CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

CITY COUNCIL STAFF REPORT

File No.	C25-039 & CP25-022
Applicant	First Pentecostal Church of San Jose
Location	North side of Rue Ferrari, approximately 450 feet west of Silicon Valley Boulevard (5891 Rue Ferrari, APN: 678-05-053)
Existing Zoning	IP Industrial Park
Proposed Zoning	CIC Combined Industrial/Commercial
Council District	2
Historic Resource	No
Annexation Date	December 11, 1978 (Monterey Park, No. 75-A)
CEQA	Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities

APPLICATION SUMMARY:

C25-039: Conforming Rezoning to rezone an approximately 5.02-gross-acre site from the IP Industrial Park Zoning District to the CIC Combined Industrial/Commercial Zoning District.

CP25-022: Conditional Use Permit to allow approximately 55,200 square feet of an existing approximately 72,904-square-foot office building to be converted to a church/religious assembly use with associated site improvements on an approximately 5.02-gross-acre site.

RECOMMENDATION:

1. Consider the exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15301 for Existing Facilities.
2. Approve an ordinance rezoning that certain real property of an approximately 5.02-gross-acre site located on the north side of Rue Ferrari, approximately 450 feet west of Silicon Valley Boulevard (5891 Rue Ferrari) from the IP Industrial Park Zoning District to the CIC Combined Industrial/Commercial Zoning District.
3. Adopt a resolution approving a Conditional Use Permit to allow approximately 55,200 square feet of an existing approximately 72,904-square-foot office building to be converted to a church/religious assembly use with associated site improvements on an approximately 5.02-gross-acre site.

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		**Combined Industrial/Commercial** ☒ **Consistent Inconsistent**☐	
Consistent Policies		**Implementation Policies IP-1.7, IP-8.2, VN-5, VN-1.2 and CD-2.9**	
Inconsistent Policies		**N/A**	
SURROUNDING USES			
	General Plan Land Use	**Zoning**	**Existing Use**
North	Combined Industrial/Commercial	CIC Combined Industrial/Commercial	Social service provider
South	Residential Neighborhood	R-1-8(PD) Planned Development (PDC79-045)	HomeFirst homeless supportive housing across Rue Ferrari and Single-Family Residences (across 101 Freeway)
East	Combined Industrial/Commercial	A(PD) Planned Development (PDC01-012)	Motel
West	Combined Industrial/Commercial	IP Industrial Park	Post-secondary school (Carrington College)

RELATED APPROVALS	
Date	**Action**
12/7/1978	The site was annexed into the City (Monterey Park No. 75-A).
5/31/1996	File No. H96-036: Site Development Permit to allow the construction of a 76,200-square-foot office building.
7/19/1996	Building Permit to allow the construction of the office building (File No. 1996 900000).
4/21/2015	File No. AD15-413: Permit Adjustment to allow for new exterior door and ADA upgrades.

PROJECT DESCRIPTION

The Project consists of a Conditional Use Permit to allow approximately 55,200 square feet of an existing 72,904-square-foot office building to be converted to church/religious assembly use and associated site improvements on an approximately 5.02-gross-acre site. The operation hours are proposed from 9:00 a.m. to 10:00 p.m. Monday through Sunday (Attachment A). The use includes ancillary classes for children for up to 25 students, which will be held on Sundays during the church's operating hours. The regular church worship hours are on Wednesday evenings and Sunday mornings. There will be four to six staff members working each day. The church will hold approximately 12–14 church events per month and approximately 160 events per year. There are a total of 231 standard stall vehicle parking spaces, nine accessible stall

parking spaces, three van parking spaces, six motorcycle parking spaces, and ten bicycle parking spaces available on site. The site is accessed via two ingress/egress

driveways from Rue Ferrari. The congregation hall has a maximum total seating area to accommodate approximately 1,695 occupants during the worship hours, but on average, approximately 400–500 attendees on Sunday mornings and approximately 300–400 attendees on Wednesday evenings. The site improvements include the replacement of a new trash enclosure, accessible pathways, and minor parking lot improvements.

Site Description and Surrounding Uses

As shown on the attached Aerial Map (Attachment B), the subject 5.02-gross-acre site is located on the north side of Rue Ferrari, approximately 450 feet west of Silicon Valley Boulevard (5891 Rue Ferrari; APN: 678-05-053). The site includes an existing approximately 76,200-square-foot office building surrounded on all four sides with surface parking spaces and mature landscaping at the perimeter. Surrounding land uses include a social service building to the north, a motel to the east, a post-secondary school to the west, HomeFirst homeless supportive housing across Rue Ferrari to the south, and single-family residences across from the 101 Freeway to the south.

Background

On September 12, 2025, the applicant, Jonathan Shoemake, on behalf of First Pentecostal Church of San Jose, filed an application to rezone the approximately 5.02-gross-acre site from the IP Industrial Park Zoning District to the CIC Combined Industrial/Commercial Zoning District. This application is a conforming rezoning as the project site is within the Combined Industrial/Commercial General Plan land use designation (see Table 20-270, Section 20.120.110)[1]. Approval of the rezoning would allow occupancy of the space for church/religious assembly use and bring the site into conformance with the General Plan Land Use/Transportation Diagram land use designation.

The applicant concurrently filed an application for a Conditional Use Permit to allow the conversion of approximately 55,200 square feet of a 72,904-square-foot vacant office building into a church/religious assembly use with associated site improvements (Project) on an approximately 5.02-gross-acre site.

ANALYSIS

Envision San José 2040 General Plan Conformance

The subject site has an Envision San José 2040[2] General Plan Land Use/Transportation Diagram land use designation of Combined Industrial/Commercial (Attachment C).

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[1] https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.120ZOCHAM_PT2ORCOGEPL_20.120.110COGEPL
[2] https://www.sanjoseca.gov/home/showpublisheddocument?id=22359

This designation allows a flexible mix of compatible commercial and industrial uses, including private community gathering facilities, and anticipates that more specific use and development standards will be established through zoning. The subject site is located in an area characterized by a broad mix of industrial and commercial uses.

The existing IP Industrial Park Zoning District does not allow church/religious assembly uses. The proposed rezoning to the CIC Combined Industrial/Commercial Zoning District would allow a church/religious assembly use consistent with the site's General Plan land use designation. No exterior modifications or expansion of the existing building are proposed as part of the rezoning.

The Project is consistent with the General Plan policies related to Implementation Policies (IP-1.7 & IP-8.2), private community gathering facilities (Goal VN-5), and vibrant neighborhoods policy (VN-1.2).

The proposed CIC Combined Industrial/Commercial Zoning District is a conforming zoning district to the site's Combined Industrial/Commercial land use designation pursuant to Section 20.120.110 of the San José Municipal Code. All future land uses and development on the subject site would be required to conform to the permitted uses and development standards of the CIC Zoning District. These standards implement the Envision San José 2040 General Plan Land Use/Transportation Diagram by providing more detailed regulations governing land use, development intensity, and site design consistent with the underlying land use designation.

The proposed project would allow a church/religious assembly use and associated activities within an existing multi-tenant building, facilitating continued use of the site as a private community gathering facility that may provide community services and gathering space. In addition to assembly use, the site would retain the flexibility to accommodate other commercial and industrial tenant uses permitted under the General Plan designation and the corresponding zoning district. Accordingly, the proposed project is consistent with the site's General Plan land use designation and supports General Plan goals and policies related to community gathering facilities and adaptable spaces.

Zoning Ordinance Conformance

The rezoning to the Combined Industrial/Commercial Zoning District (Attachment D) conforms with Table 20-270 (Section 20.120.110)[3] of the San José Municipal Code, which identifies the CIC Combined Industrial/Commercial Zoning District as a conforming district to the General Plan Land Use/Transportation Diagram land use designation of CIC Combined Industrial/Commercial.

The proposed CIC Combined Industrial/Commercial Zoning District would allow the property to be used and developed consistent with the permitted uses identified in Table 20-110 (Section 20.50.100)[4] of the San José Municipal Code. The proposed Conforming Rezoning would facilitate a church/religious assembly use within an existing

[3] https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.120ZOCHAM_PT2ORCOGEPL_20.120.110COGEPL
[4] https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.50INZODI_PT2USAL_20.50.100ALUSPERE

building, which requires approval of a Conditional Use Permit and is consistent with the uses contemplated under the Combined Industrial/Commercial General Plan land use designation. No exterior modifications to the existing building are proposed, and the existing setbacks and building height conform to the development standards in Table 20-120 and all other applicable Municipal Code requirements.

The project is required to comply with the performance standards for noise pursuant to Section 20.50.300 of the Zoning Ordinance. The maximum allowable noise levels are 55 dB for industrial uses adjacent to residential uses, 60 dB for industrial uses adjacent to non-residential uses, and 70 dB for industrial uses adjacent to industrial uses.

Permit Findings

The Project meets all of the findings for the issuance of a Conditional Use Permit pursuant to Section 20.100.720[5] of the Zoning Code as analyzed in the attached Attachment E: Draft Resolution. The Project is also a conforming rezoning from the IP Industrial Park Zoning District to the CIC Combined Industrial/Commercial Zoning District as requested in the attached Attachment F: Draft Ordinance.

The proposed project consists of the conversion of an existing office use to a church/religious assembly use, including interior tenant improvements and minor site improvements. The project does not include structural modifications or exterior alterations to the existing building. As a result, impacts associated with construction activities, such as noise, dust, or visual changes, are anticipated to be minimal and temporary. The single-family residences (sensitive receptors) are approximately 200 feet across the 101 Freeway to the south of the project site, and would be minimally impacted.

The project does not propose changes to site access or vehicular parking and includes bicycle and motorcycle parking. Site improvements also include the replacement of a trash enclosure, new accessible pedestrian pathways, and ADA-compliant parking spaces. These improvements would not be expected to adversely affect the utility or value of surrounding properties.

All work is confined to the interior of an existing developed office building. The project does not introduce new physical hazards, and no long-term impacts related to air quality, noise, or operational hazards are anticipated. The proposed site improvements and existing building square footage are adequate to accommodate the proposed use and support its integration within the surrounding developed industrial and commercial context.

Accordingly, the proposed project is not anticipated to result in adverse impacts to surrounding uses or the immediate area.

Senate Bill 330 Compliance

The Housing Crisis Act of 2019 (SB 330, 2019) limits how local governments may reduce the capacity for residential units that can be built within the local agency's jurisdiction, including actions such as downzoning, changing general or specific plan

[5] https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.100ADPE_PT6COUSPE_20.100.720FI

land use designations to less intensive use, reductions in height, density or floor area ratio, or other types of increased requirements that work to reduce the amount of housing capacity in the jurisdiction.

The Conforming Rezoning (File No. C25-039) does not reduce the City's capacity for residential uses. The existing IP Industrial Park Zoning District does not allow for standalone residential uses. The proposed zoning district, Combined Industrial/Commercial, also does not allow for standalone residential uses. Therefore, the rezoning from the IP Industrial Park Zoning District to the CIC zoning district would not result in any net gain or loss in the allowable number of residential units, nor has this site been used for residential purposes.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Class 1 Categorical Exemption, pursuant to CEQA Guidelines Section 15301, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the Project involves negligible or no expansion of an existing use.

Examples include, but are not limited to:

a. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

Based on the project description and the provided scope of work in the plan set (Attachments G and H), the proposed Project is exempt from environmental review for compliance with the California Environmental Quality Act (CEQA). The proposed Project qualifies for exemption 15301(a) for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The project includes the conversion of approximately 55,200 square feet of an existing approximately 72,904-square-foot office building to church/religious assembly use and associated site improvements. There will be interior layout changes and associated tenant improvements to accommodate the new use, but there will be no exterior changes to the building. The project thus qualifies for the 15301 CEQA exemption for Existing Facilities.

Thus, staff recommends adoption of the Statutory CEQA Exemption Section 15301 and approval of the subject project.

PUBLIC HEARING NOTIFICATION

Staff followed City Council Policy 6-30: Public Outreach Policy.[6] A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. On-site signs have been posted at the site frontage since May 18, 2026. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public, and to date, no comments have been received.

/s/
CHRIS BURTON, Director
Planning, Building, and Code Enforcement

For questions, please contact John Tu, Division Manager, Planning, Building, and Code Enforcement at (408) 535-6818.

ATTACHMENTS:
Attachment A – Operations Plan
Attachment B – Aerial Map
Attachment C – General Plan Map
Attachment D – Proposed Zoning Map
Attachment E – Draft Resolution
Attachment F – Draft Ordinance
Attachment G – CUP Plan Set
Attachment H – Legal Description and Plat Map

[6] https://www.sanjoseca.gov/home/showpublisheddocument/12813/636669915135130000

Attachment A:
Operations Plan

Operations Plan for First Pentecostal Church San Jose
5891 Rue Ferrari SJ CA 95138.

X	Assembly/Church	X	Private/Administrative Offices
X	Classroom Training	X	Storage
X	Multi-Purpose Activity Areas		Other

Days of Operation*	*Weekday*	Monday - Friday
	Weekend	Saturday - Sunday
Hours of Operation*	*Weekday*	9:00am - 9:00pm
	Weekend	9:00am - 10:00pm
	** Weekday evenings and Weekend hours subject to scheduled conference/training activities.*	
Number Employees/Staff/Residents (full-time or part-time; hours of sh'fts)	7: Senior Pastor, Assistant & Associate Pastor 24/7 as needed; 3 admin staff	
Number and Type of Security Personnel and devices	Live camera and on-site graveyard shift in person security	
Merchandise or Food Service?	*No*	
Deliveries (merchandise, fuel, etc.)?	*Yes: during business hours only or as special need applies*	
Drop-off and Pick-up?	*Yes; only attendees during scheduled activities*	

Parking Operations or Layout?	*1) Alternative (i.e., Tandem)*	*2) Alternating (i.e., users sharing parking at different times)*	*3) Off-Site (i.e., business using parking not located on site)*
	No	*Yes*	*No*
	Circle One	*Circle One*	*Circle One*
	Item 2 only; for tenant usage during business hours for 2-5 private vehicles and 2-3 small/medium box trucks; 7am-6pm		

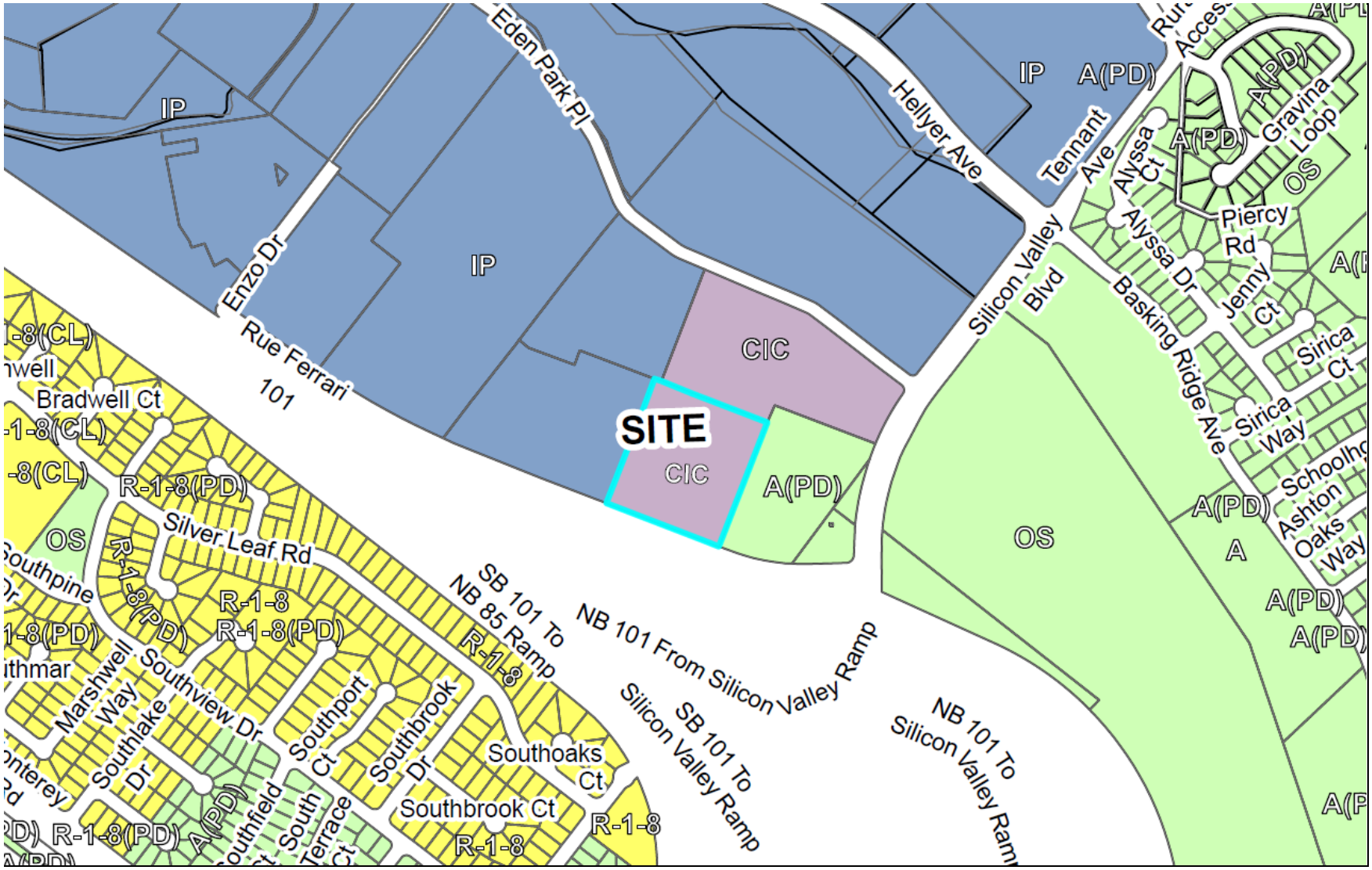
Outdoor Uses (patio table seating 30-34 persons)	*Yes; patio usage for staff breaks/lunch*
Noise	*N/A - no outside activities*

1. Trash/Litter/Graffiti/Site Maintenance, etc. The project site and all public streets and spaces within 300 feet of the site will be well maintained, clean and free of litter, graffiti, etc.
2. Security and Police Issues. The project will uttilize up to10 security personnel, positioned at each exit/throughout the facility. At a minimum, there will be a minimum of 3-6 security persons for every activity. If required by operations/law, security personnel will check all patron identification cards prior to admitting. If there is queueing, this will be monitored by security personnel and will occur in a defined area. Security cameras will be strategically throughout the space, including facing the public right-of-way. All security camera video footage will be retained for minimum 30 days in the event that an incident needs review by security personnel or the police.
3. Loitering and Panhandling. Loitering and panhandling will not be tolerated and the business operator will maintain a zero tolerance policy. No loitering signs will be posted in conspicuous places containing wording (Spanish and English) that aligns with state and local law (business owner to work with San Jose Police to obtain proper language). All loitering and panhandling issues will be dealt with in a swift and consistent manner by notifying local police. No consumption or open alcoholic beverages will be permitted on the premises. Signs specifically prohibiting this activity will also be placed in conspicuous places in both Spanish and English.
4. Addressing Neighborhood Concerns. The project applicant/business operator will engage the community organization/neighborhood leaders/etc. to address neighborhood concerns with any aspect of the business. The project applicant/business operator will be available to meet with concerned parties/neighbors and create a mutually beneficial mitigation plan in accordance with any and all relevant laws and regulations.
5. Entertainment. There are no entertainment uses proposed for this site currently.
6. Lighting and Windows. The proposed project is located in a well-lit area that contains ample street light/parking lot lighting/exterior lighting (detailed on the site plan). All lighting issues, such as inadequate lighting or burned out lights, will be addressed promptly by our maintenance provider. The business is designed with full height glass windows to provide a clear and unobstructed view from inside and out. All signage affixed to the windows will not obstruct these views.
7. Noise. The project will conform to all local noise performance standards as required by the Municipal Code. All efforts will be made to limit the amount of noise emanating from the business at all times. No entertainment is proposed in the space. Any music played will be kept to ambient background music.
8. Employee Training. All staff are trained to check IDs when necessary and as activities demand.
9. There will be no classroom usage except Sundays.
10. Anticipated occupants are estimated at100-200 per day. Exceptions are…
    Sunday mornings (400-500)
    Wednesday evenings (300-400).
11. Staff present each day are 4-6 (full and part-time)
12. Anticipated number of church events are 12-14 per month or approximately 160 per year.
13. Classrooms have been removed from this project and therefore there are no students on site other than on Sunday.
14. Events are defined as services. Other activities held at the location will be meetings for small groups, volunteer staff meetings, volunteer training sessions, prayer meetings, music rehearsals within Music Room 123.

Attachment B: Aerial Map

Attachment C: General Plan Map

Attachment D: Proposed Zoning Map



SAW:DHZ:KMF
06/26/2026

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW A CHURCH/RELIGIOUS ASSEMBLY USE WITH ASSOCIATED SITE IMPROVEMENTS ON AN APPROXIMATELY 5.02-GROSS-ACRE SITE, LOCATED ON THE NORTH SIDE OF RUE FERRARI APPROXIMATELY 450 FEET WEST OF SILICON VALLEY BOULEVARD (5891 RUE FERRARI) (APN 678-05-053)

FILE NO. CP25-022

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on September 12, 2025, Jonathan Shoemake filed an application (File No. CP25-022) on behalf of the property owner, First Pentecostal Church of San Jose ("Permittee"), with the City of San José ("City") for a Conditional Use Permit to allow approximately 55,200 square feet of an existing approximately 72,904-square-foot office building to be converted to a church/religious assembly use with associated site improvements ("Project") on an approximately 5.02-gross-acre site on that certain real property situated in the CIC Combined Industrial/Commercial Zoning District and located on the north side of Rue Ferrari approximately 450 feet west of Silicon Valley Boulevard (5891 Rue Ferrari, APN: 678-05-053) (the "subject property"); and

WHEREAS, a legal description of the subject property is attached as Exhibit "A" and depicted in the plat map attached as Exhibit "B," which are incorporated by reference; and

WHEREAS, at a duly noticed public hearing on August 11, 2026, this City Council heard and considered the reports and recommendations of the City's Director of Planning, Building and Code Enforcement and gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing, this City Council received in evidence a plan for the subject property entitled, "First Church San Jose, 5891 Rue Ferrari, San Jose, CA 95138," dated last revised on April 27, 2026; said plan is on file in the Department of Planning, Building and Code Enforcement, is available for inspection, and is incorporated by reference; and

WHEREAS, this City Council has heard and considered the testimony presented to it at the public hearing, and has further considered written materials submitted on behalf of the Project applicant, City staff, and other interested parties;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

The foregoing recitals are hereby incorporated by reference, and, after considering evidence presented at the public hearing, the City Council finds that the following are the relevant facts and findings regarding this proposed Project:

1. **Site Description and Surrounding Uses.** The subject 5.02-gross-acre site is located on the north side of Rue Ferrari, approximately 450 feet west of Silicon Valley Boulevard (5891 Rue Ferrari; APN: 678-05-053). The site includes an existing approximately 76,200-square-foot office building surrounded on all four sides with surface parking spaces and perimeter mature landscaping. There are a total of 231 standard stall vehicle parking spaces, nine accessible stall parking spaces, three van parking spaces, six motorcycle parking spaces, and ten bicycle parking spaces available on site. The site is accessed via two ingress/egress driveways from Rue Ferrari. Surrounding land uses include a social service building to the north, a motel to the east, a post-secondary school to the west, HomeFirst homeless supportive housing across Rue Ferrari to the south, and single-family residences across the 101 Freeway to the south.
2. **Project Description.** The Project consists of a Conditional Use Permit to allow approximately 55,200 square feet of an existing 72,904-square-foot office building to be converted to church/religious assembly use and associated site improvements on an approximately 5.02-gross-acre site. The operation hours are proposed from 9:00 A.M. to 10:00 P.M. Monday through Sunday. The use includes ancillary classes for children for up to 25 students, which will be held on Sundays during the church's operating hours. The regular church worship hours are on Wednesday evenings and Sunday mornings. There will be four to six staff members working each day. The

church will hold approximately 12-14 church-related events per month and approximately 160 events per year. The congregation hall has a maximum total seating capacity to accommodate approximately 1,695 occupants during worship hours. However, on average, there are approximately 400-500 attendees on Sunday mornings and 300-400 attendees on Wednesday evenings. The site improvements include the replacement of a new trash enclosure, accessible pathways, and minor parking lot improvements.

3. **Permit Findings.**

   a. **Conditional Use Permit:** Section 20.100.720 of the San José Municipal Code specifies the required findings for the approval of a Conditional Use Permit.

      i. The Conditional Use Permit, as approved, is consistent with and will further the policies of the general plan, applicable specific plans, and area development policies; and

      Envision San José 2040 General Plan Conformance

      The subject site has an Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation of Combined Industrial/Commercial.

      This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities, particularly in areas on the boundary between commercial and industrial uses.

      This designation also specifies that while the designation potentially accommodates a wide variety of uses, more specific guidance should be provided through the application of the Zoning Ordinance in order to establish use and form standards. The subject site is located in an area with a broad mix of industrial and commercial uses.

      Analysis: The existing IP Industrial Park Zoning District does not allow church/religious assembly uses on site. The associated rezoning (File No. C25-039) would allow the operation of a church/religious assembly use, consistent with the Combined Industrial/Commercial land use designation, which includes private community gathering facilities. This Project does not include any modifications to the existing building.

      The Conditional Use Permit is consistent with the following Envision San José 2040 General Plan goals and policies:

      1. Private Community Gathering Facilities Goal VN-5: Provide for the development of Private Community Gathering Facilities at locations within or near residential, commercial, or mixed residential-commercial

neighborhoods throughout the City to accommodate the social and cultural activities of the San José community.

2. Vibrant Neighborhoods Policy VN-1.2: Maintain existence and develop new community services and gathering spaces that allow for increased social interaction of neighbors (i.e., parks, community centers and gardens, libraries, schools, commercial areas, churches, and other gathering spaces).

3. Community Design Goal CD-2.9: Encourage adaptable space that can be used for multiple employment or public/quasi-public purposes (e.g., satellite office space, community meeting, and religious assembly uses accommodated in a single space).

   Analysis: The proposed Project will allow a church/religious assembly space with an ancillary Sunday school, allowing them to continue as a private community gathering facility, which may offer community services and serve as a public gathering space. In addition to assembly use, the remainder of the multi-tenant space may still be utilized for both commercial and industrial uses under the Combined Industrial/Commercial designation, which encourages adaptable spaces. The proposed church/religious assembly use is therefore consistent with the CIC land use designation and furthers the General Plan policies listed above.

ii. The Conditional Use Permit, as approved, conforms with the zoning code and all other provisions of the San José Municipal Code applicable to the Project; and

Zoning Ordinance Conformance

The associated rezoning to the Combined Industrial/Commercial Zoning District conforms with Table 20-270 (Section 20.120.110) of the San José Municipal Code, which identifies the CIC Combined Industrial/Commercial Zoning District as a conforming district to the General Plan Land Use/Transportation Diagram land use designation of CIC Combined Industrial/Commercial.

Use Regulations

The CIC Combined Industrial/Commercial Zoning District allows the property to be used and developed under the allowable uses in Table 20-110 (Section 20.50.100). Pursuant to this section, the proposed use requires a Conditional Use Permit, as submitted.

Setbacks and Heights

Table 20-120 (Section 20.50.200) of the San José Municipal Code establishes the development standards for the CIC Combined Industrial/Commercial Zoning District as follows:

Development Standards CIC		
Setbacks	Required, Feet	Existing, Feet
Front (Rue Ferrari, south side)	15 feet minimum	124'-7"
Front parking setback	20 feet minimum	30'-5"
Side (East and West)	0 feet	65 feet (approximately)
Rear (north)	0 feet	60 feet (approximately)
Height	50 feet maximum	25 feet (approximately)

Analysis: There are no changes proposed to the existing building on-site, and the existing setbacks and height conform with the development standards under Table 20-120 and all other Municipal Code regulations.

Performance Standards (Section 20.50.300)

The Project is required to conform with the performance standards for noise, pursuant to Section 20.50.300 of the Zoning Ordinance. The maximum allowed noise level for an industrial use adjacent to a residential use is 55 decibels (dB), and the maximum allowed for an industrial use adjacent to a non-residential use is 60 dB, and the maximum allowed for an industrial use adjacent to an industrial use is 70 decibels.

Analysis: All activities related to the church/religious assembly use would take place indoors, and per the Operations Plan, there are no outdoor uses. Therefore, the proposed use would not exceed the maximum allowed noise standards.

Vehicle Parking (20.90.020)

Parking requirements are outlined in Table 20-190 of Section 20.90.060 of the San José Zoning Code. As of April 10, 2023, no minimum parking is required with the establishment of Transportation Demand Management requirements.

Analysis: Transportation Demand Management requirements are outlined in Section 20.90.900 of the Municipal Code. A "Church/Religious Assembly" is considered a Visit End Use under this section, and no Transportation Demand

Management plan is required for Visit End Uses under 100,000 square feet. The Project plans show the provision of 231 on-site parking spaces.

Bicycle Parking (Section 20.90.060)

Use	Bicycle Parking Requirement	Number of Spaces Required	Number Provided
Church/Religious Assembly	1 per 60 fixed seats, or 1 per 90 linear feet of seating, or 1 per 450 sq. ft. of area designed for assembly, used together or separately for worship. Minimum of 2 short-term and 1 long-term spaces.	8 Short Term 1 Long Term Total: 9	9 Short Term 1 Long Term Total: 10

Analysis: The Project involves minor interior changes that require assessing the on-site Bicycle parking standards. The bike parking standards under Title 20 Part 20.90 *require that the Project provide at least eight short-term and one long-term bicycle parking options based on the proposed changes. The site will provide nine short-term bicycle racks and will add one bicycle locker with one long-term parking rack, in conformance with the bicycle parking requirements of the Municipal Code.*

Two-wheeled Motorized Vehicle Parking (Section 20.90.350)

Two-wheeled motorized vehicle parking shall be provided at a rate of 2.5 percent of the vehicle parking provided.

Analysis: The Project is not proposing any exterior addition, new building, or other exterior alteration that affects the two-wheeled motorized vehicle parking requirements. Parking is available on-site, and there are no proposed changes to the site that would reduce the total on-site parking. The Project provides six motorcycle parking spaces, consistent with the Municipal Code.

iii. The Conditional Use Permit, as approved, is consistent with applicable City Council policies, or counterbalancing considerations justifying the inconsistency; and

Analysis: The Project meets all applicable requirements. Council Policy 6-30, the Public Outreach Policy, was implemented to inform the public of the Project. On-site signs have been posted on the site frontage since May 18, 2026. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the Project site and posted on the

City website. The staff report is also posted on the City's website. Staff has also been available to respond to questions from the public. To date, no comments have been received on this Project.

iv. The proposed use at the location requested will not:

1. Adversely affect the peace, health, safety, morals, or welfare of persons residing or working in the surrounding area; or
2. Impair the utility or value of property of other persons located in the vicinity of the site; or
3. Be detrimental to public health, safety, or general welfare.

Analysis: The Project would convert an existing office building to a church/religious assembly use with associated interior improvements and minor site modifications. No structural changes or exterior building alterations are proposed, resulting in minimal disruption to the surrounding area. The Project would maintain existing vehicular parking while adding bicycle parking, replacing the existing trash enclosure with a new roofed enclosure in the same location, and installing accessible pedestrian pathways and ADA-compliant parking improvements. Because the Project involves primarily interior modifications and limited site improvements, it is not expected to generate significant construction-related noise, dust, air quality impacts, or other hazards, nor would it impair the utility or value of nearby properties. Therefore, the Project would not adversely affect the surrounding neighborhood.

v. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

Analysis: The Project site is already developed with an existing office building. The interior alterations do not affect the site's size and shape and are, therefore, adequate to accommodate the proposed use and integrate said use in the surrounding area.

vi. The proposed site is adequately served:

a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use will generate; or by other forms of transit adequate to carry the kind and quantity of individuals such use will generate; and
b. By other public or private service facilities as are required.

Analysis: The Project site is adequately served by Rue Ferrari, a public street. The Project site is easily accessed by the 101/85 freeways, approximately 0.13 miles from the subject site. Therefore, the Project is adequately served.

vii. The environmental impacts of the Project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor, which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative effect on adjacent property or properties.

Class 1 Categorical Exemption, pursuant to CEQA Guidelines Section 15301, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the Project involves negligible or no expansion of an existing use.

Examples include, but are not limited to:

a. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

Analysis: *Based on the project description and the proposed scope of work, the Project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA). Specifically, the Project qualifies for a Class 1 Categorical Exemption under CEQA Guidelines Section 15301(a) (Existing Facilities), which applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use.*

The Project consists of the conversion of approximately 55,200 square feet within an existing approximately 72,904-square-foot office building to a church/religious assembly use, along with associated interior tenant improvements and minor site improvements. The interior work includes modifications to the building layout and tenant improvements necessary to accommodate the new use. No structural modifications or exterior alterations to the building are proposed.

The Project also includes minor site improvements consisting of a new trash enclosure, accessible pedestrian pathways, and parking lot improvements. Construction activities associated with these improvements and the interior tenant improvements may result in temporary noise, vibration, dust, stormwater runoff, erosion, drainage, and odor impacts. However, these impacts would be short-term and limited to the construction period. Construction activities will be restricted to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and a Construction Disturbance Coordinator will be designated to respond to and resolve construction-related concerns. Accordingly, the Project would not result in significant environmental impacts or create unacceptable adverse effects on adjacent properties. Therefore, the Project qualifies for the Class 1 Categorical Exemption under CEQA Guidelines Section 15301(a).

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby **granted**. This City Council expressly declares that it would not have granted this Permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **Acceptance of Permit.** Per San José Municipal Code Section 20.100.290(B), should the Permittee fail to file a timely and valid appeal of this Conditional Use Permit ("Permit") within the applicable appeal period, such inaction by the Permittee shall be deemed to constitute all of the following on behalf of the Permittee:
   a. Acceptance of the Permit by the Permittee; and
   b. Agreement by the Permittee to be bound by, to comply with, and to do all things required of or by the Permittee pursuant to all the terms, provisions, and conditions of this Permit or other approval and the provisions of Title 20 of the San José Municipal Code applicable to such Permit.
2. **Permit Expiration.** This Permit shall automatically expire two (2) years from and after the date of issuance hereof by the City Council, if within such time period, the use of the site has not commenced, pursuant to and in accordance with the provisions of this Permit. The date of issuance is the date this Permit is approved by the City Council. However, the Director of Planning, Building, and Code Enforcement may approve a Permit Adjustment/Amendment to extend the validity of this Permit in accordance with Title 20. The Permit Adjustment/Amendment must be approved prior to the expiration of this Permit.
3. **Use Authorization.** Subject to all conditions herein, this Permit allows a church /religious assembly use with associated site improvements on an approximately 5.02-gross-acre site.
4. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this Permit shall be deemed acceptance of all conditions specified in this Permit and the Permittee's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described in the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San José Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.
5. **Sewage Treatment Demand.** Pursuant to Chapter 15.12 of Title 15 of the San José Municipal Code, acceptance of this Permit by Permittee shall constitute

acknowledgement of receipt of notice by Permittee that (1) no vested right to a Building Permit shall accrue as the result of the granting of this Permit when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José - Santa Clara Regional Wastewater Facility represented by approved land uses in the area served by said Facility will cause the total sewage treatment demand to meet or exceed the capacity of San José - Santa Clara Regional Wastewater Facility to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region; (2) substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority; (3) issuance of a Building Permit to implement this Permit may be suspended, conditioned or denied where the City Manager makes a determination that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region.

6. **Conformance to Plans.** The development of the site and all associated development and improvements shall conform to the approved Conditional Use Permit plans entitled, “First Church San Jose” 5891 Rue Ferrari, San Jose, CA 95138, dated last revised April 27, 2026, on file with the Department of Planning, Building and Code Enforcement as may be amended and approved by the Director of Planning, Building and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24). The plans are referred to herein as the “approved plans” or the “Approved Plan Set.”

7. **Operations Management Plan.** The Project is bound to Exhibit A: Operations Plans attached to the City Council Staff Report from the Director of Planning, Building and Code Enforcement, labeled “Operations Plan for First Pentecostal Church San Jose”. The Director of Planning, Building, and Code Enforcement, at their discretion, may allow modifications to the Operations Plan with the issuance of a Permit Adjustment or Permit Amendment.

8. **Amplified Sound.** All amplified sound shall be contained within the building, and the building shall be adequately insulated to prevent sound from emanating outside.

9. **Nuisance.** This use shall be operated in a manner that does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City of San José.

10. **Compliance with Local, State, and Federal Laws.** The subject use shall be conducted in full compliance with all local, state, and federal laws.

11. **Discretionary Review.** The City maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Permit incorporated by reference in accordance with Chapter 20.100 of the San José Municipal Code.

12. **Refuse.** All trash and refuse storage areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering the trash or refuse containers(s). Trash areas shall be maintained in a manner to discourage illegal dumping.
13. **Outdoor Storage**. No outdoor storage is allowed or permitted unless designated on the Approved Plan Set.
14. **Utilities.** All new on-site telephone, electrical, and other service facilities shall be placed underground.
15. **Anti-Graffiti.** All graffiti shall be removed from buildings, signs, and wall surfaces, including job sites for projects under construction, within 48 hours of defacement.
16. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts, and garbage.
17. **No Sign Approval.** Any signage shown on the Approved Plan Set are conceptual only. No signs are approved at this time. Any signs shall be subject to review and approval by the Director of Planning, Building and Code Enforcement through a subsequent Permit Adjustment.
18. **Building and Property Maintenance.** The property shall be maintained in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings, such as paint, roof, paving, signs, lighting, and landscaping.
19. **Street Number Visibility.** Street numbers of the buildings shall be easily visible from the street at all times, day and night.
20. **No Generators Approved.** This Permit does not include the approval of any stand-by/backup electrical power generation facility. Any future stand-by/backup generators will require a separate administrative Backup/Standby Generator Facility Permit and shall conform to the regulations of Title 20 of the Municipal Code.
21. **No Extended Construction Hours**. This Permit does not allow any construction activity on a site located within 500 feet of a residential unit before 7:00 a.m. or after 7:00 p.m., Monday through Friday, or at any time on weekends.
22. **Construction Disturbance Coordinator**. Rules and regulations pertaining to all construction activities and limitations identified in this Permit, along with the name and telephone number of a Permittee-appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.
23. **Public Works Clearance for Building Permit(s) or Map Approval**: Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the Permittee will be required to have satisfied all of the following Public Works conditions. The Permittee is strongly advised to apply for any necessary Public Works permits prior to applying for Building

permits. Standard review timelines and submittal instructions for Public Works permits may be found at the following: http://www.sanjoseca.gov/devresources.

a. **Transportation:** The Project would not require a detailed CEQA transportation analysis because the Project is expected to result in less-than-significant VMT impacts based on Table 1 (Screening Criteria for CEQA Transportation Analysis for Development Projects) of the Transportation Analysis Handbook 2023, as equivalent local-serving retail of 100,000 square feet of gross floor area or less without drive-through operations. Additionally, the projected traffic for the Project was reviewed and found to be minimal. No additional transportation analysis is required.

b. **Grading/Geology:**

   i. A grading permit may be required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.

   ii. All on-site storm drainage conveyance facilities and earth retaining structures 4 feet in height or greater (top of wall to bottom of footing) or that are being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under a Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains, and inlets. The Project shall provide storm drainage calculations that adhere to the latest California Plumbing Code as adopted under San José Municipal Code Section 24.04.100 or submit an engineered design for Public Works approval, designed to convey a 10-year storm event in accordance with the City of San José Design for Storm Drains design requirements.

   iii. The Project site is within the State of California Seismic Hazard Zone. Based on the proposed scope of work, a geotechnical investigation report addressing the potential hazard of liquefaction is not required to be submitted to, reviewed, and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance.

c. **Stormwater Runoff Pollution Control Measures:** This Project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29), which requires implementation of Best Management Practices (BMPs), which include site design measures and source controls to minimize stormwater pollutant discharges.

d. **Stormwater Peak Flow Control Measures**: The Project is located in Hydromodification Management (HM). However, the Project will not create and/or replace one acre or more of impervious surface. The Project is not required to

comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14).

e. **Flood Zone D**: The Project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood Zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for Zone D.

f. **Sewage Fees:** In accordance with the San José Municipal Code Chapter 15.16, all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable prior to Public Works Clearance.

g. **Street Improvements**: Permittee shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the Project.

h. **Sanitary**: If proposed, the Project is required to submit a plan and profile of the sewer mains with lateral locations for final review and comment prior to construction.

24. **Building Division Clearance for Issuing Permits:** Before the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:

    a. *Construction Plans.* This Permit File No. CP25-022 shall be printed on all construction plans submitted to the Building Division.

    b. *Construction Plan Conformance.* A Project construction plan conformance review by the Planning Division is required. Planning Division review for Project conformance begins with the initial plan check submittal to the Building Division. Prior to any building permit issuance, building permit plans shall conform to the approved Planning development permits and applicable conditions.

    c. *Americans with Disabilities Act*. The Permittee shall provide appropriate access as required by the Americans with Disabilities Act (ADA).

    d. *Other*. Such other requirements as may be specified by the Chief Building Official.

25. **Bureau of Fire Department Clearance for Issuing Permits:** Prior to the issuance of any Building Permit, the Project must comply with the California Fire Code as adopted by the City.

26. **Recycling.** Scrap construction and demolition material shall be recycled. Integrated Waste Management staff at (408) 535-8550 can assist with how to recycle construction and demolition debris from the Project, including information on available haulers and processors.

27. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended, or modified by the City Council, at any time, regardless of who is the owner of the subject property or who has the right to possession thereof or who

is using the same at such time, whenever, after a noticed hearing in accordance with Part 2, Chapter 20.100, Title 20 of the San José Municipal Code it finds:

a. A violation of any conditions of the Conditional Use Permit was not abated, corrected, or rectified within the time specified on the notice of violation; or

b. A violation of any City ordinance or State law was not abated, corrected, or rectified within the time specified on the notice of violation; or

c. The use as presently conducted creates a nuisance.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above is hereby approved.

ADOPTED this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

_____
MATT MAHAN
Mayor

ATTEST:

_____
TONI J. TABER, MMC
City Clerk

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING CERTAIN REAL PROPERTY OF APPROXIMATELY 5.02-GROSS ACRES, SITUATED ON THE NORTH SIDE OF RUE FERRARI, APPROXIMATELY 450 FEET WEST OF SILICON VALLEY BOULEVARD (5891 RUE FERRARI; APN 678-05-053), FROM THE IP INDUSTRIAL PARK ZONING DISTRICT TO THE CIC COMBINED INDUSTRIAL/COMMERCIAL ZONING DISTRICT

WHEREAS, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken for the real property hereinafter described; and

WHEREAS, a Statement of Exemption was prepared for a rezoning under File No. C25-039, and said Statement of Exemption (CEQA Categorical Exemption Section 15301(a), Existing Facilities, for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances) was adopted on August 11, 2026; and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to the CIC Combined Industrial/Commercial Zoning District; and

WHEREAS, this Council of the City of San José has considered and approves the Statement of Exemption as the appropriate environmental clearance for the proposed project prior to acting upon or approving the subject rezoning; and

WHEREAS, the proposed rezoning is consistent with the Combined Industrial/Commercial designation of the site in the applicable General Plan; and

WHEREAS, pursuant to Senate Bill 330, the proposed rezoning (File No. C25-039) does not reduce the capacity for residential units within the City because the current IP Industrial Park Zoning District does not allow residential uses;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

SECTION 1. The recitals above are incorporated herein.

SECTION 2. All that real property described in this section, referred to as "subject property," is hereby rezoned to the CIC Combined Industrial/Commercial Zoning District.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit “A” and depicted in Exhibit “B” attached and incorporated by this reference.

SECTION 3. The district map of the City is hereby amended accordingly.

SECTION 4. Any land development approval that is the subject of City File No. C25-039 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned, or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

PASSED FOR PUBLICATION of title this ___ day of _____, 2026 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

_____
MATT MAHAN
Mayor

ATTEST:

_____
TONI J. TABER, MMC
City Clerk

INTERIOR AND MINOR EXTERIOR TENANT IMPROVEMENTS FOR:

FIRST CHURCH SAN JOSE

5891 RUE FERRARI
SAN JOSE, CA 95138

THE CONTRACT DOCUMENTS INCLUDE THE DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS AND THE GENERAL CONDITIONS OF THE WORK. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETE AND IN WORKING ORDER. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, INCLUDING ALL INCIDENTIAL, ACCESSORY AND FINISHED

THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DIMENSIONS NOTED ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DETAILED DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR, DISCREPANCY OR OMISSION, HE/SHE SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN ARE THE PROPERTY OF HTK STUDIO, INC. AND SHALL NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT

THE ARCHITECT HAS NO RESPONSIBILITY FOR THE DISCOVERY, REMOVAL, HANDLING, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIALS AND WASTES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, MOLD AND OTHER TOXIC SUBSTANCES. ANY QUESTIONS THAT ARISE RELATED TO ASBESTOS SHALL BE REFERRED TO THE CLIENT FOR RESOLUTION. THE ARCHITECT SHALL NOT BE REQUIRED TO DO ANY WORK OR RENDER ANY OPINIONS RELATED TO ASBESTOS.

PRIOR TO SUBMITTING A COST PROPOSAL, THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE THEIR BID ON THE EXISTING CONDITIONS AND AS-BUILT DRAWINGS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT INDICATED ON THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REQUEST CLARIFICATION OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS PRIOR

THE CONTRACTOR SHALL SUBMIT TO THE CLIENT FOR APPROVAL, A DETAILED CONSTRUCTION SCHEDULE SHOWING PHASING OF THE WORK, ACTIVITIES THAT MAY AFFECT THE PROGRESS, AND MECHANICAL OR ELECTRICAL DISRUPTIONS TO BUILDING

THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL

ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES, MANUFACTURER'S RECOMMENDATIONS, AND ALL TRADE AND REFERENCE STANDARDS. IN THE EVENT OF CONFLICT, THE MOST STRINGENT

THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY FOR

THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING FINISHED AREAS IN OR OUTSIDE OF THE JOB THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE WITHOUT

FREE AND UNOBSTRUCTED EGRESS SHALL BE MAINTAINED IN THE MEANS OF EGRESS PATHS FOR THE OCCUPANTS DURING BOTH THE DEMOLITION AND THE CONSTRUCTION

FIRE DEPARTMENT ACCESS TO THE SITE, BUILDING AND ALL FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED AT ALL TIMES, IN ACCORDANCE WITH CFC CHAPTER 5.

THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE PROTECTION OF ANY EXISTING FINISHES AND FIXTURES IN THE ELEVATORS, LOBBIES AND CORRIDORS OF THE BUILDING THAT MAY BE AFFECTED BY THE WORK. ANY DAMAGE CAUSED BY THE CONTRACTOR'S ACCESS TO AND USE OF THESE PREMISES SHALL BE PATCHED AND

COORDINATE ALL WORK WITH BUILDING OWNER SO AS NOT TO DISTURB OR CAUSE ANY DAMAGE TO TENANT(S) IN THE BUILDING. AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS BY COMPLYING WITH THE BUILDING'S REGULATIONS REGARDING SCHEDULING AND USE OF ELEVATORS AND LOADING DOCKS FOR DELIVERIES,

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ACCESS INTO ADJACENT TENANT SPACES WITH THE BUILDING OWNER AS REQUIRED FOR PRICING AND/OR

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR AND HAS CONTROL OVER CONSTRUCTION MEANS, METHODS, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, U.O.N. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER

THE CONTRACTOR IS RESPONSIBLE TO REVIEW ALL SUBMITTALS AND SHOP DRAWINGS FOR APPROPRIATENESS AND COMPLIANCE WITH THE CONTRACT DOCUMENTS PRIOR TO SENDING SHOP DRAWINGS TO THE ARCHITECT (OR ENGINEER) FOR REVIEW. THIS ACKNOWLEDGEMENT BY THE CONTRACTOR SHALL BE AFFIXED TO THE FIRST PAGE OF EACH SUBMITTAL IN THE FORM OF A STAMP OR STATEMENT WITH DATE REVIEWED.

THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR EQUAL" IS USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED UPON MANUFACTURER INFORMATION SUBMITTED BY THE CONTRACTOR AND IDENTIFIED AS A "REQUEST FOR SUBSTITUTION". CONTRACTOR SHALL INCLUDE ANY CREDIT OWED TO THE CLIENT (WHERE APPLICABLE) FOR USE OF THE PROPOSED

THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION WITHOUT THE WRITTEN AUTHORIZATION FROM THE CLIENT. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

ANY WORK DEFECTIVE IN WORKMANSHIP OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL NOT BE DEEMED ACCEPTABLE DUE TO THE ARCHITECT'S FAILURE TO DISCOVER THE DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN

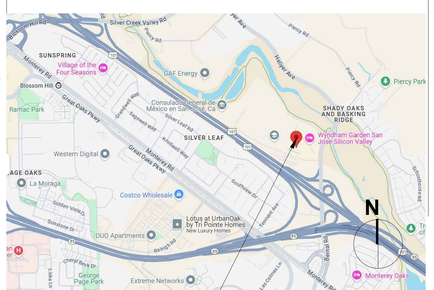
UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH COMPLETION. THE ARCHITECT SHALL ATTEND THE PUNCH LIST WALK THROUGH CONDUCTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PREPARE AND DISTRIBUTE A LIST OF INCOMPLETE ITEMS PRIOR TO THE PUNCH LIST WALK THROUGH. THE CONTRACTOR SHALL TAKE NOTES AND PREPARE A LIST OF FINAL PUNCH ITEMS TO BE COMPLETED OR CORRECTED AS A RESULT OF THIS WALK THROUGH. THE CONTRACTOR SHALL DISTRIBUTE THIS FINAL PUNCH LIST IN A TIMELY MANNER TO THE ARCHITECT AND

THROUGHOUT THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS THAT INDICATE THE ACTUAL LOCATIONS OF ALL ITEMS NOTED ON THE CONTRACT DOCUMENTS, INCLUDING LOCATIONS OF ALL RUNS OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER WORK, SITE UTILITIES AND CONCEALED DEVIATIONS FROM THE DRAWINGS. ALL DRAWING MODIFICATIONS SHALL BE DRAWN TO SCALE AND NOTED IN CONTRASTING INK. THE DRAWINGS SHALL BE CONSPICUOUSLY MARKED "AS-BUILTS" AND DELIVERED TO THE CLIENT AND ARCHITECT AT PROJECT

GENERAL NOTES (CONTINUED)

24. TERMINOLOGY:
    "TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, U.O.N.
    "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED.
    VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
    "VERIFY" OR "VER." MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH ARCHITECT.
25. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. HORIZONTAL DIMENSIONS ARETO/FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM "ABOVE FINISHED FLOOR" OR "A.F.F."
26. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
27. THE CONTRACTOR SHALL LAYOUT LOCATIONS OF ALL NEW WALLS ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THE WALL LAYOUT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO FRAMING OF THE WALLS. THE ARCHITECT SHALL BE NOTIFIED OF ANY WALL CHANGES REQUESTED BY THE CLIENT PRIOR TO PROCEEDING WITH THE CHANGES.
28. FIRE EXTINGUISHERS (MINIMUM 2A:10BC) SHALL BE LOCATED WITHIN A MAXIMUM AREA OF 3,000 SQ. FT. OF COVERAGE AND A MAX. TRAVEL DISTANCE OF 75'-0", UNLESS OTHERWISE REQUIRED BY STRICTER REGULATIONS SUCH AS LOCAL ORDINANCES.
29. PROVIDE EXIT ILLUMINATION & SIGNS PER CBC SEC. 1008 & 1013.
30. ALL GLASS AND GLAZING USED IN THE PROJECT SHALL CONFORM TO REQUIREMENTS OF CBC 2022 CHAPTER 24 AND ALL FEDERAL REQUIREMENTS.
31. PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. FIREPROOF ALL NEW PENETRATIONS AND ANY EXISTING PENETRATIONS IN EXPOSED PLENUM AREAS, AS DESCRIBED IN THE CONTRACT DOCUMENTS AND AS REQUIRED BY CODE. ALL THROUGH PENETRATIONS OF FIRE RESISTANCE RATED ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRE-STOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E814 AND CBC 714.4.1.2.
32. THE MAXIMUM FLAMESPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED THE LIMITS SET FORTH IN CBC SEC. 803.1 & CBC TABLE 803.13. IN ADDITION, CARPETING OR SIMILAR MATERIAL HAVING A NAPPED, TUFTED, LOOPED OR SIMILAR SURFACE USED AS WALL OR CEILING FINISH MUST HAVE A CLASS 'A' FLAMESPREAD CLASSIFICATION.
33. MECHANICAL, ELECTRICAL AND PLUMBING LOCATIONS SHOWN ON PLANS ARE FOR DESIGN INTENT ONLY. ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE DESIGN-BUILD, U.O.N. DESIGN-BUILD SUBCONTRACTORS SHALL PREPARE AND SUBMIT REQUIRED ENGINEERED DRAWINGS AND CALCULATIONS TO THE CITY FOR PERMIT.
34. THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE PROTECTION AND NOTIFY THE ARCHITECT AND CLIENT OF ANY DISCREPANCIES AND/OR CORRECTIONS. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
35. PRIOR TO COMMENCING THE WORK, THE CONTRACTOR SHALL FIELD VERIFY THAT NO CONFLICTS EXIST WHICH WOULD PROHIBIT THE LOCATION OF NEW EQUIPMENT, SUCH AS EXISTING MECHANICAL, DATA/PHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER. THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF THE EQUIPMENT IS PROVIDED.
36. THE CONTRACTOR SHALL REVIEW THE MECHANICAL SYSTEM TO DETERMINE IF RETURN AIR PLENUMS EXIST. WHERE APPLICABLE, MATERIALS EXPOSED IN RETURN AIR PLENUMS, INCLUDING TELEPHONE AND DATA CABLES, SHALL MEET THE REQUIREMENTS OF THE ELECTRICAL AND MECHANICAL CODES.
37. ANY MODIFICATIONS TO THE FIRE ALARM AND FIRE SPRINKLER SYSTEMS AS REQUIRED BY THE NEW WORK SHALL BE DESIGN-BUILD AND SUBMITTED TO THE CITY AS A DEFERRED SUBMITTAL. SHOP DRAWINGS AND CALCULATIONS SHALL BE REVIEWED BY THE ARCHITECT FOR CONFORMANCE WITH THE DESIGN INTENT PRIOR TO CITY SUBMITTAL. NO WORK SHALL COMMENCE UNTIL THE DEFERRED SUBMITTALS ARE APPROVED BY THE CITY.

LOCATION MAP



DEFERRED SUBMITTAL ITEMS

1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
3. STORAGE RACK ANCHORAGE
4. EMERGENCY RESPONDER COMMUNICATION ENHANCEMENT SYSTEMS 2

SCOPE OF WORK

THIS PROJECT CONSISTS OF INTERIOR TENANT IMPROVEMENTS TO APPROXIMATELY 55,257 SQUARE FEET IN AN EXISTING 72,904 SQUARE FOOT ONE STORY BUILDING. MINOR EXTERIOR IMPROVEMENTS WILL BE MADE TO THE SITE FOR ACCESSIBILITY AND EGRESS. THE SUITE WILL BE USED AS A CHURCH. THE SCOPE OF WORK INCLUDES AREAS OF ASSEMBLY, TRAINING ROOM, PRIVATE OFFICES, MULTI-PURPOSE, AND STORAGE ROOMS. NO HAZARDOUS MATERIALS WILL BE STORED OR USED AT THE SITE.

THE ACCESSIBLE PATH OF TRAVEL TO AREA OF ALTERATIONS WILL BE IN COMPLIANCE WITH CBC SECTION 11B-202.4. REFER TO SHEET G3.1 FOR TOILET ROOM AND SHEET G4.1 FOR SITE DOCUMENTATION.

PROJECT DATA

APN:	678-05-053
CUP APPLICATION:	2025-129166
CURRENT ZONING:	IP (INDUSTRIAL PARK)
PROPOSED ZONING:	CIC (COMBINED INDUSTRIAL/ COMMERCIAL) (AS A PART OF THE 2040 GENERAL PLAN)
ZONING APPLICATION:	2025-129162
AREA OF WORK:	55,257 SF
CONSTRUCTION TYPE:	III-B
EXISTING OCCUPANCY GROUP:	B
PROPOSED OCCUPANCY GROUP:	A-2/A-3/B/S-1*
NUMBER OF STORIES:	1
SPRINKLERED:	YES
APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE CITY OF SAN JOSE MUNICIPAL CODES

* SEE BUILDING CODE ANALYSIS ON SHEET G2.2

PROJECT DIRECTORY

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CITY OF SAN JOSE — CAPITAL OF SILICON VALLEY — Planning, Building and Code Enforcement

FORM #300 03/13/2020 SUBJECT TO CHANGE — FOR EXISTING COMMERCIAL/INDUSTRIAL AND MULTI-FAMILY PROPERTIES

Accessibility Compliance Form

This form enables the Applicant to verify that the proposed construction will conform to California Building Code accessibility requirements.

ACCESSIBILITY COMPLIANCE DECLARATION

PROJECT ADDRESS: Number: 5891 Street: Rue Ferrari City: San Jose Zip: 95138

I have surveyed the building at the above address for compliance with required accessibility features per the California Building Code. Proposed alteration work will include any upgrades required to provide compliance with the latest edition of the accessibility features serving the area of work as described in section CBC 11B-202. I acknowledge the following scope of required upgrades:

CHECK ONE BOX

☐ The existing required accessibility features serving the area of work are in conformance with California Building Code.

☑ Upgrades to the existing condition are proposed to provide full compliance with required accessibility features serving the area of work in conformance with California Building Code.

☐ The feasibility of the proposed work will be severely impacted if full accessibility compliance is provided. Not all access features will be provided with the proposed scope of work, thus an Unreasonable Hardship determination is sought. Upgrades will be provided for all features not exempted in the approved **Accessibility Unreasonable Hardship Application.**

SIGNATURE: Kurt Krueger PRINT Name: Kurt Krueger DATE: 06/09/2025

I am the: ☑ Project Designer ☐ Business Owner ☐ Other_____

G1.2	CALGREEN NON-RESIDENTIAL MANDATORY MEASURES
G1.3	CALGREEN NON-RESIDENTIAL MANDATORY MEASURES
G1.4	CALGREEN NON-RESIDENTIAL MANDATORY MEASURES
G2.1	EGRESS PLAN
G2.2	BUILDING CODE ANALYSIS
G3.1	ACCESSIBILITY PLAN AND DETAILS
G4.1	ACCESSIBILITY SITE PLAN AND DETAILS
G4.2	FIRE ACCESS SHEET
G5.1	EXISTING PHOTOGRAPHS
G5.2	EXTERIOR ELEVATIONS

ARCHITECTURAL

A0.1	ENLARGED SITE PLAN AND DETAILS
A0.2	ENLARGED TRASH ENCLOSURE PLAN AND DETAILS
A1.1A	PARTIAL FIRST FLOOR DEMOLITION PLAN - A
A1.1B	PARTIAL FIRST FLOOR DEMOLITION PLAN - B
A1.1C	PARTIAL FIRST FLOOR DEMOLITION PLAN - C
A2.1A	PARTIAL FIRST FLOOR PLAN - A
A2.1B	PARTIAL FIRST FLOOR PLAN - B
A2.1C	PARTIAL FIRST FLOOR PLAN - C
A3.1A	PARTIAL FIRST FLOOR FINISH PLAN - A
A3.1B	PARTIAL FIRST FLOOR FINISH PLAN - B
A3.1C	PARTIAL FIRST FLOOR FINISH PLAN - C
A4.1A	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - A
A4.1B	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - B
A4.1C	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - C
A6.1	NOT USED
A6.2	ENLARGED TOILET ROOM PLANS
A6.3	TOILET ROOM ELEVATIONS
A7.1	EXTERIOR ELEVATIONS
A7.2	EXTERIOR ELEVATIONS
A8.1	ENLARGED PLAN @ PLATFORM 157
A8.2	INTERIOR ELEVATIONS
A9.1	DETAILS
A10.1	DOOR SCHEDULE AND FINISH SPECIFICATIONS

ENERGY

T24-1	ENERGY DOCUMENTS

LANDSCAPE

L1.1	LANDSCAPE PLAN

STRUCTURAL

S1.0	GENERAL NOTES
S2.0	FOUNDATION PLAN
S2.1	ROOF FRAMING PLAN
S3.1	DETAILS
S3.2	DETAILS
S3.3	DETAILS

MECHANICAL

M.0	MECHANICAL EQUIPMENT SCHEDULE
M.1	MECHANICAL FLOOR PLAN
M.2	MECHANICAL ROOF PLAN
MT.1	MECHANICAL TITLE 24

ELECTRICAL

E0.1	LEGENDS, NOTES AND SCHEDULES
E0.2	ELECTRICAL SPECIFICATIONS
E0.3	SINGLE LINE DIAGRAM
E0.4	PANEL SCHEDULES
E0.5	TITLE 24 FORMS - INDOOR LIGHTING
E2.0	OVERALL FLOOR PLAN
E2.1	ENLARGED POWER PLAN - PART A
E2.2	ENLARGED POWER PLAN - PART B
E2.3	ENLARGED POWER PLAN - PART C
E3.1	ENLARGED LIGHTING PLAN - PART A
E3.2	ENLARGED LIGHTING PLAN - PART B
E4.0	ELECTRICAL ROOF PLAN

PLUMBING

P-0	PLUMBING SITE PLAN, FIXTURE SCHEDULE & NOTES
P-1	WASTE & VENT PLUMBING PLAN
P-2	DOMESTIC WATER PLUMBING PLAN
P-3	PLUMBING TITLE 24

HOURS OF OPERATION

MONDAY - TUESDAY	9 AM - 9 PM
WEDNESDAY	9 AM - 10 PM
THURSDAY - FRIDAY	9 AM - 9 PM
SATURDAY - SUNDAY	9 AM - 10 PM

HTK studio
2275 S. Winchester Blvd.
Campbell, CA 95008

Project
FIRST CHURCH SAN JOSE
5891 RUE FERRARI
SAN JOSE, CA 95138

Consultant

Stamp

LICENSED ARCHITECT — LARRY GRONDAHL — C-15943 — 06-30-2027 — STATE OF CALIFORNIA

CITY REFERENCE: 2
FILE NO: CP25-022

NO.	DESCRIPTION	DATE
	Change of Use Submittal	08.18.25
	Plan Check Submittal	10.06.25
1	Client Revisions	02.27.26
2	Plan Check Response	02.27.26
	Plan Check Response	04.27.26

Job #	25032
Date	10.06.25
Scale	As Shown

Sheet Title
COVER SHEET AND NOTES

Sheet #
G0.0

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Products shall be as manufactured by United States Gypsum Company or USG Interiors, Inc. and shall be installed in accordance with their current printed

All materials shall be delivered in their original unopened packages and stored in an enclosed shelter providing protection from damage and exposure to the

Products: Forming material to be Thermafiber Safing Insulation, unfaced, 4" thick, sized for the opening. Firestopping to be Firecode Compound.

Installation: Cut Thermafiber Safing Insulation slightly larger than the opening. Compress and tightly fit the insulation completely around or in the penetration. Apply Firecode Compound into the penetration opening on top of the Safing Insulation. Ensure that the compound is in contact with all surfaces and that the entire

Sealants and caulking not covered by other specific trades' work. Other sections may specify sealants or caulking related to installation of that trade's work and in general requirements of this Section shall be followed.

PRC #5000 or DAP "Flexiseal," one part polysulphide sealant, meeting requirements of Federal Specification TT-S-0023C. Colors shall match finished

Acoustic Sealant: DAP Soundblock acoustic latex sealant. Colors shall match finished adjacent surfaces.

Aluminum Frames: Prefinished Interior Aluminum Frame Construction for windows, transoms and sidelites: Combination buck, frame and trim type. Frames shall

Finish shall be as specified in the Door Schedule on the Drawings.
Reinforcing shall be 12 gauge.
Where rated frames are scheduled, manufacturers listing label shall be on the frame.
Install frames plumb and square with a maximum diagonal distortion of 1/16" or less. Frame shall be securely fastened to the adjacent construction.
Upon completion of the installation, visually check all exposed surfaces of the work of this section and touch-up all scratches & abrasions.

Eggers Industries or approved equal 1-3/4 inch particle board core non-rated doors, or equal.
Eggers Industries or approved equal 1-3/4 inch particle board or mineral core 20 minute rated and labeled doors, where indicated in the Drawings.
Eggers Industries or approved equal 1-3/4 inch mineral core 60 minute rated and labeled doors, where indicated in Drawings.
Face veneers & edges shall match existing as indicated on the Finish Specifications in the Drawings.

Modernfold, or equal. Manually operated, top supported, center stack with mechanical floor seals. Panels to constructed of particle board.
Refer to Finish Specifications for panel fabric color. All trim to be clear anodized. Verify all existing field
conditions and install in accordance with manufacturer's instructions using factory trained installers.

Frames, entrances, doors and windows, including installation of hardware, sealants and caulks, and incidental accessories with this work. Include

Use only mechanics thoroughly trained and experienced in skills required and familiar with manufacturer's recommended methods of installation plus requirements

Provide supplementary parts necessary to complete installation, though not definitely shown or specified. Examine structure for attachment of work. Furnish other
Allow for movement in structure due to thermal expansion and deflection.

Submit shop drawings with dimension and layout of all components of the work prior to fabrication, prepared by manufacturer of window sill or
Include provisions for vertical and horizontal expansion and identify types, sizes and spacing of fastenings.

Equivalent materials by Arcadia or US Aluminum are acceptable provided they comply as equal.

2" x 4 1/2" Center Glazing System reinforced to withstand 15 PSF wind load. Aluminum sheet break shapes and

Glass framing, vertical and horizontal mullions; Transition members connecting these components, aluminum doors, sill closures, trim moldings, facing materials,

Final adjustment of structural channels, head supports for window walls, and correct location and alignment of finish work.

Seal joints between metal and between metal and concrete, and between interior glass framing and mullion members, etc. tightly in order to secure a
Screw materials in place using backing, masonry plugs, or anchor straps.

Established standard for doors: Kawneer narrow stile, with 10 inch bottom stile.

Provide all required weather stripping including threshold and seal all around to secure a watertight job.

Hardware schedule is intended to cover all doors, gates, cabinets, drawers and other movable parts of the
Examine plans and specifications and furnish hardware for all openings, whether listed or not. No extras will
be allowed for additional quantities of hardware required for openings that were shown.

Hardware specified is generally of the manufactured brands listed below. See Hardware Groups for special items.

Finishes shall be Brushed Chrome, unless otherwise specified in the Drawings.

Hinges: Exterior out-swinging door butts shall be non-ferrous material and shall have stainless steel hinge pins. All doors to have non-rising pins.

Width: Sufficient to clear frame and trim when door swings 180 degrees.
Add one for each additional 2 feet in height.
Furnish non-removable pins (NRP) at all exterior out-swing doors and interior key lock doors with reverse bevels.

Lever Trim: Accessible design as specified, independent operation, spring-cage supported.
Locks shall be of such construction that when locked, the door may be opened from within by using lever and without the use of a key or special knowledge.
Strikes: 16 gauge curved steel, bronze or brass with 1" deep box construction, lips of sufficient length to clear trim and protect clothing. Strike lips shall not project more than 1/8 inch beyond door frame trim at single doors or face of inactive leaf at pairs of doors.
ALL FINAL KEYING SHALL BE COORDINATED WITH THE OWNER.

Exit Devices: Von Duprin as scheduled with push-through pad design, no exposed touch bar fasteners, no exposed cavities when operated.
All intern parts shall be cold-rolled steel with zinc dichromate coating.

Non-handed basic device design with center case interchangeable with all functions.

All latchbolts for wide stile devices shall be deadlocking with ¾" throw and have a self-lubricating coating to reduce friction and wear.
Device push bar must release when a force of 32 pounds, or less, of pressure is applied when a force of 250 pounds is applied to the door.
Device shall bear UL label for fire and or panic as may be required.
All surface strikes shall be roller type and utilize a plate underneath to prevent movement.

Place closers inside building, stairs, room, etc.
Door closer cylinders shall be of high strength cast iron construction with double heat treated pinion shaft to provide low wear operating capabilities of internal

All door closers shall be fully hydraulic and have full rack and pinion action with a shaft diameter of a minimum of 11/16 inch and piston diameter of 1 inch to

All parallel arm closers so detailed shall provide advanced backcheck for doors subject to severe abuse or extreme wind conditions. This advanced backcheck shall be located to begin cushioning the opening swing of the door at approximately 45 degrees. The intensity of the backcheck shall be fully adjustable by tamper

Maximum effort to operated doors shall not exceed 5 lbs. for exterior doors and 5 lbs. for interior doors, such pull or push effort being applied at right angles to
Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort

Furnish screws, bolts, or other fastenings of size and type to anchor hardware in position for heavy use and long life. Match hardware as to material and finish. Furnish expansion shields, sex bolts, toggle bolts, or other anchors according to material to which applied, and as recommended by manufacturer.

Glass shall be Pittsburg Plate Glass Industries, Inc., Oldcastle, or equal.

Provide samples of tempered glass for approval by HTK Studio prior to ordering and installation.

For all glass, provide the type and thickness appropriate for the installation shown on the drawings per industry standards and fully tempered or safety laminated

Tempered Glass shall comply with Federal Spec DD-G-1403 and ANSI Z97.1. Field verify all required dimensions. All edges shall be cut and treated in the factory.

Glass in exterior doors and window wall shall be tinted to match existing, and tempered or safety laminated where shown on drawings. Submit 3 samples of tinted

Vinyl film as manufactured by 3M as indicated on the Drawings. Work includes all labor, materials, tools, equipment, and services necessary for the finishing and

Glass finishes field applied application to glass or plastic material as visual opaque or decorative film.

Provide 2 percent extra material at time of installation. Deliver in protective packaging for storage and label contents accordingly.

3. Stud Wall Lateral Bracing: Installation shall comply with UBC Section 1607.13. All Walls shall be laterally braced by means of braces installed at not more than 45 degrees from horizontal as follows:
   A. 3-5/8 in x 25 gauge studs at 8 feet on center on each side of wall (in tension only).
   B. 12 gauge wire at 6 feet on center on each side of wall (in tension only).
   C. 3-5/8 inch x 1-1/4 inch x 16 gauge studs (Knorr "SS" or equivalent) at 8 feet on center acting in either tension or compression. They may be on one side of wall only. Maximum length is 7 feet when in compression. For lengths from 7 to 10 feet (when in compression) form box studs built from two studs welded toe to toe.
   D. Attach stud bracing to a major structural member above.
4. Gypsum Board Drywall: 5/8 inch USG Sheetrock Brand, or equal, fire rated one hour unless noted otherwise on drawings; 1/2 inch at draftstops above ceilings. Provide Flannery, Inc., Fast Mask edge trim, USG 400 series edge trim, or equal at locations where gypsum board terminates at adjoining material. Provide USG DUR-A-BEAD corner bead, or equal at all gypsum board corners.
5. Shaft Wall System: USG, or equal steel C-H studs and J runners, 4 inch 25 gauge galvanized stud system. Liner panels to be USG Sheetrock Brand, or equal 1 inch thick 24 inches wide fire rated one hour with beveled edges.
6. Cement Board: 1/2 inch USG DUROCK, or equal. Install per manufacturer's instructions using steel screws and reinforce all joints with manufacturers recommended tape.
7. Provide building standard texturing throughout, unless otherwise noted on the drawings. All gypsum board surfaces are to receive a Level 4 finish, except use Level 5 finish where accent paint colors, vinyl wall coverings, or Dry Erase wall coverings are specified, and at semi-gloss paint.

SECTION 09 30 13 - CERAMIC TILING

1. Work Included: Ceramic Tile Work, including setting of accessories in ceramic tile surfaces, in accordance with the latest Handbook for Ceramic Tile Installation, as published by the Tile Council of America, Inc.
2. Tile: As specified on the Finish Specifications in the Drawings.
3. Grout Color: As specified on the Finish Specifications in the Drawings.
4. Tile Edging at floor: Schluter floor transition. Finish varies, see finish specifications and size as required for tile and flooring being installed.
5. Tile Edging at wall: Schluter Jolly L-shaped profile with 1/8" wide top section. Finish varies, verify with architect prior to install, see finish specifications. Height as required by tile.
6. Height as required by tile.
7. Samples: Furnish samples of each tile color and pattern, grouted as specified.
8. Extra Tile for maintenance: Furnish tile to Owner in original boxes, properly marked, of patterns and colors used on job, in an amount equal to 2% of each pattern of ceramic tile used.
9. Inspect all surfaces prior to commencing work. Variations of more than 1/8 inch in 8 feet are not acceptable.
10. Installation to be "Organic Adhesive Thin Set Method" - Provide sealant around plumbing, electrical and accessories penetrations.

SECTION 09 51 00 - ACOUSTICAL CEILINGS

1. Framing system: Provide new suspended tee bar ceiling bar system as indicated on the Drawings. Established standards for tee bar system shall be Armstrong Prelude XL or Silhouette XL or USG Donn, Simplicitee, Donn Fineline. Color to be white.
2. Acoustical Material: Established standards for acoustical material and accessories shall be as manufactured and/or distributed by Armstrong World Industries or USG. Match existing board texture & color, where occurs. Refer to Finish Specifications in the Drawings.
3. Entire ceiling system shall comply with CBC 2022 Section 808.1. Refer to Drawings for ceiling bracing detail.
4. Walls attached to ceiling shall be laterally braced, independent from the ceiling, as required in Specification Section 09250 Item 2.

SECTION 09 65 00 - RESILIENT FLOORING

1. Work includes base as indicated on the Drawings. Follow manufacturer's recommendations for installation and clean up. Where existing flooring is to be demolished, clean exposed existing surfaces and prepare as required for a smooth, consistent floor finish.
2. Vinyl Composition Tile, Vinyl Sheet and Vinyl Plank Flooring: as specified on the Finish Specifications in the Drawings.
3. Flooring shall be laid in ashlar pattern throughout. Floor tile joints shall be parallel and square to ceiling grid tees throughout in both directions.
4. Topset Cove & Straight Base: Rubber, 4 inch high, color as specified on the Finish Specifications in the Drawings.
5. Install resilient floor and base and all related work in strict accordance with the latest edition of the manufacturer's standard specifications for the materials used, and as specified herein.
6. Where resilient flooring terminates along adjacent floor surfaces with concrete floor, install Schlueter or trim-edge strips - type to accommodate proper thickness to transition to the concrete floor. Color/finish as specified on the drawings

SECTION 09 68 00 - CARPETING

1. Work includes Carpeting with accessories as indicated in the Drawings. Where existing flooring is to be demolished, clean exposed existing surfaces and prepare as required for a smooth, consistent floor finish.
2. Carpeting: As specified on the Finish Specifications in the Drawings.
3. Topset Base: As specified in Section 09 65 00, installed on top of carpet. Toe base to be installed at broadloom, Straight base to be installed at carpet tile.
4. Where carpet abuts resilient flooring or concrete provide Schluter, Roberts or Trim-edge edge strips, pinless type, base metal -1812 T, vinyl cap - color as specified on the Finish Specifications in the Drawings.
5. Submit to HTK for approval prior to installation:
   A. Installation or pattern diagram as applies
   B. Full tile sample of each specified carpet tile
6. Extra carpet tile for maintenance. Furnish to owner in original boxes, properly marked in an amount equal to 2% of each pattern and color of carpet tile used.

SECTION 09 90 00 - PAINTING

1. Work includes all labor, materials, tools, equipment, and services necessary for the finishing and installation of all painting or painter's finish throughout the interior as indicated on the drawings.
2. Interior Painting: Two coats* finish paint on all interior GBDW walls, ceilings unless otherwise noted in the drawings. Work is not limited to the walls. Paint all exposed, permanent surfaces and fixtures normally included in this work, E.G. access panels, conduit, etc. (Note: electrical panel boards are not to be painted). All metal surfaces to be electrostatically painted unless otherwise noted, E.G. handrails, fire extinguisher cabinets, etc.

*Two coats finish paint installed over first coat universal primer on any new interior GBDW walls.

3. Paint: Benjamin Moore, Dunn Edwards or Sherwin Williams flat enamel, unless otherwise noted. All colors are as specified on the Finish Specifications in the Drawings.
4. Protect all surfaces that are not to be painted from overspray and spatter. Clean any surfaces that have been oversprayed or spattered.
5. Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials and clean up-materials as required per manufacturer's instructions.
6. Surfaces shall be dry and in sound condition prior to painting. Remove oil, dust, dirt, loose rut, peeling paint or other contamination to ensure good adhesion.
7. For tenant improvements: remove items including but not limited to thermostats, electrical outlets, switch covers and similar items prior to painting. After completing painting operations in each space or area, reinstall items removed.
8. Supply Owner with one additional gallon of paint (each color).

DIVISION 10 - SPECIALTIES

SECTION 10 14 00 - SIGNAGE

1. Toilet Room Signs: At doorways leading to disabled accessible sanitary facilities provide signage as shown by details in the Drawings and meeting ADA and California Building Code requirements. Signage color to be shown on the Finish Specifications in the Drawings.
2. Emergency Planning & Information Signs: Locate at the door to each stairway and in the elevator lobbies. The sign shall meet the local Fire Department Requirements and have the following information:
   A. The location of all exits & fire alarm initiating stations.
   B. What the fire alarm sounds like. ("sounds like a whoop")
   C. Fire Department emergency telephone number 911.
   D. A note prohibiting the use of elevators during emergencies.
   E. Instructions to be followed by ambulatory, non-ambulatory & physically disabled in the event of an emergency.
   F. Submit shop drawing and color samples for approval prior to ordering and installation.
   G. Provide Braille markings as required to meet ADA and California Building Code requirements.
3. Tactile Exit Signage: at Exit Route, Exit and Exit Stair Down locations near the doorway provide signage as shown by details in the Drawings and meeting ADA and California Building Code requirements.
   A. Locations: "EXIT ROUTE", "EXIT" or "EXIT STAIR DOWN"; 5/8" min. to 2" high maximum letters.
   B. Provide Braille markings as required to meet ADA requirements.
   C. Submit shop drawing and color samples for approval prior to ordering and installation.

SECTION 10 21 13 - TOILET COMPARTMENTS

1. Work includes Toilet Partition Doors and all accessories required for a complete installation. Doors are located as shown on the drawings.
2. Toilet compartments and urinal screens: Plastic Laminate partitions, acceptable manufacturers: Commercial Building Supply or Bobrick. Floor mounted overhead braced with plastic laminate all surfaces. Plastic Laminate color as specified on the Finish Specifications in the Drawings.
3. At each door provide "slide or flip type" latching device, loop or "U" shaped handle below latch, and a coat hook and bumper for each door. Doors to accessible stalls are to be self-closing.
4. Submit a shop drawing detailing all partition layout dimensions for approval prior to fabrication and installation.

SECTION 10 28 00 - TOILET, BATH, AND LAUNDRY ACCESSORIES

1. Toilet Accessories: Established standard is Bobrick Washroom Equipment. Watrous, Parker, Bradley, or equal accessories may be considered. Locate as shown in the Drawings.
2. General Contractor to provide backing at all accessories as required by manufacturer's installation instructions.
3. Refer to Sheet A6.1 for Toilet Room Accessory Schedule.

SECTION 10 44 00 - FIRE PROTECTION SPECIALTIES

1. Fire Extinguisher: Fire extinguisher shall be Multi-purpose extinguisher for Class ABC fires with a minimum UL rating of 2A-10BC. J.L Cosmic 5E, Standard Fire-West No. ABC-5; Larsen's Mfg. Co. "Model MP5", General Fire Extinguisher Corp.
   A. Model TCP-5A, or approved equal.
2. Cabinet: Larsen's 2409-R3 Vertical Duo, J.L. Industries Ambassador 1017-D-17 Semi-recessed (2 1/2" projection 5" deep) with flush glass door style, or approved equal.
3. Locations as shown in the Drawings.

DIVISION 12 - FURNISHINGS

SECTION 12 24 00 - WINDOW SHADES

1. Manual Shades: Manually operated roller shades with drive chain as indicated in the drawinfs. MechoSystems Whisper Shade IQ or equal.
2. Shade Fabric: As indicated in the drawings
3. Shop Drawings/Submittals:
   A. Plans, elevations, and details of shades with control and wiring diagrams at motorized shades.
   B. Samples of fabric and fascia for each color specified

SECTION 12 48 00 -ENTRY MATS

1. Provide Construction Specialties, or equal, Pedimat Recessed-Mounted PM425RM Abrasive Entry Mat where shown on plan. Unit(s) shall be fabricated from bronze duranodic, extruded aluminum sections, and shall be complete with frame, anchors, treads, and all related accessories. Treads shall have vinyl abrasive tread inserts. Provide vinyl support cushions at bottom of each tread rail. Surfaces in contact with concrete shall have a protective coating applied by the fabricator.
2. Provide shop drawings showing layouts, locations and methods of anchorage. Submit color samples of vinyl abrasive tread inserts for selection by HTK Studio.
3. Anchor frame in recessed concrete slab. Installation of treads to be over latex screed, and flush with existing brick pavers.
3. Heads and escutcheon plates to be Building Standard or match existing.
4. Refer to the Fire Protection notes on sheet G0.0 for additional information.
5. As-Built drawings shall be furnished to the Owner at the end of the project in both paper and pdf format.

DIVISION 22 PLUMBING

SECTION 22 00 00 - PLUMBING

1. Complete plumbing system as specified by the plumbing design-build contractor. Including all fixtures, piping, and controls. The fixtures listed in the drawings are for reference only, the Design-Build Plumbing Contractor shall specify all fixtures. Fixtures and installation shall meet all ADA and California State Building Code requirements.
2. Refer to sheet A6.1 for Plumbing fixture schedule.
3. As-Built drawings shall be furnished to the Owner at the end of the project in both paper and pdf format.

DIVISION 23 - HEATING, VENTILATING AND AIR CONDITIONING (HVAC)

SECTION 23 00 00 - HEATING, VENTILATING AND AIR CONDITIONING

1. Complete HVAC system including all equipment, ductwork, distribution, zoning and controls to match existing building standard and as specified by the Mechanical Design-Build Contractor.
2. Drawings shall be submitted to HTK Studio and the Owner for review and approval prior to commencement of work.
3. All renovation work to existing Mechanical systems will be modified in such a manner that each tenant area will be independent to itself.
4. All mechanical system renovation designs will be figured to have no over lapping of zones from one tenant space to another. All VAV boxes and equipment will have serviceability from the applicable tenant's space. VAV boxes and equipment in other tenant spaces ducted to the renovated space will not be accepted.
5. Include roof top exhaust fans for the toilet rooms. Connect exhaust fans to the toilet room light switch.
6. The Mechanical Design-Build Contractor will be responsible for balancing the entire new tenant's space. Also, the Mechanical Design-Build Contractor must evaluate and include in the bid if new work will affect the balance of other tenant spaces in multi-tenant buildings. If so, the Mechanical Design-Build Contractor will be responsible for balancing the entire building.
7. As-Built drawings shall be furnished to the Owner at the end of the project in both paper and pdf format.

DIVISION 26 - ELECTRICAL

SECTION 26 00 00 - ELECTRICAL

1. Complete electrical, lighting, life safety, energy management and smoke detector systems including all fixtures, devices and controls to match existing building standard and as specified by the Electrical Design-Build Contractor.
2. Drawings shall be submitted to HTK Studio and the Owner for review and approval prior to commencement of work.
3. All electrical designs will be figured to have no overlapping of light switching, control devices, etc. and shall meet all mandatory measures of the California Energy Commission. Each tenant space will stand independent to itself.
4. Refer to the Drawings for electrical requirements.
5. Device and Coverplate Color: Match existing
6. Light Fixtures:
   A. Match existing building tenant improvement standard. Refer to sheet A4.1 ceiling plans for fixture types.
7. As-Built drawings shall be furnished to the Owner at the end of the project in both paper and pdf format.

DIVISION 27 - AUDIO VISUAL SYSTEMS

1. See Audio Visual Consultant drawings.

DIVISION 31 - EARTHWORK

SECTION 31 11 00 - CLEARING AND GRUBBING

1. Work Included: Execution and competition of all site clearing and grubbing, including but not necessarily limited to:
   A. Clearing, grubbing, and disposal of trees, snages, logs, brush, stumps, shrubs, and rubbish from the designated areas
2. Trees and other vegetation designated to remain undisturbed shall be protected from damage throughout the duration of the construction period. Any damages resulting from the contractor's operations or neglect shall be repair or replaced by the contractor.
3. The limits of the area(s) to be clears and grubbed will be marked by stakes, flags, tree markings, or other suitable methides. Trees to be left standing and uninjured will be designated by speacila markings that are conductive to preventing injury to the tree and shall e places on the trunk.
4. All tree not marked for preservation and all snags, logs, brush, stumps, shrubs, rubbish, and similar materials shall be cleared from within the limits of designated areas. Unless otherwise specified, all stumps, roots, and root clusters that have a diameter of 1 inch or larger shall be grubbed out.
5. Barricade and enclose adjacent areas to protect pedestrians, workmen, and adjacent properties. Prevent damage to existing curbs, walks, underground utilities, etc. which are to remain. Repair any damage caused by scope of work.

SECTION 31 23 23 FILL

1. Work Included: Execution and completion of all Rock Fill work indicated, including furnishing and placing of Rock Fill for backfilling within building, and where otherwise indicated.
2. Vapor barrier shall be "Moistop" polyethylene coated reinforced waterproof paper manufactured by Fortifiber Corporation.
3. Rock fill shall be clean, creek run gravel, 1/4 inch to 3/4 inch size compacted to 95%.
   A. Under all interior slabs or exterior slabs indicated to receive rock fill, install rock fill specified above. Thickness of rock fill shall be as indicated, but never less than 4 inches.
   B. Compact rock fill to maximum density as it is installed.
   C. Backfill within building for upper part of trenches for pipes, conduits, etc., and where otherwise indicated with rock fill as specified above, or sand. Backfilling for trenches to a level 6 inches above pipes and conduit.
   D. Under exterior slabs not indicated to receive rock fill, compact existing soil to 95% and top with sand or acceptable earth fill compacted to 95%.

DIVISION 32 - EXTERIOR IMPROVEMENTS

SECTION 32 17 00 - PAVEMENT SPECIALTIES

1. Provide parking lot striping and accessibility symbols, painted on asphaltic or concrete surfaces, as located and detailed in the Drawings. Paint shall be as manufactured by Pittsburg Paints, Glidden, Kelly Moore or equal. Colors to match existing, unless otherwise noted in drawings.

SECTION 32 31 13 - CHAINLINK FENCE AND GATES

1. Provide chain link fences including concrete footings, gates, and other accessories as indicated on drawings.
2. All tubular members shall comply with provisions of ASTM A-120 for weight and coating. All structural and roll formed shapes shall conform to provisions of ASTM A-123 for Galvanized Coating. All accessories except tie wires and barbed wire, shall be galvanized to comply with ASTM A-153.
3. Fence shall be of uniform height with no gap at grade greater than 2 inches.
4. Standard tolerances apply. Installation shall be by experienced fence erectors. Submit shop drawings prior to installation of fencing.
5. Fence material shall be as manufactured by U.S. Steel, San Jose Steel, or Anchor Fence, Division of Anchor Post Products, Inc or equal. Specifications are based on those of Cyclone Fence, Division of U.S. Steel Corporation.
6. Materials:
   A. Fabric shall be vinyl slats in 3 1/2 inches x 5 1/2 inches mesh using #9 gauge wire galvanized per ASTM A-116 Class III, .80 oz. per square foot. Fabric ends shall not extend above top rails. Bend down and "knuckle" top barb selvages of fabric.
   B. End, Corner and Pull Posts: 2 7/8 inches O.D. pipe, 5.79 pounds per linear foot.
   C. Line Posts: 2 3/8 inches O.D. pipe, 3.65 pounds per linear foot.
   D. Posts for swing gates shall be according to the following individual gate leaf widths:
      Height / Pipe O. D. / Lbs. per Lin.Ft.
   1. Up to 6 ft. / 2-7/8 in. O.D. Pipe / 5.7
   2. Over 6 ft. to 13 ft / 4-in. O.D. / 9.11
   3. Over 13 ft. to 18 ft. / 6-5/8 in. O.D. / 18.97
   4. Over 18 ft. / 8-5/8 in. O.D. / 24.70
   E. Top Tension Wire: 7 gauge galvanized coil spring wire, galvanized per ASTM A 116, Class 3.
   F. Bottom Tension Wire: 7 gauge galvanized coil spring wire, galvanized per ASTM A-116, Class 3.
   G. Braces: Brace all terminal posts on fence with 1 5/8 inches O.D. horizontal pipe bracing of same material as top rail, securely attached to terminal and first post with malleable iron fittings. Truss brace from first line post to bottom of terminal post, with 3/8 inch galvanized truss rod assembly or #7 gauge galvanized wire twisted to proper tension. Brace corner posts shall be in both directions.
   H. Post Tops: Press steel or malleable iron, weather tight closure cap where no barbed wire supporting arms occur.
   I. Stretcher Bars: Provide one piece lengths equal to full height of fabric with a minimum cross section of 3/16 inch x 3/4 inch. Provide one stretcher bar for each gate and end post, and 2 for each corner and pull post.
   J. Stretcher Bar Bands: Heavy pressed steel, spaced not over 15 inches o.c. to secure stretcher bars to tubular end, corner, pull and gate post.
   K. Wire Ties: For tying fabric to line posts, use 9 gauge steel wire ties spaced 14 inches o.c. For tying fabric to rails and braces, use 9 gauge aluminum wire ties spaced 24 inches o.c.
   L. Provide 1.90 inch O.D. Pipe gate frames connected with fittings, riveted at each corner. Each frame shall have 3/8 inch diameter adjustable truss rods. Gates shall have positive type latching devices with provisions for padlocking; and drive gates shall have center plunger rod, catch and semi-automatic outer catches.
   M. Fittings and Accessories: Malleable, cast iron or pressed steel.
   N. Sliding and Swinging Gates: All gate frames to be made of zinc coated per ASTM A-120, 1.900 inch O.D., Schedule 40 pipe, weighing 2.72 pounds per linear foot. Corner fittings, horizontal and diagonal pipe bracing, rubber tire wheel carriage, H section track, ball bearing support wheels, latches, locking devices and pipe safety posts to be of materials previously specified for similar use and purposes and all to be galvanized. All gate hardware, guards, lockboxes shall be furnished by division 02830. Padlocks will be by Owner.
   O. Provide lock boxes in gate and on posts to accept locksets as specified and furnished in Division 8 and indicated on drawings. Lockbox shall be prepared for installation of lockset.
7. Erection:
   A. Provide pipe posts with tops which exclude moisture. Brace end, corner, pull and gate posts horizontally and truss to line posts with 3/8 inch rods and tighteners. Set each post in concrete foundation of 1-2-4 mix having minimum diameter of 9 inches or three times the diameter of the post if larger, and at least 36 inches deep. Evenly space line posts 10 feet or less apart.
   B. Set gate posts in concrete footings of depth and diameter required to handle gate installed, not less than 4 feet-6 inches deep. After posts are set and plumbed, crown exposed surface of concrete to shed water.
   C. Connect fabric to line posts with 9 gauge wire clips every 14 inches; to top rail with 9 gauge wires every 14 inches; to terminal, corner and gate posts by integrally weaving into post or by using 1/4 inch x 3/4 inch tension bars tied to post every 14 inches with 11 gauge 1 inch wide steel bands and 3/8 inch diameter bolts and nuts; to tension wire with 11 gauge hot rings every 24 inches.

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Project

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5891 RUE FERRARI
SAN JOSE, CA 95138

Consultant

Stamp

LICENSED ARCHITECT
LARRY GRONDAHL
C-15943
REN. 06-30-2027
STATE OF CALIFORNIA

CITY REFERENCE:
FILE NO: CP25-022

NO.	DESCRIPTION	DATE
	Change of Use Submittal	08.18.25
	Plan Check Submittal	10.06.25
	Client Revisions	02.27.26
	Plan Check Response	02.27.26
	Plan Check Response	04.27.26

Job #	25032
Date	10.06.25
Scale	As Shown

Sheet Title
SPECIFICATIONS

Sheet #
G0.1

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Best Management Practices (BMPs)

ion projects are required to implement year-round stormwater BMPs.

Management
l Control

nent Maintenance

of the construction site
ropriate BMPs, well away
m drain inlets, for auto
king and storage.

intenance, repair jobs, and
washing offsite.

icle maintenance must
rk in a bermed area away
nd over a drip pan or drop
o collect fluids. Recycle or
hazardous waste.

nent cleaning must be done
water only in a bermed
low rinse water to run into
rm drains, or creeks.

les or equipment onsite
nts, degreasers, or steam
t, and do not use diesel
ipment or parts onsite.

d Control

cleanup materials (e.g.,
nd cat litter) available at
te.

les and heavy equipment.
for leaks. Use drip pans to
pairs are made.

ps and other spills
dry cleanup methods
(absorbent materials, cat
nd dispose of cleanup

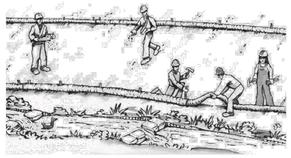
lry materials immediately.
wash them away" with
.

dirt areas by digging up
sing of contaminated soil.

spills to the appropriate
agencies immediately.

**significant hazard to
safety, property or the
ort it to the State Office
vices at (800) 852-7550**

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- ❑ Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering

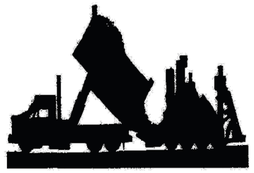
Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



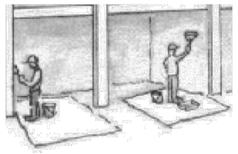
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

Local Agency Contacts

Dial **911** for Hazardous Material Spills

City of San José Environmental Services Department	(408) 945-3000 WSPinbox@sanjoseca.gov
City of San José Departments of Public Works and Planning, Building, and Code Enforcement	(408) 535-3555
Santa Clara County Department of Environmental Health	(408) 918-3400
Santa Clara Valley Water District Pollution Hotline (24 hours)	(888) 510-5151

For more information, visit www.sjenvironment.org/construction

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Storm drain polluters may be fined!

May 2024

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LICENSED ARCHITECT
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C-15943
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CITY REFERENCE:
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	Plan Check Response	04.27.26

Job #	25032
Date	10.06.25
Scale	As Shown

Sheet Title
CONSTRUCTION BEST MANAGEMENT PRACTICES

Sheet #
2
G1.0

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE 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 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.

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 two-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] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 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.

Y	N/A	RESPON. PARTY
	■	

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)[1,2]
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 percent of actual parking spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (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 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.1. 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.

5.106.5.3.2.1 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.2 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

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).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE,3,4 LOW POWER LEVEL 2, LEVEL 2, 1, 2 OR DCFC
0-9	0	0
10-25	26.4	26.4
26-50	52.8	52.8
51-75	85.8	85.8
76-100	112.2	112.2
101-150	165	165
151-200	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × 20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.

Y	N/A	RESPON. PARTY
□	■	

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

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 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.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSG-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 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. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 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 space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable 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 device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

TABLE 5.106.5.6.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF REQUIRED EVCS[2]
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Y	N/A	RESPON. PARTY
□	■	

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 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 compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 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 space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable 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 device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

TABLE 5.106.5.6.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF REQUIRED EVCS[2]
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

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.

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CITY REFERENCE:
FILE NO: CP25-022

NO.	DESCRIPTION	DATE
	Change of Use Submittal	08.18.25
	Plan Check Submittal	10.06.25
	Client Revisions	02.27.26
	Plan Check Response	02.27.26
	Plan Check Response	04.27.26

Job #	25032
Date	10.06.25
Scale	As Shown

Sheet Title

CALGREEN
NON-RESIDENTIAL
MANDATORY
MEASURES

Sheet #

G1.1

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.106.8.1 Facing- Backlight
Luminaries 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.
Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table *California Energy Code* Tables 130.2-A and 130.2-B.
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:

Swales.
Water collection and disposal systems.
French drains.
Water retention gardens.
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 tress 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:
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.
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).

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.

Y	N/A	RESPON. PARTY
■	☐	ARCH

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.

5.303.3.3 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

Y	N/A	RESPON. PARTY
☐	■	

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

Y	N/A	RESPON. PARTY
☐	■	

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/.

Y	N/A	RESPON. PARTY
☐	■	

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 specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions 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.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

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.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

Y	N/A	RESPON. PARTY
☐	■	

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).

Y	N/A	RESPON. PARTY
■	☐	GC

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/

Y	N/A	RESPON. PARTY
■	☐	GC

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 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

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.

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Project

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5891 RUE FERRARI
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Consultant

Stamp

CITY REFERENCE:
FILE NO: CP25-022

NO.	DESCRIPTION	DATE
	Change of Use Submittal	08.18.25
	Plan Check Submittal	10.06.25
	Client Revisions	02.27.26
	Plan Check Response	02.27.26
	Plan Check Response	04.27.26

Job # 25032
Date 10.06.25
Scale As Shown

Sheet Title

CALGREEN NON-RESIDENTIAL MANDATORY MEASURES

Sheet #

G1.2

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

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).

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.

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:

Owner's or Owner representative's project requirements.
Basis of design.
Commissioning measures shown in the construction documents.
Commissioning plan.
Functional performance testing.
Documentation and training.
Commissioning report.

Exceptions:

Unconditioned warehouses of any size.
Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.

Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
Open parking garages of any size, or open parking garage areas, of any size, within a structure.

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:

. 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

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 32^0 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, 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-propoelled 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) (EVCSj). 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

[ ] Y [x] N/A

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

[x] Y [ ] N/A — MECH

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.

[x] Y [ ] N/A — MECH

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.

[x] Y [ ] N/A — ARCH

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.

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.

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Consultant

Stamp

LICENSED ARCHITECT
LARRY GRONDAHL
C-15943
REN. 06-30-2027
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CITY REFERENCE:
FILE NO: CP25-022

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Job # 25032
Date 10.06.25
Scale As Shown

Sheet Title

CALGREEN NON-RESIDENTIAL MANDATORY MEASURES

Sheet #

G1.3

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y ■ N/A □ RESPON. PARTY:

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

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.

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 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.
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:
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.
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.
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.
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.
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.
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

Y ■ N/A □ RESPON. PARTY: MECH

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.

Y □ N/A ■ RESPON. PARTY:

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.

Documentation Author's/Responsible Designer's Declaration Statement
Check the appropriate box(es) on the list below.

■ Mandatory: I attest that these mandatory provisions checklist is accurate and complete.

Signature:			
Company: HTK STUDIO, INC.		Date: JUNE 9, 2025	
Address: 2275 S. WINCHESTER BLVD.		License:	
City/State/Zip: CAMPBELL, CA 95008		Phone: 650-619-7926	

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LICENSED ARCHITECT
LARRY GRONDAHL
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	Plan Check Response	04.27.26

Job #	25032
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Scale	As Shown

Sheet Title

CALGREEN
NON-RESIDENTIAL
MANDATORY
MEASURES

Sheet #

G1.4

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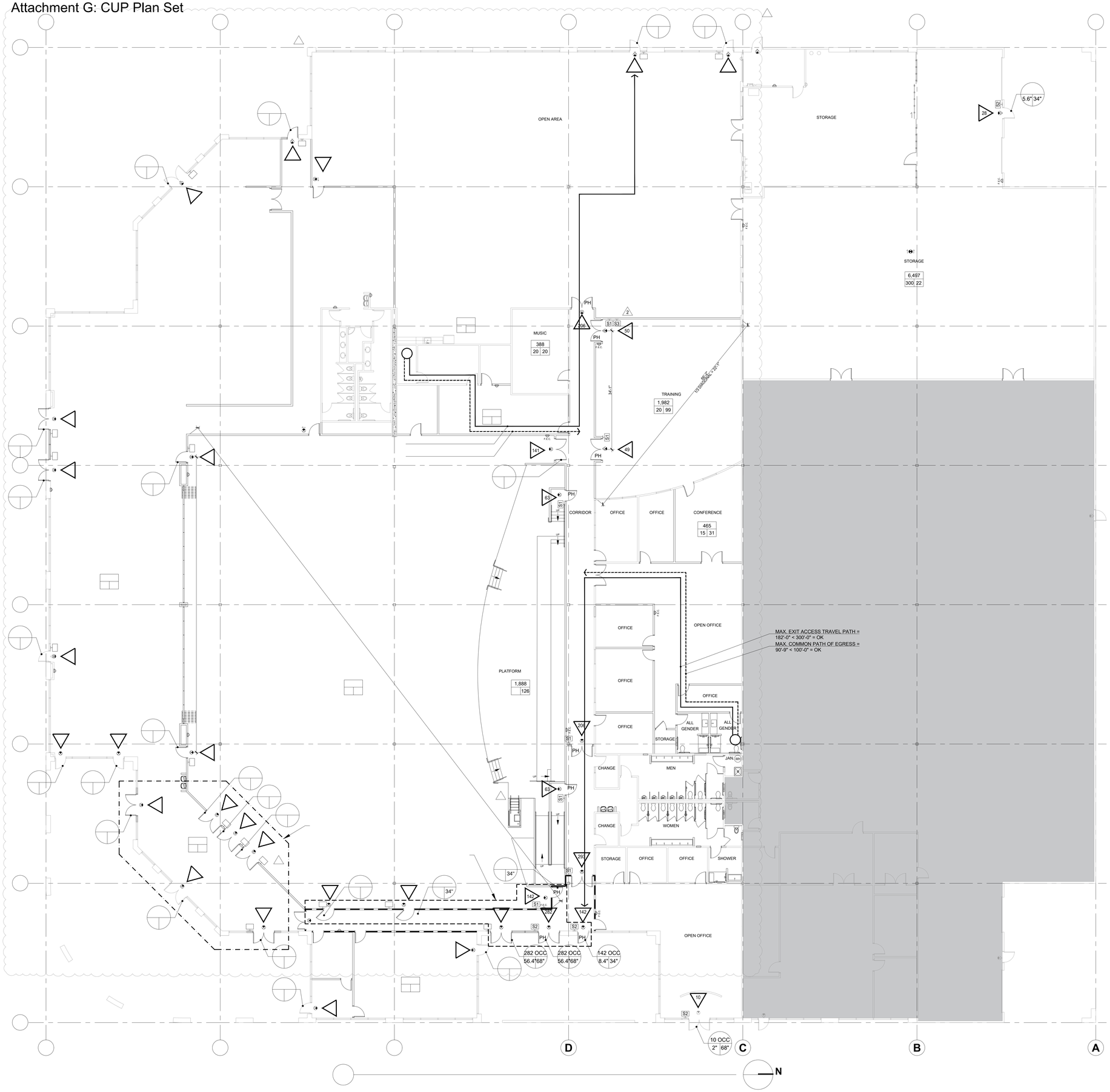

OCCUPANCY CALCULATIONS

ROOM TYPE	AREA (SF)	LOAD FACTOR (SF/PERSON)	# OF OCCUPANTS
STORAGE/UTILITY (GROSS)	9,070	300	30
ASSEMBLY (CONCENTRATED)	11,866	7	1,695
ASSEMBLY (UNCONCENTRATED)	8,070	15	538
OFFICE (GROSS)	23,034	150	154
DAY CARE (NET)	867	35	25
TRAINING (NET)	2,370	20	119
TOTAL	55,277		2,561

FUNCTION OF SPACE LEGEND

THE FOLLOWING IS USED FOR THE CALCULATION OF OCCUPANT LOADS. FOR DETERMINATION OF OCCUPANT GROUPS AND THEIR SEPARATION SEE SHEET G2.2.

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- ASSEMBLY WITHOUT FIXED SEATS (CONCENTRATED)
- ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED)
- BUSINESS AREAS
- DAY CARE
- STAGES AND PLATFORMS

LEGEND

- 1,000 / 100 10 — ROOM AREA; # OF OCCUPANTS; OCCUPANT LOAD FACTOR
- 50 — INDICATES POINT OF EGRESS; # OF OCCUPANTS
- CR S1 — INDICATES CARD READER; SIGNAGE TYPE, SEE DET. 3/G3.1
- PH — INDICATES PANIC HARDWARE
- F.E.C. — SURFACE MOUNTED FIRE EXTINGUISHER
- F.E. — SEMI-RECESSED FIRE EXTINGUISHER AND CABINET, SEE DET. 17/G3.1
- EXIT ACCESS TRAVEL PATH
- COMMON PATH OF EGRESS TRAVEL
- HATCHING INDICATES 1-HR FIRE-RATED PARTITION
- NOT IN SCOPE
- 85 OCC / 17" 34" — OCCUPANT LOAD; WIDTH PROVIDED; WIDTH REQUIRED (0.2" @ DOORS)
- EXISTING ILLUMINATED EXIT SIGN
- NEW ILLUMINATED EXIT SIGN

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Sheet Title

EGRESS PLAN

Sheet #

G2.1

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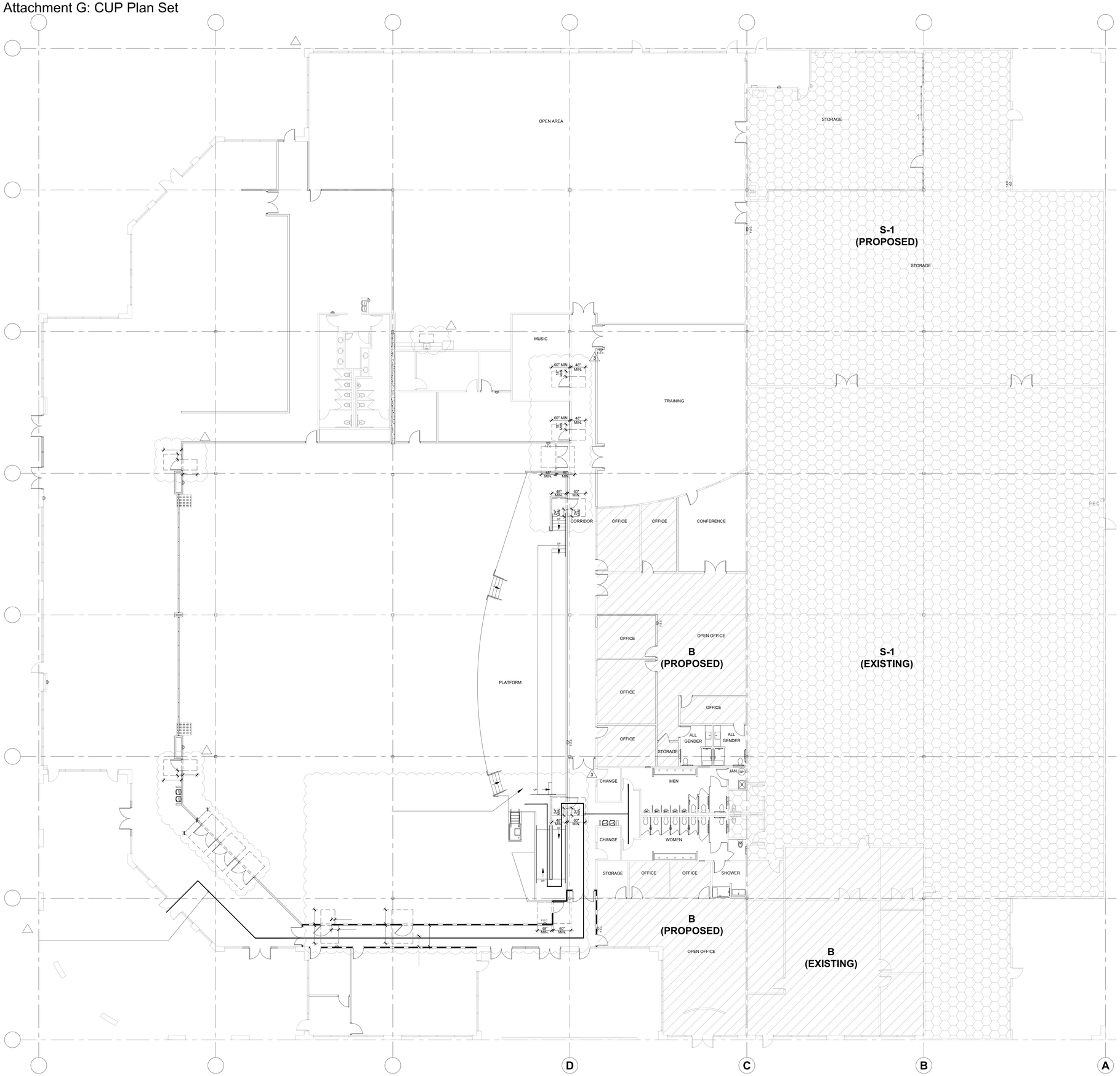

FIRST FLOOR OCCUPANCY GROUP SEPARATION PLAN

N

OCCUPANCY	A-3	A-2 / A-3 / B / S-1*
SPRINKLERED BUILDING	YES	YES
ALLOWABLE AREA	UNLIMITED [1]	72,904 SF
ALLOWABLE BUILDING HEIGHT	75'	25'
ALLOWABLE NUMBER OF STORIES	3	1
FIRE RESISTIVE REQUIREMENTS		
STRUCTURAL FRAME	0 HR.	0 HR.
BEARING WALLS - EXTERIOR	2 HR.	2 HR.
BEARING WALLS - INTERIOR	0 HR.	0 HR.
NONBEARING WALLS - EXTERIOR	0 HR.	0 HR.
NONBEARING WALLS - INTERIOR	0 HR.	0 HR.
FLOOR CONSTRUCTION	0 HR.	0 HR.
ROOF CONSTRUCTION	0 HR.	0 HR.

* BUILDING IS CONSIDERED NONSEPARATED PER CBC SECTION 508.3 AND IS ANALYZED FOR THE MOST RESTRICTIVE BUILDING OCCUPANCY TYPE (A-3), THEREFORE NO FIRE RATED SEPARATION IS REQUIRED BETWEEN OCCUPANT GROUP TYPES.

FOOTNOTES:
1. PER CBC SECTION 507.7 FOR ONE-STORY BUILDINGS OF TYPE III CONSTRUCTION USED FOR RELIGIOUS WORSHIP.

OCCUPANT GROUP LEGEND

GROUP "A-3" ASSEMBLY - PLACE OF RELIGIOUS WORSHIP

GROUP "B" OFFICE

GROUP "S-1" STORAGE

PLUMBING ANALYSIS

OCCUPANT LOAD FACTOR (PER CPC CHAPTER 4 TABLE 4-1)

FUNCTION OF SPACE	LOAD FACTOR (SF/PERSON)	AREA (SF)	# OF OCCUPANTS
ASSEMBLY (W/O FIXED SEATS)	11	18,682	1,698.36
ASSEMBLY (CONF., DINING, LOUNGE)	30	804	26.80
BUSINESS	150	16,072	107.15
DAY CARE	35	867	24.77
EDUCATION (BEYOND 12TH GRADE)	50	2,844	56.88
KITCHEN/FOOD PREP	50	0	0.00
WAREHOUSE (STORAGE)	4,000	8,238	2.06
ACCESSORY AREAS (EXCLUDED)	-	7,770	0
TOTAL	-	55,277	1,916.02
		958 MALE / 958 FEMALE	

PLUMBING FIXTURE COUNT (PER TABLE 422.1)
OCCUPANCY GROUP: A-3

	WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINKS
REQUIRED					
MALE	5	6	6	-	-
FEMALE	13	-	8	-	-
TOTAL	18	6	14	6	1
PROVIDED					
MALE	6	6	7	-	-
FEMALE	14	-	9	-	-
ALL GENDER	2	-	2	-	-
TOTAL	22	6	18	6	2

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C-15943
06-30-2027
STATE OF CALIFORNIA

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FILE NO: CP25-022

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Sheet Title

BUILDING CODE ANALYSIS

Sheet #

G2.2

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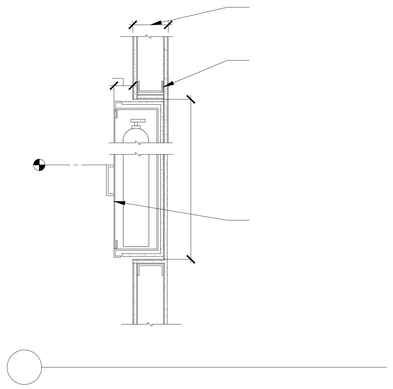
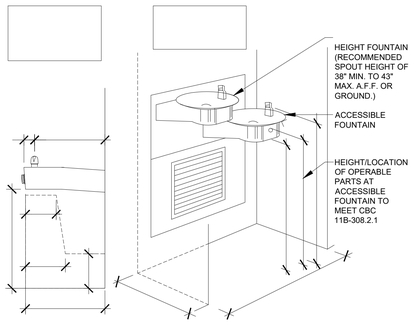
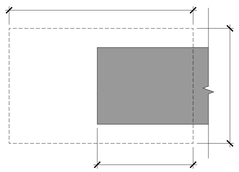
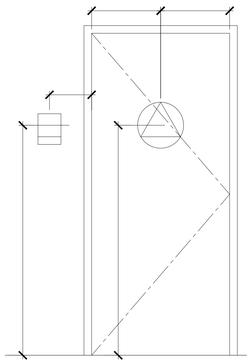




HI-LO DRINKING FOUNTAIN @ ALCOVE





3/4" THK. COLOR TO BE SELECTED BY ARCHITECT.

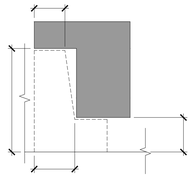
ALL SIGNAGE SHALL HAVE EASED OR ROUNDED EDGES.

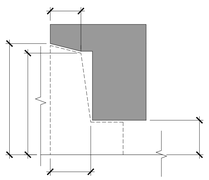
ALL BRAILLE SHALL BE GRADE 2 AND COMPLY WITH CBC SEC. 11B-703.3 AND 11B-703.4.

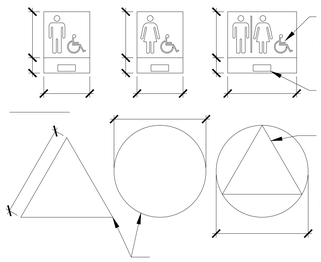
TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. A.F.F. MEASURED FROM BASELINE OF LOWEST BRAILLE CELLS AND 60" MAX. A.F.F. MEASURED FROM BASELINE OF HIGHEST LINE OF RAISED CHARACTERS.

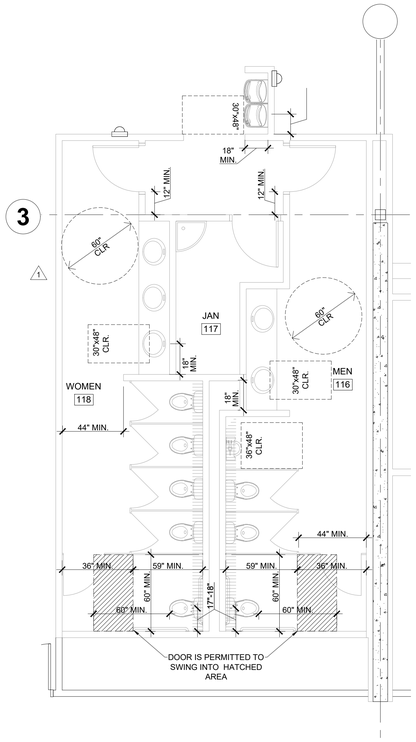
VISUAL CHARACTERS SHALL COMPLY WITH CBC SEC. 11B-703.5.

RAISED CHARACTERS SHALL COMPLY WITH CBC SEC. 11B-703.2.



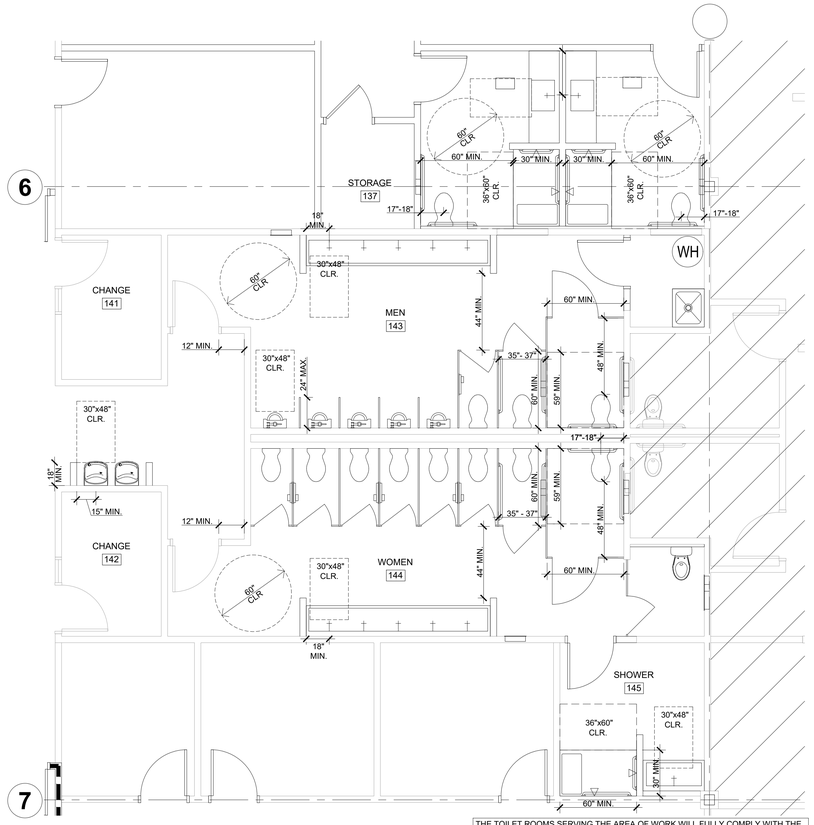






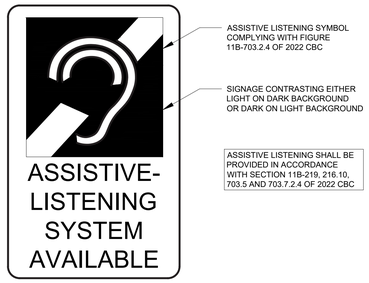
THE TOILET ROOMS SERVING THE AREA OF WORK FULLY COMPLY WITH THE DISABLED ACCESSIBILITY REQUIREMENTS OF CBC CHAPTER 11B. SEE DETAILS 15, 19 AND 20 FOR SIGNAGE, CLEARANCES AND REQUIRED MOUNTING HEIGHTS.

10 ENLARGED TOILET ROOM PLAN @ FIRST FLOOR
1/4"=1'-0" FOR REFERENCE ONLY

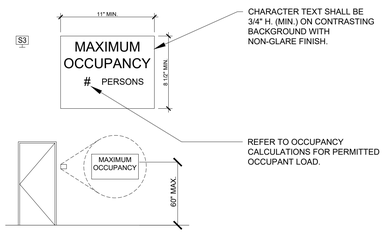


THE TOILET ROOMS SERVING THE AREA OF WORK WILL FULLY COMPLY WITH THE DISABLED ACCESSIBILITY REQUIREMENTS OF CBC CHAPTER 11B. SEE DETAILS 15, 19 AND 20 FOR SIGNAGE, CLEARANCES AND REQUIRED MOUNTING HEIGHTS.

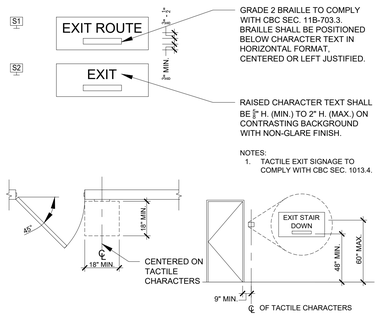
6 ENLARGED TOILET ROOM PLAN @ FIRST FLOOR
1/4"=1'-0"



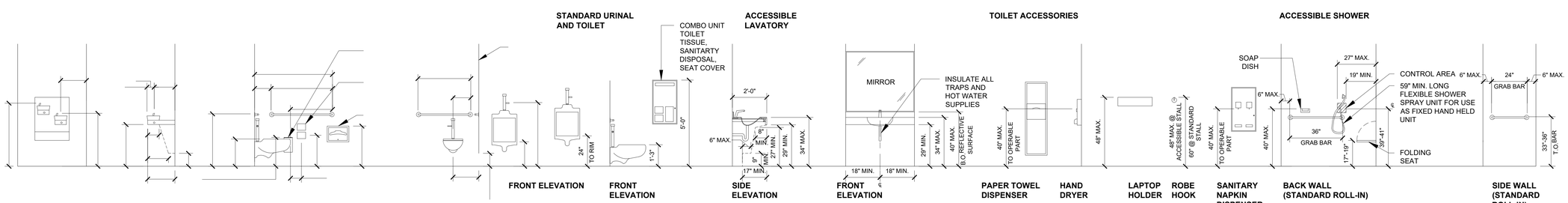
11 ASSISTIVE LISTENING SIGNAGE
N.T.S.



7 MAXIMUM OCCUPANCY SIGNAGE
N.T.S.



3 TACTILE EXIT SIGNAGE
N.T.S.



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Sheet Title

ACCESSIBLITY PLAN AND DETAILS

Sheet #

G3.1

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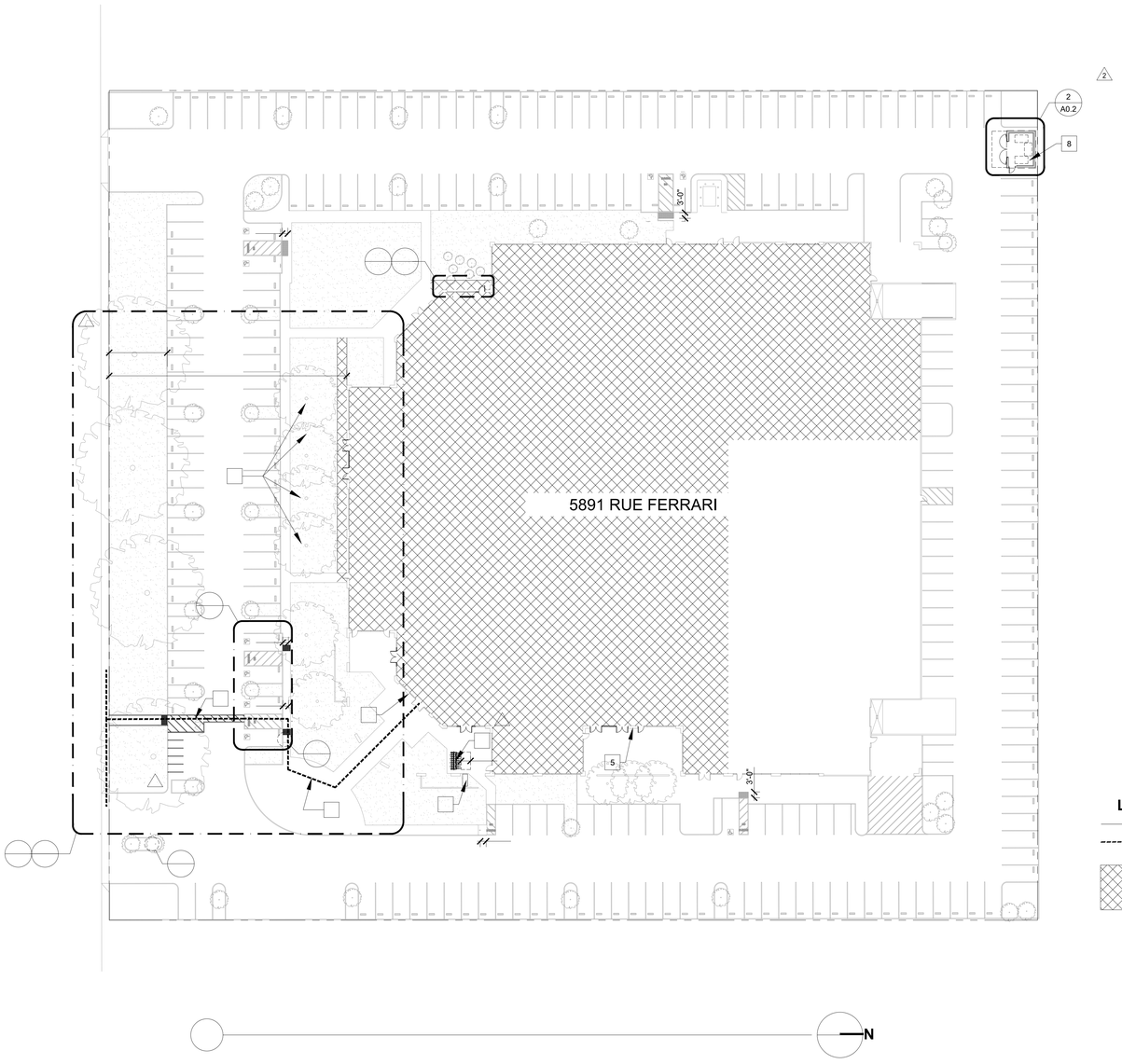
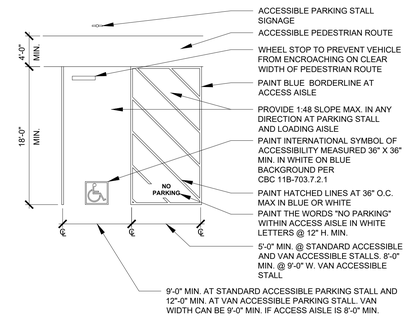


LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- AREA OF WORK

KEY NOTES

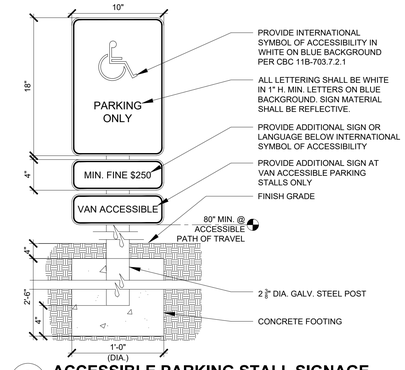
1. PROPOSED ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY.
2. PROPOSED ACCESSIBLE PATH OF TRAVEL TO MAIN ENTRANCE.
3. TREES SHOWN ARE EXISTING TO REMAIN AND WILL BE PROTECTED AS REQUIRED DURING CONSTRUCTION OF NEW WALKWAY.
4. INSTALL SHORT-TERM BICYCLE RACK (BELSON OUTDOORS TRADITIONAL BIKE RACK, #BR12-P OR SIM.) PER CALGREEN SECTION 1.106.4.1 AND SJMC SECTION 20.90.190. 2
5. PROVIDE SIGNAGE PROHIBITING SMOKING WITHIN 25 FT. OF BUILDING ENTRIES, INTAKES AND ADDITIONAL REGULATIONS PER CGCBC SECTION 5.504.7.
6. PROVIDE ONE INDIVIDUAL BIKE LOCKER FOR LONG-TERM BICYCLE PARKING PER CALGREEN SECTION 1.106.4.1 AND SJMC SECTION 20.90.190. 2
7. REMOVE EXISTING PARKING STALL STRIPING AND PROVIDE STRIPING AND SIGNAGE FOR MIN. (6) MOTORCYCLE PARKING STALLS (3'Wx6'L EACH).
8. REMOVE EXISTING TRASH ENCLOSURE. PROVIDE NEW ACCESSIBLE ENCLOSURE WITH ROOF. SEE SHEET A0.2 FOR ADDITIONAL INFORMATION.



2 TYPICAL ACCESSIBLE PARKING STALL

1/8"=1'-0"

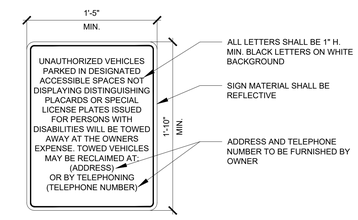
FOR REFERENCE ONLY



3 ACCESSIBLE PARKING STALL SIGNAGE

1 1/2"=1-0"

FOR REFERENCE ONLY



4 TOWAWAY SIGNAGE

1 1/2"=1-0"

FOR REFERENCE ONLY

BICYCLE PARKING CALCULATIONS

PARKING TYPE	MINIMUM NUMBER OF SPACES REQUIRED*	TOTAL NUMBER OF SPACES PROVIDED
SHORT TERM PARKING	8	9
LONG TERM PARKING	1	1

BICYCLE PARKING: 1 PER 450 SF OF AREA DESIGNED FOR ASSEMBLY FOR WORSHIP
CONGREGATION HALL + STAGE: 3,583 SF
3,583 / 450 = 8 SPACES REQUIRED

PARKING CALCULATIONS

PARKING TYPE	MINIMUM NUMBER OF SPACES REQUIRED*	TOTAL NUMBER OF SPACES PROVIDED
STANDARD STALL	-	231
MOTORCYCLE STALL	6	6
ACCESSIBLE STALL	7	9
VAN ACCESSIBLE STALL	2 OF 7	3 OF 9

* CITY OF SAN JOSE HAS UPDATED TITLE 20 OF THE MUNICIPAL CODE TO REMOVE MANDATORY MINIMUM PARKING REQUIREMENTS BASED ON PROJECT SIZE AND USE. PROJECT HAS BEEN REVIEWED BASED ON ITS EXISTING PARKING COUNTS AND IS IN COMPLIANCE.

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Sheet Title

ACCESSIBILITY SITE PLAN AND DETAILS

Sheet #

G4.1

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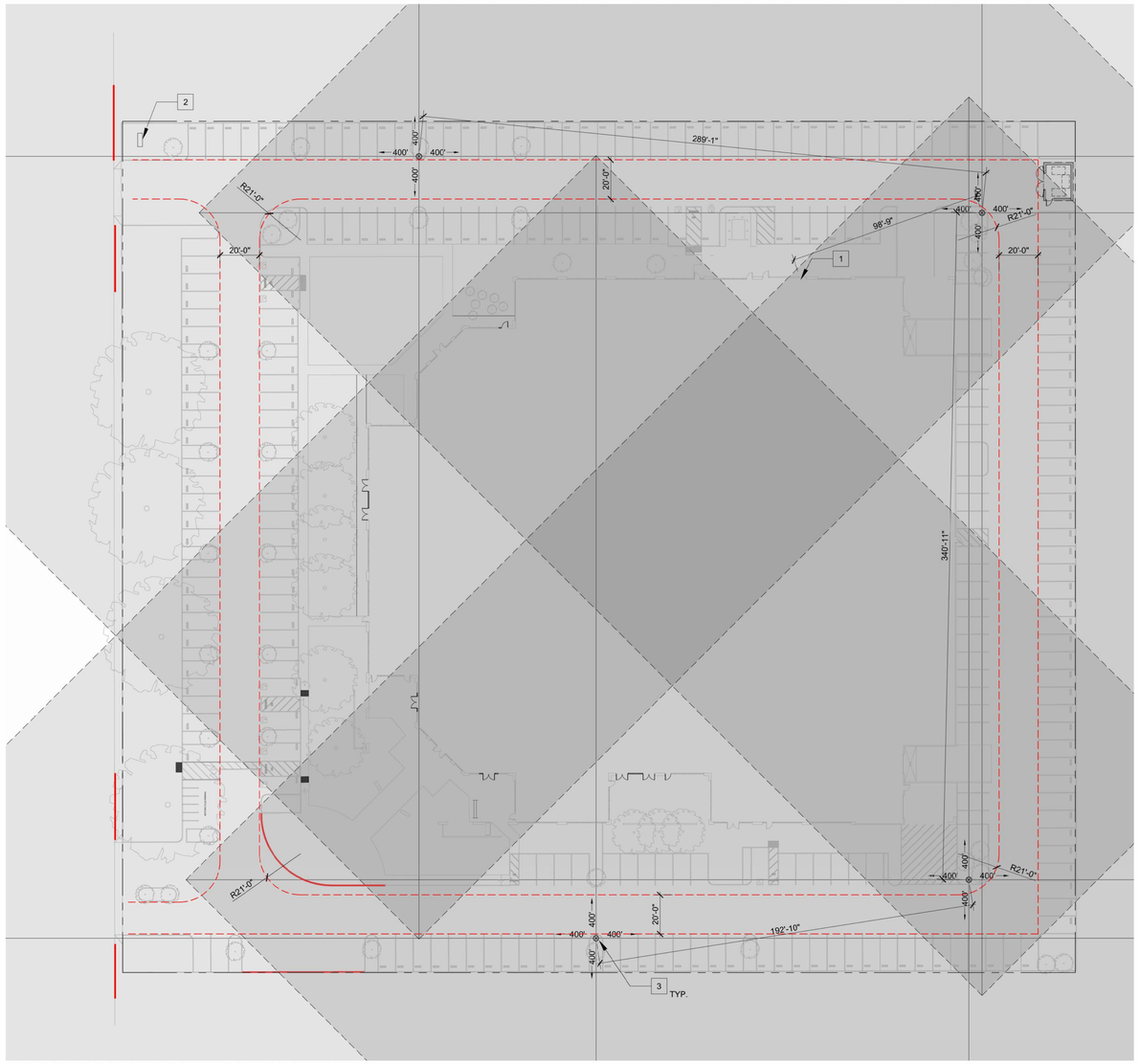

LEGEND

- PROPERTY LINE
- FIRE LANE MARKING
- FIRE APPARATUS ROAD
- EXISTING FIRE HYDRANT

N

CONNECTION.

3 SHADED AREA REPRESENTS A COVERAGE DIAMOND DEMONSTRATING AREAS WITHIN A 400' PATH OF TRAVEL FROM EACH FIRE HYDRANT. TYPICAL AT EACH HYDRANT. ALL EXTERIOR WALLS FALL WITHIN ONE OF THE VARIOUS COVERAGE DIAMONDS SHOWING COMPLIANCE.

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FIRE ACCESS PLAN

Sheet # 2

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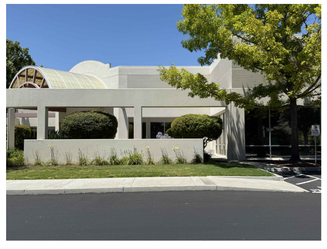

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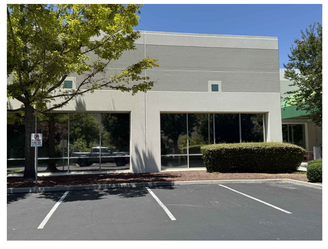
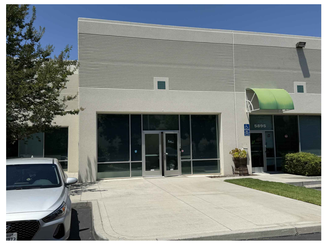


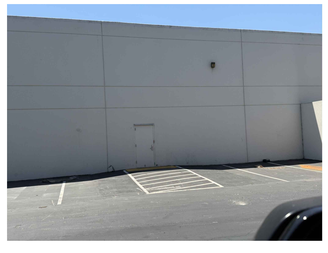
9 **EXISTING BUILDING - EAST**
N.T.S. FOR REFERENCE ONLY

5 **EXISTING BUILDING - EAST**
N.T.S. FOR REFERENCE ONLY



1 **EXISTING BUILDING - EAST**
N.T.S. FOR REFERENCE ONLY

FOR REFERENCE ONLY



10 **EXISTING BUILDING - NORTH**
N.T.S. FOR REFERENCE ONLY

6 **EXISTING BUILDING - NORTH**
N.T.S. FOR REFERENCE ONLY

2 **EXISTING BUILDING - WEST**
N.T.S. FOR REFERENCE ONLY

FOR REFERENCE ONLY

11 **EXISTING BUILDING - WEST**
N.T.S. FOR REFERENCE ONLY

7 **EXISTING BUILDING - SOUTH WEST**
N.T.S. FOR REFERENCE ONLY

3 **EXISTING BUILDING - SOUTH WEST**
N.T.S. FOR REFERENCE ONLY

FOR REFERENCE ONLY

12 **EXISTING BUILDING - SOUTH**
N.T.S. FOR REFERENCE ONLY

8

4

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Sheet Title

EXISTING EXTERIOR PHOTOS

Sheet #

G5.1

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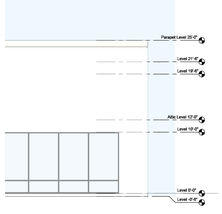

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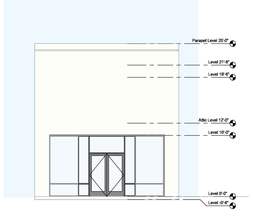
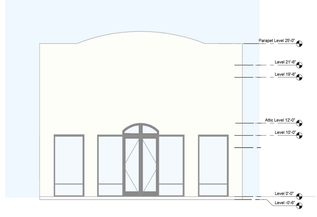
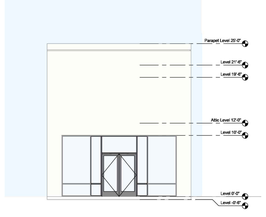


9 **ELEV. AT MAIN ENTRANCE - SOUTHEAST**
3/32"=1'-0"
FOR REFERENCE ONLY



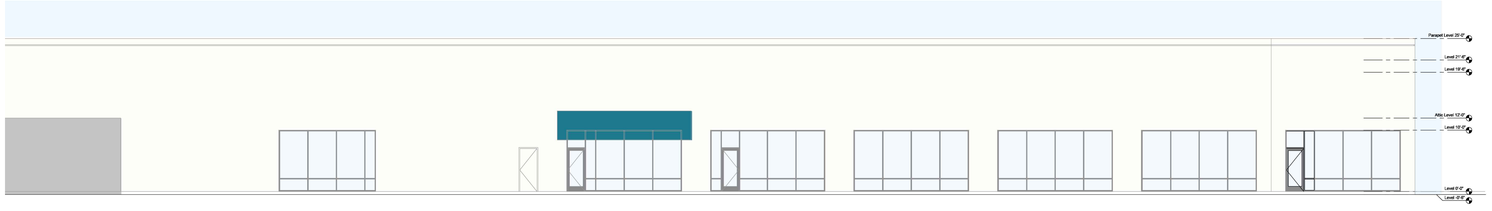
5 **ELEV. AT MAIN ENTRANCE - SOUTHEAST**
3/32"=1'-0"
FOR REFERENCE ONLY



1 **ELEV. AT MAIN ENTRANCE - SOUTHEAST**
3/32"=1'-0"
FOR REFERENCE ONLY

ELEVATION AT EXISTING BUILDING - EAST
FOR REFERENCE ONLY

ELEVATION AT EXISTING BUILDING - NORTH
FOR REFERENCE ONLY



ELEVATION AT EXISTING BUILDING - WEST
FOR REFERENCE ONLY

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Sheet Title
EXTERIOR ELEVATIONS

Sheet #
G5.2

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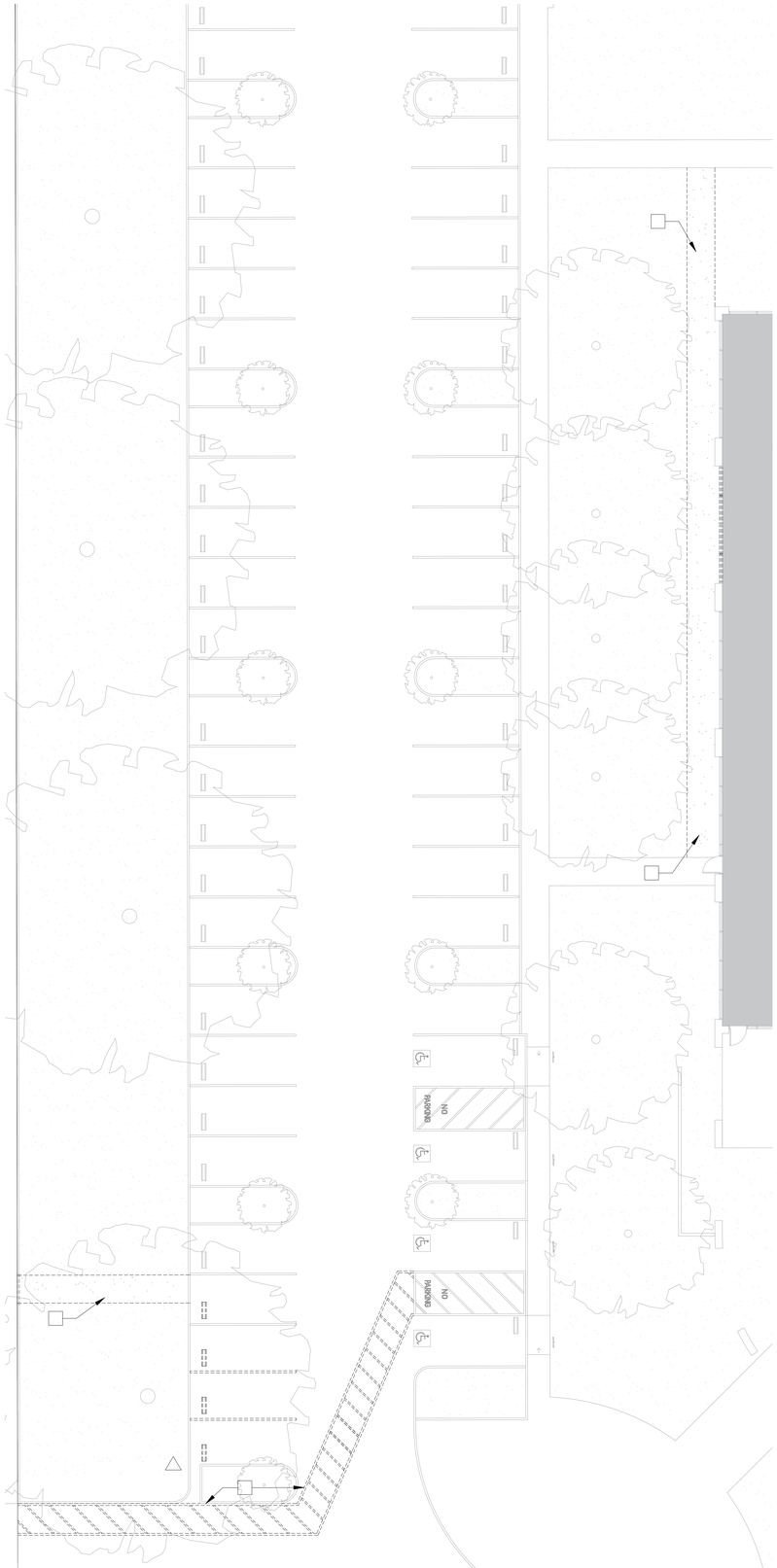
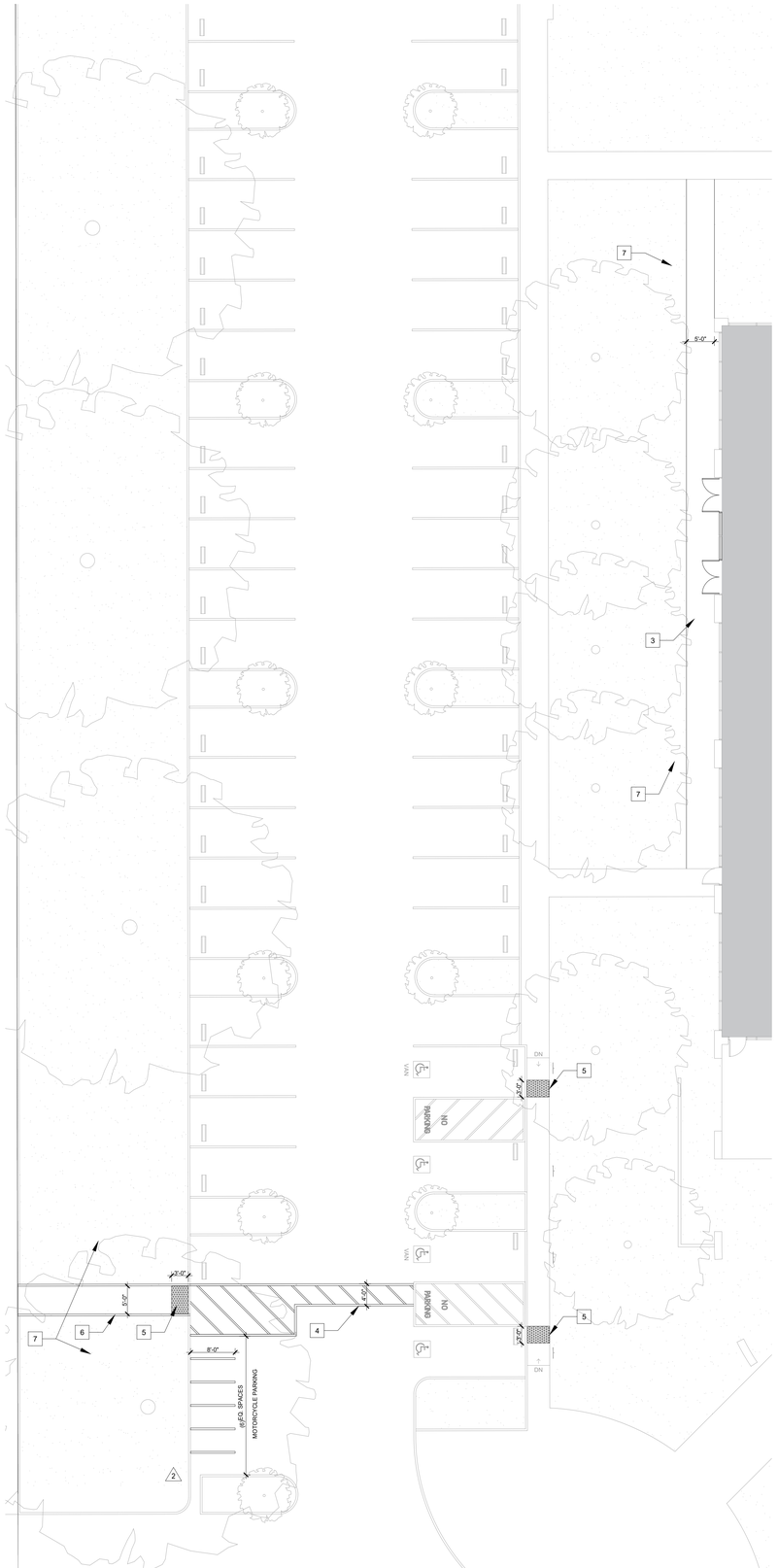




3 **SITE PLAN - LANDSCAPE**
3/32" = 1'-0"

PRIOR TO ANY DIGGING.

4. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF EXISTING SITE FEATURES, INCLUDING BUT NOT LIMITED TO, PAVING, LANDSCAPING AND IRRIGATION, DAMAGED AS A RESULT OF THE NEW WORK.
5. ALL EXISTING PAVEMENT MARKINGS TO REMAIN, U.O.N.
6. WHERE NEW PARKING STALLS ARE ADJACENT TO SIDEWALKS, PROVIDE CONCRETE WHEEL STOPS TO PREVENT THE VEHICLE ENCROACHMENT OVER THE ACCESSIBLE ROUTE.

KEY NOTES

1 REMOVE EXISTING LANDSCAPING IN PREPARATION FOR NEW CONCRETE SIDEWALK. GENERAL CONTRACTOR SHALL IDENTIFY ANY UNDERGROUND UTILITY LINES THAT MAY AFFECT NEW WORK BY CALLING USA (UNDERGROUND SERVICE ALERT) PRIOR TO DIGGING.

2 REMOVE EXISTING STRIPING.

3 PROVIDE NEW CONCRETE WALKWAY, SEE DETAIL 8 ON SHEET A9.1.

4 PROVIDE NEW STRIPING TO FOR PATH OF TRAVEL TO PUBLIC WAY MIN. 4'-0" WIDE WITH MAX. 2% CROSS SLOPE AND 5% IN DIRECTION OF TRAVEL.

5 NEW TRUNCATED DOMES.

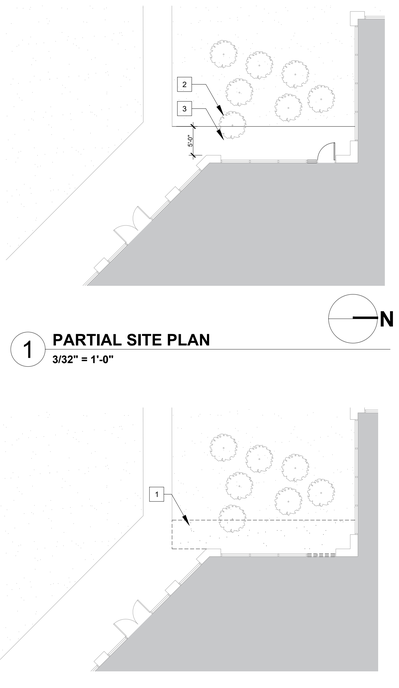
6 BETWEEN PARKING LOT AND PUBLIC WAY, PROVIDE NEW CONCRETE SIDEWALK AND CURB WITH MAX. 2% CROSS SLOPE AND 5% IN DIRECTION OF TRAVEL. SEE DETAIL 12 ON SHEET A9.1 FOR ADDITIONAL INFORMATION.

7 REPAIR LANDSCAPE AND PROVIDE NEW PAVED SIDEWALK, INCLUDING ANY IRRIGATION, OR DRAINAGE AS AFFECTED BY DEMOLITION.

LEGEND

PROPERTY LINE

ACCESSIBLE PATH OF TRAVEL



1 **PARTIAL SITE PLAN**
3/32" = 1'-0"

2 **PARTIAL DEMOLITION SITE PLAN**
3/32" = 1'-0"

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ENLARGED SITE PLANS AND DETAILS

Sheet #

A0.1

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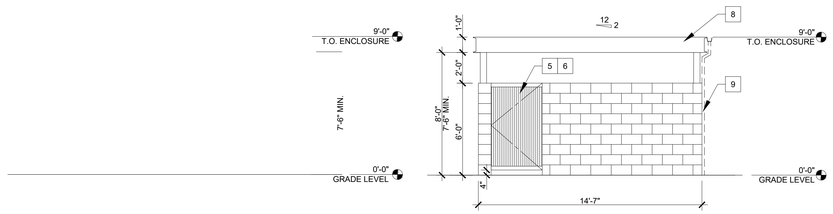
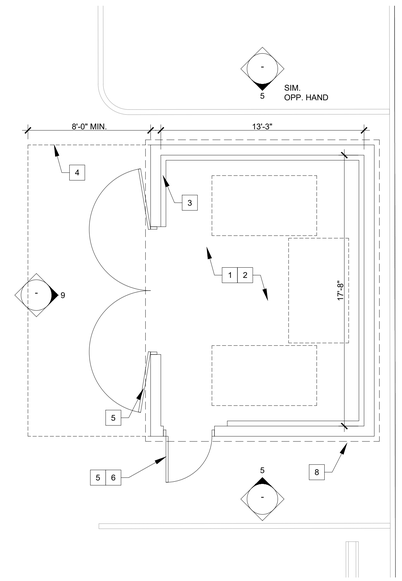


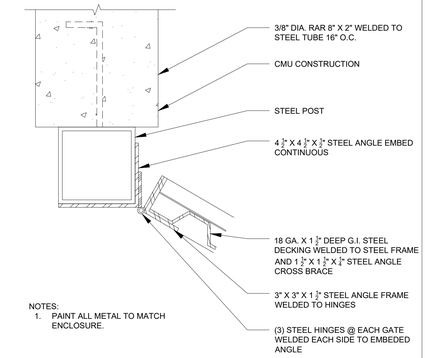
EXTERIOR ELEVATION @ TRASH ENCLOSURE

5 EXTERIOR ELEVATION @ TRASH ENCLOSURE
1/4"=1'-0"



2 ENLARGED TRASH ENCLOSURE PLAN
1/4"=1'-0"

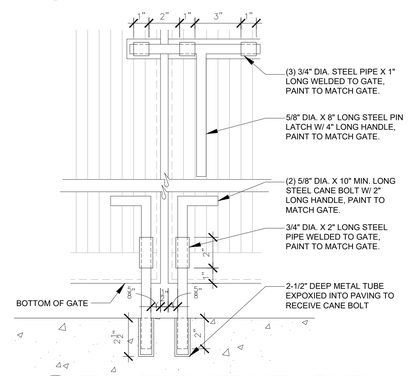
6



NOTES:
1. PAINT ALL METAL TO MATCH ENCLOSURE.

7

3 TRASH ENCLOSURE GATE AND HINGE
3"=1'-0"



8

4 TRASH ENCLOSURE GATE LATCHES
3"=1'-0"

3. SEE STRUCTURAL DRAWINGS FOR FOUNDATION, FRAMING AND ROOF INFORMATION.
4. REFER TO SHEET G0.0 FOR GENERAL NOTES.
5. CONTRACTOR SHALL IDENTIFY ANY UNDERGROUND UTILITIES WHICH MAY BE EFFECTED BY THE NEW WORK. CONTACT USA (UNDERGROUND SERVICE ALERT) PRIOR TO ANY DIGGING.
6. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF EXISTING SITE FEATURES, INCLUDING BUT NOT LIMITED TO, PAVING, LANDSCAPING AND IRRIGATION, DAMAGED AS A RESULT OF THE NEW WORK.
7. REMOVE CONFLICTING PAVEMENT MARKINGS.
8. ALL GATE HARDWARE SHALL BE STAINLESS STEEL FINISH, U.O.N.

KEY NOTES

1. NEW TRASH ENCLOSURE (8 x 8 x16 CMU, SMOOTH FINISH, PAINTED TO MATCH BUILDING) WITH STEEL DOORS FOR (3) 3 C.Y. BINS. SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND SLAB INFORMATION.
2. SLOPE CONCRETE SLAB AT 2% MAX. / 1% MIN.
3. PROVIDE 4"W x 6"H CURB AT INTERIOR PERIMETER OF ENCLOSURE.
4. NEW CONCRETE STRESS PAD DESIGNED TO SUPPORT 20,000 LB COLLECTION VEHICLE.
5. METAL GATES WITH 1 1/2" X 1 1/2" X 1/4" STEEL ANGLE HORIZONTAL BRACE FOR SUPPORT, PAINT TO MATCH BUILDING.
6. PROVIDE LEVER TYPE LATCHSET HARDWARE, HINGES AND CLOSER TO MATCH ENCLOSURE. PROVIDE SMOOTH VERTICAL SURFACE (KICKPLATE) AT PULL SIDE OF GATE TO 10" A.F.G.
7. CANE BOLTS TO HOLD DOORS IN OPEN AND CLOSED POSITIONS.
8. CORRUGATED DECKING OVER STEEL BEAMS AND STEEL POSTS (SHOWN DASHED). PROVIDE 2:12 SLOPE ROOF OVER ENCLOSURE.
9. PROVIDE GUTTER AND DOWNSPOUT AT BACK OF ENCLOSURE.

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ENLARGED TRASH ENCLOSURE PLAN AND DETAILS

Sheet #

A0.2 2

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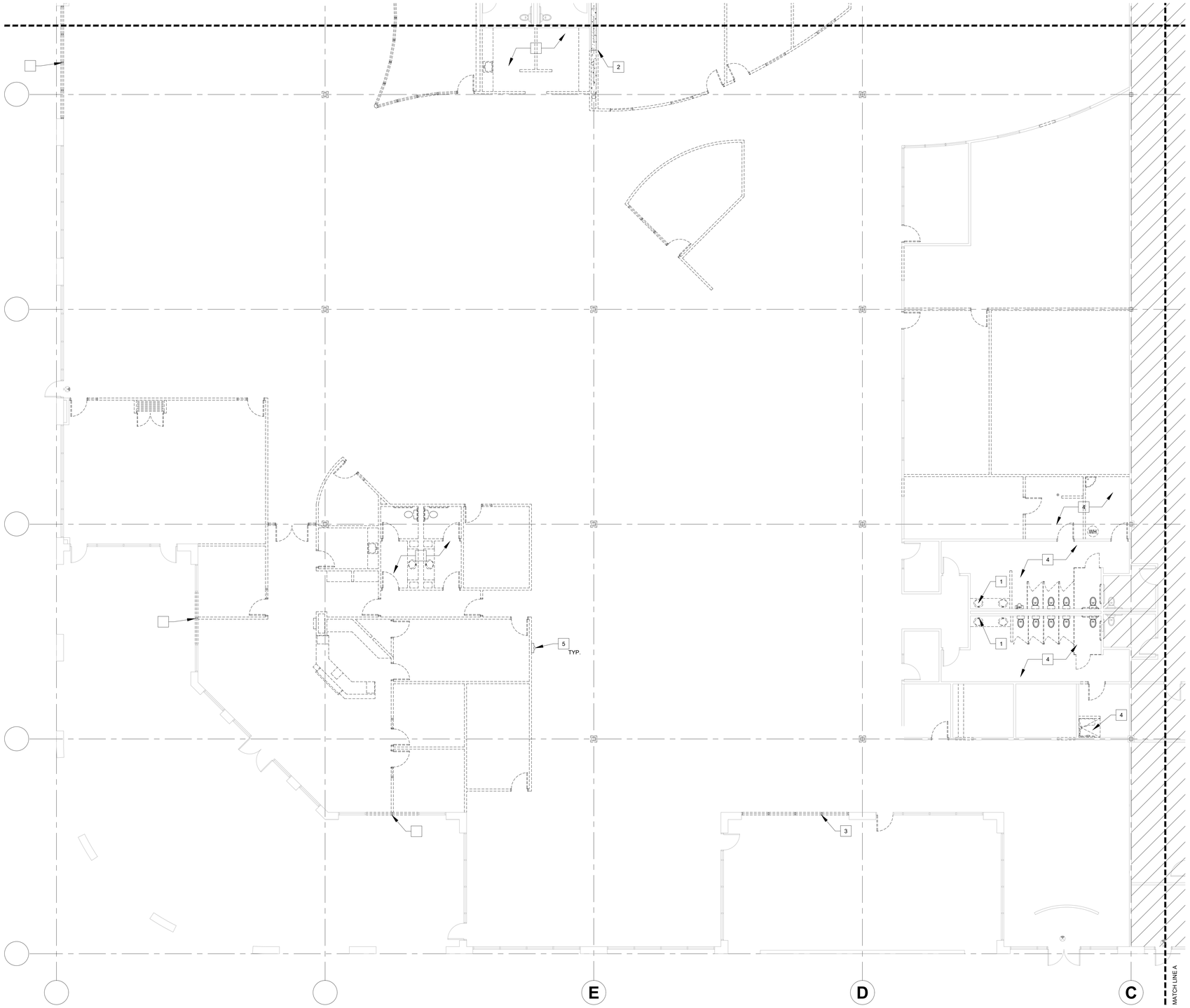

PARTIAL FIRST FLOOR DEMOLITION PLAN

N

3. REMOVE EXISTING SUSPENDED CEILING TILES, GRID AND LIGHTING THROUGHOUT AREA OF WORK, U.O.N.
4. REMOVE EXISTING ELECTRICAL/DATA OUTLETS, THERMOSTATS AND SWITCHES IN WALLS INDICATED FOR DEMOLITION.
5. PATCH AND REPAIR EXISTING WALLS TO REMAIN WHEN AFFECTED BY DEMOLITION WORK.
6. CONTRACTOR SHALL CLEAN, PATCH AND REPAIR EXISTING WINDOW MULLIONS WHERE PREVIOUS WALLS WERE ATTACHED AND REMOVED.
7. REMOVE EXISTING WALLCOVERINGS AND PREPARE WALL SURFACE FOR NEW FINISHES.
8. CONTRACTOR SHALL RELOCATE ANY ELECTRICAL PANELS LOCATED IN WALLS INDICATED FOR DEMOLITION.
9. ALL ITEMS INDICATED FOR DEMOLITION ARE BELIEVED TO BE NON-STRUCTURAL. IF CONTRACTOR DISCOVERS EXISTING STRUCTURAL ELEMENTS DURING DEMOLITION, NOTIFY THE ARCHITECT IMMEDIATELY.
10. REMOVE ALL EXISTING CABINETRY AND SINKS THROUGHOUT AREA OF WORK, U.O.N. CAP PLUMBING AS REQUIRED.

KEY NOTES

1 REMOVE EXISTING SOFFIT AND LIGHTING.

2 REMOVE PORTION OF EXISTING CONCRETE SHEAR WALL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

3 REMOVE PORTION OF EXTERIOR STOREFRONT AND PREPARE FOR NEW. SEE FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

4 REMOVE ALL PLUMBING FIXTURES, ACCESSORIES AND FINISHES FROM TOILET ROOMS.

5 SALVAGE FIRE EXINGUISHER CABINETS AND RETAIN FOR REUSE.

LEGEND

EXISTING PARTITION AND DOOR TO REMAIN

EXISTING PARTITION AND DOOR TO BE DEMOLISHED

NOT IN SCOPE

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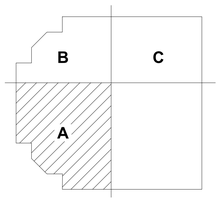

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PARTIAL FIRST FLOOR DEMOLITION PLAN - A

Sheet #

A1.1A

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3. REMOVE EXISTING SUSPENDED CEILING TILES, GRID AND LIGHTING THROUGHOUT AREA OF WORK, U.O.N.
4. REMOVE EXISTING ELECTRICAL/DATA OUTLETS, THERMOSTATS AND SWITCHES IN WALLS INDICATED FOR DEMOLITION.
5. PATCH AND REPAIR EXISTING WALLS TO REMAIN WHEN AFFECTED BY DEMOLITION WORK.
6. CONTRACTOR SHALL CLEAN, PATCH AND REPAIR EXISTING WINDOW MULLIONS WHERE PREVIOUS WALLS WERE ATTACHED AND REMOVED.
7. REMOVE EXISTING WALLCOVERINGS AND PREPARE WALL SURFACE FOR NEW FINISHES.
8. CONTRACTOR SHALL RELOCATE ANY ELECTRICAL PANELS LOCATED IN WALLS INDICATED FOR DEMOLITION.
9. ALL ITEMS INDICATED FOR DEMOLITION ARE BELIEVED TO BE NON-STRUCTURAL. IF CONTRACTOR DISCOVERS EXISTING STRUCTURAL ELEMENTS DURING DEMOLITION, NOTIFY THE ARCHITECT IMMEDIATELY.
10. REMOVE ALL EXISTING CABINETRY AND SINKS THROUGHOUT AREA OF WORK, U.O.N. CAP PLUMBING AS REQUIRED.

KEY NOTES

1. EXISTING CEILING TO REMAIN.
2. EXISTING MILLWORK TO REMAIN.
3. REMOVE PORTION OF EXTERIOR STOREFRONT AND PREPARE FOR NEW. SEE FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
4. ALL PLUMBING FIXTURES, ACCESSORIES AND FINISHES TO REMAIN.
5. SALVAGE FIRE EXTIGUISHER CABINET AND RETAIN FOR REUSE.

LEGEND

EXISTING PARTITION AND DOOR TO REMAIN

EXISTING PARTITION AND DOOR TO BE DEMOLISHED

NOT IN SCOPE

PARTIAL FIRST FLOOR DEMOLITION PLAN

N

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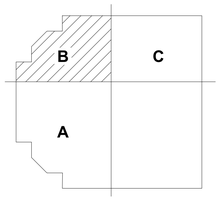

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PARTIAL FIRST FLOOR DEMOLITION PLAN - B

Sheet #

A1.1B

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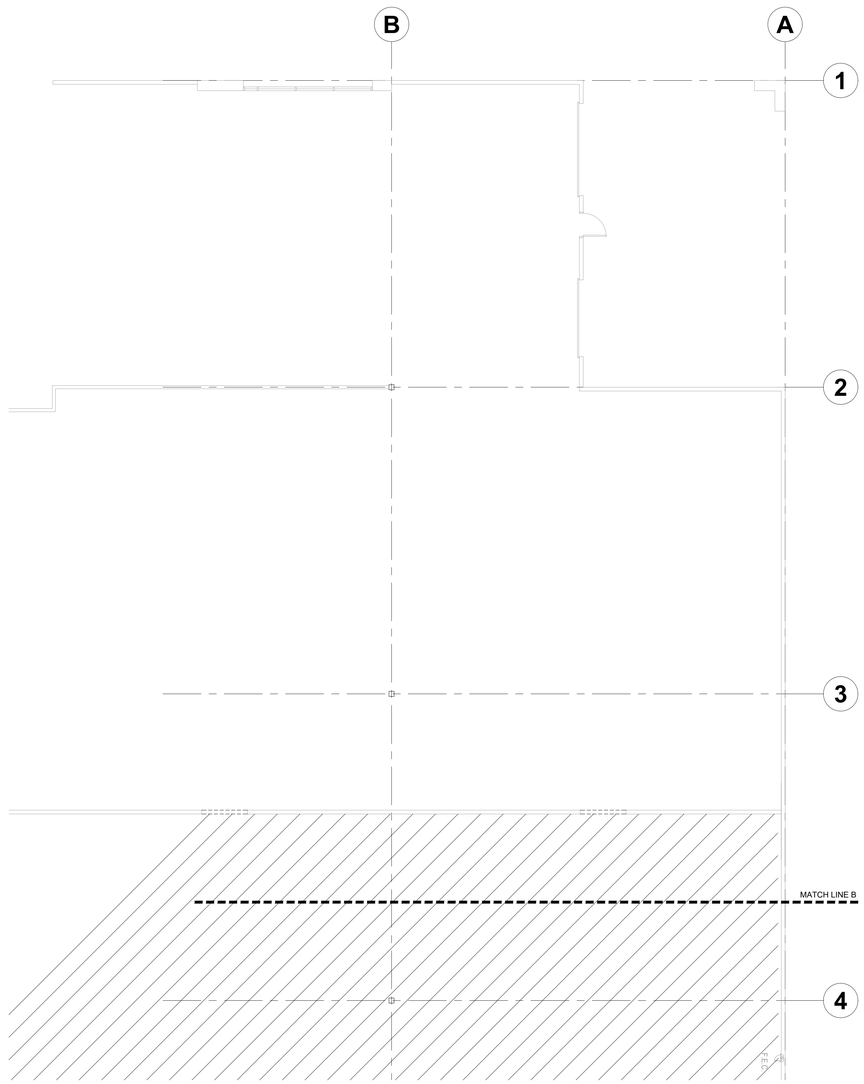
3. REMOVE EXISTING SUSPENDED CEILING TILES, GRID AND LIGHTING THROUGHOUT AREA OF WORK, U.O.N.
4. REMOVE EXISTING ELECTRICAL/DATA OUTLETS, THERMOSTATS AND SWITCHES IN WALLS INDICATED FOR DEMOLITION.
5. PATCH AND REPAIR EXISTING WALLS TO REMAIN WHEN AFFECTED BY DEMOLITION WORK.
6. CONTRACTOR SHALL CLEAN, PATCH AND REPAIR EXISTING WINDOW MULLIONS WHERE PREVIOUS WALLS WERE ATTACHED AND REMOVED.
7. REMOVE EXISTING WALLCOVERINGS AND PREPARE WALL SURFACE FOR NEW FINISHES.
8. CONTRACTOR SHALL RELOCATE ANY ELECTRICAL PANELS LOCATED IN WALLS INDICATED FOR DEMOLITION.
9. ALL ITEMS INDICATED FOR DEMOLITION ARE BELIEVED TO BE NON-STRUCTURAL. IF CONTRACTOR DISCOVERS EXISTING STRUCTURAL ELEMENTS DURING DEMOLITION, NOTIFY THE ARCHITECT IMMEDIATELY.
10. REMOVE ALL EXISTING CABINETRY AND SINKS THROUGHOUT AREA OF WORK, U.O.N. CAP PLUMBING AS REQUIRED.



PARTIAL FIRST FLOOR DEMOLITION PLAN

N

LEGEND

EXISTING PARTITION AND DOOR TO REMAIN

EXISTING PARTITION AND DOOR TO BE DEMOLISHED

NOT IN SCOPE

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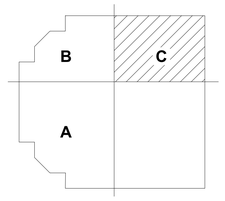

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PARTIAL FIRST FLOOR DEMOLITION PLAN - C

Sheet #

A1.1C

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ALL DOORS NOT NUMBERED ARE EXISTING TO REMAIN.

5. REFER TO FINISH PLAN FOR FINISH LOCATIONS.
6. ALL NEW PARTITIONS SHALL RECEIVE ACOUSTIC BATT INSULATION, U.O.N. PROVIDE ACOUSTICAL SEALANT FOR AIRTIGHT SEAL AT ALL PENETRATIONS, INCLUDING BUT NOT LIMITED TO CONDUITS, SPRINKLER LINES, PIPING, DUCTS, ETC. AND AT ANY GYPSUM BOARD WALL OPENINGS AND PERIMETERS.
7. ALL GYPSUM BOARD SURFACES SHALL FINISHED WITH NO VISIBLE JOINTS OR SEAMS AND SMOOTHED (OR TEXTURED) IN PREPARATION FOR PAINT.
8. PROVIDE LEVEL 4 SMOOTH WALL TEXTURE THROUGHOUT AREA OF WORK.
9. ALL GYPSUM BOARD EXPOSED EDGES SHALL BE PROTECTED WITH A CONCEALED METAL EDGE TRIM.
10. INSTALL NEW DOORS TO OPEN FLAT AGAINST ADJACENT WALLS. TYPICAL JAMB DIMENSION IS 4" FROM ADJACENT PARTITION, U.O.N.
11. PATCH AND REPAIR EXISTING WALLS TO REMAIN AS REQUIRED BY NEW WORK.
12. PROVIDE MIN. LEVEL 5 FINISH AT ALL PARTITIONS TO RECEIVE NEW WALLCOVERING.
13. PROVIDE WALL BLOCKING AS REQUIRED FOR NEW WALL ELEMENTS, INCLUDING BUT NOT LIMITED TO, WALL MOUNTED EQUIPMENT, THERMOSTATS, LIGHT SWITCHES, SHELVING, UPPER CABINETS, SIGNAGE, GRAB BARS AND TOILET ROOM ACCESSORIES.
14. ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL FINISH SPECIFICATIONS ARE TBD.
15. PROVIDE PAINT (P1) AND WALL BASE (RB1) THROUGHOUT AREA OF WORK, U.O.N.
16. SUBFLOORS SHALL BE PREPARED, LEVEL AND SMOOTH PRIOR TO INSTALLATION OF NEW FLOORING.
17. THE HEIGHT DIFFERENCE BETWEEN FLOORING SURFACES SHALL BE ½" MAX.
18. PROVIDE FLOOR TRANSITION STRIP, BURKE MERCER VINYL OR EQUAL, AT CARPET TO RESILIENT FLOORING TRANSITION. SEE FINISH SPECIFICATIONS FOR COLOR.
19. PROVIDE METAL TRANSITION STRIP, SCHLUTER SCHIENE OR EQUAL, AT CARPET TO TILE TRANSITION. SEE FINISH SPECIFICATIONS FOR COLOR.
20. TRANSITION OF FLOORING MATERIALS THAT OCCUR IN DOOR OPENINGS SHALL BE LOCATED AT CENTER OF DOOR IN CLOSED POSITION, U.O.N. TRANSITION OF FLOORING MATERIALS THAT OCCUR WITHOUT DOOR OPENINGS SHALL ALIGN WITH FACE OF PARTITION, U.O.N.
21. ALL RESILIENT BASE CORNERS SHALL BE PRE-FORMED.
22. PAINT SHEENS:
    - EGGSHELL @ ALL WALLS
    - FLAT @ ALL CEILINGS
    - SEMI-GLOSS @ DOORS/FRAMES (INDICATED FOR PAINT)
    - SEMI-GLOSS @ WALLS/CEILINGS IN TOILET/SHOWER ROOMS
23. PAINT SEMI-GLOSS SHEEN AT ANY ACCESS PANELS, PANEL BOXES AND FIRE EXTINGUISHERS TO MATCH ADJACENT WALL SURFACE.
24. DO NOT PAINT OVER ANY CODE REQUIRED LABELS, INCLUDING BUT NOT LIMITED TO, FIRE RESISTANCE RATING LABEL, U.L. EQUIPMENT IDENTIFICATION, TESTING AGENCY AND/OR MANUFACTURER PLATES, ETC. THESE LABELS SHALL REMAIN READABLE.
25. PATCH AND REPAIR ALL EXISTING FLOORS, WALLS AND CEILINGS TO MATCH EXISTING AS REQUIRED BY NEW WORK.
26. ALL FINISH MATERIALS SHALL BE APPLIED IN COMPLIANCE WITH CGBCS SECTION 5.504.4.

KEY NOTES

1. ALL NEW AND EXISTING EXTERIOR DOORS SHALL BE PROVIDED WITH A LEVEL LANDING (2% SLOPE MAX.) THE WIDTH OF THE DOOR X 5'-0" DEEP. GC TO VERIFY AND PROVIDE IF NOT EXISTING.
2. NEW MODERNFOLD SLIDING DOORS. SEE INTERIOR ELEVATION ON A8.2 AND STRUCTURAL DRAWINGS FOR SUPPORT.
3. PROVIDE MAXIMUM OCCUPANCY SIGNAGE PER DETAIL 7/G3.1 (NOTED S3 ON PLANS).
4. PROVIDE SIGNAGE FOR ASSISTIVE LISTENING DEVICE PER DETAIL 11/G3.1 (NOTED S4 ON PLANS). MINIMUM NUMBER OF DEVICES TO BE AVAILABLE IS 4% OF TOTAL NUMBER OF SEATS, BUT NO FEWER THAN TWO.

LEGEND

- OPEN OFFICE — ROOM NAME
- 100 — ROOM NUMBER
- 101A — DOOR NUMBER, SEE DOOR SCHEDULE ON SHEET A10.1
- S1 — SIGNAGE TYPE, SEE SCHEDULE
- PH — INDICATES PANIC HARDWARE
- F.E.C. — SURFACE MOUNTED FIRE EXTINGUISHER CABINET
- F.E. — SEMI RECESSED FIRE EXTINGUISHER CABINET, SEE DETAIL 17/G3.1
- EXISTING PARTITION
- D1 — PARTITION TYPE, SEE SCHEDULE
- HATCHING INDICATES 1-HR FIRE-RATED PARTITION
- NOT IN SCOPE

PARTITION TYPES

(SEE SHEET A9.1 FOR DETAILS)

TYPE A1	CEILING HEIGHT PARTITION (NON-RATED)
TYPE C1	FULL HEIGHT PARTITION (NON-RATED)
TYPE C2	FULL HEIGHT ONE SIDED PARTITION FURRING (NON-RATED)
TYPE C3	TOILET ROOM PARTITION (NON-RATED)
TYPE D1	1 HR FIRE RATED PARTITION
TYPE E1	PARTIAL HEIGHT PARTITION (NON-RATED)

SIGNAGE TYPES

(SEE SHEET G2.1 FOR ADDITIONAL SIGNAGE LOCATIONS AND SHEET G3.1 FOR DETAILS)

TYPE S1	EXIT ROUTE
TYPE S2	EXIT
TYPE S3	MAXIMUM OCCUPANCY
TYPE S4	ASSISTIVE LISTENING SYSTEM AVAILABLE

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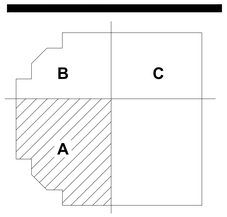

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PARTIAL FIRST FLOOR PLAN - A

Sheet #

A2.1A

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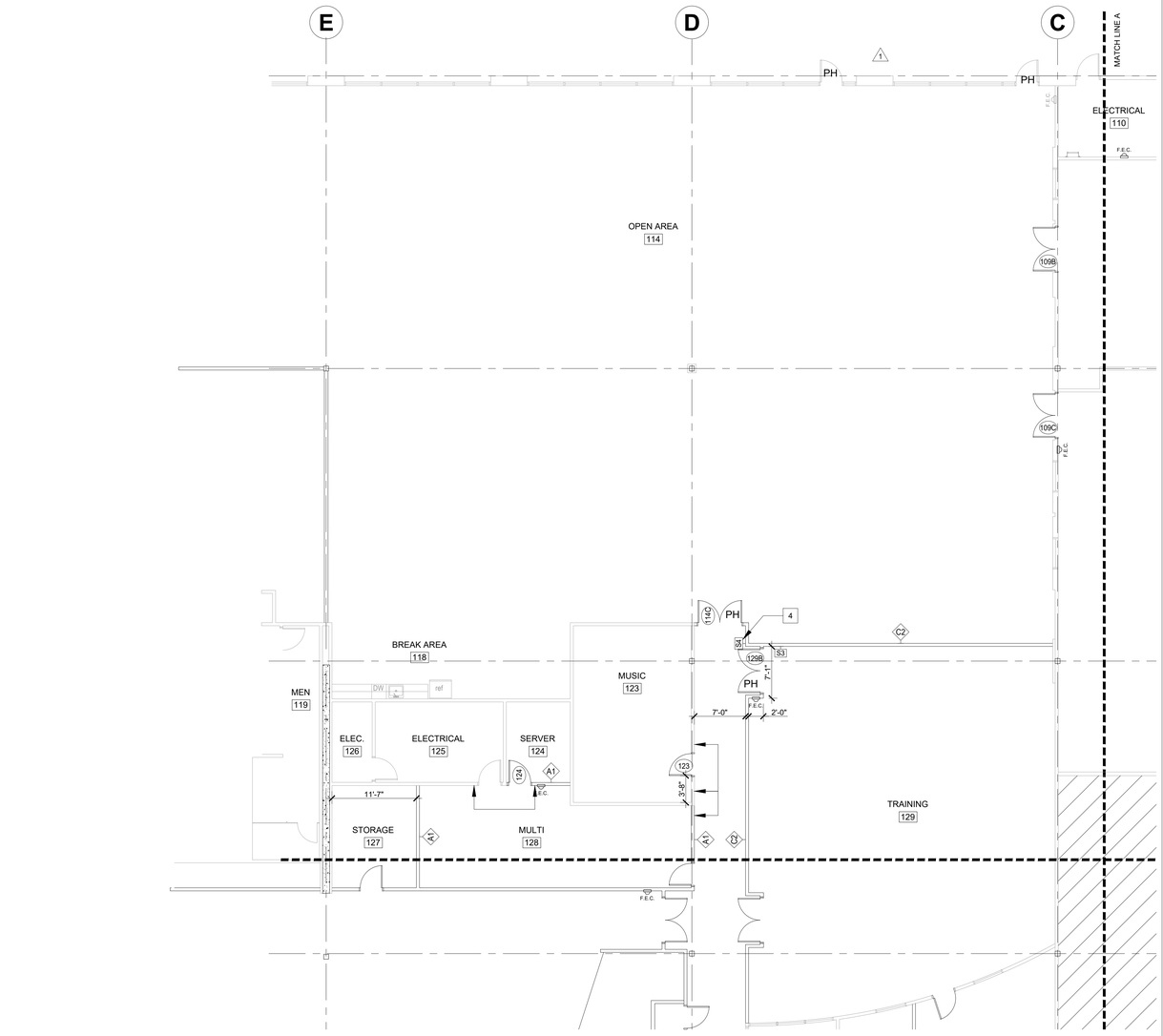

ALL DOORS NOT NUMBERED ARE EXISTING TO REMAIN.

N

5. REFER TO FINISH PLAN FOR FINISH LOCATIONS.
6. ALL NEW PARTITIONS SHALL RECEIVE ACOUSTIC BATT INSULATION, U.O.N. PROVIDE ACOUSTICAL SEALANT FOR AIRTIGHT SEAL AT ALL PENETRATIONS, INCLUDING BUT NOT LIMITED TO CONDUITS, SPRINKLER LINES, PIPING, DUCTS, ETC. AND AT ANY GYPSUM BOARD WALL OPENINGS AND PERIMETERS.
7. ALL GYPSUM BOARD SURFACES SHALL FINISHED WITH NO VISIBLE JOINTS OR SEAMS AND SMOOTHED (OR TEXTURED) IN PREPARATION FOR PAINT.
8. PROVIDE LEVEL 4 SMOOTH WALL TEXTURE THROUGHOUT AREA OF WORK.
9. ALL GYPSUM BOARD EXPOSED EDGES SHALL BE PROTECTED WITH A CONCEALED METAL EDGE TRIM.
10. INSTALL NEW DOORS TO OPEN FLAT AGAINST ADJACENT WALLS. TYPICAL JAMB DIMENSION IS 4" FROM ADJACENT PARTITION, U.O.N.
11. PATCH AND REPAIR EXISTING WALLS TO REMAIN AS REQUIRED BY NEW WORK.
12. PROVIDE MIN. LEVEL 5 FINISH AT ALL PARTITIONS TO RECEIVE NEW WALLCOVERING.
13. PROVIDE WALL BLOCKING AS REQUIRED FOR NEW WALL ELEMENTS, INCLUDING BUT NOT LIMITED TO, WALL MOUNTED EQUIPMENT, THERMOSTATS, LIGHT SWITCHES, SHELVING, UPPER CABINETS, SIGNAGE, GRAB BARS AND TOILET ROOM ACCESSORIES.
14. ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL FINISH SPECIFICATIONS ARE TBD.
15. PROVIDE PAINT (P1) AND WALL BASE (RB1) THROUGHOUT AREA OF WORK, U.O.N.
16. SUBFLOORS SHALL BE PREPARED, LEVEL AND SMOOTH PRIOR TO INSTALLATION OF NEW FLOORING.
17. THE HEIGHT DIFFERENCE BETWEEN FLOORING SURFACES SHALL BE ¼" MAX.
18. PROVIDE FLOOR TRANSITION STRIP, BURKE MERCER VINYL OR EQUAL, AT CARPET TO RESILIENT FLOORING TRANSITION. SEE FINISH SPECIFICATIONS FOR COLOR.
19. PROVIDE METAL TRANSITION STRIP, SCHLUTER SCHIENE OR EQUAL, AT CARPET TO TILE TRANSITION. SEE FINISH SPECIFICATIONS FOR COLOR.
20. TRANSITION OF FLOORING MATERIALS THAT OCCUR IN DOOR OPENINGS SHALL BE LOCATED AT CENTER OF DOOR IN CLOSED POSITION, U.O.N. TRANSITION OF FLOORING MATERIALS THAT OCCUR WITHOUT DOOR OPENINGS SHALL ALIGN WITH FACE OF PARTITION, U.O.N.
21. ALL RESILIENT BASE CORNERS SHALL BE PRE-FORMED.
22. PAINT SHEENS:
    - EGGSHELL @ ALL WALLS
    - FLAT @ ALL CEILINGS
    - SEMI-GLOSS @ DOORS/FRAMES (INDICATED FOR PAINT)
    - SEMI-GLOSS @ WALLS/CEILINGS IN TOILET/SHOWER ROOMS
23. PAINT SEMI-GLOSS SHEEN AT ANY ACCESS PANELS, PANEL BOXES AND FIRE EXTINGUISHERS TO MATCH ADJACENT WALL SURFACE.
24. DO NOT PAINT OVER ANY CODE REQUIRED LABELS, INCLUDING BUT NOT LIMITED TO, FIRE RESISTANCE RATING LABEL, U.L. EQUIPMENT IDENTIFICATION, TESTING AGENCY AND/OR MANUFACTURER PLATES, ETC. THESE LABELS SHALL REMAIN READABLE.
25. PATCH AND REPAIR ALL EXISTING FLOORS, WALLS AND CEILINGS TO MATCH EXISTING AS REQUIRED BY NEW WORK.
26. ALL FINISH MATERIALS SHALL BE APPLIED IN COMPLIANCE WITH CGBCS SECTION 5.504.4.

KEY NOTES

1. ALL NEW AND EXISTING EXTERIOR DOORS SHALL BE PROVIDED WITH A LEVEL LANDING (2% SLOPE MAX.) THE WIDTH OF THE DOOR X 5'-0" DEEP. GC TO VERIFY AND PROVIDE IF NOT EXISTING.
2. NOT USED.
3. PROVIDE MAXIMUM OCCUPANCY SIGNAGE PER DETAIL 7/G3.1 (NOTED S3 ON PLANS).
4. PROVIDE SIGNAGE FOR ASSISTIVE LISTENING DEVICE PER DETAIL 11/G3.1 (NOTED S4 ON PLANS). MINIMUM NUMBER OF DEVICES TO BE AVAILABLE IS 4% OF TOTAL NUMBER OF SEATS, BUT NO FEWER THAN TWO.

LEGEND

- OPEN OFFICE — ROOM NAME
- 100 — ROOM NUMBER
- 101A — DOOR NUMBER, SEE DOOR SCHEDULE ON SHEET A10.1
- S1 PH — SIGNAGE TYPE, SEE SCHEDULE; INDICATES PANIC HARDWARE
- F.E.C. — SURFACE MOUNTED FIRE EXTINGUISHER CABINET
- F.E.C. — SEMI RECESSED FIRE EXTINGUISHER CABINET, SEE DETAIL 17/G3.1
- EXISTING PARTITION
- D1 — PARTITION TYPE, SEE SCHEDULE
- NOT IN SCOPE

PARTITION TYPES

(SEE SHEET A9.1 FOR DETAILS)

TYPE A1	CEILING HEIGHT PARTITION (NON-RATED)
TYPE C1	FULL HEIGHT PARTITION (NON-RATED)
TYPE C2	FULL HEIGHT ONE SIDED PARTITION FURRING (NON-RATED)
TYPE C3	TOILET ROOM PARTITION (NON-RATED)
TYPE E1	PARTIAL HEIGHT PARTITION (NON-RATED)

SIGNAGE TYPES

(SEE SHEET G2.1 FOR ADDITIONAL SIGNAGE LOCATIONS AND SHEET G3.1 FOR DETAILS)

TYPE S1	EXIT ROUTE
TYPE S2	EXIT
TYPE S3	MAXIMUM OCCUPANCY
TYPE S4	ASSISTIVE LISTENING SYSTEM AVAILABLE

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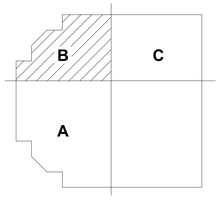

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Sheet Title

PARTIAL FIRST FLOOR PLAN - B

Sheet #

A2.1B

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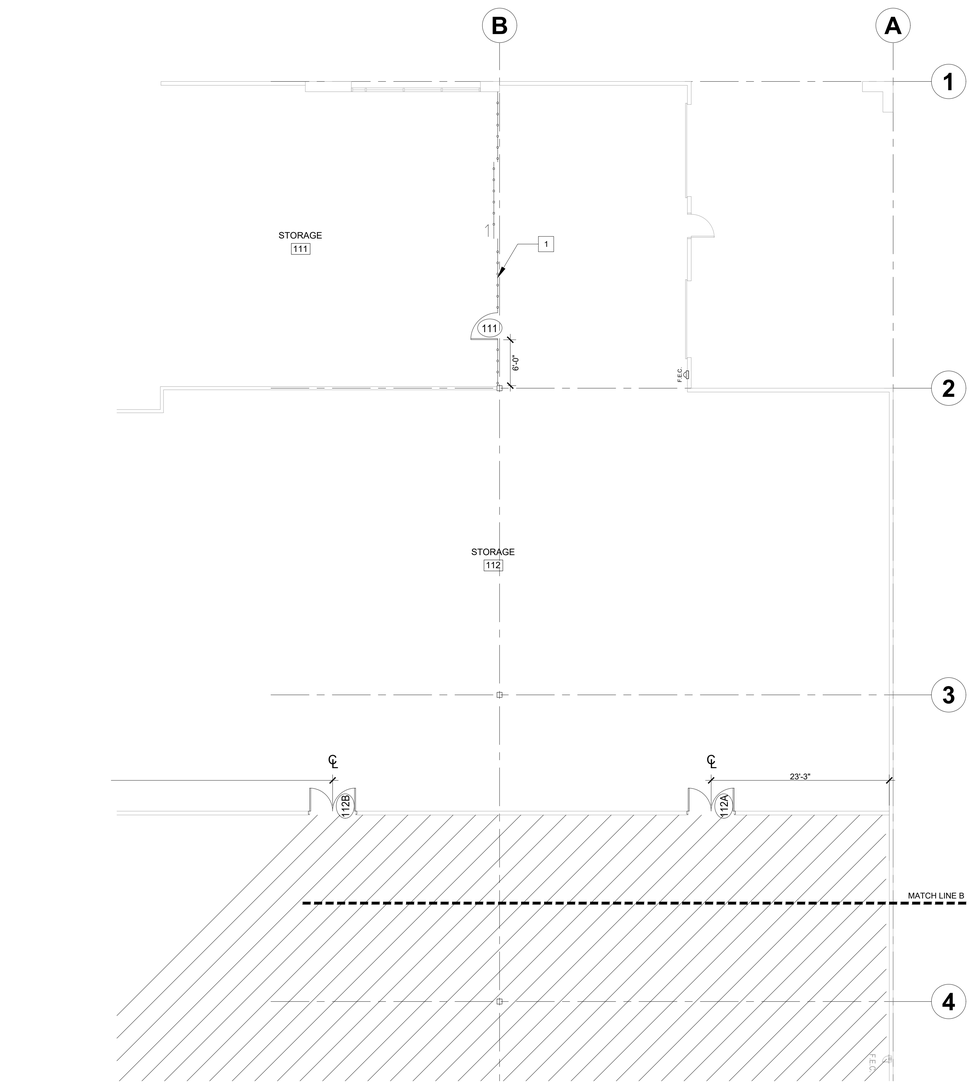

ALL DOORS NOT NUMBERED ARE EXISTING TO REMAIN.

N

5. REFER TO FINISH PLAN FOR FINISH LOCATIONS.
6. ALL NEW PARTITIONS SHALL RECEIVE ACOUSTIC BATT INSULATION, U.O.N. PROVIDE ACOUSTICAL SEALANT FOR AIRTIGHT SEAL AT ALL PENETRATIONS, INCLUDING BUT NOT LIMITED TO CONDUITS, SPRINKLER LINES, PIPING, DUCTS, ETC. AND AT ANY GYPSUM BOARD WALL OPENINGS AND PERIMETERS.
7. ALL GYPSUM BOARD SURFACES SHALL FINISHED WITH NO VISIBLE JOINTS OR SEAMS AND SMOOTHED (OR TEXTURED) IN PREPARATION FOR PAINT.
8. PROVIDE LEVEL 4 SMOOTH WALL TEXTURE THROUGHOUT AREA OF WORK.
9. ALL GYPSUM BOARD EXPOSED EDGES SHALL BE PROTECTED WITH A CONCEALED METAL EDGE TRIM.
10. INSTALL NEW DOORS TO OPEN FLAT AGAINST ADJACENT WALLS. TYPICAL JAMB DIMENSION IS 4" FROM ADJACENT PARTITION, U.O.N.
11. PATCH AND REPAIR EXISTING WALLS TO REMAIN AS REQUIRED BY NEW WORK.
12. PROVIDE MIN. LEVEL 5 FINISH AT ALL PARTITIONS TO RECEIVE NEW WALLCOVERING.
13. PROVIDE WALL BLOCKING AS REQUIRED FOR NEW WALL ELEMENTS, INCLUDING BUT NOT LIMITED TO, WALL MOUNTED EQUIPMENT, THERMOSTATS, LIGHT SWITCHES, SHELVING, UPPER CABINETS, SIGNAGE, GRAB BARS AND TOILET ROOM ACCESSORIES.
14. ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL FINISH SPECIFICATIONS ARE TBD.
15. PROVIDE PAINT (P1) AND WALL BASE (RB1) THROUGHOUT AREA OF WORK, U.O.N.
16. SUBFLOORS SHALL BE PREPARED, LEVEL AND SMOOTH PRIOR TO INSTALLATION OF NEW FLOORING.
17. THE HEIGHT DIFFERENCE BETWEEN FLOORING SURFACES SHALL BE ¼" MAX.
18. PROVIDE FLOOR TRANSITION STRIP, BURKE MERCER VINYL OR EQUAL, AT CARPET TO RESILIENT FLOORING TRANSITION. SEE FINISH SPECIFICATIONS FOR COLOR.
19. PROVIDE METAL TRANSITION STRIP, SCHLUTER SCHIENE OR EQUAL, AT CARPET TO TILE TRANSITION. SEE FINISH SPECIFICATIONS FOR COLOR.
20. TRANSITION OF FLOORING MATERIALS THAT OCCUR IN DOOR OPENINGS SHALL BE LOCATED AT CENTER OF DOOR IN CLOSED POSITION, U.O.N. TRANSITION OF FLOORING MATERIALS THAT OCCUR WITHOUT DOOR OPENINGS SHALL ALIGN WITH FACE OF PARTITION, U.O.N.
21. ALL RESILIENT BASE CORNERS SHALL BE PRE-FORMED.
22. PAINT SHEENS:
    - EGGSHELL @ ALL WALLS
    - FLAT @ ALL CEILINGS
    - SEMI-GLOSS @ DOORS/FRAMES (INDICATED FOR PAINT)
    - SEMI-GLOSS @ WALLS/CEILINGS IN TOILET/SHOWER ROOMS
23. PAINT SEMI-GLOSS SHEEN AT ANY ACCESS PANELS, PANEL BOXES AND FIRE EXTINGUISHERS TO MATCH ADJACENT WALL SURFACE.
24. DO NOT PAINT OVER ANY CODE REQUIRED LABELS, INCLUDING BUT NOT LIMITED TO, FIRE RESISTANCE RATING LABEL, U.L. EQUIPMENT IDENTIFICATION, TESTING AGENCY AND/OR MANUFACTURER PLATES, ETC. THESE LABELS SHALL REMAIN READABLE.
25. PATCH AND REPAIR ALL EXISTING FLOORS, WALLS AND CEILINGS TO MATCH EXISTING AS REQUIRED BY NEW WORK.
26. ALL FINISH MATERIALS SHALL BE APPLIED IN COMPLIANCE WITH CGBCS SECTION 5.504.4.

KEY NOTES

1 PROVIDE CHAIN LINK FENCING AND 10' W. SLIDING GATE.

LEGEND

OPEN OFFICE — ROOM NAME
100 — ROOM NUMBER
101A — DOOR NUMBER, SEE DOOR SCHEDULE ON SHEET A10.1
S1 — SIGNAGE TYPE, SEE SCHEDULE
PH — INDICATES PANIC HARDWARE
F.E.C. — SURFACE MOUNTED FIRE EXTINGUISHER CABINET
F.E. — SEMI RECESSED FIRE EXTINGUISHER CABINET, SEE DETAIL 17/G3.1
EXISTING PARTITION
D1 — PARTITION TYPE, SEE SCHEDULE
NOT IN SCOPE

PARTITION TYPES

(SEE SHEET A9.1 FOR DETAILS)

TYPE A1	CEILING HEIGHT PARTITION (NON-RATED)
TYPE C1	FULL HEIGHT PARTITION (NON-RATED)
TYPE C2	FULL HEIGHT ONE SIDED PARTITION FURRING (NON-RATED)
TYPE C3	TOILET ROOM PARTITION (NON-RATED)
TYPE E1	PARTIAL HEIGHT PARTITION (NON-RATED)

SIGNAGE TYPES

(SEE SHEET G2.1 FOR ADDITIONAL SIGNAGE LOCATIONS AND SHEET G3.1 FOR DETAILS)

TYPE S1	EXIT ROUTE
TYPE S2	EXIT
TYPE S3	MAXIMUM OCCUPANCY
TYPE S4	ASSISTIVE LISTENING SYSTEM AVAILABLE

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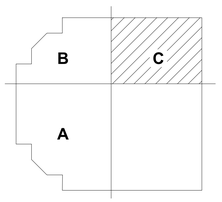

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Sheet Title

PARTIAL FIRST FLOOR PLAN - C

Sheet #

A2.1C

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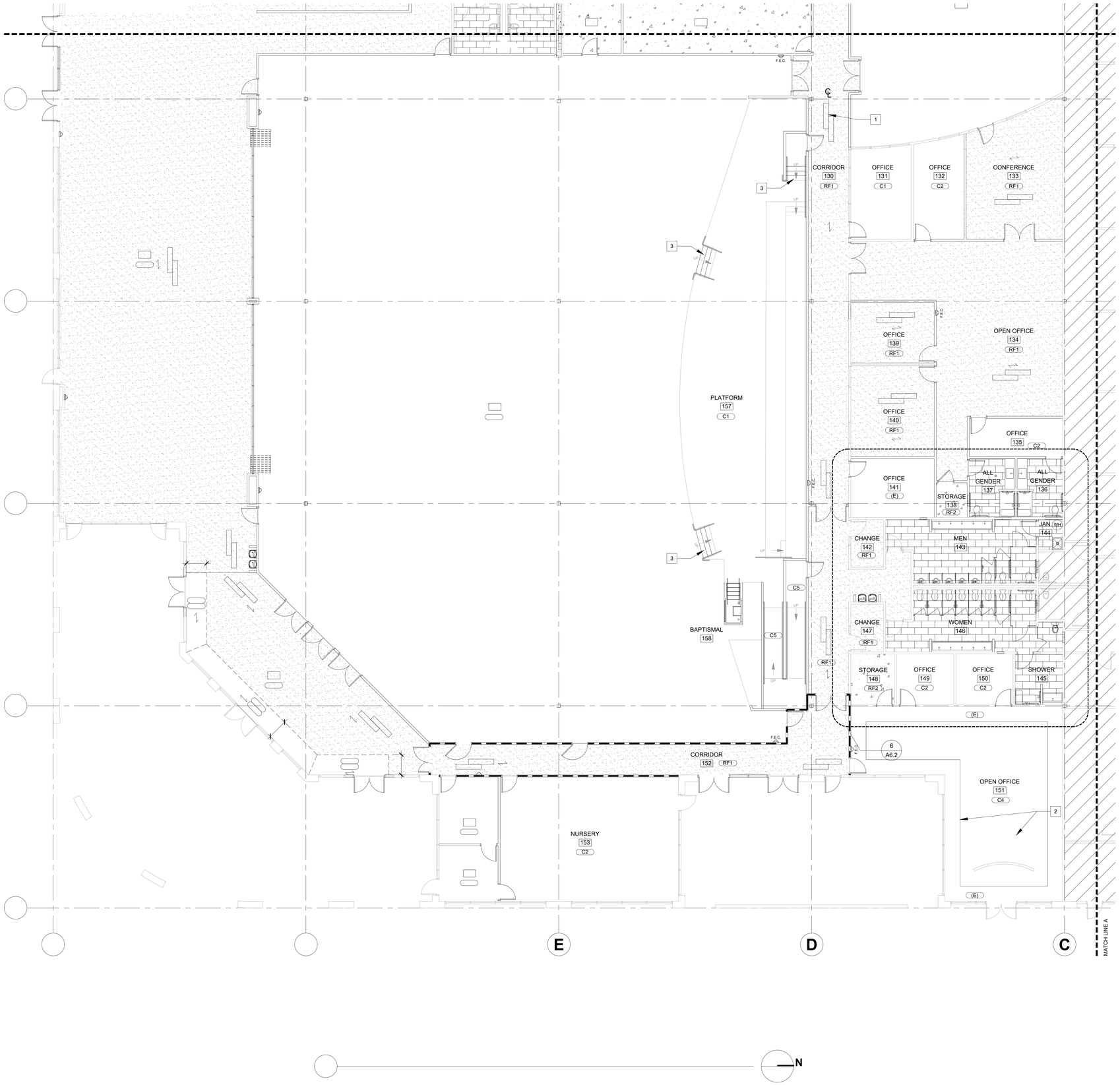

4. MANUFACTURER'S RECOMMENDATIONS.
4. PROVIDE PAINT (P1) AND WALL BASE (RB1) THROUGHOUT AREA OF WORK, U.O.N.
5. SUBFLOORS SHALL BE PREPARED, LEVEL AND SMOOTH PRIOR TO INSTALLATION OF NEW FLOORING.
6. THE HEIGHT DIFFERENCE BETWEEN FLOORING SURFACES SHALL BE ¼" MAX.
7. PROVIDE METAL TRANSITION STRIP, SCHLUTER SCHIENE OR EQUAL, AT CARPET TO RESILIENT FLOORING TRANSITION. SEE FINISH SPECIFICATIONS FOR MORE INFORMATION.
8. PROVIDE METAL TRANSITION STRIP, SCHLUTER SCHIENE OR EQUAL, AT CARPET TO TILE TRANSITION. SEE FINISH SPECIFICATIONS FOR COLOR.
9. TRANSITION OF FLOORING MATERIALS THAT OCCUR IN DOOR OPENINGS SHALL BE LOCATED AT CENTER OF DOOR IN CLOSED POSITION, U.O.N. TRANSITION OF FLOORING MATERIALS THAT OCCUR WITHOUT DOOR OPENINGS SHALL ALIGN WITH FACE OF PARTITION, U.O.N.
10. ALL RESILIENT BASE CORNERS SHALL BE PRE-FORMED.
11. PAINT SHEENS:
    - EGGSHELL @ ALL WALLS
    - FLAT @ ALL CEILINGS
    - SEMI-GLOSS @ DOORS/FRAMES (INDICATED FOR PAINT)
    - SEMI-GLOSS @ WALLS/CEILINGS IN TOILET/SHOWER ROOMS
12. PAINT SEMI-GLOSS SHEEN AT ANY ACCESS PANELS, PANEL BOXES AND FIRE EXTINGUISHERS TO MATCH ADJACENT WALL SURFACE.
13. DO NOT PAINT OVER ANY CODE REQUIRED LABELS, INCLUDING BUT NOT LIMITED TO, FIRE RESISTANCE RATING LABEL, U.L. EQUIPMENT IDENTIFICATION, TESTING AGENCY AND/OR MANUFACTURER PLATES, ETC. THESE LABELS SHALL REMAIN READABLE.
14. ALL CABINET INTERIORS SHALL BE WHITE MELAMINE.
15. PATCH AND REPAIR ALL EXISTING FLOORS, WALLS AND CEILINGS TO MATCH EXISTING AS REQUIRED BY NEW WORK.

KEY NOTES

1. RESILIENT FLOORING PLANKS, RF1 TO BE INSTALLED CENTERED IN CORRIDOR LOCATIONS,TYP.
2. PATCH EXISTING CARPET WITH C4. PERIMETER CARPET TO REMAIN. INSTALL NEW CARPET AROUND LARGE CONFERENCE ROOM TABLE.
3. NEW BROADLOOM CARPET (C5) ON STAIRS. PROVIDE 2" WIDE CONTRASTING STRIP @ TOP AND BOTTOM TREADS. LOCATE WITHIN 1" OF NOSING.

LEGEND

(SEE SHEET A10.1 FOR FINISH SPECIFICATIONS)

- P1 — FINISH TYPE, SEE FINISH SPECIFICATIONS
- CARPET, U.O.N.
- VINYL SHEET FLOORING
- CERAMIC TILE
- VINYL SHEET FLOORING
- FLOOR INSTALL DIRECTION
- NOT IN SCOPE

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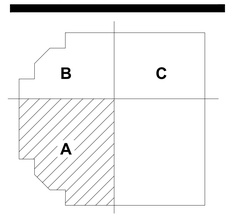

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PARTIAL FIRST FLOOR FINISH PLAN - A

Sheet #

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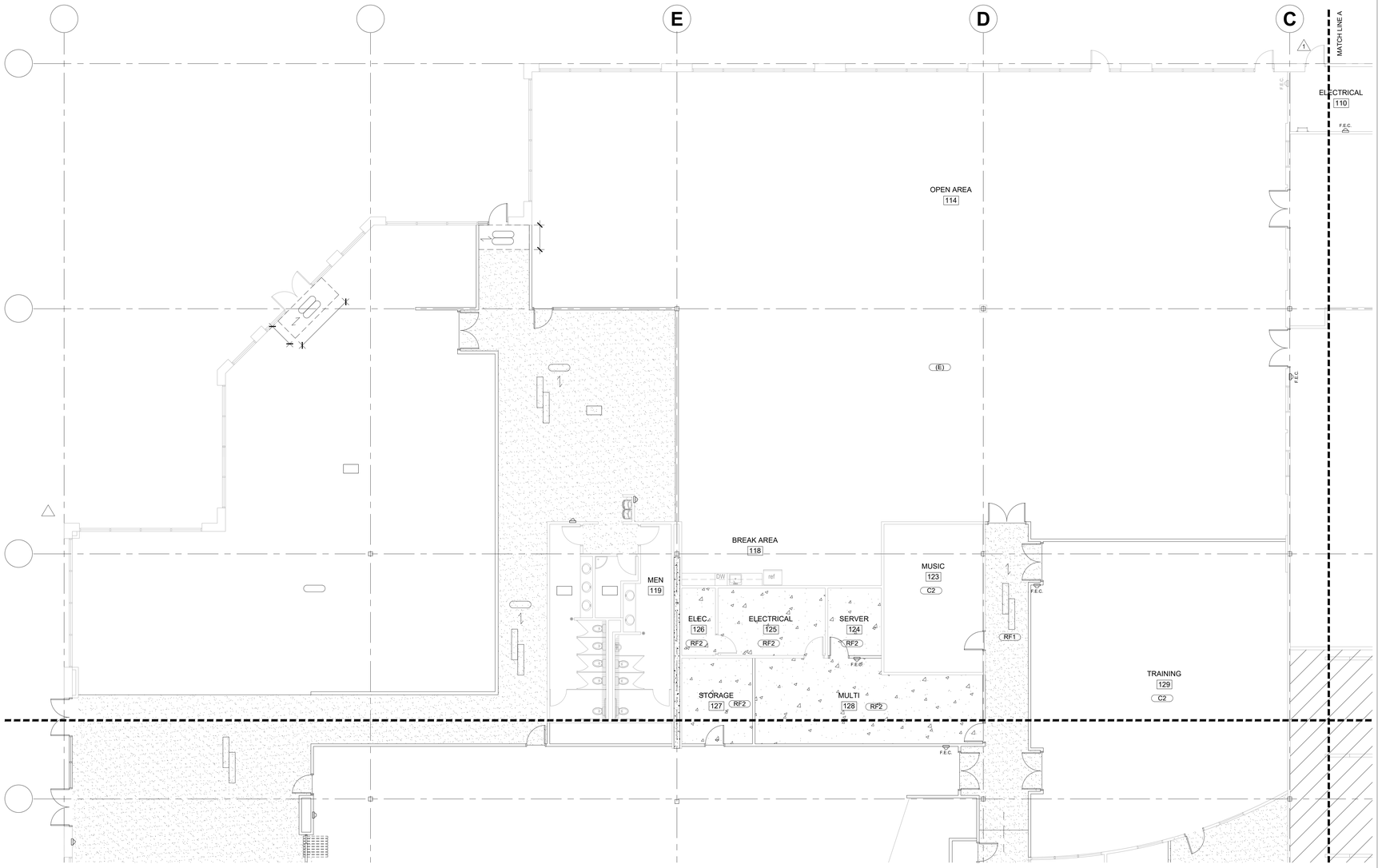

MANUFACTURER'S RECOMMENDATIONS.

4. PROVIDE PAINT (P1) AND WALL BASE (RB1) THROUGHOUT AREA OF WORK, U.O.N.
5. SUBFLOORS SHALL BE PREPARED, LEVEL AND SMOOTH PRIOR TO INSTALLATION OF NEW FLOORING.
6. THE HEIGHT DIFFERENCE BETWEEN FLOORING SURFACES SHALL BE ¼" MAX.
7. PROVIDE METAL TRANSITION STRIP, SCHLUTER SCHIENE OR EQUAL, AT CARPET TO RESILIENT FLOORING TRANSITION. SEE FINISH SPECIFICATIONS FOR MORE INFORMATION.
8. PROVIDE METAL TRANSITION STRIP, SCHLUTER SCHIENE OR EQUAL, AT CARPET TO TILE TRANSITION. SEE FINISH SPECIFICATIONS FOR COLOR.
9. TRANSITION OF FLOORING MATERIALS THAT OCCUR IN DOOR OPENINGS SHALL BE LOCATED AT CENTER OF DOOR IN CLOSED POSITION, U.O.N. TRANSITION OF FLOORING MATERIALS THAT OCCUR WITHOUT DOOR OPENINGS SHALL ALIGN WITH FACE OF PARTITION, U.O.N.
10. ALL RESILIENT BASE CORNERS SHALL BE PRE-FORMED.
11. PAINT SHEENS:
    - EGGSHELL @ ALL WALLS
    - FLAT @ ALL CEILINGS
    - SEMI-GLOSS @ DOORS/FRAMES (INDICATED FOR PAINT)
    - SEMI-GLOSS @ WALLS/CEILINGS IN TOILET/SHOWER ROOMS
12. PAINT SEMI-GLOSS SHEEN AT ANY ACCESS PANELS, PANEL BOXES AND FIRE EXTINGUISHERS TO MATCH ADJACENT WALL SURFACE.
13. DO NOT PAINT OVER ANY CODE REQUIRED LABELS, INCLUDING BUT NOT LIMITED TO, FIRE RESISTANCE RATING LABEL, U.L. EQUIPMENT IDENTIFICATION, TESTING AGENCY AND/OR MANUFACTURER PLATES, ETC. THESE LABELS SHALL REMAIN READABLE.
14. ALL CABINET INTERIORS SHALL BE WHITE MELAMINE.
15. PATCH AND REPAIR ALL EXISTING FLOORS, WALLS AND CEILINGS TO MATCH EXISTING AS REQUIRED BY NEW WORK.

KEY NOTES

1 RESILIENT FLOORING PLANKS, RF1 TO BE INSTALLED CENTERED IN CORRIDOR LOCATIONS,TYP.

LEGEND

(SEE SHEET A10.1 FOR FINISH SPECIFICATIONS)

- P1 — FINISH TYPE, SEE FINISH SPECIFICATIONS
- CARPET, U.O.N.
- VINYL SHEET FLOORING
- CERAMIC TILE
- VINYL SHEET FLOORING
- FLOOR INSTALL DIRECTION
- NOT IN SCOPE

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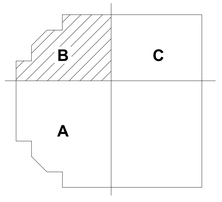

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PARTIAL FIRST FLOOR FINISH PLAN - B

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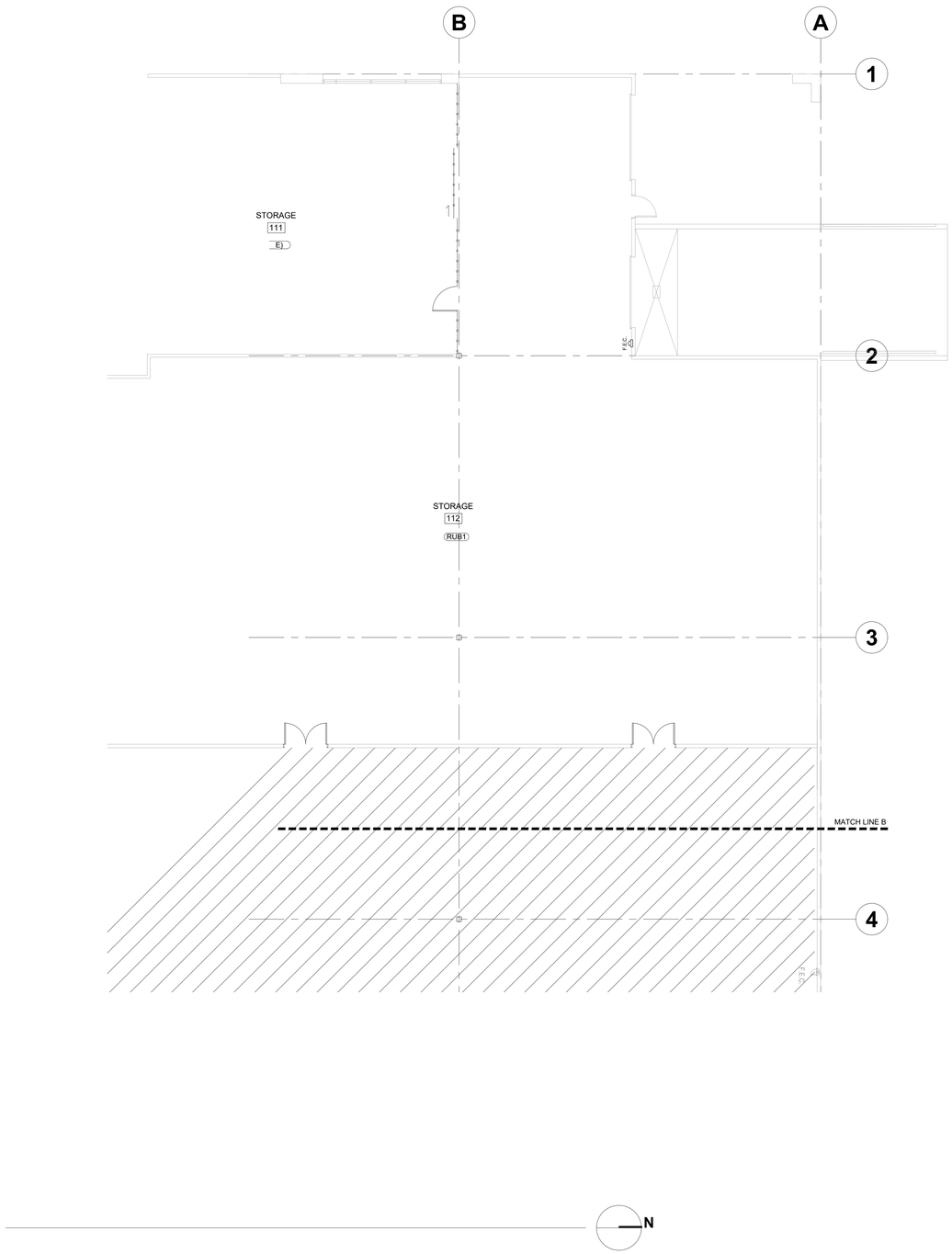

MANUFACTURER'S RECOMMENDATIONS.

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8. PROVIDE METAL TRANSITION STRIP, SCHLUTER SCHIENE OR EQUAL, AT CARPET TO TILE TRANSITION. SEE FINISH SPECIFICATIONS FOR COLOR.
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    - SEMI-GLOSS @ WALLS/CEILINGS IN TOILET/SHOWER ROOMS
12. PAINT SEMI-GLOSS SHEEN AT ANY ACCESS PANELS, PANEL BOXES AND FIRE EXTINGUISHERS TO MATCH ADJACENT WALL SURFACE.
13. DO NOT PAINT OVER ANY CODE REQUIRED LABELS, INCLUDING BUT NOT LIMITED TO, FIRE RESISTANCE RATING LABEL, U.L. EQUIPMENT IDENTIFICATION, TESTING AGENCY AND/OR MANUFACTURER PLATES, ETC. THESE LABELS SHALL REMAIN READABLE.
14. ALL CABINET INTERIORS SHALL BE WHITE MELAMINE.
15. PATCH AND REPAIR ALL EXISTING FLOORS, WALLS AND CEILINGS TO MATCH EXISTING AS REQUIRED BY NEW WORK.

KEY NOTES

1 XXXXXXXX
2 XXXXXXXX
3 XXXXXXXX

LEGEND

(SEE SHEET A10.1 FOR FINISH SPECIFICATIONS)

P1 FINISH TYPE, SEE FINISH SPECIFICATIONS
CARPET, U.O.N.
VINYL SHEET FLOORING
CERAMIC TILE
VINYL SHEET FLOORING
FLOOR INSTALL DIRECTION
NOT IN SCOPE

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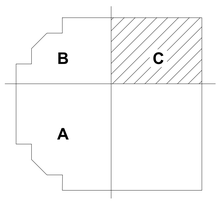

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PARTIAL FIRST FLOOR FINISH PLAN - C

Sheet #

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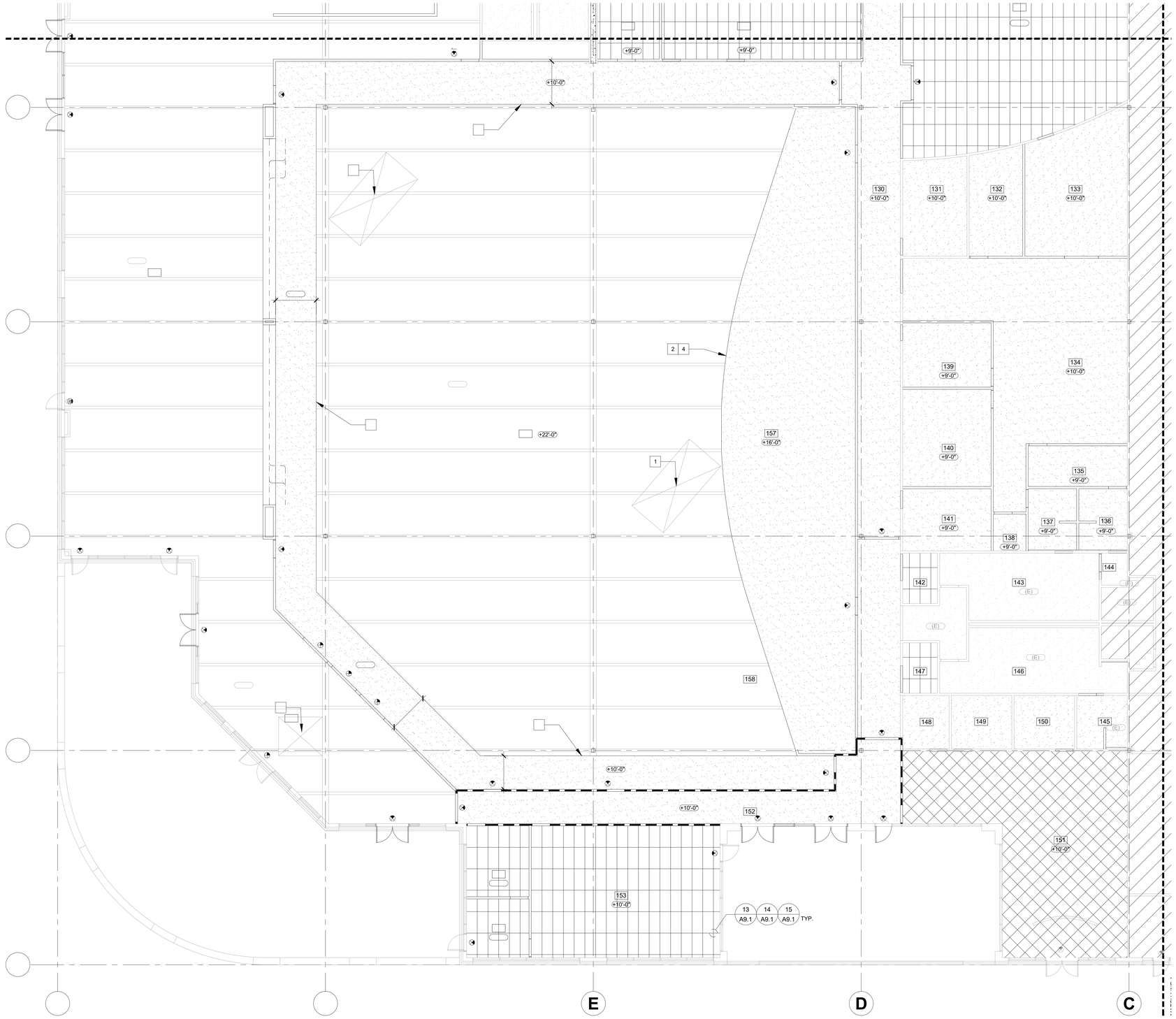

PARTIAL FIRST FLOOR REFLECTED CEILING PLAN

N

5. REFER TO SHEET A10.1 FOR FINISH SPECIFICATIONS.
6. ALL CEILING (OR FIXTURE) HEIGHTS ARE MEASURED A.F.F. (ABOVE FINISH FLOOR).
7. ALL NEW CEILING GRIDS SHALL BE CENTERED WITHIN ROOM, U.O.N.
8. ANY CEILING MOUNTED LIGHT FIXTURES, SPRINKLER HEADS, EXIT SIGNS, FIRE ALARM DEVICES AND EQUIPMENT SHALL BE CENTERED WITHIN CEILING TILE, U.O.N.
9. CONTRACTOR TO REVIEW MOUNTING HEIGHTS OF ANY SUSPENDED LIGHT FIXTURES WITH ARCHITECT IN FIELD, PRIOR TO INSTALLATION.
10. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS WITH LIGHT FIXTURE LOCATIONS AND OVERHEAD OBSTRUCTIONS SUCH AS DUCTS, HVAC EQUIPMENT, FIRE SPRINKLER LINES, PIPING, ETC. PRIOR TO LIGHTING INSTALLATION.
11. ALL SWITCHES SHALL BE IN GANG BOXES.
12. ALL NEW LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24. ELECTRICAL DESIGN-BUILD CONTRACTOR TO PROVIDE TITLE 24 CALCULATIONS AS REQUIRED FOR PERMIT.
13. ALL NEW ILLUMINATION LEVELS SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE LIGHTING HANDBOOK BY IES FOR THE PROPOSED USE OF THE SPACE.
14. PROVIDE EMERGENCY (NIGHT LIGHT) FIXTURES WITH BATTERY BACK-UP THROUGHOUT THE SPACE AS REQUIRED BY CODE.
15. REWORK ANY LIGHTING, HVAC, SPRINKLERS, LIGHT SWITCHES AND THERMOSTATS AS REQUIRED FOR NEW PARTITION AND CEILING LAYOUT.

KEY NOTES

1. EXISTING SKYLIGHT TO REMAIN.
2. PROPOSED SOFFIT AT 16'-0" A.F.F., SEE DETAIL 9/A9.1.
3. PROPOSED SOFFIT AT 10'-0" A.F.F., SEE DETAIL 9/A9.1.
4. SEE SHEET A8.1 DIMENSIONS OF PLATFORM FOR SOFFIT COORDINATION.

LEGEND

- 9'-0" — CEILING HEIGHT (MEASURED FROM FLOOR SLAB)
- NEW ILLUMINATED EXIT SIGN
- NEW SUSPENDED "T-BAR" CEILING - 2 X 2
- NEW SUSPENDED "T-BAR" CEILING - 2 X 4
- EXISTING GYP. BD. CEILING OR SOFFIT
- NEW GYP. BD. CEILING OR SOFFIT
- NOT IN SCOPE

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Campbell, CA 95008

Project

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5891 RUE FERRARI
SAN JOSE, CA 95138

Consultant

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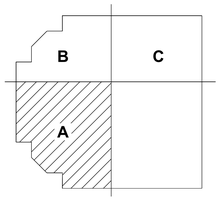
LICENSED ARCHITECT
LARRY GRONDAHL
C-15943
REN. 06-30-2027
STATE OF CALIFORNIA

CITY REFERENCE:
FILE NO: CP25-022



NO.	DESCRIPTION	DATE
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	Client Revisions	02.27.26
	Plan Check Response	02.27.26
	Plan Check Response	04.27.26

Job #	25032
Date	10.06.25
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Sheet Title

PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - A

Sheet #

A4.1A

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PARTIAL FIRST FLOOR REFLECTED CEILING PLAN

N

5. REFER TO SHEET A10.1 FOR FINISH SPECIFICATIONS.
6. ALL CEILING (OR FIXTURE) HEIGHTS ARE MEASURED A.F.F. (ABOVE FINISH FLOOR).
7. ALL NEW CEILING GRIDS SHALL BE CENTERED WITHIN ROOM, U.O.N.
8. ANY CEILING MOUNTED LIGHT FIXTURES, SPRINKLER HEADS, EXIT SIGNS, FIRE ALARM DEVICES AND EQUIPMENT SHALL BE CENTERED WITHIN CEILING TILE, U.O.N.
9. CONTRACTOR TO REVIEW MOUNTING HEIGHTS OF ANY SUSPENDED LIGHT FIXTURES WITH ARCHITECT IN FIELD, PRIOR TO INSTALLATION.
10. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS WITH LIGHT FIXTURE LOCATIONS AND OVERHEAD OBSTRUCTIONS SUCH AS DUCTS, HVAC EQUIPMENT, FIRE SPRINKLER LINES, PIPING, ETC. PRIOR TO LIGHTING INSTALLATION.
11. ALL SWITCHES SHALL BE IN GANG BOXES.
12. ALL NEW LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24. ELECTRICAL DESIGN-BUILD CONTRACTOR TO PROVIDE TITLE 24 CALCULATIONS AS REQUIRED FOR PERMIT.
13. ALL NEW ILLUMINATION LEVELS SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE LIGHTING HANDBOOK BY IES FOR THE PROPOSED USE OF THE SPACE.
14. PROVIDE EMERGENCY (NIGHT LIGHT) FIXTURES WITH BATTERY BACK-UP THROUGHOUT THE SPACE AS REQUIRED BY CODE.
15. REWORK ANY LIGHTING, HVAC, SPRINKLERS, LIGHT SWITCHES AND THERMOSTATS AS REQUIRED FOR NEW PARTITION AND CEILING LAYOUT.

LEGEND

9'-0"	CEILING HEIGHT (MEASURED FROM FLOOR SLAB)
	NEW ILLUMINATED EXIT SIGN
	NEW SUSPENDED "T-BAR" CEILING - 2 X 2
	NEW SUSPENDED "T-BAR" CEILING - 2 X 4
	EXISTING GYP. BD. CEILING OR SOFFIT
	NEW GYP. BD. CEILING OR SOFFIT
	NOT IN SCOPE

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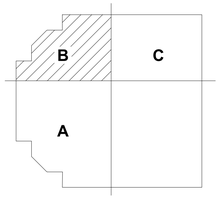

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PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - B

Sheet #

A4.1B

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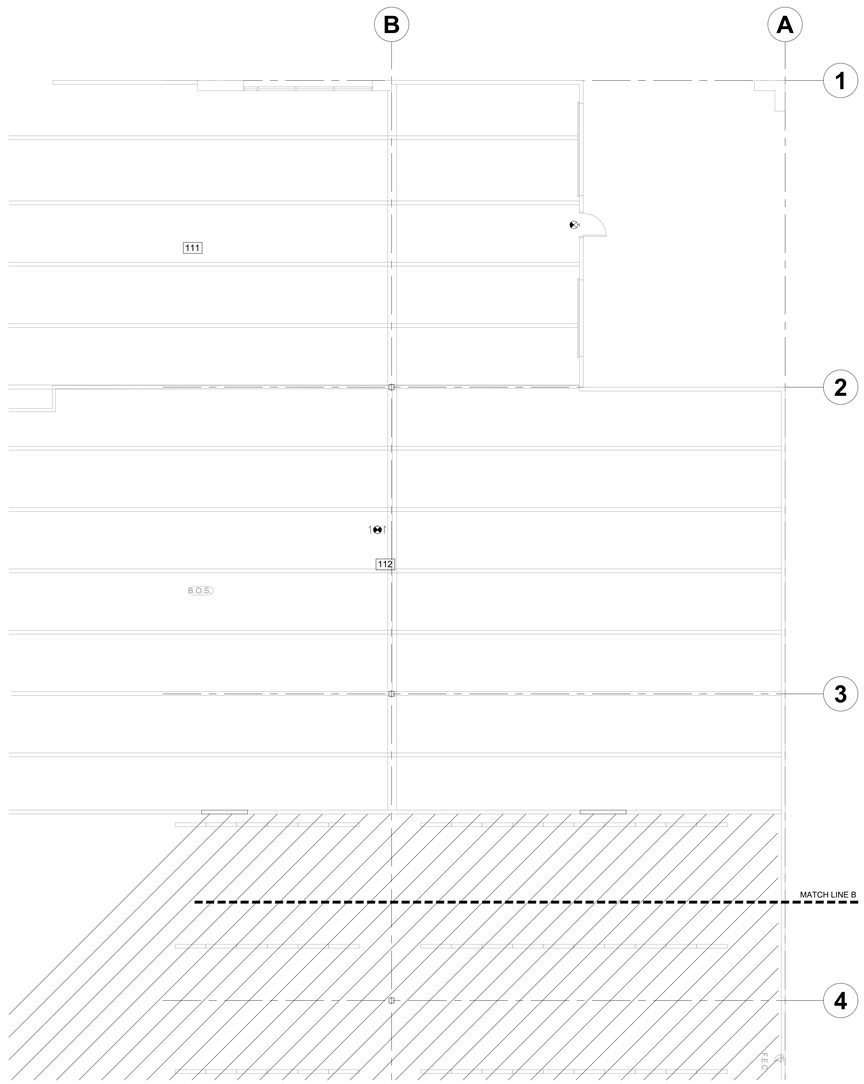

PARTIAL FIRST FLOOR REFLECTED CEILING PLAN

N

5. REFER TO SHEET A10.1 FOR FINISH SPECIFICATIONS.
6. ALL CEILING (OR FIXTURE) HEIGHTS ARE MEASURED A.F.F. (ABOVE FINISH FLOOR).
7. ALL NEW CEILING GRIDS SHALL BE CENTERED WITHIN ROOM, U.O.N.
8. ANY CEILING MOUNTED LIGHT FIXTURES, SPRINKLER HEADS, EXIT SIGNS, FIRE ALARM DEVICES AND EQUIPMENT SHALL BE CENTERED WITHIN CEILING TILE, U.O.N.
9. CONTRACTOR TO REVIEW MOUNTING HEIGHTS OF ANY SUSPENDED LIGHT FIXTURES WITH ARCHITECT IN FIELD, PRIOR TO INSTALLATION.
10. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS WITH LIGHT FIXTURE LOCATIONS AND OVERHEAD OBSTRUCTIONS SUCH AS DUCTS, HVAC EQUIPMENT, FIRE SPRINKLER LINES, PIPING, ETC. PRIOR TO LIGHTING INSTALLATION.
11. ALL SWITCHES SHALL BE IN GANG BOXES.
12. ALL NEW LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24. ELECTRICAL DESIGN-BUILD CONTRACTOR TO PROVIDE TITLE 24 CALCULATIONS AS REQUIRED FOR PERMIT.
13. ALL NEW ILLUMINATION LEVELS SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE LIGHTING HANDBOOK BY IES FOR THE PROPOSED USE OF THE SPACE.
14. PROVIDE EMERGENCY (NIGHT LIGHT) FIXTURES WITH BATTERY BACK-UP THROUGHOUT THE SPACE AS REQUIRED BY CODE.
15. REWORK ANY LIGHTING, HVAC, SPRINKLERS, LIGHT SWITCHES AND THERMOSTATS AS REQUIRED FOR NEW PARTITION AND CEILING LAYOUT.

LEGEND

9'-0"	CEILING HEIGHT (MEASURED FROM FLOOR SLAB)
	NEW ILLUMINATED EXIT SIGN
	NEW SUSPENDED "T-BAR" CEILING - 2 X 2
	NEW SUSPENDED "T-BAR" CEILING - 2 X 4
	EXISTING GYP. BD. CEILING OR SOFFIT
	NEW GYP. BD. CEILING OR SOFFIT
	NOT IN SCOPE

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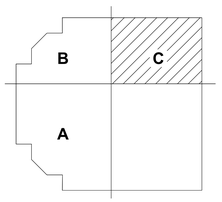

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PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - C

Sheet #

A4.1C

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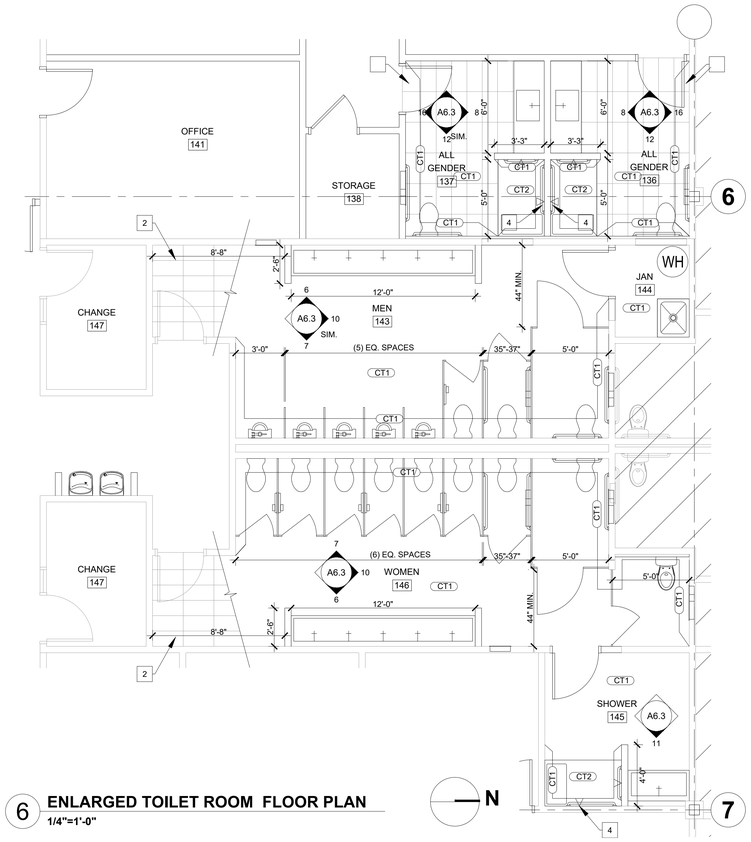
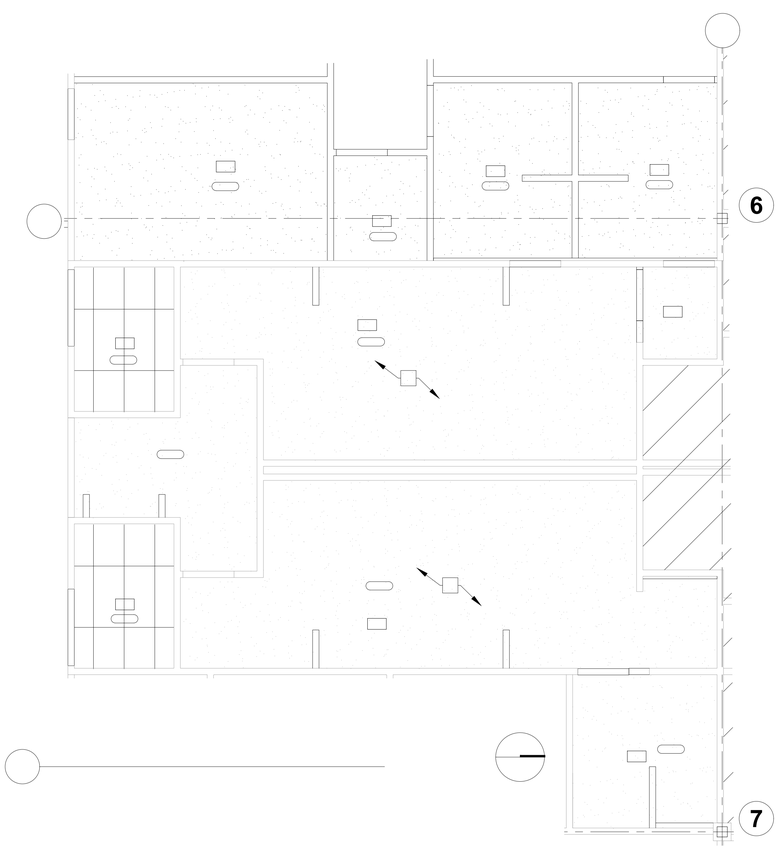
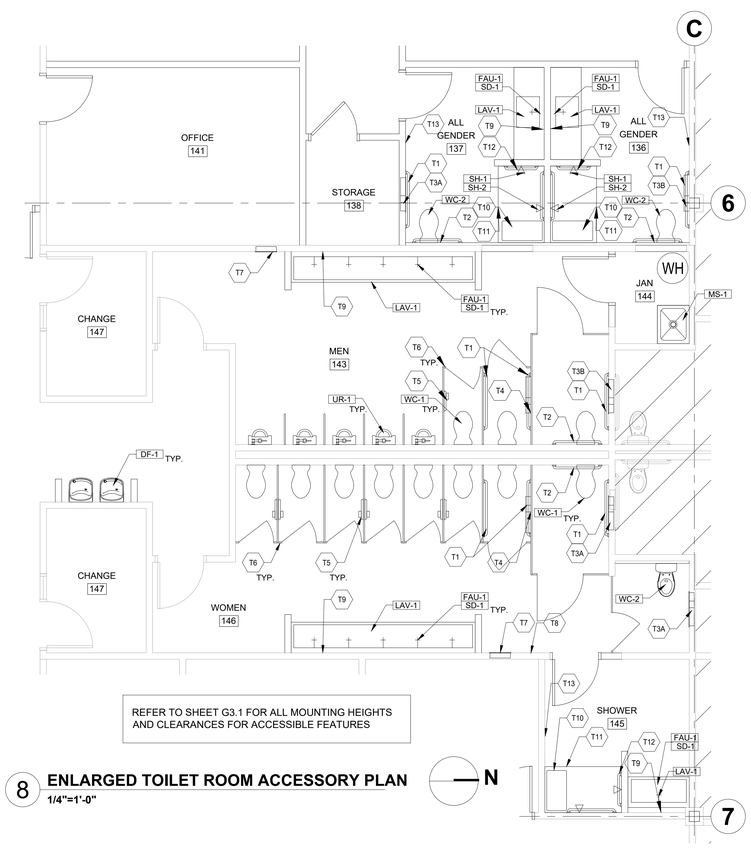


6 **ENLARGED TOILET ROOM FLOOR PLAN**
1/4"=1'-0"





REFER TO SHEET G3.1 FOR ALL MOUNTING HEIGHTS AND CLEARANCES FOR ACCESSIBLE FEATURES

8 **ENLARGED TOILET ROOM ACCESSORY PLAN**
1/4"=1'-0"

ACCESSIBILITY REQUIREMENTS OF CBC CHAPTER 11B.
5. ALL TOILET ACCESSORIES SHALL BE BOBRICK IN SATIN STAINLESS STEEL, U.O.N.
6. ALL ACCESSORIES AND/OR FIXTURES WITH OPERABLE PARTS SHALL BE LOCATED AT 40" MAX. FROM FINISH FLOOR.
7. ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE WATER CONSERVATION REQUIREMENTS OF CGBSC SECTION 5.303.3.

KEY NOTES

1. WHERE NO WALL TILE IS CALLED OUT, PROVIDE CTB1 AS WALL BASE. CTB1 TO BE INSTALLED HORIZONTALLY, 4" HIGH WITH METAL TRANSITION STRIP (TS-) ON TOP.
2. STARTING POINT OF FLOOR TILE PATTERN WITH ONE FULL TILE.
3. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE LOCATIONS AND SPECIFICATIONS.
4. SHOWER HEADS TO BE CONTROLLED BY DIVERTER SUCH THAT ONLY ONE SHOWER OUTLET SHALL BE IN OPERATION AT A TIME.

LEGEND

- EXISTING PARTITION AND DOOR TO REMAIN
- EXISTING PARTITION AND DOOR TO BE DEMOLISHED
- OPEN OFFICE 100 — ROOM NAME
- EXISTING GYP. BD. CEILING OR SOFFIT
- NEW GYP. BD. CEILING OR SOFFIT
- P1 — FLOOR FINISH TAG

PLUMBING FIXTURE SCHEDULE

WC-1	WATER CLOSET: FLOOR MOUNTED, MAX. 1.28 GPF, AMERICAN STANDARD MADERA RIGHT WIDTH FLOWISE ELONGATED RIGHT HEIGHT FLUSHOMETER TOILET WITH SEAT, #3641.001. PROVIDE SENSOR OPERATED 1.28 GPF SELECTRONIC DC POWER #6065.121.002. PROVIDE POWER AS REQUIRED.
UR-1	URINAL: WALL MOUNTED, MAX. 0.125 GPF, AMERICAN STANDARD PINTBROOK URINAL #6002.001. PROVIDE SENSOR OPERATED 0.125 GPF SELECTRONIC DC POWER #6063.013.002. PROVIDE POWER AS REQUIRED.
LAV-1	LAVATORY: THE SPLASH LAB MONOLITH A SERIES, SEE PLAN FOR LENGTHS, ANGLED PIPE SKIRT GLOSS WHITE, #TSL.MON.A.90.2.PS2.WH.
F-1	FAUCET: MAX. 0.5 GPM AT 60 PSI. BRADLEY VERGE LINEA, BRUSHED BLACK STAINLESS, #S53-3500. PROVIDE AC POWER ADAPTER AND AC ADAPTER SPLITTER.
S-1	SOAP DISPENSER: BRADLEY VERGE LINEA, BRUSHED BLACK STAINLESS, #6-3500. PROVIDE AC POWER ADAPTER AND AC ADAPTER SPLITTER. PROVIDE POWER AS REQUIRED.
SH-1	HAND SHOWER: MAX. 1.8 GPM AT 80 PSI. SLIDEBAR KIT, MATTE BLACK, KOHLER AWAKEN G110 #K-99898-G-BL.
SH-2	SHOWER HEAD: MAX. 1.8 GPM AT 80 PSI. SINGLE-FUNCTION SHOWERHEAD, MATTE BLACK, KOHLER AWAKEN G90 #K-72416-BL. SHOWER ARM AND FLANGE, MATTE BLACK, KOHLER #K-7395-BL. VALVE TRIM W/PUSH-BUTTON DIVERTER AND LEVER HANDLE, KOHLER PURIST #K-T14501-4-BL AND KOHLER RITE-TEMP VALVE #K-11748.

TOILET ACCESSORY SCHEDULE

T1	GRAB BAR: 48" X 1-1/4" DIA. STAINLESS STEEL GRAB BAR, BOBRICK #B-5806.
T2	GRAB BAR: 36" X 1-1/4" DIA. STAINLESS STEEL GRAB BAR, BOBRICK #B-5806.
T3A	TOILET TISSUE, SEAT-COVER DISPENSER, WASTE DISPOSAL: RECESSED, BOBRICK #B-3091.
T3B	TOILET TISSUE, SEAT-COVER DISPENSER, WASTE DISPOSAL: RECESSED, BOBRICK #B-3092.
T4	TOILET TISSUE, SEAT-COVER DISPENSER, WASTE DISPOSAL: PARTITION-MOUNTED, BOBRICK #B-357.
T5	TOILET TISSUE, SEAT-COVER DISPENSER, WASTE DISPOSAL: SURFACE-MOUNTED, BOBRICK #B-3579.
T6	TOILET PARTITIONS: BOBRICK DESIGNER SERIES, STANDARD HEIGHT AND GAP #HPL 1040, SEE FINISH SCHEDULE ON A10.1 FOR FINISH
T7	PAPER TOWEL DISPENSER: CONVERTIBLE, RECESSED, BOBRICK #B-3940.
T8	NAPKIN/TAMPON VENDOR: SEMI-RECESSED, BOBRICK #B-3706.
T9	MIRROR: ABOVE COUNTER, FRAMELESS WITH BEVELED EDGES, SEE ELEVATION FOR SIZE.
T10	SHOWER BENCH: TEAKWORKS4U 28" WIDE WALL-MOUNT BENCH, #PTBF-280160W.
T11	SHOWER ROD AND CURTAIN: HEAVY-DUTY SHOWER CURTAIN ROD, BOBRICK #B6107x60, SHOWER CURTAIN HOOKS, BOBRICK #204-1, CLEAR VINYL CURTAIN LINER, AND ROOM ESSENTIALS WAFFLE WEAVE SHOWER CURTAIN, WHITE.
T12	GRAB BAR: 18" X 1-1/4" DIA. STAINLESS STEEL GRAB BAR, BOBRICK #B-5806.
T13	ROBE HOOK: MOEN ARYLS MATTE BLACK DOUBLE ROBE HOOK, #Y5703BL. MOUNT @ 48" A.F.F.

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Sheet Title

ENLARGED TOILET ROOM PLANS

Sheet #

A6.2

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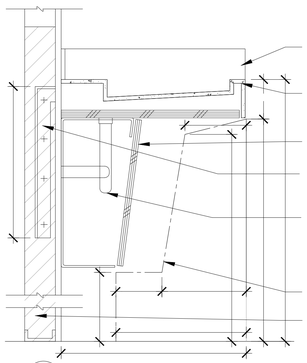
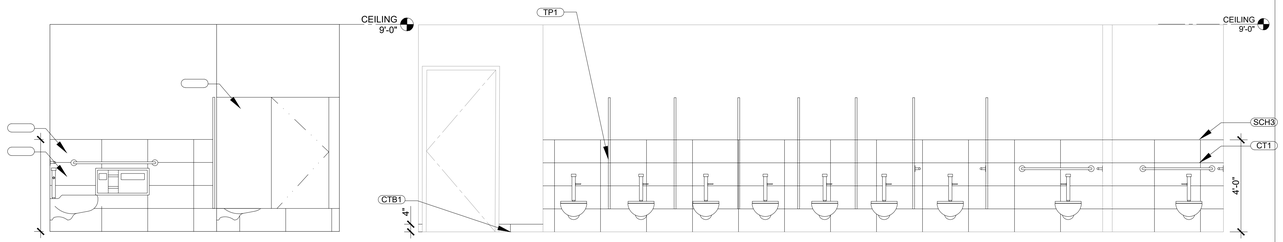


INTERIOR ELEVATION @ WOMENS TOILET ROOM 146
MEN 143 SIM. OPPOSITE HAND.



6 INTERIOR ELEVATION @ WOMENS TOILET ROOM 146
3/8"=1'-0"
MEN 143 SIM. OPPOSITE HAND.

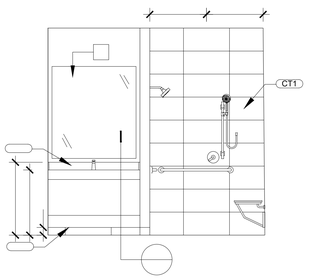
KEY NOTES

1. TEMPERED MIRROR.
2. EXISTING MIRROR.
3. ALIGN WALL TILE WITH FLOOR TILE.

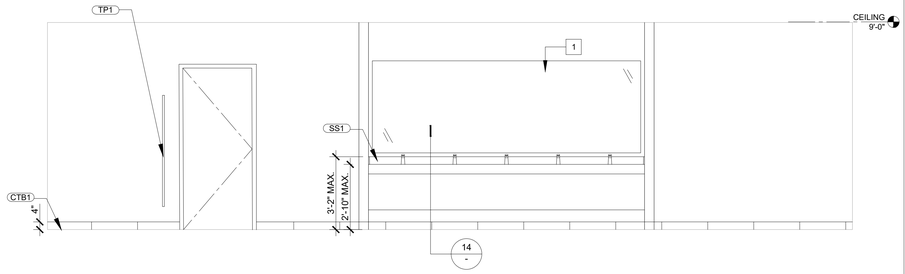
LEGEND

(SEE SHEET A10.1 FOR FINISH SPECIFICATIONS)

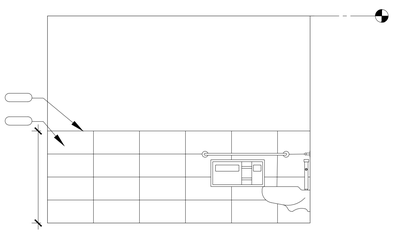
P1 FINISH TYPE, SEE FINISH SPECIFICATIONS

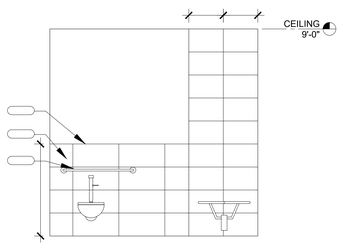


INTERIOR ELEVATION @ SHOWER 145

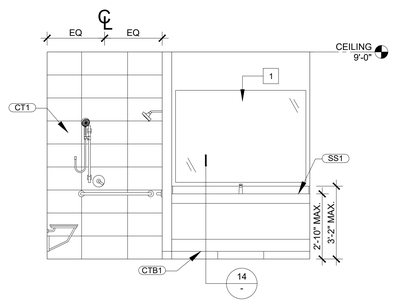


7 INTERIOR ELEVATION @ WOMENS TOILET ROOM 146
3/8"=1'-0"
MEN 143 SIM. OPPOSITE HAND.

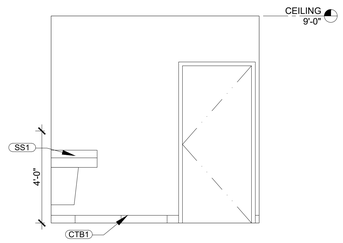




INTERIOR ELEVATION @ ALL GENDER TOILET ROOM 136
ALL GENDER 137 SIM. OPPOSITE HAND.



8 INTERIOR ELEVATION @ ALL GENDER TOILET ROOM 136
3/8"=1'-0"
ALL GENDER 137 SIM. OPPOSITE HAND.



4 INTERIOR ELEVATION @ ALL GENDER TOILET ROOM 136
3/8"=1'-0"
ALL GENDER 137 SIM. OPPOSITE HAND.

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TOILET ROOM ELEVATIONS

Sheet #

A6.3

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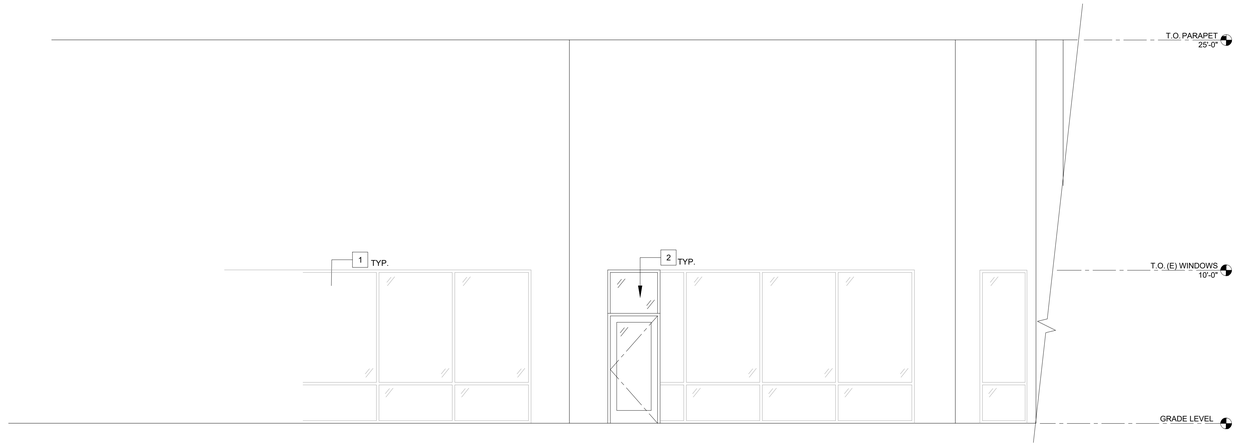
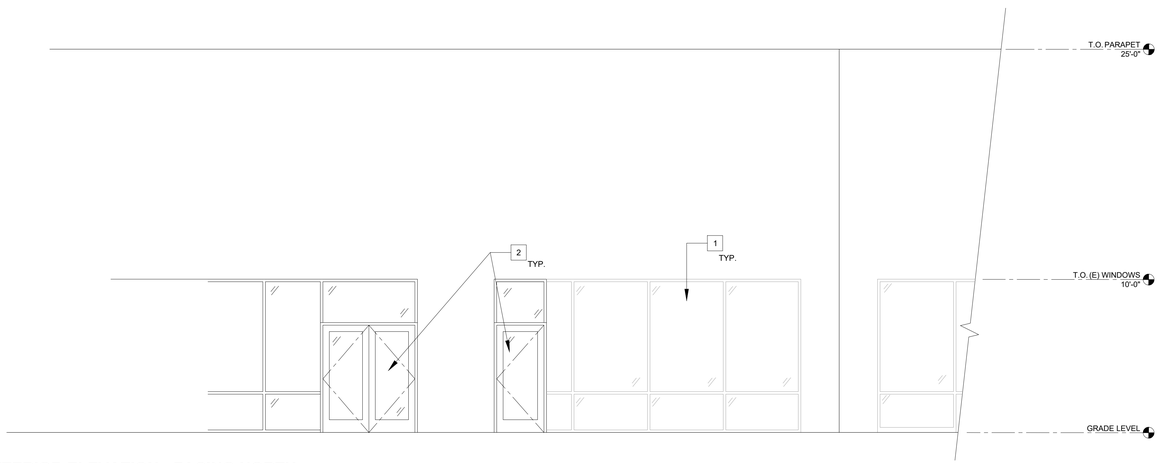
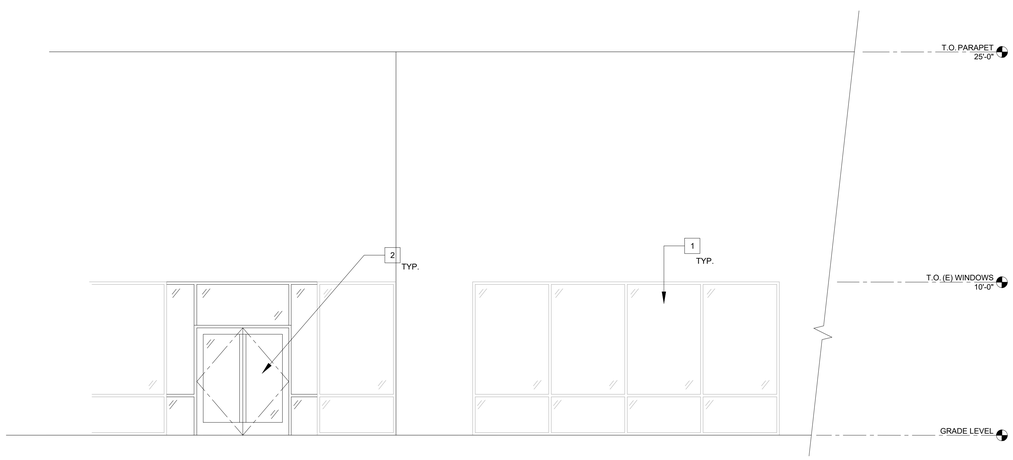




EXTERIOR ELEVATION - FACING NORTH



EXTERIOR ELEVATION - FACING NORTH

KEY NOTES

1. EXISTING GLAZING TO REMAIN.
2. MODIFY (E) STOREFRONT SYSTEM TO ADD ALUM/GLASS PANELS. PROVIDE TEMPERED GLASS IN DOOR AND ADJACENT GLASS PANELS PER CBC SEC. 2406.4. ALL FINISHES TO MATCH EXISTING.

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EXTERIOR ELEVATIONS

Sheet #

A7.1

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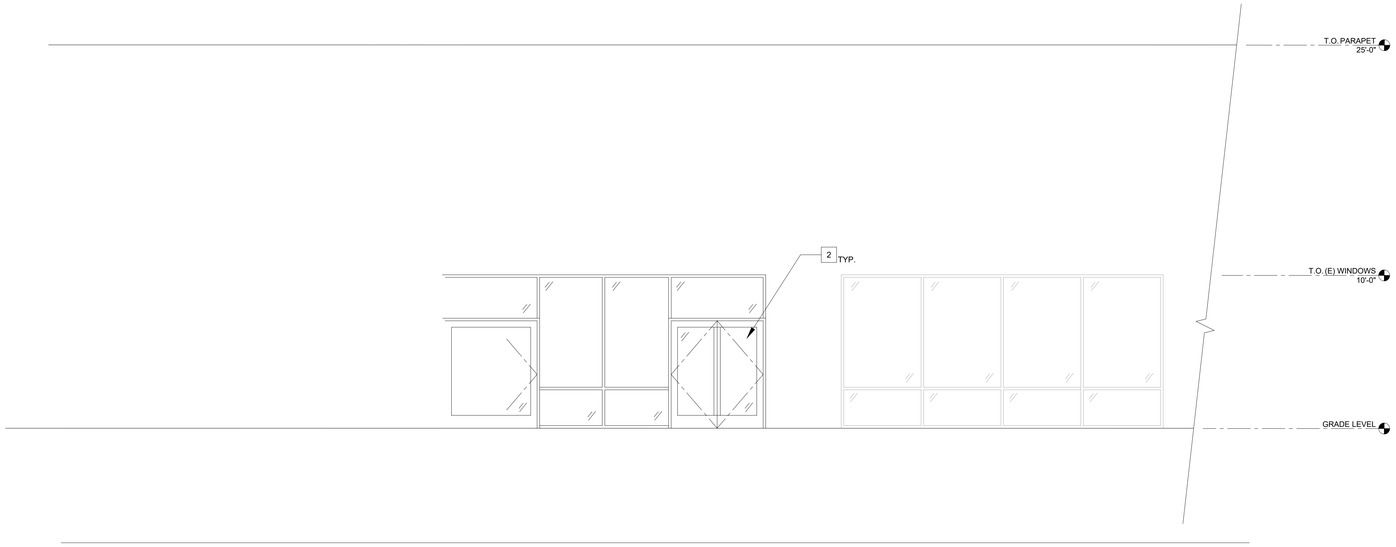

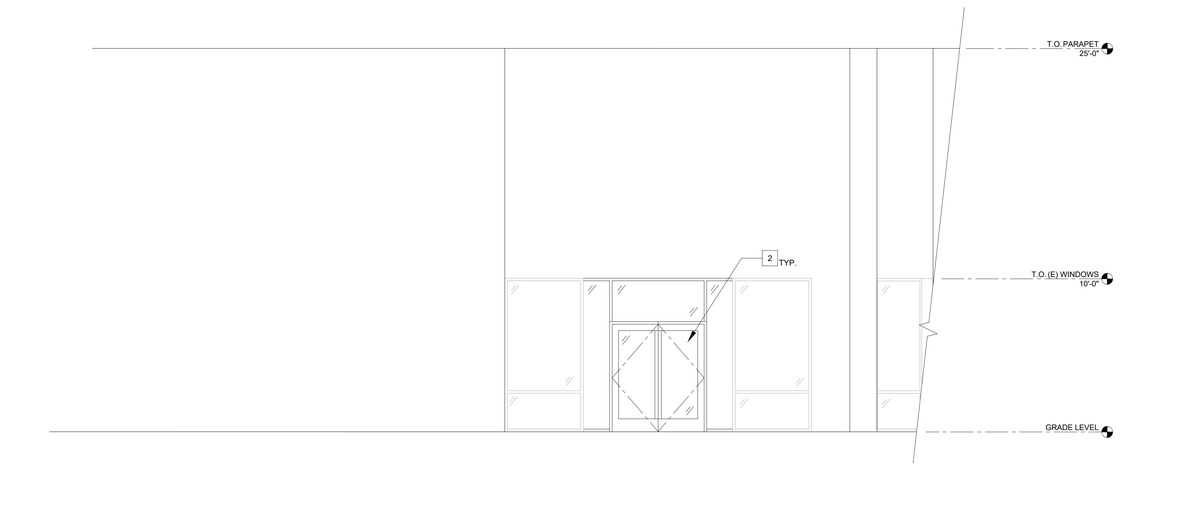

KEY NOTES

1 EXISTING GLAZING TO REMAIN.

2 MODIFY (E) STOREFRONT SYSTEM TO ADD ALUM/GLASS PANELS. PROVIDE TEMPERED GLASS IN DOOR AND ADJACENT GLASS PANELS PER CBC SEC. 2406.4. ALL FINISHES TO MATCH EXISTING.

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	Plan Check Submittal	10.06.25
	Client Revisions	02.27.26
	Plan Check Response	02.27.26
	Plan Check Response	04.27.26

Job #	25032
Date	10.06.25
Scale	As Shown

Sheet Title

EXTERIOR ELEVATIONS

Sheet #

A7.2

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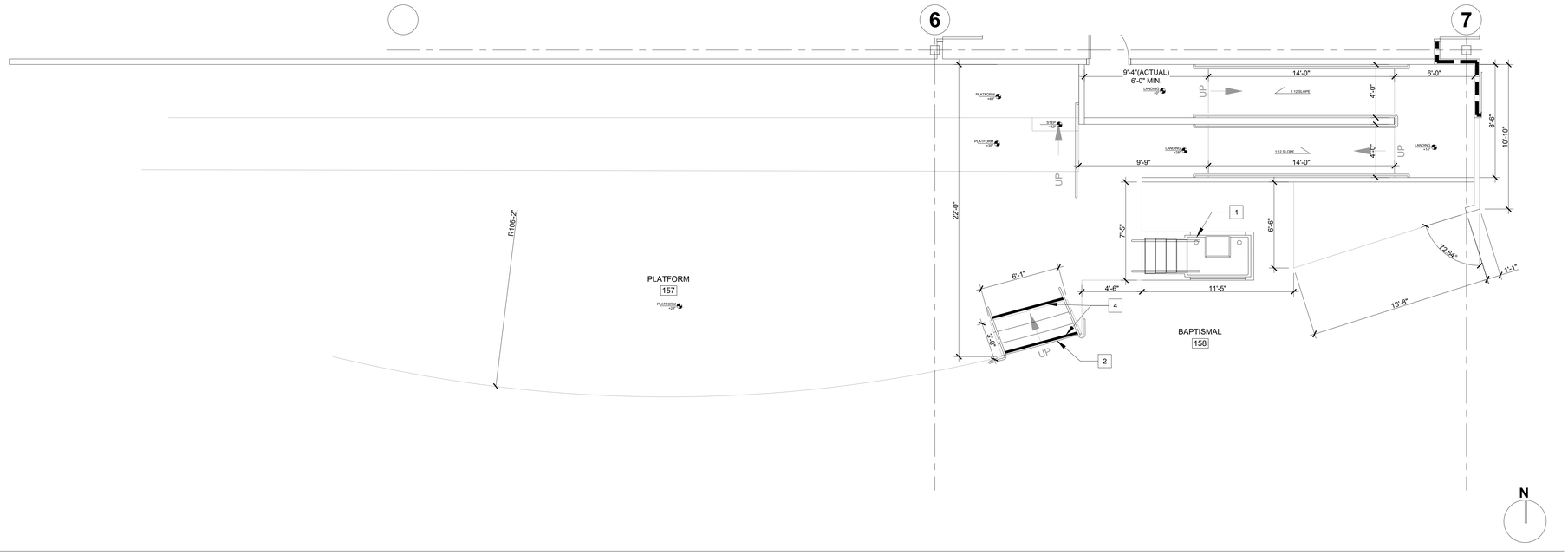
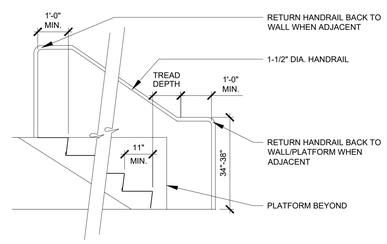
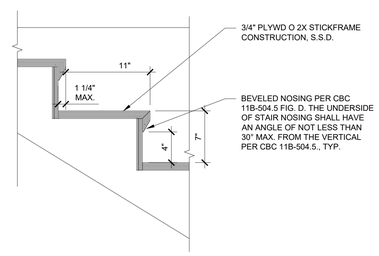




7

3 **HANDRAIL EXTENSION @ STAIRS**
1/2"=1'-0"



8

4 **STAIR TREADS**
1-1/2"=1'-0"

SHEET NOTES

1. REFER TO SHEET G0.1 FOR PROJECT SPECIFICATIONS.
2. REFER TO SHEET A10.1 FOR FINISH SPECIFICATIONS.
3. REFER TO STRUCTURAL DRAWING FOR CONSTRUCTION DETAILS.

KEY NOTES

1 CONCRETE BAPTISMAL TUB. SEE STRUCTURAL DRAWINGS FOR ATTACHMENT AND SUPPORT AT SLAB.

2 STAIR TO PLATFORM, REFERENCE DETAILS 3 & 4 ON THIS SHEET, S.S.D.

3 SWITCH BACK RAMP, S.S.D.

4 VISUAL STRIPING AT UPPER APPROACH AND BOTTOM TREAD, TYPICAL AT ALL STAIRS.

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Project

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SAN JOSE, CA 95138

Consultant

LICENSED ARCHITECT
LARRY GRONDAHL
C-15943
REN 06-30-2027
STATE OF CALIFORNIA

CITY REFERENCE:
FILE NO: CP25-022

Stamp

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Sheet Title

ENLARGED PLAN @ PLATFORM 157

Sheet #

A8.1

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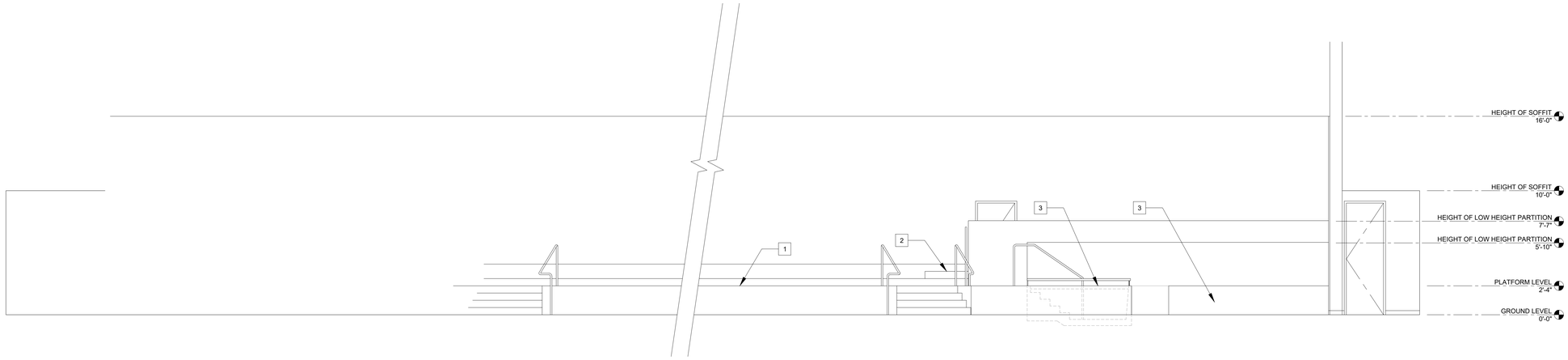

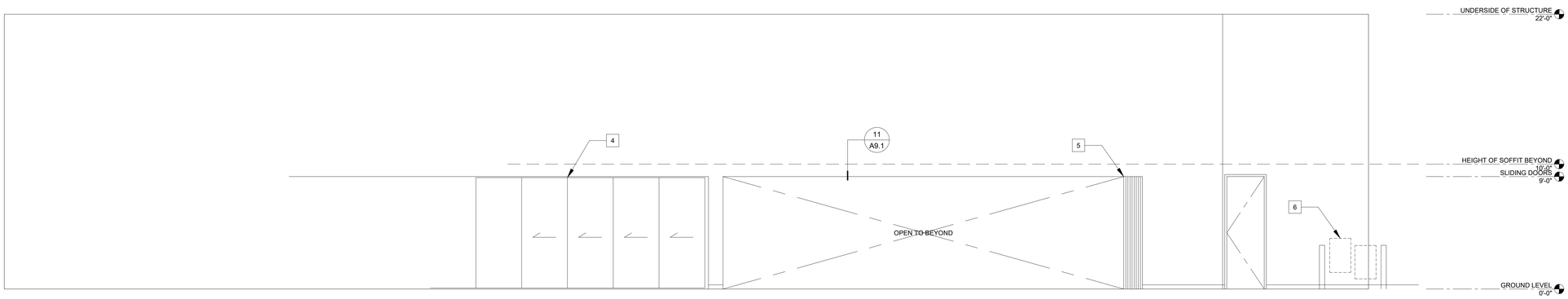

KEY NOTES

1	MAIN PLATFLORM LEVEL.
2	STEPS FOR UPPER MUSIC LEVEL.
3	ACCESSIBLE RAMP BEHIND PLATFORM.
4	MODERNFOLD SLIDING PARTITIONS.
5	MODERNFOLD IN STACKED POSITION.
6	HI - LO DRINKING FOUNTAIN, SEE DETAIL 13 ON SHEET G3.1.
7	BAPTISMAL BY OTHERS.

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Sheet Title

INTERIOR ELEVATIONS

Sheet #

A8.2

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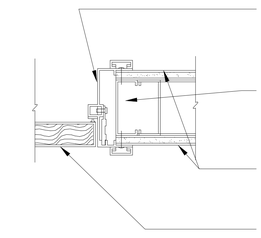
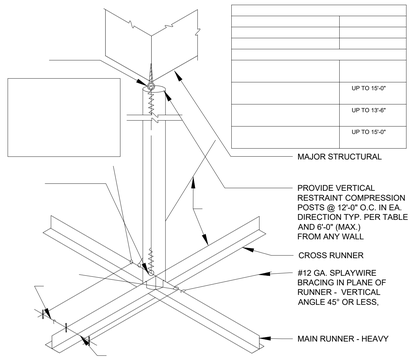
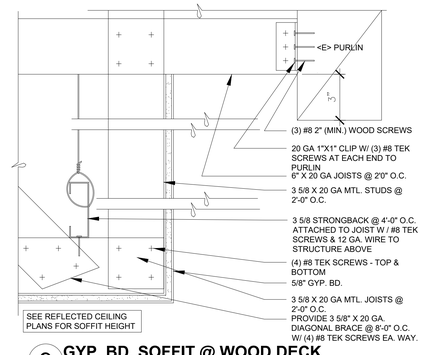
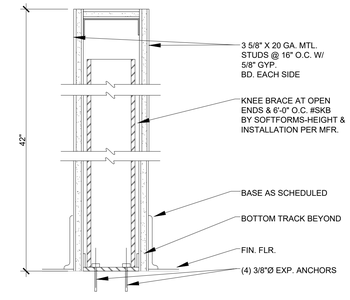


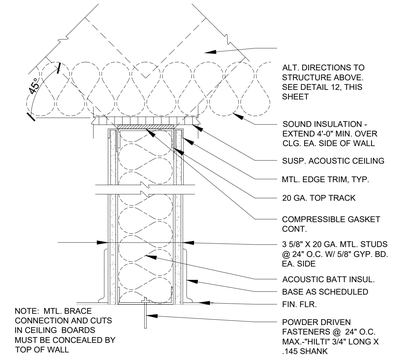




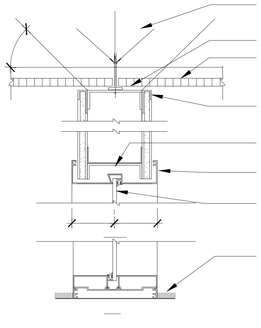
9 **GYP. BD. SOFFIT @ WOOD DECK**
3"=1'-0"

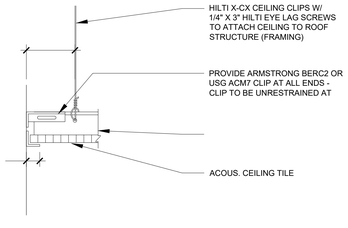


5 **PARTIAL HT. (LOW WALL) PARTITION (NON-RATED) TYPE E1**
3"=1'-0"

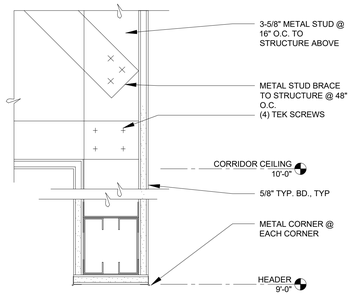


1 **CEILING HEIGHT PARTITION (NON-RATED) TYPE A1**
3"=1'-0"

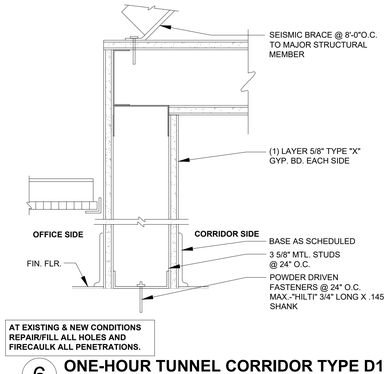




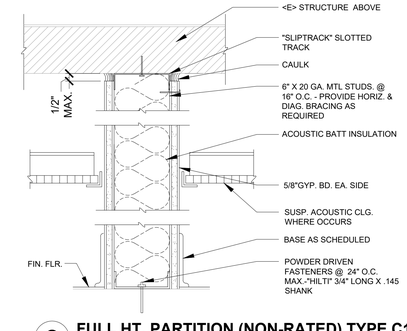
SUSP. ACOUSTICAL TILE CEILING SUPPORT



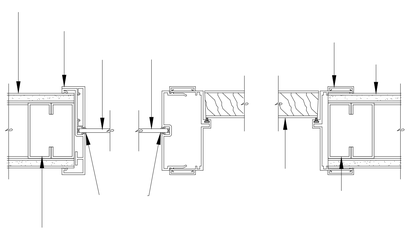
10 **GYP. BD. HEADER @ FOYER TO CORR.**
3"=1'-0"

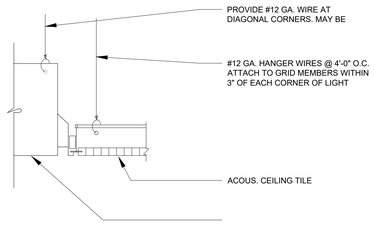


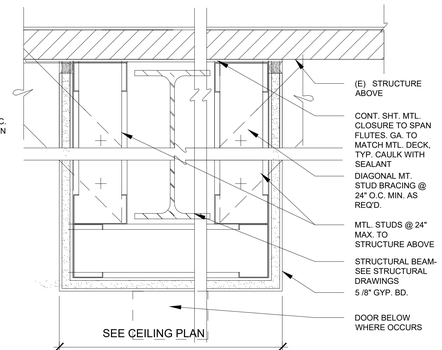
6 **ONE-HOUR TUNNEL CORRIDOR TYPE D1**
3"=1'-0"



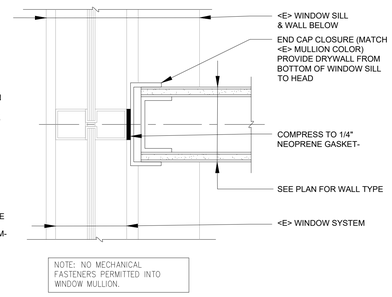
2 **FULL HT. PARTITION (NON-RATED) TYPE C1**
3"=1'-0"



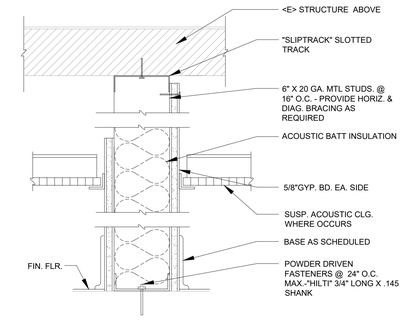




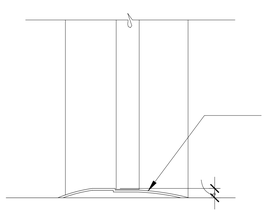
11 **GYP. BD. HEADER AT OPERABLE WALL**
3"=1'-0"

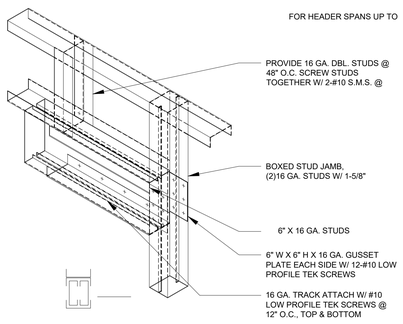


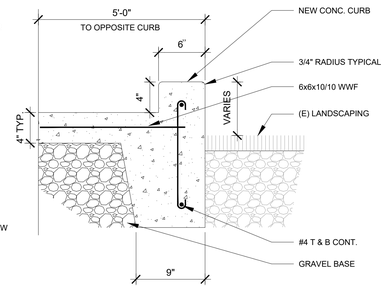
7 **WALL @ (E) WINDOW MULLION**
3"=1'-0"



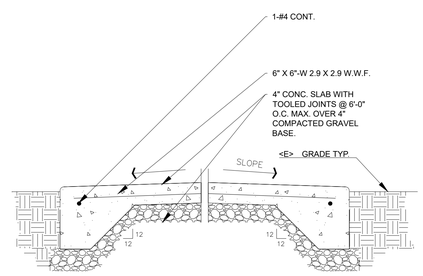
3 **FULL HT. 1- SIDED PART (NON-RATED) TYPE C2**
3"=1'-0"



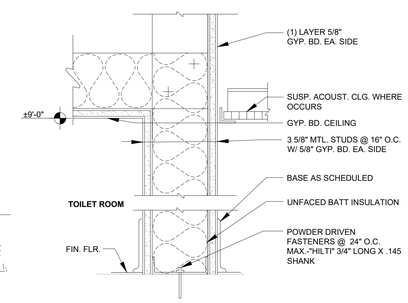




12 **CONCRETE WALKWAY AT LANDSCAPING**
1 1/2"=1-0"



8 **NEW CONCRETE WALK**
1"=1'-0"



4 **TOILET ROOM PARTITION TYPE C3**
3"=1'-0"

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LICENSED ARCHITECT
LARRY GRONDAHL
C-15943
REN. 06-30-2027
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DETAILS

Sheet #

A9.1

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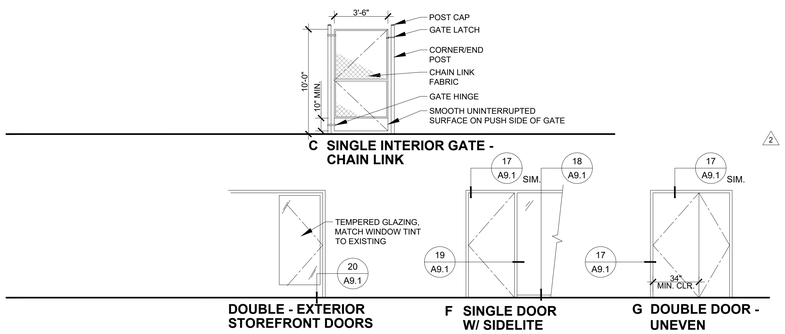
Y	AL/GL	AL	9	-	-	WS	-	133A	CONFERENCE	6'-0"	9'-0"	B	-	SC	AL	12	-	-	-	-	
-	SC	AL	10	-	-	-	-	133B	CONFERENCE	3'-0"	9'-0"	A	-	SC	AL	3	-	-	-	-	
-	SC	AL	10	-	-	-	-	134	OPEN OFFICE	6'-0"	9'-0"	B	-	SC	AL	12	-	-	-	-	
-	SC	AL	10	-	-	-	-	135	OFFICE	3'-0"	9'-0"	A	-	SC	AL	3	-	-	-	-	
Y	AL/GL	AL	9	-	-	WS	-	136	ALL GENDER	3'-0"	9'-0"	A	-	SC	AL	8	-	-	-	-	
Y	AL/GL	AL	9	-	-	WS	-	137	ALL GENDER	3'-0"	9'-0"	A	-	SC	AL	8	-	-	-	-	
-	SC	AL	11	-	-	-	-	138	STORAGE	3'-0"	9'-0"	A	-	SC	AL	1	-	-	-	-	
-	SC	AL	11	-	-	-	-	139	OFFICE	3'-0"	9'-0"	A	-	SC	AL	1	-	-	-	-	
								140	OFFICE	3'-0"	9'-0"	A	-	SC	AL	1	-	-	-	-	
								141	OFFICE	3'-0"	9'-0"	A	-	SC	AL	1	-	-	-	-	
-	SC	AL	13	-	-	-	-	144	JAN	3'-0"	9'-0"	A	-	SC	AL	3	-	-	-	-	
								145	SHOWER	3'-0"	9'-0"	A	-	SC	AL	8	-	-	-	-	
-	SC	AL	3	-	-	-	-	148	STORAGE	3'-0"	9'-0"	A	-	SC	AL	1	-	-	-	-	
								149	OFFICE	3'-0"	9'-0"	A	-	SC	AL	1	-	-	-	-	
								150	OFFICE	3'-0"	9'-0"	A	-	SC	AL	1	-	-	-	-	
								151	OPEN OFFICE	3'-0"	9'-0"	A	-	SC	AL	1	-	-	-	-	
-	SC	AL	12	-	-	-	-	152	CORRIDOR	6'-0"	9'-0"	B	-	SC	AL	10	-	20 MIN.	SG	-	2
-	SC	AL	12	-	-	-	-	152A	CORRIDOR	3'-0"	7'-0"	D	-	AL/GL	AL	7	-	-	WS	-	
-	ST	ST	6	-	-	-	-	152B	CORRIDOR	6'-0"	7'-0"	E	-	AL/GL	AL	9	-	-	WS	-	
-	SC	AL	12	-	-	-	-	152C	CORRIDOR	3'-0"	9'-0"	A	-	SC	AL	5	-	20 MIN.	SG	-	3
-	SC	AL	12	-	-	-	-	152D	CORRIDOR	3'-0"	9'-0"	A	-	SC	AL	5	-	20 MIN.	SG	-	
-	AL/GL	AL	7	-	-	WS	-	152E	CORRIDOR	5'-0"	9'-0"	G	-	SC	AL	10	-	20 MIN.	SG	-	2
								152F	CORRIDOR	3'-0"	9'-0"	E	-	AL/GL	AL	9	-	-	WS	-	
-	SC	AL	13	-	-	-	-	153A	NURSERY	3'-0"	9'-0"	A	-	SC	AL	3	-	20 MIN.	SG	-	
								153B	NURSERY	3'-0"	9'-0"	A	-	SC	AL	3	-	-	-	-	
								154	OFFICE	3'-0"	9'-0"	A	-	SC	AL	3	-	20 MIN.	SG	-	
								155	OFFICE	3'-0"	9'-0"	A	-	SC	AL	1	-	-	-	-	
								156A	CONGREGATION HALL	6'-0"	9'-0"	A	-	SC	AL	10	-	-	-	-	
-	SC	AL	4	-	-	-	-	156B	CONGREGATION HALL	3'-0"	9'-0"	A	-	SC	AL	11	-	20 MIN.	SG	-	
-	SC	AL	3	-	-	-	-	157A	PLATFORM ACCESS	3'-0"	9'-0"	A	-	SC	AL	11	-	-	-	-	
-	SC	AL	3	-	-	-	-	157B	PLATFORM ACCESS	3'-0"	9'-0"	A	-	SC	AL	5	-	-	-	-	
-	SC	AL	3	-	-	-	-														
-	SC	AL	3	-	-	-	-														
-	SC	AL	13	-	-	-	-														
-	SC	AL	13	-	-	-	-														
-	SC	AL	13	-	-	-	-														
-	SC	AL	13	-	-	-	-														
-	SC	AL	1	-	-	-	-														



HARDWARE GROUPS

GROUP 1 (LOCKSET, SINGLE)

4 HINGES
1 LOCKSET
1 FLOORSTOP

GROUP 2

NOT USED

GROUP 3 (LOCKSET, SINGLE)

4 HINGES
1 LOCKSET
1 CLOSER
1 FLOORSTOP

GROUP 4 (LATCHSET, SINGLE)

4 HINGES
1 LATCHSET
1 CLOSER
1 FLOORSTOP

GROUP 5 (PUSH/PULL, SINGLE)

4 HINGES
1 PAIR PUSH/PULL PLATES
1 CLOSER
1 FLOORSTOP
1 KICKPLATE

GROUP 6 (CHAIN LINK FENCE)

4 HINGES
1 CLOSER
1 LOCKSET

GROUP 7 (EXTERIOR, SINGLE)

1 T & B PIVOT HINGE
1 LOCKSET
1 PANIC HARDWARE
1 FLOORSTOP
1 CLOSER

GROUP 8 (ALL GENDER/SHOWER)

4 HINGES
1 LOCKSET (PRIVACY LOCK W/ OCCUPANCY INDICATOR)
1 FLOORSTOP

GROUP 9 (EXTERIOR, PAIR)

2 T & B PIVOT HINGES
1 LOCKSET
2 PANIC HARDWARE
2 FLOORSTOPS
2 CLOSERS

GROUP 10 (PUSH/PULL, PAIR)

8 HINGES
2 PAIR PUSH/PULL PLATES
2 CLOSERS
2 FLOORSTOPS
2 KICKPLATES

GROUP 11 (LATCHSET, SINGLE)

4 HINGES
1 LATCHSET
1 PANIC HARDWARE
1 FLOORSTOP
1 CLOSER

GROUP 12 (LOCKSET, PAIR)

8 HINGES
1 LOCKSET
1 AUTO FLUSH BOLT
1 COORDINATOR (BAR TYPE)
1 ASTRAGAL
1 DUSTPROOF STRIKE
2 FLOORSTOPS
2 CLOSERS

GROUP 13 (LOCKSET, PAIR)

8 HINGES
1 LOCKSET
2 PANIC HARDWARE
1 AUTO FLUSH BOLT
1 COORDINATOR (BAR TYPE)
1 ASTRAGAL
1 DUSTPROOF STRIKE
2 FLOORSTOPS
2 CLOSERS

DOOR NOTES

1. DOOR MATERIAL AND FINISH:
   SC = SOLID CORE WOOD, CLEAR MAPLE
   GL = TEMPERED GLAZING
   AL/GL = ALUMINUM, CLEAR ANODIZED, WITH FULL VISION LITE, TEMPERED GLAZING
2. FRAME MATERIAL AND FINISH:
   AL = ALUMNIUM, CLEAR ANODIZED
   ST = STEEL
3. GASKETING:
   WS = WEATHER STRIPPING
   SG = SMOKE GASKETING
4. ALL DOORS SHALL BE 1-3/4" THICK WITH 3/8" UNDERCUT, EXCEPT AT FIRE RATED DOORS.
5. ALL DOOR HARDWARE SHALL BE SATIN CHROME FINISH, U.O.N.
6. ALL GLAZING SHALL BE TEMPERED, U.O.N.
7. DOOR THRESHOLDS SHALL BE ½" HIGH MAX. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN 2 UNITS HORIZONTAL.
8. DOOR LANDINGS SHALL BE LEVEL WITH MAX. 2% CROSS SLOPE IN ANY DIRECTION.
9. ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON-GRASPING (LEVER) HARDWARE, CENTERED BETWEEN 34" AND 44" A.F.F.
10. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITH A SINGLE ACTION, WITHOUT THE USE OF A KEY, THUMB TURN, OR ANY SPECIAL KNOWLEDGE OR EFFORT.
11. THE MAXIMUM FORCE REQUIRED TO OPEN INTERIOR AND EXTERIOR DOORS SHALL BE 5 LBS. AND 15 LBS. AT FIRE RATED DOORS.
12. FOR ANY DOORS INDICATED TO RECEIVE PANIC HARDWARE, REFER TO EGRESS PLANS FOR ADDITIONAL INFORMATION.
13. FIRE RATED DOORS SHALL BEAR A PERMANENT LABEL THAT INCLUDES THE MANUFACTURER, TESTING AGENCY AND FIRE PROTECTION RATING AS REQUIRED BY 2022 CBC SECTION 716.2.9.
14. PROVIDE SILENCERS AT ALL NON-RATED DOORS. COLOR TO MATCH DOOR FRAME.
15. PROVIDE MASTER KEYING PER CLIENT'S DIRECTION.
16. RE-USE EXISTING DOORS, FRAMES AND HARDWARE WHERE POSSIBLE.
17. FIELD VERIFY HEIGHTS OF ALL NEW DOORS PRIOR TO FABRICATION.
18. CONTRACTOR TO VERIFY THAT EXISTING DOOR HARDWARE TO REMAIN IS IN WORKING CONDITION AND WITHOUT DEFECTS. CONTRACTOR TO NOTIFY ARCHITECT AND CLIENT OF ANY VARIANCES AND PROVIDE PRICING FOR NEW DOOR HARDWARE PER DOOR SCHEDULE.

HTK studio
2275 S. Winchester Blvd.
Campbell, CA 95008

Project

FIRST CHURCH SAN JOSE
5891 RUE FERRARI
SAN JOSE, CA 95138

Consultant

Stamp

LICENSED ARCHITECT
LARRY GRONDAL
C-15943
06-30-2026
STATE OF CALIFORNIA

CITY REFERENCE:
FILE NO: CP25-022

NO.	DESCRIPTION	DATE
	Change of Use Submittal	08.18.25
	Plan Check Submittal	10.06.25
1	Client Revisions	02.27.26
2	Plan Check Response	02.27.26
3	Plan Check Response	04.27.26

Job #	25032
Date	10.06.25
Scale	As Shown

Sheet Title

DOOR SCHEDULE AND FINISH SPECIFICATIONS

Sheet #

A10.1

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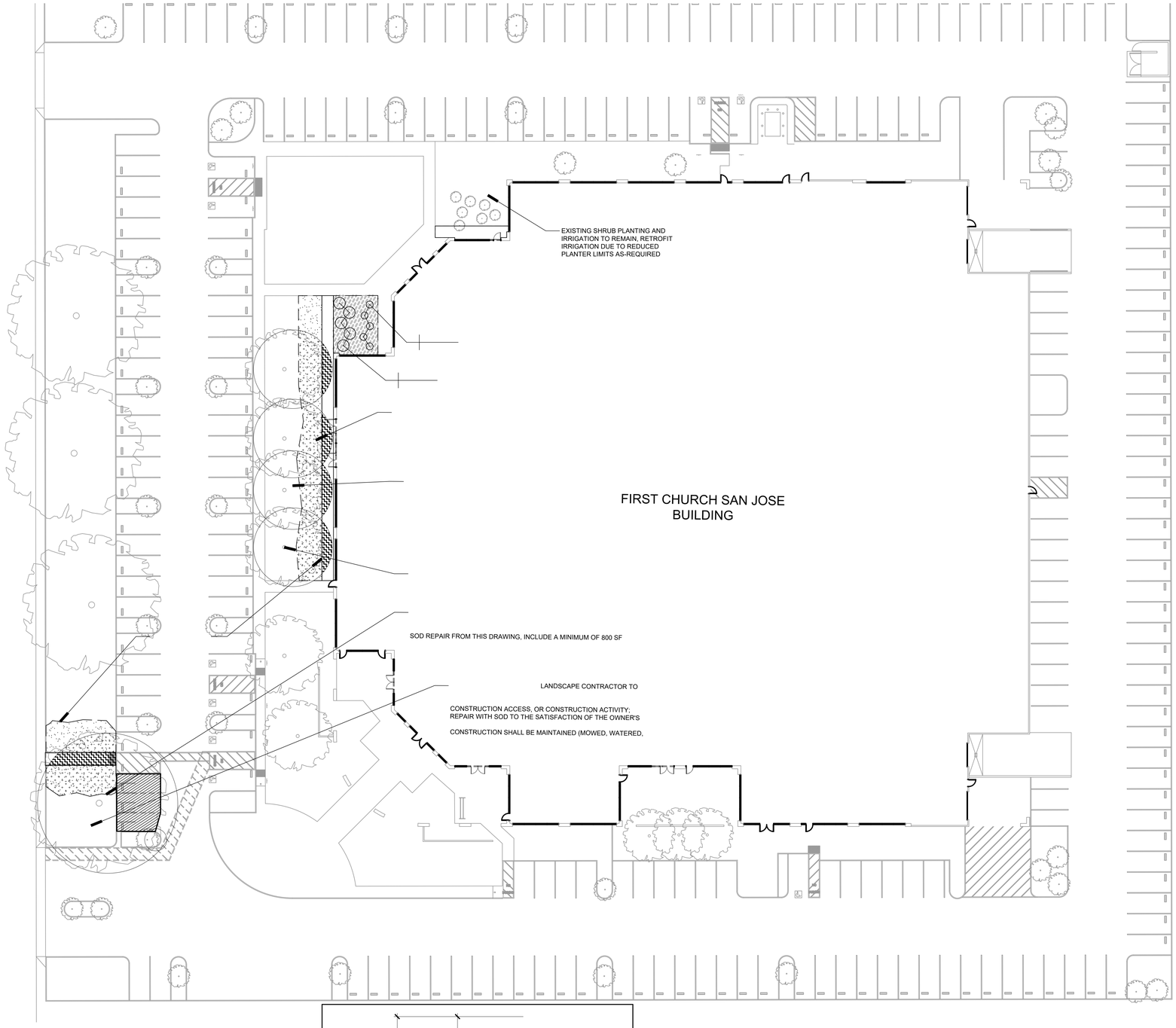


IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO DIGGING. NOTIFY OWNER IMMEDIATELY SHOULD CONFLICTS ARISE.

4. FINE GRADING, HEADERS AND IRRIGATION COVERAGE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS.
5. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN. NOTIFY THE OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
7. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REPRESENTATIVE REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF PLANT LAYOUT FROM THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
8. UNLESS OTHERWISE NOTED, FINISH GRADE OF SHRUB AND GROUND COVER AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 3" DEPTH BARK MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1-1/2" DEPTH) WITHIN 2' OF PAVING. FINISH GRADE OF SEEDED TURF AREAS SHALL BE 1/2" BELOW ADJACENT PAVING. FINISH GRADE OF SODDED TURF AREAS SHALL BE 1" BELOW ADJACENT PAVING.
9. PLANTING AREAS SHALL RECEIVE A 3" MIN. DEPTH BARK MULCH TOP DRESSING, UNLESS OTHERWISE NOTED. IN NON-BIORETENTION AREAS BARK MULCH SHALL BE VISION RECYCLING, MAHOGANY WOOD CHIP, IN BIORETENTION AREAS BARK MULCH SHALL BE PACIFIC LANDSCAPE SUPPLY SHREDDED CEDAR BARK MULCH.
10. ALL NON-BIORETENTION PLANTING AREAS SHALL RECEIVE WEED BARRIER AT FINISH GRADE OF PLANTING SOIL UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL INSTALL 3" MIN. DEPTH BARK MULCH TOP DRESSING ABOVE WEED BARRIER. BIORETENTION PLANTING AREAS SHALL RECEIVE PRE-EMERGENT APPLICATION.
11. NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
12. EXISTING TREES, SHRUBS AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
13. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
14. CONTRACTOR TO COLLECT AND SUBMIT SOIL SAMPLE TO LUCCHESI CONSULTING FOR SOIL AMENDING AND PREPARATION RECOMMENDATION PER SPECIFICATION SECTION 32 90 00.
15. CONTRACTOR SHALL COORDINATE ROUGH GRADING AND FINE GRADING TO ENSURE EXISTING SUITABLE TOPSOIL IS REMOVED, STOCKPILED AND REINSTALLED INTO PROPOSED LANDSCAPE AREAS. IN THE EVENT THERE IS NOT ENOUGH EXISTING TOPSOIL, OR NO PLACE TO STOCKPILE TOPSOIL, CONTRACTOR SHALL IMPORT AND INSTALL TOPSOIL.
16. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING, AT HIS OWN EXPENSE, SURFACE AND SUBSURFACE SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, WALLS, PAVING SURFACES, PLANT MATERIAL AND/OR TREES DAMAGED OR DESTROYED, BOTH ON THIS PROPERTY OR THOSE PROPERTIES ADJACENT TO THIS SITE. THE DAMAGED ITEM(S) WILL BE RESTORED TO THEIR ORIGINAL CONDITION OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
17. REFER TO PLANTING DETAILS THIS SHEET.

SHRUBS:

RHA IND	5 GAL	RHAPHIOLEPIS INDICA 'INDIAN PRINCESS'	INDIAN HAWTHORN	LOW
PHO FIR	5 GAL	PHORMIUM COOKIANUM 'FIREBIRD'	MOUNTAIN FLAX	LOW

*WATER NEEDS BASED ON: "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES", ZONE 1, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION AND THE DEPARTMENT OF WATER RESOURCES, 2014.

HYDROZONES

- LOW
- MODERATE
- HIGH
- SPECIAL LANDSCAPE ZONE

NOTES:

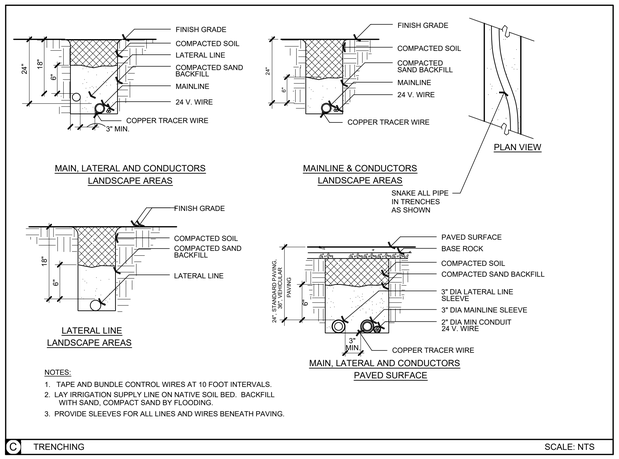
1. HYDROZONES BASED ON PLANT SPECIES WATER USE FOR ZONE 1 PER WUCOLS IV, 2014.
2. SEE IRRIGATION PLAN FOR HYDROZONE NUMBERS AND CALCULATIONS.
3. TREE HYDROZONE AREA ESTIMATED FROM SPECIES CANOPY SIZE AT MATURITY.

LANDSCAPE SHADING:

AS REQUIRED PER CALGREEN 5.106.12: SHADE TREES

5.106.12.1: SURFACE PARKING AREAS:	
TOTAL AREA OF NEW SURFACE PARKING	464 S.F.
REQUIRED SHADING OF PARKING AREAS 50%	232 S.F.
TOTAL SHADED PARKING AREA PROVIDED	463 S.F.
5.106.12.2: LANDSCAPE AREAS:	
TOTAL AREA OF NEW LANDSCAPE	2,453 S.F.
REQUIRED SHADING OF LANDSCAPE AREAS 20%	490 S.F.
TOTAL SHADED LANDSCAPE AREA PROVIDED	1,546 S.F.
5.106.12.3: HARDSCAPE AREAS:	
TOTAL AREA OF NEW HARDSCAPE	960 S.F.
REQUIRED HARDSCAPE AREA SHADING (20%)	192 S.F.
TOTAL SHADED HARDSCAPE AREA PROVIDED	431 S.F.

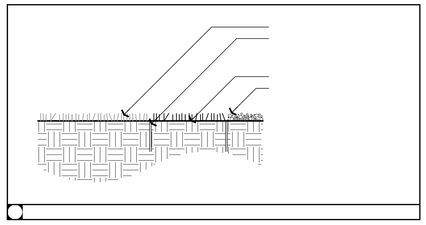
NEW PARKING — SHADED
NEW LANDSCAPE — SHADED
NEW HARDSCAPE — SHADED

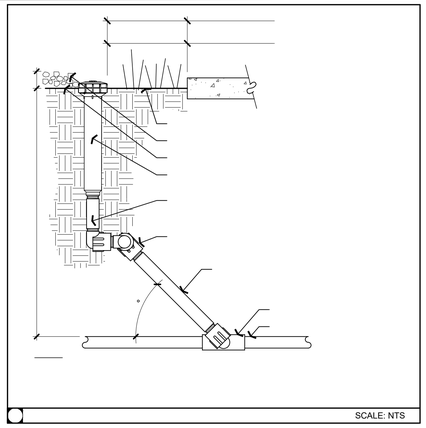


NOTES:

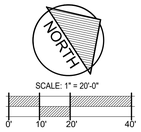
1. TAPE AND BUNDLE CONTROL WIRES AT 10 FOOT INTERVALS.
2. LAY IRRIGATION SUPPLY LINE ON NATIVE SOIL BED. BACKFILL WITH SAND, COMPACT SAND BY FLOODING.
3. PROVIDE SLEEVES FOR ALL LINES AND WIRES BENEATH PAVING.

C TRENCHING — SCALE: NTS





SCALE: NTS



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Project

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Consultant

ANLA ASSOCIATES, INC.
1723 Hamilton Ave, Suite 101
San Jose, CA 95125
T. 408.292.2196
www.anla-associates.com

Stamp

LICENSED LANDSCAPE ARCHITECT
Erik A. Plato No. 5677
Signature
03.31.2027
Renewal Date
02.20.2026
Date
STATE OF CALIFORNIA

CITY REFERENCE:
FILE NO: CP25-022

NO.	DESCRIPTION	DATE
	Change of Use Submittal	08.18.25
	Plan Check Submittal	10.06.25
	Client Revisions	02.27.26
2	Plan Check Response	02.27.26

Job #	25032
Date	10.06.25
Scale	As Shown

Sheet Title

LANDSCAPE PLAN

Sheet #

L1.1

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EXHIBIT 'A'

LEGAL DESCRIPTION
FOR: REZONING

All that certain real property situate entirely in the City of San Jose, County of Santa Clara, State of California, being all of Lot 3 as shown on that certain Parcel Map recorded in in Book 601 of Maps at Pages 36 and 37, Santa Clara County Records, and more particularly described as follows:

BEGINNING at the South corner of said Lot 3, said POINT OF BEGINNING also lying in the northerly right-of-way line of Rue Ferrari (53 feet wide); thence

from the POINT OF BEGINNING and along said northerly right-of-way line North 69° 52' 49" West 445.00 feet to a point; thence

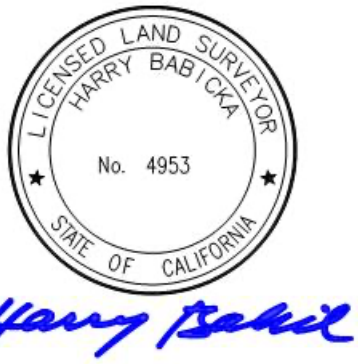
leaving said northerly right-of-way line the following courses and distances:

North 20° 07' 11" East	488.63 feet to a point; thence
South 69° 55' 32" East	28.50 feet to a point; thence
South 70° 06' 42" East	416.50 feet to a point; thence
South 20° 07' 11" West	490.33 feet to the POINT OF BEGINNING.

Containing 5.000 acres, more or less, of land.

As shown on Exhibit B, Plat to Accompany Description, attached hereto and made a part hereof.

Prepared on JULY 28, 2025
Revised on March 24, 2026
by C. & D.C., INC.



NOTES:
All bearings & distances shown are Record Data or as noted. Dimensions shown are in feet & decimals thereof.

SCALE: 1"=80'

80 40 0 40 80

GRAPHIC SCALE

LANDS OF GATEWAY CITY CHURCH
A.P.N. 678-05-048
PARCEL B
(561 M 30-31)

LANDS OF SAN JOSE BEHAVIORAL HEALTH
A.P.N. 678-05-051
LOT 2
(601 M 36-37)

S69°55'32"E
28.50'

S70°06'42"E 416.50'

LEGEND:

= PROPERTY LINE
= ADJACENT PROPERTY LINE
= EX. RIGHT OF WAY
P.O.B. = POINT OF BEGINNING

LANDS OF CARRINGTON COLLEGE
A.P.N. 678-05-050
PARCEL A
(561 M 30-31)

N20°07'11"E 488.63'

A.P.N. 678-05-053
LOT 3
(601 M 36-37)
5.000 Acres

S20°07'11" W 490.33'

LANDS OF HOTEL SAN JOSE/ LA HACIENDA SAN JOSE SILICON VALLEY
A.P.N. 678-05-052
LOT 1
(601 M 36-37)

LICENSED LAND SURVEYOR
HARRY BABICKA
No. 4953
STATE OF CALIFORNIA

Harry Babicka

P.O.B.
SOUTH CORNER OF LOT 3

RIGHT-OF-WAY

N69°52'49"W 445.00'

53'

RUE FERRARI

53'

RIGHT-OF-WAY

EXHIBIT 'B'

C&D.C.Inc.
5901 Cadiz Drive
San Jose, CA 95123
(408) 966-0165

PLAT TO ACCOMPANY DESCRIPTION		
SC-LE: -S SHOWN	LANDS OF FIRST PENTECOSTAL CHURCH OF SAN JOSE	DR- N BY: R.S.C.
D-TE: M-RCH 24, 2026		-PPROVED BY: V.S. / H.B.
FOR: REZONING OF A.P.N. 678-05-053		
5891 RUE FERRARI SAN JOSE, CALIFORNIA		DR- ING NUMBER 25016-PR