# LAGCC - TENNIS PRO SHOP

1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

## PROJECT INFORMATION

APN: 33111125

PROJECT ADDRESS: 1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
ZONING: PCF
CONSTRUCTION TYPE: VB
OCCUPANCY TYPE: A-2

YEAR BUILT: 2008
SITE AREA: 6.04 ACRES
MAX F.A.R.: 0.3
MAX BUILDING SF: 1.812 ACRES

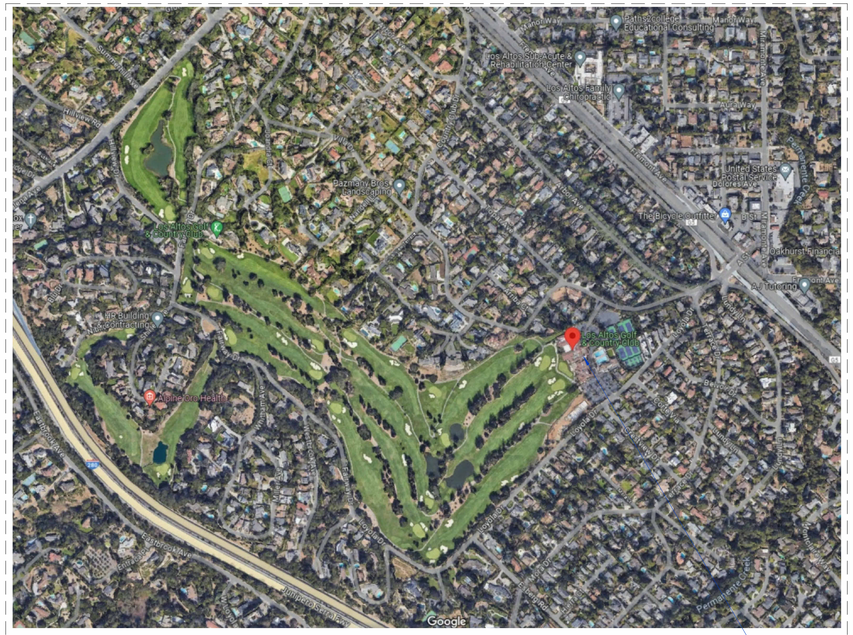
BUILDING AREA:

| | |
|---|---|
| EXISTING TENNIS SHOP | 620 SF |
| ADDITION | 521 SF |
| SPA | 173 SF |
| VIEWING DECK | 764 SF |
| | 2078 SF |

MAX BUILDING HEIGHT: 30' - 0"
BUILDING HEIGHT: 14' - 0"

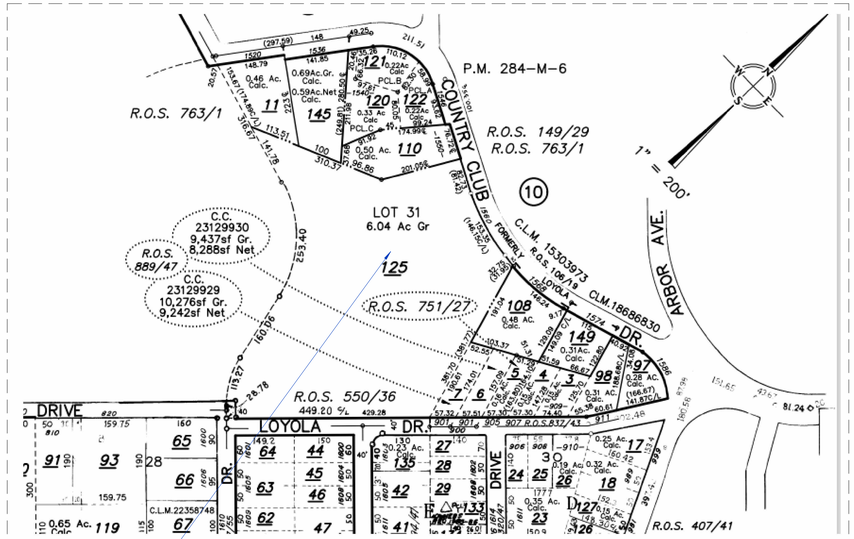
FIRE SPRINKLERS: YES PER DEFERRED SUBMITTAL

## VICINITY MAP




## ASSESSOR'S MAP

APN: 33111125




PROJECT LOCATION

## PROJECT TEAM

**OWNER:**
NAME: LOS ALTOS GOLF AND COUNTRY CLUB
ADDRESS: 1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
PHONE: (650) 947-3110
EMAIL: MATT@DELEONREALTY.COM

**ARCHITECT:**
NAME: MEGAN E. BLAINE - C35413
FIRM: BLAINE architects
ADDRESS: 1690 ROGERS AVE
SAN JOSE, CA 95112
PHONE: 408.890.8800
EMAIL: PERMITS@BLAINEARCHITECTS.COM

**STRUCTURAL ENGINEER:**
NAME: RYAN BILLANTE
COMPANY: BKG
ADDRESS: 1600 EL CAMINO REAL
SAN CARLOS, CA 94070
PHONE: 650.489.9214
EMAIL: RYAN@BKGSE.COM

**ENERGY CONSULTANT:**
NAME: TOBY LEE
COMPANY: MHC ENGINEERS, INC
ADDRESS: 150 8TH STREET
SAN FRANCISCO, CA 94103
PHONE: 415-512-7141
EMAIL: TOBYLEE@MHCENGR.COM

**CIVIL ENGINEER:**
NAME: NEKTARIOS MATHEOU
COMPANY: KIER+WRIGHT
ADDRESS: 3350 SCOTT BLVD, BUILDING 22
SANTA CLARA, CA 95054
PHONE: 405-727-6665
EMAIL: NMATHEOUR@KIERWRIGHT.COM

**MEP CONSULTANT:**
NAME: TOBY LEE
COMPANY: MHC ENGINEERS, INC
ADDRESS: 150 8TH STREET
SAN FRANCISCO, CA 94103
PHONE: 415-512-7141
EMAIL: TOBYLEE@MHCENGR.COM

**POOL CONSULTANT:**
NAME: RICHARD A. YOUNG
COMPANY: AQUATIC COMMERCIAL CONSULTING
ADDRESS: 20340 ORCHARD ROAD
SARATOGA, CA 95070
PHONE: 408-316-9905
EMAIL: RICHY@AQUACOM.US

## SCOPE OF WORK

ADDITION TO EXISTING TENNIS BUILDING, NEW OUTDOOR VIEWING DECK AND OUTDOOR SPA. DESIGN OF MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM TO SUPPORT NEW ADDITION AND SPA. ROOF TO BE RETROFITTED TO WORK WITH UPDATED MEP SYSTEM, LIGHTING, AND ENERGY REQUIREMENTS

## APPLICABLE CODES

2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24
CBC, CRC, CMC, CPC, CEC, CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SANTA CLARA COUNTY

## SHEET INDEX

| SHEET NUMBER | SHEET NAME | ISSUE DATE | CURRENT REVISION |
|---|---|---|---|
| 01_HEALTH | | | |
| H001 | COVER SHEET | 1/24/25 | |
| H002 | GENERAL NOTES | 1/24/25 | |
| H003 | GENERAL NOTES | 1/24/25 | |
| H100 | DEMOLITION SITE PLAN | 1/24/25 | |
| H101 | DEMOLITION FLOOR PLAN | 1/24/25 | |
| H102 | SITE PLAN | 1/24/25 | |
| H103 | ENLARGED PLANS AND GATE SCHEDULE | 1/24/25 | |
| H104 | ENLARGED PLAN AND EQUIPMENT, FENCE SCHEDULE | 1/24/25 | |
| H105 | ENLARGED BUILDING PLAN AND ADA BATHROOM ELEVATIONS | 1/24/25 | |
| H106 | ENLARGED BUILDING PLAN AND FINISHES | 1/24/25 | |
| H501 | DETAILS | 1/24/25 | |
| SP-0 | TITLE PAGE | 1/24/25 | |
| SP-1 | SITE OVERVIEW | 1/24/25 | |
| SP-2 | SITE PLAN | 1/24/25 | |
| SP-3 | SPA PLAN AND DETAILS | 1/24/25 | |
| SP-4 | SPA DETAILS | 1/24/25 | |
| SP-5 | SPA PLUMBING PLAN AND DETAILS | 1/24/25 | |
| SP-6 | SITE PLUMBING PLAN AND DETAILS | 1/24/25 | |
| SP-7 | MECHANICAL ROOM PLAN AND EQUIPMENT SCHEDULE | 1/24/25 | |
| SP-8 | MECHANICAL DETAILS | 1/24/25 | |
| SP-9 | MISC. DETAILS INFORMATION AND CERTIFICATIONS | 1/24/25 | |
| 02_CIVIL | | | |
| C1.0 | COVER SHEET | 1/24/25 | |
| C1.1 | NOTES AND CONSTRUCTION DETAILS | 1/24/25 | |
| C2.0 | TOPOGRAPHIC SURVEY | 1/24/25 | |
| C3.0 | DEMOLITION

## ABBREVIATIONS

| | |
|---|---|
| @ | AT |
| A/C | AIR CONDITIONING |
| AFCI | ARC FAULT CIRCUIT INTERRUPTOR |
| AFF | ABOVE FINISHED FLOOR |
| ARCH | ARCHITECTURAL |
| AW | AWNING |
| BYND | BEYOND |
| CL | CENTERLINE |
| CMU | CONCRETE MASONRY UNIT |
| CO | CARBON MONOXIDE DETECTOR |
| CS | CASEMENT |
| DEMO | DEMOLISH / DEMOLITION |
| DH | DOUBLE HUNG |
| DIA | DIAMETER |
| DIA | DIAMETER |
| DN | DOWN |
| E | EGRESS |
| EA | EACH |
| ELEC | ELECTRICAL |
| EM | ELECTRICAL METER |
| EQ | EQUAL |
| EXT | EXTERIOR |
| FF | FINISH FLOOR LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FOF | FACE OF FINISH |
| FOS | FACE OF STUD |
| FT | FEET |
| FX | FIXED |
| G | GAS |
| GA | GAUGE |
| GAR | GARAGE |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTOR |
| GL | GLASS |
| GM | GAS METER |
| GR | GRADE |
| GYP | GYPSUM |
| HC | HOLLOW CORE |
| HO | HOPPER |
| HR | HOUR |
| HVAC | HEATING, VENTILATING, AND AIR CONDITIONING |
| IN | INCH(ES) |
| INSUL | INSULATION |
| INT | INTERIOR |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MTL | METAL |
| NIC | NOT IN CONTRACT |
| NO. | NUMBER |
| NTS | NOT TO SCALE |
| O/ | OVER |
| OA | OVERALL |
| OAE | OR APPROVED EQUAL |
| OC | ON CENTER |
| PL | PLATE |
| PT | PRESSURE TREATED |
| REQD | REQUIRED |
| RO | ROUGH OPENING |
| S | SMOKE DETECTOR |
| SC | SOLID CORE |
| SF | SQUARE FEET |
| SH | SINGLE HUNG |
| SHTG | SHEATHING |
| SL | SLIDER |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| SQFT | SQUARE FEET |
| SS | STAINLESS STEEL |
| SSD | SEE STRUCTURAL DRAWINGS |
| T | TEMPERED |
| T&G | TONGUE AND GROOVE |
| TO_ | TOP OF _ (TOP OF SLAB) |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |
| VIF | VERIFY IN FIELD |
| W/ | WITH |
| W/O | WITHOUT |
| WD | WOOD |
| WIC | WALK IN CLOSET |
| WM | WATER METER |
| WP | WATERPROOFING |

## FINISH NOTES

1. ALL ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH VOC LIMITS PER CAL GREEN TABLE 4.504.1 AND 5.504.2.
2. ALL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER TABLE 5.504.3.
3. ALL AEROSOL PAINTS AND COATINGS SHALL COMPLY WITH MIR LIMITS FOR ROC AND VOC PER CAL GREEN 4.504.2.3.
4. ALL CARPET SYSTEMS SHALL MEET TESTING AND PRODUCT REQUIREMENT PER CAL GREEN 4.504.4 (CARPET CUSHION AND CARPET ADHESIVE).
5. ALL RESILIENT FLOORING SYSTEMS SHALL COMPLY WITH VOC EMISSION LIMITS OF 80%.
6. ALL COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH FORMALDEHYDE LIMITS REQUIRED PER CAL GREEN TABLE 5.504.5
7. COVER AND PROTECT FLOOR FINISHES, IMMEDIATELY AFTER INSTALLATION AND FOR THE DURATION OF CONSTRUCTION.
8. EXPOSED BEAMS TO BE COATED WITH UV PROTECTANT. CONTRACTOR TO SUBMIT PRODUCT DATA TO ARCHITECT FOR APPROVAL.
9. CONTRACTOR TO PROVE 18X18" MOCK-UP OF FLOOR FINISH FOR ARCHITECT'S APPROVAL. ARCHITECT'S APPROVAL REQUIRED PRIOR TO INSTALLATION.
10. DRYWALL FINISH LONGER THAN 10' IN ANY DIRECTION, SHALL BE LEVEL 5 DRYWALL FINISH. WALLS SHORTER THAN 10' IN BOTH DIRECTIONS SHALL BE LEVEL 4 FINISH. DRYWALL FINISH LONGER THAN 30' IN LENGTH SHALL RECEIVE CONTROL JOINTS. ALL CONTROL JOINTS TO BE LOCATED BY ARCHITECT.
11. BASE SHALL MATCH WALL FINISH, TYP. U.N.O.
12. NO FASTENERS SHALL BE VISIBLE FROM FINISH SIDE OF WALL, TYP. ON SHIPLAP OR T&G INSTALLATIONS, ALL FASTENERS SHALL BE INSIDE THE LAP, TYP.
13. FLOOR FINISH TO BE INSTALLED PRIOR TO BASE INSTALLATION.
14. INSTALL CONTINUOUS BLOCKING BEHIND ALL FINISH EDGES.
15. TUB AND SHOWER ENCLOSURES TO HAVE 1/2" CEMENT BACKER BOARD OR DENS-SHIELD GYP. BD. WITH FIXTURE PENETRATIONS SEALED, MIN 72" AFF, TYP.
16. CONTRACTOR WILL PROCURE ALL GROUT, AND FINISH SETTING MATERIALS, INCLUDING FLOORING ADHESIVES.
17. CONTRACTOR TO PROCURE ALL TRIM MATERIALS, INCLUDING BUT NOT LIMITED TO BASEBOARDS, CASINGS, MOULDING.
18. FOR PROJECTS PROPOSING NEW SIDING: EXTERIOR PAINT - PROVIDE MIN 2 COATS SPRAYED, PLUS FLOOD GROOVES WITH PAINT, AND BRUSH GROOVES TO REMOVE EXCESS.

## OWNER FURNISHED PRODUCTS

1. PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE CONTRACTOR ARE INDICATED AS "OWNER SUPPLIED" IN THE DRAWINGS.
2. OWNER'S RESPONSIBILITIES FOR OWNER SUPPLIED PRODUCTS:
   A. SUPPLY CONTRACTOR WITH OWNER REVIEW PRODUCT LITERATURE.
   B. PRODUCT DATA AND SAMPLES.
   C. PAY FOR PRODUCT DELIVERY TO SITE.
   D. REVIEW DAMAGED PRODUCTS PROMPTLY WITH CONTRACTOR.
   E. SUBMIT CLAIMS FOR TRANSPORTATION DAMAGE. REPLACE ITEMS THAT WERE RECEIVED DAMAGED, DEFECTIVE OR DEFICIENT.
   F. ARRANGE FOR MANUFACTURER'S WARRANTIES, INSPECTIONS AND SERVICE.
3. CONTRACTOR'S RESPONSIBILITIES FOR OWNER SUPPLIED PRODUCTS:
   A. REVIEW SHOP DRAWINGS, PRODUCT DATA, AND INSTALLATION GUIDELINES TO ADEQUATELY ACQUAINT HIMSELF/HERSELF WITH THE SCOPE OF WORK.
   B. REVIEW THE ORDER, SCHEDULE DELIVERY, RECEIVE, UNLOAD AND STORE PRODUCTS AT SITE. INSPECT FOR COMPLETENESS OR DAMAGE. IF ITEMS ARE DAMAGED, GENERAL CONTRACTOR TO NOTIFY PROGRAM MANAGER AND OWNER.
   C. INSTALL AND FINISH PRODUCTS.
   D. REPLACE ANY ITEMS DAMAGED AFTER RECEIPT.
   E. COORDINATE BETWEEN THE TRADES TO ENSURE INSTALLATION OF OWNER FURNISHED PRODUCTS PER MANUFACTURER'S RECOMMENDATIONS.

## CONTRACTOR USE OF PREMISES

1. CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS.
2. FOR TIME RESTRICTIONS FOR PERFORMING WORK: VERIFY WITH OWNER AND LOCAL JURISDICTION.
3. CONSTRUCTION WORK MAY BE SCHEDULED TO BE PERFORMED DURING NORMAL BUSINESS HOURS ONLY (UPON APPROVAL OF THE OWNER)
4. UTILITY OUTAGES AND SHUTDOWN SHALL BE COORDINATED WITH OWNER.
5. AT ALL TIMES CONDUCT OPERATIONS TO INSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC AND COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY.
6. PERFORM DEMOLITION WORK AND SPRINKLER WORK, CONCRETE SAW CUTTING, PAINTING AND SIMILAR WORK CAUSING EXCESSIVE NOISE, DUST OR ODORS DISTURBING BUILDING OCCUPANTS, OR ANY WORK DISRUPTING TENANTS OR PUBLIC TRAFFIC WHEN OWNER WILL BE MINIMALLY IMPACTED OR AT TIMES AND IN SUCH A MANNER AS OTHERWISE APPROVED BY OWNER.
7. LIMIT USE OF SITE FOR WORK AND STORAGE TO AREAS DESIGNATED UNLESS SPECIFIC ADDITIONAL AREAS ARE ALLOWED IN WRITING BY THE OWNER.
8. NO DELIVERY OF CONSTRUCTION MATERIALS OR EQUIPMENT WILL BE ALLOWED BETWEEN THE HOURS OF 6:00 PM TO 8:00 AM. DELIVERY OF LARGE ITEMS CAN BE MADE AT OTHER TIMES ONLY AFTER OWNER HAS BEEN GIVEN NOTICE ONE DAY IN ADVANCE. ALL DELIVERIES SHOULD CLEARLY IDENTIFY PROJECT NAME.

## CONTRACTOR NOTES

1. SHOULD AN ERROR OF CONSTRUCTION EXECUTED BY CONTRACTOR RESULT IN A CONDITION NOT SATISFACTORY FOR PROPER FUNCTION, SAFETY, STABILITY OF BUILDING, OR IS NOT ACCORDANT WITH THE ARCHITECTS AESTHETIC OR DESIGN INTENT AS COMMUNICATED BY CONTRACT DOCUMENTS, THE ARCHITECT MAY RECOMMEND THAT THE OWNER REJECT THE WORK.
2. IN THE EVENT OF REJECTED WORK, NOTICE OF REJECTED WORK SHALL BE PROVIDED BY ARCHITECT WITH REFERENCE TO SPECIFIED STANDARDS OR DETAILS THAT THE WORK DOES NOT CONFORM TO.
3. CONTRACTOR MUST RECTIFY THE CONDITIONS TO CONFORM TO THE DETAILS AS DEFINED BY THE CONTRACT DOCUMENTS AT NO ADDITIONAL COST TO OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING INTERIOR AND EXTERIOR WINDOWS AND DOORS, AND ALL RELATED HARDWARE.
5. CONTRACTOR SHALL PROVIDE AND INSTALL ALL OUTLETS, SWITCHES, SWITCH PLATES, AND RELATED ELECTRICAL.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PLACING ORDER FOR ALL SKYLIGHTS.

## PLUMBING NOTES

1. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTED TO COMPLY WITH THE MINIMUM REQUIREMENTS OF ASHRAE STANDARD 62.2 AND MAXIMUM SOUND RATING OF 3 SONE FOR INTERMITTENT OPERATION , PROVIDE HUMIDITY CONTROL EXHAUST FAN FOR THE APPLICABLE BATHROOMS.
2. FOR MAXIMUM FLOW RATES FOR PLUMBING FIXTURES, SEE GREEN BUILDING STANDARDS REQUIREMENTS ON SHEET A003.
3. WATER PIPING AND COOLING SYSTEM LINE INSULATION THICKNESS AND CONDUCTIVITY SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE REFERENCED ON COVER SHEET.
4. CONTRACTOR SHALL PROVIDE BACKFLOW PREVENTION DEVICES AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
5. EACH BATHROOM CONTAINING A TUB, SHOWER OR COMBINATION TUB/SHOWER MUST BE SERVED BY AN ENERGY STAR RATED VENTILATION FAN WITH DUCTING TERMINATING OUTSIDE THE BUILDING AND CONTROLLED BY THE USE OF A HUMIDISTAT, UNLESS FAN OPERATES AS A COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM. CA GREEN BUILDING CODES STANDARD SEC. 4.506.1
6. SHOWER AND TUB-SHOWER COMBINATIONS SHALL USE ANTI-SCALD DEVICE PER CPC 408.3

## CONSTRUCTION STANDARDS

1. ALL WOOD FRAMING TO BE DOUGLAS FIR #2. MIN fs 1050 PSI, UNLESS OTHERWISE NOTED IN STRUCTURAL DRAWINGS.
2. STANDARD STRUCTURAL ABBREVIATIONS/ SPECIFICATIONS:

   A. TJI - TRUSSJOIST AS SPECIFIED
   B. LVL - TRUSSJOIST MICROLAM LVL 1.8 MULTIPLE MEMBERS NAILED
   C. LSL - TRUSSJOIST TIMBERSTRAND RIM JOIST AND HEADERS.

   (ALL GUIDELINES AND/OR REQUIREMENTS FOR STRUCTURAL MEMBERS SHOWN ON STRUCTURAL DRAWINGS SHALL SUPERSEDE ANY GUIDELINES OR REQUIREMENTS IN THESE NOTES.)
3. INSULATION: CEILING BATT INSULATION: ALL GUIDELINES AND/OR REQUIREMENTS FOR ENERGY CALCULATION SHOWN ON TITLE 24 SHALL SUPERSEDE ANY GUIDELINES OR REQUIREMENTS IN THESE NOTES.
4. ALL WINDOWS TO BE WEATHER STRIPPED, DOUBLE GLAZED. FLOOR LEVEL AND SHOWER DOORS TO BE TEMPERED GLASS.
5. SEAL, PATCH, AND REPAIR ALL PENETRATIONS THROUGH RATED ASSEMBLIES.
6. ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
7. REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.
8. CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
9. ALL CODE-REQUIRED LABELS SUCH AS "UL", FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.
10. THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
11. COORDINATE WITH OWNER OR DESIGNATED REPRESENTATIVE FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT.
12. REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS, OR REFER TO PRODUCT INSTALLATION INSTRUCTIONS.
13. FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES (CRC SECTION R302.11).
14. PROVIDE BACKING FOR ALL HARDWARE FIXTURES (TOWEL BARS, ETC.)
15. ALL GRADE ELEVATIONS ARE TO BE FIELD VERIFIED.
16. SURFACE WATER SHALL DRAIN AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5%, (CRC R401.3). (EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT SUCH SLOPES, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
17. CONCRETE SLAB FOUNDATIONS SHALL BE REQUIRED TO HAVE A VAPOR RETARDER AND CAPILLARY BREAK.
18. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. EXISTING WALL AND FLOOR FRAMING MEMBERS SHALL BE FIELD VERIFIED.

## ARCHITECT APPROVAL REQUIRED

1. REQUIRED SITE WALKS DURING CONSTRUCTION:
   1. POST DEMO WALK-THROUGH, IF APPLICABLE
   2. FOUNDATION FORMWORK, REBAR, AND BELOW GRADE ROUGH PLUMBING
   3. FRAMING 90%
   4. ROUGH PLUMBING, ROUGH ELECTRICAL, HVAC
   5. CEILING DEVICE LAYOUT
   6. DRYWALL, WINDOW & DOOR CASING, TRIM AND MOULDING
   7. TILE LAYOUT, CASEWORK
   8. COUNTERTOP & SOLID SURFACE TEMPLATING
   9. PUNCH LIST / FINAL WALK-THROUGH
2. SUBMITTALS:
   CONTRACTOR SHALL PREPARE AND SUBMIT THE FOLLOWING SUBMITTALS TO THE ARCHITECT FOR APPROVAL, PRIOR TO PLACING ORDERS:
   A. WINDOWS
   B. IGUs
   C. DOORS, EXTERIOR
   D. BUILT-IN CASEWORK, CABINETRY
   E. FIRE SPRINKLER LAYOUTS, IF APPLICABLE

## STANDARDS AND CODES

1. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND/OR DESIGNER. NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.
2. IF THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE/SHE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
3. CONFLICTS: IN CASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
4. WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS. IT SHALL BE UNDERSTOOD THAT THEY APPLY TO THIS WORK AS FULLY AS IF CITED HEREIN.

## MECHANICAL NOTES

1. ALL AIR-DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING BUT NOT LIMITED TO, MECHANICAL CLOSETS AND AIR-HANDLER BOXES, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF THE CMC SECTIONS 601.0, 602.0, 603.0, 604.0, 605.0 AND ANSI/SMACNA-006-2006 HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE 3RD EDITION, INCORPORATED HEREIN BY REFERENCE. PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS OF A SPACE HEATING AND COOLING SYSTEM SHALL EITHER BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-6.0 (OR ANY HIGHER LEVER REQUIRED BY CMC SECTION 605) OR BE ENCLOSED ENTIRELY IN DIRECTLY CONDITIONED SPACE AS CONFORMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE REQUIREMENTS OF REFERENCE RESIDENTIAL APPENDIX RA3.14.3.8.
2. WHEN SPACE CONDITIONING SYSTEMS UTILIZE FORCED AIR DUCT SYSTEMS TO SUPPLY CONDITIONED AIR TO AN OCCUPIABLE SPACE, THE DUCTS SHALL BE SEALED, AS CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING. THE TOTAL LEAKAGE OF THE DUCT SYSTEM SHALL NOT EXCEED 6 PERCENT OF THE NOMINAL SYSTEM AIRFLOW.
3. MECHANICAL SYSTEMS THAT SUPPLY AIR TO AN OCCUPIABLE SPACE THROUGH DUCTWORK EXCEEDING 10FT IN LENGTH AND THROUGH A THERMAL CONDITIONING COMPONENT, EXCEPT EVAPORATIVE COOLERS SHALL BE PROVIDED WITH AIR FILTER DEVICES AS PER CALIFORNIA ENERGY CODE.
4. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 6 FILTERS OR BETTER (CEC 150.0(M) 12B).
5. DUCT SYSTEM SIZING AND AIR FILTER GRILLE SIZING SHALL CONFORM TO THE CALIFORNIA BUILDING CODE VERSION REFERENCED ON COVER SHEET.
6. SIZE HEATING EQUIPMENT APPROPRIATELY PER ACCEPTABLE LOAD CALCULATION PROCEDURES LISTED 150.(h) 1 & 2. LOAD CALCULATIONS BY MECHANICAL CONTRACTOR TO BE SUBMITTED WITH COMPLIANCE DOCUMENT WHEN REQUIRED BY THE BUILDING DEPARTMENT.
7. WHERE COMBUSTION APPLIANCES OR SOLID-FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 SF OF OCCUPIABLE SPACE, WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NEXT EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUT-DOOR AIRFLOW (NOTE: IF MAKE-UP AIR FAN IS INSTALLED, IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN).
8. MECHANICAL CONTRACTOR / INSTALLER MUST PROVIDE INSTALLATION CERTIFICATE (CF2R-MECH-27) TO BUILDING INSPECTOR AT FINAL INSPECTION.
9. DUCT OPENINGS AND MECHANICAL EQUIPMENT SHALL BE COVERED WITH TAPE, PLASTIC SHEET METAL OR OTHER METHODS TO PREVENT CONSTRUCTION DEBRIS FROM ENTERING OR DAMAGING THE SYSTEMS.
10. CONTRACTOR TO VERIFY HVAC INSTALLERS TRAINING AND CERTIFICATION.
11. CONTRACTOR WILL PROCURE ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO EXHAUST FANS, U.N.O.

## ELECTRICAL NOTES

1. ARTIFICIAL LIGHT SHALL BE PROVIDED ADEQUATE TO PRODUCE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR PER CRC R303.1 EXCEPTION 2.
2. ALL LIGHTING SHALL BE HIGH EFFICACY AND MUST PROVIDE A MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES (PER RESIDENTIAL COMPLIANCE MANUAL SEC 6.5.2):

   A. PHOTOCONTROL AND MOTION SENSOR.
   B. PHOTOCONTROL AND TIME SWITCH CONTROL.
   C. ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
   D. EMCS THAT PROVIDES THE FUNCTION OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTS OFF DURING DAYLIGHT HOURS.

3. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
4. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
5. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH BOTH SECTION R314 & R315, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE ALARMS.
6. INSTALL SWITCHES, RECEPTACLES, ETC AT THE FOLLOWING HEIGHTS (UNO):

| | |
|---|---|
| A. RECEPTACLES, PHONE, TELEVISION | +15" AFF @ BOTTOM |
| B. SWITCHES AND RECEPTACLES ABOVE COUNTERS | +48" AFF @ TOP |
| C. THERMOSTAT / ALARM KEYPAD | +58" AFF |

7. ALL 120-VOLT SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNITS, FAMILY ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), (CEC 210.12(A)) OR BY ALTERNATIVE MEANS AS DESCRIBED IN CEC 210.12(A)(1-6).
8. ALL REQUIRED RECEPTACLES SHALL BE LISTED TAMPER RESISTANT (CEC 406.12).
9. CONTRACTOR MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, § 10-103(B)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.
10. CONTRACTOR TO PROVIDE COMPLETED CF2R-LTG-01-E FORM TO THE BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
11. ALL LIGHTING TO BE **CENTERED** BETWEEN ADJACENT WALLS OR BEAMS UNLESS OTHERWISE DIMENSIONED.
12. ELECTRICIAN WILL PROCURE ALL LIGHTING CONTROL SYSTEMS, SWITCHES, OUTLETS, AND COVER PLATES.
13. CONTRACTOR WILL PROCURE ALL ARCHITECTURAL LIGHTING, INCLUDING BUT NOT LIMITED TO, CAN LIGHTS.
14. ANY EXISTING SOLAR POWER SHALL ALSO BE USED TO FEED ANY NEW AREAS.

## GENERAL NOTES

1. THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT TO ACQUAINT HIMSELF/HERSELF WITH THE ARTICLES CONTAINED IN THE GENERAL NOTES AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OF, AND BIND THEM TO, ITS CONDITIONS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION DOCUMENTS. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ARCHITECTURAL CONSTRUCTION DOCUMENTS SUPERSEDES OTHER PLANS.
3. THE CONTRACTOR SHALL REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS. ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED IN WRITING. IN TENDERING A BID,THE GENERAL CONTRACTOR WARRANTS THAT WORK IS BUILDABLE AS SHOWN.
4. DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
5. THE CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE ARCHITECT AND CLIENT PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN CERTIFICATE OF OCCUPANCY.
7. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKER AND PEDESTRIAN PROTECTION DURING THE COURSE OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND/OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
9. WORK AND/OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.
10. THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT.
12. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA AND "OWNER'S FORCES" ITEMS. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL PERFORM THE CUTTING, FITTING AND PATCHING REQUIRED FOR COMPLETION OF THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
13. ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT TREATED WHERE REQUIRED BY LOCAL BUILDING AND BUILDING OWNER'S REQUIREMENTS.
14. WORK NOT PARTICULARLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE CONTINUING CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF INTERPRETATIONS MADE BY OTHERS.
16. THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.
17. UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES BE COMPLETELY INSTALLED, CONNECTED, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S BID.
18. CONTRACTOR SHALL VERIFY SIZE, MAKE, AND MODEL NUMBER OF ALL HOUSEHOLD APPLIANCES AND PLUMBING FIXTURES PRIOR TO FABRICATION OF CABINETS TO ENSURE PROPER FIT AND FINISH.
19. CONTRACTOR TO ASSURE FLOOR AND WALL SURFACES ARE CLEAN, PLUMB, AND LEVEL BEFORE APPLYING FINAL FINISHES, TYP.
20. DRAWINGS AND DIAGRAMS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE CONSIDERED AS DIAGRAMMATIC ONLY, NOT TO BE USED FOR ANY STRUCTURAL GUIDANCE OR PHYSICAL LAYOUT. IN CASE OF CONFLICT, UNLESS OTHERWISE NOTED, THE ARCHITECT'S DRAWING SHOWING LOCATIONS FOR MECHANICAL AND ELECTRICAL ITEMS AND APPURTENANCES SHALL TAKE PRECEDENCE.
21. CONTRACTOR TO PROVIDE DOCUMENTATION CONFIRMING COMPLIANCE WITH THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION WHEN REQUIRED PRIOR TO FIRST INSPECTION.
22. BLOCKING BETWEEN WALL FRAMING SHALL BE PROVIDED FOR ALL WALL-MOUNTED FIXTURES AND ACCESSORIES SHOWN IN PLANS.

## DIMENSION NOTES

1. ALL ARCHITECTURAL DIMENSIONS ARE TO FACE-OF-FINISH AT EXISTING WALLS (WHERE THE FINISH IS TO REMAIN), OR TO FACE-OF-FRAMING FOR NEW CONSTRUCTION, OR TO CENTER OF FRAMING WHERE CENTER OF WALLS ALIGN TO GRIDLINES.
2. OTHER DIMENSIONS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:

   A. TO CENTER OF DOORS, WINDOWS AND OTHER OPENINGS
   B. FLOOR ELEVATIONS ARE TO TOP OF FINISHED FLOOR (UNO).
   C. TO BOTTOM OF FINISH AT CEILINGS
   D. TO OUTSIDE FACE OF FINISHED MILLWORK
   E. TO CENTERLINE OF FIXTURES
3. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. C

## FINISH NOTES

1. ALL ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH VOC LIMITS PER CAL GREEN TABLE 4.504.1 AND 5.504.2.
2. ALL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER TABLE 5.504.3.
3. ALL AEROSOL PAINTS AND COATINGS SHALL COMPLY WITH MIR LIMITS FOR ROC AND VOC PER CAL GREEN 4.504.2.3.
4. ALL CARPET SYSTEMS SHALL MEET TESTING AND PRODUCT REQUIREMENT PER CAL GREEN 4.504.4 (CARPET CUSHION AND CARPET ADHESIVE).
5. ALL RESILIENT FLOORING SYSTEMS SHALL COMPLY WITH VOC EMISSION LIMITS OF 80%.
6. ALL COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH FORMALDEHYDE LIMITS REQUIRED PER CAL GREEN TABLE 5.504.5
7. COVER AND PROTECT FLOOR FINISHES, IMMEDIATELY AFTER INSTALLATION AND FOR THE DURATION OF CONSTRUCTION.
8. EXPOSED BEAMS TO BE COATED WITH UV PROTECTANT. CONTRACTOR TO SUBMIT PRODUCT DATA TO ARCHITECT FOR APPROVAL.
9. CONTRACTOR TO PROVE 18X18" MOCK-UP OF FLOOR FINISH FOR ARCHITECT'S APPROVAL. ARCHITECT'S APPROVAL REQUIRED PRIOR TO INSTALLATION.
10. DRYWALL FINISH LONGER THAN 10' IN ANY DIRECTION, SHALL BE LEVEL 5 DRYWALL FINISH. WALLS SHORTER THAN 10' IN BOTH DIRECTIONS SHALL BE LEVEL 4 FINISH. DRYWALL FINISH LONGER THAN 30' IN LENGTH SHALL RECEIVE CONTROL JOINTS. ALL CONTROL JOINTS TO BE LOCATED BY ARCHITECT.
11. BASE SHALL MATCH WALL FINISH, TYP. U.N.O.
12. NO FASTENERS SHALL BE VISIBLE FROM FINISH SIDE OF WALL, TYP. ON SHIPLAP OR T&G INSTALLATIONS, ALL FASTENERS SHALL BE INSIDE THE LAP, TYP.
13. FLOOR FINISH TO BE INSTALLED PRIOR TO BASE INSTALLATION.
14. INSTALL CONTINUOUS BLOCKING BEHIND ALL FINISH EDGES.
15. TUB AND SHOWER ENCLOSURES TO HAVE 1/2" CEMENT BACKER BOARD OR DENS-SHIELD GYP. BD. WITH FIXTURE PENETRATIONS SEALED, MIN 72" AFF, TYP.
16. CONTRACTOR WILL PROCURE ALL GROUT, AND FINISH SETTING MATERIALS, INCLUDING FLOORING ADHESIVES.
17. CONTRACTOR TO PROCURE ALL TRIM MATERIALS, INCLUDING BUT NOT LIMITED TO BASEBOARDS, CASINGS, MOULDING.
18. FOR PROJECTS PROPOSING NEW SIDING: EXTERIOR PAINT - PROVIDE MIN 2 COATS SPRAYED, PLUS FLOOD GROOVES WITH PAINT, AND BRUSH GROOVES TO REMOVE EXCESS.

## OWNER FURNISHED PRODUCTS

1. PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE CONTRACTOR ARE INDICATED AS "OWNER SUPPLIED" IN THE DRAWINGS.
2. OWNER'S RESPONSIBILITIES FOR OWNER SUPPLIED PRODUCTS:
   - A. SUPPLY CONTRACTOR WITH OWNER REVIEW PRODUCT LITERATURE.
   - B. PRODUCT DATA AND SAMPLES.
   - C. PAY FOR PRODUCT DELIVERY TO SITE.
   - D. REVIEW DAMAGED PRODUCTS PROMPTLY WITH CONTRACTOR.
   - E. SUBMIT CLAIMS FOR TRANSPORTATION DAMAGE. REPLACE ITEMS THAT WERE RECEIVED DAMAGED, DEFECTIVE OR DEFICIENT.
   - F. ARRANGE FOR MANUFACTURER'S WARRANTIES, INSPECTIONS AND SERVICE.
3. CONTRACTOR'S RESPONSIBILITIES FOR OWNER SUPPLIED PRODUCTS:
   - A. REVIEW SHOP DRAWINGS, PRODUCT DATA, AND INSTALLATION GUIDELINES TO ADEQUATELY ACQUAINT HIMSELF/HERSELF WITH THE SCOPE OF WORK.
   - B. REVIEW THE ORDER, SCHEDULE DELIVERY, RECEIVE, UNLOAD AND STORE PRODUCTS AT SITE. INSPECT FOR COMPLETENESS OR DAMAGE. IF ITEMS ARE DAMAGED, GENERAL CONTRACTOR TO NOTIFY PROGRAM MANAGER AND OWNER.
   - C. INSTALL AND FINISH PRODUCTS.
   - D. REPLACE ANY ITEMS DAMAGED AFTER RECEIPT.
   - E. COORDINATE BETWEEN THE TRADES TO ENSURE INSTALLATION OF OWNER FURNISHED PRODUCTS PER MANUFACTURER'S RECOMMENDATIONS.

## OWNER FURNISHED PRODUCTS

1. CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS.
2. FOR TIME RESTRICTIONS FOR PERFORMING WORK: VERIFY WITH OWNER AND LOCAL JURISDICTION.
3. CONSTRUCTION WORK MAY BE SCHEDULED TO BE PERFORMED DURING NORMAL BUSINESS HOURS ONLY (UPON APPROVAL OF THE OWNER)
4. UTILITY OUTAGES AND SHUTDOWN SHALL BE COORDINATED WITH OWNER.
5. AT ALL TIMES CONDUCT OPERATIONS TO INSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC AND COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY.
6. PERFORM DEMOLITION WORK AND SPRINKLER WORK, CONCRETE SAW CUTTING, PAINTING AND SIMILAR WORK CAUSING EXCESSIVE NOISE, DUST OR ODORS DISTURBING BUILDING OCCUPANTS, OR ANY WORK DISRUPTING TENANTS OR PUBLIC TRAFFIC WHEN OWNER WILL BE MINIMALLY IMPACTED OR AT TIMES AND IN SUCH A MANNER AS OTHERWISE APPROVED BY OWNER.
7. LIMIT USE OF SITE FOR WORK AND STORAGE TO AREAS DESIGNATED UNLESS SPECIFIC ADDITIONAL AREAS ARE ALLOWED IN WRITING BY THE OWNER.
8. NO DELIVERY OF CONSTRUCTION MATERIALS OR EQUIPMENT WILL BE ALLOWED BETWEEN THE HOURS OF 6:00 PM TO 8:00 AM. DELIVERY OF LARGE ITEMS CAN BE MADE AT OTHER TIMES ONLY AFTER OWNER HAS BEEN GIVEN NOTICE ONE DAY IN ADVANCE. ALL DELIVERIES SHOULD CLEARLY IDENTIFY PROJECT NAME.

## CONTRACTOR NOTES

1. SHOULD AN ERROR OF CONSTRUCTION EXECUTED BY CONTRACTOR RESULT IN A CONDITION NOT SATISFACTORY FOR PROPER FUNCTION, SAFETY, STABILITY OF BUILDING, OR IS NOT ACCORDANT WITH THE ARCHITECT'S AESTHETIC OR DESIGN INTENT AS COMMUNICATED BY CONTRACT DOCUMENTS, THE ARCHITECT MAY RECOMMEND THAT THE OWNER REJECT THE WORK.
2. IN THE EVENT OF REJECTED WORK, NOTICE OF REJECTED WORK SHALL BE PROVIDED BY ARCHITECT WITH REFERENCE TO SPECIFIED STANDARDS OR DETAILS THAT THE WORK DOES NOT CONFORM TO.
3. CONTRACTOR MUST RECTIFY THE CONDITIONS TO CONFORM TO THE DETAILS AS DEFINED BY THE CONTRACT DOCUMENTS AT NO ADDITIONAL COST TO OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING INTERIOR AND EXTERIOR WINDOWS AND DOORS, AND ALL RELATED HARDWARE.
5. CONTRACTOR SHALL PROVIDE AND INSTALL ALL OUTLETS, SWITCHES, SWITCH PLATES, AND RELATED ELECTRICAL.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PLACING ORDER FOR ALL SKYLIGHTS.

## FINISH NOTES

1. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS [40.5 CUBIC FEET] OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET (1524 MM) OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES. (CFC 304.3.3 CAPACITY EXCEEDING 1.5 CUBIC YARDS)
   - EXCEPTION:
     - a. DUMPSTERS OR CONTAINERS IN AREAS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13, OR 13R."
2. THE PROVISIONS OF THE CFC GOVERN INTERIOR FINISH, INTERIOR TRIM, FURNITURE, FURNISHINGS, DECORATIVE MATERIALS AND DECORATIVE VEGETATION IN BUILDINGS. NEW BUILDINGS SHALL COMPLY WITH CFC 804 THROUGH 808, NFPA 286, AND SECTION 803 OF THE CALIFORNIA BUILDING CODE.
3. ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. ALL FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE PERMIT CENTER, PLEASE BE SPECIFIC AS TO TYPE OF INSPECTION.
4. FIRE SAFETY DURING CONSTRUCTION SHALL FOLLOW 2022 CFC CHAPTER 33. FIRE EXTINGUISHERS SHALL BE PROVIDED. THE AUTOMATIC FIRE SPRINKLER SYSTEM IS TO REMAIN IN SERVICE AT ALL TIMES. UNDER NO CIRCUMSTANCE SHALL THE FIRE SPRINKLER SYSTEM BE LEFT OUT OF SERVICE OVERNIGHT. FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED & MAINTAINED IN ACCORDANCE WITH SECTION 503.
5. INTERIOR WALL, CEILING FINISHES AND TRIM IN EXISTING BUILDINGS SHALL BE CLASS B IN ACCORDANCE WITH SECTION 803 OF THE CALIFORNIA BUILDING CODE. SUCH MATERIALS SHALL BE GROUPED IN ACCORDANCE WITH ASTM E 84, AS INDICATED IN CFC SECTION 803.1.1, OR IN ACCORDANCE WITH NFPA 286, AS INDICATED IN CFC SECTION 803.1.2. CFC 803.1
6. THE REQUIRED FIRE-RESISTANCE RATING OF FIRE-RESISTANCE-RATED CONSTRUCTION (INCLUDING WALLS, FIRE-STOPS, SHAFT ENCLOSURES, PARTITIONS, SMOKE BARRIERS, FLOORS, FIRE-RESISTIVE COATINGS AND SPRAYED
7. FIRE-RESISTANT MATERIALS APPLIED TO STRUCTURAL MEMBERS AND FIRE-RESISTANT JOINT SYSTEMS) SHALL BE MAINTAINED. SUCH ELEMENTS SHALL BE VISUALLY INSPECTED BY THE OWNER ANNUALLY AND PROPERLY REPAIRED, RESTORED OR REPLACED WHEN DAMAGED, ALTERED, BREACHED OR PENETRATED. WHERE CONCEALED, SUCH ELEMENTS SHALL NOT BE REQUIRED TO BE VISUALLY INSPECTED BY THE OWNER UNLESS THE CONCEALED SPACE IS ACCESSIBLE BY THE REMOVAL OR MOVEMENT OF A PANEL, ACCESS DOOR, CEILING TILE OR SIMILAR MOVABLE ENTRY TO THE SPACE. OPENINGS MADE THEREIN FOR THE PASSAGE OF PIPES, ELECTRICAL CONDUIT, WIRES, DUCTS, AIR TRANSFER OPENINGS AND HOLES MADE FOR ANY REASON SHALL BE PROTECTED WITH APPROVED METHODS CAPABLE OF RESISTING THE PASSAGE OF SMOKE AND FIRE. OPENINGS THROUGH FIRE-RESISTANCE-RATED ASSEMBLIES SHALL BE PROTECTED BY SELF- OR AUTOMATIC-CLOSING DOORS OF APPROVED CONSTRUCTION MEETING THE FIRE PROTECTION REQUIREMENTS FOR THE ASSEMBLY. CFC 703.1 MAINTENANCE

## CEILING / LIGHTING NOTES

1. PROVIDE PLASTIC TUBE GUARDS WITH PLASTIC END HOLDERS FOR EXPOSED FLUORESCENT LAMPS IN FOOD PREPARATION AREAS OR IN AREAS WHERE FOOD IS EXPOSED.
2. LIGHT FIXTURES IN AREAS WHERE FOOD IS PREPARED OR WHERE OPEN FOOD IS STORED OR WHERE UTENSILS ARE CLEANED MUST HAVE SHATTER PROOF SHIELDS AND SHALL BE READILY CLEANABLE. SAFETY SHIELD TO MEET OSHA, FDA, AND USDA REQUIREMENTS.
3. ALL FLUORESCENT LAMPS TO BE "COOL WHITE." OAE.
4. IN EVERY ROOM & AREA IN WHICH ANY FOOD IS PREPARED, MANUFACTURED, PROCESSED, OR PREPACKAGED, OR IN WHICH EQUIPMENT OR UTENSILS ARE CLEANED, SUFFICIENT NATURAL OR ARTIFICIAL LIGHTING SHALL BE PROVIDED TO PRODUCE THE FOLLOWING LIGHT INTENSITY, WHILE THE AREA IS IN USE:
   - A. AT LEAST 10 FOOTCANDLES AT A DISTANCE OF 30" ABOVE THE FLOOR, IN WALK-IN REF. UNITS & DRY FOOD STORAGE AREAS.
   - B. AT LEAST 20 FOOTCANDLES FOR THE FOLLOWING:
     - a. AT A SURFACE WHERE FOOD IS PROVIDED FOR CONSUMER SELF SERVICE OR WHERE FRESH PRODUCE OR PREPACKAGED FOODS ARE SOLD OR OFFERED FOR CONSUMPTION.
     - b. INSIDE EQUIPMENT SUCH AS REACH-IN AND UNDER-COUNTER REFRIGERATORS, HOT HOLD EQUIPMENT, & OVENS.
     - c. AT A DISTANCE OF 30" ABOVE THE FLOOR IN AREAS USED FOR HANDWASHING, WAREWASHING, & EQUIPMENT & UTENSIL STORAGE, & IN TOILET ROOMS.
   - C. AT LEAST 50 FOOTCANDLES AT A SURFACE WHERE A FOOD EMPLOYEE IS WORKING WITH FOOD OR WORKING WITH UTENSILS OR EQUIPMENT SUCH KNIVES, SLICERS, GRINDERS, OR SAWS WHERE EMPLOYEE SAFETY IS A FACTOR AND IN OTHER AREAS AND ROOMS DURING PERIODS OF CLEANING.
5. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF ITS FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM THAT WILL PROVIDE POWER FOR NOT LESS THAN 90 MINUTES.

## CONSTRUCTION WASTE MANAGEMENT

1. 4.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE A MINIMUM OF 65 PERCENT THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4 OF THE CALIFORNIA GREEN BUILDING CODE, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION WASTE MANAGEMENT ORDINANCE.

## PUBLIC RIGHT OF WAY NOTES

1. ALL CONSTRUCTION WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE ENCROACHMENT CONSTRUCTION PERMIT.

## PUBLIC RIGHT OF WAY NOTES

1. EXISTING WORK IS UNAPPROVED WORK AND SHALL BE SUBJECT TO INSPECTIONS, ALL WORK MUST BE EXPOSED
2. MEP WORK SHALL BE SUBJECT TO INSPECTIONS AND CURRENT CODES

## PENETRATION NOTES

1. ALL PENETRATIONS OF FIRE RATED WALLS MUST COMPLY WITH CBC 714.4
2. PENETRATIONS TO RATED WALLS MUST BE SEALED WITH FIRE PROOF CAULKING IN ACCORDANCE WITH ASTM E 814 (UL 1479) AND CAN/ULC S115 OR FIREBLOCK INSULATING FOAM SEALANT IN ACCORDANCE TO ASTM E84, ASTM E814 (MODIFIED), UL 171

## FIRE EXTINGUISHER NOTES

1. ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE OF THE EXTINGUISHER SHALL BE 2-A: 10-BC. AT LOCATIONS DESIGNATED FOR GREASE COOKING A K-TYPE FIRE EXTINGUISHER SHALL BE PROVIDED WITHIN 30 FEET OF THE COOKING EQUIPMENT.

## FINISH NOTES

1. EXIT SIGNS, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, FD LOCK BOX, AND ADDRESS POSTING LOCATIONS TO BE FIELD VERIFIED BY FIRE INSPECTOR.
2. ANY ONSITE CONSTRUCTION ACTIVITY THAT EMITS/PRODUCES HEAT OR FLAME INCLUDING WELDING, BRAZING, HEATING OR USE OF LARGE/SMALL GENERATORS MAY REQUIRE A HOT WORK PERMIT FROM THE JURISDICTION'S FIRE DEPARTMENT. EMAIL TO OBTAIN A HOT WORK PERMIT PRIOR TO HOT WORK ACTIVITY.
3. A SEPARATE PAFD FIRE PERMIT IS REQUIRED FOR ALL FIRE SPRINKLER AND/OR FIRE ALARM WORK PERFORMED. FIRE SPRINKLER COVERAGE TO BE VERIFIED BY A LICENSED CONTRACTOR. THIS INCLUDES WRITTEN DOCUMENTATION VERIFYING COMPLIANCE OR LACK THEREOF, PRIOR TO FIELD VERIFICATION BY THE FIRE INSPECTOR.
4. IF ANY CONSTRUCTION/TENANT IMPROVEMENT WORK IS DONE THAT MAY IMPACT THE BUILDING FIRE ALARM SYSTEM, THEN THE FIRE MONITORING COMPANY MUST BE NOTIFIED. IF THE FIRE ALARM SYSTEM IS ACCIDENTALLY ACTIVATED, IMMEDIATELY CALL THE JURISDICTION'S COMMUNICATION CENTER TO REPORT THE INCIDENT. MULTIPLE FALSE ALARMS WILL RESULT IN FINES.
5. CURTAINS, DRAPERIES, HANGINGS, AND OTHER DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CCR, TITLE 19, DIVISION 1, OR BE NONCOMBUSTIBLE.
6. CONTACT THE FIRE PREVENTION BUREAU TO APPLY FOR A CALIFORNIA FIRE CODE ASSEMBLY PERMIT.
7. ALL EGRESS DOORS FROM GROUP A OCCUPANCY SHALL BE PROVIDED WITH PANIC HARDWARE TO THE POINT OF EXIT DISCHARGE.
8. 8. IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE CHAPTER 4, AN APPROVED EMERGENCY PREPAREDNESS FIRE SAFETY AND EVACUATION PLAN SHALL BE PREPARED AND MAINTAINED FOR THIS TENANT.
9. 9. A SIGN MUST BE POSTED IN A CONSPICUOUS SPACE SHOWING THE OCCUPANT LOAD OF THE ASSEMBLY AREAS.

## ADA NOTES

1. 11B-302.1 GENERAL. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT, INCLUDING ALONG ACCESSIBLE PATH AND IN ACCESSIBLE ROOMS & SPACES SUCH AS FLOORS, WALKS, RAMPS, STAIRS, & CURB RAMPS
2. 11B-302.2 CARPET. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OF PAD. CARPET OR CARPET TILE SHALL BE SHALL HAVE LEVEL LOOP, TEXTURE LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. THE PILE SHALL BE 1/2" MAX IN HEIGHT. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO THE FLOOR AND SHALL HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 303.
3. 11B-302.3 OPENINGS. OPENINGS IN FLOOR SURFACES SHALL BE OF A SIZE THAT DOES NOT PERMIT THE PASSAGE OF A 1/2" DIA SPHERE, EXCEPT AS ALLOWED IN SECTIONS 11B-407.4.3, 408.4.3, 409.4.3, 410.4 AND 805.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL.
4. 11B-303.2 VERTICAL CHANGE IN LEVEL. CHANGES IN LEVEL OF 1/4" MAX IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.
5. 11B-303.3 BEVELED CHANGE IN LEVEL. CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAX IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

## DOOR NOTES

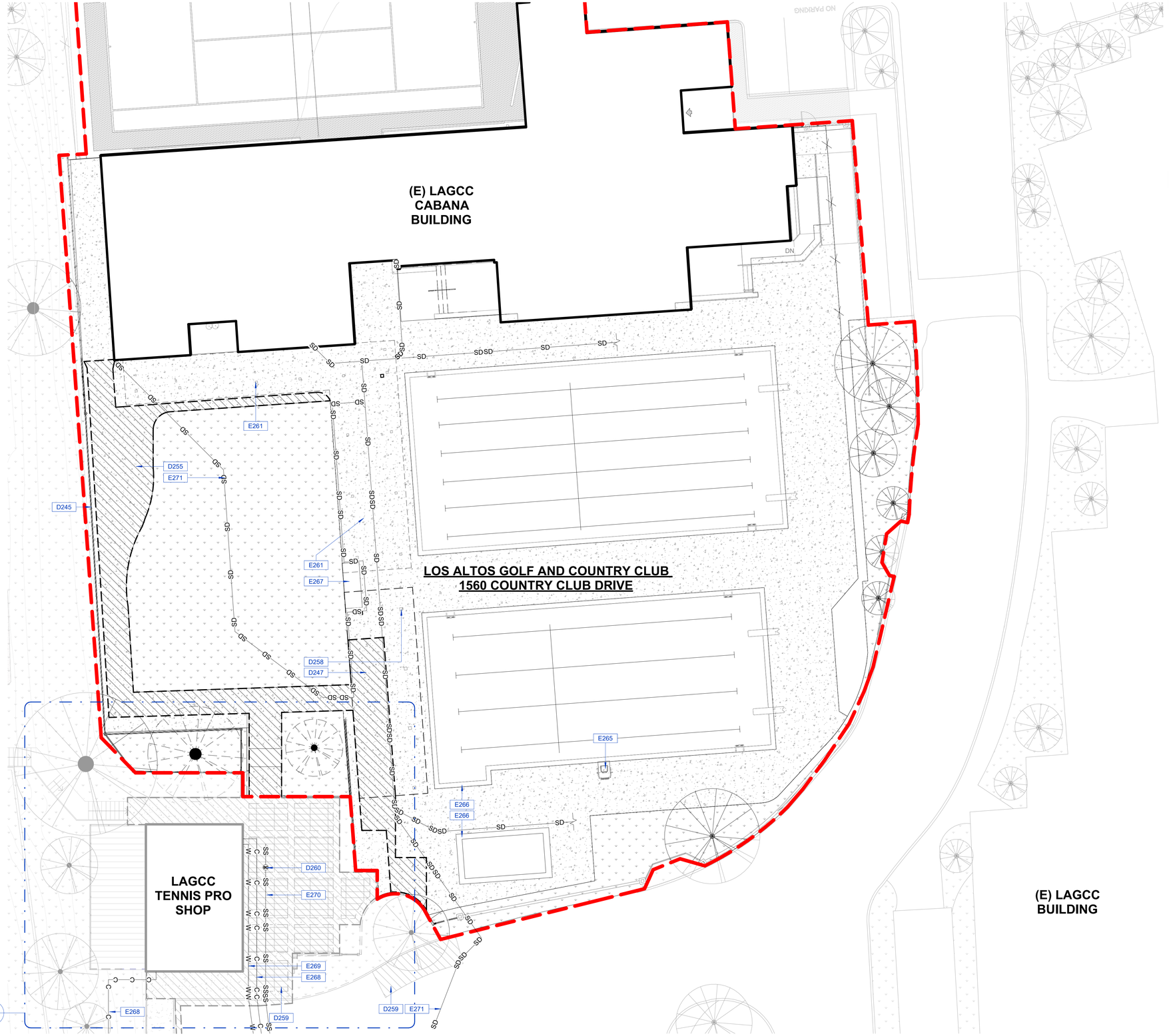
1. ALL DOORS 1 3/8" THICK UNLESS OTHERWISE NOTED. (DOORS WITH GLASS LITE SHALL BE 1" THICK)
2. PROVIDE STOPS AT ALL DOORS AS APPLICABLE TO ADJACENT WALL AND DOOR SWING; ALL WITH SELF CLOSING MECHANISM.
3. HARDWARE ON ALL DOORS SHALL MEET HANDICAP HEIGHTS, CLOSURE PRESSURE. THRESHOLD SHALL NOT BE MORE THAN 2" HIGH. PRESSURE SHALL NOT EXCEED 5 LBS. ON EXTERIOR AND INTERIOR DOORS, 15 LBS. FOR FIRE DOORS. HARDWARE HEIGHT TO MEET REQUIREMENT OF 34" TO 44" CENTERLINE OF MOUNTING.
4. NO FLOOR TRANSITION OR THRESHOLD SHALL BE HIGHER THAN 1/12" (HANDICAP REQUIREMENT).
5. WHERE NECESSARY, UNDERCUT INTERIOR DOORS 1" TO ALLOW VENTILATION. SEE MECHANICAL DRAWINGS. NOT APPLICABLE TO RESTROOM DOORS.
6. DOORS AND FRAMES TO BE PREPARED FOR RELATED HARDWARE. IF NECESSARY, REINFORCE DOORS AND FRAMES AS REQUIRED BY HARDWARE.
7. FIRE DOORS, FRAMES AND HARDWARE SHALL BE IN ACCORDANCE WITH CBC STANDARD 7-2. ALL OTHER DOORS OPERATION SHALL BE IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES.
8. PROVIDE ALL ACCESSORIES, COMPONENTS, ASSEMBLIES AND RELATED HARDWARE (EVEN IF NOT SPECIFIED) SO AS TO MAKE COMPLETE AND READY FOR USE.
9. GENERAL CONTRACTOR TO PROVIDE ON 12" EQUILATERAL TRIANGLE SIGN FOR MEN AND 12" DIAMETER CIRCLE FOR WOMEN ON TOILET DOORS WITH RAISED LETTER AND BRAILLE SIGNAGE AT LATCH OUTSIDE RESTROOMS ENTRANCE DOOR(S). MOUNTED 60" ABOVE TILE FLOOR AND SITUATED TO ALLOW AN INDIVIDUAL TO APPROACH WITHIN 3".
10. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. KEY LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". (CBC SEC. 1008.1.8.4 & 1008.1.9)
11. ALL EXTERIOR & RESTROOM DOORS TO HAVE SELF-CLOSING DEVICES; GAPS UNDER EXTERIOR DOORS NOT TO EXCEED 1/4".
12. ALL EXISTING DOORS WITH PANIC HARDWARE SHALL COMPLY WITH THE 2022 CFC ARTICLE 12, SEC'S 1207.2 & 1207.3. ALL EXIT DOORS SHALL EITHER BE RETROFIT WITH PANIC HARDWARE OR REPLACED WITH NEW COMPLYING DOORS.
13. MAIN EXIT MAY HAVE KEY OPERATED HARDWARE WITH SIGNAGE AS PER CFC1008.1.8.3.
14. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90-DEGREES, THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO A POSITION OF 12 DEGREES FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR. CBC 11B-404.2.8.

## DOOR HARDWARE AND LOCKS NOTES

1. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
   - A. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED
   - B. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
   - C. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE FIRE CODE OFFICIAL FOR DUE CAUSE

## DEPARTMENT OF HEALTH NOTES

1. ALL FOOD SERVICE AND RELATED EQUIPMENT SHALL BE NATIONAL SANITATION FOUNDATION (NSF) APPROVED AND IN CONFORMITY WITH LOCAL HEALTH REGULATIONS.
2. NON NSF COUNTERS/CABINETS SHALL HAVE PLASTIC LAMINATION INSIDE AND OUT, AND THE FLOOR MATERIAL SHALL HAVE A CONTINUOUS COVE BASE ON THE EMPLOYEE SIDE.
3. EQUIPMENT AND INSTALLATION SHALL MEET ALL REQUIREMENTS AS LISTED IN SENATE BILL CHAPTER 256 AS STATED IN CHAPTER 4 OF CALIFORNIA UNIFORM RETAIL FOOD FACILITIES LAW AS WELL AS LOCAL AND COUNTY CODES.
4. ALL EQUIPMENT AND COUNTERS/CABINETS SHALL BE INSTALLED ON 6" HIGH ROUND METAL LEGS, COMMERCIAL CASTORS, OR COMPLETELY SEALED IN PLACE ON A 4" HIGH CURB OR PEDESTAL WITH INTEGRAL COVE BASE WITH 3/8" RADIUS CONTINUOUS WITH THE FLOOR. (CALCODE 114271)
5. ALL REFRIGERATION AND HOT STORAGE EQUIPMENT SHALL HAVE THERMOMETERS WHICH ARE EASILY READABLE, IN PROPER WORKING CONDITIONS, AND ACCURATE WITHIN RANGE OF PLUS OR MINUS TWO (2) DEGREES.
6. EXISTING EXHAUST HOODS MUST MEET ALL MECHANICAL CODE REQUIREMENTS. CANOPY HOODS SHALL EXTEND 6" BEYOND ALL SIDES OF COOKING EQUIPMENT AS MEASURED FROM THE INSIDE EDGE OF THE GREASE TROUGH. ADEQUATE MAKE-UP AIR SHALL BE PROVIDED TO EQUAL EXHAUSTED AIR.
7. A MINIMUM OF 96 LINEAR FEET OF DRY STORAGE SHALL BE PROVIDED.
8. STORAGE SHELVING SHALL BE A SMOOTH, NON-ABSORBENT FINISH AND MIN. 6" ABOVE FINISH FLOOR.
9. ALL WORKING SURFACES SHALL BE SMOOTH AND IMPERVIOUS.
10. THE CONNECTION AT ANY FLOOR AND WALL SHALL BE PROVIDED WITH AN APPROVED COVE BASE WITH AT LEAST 3/8" RADIUS AND EXTENDING AT LEAST 6" UP THE WALL.
11. GREASE TRAP LIDS AND FLOOR SINKS SHALL BE INSTALLED FLUSH WITH THE FINISHED FLOOR.
12. IF WALLPAPER IS USED IN THE RESTROOM AND SERVICE AREA, IT SHALL BE A SOLID VINYL PRODUCT WITH NO PAPER BACKING. PROVIDE SAMPLE.
13. WALLS AND CEILINGS OF ALL ROOMS AND DINING AREAS (EXCEPT BARS) WHERE FOOD IS STORED IN UNOPENED CONTAINERS, SHALL BE DURABLE, SMOOTH, NON-ABSORBENT, WASHABLE, AND LIGHT COLORED.
14. INSTALL A MINIMUM FIVE (5) FOOT HIGH SMOOTH WASHABLE, NONABSORBENT, AND LIGHT COLORED WALL OR PARTITION, AS MEASURED FROM THE FLOOR, BETWEEN THE JANITORIAL MOP SINK AND THE FOOD. THE WALL OR PARTITION MUST HAVE AN ACCEPTABLE MOISTURE RESISTANT FINISH ON THE SIDE FACING THE MOP SINK.
15. ALL WALL SURFACES ADJACENT TO DRAINBOARDS, UTENSIL, MOP AND FOOD PREPARATION SINKS AS WELL AS AT LOW, FLOOR-TYPE MOP BASINS, SHALL BE COVERED WITH FIBERGLASS REINFORCED POLYESTER PANELS (FRP), TILE, STAINLESS STEEL, OR OTHER EQUIVALENT DURABLE WATERPROOF MATERIAL EXTENDING AT LEAST 8 FEET ABOVE THE COVE BASE FLOOR.
16. ALL ADJOINING EQUIPMENT AND COUNTERS SHALL BE SEALED TOGETHER TO PREVENT THE ENTRANCE OF MOISTURE. MAXIMUM OPENING BELOW SNEEZE GUARD IS 12".
17. ALL FLOOR SURFACES ALONG ACCESSIBLE PATHS AND IN ACCESSIBLE ROOMS AND SPACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
18. ALL CUTTING BOARDS SHALL BE OF NON-WOOD CONSTRUCTION AND NSF APPROVED.
19. ALL ENTRY, DELIVERY, RESTROOM, AND CHANGE ROOM DOORS SHALL BE PROVIDED WITH AUTOMATIC DOOR CLOSURES.
20. BUILDING SHALL BE INSECT AND RODENT/VERMIN PROOF. EXTERIOR DOORS SHALL BE SELF-CLOSING AND HAVE MAX. 1/4" GAP BETWEEN BOTTOM OF DOOR AND THRESHOLD. ALL VENTS AND OPENINGS TO OUTSIDE SHALL BE SEALED OR SCREENED.
21. WASTE CONTAINER SHALL BE MOISTURE AND VERMIN PROOF WITH TIGHT FITTING LIDS.
22. AN EMPLOYEE GARMENT CHANGE AREA, SEPARATE FROM RESTROOM, SHALL BE PROVIDED WITH CABINETS OR LOCKERS.
23. ALL WATER SUPPLY LINES TO SINKS WITH THREADED SPIGOTS, DISHWASHER, GARBAGE DISPOSAL FLUSH LINES, STEAM EQUIPMENT, URINALS, TOILETS, BEVERAGE DISPENSERS, ICE MACHINE, LANDSCAPE IRRIGATION SYSTEMS, AND OTHER FIXTURES WHERE REQUIRED SHALL BE PROVIDED WITH ATMOSPHERIC VACUUM BREAKERS OR OTHER APPROVED BACKFLOW PREVENTION DEVICES.
24. AT LEAST ONE SINK OR ONE SINK COMPARTMENT SHALL BE AVAILABLE FOR FOOD PREPARATION. FOOD PREP SINKS SHALL HAVE AN INDIRECT SEWER CONNECTION, IE, FIXED IN-LINE AIR GAP OR DRAIN TO A FLOOR SINK THROUGH AN APPROVED AIR GAP.
25. A SEPARATE WALL-MOUNTED HAND WASH BASIN SHALL BE PROVIDED WITHIN OR ADJACENT TO THE FOOD PREP AND PACKAGING AREA. PROVIDE PERMANENTLY MOUNTED SINGLE SERVICE SOAP AND PAPER TOWEL DISPENSERS AT HAND WASH SINK LOCATION.
26. ALL PLUMBING, ELECTRICAL, AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING WALLS, FLOORS, AND CEILING OR WITHIN APPROPRIATE CONDUIT RUNS OR CHASES. WHERE PIPELINES OR CONDUITS ENTER A WALL, CEILING, OR FLOOR, THE OPENING AROUND THE LINE SHALL BE TIGHTLY SEALED AND MADE SMOOTH, NON-ABSORBENT, AND EASILY CLEANABLE. (CALCODE 114271)
27. ALL LIGHTING FIXTURES IN FOOD PREPARATION AREAS SHALL HAVE COVERS OR SHATTERPROOF LENSES.
28. NATURAL OR ARTIFICIAL LIGHTING (MIN. 20 FOOT CANDLES AS MEASURED 30" OFF THE FLOOR) SHALL BE PROVIDED AS REQUIRED FOR CLEANING IN ALL AREAS. IN AREAS OF FOOD PREPARATION WHERE EMPLOYEE SAFETY MAY BE A FACTOR, MIN. 50 FOOTCANDLES SHALL BE PROVIDED AT WORK SURFACE LEVEL.
29. CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN WITH EXISTING CONDITIONS IN FIELD.
30. FOOD EQUIPMENT SUPPLIER TO VERIFY ALL BUILDING CLEARANCES ARE ADEQUATE FOR DELIVERY AND INSTALLATION.
31. JANITOR SINK WITH BACK FLOW PREVENTION DEVICE (VACUUM BREAKER) SHALL BE PROVIDED.
32. WAINSCOT MUST EXTEND TO MIN. 48' HEIGHT AFF BEHIND ALL RESTROOM PLUMBING FIXTURES.
33. ALL SINKS TO BE PROVIDED WITH ADEQUATE HOT AND COLD WATER FROM MIXING FAUCETS.
34. ANY TRASH AND GARBAGE STORAGE AREA RECEIVING FOOD WASTE OR FOOD CONTAINERS MUST HAVE A WATER BIB TO FACILITATE CLEANING FLOOR, WALLS AND CEILING MUST BE SMOOTH AND CLEANABLE. RECOMMENDED HOT AND COLD WATER BIB IS AVAILABLE FOR CLEANING. WASTEWATER FROM MANY CLEANING OPERATIONS MUST BE DISPOSED OF AS SEWAGE THROUGH A FLOOR DRAIN IN THE TRASH ENCLOSURE OR EQUIVALENT.




## LEGEND

| | |
|---|---|
| —W—W—W— | (E) WATER LINE, REFER TO CIVIL |
| —SD—SD—SD— | (E) STORM DRAIN, REFER TO CIVIL |
| —C—C—C— | (E) COMMUNICATION LINE, REFER TO CIVIL |
| —SS—SS—SS— | (E) SANITARY SEWER LINE, REFER TO CIVIL |
| | AQUATIC CENTER SECURE PERMITER |
| | LANDSCAPE |
| | HARDSCAPE |
| | EXTENT OF CONCRETE/PAVING DEMOLITION. REFER TO CIVIL |

## KEYNOTE

| | |
|---|---|
| D245 | REMOVE EXISTING FENCE AND FENCE POST. |
| D247 | REMOVE EXISTING OVERHEAD TRELLIS AND TRELLIS POSTS. REMOVE EXISTING POST FOOTING |
| D255 | REMOVE EXISTING CONCRETE HARDSCAPE. |
| D258 | REMOVE EXISTING OVERHEAD TRELLIS AND TRELLIS POSTS. PROTECT EXISTING POST FOOTING |
| D259 | REMOVE EXISTING PAVING. REFER TO CIVIL. |
| D260 | REMOVE EXISTING SANITARY SEWER CLEANOUT. REFER TO CIVIL D02D |
| E261 | EXISTING OVERHEAD TRELLIS AND TRELLIS POSTS TO REMAIN |
| E265 | EXISTING LIFEGUARD TOWER TO REMAIN |
| E266 | EXISTING POOL AND POOL COPING TO REMAIN |
| E267 | EXISTING SPECIALITY EQUIPMENT TO REMAIN |
| E268 | EXISTING COMMUNICATION LINE TO REMAIN. REFER TO CIVIL |
| E269 | EXISTING WATER LINE TO REMAIN. REFER TO CIVIL |
| E270 | EXISTING SANITARY SEWER LINE TO REMAIN. REFER TO CIVIL |
| E271 | EXISTING STORM DRAAIN TO REMAIN. REFEF TO CIVIL |

**1** DEMOLITION SITE PLAN - PERIMETER — 1" = 10'-0"

NORTH

BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

LICENSED ARCHITECT — MEGAN BLAINE — C-35413 — 11-30-2023 RENEWAL DATE — STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
DEMOLITION SITE PLAN

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| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
H100

SCALE: As indicated

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## NOTES

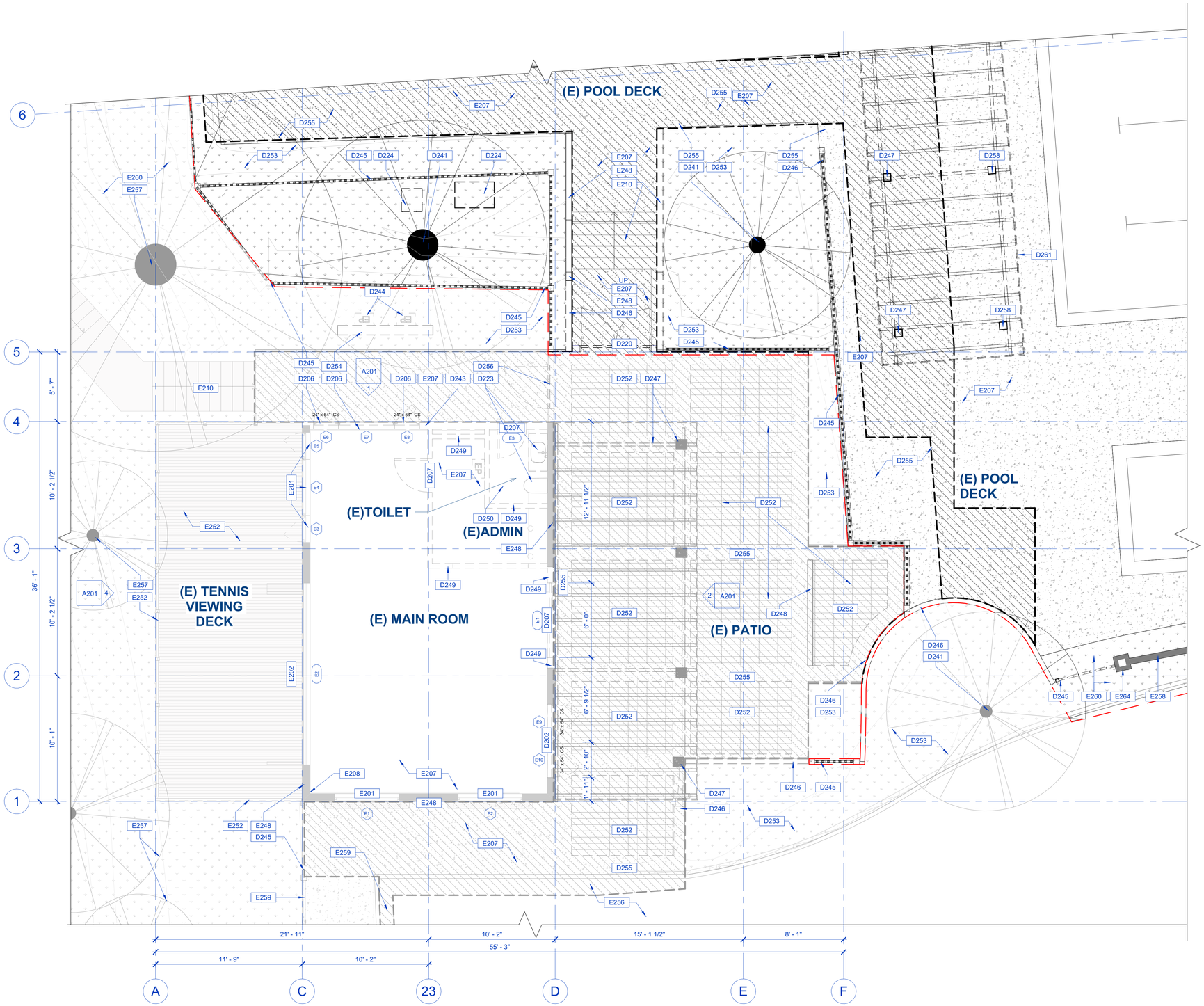
ARCHITECT PREPARED THE SITE PLAN BASED UPON FIELD MEASUREMENTS. FENCES ARE ASSUMED TO BE ON THE PROPERTY LINES, BUT NOT VERIFIED BY A REGISTERED SURVEYOR. IT SHALL BE THE RESPONSIBILITY OF ALL PARTIES USING THIS DRAWING TO VERIFY DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF DISCREPANCIES, PRIOR TO CONSTRUCTION.

## LEGEND

- AQUATIC CENTER SECURE PERMITER
- TENNIS CENTER SECURE PERMITER
- HARDSCAPE
- PERMEABLE SOFTSCAPE
- (E) WATER LINE, REFER TO CIVIL
- (E) COMMUNICATIONS LINE, REFER TO CIVIL
- (E) STORM DRAIN, REFER TO CIVIL
- (E) SANITARY SEWER LINE, REFER TO CIVIL
- DEMOLISH PORTION OF EXISTING WALL
- EXISTING WALL TO REMAIN
- EXTENT OF CONCRETE/PAVING DEMOLITION. REFER TO CIVIL

## KEYNOTES

| | |
|---|---|
| D202 | REMOVE EXISTING WINDOW AND FRAME. |
| D206 | REMOVE EXISTING WINDOW. |
| D207 | REMOVE EXISTING DOOR. |
| D220 | REMOVE EXISTING FENCE GATE. |
| D223 | REMOVE EXISTING PLUMBING FIXURES, CAP UNUSED WATER AND WASTE LINES. |
| D224 | REMOVE EXISTING CONCRETE MECHANICAL EQUIPMENT PAD AND MECHANIACL EQUIPMENT. |
| D241 | REMOVE EXISTING TREE. |
| D243 | REMOVE EXISTING WALL TO CREATE ROUGH OPENING FOR NEW POCKET DOOR. |
| D244 | REMOVE EXISTING ELECTRIC PANEL |
| D245 | REMOVE EXISTING FENCE AND FENCE POST. |
| D246 | REMOVE EXISTING EXTERIOR WALL. |
| D247 | REMOVE EXISTING OVERHEAD TRELLIS AND TRELLIS POSTS. REMOVE EXISTING POST FOOTING |
| D248 | REMOVE EXISTING TRENCH DRAIN. |
| D249 | REMOVE EXISTING WALL. |
| D250 | REMOVE EXISTING FLOOR DRAIN |
| D252 | REMOVE EXISTING BRICK PAVERS. |
| D253 | REMOVE EXISTING PLANTER AND LANDSCAPE. |
| D254 | REMOVE EXISTING NOTICE BOARD, CONCRETE PIERS AND ELECTRIC CONNECTION AND PANEL. |
| D255 | REMOVE EXISTING CONCRETE HARDSCAPE. |
| D256 | REMOVE EXISTING FENCE AND FENCE GATE |
| D258 | REMOVE EXISTING OVERHEAD TRELLIS AND TRELLIS POSTS. PROTECT EXISTING POST FOOTING |
| D261 | REMOVE EXSITING TRELLIS OVERHEAD |
| E201 | EXISTING WINDOW AND FRAME, TO REMAIN. |
| E202 | EXISTING DOOR AND FRAME, TO REMAIN. |
| E207 | EXISTING CONCRETE SLAB, TO REMAIN. |
| E208 | EXISTING CONCRETE FOUNDATION, TO REMAIN. |
| E210 | EXISTING EXTERIOR STEPS, TO REMAIN, PATCH AND REPAIR AS REQUIRED. |
| E248 | (E) WALL TO REMAIN |
| E252 | (E) WOOD TENNIS VIEWING DECK AND (E) RAILING AND (E) BALUSTRADE TO REMAIN |
| E256 | (E) ASPHALT DRIVEWAY TO REMAIN |
| E257 | (E) TREE TO REMAIN |
| E258 | (E) WALL TO REMAIN |
| E259 | (E) FENCE AND (E) FENCE POST TO REMAIN |
| E260 | EXISTING PLANTER AND LANDSCAPING TO REMAIN. |
| E264 | EXISTING COLUMN TO REMAIN |




1 DEMOLITION FLOOR PLAN - TENNIS PRO SHOP PERIMETER 1/4" = 1'-0"

NORTH


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
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1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

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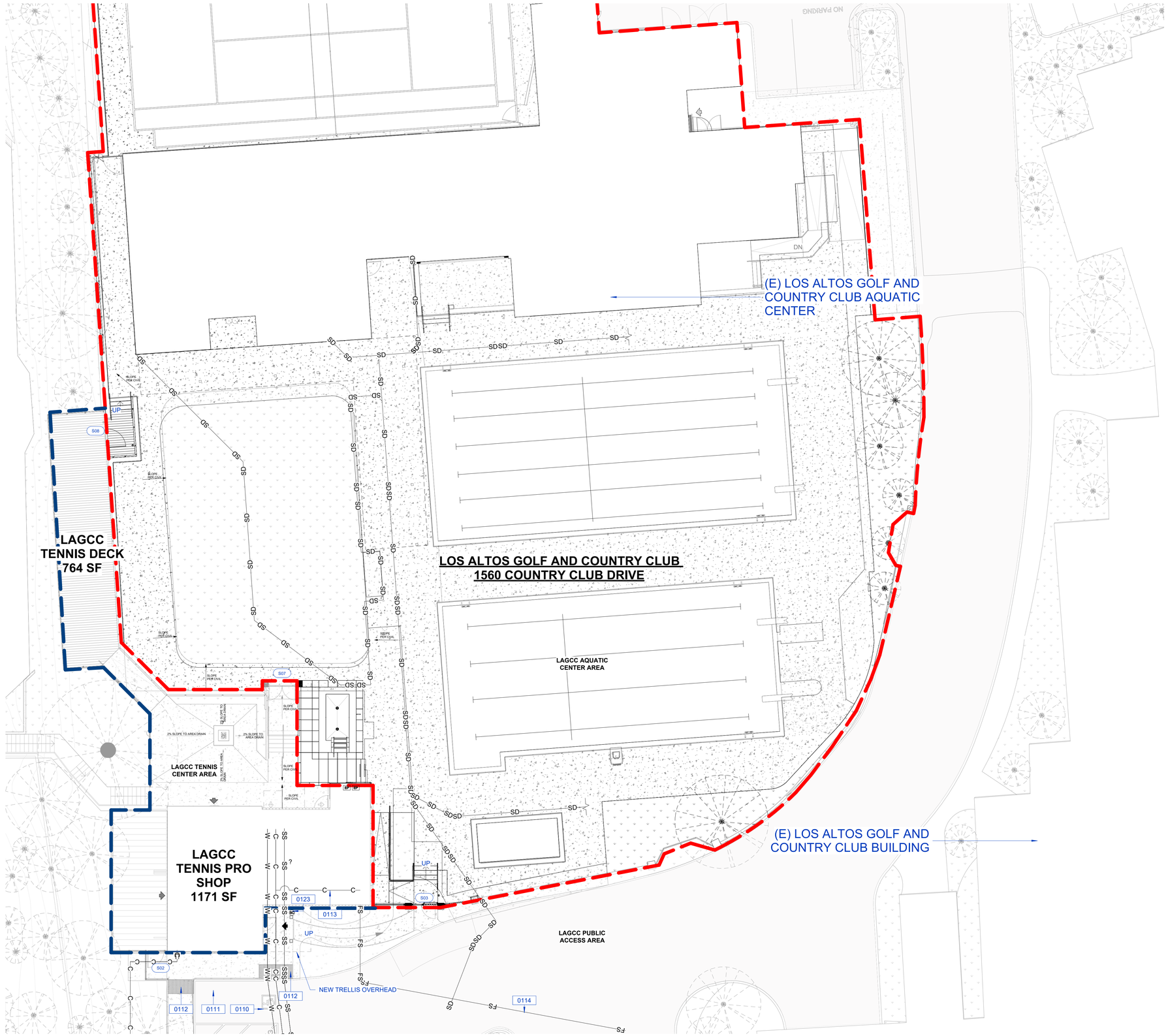
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# DEMOLITION FLOOR PLAN

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|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
# H101

SCALE: As indicated


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1 TENNIS CENTER PLAN Copy 1

1" = 10'-0"

NORTH

## NOTES

ARCHITECT PREPARED THE SITE PLAN BASED UPON FIELD MEASUREMENTS. FENCES ARE ASSUMED TO BE ON THE PROPERTY LINES. BUT NOT VERIFIED BY A REGISTERED SURVEYOR. IT SHALL BE THE RESPONSIBILITY OF ALL PARTIES USING THIS DRAWING TO VERIFY DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF DISCREPANCIES, PRIOR TO CONSTRUCTION.

## LEGEND

- AQUATIC CENTER SECURE PERMITER
- TENNIS CENTER SECURE PERMITER
- PROPERTY LINE
- UE UE UE — UNDERGROUND ELECTRIC SERVICE - REFER TO CIVIL
- C C C — (E) COMMUNICATION LINE. REFER TO CIVIL
- C C C — PROPOSED COMMUNICATION LINE. REFER TO CIVIL
- W W W — (E) MAIN WATER LINE. REFER TO CIVIL
- SD SD SD — (E) STORM DRAIN. REFER TO CIVIL
- SS SS SS — (E) SANITARY SEWER LINE
- FS FS FS — FIRE SERVICE LINE & VALVE, REFER TO CIVIL
- MAIN ENTRY
- SIDE ENTRY
- HARDSCAPE
- PERMEABLE SOFTSCAPE
- EP — ELECTRICAL PANEL
- SC — SEWER CLEANOUT

## KEYNOTES

| | |
|---|---|
| 0110 | ACCESSIBLE PARKING SYMBOL. REFER TO A014 AND CIVIL |
| 0111 | ACCESSIBLE PARKING SPACE. REFER TO A014 AND CIVIL |
| 0112 | TRUNCATED DOMES. REFER TO CIVIL |
| 0113 | COMMUNICATION LINE CONNECTION TO PROPOSED SERVER LOCATION IN STORAGE ROOM. REFER TO 1/A105 FOR SERVER LOCATION |
| 0114 | FIRE SERVICE LINE CONNECTION TO PROPOSED FIRE RISER IN STORAGE ROOM. REFER TO 1/A105 FOR FIRE RISER LOCATION |
| 0123 | PROPOSED SEWER CLEANOUT LOCATION. REFER TO CIVIL |

BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

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1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

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SHEET TITLE:
SITE PLAN

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|---|---|
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| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
H102

SCALE: As indicated

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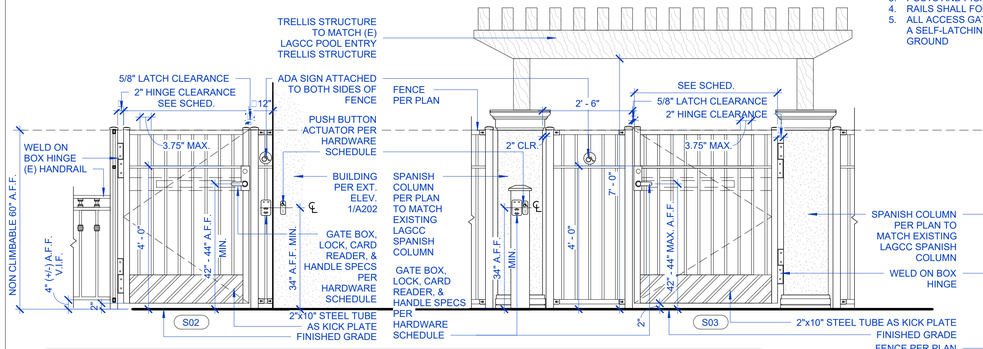
# GATE SCHEDULE

| MARK | SOURCE | GATE TYPE | GATE WIDTH | GATE HEIGHT | GATE COLOR | GATE SPACER COLOR | GATE LEAF STYLE | PANIC HARDW ARE | HARDWA RE TYPE | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| S02 | TBD | SINGLE SWING | 3' - 6" | 5' - 0" | WROUGHT IRON | FLAT BACK | WROUGHT IRON | Y | REFER TO DETAIL SHEET | MATCH (E) WROUGHT IRON FENCE |
| S03 | TBD | SINGLE SWING | 4' - 0" | 5' - 0" | WROUGHT IRON | FLAT BACK | WROUGHT IRON | Y | REFER TO DETAIL SHEET | MATCH (E) WROUGHT IRON FENCE |
| S07 | TBD | DOUBLE SWING | 5' - 10" | 5' - 0" | WROUGHT IRON | FLAT BACK | WROUGHT IRON | N | REFER TO DETAIL SHEET | MATCH (E) WROUGHT IRON FENCE |
| S08 | C.R. LAURENCE | MS DOOR | 4' - 0" | 5' - 0" | GLASS | FLAT BACK | GLAZED | N | REFER TO DETAIL SHEET | TEMPERED GLASS |

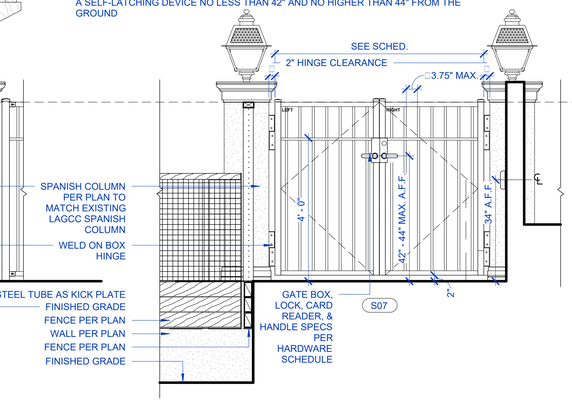
# GATE HARDWARE SCHEDULE

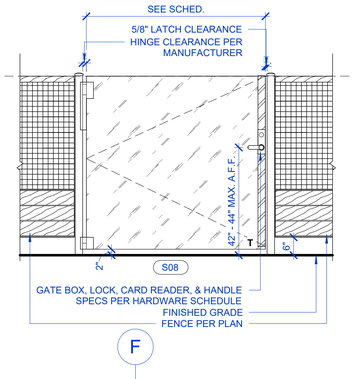
| MARK | LOCKSET | PANIC HARDWARE | GATE CLOSER | PUSH BUTTON ACTUATOR | CARD READER | COMMENTS |
|---|---|---|---|---|---|---|
| S02 | MORTISE LOCKSET AND LEVER - VON DUPRIN STANDARD 06 LEVER, OR APPROVED EQUAL. FINISH: SPBLK BLACK PAINTED, CONFIRM WITH OWNER | VON DUPRIN 98 SERIES W/ SMOOTH MECHANISM CASE W/ 98/99 RIN EXIT DEVICE, OR APPROVED EQUAL. FINISH: BLACK, CONFIRM WITH OWNER | LOCINOX SAMSON GATE CLOSER, OR APPROVED EQUAL | BEA EXIT PUSH BUTTON 10PBJ1 ADA COMPLIANT, OR APPROVED EQUAL | DOORKING 1815 HID CARD READER 1815-301 | - |
| S03 | MORTISE LOCKSET AND LEVER - VON DUPRIN STANDARD 06 LEVER, OR APPROVED EQUAL. FINISH: SPBLK BLACK PAINTED, CONFIRM WITH OWNER | VON DUPRIN 98 SERIES W/ SMOOTH MECHANISM CASE W/ 98/99 RIN EXIT DEVICE, OR APPROVED EQUAL. FINISH: BLACK, CONFIRM WITH OWNER | LOCINOX SAMSON GATE CLOSER, OR APPROVED EQUAL | BEA EXIT PUSH BUTTON 10PBJ1 ADA COMPLIANT, OR APPROVED EQ. MOUNTED ON BEA 10BOLLARDBLKWOH POST. FINISH: BLACK, CONFIRM WITH OWNER. | DOORKING 1815 HID CARD READER 1815-301 MOUNTED ON BEA 10BOLLARDBLKWOH POST. FINISH: BLACK. CONFIRM WITH OWNER. | - |
| S07 | MORTISE LOCKSET AND LEVER - VON DUPRIN STANDARD 06 LEVER (LEFT), OR APPROVED EQ. VON DUPRIN 996-DT LEVER - DUMMY TRIM FOR 98/99 SERIES (RIGHT), OR APPROVED EQ. FINISH: SPBLK BLACK PAINTED, CONFIRM WITH OWNER | N/A | N/A | N/A | N/A | - |
| S08 | MORTISE LOCKSET AND LEVER - VON DUPRIN STANDARD 06 LEVER, OR APPROVED EQUAL. FINISH: SPBLK BLACK PAINTED, CONFIRM WITH OWNER | N/A | SELF CLOSING HINGE - LOCINOX MAMMOTH HINGES, HEAVY DUTY 180° HYDRAULIC GATE CLOSER AND HINGE GATES UP TO 330 LBS FINISH: BLACK, RAL 9005, CONFIRM W/ OWNER | N/A | N/A | - |

**NOTE:**
1. FENCE BLACK TO MATCH BUILDING, SEE SPECS.
2. PREPARE SHOP DRAWINGS REQUIRED FOR REVIEW AND APPROVAL
3. POSTS AND PICKETS SHALL BE PLUMB
4. RAILS SHALL FOLLOW GRADE WHEREVER GREATER THAN 2%
5. ALL ACCESS GATES TO BE SELF-CLOSING SWINGING AWAY FROM THE POOL, WITH A SELF-LATCHING DEVICE NO LESS THAN 42" AND NO HIGHER THAN 44" FROM THE GROUND
6. GATES TO BE ADA COMPLIANT AS IDENTIFIED ON PLAN
7. GATES TO BE ADA COMPLIANT AS IDENTIFIED ON PLAN FOR CONTROLLED SERVICE GATES, NO ADA SIGN, PANIC BAR OR KICK PLATE REQUIRED. GATES SHALL BE OCKABLE.

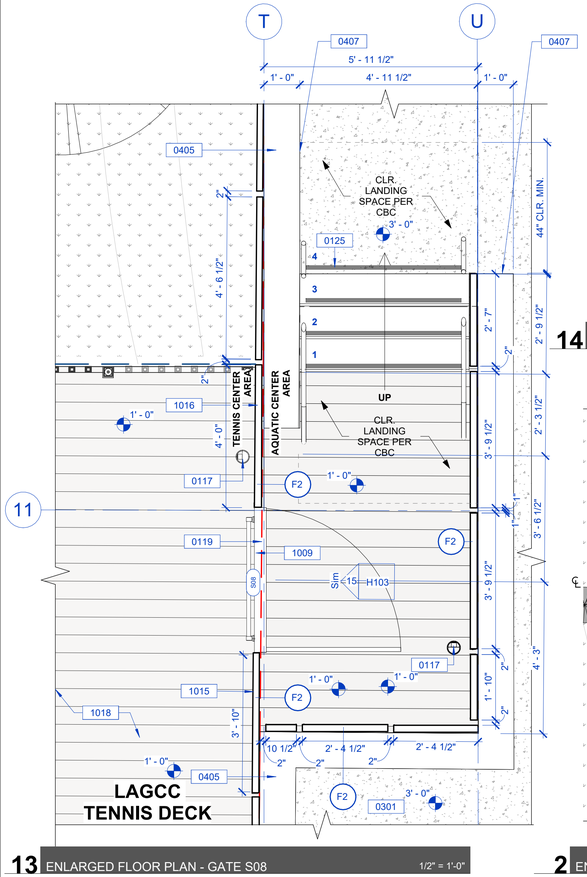



15 GATE ELEVATION 1/2" = 1'-0"

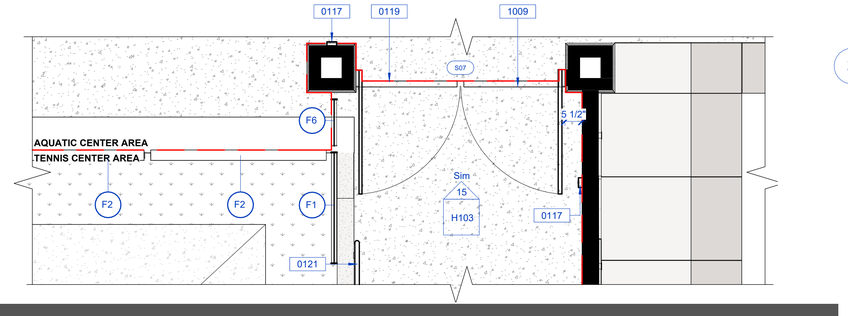


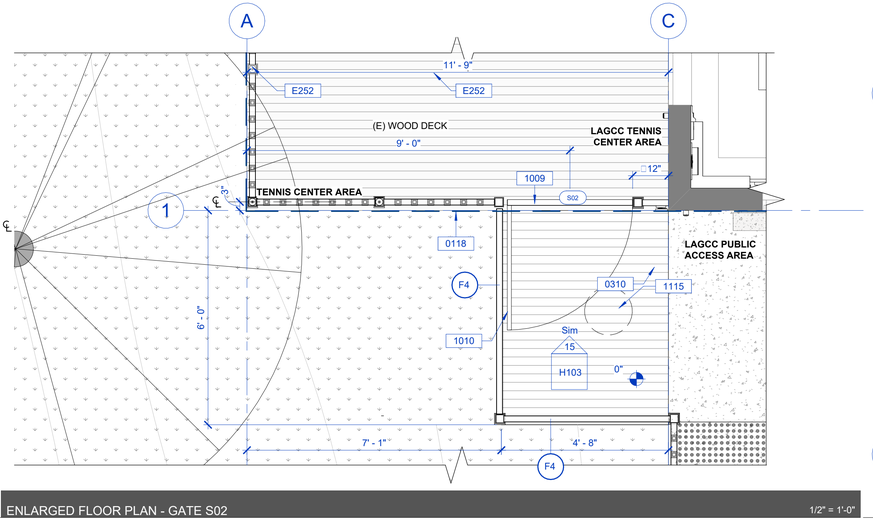

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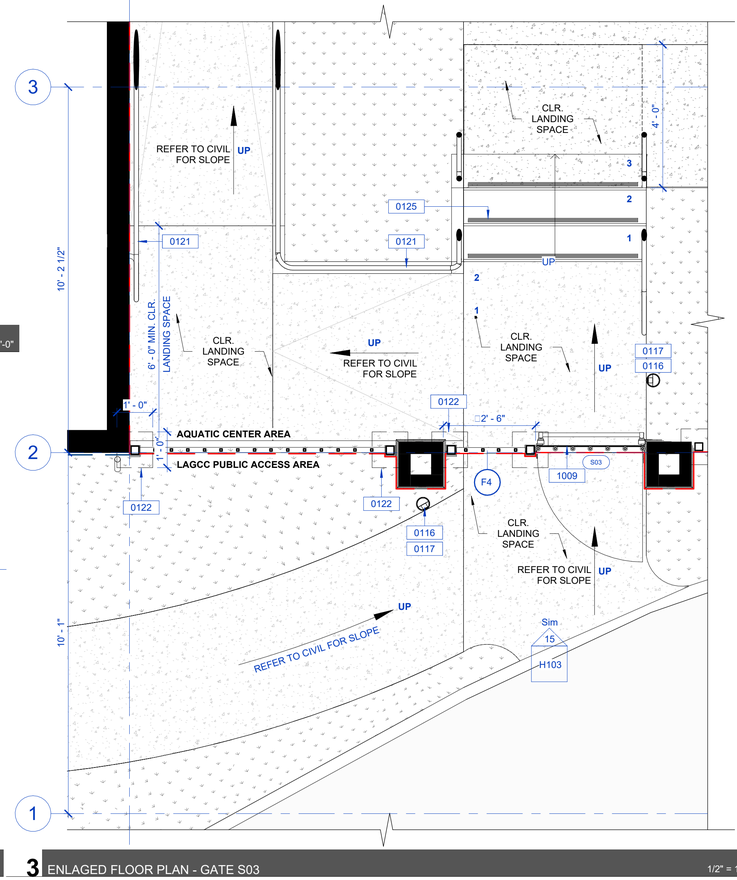

13 ENLARGED FLOOR PLAN - GATE S08 1/2" = 1'-0"




14 ENLARGED FLOOR PLAN - GATE S07 1/2" = 1'-0"




2 ENLARGED FLOOR PLAN - GATE S02 1/2" = 1'-0"




3 ENLARGED FLOOR PLAN - GATE S03 1/2" = 1'-0"

NORTH

## NOTES

1. V.I.F. FROM (E) 5' - 0" WROUGHT IRON FENCE THE WRUNG SPACING AS 5" O.C. AND DISTANCE FROM BOTTOM RAIL TO GROUND AS 4" MAX.
   V.I.F. HEIGHT OF (E) 5' - 0" WROUGHT IRON FENCE.
   NEW 5' - 0" EXTERIOR FENCE TO MATCH (E) 5' - 0" WROUGHT IRON FENCE.
2. V.I.F. FROM (E) 3' - 2" WROUGHT IRON FENCE THE WRUNG SPACING AS 5" O.C. AND DISTANCE FROM BOTTOM RAIL TO GROUND AS 4" MAX.
   V.I.F. HEIGHT OF (E) 3' - 2" WROUGHT IRON FENCE.
   NEW 3' - 2" EXTERIOR FENCE TO MATCH (E) 3' - 2" WROUGHT IRON FENCE.

## LEGEND

- AQUATIC CENTER SEUCRE PERMITER
- TENNIS CENTER SECURE PERMITER

## KEYNOTES

| | |
|---|---|
| 0116 | FIRE RISER |
| 0117 | PUSH BUTTON ACTUATOR PER GATE HARDWARE SCHEDULE @ 34" A.F.F. MAX. REFER TO H109 |
| 0118 | CARD READER PER GATE HARDWARE SCHEDULE @ 34" A.F.F. MAX. REFER TO H109 |
| 0119 | TENNIS CENTER PERIMETER, REFER TO H108 |
| 0121 | HANDRAIL. REFER TO ARCHITECTURE ELEVATIONS |
| 0122 | POST FOOTING BELOW FINISHED GRADE |
| 0125 | ANTI SLIP CONTRAST STRIPES PER SEC 11B-504.4 |
| 0301 | SLAB ON GRADE, SEE STRUCTURAL DRAWINGS. |
| 0310 | CONCRETE DECK. REFER TO STRUCTURAL |
| 0405 | 12" C.I.P. CONCRETE RETAINING WALL |
| 0407 | LINEAR DEMARCATION OF 12" C.I.P. CONCRETE RETAINING WALL BELOW |
| 1009 | EXTERIOR FENCE GATE. REFER TO GATE SCHEDULE |
| 1010 | WROUGHT IRON FENCE. |
| 1015 | WALL MOUNTED GLASS PANEL RAILING. REFER TO EXTERIOR ELEVATIONS |
| 1016 | DECK MOUNTED GLASS PANEL RAILING. REFER TO EXTERIOR ELEVATIONS |
| 1018 | PROPOSED TENNIS VIEWING DECK |
| 1115 | COLUMN BELOW, REFER TO STRUCTURAL |
| E252 | (E) WOOD TENNIS VIEWING DECK AND (E) RAILING AND (E) BALUSTRADE TO REMAIN |


BLAINE architects
MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER: ---

PROJECT NAME: LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS: 1560 COUNTRY CLUB DRIVE LOS ALTOS, CA 94024

CLIENT INFORMATION: LOS ALTOS GOLF AND COUNTRY CLUB 1560 COUNTRY CLUB DRIVE LOS ALTOS, CA 94024 (650) 947-3110 MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE: ENLARGED PLANS AND GATE SCHEDULE

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER: H103

SCALE: As indicated

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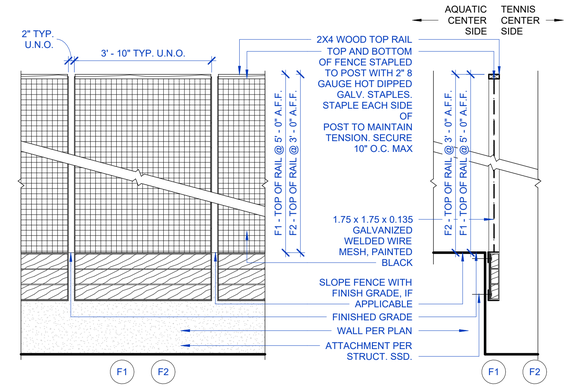
# FENCE SCHEDULE

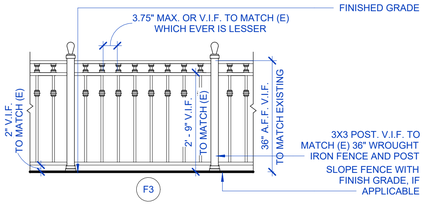
| MARK | SOURCE | TYPE | HEIGHT | FINISH | COMMENTS |
|---|---|---|---|---|---|
| F1 | TBD, CONTRACTOR SELECTED | FACE MOUNTED - MESH RAIL - NO CLIMB | 5' - 0" A.F.F. | REFER TO FENCE DETAILS H113 | - |
| F2 | TBD, CONTRACTOR SELECTED | FACE MOUNTED - MESH RAIL | 3' - 0" A.F.F. | REFER TO FENCE DETAILS H113 | |
| F3 | TBD, CONTRACTOR SELECTED | POST MOUNTED - WROUGHT IRON | 3' - 0" A.F.F. | HAMMERED WROUGHT IRON, TO MATCH (E) 36" WROUGHT IRON | DIMENSIONS TO BE V.I.F. BY CONTRACTOR TO MATCH (E) 36" WROUGHT IRON FENCE AND POST |
| F4 | TBD, CONTRACTOR SELECTED | POST MOUNTED - NO CLIMB | 5' - 0" A.F.F. | N/A | - |
| F5 | TBD, CONTRACTOR SELECTED | FACE MOUNTED - GLASS RAILING | 5' - 0" A.F.F. | N/A | - |
| F6 | TBD, CONTRACTOR SELECTED | SURFACE MOUNTED - MESH RAIL - NO CLIMB | 5' - 0" A.F.F. | N/A | - |

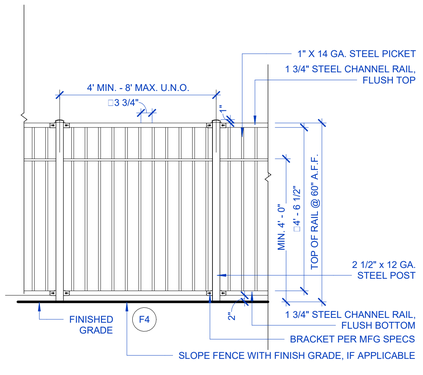
# EQUIPMENT SCHEDULE

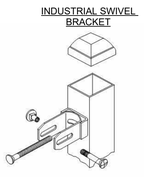
| MARK | DESCRIPTION | MANUFACTURER | IMAGE | MODEL | COMMENT |
|---|---|---|---|---|---|
| EQ1 | TRUE SWING DOOR REFRIGDERATOR WITH HYDROCARBON REDRIGERANT - TRUE STANDARD LOOK VERSION 01 | TRUE MANUFACTURING CO., INC |  | GDM-23-HC~TSL01 | REFRIGDERATOR BANNER TO BE LAGCC LOGO |
| EQ2 | NEWAIR 15INCH 80 LB, RIGHT HINGE ICE MAKER | NEWAIR |  | NCI080SS00 | - |
| EQ3 | ULTRAFILTRATION UNDER SINK WATER FILTER SYSTEM WATERDROP TSU-W | WATERDROP |  | WD-TSU-WB | INCLUDES FACUET TO BE INSTALLED PER MFG. INSTRUCTIONS |
| EQ4 | FLOOR SINK | ZURN |  | Z1900 | CONNECT TO PROPOSED EQ2 ICE BIN |

**NOTE:** REFER TO EQUIPMENT SPECIFICATION BOOK FOR REFERENCE

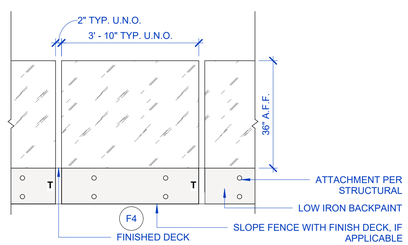


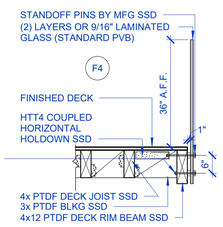



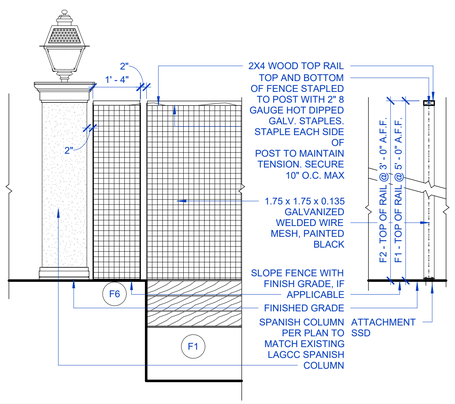




BRACKET DETAIL - NTS

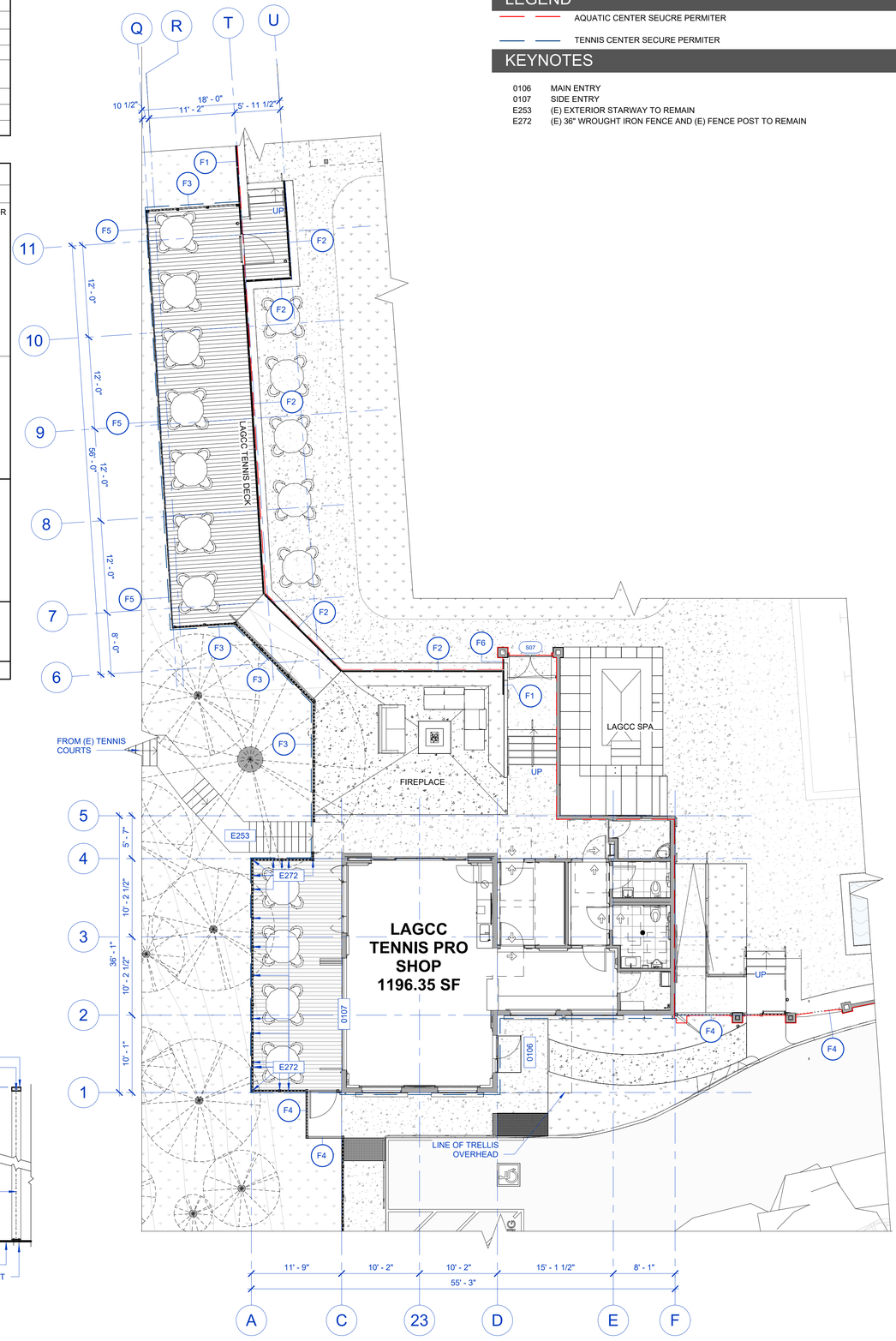



## 2 FENCE ELEVATIONS

1/2" = 1'-0"




## 1 SITE PLAN - FENCE

1/8" = 1'-0"

NORTH

## LEGEND

AQUATIC CENTER SEUCRE PERMITER

TENNIS CENTER SECURE PERMITER

## KEYNOTES

| | |
|---|---|
| 0106 | MAIN ENTRY |
| 0107 | SIDE ENTRY |
| E253 | (E) EXTERIOR STARWAY TO REMAIN |
| E272 | (E) 36" WROUGHT IRON FENCE AND (E) FENCE POST TO REMAIN |


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
ENLARGED PLAN AND EQUIPMENT, FENCE

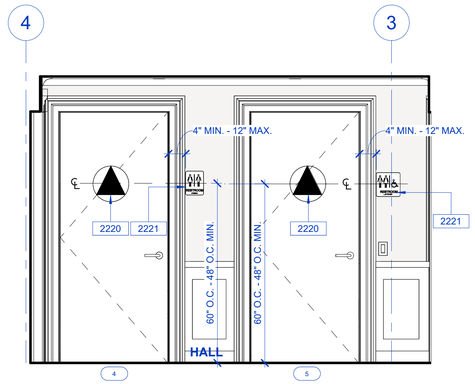
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|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
H104

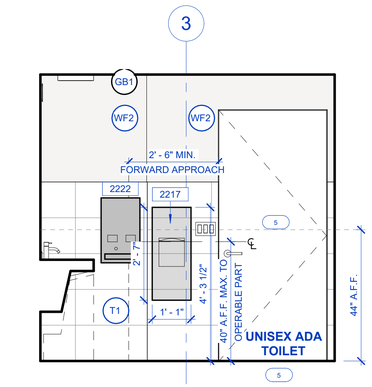
SCALE: As indicated

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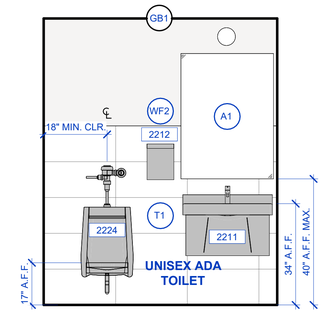
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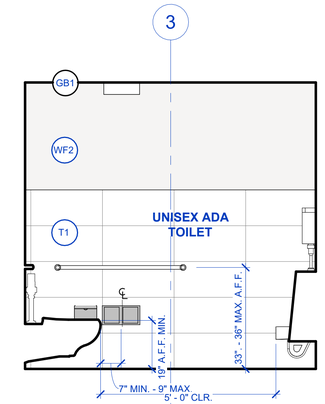

7 TOILET HALL - 1E 1/2" = 1'-0"



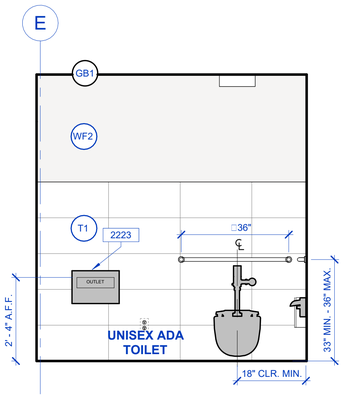

6 UNISEX ADA TOILET - 1D 1/2" = 1'-0"




5 UNISEX ADA TOILET - 1C 1/2" = 1'-0"



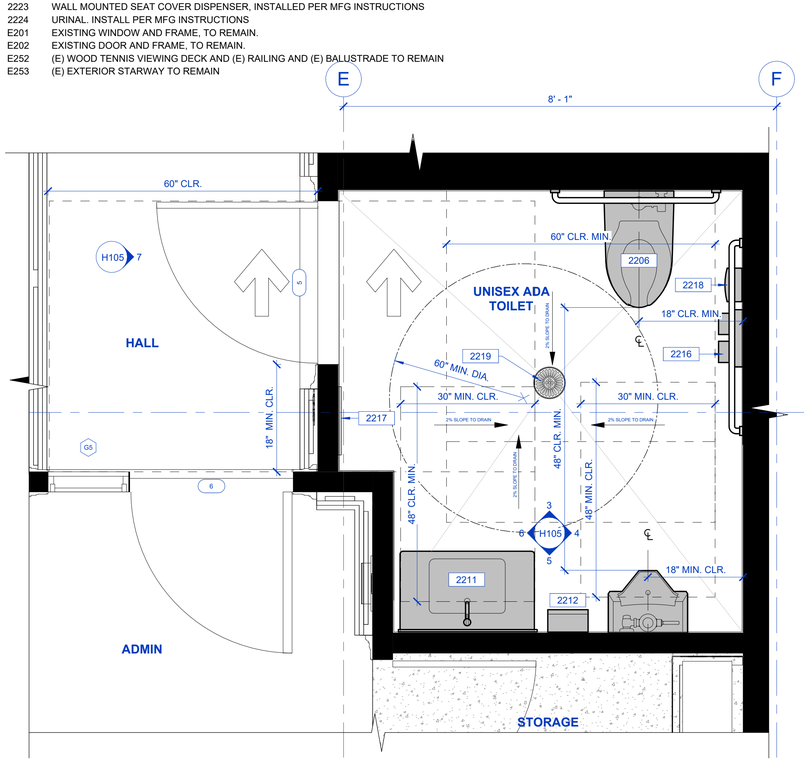

4 UNISEX ADA TOILET - 1B 1/2" = 1'-0"



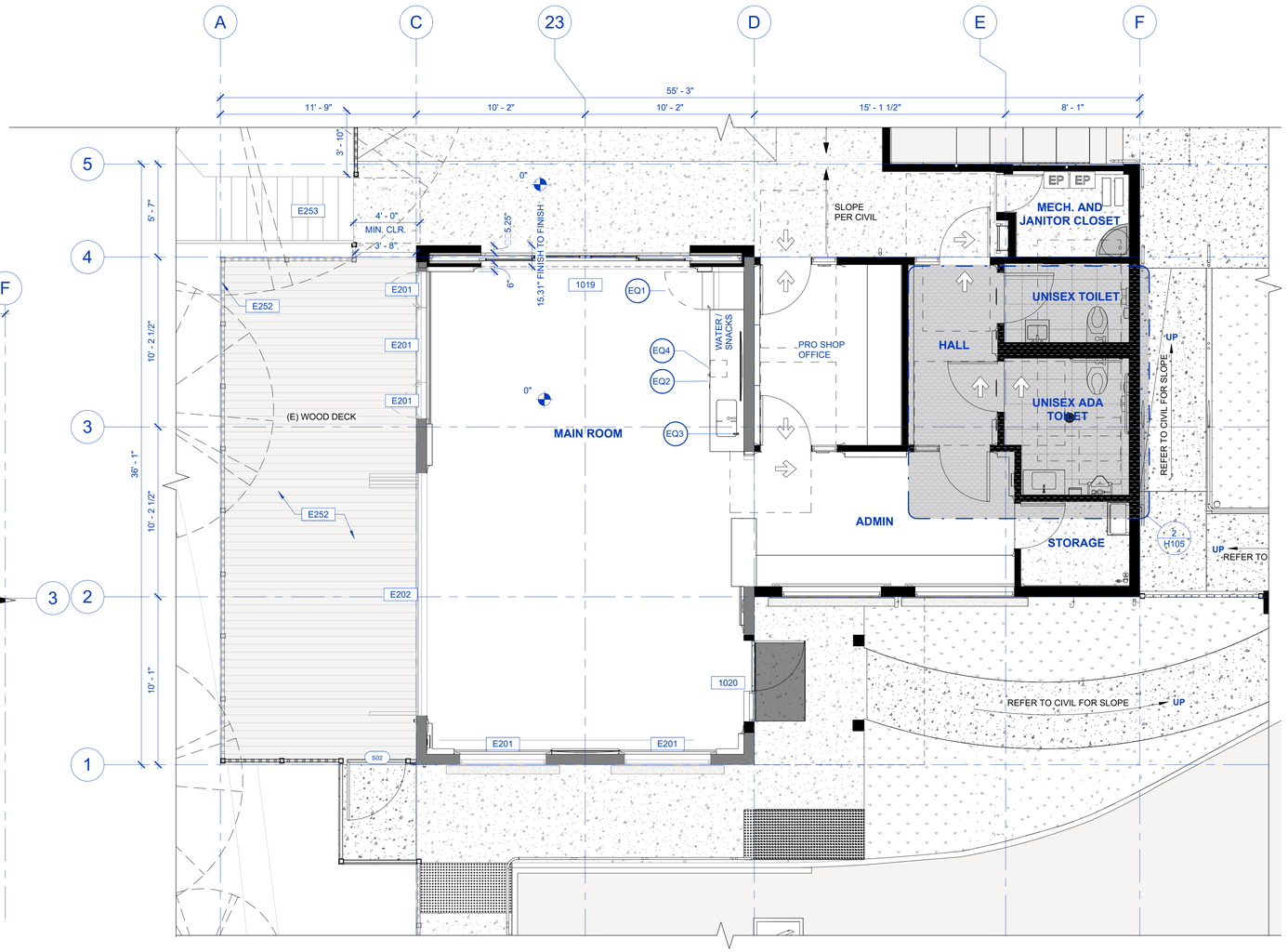

3 UNISEX ADA TOILET - 1A 1/2" = 1'-0"

## KEYNOTES

| | |
|---|---|
| 1019 | POCKET DOOR, REFER TO DOOR SCHEDULE. INSTALL PER MANUFACTURER INSTRUCTIONS |
| 1020 | STOREFRONT DOOR AND SIDELITE. REFER TO R=DOOR SCHEDULE AND INSTALL PER MANUFACTURER INSTRUCTION |
| 2206 | WATER CLOSET SHALL HAVE A MINIMUM CLEARANCE OF 30" WIDE (15" O.C.) AND 24" IN FRONT. (CPC 402.5) WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2). |
| 2211 | ACCESSIBLE LAVATORY, REFER TO G008, G009, AND PLUMBING DRAWINGS |
| 2212 | SOAP DISPENSER, SURFACE MOUNTED, 4" MAX. PROJECTION. REFER TO 17/G008 |
| 2216 | TOILET TISSUE DISPENSER, REFER TO 17/G008 |
| 2217 | RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, FULLY RECESSED. REFER TO 17/G008 |
| 2218 | RECESSED SANITARY NAPKIN DISPOSAL, REFER TO 17/G008 |
| 2219 | INSTALL FLOOR DRAIN |
| 2220 | INSTALL ADA COMPLIANT SIGNAGE PER G007 |
| 2221 | SIGNAGE, REFER TO SIGNAGE SCHEDULE |
| 2222 | WALL MOUNTED SANITARY NAPKIN DISPENSER, 4" MAX PROEJECTION, REFER TO 17/G008 |
| 2223 | WALL MOUNTED SEAT COVER DISPENSER, INSTALLED PER MFG INSTRUCTIONS |
| 2224 | URINAL. INSTALL PER MFG INSTRUCTIONS |
| E201 | EXISTING WINDOW AND FRAME, TO REMAIN. |
| E202 | EXISTING DOOR AND FRAME, TO REMAIN. |
| E252 | (E) WOOD TENNIS VIEWING DECK AND (E) RAILING AND (E) BALUSTRADE TO REMAIN |
| E253 | (E) EXTERIOR STARWAY TO REMAIN |




2 ENLARGED FLOOR PLAN - UNISEX ADA TOILET 3/4" = 1'-0"




1 ENLARGED FLOOR PLAN - TENNIS PRO SHOP 1/4" = 1'-0"

NORTH


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
# LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
# ENLARGED BUILDING PLAN AND ADA BATHROOM

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
# H105

SCALE: As indicated


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## KEYNOTES

| | |
|---|---|
| 2206 | WATER CLOSET SHALL HAVE A MINIMUM CLEARANCE OF 30" WIDE (15" O.C.) AND 24" IN FRONT. (CPC 402.5).WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2). |
| 2211 | ACCESSIBLE LAVATORY, REFER TO G008, G009, AND PLUMBING DRAWINGS |
| 2212 | SOAP DISPENSER, SURFACE MOUNTED, 4" MAX. PROJECTION. REFER TO 17/G008 |
| 2216 | TOILET TISSUE DISPENSER, REFER TO 17/G008 |
| 2217 | RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, FULLY RECESSED. REFER TO 17/G008 |
| 2218 | RECESSED SANITARY NAPKIN DISPOSAL, REFER TO 17/G008 |
| 2219 | INSTALL FLOOR DRAIN |
| 2609 | M SERIES COMMERCIAL 4" ROUND DOWNLIGHT |

## LEGEND

**T1**
MATERIAL: TILE - EMSER RESERVA ALTO - 12x24
FINISH: FACTORY FINISH

**WF2**
MATERIAL: GYPSUM BOARD
FINISH: #5 SMOOTH PAINT (WASHABLE, OIL BASED, SEMI-GLOSS)

**A1**
MIRROR

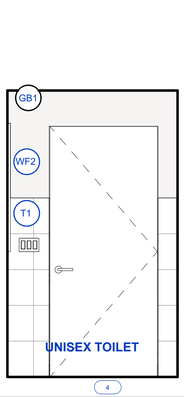
**GB1 (CEILING)**
MATERIAL: GYPSUM BOARD
FINISH: #5 SMOOTH PAINT (WASHABLE, OIL BASED, SEMI-GLOSS)

**FF3**
MATERIAL: QUARRY TILE
FINISH: FACTORY FINISH

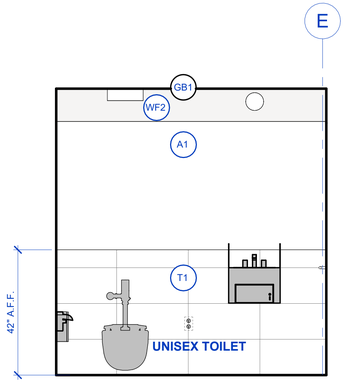
## ADA TOILET INTERIOR FINISH SCHEDULE

| NAME | FLOOR | | NORTH WALL | EAST WALL | SOUTH WALL | WEST WALL | CEILING | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| | MATERIAL | BASE | MATERIAL | MATERIAL | MATERIAL | MATERIAL | MATERIAL | |
| UNISEX ADA TOILET | FF3 | BC1 | WF2, T1 | WF2, T1 | WF2, T1 | WF2, T1 | GB1 | |

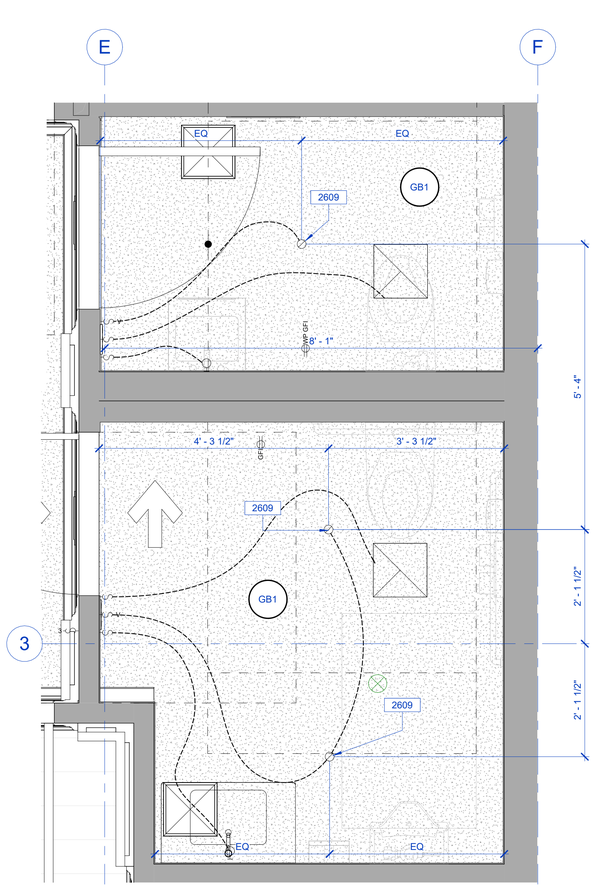
| ABBREVIATION | DESCRIPTION |
|---|---|
| BC1 | 3/8" RADIUS COVE BASE QUARRY TILE FLOORING TO CERAMIC TILE ON WALL |



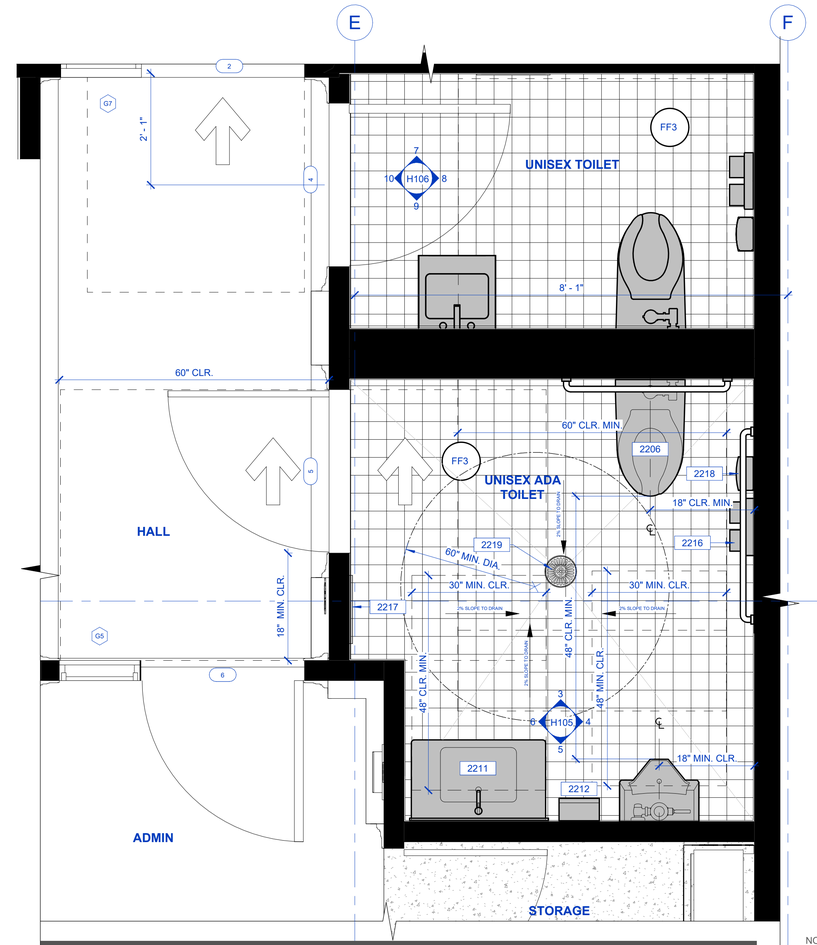

10 UNISEX TOILET - 2D 1/2" = 1'-0"




9 UNISEX TOILET - 2C 1/2" = 1'-0"




2 REFLECTED CEILING PLAN - ENLARGED - FINISH 3/4" = 1'-0"

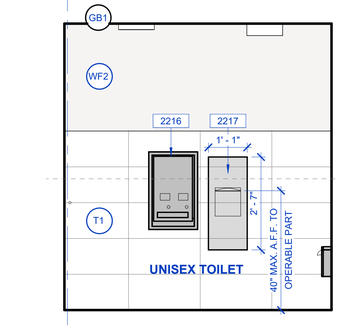



1 ENLARGED FLOOR PLAN - UNISEX ADA TOILET - FINISH 3/4" = 1'-0"

NORTH




8 UNISEX TOILET - 2B 1/2" = 1'-0"




7 UNISEX TOILET - 2A 1/2" = 1'-0"


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

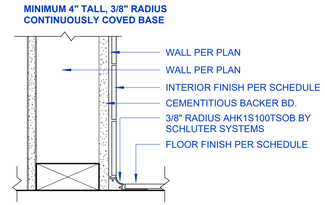
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ENLARGED BUILDING PLAN AND FINISHES

| | |
|---|---|
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| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

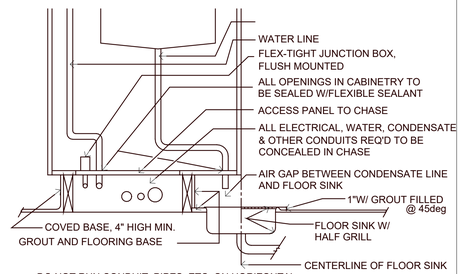
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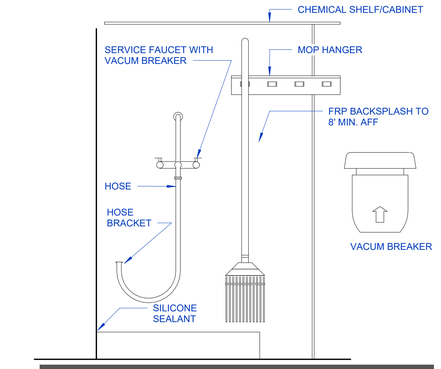

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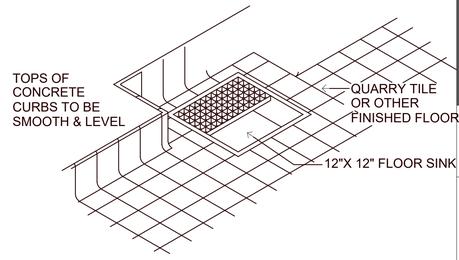

**4** BC1 - COVE BASE 3" = 1'-0"




**3** CABINET PLUMBING DETAIL, TYP. 3" = 1'-0"

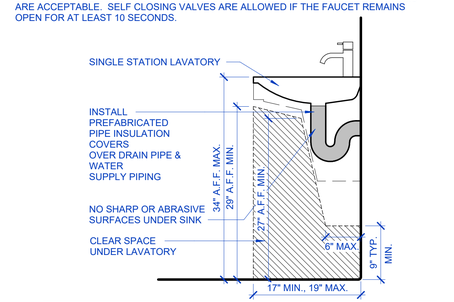



**6** UTILITY FACILITY / JANITOR SINK, TYP.1 3" = 1'-0"




**2** ISOMETRIC FLOOR SINK, TYP. 3" = 1'-0"

**NOTE:**
FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO MORE THAN 5 LBS. LEVER OPERATED. PUSH TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.




**1** CLEARANCE @ ACCESSIBLE LAVATORY 1" = 1'-0"

BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
# LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
# DETAILS

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

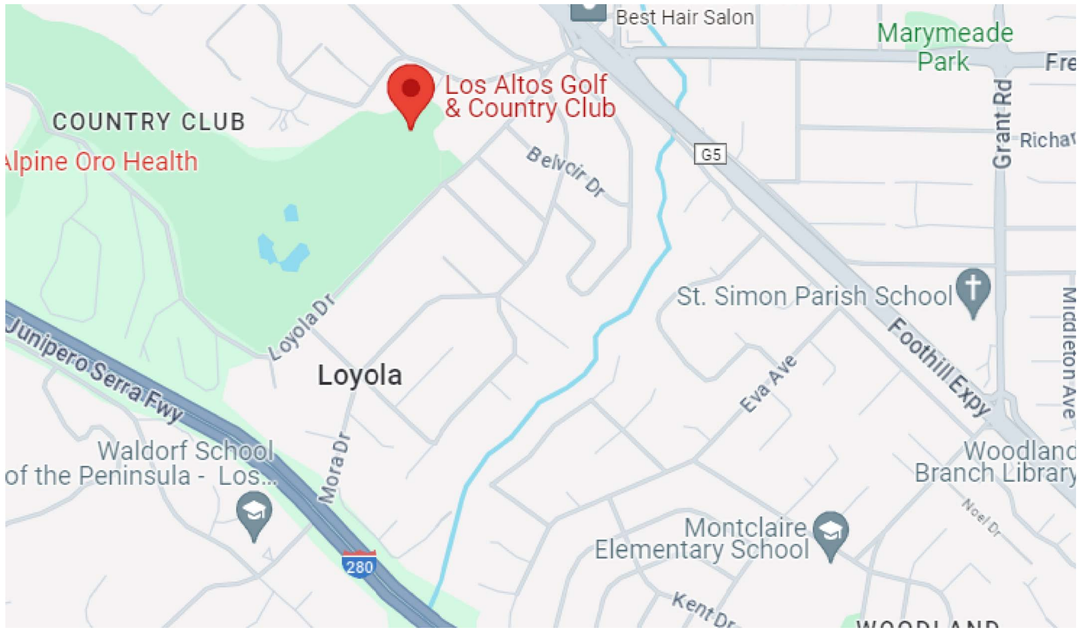
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# Los Altos Golf & Country Club

## 1560 Country Club Drive
## Los Altos, CA 94024




***All work to be completed per California Health & Safety Code***
***National Electrical Code***
***National Plumbing Code***

NOTES:

***The new spa is located within the existing pool enclosure. This enclosure was recently cited for non-compliance and the Club is working with the Health Department in rectifying the issues that were cited. A facility renovation plan is forthcoming with additional changes and will be provided under a separate permit.***

SCOPE OF WORK

***Construct new 8' x 14' spa with 50% raised deck area and 19" edge with an ADA transfer seat.***
***Install new recirculation pump and spa jet jet pump in new pump room (part of tennis pro shop building.***
***Trench new reicirculation lines to and from the existing men's locker room closet.***
***Install overhead plumbing through pool office overhead and into the existing pool mechanical room to the new filter and spa heater and return to the spa pump room.***

PLAN SCHEDULE:

***SP-0 Title page***
***SP-1 Site Overview***
***SP-2 Site Plan***
***SP-3 Spa Plan and Details***
***SP-4 Spa Details***
***SP-5 Spa Plumbing Plan & Details***
***SP-6 Site Plumbing Plan***
***SP-7 Spa Mechanical Plan & Details***
***SP-8 Mechanical Details***
***SP-9 Misc. Details***

ADDITIONAL PLANS:

***Swimming Pool Engineering, 100-C***
***Swimming Pool Engineering, Detail 672***
***Swimming Pool Engineering Structural Calculations***

ADDITIONAL DOCUMENTS:

***Copies of the spa equipment specifications sheets are attached or listed in the plan details***

Date 12/17/2024 No. SR0878839
APPROVED as submitted Read Letter / as corrected
SANTA CLARA COUNTY
Dept. of Environmental Health
By Aziz R. Hussain R.E.H.S
R.E.H.S No. _____ *Plan is void if absent signature*

COUNTY OF SANTA CLARA
DEPT OF ENVIRONMENTAL HEALTH
**-JOB COPY-**
POST ON JOB SITE

Santa Clara County
Department of Environmental Health
1555 Berger Dr, Ste. 300
San Jose, CA 95112-2716

1923

Los Altos Golf & Country Club
1560 Country Club Drive
Los Altos, CA 94024

Date: 7-18-24
Revisions: 10-28-24
Drawn By: R. Young
Scale:

Drafted by:
AQUATIC COMMERCIAL CONSULTING
20340 Orchard Rd.
SARATOGA, CA 95070
408-741-5871 - www.aquacom.solutions

Los Altos Golf &Country Club
New Spa Pool

Title Page

SP-0




(E) Site Overview

1923

Los Altos Golf & Country Club

1560 Country Club Drive
Los Altos, CA 94024

Date: 9-27-24

Revisions:

Drawn By: R. Young

Scale: No Scale

Drafted by:

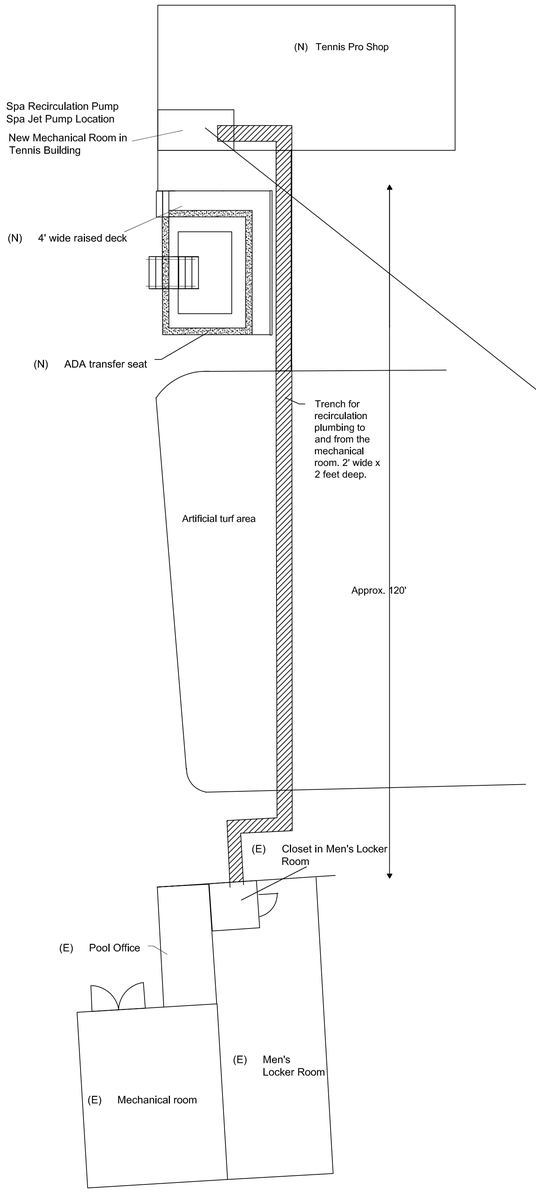
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AQUATIC COMMERCIAL CONSULTING
20340 Orchard Rd.
SARATOGA, CA 95070
408-741-5871 - www.aquacom.solutions

Los Altos Golf &Country Club
New Spa Pool

Site Overview

SP-1

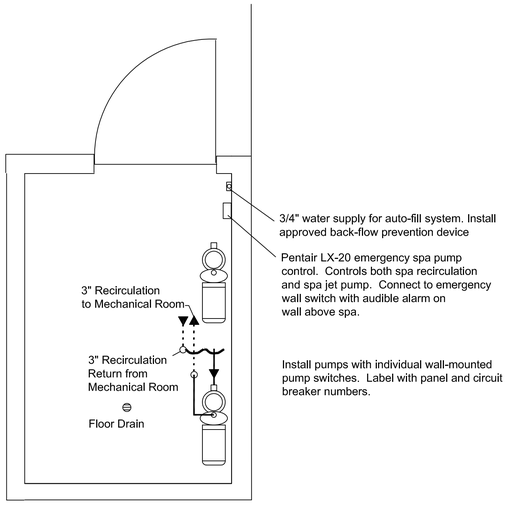
Department of Environmental Health
County of Santa Clara
1555 Berger Dr, Ste. 300
San Jose, CA 95112-2716




Site layout with trench plan for new spa plumbing 1/4"=1'-0"

***GENERAL PROJECT NOTES:***

1. ***Construct a new spa and raised 4' wide deck area.***
2. ***Install new ADA transfer seat for spa access***
3. ***Install new spa recirculation and spa jet pump in new tennis pro shop mechanical (pump) room.***
4. ***Trench for new spa recirculation plumbing to and from men's locker room closet.***
5. ***See architectural plans for finish surface work.***
6. ***Plumb recirculation lines to the (E) mechanical via the closet located in the men's locker room.***
7. ***Install new overhead plumbing over pool office and through mechanical room.***
8. ***Install new spa filter, heater and chemical control and feed systems etc. in the (E) mechanical room.***




New Approx. 8' x 5' Mechanical Room Pump Room 1" = 1'-0"


Los Altos Golf & Country Club
1560 Country Club Drive
Los Altos, CA 94024


Date: 7–18–24

Revisions:
8–10–24 9–27–24
8–13–24

Drawn By: R. Young

Scale: 1/4" = 1'–0"


Drafted by:
ACC
AQUATIC COMMERCIAL CONSULTING
20340 Orchard Rd.
SARATOGA, CA 95070
408-741-5871 - www.aquacom.solutions

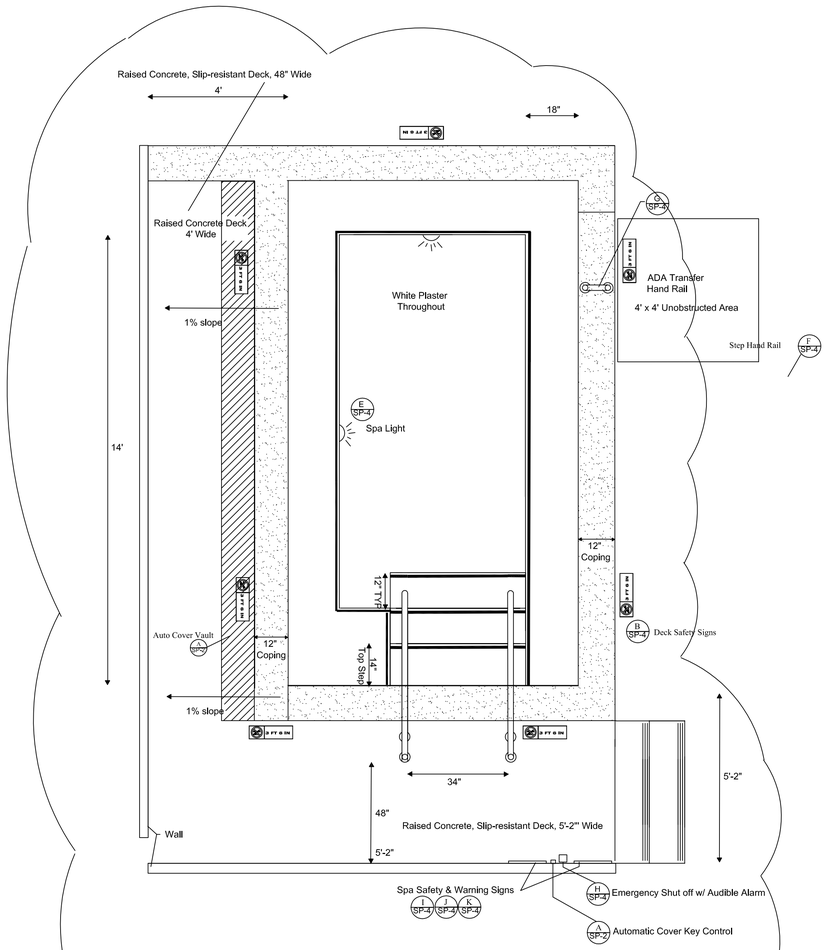

Los Altos Golf & Country Club

New Spa

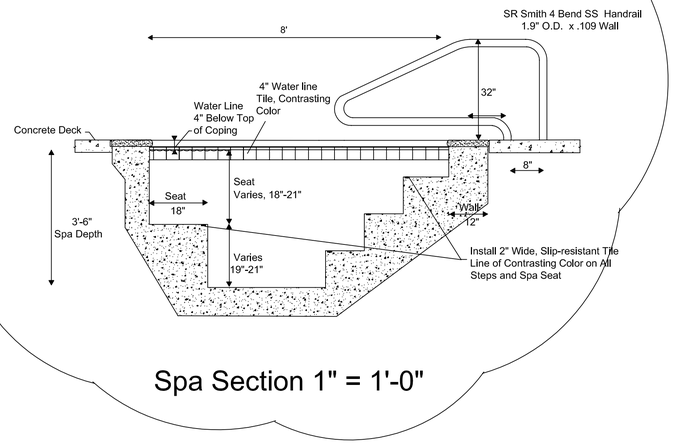
Site Plan


Santa Clara County
Department of Environmental Health
1555 Berger Dr, Ste. 300
San Jose, CA 95112-2716


SP-2




Spa Plan 1" = 1'-0"



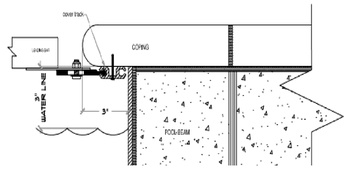

Spa Section 1" = 1'-0"

**SPA DATA:**

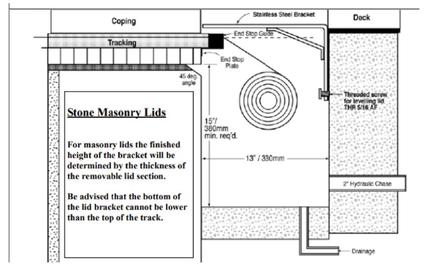
Surface area: 112 Sq. Ft
Perimeter: 44 Lin. Ft.
Volume: 2,400 gallons
Recirculation flow rate: 80 GPM
Turnover: <30 minutes
Spa Jet Flow: 180 GPM

**SPA NOTES:**

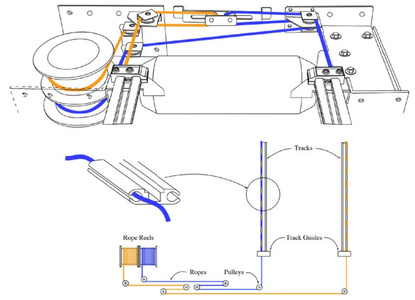
1. Spa has a raised 4 foot deck 50% around spa.
2. Spa has a raised 19" wall with an ADA transfer seat
3. Install lights on side of bench, 6" below seat
4. Install 2" slip-resistant tile line on all steps and seat edges
5. Spa shall have white plaster throughout
6. All Spa step and seat edges shall be rounded
7. An emergency shut off switch with audible alarm shall be provided adjacent the spa. Switch shall turn off both recirculation and spa jet pumps.
8. Spa shall be fitted with three (3), flush, underwater LED lights on the spa seat vertical wall.
9. Coping and deck shall slope away from spa 1% toward landscaping. located outside wall.
10. Custom hand rails shall be SS, 1.9" O.D., 32" O.C. in height
11. Automatic Spa Cover vault lid to be slip resistant and part of 4' deck
12. Mount spa cover key actuator 60" above deck on wall
13. Follow Auto-cover manual for motor and cover installation details
14. Contractor to provide shop detail drawing of step handrail




Under-coping tack detail




In-ground vault detail




Pully System

LBX 1302 Key Switch




A SP-3 Automatic Spa Cover Details (No Scale)
Use Aquamatic or equal

1923

Los Altos Golf & Country Club

1560 Country Club Drive
Los Altos, CA 94024

Date: 8–13–24
Revisions: 11–27–24
Drawn By: R. Young
Scale: 1" = 1'– 0"

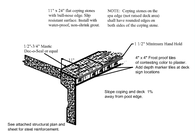
ACC
AQUATIC COMMERCIAL CONSULTING
20340 Orchard Rd.
SARATOGA, CA 95070
408-741-5871 - www.aquacom.solutions

Los Altos Golf &Country Club
New Spa Pool

Spa Plan & Details

SP-3

Reviewed for Santa Clara County
Department of Environmental Health
1555 Berger Dr, Ste 300
San Jose, CA 95112-2716

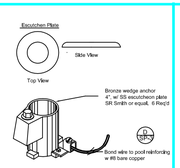



A SPA Spa Coping, Tile & Mastic (No Scale)

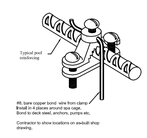



Use Lawson or equal Pool and Spa
4" tall tiles with contrasting color and
Frost proof mastic.
No Diving symbols & Depth Markers.
Match each deck depth marker with water line,
frostproof, tile markers.

B SPA Pool & Spa No Diving & Depth Markers (No Scale)



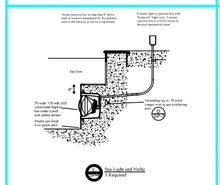

D SPA Rail Anchor (No Scale)

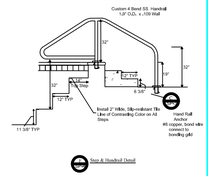



D SPA Bond Clamp (No Scale)

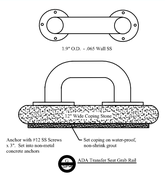
1925
High Country Club Drive
Los Altos, CA 94024

Date 7-10-24
Revision 8-30-24 9-20-24 9-12-24
Drawn By K. Young
Scale See Details




Steps & Handrail Detail




ADA ADA Transfer Seat Grab Rail



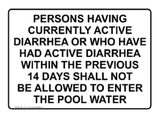

E SPA Emergency Shutoff




Spa Emergency Sign 1 Required




Spa Warning Sign 1 Required




Spa Warning Sign 1 Required



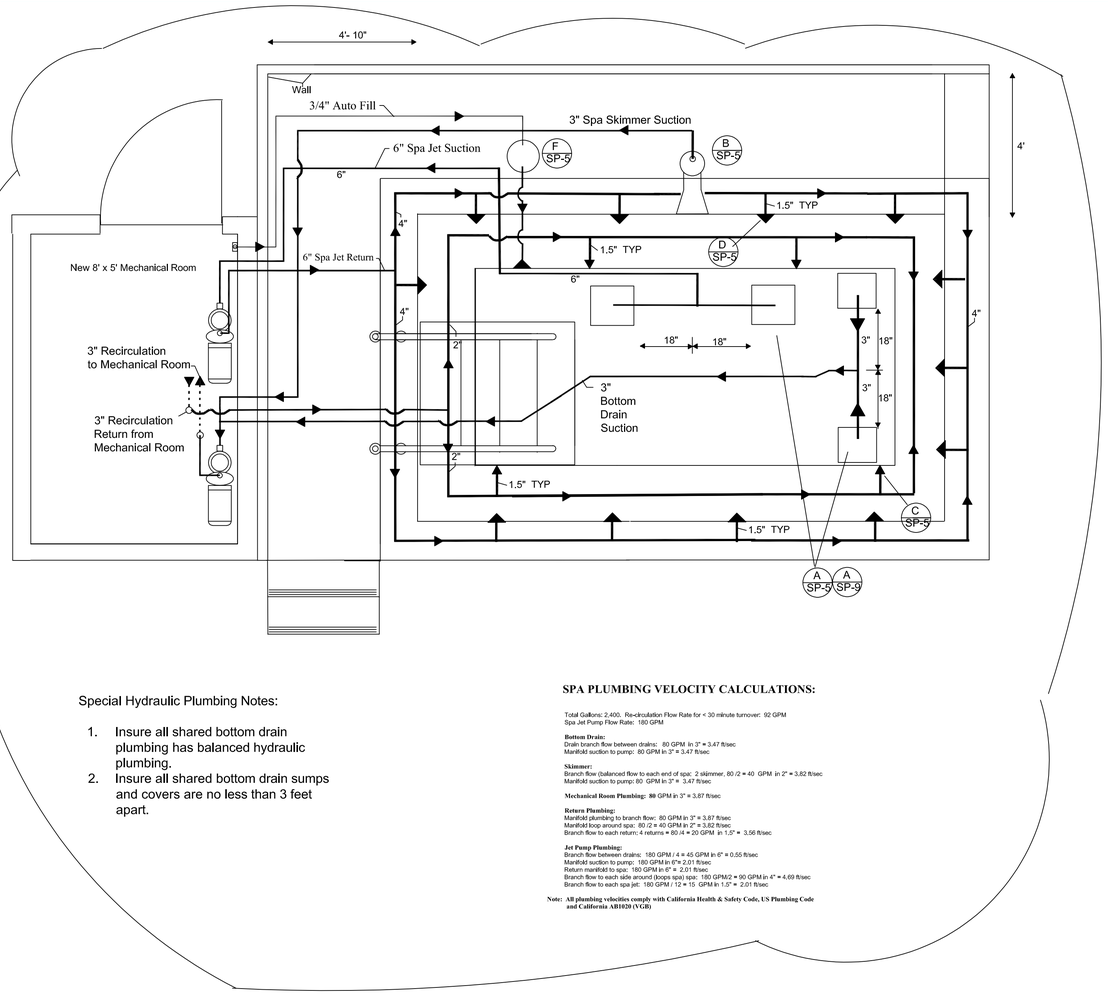

SP-4 Pool Safety, Cleaning & Test Equipment

ACC
ARCHITECTURAL CONSULTING
5.8.2012
Los Altos Golf & Country Club
New Spa

Spa Details

SP-4

Santa Clara County
Department of Environmental Health
1555 Berger Dr, Ste. 300
San Jose, CA 95112-2716




Special Hydraulic Plumbing Notes:

1. Insure all shared bottom drain plumbing has balanced hydraulic plumbing.
2. Insure all shared bottom drain sumps and covers are no less than 3 feet apart.

**SPA PLUMBING VELOCITY CALCULATIONS:**

Total Gallons: 2,400. Re-circulation Flow Rate for < 30 minute turnover: 92 GPM
Spa Jet Pump Flow Rate: 180 GPM

**Bottom Drain:**
Drain branch flow between drains: 80 GPM in 3" = 3.47 ft/sec
Manifold suction to pump: 80 GPM in 3" = 3.47 ft/sec

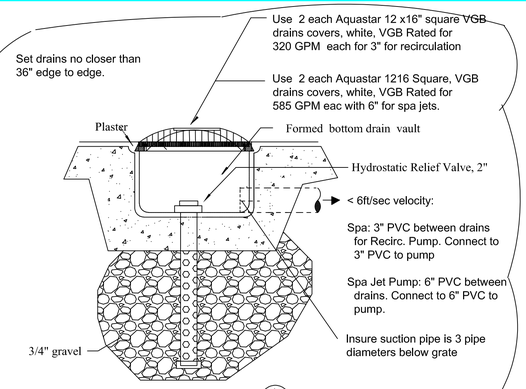
**Skimmer:**
Branch flow (balanced flow to each end of spa: 2 skimmer, 80 /2 = 40 GPM in 2" = 3.82 ft/sec
Manifold suction to pump: 80 GPM in 3" = 3.47 ft/sec

**Mechanical Room Plumbing: 80** GPM in 3" = 3.87 ft/sec

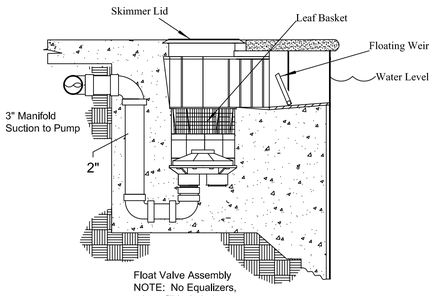
**Return Plumbing:**
Manifold plumbing to branch flow: 80 GPM in 3" = 3.87 ft/sec
Manifold loop around spa: 80 /2 = 40 GPM in 2" = 3.82 ft/sec
Branch flow to each return; 4 returns = 80 /4 = 20 GPM in 1.5" = 3.56 ft/sec

**Jet Pump Plumbing:**
Branch flow between drains: 180 GPM / 4 = 45 GPM in 6" = 0.55 ft/sec
Manifold suction to pump: 180 GPM in 6"= 2.01 ft/sec
Return manifold to spa: 180 GPM in 6" = 2.01 ft/sec
Branch flow to each side around (loops spa) spa: 180 GPM/2 = 90 GPM in 4" = 4.69 ft/sec
Branch flow to each spa jet: 180 GPM / 12 = 15 GPM in 1.5" = 2.01 ft/sec

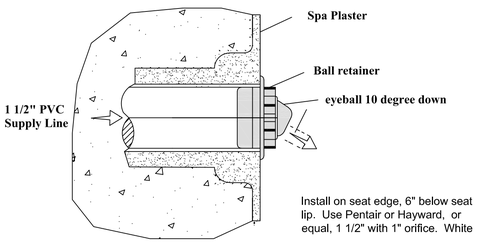
**Note: All plumbing velocities comply with California Health & Safety Code, US Plumbing Code and California AB1020 (VGB)**




A SP-5 Bottom Drain, SDX, or equal VGB Approved.
2 Required (No Scale)

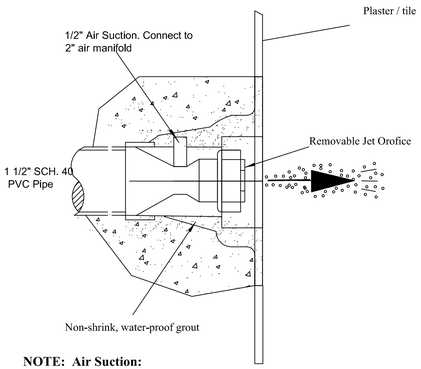



B SP-5 Pool Skimmer, Sta-Rite or Hayward
NSF Listed, (No Scale)
1 Req'd



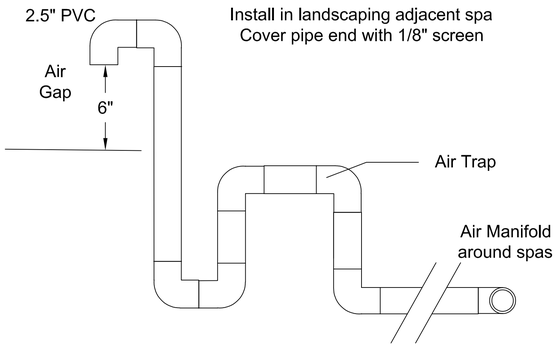

Install on seat edge, 6" below seat lip. Use Pentair or Hayward, or equal, 1 1/2" with 1" orifice. White

C SP-5 NSF Spa Return. (No Scale)
4 Required

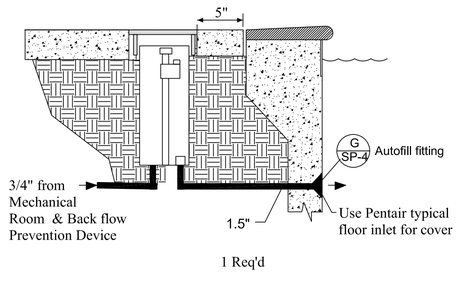



**NOTE: Air Suction:**
Provide 2.5" air suction loop around spa with air trap (see E, SP-5).

D SP-5 Spa Jets (No Scale) 12 Req'd




E SP-5 Spa Venturi Jet Air Supply
(No Scale)




1 Req'd

F SP-5 Pool Miser or equal, Auto Fill
(No Scale)



Install flush on steat edge, 6" below lip

G SP-5 Auto-Fill Pool Fitting (No Scale)

1560 Country Club Drive
Los Altos, CA 94024

Date: 8-13-24

Revisions:
9-26-24
11-27-24

Drawn By: R. Young

Scale: 1"= 1'-0"

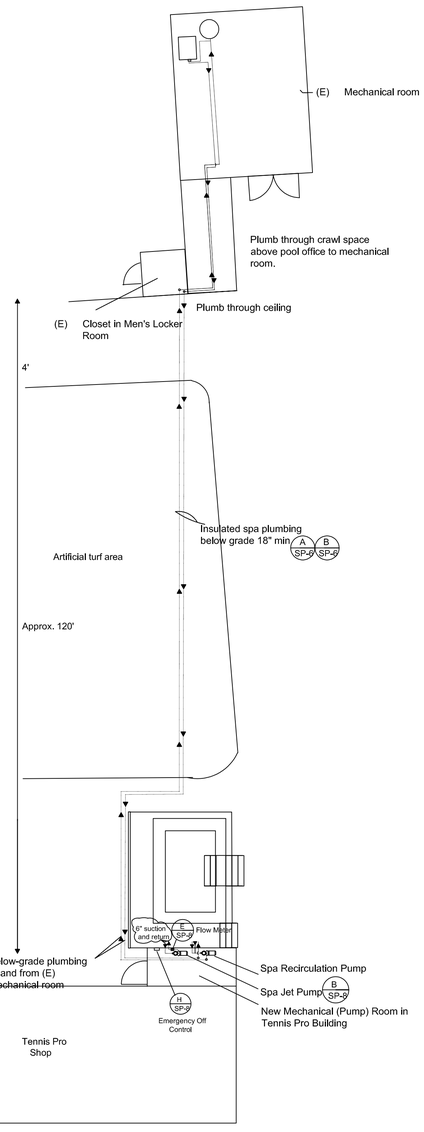
Drafted by:
ACC
AQUATIC COMMERCIAL CONSULTING
20340 Orchard Rd.
SARATOGA, CA 95070
408-741-5871 - www.aquacom.solutions

Los Altos Golf & Country Club
New Spa

Spa Plumbing Plan & Details

SP-5

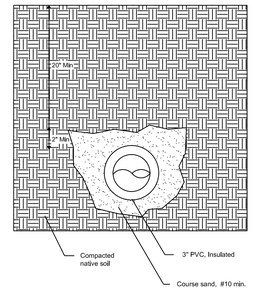
Santa Clara County Public Health Department of Environmental Health
1555 Berger Dr., Ste. 300
San Jose, CA 95112-2716



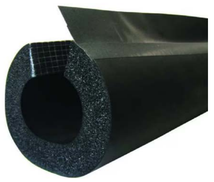

## Plumbing Notes:

1. Install all plumbing without springing or stress
2. Install plumbing without touching other pipes
3. Use schedule 40 PVC pipe and fittings
4. Insulate all below-grade plumbing. Then cover with native soil and compact per code.
5. Pressurize all plumbing to 30 PSI. Pressure to remain until plumbing is covered and concrete replaced.
6. Plumbing shall be installed no less than 18" below grade.
7. All plumbing in crawl space and mechanical to be insulated and supported with trapeze supports and pipe clamps.
8. Label all plumbing with function and direction of flow arrows.

NOTE: Actual plumbing locations will be reflected on an "as-built" plan completed after plumbing is complete.




A SP-6 Below-grade plumbing to and from Mechanicall room (No Scale)



Insulate all spa plumbing with "KFlex" NBR/PVC Based Elastomeric. R-value 4.6, 3/4" thick with adhesive seal. Seal all insulation ends with K-Flex 2" PVC tape .

B SP-6 Backflow Prevention Device (No Scale)

1923

Los Altos Golf & Country Club

1560 Country Club Drive
Los Altos, CA 94024

Date: 9-27-24

Revisions:
11-27-24

Drawn By: R. Young

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

Drafted by:
ACC
AQUATIC COMMERCIAL CONSULTING
20340 Orchard Rd.
SARATOGA, CA 95070
408-741-5871 - www.aquacom.solutions

Los Altos Golf &Country Club

New Spa Pool

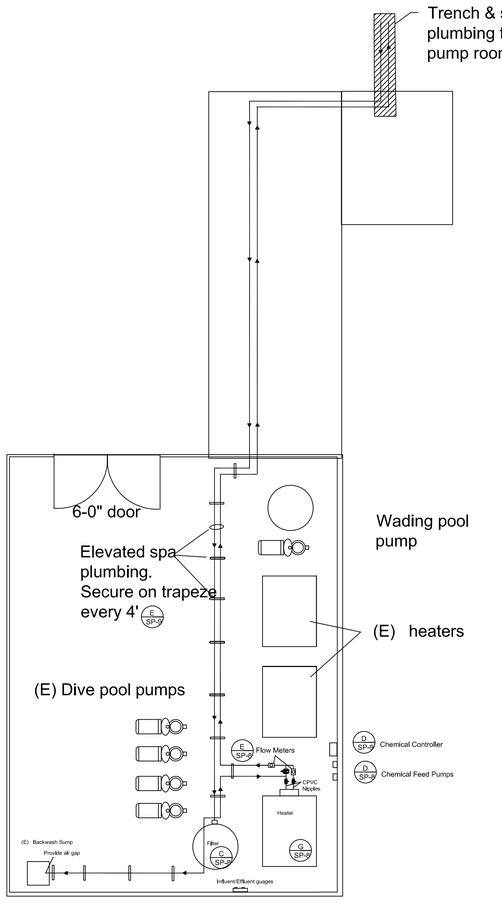
Site Plumbing Plan

SP-6

Department of Environmental Health
1555 Berger Dr., Ste. 300
San Jose, CA 95112-2716

## Pool Mechanical Equipment Schedule:

| Item # | Equipment Description | Manufacturer Model # | Quantity | Power / HP | Comments |
|---|---|---|---|---|---|
| 1 | Recirculation Pump | Pentair, VFD Wisperflo3 XF | 1 | 1 Ph, 208 V 3 HP | Install with trap, Isolation valves and vacuum gauge. 80 GPM @ 75 TDH program and lock in flow with password. Install with vacuum gauge. |
| 2 | High-Rate Sand Filter | Pentair, TR-140C-3 | 1 | NA | Install with valve configuration for manual back washing. Install 2" in-line Hayward backwash site glass on backwash line, with influent/effluent pressure gauges. |
| 3 | Pool Heater | RayPak 406A Commercial ASME | 1 | 120 / 220 V | 399,000 BTU heater with heater bypass plumbing. Install flow meter on heater loop |
| 4 | Flow Meter | FlowVis | 3 | NA | 1 each 3" for recirculation, 1 each 2" for heater, 1 each 4" for jet pump. NSF |
| 5 | Chemical Controller | Pentair, Com. Intellichem | 1 | 120 V | w/ failsafe flow switch. controls chlorine and acid feeders, UL and NSF |
| 6 | Chlorinator | Stenner 45M 10 GPD | 1 | 120 V | Receives power from Chemical Controller. 10 GPD capacity. UL and NSF |
| 7 | Acid Feeder | Stenner 45M 10 GPD | 1 | 120 V | Receives power from Chemical Controller. 10 GPD capacity. UL and NSF |
| 8 | Spa Jet Pump | Pentair, FVD Wisperflo XF | 1 | 1 Ph, 208 V 5 HP | Install with trap, Isolation valves and vacuum gauge. 130 GPM @ 65 TDH program and lock in flow with password. Install with vacuum gauge. |
| | | | | | |
| | | | | | |




Existing mechanical room

# Mechanical Equipment and Plumbing Notes:

1. Install new trapeze for overhead plumbing.
2. Install new high-rate sand filter and heater as specified.
3. Install new chemical controller with chlorine and pH control. sample stream lines
5. Install new chlorine and acid feeders.
6. Install new TR140C-3 commercial pool filter with manual face piping isolation and backwash valves.
7. Install backwash site glass and provide air gap at backwash sump
8. Install direction of flow arrows on all plumbing use Bradey labels or equal.
9. Label all equipment and valves.
10. Contractor may re-use 8" flue as practical from old wading pool heater.
11. The existing gas line from the removed wading pool heater can be use as practical.

1923

Los Altos Golf & Country Club

1560 Country Club Drive
Los Altos, CA 94024

Date: 9-30-24

Revisions:

Drawn By: R. Young

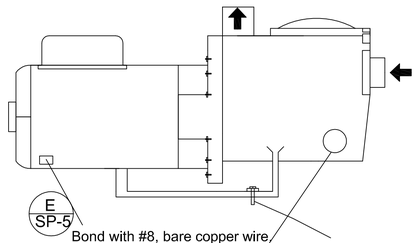
Scale: 1" = 1'- 0"


Drafted by:
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AQUATIC COMMERCIAL CONSULTING
20340 Orchard Rd.
SARATOGA, CA 95070
408-741-5871 - www.aquacom.solutions


Mechanical Plan

SP-7


Department of Environmental Health
1555 Berger Dr., Ste. 300
San Jose, CA 95112-2716



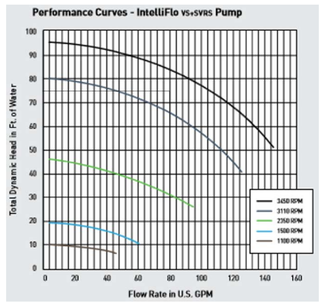

Bond with #8, bare copper wire. Anchor to deck with 3/8" x 3" SS. Concrete anchors

Install with vacuum gauge

Install with CPVC 2" nipples, upsize to 3" within 4" of pump ports. Install suction and discharge ball valves on ports.

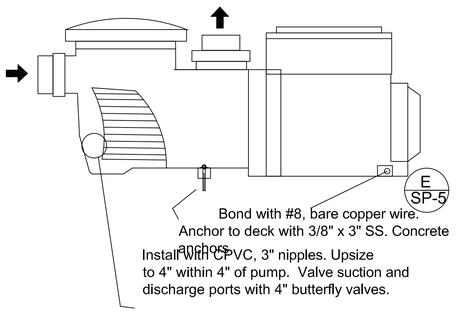
Set flow at 80 GPM and password protect

Use Pentair Intelliflo3, XF, 3 HP variable speed
Install local disconnect and tie into emergency off' control.




A SP-8 Recirculation Pump / NSF listed (No Scale)

Use Pentair, Intelliflo XF, VFD 5 HP



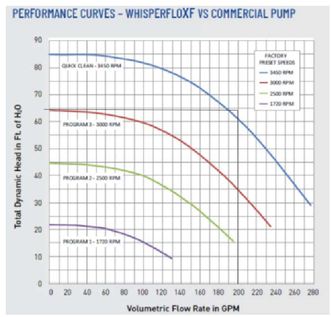

Bond with #8, bare copper wire. Anchor to deck with 3/8" x 3" SS. Concrete anchors

Install with CPVC, 3" nipples. Upsize to 4" within 4" of pump. Valve suction and discharge ports with 4" butterfly valves.

Install with vacuum gauge

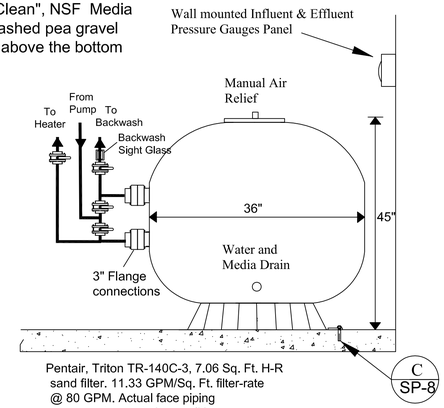
Connect to suction drain suction lines with 4" flanged butterfly valves and flanges.

Set pump for 200 GPM
Pump settings to be password protected. Install local disconnect and tie into emergency off control



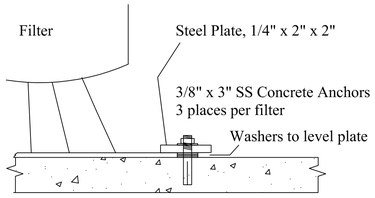

B SP-8 Jet Booster Pump (No Scale)

Use "VitrolClean", NSF Media on top of washed pea gravel installed 2" above the bottom laterals.

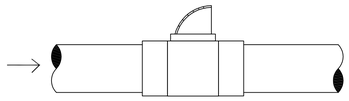



Pentair, Triton TR-140C-3, 7.06 Sq. Ft. H-R sand filter. 11.33 GPM/Sq. Ft. filter-rate @ 80 GPM. Actual face piping may vary to meet site conditions.

C SP-8 New High-rate Sand Filter (No Scale)




D SP-8 Filter Tie-down Detail (No Scale)

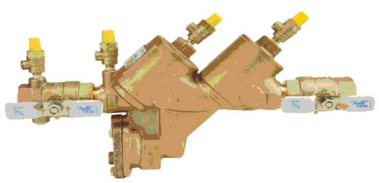


Use FlowVis, 4" for spa jet pump
Use FlowVis, 3" for recirculation
Use FlowVis, 2" for heater supply line

Install in easily viewed locations. Slip ends




E SP-8 New Flow Meter / NSF listed (No Scale)



3/4" back flow prevention device for fill line to small pool. (No Scale) Use Zurn or Febco
Double check, vacuum release.

Individually valve 3/4" auto-fill line

F SP-8 Backflow Prevention Device (No Scale)




RayPak, 406A ASME with cupernickle heater exchanger

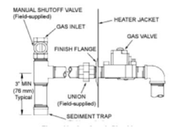
Install with CPVC nipples to bronze header with 3" bypass valve and 2" isolation valves and commections.

Mount to floor or supports with RayPak PN:



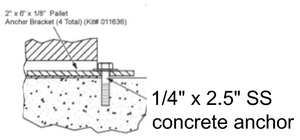

Connect to (E) flue of removed wading pool heater

G SP-8 Spa Heater (No Scale)




Install w/ union, 3" sediment trap and isolation gas cock.

Connect to heater w/ 3/4" within 12" of heater. Consult Mfr. gas line supply specifications for supply line sizing




1/4" x 2.5" SS concrete anchor

Secure to concrete (No Scale)




Turns off Recirculation and jet pumps. with local audible alarm. Mount in mechanical pump room adjacent pumps. Use Pentair LX-20 UL listed control.

H SP-8 Emergency Spa Pump Controller (No Scale)


Los Altos Golf & Country Club
1560 Country Club Drive
Los Altos, CA 94024

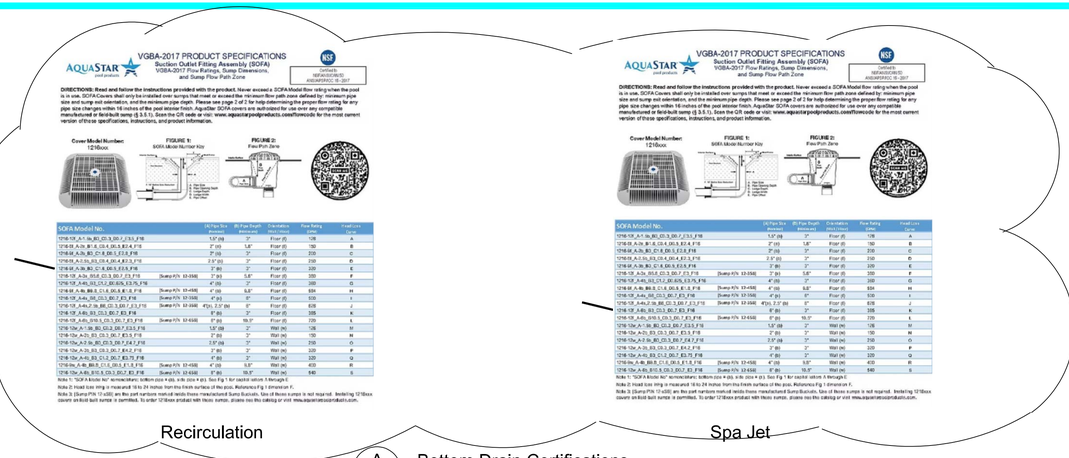

Date: 9-25-24
Revisions:
Drawn By: R. Young
Scale: See Plan


Drafted by:
ACC
AQUATIC COMMERCIAL CONSULTING
20340 Orchard Rd.
SARATOGA, CA 95070
408-741-5871 FAX 408-867-1216

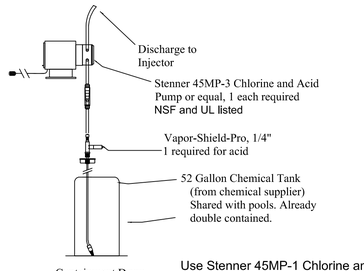

Mechanical & Plumbing Details

SP-8


Santa Clara County
Department of Environmental Health
1555 Berger Dr, Ste 300
San Jose, CA 95112-2716

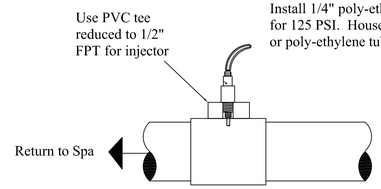



A SP-9 Bottom Drain Certifications




Use Stenner 45MP-1 Chlorine and Acid Pumps or equal, 1 each required NSF and UL listed. 10 GPD capacity

B SP-9 Chlorine & Acid Feed Pumps




C SP-9 Chlorine & Acid Injector Detail

1923
Los Altos Golf & Country Club
1560 Country Club Drive
Los Altos, CA 94024

Date: 9–25–24

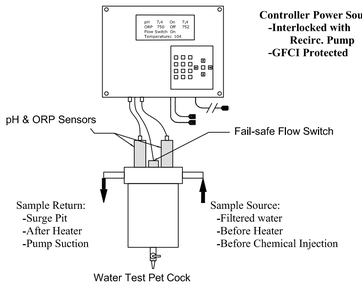
Revisions: 11–27–24

Drawn By: R. Young

Scale: See Plan

Drafted by:
ACC
AQUATIC COMMERCIAL CONSULTING
20340 Orchard Rd.
SARATOGA, CA 95070
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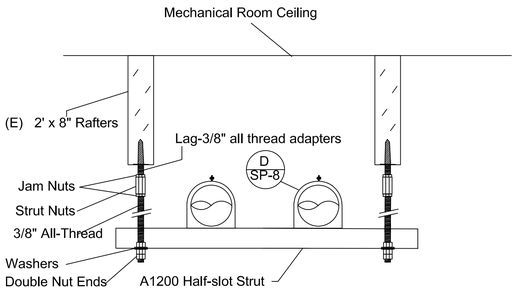
Use Pentair/Interlichem Commercial Controller or equal, 1 required, NSF listed. pH, chlorine and temp sensors, NSF and UL listed. With dual ORP set point control.




**Controller Power Source:**
**-Interlocked with Recirc. Pump**
**-GFCI Protected**




D SP-9 Automatic Chemical Monitoring & Control (No Scale)




Install every 4' inside mechanical room.
Adjust length of strut to miss all lights etc.

E SP-9 Mechanical Room, Overhead Spa Plumbing Trapeze (No Scale)



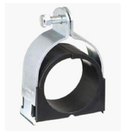
3/8" Lag x All-Thread Adapter



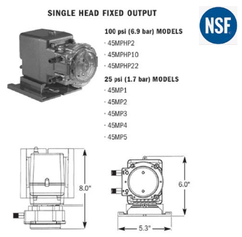
3/8" Strut Connecting Nuts



A1200 SuperStrut- Half-slot Strut



Insulated 3" SuperStrut 702 Strut Hanger




Install with 125 PSI 1/4" polyethylene tubing
Yellow for chlorine
Red for Acid
Double contain in 1/2" polyvinyl tubing from pump to injector

F SP-9 Stenner Chemical Feeders, Chlorine and Acid Solution

PENTAIR POOL
IntelliFlo3® VSF Pool Pump



G SP-9 Pentair Intelliflo XF Recirculation pump, 3 HP

PENTAIR POOL
WhisperFloXF® VS 5HP Variable Speed Pump



H SP-9 Pentair Wisperflo XF Spa Jet Pump, 5 HP

PENTAIR POOL
TRITON® C SERIES
COMMERCIAL SAND FILTERS



I SP-9 Pentair Triton TR140-3, Commercial HR Sand Filter

Misc. Details, Information & Certifications

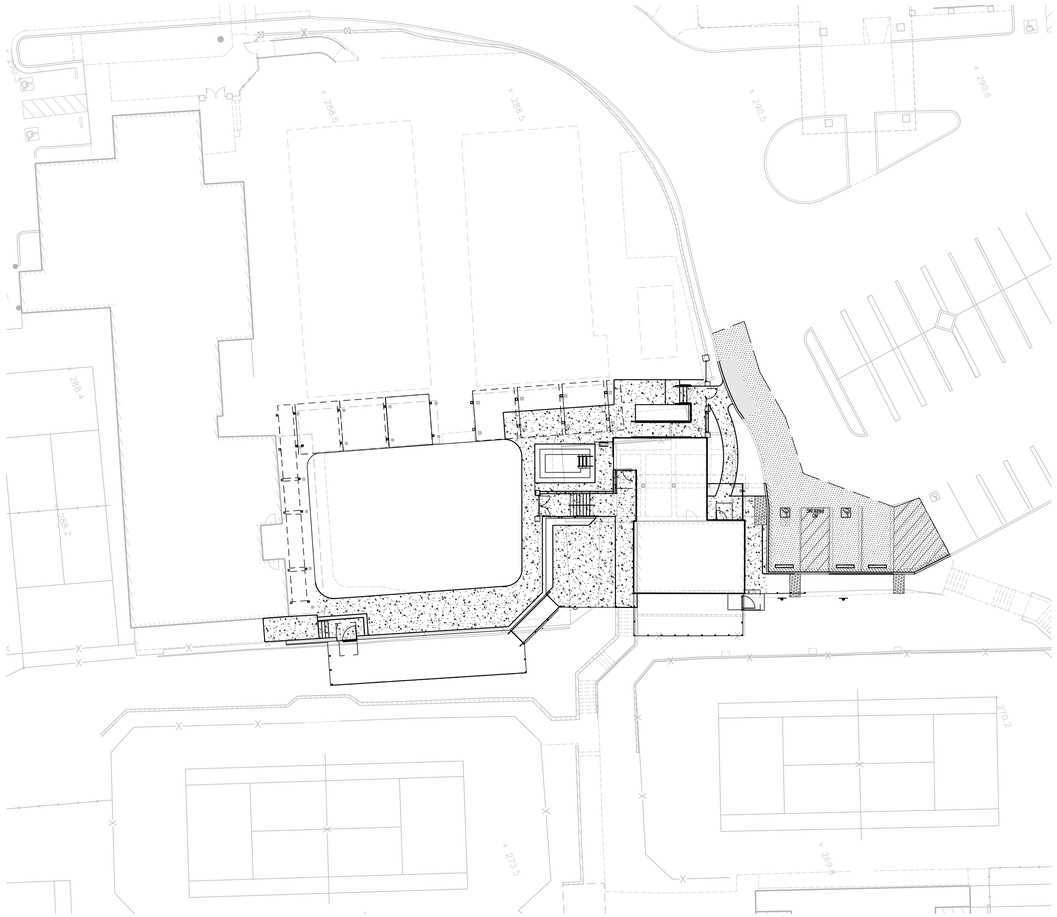
SP-9

Department of Environmental Health
Santa Clara County
1555 Berger Dr., Ste. 300
San Jose, CA 95112-2716

# IMPROVEMENT PLANS
# 1560 COUNTRY CLUB DRIVE
## LOS ALTOS, CA

## GENERAL NOTES

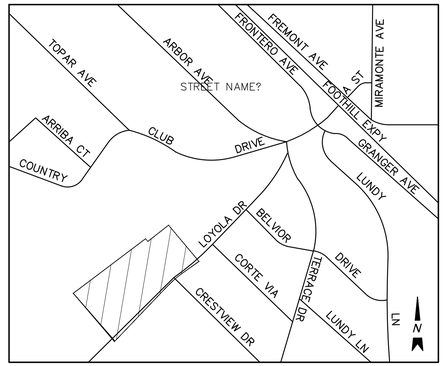
1. ALL WORK SHALL BE IN CONFORMANCE WITH THE COUNTY OF SANTA CLARA DEPARTMENT OF PUBLIC WORKS' STANDARD SPECIFICATIONS AND DETAILS. ALL WORK SHALL BE SUBJECT TO APPROVAL OF AND INSPECTION BY THE CITY ENGINEER.
2. AT LEAST ONE SET OF APPROVED PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. ANY DEVIATION FROM THE APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE AND APPROVAL OF THE CITY ENGINEER.
3. THE PERMITTEE/CONTRACTOR SHALL NOTIFY THE COUNTY OF SANTA CLARA ENGINEERING DIVISION TWO (2) BUSINESS DAYS PRIOR TO THE START OF ANY WORK.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND FACILITIES, WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF THEIR OPERATIONS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444, 48 HOURS PRIOR TO ANY EXCAVATION. WORK SHALL START WITHIN 5 DAYS AFTER THE ISSUANCE OF A USA INQUIRY IDENTIFICATION NUMBER. COMPLETE REMOVAL OF THE USA MARKINGS SHALL BE WITHIN 2 WORKING DAYS AFTER COMPLETION OF THE EXCAVATION, BACKFILL AND SURFACE REPLACEMENT OR FOURTEEN (14) CALENDAR DAYS FOLLOWING THE ISSUANCE OF THE INQUIRY IDENTIFICATION NUMBER WHICHEVER IS EARLIER.
5. CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR REPAIR OF BURIED UTILITIES DAMAGED BY THEIR OPERATION.
6. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL SHALL BE DONE IN ACCORDANCE WITH THE COUNTY OF SANTA CLARA STANDARDS, SPECIFICATIONS, SPECIFIC NOTES, DETAIL DRAWINGS AND PER THE RECOMMENDATIONS SPECIFIED IN THE "GEOTECHNICAL INVESTIGATION" BY VIEN VO, P.E. C 32296, DATED 04/15/2024, FILE NO. SV1071B
7. A GRADING PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF GRADING. A COPY OF THE GRADING PERMIT IS REQUIRED TO BE ON SITE AT ALL TIMES.
8. SUBSEQUENT TO THE COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A REPORT TO THE CITY ENGINEER STATING THAT ALL WORK HAS BEEN DONE IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION" PREPARED BY VIEN VO, P.E. C 32296, DATED 04/15/2024, FILE NO. SV1071B
9. NOISE-PRODUCING CONSTRUCTION AND GRADING OPERATIONS SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM THE HOURS OF 7:30 A.M. TO 6:00 P.M. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY. ALL REQUESTS FOR CHANGE MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE NEED FOR THE IMPLEMENTATION OF THE REQUESTED CHANGE.
10. IT SHALL BE UNDERSTOOD THAT THE TERM "CITY ENGINEER" AS USED HEREIN IS THE CITY ENGINEER OF THE COUNTY OF SANTA CLARA OR THEIR AUTHORIZED REPRESENTATIVE.
11. NO WORK SHALL BE DONE ON THIS PROJECT PRIOR TO A PRE-CONSTRUCTION CONFERENCE TO BE HELD WITH THE ENGINEERING DIVISION. CONTACT XXXXX, TO ARRANGE FOR THE CONFERENCE AT (XXX) XXX-XXXX.
12. A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AT LEAST TWO WORKING DAYS IN ADVANCE OF COMMENCEMENT OF ANY CONSTRUCTION WORK FOR THE IMPROVEMENTS DELINEATED WITHIN THIS SET OF PLANS. THE FOLLOWING INDIVIDUALS SHALL BE IN ATTENDANCE: OWNER/DEVELOPER, CONTRACTOR(S), CITY ENGINEER, ENGINEER, SOILS ENGINEER, CONSTRUCTION INSPECTOR, OR THEIR AUTHORIZED REPRESENTATIVES.
13. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL GRADING OPERATIONS AND RECEIVE APPROVAL OF SAID SCHEDULE FROM THE CITY ENGINEER PRIOR TO OR THE DAY OF THE PRE-CONSTRUCTION CONFERENCE.
14. THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
15. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
16. THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. IN THE EVENT IT BECOMES NECESSARY TO REMOVE OR DISTURB A MONUMENT, THE PERSON SO DOING SHALL FIRST OBTAIN PERMISSION, IN WRITING, FROM THE CITY ENGINEER AND SHALL DEPOSIT WITH THE CITY ENGINEER A SUFFICIENT AMOUNT, BASED UPON THE CITY ENGINEER'S ESTIMATE, TO COVER THE COST OF PRELIMINARY REFERENCING AND FINAL RELOCATION OF THE MONUMENT.
17. ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. UPON COMPLETION OF GRADING, IF NEEDED, THE CONTRACTOR SHALL REQUEST THE LICENSED LAND SURVEYOR TO CHECK THE GRADES AND CERTIFY THAT THE PADS ARE GRADED TO WITHIN ± 0.10 FOOT OF FINISH PAD GRADE.
18. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS TO AND FROM PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
19. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS, WITH A SMOOTH TRANSITION IN GRADE AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADE OR CROSS SLOPE, LOW SPOTS, OR HAZARDOUS CONDITIONS.
20. EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED, EVEN IF THE DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR. CONTRACTOR SHALL DOCUMENT CONDITION VIA PHOTOGRAPHS PRIOR TO THE START OF CONSTRUCTION.
21. THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH OR WHEN DIRECTED BY THE CITY.
22. NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREETS OR OTHER PUBLIC PLACE, ALLOW MATERIAL TO BLOW OR SPILL OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY. ALL LOADS LEAVING THE SITE SHALL BE COVERED.
23. THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE/EXIT TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ONTO PUBLIC STREETS.
24. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY, STREET SHALL BE SWEPT WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE CITY.
25. A DISPOSAL SITE FOR ANY OFF-SITE HAUL OF DIRT MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO APPROVAL OF THE GRADING PERMIT. THE OFF-SITE HAUL ROUTE FOR EXCESS DIRT OR CONSTRUCTION DEBRIS IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.
26. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT THEIR OWN EXPENSE. WHERE THE EXCAVATION FOR A TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA.
27. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III OR BETTER, UNLESS OTHERWISE NOTED.
28. OPERATION OF VALVES ON THE CALIFORNIA WATER SERVICE COMPANY WATER SYSTEM SHALL BE PERFORMED BY WATER PURVEYOR JURISDICTIONAL PERSONNEL ONLY.



NORTH

0 20 40 60

Scale 1" = 20




## VICINITY MAP

NOT TO SCALE

## SHEET INDEX


| SHEET | DESCRIPTION |
|---|---|
| CIVIL | |
| C1.0 | COVER SHEET |
| C1.1 | NOTES & CONSTRUCTION DETAILS |
| C2.0 | TOPOGRAPHIC SURVEY |
| C3.0 | DEMOLITION PLAN |
| C4.0 | OVERALL SITE PLAN |
| C5.0 | GRADING & DRAINAGE PLAN |
| C6.0 | UTILITY PLAN |
| C7.0 | CLEAN BAY BLUEPRINT |


## ABBREVIATIONS

| | |
|---|---|
| AC | ASPHALT CONCRETE |
| AB | AGGREGATE BASE |
| AD | AREA DRAIN |
| BEG | BEGIN |
| BR | BOTTOM OF RAMP |
| BW | BACK OF WALK |
| CB | CATCH BASIN |
| CL | CENTERLINE |
| D.I. | DROP INLET FILTER |
| E | ELECTRIC |
| EP | EDGE OF PAVEMENT |
| ESMT | EASEMENT |
| EW | EDGE OF WALK |
| EV | ELECTRIC VAULT |
| EX | EXISTING |
| FG | FINISH GRADE |
| FW | FACE OF WALL |
| G | GAS |
| HP | HIGH POINT |
| IE | INVERT ELEVATION |
| JT | JOINT TRENCH |
| LP | LOW POINT |
| L/S | LANDSCAPE |
| MON | MONUMENT |
| NTS | NOT TO SCALE |
| OC | ON-CENTER |
| PCC | PORTLAND CEMENT CONCRETE |
| PL | PROPERTY LINE |
| RE | RIM ELEVATION |
| RW | RECYCLED WATER |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SSCO | SANITARY SEWER CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE |
| SL | STREET LIGHT |
| SLB | STREET LIGHT BOX |
| S/W | SIDEWALK |
| T | TELEPHONE |
| TC | TOP OF CURB |
| TB | TELEPHONE BOX |
| TR | TREE |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UB | UTILITY BOX |
| UKD | UNKNOWN |
| WB | WATER BOX |
| WM | WATER METER |

## CIVIL ENGINEER


*KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.*
*ATTN: NEKTARIOS MATHEOU, P.E.*
*3350 SCOTT BLVD, BLDG 22*
*SANTA CLARA, CA 95054*
*408-727-6665*


## ARCHITECT


*BLAINE ARCHITECTS*
*MEGAN BLAINE*
*1690 ROGERS AVE,*
*SAN JOSE, CA 95112*
*408-890-8800*


## EARTH WORK QUANTITIES

CUT: 5.5 CY
FILL: 0 CY
EXPORT: 5.5 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR THEIR OWN USE.

811 Know what's below. Call before you dig.

## CONSTRUCTION STAKING NOTE:

FOR ALL STAKING SCHEDULING AND REQUEST FOR PROPOSALS PLEASE CONTACT:
CHUY MARTINEZ
(408) 727-6665 EXT. 1035 cmartinez@kierwright.com


BLAINE architects
MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


REGISTERED PROFESSIONAL ENGINEER — NEKTARIOS MATHEOU — CIVIL — STATE OF CALIFORNIA


KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com


PERMIT NUMBER: ---

PROJECT NAME: LAGCC

PROJECT ADDRESS: 1560 COUNTRY CLUB DRIVE LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
matt@deleonrealty.com

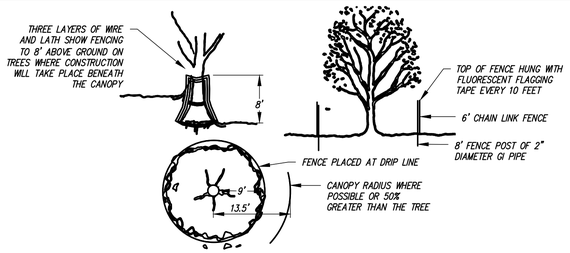
SHEET TITLE: COVER SHEET

| | |
|---|---|
| PROJECT NUMBER: | A10145-13 |
| SHEET ISSUE DATE: | 02/21/2025 |
| DRAWN BY: | NM |
| CHECKED BY: | NK |

SHEET NUMBER: C1.0

SCALE: AS SHOWN

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NOTE: *PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.*

*WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2' TO 3' BEYOND THAT CONSTRUCTION, BETWEEN CONSTRUCTION AND THE TREE TRUNK.*

## TREE PRESERVATION 11

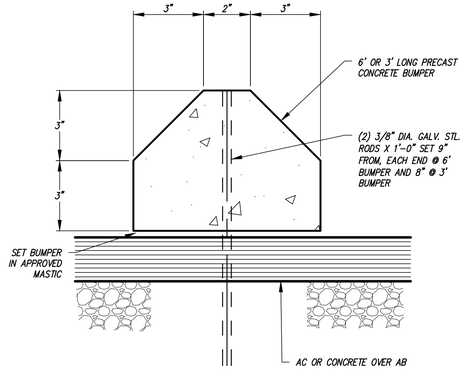
NOT TO SCALE

## GRADING NOTES

1. *ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL AND FOUNDATION INVESTIGATION PREPARED FOR THIS SITE BY VIEN VO, P.E. C 32296, DATED 04/15/2024, FILE NO. SV1071B*
2. *CONTRACTOR SHALL DETERMINE THEIR OWN EARTH QUANTITIES AND BASE THEIR BID ACCORDINGLY.*
3. *TOP OF CURB ELEVATION IS 0.5" ABOVE THE A.C. PAVING AND SPOT ELEVATIONS ARE TO FINISHED SURFACE (UNLESS OTHERWISE NOTED).*
4. *COMPACTION TO BE DETERMINED USING ASTM D1557, LATEST EDITION LABORATORY TEST PROCEDURE.*
5. *STORM DRAIN DESIGNATED AS "SD" SHALL BE CLASS III RCP, SDR 35 PVC OR HDPE AS STATED BELOW. PVC AND HDPE PIPES SHALL ONLY BE USED WHEN MINIMUM COVER REQUIREMENTS ARE MET AS SPECIFIED IN THE PVC PIPE BEDDING DETAIL AS SHOWN ON THESE PLANS. SUBSTITUTIONS FOR ANY PIPE WITH A PARTICULAR MATERIAL SPECIFIED ON THIS PLAN SHALL ONLY BE MADE WITH THE WRITTEN APPROVAL OF THE ENGINEER.*
6. *STORM DRAIN PIPE SHALL BE: 10" DIAMETER AND SMALLER SDR 35 PVC OR HDPE WITH RUBBER GASKETS MEETING ASTM F477. 12" DIAMETER TO BE SDR 35 PVC, CLASS III RCP OR BLUE SEAL HDPE AS MANUFACTURED BY HANCOR WITH WATER TIGHT JOINTS MEETING ASTM F477 AND ASTM D3212. 15" THROUGH 24" DIAMETERS; PIPE TO BE CLASS III RCP OR BLUE SEAL HDPE AS SPECIFIED ABOVE. PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE (DIP).*
7. *ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS, AND PULL BOXES, THAT LIE WITHIN THE PUBLIC RIGHT-OF-WAY EASEMENTS OR AREAS AFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY FOR WHICH THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.*
8. *THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT ARE NOT SHOWN ON THESE DRAWINGS.*
9. *CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED, ABOVE OR BELOW, BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, THEY WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.*
10. *THE CONTRACTOR SHALL SET THEIR STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO TRENCHING OR PLACEMENT OF CONCRETE.*
11. *ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.*
12. *ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF LOS ALTOS STANDARDS AND REQUIREMENTS.*

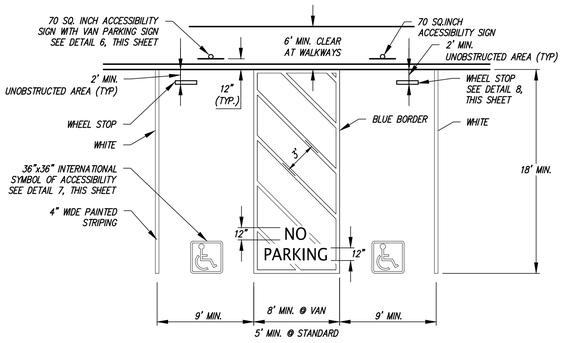
## UTILITY NOTES

1. *BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.*
2. *CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT THEIR OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.*
3. *ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE COUNTY OF SANTA CLARA STANDARDS AND REQUIREMENTS.*
4. *GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM VERTICAL CLEARANCE BETWEEN ANY UTILITY PIPING CROSSING ELECTRICAL LINES/CONDUITS & 12" MINIMUM HORIZONTAL CLEARANCE BETWEEN THE EDGE OF A TRENCH (OR JOINT TRENCH) CONTAINING ELECTRICAL LINES/CONDUITS AND THE EDGE OF A UTILITY TRENCH RUNNING PARALLEL TO THE ELECTRICAL TRENCH (OR JOINT TRENCH).*
5. *ALL UTILITY STRUCTURES/VAULTS INSTALLED IN PAVED AREAS SHALL HAVE THE STRUCTURE/VAULT LID INSTALLED TO SLOPE WITH THE PAVEMENT.*
6. *UTILITY MATERIALS AND TYPES, MUST BE PER PROJECT REGULATIONS AND REQUIREMENTS IF APPLICABLE AND NOT IDENTIFIED ON THESE PLANS.*
7. *WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.*
8. *MINIMUM COVER FOR WATER LINES IS 3.0 FEET.*
9. *MINIMUM COVER FOR FIRE SERVICE LINES IS 4.0 FEET.*
10. *SANITARY SEWER SHALL BE PVC SDR 26 EXCEPT WHERE DUCTILE IRON PIPE (DIP) IS NOTED OR AS REQUIRED BY THE LOCAL JURISDICTION. CONTRACTOR SHALL VERIFY REQUIREMENTS PRIOR TO PLACING HIS BID. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 50.*
11. *DOMESTIC WATER LINES ¾"-3" SHALL BE SCHEDULE 40 PVC, 4" AND ABOVE SHALL BE C900 DR 18 PIPE.*
12. *FIRE SERVICE LINES 6"-12" SHALL BE C900 DR 14, UNLESS SPECIFIED OTHERWISE ON FIRE SHOP DRAWINGS.*




## WHEEL STOP 8

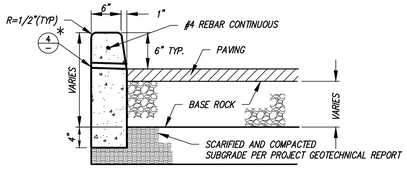
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NOTE: *SLOPE NOT TO EXCEED 2% IN ANY DIRECTION WITHIN ACCESSIBLE STALLS AND ACCESSIBLE LOADING AREAS.*

## ACCESSIBLE PARKING 5

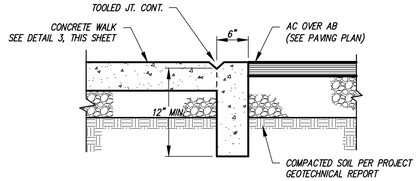
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* WEEP HOLES TO BE PLACED ON ALL CURBS AND CURB & GUTTER WHERE LANDSCAPING SLOPES TOWARD CURB. WEEP HOLES SHALL BE PLACED AT 10' O.C. OR AT EACH SCORE LINE OF THE CURB.

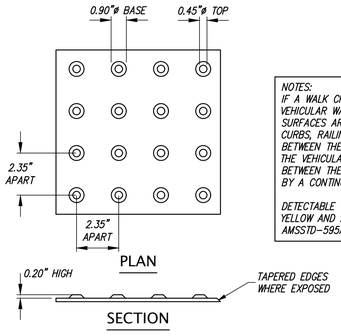
## CONCRETE CURB 1

NOT TO SCALE




## FLUSH CURB WITH SIDEWALK 2

NOT TO SCALE

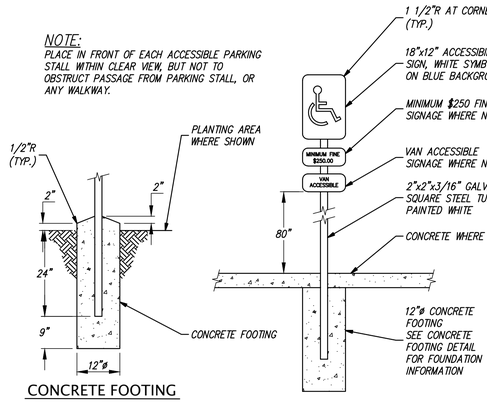



## TRUNCATED DOMES 9

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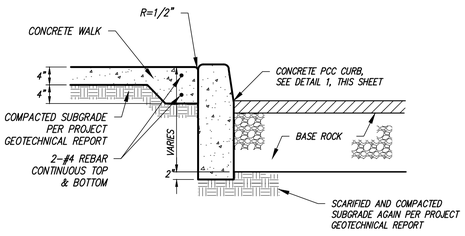
NOTES:
IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING.

DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE 33538 OF SAE AMSSTD-595A.




## ACCESSIBLE PARKING SIGN 6

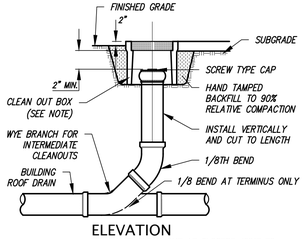
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## CONCRETE WALK AT CURB 3

NOT TO SCALE

NOTES:
1. *A RECTANGULAR BOX AS SHOWN ABOVE SHALL BE USED FOR CLEANOUTS THAT ARE CAPPED USING A BANDED RUBBER COUPLING.*
2. *CIRCULAR BOXES ARE PERMITTED FOR CLEANOUTS THAT ARE CAPPED WITH A SCREW TYPE CAP OR OTHER APPROVED TOP OPENING CAPS.*
3. *CIRCULAR BOXES INSTALLED IN SIDEWALK AREAS SHALL HAVE A SOLID COVER WITHOUT HOLES. APPROVED CIRCULAR BOXES ARE: CHRISTY VI BOX.*
4. *APPROVED RECTANGULAR BOXES ARE:*
   A) *CHRISTY CONCRETE PRODUCT B3 BOX WITH A B3D CONCRETE LID OR A B3C METAL LID, OR*
   B) *BROOKS PRODUCTS, INC. NO.3 METER BOX WITH A NO.3 HEAVY DUTY CONCRETE LID OR A NO.3 CAST IRON TRAFFIC LID, OR AN APPROVED EQUAL.*
5. *CONCRETE LIDS ARE ACCEPTABLE FOR USE IN NON VEHICULAR TRAFFIC AREAS, WHILE METAL LIDS MUST BE USED ELSEWHERE.*
6. *ALL SANITARY SEWER CLEAN OUT BOX LIDS SHALL BE MARKED WITH A LETTER "SS" OR THE WORDS "SANITARY SEWER".*
7. *ALL STORM DRAIN CLEAN OUT BOX LIDS SHALL BE MARKED WITH A LETTER "SD" OR THE WORDS "STORM DRAIN".*



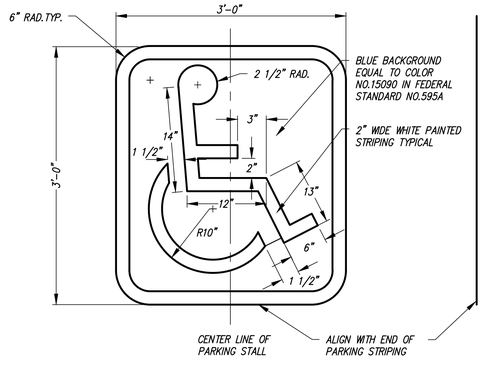

ELEVATION

*TERMINATE CLEAN OUT AT CLOSEST JOINT TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE MADE IN AREAS TO BE PAVED THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.*



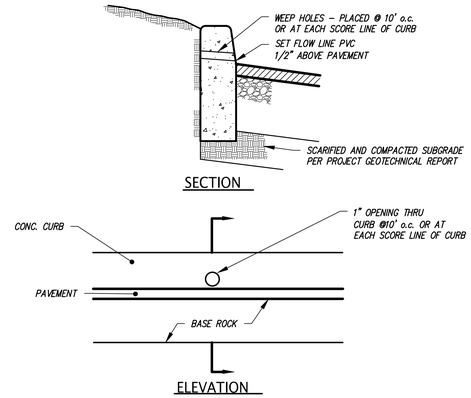

## CLEAN OUT TO GRADE 10

NOT TO SCALE




## INTERNATIONAL SYMBOL OF ACCESSIBILITY 7

NOT TO SCALE




## WEEP HOLE 4

NOT TO SCALE


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

REGISTERED PROFESSIONAL ENGINEER
ALEKANDROS MATHEOU
CIVIL
STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com


PERMIT NUMBER:
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PROJECT NAME:
LAGCC

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
matt@deleonrealty.com

SHEET TITLE:
NOTES & CONSTRUCTION DETAILS

| | |
|---|---|
| PROJECT NUMBER: | A10145-13 |
| SHEET ISSUE DATE: | 02/21/2025 |
| DRAWN BY: | NM |
| CHECKED BY: | NK |

SHEET NUMBER:
C1.1

SCALE: AS SHOWN

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BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

REGISTERED PROFESSIONAL ENGINEER
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LOS ALTOS, CA 94024
(650) 947-3110
matt@deleonrealty.com

SHEET TITLE:
# TOPOGRAPHIC SURVEY

| | |
|---|---|
| PROJECT NUMBER: | A10145-13 |
| SHEET ISSUE DATE: | 02/21/2025 |
| DRAWN BY: | NM |
| CHECKED BY: | NK |

SHEET NUMBER:
# C2.0

SCALE: AS SHOWN

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# DEMOLITION NOTES

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR DEMOLITION INCLUDING BAAQMD (BAY AREA AIR QUALITY MANAGEMENT DISTRICT).
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
3. PRIOR TO COMMENCING THE WORK, VERIFY WITH THE OWNER ALL EXISTING IMPROVEMENTS THAT ARE TO BE REMOVED AND THOSE THAT ARE TO REMAIN.
4. CONTRACTOR TO NOTIFY ALL REQUIRED AGENCIES PRIOR TO DEMOLITION.
5. THE OWNER WILL MAKE ARRANGEMENTS TO HAVE ALL KNOWN HAZARDOUS MATERIALS REMOVED FROM THE PROJECT AREA. IF HAZARDOUS MATERIALS ARE ENCOUNTERED AT TIME OF DEMOLITION, THE OWNER SHALL BE CONTACTED IMMEDIATELY. THE REMOVAL OF THESE HAZARDOUS MATERIALS SHALL BE PERFORMED BY OTHERS UNDER SEPARATE PERMIT PER APPLICABLE NATIONAL, STATE AND LOCAL ORDINANCES. EXISTING ASBESTOS REMOVAL IS TO BE PERFORMED BY OTHERS. PRIOR TO DEMOLITION AND REMOVAL OF ANY MATERIALS, THE DEMOLITION CONTRACTOR SHALL CHECK FOR THE PRESENCE OF ANY REMAINING ASBESTOS. IF ASBESTOS IS FOUND TO BE PRESENT THEN ADDITIONAL ASBESTOS REMOVAL PROCEDURES SHOULD BE FOLLOWED.
6. A FULL-TIME SUPERINTENDENT SHALL BE ON SITE DURING DEMOLITION TO OVERSEE ENTIRE OPERATION AND OBSERVE SAFETY PRACTICES. CONDUCT DEMOLITION TO AVOID DAMAGE TO EXISTING STRUCTURES TO REMAIN. A SUPERINTENDENT SHALL BE ON SITE DURING DEMOLITION TO OVERSEE THE OPERATION AND OBSERVE SAFETY PRACTICES. CONDUCT DEMOLITION TO AVOID DAMAGE TO EXISTING IMPROVEMENTS THAT ARE TO REMAIN. IF EXISTING IMPROVEMENTS THAT ARE TO REMAIN ARE CUT, DAMAGED, OR ALTERED DURING DEMOLITION, REPAIR OR REPLACE IN KIND TO A CONDITION AS GOOD AS EXISTED BEFORE CONSTRUCTION WAS STARTED AT NO EXTRA COST TO OWNER.
7. CONTRACTOR ACKNOWLEDGES THAT THEY HAVE THOROUGHLY INFORMED THEMSELF REGARDING REQUIREMENTS OF DRAWINGS, SPECIFICATIONS, AND REGULATIONS PERTAINING TO THE PROJECT. SPECIFICATIONS AND DRAWINGS ARE COMPLEMENTARY. WHAT IS CALLED BY ONE IS AS BINDING AS IF CALLED FOR BY ALL. THE CONTRACTOR IS TO FAMILIARIZE THEMSELF WITH THE SITE AND COMPARE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATION WITH WORK TO BE PERFORMED BY THE CONTRACTOR, INCLUDING TOPOGRAPHY, APPROACHES AND IMPROVEMENTS ON OR ABOUT THE SITE.
8. REMOVE DEMOLISHED MATERIAL (NOT TO BE REUSED) FROM SITE AS WORK PROGRESSES. DO NOT PERMIT DEBRIS TO ACCUMULATE ON SITE.
9. NOTIFY THE ENGINEER AND THE OWNER A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY SERVICES, UTILITIES OR ACCESS.
10. PROVIDE NOISE AND DUST ABATEMENT AS REQUIRED TO PREVENT CONTAMINATION OF ADJACENT AREAS.
11. WHERE SPECIFIED, PRESERVE IN OPERATING CONDITION ALL ACTIVE UTILITIES AND SERVICES TRANSVERSING OR WITHIN THE PROJECT SITE. PROTECT ALL PROPERTY AND APPURTENANCES TO REMAIN. DEMOLITION CONTRACTOR SHALL HAVE ALL SALVAGE RIGHTS EXCEPT FOR BASE ROCK AND CRUSHED CONCRETE WHICH SHALL REMAIN THE PROPERTY OF THE OWNER.
12. BEFORE COMMENCING THE WORK, VERIFY WITH THE OWNER ALL OBJECTS TO BE REMOVED AND ALL OBJECTS TO BE PRESERVED. THE DRAWING MAY NOT SHOW ALL OBJECTS EXISTING ON THE SITE.
13. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
14. ALL BACKFILLING OF THE FOOTING, EXCAVATION, TRENCHING, HOLES, OVER EXCAVATION, ETC. DURING DEMOLITION SCOPE OF WORK SHALL BE BACKFILLED AND RECOMPACTED TO 90% RELATIVE COMPACTION PER ASTM D-1557, LATEST EDITION. THE COMPACTION OF ALL EXCAVATIONS GREATER THAN 5 FEET IN DEPTH SHALL BE 95% RELATIVE COMPACTION.
15. ALL A.C. PAVEMENT, CONCRETE AND BASE ROCK SHALL BE CRUSHED, SALVAGED AND STOCKPILED FOR USE ON-SITE AS FILL MATERIAL. ALL REMOVAL, CRUSHING AND STOCKPILING SHALL BE INSPECTED, TESTED AND APPROVED.
16. IN GENERAL, FILL MATERIAL SHALL NOT CONTAIN CLUMPS LARGER THAN 6 INCHES IN ITS GREATEST DIMENSION WITH NO MORE THAN 15% LARGER THAN 2.5 INCHES.

# DEMOLITION NOTES (CONT.)

17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT FROM DAMAGE THROUGHOUT THE COURSE OF CONSTRUCTION OF ALL BUILDINGS AND SITE FEATURES ITEMS SUCH AS, BUT NOT LIMITED TO CATCH BASINS, CONDUIT, TELEPHONE AND POWER POLES, FENCING, RETAINING WALLS, GAS LINES, OIL LINES, GASOLINE LINES, FIRE AND WATER SERVICE ASSEMBLIES, CONCRETE CURB, GUTTER AND SIDEWALK, TREES, BUSHES AND PLANT MATERIAL, ETC. BOTH ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL PROVIDE ALL REPAIRS, MAINTENANCE, SHORING, SUPPORT, ETC. TO MAINTAIN ALL FEATURES DESIGNATED TO REMAIN IF DAMAGED. NOTIFY ARCHITECT/ENGINEER IF ANY DISCREPANCIES EXIST OR IF CLARIFICATIONS ARE REQUIRED.
18. COMPLY WITH ALL APPLICABLE REGULATIONS AND SAFETY ORDERS IN EFFECT AT THE CONSTRUCTION SITE. PROTECT OPEN EXCAVATION, TRENCHES, ETC., WITH FENCES, COVERS, BARRICADES OR RAILINGS AS REQUIRED TO MAINTAIN SAFE PEDESTRIAN AND VEHICLE TRAFFIC. MAINTAIN DESIGNATED SITE ACCESS FOR VEHICLE AND PEDESTRIAN TRAFFIC.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE FINISHED CONDITION OF THEIR WORK. BEFORE WORKING OVER BACKFILL OR SIMILAR WORK COMPLETED BY OTHER CONTRACTORS, VERIFY THAT SUCH WORK HAS BEEN PROPERLY BACKFILLED AND COMPACTED. NOTIFY THE ARCHITECT PROMPTLY IN WRITING IF ANY CONDITIONS DO NOT MEET THE PROPER STANDARDS. WITHOUT EXTRA COST TO THE OWNER, ALL FEATURES DAMAGED IN THE PERFORMANCE OF ALL WORK SHALL BE RESTORED TO THE SATISFACTION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION.
20. REMOVE EXISTING STRIPING AS DEPICTED ON THE DEMOLITION PLAN SHEET(S).

SITE WORK

1. ALL UNDERGROUND LINES, CONDUITS AND VAULTS SHALL BE PROTECTED IN-PLACE UNLESS OTHERWISE NOTED.
2. ALL EXISTING ASPHALT CONCRETE (AC) SHALL BE REMOVED FROM THE SITE. AGGREGATE BASE (AB) MAY TO BE REMOVED FROM THE SITE OR MAY BE STOCKPILED TO BE USED AS NON-STRUCTURAL FLATWORK BASE. THE CONTRACTOR MAY ELECT TO TEMPORARILY LEAVE PORTIONS OF THE PAVEMENT TO PROVIDE TEMPORARY ACCESS TO THE CONSTRUCTION AREA AND FOR STAGING; CONTRACTOR SHALL COORDINATE THIS WITH THE CITY INSPECTOR. THE EXISTING PORTLAND CEMENT CONCRETE MAY BE CRUSHED TO MEET CALTRANS SPECIFICATIONS FOR CLASS 2 AGGREGATE BASE AND STOCKPILED FOR FUTURE USE.
3. BACKFILL AND COMPACT EXISTING UNDERGROUND UTILITIES, TRENCHES, VAULT REMOVAL EXCAVATIONS, AND FOOTINGS TO 90% RELATIVE COMPACTION USING ON SITE MATERIALS.
4. ALL MONITORING WELLS SHALL REMAIN IN PLACE AND SHALL BE PROTECTED. ENGINEER SHALL MARK KNOWN WELLS AT TIME OF PROPERTY STAKING. IF ADDITIONAL WELLS ARE DISCOVERED AT TIME OF DEMOLITION, THE OWNER AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
5. NOTIFY THE ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERY OF ANY SUBSURFACE STRUCTURE NOT A PART OF ANY EXISTING BUILDINGS OR SITE WORK.

UTILITIES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
2. ACTIVE OR INACTIVE UTILITIES WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED, RELOCATED, OR ABANDONED AS NOTED. ACTIVE UTILITIES TO REMAIN SHALL BE CAREFULLY LOCATED AND PROTECTED DURING DEMOLITION.
3. ANY UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND REMOVED PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY AND AS APPROVED BY THE CITY OF LOS ALTOS STANDARDS AND REQUIREMENTS.
4. CUT AND CAP SANITARY SEWER AND STORM DRAIN LATERALS WHERE INDICATED. INSTALL MARKER POST. LABEL MARKER WITH "SAN LAT", "STM LAT", ETC., AS APPROPRIATE.
5. ALL UTILITY LINES WITHIN THE PROPOSED BUILDING FOOTPRINT SHALL BE REMOVED IN THEIR ENTIRETY, REGARDLESS OF SIZE.
6. REMOVE PARKING LOT LIGHTING INCLUDING FOUNDATIONS, POLES, FIXTURES AND CONDUIT/CONDUCTORS.

# DEMOLITION NOTES (CONT.)

LANDSCAPING

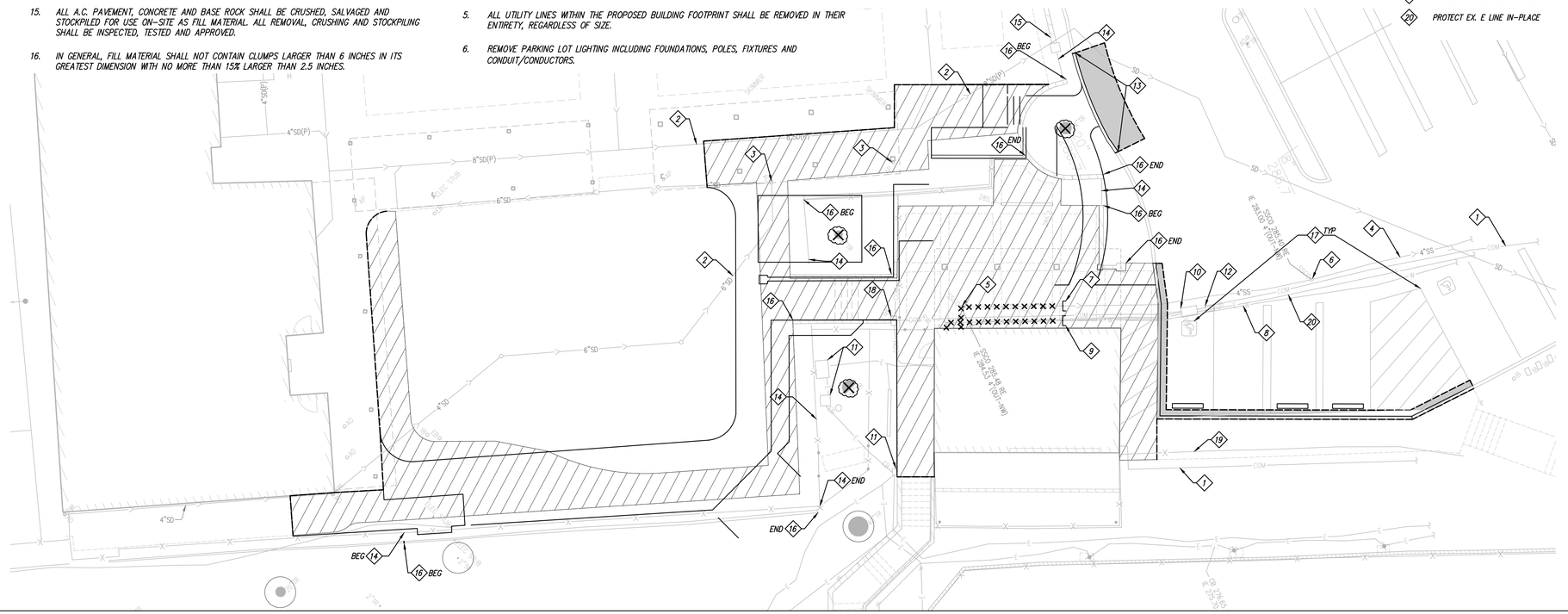
1. SEE TREE REMOVAL AND PROTECTION NOTES THIS SHEET.

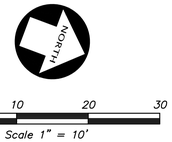
TREE PROTECTION DURING CONSTRUCTION

1. THE GENERAL CONTRACTOR SHALL TAKE THE FOLLOWING STEPS TO PRESERVE AND PROTECT ALL EXISTING TREES SHOWN TO REMAIN:
   A. PRIOR TO COMMENCEMENT OF DEMOLITION, GRADING AND CONSTRUCTION, TEMPORARY FENCING SHALL BE INSTALLED AT THE DRIP LINE OF EACH TREE TO BE PRESERVED. REFER TO DETAIL 11, ON SHEET C1.1, FOR FENCE SPECIFICATIONS. FENCED AREA SHALL NOT BE VIOLATED DURING CONSTRUCTION.
3. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. NO GRADING IS PERMITTED WITHIN THE DRIPLINE OF ANY TREE INDICATED TO REMAIN. NO DEBRIS OR MATERIAL SHALL BE STOCKPILED AROUND THE BASE OF THE NO TRADESMAN SHALL DUMP DEBRIS OR FLUIDS WITHIN THE DRIPLINE OF ANY TREE (PLASTER, PAINT, THINNER, ECT.) ALL TREES SHALL BE FENCED BY THE GENERAL CONTRACTOR TO AVOID COMPACTION OF THE TREE'S ROOT SYSTEM AND DAMAGE TO THE BARK.
4. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE WATERED BY THE GENERAL CONTRACTOR CONTINUOUSLY DURING THE COURSE OF CONSTRUCTION. IF POTABLE WATER IS NOT AVAILABLE ON THE SITE, A WATERING TRUCK SHALL BE EMPLOYED TO ACCOMPLISH THE WATERING.
5. DO NOT DISTURB SURFACE SOIL WITHIN TREE DRIP LINE EXCEPT AS MANDATED BY CONSTRUCTION PLANS.
6. DURING PERIODS OF EXTENDED DROUGHT, SPRAY WASH TREES TO REMOVE ACCUMULATED CONSTRUCTION DUST.
7. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. IF ROOTS ARE ENCOUNTERED WHILE GRADING, CUT THEM CLEANLY WITH A SAW. DO NOT RIP THEM WITH GRADING EQUIPMENT.
8. DO NOT ATTEMPT DEMOLITION OF TREES WITH GRADING EQUIPMENT WHEN TREES THAT ARE TO BE PRESERVED ARE IN THE VICINITY.

TREE REMOVAL NOTES

1. THE LOCATION OF ALL SERVICE RUNS SUCH AS WATER SUPPLY, SEWER, ELECTRICITY, TELEPHONES, CABLE, GAS, STORM DRAIN LINES, SHALL BE ASCERTAINED BEFORE TREE REMOVAL WORK IS STARTED. WHERE SUCH LINES WILL BE AFFECTED BY TREE REMOVAL, OR WHERE TREE REMOVAL MACHINERY WILL BE WORKING NEARBY, LINES SHOULD BE CAREFULLY SEALED OFF, PROTECTED OR DIVERTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE NECESSARY PRECAUTIONARY ACTIONS.
2. REMOVE ONLY THOSE TREES INDICATED ON THIS PLAN TO BE REMOVED. TREES INDICATED TO BE REMOVED SHALL HAVE ALL ROOTS AND STUMP REMOVED TO A DEPTH OF 24" BELOW GRADE.




## LEGEND

- EXISTING CONCRETE SECTION TO BE REMOVED
- EXISTING PAVING, TO BE REMOVED
- SAWCUT LINE
- PIPE CUT AND CAP
- PROTECT TREE IN-PLACE
- REMOVE EX. TREE

## KEY NOTES

1. PROTECT EX. COM LINE IN-PLACE
2. PROTECT EX. SD LINE IN-PLACE
3. RAISE EX. SD AD TO GRADE
4. PROTECT EX. SS LINE IN-PLACE
5. REMOVE EX. SSCO
6. PROTECT EX. SSCO IN-PLACE
7. CAP SS LINE SEE DEMOLITION UTILITIES NOTE #4
8. PROTECT EX. W LINE IN-PLACE
9. INSTALL BLIND FLANGE AT END OF WATER LINE
10. PROTECT EX. ELECTRICAL VAULT IN-PLACE
11. LOWER EX. ELECTRICAL VAULT TO GRADE
12. PROTECT EX. UTILITY VAULT IN-PLACE
13. REMOVE EX. CURB
14. REMOVE EX. FENCE
15. PROTECT EX. WALL IN-PLACE
16. REMOVE EX. WALL
17. REMOVE EX. STRIPING WITH BLACK PAINT
18. RAISE EX. TB TO GRADE
19. PROTECT EX. FENCE IN-PLACE
20. PROTECT EX. E LINE IN-PLACE


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

REGISTERED PROFESSIONAL ENGINEER
DEMETRIOS MATHEOU
CIVIL
STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com


PERMIT NUMBER:
---

PROJECT NAME:
LAGCC

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
matt@deleonrealty.com

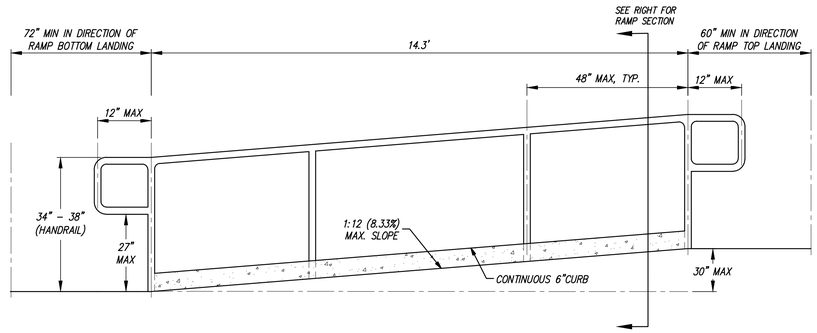
SHEET TITLE:
DEMOLITION PLAN

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| PROJECT NUMBER: | A10145-13 |
| SHEET ISSUE DATE: | 02/21/2025 |
| DRAWN BY: | NM |
| CHECKED BY: | NK |

SHEET NUMBER:
C3.0

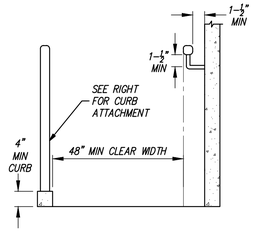
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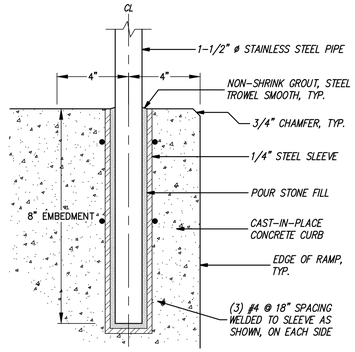



## RAMP & HANDRAIL

NOT TO SCALE




## RAMP SECTION




## CURB ATTACHMENT

1

## KEY NOTES

1. NOT USED
2. RESTRIPE AS STANDARD ACCESSIBLE STALL & AISLE. SEE DETAIL 5 ON SHEET C1.1
3. WHEELSTOP. SEE DETAIL 8 ON SHEET C1.1
4. ACCESSIBLE PARKING SIGN. SEE NOTE 3 ON THIS SHEET, & DETAIL 6 ON SHEET C1.1
5. TRUNCATED DOMES. SEE DETAIL 9 ON SHEET C1.1
6. CONCRETE CURB. SEE DETAIL 1 ON SHEET C1.1
7. FLUSH CONCRETE CURB. SEE DETAIL 2 ON SHEET C1.1
8. HANDRAILS. SEE ARCHITECTURAL PLAN FOR DETAIL.
9. RAMP & HANDRAILS. SEE DETAIL 1 ON THIS SHEET.
10. STAIRS. SEE ARCHITECTURAL PLAN FOR DETAIL.
11. SPA. SEE ARCHITECTURAL PLAN FOR DETAILS.

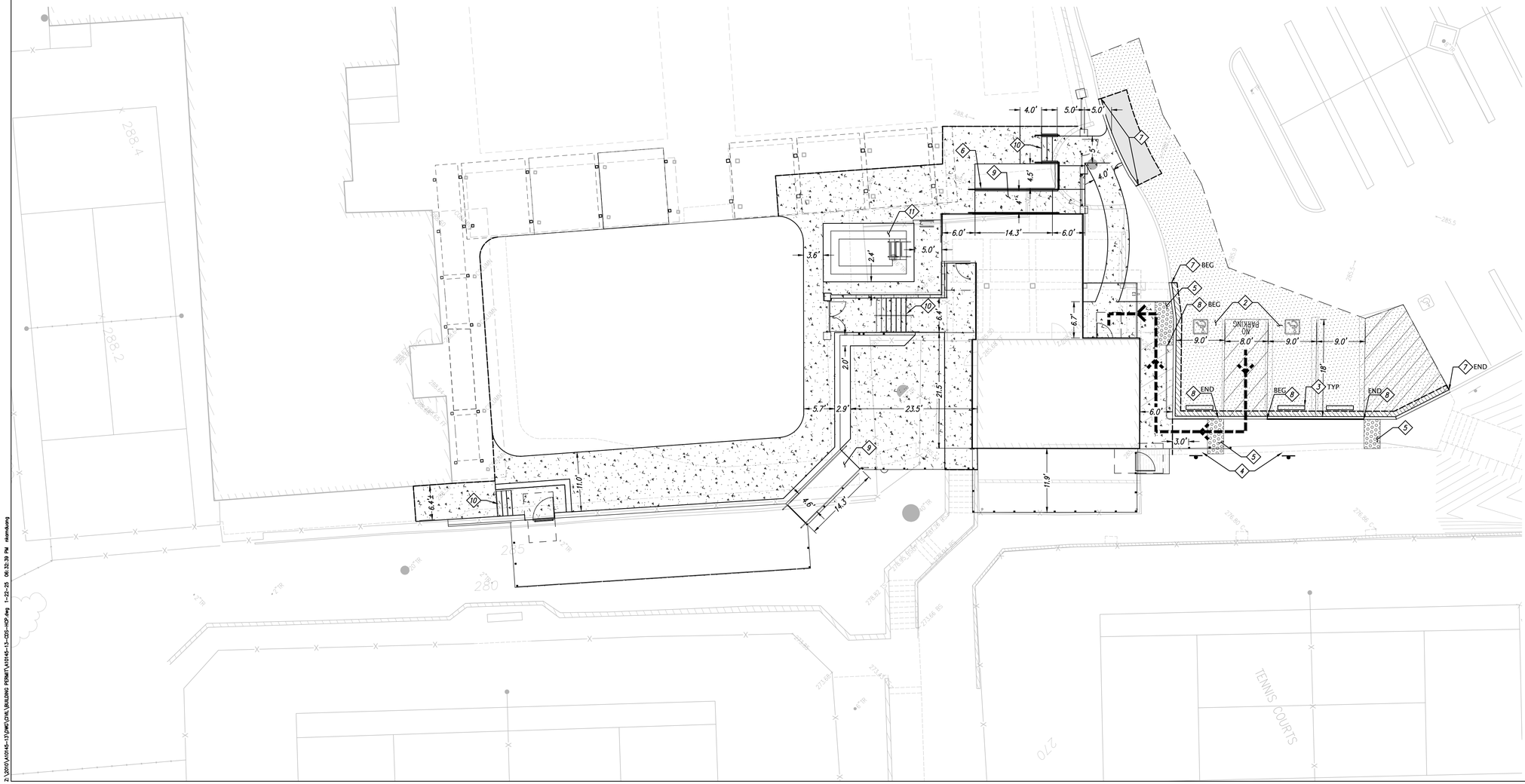
## LEGEND

- ASPHALT PAVEMENT — MATCH EX. SECTION.
- AC PLUG — 12" MINIMUM ASPHALT DEPTH
- AC GRIND & OVERLAY
- PEDESTRIAN CONCRETE: 4" PCC OVER 4" CLASS II AB @ 95% RELATIVE COMPACTION PER GEOTECH REPORT
- TRUNCATED DOMES — SEE DETAIL 9 ON SHEET C1.1
- FENCE
- SAWCUT
- HANDRAIL
- ACCESSIBLE PATH OF TRAVEL

NORTH

0 10 20 30

Scale 1" = 10'




BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

REGISTERED PROFESSIONAL ENGINEER — NIKI MARIOS MATTHEOU — CIVIL — STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PERMIT NUMBER:
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LAGCC

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1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
matt@deleonrealty.com

SHEET TITLE:
OVERALL SITE PLAN

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|---|---|
| PROJECT NUMBER: | A10145-13 |
| SHEET ISSUE DATE: | 02/21/2025 |
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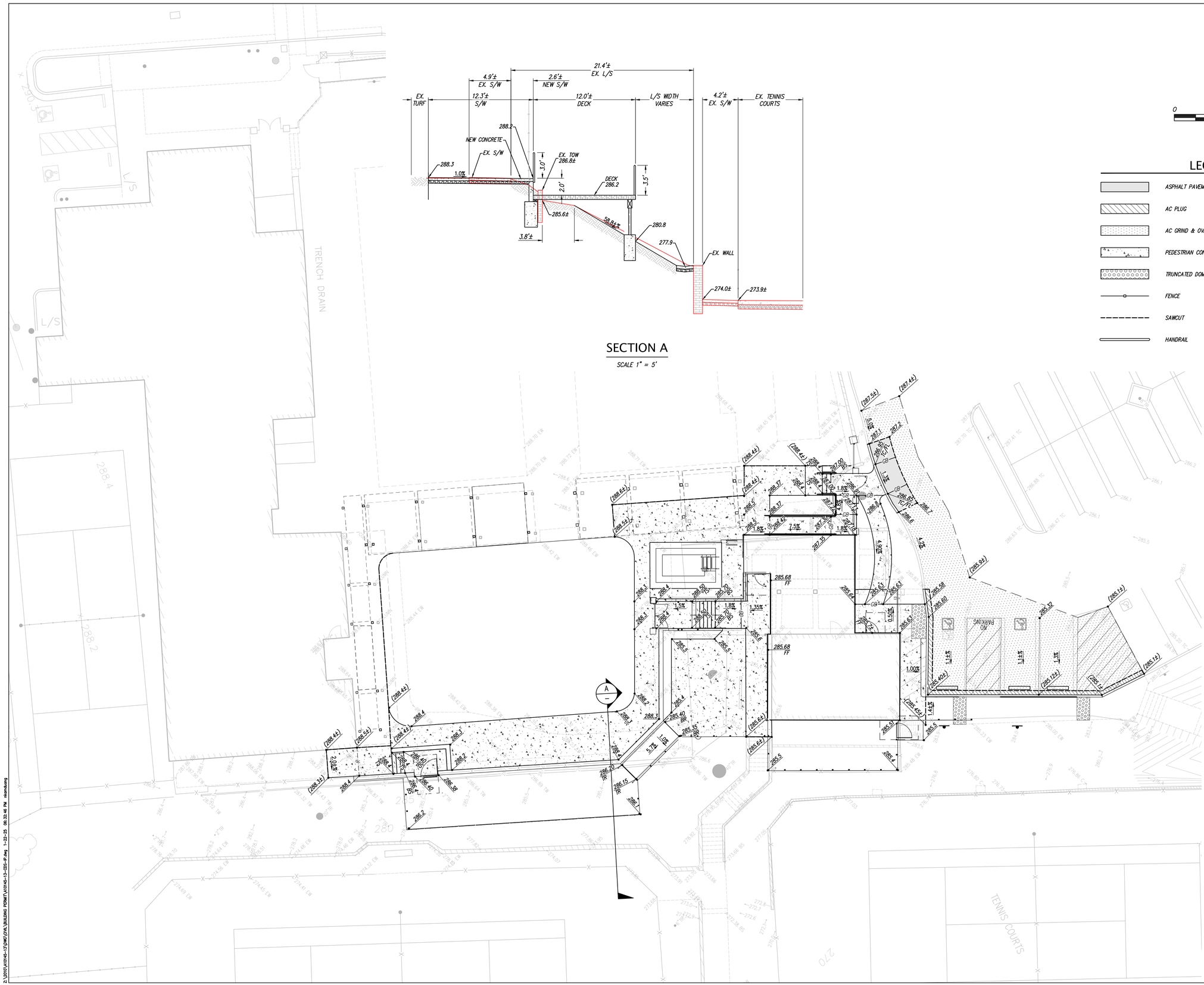
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C4.0

SCALE: AS SHOWN

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## SECTION A

SCALE 1" = 5'




## LEGEND

| | | |
|---|---|---|
| | ASPHALT PAVEMENT | MATCH EX. SECTION. |
| | AC PLUG | 12" MINIMUM ASPHALT DEPTH |
| | AC GRIND & OVERLAY | SEE SHEET C4.0 |
| | PEDESTRIAN CONCRETE | SEE SHEET C4.0 |
| | TRUNCATED DOMES | SEE DETAIL 9 ON SHEET C1.1 |
| | FENCE | |
| | SAWCUT | |
| | HANDRAIL | |

BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

REGISTERED PROFESSIONAL ENGINEER
ALEXANDROS MATHEOU
CIVIL
STATE OF CALIFORNIA

KIER+WRIGHT
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matt@deleonrealty.com

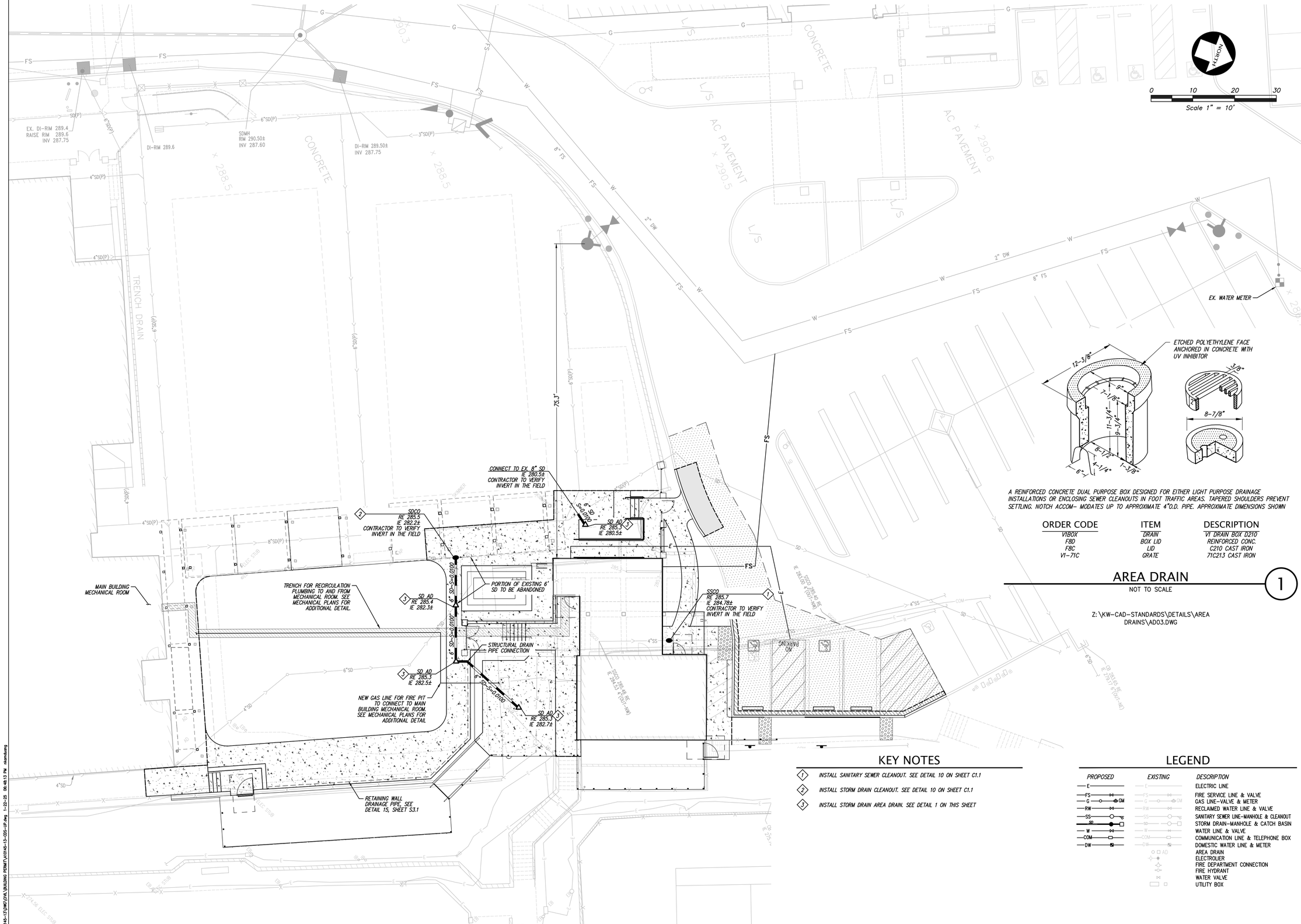
SHEET TITLE:
GRADING & DRAINAGE PLAN

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|---|---|
| PROJECT NUMBER: | A10145-13 |
| SHEET ISSUE DATE: | 02/21/2025 |
| DRAWN BY: | NM |
| CHECKED BY: | NK |

SHEET NUMBER:
C5.0

SCALE: AS SHOWN

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A REINFORCED CONCRETE DUAL PURPOSE BOX DESIGNED FOR EITHER LIGHT PURPOSE DRAINAGE INSTALLATIONS OR ENCLOSING SEWER CLEANOUTS IN FOOT TRAFFIC AREAS. TAPERED SHOULDERS PREVENT SETTLING. NOTCH ACCOM- MODATES UP TO APPROXIMATE 4"O.D. PIPE. APPROXIMATE DIMENSIONS SHOWN

| ORDER CODE | ITEM | DESCRIPTION |
|---|---|---|
| VIBOX | DRAIN | VI DRAIN BOX D210 |
| F8D | BOX LID | REINFORCED CONC. |
| F8C | LID | C210 CAST IRON |
| VI-71C | GRATE | 71C213 CAST IRON |

## AREA DRAIN

NOT TO SCALE

1

Z:\KW-CAD-STANDARDS\DETAILS\AREA DRAINS\AD03.DWG

## KEY NOTES

1. INSTALL SANITARY SEWER CLEANOUT. SEE DETAIL 10 ON SHEET C1.1
2. INSTALL STORM DRAIN CLEANOUT. SEE DETAIL 10 ON SHEET C1.1
3. INSTALL STORM DRAIN AREA DRAIN. SEE DETAIL 1 ON THIS SHEET

## LEGEND

| PROPOSED | EXISTING | DESCRIPTION |
|---|---|---|
| E | E | ELECTRIC LINE |
| FS | FS | FIRE SERVICE LINE & VALVE |
| G GM | G GM | GAS LINE-VALVE & METER |
| RW | RW | RECLAIMED WATER LINE & VALVE |
| SS SSMH | SS SSMH | SANITARY SEWER LINE-MANHOLE & CLEANOUT |
| SD SDMH | SD SDMH | STORM DRAIN-MANHOLE & CATCH BASIN |
| W | W | WATER LINE & VALVE |
| COM | COM | COMMUNICATION LINE & TELEPHONE BOX |
| DW | DW | DOMESTIC WATER LINE & METER |
| | AD | AREA DRAIN |
| | | ELECTROLIER |
| | | FIRE DEPARTMENT CONNECTION |
| | | FIRE HYDRANT |
| | | WATER VALVE |
| | | UTILITY BOX |


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

REGISTERED PROFESSIONAL ENGINEER
ALEXANDROS MATHEOU
CIVIL
STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22
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CLIENT INFORMATION:
LOS ALTOS GOLF AND
COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
matt@deleonrealty.com

SHEET TITLE:
UTILITY PLAN

| | |
|---|---|
| PROJECT NUMBER: | A10145-13 |
| SHEET ISSUE DATE: | 02/21/2025 |
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| CHECKED BY: | NK |

SHEET NUMBER:
C6.0

SCALE: AS SHOWN

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# Heavy Equipment Operation

*Best Management Practices for the Construction Industry*



**Best Management Practices for the**

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

## Doing the Job Right

**Site Planning and Preventive Vehicle Maintenance**

- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ☐ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ☐ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

**Storm water Pollution from Heavy Equipment on Construction Sites**

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible

**Spill Cleanup**

- ☐ Clean up spills immediately when they happen.
- ☐ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills to the appropriate local spill response agencies immediately.
- ☐ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services

# Roadwork and Paving

*Best Management Practices for the Construction Industry*



**Best Management Practices for the**

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

## Doing The Job Right

**General Business Practices**

- ☐ Develop and implement erosion/sediment control plans for roadway embankments.
- ☐ Schedule excavation and grading work during dry weather.
- ☐ Check for and repair leaking equipment.
- ☐ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ☐ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ☐ Do not use diesel oil to lubricate equipment parts or clean equipment.
- ☐ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

**During Construction**

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- ☐ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

**Storm Drain Pollution from Roadwork**

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

- ☐ Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ☐ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ☐ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ☐ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ☐ Avoid over-application by water trucks for dust control.

**Asphalt/Concrete Removal**

- ☐ Avoid creating excess dust when breaking asphalt or concrete.
- ☐ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ☐ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ☐ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

# Fresh Concrete and Mortar Application

*Best Management Practices for the Construction Industry*



**Best Management Practices for the**

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

## Doing The Job Right

**General Business Practices**

- ☐ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ☐ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ☐ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ☐ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ☐ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

**Storm Drain Pollution from Fresh Concrete and Mortar Applications**

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

**During Construction**

- ☐ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ☐ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ☐ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ☐ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ☐ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ☐ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ☐ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

# Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described this drawing sheet.

## Spill Response Agencies

**DIAL 9-1-1**

State Office of Emergency Services Warning Center (24 hours): **800-852-7550**

Santa Clara County Environmental Health Services: (408) 299-6930

## Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
*Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford*

## City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

# Landscaping, Gardening, and Pool Maintenance

*Best Management Practices for the Construction Industry*



**Best Management Practices for the**

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

## Doing The Right Job

**General Business Practices**

- ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ☐ Schedule grading and excavation projects during dry weather.
- ☐ Use temporary check dams or ditches to divert runoff away from storm drains.
- ☐ Protect storm drains with sandbags or other sediment controls.
- ☐ Re-vegetation is an excellent form of erosion control for any site

**Landscaping/Garden Maintenance**

- ☐ Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- ☐ In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

**Storm Drain Pollution From Landscaping and Swimming Pool Maintenance**

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- ☐ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- ☐ In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

**Pool/Fountain/Spa Maintenance**

**Draining Pools Or Spas**

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

- ☐ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ☐ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- ☐ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

**Filter Cleaning**

- ☐ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ☐ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

# Painting and Application of Solvents and Adhesives

*Best Management Practices for the Construction Industry*



**Best Management Practices for the**

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

## Doing The Job Right

**Handling Paint Products**

- ☐ **Keep all liquid paint products and wastes away from the gutter, street, and storm drains.** Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- ☐ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- ☐ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- ☐ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

**Storm Drain Pollution from Paints, Solvents, and Adhesives**

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

**Painting Cleanup**

- ☐ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.**
- ☐ For **water-based paints**, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For **oil-based paints**, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

**Paint Removal**

- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

**Recycle/Reuse Leftover Paints Whenever Possible**

- ☐ Recycle or donate excess **water-based (latex) paint,** or return to supplier.
- ☐ Reuse leftover **oil-based paint.** Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ☐ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.



**Los Altos Municipal Code Requirements**

**Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges**

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

**Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.**

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

**Criminal and judicial penalties can be assessed for non-compliance.**

# General Construction And Site Supervision

*Best Management Practices For Construction*



**Best Management Practices for the**

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

**Storm Drain Pollution from Construction Activities**

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

**As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.**

## Doing The Job Right

**General Principals**

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, storm drains and drainage channels.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

**Advance Planning To Prevent Pollution**

- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Manual*, available from the Regional Water Quality Control Board, as a reference.
- ☐ Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ☐ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

**Good Housekeeping Practices**

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ☐ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- ☐ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

**Materials/Waste Handling**

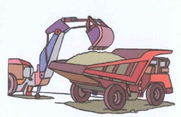
- ☐ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ☐ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

**Permits**

- ☐ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

# Earth-Moving And Dewatering Activities

*Best Management Practices for the Construction Industry*



**Best Management Practices for the**

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

## Doing The Job Right

**General Business Practices**

- ☐ Schedule excavation and grading work during dry weather.
- ☐ Perform major equipment repairs away from the job site.
- ☐ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment.

**Practices During Construction**

- ☐ Remove existing vegetation only when absolutely necessary. Plant *temporary* vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.

**Storm Drain Pollution from Earth-Moving Activities and Dewatering**

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site *and* slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

**Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.**

- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

**Dewatering Operations**

***1. Check for Toxic Pollutants***

- ☐ Check for odors, discoloration, or an oily sheen on groundwater.
- ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ☐ If contamination is suspected, have the water tested by a certified laboratory.
- ☐ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

***2. Check for Sediment Levels***

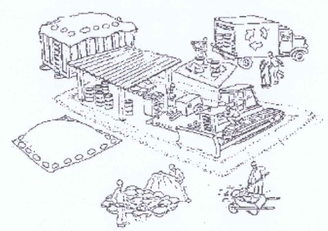
- ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ☐ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

# Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

## Best Management Practices for the Construction Industry

**Santa Clara Urban Runoff Pollution Prevention Program**



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|---|---|---|---|
| DESIGNED BY: LARRY LIND | APPROVED BY: CITY OF LOS ALTOS | | DATE: OCTOBER, 2003 |
| DRAWN BY: VICTOR CHEN | CITY ENGINEER | 48056 R.C.E. | SCALE: N.T.S. |
| CHECKED BY: JIM GUSTAFSON | SHEET | OF SHEETS | DRAWING NO: |


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com


PERMIT NUMBER: ---

PROJECT NAME: LAGCC

PROJECT ADDRESS: 1560 COUNTRY CLUB DRIVE LOS ALTOS, CA 94024

CLIENT INFORMATION: LOS ALTOS GOLF AND COUNTRY CLUB 1560 COUNTRY CLUB DRIVE LOS ALTOS, CA 94024 (650) 947-3110 matt@deleonrealty.com

SHEET TITLE: CLEAN BAY BLUEPRINT

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| PROJECT NUMBER: | A10145-13 |
| SHEET ISSUE DATE: | 02/21/2025 |
| DRAWN BY: | NM |
| CHECKED BY: | NK |

SHEET NUMBER: C7.0

SCALE: AS SHOWN

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## ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| @ | AT | EST | ESTIMATE | OWJ | OPEN WEB JOIST |
| Ø | DIAMETER | EW | EACH WAY | PAF | POWDER ACTUATED FASTENER |
| # | NUMBER OR POUNDS | EX | EXISTING | PJP | PARTIAL JOINT PENETRATION |
| | | EXT | EXTERIOR | PL | PLATE |
| AB | ANCHOR BOLTS | | | PLF | POUNDS PER LINEAR FOOT |
| AGG | AGGREGATE | FF | FINISH FLOOR | PLY | PLYWOOD |
| ALT | ALTERNATE | FG | FINISH GRADE | PSF | POUNDS PER SQUARE FOOT |
| ARCH | ARCHITECT | FN | FIELD NAILING | PSI | POUNDS PER SQUARE INCH |
| | | FND | FOUNDATION | PTDF | PRESSURE TREATED DOUGLAS FIR |
| BLDG | BUILDING | FTG | FOOTING | | |
| BLK | BLOCK | | | RAD | RADIUS |
| BN | BOUNDARY NAILING | GA | GAUAGE | REINF | REINFORCEMENT |
| BM | BEAM | GALV | GALVANIZED | REQD | REQUIRED |
| BOT | BOTTOM | GLB | GLULAM BEAM | REV | REVISION |
| BSMT | BASEMENT | GR | GRADE | | |
| | | | | SAD | SEE ARCHITECTURAL DRAWINGS |
| CBC | CALIFORNIA BUILDING CODE | HDG | HOT DIPPED GALVANIZED | SCD | SEE CIVIL DRAWINGS |
| CC | CENTER TO CENTER | HDR | HEADER | SCHED | SCHEDULE |
| CJ | CEILING JOIST | HGR | HANGER | SECT | SECTION |
| CLG | CEILING | HORIZ | HORIZONTAL | SHT | SHEET |
| CLR | CLEAR | HSB | HIGH STRENGTH BOLT | SIM | SIMILAR |
| COL | COLUMN | HT | HEIGHT | SHTHG | SHEATHING |
| CMU | CONCRETE MASONRY UNIT | HSS | HOLLOW STRUCTURAL SECTION | SMS | SHEET METAL SCREW |
| CJP | COMPLETE JOINT PENETRATION | | | SOG | SLAB ON GRADE |
| CONC | CONCRETE | ID | INSIDE DIAMETER | SS | STAINLESS STEEL |
| CONT | CONTINUOUS | INCL | INCLUDING | STIFF | STIFFENER |
| CTRD | CENTERED | | | STL | STEEL |
| CSK | COUNTERSUNK | LAT | LATERAL | STRUCT | STRUCTURAL |
| | | LL | LIVE LOAD | SYM | SYMMETRICAL |
| DBL | DOUBLE | LLH | LONG LEG HORIZONTAL | SWS | SHEARWALL SCHEDULE |
| DET | DETAIL | LLV | LONG LEG VERTICAL | | |
| DF | DOUGLAS FIR | LWT | LIGHTWEIGHT | T&B | TOP AND BOTTOM |
| DIAG | DIAGONAL | | | T&G | TONGUE AND GROOVE |
| DIA | DIAMETER | MAT | MATERIAL | THK | THICKNESS |
| DIM | DIMENSION | MAX | MAXIMUM | TOF | TOP OF FOOTING |
| DO | DITTO | MB | MACHINE BOLT | TOS | TOP OF STEEL |
| DWG | DRAWINGS | MECH | MECHANICAL | THRD | THREADED |
| | | MFR | MANUFACTURER | THRU | THROUGH |
| (E) | EXISTING | MIN | MINIMUM | TN | TOENAIL |
| EA | EACH | MISC | MISCELLANEOUS | TWS | THREADED WELDED STUD |
| EE | EACH END | | | TYP | TYPICAL |
| EF | EACH FACE | (N) | NEW | | |
| EL | ELEVATION | NOM | NOMINAL | UON | UNLESS OTHERWISE NOTED |
| EMBED | EMBEDMENT | NS | NEAR SIDE | | |
| ENG | ENGINEER | NTS | NOT TO SCALE | VERT | VERTICAL |
| EN | EDGE NAILING | | | VIF | VERIFY IN FIELD |
| EOR | ENGINEER OF RECORD | oc | ON CENTER | | |
| EQUIV | EQUIVALENT | OD | OUTSIDE DIAMETER | w/ | WITH |
| EQ | EQUAL | OPNG | OPENING | WF | WIDE FLANGE |
| ES | EACH SIDE | OPP | OPPOSITE | WT | WEIGHT |
| | | | | WWF | WELDED WIRE FABRIC |

## SYMBOLS


GRIDLINES


DETAIL REFERENCE
SHEET REFERENCE


CONCRETE


EARTH


GRAVEL


X'-XX"
SHEARWALL TYPE & MINIMUM LENGTH


CONTINUOUS WOOD MEMBER
OR POST ABOVE & BELOW


BLOCKING or POST BELOW


POST ABOVE


STEEL BEAM


WOOD STUD WALL BELOW


WOOD STUD WALL ABOVE



SIMPSON STRONG-TIE HANGER

## GENERAL

1. THE INTENT OF THESE DRAWINGS IS TO SHOW ALL ITEMS NECESSARY TO COMPLETE THE CONSTRUCTION FOR THE STRUCTURAL PORTIONS OF THIS BUILDING.
2. WHERE SOME FEATURES OF CONSTRUCTION ARE NOT ENTIRELY SHOWN, THEIR CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR ELEMENTS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE & ALL LOCAL JURISDICTION AMENDMENTS.
4. DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY.
5. TYPICAL DETAILS AND NOTES SHOWN ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR OTHERWISE NOTED.
6. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. THE DESIGN AND CONSTRUCTION OF ALL SHORING, BRACING, AND FORM WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL CHECK, FIELD VERIFY, AND COORDINATE, AS REQUIRED, ALL DIMENSIONS AND RECOMMENDATIONS WITHIN THESE DRAWINGS, AND BETWEEN THESE DRAWINGS AND DOCUMENTS PREPARED BY OTHER CONSULTANTS, INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL DRAWINGS, CIVIL DRAWINGS, GEOTECHNICAL RECOMMENDATIONS, EXISTING SITE CONDITIONS, ETC. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT & EOR PRIOR TO BEGINNING WORK ON AREAS OF WORK AFFECTED BY THESE DISCREPANCIES
8. DRAINAGE AND WATERPROOFING SYSTEMS ARE NOT PART OF THESE DRAWINGS AND SHALL BE DESIGNED BY OTHERS AS REQUIRED.

**DESIGN LOADS**

| GENERAL | | EARTHQUAKE LOAD | |
|---|---|---|---|
| BUILDING CODE | 2022 CALIFORNIA BUILDING CODE | IMPORTANCE FACTOR | $I_e$ = 1.0 |
| RISK CATEGORY | II | SITE CLASS | D |
| DEAD LOAD | | DESIGN CATEGORY | E |
| ROOF | 27 PSF | SPECTRAL ACCELERATIONS | $S_s$ = 2.25, $S_1$ = 0.816 |
| FIRST FLOOR | 15 PSF | DESIGN ACCELERATIONS | $S_{DS}$ = 1.80, $S_{D1}$ = 0.925 |
| | | | |
| LIVE LOAD | | RESPONSE MODIFICATION COEFFICIENT | R = 6.5 (LIGHT-FRAMED SHEATHED WALLS) |
| ROOF | 20 PSF | ANALYSIS PROCEDURE USED | EQUIVALENT LATERAL FORCE |
| TYPICAL FLOOR (DECK) | 40 PSF (60 PSF) | SEISMIC RESPONSE COEFFICIENT | $C_s$ = 0.277 |
| WIND LOAD | | REDUNDANCY FACTOR | $\rho$ = 1.3 |
| DESIGN WIND SPEED | 92 MPH | | |
| DESIGN PROCEDURE | DIRECTIONAL PROCEDURE | | |
| EXPOSURE CATEGORY | B | | |
| DIRECTIONALITY FACTOR | $K_d$ = 0.85 | | |
| TOPOGRAPHIC FACTOR | $K_{zt}$ = 1.0 | | |

## FOUNDATIONS

1. BKG STRUCTURAL ENGINEERS IS NOT RESPONSIBLE FOR THE SUPPORTING SOILS. THE FOUNDATION DESIGN IS BASED UPON A GEOTECHNICAL REPORT PREPARED BY SILICON VALLEY SOIL ENGINEERING, 1916 O'TOOLE WAY, SAN JOSE, CALIFORNIA 95131 PH:408-324-1400, AND DATED APRIL 15, 2024 (FILE NUMBER SV10718). ALL FOUNDATION EXCAVATION, EARTHWORK, SITE PLACEMENT OF CONCRETE, DRAINAGE, ETC. SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. GEOTECHNICAL CONSTRUCTION OBSERVATION SHALL BE PERFORMED AS SPECIFIED IN THE GEOTECHNICAL REPORT.
2. THE ALLOWABLE SOIL BEARING PRESSURE USED IS 2500 PSF (DEAD + LIVE LOADS) WITH A ONE-THIRD ADDITIONAL INCREASE FOR SHORT TERM LOADING (WIND OR SEISMIC). ALLOWABLE RESISTIVE LATERAL EARTH PRESSURE (PASSIVE) USED IS 250 PCF WITH THE TOP FOOT OF SOIL NEGLECTED.
3. THE ALLOWABLE SOIL SKIN FRICTION FOR CONCRETE PIERS IS 600 PSF (DEAD + LIVE LOADS) WITH A ONE-THIRD ADDITIONAL INCREASE FOR SHORT TERM LOADING (WIND OR SEISMIC). ALLOWABLE RESISTIVE LATERAL EARTH PRESSURE (PASSIVE) USED IS 250 PCF WITH THE TOP FOOT OF SOIL NEGLECTED.
4. ALL FOUNDATION ELEMENTS SHALL BE SUPPORTED ON COMPETENT MATERIAL. IN THE EVENT THE CONTRACTOR HAS REASON TO BELIEVE THAT THE SUPPORTING SOIL MAY NOT BE COMPETENT TO SUPPORT THE PROPOSED BUILDING STRUCTURE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER BEFORE PROCEEDING WITH ANY FURTHER WORK.
5. ALL EXCAVATIONS SHALL BE CLEAN OF ALL DEBRIS, AND ALL STANDING WATER SHALL BE REMOVED.
6. SHALLOW FOUNDATION ELEMENTS SHALL BE STEPPED WHERE THE BOTTOM OF FOOTING IS AT A SLOPE GREATER THAN 10:1 (HORIZONTAL:VERTICAL)

## REINFORCED CONCRETE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301: SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS. ALL STRUCTURAL CONCRETE SHALL COMPLY WITH THE PROVISIONS OF ACI 318-19.
2. ALL CONCRETE, AT A MINIMUM, SHALL CONFORM TO THE FOLLOWING:
   - ALL CONCRETE SHALL BE NORMAL-WEIGHT (150 PCF) AND READY-MIXED
   - ALL AGGREGATE SHALL CONFORM TO ASTM C33. COARSE AGGREGATE SHALL BE A MINIMUM OF 3/4", UNLESS A SMALLER PUMP MIX IS APPROVED BY THE ENGINEER PRIOR TO THE ORDERING AND PLACEMENT OF CONCRETE
   - ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE II
   - THE WATER TO CEMENT RATIO SHALL NOT EXCEED 0.45
   - THE MEASURED SLUMP SHALL BE 4 INCHES +/- 1"
   - ALL WATER SHALL BE POTABLE, CLEAN, AND NOT DETRIMENTAL TO THE CONCRETE
   - ENTRAINED AIR CONTENT SHALL NOT EXCEED 3% WHERE A TROWEL FINISH WILL BE APPLIED
   - MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE 3,000 PSI (SPECIAL INSPECTION REQUIRED)
   - 25% FLYASH OR SLAG IS ACCEPTABLE AS A CEMENT SUBSTITUTE. IF A GREATER PERCENTAGE IS NEEDED, CONTACT EOR.
   - CARE SHALL BE TAKEN BY THE CONTRACTOR DURING THE CURING PROCESS TO MINIMIZE TEMPERATURE / SHRINKAGE CRACKING PARTICULARLY WHEN USING LOW CARBON CEMENT.
3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 (#3 BARS MAY BE GRADE 40), EXCEPT WHERE WELDING OF REINFORCEMENT IS SHOWN ON THESE DRAWINGS IN WHICH CASE THE REINFORCING SHALL CONFORM TO ASTM A706. ALL REINFORCEMENT SHALL BE HELD SECURELY IN POSITION WITH DEVICES AND/OR TIES TO PREVENT DISPLACEMENT DURING PLACEMENT OF CONCRETE.
4. REINFORCEMENT SHALL NOT BE WELDED EXCEPT WHERE SPECIFICALLY SHOWN ON THESE DRAWINGS.
5. ALL DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF MAIN BARS, TIES, ETC. (CLEAR COVER). CONCRETE COVERAGE SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

| TYPE OF CONCRETE | CLEAR COVER UNO (INCHES) |
|---|---|
| CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH OR WEATHER | 3" |
| EXPOSED TO EARTH OR WEATHER BUT CAST IN FORMS | |
| #5 BARS AND SMALLER | 1 1/2" |
| #6 BARS AND LARGER | 2" |
| NOT EXPOSED TO EARTH OR WEATHER | |
| SLABS AND WALLS | 3/4" |
| BEAMS AND COLUMNS | 1 1/2" |

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING WITH ALL TRADES THE LOCATION OF ANY ELEMENTS TO BE EMBEDDED IN OR PENETRATING CONCRETE PRIOR TO THE PLACEMENT OF CONCRETE. NO PIPES, DUCTS, OR BLOCKOUTS SHALL BE PLACED IN CONCRETE SLABS OR WALLS UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED LOCATIONS OF CONSTRUCTION JOINTS TO THE ENGINEER AND ARCHITECT FOR APPROVAL PRIOR TO PLACING CONCRETE.
8. ALL HARDENED SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS, OR OTHER FOREIGN MATERIALS AND SHALL BE ROUGHENED TO A MINIMUM AMPLITUDE OF 1/4" PRIOR TO PLACING CONCRETE.
9. DO NOT REMOVE ANY CONCRETE FORMS UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO SUPPORT ITS OWN WEIGHT AND CONSTRUCTION LIVE LOADS WITHOUT DAMAGE TO THE STRUCTURE.

## POST-INSTALLED EPOXY ANCHORS

1. WHERE EPOXY IS INDICATED ON THESE DRAWINGS, EPOXY SHALL BE SET-3G (ICC-ES ESR #4507) AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
2. ALL EPOXY SHALL BE INSTALLED PER MANUFACTURER'S APPROVED ICC REPORT, AND THE APPROVED REPORT SHALL BE KEPT ON THE JOBSITE AT ALL TIMES FOR REFERENCE BY INTERESTED PARTIES.
3. THE CONTRACTOR SHALL CAREFULLY READ THE ICC REPORT FOR CORRECT INSTALLATION INSTRUCTIONS. EPOXY INSTALLATION REQUIRES SPECIAL INSPECTION EXCEPT EPOXY TO BE USED FOR SHEAR DOWELS BETWEEN (E) AND (N) FOUNDATION ELEMENTS DOES NOT REQUIRE SPECIAL INSPECTION UNLESS OTHERWISE REQUIRED BY THE BUILDING DEPARTMENT.

## STRUCTURAL STEEL

1. FABRICATION AND ERECTION OF ALL STEEL USED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH AISC 360-16: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, UNLESS OTHERWISE NOTED ON THESE PLANS.
2. ALL WELDER QUALIFICATION REQUIREMENTS, AND WELDING PROCEDURES SHALL BE IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE (AISC 303-10), AWS D1.1, AND WHERE REQUIRED, AWS D1.8. ALL WELDING SHALL BE DONE BY CERTIFIED WELDER, WITH CURRENT CERTIFICATIONS FOR THE TYPE OF WELD AND WELDING POSITION REQUIRED. ALL ELECTRODES SHALL BE E70XX UNLESS OTHERWISE NOTED OR APPROVED.
3. DO NOT WELD ANY STRUCTURAL STEEL MEMBER OR CONNECTION UNLESS IT IS EXPLICITLY SHOWN ON THESE DRAWINGS.
4. ALL MISC STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, UNLESS OTHERWISE NOTED ON THESE PLANS. ALL HSS SECTIONS SHALL CONFORM TO ASTM A500 GRADE C, AND ALL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992 GRADE 50.
5. ALL HIGH-STRENGTH BOLTS SHALL BE ASTM F3125 GRADE A325 (THREADS NOT EXCLUDED), UNLESS OTHERWISE NOTED. ALL BOLTS USED FOR ERECTION AND WOOD CONNECTIONS SHALL BE ASTM A307, UNLESS OTHERWISE NOTED. ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36.
6. ALL BOLT HOLES SHALL BE STANDARD SIZE IN ACCORDANCE WITH AISC SPECIFICATION FOR STRUCTURAL JOINTS UNLESS OTHERWISE NOTED ON THESE PLANS. ALL BOLTS FOR EXTERIOR USE SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153, CLASS C.
7. PENETRATIONS THROUGH STRUCTURAL STEEL MEMBERS ARE NOT ALLOWED UNLESS THEY ARE SPECIFICALLY DETAILED ON THESE PLANS.
8. ALL STRUCTURAL STEEL SHALL BE DELIVERED WITH A MINIMUM OF ONE COAT OF SHOP APPLIED PRIMER EXCEPT AT SURFACES WHERE HIGH-STRENGTH BOLTS WILL BE APPLIED, WHERE FIREPROOFING WILL BE APPLIED, OR WHERE STEEL WILL BE EMBEDDED IN CONCRETE. ALL EXTERIOR STRUCTURAL STEEL SHALL BE HOT-DIP GALVANIZED or STAINLESS STEEL.
9. USE NON-SHRINK GROUT UNDER ALL COLUMN BASES, UNLESS OTHERWISE NOTED ON THESE PLANS. GROUT SHALL MANUFACTURED BY FIVE STAR GROUT, MASTER BUILDERS, SIKA OR APPROVED EQUAL.
10. THE CONTRACTOR SHALL SUBMIT STEEL SHOP DRAWINGS SHOWING THE FABRICATION AND ERECTION OF ALL STRUCTURAL STEEL TO BE USED ON THIS PROJECT FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO ORDERING OR INSTALLING THE STRUCTURAL STEEL ELEMENTS.

## STRUCTURAL SUBMITTALS

1. IN ORDER TO VERIFY THAT THE STRUCTURAL DESIGN INTENT OF CERTAIN ELEMENTS IS PROPERLY UNDERSTOOD, SUBMITTALS MAY BE REQUIRED FOR REVIEW AND APPROVAL BY THE EOR. THIS REVIEW SHALL NOT BE CONSIDERED TO BE ALL-ENCOMPASSING, AND WILL BE RESTRICTED TO A BRIEF REVIEW, FOR GENERAL CONFORMANCE WITH THE DESIGN DOCUMENTS. VERIFYING COMPLIANCE WITH ALL REQUIREMENTS OF THESE DESIGN DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.

FOR THIS PROJECT THE FOLLOWING SHALL BE SUBMITTED TO THE EOR FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK RELATED TO THESE ELEMENTS:
- CONCRETE MIX DESIGNS
- ANY REQUESTS FOR SUBSTITUTIONS OR DEVIATIONS FROM THESE DRAWINGS.

## ROUGH CARPENTRY

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH OF THE GRADE INDICATED BELOW OR BETTER, UNLESS OTHERWISE NOTED ON THESE PLANS:

| TYPE OF FRAMING | MINIMUM GRADE |
|---|---|
| 2x HORIZONTAL FRAMING | NO. 2 |
| 4x OR LARGER HORIZONTAL FRAMING | NO. 1 |
| STUDS | NO. 2 |
| 4x POSTS | NO. 1 |
| 5x POSTS OR LARGER | NO. 1 |
| WALL PLATES | NO. 1 |
| WOOD MUDSILLS | PT NO. 2 |

2. ALL NAILS SHALL BE COMMON STEEL WIRE NAILS SIZED AND SPACED AS SPECIFIED ON THESE DRAWINGS. ALL FASTENERS INSTALLED IN PRESSURE-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED.
3. ALL WOOD STRUCTURAL CONNECTORS (JOIST HANGERS, FRAMING CLIPS, ETC.) SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE. OTHER BRANDS SHALL NOT BE USED UNLESS THEY ARE SPECIFICALLY APPROVED BY THE EOR. AT A MINIMUM, Z-MAX FINISH SHALL BE USED FOR ALL STRUCTURAL CONNECTORS IN CONTACT WITH PRESSURE-TREATED LUMBER. WHERE CONNECTORS ATTACH TO PRESSURE-TREATED MUDSILLS IN INTERIOR, DRY CONDITIONS A MINIMUM G90 COATING MAY BE USED WHERE APPROVED BY SIMPSON STRONG-TIE, PROVIDED THE CONNECTOR IS SEPARATED FROM THE PRESSURE TREATED LUMBER BY A WATERPROOF BARRIER (GRACE VYCOR OR APPROVED EQUAL).
4. ALL STUD WALLS SHALL BE FRAMED WITH FULL-HEIGHT STUDS @ 16" oc UNLESS OTHERWISE NOTED ON THESE DRAWINGS.
5. CUTTING, BORING, OR NOTCHING OF GIRDERS, BEAMS, JOISTS, AND OTHER STRUCTURAL ELEMENTS IS NOT ALLOWED UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS OR APPROVED BY THE EOR.
6. HOLES FOR BOLTS IN WOOD SHALL BE DRILLED A MAXIMUM OF 1/16" LARGER THAN BOLT DIAMETER. THE HEADS OF ALL BOLTS AND LAG SCREWS SHALL BE SEPARATED FROM WOOD BY A PROPERLY SIZED METAL WASHER.
7. ALL BOLTS AND SCREWS SHALL BE TIGHTENED AT THE TIME OF ERECTION AND RE-TIGHTENED BEFORE COMPLETION OF WORK OR BEFORE SUCH BOLTS AND SCREWS ARE COVERED BY ELEMENTS MAKING THEM INACCESSIBLE.
8. ALL WOOD IN CONTACT WITH CONCRETE, GROUT, OR MASONRY, SHALL BE PRESSURE-TREATED OR OF A NATURALLY DURABLE SPECIES OF WOOD. ALL PRESSURE-TREATED WOOD SHALL CONFORM TO AWPA STANDARD U1. ALL CUTS / NOTCHES / HOLES IN PRESSURE-TREATED LUMBER SHALL BE PROPERLY TREATED WITH WOOD PRESERVATIVE IN ACCORDANCE WITH AWPA M4. WHERE PRESSURE-TREATED WOOD IS USED IN INTERIOR APPLICATIONS, OR IN THE CRAWLSPACE, THE WOOD PRESERVATIVE SHALL BE RATED FOR INTERIOR USE.
9. MACHINE NAILING SHALL BE SUBJECT TO APPROVAL BY THE EOR AND THE BUILDING DEPARTMENT. ALL MACHINE NAILS SHALL HAVE EQUIVALENT SHANK DIAMETER AND NAIL LENGTH TO THOSE SPECIFIED ON THESE PLANS. MACHINE NAILING WILL NOT BE ALLOWED IF THE CONTRACTOR CAN NOT CONSISTENTLY PREVENT THE NAILHEADS FROM PENETRATING THE OUTER PLYWOOD LAYER MORE THAN NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES CANNOT BE CONSISTENTLY MAINTAINED.
10. USE DOUBLE FLOOR JOISTS UNDER ALL NONBEARING PARTITION WALLS WHEN PARALLEL TO FLOOR FRAMING. USE CONTINUOUS SOLID BLOCKING WHERE FLOOR FRAMING IS PERPENDICULAR.
11. ALL WOOD FRAMING SHALL BE PROPERLY WRAPPED FOR SHIPPING AND PROTECTED FROM THE ELEMENTS UNTIL THEY ARE READY TO BE INSTALLED.
12. SAWN LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION. ALL STRUCTURAL COMPOSITE LUMBER SHALL HAVE A MOISTURE CONTENT LESS THAN 16% AT THE TIME OF INSTALLATION. MOISTURE CONTENT OF SAWN LUMBER SHALL BE CHECKED PRIOR TO CLOSE-IN TO CONFIRM MOISTURE CONTENT DOES NOT EXCEED STATED VALUES OR EXCEED CALGREEN REQUIREMENTS. CONTRACTOR SHALL PROVIDE ALLOWANCE FOR DIFFERENTIAL SHRINKAGE OF LUMBER.
13. SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS, RAFTERS, AND BEAMS AT ALL POINTS OF SUPPORT UNLESS THE JOIST, RAFTER, OR BEAM IS OTHERWISE PREVENTED FROM ROTATION BY THE INSTALLATION OF STEEL HARDWARE, STRAPS, OR BOLTS AS DETAILED ON THESE PLANS.
14. ALL TOP PLATES SHALL BE MADE UP OF (2)-2x MEMBERS, STITCH NAILED TOGETHER WITH A MINIMUM OF (2)-16d NAILS @ 16" oc. SPLICES SHALL BE OFFSET A MINIMUM OF 48" AND NAILED WITH A MINIMUM OF 24 -16D UNLESS OTHERWISE MECHANICALLY FASTENED TO TRANSFER THE ANTICIPATED FORCES ACROSS THE SPLICE.
15. MULTIPLE JOISTS SHALL BE LAMINATED TOGETHER WITH A MINIMUM OF (2)-16D NAILS INSTALLED AT 16" oc. THE NAILS SHALL BE STAGGERED AS REQUIRED TO PREVENT SPLITTING OF THE WOOD.
16. MINIMUM NAILING REQUIREMENTS SHALL BE AS SHOWN IN TABLE 2304.10.1 OF THE 2019 CBC UNLESS OTHERWISE NOTED ON THESE PLANS.
17. All MEMBERS SHALL BE INSTALLED CONTINUOUS, WITHOUT SPLICES, BETWEEN SUPPORT POINTS UNLESS OTHERWISE SHOWN ON THESE DRAWINGS.
18. STRUCTURAL LUMBER SHALL NOT BE RIPPED UNLESS SPECIFICALLY SHOWN ON THESE DRAWINGS.
19. ALL STRUCTURAL COMPOSITE LUMBER SHALL BE MANUFACTURED BY TRUS JOIST AND SHALL CONFORM TO ICC-ES ESR#-1387 UNLESS OTHERWISE APPROVED BY THE EOR. ALL LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM E = 2,000,000 PSI, Fv = 285 PSI, AND Fb = 2600 PSI. ALL PARALLEL STRAND LUMBER (PSL) SHALL HAVE A MINIMUM E = 2,200,000 PSI, Fv = 290 PSI, AND Fb = 2900 PSI.
20. AT RIDGE CONDITIONS CONTRACTOR TO PROVIDE CS16 STRAP x 4'-0" LENGTH o/ ROOF PLYWOOD @ 6'-0"oc MAX SPACING (PERPENDICULAR TO RIDGE JOINING OPPOSITE RAFTERS).

## STRUCTURAL SHEATHING

1. ALL STRUCTURAL SHEATHING SHALL BE RATED APA RATED EXPOSURE 1 PLYWOOD UNLESS OTHERWISE NOTED ON THESE DRAWINGS. OSB SHALL NOT BE USED UNLESS APPROVED BY THE EOR.
2. ALL EXTERIOR WALLS, WHETHER COVERED WITH FINISHES OR NOT, SHALL BE FIRST COVERED WITH PLYWOOD AND NAILED WITH A MINIMUM OF 10d NAILS @ 6" oc ALONG ALL EDGES AND 12" oc FIELD NAILING.
3. ALL PLYWOOD SHALL BE INSTALLED WITH SHEETS CENTERED ACCURATELY OVER SUPPORTING MEMBERS. UNLESS OTHERWISE NOTED ON THESE DRAWINGS, LAY GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED A MINIMUM OF 24".
4. MINIMUM WIDTH OF ALL PLYWOOD SHALL BE 2'-0" UNLESS IT IS SUPPORTED & NAILED ON ALL EDGES.
5. USE 3x4 FLAT BLOCKING AT UNSUPPORTED EDGES WHERE BLOCKING IS INDICATED ON THESE DRAWINGS.
6. PROVIDE TONGUE & GROOVE ENDS OR PANEL EDGE CLIPS (ONE MIDWAY BETWEEN EACH JOIST) AT UNSUPPORTED EDGES

## SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE COMPLETED IN CONFORMANCE WITH SECTION 1704 & 1705 OF THE 2022 CBC AND THE APPROVED SPECIAL INSPECTION AGREEMENT, WHERE SUCH AN AGREEMENT IS REQUIRED BY THE BUILDING DEPARTMENT.
2. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTION AGENCY A MINIMUM OF 48 HOURS PRIOR TO ANY REQUESTED SPECIAL INSPECTIONS.

AT A MINIMUM, THE FOLLOWING WORK SHALL BE SUBJECTED TO SPECIAL INSPECTION BY AN OUTSIDE, THIRD-PARTY, SPECIAL INSPECTION TESTING AGENCY EMPLOYED BY THE OWNER OR THEIR REPRESENTATIVE:
- DRILLED PIER EXCAVATION, FOOTING DEPTH, AND FILL PLACEMENT (BY GEOTECHNICAL ENGINEER)
- POST-INSTALLED BOLTS INSTALLED IN CONCRETE (EPOXY, TITEN HD, EXPANSION, ETC.) EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE BUILDING DEPARTMENT.
- CONCRETE f'c = 3000psi (FORMWORK, REBAR & CONCRETE PLACEMENT, COMPRESSION TESTS)
- STRUCTURAL STEEL WELDING
- WOOD FRAMED SHEARWALL w/ NAILING ≤ 4" ON CENTER

## STRUCTURAL OBSERVATIONS

1. STRUCTURAL OBSERVATIONS, AS REQUIRED BY SECTION 1704 OF THE 2022 CBC, ARE REQUIRED FOR THIS PROJECT. THESE OBSERVATIONS ARE SEPARATE FROM ANY REQUIRED SPECIAL INSPECTIONS OR BUILDING DEPARTMENT INSPECTION REQUIREMENTS.
2. THE PURPOSE OF THE STRUCTURAL OBSERVATIONS ARE TO REVIEW THE OVERALL PROGRESS OF THE JOB AND TO REVIEW THAT GENERAL STRUCTURAL INTENT OF THESE DRAWINGS IS BEING EXECUTED. A VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE WITH THESE DRAWINGS WILL BE COMPLETED.
3. THE CONTRACTOR SHALL NOTIFY BKG A MINIMUM OF 48 HOURS PRIOR TO THE TIME OF ANY REQUESTED STRUCTURAL OBSERVATIONS.

AT A MINIMUM, THE FOLLOWING STRUCTURAL OBSERVATIONS SHALL BE COMPLETED FOR THIS PROJECT:
- FOUNDATION CONCRETE REINFORCING FOR EACH UNIQUE POUR, UNLESS OTHERWISE APPROVED BY EOR
- ROUGH FRAMING, SHEARWALLS, AND FRAMING HARDWARE
- WHERE OTHERWISE REQUIRED BY THE BUILDING OFFICIAL OR THE BUILDING OWNER.

BKG
STRUCTURAL ENGINEERS

a California corporation
1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224

Project Title:
Los Altos Golf and Country Club - Tennis Pro Shop

Project Address:
1560 Country Club Dr, Los Altos, CA 94024

Stamp:




Revisions:

| No. | Date | Description |
|---|---|---|
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Issue Date:
1/15/2025

BKG Project No.:
24013

Scale:
AS NOTED

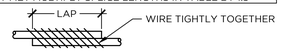
Drawn By:
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Sheet Title:
General Notes

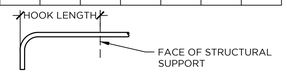
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| REINFORCEMENT LAP SPLICES f'c = 3,000 PSI | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| REINF LOCATION | REINFORCEMENT SIZE (ALL LENGTHS IN INCHES) | | | | | | | | |
| | #3 | #4 | #5 | #6 | #7 | #8 | #9 | #10 | #11 |
| TOP* | 28 | 38 | 47 | 56 | 81 | 93 | 105 | 118 | 131 |
| OTHER | 22 | 29 | 36 | 43 | 63 | 72 | 81 | 91 | 101 |

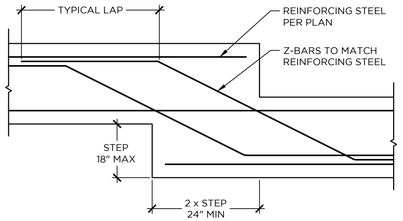
*TOP BAR REFERS TO HORIZONTAL REINFORCEMENT SUCH THAT MORE THAN 12" OF FRESH CONCRETE IS CAST BELOW THE SPLICE.
TABLE ASSUMES MINIMUM CLEAR COVER OF $1d_b$ AND MINIMUM CLEAR SPACING OF $2d_b$. IF THESE LIMITS ARE NOT MET MULTIPLY SPLICE LENGTHS IN TABLE BY 1.5



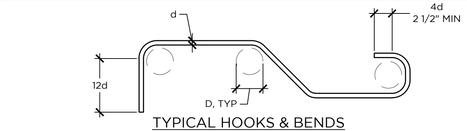

| REINFORCEMENT HOOK LENGTHS f'c = 3,000 PSI | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | REINFORCEMENT SIZE (ALL LENGTHS IN INCHES) | | | | | | | | |
| | #3 | #4 | #5 | #6 | #7 | #8 | #9 | #10 | #11 |
| HOOK LENGTH | 8 | 12 | 16 | 21 | 27 | 32 | 39 | 46 | 54 |



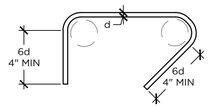

## 1 REBAR SPLICE / HOOKED BAR LENGTH



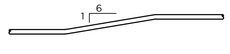

NOTE: WHERE SLOPE OF BOTTOM OF FOOTING EXCEEDS 10:1 (HORIZONTAL TO VERTICAL) THE FOOTING SHALL BE STEPPED




TYPICAL HOOKS & BENDS



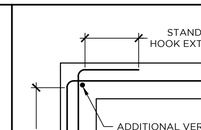

TIES & STIRRUPS



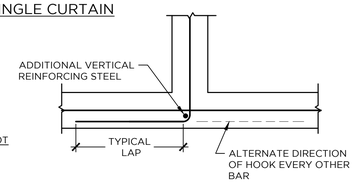

MAX BAR OFFSET

| | |
|---|---|
| MAIN REINFORCING BARS | D = 6d FOR #3 TO #8 BARS |
| | D = 8d FOR #9 TO #11 BARS |
| TIES & STIRRUPS | D = 1 1/2" FOR #3 BARS |
| | D = 2" FOR #4 BARS |
| | D = 2 1/2" FOR #5 BARS |

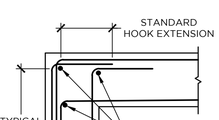
## 2 REBAR HOOKS & BENDS



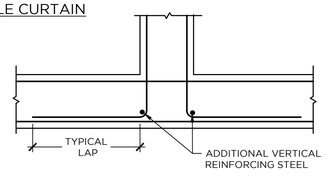

SINGLE CURTAIN



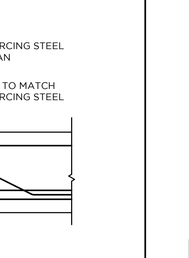

NOTE: TYPICAL VERTICAL REINFORCING STEEL NOT SHOWN FOR CLARITY



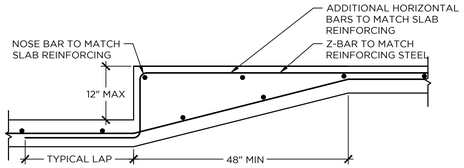

DOUBLE CURTAIN




## 3 CONCRETE WALL / FOOTING REINFORCEMENT AT CORNERS & INTERSECTIONS

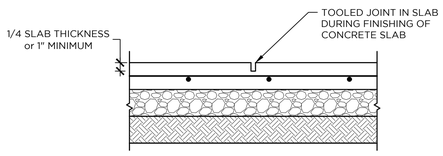



SMALL DEPRESSIONS (LESS THAN 3")



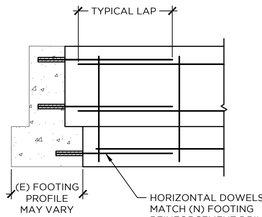

MODERATE DEPRESSIONS (LESS THAN 12")

## 4 STEPPED FOOTING

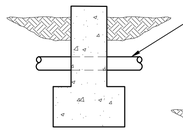



NOTES:
1) CONTRACTOR SHALL COORDINATE LOCATIONS OF CONTROL JOINTS w/ARCH & EOR PRIOR TO PLACEMENT OF CONCRETE
2) CONTRACTOR SHALL SPACE CONTROL JOINTS UP TO A MAXIMUM OF 10'-0" oc. FORMING RECTANGLES w/MAXIMUM ASPECT RATIOS OF 1.5:1 (OPTIMUM 1:1)

## 5 SLAB ON GRADE DEPRESSIONS

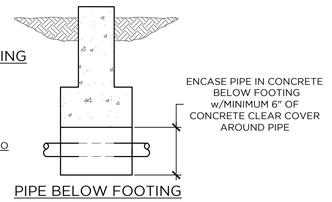



## 6 FOOTING PENETRATIONS




PIPE THROUGH FOOTING

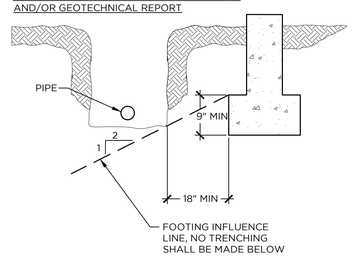
NOTE: ALL PENETRATIONS MUST OCCUR PERPENDICULAR TO FOOTING



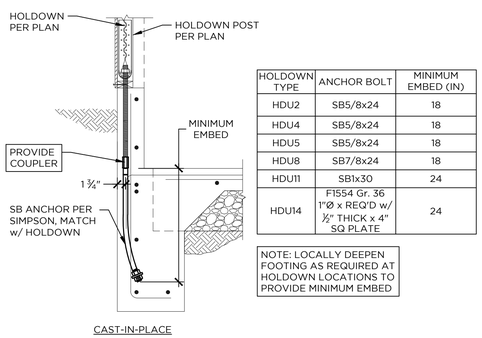

PIPE BELOW FOOTING

## 7 TRENCHES ADJACENT TO FOOTING

NOTE: TRENCH SHALL BE BACKFILLED w/COMPACTED FILL FOLLOWING ALL REQUIREMENTS SHOWN ON CIVIL DRAWINGS AND/OR GEOTECHNICAL REPORT




## 8 SLAB ON GRADE CONTROL JOINTS

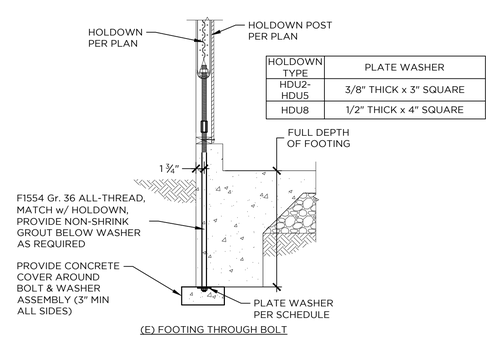



| HOLDOWN TYPE | ANCHOR BOLT | MINIMUM EMBED (IN) |
|---|---|---|
| HDU2 | SB5/8x24 | 18 |
| HDU4 | SB5/8x24 | 18 |
| HDU5 | SB5/8x24 | 18 |
| HDU8 | SB7/8x24 | 18 |
| HDU11 | SB1x30 | 24 |
| HDU14 | F1554 Gr. 36 1"Ø x REQ'D w/ ½" THICK x 4" SQ PLATE | 24 |

NOTE: LOCALLY DEEPEN FOOTING AS REQUIRED AT HOLDOWN LOCATIONS TO PROVIDE MINIMUM EMBED

CAST-IN-PLACE

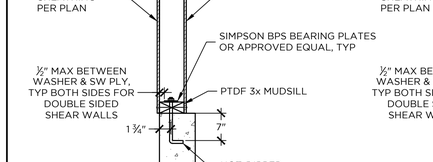
## 9 (N) FOOTING TO (E) FOOTING



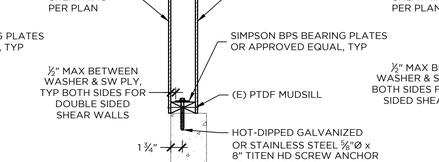

| HOLDOWN TYPE | PLATE WASHER |
|---|---|
| HDU2-HDU5 | 3/8" THICK x 3" SQUARE |
| HDU8 | 1/2" THICK x 4" SQUARE |

(E) FOOTING THROUGH BOLT

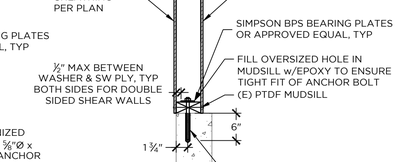
## 10 MUDSILL ANCHORAGE OPTIONS




CAST-IN-PLACE




EXISTING FOUNDATION

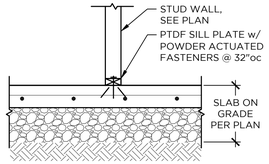



EXISTING FOUNDATION

## 11a HOLDOWN TO (N) FOUNDATION

## 11b HOLDOWN TO (E) FOUNDATION

## 12 PARTITION WALL AT SOG




## 13 NOT USED


BKG STRUCTURAL ENGINEERS
a California corporation
1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224


Project Title:
Los Altos Golf and Country Club - Tennis Pro Shop

Project Address:
1560 Country Club Dr, Los Altos, CA 94024

Stamp:




Revisions:

| No. | Date | Description |
|---|---|---|
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Issue Date: 1/15/2025
BKG Project No.: 24013
Scale: AS NOTED
Drawn By: RDB
Sheet Title: Typical Concrete Details

S1.0

| TABLE 2304.10.2 | | |
|---|---|---|
| CONNECTION | NUMBER & TYPE OF FASTENER | SPACING & LOCATION |
| | ROOF | |
| Blocking between ceiling joists, rafters or trusses to top plate or other framing below | 3 - 8d common (2 1/2" × 0.131")<br>3 - 10d box (3" x 0.128")<br>3 - 3" x 0.131" nails<br>3 - 3" 14 gage staples | each end, toenail |
| Blocking between rafters or truss not at the wall top plate, to rafter or truss | 2 - 8d common (2 1/2" × 0.131")<br>2 - 3" x 0.131" nails<br>2 - 3" 14 gage staples | each end, toenail |
| | 2 - 16d common (3 1/2" × 0.162")<br>2 - 3" x 0.131" nails<br>3 - 3" 14 gage staples | end nail |
| Flat blocking to truss and web filler | 16d common (3 1/2" x 0.162") @ 6" oc<br>3" x 0.131" nails @ 6" oc<br>3" x 14 gage staples @ 6" oc | face nail |
| Ceiling joist to top plate | 3 - 8d common (2 1/2" x 0.131")<br>3 - 10d box (3" x 0.128")<br>3 - 3" x 0.131" nails<br>3 - 3" 14 gage staples | each joist, toe nail |
| Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1) | 3 - 16d common (3 1/2" x 0.162")<br>4 - 10d box (3" x 0.128")<br>4 - 3" x 0.131" nails<br>4 - 3" 14 gage staples | face nail |
| Ceiling joist attached to parallel rafter (heel joint) (See Section 2308.7.3.1, Table 2308.7.3.1) | Per Table 2308.7.3.1 | face nail |
| Collar tie to rafter | 3 - 10d common (3" x 0.148")<br>4 - 10d box (3" x 0.128")<br>4 - 3" x 0.131" nails<br>4 - 3" 14 gage staples | face nail |
| Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5) | 3 - 10d common (3" x 0.148")<br>3 - 16d box (3 1/2" x 0.135")<br>4 - 10d box (3" x 0.128")<br>4 - 3" x 0.131 nails<br>4 - 3" 14 gage staples | toenail |
| Roof rafters to ridge valley or hip rafters; or roof rafter to 2 inch ridge beam | 2 - 16d common (3 1/2" x 0.162")<br>3 - 10d box (3" x 0.128")<br>3 - 3" x 0.131" nails<br>3 - 3" 14 gage staples | end nail |
| | 3 - 10d common (3" x 0.148")<br>4 - 16d box (3 1/2" X 0.135")<br>4 - 10d box (3" x 0.128")<br>4 - 3" x 0.131" nails<br>4 - 3" 14 gage staples | toenail |
| | WALL | |
| Stud to stud (not at braced wall panels) | 16d common (3 1/2" x 0.162") | 24" oc face nail |
| | 10d box (3" x 0.128")<br>3" x 0.131" nails<br>3 - 3" 14 gage staples | 16" oc face nail |
| Stud to stud and abutting studs at intersecting wall corners | 16d common (3 1/2" x 0.162") | 16" oc face nail |
| | 16d box (3 1/2" x 0.162") | 12" oc face nail |
| | 3" x 0.131" nails<br>3 - 3" 14 gage staples | 12" oc face nail |
| Built-up header (2" to 2" header) | 16d common (3 1/2" x 0.162") | 16" oc each edge, face nail |
| | 16d box (3 1/2" x 0.135") | 12" oc each edge, face nail |
| Continuous header to stud | 4 - 8d common (2 1/2" x 0.131")<br>4 - 10d box (3" x 0.128") | toenail |
| Top plate to top plate | 16d common (3 1/2" x 0.162") | 16" oc face nail |
| | 10d box (3" x 0.128")<br>3" x 0.131" nails<br>3" 14 gage staples | 12" oc face nail |
| Top plate to top plate, at end joints | 8 - 16d common (3 1/2" x 0.162")<br>12 - 10d box (3" x 0.128")<br>12 - 3" x 0.131" nails<br>12 - 3" 14 gage staples | each side of end joint, face nail (minimum 24" lap splice length each side of end joint) |
| Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels) | 16d common (3 1/2" x 0.162") | 16" oc face nail |
| | 16d box (3 1/2" x 0.135")<br>3" x 0.131" nails<br>3" 14 gage staples | 12" oc face nail |
| Bottom plate to joist, rim joist, band joist or blocking at braced wall panels | 2 - 16d common (3 1/2" x 0.162")<br>3 - 16d box (3 1/2" X 0.135")<br>4 - 3" x 0.131" nails<br>4 - 3" 14 gage staples | 16" oc face nail |
| Stud to top or bottom plate | 4 - 8d common (2 1/2" x 0.131")<br>4 - 10d box (3" x 0.128")<br>4 - 3" x 0.131" nails<br>4 - 3" 14 gage staples | toenail |
| | 2 - 16d common (3 1/2" x 0.162")<br>3 - 10d box (3" x 0.128")<br>3 - 3" x 0.131" nails<br>3 - 3" 14 gage staples | face nail |
| Top plates, lap at corners and intersections | 2 - 16d common (3 1/2" x 0.162")<br>3 - 10d box (3" x 0.128")<br>3 - 3" x 0.131" nails<br>3 - 3" 14 gage staples | face nail |
| 1" brace to each stud and plate | 2 - 8d common (2 1/2" x 0.131")<br>2 - 10d box (3" x 0.128")<br>2 - 3" x 0.131" nails<br>2 - 3" 14 gage staples | face nail |
| 1" x 6" sheathing to each bearing | 2 - 8d common (2 1/2" X 0.131")<br>2 - 10d box (3" x 0.128") | face nail |
| 1" x 8" and wider sheathing to each bearing | 3 - 8d common (2 1/2 x 0.131")<br>3 - 10d box (3" x 0.128") | face nail |
| | FLOOR | |
| Joist to sill, top plate or girder | 3 - 8d common (2 1/2" x 0.131")<br>3 - 10d box (3" x 0.128")<br>3 - 3" x 0.131" nails<br>3 - 3" 14 gage staples | toenail |
| Rim joist, band joist, or blocking to top plate, sill or other framing below | 8d common (2 1/2" x 0.131")<br>10d box (3" x 0.128")<br>3" x 0.131" nails<br>3" 14 gage staples | 6" oc, toenail |
| 1" x 6" subfloor or less to each joist | 2 - 8d common (2 1/2" x 0.131")<br>2 - 10d box (3" x 0.128") | face nail |
| 2" subfloor to joist or girder | 2 - 16d common (3 1/2" X 0.162") | face nail |
| 2" planks (plank & beam - floor & roof) | 2 - 16d common (3 1/2" X 0.162") | face nail |
| Built-up girders and beams, 2" lumber layers | 20d common (4" x 0.192") | 32" oc, face nail at top and bottom staggered on opposite sides |
| | 10d box (3" x 0.128")<br>3" x 0.131" nails<br>3" 14 gage staples | 24" oc, face nail at top and bottom staggered on opposite sides |
| | And:<br>2 - 20d common (4" x 0.192")<br>3 - 10d box (3" x 0.128")<br>3 - 3" x 0.131" nails<br>3 - 3" 14 gage staples | ends at each splice, face nail |
| Ledger strip supporting joists or rafters | 3 - 16d common (3 1/2" x 0.162")<br>4 - 10d box (3" x 0.128")<br>4 - 3" x 0.131" nails<br>4 - 3" 14 gage staples | each joist or rafter, face nail |
| Joist to band joist or rim joist | 3 - 16d common (3 1/2" x 0.162")<br>4 - 10d box (3" x 0.128")<br>4 - 3" x 0.131" nails<br>4 - 3" 14 gage staples | end nail |
| Bridging or blocking to joist, rafter or truss | 2 - 8d common (2 1/2" x 0.131")<br>2 - 10d box (3" x 0.128")<br>2 - 3" x 0.131" nails<br>2 - 3" 14 gage staples | each end, toenail |

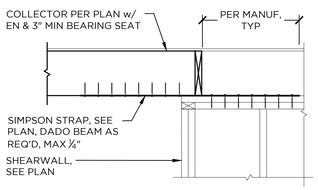
NOTE: BKG DETAILS & NOTES SUPERSEDE CONVENTIONAL FRAMING FASTENING SCHEDULE.

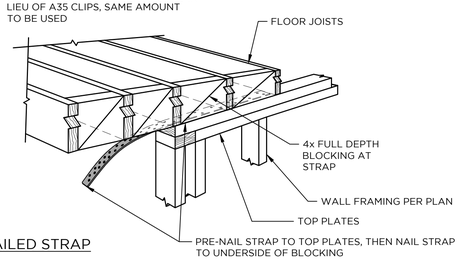
## 1 FASTENING SCHEDULE

NOTES
1. ALL STRAPS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
2. FOR COIL STRAPS, SEE PLAN FOR LENGTH.
3. DEVELOPMENT LENGTHS PER MANUFACTURE.
4. SEE PLAN FOR INSTALLATION TYPE; RIDGE, PRE-NAILED, ETC.

| STRAP SCHEDULE | | |
|---|---|---|
| STRAP | MIN. FRAMING | CLIPS (WHERE REQ'D) |
| CS16 | 2x | (3)-A35 |
| CMSTC16 | (2)-2x | (10)-A35 |
| CMST14 | 4x | (15)-A35 |
| CMST12 | 4x | (20)-A35 |
| MSTA36 | 2x | (5)-A35 |
| MST48 | (2)-2x | (12)-A35 |
| MST60 | 4x | (15)-A35 |
| MST72 | 4x | (15)-A35 |

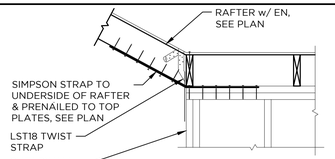
CONTRACTOR MAY USE LTP4 CLIPS IN LIEU OF A35 CLIPS, SAME AMOUNT TO BE USED



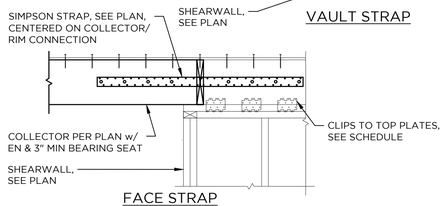




PRE-NAILED STRAP

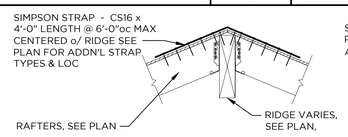
## 8 TYPICAL STRAPS / COLLECTORS



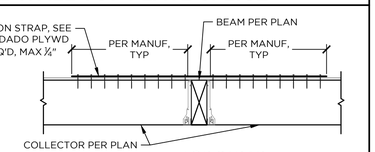

VAULT STRAP



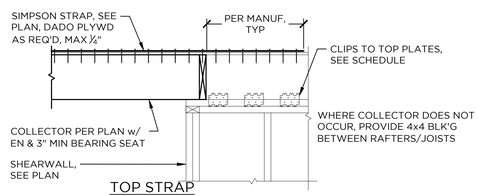

FACE STRAP



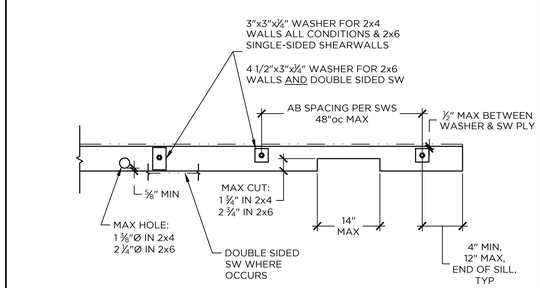

RIDGE STRAP




TOP STRAP

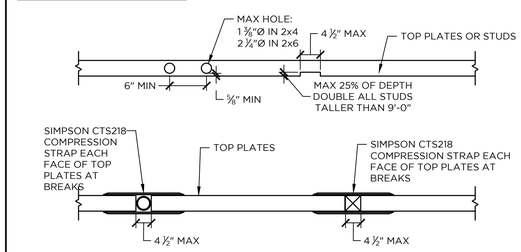



TOP STRAP

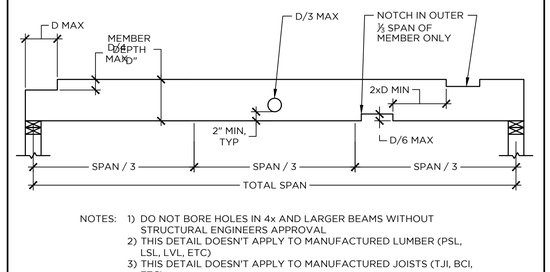



## 2 MUDSILL ANCHORAGE & ALLOWABLE CUTS

NOTE: DO NOT NOTCH OR DRILL STRUCTURAL POSTS WITHOUT APPROVAL FROM STRUCTURAL ENGINEER

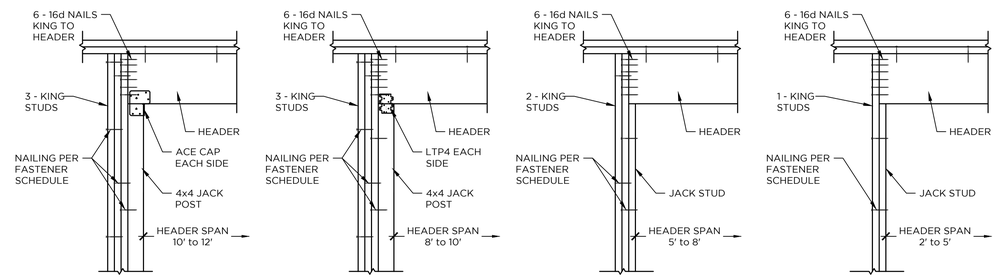



## 3 ALLOWABLE RAFTER & JOIST CUTS

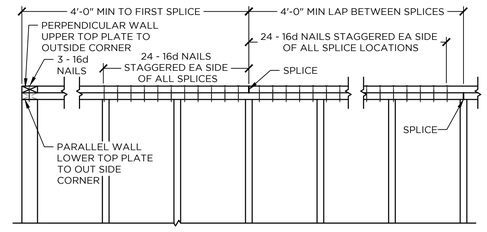



NOTES:
1) DO NOT BORE HOLES IN 4x AND LARGER BEAMS WITHOUT STRUCTURAL ENGINEERS APPROVAL
2) THIS DETAIL DOESN'T APPLY TO MANUFACTURED LUMBER (PSL, LSL, LVL, ETC)
3) THIS DETAIL DOESN'T APPLY TO MANUFACTURED JOISTS (TJI, BCI, ETC)

## 4 ALLOWABLE TOP PLATE & STUD NOTCHES



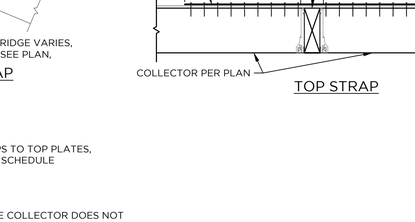

## 5 PLATE LAP AT CORNERS & INTERSECTIONS




NOTES:
1) WHERE 4'-0" TOP PLATE LAP SPLICE NOT POSSIBLE, OKAY TO USE CS14x36 STRAPS ON EACH FACE OF SPLICES

## 6 HEADER OPENINGS

## 7 TYPICAL WALL TOP PLATE SPLICE





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a California corporation
1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224


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1560 Country Club Dr, Los Altos, CA 94024

Stamp:

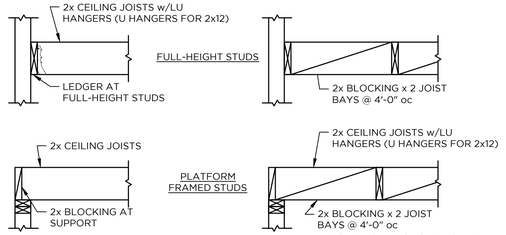
REGISTERED PROFESSIONAL ENGINEER RYAN D. BILLAU C 58814 CIVIL STATE OF CALIFORNIA

Revisions:

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Issue Date: 1/15/2025
BKG Project No.: 24013
Scale: AS NOTED
Drawn By: RDB
Sheet Title: Typical Wood Details

S1.1




| CEILING FRAMING SCHEDULE | | | |
|---|---|---|---|
| MAX SPAN (FT) | JOIST | MAX SPACING (IN) | LEDGER NAILER |
| 6 | 2x4 | 24" oc | 2-16d/STUD |
| 10 | 2x6 | 24" oc | 3-16d/STUD |
| 13 | 2x8 | 24" oc | 4-16d/STUD |
| 15 | 2x10 | 24" oc | 4-16d/STUD |
| 17 | 2x12 | 24" oc | 5-16d/STUD |

NOTE: CEILING JOIST SCHEDULE DOES NOT APPLY TO AREAS OF THE CEILING THAT WILL BE USED FOR STORAGE.

NOTE: CEILING JOISTS SHALL BE BRACED AT 6'-0" oc MAX SPACING BY FULL-HEIGHT PERPENDICULAR BLOCKING OR OTHER MEANS

## 1 CEILING JOIST SCHEDULE

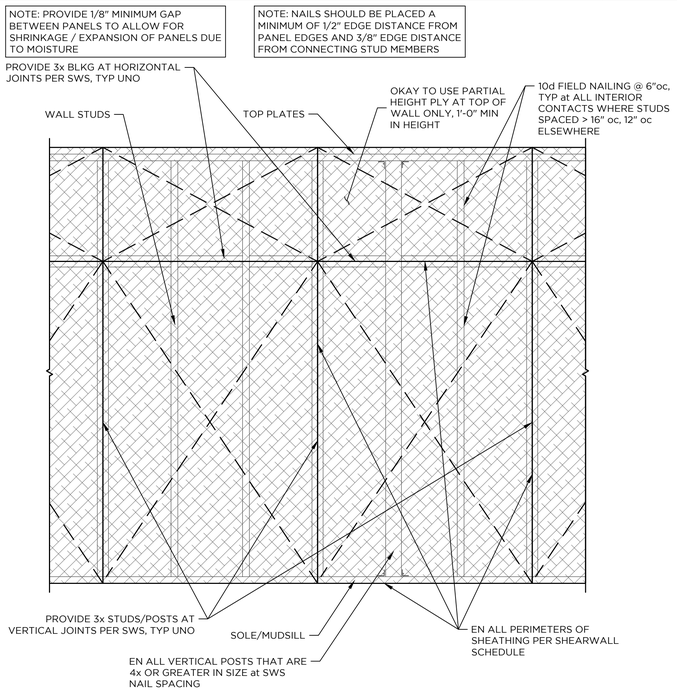
| SHEARWALL SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| SYMBOL | EDGE NAIL SPACING | APA RATED SHEATHING EXPOSURE 1 | SHEAR TRANSFER | | SHEATHING LAP STUD/BLKG SIZE | ANCHOR BOLTS 3x MUDSILL |
| | | | FRAMING CLIPS | SOLE PLATE | | |
| 6 | 10d @ 6"oc | 15/32" | A35 or LTP4 @ 16"oc | SDS25600 @ 12"oc | 2x STUD/BLKG | 48"oc |
| 4 | 10d @ 4"oc | 15/32" | A35 or LTP4 @ 10"oc | SDS25600 @ 8"oc | 3x STUD/BLKG | 42"oc |
| 3* | 10d @ 3"oc | 15/32" | A35 or LTP4 @ 6"oc | SDS25600 @ 6"oc | 3x STUD/BLKG | 30"oc |
| 2* | 10d @ 2"oc | 15/32" | A35 or LTP4 @ 6"oc | SDS25600 @ 4"oc | 3x STUD/BLKG | 24"oc |
| 2* | 10d @ 2"oc | STRUCTURAL 1 RATED 15/32" | A35 or LTP4 @ 6"oc | SDS25600 @ 4"oc | 3x STUD/BLKG | 24"oc |
| D* | 10d @ 2"oc EACH FACE | 15/32" EACH FACE | (2)-A35 or LTP4 @ 6"oc | SDS25600 @ 2"oc | 3x STUD/BLKG | 12"oc |

* STAGGERED NAILING AT ALL PANEL EDGES ARE REQUIRED

## 5 SHEARWALL SCHEDULE

NOTE: PROVIDE 1/8" MINIMUM GAP BETWEEN PANELS TO ALLOW FOR SHRINKAGE / EXPANSION OF PANELS DUE TO MOISTURE

NOTE: NAILS SHOULD BE PLACED A MINIMUM OF 1/2" EDGE DISTANCE FROM PANEL EDGES AND 3/8" EDGE DISTANCE FROM CONNECTING STUD MEMBERS




## 9 SHEATHING ATTACHMENT AT SHEARWALLS

| ALLOWABLE EXTERIOR WALL STUD HEIGHTS @ SPACING | |
|---|---|
| LATERALLY UNSUPPORTED STUD HEIGHT (FEET) | TYPICAL EXTERIOR WALL |
| 9'-0" | 2x4 @ 16" oc, 2x6 @ 16" oc |
| 11'-0" | 3x4 @ 16" oc, 2x6 @ 16" oc |
| 12'-0" | 3x4 @ 12" oc, 2x6 @ 16" oc |
| 15'-0" | 2x6 @ 16" oc |

NOTE: POINTS OF LATERAL SUPPORT ARE CONSIDERED TO BE PERPENDICULAR FLOOR JOISTS, CEILING JOISTS, ROOF RAFTERS, AND BLOCKING. ALLOWABLE HEIGHT TABLE ASSUMES THAT WALL FRAMING IS BRACED ON BOTH SIDES BY MINIMUM 3/8" STRUCTURAL SHEATHING OR 1/2" GYPSUM WALLBOARD. WHERE BRACING DOES NOT OCCUR ON BOTH SIDES OF THE WALL STUD THIS TABLE IS NOT VALID.

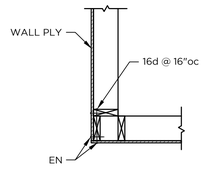
ALL INTERIOR WALLS SHALL BE FRAMED WITH MINIMUM 2x4 STUDS @ 16" oc. SEE ARCHITECTURAL DRAWINGS & STRUCTURAL FRAMING PLANS WHERE LARGER WALLS ARE REQUIRED

## 2 WALL STUD HEIGHTS & SPACING

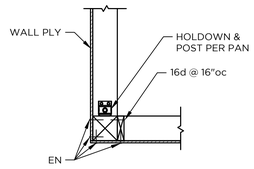
| HANGER SCHEDULE | | |
|---|---|---|
| MEMBER | FACE MOUNT | TOP FLANGE |
| 2x6 | LU26 | JB26 |
| 2x8 | LU28 | JB28 |
| 2x10 | LU210 | JB210 |
| 2x12 | LU212 | JB212 |
| 2x14 | LU214 | JB214 |
| 4x6 | HU46 | W46 |
| 4x8 | HU48 | BA48 |
| 4x10 | HU410 | BA410 |
| 4x12 | HU410 | BA412 |
| TJI | IUS | ITS |
| LVL | HU | ITS |
| (2)-LVL | HU | HWP |
| (3)-LVL | HU | HWP |
| PSL | HU | HWP |

NOTES:
1) ALL JOIST HANGER DESIGNATIONS ARE SIMPSON STRONG-TIE. SUBSTITUTIONS MAY NOT BE USED UNLESS APPROVED BY EOR.
2) SEE PLAN FOR HANGER CALLOUTS THAT DIFFER FROM SCHEDULE. PLAN CALLOUTS SHALL GOVERN OVER THIS SCHEDULE WHERE CONFLICTS OCCUR.
3) WHERE PRESSURE TREATED WOOD IS USED, HANGERS SHALL HAVE Z-MAX COATING AT A MINIMUM.

## 6 HANGER SCHEDULE

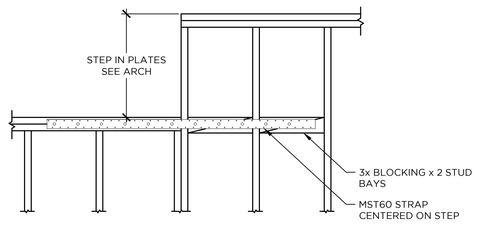



TYPICAL CORNER




CORNER w/ HOLDOWN

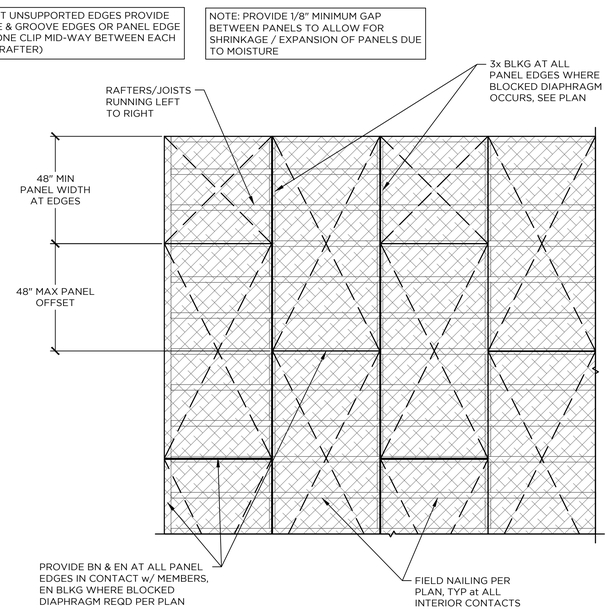
## 3 PLYWOOD AT WALL CORNERS



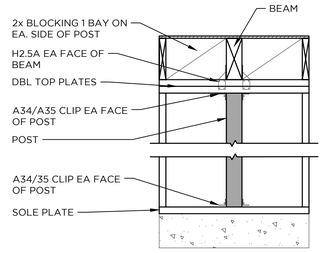

## 7 STEP IN TOP PLATES

NOTE: AT UNSUPPORTED EDGES PROVIDE TONGUE & GROOVE EDGES OR PANEL EDGE CLIPS (ONE CLIP MID-WAY BETWEEN EACH JOIST / RAFTER)

NOTE: PROVIDE 1/8" MINIMUM GAP BETWEEN PANELS TO ALLOW FOR SHRINKAGE / EXPANSION OF PANELS DUE TO MOISTURE




## 10 SHEATHING ATTACHMENT AT ROOF & FLOOR DIAPHRAGMS




## 4 TYPICAL POST CONNECTION

## 8 NOT USED

## 11 NOT USED

## 12 NOT USED

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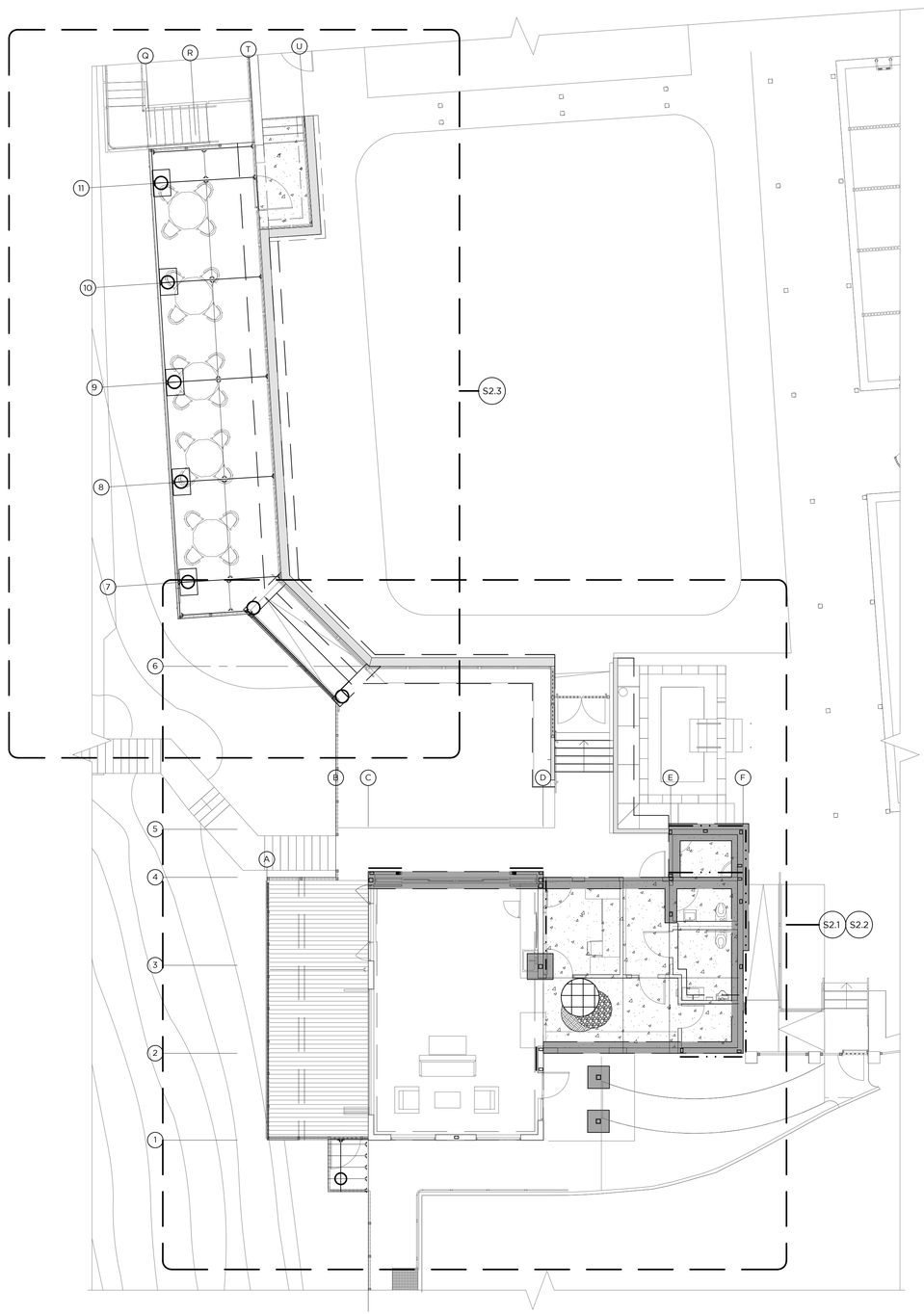



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Issue Date: 1/15/2025
BKG Project No.: 24013
Scale: AS NOTED
Drawn By: RDB
Sheet Title: Typical Wood Details

S1.2




## SITE NOTES:

1. SEE SHEETS S0.0-S1.2 FOR GENERAL NOTES AND TYPICAL DETAILS (INCLUDING SCHEDULES FOR CEILING JOISTS, WALL STUDS, HOLDOWNS, ETC.)
2. DO NOT SCALE DRAWINGS, SCALE IS FOR REFERENCE ONLY.
3. VERIFY ALL DIMENSIONS, OPENINGS, COLUMN GRIDS, ELEVATIONS, AND INTERIOR & EXTERIOR GRADES WITH ARCHITECTURAL AND SITE DRAWINGS PRIOR TO CONSTRUCTION.

## LEGEND:

- WALLS ABOVE FLOOR LEVEL
- CONCRETE STEM WALL / RETAINING WALL
- CONCRETE FOOTINGS

GEOTECHNICAL ENGINEER REVIEW REQUIREMENTS
SILICON VALLEY SOIL ENGINEERING
PH:408-324-1400

EARTHWORK, FOUNDATION CONSTRUCTION, SUBSLAB DRAINAGE, SITE RETAINING WALL DRAINAGE AND BACKFILLING, PIER DRILLING, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, UTILITY TRENCH BACKFILL, AND SITE DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY SILICON VALLEY SOIL ENGINEERING, 1916 OTTOOLE WAY, SAN JOSE, CALIFORNIA 95131 PH:408-324-1400, AND DATED APRIL 15, 2024 (FILE NUMBER SV1071B). SILICON VALLEY SOIL ENGINEERING SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF EARTHWORK AND FOUNDATION CONSTRUCTION AND SHALL OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT.

BKG
STRUCTURAL ENGINEERS

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Project Title:
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1560 Country Club Dr, Los Altos, CA 94024

Stamp:




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Issue Date: 1/15/2025
BKG Project No.: 24013
Scale: AS NOTED
Drawn By: RDB

Sheet Title:
Tennis Pro Shop - Structural Site Plan

**TENNIS PRO SHOP - STRUCTURAL SITE PLAN**

SCALE: 1/8" = 1'-0"

S2.0

## FOUNDATION / FLOOR FRAMING NOTES:

1. SEE SHEETS S0.0-S1.2 FOR GENERAL NOTES AND TYPICAL DETAILS (INCLUDING SCHEDULES FOR CEILING JOISTS, WALL STUDS, HOLDOWNS, ETC.)
2. DO NOT SCALE DRAWINGS, SCALE IS FOR REFERENCE ONLY.
3. VERIFY ALL DIMENSIONS, OPENINGS, COLUMN GRIDS, ELEVATIONS, AND INTERIOR & EXTERIOR GRADES WITH ARCHITECTURAL AND SITE DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL FOOTING DEPTHS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
5. ALL HEADER WIDTHS SHALL MATCH WIDTH OF STUDWALL, UNO. ALL EXTERIOR HEADERS SHALL HAVE NOMINAL DEPTH OF 8", AND ALL INTERIOR HEADERS SHALL HAVE NOMINAL DEPTH OF 8", UNO.
6. ALL EXTERIOR WALLS, AND WALLS IN LINE WITH SHEARWALLS OR COLLECTORS SHALL HAVE CONTINUOUS TOP PLATES, PROVIDING FULL SPLICES AS REQUIRED.

## LEGEND:

EXCEPTION AS NOTED — 4x POST ABOVE, UNO

4x4 HDU3 — POSTSIZE & HOLDOWN (WHERE REQUIRED) SEE DETAIL(S) 11a S1.0 · 11b S1.0

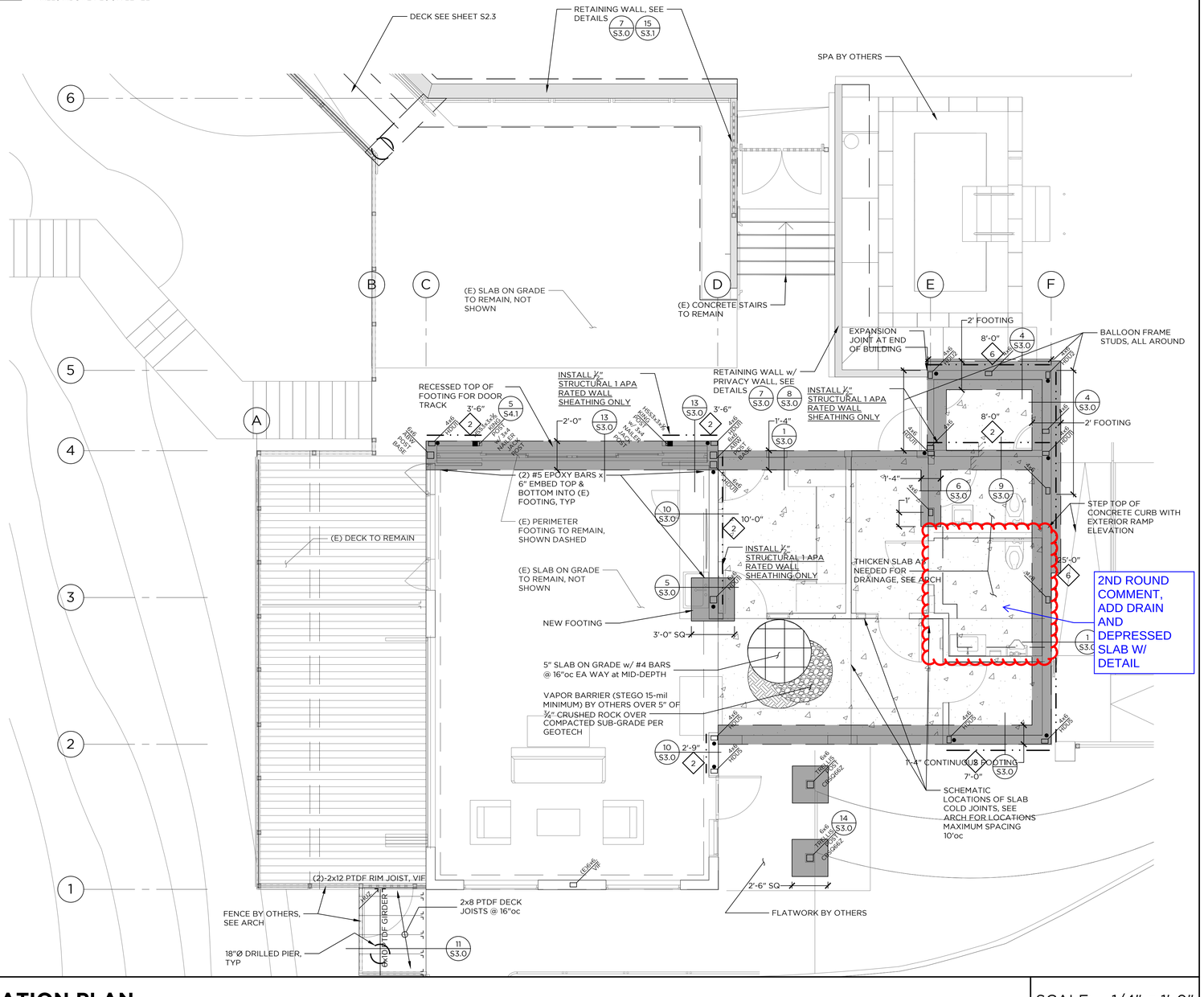
EXCEPTION AS NOTED — DENOTES SIMPSON HANGER PER SCHEDULE, UNO

6 / X'-XX" — SHEARWALL TYPE & MINIMUM LENGTH. SHEARWALL TYPE SHALL BE PER THE SHEARWALL SCHEDULE. LENGTH IS MEASURED FROM OUTSIDE EDGES OF POSTS. ALL SHEARWALLS SHALL EXTEND FULL-HEIGHT TO FLOOR OR ROOF ABOVE.

WALLS ABOVE FLOOR LEVEL

NEW CONCRETE STEM WALLS

NEW CONCRETE SLAB




**TENNIS PRO SHOP - FLOOR FRAMING / FOUNDATION PLAN** — SCALE: 1/4" = 1'-0"


BKG STRUCTURAL ENGINEERS

a California corporation
1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224


Project Title:
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Project Address:
1560 Country Club Dr, Los Altos, CA 94024

Stamp:

REGISTERED PROFESSIONAL ENGINEER — JOHN D. BILLANTE — C 58814 — CIVIL — STATE OF CALIFORNIA

Revisions:

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Issue Date: 1/15/2025
BKG Project No.: 24013
Scale: AS NOTED
Drawn By: RDB
Sheet Title: Tennis Pro Shop - Floor Framing / Foundation Plan

S2.1

## ROOF FRAMING NOTES:

1. SEE SHEETS S0.0-S1.2 FOR GENERAL NOTES AND TYPICAL DETAILS (INCLUDING SCHEDULES FOR CEILING JOISTS, WALL STUDS, HOLDOWNS, ETC.)
2. DO NOT SCALE DRAWINGS, SCALE IS FOR REFERENCE ONLY.
3. VERIFY ALL DIMENSIONS, OPENINGS, COLUMN GRIDS, ELEVATIONS, AND INTERIOR & EXTERIOR GRADES WITH ARCHITECTURAL AND SITE DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL EXTERIOR WALLS, AND WALLS IN LINE WITH SHEARWALLS OR COLLECTORS SHALL HAVE CONTINUOUS TOP PLATES, PROVIDING FULL SPLICES AS REQUIRED.
5. THIS PROJECT HAS NOT BEEN DESIGNED WITH INSULATED HEADERS. IF QII IS REQUIRED BY THE TITLE 24 CALCULATIONS, CONTINUOUS RIGID INSULATION MEETING THE REQUIREMENTS OF QII SHALL BE PROVIDED AT THE EXTERIOR OF THE BUILDING.

## LEGEND:

EXCEPTION AS NOTED — 4x POST ABOVE, UNO

EXCEPTION AS NOTED — 4x POST BELOW, UNO

EXCEPTION AS NOTED — DENOTES SIMPSON HANGER PER SCHEDULE, UNO

SHEARWALL BELOW

EN — COLLECTOR - FRAMING MEMBER WITH EDGE NAILING

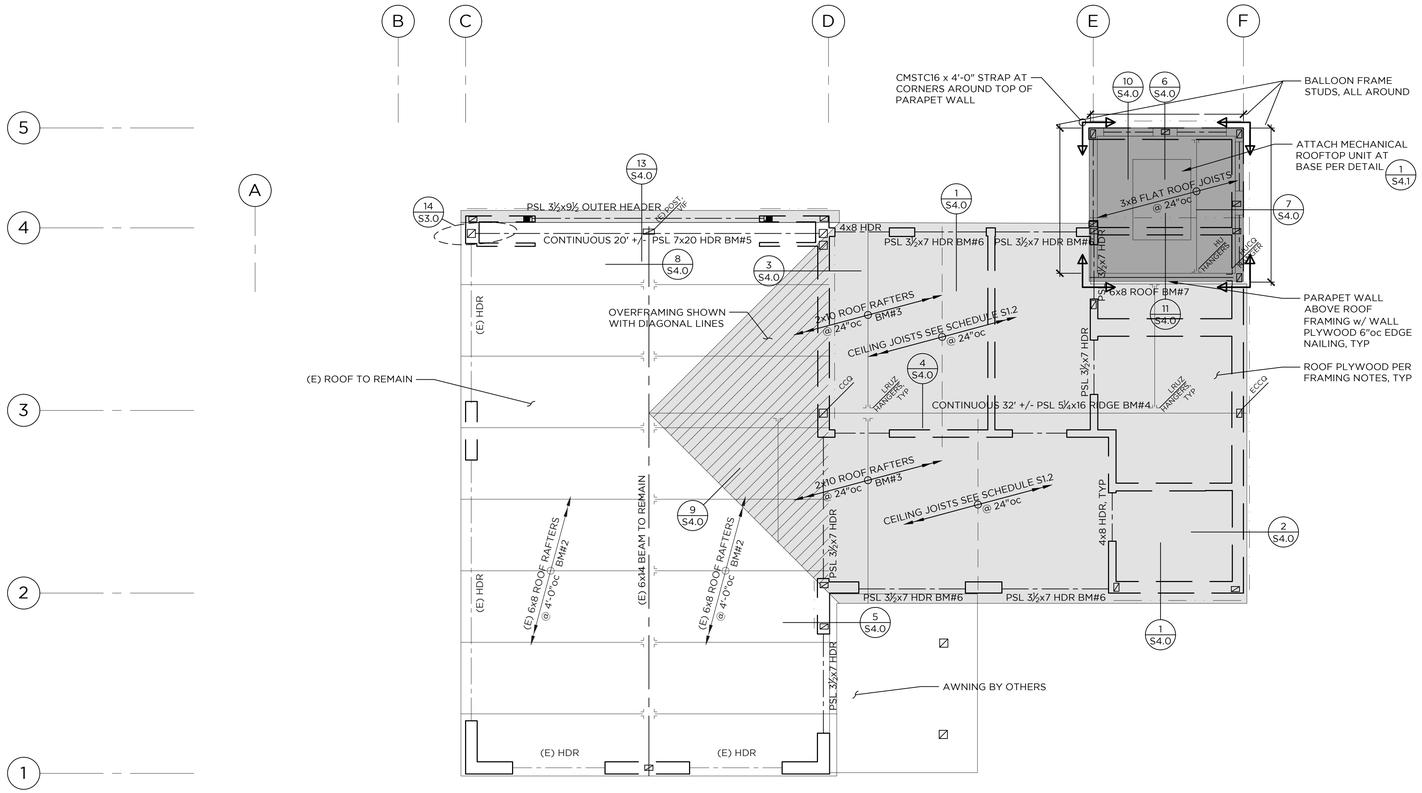
STRAP, SEE PLAN/DETAILS 8/S1.1

WALLS BELOW FLOOR LEVEL

WALLS ABOVE FLOOR LEVEL

OVERFRAMING

SIMPSON STRONG-TIE WSWH BELOW, SEE SIMPSON STRONG-TIE TYPICAL DETAIL SHEET WSWH2




**TENNIS PRO SHOP - ROOF FRAMING PLAN**

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


BKG STRUCTURAL ENGINEERS

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1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224


Project Title:
Los Altos Golf and Country Club - Tennis Pro Shop

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1560 Country Club Dr, Los Altos, CA 94024

Stamp:

REGISTERED PROFESSIONAL ENGINEER — RYAN D. BILLATE — C 58814 — CIVIL — STATE OF CALIFORNIA

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Issue Date: 1/15/2025
BKG Project No.: 24013
Scale: AS NOTED
Drawn By: RDB

Sheet Title:
Tennis Pro Shop - Roof Framing Plan

S2.2

## FOUNDATION / FLOOR FRAMING NOTES:

1. SEE SHEETS S0.0-S1.2 FOR GENERAL NOTES AND TYPICAL DETAILS (INCLUDING SCHEDULES FOR CEILING JOISTS, WALL STUDS, HOLDOWNS, ETC.)
2. DO NOT SCALE DRAWINGS, SCALE IS FOR REFERENCE ONLY.
3. VERIFY ALL DIMENSIONS, OPENINGS, COLUMN GRIDS, ELEVATIONS, AND INTERIOR & EXTERIOR GRADES WITH ARCHITECTURAL AND SITE DRAWINGS PRIOR TO CONSTRUCTION.
4. ALL FOOTING DEPTHS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
5. ALL HEADER WIDTHS SHALL MATCH WIDTH OF STUDWALL, UNO. ALL EXTERIOR HEADERS SHALL HAVE NOMINAL DEPTH OF 8", AND ALL INTERIOR HEADERS SHALL HAVE NOMINAL DEPTH OF 8", UNO.
6. ALL EXTERIOR WALLS, AND WALLS IN LINE WITH SHEARWALLS OR COLLECTORS SHALL HAVE CONTINUOUS TOP PLATES, PROVIDING FULL SPLICES AS REQUIRED.

## LEGEND:

EXCEPTION AS NOTED — 4x POST ABOVE, UNO

EXCEPTION AS NOTED — DENOTES SIMPSON HANGER PER SCHEDULE, UNO

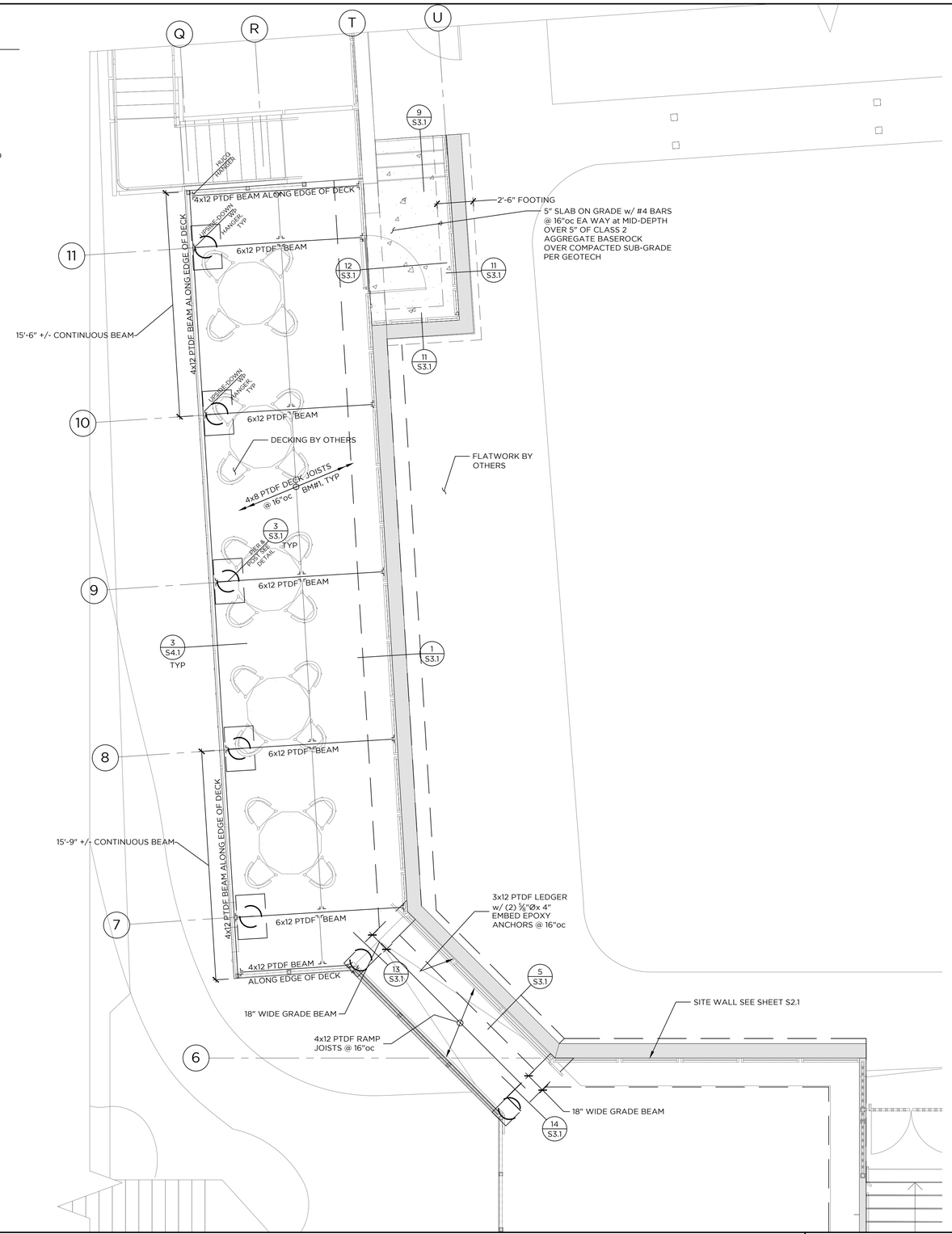
WALLS ABOVE FLOOR LEVEL

CONCRETE FOOTINGS

CONCRETE STEM WALLS

CONCRETE SLAB

CONCRETE PIERS




**TENNIS DECK FOUNDATION / FRAMING PLAN** — SCALE: 1/4" = 1'-0"


BKG STRUCTURAL ENGINEERS

a California corporation
1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224


Project Title:
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Stamp:

REGISTERED PROFESSIONAL ENGINEER — RYAN D. BILLATE — C 58814 — CIVIL — STATE OF CALIFORNIA

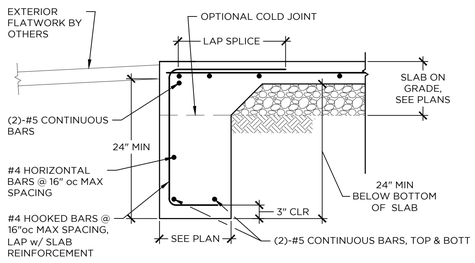
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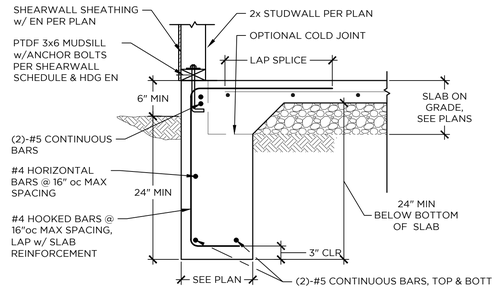
Issue Date: 1/15/2025
BKG Project No.: 24013
Scale: AS NOTED
Drawn By: RDB

Sheet Title:
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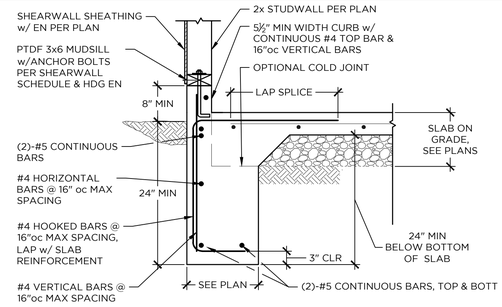
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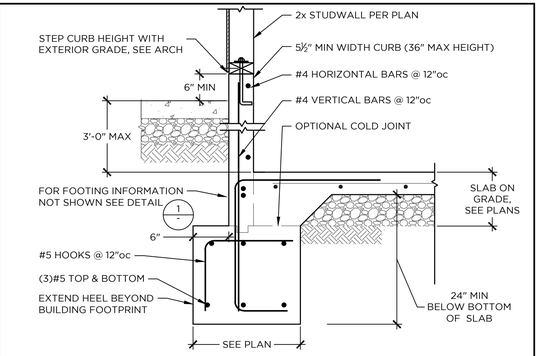

DOOR



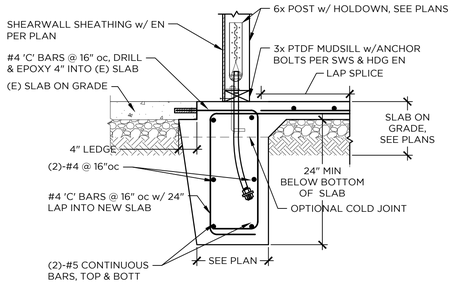

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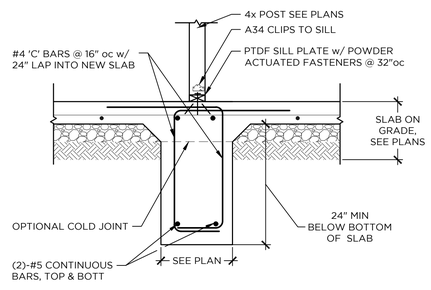


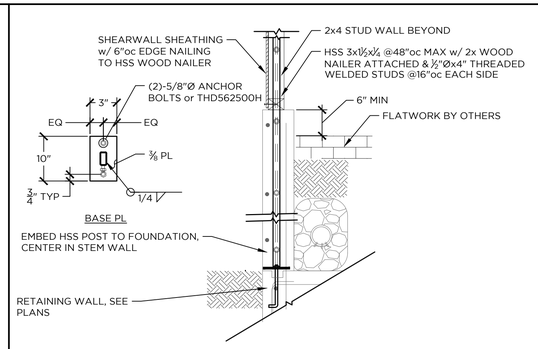

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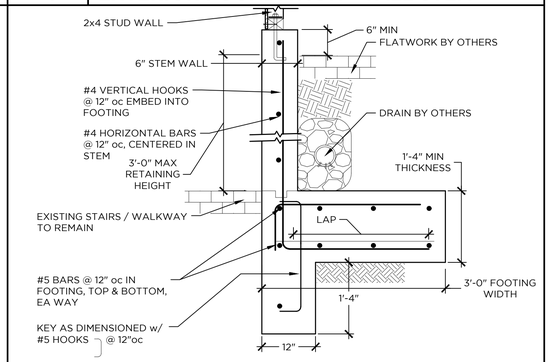



## 1 EXTERIOR CONCRETE FOUNDATION



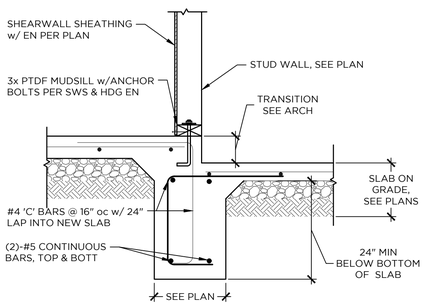



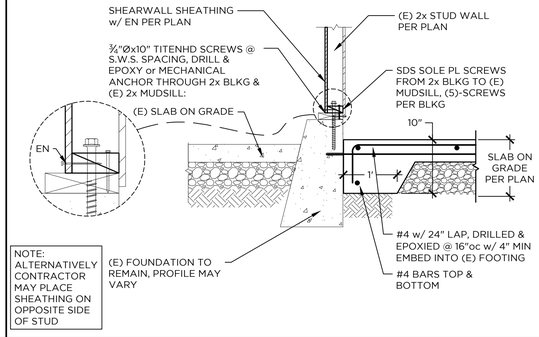




## 4 EXTERIOR FOUNDATION - TALL STEM

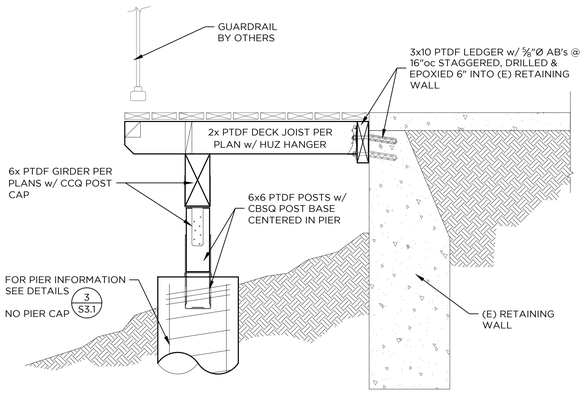
## 5 INTERIOR FOOTING AT SLAB TRANSITION




## 6 INTERIOR CONCRETE FOUNDATION

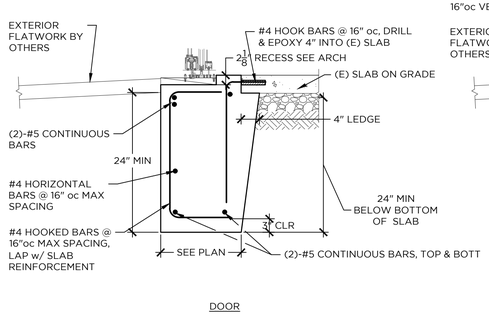



## 7 PRIVACY WALL ABOVE CONCRETE



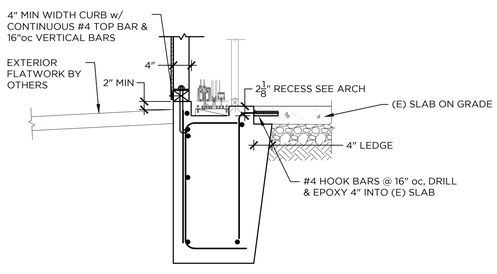

## 8 SITE HEEL RETAINING WALL w/ KEYWAY

## 9 INTERIOR FOOTING @ GARAGE SLAB



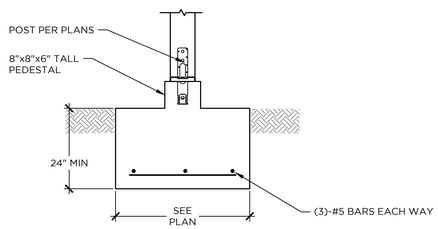

DOOR

## 10 INTERIOR FOOTING AT SLAB TRANSITION




CURB CONDITION

## 11 NEW LANDING




## 12 NOT USED

## 13 EXTERIOR CONCRETE FOUNDATION AT RECESSED DOOR TRACK

## 14 POST FOOTING

## NOTES

1. SEE SHEETS S0.0 TO S1.2, FOR GENERAL NOTES AND TYPICAL DETAILS
2. SEE ARCHITECTURAL DRAWINGS FOR:
   - FINISHES
   - DRAINAGE
   - ELEVATIONS
   - GRADING
   - WATERPROOFING
3. ALL TIMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED OR SUITABLE ALTERNATIVE. ALL HARDWARE EXPOSED TO THE ELEMENTS TO BE SIMPSON "Z-MAX" OR APPROVED EQUAL. ALL FASTENERS EXPOSED TO THE ELEMENTS TO BE HOT DIPPED GALVANIZED OR STAINLESS.
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BKG STRUCTURAL ENGINEERS
a California corporation
1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224

Project Title:
Los Altos Golf and Country Club - Tennis Pro Shop

Project Address:
1560 Country Club Dr, Los Altos, CA 94024

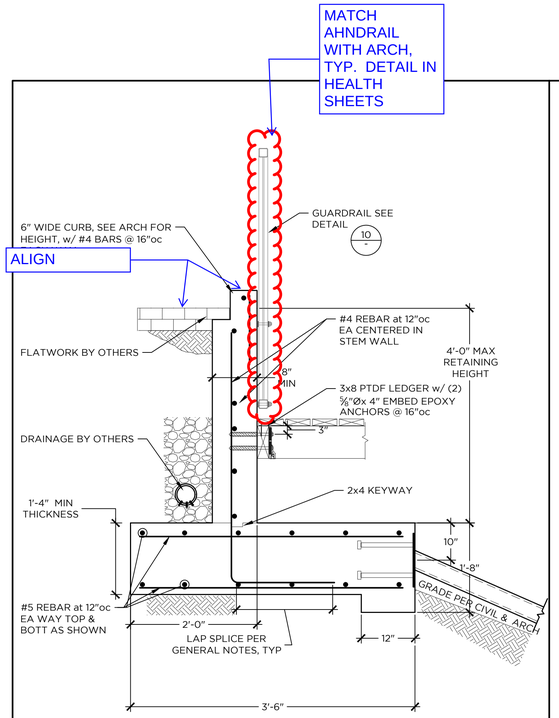
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REGISTERED PROFESSIONAL ENGINEER RYAN D. BILLANTE C 58814 CIVIL STATE OF CALIFORNIA

Revisions:

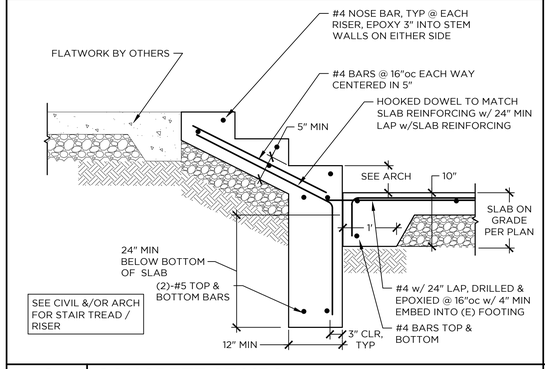
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Issue Date: 1/15/2025
BKG Project No.: 24013
Scale: AS NOTED
Drawn By: RDB
Sheet Title: Foundation Details

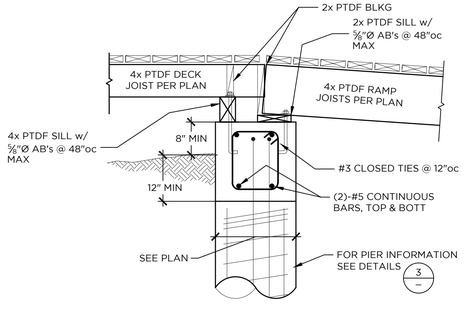
S3.0




## 1 SITE RETAINING WALL

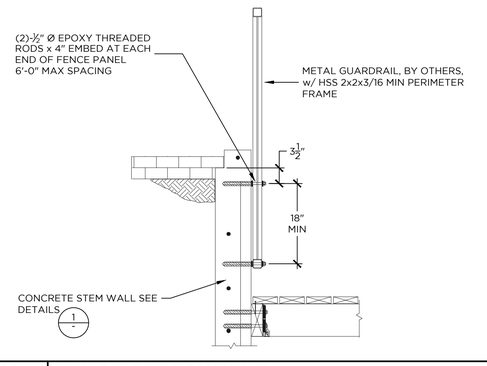



## 9 CONCRETE STAIRS

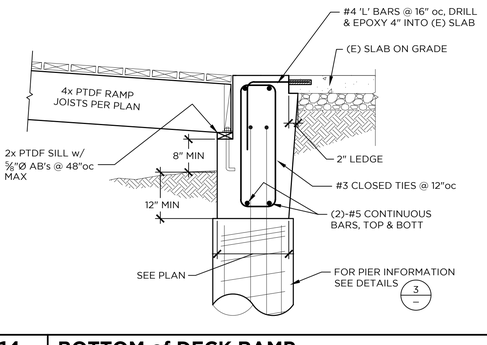



## 13 TOP of DECK RAMP

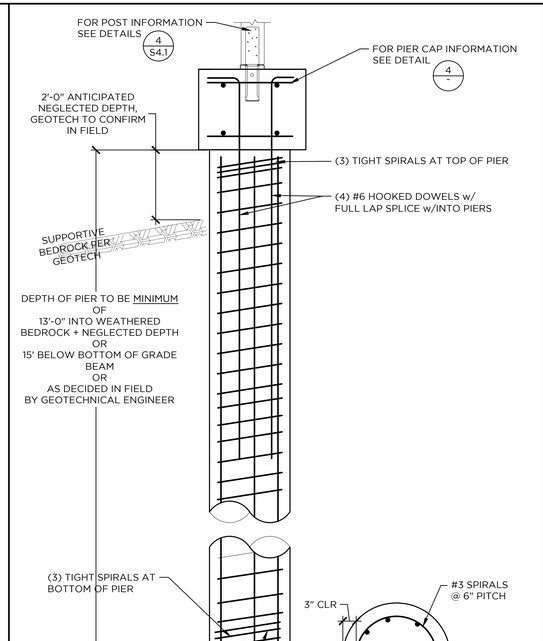
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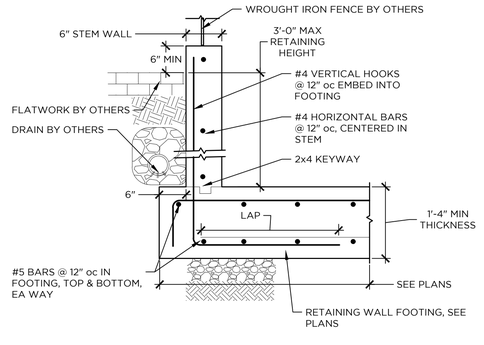

## 10 FENCE ATTACHMENT



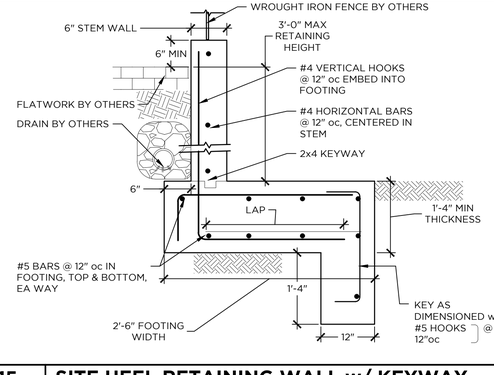

## 14 BOTTOM of DECK RAMP



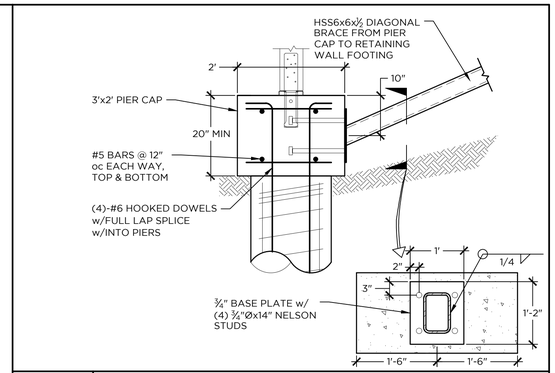

## 3 GRADE BEAM RETAINING WALL PIER



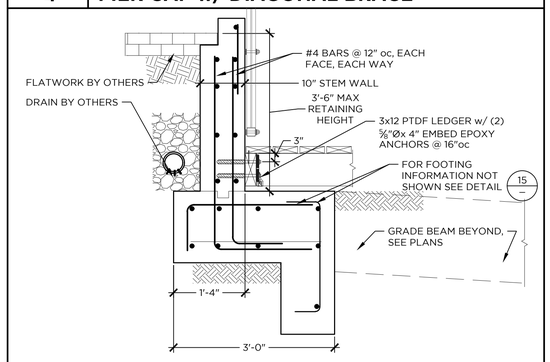

## 11 RETAINING WALL WITH FOOTING



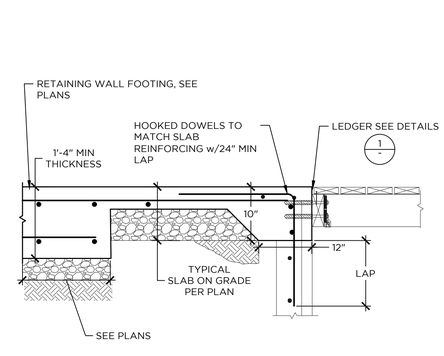

## 15 SITE HEEL RETAINING WALL w/ KEYWAY




## 4 PIER CAP w/ DIAGONAL BRACE




## 5 SITE HEEL RETAINING WALL w/ KEYWAY




## 12 TRANSITION EDGE

## NOTES

1. SEE SHEETS S0.0 TO S1.2, FOR GENERAL NOTES AND TYPICAL DETAILS
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1560 Country Club Dr, Los Altos, CA 94024

Stamp:

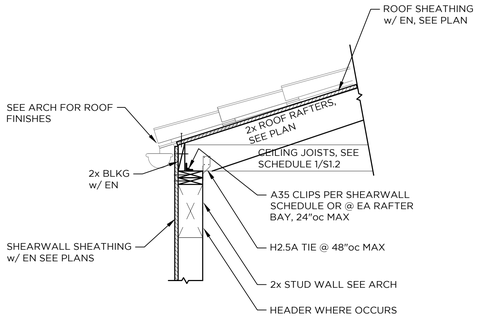



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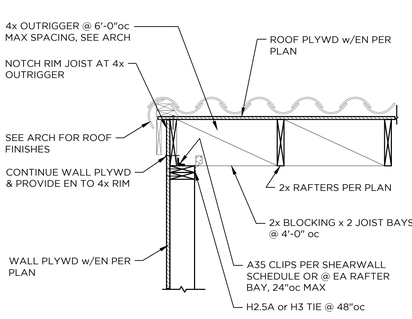
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Issue Date: 1/15/2025
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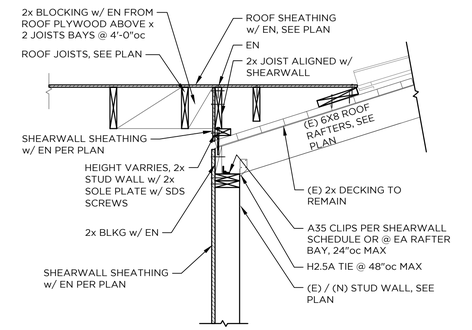
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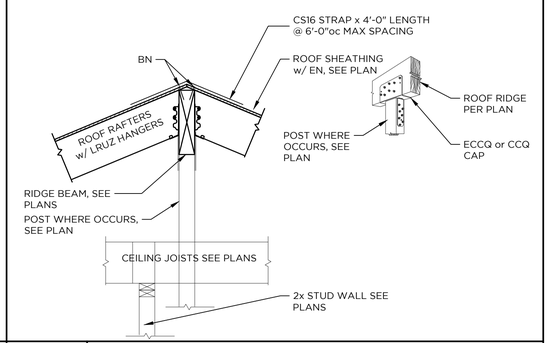

## 1 ROOF EAVE WITH WALL PLYWOOD



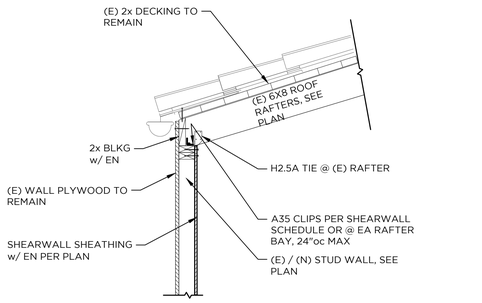

## 2 TYPICAL RAKE



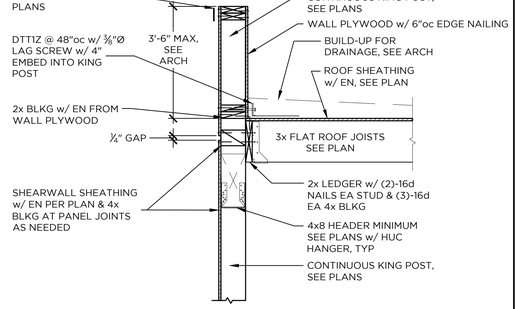

## 3 SHEARWALL @ (E) EAVE



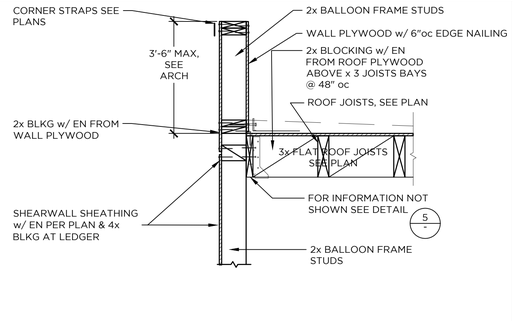

## 4 RIDGE SECTION



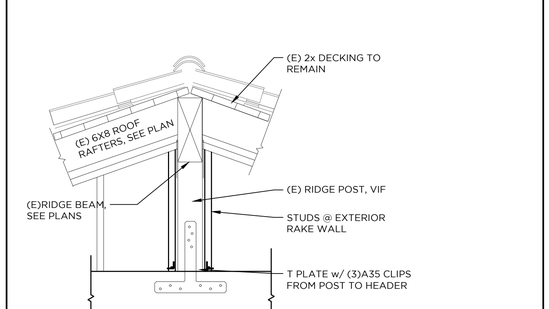

## 5 (E) ROOF EAVE WITH WALL PLYWOOD



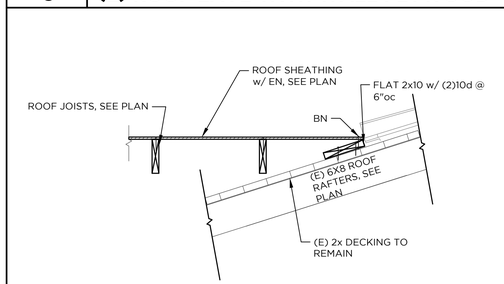

## 6 FLAT ROOF - PERPENDICULAR JOISTS



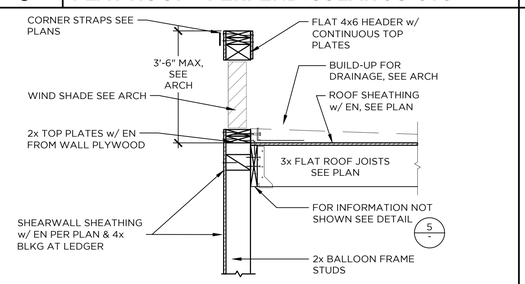

## 7 FLAT ROOF - PERPENDICULAR JOISTS



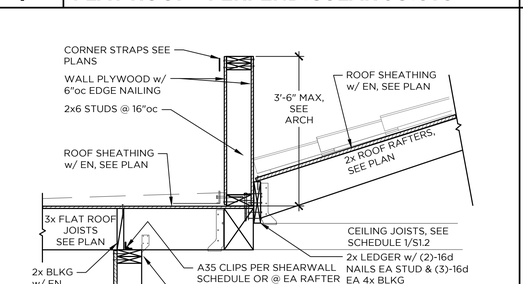

## 8 (E) RIDGE ELEVATION AT (N) HEADER



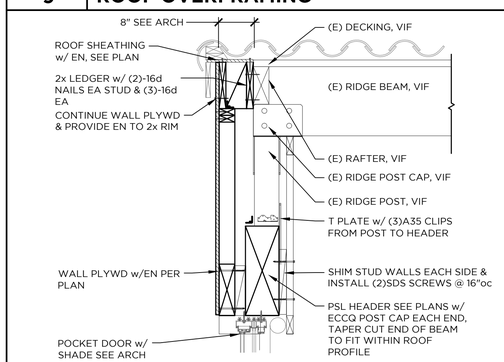

## 9 ROOF OVERFRAMING



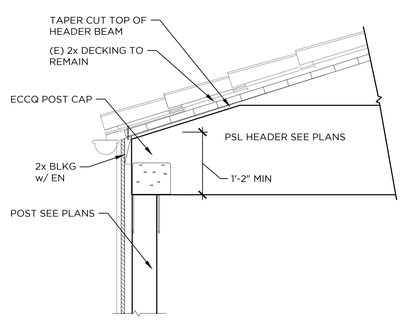

## 10 FLAT ROOF - PERPENDICULAR JOISTS




## 11 FLAT ROOF TRANSITION




## 13 FRAMING ABOVE POCKET DOOR AT RIDGE




## 14 TAPER CUT HEADER BEAM

## 15 NOT USED

## 12 NOT USED

1. SEE SHEETS S0.0 TO S1.2, FOR GENERAL NOTES AND TYPICAL DETAILS
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## NOTES

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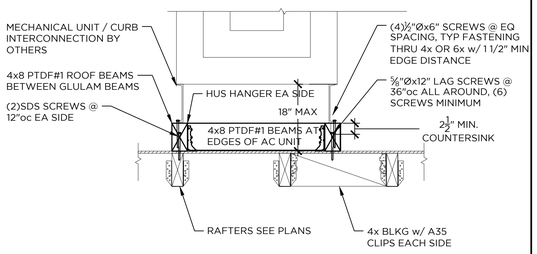
REGISTERED PROFESSIONAL ENGINEER
BRIAN D. BILLAU
C 58814
CIVIL
STATE OF CALIFORNIA

Revisions:

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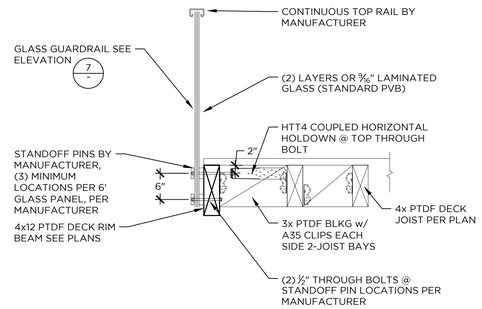
S4.0



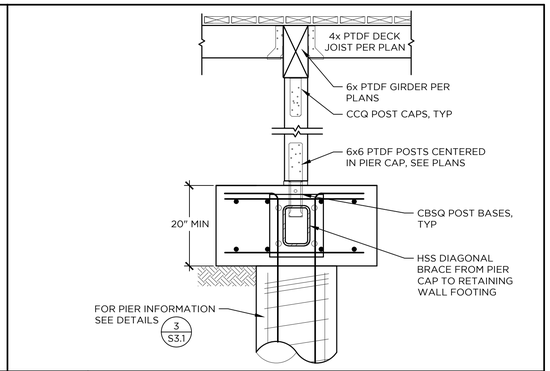

WATERPROOFING BY OTHERS

## 1 HVAC UNIT ATTACHMENT

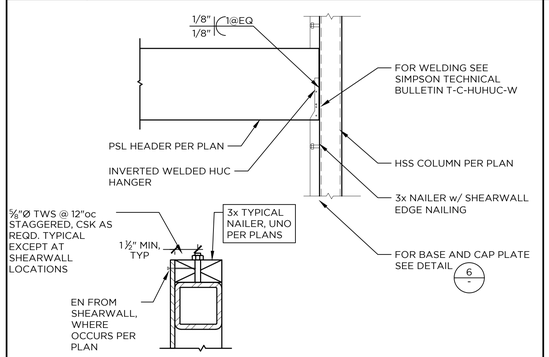
## 2 NOT USED



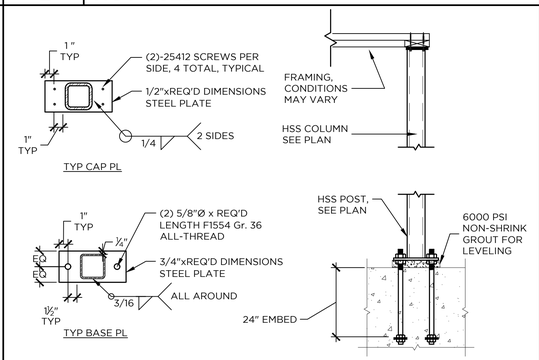

## 3 EDGE OF DECK FRAMING



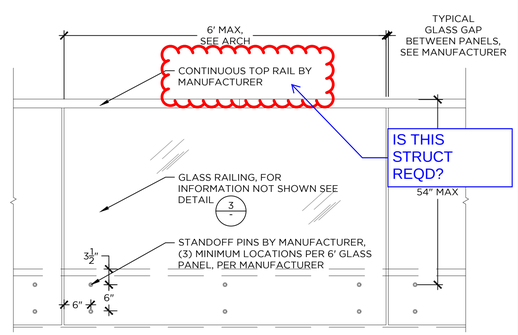

## 4 DECK GIRDER




## 5 HSS KING POST AT HEADER CONNECTION




## 6 HSS COLUMN BASE AND CAP PLATE




## 7 GUARDRAIL ELEVATION

## 8 NOT USED

## 9 NOT USED

## 10 NOT USED

## 11 NOT USED

## 12 NOT USED

## 13 NOT USED

## 14 NOT USED

## 15 NOT USED

## NOTES

1. SEE SHEETS S0.0 TO S1.2, FOR GENERAL NOTES AND TYPICAL DETAILS
2. SEE ARCHITECTURAL DRAWINGS FOR:
   - FINISHES
   - DRAINAGE
   - ELEVATIONS
   - GRADING
   - WATERPROOFING
3. ALL TIMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED OR SUITABLE ALTERNATIVE. ALL HARDWARE EXPOSED TO THE ELEMENTS TO BE SIMPSON "Z-MAX" OR APPROVED EQUAL. ALL FASTENERS EXPOSED TO THE ELEMENTS TO BE HOT DIPPED GALVANIZED OR STAINLESS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DESIGN IMPLEMENTATION & EXECUTION. COORDINATION RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO:
   - DIMENSIONS / ELEVATIONS
   - INTERNAL COORDINATION w/ STRUCTURAL DESIGN
   - EXTERNAL COORDINATION w/ OTHER DISCIPLINES (ARCHITECTURE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, TITLE 24, LANDSCAPE, ETC)
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SATISFYING INSPECTION / OBSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO EOR, BUILDING INSPECTOR, GEOTECHNICAL, and SPECIAL INSPECTOR)
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SATISFYING SUBMITTAL REQUIREMENTS (SPECIAL INSPECTION, SHOP DRAWINGS, TESTING PROCEDURES, MOCK UPS, DEFERRED SUBMITTALS, ETC)

BKG STRUCTURAL ENGINEERS
a California corporation
1600 El Camino Real, Unit C
San Carlos, CA 94070 650.489.9224

Project Title:
Los Altos Golf and Country Club - Tennis Pro Shop

Project Address:
1560 Country Club Dr, Los Altos, CA 94024

Stamp:
REGISTERED PROFESSIONAL ENGINEER — BRIAN D. BILLATE — C 58814 — CIVIL — STATE OF CALIFORNIA

Revisions:

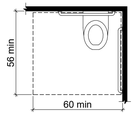
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Issue Date: 1/15/2025
BKG Project No.: 24013
Scale: AS NOTED
Drawn By: RDB
Sheet Title: Framing Details

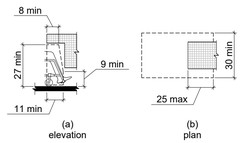
S4.1

## LEGEND

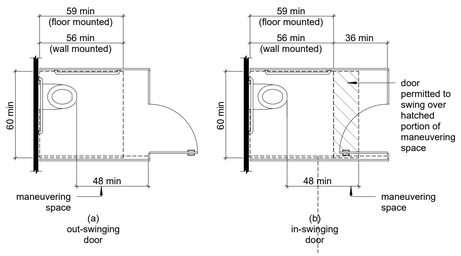
| Convention | Description |
|---|---|
| 36 | dimension showing English units (in inches unless otherwise specified) above the line |
| 6 | dimension for small measurements |
| 33-36 | dimension showing a range with minimum - maximum |
| min | minimum |
| max | maximum |
| > | greater than |
| ≥ | greater than or equal to |
| < | less than |
| ≤ | less than or equal to |
| | boundary of clear floor space or maneuvering clearance |
| | centerline |
| | a permitted element or its extension |
| | direction of travel or approach |
| | a wall, floor, ceiling or other element cut in section or plan |
| | a highlighted element in elevation or plan |
| | location zone of element, control or feature |




## 19 ACCESSIBLE WATER CLOSET1 1/4" = 1'-0"

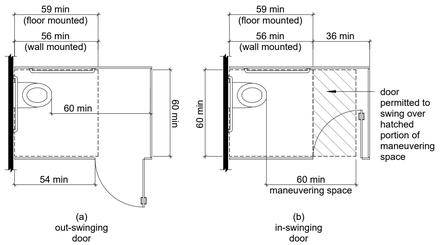



## 18 KNEE CLEARANCE 1/4" = 1'-0"



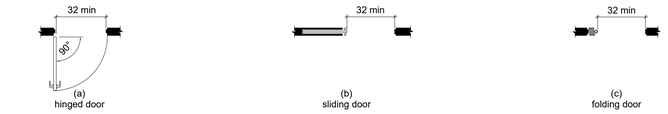

REF. FIGURE 11B-604.8.1.1.3

## 17 MANEUVERING SPACE WITH END-OPENING DOOR 1/4" = 1'-0"



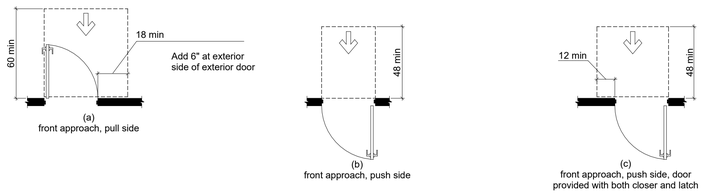

REF. FIGURE 11B-604.8.1.1.2

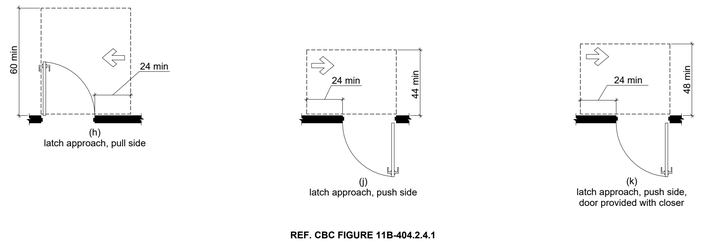
## 16 MANEUVERING SPACE WITH SIDE-OPENING DOOR 1/4" = 1'-0"




REF. CBC FIGURE 11B-404.2.3

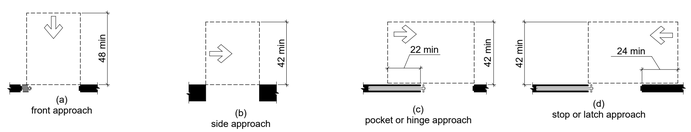
## 15 CLEAR WIDTH OF DOORWAYS 1/4" = 1'-0"



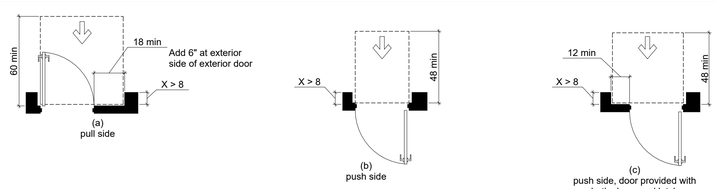

REF. CBC FIGURE 11B-404.2.4.1

## 14 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES 1/4" = 1'-0"



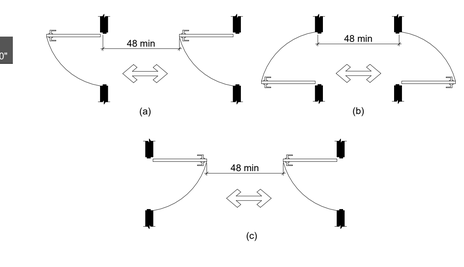

REF. CBC FIGURE 11B-404.2.4.2

## 13 MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES AND FOLDING DOORS 1/4" = 1'-0"



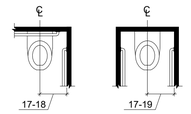

REF. CBC FIGURE 11B-404.2.4.3

## 12 MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES 1/4" = 1'-0"



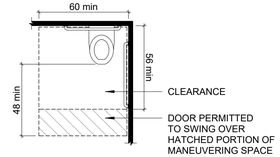

REF. FIGURE 11B-404.2.6

## 11 DOORS IN SERIES AND GATES IN SERIES 1/4" = 1'-0"



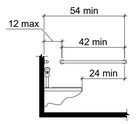

REF. FIGURE 11B-604.2

## 10 WATER CLOSET LOCATION 1/4" = 1'-0"



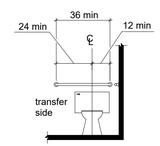

REF. FIGURE 11B-604.3.1

## 9 SIZE OF CLEARANCE AT WATER CLOSETS 1/4" = 1'-0"



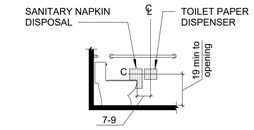

REF. FIGURE 11B-604.5.1

## 8 SIDE GRAB BAR AT WATER CLOSET 1/4" = 1'-0"



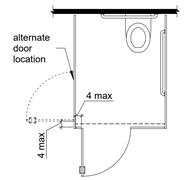

REF. FIGURE 11B-604.5.2

## 7 REAR GRAB BAR AT WATER CLOSET 1/4" = 1'-0"



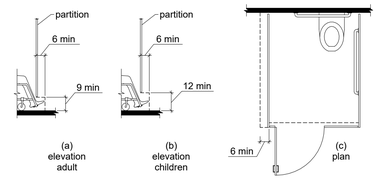

REF. FIGURE 11B-604.7.1 & 11B-604.7.2

## 6 PAPER DISPENSER AND DISPOSAL UNIT LOCATION 1/4" = 1'-0"



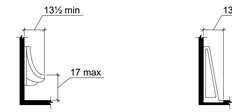

REF. FIGURE 11B-604.8.1.2

## 5 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS 1/4" = 1'-0"



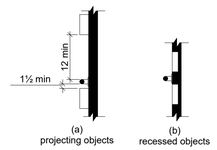

REF. FIGURE 11B-604.8.1.4

## 4 WHEELCHAIR TOILET COMPARTMENT TOE CLEARANCE 1/4" = 1'-0"



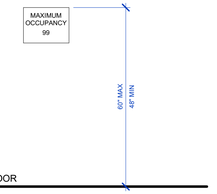

REF. FIGURE 11B-605.2

## 3 URINAL HEIGHT AND DEPTH 1/4" = 1'-0"




REF. FIGURE 11B-609.3

## 2 SPACING OF GRAB BARS 1/2" = 1'-0"




MAXIMUM OCCUPANCY LOAD SIGNAGE SHALL BE IN ACCORDANCE WITH **CBC 1004.9 AND IIB 703.4.1**

## 1 OCCUPANCY SIGNAGE 1/2" = 1'-0"


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
# LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
# ACCESSIBILITY DIAGRAMS

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

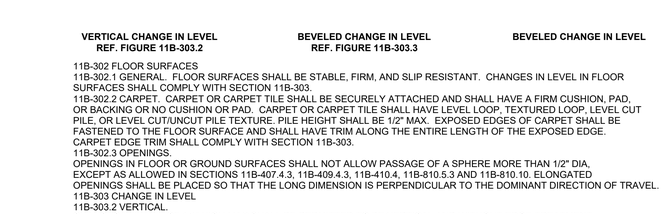
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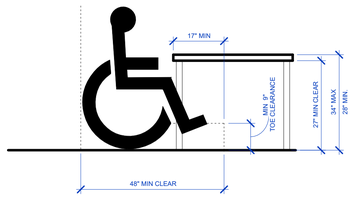

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## LEGEND

| Convention | Description |
|---|---|
| 36 | dimension showing English units (in inches unless otherwise specified) above the line |
| 6 | dimension for small measurements |
| 33-36 | dimension showing a range with minimum - maximum |
| min | minimum |
| max | maximum |
| > | greater than |
| ≥ | greater than or equal to |
| < | less than |
| ≤ | less than or equal to |
| | boundary of clear floor space or maneuvering clearance |
| | centerline |
| | a permitted element or its extension |
| | direction of travel or approach |
| | a wall, floor, ceiling or other element cut in section or plan |
| | a highlighted element in elevation or plan |
| | location zone of element, control or feature |

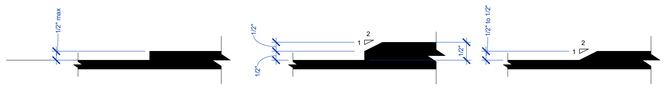



**15** ACCESSIBLE BAR SEATING 1/2" = 1'-0"




**14** ACCESSIBLE TABLE SEATING 1/2" = 1'-0"

NOTE: THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.



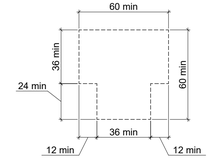

**VERTICAL CHANGE IN LEVEL**
**REF. FIGURE 11B-303.2**

**BEVELED CHANGE IN LEVEL**
**REF. FIGURE 11B-303.3**

**BEVELED CHANGE IN LEVEL**

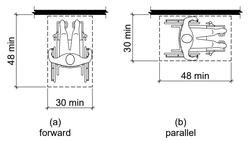
11B-302 FLOOR SURFACES
11B-302.1 GENERAL. FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CHANGES IN LEVEL IN FLOOR SURFACES SHALL COMPLY WITH SECTION 11B-303.
11B-302.2 CARPET. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2" MAX. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO THE FLOOR SURFACE AND SHALL HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11B-303.
11B-302.3 OPENINGS.
OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2" DIA, EXCEPT AS ALLOWED IN SECTIONS 11B-407.4.3, 11B-409.4.3, 11B-410.4, 11B-810.5.3 AND 11B-810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
11B-303 CHANGE IN LEVEL
11B-303.2 VERTICAL.
CHANGES IN LEVEL OF 1/4" HIGH MAX SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT.
11B-303.3 BEVELED.
CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN AND 1/2" HIGH MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

**13** FLOOR OR GROUND SURFACES 6" = 1'-0"



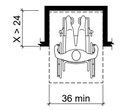

**REF. FIGURE 11B-304.3.2**

**12** T-SHAPED TURNING SPACE 1/4" = 1'-0"



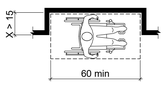

**REF. FIGURE 11B-305.5**

**11** POSITION OF CLEAR FLOOR OR GROUND SPACE 1/4" = 1'-0"



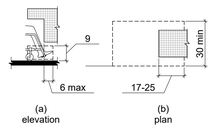

**REF. FIGURE 11B-305.7.1**

**10** MANEUVERING CLEARANCE IN ALCOVE, FORWARD 1/4" = 1'-0"



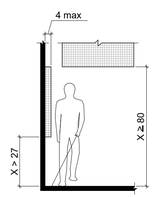

**REF. FIGURE 11B-305.7.2**

**9** MANEUVERING CLEARANCE IN ALCOVE, PARALLEL 1/4" = 1'-0"



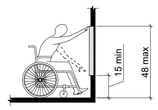

**REF. FIGURE 11B-306.2**

**8** TOE CLEARANCE 1/4" = 1'-0"



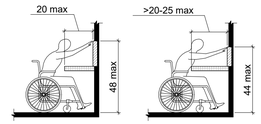

**REF. FIGURE 11B-307.2**

**7** LIMITS OF PROTRUDING OBJECTS 1/4" = 1'-0"



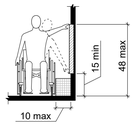

**REF. FIGURE 11B-308.2.1**

**6** UNOBSTRUCTED FORWARD REACH 1/4" = 1'-0"



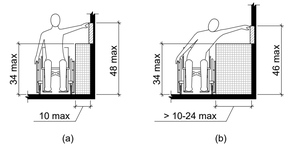

**REF. FIGURE 11B-308.2.2**

**5** OBSTRUCTED HIGH FORWARD REACH 1/4" = 1'-0"



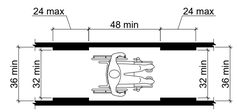

**REF. FIGURE 11B-308.3.1**

**4** UNOBSTRUCTED SIDE REACH 1/4" = 1'-0"



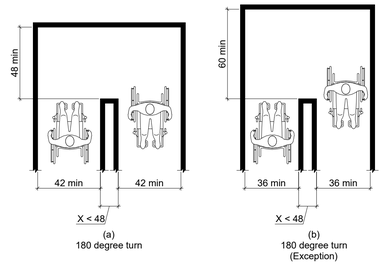

**REF. FIGURE 11B-308.3.2**

**3** OBSTRUCTED HIGH SIDE REACH 1/4" = 1'-0"




**REF. CBC FIGURE 11B-403.5.1**

**2** CLEAR WIDTH OF AN ACCESSIBLE ROUTE 1/4" = 1'-0"




**REF. FIGURE 11B-403.5.2**

**1** CLEAR WIDTH AT TURN 1/4" = 1'-0"


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
ACCESSIBILITY DIAGRAMS

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

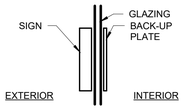
SHEET NUMBER:
A008

SCALE: As indicated


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## GENERAL NOTES

1. FOR SIGNAGE APPLICATION TO GLASS, PROVIDE A MATCHING BACK-UP PLATE AND MOUNT TO INTERIOR SURFACE OF GLASS WITH ADHESIVE

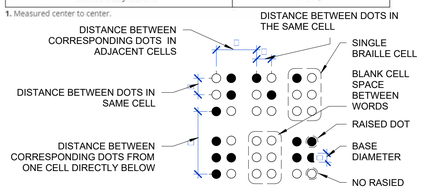



## ACCESSIBLE SIGNAGE

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO INDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH AND AS SPECIFICALLY REQUIRED THESE NOTES. THE FOLLOWING ELEMENTS AND SPACES OF ACCESSIBLE FACILITIES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY:
   - A. ACCESSIBLE PARKING SPACES.
   - B. ACCESSIBLE AREA OF REFUGE.
   - C. ACCESSIBLE PASSENGER LOADING ZONES.
   - D. ACCESSIBLE TOILET AND BATHING FACILITIES.
   - E. ALL MAIN ENTRY DOORS.
2. OTHER SIGNS:
   - A. IN ASSEMBLY AREAS, A SIGN NOTIFYING THE GENERAL PUBLIC OF THE AVAILABILITY OF ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED AT TICKET OFFICES OR SIMILAR LOCATIONS.
   - B. EACH DOOR TO AN EXIT SHALL HAVE A TACTILE SIGN, INCLUDING RAISED LETTERS AND BRAILLE, AND SHALL COMPLY WITH CABO/ANSI A117.1, CBC 1013.4 AND CBC 11B-703.
   - C. AT EXITS AND ELEVATORS SERVING A REQUIRED ACCESSIBLE SPACE, BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS, SIGNS SHALL BE INSTALLED INDICATING THE LOCATION OF ACCESSIBLE MEANS OF EGRESS.
3. COLOR OF SYMBOL: THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595C.
4. BRAILLE SYMBOLS: BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.3 AND 11B-703.4.

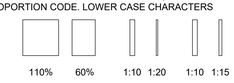
| MEASUREMENT RANGE | MINIMUM IN INCHES MAXIMUM IN INCHES |
|---|---|
| Dot base diameter | 0.059 (1.5 mm) to 0.063 (1.6 mm) |
| Distance between two dots in the same cell[1] | *0.100 (2.5 mm)* |
| Distance between corresponding dots in adjacent cells[1] | *0.300 (7.6 mm)* |
| Dot height | 0.025 (0.6 mm) to 0.037 (0.9 mm) |
| Distance between corresponding dots from one cell directly below[1] | 0.395 (10 mm) to 0.400 (10.2 mm) |

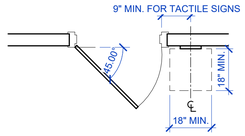
**1.** Measured center to center.




5. CHARACTER PROPORTION: CHARACTER PROPORTIONS: LETTERS AND NUMBERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF UPPERCASE LETTER "O" IS BETWEEN 60% AND 110% THE HEIGHT OF THE UPPERCASE LETTER "I", AND THE STROKE THICKNESS OF THE UPPERCASE LETTER "I" IS 10% TO 15% OF THE HEIGHT FOR RAISED CHARACTERS, OR 10% TO 20% OF THE HEIGHT FOR VISUAL CHARACTERS. CBC SECTION 11B-703.2.6, AND 11B-703.5.4, RESPECTIVELY. CREATE A TEMPLATE TO TEST PROPORTIONS. PLACE THE TEMPLATE'S 1:1 SQUARE OVER THE X OF O, WHICHEVER IS NARROW. IF THE CHARACTER IS NOT WIDER THAN THE 110% RECTANGLE, NOR NARROWER THAN THE 60% RECTANGLE, THE PROPORTIONS ARE CORRECT. USE THE 1:10 RECTANGLE TO DETERMINE IF THE STROKE OF THE I IS TOO BROAD, AND THE 1:20 RECTANGLE TO SEE IF IT IS TOO NARROW. IF ALL TESTS ARE PASSED, THE TYPESTYLE IS COMPLIANT WITH PROPORTION CODE. LOWER CASE CHARACTERS ARE PERMITTED.

TEMPLATE FOR CHECKING CHARACTER AND STROKE WIDTH TO HEIGHT PROPORTIONS:




5. CHARACTER HEIGHT : VISUAL CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ, PER TABLE 11B-703.5.5 (REPRODUCED BELOW). THE HEIGHT IS MEASURED USING AN UPPER-CASE "I". LOWERCASE CHARACTERS ARE PERMITTED.

6. FINISH AND CONTRAST OF SYMBOL: CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTER ON A LIGHT BACKGROUND. CBC 11B-703.5.1

7. RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:
   - A. TYPE: LETTER TYPE: LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32 INCH MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY CALIFORNIA CONTRACTED GRADE 2 BRAILLE. CBC SECTION 11B-703.2 (SEE NOTE 3).
   - B. SIZE: RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH AND A MAXIMUM OF 2" HIGH.
   - C. PICTOGRAM SIGNS: PICTOGRAM SIGNS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMNSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT. PICTOGRAMS SHALL HAVE A NON-GLARE FINISH AND SHALL CONTRAST WITH THEIR FIELD.
   - D. SPACING: CHARACTER SPACING SHALL BE 1/16 INCH MINIMUM AND 4 TIMES THE STROKE WIDTH MAXIMUM AT THE BASE, AND 1/8" MINIMUM AND 4 TIMES THE STROKE WIDTH MAXIMUM AT THE TOP. LINES SPACING SHALL BE 135% TO 170% OF THE RAISED CHARACTER HEIGHT. CBC 11B-703.2.

8. ENTRANCE SIGNS. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

9. INFORMATION POSTED. BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC SANITARY FACILITIES AND/OR ELEVATORS FOR PUBLIC USE THAT CONFORM TO THESE BUILDING STANDARDS SHALL HAVE THIS INFORMATION POSTED IN THE BUILDING LOBBY, PREFERABLY AS PART OF THE BUILDING DIRECTORY.

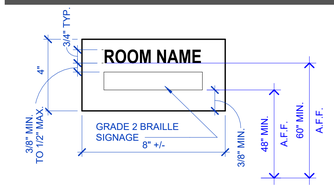
10. MOUNTING LOCATION AND HEIGHT FOR TACTILE SIGNAGE: WHERE DIRECTION OR IDENTIFICATION SIGNS ARE PROVIDED FOR INTERIOR OR EXTERIOR ROOMS, SPACES, OR FACILITIES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE (RAISED TEXT NOT REQUIRED FOR DIRECTIONAL SIGNS.) CBC SECTION 11B-216.2. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR OR THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. EXIT SIGNAGE SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE SPACE. MOUNTING HEIGHT SHALL BE 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR TO THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS AND 48" MINIMUM ABOVE FINISHED FLOOR TO THE BASELINE OF THE LOWEST BRAILLE CELLS. MOUNTING LOCATION SHALL BE DETERMINED SO THAT AN 18" X 18" CLEAR SPACE IS PROVIDED CENTERED ON THE TACTILE CHARACTERS AND BEYOND ANY DOOR SWING. CBC SECTION 11B-703.4.

11. ALL SIGNS (AT MAIN ENTRANCES, TOILETS, PERMANENT ROOMS AND ASSISTIVE LISTENING SYSTEM(S), ETC.) SHALL COMPLY WITH TITLE 24, INCLUDING SECTION 11B-703.

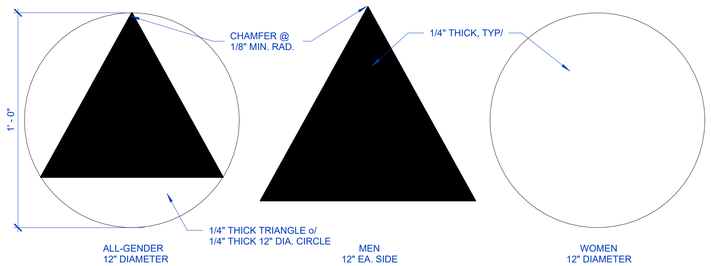
**TABLE 11B-703.5.5 VISUAL CHARACTER HEIGHT**

| HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER | HORIZONTAL VIEWING DISTANCE | MINIMUM CHARACTER HEIGHT |
|---|---|---|
| 40 INCHES TO 70 INCHES | LESS THAN 72 INCHES | 5/8 INCH |
| | 72 INCHES AND GREATER | 5/8 INCH, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 72 INCHES |
| GREATER THAN 70 INCHES TO 120 INCHES | LESS THAN 180 INCHES | 2 INCHES |
| | 180 INCHES AND GREATER | 2 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 180 |
| GREATER THAN 120 INCHES | LESS THAN 21 FEET | 3 INCHES |
| | 21 FEET AND GREATER | 3 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET |

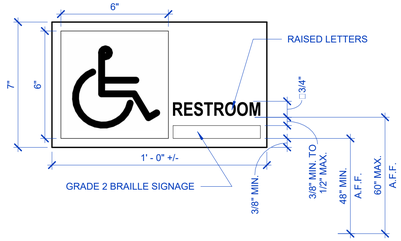
## ROOM NAME SIGNAGE



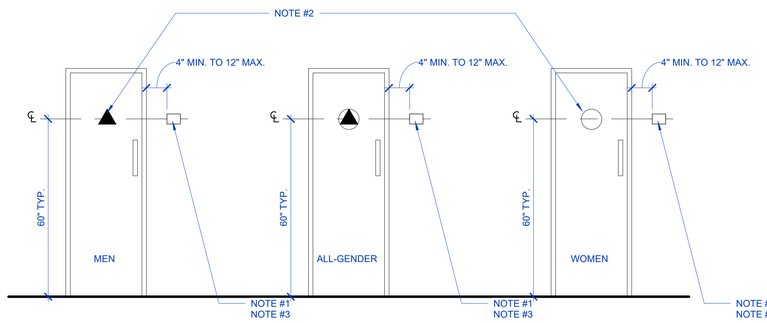

## RESTROOM SIGNAGE




NOTE #1: MOUNT ON DOOR, SEE MOUNTING INSTRUCTION.
NOTE #2: COLOR OF TRAINGLE SHALL CONTRAST WITH COLOR OF THE CIRCLE. COLOR OF SYMBOL SHALL CONTRAST WITH COLOR OF ADJACENT BACKGROUND COLOR. COLOR OF SIGN SHALL CONTRAST WITH COLOR OF DOOR. COLORS TO BE SELECTED BY THE ARCHITECTS.
NOTE #3: EDGES AND VERTICLES ON GEOMETRIC SYMBOLS SHALL BE EASY OR ROUNDED AT 1/16" MIN. OR CHAMFERED AT 1/8" MAX. VERTICLES SHALL BE RADIUSES BETWEEN 1/8" AND 1/4".

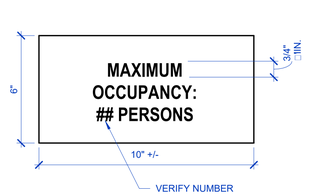


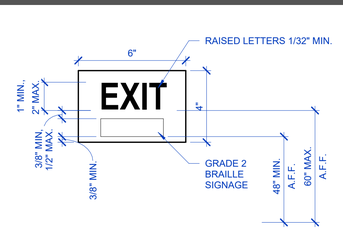

NOTE # 1: PROVIDE SIGNAGE W/ #2 BRAILLE @ LATCH SIDE OF DOOR.
NOTE # 2: COLOR & CONTRAST OF SIGN SHALL BE DISTINCTLY DIFFERENT FROM COLOR & CONTRAST OF THE DOOR. COLOR TO BE SELECTED BY THE ARCHITECT.
NOTE #3: SEE DETAIL BELOW FOR INDIVIDUAL SIGNAGE MOUNTING HEIGHT.

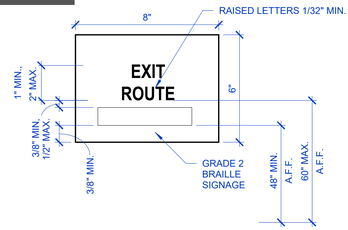



**ROOM NAME SIGNAGE**

## SIGNAGE





BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
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LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
SIGNAGE DETAILS

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| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
A009

SCALE: As indicated


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0 5 10 20 30

Scale 1" = 10'

## ABBREVIATIONS

| | |
|---|---|
| AP | ABANDONED PIPE |
| AC | ASPHALTIC CONCRETE |
| AD | AREA DRAIN |
| BS | BOTTOM OF STEP |
| BR | BOTTOM OF RAMP |
| BTM | BOTTOM |
| C | CONCRETE |
| CLF | CHAIN LINK FENCE |
| CONC | CONCRETE |
| DI | DROP INLET |
| EB | ELECTRIC BOX |
| EP | EDGE OF PAVEMENT |
| EW | EDGE OF WALK |
| FC | FACE OF CURB |
| FF | FINISH FLOOR |
| FL | FLOW LINE |
| FNC | FENCE |
| GRN | GROUND |
| IB | IRRIGATION BOX |
| IE | INVERT ELEVATION |
| IRR | IRRIGATION |
| L/S | LANDSCAPE |
| O.R. | OFFICIAL RECORDS |
| P | PAVEMENT |
| PED | PEDESTAL |
| PL | PLASTIC |
| (P) | PER PLAN |
| (PP) | PER PLAN |
| RE | RIM ELEVATION |
| SSMH | SANITARY SEWER MANHOLE |
| TC | TOP OF CURB |
| TCD | THRU CURB DRAIN |
| TP | TOP OF PIPE |
| TS | TOP OF STEP |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| WI | WROUGHT IRON |
| WM | WATER METER |

## LEGEND

BUILDING LINE
COMMUNICATION LINE
CONCRETE/BLOCK/RETAINING WALL
CONCRETE CURB
CONTOUR LINE-MAJOR
CONTOUR LINE-MINOR
EDGE OF PAVEMENT
ELECTRIC LINE
FENCE LINE
GRADE BREAK
HANDRAIL
SANITARY SEWER-MANHOLE & CLEANOUT
SIDEWALK
SPOT ELEVATION
STORM DRAIN-MANHOLE & CATCH BASIN
WATER LINE & VALVE
ELECTROLIER
HANDICAP SYMBOL
POST INDICATOR VALVE
POWER POLE/JOINT POLE
TRAFFIC SIGN
TREE
UTILITY BOX

## NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 9, 2010, NUMBER NCS-465277-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THIS IS NOT A UTILITY SURVEY. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
5. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0202H FOR COMMUNITY NUMBER 060337 0202 H (SANTA CLARA COUNTY UNINCORPORATED AREAS), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "D". ACCORDING TO FEMA THE DEFINITION OF ZONE "D" IS:

   AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

   INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON MAY 14, 2019.
6. BENCHMARK:
   DI RIM AT WEST SIDE OF LOYOLA DRIVE AT INTERSECTION OF ESBERG ROAD.
   ELEV: 278.83 (DATUM IS ASSUMED)
7. BASIS OF BEARINGS:
   THE BEARING OF SOUTH 43°46'28" WEST TAKEN ON THE CENTER LINE OF LOYOLA DRIVE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD ON AUGUST 5, 2003, IN BOOK 763 OF MAPS AT PAGES 1-6, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
8. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

1/011/2024
DATE

PREPARED BY OR UNDER THE SUPERVISION OF
KELLY S. JOHNSON, P.L.S. 9126
KJOHNSON@KIERWRIGHT.COM

PROFESSIONAL LAND SURVEYOR
KELLY S. JOHNSON
No. 9126
STATE OF CALIFORNIA

| NO. | REVISION | BY |
|---|---|---|
| 1 | TOPO SHOTS WITH TREES AND DRAINAGE | JMD |
| 2 | TOPO EXPOSED UTILITIES 11/10/20 | RLA |
| | | |
| | | |
| | | |
| | | |

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone (408) 727-1665
Fax (408) 727-5641
www.kierwright.com

# TOPOGRAPHIC SURVEY
OF
1560 COUNTRY CLUB DRIVE
FOR
LOS ALTOS GOLF & COUNTRY CLUB
LOS ALTOS CALIFORNIA

| | |
|---|---|
| DATE | JAN., 2024 |
| SCALE | 1" = 10' |
| SURVEYOR | RMA |
| DRAFTER | IL |
| JOB NO. | A10145-13 |
| SHEET | 1 |
| OF | 1 SHEETS |

## LIFE SAFETY LEGEND

| | | | |
|---|---|---|---|
| | DIRECTION OF EGRESS | | DOWNLIGHT PROVIDED WITH EMERGENCY BATTERY UNIT OR ON EMERGENCY POWER |
| | DIRECTION OF EGRESS | | EXISTING EMERGENCY LIGHT PROVIDED WITH BATTERY UNIT OR ON EMERGENCY POWER, VIF |
| | EXIT PATH OF TRAVEL | FX | 2-A: 10-BC RATED FIRE EXTINGUISHER |
| | ACCESSIBLE PATH OF TRAVEL | | ILLUMINATED EXIT SIGN WITH TWIN HEAD LAMPS AND SEPARATE EMERGENCY 90 MINUTE MIN. BATTERY UNIT. |
| | ILLUMINATED EXIT SIGN | EXIT | TACTILE "EXIT" SIGNAGE WITH BRAILLE BELOW |
| | TACTILE "EXIT" SIGNAGE WITH BRAILLE BELOW | EXT RTE | TACTILE "EXIT ROUTE" SIGNAGE WITH BRAILLE BELOW |
| OC ## | OCCUPANCY LOAD SIGN STATING "MAXIMUM OCCUPANT LOAD ----" | PH | PANIC HARDWARE |
| DOOR<br>123<br>45.6<br>78.9 | EGRESS DOOR TAG:<br>= TYPE OF EXIT<br>= OCCUPANT LOAD AT EXIT<br>= REQUIRED WIDTH IN INCHES (SECTION 1005.3)<br>= PROVIDED WIDTH IN INCHES | 12 | OCCUPANT LOAD AT EXIT/ CUMULATIVE OCCUPANT LOAD |

## INTERIOR OCCUPANCY SCHEDULE

| NAME | AREA | CATEGORY | LOAD FACTOR | OCCUPANCY |
|---|---|---|---|---|
| MAIN ROOM | 556.36 SF | ASSEMBLY - UNCONCENTRATED (B) | 15 | 37 |
| ADMIN | 126.81 SF | BUSINESS AREA (B) | 150 | 1 |
| PRO OFFICE | 96.36 SF | BUSINESS AREA (B) | 150 | 1 |
| STORAGE | 33.28 SF | STORAGE (S-2) | 300 | 1 |
| UNISEX ADA TOILET | 58.50 SF | NA | NA | 1 |
| TOILET | 35.85 SF | NA | NA | 1 |
| MECH. AND JANITORI CLOSET | 35.89 SF | NA | NA | 1 |
| | | | | **43** |

## INTERIOR EXIT INFORMATION

43 TOTAL OCCUPANTS < 49. THEREFORE PER CBC 1006.2.1,
ONE EXIT IS REQUIRED. ONE EXIT IS PROVIDED.

EXIT WIDTH REQUIRED (PER CBC SECTION 1005.3.2):
43 OCCUPANTS X 0.2 = 9"
EXIT WIDTH PROVIDED : 3'-0" WIDE (OR 36") DOOR

EXIT ACCESS TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE, WITH SPRINKLER: 250' MAX.
LONGEST EXIT ACCESS TRAVEL DISTANCE PROVIDED: 70'

## PLUMBING SCHEDULE

TOTAL OCCUPANCY: **43 (22 MALE, 22 FEMALE)**

| | | MALE | FEMALE |
|---|---|---|---|
| WATER CLOSET | REQUIRED | 1 | 1 |
| | PROVIDED | 1 | 1 |
| URINALS | REQUIRED | 1 | NA |
| | PROVIDED | 1 | NA |
| LAVATORIES | REQUIRED | 1 | 1 |
| | PROVIDED | 1 | 1 |
| DRINKING FOUNTAIN / FACILITIES | REQUIRED | 1 | |
| | PROVIDED | 1 | |

OTHER: 1 SERVICE SINK

## EXTERIOR OCCUPANCY SCHEDULE

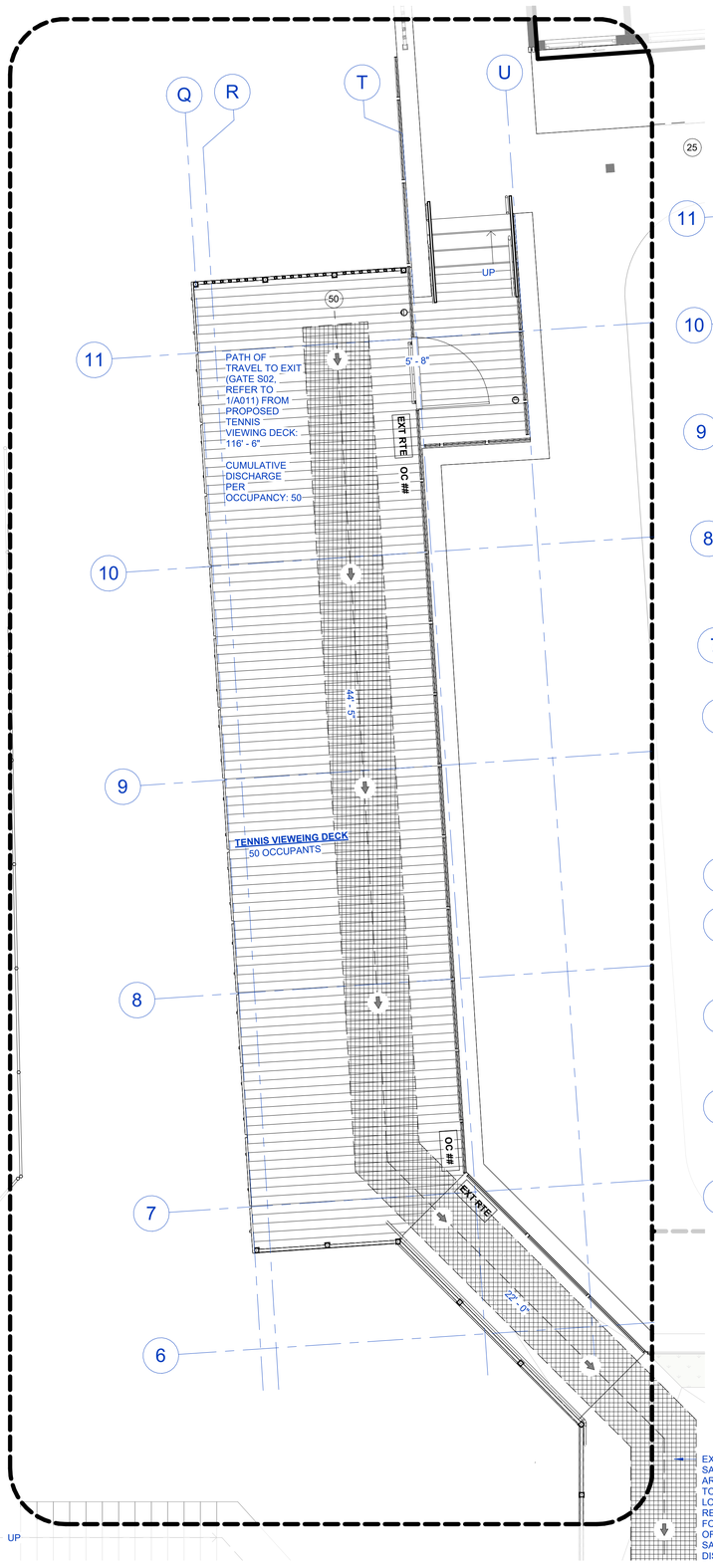
| NAME | AREA | CATEGORY | LOAD FACTOR | OCCUPANCY |
|---|---|---|---|---|
| (E) TENNIS VIEWING DECK | 358.96 SF | DECKS | 15 | 24 |
| SPA | 159.99 SF | NA | NA | NA |
| SPA DECK | 127.69 SF | DECKS | 15 | 9 |
| TENNIS VIEWING DECK | 753.09 SF | DECKS | 15 | 50 |
| | | | | **83** |

## EXTERIOR EXIT INFORMATION

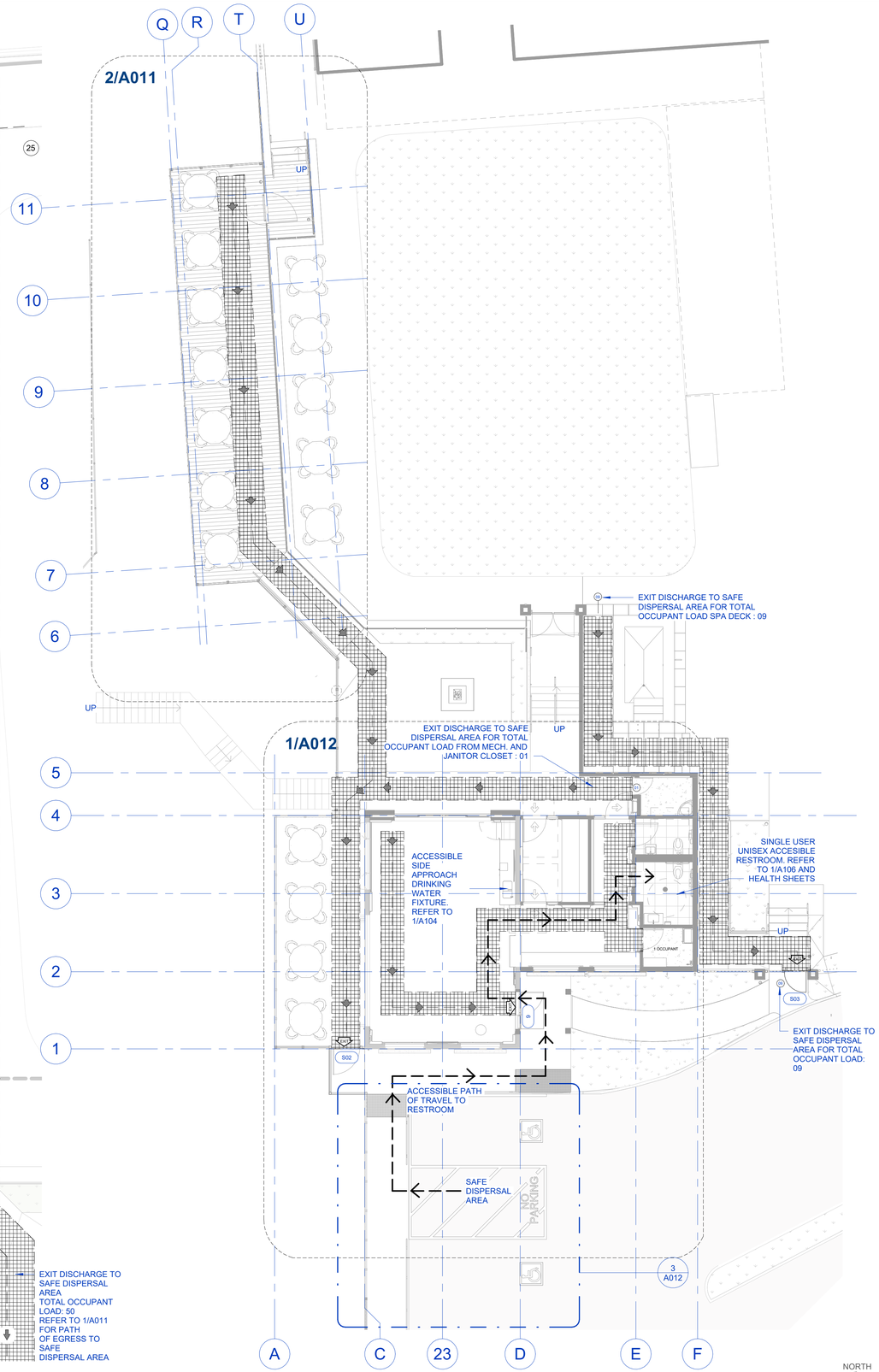
83 TOTAL OCCUPANTS < 49. THEREFORE PER CBC 1006.2.1,
TWO EXIT IS REQUIRED. TWO EXIT IS PROVIDED.

EXIT WIDTH REQUIRED (PER CBC SECTION 1005.3.2):
83 OCCUPANTS X 0.2 = 17"
EXIT WIDTH PROVIDED : 3'-0" GATE (OR 36") DOOR AND 3'-6" WIDE GATE

EXIT ACCESS TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE, WITH SPRINKLER: 250' MAX.
LONGEST EXIT ACCESS TRAVEL DISTANCE PROVIDED: 116' - 6"




1 LIFE SAFETY PLAN - OVERALL 1/4" = 1'-0"




2 LIFE SAFETY PLAN - TENNIS DECK 1/8" = 1'-0"


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER: ---

PROJECT NAME: LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS: 1560 COUNTRY CLUB DRIVE LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|

SHEET TITLE: LIFE SAFETY PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER: A011

SCALE: As indicated


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## LIFE SAFETY LEGEND

- DIRECTION OF EGRESS
- DIRECTION OF EGRESS
- EXIT PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL
- ILLUMINATED EXIT SIGN
- TACTILE "EXIT" SIGNAGE WITH BRAILLE BELOW
- EXT RTE — TACTILE "EXIT ROUTE" SIGNAGE WITH BRAILLE BELOW
- PH — PANIC HARDWARE
- 12 — OCCUPANT LOAD AT EXIT/ CUMULATIVE OCCUPANT LOAD
- DOWNLIGHT PROVIDED WITH EMERGENCY BATTERY UNIT OR ON EMERGENCY POWER
- EXISTING EMERGENCY LIGHT PROVIDED WITH BATTERY UNIT OR ON EMERGENCY POWER, VIF
- FX — 2-A: 10-BC RATED FIRE EXTINGUISHER
- ILLUMINATED EXIT SIGN WITH TWIN HEAD LAMPS AND SEPARATE EMERGENCY 90 MINUTE MIN. BATTERY UNIT.
- OC ## — OCCUPANCY LOAD SIGN STATING "MAXIMUM OCCUPANT LOAD ----"

| DOOR |
|---|
| 123 |
| 45.6 |
| 78.9 |

EGRESS DOOR TAG:
= TYPE OF EXIT
= OCCUPANT LOAD AT EXIT
= REQUIRED WIDTH IN INCHES (SECTION 1005.3)
= PROVIDED WIDTH IN INCHES

## INTERIOR OCCUPANCY SCHEDULE

| NAME | AREA | CATEGORY | LOAD FACTOR | OCCUPANCY |
|---|---|---|---|---|
| MAIN ROOM | 556.36 SF | ASSEMBLY - UNCONCENTRATED (B) | 15 | 37 |
| ADMIN | 126.81 SF | BUSINESS AREA (B) | 150 | 1 |
| PRO OFFICE | 96.36 SF | BUSINESS AREA (B) | 150 | 1 |
| STORAGE | 33.28 SF | STORAGE (S-2) | 300 | 1 |
| UNISEX ADA TOILET | 58.50 SF | NA | NA | 1 |
| TOILET | 35.85 SF | NA | NA | 1 |
| MECH. AND JANITORI CLOSET | 35.89 SF | NA | NA | 1 |
| | | | | **43** |

## INTERIOR EXIT INFORMATION

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ONE EXIT IS REQUIRED. ONE EXIT IS PROVIDED.

EXIT WIDTH REQUIRED (PER CBC SECTION 1005.3.2):
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EXIT WIDTH PROVIDED : 3'-0" WIDE (OR 36") DOOR

EXIT ACCESS TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE, WITH SPRINKLER: 250' MAX.
LONGEST EXIT ACCESS TRAVEL DISTANCE PROVIDED: 70'

## PLUMBING SCHEDULE

TOTAL OCCUPANCY: **43 (22 MALE, 22 FEMALE)**

| | | MALE | FEMALE |
|---|---|---|---|
| WATER CLOSET | REQUIRED | 1 | 1 |
| | PROVIDED | 1 | 1 |

| | | MALE | FEMALE |
|---|---|---|---|
| URINALS | REQUIRED | 1 | NA |
| | PROVIDED | 1 | NA |

| | | MALE | FEMALE |
|---|---|---|---|
| LAVATORIES | REQUIRED | 1 | 1 |
| | PROVIDED | 1 | 1 |

| | | |
|---|---|---|
| DRINKING FOUNTAIN / FACILITIES | REQUIRED | 1 |
| | PROVIDED | 1 |

OTHER: 1 SERVICE SINK

## EXTERIOR OCCUPANCY SCHEDULE

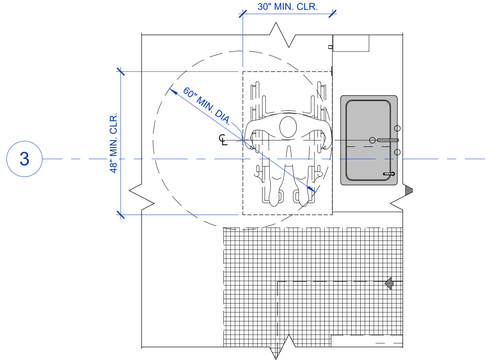
| NAME | AREA | CATEGORY | LOAD FACTOR | OCCUPANCY |
|---|---|---|---|---|
| (E) TENNIS VIEWING DECK | 358.96 SF | DECKS | 15 | 24 |
| SPA | 159.99 SF | NA | NA | NA |
| SPA DECK | 127.69 SF | DECKS | 15 | 9 |
| TENNIS VIEWING DECK | 753.09 SF | DECKS | 15 | 50 |
| | | | | **83** |

## EXTERIOR EXIT INFORMATION

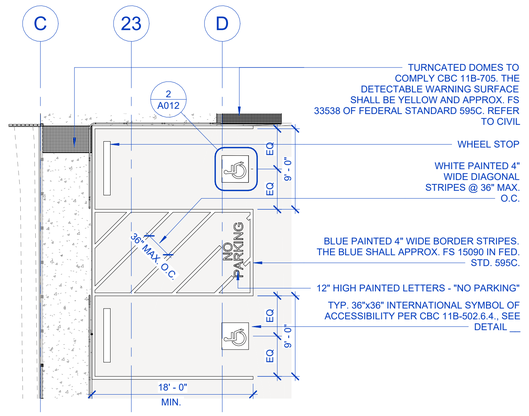
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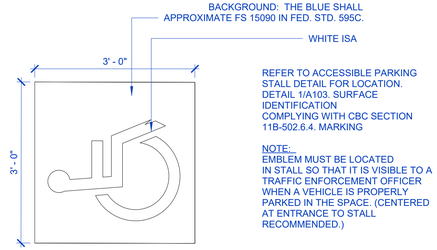
EXIT ACCESS TRAVEL DISTANCE:
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LONGEST EXIT ACCESS TRAVEL DISTANCE PROVIDED: 116' - 6"



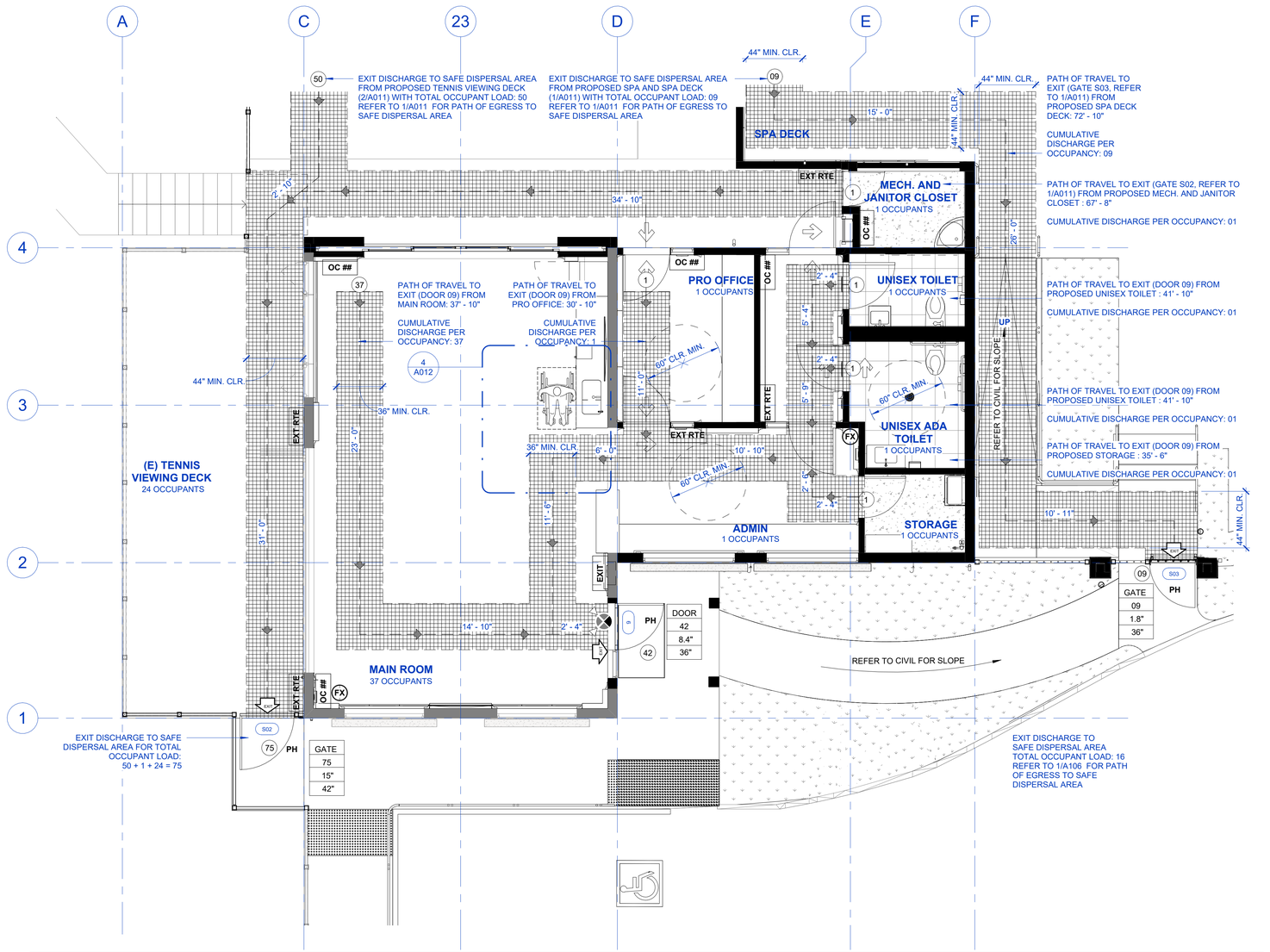

4 SIDE APPROACH @ WATER STATION 1/2" = 1'-0"




3 ADA PARKING SPACE 1/8" = 1'-0"




2 ACCESSIBLE PARKING SYMBOL 3/4" = 1'-0"




1 LIFE SAFETY PLAN - TENNIS PRO SHOP 1/4" = 1'-0"

NORTH


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | | |

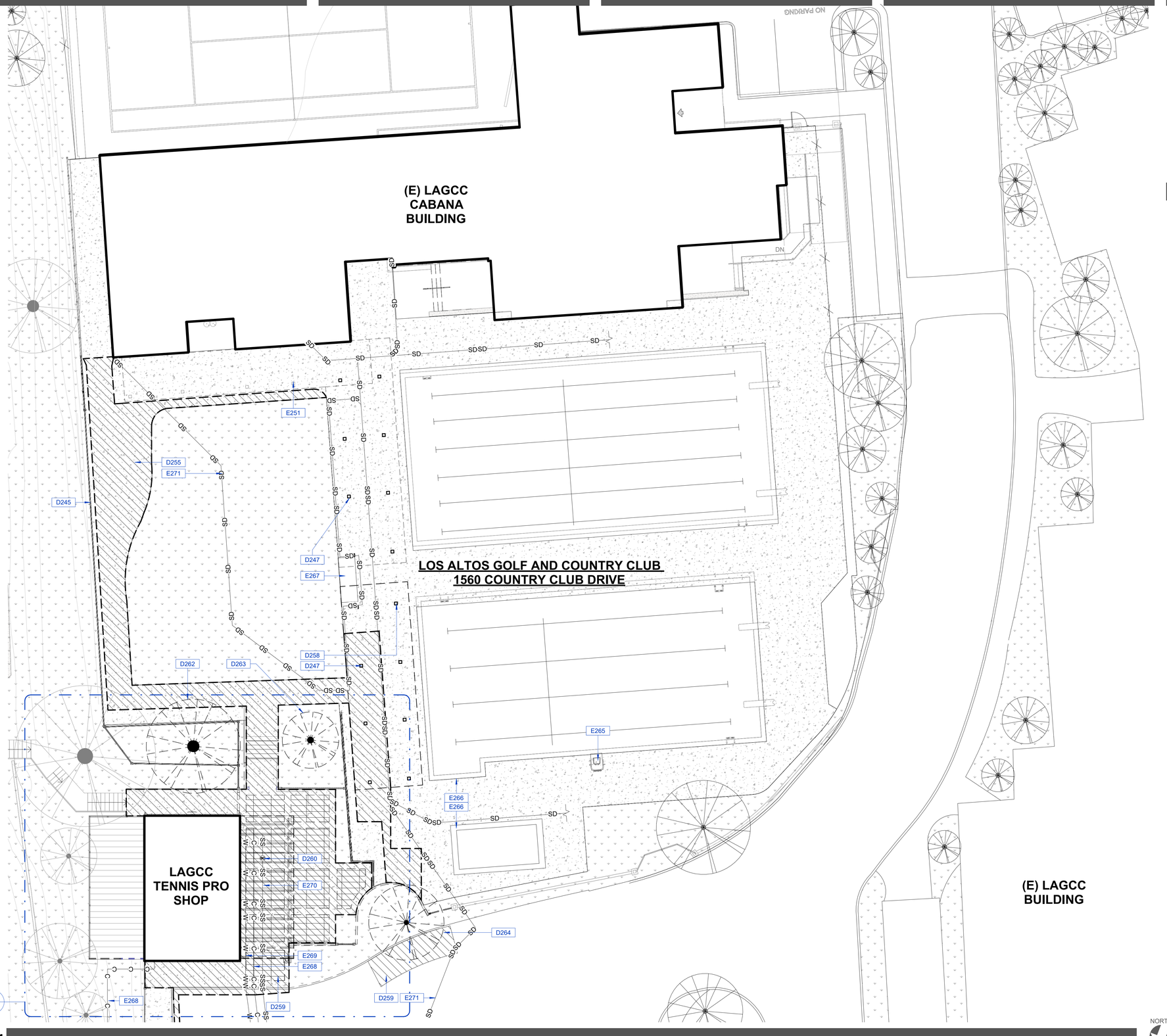
SHEET TITLE:
LIFE SAFETY PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
A012

SCALE: As indicated


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## LEGEND

- DEMOLISH PORTION OF EXISTING WALL
- EXISTING WALL TO REMAIN
- LANDSCAPE
- HARDSCAPE
- EXTENT OF CONCRETE/PAVING DEMOLITION. REFER TO CIVIL
- —W—W—W— (E) WATER LINE, REFER TO CIVIL
- —SD—SD—SD— (E) STORM DRAIN, REFER TO CIVIL
- —C—C—C— (E) COMMUNICATION LINE, REFER TO CIVIL
- —SS—SS—SS— (E) SANITARY SEWER LINE, REFER TO CIVIL

## KEYNOTE

| | |
|---|---|
| D245 | REMOVE EXISTING FENCE AND FENCE POST. |
| D247 | REMOVE EXISTING OVERHEAD TRELLIS AND TRELLIS POSTS. REMOVE EXISTING POST FOOTING |
| D255 | REMOVE EXISTING CONCRETE HARDSCAPE. |
| D258 | REMOVE EXISTING OVERHEAD TRELLIS AND TRELLIS POSTS. PROTECT EXISTING POST FOOTING |
| D259 | REMOVE EXISTING PAVING. REFER TO CIVIL. |
| D260 | REMOVE EXISTING SANITARY SEWER CLEANOUT. REFER TO CIVIL D02D |
| D262 | REMOVE EXISTING OLIVE TREE. DIAMETER AT 54" A.F.F. IS 8.6" |
| D263 | REMOVE EXISTING LAGERSTROEMIA TREE (CRAPLE MYRTLE). DIAMETER AT 54" A.F.F. IS 8.3" |
| D264 | REMOVE EXISTING OLIVE TREE. DIAMETER AT 54" A.F.F. IS 9.87" |
| E251 | (E) TRELLIS AND TRELLIS POST TO REMAIN |
| E265 | EXISTING LIFEGUARD TOWER TO REMAIN |
| E266 | EXISTING POOL AND POOL COPING TO REMAIN |
| E267 | EXISTING SPECIALITY EQUIPMENT TO REMAIN |
| E268 | EXISTING COMMUNICATION LINE TO REMAIN. REFER TO CIVIL |
| E269 | EXISTING WATER LINE TO REMAIN. REFER TO CIVIL |
| E270 | EXISTING SANITARY SEWER LINE TO REMAIN. REFER TO CIVIL |
| E271 | EXISTING STORM DRAAIN TO REMAIN. REFEF TO CIVIL |

1 DEMOLITION SITE PLAN — 1" = 10'-0"

NORTH

BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | | |

SHEET TITLE:
DEMOLITION SITE PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
A100

SCALE: As indicated

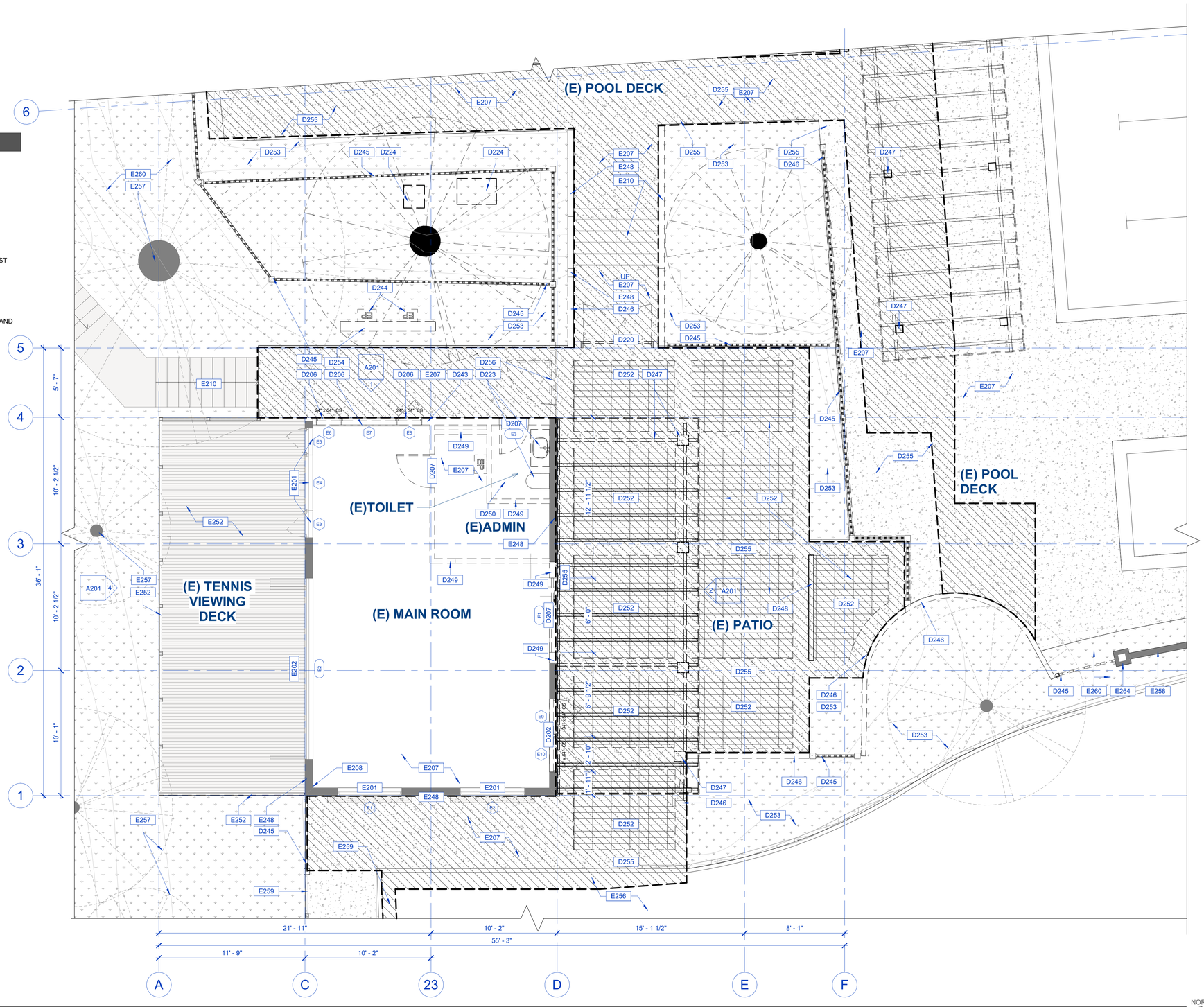
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## LEGEND

- DEMOLISH PORTION OF EXISTING WALL
- EXISTING WALL TO REMAIN
- LANDSCAPE
- HARDSCAPE
- EXTENT OF CONCRETE/PAVING DEMOLITION. REFER TO CIVIL
- —W—W—W— (E) WATER LINE, REFER TO CIVIL
- —SD—SD—SD— (E) STORM DRAIN, REFER TO CIVIL
- —C—C—C— (E) COMMUNICATION LINE, REFER TO CIVIL
- —SS—SS—SS— (E) SANITARY SEWER LINE, REFER TO CIVIL

## KEYNOTES

| | |
|---|---|
| D202 | REMOVE EXISTING WINDOW AND FRAME. |
| D206 | REMOVE EXISTING WINDOW. |
| D207 | REMOVE EXISTING DOOR. |
| D220 | REMOVE EXISTING FENCE GATE. |
| D223 | REMOVE EXISTING PLUMBING FIXURES, CAP UNUSED WATER AND WASTE LINES. |
| D224 | REMOVE EXISTING CONCRETE MECHANICAL EQUIPMENT PAD AND MECHANIACL EQUIPMENT. |
| D243 | REMOVE EXISTING WALL TO CREATE ROUGH OPENING FOR NEW POCKET DOOR. |
| D244 | REMOVE EXISTING ELECTRIC PANEL |
| D245 | REMOVE EXISTING FENCE AND FENCE POST. |
| D246 | REMOVE EXISTING EXTERIOR WALL. |
| D247 | REMOVE EXISTING OVERHEAD TRELLIS AND TRELLIS POSTS. REMOVE EXISTING POST FOOTING |
| D248 | REMOVE EXISTING TRENCH DRAIN. |
| D249 | REMOVE EXISTING WALL. |
| D250 | REMOVE EXISTING FLOOR DRAIN |
| D252 | REMOVE EXISTING BRICK PAVERS. |
| D253 | REMOVE EXISTING PLANTER AND LANDSCAPE. |
| D254 | REMOVE EXISTING NOTICE BOARD, CONCRETE PIERS AND ELECTRIC CONNECTION AND PANEL. |
| D255 | REMOVE EXISTING CONCRETE HARDSCAPE. |
| D256 | REMOVE EXISTING FENCE AND FENCE GATE |
| E201 | EXISTING WINDOW AND FRAME, TO REMAIN. |
| E202 | EXISTING DOOR AND FRAME, TO REMAIN. |
| E207 | EXISTING CONCRETE SLAB, TO REMAIN. |
| E208 | EXISTING CONCRETE FOUNDATION, TO REMAIN. |
| E210 | EXISTING EXTERIOR STEPS, TO REMAIN, PATCH AND REPAIR AS REQUIRED. |
| E248 | (E) WALL TO REMAIN |
| E252 | (E) WOOD TENNIS VIEWING DECK AND (E) RAILING AND (E) BALUSTRADE TO REMAIN |
| E256 | (E) ASPHALT DRIVEWAY TO REMAIN |
| E257 | (E) TREE TO REMAIN |
| E258 | (E) WALL TO REMAIN |
| E259 | (E) FENCE AND (E) FENCE POST TO REMAIN |
| E260 | EXISTING PLANTER AND LANDSCAPING TO REMAIN. |
| E264 | EXISTING COLUMN TO REMAIN |




1 DEMOLITION FLOOR PLAN - TENNIS PRO SHOP

1/4" = 1'-0"

NORTH


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | | |

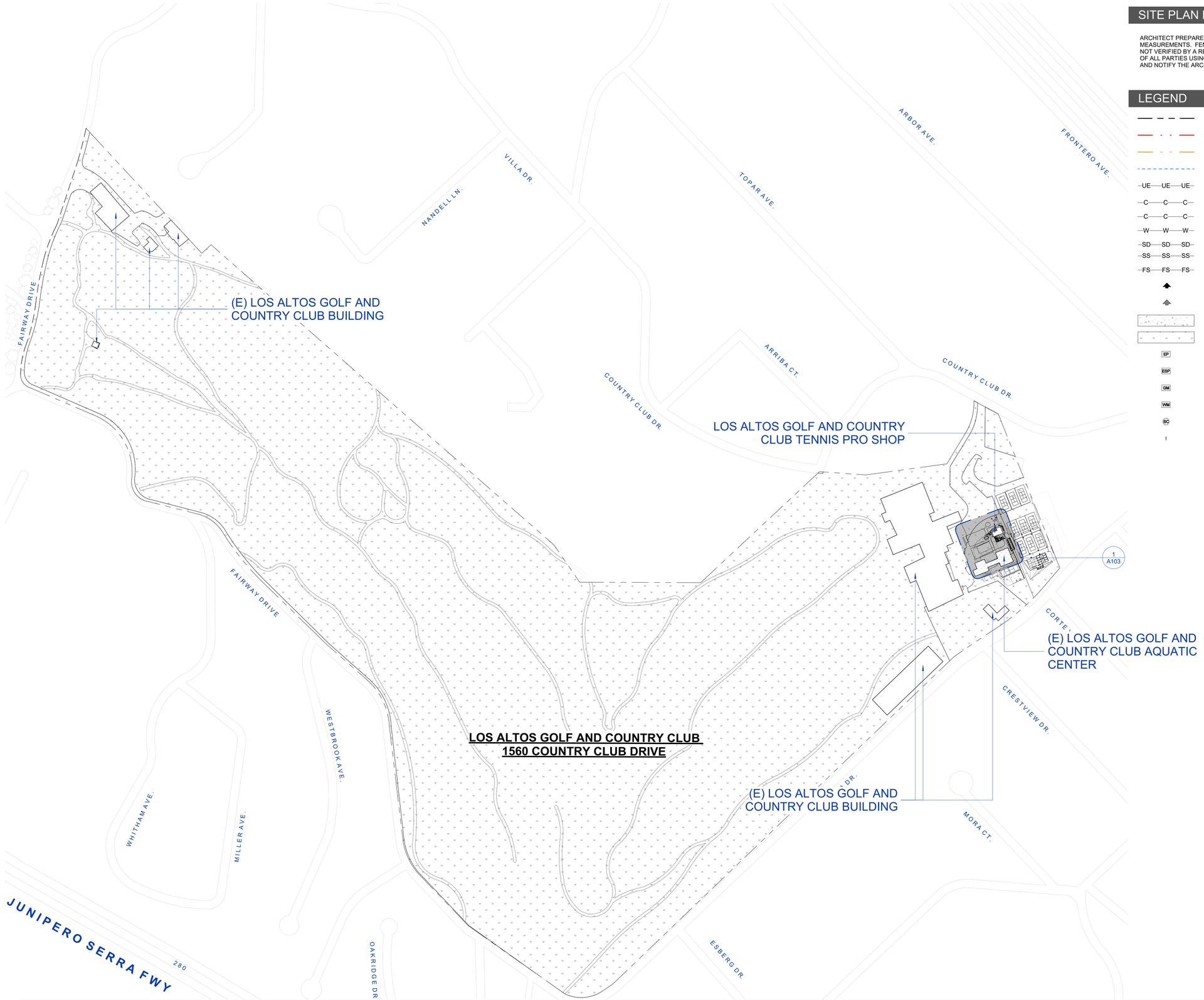
SHEET TITLE:
DEMOLITION FLOOR PLAN - TENNIS PRO SHOP

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
A101

SCALE: As indicated


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2/20/2025 5:03:36 PM




1 OVERALL SITE PLAN

1" = 200'-0"

NORTH

## SITE PLAN NOTES

ARCHITECT PREPARED THE SITE PLAN BASED UPON FIELD MEASUREMENTS. FENCES ARE ASSUMED TO BE ON THE PROPERTY LINES, BUT NOT VERIFIED BY A REGISTERED SURVEYOR. IT SHALL BE THE RESPONSIBILITY OF ALL PARTIES USING THIS DRAWING TO VERIFY DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF DISCREPANCIES, PRIOR TO CONSTRUCTION.

## LEGEND

- PROPERTY LINE
- SETBACK LINE
- SECONDARY SETBACK LINE (ADU, SECOND STORY, ETC.)
- EASEMENT LINE
- UE UE UE — UNDERGROUND ELECTRIC SERVICE - REFER TO CIVIL
- C C C — (E) COMMUNICATION LINE. REFER TO CIVIL
- C C C — PROPOSED COMMUNICATION LINE. REFER TO CIVIL
- W W W — (E) MAIN WATER LINE. REFER TO CIVIL
- SD SD SD — (E) STORM DRAIN. REFER TO CIVIL
- SS SS SS — (E) SANITARY SEWER LINE
- FS FS FS — FIRE SERVICE LINE & VALVE, REFER TO CIVIL
- MAIN ENTRY
- SIDE ENTRY
- HARDSCAPE
- PERMEABLE SOFTSCAPE
- EP — ELECTRICAL PANEL
- ESP — ELECTRICAL SUB PANEL
- GM — GAS METER
- WM — WATER METER
- SC — SEWER CLEANOUT
- WATER MAIN SHUTOFF VALVE

BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEW DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
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| No | REVISION | DATE |
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| | Permit Set | 1/24/25 |

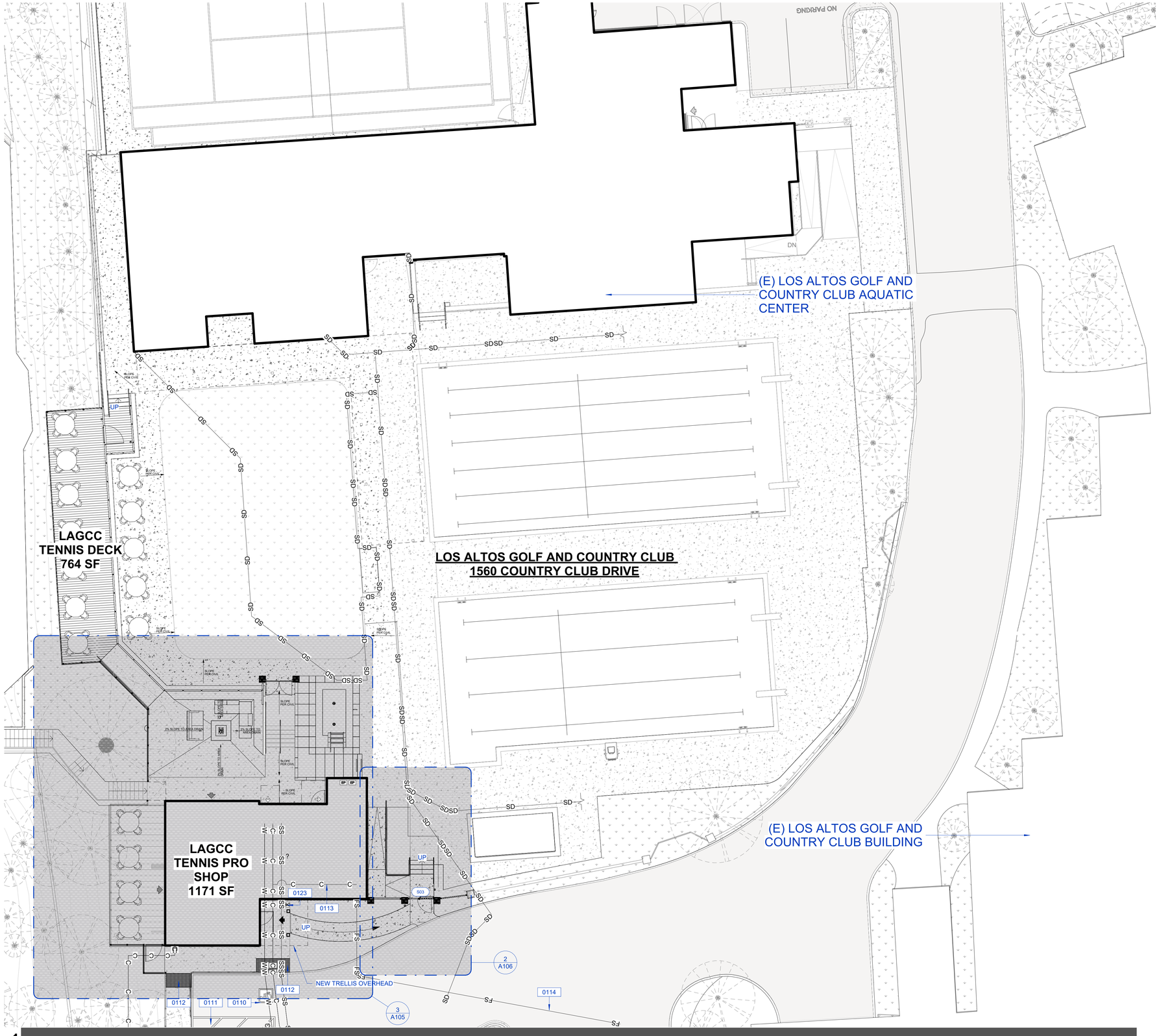
SHEET TITLE:
OVERALL SITE PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
A102

SCALE: As indicated

1/27/2025 9:12:12 AM C:\Users\Aayush Das Arad\Documents\208_LAGCC Pro Shop_2024\0821 - AA_detached_aarad\AVAYV.rvt




1 TENNIS CENTER PLAN

1" = 10'-0"

## SITE PLAN NOTES

ARCHITECT PREPARED THE SITE PLAN BASED UPON FIELD MEASUREMENTS. FENCES ARE ASSUMED TO BE ON THE PROPERTY LINES, BUT NOT VERIFIED BY A REGISTERED SURVEYOR. IT SHALL BE THE RESPONSIBILITY OF ALL PARTIES USING THIS DRAWING TO VERIFY DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF DISCREPANCIES, PRIOR TO CONSTRUCTION.

## LEGEND

- PROPERTY LINE
- SETBACK LINE
- SECONDARY SETBACK LINE (ADU, SECOND STORY, ETC.)
- EASEMENT LINE
- UE UE UE — UNDERGROUND ELECTRIC SERVICE - REFER TO CIVIL
- C C C — (E) COMMUNICATION LINE. REFER TO CIVIL
- C C C — PROPOSED COMMUNICATION LINE. REFER TO CIVIL
- W W W — (E) MAIN WATER LINE. REFER TO CIVIL
- SD SD SD — (E) STORM DRAIN. REFER TO CIVIL
- SS SS SS — (E) SANITARY SEWER LINE
- FS FS FS — FIRE SERVICE LINE & VALVE, REFER TO CIVIL
- MAIN ENTRY
- SIDE ENTRY
- HARDSCAPE
- PERMEABLE SOFTSCAPE
- EP — ELECTRICAL PANEL
- ESP — ELECTRICAL SUB PANEL
- GM — GAS METER
- WM — WATER METER
- SC — SEWER CLEANOUT
- WATER MAIN SHUTOFF VALVE

## KEYNOTE

| | |
|---|---|
| 0110 | ACCESSIBLE PARKING SYMBOL. REFER TO A014 AND CIVIL |
| 0111 | ACCESSIBLE PARKING SPACE. REFER TO A014 AND CIVIL |
| 0112 | TRUNCATED DOMES. REFER TO CIVIL |
| 0113 | COMMUNICATION LINE CONNECTION TO PROPOSED SERVER LOCATION IN STORAGE ROOM. REFER TO 1/A105 FOR SERVER LOCATION |
| 0114 | FIRE SERVICE LINE CONNECTION TO PROPOSED FIRE RISER IN STORAGE ROOM. REFER TO 1/A105 FOR FIRE RISER LOCATION |
| 0123 | PROPOSED SEWER CLEANOUT LOCATION. REFER TO CIVIL |

NORTH

BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
TENNIS CENTER PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
A103

SCALE: As indicated

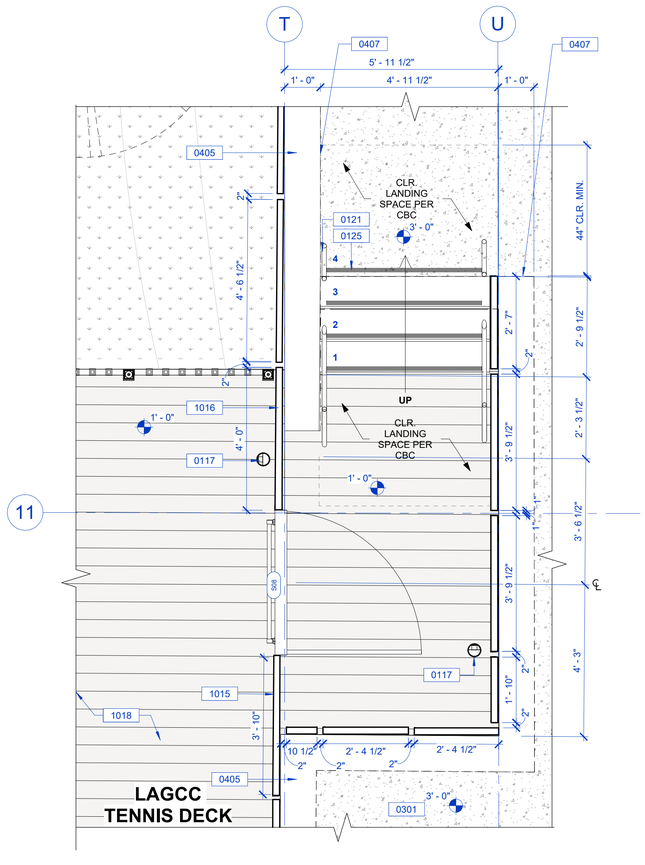
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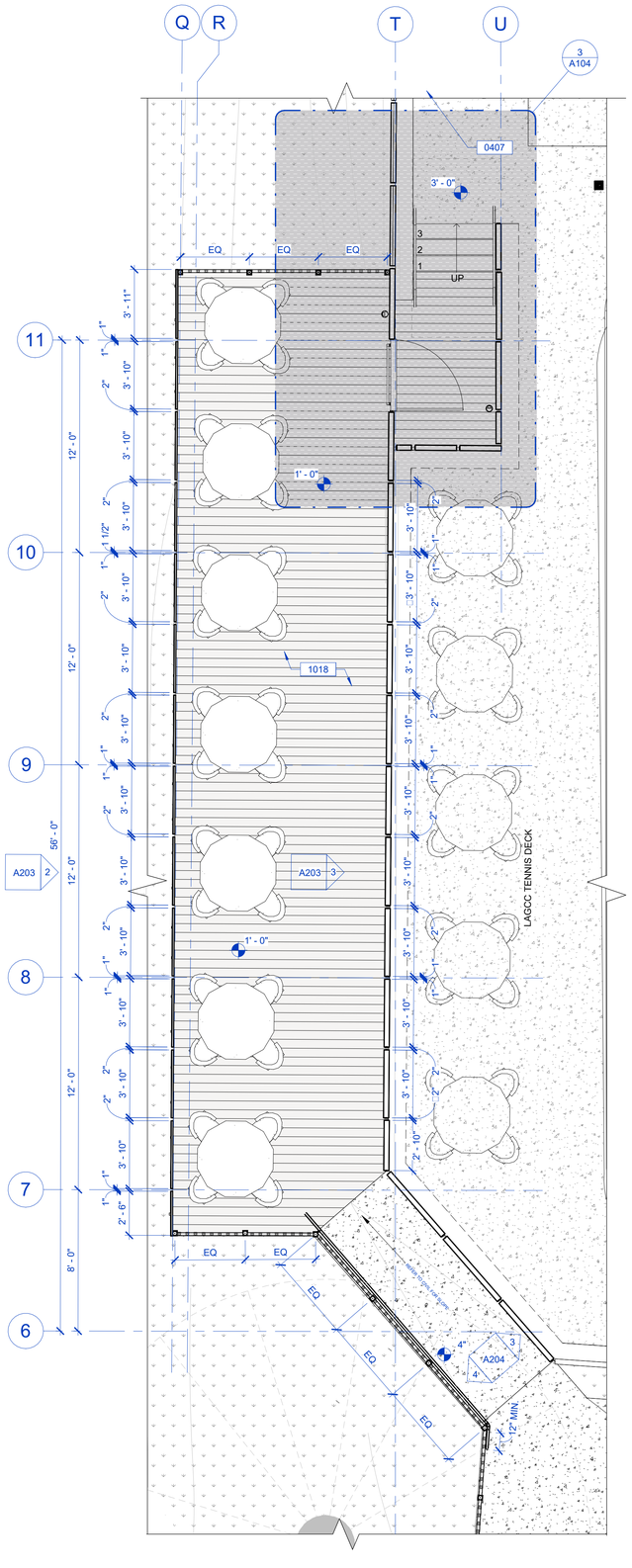
- PROPOSED 2x4 FRAMED INTERIOR WALL
- PROPOSED 2x6 FRAMED EXTERIOR OR PLUMBING WALL
- EXISTING WALL TO REMAIN
- 1 HR FIRE RATED WALL

## KEYNOTES

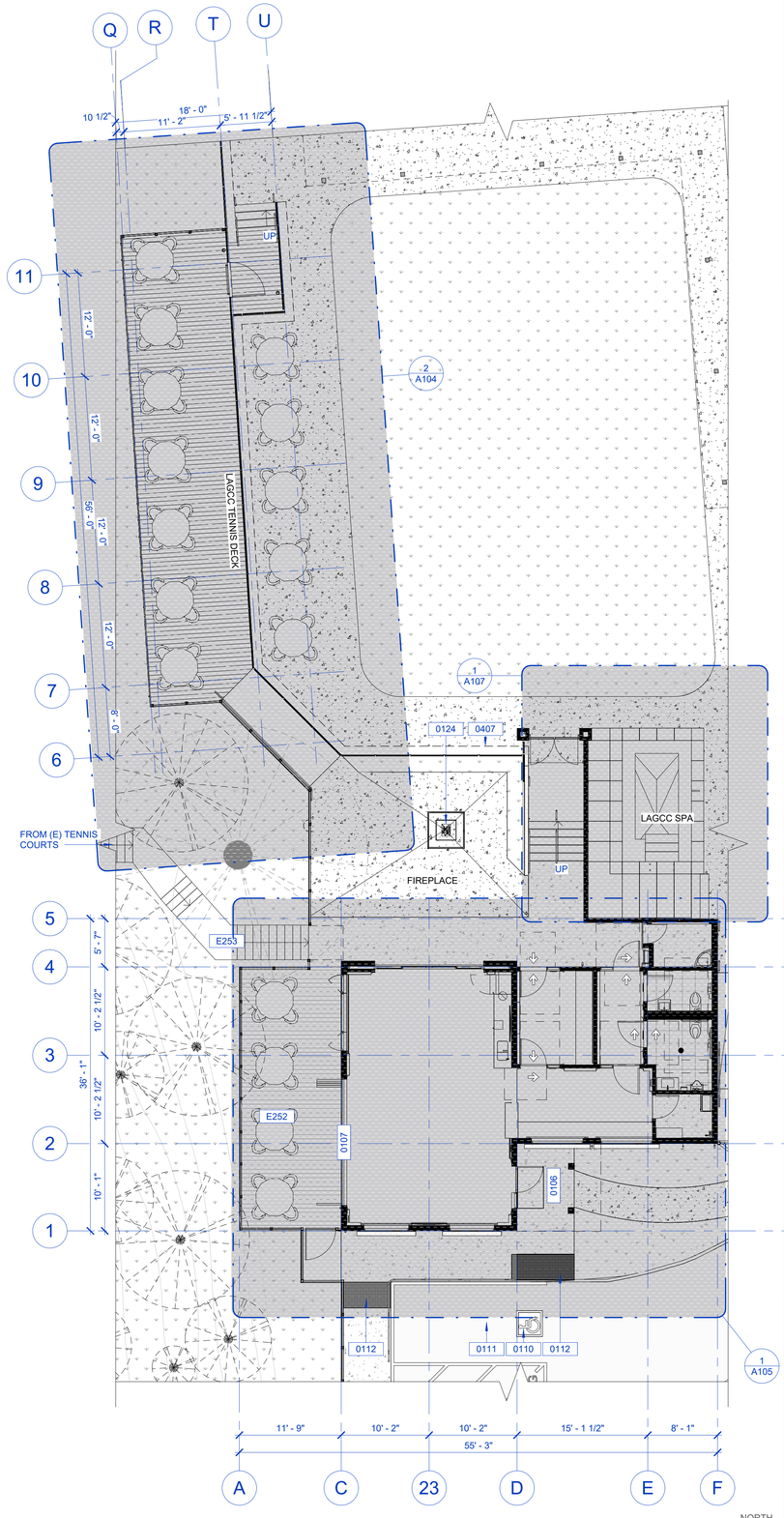
| | |
|---|---|
| 0106 | MAIN ENTRY |
| 0107 | SIDE ENTRY |
| 0110 | ACCESSIBLE PARKING SYMBOL. REFER TO A014 AND CIVIL |
| 0111 | ACCESSIBLE PARKING SPACE. REFER TO A014 AND CIVIL |
| 0112 | TRUNCATED DOMES. REFER TO CIVIL |
| 0117 | PUSH BUTTON ACTUATOR PER GATE HARDWARE SCHEDULE @ 34" A.F.F. MAX. REFER TO H109 |
| 0121 | HANDRAIL. REFER TO ARCHITECTURE ELEVATIONS |
| 0124 | PORPOSED FIRE PIT PLAZA. FIRE PIT TO BE O.F.C.I. GAS CONNECTION PER CIVIL |
| 0125 | ANTI SLIP CONTRAST STRIPES PER SEC 11B-504.4 |
| 0301 | SLAB ON GRADE, SEE STRUCTURAL DRAWINGS. |
| 0405 | 12" C.I.P. CONCRETE RETAINING WALL |
| 0407 | LINEAR DEMARCATION OF 12" C.I.P. CONCRETE RETAINING WALL BELOW |
| 1015 | WALL MOUNTED GLASS PANEL RAILING. REFER TO EXTERIOR ELEVATIONS |
| 1016 | DECK MOUNTED GLASS PANEL RAILING. REFER TO EXTERIOR ELEVATIONS |
| 1018 | PROPOSED TENNIS VIEWING DECK |
| E252 | (E) WOOD TENNIS VIEWING DECK AND (E) RAILING AND (E) BALUSTRADE TO REMAIN |
| E253 | (E) EXTERIOR STARWAY TO REMAIN |




**3** ENLARGED FLOOR PLAN - VIEWING DECK STAIRCASE 1/2" = 1'-0"




**2** ENLARGED FLOOR PLAN - VIEWING DECK 1/4" = 1'-0"




**1** FLOOR PLAN - PROPOSED 1/8" = 1'-0"

NORTH


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
# LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | | |

SHEET TITLE:
# PROPOSED FLOOR PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
# A104

SCALE: As indicated

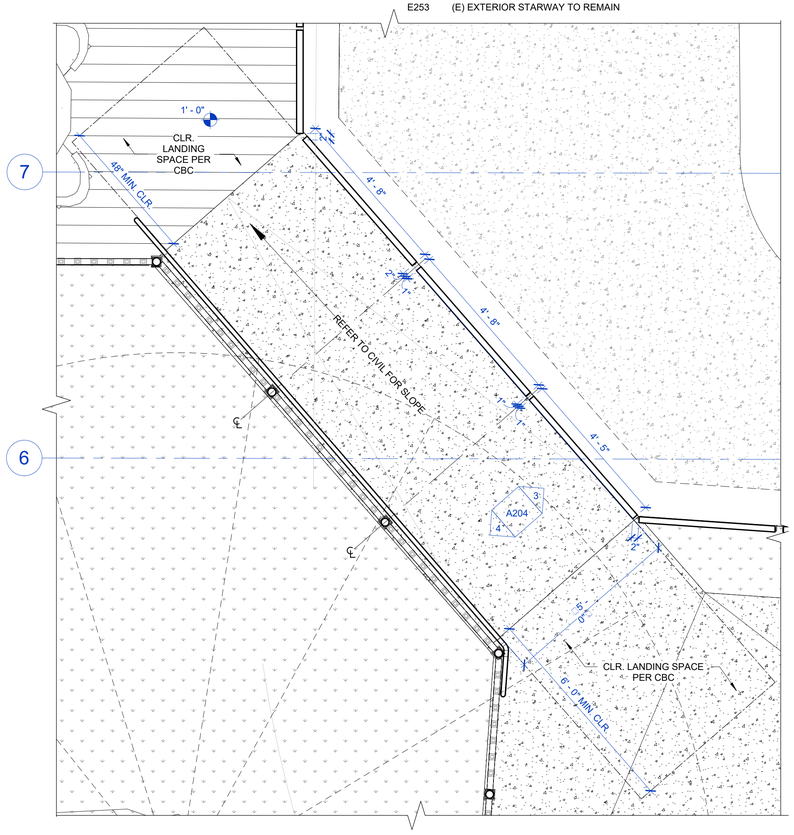

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## LEGEND

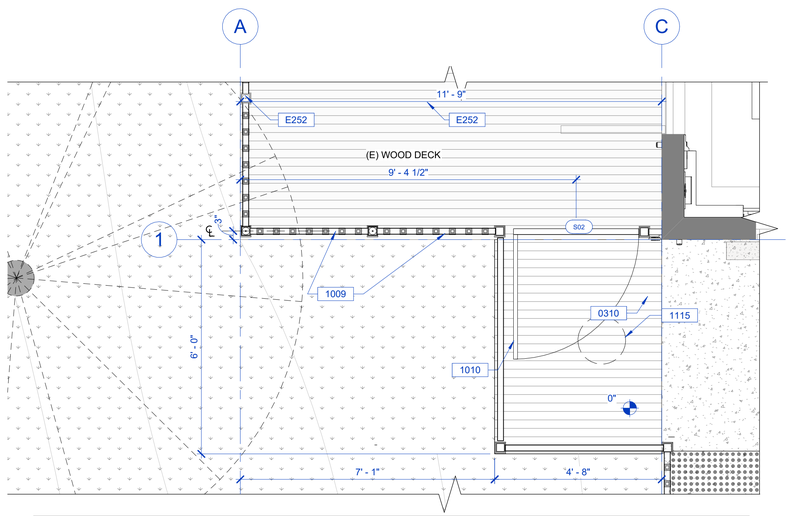
- PROPOSED 2x4 FRAMED INTERIOR WALL
- PROPOSED 2x6 FRAMED EXTERIOR OR PLUMBING WALL
- EXISTING WALL TO REMAIN
- 1 HR FIRE RATED WALL

## KEYNOTES

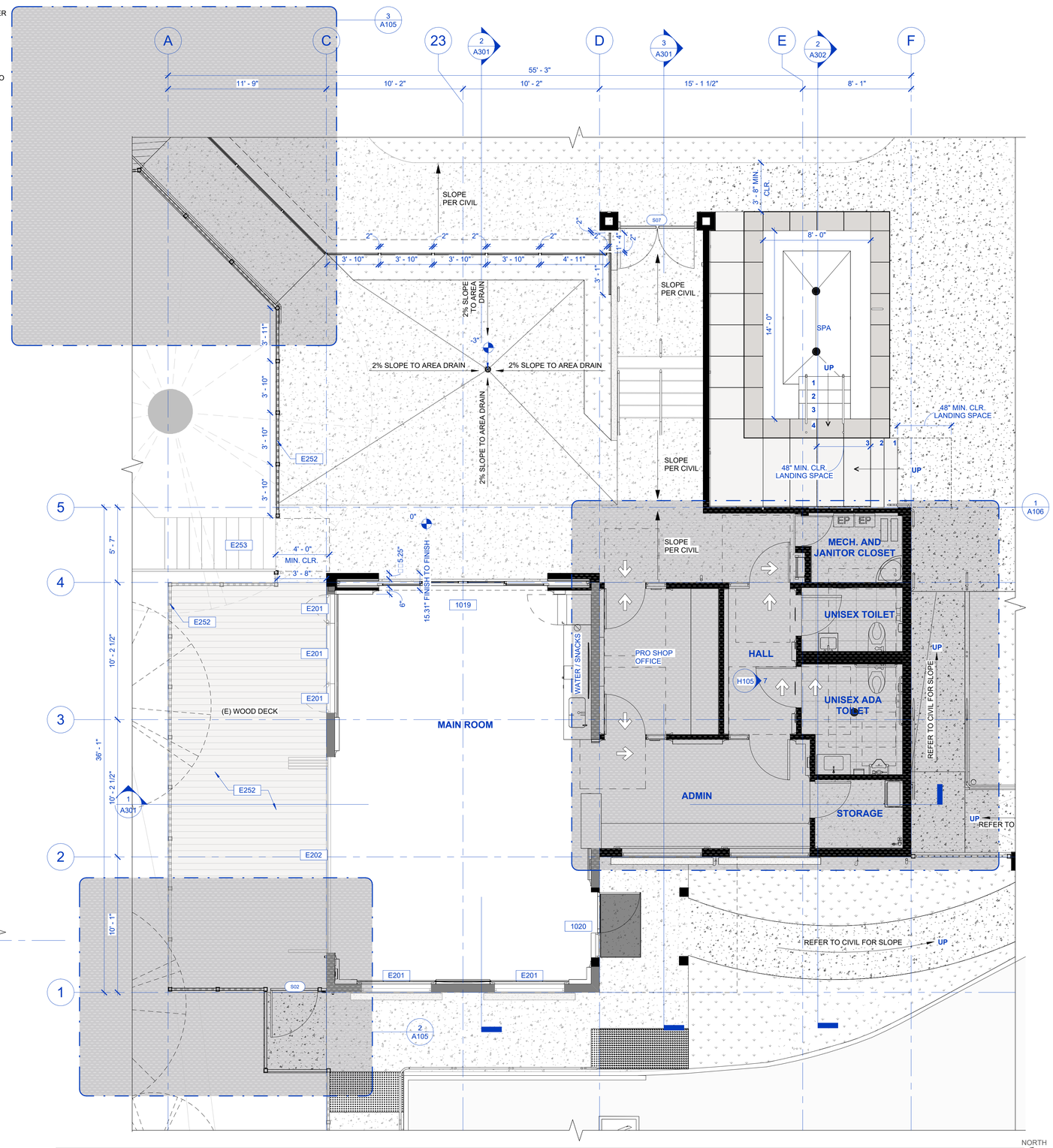
| | |
|---|---|
| 0310 | CONCRETE DECK. REFER TO STRUCTURAL |
| 1009 | EXTERIOR FENCE GATE. REFER TO GATE SCHEDULE |
| 1010 | WROUGHT IRON FENCE. |
| 1019 | POCKET DOOR. REFER TO DOOR SCHEDULE. INSTALL PER MANUFACTURER INSTRUCTIONS |
| 1020 | STOREFRONT DOOR AND SIDELITE. REFER TO R=DOOR SCHEDULE AND INSTALL PER MANUFACTURER INSTRUCTION |
| 1115 | COLUMN BELOW, REFER TO STRUCTURAL |
| E201 | EXISTING WINDOW AND FRAME, TO REMAIN. |
| E202 | EXISTING DOOR AND FRAME, TO REMAIN. |
| E252 | (E) WOOD TENNIS VIEWING DECK AND (E) RAILING AND (E) BALUSTRADE TO REMAIN |
| E253 | (E) EXTERIOR STARWAY TO REMAIN |




**3** ENLARGED FLOOR PLAN - VIEWING DECK RAMP 1/2" = 1'-0"




**2** ENLARGED FLOOR PLAN - NEW DECK AT PRO SHOP 1/2" = 1'-0"




**1** ENLARGED FLOOR PLAN - ADDITION + SPA 1/4" = 1'-0"

NORTH


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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# LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | | |

SHEET TITLE:
# ENLARGED FLOOR PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
# A105

SCALE: As indicated

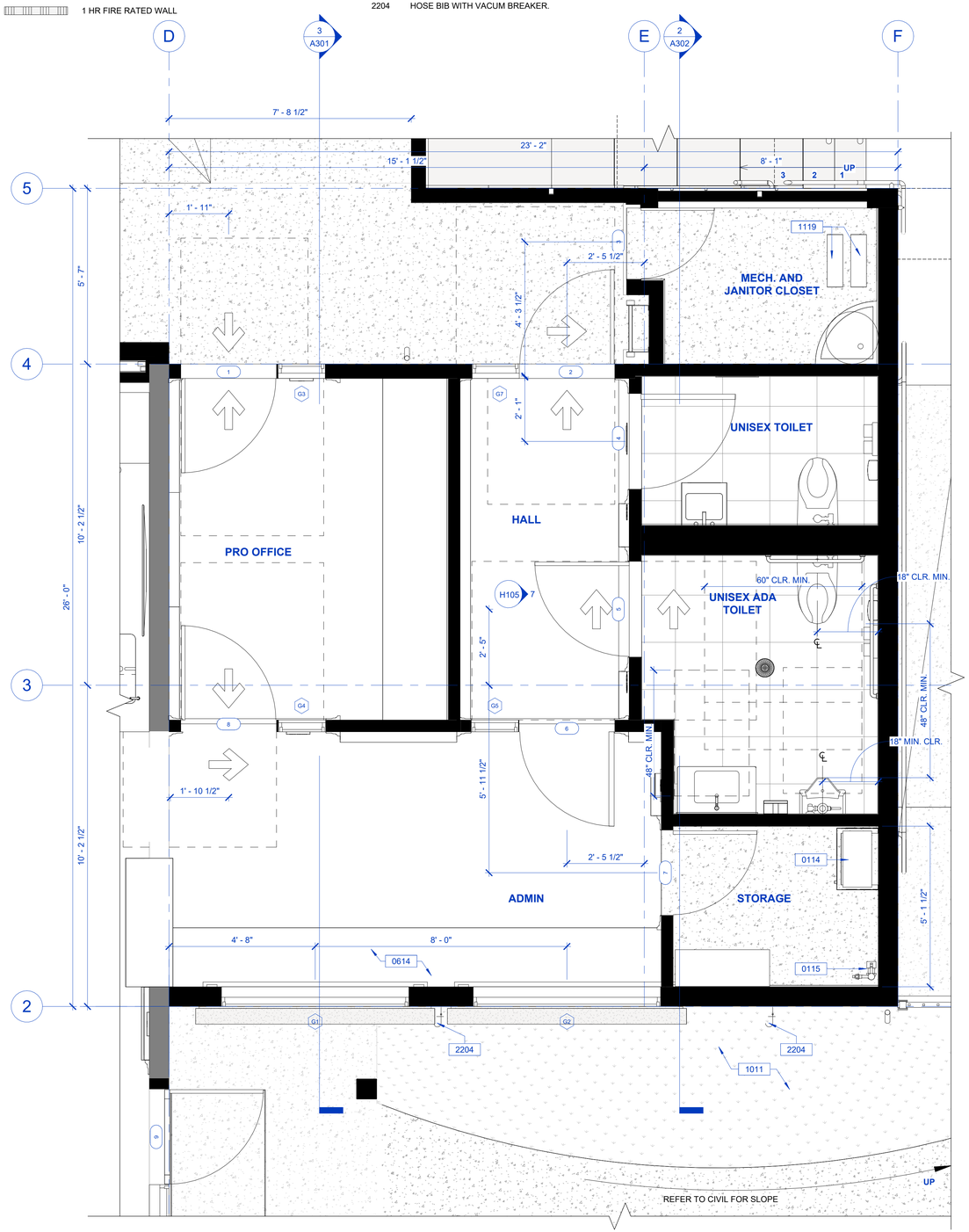

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## LEGEND

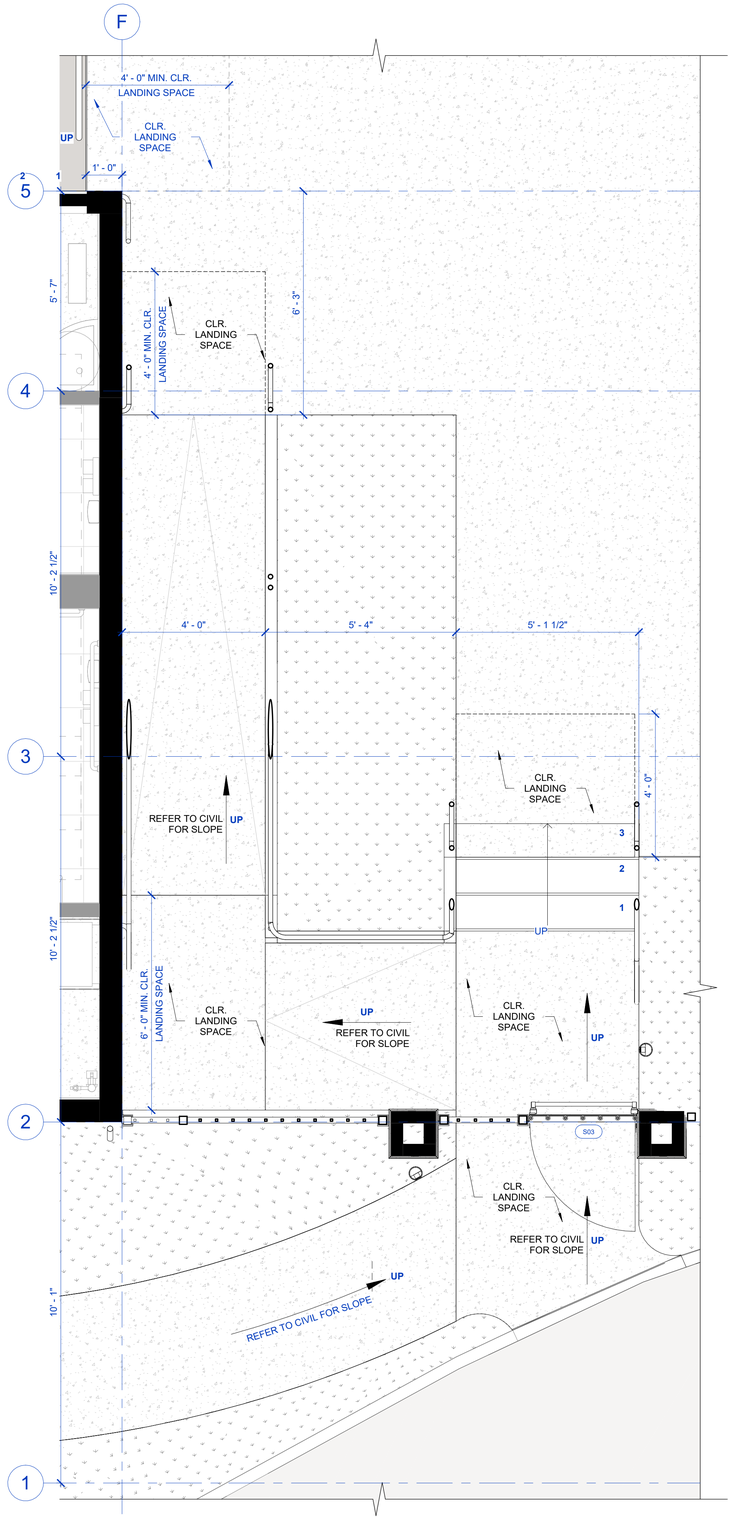
- PROPOSED 2x4 FRAMED INTERIOR WALL
- PROPOSED 2x6 FRAMED EXTERIOR OR PLUMBING WALL
- EXISTING WALL TO REMAIN
- 1 HR FIRE RATED WALL

## KEYNOTES

| | |
|---|---|
| 0114 | FIRE SERVICE LINE CONNECTION TO PROPOSED FIRE RISER IN STORAGE ROOM. REFER TO 1/A105 FOR FIRE RISER LOCATION |
| 0115 | NETWORK SERVER CONNECTION |
| 0614 | COUNTERTOP WITH LOWER CABINETS, INSTALL PER MANUFACTURER INSTRUCTIONS. REFER TO INTERIOR ELEVATIONS |
| 1011 | PROPOSED PLANTER |
| 1119 | SPA PUMP AND EQUIPMENT PER SPA CONSULTANT |
| 2204 | HOSE BIB WITH VACUM BREAKER. |




1 ENLARGED FLOOR PLAN - ADDITION 1/2" = 1'-0"




2 ENLAGED FLOOR PLAN - SPA AND FIREPIT Copy 2 1/2" = 1'-0"

NORTH


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


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1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | | |

SHEET TITLE:
# ENLARGED FLOOR PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
# A106

SCALE: As indicated


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## ATTIC VENTILATION

NOTE:
Contractor shall verify that installed venting provides the min required net free vent area as specified in this table.

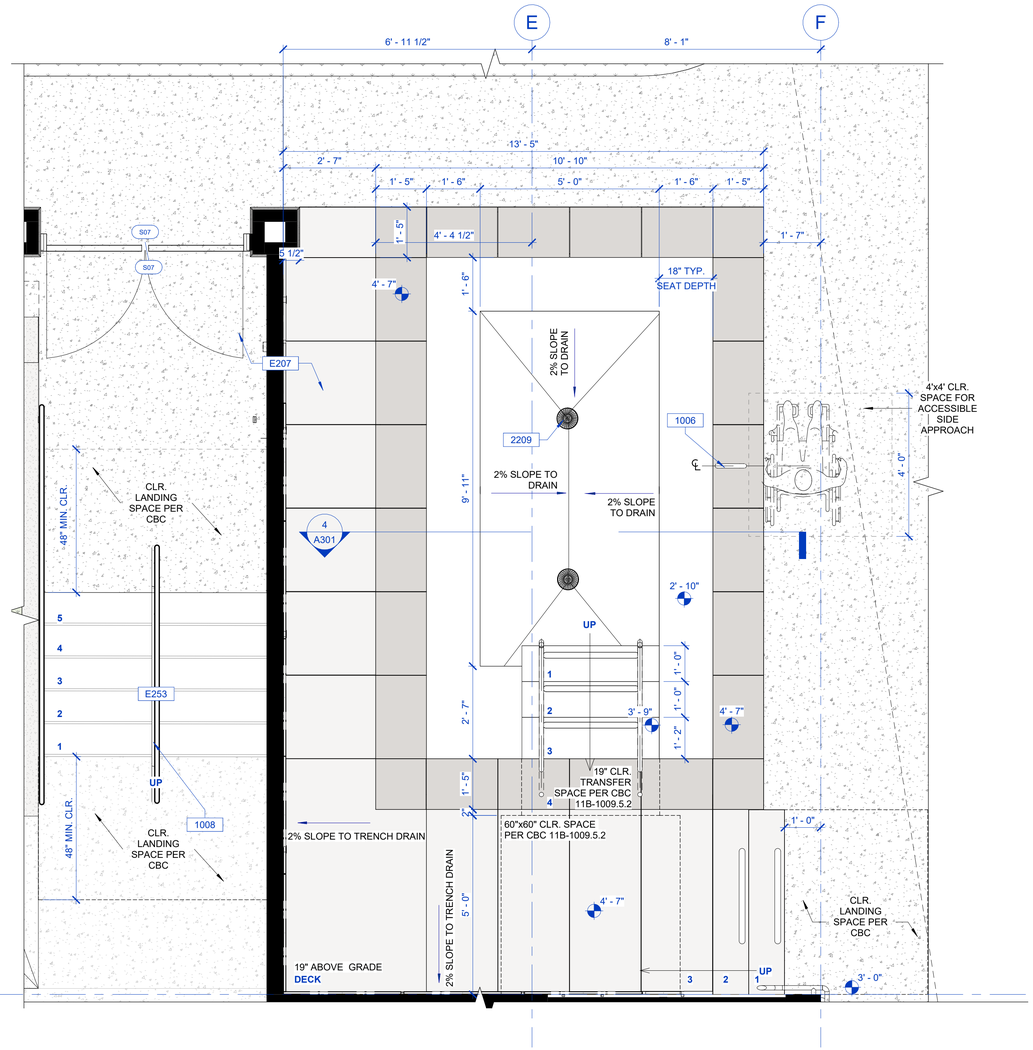
**AREA A (REFER TO 3/A102)**

| | |
|---|---|
| Attic Area: | 434.52 sq. ft. |
| Vent Ratio: | 1/ 300 |
| **Minimum Venting Required:** | **209 sq. in.** |

| | Quantity | Venting Area |
|---|---|---|
| S Tile O'Hagin<br>NFVA sq.in.: 97.5 | 3 | 292.5 sq. in. |
| Percent High: | 100.00% | |
| S Tile O'Hagin<br>NFVA sq.in.: 97.5 | 0<br>FALSE | 0 sq. in. |
| **Total Venting Provided:** | | **292.5 sq. in.** |

## KEYNOTES

| | |
|---|---|
| 1006 | GRAB BAR |
| 1008 | FLOOR MOUNTED HANDRAIL AS PER CBC 2022 1011.11. REFER TO INTERIOR ELEVATIONS |
| 2209 | POOL MAIN FLOOR DRAIN |
| E207 | EXISTING CONCRETE SLAB, TO REMAIN. |
| E253 | (E) EXTERIOR STARWAY TO REMAIN |




1 ENLARGED FLOOR PLAN - SPA AND FIREPIT 1/2" = 1'-0"

## DOOR SCHEDULE - EXISTING

| Mark | Type | Manufacturer + Line | DOOR Operation Type | DOOR Core Type | DOOR Width | DOOR Height | DOOR Ext. Color | DOOR Int. Color | DOOR Spacer Color | DOOR Leaf Style | FRAME Material | FRAME Finish | FRAME Type | Panic Hardware | Hardware Type | Knob Type + Color | Hinge Type + Color | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior | | | | | | | | | | | | | | | | | | |
| E1 | EXISTING DOOR N/A | EXISTING DOOR N/A | DOUBLE SLIDING | | 6' - 0" | 6' - 8" | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | DEMOLISHED |
| E2 | EXISTING DOOR N/A | NanaWall Systems, Inc. | Standard Wood Framed Folding System | | 14' - 10" | 7' - 4" | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | EXISTING TO REMAIN |
| E3 | EXISTING DOOR N/A | CONTRACTOR TBD | SINGLE SWING | HC | 2' - 4" | 6' - 8" | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | DEMOLISHED |

## DOOR SCHEDULE - PROPOSED

| Mark | Type | Manufacturer + Line | DOOR Operation Type | DOOR Core Type | DOOR Width | DOOR Height | DOOR Ext. Color | DOOR Int. Color | DOOR Spacer Color | DOOR Leaf Style | FRAME Material | FRAME Type | Panic Hardware | Hardware Type | Knob Type + Color | Hinge Type + Color | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior | | | | | | | | | | | | | | | | | |
| 1 | F | CONTRACTOR TBD | SINGLE SWING | HC | 3' - 0" | 7' - 0" | OILED BRONZE, PER MANUF. | OILED BRONZE, PER MANUF. | BLACK | GLAZED | AL | 1 | N | MAG. LOCK. | OILED BRONZE, PER MANUF. | BLACK, PER MANUF. | MATCH (E) CLUB WOOD DOOR |
| 2 | F | CONTRACTOR TBD | SINGLE SWING | HC | 3' - 0" | 7' - 0" | OILED BRONZE, PER MANUF. | OILED BRONZE, PER MANUF. | BLACK | GLAZED | AL | 2 | N | MAG. LOCK. | OILED BRONZE, PER MANUF. | BLACK, PER MANUF. | MATCH (E) CLUB WOOD DOOR |
| 3 | F | CONTRACTOR TBD | SINGLE SWING | HC | 2' - 4" | 6' - 8" | WHITE | WHITE | BLACK | FLAT | AL | 1 | N | KEYED | BLACK LEVER | BLACK, STANDARD | MATCH (E) CLUB WOOD DOOR |
| 9 | FFG | | SINGLE SWING | HC | 3' - 0" | 6' - 8" | OILED BRONZE, PER MANUF. | OILED BRONZE, PER MANUF. | BLACK | GLAZED | AL | 3 | Y | MAG. LOCK. | OILED BRONZE, PER MANUF. | BLACK, PER MANUF. | |
| 11 | P | C.R. LAURENCE | POCKET | GL, T | 12' - 6 1/2" | 6' - 10 5/16" | OILED BRONZE, PER MANUF. | OILED BRONZE, PER MANUF. | BLACK | GLAZED | AL | PER MFG | N | KEYED | OILED BRONZE, PER MANUF. | BLACK, PER MANUF. | |
| Interior | | | | | | | | | | | | | | | | | |
| 4 | F | | SINGLE SWING | HC | 3' - 0" | 7' - 0" | WHITE | WHITE | N/A | FLAT | AL | 1 | N | KEYED | BLACK LEVER | BLACK, STANDARD | |
| 5 | F | | SINGLE SWING | HC | 3' - 0" | 7' - 0" | WHITE | WHITE | N/A | FLAT | AL | | N | KEYED | BLACK LEVER | BLACK, STANDARD | |
| 6 | FG | | SINGLE SWING | HC | 3' - 0" | 7' - 0" | WHITE | WHITE | N/A | FLAT | AL | | N | KEYED | BLACK LEVER | BLACK, STANDARD | GLAZING IN DOOR, REFER TO SCHEDULE |
| 7 | F | | SINGLE SWING | HC | 2' - 8" | 6' - 8" | WHITE | WHITE | N/A | FLAT | AL | | N | PASSAGE | BLACK LEVER | BLACK, STANDARD | |
| 8 | FG | | SINGLE SWING | HC | 3' - 0" | 7' - 0" | WHITE | WHITE | N/A | FLAT | AL | | N | KEYED | BLACK LEVER | BLACK, STANDARD | GLAZING IN DOOR, REFER TO SCHEDULE |

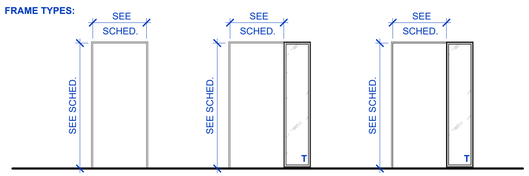
## WINDOW SCHEDULE - EXISTING

| Mark | Description | Manufacturer + Line | Ext. Color | Int. Color | Spacer Color | Width | Height | Head Height | Tempered? | Egress Window? | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E1 | FIXED ARCHED TOP - SINGLE | EXISTING N/A | N/A | N/A | N/A | 5' - 2" | 5' - 10 1/2" | 7' - 10 1/2" | | | EXISTING WINDOW TO REMAIN |
| E2 | FIXED ARCHED TOP - SINGLE | EXISTING N/A | N/A | N/A | N/A | 5' - 2" | 5' - 10 1/2" | 7' - 10 1/2" | | | EXISTING WINDOW TO REMAIN |
| E3 | CASEMENT | EXISTING N/A | N/A | N/A | N/A | 2' - 2" | 4' - 6" | 7' - 0" | No | No | EXISTING WINDOW TO REMAIN |
| E4 | FIXED | EXISTING N/A | N/A | N/A | N/A | 4' - 6" | 4' - 6" | 7' - 0" | No | No | EXISTING WINDOW TO REMAIN |
| E5 | CASEMENT | EXISTING N/A | N/A | N/A | N/A | 2' - 2" | 4' - 6" | 5' - 6 1/2" | No | No | EXISTING WINDOW TO REMAIN |
| E6 | CASEMENT | EXISTING N/A | N/A | N/A | N/A | 2' - 0" | 4' - 6" | 6' - 8 1/4" | No | No | DEMOLISHED |
| E7 | FIXED | EXISTING N/A | N/A | N/A | N/A | 4' - 6" | 4' - 6" | 5' - 2 3/4" | No | No | DEMOLISHED |
| E8 | CASEMENT | EXISTING N/A | N/A | N/A | N/A | 2' - 0" | 4' - 6" | 5' - 2 3/4" | No | No | DEMOLISHED |
| E9 | CASEMENT | EXISTING N/A | N/A | N/A | N/A | 2' - 10" | 4' - 6" | 5' - 2 1/2" | No | No | DEMOLISHED |
| E10 | CASEMENT | EXISTING N/A | N/A | N/A | N/A | 2' - 10" | 4' - 6" | 6' - 8" | No | No | DEMOLISHED |

## WINDOW SCHEDULE - PROPOSED

| Mark | Description | Use | Manufacturer + Line | Ext. Color | Int. Color | Spacer Color | Width | Height | Head Height | Tempered? | Egress Window? | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G1 | FIXED ARCHED TOP - SINGLE | EXTERIOR | MILGARD ULTRA | BLACK | BLACK | BLACK | 5' - 11 1/2" | 4' - 2 1/2" | 7' - 8 1/2" | | | MATCH (E) WINDOW E1 AND E2 |
| G2 | FIXED ARCHED TOP - SINGLE | EXTERIOR | MILGARD ULTRA | BLACK | BLACK | BLACK | 5' - 11 1/2" | 4' - 2 1/2" | 7' - 8 1/2" | Yes | | MATCH (E) WINDOW E1 AND E2 |
| G3 | FIXED SIDELITE | EXTERIOR | MILGARD ULTRA | BLACK | BLACK | BLACK | 1' - 6" | 7' - 0" | 7' - 0" | Yes | No | |
| G4 | FIXED SIDELITE | INTERIOR | MILGARD ULTRA | BLACK | BLACK | BLACK | 1' - 6" | 7' - 0" | 7' - 0" | Yes | No | |
| G5 | FIXED SIDELITE | INTERIOR | MILGARD ULTRA | BLACK | BLACK | BLACK | 1' - 6" | 7' - 0" | 7' - 0" | Yes | No | |
| G6 | FIXED SIDELITE | EXTERIOR | MILGARD ULTRA | BLACK | BLACK | BLACK | 1' - 10" | 6' - 8" | 6' - 8" | Yes | No | |
| G7 | FIXED SIDELITE | EXTERIOR | MILGARD ULTRA | BLACK | BLACK | BLACK | 1' - 6" | 7' - 0" | 7' - 0" | Yes | No | |

**FRAME TYPES:**

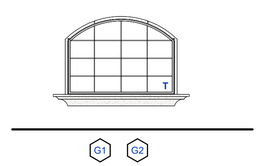


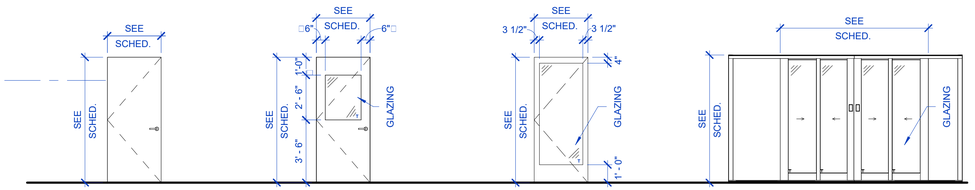

**TYPE 1** SINGLE

**TYPE 2** SINGLE W/ SIDELITE

**TYPE 3** HOLLOW METAL W/ SIDELITE

**WINDOW TYPES:**




**TYPE F** FLUSH - EXTERIOR

**TYPE FG** FLUSH W/GLASS

**TYPE FFG** STOREFRONT - EXTERIOR

**TYPE P** POCKET


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San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

| No | REVISION | DATE |
|---|---|---|
| | | |

PERMIT NUMBER:
---

PROJECT NAME:
# LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

SHEET TITLE:
# ENLARGED FLOOR PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
# A107

SCALE: As indicated


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1/24/2025 3:41:05 PM

## ROOF LEGEND

CEILING EXHAUST ENERGY STAR RATED, W/ AUTOMATIC HUMIDITY CONTROL BETWEEN 50% - 80%. MIN 50 CFM

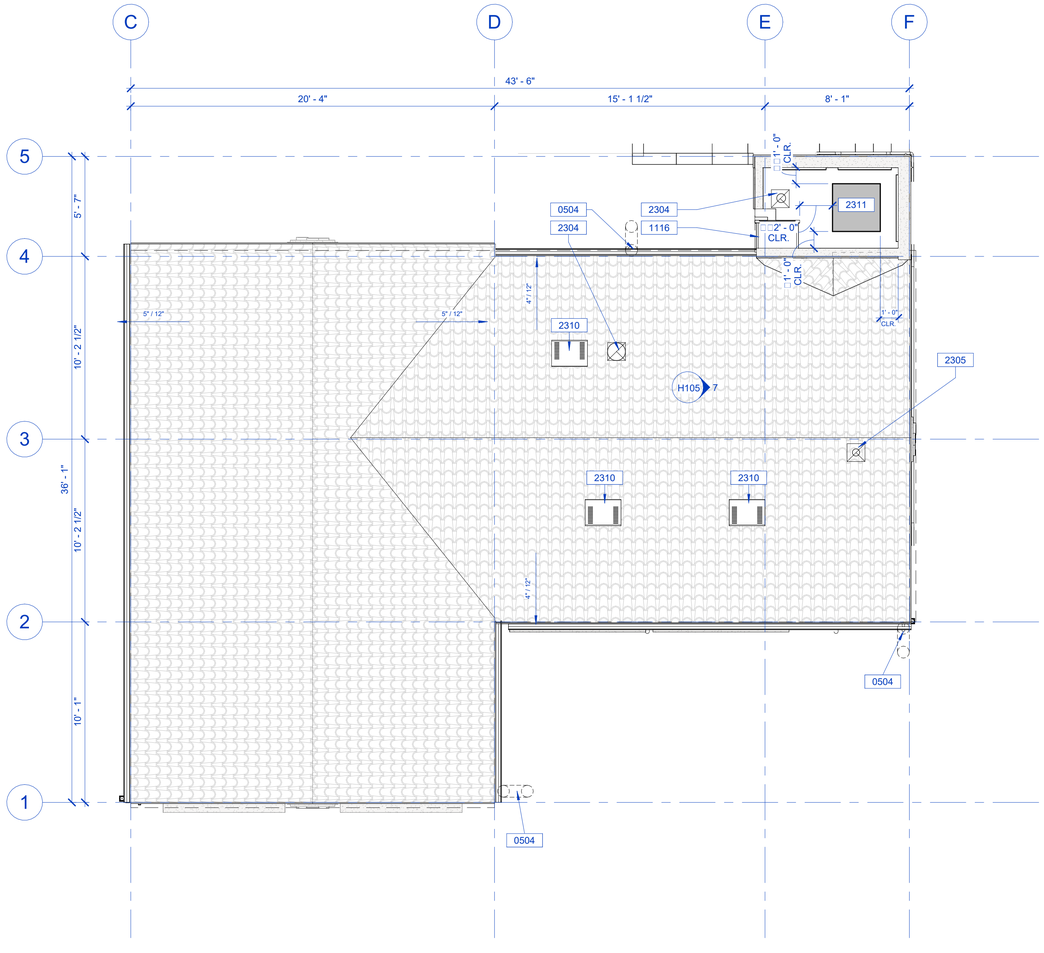
EDGE OF EXTERIOR WALL BELOW

DOWNSPOUT

EDGE OF GUTTER

## KEYNOTES

| | |
|---|---|
| 0504 | CORROSION RESISTANT DOWNSPOUT, INSTALL PER MANUFACTURER'S INSTRUCTIONS. |
| 1116 | FIXED ACCESS LADDER WITH ACCESS LADDER SECURITY DOOR COVER W/ LOCK HASP AND PIANO TYPE HINGE |
| 2304 | CONTINUOUS EXHAUST FAN FOR WHOLE-BUILDING VENTILATION. PROVIDE FAN TO MEET ASHRAE REQUIREMENTS WITH MAX SOUND RATING OF 1 SONE, WITH AN ACCESSIBLE WALL SWITCH LABELED "VENTILATION FAN OVERRIDE" (2016 CALIFORNIA ENERGY CODE & ASHRAE 62.2). |
| 2305 | INTERMITTENT EXHAUST FAN FOR LOCAL BATHROOM/LAUNDRY ROOM VENTILATION, MINIMUM 50 CFM, MAX SOUND RATING OF 3 SONES. (2019 BUILDING ENERGY EFFICIENCY STANDARDS & ASHRAE 62.2). BATHROOMS WHICH CONTAIN TUBS OR SHOWERS SHALL BE MECHANICALLY VENTED TO THE OUTSIDE WITH ENERGY STAR COMPLIANT EXHAUST FANS CONTROLLED BY A HUMIDSTAT WHICH SHALL BE READILY ACCESSIBLE AND BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50 AND 80% (CALGREEN 4.506.1). |
| 2310 | S TILE O'HAGIN LOW PROFILE ATTIC VENT, MIN 97.5 NFVA. SHALL BE USED IN COMBINATION WITH A VAPOR BARRIER INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. SHALL BE PLACED NO MORE THAN 3' BELOW RIDGE. INSTALL PER MANUFACTURER'S INSTRUCTIONS. [CRC R806]. |
| 2311 | OUTDOOR CARRIER HEATPUMP. REFER TO MECHANICAL |




1 ROOF PLAN - PROPOSED 1/4" = 1'-0"

NORTH


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
PROPOSED ROOF PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
A112

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

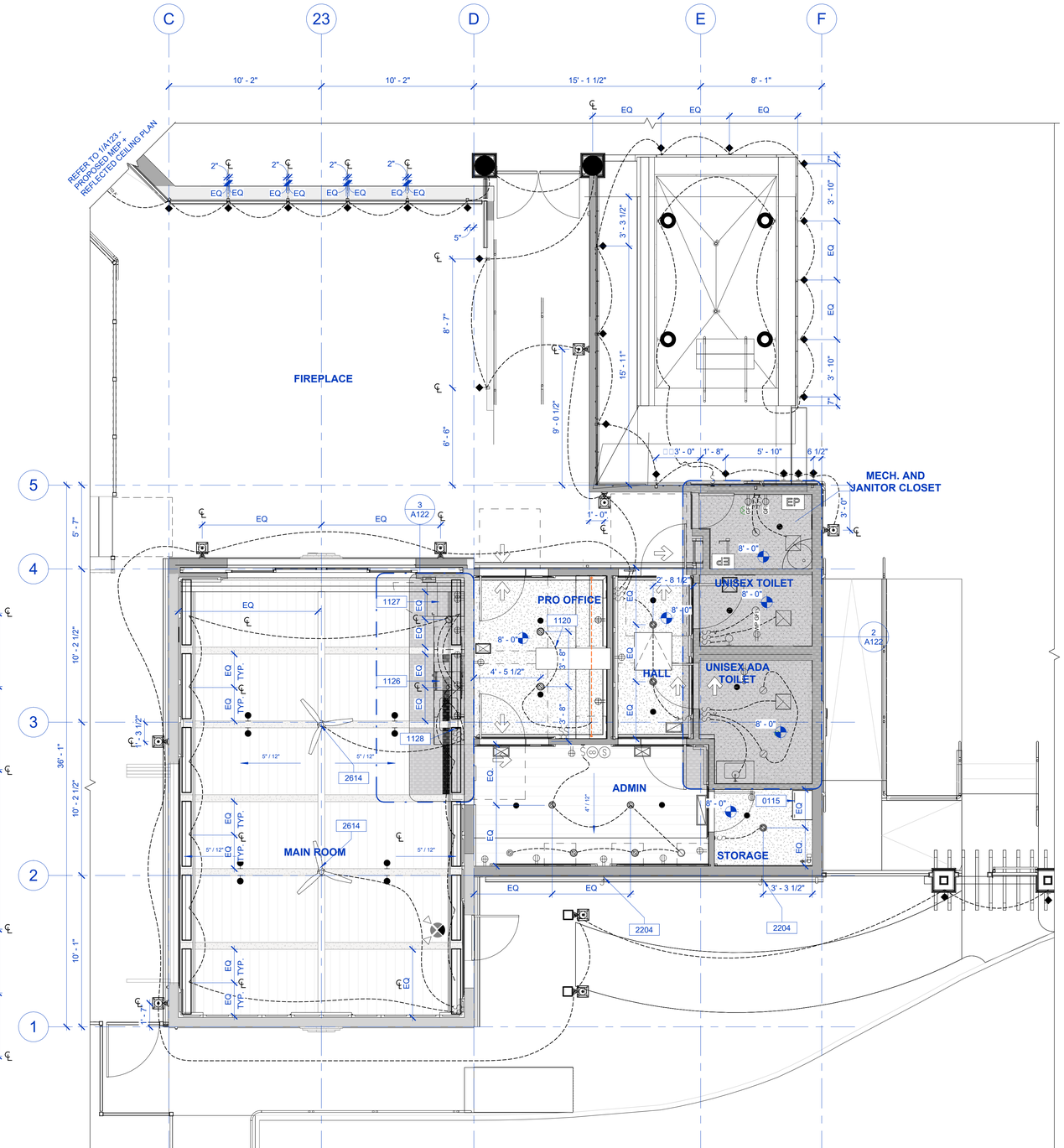
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## LEGEND

- RECESSED CAN LIGHT - 4 IN DMF M SERIES COMMERCIAL OR APPROVED EQUAL
- WALL SCONCE LIGHT EXTERIOR. INSTALL 78" MIN. A.F.F. WALL SCONCE TO MATCH EXISTING LAGCC EXTERIOR SCONCE LIGHT.
- WALL RECESSED LIGHT EXTERIOR - LUCIFER LIGHTING PATHLIGHT STEALTH OR APPROVED EQUAL
- POST MOUNT COMMERCIAL ELECTRIC LIGHT HEAD - TO MATCH EXISTING LAGCC POST MOUNT LIGHT HEAD
- WASHER LIGHT FIXTURES - VIDE SLOPE WEDGE 707 OR APPROVED EQUAL
- SPA LIGHT FIXTURE AS PER SPA CONSULTANT
- LED STRIP
- ELECTRICAL CIRCUIT
- HARDWIRED SMOKE ALARM
- HARDWIRED CARBON MONOXIDE ALARM
- DROPPED CEILING / SOFFIT
- CEILING EXHAUST ENERGY STAR RATED, W/ AUTOMATIC HUMIDITY CONTROL BETWEEN 50% - 80%. MIN 50 CFM
- CEILING MOUNTED LINEAR SUPPLY DIFFUSER (Enter Tag Here)
- SPRINKLER HEAD
- WALL MOUNTED SPRINKLER HEAD
- ATTIC ACCESS
- WALL MOUNTED RETURN REGISTER
- CEILING MOUNTED RETURN REGISTER
- WALL MOUNTED SUPPLY REGISTER
- WALL MOUNTED SUPPLY REGISTER
- TRELLIS SCONCE LIGHT
- 3 GANG SWITCH
- 220 V OUTLET, 15" A.F.F. U.N.O.
- 220 V OUTLET, ABOVE COUNTER
- GROUND FAULT CIRCUIT INTERRUPTOR, 15" A.F.F. U.N.O.
- GROUND FAULT CIRCUIT INTERRUPTOR, ABOVE COUNTER
- ELECTRIC PANEL
- ILLUMINATED EXIT SIGN WITH TWIN HEAD LAMPS AND SEPARATE EMERGENCY 90 MINUTE MIN. BATTERY UNIT. REFER TO LIFE SAFETY PLANS

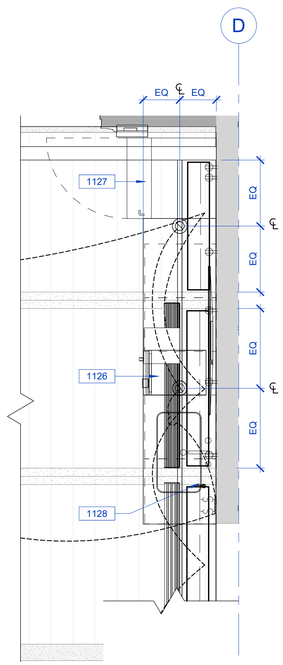
## KEYNOTE

| | |
|---|---|
| 0115 | NETWORK SERVER CONNECTION |
| 1120 | MITSUBISHI 4-TON MULTI-POSITION AIR HANDLER INDOOR UNIT |
| 1126 | 15" NEWAIR UNDERCOUNTER INDUSTRIAL ICE MAKER. REFER TO EQUIPMENT SCHEDULE AND INSTALL PER MFG. INSTRUCTIONS |
| 1127 | TRUE GLASS DOOR REFRIGERATOR. REFER TO EQUIPMENT SCHEDULE AND INSTALL PER MFG. INSTRUCTIONS |
| 1128 | ULTRAFILTRATION UNDER SINK WATER FILTER SYSTEM WATERDROP TSU-W. REFER TO EQUIPMENT SCHEDULE AND INSTALL PER MFG. INSTRUCTIONS |
| 2204 | HOSE BIB WITH VACUM BREAKER. |
| 2614 | INDOOR LOW PROFILE 5 BLADE STANDARD FLUSH MOUNT CEILING FAN WITH INCORPORATED LIGHT |










3 FIRST FLOOR ENLARGED REFLECTED CEILING PLAN - PROPOSED - COUNTER 1/2" = 1'-0"

2 FIRST FLOOR ENLARGED REFLECTED CEILING PLAN - PROPOSED - BATHROOMS 1/2" = 1'-0"

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

NORTH


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER: ---

PROJECT NAME: LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS: 1560 COUNTRY CLUB DRIVE LOS ALTOS, CA 94024

CLIENT INFORMATION: LOS ALTOS GOLF AND COUNTRY CLUB 1560 COUNTRY CLUB DRIVE LOS ALTOS, CA 94024 (650) 947-3110 MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE: PROPOSED MEP + REFLECTED CEILING PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER: A122

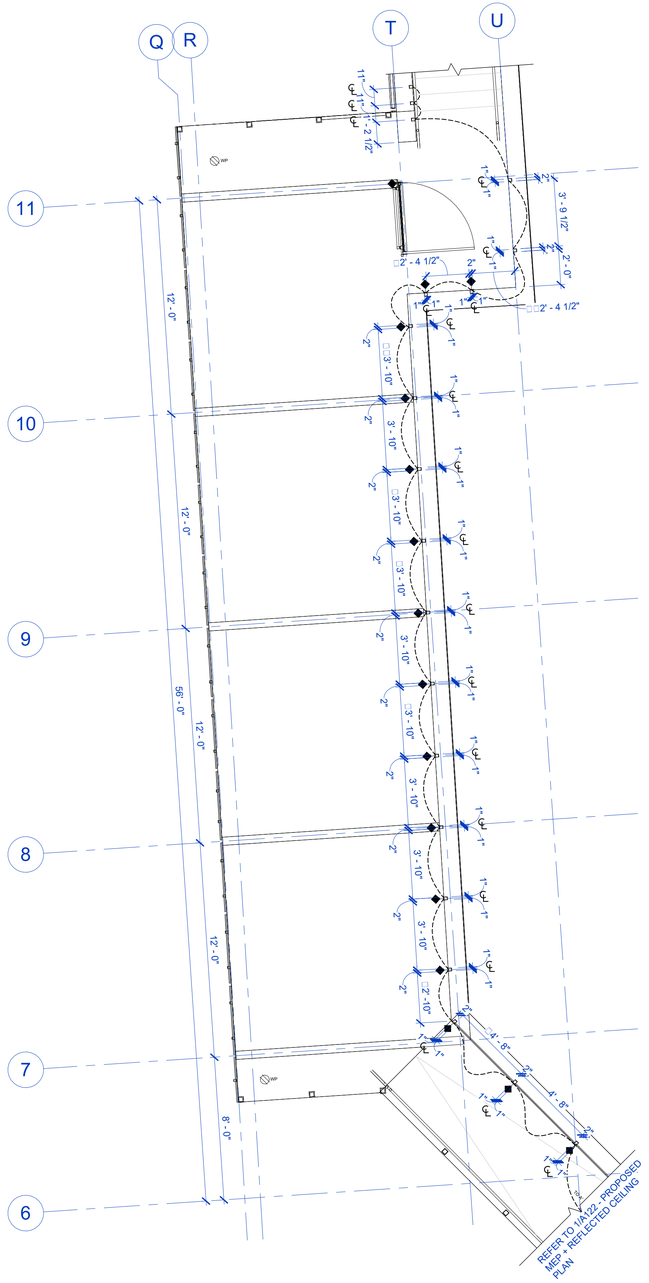
SCALE: As indicated

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## LEGEND

- WALL RECESSED LIGHT EXTERIOR - LUCIFER LIGHTING PATHLIGHT STEALTH OR APPROVED EQUAL
- ELECTRICAL CIRCUIT
- WP — WATERPROOF SURFACE BASED OUTLET

## KEYNOTE




1 TENNIS DECK - MEP + RCP 1/4" = 1'-0"

NORTH


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEW DATE STATE OF CALIFORNIA

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PROJECT NAME:
# LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
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1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
# PROPOSED MEP + REFLECTED CEILING PLAN

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
# A123

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

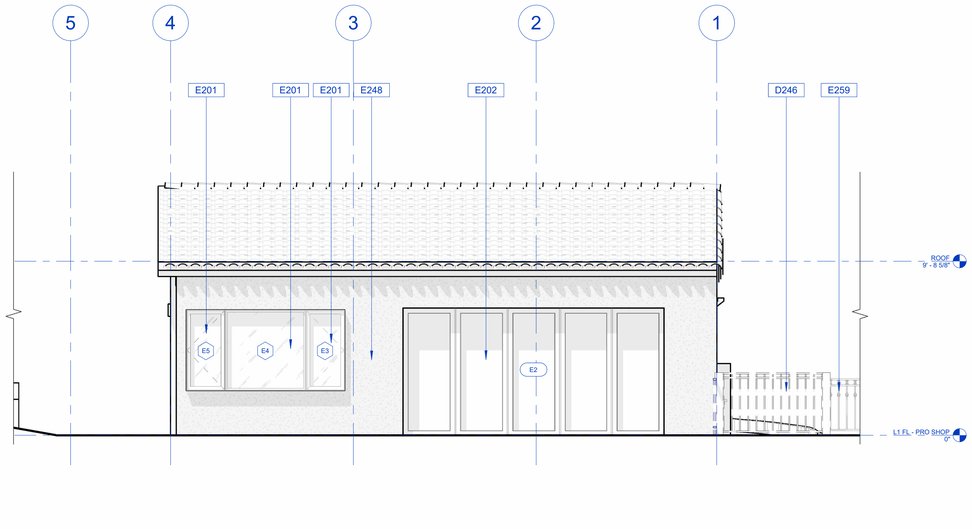
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## LEGEND

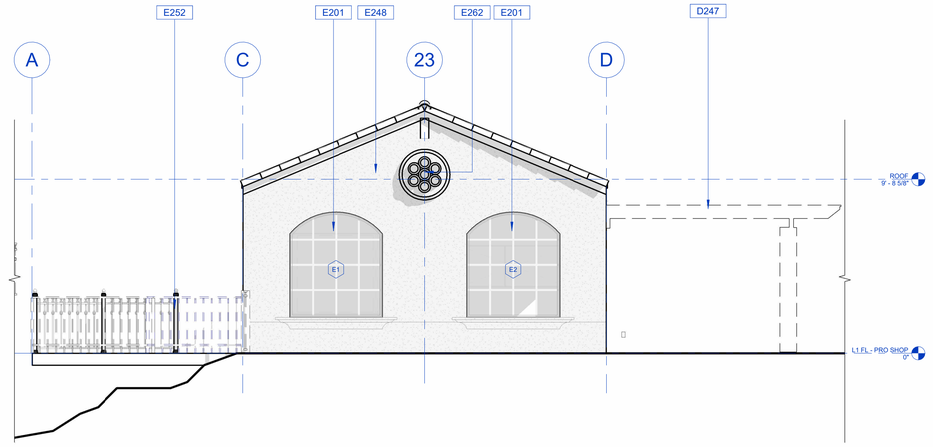
| | |
|---|---|
| /// | CLEAR GLAZING |
| /// | OBSCURED GLAZING |
| /// | MIRRORED GLAZING |
| T | TEMPERED GLAZING |
| E | EGRESS WINDOW |

## KEYNOTES

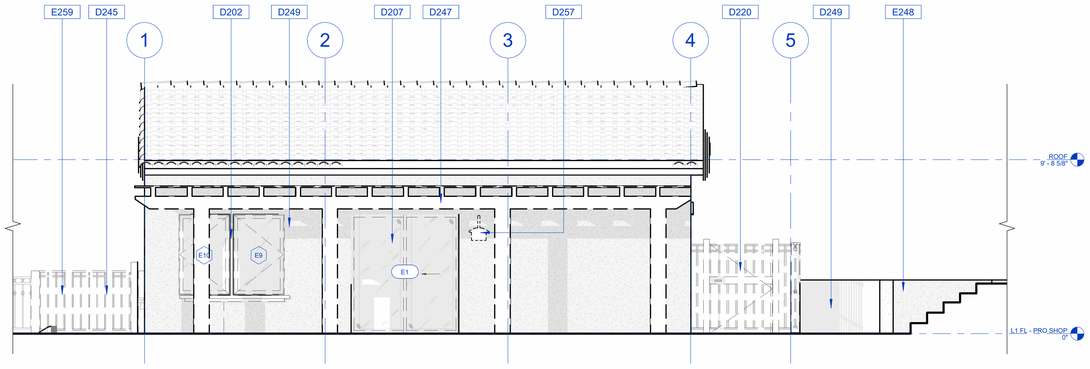
| | |
|---|---|
| D202 | REMOVE EXISTING WINDOW AND FRAME. |
| D206 | REMOVE EXISTING WINDOW. |
| D207 | REMOVE EXISTING DOOR. |
| D220 | REMOVE EXISTING FENCE GATE. |
| D243 | REMOVE EXISTING WALL TO CREATE ROUGH OPENING FOR NEW POCKET DOOR. |
| D245 | REMOVE EXISTING FENCE AND FENCE POST. |
| D246 | REMOVE EXISTING EXTERIOR WALL. |
| D247 | REMOVE EXISTING OVERHEAD TRELLIS AND TRELLIS POSTS. REMOVE EXISTING POST FOOTING |
| D249 | REMOVE EXISTING WALL. |
| D257 | REMOVE EXISTING OUTDOOR WALL MOUNTED LIGHT FIXTURE |
| E201 | EXISTING WINDOW AND FRAME, TO REMAIN. |
| E202 | EXISTING DOOR AND FRAME, TO REMAIN. |
| E210 | EXISTING EXTERIOR STEPS, TO REMAIN, PATCH AND REPAIR AS REQUIRED. |
| E248 | (E) WALL TO REMAIN |
| E252 | (E) WOOD TENNIS VIEWING DECK AND (E) RAILING AND (E) BALUSTRADE TO REMAIN |
| E259 | (E) FENCE AND (E) FENCE POST TO REMAIN |
| E262 | EXISTING EXTERIOR ORNAMENTATION TO REMAIN |



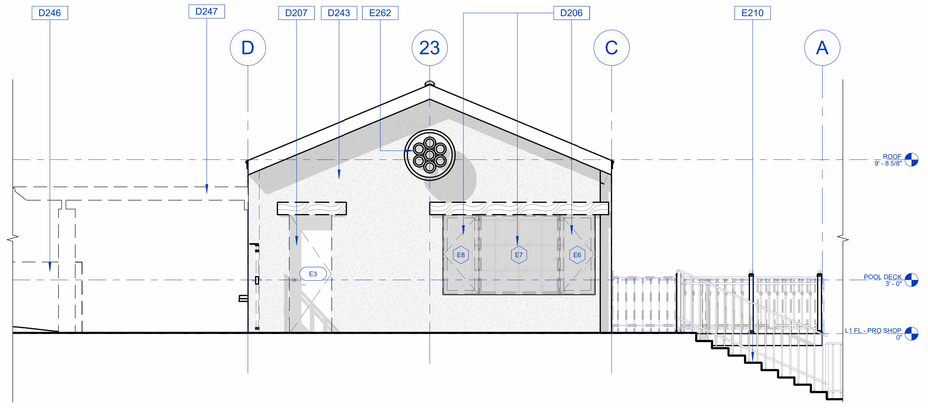

4 DEMOLITION EXTERIOR ELEVATION - D 1/4" = 1'-0"




3 DEMOLITION EXTERIOR ELEVATION - C 1/4" = 1'-0"




2 DEMOLITION EXTERIOR ELEVATION - B 1/4" = 1'-0"




1 DEMOLITION EXTERIOR ELEVATION - A 1/4" = 1'-0"


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
# LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
# DEMOLITION EXTERIOR ELEVATIONS

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
# A201

SCALE: As indicated

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## LEGEND

- CLEAR GLAZING
- OBSCURED GLAZING
- MIRRORED GLAZING
- T TEMPERED GLAZING
- E EGRESS WINDOW

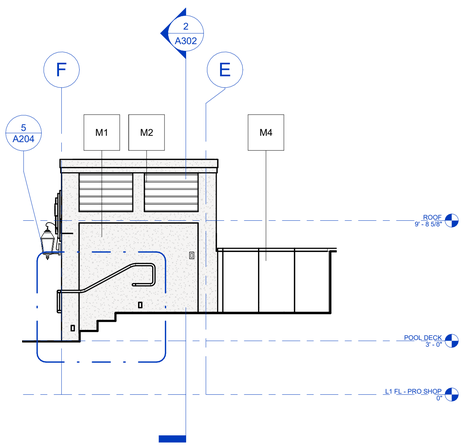
## KEYNOTES

| | |
|---|---|
| 1116 | FIXED ACCESS LADDER WITH ACCESS LADDER SECURITY DOOR COVER W/ LOCK HASP AND PIANO TYPE HINGE |
| 2311 | OUTDOOR CARRIER HEATPUMP. REFER TO MECHANICAL |

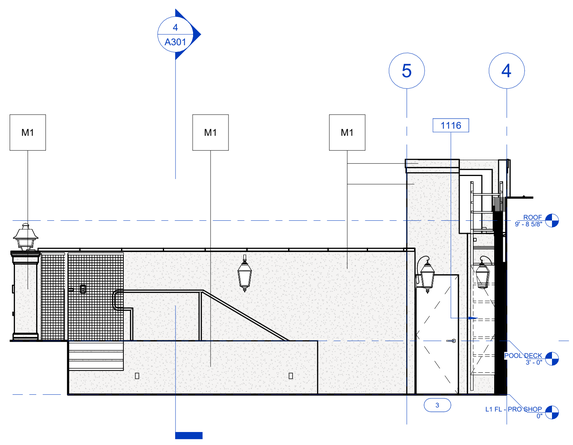
## MATERIAL SCHEDULE

| MARK | MATERIAL DESCRIPTION | MANUFACTURER | IMAGE | SHEEN | MATERIAL COMMENTS |
|---|---|---|---|---|---|
| M1 | PAINT | BENJAMIN MOORE- CHANTILLY LACE 0C-65 TO MATCH EXISTING LAGCC TENNIS PRO SHOP EXTERIOR PAINT, OR APPROVED EQUAL UPON OWNER'S APPROVAL | | EGGSHELL | - |
| M2 | PAINT | BENJAMIN MOORE - BLACK 2132-10 TO MATCH EXISTING LAGCC TENNIS PRO SHOP EXTERIOR PAINT, OR APPROVED EQUAL UPON OWNER'S APPROVAL | | EGGSHELL | FASCIA, GUTTER, DOWNSPOUTS |
| M3 | STONE | TBD - CLAY ROOF TO MATCH EXISTING LAGCC TENNIS PRO SHOP CLAY ROOF | - | TBD | - |
| M4 | STONE | TBD | - | - | TBD |

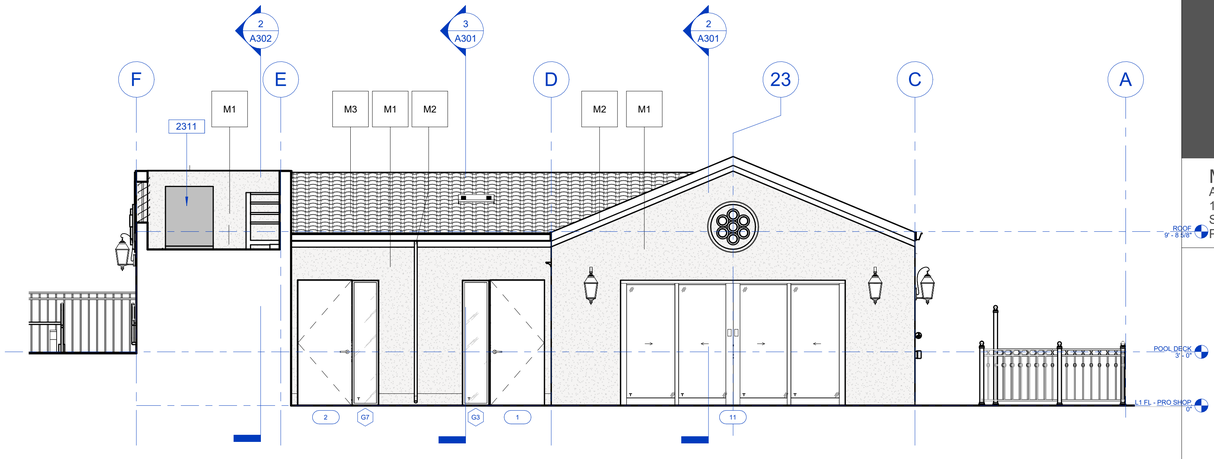
NOTE: FOR GATE AND FENCE MATERIALS, REFER TO GATE AND FENCE SCHEDULE, FOR DOOR AND WINDOW MATERIALS, REFER TO DOOR AND WINDOW SCHEDULE



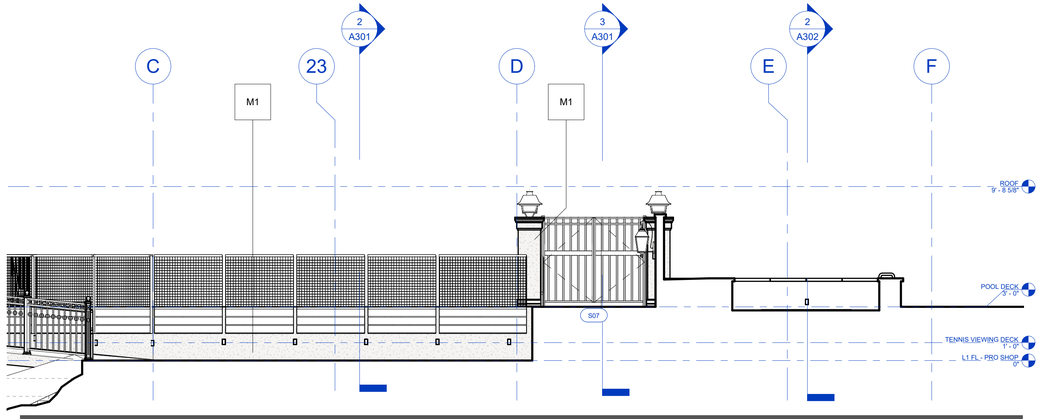

7 TENNIS EXT. - G 1/4" = 1'-0"



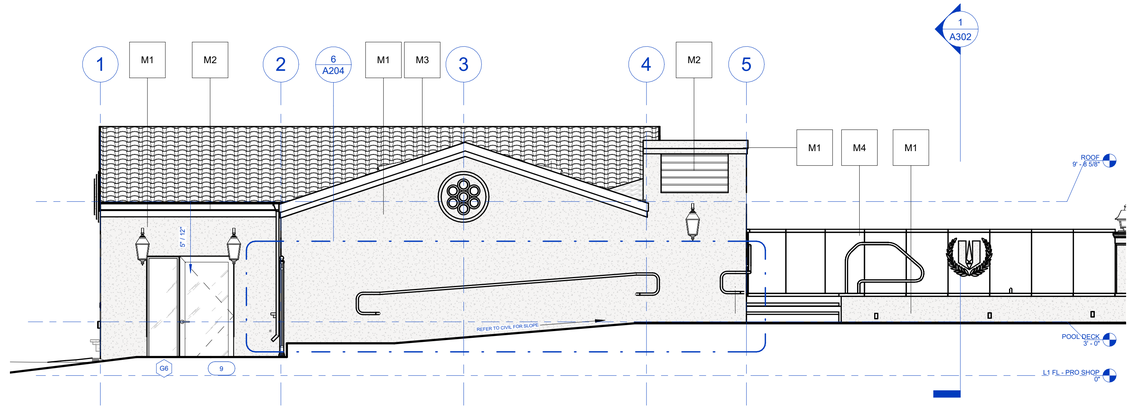

6 TENNIS EXT. - F 1/4" = 1'-0"



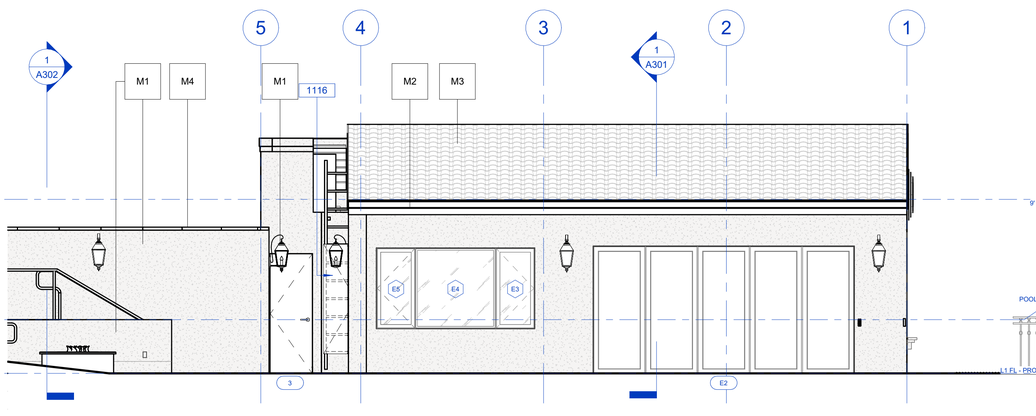

3 TENNIS EXT. - A 1/4" = 1'-0"



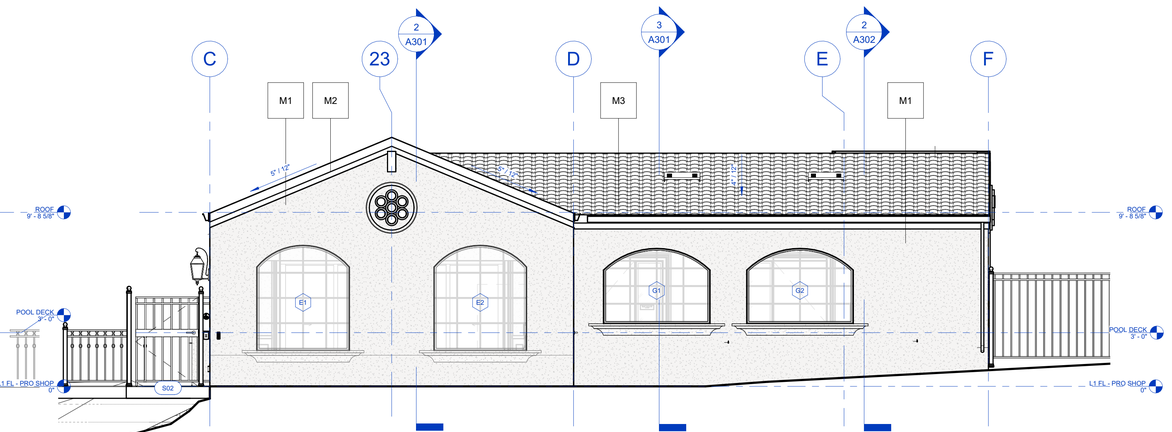

5 TENNIS EXT. - E 1/4" = 1'-0"




2 TENNIS EXT. - B 1/4" = 1'-0"




4 TENNIS EXT. - D 1/4" = 1'-0"




1 TENNIS EXT. - C 1/4" = 1'-0"


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

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PROJECT NAME:
# LAGCC - TENNIS PRO SHOP

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LOS ALTOS, CA 94024

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MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
# EXTERIOR ELEVATIONS

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
# A202

SCALE: As indicated


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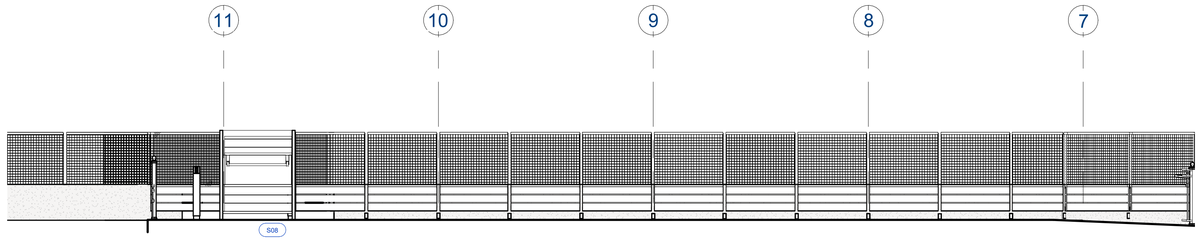
## LEGEND

| | |
|---|---|
| /// | CLEAR GLAZING |
| /// | OBSCURED GLAZING |
| ⁘ | MIRRORED GLAZING |
| T | TEMPERED GLAZING |
| E | EGRESS WINDOW |

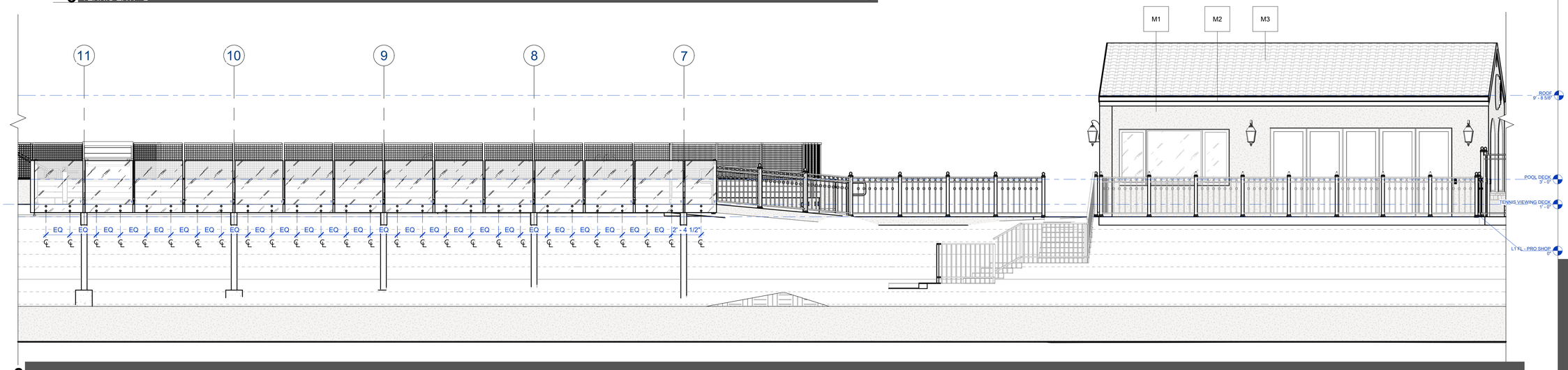
## MATERIAL SCHEDULE

| MARK | MATERIAL DESCRIPTION | MANUFACTURER | IMAGE | SHEEN | MATERIAL COMMENTS |
|---|---|---|---|---|---|
| M1 | PAINT | BENJAMIN MOORE- CHANTILLY LACE 0C-65 TO MATCH EXISTING LAGCC TENNIS PRO SHOP EXTERIOR PAINT, OR APPROVED EQUAL UPON OWNER'S APPROVAL | | EGGSHELL | - |
| M2 | PAINT | BENJAMIN MOORE - BLACK 2132-10 TO MATCH EXISTING LAGCC TENNIS PRO SHOP EXTERIOR PAINT, OR APPROVED EQUAL UPON OWNER'S APPROVAL | | EGGSHELL | FASCIA, GUTTER, DOWNSPOUTS |
| M3 | STONE | TBD - CLAY ROOF TO MATCH EXISTING LAGCC TENNIS PRO SHOP CLAY ROOF | - | TBD | - |
| M4 | STONE | TBD | - | - | TBD |

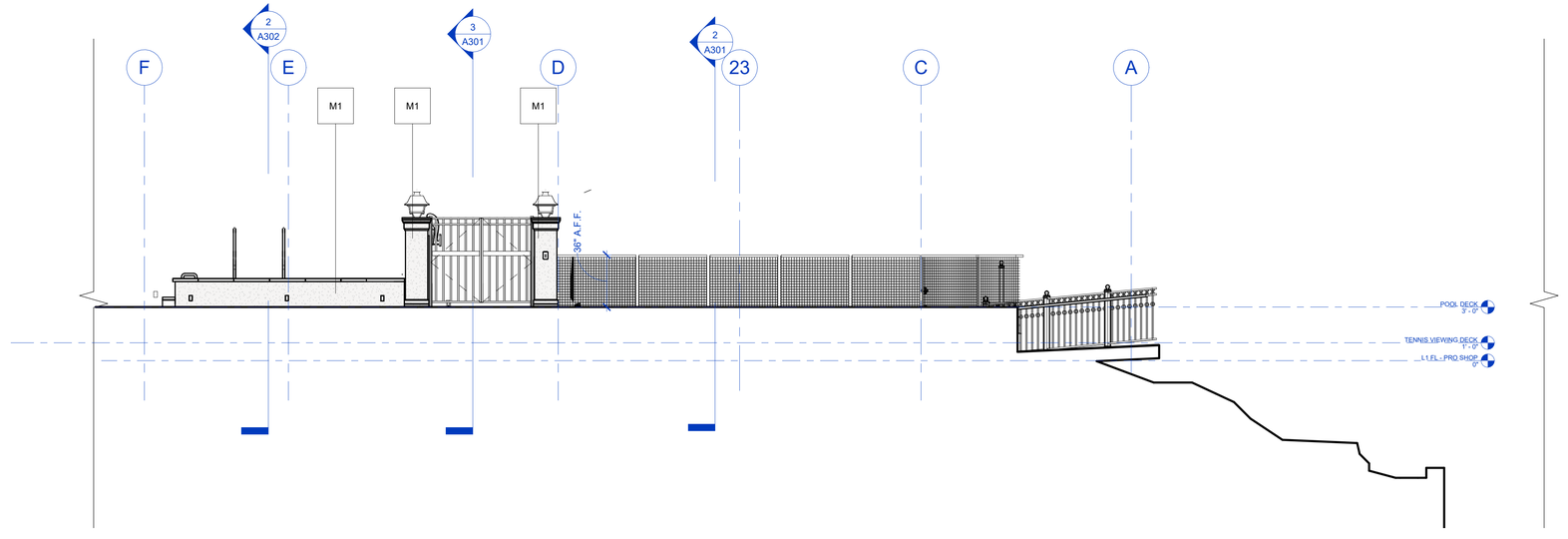
NOTE: FOR GATE AND FENCE MATERIALS, REFER TO GATE AND FENCE SCHEDULE, FOR DOOR AND WINDOW MATERIALS, REFER TO DOOR AND WINDOW SCHEDULE




3 TENNIS EXT. - L 1/4" = 1'-0"




2 TENNIS EXT. - J 1/4" = 1'-0"




1 TENNIS EXT. - H 1/4" = 1'-0"


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
# LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
# EXTERIOR ELEVATIONS

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|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
# A203

SCALE: As indicated

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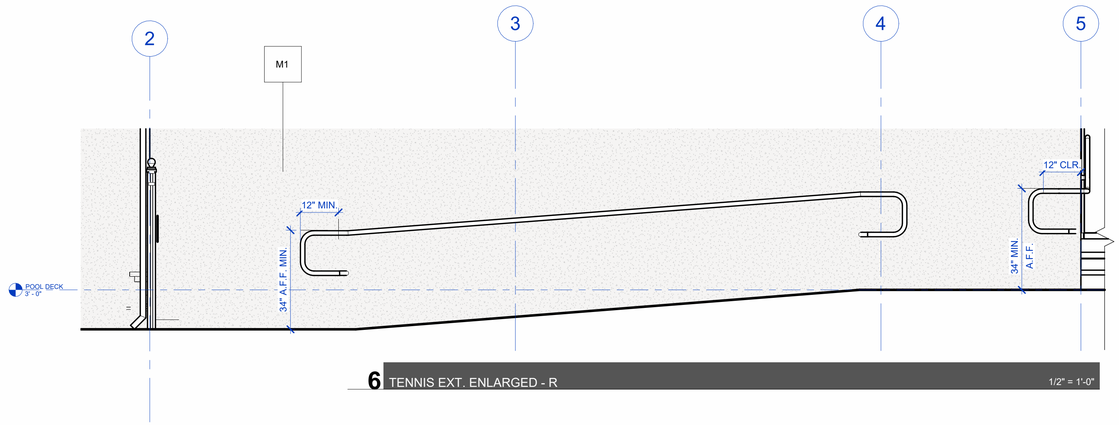
## LEGEND

| | |
|---|---|
| /// | CLEAR GLAZING |
| /// | OBSCURED GLAZING |
| /// | MIRRORED GLAZING |
| T | TEMPERED GLAZING |
| E | EGRESS WINDOW |

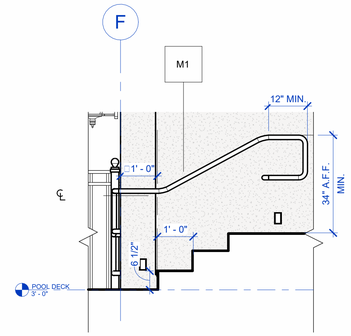
## MATERIAL SCHEDULE

| MARK | MATERIAL DESCRIPTION | MANUFACTURER | IMAGE | SHEEN | MATERIAL COMMENTS |
|---|---|---|---|---|---|
| M1 | PAINT | BENJAMIN MOORE- CHANTILLY LACE 0C-65 TO MATCH EXISTING LAGCC TENNIS PRO SHOP EXTERIOR PAINT, OR APPROVED EQUAL UPON OWNER'S APPROVAL | | EGGSHELL | - |
| M2 | PAINT | BENJAMIN MOORE - BLACK 2132-10 TO MATCH EXISTING LAGCC TENNIS PRO SHOP EXTERIOR PAINT, OR APPROVED EQUAL UPON OWNER'S APPROVAL | | EGGSHELL | FASCIA, GUTTER, DOWNSPOUTS |
| M3 | STONE | TBD - CLAY ROOF TO MATCH EXISTING LAGCC TENNIS PRO SHOP CLAY ROOF | - | TBD | - |
| M4 | STONE | TBD | - | - | TBD |

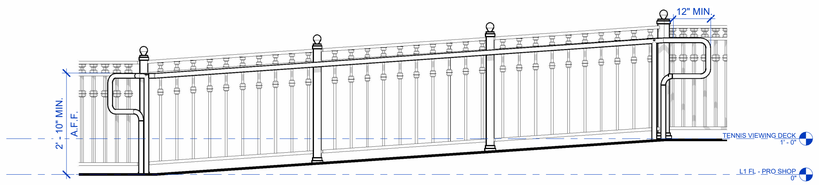
NOTE: FOR GATE AND FENCE MATERIALS, REFER TO GATE AND FENCE SCHEDULE, FOR DOOR AND WINDOW MATERIALS, REFER TO DOOR AND WINDOW SCHEDULE



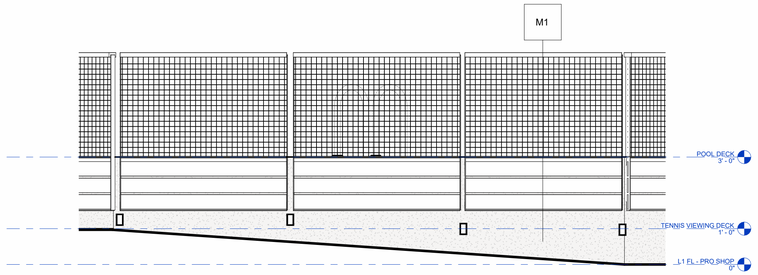

6 TENNIS EXT. ENLARGED - R 1/2" = 1'-0"



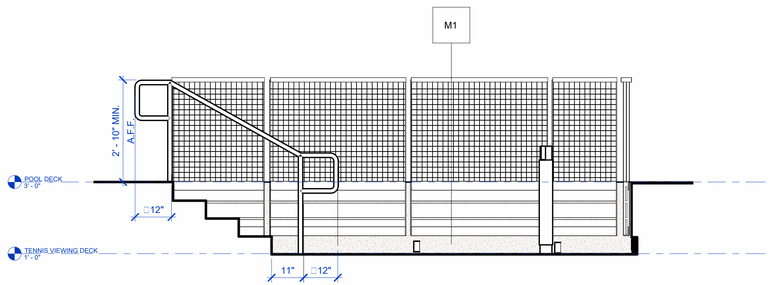

5 TENNIS EXT. ENLARGED - Q 1/2" = 1'-0"



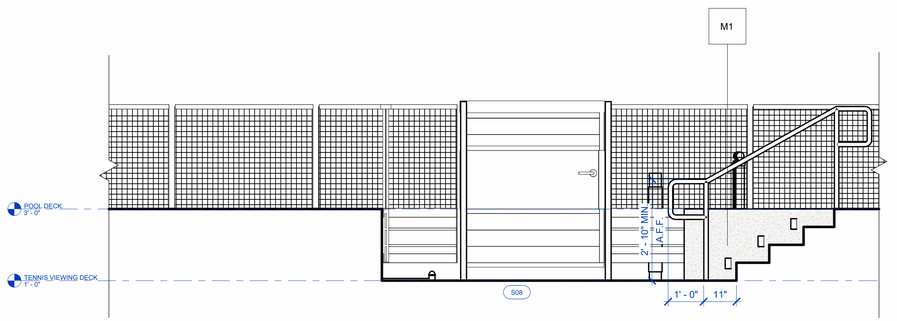

4 TENNIS EXT. ENLARGED - P1 1/2" = 1'-0"




3 TENNIS EXT. - K1 1/2" = 1'-0"




2 TENNIS EXT. ENLARGED - N 1/2" = 1'-0"




1 TENNIS EXT. ENLARGED - M 1/2" = 1'-0"


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

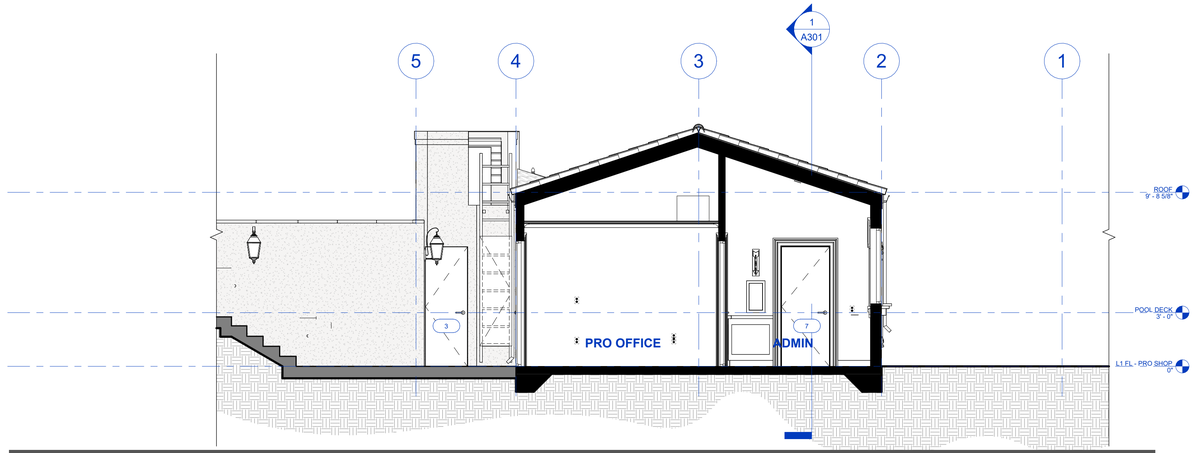
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EXTERIOR ELEVATIONS

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|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

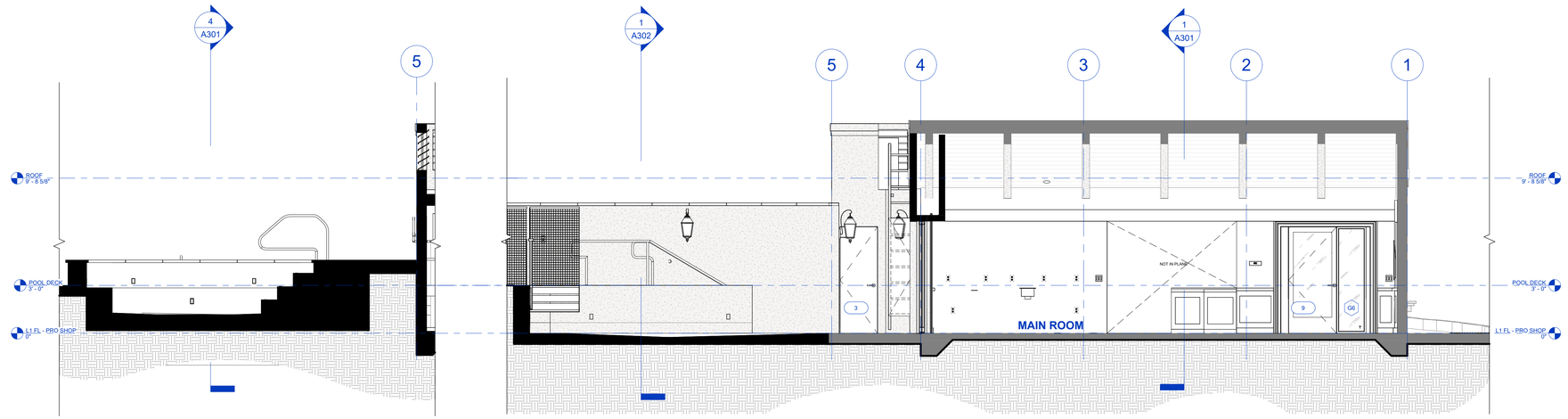
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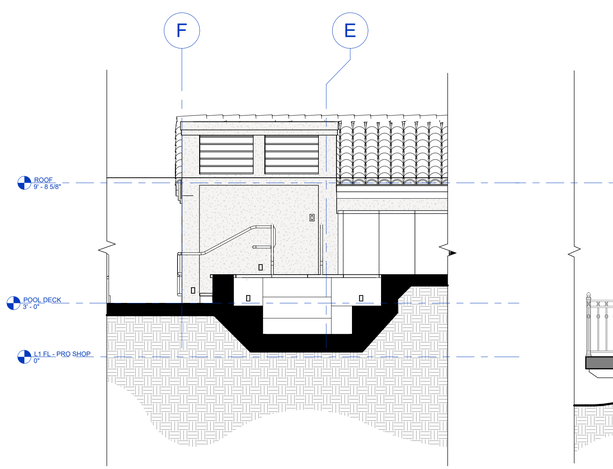


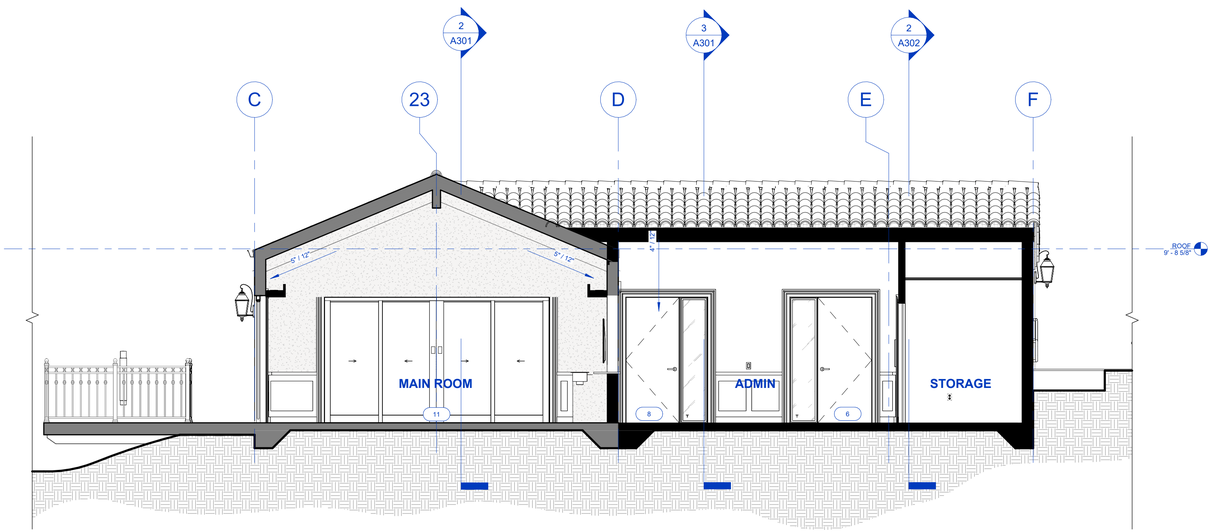

**3** BUILDINGSECTION CC — 1/4" = 1'-0"




**5** ENLARGED SECTION - B — 1/4" = 1'-0"

**2** BUILDING SECTION BB — 1/4" = 1'-0"




**4** ENLARGED SECTION - A — 1/4" = 1'-0"

**1** BUILDING SECTION AA — 1/4" = 1'-0"


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT — MEGAN BLAINE — C-35413 — 11-30-2023 — RENEW DATE — STATE OF CALIFORNIA

PERMIT NUMBER:
---

PROJECT NAME:
# LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
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| | Permit Set | 1/24/25 |

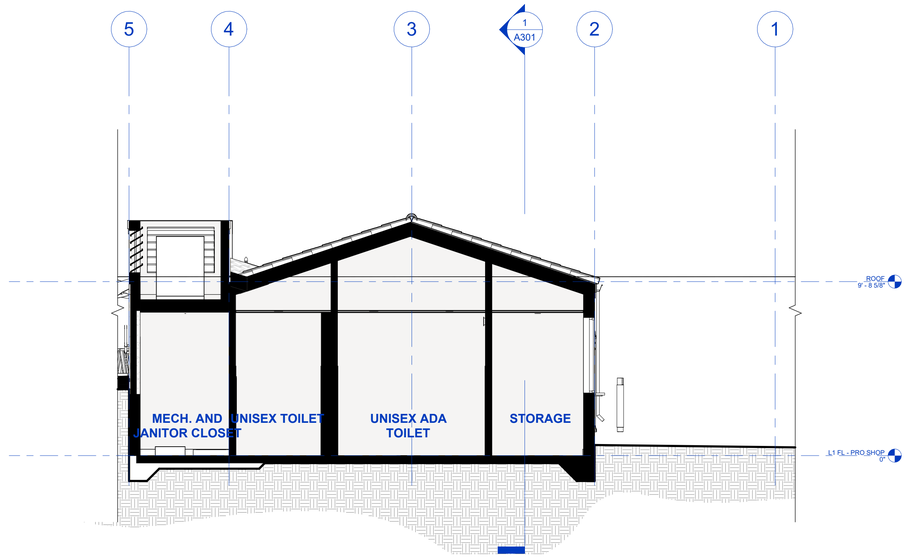
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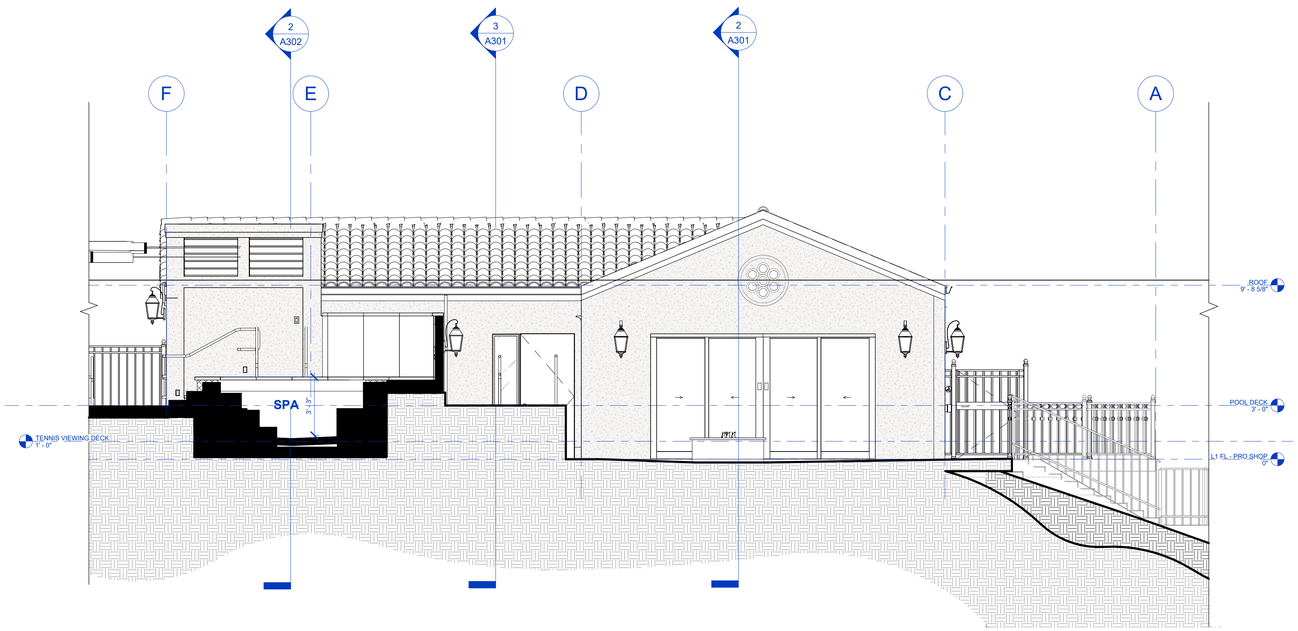
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SCALE: 1/4" = 1'-0"


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**2** BUILDING SECTION EE 1/4" = 1'-0"




**1** BUILDING SECTION DD 1/4" = 1'-0"


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
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LOS ALTOS, CA 94024

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1560 COUNTRY CLUB DRIVE
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MATT@DELEONREALTY.COM

| No | REVISION | DATE |
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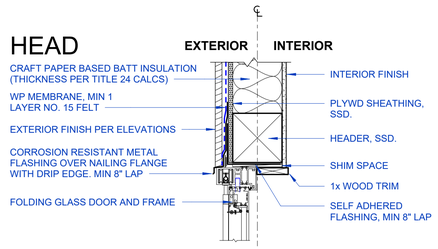
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BUILDING SECTIONS

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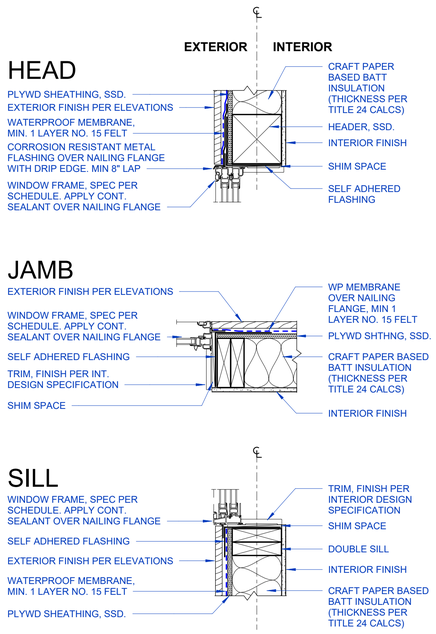
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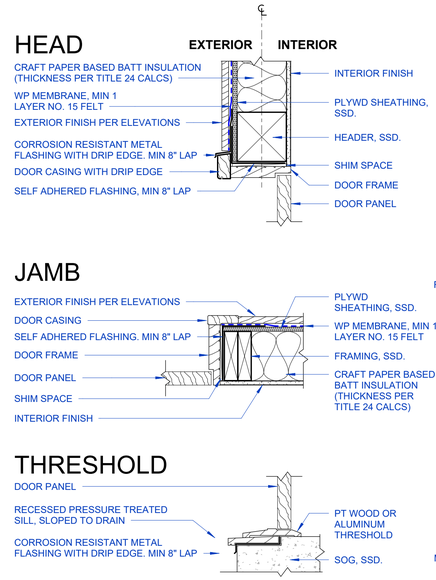

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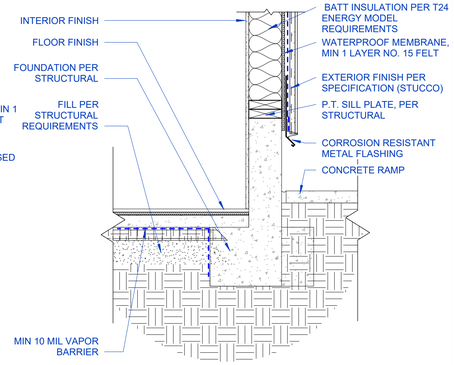

10 FENEST - FOLDING GLASS DOOR SILL, JAMB, AND HEAD 1 1/2" = 1'-0"



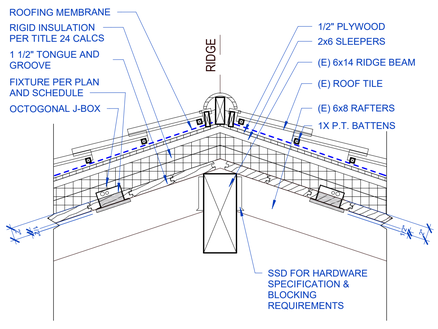

8 FENEST - WINDOW SILL, JAMB, AND HEAD, TYP 1 1/2" = 1'-0"



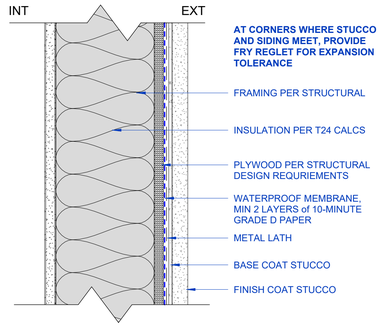

5 FENEST - DOOR SILL, JAMB, AND HEAD ON CONC., TYP. 1 1/2" = 1'-0"



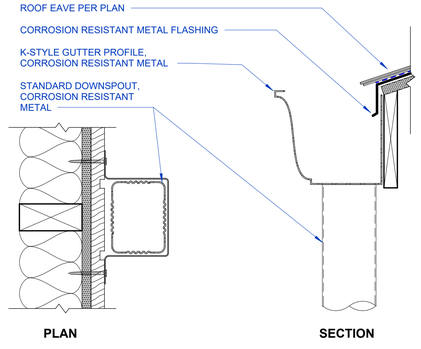

3 BASE OF WALL - SLAB ON GRADE - TENNIS PRO SHOP ADDITION 1" = 1'-0"



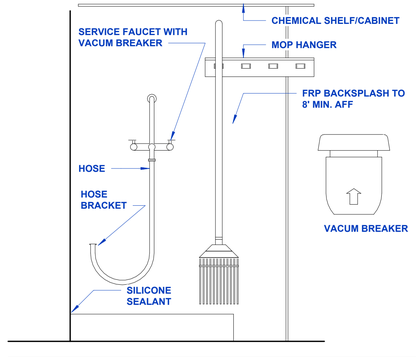

9 ROOF RIDGE DETAIL - CLAY TILE + DMF 1" = 1'-0"



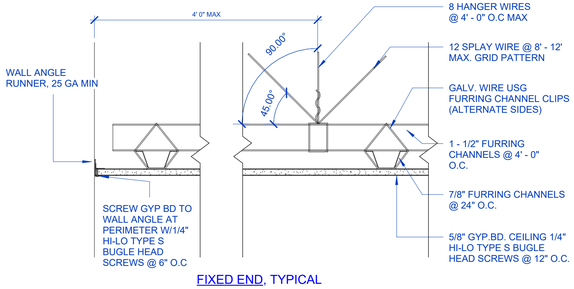

7 WALL TYPE 3 - STUCCO WALL 3" = 1'-0"




4 ROOF - GUTTER AND DOWNSPOUT STYLE 3 3" = 1'-0"




6 UTILITY FACILITY / JANITOR SINK, TYP. 3" = 1'-0"




1 SUSPENDED GYP - FIXED END TYP DETAIL 1 1/2" = 1'-0"

BLAINE architects
MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
DETAILS

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
A501

SCALE: As indicated

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# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
## NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

# CHAPTER 3
# GREEN BUILDING
## SECTION 301 GENERAL

**301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

**301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG]** The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

**301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:**

**Note:** On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

**301.3.2 Waste Diversion.** The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

## SECTION 302 MIXED OCCUPANCY BUILDINGS

**302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

## SECTION 303 PHASED PROJECTS

**303.1 PHASED PROJECTS.** For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

**303.1.1 Initial Tenant improvements.** The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

## ABBREVIATION DEFINITIONS:

| | |
|---|---|
| HCD | Department of Housing and Community Development |
| BSC | California Building Standards Commission |
| DSA-SS | Division of the State Architect, Structural Safety |
| OSHPD | Office of Statewide Health Planning and Development |
| LR | Low Rise |
| HR | High Rise |
| AA | Additions and Alterations |
| N | New |

# CHAPTER 5
# NONRESIDENTIAL MANDATORY MEASURES
## DIVISION 5.1 PLANNING AND DESIGN

## SECTION 5.101 GENERAL
**5.101.1 SCOPE**
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

## SECTION 5.102 DEFINITIONS
**5.102.1 DEFINITIONS**
The following terms are defined in Chapter 2 *(and are included here for reference)*

**CUTOFF LUMINAIRES.** Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

**LOW-EMITTING AND FUEL EFFICIENT VEHICLES.**
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating of 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

**NEIGHBORHOOD ELECTRIC VEHICLE (NEV).** A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

**TENANT-OCCUPANTS.** Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

**VANPOOL VEHICLE.** Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

**Note:** Source: Vehicle Code, Division 1, Section 668

**ZEV.** Any vehicle certified to zero-emission standards.

## SECTION 5.106 SITE DEVELOPMENT
**5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND.** Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

**5.106.1.1 Local ordinance**. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

**5.106.1.2 Best Management Practices (BMPs).** Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

**5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND.** Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

**Note:** Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

**5.106.4 BICYCLE PARKING.** For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

**5.106.4.1 Bicycle parking. [BSC-CG]** Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

**5.106.4.1.1 Short-term bicycle parking.** If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
**Exception:** Additions or alterations which add nine or less visitor vehicular parking spaces.

**5.106.4.1.2 Long-term bicycle parking.** For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

**5.106.4.1.3** For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

**5.106.4.1.4** For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

**5.106.4.1.5** Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

**Note:** Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

**5.106.4.2 Bicycle parking. [DSA-SS]** For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

**5.106.4.2.1 Student bicycle parking.** Provide permanently anchored bicycle racks conveniently accessed with a minimum of four bike capacity racks per new building.
**5.106.4.2.2 Staff bicycle parking.** Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

**5.106.5.3 Electric vehicle (EV) charging.** [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

**5.106.5.3.1 EV capable spaces.**
**[N]** EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

| TOTAL NUMBER OF ACTUAL PARKING SPACES | NUMBER OF REQUIRED EV CAPABLE SPACES | NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2 |
|---|---|---|
| 0-9 | 0 | 0 |
| 10-25 | 2 | 0 |
| 26-50 | 8 | 2 |
| 51-75 | 13 | 3 |
| 76-100 | 17 | 4 |
| 101-150 | 25 | 6 |
| 151-200 | 35 | 9 |
| 201 AND OVER | 20% of total[1] | 25% of EV capable spaces[1] |

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

**5.106.5.3.2 Electric vehicle charging stations (EVCS)**
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

**5.106.5.3.3 Use of automatic load management systems (ALMS).**
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

**5.106.5.3.4 Accessible EVCS.**
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
**Note:** For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

**5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]**
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

**5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.**
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

| BUILDING TYPE | BUILDING SIZE (SQ. FT.) | NUMBER OF OFF-STREET LOADING SPACES | ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL |
|---|---|---|---|
| Grocery | 10,000 to 90,000 | 1 or 2 | 200 |
| | | 3 or Greater | 400 |
| | Greater than 90,000 | 1 or Greater | 400 |
| Retail | 10,000 to 135,000 | 1 or 2 | 200 |
| | | 3 or Greater | 400 |
| | Greater than 135,000 | 1 or Greater | 400 |
| Warehouse | 20,000 to 256,000 | 1 or 2 | 200 |
| | | 3 or Greater | 400 |
| | Greater than 256,000 | 1 or Greater | 400 |

**5.106.8 LIGHT POLLUTION REDUCTION. [N].** I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California *Administrative* Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

**Exceptions: [N]**

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2

| ALLOWABLE RATING | LIGHTING ZONE LZ0 | LIGHTING ZONE LZ1 | LIGHTING ZONE LZ2 | LIGHTING ZONE LZ3 | LIGHTING ZONE LZ4 |
|---|---|---|---|---|---|
| **MAXIMUM ALLOWABLE BACKLIGHT RATING** 3 | | | | | |
| Luminaire greater than 2 mounting heights (MH) from property line | N/A | No Limit | No Limit | No Limit | No Limit |
| Luminaire back hemisphere is 1-2 MH from property line | N/A | B2 | B3 | B4 | B4 |
| Luminaire back hemisphere is 0.5-1 MH from property line | N/A | B1 | B2 | B3 | B3 |
| Luminaire back hemisphere is less than 0.5 MH from property line | N/A | B0 | B0 | B1 | B2 |
| **MAXIMUM ALLOWABLE UPLIGHT RATING (U)** | | | | | |
| For area lighting 3 | N/A | U0 | U0 | U0 | U0 |
| For all other outdoor lighting,including decorative luminaires | N/A | U1 | U2 | U3 | UR |
| **MAXIMUM ALLOWABLE GLARE RATING 4 (G)** | | | | | |
| **MAXIMUM ALLOWABLE GLARE RATING 4 (G)** | N/A | G1 | G2 | G3 | G4 |
| **MAXIMUM ALLOWABLE GLARE RATING 4 (G)** | N/A | G0 | G1 | G1 | G2 |
| **MAXIMUM ALLOWABLE GLARE RATING 4 (G)** | N/A | G0 | G0 | G1 | G1 |
| **MAXIMUM ALLOWABLE GLARE RATING 4 (G)** | N/A | G0 | G0 | G0 | G1 |

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

**5.106.8.1 Facing- Backlight**
Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
**Exception: Corners.** If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

**5.106.8.2 Facing-Glare.**
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

**Note: [N]**
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

**5.106.10 GRADING AND PAVING.** Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
**Exception:** Additions and alterations not altering the drainage path.

**5.106.12 SHADE TREES [DSA-SS].** Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

**5.106.12.1 Surface parking areas.** Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

**Exceptions:** Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

**5.106.12.2 Landscape areas.** Shade trees plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

**Exceptions:** Playfields for organized sport activity are not included in the total area calculation.

**5.106.12.3. Hardscape areas.** Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

**Exceptions:**
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

## DIVISION 5.2 ENERGY EFFICIENCY
## SECTION 5.201 GENERAL
**5.201.1 Scope [BSC-CG].** ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

## DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION
## SECTION 5.301 GENERAL
**5.301.1 Scope.** The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

## SECTION 5.302 DEFINITIONS
**5.302.1 Definitions.** The following terms are defined in Chapter 2 *(and are included here for reference)*

**EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS].** An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

**FOOTPRINT AREA [DSA-SS].** The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

**METERING FAUCET**. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

**GRAYWATER.** Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

**MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).** The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

**MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD]** The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

**POTABLE WATER.** Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

**POTABLE WATER. [HCD]** Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

**RECYCLED WATER.** Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

**SUBMETER. [HCD 1]** A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

**WATER BUDGET.** Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

***DISCLAIMER:*** *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*


BLAINE architects
MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
CAL GREEN CHECKLIST

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
A004

SCALE:

1/24/2025 3:42:39 PM C:\Users\Aayush Das Asa\Documents\208_LAGCC Pro Shop_20240621 - AA_detached_aayushAAVAYV.rvt

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
## NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

### SECTION 5.303 INDOOR WATER USE

**5.303.1 METERS.** Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

**5.303.1.1 Buildings in excess of 50,000 square feet.** Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

**5.303.1.2 Excess consumption.** A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

**5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

**5.303.3.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

**Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

**5.303.3.2 Urinals.**

**5.303.3.2.1 Wall-mounted Urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

**5.303.3.2.2 Floor-mounted Urinals.** The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

**5.303.3.3 Showerheads. [BSC-CG]**

**5.303.3.3.1 Single showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

**5.303.3.3.2 Multiple showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
**Note:** A hand-held shower shall be considered a showerhead.

**5.303.3.4 Faucets and fountains.**

**5.303.3.4.1 Nonresidential Lavatory faucets.** Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

**5.303.3.4.2 Kitchen faucets.** Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

**5.303.3.4.3 Wash fountains.** Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

**5.303.3.4.4 Metering faucets.** Metering faucets shall not deliver more than 0.20 gallons per cycle.

**5.303.3.4.5 Metering faucets for wash fountains.** Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

**Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

**5.303.3.4.6 Pre-rinse spray value**
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

**FOR REFERENCE ONLY:**The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

| PRODUCT CLASS [spray force in ounce force (ozf)] | MAXIMUM FLOW RATE (gpm) |
|---|---|
| Product Class 1 (≤ 5.0 ozf) | 1.00 |
| Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) | 1.20 |
| Product Class 3 (> 8.0 ozf) | 1.28 |

**5.303.4 COMMERCIAL KITCHEN EQUIPMENT.**

**5.303.4.1 Food Waste Disposers.** Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
**Note:** This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

**5.303.5 AREAS OF ADDITION OR ALTERATION.** For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

**5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

### SECTION 5.304 OUTDOOR WATER USE

**5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

**Notes:**
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

**5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

**Exception**: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

**5.304.6.1 Newly constructed landscapes.** New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

**5.304.6.2 Rehabilitated landscapes.** Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

## DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

### SECTION 5.401 GENERAL

**5.401.1 SCOPE.** The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

### SECTION 5.402 DEFINITIONS

**5.402.1 DEFINITIONS.** The following terms are defined in Chapter 2 *(and are included here for reference)*

**ADJUST.** To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

**BALANCE.** To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

**BUILDING COMMISSIONING.** A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

**ORGANIC WASTE.** Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

**TEST.** A procedure to determine quantitative performance of a system or equipment

### SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

**5.407.1 WEATHER PROTECTION.** Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

**5.407.2 MOISTURE CONTROL.** Employ moisture control measures by the following methods.

**5.407.2.1 Sprinklers.** Design and maintain landscape irrigation systems to prevent spray on structures.

**5.407.2.2 Entries and openings**. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

**5.407.2.2.1 Exterior door protection.** Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

**5.407.2.2.2 Flashing.** Install flashings integrated with a drainage plane.

### SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

**5.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

**5.408.1.1 Construction waste management plan.** Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

**5.408.1.2 Waste Management Company.** Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

**Note:** The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

**Exceptions to Sections 5.408.1.1 and 5.408.1.2:**

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

**5.408.1.3 Waste stream reduction alternative.** The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

**5.408.1.4 Documentation.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

**Notes:**

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

**5.408.2 UNIVERSAL WASTE. [A]** Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

**Note**: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

**5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

**Exception:** Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

**Notes:**

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

### SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

**5.410.1 RECYCLING BY OCCUPANTS.** Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

**Exception**: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

**5.410.1.1 Additions.** All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

**Exception**: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

**5.410.1.2 Sample ordinance.** Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

**Note:** A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

**5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over.** For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

**Note:** For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

**Exceptions:**

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

**Note:** For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

**Informational Notes:**

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

**5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N]** The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

**5.410.2.2 Basis of Design (BOD). [N]** A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

**5.410.2.3 Commissioning plan. [N]** Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

**5.410.2.4 Functional performance testing. [N]** Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

**5.410.2.5 Documentation and training. [N]** A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

**5.410.2.5.1 Systems manual. [N]** Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

**5.410.2.5.2 Systems operations training. [N]** A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

**5.410.2.6 Commissioning report. [N]** A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

**5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet.** Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

**5.410.4.2 (Reserved)**

**Note:** For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

**5.410.4.2 Systems.** Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

**5.410.4.3 Procedures.** Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

**5.410.4.3.1 HVAC balancing.** In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

**5.410.4.4 Reporting.** After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

**5.410.4.5 Operation and maintenance (O & M) manual.** Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

**5.410.4.5.1 Inspections and reports.** Include a copy of all inspection verifications and reports required by the enforcing agency.

## DIVISION 5.5 ENVIRONMENTAL QUALITY

### SECTION 5.501 GENERAL

**5.501.1 SCOPE.** The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

### SECTION 5.502 DEFINITIONS

**5.502.1 DEFINITIONS.** The following terms are defined in Chapter 2 *(and are included here for reference)*

**ARTERIAL HIGHWAY.** A general term denoting a highway primarily for through traffic usually on a continuous route.

**A-WEIGHTED SOUND LEVEL (dBA).** The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

**1 BTU/HOUR.** British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32º Fahrenheit.

**COMMUNITY NOISE EQUIVALENT LEVEL (CNEL).** A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

**COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

**Note:** See CCR, Title 17, Section 93120.1.

**DAY-NIGHT AVERAGE SOUND LEVEL (Ldn).** The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

**DECIBEL (db).** A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

**ELECTRIC VEHICLE (EV).** An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

**ELECTRIC VEHICLE CHARGING STATION(S) (EVCS)).** One or more spaces intended for charging electric vehicles.

**ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).** The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

**ENERGY EQUIVALENT (NOISE) LEVEL (Leq).** The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

**EXPRESSWAY.** An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

**FREEWAY.** A divided arterial highway with full control of access and with grade separations at intersections.

**GLOBAL WARMING POTENTIAL (GWP).** The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

**GLOBAL WARMING POTENTIAL VALUE (GWP VALUE).** A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

**HIGH-GWP REFRIGERANT.** A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

**LONG RADIUS ELBOW.** Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

**LOW-GWP REFRIGERANT.** A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

**MERV.** Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g $O^3$/g ROC).

**PRODUCT-WEIGHTED MIR (PWMIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

**PSIG.** Pounds per square inch, guage.

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

**SCHRADER ACCESS VALVES.** Access fittings with a valve core installed.

**SHORT RADIUS ELBOW.** Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

**SUPERMARKET.** For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

**VOC.** A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

**Note:** Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

### SECTION 5.503 FIREPLACES

**5.503.1 FIREPLACES.** Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

**5.503.1.1 Woodstoves.** Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

### SECTION 5.504 POLLUTANT CONTROL

**5.504.1 TEMPORARY VENTILATION.** The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

**5.504.3 Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

***DISCLAIMER:****THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

BLAINE architects
MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER: ---

PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
CAL GREEN CHECKLIST

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
A005

SCALE:

1/24/2025 3:42:45 PM C:\Users\Aayush Das Acad\Documents\208_LAGCC Pro Shop_20240821 - AA_detached_aunaWAAYV.rvt

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
## NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

**5.504.4 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

**5.504.4.1 Adhesives, sealants and caulks.** Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

| ARCHITECTURAL APPLICATIONS | CURRENT VOC LIMIT |
|---|---|
| INDOOR CARPET ADHESIVES | 50 |
| CARPET PAD ADHESIVES | 50 |
| OUTDOOR CARPET ADHESIVES | 150 |
| WOOD FLOORING ADHESIVES | 100 |
| RUBBER FLOOR ADHESIVES | 60 |
| SUBFLOOR ADHESIVES | 50 |
| CERAMIC TILE ADHESIVES | 65 |
| VCT & ASPHALT TILE ADHESIVES | 50 |
| DRYWALL & PANEL ADHESIVES | 50 |
| COVE BASE ADHESIVES | 50 |
| MULTIPURPOSE CONSTRUCTION ADHESIVES | 70 |
| STRUCTURAL GLAZING ADHESIVES | 100 |
| SINGLE-PLY ROOF MEMBRANE ADHESIVES | 250 |
| OTHER ADHESIVES NOT SPECIFICALLY LISTED | 50 |
| **SPECIALTY APPLICATIONS** | |
| PVC WELDING | 510 |
| CPVC WELDING | 490 |
| ABS WELDING | 325 |
| PLASTIC CEMENT WELDING | 250 |
| ADHESIVE PRIMER FOR PLASTIC | 550 |
| CONTACT ADHESIVE | 80 |
| SPECIAL PURPOSE CONTACT ADHESIVE | 250 |
| STRUCTURAL WOOD MEMBER ADHESIVE | 140 |
| TOP & TRIM ADHESIVE | 250 |
| **SUBSTRATE SPECIFIC APPLICATIONS** | |
| METAL TO METAL | 30 |
| PLASTIC FOAMS | 50 |
| POROUS MATERIAL (EXCEPT WOOD) | 50 |
| WOOD | 30 |
| FIBERGLASS | 80 |

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

| SEALANTS | CURRENT VOC LIMIT |
|---|---|
| ARCHITECTURAL | 250 |
| MARINE DECK | 760 |
| NONMEMBRANE ROOF | 300 |
| ROADWAY | 250 |
| SINGLE-PLY ROOF MEMBRANE | 450 |
| OTHER | 420 |
| **SEALANT PRIMERS** | |
| ARCHITECTURAL | |
| NONPOROUS | 250 |
| POROUS | 775 |
| MODIFIED BITUMINOUS | 500 |
| MARINE DECK | 760 |
| OTHER | 750 |

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

**5.504.4.3 Paints and coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

**5.504.4.3.1 Aerosol Paints and coatings.** Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

| COATING CATEGORY | CURRENT VOC LIMIT |
|---|---|
| **SPECIALTY COATINGS** | |
| ALUMINUM ROOF COATINGS | 400 |
| BASEMENT SPECIALTY COATINGS | 400 |
| BITUMINOUS ROOF COATINGS | 50 |
| BITUMINOUS ROOF PRIMERS | 350 |
| BOND BREAKERS | 350 |
| CONCRETE CURING COMPOUNDS | 350 |
| CONCRETE/MASONRY SEALERS | 100 |
| DRIVEWAY SEALERS | 50 |
| DRY FOG COATINGS | 150 |
| FAUX FINISHING COATINGS | 350 |
| FIRE RESISTIVE COATINGS | 350 |
| FLOOR COATINGS | 100 |
| FORM-RELEASE COMPOUNDS | 250 |
| GRAPHIC ARTS COATINGS (SIGN PAINTS) | 500 |
| HIGH-TEMPERATURE COATINGS | 420 |
| INDUSTRIAL MAINTENANCE COATINGS | 250 |
| LOW SOLIDS COATINGS[1] | 120 |
| MAGNESITE CEMENT COATINGS | 450 |
| MASTIC TEXTURE COATINGS | 100 |
| METALLIC PIGMENTED COATINGS | 500 |
| MULTICOLOR COATINGS | 250 |
| PRETREATMENT WASH PRIMERS | 420 |
| PRIMERS, SEALERS, & UNDERCOATERS | 100 |
| REACTIVE PENETRATING SEALERS | 350 |
| RECYCLED COATINGS | 250 |
| ROOF COATINGS | 50 |
| RUST PREVENTATIVE COATINGS | 250 |
| SHELLACS: | |
| CLEAR | 730 |
| OPAQUE | 550 |
| SPECIALTY PRIMERS, SEALERS & UNDERCOATERS | 100 |
| STAINS | 250 |
| STONE CONSOLIDANTS | 450 |
| SWIMMING POOL COATINGS | 340 |
| TRAFFIC MARKING COATINGS | 100 |
| TUB & TILE REFINISH COATINGS | 420 |
| WATERPROOFING MEMBRANES | 250 |
| WOOD COATINGS | 275 |
| WOOD PRESERVATIVES | 350 |
| ZINC-RICH PRIMERS | 340 |

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

**5.504.4.3.2 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

**5.504.4.4 Carpet Systems.**
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

**5.504.4.4.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

**5.504.4.4.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 5.504.4.1.

**5.504.4.5 Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

**5.504.4.5.3 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

| PRODUCT | CURRENT LIMIT |
|---|---|
| HARDWOOD PLYWOOD VENEER CORE | 0.05 |
| HARDWOOD PLYWOOD COMPOSITE CORE | 0.05 |
| PARTICLE BOARD | 0.09 |
| MEDIUM DENSITY FIBERBOARD | 0.11 |
| THIN MEDIUM DENSITY FIBERBOARD[2] | 0.13 |

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

**5.504.4.6 Resilient flooring systems.** Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

**5.504.4.6.1 Verification of compliance.** Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

**5.504.4.7 Thermal insulation**
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

**5.504.4.7.1 Verification of compliance.**
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

**5.504.4.8 Acoustical ceiling and wall panels.**
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

**5.504.4.8.1 Verification of compliance.** Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

**5.504.5.3 Filters.** In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

**Exceptions:** Existing mechanical equipment.

**5.504.5.3.1 Labeling.** Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

**5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL.** Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

## SECTION 5.505 INDOOR MOISTURE CONTROL

**5.505.1 INDOOR MOISTURE CONTROL.** Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

## SECTION 5.506 INDOOR AIR QUALITY

**5.506.1 OUTSIDE AIR DELIVERY.** For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

**5.506.2 CARBON DIOXIDE ($CO_2$) MONITORING.** For buildings or additions equipped with demand control ventilation, $CO_2$ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

**5.506.3 Carbon dioxide (CO2) monitoring in classrooms.**
**(DSA-SS)** Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

## SECTION 5.507 ENVIRONMENTAL COMFORT

**5.507.4 ACOUSTICAL CONTROL.** Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

**Exception:** Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

**Exception: [DSA-SS]** For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

**5.507.4.1 Exterior noise transmission, prescriptive method.** Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   **Exceptions:**

   1. $L_{dn}$ or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. $L_{dn}$ or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or $L_{dn}$ noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

**5.507.4.1.1. Noise exposure where noise contours are not readily available.** Buildings exposed to a noise level of 65 dB $L_{eq}$, 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

**5.507.4.2 Performance Method.** For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

**5.507.4.2.1 Site Features.** Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

**5.507.4.2.2 Documentation of Compliance.** An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

**5.507.4.3 Interior sound transmission.** Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

**Note:** Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

## SECTION 5.508 OUTDOOR AIR QUALITY

**5.508.1 Ozone depletion and greenhouse gas reductions.** Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

**5.508.1.1 Chlorofluorocarbons (CFCs).** Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

**5.508.1.2 Halons.** Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

**5.508.2 Supermarket refrigerant leak reduction.** New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

**Exception:** Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide ($CO_2$), and potentially other refrigerants.

**5.508.2.1 Refrigerant piping.** Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

**5.508.2.1.1 Threaded pipe.** Threaded connections are permitted at the compressor rack.

**5.508.2.1.2 Copper pipe.** Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

**5.508.2.1.2.1 Anchorage.** One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

**5.508.2.1.3 Flared tubing connections.** Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

**Exception:** Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

**5.508.2.1.4 Elbows.** Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

**5.508.2.2 Valves.** Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

**5.508.2.2.1 Pressure relief valves.** For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

**5.508.2.2.1.1 Pressure detection.** A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

**5.508.2.2.2 Access valves.** Only Schrader access valves with a brass or steel body are permitted for use.

**5.508.2.2.2.1 Valve caps.** For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

**5.508.2.2.2.2 Seal caps.** If designed for it, the cap shall have a neoprene O-ring in place.

**5.508.2.2.2.2.1 Chain tethers.** Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

**Exception:** Valves with seal caps that are not removed from the valve during stem operation.

**5.508.2.3 Refrigerated service cases.** Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

**5.508.2.3.1 Coil coating.** Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

**5.508.2.4 Refrigerant receivers.** Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

**5.508.2.5 Pressure testing.** The system shall be pressure tested during installation prior to evacuation and charging.

**5.508.2.5.1 Minimum pressure.** The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

**5.508.2.5.2 Leaks.** Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

**5.508.2.5.3 Allowable pressure change.** The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

**5.508.2.6 Evacuation.** The system shall be evacuated after pressure testing and prior to charging.

**5.508.2.6.1 First vacuum.** Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

**5.508.2.6.2 Second vacuum.** Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

**5.508.2.6.3 Third vacuum.** Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

# CHAPTER 7
# INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

## 702 QUALIFICATIONS

**702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

**702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

**Notes:**

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

**[BSC-CG]** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

**Note:** Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

## 703 VERIFICATIONS

**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

*DISCLAIMER:THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

BLAINE architects
MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | Permit Set | 1/24/25 |

SHEET TITLE:
CAL GREEN CHECKLIST

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | AA |
| CHECKED BY: | AV |

SHEET NUMBER:
A006

SCALE:

## 2022 Single-Family Residential Mandatory Requirements Summary

*NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.*
(04/2022)

**Building Envelope:**

| | |
|---|---|
| § 110.6(a)1: | **Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. * |
| § 110.6(a)5: | **Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a). |
| § 110.6(b): | **Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.* |
| § 110.7: | **Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped. |
| § 110.8(a): | **Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS). |
| § 110.8(g): | **Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g). |
| § 110.8(i): | **Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R. |
| § 110.8(j): | **Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs. |
| § 150.0(a): | **Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. * |
| § 150.0(b): | **Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value. |
| § 150.0(c): | **Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. * |
| § 150.0(d): | **Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. * |
| § 150.0(f): | **Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g). |
| § 150.0(g)1: | **Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d). |
| § 150.0(g)2: | **Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation. |
| § 150.0(q): | **Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.* |

**Fireplaces, Decorative Gas Appliances, and Gas Log:**

| | |
|---|---|
| § 110.5(e) | **Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces. |
| § 150.0(e)1: | **Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox. |
| § 150.0(e)2: | **Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.* |
| § 150.0(e)3: | **Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.* |

**Space Conditioning, Water Heating, and Plumbing System:**

| | |
|---|---|
| § 110.0-§ 110.3: | **Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. * |
| § 110.2(a): | **HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. * |
| § 110.2(b): | **Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. * |
| § 110.2(c): | **Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. * |
| § 110.3(c)3: | **Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating. |
| § 110.3(c)6: | **Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed. |

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## 2022 Single-Family Residential Mandatory Requirements Summary

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| § 110.5: | **Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour ); and pool and spa heaters. * |
| § 150.0(h)1: | **Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. |
| § 150.0(h)3A: | **Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer. |
| § 150.0(h)3B: | **Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions. |
| § 150.0(j)1: | **Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. * |
| § 150.0(j)2: | **Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve. |
| § 150.0(n)1: | **Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5˝ x 2.5˝ x 7˝ suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2˝ higher than the base of the water heater |
| § 150.0(n)3: | **Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director. |

**Ducts and Fans:**

| | |
|---|---|
| § 110.8(d)3: | **Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement. |
| § 150.0(m)1: | **CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼˝. If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. * |
| § 150.0(m)2: | **Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands. |
| § 150.0(m)3: | **Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction. |
| § 150.0(m)7: | **Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers. |
| § 150.0(m)8: | **Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents. |
| § 150.0(m)9: | **Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating. |
| § 150.0(m)10: | **Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier. |
| § 150.0(m)11: | **Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1. |
| § 150.0(m)12: | **Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. * |

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## 2022 Single-Family Residential Mandatory Requirements Summary

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| § 110.0(m)13: | **Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.* |

**Ventilation and Indoor Air Quality:**

| | |
|---|---|
| § 150.0(o)1: | **Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. * |
| § 150.0(o)1B: | **Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C. |
| § 150.0(o)1C: | **Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses** . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-iii. |
| § 150.0(o)1G: | **Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. * |
| § 150.0(o)1H&I: | **Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C. |
| § 150.0(o)2: | **Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G |

**Pool and Spa Systems and Equipment:**

| | |
|---|---|
| § 110.4(a): | **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. * |
| § 110.4(b)1: | **Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating. |
| § 110.4(b)2: | **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover. |
| § 110.4(b)3: | **Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods. |
| § 110.5: | **Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light. |
| § 150.0(p): | **Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. * |

**Lighting:**

| | |
|---|---|
| § 110.9: | **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. * |
| § 150.0(k)1A: | **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt. |
| § 150.0(k)1B: | **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. * |
| § 150.0(k)1C: | **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met. |
| § 150.0(k)1D: | **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. |
| § 150.0(k)1E: | **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control. |
| § 150.0(k)1F: | **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). |

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## 2022 Single-Family Residential Mandatory Requirements Summary

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| § 150.0(k)1G: | **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. * |
| § 150.0(k)1H: | **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. |
| § 150.0(k)1I: | **Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed. |
| § 150.0(k)2A: | **Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. |
| § 150.0(k)2B: | **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. * |
| § 150.0(k)2A: | **Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. * |
| § 150.0(k)2B: | **Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k). |
| § 150.0(k)2C: | **Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9. |
| § 150.0(k)2D: | **Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A. |
| § 150.0(k)2E: | **Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed. |
| § 150.0(k)2F: | **Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. |
| § 150.0(k)2K: | **Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting. |
| § 150.0(k)3A: | **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements. |
| § 150.0(k)4: | **Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power. |
| § 150.0(k)5: | **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. |

**Solar Readiness:**

| | |
|---|---|
| § 110.10(a)1: | **Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e). |
| §110.10(b)1A: | **Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. * |
| § 110.10(b)2: | **Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north. |
| § 110.10(b)3A: | **Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. * |
| § 110.10(b)3B: | **Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. |
| § 110.10(b)4: | **Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents. |
| § 110.10(c): | **Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. |
| § 110.10(d): | **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant. |
| § 110.10(e)1: | **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps. |
| § 110.10(e)2: | **Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric." |

**Electric and Energy Storage Ready:**

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## 2022 Single-Family Residential Mandatory Requirements Summary

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| § 150.0(s) | **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. |
| § 150.0(t) | **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." |
| § 150.0(u) | **Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." |
| § 150.0(v) | **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." |

*Exceptions may apply.

5/6/22


BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEW DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
# LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
|---|---|---|
| | | |

SHEET TITLE:
# CAL GREEN MANDATORY

| | |
|---|---|
| PROJECT NUMBER: | 208 |
| SHEET ISSUE DATE: | 1/24/25 |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

SHEET NUMBER:
# T-24-0

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STATE OF CALIFORNIA

## Envelope Component Approach

CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-ENV-E |
|---|---|---|
| *This document is used to demonstrate compliance with mandatory requirements in 110.8(g) and 120.7(b)/ 160.1 for newly constructed nonresidential, hotel/ motel, multifamily and mixed-use buildings, and 141.0(b)1/ 180.2 for alterations, related to roof, wall and floor assemblies. It is also used to demonstrate compliance with prescriptive requirements in 140.3/ 170.2 for newly constructed buildings, and 141.0/ 180.1/ 180.2 for additions and alterations, related to roof, wall, floor, door, fenestration and daylighting requirements.* | | |
| **Project Name:** LAGCC Tennis Pro Shop | **Report Page:** | **(Page 1 of 10)** |
| **Project Address:** 1560 Country Club Dr, Los Altos, CA 94024 | **Date Prepared:** | 2025-01-14T06:09:40-05:00 |

### A. GENERAL INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| 01 | Project Location (city) | Los Altos | 05 | # of Stories (Habitable Above Grade) | 1 |
| 02 | Zipcode | 94024 | 06 | Total Conditioned Floor Area (ft²) | 1141 |
| 03 | Climate Zone | 4 | 07 | Total Unconditioned Floor Area (ft²) | 0 |
| 04 | Occupancy Types Within Project: (select all that apply): If one occupancy constitutes >= 80% of the conditioned floor area, the entire building envelope may be designed to comply with the provisions of that occupancy per 100.0(f). | 08 | ☐ | Project includes unconditioned enclosed space(s) > 5,000 ft² under a roof with a ceiling height of at least 15 ft.[1] | |
| ● All Other Occupancies | | | | | |

*[1] FOOTNOTE: Enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15 ft in climate zones 2 through 15 are required to meet the minimum daylighting requirements defined in 140.3(c)/ 170.2(b). Compliance with 140.3(c)/ 170.2(b) is documented in Table L. This is the only prescriptive requirement which applies to unconditioned spaces.*

### B. PROJECT SCOPE

*This table specifies project envelope components within the permit application demonstrating compliance using the prescriptive paths outlined in 140.3/ 170.2 and 141.0(a)1/ 180.1 and 141.0(b)1 and 2/ 180.2 for additions and alterations.*

| My project consists of (check all that apply) | | Component Types | | | | | |
|---|---|---|---|---|---|---|---|
| 01 | | 02 | | | | | |
| ☐ | New Construction or Newly Conditioned Space | ☐ | Roof | ☐ | Walls | ☐ | Exterior Opaque Doors |
| ☐ | One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft | | | ☐ | Floors | ☐ | Fenestration/ Glazed Doors[1] |
| ☒ | Addition of conditioned space | ☒ | Roof | ☒ | Walls | ☒ | Exterior Opaque Doors |
| ☐ | One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft | | | | | | |
| ☒ | Addition is <=700 ft² | | | ☐ | Floors | ☒ | Fenestration/ Glazed Doors[1] |
| ☐ | Addition is >700 ft² | | | | | | |
| ☒ | Alteration of conditioned space | ☒ | Roof Assembly | ☐ | Walls | | |
| ☐ | One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft and lighting system installed for the first time | ☐ | Roofing Material[2] | ☐ | Floors | ☒ | Fenestration |



STATE OF CALIFORNIA

## Envelope Component Approach

CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-ENV-E |
|---|---|---|
| **Project Name:** LAGCC Tennis Pro Shop | **Report Page:** | **(Page 2 of 10)** |
| | **Date Prepared:** | 2025-01-14T06:09:40-05:00 |

### B. PROJECT SCOPE

*[1] FOOTNOTE: Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on table K with fenestration.*
*[2] Roof recovers and replacements must also check "Roof Assembly" box and document compliance with insulation requirements in Table F. Roof recoats may document compliance with roof material only in Table G.*

### C. COMPLIANCE RESULTS

*Results in this table are automatically calculated from data input and calculations in Tables F through L. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see the applicable table referenced below.*

| Opaque Envelope Components | | | | | Fenestration | Daylighting Spaces > 5,000ft² | Compliance Results |
|---|---|---|---|---|---|---|---|
| Roof Assembly | Roofing Materials | Walls | Floors | Doors | | | |
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| (See Table F) | (See Table G) | (See Table H) | (See Table I) | (See Table J) | (See Table K) | (See Table L) | COMPLIES |
| Yes | Yes | Yes | | Yes | Yes | | |

### D. EXCEPTIONAL CONDITIONS

*This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.*

### E. ADDITIONAL REMARKS

*This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.*

### F. ROOF ASSEMBLY SCHEDULE

*This table demonstrates compliance for prescriptive roof assembly requirements in 140.3(a)1B/ 170.2(a)1B for new construction, 141.0(a)/ 180.1 for additions, or 141.0(b)2Bii/ 180.2 for alterations,*

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | Indicate roof types included in the project: | ☒ | Framed | ☐ | Framed-Multifamily | ☐ | SIPS | ☐ | Span Deck & Concrete | ☐ | Metal Panels | ☐ | Metal Building |

| Framed Roof Assemblies | | |
|---|---|---|
| 01 | ☐ | Include Framed Roof Assemblies in Area-Weighted Average U-factor Calculation[1] |



STATE OF CALIFORNIA

## Envelope Component Approach

CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-ENV-E |
|---|---|---|
| **Project Name:** LAGCC Tennis Pro Shop | **Report Page:** | **(Page 3 of 10)** |
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### F. ROOF ASSEMBLY SCHEDULE

**Framed Roof Assemblies**

| 02 | 03 | 04 | 05 | 06 |
|---|---|---|---|---|
| Tag/Plan Detail ID | Name/Description | Status | Exception to Roof Insulation Requirements in §141.0(b)2Biii (Alts. Only) | Occupancy Type |
| Altered roof | Altered roof | Altered | No exception applies | Nonresidential/ Relocatable 1 CZ |
| Addition roof | Addition roof | New | | Nonresidential/ Relocatable 1 CZ |

| 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | | 16 |
|---|---|---|---|---|---|---|---|---|---|---|
| Tag/Plan Detail ID | How Design U-factor was determined | Roof Type & Frame Material | Frame Spacing Depth | Cavity Insulation per Design[2] | Continuous Insulation per Design[2] | Thermal Performance Unit | Required Thermal Performance[3] | U-factor per Design | | Net Area[4] ft² |
| Altered roof | JA4 Tables | Rafter- Wood | 2x10 | R-30 | None | U-factor | 0.037 | per JA4 | 0.034 | |
| | | | | | | | | per Software/ Other | | |
| Addition roof | JA4 Tables | Rafter- Wood | 2x10 | R-30 | None | U-factor | 0.034 | per JA4 | 0.034 | |
| | | | | | | | | per Software/ Other | | |

*[1] FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal building roofs may not be combined with other roof types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in Table 141.0-C.*
*[2] For alterations using U-factor as the Thermal Performance Unit, at least R-10 insulation must be above deck.*
*[3] If "R-value" is shown in cell 13 as the Thermal Performance Unit, the R-value shown here is for continuous insulation per Table 141.0-C.*
*[4] Roof area minus any fenestration/ skylight area*



STATE OF CALIFORNIA

## Envelope Component Approach

CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-ENV-E |
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| **Project Name:** LAGCC Tennis Pro Shop | **Report Page:** | **(Page 4 of 10)** |
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### G. RATED ROOFING MATERIAL (COOL ROOF)

*This table demonstrates compliance with prescriptive roof material requirements in 140.3(a)1A/ 170.2(a)1A for new construction, 141.0(a)/ 180.1 for additions, and 141.0(b)2B/ 180.2 for alterations. Roof recovers and replacements must also document compliance with insulation requirements in Table F. Roof recoats may document compliance with roof material only in Table G.*

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | | | | 09 | | 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tag/Plan Detail ID | Name/ Description/ Location | Status | Occupancy Type | Roof Slope | Roof Material | Compliance Method | Required Minimum Material Performance | | | | Designed Material Performance | | U-factor / R-value of Assembly |
| Addition roof | Addition roof | New | Nonresidential | Steep slope | Clay roof tiles | Aged solar reflectance and thermal emittance | Reflectance | 0.25 | Emittance | 0.8 | Reflectance[1] | 0.25 | |
| | | | | | | | SRI | | | | SRI | | |

### H. WALL ASSEMBLY SCHEDULE

*This table demonstrates compliance with prescriptive wall assembly requirements in 140.3(a)/ 170.2(a) for new constructions, 141.0(a)/ 180.1 for additions and 141.0(b)1B/ 180.2 for alterations.*

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 01 | Indicate wall types included in the project:[1] | ☒ | Framed | ☐ | Mass (new only) | ☐ | Concrete Sandwich Panel (new only) | ☐ | SIPS | ☐ | ICF (new only) |
| | | ☐ | Metal Panels | ☐ | Metal Building | ☐ | Spandrel/ Curtain Wall | ☐ | Straw Bale | ☐ | Log Home (new only) |

*[1] FOOTNOTES: Wall types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.*

**Framed Walls**

| | | |
|---|---|---|
| 01 | ☐ | Calculate Area-Weighted Average U-factor for Metal Framed Walls[1] |
| 02 | ☐ | Include Wood Framed Walls in Area-Weighted Average U-factor Calculation[1] |

| 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | | 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Tag/Plan Detail ID | Occupancy & Status | How Design U-factor was determined | Location/ Fire Rating | Frame Material, Spacing & Depth | Cavity Insulation per Design | Continuous Insulation per Design | Thermal Performance Unit | Required Thermal Performance | U-factor per Design | | Net Area[3] ft² |
| Addition walls | Nonresidential/ Relocatable 1 CZ: New | JA4 Tables | Exterior wall | Wood 5/8" gyp 16" OC 2x4 | R-13 | R-6 | U-factor | 0.059 | per JA4 | 0.059 | |
| | | | | | | | | | per Software/ Other | | |




BLAINE architects
MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800


LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
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SHEET TITLE:
CERTIFICATE OF COMPLIANCE

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| SHEET ISSUE DATE: | 1/24/25 |
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| CHECKED BY: | Checker |

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**H. WALL ASSEMBLY SCHEDULE**

| 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | | 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Tag/Plan Detail ID | Occupancy & Status | How Design U-factor was determined | Location/ Fire Rating | Frame Material, Spacing & Depth | Cavity Insulation per Design | Continuous Insulation per Design | Thermal Performance Unit | Required Thermal Performance | U-factor per Design | | Net Area[3] ft$^2$ |
| Demising wall | Nonresidential/ Relocatable 1 CZ: New | JA4 Tables | Demising wall | Wood 5/8" gyp 16" OC 2x4 | R-13 | R-2 | U-factor | 0.099 | per JA4 | 0.081 | |
| | | | | | | | | | per Software/ Other | | |
| Altered wall | Any occupancy: Altered | | Exterior wall | Wood 5/8" gyp 16" OC 2x4 | R-13 | | R-value | R-11 | per JA4 | | |
| | | | | | | | | | per Software/ Other | | |

[1]*FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal framed walls may not be combined with other wall types. Wood framed walls are combined with SIPS, spandrel & curtain, metal panel and straw bale wall types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in Table 141.0-C.*
[2] *If "R-value" is shown in cell 10 as the Thermal Performance Unit, the R-value shown here is for cavity insulation per 141.0(b)1B.*
[3] *Wall area minus any fenestration area*

**I. FLOOR ASSEMBLY SCHEDULE**

*This section does not apply to this project.*

**J. EXTERIOR DOOR SCHEDULE**

*This table demonstrates compliance with prescriptive exterior door requirements in 140.3(a)7/ 170.2(a)4 for new construction or additions. Doors which are being replaced (alterations) do not need to be documented in this table because there are no Title 24, Part 6 requirements that apply. Exterior doors separate conditioned space from unconditioned space or from ambient air. Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on Table K with fenestration per Table B.*

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---|---|---|---|---|---|---|
| Tag/Plan Detail ID | Name/Description | Occupancy Type | Door Type | Door Insulation | Maximum Allowed U-factor | U-factor per Design |





**J. EXTERIOR DOOR SCHEDULE**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Door 1 | Door 1 | Nonresidential | Swinging | Any other wood door | 0.7 | per JA4 | 0.6 |
| Door 2 | Door 2 | Nonresidential | Swinging | Any other wood door | 0.7 | per JA4 | 0.6 |

**K. FENESTRATION AND GLAZED DOOR SCHEDULE**

*This table demonstrates compliance with prescriptive fenestration requirements in 140.3(a)5/ 170.2(a)3 for new constructions, 141.0(a)/ 180.1 for additions, or 141.0(b)2A/ 180.2 for alterations. Exterior doors that are more than 25% glass in area are considered Glazed Doors and should be documented on this table with fenestration.*

| 01 | Indicate fenestration types included in the project:[1] | ☒ Vertical (alterations) | ☒ Vertical (new) | ☐ Skylights | ☐ Glazed Doors (new only) |
|---|---|---|---|---|---|

[1] *FOOTNOTES: Fenestration types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.*

**Vertical Fenestration and Glazed Doors- Total Building & West Facing Area (New Construction & Additions Only)**

| 01 | 02 | 03 | 04 | 05 |
|---|---|---|---|---|
| Elevation Item Tag/ Description | Orientation (Azimuth)[1] | Gross Exterior Wall Area[2] (ft$^2$) | Display Perimeter Length[2] (ft) | Vertical Fenestration Area per Design[3] (ft$^2$) |
| East addition wall | East Facing | 149 | 0 | 22.7 |
| West addition wall | West Facing | 227 | 0 | 50.2 |

| | | | | | |
|---|---|---|---|---|---|
| 06 | Maximum Allowed Vertical Fenestration (ft$^2$)- All Orientations | 150.4 | 07 | Total Vertical Fenestration (ft$^2$) per design- All Orientations | 72.9 |
| 08 | Maximum Allowed Vertical Fenestration (ft$^2$)- West Facing | 90.8 | 09 | Total Vertical Fenestration (ft$^2$) per design- West Facing | 50.2 |

[1]*FOOTNOTES: Orientation between 226 deg and 315 deg are considered "West Facing". A diagram has been provided in the Nonresidential Compliance Manual for visual reference.*
[2]*Do not include demising walls per 140.3(a)5 .*
[3] *Includes glazed door fenestration area .*

**Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)**

| | | |
|---|---|---|
| 01 | ☐ | Calculate Area-Weighted Average U-factor for Vertical Fenestration and Glazed Doors[1] |
| 02 | ☐ | Calculate Area-Weighted Average (R)SHGC for Vertical Fenestration and Glazed Doors[1] |
| 03 | ☐ | Calculate Area-Weighted Average VT for Vertical Fenestration and Glazed Doors[1] |





**K. FENESTRATION AND GLAZED DOOR SCHEDULE**

**Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)**

| 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 |
|---|---|---|---|---|---|---|---|---|---|
| Tag/Plan Detail ID | Fenestration Type | Occupancy & Status | U-factor/ (R)SHGC Compliance Method | VT Compliance Method | Calculation Method for Performance Values per Design[2] | Product Performance Unit | Required Product Performance | Product Performance per Design | Area ft$^2$ |
| Window G3 | Fixed window | Nonresidential/ Relocatable 1 CZ: : New | Table 140.3-B/C/D | Table 140.3-B/C/D | NFRC Certified | U-factor (max) | 0.36 | 0.36 | 10.5 |
| | | | | | ☐ Overhang/ Slats used for RSHGC | (R)SHGC (max) | 0.25 | 0.25 | |
| | | | | | | VT (min) | 0.42 | 0.42 | |
| Window G7 | Fixed window | Nonresidential/ Relocatable 1 CZ: : New | Table 140.3-B/C/D | Table 140.3-B/C/D | NFRC Certified | U-factor (max) | 0.36 | 0.36 | 12.2 |
| | | | | | ☐ Overhang/ Slats used for RSHGC | (R)SHGC (max) | 0.25 | 0.25 | |
| | | | | | | VT (min) | 0.42 | 0.42 | |
| Window G2 | Fixed window | Nonresidential/ Relocatable 1 CZ: : New | Table 140.3-B/C/D | Table 140.3-B/C/D | NFRC Certified | U-factor (max) | 0.36 | 0.36 | 25.1 |
| | | | | | ☐ Overhang/ Slats used for RSHGC | (R)SHGC (max) | 0.25 | 0.25 | |
| | | | | | | VT (min) | 0.42 | 0.42 | |
| Window G1 | Fixed window | Nonresidential/ Relocatable 1 CZ: : New | Table 140.3-B/C/D | Table 140.3-B/C/D | NFRC Certified | U-factor (max) | 0.36 | 0.36 | 25.1 |
| | | | | | ☐ Overhang/ Slats used for RSHGC | (R)SHGC (max) | 0.25 | 0.25 | |
| | | | | | | VT (min) | 0.42 | 0.42 | |
| Glazed door 11 | Glazed door | Nonresidential/ Relocatable 1 CZ: : Alt. (Adding New > 50ft2) | Table 140.3-B/C/D | Table 140.3-B/C/D | NFRC Certified | U-factor (max) | 0.45 | 0.45 | 86.7 |
| | | | | | ☐ Overhang/ Slats used for RSHGC | (R)SHGC (max) | 0.23 | 0.23 | |
| | | | | | | VT (min) | 0.17 | 0.17 | |
| Glazed door 9 | Glazed door | Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement <= 150ft2) | | | NFRC Certified | U-factor (max) | 0.47 | 0.47 | 20 |
| | | | | | | (R)SHGC (max) | | | |
| | | | | | | VT (min) | | | |





**K. FENESTRATION AND GLAZED DOOR SCHEDULE**

**Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)**

| 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 |
|---|---|---|---|---|---|---|---|---|---|
| Tag/Plan Detail ID | Fenestration Type | Occupancy & Status | U-factor/ (R)SHGC Compliance Method | VT Compliance Method | Calculation Method for Performance Values per Design[2] | Product Performance Unit | Required Product Performance | Product Performance per Design | Area ft$^2$ |
| Window G6 | Fixed window | Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement <= 150ft2) | | | NFRC Certified | U-factor (max) | 0.47 | 0.47 | 12.2 |
| | | | | | | (R)SHGC (max) | | | |
| | | | | | | VT (min) | | | |

[1]*FOOTNOTES: If any individual fenestration product is non-compliant, products may show compliance using an area-weighted calculation. Chromogenic glazing is not included in area-weighted calculations. Area-weighted calculation shown in separate area-weighted table below.*
[2]*The NA6 Default Calculation can only be used for alterations or dwelling units in buildings with <= 3 habitable stories. Alterations are limited to 200ft$^2$ of site built glazing and dwelling units are limited to 250ft$^2$ or 5% of conditioned floor area. If the fenestration does not meet these conditions, the only options for determining fenestration values are NFRC Certification or the Default Tables in 110.6.*
[3] *Overhangs must extend past the left and right window the same distance as the depth of the overhang or greater to show an affect on the RSHGC. If an overhang does not meet this requirement, the affect of the overhang will be ignored.*
[4]*Projecting includes casement and awning windows.*

**L. DAYLIGHT IN LARGE ENCLOSED SPACES**

*This section does not apply to this project.*

**M. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION**

*Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online*

| Form/Title |
|---|
| NRCI-ENV-01-E - Must be submitted for all buildings |



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BLAINE architects
MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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PROJECT NAME:
LAGCC - TENNIS PRO SHOP

PROJECT ADDRESS:
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024

CLIENT INFORMATION:
LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

| No | REVISION | DATE |
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SHEET TITLE:
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| CHECKED BY: | Checker |

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## Envelope Component Approach

CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-ENV-E |
|---|---|---|
| **Project Name:** LAGCC Tennis Pro Shop | **Report Page:** | **(Page 9 of 10)** |
| | **Date Prepared:** | 2025-01-14T06:09:40-05:00 |

### N. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

*Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, form user must provide an explanation in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4. Individuals who perform the field testing and verification work, and provide the information required for completion of the fenestration Certificate of Acceptance documentation are not required to be licensed professionals. However, the person who signs the Certificate of Acceptance document to certify compliance with the acceptance requirements shall be licensed as specified in Standards Section 10-103(a)4 and NA7.3.1*

| Form/Title | Systems/Spaces To Be Field Verified |
|---|---|
| NRCA-ENV-02-F must be submitted for all new, added or altered site built fenestration. | Window G3; Window G7; Window G2; Window G1; Glazed door 11; Glazed door 9; Window G6 |

### O. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

*There are no forms required for this project.*



STATE OF CALIFORNIA

## Envelope Component Approach

CALIFORNIA ENERGY COMMISSION

| CERTIFICATE OF COMPLIANCE | | NRCC-ENV-E |
|---|---|---|
| **Project Name:** LAGCC Tennis Pro Shop | **Report Page:** | **(Page 10 of 10)** |
| **Project Address:** 1560 Country Club Dr, Los Altos, CA 94024 | **Date Prepared:** | 2025-01-14T06:09:40-05:00 |

### DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

| | |
|---|---|
| Documentation Author Name: Igor Pichko | Documentation Author Signature: I.Pichko |
| Company: Energy Consult LLC / www.title24ez.com / | Signature Date: 2025-01-14 |
| Address: 1252 W 22nd St #2 | CEA/ HERS Certification Identification (if applicable): CEA #R19-14-30005 |
| City/State/Zip: San Pedro, CA, 90731 | Phone: (424) 247-7658 |

### 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 will ensure that a completed signed 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. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

| | |
|---|---|
| Responsible Designer Name: | Responsible Designer Signature: |
| Company: | Date Signed: |
| Address: | License: |
| City/State/Zip: | Phone: |



BLAINE architects

MEGAN E. BLAINE
Architect C35413
1690 Rogers Ave
San Jose, CA 95112
P: 408-890-8800

LICENSED ARCHITECT MEGAN BLAINE C-35413 11-30-2023 RENEWAL DATE STATE OF CALIFORNIA

PERMIT NUMBER:
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LOS ALTOS, CA 94024

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LOS ALTOS GOLF AND COUNTRY CLUB
1560 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
(650) 947-3110
MATT@DELEONREALTY.COM

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| CHECKED BY: | Checker |

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