

TENANT IMPROVEMENTS for SANTA CLARA COUNTY OFFICE OF EDUCATION

1290 RIDDER PARK DR, THIRD FLOOR, SUITE 329, SAN JOSE, CA

299 BASSETT ST., SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100



PROJECT ADDRESS
1290 RIDDER PARK DR,
THIRD FLOOR, SUITE 329
SAN JOSE, CA 95131



Reviewed for Code Compliance
City of San Jose, Building Division
 Building Electrical
 Plumbing Mechanical
FRANK COZZITORTO, P.E. (408) 535-7665
No. 23-114013 Date: 03/01/2024

- PRELIMINARY (NOT FOR CONSTRUCTION) PRICING PLANS (NOT FOR CONSTRUCTION) HEALTH DEPARTMENT PLANNING DEPARTMENT (NOT FOR CONSTRUCTION) BUILDING DEPARTMENT

CONTACT INFORMATION

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VICINITY MAP

PROJECT DATA

A.P.N.: 237-03-039
ZONING: IP
SITE AREA: 9.00 ACRES NET
CONSTRUCTION TYPE: TYPE II-LHR
OCCUPANCY: B
NUMBER OF STORIES: 3-STORY
EXISTING BUILDING SIZE: 85,800 SF
AREA OF WORK: THIRD FLOOR - 2,467 SF
FIRE SPRINKLERS: FULLY SPRINKLERED
APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA EROSION CONTROL CODE
2022 CALIFORNIA GREEN CODE
* INCLUDING LOCAL CITY ADOPTED CODES & REQUIREMENTS

SHEET INDEX

GENERAL

G0.00 COVER SHEET
G0.10 SPECIFICATION SHEETS
G0.11 SPECIFICATION SHEETS
G0.20 SYMBOLS AND ABBREVIATIONS
G0.30 CALGREEN CHECKLIST

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A0.01 SITE PLAN - EXISTING (FOR REFERENCE ONLY)
A0.10 SITE - DETAILS (FOR REFERENCE ONLY)
A0.21 EXISTING PLAN - 1ST FLOOR (FOR REFERENCE ONLY)
A0.22 EXISTING PLAN - 2ND FLOOR (FOR REFERENCE ONLY)
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A1.10 DEMOLITION FLOOR AND CEILING PLANS - 3RD FLOOR
A2.10 PROPOSED FLOOR AND CEILING PLANS - 3RD FLOOR
A4.20 EXISTING RESTROOM PLANS - 2ND & 3RD FLOORS
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A8.00 DETAILS - METAL STUD FRAMING
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A9.50 DETAILS - ACCESSIBILITY

MECHANICAL

M-0.1 MECHANICAL NOTES, CODES, SCOPE OF WORK, DRAWING INDEX, AND STATEMENT
M-0.2 MECHANICAL CALCULATION, TABLES, AND SCHEDULES
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M-0.4 MECHANICAL SCHEDULE
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M-0.6 MECHANICAL PREScriptive TITLE 24 COMPLIANCE
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ELECTRICAL

E-0.1 ELECTRICAL GENERAL NOTES, CODES, SCOPE OF WORK, AND LEGENDS
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E-0.3 ELECTRICAL PANEL SCHEDULES, LINE DIAGRAM
E-0.4 ELECTRICAL DETAILS
E-0.5 ELECTRICAL LIGHTING CONTROL DIAGRAM
E-0.6 ELECTRICAL LIGHTING TITLE 24 COMPLIANCE FORMS
E-0.7 ELECTRICAL LIGHTING TITLE 24 COMPLIANCE FORMS
E-1.0 ELECTRICAL POWER PLAN - DEMO
E-1.1 ELECTRICAL POWER FLOOR PLAN - NEW
E-2.0 ELECTRICAL LIGHTING PLAN - DEMO
E-2.1 ELECTRICAL LIGHTING PLAN - NEW

PLUMBING

PB-0.1 PLUMBING NOTES, CODES, SCOPE OF WORK, AND DRAWING INDEX
PB-0.2 PLUMBING SCHEDULES, CALCULATIONS, AND TABLES
PB-0.3 PLUMBING DETAILS
PB-1.0 3RD FLOOR PLUMBING PLAN - DEMO
PB-2.0 3RD FLOOR PLUMBING PLAN - NEW

PROJECT SCOPE

THIS IS A TENANT IMPROVEMENT PROJECT TO INCLUDE:
DEMOLITION
SITE/EXTERIOR: NO WORK
INTERIORS
• DEMOLITION OF EXISTING FLOORING FINISHES AND CEILING TILES & LIGHTING, AND SELECTED NON-LOAD BEARING PARTITION
NEW CONSTRUCTION
SITE/EXTERIOR: NO WORK
INTERIORS
• NEW NON-LOAD BEARING PARTITION TO CREATE PRIVATE OFFICES, AND ADDING CUBICLE WORK STATION. UPGRADE NEW LIGHTING AND NEW CEILING TILES.

KEY PLAN

ACCESSIBILITY COMPLIANCE

FORM #300 03/13/2020 SUBJECT TO CHANGE FOR EXISTING COMMERCIAL/INDUSTRIAL AND MULTIFAMILY 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 1290 Street Ridder Park Drive City San Jose 95131

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:

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.

Phuong T. PHUONG THAN 10.27.2023
SIGNATURE PRINT Name DATE (DD/MM/YYYY)

I am the: Project Designer Business Owner Other

When Building/Building Division Caltrans/ALLETT/FORMS
San Jose Permit Center 408-535-3555 www.sanjoseca.gov/building San Jose City Hall, 200 E. Santa Clara St., San Jose, CA 95113

REVISIONS

DATE	DESCRIPTION
09.29.2023	PROGRESS CD SET
10.04.2023	PROGRESS CD SET
10.18.2023	ISSUED FOR CLIENT'S REVIEW
10.27.2023	ISSUED FOR PERMIT
02.28.2024	PC#1 RESUBMITTAL

DATE 00.00.2023
SCALE AS SHOWN
PROJECT ID 2023.114
DRAWN BY KN / PT

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COVER SHEET

SHEET TITLE

SHEET NO. GO.00

BEPM 24-075691



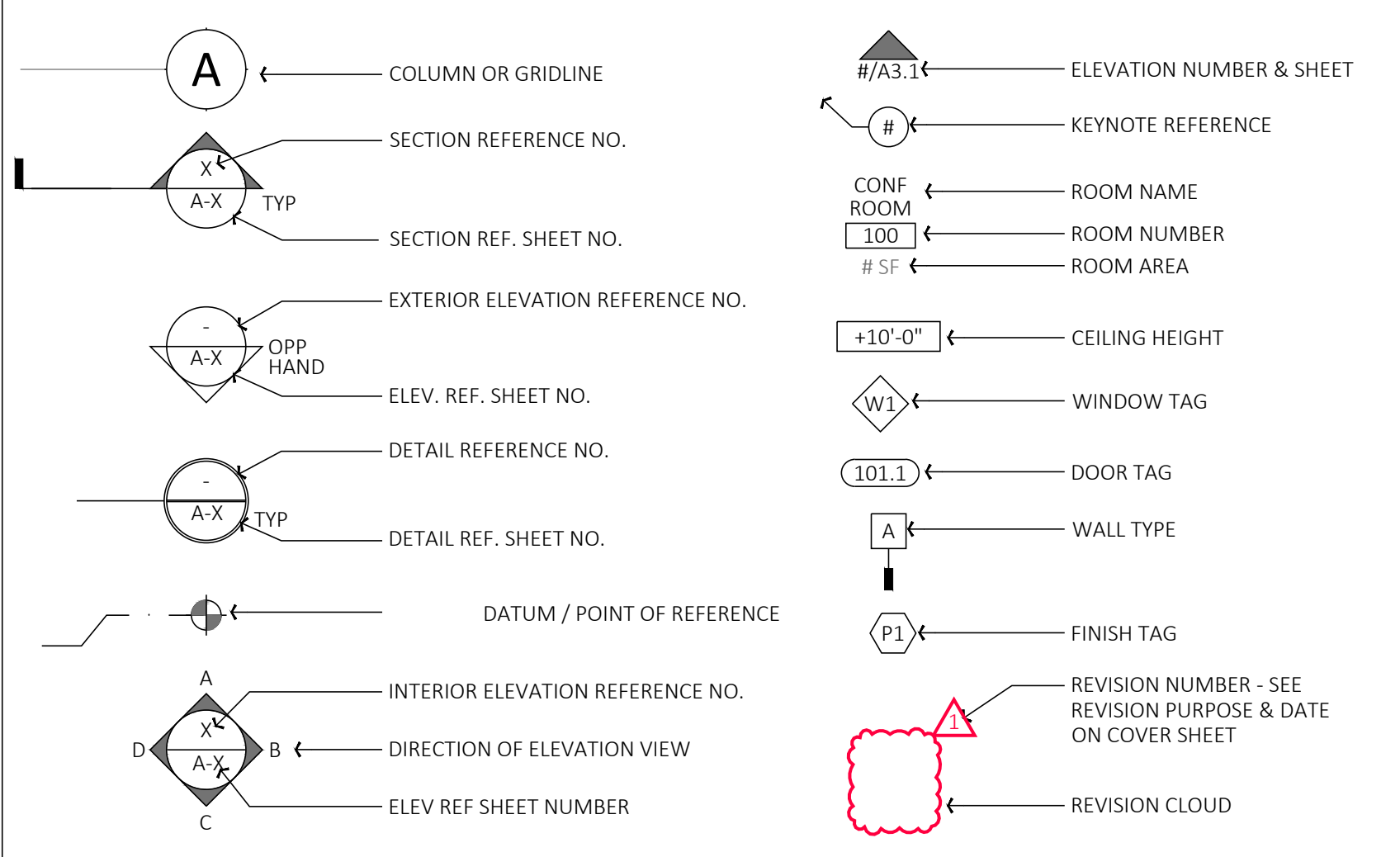
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ABBREVIATION

A.B.	ANCHOR BOLT	F.O.S.	FACE OF STUD	REIN.	REINFORCED
A.C.	ASPHALT CONCRETE	F.S.	FLOOR SINK	REQ.	REQUIRED
A/C	AIR CONDITIONING	HDR.	HEADER HARDWOOD	RESIL.	RESILIENT
A.T.	ACOUSTIC TILE	HOWR.	HARDWARE	R.H./RBH	ROUND HEAD OR ROBE HOOK
ADJ.	ADJUSTABLE	H.M.	HOLLOW METAL	RM.	ROOM
A.F.S.	AUTOMATIC FIRE SPRINKLER	HORIZ.	HORIZONTAL	(R)	RELOCATE
ALUM.	ALUMINUM	H.P.	HIGH POINT	SHT.	SHEET
ANG.	ANGLE	H.R.	HOUR	SHTHG.	SHEATHING
ANOD.	ANODIZED	H.R.C.	HOSE REEL CABINET	SHLV.	SHELF / SHELVES
APPROX.	APPROXIMATELY	H.S.B.	HIGH STRENGTH BOLT	SIM.	SIMILAR
ARCH.	ARCHITECTURAL	HSS	HOLLOW STEEL SECTION	SNK/SKH	SINK OR SKETCH
ASPH.	ASPHALT	HT.	HEIGHT	S.H.	SHEET METAL
@	AT	H.T.D.	HANDICAP TOWEL DISPENSER	S.H.D.	SEE MECHANICAL DRAWINGS
BD.	BOARD	HTG.	HEATING	S.H.S.	SHEET METAL SCREW
BLDG.	BUILDING	H.W.	HOT WATER	S.N.D.	SANITARY NAPKIN DISPOSAL
BKGL.	BLOCKING	H.W.D.	HOT WATER DISPENSER	S.N.V.	SANITARY NAPKIN VENDOR
BM.	BEAM	I.D.	INSIDE DIAMETER	S.O.V.	SHUT OFF VALVE
B.O.J.	BOTTOM OF JOISTS	INT.	INTERIOR	S.P.D.	SEE PLUMBING DRAWINGS
BOT.	BOTTOM	INVT.	INVERT	SK.	SPECIFICATIONS
B.U.	BUILT-UP	INSUL.	INSULATION	SQL.	SQUARE
CAB.	CABINET	INT.	INTERIOR	S.S.	SERVICE SINK
CAD. PL.	CADMIUM PLATED	JAN.	JANITOR	S.S.D.	SEE STRUCTURAL DRAWINGS
C.A.	CATCH BASIN	J.B.	JUNCTION BOX.	SST.	STAINLESS STEEL
C.B.	CHALKBOARD	JT.	JOINT	STD.	STANDARD
C.D.	CUP DISPENSER	KIT.	KITCHEN	STL	STEEL
CEM.	CEMENT	K.O.	KNOCK-OUT	STN.	STAIN
CER.	CERAMIC	K.P.	KICK PLATE	STOR.	STORAGE
C.G.	CORNER GUARD	LAM.	LAMINATE	STRUC.	STRUCTURAL
CHANN.	CHANNEL	LAV.	LAVATORY	SUSP.	SUSPENDED
C.I.	CAST IRON	LCKR.	LOCKER	T & B	TOP AND BOTTOM
C.I.	CONSTRUCTION JOINT	L.P.	LOW POINT	T.B.	TOWEL BAR
OR C.L.	CENTERLINE	L.S.D.	LIQUID SOAP DISPENSER	TEL.	TELEPHONE
CLR.	CLEAR	LT.	LIGHT	T & G	TONGUE AND GROOVE
CLG.	CEILING	MAT.	MATERIAL	T.O.	TOP OF
C.M.U.	CONCRETE MASONRY UNIT	MAX.	MAXIMUM	T.O.S.	TOP OF SLAB
C.O.	CLEAN OUT	M.B.	MACHINE BOLT	T.O.W.	TOP OF WALL
COL.	COLUMN	M.ECH.	MECHANICAL	T.P.D.	TOILET PAPER DISPENSER
COMP.	COMPOSITION	M.EMB.	MEMBRANE	TRD.	TREAD
CONC.	CONCRETE	MFR.	MANUFACTURER	TYP.	TYPICAL
CONN.	CONNECTION	N.I.C.	NOT IN CONTRACT	U.L.	UNDERWRITERS LABORATORY
CONT.	CONTINUOUS	NO.	NUMBER	UNF.	UNFINISHED
CONTR.	CONTRACTOR	N.S.F.	NET SQUARE FEET	U.O.N.	UNLESS OTHERWISE NOTED
C.T.G.	CLEAN OUT TO GRADE	N.T.S.	NOT TO SCALE	UR.	URINAL
CTSK.	COUNTERSINK	(N)	NEW	V.C.P.	VITREOUS CLAY PIPE
C.W.	COLD WATER	O.C.	ON CENTER	V.C.T.	VINYL COMPOSITION TILE
DET.	DETAIL	O.D.	OUTSIDE DIAMETER	VERT.	VERTICAL
DD.F.	DOUGLAS FIR	O.D.R.	OVERFLOW DRAIN	VEST.	VESTIBULE
DIA. OR Ø	DIAMETER DIM. DIMENSION	OFF.	OFFICE	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
D.F.	DRINKING FOUNTAIN	O.D.D.	OVERHEAD	V.W.C.	VINYL WALL COVERING
DN.	DOWN	OPNG.	OPENING	W/	WITH
DR.	DOOR	OPP.	OPPOSITE	W.C.	WATER CLOSET
D.S.	DOWNSPOUT	P.B.	PANIC BAR	WD.	WOOD
DWGS.	DRAWINGS	P.D.F.	POWDER DRIVEN FASTENER	W.H.	WATER HEATER
(D)	DEMOLITION	P.H.	PHILLIPS HEAD	WNSCT.	WAINSCOT
EA.	EACH	P.L.	PROPERTY LINE	W.P.F.	WATERPROOF or WORK POINT
E.J.	EXPANSION JOINT	PLAS.	PLASTER	W.R.	WASTE RECEPTACLE or
ELECT.	ELECTRICAL	P.LAM.	PLASTER	WATER RESISTANT	
ELEV.	ELEVATION	P.LYVD.	PLYWOOD	W.F.	WELDED WIRE FABRIC
ENAM.	ENAMEL	PNL.	PANEL	W.W.M.	WOVEN WIRE MESH
ENCL.	ENCLOSURE	POL.	POLISHED		
E.P.B.	ELECTRIC PANEL BOARD	PORC.	PORCELAIN		
EQ.	EQUAL	PR.	PAIR		
EQUIP.	EQUIPMENT	P.S.D.	POWDER SOAP DISPENSER		
E.W.A.	ELECTRIC WATER COOLER	PT.	PAPER TOWEL DISPENSER		
E.W.A.	ELECTRIC WATER HEATER	P.T.D.	PAPER TOWEL DISPENSER		
EXH.	EXHAUST	PTN.	PARTITION		
EXIST. or (E)	EXISTING	P.V.C.	POLYVINYL CHLORIDE		
EXT.	EXTERIOR	Q.T.	QUARRY TILE		
F.A.	FIRE ALARM	R.	RISERS		
F.B.	FLAT BAR	R.A.	RETURN AIR		
FBRGL.	FIBERGLASS	RAD.	RADIUS		
F.D.	FLOOR DRAIN	R.C.P.	REINFORCED CONCRETE PIPE		
FDN.	FOUNDATION	R.D.	ROUND		
F.A.	FIRE EXTINGUISHER	R.D.	ROOF DRAIN		
F.A.C.	FIRE EXTINGUISHER CABINET	REC.	RECESSED		
F.A.	FIRE HYDRANT OR FLAT HEAD	REF.	REFERENCE		
F.A.C.	FIRE HOSE CABINET				
FIN.	FINISH FLOOR				
F.O.	FINISHED OPENING OR FACE OF				
F.O.C.	FACE OF CONCRETE				
F.O.F.	FACE OF FINISH				
F.O.M.	FACE OF MASONRY				

SYMBOLS LEGEND



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FRANK COZZITORTO, P.E. (408) 535-7665
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SYMBOLS, ABBREVIATIONS AND LEGENDS

SHEET TITLE

SHEET NO. GO.20

AS 802
CALGREEN VERIFICATION GUIDELINES
MANDATORY MEASURES CHECKLIST

Application: This checklist shall be used for nonresidential projects that meet one of the following: new construction, building additions of 1,000 square feet or greater, or building alterations with a permit valuation of \$200,000 or more pursuant to Section 301.3 AND do not trigger a Tier 1 or Tier 2 requirement:

Y = Yes (section has been selected and/or included)
N/A = Not Applicable (code section does not apply to the project—mainly used for additions and alterations)
O = Other (provide explanation)
[N] = New construction pursuant to Section 301.3
[A] = Additions and/or Alterations pursuant to Section 301.3

CHAPTER & DIVISIONS	SECTION TITLE	CODE SECTION	Y	NA	O	PLAN SHEET, SPEC OR ATTACH REFERENCE	
DIVISION 5.1 Planning and Design	Mandatory	Storm water pollution prevention for projects that disturb less than 1 acre of land	5.106.1 through 5.106.2		X		
	Mandatory	Short-term bicycle parking (with exception)	5.106.4.1.1				
	Mandatory	Long-term bicycle parking	5.106.4.1.2 through 5.106.4.1.5				
	Mandatory	Electric vehicle (EV) charging [N] w/ exceptions	5.106.5.3				
	Mandatory	EV capable spaces [N]	5.106.5.3.1				
	Mandatory	Electric vehicle charging stations (EVCS)	5.106.5.3.2				
	Mandatory	Use of automatic load management systems (ALMS)	5.106.5.3.3				
	Mandatory	Accessible EVCS	5.106.5.3.4				
	Mandatory	Note for EVCS signs					
	Mandatory	Table 5.106.5.3.1 w/ footnotes	5.106.5.3.1, 5.106.5.3.2 and 5.106.5.3.3				
	Mandatory	Electric vehicle (EV) charging: medium-duty and heavy-duty [N]	5.106.5.4				
	Mandatory	Electric vehicle charging readiness requirements for warehouses, grocery stores and retail stores with planned off-street loading spaces [N]	5.106.5.4.1				
	Mandatory	Table 5.106.5.4.1	5.106.5.4 and 5.106.5.4.1				
	Mandatory	Light pollution reduction [N] (with exceptions, notes and table)	5.106.8 through 5.106.8.2				
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.308.10				
	DIVISION 5.2 Energy Efficiency	Mandatory	Meet the minimum energy efficiency standard	5.201.1			
	DIVISION 5.3 Water Efficiency and Conservation (continued)	Mandatory	Separate meters (new buildings or additions > 50,000 sf that consume more than 10 gal/day)	5.303.1.1			
Mandatory		Separate meters (for tenants in new buildings or additions that consume more than 1,000 gal/day)	5.303.1.2				
Mandatory		Water closets shall not exceed 1.28 gallons per flush (gpf)	5.303.3.1				

(continued)

CHAPTER & DIVISIONS	SECTION TITLE	CODE SECTION	Y	NA	O	PLAN SHEET, SPEC OR ATTACH REFERENCE	
DIVISION 5.3 Water Efficiency and Conservation (continued)	Mandatory	Wall-mounted urinals shall not exceed 0.125 gpf	5.303.3.2.1			X	
	Mandatory	Floor-mounted urinals shall not exceed 0.5 gpf	5.303.3.2.2				
	Mandatory	Single showerhead shall have maximum flow rate of 1.8 gpm (gallons per minute) at 80 psi	5.303.3.3.1				
	Mandatory	Multiple showerheads serving one shower shall have a combined flow rate of 1.8 gpm at 80 psi	5.303.3.3.2				
	Mandatory	Nonresidential lavatory faucets	5.303.3.4.1				
	Mandatory	Kitchen faucets	5.303.3.4.2				
	Mandatory	Wash fountains	5.303.3.4.3				
	Mandatory	Metering faucets	5.303.3.4.4				
	Mandatory	Metering faucets for wash fountains	5.303.3.4.5				
	Mandatory	Pre-rinse spray valve	5.303.3.4.6				
	Mandatory	Food waste disposers	5.303.4.1				
	Mandatory	Areas of additions or alterations	5.303.5				
	Mandatory	Standards for plumbing fixtures and fittings	5.303.6				
	Mandatory	Outdoor potable water use in landscape areas (with notes)	5.304.1				
	DIVISION 5.4 Material Conservation and Resource Efficiency (continued)	Mandatory	Weather protection	5.407.1			
		Mandatory	Moisture control: sprinklers	5.407.2.1			
		Mandatory	Moisture control: exterior door protection	5.407.2.2.1			
Mandatory		Moisture control: flashing	5.407.2.2.2				
Mandatory		Construction waste management—comply with either: Sections 5.408.1.1, 5.408.1.2, 5.408.1.3 or more stringent local ordinance	5.408.1.1, 5.408.1.2, 5.408.1.3		X		
Mandatory		Construction waste management: documentation	5.408.1.4		X		
Mandatory		Universal waste [A]	5.408.2		X		
Mandatory		Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3		X		
Mandatory		Recycling by occupants (with exception)	5.410.1			Notes to comply	
Mandatory		Recycling by occupants: additions (with exception)	5.410.1.1				
Mandatory		Recycling by occupants: sample ordinance	5.410.1.2				
Mandatory		Commissioning new buildings (≥ 10,000 sf) [N]	5.410.2		X		
Mandatory		Owner's or owner representative's Project Requirements (OPR) [N]	5.410.2.1				
Mandatory		Basis of Design (BOD) [N]	5.410.2.2				

(continued)

CHAPTER & DIVISIONS	SECTION TITLE	CODE SECTION	Y	NA	O	PLAN SHEET, SPEC OR ATTACH REFERENCE	
(continued) DIVISION 5.4 Material Conservation and Resource Efficiency	Mandatory	Commissioning plan [N]	5.410.2.3			X	
	Mandatory	Functional performance testing [N]	5.410.2.4				
	Mandatory	Documentation and training [N]	5.410.2.5				
	Mandatory	Systems manual [N]	5.410.2.5.1				
	Mandatory	Systems operation training [N]	5.410.2.5.2				
	Mandatory	Commissioning report [N]	5.410.2.6				
	Mandatory	Testing and adjusting for new buildings < 10,000 sf of new systems that serve additions or alterations [A]	5.410.4		X		
	Mandatory	System testing plan for renewable energy, landscape irrigation and water reuse [A]	5.410.4.2				
	Mandatory	Procedures for testing and adjusting	5.410.4.3				
	Mandatory	Procedures for HVAC balancing	5.410.4.3.1				
	Mandatory	Reporting for testing and adjusting	5.410.4.4				
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5				
	Mandatory	Inspection and reports	5.410.4.5.1				
	DIVISION 5.5 Environmental Quality (continued)	Mandatory	Fireplaces	5.503.1		X	
		Mandatory	Woodstoves	5.503.1.1		X	
		Mandatory	Temporary ventilation	5.504.1			Construction to comply
		Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3			
Mandatory		Adhesives, sealants and caulks	5.504.4.1				
Mandatory		Paints and coatings	5.504.4.2				
Mandatory		Aerosol paints and coatings	5.504.4.3.1				
Mandatory		Aerosol paints and coatings: verification	5.504.4.3.2				
Mandatory		Carpet systems	5.504.4.4				
Mandatory		Carpet cushion	5.504.4.4.1				
Mandatory		Carpet adhesives per Table 5.504.4.1	5.504.4.4.2				
Mandatory		Composite wood products	5.504.4.5		X		
Mandatory		Composite wood products: documentation	5.504.4.5.3		X		
Mandatory		Resilient flooring systems	5.504.4.6		X		
Mandatory		Resilient flooring: verification of compliance	5.504.4.6.1				
Mandatory		Thermal insulation	5.504.4.7				
Mandatory		Verification of compliance	5.504.4.7.1				
Mandatory	Acoustical ceilings and wall panels	5.504.4.8					
Mandatory	Verification of compliance	5.504.4.8.1					

(continued)

CHAPTER & DIVISIONS	SECTION TITLE	CODE SECTION	Y	NA	O	PLAN SHEET, SPEC OR ATTACH REFERENCE
(continued) DIVISION 5.5 Environmental Quality	Mandatory	Filters (with exceptions)	5.504.5.3			SEE MECH DIVISION
	Mandatory	Filters: labeling	5.504.5.3.1			SEE MECH DIVISION
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7		X	
	Mandatory	Indoor moisture control	5.505.1			SEE MECH DIVISION
	Mandatory	Outside air delivery	5.506.1			SEE MECH DIVISION
	Mandatory	Carbon dioxide (CO2) monitoring	5.506.2			SEE MECH DIVISION
	Mandatory	Acoustical control (with exception)	5.507.4		X	
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1			
	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1			
	Mandatory	Performance method	5.507.4.2			
	Mandatory	Site features	5.507.4.2.1			
	Mandatory	Documentation of compliance	5.507.4.2.2			
	Mandatory	Interior sound transmission (with note)	5.507.4.3		X	
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1		X	
	Mandatory	Chlorofluorocarbons (CFCs)	5.508.1.1			
	Mandatory	Halons	5.508.1.2			
	Mandatory	Supermarket refrigerant leak reduction for retail food stores > 8,000 square feet or more Sections 5.508.2 through 5.508.2.6.3	5.508.2 through 5.508.2.6.3			
END OF MANDATORY PROVISIONS						

Documentation Author's / Responsible Designer's Declaration Statement

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

Signature: 

Company: STUDIO G ARCHITECTS INC. Date: 10.27.2023

Address: 299 BASSETT ST, SUITE #250 License: C-27062

City/State/Zip: SAN JOSE, CA 95110 Phone: 408.283.0100

PROJECT ADDRESS
1290 RIDDER PARK DR,
THIRD FLOOR, SUITE 329
SAN JOSE, CA 95131



Reviewed for Code Compliance
City of San Jose, Building Division
 Building Electrical
 Plumbing Mechanical
FRANK COZZITORTO, P.E. (408) 535-7665
No. 23-114013 Date: 03/01/2024



kelly a. simcox, architect

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JURISDICTION APPROVAL STAMP

CALGREEN CHECKLIST

SHEET TITLE

SHEET NO.

GO.30

PROJECT ADDRESS
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kelly a. simcox, architect

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JURISDICTION APPROVAL STAMP

EXISTING SITE PLAN
 (FOR REFERENCE ONLY)

SHEET TITLE

SHEET NO. **A0.01**

GENERAL NOTES

- A. PATH OF TRAVEL (P.O.T.) IS A BARRIER FREE ACCESSIBLE ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT A SLOPE NO STEEPER THAN 1:2, EXCEPT THAT LEVEL CHANGES ARE 1/4" MAXIMUM VERTICAL, AND IS AT LEAST 48" WIDE. SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT. RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48.
- B. CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESSIBLE PATH OF TRAVEL CLEAR DURING CONSTRUCTION.
- C. EXISTING ACCESSIBLE PARKING SPACES ARE UNCHANGED UNDER THIS PERMIT. PLEASE REFER TO SHEET A0.10 FOR TYPICAL ACCESSIBLE SITE DETAILS.

KEYNOTES

INDICATED BY (X) → ON THE PLAN.

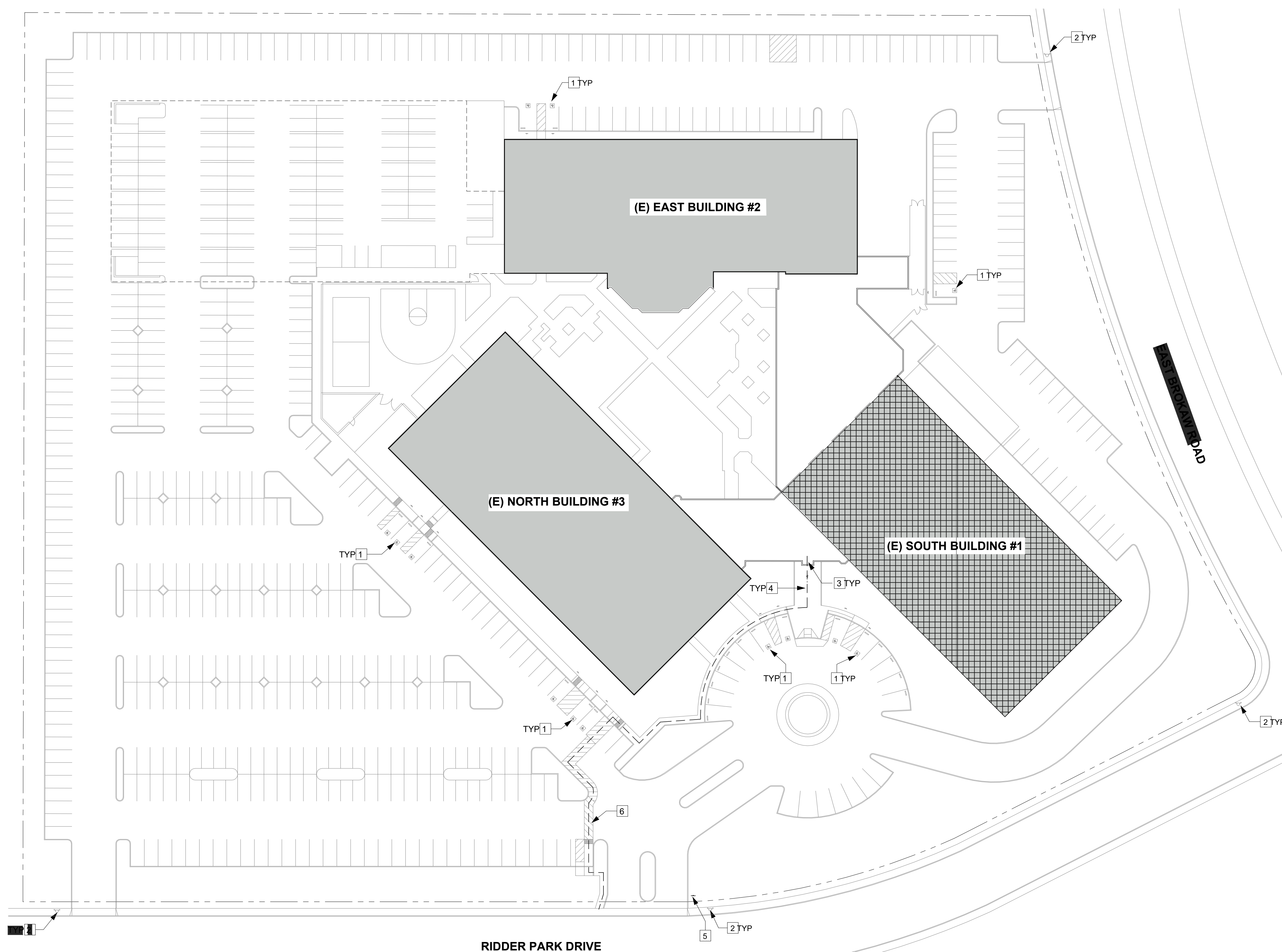
- 1. (E) ACCESSIBLE PARKING SPACE. REFER TO DETAIL 1 AND 2/A0.10 FOR ADDITIONAL INFORMATION.
- 2. (E) FIRE HYDRANT
- 3. (E) ACCESSIBLE ENTRY WITH BUILDING ACCESSIBILITY SIGN PER DETAIL 3/A0.10.
- 4. (E) ACCESSIBLE WALKWAY WITH MAX 1:20 RUNNING SLOPE AND MAX 1:48 CROSS SLOPE.
- 5. (E) TOW-AWAY SIGN. REFER TO DETAIL 5/A0.10 FOR ADDITIONAL INFORMATION.
- 6. (E) MIN. 4'-0" WIDE CROSSWALK PAVEMENT MARKING.

PARKING SUMMARY

NO CHANGE IN OCCUPANCY OR BUILDING AREA IS PLANNED THAT WOULD ALTER THE REQUIRED NUMBER OF PARKING SPACES. EXISTING PARKING IS SHOWN FOR REFERENCE ONLY. SITE UPGRADE WAS APPROVED UNDER PERMIT # 22-672023

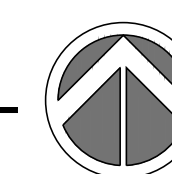
SITE LEGEND

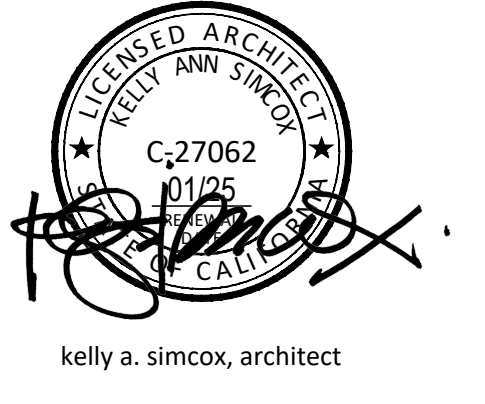
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- INDICATES EXISTING BUILDING OR STRUCTURE TO REMAIN. SEE KEYNOTES FOR ADDITIONAL INFORMATION.
- PROJECT LOCATION



1. EXISTING SITE PLAN - FOR REFERENCE ONLY

SCALE: 1" = 40' - 0"





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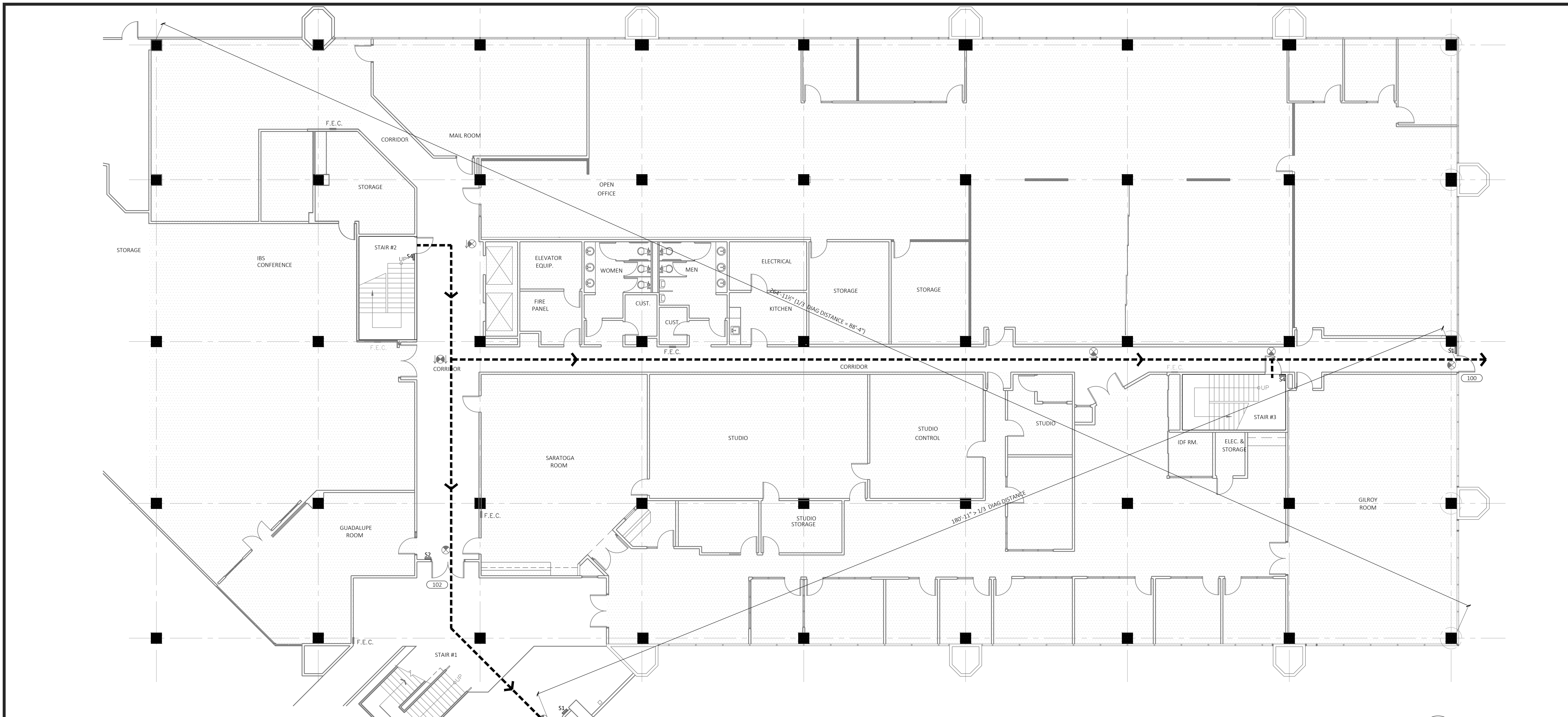
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JURISDICTION APPROVAL STAMP

EXITING PLAN
FIRST FLOOR
(FOR REFERENCE ONLY)

SHEET TITLE

SHEET NO. **A0.21**



1. EXITING PLAN - FIRST FLOOR (FOR REFERENCE ONLY)

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

GENERAL EXITING NOTES INDICATED BY (X) → ON THE PLAN.

- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE, OR EFFORT PER CBC SECTION 1010.2.
- MAIN EXIT DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THAT THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED, A READILY VISIBLE SIGN IS POSTED ON THE EGRESS SIDE STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED WITH 1-INCH HIGH LETTERS ON A CONTRASTING BACKGROUND PER CBC SECTION 1010.2.4.
- EXIT OR EXIT ACCESS DOORS SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES AND CLEAR OPENING HEIGHT OF NOT LESS THAN 80 INCHES. THE CLEAR OPENING WIDTH AT SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES PER CBC SECTION 1010.1.1.
- THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED PER CBC SECTION 1005.1 BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES AND THE CEILING HEIGHT SHALL NOT BE LESS THAN 7 FEET 6 INCHES PER CBC SECTION 1003.2.
- DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN ONE-HALF PER CBC SECTION 1005.7.1.
- MAINTAIN EXISTING FIRE RATING THROUGHOUT CONSTRUCTION.
- TACTILE EXIT SIGN, PROVIDE NEW IF NOT ALREADY EXISTING. MATCH BUILDING STANDARDS. IF NO STANDARDS EXIST, SIGN SHALL BE GREY BACKGROUND WHITE LETTERS. SEE TACTILE DETAIL ON THIS SHEET.
- EVERY ROOM OR SPACE, WHICH IS USED FOR ASSEMBLY, DINING, DRINKING OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY PER CBC SECTION 1004.9.
- THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.2.1. IN THE EVENT OF POWER FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR PER CBC SECTION 1008.3.4.
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS PER CBC SECTION 1013.1.
- INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27, PER CBC SECTION 1013.5.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES WITH EMERGENCY ELECTRICAL BACK-UP POWER TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS PER CBC SECTION 1013.6.3.
- TACTILE SIGNAGE SHALL BE LOCATED AT LATCH SIDE OF SINGLE DOOR AND RIGHT SIDE OF DOUBLE DOORS FROM DIRECTION OF EGRESS.

KEYNOTES INDICATED BY (X) → ON THE PLAN.

KEYNOTES

EXIT ANALYSIS

STAIR WIDTH CALCULATION PER CBC SEC 1005.3.1

STAIR #	STAIR WIDTH (IN)	EGRESS CAPACITY FACTOR	MAX EGRESS CAPACITY
STAIR 1	44"	0.3	146
STAIR 2	44"	0.3	146
STAIR 3	44"	0.3	146

DOOR WIDTH CALCULATION PER CBC SEC 1005.3.2

DOOR #	CLEAR DOOR WIDTH (IN)	EGRESS CAPACITY FACTOR	MAX EGRESS CAPACITY
100	32"	0.2	160
101	68"	0.2	340
102	68"	0.2	340

EXITING LEGEND

- POINT OF EGRESS & CUMMULATIVE OCCUPANT LOAD
- OCCUPANCY BASED ON CBC - TABLE 1004.1.2
- AREA SQUARE FOOTAGE
- AREA / OCCUPANCY LOAD BASED ON CBC - TABLE 1004.1.2
- NUMBER OF OCCUPANTS
- TACTILE EXIT SIGNAGE: SEE 16/A9.5
- CARD READER
- (N) OR (E) PANIC HARDWARE
- (N) OR (E) EXIT SIGN WALL WITH SINGLE OR DOUBLE FACE AND DIRECTIONAL ARROWS W/ BACK-UP POWER SUPPLY.
- COMMON PATH OF EGRESS TRAVEL - 100' MAX. PER CBC TABLE 1006.2.1
- EXIT TRAVEL DISTANCE - 300' MAX. PER CBC TABLE 1017.2
- N.I.C. NOT IN CONTRACT

TACTILE SIGN LEGEND

- TACTILE EXIT SIGNS SHALL BE REQUIRED AT EACH EXIT OR EXIT ACCESS DOOR PER C.B.C. 1013.1 AND 1013.4 AT THE FOLLOWING LOCATIONS:
- EXIT AT GRADE LEVEL EXTERIOR EXIT DOORS
 - EXIT STAIR DOWN AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY.
 - EXIT ROUTE AT EXIT ACCESS DOORS FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN.
 - EXIT STAIR UP AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY.
 - EXIT ROUTE AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
 - EXIT RAMP DOWN AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A RAMP.
 - TO EXIT AT EXIT DOOR THROUGH A HORIZONTAL EXIT.
 - EXIT RAMP UP AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A RAMP.

PROJECT ADDRESS 1290 RIDDER PARK DR,
THIRD FLOOR, SUITE 329
SAN JOSE, CA 95131



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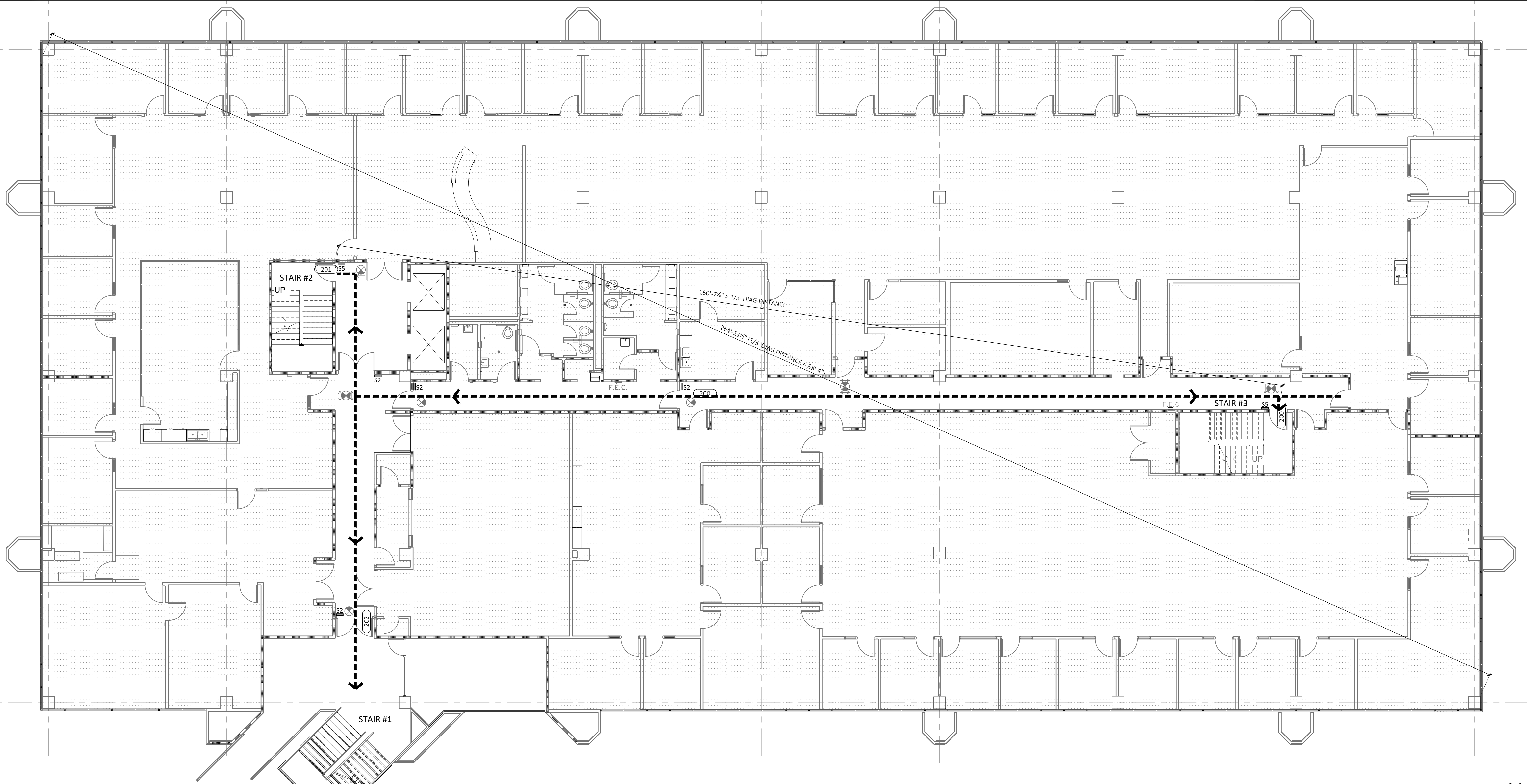
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SCALE	AS SHOWN
PROJECT ID	2023.114
DRAWN BY	KN / PT

JURISDICTION APPROVAL STAMP

EXITING PLAN
SECOND FLOOR
(FOR REFERENCE ONLY)

SHEET TITLE

SHEET NO. **A0.22**



1. EXITING PLAN - SECOND FLOOR (FOR REFERENCE ONLY)

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

GENERAL EXITING NOTES

- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE, OR EFFORT PER CBC SECTION 1010.2.
- MAIN EXIT DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THAT THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED, A READILY VISIBLE SIGN IS POSTED ON THE EGRESS SIDE STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" WITH 1-INCH HIGH LETTERS ON A CONTRASTING BACKGROUND PER CBC SECTION 1010.2.4.
- EXIT OR EXIT ACCESS DOORS SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES AND CLEAR OPENING HEIGHT OF NOT LESS THAN 80 INCHES. THE CLEAR OPENING WIDTH AT SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES PER CBC SECTION 1010.3.1.
- THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED PER CBC SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES AND THE CEILING HEIGHT SHALL NOT BE LESS THAN 7 FEET 6 INCHES PER CBC SECTION 1003.2.
- DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN ONE-HALF PER CBC SECTION 1005.7.1.
- MAINTAIN EXISTING FIRE RATING THROUGHOUT CONSTRUCTION.
- TACTILE EXIT SIGN. PROVIDE NEW IF NOT ALREADY EXISTING. MATCH BUILDING STANDARDS. IF NO STANDARDS EXIST, SIGN SHALL BE GREY BACKGROUND WITH WHITE LETTERS. SEE TACTILE DETAIL ON THIS SHEET.
- EVERY ROOM OR SPACE, WHICH IS USED FOR ASSEMBLY, DINING, DRINKING OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY PER CBC SECTION 1004.9.
- THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.2.1. IN THE EVENT OF POWER FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR PER CBC SECTION 1008.3.4.
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS PER CBC SECTION 1013.1.
- INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27, PER CBC SECTION 1013.5.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES WITH EMERGENCY ELECTRICAL BACK-UP POWER TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS PER CBC SECTION 1013.6.3.
- TACTILE SIGNAGE SHALL BE LOCATED AT LATCH SIDE OF SINGLE DOOR AND RIGHT SIDE OF DOUBLE DOORS FROM DIRECTION OF EGRESS.

KEYNOTES

INDICATED BY (X) → ON THE PLAN.

EXIT ANALYSIS

INDICATED BY (X) → ON THE PLAN.

STAIR WIDTH CALCULATION PER CBC SEC 1005.3.1			
STAIR #	STAIR WIDTH (IN)	EGRESS CAPACITY FACTOR	MAX EGRESS CAPACITY
STAIR 1	44"	0.3	146
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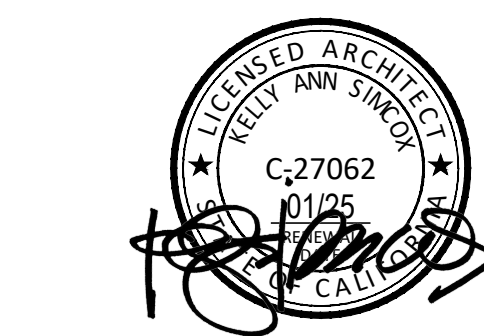
DOOR WIDTH CALCULATION PER CBC SEC 1005.3.2			
DOOR #	CLEAR DOOR WIDTH (IN)	EGRESS CAPACITY FACTOR	MAX EGRESS CAPACITY
200	32"	0.2	160
201	32"	0.2	160
202	68"	0.2	340

EXITING LEGEND

- ← 25 POINT OF EGRESS & CUMMULATIVE OCCUPANT LOAD
- B OCCUPANCY BASED ON CBC - TABLE 1004.1.2
- 2,500 AREA SQUARE FOOTAGE
- 1:100 AREA / OCCUPANCY LOAD BASED ON CBC - TABLE 1004.1.2
- 32 NUMBER OF OCCUPANTS
- ST TACTILE EXIT SIGNAGE. SEE 16/A9.5
- CR CARD READER
- P.H. (N) OR (E) PANIC HARDWARE
- (N) OR (E) EXIT SIGN WALL WITH SINGLE OR DOUBLE FACE AND DIRECTIONAL ARROWS W/ BACK-UP POWER SUPPLY.
- COMMON PATH OF EGRESS TRAVEL - 100' MAX. PER CBC TABLE 1006.2.1
- - - - - EXIT TRAVEL DISTANCE - 300' MAX. PER CBC TABLE 1017.2
- N.I.C. NOT IN CONTRACT

TACTILE SIGN LEGEND

- TACTILE EXIT SIGNS SHALL BE REQUIRED AT EACH EXIT OR EXIT ACCESS DOOR PER C.B.C. 1013.1 AND 1013.4 AT THE FOLLOWING LOCATIONS:
- | | | | |
|------------|--------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------|
| EXIT | AT GRADE LEVEL EXTERIOR EXIT DOORS | EXIT STAIR DOWN | AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY. |
| EXIT ROUTE | AT EXIT ACCESS DOORS FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN. | EXIT STAIR UP | AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY. |
| EXIT ROUTE | AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY. | EXIT RAMP DOWN | AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A RAMP. |
| TO EXIT | AT EXIT DOOR THROUGH A HORIZONTAL EXIT. | EXIT RAMP UP | AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A RAMP. |



kelly a. simcox, architect

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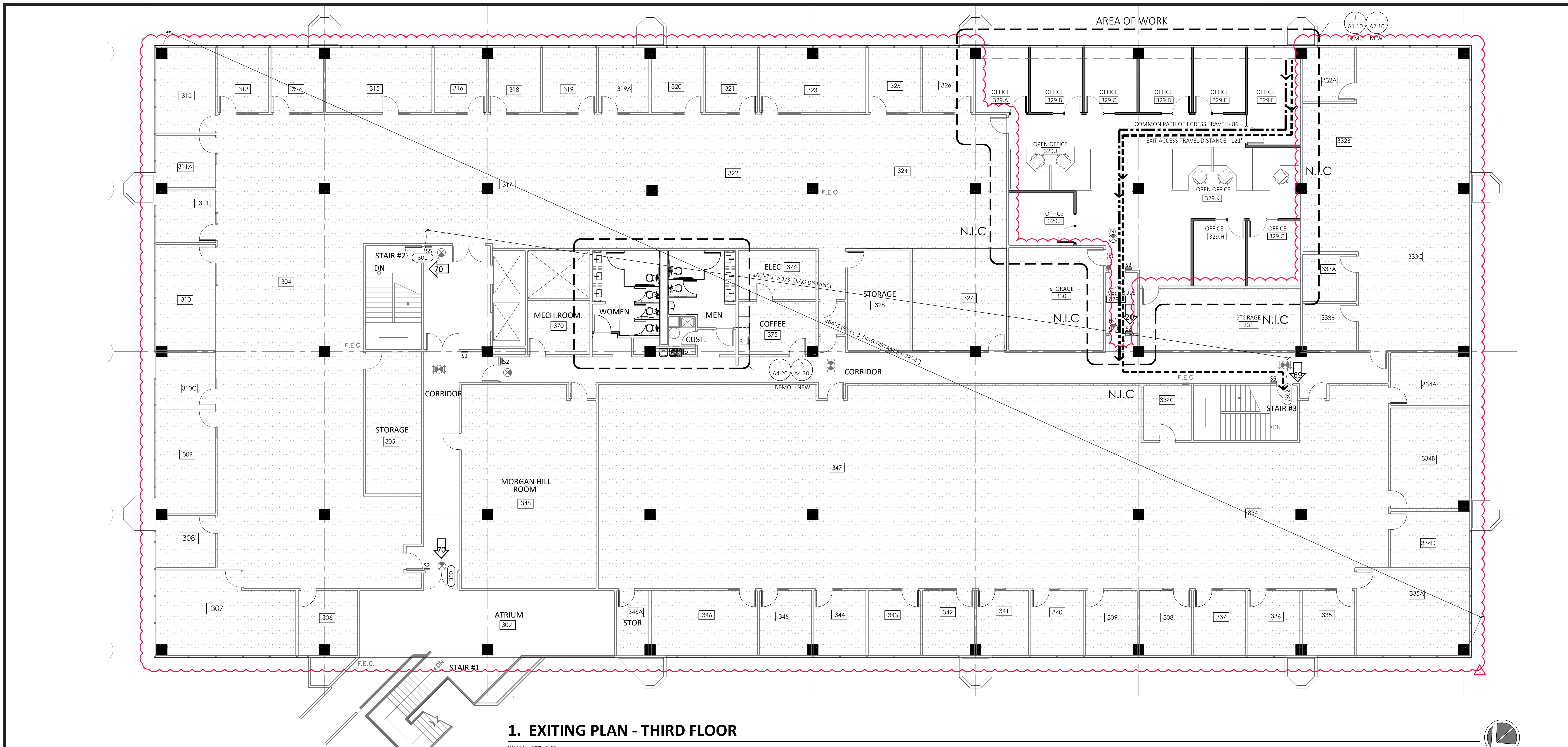
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JURISDICTION APPROVAL STAMP

EXITING PLAN
THIRD FLOOR

SHEET TITLE

SHEET NO. **A0.23**



1. EXITING PLAN - THIRD FLOOR

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

GENERAL EXITING NOTES

- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE, OR EFFORT PER CBC SECTION 1010.2.
- MAIN EXIT DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THAT THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED, A READILY VISIBLE SIGN IS POSTED ON THE EGRESS SIDE STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" WITH 1-INCH HIGH LETTERS ON A CONTRASTING BACKGROUND PER CBC SECTION 1010.2.4.
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- DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN ONE-HALF PER CBC SECTION 1005.7.1.
- MAINTAIN EXISTING FIRE RATING THROUGHOUT CONSTRUCTION.
- TACTILE EXIT SIGN: PROVIDE NEW IF NOT ALREADY EXISTING. MATCH BUILDING STANDARDS. IF NO STANDARDS EXIST, SIGN SHALL BE GREY BACKGROUND WHITE LETTERS. SEE TACTILE DETAIL ON THIS SHEET.
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- THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.2.1. IN THE EVENT OF POWER FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR PER CBC SECTION 1008.3.4.
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS PER CBC SECTION 1013.1.
- INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27, PER CBC SECTION 1013.5.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES WITH EMERGENCY ELECTRICAL BACK-UP POWER TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS PER CBC SECTION 1013.6.3.
- TACTILE SIGNAGE SHALL BE LOCATED AT LATCH SIDE OF SINGLE DOOR AND RIGHT SIDE OF DOUBLE DOORS FROM DIRECTION OF EGRESS.

EXIT ANALYSIS

ROOM NAME	AREA	1/X	OCCUPANCY	COUNT
ASSEMBLY (UNCONCENTRATED)				
VESTIBULE	329.L	65	150	1
BUSINESS (UNCONCENTRATED)				
OFFICE	329.A	115	150	1
OFFICE	329.B	115	150	1
OFFICE	329.C	113	150	1
OFFICE	329.D	113	150	1
OFFICE	329.E	115	150	1
OFFICE	329.F	174	150	2
OFFICE	329.G	116	150	1
OFFICE	329.H	116	150	1
OFFICE	329.I	116	150	1
OPEN OFFICE	329.J	123	150	1
OPEN OFFICE	329.K	308	150	3
SUB-TOTAL	953			14
STORAGE				
STORAGE (N.I.C.)	330	331	300	2
STORAGE (N.I.C.)	331	339	300	2
SUB-TOTAL	670			4
TOTAL	2259			19

STAIR WIDTH CALCULATION PER CBC SEC. 1005.3.1

STAIR #	STAIR WIDTH (IN)	EGRESS CAPACITY FACTOR	MAX EGRESS CAPACITY	ACTUAL EGRESS LOAD
STAIR 1	44"	0.3	146	70
STAIR 2	44"	0.3	146	70
STAIR 3	44"	0.3	146	69
TOTAL				209

DOOR WIDTH CALCULATION PER CBC SEC. 1005.3.2

DOOR #	CLEAR DOOR WIDTH (IN)	EGRESS CAPACITY FACTOR	MAX EGRESS CAPACITY	ACTUAL EGRESS LOAD
300	68"	0.2	340	70
301	32"	0.2	160	70
302	32"	0.2	160	69

ROOM NAME (N.I.C.)	AREA	1/X	OCCUPANCY	COUNT
ASSEMBLY (UNCONCENTRATED)				
ATRIUM	302	563	15	38
BUSINESS (UNCONCENTRATED)				
OPEN OFFICE	304	2489	150	17
OFFICE	306	131	150	1
OFFICE	307	365	150	3
OFFICE	308	105	150	1
OFFICE	309	209	150	2
OFFICE	310C	108	150	1
OFFICE	310	213	150	2
OFFICE	311	105	150	1
OFFICE	311A	104	150	1
OFFICE	312	169	150	2
OFFICE	313	113	150	1
OFFICE	314	114	150	1
OFFICE	315	233	150	2
OFFICE	316	113	150	1
OPEN OFFICE	317	1267	150	9
OFFICE	318	113	150	1
OFFICE	319	119	150	1
OFFICE	319A	110	150	1
OFFICE	320	113	150	1
OFFICE	321	115	150	1
OPEN OFFICE	322	780	150	6
OFFICE	323	231	150	2
OPEN OFFICE	324	856	150	6
OFFICE	325	115	150	1
OFFICE	326	111	150	1
OFFICE	327	326	150	3
OFFICE	332A	93	150	1
OPEN OFFICE	332B	719	150	5
OFFICE	333A	85	150	1
OFFICE	333B	85	150	1

OPEN OFFICE	333C	699	150	5	5
OFFICE	334A	140	150	1	1
OFFICE	334B	268	150	2	2
OFFICE	334C	88	150	1	1
OFFICE	334D	151	150	2	2
OPEN OFFICE	334	1349	150	9	9
OFFICE	335A	324	150	3	3
OFFICE	335	114	150	1	1
OFFICE	336	113	150	1	1
OFFICE	337	115	150	1	1
OFFICE	338	113	150	1	1
OFFICE	339	113	150	1	1
OFFICE	340	116	150	1	1
OFFICE	341	113	150	1	1
OFFICE	342	113	150	1	1
OFFICE	343	115	150	1	1
OFFICE	344	113	150	1	1
OFFICE	345	113	150	1	1
OFFICE	346	233	150	2	2
OPEN OFFICE	347	3732	150	25	25
MORGAN HILL RM.	348	917	150	7	7
SUB-TOTAL	18,961			145	145
STORAGE, ELECT					
STORAGE	305	270	300	1	1
STORAGE	328	211	300	1	1
STORAGE	346A	70	300	1	1
MECH. ROOM	370	115	300	1	1
COFFEE	375	137	300	1	1
ELEC	376	129	300	1	1
SUB-TOTAL	932			6	6
TOTAL	20,456			189	189

EXITING LEGEND

- POINT OF EGRESS & CUMMULATIVE OCCUPANT LOAD
- OCCUPANCY BASED ON CBC - TABLE 1004.1.2
- AREA SQUARE FOOTAGE
- AREA / OCCUPANCY LOAD BASED ON CBC - TABLE 1004.1.2
- NUMBER OF OCCUPANTS
- TACTILE EXIT SIGNAGE: SEE 16/A9.5
- CARD READER
- (N) OR (E) PANIC HARDWARE
- (N) OR (E) EXIT SIGN WITH SINGLE OR DOUBLE FACE AND DIRECTIONAL ARROWS W/ BACK-UP POWER SUPPLY.
- COMMON PATH OF EGRESS TRAVEL - 100' MAX. PER CBC TABLE 1006.2.1
- EXIT ACCESS TRAVEL DISTANCE - 300' MAX. PER CBC TABLE 1017.2
- N.I.C. NOT IN CONTRACT

TACTILE SIGN LEGEND

- TACTILE EXIT SIGNS SHALL BE REQUIRED AT EACH EXIT OR EXIT ACCESS DOOR PER C.B.C. 1013.1 AND 1013.4 AT THE FOLLOWING LOCATIONS:
- EXIT AT GRADE LEVEL EXTERIOR EXIT DOORS
 - EXIT STAIR DOWN AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY.
 - EXIT ROUTE AT EXIT ACCESS DOORS FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN.
 - EXIT STAIR UP AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY.
 - EXIT ROUTE AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
 - EXIT RAMP DOWN AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A RAMP.
 - TO EXIT AT EXIT DOOR THROUGH A HORIZONTAL EXIT.
 - EXIT RAMP UP AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A RAMP.



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JURISDICTION APPROVAL STAMP

DEMOLITION FLOOR AND CEILING PLANS
THIRD FLOOR

SHEET TITLE

SHEET NO. **A1.10**

GENERAL CEILING DEMOLITION NOTES

- REFER TO SPECIFICATION SECTION 02 41 19 - SELECTIVE DEMOLITION FOR ADDITIONAL INFORMATION.
- REFER TO DEMOLITION PLAN FOR ADDITIONAL INFORMATION AND COORDINATION.
- PROTECT, STOCKPILE AND MAINTAIN EXISTING CEILING TILE TEMPORARILY REMOVED IN PREPARATION FOR REINSTALLATION AT COMPLETION.
- UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS. PATCH REMAINING PORTIONS OF CEILINGS, SOFFITS AND FINISHED SURFACES AS REQUIRED FOR NEW FINISHES.
- ALL DAMAGED INSULATION SHALL BE REPAIRED AND/OR REPLACED WITH NEW TO MATCH EXISTING AND IN COMPLIANCE WITH CURRENT CODE REQUIREMENTS.
- ALL ABANDONED WALL AND CEILING CONDUITS, WIRING & CABLING INCLUDING SWITCH BOXES, PLATES, BRIDGES, AND ANY OTHER TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT SHALL BE REMOVED, AND EITHER STORED OR DISPOSED OF BY THE GENERAL CONTRACTOR AS INSTRUCTED BY THE OWNER OR TENANT.
- ALL EXPOSED LIGHT FIXTURES, WIRING, SWITCHES, CONDUIT, AND METAL MOLDING NOT BEING RE-USED SHALL BE REMOVED AND EITHER STORED OR DISPOSED OF BY THE GENERAL CONTRACTOR AS INSTRUCTED BY THE OWNER.
- CAP AND IDENTIFY EXPOSED UTILITIES. CONTRACTOR'S WORK ASSOCIATED WITH DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION AND AREAS AFFECTING NEW SCOPE SHALL BE INCLUDED IN SCOPE OF WORK.
- COORDINATE SELECTIVE DEMOLITION AND REPAIR OF EXISTING SURFACES AS REQUIRED FOR INSTALLATION OF ELECTRICAL AND COMMUNICATION CONDUITS AS REQUIRED.

CEILING DEMOLITION SHEET NOTES

- REMOVE (E) CEILING TILES, LIGHT FIXTURES, EXIT SIGNS, SURFACE MOUNTED EMERGENCY LIGHTS, THERMOSTATS, LIGHT SWITCHES, HVAC GRILLES, HVAC DIFFUSERS, PROJECTION SCREENS, ETC.
- ALL (E) SUSPENDED T-BAR CEILING SYSTEM TO REMAIN THROUGHOUT AREA OF WORK, U.O.N.. REPLACE EXISTING CEILING AND REPAIR DAMAGED GRID AS REQUIRED TO MATCH (E) ADJACENT.
- ALL (E) GYP. BD. CEILING/SOFFIT TO REMAIN THROUGHOUT AREA OF WORK, U.O.N.. PATCH AND REPAIR AS REQUIRED TO MATCH (E) ADJACENT SURFACES.

CEILING DEMOLITION LEGEND

- NOT IN CONTRACT.
- EXISTING SUSPENDED CEILING GRID SYSTEM TO REMAIN, U.O.N.. ANY MODIFICATION TO EXISTING FIRE SPRINKLER HEADS & PIPINGS SHALL BE DEFERRED: DESIGN & SUBMITTAL BY OTHERS.
- REMOVE EXISTING SUSPENDED CEILING GRID SYSTEM. CONTRACTOR TO TAKE CAUTION TO NOT DAMAGE EXISTING GRID AND REPLACE WITH NEW IF DAMAGED, U.O.N.. ANY MODIFICATION TO EXISTING FIRE SPRINKLER HEADS & PIPINGS SHALL BE DEFERRED: DESIGN & SUBMITTAL BY OTHERS.
- REMOVE (E) 2x4 LIGHT FIXTURE. CONTRACTOR TO TAKE CAUTION TO NOT DAMAGE REMAINING CEILING AND REPLACE WITH NEW IF DAMAGED, U.O.N..
- REMOVE (E) DIFFUSER GRILLE.
- REMOVE (E) SLOT DIFFUSER.
- (E) CEILING MTD. EXIT SIGN W/ BACK-UP BATTERY POWER TO BE REMOVED.
- (E) CEILING FIRE SPRINKLERS TO REMAIN.

KEYNOTES

- REMOVE (E) FLOOR CARPET AND WALL BASE THROUGHOUT IN AREA OF WORK. THOROUGHLY REMOVE ADHESIVES & SCRAPE FLOOR CLEAN TO SUBFLOOR.
- REMOVE PORTION OF THE EXISTING CEILING GRID AND TILE TO ACCOMMODATE FOR NEW LAYOUT. SEE NEW FLOOR PLAN.

Indicated by (X) on the plan.

GENERAL FLOOR PLAN DEMOLITION NOTES

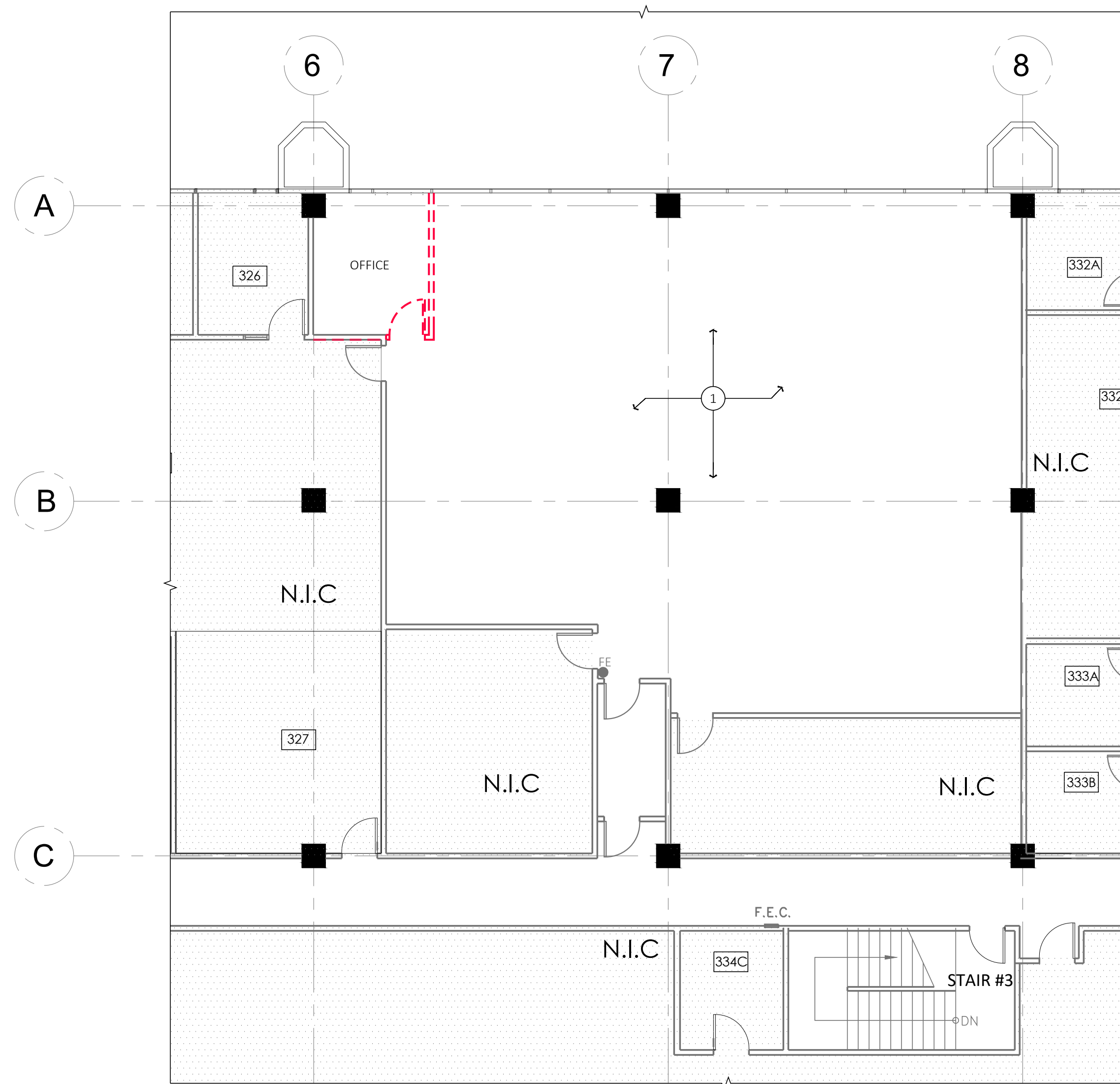
- REFER TO SPECIFICATION SECTION 02 41 19 - SELECTIVE DEMOLITION FOR ADDITIONAL INFORMATION.
- UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS. PATCH REMAINING PORTIONS OF WALLS AND FINISHED SURFACES AS REQUIRED FOR NEW FINISHES.
- WHERE DOOR IS SCHEDULED TO BE DEMOLISHED, REMOVE EXISTING DOOR FRAME AS WELL.
- EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEM AS REQUIRED FOR NEW PLAN LAYOUT AND COMPLIANCE WITH CURRENT CODE REQUIREMENTS.
- EXISTING FIRE ALARM, SECURITY ALARM, AND ENERGY MANAGEMENT SYSTEMS AND ASSOCIATED WIRING TO REMAIN AND MODIFY AS REQUIRED FOR NEW CONSTRUCTION, U.O.N. CONTRACTOR TO FIELD VERIFY EXISTING CONDITION WITH BUILDING OWNER PRIOR TO CONSTRUCTION.
- REMOVE ALL ABANDONED AND UN-USED ELECTRICAL AND LIGHTING, U.O.N.
- REMOVE EXISTING ABANDONED ELECTRICAL AND DATA CABLING, SURFACE MOUNTED ELECTRICAL WIRE MOLD, FLOOR CORES, ETC. EXISTING ELECTRICAL IN SERVICE ROOMS (JANITORIAL ROOMS, ELECTRICAL ROOMS) SHALL REMAIN AS EXISTING.
- REMOVE ALL UNUSED BLANK WALL PLATES THROUGHOUT AND PATCH (E) WALL AS REQUIRED. REMOVE EXISTING NON-WHITE DEVICES (SWITCHES, OUTLETS AND THERMOSTATS).
- CAP AND IDENTIFY EXPOSED UTILITIES. CONTRACTOR'S WORK ASSOCIATED WITH DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION AND AREAS AFFECTING NEW SCOPE SHALL BE INCLUDED IN SCOPE OF WORK.
- COORDINATE SELECTIVE DEMOLITION AND REPAIR OF EXISTING SURFACES AS REQUIRED FOR INSTALLATION OF ELECTRICAL AND COMMUNICATION CONDUITS AS REQUIRED.

FLOOR PLAN DEMOLITION SHEET NOTES

- REMOVE ALL EXISTING FLOORING FINISHES AND WALL BASE, U.O.N. THOROUGHLY REMOVE ADHESIVES. SCRAPE FLOOR CLEAN TO SUBFLOOR BY REMOVING ALL EXISTING CONDITIONS WHICH CAUSE RISES OR DEPRESSION IN FLOORING SURFACE SUCH AS FASTENERS, OUTLET CORES, MOUNDED COVER PLATES, ETC. ENSURE FLOOR IS SMOOTH AND LEVEL AND PREP TO RECEIVE NEW FINISHES.
- REMOVE EXISTING, SIGNAGE, MISCELLANEOUS ACCESSORIES, TACK BOARDS, ACCORDION AND ASSOCIATED SUPPORTS.
- REMOVE ALL EXISTING CUBICLES/FURNITURE AND SALVAGE FOR TENANT'S FUTURE REUSE. CAP ALL UNUSED ELECTRICAL WIRES AS REQUIRED.
- ALL EXISTING FIRE EXTINGUISHERS TO REMAIN THROUGHOUT THE AREA OF WORK. CONTRACTOR TO VERIFY IF EXISTING FIRE EXTINGUISHERS ARE CODE COMPLIANT. IF NOT, REPLACE WITH NEW.
- REMOVE ALL ABANDONED POWER AND DATA, AND PATCH AND REPAIR WALL AS REQUIRED AND PAINT TO MATCH ADJACENT SURFACE.

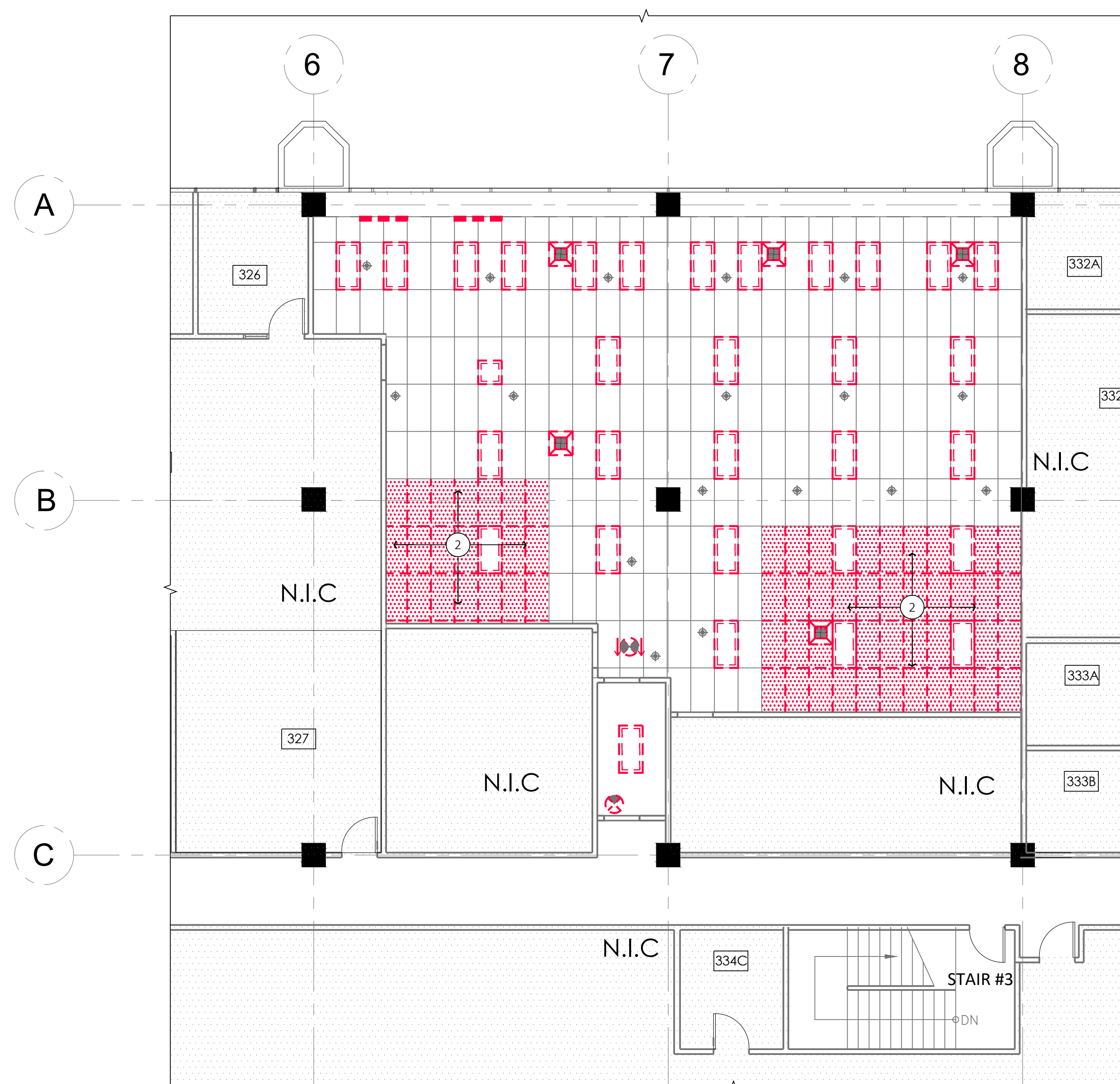
FLOOR PLAN DEMOLITION LEGEND

- EXISTING WALL / CONSTRUCTION TO REMAIN, U.O.N.
- EXISTING NON-LOAD BEARING WALL TO BE REMOVED. PATCH, REPAIR & PREP AREA AS REQ'D FOR NEW CONSTRUCTION.
- EXISTING DOOR & FRAME TO REMAIN. SIDELITE SHALL REMAIN EXISTING IF EXISTING.
- EXISTING DOOR & FRAME TO BE REMOVED. REMOVE SIDELITE IF EXISTING.
- EXISTING FIRE EXTINGUISHER & SEMI-RECESSED CABINET TO REMAIN, U.O.N. REPLACE NEW IF EXISTING IS DAMAGED OR NOT IN CURRENT COMPLIANCE AND/OR OPERATION TO MATCH EXISTING OR APPROVED EQUAL.
- EXISTING FIRE EXTINGUISHER TO REMAIN, U.O.N. REPLACE NEW IF EXISTING IS DAMAGED OR NOT IN CURRENT COMPLIANCE AND/OR OPERATION TO MATCH EXISTING OR APPROVED EQUAL.



1. DEMOLITION FLOOR PLAN

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



2. DEMOLITION CEILING PLAN

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

NOTE: SEE MECHANICAL, ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION



kelly a. simcox, architect

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JURISDICTION APPROVAL STAMP

PROPOSED FLOOR AND CEILING PLANS THIRD FLOOR

SHEET TITLE

SHEET NO. **A2.10**

GENERAL CEILING NOTES

- CONTRACTOR TO PROVIDE ANY MISSING ESCUTCHEONS AT SPRINKLER HEADS.
- REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DWGS FOR ADDITIONAL INFORMATION.
- ALL LIGHT FIXTURES AND HVAC REGISTERS SHALL BE LOCATED ON CEILING GRID U.O.N. ALL CEILING FIXTURES INCLUDING ALL DOWNLIGHTS & SPRINKLER HEADS SHALL BE CENTERED ON PANEL OR TILE, TYP. U.O.N.
- NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT'S APPROVAL.
- EMERGENCY LIGHTING SHALL BE PROVIDED PER CBC SEC. 1008. NO SURFACE MOUNTED EMERGENCY LIGHTING FIXTURES WILL BE ACCEPTED. PROVIDE LOW-LEVEL EXIT SIGNS AND PATHWAY MARKING, WHERE REQUIRED BY C.B.C. SEC. 1013.7 FOR "A" OCCUPANCIES.
- ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BLDG DEPT.
- ALL SWITCHES, THERMOSTATS, AND OTHER WALL-MOUNTED CONTROL DEVICES SHALL BE MOUNTED AT 48" ABOVE UNFINISHED FLOOR TO TOP OF BOX U.O.N.
- SUBMITTALS AND SHOP DRAWINGS FOR ALL LIGHT FIXTURES/MATERIALS ARE REQUIRED FOR APPROVAL PRIOR TO PURCHASE.
- THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS. SEE ELECTRICAL NOTES.
- Horns and strobes shall be provided throughout area of work as required to meet title 24 requirements. Layout must be submitted to architect for approval prior to installation.
- Light fixtures and switching shall conform to title 24 requirements. Double switch each fixture separately. Additionally, light fixtures in area of work within 15'-0" of exterior glass shall be double switched separately per code requirements. Provide a consistent lamp color temperature throughout the space. Match existing building standard lamp U.O.N.
- REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQUIRED FOR NEW LOBBY CEILING LAYOUT.
- PROVIDE CEILING ACCESS PANELS AS REQUIRED FOR CODE COMPLIANCE AND MAINTENANCE OF ALL SYSTEMS ABOVE CEILING. CONTRACTOR TO ATTEMPT TO PROVIDE MULTIPLE POINTS OF ACCESS THROUGH ONE PANEL WHEN LAYING OUT UTILITIES ABOVE CEILING. PRIOR TO INSTALLATION, CONTRACTOR TO REVIEW IN FIELD WITH ARCHITECT AND OWNER THE LOCATIONS OF ALL PANELS. CEILING ACCESS PANELS TO BE PAINTED TO MATCH CEILING FINISH.
- LOCAL JURISDICTION MAY REQUIRE (E) T-BAR CEILINGS IN PROJECT AREA TO RECEIVE SEISMIC UPGRADE. GENERAL CONTRACTOR TO PROVIDE ALTERNATIVE LINE ITEM TO PERFORM SEISMIC UPGRADE OF EXISTING T-BAR CEILINGS IN PROJECT AREA.
- PROVIDE FIRE DAMPERS AT ALL PENETRATIONS OF FIRE RATED ASSEMBLIES AS REQUIRED. DAMPERS SHALL BE FIRE/SMOKE WITH SMOKE ACTIVATION AS REQUIRED BY CBC SEC. 717.

CEILING SHEET NOTES

- (E) CEILING GRIDS TO REMAIN AND SHALL RECEIVE NEW PAINT, P1, FLAT FINISH. PROVIDE MOCKUP SAMPLE FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO CONSTRUCTION
- FOR EXISTING LOW VOLTAGE CABLES IN THE CONCEALED PLENUM SPACE, SEPARATE WIRES INTO BUNDLE OF 1" DIAMETER, SPACED AT 12" MIN. APART.
- PROVIDE ADDITIONAL SPRINKLERS PER NFPA SECTION 8.15.1.5, LOCALIZED PROTECTION OF EXPOSED COMBUSTIBLE CONSTRUCTION OR EXPOSED COMBUSTIBLES:
 - IF THE EXPOSED COMBUSTIBLES ARE IN THE VERTICAL PARTITIONS OR WALLS AROUND ALL OR A PORTION OF THE ENCLOSURE, A SINGLE ROW OF SPRINKLERS SPACED NOT OVER 12' APART NOR MORE THAN 6' FROM THE INSIDE OF THE PARTITION SHALL BE PERMITTED TO PROTECT THE SURFACE. THE FIRST AND LAST SPRINKLERS IN SUCH A ROW SHALL NOT BE OVER 5' FROM THE ENDS OF PARTITIONS.
 - IF THE EXPOSED COMBUSTIBLES ARE IN THE HORIZONTAL PLANE, THE AREA OF THE COMBUSTIBLES SHALL BE PERMITTED TO BE PROTECTED WITH SPRINKLERS ON A LIGHT HAZARD SPACING. ADDITIONAL SPRINKLERS SHALL BE INSTALLED NO MORE THAN 6' OUTSIDE THE OUTLINE OF THE AREA AND NOT MORE THAN 12' ON CENTER ALONG THE OUTLINE. WHEN THE OUTLINE RETURNS TO A WALL OR OTHER OBSTRUCTION, THE LAST SPRINKLER SHALL NOT BE MORE THAN 6' FROM THE WALL OR OBSTRUCTION.

CEILING LEGEND

- (N.I.C.) NOT IN CONTRACT.
- (N) CEILING GRID TO MATCH (E) ADJACENT AND NEW CEILING TILES - ARMSTRONG 1944 TEGULAR
- TYPE A: (N) 2x4 LED LIGHT FIXTURE
METALUX LIGHTING: SKYRIDGE 24SR LED
24SR-LD2-39-C-UNV-L835-CD1-SWPD1-U
* DIMMABLE
- TYPE B: (N) 2x2 LED LIGHT FIXTURE
* METALUX LIGHTING: SKYRIDGE 22SR LED
22SR-LD2-25-C-UNV-L835-CD1-SWPD1-U
* DIMMABLE
- TYPE C: (N) 1x4 LED LIGHT FIXTURE
METALUX LIGHTING: SKYRIDGE 24SR LED
14SR-LD2-30-C-UNV-E17W-L835-CD1-SWPD1-U
PROVIDE SURFACE MOUNT KIT SK-14-WT
* DIMMABLE
- (N) 2X2 DIFFUSER, SEE MECHANICAL DRAWINGS
- (N) CEILING EXIT SIGN WITH SINGLE OR DOUBLE FACE AND DIRECTIONAL ARROWS W/ BACK-UP POWER SUPPLY.
- (E) CEILING FIRE SPRINKLER TO REMAIN TO BE SUBMITTED AND REVIEW THROUGH DEFERRED SUBMITTAL
- (E) CEILING FIRE SPRINKLER TO RELOCATE TO BE SUBMITTED AND REVIEW THROUGH DEFERRED SUBMITTAL

KEYNOTES

- (N) CARPET AND WALL BASE AND PAINT, P1, THROUGHOUT THE AREA OF WORK.
- PROVIDE MOCK UP FOR PAINT P1 AT THIS LOCATION. MINIMUM MOCK UP SIZE: 48" X 48".
- (E) STRUCTURAL COLUMN TO RECEIVE (N) PAINT, P1, THROUGHOUT, U.O.N.
- PROVIDE NEW CEILING GRID TO MATCH (E) ADJACENT AND NEW CEILING TILES. SEE LEGEND.
- (E) DOOR WITH DOOR HOLD OPEN TO REMAIN.

GENERAL FLOOR PLAN NOTES

- EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS (INCLUDING RAISING SPRINKLER HEADS) AS REQUIRED FOR NEW PLAN LAYOUT AND COMPLIANCE WITH CURRENT CODE REQUIREMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR THE DRAWINGS, SUBMITTAL, AND APPROVAL OF ANY FIRE SPRINKLER AND FIRE ALARM WORK AS A DEFERRED SUBMITTAL.
- ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 4" FROM FACE OF FINISH OR ADJACENT WALL, TYPICAL U.O.N.
- PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THE GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE OWNER AND ARCHITECT TO CONFIRM THAT THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS RECEIVES OWNER APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF THE OWNER REQUESTS ANY CHANGE, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH SUCH CHANGE.
- ALL EXISTING TO REMAIN AND NEW WALL SURFACES TO RECEIVE SMOOTH LEVEL 4 FINISH, TYP. (U.O.N.)
- ALL DIMENSIONS ARE GIVEN TO FACE OF FINISHED SURFACE, TYP. (U.O.N.). STRUCTURAL GRID COLUMN DIMENSIONS ARE TAKEN TO CENTERLINE OF COLUMN. DIMENSIONS ARE NOT TO BE SCALED FROM ARCHITECTURAL PRINTS. ALL MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES. ALL CLEAR DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL.
- ALL GYP. BD. PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO A LEVEL 4 FINISH U.O.N. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- VERIFY POSITIONS OF EXISTING COLUMNS TO BE LOCATED WITHIN NEW WALL CONSTRUCTION AND NOTIFY ARCHITECT OF DISCREPANCIES.
- MAINTAIN ALL EXISTING FIRE RATED CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. PATCH AND REPAIR AS REQUIRED TO ENSURE INTEGRITY OF EXISTING FIRE RATINGS.
- FINISH FACES SHALL ALIGN AT JUNCTION OF NEW AND EXISTING CONSTRUCTION U.O.N.
- PARTITIONS/EXTERIOR WALLS/PARTY/REPAIR GYP. BD. AS NECESSARY. (TAPE, MUD, SAND TO LEVEL 4 FINISH). PATCH AND SKIM BASE OF WALLS WHERE BASE IS REMOVED. PREPARE FOR (N) FINISHES.
- CONTRACTOR TO SUBMIT (3) COPIES OF ALL SHOP DWGS. FOR MILLWORK, FINISH SAMPLES, PAINT BRUSH OUTS, MOCK-UPS OF CEILING TILE REMOVAL & LIGHTING ABOVE GRID, IDENTIFY LOCATIONS OF CARPET REMOVAL & CEILING TILE TO BE PAINTED, AND ALL NECESSARY RELATED ITEMS REQUIRING APPROVAL FROM THE TENANT/ARCHITECT PRIOR TO PURCHASE OR FABRICATION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, AND REPORT TO ARCHITECT OR BUILDING OWNER'S REPRESENTATIVE ANY DISCREPANCIES FOR CORRECTIONS OR ADJUSTMENTS. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- CONTRACTOR TO FIELD VERIFY ALL (E) DOORS & LOCKS PRIOR TO ANY CONSTRUCTION. ALL LOCKING DEVICES SHALL BE REPLACED AS REQUIRED. TO MATCH TENANT MASTER LOCKING SYSTEM.
- PROVIDE METAL BACKING FOR ALL WALL MOUNTED EQUIPMENT AND/OR ACCESSORIES. EXACT LOCATION TO BE DETERMINED PER EQUIPMENT/ACCESSORIES. CONTRACTOR & SUB-CONTRACTORS SHALL FIELD VERIFY, COORDINATE & OBTAIN APPROVAL FROM ARCHITECT & TENANT PRIOR TO CONSTRUCTION. SEE STRUCTURAL DRAWINGS FOR ALL SEISMIC ANCHORAGE AND ASSOCIATED STRUCTURAL WORK.

FLOOR PLAN SHEET NOTES

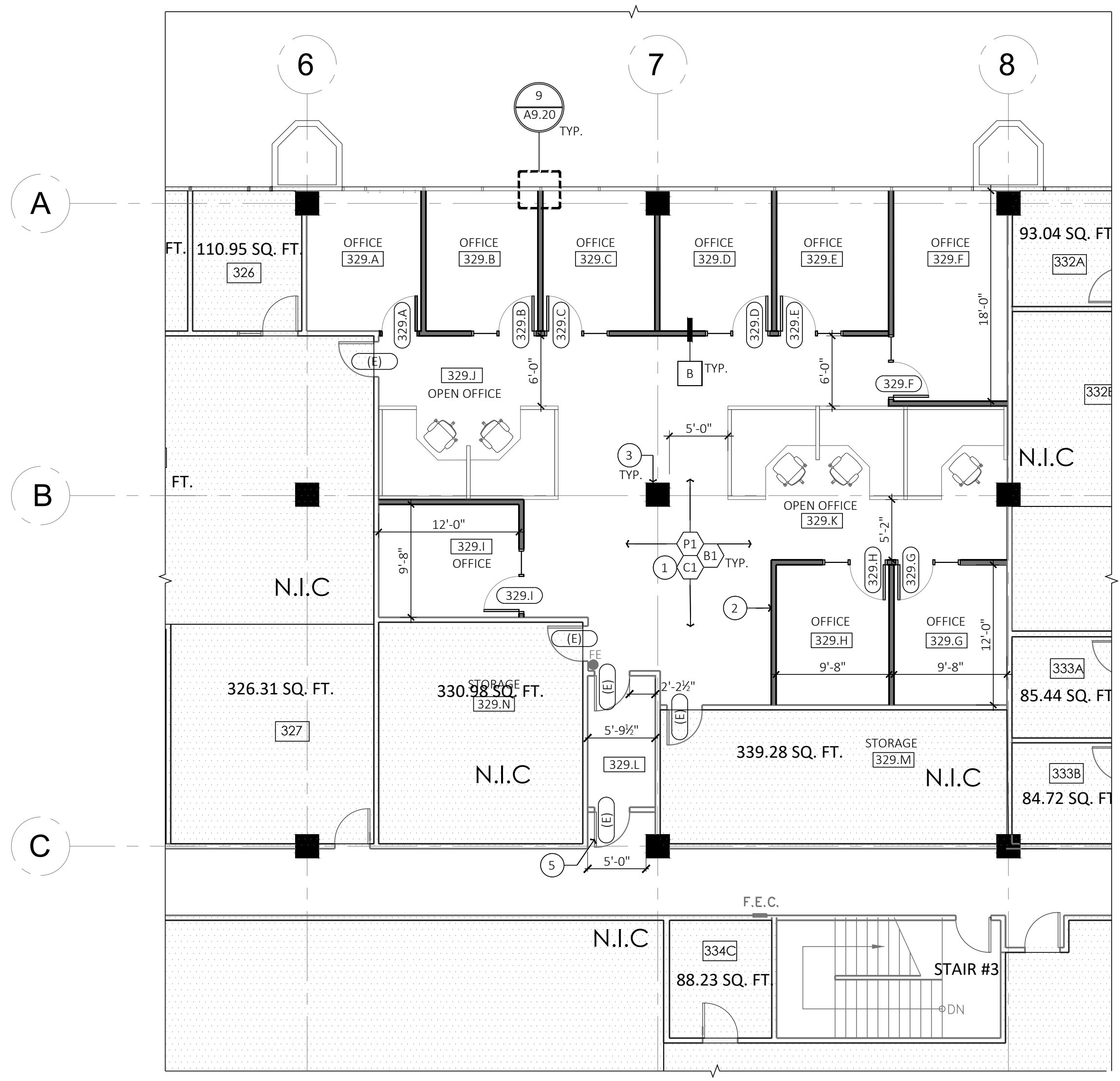
- PROVIDE A LEVEL 4 SMOOTH FINISH AT ALL WALLS AS REQUIRED.
- (E) VERTICAL WINDOW BLINDS TO REMAIN AND PROTECT IN PLACE DURING CONSTRUCTION. IF NONE, WINDOW SHADES WILL BE PROVIDED BY OWNER.
- ALL F.L.S. DEVICE LOCATIONS SHALL BE COORDINATED AND APPROVED IN THE FIELD WITH ARCHITECT. AVOID PLACING F.L.S. DEVICES ON FEATURE WALLS. WHEN DEVICE CANNOT BE RELOCATED TO CEILING OR AN ADJACENT WALL COORDINATE LOCATION WITH ARCHITECT. DEVICES INSTALLED ON FEATURE WALLS WITHOUT PRIOR APPROVAL FROM ARCHITECT SHALL NOT BE ACCEPTED.
- PROVIDE NEW TACTILE EXIT SIGNAGE PER DETAIL 12/A9.50.
- ALL WALLS, FURRED COLUMNS AND EXTERIOR WALLS SHALL RECEIVE NEW RESILIENT BASE, U.O.N. PROVIDE COVED TOP SET BASE AT RESILIENT FLOOR COVERINGS. PROVIDE STRAIGHT TOP SET BASE AT CARPET FLOOR COVERINGS.
- PROVIDE NEW PAINT THROUGHOUT AS SCHEDULED.

FLOOR PLAN LEGEND

- EXISTING: EXISTING WALL TO REMAIN
PROVIDE NEW PAINT AND WALL BASE, MIN. LEVEL 4 SMOOTH FINISH, U.O.N.
- TYPE B: NEW 6" ABOVE CEILING HEIGHT WALL - UL U419 WALL ASSEMBLY WITH STC 49
3 5/8" METAL STUDS AT 24" O.C. WITH 1 LAYER OF 5/8" SHEETROCK GYPSUM PANEL (UL TYPE SCX) ON BOTH SIDES AND EXTENDED A MIN. OF 6" ABOVE HIGHEST ADJACENT CEILING SYSTEM WITH 1 LAYER OF 3 1/2" FIBERGLASS INSULATION. PROVIDE ACOUSTIC BATT INSULATION ABOVE THE CEILING AND EXTEND MIN. OF 5' ON BOTH SIDES OF CEILING.
- EXISTING DOOR & FRAME TO REMAIN. SIDELITE SHALL REMAIN EXISTING IF EXISTING.
- NEW DOOR, SIDELITE & FRAME TO MATCH THE EXISTING BUILDING STANDARD. SEE DOOR SCHEDULE.

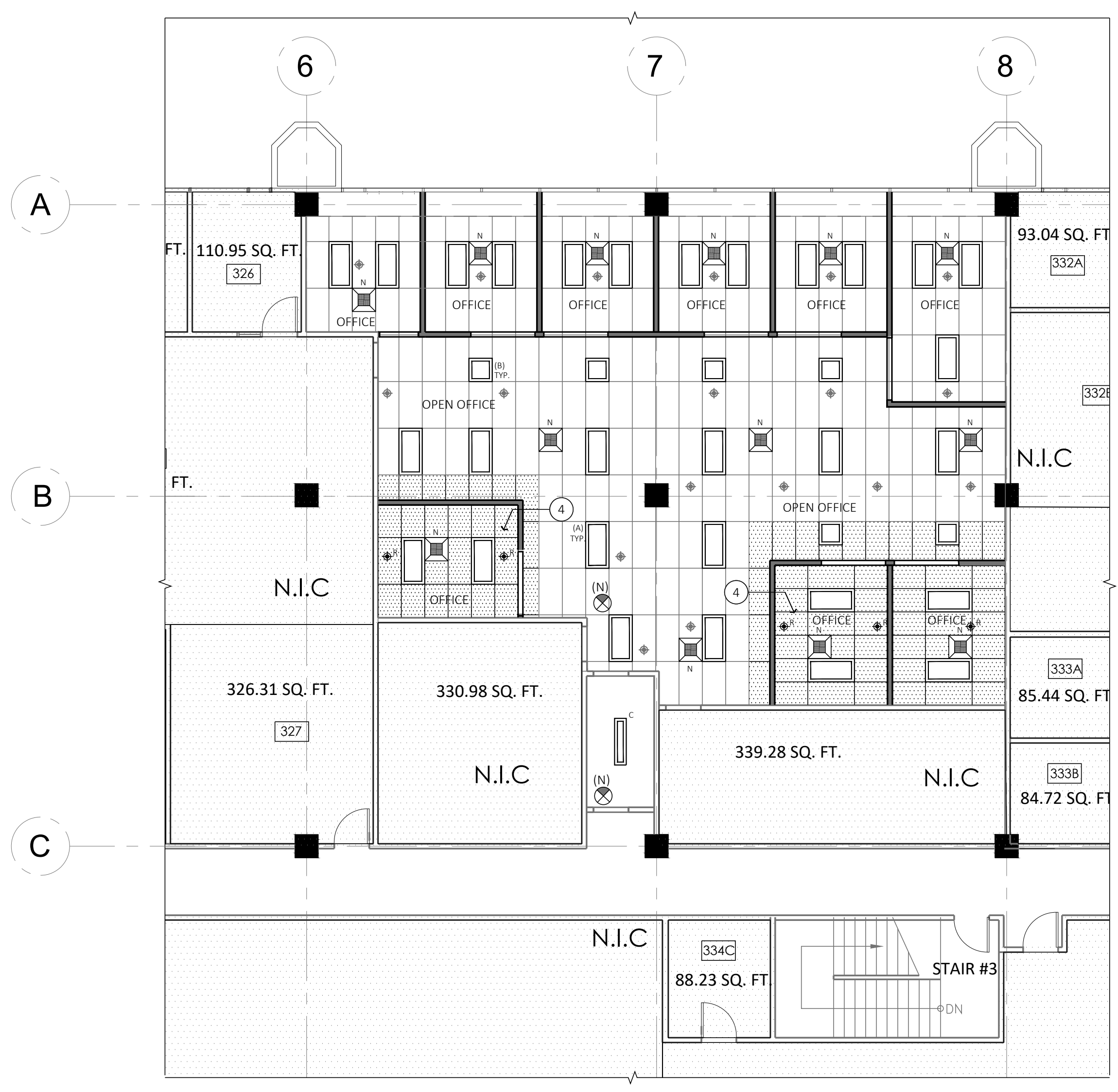
FINISH LEGEND

- | | |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WALL | FLOORING |
| (P1) PAINT #1 - GENERAL
MANUFACTURER: KELLYMOORE
COLOR: SWISS COFFEE
FINISH: EGGHELL | (CP) CARPET 1 - GENERAL
MANUFACTURER: MOHAWK DECLARE
STYLE: FACILITY REMX / GT154
COLOR: 1575 RENEWED BLUE
INSTALL: MONOLITHIC
CONSTRUCTION: TUFTED
SIZE: 24"X24" |
| (B1) RUBBER WALL BASE #1
MANUFACTURER: BURKE
COLOR: GRAY 4CV-204P
SIZE: 4"
TYPE: COVE | |



1. PROPOSED FLOOR PLAN

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



2. PROPOSED CEILING PLAN

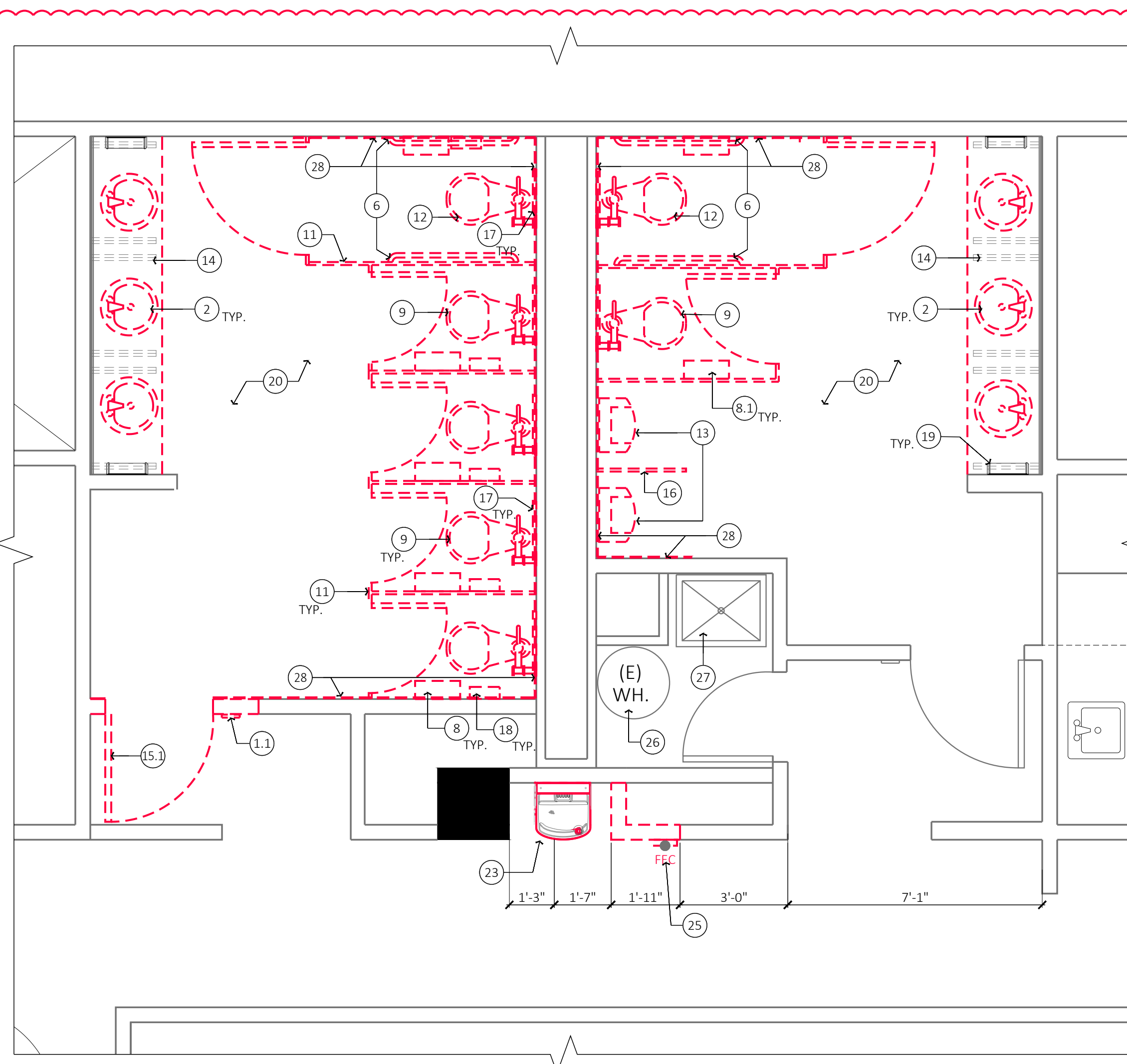
SCALE: 1/8"=1'-0"

NOTE: SEE MECHANICAL, ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

KEYNOTES

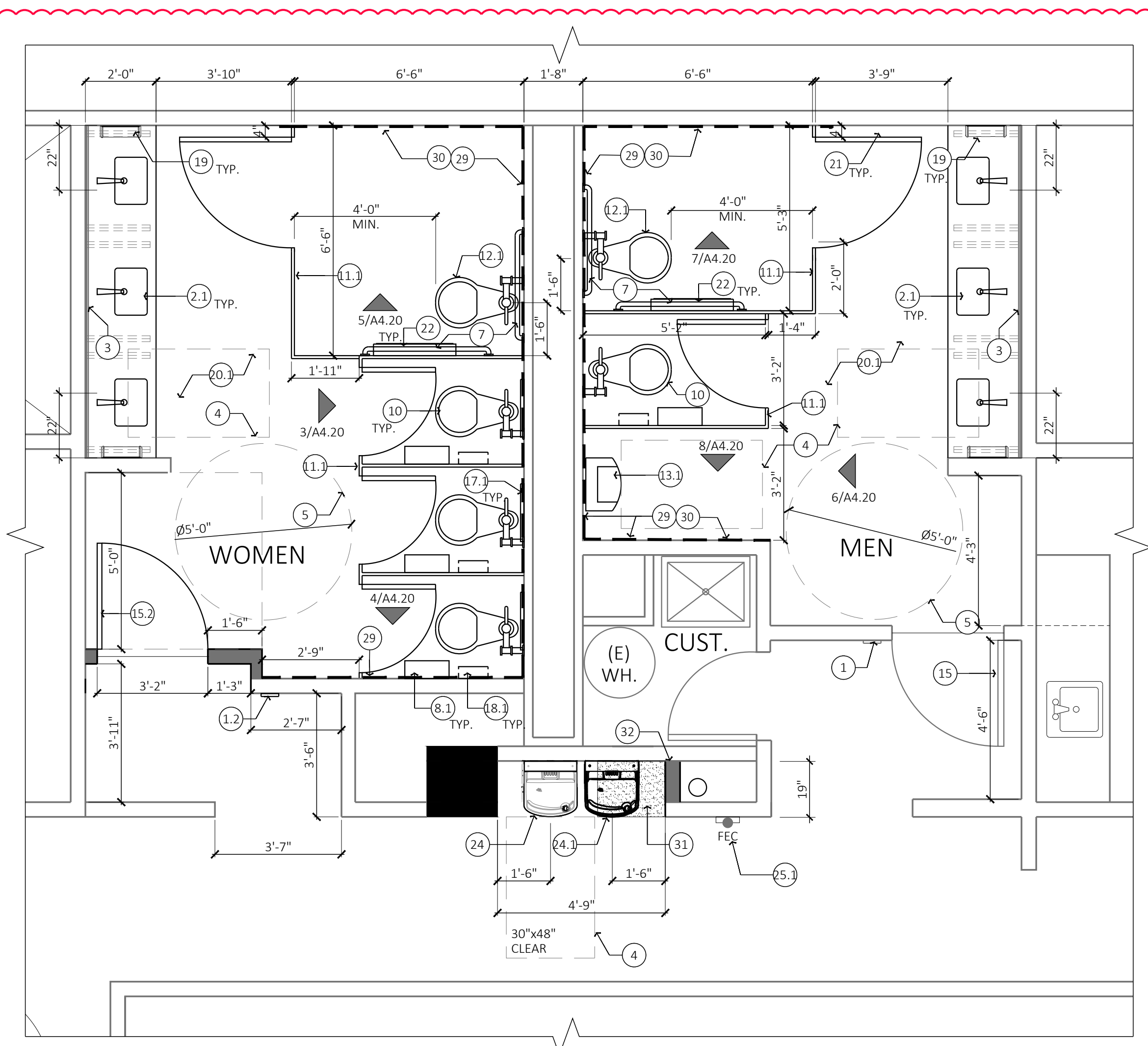
INDICATED BY # ON THE PLAN.

1. EXISTING ACCESSIBLE SIGNAGE AT DOOR TO REMAIN. SEE DETAIL 2/A9.50.
- 1.1 EXISTING ACCESSIBLE SIGNAGE AT DOOR TO BE REMOVED.
- 1.2 NEW ACCESSIBLE SIGNAGE AT DOOR TO MATCH BUILDING STANDARD. SEE DETAIL 2/A9.50.
2. (E) SINK TO BE REMOVED.
- 2.1 PROVIDE NEW SINK PORCELANOSA 8-BASIS CRION DESIGN INTERGRAL AT 34" A.F.F. MAX PER DETAILS 1 & 3/A9.50. PROVIDE 2X2 STEEL ANGLE TO SUPPORT COUNTERTOP; VANDAL TRAP W8902.CNC AND FAUCET SLOAN EFF-80-4-PLG-BDT-CP-0.5GPM-MLM-IR-BT-FC
3. (E) ACCESSIBLE MIRROR, BOTTOM EDGE 40" A.F.F. MAX (TO VISION PORTION OF MIRROR.) SEE DETAILS 3/A9.50.
4. REQUIRED 30"x48" CLEAR AREA AT SINK/URINAL AND HI-LOW DRINKING FOUNTAIN.
5. REQUIRED 5'-0" DIAMETER CLEAR AREA. DOOR MAY ONLY ENDOACH 12" INTO CIRCLE.
6. (E) 1.5" DIAMETER STAINLESS STEEL GRAB BARS TO BE REMOVED SALVAGE AND SALVAGE FOR REUSE.
7. 1.5" DIAMETER STAINLESS STEEL GRAB BARS SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. MOUNT PER DETAIL 1/A9.50.
8. (E) TOILET PAPER DISPENSER TO BE REMOVED AND SALVAGE FOR REUSE.
- 8.1 TOILET PAPER DISPENSER SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. SEE DETAIL 1/A9.50.
9. (E) STANDARD WALL-MOUNTED TOILET TO BE REMOVED & SALVAGE FOR REUSE.
10. (N) STANDARD WALL-MOUNTED TOILET SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. SEE DETAIL 1/A9.50.
11. (E) TOILET PARTITIONS TO BE REMOVED.
- 11.1 (N) TOILET PARTITIONS: 58" HIGH PHENOLIC TOILET PARTITION WITH BRUSHED ALUMINUM FINISH, WITH OVERHEAD BRACED AND STAINLESS STEEL HARDWARE. SEE DETAIL 1/A9.50.
12. (E) NON-COMPLIANT ACCESSIBLE WALL-MOUNTED TOILET TO BE REMOVED.
- 12.1 (N) ACCESSIBLE WALL-MOUNTED TOILET WITH FLUSH VALVE WITH BATTERY OPERATED, SEE SCHEDULE FOR SPEC. SEE DETAIL 1/A9.50.
13. (E) NON-COMPLIANT ACCESSIBLE URINAL TO BE REMOVED.
- 13.1 (N) ACCESSIBLE URINAL WITH FLUSH VALVE, SEE SCHEDULE FOR SPEC. SEE DETAIL 1/A9.50.
14. (E) SOLID SURFACE COUNTERTOP TO BE REMOVED.
15. (E) DOOR TO REMAIN.
- 15.1 (E) DOOR TO BE REMOVED AND SALVAGE DOOR, FRAMES AND HARDWARE FOR REUSE.
- 15.2 (N) DOOR TO MATCH EXISTING BUILDING STANDARD.
16. (E) WALL HUNG URINAL PARTITION TO BE REMOVED.
17. (E) SEAT COVER DISPENSER TO BE REMOVED AND SALVAGE FOR REUSE.
- 17.1 SEAT COVER DISPENSER SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. SEE DETAIL 1/A9.50.
18. (E) SANITARY NAPKIN DISPOSAL TO BE REMOVED AND SALVAGE FOR REUSE.
- 18.1 SANITARY NAPKIN DISPOSAL SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. SEE DETAIL 1/A9.50.
19. (E) WALL MOUNTED PAPER TOWEL DISPENSER.
20. (E) FLOOR FINISH TO BE REMOVED AND PREPARE TO RECEIVE NEW FINISH.
- 20.1 (N) FLOOR EPOXY SYSTEM TO MATCH 2ND FLOOR RESTROOM: DEX-O-TEX.
21. (N) COAT HOOK WITH BUMPER SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR, MAX MOUNTING HEIGHT AT ACCESSIBLE STALL. SEE DETAIL 1/A9.50.
22. (N) TOILET PAPER DISPENSER COMBO SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. SEE DETAIL 1/A9.50.
23. (E) ACCESSIBLE LOW DRINKING FOUNTAIN WITH BOTTLE FILLER TO BE REMOVED AND SALVAGE FOR REUSE.
24. (E) ACCESSIBLE DRINKING FOUNTAIN WITH BOTTLE FILLER TO BE REINSTALL & REWORK PLUMBING LINE AS REQUIRED.
- 24.1 (N) HIGH DRINKING FOUNTAIN - ELKAY ENHANCED EZH2O* BOTTLE FILLING STATION & SINGLE ADA COOLER REFRIGERATED STAINLESS HIGH CAPACITY LEAD REDUCTION QUICK FILTER CHANGE, MODEL LZS8WSSP. SEE DETAIL 7/A9.50.
25. (E) FIRE EXTINGUISHER CABINET TO BE REMOVED AND SALVAGE FOR REUSE.
- 25.1 RELOCATED FIRE EXTINGUISHER CABINET SHALL BE INSTALLED BY CONTRACTOR. PATCH & REPAIR EXISTING WALL AS REQUIRED.
26. (E) WATER HEATER TO REMAIN.
27. (E) MOP SINK TO REMAIN.
28. (E) TILE TO BE REMOVED AND PREPARE TO RECEIVE NEW TILES.
29. NEW WALL TILE - BEDROSIAN - 3x12, WHITE, GLOSSY. SEE ELEVATIONS FOR INSTALLATION.
30. PROVIDE INTEGRAL EPOXY WALL BASE TO MATCH THE 2ND FLOOR RESTROOM.
31. INFILL THE FLOOR TO MATCH (E) FLOOR RATING ASSEMBLY AND ADJACENT FLOOR FINISH AS REQUIRED.
32. (N) WALL TO MATCH EXISTING ADJACENT 1-HR RATING ASSEMBLY SEE DETAIL 2/A9.10. PAINT TO MATCH (E) ADJACENT WALL FINISH.



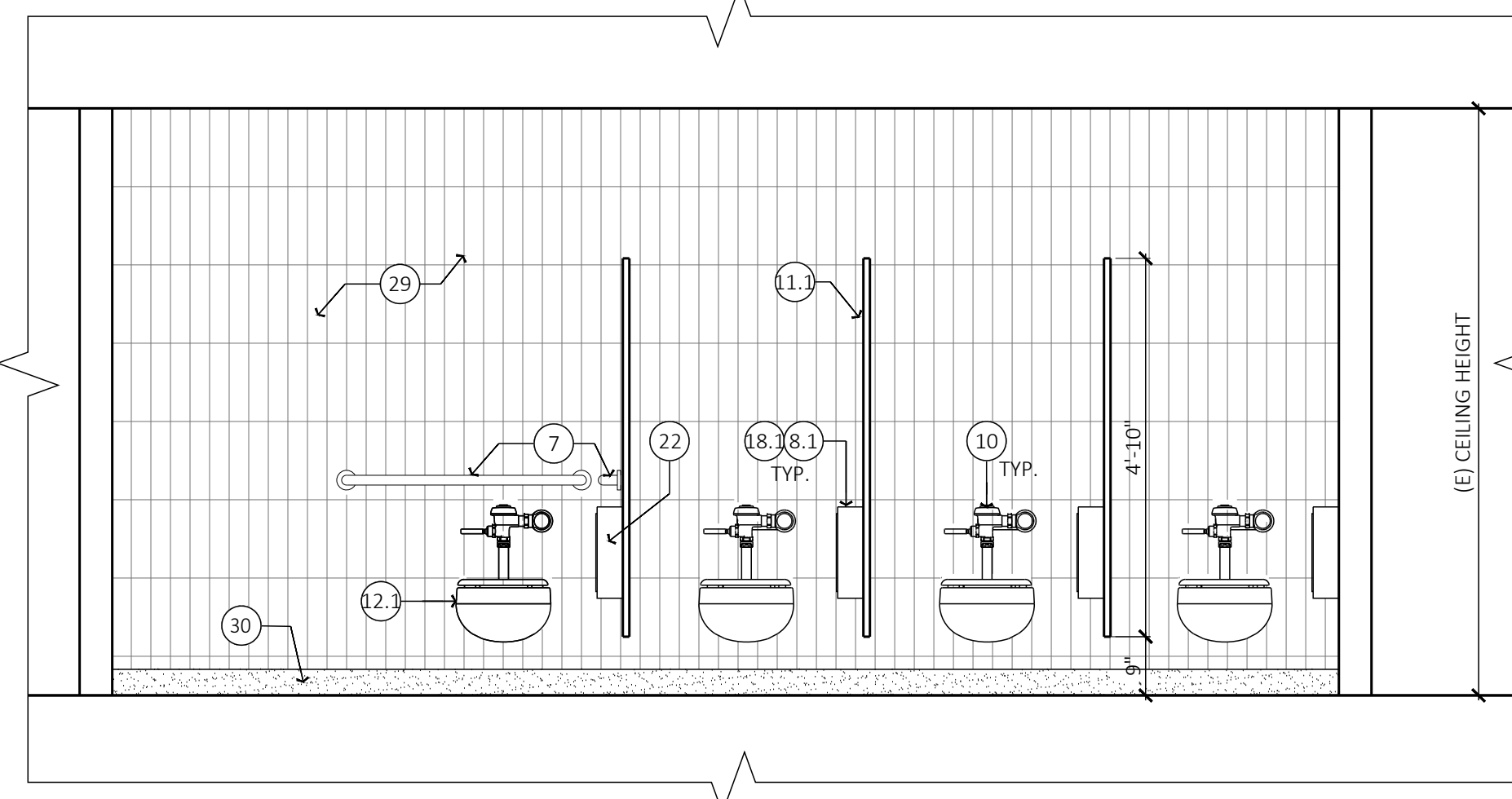
1. DEMO RESTROOM PLAN - THIRD FLOOR

SCALE: 3/8"=1'-0"



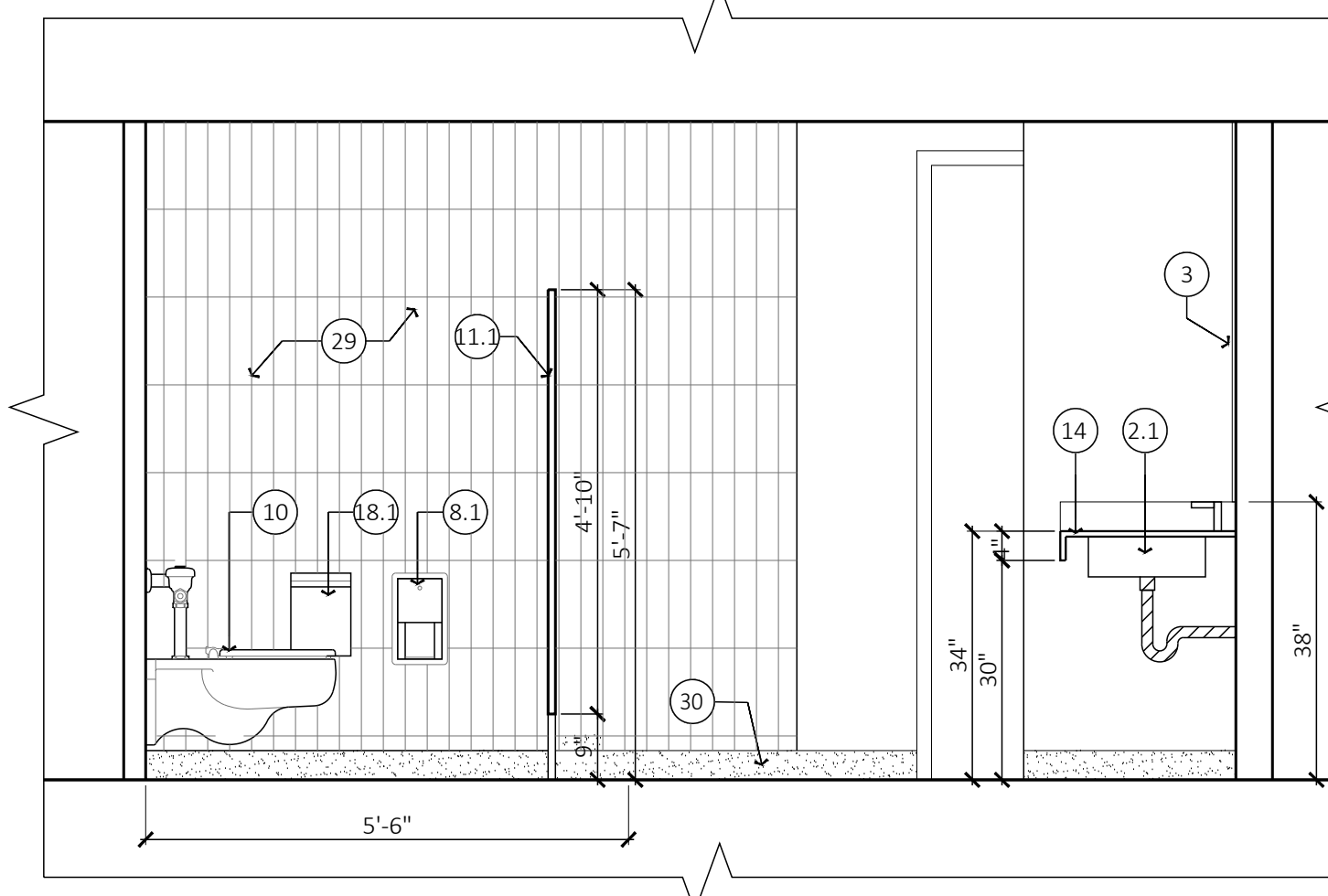
2. PROPOSED RESTROOM PLAN - THIRD FLOOR

SCALE: 3/8"=1'-0"



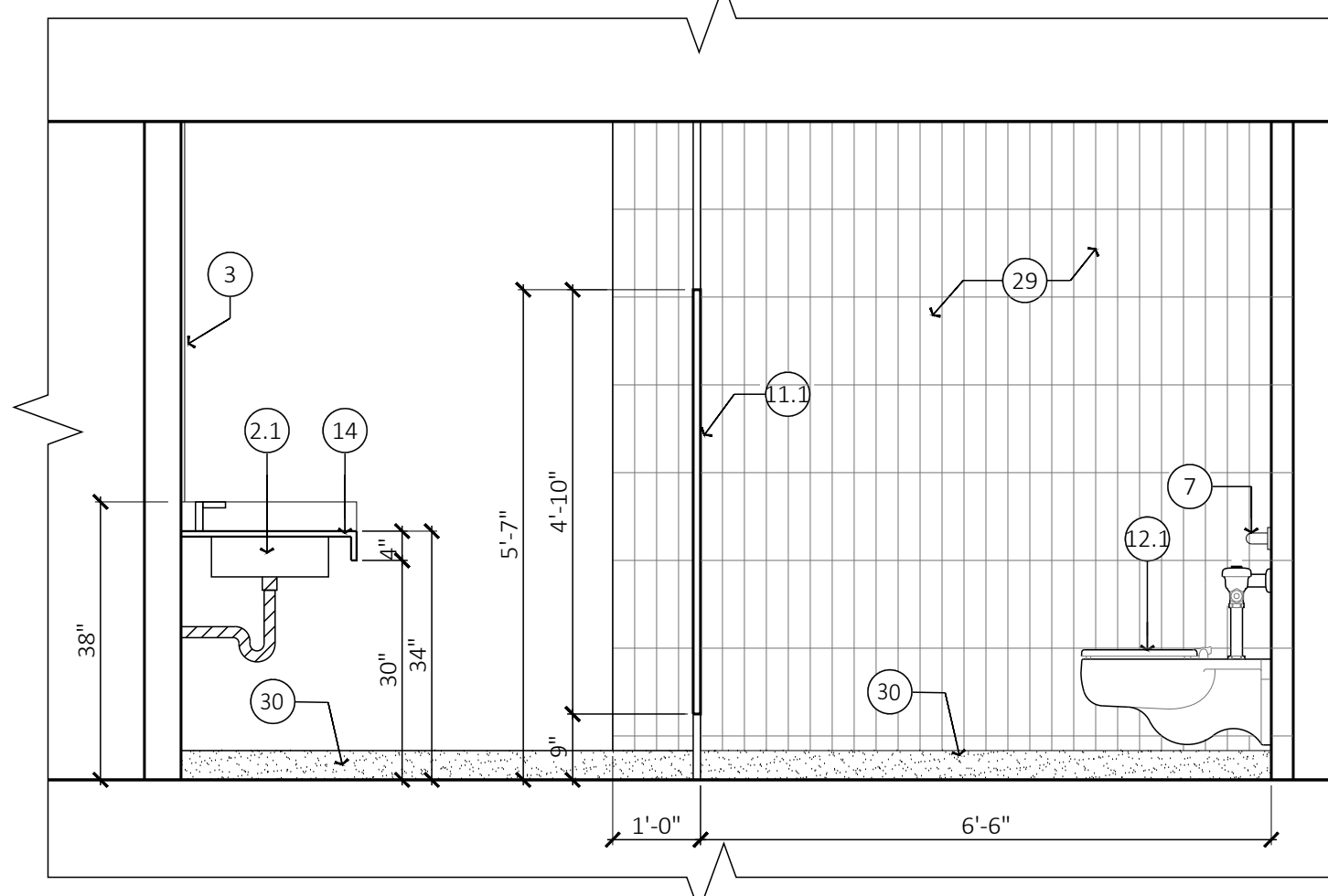
3. INTERIOR ELEVATION - WOMEN

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



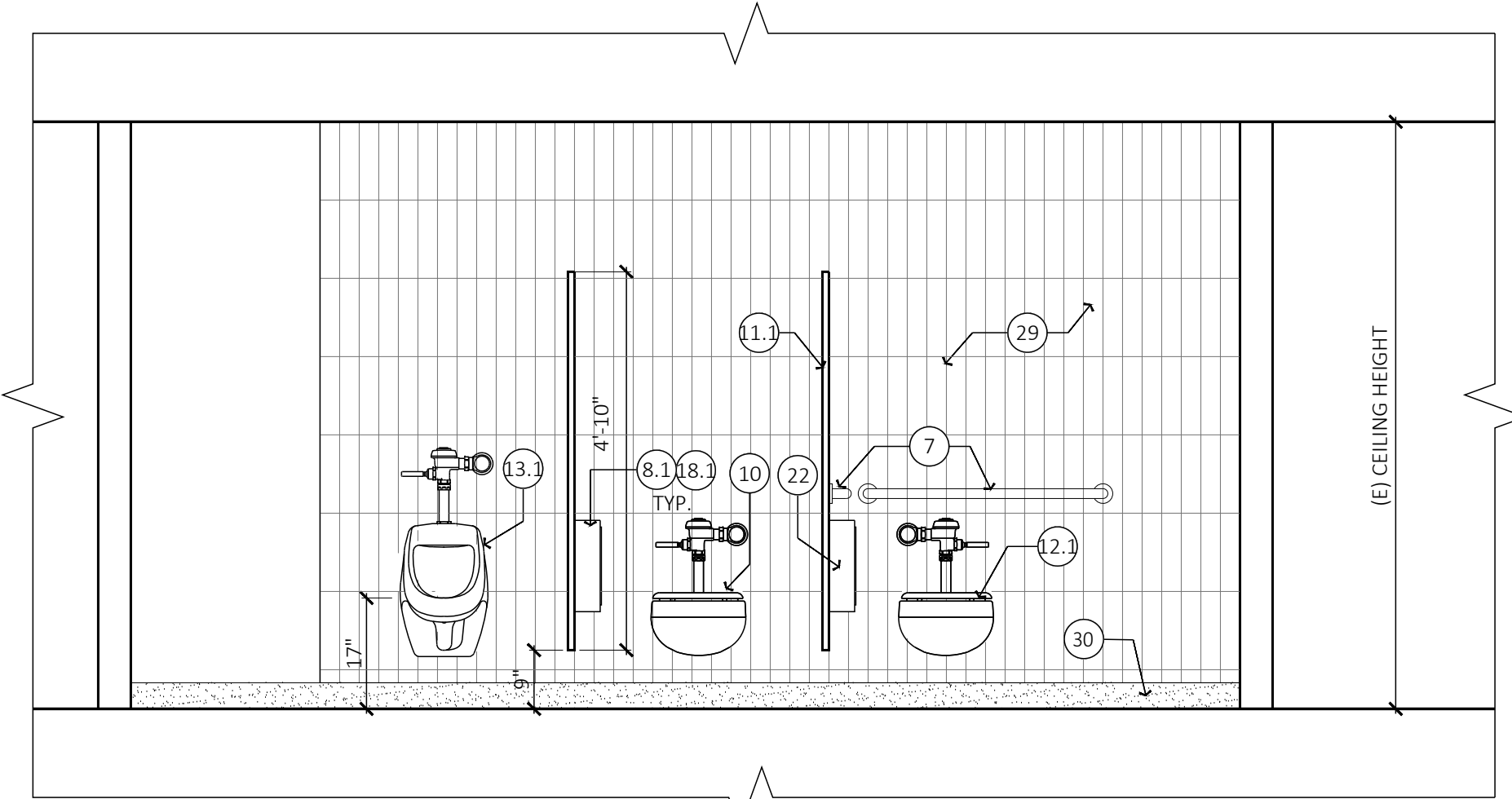
4. INTERIOR ELEVATION - WOMEN

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



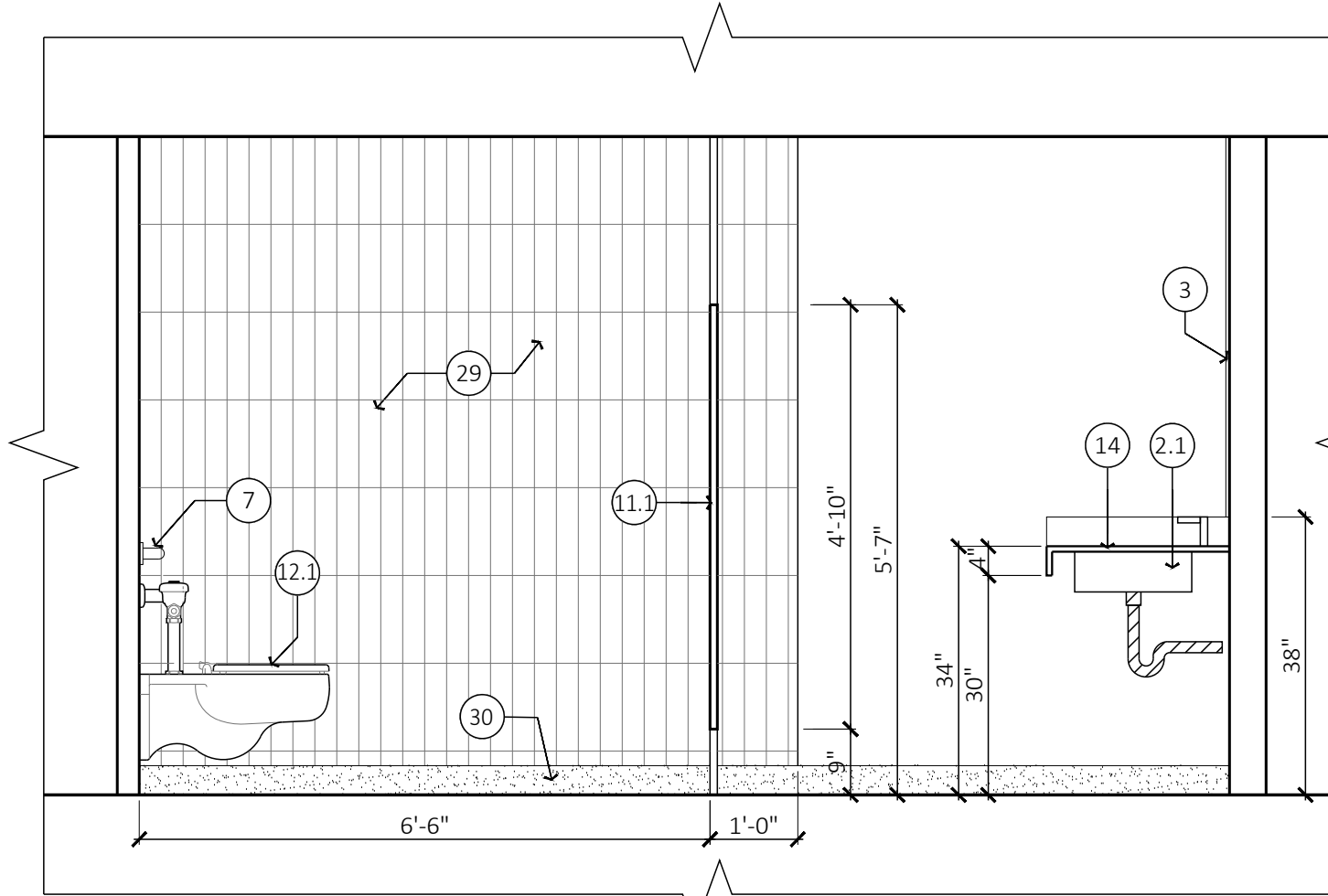
5. INTERIOR ELEVATION - WOMEN

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



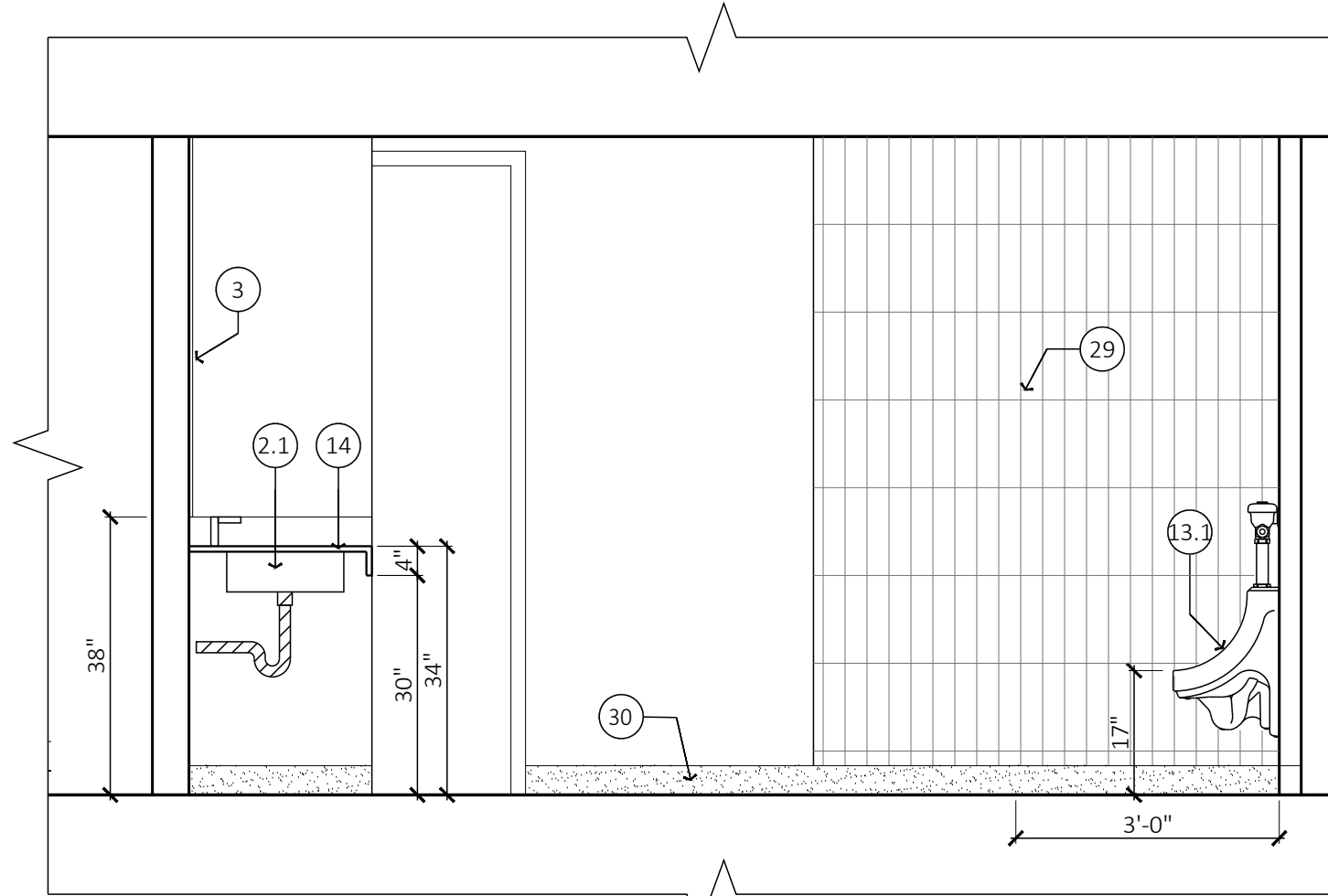
6. INTERIOR ELEVATION - MEN

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



7. INTERIOR ELEVATION - MEN

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



8. INTERIOR ELEVATION - MEN

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

PLUMBING SCHEDULE

WC-1	WALL HUNG WATER CLOSET	KOHLER KINGSTON K-4325 TOP SPUD FLUSHMETER BOWL, COLOR WHITE, VITREOUS CHINA, ELONGATED BOWL, SIPHON JET, WALL MOUNT, 1-1/2" TOP SPUD. FLUSH VALVE: SLOAN ECOS 111-1.6/1.1-HW. 1.6/1.1 GPF, POLISHED CHROME FINISH, DUAL FLUSH, BATTERY, ECO EXPOSED SENSER BATTERY WATER CLOSET FLUSHMETER, TOP SPUD. SEAT: KOHLER LUSTRA K-4666-SA ELONGATED COMMERCIAL HEAVY-DUTY TOILET SEAT, COLOR WHITE, ELONGATED OPEN-FRONT SEAT, STURDY, CHIP-RESISTANT POLYPROPYLENE, INCLUDES AN ANTIMICROBIAL AGENT, SELF-SUSTAINING CHECK HINGE. CARRIER SUPPORT.
WC-1A	WALL HUNG WATER CLOSET ADA COMPLIANT	KOHLER KINGSTON K-4325 TOP SPUD FLUSHMETER BOWL, COLOR WHITE, VITREOUS CHINA, ELONGATED BOWL, SIPHON JET, WALL MOUNT, 1-1/2" TOP SPUD. FLUSH VALVE: SLOAN ECOS 111-1.6/1.1-HW. 1.6/1.1 GPF, POLISHED CHROME FINISH, DUAL FLUSH, BATTERY, ECO EXPOSED SENSER BATTERY WATER CLOSET FLUSHMETER, TOP SPUD. SEAT: KOHLER LUSTRA K-4666-SA ELONGATED COMMERCIAL HEAVY-DUTY TOILET SEAT, COLOR WHITE, ELONGATED OPEN-FRONT SEAT, STURDY, CHIP-RESISTANT POLYPROPYLENE, INCLUDES AN ANTIMICROBIAL AGENT, SELF-SUSTAINING CHECK HINGE. CARRIER SUPPORT. MOUNT AT 17" ABOVE FINISHED FLOOR.
UR-1A	WALL HUNG URINAL ADA COMPLIANT	KOHLER BARDON K-4991-ET HIGH-EFFICIENCY URINAL, COLOR WHITE, WASHOUT, 0.125 GPF, VITREOUS CHINA. FLUSH VALVE: SLOAN ECOS MODEL 186-0.125/0.25/0.5, EXPOSED BATTERY, SENSOR ACTIVATED SLOAN ECOS BATTERY URINAL FLUSHMETER MODEL 186-0.125, QUIET, EXPOSED, DIAPHRAGM TYPE, CHROME PLATED, 0.125 GPF, SATIN CHROME CARRIER SUPPORT

PLUMBING CALCULATION

3RD FLOOR = 23,911 S.F. GROSS
LOAD FACTOR FOR OFFICE BUILDING PER TABLE 1004.5 IS 150 GROSS
23,911 / 150 = 160 OCCUPANTS
160/2 = 80 MALES & 80 FEMALES

REQUIRED FIXTURES:
MALE
WC = 2
URINAL = 1
LAV = 1
FEMALE
WC = 4
LAV = 3
DRINKING FOUNTAIN: 2
SERVICE SINK: 1

PROVIDED FIXTURES:
MALE
WC = 2
URINAL = 1
LAV = 3
FEMALE
WC = 4
LAV = 3
DRINKING FOUNTAIN: 2
SERVICE SINK: 1

STAMP

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REVISIONS

DATE	DESCRIPTION
09.29.2023	PROGRESS CD SET
10.04.2023	PROGRESS CD SET
10.18.2023	ISSUED FOR CLIENT'S REVIEW
10.27.2023	ISSUED FOR PERMIT
02.28.2024	PC#1 RESUBMITTAL

DATE: 00.00.2023
SCALE: AS SHOWN
PROJECT ID: 2023.114
DRAWN BY: KN / PT

JURISDICTION APPROVAL STAMP

3RD FLOOR
ENLARGED RESTROOM PLANS
& INTERIOR ELEVATIONS

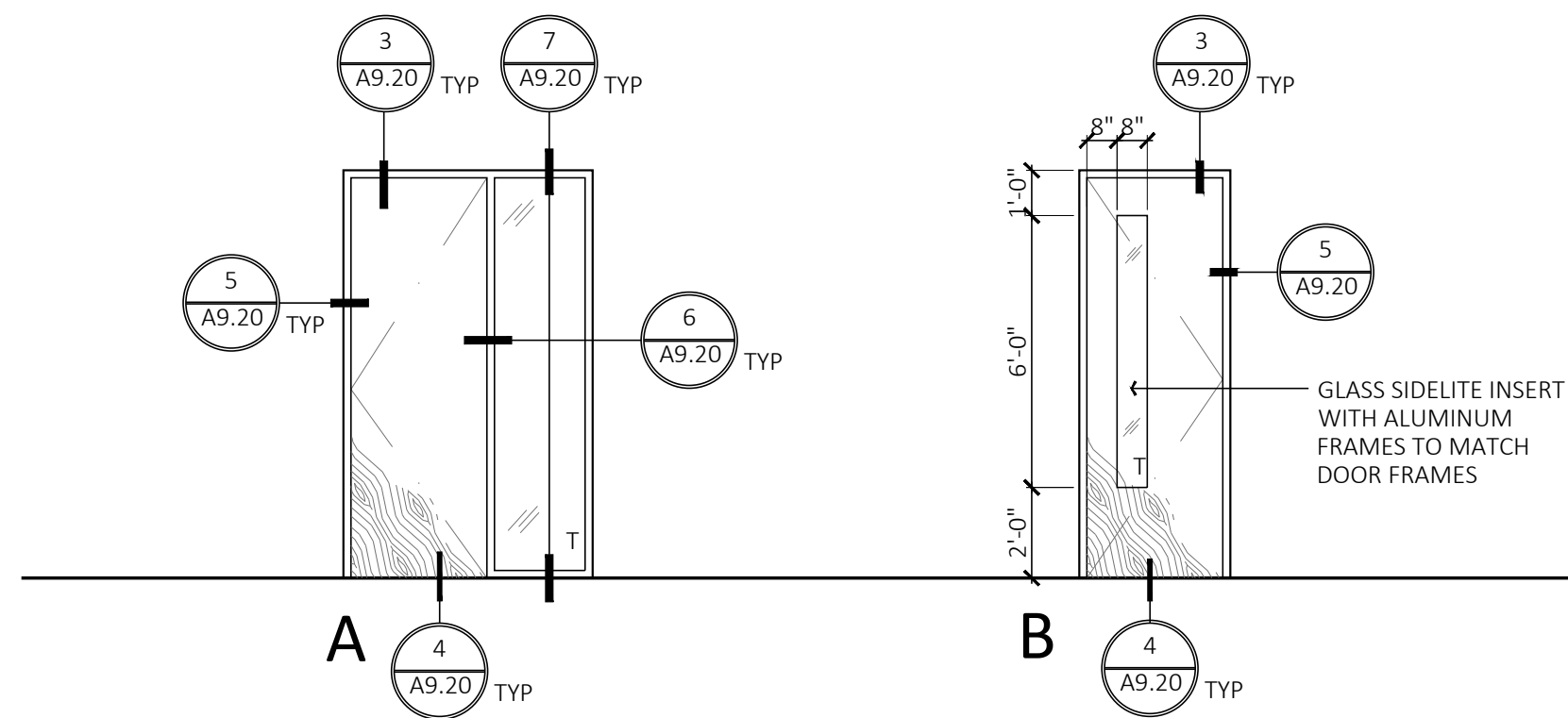
SHEET TITLE

SHEET NO. A4.20

SEE SHEET A1.10, A2.10 FOR GENERAL NOTES

DOOR TYPES

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



DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	SIZE		THICKNESS	DOOR TYPE	HARDWARE GROUP	MATERIAL	FINISH	SIDELIGHT	FRAME		FIRE RATING	REMARKS
		WIDTH	HEIGHT							MATERIAL	FINISH		
329.A	OFFICE	3'-0"	9'-0"	0'-1 3/4"	B	1	S.C. WOOD	ROTARY NATURAL BIRCH	-	WOOD	BLACK.	N/A	1, 2.
329.B	OFFICE	3'-0"	9'-0"	0'-1 3/4"	A	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A	1, 2, 3.
329.C	OFFICE	3'-0"	9'-0"	0'-1 3/4"	A	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A	1, 2, 3.
329.D	OFFICE	3'-0"	9'-0"	0'-1 3/4"	A	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A	1, 2, 3.
329.E	OFFICE	3'-0"	9'-0"	0'-1 3/4"	A	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A	1, 2, 3.
329.F	OFFICE	3'-0"	9'-0"	0'-1 3/4"	A	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A	1, 2, 3.
329.G	OFFICE	3'-0"	9'-0"	0'-1 3/4"	A	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A	1, 2, 3.
329.H	OFFICE	3'-0"	9'-0"	0'-1 3/4"	A	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A	1, 2, 3.
329.I	OFFICE	3'-0"	9'-0"	0'-1 3/4"	A	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A	1, 2, 3.
329.J	OPEN OFFICE	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	
329.L1	(E) ENTRANCE	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E) - 1 HR	DOOR HOLD OPEN
329.L2	(E) VESTIBULE	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	N/A	
329.M	(E) STORAGE - N.I.C	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	N/A	
329.N	(E) STORAGE - N.I.C	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	N/A	

DOOR/WINDOW REMARKS

- DOOR HARDWARE TO MATCH BUILDING STANDARD. HARDWARE FINISH SHALL MATCH (E) BUILDING WINDOW MULLION. SUBMIT SAMPLE FOR ARCHITECT'S REVIEW AND APPROVAL
- PROVIDE AUTOMATIC DOOR SWEEP BOTTOM FOR ALL DOORS. SEE DOOR HARDWARE GROUP
- ALL SIDELITE SHALL HAVE TEMPERED GLAZING WITH 3/8" THICK. PROVIDE ACOUSTIC SEAL AT PERIMETER OF SIDELITE FRAMES

GENERAL DOOR NOTES

- PROVIDE HARDWARE SUBMITTAL FOR ARCHITECT'S REVIEW TO PURCHASE.
- ALL DOOR HARDWARE MUST COMPLY WITH CBC SECTION 1010.2.
- ALL NEW DOOR HARDWARE SHALL MATCH (E) BUILDING STANDARD & ALL SEALS SHALL BE BLACK, UNLESS OTHERWISE NOTED.
- ALL CYLINDERS SHALL BE MASTER KEYED AND KEYED DIFFERENTLY U.N.O. IN WRITING BY THE OWNER PRIOR TO SHIPMENT OF HARDWARE TO JOB SITE
- (2) COPIES OF EACH KEY SHALL BE SUPPLIED TO OWNER. NO OTHER COPIES SHALL EXIST WITHOUT OWNER'S CONSENT.
- MAXIMUM FORCE REQUIRED TO OPERATE ALL FIRE-RATED DOORS (CORRIDORS, OCCUPANCY SEPARATIONS, STAIRWAY ENCLOSURES, ETC.) SHALL BE 15 POUNDS.
- MAX FORCE REQUIRED TO OPERATE ALL EXTERIOR & INTERIOR DOORS SHALL BE 5 POUNDS.
- ALL GLAZING SUBJECT TO HUMAN IMPACT AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF ANY DOOR IN A CLOSED POSITION SHALL BE SAFETY GLAZING.
- FLOOR OR LANDING AT EACH DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD.
- LANDINGS AT ALL DOORS SHALL COMPLY WITH CBC SECTION 1010.1.5.
- ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON-GRASP LEVER HARDWARE INSTALLED MINIMUM 34" AND MAXIMUM 44" ON CENTER ABOVE FINISHED FLOOR IN CONFORMANCE WITH CBC 11B-404.2.7.
- ALL FIRE-RATED DOORS SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THERE OF, THE NAME OF THE MANUFACTURER, AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY AS REQUIRED UNDER CBC SECTION 716.2.9.
- ALL DOOR STRIKES SHALL BE PROVIDED WITH DUST BOXES. DUST BOXES SHALL MATCH DOOR HARDWARE FINISH, BRASS IS NOT PERMITTED.
- ELECTRIC CARD KEY ACCESS IS ONLY USED FOR ENTERING INTO SPACES WITH RESTRICTED ACCESS. ELECTRIC CARD KEYS ARE NEVER REQUIRED TO EXIT OUT OF ANY AREA OR OUT OF THE BUILDING
- ALL EXIT DOORS SHALL OPEN FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ALL DOOR LEVERS SHALL BE MATCH WITH (E) BUILDING STANDARD.

DOOR HARDWARE GROUP

HARDWARE GROUP 1 - SINGLE OFFICE LOCK			
4	HINGES	5BB1 4.5x4.5	IVES
1	LOCKSET	ND50PD, F82	RHODES
1	FLOOR STOP	FS486	IVES
1	AUTOMATIC DOOR SWEEP BOTTOM	420N/520N	NATIONAL GUARD PRODUCTS INC.
1	MOHAIR MUTE		

299 BASSETT ST., SUITE 250
SAN JOSE, CA 95110
T:408.283.0100



PROJECT ADDRESS
1290 RIDDER PARK DR,
THIRD FLOOR, SUITE 329
SAN JOSE, CA 95131



Reviewed for Code Compliance
City of San Jose, Building Division
 Building Electrical
 Plumbing Mechanical
FRANK COZZITORTO, P.E. (408) 535-7665
No. 23-114013 Date: 03/01/2024



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DOOR SCHEDULES

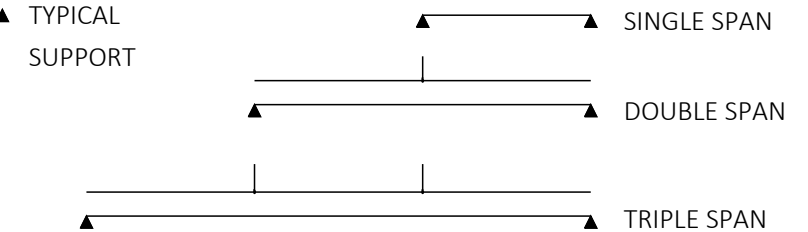
SHEET TITLE

SHEET NO.

A6.10

UNIFORM LOAD (PSF)	STUD STYLE																		ALLOWABLE SPAN			
	2 1/2" 25 ga.						3-5/8" 25 ga. (2)						4" 25 ga. (2)									
	STUD SPACING (inches on center) SINGLE SPAN																					
10	8'-8"	7'-11"	6'-9"	11'-7"	10'-6"	7'-3"	12'-6"	11'-0"	9'-0"	10'-5"	9'-6"	8'-3"	13'-11"	12'-8"	11'-0"	15'-0"	13'-8"	11'-11"	20'-10"	18'-11"	16'-6"	
15	7'-7"	6'-10"	4'-9"	9'-8"	7'-3"	4'-9"	10'-4"	9'-0"	6'-8"	9'-1"	8'-3"	7'-3"	12'-2"	11'-0"	9'-8"	13'-2"	11'-11"	10'-4"	18'-2"	16'-6"	13'-11"	
20	6'-9"	5'-4"	-	7'-3"	5'-5"	-	9'-0"	7'-6"	5'-0"	8'-3"	7'-6"	6'-4"	11'-0"	10'-0"	8'-4"	11'-11"	10'-10"	9'-0"	16'-6"	14'-9"	12'-0"	
UNIFORM LOAD (PSF)	STUD SPACING (inches on center) DOUBLE AND TRIPLE SPAN																					
	10	10'-2"	8'-8"	6'-11"	11'-2"	9'-2"	6'-8"	11'-0"	8'-9"	6'-3"	12'-11"	11'-9"	10'-1"	17'-3"	15'-8"	13'-3"	18'-8"	16'-11"	14'-3"	25'-9"	21'-10"	16'-10"
	15	8'-2"	6'-11"	5'-9"	8'-4"	6'-8"	4'-9"	8'-0"	6'-9"	4'-4"	11'-4"	10'-0"	8'-2"	15'-0"	13'-3"	10'-10"	16'-3"	14'-3"	11'-7"	20'-3"	16'-10"	13'-10"
20	6'-11"	5'-9"	4'-4"	6'-8"	5'-3"	-	6'-3"	4'-10"	-	10'-0"	8'-9"	7'-1"	13'-3"	11'-6"	9'-4"	14'-3"	12'-4"	9'-9"	16'-10"	13'-10"	10'-2"	

- NOTES:
- BASED ON 1/240 ALLOWABLE DEFLECTION. BRACING OF TOP FLANGES IS REQUIRED AND MUST NOT EXCEED 48" O.C.
 - STUD END STIFFENING REQUIRED. ADDITION HANGERS ARE REQUIRED WHEN SPAN EXCEEDS 15 LF.
 - TWO OR LESS LAYERS OF 5/8" GYPSUM BOARD ATTACHED TO THE JOIST CONSTITUTE A UNIFORM LOAD OF 10 PSF.
 - FOUR LAYERS OR LESS LAYERS OF 5/8" GYPSUM BOARD ATTACHED TO THE JOIST CONSTITUTE A UNIFORM LOAD OF 20 PSF.
 - ANY AREA THAT IS ACCESSIBLE TO TRAVEL AND HAVING 2 LAYERS OR LESS OF 5/8" GYPSUM BOARD ATTACHED TO THE JOIST CONSTITUTE A UNIFORM LOAD OF 20 PSF.



JOIST SCHEDULE

9

SCALE: N.T.S.

SPAN	DETAIL
0'-0" - 4'-0"	C3 5/8" X 18 GA. TRACK
4'-0" - 8'-0"	C3 5/8" X 18 GA. BOX SECURED W/ (2) #10 SHT. MTL. SCREWS @ 12" O.C. STAGGERED AT TOP AND BOTTOM
8'-0" - 12'-0"	C6" X 18 GA. BOX SECURED W/ (2) #10 SHT. MTL. SCREWS @ 12" O.C. STAGGERED AT TOP AND BOTTOM

HEADER SCHEDULE

5

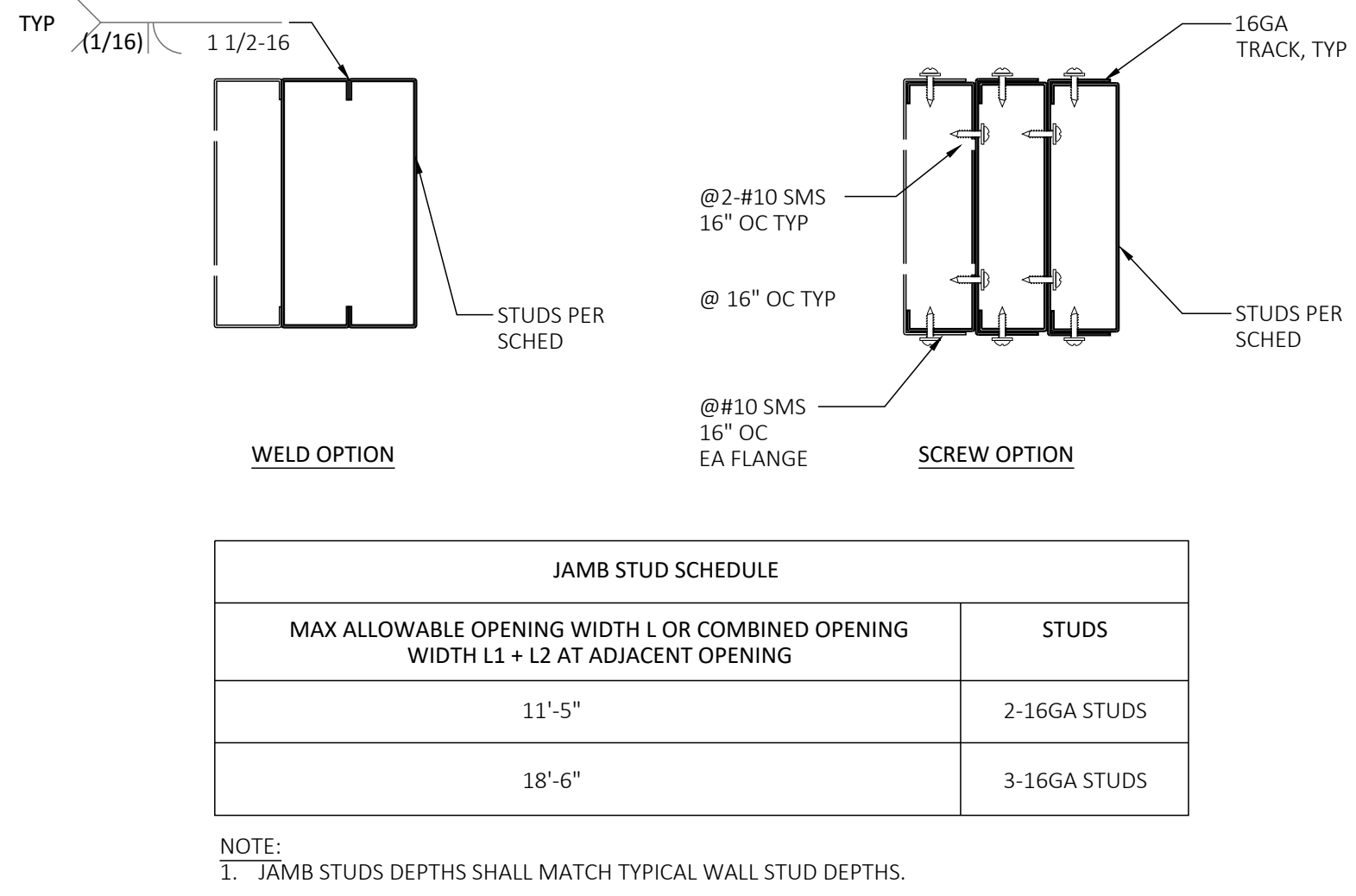
SCALE: N.T.S.

STUD SIZE	LIMITING HEIGHT BY STUD SIZE GAUGE AND SPACING												ALLOWABLE HEIGHT
	25 GA.				22 GA.				20 GA.				
	STUD SPACING (inches on center)												
1-5/8"	7'-10"	8'-11"	9'-10"	9'-10"	10'-4"	11'-5"	9'-7"	11'-0"	12'-1"				
2-1/2"	10'-8"	12'-4"	13'-7"	12'-6"	14'-4"	15'-8"	13'-4"	15'-4"	16'-10"				
3-1/2"	13'-1"	16'-0"	17'-7"	16'-2"	18'-6"	20'-5"	17'-4"	19'-10"	21'-10"				
3-5/8"	13'-4"	16'-4"	18'-1"	16'-7"	19'-0"	21'-0"	17'-10"	20'-4"	22'-5"				
4"	14'-0"	17'-1"	19'-6"	18'-0"	20'-7"	22'-7"	19'-2"	22'-0"	24'-2"				
6"	N.A.	N.A.	N.A.	23'-2"	28'-5"	31'-4"	26'-7"	30'-5"	33'-6"				

STUD SCHEDULE

1

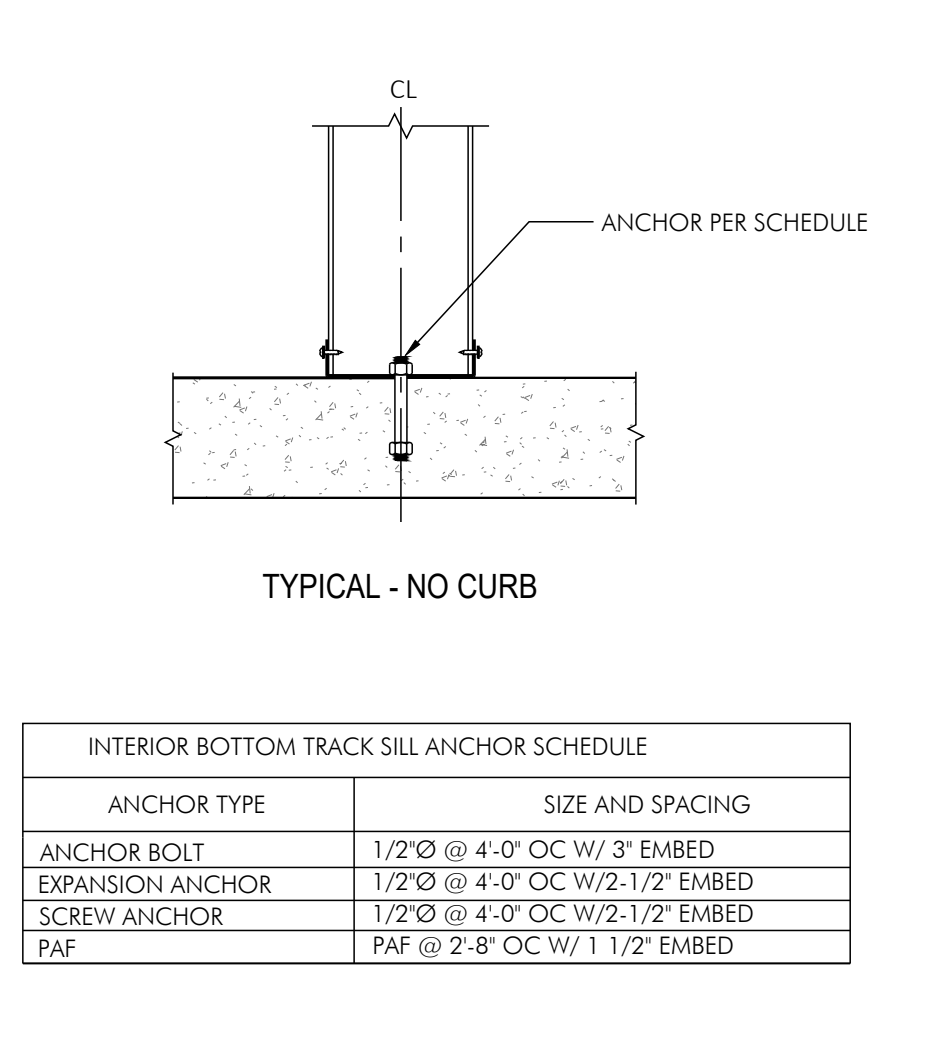
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TYPICAL INTERIOR JAMBS

14

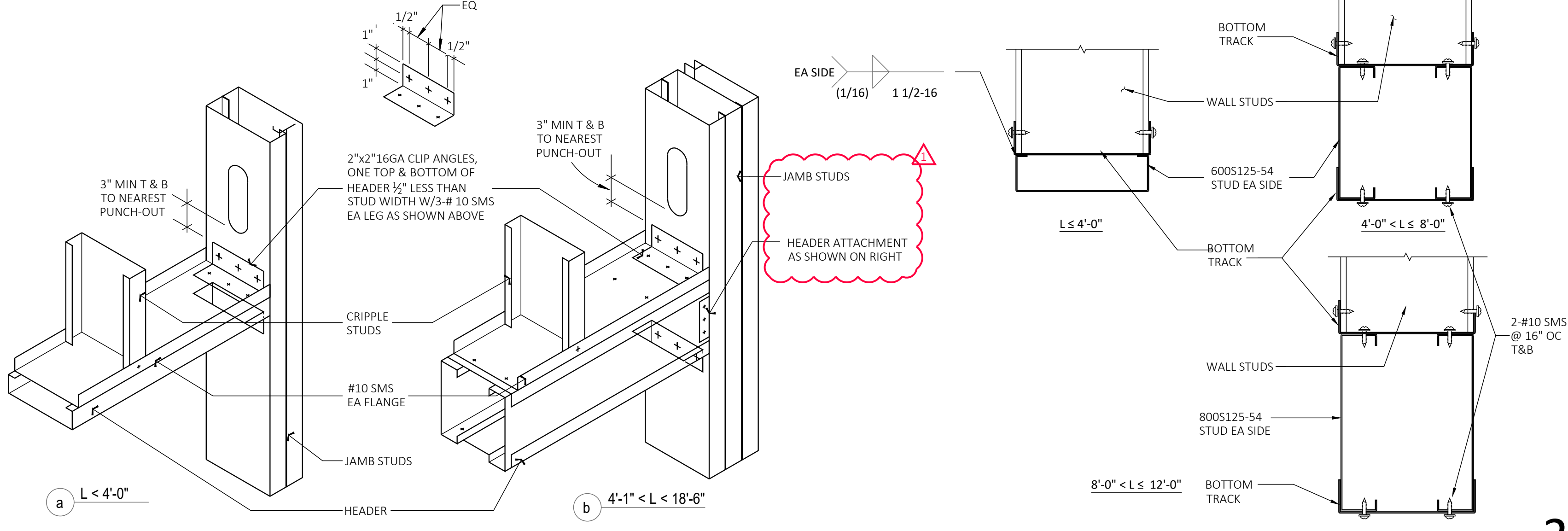
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TYPICAL BOTTOM TRACK SECTION

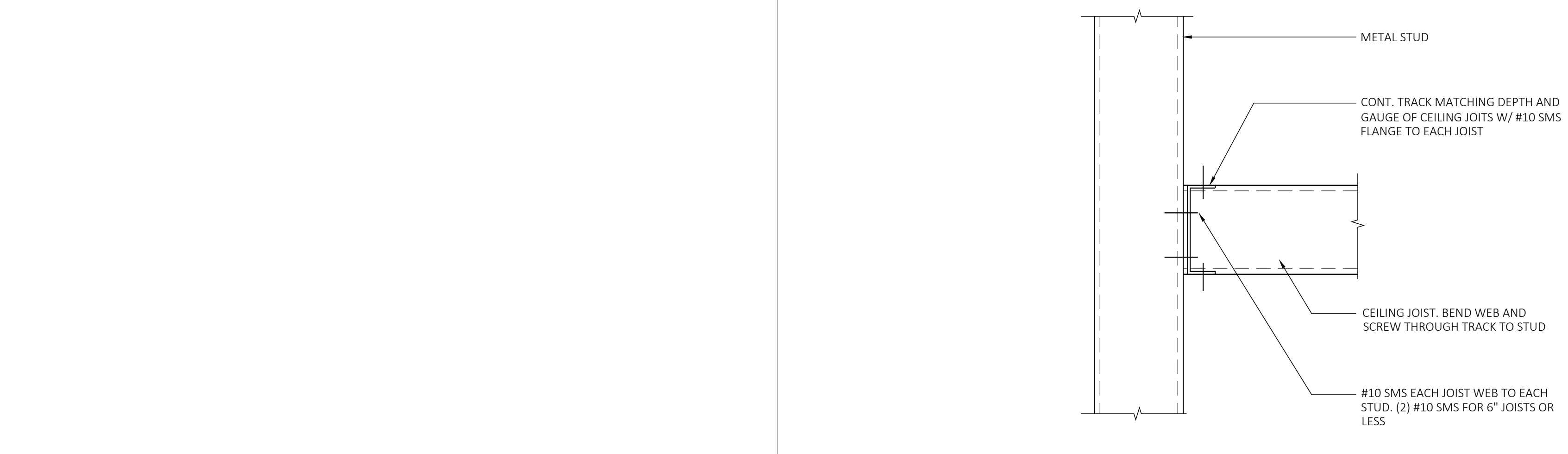
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SCALE: 1-1/2" = 1'-0"



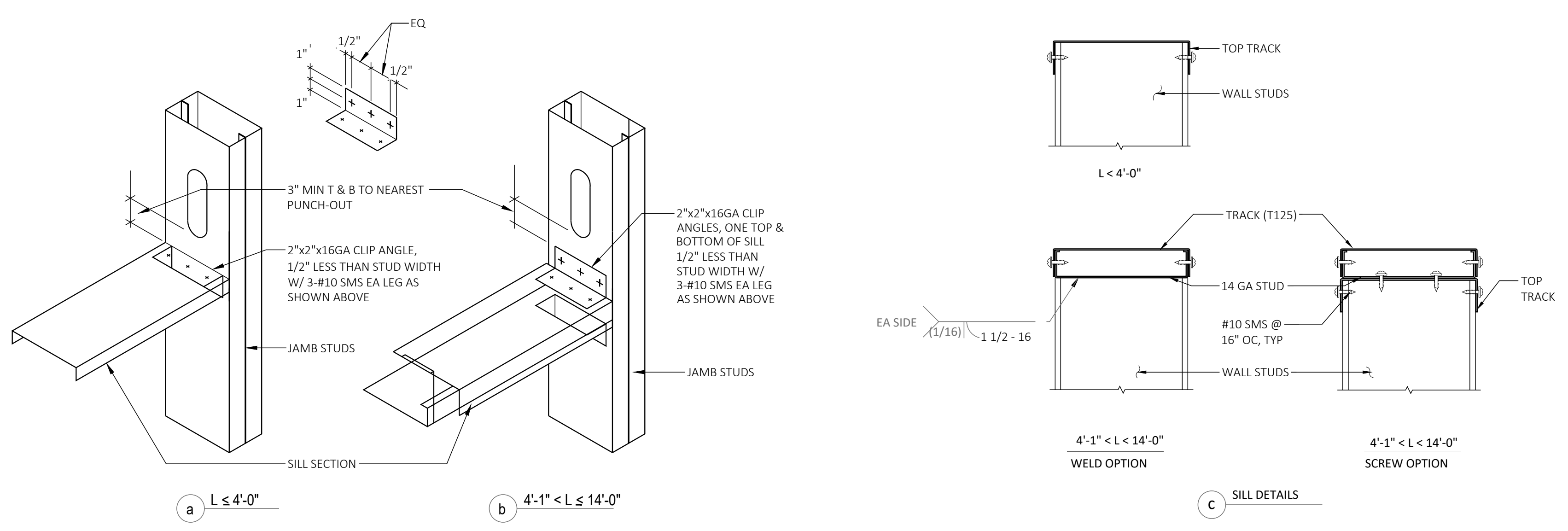
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SCALE: 1" = 1'-0"



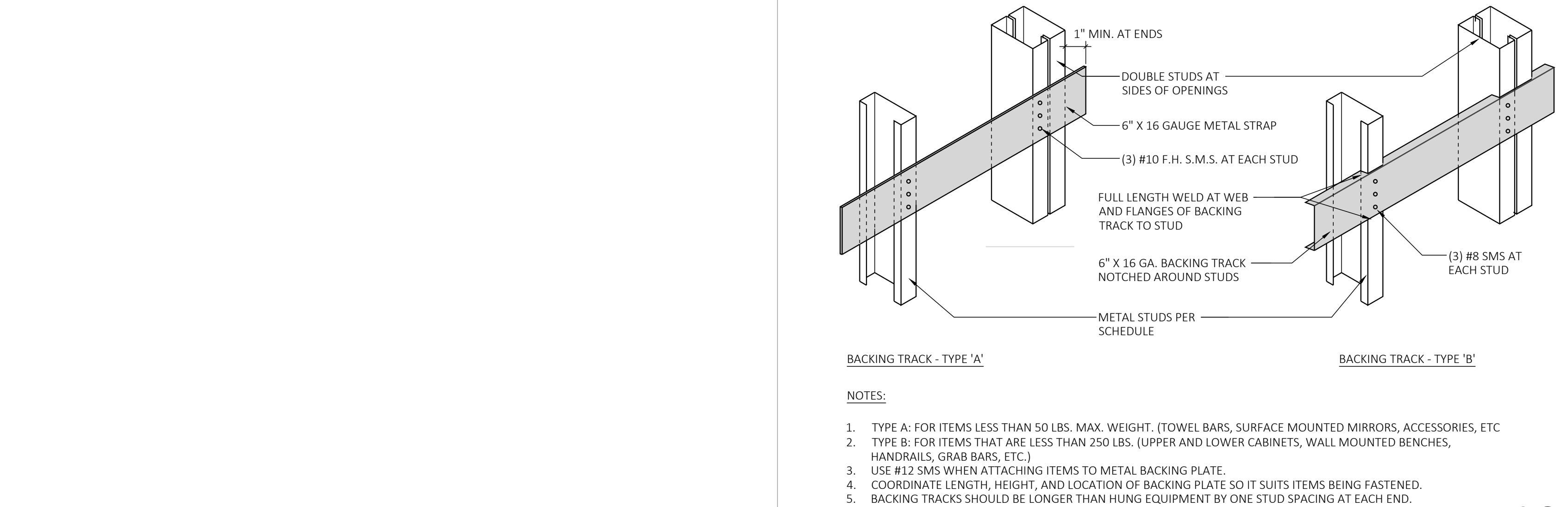
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SCALE: 3" = 1'-0"



3

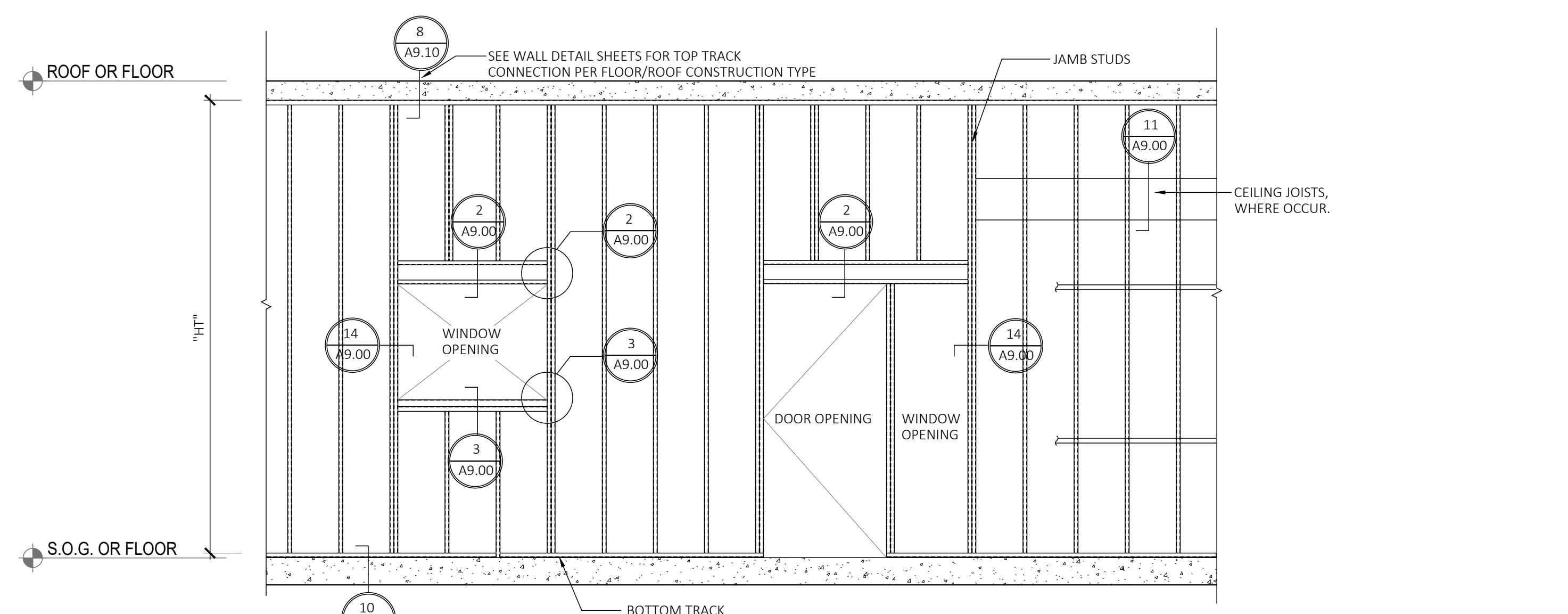
SCALE: 1" = 1'-0"



WALL BACKING DETAIL

12

INTERIOR METAL FRAMING



4

SCALE: 3/8" = 1'-0"

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City of San Jose, Building Division
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 Plumbing Mechanical
FRANK COZZITORTO, P.E. (408) 535-7665
No. 23-114013 Date: 03/01/2024



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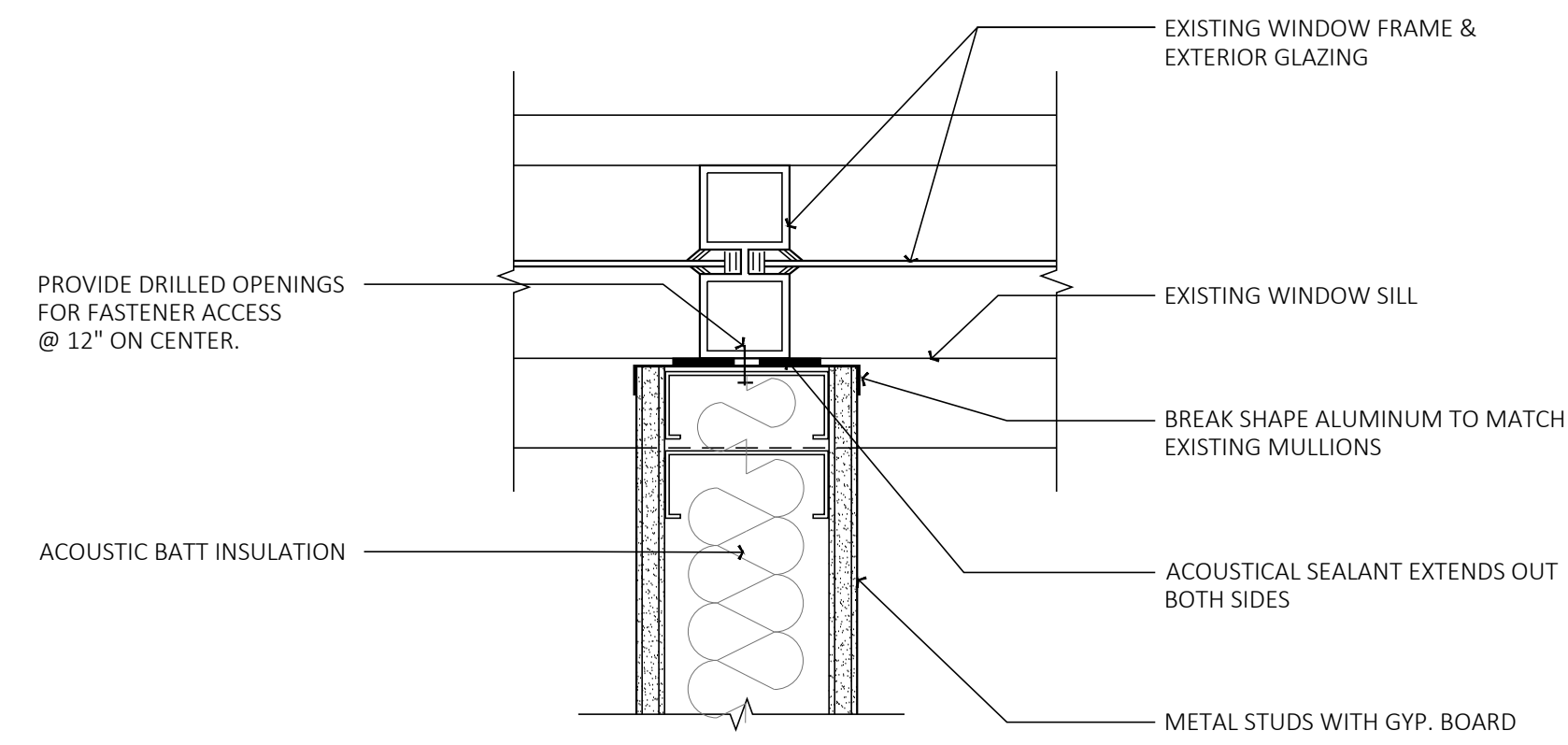
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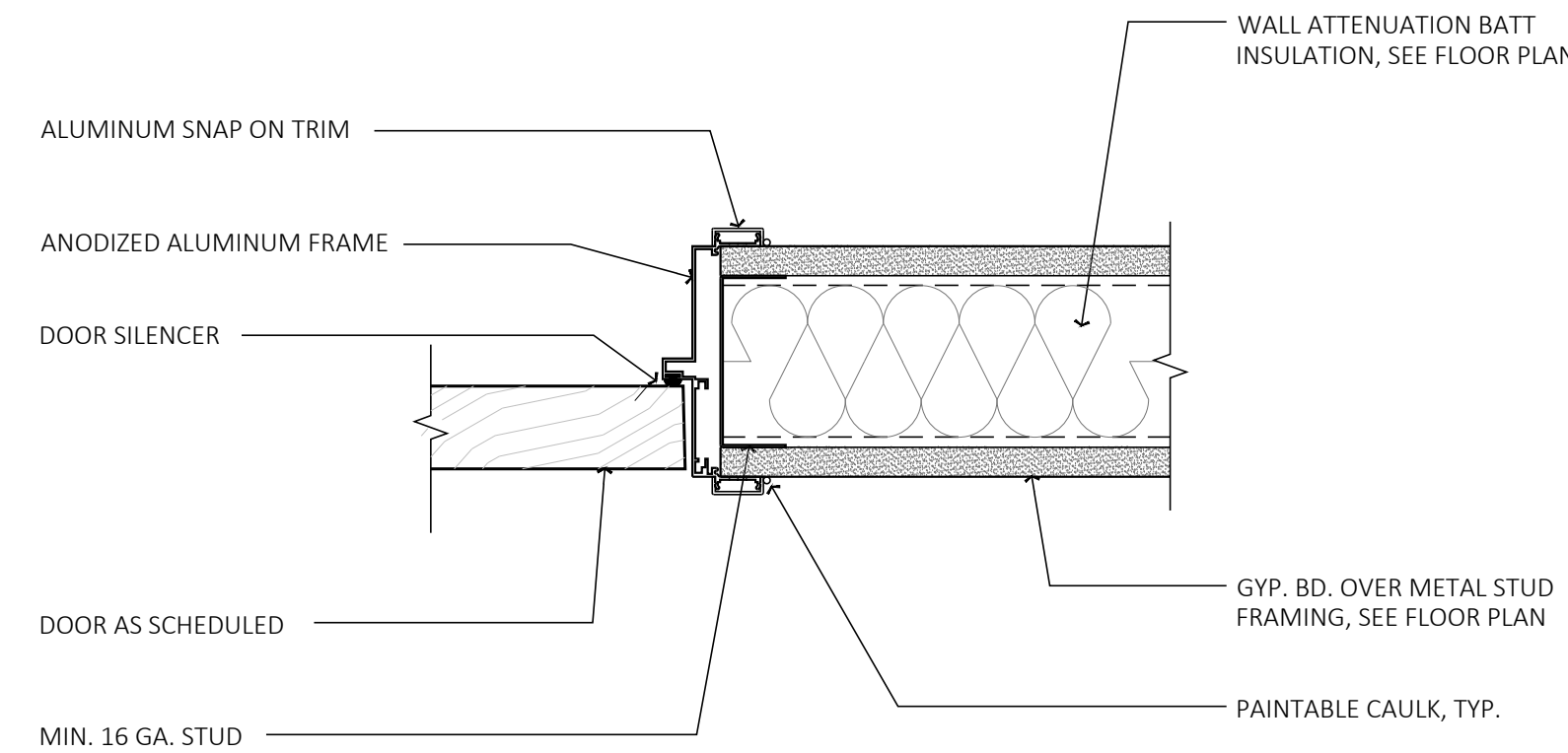
DETAILS - TYPICAL METAL STUD FRAMING

SHEET TITLE

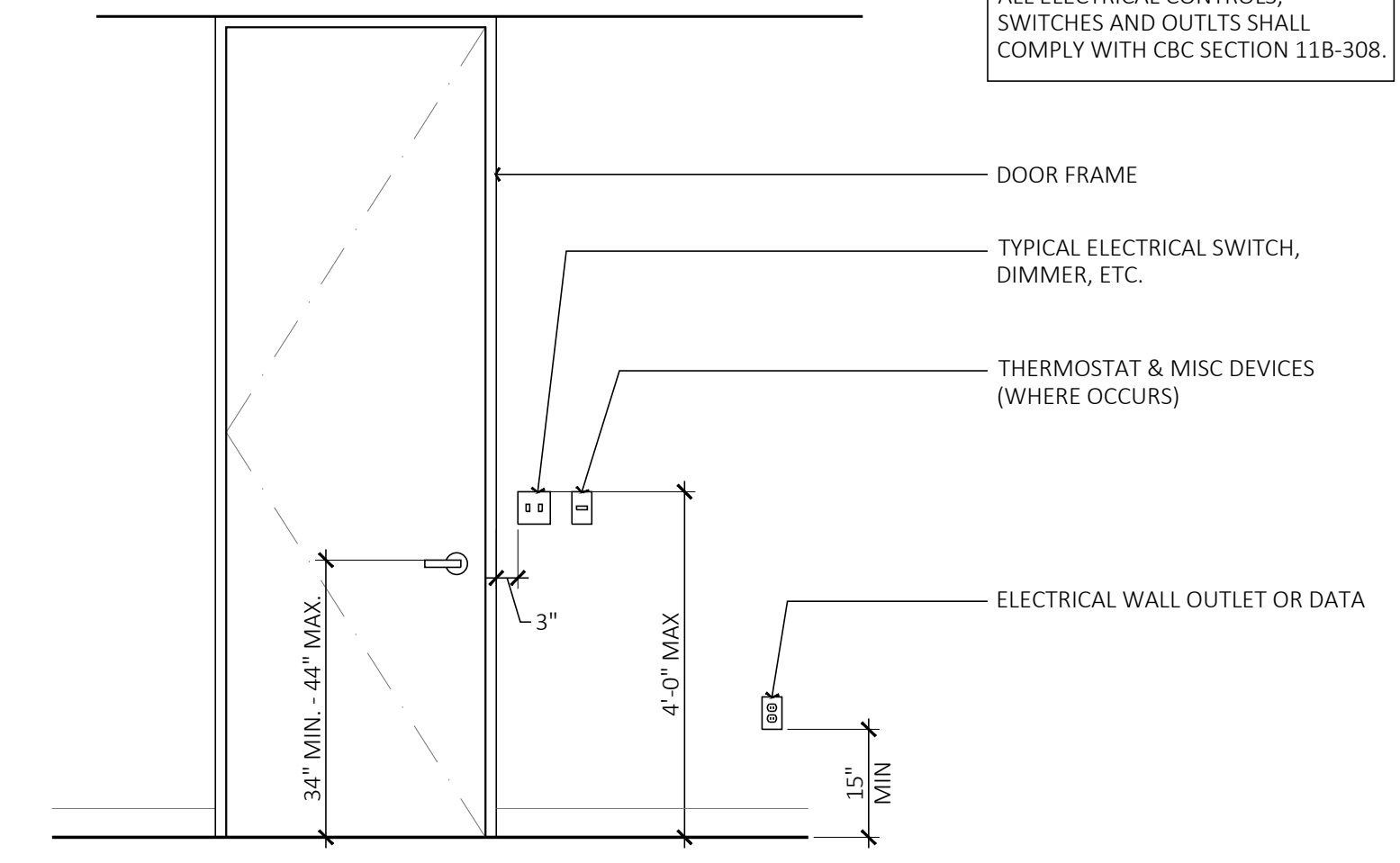
SHEET NO. **A9.00**



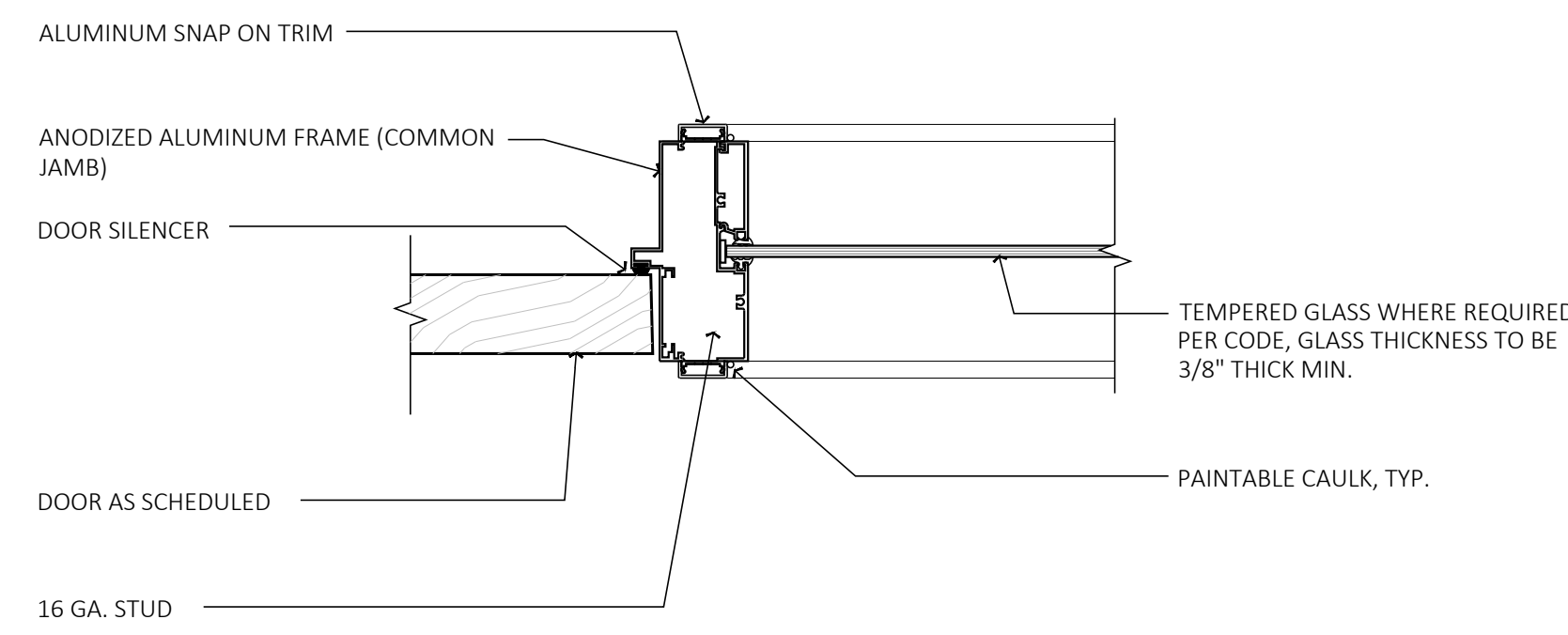
WALL AT (E) MULLION CENTER CONDITION
SCALE: 3" = 1'-0"



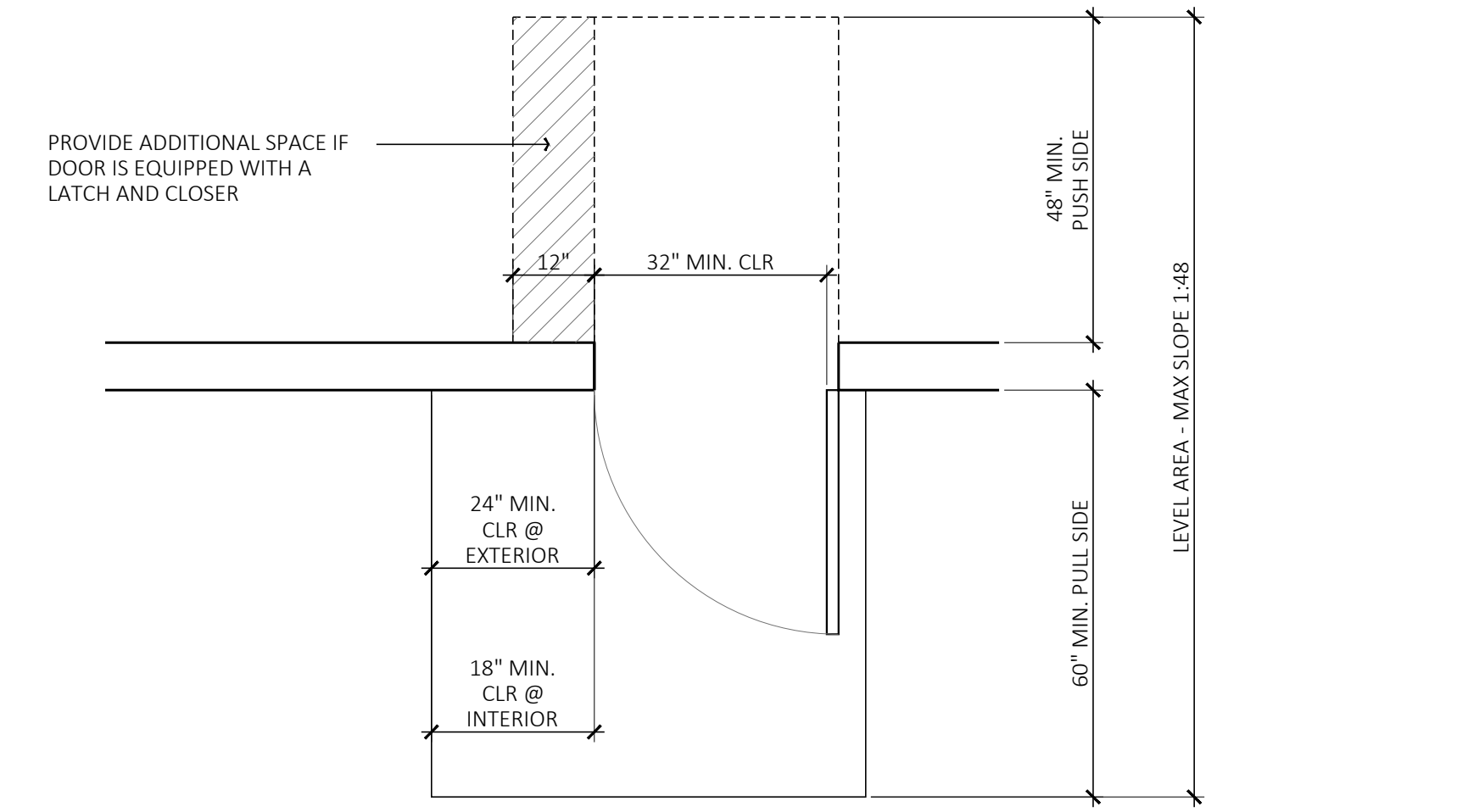
DOOR JAMB - INTERIOR
SCALE: 3" = 1'-0"



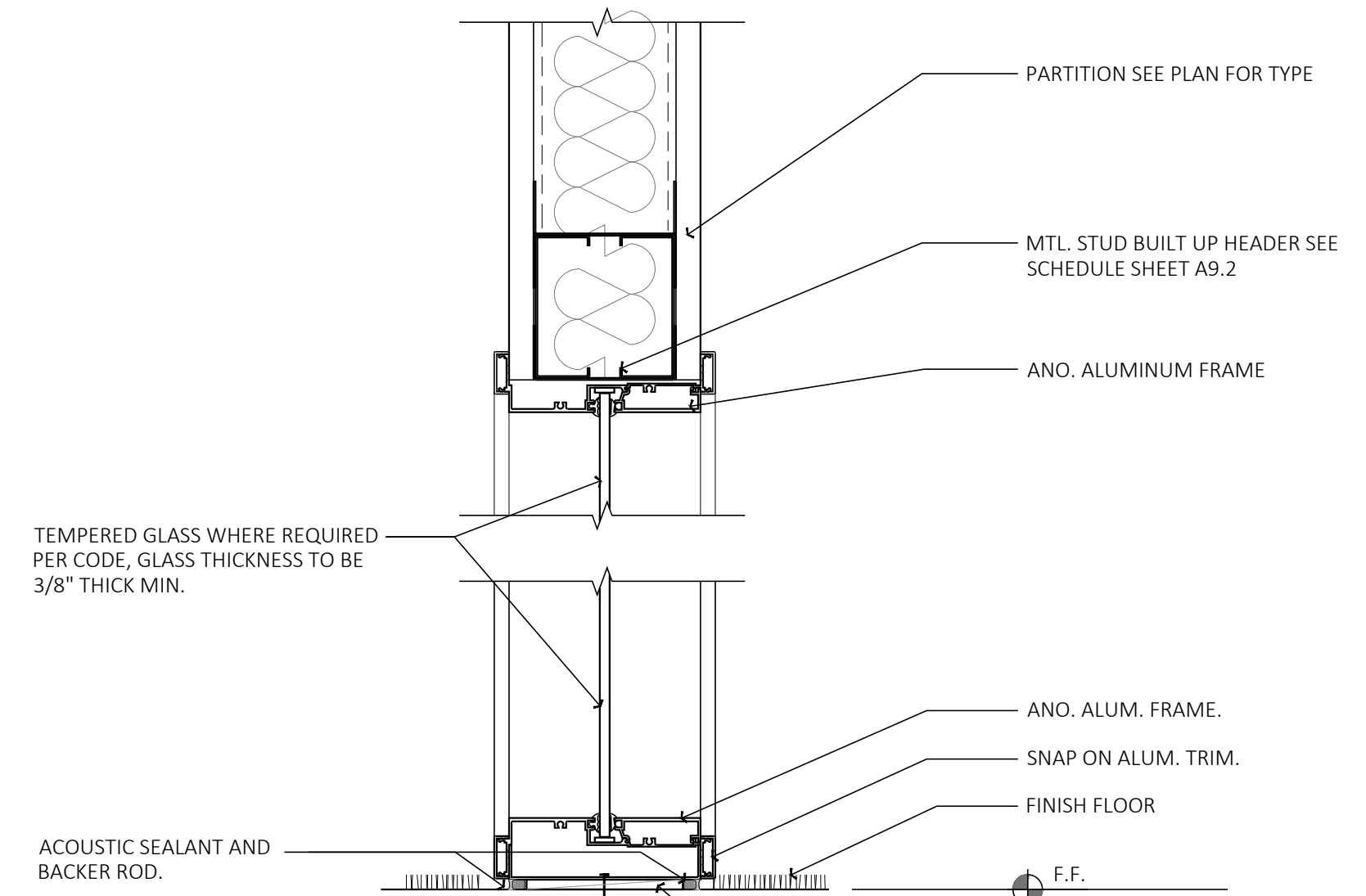
ACCESSIBLE SWITCHES, OUTLETS & MISC. DEVICES
SCALE: 1/2" = 1'-0"



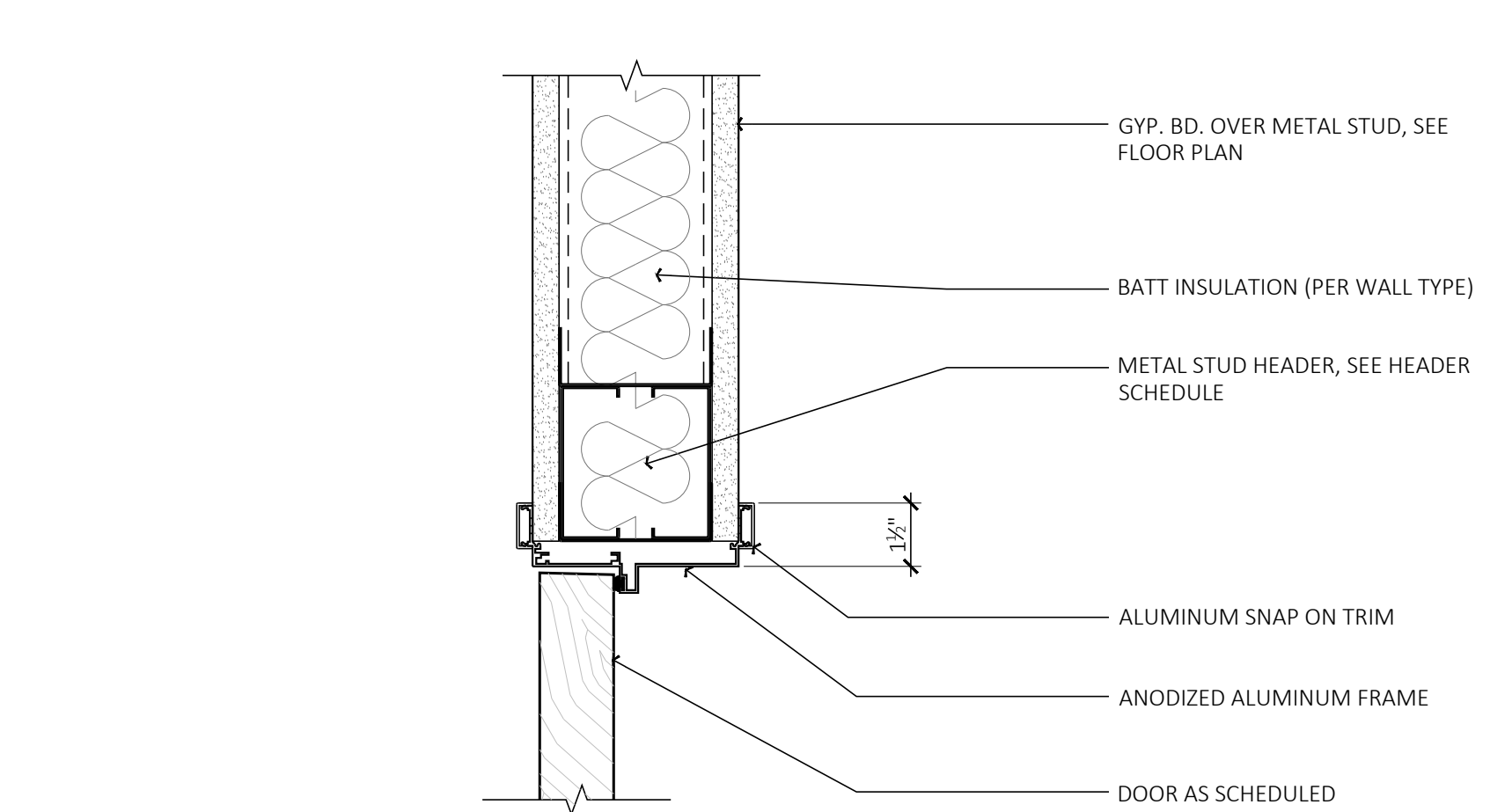
COMMON JAMB - INTERIOR AT DOOR & SIDELITE
SCALE: 3" = 1'-0"



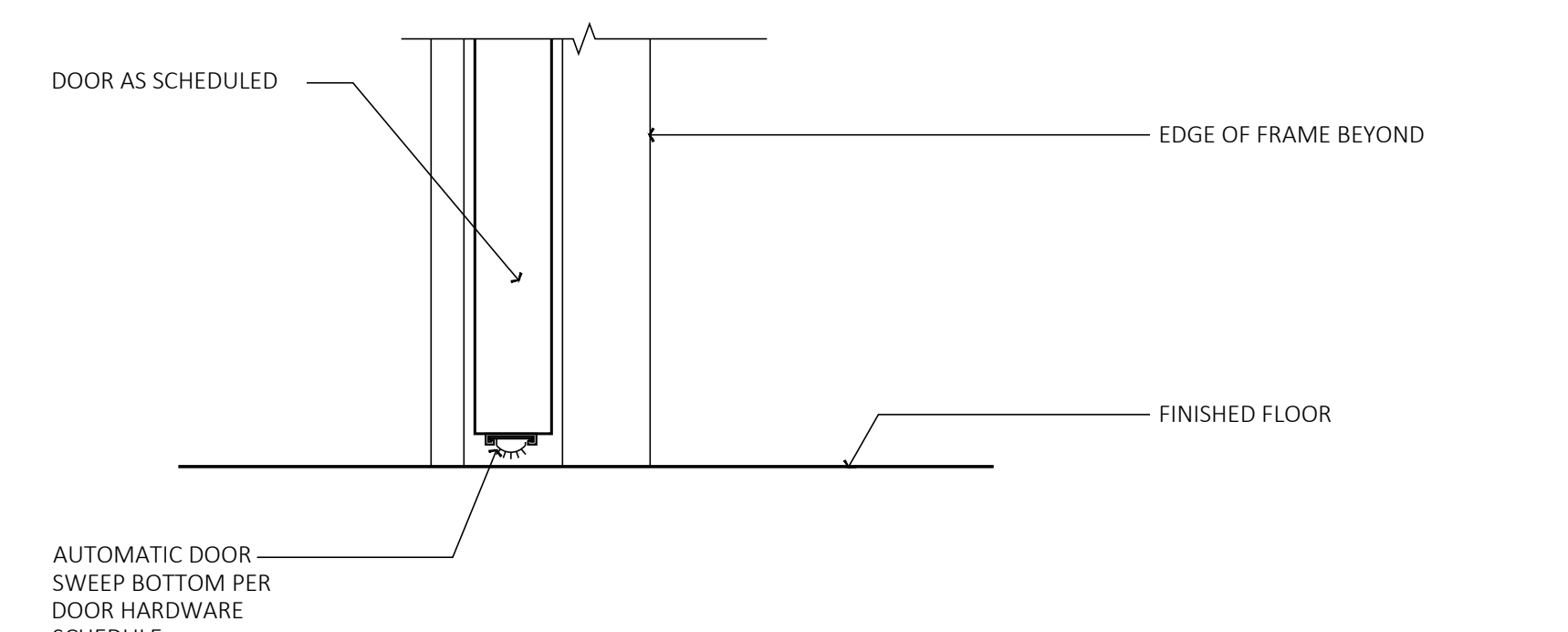
REQUIRED CLEARANCES AT ACCESSIBLE DOOR
SCALE: 1/2" = 1'-0"



WINDOW HEAD & SILL - INTERIOR AT SIDELITE
SCALE: 3" = 1'-0"



DOOR HEAD INTERIOR
SCALE: 3" = 1'-0"



DOOR THRESHOLD - INTERIOR
SCALE: 3" = 1'-0"

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kelly a. simcox, architect

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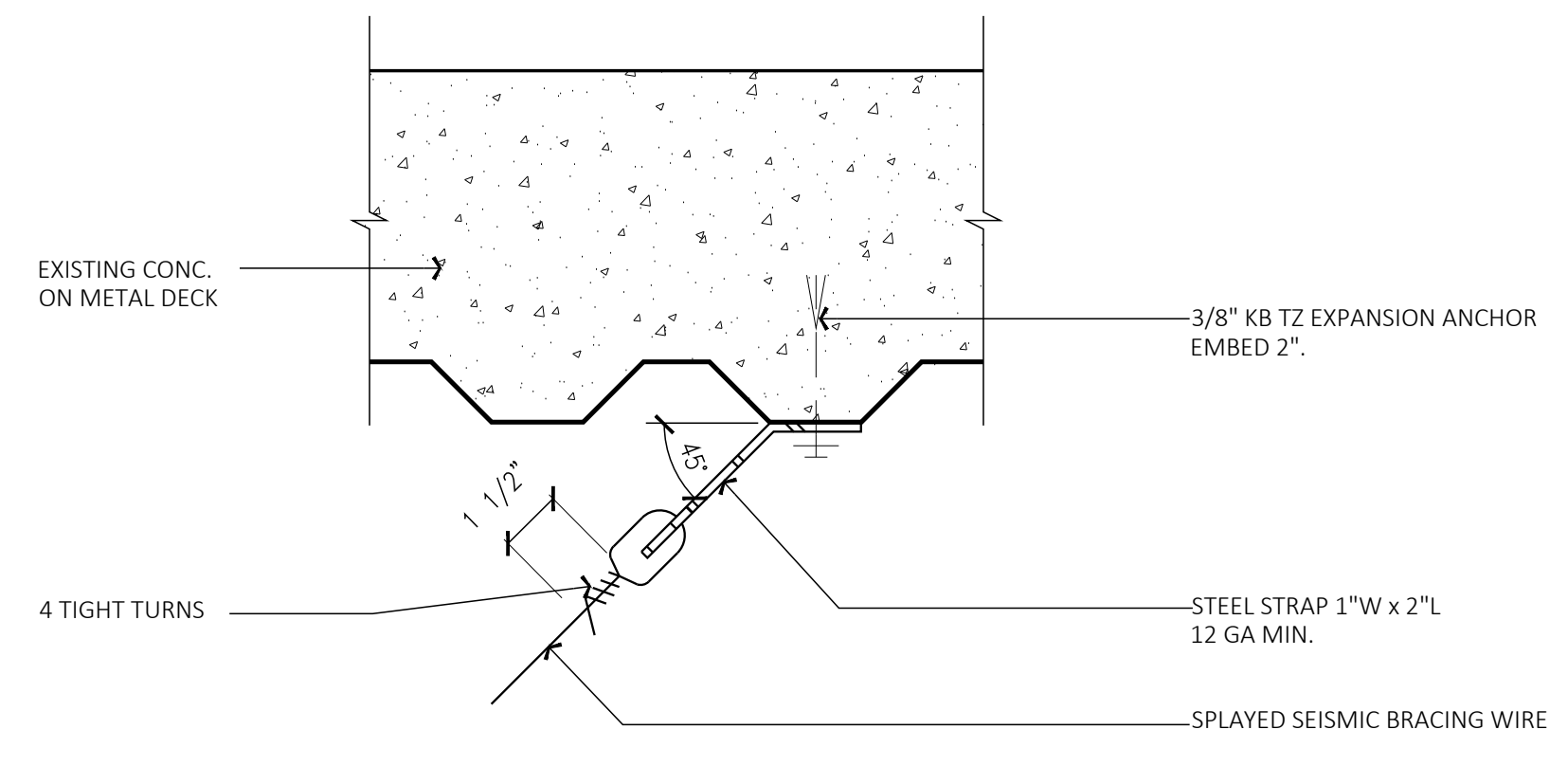
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DETAILS - OPENINGS

SHEET TITLE

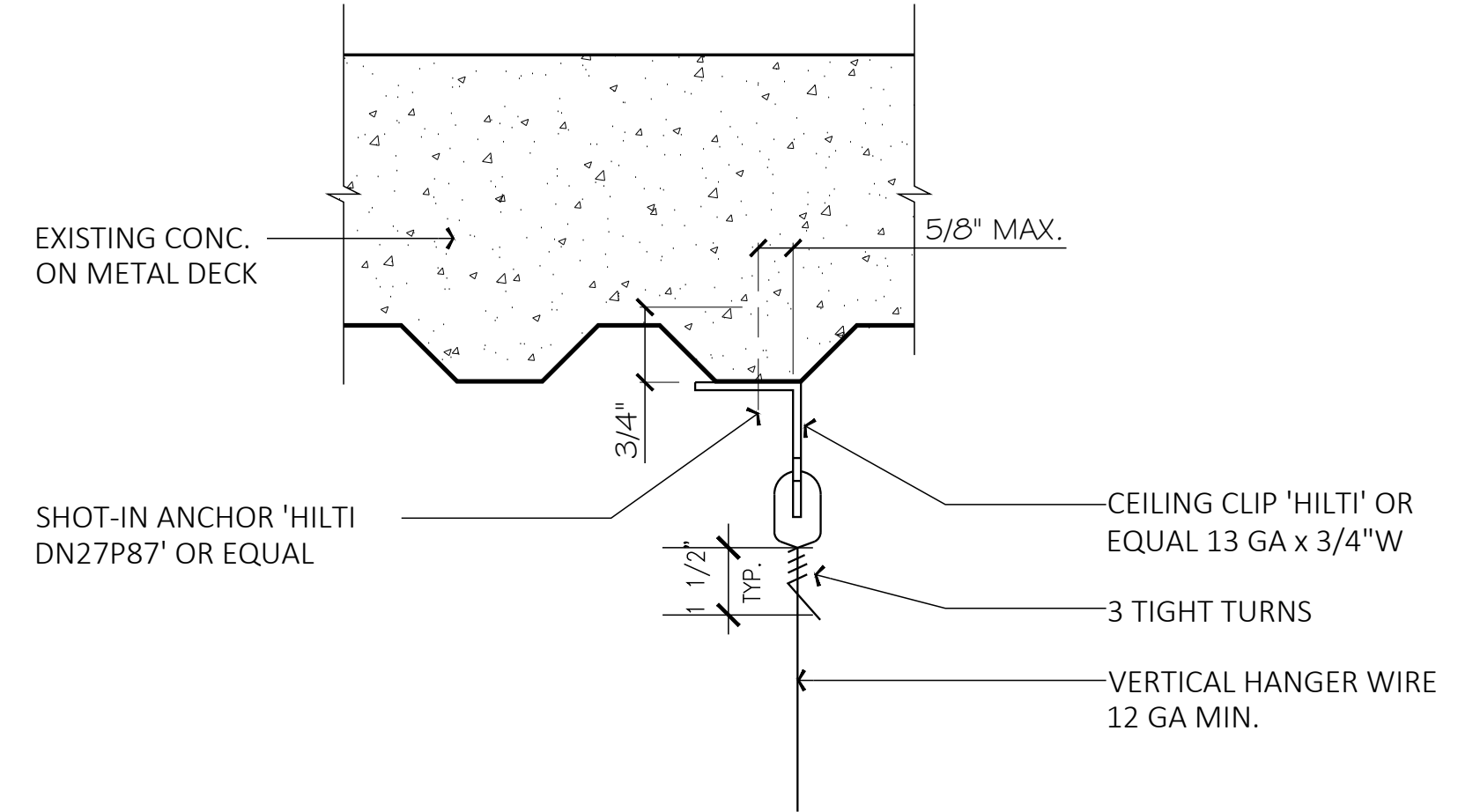
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A9.20



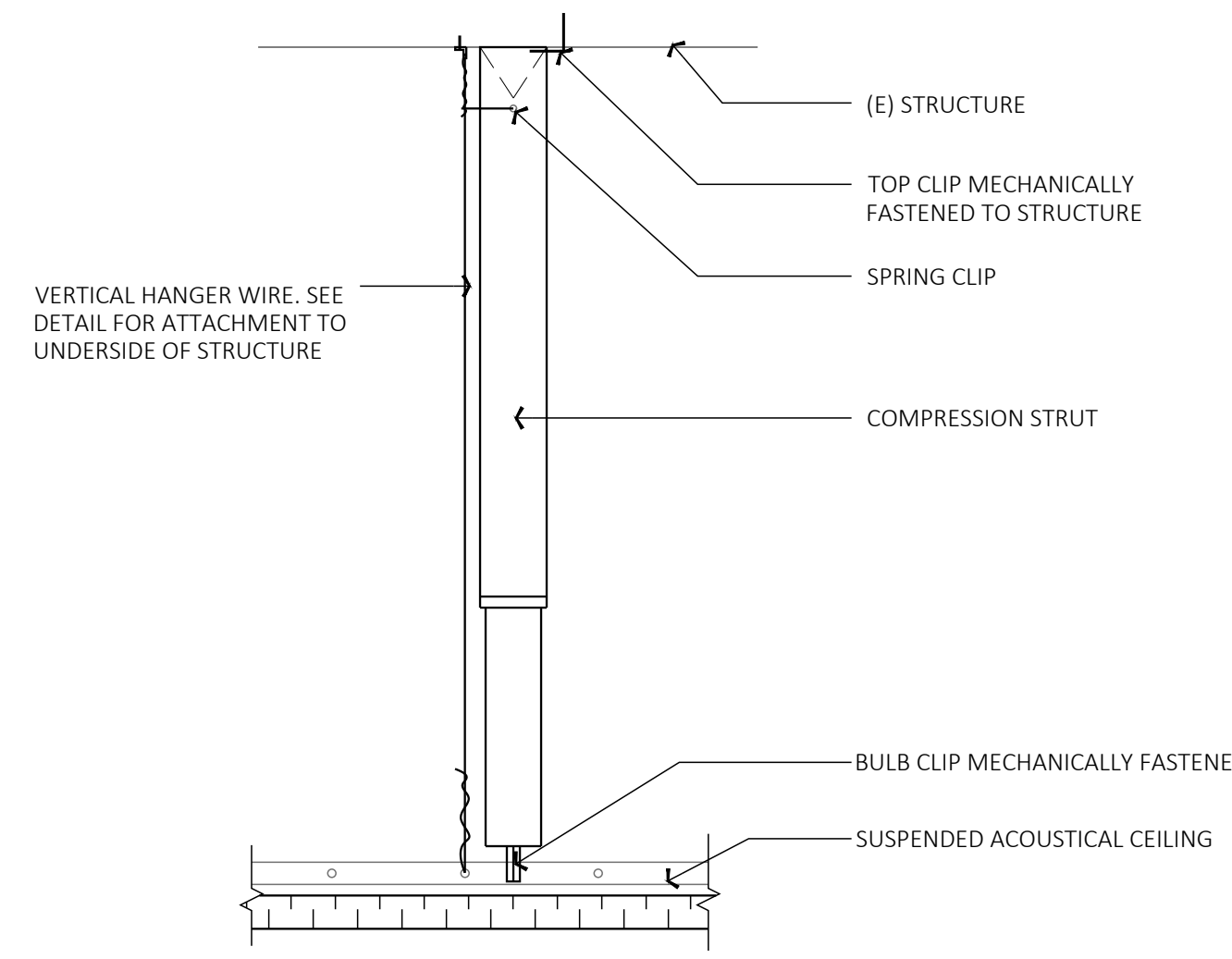
NOTE: TEST 1 OUT OF 2 ANCHORS FOR 440 LBS IN TENSION

5
SPLAYED WIRE BRACING / HANGER TO (E) CONC. ON METAL DECK
 SCALE: 3" = 1'-0"

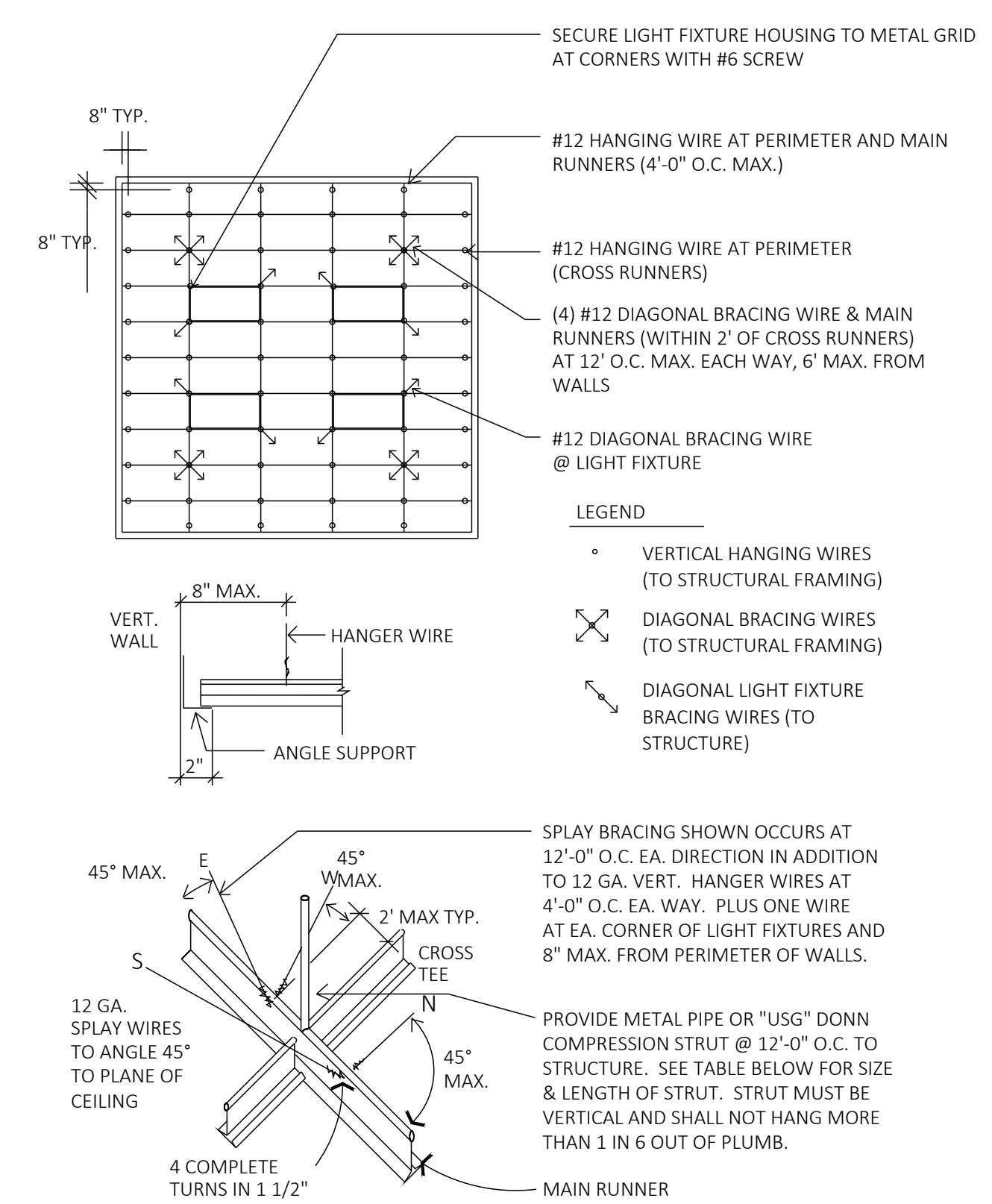


NOTE: TEST 1 OUT OF 2 ANCHORS FOR 440 LBS IN TENSION

6
VERTICAL WIRE HANGER ATTACHEMENT TO (E) CONC. ON METAL DECK
 SCALE: 3" = 1'-0"



7
COMPRESSION POST
 SCALE: 3" = 1'-0"



NOTE:
 LATERAL FORCE BRACING MEMBERS SHALL BE SPACE A MIN. OF 6" FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOAD, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.

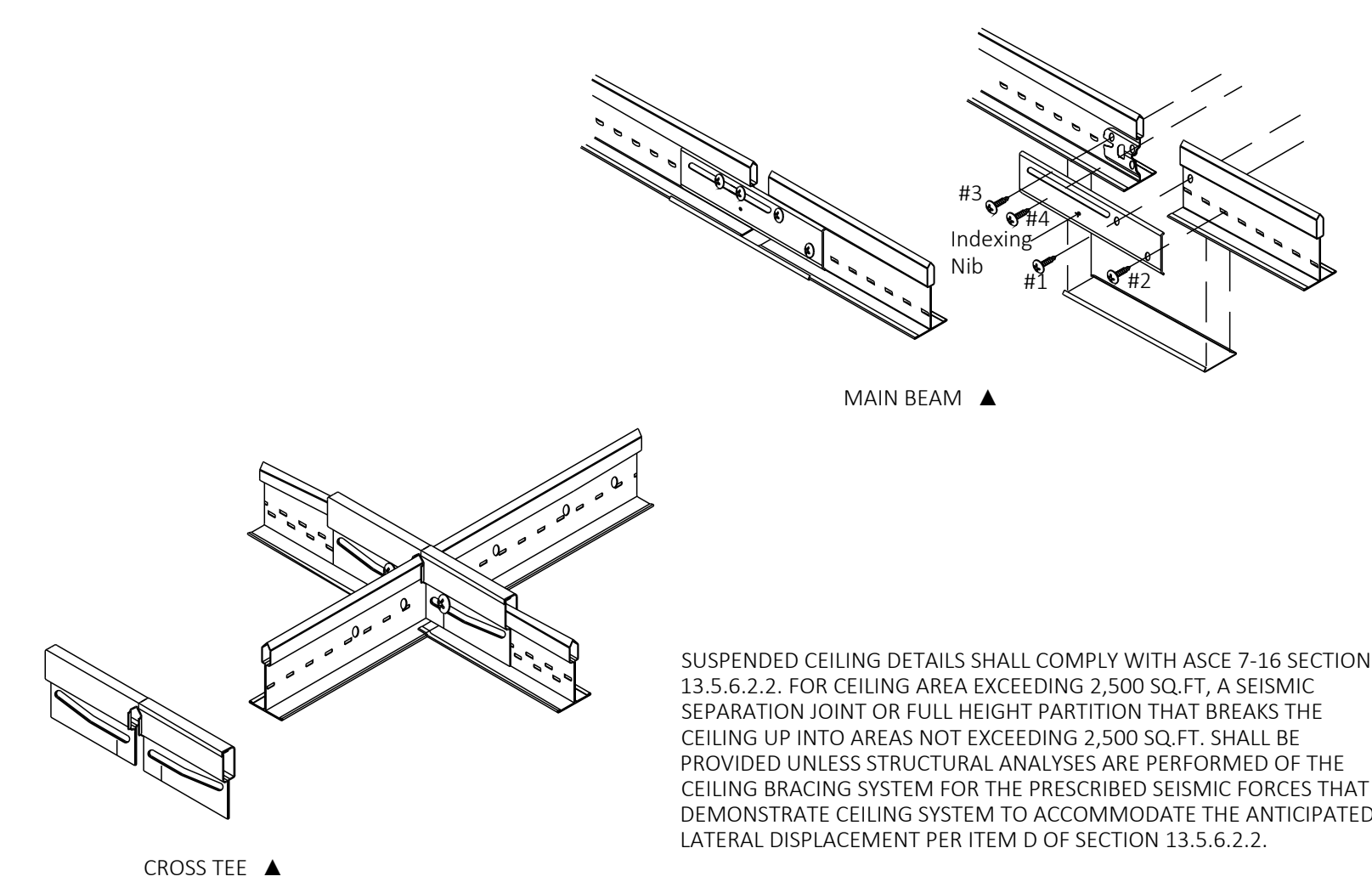
"USG" DOWN COMPRESSION POST	
MODEL NO.	ALLOWABLE LENGTH
VSA 12	1'-6" TO 2'-6"
VSA 24	2'-6" TO 4'-0"
VSA 47	4'-0" TO 7'-0"
VSA 710	7'-0" TO 10'-0"
VSA 1032	10'-0" TO 12'-0"

METAL PIPE STRUTS			
TRADE SIZE	ALLOWABLE LENGTH		
	EMT	IMC	RMC
1/2"	3'-10"	4'-4"	4'-4"
3/4"	5'-2"	5'-7"	5'-7"
1"	6'-6"	7'-0"	7'-0"
1 1/4"	8'-6"	9'-0"	9'-0"
1 1/2"	9'-10"	10'-5"	10'-5"
2"	--	13'-2"	13'-2"

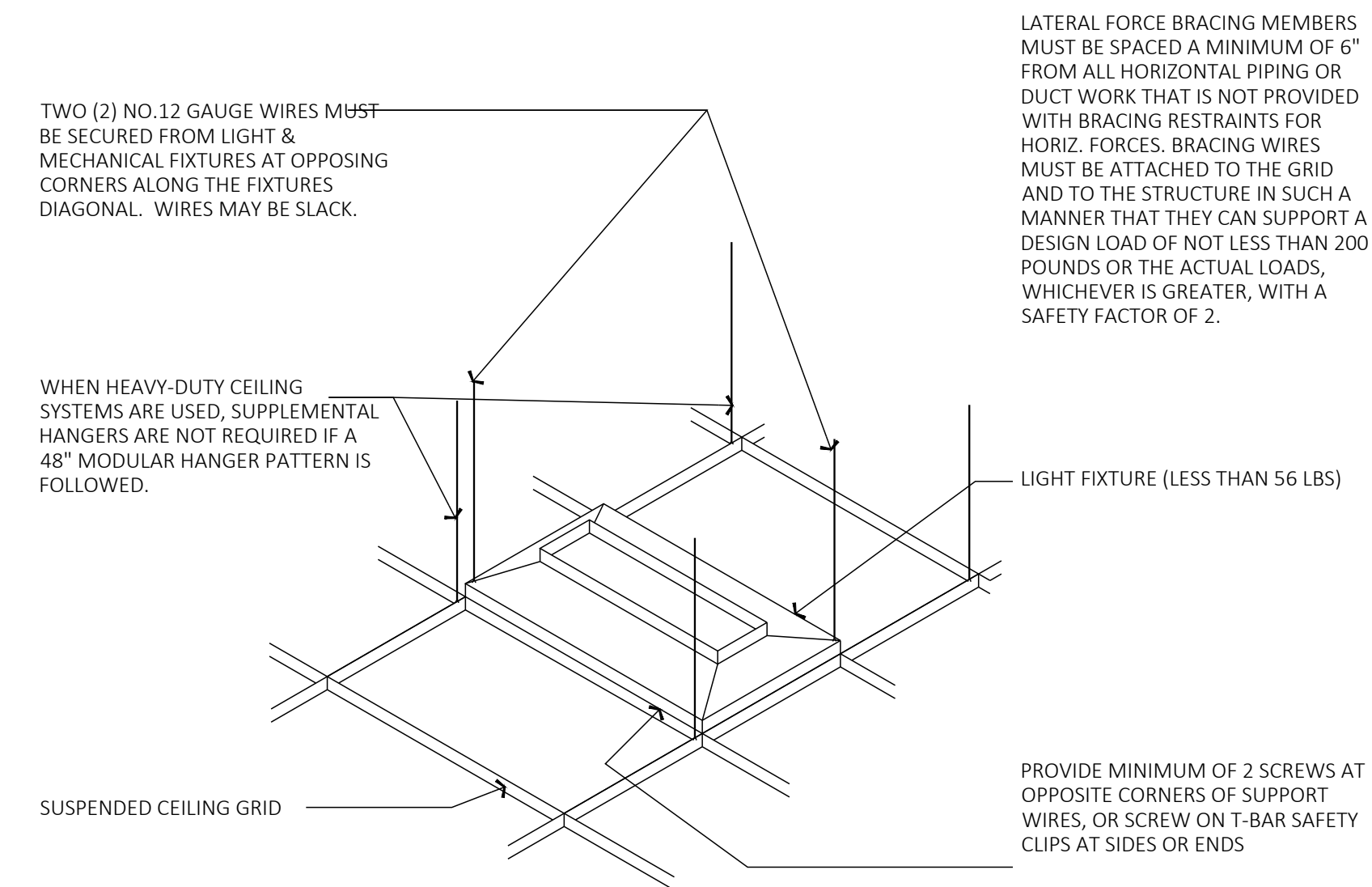
EMT - ELECTRICAL METALLIC TUBING
 IMC - INTERMEDIATE METAL CONDUIT
 RMC - RIGID METAL CONDUIT

TYPICAL NOTES:
 THE T-BAR GRID RUNNERS IN EACH DIRECTION ARE ATTACHED TO THE WALL ANGLE ON ONE END ONLY, WHILE THE OPPOSITE END IS FREE (NOT ATTACHED).
 AT THE FREE END A MINIMUM OF 3/4 INCH CLEARANCE MUST BE PROVIDED BETWEEN THE END OF THE T-BAR GRID MEMBER AND THE WALL. THE GRID MEMBER MUST BE SUPPORTED ON THE ANGLE BUT BE FREE TO MOVE.
 AT FIRE SPRINKLER HEADS, A 2 INCH OVERSIZED RING, SLEEVE OR ADAPTER MUST BE PROVIDED THROUGH THE CEILING TILE TO ACCOMMODATE FREE MOVEMENT OF UP TO 1 INCH BY SPRINKLER PIPING.

3
TYPICAL T-BAR BRACING COMPRESSION STRUT
 SCALE: N.T.S.



8
TYPICAL SEISMIC JOINT CLIP
 SCALE: N.T.S.



4
TYPICAL SUSPENDED CEILING LIGHT FIXTURE
 SCALE: N.T.S.

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FRANK COZZITORTO, P.E. (408) 535-7665
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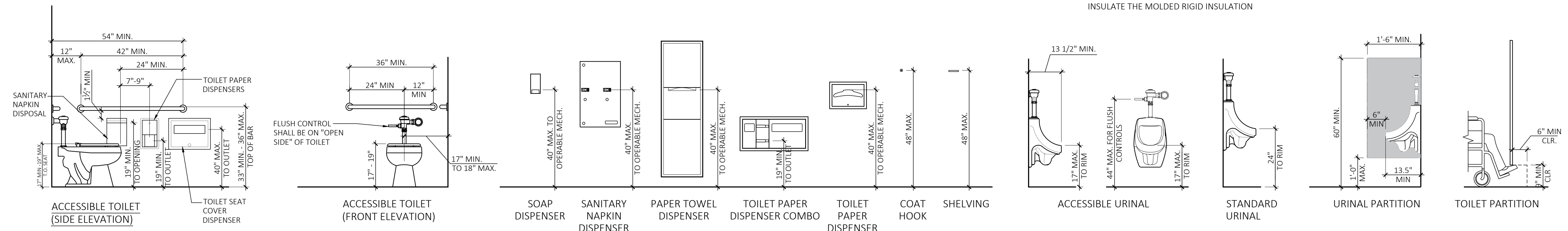
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DETAILS - CEILINGS

SHEET TITLE

SHEET NO. **A9.30**

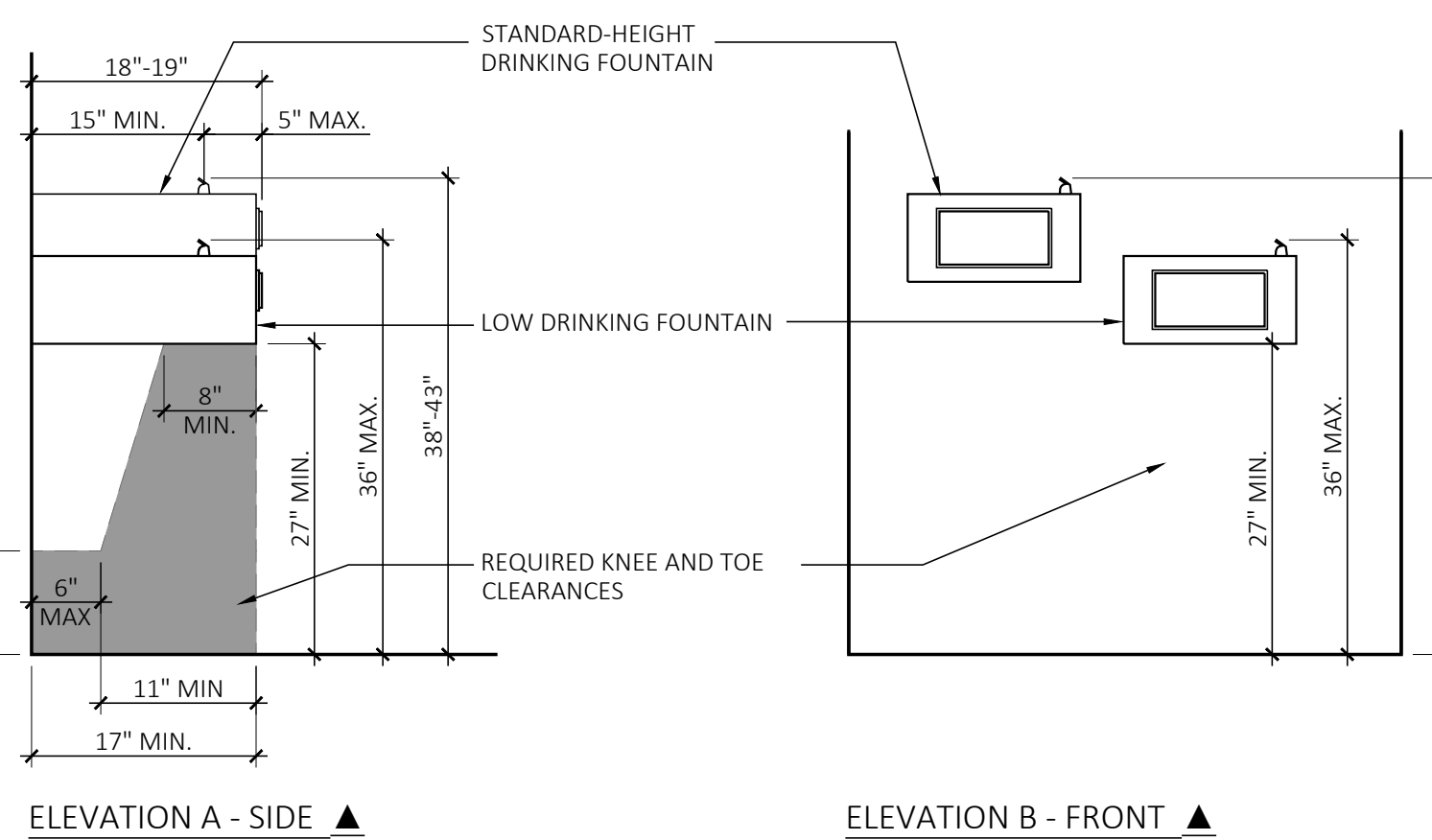
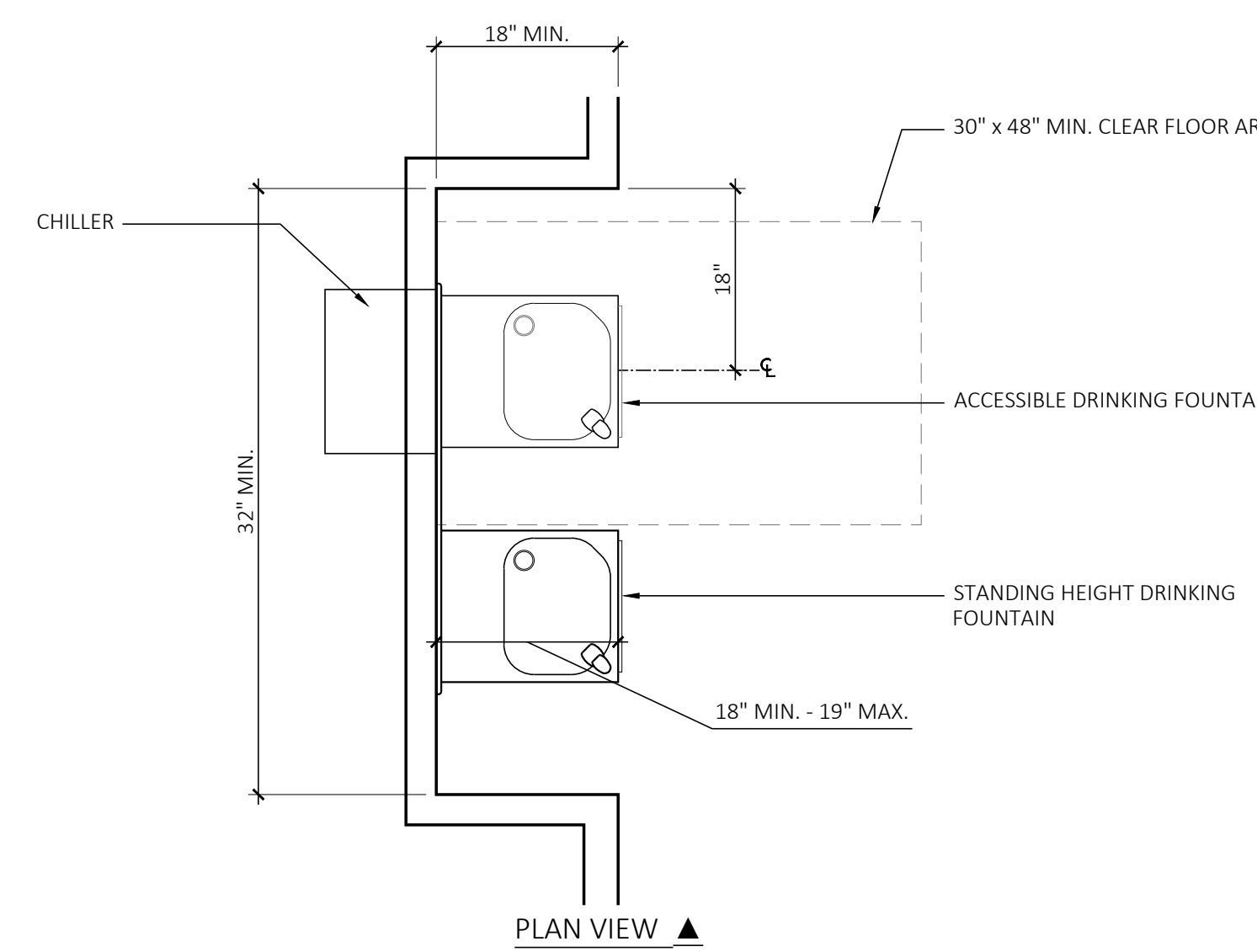
- NOTE:**
ACCESSIBLE STALLS:
• TO INCLUDE A LOOP OR U-SHAPE HANDLE IMMEDIATELY BELOW THE LATCH
• SHALL BE SELF CLOSING
• 18" CLEAR ON PULL SIDE
- FAUCETS AND OTHER CONTROLS:
• SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
• THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND
• ANY EXPOSED PIPING BENEATH THE SINK SHALL NOT INTRUDE INTO CLEARANCES NOTED ON THIS DETAIL & SHALL BE FULLY INSULATE THE MOLDED RIGID INSULATION



ACCESSIBLE TOILET FIXTURES AND ACCESSORIES MOUNTING REQUIREMENTS

1

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

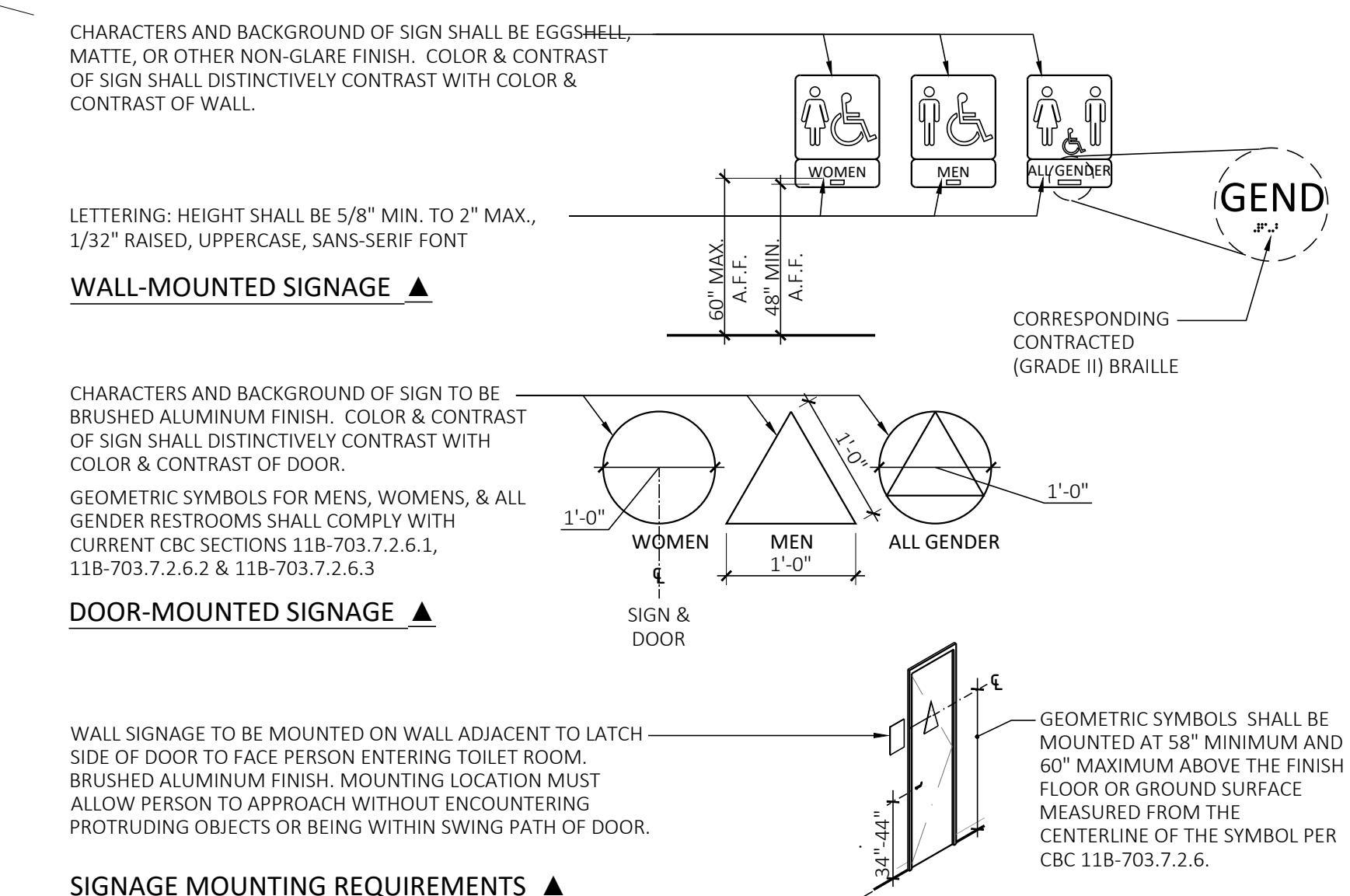


- NOTES:**
- OPERABLE PARTS SHALL COMPLY WITH 118-309 AND SHALL BE ACTIVATED BY MANUALLY OPERATED SYSTEM OR AN AUTOMATIC ELECTRONICALLY CONTROLLED DEVICE.
 - SPOUT OUTLETS ARE TO BE A 38-INCHES MINIMUM AND 43-INCHES MAXIMUM ABOVE FINISHED FLOOR. SPOUT IS TO PROVIDE A FLOW OF WATER AT LEAST 4-INCHES HIGH MINIMUM PER SECTION 118-602.6. SPOUT IS TO BE LOCATED 15-INCHES MINIMUM FROM THE VERTICAL SUPPORT, AND 5-INCHES MAX FROM FRONT EDGE OF FOUNTAIN UNIT (INCLUDING BUMPERS). FOR SPOUTS LESS THAN 3-INCHES FROM FRONT OF UNIT, ANGLE OF STREAM IS TO BE 30-DEGREES MAX. FOR SPOUTS LOCATED BETWEEN 3-INCHES TO 5-INCHES FROM FRONT OF UNIT, ANGLE OF STREAM IS 15-DEGREES MAX. ANGLE IS MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT.
 - ALL DRINKING FOUNTAINS SHALL COMPLY WITH CBC SECTION 118-602.

HI-LO DRINKING FOUNTAIN

7

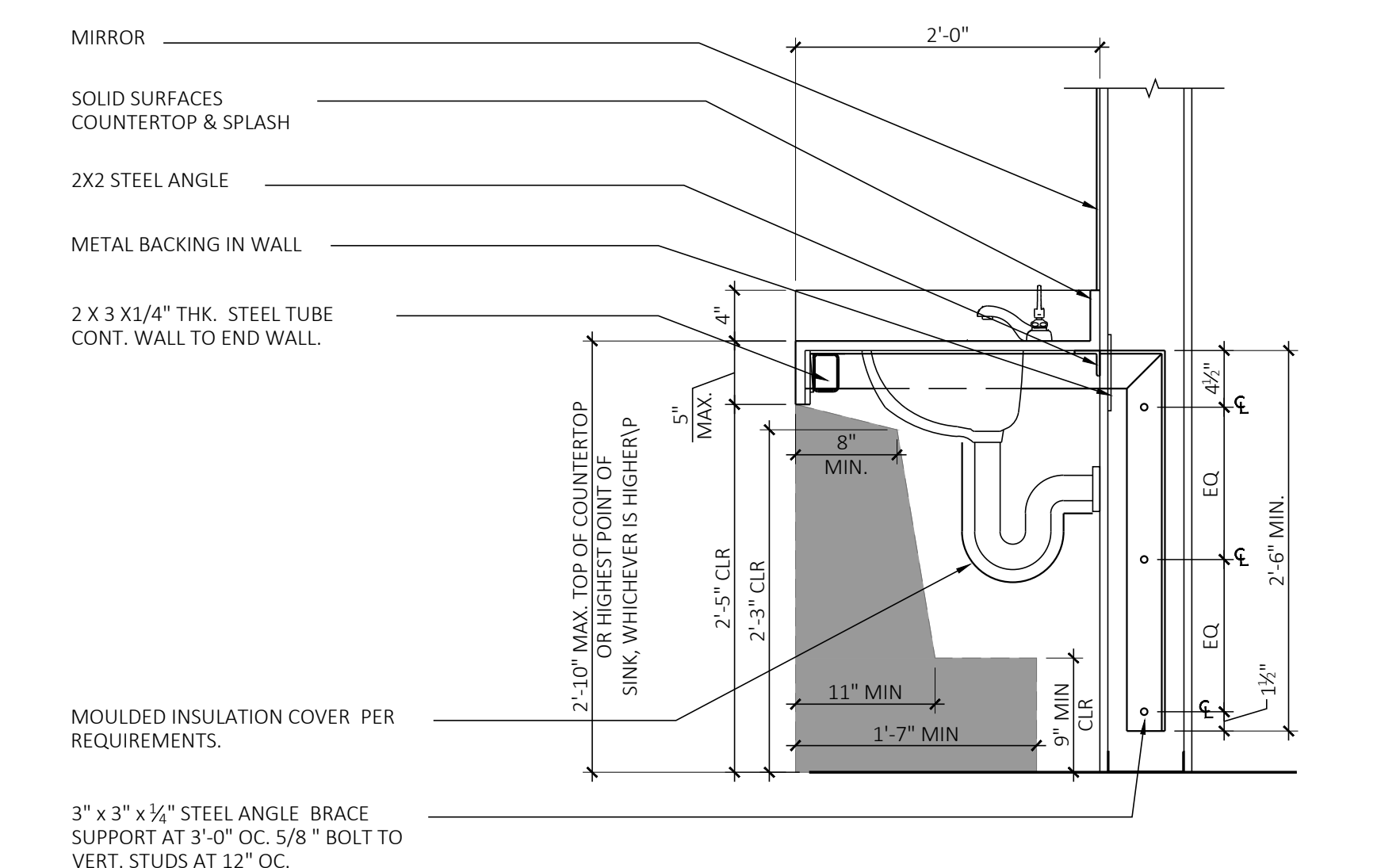
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REQUIRED ACCESSIBLE TOILET ROOM SIGNAGE

2

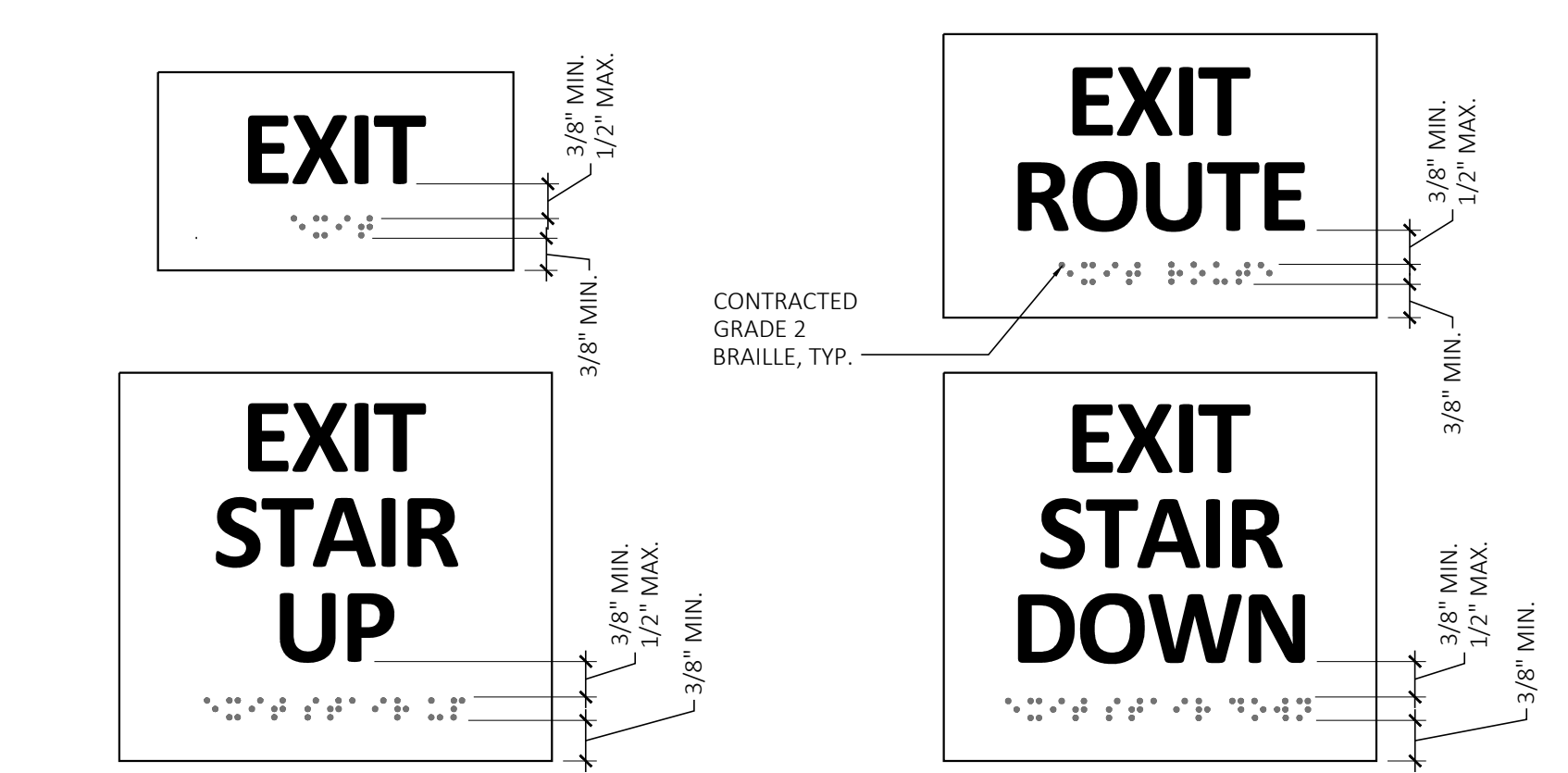
SCALE: 3/4" = 1'-0"



ACCESSIBLE SINK

3

SCALE: 1" = 1'-0"



- NOTE:**
PER CBC SECTION 118-703.4.1, SIGNS WITH TACTILE CHARACTERS SHALL BE LOCATED 48" MIN. ABOVE THE FINISH FLOOR, MEASURED FROM FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAX. ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.
- PER CBC SECTION 118-703.4.2, TACTILE SIGNS SHALL BE LOCATED AS FOLLOWS:
1. AT SINGLE DOORS, SIGN TO BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE.
2. AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF.
3. AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE LOCATED TO THE RIGHT HAND DOOR.
4. WHERE THERE IS NO WALL SPACE, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.
5. SIGNS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

TACTILE EXIT SIGNS

12

SCALE: 6" = 1'-0"

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DETAILS - ACCESSIBILITY

SHEET TITLE

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