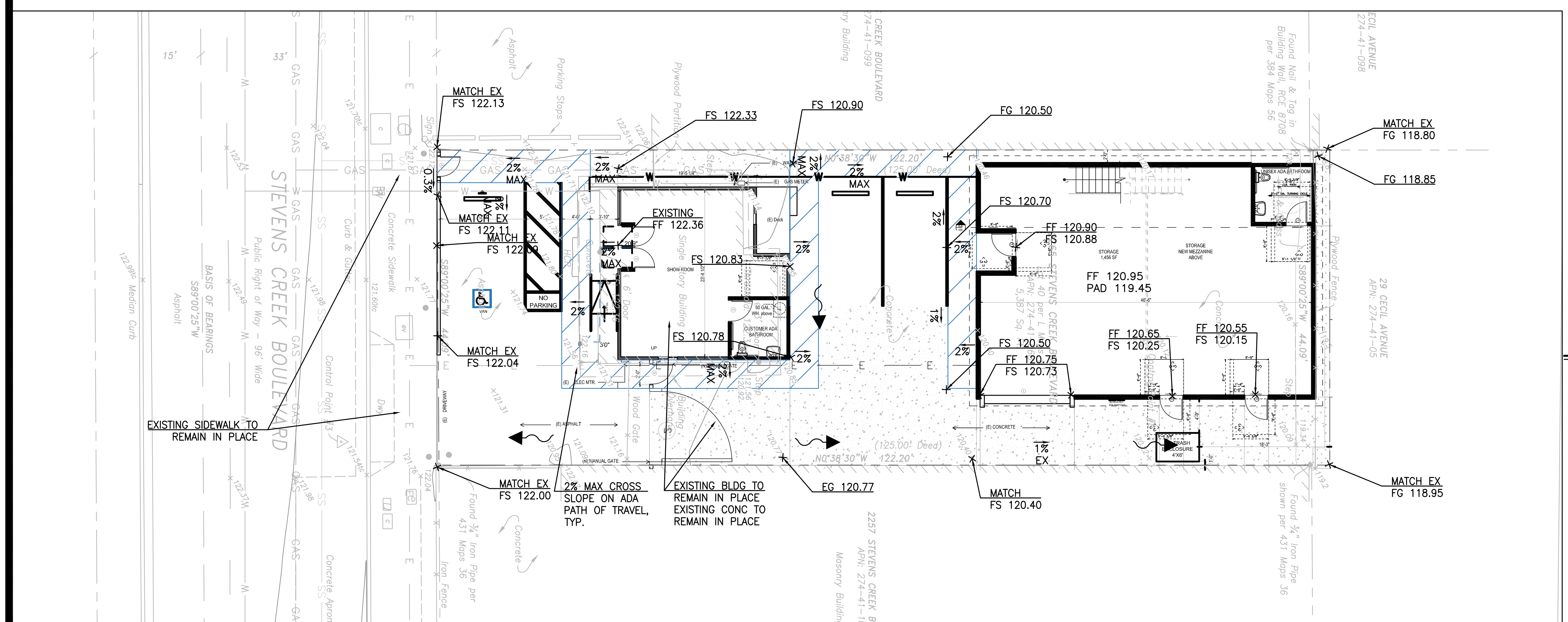
SHEET TITLE
EROSION CONTROL AND DEMOLITION PLAN

SHEET NUMBER
C0.2
DATE 2024-10-16

ENTIRE 5,511.24 SF EXISTING LOT IS IMPERVIOUS



EXISTING CONDITION PLAN



GRADING AND DRAINAGE PLAN:

LOT AREA	IMPERVIOUS (SF)	PERVIOUS (SF)
EXISTING CONDITION	5,391.24 SF	120 SF
PROPOSED CONDITION	5,391.24 SF	120 SF
REPLACED IMPERVIOUS AREA 2476 (NEW BLDG IN REAR/NEW WALKWAY/ NEW TRASH ENCLOSURE)		
TOTAL LOT AREA = 5,511.24 SF		

GRADING AND DRAINAGE PLAN NOTES:

1. PER 2022 CALIFORNIA BUILDING CODE SECTION 1804.4, THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. EXCEPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE).
2. ALL STEPS AND CURBS SHALL BE IN BETWEEN 4" AND 7".
3. NEW SIDEWALK IN PUBLIC RIGHT OF WAY SHALL HAVE A CROSS SLOPE UNDER TWO PERCENT. CROSS SLOPE IN PUBLIC RIGHT OF WAY IS DESIGNED WITH A 1.5% TO ACCOMMODATE FOR CONSTRUCTION TOLERANCES.
4. CURB, ASHPHALT, AND SIDEWALK IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
5. ELEVATION OF LANDSCAPED AREAS ADJACENT TO SIDEWALKS OR WALKWAYS SHALL BE LESS THAN FOUR INCHES DIFFERENCE PER 1116A.1 OF THE CALIFORNIA BUILDING CODE.
6. THRESHOLDS, IF PROVIDED AT DOORWAYS SHALL BE HALF INCH HIGH MAXIMUM PER CALIFORNIA BUILDING CODE 11B-404.2.5.'
7. PROVIDE LEVEL LANDING AT DOORWAYS PER CALIFORNIA BUILDING CODE. DEPTH OF LEVEL LANDING SHALL NOT BE LESS THAN 44" AND MAX SLOPE IN ANY DIRECTION OF LEVEL LANDING SHALL BE TWO PERCENT.

LEGEND:

Symbol	Description
(arrow)	SURFACE FLOW DIRECTION
27%	SLOPE AND DIRECTION
(E)	EXISTING
—G—	GAS PIPE SHOWN FOR REFERENCE ONLY.
—W—	WATER PIPE. SEE SHEET C2.0 FOR UTILITY PLAN
—SS—	4" HDPE SDR 21 SEWER PIPE, OR APPROVED EQUAL. SEE SHEET C2.0 FOR UTILITY PLAN.
●	SANITARY SEWER CLEANOUT
▭	METER BOX. TYPICALLY INSTALLED BY UTILITY COMPANIES.
— — —	PROPERTY LINE
— — —	SAWCUT LINE
—— ——	PERFORATED DRAINAGE PIPE
96	CONTOUR LINE AND ELEVATION IS PART OF THE SURVEY AND SHOWN AS A LIGHT GREY COLOR
× 95.5	SPOT ELEVATION FROM SURVEY REPRESENTS EXISTING CONDITION.

ABBREVIATIONS:

EG	EXISTING GROUND
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOW LINE
FM	FORCE MAIN
FS	FINISHED SURFACE
HDPE	HIGH DENSITY POLY ETHYLENE
INV	INVERT
LF	LINEAR FEET
PL	PROPERTY LINE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATION
SSCO	SANITARY SEWER CLEAN OUT

C3 STORMWATER REQUIREMENTS:

PERMIT REQUIREMENTS FOR SMALL PROJECTS

PROJECTS THAT CREATE AND/OR REPLACE 2,500 SQUARE FEET OR MORE OF IMPERVIOUS SURFACE. APPLICABLE PROJECTS MUST IMPLEMENT AT LEAST ONE OF THE FOLLOWING SITE DESIGN MEASURES:

- ☐ DIRECT ROOF RUNOFF INTO CISTERNS OR RAIN BARRELS FOR USE.
- ☐ DIRECT ROOF RUNOFF ONTO VEGETATED AREAS.
- ☐ DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS.
- x DIRECT RUNOFF FROM DRIVEWAYS/UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.
- ☐ CONSTRUCT SIDEWALKS, WALKWAYS, AND/OR PATIOS WITH PERMEABLE SURFACES.
- ☐ CONSTRUCT BIKE LANES, DRIVEWAYS, AND/OR UNCOVERED PARKING LOTS WITH PERMEABLE SURFACES.

THIS PROJECT MEETS ALAMEDA COUNTY STORMWATER STANDARDS BY DIRECTING RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS.

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

BEER GARDEN
2265 STEVENS CREEK BLVD
SAN JOSE, CALIFORNIA

CONSULTANT:
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CIVIL ENGINEER: PATRICK MACDONALD
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ALAMEDA, CALIFORNIA 94501
(P) 510-282-5281
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STAMP:
REGISTERED PROFESSIONAL ENGINEER PATRICK MACDONALD No. 85555 CIVIL STATE OF CALIFORNIA
Patrick Mac Donald
2024-10-16
DATE SIGNED

REVISIONS

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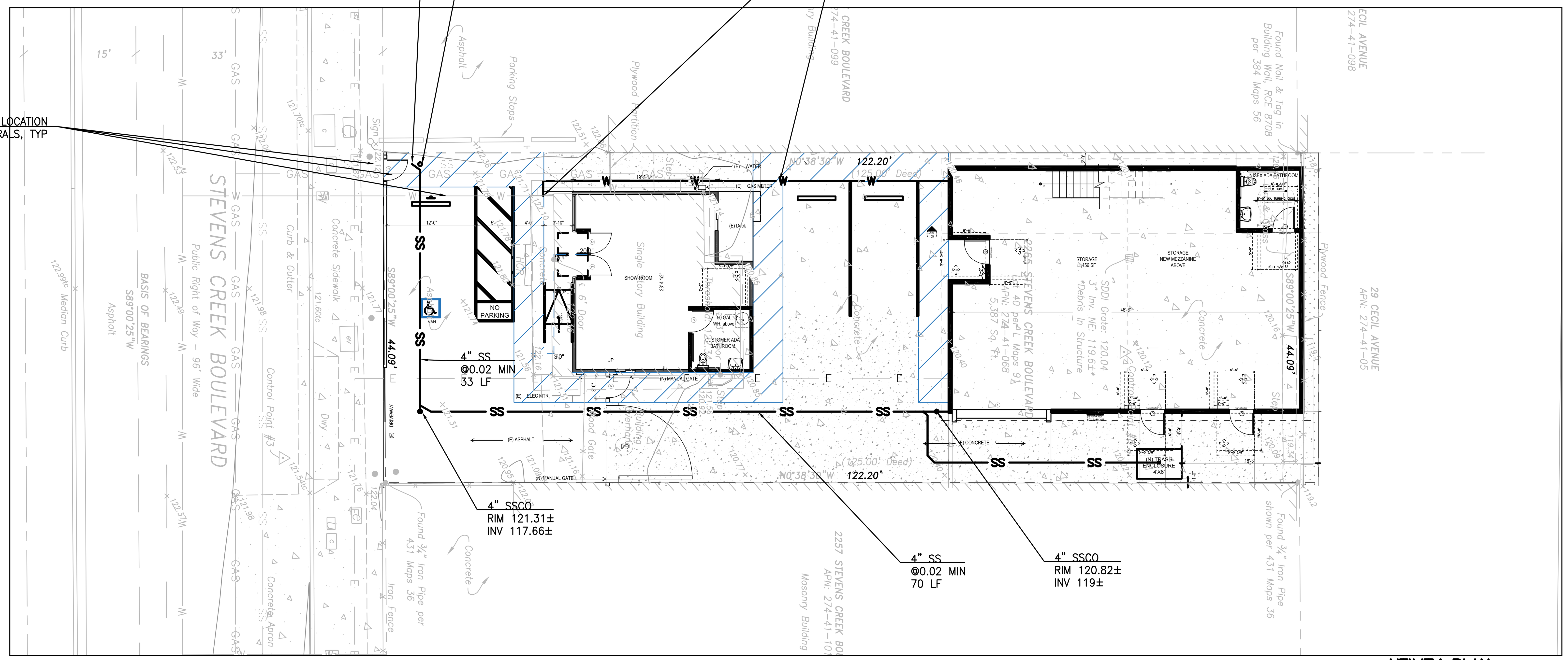
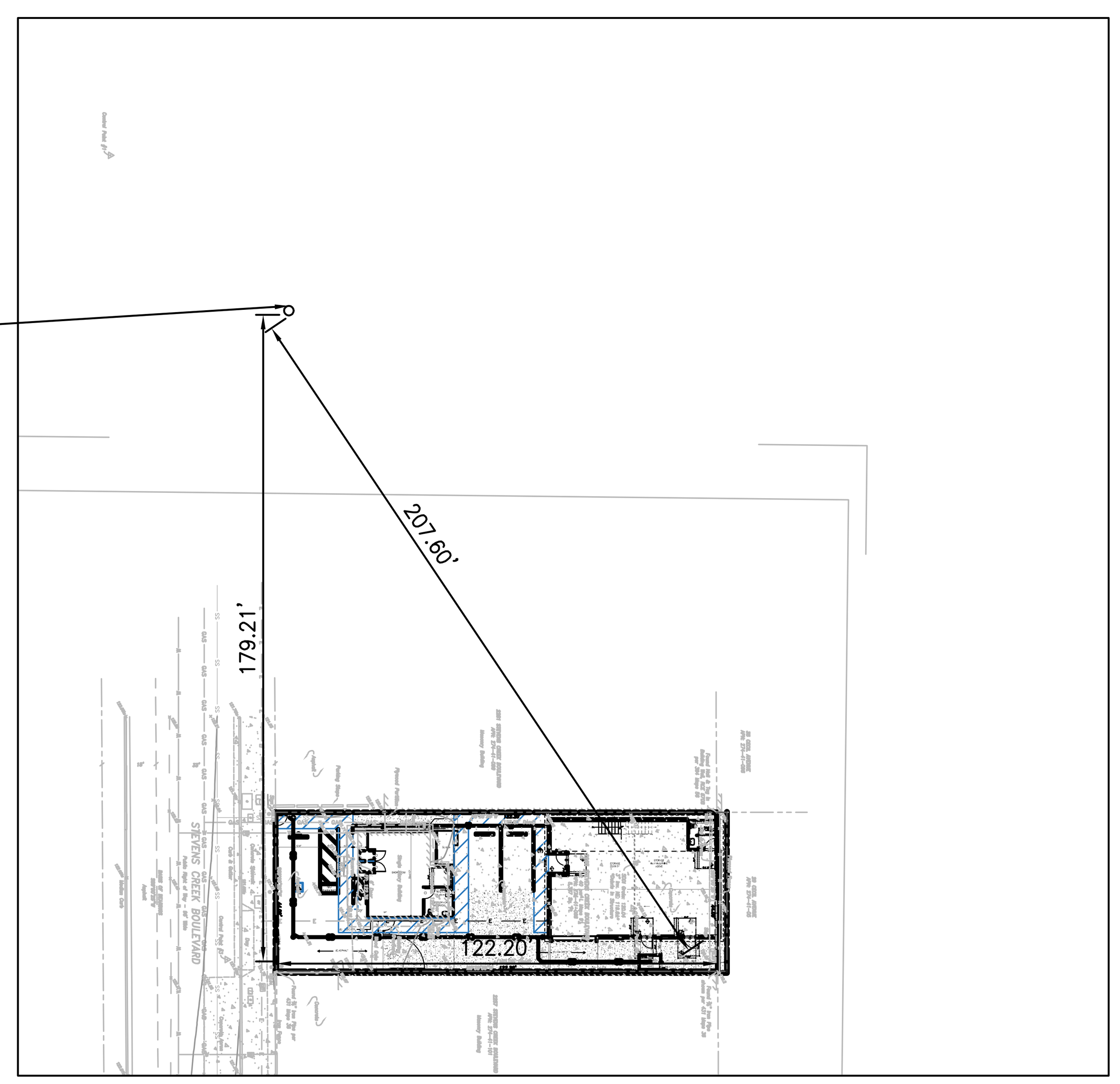
SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NUMBER
C1.0
DATE 2024-10-16



UTILITY PLAN



PLEASE NOTE: FIRE HYDRANT IS LOCATED WITHIN 400 FT EXTERIOR PATH OF TRAVEL TO ALL PORTIONS OF NON-SPRINKLERED STRUCTURE.

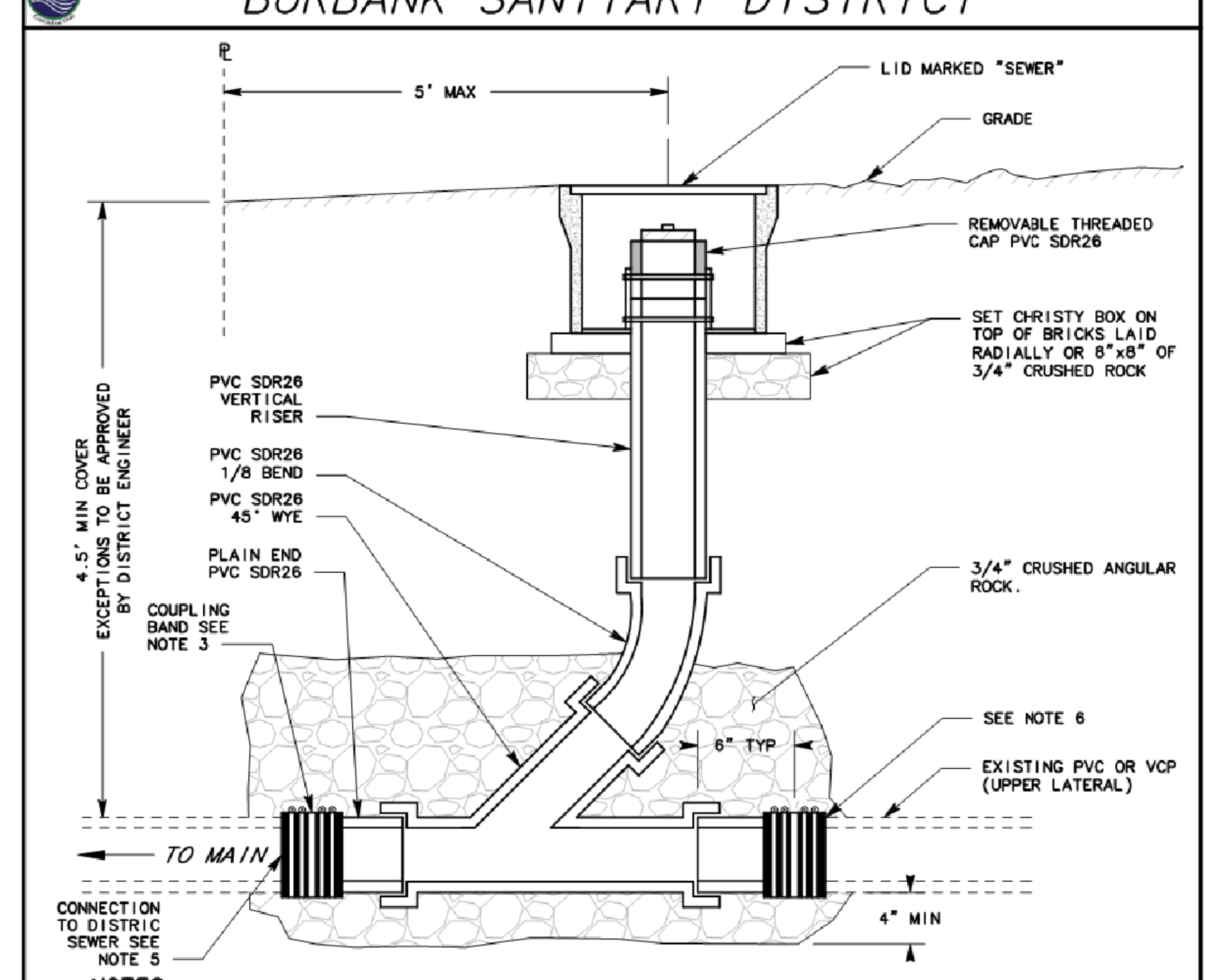
FIRE HYDRANT PLAN

SEWER NOTES:

CONDITIONS/REQUIREMENTS TO BE MET DURING CONSTRUCTION:

- INSTALL NEW PROPERTY LINE CLEANOUT TO DISTRICT'S STANDARDS OR LOCATE AND RAISE TO GRADE AN EXISTING PROPERTY LINE CLEANOUT. SEE ATTACHED DETAIL. PROPERTY LINE CLEANOUT MUST BE WITHIN 5 FEET OF THE PROPERTY LINE. CLEANOUT SHALL BE THE SAME DIAMETER AS THE STREET PORTION OF THE SERVICE LATERAL. GRAVITY LATERAL IS 4" DIAMETER. (O.C. 4101)
- BURBANK SANITARY DISTRICT INITIAL (VISUAL) INSPECTION REQUIRED. CONTRACTOR SHALL LEAVE NEW PIPE INSTALLATION EXPOSED. DO NOT BACKFILL. OWNER TO CONTACT DISTRICT 48 HOURS PRIOR TO SCHEDULING A DISTRICT INSPECTOR FOR A VISUAL INSPECTION. (O.C. 5203)
- BURBANK SANITARY DISTRICT FINAL (CCTV) INSPECTION AND APPROVAL OF THE NEW PROPERTY LINE CLEANOUT, POINT OF CONNECTION, AND DISTRICT LATERAL IS REQUIRED PRIOR TO CLEARANCE FOR CITY OF SAN JOSE FINAL INSPECTION. OWNER MUST ALLOW DISTRICT AT LEAST 48 HOURS' NOTICE TO SCHEDULE A DISTRICT INSPECTOR FOR A VIDEO INSPECTION. DISTRICT TO PROVIDE BUILDING DEPARTMENT WITH WRITTEN NOTIFICATION UPON COMPLETION OF INSPECTION. (O.C. 7102)

BURBANK SANITARY DISTRICT



NOTES:

1. ALL PIPING AND FITTINGS SHALL BE PVC SDR26.
2. CLEANOUT BOX SHALL BE OLDCASTLE PRECAST F08 WITH F08C FOR NON-TRAFFIC AREA AND G05T WITH G05CT IN TRAFFIC AREA OR APPROVED EQUAL.
3. CONNECTION TO LOWER SANITARY SEWER LATERAL
   A. EXISTING LATERAL- MAKE CONNECTION TO EXISTING LATERAL (PVC OR VCP) IN GOOD CONDITION AS DETERMINED BY THE ENGINEER WITH MISSION "ARC SHIELDED", FERNCO "SHEAR RING COUPLING" OR APPROVED EQUAL.
   B. NEW LATERAL- SEE DETAIL 6 FOR LOWER LATERAL. CONNECT LATERAL WYE DIRECTLY TO LOWER LATERAL
4. CLEANOUT,ONCE INSTALLED AND APPROVED BY THE DISTRICT, BECOMES PRIVATELY OWNED AND MAINTAINED BY PROPERTY OWNER.
5. MUST ESTABLISH GOOD CONNECTION TO CLAY OR PVC PIPE. GOOD CONNECTION TO BE DETERMINED BY DISTRICT ENGINEER.
6. IF EXISTING UPPER LATERAL IS PVC AND IN GOOD CONDITION, CONNECT DIRECTLY TO PVC SDR26 45° WYE.

PROPERTY LINE CLEANOUT DETAIL 7

DR. BY:	DATE:	CK. BY:	DATE:	APPROVED. BY:	DATE:
JB	04/28/2022	FQ	04/28/2022	[signature]	06/01/2020

UTILITY NOTES:

1. UTILITY PIPES AND STRUCTURES SHALL BE INSTALLED AT LEAST FIVE FEET FROM THE EDGE OF EXISTING OR PROPOSED TREE BASINS.
2. SEWER PIPE SHALL BE HDPE SDR 21 OR APPROVED EQUAL.
3. GAS PIPE AND GAS STRUCTURES ARE SHOWN FOR REFERENCE ONLY.
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 OTHERS.

LEGEND:

Symbol	Description
—G—	GAS PIPE SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
—W—	WATER PIPE
—SS—	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.
—E—	ELECTRICAL SHOWN FOR REFERENCE ONLY.

ABBREVIATIONS:

EG	EXISTING GROUND
EX	EXISTING
HDPE	HIGH DENSITY POLY ETHYLENE
INV	INVERT
PL	PROPERTY LINE
SDR	STANDARD DIMENSION RATION
SSCO	SANITARY SEWER CLEAN OUT

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SHEET TITLE
UTILITY PLAN

SHEET NUMBER C2.0 DATE 2024-10-16