



MILPITAS PLANNING COMMISSION STAFF REPORT

February 28, 2024

APPLICATION: **NEW HILLSIDE RESIDENCE – Site Development Permit No. SD23-0005** – A Site Development Permit to develop a 5,963-square foot, single-family residence, up to two stories in height, with a 1,130-square foot attached garage on a vacant 2.3-acre hillside lot located in the R1-H Single-family Residential Hillside Zoning District at 500 Vista Springs Ct. The project includes a detached 183-square foot pool house, in-ground pool, landscaping, and associated site improvements.

RECOMMENDATION: **Staff recommends that the Planning Commission adopt Resolution No. 24-008, approving and recommending approval of Site Development Permit SD23-0005 to the City Council, subject to the attached Conditions of Approval.**

LOCATION:

Address/APN: 500 Vista Springs Ct. (APN 042-30-021)
Area of City: North of Vista Springs Court

PEOPLE:

Project Applicant: Michael R Tom, Phantom Architecture
Property Owner(s): Sokmean Nuon
Project Planner: Randy Baez, Associate Planner

LAND USE:

General Plan Designation: Hillside Low-Density (HLD)
Zoning District: Single Family Residential-Hillside (R1-H)
Site Area: 2.3 acres

ENVIRONMENTAL: Categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

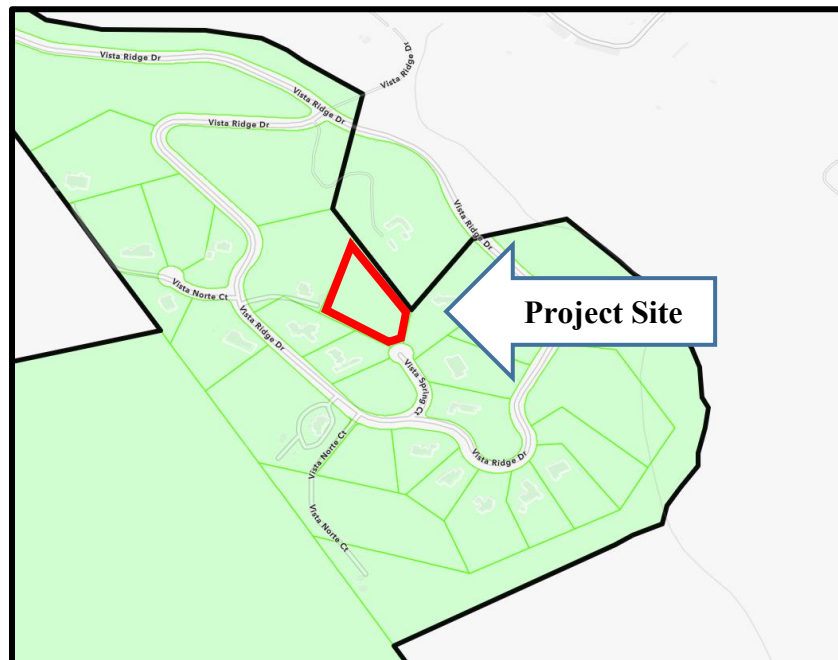
EXECUTIVE SUMMARY

The applicant is requesting a Site Development Permit to construct a 5,963-square foot, two-story single-family residence with a 1,130-square foot attached garage on a 2.3-acre vacant hillside lot (the “Project”). The proposed Project includes a detached 183-square foot pool house, in-ground pool, landscaping, and associated site improvements. Map 1 demonstrates the location of the vacant lot, and Map 2 demonstrates the subject site and neighboring zoning designation.

Map 1 - Project Location



Map 2 - Zoning Map



BACKGROUND

History

On October 13, 1982, “Tract No. 6744” was filed for recordation in the Office of the Recorder of the County of Santa Clara, State of California. Tract Map No. 6744 created 26 lots, known as the Spring Valley Heights subdivision, with Lots 1-25 ranging in size from approximately 1.0-acre to 5.0-acres. Lot 26 was designated as a “Common Area” and contains approximately 45.6 acres.

Subsequently, Tract Map 6744 was amended twice. On February 27, 1986, a lot line adjustment altered the boundaries of lots 1, 4, 5, 16, and 26. On April 8, 1988, Tract Map 6744 was further amended to include the following:

- the elimination of all building envelopes previously recorded on lots 1-25,
- modifications to easements on lots 7, 18, and 20, and
- requiring a geologic considerations analysis for all future developed lots.

Lot 24 is addressed as 500 Vista Springs Ct. The lot has remained vacant since the subdivision was approved in 1982. Lot 21 in this Hillside subdivision is currently undeveloped but was recently approved through Planning Commission Resolution No. 23-019.

The Application

The following is a summary of the applicant’s request:

- *Site Development Permit:* To allow the development of a 5,963-sq. ft., two-story single-family residence with a 1,130-square foot attached garage on a 2.3-acre vacant lot within the hillside. The proposal also includes a 183-square foot detached pool house, in-ground pool, landscaping, and associated site improvements.

Process

In addition to satisfying the substantive and procedural requirements typically applicable to a Site Development Permit, the application must be considered by both the Planning Commission and the City Council due to the Project’s location within the Hillside Combining District (“H”) (Milpitas Municipal Code Section XI-10-45.09) for conformance with the Hillside Site and Architectural Guidelines.

PROJECT DESCRIPTION

Overview

The applicant is requesting a Site Development Permit to construct a two-story, single-family residence with six bedrooms, an office/den, and six and a half bathrooms. The proposed Project also includes a detached, 183-square foot pool house. In total, the new residence will have 4,833 - sq. ft. of habitable space.

The first floor, totaling approximately 3,252 square feet will include the following: mud room, pantry, living room, dining room, kitchen, three bedrooms, three and a half bathrooms, and two attached two-car garages. Four additional onsite uncovered parking stalls will be located on the primary driveway. In total, eight onsite parking stalls are proposed.

The second floor will contain three bedrooms, two and a half bathrooms, and a 122-sq. ft. deck. An interior staircase and elevator will provide access between both floors. Other proposed accessory structures include a deck and in-ground pool in the rear yard, and a 183-sq. ft. detached pool house. A permeable patio area will be provided just southwest of the main residence.

Fence Height and Material Exception Request per MMC XI-10-54.10(D)(4)(a)

Per MMC XI-10-54.10(D), fences and walls within the Hillside District that do not require additional City review must meet all of the following requirements:

- Height: Limited to 54-inches (4.5-feet)
- Design: Must be an openwork design, comprised of materials which results in a minimum of 75% visual transparency within every square foot area, posts excluded. Chain link fences and cyclone type fences are not considered an approved material in the area.
- Materials: All fence post and supporting framework material to be wood.

However, applicants can obtain an exception to the aforementioned requirements as outlined per MMC XI-10-54.10(D)(4)(a), which allows the Planning Commission to approve fences beyond the 4.5-foot height limit at the side and rear yards, or fences of a different material or design with a Site Development Permit in the Hillside District.

As part of this Site Development Permit (P-SD23-0005) application, the applicant is requesting the Planning Commission consider a fence exception for the Project regarding the proposed materials. The proposed fence includes a driveway guard railing with unique patterned metal panels at a maximum of 3.5-feet in height. The proposed railing will still be a minimum of 75% transparency within every square foot area, posts excluded. The material exception is requested due to the extreme slope of the site, which requires the proposed driveway to be above grade. The proposed railing will serve as a necessary safety precaution for vehicles accessing the site. See Sheet A09 of Attachment B for fence details. All other Hillside District fencing requirements are met.

Location and Context

The Project site is in the eastern portion of the hillside area of the City on an undeveloped 2.3-acre parcel along Vista Spring Court. The subject property and all neighboring properties are zoned Single-Family Residential-Hillside. Unincorporated Santa Clara County properties are located further from the Project site to the north and east. The following table provides a summary of the Zoning and Land Uses surrounding the site.

Table 1:
Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Use
Subject Site	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Vacant
North	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home

South	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home
East	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home
West	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home

Site & Architectural Design

The Project design was influenced by incorporating western country living with the natural hillside vista, in consideration of the existing natural slope constraints of the lot, described further under the Grading and Landscaping subsection below. The architectural design adds to the neighborhood’s diversity of housing stock and received preliminary approval by the Spring Valley Heights Architectural Review Committee in January of 2024.

The new residence will be located on a pentagonal, downsloping lot where the primary structure is situated on the flattest portion of the lot. The Project will have two floors and outdoor amenities, including an in-ground pool that is terraced down into the hillside towards the middle-rear portion of the lot. The layout of the residence, together with the natural sloped topography of the lot, maximizes privacy for the homeowners and minimizes views into adjacent properties.

The home incorporates a mixture of high-quality, rustic board and batten siding and earth tone materials including stone and window wall accents. Articulating the architectural forms and blending them with various finishes creates an attractive, modern exterior facade. Large windows are provided throughout the residence to frame views and provide opportunities for extensive natural lighting.

The overall color scheme of the residence will have shades of beige and gray. The exterior materials include painted cement stucco with “Hewn Stone” brick veneer along portions of the home, gray board and batten wood siding accents, and bronze colored fiberglass window frames with insulated glass. The roof material will also match the gray brick veneer with composite asphalt shingles. All exterior materials and finishes work together as a palette of earth tone colors creating harmony with the surroundings. The colors and materials proposed are complementary to the character of the rural, neighboring residences. A visual rendering with the materials and colors is demonstrated on Sheet A09 in Attachment B (Project Plans).

Grading and Landscaping

The existing lot has an average slope of 30 percent. Due to the steep slopes and vehicular access requirements, the applicant has requested that the site be graded in order to make the site feasible for residential development. In order to limit the amount of grading, the applicant designed the two-story residence to have two terraced floors stepping down into the existing downhill topography. The Project is anticipated to result in approximately 465 cubic yards of excavation. Approximately 416 cubic yards of fill will be reused for the area outside the building footprint, and 49 cubic yards will be exported offsite. Attachment B (Project Plans) demonstrates the preliminary grading plan on Sheet C-1.0 and is consistent with the grading requirements within

the Hillside Ordinance. Specifically, the design standards and requirements outlined in MMC 45.18-3 as demonstrated in Table 2 below:

Table 2:
Hillside Combining District Grading Requirements

Design Standards and Requirements	Conformance
<i>a. Grading will "blend" in with the natural land forms and native vegetation to the maximum extent feasible.</i>	Consistent. The proposed grading will blend with the natural grading on-site where structures and impervious surfaces are proposed.
<i>b. No grading cut or embankment with a slope greater than three (3) feet horizontal to one (1) foot vertical shall be located adjacent to a publicly maintained right-of-way. The applicant shall provide suitable guarantees, satisfactory to the Planning Commission, for landscaping and perpetual maintenance, at no cost to the City, of all slopes greater than fifteen (15) feet in total elevation.</i>	Consistent. No grading cut or embankment with a slope greater than three (3) feet horizontal to one (1) foot vertical is proposed adjacent to a publicly maintained right-of-way.
<i>c. Within six (6) months, or such other period established by the Planning Commission, after the commencement of grading activities, all graded areas not covered by an impervious surface shall be stabilized in such manner as shall be approved by the Community Development Manager.</i>	Consistent. Will be added as a condition of approval and will be considered during Building plan check review of the grading permit and final inspections by the Planning Department.
<i>d. Landscaping coverage and stabilization of graded slopes shall be selected and designed to be compatible with surrounding natural vegetation or to replace removed natural vegetation and should recognize climatic, soil and ecologic characteristics of the region. Plant materials that require excessive water after becoming established should be avoided. (Refer to illustrations.)</i>	Consistent. All proposed landscaping is selected and designed to be compatible with surrounding natural vegetation and has been approved by the local Homeowner's Association for compatibility. The proposed landscaping will also be drought-tolerant and will be compatible with City Council Resolution 6066.
<i>e. Trees which have a six (6) inch or greater diameter trunk size at a point three (3) feet above grade should not be removed. The location of all such trees shall be shown on all plans submitted for approval. The Planning Commission, upon review of an "S" Zone application approval, shall have the power to authorize removal, relocation or replacement if the applicant can show that such</i>	Consistent. No trees which have a six (6) inch or greater diameter trunk size will be removed.

Design Standards and Requirements	Conformance
<i>requirement is unreasonable as applied to the particular property. If the removal is permitted, the replacement of any trees removed pursuant to this Section shall be at a five to one (5:1) ratio.</i>	
f. <i>The overall shape, height, grade or any cut-or-fill slopes shall be developed in concert with existing natural contours and scale of the natural terrain of a particular site. (Refer to illustrations.)</i>	Consistent. The overall shape, height, grade or any cut-or-fill slopes shall be developed in concert with existing natural contours and scale of the natural terrain of the project site.
g. <i>Where two cut-or-fill slopes intersect, the intersection shall be horizontally rounded and blended. (Refer to illustrations.)</i>	Consistent. The project site slopes downward throughout the site and all slopes shall be rounded and blended.
h. <i>Where any cut-or-fill slopes intersect the natural grade, the intersection of each slope shall be vertically and/or horizontally rounded and blended with the natural contours so as to present a natural slope appearance. (Refer to illustrations.)</i>	Consistent. Staff has reviewed the preliminary grading plan and has conditioned the project to have rounded and blended slopes to match the natural contours of the site.
i. <i>Provide sites which fit into the terrain and allow for minimal amount of grading. Grading of any area of a site with a natural slope greater than forty (40) percent shall be prohibited.</i>	Consistent. The project site has a slope no greater than forty (40) percent.
j. <i>Stepped building foundations shall be required to minimize grading on building pads. (Refer to illustrations.)</i>	Consistent. The project site has stepped foundations into the hillside and will limit cut and fill to a net export of 39 cubic yards.
k. <i>Streets shall be designed to generally follow the natural contours and land form in order to minimize cut and fill. Exposed walls and fences facing roadways and retaining walls shall be no greater than six (6) feet in height. Crib walls fencing roadways shall be no greater than fifteen (15) feet in height. (Refer to illustrations.)</i>	Consistent. The project site does not contain any public or private streets. Furthermore, the tallest retaining wall on-site is no more than five (5) feet in height.
z. <i>Structures shall be designed to fit with the contours of the hillside and relate to overall form of the terrain. Structures shall be designed to fit into the hillside rather than altering the hillside to fit the structure. (Refer to illustrations.)</i>	Consistent. The project structures are stepped into the hillside to limit grading. The proposed driveway stilts will also limit grading otherwise significant fill and retaining walls would be required.

Due to the significant slope of the site, the driveway is proposed to be built on stilts and will have a steel guard rail along the edges. The driveway is approximately 90-feet long, 39 feet and 4 inches wide at the widest point, and follows the downhill sloped terrain leading to the two attached two-car garages. The applicant worked closely with the Milpitas Fire Department to find alternatives for adequate firetruck access for the new residence, as the slope of the primary driveway is too steep for firetrucks. Through collaborative meetings with City staff, the applicant was able to identify alternatives including a fire access path along the northeastern and southeastern edge of the project site. The Fire Department reviewed the proposed site plan on Sheet A11 of the Project plans (Attachment B) and provided preliminary approval with conditions of approval, which have been incorporated into the proposed Project's resolution (Attachment A).

The existing lot contains a few trees and is covered with low lying grass and a few shrubs. The Project will incorporate landscaping improvements throughout the site with drought tolerant and low-water use plants from the Hillside Landscaping Ordinance and a California native erosion control seed mix to further stabilize the hillside lot, in conformance with the grading/landscaping requirements within the Hillside Ordinance. Five new trees and a mix of shrubs are proposed, as shown in the landscaping plans (Sheet L01) of the Project plan (Attachment B). The proposed landscaping improvements will also provide additional privacy screening for the new residence.

PROJECT ANALYSIS

General Plan and Zoning Conformance

Milpitas General Plan 2040

The General Plan land use designation of the Project site is Hillside Low Density (HLD). Topography within this designation is characterized by gentle to steep slopes, grassy terrain with some chaparral trees, wildlife, and geologically unstable areas. The HLD designation was created to ensure safe, appropriate development that preserves the natural hillside ambiance. All development in the hillside area is low-density, in scale with other single-family residences, and rural in nature. As designed, the Project is in conformance with the policies and standards in the City's General Plan, as demonstrated in the following table.

Table 3:
General Plan Consistency

Policy	Conformance
<i>CD 7-1 Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.</i>	Consistent. The proposed Project will not impact the visual character of the hillside from the valley floor or other viewpoints as the Project site is located over a half mile east of the crestline and the new residence will be shielded by an existing hill when viewed from the valley floor. Project plan sheets A06, A07, and A08 illustrate how the proposed residence will not obstruct panoramic public views from and of the hillsides.

Policy	Conformance
CD 7-2 <i>Minimize the alteration of existing landforms and maintain the natural topographic characteristics of the hillside areas, allowing only minimal disruption.</i>	Consistent. When designing the new residence, the applicant considered the existing site constraints and the City’s Hillside regulations in order to minimize significant grading on the lot. The new residence and accessory structures are designed to terrace down with the existing slope of the lot, rather than create a new mass graded flat pad site. As viewed from Vista Springs Ct. and demonstrated with renderings on Project plan sheet A30 (Attachment B), the new residence and roof lines will visually appear as sloping downward with the lot. This proposed design, considering the steep downhill nature of the existing topography, will limit the excavation to 465 cubic yards and fill to 416 cubic yards, with 49 cubic yards to be exported offsite. As such, the proposed Project is consistent with Policy CD 7-2, as the new two-story residence and accessory structures are designed to step-down and flow with the existing downsloping topography of the lot and does not require mass alteration of the existing landform.
CD 7-3 <i>Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.</i>	Consistent. The proposed new residence is designed to protect the natural character of the steeply sloped lot by having two floors blend with the natural topography. All new contours will be designed to blend with the natural existing site contours as demonstrated in the civil drawings in the plan set. By designing the driveway on stilts, no additional grading is required, while maintaining the natural contours of the existing lot.
CD 7-4 <i>Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.</i>	Consistent. The subject lot contains steep slopes and the Project does not propose mass graded flat pads to accommodate the new residence. The applicant chose to design the new two-story residence on the flattest portion of lot to match the existing natural topography of the lot. Grading has been substantially minimized in the Project as a result, in that the siting follows the site's natural contours to preserve the natural terrain quality.
CD 7-5 <i>Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are adequately</i>	Consistent. No changes are proposed to the existing land use and zoning designation for the subject site to be used as a single-family residence.

Policy	Conformance
<i>addressed especially with respect to runoff and erosion.</i>	Prior to construction of the residence, all proposed Project construction and operational details will be reviewed thoroughly by applicable Departments during the building permit review process. The building permit application will be reviewed with the latest adopted State and local building and development codes, which will include standard requirements such as Construction Best Management Practices (BMPs) and an erosion and sediment control plan to control runoff onto adjacent properties.
CD 7-6 <i>Require hillside development to incorporate architecture, scale, massing, building form, building color, roof materials, and landscaping to reflect the natural hillside setting.</i>	Consistent. The proposed Project's building design and earth tone materials and colors will blend into the rural environment and includes a roof design that follows the existing slope of the lot, thereby reducing the massing and scale of the new two-story residence. The exterior facade will include materials such as gray board and batten siding, beige stone veneer, bronze fiberglass windows, and a gray composite asphalt shingle roof. As demonstrated by Materials Sheets A09 in Attachment B (Project Plans), the 3D renderings show the new residence with its earth-toned proposed colors and materials that bring together the natural hillside topography of the lot. Additionally, the proposed landscaping materials are consistent with the Hillside Landscaping Ordinance.

Development Standards

The site is in the R1-H Single-Family Residential-Hillside Combining District. The "H" Zoning District promotes and encourages the orderly development of the hillside area of the City by the application of regulations and requirements established to meet the particular constraints associated with development of hillside areas, including, but not limited to, geologic problems, slope, safe access and visibility.

Per Milpitas Municipal Code Section XI-10-45.17-3, the subject parcel is less than 3.0-acres, which allows for the smallest maximum size for the main residence and the least amount of impervious surface coverage compared to parcels over this acre threshold. The Project applicant chose to conform to development standards within its maximum limitations. Table 4 demonstrates the Project's consistency with the applicable development standards of the R1-H zone.

Table 4:
Summary of Development Standards

Standards	Hillside Requirements	Proposed	Complies
Front Yard Setback	25 ft. minimum when avg. slope is <16%. Otherwise, 40 ft. minimum	47 ft. 9 in. (Avg. slope of lot is 30%)	Yes
Side Yard Setback	40 ft. minimum	44 ft. 7 in.	Yes
Rear Yard Setback	40 ft. minimum	> 131 ft.	Yes
Size of Main Residence	6,000 sq. ft. maximum (lots < 3 acres)	5,963 sq. ft.	Yes
Impervious Surfaces	10,000 sq. ft. maximum (lots < 3 acres)	9,369 sq. ft.	Yes
Building Height (maximum)	27 ft. east of crestline	27 ft.	Yes
Parking	Main Residence - Five spaces required	Six spaces (four inside garage & two outside)	Yes
Fence Height and Materials	Height: 54 inches (4.5 ft.) Material: Wood (exceptions allowed for metal fences)	Height: 3.5-ft along driveway Material: metal guardrails with metal posts	Yes, with Planning Commission approval of a fence exception per MMC XI-10-54.10(D)(4)(a)
Grading	Grading plans greater than 500 cubic yards (cy), but less than 1,500 cy requires Planning Commission approval	Cut: 465 cy Fill: 416 cy Export: 39 cy	Yes, with Planning Commission approval per MMC XI-10-45.18(b)

Due to the subject property's location, the Project is required to comply with the development standards in the City's Hillside Combining District. Per MMC Section XI-10-45.09-7, the Planning Commission and City Council shall consider the following guidelines in its review. Staff recommends that the proposed design is consistent with the Hillside Architectural Guidelines as shown in Table 5 below.

Table 5:
Site and Architectural Guidelines – City of Milpitas – Hillside

Site and Architectural Guidelines <i>Section XI-10-45.09-7</i>	Consistency Finding
<i>(a) Avoid unreasonable interference with Views and Privacy. The height, elevations and placement on the site of the proposed main or accessory structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy.</i>	Consistent. Due to the proposed location and minimal scale of the home in consideration of its maximum allowable size outlined in Table 4, the development will not substantially interfere with views and privacy to adjacent lots. In addition, the proposal exceeds all setback requirements, is within its 27-foot, two-story height limit at 27 feet at its tallest point, and substantially setback from adjacent residences to the south, east, and west, which minimizes interference with views and privacy. Project plan sheets A10 shows the proximity of the subject lot in relationship to adjacent lots and residential structures. Additionally, the subject property is located on a 2.3-acre interior lot and adjacent residences are also setback from the street and have privacy landscaping surrounding the lots. New proposed landscaping and metal fencing for the Project if the Planning Commission approves the fence material exception per MMC XI-10-54.10(D)(4)(a) will also provide additional privacy screening.
<i>(b) Preserve Natural Landscape. The natural landscape will be preserved insofar as practicable by designing structures to follow the natural contours of the site and minimizing tree and soil removal.</i>	Consistent. The Project site is currently vacant and contains a few trees and is covered with low lying grass and a few shrubs. The existing trees will remain and the house is designed to follow the natural downsloping contour of the lot and step down into the hillside. As a result, the approximate amount of excavation is minimized to 465 cubic yards. Approximately 416 cubic yards of this excavated soil will be repurposed, and the remaining 49 cubic yards of the soil will be exported.
<i>(c) Minimize Perception of Excessive Bulk. The design of the proposed main and /or accessory structure(s) in relation to the immediate neighborhood should minimize the perception of excessive bulk.</i>	Consistent. The proposed Project’s building design and earth tone materials and colors will blend into the rural environment and includes a roof design that is parallel to the existing slope of the lot, thereby reducing the massing and scale of the new two-story residence. The exterior facade will include materials such as gray board and

Site and Architectural Guidelines <i>Section XI-10-45.09-7</i>	Consistency Finding
	batten siding, beige stone veneer, bronze fiberglass windows, and a gray composite asphalt shingle roof. As demonstrated by Materials Sheets A09 in Attachment B (Project Plans), the 3D renderings show the new residence with its earth-toned proposed colors and materials that bring together the natural hillside topography of the lot.
<i>(d) Impairment of Light and Air. The proposed main or accessory structure(s) shall not unreasonably impair the light and air of adjacent properties nor unreasonably impair the ability of adjacent properties to utilize solar energy.</i>	Consistent. The proposed home will not exceed the maximum height limit for homes east of the crestline, has two floor levels that will step down into the downsloping lot, and meets or exceeds all minimum setbacks as required by the Hillside development standards. The proposed home has a pitched roof that slopes with the natural contour of the site and will include solar panels. Furthermore, the lot to the north is on a lower elevation than the subject lot, and the residences to the south are on a higher elevation as demonstrated on Project plan sheet A10. All neighboring residences are setback substantially from the proposed new residence. As such, the proposed Project will not cause an impairment to the adjacent properties access to light and air.
<i>(e) Grading. All grading shall be kept to an absolute minimum and shall comply with the grading ordinance criteria.</i>	Consistent. As designed, the new residence and associated accessory structures will step down into the downsloping lot to minimize grading and comply with the Hillside grading criteria. Grading is limited to 465 cubic yards of excavation and 416 cubic yards of fill, for a net 49 cubic yards of exported grading.

Crestline Zone of Protection

Per MMC Section XI-10-45.06, the purpose of the Crestline Zone of Protection is to preserve the crestline's natural quality and the slopes immediately below when viewed from the valley floor. To demonstrate compliance, the applicant took pictures from the three nearest vantage viewpoints established by the City from the crestline. As demonstrated in Sheets A06, A07, and A08 of Attachment B (Project Plans), the Project site will not be visible from the valley floor, and is obstructed from views by an existing hill, and is therefore, compliant with the Crestline Zone of Protection.

Fence Materials Exception

Per MMC Sec. XI-10-54.10(D)(4)(a), alternative materials for fences may be considered for approval by the Planning Commission within the “H” Combining District. Due to the significant slope of the site (30%), the driveway is proposed to be built on stilts and will have a steel guard rail along the edges. The driveway is approximately 90-feet long, 39 feet and 4 inches wide at the widest point, and follows the downhill sloped terrain leading to the two attached two-car garages. The metal guardrails were deemed necessary due to safety concerns. The fence deviation of construction materials from all-wood requires the Planning Commission’s approval of this Site Development Permit. Otherwise, the fence conforms to the height limit of 54-inches and the required open work design, which results in a minimum of seventy-five percent (75%) visual transparency within every square foot area, posts excluded.

FINDINGS FOR APPROVAL (OR DENIAL)

A finding is a statement of fact relating to the information that the Planning Commission must consider in making a decision. Findings shall identify the rationale behind the decision to take a certain action. Based on substantial evidence in the public record, Staff has found that the proposed Project is consistent with the General Plan, Zoning Ordinance, and all required findings.

Site Development Permit Findings (Section XI-10-57-03-1(F))

- 1. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

As described within the staff report, the development's architectural design and site planning are aesthetically compatible with the neighboring properties, and the on-site grading plan minimizes changes to the natural topography. The proposed single-family residence incorporates earth tone colors and materials that complement both the site and existing neighborhood. The new residence will be located on a pentagonal, downsloping lot where the primary structure is situated on the flattest portion of the lot. The Project will have two floors and outdoor amenities including an in-ground pool that are terraced down into the hillside towards the middle-rear portion of the lot. The layout of the residence, together with the natural sloped topography of the lot, maximizes privacy for the homeowners and minimizes views into adjacent properties. The home will also be built within its size limitations per the Hillside Zoning Ordinance.

- 2. The Project is consistent with the Milpitas Zoning Ordinance in that:*

As described within the staff report and demonstrated in Table 4 of the staff report, the proposed single-family residence is consistent with the development standards of the Milpitas Zoning Ordinance for the R1-H Single-Family Residential-Hillside Zoning District for setbacks, height requirements, and landscaping. The Project will be consistent with fencing and grading requirements with Planning Commission approval of the fence exceptions per MMC XI-10-54.10(D)(4)(a) and the grading plan per MMC XI-10-45.18(b).

3. *The Project is consistent with the Milpitas General Plan in that:*

As demonstrated in Table 3 of the staff report, the Project is consistent with the existing Hillside General Plan policies of the City of Milpitas. The proposed residence is designed to fit in with the existing natural topographic features of the property with minimized grading and a terraced design. The proposed residence will have little to no visual impact as viewed from the valley floor as it will be shielded by an existing hill and is located on the eastern edge of the City. The scale, mass, building form, and overall design of the new Hillside residence will be similar to other single-family residences in the Hillside and will utilize earth toned colors and features.

ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) as it involves the construction of a single-family residence that is consistent with the General Plan and R1-H Zoning District.

PUBLIC COMMENT/OUTREACH

Staff provided public notice for the application per City and State public notice requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the Milpitas Post on February 16, 2024. In addition, 24 notices were sent to owners and occupants within 300 feet of the project site. A public notice was also provided on the project site, on the City's Website, www.milpitas.gov, and posted at City Hall.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open the Public Hearing to receive comments;
2. Close the Public Hearing; and
3. Adopt Resolution 24-008, approving and recommending that the City Council approve Site Development Permit No. SD23-0005, to allow development of a single-family residence in the R1-H Single-family Residential Hillside Zoning District, subject to the findings and attached Conditions of Approval.

ATTACHMENTS

- A: Resolution 24-008
B: Project Plans

RESOLUTION NO. 24-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS APPROVING AND RECOMMENDING APPROVAL OF SITE DEVELOPMENT PERMIT NO. SD23-0005 TO THE MILPITAS CITY COUNCIL TO DEVELOP A NEW HILLSIDE HOME ON A VACANT 1.3-ACRE SITE LOCATED AT 500 VISTA SPRINGS DRIVE (APN: 042-30-021)

WHEREAS, on February 14, 2023, an application was submitted by Michael R. Tom of Phantom Architecture (“Applicant” or “Permittee”), for a Site Development Permit (SD23-0005) entitlement to allow development of a 5,963-square foot, single-family residence up to 27 feet (two stories) in height, with a 1,130-square foot attached garage, in-ground pool, landscaping, and associated site improvements on a vacant 2.3-acre site at 500 Vista Springs (APN: 042-30-021) (the “Project”). The Project site is zoned Single Family Residential - Hillside; and

WHEREAS, the Planning Division completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), which assessment determined that the Project is exempt from CEQA review pursuant to Section 15303 (New Construction and Conversion of Small Structures) of the CEQA Guidelines and, as a separate and independent basis, pursuant to Section 15183 of the CEQA Guidelines; and

WHEREAS, on February 28, 2024, a duly noticed public hearing was held by the City of Milpitas Planning Commission on the subject application, at which time all those in attendance were given the opportunity to speak on the Project; and

WHEREAS, the Planning Commission has considered all of the written and oral testimony presented at the public hearing in making its decision; and

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

SECTION 1: Recitals

The Planning Commission has considered the full record before it, which may include, but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and incorporated herein by reference.

SECTION 2: CEQA Finding

The project is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) for “New Construction or Conversion of Small Structures including one single-family residence, or a second dwelling unit in a residential zone,” because it can be seen with certainty that there is no possibility that these actions may have a significant effect on the environment. The Project’s proposed new construction of a single-family residence and its accessory structures are within a residentially zoned area on a legal parcel and none of the exceptions, as specified in Section 15300.2 of the CEQA Guidelines that would preclude applicability of this exemption are present. As a separate and independent basis, the Project is exempt from Section 15183 of the CEQA Guidelines as a project consistent with a community plan, general plan or zoning in that it is consistent with the development density established in the Milpitas General Plan and the applicable zoning and there are no project-specific significant effects which are peculiar to this project or its site.

SECTION 3: Site Development Permit Findings (Section XI-10-57.03(F)(1)) - *The Planning Commission makes the following findings based on the evidence in the public record in support of Site Development Permit No. SD23-0005:*

- 1. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

As described within the staff report, the development's architectural design and site planning are aesthetically compatible with the neighboring properties, and the on-site grading plan minimizes changes to the natural topography. The proposed single-family residence incorporates earth tone colors and materials that complement both the site and existing neighborhood. The new residence will be located on a pentagonal, downsloping lot where the primary structure is situated on the flattest portion of the lot. The Project will have two floors and outdoor amenities including an in-ground pool that are terraced down into the hillside towards the middle-rear portion of the lot. The layout of the residence, together with the natural sloped topography of the lot, maximizes privacy for the homeowners and minimizes views into adjacent properties. The home will also be built within its size limitations per the Hillside Zoning Ordinance.

2. *The Project is consistent with the Milpitas Zoning Ordinance.*

Table 1 demonstrates the Project's consistency with the applicable development standards of the R1-H Zoning District per Section XI-10-45 - "H" Hillside Combining District of the Milpitas Zoning Ordinance, including setbacks, height requirements, maximum impervious surface coverage, and parking. The Project will be consistent with fencing and grading requirements with Planning Commission approval of the fence exceptions per MMC XI-10-54.10(D)(4)(a) and the grading plan per MMC XI-10-45.18(b).

Table 1:
Summary of Development Standards

Standards	Hillside Requirements	Proposed	Complies
Front Yard Setback	25 ft. minimum when avg. slope is <16%. Otherwise, 40 ft. minimum	47 ft. 9 in. (Avg. slope of lot is 30%)	Yes
Side Yard Setback	40 ft. minimum	44 ft. 7 in.	Yes
Rear Yard Setback	40 ft. minimum	> 131 ft.	Yes
Size of Main Residence	6,000 sq. ft. maximum (lots < 3 acres)	5,963 sq. ft.	Yes
Impervious Surfaces	10,000 sq. ft. maximum (lots < 3 acres)	9,369 sq. ft.	Yes
Building Height (maximum)	27 ft. east of crestline	< 27 ft.	Yes
Parking	Main Residence - Five spaces required	Six spaces (four inside garage & two outside)	Yes
Fence Height and Materials	Height: 54 inches (4.5 ft.) Material: Wood (exceptions allowed for metal fences)	Height: 3.5-ft along driveway Material: metal guardrails with metal posts	Yes, with Planning Commission approval of a fence exception per MMC XI-10-54.10(D)(4)(a)
Grading	Grading plans greater than 500 cubic yards (cy), but less than 1,500 cy requires Planning Commission approval	Cut: 465 cy Fill: 416 cy Export: 39 cy	Yes, with Planning Commission approval per MMC XI-10-45.18(b)

Due to the subject property's location, the Project is also required to comply with the development standards in the City's Hillside Combining District. Per Section XI-10-45.09-7 of the Zoning Ordinance, the Planning Commission and City Council shall consider the following guidelines in their review of proposed new development. Staff has determined the home to be consistent with the Hillside Architectural Guidelines as demonstrated below. See Table 2 for consistency.

Table 2:
Hillside Zoning Ordinance Compliance

Site and Architectural Guidelines <i>Section XI-10-45.09-7</i>	Consistency Finding
<i>(a) Avoid unreasonable interference with Views and Privacy. The height, elevations and placement on the site of the proposed main or accessory structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy.</i>	Consistent. Due to the proposed location and minimal scale of the home in consideration of its maximum allowable size outlined in Table 4, the development will not substantially interfere with views and privacy to adjacent lots. In addition, the proposal exceeds all setback requirements, is within its 27-foot, two-story height limit at 27 feet at its tallest point, and substantially setback from adjacent residences to the south, east, and west, which minimizes interference with views and privacy. Project plan sheets A10 shows the proximity of the subject lot in relationship to adjacent lots and residential structures. Additionally, the subject property is located on a 2.3-acre interior lot and adjacent residences are also setback from the street and have privacy landscaping surrounding the lots. New proposed landscaping and metal fencing for the Project if the Planning Commission approves the fence material exception per MMC XI-10-54.10(D)(4)(a) will also provide additional privacy screening.
<i>(b) Preserve Natural Landscape. The natural landscape will be preserved insofar as practicable by designing structures to follow the natural contours of the site and minimizing tree and soil removal.</i>	Consistent. The Project site is currently vacant and contains a few trees and is covered with low lying grass and a few shrubs. The existing trees will remain and the house is designed to follow the natural downsloping contour of the lot and step down into the hillside. As a result, the approximate amount of excavation is minimized to 465 cubic yards. Approximately 416 cubic yards of this excavated soil will be repurposed, and the remaining 49 cubic yards of the soil will be exported.
<i>(c) Minimize Perception of Excessive Bulk. The design of the proposed main and /or accessory structure(s) in relation to the immediate neighborhood should minimize the perception of excessive bulk.</i>	Consistent. The proposed Project's building design and earth tone materials and colors will blend into the rural environment and includes a roof design that slopes parallel to the existing slope of the lot, thereby reducing the massing and scale of the new two-story residence. The exterior facade will include materials such as gray board and batten siding, beige stone veneer, bronze fiberglass windows, and a gray composite asphalt shingle roof. As demonstrated by Materials Sheets A09 in Attachment B (Project Plans), the 3D renderings show the new residence with its earth-toned proposed colors and materials that brings together the natural hillside topography of the lot.

Site and Architectural Guidelines <i>Section XI-10-45.09-7</i>	Consistency Finding
<i>(d) Impairment of Light and Air. The proposed main or accessory structure(s) shall not unreasonably impair the light and air of adjacent properties nor unreasonably impair the ability of adjacent properties to utilize solar energy.</i>	Consistent. The proposed home will not exceed the maximum height limit for homes east of the crestline, has two floor levels that will step down into the downsloping lot, and meets or exceeds all minimum setbacks as required by the Hillside development standards. The proposed home has a pitched roof that slopes with the natural contour of the site and will include solar panels. Furthermore, the lot to the north is on a lower elevation than the subject lot, and the residences to the south are on a higher elevation as demonstrated on Project plan sheet A10. All neighboring residences are setback substantially from the proposed new residence. As such, the proposed Project will not cause an impairment to the adjacent properties access to light and air.
<i>(e) Grading. All grading shall be kept to an absolute minimum and shall comply with the grading ordinance criteria.</i>	Consistent. As designed, the proposed location of the new residence will have both floors and associated accessory structures step down into the downsloping lot around the middle portion of the lot, which minimized grade and complies with the Hillside grading criteria. This design minimized grading to 465 cubic yards of excavation and 416 cubic yards of fill, for a net 49 cubic yards of exported grading.

3. *The Project is consistent with the Milpitas General Plan.*

As demonstrated in Table 3 below, the Project is consistent with the existing General Plan policies of the Milpitas 2040 General Plan:

Table 3:
General Plan Consistency

Policy	Conformance
CD 7-1 <i>Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.</i>	Consistent. The proposed Project will not impact the visual character of the hillside from the valley floor or other viewpoints as the Project site is located over a half mile east of the crestline and the new residence will be shielded by an existing hill when viewed from the valley floor. Project plan sheets A06, A07, and A08 illustrate how the proposed residence will not obstruct panoramic public views from and of the hillsides.
CD 7-2 <i>Minimize the alteration of existing landforms and maintain the natural topographic characteristics of the hillside areas, allowing only minimal disruption.</i>	Consistent. considered the existing site constraints and the City's Hillside regulations in order to minimize significant grading on the lot. The new residence and accessory structures are designed to terrace down with the existing slope of the lot, rather than create a new mass graded flat pad site. As viewed from Vista Springs Ct. and demonstrated with renderings on Project plan sheet A30 (Attachment B),

	the new residence and roof lines will visually appear as sloping downward with the lot. This proposed design, considering the steep downhill nature of the existing topography, will limit the excavation to 465 cubic yards and fill to 416 cubic yards, with 49 cubic yards to be exported offsite. As such, the proposed Project is consistent with Policy CD 7-2, as the new two-story residence and accessory structures are designed to step-down and flow with the existing downsloping topography of the lot and does not require mass alteration of the existing landform.
CD 7-3 <i>Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.</i>	Consistent. The proposed new residence is designed to protect the natural character of the steeply sloped lot by having two floors blend with the natural topography. All new contours will be designed to blend with the natural existing site contours as demonstrated in the civil drawings in the plan set. By designing the driveway on stilts, no additional grading is required, while maintaining the natural contours of the existing lot.
CD 7-4 <i>Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.</i>	Consistent. The subject lot contains steep slopes and the Project does not propose mass graded flat pads to accommodate the new residence. The applicant chose to design the new two-story residence on the flattest portion of lot to match the existing natural topography of the lot. Grading has been substantially minimized in the Project as a result, in that the siting follows the site's natural contours to preserve the natural terrain quality.
CD 7-5 <i>Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are adequately addressed especially with respect to runoff and erosion.</i>	Consistent. No changes are proposed to the existing land use and zoning designation for the subject site to be used as a single-family residence. Prior to construction of the residence, all proposed Project construction and operational details will be reviewed thoroughly by applicable Departments during the building permit review process. The building permit application will be reviewed with the latest adopted State and local building and development codes, which will include standard requirements such as Construction Best Management Practices (BMPs) and an erosion and sediment control plan to control runoff onto adjacent properties.
CD 7-6 <i>Require hillside development to incorporate architecture, scale, massing, building form, building color, roof materials, and landscaping to reflect the natural hillside setting.</i>	Consistent. The proposed Project's building design and earth tone materials and colors will blend into the rural environment and includes a roof design that follows the existing slope of the lot, thereby reducing the massing and scale of the new two-story residence. The exterior facade will include materials such as gray board and batten siding, beige stone veneer, bronze fiberglass windows, and a gray composite asphalt shingle roof. As demonstrated by Materials Sheets

	A09 in Attachment B (Project Plans), the 3D renderings show the new residence with its earth-toned proposed colors and materials that bring together the natural hillside topography of the lot. Additionally, the proposed landscaping materials are consistent with the Hillside Landscaping Ordinance.
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As described above, the Project is compatible and consistent with the surrounding uses and has been found to conform to the intent of the Milpitas 2040 General Plan designation. The proposed home is designed to fit in with the natural topographic features of the property and reduces the visual impact as viewed from the valley floor.

SECTION 4: Per MMC Sec. XI-10-54.10(D)(4)(a), exceptions may be made for fences within the “H” Combining District by the Planning Commission. Due to the significant slope of the site (30%), the driveway is proposed to be built on stilts and will have a steel guard rail along the edges. The driveway is approximately 90-feet long, 39 feet and 4 inches wide at the widest point, and follows the downhill sloped terrain leading to the two attached two-car garages. The metal guardrails were deemed necessary due to safety concerns, but will still be 75% transparent to meet the intent of the openwork design requirements.

SECTION 5: The Planning Commission of the City of Milpitas hereby approves and recommends the City Council approve Site Development Permit No. SD23-0005 to allow the development of a single-family residence in the R1-H Single-Family Residential-Hillside Zoning District at 500 Vista Springs Court, based on the above findings and subject to the Conditions of Approval in the proposed Site Development Permit No. P-SD23-0005 attached hereto as **Exhibit 1** and incorporated herein.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on February 28, 2024.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on February 28, 2024, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Mercedes Albana				
Dipak Awasthi				
Michael Caulkins				
Chia Ling Kong				
Alexander Galang				
Sonia Medina-Ashby				
Parveen Gupta				

**SITE DEVELOPMENT PERMIT NO. P-SD23-0005
500 VISTA SPRINGS COURT (APN 042-30-021)**

The City of Milpitas Planning Commission approves Site Development Permit No. SD23-0005 in accordance with Section XI-10-45.09 and XI-10-57.03 of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. This Site Development Permit entitlement is to allow the proposed development of a 5,963-square foot, single-family residence, up to two stories in height, with a 1,130-square foot attached garage ("Project") on a vacant 2.3-acre hillside lot located within the R1-H Single-family Residential Hillside Zoning District at 500 Vista Springs Court (APN: 042-30-021), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. Site Development Permit No. SD23-0005 ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed and this Resolution has been recorded by the Permittee with the Santa Clara County's Recorder Office and a copy shall be provided to the Planning Department. **(P)**
2. Modifications to Project. Any deviation from the approved site plan, floor plans, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or designee. If the Planning Director or designee determines that the deviation is significant, the Permittee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**
3. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
4. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
5. Permit Expiration. Pursuant to Section XI-10-64.06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the Project:
 - a. Completes a foundation associated with the Project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

This permit shall become null and void if the work is added to, modified, or otherwise deviated from in any significant way from the approved site plan, building plan, floor plans, or other approved submittals as determined by the Planning Director or designee.

6. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**

7. Project Job Account. If Permittee's project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee's private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit. **(ALL)**
8. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(P)**
9. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the Project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to City. There is no vesting of any fees or charges with the adoption of this Resolution. **(P)**
10. Conditions. Each and every condition set forth in this Exhibit shall apply to the Project and continue to apply to the Project so long as the Permittee is operating the Project under the permits and approvals in this Resolution. **(P)**
11. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
12. Previous Approvals. Permittee shall abide by and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(ALL)**
13. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the Project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(CA)**
14. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**
15. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(ALL)**
16. Conditions of Approval. As part of the issuance of building permits, the Permittee shall include within the first four pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**
17. Development in Conformance with Approved Plans: Permittee shall develop the approved Project in conformance with the plans dated **November 30, 2023** and approved by the City Council on the date of the signed City Council Resolution, in accordance with these Conditions of Approval. Any deviation from the approved site plan, elevations, materials, colors, landscape plan or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is

significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

18. Response to Conditions of Approval. Permittee shall provide a written response to comments upon submittal for building permit application. The responses should clearly indicate how each condition of approval has been addressed in the plans and shall note the appropriate plan sheet. **(P)**
19. Prior to the issuance of a building permit, the owner or designee shall include, within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the Project. **(P)**
20. Streets shall be designed to generally follow the contours and landform in order to minimize cut and fill. Exposed walls facing roadways and retaining walls shall be no greater than six feet in height. Crib walls facing roadways shall be no greater than 15 feet in height. **(P)**
21. Landscaping coverage and stabilization of graded slopes shall be selected and designed to be compatible with surrounding natural vegetation or to replace removed natural vegetation and should recognize climate, soil, and ecological characteristic of the region. Plant materials that require excessive water after becoming established should be avoided. **(P)**
22. Within six months, or such other period established by the Planning Commission, after the commencement of grading activities, all graded areas not covered by an impervious surface shall be stabilized in such manner as shall be approved by the Planning Director. **(P)**
23. The proposed home is located east of the Crestline and is subject to a maximum height of 2 stories or 27 feet. **(P)**
24. Trees which have a six inch or greater diameter trunk size at a point three feet above grade may not be removed without obtaining prior approval from the City. The location of all such trees shall be shown on all plans submitted for approval. The Planning Commission, upon review of an "S" Zone application approval, shall have the power to authorize removal, relocation or replacement if the Permittee can show that such requirement is unreasonable as applied to the particular property. If the removal is permitted, the replacement of any trees removed pursuant to this section shall be at a five to one (5:1) ratio. **(P)**
25. Where two cut-or-fill slopes intersect, the intersection shall be horizontally rounded and blended. **(P)**
26. Where any cut-or-fill slopes intersect the natural grade, the intersection of each slope shall be vertically and/or horizontally rounded and blended. **(P)**

FIRE DEPARTMENT CONDITIONS

The plans approved by the Planning Department process are not building plans and have not been reviewed nor approved for conformance to the California Building Code (CBC), California Fire Code (CFC) and the Milpitas Municipal Code (MMC). Do not consider this set of plans as final building plans approved by the Fire Department. Building plans must be submitted for review and approval before construction is to commence. The following notes are a general list of the applicable code requirements (2022) and are provided to assist with the building permit process. Please note that these are not all inclusive. All applicable Building, Fire and Municipal Code requirements must be met in advance of any building permit approvals or related construction.

27. Electronic documents. The fire code official may require electronic base documents for all construction documents and operational permits. The fire code official shall designate the software base format for the electronic documents. CFC Section 106.2.1, added by MMC Section V-300-2.28, and CFC Section 106.1.1
28. Automatic Fire Sprinkler Requirements. An automatic sprinkler system shall be provided throughout the new dwellings (main and guest), inclusive of basements and garages. Milpitas Municipal Code Section V-300-2.69, CFC Section 903.2.8
29. Fire Department access. Sheets A11 shows an acceptable Fire Dept. apparatus access. Driveway is not part of the fire apparatus access road. Fire apparatus access roads shall be provided for every building hereafter constructed

when any portion of an exterior wall of the first story is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building. Fire apparatus access shall meet the following:

- a. Fire apparatus access shall extend to within 150 feet of all portions of exterior walls of the building/structure per the California Fire Code Section 503.1.
- b. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather capabilities. Bearing capacity for the driveway and the entry drive court shall be designed to provide a minimum of 75,000 lbs bearing capacity for the fire apparatus. CFC Section 503.2.3, D102.1
- c. The grade (maximum 10%) of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. CFC Section 503.2.7
- d. Electric gates. Where provided, gates shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. CA Fire Code Section 503.5

Electric gates shall also be provided with a Milpitas Fire Department approved "Knox" electronic switch in addition to the keypad. CA Fire Code Section 506

30. Premises identification. New and existing buildings shall have approved address numbers. Address numbers shall be illuminated and located where they are clearly visible from the street. CFC Section 505
31. Fire Flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or *Appendix B*.
 - a. Fire flow data based on the 5,963 square foot type VB building total area provided, a minimum requirement of 1,000gpm at a minimum 20 psi for a 1 hour flow duration. Table B105.1(1) and B105.1(2) for hydrant. Available fire flow shall be taken into consideration when designing the fire sprinkler system.

32. Water supply requirements. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. CFC Section 507.5.1

While in the plans the hydrant is still not shown in its actual location, on building permitting site plans shall show the correct location.

Exception:

For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet

33. Sprinkler system supervision and alarms, and monitoring. It is recommended that due to the location of the home (hillside) the automatic fire sprinkler system for this home be a system that has supervision and alarm, and monitoring system in conformance to the CA Fire Code Section 903.4.

34. R Occupancy - Smoke Alarm. Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72.

Exception: For Group R occupancies. A fire alarm system with smoke detectors located in accordance with this section may be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the dwelling unit or guest room where the detector is actuated shall activate. [Ref.: CFC 907.2.10]

ENGINEERING DEPARTMENT CONDITIONS

PRIOR TO CONSTRUCTION PLAN SUBMITTALS

*The following conditions shall be met **prior to** any detailed construction plan check submittals (Building or Engineering, except demolition and rough grade plans), unless otherwise approved by the Director of Engineering/City Engineer. City reserves the right to reject any plan check submittal if any of the following conditions are not met. (E)*

35. Modifications: The Site Development Plan dated November 30, 2023 is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.
31. Stormwater Control Plan: Permittee shall submit City approved final Stormwater Control Plan (SWCP) that complies with the latest Municipal Regional Stormwater NPDES Permit, including Low Impact Development (LID) Section C3.c.i.(2)(b) measures for harvesting and reuse, infiltration, or evapo-transpiration, for City's review and approval by the Engineering Department.
32. Submittal Requirements: Permittee to ensure that all plan check submittals are in accordance with City's submittal check list for each permit type, including but not limited to, payment of permit fees and/or fee deposit at the time of the submittal.

PRIOR TO BUILDING PERMIT ISSUANCE

*The following conditions shall be addressed during the building plan check process and shall be met **prior to** any building permit issuance (except demolition permit and rough grade permit), unless otherwise approved by the Director of Engineering/City Engineer. (E)*

33. Easements on the Building Permit Plans: Permittee shall depict all existing easements to remain based upon current preliminary title report and depict new easements on applicable building permit plans.
34. Water Supply and Force Majeure: The City reserves the right to suspend the issuance of building permits in case of an emergency declaration of water supply in the case of a major catastrophic event that restricts City's assurance to provide water supply.
35. Water Efficient Landscapes: Permittee shall comply with Milpitas Municipal Code Title VIII, Chapter 5 Water Efficient Landscapes for landscape design, including but not limited to, providing separate water meters for domestic water service and irrigation service and providing applicable landscape documentation package.
36. Development Fees: Permittee shall pay the following development fees. The information listed in items "a" through "h" are based upon current fee rates; however, those fee rates are subject to change. The exact fee amount shall be determined at the time of building permit fee payment.
 - a. Water connection fee at \$1,164/unit for residential, based upon increased water usage.
 - b. 3.8% of applicable fees in accordance with City Resolution No. 8969 as Permitting Automation Fee.
37. Mailboxes: The Permittee shall coordinate with US Postal Services regarding placement of required mailboxes. Structures to protect mailboxes may require Building, Engineering and Planning Department review.

DURING CONSTRUCTION

*The following conditions shall be complied with at all times **during** the construction phase of the project, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

38. Dewatering: If dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system.
39. Prohibition of Potable Water Usage: Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-6-5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council.

PRIOR TO FIRST OCCUPANCY

*The following conditions shall be met **prior to** first building occupancy on either lot, unless otherwise approved by the Director of Engineering/City Engineer.*

40. Landscape Certificate of Completion: Permittee shall submit a Certificate of **Substantial** Completion that complies with the Milpitas Municipal Code Water Efficient Landscapes ordinance.

BUILDING DEPARTMENT CONDITIONS

41. Compliance with California Code of Regulations. The Project shall comply with the requirements of the Building Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety and Housing Department.

LEGEND

(P) = Planning Department

(B) = Building Department

(E) = Engineering Department

(F) = Fire Department

(CA) = City Attorney's Office

ALL = All Reviewing Departments

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

AGREEMENT

Permittee/Property Owner

The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the project property on the terms and conditions set forth in this Permit.

Dated: _____

Signature of Permittee

DESCRIPTION OF WORK

NEW SINGLE FAMILY MILPITAS HILLSIDE RESIDENCE

DEFERRED SUBMITTAL

- FIRE SPRINKLER SYSTEM
- PREFRABRICATED TRUSS FRAMING

CODE SUMMARY

OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE	VB
SPRINKLERED:	YES, WET PIPE DEFERRED SUBMITTAL

BUILDING CODES	
CALIFORNIA RESIDENTIAL BUILDING CODE	2022
CALIFORNIA BUILDING CODE	2022
CALIFORNIA MECHANICAL CODE	2022
CALIFORNIA PLUMBING CODE	2022
CALIFORNIA ELECTRICAL CODE	2022
CALIFORNIA ENERGY CODE	2022
NFPA 13D	
LOCAL AMENDMENTS	

ZONING SUMMARY

ZONING TYPE	R1-H HILLSIDE RESIDENTIAL
EXISTING USE:	EMPTY LOT
OPEN SPACE REQUIREMENTS:	NO
PARKING SPACES PROPOSED:	4-GARAGE STALLS 2- UNCOVERED STALLS

SEE SHEET A11 FOR ADDITIONAL INFORMATION

APN	4230021
PROPOSED HOUSE AREA:	SEE SHEET A05
EXISTING LOT AREA:	103,219 SF

FIRE DEPARTMENT NOTES

- BEARING CAPACITY FOR THE DRIVEWAY AND ENTRY DRIVE COURT TO PROVIDE MIN 50,000 LBS BEARING CAPACITY FOR FIRE APPARATUS
- REQUIRED WATER SUPPLY (HYDRANTS THAT MEET THE MINIMUM CITY ENGINEERING DIVISION DESIGN STANDARDS), AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO PREMISES UPON WHICH FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS ARE HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION.
- REPORT TO BE PROVIDED SHOWING A MINIMUM FIRE FLOW OF 1,000 GPM AT A MINIMUM OF 20PSI FOR 2-HOUR DURATION BASED ON THE TYPE V-B SPRINKLERED BUILDING WITH A TOTAL FIRE AREA OF 5,946 SQUARE FEET, TABLE B105.1(2).
- AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D MINIMUM) SHALL BE PROVIDED FOR ALL STRUCTURES (LIVING SPACE, GARAGE, OUTDOOR SPACES ATTACHED TO THE HOME, POOL CABANA, ETC.), CALIFORNIA FIRE CODE SECTION 903.2, AMENDED BY MILPITAS MUNICIPAL CODE V-300.2.69.
- FIRE DEPARTMENT PERMIT – REQUIRED THE MILPITAS FIRE DEPARTMENT SHALL APPROVE NEW INSTALLATION AND/OR MODIFICATIONS TO EXISTING FIRE PROTECTION, ALARM OR MONITORING SYSTEM(S). A SEPARATE SUBMITTAL IS REQUIRED TO THE MILPITAS FIRE DEPARTMENT, FOR REVIEW AND APPROVAL, PRIOR TO THE COMMENCEMENT OF ANY WORK. CFC SECTION 901.2
- WATER SUPPLY SERVICE TO THE HOME THE WATER SUPPLY SERVICE TO THE HOME SHALL BE ABLE TO SERVE THE AUTOMATIC FIRE SPRINKLER SYSTEM AND TO THE DOMESTIC WATER SUPPLY. ALL NEW WATER SERVICES SHALL BE DONE AS REQUIRED BY THE CITY OF MILPITAS ENGINEERING DIVISION.

LIGHTING NOTES

- ALL LIGHTS THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY. [CENC 150.0(K)1A]
- LIGHTS OVER TUBS AND SHOWERS TO BE MARKED FOR DAMP OR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. [CEC 410.10(D)]

ELECTRICAL NOTES

- ALL OUTLETS AFCI UNLESS NOTED AS GFCI. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT BEDROOMS, SUNROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12(A)]
- ALL NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [CEC 406.12]
- 20-AMPERE DEDICATED BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [CEC 210.11(C)(3)]

PLUMBING NOTES

- GC TO CONFIRM ALL PLUMBING FIXTURE WITHIN THE DWELLING UNIT TO BE REPLACED WITH MODERN WATER CONSERVING FIXTURES. [CALGREEN 301.1.1] NONCOMPLIANT PLUMBING FIXTURE MEANS ANY OF THE FOLLOWING [CALIFORNIA CIVIL CODE, 1101.3(C)]:
- ANY TOILET MANUFACTURED TO USE MORE THAN 1.28 GALLONS OF WATER PER FLUSH.
 - ANY URINAL MANUFACTURED TO USE MORE THAN ONE GALLON OF WATER PER FLUSH.
 - ANY SHOWERHEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 1.8 GALLONS OF WATER PER MINUTE @ 80 PSI. W/ MULTIPLE SHOWERHEADS, CONFIGURE VALVES TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT AT TIME
 - ANY LAVATORY FAUCET TO NOT EXCEED 1.2 GPM @ 60PSI.
 - ANY KITCHEN FAUCET TO HAVE TEMPORARY MAX FLOW CAPACITY NO MORE THAN 2.2 GPM @ 60 PSI AND DEFAULT MAXIMUM FLOW RATE 1.8 GPM @ 60 PSI

VISTA SPRING
RESIDENCE
500 VISTA SPRINGS CT
MILPITAS, CA 95035



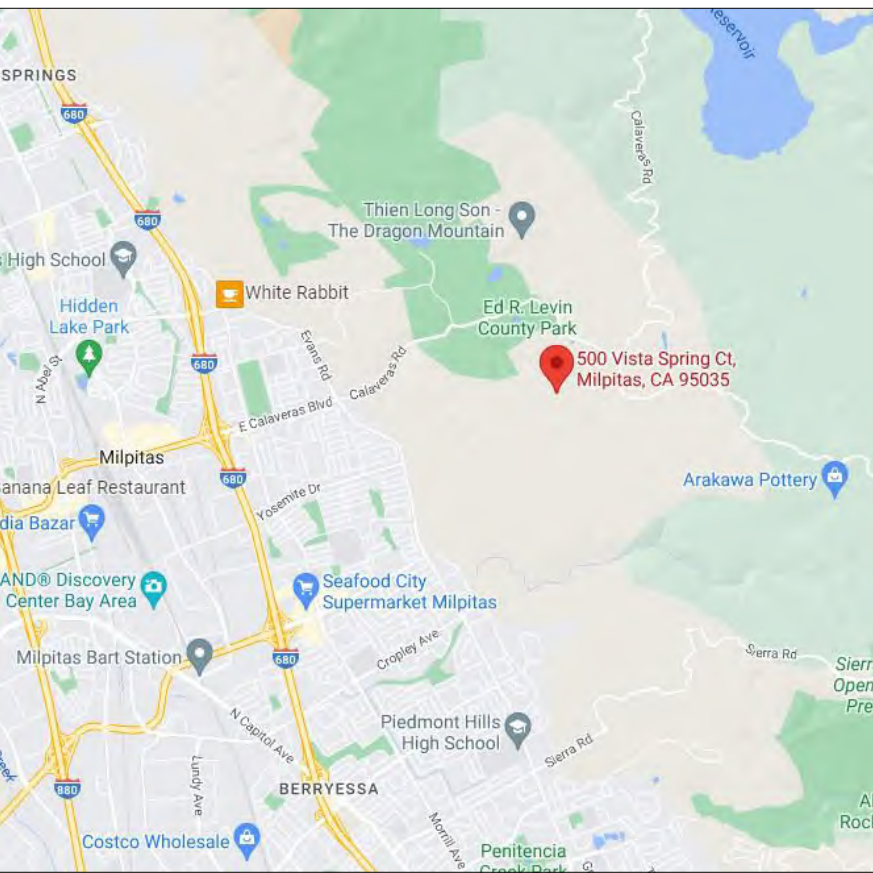
GENERAL NOTES

- CONSTRUCTION DOCUMENTS AND SPECIFICATIONS ARE COMPLIMENTARY. WHAT IS SHOWN ON ONE SHALL BE BIDDING AS IF REQUIRED BY ALL.
- INVALIDITY OF ANY PROVISIONS IN THE CONTRACT DOCUMENTS DOES NOT INVALIDATE THE REMAINING ELEMENTS OF THE CONTRACT.
- DIGITAL TRANSMISSION OF CAD DRAWINGS OR MODEL, IF REQUESTED, IS FOR REFERENCE ONLY. DESIGN TEAM SHALL BE HELD INDEMNIFIED FOR ALL BUILDING INFORMATION MODEL USE OR RELIANCE.
- CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH THE SITE CONDITIONS, FIELD DIMENSION AND COORDINATE WORK AS NEEDED WITH CONTRACT DOCUMENTS.
- CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCY IN FIELD CONDITIONS OR AS DEFINED IN DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- CONTRACTOR IS RESPONSIBLE TO OWNER FOR ERRORS OR OMISSIONS OF THEIR SUBCONTRACTORS, AGENTS OR EMPLOYEES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION OF WORK PROGRESS AND SCHEDULE AND DETERMINE IF SPACE IS IN PROPER CONDITION TO RECEIVE SUBSEQUENT WORK.
- CONTRACTOR SHALL PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION AND OTHER FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.
- CONTRACTOR MAY SUBSTITUTE MATERIALS ONLY WITH EXPRESSED CONSENT OF THE OWNER.
- CONTRACTOR WARRANTS WORK WILL BE FREE OF DEFECTS EXCEPT FOR THOSE INHERENT IN THE QUALITY OF THE WORK.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL LAWS.
- CONTRACTOR SHALL PROVIDE NOTICE TO OWNER AND DESIGN TEAM IF CONCEALED OR UNKNOWN CONDITIONS ARE ENCOUNTERED THAT DIFFER FROM THOSE IN CONTRACT DOCUMENTS.
- CONTRACTOR SHALL SUSPEND OPERATIONS SHOULD THEY ENCOUNTER HUMAN REMAINS, BURIAL MARKERS, ARCHAEOLOGICAL SITES OR WETLANDS NO INDICATED IN CONTRACT DOUCENTS. OWNER SHALL PROMPTLY TAKE ACTION AS NEEDED FOR GOVERNMENTAL AUTHORIZATION REQUIRED TO RESUE WORK.
- CONTRACTOR SHALL FURNISH CONSTRUCTION SCHEDULE PROMPTLY AFTER BEING AWARDED THE CONTRACT.
- CONTRACTOR SHALL CONFINE OPERATIONS TO THE SITE AND SITE AREAS AS PERMITTED BY LOCAL CODE.
- CONTRACTOR SHALL CUT, FIT OR PATCH AS NEEDED TO COMPLETE WORK AND ALLOW COMPONENT ASSEMBLIES TO FIT TOGETHER PROPERLY
- CONTRACTOR SHALL NOT CUT OR ALTER CONSTRUCTION BY THE OWNER OR A SEPARATE CONTRACTOR WITHOUT WRITTEN CONSENT.
- CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREAS CLEAN AND REMOVE WASTE OR RUBBISH AS NEEDED TO ALLOW PROPER OPERATIONS.
- CONTRACTOR SHALL ALLOW ACCESS TO THE WORK IN PREPARATION AND IN PROGRESS.
- CONTRACTOR INDEMNIFIES OWNER, ARCHITECT AND ENGINEERING CONSULTANTS AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A00	COVER
A01	SURVEY
A02	MANDATORY RESIDENTIAL REQUIREMENTS
A04	SITE PLAN AREA DIAGRAM
A05	AREA PLANS
A06	CRESTLINE KEY PLAN
A07	CRESTLINE VIEW DIAGRAMS
A08	SITE VIEWPOINT SECTION
A09	MATERIAL BOARD
A10	NEIGHBORHOOD CONTEXT
A11	SITE PLAN
A12	SITE SECTIONS
A13	PERMEABLE IMPERMEABLE DIAGRAM
A18	CONDITIONS OF APPROVAL
A19	SITE LIGHTING AND FIRE ACCESS PLAN
A21	FLOOR PLANS
A22	FLOOR PLAN
A23	ROOF PLAN
A30	ELEVATIONS
A31	ELEVATIONS
C-1.0	CIVIL NOTES
C-2.0	GRADING AND DRAINAGE PLAN
C-3.0	EROSION CONTROL PLAN
C-4.0	EROSION CONTROL DETAILS
L01	LANDSCAPE PLAN

VICINITY MAP



phantomarchitecture
www.phantomarchitecture.com

Owner
409 Heath Street
Milpitas, CA 95035
Contact: John Pol & Sokmean Nuon
Phone: 650.823.5883
e-mail: johnpol@gmail.com

Architect
PhanTom Architecture Studio
740 Mandana Blvd
Oakland, CA 94610
Contact: Michael R Tom, AIA
Phone: 415.857.5592
e-mail: mltom@phantomarchitecture.com

Civil Engineer
Nazareth Engineering
17821 Lassen St #242
Los Angeles, CA 91325
Contact: Yonas Misgina, PE
Phone: 818.399.9135
email: info@nazarethcivil.com

Geotechnical Engineer
Achievement Engineering Corp
2455 Autommvale Drive, Unit E
San Jose, CA 95131
Contact: Sadaf M Safaai
Phone: 408.217.1174
email: info@achievang.com

No.	Description	Date
	PLANNING PREAPPLICATION	03/25/2022
	PLANNING	10/11/2022
	PLANNING	02/22/2023
	PLANNING	04/07/2023
	PLANNING	11/02/2023
	PLANNING	11/30/2023

VISTA SPRING RESIDENCE

COVER

Project number	P-SD23-0005
Date	02/02/2021

A00

Scale

NOT FOR CONSTRUCTION

C:\Users\james\OneDrive\Documents\2021\Northstar\21091404_000_Northstar.dwg
Drawing Name: 21091404.dwg
Drawing Title: 21091404.dwg
Drawing Date: 11/02/2021
Drawing Time: 10:00 AM

BASIS OF BEARINGS

THE CALCULATED BEARING OF N67°57'54"W, BETWEEN FOUND MONUMENTS, AS SAID MONUMENTS ARE SHOWN ON THAT CERTAIN AMENDED FINAL MAP ENTITLED "TRACT 6744" RECORDED ON JUNE 29, 1988 IN BOOK 588 OF MAPS AT PAGES 1 THROUGH 9, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

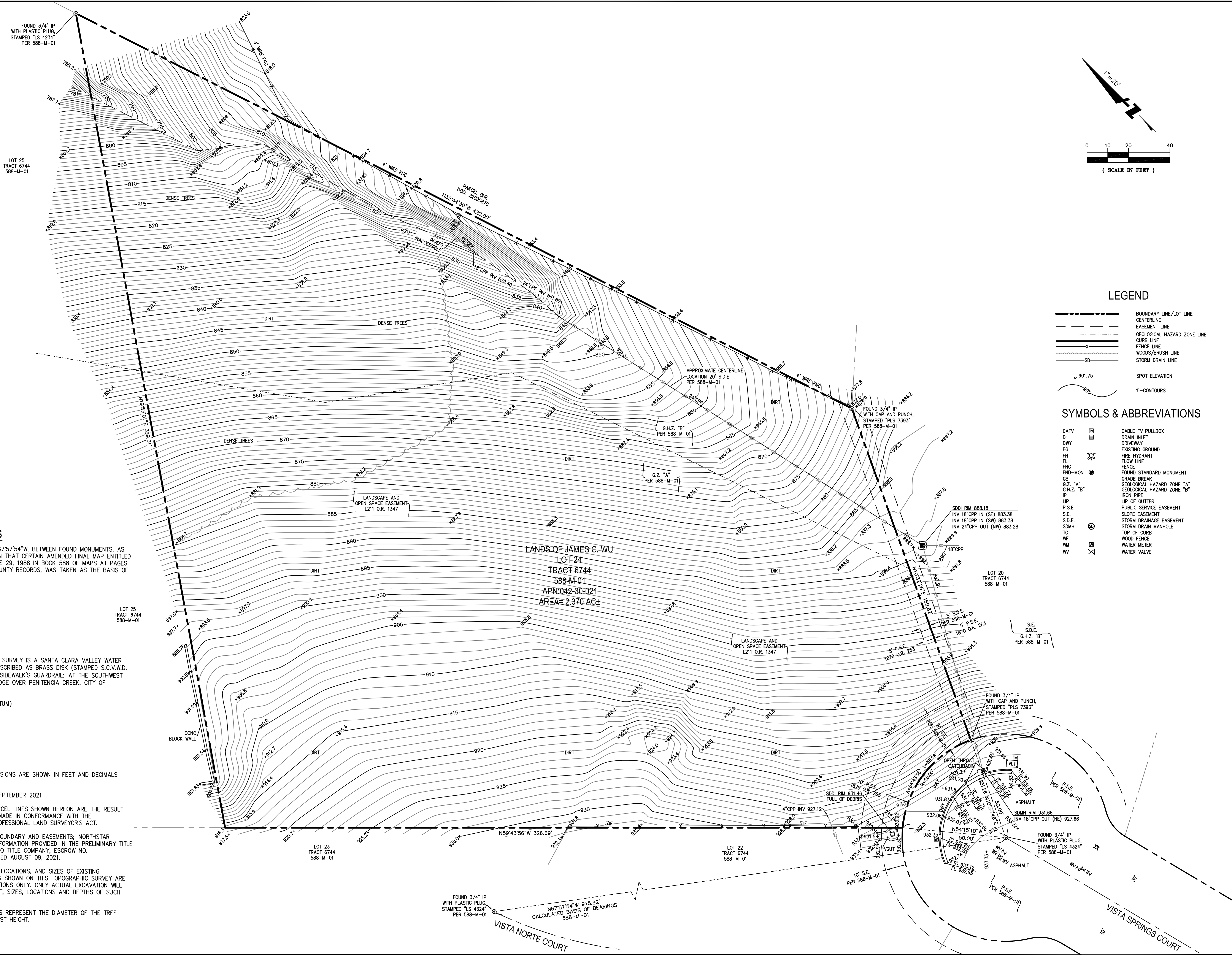
BENCHMARK

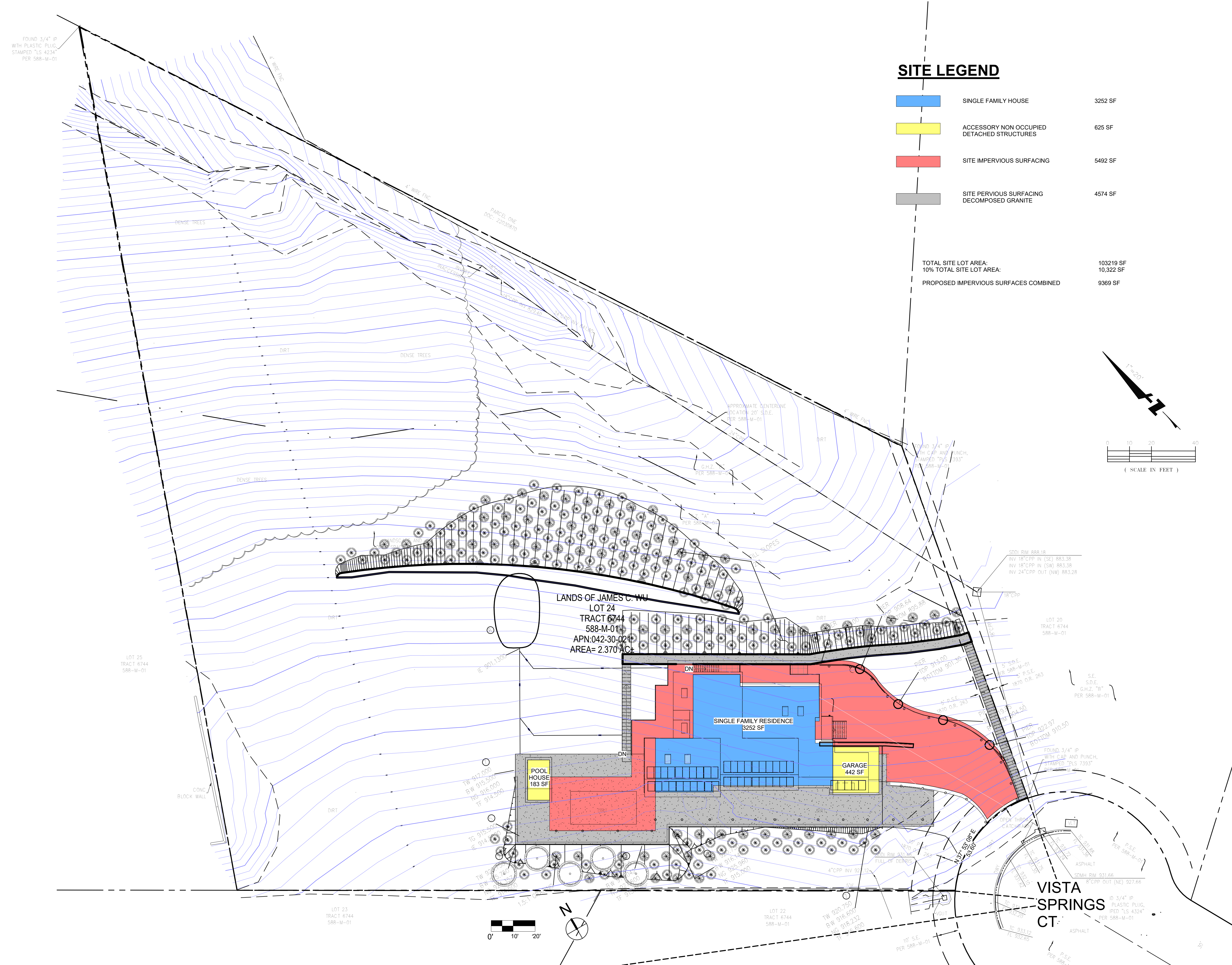
THE BENCHMARK USED FOR THIS SURVEY IS A SANTA CLARA VALLEY WATER DISTRICT BENCHMARK, BM061, DESCRIBED AS BRASS DISK (STAMPED S.C.V.W.D. BM-61) ON CONCRETE BASE OF SIDEWALK'S GUARDRAIL; AT THE SOUTHWEST CORNER OF MARYLINN DRIVE BRIDGE OVER PENITENCIA CREEK, CITY OF MILPITAS.

ELEV = 18.44 FEET (NAVD88 DATUM)

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATE OF FIELD SURVEY: SEPTEMBER 2021
- BOUNDARY NOTE: THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
- INFORMATION REGARDING BOUNDARY AND EASEMENTS: NORTHSTAR SURVEY RELIED ON THE INFORMATION PROVIDED IN THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ESCROW NO. FBSC-T02100225-WM, DATED AUGUST 09, 2021.
- UTILITY NOTE: THE TYPES, LOCATIONS, AND SIZES OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON FIELD OBSERVATIONS ONLY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES.
- TREE LABELS: TREE LABELS REPRESENT THE DIAMETER OF THE TREE TRUNK IN INCHES AT BREAST HEIGHT.

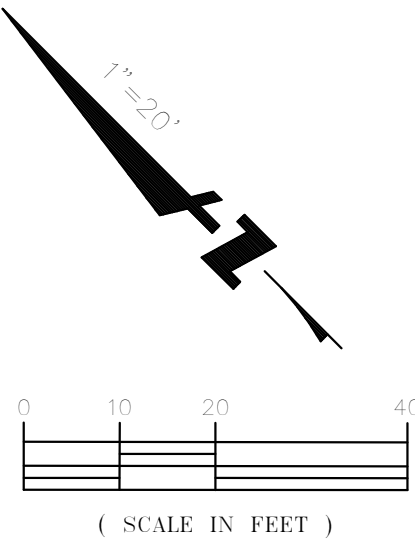




SITE LEGEND

	SINGLE FAMILY HOUSE	3252 SF
	ACCESSORY NON OCCUPIED DETACHED STRUCTURES	625 SF
	SITE IMPERVIOUS SURFACING	5492 SF
	SITE PERVIOUS SURFACING DECOMPOSED GRANITE	4574 SF

TOTAL SITE LOT AREA:	103219 SF
10% TOTAL SITE LOT AREA:	10,322 SF
PROPOSED IMPERVIOUS SURFACES COMBINED	9369 SF



phantomarchitecture
www.phantomarchitecture.com

Owner
409 Heath Street
Milpitas, CA 95035
Contact: John Pol & Sokmean Nuon
Phone: 650.823.5863
e-mail: johnpol@gmail.com

Architect
PhanTom Architecture Studio
740 Mandana Blvd
Oakland, CA 94610
Contact: Michael R Tom, AIA
Phone: 415.857.5592
e-mail: mtom@phantomarchitecture.com

Civil Engineer
Nazareth Engineering
17821 Lassen St #242
Los Angeles, CA 91325
Contact: Yonas Misgina, PE
Phone: 818.399.9135
email: info@nazarethcivil.com

Geotechnical Engineer
Achievement Engineering Corp
2455 Autommvaale Drive, Unit E
San Jose, CA 95131
Contact: Sadaf M Safaai
Phone: 408.217.9174
email: info@achievg.com

No.	Description	Date
	PLANNING	04/07/2023
	PLANNING	11/02/2023
	PLANNING	11/30/2023

VISTA SPRING RESIDENCE	
SITE PLAN AREA DIAGRAM	
Project number	P-SD23-0005
Date	02/02/2021
A04	
Scale	As indicated

NOT FOR CONSTRUCTION

Owner
409 Heath Street
Milpitas, CA 95035
Contact: John Pol & Sokmean Nuon
Phone: 650.823.5883
e-mail: johnpol@gmail.com

Architect
PhanTom Architecture Studio
740 Mandana Blvd
Oakland, CA 94610
Contact: Michael R Tom, AIA
Phone: 415.857.5592
e-mail: mtom@phantomarchitecture.com

Civil Engineer
Nazareth Engineering
17821 Lassen St #242
Los Angeles, CA 91325
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Phone: 818.399.9135
email: info@nazarethcivil.com

Geotechnical Engineer
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San Jose, CA 95131
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Phone: 408.217.9174
email: info@achievang.com

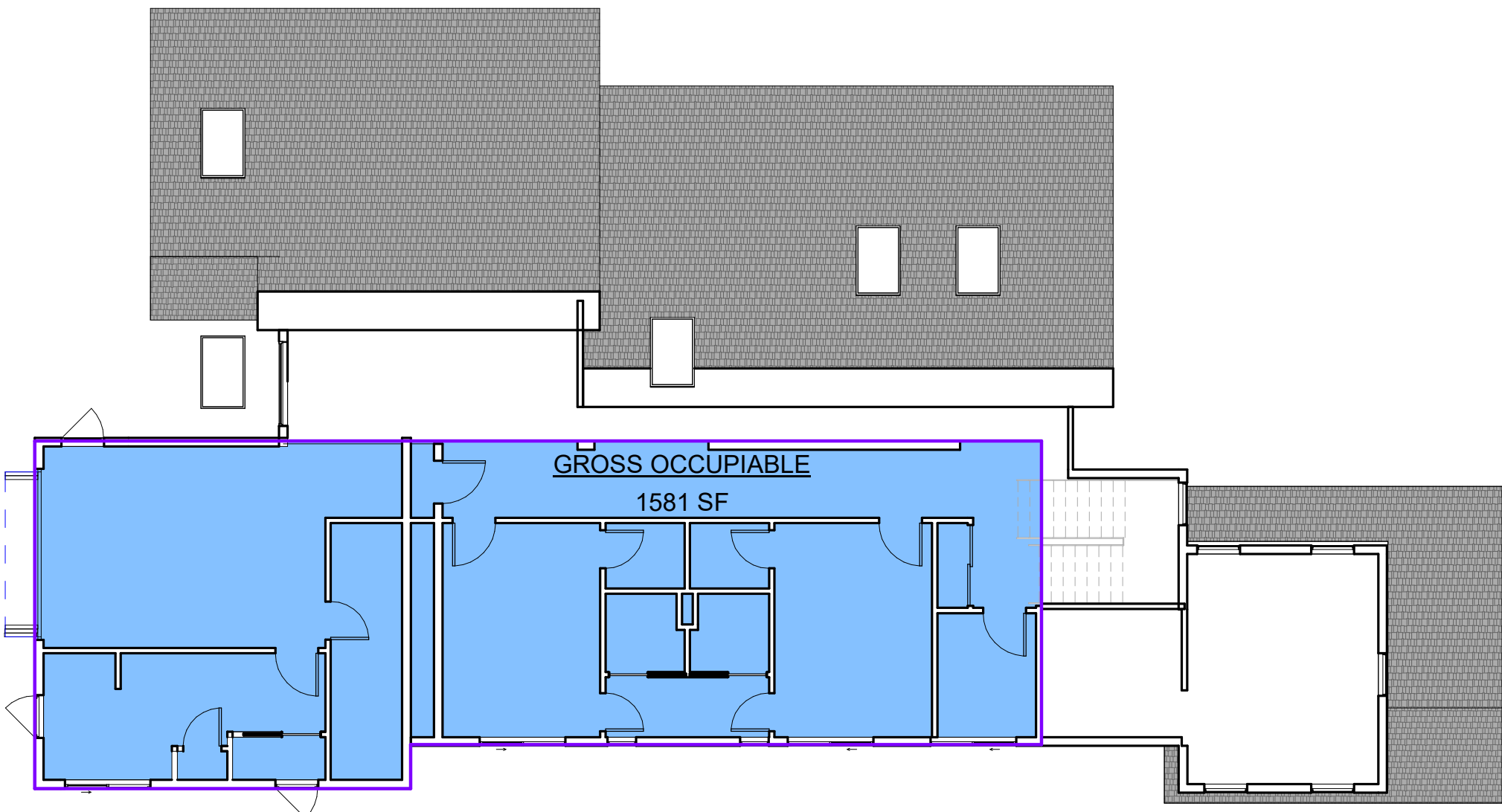
NOT FOR CONSTRUCTION

No.	Description	Date
	PLANNING	10/11/2022
	PLANNING	02/22/2023
	PLANNING	04/07/2023
	PLANNING	11/02/2023
	PLANNING	11/30/2023

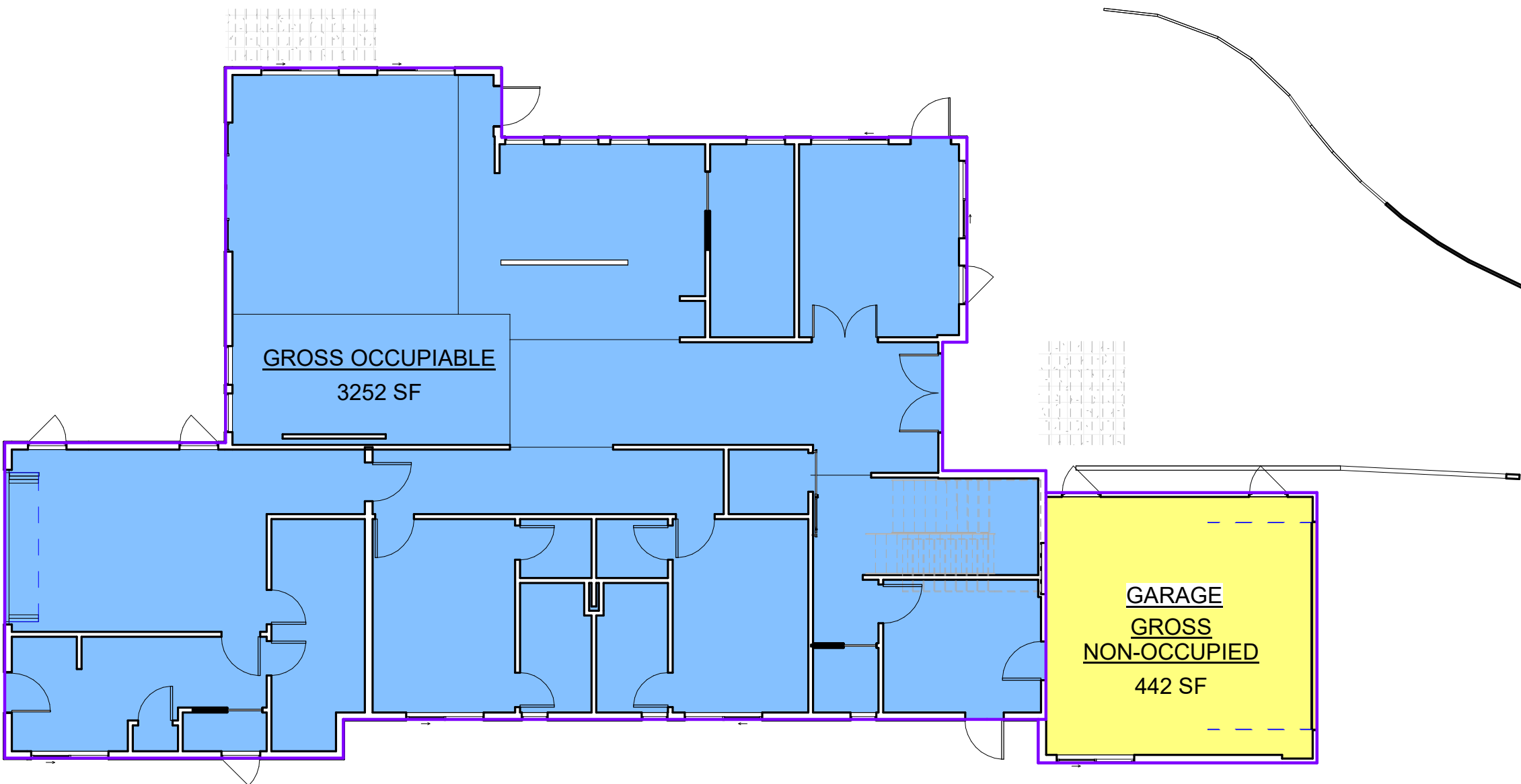
BUILDING AREA LEGEND

- GROSS NON-OCCUPIED
- GROSS OCCUPIABLE

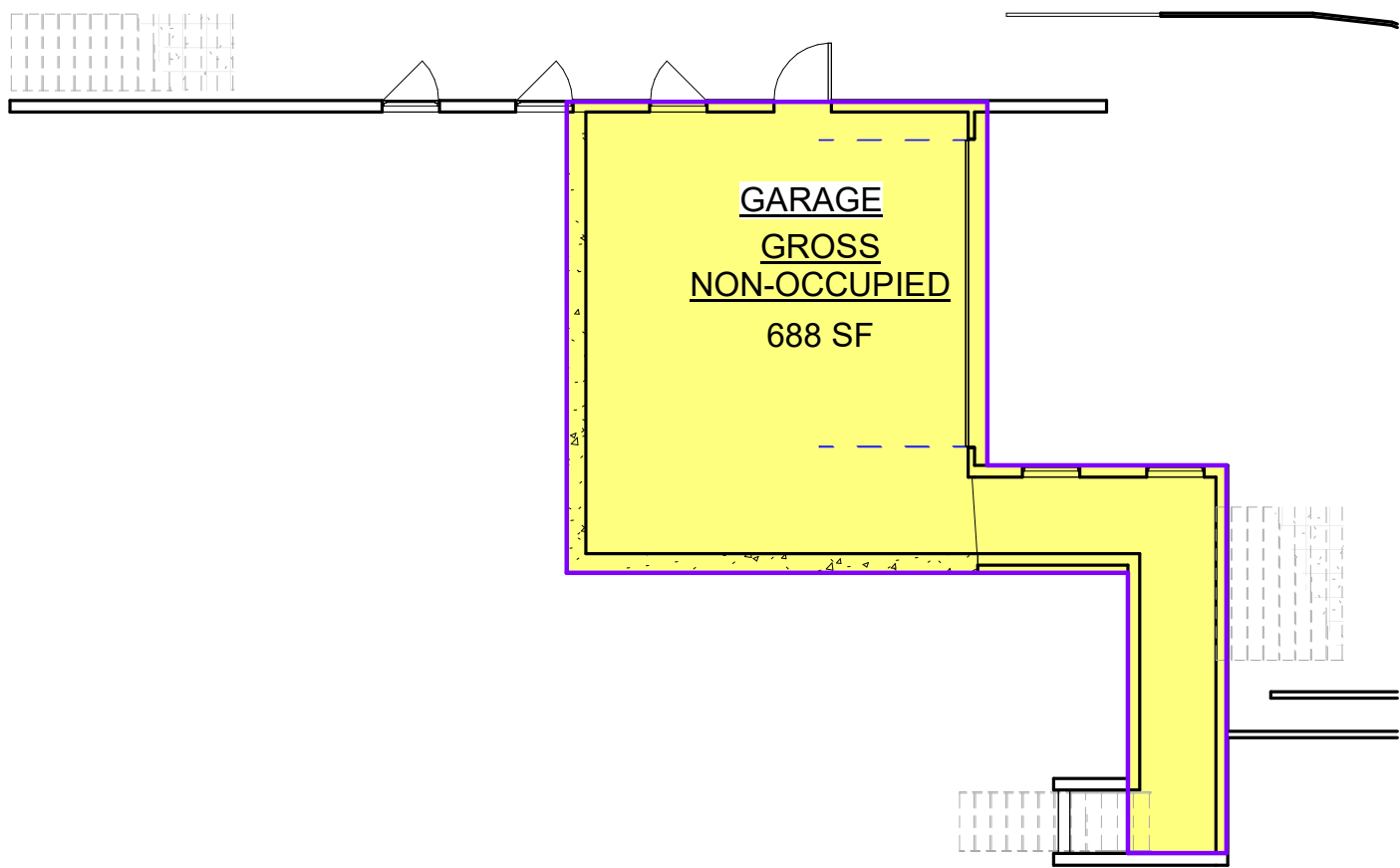
GROSS BUILDING AREA SCHEDULE		
Level	Name	Area
GARAGE	GROSS NON-OCCUPIED	688 SF
FIRST FLOOR	GROSS OCCUPIABLE	3252 SF
FIRST FLOOR	GROSS NON-OCCUPIED	442 SF
SECOND FLOOR	GROSS OCCUPIABLE	1581 SF
TOTAL AREA		5963 SF
TOTAL OCCUPIED HOUSE AREA		4833 SF



③ SECOND FLOOR
1" = 10'-0"



② FIRST FLOOR
1" = 10'-0"



① GARAGE
1" = 10'-0"

VISTA SPRING RESIDENCE

AREA PLANS

Project number P-SD23-0005
Date 02/02/2021

A05

Scale 1" = 10'-0"



Architect
PhanTom Architecture Studio
740 Mandana Blvd
Oakland, CA 94610
Contact: Michael R Tom, AIA
Phone: 415.857.5592
e-mail: mtom@phantomarchitecture.com

Civil Engineer
Nazareth Engineering
17821 Lassen St #242
Los Angeles, CA 91325
Contact: Yonas Misgina, PE
Phone: 818.399.9135
email: info@nazarethcivil.com

Geotechnical Engineer
Achievement Engineering Corp
2455 Automnvalle Drive, Unit E
San Jose, CA 95131
Contact: Sadaf M Safaai
Phone: 408.217.9174
email: info@achieveneg.com

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VISTA SPRING RESIDENCE

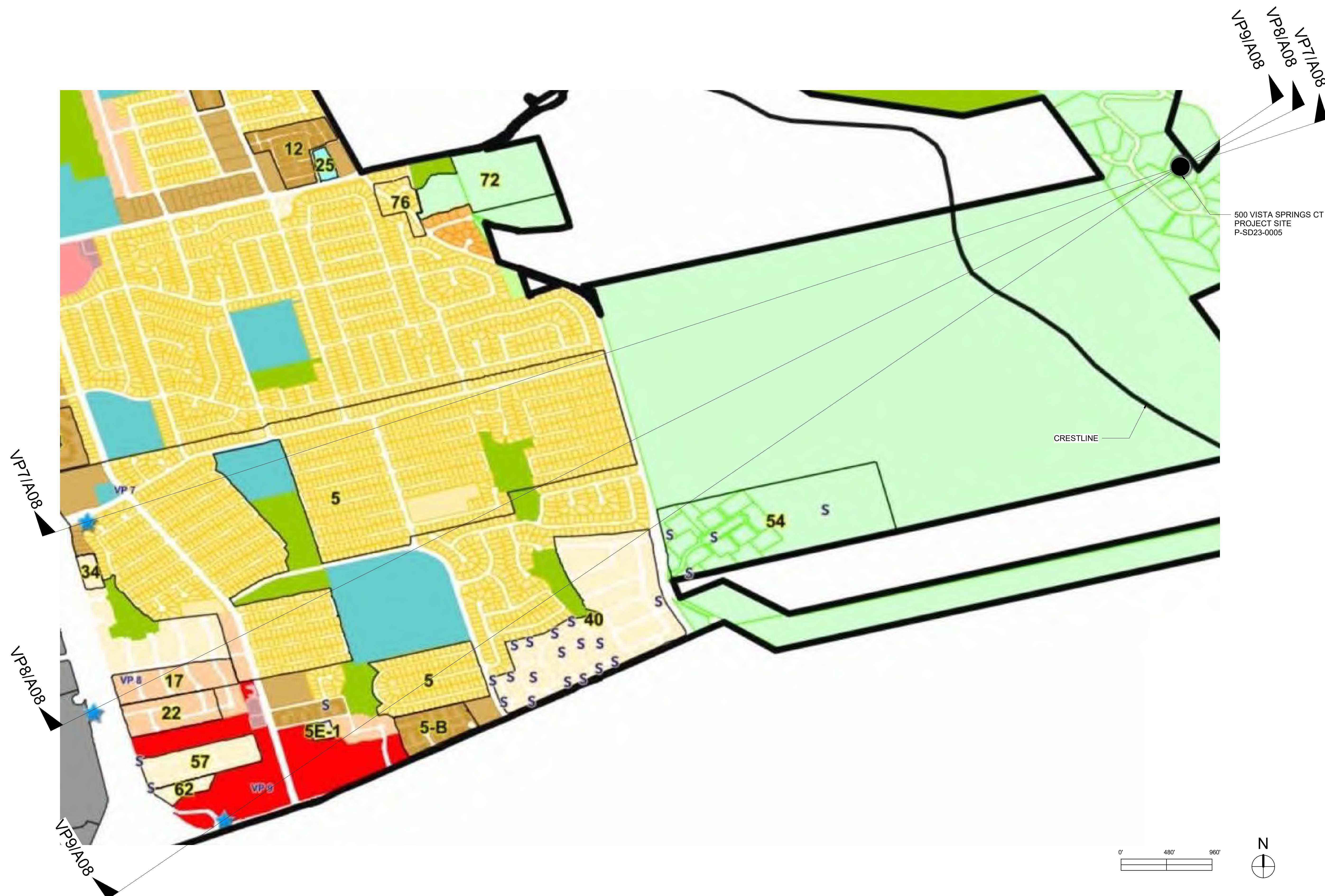
CRESTLINE KEY PLAN

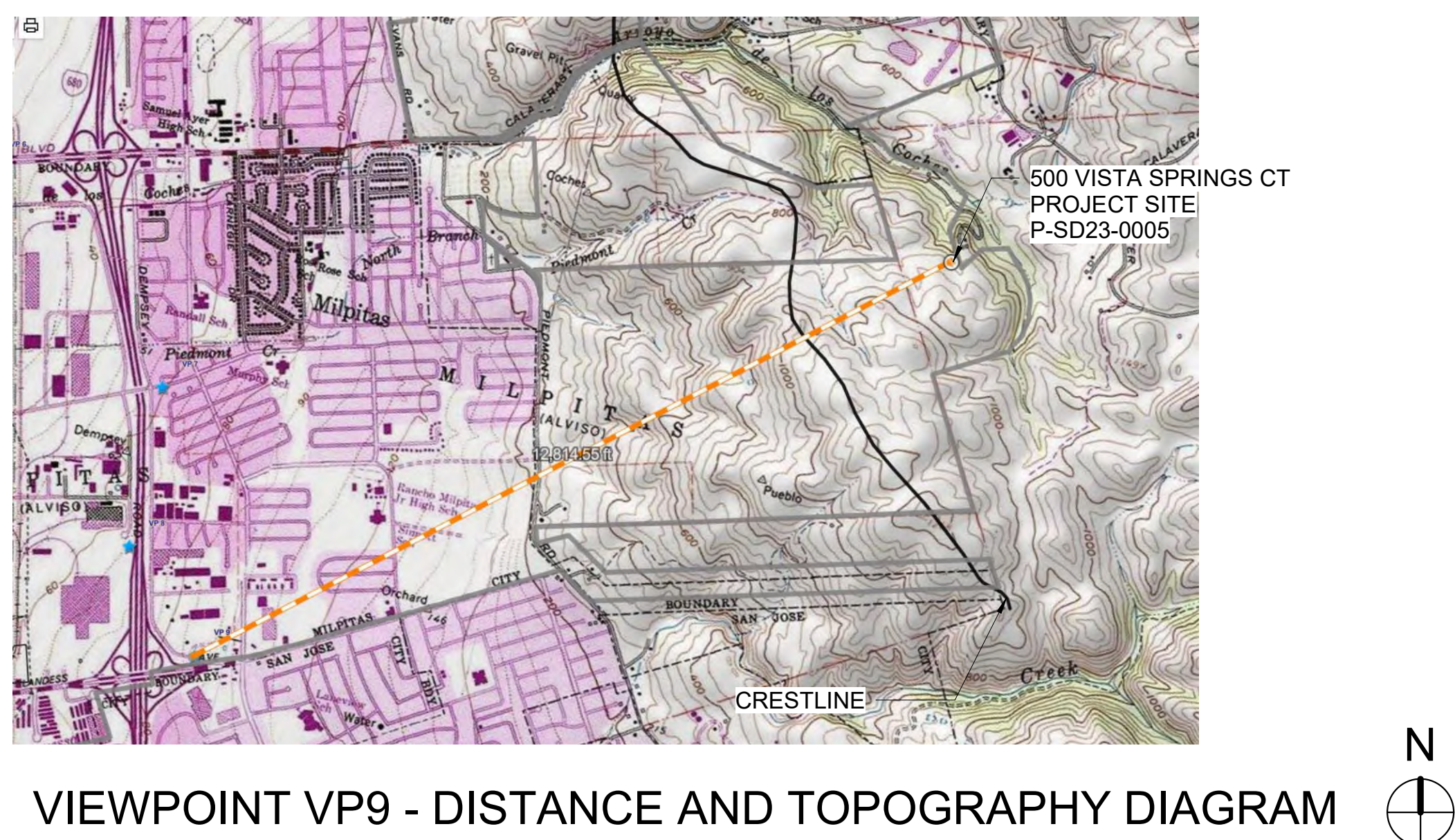
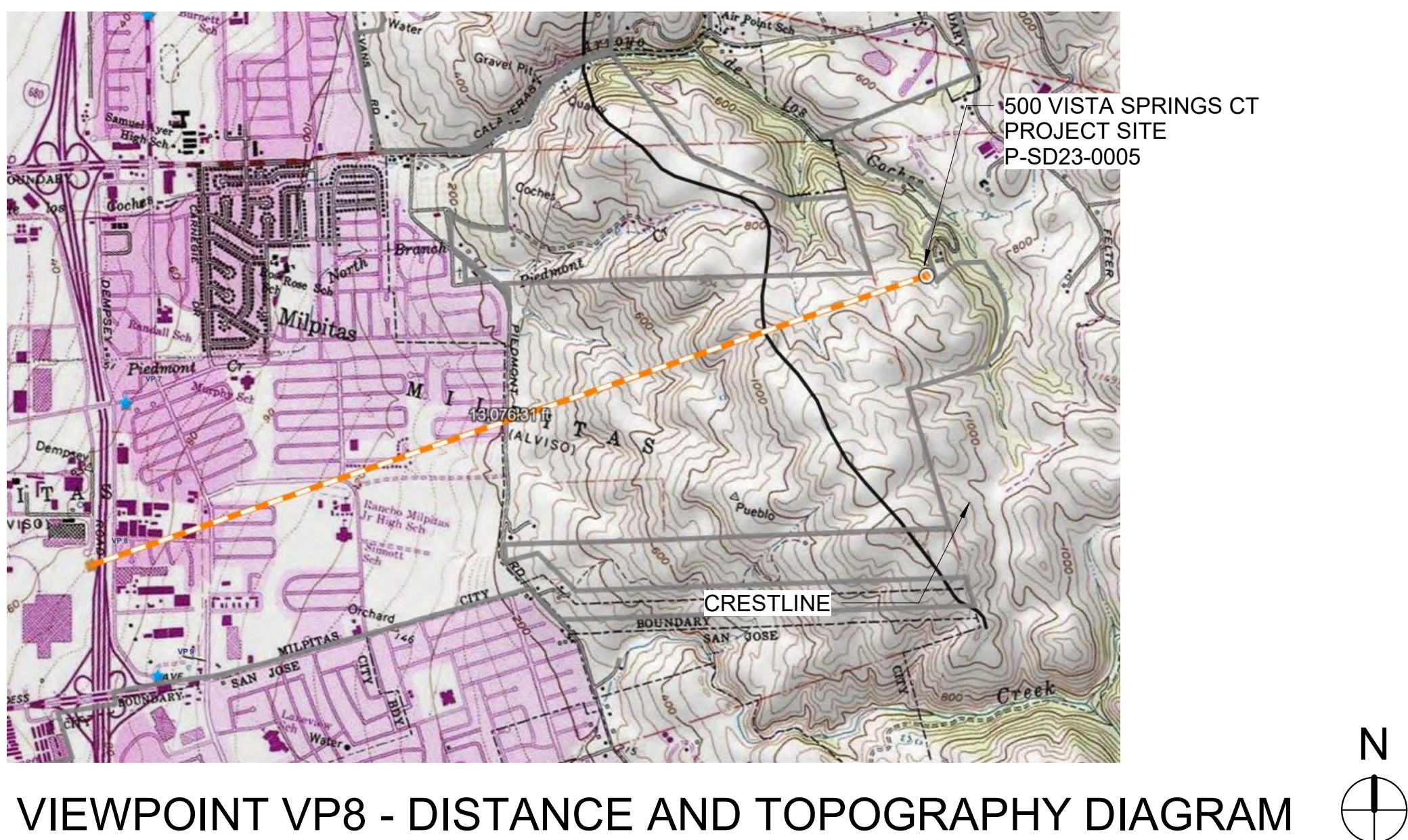
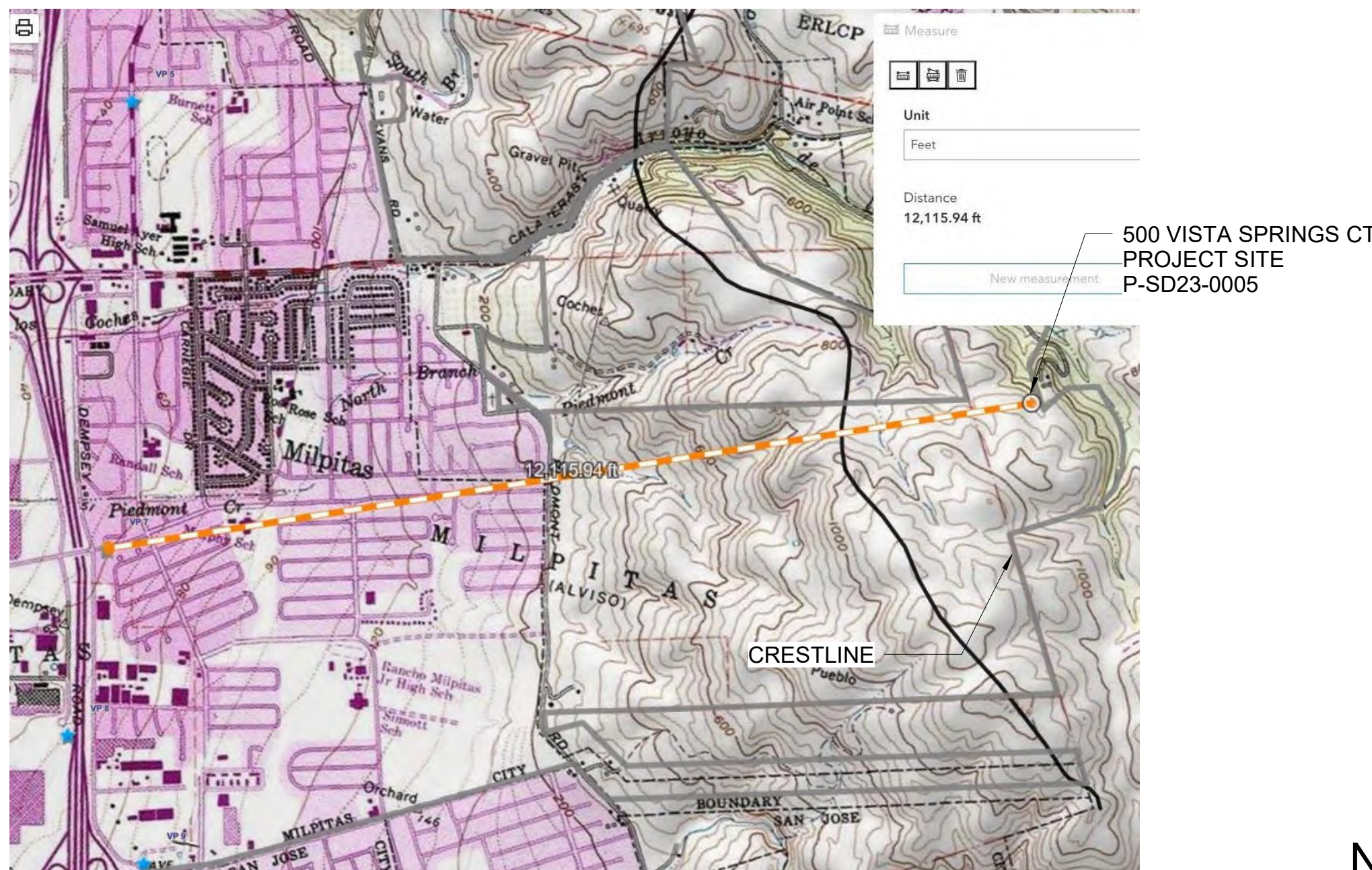
Project number	P-SD23-0005
Date	02/02/2021

A06

Scale	1" = 40'-0"
-------	-------------

11/29/2023 3:53:17 PM





Owner
409 Heath Street
Milpitas, CA 95035
Contact: John Pol & Sokmean Nuon
Phone: 650.823.5883
e-mail: johnpol@gmail.com

Architect
PhanTom Architecture Studio
740 Mandana Blvd
Oakland, CA 94610
Contact: Michael R Tom, AIA
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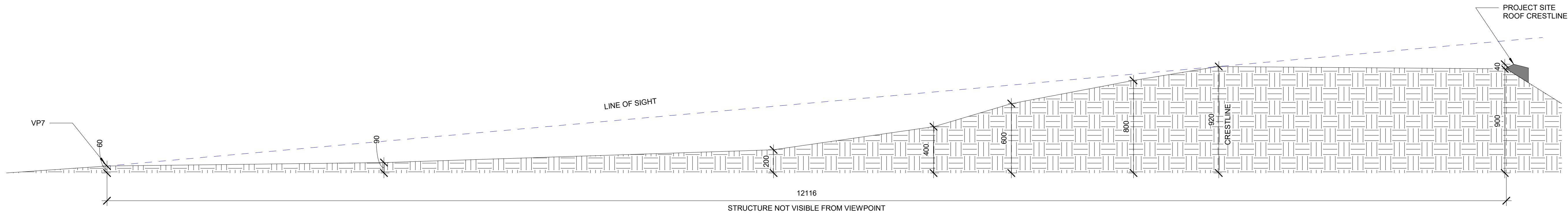
Civil Engineer
Nazareth Engineering
17821 Lassen St #242
Los Angeles, CA 91325
Contact: Yonas Misgina, PE
Phone: 818.399.9135
email: info@nazarethcivil.com

Geotechnical Engineer
Achievement Engineering Corp
2455 Automnvalle Drive, Unit E
San Jose, CA 95131
Contact: Sadaf M Safaai
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NOT FOR CONSTRUCTION

[illegible]

VISTA SPRING RESIDENCE	
CRESTLINE VIEW DIAGRAMS	
Project number	P-SD23-0005
Date	02/02/2021
A07	
Scale	





VIEW FROM STREET



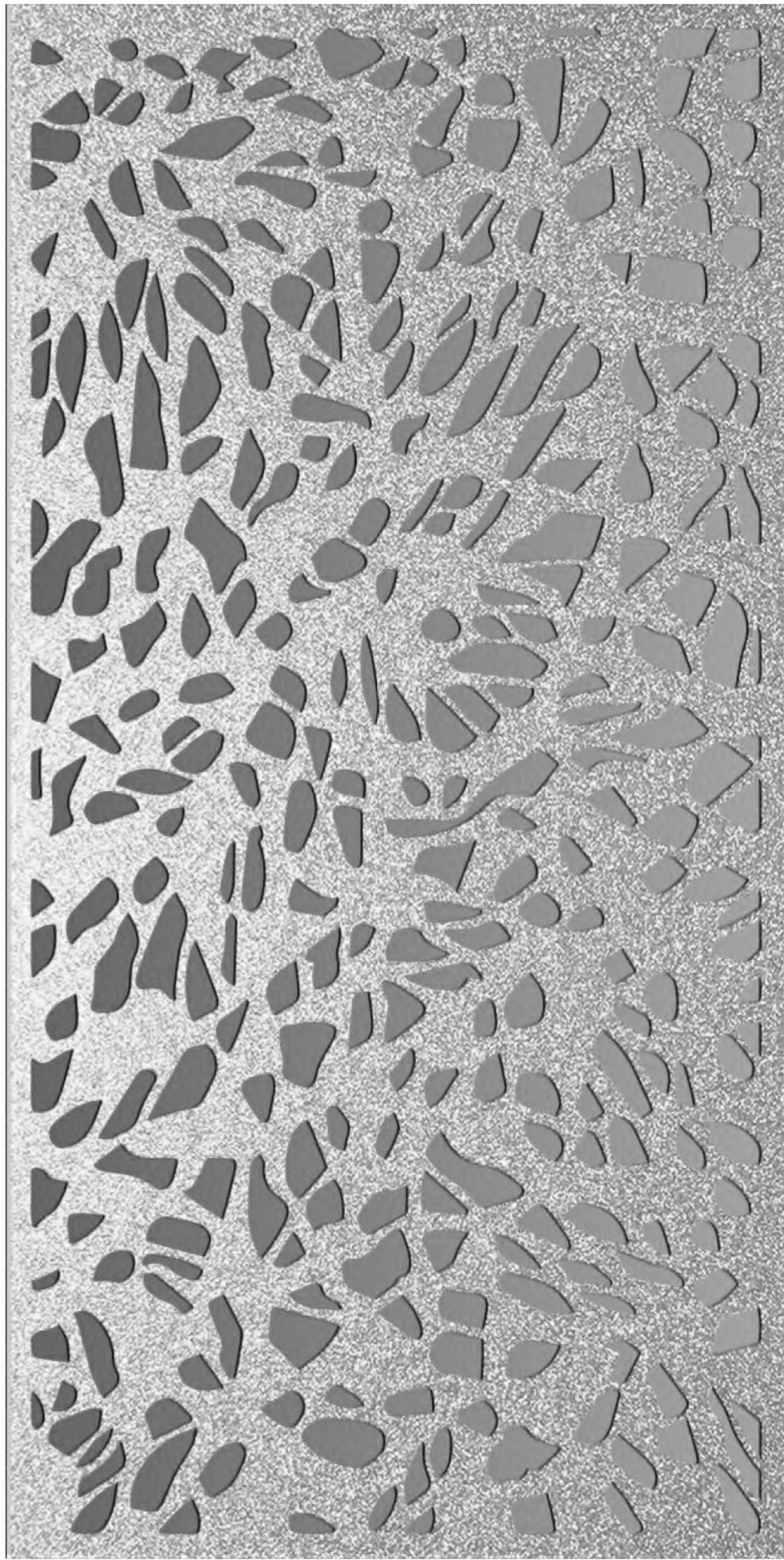
VIEW FROM POOL DECK



VIEW TOWARDS STREET



BRONZE COLOR FIBERGLASS
WINDOW FRAME



DRIVEWAY GUARD RAILING TO BE
PATTERNED METAL PANELS - 75%
TRANSPARENCY
COMPLIANT W/ OPENWORK DESIGN



PAINTED CEMENT STUCCO SIDING
OLD PARCHMENT



STONE VENEER WALL
HEWN STONE



COMPOSITE ASPHALT SHINGLE
ROOF



GRAY PAINTED BOARD AND
BATTEN SIDING

phantomarchitecture
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Achievement Engineering Corp
2455 Automnvalle Drive, Unit E
San Jose, CA 95131
Contact: Sadaf M Safaai
Phone: 408.217.9174
email: info@achievg.com

NOT FOR CONSTRUCTION

No.	Description	Date
	PLANNING	04/07/2023
	PLANNING	11/02/2023
	PLANNING	11/30/2023

VISTA SPRING RESIDENCE	
MATERIAL BOARD	
Project number	P-SD23-0005
Date	02/02/2021
A09	
Scale	

NOT FOR CONSTRUCTION

[illegible]

VISTA SPRING RESIDENCE

NEIGHBORHOOD CONTEXT

Project number	P-SD23-0005
Date	02/02/2021

A10

Scale	1" = 50'-0"
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1/29/2023 3:53:09 PM



1 SITE PLAN OVERALL
1" = 50'-0"



[illegible]

VISTA SPRING RESIDENCE

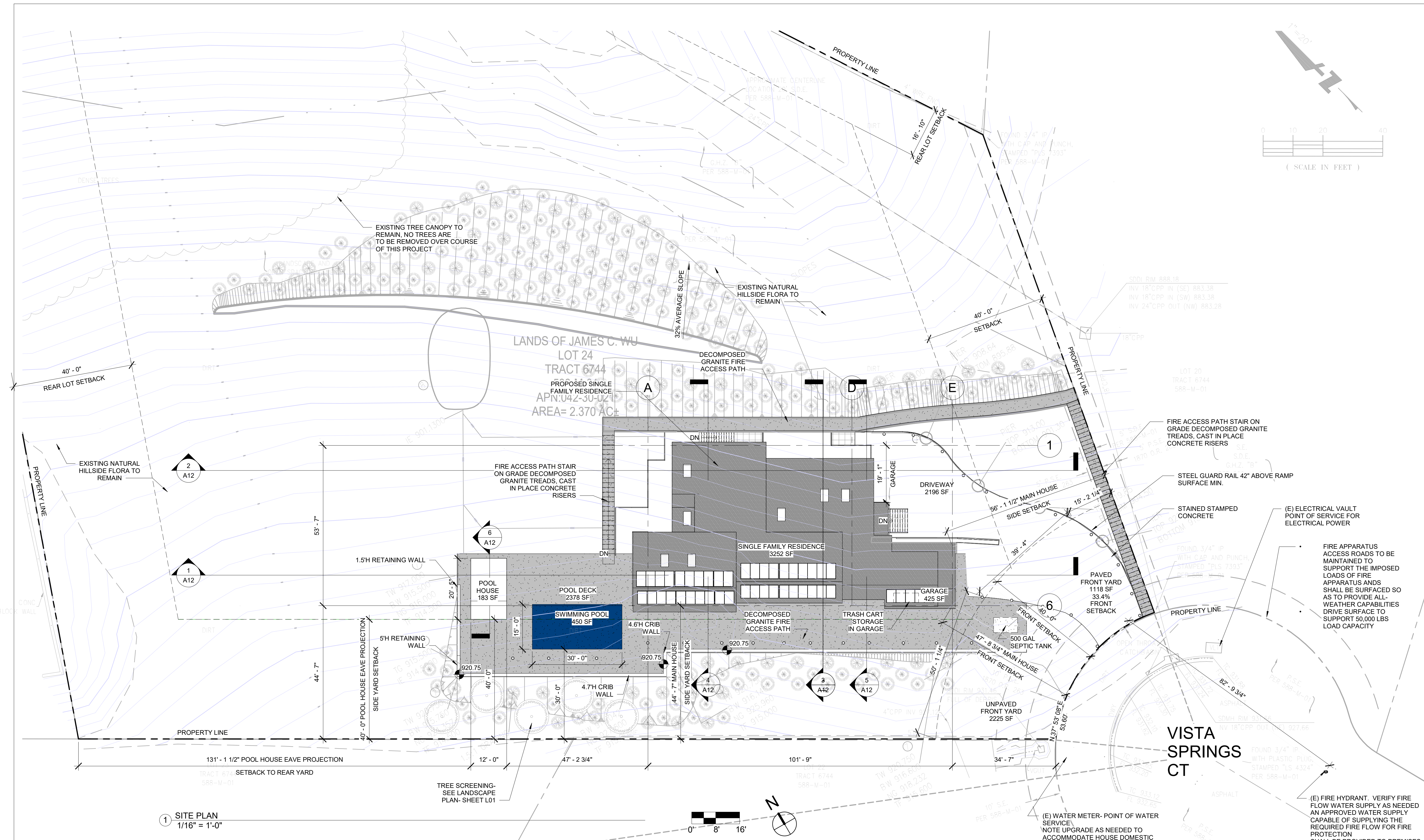
SITE PLAN

Project number	P-SD23-0005
Date	02/02/2021

A11

Scale	As indicated
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1/29/2023 3:53:12 PM



APN	4230021	
PROPOSED HOUSE AREA:		
	SUB FLOOR GARAGE	688 SF
	MAIN FLOOR	3252 SF
	UPPER FLOOR GARAGE	442 SF
	UPPER FLOOR	1581 SF
	TOTAL	5,963 SF (<6,000 SF MAX)
SEE AREA PLANS SHEET A05		
EXISTING LOT AREA:		103,219 SF
LOT SITE COVERAGE: (3252 SF + 442 SF + 183 SF)		3,877 SF HOUSE (3.8%)
FRONT YARD COVERAGE		
	FRONT YARD LINE (AT PROPERTY LINE)	53'-7" +/-
	GARAGE WIDTH	24'-9"
	PAVED DRIVE AISLE WIDTH AT PUBLIC ROW	23'-8"

ZONING TYPE	R1-H HILLSIDE RESIDENTIAL
EXISTING USE:	EMPTY LOT
OPEN SPACE REQUIREMENTS:	NO
ADDITIONAL PARKING :	6-POTENTIAL BEDROOMS 6 CAR STALLS REQUIRED
PARKING SPACES PROPOSED:	4-GARAGE STALLS 2-UNCOVERED STALLS

TOTAL REAR YARD SQUARE FOOTAGE	96286 SF
PROPOSED ACCESSORY STRUCTURE AREA	183 SF
PERCENT OF YARD	183 SF / 96286 SF= 1%

AVERAGE LAND AREA PER DWELLING (a) = 3749 SF
AVERAGE SLOPE (S) = 30%

(a) = 1/0.121875 - 0.0021875(S)

(S) = 30%

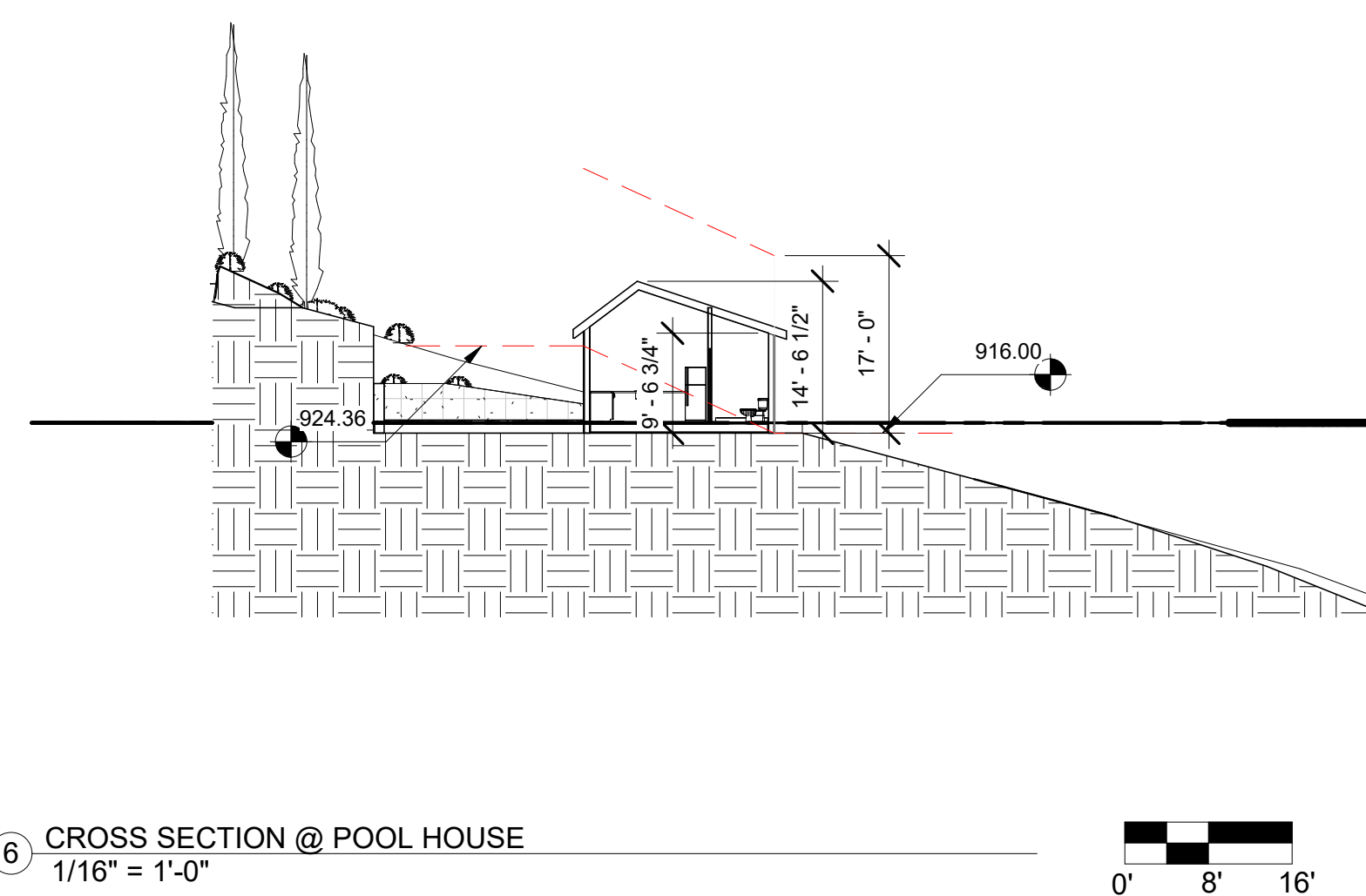
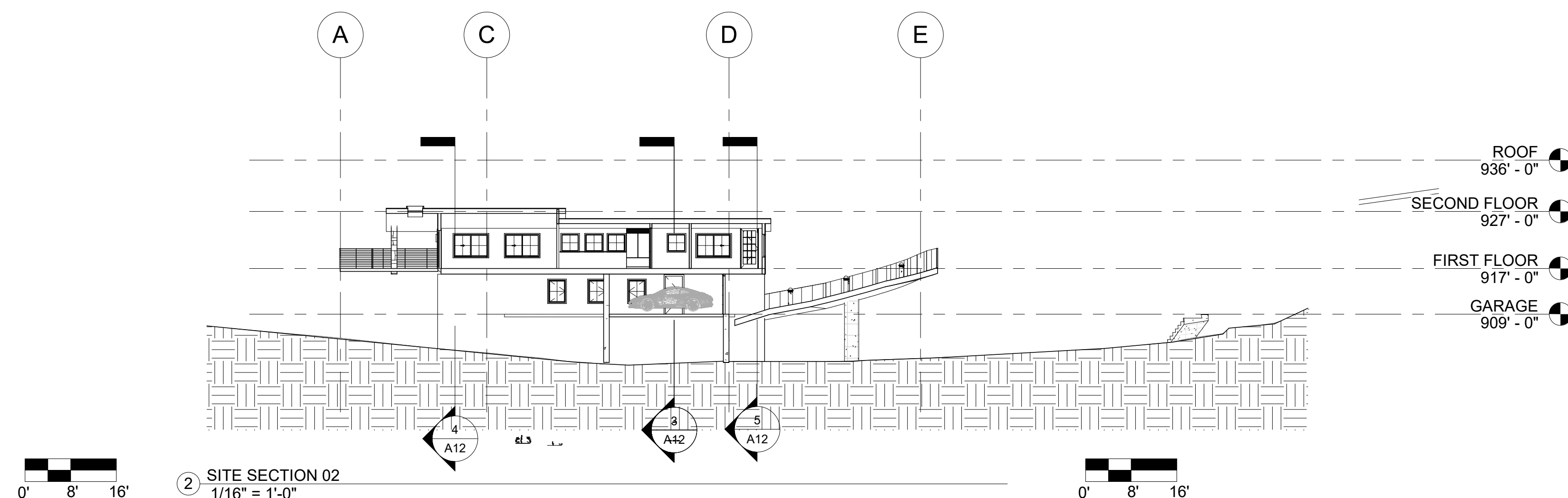
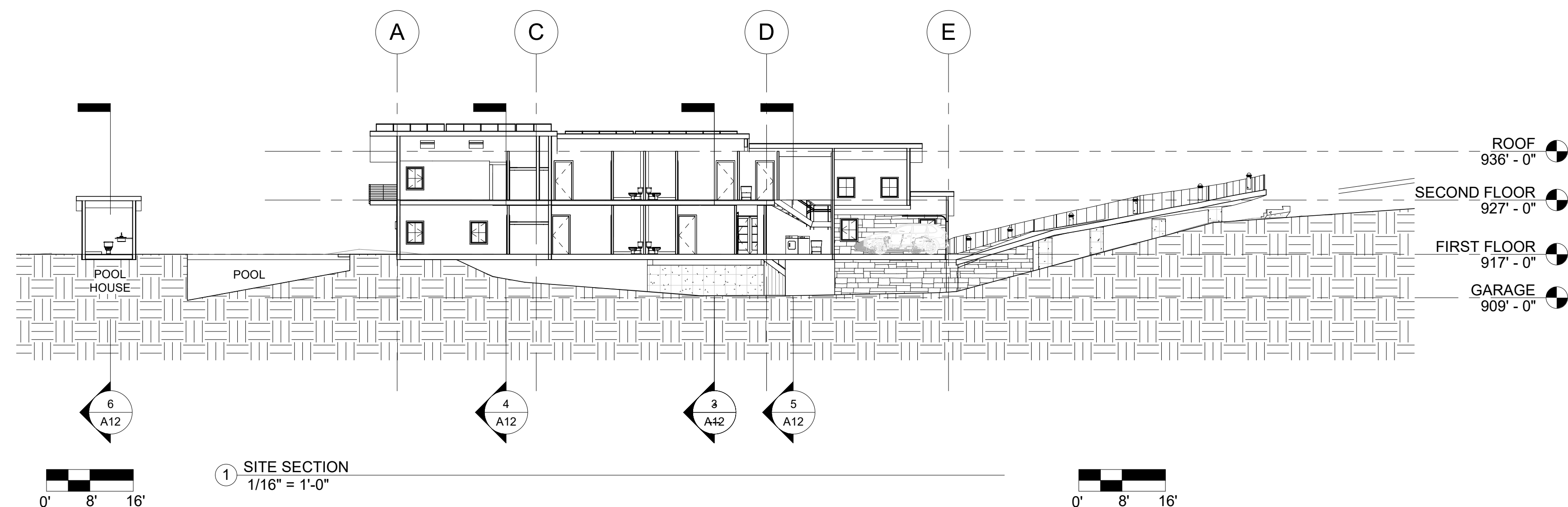
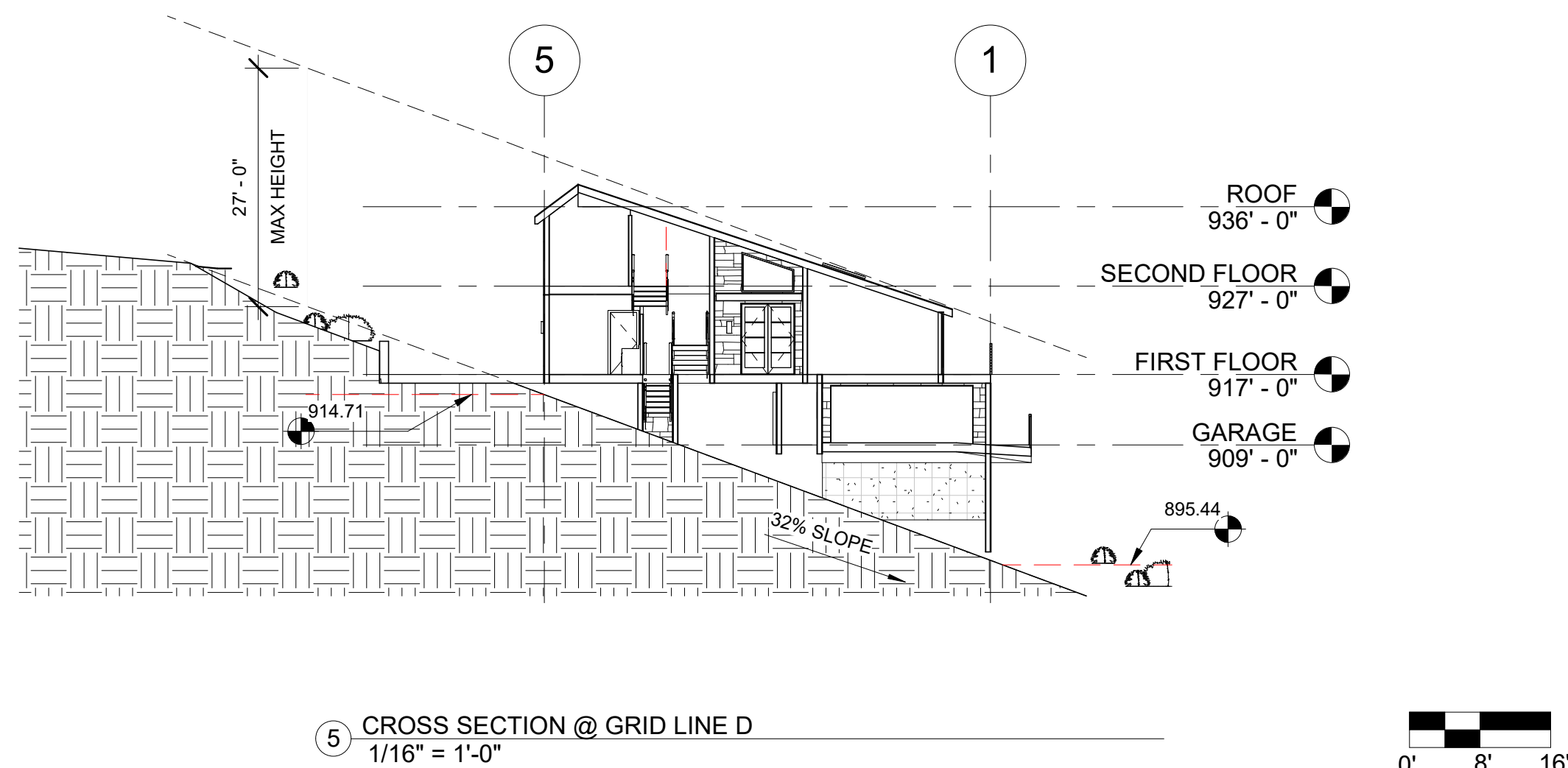
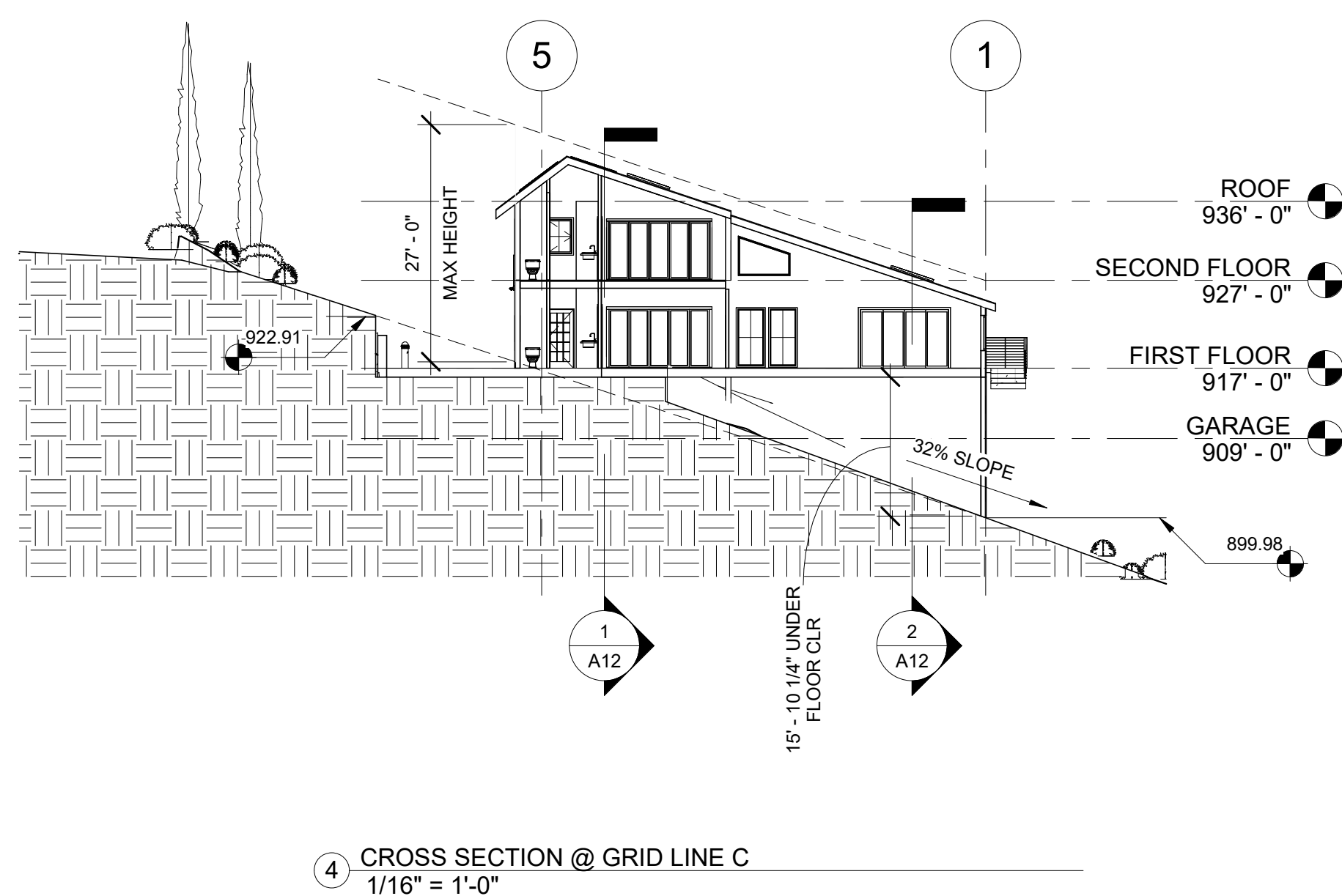
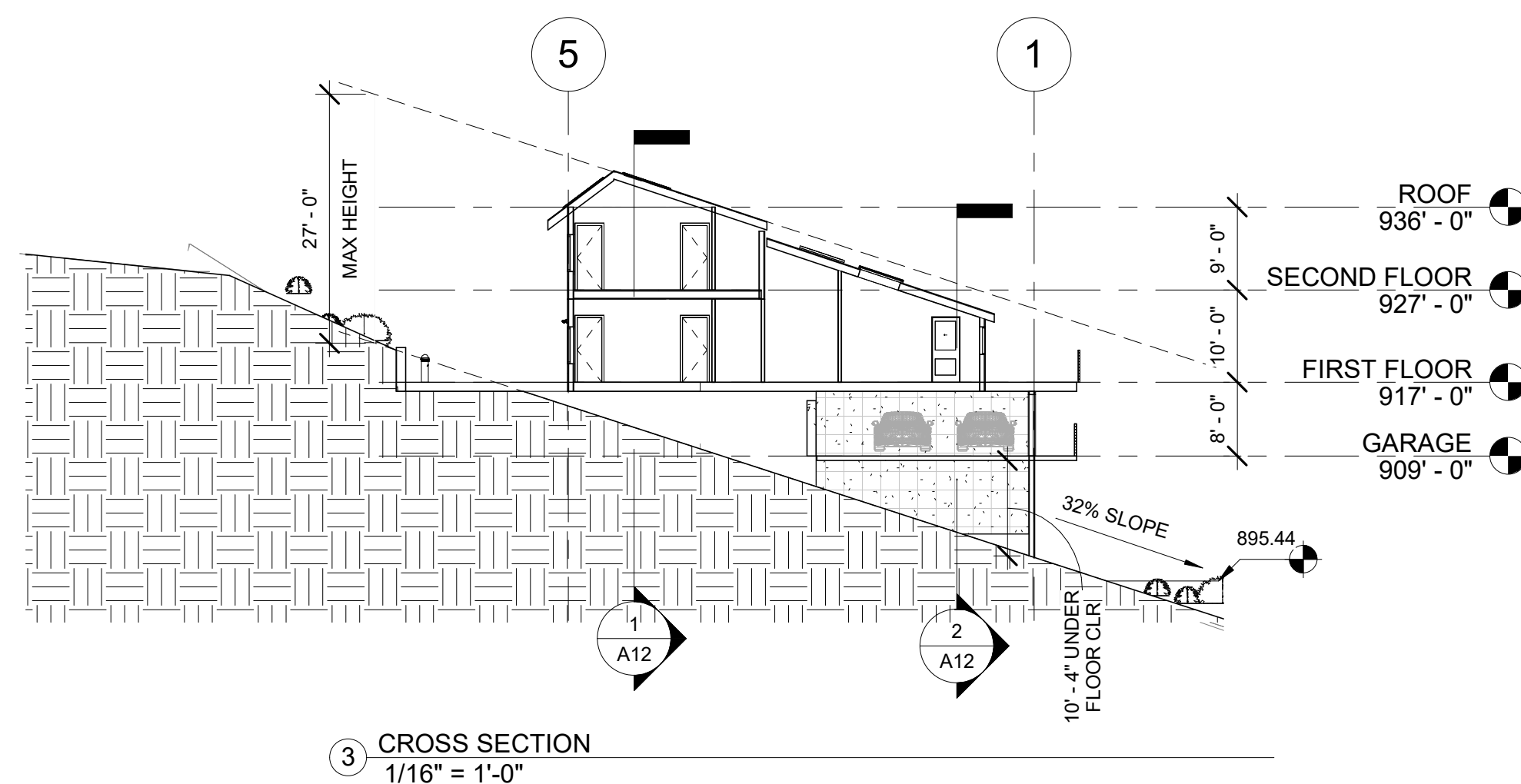
(a) = 1/0.121875 - 0.0021875(30%)
= 8.21 - 0.00065625
= 8.20 acres

EXISTING LOT AREA 2.36 acres

NOT FOR CONSTRUCTION

[illegible]

VISTA SPRING RESIDENCE	
SITE SECTIONS	
Project number	P-SD23-0005
Date	02/02/2021
A12	
Scale	1/16" = 1'-0"



[illegible]

PERMEABLE IMPERMEABLE
DIAGRAM

Project number	P-SD23-0005
Date	02/02/2021

A13

Scale	1" = 20'-0"
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NOT FOR CONSTRUCTION

11/29/2023 3:53:26 PM





DATE: August 30, 2023

TO: Randy Bacz, Associate Planner

FROM: Joel Gozan, Fire Protection Engineer

SUBJECT: NEW HILLSIDE HOME

A new single-family home proposed to be located at 500 Vista Springs Ct. The design is comprised of 5,946 SF three (3) story home, with a 688 SF 1st floor garage, 3,677 SF and a 1,581 SF 3rd floor and detached pool house.

500 VISTA RIDGE DR

P-SD23-0005

1. **Electronic documents.** The fire code official may require electronic base documents for all construction documents and operational permits. The fire code official shall designate the software base format for the electronic documents. CFC Section 106.2.1, added by MMC Section V-300-2.28, and CFC Section 106.1.1
2. **Automatic Fire Sprinkler Requirements.** An automatic sprinkler system shall be provided throughout the new dwellings (main and guest), inclusive of basements and garages. Milpitas Municipal Code Section V-300-2.69, CFC Section 903.2.8
3. **Fire Department access.** Sheets A-11 shows an acceptable Fire Dept. apparatus access. Driveway is not part of the fire apparatus access road. Fire apparatus access roads shall be provided for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building. Fire apparatus access shall meet the following:

8. R Occupancy - Smoke Alarm. Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72.

NOT FOR CONSTRUCTION

[illegible]

VISTA SPRING RESIDENCE	
CONDITIONS OF APPROVAL	
Project number	P-SD23-0005
Date	02/02/2021
A18	
Scale	

NOT FOR CONSTRUCTION

[illegible]

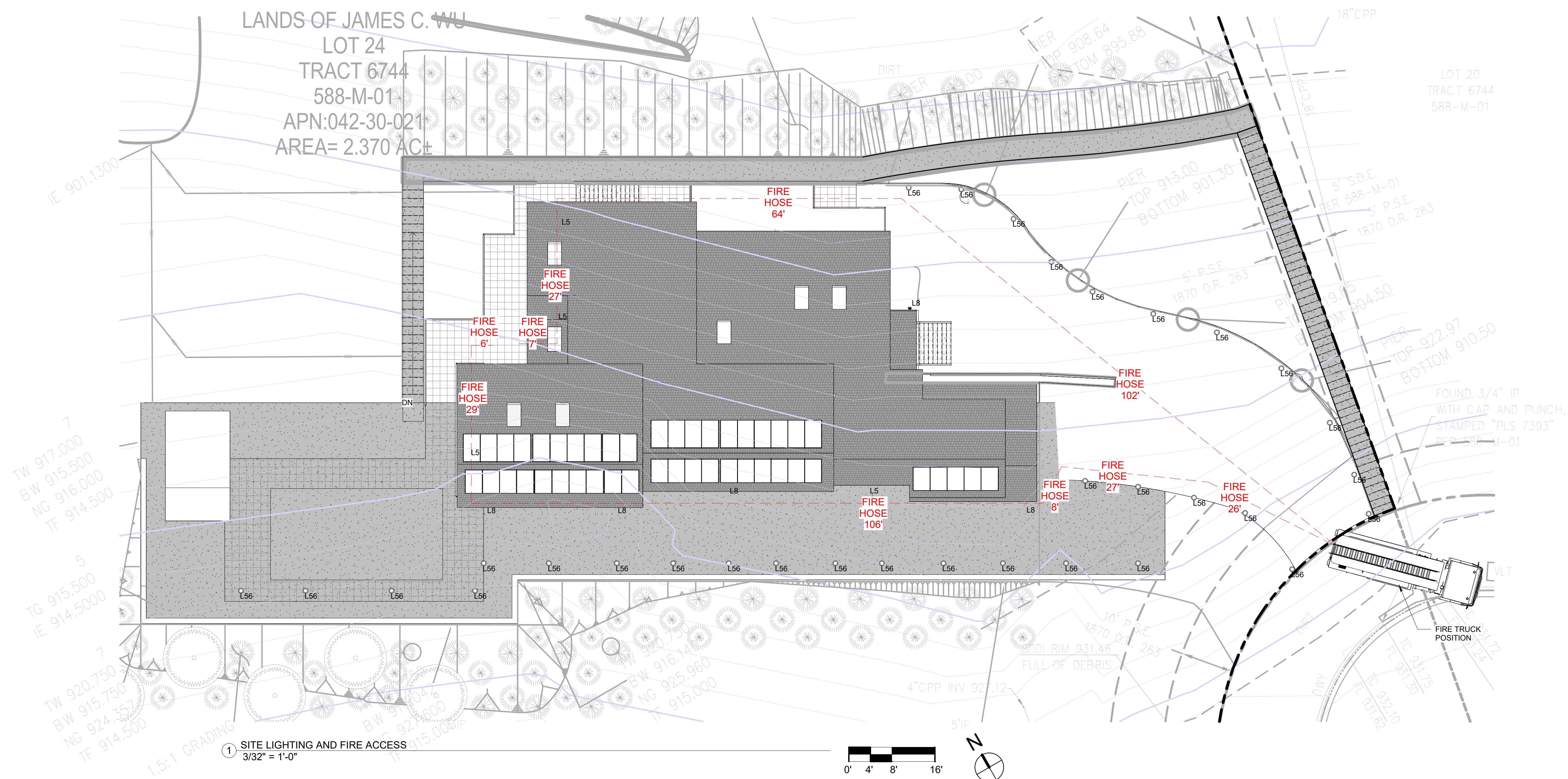
VISTA SPRING RESIDENCE

SITE LIGHTING AND FIRE ACCESS PLAN

Project number	P-SD23-0005
Date	02/02/2021

A19

Scale	As indicated
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SITE LIGHTING LEGEND

-  L5 WALL SCONCE- EXTERIOR SWITCH INTEGRAL MOTION & DAYLIGHT SENSOR ACTIVATED
-  L8 SECURITY FLOOD LIGHT- MOTION SENSOR ACTIVATED
-  L54 - 18" SURFACE LIGHT
-  L55 - 18" POLE LIGHT
-  L56 - BOLLARD LIGHT

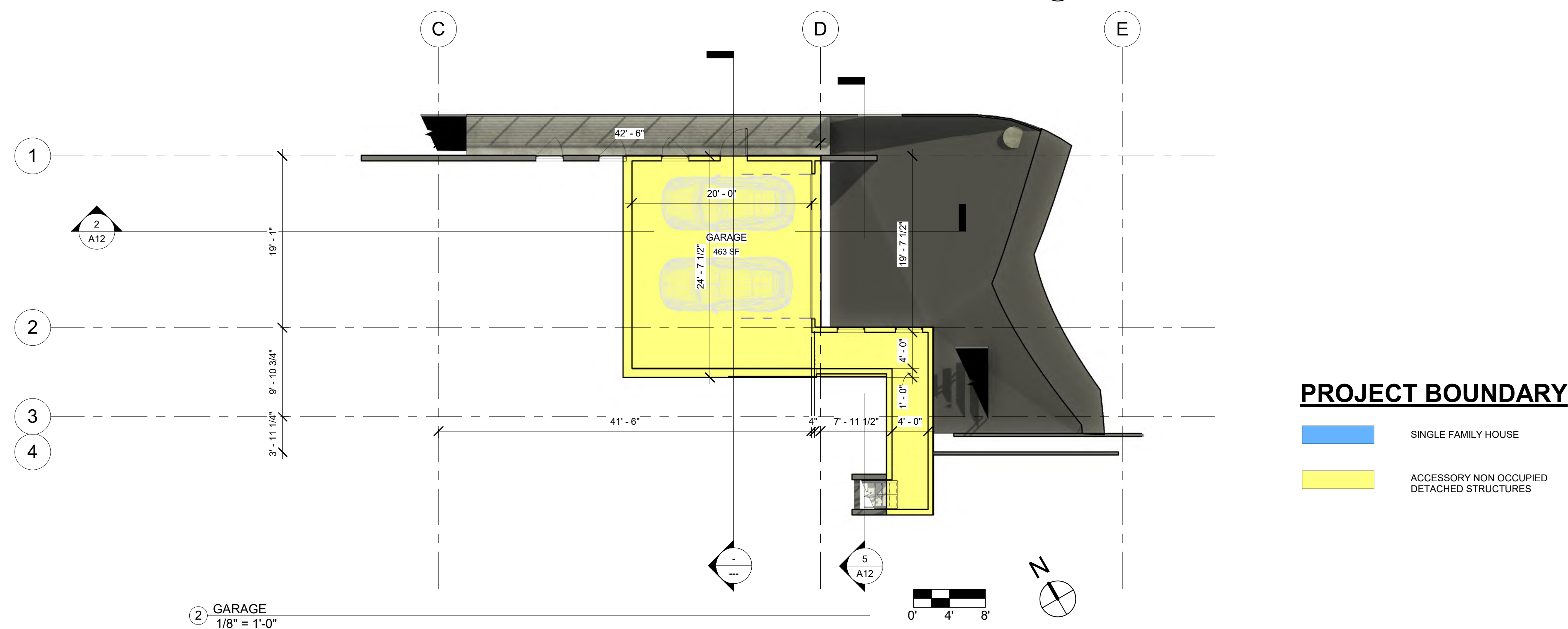
OUTDOOR LIGHTING TO HAVE MINIMUM WATTAGE TO SAFELY ILLUMINATE THE AREA. OUTDOOR LIGHT SOURCES TO BE SHIELDED AND TO NOT BE VISIBLE OFF-SITE. THIS DOES NOT PERTAIN TO MOTION-INDUCED/ACTIVATED OR MOTION-SENSOR SECURITY-TYPE LIGHTS.



NOT FOR CONSTRUCTION

[illegible]

VISTA SPRING RESIDENCE	
FLOOR PLANS	
Project number	P-SD23-0005
Date	02/02/2021
A21	
Scale	As indicated





Architect
PhanTom Architecture Studio
740 Mandana Blvd
Oakland, CA 94610
Contact: Michael R Tom, AIA
Phone: 415.857.5592
e-mail: mtom@phantomarchitecture.com

Civil Engineer
Nazareth Engineering
17821 Lassen St #242
Los Angeles, CA 91325
Contact: Yonas Misgina, PE
Phone: 818.399.9135
email: info@nazarethcivil.com

Geotechnical Engineer
Achievement Engineering Corp
2455 Automnvalle Drive, Unit E
San Jose, CA 95131
Contact: Sadaf M Safaai
Phone: 408.217.9174
email: info@achievenq.com

1 SECOND FLOOR PLAN
1/8" = 1'-0"

0' 4' 8'

N

[illegible]

 SINGLE FAMILY HOUSE

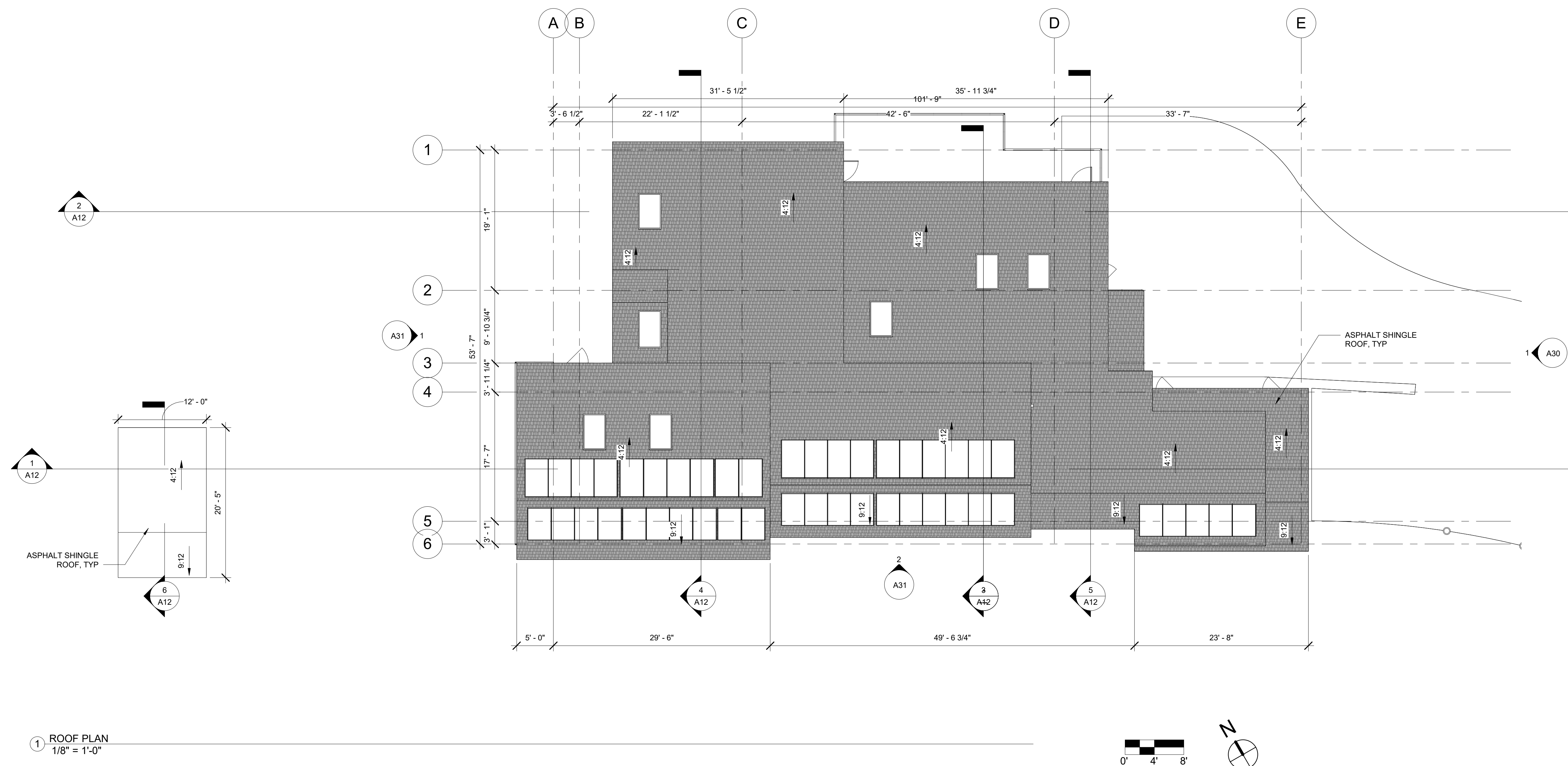
 ACCESSORY NON OCCUPIED
DETACHED STRUCTURES

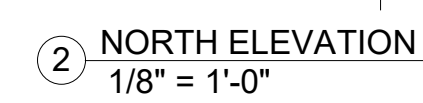
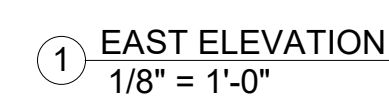
FLOOR PLAN

Project number	P-SD23-0005
Date	02/02/2021

A22

Scale	As indicated
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[illegible]



GRADING PLAN
IN THE TOWN OF MILPITAS
STATE OF CALIFORNIA

General Notes

1. A copy of the grading permit and approved grading plans shall be in the possession of a responsible person and available at the site at all times.
2. Any modifications of, or changes to, approved grading plans shall be approved by the City Engineer prior to implementation in the field.
3. All graded sites shall have drainage swales, berms and other drainage devices approved at the rough grading stage.
4. The Field Engineer shall set drainage stakes for all drainage devices.
5. All storm drain work shall be done under continuous inspection by the Field Engineer. Weekly status reports shall be submitted by the Field Engineer to the Engineering Services Division.
6. Final grading shall be approved before occupancy of buildings will be allowed.
7. Construction of the retaining wall(s) shown on these plans requires a separate permit from the Building & Safety Division.
8. All subdrain outlets shall be surveyed for line and elevation. This shall be shown on the as-built grading plan included in the final geotechnical and geology report.
9. The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall consist of jute netting and effective planting, or other devices satisfactory to the City Engineer.
10. A preventive program to protect the slopes from potential damage from burrowing rodents is required. Owner shall inspect slopes periodically for evidence of burrowing rodents and at first evidence of their existence shall employ an exterminator for their removal.
11. Where necessary, check dams, cribbing, riprap, or other devices or methods shall be employed for erosion control. Jute netting shall be immediately installed on any slopes having a vertical height of seven feet or more and steeper than 3:1 (H:V) to minimize or control erosion problems.
12. Roof drainage shall be diverted from graded slopes.
13. All construction and grading within Storm Drain easement shall be per approved Storm Drain plan.

Additional Grading Notes

- All grading slopes shall be planted and sprinkled.
- A. Standard 12 inch high berm is required at top of all graded slopes.
- B. No fill to be placed, until the city grading inspector has inspected and approved the bottom excavation.
- C. Man-made fill shall be compacted to a minimum relative compaction of 90% max. dry density within 40 feet below finish grade and 93% of max. dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90% of max. dry density) is justified by the soils engineer.
- D. Temporary erosion control to be installed between October 1 and April 15. Obtain Grading Inspector’s and Department of Public Works approval of proposed procedures. [>200 CY]

Inspection Notes

1. The permittee or their agent shall notify the Engineering Services Division at least one working day in advance of required inspections at following stages of the work:

a. Pre-grade item.

b. Initial. When the site has been cleared of vegetation and unapproved fill and it has been scarified, benched or otherwise prepared for fill. No fill shall be placed prior to this inspection.

c. Rough. When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slopes;

d. Final. When grading has been completed; all drainage devices installed; slope planting established, irrigation systems installed and the Record Drawings (As-Built Plans), required statements, and reports have been submitted.
2. In addition to the inspection required by the Engineering Services Division for Regular Grading, reports and statements shall be submitted to the City Engineer Geology and Soils Notes
3. All recommendations included in the consultant's soil and geology reports shall be complied with and are a part of the grading specifications.
4. Grading operations shall be conducted under periodic geologic inspection with monthly inspection reports to be submitted to the Engineering Services Division.
5. The Consulting Geologist shall approve rough grading by final report prior to approval by the City Engineer. The final report shall include an as-built Geologic Map.

Address:

500 Vista Spring Ct, MILPITAS, CA, 95035

Assessor's Parcel Number

4230021

Property Owner

ADU Concepts

Owner's or Responsible Agent's Signature

CUT	FILL	OVER-EX	IMPORT	EXPORT
465 CY	416 CY	0 CY	0 CY	49 CY

LEGAL DESCRIPTION:

MANSFIELDS LINCOLN TRACT LOTS 157 AND LOT 158

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS A SANTA CLARA VALLEY WATER DISTRICT BENCHMARK, BM061, DESCRIBED AS BRASS DISK (STAMPED S.C.V.W.D. BM-61) ON CONCRETE BASE OF SIDEWALK'S GUARDRAIL; AT THE SOUTHWEST CORNER OF MARYLINN DRIVE BRIDGE OVER PENITENCIA CREEK. CITY OF MILPITAS.

BASIS OF BEARING:

THE CALCULATED BEARING OF N67°57'54"W, BETWEEN FOUND MONUMENTS, AS SAID MONUMENTS ARE SHOWN ON THAT CERTAIN AMENDED FINAL MAP ENTITLED “TRACT 6744” RECORDED ON JUNE 29, 1988 IN BOOK 588 OF MAPS AT PAGES 1 THROUGH 9, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PREPARED BY: NAZARETH CIVIL
445 S FIGUEROA ST, STE 3137
LOS ANGELES, CA 90071
(818) 399-9135


YONAS MISGINA
REGISTERED ENGINEER

90746
RCE NUMBER

GRADING AND DRAINAGE PLAN

500 Vista Spring Ct.
Milpitas
California 95035

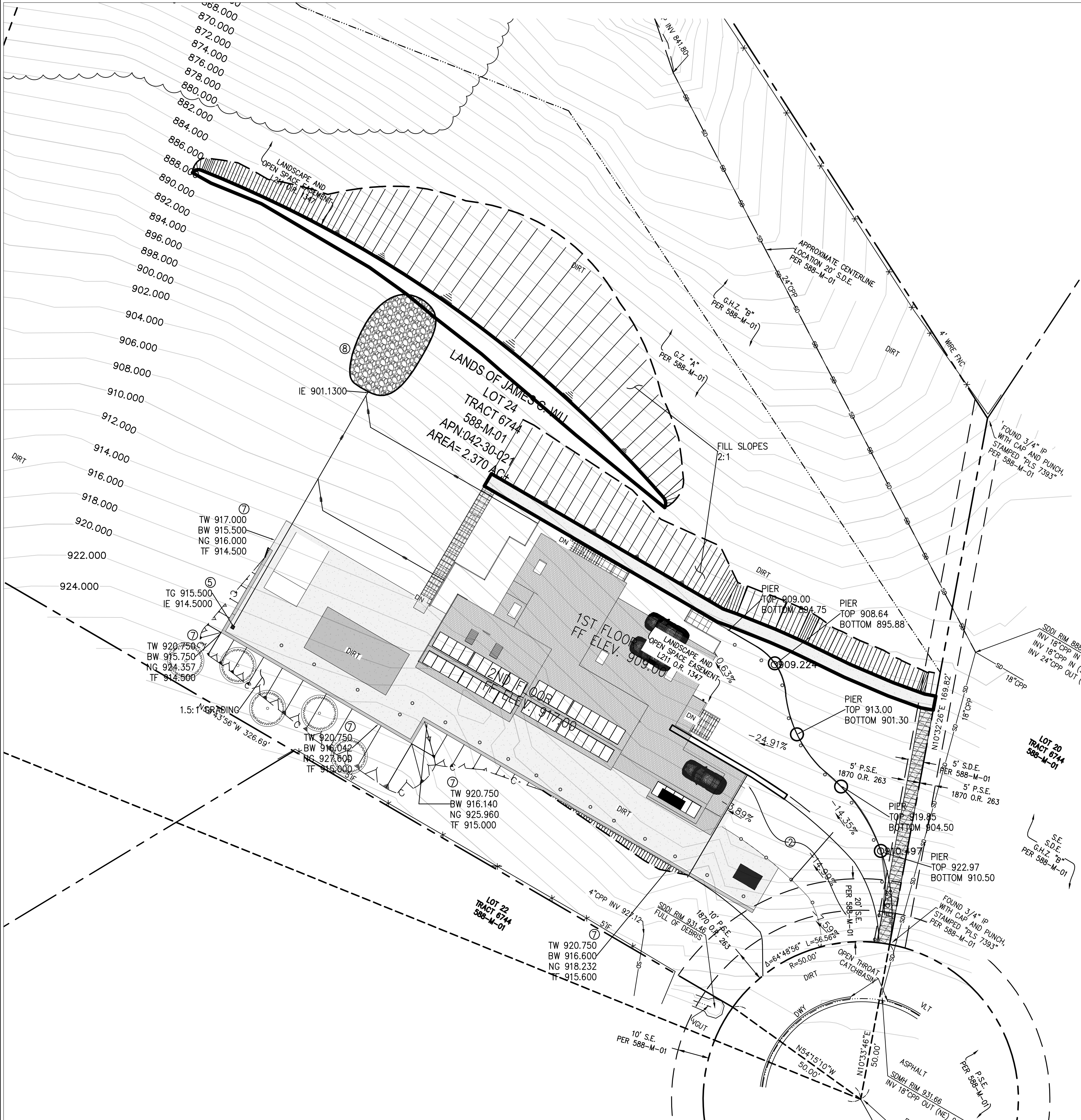
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DATE	-	-	-	-	-
REV	1	2	3	4	5



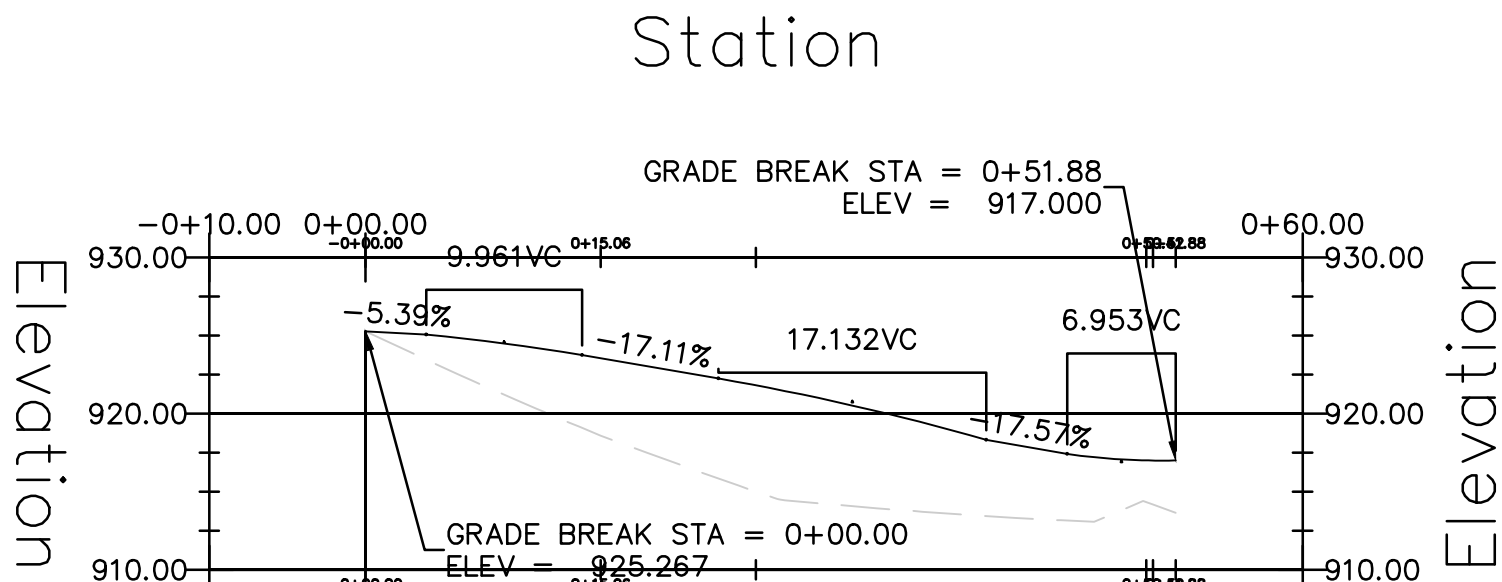
SIGN DATE:
DATE: 07JUN2021
SCALE: AS NOTED
DRAWN BY: YM
CKD BY: YM
PROJECT #:

C-1.0

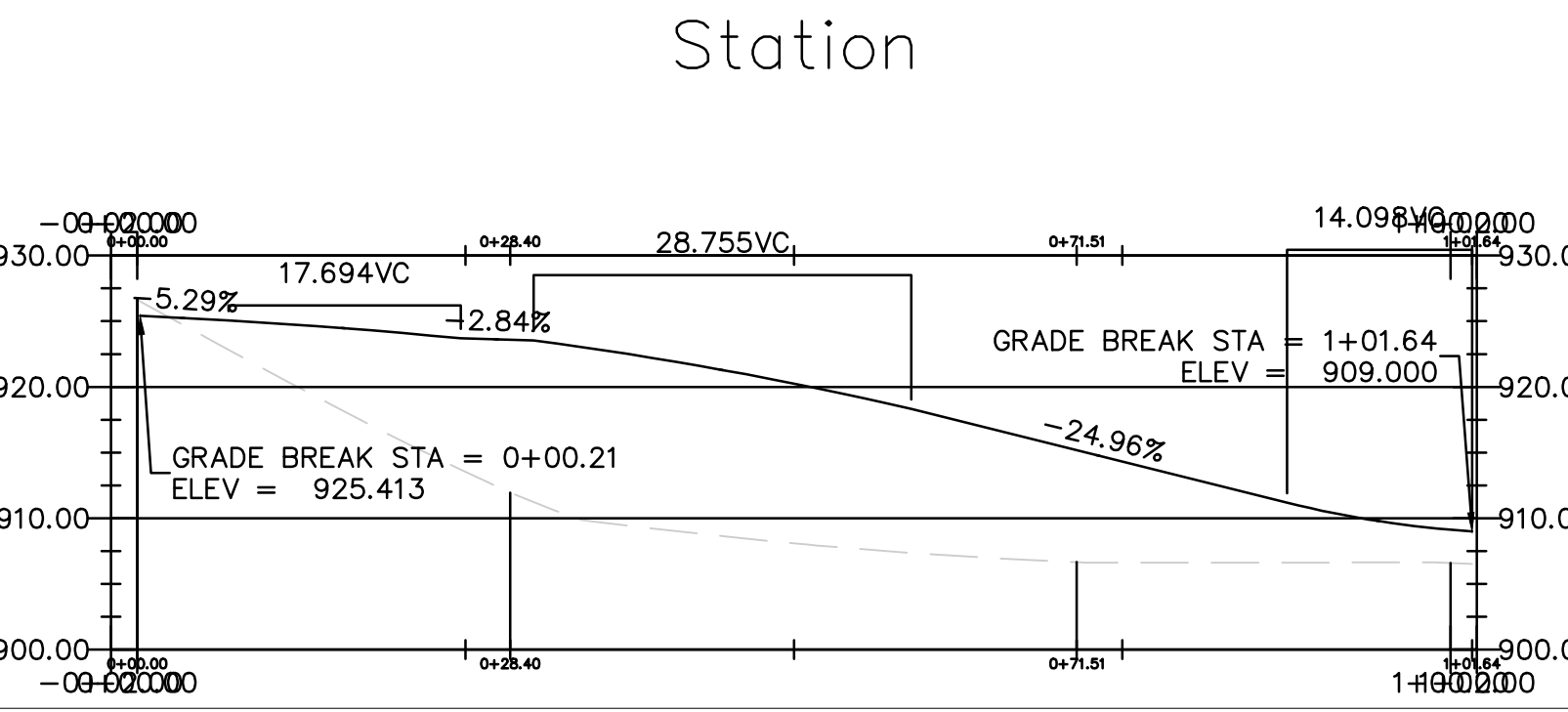
GRADING PLAN
IN THE TOWN OF MILPITAS
STATE OF CALIFORNIA



Profile View of UPPER DW



Profile View of Lower DW



EXISTING IMPERVIOUS AREA = 0 SF
PROPOSED IMPERVIOUS AREA = 9,458 SF < 10,000 SF

NOT A REGULATED PROJECT

SITE DESIGN FEATURES:

- CLUSTER STRUCTURES AND PAVEMENT
- DIRECT ROOF RUNOFF TO VEGETATED AREAS
- PROTECT OPEN SPACE

SOURCE CONTROL FEATURES

- COVERED TRANS ENCLOSURE
- CONNECTION OF DISCHARGES FROM INDOOR WASH WATER, DUMPSTER DRIPS FROM COVERED TRASH ENCLOSURE, SWIMMING POOL WATER AND FIRE SPRINKLER TEST WATER TO THE SEWER SYSTEM

NOTES:

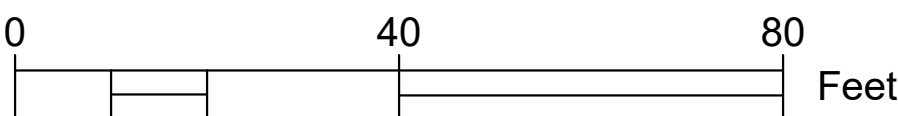
1. ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. NEW BUILDING FOOTPRINT, PAD AND FINISH FLOOR ELEVATIONS PER PLANS
2. NEW DRIVEWAY, 6" CONC. ON 4" C.A.B.
3. ROOF DOWNSPOUT LOCATIONS, CONNECT TO 4" PVC UNDERGROUND DRAINAGE PIPE
4. CONCRETE DRAINAGE SWALE, FLOWLINE PER PLANS
5. 9X9" NDS GRATED INLET OR EQUIVALENT, CONNECT TO 4" PVC UNDERGROUND DRAINAGE PIPE
6. 12" WIDE GRATED TRENCH DRAIN INLET, CONNECT TO 4" UNDERGROUND DRAINAGE PIPE
7. CONCRETE BLOCK RETAINING WALL, HEIGHTS PER PLANS
8. ROCK RIP RAP ENERGY DISSIPATOR, INVERT ELEVATION OF PIPE PER PLANS

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
EASEMENT	---
EASEMENT E.A.E.	---
EASEMENT OPEN SPACE	---
HARDSCAPE	---
NEW CONSTRUCTION LINE	---
NEW BACKYARD PAVING	---
BUILDING LINE	---
BENCHMARK	---
CLEAN OUT	---
GAS METER	---
UTILITY POLE W/ GUY WIRE	---
VALVE	---
CATCH BASIN / DROP INLET	---
WATER METER	---
UTILITY BOX (SIZE VARIES)	---
SIGN	---
POST	---
TREE W/ SIZE AND ELEVATION	---
EXISTING SPOT ELEVATION	---
PROPOSED SPOT ELEVATION	---
CONCRETE	---
FENCE	---
EDGE OF PAVEMENT	---
EDGE DIRT ROAD	---
SINGLE TREE	---
TREES AND BRUSH	---
SANITARY SEWER	---
STORM DRAIN	---
WATER	---
JOINT TRENCH	---



PREPARED BY: NAZARETH CIVIL
445 S FIGUEROA ST, STE 3137
LOS ANGELES, CA 90071
(818) 399-9135


YONAS MISGINA
REGISTERED ENGINEER

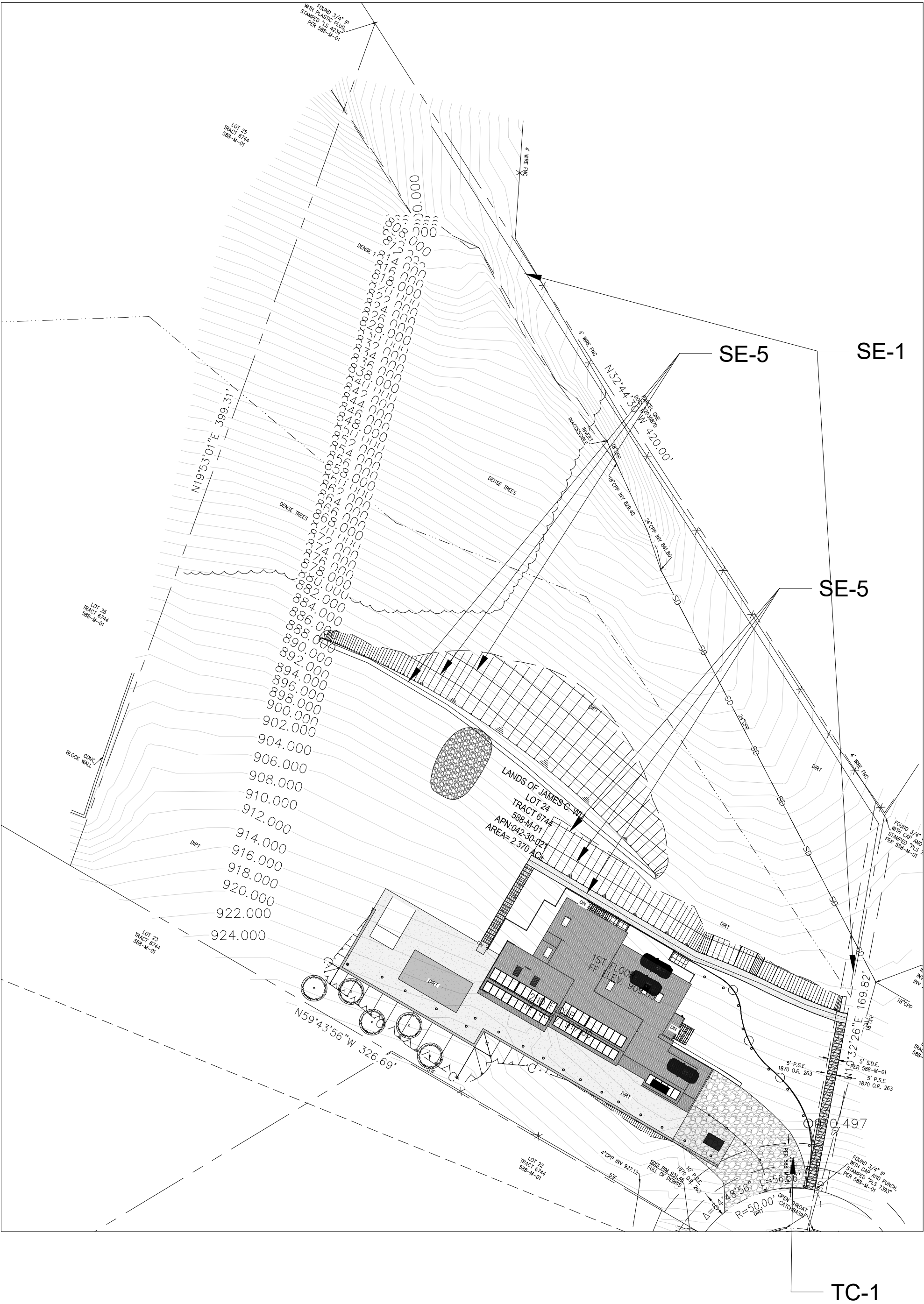
90746
RCE NUMBER

GRADING AND DRAINAGE PLAN		500 Vista Spring Ct. Milpitas California 95035	
DESCRIPTION			
DATE			
REV			
			
SIGN DATE: 10OCT2022			
SCALE: 1" = 20'			
DRAWN BY: YM			
CKD BY: YM			
PROJECT #:			
C-2.0			

EROSION CONTROL PLAN
IN THE TOWN OF MILPITAS
STATE OF CALIFORNIA

Stormwater Pollution Prevention Plan Notes

1. Every effort shall be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants shall be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses, or wind.
3. Stockpiles of earth and other construction-related materials shall be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials shall be stored in accordance with their listing and shall not contaminate the soil and surface waters. All approved storage containers shall be protected from the weather. Spills shall be cleaned up immediately and disposed of in a proper manner. Spills shall not be washed into the drainage system.
5. Excess or waste concrete shall not be washed into the public right-of-way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
6. Trash and construction-related solid wastes shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to inhibit sediments from being deposited into the public right-of-way. Accidental depositions shall be swept up immediately and shall not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation shall be stabilized so as to inhibit erosion by wind and water.
9. The following BMP's as outlined in, but not limited to, the "Best Management Practice Handbook, California Stormwater Quality Task Force, Sacramento, California, the latest revised edition, may apply during the construction of this project (additional measures may be required if deemed appropriate by City inspectors)



Erosion Control

- EC1 – Scheduling
- EC2 – Preservation of Existing Vegetation
- EC3 – Hydraulic Mulch
- EC4 – Hydroseeding
- EC5 – Soil Binders
- EC6 – Straw Mulch
- EC7 – Geotextiles & Mats
- EC8 – Wood Mulching
- EC9 – Earth Dikes and Drainage Swales
- EC10 – Velocity Dissipation Devices
- EC11 – Slope Drains
- EC16 – Non-Vegetative Stabilization

Waste Management & Material Pollution Control

- WM1 – Material Delivery and Storage
- WM2 – Material Use
- WM3 – Stockpile Management
- WM4 – Spill Prevention and Control
- WM5 – Solid Waste Management
- WM6 – Hazardous Waste Management
- WM7 – Contamination Soil Management
- WM8 – Concrete Waste Management
- WM9 – Sanitary / Septic Waste Management
- WM10 – Liquid Waste Management

Temporary Sediment Control

- SE1 – Silt Fence
- SE2 – Sediment Basin
- SE3 – Sediment Trap
- SE4 – Check Dam
- SE5 – Fiber Rolls
- SE6 – Gravel Bag Berm
- SE7 – Street Sweeping and Vacuuming
- SE8 – Sandbag Barrier
- SE9 – Straw Bale Barrier
- SE10 – Storm Drain Inlet Protection

Wind Erosion Control

- WE1 – Wind Erosion Control

Equipment Tracking Control

- TC1 – Stabilized Construction Entrance/Exit
- TC2 – Stabilized Construction Roadway
- TC3 – Entrance / Outlet Tire Wash

Non-Stormwater Management

- NS1 – Water Conservation Practices
- NS2 – Dewatering Operations
- NS3 – Paving and Grinding Operations
- NS4 – Temporary Stream Crossing
- NS5 – Clear Water Diversion
- NS6 – Illicit Connection / Discharge
- NS7 – Potable Water / Irrigation
- NS8 – Vehicle and Equipment Cleaning
- NS9 – Vehicle and Equipment Fueling
- NS10 – Vehicle and Equipment Maintenance
- NS11 – Pile Driving Operations
- NS12 – Concrete Curing
- NS13 – Concrete Finishing
- NS14 – Material and Equipment Use
- NS15 – Demolition Adjacent to Water
- NS16 – Temporary Batch Plants

PREPARED BY: NAZARETH CIVIL
445 S FIGUEROA ST., STE 3137
LOS ANGELES, CA 90071
(818) 399-9135


YONAS MISGINA
REGISTERED ENGINEER
90746
RCE NUMBER

EROSION CONTROL PLAN

500 Vista Spring Ct.
Milpitas
California 95035

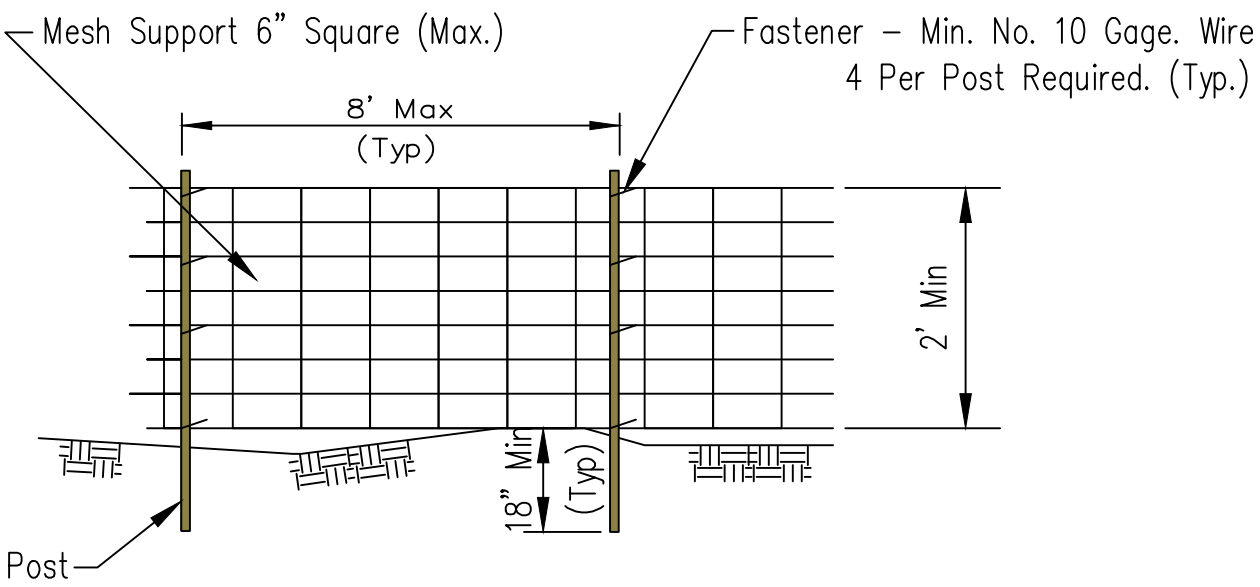
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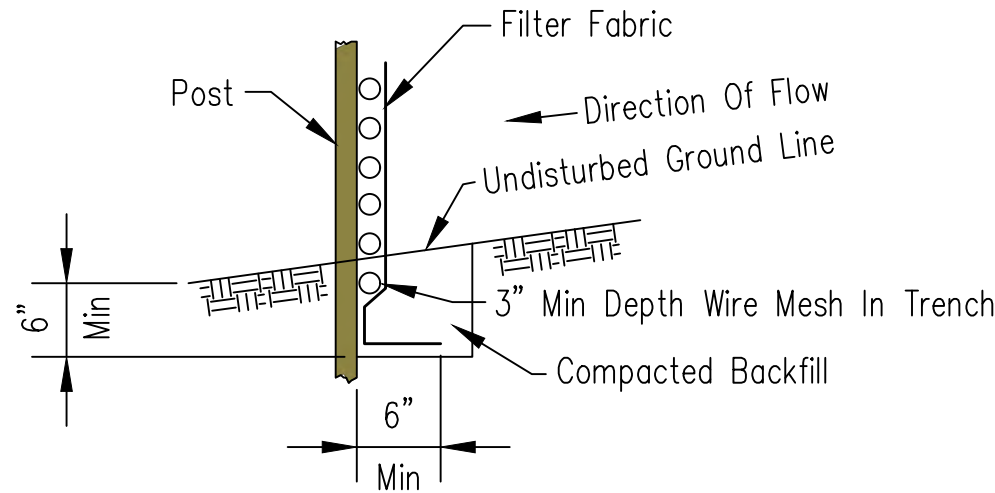
SIGN DATE:
DATE: 10OCT2022
SCALE: AS NOTED
DRAWN BY: YM
CKD BY: YM
PROJECT #:

C-3.0

EROSION CONTROL DETAILS
IN THE TOWN OF MILPITAS
STATE OF CALIFORNIA

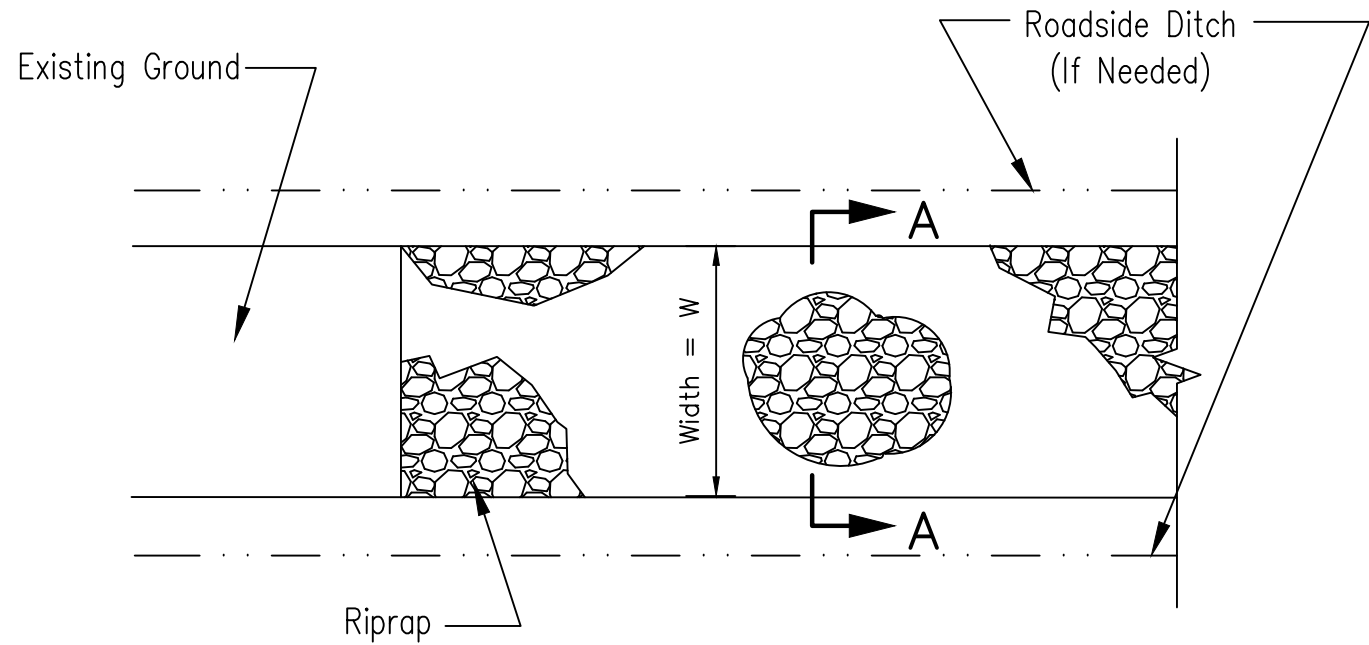


ELEVATION

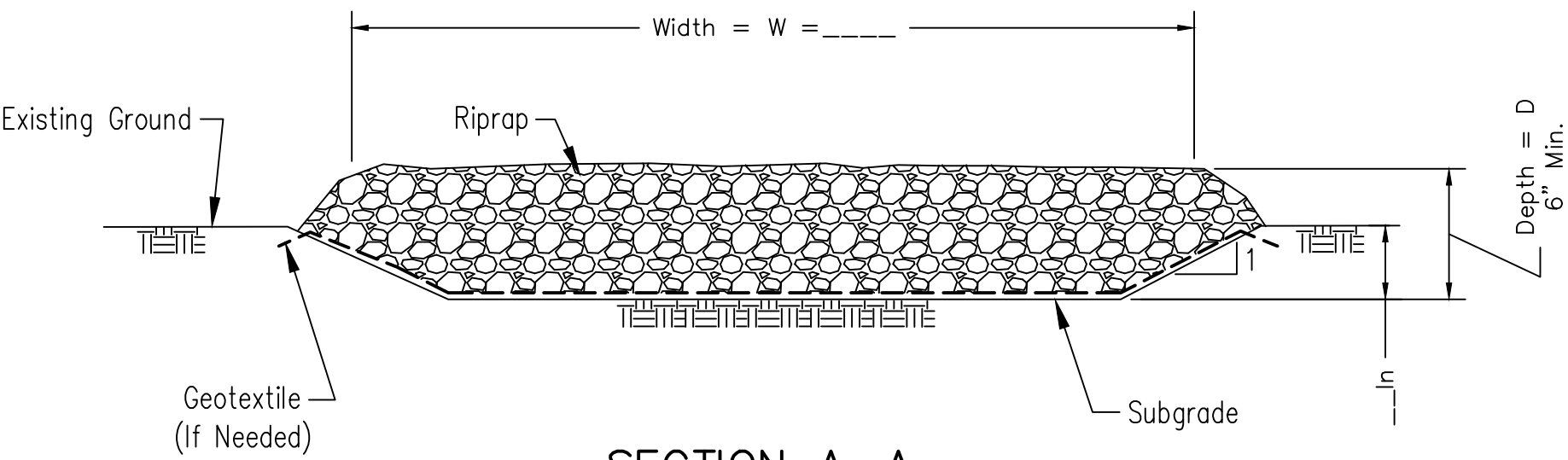


FABRIC ANCHOR DETAIL

- NOTES:
1. Wires of mesh support shall be minimum gage no. 12.
 2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 3. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
 4. Fence posts shall be either wood post with a minimum cross-sectional area of 3.0 sq. in. or a standard steel post.



PLAN VIEW



SECTION A-A

- NOTES:
1. Rock shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
 2. See plans for construction road location, D and W dimensions.
 3. Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required.
 4. Roadway shall follow the contour of the natural terrain to the extent possible.
 5. Geotextile (non-woven, needle punched) min. criteria:
Grab Tensile strength (lb) ASTM D 4632 _____ 202
Elongation at failure (%) ASTM D 4632 _____ ≥50
Trapezoidal tear strength (lb) ASTM D 4533 _____ 79
Puncture strength (lb) ASTM D 6241 _____ 433
Ultraviolet light (% retained strength) ASTM 4355 _____ min 50
Apparent opening size (AOS) ASTM D 4751 _____ max 0.22 mm (US sieve size 70)
 6. Any geotextile splices shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.

PREPARED BY: NAZARETH CIVIL
445 S FIGUEROA ST, STE 3137
LOS ANGELES, CA 90071
(818) 399-9135


YONAS MISGINA
REGISTERED ENGINEER

RCE NUMBER
90746

EROSION CONTROL DETAILS

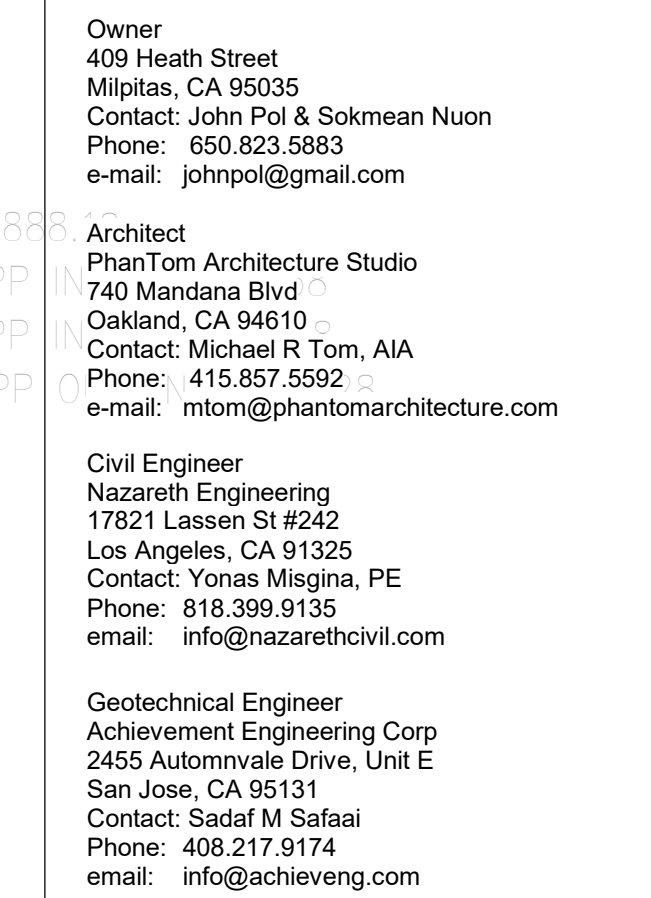
500 Vista Spring Ct.
Milpitas
California 95035

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-



SIGN DATE:
DATE: 10OCT2022
SCALE: AS NOTED
DRAWN BY: YM
CKD BY: YM
PROJECT #:

C-4.0



NOT FOR CONSTRUCTION

[illegible]

VISTA SPRING RESIDENCE

LANDSCAPE PLAN

Project number	P-SD23-0005
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Date	02/02/2021
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L01

Scale	$3/32" = 1'-0"$
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1/26/2024 12:41:07 PM





MILPITAS PLANNING COMMISSION STAFF REPORT

February 28, 2024

TITLE: Planning Commission Metrics and Reporting

RECOMMENDATION: Staff recommends that the Planning Commission: 1) receive staff's presentation and this report regarding the development review process and the Planning Commission's role; and 2) discuss the reporting options outlined in this report.

BACKGROUND

On January 10th, 2024, the Planning Commission passed a motion to discuss the possibility of receiving performance measures from Planning staff at a future meeting. Following the January 10th meeting, staff evaluated various reporting options to update the Planning Commission on appropriate and relevant topics within their purview including the development review process, project statuses, and Planning Commission work plans. A summary of the development review process, Planning Commission's role, and reporting options is below.

ANALYSIS

Development Review Process

The development review process encompasses every step for applicants to receive all City permits to develop or build their project. The development review process can be divided into two phases: the planning entitlement phase and building permit phase. The Planning Commission is responsible for deciding on planning entitlement applications or making recommendations to the City Council for projects requiring City Council approval.

Although many City departments are involved in the planning entitlement phase of the development review process, the Planning Department is responsible for managing the project through this phase. Additional information regarding the entire development review process can be found in the [Milpitas Development Review Handbook](#).

The primary State legislation that establishes timelines for processing planning entitlements is the Permit Streamlining Act. The Permit Streamlining Act was enacted in 1977 to expedite the processing of planning permits for development projects. The Permit Streamlining Act applies to projects requiring discretionary approval through a public hearing by the Zoning Administrator, Planning Commission, or City Council. It does not apply to legislative land use decisions or ministerial permits, which can be approved at staff level.

Once an applicant applies for a planning entitlement, agencies generally have 30 days after application submittal to inform the applicant of whether the application is complete. If the agency does not inform the applicant within that 30-day period, the application will be deemed complete even if the application is deficient. A new 30-day period begins with each re-submission of an application.

In light of the Permit Streamlining Act, the Planning Department reviews development review applications and each subsequent resubmittal within 30 days. The length of the development review process ultimately depends on the following factors outside the control of City staff:

1. The applicant's ability to address City staff comments (Planning, Building, Engineering, Fire, etc.) by redesigning the project or providing missing information determines the number of rounds of review before an application is ready for consideration at a Planning Commission public hearing. Multiple rounds of review add significant time to the development review process.
2. While City staff must complete their review within 30 days of submittal or resubmittal, applicants may need more time to address City staff comments and resubmit updated application materials for a variety of reasons, which often leads to increased processing timelines.

After an application is complete, City staff must cause the preparation of a mandatory environmental review of the project under the California Environmental Quality Act ("CEQA"). The City maintains a panel of environmental consulting firms to assist in performing this work without delay, but this step and the time it takes is mandatory under State law, variable, and can require significant extra time, particularly if an exemption from an environmental review does not apply and a pre-decision public comment period is required. Depending on the nature of the project and the extent of the environmental review required, the Permit Streamlining Act generally requires a project to come before the decision-making body for consideration typically within 60 days from the determination of any exemption from environmental review or adoption of a negative declaration or at most 180 days from the certification of a full environmental impact report. Again, Planning Staff has reviewed its records for the last several years and cannot locate a single project where this period for bringing a project to Planning Commission or the relevant other decisionmaker was not met.

In short, the Permit Streamlining Act was adopted by the Legislature to set ambitious timelines for planning staff to review and prepare projects for the relevant decisionmaker. The Planning Department for years has been consistently meeting these ambitious deadlines.

Planning Commission Role

The Planning Commission reviews, considers, and discusses proposals for new development throughout the City, and is empowered to make decisions on certain land use matters or make formal recommendations to the City Council. The attached Planning Commission Work Plan for Fiscal Year 2023-2024 provides additional details on the Planning Commission's upcoming activities.

The City of Milpitas is a general law city, and as such the function and powers of the Planning Commission is set, in part, by State law. Government Code section 65103 states the various functions of the Planning Commission, including review of the general plan, administration of specific plans and zoning and subdivision ordinances, and performance of other functions set by the local legislative body, here the Milpitas City Council. The Milpitas Municipal Code ("MMC") states that the duties and powers of the Planning Commission are as follows:

- A. Those specifically authorized by the law of the State of California.
- B. Such duties as are assigned to the Planning Commission by minute action, resolution or ordinance of the City of Milpitas.
- C. Such powers as are reasonable and necessary in order to enable the Planning Commission to fulfill and carry out its planning functions (see Section 65102 of the Government Code with respect to powers under Title 7 of the Government Code).
- D. Such powers as are reasonable and necessary in order to enable the Planning Commission to advise the City Council with respect to redevelopment functions set forth in the Health and Safety Code, and to make recommendations regarding owner participation agreements.

(MMC I-500-1.12 goes on to delegate various functions to the Planning Commission, including review and approval of various land use entitlements such as conditional and special use permits and site development permits.

Notably, none of the powers and functions delegated in these various laws to the Planning Commission include review or power over the performance of City staff. This is because the City Council has elected to establish in the City of Milpitas the City Manager form of governance (MMC VI-1-1) and empowered the City Manager pursuant to Government Code sections 34851 et seq. to be the chief executive officer of the City (MMC VI-1-2.01) The City Manager is the Personnel Officer for the City (MMC VI-101-2.01), invested in the first instance with, among other things, the power to set and administer all personnel rules not specifically reserved to the City Council. (MMC VI-101-2.01). Consistent with this delegation of personnel matters to the City Manager, Section 6.13 of the Milpitas Planning Commission Bylaws defines the review and professional recommendation of planning applications as being the Planning staff's role while the role of the Planning Commission is the review the information provided by staff and render an independent decision. Similarly, the Milpitas Commissioner Handbook at page 5 states that commissioners are not to direct the work of staff or delegate work tasks to staff.

The consequence of these laws and authorities is that the City Manager is the one ultimately empowered to evaluate the performance and direct the work of most City staff, including Planning staff. The Planning Department is therefore committed to furthering the work plan of the Planning Commission, and can provide metrics to update the Commission in that regard, but it must do so in a manner that does not trespass upon the purview of the City Manager.

Reporting Options

As such, Planning staff has evaluated the following options for reporting on development review metrics.

1. **Planning Department activities:** Planning staff can provide an overview of the various planning permit types and average staff time spent on each major permit type, which is reflected in the [Planning Fee Schedule](#). Planning staff can present this information at the next Planning Commission meeting.
2. **Applicant response times:** Planning staff can provide the average applicant response time for the initial application submittal and subsequent resubmittals, which is a key indicator of typical permit processing times. Planning staff can provide the average applicant response time in 2023 at the next Planning Commission meeting.

3. **Planning Commission accomplishments:** The attached Planning Commission Accomplishments for Fiscal Year 2022-2023 provides: 1) the number of meetings held; 2) the number of planning entitlements, development projects, and Zoning Ordinance and General Plan amendments approved; and 3) the number of study sessions conducted by the Planning Commission from July 2022 to June 2023. Staff can provide an annual report to the Planning Commission on its accomplishments for past fiscal year.

RECOMMENDATION

Staff recommends that the Planning Commission: 1) receive staff's presentation and this report regarding the development review process and the Planning Commission's role; and 2) discuss the reporting options outlined in this report.

ATTACHMENTS:

1. Planning Commission Work Plan FY2023-24
2. Planning Commission Accomplishments FY2022-23

RESOLUTION NO. 24-009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS APPROVING SITE DEVELOPMENT PERMIT NO. SD22-0010 AND CONDITIONAL USE PERMIT NO. UP23-0014, TO ALLOW THE REDEVELOPMENT OF AN EXISTING 1,138 SQUARE-FOOT GAS STATION WITH A NEW 2,460 SQUARE-FOOT CONVENIENCE STORE, TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES TYPE-20 (BEER AND WINE) FOR OFF-SITE CONSUMPTION, AND ASSOCIATED SITE IMPROVEMENTS ON A 0.4-ACRE PARCEL LOCATED AT 27 S. PARK VICTORIA DRIVE (APN: 088-04-010)

WHEREAS, on May 12, 2004, the Milpitas Planning Commission Subcommittee approved an “S” Zone Approval Amendment (SA2004-40) to install a new enclosure and outdoor equipment for ground remediation at the project site; and

WHEREAS, on October 10, 2022, Amir Khojasteh of AGP Design Group, representing property owner Kathy Phung. (the “applicant”), submitted an application for a Site Development Permit and Conditional Use Permit (the “application”), as allowed per Milpitas Municipal Code (MMC) Sections XI-10-57.03 and XI-10-57.04; and

WHEREAS, the Planning Department completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), which assessment determined that the Project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302(b) (Replacement or Reconstruction) and, as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning); and

WHEREAS, on February 28, 2024, the Planning Commission held a duly noticed public hearing on the subject application, at which all those in attendance were given the opportunity to speak on the Project; and

WHEREAS, the Planning Commission has considered all of the written and oral testimony presented at the public hearing in making its decision; and

NOW, THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

SECTION 1. Recitals.

The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

SECTION 2: CEQA Findings.

The Project is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302(b) for “Replacement or Reconstruction” because it can be seen with certainty that there is no possibility that these actions may have a significant effect on the environment. The Project’s proposed redevelopment of an existing gasoline service station and its accessory structures are within a commercially zoned area on a legal parcel and one of the exceptions, as specified in Section 15300.2 of the CEQA Guidelines that would preclude applicability of this exemption are present. As a separate and independent basis, the Project is exempt from Section 15183 of the CEQA Guidelines as a project consistent with a community plan, general plan or zoning in that it is consistent with the uses established in the Milpitas General Plan and the applicable zoning and there are no project-specific significant effects which are peculiar to this project or its site.

SECTION 3: Site Development Permit (Section XI-10-57.03(F)(1)) – The Planning Commission makes the following findings based on the evidence in the public record in approving Site Development Permit No. SD22-0010:

1. *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

As described within the staff report, the development's architectural design and site planning are aesthetically compatible with the neighboring properties. The proposed gas station remodel incorporates earth tone colors and materials that complement both the site and existing vicinity. The proposed gas station and convenience store will be located near the southwestern corner of the property and will use the majority of the same footprint as the existing structure. A new 10-foot-wide landscaped planter is proposed along Calaveras Blvd. and will provide a buffer for the redesigned off-street parking, which will be aesthetically harmonious with the surrounding neighborhood.

2. *The project is consistent with the Milpitas Zoning Ordinance.*

As described within the staff report and demonstrated in Table 3 of the staff report, the proposed gas station remodel is consistent with the development standards of the Milpitas Zoning Ordinance for the C1 Neighborhood Commercial Zoning District (Sec. XI-10-5.03) for all development standards including setbacks, height requirements, and landscaping. As demonstrated in Table 1 below:

Table 1:
Summary of Development Standards

Standards	C1 Requirements	Proposed	Complies
Lot Area, minimum	None	0.4 acres (existing)	Yes
Lot Width, minimum	None	~90 ft. (existing)	Yes
Front Yard Setback	20 ft. minimum	~64 ft. (existing)	Yes
Side Yard Setback	0 ft. minimum 15 ft. when abutting R District	13.22 ft.	Yes
Street Side Yard Setback	0 ft.	~64 ft. (gas station convenience store) ~1.5 ft. (trash enclosure)	Yes
Rear Yard Setback	0 ft. 15 ft. when abutting R district	25.5 ft.	Yes
Building Height Primary Building (maximum)	35 ft. or 3 stories	~22 ft.	Yes
Building Height Accessory Building (maximum)	25 ft. or 2 stories	12 ft. 4 in. (trash enclosure)	Yes
Parking	1 Space per 200 sf. for convenience store (2,460 sf. / 200 = ~12	Eight spaces Additional Eight spaces at gas pumps	Yes
Lot Coverage	None	14%	Yes
Floor Area Ratio	0.35	0.14	Yes
Landscaping	None	10 ft. landscaped buffer along Calaveras Blvd.	Yes
Trash Enclosure	Required per MMC XI-10-54.12 0 ft. setbacks	3 ft. (side setback) 5 ft. (from building)	Yes*
	*No existing trash enclosure		

Architectural Design

The gas station incorporates a mixture of high-quality stucco and earth tone materials including corrugated metal accents. The stucco will have a smooth exterior and will be painted “white shadow” and “blue harmony”. Articulating the architectural forms and large windows creates an attractive, modern exterior facade.

A new trash enclosure is proposed to the south of the main gas station building and will replace the non-conforming trash bins currently used by the site. The trash enclosure will accommodate three bins of varying sizes (1-yard, 2-yard, and 4-yard) for use with food waste, recycling, and garage accordingly. The trash enclosure will be constructed of CMU walls with a plaster cement finish that will be painted to match the proposed gas station convenience store building. In addition, metal gates will provide access to the enclosure and will be constructed of corrugated metal panels that will complement the gas station.

Exterior wall lighting is also proposed and will be shielded to prevent glare on adjacent properties as well as provide attractive side-lighting. The colors and materials proposed are complementary to the character of the rural, neighboring residences. Elevations are demonstrated on Sheet A.3.0 and the color and materials board are on Sheet A.20.0 in Attachment B (Project Plans).

Rooftop Air Conditioning units are proposed and will be sufficiently screened from public view by 4-foot-10-inch parapets made of corrugated metal panels, which will complement the overall façade of the building.

Alcohol Request

The Applicant is requesting to allow the sales of beer and wine consistent with an Alcohol Beverage Control (ABC) License Type 20. The Conditional Use Permit request was routed to the Milpitas Police Department for review. Conditions of approval were provided by the Police Department to ensure all safety and security measures are met. Conditions include the following:

- “The beer and wine sold at the listed address shall be placed in a conspicuous location, but no closer than five feet from the cash register per California law and kept in a location that is visible to store employees.”
- “A high-definition security camera system shall supplement the area where the beer and wine are sold to prevent any potential thefts from occurring.”
- “Sales of alcoholic beverages shall only occur between the hours of 6:00 AM and 2:00 AM the following morning. Between the hours of 2:00 AM to 6:00 AM, the store shall secure all alcohol products behind their liquor cabinet or door to reduce the likelihood of any late-night thefts (aka: grab and runs) from occurring.”

Public Convenience and Necessity

According to ABC, the Project falls above the maximum allotted concentration of liquor licenses for the census tract in which this Project is located (5044.18), which currently authorizes two (2) Off-Sale license permits. The census tract currently has four (4) active Off-Sale licenses. For ABC to grant another license, the applicant must demonstrate the proposed use would serve the public convenience or necessity, per Business and Professions Code Section 23958.4. The City of Milpitas uses the Conditional Use Permit process to determine if a proposed use would serve the public convenience and necessity. In our findings, the City of Milpitas encourages a diverse mix of commercial uses including retail, service, office, entertainment, and assembly uses which includes appropriately sited convenience stores that sell beer and wine for off-site consumption. The Police Department has provided conditions of approval that will increase the effectiveness of police personnel, crime prevention efforts and reduce the likelihood perpetrators are attracted to this area. The Police Department shall also continue to have input with all safety measures as outlined in the conditions of approval.

3. The project is consistent with the Milpitas General Plan

The project is consistent with the Milpitas General Plan, and particularly with LU 6-1, LU 6-3, and CD 3-3, regarding redevelopment or development of commercial areas. This project meets this finding, as the site is a development commercial lot within the Neighborhood Commercial Mixed-Use (NCMU) General Plan land use designation, as outlined below:

Policy	Conformance
<i>LU 6-1 Ensure new development in Neighborhood Commercial Mixed Use (NCMU) areas includes adequate commercial components to retain commercial uses as the dominant use type, and that the redevelopment of aging centers results in no net loss of viable commercial space...</i>	Consistent. The proposed Project will not materially change the original commercial use as a gasoline station and will add to the secondary convenience store use the additional commercial off-sale of beer and wine. Additionally, the proposed Project will add commercial square footage in support of a retail use. The remodeling of the gas station will also improve an aging commercial development in order to better serve the neighborhood.
<i>LU 6-3 Minimize the visual impact of large parking lots by locating them away from public streets, and reclaim unneeded and underutilized paved areas that could be converted to neighborhood-enhancing features such as, gathering areas, pocket parks, or other community focused amenities.</i>	Consistent. Although the 0.4-acre project site cannot accommodate additional community features, the parking spaces are relocated at least 10 feet away from their current location. This 10-foot buffer will be sufficiently landscaped to help minimize the visual impact of vehicles from public streets.
<i>CD 6-4 Maintain viable neighborhood-serving commercial uses throughout the City in order to serve surrounding neighborhoods and minimize vehicle miles traveled. Encourage a diverse mix of commercial uses including retail, service, office, entertainment, and assembly uses.</i>	Consistent. The proposed Project will continue the existing gas station, which will help minimize vehicle miles traveled for neighborhood customers as well as those entering and exiting the nearby I-680 Freeway.
<i>CD 6-5 Promote reinvestment in strip commercial and shopping centers and maintain, revitalize, and redevelop aging and underperforming centers.</i>	Consistent. The proposed Project will reinvest and redevelop an older gas station that has been in operation since approximately the 1960's. The proposed addition to the primary gas station building will increase the square footage of the convenience store and offer greater options for retail customers. The additional site improvements such as landscaping will also improve the aesthetics of the site.
<i>CD 3-3 Ensure that new development and redevelopment reinforces desirable elements of its neighborhood, district, or center, including architectural style, scale, and setback patterns.</i>	Consistent. The proposed Project will redevelop an existing gas station with structural additions and site improvements. The proposed architecture is very similar to existing conditions, but with contemporary features. The additional square footage added to the primary structure is proposed along the south and western sides of the building, which will keep street-side setbacks and scales relatively similar.
<i>CD 3-6 Encourage the rehabilitation of older residential neighborhoods, districts, and centers to prevent blight and maintain the city's character.</i>	Consistent. The proposed Project will redevelop an older gas station that has been in operation since the 1960's. The new materials and site improvements including landscaping and new lighting will help rehabilitate the site and prevent blight.

As described above, the Project is compatible and consistent with the surrounding uses and has been found to conform to the intent of the Milpitas 2040 General Plan designation. The proposed gas station is designed to complement the existing site and commercial vicinity.

SECTION 4: Conditional Use Permit (Section XI-10-57.04(F)(1))

1. *The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The Project meets this finding in that the proposed use for off-site beer and wine sales is an ancillary beverage option and complementary service for customers of an existing and redeveloped gas station. The parking will not be affected as this use is ancillary to the gas station and convenience store use. The proposed beer and wine sales will provide a public convenience for customers to the gas station. Since the surrounding area is predominantly commercial, the nearest residence is approximately 500 feet away, and the nearest school (Calaveras Hills) is approximately 500 feet away, staff has concluded that the proposed off-sale of alcohol will not be detrimental or injurious to property or improvements in the vicinity. As conditioned, the project complies with applicable public health and safety requirements, and consumption of alcoholic beverages will not be allowed on the property.

2. *The proposed use is consistent with the Milpitas General Plan.*

The project is consistent with this finding as discussed previously in the staff report and demonstrated in the table below:

Table 2: General Plan Consistency

Policy	Consistency Finding
2.a-I-3: <i>Encourage economic pursuits which will strengthen and promote development through stability and balance.</i>	Consistent. The project adds beer and wine sales to their existing gas station use, which will provide additional options for the purchase of these items and further attract new customers in the area. Beer and wine sales will also promote business stability by increasing the potential profitability of the existing gas station use.
2.a-I-7: <i>Provide opportunities to expand employment, participate in partnerships with local businesses to facilitate communication and promote business retention.</i>	Consistent. The proposed project will help retain jobs within Milpitas. The addition of beer and wine at this location also provides a public convenience and necessity for their customers.

3. *The proposed use is consistent with the Milpitas Zoning Ordinance.*

With approval of a Conditional Use Permit, the proposed off-site sales of beer and wine will conform to the Milpitas Zoning Ordinance and the development standards and requirements of the Neighborhood Commercial (C1) Zoning District, per Milpitas Municipal Code Table XI-10-5.02-1. In addition, parking for the site has been determined to be adequate. The proposed project meets the applicable development standards in the C1 zone, as shown above in Table 1.

4. *The proposed use serves the public convenience or necessity.*

As required by Business and Professions Code section 23958.4 for Type 20 licenses in census tracts or census divisions that exceed the ratio of off-sale licenses set by the Department of Alcoholic Beverages and Control, the proposed off-site sales of beer and wine will serve the public convenience or necessity. In our findings, the City of Milpitas encourages a diverse mix of commercial uses including retail, service, office, entertainment, and assembly uses which includes appropriately sited convenience stores that sell beer and wine for off-site consumption. The Police Department has provided conditions of approval that will increase the effectiveness of police personnel, crime prevention efforts and reduce the likelihood perpetrators are attracted to this area. Furthermore, within the subject census tract, off-sale ABC Licenses can only be found within two grocery stores and two convenience/liquor

stores. Allowing for off-site sales of beer and wine at this site would allow for the convenience of purchasing beer and wine at the only gas station within the census tract.

SECTION 5: The Planning Commission of the City of Milpitas hereby adopts Resolution No. 24-009, approving Site Development Permit No. SD22-0010 and Conditional Use Permit UP23-0014 based on the above Findings and subject to the Conditions of Approval attached hereto as Exhibit 1 and incorporated herein.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on February 28, 2024.

Chair

TO WIT:

I HEREBY CERTIFY that the following Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on February 28, 2024, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Chia Ling Kong				
Michael Caulkins				
Mercedes Albana				
Alexander Galang				
Dipak Awasthi				
Parveen Gupta				
Sonia Medina-Ashby				

**CONDITIONS OF APPROVAL
SITE DEVELOPMENT PERMIT NO. SD22-0010 AND
CONDITIONAL USE PERMIT UP23-0014
27 S. PARK VICTORIA DRIVE, (APN 088-04-010)**

GENERAL CONDITIONS

1. General Compliance. The applicant and owner, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. Site Development Permit No. SD22-0010 and Conditional Use Permit UP23-0014 (collectively “Permit”) shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed. **(P)**
2. Modifications to Project. Any deviation from the approved site plan, floor plans, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or designee. If the Planning Director or designee determines that the deviation is significant, the Permittee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**
3. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
4. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
5. Approved Plans. The Permittee shall develop the approved Project in conformance with the approved plans (dated 09/25/2023), sample color and materials board approved by the Planning Commission, in accordance with these Conditions of Approval. **(P)**
6. Permit Expiration. Pursuant to Section XI-10-64.06 of the Milpitas Zoning Code, this Permit shall become null and void if the development is not commenced within two (2) years, or for projects submitted with tentative maps, within the time limits of the tentative map. Pursuant to Section XI-10-64.06(B) of the Zoning Ordinance of the City of Milpitas, commencement is defined when the Project: **(P)**
 - a. Completes a foundation associated with the Project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

This permit shall become null and void if the work is added to, modified, or otherwise deviated from in any significant way from the approved site plan, building plan, floor plans, or other approved submittals as determined by the Planning Director or designee.
7. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the Project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. **(P)**

8. Conditions. Each and every condition set forth in this Exhibit, together with all attachments thereto, shall apply to the Project, and continue to apply to the Project, including, without limitations, this Permit, so long as the Permittee is operating under the permits and approvals in this Resolution. **(P)**
9. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit **(P)**
10. Indemnification. The To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the Project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(P)**
11. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**
12. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding and fully enforceable. **(P)**
13. Conformance. Permittee shall develop the approved Project in conformance with the plans approved by the Planning Commission, and in accordance with these Conditions of Approval. Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, Permittee shall be required to apply for review and obtain approval of the Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**
14. Response to Conditions of Approval. Permittee shall provide a written response to comments upon submittal for building permit application. The responses should clearly indicate how each condition of approval has been addressed in the plans and shall note the appropriate plan sheet. **(P)**
15. Prior to the issuance of a building permit, the owner or designee shall include within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the Project. **(P)**

Fire Department

*The plans approved by the City Council and/or the Planning permit process are **not** building construction plans and have not been reviewed nor approved for conformance to the California Building Code (CBC), California Fire Code (CFC) and the Milpitas Municipal Code (MMC). Do not consider this review as a final review for building construction plans approved by the Fire Department. Building construction plans must be submitted for review and approval before construction is to commence. The following notes are a general list of the applicable code*

*requirements (2022 Edition) and are provided to assist with the building permit process. Please note that these are not all inclusive. All applicable Building, Fire and Municipal Code requirements **must** be met in advance of any building permit approvals or related construction. The notes listed below will apply to ALL buildings and site, unless specifically identify for one particular building or area.*

16. All equipment that use, store, handle and/or monitor hazardous materials shall be properly listed. (CFC 5003.2.3) (F)
17. Update HMMP on CERS.calepa.ca.gov. (CFC 5001.5.1) (F)
18. Maintain and keep up with weekly inspections of hazardous material storage locations. (CFC 5003.1.6(a)) (F)
19. Keep up with annual hazardous material training. (CFC 407.4) (F)
20. Provide NFPA 704 hazardous material signs where required. (CFC 5003.5) (F)
21. Gas detection and testing required for CO2 dispensing system. (CFC 5307.3.2) (F)
22. Propane tank emergency shutoff shall be properly labeled. (CFC 5003.2.2.1(4)) (F)

Building Safety and Housing

23. Compliance with California Code of Regulations. The Project shall comply with the requirements of the Building Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety and Housing Department.

Engineering

Prior to Building Permit Issuance

24. Public Improvement Design Standards: All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:
 - a. Milpitas Design Guidelines: <http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/design-guidelines/>
 - b. Standard details and specifications: <http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/standard-details-and-specifications/>
 - c. Americans with Disabilities Act (ADA) requirements, where applicable.
25. Sanitary Sewer Calculations: Permittee shall submit a completed "Sewer Needs Questionnaire" form and sanitary sewer calculations to justify lateral size design, allocation of discharge for each of the lateral, and impact to the existing main. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project. (E)
26. Domestic Water and Fire Service Calculations: Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project. (E)

27. Specific Improvements: In addition to standard public improvements required under Milpitas Municipal Code (MMC) Title XI, Chapter 1, Section 7, Permittee shall install other specific improvements listed below including incidental improvements as required by the City as part of the encroachment permit. **(E)**
- Replacement of existing driveway approach along Dempsey Road in compliance with ADA requirements and City standards.
 - Installation of separate fire service tap and above-ground reduced pressure double-check detector assembly to service the fire sprinklers for the reconstructed building.
 - Replacement of any existing water or sewer service laterals that are of inadequate size to serve the reconstructed building.
28. Abandonment of Existing City Utilities: Permittee shall cap, abandon or remove any unused existing public utilities based upon City's Abandonment Notes and to the City's satisfaction. **(E)**
29. Water Service Agreement: Permittee shall complete a water service agreement to obtain water service for any new water meters. **(E)**
30. Encroachment Permit: Prior to any work in the public right-of-way and/or public easement, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Engineering Department. **(E)**
31. Solid Waste and Recycling Facility Design: Permittee shall comply with all applicable City design guidelines/details associated with haul route, turning radius, vertical and horizontal clearance, trash enclosure, staging area, storage area, etc. **(E)**
32. Recycling Report Prior to Demolition Permit Issuance: Permittee shall submit Part I of a Recycling Report on business letterhead to the Building Department, for forwarding to the Engineering Department for review and approval. The report shall describe the following resource recovery activities:
- What materials will be salvaged.
 - How materials will be processed during demolition.
 - Intended locations or businesses for reuse or recycling.
 - Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.
- Permittee shall make every effort to salvage materials for reuse and recycling, and shall comply with the City's demolition and construction debris recycling ordinance.
33. Recycling Report Prior to Building Permit Issuance: Permittee shall submit Part II of the Recycling Report to the Building Department, for forwarding to the Engineering Department. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of "end dumps." Actual reuse, recycling and disposal tonnage amounts (and estimates for "end dumps") shall be submitted to the Building Department for approval by the Engineering Department prior to inspection by the Building Department. **(E)**
34. Flood Plain Management: This project is in the Flood Zone "AO" with 1' average flood depth, therefore, Permittee shall comply with all applicable flood protection criterion required by the Federal Emergency Management Agency (FEMA) and MMC Title Xi, Chapter 15. **(E)**
35. Development Fees: Permittee shall pay the following development fees. The information listed in items "a" through "g" are based upon current fee rates; however, those fee rates are subject to change. The exact fee amount shall be determined at the time of building permit fee payment.
- Storm water connection fee at \$16,771/acre for residential and \$21,562/acre for commercial.
 - Water connection fee at \$1,164/unit for residential and \$5.97/gpd for commercial, based upon increased water usage.

- c. Sewer connection fee at \$1,406/unit for residential and \$8.52/gpd for commercial, based upon increased average wastewater flow.
- d. Wastewater Treatment Plant fee per MMC VIII, Chapter 2, Section 7.04.
- e. Calaveras Boulevard Widening Traffic Impact fee per Resolution No. 7894.
- f. 3.8% of applicable fees in accordance with City Resolution No. 8969 as Permitting Automation Fee.

During Construction

- 36. Prohibition of Potable Water Usage: Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-6-5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council. **(E)**
- 37. Construction Staging and Employee Parking: Permittee shall place all construction related materials, equipment, and arrange construction workers parking on-site and not located in the public rights-of-way or public easements. **(E)**

Prior to First Occupancy

- 38. Completion of Public Improvements: Permittee shall complete all public improvements as shown on City approved plans. **(E)**
- 39. Elevation and/or Flood Proofing Certificate: Permittee's civil engineer shall submit Elevation and/or Flood Proofing Certificate for the lowest finished floor elevation of each building for City record. **(E)**

Police – Site Development

- 40. Lighting of sufficient wattage shall be provided to adequately illuminate and make clearly visible the presence of any person in or about the outside premises during hours of darkness. **(PD)**
- 41. All entrances to the facility shall be posted with appropriate signage such as “No Trespassing/ Loitering” and applicable towing advisements such as 22658(a) CVC to assist in the removal of unauthorized person and vehicles from the private premises. **(PD)**
- 42. Video/security cameras shall be implemented for the enclosed building and the exterior perimeter. The exterior video/security cameras shall record in high definition and cover the exterior which includes the parking lot directly in front of the business and building entrances/exits. The interior video/security cameras shall record in high definition and cover the main convenient store and building entrances/exits. The security camera system shall be recorded, and the recording shall be maintained for a minimum of one (1) week and be made available to the Police Department upon request. **(PD)**
- 43. Landscaping shall be of the type to maximize natural surveillance while providing the desired degree of aesthetics for the outside premise. Planting and selection of landscape material shall be that sight lines remain open and clear, and places of concealment are not fostered. Security type planting materials are encouraged under vulnerable windows. Shrubbery shall be no more than three feet high for visibility in vulnerable areas. **(PD)**
- 44. Reinforced concrete bollards should be placed in front of the main entrance/exit doors to prevent any vehicles from driving through the convenient store for pedestrian safety and crime prevention. **(PD)**
- 45. Emergency shut off valves for the gas lines should be clearly posted. The signs should be in an area easily accessible to the general public and public safety officers if and when an emergency exists related to gas spills. **(PD)**

46. An up-to-date map of the interior of the building shall be provided to the Police Department. The map shall minimally identify the locations of storage areas, maintenance areas, entry/exit points controlled by electronic security devices, locations of security cameras, common areas, audible sirens, etc. **(PD)**
47. The Property Manager/Owner shall file an emergency notification form with the Police Department so law enforcement can contact the property manager or responsible in the event of any major accident, emergency, or unforeseen circumstance. **(PD)**
48. A building design that encourages visibility of potential crime locations and natural surveillance. **(PD)**
49. An increase in calls for services are anticipated but expected to be minimal. The implementation of these proposals should increase the effectiveness of patrol functions, crime prevention efforts and the delivery of police services. The police department should also continue to have input with all safety measures prior to the issuance of permits. **(PD)**

Police - Alcohol

50. The beer and wine sold at the listed address shall be placed in a conspicuous location, but no closer than five feet from the cash register per California law and kept in a location that is visible to store employees. **(PD)**
51. A high-definition security camera system shall supplement the area where the beer and wine are sold to prevent any potential thefts from occurring. **(PD)**
52. Since alcohol will be sold at this premise, the applicant shall ensure all applicable City, County, and State permits are obtained and ABC laws enforced. **(PD)**
53. Sales of alcoholic beverages shall only occur between the hours of 6:00 AM and 2:00 AM the following morning. Between the hours of 2:00 AM to 6:00 AM, the store shall secure all alcohol products behind their liquor cabinet or door to reduce the likelihood of any late-night thefts (aka: grab and runs) from occurring. **(PD)**
54. Upon demand from a peace officer, the licensee or responsible person shall immediately surrender the license and cease all sales of alcoholic beverages, if applicable under the law. **(PD)**
55. Supervision of distribution, sales, and operation of alcoholic beverage areas shall at all times remain under the control of your organization. No other person or entity shall have authority to sell or distribute alcohol. **(PD)**
56. Conditions may be imposed by the Milpitas Police Department in addition to the Department of Alcoholic Beverage Control conditions. In the event that a local law enforcement agency imposes conditions, the licensee must abide by the most restrictive conditions if there is a conflict in resolution. **(PD)**

Police - Security

57. A high-definition security camera system shall be required for the gas station with coverage at all access points into the business. Additionally, the security camera system shall cover the parking lot area to have the clarity necessary to identify an individual, vehicle, etc., and have a field of view to maximize the coverage area. **(PD)**
58. The security camera system shall be recorded, and the recording shall be maintained for a minimum of thirty (30) days and be made available to the Police Department upon request. A copy shall be made available to the police department upon request to assist in investigations. It is recommended that the employees be properly trained on how to use the security surveillance camera system so that footage can be reviewed and collected in a timely fashion by the police department if needed. **(PD)**

LEGEND

(P) = Planning
(B) = Building
(E) = Engineering
(F) = Fire Prevention
(PD) = Police Department
(CA) = City Attorney
(MM) = Mitigation Measure
(PC) = Planning Commission

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

AGREEMENT

Permittee/Property Owner

The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the project property on the terms and conditions set forth in this Permit.

Dated: _____

Signature of Permittee



MILPITAS PLANNING COMMISSION STAFF REPORT

February 28, 2024

APPLICATION: **SITE DEVELOPMENT AND CONDITIONAL USE PERMIT – 27 S. PARK VICTORIA Dr.** - Site Development Permit No. SD22-0010 and Conditional Use Permit No. UP23-0014 to allow the redevelopment of an existing 1,138 square-foot gas station with a new 2,460 square-foot convenience store, sale of alcoholic beverages type-20 (beer and wine) for off-site consumption, and associated site improvements on a 0.4-acre parcel located at 27 S. Park Victoria Dr. (APN: 088-04-010)

RECOMMENDATION: **Staff recommends that the Planning Commission adopt Resolution No. 24-009, approving Site Development Permit No. SD22-0010 and Conditional Use Permit No. UP23-0014, subject to the attached Conditions of Approval.**

LOCATION:

Address/APN:

27 S. Park Victoria Dr. (APN 088-04-010)

Area of City:

Southeast corner of Calaveras Blvd. and S. Park Victoria Dr.

PEOPLE:

Project Applicant:

Amir Khojasteh, AGP Design Group

Property Owner(s):

Kathy Phung

Project Planner:

Randy Baez, Associate Planner

LAND USE:

General Plan Designation:

Neighborhood Commercial Mixed Use (NCMU)

Zoning District:

Neighborhood Commercial (C1)

Site Area:

0.4 acres

ENVIRONMENTAL:

Categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15302(b) (Replacement or Reconstruction) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

EXECUTIVE SUMMARY

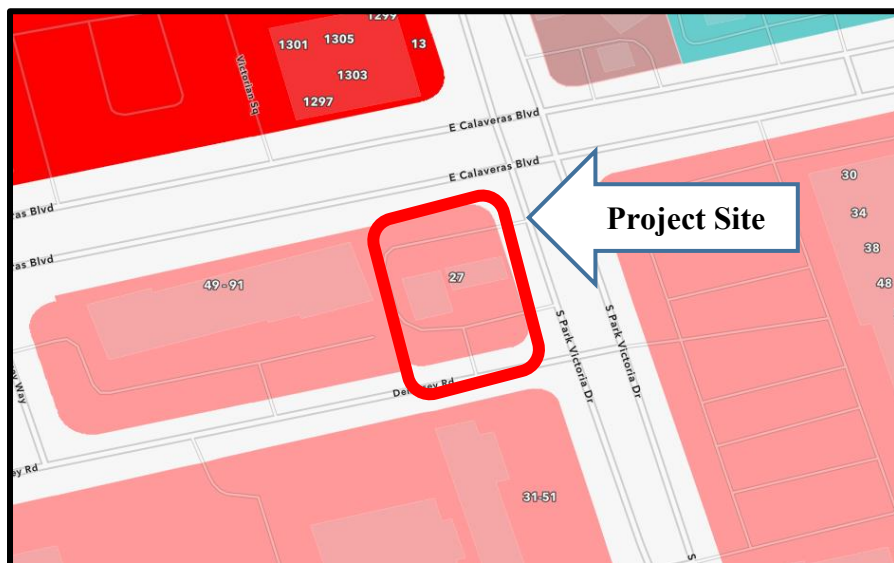
The applicant is requesting a Site Development Permit to redevelop an existing 76 Gas Station on a 0.4-acre developed lot (the “Project”). The Project proposes to demolish the existing 1,138

square-foot building and construct a new 2,460 square-foot gas station and convenience store within the majority of the existing footprint. The applicant is also requesting a Conditional Use Permit to allow for off-site sales of Beer and Wine consistent with an Alcoholic Beverage Control (ABC) Type 20 Permit. The Project includes the removal of an existing automobile service bay, minor façade improvements, and associated site improvements. Map 1 demonstrates the location of the vacant lot, and Map 2 demonstrates the subject site and neighboring zoning designation.

Map 1 - Project Location



Map 2 - Zoning Map



BACKGROUND

History

The project site is currently developed as a 76 gas station built in the 1960s. The site is located at the southwestern corner of South Park Victoria Drive and East Calaveras Boulevard, near the center of Milpitas.

On May 12, 2004, the Milpitas Planning Commission Subcommittee approved an “S” Zone Approval Amendment (SA2004-40) to install a new enclosure and outdoor equipment for ground remediation at the project site.

Existing

The existing site is currently developed with a 1,138 square-foot gas station, convenience store, vehicle service area, and four gas pumps under an existing canopy. The only landscaping currently on-site is an approximately 250 square-foot landscaped planter at the corner of Calaveras Blvd. and S. Park Victoria Dr. Within that landscaped planter is an existing approximately 16-foot-high pylon sign with current gas prices per gallon.

The Application

The following is a summary of the applicant’s request:

- *Site Development Permit:* To redevelop the existing 1,138 square-foot building and develop a new 2,460 square-foot gas station and convenience store. The proposal also includes the removal of an existing automobile service bay, minor façade improvements, and associated site improvements.
- *Conditional Use Permit:* To allow for off-site sales of Beer and Wine consistent with an Alcoholic Beverage Control (ABC) Type 20 Permit.

PROJECT DESCRIPTION

Overview

The applicant is requesting a Site Development Permit to redevelop an existing, 1,138 square-foot gas station into a 2,460-square foot gas station and convenience store. The applicant is also requesting a Conditional Use Permit to allow for the sales of alcohol Type 20 (beer and wine) for off-site consumption. The proposed Project also includes ancillary site improvements such as new landscaping, relocated parking spaces, and a new trash enclosure. The existing gas station pumps, canopy and three driveways will remain unchanged.

The existing primary gas station building is 1,138 square feet in size and comprised primarily of a convenience store, but also includes a vehicle service area, which will be completely replaced by a larger convenience store. The new convenience store will feature two freezers, a snack area, a hot food area, bathrooms, and a cash register area for employees. An approximately 56-square foot office will be located near the cashier and will be used for employees.

The site currently has 9 off-street parking spaces along East Calaveras Blvd., which will need to be relocated 10 feet southward in order to comply with the off-street parking design standards (MMC Sec. XI-10-53.13) requirement of a 10-foot landscaped planter for parking areas abutting

a public street right-of-way. This relocation will reduce the on-site parking by one parking space but will meet parking requirements. Two new disabled accessible parking spaces are proposed, in addition to six additional parking spaces for a total of eight standard sized parking spaces. In addition, the four existing gas station pumps will allow for up to eight vehicles to park and load.

The new 10-foot-wide landscaped planter along Calaveras Blvd. will provide a buffer for the redesigned off-street parking. A new three-bin trash enclosure is also proposed at the rear of the site, closest to Dempsey Road, and will be painted to match the proposed gas station and convenience store. A 6-foot-high wood fence is proposed along the western property line to provide additional security between the project site and the adjacent commercial shopping center to the west.

Location and Context

The project site is located on the corner of East Calaveras Blvd. and S. Park Victoria Dr. The site also has direct access to Dempsey Road to the south. The site can be easily off of the I-680 Freeway, whose offramp is located approximately 500 feet away. The site is substantially surrounded by similar commercial uses such as shopping centers to the north, south, east and west. The proposed gas station and convenience store will be located near the southwestern corner of the property and will use the majority of the footprint as the existing structure.

The following table provides a summary of the Zoning and Land Uses surrounding the site:

Table 1:
Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Use
Subject Site	Neighborhood Commercial Mixed Use (NCMU)	Neighborhood Commercial (C1)	Gas Station
North	NCMU	General Commercial (C2)	Shopping Center
South	NCMU	Neighborhood Commercial (C1)	Shopping Center
East	NCMU	Neighborhood Commercial (C1)	Shopping Center
West	NCMU	Neighborhood Commercial (C1)	Shopping Center

Architectural Design

The gas station incorporates a mixture of high-quality stucco, earth tone materials, and corrugated metal accents. The stucco will have a smooth exterior and will be painted “white shadow” and “blue harmony”.

A new trash enclosure is proposed to the south of the main gas station building and will replace the non-conforming trash bins currently used by the site. The trash enclosure will accommodate

three bins of varying sizes (1-yard, 2-yard, and 4-yard) for food waste, recycling, and garage accordingly. The trash enclosure will be constructed of concrete rectangular block walls with a plaster cement finish that will be painted to match the proposed gas station convenience store building. In addition, metal gates will provide access to the enclosure and will be constructed of corrugated metal panels that will complement the gas station.

Exterior wall lighting will be shielded to prevent glare on adjacent properties and provide attractive side-lighting. The proposed colors and materials are complementary to the character of the neighboring residences. The elevations are on Sheet A.3.0 and the color and materials board is on Sheet A.20.0 in Attachment B (Project Plans).

Rooftop Air Conditioning units are proposed and will be sufficiently screened from public view by 4-foot-10-inch parapets made of corrugated metal panels, which will complement the overall façade of the building.

Alcohol Request

The Applicant is requesting the sale of beer and wine consistent with an Alcohol Beverage Control (ABC) License Type 20. The Conditional Use Permit request was routed to the Milpitas Police Department for review. The Police Department provided conditions of approval to ensure all safety and security measures are met. Conditions include the following:

- “The beer and wine sold at the listed address shall be placed in a conspicuous location, but no closer than five feet from the cash register per California law and kept in a location that is visible to store employees.”
- “A high-definition security camera system shall supplement the area where the beer and wine are sold to prevent any potential thefts from occurring.”
- “Sales of alcoholic beverages shall only occur between the hours of 6:00 AM and 2:00 AM the following morning. Between the hours of 2:00 AM to 6:00 AM, the store shall secure all alcohol products behind their liquor cabinet or door to reduce the likelihood of any late-night thefts (aka: grab and runs) from occurring.”

The rest of these conditions of approval, along with all other department conditions, can be found in Attachment A (Resolution No. 24-009)

Public Convenience and Necessity

According to ABC, the Project falls above the maximum allotted concentration of liquor licenses for the census tract in which this Project is located (5044.18), which currently authorizes two (2) Off-Sale license permits. The census tract currently has four (4) active Off-Sale licenses. For ABC to grant another license, the applicant must demonstrate the proposed use would serve the public convenience or necessity, per Business and Professions Code Section 23958.4. The City of Milpitas uses the Conditional Use Permit process to determine if a proposed use would serve the public convenience and necessity. In our findings, the City of Milpitas encourages a diverse mix of commercial uses including retail, service, office, entertainment, and assembly uses which includes appropriately sited convenience stores that sell beer and wine for off-site consumption. The Police Department has provided conditions of approval that will increase the effectiveness of police personnel, crime prevention efforts and reduce the likelihood perpetrators are attracted to

this area. The Police Department shall also continue to have input with all safety measures as outlined in the conditions of approval.

PROJECT ANALYSIS

General Plan and Zoning Conformance

Milpitas General Plan 2040

The General Plan land use designation of the Project site is Neighborhood Commercial Mixed-Use (NCMU). The NCMU designation is intended to accommodate a mix of commercial and residential uses with an emphasis on commercial activity as the primary use, and residential uses on a limited basis. The NCMU designation also encourages active neighborhood serving uses at the ground level. As designed, the Project is in conformance with the policies and standards in the City's General Plan, as demonstrated in the following table:

Table 2:
General Plan Consistency

Policy	Conformance
<i>LU 6-1 Ensure new development in Neighborhood Commercial Mixed Use (NCMU) areas includes adequate commercial components to retain commercial uses as the dominant use type, and that the redevelopment of aging centers results in no net loss of viable commercial space...</i>	Consistent. The proposed Project will not materially change the original commercial use as a gasoline station and will add to the secondary convenience store use the additional commercial off-sale of beer and wine. Additionally, the proposed Project will add commercial square footage in support of a retail use. The remodeling of the gas station will also improve an aging commercial development in order to better serve the neighborhood.
<i>LU 6-3 Minimize the visual impact of large parking lots by locating them away from public streets, and reclaim unneeded and underutilized paved areas that could be converted to neighborhood-enhancing features such as, gathering areas, pocket parks, or other community focused amenities.</i>	Consistent. Although the 0.4-acre project site cannot accommodate additional community features, the parking spaces are relocated at least 10 feet away from their current location. This 10-foot buffer will be sufficiently landscaped to help minimize the visual impact of vehicles from public streets.
<i>CD 6-4 Maintain viable neighborhood-serving commercial uses throughout the City in order to serve surrounding neighborhoods and minimize vehicle miles traveled. Encourage a diverse mix of commercial uses including retail, service, office, entertainment, and assembly uses.</i>	Consistent. The proposed Project will continue the existing gas station, which will help minimize vehicle miles traveled for neighborhood customers as well as those entering and exiting the nearby I-680 Freeway.

Policy	Conformance
CD 6-5 <i>Promote reinvestment in strip commercial and shopping centers and maintain, revitalize, and redevelop aging and underperforming centers.</i>	Consistent. The proposed Project will reinvest in and redevelop an older gas station that has been in operation since approximately the 1960's. The proposed addition to the primary gas station building will increase the square footage of the convenience store and offer greater options for retail customers. The additional site improvements, such as landscaping, will also improve the aesthetics of the site.
CD 3-3 <i>Ensure that new development and redevelopment reinforces desirable elements of its neighborhood, district, or center, including architectural style, scale, and setback patterns.</i>	Consistent. The proposed Project will redevelop an existing gas station with structural additions and site improvements. The proposed architecture is very similar to existing conditions, but with contemporary features. The additional square footage added to the primary structure is proposed along the south and western sides of the building, which will keep street-side setbacks and scales relatively similar.
CD 3-6 <i>Encourage the rehabilitation of older residential neighborhoods, districts, and centers to prevent blight and maintain the city's character.</i>	Consistent. The proposed Project will redevelop an older gas station that has been in operation since the 1960's. The new materials and site improvements including landscaping and new lighting will help rehabilitate the site and prevent blight.

Development Standards

The site is in the C1 Neighborhood Commercial Zoning District. The purpose and intent of the C1 Neighborhood Commercial zone is to provide for general commercial needs of neighborhood areas of the City and to promote stable, attractive commercial development which will afford a pleasant shopping environment and will complement the essential residential character of the neighborhood. The Neighborhood Commercial District shall contain, as permitted uses, those activities which primarily provide for the day-to-day shopping needs of the residential neighborhood it is located in.

The Project site is an existing gas station that proposes to redevelop the site to provide greater services to its customers. The Project applicant worked with staff to conform to all development standards of Milpitas Municipal Code Section XI-10-5.03. Table 3 demonstrates the Project's consistency with the applicable development standards of the C1 zone.

Table 3:
Summary of Development Standards

Standards	C1 Requirements	Proposed	Complies
Lot Area, minimum	None	0.4 acres (existing)	Yes
Lot Width, minimum	None	~90 ft. (existing)	Yes
Front Yard Setback	20 ft. minimum	~64 ft. (existing)	Yes
Side Yard Setback	0 ft. minimum 15 ft. when abutting R District	13.22 ft.	Yes
Street Side Yard Setback	0 ft.	~64 ft. (gas station convenience store) ~1.5 ft. (trash enclosure)	Yes
Rear Yard Setback	0 ft. 15 ft. when abutting R district	25.5 ft.	Yes
Building Height Primary Building (maximum)	35 ft. or 3 stories	~22 ft.	Yes
Building Height Accessory Building (maximum)	25 ft. or 2 stories	12 ft. 4 in. (trash enclosure)	Yes
Parking	1 Space per 200 sf. for convenience store (2,460 sf. / 200 = ~12)	Eight spaces Additional Eight spaces at gas pumps	Yes
Lot Coverage	None	14%	Yes
Floor Area Ratio	0.35	0.14	Yes
Landscaping	None	10 ft. landscaped buffer along Calaveras Blvd.	Yes
Trash Enclosure	Required per MMC XI-10-54.12 0 ft. setbacks	3 ft. (side setback) 5 ft. (from building)	Yes*
	*No existing trash enclosure		

FINDINGS FOR APPROVAL (OR DENIAL)

A finding is a statement of fact relating to the information that the Planning Commission must consider in making a decision. Findings shall identify the rationale behind the decision to take a certain action. Based on substantial evidence in the public record, Staff has found that the proposed Project is consistent with the General Plan, Zoning Ordinance, and all required findings.

Site Development Permit Findings (Section XI-10-57-03-1(F))

- 1. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

As described within the staff report, the development's architectural design and site planning are aesthetically compatible with the neighboring properties. The proposed gas station remodel incorporates earth tone colors and materials that complement both the site and existing vicinity. The proposed gas station and convenience store will be located near the southwestern corner of the property and will use the majority of the same footprint as the existing structure. A new 10-foot-wide landscaped planter is proposed along Calaveras Blvd. and will provide a buffer for the redesigned off-street parking, which will be aesthetically harmonious with the surrounding neighborhood.

- 2. The Project is consistent with the Milpitas Zoning Ordinance in that:*

As described within the staff report and demonstrated in Table 3 of the staff report, the proposed gas station remodel is consistent with the development standards of the Milpitas Zoning Ordinance for the C1 Neighborhood Commercial Zoning District (Sec. XI-10-5.03) for all development standards including setbacks, height requirements, and landscaping.

- 3. The Project is consistent with the Milpitas General Plan in that:*

As demonstrated in Table 2 of the staff report, the Project is consistent with the existing Neighborhood Commercial Mixed-Use General Plan policies of the City of Milpitas, as well as policies for Community Design. The proposed gas station will redevelop an existing gas station site and will provide minor site improvements including landscaping and lighting which will rehabilitate the site and prevent blight. No significant grading is required. The scale, mass, building form, and overall design of the new gas station will be similar to other commercial structures in the vicinity and will have earth toned colors and features.

Conditional Use Permit Findings (Section XI-10-57.04(F)(1))

- 1. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The Project meets this finding in that the proposed use for off-site beer and wine sales is an ancillary beverage option and complementary service for customers of an existing and redeveloped gas station. The parking will not be affected as this use is ancillary to the gas station and convenience store use. The proposed beer and wine sales will provide a public convenience for customers to the gas station. Since the surrounding area is predominantly commercial, the nearest residence is approximately 500 feet away, and the nearest school (Calaveras Hills) is approximately 500 feet away, staff has concluded that the proposed off-sale of alcohol will not be detrimental or injurious to property or improvements in the vicinity. As conditioned, the project complies with applicable public health and safety requirements, and consumption of alcoholic beverages will not be allowed on the property.

2. *The proposed use is consistent with the Milpitas General Plan.*

The project is consistent with this finding as discussed previously in the staff report and demonstrated in the table below:

Table 2: General Plan Consistency

Policy	Consistency Finding
2.a-I-3: <i>Encourage economic pursuits which will strengthen and promote development through stability and balance.</i>	Consistent. The project adds beer and wine sales to their existing gas station use, which will provide additional options for the purchase of these items and further attract new customers in the area. Beer and wine sales will also promote business stability by increasing the potential profitability of the existing gas station use.
2.a-I-7: <i>Provide opportunities to expand employment, participate in partnerships with local businesses to facilitate communication and promote business retention.</i>	Consistent. The proposed project will help retain jobs within Milpitas. The addition of beer and wine at this location also provides a public convenience and necessity for their customers.

3. *The proposed use is consistent with the Milpitas Zoning Ordinance.*

With approval of a Conditional Use Permit, the proposed off-site sales of beer and wine will conform to the Milpitas Zoning Ordinance and the development standards and requirements of the Neighborhood Commercial (C1) Zoning District, per Milpitas Municipal Code Table XI-10-5.02-1. In addition, parking for the site has been determined to be adequate. The proposed project meets the applicable development standards in the C1 zone, as shown above in Table 3.

4. *The proposed use serves the public convenience or necessity.*

As required by Business and Professions Code section 23958.4 for Type 20 licenses in census tracts or census divisions that exceed the ratio of off-sale licenses set by the Department of Alcoholic Beverages and Control, the proposed off-site sales of beer and wine will serve the public convenience or necessity. In our findings, the City of Milpitas encourages a diverse mix of commercial uses including retail, service, office, entertainment, and assembly uses which includes appropriately sited convenience stores that sell beer and wine for off-site consumption. The Police Department has provided conditions of approval that will increase the effectiveness of police personnel, crime prevention efforts and reduce the likelihood perpetrators are attracted to this area. Furthermore, within the subject census tract, off-sale ABC Licenses can only be found within two grocery stores and two convenience/liquor stores. Allowing for off-site sales of beer and wine at this site would allow for the convenience of purchasing beer and wine at the only gas station within the census tract.

ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15302(b) (Replacement or Reconstruction) and Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) as the Project proposes to replace an existing gas station building with a new gas station building.

PUBLIC COMMENT/OUTREACH

Staff provided public notice for the application per City and State public notice requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the Milpitas Post on February 16, 2024. In addition, 434 notices were sent to owners and occupants within 1,000 feet of the project site. A public notice was also provided on the project site, on the City's Website, www.milpitas.gov, and posted at City Hall.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open the Public Hearing to receive comments;
2. Close the Public Hearing; and
3. Adopt Resolution 24-009, approving Site Development Permit No. SD22-0010 and Conditional Use Permit No. UP23-0014, to allow redevelopment of an existing gas station, along with the ancillary sales of beer and wine for off-site consumption consistent with ABC License Type 20, subject to the findings and attached Conditions of Approval.

ATTACHMENTS

A: Resolution 24-009

B: Project Plans

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ABBREVIATIONS									
ADI	ADJUSTABLE	DET	DETAIL	GA	GAUGE	RAD	RADIUS	ST.STL.or SS	STAINLESS STEEL
ALUM	ALUMINUM	DIA	DIAMETER	GALV	GALVANIZED	REC	RECESSED	SUSP	SUSPENDED
L	ANGLE	DIM	DIMENSION	GL	GLASS	RECT	RECTANGLE	THK	THICK
APPROX	APPROXIMATE	DWG	DRAWING	GYP	GYPSPUM	REF	REFERENCE	T.O.S.	TOP OF SLAB
A.F.F.	ABOVE FINISHED FLOOR			I.D.	INSIDE DIAMETER	REINF	REINFORCED/ING	TYP	TYPICAL
BD	BOARD	EA	EACH	INSUL	INSULATION	REQ	REQUIRED		
BLDG	BUILDING	ELEV	ELEVATION	MECH	MECHANICAL	SC	SOLID CORE	V.I.F.	VERIFY IN FIELD
CAB.	CABINET	ELEC	ELECTRICAL	MET	METAL	SCHED	SCHEDULE	VOL	VOLUME
CL	CENTER LINE	EQ	EQUAL	MFR	MANUFACTURER	SH	SHEET	W/	WITH
CLG	CEILING	EXH	EXHAUST	MIN	MINIMUM	SIM	SIMILAR	WD	WOOD
CLR	CLEAR	(E)	EXISTING	MTD	MOUNTED	SPECS	SPECIFICATIONS		
COL	COLUMN	EXT	EXTERIOR	(N)	NEW	SQ	SQUARE		
CONC	CONCRETE	EXP	EXPANSION	NIC	NOT IN CONTRACT	STD	STANDARD		
CONST	CONSTRUCTION			NO./#	NUMBER	STL	STEEL		
CONT	CONTINUOUS	FIN	FINISH	NTS	NOT TO SCALE				
CSK	COUNTERSINK	FLR	FLOOR	O.C.	ON CENTER				
CW	COLD WATER	FT	FEET	O.D.	OUTSIDE DIAMETER				
		FIX	FIXTURE	O.F.C.I.	OWNER FURNISHED,				

GENERAL NOTES

FIRE SPRINKLERS NOTES:

A) THE CITY OF MILPITAS REQUIRES FIRE SPRINKLERS THROUGHOUT ALL NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN THIS SECTION OR IN SECTION 903.2.1 THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. BY CMC. FIRE WALLS AND FIRE BARRIERS USED TO SEPARATE BUILDING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND SHALL BE WITHOUT OPENING OR PENETRATIONS.

B) THE AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CFC, CMC.

C) FAST RESPONSE FIRE SPRINKLER HEADS SHALL BE INSTALLED IN GARAGE AND WORKSHOP AREAS.

D) THE SUPPRESSION CONTRACTOR SHALL PROVIDE TWO COPIES OF THE DRAWINGS AND CALCULATIONS TO THE FIRE DISTRICT.

E) THE DISTRICT SHALL ISSUE A PERMIT PRIOR TO INSTALLATION OF THE AUTOMATIC SPRINKLER SYSTEM.

F) FIRE SPRINKLER SHALL BE REQUIRED FOR ENTIRE BUILDING. FIRE SPRINKLERS AND ALARMS ARE A SEPARATE AND DEFERRED SUBMITTAL.

H) The Fire Department requires the installation of fire sprinklers within the reconstructed commercial retail building. A separate fire service lateral with an above ground double check detector assembly is required to service the fire sprinklers and shall be installed as part of the proposed development.. The double-check detector assembly, FDC, and PIV shall be placed on private property outside of any onsite public easements.Show the alignment and size of the new fire service lateral and the locations of the above ground double-check detector assembly, FDC, and PIV on the site plan.

I) ALL EXISTING SERVICE LINES THAT WILL BE ABANDONED MUST BE ABANDONED AT THE MAIN.

WATER SUPPLY REQUIREMENT:

POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. 2019 CFC AND HEALTH AND SAFETY CODE .

TIMING OF INSTALLATION:

WHEN FIRE APPARATUS ACCESS ROAD OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. TEMPORARY STREET SIGN SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES, CFC.

PREMISES IDENTIFICATION:

APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW BUILDING IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. CFC.

CONSTRUCTION SITE FIRE SAFETY:

ALL CONSTRUCTION SITES MUST COMPLY WITH CFC. CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION SI-7.

PLANTING AND IRRIGATION SYSTEMS:

BUBBLER IRRIGATION WILL BE USED FOR TREES AND SHRUBS POP-UP SPRINKLER HEADS WILL BE USED TO IRRIGATE THE TURF AREAS. CONCEALED QUICK COUPLER VALVES AND BACK FLOW PREVENTERS COMPLETE THE SYSTEM.

LANDSCAPING WILL BE PRIVATELY MAINTAINED. ALL IRRIGATION PIPING SHALL BE PVC SCHEDULE 40, INSTALLED AT A DEPTH OF 18" BELOW GRADE.

GREEN BUILDING CODE:

CONTRACTOR TO COMPLY WITH CALIFORNIA BUILDING CODE AND REGULATIONS.

ADDRESS IDENTIFICATION:

NEW AND EXISTING BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR BUILDING IDENTIFICATION PLACED IN , A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATION TO FACILITATE EMERGENCY RESPONSE. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. ADDRESS NUMBERS SHALL BE MAINTAINED . CFC SEC. 505.1.

HAZMAT REVIEW:

1. A SEPARATE REVIEW BY HAZMAT DIVISION IS REQUIRED. DETAILED PLANS FOR THE PROPOSED SYSTEM MUST BE SUBMITTED SEPARATELY AND DIRECTLY TO THE OFFICE LOCATED AT 14700 WINCHESTER BLVD. LOS GATOS, CA. ALL PERMITS REQUIRED BY HAZMAT DIVISION MU ST BE OBTAINED PRIOR TO COMMENCING WORK, OR AS INDICATED BY THE HAZMAT REVIEW.

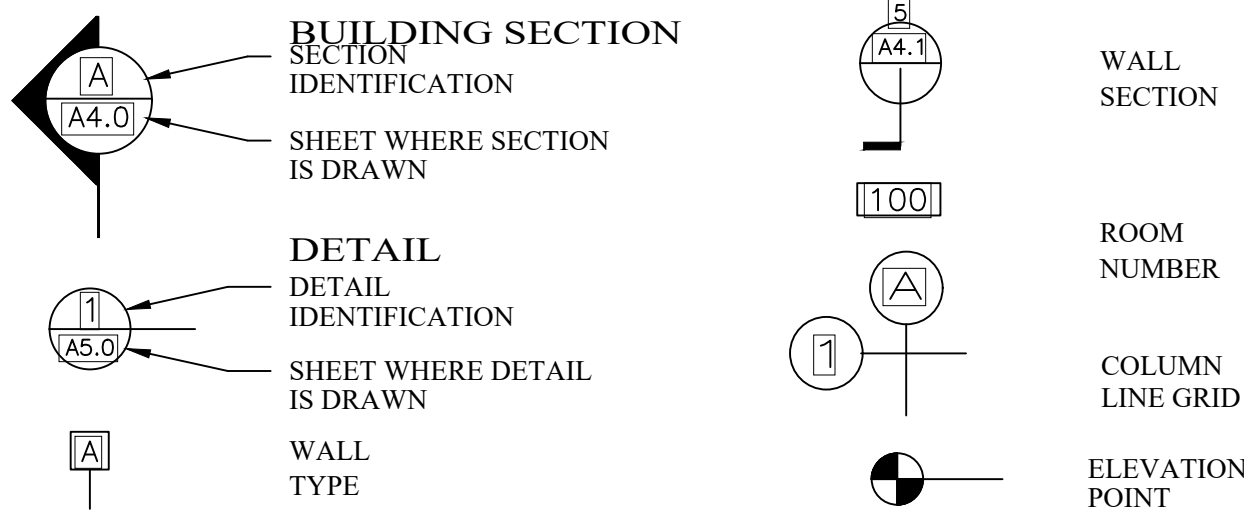
- NO BEER OR WINE SHALL BE DISPLAYED WITHIN FIVE FEET OF THE CASH REGISTER OR THE FRONT DOOR UNLESS IT IS IN A PERMANENTLY AFFIXED COOLER.
- NO ADVERTISEMENT OF ALCOHOLIC BEVERAGES SHALL BE DISPLAYED AT MOTOR FUEL ISLANDS.
- NO SALE OF ALCOHOLIC BEVERAGES SHALL BE MADE FROM A DRIVE-IN WINDOW.
- NO DISPLAY OR SALE OF BEER OR WINE SHALL BE MADE FROM AN ICE TUB.
- NO BEER OR WINE ADVERTISING SHALL BE LOCATED ON MOTOR FUEL ISLANDS AND NO SELF-ILLUMINATED FOR BEER OR WINE SHALL BE LOCATED ON BUILDINGS OR WINDOWS.
- EMPLOYEES ON DUTY BETWEEN THE HOURS OF TEN P.M. AND TWO A.M. WHO SELL BEER OR WINE SHALL BE AT LEAST TWENTY-ONE YEARS OF AGE.

DEFERRED SUBMITTAL

- STOREFRONT SYSTEM SHOP DRAWINGS TO BE APPROVED BY ARCHITECT AND ENGINEER OF RECORD
- WALK-IN COOLER BY OTHERS, SHOP DRAWING TO BE APPROVED BY ENGINEER OF RECORD
- OPEN WEB JOIST TO BE APPROVED BY ARCHITECT OF RECORD (FOR ROOF SLOPE FOR DRAINAGE) AND ENGINEER OF RECORD (FOR STRUCTURAL ASPECTS)
- FIRE SPRINKLER DRAWINGS TO BE APPROVED BY HVAC AND ENGINEER OF RECORD
- PROCESS PIPING FOR GAS TANK/ GAS PUMPS/ PROPANE TANK
- IF IN THE FUTURE, SHOULD PLUMBING OR ELECTRICAL BE REQUIRED WITHIN THE TRASH ENCLOSURE, INSTALLATION OF SUFFICIENT PROTECTION FOR THESE UTILITIES BY USE OF CAGES OR BOLLARDS MUST BE INCLUDED TO ENSURE DAMAGE IS NOT CAUSED BY THE WASTE BINS BEING MOVED IN AND OUT.

Compliance with California Code of Regulations: The Project shall comply with the requirements of the Building Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety and Housing Department.

SYMBOLS



SCOPE OF WORK

The project consists of a modification of existing building, and build a new 2460 sq. ft. construction of wood stud construction with cement plaster finish convenience store. The new construction and new trash enclosure are fully sprinklered according to the California Fire code (CFC) and Building code (CBC). The existing gas pumps and canopy will stay the same. Existing landscaping to remain. This building will construct based on the California Green Building code. The hours of operation for this location will 24 hours and the number of occupancy will be 10.

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A.2.0	EXISTING PLAN, DEMO. PLAN ROOF PLAN AND ELEVATIONS
A.3.0	PROPOSED ROOF PLAN, TRASH ENCLOSURE PLAN, ELEVATIONS, DOOR & WINDOW SCHEDULES
A.4.0	PROPOSED FLOOR PLAN, EQUIPMENT PLAN & SCHEDULES
A.5.0	BUILDING SECTIONS
A.6.0	PROPOSED CEILING PLAN, ENLARGED TOILET PLAN AND ELEVATIONS
A.7.0	WALL FINISH PLAN, MATERIAL SPECIFICATION
A.8.0	MERCHANDISE LAY-OUT, INTERIOR ELEVATIONS
A.9.0	ROOM AND FLOOR FINISH PLAN, SCHEDULE
A.10.0	DETAILS
A.11.0	DETAILS
A.12.0	DETAILS
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A.14.0	EQUIPMENT ELEVATIONS
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A.16.0	MECHANICAL NOTES & DETAILS
A.17.0	PLUMBING NOTES & DETAILS
A.18.0	ROOF PLAN MECHANICAL
A.19.0	DETAILS
A.20.0	COLOR AND MATERIALS
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LANDSCAPING

LA.1.0 LANDSCAPE PLAN

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HFX-1	ANCHORAGE DETAILS- HFX PANELS
HFX-2	FRAMING DETAILS- HFX PANELS

CIVIL

C-1	GRADING & DRAINAGE AND UTILITY PLAN
C-2	EROSION AND SEDIMENT CONTROL PLAN
C-3	TOPOGRAPHICAL & RECORD BOUNDARY

E.M.P.

E0-1	SYMBOLS, ABBREVIATIONS AND GENERAL NOTES
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P2-1	FLOOR PLAN- SEWER AND VENT PIPING
P3-1	FLOOR PLAN- CONDENSATE DRAIN PIPING
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P4-1	DETAILS
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P5-1	PLUMBING CALCULATIONS
T24-1	TITLE 24
T24-2	TITLE 24
T24-3	TITLE 24

PROJECT NAME

76 Gas Stations

27 S. Park Victoria

Milpitas, CA

PROJECT BUILDING DATA CONSULTANTS

BUILDING DATA:

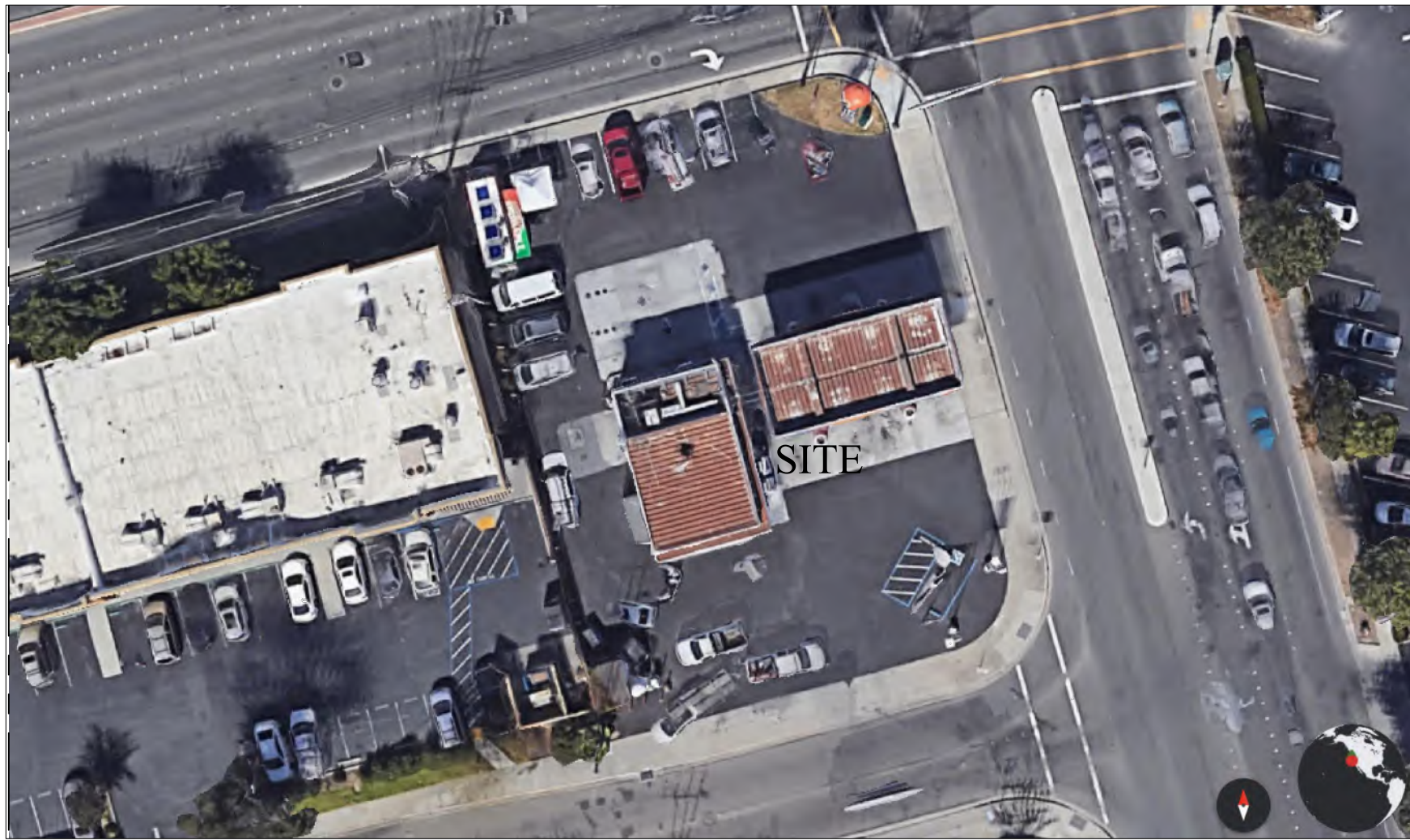
A.P.N.:	88-04-010
ADDRESS:	27 S. Park Victoria Milpitas, CA Commercial P (CG)
LAND USE:	Gas Station
EXISTING ZONING:	1,138 Sq. ft.
EXISTING USE:	1,322.02 Sq. ft.
EXISTING/ DEMO. FOOT PRINT	2,460 Sq. ft.
NEW ADDITION	17,424 Sq.ft.
TOTAL NEW BUILDING	
LOT SIZE: GROSS Sq. ft.	
STORIES	1
SPRINKLER	Full
FENCE	EXISTING TO REMAIN
BUILDING COVERAGE	2,460 Sq.ft. 14 %
LANDSCAPE COVERAGE	515 Sq.ft. 3 %
TRASH ENCLOSURE	195 Sq.ft. 2 %
PAVING COVERAGE:	EXISTING
FLOOD ZONE:	AO
FLOOR AREA RATIO	2,460 Sq.ft./ 17,424 Sq. ft. = 14% < 25% Max.
TRASH ENCLOSURE	195 Sq.ft./ 17,424 Sq. ft. = 2% (Sprinklered)
LANDSCAPE	515 Sq.ft./ 17,424 Sq.ft.= 3%
PARKING	Required : 1/200 Sq.ft. per City site study report Required : 2460Sq.ft. /200= 12 space Provided : 6 + 1 H.C. + 1 VAN fixed parking Temporary at each gas station= 8

	STORE	TRASH ENCLOSURE
CONSTRUCTION TYPE	V-B	I-B
FULLY SPRINKLERED	YES	YES
STORIES	1	1
SQUARE FOOTAGE	2,460 SF	195 SF
OCCUPANCY TYPE	B/M	S-1
OCCUPANCY LOAD	33	NOT OCCUPIED

APPLICABLE CODES:

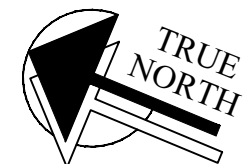
- CALIFORNIA BUILDING CODE, 2019
- CALIFORNIA PLUMBING CODE, 2019
- CALIFORNIA FIRE CODE, 2019
- CALIFORNIA ELECTRICAL CODE, 2022
- CALIFORNIA MECHANICAL CODE, 2019
- CALIFORNIA ENERGY CODE, 2022
- CALIFORNIA GREEN BUILDING CODES
- CITY OF CUPERTINO CODES AND ORDINANCES, INCLUDING, BUT NOT LIMITED TO, FIRE AND ZONING.

PROJECT LOCATION



VICINITY MAP

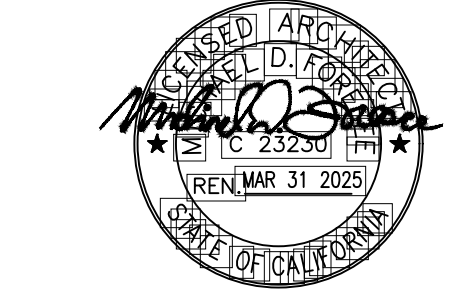
N.T.S.



A.G.P.

Design Group

1296 Virginia, Ave.
Campbell, CA 95008
Tel: (408) 316.6168
E-Mail: agp@pacbell.net



COVER SHEET

27 S. PARK VICTORIA
MILPITAS, CA

REVISIONS		
NO.	ITEM	DATE
1	City Comments #1	12/18/22
2	City Comments #2	3/18/22
3	City Comments #3	6/16/23
4	City Comments #4	9/25/23

PLOT SCALE:	12"=1'-0"
DRAWN BY:	AK
CHECKED BY:	AK
PROJECT NO:	2016.01
SCALE: AS SHOWN	DATE: 07-22-2022

A.0.0

ENGINEERING DEPARTMENT NOTES

ENGINEERING DEPARTMENT DRAFT APPROVAL CONDITIONS

1. Public Improvement Design Standards:

All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:

- a. Milpitas Design Guidelines: (http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/design-guidelines/);
- b. Standard details and specifications: (http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/standard-details-and-specifications); and
- c. Americans with Disabilities Act (ADA) requirements, where applicable.

2. Sanitary Sewer Calculations:

Permittee shall submit a completed “Sewer Needs Questionnaire” form and sanitary sewer calculations to justify lateral size design, allocation of discharge for each of the lateral, and impact to the existing main. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.

3. Domestic Water and Fire Service Calculations:

Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.

4. Specific Improvements:

In addition to standard public improvements required under Milpitas Municipal Code (MMC) Title XI, Chapter 1, Section 7, Permittee shall install other specific improvements listed below including incidental improvements as required by the City as part of the encroachment permit.

- a) Replacement of existing driveway approach along Dempsey Road in compliance with ADA requirements and City standards.
- b) Installation of separate fire service tap and above-ground reduced pressure double-check detector assembly to service the fire sprinklers for the reconstructed building.
- c) Replacement of any existing water or sewer service laterals that are of inadequate size to serve the reconstructed building.

5. Abandonment of Existing City Utilities:

Permittee shall cap, abandon or remove any unused existing public utilities based upon City’s Abandonment Notes and to the City’s satisfaction.

6. Water Service Agreement:

Permittee shall complete a water service agreement to obtain water service for any new water meters.

7. Encroachment Permit:

Prior to any work in the public right-of-way and/or public easement, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Engineering Department.

8. Solid Waste and Recycling Facility Design:

Permittee shall comply with all applicable City design guidelines/details associated with haul route, turning radius, vertical and horizontal clearance, trash enclosure, staging area, storage area, etc.

9. Recycling Report Prior to Demolition Permit Issuance:

Permittee shall submit Part I of a Recycling Report on business letterhead to the Building Department, for forwarding to the Engineering Department for review and approval. The report shall describe the following resource recovery activities:

- a) What materials will be salvaged.
 - b) How materials will be processed during demolition.
 - c) Intended locations or businesses for reuse or recycling.
 - d) Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.
- Permittee shall make every effort to salvage materials for reuse and recycling, and shall comply with the City’s demolition and construction debris recycling ordinance.

10. Recycling Report Prior to Building Permit Issuance:

Permittee shall submit Part II of the Recycling Report to the Building Department, for forwarding to the Engineering Department. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of “end dumps.” Actual reuse, recycling and disposal tonnage amounts (and estimates for “end dumps”) shall be submitted to the Building Department for approval by the Engineering Department prior to inspection by the Building Department.

11. Flood Plain Management: This project is in the Flood Zone “AO” with 1’ average flood depth, therefore, Permittee shall comply with all applicable flood protection criterion required by the Federal Emergency Management Agency (FEMA) and MMC Title XI, Chapter 15.

12. Development Fees: Permittee shall pay the following development fees.

- The information listed in items “a” through “g” are based upon current fee rates; however, those fee rates are subject to change. The exact fee amount shall be determined at the time of building permit fee
- a) Storm water connection fee at \$16,771/acre for residential and \$21,562/acre for commercial.
 - b) Water connection fee at \$1,164/unit for residential and \$5.97/gpd for commercial, based upon increased water usage.
 - c) Sewer connection fee at \$1,406/unit for residential and \$8.52/gpd for commercial, based upon increased average wastewater flow.
 - d) Wastewater Treatment Plant fee per MMC VIII, Chapter 2, Section 7.04.
 - e) Calaveras Boulevard Widening Traffic Impact fee per Resolution No. 7894.
 - f) 3.8% of applicable fees in accordance with City Resolution No. 8969 as Permitting Automation Fee.

During Construction

13. Prohibition of Potable Water Usage:

Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-65.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council.

14. Construction Staging and Employee Parking:

Permittee shall place all construction related materials, equipment, and arrange construction workers parking on-site and not located in the public rights-of-way or public easements.

Prior to First Occupancy

15. Completion of Public Improvements:

Permittee shall complete all public improvements as shown on City approved plans.

16. Elevation and/or Flood Proofing Certificate:

Permittee's civil engineer shall submit Elevation and/or Flood Proofing Certificate for the lowest finished floor elevation of each building for City record.

POLICE DEPARTMENT NOTES

1. Lighting of sufficient wattage shall be provided to adequately illuminate and make clearly visible the presence of any person in or about the outside premises during hours of darkness.

2. All entrances to the facility shall be posted with appropriate signage such as “No Trespassing/ Loitering” and applicable towing advisements such as 22658(a) CVC to assist in the removal of unauthorized person and vehicles from the private premises.

3. Video/security cameras shall be implemented for the enclosed building and the exterior perimeter. The exterior video/security cameras shall record in high definition and cover the exterior which includes the parking lot directly in front of the business and building entrances/exits. The interior video/security cameras shall record in high definition and cover the main convenient store and building entrances/exits. The security camera system shall be recorded, and the recording shall be maintained for a minimum of one (1) week and be made available to the Police Department upon request.

4. Landscaping shall be of the type to maximize natural surveillance while providing the desired degree of aesthetics for the outside premise. Planting and selection of landscape material shall be that sight lines remain open and clear, and places of concealment are not fostered. Security type planting materials are encouraged under vulnerable windows. Shrubbery shall be no more than three feet high for clear visibility in vulnerable areas.

5. Reinforced concrete bollards should be placed in front of the main entrance/exit doors to prevent any vehicle’s from driving through the convenient store for pedestrian safety and crime prevention.

6. Emergency shut off valves for the gas lines should be clearly posted. The signs should be in an area easily accessible to the general public and public safety officers if and when an emergency exists related to gas spills.

7. An up-to-date map of the interior of the building shall be provided to the Police Department. The map shall minimally identify the locations of storage areas, maintenance areas, entry/exit points controlled by electronic security devices, locations of security cameras, common areas, audible sirens, etc.

8. The Property Manager/Owner shall file an emergency notification form with the Police Department so law enforcement can contact the property manager or responsible in the event of any major accident, emergency, or unforeseen circumstance.

9. A building design that encourages visibility of potential crime locations and natural surveillance.

NOTES

1. This project is in the Flood Zone “AO” with 1’ average flood depth, therefore, Permittee shall comply with all applicable flood protection criterion required by the Federal Emergency Management Agency (FEMA) and MMC Title XI, Chapter 15. Thereconstructed commercial retail building shall either have finished floor that is elevatedat least 2’ above the building’s highest adjacent grade or incorporate interiorflood proofing that complies with FEMA requirements. State the flood zone designation on the plans and indicate whether the new building will incorporate an elevated finished floor or interior flood proofing. All existing structures that encroach into the 10ft-wide onsite storm drain easements

2. Provide a separate utility plan sheet that shows and calls out the following existing/proposed utility-related items within the City’s right-of-way:

- a. utility pipe alignments
- b. water meters and backflow prevention assemblies
- c. hydrants
- d. valves
- e. sewer cleanouts
- f. manholes
- g. utility easements and property line
- h. utility piping and structures to be abandoned

3. Provide the tie-in locations, elevation and crossing details, connection details, thrust/anchor block details, material, and sizing of all proposed utility pipes and structures.

A.G.P.

Design Group

1296 Virginia, Ave.
Campbell, CA 95008
Tel: (408) 316.6168
E-Mail: agp@pacbell.net



NOTES

27 S. PARK VICTORIA
MILPITAS, CA

REVISIONS		
NO.	ITEM	DATE

1 City Comments #1 1/18/23

2 City Comments #4 9/23/23

PLOT SCALE:	12"=1'-0"
DRAWN BY:	AK
CHECKED BY:	AK
PROJECT NO:	2016.01
SCALE: AS SHOWN	DATE: 07-22-2022

A.0.1

A.1.0



EXISTING WEST ELEVATION

1/8"=1'-0"



EXISTING NORTH ELEVATION

1/8"=1'-0"



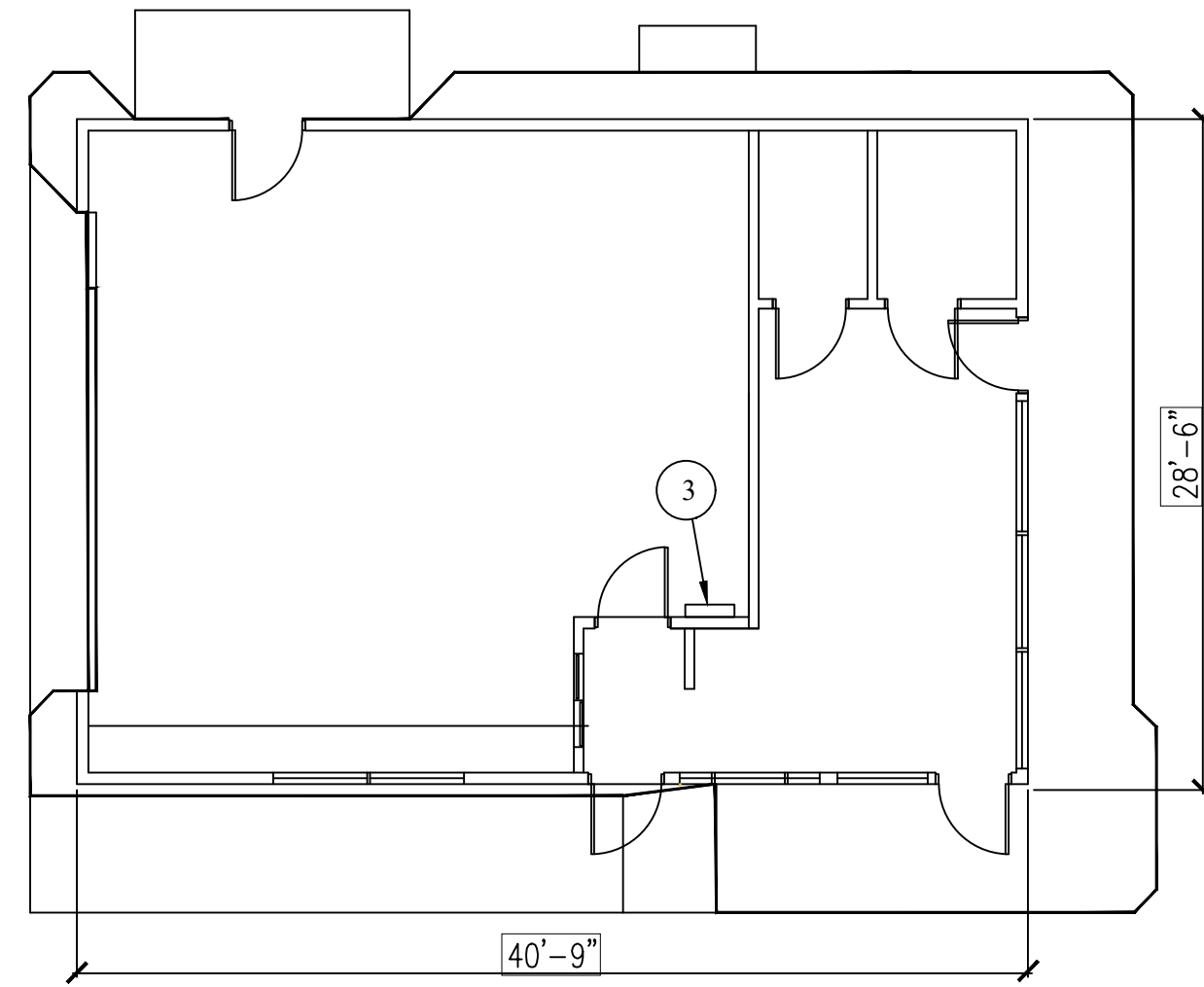
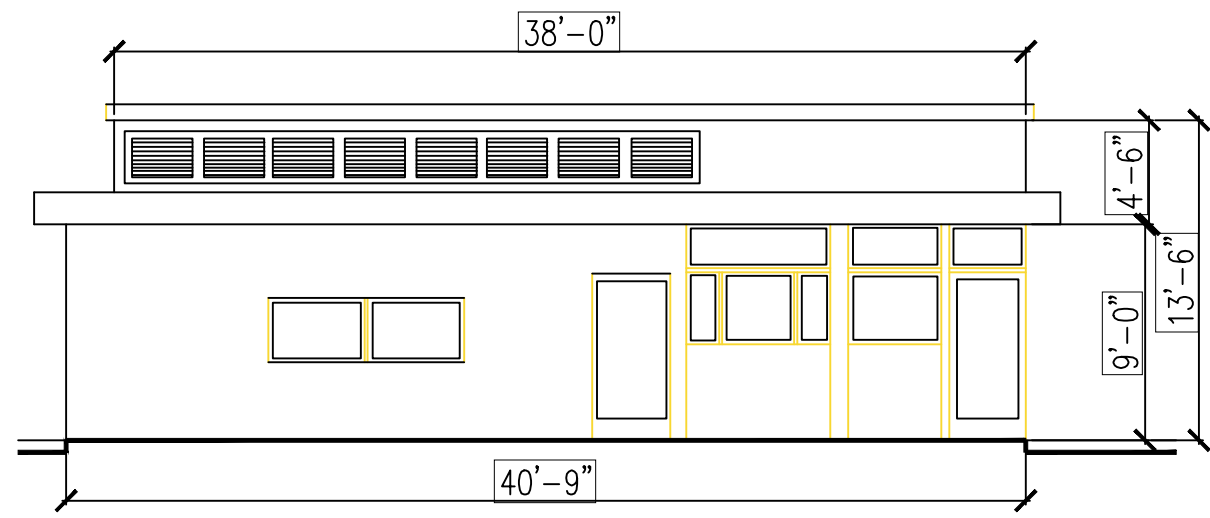
EXISTING EAST ELEVATION

1/8"=1'-0"



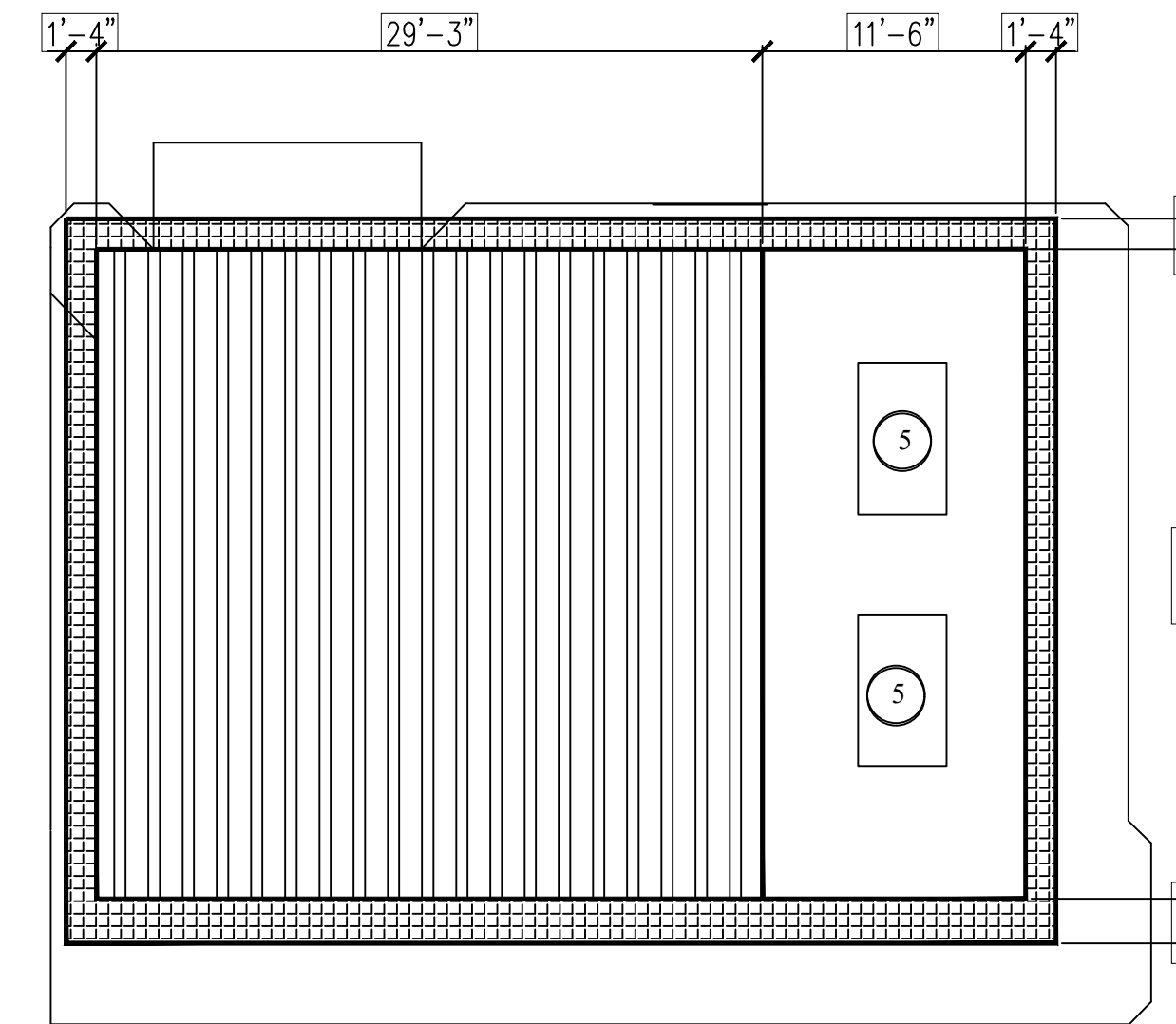
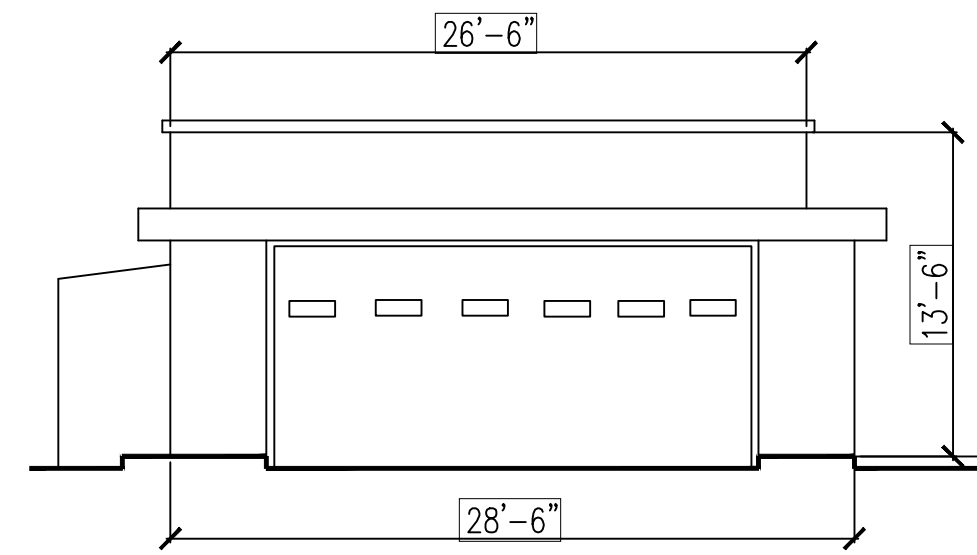
EXISTING SOUTH ELEVATION

1/8"=1'-0"



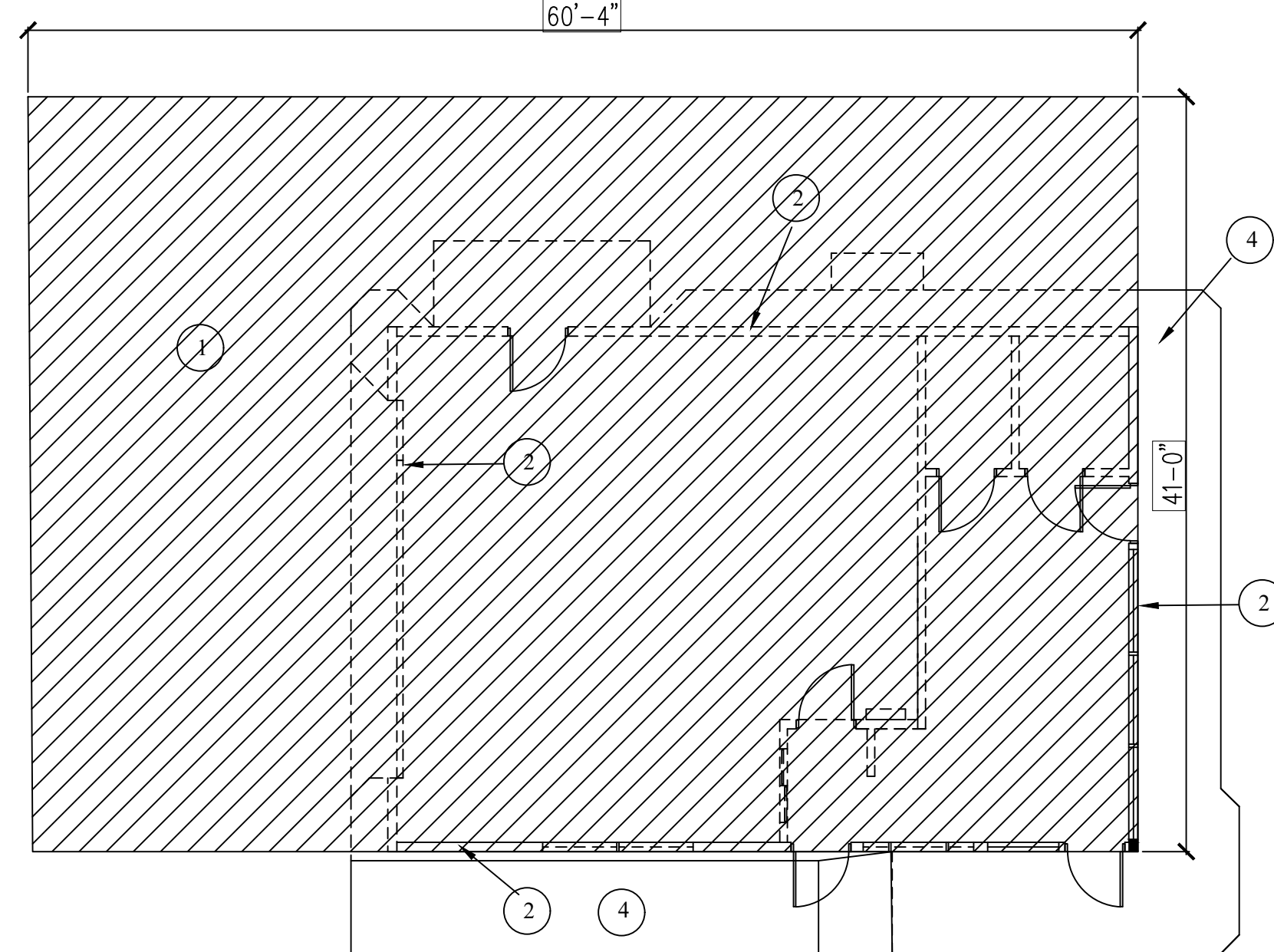
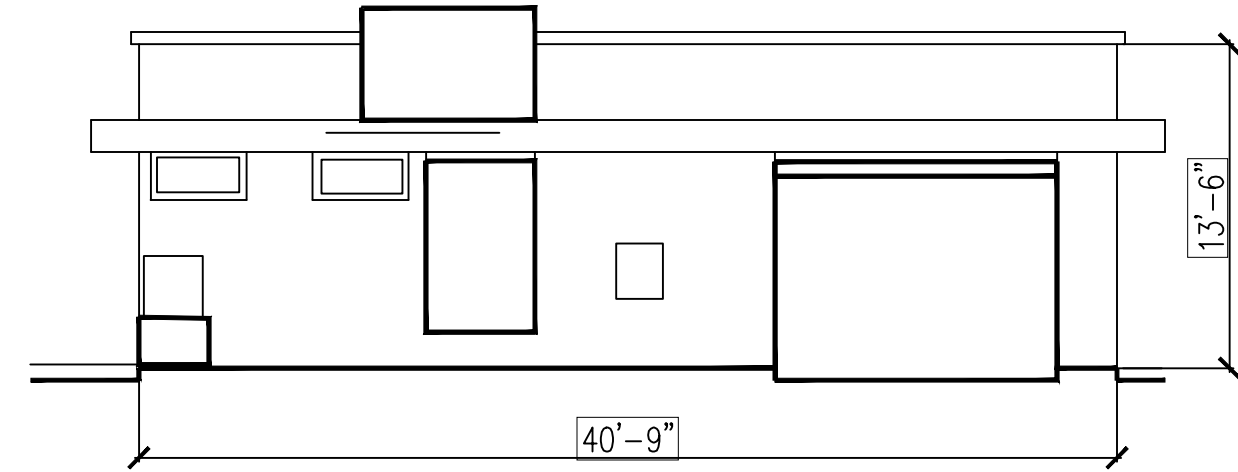
EXISTING PLAN

1/8"=1'-0"



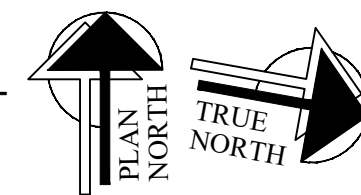
EXISTING ROOF PLAN

1/8"=1'-0"



DEMO. PLAN

1/8"=1'-0"



GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND EXISTING EQUIPMENT, EXISTING ELECTRICAL & MECHANICAL UTILITIES, ROOF ELEMENTS, PIPING, CONDUIT AND CONDITION OF THE SPACE BEFORE CONSTRUCTION COMMENCES.
2. NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL WORK, SUCH AS OUTLETS, SWITCHES, WIRING AND ALL DOCUMENTS WHICH ARE REQUIRED BY ALL AGENCIES FOR PLAN CHECK AND BUILDING PERMIT PROCESS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL MECHANICAL, HVAC WORK, AND ALL DOCUMENTS WHICH ARE REQUIRED BY AGENCIES FOR PLAN CHECK AND BUILDING PERMIT PROCESS.

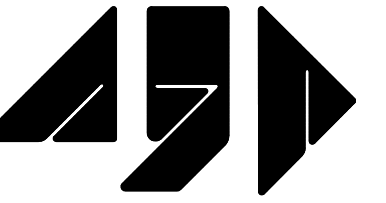
KEY NOTES

- 1 NEW ADDITION AREA
- 2 EXISTING WALL TO BE DEMOLISHED
- 3 EXISTING PUMP CONTROL TO BE RELOCATED
- 4 EXISTING CONC. PAD TO BE REMOVED
- 5 EXISTING EQUIPMENT TO BE REMOVED

LEGEND

- EXISTING WALLS TO BE DEMOLISHED
- NEW BUILDING AREA

A.G.P.



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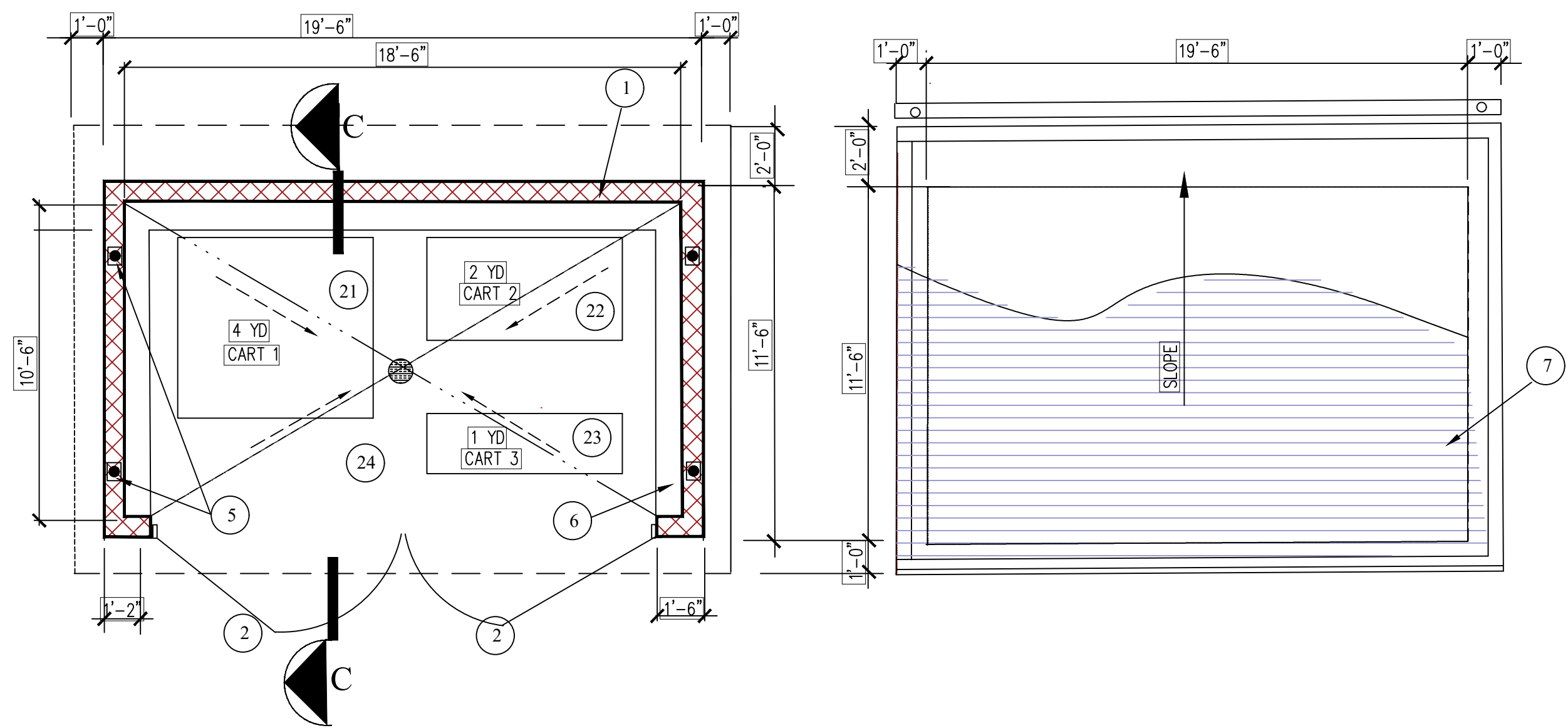
EXISTING PLAN, DEMO. PLAN
ROOF PLAN & ELEVATIONS

27 S. Park Victoria Dr.
Milpitas, CA

REVISIONS
NO. ITEM DATE

PLOT SCALE: 1"=1'-0"
DRAWN BY: AK
CHECKED BY: MF
PROJECT NO: DATE:
SCALE: AS SHOWN 07-22-22

A.2.0



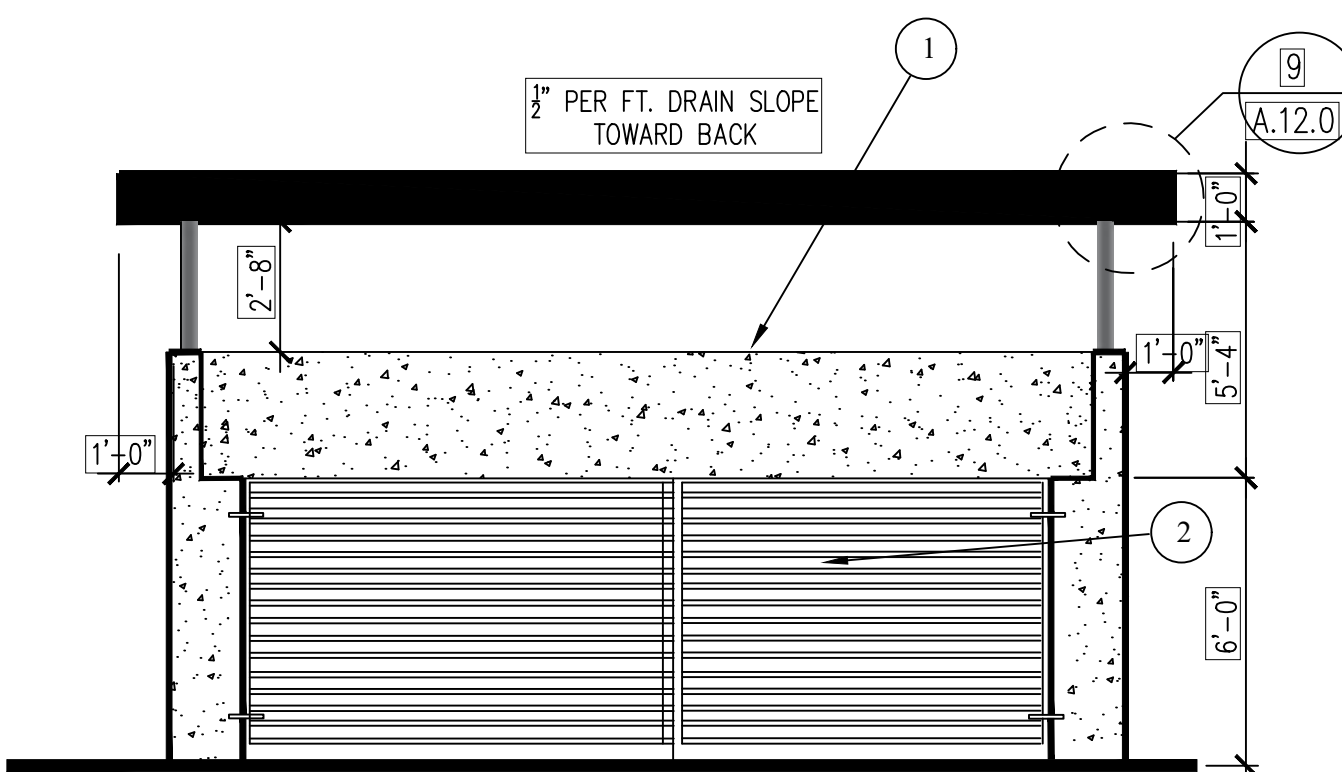
TRASH ENCLOSURE PLAN

1/4"=1'-0"

TRASH ENCLOSURE

ROOF PLAN

1/4"=1'-0"

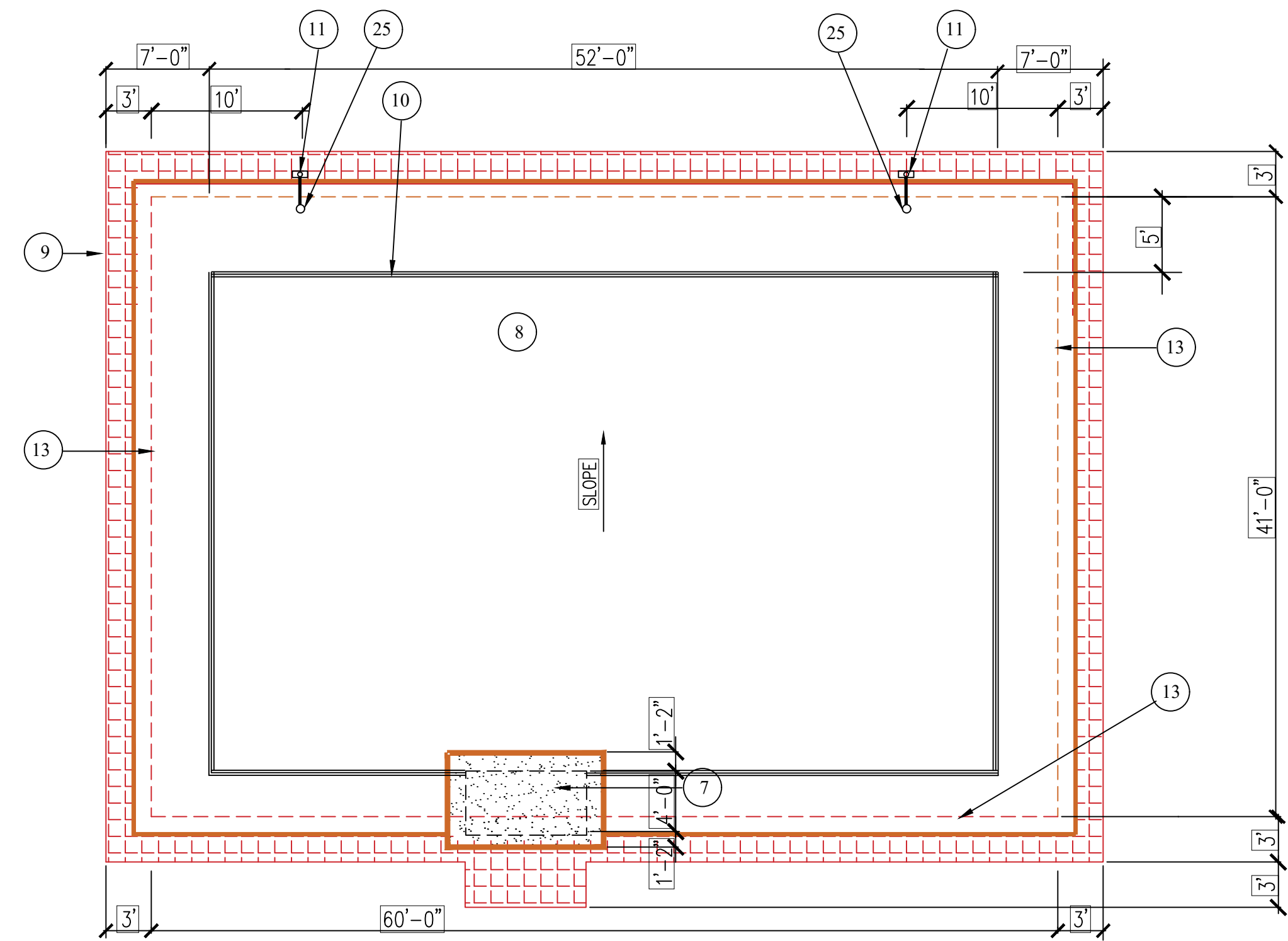


TRASH ENCLOSURE ELEVATION

1/4"=1'-0"

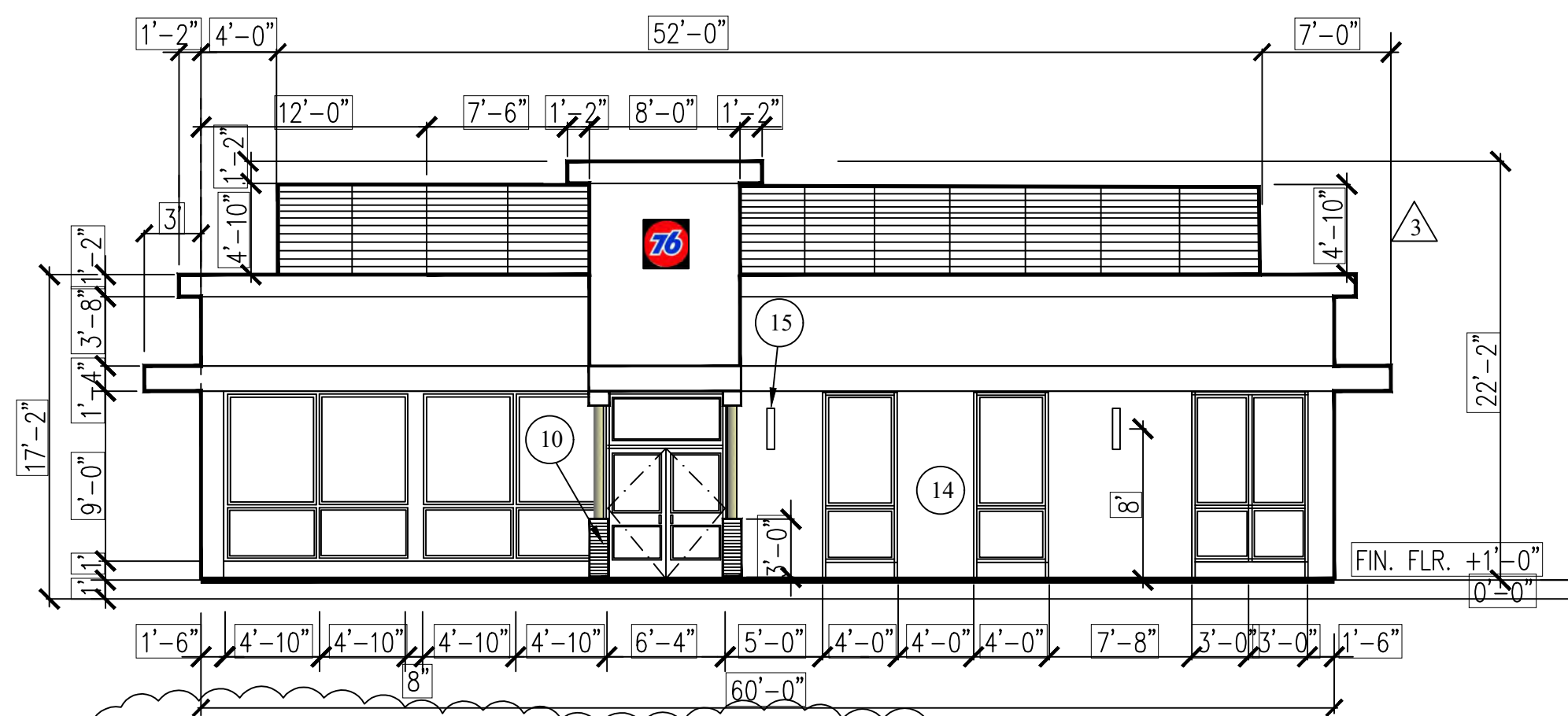
NOTES

1. ALL NEW SOLID WASTE ENCLOSURES SHALL DRAIN TO THE SANITARY SEWER PER MILPITAS MUNICIPAL CODE SECTION XI-16-4.
2. SLOPE REQUIRED AT ENCLOSURE ENTRANCE WITH MIN. GRADIENT OF 2% BUT NO GREATER THAN 4% TO PREVENT OUTSIDE STORM WATER RUN-OFF FROM ENTERING THE ENCLOSURE. STORM WATER INSIDE ENCLOSURE SHALL DRAIN INTO THE SANITARY SEWER.
3. WALL PROTECTION-INSTALL A MIN. TEN-INCH WIDE, THREE-INCH HEIGHT CURB ALONG INTERIOR WALLS OR SIX-INCH DIAMETER BOLLARDS TO PREVENT WALL DAMAGE.
4. A DOUBLE SWINGING GATE WITH BOLLARDS OR J-HOOKS SHALL BE INSTALLED AT FRONT OF ENCLOSURE TO PROVIDE A MIN. OF 120-DEGREE SWING AREA AND A MIN. UNOBSTRUCTED INSIDE OPENING OF 12 FEET. J-HOOKS SHALL BE INSTALLED TO SECURELY FASTEN OPEN GATE.
5. THIS DEVELOPMENT SHALL PROVIDE THE NECESSARY ORGANIC WASTE STORAGE CAPACITY TO COMPLY WITH CALIFORNIA S.B. 1383. INCREASE THE SIZE OF THE PROPOSED TRASH ENCLOSURE AS NECESSARY TO ACCOMMODATE THE APPROPRIATE ORGANIC WASTE CART(S).



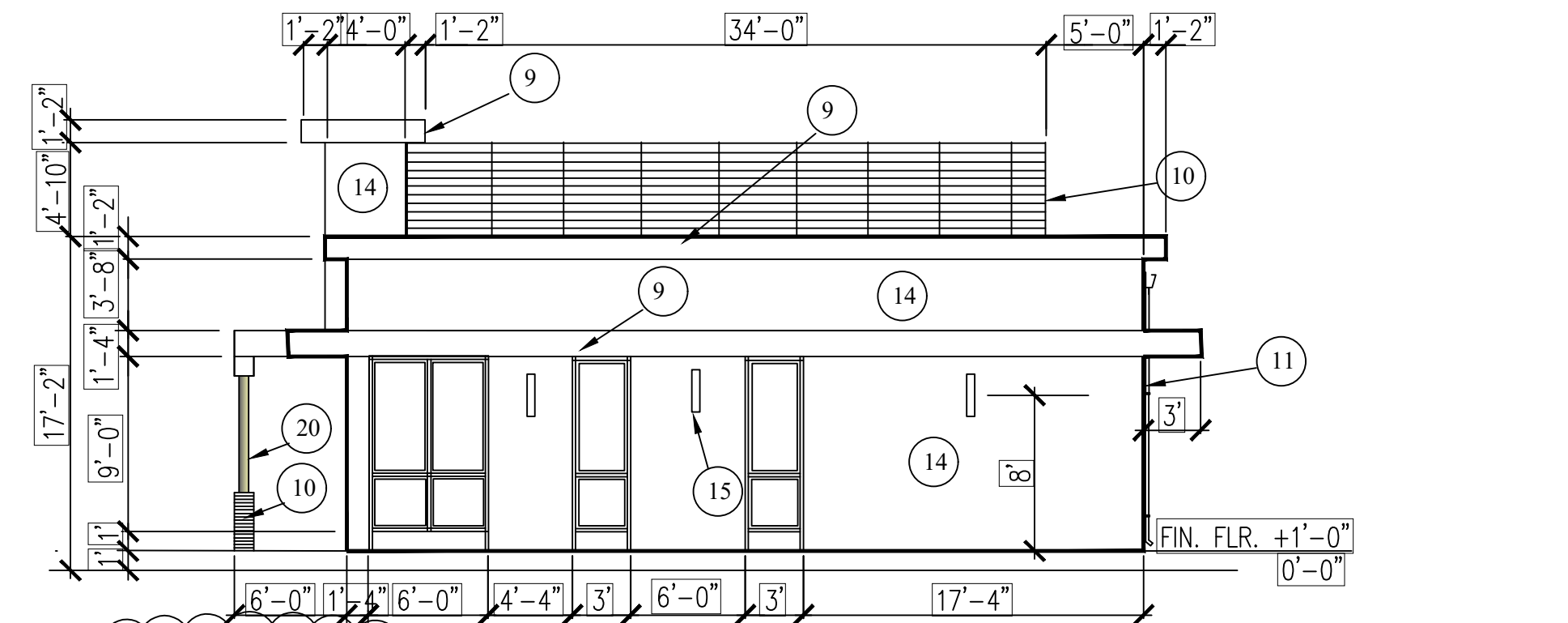
ROOF PLAN

1/8"=1'-0"



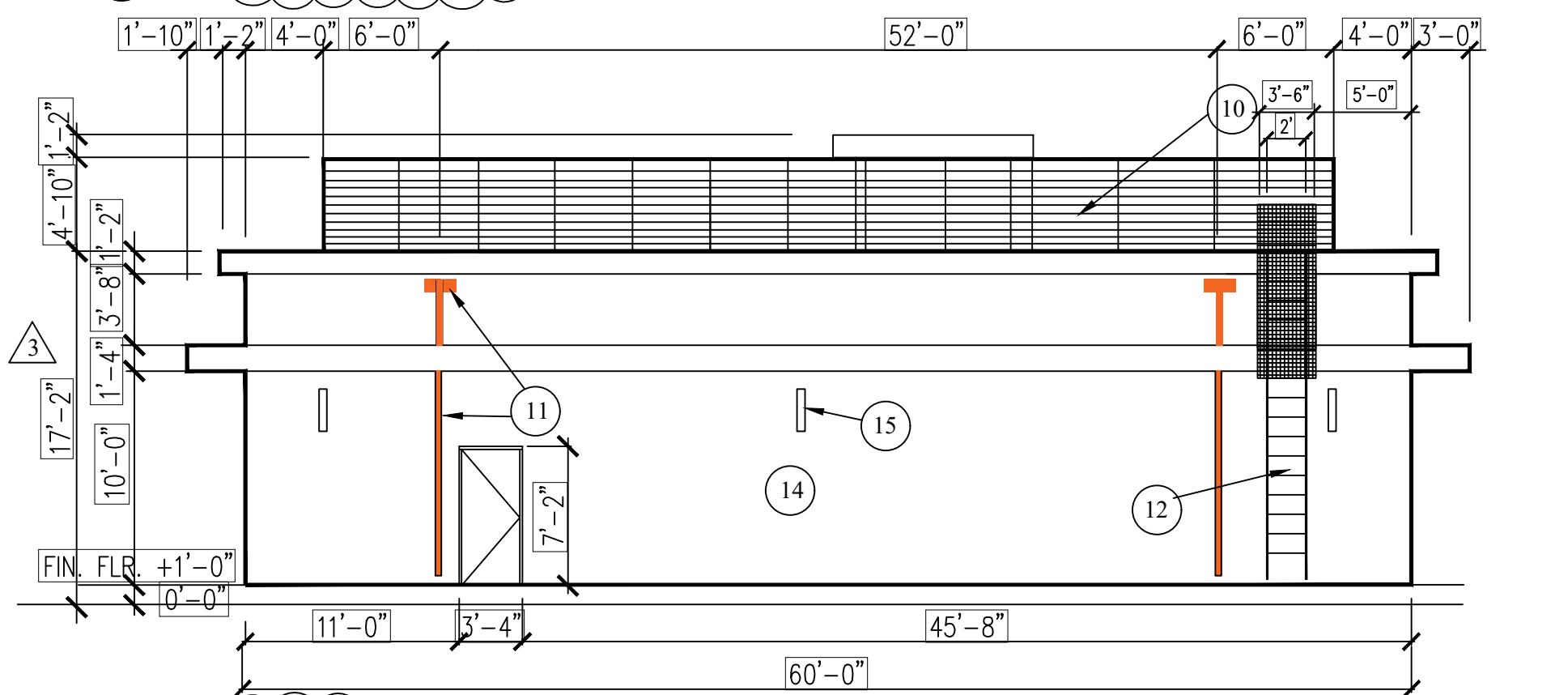
PROPOSED NORTH ELEVATION

1/8"=1'-0"



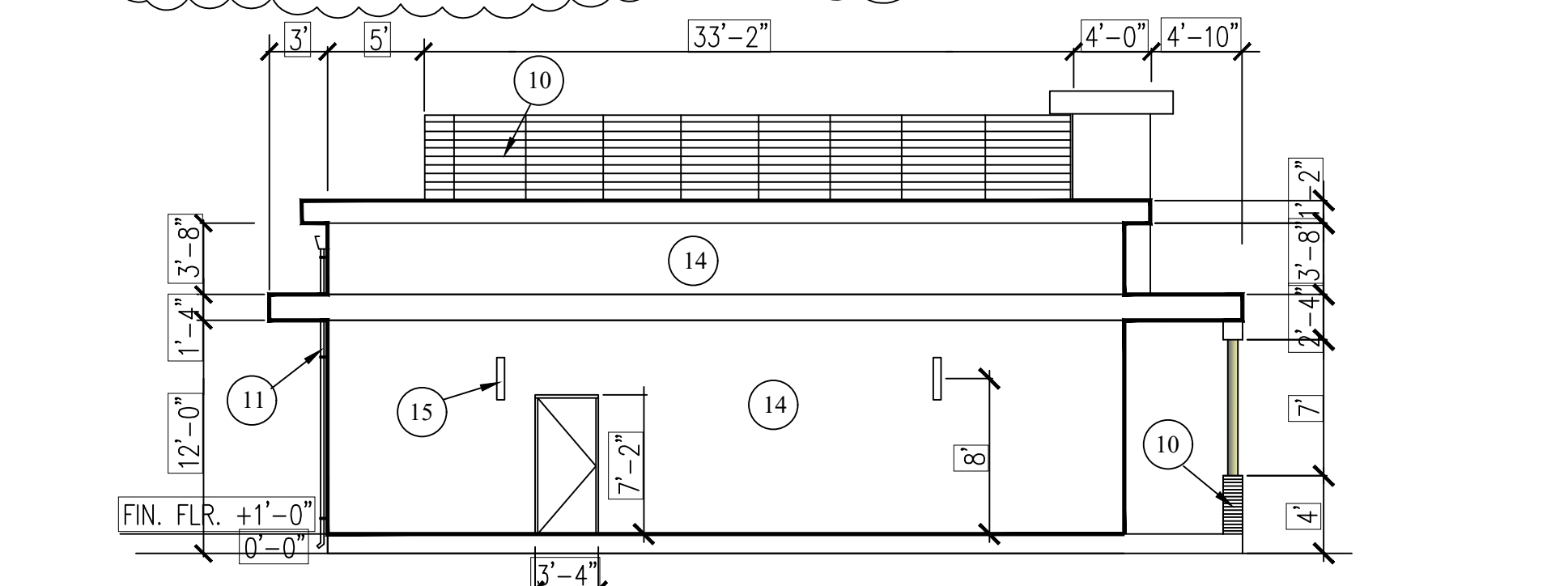
PROPOSED WEST ELEVATION

1/8"=1'-0"



PROPOSED SOUTH ELEVATION

1/8"=1'-0"



PROPOSED EAST ELEVATION

1/8"=1'-0"

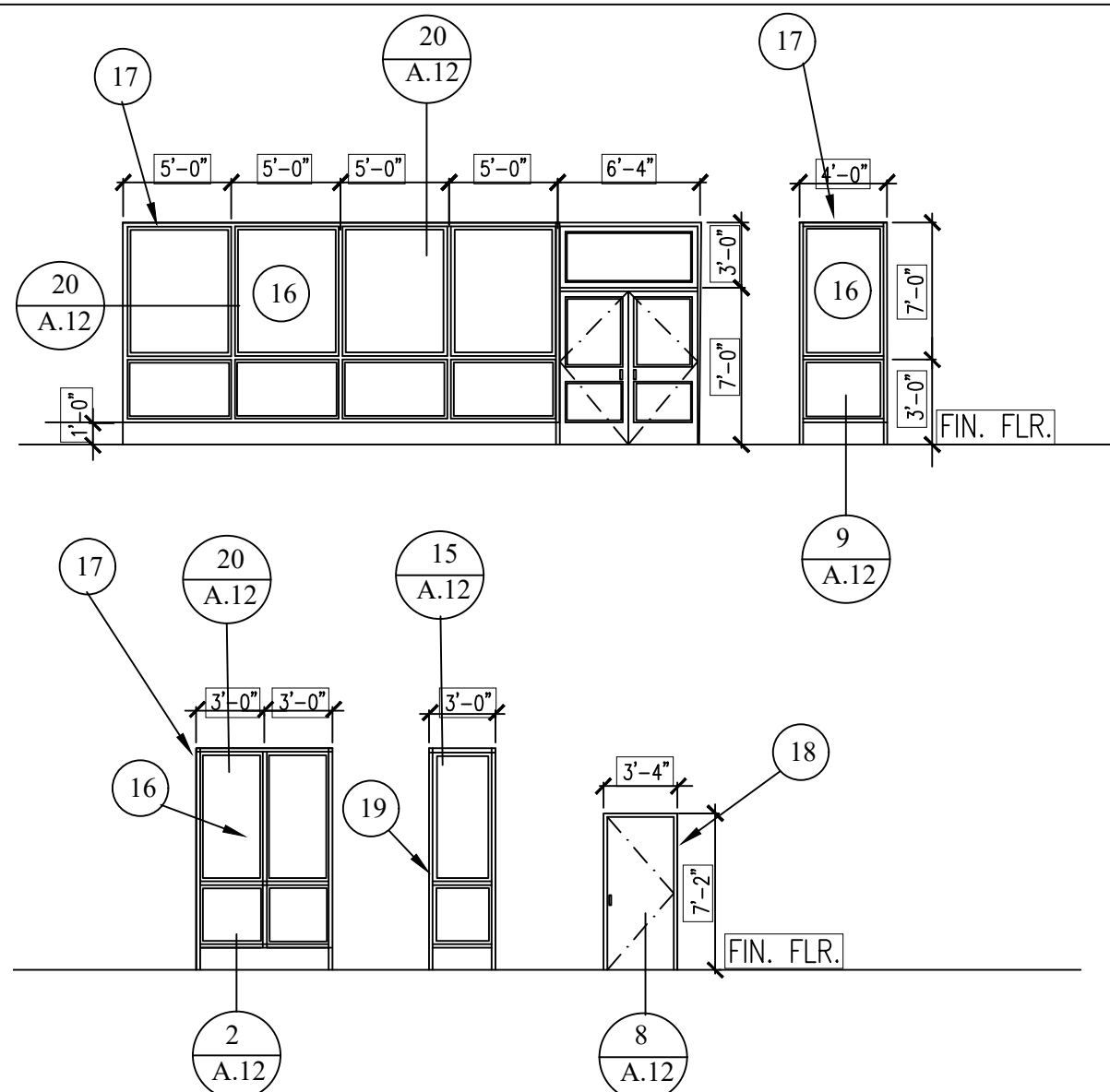
GENERAL NOTES

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KEY NOTES

- 1 8" CMU WALL WITH PLASTER CEMENT FINISH, COLOR TO MATCH BUILDING 1-HOUR FIRE RATED, TYPE IA
- 2 METAL GATES, CORRUGATED METAL PANEL
- 3 ALUM. CANOPY FASCIA, DESIGN PER PETROLEUM'S COOPERATE SPEC. (BY OTHERS)
- 4 4" DIA. METAL POST WARPED WITH BRUSHED ALUM TO MATCH BUILDING COL.
- 5 BRUSHED ALUM. COVERED OVER MTL. STEEL COL. SEE STRUCTURE
- 6 10" w x 3" h CONC. CURB
- 7 METAL ROOF, GALVANIZED
- 8 METAL ROOF
- 9 NEW OVER HANG, SEE ELEVATIONS
- 10 CORRUGATED METAL PANEL, SILVER SMITH SR1:51
- 11 K-STYLE ALUMINUM GUTTER AND DOWNSPOUT
- 12 STANDARD FIXEDALUM LADDER WITH CAGE, ANSI A14.3, OSHA 1910.27 & 1926.1053 STANDARDS
- 13 LINE OF BUILDING BELOW
- 14 STUCCO FINISH ON METAL STUD
- 15 BUILDING LIGHT,TYP.
- 16 STOREFRONT WINDOWS, AA 250/ 425 THERMAL WINDOWS ENTRANCED & STOREFRONTS
- 17 ALUMINUM STOREFRONT DOOR & FRAME, LT601-70 BLACK 3P
- 18 ALUMINUM METAL COMPOSITE PANELS
- 19 H.M. FRAME
- 20 6" COL.
- 21 46.5" FRONT HEIGHT x 57.5" BACK HEIGHT x 50.75" DEPTH x 72" WIDTH (4 YD) PUSH/PULL SERVICE- GARBAGE
- 22 34.5" FRONT HEIGHT x 41.5" BACK HEIGHT x 34.75" DEPTH x 72" WIDTH (2 YD) PUSH/ PULL SERVICE- MIXED RECYCLING
- 23 28" FRONT HEIGHT x 28" BACK HEIGHT x 24" DEPTH x 72" WIDTH (1 YD) PUSH/ PULL SERVICE- FOOD WASTE
- 24 6" THICK MIN. CONCRETE PAD. REINFORCED CONC. PAD SHALL BE INSTALLED TO ACCOMMODATE NO LESS THAN 40,000 POUNDS.
- 25 ROOF DRAIN

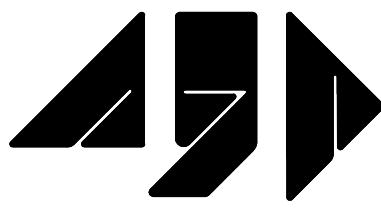
DOOR & WINDOW SCHEDULEA



EXTERIOR DOOR AND WINDOW ELEVATION

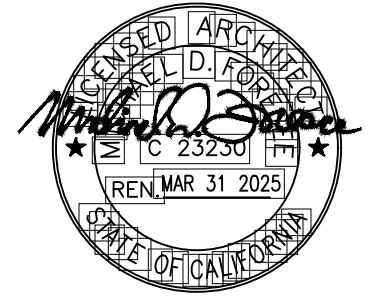
1/8"=1'-0"

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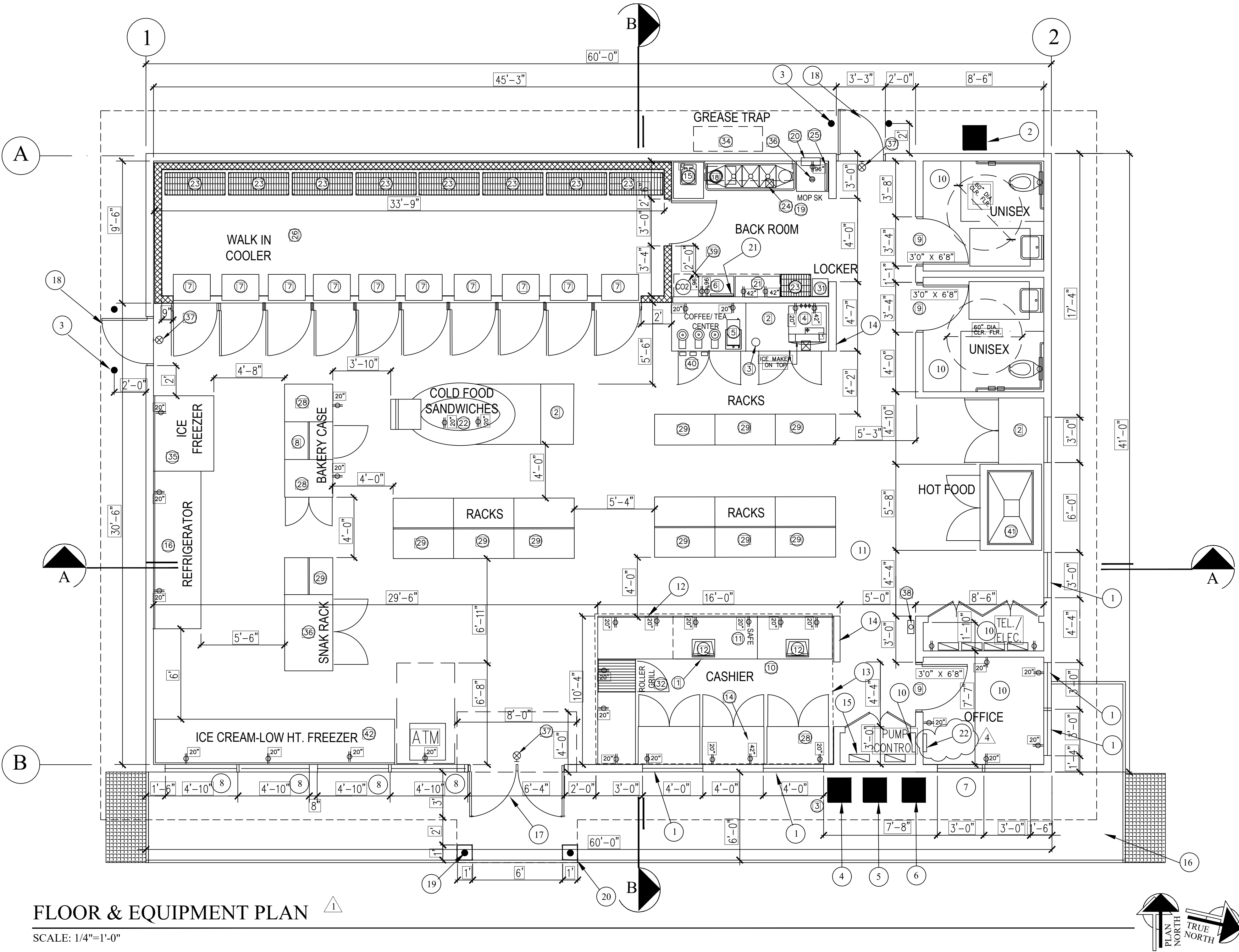
PROPOSED ROOF PLAN, TRASH ENCLOSURE PLAN, ELEVATIONS, DOOR & WINDOWS SCHEDULES

27 S. Park Victoria Dr.
Milpitas, CA

REVISIONS NO.	ITEM	DATE
1	City Comments #1	1/06/23
2	City Comments #2	2/21/23
3	City Comments #3	6/16/23
4	City Comments #4	8/31/23

PLOT SCALE:	1"=1'-0"
DRAWN BY:	AK
CHECKED BY:	MF
PROJECT NO:	DATE:
SCALE: AS SHOWN	07-22-22

A.3.0



SIGNAGE



GRADE 2 BRAILLE



1/4" THICK SIGN

A combined circle and triangle symbol shall be located at entrances to unisex toilet and bathing facilities. The combined circle and triangle symbol shall consist of a circle symbol 1 1/4 inch (6.4 mm) thick and 12 inches (305 mm) in diameter with a 1/4 inch (6.4 mm) thick equilateral triangle symbol superimposed on and geometrically inscribed within the 12-inch (305 mm) diameter of the circle symbol. The vertices of the triangle symbol shall be located 1/4 inch (6.4 mm) maximum from the edge of the circle symbol with a vertex pointing upward. The color of the triangle symbol shall contrast with the color of the circle symbol, either light on a dark background or dark on a light background. The color of the circle symbol shall contrast with the color of the door or surface on which the combined circle and triangle symbol is mounted, either light on a dark background or dark on a light background

Exception: Within secure perimeter of detention and correctional facilities, geometric symbols shall not be required to be 1/4 inch (6.4 mm) thick.

LEGEND

	NEW WALL
	HEADER WALL/ SOFFIT AT 7'-0" A.F.F.
	18"W x 48"L x 72"H (4 OR 5 TIER)

RESTROOM SIGNAGE SPECIFICATION

- LETTERS AND NUMERAL SHALL BE RAISED 1/8", UPPER CASE, SANS SERIF OR SIMILAR SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAMS. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MIN. IN HEIGHT.
- WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 58"-60" A.F.F. TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND & HAVE A NON-GLARE FINISH.

GENERAL NOTES

- FIELD VERIFY ALL DIMENSIONS AND EXISTING EQUIPMENT, EXISTING ELECTRICAL & MECHANICAL UTILITIES, ROOF ELEMENTS, PIPING, CONDUIT AND CONDITION OF THE SPACE BEFORE CONSTRUCTION COMMENCES.
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- THE BUILDING SHALL INCORPORATE FLOOD PROOFING THAT COMPLIES WITH FEMA'S NATIONAL FLOOD INSURANCE PROGRAM REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS.

KEY NOTES

- NEW WINDOWS
- CIGARETTE BIN
- 4" R. BOLLARD, H= 48" TYP.
- RECYCLING, SEE DTL 8/A27
- COMPOST, SEE DTL 8/A27
- TRASH, SEE DTL 8/A27
- 2 x 3'-0"w TEMP. GLASS STORE FRONT ENTRY DOOR W/ PANIC HARDWARE
- STORE FRONT
- 3'-0"w x 7'-0" h- H.M. DOOR, 45 MINUTE FIRE RATED DOOR PER TABLE 716.5 2016 CBC
- GYP. BD. CEILING- SMOOTH PAINTED FINISHED, NON- ABSORBENT EASY TO CLEAN
- PORCELAIN TILE FLOOR
- COUNTER
- SOFFIT ABOVE
- 9' HIGH WALL
- NEW LOCATION OF UST/ PUMP CONTROL
- NEW CONS. SLAB
- 2 x 3'-0"w TEMP. GLASS STORE FRONT ENTRY DOOR W/ PANIC HARDWARE
- 3'-0"w x 7'-0" h- H.M. DOOR, 45 MINUTE FIRE RATED DOOR PER TABLE 716.5 2016 CBC
- 6" METAL COL. WITH ALUM. COVER.
- 12" x12" CONC. FOUNDATION WITH ALUM. COVER
- CO2 MONITORING AND SYSTEM SENSOR
- UST SYSTEM MONITORING PANEL. INSTALL AT EYE LEVEL

EQUIPMENT SCHEDULES

NO.	ITEM
1	30" X 48" TABLE
2	36" X 48" TABLE
3	TRASH/RECYCLE RECEPTACLE
4	SODA FOUNTAIN
5	TEA/COFFEE BREWER
6	CO2 MONITORING SYSTEM,SENSOR AND SYRUP RACK
7	DISPLAY REFRIGERATOR
8	BAKERY CASE
9	INTERIOR DOOR
10	FRONT COUNTER/ SALES COUNTER
11	SAFE
12	[P.O.S.]
13	[NOT USED]
14	BACK COUNTER
15	HAND SINK
16	REFRIGERATOR
17	[NOT USED]
18	SINK
19	MOP SINK
20	HOT WATER TANK
21	S.S. WORKTABLE
22	SANDWICH UNIT W/ REFG.
23	18" x 18" 5- TIER, MAX. HEIGHT 5'-9"
24	FLOOR SINK
25	CLEANING PRODUCT RACK
26	REFRIGERATOR
27	[NOT USED]
28	STORAGE UNITS
29	RACKS
30	[NOT USED]
31	LOCKER
32	ROLLER GRILL
33	SYSTEM UNIT (MECHANICAL)
34	GREASE TRAP
35	ICE FREEZER
36	SNACK RACK
37	EXIT SIGN
38	FIRE EXTINGUISHER
39	CO2 TANK, SEE DTL 6/A26.0
40	COFFEE MAKER
41	HOT FOOD
42	ICE CREAM UNIT

NOTES:

- CEILING HEIGHT IS MIN. 14'-0"
- ELECTRICAL OUTLET HEIGHTS MEASURED TO BOTTOM OF BOX
- ONE ELECTRICAL JUNCTION BOX TO BE LOCATED IN CEILING ABOVE EACH WINDOW
- CUNO MODEL SW3-PLUS WATER FILTRATION SYSTEM IS REQUIRED IN ALL NEW STORES THAT DISPENSE BEVERAGES. THE RECOMMENDED PLACEMENT FOR INSTALLATION IS MOUNTED TO SODA SYRUP RACK BY VENDOR. SECONDARY PLACEMENT OPTION IS MOUNTING INSIDE THE FRONT BEVERAGE COUNTER WHEN SPACE LIMITATIONS OCCUR. REQUIRED: 1/2" INCOMING WATER LINE FEED WITH 1/2" BALL VALVE SHUTOFF AND 1/2" FPT CONNECTION.
- MINIMUM 110-VOLT, 20-AMP ELECTRICAL SERVICE TO SUPPORT THE CARBONATOR AND WATER BOOSTER (MUST BE DEDICATED CIRCUIT).
- EXTINGUISHERS, SMOKE AND FIRE DETECTION SYSTEMS INSTALLED BY G.C. PER LOCAL CODE.
- 21 3/4" x 13 1/8" BASE, 56" (WITHOUT HEADER) OVERALL HEIGHT.
- EXIT LIGHTS INSTALLED BY G.C. PER LOCAL CODE
- EMERGENCY LIGHTS INSTALLED BY G.C. PER LOCAL CODE
- EXTINGUISHERS, SMOKE AND FIRE DETECTION SYSTEMS INSTALLED BY G.C. PER LOCAL CODE
- LABOR & MATERIAL SUPPLIED BY G.C. UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO BE VERIFIED BY G.C. ON SITE.
- VISIBILITY INTO BACKROOM THROUGH GLASS MUST BE OBSCURED.

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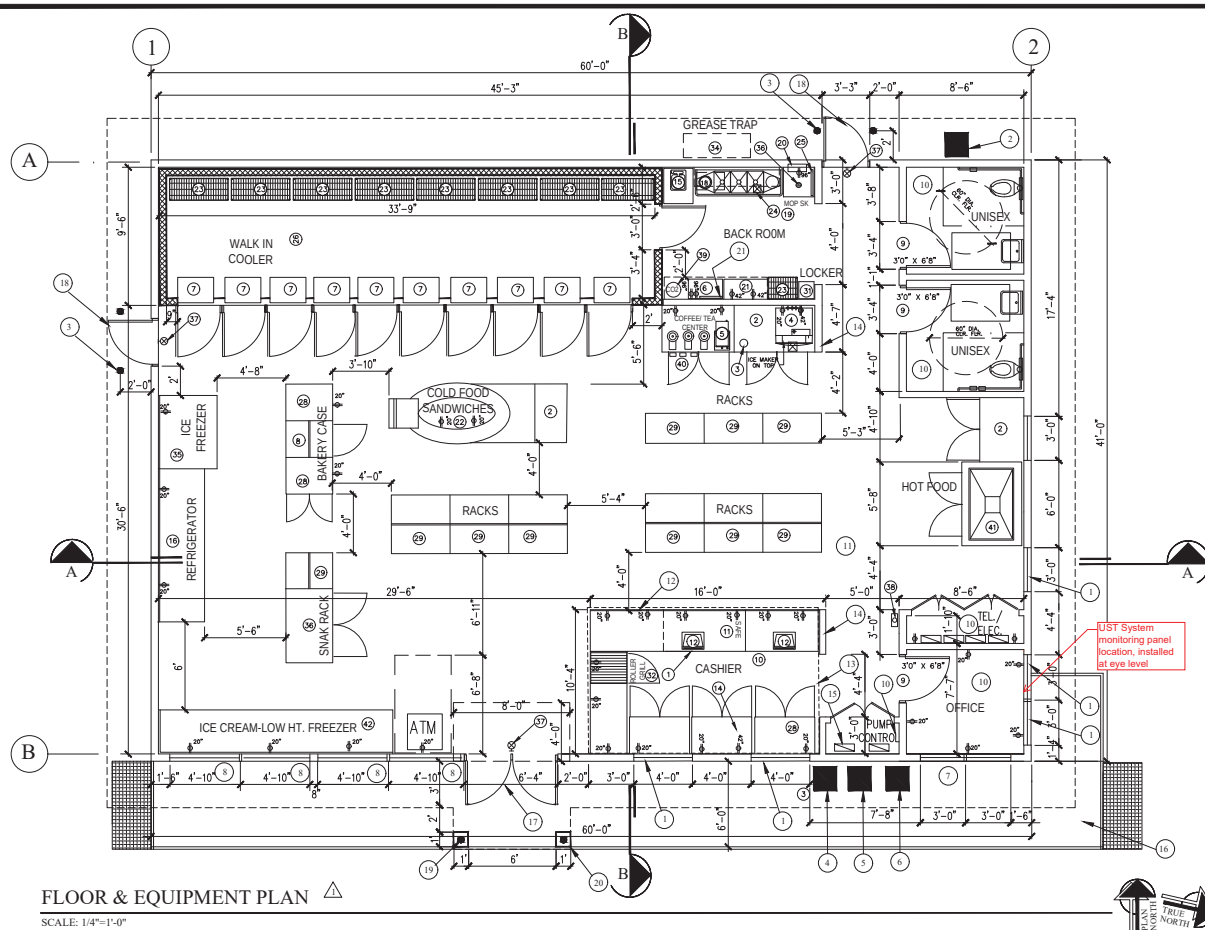
PROPOSED FLOOR PLAN
EQUIPMENT PLAN & SIGNAGE

27 S. Park Victoria Dr.
Milpitas, CA

REVISIONS	NO.	ITEM	DATE
1	City Comments #1		1/06/23
2	City Comments #2		2/21/23
3	City Comments #3		6/16/23

PLOT SCALE: 1"=1'-0"
DRAWN BY: A.K.
CHECKED BY: M.F.
PROJECT NO: DATE:
SCALE: AS SHOWN 07-22-22

A.4.0



SIGNAGE



GRADE 2 BRAILLE

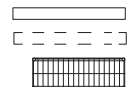


1/2" THICK SIGN

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Exception: Within secure perimeter of detention and correctional facilities, geometric symbols shall not be required to be 1/4 inch (6.4 mm) thick.

LEGEND



RESTROOM SIGNAGE SPECIFICATION

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KEY NOTES

- NEW WINDOWS
- CIGARETTE BIN
- 4" R. BOLLARD, 11" 48" TYP.
- RECYCLING, SEE DTL 8/A27
- COMPOST, SEE DTL 8/A27
- TRASH, SEE DTL 8/A27
- 2 x 3'-0" TEMP. GLASS STORE FRONT ENTRY DOOR W/ PANIC HARDWARE
- STORE FRONT
- 3'-0" W x 7'-0" H. H.M. DOOR, 45 MINUTE FIRE RATED DOOR PER TABLE 716.5.2016 CBC
- GYP. BD. CEILING- SMOOTH PAINTED FINISHED, NON- ABSORBENT EASY TO CLEAN
- PORCELAIN TILE FLOOR
- COUNTER
- SOFFIT ABOVE
- 9" HIGH WALL
- NEW LOCATION OF USE/ PUMP CONTROL.
- NEW CONCS. SLAB
- 2 x 3'-0" TEMP. GLASS STORE FRONT ENTRY DOOR W/ PANIC HARDWARE
- 3'-0" W x 7'-0" H. H.M. DOOR, 45 MINUTE FIRE RATED DOOR PER TABLE 716.5.2016 CBC
- 6" METAL COIL WITH ALUM. COVER.
- 12" x 12" CONC. FOUNDATION WITH ALUM. COVER
- CO2 MONITORING AND SYSTEM SENSOR

EQUIPMENT SCHEDULES

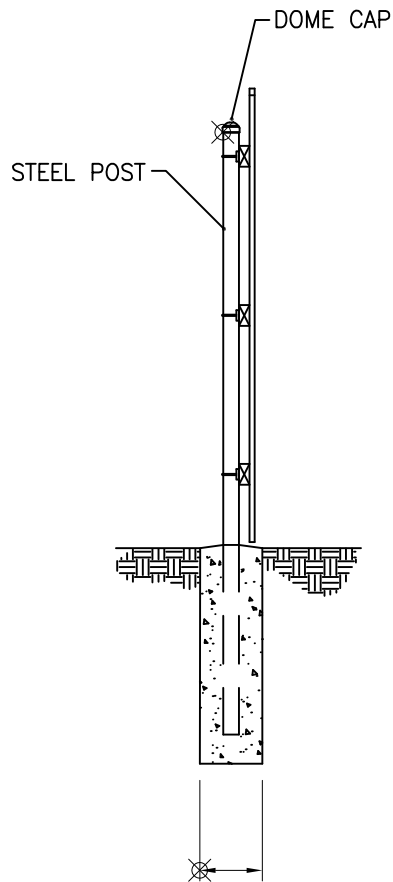
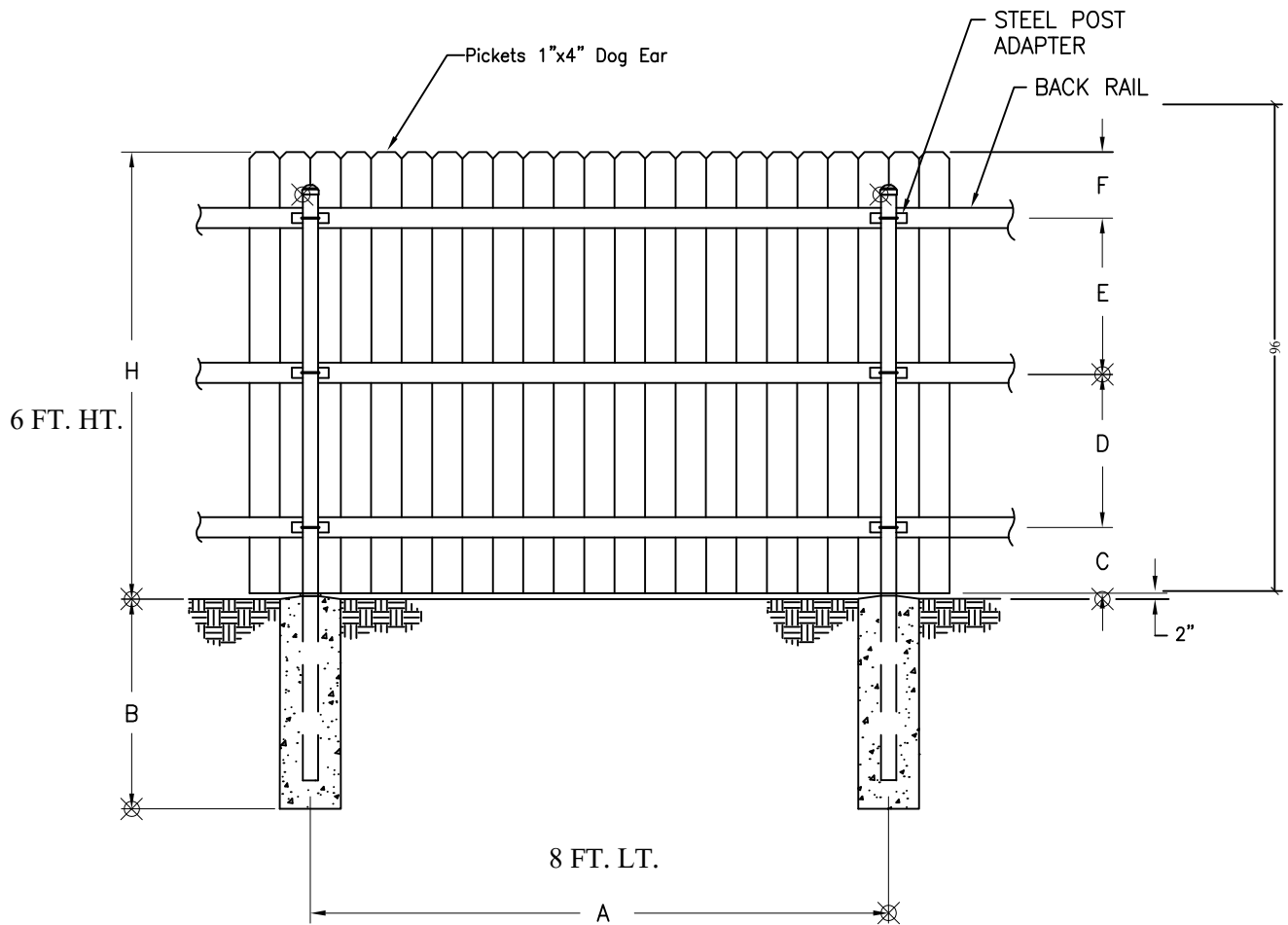
NO.	ITEM
1	30" x 48" TABLE
2	30" x 48" TABLE
3	TRASH/RECYCLE RECEPTACLE
4	SSOA FRONT
5	TEA/COFFEE BREWER
6	CO2 MONITORING SYSTEM SENSOR AND SYRUP RACK
7	DISPLAY REFRIGERATOR
8	BAKERY CASE
9	INTERIOR DOOR
10	FRONT COUNTER/ SALES COUNTER
11	SAFE
12	P.O.S.
13	NOT USED
14	BACK COUNTER
15	HAND SINK
16	REFRIGERATOR
17	NOT USED
18	SINK
19	MOP SINK
20	HOT WATER TANK
21	S.S. WORKTABLE
22	SANITIZER UNIT W/ REFC.
23	18" x 18" S. TIER, MAX. HEIGHT 5'-9"
24	FLOOR SINK
25	CLEANING PRODUCT RACK
26	REFRIGERATOR
27	NOT USED
28	STORAGE UNITS
29	RACKS
30	NOT USED
31	LOCKER
32	ROLLER GRILL
33	SYSTEM UNIT (MECHANICAL)
34	GREASE TRAP
35	ICE FREEZER
36	SNACK RACK
37	EXIT SIGN
38	FIRE EXTINGUISHER
39	CO2 TANK, SEE DTL 6/A26.0
40	COFFEE MAKER
41	HOT FOOD
42	ICE CREAM UNIT

NOTES:

- CEILING HEIGHT IS MIN. 14'-0"
- ELECTRICAL OUTLET HEIGHTS MEASURED TO BOTTOM OF BOX.
- ONE ELECTRICAL JUNCTION BOX TO BE LOCATED IN CEILING ABOVE EACH WINDOW.
- CUMULATIVE 200-PLUS WATER FILTRATION SYSTEM IS REQUIRED IN ALL NEW STORES THAT DISPENSE BEVERAGES. THE RECOMMENDED PLACEMENT FOR INSTALLATION IS MOUNTED INSIDE THE BACKROOM WALL. THIRD INSTALLATION OPTION IS MOUNTING INSIDE THE FRONT BEVERAGE COUNTER WHEN SPACE LIMITATIONS OCCUR. REQUIRED: 1/2" INCOMING WATER LINE FEED WITH 1/2" BALL VALVE SHUTOFF AND 1/2" FPT CONNECTION.
- SMARTCURVE STAND (MFR. DISPLAY-BOX) REQUIRED IN CUSTOMER AREA AT POINT OF ORDER (PREFERRED PLACEMENT): 21 3/4" x 13 1/8" BASE, 56" (WITHOUT HEADER) OVERALL HEIGHT.
- EXIT LIGHTS INSTALLED BY G.C. PER LOCAL CODE.
- EMERGENCY LIGHTS INSTALLED BY G.C. PER LOCAL CODE.
- EXTINGUISHERS, SMOKE AND FIRE DETECTION SYSTEMS INSTALLED BY G.C. PER LOCAL CODE.
- LABOR & MATERIAL SUPPLIED BY G.C. UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO BE VERIFIED BY G.C. ON SITE.
- VISIBILITY INTO BACKROOM THROUGH GLASS MUST BE OBSCURED.

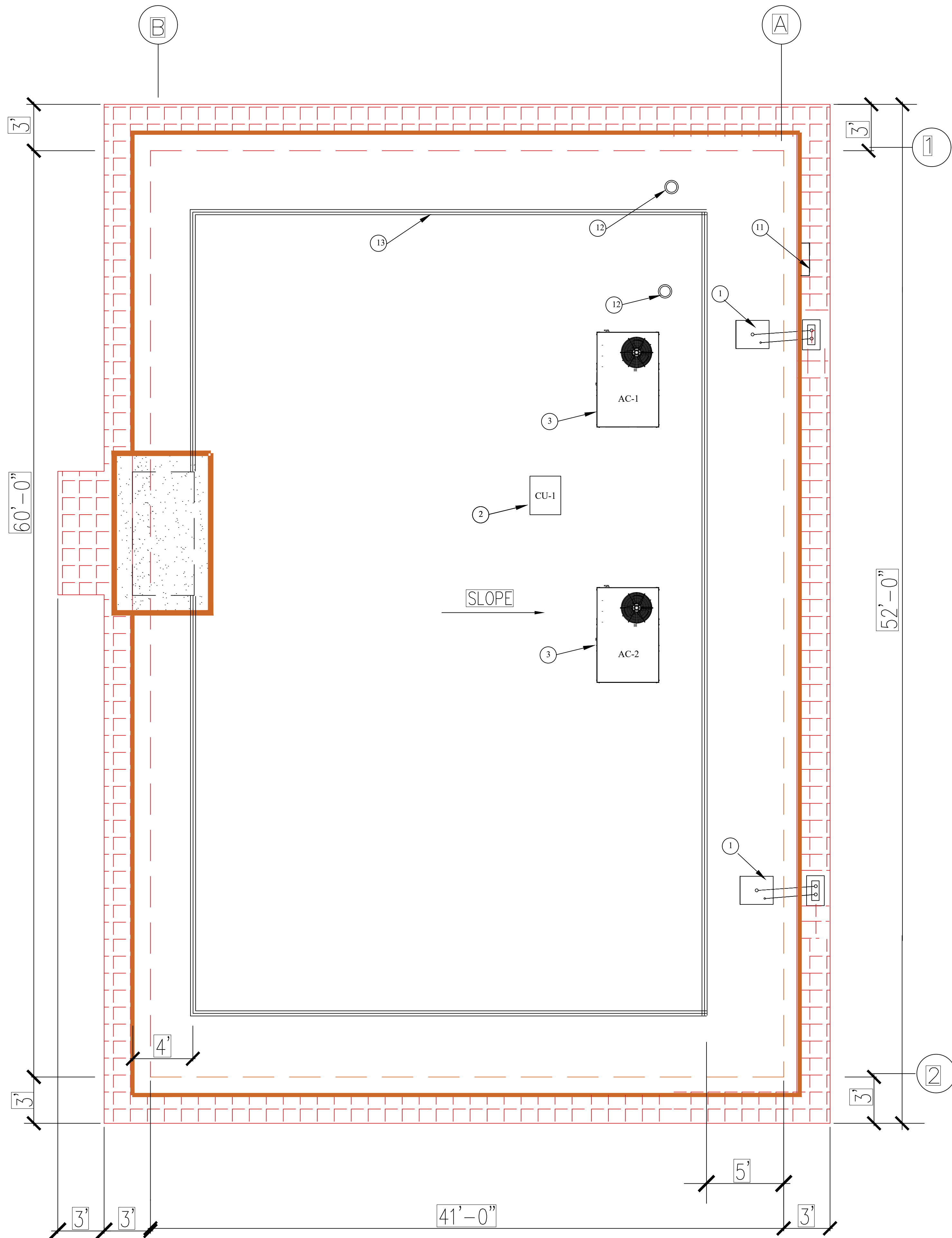
REVISIONS

NO.	ITEM	DATE
1	City Comments #1	1/06/23
2	City Comments #2	2/21/23
3	City Comments #3	6/16/23

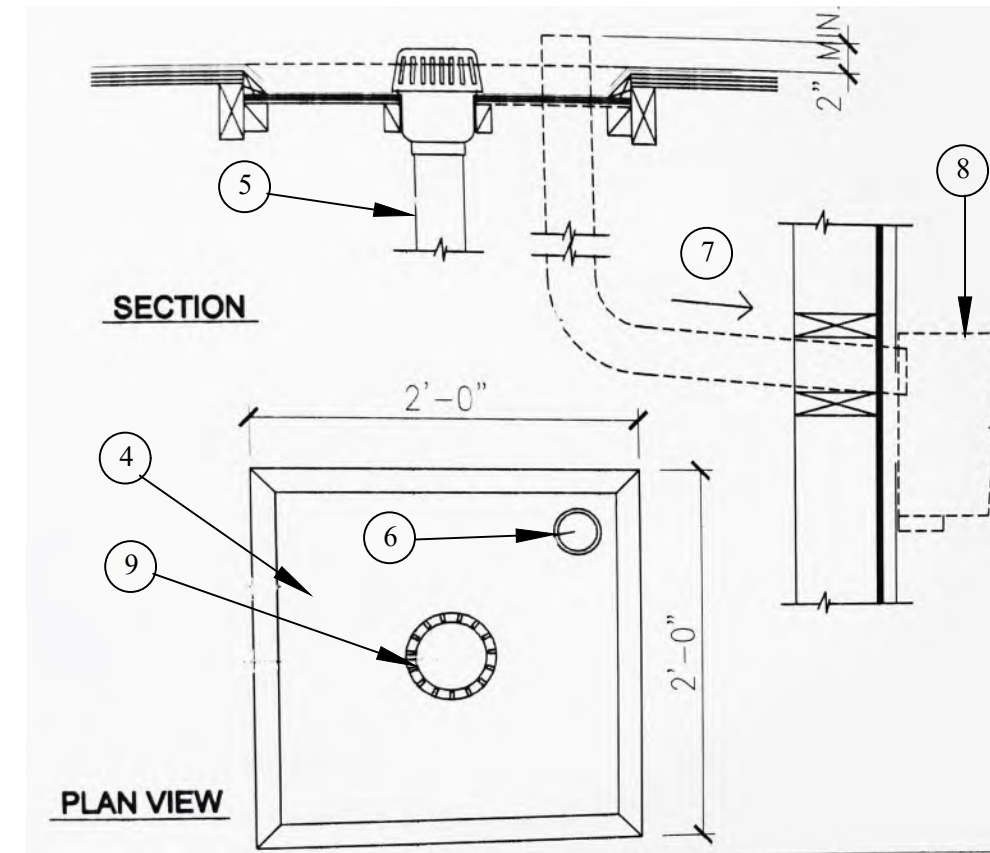
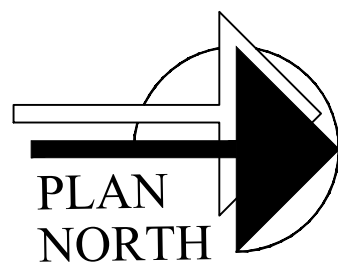


Drawn by: Brown, C	FENCE SUPPLY INC. www.fencesupplyinc.com	
Checked by: Wingo, C	437 E. HWY 80 SUNNYVALE, TEXAS 75182	
Date: October 30, 2008	Description: 6' Wood Fence Dog Ear	
Customer:	DWG. NO: 1 of 1	SERIES: Wood
	APPLICATION: Residential/ Commercial/ Industrial	

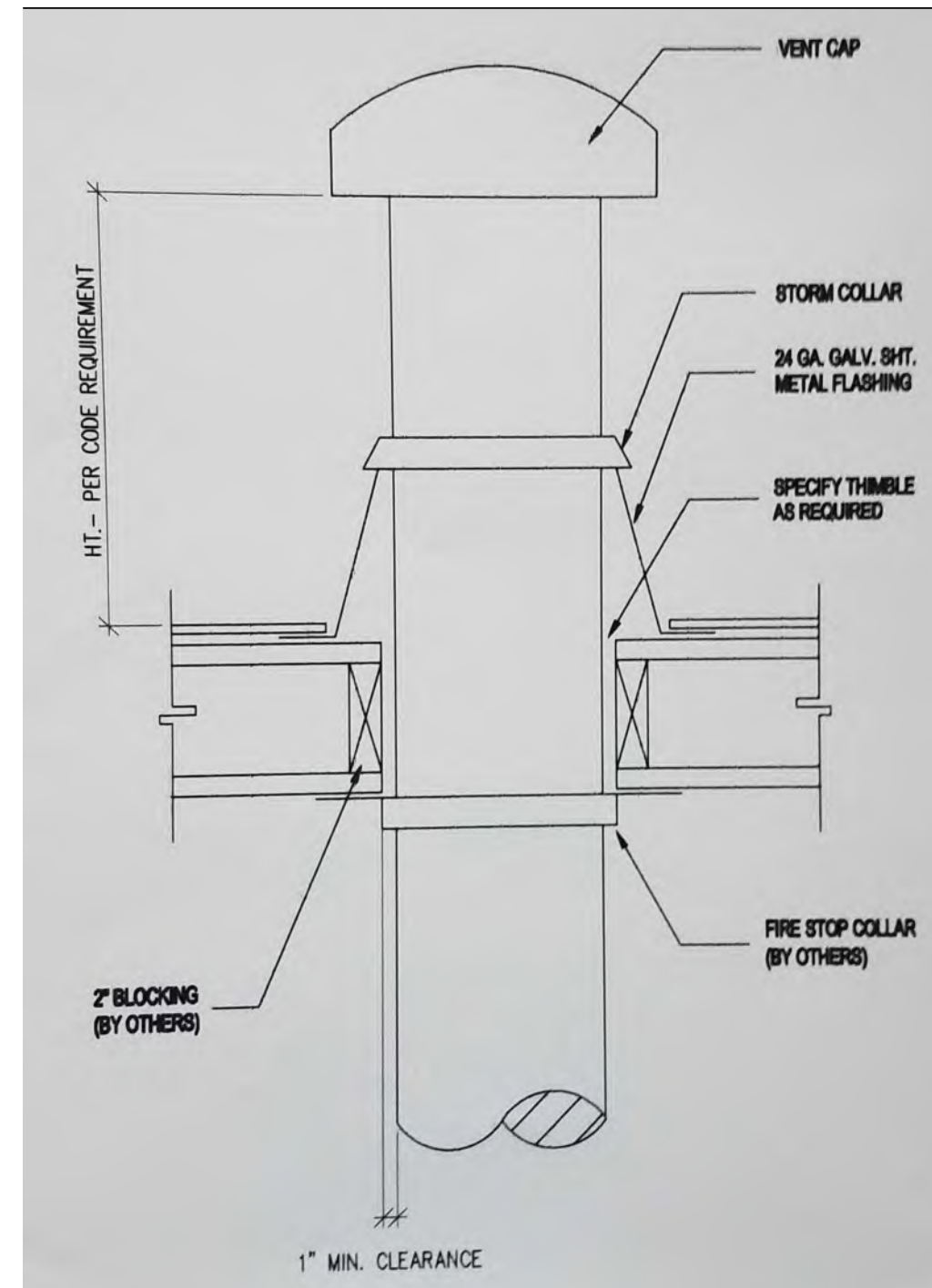
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written permission of A.G.P.D.G.



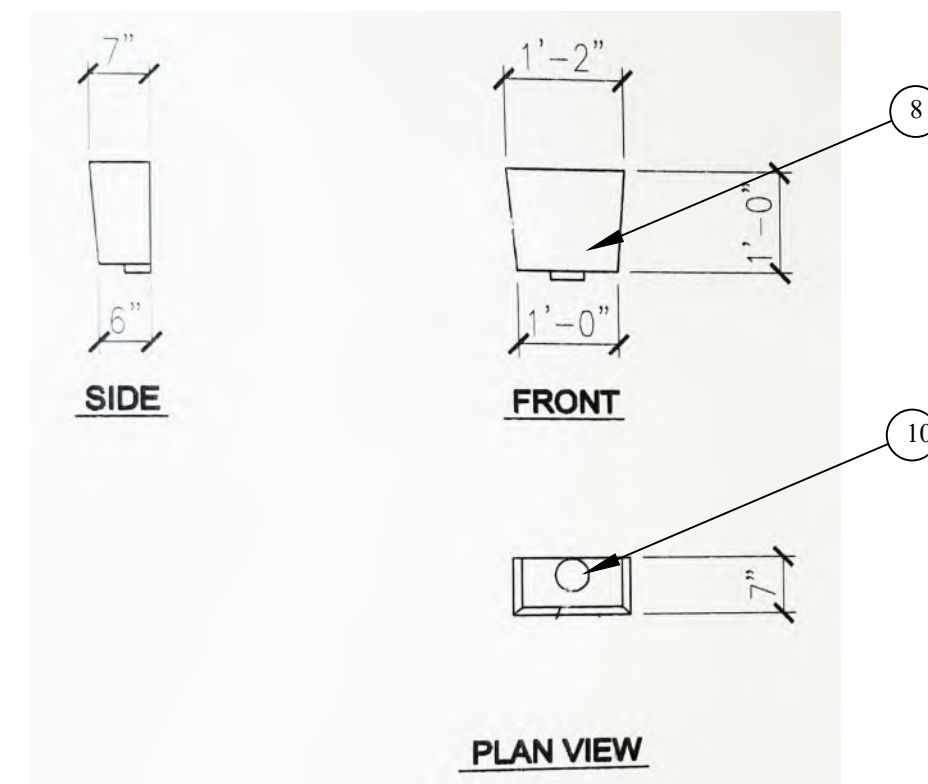
ROOF PLAN / MECH. PLAN
1/4"=1'-0"



ROOF DRAIN DETAIL
N.T.S



DUCT VENT PENETRATION THRU ROOF
N.T.S



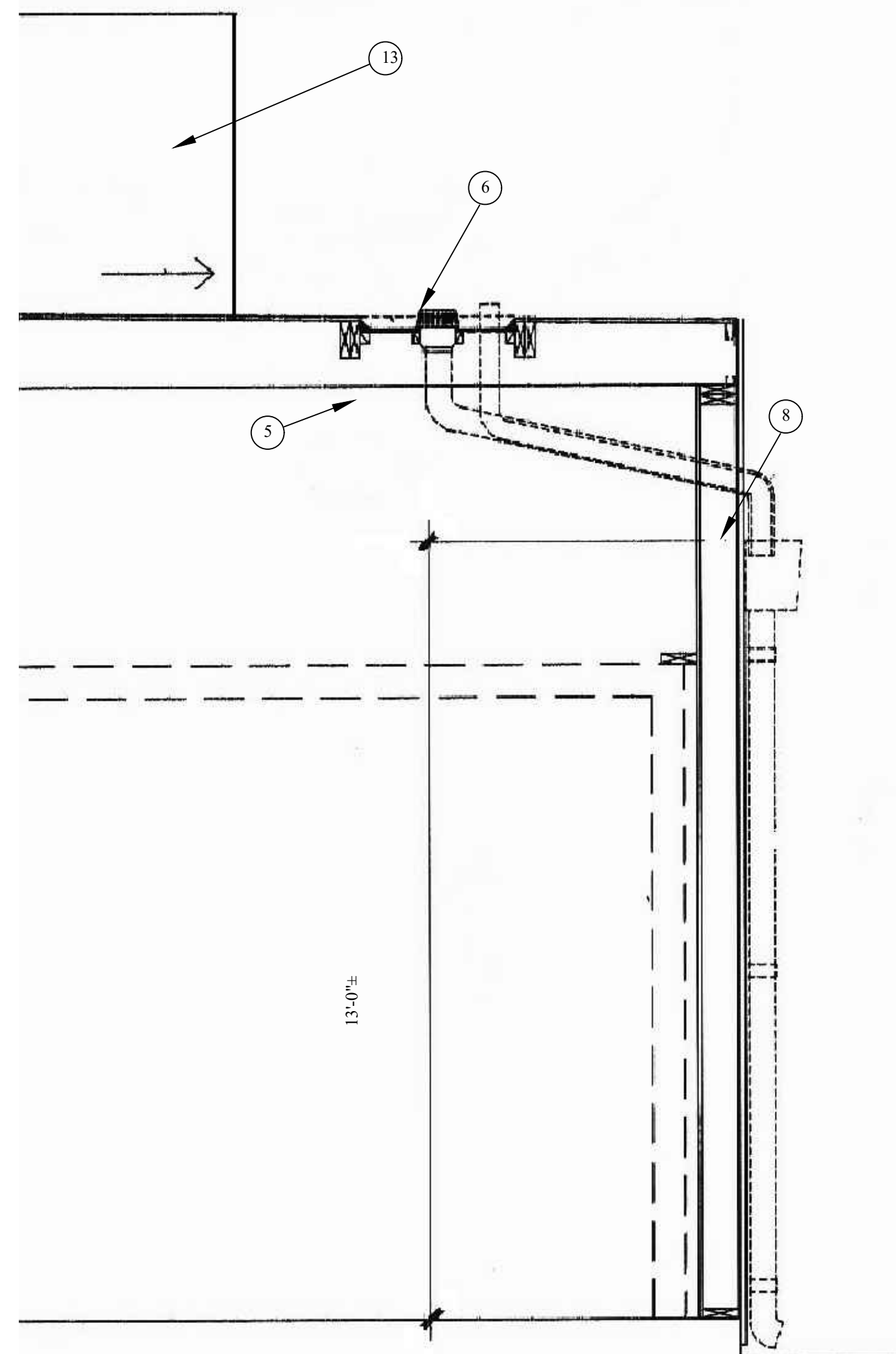
LEADER BOX DETAIL
N.T.S

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND EXISTING EQUIPMENT, EXISTING ELECTRICAL & MECHANICAL UTILITIES, ROOF ELEMENTS, PIPING, CONDUIT AND CONDITION OF THE SPACE BEFORE CONSTRUCTION COMMENCES.
2. NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL WORK, SUCH AS OUTLETS, SWITCHES, WIRING AND ALL DOCUMENTS WHICH ARE REQUIRED BY ALL AGENCIES FOR PLAN CHECK AND BUILDING PERMIT PROCESS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL MECHANICAL, HVAC WORK, AND ALL DOCUMENTS WHICH ARE REQUIRED BY AGENCIES FOR PLAN CHECK AND BUILDING PERMIT PROCESS.
5. SCUPPER OPENINGS SHALL BE NOT LESS THAN (4) INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRE FOR THE AREA SERVED, SEE MECH.
6. ROOF DRAIN SYSTEM SHALL BE SIZED BASED ON THE RAINFALL RATE OF 3"/HR ON THE ROOF

KEY NOTES

- 1 ROOF DRAIN
- 2 REFRACTION CONDENSER- ROOF MOUNTED, SEE MECHANICAL
- 3 AC- ROOF MOUNTED, SEE MECHANICAL
- 4 DRAIN PLAN
- 5 4" ROOF DRAIN
- 6 3" OVERFLOW DRAIN
- 7 1/4" PER FT. MIN. SLOPE TO DRAIN, ALL HOR PIPING
- 8 LEADER BOX
- 9 STRAINER
- 10 4" DRAIN AND LEADER BOX
- 11 LADDER
- 12 ROUTE 8" EXHAUST DUCT VENT UP THRU ROOF WITH VENT CAP AND INSECT SCREEN
- 13 ROOF SCREEN

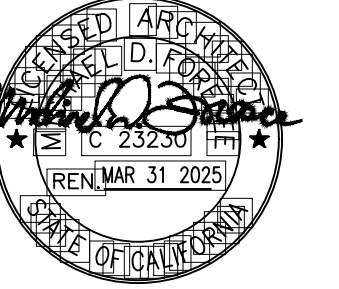


1 SECTION AT ROOF DRAIN
N.T.S

A.G.P.



Design Group
1296 Virginia Ave.
Campbell, CA 95008
Tel: (408) 316.6168
E-Mail: agp@pacbell.net



ROOF PLAN/ MECHANICAL

27 S. Park Victoria Dr.
Milpitas, CA

REVISIONS		
NO.	ITEM	DATE

PLOT SCALE:	12"=1'-0"
DRAWN BY:	AK
CHECKED BY:	MF
PROJECT NO:	DATE:
SCALE: AS SHOWN	03-18-23

A.18.0

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ROOFING SHALL BE CLASS "A" FIRE RATED (MIN), 60 MIL (MIN). TPO WHITE MEMBRANE COOL ROOF APPLICATION, SRI 1.10 AND MINIMUM AGED SOLAR REFLECTANCE VALUE OF 0.63. SINGLE PLY ROOFING SYSTEM SHALL BE FULLY ADHERED ON 2" SECURSHIED POLYISO RIGID INSULATION ON FR BASE SHEET ON PLYWOOD DECKING. CONTRACTOR SHALL PROVIDE (20) YEAR LABOR & MATERIAL WARRANTY & SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS, RECOMMENDATIONS & STANDARD INSULATIONS. DETAILS. MFG. PIMA. UL 790, ASTM E-108.

PLYWOOD, SEE STRUCTURAL
R-30 VINYL FACED BATT INSULATION (TYP)
OPEN WEB TRUSS, SEE STRUCTURE

2x SOLID BLOCKING
SHINGLE BARGE
BITUMEN FOAM STRIP
SHINGLE BARGE RIVETED

METAL FASCIA
2 x BRACES @ 16" O.C.

EAVES LINING

7/8" EXTERIOR CEMENT PLASTER
OVER METAL LATH
1 LAYER OF WEATHER RESISTIVE
BARRIER

2x6 WOOD STUDS AT 16" ON CENTER
WITH R-21 INSULATION
1/2" FIRE RETARDANT TREATED PLYWOOD
WHERE OCCURS PER STRUCTURAL

5/8" GYPSUM BOARD WALLS
AND CEILING WHERE OCCURS
(BXUV. UL DES-U348)

SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION

ROOFING SHALL BE CLASS "A" FIRE RATED (MIN), 60 MIL (MIN). TPO WHITE MEMBRANE COOL ROOF APPLICATION, SRI 1.10 AND MINIMUM AGED SOLAR REFLECTANCE VALUE OF 0.63. SINGLE PLY ROOFING SYSTEM SHALL BE FULLY ADHERED ON 2" SECURSHIED POLYISO RIGID INSULATION ON FR BASE SHEET ON PLYWOOD DECKING. CONTRACTOR SHALL PROVIDE (20) YEAR LABOR & MATERIAL WARRANTY & SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS, RECOMMENDATIONS & STANDARD INSULATIONS. DETAILS. MFG. PIMA. UL 790, ASTM E-108.

R-30 VINYL FACED BATT INSULATION (TYP)
OPEN WEB TRUSS, SEE STRUCTURE
TYPE 30 FELT UNDERLAYMENT

EAVES LINING

2x SOLID BLOCKING

METAL ROOFING WITH STANDING SEAMS

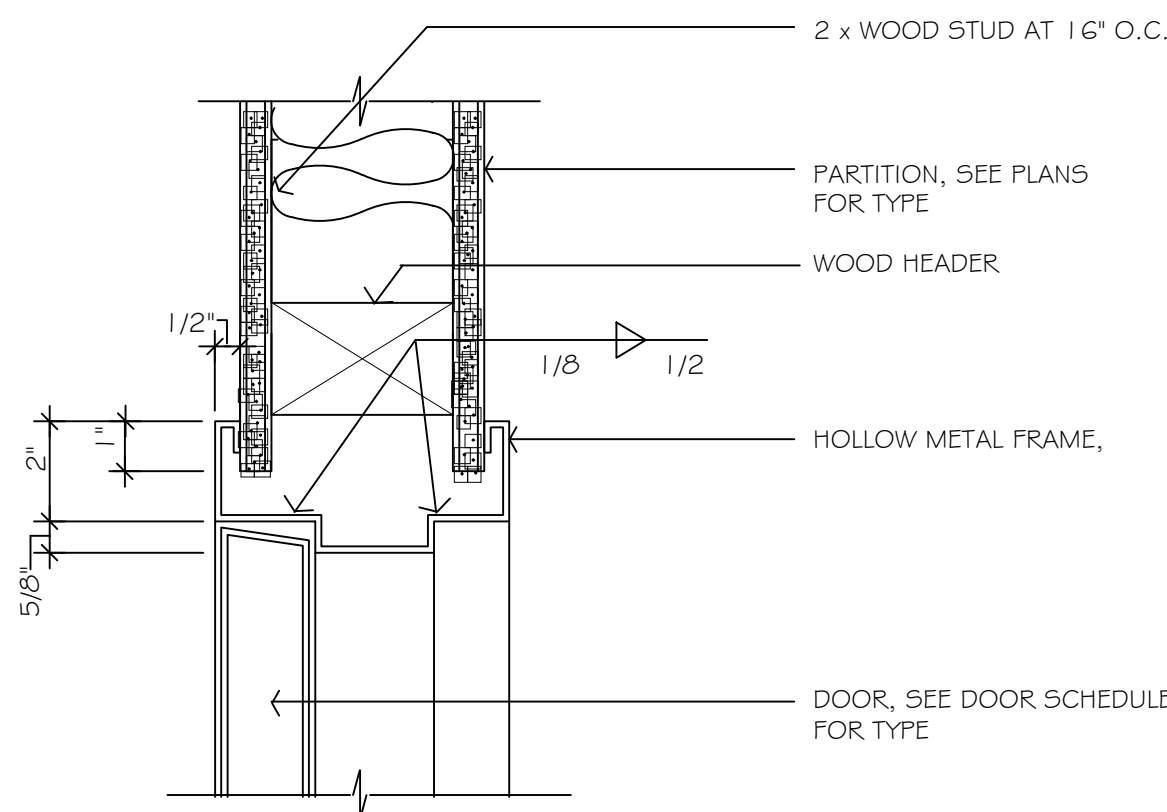
METAL FASCIA
2 x BLOCKING

METAL STANDING SEAMS

7/8" EXTERIOR CEMENT PLASTER
OVER METAL LATH
1 LAYER OF WEATHER RESISTIVE
BARRIER

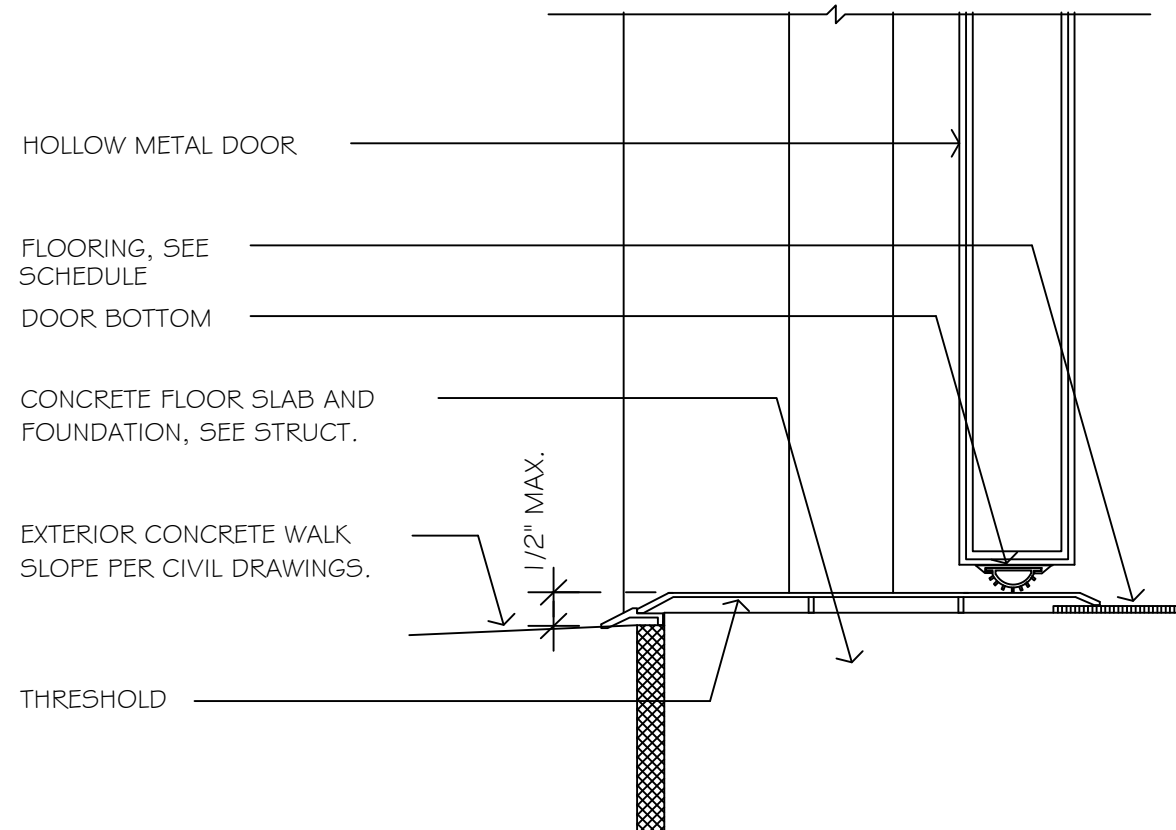
2x6 WOOD STUDS AT 16" ON CENTER
WITH R-21 INSULATION
5/8" GYPSUM BOARD WALLS

SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION



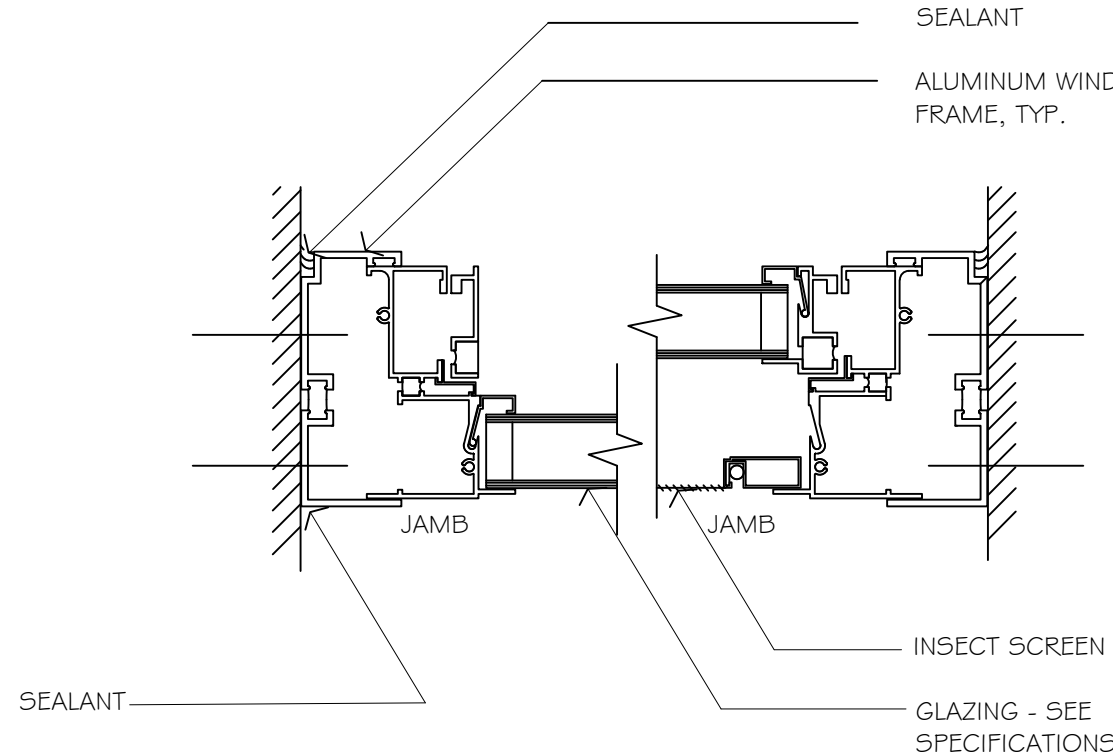
3 TYPICAL DOOR JAMB

NOT TO SCALE



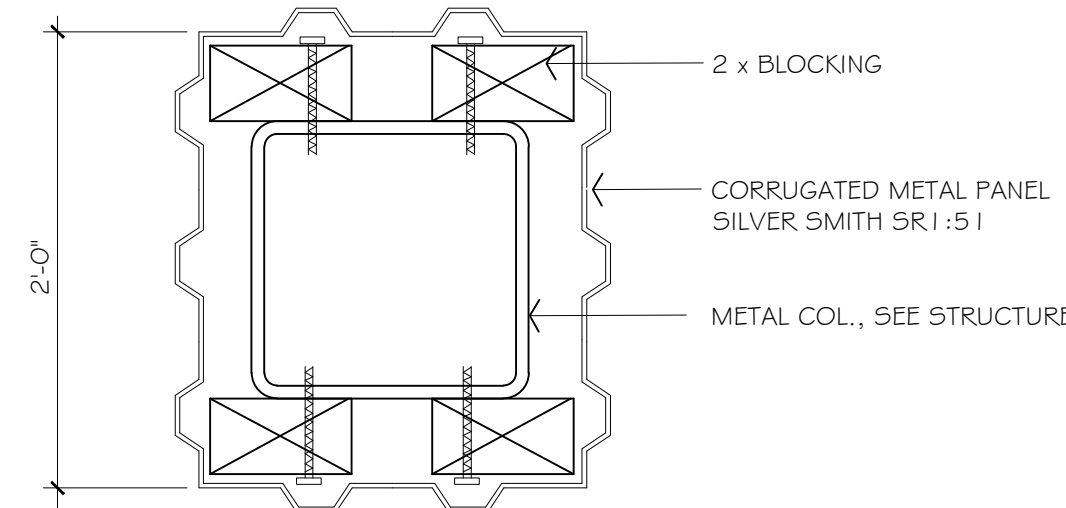
5 EXTERIOR THRESHOLD

NOT TO SCALE



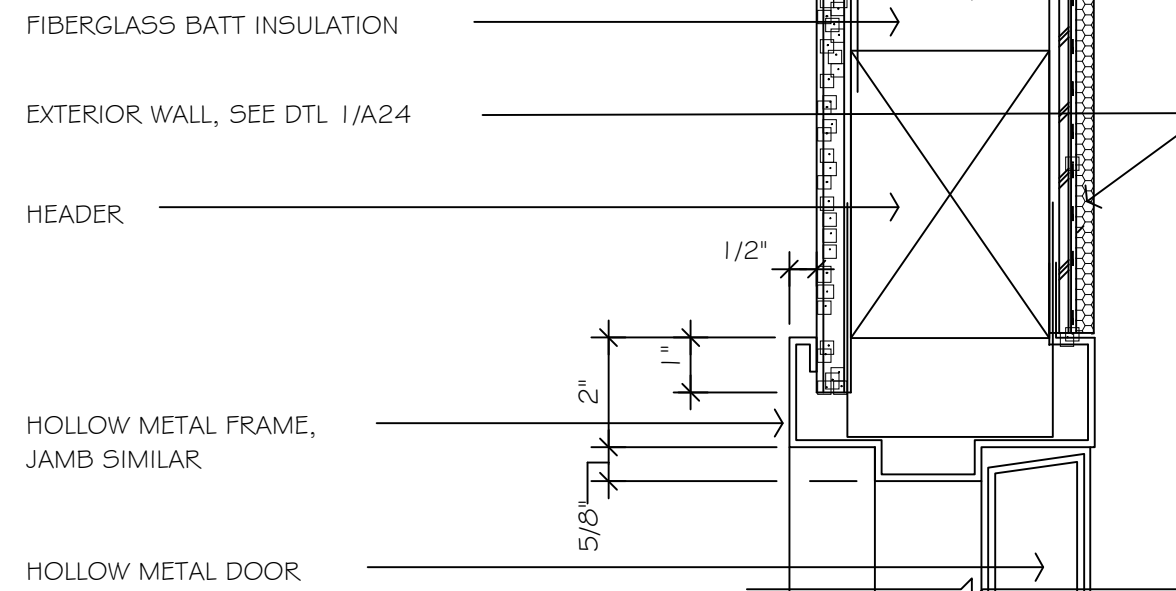
9 STORE FRONT ALUMINUM WINDOW JAMB DTL.

NOT TO SCALE



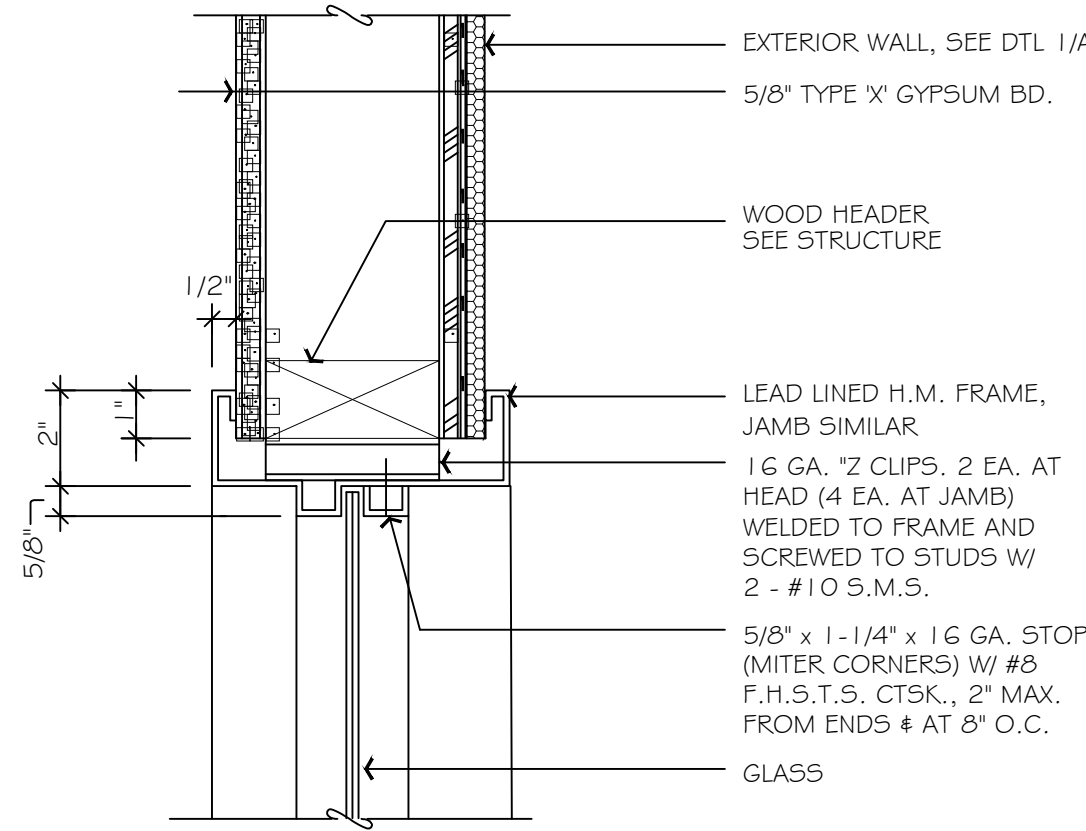
13 CORRUGATED METAL AT COLUMN- PLAN

NOT TO SCALE



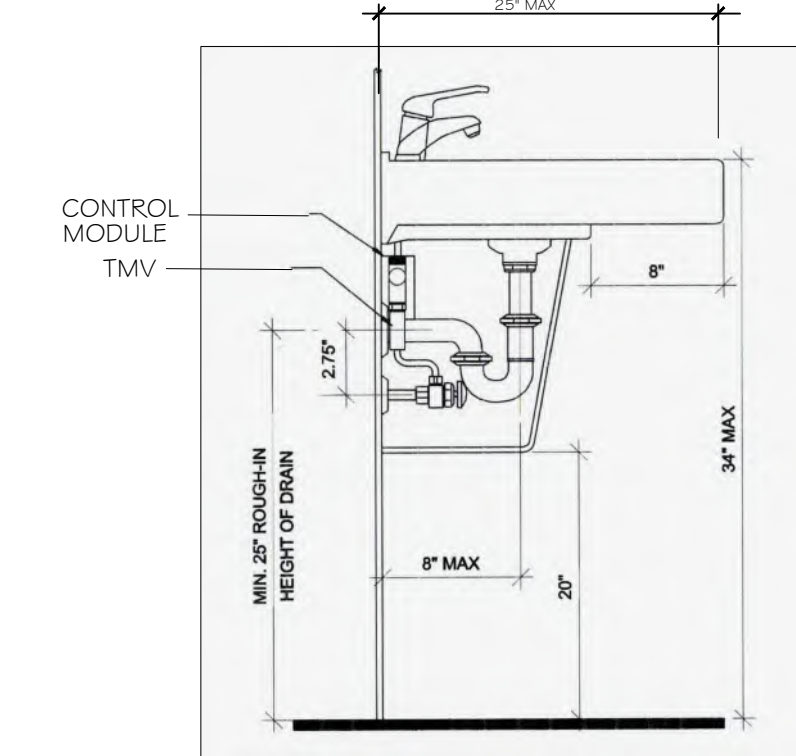
4 EXTERIOR DOOR HEAD (JAMB SIM.)

NOT TO SCALE



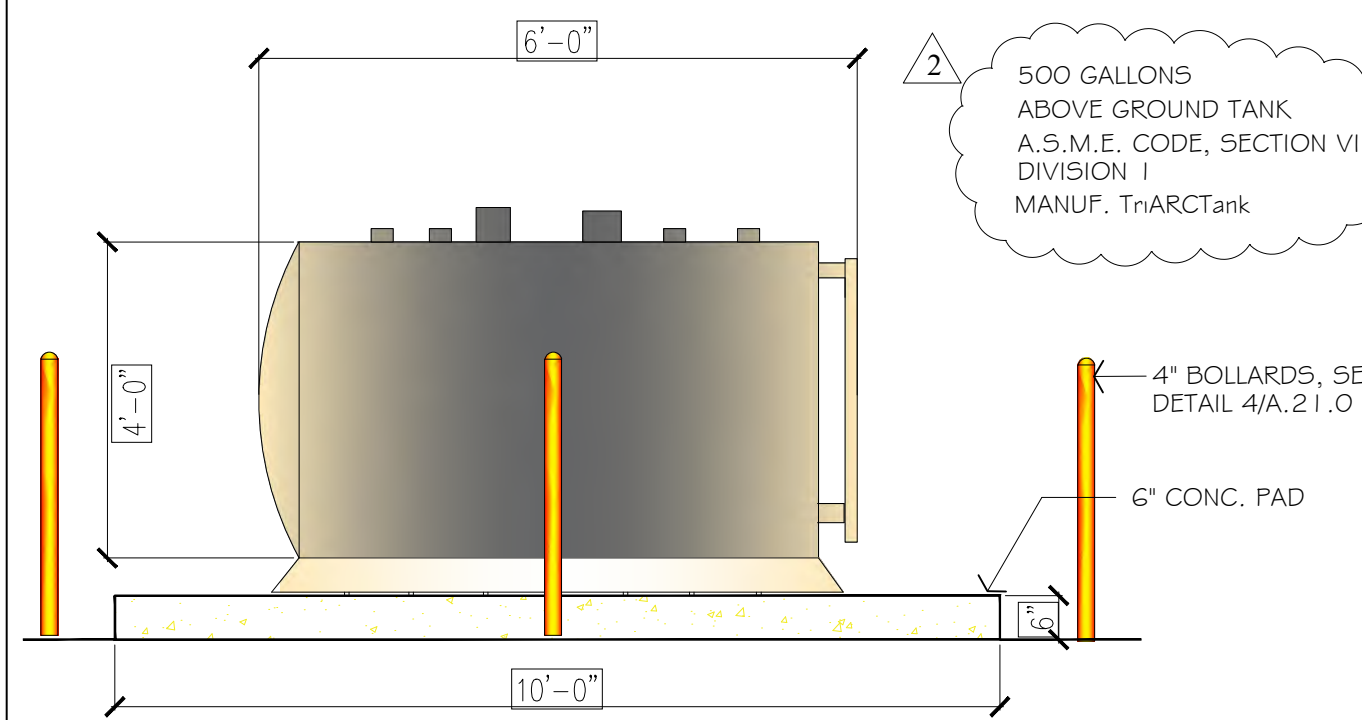
6 EXTERIOR WINDOW HEAD (JAMB SIM.)

NOT TO SCALE



10 LAV SHROUD DETAIL

NOT TO SCALE

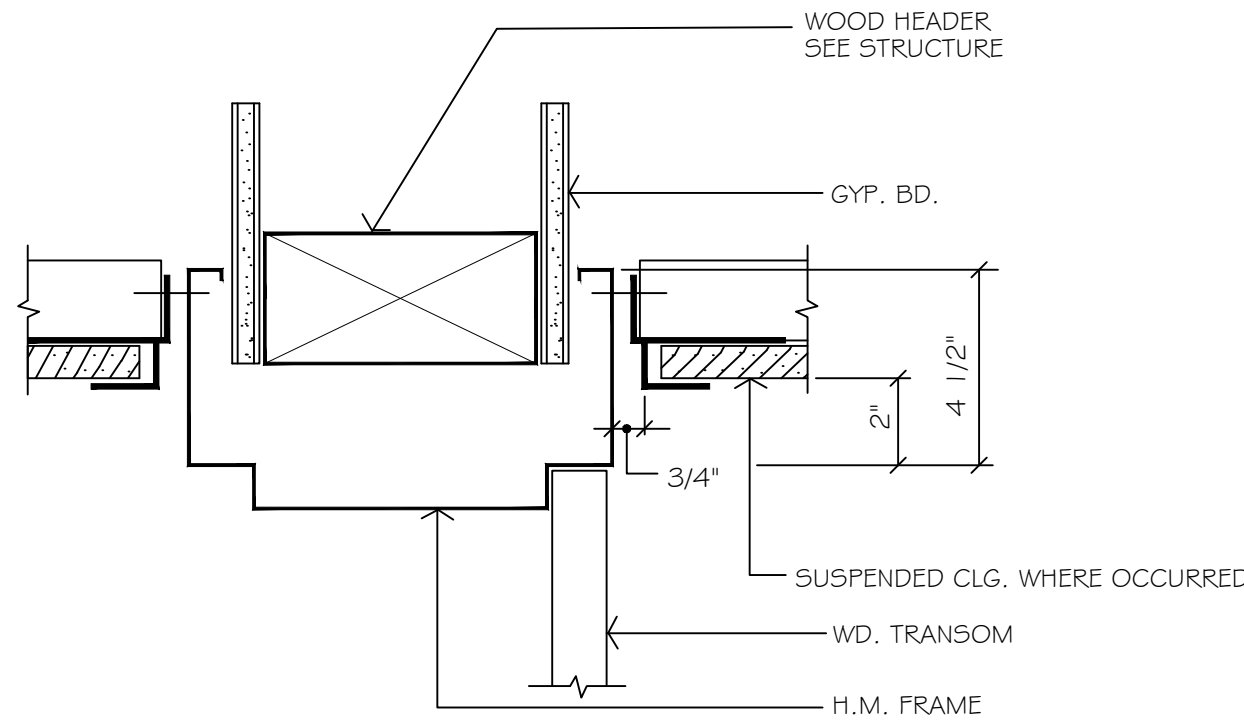


14 PROPANE TANK

NOT TO SCALE

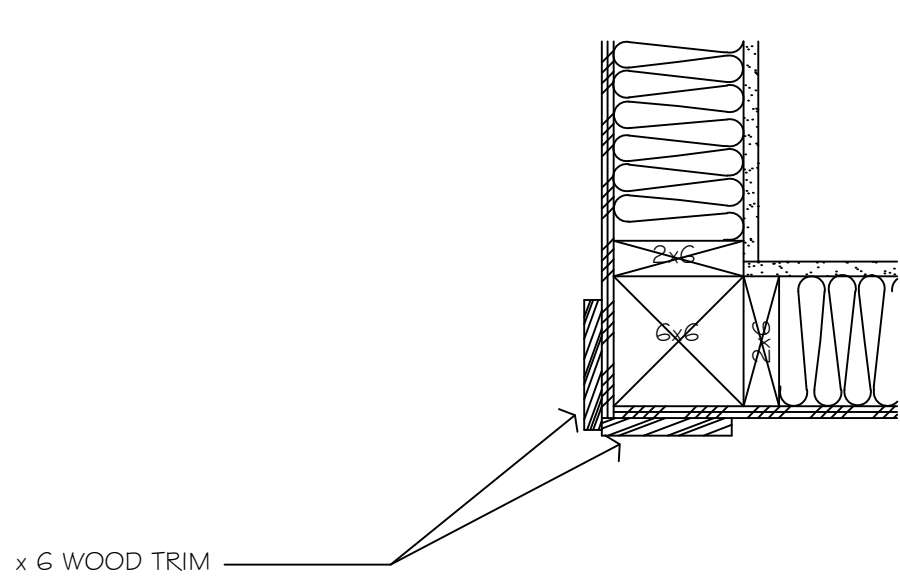
1 1- HOUR FIRE RATED WALL AND ROOF

NOT TO SCALE



7 H.M. DOOR HEAD

NOT TO SCALE

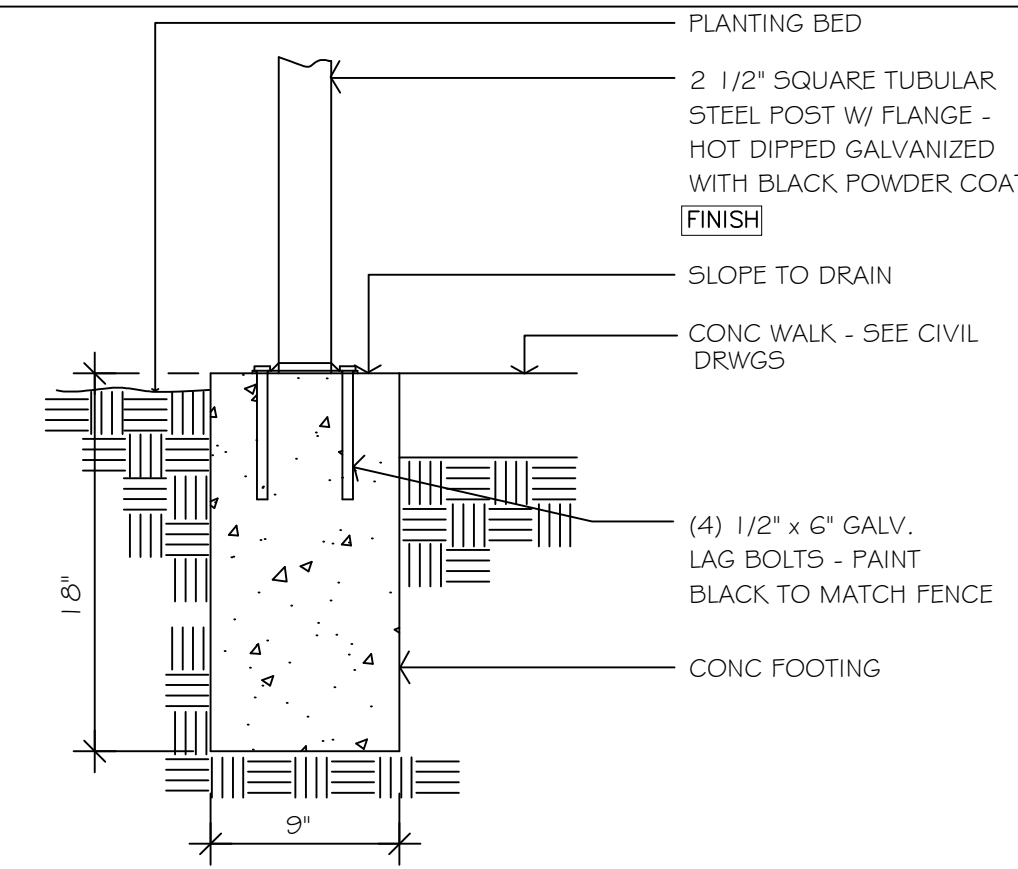


11 WALL BREAK (PLAN SECTION)

NOT TO SCALE

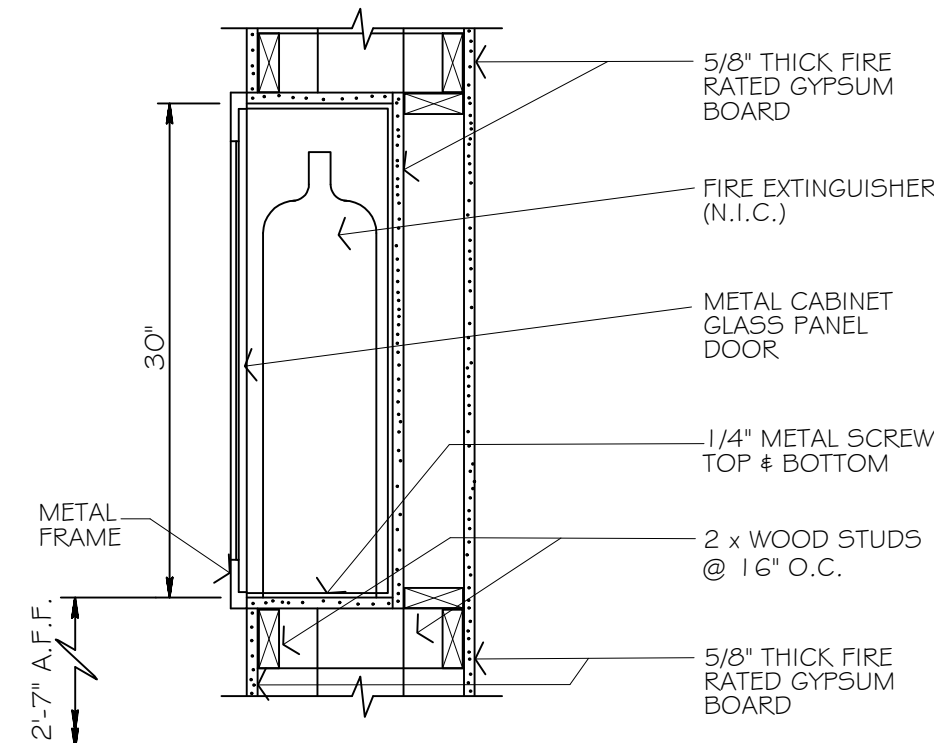
2 CANAPY DETAIL

NOT TO SCALE



8 FENCE POST FOOTING DETAIL

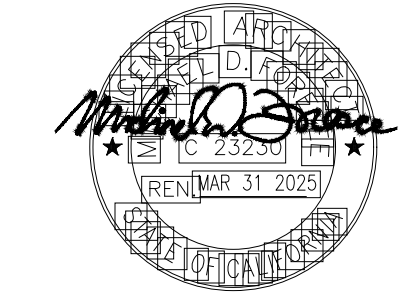
NOT TO SCALE



12 FIRE EXTINGUISHER

NOT TO SCALE

A.G.P.
Design Group
1296 Virgina, Ave.
Campbell, CA 95008
Tel: (408) 316.6168
E-Mail: agp@pacbell.net



DETAILS

27 S. Park Victoria Dr.
Milpitas, CA

REVISIONS
NO. ITEM DATE

1 City Comments #3 6/16/23

2 City Comments #4 9/16/23

PLOT SCALE: 1"=1'-0"
DRAWN BY: A.K.
CHECKED BY: M.F.
PROJECT NO: DATE:
SCALE: AS SHOWN 3-17-23

A.19.0

MATERIALS & COLORS LEGEND

COLORS BY KELY- MOORE OR EQUIVALENT

- A. KELLY- MOORE- #45 WHITE SHADOW
EXTERIOR- SMOOTH CEMENT PLASTER COLOR
(OPTION FOR ALUMINUM METAL COMPOSITE PANELS - BPS PEARL)

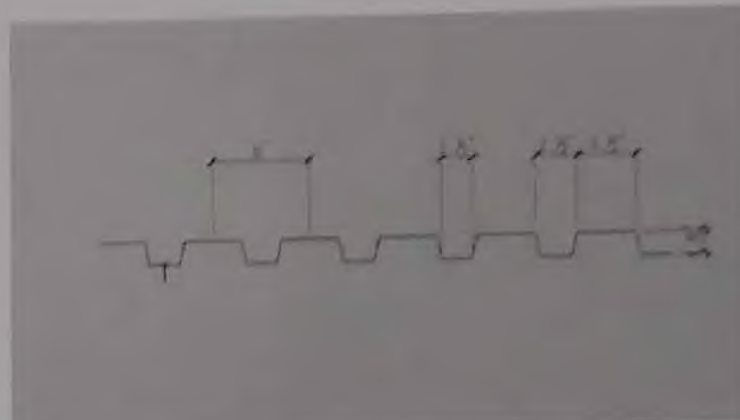
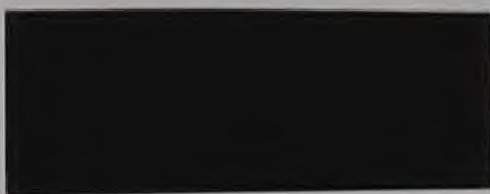
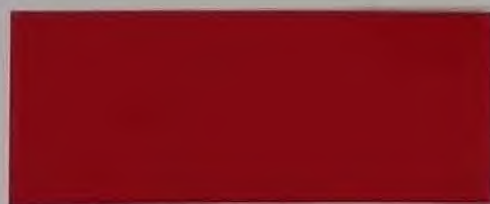


- B. KELLY- MOOR- KM237-L BLUE HARMONY
EXTERIOR- SMOOTH CEMENT PLASTER COLOR



MATERIALS:

- CORRUGATED METAL PANEL
SILVER SMITH SR1: 51, BY ATAS INTERNATIONAL, INC.
- METAL ROOF
GALVANIZED SILVER, BY AEP SPAN.
- EXTERIOR BUILDING LIGHT (WALL MOUNTED)
"TEX" 30"L x 12"W x 4"D, BY ALVA LIGHT.
- CANOPY LIGHT
RECESSED "E CP2 SERIES" LED SQUARE SILVER, BY E-CONOLIGHT.
- EXTERIOR LIGHT POST
PROGRESS LIGHTING MODEL P5493 BLACK
- METAL CANOPY CEILING/ SOFFIT
SR1, 51, BY ATAS INTERNATIONAL, INC.
- ALUMINUM STOREFRONT DOOR & FRAME
"LT601-70 BLACK 3P", BY TUBELITE.
- STOREFRONT WINDOWS
"AA 250/ 425 THERMAL WINDOWS ENTRANCED & STOREFRONTS",
BY KAWNEER WINDOW.
- ALUMINUM METAL COMPOSITE PANELS
"BTR- RED, BPS- PEARL, BSM SLATE BLACK MATTE", BY ALPOLIC.
- BRUSHED ALUMINUM COLUMN COVER.



COLOR AND MATERIAL

27 S. PARK VICTORIA
MILPITAS, CA

REVISIONS		
NO.	ITEM	DATE

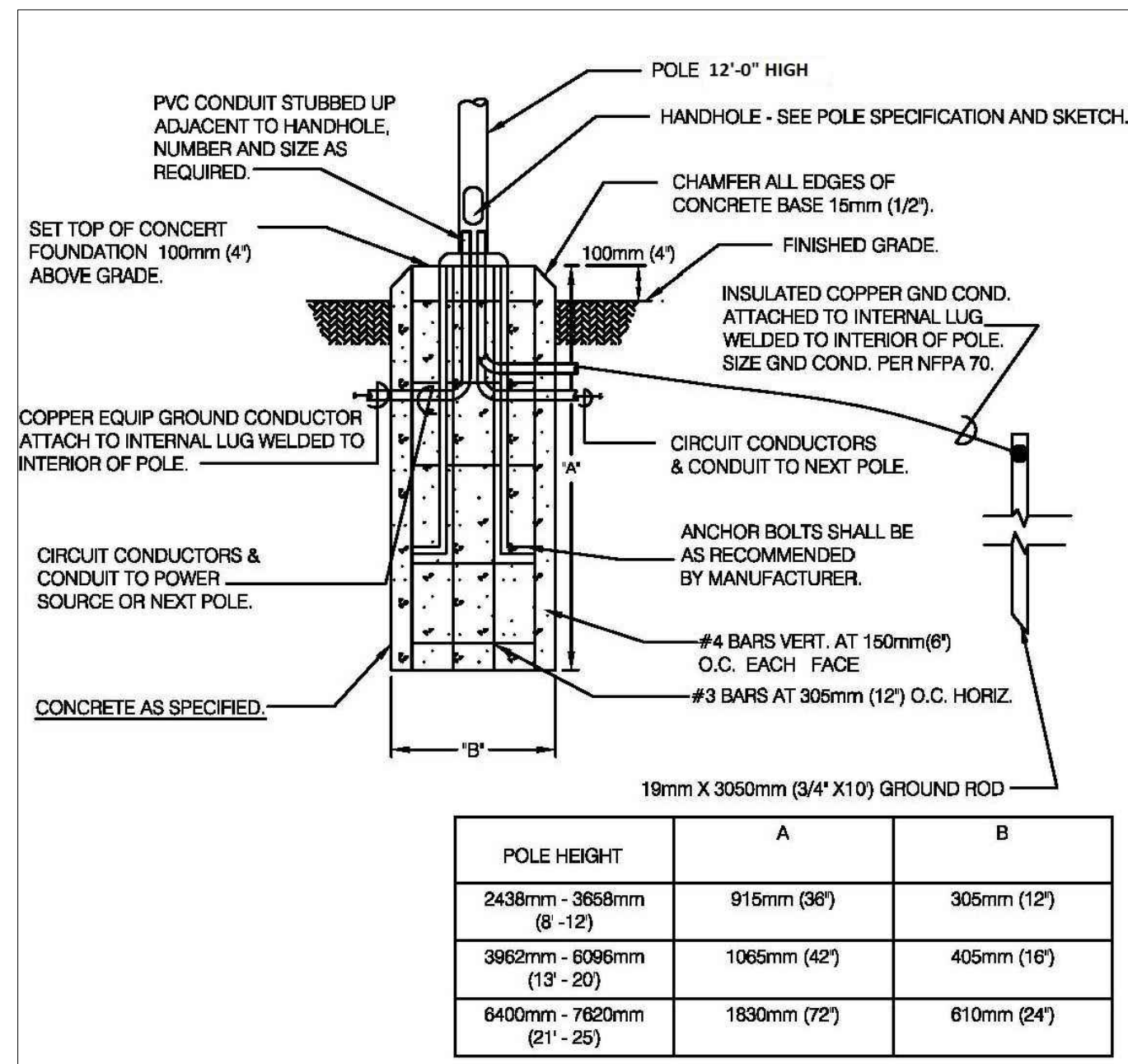
PLOT SCALE:	12"=1'-0"
DRAWN BY:	AK
CHECKED BY:	MF
PROJECT NO:	DATE:
SCALE: AS SHOWN	07-6-16



THE OPERATIONS OF THE UNIT SHALL NOT INVOLVE TIGHT TWISTING, PINCHING, OR GRASPING. PER SECTION 11B-206.2.4, 11B-228, AND 11B-309 OF 2016 CBC

1 AIR AND WATER PUMP STATION

NOT TO SCALE

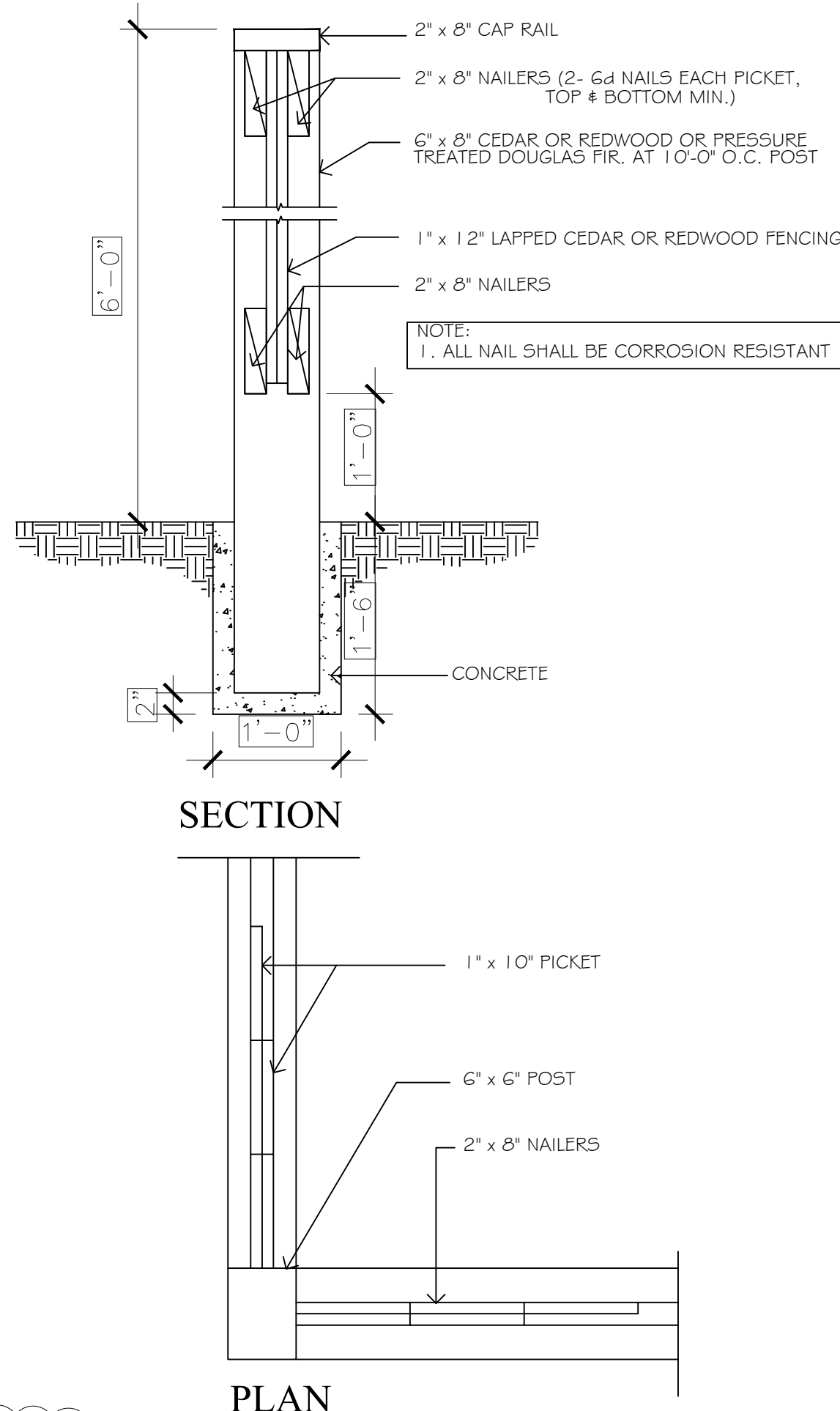


REFER CMC 19.60.060

5 LIGHT POST DETAIL

NOT TO SCALE

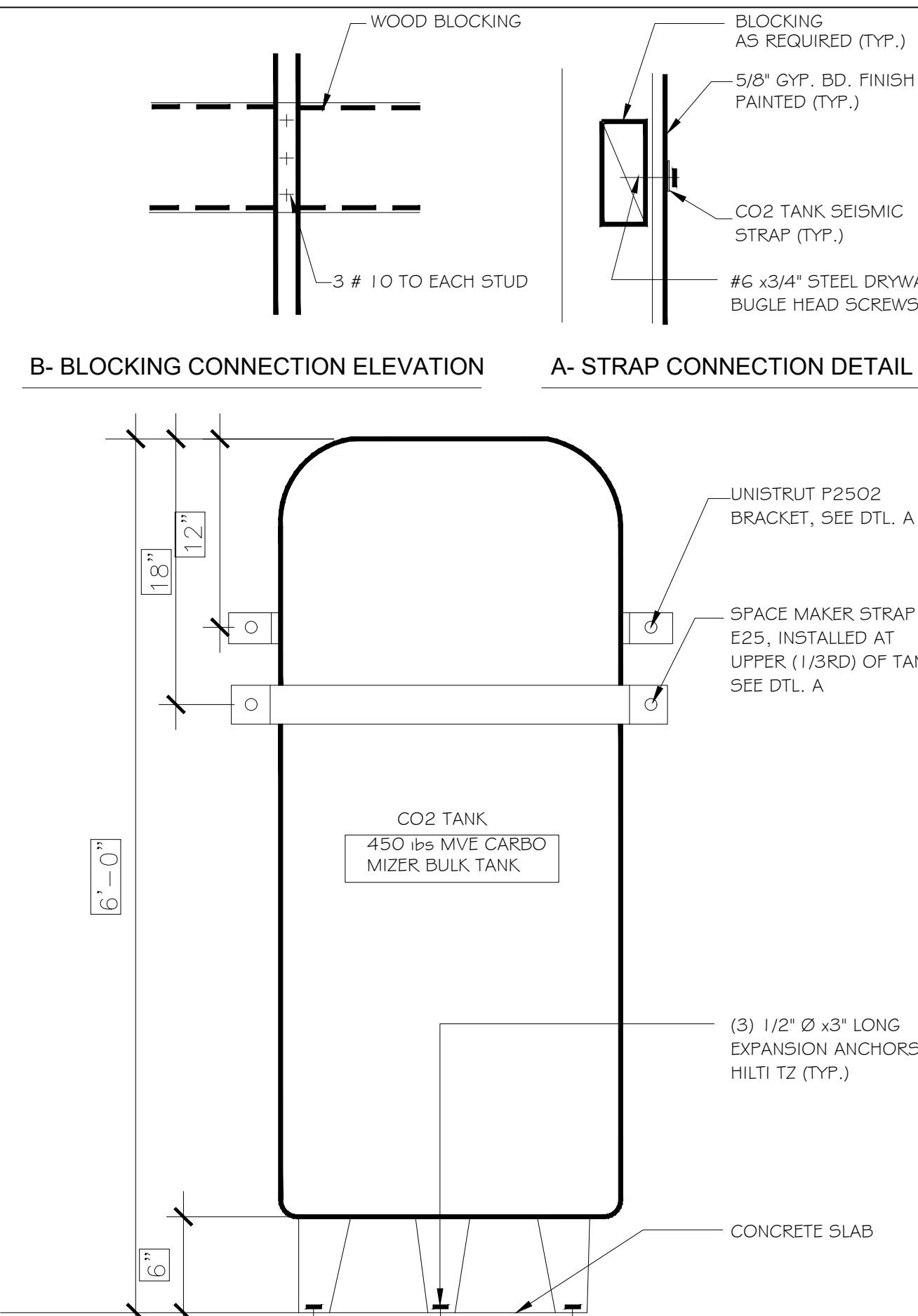
SEE STRUCTURAL DRAWINGS FOR DETAILS



NOTE: WOOD FENCE -SEE ELEVATION ON SUBMITTED CUT SHEET

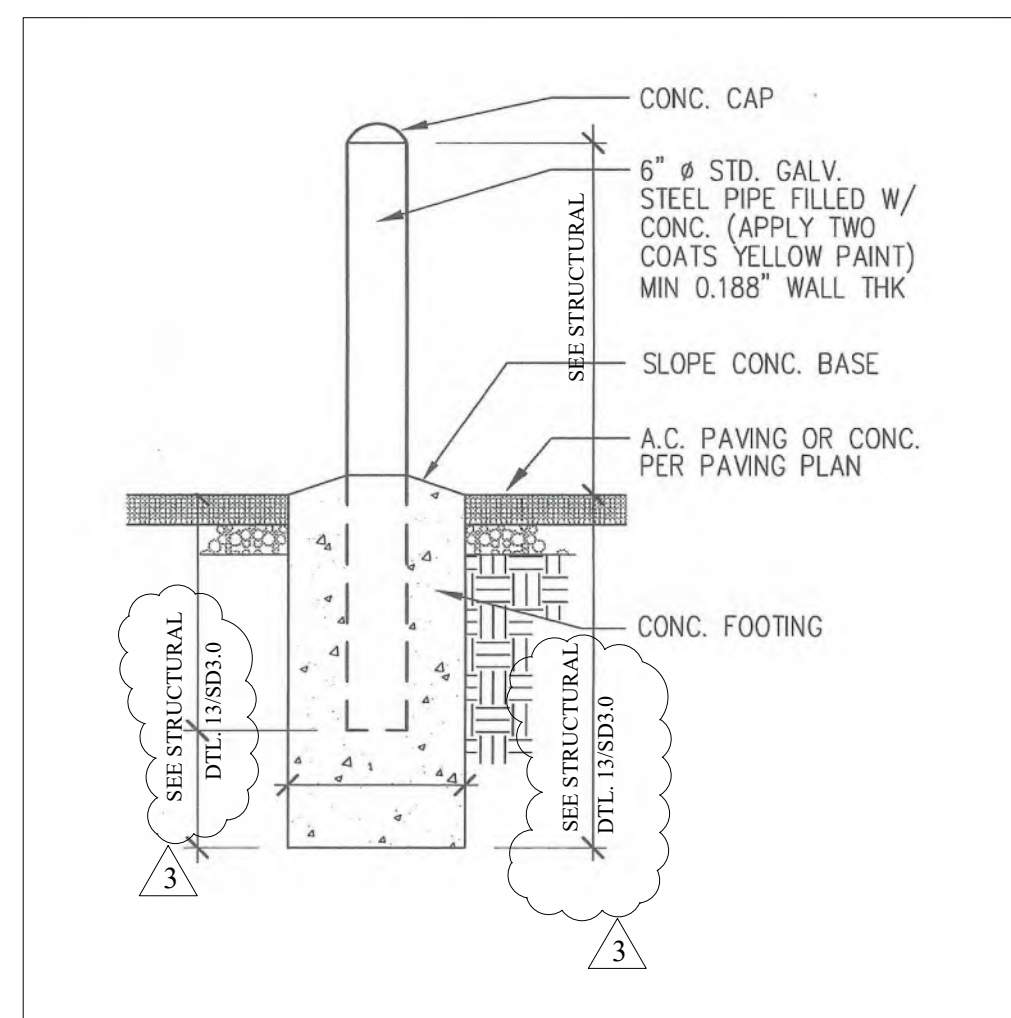
2 GOOD NEIGHBOR WOOD FENCE DETAIL

NOT TO SCALE



6 CO2 TANK

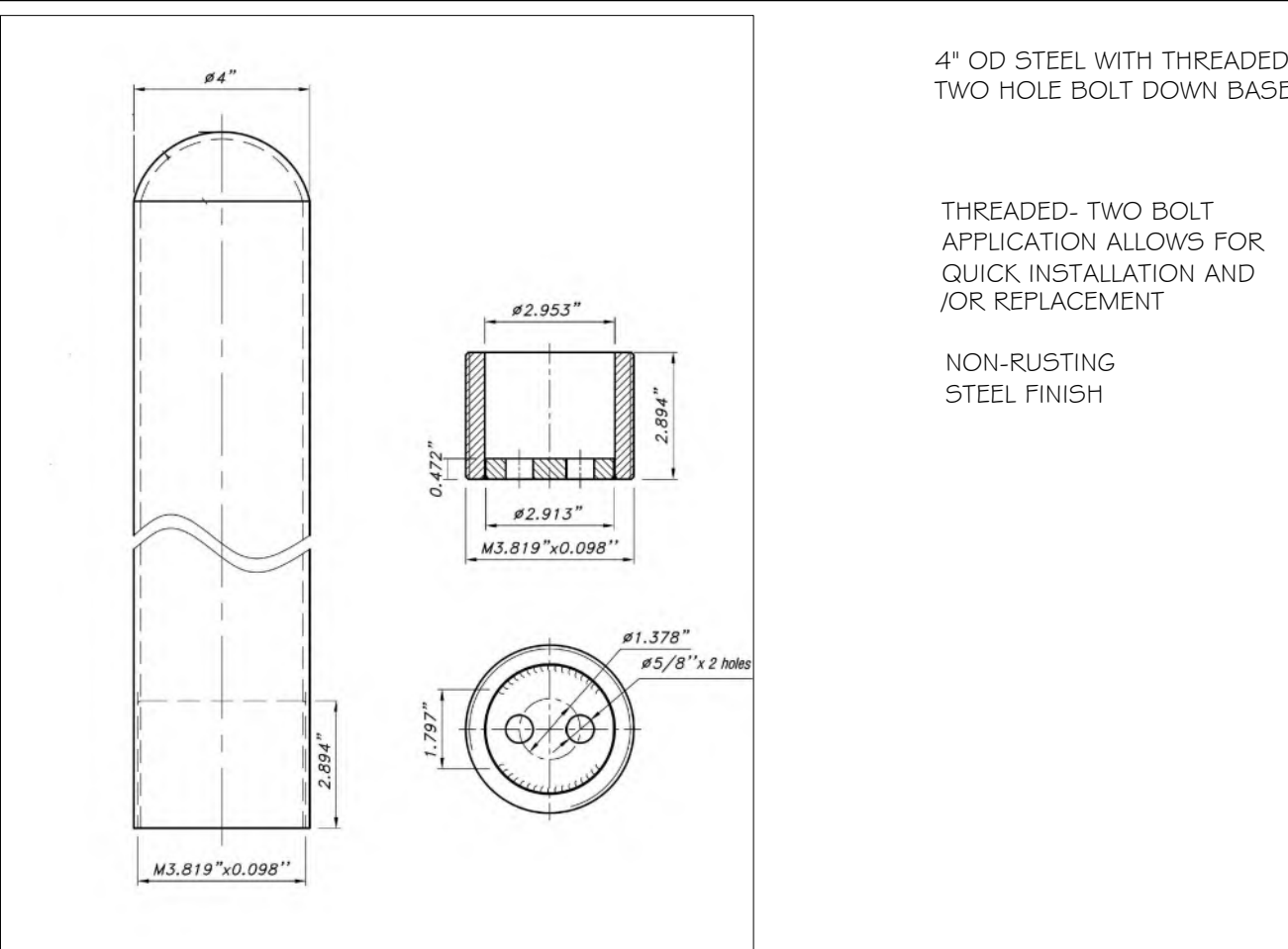
NOT TO SCALE



3 BOLLARDS AT TRASH ENCLOSURE

NOT TO SCALE

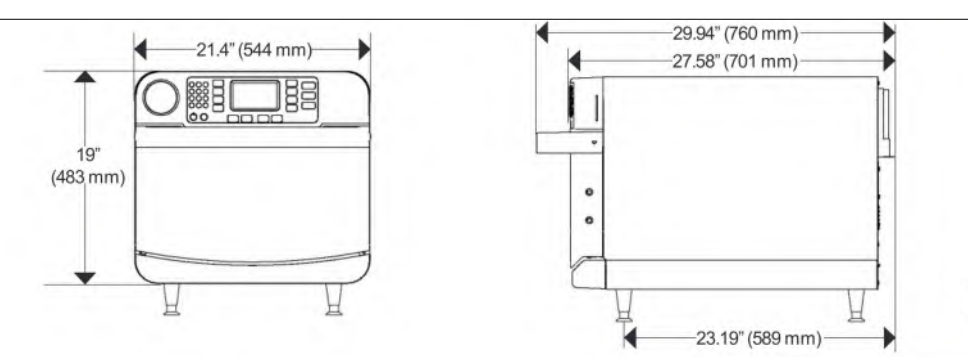
SEE STRUCTURAL DRAWINGS FOR DETAILS



4 BOLLARDS AT PUMP TANK

NOT TO SCALE

SEE STRUCTURAL DRAWINGS FOR DETAILS

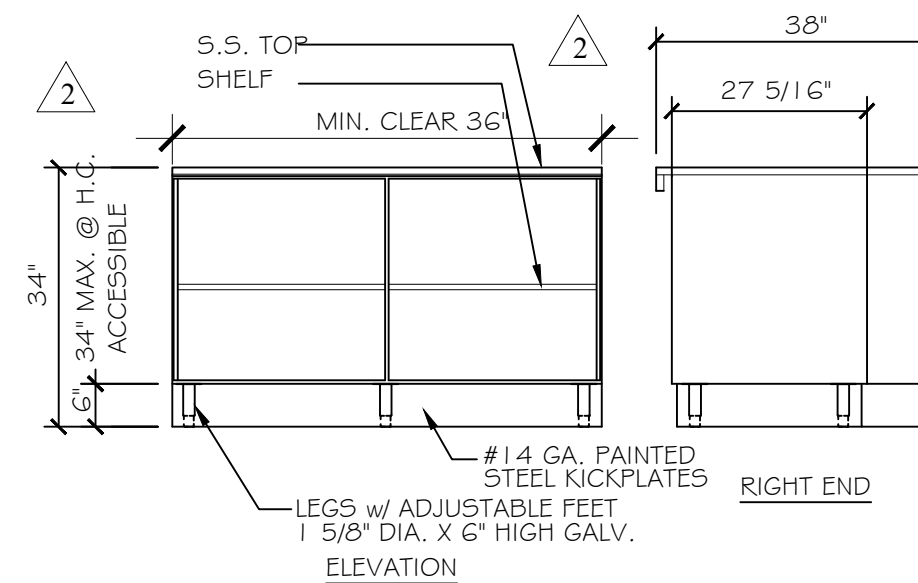


PERFORMANCE
The TurboChef Encore 2 oven uses radiant heat, high speed air impingement, and side launched microwave to cook food rapidly without compromising quality.

VENTILATION
n UL 710B (KNLZ) listed for ventless operation.
n EPA 202 test (8 hr):
Product: Pepperoni Pizzas
Results: 0.13 mg/m³
Ventless Requirement: <5.00 mg/m³
n Internal catalytic filtration to limit smoke, grease, and odor emissions.

7 COOK OVEN

NOT TO SCALE



8 SALES COUNTER

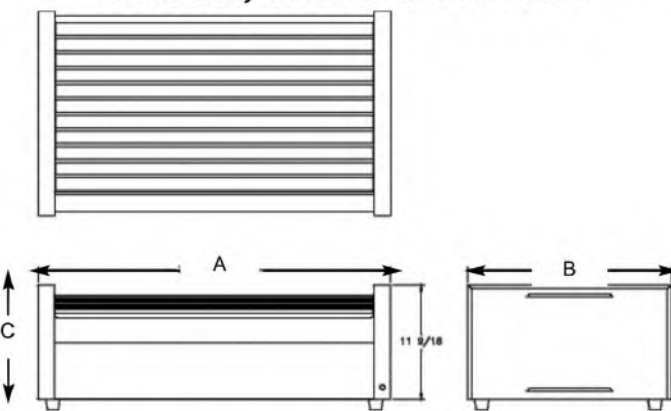
NOT TO SCALE



Model 30SCBD with Sneeze Guard

GRILL-MAX ROLLER GRILLS WITH BUILT-IN BUN DRAWER

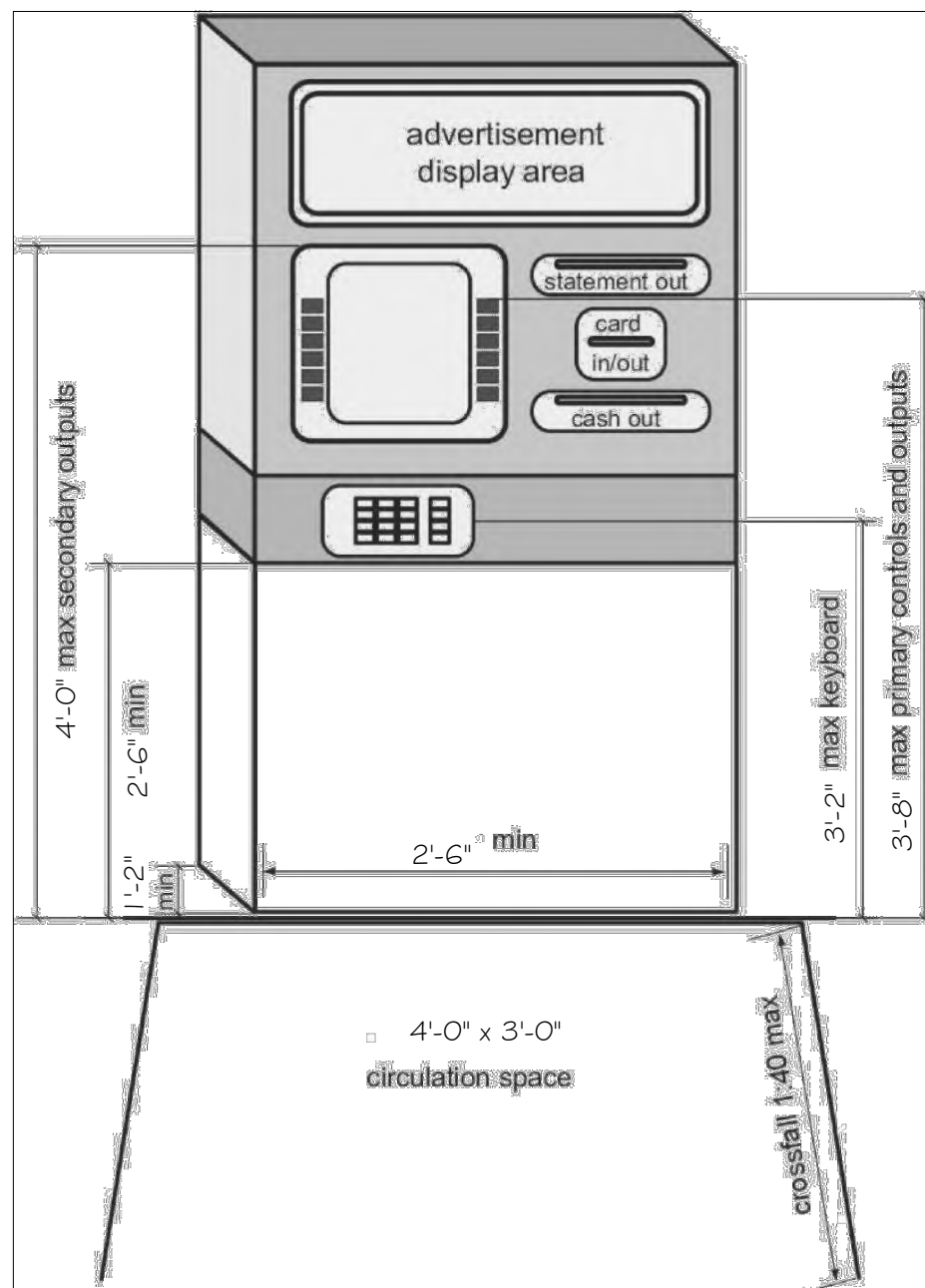
Model 30CBD, 30SCBD, 45CBD, 45SCBD, 50CBD, 50SCBD, 75CBD & 75SCBD



Model Specifications		Dimensions			Voltage	Wattage	NEMA Plug	Amps	Approximate Weight	
Model No.	Capacity	(A) Width Inches (cm)	(B) Depth Inches (cm)	(C) Height Inches (cm)					Shipping lbs. (kg)	Installed lbs. (kg)
30CBD & 30SCBD	30 Hot Dogs	23-3/4 (60.3)	20-5/8 (52.4)	12-1/2 (31.8)	120	1150	5-15P	9.5	61 (24.9)	45 (20.4)
	32 Buns				230		CEE7-7	5		
45CBD & 45SCBD	45 Hot Dogs	23-3/4 (60.3)	28-1/2 (72.4)	12-1/2 (31.8)	120	1650	5-15P	13.8	76 (33.1)	62 (28.1)
	32 Buns				230		CEE7-7	7.2		
50CBD & 50SCBD	50 Hot Dogs	35-3/4 (90.8)	20-5/8 (52.4)	12-1/2 (31.8)	120	1535	5-15P	12.8	81 (34.0)	64 (29.0)
	48 Buns				230	1535	5-20P	12.8		
75CBD & 75SCBD	75 Hot Dogs	35-3/4 (90.8)	28-1/2 (72.39)	15-1/2 (39.3)	120	1730	5-20P	14.4	120 (53.9)	87 (39.4)
	48 Buns				208/240	1810/2400	6-15P	8.7/10		
					230	2210	CEE7-7	9.6		

9 ROLLER GRILL

NOT TO SCALE

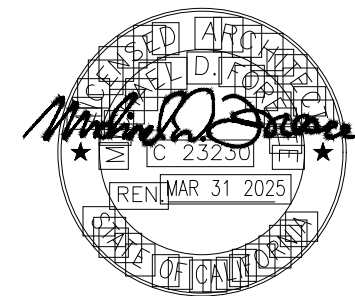


Model Dimensions (H/W/D) Function Display Keys (FDKs) or Touchscreen Cassettes Printer Software Cost Cash Dispensing ATMs Manufacture: ATM DEPOT, SEE CUT SHEETS #49 FOR ATM SPEC.

- PER SECTION 11 B-707.6.1 OF 2016 CBC, INPUT CONTROL KEYS MUST BE TACTILELY DISCERNIBLE.
- PER SECTION 11 B-707.6.3 OF 2016 CBC, FUNCTION KEYS SHALL CONTRAST VISUALLY.
- PER SECTION 11 B-707.6.3.2 OF 2016 CBC, FUNCTION KEYS SHALL HAVE TACTILE SYMBOLS.
- PER SECTION 11 B-707.6.8 OF 2016 CBC, BRAILLE INSTRUCTION FOR INITIATING SPEECH MODE SHALL BE PROVIDED.

10 ATM

NOT TO SCALE



DETAILS

27 S. PARK VICTORIA
MILPITAS, CA

REVISIONS

NO. ITEM DATE

1 City Comments #3 6/16/23

2 City Comments #4 8/31/23

PLOT SCALE: 1"=1'-0"

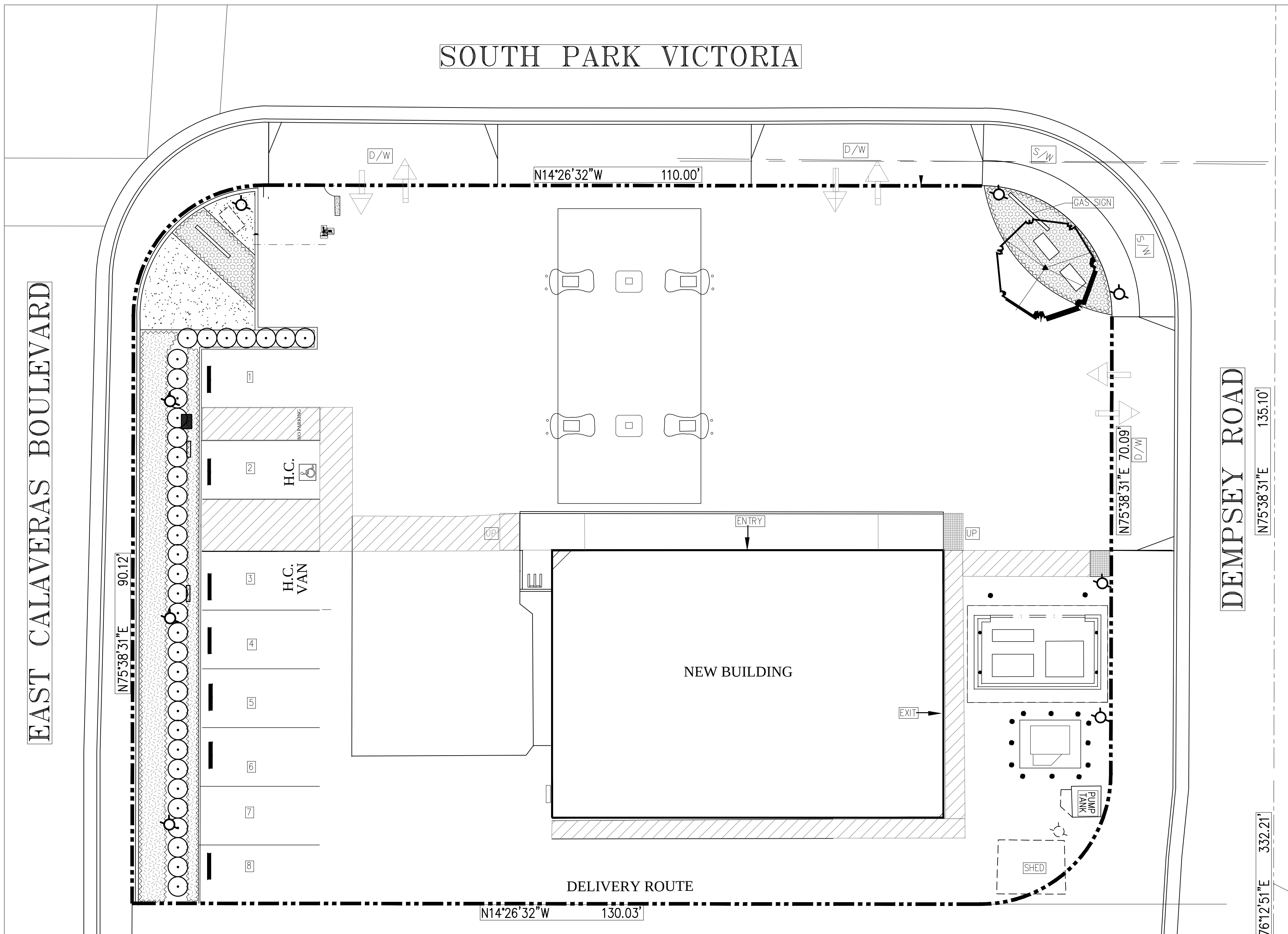
DRAWN BY: A.K.

CHECKED BY: M.F.

PROJECT NO: DATE: 9-10-18

SCALE: AS SHOWN

A.21.0



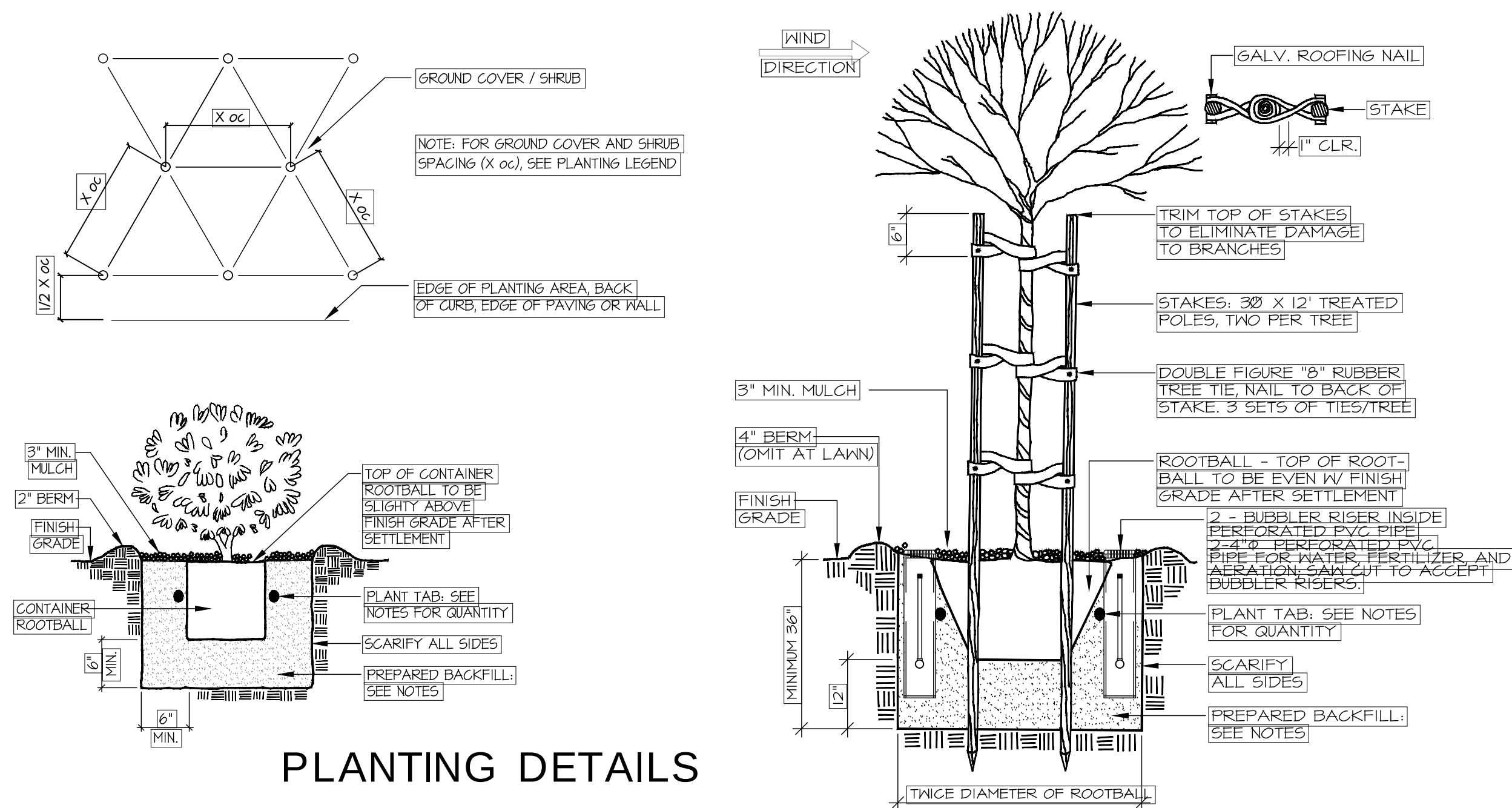
Symbol	BOTANICAL NAME	COMMON NAME	H2O	SIZE
Tree				
	Lagerstroemia indica 'Tuscarora'	Tuscarora	L	24" Box
Shrubs and Vines				
	Pittosporum tobira 'Variegatum'	Variegated Pittosporum	L	5 Gallon
(Maintain shrub height to 3 feet at all times)				
	Parthenocissus tricuspidata	Boston Ivy	L	1 Gallon
Ground Cover				
	Myoporum parvifolium	Prostrate Myoporum	L	1 Gallon @ 30" oc
	Dwarf Fescue	Bolero	M	Sod
	Annual Flowers		M	4" Pots @ 14" oc

LANDSCAPE NOTES

- All trees are to be staked as shown in the staking diagram per city requirement.
- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch.
- All ground cover planting will be placed no farther than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no storing of material or equipment, permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species and size as those damaged.
- All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architects review.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
- Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb, edge of walk, building wall, property line or center line as graphically indicated.
- All layout corners are at 90 degrees right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by freeform curves.
- HERBICIDE APPLICATION: Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for fertilizer application, and must have current registration on file with the County.
- Landscape shall be maintained in a manner to prevent landscaping from growing above 3' in height in the areas indicated in the plans as being located within a safety visibility triangle area.
- CERTIFICATION: Prior to occupancy, the Landscape Architect shall certify in writing in a manner acceptable to the Building Inspection Division, that the landscaping has been installed in accordance with all aspects of the approved landscape plans.
- A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.
- Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet.
- All Plantings shall be automatically irrigated utilizing state of the art system, components and installation techniques and drip irrigation where appropriate and a weather based controller.
- All planting and irrigation shall comply with the city of City of Cupertino Water Efficient Landscape Requirements for larger landscapes.
- All details shall comply with city standard details.

LANDSCAPE PLAN

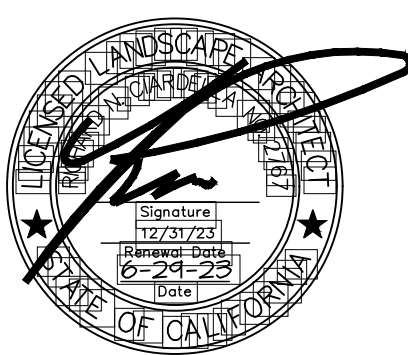
1"=10'



Maximum Applied Water Allowance				
Eto	X	.45 X	Ptg G X	Gal/SF
45.3	0.45		1,285	0.62
Estimated Total Water Use				
Plant Water Use	(Eto) (.062)	X	(PF X HA)	ETNU
Low	28.086		414	11,619
Medium	28.086		124	3,495
High	28.086		0	0
Total				15,114

Proposed Landscape Water Use			
Plant Type	H2o Use	Ptg SF	Gallons
Low	0.30	1,117	86.9%
Medium	0.60	168	13.1%
High	0.90	0	0.0%
Totals		1,285	100%

Ciardella associates
Landscape Architecture
Urban Design
200 Clock Tower Road
Suite D100-A
Carmel, CA 93923
Tel 831.624.6100
ca@ciardella-associ.com



REVISIONS	NO.	ITEM	DATE

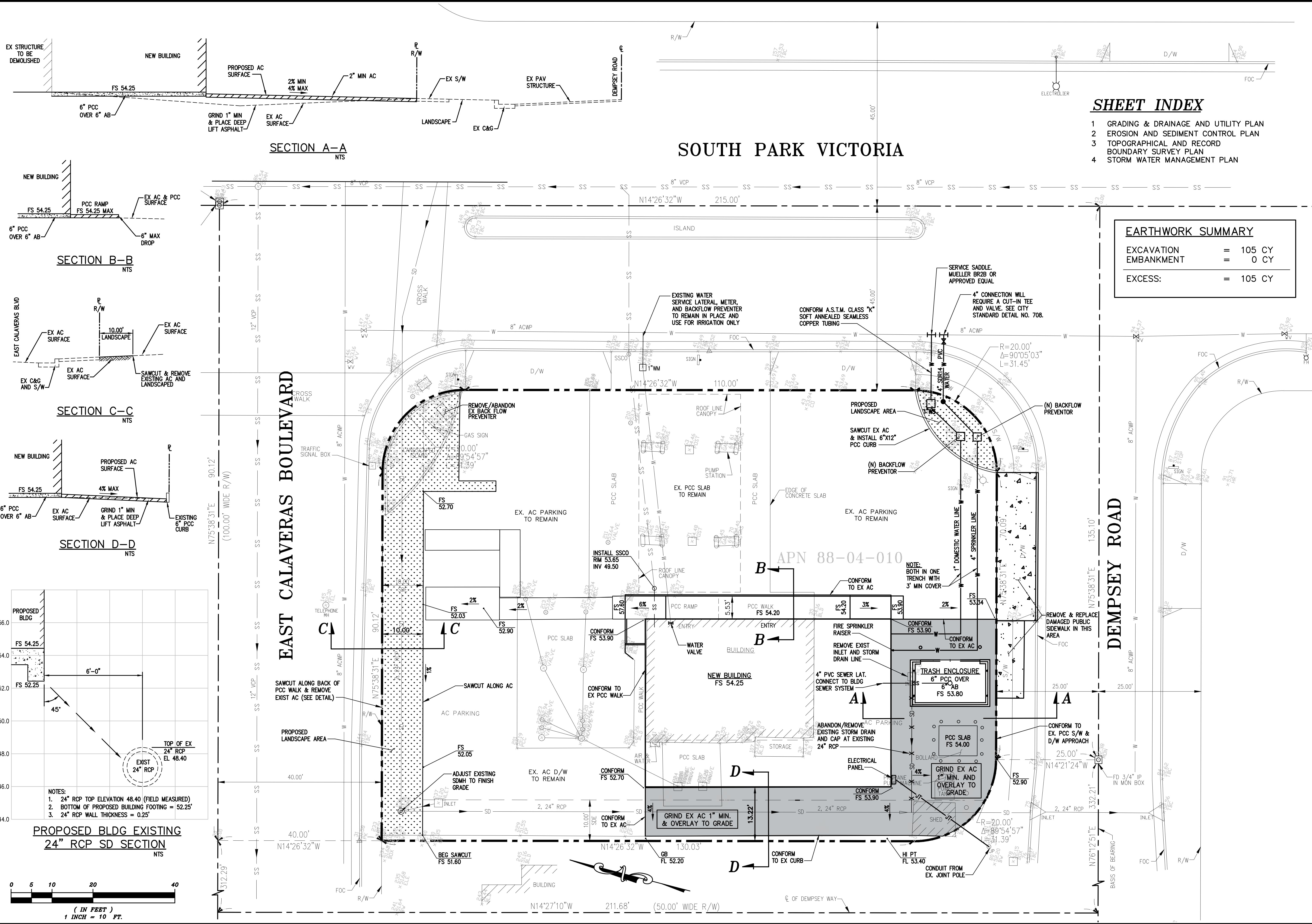
PLOT SCALE: 1"=1'-0"
DRAWN BY: M.K.
CHECKED BY: R.C.
PROJECT NO: DATE:
SCALE: AS SHOWN

LA.1.0

A.G.P.
Design Group
3001 S. Winchester Blvd., Ste. 6
Campbell, CA 95008
Tel:(408) 379.1942
Fax:(408) 379.1945
E-Mail:agp@pacbell.net

LANDSCAPE PLAN

27 S. Park Victoria Dr.
Milpitas, CA



SHEET INDEX

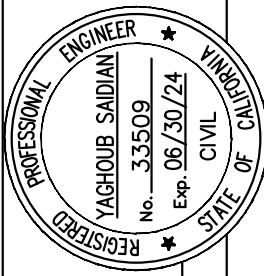
- 1 GRADING & DRAINAGE AND UTILITY PLAN
- 2 EROSION AND SEDIMENT CONTROL PLAN
- 3 TOPOGRAPHICAL AND RECORD
- 4 BOUNDARY SURVEY PLAN
- 5 STORM WATER MANAGEMENT PLAN

EARTHWORK SUMMARY

EXCAVATION	=	105 CY
EMBANKMENT	=	0 CY
EXCESS:	=	105 CY

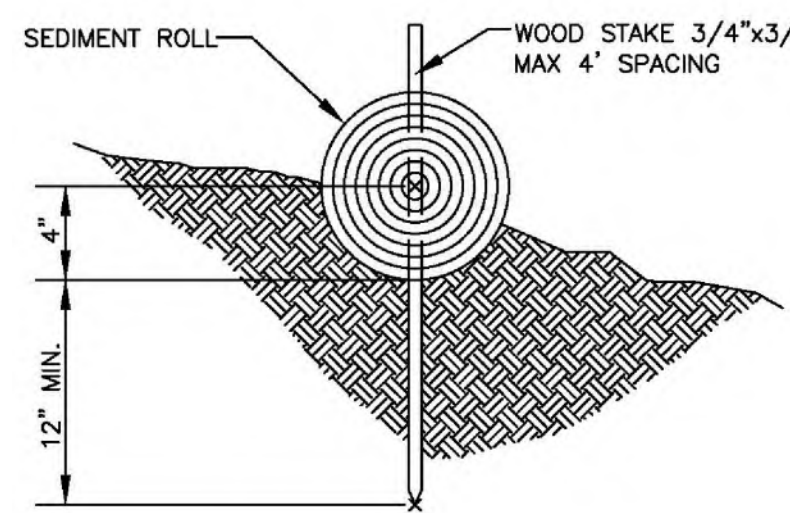
Description	App'd	Date	Revision

GRADING & DRAINAGE AND UTILITY PLAN
FOR: APN 88-04-010
27 SOUTH PARK VICTORIA DRIVE
MILPITAS CALIFORNIA

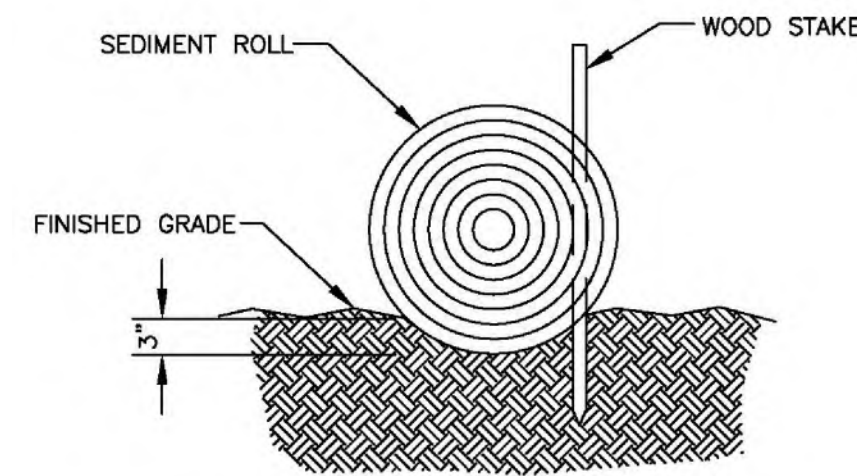


APPROVED BY:
JACOB SAIDAN
Date: 10-12-2023
P.C.E. NO. 38509
EXPIRES: 06/30/24

Checked: JS	AG	Drawn: JS	Designed: JS	Surveyed: JS	Scale: 1"=10'	Date: 10-12-2023
Sheet No. C1						
Of 4						
Job No. 535						

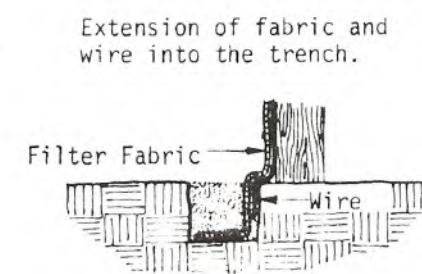
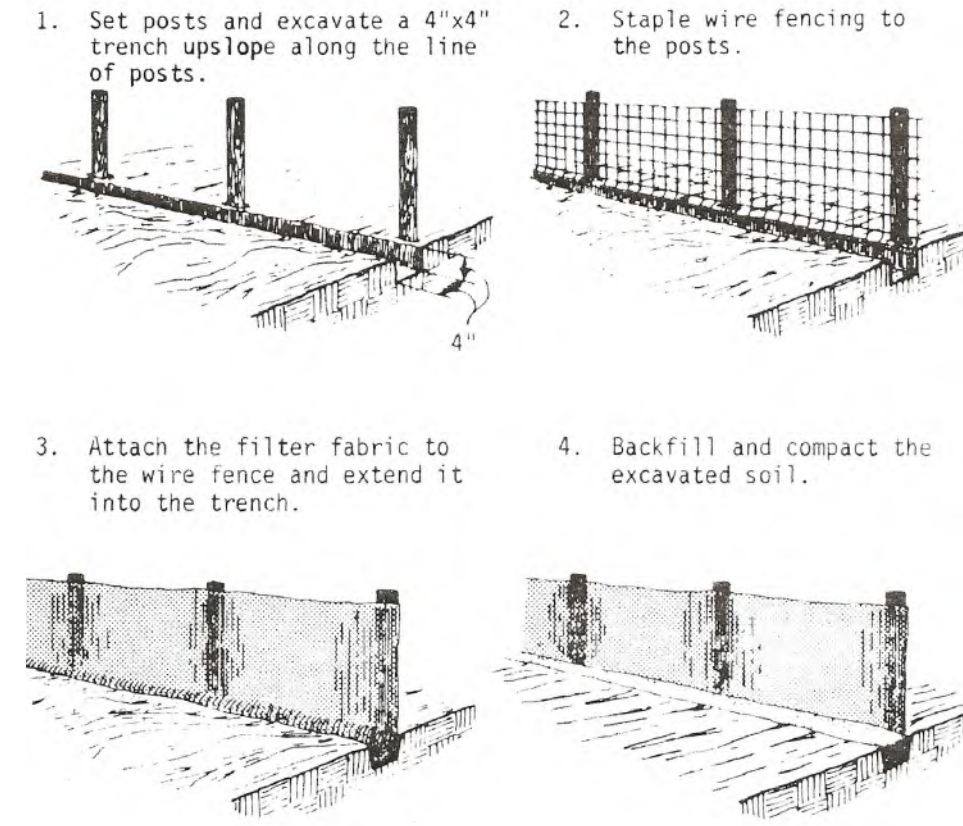


ENTRENCHMENT DETAIL IN SLOPE AREA
N.T.S.

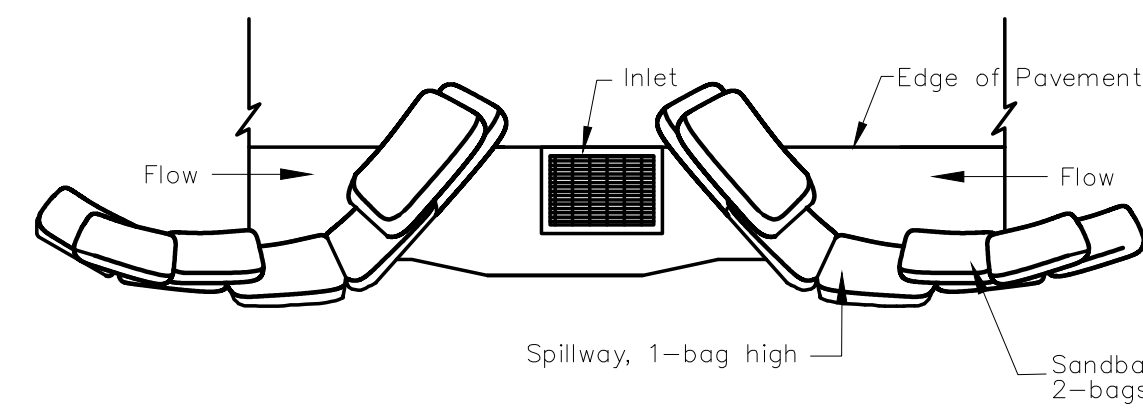


ENTRENCHMENT DETAIL IN FLAT AREA
N.T.S.

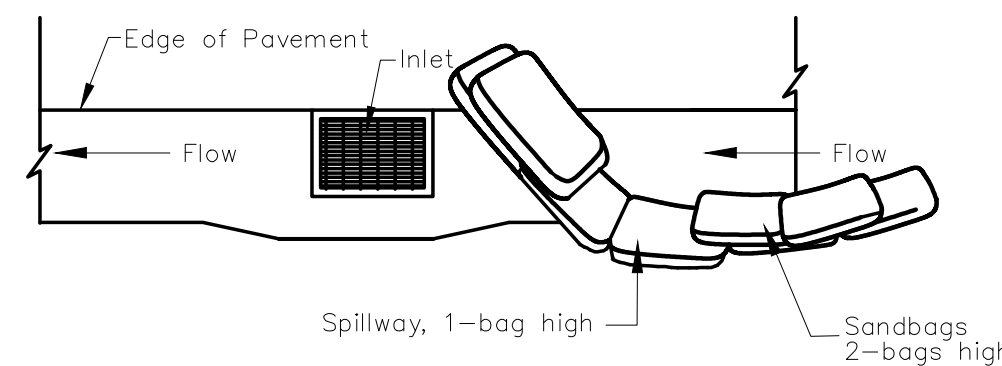
SEDIMENT ROLL DETAIL
N.T.S.



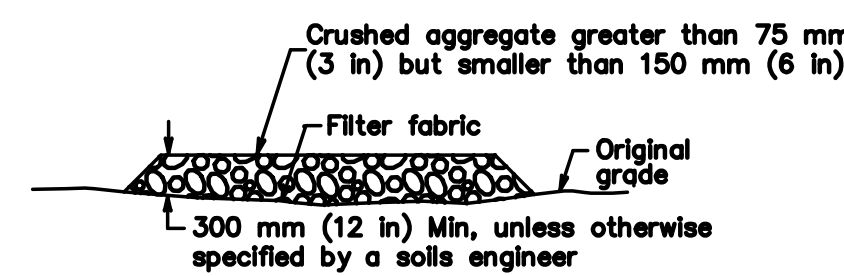
CONSTRUCTION OF A SILT FENCE
N.T.S.



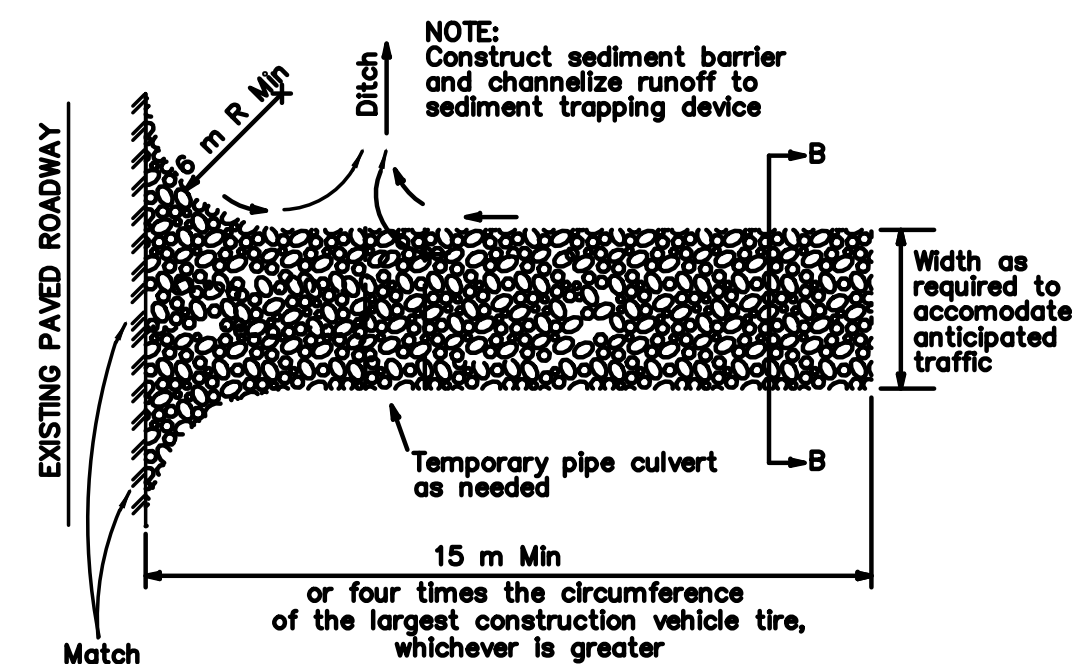
TYPICAL PROTECTION FOR INLET ON SUMP



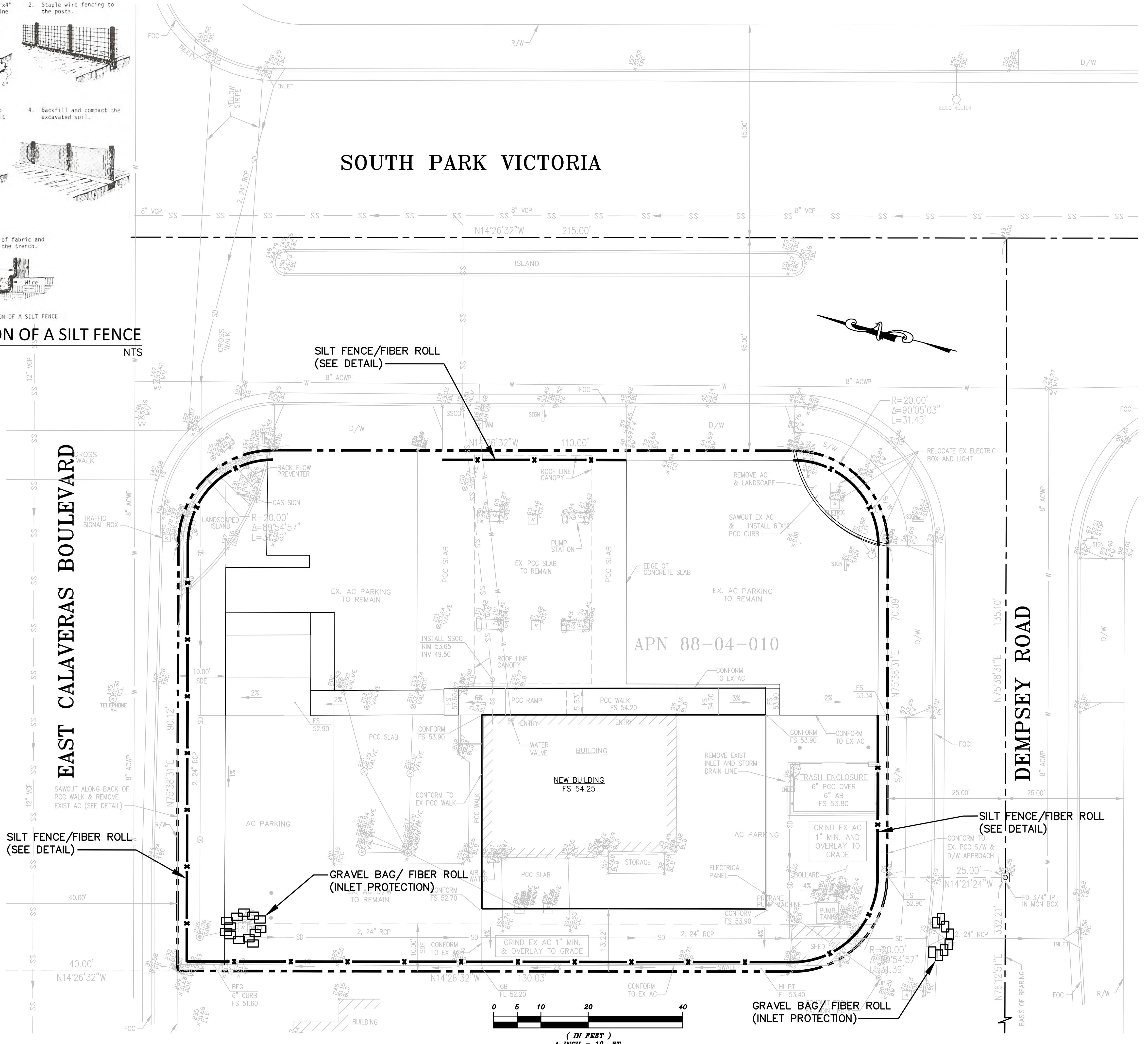
TYPICAL PROTECTION FOR INLET ON GRADE
GRAVEL BAG / FIBER ROLL
(INLET PROTECTION)
N.T.S.



SECTION B-B
N.T.S.

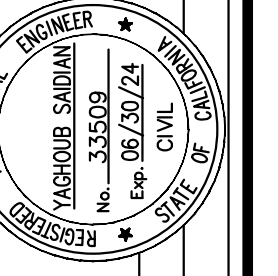


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



Revision	Date	App'd	Description

EROSION AND SEDIMENT CONTROL PLAN
FOR: APN 88-04-010
27 SOUTH PARK VICTORIA DRIVE
MILPITAS CALIFORNIA



APPROVED BY:
JACOB SAIDAN
J. Saidan
P.E. NO. 38509
DATE: 08-14-2023
EXPIRES: 08/10/24

Checked: JS	Drawn: AG	Designed: JS	Surveyed: JS	Scale: 1"=10'	Date: 08-14-2023
Sheet No.	C2				
Of	4				
Job No.	535				

166
x 12.89
12.89

LEGAL DESCRIPTION

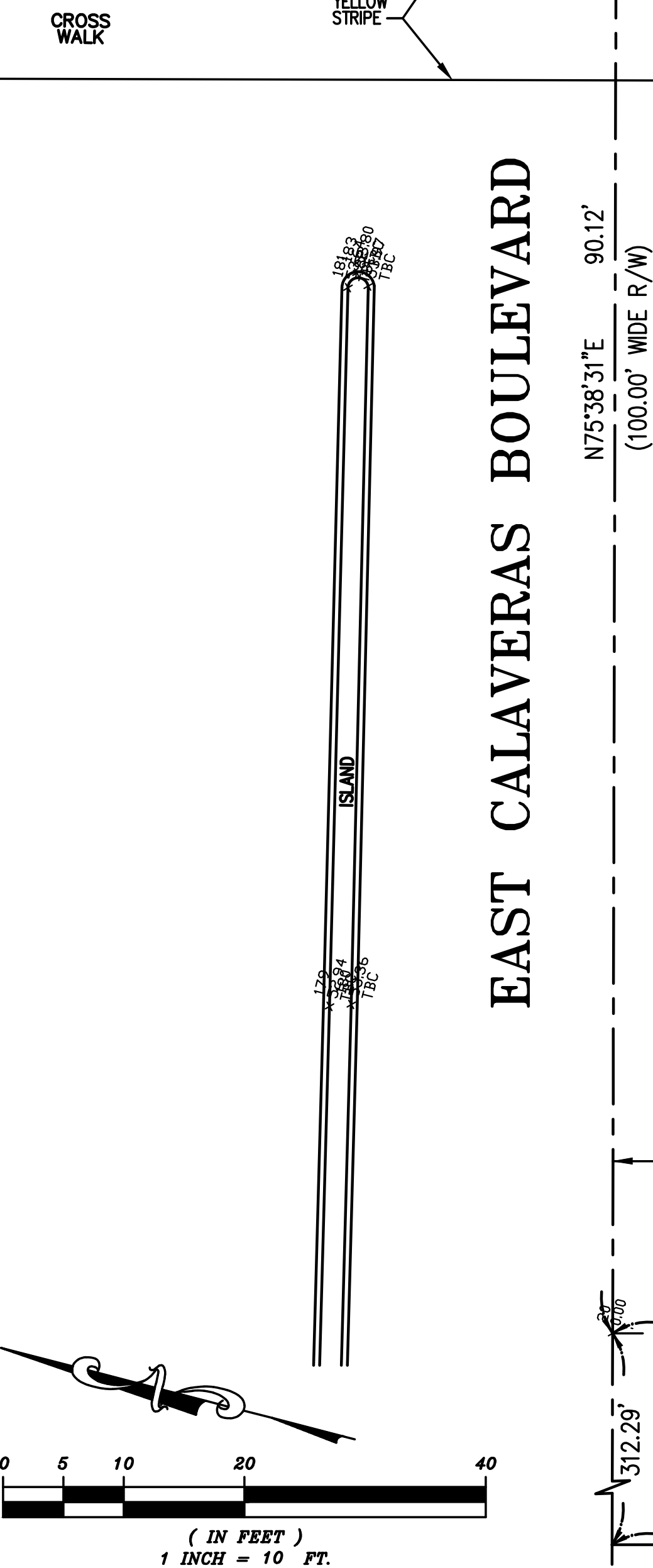
BEING CERTAIN PARCEL OF LAND DESCRIBED IN VESTED DEED TO KEIT A. PHUNG, FILED FOR RECORD IN COUNTY OF SANTA CLARA COUNTY RECORD, DOC #8706-4124892, CONTAINING A NET AREA OF 16,257 SF (0.373 AC±)

BASIS OF BEARING

THE BEARING N76°12'51"E, THE CENTERLINE/MONUMENT LINE OF DEMPSEY ROAD, AS SHOWN UPON CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 469 OF MAPS AT PAGES 15 & 16 OF SANTA CLARA COUNTY RECORDS WAS USED AS BASIS OF BEARING FOR THIS MAP.

BASIS OF ELEVATION

CITY OF MILPITAS BENCH MARK "CAL-DEM" CHISELED SQUARE, SOUTH TOP OF CURB, EAST CALAVERAS BOULEVARD AND DEMPSEY WAY. ELEVATION 47.525' NAVD 29



EAST CALAVERAS BOULEVARD

N75°38'31"E 90.12'
(100.00' WIDE R/W)

CROSS WALK

YELLOW STRIPE

CROSS WALK

TRAFFIC SIGNAL BOX

LANDSCAPED ISLAND

BACK FLOW PREVENTER

GAS SIGN

R=20.00'

Δ=89°54'57"

L=31.45'

AC PARKING

PCC SLAB

PCC SLAB

PCC SLAB

EDGE OF CONCRETE SLAB

AC PARKING

APN 88-04-010

AC PARKING

AC PARKING

AC PARKING

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AC PARKING

AC PARKING

AC PARKING

SOUTH PARK VICTORIA

N14°26'32"W 215.00'

ISLAND

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N14°27'10"W 211.68' (50.00' WIDE R/W)

Q OF DEMPSEY WAY

DEMPSEY ROAD

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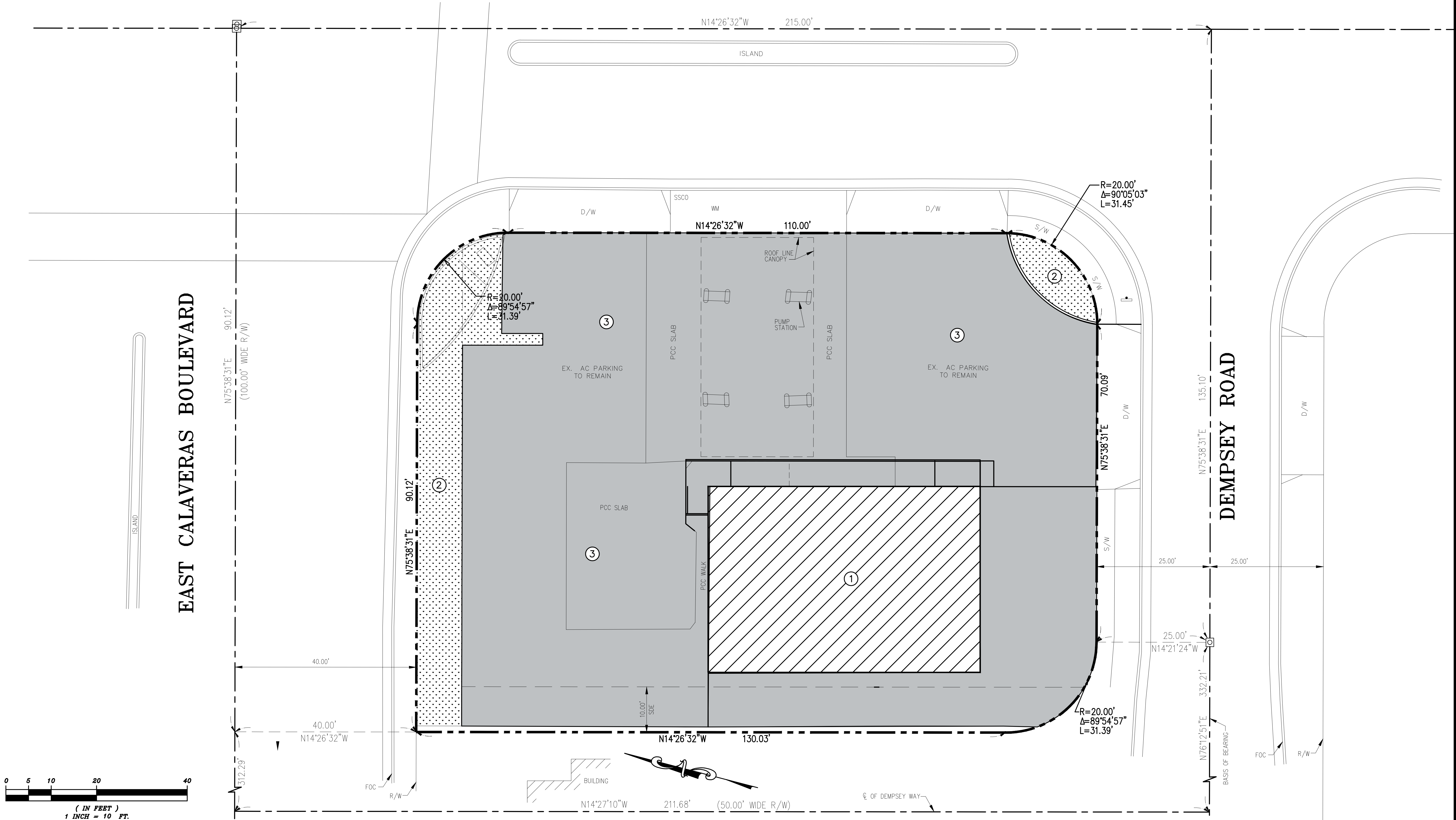
N14°26'32"W 130.03'

N14°26'32"W 130.03'

N14°26'32"W 130.0

STORMWATER TREATMENT SUMMARY TABLE					
DRAINAGE AREA	TOTAL AREA SQ. FT.	IMPERVIOUS AREA SQ. FT.	TRIBUTARY AREA %	RUN OFF COEF. C	TREATMENT TYPE
1 - ROOF	2,460	2,460	15.10	1.00	LANDSCAPING
2 - LANDSCAPE	1,540		9.50	0.20	SELF TREATING
3 - DRIVEWAY, PARKING & S/W	12,257		75.40	1.00	LANDSCAPING
TOTAL	16,257		100.00		

SOUTH PARK VICTORIA



APPROVED BY:
YACHOUS SAIDIAN
Professional Engineer
No. 063024
Exp. 06/30/24
CIVIL
STATE OF CALIFORNIA

FOR: APN 88-04-010
27 SOUTH PARK VICTORIA DRIVE
MILPITAS CALIFORNIA

STORM WATER MANAGEMENT PLAN

ADVANCED DEVELOPMENT

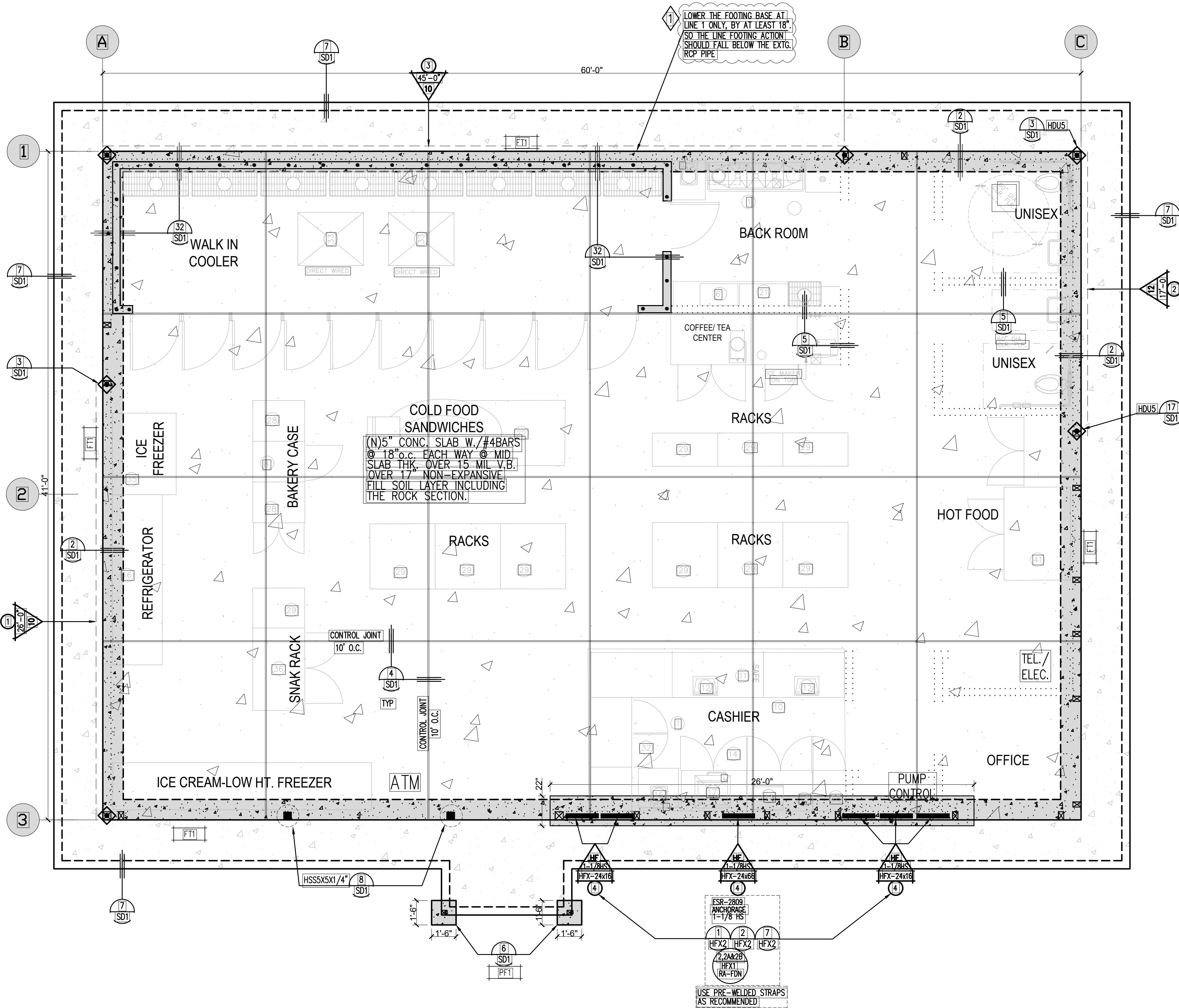
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Surveyed: JS
Scale: 1"=10'
Date: 09-14-2023

Sheet No.
C4

Of
4

Job No. 535

2023 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SAIDIAN - CIVIL ENGINEER



FOUNDATION PLAN

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

DESIGN CRITERIA

GOVERNING BUILDING CODE: CBC 2022
SEISMIC DESIGN CATEGORY: D S1=0.865 ; Ss=2.233
SITE CLASS=D SD1=0.98 ; SDs=1.489
WIND EXPOSURE: B , WIND LOAD=VAR. , SEISMIC LOAD=5.44 psf
BASIC WIND SPEED=110 mph RISK CATEGORY=II
ROOF MATERIAL: ASPHALT ROOF ROOF SLOPE: 0.25:12
ROOF LL=20 psf FLOOR LL=40 psf
SOIL REPORT BY: SILICON VALLEY SOILS ENGINEERING
ALLOWABLE BEARING PRESSURE=2500 psf

CONCRETE: f'c=2500 psi (Min) FOR ALL FOOTINGS.
f'c=2500 psi (Min) FOR G.B.'s, PILES & RETAINING WALLS.

REINFORCING STEEL: SHALL BE INTERMEDIATE GRADE, DEFORMED BARS
CONFORMING TO A.S.T.M. A-615 GRADE 60.
ELECTRICALLY WELDED WIRE MESH SHALL CONFORM
TO A.S.T.M. A-185.

STRUCTURAL STEEL: SHALL BE A.S.T.M. A-36 WITH BOLTS CONFORMING
A.S.T.M. A-307, ALL WELDING TO BE 1/2 STRESS U.N.O.

STEEL COLUMNS: PIPES SHALL BE A.S.T.M. A53 GRADE B; fy=35 ksi
RECTANGULAR TUBES SHALL BE A.S.T.M. A500 GRADE B
fy=46 ksi, U.N.O.

LUMBER: ALL LUMBERS SHALL BE GRADE MARKED, No. 2 DOUGLAS FIR
MIN., AND ALL BEAMS D.F.#1 MIN. U.N.O. PLYWOOD SHALL BE
DOUGLAS FIR CONFORMING TO PSI-74 U.S. DEPARTMENT OF
COMMERCE, AND SHALL BE GRADE-STAMPED "D.F.F.A."

GLUE LAMINATED LUMBER: GLUE LAMINATED LUMBER SHALL CONFORM TO
ANSI, AITC A190, 1-ASOC3, FABRICATOR SHALL
PROVIDE AITC CERTIFICATION OR CONFORMANCE
WITH ATTACHMENT 1&2 TO ENGINEER AND
CITY OF SAN JOSE BUILDING DEPARTMENT.

FURTHER, GLUE
LAM SHALL BE MANUFACTURED IN ACCORDANCE
WITH AITC 117-83 AND THE FOLLOWING (U.N.O.)
SIMPLE SPAN: 24F-V4 OR BETTER fy=165 psi
CONTINUOUS SPAN OF CANTILEVER: 24F-V8 OR
BETTER fy=165 psi.

NAILS SPECIFICATION ; ALL NAILS TO MEET ASTM F 1667 STANDARDS

CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN
ON PLANS AT THE SITE PRIOR TO COMMENCING WORK.

FOUNDATION NOTES:

- ALL (N)FOOTINGS ARE 15" WIDE X 24" BELOW GRADE
WITH 2#4 BARS TOP AND BOTTOM.
- ALL (N)ANCHOR BOLTS ARE 5/8"ØX12" LONG @ 48" O.C. U.N.O.
- ALL METAL FASTENERS & CONNECTORS IN CONTACT W./P.T. WOOD
AND EXPOSED TO WEATHER AND/OR INSTALLED BELOW GRADE SHALL
BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL,
SILICON BRONZE OR COPPER.
- ALL EXTERIOR DECK PARALLAM BEAMS TO BE EXTERIOR TYPE
AND ALL OTHER EXTERIOR DECK JOISTS, POSTS, BEAMS ETC.
TO BE PRESSURE TREATED OR REDWOOD MATERIAL OR CEDAR.

NOTES AND LEGENDS

(2022 CALIFORNIA BUILDING CODE)

ANCHOR BOLT SPACING
LEGEND & SPECIFICATIONS

SHEAR ANCHOR BOLT TYPE	[ANCHOR BOLT SPACING]	SHEAR ANCHOR BOLT TYPE	[ANCHOR BOLT SPACING]
(175 PLF)	5/8"DIA. x 12" @ 64" O.C. W/ 2X P.T.D.F. SILL.	(730 PLF)	5/8"DIA. x 12" @ 18" O.C. W/ 3X P.T.D.F. SILL.
(230 PLF)	5/8"DIA. x 12" @ 48" O.C. W/ 2X P.T.D.F. SILL.	(870 PLF)	5/8"DIA. x 12" @ 16" O.C. W/ 3X P.T.D.F. SILL.
(350 PLF)	5/8"DIA. x 12" @ 24" O.C. W/ 2X P.T.D.F. SILL.	(1120 PLF)	5/8"DIA. x 12" @ 12" O.C. W/ 3X6 P.T.D.F. SILL.
(460 PLF)	5/8"DIA. x 12" @ 24" O.C. W/ 3X P.T.D.F. SILL.	(1460 PLF)	5/8"DIA. x 12" @ 10" O.C. W/ 3X6 P.T.D.F. SILL.
(610 PLF)	5/8"DIA. x 12" @ 20" O.C. W/ 3X P.T.D.F. SILL.	(1740 PLF)	5/8"DIA. x 12" @ 8" O.C. W/ 3X6 P.T.D.F. SILL.

FOOTNOTES:
1. AT SHEAR WALL CONDITIONS ALL CONT. FOOTINGS TO HAVE 5/8" DIA.X12" LONG A.B.'S
WITH 3"X3"X1/4" WASHERS (ALT: SIMPSON BP 5/8-3). USE MIN. (2)-A.B.'S PER SHEAR
PANEL W/ (1)-A.B. AT MAX. 12" FROM ENDS & SPICES, U.N.O.

	TYPE OF SHEAR WALL		TOTAL LOAD PER Ibs.
	LENGTH OF SHEAR WALL		MODEL NUMBER
	SHEAR WALL NUMBER IN STRUCTURAL CALCULATIONS		SHEAR WALL NUMBER IN STRUCTURAL CALCULATIONS

GENERAL NOTES

- REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS. ACCURACY OF THE DIMENSIONS
AND FINAL FIT OF BUILDING SHALL BE REVIEWED BY THE ARCHITECT AND THE CONTRACTOR
PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVIEW STRUCTURAL DWGS PRIOR TO CONSTRUCTION. ANY
DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF BETTA GROUP IN
WRITING. BETTA GROUP WILL NOT BE RESPONSIBLE FOR INCURRED COST RELATED ISSUES
FOUND AFTER THE FACT.

SOILS ENGINEERING REPORT BY:

SILICON VALLEY SOILS ENGINEERS

TELEPHONE: (408)324-1400
JOB NUMBER: SV2530
REPORT DATED: 2/28/2023

ALLOWABLE BEARING PRESSURE: 2500 [PSF]

CONCRETE FOOTING & PAD LEGEND

[FT1]	15"WIDE x 24" BELOW FINISHED GRADE FOOTING UNDERLAIN WITH 12" OF NON-EXPANSIVE MATERIAL SUCH AS BASEROCK OR CONC. SLURRY. BASEROCK SHOULD BE COMPACTED TO 95% AND CONCRETE SLURRY SHOULD BE 2 SACK MIN. WITH 75 PSI MIN. COMPRESSIVE STRENGTH. FOOTING SHOULD BE REINFORCED WITH 2#4 BARS TOP & BOTTOM, fy 80 ksi.
[PF1]	18"SQUARE x 24" DEEP CONCRETE PAD 2-#4 BARS E-W AT BOTTOM

BEAMS

	CORRESPONDS TO BEAM TYPE, REFER TO BEAM LEGEND ON FRAMING PLANS.
	CORRESPONDS TO BEAM NUMBER IN STRUCTURAL CALCULATIONS.

- ALL METAL FASTENERS & CONNECTORS IN CONTACT W./P.T. WOOD
AND EXPOSED TO WEATHER AND/OR INSTALLED BELOW GRADE SHALL
BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL,
SILICON BRONZE OR COPPER.
- ALL EXTERIOR DECK PARALLAM BEAMS TO BE BOLWORMANIZED
AND ALL OTHER EXTERIOR DECK JOISTS, POSTS, BEAMS ETC.
TO BE PRESSURE TREATED OR REDWOOD MATERIAL.

HOLDOWN & ANCHOR REQUIREMENTS

- HOLDOWN CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN 1/16"
OVERSIZED AT THE CONNECTOR OF THE HOLDOWN TO THE POST.
- ALL HOLDOWN HARDWARE & STRONG WALL TEMPLATES ETC. SHALL BE
SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- HOLDOWN CONNECTORS SHALL BE RETIGHTENED JUST PRIOR TO
COVERING THE WALL FRAMING.
- CONTRACTOR TO VERIFY EMBEDMENT DISTANCE AND END DISTANCES
ARE PER PLAN AND MANUFACTURER'S SPECIFICATION.
- REQUIRED SHEAR AND HOLDOWN HARDWARE SHALL BE IN PLACE AND
SECURED PRIOR TO FOUNDATION INSPECTION.
- ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 7" IN TO CONCRETE
OR MASONRY, PER SECTION 2308.6, CBC 2013.
- ALL HARDWARE SPECIFIED ON THIS PLAN HAVE BEEN CALCULATED
WITH SIMPSON STRONG TIE VALUES.

LEGENDS

	DENOTES DETAIL NUMBER
	DENOTES SHEET NUMBER
	4X4 HOLD-DOWN LOCATIONS WITH 4X4 POST U.N.O. ON PLAN
	INDICATES LOCATION OF 4X4 POST U.N.O.
	INDICATES LOCATION OF 4X6 POST U.N.O.
	INDICATES LOCATION OF 6X6 POST U.N.O.
	INDICATES LOCATION OF 8X8 POST U.N.O.
	INDICATES LOCATION OF 4X8 POST U.N.O.
	INDICATES EXISTING FOOTING
	INDICATES NEW FOOTING
	INDICATES EXISTING FOOTING TO BE REMOVED

PROJECT:

76 GAS STATION
27 S PARK VICTORIA #2
MILPITAS, CA 95035

SHEET TITLE:

FOUNDATION
PLAN

JOB NO: 0323-2133

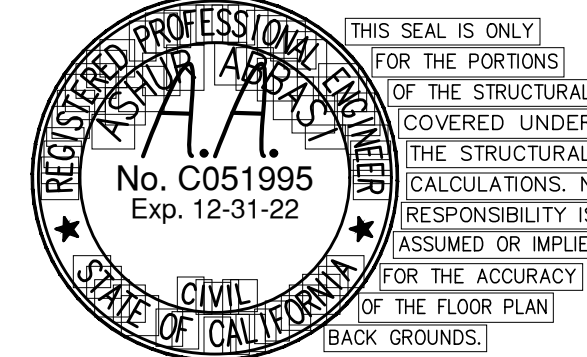
PLOT DATE: 4/15/2023

DRAWN BY: A.A.

REVISIONS:

Revision to Footing At Line 1 (9/11/2023)

SEAL 4/15/2023



PROVISIONS

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS
SPECIFICATIONS AND COPIES THEREOF FURNISHED
BY BETTA GROUP ARE TO BE USED ONLY FOR
THIS PROJECT AND ARE NOT TO BE USED ON ANY
OTHER PROJECT. CHANGES TO THE DRAWINGS MAY
ONLY BE MADE BY BETTA GROUP. ANY SUBMISSION
OR DISTRIBUTION WITHOUT THE EXPRESS WRITTEN
CONSENT OF BETTA GROUP WILL BE CONSIDERED
AS A VIOLATION OF BETTA GROUP'S COPYRIGHT
OR OTHER RESERVED RIGHTS.

CONDITIONS OF ISSUANCE

THESE PLANS HAVE BEEN ISSUED AS AN ENGINEERING
PROGRESS CHECK OR FOR THE USE OF THE BUILDING
OFFICIAL. THESE PLANS HAVE NOT BEEN COMPLETELY
REVIEWED OR APPROVED BY THE BUILDING DEPT.
THESE PLANS ARE SUBJECT TO REVISION UNTIL THE
PLANS HAVE BEEN STAMPED AND APPROVED BY THE
BUILDING DEPT. ANY BIDS MADE OR CONSTRUCTION
PERFORMED BASED ON THESE DOCUMENTS IS THE
RESPONSIBILITY OF THOSE MAKING THE BID OR
PERFORMING THE CONSTRUCTION.

GENERAL NOTES

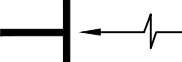
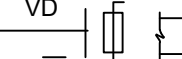
PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL
VERIFY THAT CONDITIONS AT THE PROJECT SITE ARE IN
ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS,
INCLUDING DIMENSIONS, MEASUREMENTS, ELEVATIONS AND
CONDITIONS NECESSARY FOR SUCCESSFUL COMPLETION OF
THE PROJECT. THE CONTRACTOR SHALL REPORT AT ONCE
ERRORS, INCONSISTENCIES, OMISSIONS AND APPARENT
DISCREPANCIES TO THE DESIGNER, ARCHITECT AND
ENGINEER. THE CONTRACTOR SHALL ASSUME
APPROPRIATE RESPONSIBILITY FOR WORK PERFORMED
INVOLVING A KNOWN ERROR, INCONSISTENCY OR OMISSION
IN THE CONTRACT DOCUMENTS.

DRAWING NO.

S1

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

SYMBOLS AND LEGEND

SYMBOL	ABBR.	DESCRIPTION
	φ	ROUND DUCT (SECTION)
	S.D.	SUPPLY AIR DUCT (SECTION)
	R.D.	RETURN AIR DUCT (SECTION)
	E.D.	EXHAUST AIR DUCT (SECTION)
	CBA	COMBUSTION AIR DUCT (SECTION)
	F	STACK/FLUE (SECTION)
	CSD/R	CEILING DIFFUSER/REGISTER
	CRD/R	CEILING RETURN GRILLE/REGISTER
	CER/G	CEILING EXHAUST REGISTER/GRILLE
	TG	CEILING AIR TRANSFER GRILLE
	EF	CEILING EXHAUST FAN
	WSR	WALL SUPPLY REGISTER (WITH DAMPER)
	WRR/G	WALL RETURN REGISTER/GRILLE
	FC	FLEXIBLE CONNECTION
	FS	FIRE AND SMOKE DAMPER
	VD	BALANCE DAMPER OR VOLUME DAMPER
	T'STAT	ROOM THERMOSTAT
	B.D.	BACK DRAFT DAMPER
	AFF	ABOVE FINISHED FLOOR
	NTS	NOT TO SCALE
	N.I.C	NOT IN CONSTRUCTION
	(TYP.)	TYPICAL
	EF.	EXHAUST FAN
	AH	AIR HANDLING UNIT
	AG	AIR GRILLE
	EXH	EXHAUST
	DN	DOWN
	DG	DOOR GRILLE
	VD	MANUAL VOLUME DAMPER
	W/	WITH
	POC	POINT OF CONNECTIONS

GENERAL NOTES

- REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILS AND CONTRACT REQUIREMENTS.
COMPLY WITH THE LATEST ADDITIONS, UNLESS OTHERWISE NOTED, OF ALL
FEDERAL, STATE AND LOCAL CODES AND REGULATIONS, THE CODES,
REGULATIONS AND STANDARDS THOSE REFERENCED IN THE SPECIFICATIONS,
AND THE FOLLOWING CODES STANDARDS AND REGULATIONS:

TITLE 24, 2022 CBC	IBC 2021, INCLUDING 2022 STATE OF CALIFORNIA AMENDMENTS
TITLE 24, 2022 DEC	NEC 2021, INCLUDING 2022 STATE OF CALIFORNIA AMENDMENTS
TITLE 24, 2022 CMC	UMC 2021, INCLUDING 2022 STATE OF CALIFORNIA AMENDMENTS
TITLE 24, 2022 CPC	UPC 2021, INCLUDING 2022 STATE OF CALIFORNIA AMENDMENTS
TITLE 24, 2022 CFC	IFC 2021, INCLUDING 2022 STATE OF CALIFORNIA AMENDMENTS
TITLE 19	PUBLIC SAFETY DIVISION I, STATE FIRE MARSHAL REGULATIONS
CAL/OSHA	CODES, STANDARDS AND REGULATIONS
ANSI/ASME B31.1	POWER PIPING CODE
- THE DOCUMENTS REFERENCED ON THE DRAWINGS ARE AN INTEGRAL PART OF THIS
WORK AND ARE IN ADDITION TO THE NOTES CONTAINED ON THE DRAWINGS.
- FURNISHING OF ALL LABOR, MATERIALS AND SUPPLIES NECESSARY FOR THE CONSTRUCTION
AND COMPLETION OF THE WORK SHOWN ON THE DRAWINGS AND SPECIFICATIONS IS THE
RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
- INSTALL ALL MATERIALS IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, MANUFACTURER'S
RECOMMENDATIONS, AND THE APPLICABLE CODES AND STANDARDS.
- ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS SHALL BE
BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH
ANY OTHER WORK.
- VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS, WHETHER OR NOT SHOWN ON THE
DRAWINGS OR REFERENCED IN THE SPECIFICATIONS, PRIOR TO COMMENCEMENT OF WORK.
- DRAWINGS ARE BASED ON TYPICAL MANUFACTURER SUPPLIED EQUIPMENT AND
CONFIGURATIONS. VERIFY CONCURRENCE OF ACTUAL MANUFACTURER EQUIPMENT
WITH THAT REPRESENTED IN THE DRAWINGS. OBTAIN APPROVAL FROM THE OWNER PRIOR
TO MAKING ANY REQUIRED CHANGES.
- PROVIDE AND INSTALL ALL EQUIPMENT, PIPING AND INSTRUMENTS IN ACCORDANCE WITH
MANUFACTURERS RECOMMENDATIONS. WHERE THOSE RECOMMENDATIONS DIFFER
FROM THE DRAWINGS, OBTAIN CLARIFICATION FROM THE OWNER.
- INTERRUPTION OF ANY OF EXISTING UTILITY AND SERVICES INCLUDED, POWER, WATER, CONTROL
AND ECT. ARE NOT PERMITTED UNLESS REQUESTED FOUR WEEKS IN ADVANCE
AND GRANTED BY UNIVERSITY.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND OTHER ITEMS AS REQUIRED AND NECESSARY
FOR A COMPLETE AND FUNCTIONAL CHILLED AND HOT WATER PIPING SYATEM OF THIS PROJECT.
- ALL DUCT SIZES ARE INSIDE CLEAR DIMENSIONS.
- THE MECHANICAL CONTRACTOR SHALL VERIFY ALL SECTIONS AND ELEVATIONS PRIOR TO DUCTWORK FABRICATIONS.
- THE MECHANICAL CONTRACTOR SHALL COORDINATE ALL AIR TERMINALS WITH REFLECTED CEILING PLAN AND ALL DUCTWORK LOCATIONS
WITH WORK OF OTHER TRADES BEFORE PROCEEDING WITH FABRICATION.
- THE MECHANICAL CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR ACCESS TO ALL DAMPERS AND EQUIPMENT.
- THE MECHANICAL CONTRACTOR MAY USE (1) SIZE LARGER ROUND DUCT WHERE ODD SIZE ROUND IS INDICATED AND WHERE SPACE PERMITS.
- THE MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR ALL EQUIPMENT PLATFORM AND CURB LOCATIONS.
- INSTALL MANUAL VOLUME DAMPER AT EACH DIFFUSER BRANCH AS INDICATED ON DRAWINGS AND AS FAR FROM THE DIFFUSER AS POSSIBLE.
- THE CONTRACTOR MAY USE EQUIVALENT SIZE RECTANGULAR DUCT WHERE PREFERRED OF WHERE SPACE IS LIMITED AND IN CONCEALED AREAS ONLY.
- THE MECHANICAL CONTRACTOR MAY USE FLEXIBLE DUCT AT LAST 4 FEET OF RUN TO THE AIR TERMINAL IN CONCEALED AREAS ONLY.
- ALL ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE FLASHED AND COUNTER FLASHED AS REQUIRED TO SEAL WEATHERTIGHT.
- MECHANICAL CONTRACTOR SHALL PROVIDE BIRD SCREENS AT ALL INTAKE AND EXHAUST OPENINGS.
- ALL VISIBLE INTERIOR PORTIONS OF DUCTWORK AND AIR TERMINALS SHALL BE PAINTED FLAT BLACK BY MECHANICAL CONTRACTOR.
- ALL SUPPLY, RETURN, AND EXHAUST TERMINALS SHALL HAVE INTEGRAL VOLUME CONTROL UNLESS OTHERWISE INDICATED.
- ALL LOW VOLTAGE SHALL BE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR.
- ALL LOW VOLTAGE WIRING SHALL BE ENCLOSED IN CONDUIT OR EMT.
- MECHANICAL CONTRACTOR SHALL BALANCE SYSTEM TO WITHIN ± 5% OF THE AIR QUANTITIES SHOWN.
- ALL EXPOSED DUCTWORK SHALL HAVE ITS JOINTS SEALED INTERNALLY WITH AIR TIGHT MASTIC.
- ALL EXPOSED ROUND DUCTWORK SHALL BE SPIRAL ROUND.
- EXPOSED DUCTWORK SHALL BE PRIMERED AND READY FOR PAINTING. SEE ARCHITECTURAL DRAWINGS.
- ALL CEILING DIFFUSERS, SUPPLY REGISTER, RETURN REGISTERS AND EXHAUST GRILLS SHALL BE INSTALLED WITH TAMPER PROOF SCREWS.
- THE MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ACCESS TO ALL VALVES AND EQUIPMENT.
- HVAC CONTRACTOR IS TO REPORT TO THE OWNER'S ENGINEER ANY OBSERVATIONS OR CONDITIONS WHICH ARE DISCOVERED IN THE BUILDING WHICH
WOULD PREVENT THE CORRECT INSTALLATION OF THE HVAC SYSTEM.
- EACH EXHAUST FAN SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER.
- A MAINTENANCE LABEL MUST BE AFFIXED TO MECHANICAL EQUIPMENT. TWO COPIES OF A MAINTENANCE MANUAL FOR THE EQUIPMENT ITEMS SHALL BE
PROVIDED TO THE OWNER BY THE CONTRACTOR.
- LAYOUT OF THE EQUIPMENT AND WORK IS GENERALLY DIAGRAMMATIC, UNLESS SPECIFICALLY DIMENSIONED. DRAWINGS AND DETAILS SHALL BE CHECKED FOR
INTERFERENCE BEFORE INSTALLING THE WORK. ANY INTERFERENCE NOTED BETWEEN DIFFERENT DRAWINGS, AND BETWEEN DRAWINGS AND ACTUAL FIELD
CONDITIONS SHALL BE BROUGHT TO THE ATTENTION FOR A DECISION. THERE SHALL BE NO ADDITIONAL COMPENSATION FOR INTERFERING WORK THAT WAS
PERFORMED PRIOR TO CHECKING INTERFERENCE AND FIELD CONDITIONS. THE RIGHT IS RESERVED TO MAKE ANY REASONABLE CHANGE IN LOCATION OF
EQUIPMENT WITHOUT INVOLVING ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL COORDINATE THE DUCTWORK WITH BUILDING STRUCTURAL ELEMENTS AND CEILING.
- MATERIAL FOR METAL DUCT SHALL COMPLY WITH CMC SECTION 602.5.
- MATERIAL OF THE METAL DUCTS SHALL COMPLY WITH CMC SECTION 602.5.
- FACTORY MADE AIR DUCTS, IF USED, SHALL BE, CLASS 1 OR 0 LISTED DUCT PER CMC SECTION 604.3.
- APPROVED LINING MATERIALS, INSTALLED WITHIN DUCTS AND PLENUMS SHALL HAVE AMOLD, HUMIDITY AND EROSION RESISTANT SURFACE TO MEET TED REQUIREMENTS
OF THE CMC CHAPTER 17 AND CMC SECTION 605.0.
- FLAME SPREAD INDEX OF THE DUCT LINING MATERIALS WITH IN DUCTS AND PLENUMS SHALL NOT BE MORE THAN 25 AND SMOKE DEVELOPMENT RATING OF NOT MORE
THAN 50 PER CMC SECTION 602.2.
- FLAME SPREAD INDEX OF THE INSULATION MATERIALS APPLIED TO THE EXTERIOR OF THE DUCTS NOT BE MORE THAN 25 AND SMOKE DEVELOPMENT RATING OF NOT
MORE THAN 50 PER CMC SECTION 602.2.
- DUCT INSULATION SHALL BE PER STATE OF CALIFORNIA ENERGY CODE.
- ANY DUCT OR PIPES THAT PENETRATE RATED CONSTRUCTION WILL BE SUBJECT TO FIELD REVIEW FOR PROPER THROUGH-PENETRATION PROCEDURE.
DEPENDING ON THE MATERIAL AND PENETRATED MEMBRANE, AS APPLICABLE.
- ALL OF THE DUCT SYSTEM SHALL COMPLY WITH CMC.603 AND SMACNA HVAC STANDARD.
- THE SMOKE DETECTOR(S) RELAY SHALL SHUT DOWN AIR-MOVING SYSTEMS IN ALL MODES OF OPERATION.
- RELAYS USED TO INITIATE CONTROL OF THE HVAC UNIT SHUTDOWN SHALL BE LISTED FOR FIRE ALARM USE, AND LOCATED WITHIN 3 FEET OF THE CONTROLLED CIRCUIT.
- FIRE ALARM CONTROL PANELS SHALL MONITOR THE SMOKE DETECTORS FOR THE AIR-HANDLERS, IN ACCORDANCE WITH CMC 608.1.
- WHERE DUCT SMOKE DETECTORS ARE NOT RESETTABLE FROM THE THE PROTECTED PREMISES FIRE ALARM SYSTEM, A LISTED ALARM/SUPERVISORY INDICATOR WITH AN
INTEGRAL RESET SWITCH SHALL BE PROVIDED IN AN ACCESSIBLE LOCATION, IN ACCORDANCE WITH NFPA 72.23.8.5.4.6.4.
- PRIOR TO THE FINAL INSPECTION, THE HVAC CONTRACTOR OR COMMISSIONING CONTRACTOR SHALL PROVIDE THE DOCUMENTATION OF THE DIFFERENTIAL PRESSURE
ACROSS THE DUCT SMOKE DETECTOR'S SAMPLING TUBES, ALONG WITH THE MANUFACTURE'S INSTALLATION MANUAL FOR THE DUCT SMOKE DETECTOR SHOWING THE
LISTED DIFFERENTIAL PRESSURE RANGE.

AIR-COOLED HEAT PUMP UNIT SCHEDULE

TAG	DESCRIPTION	MODEL	TONAGE			COOLING CAPACITY		HEATING CAPACITY		ELECTRICAL						DIMENSIONS		
													ELECTRIC HEAT					
				CFM	ESP	BTU/h	AMBIENT DESIGN (°F DB)	BTU/h	AMBIENT DESIGN (°F DB / WB)	VOLTAGE-PHASE	MIN CIRCUIT AMPS (MCA)	MAX OVERCURRENT PROTECTION (MOP)	KW	FLA	MCA	(WxDxH) (inch)	WEIGHT (lbs)	IEER/EER
AC-1	Air cooled heat pump	DFH0903D000001S	7.5	3000	0.75	86,000	100	85,000	47	208V 3ph	43/43	90/90	11.3/15	31.3/36.1	82.1/88.1	60.4x 93.75x54.7	1120	14.1/11
AC-2	Air cooled heat pump	DFH0903D000001S	7.5	3000	0.75	86,000	100	85,000	47	208V 3ph	43/43	90/90	11.3/15	31.3/36.1	82.1/88.1	60.4x 93.75x54.7	1120	14.1/11

notes:
provide roof curb
Provide programmable thermostat T-24 compliance
Provide downflow Economizer per T-24
Provide Disconnect Switch
Provide with Economizer -relief
Provide Hail Guard
Provide Smoke Detector

EXHAUST FAN SCHEDULE

MARK	SERVICE	LOCATION	MFR	MODEL	CFM	S.P.	RPM	TYPE	ELECTRICAL				OPER. WT. LBS	REMARKS
									WATS	HP	VOLTS	Ø		
EF-1	TOILETS	ROOF	GREENHECK	G-123	800	0.5		CENTRIFUGAL ROOF MOUNTED		1/4	120	1	25	SEE NOTES
EF-2	TOILETS	ROOF	GREENHECK	G-123	800	0.5		CENTRIFUGAL ROOF MOUNTED		1/4	120	1	25	SEE NOTES

NOTES:

- BACK DRAFT DAMPER.
- CEILING GRILLE.
- EXHAUST DUCT
- FAN ON/OFF SWITCH W/VARIABLE SPEED CONTROLLER
- INSTALL PER MANUFACTURER'S RECOMMENDATION
- DISCONNECT SWITCH
- TOTALLY INCLOSED MOTOR
- PROVIDE SMOKE DETECTOR PER DETAIL #7 ON DWG #M2-1

AIR OUTLETS SIZING

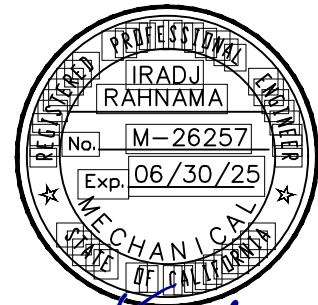
MARK	SERVICE	MFR	MODEL NO.	FRAME	FRAM SIZE	NECK SIZE	CFM RANGE	REMARKS	
CSD-1	SUPPLY	TITUS	TMR	STEEL	13 1/2"	6"	0-100	ROUND CEILING DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
CSD-2	SUPPLY	TITUS	TMR	STEEL	18"	8"	101-175	ROUND CEILING DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
CSD-3	SUPPLY	TITUS	TMR	STEEL	22 1/2"	10"	176-273	ROUND CEILING DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
CRG/CSD-4	SUPPLY/RETURN	TITUS	TMR	STEEL	27"	12"	274-390	ROUND CEILING DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
CRG/CSD-5	SUPPLY/RETURN	TITUS	TMR	STEEL	31 1/2"	14"	391-530	ROUND CEILING DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
CSD-6	SUPPLY	TITUS	PAS	STEEL	24"x24"	6" Ø	0-100	CEILING DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
CSD-7	SUPPLY	TITUS	PAS	STEEL	24"x24"	8" Ø	100- 200	CEILING DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
CSD-8	SUPPLY	TITUS	PAS	STEEL	24"x24"	10" Ø	200-300	CEILING DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
CSD-9	SUPPLY	TITUS	PAS	STEEL	24"x24"	12" Ø	300-400	CEILING DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
CSD-10	SUPPLY	TITUS	PAS	STEEL	24"x24"	14" Ø	400-550	CEILING DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
CSD-11	SUPPLY	TITUS	PAS	STEEL	24"x24"	16" Ø	550-800	CEILING DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
SWD-12	SUPPLY	TITUS	(250-AA)	STEEL	16"x8"		350-405	WALL DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
SWD-13	SUPPLY	TITUS	(250-AA)	STEEL	30"x24"		2430-2830	WALL DIFFUSER	OPPOSITE BLADE VOLUME DAMPER
CEG/CRG-1	EXHAUST/RETURN	TITUS	PAR	STEEL	24"x24"	6" Ø	0-100	CEILING RETURN GRILLE SURFACE MOUNTED	
CEG/CRG-2	EXHAUST/RETURN	TITUS	PAR	STEEL	24"x24"	8" Ø	101-170	CEILING RETURN GRILLE SURFACE MOUNTED	
CEG/CRG-3	EXHAUST/RETURN	TITUS	PAR	STEEL	24"x24"	10" Ø	171-270	CEILING RETURN GRILLE SURFACE MOUNTED	
CEG/CRG-4	EXHAUST/RETURN	TITUS	PAR	STEEL	24"x24"	12" Ø	271-400	CEILING RETURN GRILLE SURFACE MOUNTED	
CEG/CRG-5	EXHAUST/RETURN	TITUS	PAR	STEEL	24"x24"	14" Ø	401-550	CEILING RETURN GRILLE SURFACE MOUNTED	
CEG/CRG-6	EXHAUST/RETURN	TITUS	PAR	STEEL	24"x24"	16" Ø	551-800	CEILING RETURN GRILLE SURFACE MOUNTED	
WRG/CEG/CRG-7	EXHAUST/RETURN	TITUS	4FL	STEEL	12"x12"		309-352	WALL OR CEILING RETURN GRILLE SURFACE MOUNTED	
WRG/CEG/CRG-8	EXHAUST/RETURN	TITUS	4FL	STEEL	42"x18"		1413-1482	WALL OR CEILING RETURN GRILLE SURFACE MOUNTED	
WRG/CEG/CRG-9	EXHAUST/RETURN	TITUS	4FL	STEEL	48"x24"		2148-2289	WALL OR CEILING RETURN GRILLE SURFACE MOUNTED	

DRAWINGS LIST

- M0-1 SYMBOLS, LEGEND, EQUIPMENT SCHEDULE & GENERAL NOTES
- M1-1 FLOOR PLAN- HVAC PLAN
- M1-2 ROOF PLAN- HVAC PLAN
- M2-1 DETAILS

I & A ENGINEERING

1610 BLOSSOM HILL ROAD, SUITE "6A"
SAN JOSE, CALIFORNIA 95124
TEL: (408) 268-9337
FAX: (408) 268-1135



araff Rehmana

DRAWINGS NOT FOR CONSTRUCTION UNTIL
STAMPED JOB COPY BY BUILDING DEPARTMENT.
ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE ORIGINAL AND
UNPUBLISHED WORK OF THE ENGINEER AND
MAY NOT BE DUPLICATED, USED, OR DISCLOSED
WITHOUT WRITTEN CONSENT OF THE ENGINEER.

27 S PARK VICTORIA DR.
MILPITAS, CA 95035

GAS STATION

PROJECT

DRAWING TITLE:

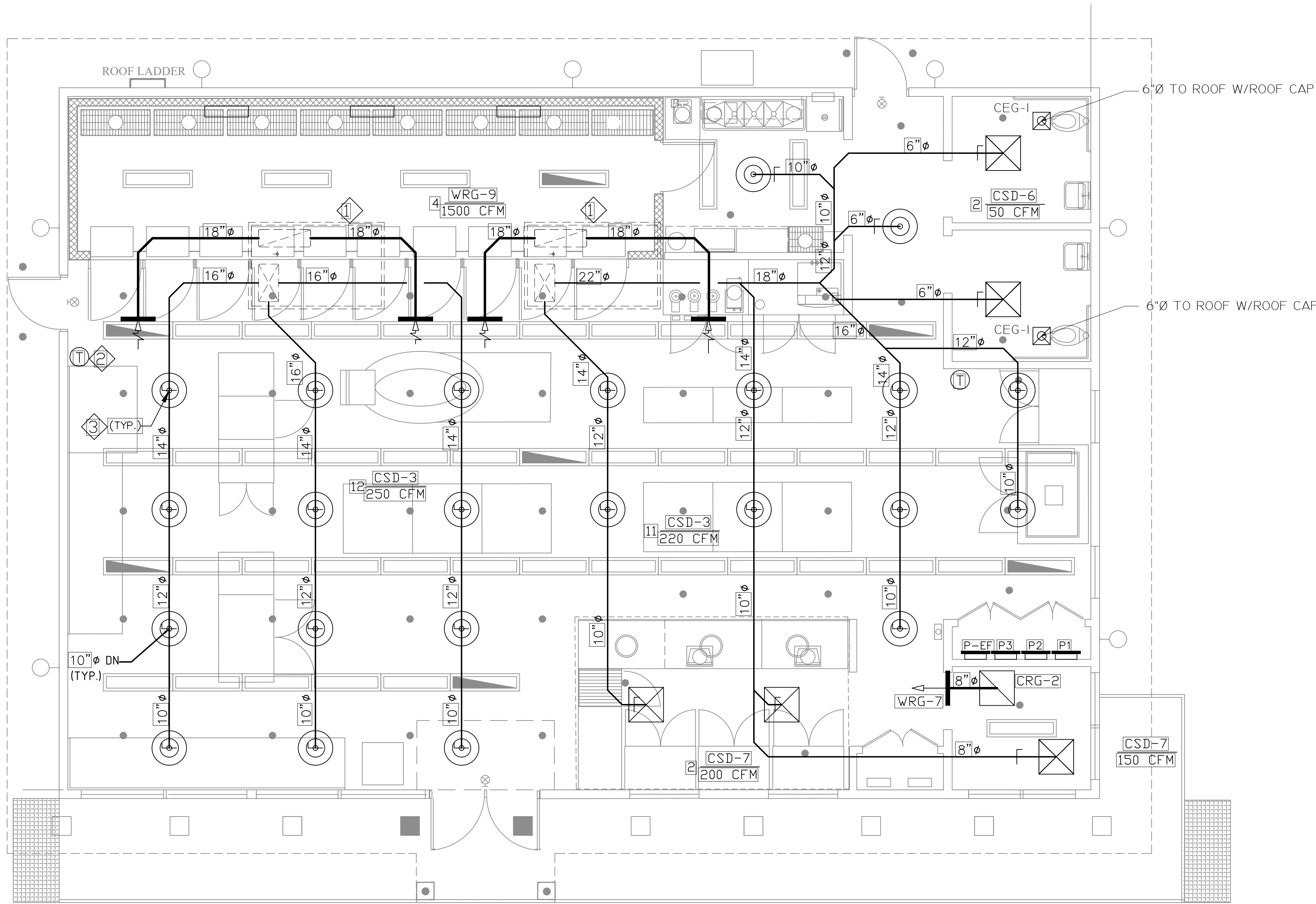
SYMBOLS, LEGEND, EQUIPMENT
SCHEDULE AND GENERAL NOTES

REV	DATE	DESCRIPTION
1	6/13/23	PLAN CHECK COMMENTS
2	9/12/23	PLAN CHECK COMMENTS

JOB NO.:	23-107
CAD FILE:	
DSGN'D BY:	DRAWN BY:
[I. R.]	[H. N.]
CHK'D BY:	APP'D BY:
[I. R.]	[I. R.]
DATE:	SCALE:
10/28/23	[AS NOTED]
DRAWING NO.:	

M0-1

SHEET 1 OF 1



1 FLOOR PLAN-HVAC
SCALE: 1/4"=1'-0"

SHEET NOTES

- PROVIDE SMOKE DETECTORS PER DETAIL
- INSTALL EXTERNAL WALL MOUNTED THERMOSTAT WITH THERMAL INSULATION PAD.
- MANUAL DAMPER ON VERTICAL DUCT

I & A ENGINEERING
1610 BLOSSOM HILL ROAD, SUITE "6A"
SAN JOSE, CALIFORNIA 95124
TEL: (408) 268-9337
FAX: (408) 268-1135



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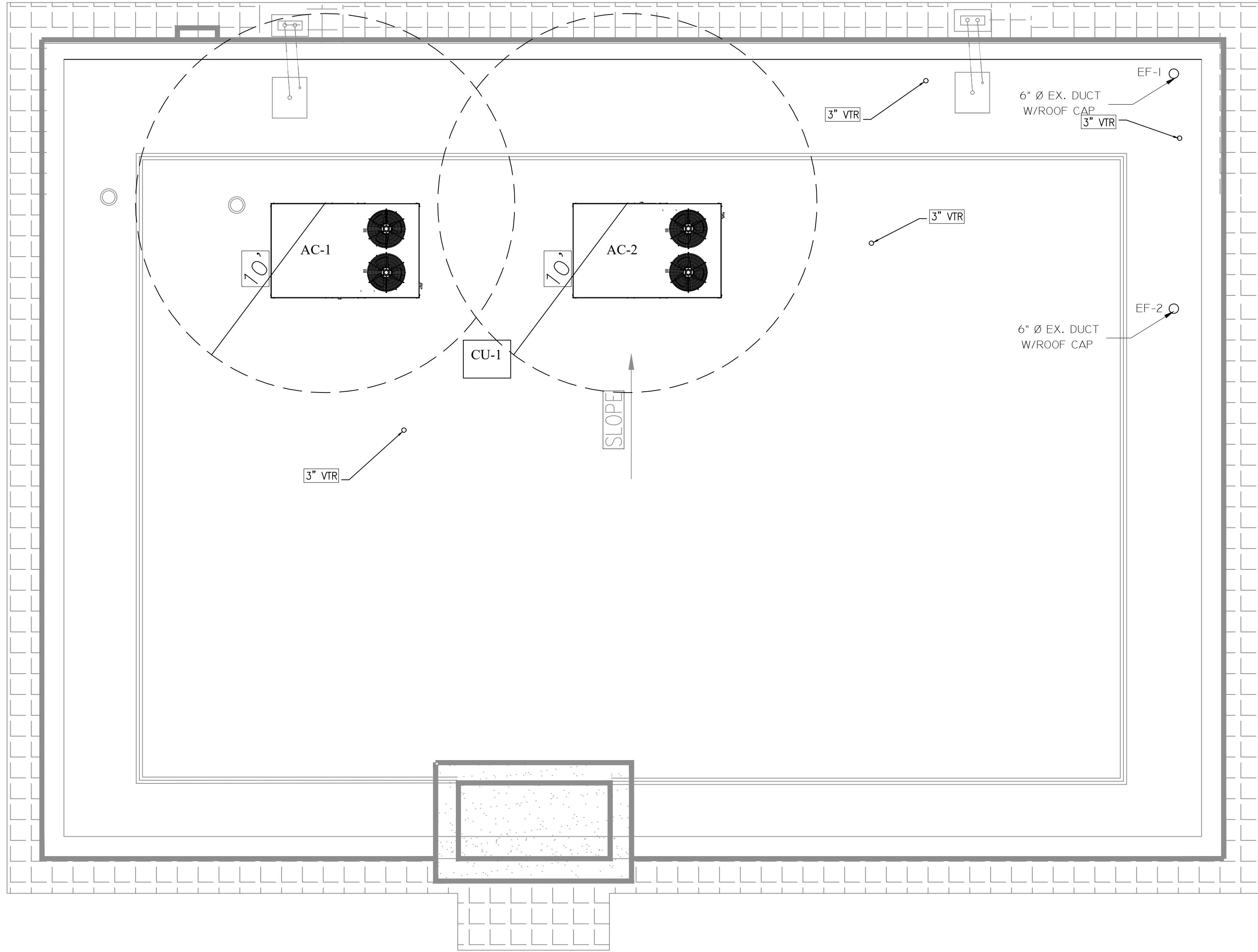
GAS STATION
FLOOR PLAN
HVAC

PROJECT: DRAWING TITLE:

REV	DATE	DESCRIPTION
1	6/13/23	PLAN CHECK COMMENTS
2	9/12/23	PLAN CHECK COMMENTS

JOB NO.: 23-107
CAD FILE:
DSGN'D BY: [I. R.] DRAWN BY: [H. N.]
CHK'D BY: [I. R.] APP'D BY: [I. R.]
DATE: 10/28/23 SCALE: (AS NOTED)

DRAWING NO.:
M1-1
SHEET 1 OF 1



1 ROOF PLAN-HVAC
SCALE: 1/4"=1'-0"
M1-2

I & A ENGINEERING
1610 BLOSSOM HILL ROAD, SUITE "6A"
SAN JOSE, CALIFORNIA 95124
TEL: (408) 268-9337
FAX: (408) 268-1135



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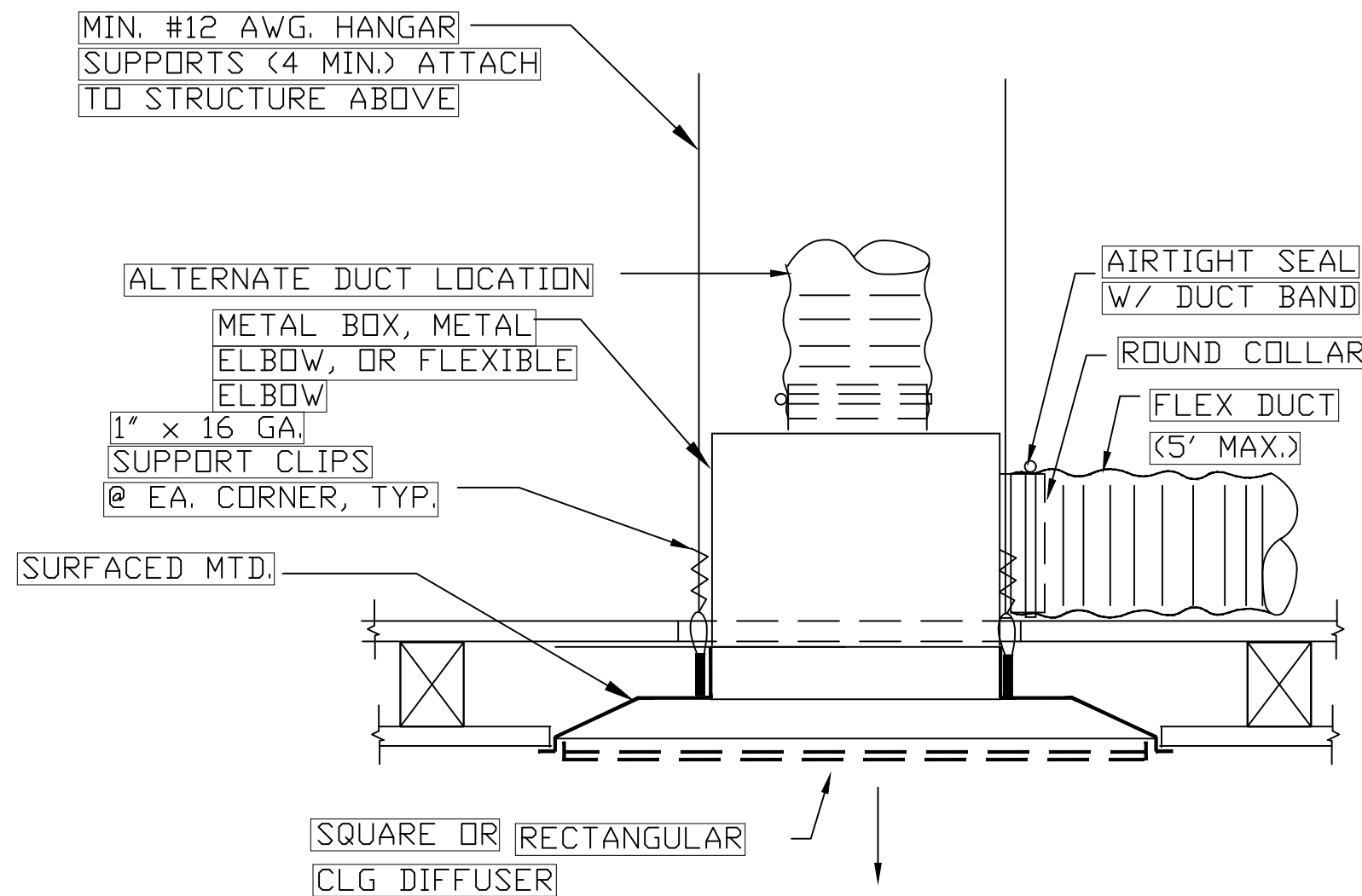
GAS STATION
ROOF PLAN
HVAC

PROJECT: DRAWING TITLE:

REV	DATE	DESCRIPTION
1	6/13/23	PLAN CHECK COMMENTS
2	9/12/23	PLAN CHECK COMMENTS

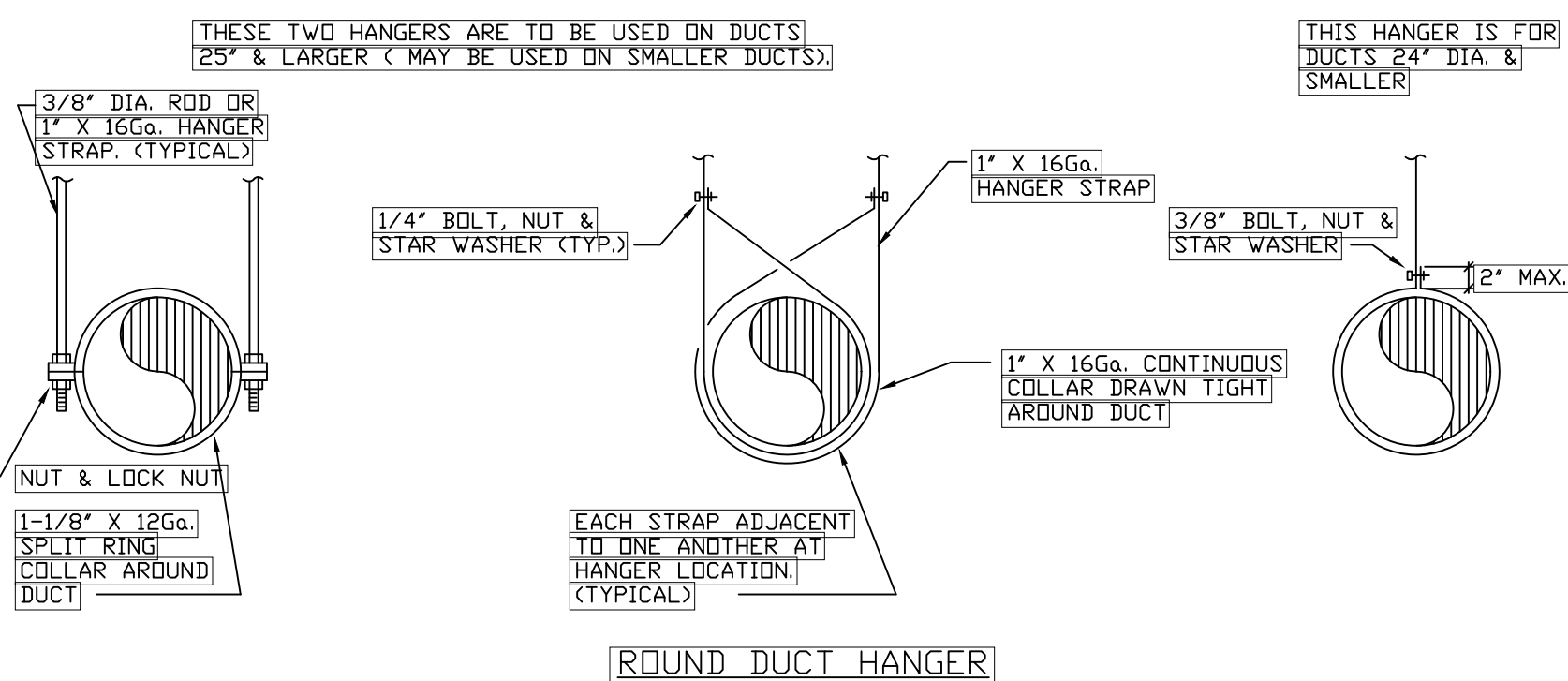
JOB NO.: 23-107
CAD FILE:
DSGN'D BY: H. N.
CHK'D BY: I. R.
DATE: 10/28/23
SCALE: AS NOTED

DRAWING NO.:
M1-2
SHEET 1 OF 1



- NOTES:
- INSTALL CEILING RETURN GRILLES SIMILAR
 - ATTACH FLEX DUCT TO COLLAR W/ STAINLESS STEEL DRAW BAND AND TAPE OVER THE DRAW BAND. (TYP.)
 - PROVIDE VOLUME DAMPER ON BRANCH DUCT TO DIFFUSER AS FAR AS POSSIBLE IN ADDITION TO DIFFUSER'S DAMPER
 - PROVIDE RIGID DUCT FOR INACCESSIBLE HARD CEILING.
 - FACTORY MADE FLEXIBLE AIR DUCT LENGTH SHOULD NOT BE MORE THAN FIVE FEET.

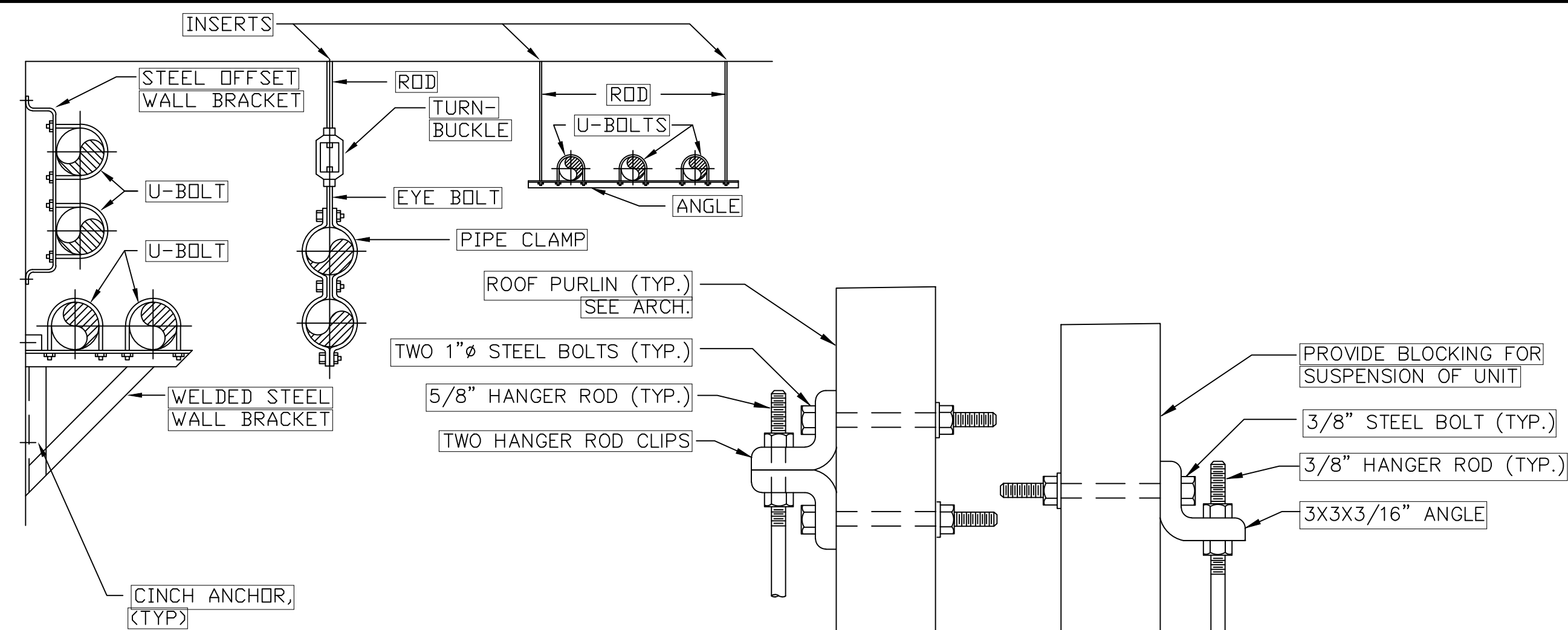
1 FLEXIBLE DUCT TO CEILING DIFFUSER
SCALE: NO SCALE



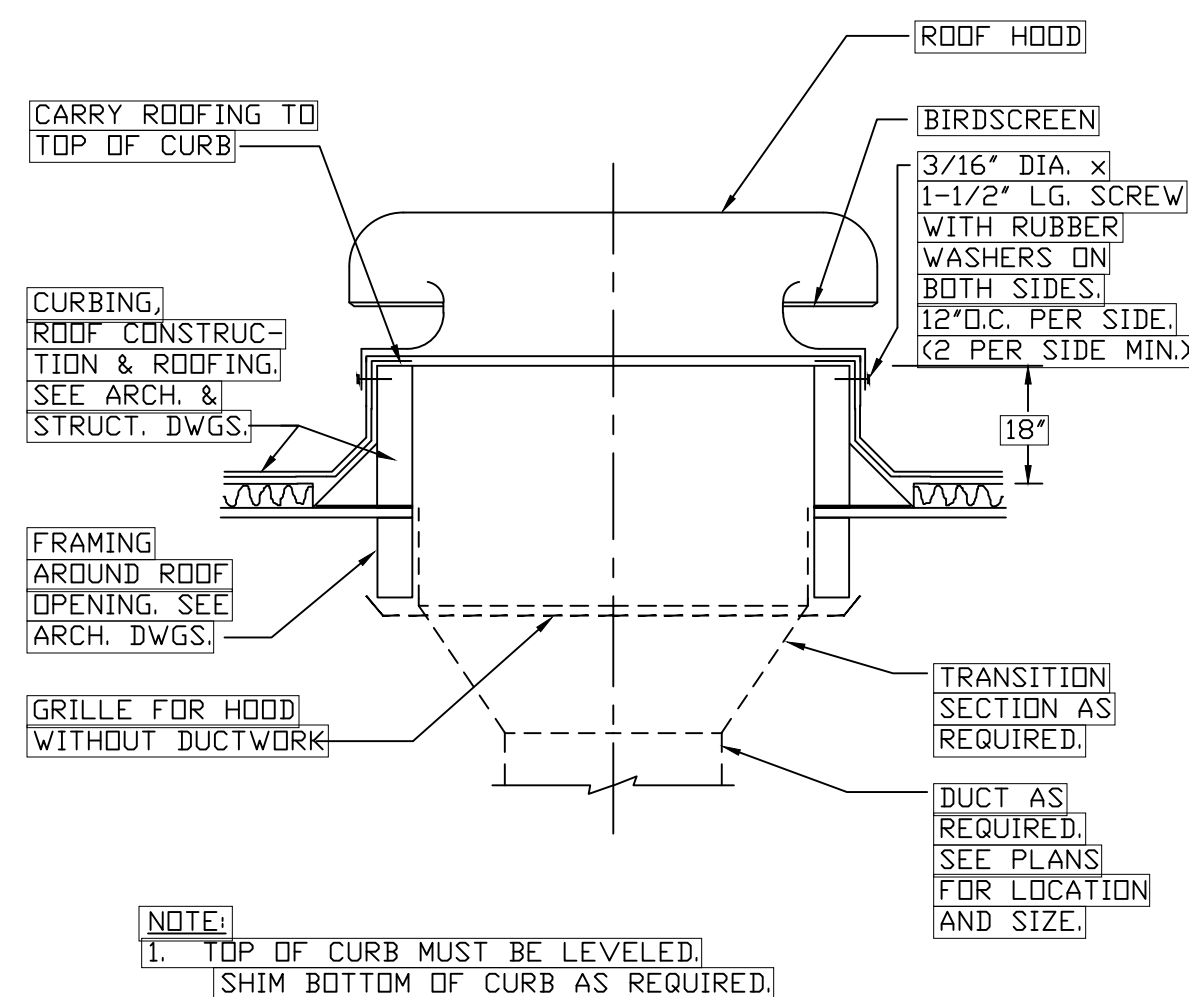
- NOTES:
- REFER TO SPECIFICATIONS FOR HANGER SPACINGS.
 - ATTACHMENTS TO OVERHEAD STRUCTURE SHALL BE MADE IN ACCORDANCE WITH STRUCTURAL ENGINEERS REQUIREMENTS AND WEIGHT LIMITATIONS. ALL ATTACHMENT METHODS TO STRUCTURE SHALL BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.
 - PROVIDE SWAY & SEISMIC BRACING PER SMACNA SEISMIC GUIDELINES.
 - ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT.
 - MINIMUM DUCT HANGER SPACING IS 5 FEET.

5 DUCT HANGERS DETAILS
SCALE: NO SCALE

PIPE HANGER AND SUPPORT SPACING		
NOMINAL PIPE SIZE (INCHES)	ROD DIAMETER (INCHES)	MAXIMUM SPACING (FEET)
1/2 to 3/4	3/8	5
1	3/8	6
1-1/4	3/8	7
1-1/2	3/8	8
2	3/8	8
2-1/2	1/2	9
3	1/2	10
3-1/2	1/2	11
4	1/2	12
5	1/2	13
6	5/8	14
8	3/4	16

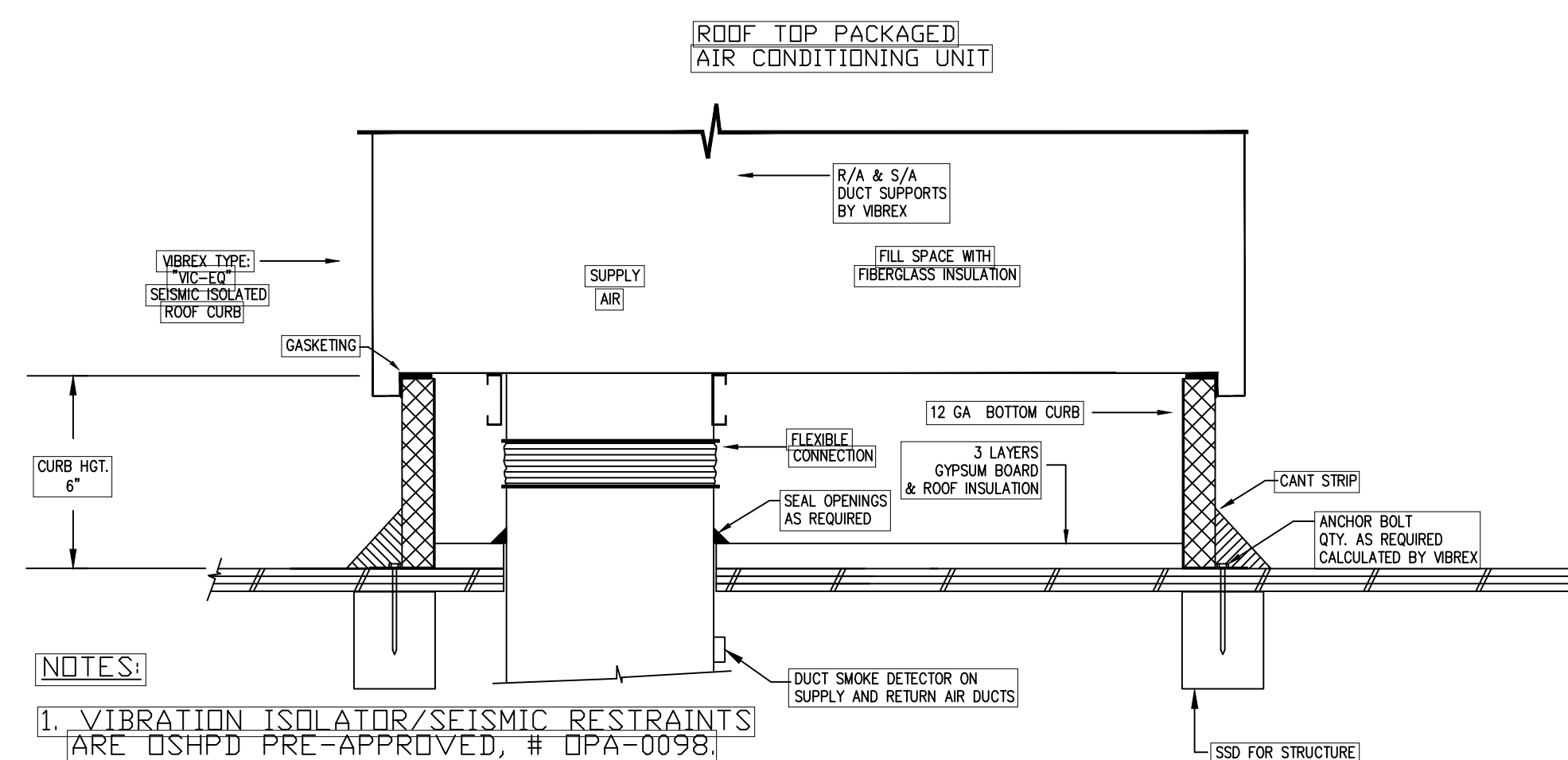


3 TYPICAL PIPE SUPPORT DETAILS
SCALE: NO SCALE



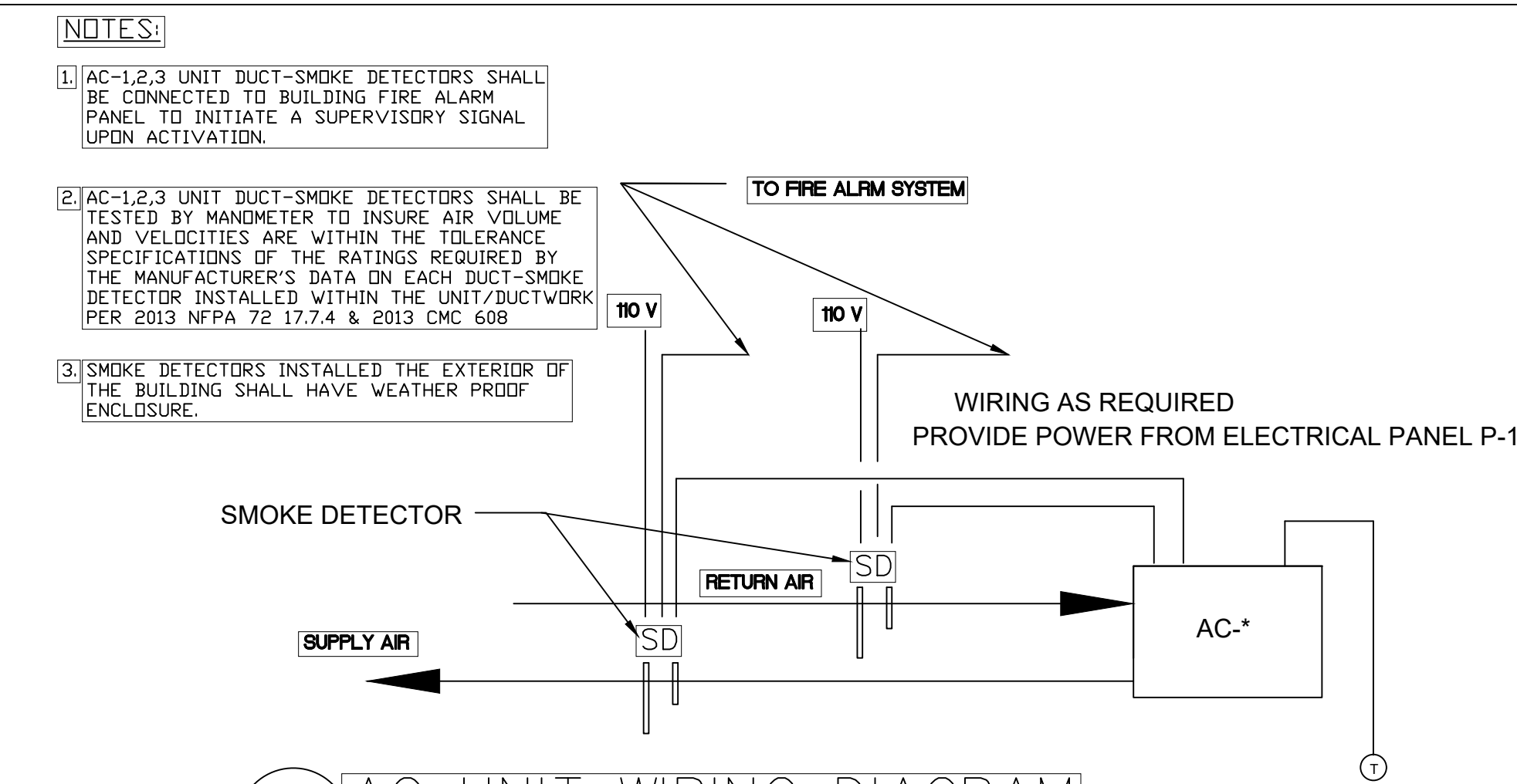
- NOTE:
- TOP OF CURB MUST BE LEVELED. SHIM BOTTOM OF CURB AS REQUIRED.

2 ROOF HOOD MOUNTING DETAIL
SCALE: NO SCALE

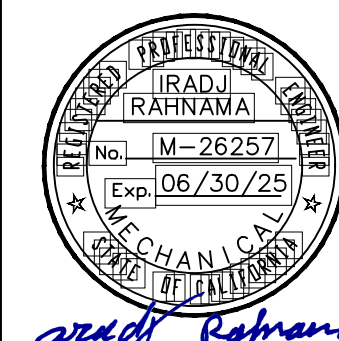


- NOTE:
- TOP OF CURB MUST BE LEVELED. SHIM BOTTOM OF CURB AS REQUIRED.
 - GRAVITY HOOD MOUNTING SIMILAR EXCEPT WITHOUT BACKDRAFT DAMPER.

6 GRAVITY HOOD & EXHAUST FAN MOUNTING DETAIL
SCALE: NO SCALE



7 AC UNIT WIRING DIAGRAM
SCALE: NO SCALE



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MILPITAS, CA 95035

GAS STATION

DETAILS

PROJECT

DRAWING TITLE

REV	DATE	DESCRIPTION
1	6/13/23	PLAN CHECK COMMENTS
2	9/12/23	PLAN CHECK COMMENTS
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SYMBOLS AND LEGEND

SYMBOLS	ABBR.	DESCRIPTION
	S OR W	SOIL OR WASTE PIPE ABOVE FLOOR
	S OR W	SOIL OR WASTE PIPE BELOW FLOOR OR GRADE
	SD	STORM DRAIN PIPE ABOVE FLOOR
	SD	STORM DRAIN PIPE BELOW FLOOR OR GRADE
	V	VENT ABOVE FLOOR
	V	VENT BELOW FLOOR
	CW	COLD WATER
	HW	HOT WATER (120°F)
	HWR	HOT WATER RETURN
	CD	CONDENSATE DRAIN
	G	NATURAL GAS (8"W.C.)
		AUTOMATIC GAS SHUT OFF VALVE
	CV	COCK VALVE
	BV	BALL VALVE
	HB	HOSE BIBB
	PRV	PRESSURE REDUCING VALVE
	TPRV	PRESSURE AND TEMPERATURE RELIEF VALVE
	WHA	WATER HAMMER
	IW	INDIRECT WASTE
	ID	INDIRECT DRAIN
	FS	FLOOR SINK
	D	DRAIN LINE
	FD	FLOOR DRAIN
		EXISTING PIPE TO BE REMOVED
	FCO WCO	FLOOR CLEANOUT OR WALL CLEANOUT
	WH	WATER HEATER
	W/	WITH
	AP	ACCESS PANEL
	CLG	CEILING DOWN
	DN	DOWN
	GC	GAS COCK
	VTR	VENT THRU ROOF
	(E)	EXISTING
	(N)	NEW
	POC	POINT OF CONNECTIONS
	OD	OVERFLOW DRAIN
	PG	PRESSURE GAUGE
	TP	TRAP PRIMER

SANITARY FIXTURE MAXIMUM WATER USAGE RATE

WATER CLOSET	1.28 GALLONS/FLUSH
SINK & LAVATORY FAUCETS	0.5 GPM @ 60 PSI

PLUMBING FIXTURE SCHEDULE AND SPECIFICATION

MARK	FIXTURE	TYPE	MIN. BRANCH SIZE W V HW CW	FIXTURE UNIT	TRAP SIZE	MAKE	NAME/MODEL	P-TRAP	FIXTURE SUPPORTS	FIXTURE SIZE AND MATERIAL	REMARKS
WC-1	WATER CLOSET (HANDICAPPED)	FLOOR MOUNTED, FLUSH TANK	4" 2" 2" 1/2"	5	INTEGRAL						WITH SEAT AND COVER
L-1	LAVATORY (HANDICAPPED)	COUNTER TOP	2" 1/2" 1/2" 1/2"	1				ABS	WALL SUPPORT		
JS	JANITOR SINK	FLOOR MOUNTED	3" 2" 1/2" 1/2"	1	3"			ABS		24"x24"	
S-1	THREE COMPARTMENT SINK		2" 1/2" 1/2" 1/2"	1.5	2"			ABS			
DF	DRINKING FOUNTAIN (HANDICAPPED)	WALL MOUNTED	2" 1/2" 1/2" 1/2"	1	2"	ACRON	A15244005-FG-W32	ABS	WALL SUPPORT		WITH JOSAM DRINKING FOUNTAIN CARRIER MODEL #17560-WC
TP-1,2	TRAP PRIMER		2" 2" 1/2" 1/2"								WITH ISOLATION VALVES
FD	FLOOR DRAIN		2" 2" 1/2" 1/2"	2	3"	ZUREN	ZN400-65N	CAST BRASS OR CAST IRON			POLISHED BRNZE TOP,P- TRAP WITH TRAP PRIMER CONNECTION

NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR SANITARY FIXTURES INSTALLATION ELEVATION.
- WATER AND DRAIN STUB OUTS SHALL BE COORDINATED WITH FIXTURES ELEVATION.
- SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PLUMBING FIXTURES.
- PROVIDE ISOLATION VALVE FOR EACH WATER CONNECTION TO FIXTURES.

FIXTURE SCHEDULE

SYM.	DESCRIPTION	CW	HW	S OR W	V	FIXTURE UNITS *
WC	WATER CLOSET	1/2"	—	4"	2"	5
L	LAVATORY	1/2"	1/2"	1/2"	1/2"	1**
[SEE NOTE 1]	SINK — S.S.	1/2"	1/2"	2"	1/2"	1.5
[SEE NOTE 1]	DISH WASHER	1/2"	1/2"	2"	1/2"	1.5
TP	TRAP PRIMER (INSTALL FOR ALL FLOOR DRAINS)	1/2"	—	—	—	—
WHA	WATER HAMMER ARRESTER (INSTALL FOR ALL FIXTURES HW AND CW CONNECTION)	1/2"	1/2"	—	—	—

* FIXTURE UNIT FOR BRANCH PIPE SIZING SEE WATER BRANCH PIPE SIZE SCHEDULE.

** PUBLIC LAVATORIES WILL BE PROTECTED BY THERMOSTATIC MIXING VALVES AND THAT TRAPS AND SUPPLIES WILL BE COVERED.

WATER HAMMER ARRESTER SCHEDULE

MARK	MAKE	MODEL No.	TYPE	FIXTURE UNIT RANGE	I.P.S.	REMARKS
WHA-1	J.R. SMITH	5050	HYDROTROL	1-11	3/4"	
WHA-2	"	5010	"	12-32	1"	
WHA-3	"	5020	"	33-60	1"	

ELECTRIC WATER HEATER

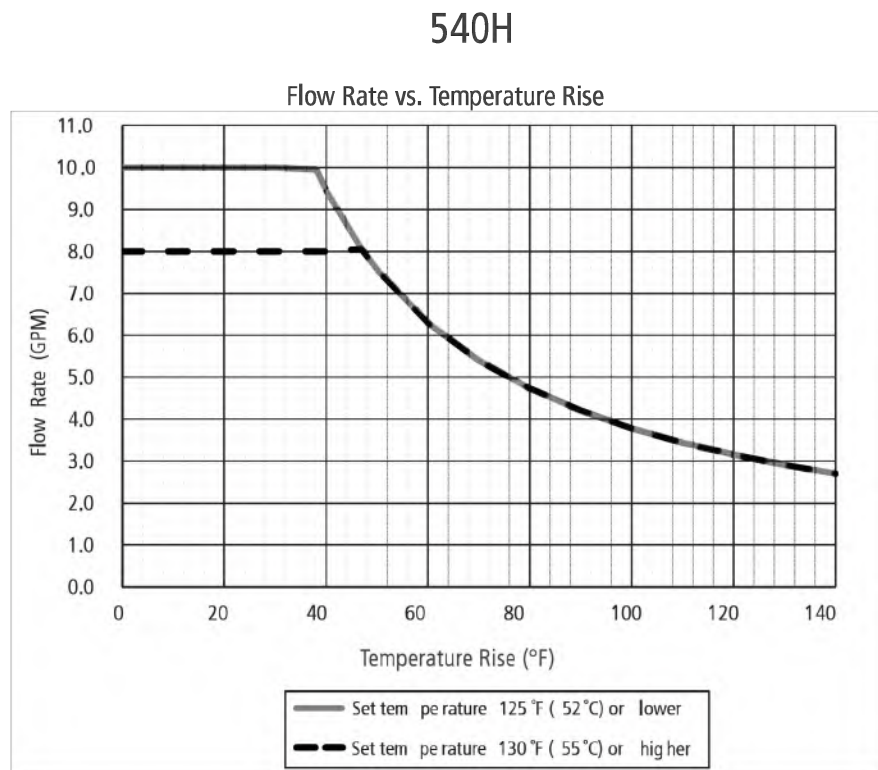
SYMBOL	MANUFACTURER	MODEL	MINIMUM STORAGE GALLONS	MINIMUM RECOVERY GPH (60°F RISE)	MAXIMUM WORKING PRESS	TYPE	INPUT KW	ELECTRICAL			OPERATING WEIGHT	REMARKS
								VOLT	PHASE	AMP		
EWH-1	A.O. SMITH	DVE-52	50 GAL.	123	150 PSI	ELECTRIC	18KW	208	3	21.7	700 LB	H=56" W=22"ø

NOTES:

1-HOT WATER RETURN PUMP

DOMESTIC HOT WATER RETURN PUMP

SYMBOL	MANUFACTURER	MODEL	TYPE	SERVICE	MINIMUM CAPACITY GPM	TOTAL DYNAMIC HEAD (FT WC)	MAXIMUM RPM	PUMP CONTROL	MINIMUM HP	VOLTAGE	PHASE	HERTZ	REMARKS
P-1	BELL & GOSSETT	SERIES 100	IN LINE	HOT WATER RETURN	10	7	1750	AQUASTAT	1/12	110	1	60	



WATER BRANCH PIPE SIZE SCHEDULE

HW OR CW PIPE SIZE	WITH FLUSH VALVE MAX. F.U. (GPM)	WITHOUT FLUSH VALVE MAX. F.U. (GPM)	REMARKS
1/2"	—	2	4
3/4"	—	10	9
1"	5	15	20
1-1/4"	10	22	30
1-1/2"	15	30	55
2"	60	55	150
2-1/2"	170	85	300

NOTES:

- CW & HW BRANCH PIPES SERVING GROUP OF FIXTURES SHALL BE SIZED AS SCHEDULED UNLESS OTHERWISE NOTED ON PLANS.
- SIZE OF BRANCH MAIN SERVING EACH GROUP OF FIXTURES SHALL BE AS NOTED ON PLANS.

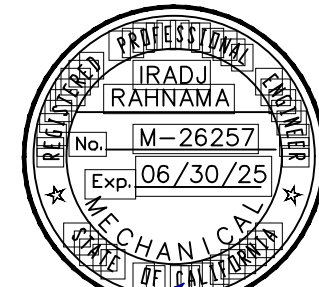
GENERAL NOTES

- THE MECHANICAL CONTRACTOR SHALL VERIFY ALL SECTIONS AND ELEVATIONS OF EXISTING DRAINS TO INSTALLATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE APPLICABLE CODES.
- ALL ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE FLASHED AND COUNTER FLASHED AS REQUIRED TO SEAL WEATHER TIGHT.
- THE MECHANICAL CONTRACTOR SHALL PROVIDE ACCESS TO ALL VALVES AND EQUIPMENT.
- MECHANICAL CONTRACTOR MAY USE ONE SIZE LARGER PIPE WHEN PIPE SIZE SHOWN IS NOT AVAILABLE. IF CONTRACTOR CHOOSES TO INCREASE PIPE SIZE, THE VALVES AND FITTING SIZES MUST ALSO BE INCREASED.
- PROVIDE STOP VALVES AND FLEX. TUBE AT ALL THE PIPING CONNECTION TO THE EQUIPMENT AND SANITARY FIXTURES.
- MECHANICAL CONTRACTOR TO REMOVE ALL LEFT OVER SCRAPs, ETC. (IF ANY) AND LEAVE PREMISES CLEAN AND FREE OF ANY TRASH OR DEBRIS DUE TO HIS WORK.
- MECHANICAL CONTRACTOR IS TO REPORT TO THE OWNER ANY OBSERVATIONS OR CONDITIONS WHICH ARE DISCOVERED IN THE BUILDING WHICH WOULD PREVENT THE CORRECT INSTALLATION OF THE SYSTEM.
- A MAINTENANCE LABEL MUST BE AFFIXED TO MECHANICAL EQUIPMENT. TWO COPIES OF A MAINTENANCE MANUAL FOR THE EQUIPMENT ITEMS SUPPLIED BY THE CONTRACTOR SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR.
- VERIFY AND COORDINATE LOCATION OF ALL PLUMBING LINES WITH DUCTWORK, ELECTRICAL SERVICE AND EQUIPMENT.
- DRAIN LINES SIZES SHALL NOT BE LESS THAN 1" CAP THE END OF THE UNUSED DRAIN LINES.
- EXAMINE THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS WHICH MAY AFFECT THE WORK AS COVERED BY THIS SECTION OF THE WORK. FAILURE TO DO SO SHALL NOT LESSEN RESPONSIBILITY OR ENTITLE ADDITIONAL COMPENSATION FOR WORK NOT INCLUDED IN THE ESTIMATE.
- CONDENSATE LINE FROM AC UNIT SHALL BE TYPE "M" COPPER TUBING. IT SHALL BE TRAPPED AND VENTED AT UNIT.
- LAYOUT OF THE EQUIPMENT AND WORK IS GENERALLY DIAGRAMMATIC, UNLESS SPECIFICALLY DIMENSIONED. DRAWINGS AND DETAILS SHALL BE CHECKED FOR INTERFERENCE BEFORE INSTALLING THE WORK. ANY INTERFERENCE NOTED BETWEEN DIFFERENT DRAWINGS, AND BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION FOR A DECISION. THERE SHALL BE NO ADDITIONAL COMPENSATION FOR INTERFERING WORK THAT WAS PERFORMED PRIOR TO CHECKING INTERFERENCE AND FIELD CONDITIONS. THE RIGHT IS RESERVED TO MAKE ANY REASONABLE CHANGE IN LOCATION OF EQUIPMENT WITHOUT INVOLVING ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE BUILDING AND FACILITY CAUSED BY LEAKS IN ANY TEMPORARY OR PERMANENT PIPING SYSTEM CAUSED BY DISCONNECTED PIPES OR FITTINGS, OR BY OVERFLOW OR EQUIPMENT, OR LEAKS CAUSED BY THESE INSTALLATIONS.
- THE INCLUSION AND PROPER LOCATION OF SUPPORTS, PADS, SLEEPERS, OPENINGS, ANCHORAGES, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR. CUTTING AND/OR BORING SHALL BE PERMITTED UNDER THIS SECTION ONLY WITH THE WRITTEN APPROVAL OF OWNER.
- ALL EQUIPMENT SHALL BE SECURELY ANCHORED TO THE BUILDING STRUCTURE TO PREVENT SHIFTING OR OVERTURNING DURING EARTHQUAKES.
- MANUFACTURER'S DIRECTIONS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- ALL OF THE WORK ARE NEW UNLESS OTHERWISE NOTED.
- DEMOLISH ALL OF THE EXISTING UNUSED PIPING.
- PROVIDE ROOF SINKS FOR AC UNITS CONDENSATE DRAINS.
- INSTALL WATER HAMMER ARRESTOR AT ALL OF THE COLD WATER AND HOT WATER CONNECTION TO THE SANITARY FIXTURES AND EQUIPMENT.
- PIPE INSULATION SHALL BE CONTINUOUS WHEN LINES PASS THROUGH PLATES, BLOCKING AND SLEEVES.
- VERIFY EXACT LOCATIONS AND POINTS OF CONNECTIONS BEFORE ENTERING BID. BID SHALL REFLECT ANY DIFFERENCES ENCOUNTERED IN FIELD. NO EXTRA COSTS WILL BE ACCEPTED SUBSEQUENT TO BID FOR DETERMINING THESE LOCATIONS.
- INTERRUPTION OF SERVICES TO EXISTING BUILDING SHALL NOT BE DONE AT A TIME WHICH WILL INCONVENIENCE THE OWNER. BEFORE MAKING ANY CONNECTIONS OR DOING ANY WORK THAT WILL INTERRUPT THE EXISTING SERVICE, CONSULT WITH THE OWNER AND SCHEDULE THE WORK WITH THEIR REPRESENTATIVE.
- CONNECTIONS TO EXISTING WORK SHALL BE CHECKED BEFORE STARTING THE WORK.
- THIS CONTRACTOR IS RESPONSIBLE FOR KEEPING A LEGIBLE, ACCURATE, UP-TO-DATE AND DIMENSIONAL RECORD OF THE AS-BUILT LOCATION AND ALL CONCEALED PIPE LINES AND ALL WORK WHICH IS INSTALLED DIFFERENTLY FROM THE LOCATION OR MANNER INDICATED BY THESE DRAWINGS.
- UPON COMPLETION OF THE WORK, ALL CHANGES SHALL BE NOTED ON A NET SET OF PRINTS AND DELIVERED TO THE ARCHITECT.
- EXACT LOCATION OF PLUMBING FIXTURES SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS.
- VERIFY INVERT ELEVATION OF EXISTING SEWER TO WHICH NEW BUILDING WASTE LINE IS TO BE CONNECTED AND NOTIFY OWNER OF ANY DISCREPANCIES BEFORE MAKING UP OR INSTALLATION OF NEW WASTE SYSTEM.
- THE INSTALLATION OF ALL VALVES, UNIONS, THERMOMETERS, GAUGES, OR OTHER INDICATING OR RECORDING EQUIPMENT, OR SPECIALTIES REQUIRING FREQUENT READING, REPAIR, ADJUSTMENT, INSPECTION, REMOVAL OR REPLACEMENT SHALL BE CONVENIENTLY AND ACCESSIBLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.
- ALL VENTS THROUGH ROOF SHALL BE 10"-0" REMOVED FROM ALL AIR INTAKES, WINDOWS, ETC.
- THE VENTS TOGETHER SO THAT A MINIMUM NUMBER TERMINATE THROUGH THE ROOF.
- DO NOT CUT THROUGH STRUCTURAL MEMBERS WITHOUT FIRST SECURING APPROVAL FROM THE ARCHITECT.
- INSTALL DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.
- ROUGH-IN ALL WASTES AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL BE VALVED.
- PIPES SHALL NOT PASS THROUGH FOOTINGS. ALL PIPES SHALL BE RUN ABOVE FOOTING, UNLESS OTHERWISE SHOWN ON PLANS. SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS.
- ALL WATER PIPING BELOW GRADE THAT IS UNDER PRESSURE SHALL HAVE A MINIMUM COVER OF 18"
- PURGE ALL WATER AND GAS LINES BEFORE FINAL INSPECTION.
- EXTEND ALL CONDENSATE AND INDIRECT LINES FROM EQUIPMENT TO FLOOR SINKS AND FIXTURES INDICATED ON PLANS.
- TERMINATE ALL WATER AND GAS ROUGH-INS WITH SHUT-OFF VALVES BEFORE CONNECTING TO EQUIPMENT AND FIXTURES.
- INSULATE ALL HOT WATER PIPING WITH 1" THICK FIBERGLASS INSULATION WITH FACTORY JACKET AND TESTON FITTINGS.
- PIPE INSULATION SHALL BE CONTINUOUS WHEN LINES PASS THROUGH PLATES, BLOCKING AND SLEEVES.
- VERIFY EXACT LOCATIONS AND POINTS OF CONNECTIONS BEFORE ENTERING BID. BID SHALL REFLECT ANY DIFFERENCES ENCOUNTERED IN FIELD. NO EXTRA COSTS WILL BE ACCEPTED SUBSEQUENT TO BID FOR DETERMINING THESE LOCATIONS.
- GAS PIPE SHALL BE SCHEDULE 40 GALVANIZED STEEL WITH GALVANIZED SCHEDULE 40 FITTINGS.
- CONNECTIONS TO EXISTING WORK SHALL BE CHECKED BEFORE STARTING THE WORK. ALL EXISTING BURIED PIPELINES SHALL BE LOCATED AND EXPOSED AS REQUIRED BEFORE NEW EXCAVATIONS ARE STARTED.
- PROVIDE TRAP PRIMER AND RELATED PIPING & VALVE FOR FLOOR DRAINS AND FLOOR SINKS INCLUDING BACK FLOW PREVENTER.
- SEWER MATERIAL SHALL BE CAST IRON AS PER CODE.
- DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT. OBTAIN CITY APPROVAL FOR PIPE SLOPE LESS THAN 1/4" PER FOOT.
- MINIMUM VENT SIZE SHALL BE AS PER CODE.
- POTABLE WATER PIPE AND FITTINGS SHALL BE CPVC AS PER CODE.
- WATER PIPING OF COPPER MATERIAL SHALL BE OF TYPE "K" HARD DRAW FOR PRIMER WHEN INSTALLED UNDERGROUND.
- GAS PIPING INSTALLED UNDERGROUND SHALL HAVE VINYL PROTECTIVE COATING. ALL OF THE FITTINGS FOR UNDER GROUND PIPING SHALL BE WRAPPED WITH THREE (3) LAYERS OF PROTECTIVE TAPES WITH 3" EXTENDED TO EACH SIDE ON THE PIPES PROTECTIVE COATING.
- ALL OF THE UNDER GROUND WATER PIPE SHALL BE INSTALLED IN THE PVC CONDUITS.
- SEE KITCHEN PLUMBING DRAWINGS FOR KITCHEN EQUIPMENT AND FIXTURES PIPING.
- SEWER PIPING FOR COFFEE MAKER AND SODA MACHINE DRAIN SHALL BE ACID RESISTANT TYPE FROM FIXTURE TO NEAREST MAIN SEWER LINE.
- GREASE TRAP SHALL HAVE A MAXIMUM FLOW RATE OF 25 GALLONS PER MINUTE AND SHALL BE A HYDROMECHANICAL GREASE DEVICE CONFIRMING TO ASME A12.14.3 OR PDI-G 101. (O.C. 6224). SEE P4-1 FOR GREASE TRAP SIZING.
- EXISTING SANITARY SEWER LATERAL SHALL BE DISCONNECTED AND CAPPED IN THE PRESENCE OF A DISTRICT INSPECTOR. OWNER TO CALL THE DISTRICT AT LEAST 48 HOURS PRIOR TO WORK TO SCHEDULE AND DISTRICT INSPECTOR. (O.C. 5203)
- CUPERTINO SANITARY DISTRICT INITIAL (VISUAL) INSPECTION REQUIRED. CONTRACTOR SHALL LEAVE NEW PIPE INSTALLATION EXPOSED. DO NOT BACKFILL. OWNER TO CONTACT DISTRICT 48 HOURS PRIOR TO SCHEDULING A DISTRICT INSPECTOR FOR A VISUAL INSPECTION. (O.C. 5203)
- CUPERTINO SANITARY DISTRICT FINAL (CCTV) INSPECTION AND APPROVAL OF THE NEW PROPERTY LINE CLEANOUT, POINT OF CONNECTION, AND DISTRICT LATERAL IS REQUIRED PRIOR TO CLEARANCE FOR CITY OF CUPERTINO FINAL INSPECTION. OWNER MUST ALLOW DISTRICT AT LEAST 48 HOURS NOTICE TO SCHEDULE A DISTRICT INSPECTOR FOR A VIDEO INSPECTION. DISTRICT TO PROVIDE BUILDING DEPARTMENT WITH WRITTEN NOTIFICATION UPON COMPLETION OF INSPECTION. (O.C. 7102)
- STORM WATER SURFACE OR ROOF DRAINS, OTHER GENERAL SURFACE WATER RUNOFF, OR CONDENSATION FROM ANY RESIDENTIAL HVAC EQUIPMENT SHALL NOT BE DISCHARGED TO THE SANITARY SEWER.
- PROPERTY OWNER SHALL ESTABLISH ROUTINE CLEANING OF A GREASE TRAP OR INTERCEPTOR. (O.C. 6225)
 - GREASE TRAPS MUST BE CLEANED MONTHLY OR MORE FREQUENTLY IF NEEDED TO MEET THE DISCHARGE LIMIT OF 150 PPM OF GREASE, OILS AND/OR FATS.
 - GREASE INTERCEPTORS MUST BE PUMPED OUT EVERY THREE MONTHS, OR MORE FREQUENTLY IF NEEDED TO MEET THE DISCHARGE LIMIT OF 150 PPM OF GREASE, OILS AND/OR FATS.
- PROPERTY OWNER SHALL MAINTAIN A LOG OF GREASE TRAP CLEANING, AND OR COPIES OF GREASE INTERCEPTOR PUMPING CLEANING AND MAINTENANCE, ON SITE FOR AT LEAST THREE (3) YEARS AND MADE AVAILABLE FOR INSPECTION AND/OR COPIES FURNISHED TO THE DISTRICT UPON REQUEST.
- GREASE TRAP SHALL BE MOUNTED IN THE FLOOR SO THAT THE TOP IS FLUSH WITH THE FINISHED FLOOR SURFACE PER DETAIL #4 ON SHEET P3-2.

DRAWINGS LIST

- P0-1 SYMBOLS, LEGEND, EQUIPMENT SCHEDULE & GENERAL NOTES
- P1-0 SITE PLAN- PLUMBING
- P1-1 FLOOR PLAN- COLD AND HOT WATER PIPING
- P2-1 FLOOR PLAN- SEWER AND VENT PIPING
- P3-1 FLOOR PLAN-CONDENSATE DRAIN PIPING
- P3-2 ROOF PLAN- CONDENSATE DRAIN PIPING
- P4-1 DETAILS
- P4-2 DETAILS
- P5-1 CALCULATIONS

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GAS STATION

SYMBOLS, LEGEND, EQUIPMENT
SCHEDULE AND GENERAL NOTES

PROJECT

DRAWING TITLE:

REV. DATE DESCRIPTION

A 8/13/23 PLAN CHECK COMMENTS

A 9/12/23 PLAN CHECK COMMENTS

JOB NO.: 23-107

CAD FILE:

DSGN'D BY: DRAWN BY:

[I. R.] [H. N.]

CHK'D BY: APP'D BY:

[I. R.] [I. R.]

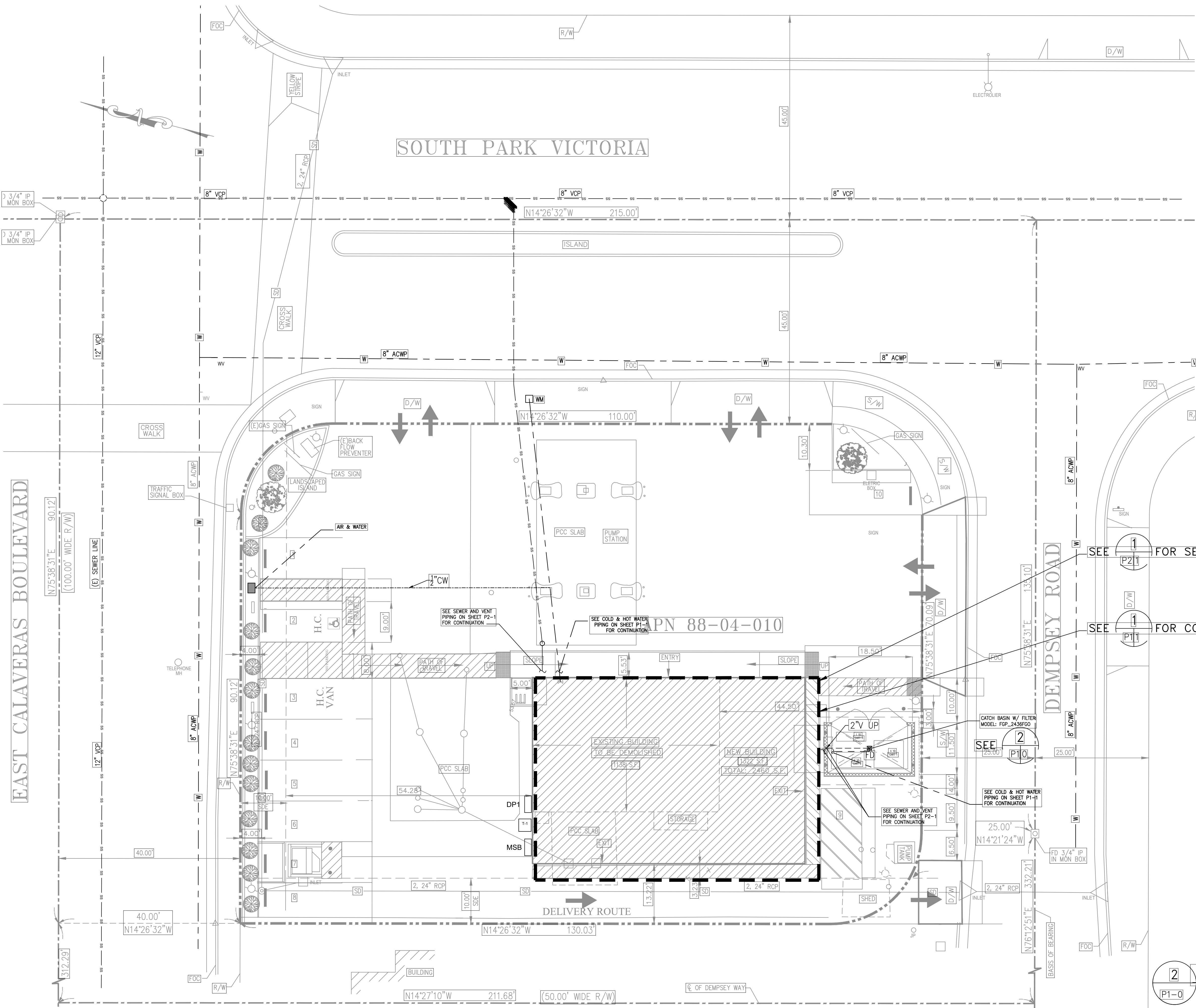
DATE: 10/28/23 SCALE: [AS NOTED]

DRAWING NO.:

P0-01

SHEET 1 OF 1

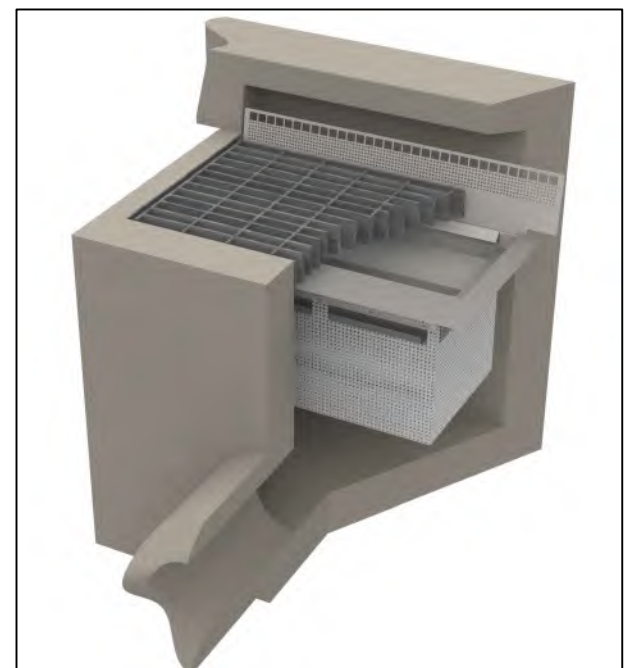
EAST CALAVERAS BOULEVARD



NOTE: VERIFY UTILITY LOCATIONS W/CIVIL DRAWINGS.

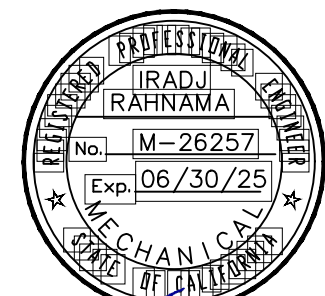
1 SITE PLAN- PLUMBING
P1-0
SCALE: 3/32"=1'-0"

2 CATCH BASIN W/FILTER
P1-0
NTS



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SITE PLAN
PLUMBING

PROJECT

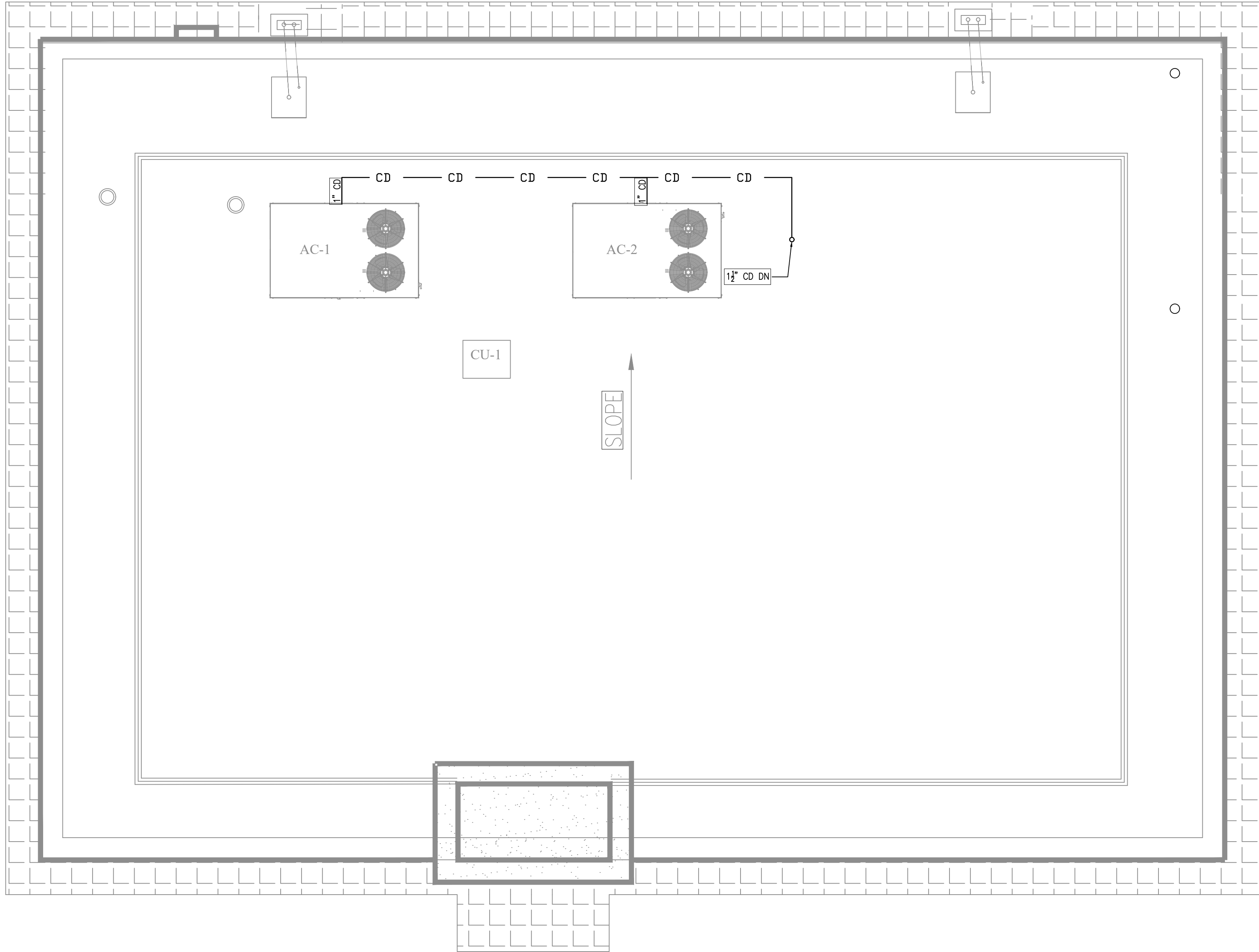
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JOB NO.:	23-107
CAD FILE:	
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[I. R.]	[H. N.]
CHK'D BY:	APP'D BY:
[I. R.]	[I. R.]
DATE:	SCALE:
10/28/23	(AS NOTED)
DRAWING NO.:	

P1-0

SHEET 1 OF 1



1 ROOF PLAN— CONDENSATE DRAIN PIPING 2
SCALE: 1/4"=1'-0"

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PROJECT: GAS STATION

DRAWING TITLE:
ROOF PLAN
CONDENSATE DRAIN PIPING

REV	DATE	DESCRIPTION
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1	6/13/23	PLAN CHECK COMMENTS
2	9/12/23	PLAN CHECK COMMENTS

JOB NO.: 23-107
CAD FILE:

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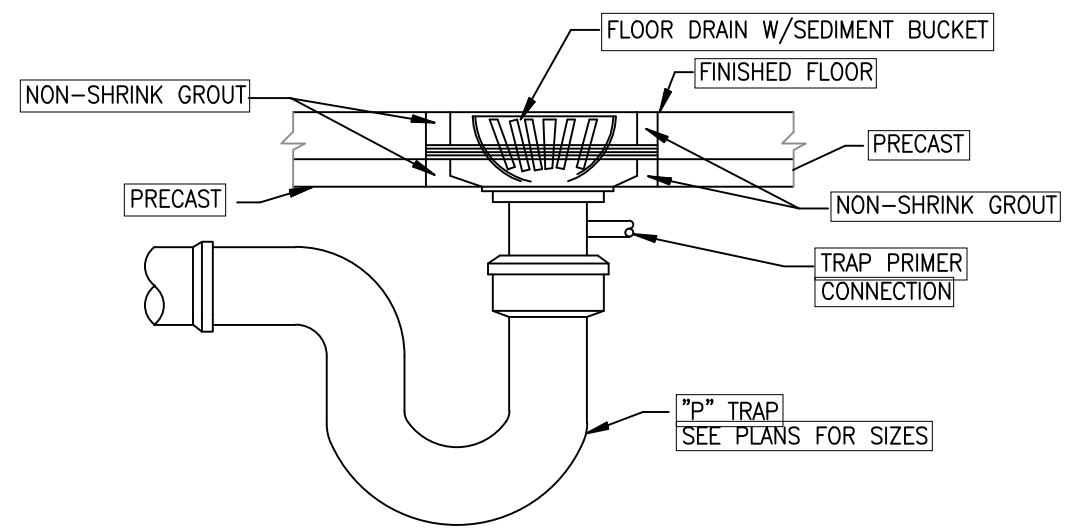
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DATE: 10/28/23 SCALE: (AS NOTED)

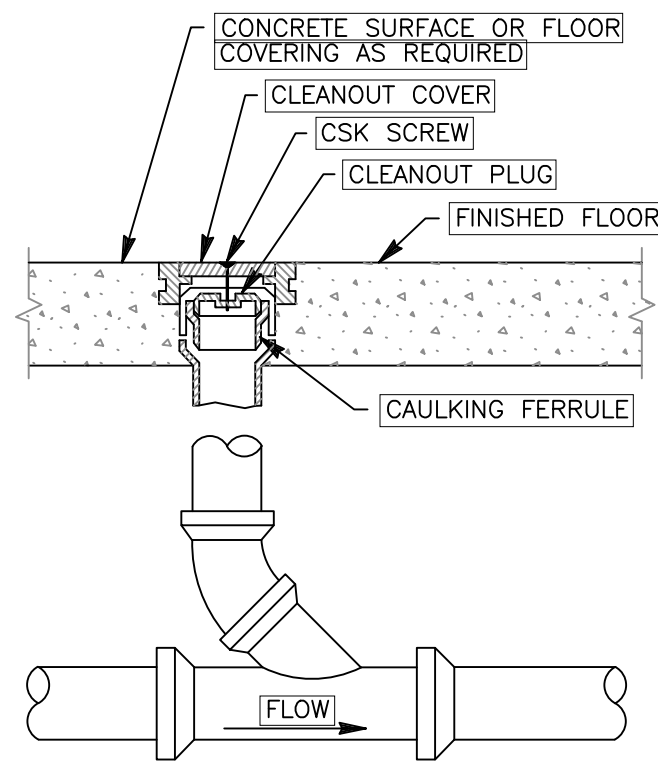
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P3-2

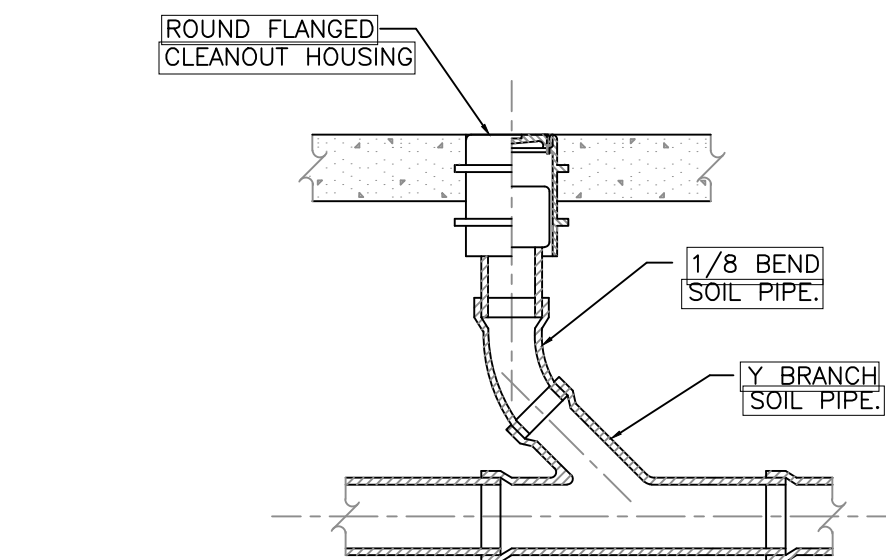
SHEET 1 OF 1



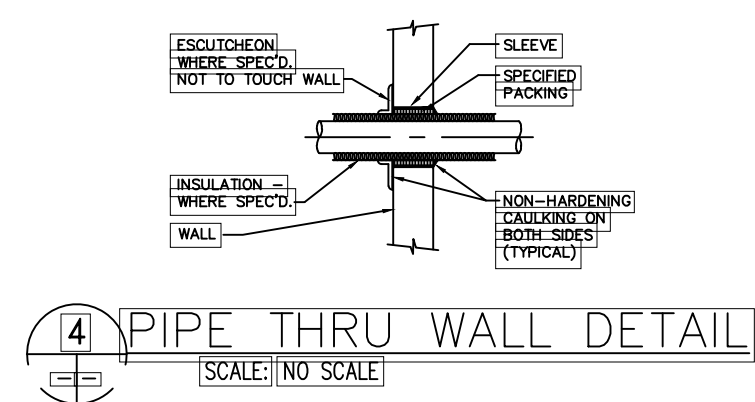
1 FLOOR DRAIN DETAIL
SCALE: NO SCALE



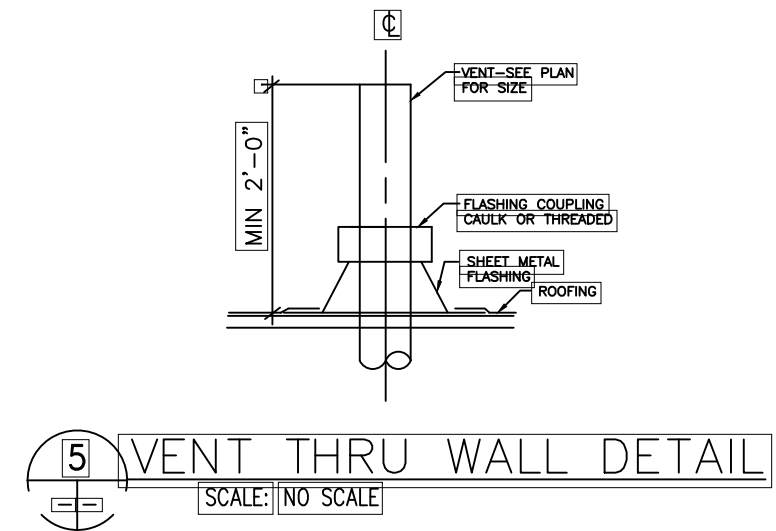
2 FLOOR CLEANOUT-FINISHED ROOMS DETAIL
SCALE: NO SCALE



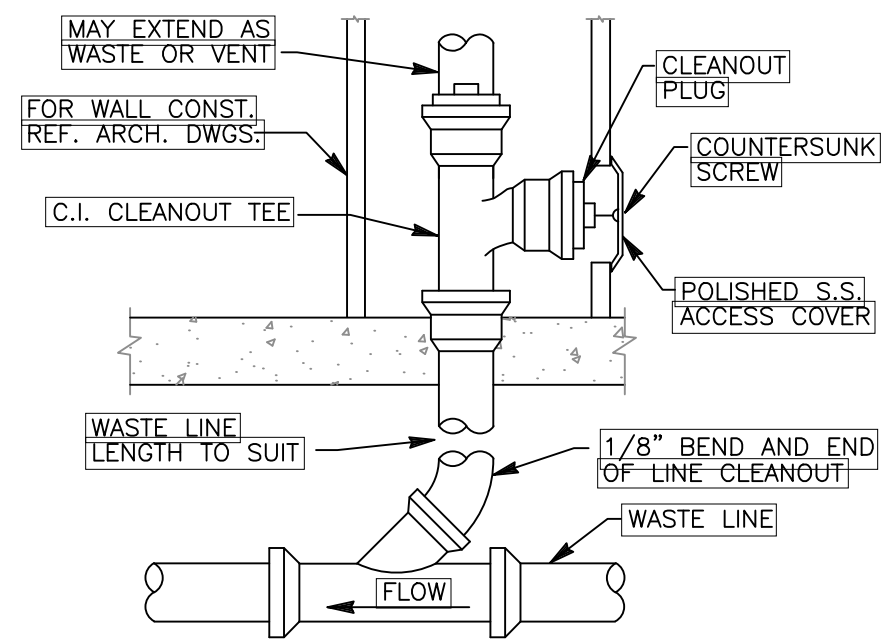
3 SANITARY CLEAN-OUT FLOOR SLAB DETAIL
SCALE: NO SCALE



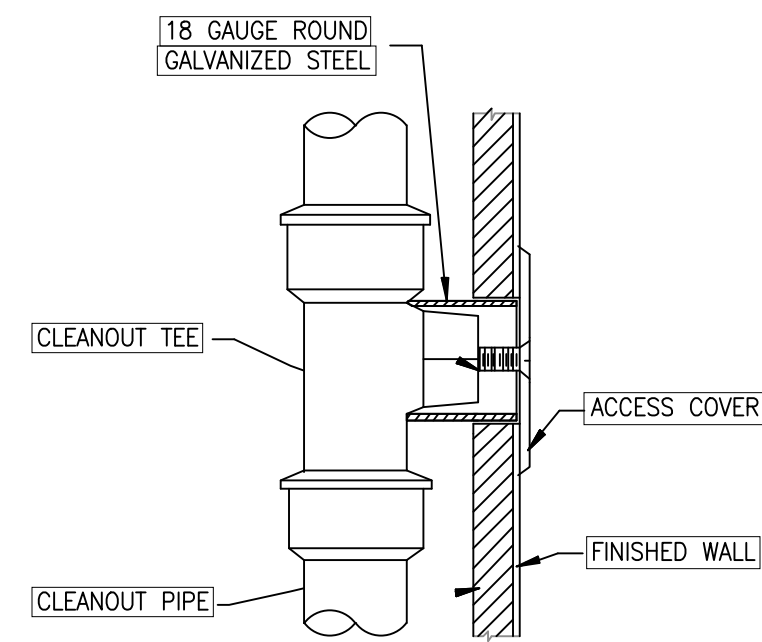
4 PIPE THRU WALL DETAIL
SCALE: NO SCALE



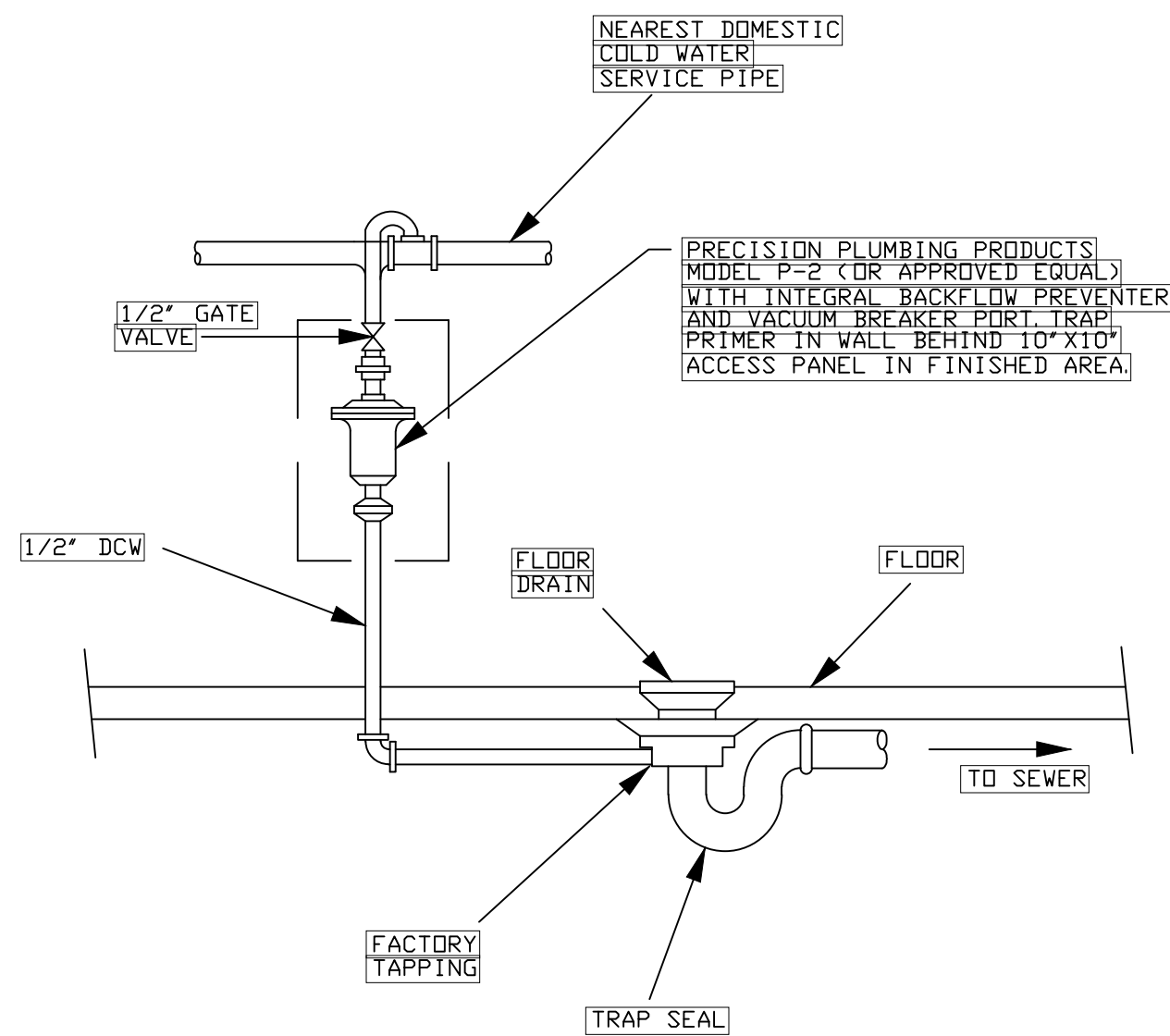
5 VENT THRU WALL DETAIL
SCALE: NO SCALE



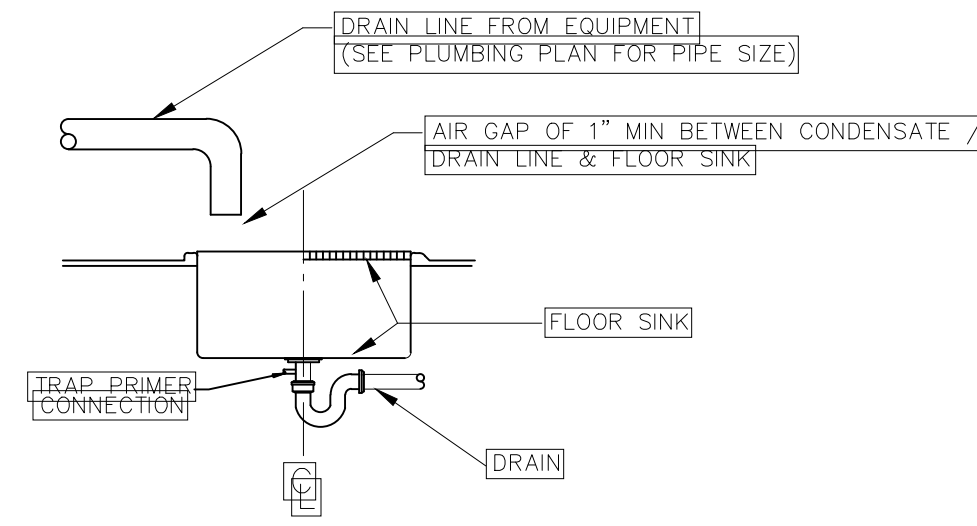
6 WALL CLEANOUT-FINISHED ROOMS
SCALE: NO SCALE



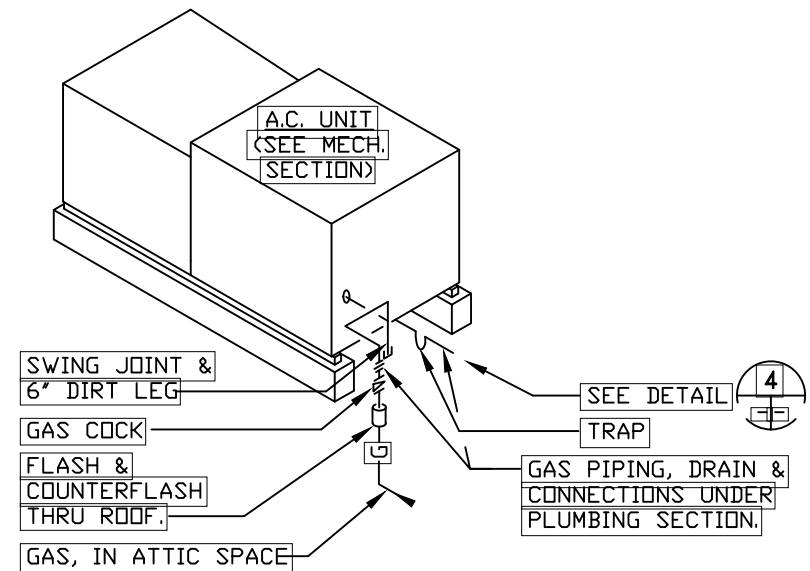
7 WALL CLEANOUT DETAIL
SCALE: NO SCALE



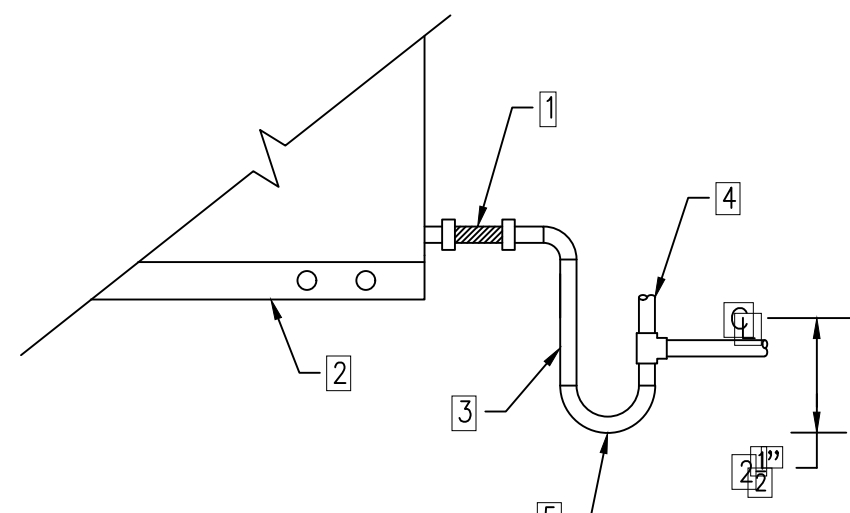
8 TYPICAL TRAP PRIMER DETAIL
SCALE: NO SCALE



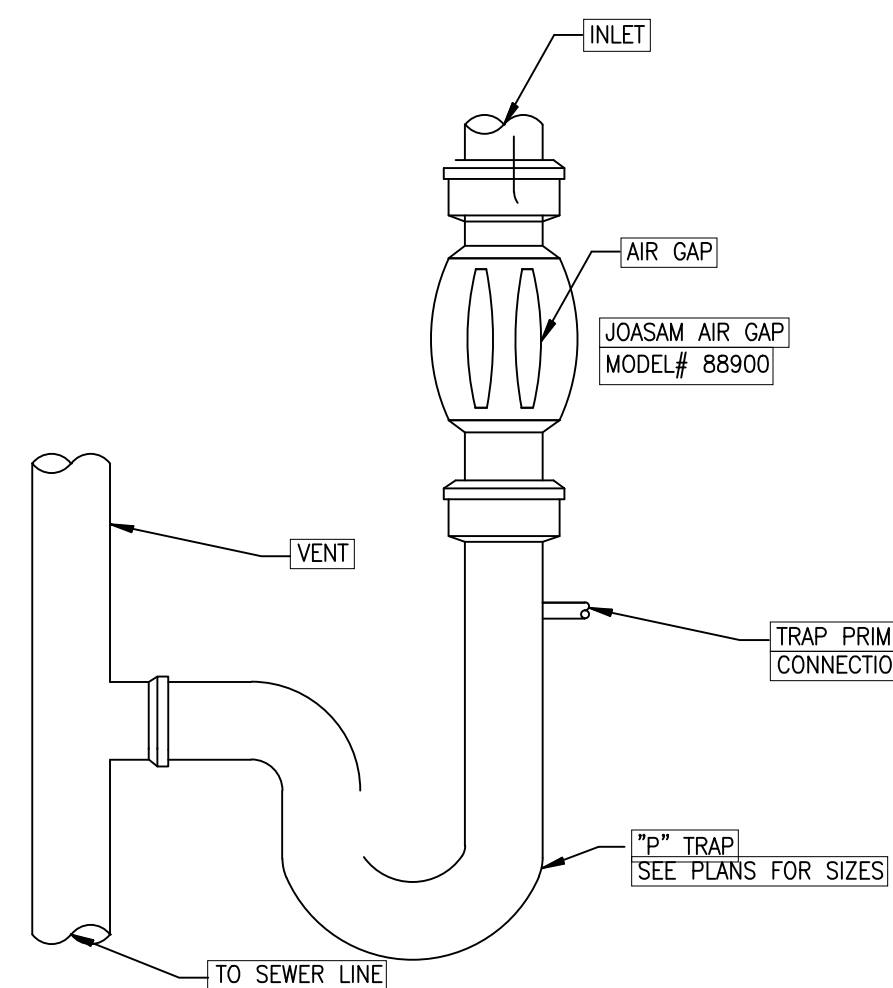
9 TYPICAL INDIRECT PLUMBING INTERIOR DETAIL
SCALE: NO SCALE



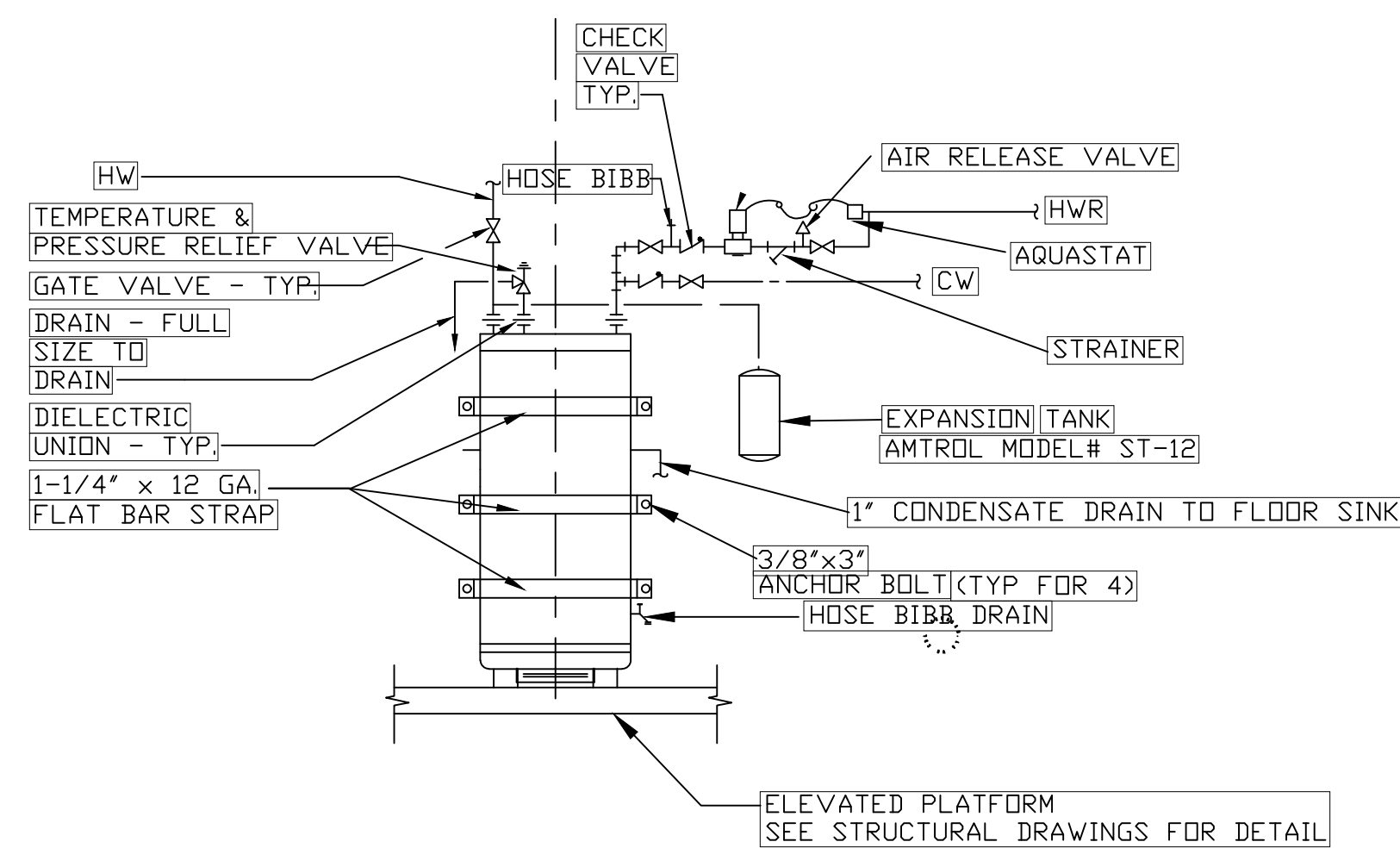
10 DIAGRAM OF A.C. UNIT PIPING
SCALE: NO SCALE



11 CONDENSATE DRAIN DETAIL
SCALE: NO SCALE



12 CONDANSATE DRAIN INTERCEPTER DETAIL
SCALE: NO SCALE



13 ELECTRIC WATER HEATER PIPING DETAIL
SCALE: NO SCALE

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GAS STATION

DETAILS

PROJECT

DRAWING TITLE:

REV	DATE	DESCRIPTION
1	6/13/23	PLAN CHECK COMMENTS
2	9/12/23	PLAN CHECK COMMENTS
3		
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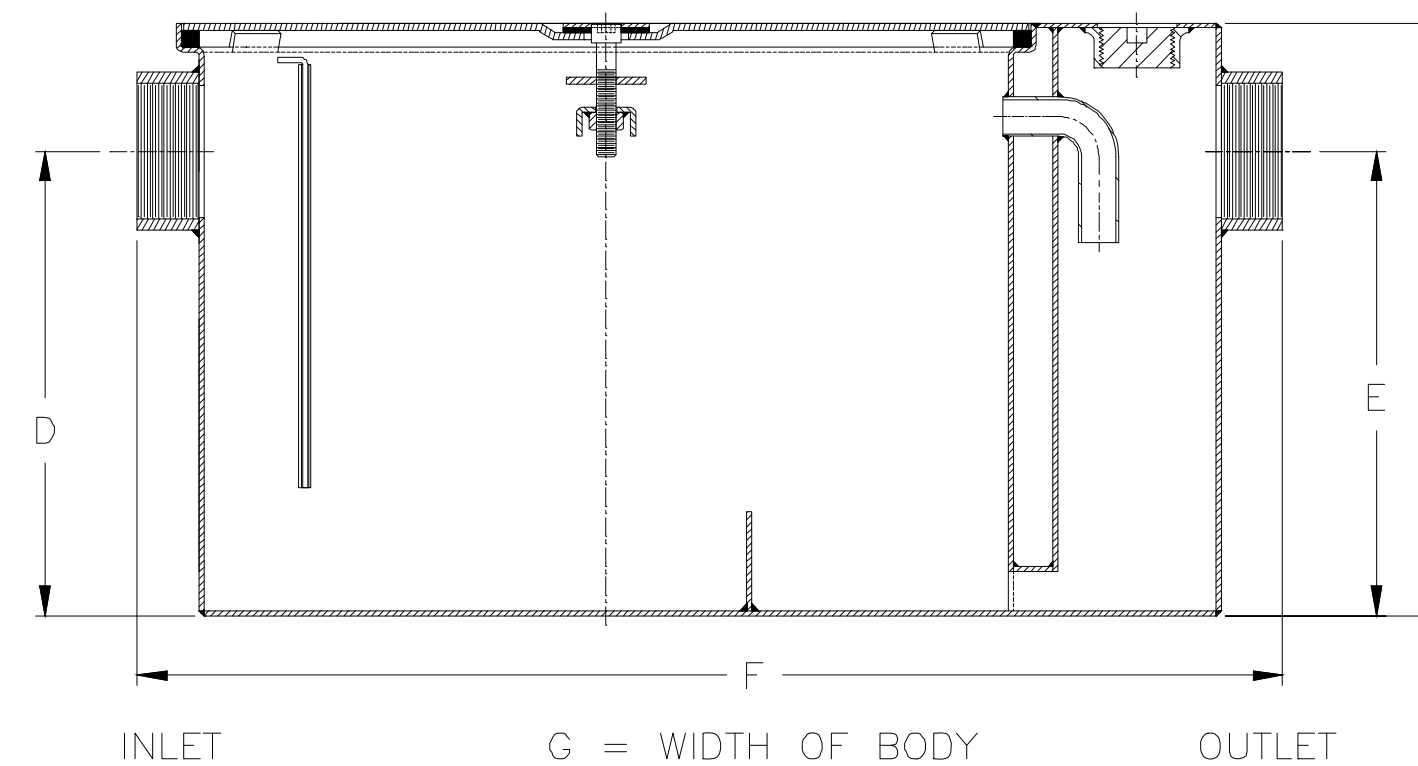
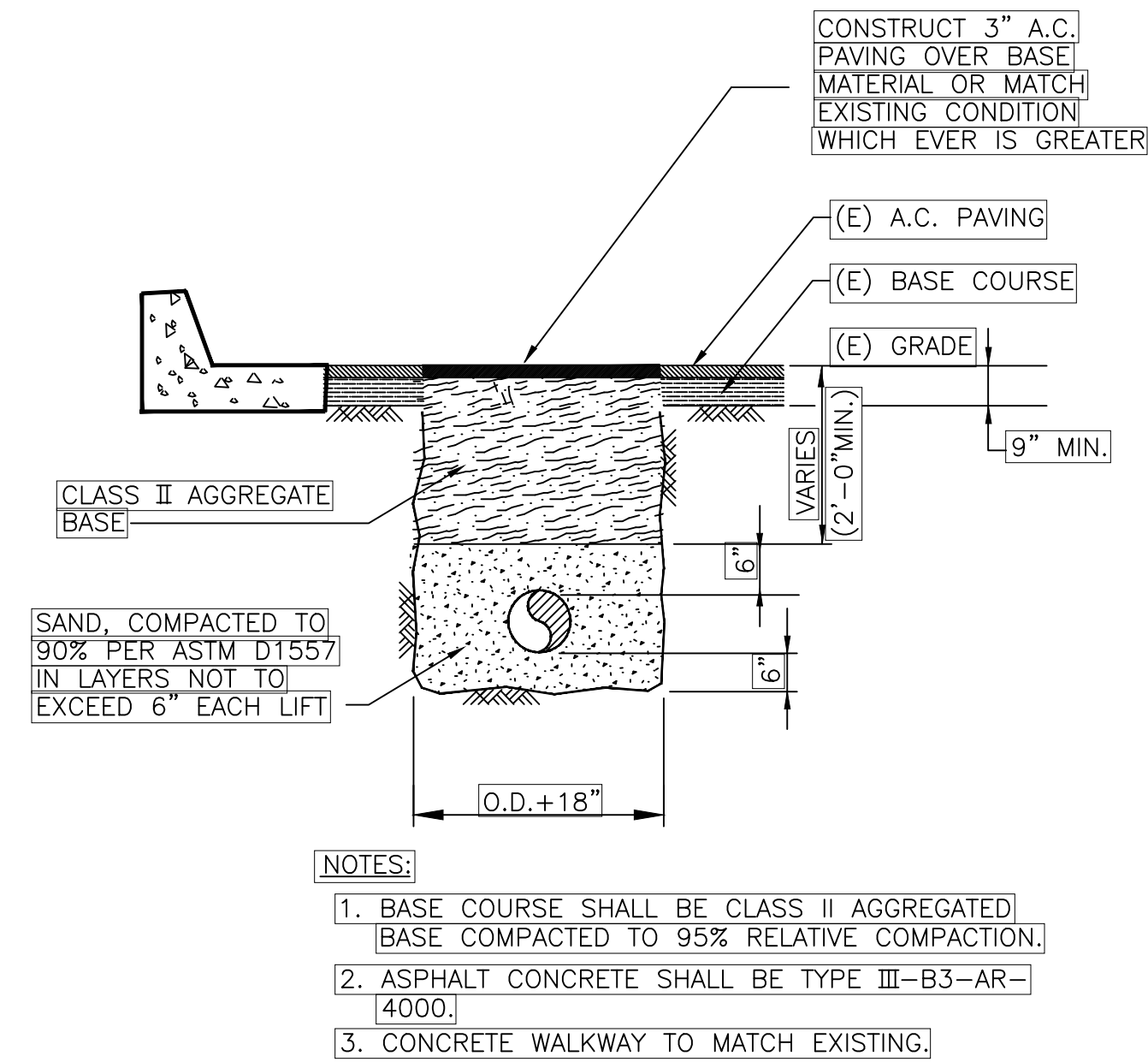
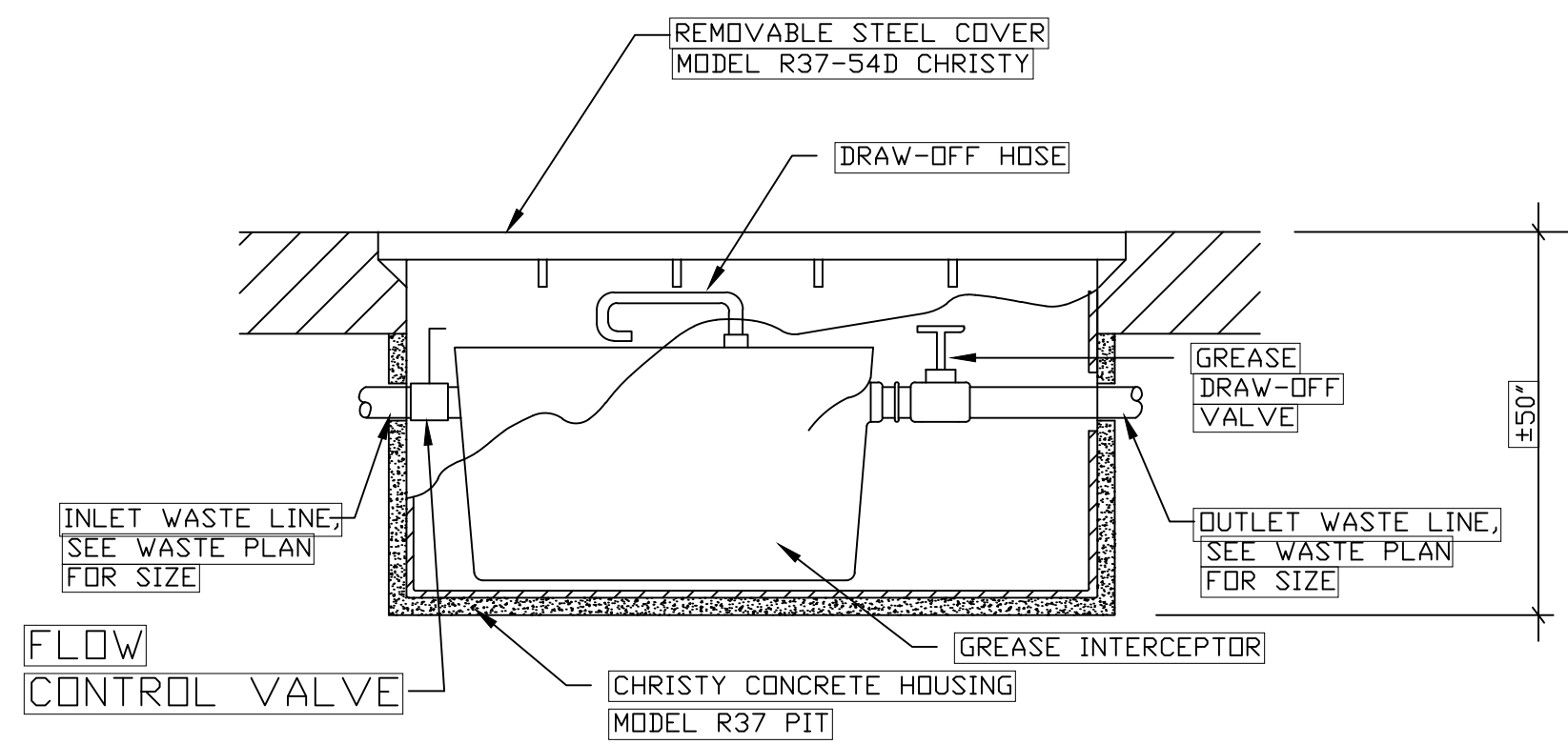
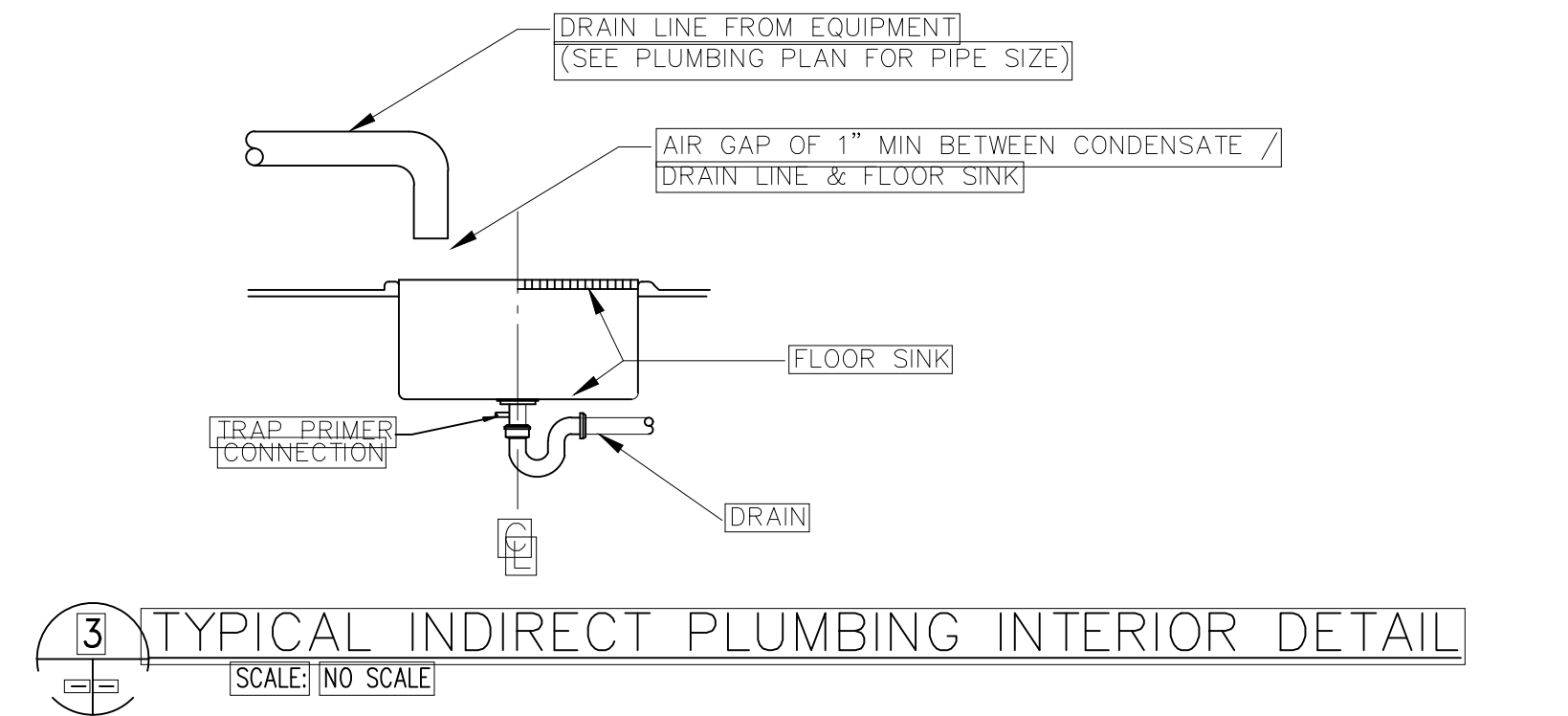
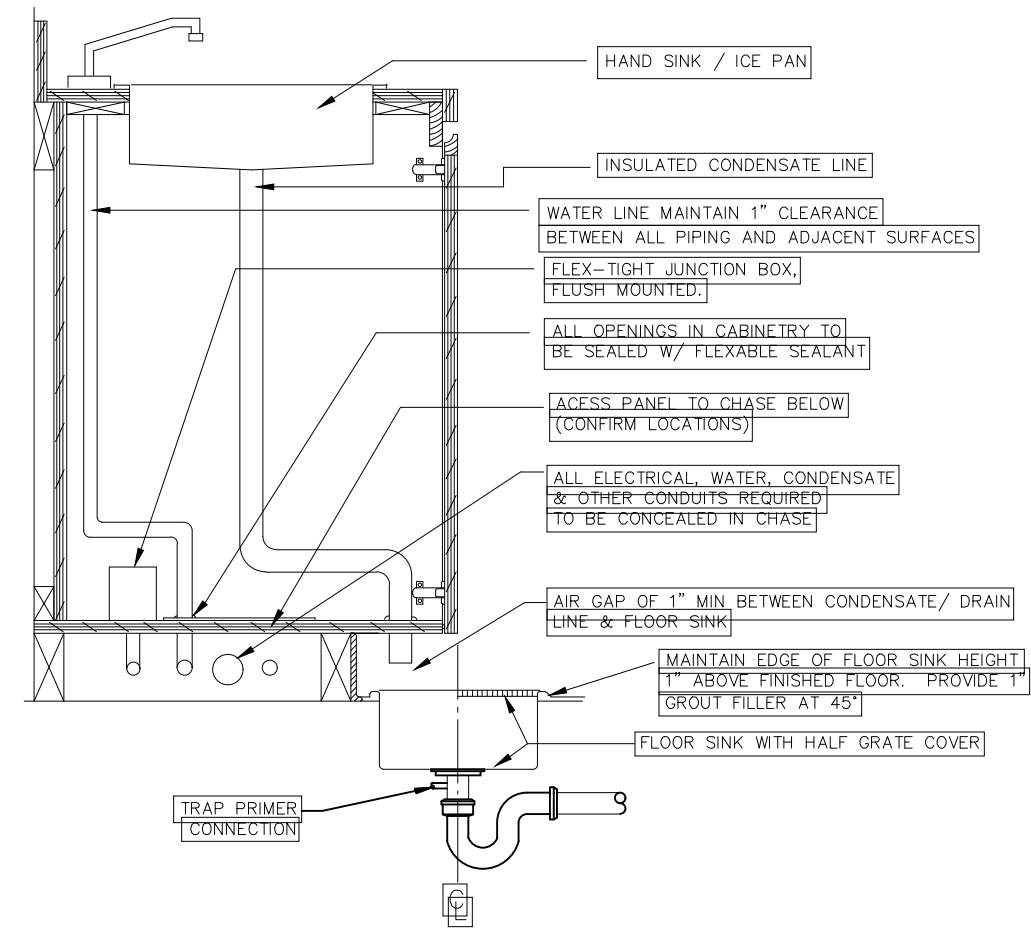
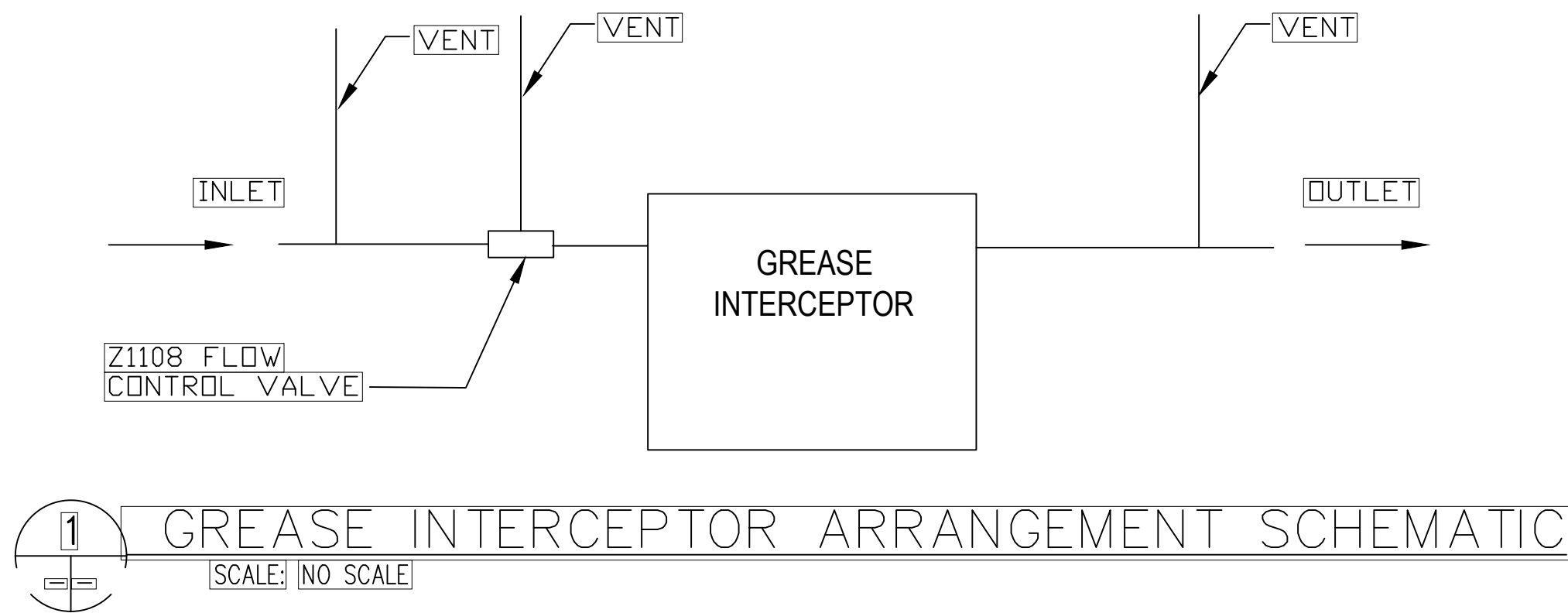
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DATE: 10/28/23 SCALE: AS NOTED

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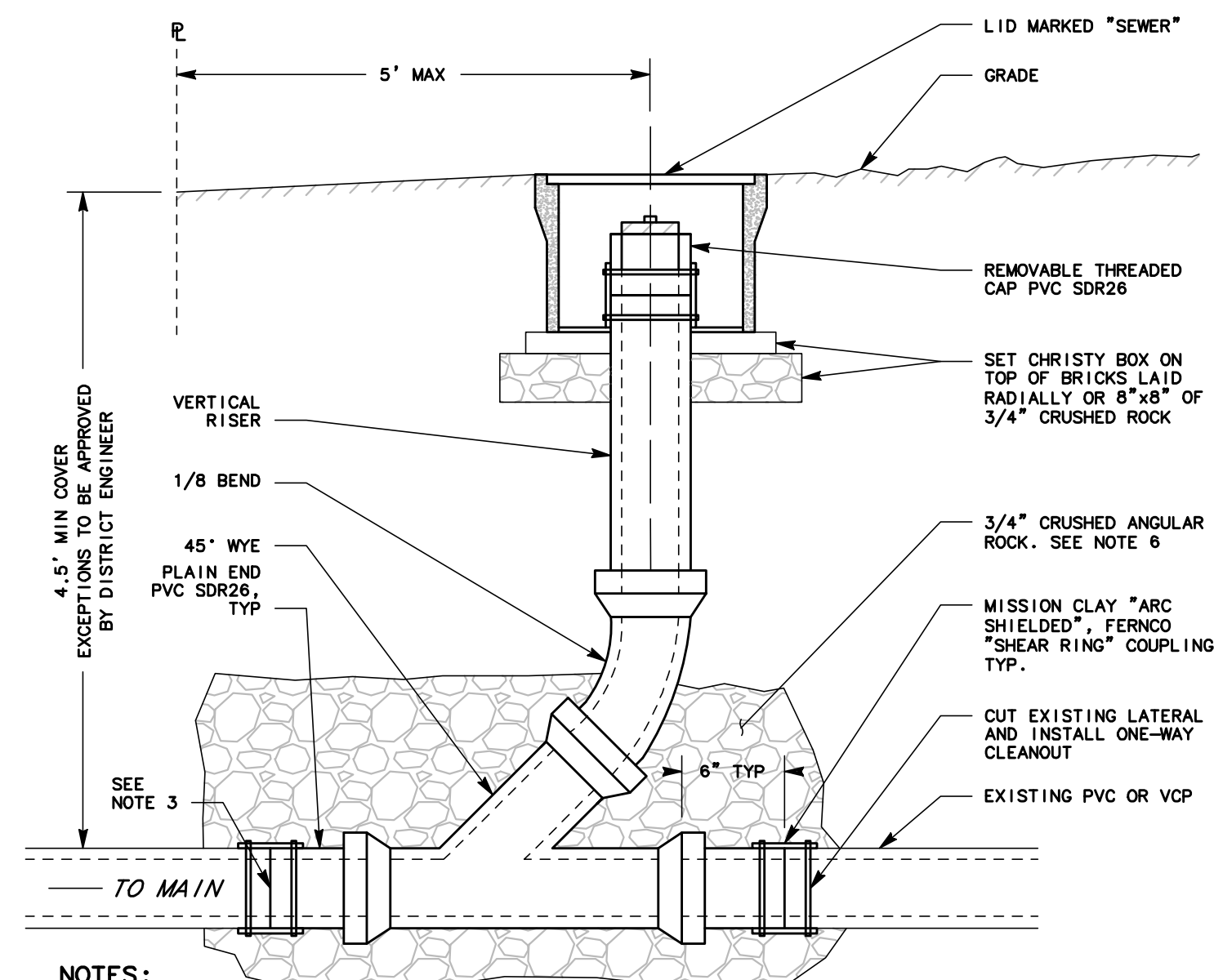
P4-1

SHEET 1 OF 1



Inlet/ Outlet Size*	Flow Rate G.P.M. [L]	Capacity		Approx. Wt. Lbs. [kg]	Dimensions in Inches			
		Water Gal. [L]	Grease Lbs. [kg]		C	D/E	F	G
3 [76]	50 [189]	40 [151]	100 [45]	180 [82]	21 1/2 [546]	16 [406]	36 [914]	24 1/2 [622]

Z1170 ZURN GREASE INTERCEPTOR



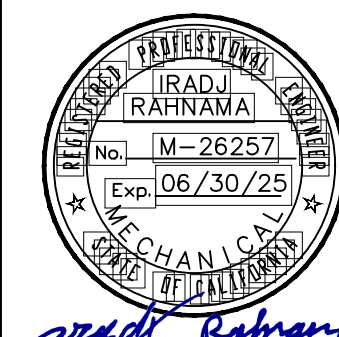
- NOTES:**
- ALL PIPING SHALL BE PVC SDR26. FITTINGS SHALL BE PVC SDR35.
 - ALL CLEANOUT BOXES SHALL BE BE CHRISTY CONCRETE PRODUCTS MANUFACTURED BY OLDCASTLE PRECAST, INC.

	4" RISER		6" RISER	
	NON-TRAFFIC	TRAFFIC	NON-TRAFFIC	TRAFFIC
BOX	F08	G05T	F08	G08T
LID	F08C	G05CT	F08C	G05CT

- CONNECTION TO DISTRICT LATERAL SHALL BE MADE ON PIPE IN GOOD CONDITION.
- STAMP OR GRIND FACE OF CURB WITH "S" WHERE LATERAL PASSES UNDER CURB, IF NOT PRESENT
- 1/8 BEND MAY BE PART OF 45° WYE IF APPROVED BY DISTRICT
- BEDDING MATERIAL SHALL FOLLOW CUSD STANDARD SPECIFICATIONS SECTION 3.17



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GAS STATION

DETAILS

PROJECT

DRAWING TITLE

REV	DATE	DESCRIPTION
1	6/13/23	PLAN CHECK COMMENTS
2	9/12/23	PLAN CHECK COMMENTS
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JOB NO.: 23-107

CAD FILE:

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CHK'D BY: [I. R.] APP'D BY: [I. R.]

DATE: 10/28/23 SCALE: [AS NOTED]

DRAWING NO.:

P4-2

SHEET [] OF []

Building type: COMMERCIAL

CALCULATION BASED ON CPC -2022, TABLE H2.1

GREASE TRAP Details	
MODEL	Z1170
MANUFACTURER	ZURN
FLOW RATE (GPM)	50.00
WATER CAPACITY (GAL)	40
GREASE CAPACITY (LB)	100
APPROX WEIGHT (LBS)	180

WATER HEATER SIZING									
Facility Name	Compartment/Unit Size (in)			SR #		PR #			
	Length	Width	Depth	Hot Water Demand (GPH)					
Sink Type				Gal/Comp	# Comp	# Units	TOTAL		
Warewashing 1	12	19	12	12	3	1	36		
Warewashing 2				0			0		
Warewashing 3				0			0		
Warewashing 4				0			0		
Warewashing 5				0			0		
Bar sink				6			0		
Food Preparation				5			0		
Janitorial				15		1	15		
Garbage Can Wash				15			0		
Hand sink (Food Prep & Restrm)				5		3	15		
Pre-rinse (Hand Spray)				45			0		
Clothes Washer (9-12 lbs)				45			0		
Clothes Washer (16 lbs)				60			0		
Employee Shower				20			0		
Other fixtures using hot water:									
1									0
2									0
3									0
4									0
5									0
Total Hot Water Demand from equipment other than Dish Washing Machines									66
Dishwashing Machines (See manufacturer's specs)						1			1
Temperature rise = 60°F				WITH		Water Heater Size			
				Dishwashing Machine		GAS		ELECTRIC	
TOTAL Hot Water Demand	Sinks	DWC	Total	K-BTU	Rate*	KW	Rate*		
TOTAL at 100% (multi-use utensils)	66	1	67	44.40		9.96			
TOTAL at 80% (single-use utensils)	53	1	54	35.65		8.00			
WITHOUT				Water Heater Size					
Dishwashing Machine				GAS		ELECTRIC			
				Sinks		K-BTU	Rate*	KW	Rate*
TOTAL Hot Water Demand				66	43.73		9.81		
TOTAL at 100% (multi-use utensils)				66	43.73		9.81		
TOTAL at 80% (single-use utensils)				53	34.99		7.85		
* Use Chart to determine the corresponding Recovery Rate of the water heater									
Reviewed by	Viet Dao						Date:	01.07.15	
Edited by	Fred Kieu						Date:	02.20.20	

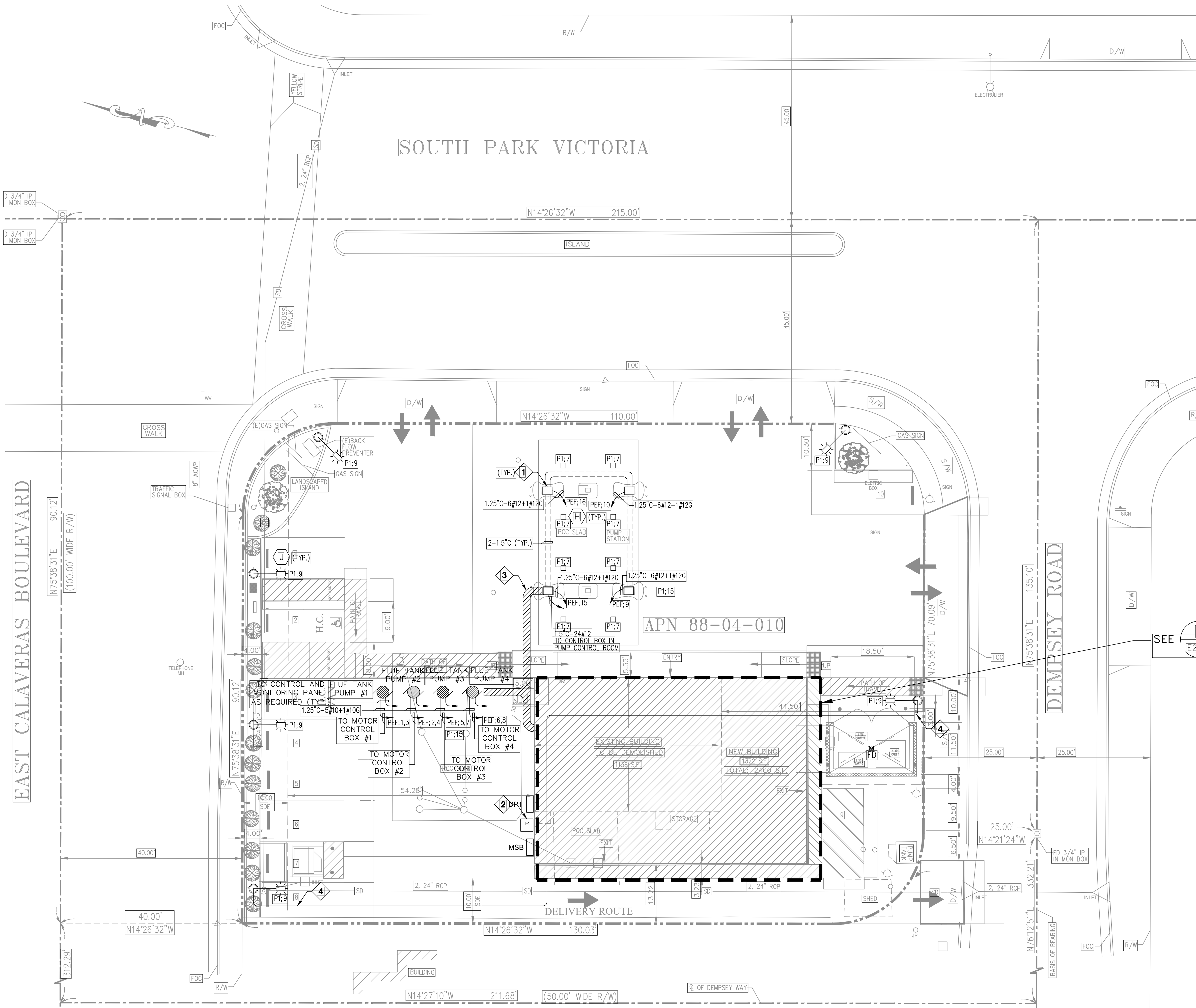
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PLUMBING CALCULATIONS

DRAWING TITLE:

SHEET * OF *

EAST CALAVERAS BOULEVARD



GENERAL NOTES:

- AN APPROVED SEAL SHALL BE PROVIDED IN EACH CONDUIT RUN ENTERING OR LEAVING A DISPENSER OR ANY CAVITIES OR ENCLOSURES IN DIRECT COMMUNICATION THEREWITH. THE SEALING FITTING SHALL BE THE FIRST FITTING AFTER CONDUIT EMERGES FROM THE EARTH OR CONCRETE.
- THREADED RIGID CONDUIT MUST BE USED FOR THE LAST 2FT OF THE UNDERGROUND RUN TO THE POINT OF EMERGENCE OR TO THE POINT OF CONNECTION TO THE ABOVEGROUND RACEWAY WHEN RIGID NON METALLIC CONDUIT IS USED FOR UNDERGROUND WIRING.
- PROVIDE SEAL AT THE PANELBOARD TO ALL CONDUIT COMING FROM THE DISPENSER AND/OR PASSING FROM THE HAZARDOUS (CLASSIFIED) LOCATION BOUNDARIES FROM THE DISPENSER.

SHEET NOTES:

- WEATHER PROOF TYPE FLOOR BOX.
- TRANSFORMER MUST BE FULLY ENCLOSED
- ELECTRICAL ROUTE OF CANOPY AND FUEL TANK PUMP CONDUIT BACK TO THE ELECTRICAL PANEL OF THE BUILDING. FIELD VERIFY AND COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.
- ELECTRICAL ROUTE OF THE EXTERIOR LIGHTING POLE CONDUIT BACK TO THE ELECTRICAL PANEL OF THE BUILDING. FIELD VERIFY AND COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.

SEE 1 & 1 & 1 FOR ENLARGED LIGHTING AND POWER

1 SITE PLAN-LIGHTING
E1-0 SCALE: 3/32"=1'-0"

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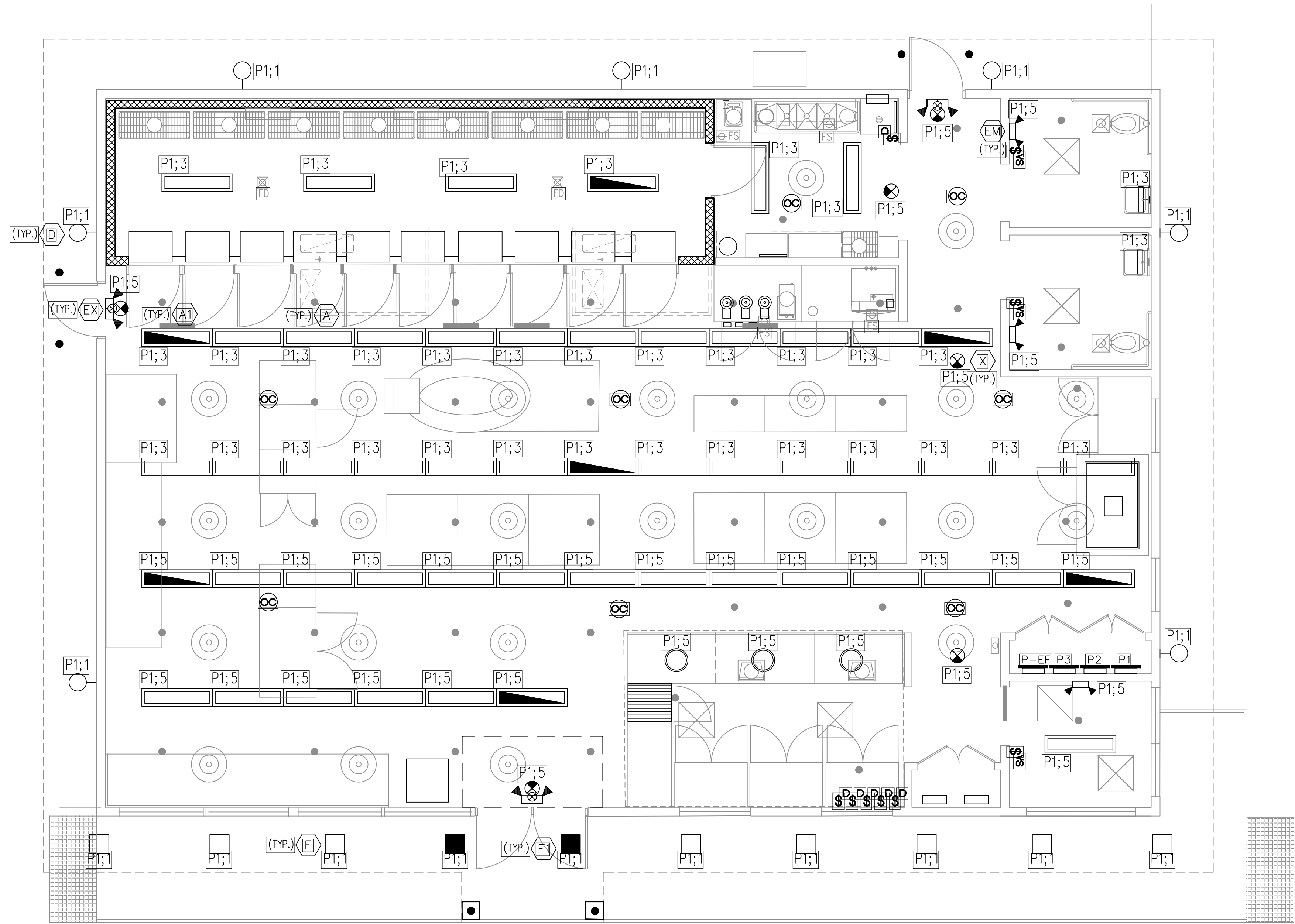
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GAS STATION

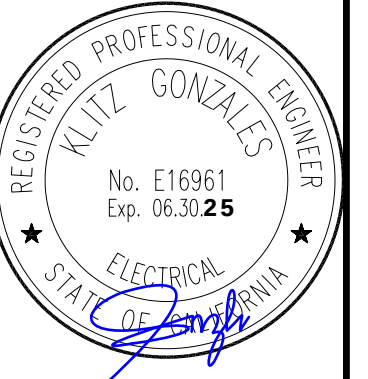
SITE PLAN
LIGHTING AND POWER

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1 FLOOR PLAN - LIGHTING
SCALE: 1/4"=1'-0"

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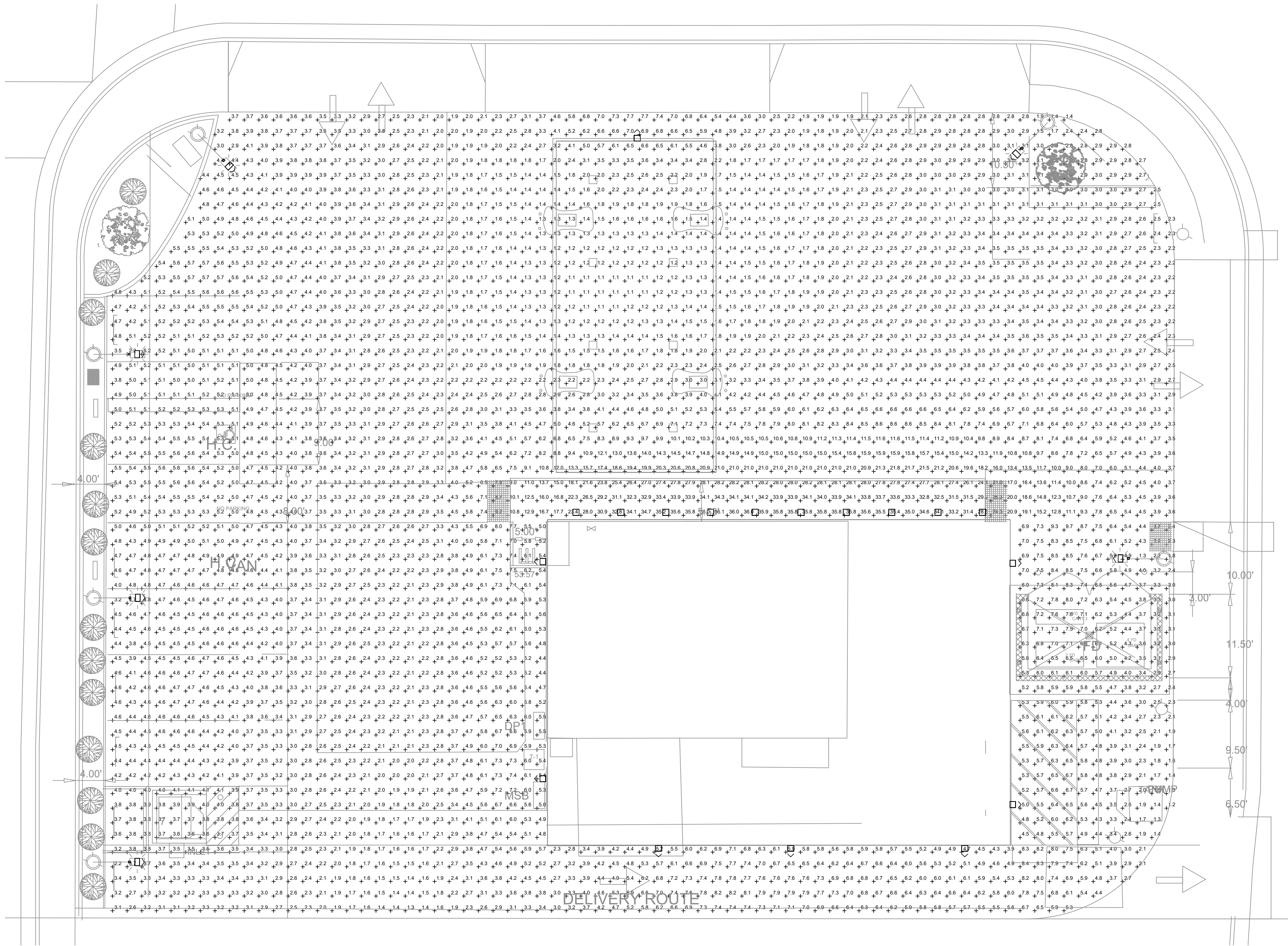
GAS STATION
FLOOR PLAN
LIGHTING

		DRAWING		
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△	9/12/23	PLAN CHECK COMMENTS		
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B NO.:		23-107		
D FILE:				
GND'D BY:		DRAWN BY:		
[I. R.]		[M. A.]		
K'D BY:		APP'D BY:		
[K. G.]		[K. G.]		
TE:		SCALE:		
2/28/23		[AS NOTED]		
DRAWING NO.:				
E1-1				
[SHEET] [] OF []				

Schedule							
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	
	H		6	Lithonia Lighting	KAD LED 40C 700 40K R5 MVOLT	KAD LED, 40 LED, 700mA MVOLT DRIVER, 4000K, TYPE 5 OPTICS.	
	D		8	Lithonia Lighting	ASW1 WALL LIGHT 42 LEDs 350 30K SR2 MVOLT	ASW1 WALL LIGHT 42 LEDs 350 mA DRIVE CURRENT 30K COLOR TEMP TYPE 2 DISTRIBUTION	
	F		10	Lithonia Lighting	CNY LED P1 40K MVOLT	CNY LED Canopy P1=4,500lm	

Statistics

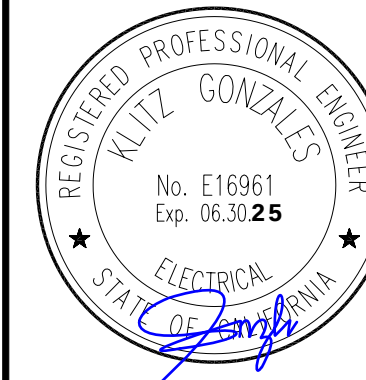
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Lighting		5.0 fc	36.1 fc	1.1 fc	32.8:1	4.5:1



1 SITE PLAN-PHOTOMETRIC CALCULATION
SCALE: 1/8"=1'-0"

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1610 BLOSSOM HILL ROAD, SUITE "6A"
SAN JOSE, CALIFORNIA 95124
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MILPITAS, CA 95035

GAS STATION

SITE PLAN
PHOTOMETRIC CALCULATION

PROJECT

DRAWING TITLE:

REV	DATE	DESCRIPTION
1	6/13/23	PLAN CHECK COMMENTS
2	9/12/23	PLAN CHECK COMMENTS

JOB NO.: 23-107

CAD FILE:

DSGN'D BY: [I. R.] DRAWN BY: [M. A.]

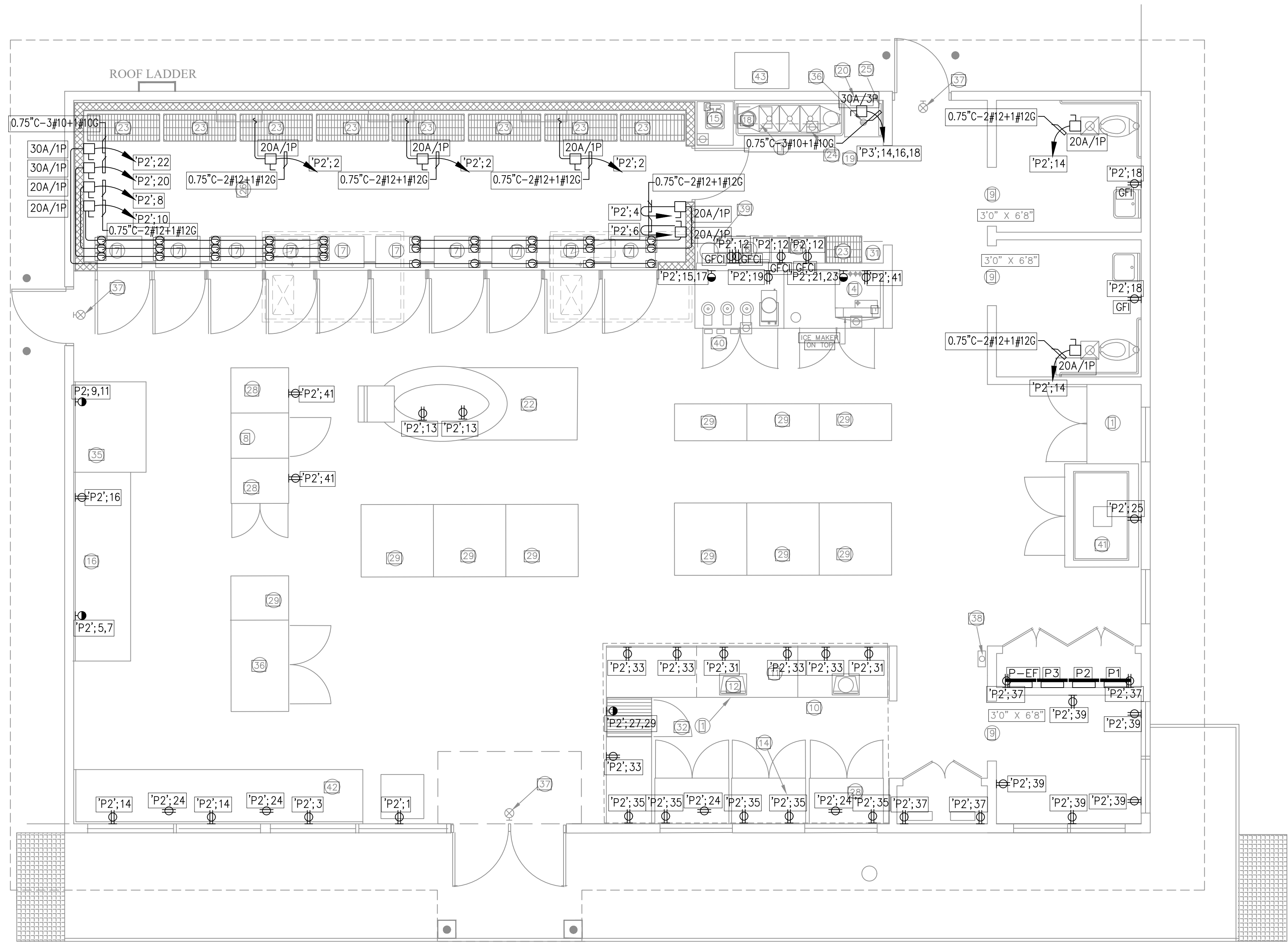
CHK'D BY: [K. G.] APP'D BY: [K. G.]

DATE: 10/28/23 SCALE: [AS NOTED]

DRAWING NO.:

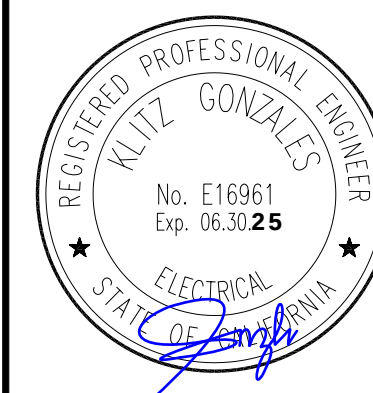
E1-2

[SHEET] [OF] [1]



1 FLOOR PLAN- POWER
SCALE: 1/4"=1'-0"

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GAS STATION

**FLOOR PLAN
POWER**

PROJECT

DRAWING TITLE:

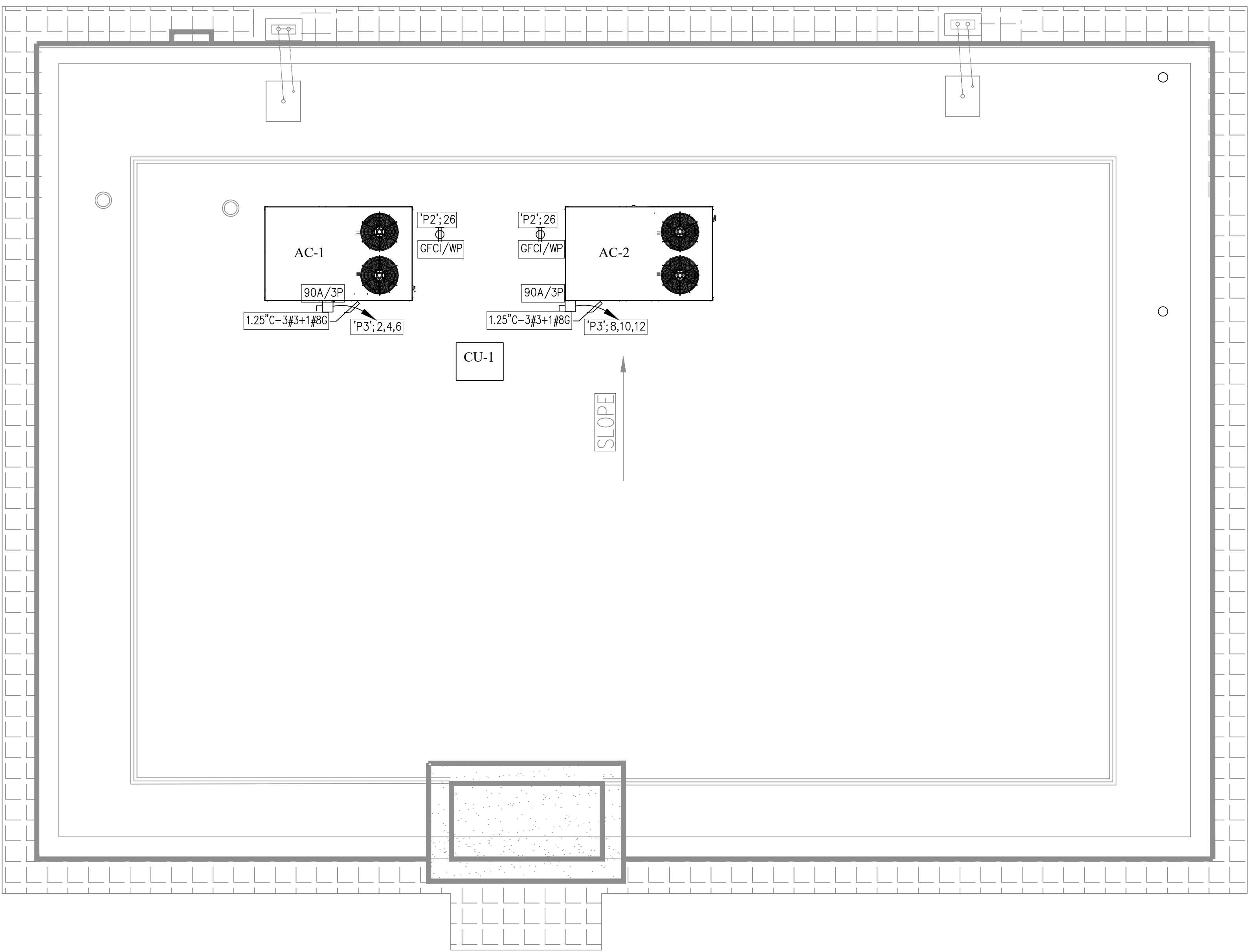
REV	DATE	DESCRIPTION
1	6/13/23	PLAN CHECK COMMENTS
2	9/12/23	PLAN CHECK COMMENTS

JOB NO.:	23-107
CAD FILE:	
DSGN'D BY:	DRAWN BY:
[I. R.]	[M. A.]
CHK'D BY:	APP'D BY:
[K. G.]	[K. G.]
DATE:	SCALE:
10/28/23	(AS NOTED)

DRAWING NO.:

E2-1

SHEET 1 OF 1



1 ROOF PLAN-POWER
SCALE: 1/4"=1'-0"

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GAS STATION

ROOF PLAN
POWER

PROJECT

DRAWING TITLE:

REV	DATE	DESCRIPTION
1	6/13/23	PLAN CHECK COMMENTS
2	9/12/23	PLAN CHECK COMMENTS
3		
4		
5		
6		

JOB NO.: 23-107

CAD FILE:

DSGN'D BY: I. R. DRAWN BY: M. A.

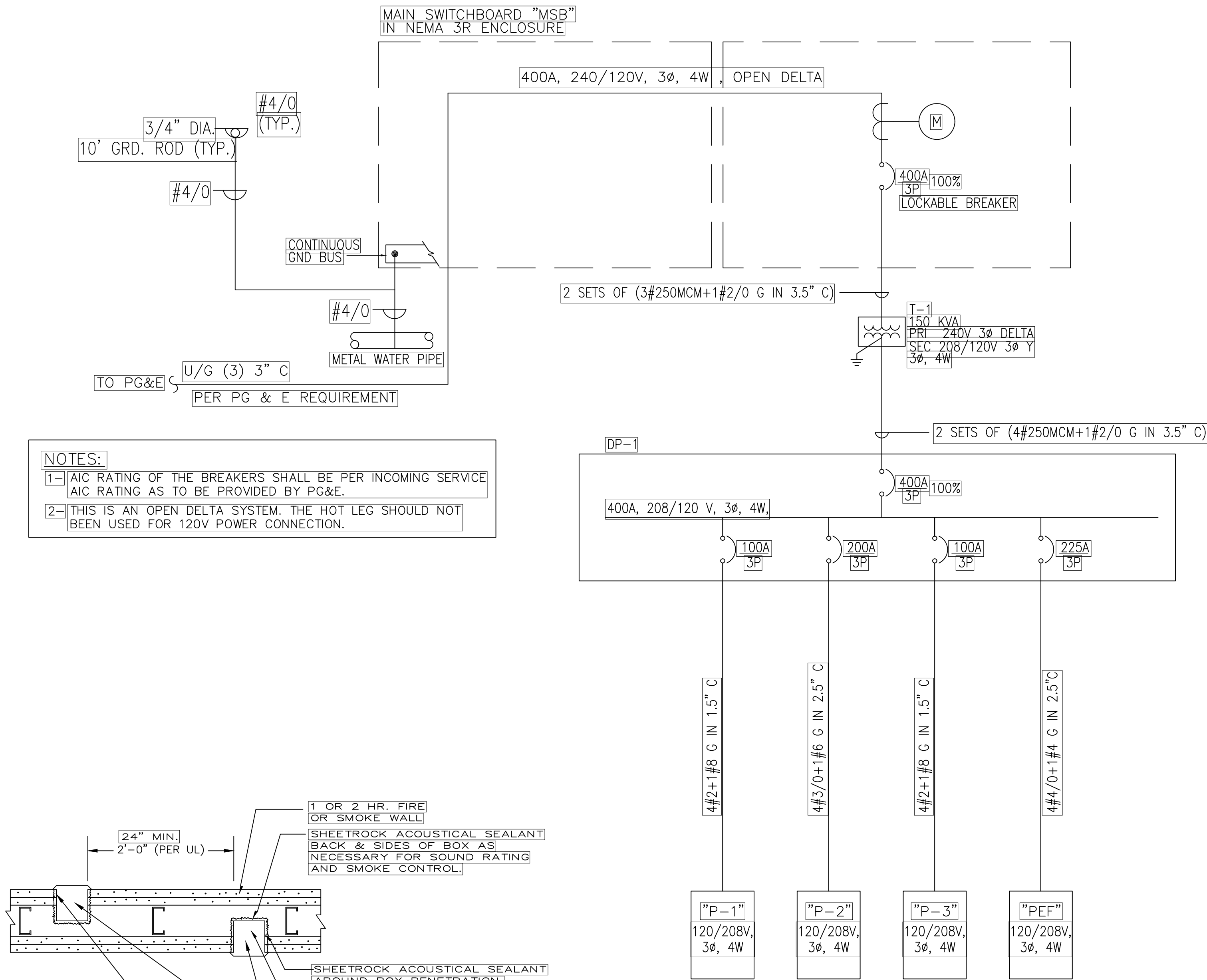
CHK'D BY: K. G. APP'D BY: K. G.

DATE: 10/28/23 SCALE: AS NOTED

DRAWING NO.:

E2-2

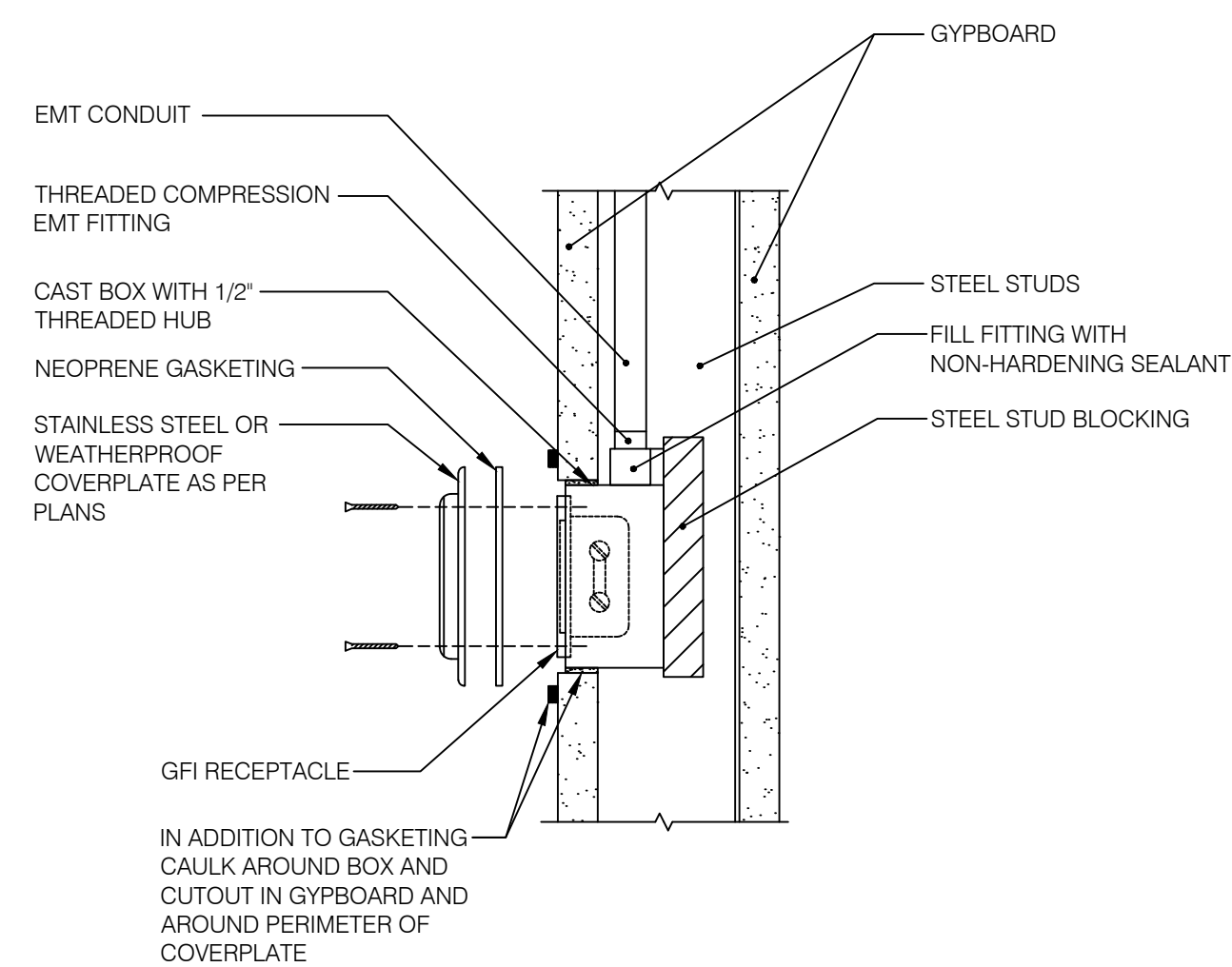
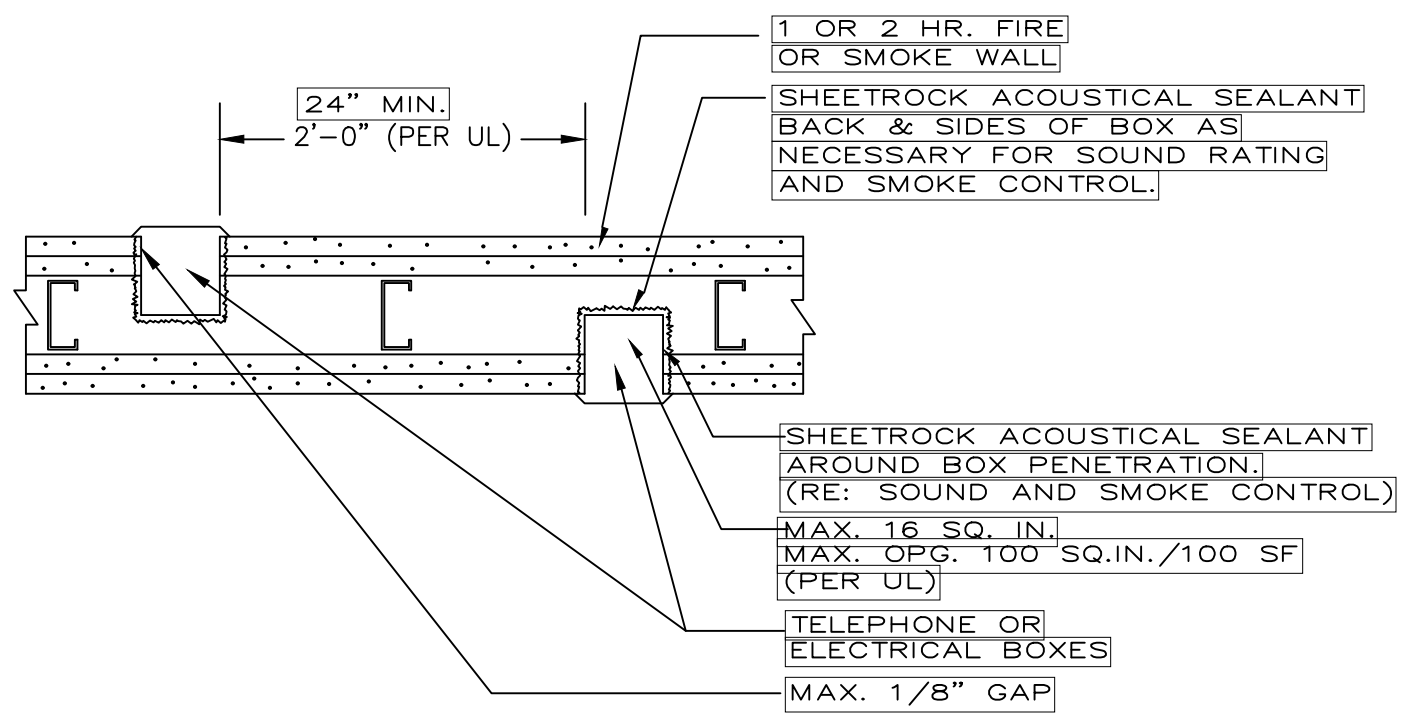
SHEET 1 OF 1



NOTES:

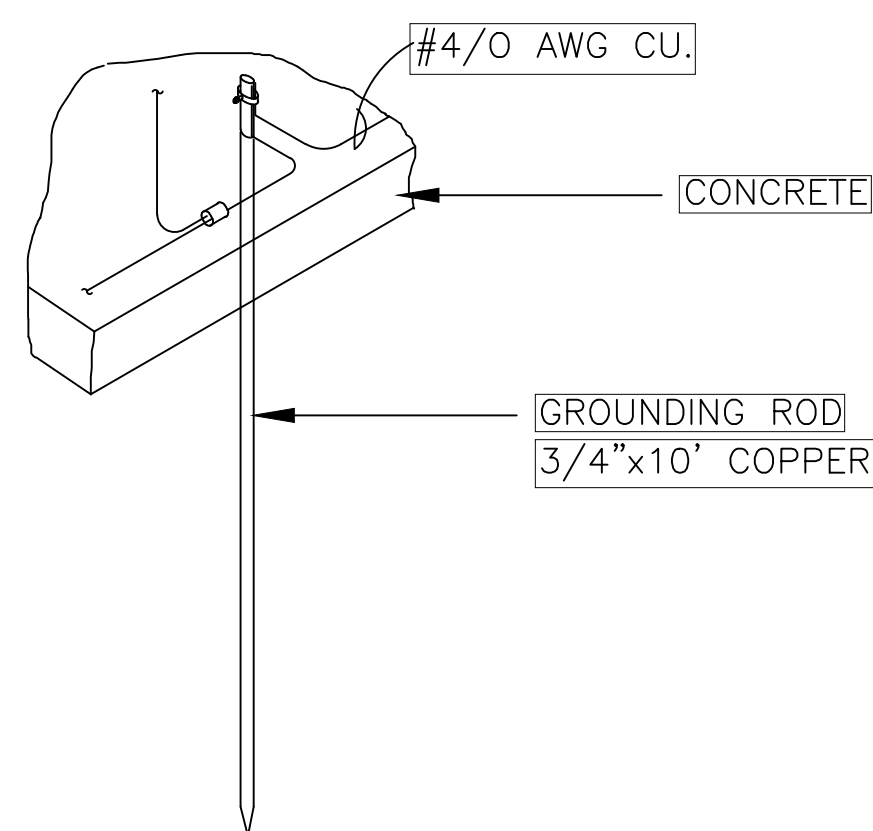
1- AIC RATING OF THE BREAKERS SHALL BE PER INCOMING SERVICE AIC RATING AS TO BE PROVIDED BY PG&E.

2- THIS IS AN OPEN DELTA SYSTEM. THE HOT LEG SHOULD NOT BEEN USED FOR 120V POWER CONNECTION.



3 FIRE RATED ELECTRICAL BOX DETAIL (NOT TO SCALE)

1 SINGLE LINE DIAGRAM (SCALE: NOT TO SCALE)



4 GROUND ROD DETAIL (NOT TO SCALE)

NONRESIDENTIAL ELECTRICAL LOAD CALCULATION										DESCRIPTION	RATE	SQ. FEET
PROJECT: ADDRESS:										BUILDING AREA	100%	2,460
27 S. PARK VICTORIA DR. MILPITAS, CA												
ITEM NUMBER	LOAD	VOLT	AMP	PHASE	HP	MINIMUM VA	UNIT	LOAD FACTOR	ONE PER SQ. FEET	QUANTITY	COLUMN 1 VA	COLUMN 2 VA
1	LIGHTING					1.0	PER FT2	125%			3,075	
2	RECEPTACLES					180	EACH			50		9,000
	100% RECEPTACLES UP TO 10000 VA					9,000		100%			9,000	
	50% RECEPTACLES OVER 10000 VA					0	EACH	50%			0	
4	SODA DISPENSER	208	3.6	1		749	EACH	100%		1	749	
5	TEA/COFFEE BREWER	120	15	1		1,800	EACH	100%		1	1,800	
7	DISPLAY REFRIDGERATOR	120	9	1		1,080	EACH	100%		10	10,800	
12	POS	100	1.5	1		150	EACH	100%		1	150	
13	MICROWAVE	208	8.2	1		1,708	EACH	100%		1	1,708	
16	REFRIDGERATOR	208	20	1		4,160	EACH	100%		1	4,160	
17	RAPID COOK OVEN	208	17	1		3,536	EACH	100%		0	0	
20	WATER HEATER	208	21.7	3		7,818	EACH	100%		1	7,818	
22	SANDWICH TABLE	120	3	1		360	EACH	100%		1	360	
27	FREEZER CONDENSING UNIT	208	40	3		14,411	EACH	100%		1	14,411	
32	ROLLER GRILL	208	12.8	1		2,662	EACH	100%		1	2,662	
33	WALK IN COOLER	120	10	1		1,200	EACH	100%		2	2,400	
35	ICE MAKER	208	24.1	1		5,013	EACH	100%		1	5,013	
40	COFFEE MAKER	208	27.4	1		5,699	EACH	100%		1	5,699	
41	HOT FOOD	120	5.3	1		636	EACH	100%		1	636	
	TURBIN PUMP	208	20	1		4,160	EACH	100%		4	16,640	
	FUEL DISPENSER	120	10	1		1,200	EACH	100%		4	4,800	
42	ICE CREAM UNIT	120	10	1		1,200	EACH	100%		1	1,200	
	AC UNIT	208	55	3		19,815	EACH	100%		2	39,629	
	OUTDOOR LIGHT	120	0.9	1		108	EACH	100%		10	1,080	
	OUTDOOR LIGHT	120	3.9	1		468	EACH	100%		1	468	
	OUTDOOR LIGHT	120	2.8	1		336	EACH	100%		1	336	
	EXHUST FAN	115	5.8	1		667	EACH	100%		3	2,001	
											0	
											0	
											0	
	LARGEST MOTOR	208	28	3		10,087	EACH	25%		1	2,522	
											0	
	TOTAL										139,114	

SERVICE 120 / 240 3 PHASE

TOTAL VA 139,114

SERVICE AMPS AT 3 PHASE 240 V OPEN DELTA 335

BREAKER SIZE FOR SERVICE (AMP) 100% LOADED N. BKR.

2 LOAD CALCULATION (SCALE: NOT TO SCALE)

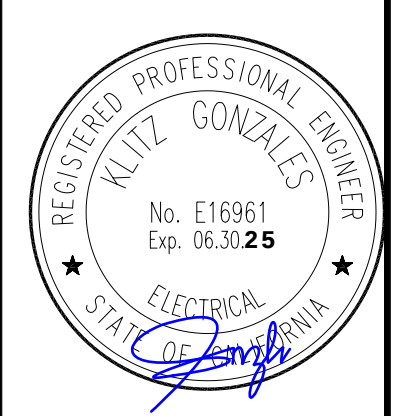
LIGHTING SCHEDULE

FIXTURE	SYMBOL	DESCRIPTION	LAMP TYPE	MANUFACTURER'S CATALOG #	MAX VA	VOLTAGE	MOUNTED	REMARKS
A	[Symbol]	1'x4' LED LIGHTING FIXTURE	LED	LITHONIA SBL SERIES	39	120V	SURFACE	ELECTRONIC BALLAST
A1	[Symbol]	SAME AS TYPE "A" EXCEPT WITH 90 MIN BATTERY BACK UP	LED					
B	[Symbol]	2'x2' LED LIGHTING FIXTURE WITH 120V RAPID START ELECTRONIC BALLASTS.	LED	LITHONIA ZTL SERIES	35	120V	SURFACE MOUNTED	ELECTRONIC BALLAST
B1	[Symbol]	SAME AS TYPE "B" EXCEPT WITH 90 MIN BATTERY BACK UP	LED					
C	[Symbol]	6" RECESSED LIGHT	LED	LITHONIA LDN6 SERIES	20.5	120V	RECESSED	
D	[Symbol]	WALL MOUNTED OUTDOOR WEATHER PROOF WITH 90 MINUTES BATTERY PACK	LED	LITHONIA ASW7 SERIES	49	120V	WALL MOUNTED	PHOTOCELL OPERATED W/ OCCUPANCY SENSOR.
F	[Symbol]	10'x10' LED CANOPY LIGHT WEATHER PROOF	LED	LITHONIA OXY LED P1	35	120V	FLUSH MONTED	PHOTOCELL OPERATED W/ OCCUPANCY SENSOR.
F1	[Symbol]	SAME AS TYPE F EXCEPT WITH 90 MINUTES BATTERY BACKUP DRIVER						
G	[Symbol]	WALL MOUNTED	LED	LITHONIA WL2	21	120V	WALL MOUNTED	
X	[Symbol]	L.E.D. EXIT SIGN, SINGLE OR DOUBLE FACE, UNIVERSAL MOUNT, ARROWS AS INDICATED	LED/120V.	LITHONIA LED-S-W-1-G-PO-EL-N	2	120V	PENDANT/WALL	
EM	[Symbol]	SELF-CONTAINED EMERGENCY BATTERY FIXTURE WITH 2-HEAD LAMPS (SEALED BEAM)	2.5W	LITHONIA BEU	5.4	120V	WALL MOUNTED	
EX	[Symbol]	WALL MOUNTED DUAL HEAD COMBINATION EMERGENCY EXIT SIGN W/EMERG. LIGHTS LITHONIA # BWC	2.5W	LITHONIA # BWC	5.7	120V	WALL MOUNTED	

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GAS STATION

REV	DATE	DESCRIPTION
1	8/13/23	PLAN CHECK COMMENTS
2	9/12/23	PLAN CHECK COMMENTS
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JOB NO.: 23-107

CAD FILE:

DSGN'D BY: [I. R.] DRAWN BY: [M. A.]

CHK'D BY: [K. G.] APP'D BY: [K. G.]

DATE: 10/28/23 SCALE: AS NOTED

DRAWING NO.: E3-1

[SHEET] [OF]

150 kVA 240 Volt to 208Y/120
Transformer BC150C-M/EP

Click images to enlarge



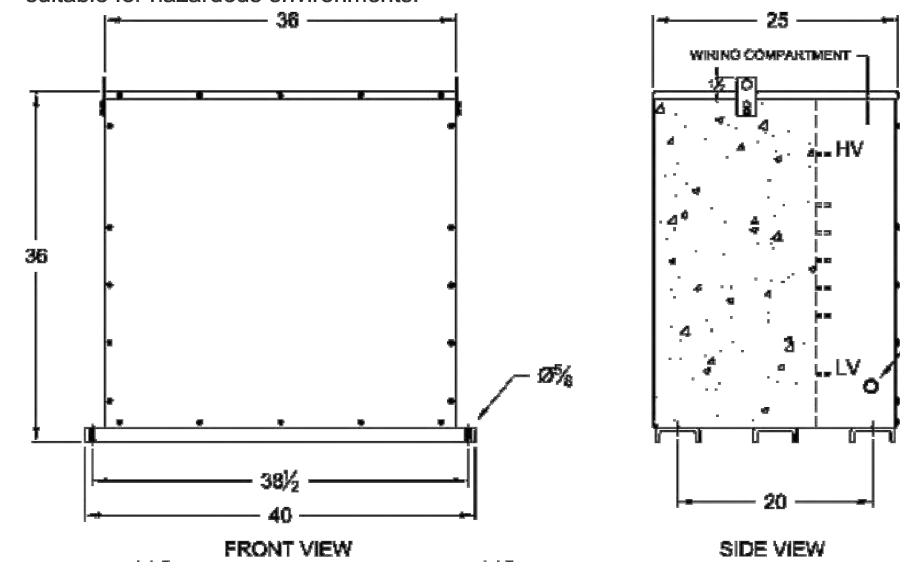
Be the first to review this product

Quick Overview

Catalog No.: BC150C-M/EP
Epoxy Encapsulated Transformer 150 kVA • Three Phase • Primary: 240 Volt • Secondary: 208Y/120 Volt
Conductor: Copper • Frequency 60 Hz.

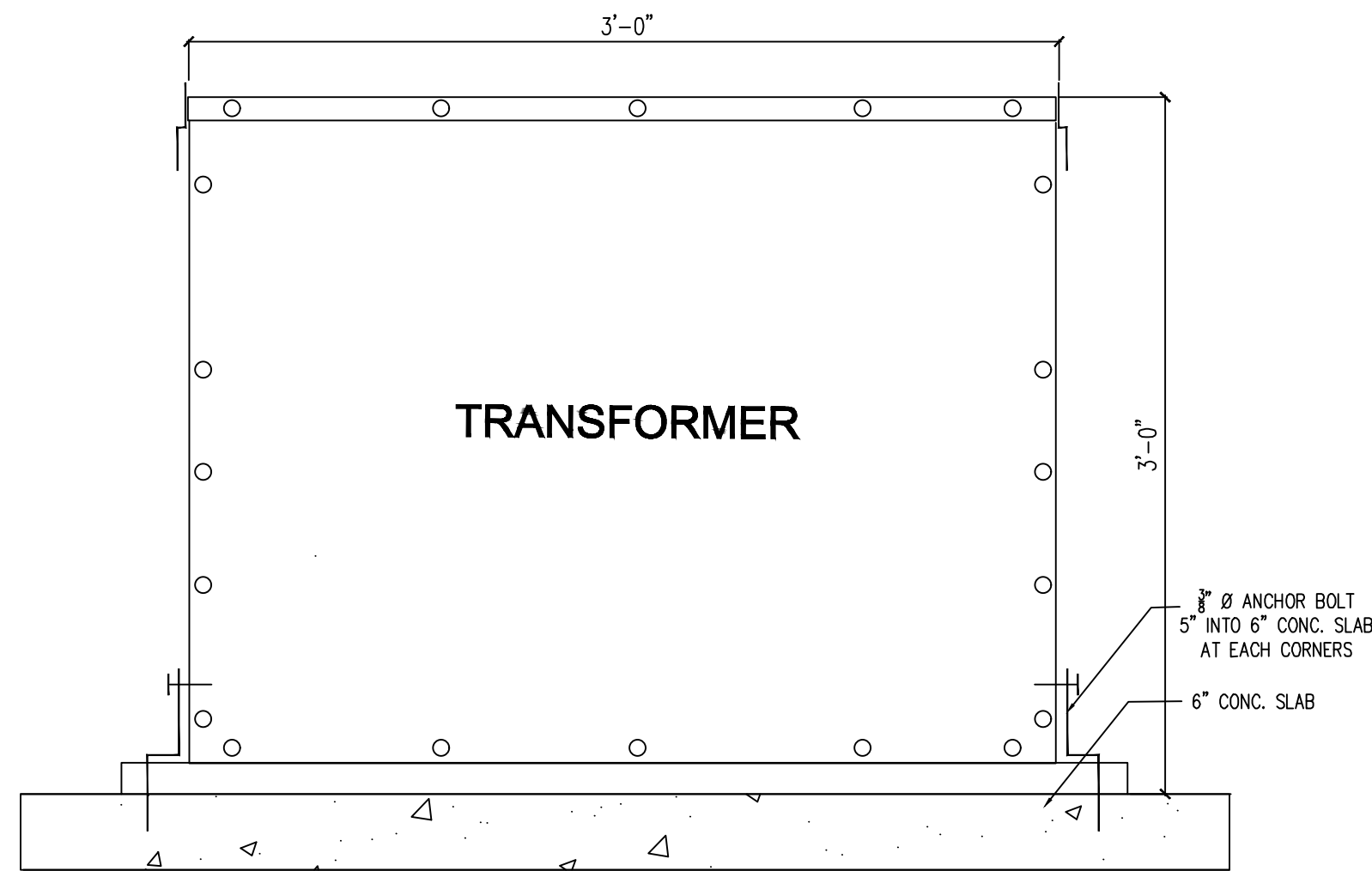
Full Specification Optional Features

Three phase Epoxy Encapsulated Transformer BC150C-M/EP is an isolation transformer with primary and secondary windings that are physically separated from each other. It allows AC power to be taken from one device and fed into another without electrically connecting the two circuits. The transformer blocks transmission of DC currents but allow AC signals to pass. It is sealed in silica sand and resin solid mass, completely enclosing and protecting the core and coil, while significantly reducing audible noise and suitable for hazardous environments.



Preliminary General Drawing.
(Dimension, inch).
*All information and images presented here is based on preliminary data or design and may be changed without prior notice. Request Drawing Proof to confirm dimensions from Optional Feature KIO Ø1 1/2" lab, if it is critical.
Epoxy Encapsulated Transformer BC150C-M/EP Winding Schematics:

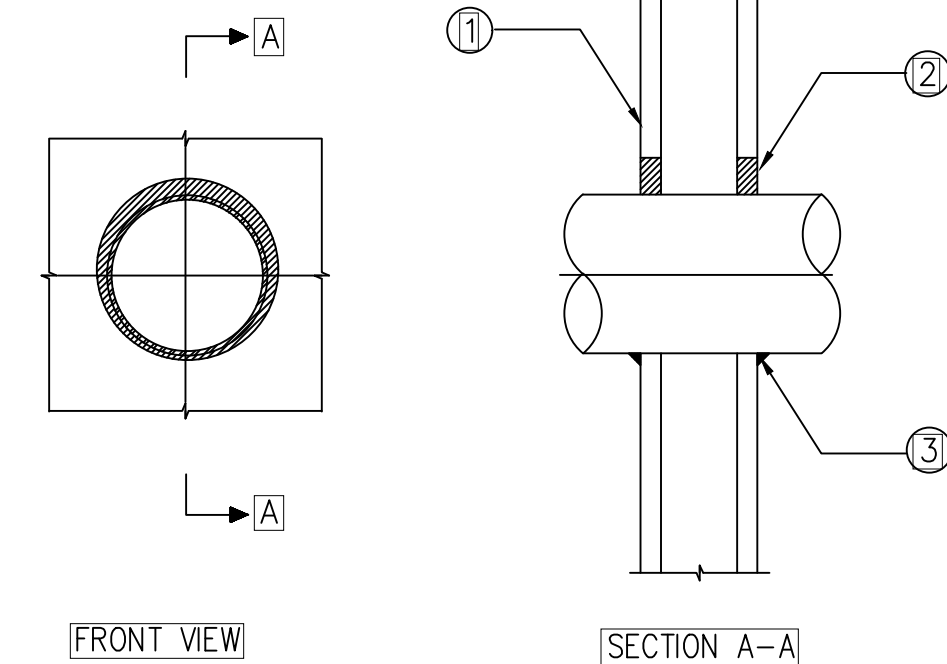
Catalog No.	BC150C-M/EP
Product Type	Epoxy Encapsulated Transformer
Phase	Three
Power Rating	150 kVA
Frequency, Hz	60
Vector Group	Della-Wye(DYn)
Primary voltage	240 Volt
Primary Max Current, Amps	360.8A
Primary Terminals	H1-H2-H3, 2-14 AWG, 2/0-6 AWG
Primary Terminal Lugs	2 of 300MCM
Primary Voltage Taps	0%; ±2.5%; ±5.0%
Secondary Voltage	208Y/120 Volt
Secondary Max Current, Amps	416.4A
Secondary Terminals	X0-X1-X2-X3
Secondary Terminal Lugs	2 of 300MCM
Winding Conductor	Copper
Temperature Rise, °C	130
Insulation Class	200 (N)
Insulation Level, (B.I.L), kVA	10
Efficiency at 35% Load, %	98.2
ANSI/IEEE Impedance, %	2.5-3.5
Sound Level, dB	55
Standards, Certifications, Compliances:	CSA Standard C22.2. No.47 Air Cooled Transformers (Dry Type), CSA certified.
Enclosure	Nema 3R Outdoor Non-Ventilated Weather proof steel Enclosure
Weight, Lb	
Country of	



3 TRANSFORMER STRUCTURE DETAIL

SCALE: NOT TO SCALE

UL SYSTEM NO. WL1054, FIRE-RATING 1-HR. OR 2-HR.
T RATING = 0-HR.
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400°F = LESS THAN 4 CFM/SQ. FT.



- GYPSUM WALL ASSEMBLY (1-HR. OR 2-HR. FIRE-RATING)(2-HR. SHOW).
- PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
 - a- MAXIMUM 20" DIAMETER STEEL PIPE (SCHEDULE 10 OR HEAVIER).
 - b- MAXIMUM 6" DIAMETER COPPER PIPE.
 - c- MAXIMUM 6" DIAMETER STEEL CONDUIT.
 - d- MAXIMUM 4" DIAMETER STEEL EMT.
- a. MINIMUM 5/8" DEPTH OF SEALANT FOR A 1-HR. FIRE-RATING.
b. MINIMUM 1-3/4" DEPTH OF SEALANT FOR A 2-HR. FIRE-RATING.
- a. MINIMUM 1/2" BED HILT FS-ONE FIRESTOP SEALANT FOR POINT OF CONTACT.

NOTES:
1- MAXIMUM DIAMETER OF OPENING = 22-1/4".
ANNULAR SPACE = MINIMUM 0, MAXIMUM 2-1/4".

4 METAL PIPE THROUGH GYPSUM WALL ASSEMBLY

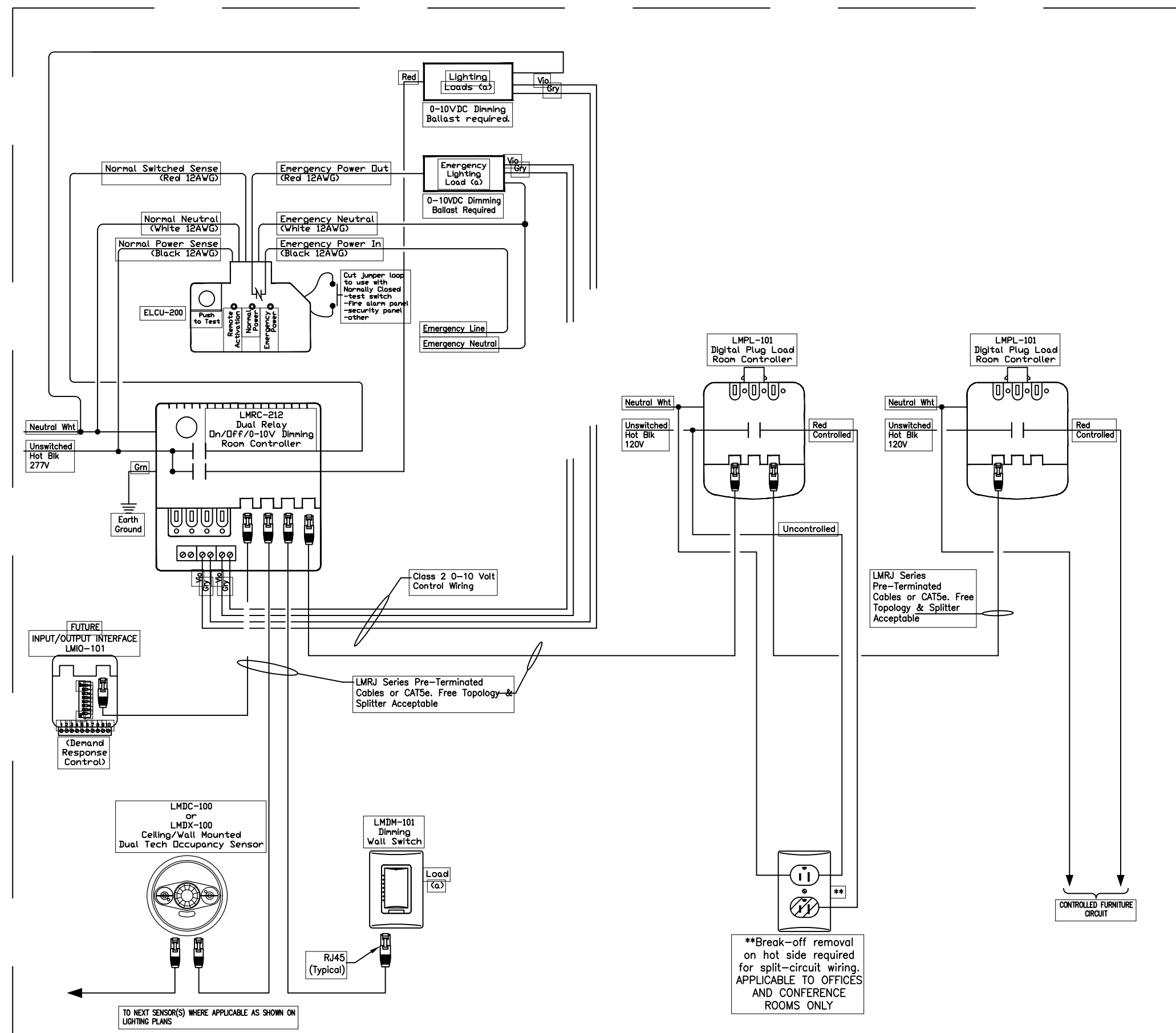
NO SCALE

GENERAL NOTES:

- ALL EGRESS LIGHTING SHALL NOT BE DIMMED OR CONTROLLED AND SHALL PROVIDE THE MINIMUM 1 FOOT-CANDLE AT AT THE WALKING SURFACE FOR ALL EGRESS PATHS, IN ACCORDANCE WITH CFC 1008.2.1.

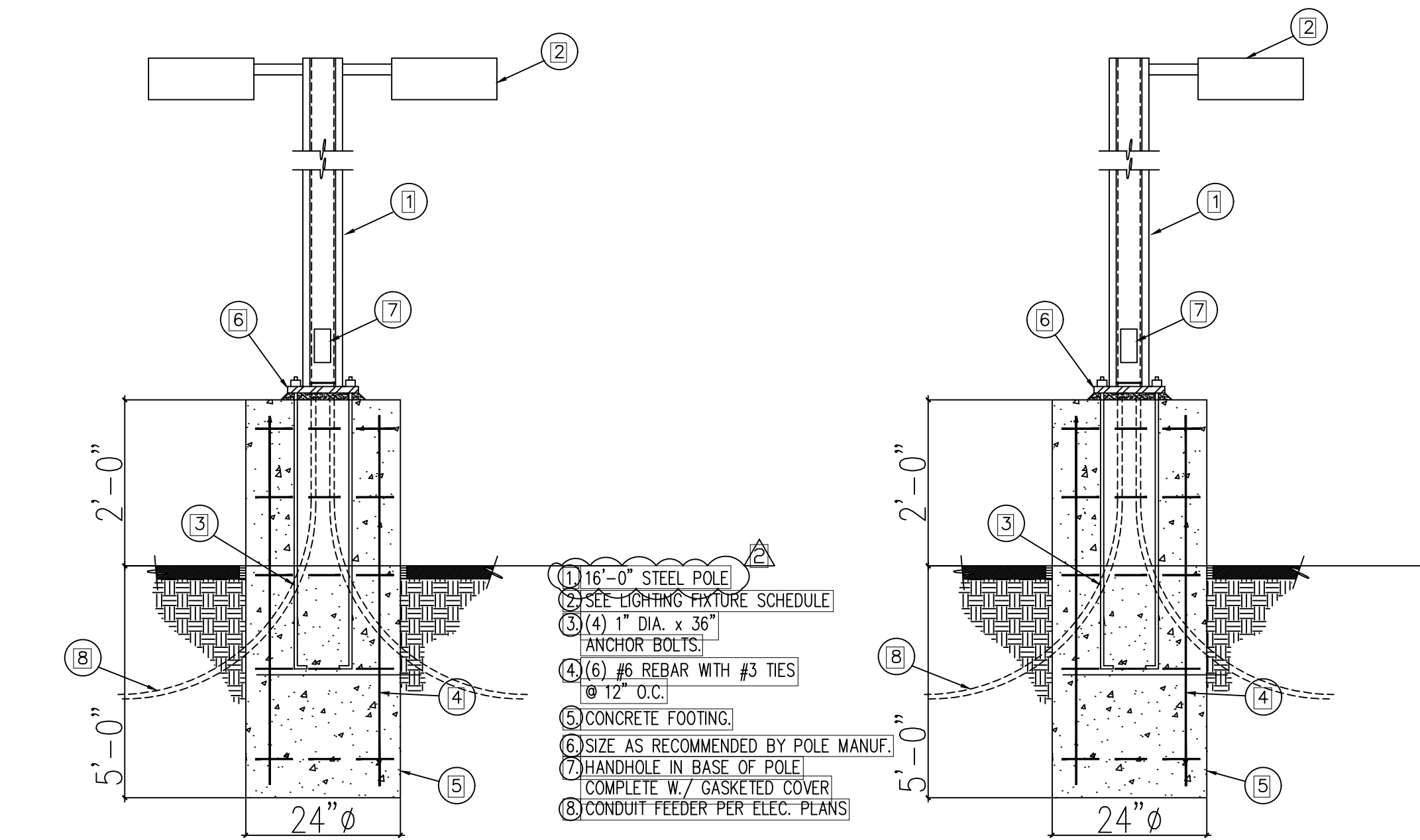
NOTES:

- ALL ELECTROLIERS SHALL BE ANCHORED TO A CONCRETE FOOTING AND MUST COMPLY WITH THE COUNTY'S GROUNDING REQUIREMENT.
- LIGHT POLES SHALL BE GROUNDED PER NEC REQUIREMENTS.



1 CONTROL DIAGRAM

SCALE: NOT TO SCALE



A DOUBLE LIGHT FIXTURE

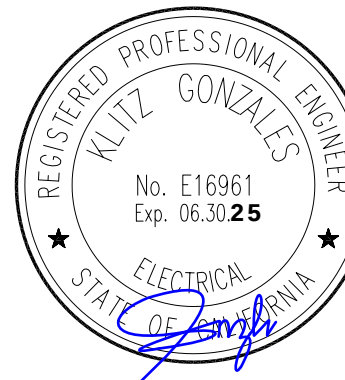
SCALE: N.T.S.

A1 SINGLE LIGHT FIXTURE

SCALE: N.T.S.

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27 S PARK VICTORIA DR.
MILPITAS, CA 95035

GAS STATION

DRAWING TITLE: LIGHTING CONTROL AND DETAILS

PROJECT

REV	DATE	DESCRIPTION
1	8/13/23	PLAN CHECK COMMENTS
2	8/12/23	PLAN CHECK COMMENTS
3		
4		
5		
6		
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8		

JOB NO.:	23-107
CAD FILE:	
DSGN'D BY:	DRAWN BY:
[I. R.]	[M. A.]
CHK'D BY:	APP'D BY:
[K. G.]	[K. G.]
DATE:	SCALE:
10/28/23	[AS NOTED]
DRAWING NO.:	

E3-2

SHEET 1 OF 1

PANEL BOARD IDENTIFICATION: P1 ELECTRICAL CLOSET										PANEL: TYPE: LIGHTING AND APPLIANCE POWER AND DISTRIBUTION									
LOCATION: ELECTRICAL CLOSET										VOLTS: 120 / 208 PHASE: 3 WIRE: 4 + 1 G									
PROTECTIVE DEVICE										GROUND BUS REQUIRED: X YES NO									
SECTION OF: MOUNTING: RECESSED MAIN: A BUS: 100 A										FEEDER: # --- °C									
RMS SYMMETRICAL MIN.										PHASE: A B C									
DESCRIPTION										CT. NO. BKR AMP POLE									
OUTDOOR LIGHTING										2 20 1 0									
INDOOR LIGHTING										4 20 1 0									
GAS PUMP LIGHTING										6 20 1 0									
STREET LIGHTING										8 20 1 0									
SPARE										10 20 1 0									
SPARE										12 20 1 0									
SPARE										14 20 1 0									
SPARE										16 20 1 0									
SPARE										18 20 1 0									
SPARE										20 20 1 0									
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SPARE										28 20 1 0									
SPARE										30 20 1 0									
SPARE										32 20 1 0									
SPARE										34 20 1 0									
SPARE										36 20 1 0									
SPARE										38 20 1 0									
SPARE										40 20 1 0									
SPARE										42 20 1 0									
TOTAL										0 0 0									

CONNECTED LOAD		
PHASE	VA	AMP
A	1,493	12
B	1,836	15
C	881	7
TOTAL	4,210	34

PANEL BOARD IDENTIFICATION: P2 ELECTRICAL ROOM										PANEL: TYPE: LIGHTING AND APPLIANCE POWER AND DISTRIBUTION									
LOCATION: ELECTRICAL ROOM										VOLTS: 120 / 208 PHASE: 3 WIRE: 4 + 1 G									
PROTECTIVE DEVICE										GROUND BUS REQUIRED: X YES NO									
SECTION OF: MOUNTING: RECESSED MAIN: A BUS: 200 A										FEEDER: # --- °C									
RMS SYMMETRICAL MIN.										PHASE: A B C									
DESCRIPTION										CT. NO. BKR AMP POLE									
ATM MACHINE										2 20 1 1									
ICE CREAM CHEST										4 20 1 1									
REFRIGERATOR										6 20 1 1									
ICE FREEZER										8 20 1 1									
SANDWICH TABLE										10 20 1 1									
COFFEE MAKER										12 20 1 1									
TEA/COFFEE BREWER										14 20 1 1									
SODA MACHINE										16 20 1 1									
HOT FOOD										18 20 1 1									
ROLLER GRILL										20 20 1 1									
POS										22 20 1 1									
CASHIER RECEPABLES										24 20 1 1									
CASHIER RECEPABLES										26 20 1 1									
UTILITY RECEPABLES										28 20 1 1									
OFFICE RECEPABLES										30 20 1 1									
STORE RECEPABLES										32 20 1 1									
TOTAL										6780 11316 12686									

CONNECTED LOAD		
PHASE	VA	AMP
A	12,804	107
B	17,556	146
C	15,696	131
TOTAL	46,056	384

PANEL BOARD IDENTIFICATION: LOCATION:		P3 ELECTRICAL CLOSET		SECTION OF: MOUNTING: RECESSED		MAIN:		A BUS: 200 A		PANEL: TYPE: LIGHTING AND APPLIANCE POWER AND DISTRIBUTION		VOLTS: 120 / 208 PHASE: 3 WIRE: 4 + 1 G					
PROTECTIVE DEVICE		RMS SYMMETRICAL MIN.				FEEDER		# — °C		GROUND BUS REQUIRED		X YES NO					
DESCRIPTION		U L1 L2 L3		VA A B C		BDR AMP POLE		CKT. NO. A B C		PHASE		CKT. NO. BDR AMP POLE		U L1 L2 L3		DESCRIPTION	
SPACE		0						1				2	70	6600			AC-1
SPACE			0					3				4		6600			
SPACE				0				5				6	3		6600		
SPACE			0					7				8	70	6600			AC-2
SPACE				0				9				10		6600			
SPACE					0			11				12	3		6600		
SPACE			0					13				14	30	2640			HOT WATER TANK
SPACE				0				15				16		2640			
SPACE					0			17				18	3		2640		
SPACE			0					19				20	0				SPACE
SPACE				0				21				22		0			SPACE
SPACE					0			23				24		0			SPACE
SPACE			0					25				26	0				SPACE
SPACE				0				27				28		0			SPACE
SPACE					0			29				30		0			SPACE
SPACE			0					31				32	0				SPACE
SPACE				0				33				34		0			SPACE
SPACE					0			35				36		0			SPACE
SPACE			0					37				38	0				SPACE
SPACE				0				39				40		0			SPACE
SPACE					0			41				42		0			SPACE
TOTAL		0	0	0										15840	15840	15840	TOTAL

CONNECTED LOAD			
PHASE	VA	AMP	
A	15,840	132	
B	15,840	132	
C	15,840	132	
TOTAL	47,520	132	



MILPITAS PLANNING COMMISSION STAFF REPORT

February 28, 2024

APPLICATION: **ENTERTAINMENT USE – 123 GREAT MALL DRIVE – P-UP23-0012.** A Conditional Use Permit to operate a 4,513-square foot entertainment facility (The Escape Game) within an existing commercial space in the General Commercial (C2) zone, located at 123 Great Mall Drive. The Project is also located within the Milpitas Metro Specific Plan Area.

RECOMMENDATION: **Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution No. 24-010, approving Conditional Use Permit No. UP23-0012 subject to the findings and attached Conditions of Approval.**

LOCATION:

Address/APN:

123 Great Mall Drive (APN 086-24-063)

Area of City:

Northeast of Great Mall Parkway, East of South Main Street and West of South Milpitas Boulevard

PEOPLE:

Project Applicant:

Tim Banning, Permit Place

Property Owner:

Milpitas Mills Limited Partnership (Simon)

Project Planner:

Lillian VanHua, AICP, Senior Planner

LAND USE:

General Plan Designation:

Milpitas Metro Specific Plan (MMSP)

Specific Plan Designation:

Residential Retail High Density Mixed Used (RRMU)

Zoning District:

General Commercial (C2)

ENVIRONMENTAL:

The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and; as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

EXECUTIVE SUMMARY

The applicant, Tim Banning of Permit Place, on behalf of Marshall McCamey from The Escape Game, plans to open an entertainment facility, known as The Escape Game, in a vacant retail space at 123 Great Mall Drive. The suite is in the Great Mall of Milpitas, a commercial mall that provides

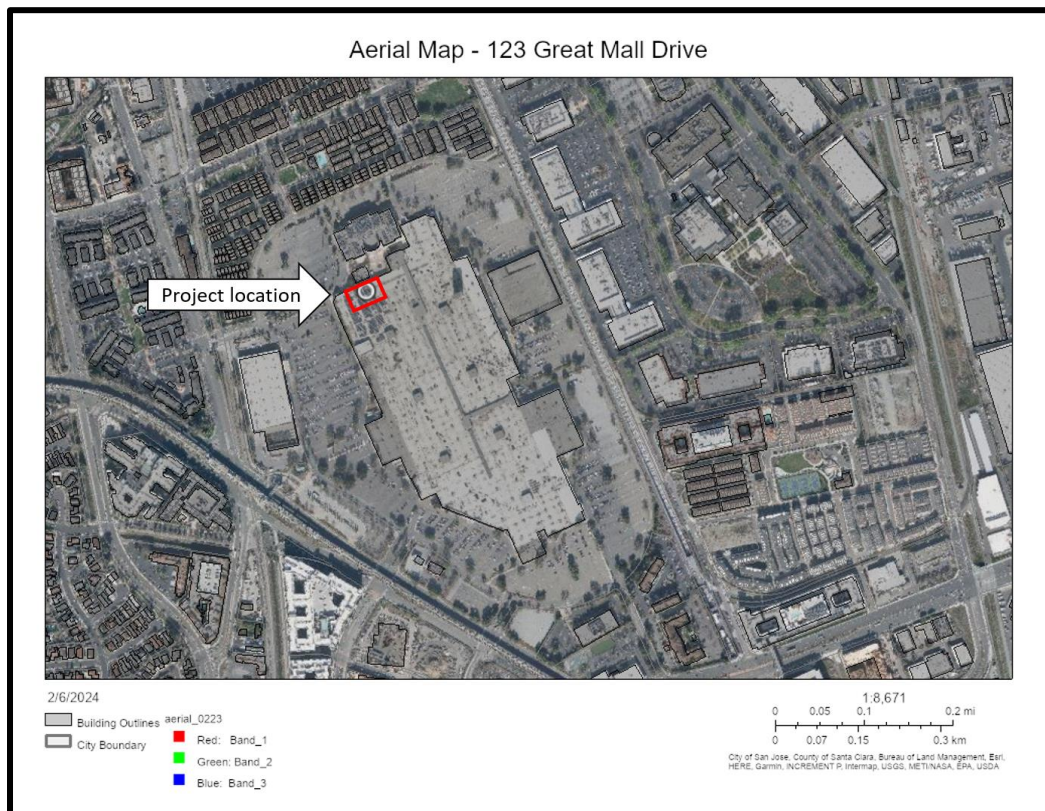
retail goods, services, eating establishments, and a variety of entertainment uses to community members and visitors of Milpitas.

The following is a summary of the applicant's request:

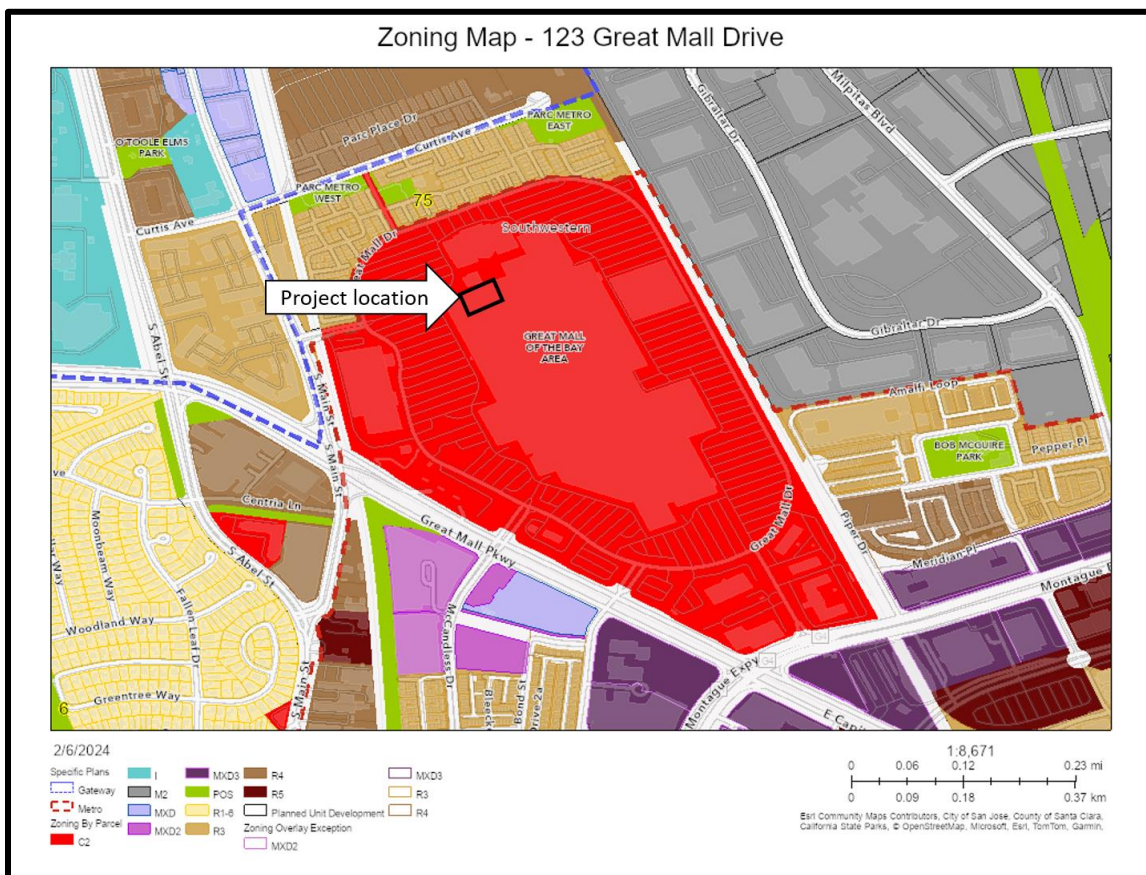
- Conditional Use Permit: To allow the operation of an entertainment facility, known as The Escape Game, with no alcohol or cooking facilities. Hours of operation vary throughout the week, ranging from 8am to 2am.

Staff reviewed the entitlement application outlined above and found it consistent with the policies, standards, and processes outlined in the Milpitas General Plan 2040, Milpitas Metro Specific Plan, and Zoning Ordinance. This report provides specific details and analysis regarding their request.

Map 1: Project Location



Map 2: Zoning Map



BACKGROUND

The subject location is an approximately 4,513-square-foot tenant space within the Great Mall. The proposed entertainment facility would operate within a tenant space previously occupied by “Play Live Nation” and “Mook Art Gallery.” Both tenants recently vacated the suites and the two spaces will be combined for The Escape Game. The tenant space is located across from Century Theaters and Outback Steakhouse.

PROJECT DESCRIPTION

Overview / Project Details

On November 16, 2023, Tim Banning of Permit Place applied for a Conditional Use Permit (CUP) to operate an entertainment facility, known as The Escape Game, as required per Milpitas Municipal Code (MMC) Table XI-10-5.02-1. Once approved, the applicant will apply for a building permit for interior tenant improvements. The scope of work includes the interior demolition of existing interior partition walls and ceiling, existing mechanical ducts, and the installation of new partitions, ceilings and finishes, new mechanical ducts, new electrical and lighting fixtures, and new plumbing and fixtures. There will be two lobbies, an office, a control room, employee breakroom, men’s and women’s restrooms, and various game rooms.

The Escape Game is a puzzle room experience provider. These puzzle rooms are a recreational and team-building exercise consisting of groups of players. Players (the public) enter the game

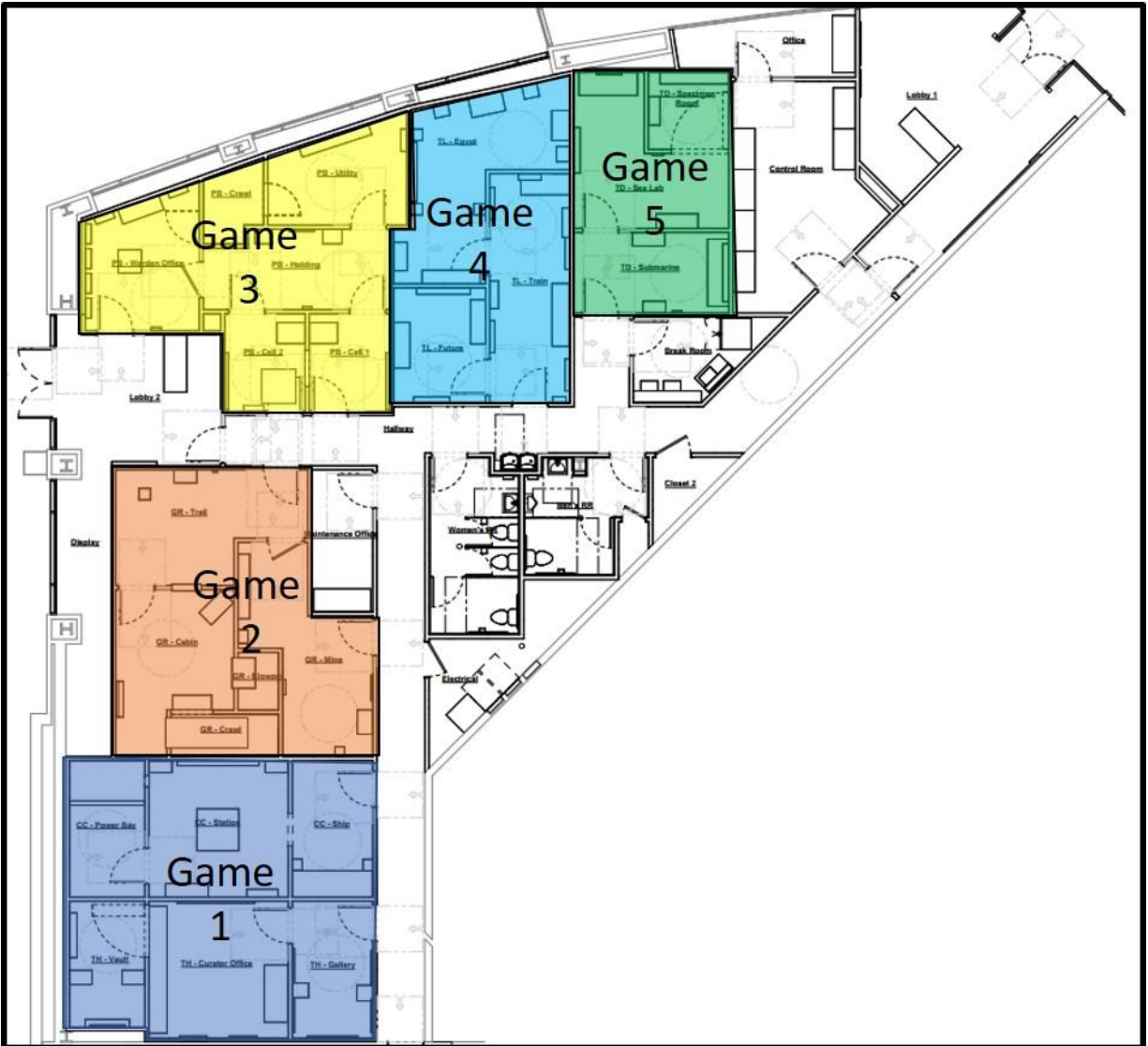
areas under the continual observation and guidance of a game guide. The game guide assists the players through puzzle challenges and the search for clues during game operation. The typical gameplay time is 60 minutes.

Customers can enter from one of the two lobbies – one interior to the mall and one exterior. Both lobbies will allow customers to pay for their entrance fee; payments and reservations will also be accepted online. Players enter each game area to begin the game experience. The players will search for clues to progress further into the rooms. Upon solving challenges and finding all the clues, they will complete the tasks assigned for each theme of the game.

All guests can leave and reenter the game area at any time during the set game time. The doors shall be unlocked as the guests progress through and will always be readily openable from the direction of egress. Any doors secured by magnetic or pneumatic systems will remain unlocked once they have been released. Once all players complete and leave the game area, the game guides reset and lock the doors for the next gameplay.

The architectural plans represent the base five game room build-outs; the floor plan is shown on Figure 1. Additional game room finishes, furniture, fixtures, and equipment will be installed by the tenant to simulate each specific game's decorative motif.

Figure 1: Floor Plan



Hours of operation vary throughout the week. The Escape Game will open from 8am to 12am Sunday through Thursday, and 8am to 2am Friday and Saturday. There will be a maximum of 10 employees.

Figures 2 and 3 demonstrate the planned storefront elevations. Any exterior modifications will be reviewed administratively and separately, as part of the Minor Site Development Permit (MSD) process. In addition to the various game rooms, there will be two bathrooms, two storage rooms, an office, two lobbies, a control room, and an employee break room.

Figure 2: Interior Storefront for Reference Only



Figure 3: Exterior Storefront for Reference Only



Location and Context

The Project is located along the northwest quadrant of the Great Mall. The Great Mall is a 1.2 million square foot indoor outlet shopping mall on a 99-acre site. The site is located within the Milpitas Metro Specific Plan (MMSP) area. The specific plan designation is Residential Retail High Density Mixed Use (RRMU) and the planned implementing zoning district of that designation is Metro High Density Mixed Use (MXD2-Metro). However, the Project site has not been rezoned yet. As such, the current zoning designation (General Commercial (C2)) remains in place. Table 1 summarizes the project site's General Plan designation, Specific Plan designation, zoning, and surrounding uses:

Table 1: Zoning and Land Use Summary

	General Plan	Zone	Uses
Subject Site	Milpitas Metro Specific Plan (MMSP)	General Commercial (C2)	Vacant Commercial Space
North	High Density Residential (HDR)	Residential High Density (R3)	Multi-family residential
South	Milpitas Metro Specific Plan (MMSP)	General Commercial (C2)	Commercial (McDonald's and Chevron gas station)
East	Manufacturing (MFG)	Heavy Industrial (M2)	Industrial (Flex)
West	Milpitas Metro Specific Plan (MMSP)	General Commercial (C2)	Commercial (Home Depot)

PROJECT ANALYSIS

General Plan Conformance

The General Plan land use designation for the project site is Milpitas Metro Specific Plan (MMSP). The purpose of the MMSP is to "create a structure for a walkable, transit-oriented area with a mix of land uses that encourage walking, biking, and transit trips and minimize vehicle trips and reduce vehicle miles traveled (VMT)." Table 2 outlines the Project's consistency with applicable General Plan Guiding Principles, Goals, and Implementing Policies:

Table 2: General Plan Consistency

General Plan Goal / Policy	Consistency Finding
<i>Goal LU-1 Accommodate a well-balanced mix of land uses that meets the diverse needs of Milpitas residents, businesses, and visitors with places to live, work, shop, be entertained and culturally enriched.</i>	Consistent. The Project will directly increase the diverse range of retail and entertainment options in the City of Milpitas that cater to different tastes and interests.
<i>Policy LU-6-5 Promote reinvestment in strip commercial and shopping centers and maintain, revitalize, and redevelop aging and underperforming centers.</i>	Consistent. The proposed entertainment use will add a new vibrant entertainment experience within the Great Mall and City of Milpitas. This investment will continue to promote reinvestment within the shopping mall.

General Plan Goal / Policy	Consistency Finding
<i>Policy LU-6-4</i> <i>Maintain viable neighborhood-serving commercial uses throughout the city in order to serve surrounding neighborhoods and minimize vehicle miles traveled.</i> <i>Encourage a diverse mix of commercial uses including retail, service, office, entertainment, and assembly uses.</i>	Consistent. The proposed entertainment center is a new commercial use in the City. By allowing the entertainment facility to operate, the City will strengthen the diverse mix of commercial uses in our jurisdiction, directly serving local households living in surrounding neighborhoods looking for entertainment options.

Specific Plan Conformance

The proposed Project is consistent with the goals and implementation policies of the Milpitas Metro Specific Plan (MMSP), as outlined in Table 3.

Table 3: Milpitas Metro Specific Plan Consistency

Policy	Consistency Finding
<i>Policy LU 1</i> <i>Provide a mix of land uses, including residential; neighborhood-serving, local, and regional retail and entertainment destinations; commercial; office; research and development facilities; parks; and public facilities, to create a complete neighborhood.</i>	Consistent. The Project will serve the surrounding high density residential developments in the specific plan area. The Project will also directly increase the diverse range of retail and entertainment options within the Great Mall and the Specific Plan Area that cater to different tastes and interests.

Zoning Ordinance Conformance

The specific plan designation is Residential Retail High Density Mixed Use (RRMU) and the planned implementing zoning district of RRMU is Metro High Density Mixed Use (MXD2-Metro). However, since the Project site has not been rezoned yet, the current zoning designation (General Commercial (C2)) remains in place. The proposed use is conditionally permitted in the General Commercial (C2) Zoning District. According to MMC Section XI-10-57.04 (A)(1), *"the purpose and intent of the Conditional Use Permit process is to provide a review of land uses which would not otherwise be permitted as a matter of right in a zoning district because of their nature, have an impact on the surrounding environment and for the determination of whether or not the proposed use is appropriate for its proposed location."* To determine if the proposed conditional use is consistent with the Zoning Ordinance, Planning staff considered the following:

- Is the existing building where the use will operate a legally conforming structure per MMC Table XI-10-5.03-1 (Commercial Zone Development Standards)?
- Does the proposed use meet the parking requirements per MMC Section 53 (Off-Street Parking Regulations)?

- Will the proposed use negatively impact public safety?

Legal Conforming Structure

Table 4 demonstrates the existing building conforms with the C2 Zoning District requirements. No changes are proposed for the building apart from a new wall sign and exterior paint modifications, which will be reviewed and approved via a Minor Site Development permit.

Table 4: C2 Development Standards

Standards	Required	Existing	Complies
Front Setback (minimum)	0 feet	360 feet	Yes
Side Yard Setback (minimum)	0 feet; 15' when abutting residential	131 feet	Yes
Rear Yard Setback (minimum)	0 feet	236 feet	Yes
Building Height (maximum)	35 feet or 3 stories	39-feet-2-inches	Yes; legal nonconforming
Parking	See Table 4	See Table 4	Yes
Lot Coverage	None	0.31	Yes
Floor Area Ratio	0.50	0.36	Yes
Landscaping	None	Landscaped around perimeter of parking lot	Yes

Parking Requirements

The Municipal Code establishes parking ratios for various categories of ‘Entertainment and Recreation’ uses. For parking determination purposes, staff has determined that the proposed entertainment facility is most similar to an “arcade and amusement” in use.

The Great Mall has 6,623 shared parking spaces. Prior to the adoption of the Milpitas Metro Specific Plan, the City of Milpitas required 6,215 parking spaces per the zoning ordinance. When the Great Mall was approved, the zoning ordinance required retail and entertainment uses to provide one parking space for every 200 square feet of net floor area. Under the adopted Milpitas Metro Specific Plan, the non-residential, non-industrial uses require a minimum of one space per 1,500 square feet and a maximum of one space per 1,000 square feet.

Since the updated specific plan has a less intensive parking requirement than the current zoning ordinance, additional parking spaces are not required. Moreover, since the Project is taking over existing commercial space and the previous uses’ (arcade and retail) off-street parking

requirements are the same as the proposed Project use, no additional parking will be required, as demonstrated in Table 5, below.

Table 5: Off-Street Parking Conformance

Tenant (Use)	Net Floor Area (Square Footage)	Parking Ratio	Required Parking
Play Live Nation (previous use) Mook Gallery (previous use)	2,349 + 2,164 = 4,513	One per 200 square feet One per 200 square feet	12 + 11= 23
The Escape Game (Project)	4,513	One per 1,500 square feet	3
Total Number of Spaces Required for Entire Shopping Center:			6,195
Total Number of Parking Spaces Available:			6,623

In summary, Great Mall currently has adequate parking to accommodate the proposed entertainment use. The Project will not require additional parking because the entertainment use does not increase the need for additional parking.

Public Safety

Planning staff rely on the Milpitas Police Department (MPD) to analyze uses that may potentially have an impact on the community's health and safety. MPD reviewed the business operation of the proposed use and determined the entertainment use will not create any adverse impacts on the delivery of professional and responsive police services. MPD recommends implementing the following actions to ensure the safety of patrons, which have been added to the resolution as conditions 22 through 26:

- Video surveillance within the interior and exterior of the arcade;
- Adequate lighting within and outside the premises;
- Provision of an updated floor plan to MPD before occupancy;
- Specified cashier's area far from the front entrance; and
- Completion of an emergency notification form.

By the applicant agreeing to the following conditions, the Planning Department recommends the Planning Commission approve the proposed use.

FINDINGS

A finding is a statement of fact relating to the information the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action.

Conditional Use Permit (Section XI-10-57.04(F))

1. *The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The Project will serve the community in a manner that will not be detrimental or harmful to the property or improvements in the vicinity of the property, nor to the public health, safety, and general welfare. Escape Rooms are recreational and team-building exercises for groups of people. The Project will serve as a family-friendly entertainment option, attracting adults, families and youth to the shopping center. Offering a diverse range of entertainment options can enhance the overall appeal of the shopping center. The applicant has agreed to adhere to regulations and conditions of approval, ensuring the entertainment facility operates in a manner that does not pose a risk to public health, welfare, and safety.

2. *The proposed use is consistent with the Milpitas General Plan.*

The Project is consistent with the Milpitas General Plan, as demonstrated in Table 2 above.

3. *The proposed use is consistent with the Milpitas Metro Specific Plan.*

The Project is consistent with the Milpitas Metro Specific Plan, as demonstrated in Table 3 above.

4. *The proposed use is consistent with the Milpitas Zoning Ordinance.*

The Project is consistent with the Milpitas Zoning Ordinance in that entertainment facilities are permitted within the City of Milpitas as a conditional use. The application has been thoroughly reviewed, approved, and conditioned by both the Milpitas Police and Milpitas Planning Department, which are responsible for preserving the health, safety, and welfare of the local community. Additionally, the Project complies with the development standards of the C2 Zoning District and parking requirements of the Milpitas Metro Specific Plan and the Milpitas Municipal Code as demonstrated in Table 5.

ENVIRONMENTAL REVIEW

This Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The Project applicant will be applying for building permits for interior and exterior tenant improvements within the existing commercial space. The Project is also exempt pursuant to CEQA Guidelines Section 15183 in that the proposed use is consistent with the Milpitas General Plan, Milpitas Metro Specific Plan, and Zoning Ordinance, and no circumstances would require a subsequent Environmental Impact Report (EIR) or Negative Declaration.

PUBLIC COMMENT

Staff provided public notice for the application per City and State public noticing requirements. The City published a public hearing notice in the Milpitas Post on February 16, 2024 and sent notices via mail to residents and owners within 1,000 feet of the project site. A public notice was posted on the project site, to the City's Website, www.milpitas.gov, and outside of City Hall. When this report was published, City staff received no public comments.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open and close the public hearing;
2. Consider the exemptions in accordance with CEQA;
3. Adopt Resolution No. 24-010 approving Conditional Use Permit No. UP23-0012, subject to the findings and attached Conditions of Approval.

ATTACHMENTS

- A: Resolution No. 24-010
- B: The Escape Game Project Plans
- C: Milpitas Police Memo, dated November 20, 2023

RESOLUTION NO. 24-010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, APPROVING CONDITIONAL USE PERMIT NO. UP23-0012 TO OPERATE A 4,513-SQUARE FOOT ENTERTAINMENT FACILITY (THE ESCAPE GAME) LOCATED WITHIN THE GENERAL COMMERCIAL (C2) ZONING DISTRICT AT 123 GREAT MALL DRIVE (APN 086-24-063) AND MAKING THE FINDING OF CEQA EXEMPTION

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (collectively, “CEQA”), the City of Milpitas is the lead agency for the proposed project described below; and

WHEREAS, on November 16, 2023, Tim Banning from the Permit Place, on behalf of Marshall McCamey from The Escape Game (the “Applicant”), applied to the City of Milpitas for Conditional Use Permit No. UP23-0012. The proposed development (the “Project”) includes the following:

- *Conditional Use Permit*: To allow the operation of an entertainment facility.

WHEREAS, Milpitas City Staff conducted a full analysis of the Project to ensure compliance with the City’s General Plan, Zoning Ordinance, Engineering Design Requirements and all other applicable laws, regulations and standards, as all further explained in detail in City staff report to the Planning Commission; and

WHEREAS, on February 28, 2024, the Planning Commission held a duly noticed public hearing on the subject application, at which all those in attendance were given the opportunity to speak on the Project; and

WHEREAS, the Planning Commission has considered all the written and oral testimony presented at the public hearing in making its decision; and

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

SECTION 1. Recitals

The Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the Planning Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

SECTION 2. Record

The location and custodian of the documents or other material which constitute the record of proceedings upon which this decision is based is within the Planning Department, City of

Milpitas, 455 East Calaveras Boulevard, Milpitas, California 95035

SECTION 3. California Environmental Quality Act (CEQA)

This Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). As proposed, the Project includes the operation of an entertainment facility within two vacant retail suites with at most minor proposed physical improvements to the existing structure. The proposed use is consistent with the Milpitas General Plan, Milpitas Metro Specific Plan, and Zoning Ordinance, and there are no circumstances present that would require a subsequent Environmental Impact Report (EIR) or Negative Declaration.

SECTION 4: Conditional Use Permit (Section XI-10-57.04(F)(1))

The Planning Commission makes the following findings based on the evidence in the public record in support of Conditional Use Permit No. UP23-0012:

1. *The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The Project will serve the community in a manner that will not be detrimental or harmful to the property or improvements in the vicinity of the property, nor to the public health, safety, and general welfare. Escape Rooms are recreational and team building exercises for groups of people. The Project will serve as a family-friendly entertainment option, attracting adults, families and youth to the shopping center. Offering a diverse range of entertainment options can enhance the overall appeal of the shopping center. The applicant has agreed to adhere to regulations and conditions of approval, ensuring the entertainment facility operates in a manner that does not pose a risk to public health, welfare, and safety.

2. *The proposed use must be consistent with the Milpitas General Plan*

The Project is consistent with the General Plan 2040 – City of Milpitas, as demonstrated within Table 1, below:

Table 1: General Plan Consistency

General Plan Goal / Policy	Consistency Finding
<i>Goal LU-1</i> <i>Accommodate a well-balanced mix of land uses that meets the diverse needs of Milpitas residents, businesses, and visitors with places to live, work, shop, be entertained and culturally enriched.</i>	Consistent. The Project will directly increase the diverse range of retail and entertainment options in the City of Milpitas that cater to different tastes and interests.

General Plan Goal / Policy	Consistency Finding
<i>Policy LU-6-5 Promote reinvestment in strip commercial and shopping centers and maintain, revitalize, and redevelop aging and underperforming centers.</i>	Consistent. The proposed entertainment use will add a new vibrant entertainment experience within the Great Mall and City of Milpitas. This investment will promote reinvestment within the shopping mall.
<i>Policy LU-6-4 Maintain viable neighborhood-serving commercial uses throughout the city in order to serve surrounding neighborhoods and minimize vehicle miles traveled. Encourage a diverse mix of commercial uses including retail, service, office, entertainment, and assembly uses.</i>	Consistent. The proposed entertainment center is a new commercial use in the City. By allowing the entertainment facility to operate, the City will strengthen the diverse mix of commercial uses in our jurisdiction, directly serving local households living in surrounding neighborhoods looking for entertainment options.

3. *The proposed use must be consistent with the Milpitas Metro Specific Plan.*

The Project is consistent with the Milpitas Metro Specific Plan, as demonstrated within Table 2, below:

Table 2: Milpitas Metro Specific Plan Consistency

Policy	Consistency Finding
<i>Policy LU 1 Provide a mix of land uses, including residential; neighborhood-serving, local, and regional retail and entertainment destinations; commercial; office; research and development facilities; parks; and public facilities, to create a complete neighborhood.</i>	Consistent. The Project will serve the surrounding high density residential developments in the specific plan area. The Project will also directly increase the diverse range of retail and entertainment options within the Great Mall and the Specific Plan Area that cater to different tastes and interests.

4. *The proposed use must be consistent with the Milpitas Zoning Ordinance.*

The Project is consistent with the Milpitas Zoning Ordinance in that entertainment facilities are permitted within the City of Milpitas as a conditional use. The application has been thoroughly reviewed, approved, and conditioned by both the Milpitas Police and Milpitas Planning Department, which are responsible for preserving the health, safety, and welfare of the local community.

SECTION 5: Planning Commission Approval

The Planning Commission of the City of Milpitas hereby adopts Resolution No. 24-010, approving Conditional Use Permit No. UP23-0012, subject to the Findings and Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on February 28, 2024.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on February 28, 2024 and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Chia Ling Kong				
Michael Caulkins				
Mercedes Albana				
Dipak Awasthi				
Alexander Galang				
Parveen Gupta				
Sonia Medina-Ashby				

EXHIBIT 1**CONDITIONAL USE PERMIT NO. UP23-0012****PERMIT TO ALLOW THE
OPERATION OF AN ENTERTAINMENT FACILITY****THE ESCAPE GAME
123 GREAT MALL DRIVE
(APN 086-24-063)**

On February 28, 2024, the City of Milpitas Planning Commission approved Conditional Use Permit No. UP23-0012 in accordance with Section XI-10-57.04 of the Milpitas Municipal Code. Subject to all applicable State and local regulations and the conditions of use outlined below, this Permit will allow the operation of an entertainment facility (The Escape Game) located at 123 Great Mall Drive (APN 086-24-063).

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. General Compliance. The applicant and owner, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. This **Conditional Use Permit No. UP23-0012** (“Permit”) shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed and this Resolution has been recorded by the Permittee with the Santa Clara County Clerk-Recorder’s Office with a copy provided to the Planning Department.
2. The Permittee shall develop the approved project in conformance with the plans approved by the Planning Commission on February 28, 2024, in accordance with these Conditions of Approval. **(P)**
3. Modifications to project. Any deviation from the approved site plan, floor plans, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the Permittee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**
4. Conditions of Approval. As part of the issuance of building permits, the Permittee shall include within the first four pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**
5. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**

6. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit.
7. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
8. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map.

Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

This permit shall become null and void if the permitted use ceases operation and/or the business closes at such location for a period of one (1) calendar year.
9. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
10. Project Job Account. If Permittee's project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee's private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit. **(P/E)**
11. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1).

12. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the adoption of this Resolution. **(ALL)**
13. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Resolution. **(ALL)**
14. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
15. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit.
16. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition.
17. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code.
18. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable.

19. Compliance with Fire Department and California Fire Code. The Project shall comply with the requirements of the Milpitas Fire Prevention Department and the California Fire Code as adopted by the City. Changes to the floor plan and/or building(s) requires review and approval by the Fire Department. **(F)**
20. Compliance with Building Department. The Project shall comply with the requirements of the Building Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety and Housing Department. **(B)**

PROJECT SPECIFIC CONDITIONS

Planning Department Conditions

21. Hours of Operation. Hours of operation are limited to 8:00 AM to 12:00 AM, Sunday through Thursday, and 8:00 AM to 2:00 AM, Friday and Saturday. Any change in the hours of operation will require a written request addressed to the Planning Director or Designee. The Planning Director or Designee, at his or her discretion, may approve or deny the request in writing. **(P)**

Police Department Conditions

22. Video Surveillance. Video/security cameras shall be implemented for the business to cover the exterior and interior of the property. The video/security cameras shall record in high definition and cover the entrance and exit points, general warehouse area, any location cash or sensitive documentation is kept, and the rear of the business to include the parking stalls located to the rear of the business. The video/security system shall have the capacity to save/store footage for a minimum of thirty (30) days and have the capability to be downloaded. A copy of video/security footage shall be made available to law enforcement, upon request, for investigative purposes. **(PD)**
23. Lighting. There shall be lighting of sufficient wattage to provide adequate illumination and to make clearly visible the presence of any person in or about the outside premises during hours of darkness. **(PD)**
24. Updated Floor Plan. A recent copy of the proposed floor plan of the building interior shall be provided to the Police Department prior to occupancy. The floor plan map shall minimally identify the locations of storage areas, maintenance areas, entry/exit points controlled by electronic security devices, locations of security cameras, common areas, audible sirens, etc. **(PD)**

25. Cashier Area. The cashier area, token machine, or other devices that stores currency should be located away from the front doors, windows of the business, and not in plain view to help prevent burglaries when the arcade is closed.
26. Emergency Notification. The Property Manager shall file an emergency notification form with the Police Department so law enforcement can contact the property manager in the event of any major accident, emergency, or unforeseen circumstance. **(PD)**

(P) = Planning

(B) = Building

(E) = Engineering

(F) = Fire Prevention

(PD) = Police Department

(CA) = City Attorney

ACCEPTANCE

Permittee/Property Owner

The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the project property on the terms and conditions set forth in this resolution.

Signature: _____

Printed Name: _____

Title: _____

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.



THE ESCAPE GAME

Great Mall

123A Great Mall Drive

447 Great Mall DR

Milpitas, CA 95035

PROJECT DIRECTORY

Client: The Escape Game
Marshall Mccamey
508 E Iris Drive
Nashville, TN 37204
214-679-3607
marshall@theescapegame.com

Architect of Record: Steve Maher - Principal
Joseph Kim - PM
MJM Aarchitects
2948 Sidco Drive
Nashville, TN 37204
615-244-8170
j.kim@mjmachrch.com

MEP Consultant of Record: Benchmark Group, Inc
Brent Watkins
1805 N 2nd Street
Rogers, AR 72756
479-636-5004
bkw@teamofchoice.com

VICINITY MAP



PROJECT INFORMATION

Applicable Codes:
2022 California Building Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Plumbing Code
2022 California Fire Code
2022 California Existing Building Code
2022 California Green Building Standards Code (CalGreen)

Scope Of Work:
Leasable Area: 4,513 SF
Tenant Improvement to Existing Building

Demolition Of Existing Interior Partition and Ceiling
Demolition Of Existing Mechanical Ducts
Install New Partitions, Ceilings, and Finishes
Install New Mechanical Ducts
Install New Electrical and Lighting Fixtures
Install New Plumbing and Fixtures
No Structural Work Required

Under Separate Permit (Deferred Submittals):
Signage And Storefront
Fire Alarm Systems
Fire Sprinkler System

SHEET INDEX

REVISION	REVISION DATE	SHEET	SHEET TITLE
01 General		0	Index
		G001	Cover Sheet
		G002	General Information
		G003	CalGreen 1
		G004	CalGreen 2
		G005	CalGreen 3
		G006	Site Plan
Revision 1	XX/XX/XX	G007	Life Safety & Code Summary
		G008	ADA
		G009	ADA

02 Architectural			
Revision 1	XX/XX/XX	A101	Demo Plan
		A102	Overall Floor Plan
		A103	Overall RCP
		A110	FF & E Plan
		A201	Storefront - Elevations
		A202	Lobby 1 - Plans & Elevations
		A203	Lobby 2 - Plans & Elevations
		A204	Restroom & BOH - Plans & Elevations
		A205	Control Room - Plans & Elevations
		A211	The Depths - Plans & Elevations
		A212	Timeliner - Plans & Elevations
		A213	Prison Break - Plans & Elevations
		A214	Gold Rush - Plans & Elevations
		A215	Cosmic Crisis - Plans & Elevations
		A216	The Heist - Plans & Elevations
		A301	Schedules & Details
		A302	Details
		A303	Details

03 Electrical			
		E001	ELECTRICAL COVER SHEET
		E002	TITLE 24 COMPLIANCE
		E003	TITLE 24 COMPLIANCE
		E100	ELECTRICAL LIGHTING PLAN
		E200	ELECTRICAL POWER PLAN
		E300	ELECTRICAL LOW VOLTAGE PLAN
		E400	ELECTRICAL SCHEDULES
		E500	FIRE ALARM PLAN

04 Mechanical			
		M001	MECHANICAL COVER SHEET
		M002	TITLE 24 COMPLIANCE
		M003	TITLE 24 COMPLIANCE
		M100	MECHANICAL SCHEDULES
		M101	MECHANICAL DETAILS
		M200	HVAC FLOOR PLANS
		M300	REFLECTED CEILING PLAN

05 Plumbing			
		P100	PLUMBING SCHEDULES AND DETAILS
		P200	PLUMBING PLANS



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Nashville, TN 37204
615.244.8170
www.mjmachrch.com



THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set
09/28/23
23234

No. Description Date

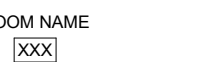
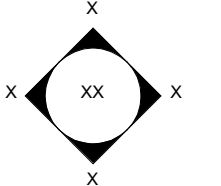
Cover Sheet

G001

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SYMBOLS

ROOM TAG	
DETAIL TAG	
INTERIOR ELEVATION	
WALL TYPE TAG	
DOOR NUMBER	
FINISH TAG	
LIGHTING FIXTURE TAG	
KEYED NOTE TAG	
CEILING TAG	
REVISION	

ABBREVIATIONS

A/C	Air Conditioning
ACT	Acoustic Ceiling Tile
ADJ	Adjustable
AFF	Above Finished Floor
AMP	Ampere
ARCH	Architect
BO	Bottom of
BOH	Back of House
CAB	Cabinet
CL	Center Line
CLG	Ceiling
CTR	Center
DEG	Degree
DET	Detail
DIA	Diameter
DIM	Dimension
DN	Down
EA	Each
EL	Elevation
EQ	Equal
EXIST	Existing
EXT	Exterior
FF&E	Furniture, Fixture, and Equipment
FLR	Floor
FOH	Front of House
FRT	Flame Retardant Treated
FT	Foot/Feet
G	Ground
GC	General Contractor
GWB	Gypsum Wallboard
HC	Hollow Core
HDW	Hardware
HM	Hollow Metal
HORIZ	Horizontal
HR	Hour
HT	Height
HVAC	Heating, Ventilating, and Air Conditioning
I.D.	Inside Diameter
LEED	Leadership in Energy and Environmental Design
LL	Landlord
LV	Low Voltage
MAX	Maximum
MEP	Mechanical, Electrical, and Plumbing
MFR	Manufacturer
MIN	Minimum
NIC	Not in Contract
NL	Night Light
NTS	Not to Scale
OC	On Center
O.D.	Outside Diameter
PIR	Passive Infrared Sensor
PLC	Place
R	Radius
REF	Reference
REQ D	Required
REV	Revision
RND	Round
RO	Rough Opening
SC	Solid Core
SF	Square Feet
SHT	Sheet
SIM	Similar
SPEC	Specification
SQ	Square
TEG	The Escape Game
TEMP	Temporary
TYP	Typical
UNO	Unless Noted Otherwise
VERT	Vertical
VIF	Verify in Field

PROJECT NARRATIVE

The escape game is a puzzle room experience provider/retailer. Players (the public) enter the game areas under the continual observation and guidance of a game guide. The game guide assists the players through the puzzle challenges and searching for clues during the game operation. Typical gameplay time is 60 minutes.

Players enter each game area to begin the game experience. Players search for clues to progress further into the rooms. Upon solving challenges and finding all clues, they will complete the tasks assigned for each theme of the game.

All guests are free to leave and reenter the game area at any time during the set game-playing time. The doors shall be unlocked as the guests progress through and will always be readily openable from the direction of egress.

Any doors secured by magnetic or pneumatic systems will remain unlocked once they have been released. Once all the players complete and leave the game area, the game guides reset and lock the doors for the next gameplay.

These drawings represent the base game room tenant build-outs only. Additional game room finishes, furniture, fixtures, and equipment will be applied/installed by the tenant to simulate each specific game's decorative motif.

The store hours vary throughout the week, ranging from 8 am to 1 am. The maximum number of total employees is 10.

GENERAL NOTES

- The contractor shall review all documents and verify all dimensions and field conditions. The contractor shall confirm that the work shown is viable. Any conflicts, omissions, etc. Shall be reported immediately to the architect and owner for clarification prior to the performance of any work in question.
- All work shall be performed in strict compliance with local, county, state & federal codes and ordinances.
- Do not scale drawings. If dimensions are in question the contractor shall be responsible for obtaining clarification from the owner's representative before continuing with construction. All dimensions are to the face of gyp bd. Finish or face of block unless noted otherwise. The contractor shall verify all dimensions and coordinate all trades. The contractor shall verify all equipment locations and dimensions of equipment prior to enclosing the area where equipment is to be placed, including casework sizes. The contractor shall verify the location of all utilities.
- General contractor shall be responsible for obtaining permits for fire protection, fire alarm, plumbing, signage (where applicable) mechanical & electrical systems prior to installation of those systems unless noted otherwise.
- Conceal all piping inside wall, where piping is too large, walls are to be furred out the minimum dimension to conceal piping.
- Provide double studs & blocking as required to support equipment, doors and/or miscellaneous items - rough openings, grab bars, etc.
- Fireproofing, sealants & dampers may not be shown on some details for clarity. However, all assemblies must be installed as required to maintain the rating indicated on plans. All penetration sealants or assemblies shall be UL-listed (or equivalent) for installation within the rated wall assembly noted on the plans. The contractor shall be responsible for obtaining clarification from the owner's representative before continuing construction
- Where wall ratings appear on both sides of doors and or windows the wall type shown shall continue above the frame to the ceiling or structure as applicable.
- The hinge side of all interior door frames shall be placed 4" from the adjacent interior wall unless noted otherwise.
- General contractor shall retain one set of the plans in good condition to note & document all changes during construction. This set of plans shall be returned to the owner as part of the required close out package.
- The specifications are included as part of the contract documents and contains a general specification for all of the work associated with the construction.
- All soil under footings to be treated with termiticide before installation - see specifications.
- GC to confirm the conditions of the space prior to accepting the site. Any demolition or removal of items in the space after accepting the site is to be responsibility of GC.



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Nashville, TN 37204
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THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

Great Mail

Unit 123
447 Great Mail DR
Milpitas, CA 95035

Permit Set

09/28/23
23234

No.	Description	Date
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General Information

G002

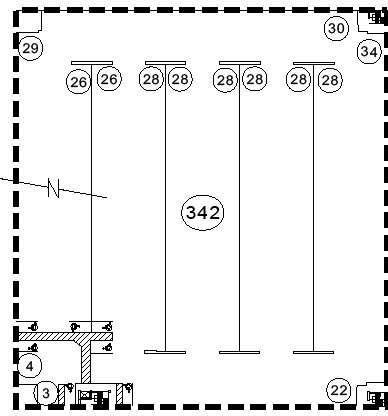
OFF-STREET PARKING

Tenant	Square Footage	Zoning Ordinance Requirement	Total Required
Play Live Nation (Previous Use)	2,349	1 per 200 square feet	2,349 square feet / 200 square feet = 12
Mook Gallery (Previous Use)	2,164	1 per 200 square feet	2,164 square feet / 200 square feet = 11
The Escape Game (Previous Use)	4,513	1 per 200 square feet	4,513 square feet / 200 square feet = 23

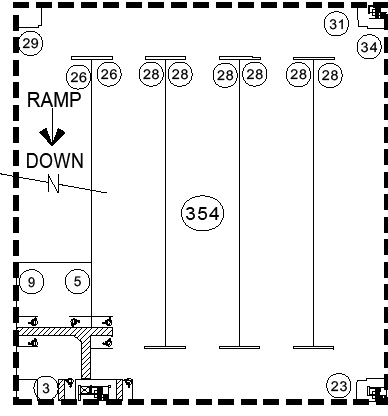
Site Plan - For Reference Only

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This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or stores will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.



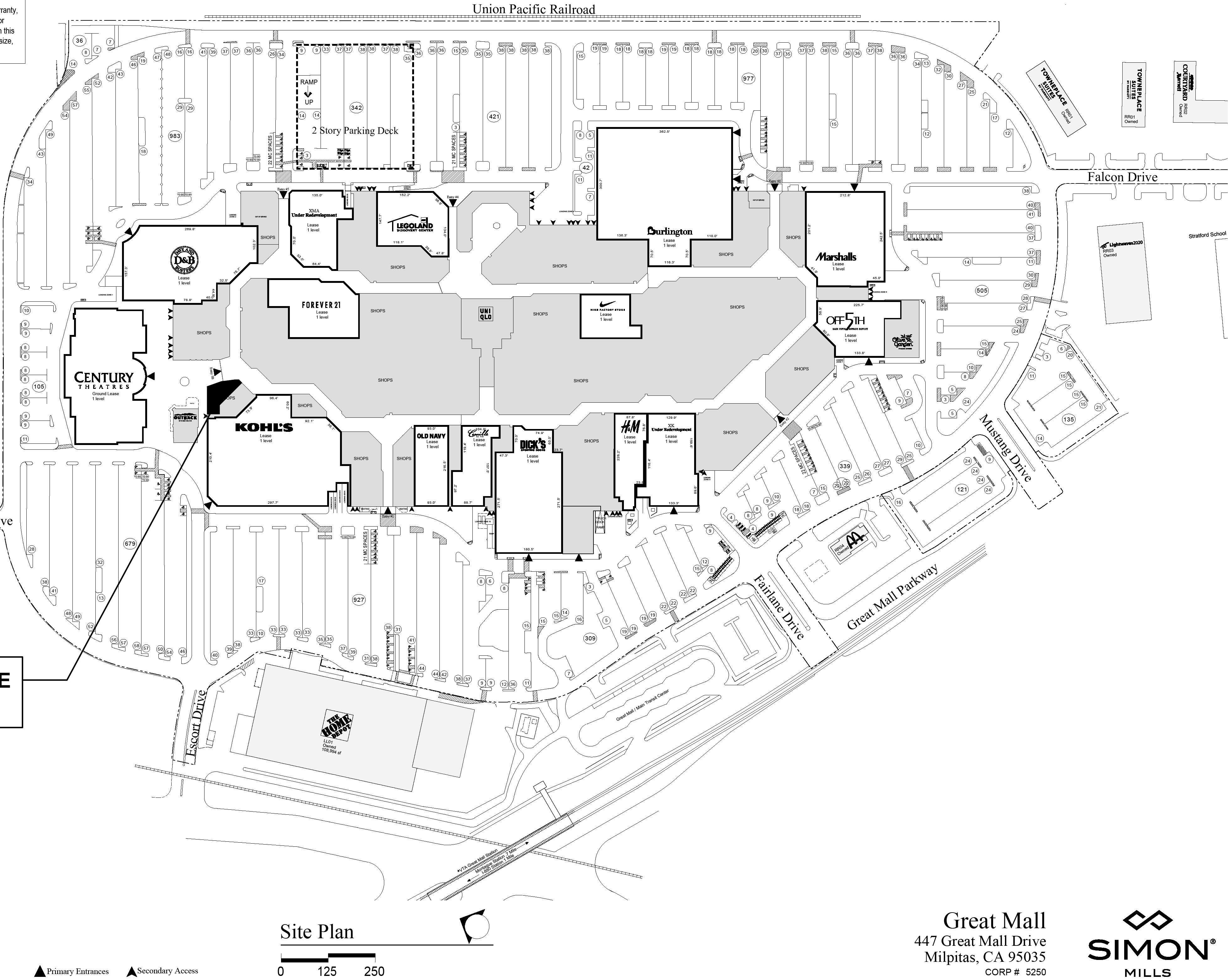
First Elevated Level



Second Elevated Level

Curtis Avenue
Comet Drive

THE ESCAPE GAME
Unit 123



Great Mall
447 Great Mall Drive
Milpitas, CA 95035
CORP # 5250



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Nashville, TN 37204
615.244.8170
www.mjmarch.com



THE ESCAPE GAME
508 E Iris Drive
Nashville, TN 37024

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set
09/28/23
23234

No.	Description	Date
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Site Plan

G006

A. ALL WALL STUDS TO BE 12'-6" AFF UNLESS OTHERWISE NOTED.
B. BRACE THE PARTIAL HEIGHT WALLS TO FULL HEIGHT WALLS AT 8'-0" MAX. OC.
C. ALL INTERIOR WALLS TO BE 20g 3-5/8" METAL STUD UNLESS OTHERWISE NOTED.
D. SEE DETAILS SHEET FOR TYPICAL BRACING AND ROUGH OPENING DETAILS.
E. ALL DIMENSIONS IN PLAN ARE TO FACE OF STUD OR FACE OF EXISTING WALL SURFACE UNLESS NOTED OTHERWISE.
F. GAME SPACE DIMENSIONS ARE TO BE PRIORITISED THAN HALLWAYS OR BOH SPACES.
G. ANY VARIANCE TO THE GAME SPACE DIMENSIONS ARE TO BE NOTIFIED TO TEG.

W1	5/8" Gypsum Board
W2	1/2" FRT Plywood Sheathing
W3	1/4" Gypsum Board Over 1/2" FRT Plywood Sheathing
W4	Exposed Studs

- A. All wall treatments are to terminate 6" above the ceiling, 12'-6" TYP.
- B. Where no new stud walls are indicated, install wall treatment direct to the existing substrate.
- C. Provide level 4 finish on gypsum board walls UNO.
- D. See interior elevations for additional finishes and paints. An additional level of finish is to be provided for these areas.
- E. FRT plywood is to comply with allowable material regulations.

• Tenant is responsible to field verify all existing conditions and dimensions in the space. Failure to properly field verify existing conditions does not relieve the Tenant of any expenses or responsibilities resulting from that failure.

Nothing is permitted to be attached to, suspended from, or penetrate Landlord's structure, floor deck, or roof deck. You may attach, non-destructively, to or suspend from the top chord of the joist or the structural steel which exists above the tenant space. When attaching to landlord's structure, do **NOT drill, weld, screw, or shoot** into structure. Alternative methods of attachment **ONLY**, nothing to damage landlord's base building structure. Tenant shall provide signed and sealed structural drawings, by a structural engineer with legally active registration as indicated by all jurisdictional requirements, for all structural modifications for Landlord records.

- Structural reinforcing details must be provided by a registered structural engineer to Tenant Coordination for equipment support or suspension, service platforms, deck penetrations, etc.

•Any Landlord equipment, component, and / or service feeding other tenant(s) that is existing in the space must remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access. Access panels shall be label to properly identify system, coordinate with Mall Operations.

- Tenant's stockroom may not be visible from the sales area. Door(s) leading to the stockroom must have an automatic closure.

- All rear entries must have a doorbell for deliveries.

- All concrete patching must be level with the existing concrete floor.

• Tenant is required to install a waterproof membrane in all wet areas (Restrooms, Kitchens, food services, etc...) of the space. Tenant shall use a 30 mil polyethylene cleavage membrane (equal to Nobleseal TS) installed per manufacturers recommendations and ANSI A108. Membrane must be extended up the wall a minimum of 4" or equal to the height of the floor base.

SIMON

Landlord Comment - No rubber/vinyl wall base is permitted in the sales area

The overall layout is needing to be coordinated with the LL set. Please share our set and make sure they are coordinated.

1 Overall Floor Plan
3/16" = 1'-0"

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Overall Floor Plan

A102

APPROVAL

SHEET

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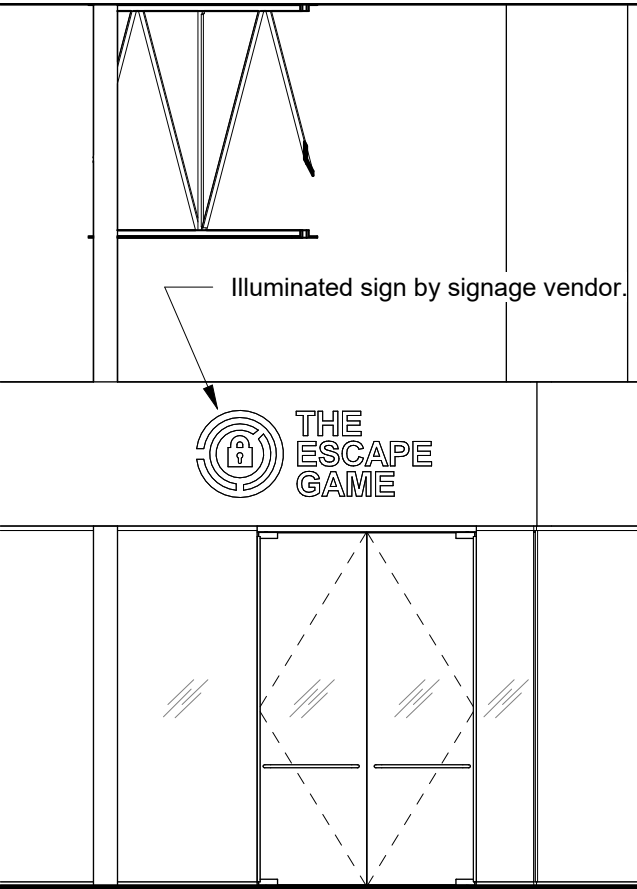
Colored renderings are for visual reference only



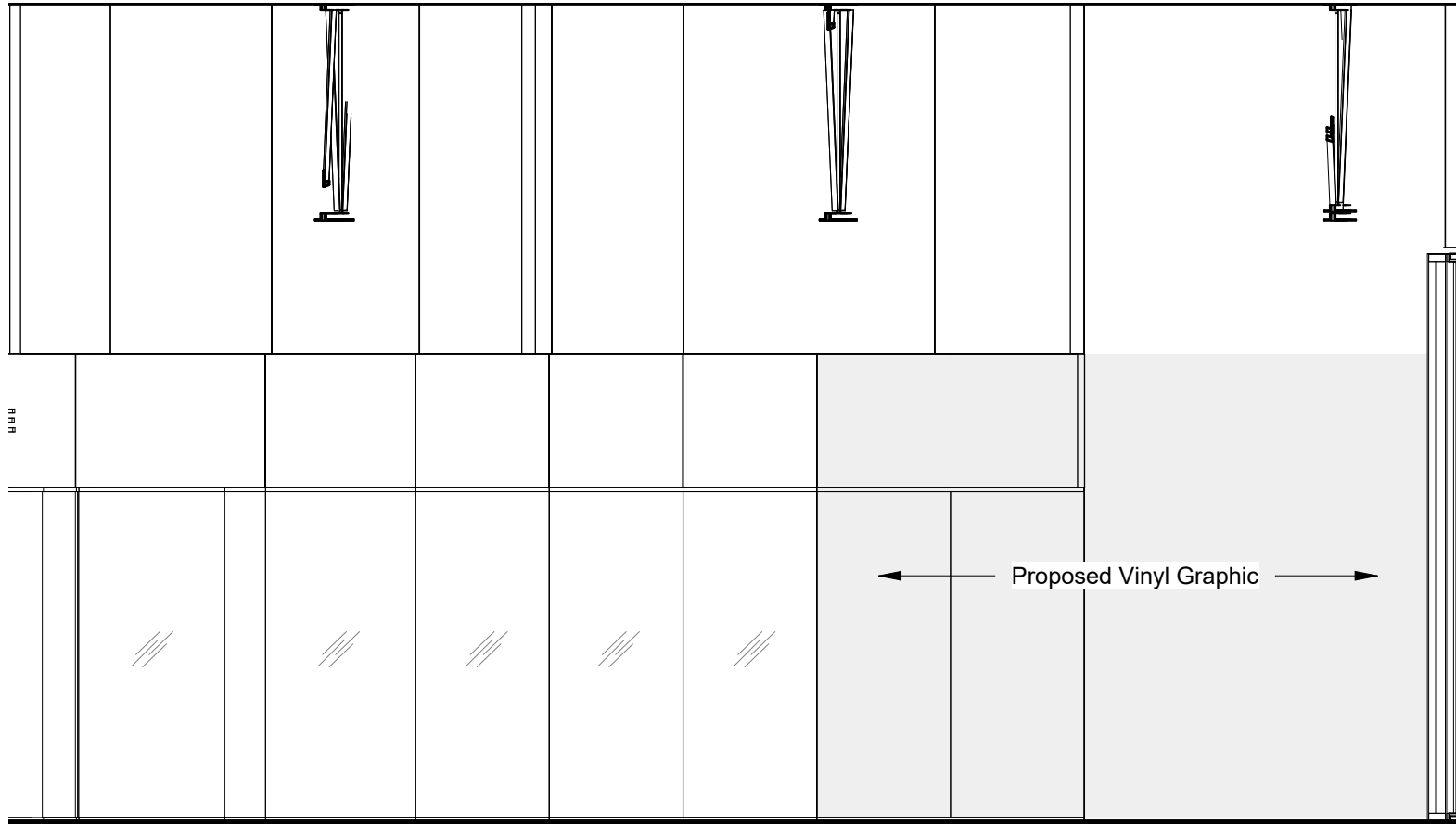
Signage & Canopy are separate permit

GC to coordinate exterior paint & finish detail with TEG

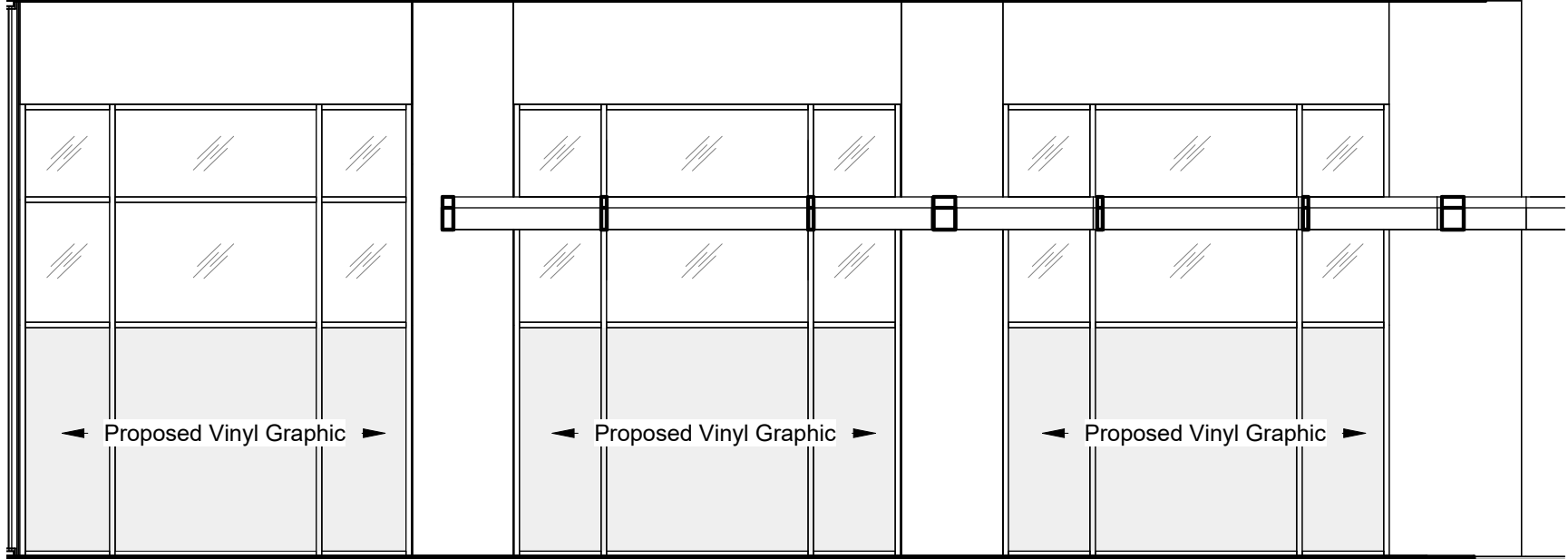
1 Storefront 1
3/16" = 1'-0"



2 Storefront 2
3/16" = 1'-0"



3 Storefront 3
3/16" = 1'-0"



Landlord Comment (KB) Sign Vendor must submit sign shop drawings for Landlord review and approval.

SIGN PERMIT IS REQUIRED AND SIGN VENDOR MUST PRESENT PERMIT TO MALL OPERATIONS PRIOR TO SCHEDULINT INSTALL.

Storefront Elevation / Section Comments:

•If not already existing, tenant must provide a sealed partition above the storefront to separate the Common Area ceiling from the tenant's space. (Shall be rated if required by code and all penetration shall comply and be labeled with the required NFPA rating.)

•Nothing is permitted to be attached to, suspended from, or penetrate Landlord's structure, floor deck, or roof deck. You may attach, non-destructively, to or suspend from the top chord of the joist or the structural steel which exists above the tenant space. When attaching to landlord's structure, do NOT drill, weld, screw, or shoot into structure. Alternative methods of attachment ONLY, nothing to damage landlord's base building structure. Tenant shall provide signed and sealed structural drawings, by a structural engineer with legally active registration as indicated by all jurisdictional requirements, for all structural modifications for Landlord records.

•Any Landlord equipment, component, and / or service feeding other tenant(s) that is existing in the space must remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access. Access panels shall be label to properly identify system, coordinate with Mall Operations.

•When Storefront Grilles are permitted by Landlord, they must be floor supported and shall attach to Landlord's structure for lateral support only. When in open position, bottom rail of grille must be fully recessed into ceiling treatment above. No welding to structure is permitted.

•Slat wall may not be used within the first 5'-0" of the space.

•Vertical glass joints shall be frameless butt joints.

•Painted drywall is not an acceptable storefront finish.

•Any damage to mall property or adjacent tenants during construction must be repaired to Mall specifications, at Tenant's expense.

•Storefront sign must be on a 7-day, 24-hour time clock. Illuminated signs must remain illuminated during all mall hours.

•Approval of the Tenant's Construction / Design Documents by the Landlord shall not constitute review and approval of the Tenant's Signage. Signage shop drawings must be submitted under separate submittal for Landlord review and approval prior to fabrication and installation of the sign.



CEILING TYPES & NOTES

ACT-1 Black 2'X2' Acoustic Ceiling
ACT-2 White 2'X2' Acoustic Ceiling
CLG-1 5/8" Gypsum Board Ceiling
CLG-2 1/2" FRT Plywood Ceiling
OTS Open To Structure

A. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to the installation.
B. All air diffuser, return grille, and access panel are to match the ceiling color.

1 All air devices in this room shall be white.

PAINT & FINISH SCHEDULE

P01	Sherwin Williams	SW7015 Repose Gray	Eggshell
P02	Sherwin Williams	SW7586 Stolen Kiss	Eggshell
P03	Sherwin Williams	SW7537 Irish Cream	Eggshell
P04	Sherwin Williams	SW6258 Tricorn Black	Eggshell
P05	Sherwin Williams	SW6451 Nurture Green	Eggshell
P06	Sherwin Williams	SW7562 Roman Column	Eggshell
P07	Sherwin Williams	"Honey" Color Match	Eggshell
P08	Sherwin Williams	Dryvit "Caramel" Color Match	Eggshell
P09	Sherwin Williams	Dryvit "Allspice" Color Match	Eggshell
P10	Sherwin Williams	SW9145 Sleepy Hollow	Eggshell
P11	Sherwin Williams	SW6800 Something Blue	Eggshell
P12	Sherwin Williams	SW6913 Funky Yellow	Eggshell
P13	Sherwin Williams	SW6794 Fiwayay	Eggshell
P14	Sherwin Williams	SW7019 Gauntlet Gray	Eggshell
P15	Sherwin Williams	SW7005 Pure White	Eggshell
P16	Sherwin Williams	SW6244 Naval	Eggshell
P17	Sherwin Williams	Primer, B51-450, White	Eggshell
LW1	Laminate Wall Surfacing - Wilsonart, Matt Finish, Slate Grey D91-60		

WALL TREATMENTS

W1 5/8" Gypsum Board
W2 1/2" FRT Plywood Sheathing
W3 1/4" Gypsum Board Over 1/2" FRT Plywood Sheathing
W4 Exposed Studs

A. All wall treatments are to terminate 6" above the ceiling. 12'-6" TYP.
B. Where no new stud walls are indicated, install wall treatment direct to the existing substrate.
C. Provide level 4 finish on gypsum board walls UNO.
D. See interior elevations for additional finishes and paints. An additional level of finish is to be provided for these areas.
E. FRT plywood is to comply with allowable material regulations.

GENERAL NOTES

A. All dimensions in the plan are to the face of the stud or face of existing wall surface unless noted otherwise.
B. All game space dimensions are to be further coordinated with TEG when field conditions differ from the plans.
C. All dimensions in interior elevations are to the finished face of wall surface or centerline of device / equipment unless noted otherwise.
D. See Room Finish Schedule & Material for TEG furnished & installed finishes & treatments.
E. All items are GC furnished & installed unless noted otherwise.
F. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to installation.
G. All air diffusers, return grilles, and access panels are to match the ceiling color.
H. All electrical outlets, switches, and faceplates to be in black.

ELECTRICAL LEGEND

A 120V Duplex.
B 120V Quad.
C Junction box with 120V for signage.
F 4" Conduit on the wall to the accessible ceiling on the opposite side.
Install rings at each end & Unistrut support as required, 18" long.
G 3/4" Conduit routed in the floor, stub above the ceiling.
J Empty duplex with 3/4" conduit, stub 6" above ceiling. TEG to route low voltage.
JH Rotated empty duplex with 3/4" conduit, stub above the ceiling. TEG to route low voltage.
M Empty duplex with 2" conduit, stub 6" above ceiling. TEG to route low voltage.



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SEAL

CONSULTANT



THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set

09/28/23

23234

LOCATION

DATE

No. Description Date

REVISIONS

APPROVAL

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Storefront - Elevations

A201

SHEET

Tenant Name: The Escape Game

Property Name: Great Mall

Corp #: 5250Space #: 123A



SIMON™

225 West Washington Street
Indianapolis, IN 46204
SimonTCTenantPlans@simon.com

Preliminary Review: Approved As Noted

Reviewer: barneskDate: 10/1/2023

Landlord's review is for design intent and compliance with mall criteria ONLY. The Tenant, Tenant's Architect, and the Tenant's General Contractor are responsible for project compliance with all authorities having jurisdiction.

Return Drawings To:

Additional Comments:

ALL WORK MUST BE COORDINATED WITH MALL OPERATIONS MANAGER. PRE-CONSTRUCTION MEETING IS REQUIRED AND SHOULD BE SCHEDULED WITH MALL OPERATIONS MANAGER. BARRICADE AND BARRICADE GRAPHICS MUST BE APPROVED BY MALL MANAGER AND MALL REQUIRED VENDOR MUST COMPLETE INSTALL.

SIMON General Comments:

- Plans reviewed and approved by Landlord's Tenant Coordinator must be present on the job site and be accompanied by plans approved for building permit. Any proposed deviation from the Landlord approved plans must be numbered and clouded on the plans, and then resubmitted by the Tenant to the Landlord for re-approval prior to any construction changes taking place in the field.
- Tenant's GC is required to check in with Landlord's on site Property Manager prior to the start of tenant construction. Contact Mall Management office.
- Contact Property Management for construction barricade requirements, including barricade graphics.
- Tenant's GC is responsible to comply with all Mall Rules and Regulations and as instructed on site by Mall Management.
- Any damage to Landlord's property during tenant demolition or construction (mall flooring, bulkhead, neutral piers, etc.) will be repaired per Mall specifications, at tenant's expense.
- Any Landlord equipment, component, and / or service feeding other tenant(s) that is existing in the space must remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access. Access panels shall be labeled to properly identify system, coordinate with Mall Operations.
- All Landlord comments from previous review(s) are to be incorporated into the final set of approved drawings and are to be adhered to in the field.
- All Landlord comments on this set of drawings shall apply to the entire document set, even if not repeated on every sheet in drawing set.
- The re-use of any existing construction, finishes, equipment, or electrical, plumbing or HVAC systems currently in the space is conditional upon it being appropriate for re-use. Any existing condition or equipment to be re-used must be restored to like new conditions. The Landlord makes no warranty on the re-use of any existing condition in the space.
- If at any point a failure, upgrades, and / or improvements to existing systems occur, it is the sole responsibility of the tenant to repair or replace, at tenant expense.
- Landlord and Tenant responsibilities are as defined in Lease Agreement.
- Landlord strongly prefers use of energy star products and/or equipment whenever possible during Tenant build out, which can reduce energy consumption.



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THE ESCAPE GAME

Great Mall

123A Great Mall Drive

447 Great Mall DR

Milpitas, CA 95035

PROJECT DIRECTORY

Client: The Escape Game
Marshall Mccamey
508 E Iris Drive
Nashville, TN 37204
214-679-3607
marshall@theescapegame.com

Architect of Record: Steve Maher - Principal
Joseph Kim - PM
MJM Aarchitects
2948 Sidco Drive
Nashville, TN 37204
615-244-8170
j.kim@mjmarsh.com

MEP Consultant of Record: Benchmark Group, Inc
Brent Watkins
1805 N 2nd Street
Rogers, AR 72756
479-636-5004
bkw@teamofchoice.com

VICINITY MAP



PROJECT INFORMATION

Applicable Codes:
2022 California Building Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Plumbing Code
2022 California Fire Code
2022 California Existing Building Code
2022 California Green Building Standards Code (CalGreen)

Scope Of Work:
Leasable Area: 4,513 SF
Tenant Improvement to Existing Building

Demolition Of Existing Interior Partition and Ceiling
Demolition Of Existing Mechanical Ducts
Install New Partitions, Ceilings, and Finishes
Install New Mechanical Ducts
Install New Electrical and Lighting Fixtures
Install New Plumbing and Fixtures
No Structural Work Required

Under Separate Permit (Deferred Submittals):
Signage And Storefront
Fire Alarm Systems
Fire Sprinkler System

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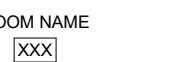
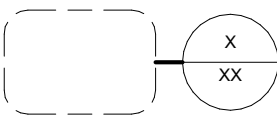
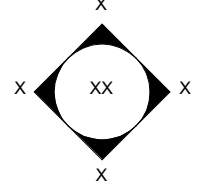
Cover Sheet

G001

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SYMBOLS

ROOM TAG	
DETAIL TAG	
INTERIOR ELEVATION	
WALL TYPE TAG	
DOOR NUMBER	
FINISH TAG	
LIGHTING FIXTURE TAG	
KEYED NOTE TAG	
CEILING TAG	
REVISION	

ABBREVIATIONS

A/C	Air Conditioning
ACT	Acoustic Ceiling Tile
ADJ	Adjustable
AFF	Above Finished Floor
AMP	Ampere
ARCH	Architect
BO	Bottom of
BOH	Back of House
CAB	Cabinet
CL	Center Line
CLG	Ceiling
CTR	Center
DEG	Degree
DET	Detail
DIA	Diameter
DIM	Dimension
DN	Down
EA	Each
EL	Elevation
EQ	Equal
EXIST	Existing
EXT	Exterior
FF&E	Furniture, Fixture, and Equipment
FLR	Floor
FOH	Front of House
FRT	Flame Retardant Treated
FT	Foot/Feet
G	Ground
GC	General Contractor
GWB	Gypsum Wallboard
HC	Hollow Core
HDW	Hardware
HM	Hollow Metal
HORIZ	Horizontal
HR	Hour
HT	Height
HVAC	Heating, Ventilating, and Air Conditioning
I.D.	Inside Diameter
LEED	Leadership in Energy and Environmental Design
LL	Landlord
LV	Low Voltage
MAX	Maximum
MEP	Mechanical, Electrical, and Plumbing
MFR	Manufacturer
MIN	Minimum
NIC	Not in Contract
NL	Night Light
NTS	Not to Scale
OC	On Center
O.D.	Outside Diameter
PIR	Passive Infrared Sensor
PLC	Place
R	Radius
REF	Reference
REQ D	Required
REV	Revision
RND	Round
RO	Rough Opening
SC	Solid Core
SF	Square Feet
SHT	Sheet
SIM	Similar
SPEC	Specification
SQ	Square
TEG	The Escape Game
TEMP	Temporary
TYP	Typical
UNO	Unless Noted Otherwise
VERT	Vertical
VIF	Verify in Field

PROJECT NARRATIVE

The escape game is a puzzle room experience provider/retailer. Players (the public) enter the game areas under the continual observation and guidance of a game guide. The game guide assists the players through the puzzle challenges and searching for clues during the game operation. Typical gameplay time is 60 minutes.

Players enter each game area to begin the game experience. Players search for clues to progress further into the rooms. Upon solving challenges and finding all clues, they will complete the tasks assigned for each theme of the game.

All guests are free to leave and reenter the game area at any time during the set game-playing time. The doors shall be unlocked as the guests progress through and will always be readily openable from the direction of egress.

Any doors secured by magnetic or pneumatic systems will remain unlocked once they have been released. Once all the players complete and leave the game area, the game guides reset and lock the doors for the next gameplay.

These drawings represent the base game room tenant build-outs only. Additional game room finishes, furniture, fixtures, and equipment will be applied/installed by the tenant to simulate each specific game's decorative motif.

The store hours vary throughout the week, ranging from 8 am to 1 am. The maximum number of total employees is 10.

GENERAL NOTES

- The contractor shall review all documents and verify all dimensions and field conditions. The contractor shall confirm that the work shown is viable. Any conflicts, omissions, etc. Shall be reported immediately to the architect and owner for clarification prior to the performance of any work in question.
- All work shall be performed in strict compliance with local, county, state & federal codes and ordinances.
- Do not scale drawings. If dimensions are in question the contractor shall be responsible for obtaining clarification from the owner's representative before continuing with construction. All dimensions are to the face of gyp bd. Finish or face of block unless noted otherwise. The contractor shall verify all dimensions and coordinate all trades. The contractor shall verify all equipment locations and dimensions of equipment prior to enclosing the area where equipment is to be placed, including casework sizes. The contractor shall verify the location of all utilities.
- General contractor shall be responsible for obtaining permits for fire protection, fire alarm, plumbing, signage (where applicable) mechanical & electrical systems prior to installation of those systems unless noted otherwise.
- Conceal all piping inside wall, where piping is too large, walls are to be furred out the minimum dimension to conceal piping.
- Provide double studs & blocking as required to support equipment, doors and/or miscellaneous items - rough openings, grab bars, etc.
- Fireproofing, sealants & dampers may not be shown on some details for clarity. However, all assemblies must be installed as required to maintain the rating indicated on plans. All penetration sealants or assemblies shall be UL-listed (or equivalent) for installation within the rated wall assembly noted on the plans. The contractor shall be responsible for obtaining clarification from the owner's representative before continuing construction
- Where wall ratings appear on both sides of doors and or windows the wall type shown shall continue above the frame to the ceiling or structure as applicable.
- The hinge side of all interior door frames shall be placed 4" from the adjacent interior wall unless noted otherwise.
- General contractor shall retain one set of the plans in good condition to note & document all changes during construction. This set of plans shall be returned to the owner as part of the required close out package.
- The specifications are included as part of the contract documents and contains a general specification for all of the work associated with the construction.
- All soil under footings to be treated with termiticide before installation - see specifications.
- GC to confirm the conditions of the space prior to accepting the site. Any demolition or removal of items in the space after accepting the site is to be responsibility of GC.



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General Information

G002

CHAPTER 3 GREEN BUILDING

SECTION 301 GENERAL

301.1 Scope

Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 Nonresidential Additions and Alterations

[BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential Additions and Alterations That Cause Updates to Plumbing Fixtures Only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion

The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 Mixed Occupancy Buildings

In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 Phased Projects

For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant Improvements

The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 Scope

The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.106 SITE DEVELOPMENT

[N/A] 5.106.1 Stormwater Pollution Prevention for Projects That Disturb Less Than One Acre of Land

Newly constructed projects and additions which disturb less than one acre of land and are not part of a larger common plan of development or sale shall prevent the pollution of stormwater runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local Ordinance

Comply with a lawfully enacted stormwater management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMP's)

Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMP's.

1. Soil loss BMP's 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 BMP's acceptable to the enforcing agency.
2. Good housekeeping BMP's 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 BMP's acceptable to the enforcing agency.

[N/A] 5.106.2 Stormwater Pollution Prevention for Projects That Disturb One or More Acres of Land

Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development or sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development or sale must comply with the postconstruction 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 (postproject 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 conservation 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.

[N/A] 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 percent 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.

[N/A] 5.106.5.2 Designated Parking for Clean Air Vehicles

In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as per TABLE 5.106.5.2.

5.106.5.2.1 Parking Stall Marking

Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle:

CLEAN AIR / VANPOOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

[N/A] 5.106.5.3 Electric Vehicle (EV) Charging [N]

Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.3.1 Single Charging Space Requirements [N]

When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

[N/A]

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1."
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into a listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple Charging Space Requirements [N]

When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway(s) 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 charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV Charging Space Calculation [N]

Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.
Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

5.106.5.3.4 [N] Identification

The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

5.106.5.3.5 [N] Future Charging Spaces

Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.
Note: Future electric vehicle charging spaces shall count toward the total parking spaces required by the local enforcing agencies.

[ENG] 5.106.8 Light Pollution Reduction

- [N] Outdoor lighting systems shall be designed and installed to comply with the following:
1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
 2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
 3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
 4. Allowable BUG ratings not exceeding those shown in Table 5.106.8 [N], or

Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

- Exceptions:
1. Luminaires that qualify as exceptions in Sections 130.2(b) and 140.7 of the California Energy Code.
 2. Emergency lighting.
 3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
 4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
 5. Luminaires with less than 6,200 initial luminaire lumens.

[N/A] 5.106.10 Grading and Paving

Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

[N/A] 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 No. 10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.
Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

5.106.12.2 Landscape Areas

Shade tree plantings, minimum No. 10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.
Exception: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3 Hardscape Areas

Shade tree plantings, minimum No. 10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.
Exception: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope. California Energy Code

For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

SECTION 5.301 GENERAL

5.301.1 Scope

The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in wastewater conveyance.

[N/A] SECTION 5.303 INDOOR WATER USE

5.303.1 Meters

Separate submeters or metering devices shall be installed for the uses described in Sections 5.303.1.1 and 5.303.1.2.

5.303.1.1 New Buildings or Additions 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.

[ENG] 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

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 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.

[ENG] 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 than 1.8 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 cycle/ 20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

[N/A] 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 Sections 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

[GC] 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.



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CALIFORNIA GREEN BUILDING STANDARDS CODE

SHEET 2

SECTION 5.304 OUTDOOR WATER USE

[N/A] 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 (MWEL0), whichever is more stringent.

Notes:
The Model Water Efficient Landscape Ordinance (MWEL0) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
MWEL0 and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

[N/A] 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 (MWEL0) 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 MWEL0.

5.304.6.1 Newly Constructed Landscapes

New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated Landscapes

Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 Scope

The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

[N/A] 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.

[N/A] 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:

[N/A] 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.

[GC] 5.407.2.2.2 Flashing

Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

[GC] 5.408.1 Construction Waste Management

Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous 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 that is more stringent, 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 percent 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 at https://www.dgs.ca.gov/BSC/Resources/ Page-Content/Building-Standards-CommissionResources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

[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: https:// dtsc.ca.gov/universalwaste/

[N/A] 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. Contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. (www.cdca.ca.gov/exec/county/county_contacts.html)
2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdffa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATION

[N/A] 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 percent or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30-percent increase in the tenant space floor area.

5.410.1.2 Sample Ordinance

Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the Public Resources Code, Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

[N/A] 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 L-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements.

Commissioning requirements shall include:
1. Owner's or owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:
1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and/or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the California Energy Code.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR)

[N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD)

[N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:
1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

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.

[N/A]

[N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and Training

[N] A systems manual and systems operations training are required, including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems Manual

[N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems Operations Training

[N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the systems manual.
4. Review of the record drawings on the system/ equipment.

5.410.2.6 Commissioning Report

[N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

[GC] 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.

5.410.4.1 (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, 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, balance the system 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 guarantees/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.

SECTION 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 5.503 FIREPLACES

[N/A] 5.503.1 Fireplaces

Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed wood-stove 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

Woodstove 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

[GC] 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 percent 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.

[GC] 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 ventilating 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.

[ARC] 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.

5.504.4.3 Paints and Coatings

Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and Coatings

Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

5.504.4.3.2 Verification

Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
Manufacturer's product specification
Field verification of on-site product containers

5.504.4.4 Carpet Systems

All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODCE/HLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet Cushion

All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODCE/HLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet Adhesive

All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite Wood Products

Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building 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 may include at least one of the following:
Product certifications and specifications.
Chain of custody certifications.
Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
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.
Other methods acceptable to the enforcing agency.



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THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set
09/28/23
23234

No. Description Date

No. Description Date

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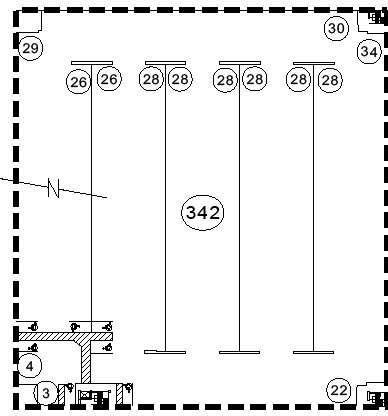
OFF-STREET PARKING

Tenant	Square Footage	Zoning Ordinance Requirement	Total Required
Play Live Nation (Previous Use)	2,349	1 per 200 square feet	2,349 square feet / 200 square feet = 12
Mook Gallery (Previous Use)	2,164	1 per 200 square feet	2,164 square feet / 200 square feet = 11
The Escape Game (Previous Use)	4,513	1 per 200 square feet	4,513 square feet / 200 square feet = 23

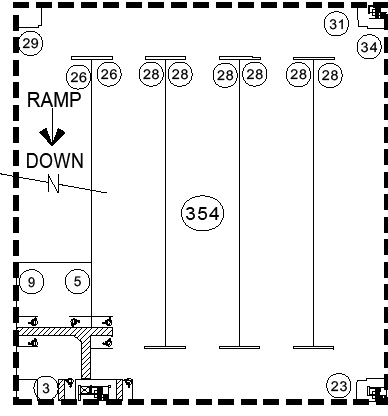
Site Plan - For Reference Only

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This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or stores will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.



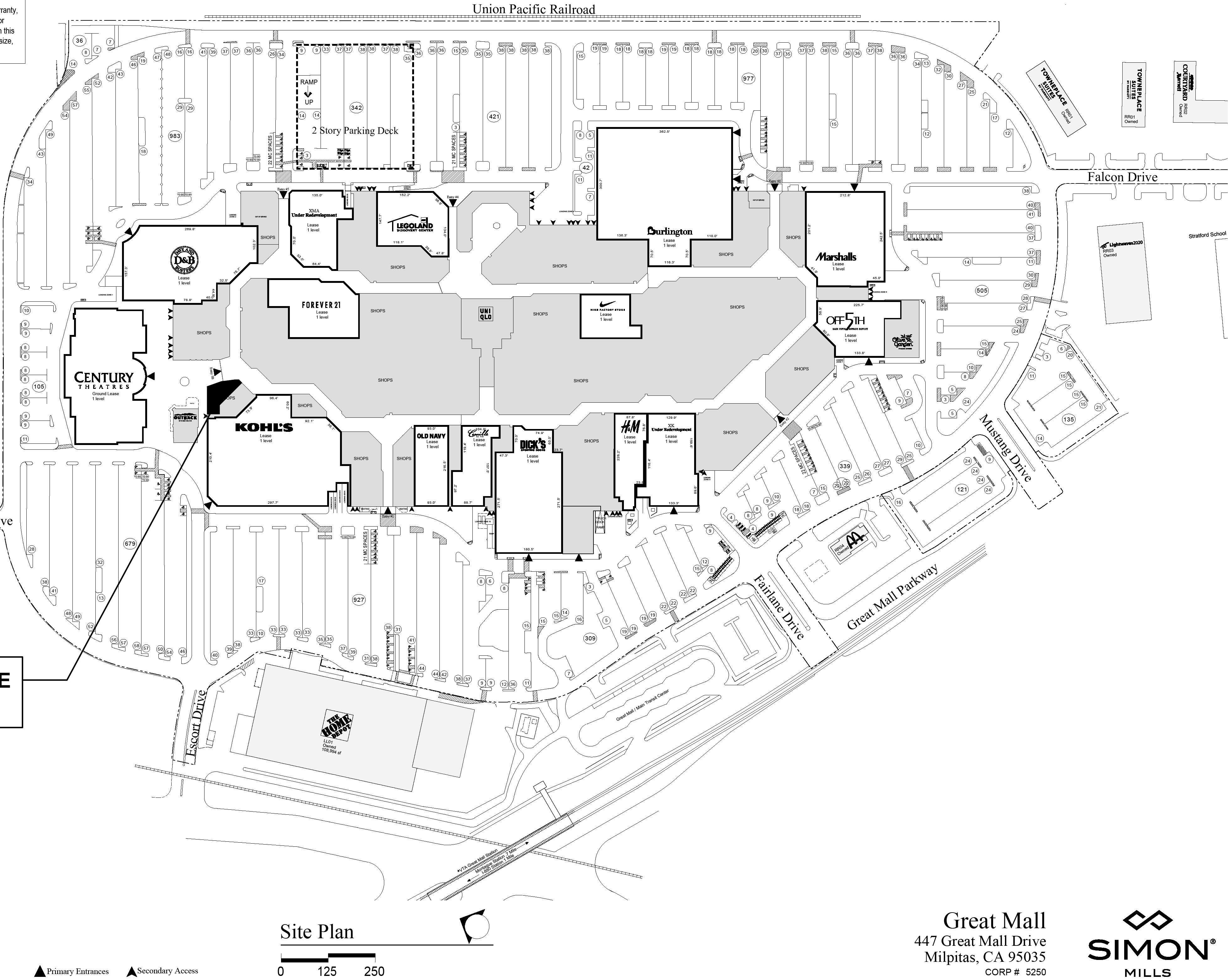
First Elevated Level



Second Elevated Level

Curtis Avenue
Comet Drive

THE ESCAPE GAME
Unit 123



▲ Primary Entrances ▲ Secondary Access

Site Plan



Great Mall
447 Great Mall Drive
Milpitas, CA 95035
CORP # 5250



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Great Mall

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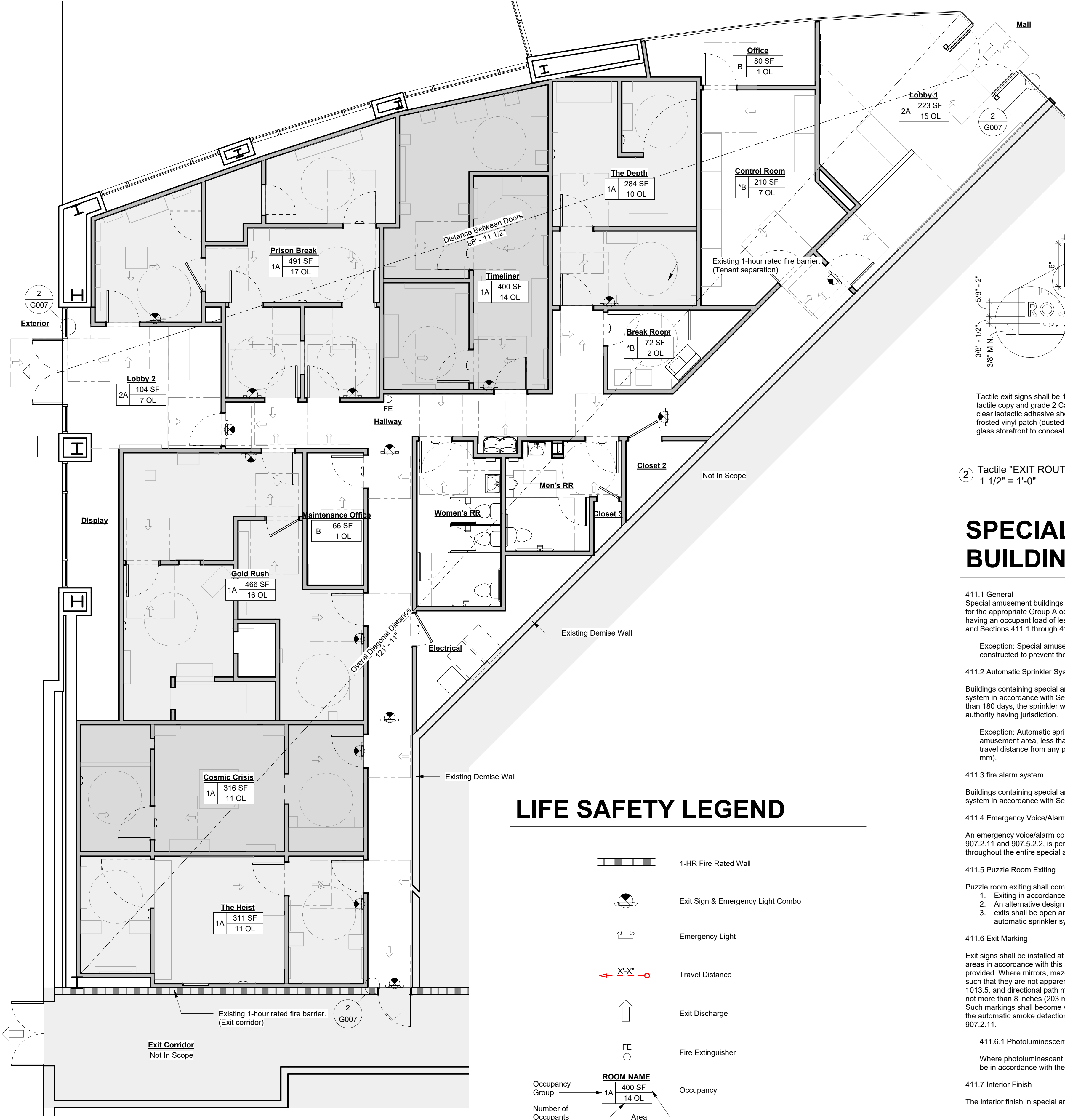
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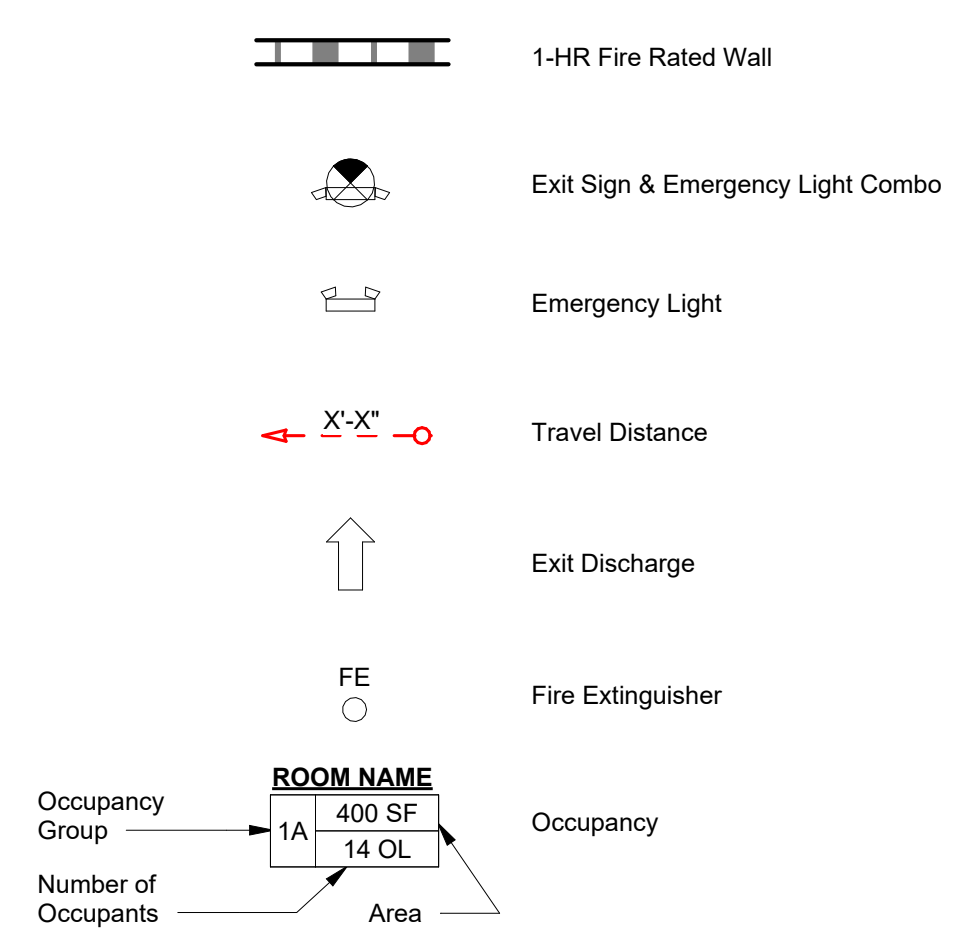
Site Plan

G006

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LIFE SAFETY LEGEND



1 Life Safety Plan
3/16" = 1'-0"

2 Tactile "EXIT ROUTE" Sign
1 1/2" = 1'-0"

SPECIAL AMUSEMENT BUILDINGS

411.1 General
Special amusement buildings having an occupant load of 50 or more shall comply with the requirements for the appropriate Group A occupancy and Sections 411.1 through 411.7. Special amusement buildings having an occupant load of less than 50 shall comply with the requirements for a Group B occupancy and Sections 411.1 through 411.7.

Exception: Special amusement buildings or portions thereof that are without walls or a roof and constructed to prevent the accumulation of smoke need not comply with this section.

411.2 Automatic Sprinkler System
Buildings containing special amusement areas shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. Where the special amusement area is temporary, less than 180 days, the sprinkler water supply shall be of an approved temporary means determined by the authority having jurisdiction.

Exception: Automatic sprinklers are not required where the total floor area of a temporary special amusement area, less than 180 days, is less than 1,000 square feet (93 m2) and the exit access travel distance from any point in the special amusement area to an exit is less than 50 feet (15 240 mm).

411.3 fire alarm system
Buildings containing special amusement areas shall be equipped with an automatic smoke detection system in accordance with Section 907.2.11.

411.4 Emergency Voice/Alarm Communications System
An emergency voice/alarm communications system shall be provided in accordance with Sections 907.2.11 and 907.5.2.2, is permitted to serve as a public address system and shall be audible throughout the entire special amusement area.

411.5 Puzzle Room Exiting
Puzzle room exiting shall comply with one of the following:
1. Exiting in accordance with Chapter 10.
2. An alternative design approved by authority having jurisdiction.
3. exits shall be open and readily available upon activation by the automatic fire alarm system, automatic sprinkler system, and a manual control at a constantly attended location.

411.6 Exit Marking
Exit signs shall be installed at the required exit or exit access doorways serving special amusement areas in accordance with this section and Section 1013. Approved directional exit markings shall be provided. Where mirrors, mazes or other designs are utilized that disguise the path of egress travel such that they are not apparent, approved and listed low-level exit signs that comply with Section 1013.5, and directional path markings listed in accordance with UL 1994, shall be provided and located not more than 8 inches (203 mm) above the walking surface and on or near the path of egress travel. Such markings shall become visible in an emergency. The directional exit marking shall be activated by the automatic smoke detection system and the automatic sprinkler system in accordance with Section 907.2.11.

411.6.1 Photoluminescent Exit Signs
Where photoluminescent exit signs are installed, activating light source and viewing distance shall be in accordance with the listing and markings of the signs.

411.7 Interior Finish
The interior finish in special amusement areas shall be Class A in accordance with Section 803.1.

CODE SUMMARY

Classification of Work: Tenant Improvement to Existing Building

Zoning: Urban Mixed Use

Building: Single Story Uncovered Mall

Construction Type: Type IIB; Fully Sprinklered

Area of Work: 4,513 SF

Existing Occupancy Type: Assembly - Group A-3

Proposed Occupancy Type: Assembly - Group A-3
Special Amusement Building

Tenant Demising Wall (402.4.2.1):
1 HR, Fire-resistance (Existing walls)

Multiple Function Occupant Load (1004.3):
Where an area under consideration contains multiple functions having different occupant load factors, the design occupant load for such areas shall be based on the floor area of each function calculated independently.

Floor Area Allowance Per Occupant (TABLE 1004.5):
1A - Assembly (Gallery/Museum) 30 SF Net
2A - Assembly (Unconcentrated) 15 SF Net
M - Mercantile 60 SF Gross
B - Business Areas 150 SF Gross
*Actual number of occupants. Actual > Calculated (1004.8)

Occupancy Load (TABLE 1004.5):
112 Persons (See Life Safety Plan)

Number of Required Exits (1006.2.1):
(2) Required; (3) Provided

Arrangement of Exits (1007.1.1):
Where two exits, exit access doorways, exit access stairways or rams, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-third of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. (For sprinklered buildings)

Egress Width (1005.3.2):
112 x 0.2 = 22.4' Required; 102.0' Provided

Travel Distance (1017.2):
250' Maximum (For sprinklered buildings); Actual 98'-7"

Common Path of Travel (Table 1006.2.1):
75' Maximum; Actual 46'-1"

Required Number of Plumbing Fixtures (CPC 422.1):
Male: (1) WC, (1) Urinal (1) Lavatory
Female: (3) WC, (1) Lavatory
(1) Drinking Fountain
(1) Service Sink

Provided Number of Plumbing Fixtures:
Male: (1) WC, (1) Urinal (1) Lavatory
Female: (3) WC, (1) Lavatory
(2) Drinking Fountain
(1) Service Sink

Other Life Safety Considerations:
Corridor Width: 44" Minimum (1020.2)
Dead End Corridor: 20' Maximum (1020.4)
Door Clear Width: 32" Minimum (1010.1.1)
Stair Clear Width: 48" Minimum Between Handrails (1009.3.2)
36" Minimum (Occupant Load <50) (1011.2)

Interior Finishior Finish (Table 803.9):
The use of foam plastics shall be in accordance with Section 802.7 and shall not be used as interior finish except as provided in Section 803.4 and shall not be used as interior trim except as provided in Section 806.5 or Section 2604.2.

LIFE SAFETY NOTES

- All egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
- See electrical drawing for life safety & emergency lighting.
- See electrical drawing for fire alarm, horn, strobe, and smoke detectors.
- Fire protection design to be submitted during construction by the general contractor in the form of shop drawings for jurisdiction approval.
- Final fire extinguisher locations to be confirmed by local fire marshal & tenant during walk through.
- Fire extinguisher size and placement for class "A" hazards:
 - 11,250 SF max. Floor area for each fire extinguisher
 - 75' MAX. Travel distance to an extinguisher
 - 1,500 SF per unit of type "A"
 - Minimum rated extinguisher - 2A10B:C
- Fire extinguisher size and placement for class "B" hazards:
 - Ordinary (moderate) hazard - size 10B extinguisher rating requires 30'-0" MAX. Travel distance to the extinguisher.
 - Size 20B extinguisher rating requires 50'-0" MAX. Travel distance to extinguisher.
- Extinguisher size and placement for class "C" hazards:
 - Required where energized electrical equipment can be encountered that would require a non-conducting extinguishing medium.
- Information based on fire code requirements and NFPA 10 for an ordinary (moderate) hazard occupancy.
- Locations and quantities of fire extinguishers, as proposed, are based on NFPA 10. Verify and coordinate final quantities, locations and installation with local jurisdiction.
- All fire extinguishers shall have a gross weight not to exceed 40 lbs and are to be mounted on mounting brackets so that top of unit is no more than 4'-0" AFF.
- Mount fire extinguishers on side of column or wall outside of main path of travel.
- Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanant design and shall be maintained by the owner or authorized agent.



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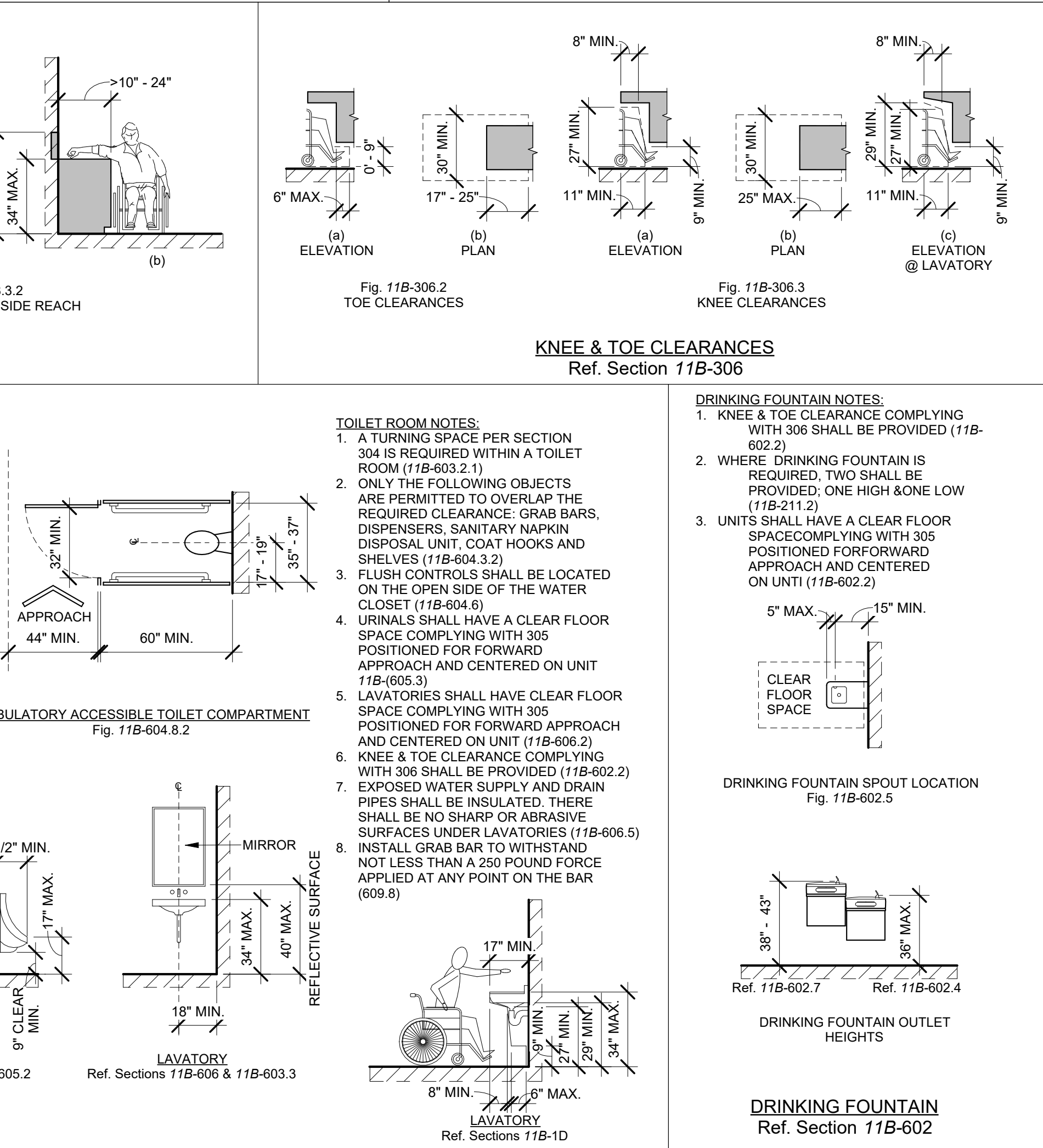
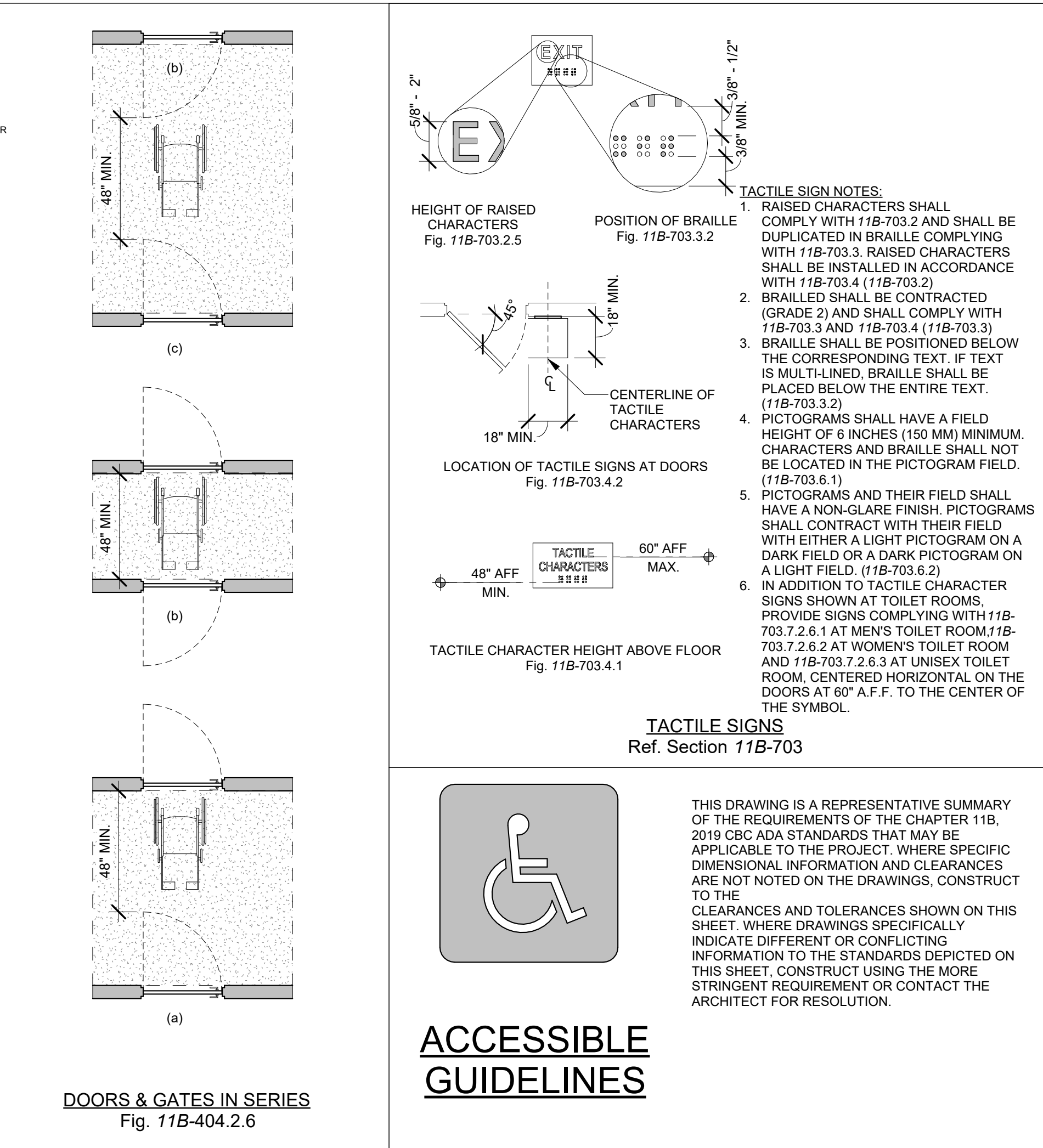
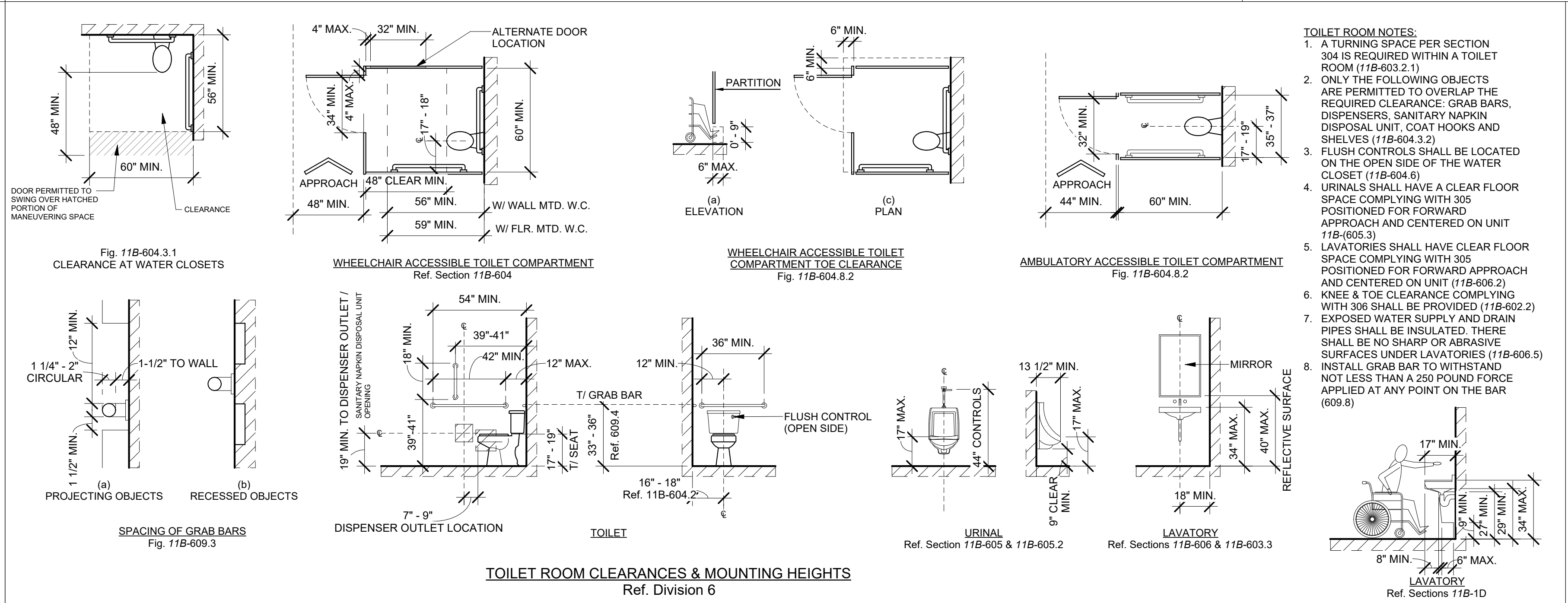
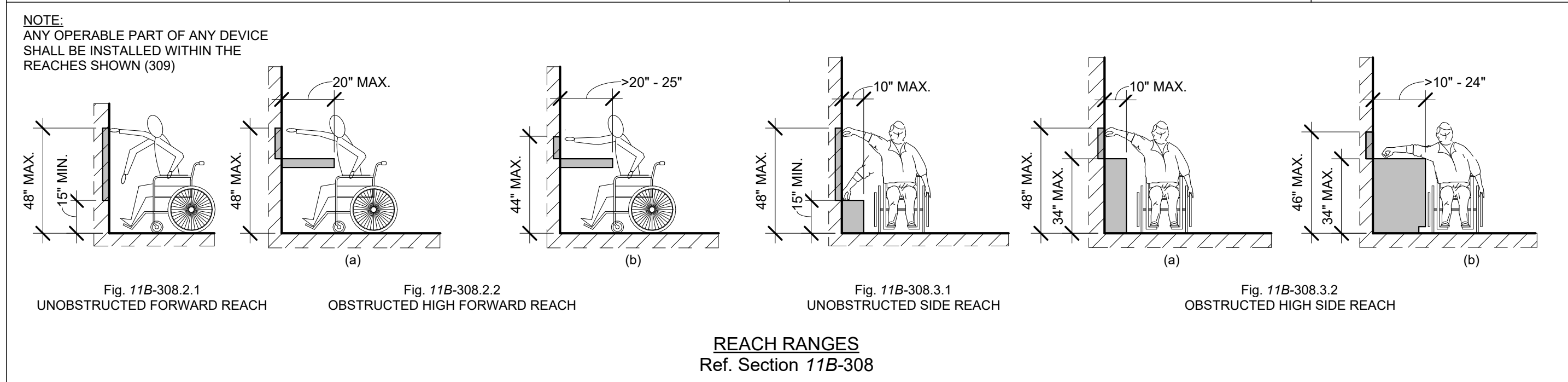
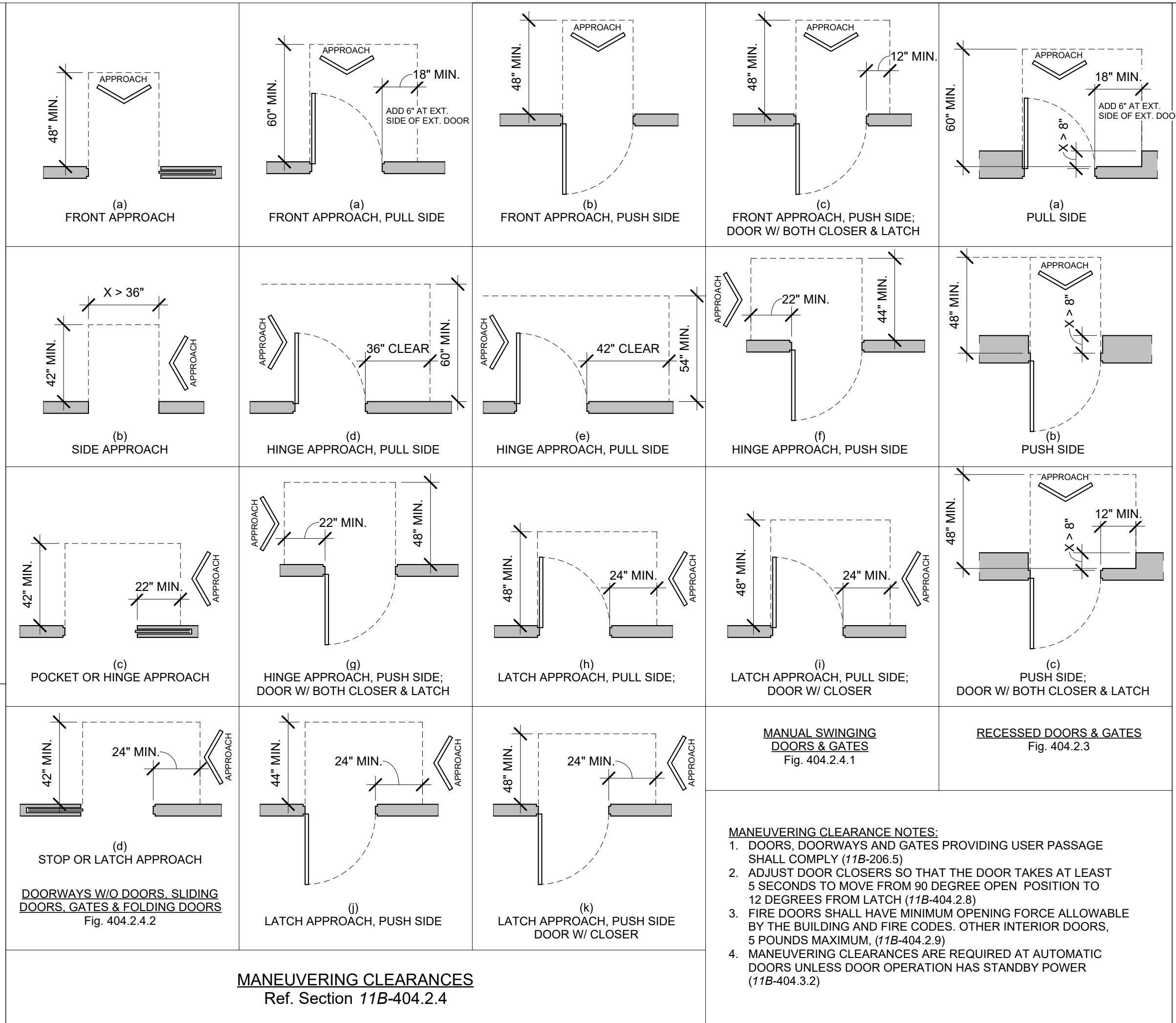
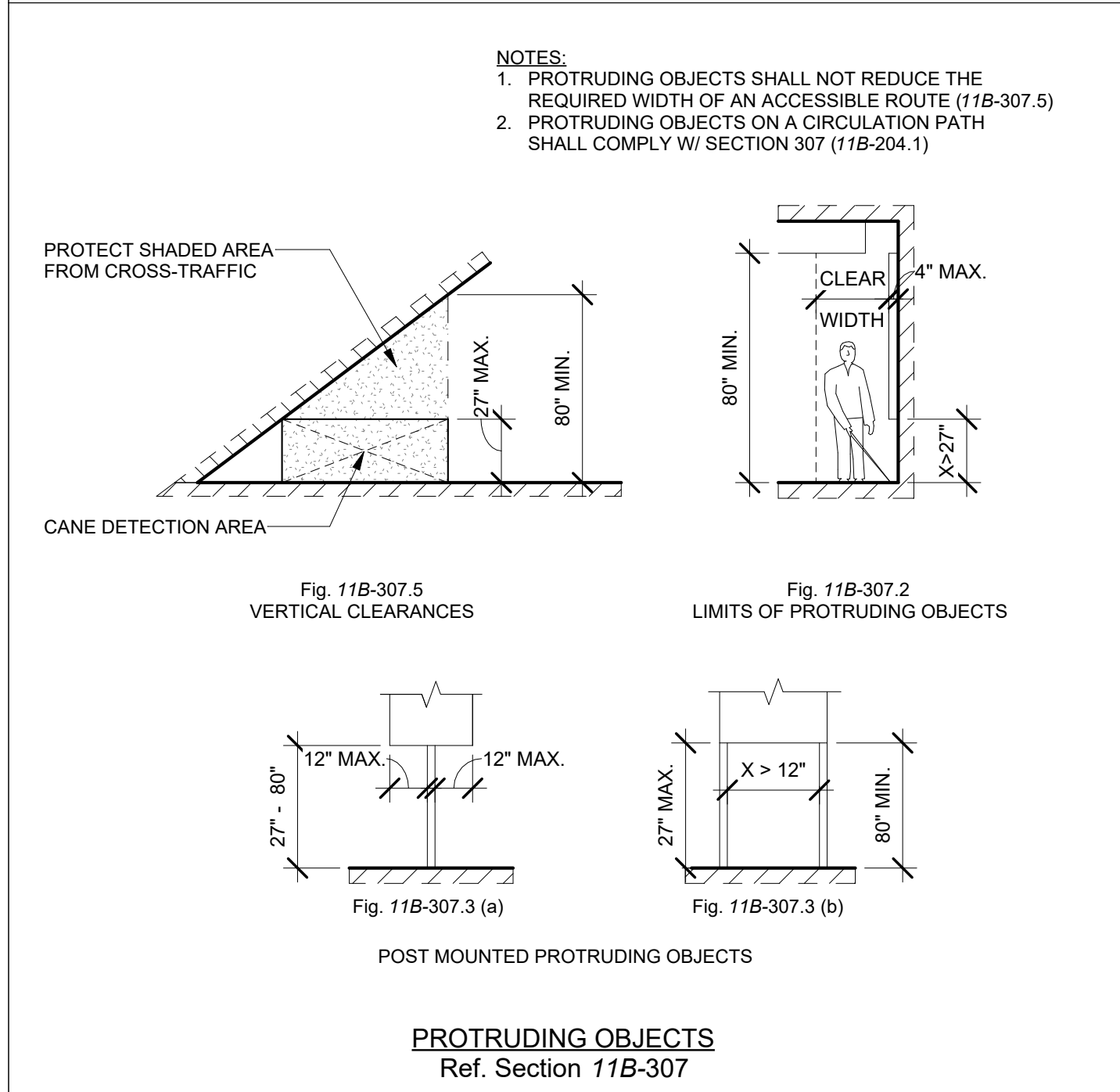
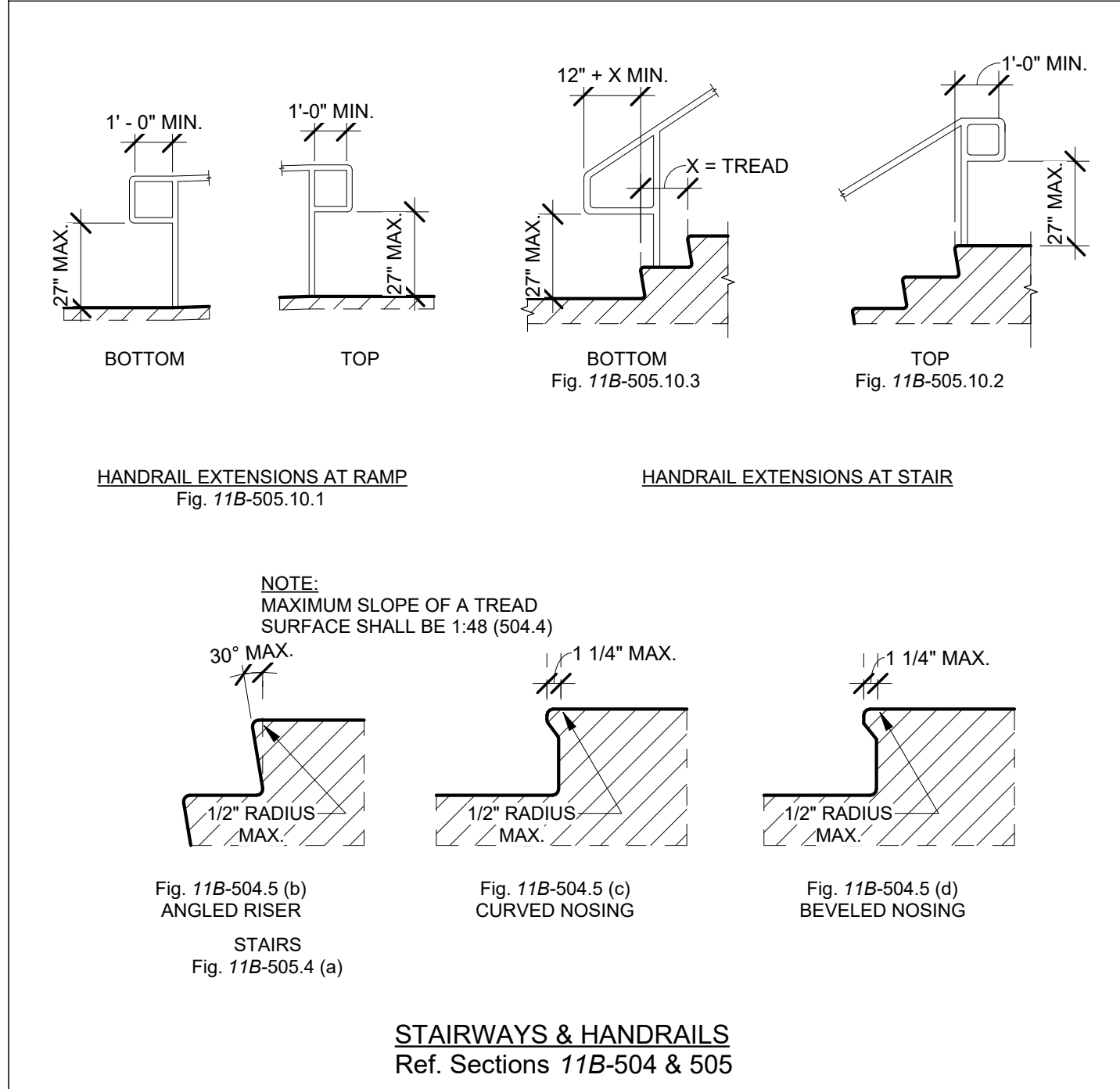
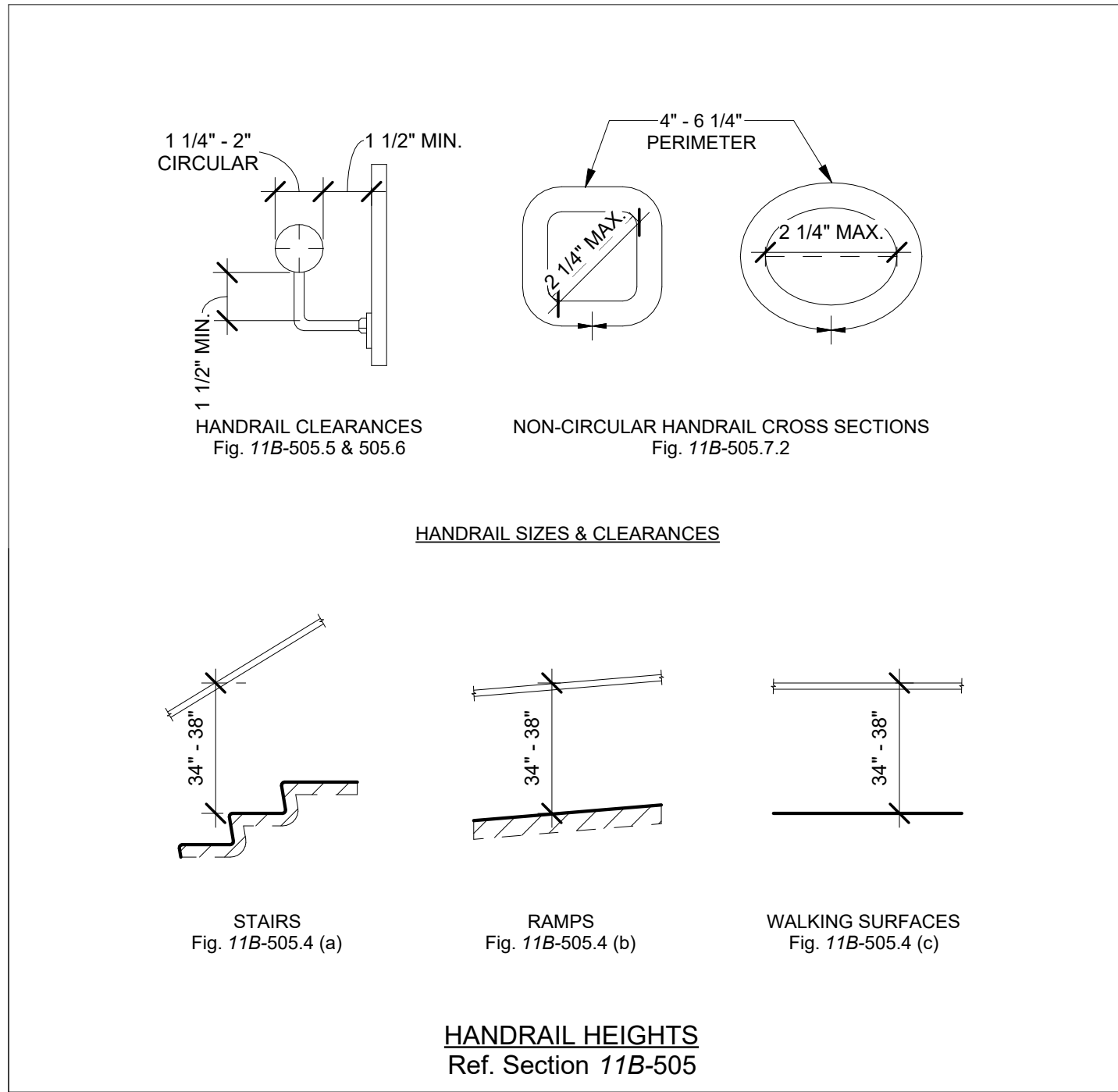
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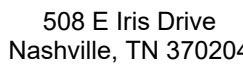
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Life Safety & Code
Summary

G007

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Unit 123
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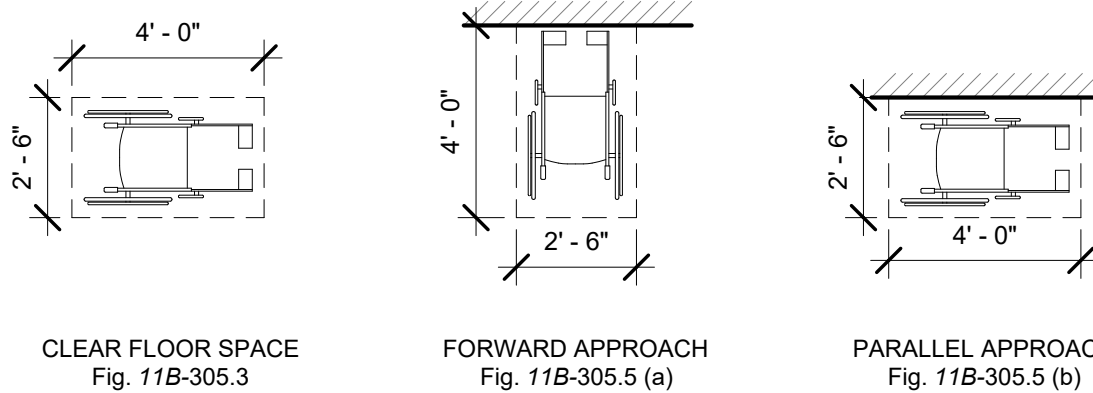
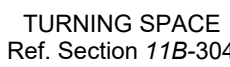
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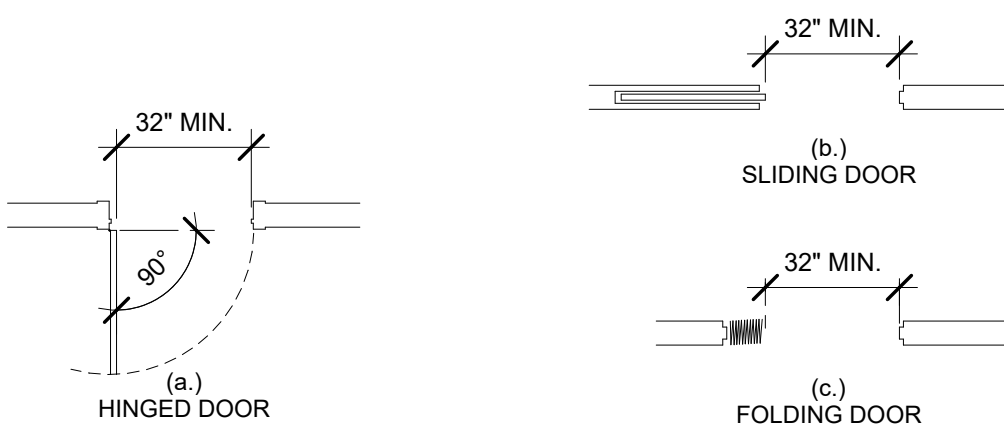
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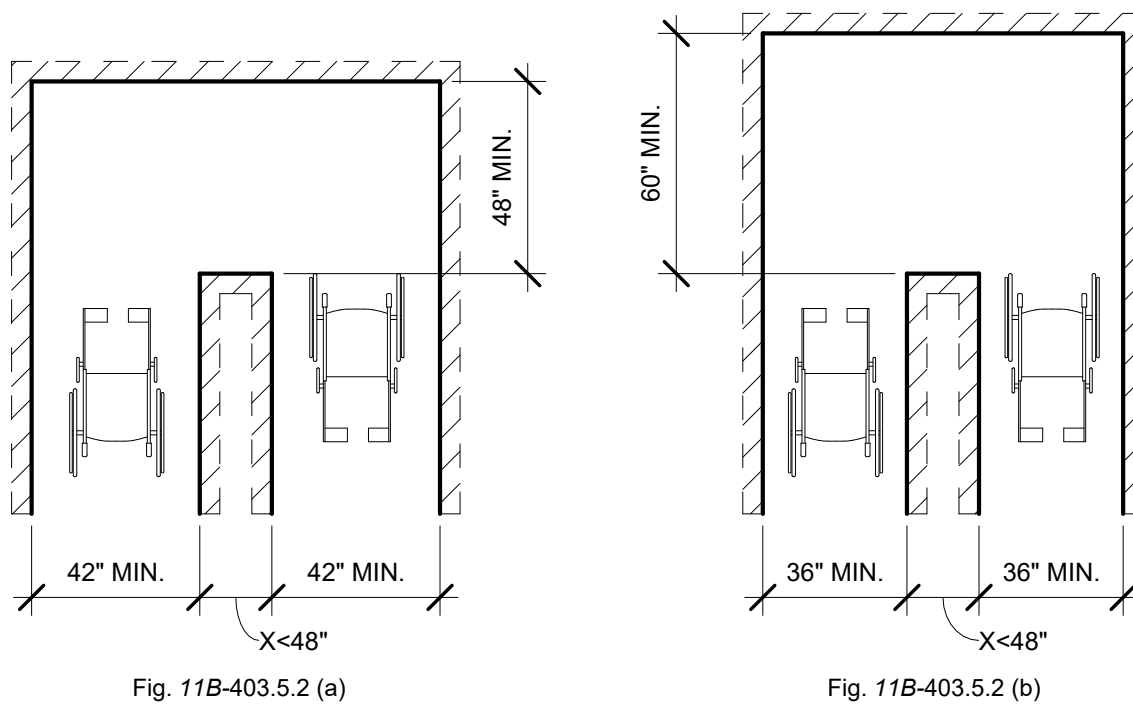
1. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES (11B-304.4)
2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE MUST ADJOIN AN ACCESSIBLE ROUTE OR ANOTHER CLEAR FLOOR SPACE (11B-305.6)
3. A CLEAR FLOOR SPACE IS REQUIRED AT ANY DEVICE WITH AN OPERABLE PART (11B-309.2)



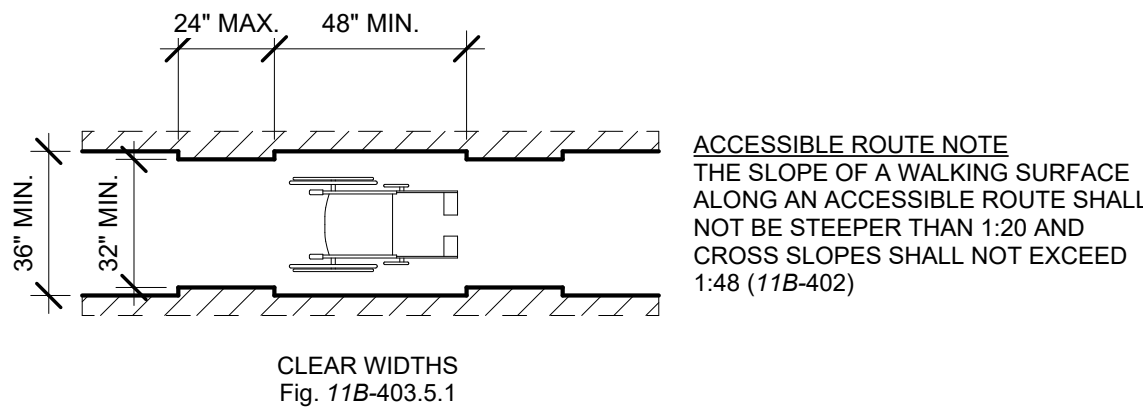
MINIMUM CLEAR FLOOR SPACE
Ref. Sections 11B-304 & 11B-305



CLEAR WIDTH OF DOORWAYS
Fig. 11B-404.2.3



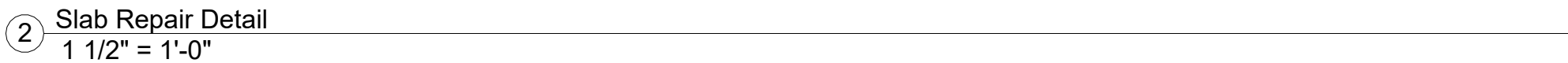
CLEAR WIDTHS AT 180 DEGREE TURNS



ACCESSIBLE ROUTE
Ref. Section 11B-402

DEMOLITION NOTES

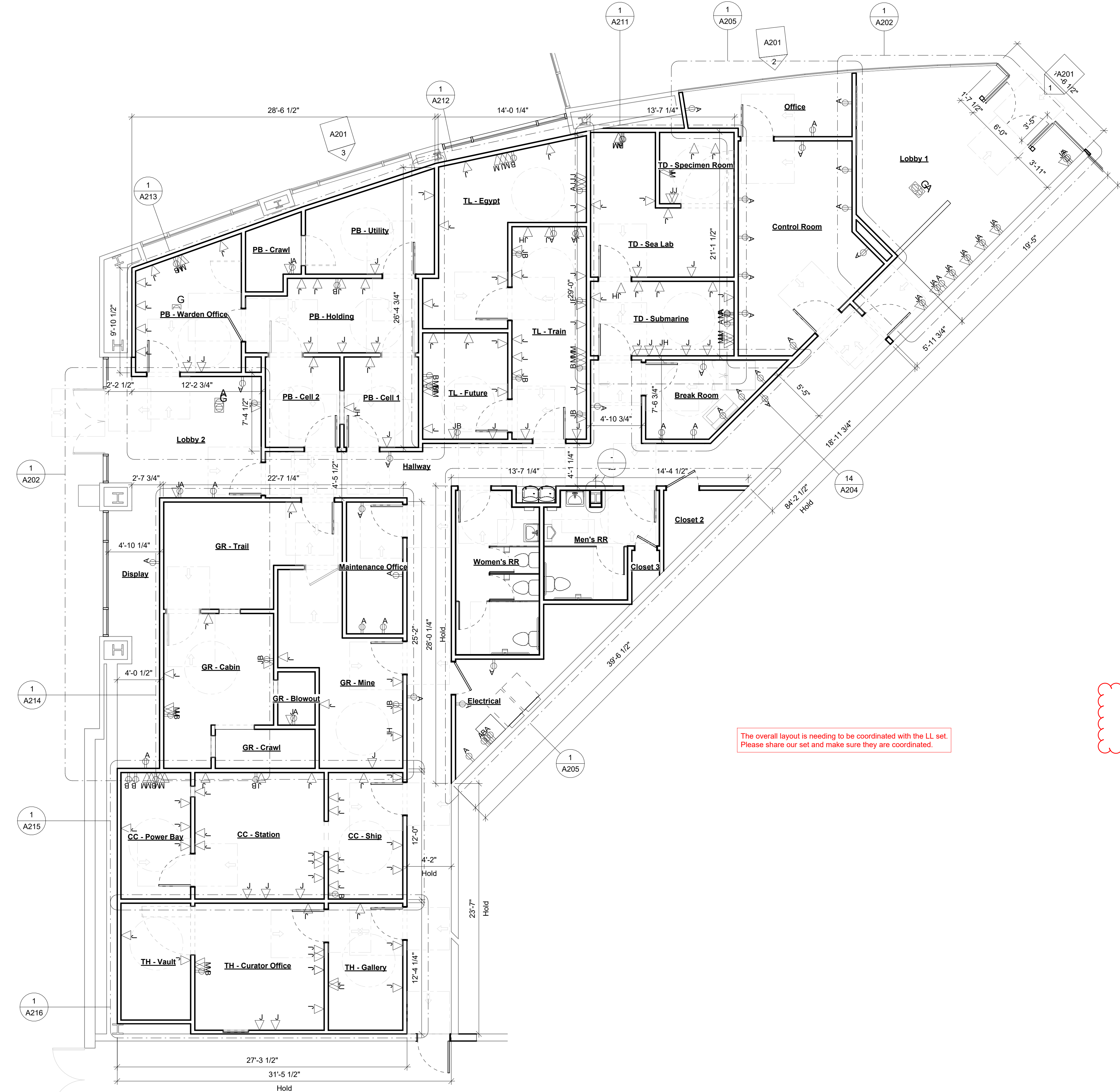
- GC TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
- B. GC IS RESPONSIBLE FOR PHASING OF DEMO WITH NEW WORK OF TENANT PACKAGE. SUB-CONTRACTORS TO VISIT THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF WORK PRIOR TO STARTING ANY DEMOLITION.
- C. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). CONTRACTOR SHALL PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE AND SHALL ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, OR INJURY.
- D. CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE OWNER & ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- E. PROVIDE, ERECT AND MAINTAIN BARRICADES, LIGHTING AND GUARD RAILS AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF THE BUILDING, WORKERS, ADJACENT TENANTS AND THE PUBLIC.
- F. CONTRACTOR SHALL ARRANGE AND PAY FOR DISCONNECTING, REMOVING, AND CAPPING UTILITY SERVICES WITHIN THE AREA OF DEMOLITION AS WELL AS IDENTIFYING SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS. CONTRACTOR SHALL PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES, AND COORDINATE ANY AND ALL INTERRUPTIONS OF UTILITIES WITH CURRENT TENANTS. 48 HOURS WRITTEN NOTICE OF ANY INTENDED INTERRUPTION MUST BE PRESENTED TO THE OWNER.
- G. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE FUTURE TENANT IMPROVEMENTS. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- H. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
- I. BURNING OF MATERIALS ON SITE IS NOT PERMITTED. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. SITE SHALL BE CLEANED DAILY. COORDINATE DEMO WORK WITH AUTHORITIES HAVING JURISDICTION AND LANDLORD FOR ALLOWABLE HOURS OF OPERATION.
- J. DEMOLITION NOTES PERTAIN TO THE GENERAL SCOPE OF WORK AND ARE TO BE CONSIDERED AS PERTAINING TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY INDICATED OR NOT. IF SCOPE IS IN QUESTION, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY.
- K. ALL ORIGINAL CODE REQUIRED FIRE RATED PARTITIONS, FIREPROOFING, FIRE-RATED ASSEMBLIES, ETC. DAMAGED DURING CONSTRUCTION OR IN OTHERWISE DISPAIR SHALL BE REPAIRED AND RETURNED TO CURRENT CODE REQUIRED RATINGS.
- L. CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES, AS REQUIRED TO SECURE BUILDING AND PROTECT FROM THE ELEMENTS. CONTRACTOR SHALL COORDINATE SEQUENCING OF INTERIOR & EXTERIOR DEMOLITION WITH FUTURE WORK TO MINIMIZE BUILDING EXPOSURE TO THE ELEMENTS.
- M. WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN WASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED. EDGES OF EXISTING CONSTRUCTION SHALL BE SAWCUT OR CLEANLY TOOTHED TO ACCEPT NEW CONSTRUCTION. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION. EXISTING CONSTRUCTION SHOWN TO REMAIN, INCLUDING BUT NOT LIMITED TO WALLS, PARTITIONS, DOORS, FRAMES, ETC. SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION. ALL INFILL OR REPLACEMENT WORK SHALL MATCH EXISTING CONDITIONS IN MATERIALS, CONSTRUCTION AND FINISH, UNLESS SPECIFICALLY NOTED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS. PROTECT ALL EXISTING FINISH WORK TO REMAIN IN PLACE AND WHICH BECOMES EXPOSED DURING DEMOLITION OPERATIONS.
- N. EXISTING CONCRETE FLOOR SLABS, MASONRY WALLS AND EXISTING STRUCTURAL FRAMING SYSTEMS SHOWN TO BE REMOVED SHALL BE CLEANLY SAWCUT FROM EXISTING CONSTRUCTION, ALSO COMPLETELY REMOVE FOOTINGS, FOUNDATIONS AND ABOVE GROUND AND UNDERGROUND CONSTRUCTION.
- O. REMOVE ALL EXISTING MISCELLANEOUS NON-LOAD BEARING ITEMS NOT BEING RE-USED, IN THEIR ENTIRETY, THROUGHOUT TENANT SPACE ABOVE AND BELOW EXISTING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PLASTER AND DRYWALL PARTITIONS, DOORS, FRAMES, SOFFITS, STUDS, FURRING, INSULATION, CEILING SUSPENSION SYSTEMS, ETC. PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONSTRUCTION DOCUMENTS TO REMAIN. RELATIVELY PATCH ALL SURFACES TO REMAIN, WITH MATERIALS MATCHING EXISTING CONSTRUCTION. COORDINATE WITH NEW CONSTRUCTION.
- P. WHERE FINISHES ARE REMAINING SUBSTRATE AND PREPARE FOR NEW FINISH AS PROVIDED IN SCHEDULES OR NOTED ON DRAWINGS.
- Q. REMOVE ALL EXISTING PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT NOT BEING RE-USED, IN THEIR ENTIRETY, THROUGHOUT TENANT SPACE PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN, WITH MATERIALS MATCHING EXISTING CONSTRUCTION. COORDINATE WITH NEW CONSTRUCTION.
- R. ALL EXISTING SPRINKLER HEADS, DROPS AND BRANCH LINES AT LAY-IN CEILING AREA TO BE REMOVED IN ENTIRETY AND REPLACED WITH UPRIGHT HEAD SYSTEM IN OPEN STRUCTURE. ALL MAINS AND BRANCHES THAT ARE SUITABLE FOR REUSE AND LOCATED WITHIN 18" OF BOTTOM OF STRUCTURE MAY BE REUSED. ALL LINES LOCATED BELOW 18" OF BOTTOM OF STRUCTURE TO BE REMOVED. PATCH ALL SURFACES TO REMAIN. SPRINKLER SUBCONTRACTOR IS RESPONSIBLE FOR DESIGN AND PERMITTING OF SPRINKLER SYSTEM WITH AUTHORITY HAVING JURISDICTION.



1 Demo Plan
3/16" = 1'-0"

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1 Overall Floor Plan
3/16" = 1'-0"



GENERAL NOTES

- ALL WALL STUDS TO BE 12'-6" AFF UNLESS OTHERWISE NOTED.
- BRACE THE PARTIAL HEIGHT WALLS TO FULL HEIGHT WALLS AT 6'-0" MAX. OC.
- ALL INTERIOR WALLS TO BE 20g 3-5/8" METAL STUD UNLESS OTHERWISE NOTED.
- SEE DETAILS SHEET FOR TYPICAL BRACING AND ROUGH OPENING DETAILS.
- ALL DIMENSIONS IN PLAN ARE TO FACE OF STUD OR FACE OF EXISTING WALL SURFACE UNLESS NOTED OTHERWISE.
- GAME SPACE DIMENSIONS ARE TO BE PRIORITISED THAN HALLWAYS OR BOH SPACES.
- ANY VARIANCE TO THE GAME SPACE DIMENSIONS ARE TO BE NOTIFIED TO TEG.

WALL TREATMENTS

- | | |
|----|---|
| W1 | 5/8" Gypsum Board |
| W2 | 1/2" FRT Plywood Sheathing |
| W3 | 1/4" Gypsum Board Over 1/2" FRT Plywood Sheathing |
| W4 | Exposed Studs |

- All wall treatments are to terminate 6" above the ceiling. 12'-6" TYP.
- Where no new stud walls are indicated, install wall treatment direct to the existing substrate.
- Provide level 4 finish on gypsum board walls UNO.
- See interior elevations for additional finishes and paints. An additional level of finish is to be provided for these areas.
- FRT plywood is to comply with allowable material regulations.

SIMON Floor Plan Comments:

*Tenant is responsible to field verify all existing conditions and dimensions in the space. Failure to properly field verify existing conditions does not relieve the Tenant of any expenses or responsibilities resulting from that failure.

*Nothing is permitted to be attached to, suspended from, or penetrate Landlord's structure, floor deck, or roof deck. You may attach, non-destructively, to or suspend from the top chord of the joist or the structural steel which exists above the tenant space. When attaching to landlord's structure, do NOT drill, weld, screw, or shoot into structure. Alternative methods of attachment ONLY, nothing to damage landlord's base building structure. Tenant shall provide signed and sealed structural drawings, by a structural engineer with legally active registration as indicated by all jurisdictional requirements, for all structural modifications for Landlord records.

*Structural reinforcing details must be provided by a registered structural engineer to Tenant Coordination for equipment support or suspension, service platforms, deck penetrations, etc.

*Any Landlord equipment, component, and / or service feeding other tenant(s) that is existing in the space must remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access. Access panels shall be label to properly identify system, coordinate with Mail Operations.

*Tenant's stockroom may not be visible from the sales area. Door(s) leading to the stockroom must have an automatic closure.

*All rear entries must have a doorbell for deliveries.

*All concrete patching must be level with the existing concrete floor.

*Tenant is required to install a waterproof membrane in all wet areas (Restrooms, Kitchens, food services, etc...) of the space. Tenant shall use a 30 mil polyethylene cleavage membrane (equal to Nobleseal TS) installed per manufacturers recommendations and ANSI A108. Membrane must be extended up the wall a minimum of 4" or equal to the height of the floor base.

SIMON

Landlord Comment - No rubber/vinyl wall base is permitted in the sales area



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THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set

09/28/23

23234

No.	Description	Date
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Overall Floor Plan

A102

Landlord Comment - DO NOT drill,screw, or shot into Landlord's structure or members. DO NOT attach any construction directly to Landlord's roof deck. DO NOT support any construction from Landlord's cross-bracing or bridging

ACT-1	Black 2'X2' Acoustic Ceiling
ACT-2	White 2'X2' Acoustic Ceiling
CLG-1	5/8" Gypsum Board Ceiling
CLG-2	1/2" FRT Plywood Ceiling
OTS	Open To Structure

- ① All air devices in this room shall be white.

FACE OF SIGN		EXIT SIGN
		AIR SUPPLY
		AIR RETURN
		LIGHTING FIXTURE CA4
		24x24 ACCESS PANEL

- ① WHITE AIR DIFFUSER, RETURN GRILLE, OR ACCESS PANEL

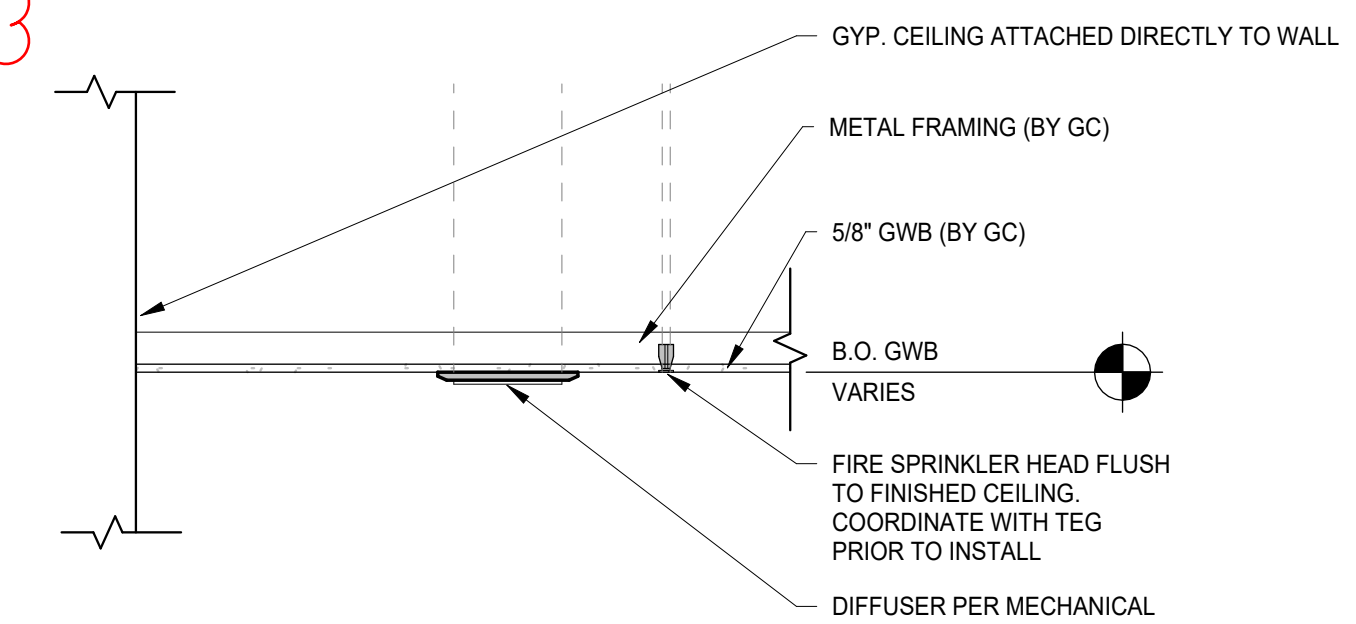
- Security equipment must be installed within the Premises; cameras and/or security equipment are not permitted on the exterior of the Premises unless approved in writing by Landlord. However, in cases where Landlord approves equipment as or equipment, the cameras or equipment must be positioned as to limit viewing area and shall capture images of the Tenant's doorways only and shall not capture images outside of the Premises. In cases where a Tenant may have an approved patio area, all cameras or equipment shall be installed and operated so as to capture only the approved patio and no common area.
- All equipment, installation methods and locations must be approved by Landlord in writing prior to installation.
- No signal shall be emitted outside the Premises.
- Absolutely no distribution, electronically or otherwise, of captured image or video to any third party other than Landlord upon request.
- Security cameras, vision panels, or "bubbles" shall not be visible to public view in the design control zone or on patios from the common area.

- If not already existing, tenant must provide a sealed partition above the storefront to separate the Common Area ceiling from the tenant's space. (Shall be rated if required by code and all penetration shall comply and be labeled with the required NFPA rating.)

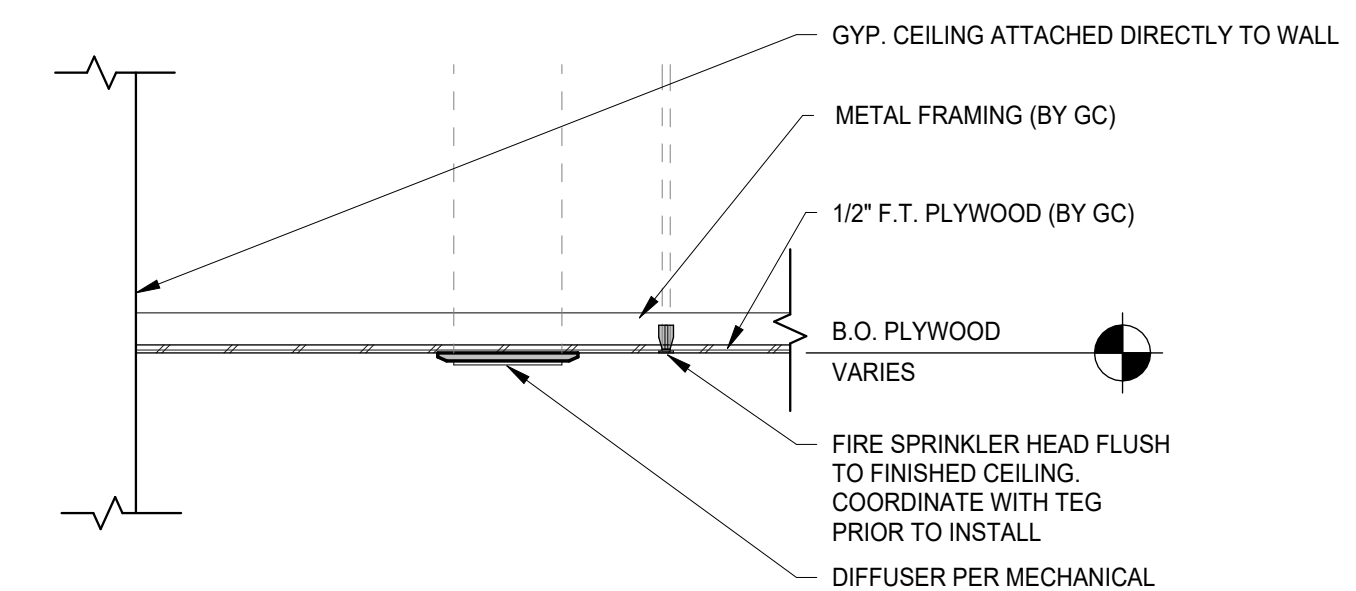
- Nothing is permitted to be attached to, suspended from, or penetrate Landlord's structure, floor deck, or roof deck. You may attach, non-destructively, to or suspend from the top chord of the joist or the structural steel which exists above the tenant space. When attaching to landlord's structure, **do NOT drill, weld, screw, or shoot** into structure. Alternative methods of attachment ONLY, nothing to damage landlord's base building structure. Tenant shall provide signed and sealed structural drawings, by a structural engineer with legally active registration as indicated by all jurisdictional requirements, for all structural modifications for Landlord records.

- Any Landlord equipment, component, and / or service feeding other tenant(s) that is existing in the space must remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access. Access panels shall be labeled to properly identify system, coordinate with Mail Operations.

- SIMON requires all tenants to use Landlord's required contractor for all sprinkler work. Refer to Sprinkler Comments for further requirements.



② CLG-1 GYPSUM BOARD CEILING DETAIL
1" = 1'-0"



3 CLG-2 PLYWOOD CEILING DETAIL
1" = 1'-0"

① Overall RCP
3/16" = 1'-0"

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615.244.8170
www.mjmach.com

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Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set
09/28/23
23234

No.	Description	Date
-----	-------------	------

OWNER

LOCATION

DATE _____

REVISIONS

APPROVAL

SHEET

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Overall RCP

A103

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All furnishings are to be provided and installed by TEG



1 FF & E Plan
3/16" = 1'-0"



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THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set

09/28/23

23234

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FF & E Plan

A110

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Colored renderings are for visual reference only



Signage & Canopy are separate permit

GC to coordinate exterior paint & finish detail with TEG

Landlord Comment (KB) Sign Vendor must submit sign shop drawings for Landlord review and approval.

SIGN PERMIT IS REQUIRED AND SIGN VENDOR MUST PRESENT PERMIT TO MALL OPERATIONS PRIOR TO SCHEDULINT INSTALL.

Storefront Elevation / Section Comments:

•If not already existing, tenant must provide a sealed partition above the storefront to separate the Common Area ceiling from the tenant's space. (Shall be rated if required by code and all penetration shall comply and be labeled with the required NFPA rating.)

•Nothing is permitted to be attached to, suspended from, or penetrate Landlord's structure, floor deck, or roof deck. You may attach, non-destructively, to or suspend from the top chord of the joist or the structural steel which exists above the tenant space. When attaching to landlord's structure, do NOT drill, weld, screw, or shoot into structure. Alternative methods of attachment ONLY, nothing to damage landlord's base building structure. Tenant shall provide signed and sealed structural drawings, by a structural engineer with legally active registration as indicated by all jurisdictional requirements, for all structural modifications for Landlord records.

•Any Landlord equipment, component, and / or service feeding other tenant(s) that is existing in the space must remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access. Access panels shall be label to properly identify system, coordinate with Mall Operations.

•When Storefront Grilles are permitted by Landlord, they must be floor supported and shall attach to Landlord's structure for lateral support only. When in open position, bottom rail of grille must be fully recessed into ceiling treatment above. No welding to structure is permitted.

•Slat wall may not be used within the first 5'-0" of the space.

•Vertical glass joints shall be frameless butt joints.

•Painted drywall is not an acceptable storefront finish.

•Any damage to mall property or adjacent tenants during construction must be repaired to Mall specifications, at Tenant's expense.

•Storefront sign must be on a 7-day, 24-hour time clock. Illuminated signs must remain illuminated during all mall hours.

•Approval of the Tenant's Construction / Design Documents by the Landlord shall not constitute review and approval of the Tenant's Signage. Signage shop drawings must be submitted under separate submittal for Landlord review and approval prior to fabrication and installation of the sign.



CEILING TYPES & NOTES

ACT-1 Black 2'X2' Acoustic Ceiling
ACT-2 White 2'X2' Acoustic Ceiling
CLG-1 5/8" Gypsum Board Ceiling
CLG-2 1/2" FRT Plywood Ceiling
OTS Open To Structure

- A. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to the installation.
B. All air diffuser, return grille, and access panel are to match the ceiling color.

- 1 All air devices in this room shall be white.

PAINT & FINISH SCHEDULE

P01	Sherwin Williams	SW7015 Repose Gray	Eggshell
P02	Sherwin Williams	SW7586 Stolen Kiss	Eggshell
P03	Sherwin Williams	SW7537 Irish Cream	Eggshell
P04	Sherwin Williams	SW6258 Tricorn Black	Eggshell
P05	Sherwin Williams	SW6451 Nurture Green	Eggshell
P06	Sherwin Williams	SW7562 Roman Column	Eggshell
P07	Sherwin Williams	"Honey" Color Match	Eggshell
P08	Sherwin Williams	Dryvit "Caramel" Color Match	Eggshell
P09	Sherwin Williams	Dryvit "Allspice" Color Match	Eggshell
P10	Sherwin Williams	SW9145 Sleepy Hollow	Eggshell
P11	Sherwin Williams	SW6800 Something Blue	Eggshell
P12	Sherwin Williams	SW6913 Funky Yellow	Eggshell
P13	Sherwin Williams	SW6794 Fiwayay	Eggshell
P14	Sherwin Williams	SW7019 Gauntlet Gray	Eggshell
P15	Sherwin Williams	SW7005 Pure White	Eggshell
P16	Sherwin Williams	SW6244 Naval	Eggshell
P17	Sherwin Williams	Primer, B51-450, White	Eggshell
LW1	Laminate Wall Surfacing	- Wilsonart, Matt Finish, Slate Grey D91-60	

WALL TREATMENTS

W1 5/8" Gypsum Board
W2 1/2" FRT Plywood Sheathing
W3 1/4" Gypsum Board Over 1/2" FRT Plywood Sheathing
W4 Exposed Studs

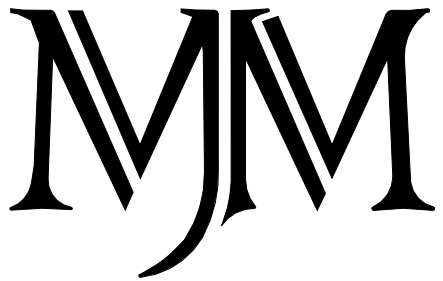
- A. All wall treatments are to terminate 6" above the ceiling. 12'-6" TYP.
B. Where no new stud walls are indicated, install wall treatment direct to the existing substrate.
C. Provide level 4 finish on gypsum board walls UNO.
D. See interior elevations for additional finishes and paints. An additional level of finish is to be provided for these areas.
E. FRT plywood is to comply with allowable material regulations.

GENERAL NOTES

- A. All dimensions in the plan are to the face of the stud or face of existing wall surface unless noted otherwise.
B. All game space dimensions are to be further coordinated with TEG when field conditions differ from the plans.
C. All dimensions in interior elevations are to the finished face of wall surface or centerline of device / equipment unless noted otherwise.
D. See Room Finish Schedule & Material for TEG furnished & installed finishes & treatments.
E. All items are GC furnished & installed unless noted otherwise.
F. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to installation.
G. All air diffusers, return grilles, and access panels are to match the ceiling color.
H. All electrical outlets, switches, and faceplates to be in black.

ELECTRICAL LEGEND

- A 120V Duplex.
B 120V Quad.
C Junction box with 120V for signage.
F 4" Conduit on the wall to the accessible ceiling on the opposite side.
Install rings at each end & Unistrut support as required, 18" long.
G 3/4" Conduit routed in the floor, stub above the ceiling.
J Empty duplex with 3/4" conduit, stub 6" above ceiling. TEG to route low voltage.
JH Rotated empty duplex with 3/4" conduit, stub above the ceiling. TEG to route low voltage.
M Empty duplex with 2" conduit, stub 6" above ceiling. TEG to route low voltage.



ARCHITECTS

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SEAL

CONSULTANT



THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set

09/28/23

23234

No. Description Date

LOCATION

DATE

REVISIONS

SHEET

Storefront - Elevations

A201

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FLOOR TYPES & NOTES

UNF	Unfinished
FR	Finish Ready - Level and fill <1/2". Ready for new work.
SC1	Sealed Concrete - Gloss
SC2	Sealed Concrete - High Gloss
VCT1	Armstrong VCT - 12x24 Offset installation
FT1	3/4" Plywood

Unfinished areas are to be cleaned and prepared for TEG work.

CEILING TYPES & NOTES

ACT-1	Black 2'X2' Acoustic Ceiling
ACT-2	White 2'X2' Acoustic Ceiling
CLG-1	5/8" Gypsum Board Ceiling
CLG-2	1/2" FRT Plywood Ceiling
OTS	Open To Structure

- A. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to the installation.
- B. All air diffuser, return grille, and access panel are to match the ceiling color.

- 1 All air devices in this room shall be white.

PAINT & FINISH SCHEDULE

P01	Sherwin Williams	SW7015 Repose Gray	Eggshell
P02	Sherwin Williams	SW7586 Stolen Kiss	Eggshell
P03	Sherwin Williams	SW7537 Irish Cream	Eggshell
P04	Sherwin Williams	SW7015 Repose Gray	Eggshell
P05	Sherwin Williams	SW6451 Nuttred Green	Eggshell
P06	Sherwin Williams	SW7562 Roman Column	Eggshell
P07	Sherwin Williams	Honey Color Match	Eggshell
P08	Sherwin Williams	SW7015 Repose Gray Color Match	Eggshell
P09	Sherwin Williams	Dryvit "Alissee" Color Match	Eggshell
P10	Sherwin Williams	SW9145 Sleepy Hollow	Eggshell
P11	Sherwin Williams	SW8080 Something Blue	Eggshell
P12	Sherwin Williams	SW7015 Repose Gray	Eggshell
P13	Sherwin Williams	SW6794 Flyaway	Eggshell
P14	Sherwin Williams	SW7019 Gauntlet Gray	Eggshell
P15	Sherwin Williams	SW7005 Pure White	Eggshell
P16	Sherwin Williams	SW6244 Nautical	Eggshell
P17	Sherwin Williams	Primer, BS1-450, White	Eggshell
LW1	Laminate Wall Surface - Wilsonart, Matt Finish, State Grey D91-60		

WALL TREATMENTS

W1	5/8" Gypsum Board
W2	1/2" FRT Plywood Sheathing
W3	1/4" Gypsum Board Over 1/2" FRT Plywood Sheathing
W4	Exposed Studs

- A. All wall treatments are to terminate 6" above the ceiling, 12'-6" TYP.
- B. Where no new stud walls are indicated, install wall treatment direct to the existing substrate.
- C. Provide level 4 finish on gypsum board walls UNO.
- D. See interior elevations for additional finishes and paints. An additional level of finish is to be provided for these areas.
- E. FRT plywood is to comply with allowable material regulations.

GENERAL NOTES

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- D. See Room Finish Schedule & Material for TEG furnished & installed finishes & treatments.
- E. All items are GC furnished & installed unless noted otherwise.
- F. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to installation.
- G. All air diffusers, return grilles, and access panels are to match the ceiling color.
- H. All electrical outlets, switches, and receptacles to be in black.

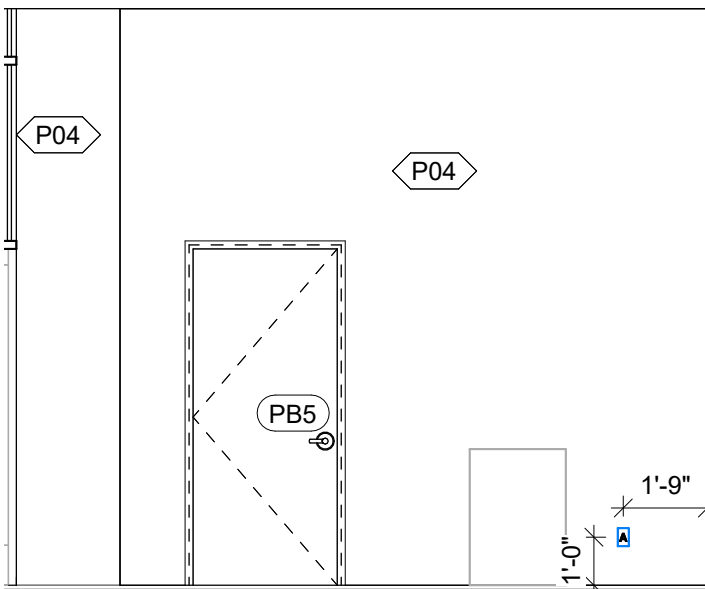
ELECTRICAL LEGEND

- A 120V Duplex.
- B 120V Quad.
- C Junction box with 120V for signage.
- F 4" Conduit on the wall to the accessible ceiling on the opposite side.
- G Install rings at each end & Unistrut support as required, 18" long.
- G 3/4" Conduit routed in the floor, stub above the ceiling.
- J Empty duplex with 3/4" conduit, stub 6" above ceiling. TEG to route low voltage.
- JH Rotated empty duplex with 3/4" conduit, stub above the ceiling. TEG to route low voltage.
- M Empty duplex with 2" conduit, stub 6" above ceiling. TEG to route low voltage.

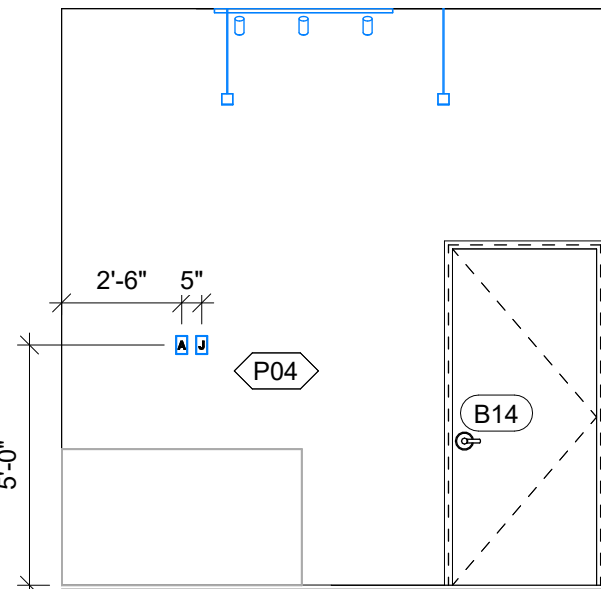
Please share the lobby designs

① Enlarged Lobby 2 Plan
3/8" = 1'-0"

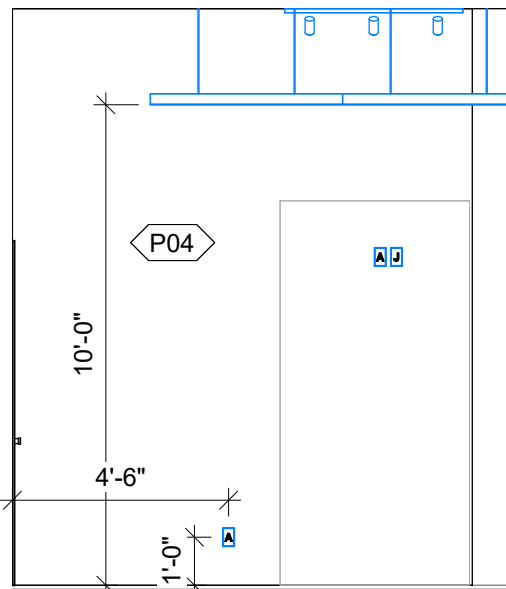
② Enlarged Lobby 2 RCP
3/8" = 1'-0"



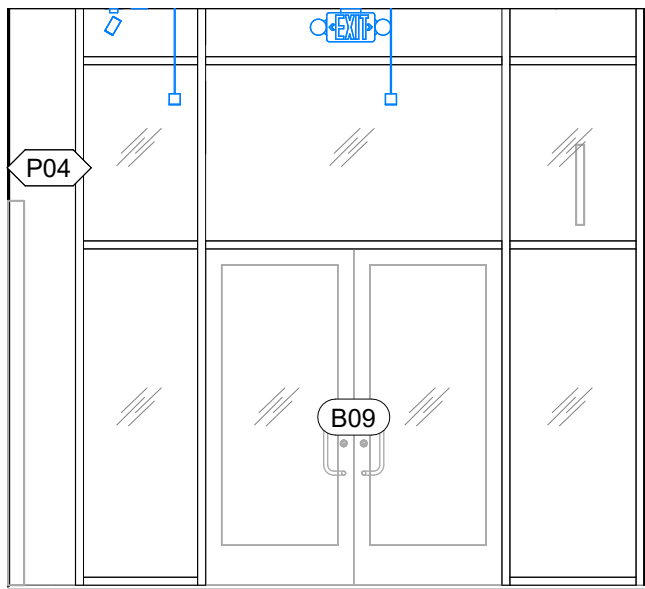
③ Lobby 2 - 1
1/4" = 1'-0"



4 Lobby 2 - 2
1/4" = 1'-0"

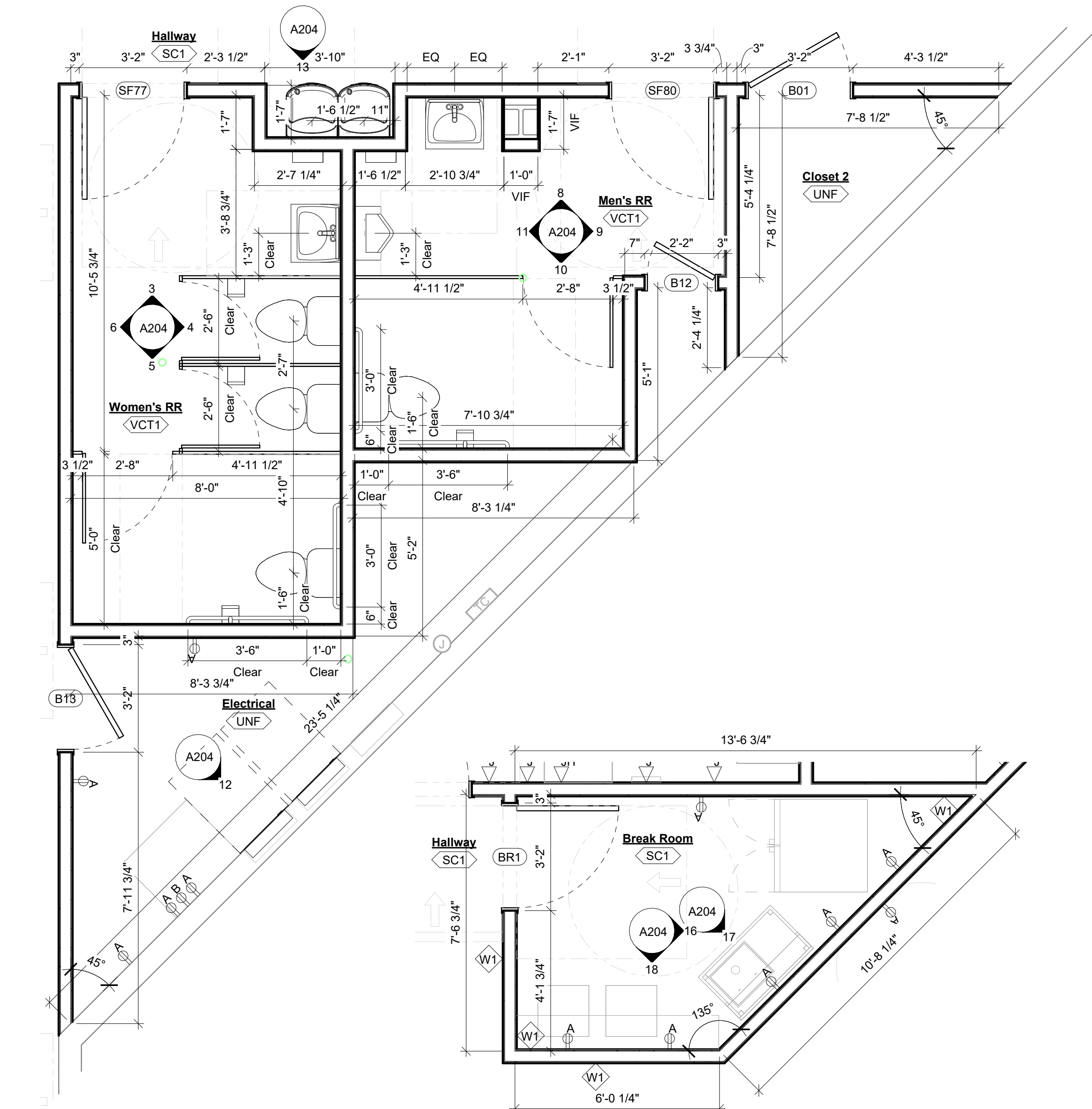


5 Lobby 2 - 3
1/4" = 1'-0"



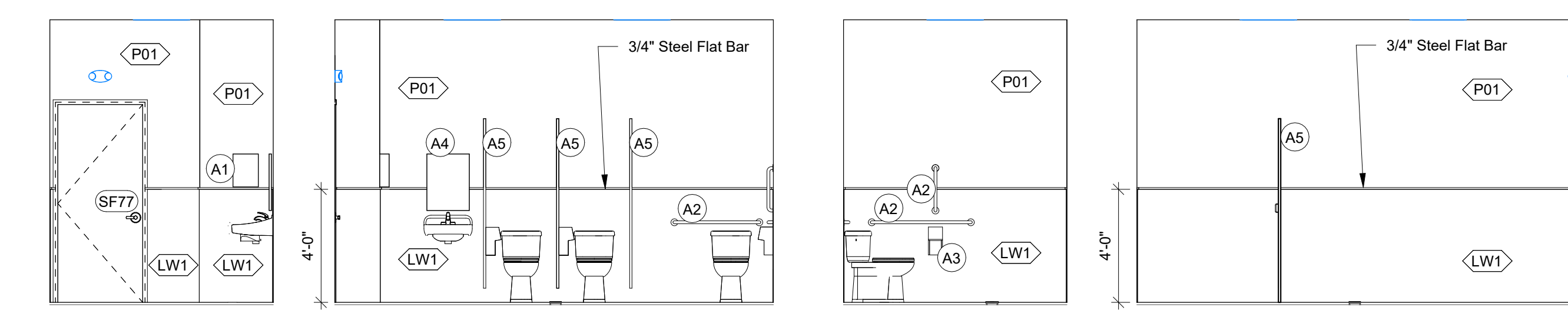
6 Lobby 2 - 4
1/4" = 1'-0"

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1 Enlarged Restroom Plan
3/8" = 1'-0"

14 Enlarged Break Room Plan
3/8" = 1'-0"

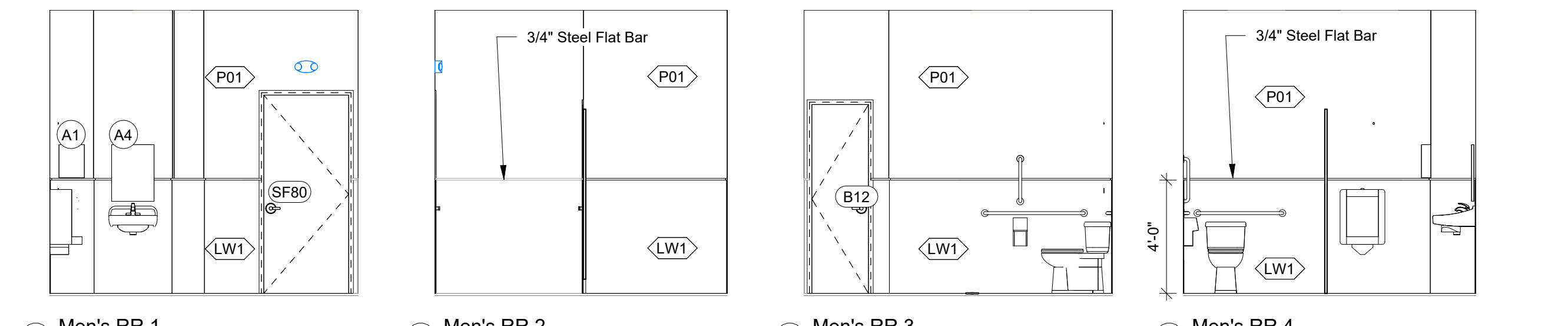


3 Women's RR 1
1/4" = 1'-0"

4 Women's RR 2
1/4" = 1'-0"

5 Women's RR 3
1/4" = 1'-0"

6 Women's RR 4
1/4" = 1'-0"

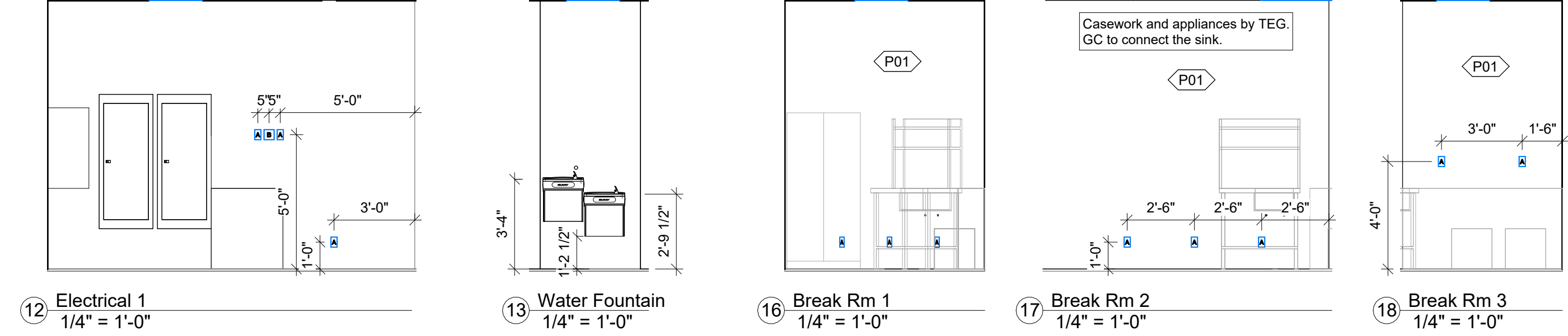


8 Men's RR 1
1/4" = 1'-0"

9 Men's RR 2
1/4" = 1'-0"

10 Men's RR 3
1/4" = 1'-0"

11 Men's RR 4
1/4" = 1'-0"



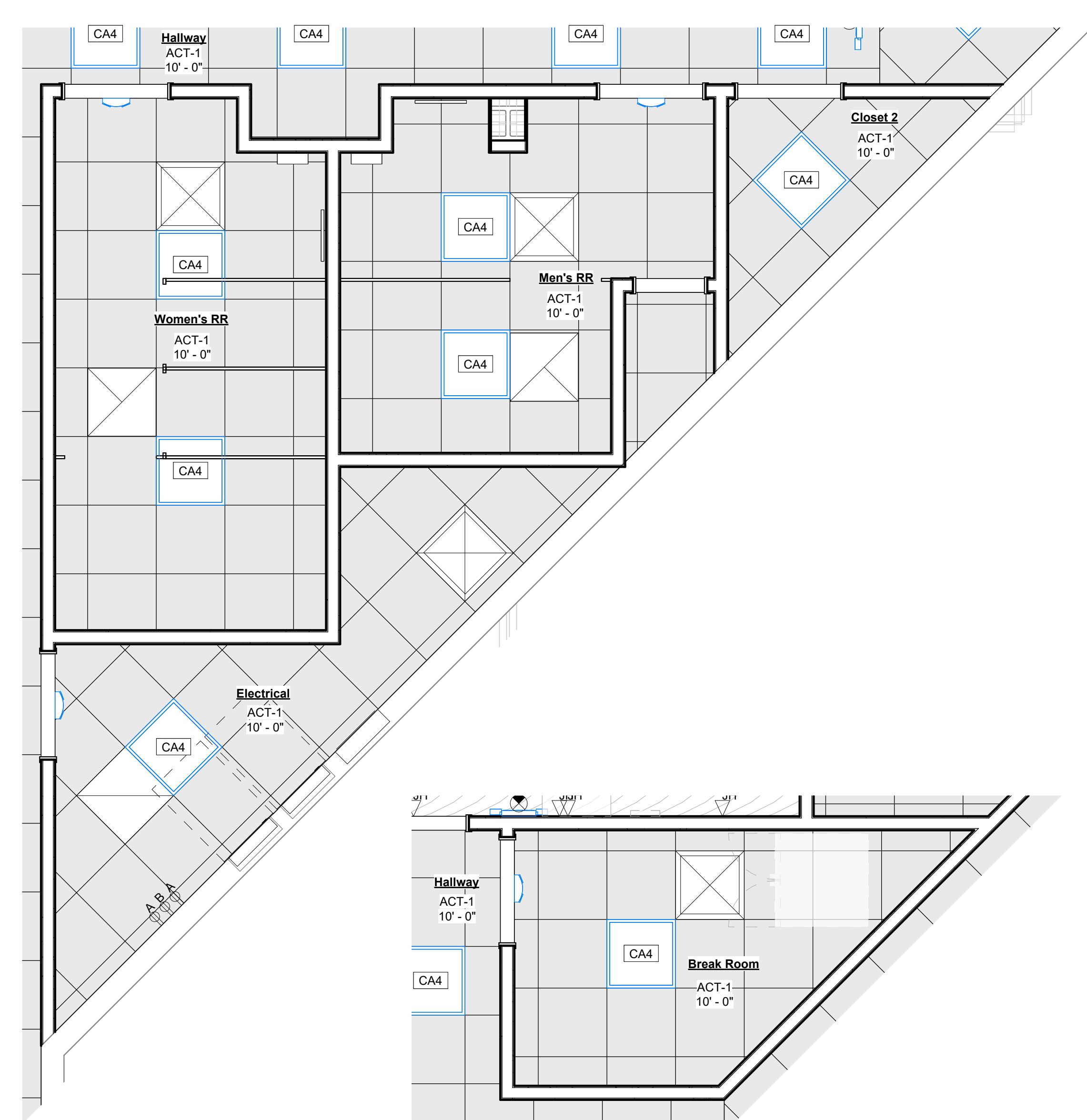
12 Electrical 1
1/4" = 1'-0"

13 Water Fountain
1/4" = 1'-0"

16 Break Rm 1
1/4" = 1'-0"

17 Break Rm 2
1/4" = 1'-0"

18 Break Rm 3
1/4" = 1'-0"



2 Enlarged Restroom RCP
3/8" = 1'-0"

15 Enlarged Break Room RCP
3/8" = 1'-0"

TOILET ACCESSORIES

Key	Manufacturer	Model	Description
A1	Bobrick	B-2620	Stainless steel surface mounted paper towel dispenser, satin finish
A2	Glacier Bay	20135-03202-42	42" Concealed screw grab bar
		20135-03202-18	18" Concealed screw grab bar (vertical)
		20135-03202-36	36" Concealed screw grab bar
A3	Georgia Pacific	56790A	2-Roll vertical coreless toilet paper dispenser
A4	Umbra	1006044-040	Hub oval wall mirror with black finish frame
A5	---	---	HDPE Toilet partitions

SIMON Floor Plan Comments:

- *Tenant is responsible to field verify all existing conditions and dimensions in the space. Failure to properly field verify existing conditions does not relieve the Tenant of any expenses or responsibilities resulting from that failure.
- *Nothing is permitted to be attached to, suspended from, or penetrate Landlord's structure, floor deck, or roof deck. You may attach, non-destructively, to or suspend from the top chord of the joist or the structural steel which exists above the tenant space. When attaching to landlord's structure, do NOT drill, weld, screw, or shoot into structure. Alternative methods of attachment ONLY, nothing to damage landlord's base building structure. Tenant shall provide signed and sealed structural drawings, by a structural engineer with legally active registration as indicated by all jurisdictional requirements, for all structural modifications for Landlord records.
- *Structural reinforcing details must be provided by a registered structural engineer to Tenant Coordination for equipment support or suspension, service platforms, deck penetrations, etc.
- *Any Landlord equipment, component, and / or service feeding other tenant(s) that is existing in the space must remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access. Access panels shall be label to properly identify system, coordinate with Mail Operations.
- *Tenant's stockroom may not be visible from the sales area. Door(s) leading to the stockroom must have an automatic closure.
- *All rear entries must have a doorbell for deliveries.
- *All concrete patching must be level with the existing concrete floor.
- *Tenant is required to install a waterproof membrane in all wet areas (Restrooms, Kitchens, food services, etc...) of the space. Tenant shall use a 30 mil polyethylene cleavage membrane (equal to Noblesseal TS) installed per manufacturers recommendations and ANSI A108. Membrane must be extended up the wall a minimum of 4" or equal to the height of the floor base.

Plumbing Comments:

- *Any changes and/ or upgrades to tenant's existing plumbing systems shall comply with all codes and mall criteria. Existing systems shall possess the capacity to handle any and all changes in load.
- *All water lines shall be copper - PVC is not permitted. There shall be no piping joints of fittings installed in water piping below the floor slab.
- *All drain, waste and vent fittings above grade must be cast iron pipe.
- *Plumbing is not permitted in any demising partitions. Furr out the wall as necessary.
- *Exhaust and plumbing vents shall be located a minimum of 10'-0" away from any outside air intake, and 5'-0" from any demising wall vertical plane.
- *All floor drains are required to have trap primers.
- *Any unused plumbing equipment, piping, etc., within or serving the premises must be completely removed to point of origin. Do not abandon in place.
- *All floor penetrations must be core bored, sleeved, grouted, sealed and made waterproof. Sleeves must extend a minimum of 4" AFF.
- *If not already existing, install a shut off valve on domestic water line inside space.
- *Tenant is required to install a waterproof membrane in all wet areas of the space. Tenant shall use 30 mil polyethylene cleavage membrane (equal to Noblesseal TS) installed per manufacturers recommendations and ANSI A108. Membrane must be extended up the wall a minimum of 6" or equal to the height of the floor base.
- *Slab requirements:
Slab on grade: Tenant's General Contractor shall advise the Operations Team prior to any slab modification or removal. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification maybe required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.
- Elevated Slabs: Tenant's General Contractor shall advise the Operations Team prior to any slab modification or removal. If any elevated slab is to be modified in anyway (drilled, cored, or penetrated), tenant shall provide stamped and certified drawings by a licensed structural engineer certified in the local jurisdiction. All penetrations shall be CORE BORED ONLY. Saw cutting, jack hammering, and trenching is strictly prohibited. All penetrations shall be sleeved, sealed, fire stopped, and waterproofed. The penetration sleeve shall extend a minimum of 4" on either side of the slab and be labeled with the required NFPA rating. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other under-slab condition. (Nondestructive verification maybe required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.
- *Landlord strongly prefers use of energy star products and/or equipment whenever possible during Tenant build out, which can reduce energy consumption.

FLOOR TYPES & NOTES

UNF	Unfinished
FR	Finish Ready - Level and fill <1/2". Ready for new work.
SC1	Sealed Concrete - Gloss
SC2	Sealed Concrete - High Gloss
VCT1	Armstrong VCT - 12x24 Offset installation
FT1	3/4" Plywood

Unfinished areas are to be cleaned and prepared for TEG work.

CEILING TYPES & NOTES

ACT-1	Black 2'X2' Acoustic Ceiling
ACT-2	White 2'X2' Acoustic Ceiling
CLG-1	5/8" Gypsum Board Ceiling
CLG-2	1/2" FRT Plywood Ceiling
OTS	Open To Structure

- A. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to the installation.
- B. All air diffuser, return grille, and access panel are to match the ceiling color.

- 1 All air devices in this room shall be white.

PAINT & FINISH SCHEDULE

P01	Sherwin Williams	SW7015 Repose Gray	Eggshell
P02	Sherwin Williams	SW7586 Stolen Kiss	Eggshell
P03	Sherwin Williams	SW7537 Irish Cream	Eggshell
P04	Sherwin Williams	SW6258 Tricorn Black	Eggshell
P05	Sherwin Williams	SW6451 Nurture Green	Eggshell
P06	Sherwin Williams	SW7552 Roman Column	Eggshell
P07	Sherwin Williams	"Honey" Color Match	Eggshell
P08	Sherwin Williams	Dryvit "Caramel" Color Match	Eggshell
P09	Sherwin Williams	Dryvit "Allspice" Color Match	Eggshell
P10	Sherwin Williams	SW9145 Sleepy Hollow	Eggshell
P11	Sherwin Williams	SW6800 Something Blue	Eggshell
P12	Sherwin Williams	SW6913 Funky Yellow	Eggshell
P13	Sherwin Williams	SW6794 Fiwayay	Eggshell
P14	Sherwin Williams	SW7019 Gauntlet Gray	Eggshell
P15	Sherwin Williams	SW7005 Pure White	Eggshell
P16	Sherwin Williams	SW6244 Naval	Eggshell
P17	Sherwin Williams	Primer, B51-450, White	Eggshell
LW1	Laminate Wall Surfacing - Wilsonart, Matt Finish, Slate Grey D91-60		

WALL TREATMENTS

W1	5/8" Gypsum Board
W2	1/2" FRT Plywood Sheathing
W3	1/4" Gypsum Board Over 1/2" FRT Plywood Sheathing
W4	Exposed Studs

- A. All wall treatments are to terminate 6" above the ceiling. 12'-6" TYP.
- B. Where no new stud walls are indicated, install wall treatment direct to the existing substrate.
- C. Provide level 4 finish on gypsum board walls UNO.
- D. See interior elevations for additional finishes and paints. An additional level of finish is to be provided for these areas.
- E. FRT plywood is to comply with allowable material regulations.

GENERAL NOTES

- A. All dimensions in the plan are to the face of the stud or face of existing wall surface unless noted otherwise.
- B. All game space dimensions are to be further coordinated with TEG when field conditions differ from the plans.
- C. All dimensions in interior elevations are to the finished face of wall surface or centerline of device / equipment unless noted otherwise.
- D. See Room Finish Schedule & Material for TEG furnished & installed finishes & treatments.
- E. All items are GC furnished & installed unless noted otherwise.
- F. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to installation.
- G. All air diffusers, return grilles, and access panels are to match the ceiling color.
- H. All electrical outlets, switches, and faceplates to be in black.

ELECTRICAL LEGEND

A	120V Duplex.
B	120V Quad.
C	Junction box with 120V for signage.
F	4" Conduit on the wall to the accessible ceiling on the opposite side.
	Install rings at each end & Unistrut support as required, 18" long.
G	3/4" Conduit routed in the floor, stub above the ceiling.
J	Empty duplex with 3/4" conduit, stub 6" above ceiling. TEG to route low voltage.
JH	Rotated empty duplex with 3/4" conduit, stub above the ceiling. TEG to route low voltage.
M	Empty duplex with 2" conduit, stub 6" above ceiling. TEG to route low voltage.



ARCHITECTURE
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ARCHITECTS

SEAL

CONSULTANT



THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set

09/28/23

23234

No. Description Date

DATE

REVISIONS

APPROVAL

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Restroom & BOH -
Plans & Elevations

A204

SHEET

Unfinished areas are to be cleaned and prepared for TEG work.

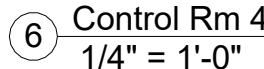
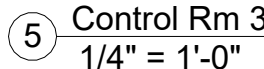
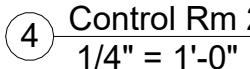
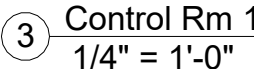
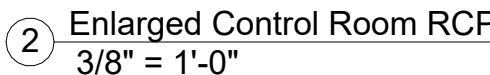
1 All air devices in this room shall be white.

P01	Sherwin Williams	SW7015 Repose Gray	Eggshell
P02	Sherwin Williams	SW7586 Stolen Kiss	Eggshell
P03	Sherwin Williams	SW7537 Irish Cream	Eggshell
P04	Sherwin Williams	SW7528 Tricorn Black	Eggshell
P05	Sherwin Williams	SW6451 Natural Green	Eggshell
P06	Sherwin Williams	SW7562 Roman Column	Eggshell
P07	Sherwin Williams	Honey/Cotton Match	Eggshell
P08	Sherwin Williams	Dryvit/Alps Match	Eggshell
P09	Sherwin Williams	Dryvit/Alps Match	Eggshell
P10	Sherwin Williams	SW9145 Sleepy Hollow	Eggshell
P11	Sherwin Williams	SW6800 Something Blue	Eggshell
P12	Sherwin Williams	SW6800 Something Blue	Eggshell
P13	Sherwin Williams	SW7934 Playway	Eggshell
P14	Sherwin Williams	SW7019 Gauntlet Gray	Eggshell
P15	Sherwin Williams	SW0035 Pure White	Eggshell
P16	Sherwin Williams	SW6244 Navy	Eggshell
P17	Sherwin Williams	Primrose 150, White	Eggshell
LW1	Laminate Wall Surfacing - Wilsonart, Mat Finish, Slate	Gray D91-60	Eggshell

- A. All wall treatments are to terminate 6" above the ceiling, 12'-6" TYP.
- B. Where no new stud walls are indicated, install wall treatment direct to the existing substrate.
- C. Provide level 4 finish on gypsum board walls UNO.
- D. See interior elevations for additional finishes and paints. An additional level of finish is to be provided for these areas.
- E. FRT plywood is to comply with allowable material regulations.

- A. All dimensions in the plan are to the face of the stud or face of existing wall surface unless noted otherwise.
- B. All game space dimensions are to be further coordinated with TEG when field conditions differ from the plans.
- C. All dimensions in interior elevations are to the finished face of wall surface or centerline of device equipment unless noted otherwise.
- D. See Room Finish Schedule & Material for TEG furnished & installed finishes & treatments.
- E. All items are GC furnished & installed unless noted otherwise.
- F. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to installation.
- G. All air diffusers, return grilles, and access panels are to match the ceiling color.
- H. All electrical outlets, switches, and receptacles to be in black.

- A 120V Duplex.
- B 120V Quad.
- C Junction box with 120V for signage.
- F 4" Conduit on the wall to the accessible ceiling on the opposite side.
- G Install conduit at each end and Unistrut support as required, 18" long.
- G 3/4" Conduit routed in the floor, stub above the ceiling.
- J Empty duplex with 3/4" conduit, stub 6" above ceiling. TEG to route low voltage.
- JH Rotated empty duplex with 3/4" conduit, stub above the ceiling. TEG to route low voltage.
- M Empty duplex with 2" conduit, stub 6" above ceiling. TEG to route low voltage.



UNF	Unfinished
FR	Finish Ready - Level and fill <1/2". Ready for new work.
SC1	Sealed Concrete - Gloss
SC2	Sealed Concrete - High Gloss
VCT1	Armstrong VCT - 12x24 Offset installation
FT1	3/4" Plywood

Unfinished areas are to be cleaned and prepared for TEG work.

ACT-1	Black 2'X2' Acoustic Ceiling
ACT-2	White 2'X2' Acoustic Ceiling
CLG-1	5/8" Gypsum Board Ceiling
CLG-2	1/2" FRT Plywood Ceiling
OTS	Open To Structure

- A. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to the installation.
- B. All air diffuser, return grille, and access panel are to match the ceiling color.

① All air devices in this room shall be white.

P01	Shewin Williams	SW7015 Repose Gray	Eggshell
P02	Shewin Williams	SW7986 Stolen Kiss	Eggshell
P03	Shewin Williams	SW7537 Irish Cream	Eggshell
P04	Shewin Williams	SW7623 Tuxedo Black	Eggshell
P05	Shewin Williams	SW6451 Nuttall Green	Eggshell
P06	Shewin Williams	SW7562 Roman Column	Eggshell
P07	Shewin Williams	Honey Color Match	Eggshell
P08	Shewin Williams	Dryvit® Color Match	Eggshell
P09	Shewin Williams	Dryvit® "Alspice" Color Match	Eggshell
P10	Shewin Williams	SW9145 Sleepy Hollow	Eggshell
P11	Shewin Williams	SW6800 something Blue	Eggshell
P12	Shewin Williams	SW6801 something Yellow	Eggshell
P13	Shewin Williams	SW6794 Playaway	Eggshell
P14	Shewin Williams	SW7019 Gauntlett Gray	Eggshell
P15	Shewin Williams	SW7005 Pure White	Eggshell
P16	Shewin Williams	SW6244 White	Eggshell
P17	Shewin Williams	Primer, BS1-450, White	Eggshell
LW1	Laminate Wall Surfacing - Wilsonart, Matt Finish, Slate Grey D91-60		

W1	5/8" Gypsum Board
W2	1/2" FRT Plywood Sheathing
W3	1/4" Gypsum Board Over 1/2" FRT Plywood Sheathing
W4	Exposed Studs

- A. All wall treatments are to terminate 6" above the ceiling, 12'-6" TYP.
- B. Where no new stud walls are indicated, install wall treatment direct to the existing substrate.
- C. Provide level 4 finish on gypsum board walls UNO.
- D. See interior elevations for additional finishes and paints. An additional level of finish is to be provided for these areas.
- E. FRT plywood is to comply with allowable material regulations.

- A. All dimensions in the plan are to the face of the stud or face of existing wall surface unless noted otherwise.
- B. All game space dimensions are to be further coordinated with TEG when field conditions differ from the plans.
- C. All dimensions in interior elevations are to the finished face of wall surface or centerline of device equipment unless noted otherwise.
- D. See Room Finish Schedule & Material for TEG furnished & installed finishes & treatments.
- E. All items are GC furnished & installed unless noted otherwise.
- F. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to installation.
- G. All air diffusers, return grilles, and access panels are to match the ceiling color.
- H. All electrical outlets, switches, and faceplates to be in black.

A 120V Duplex.
B 120V Quad.
C Junction box with 120V for signage.
F 4" Conduit on the wall to the accessible ceiling on the opposite side.
I Install rings at each end & Unistrut support as required, 16" long.
J 3/4" Conduit routed in the floor, stub above the ceiling.
G Empty duplex with 3/4" conduit, stub 6" above ceiling, TEG to route low voltage.
H Rotated empty duplex with 3/4" conduit, stub above the ceiling, TEG to route low voltage.
JH Empty duplex with 2" conduit, stub 6" above ceiling. TEG to route low voltage.



508 E Iris Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set
9/28/23
23234

No.	Description	Date
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Timeliner - Plans & Elevations

A212

UNF	Unfinished
FR	Finish Ready - Level and fill <1/2". Ready for new work.
SC1	Sealed Concrete - Gloss
SC2	Sealed Concrete - High Gloss
VCT1	Armstrong VCT - 12x24 Offset installation
FT1	3/4" Plywood

Unfinished areas are to be cleaned and prepared for TEG work

ACT-1	Black 2'X2' Acoustic Ceiling
ACT-2	White 2'X2' Acoustic Ceiling
CLG-1	5/8" Gypsum Board Ceiling
CLG-2	1/2" FRT Plywood Ceiling
OTS	Open To Structure

- A. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to the installation.
- B. All air diffuser, return grille, and access panel are to match the ceiling color.

1 All air devices in this room shall be white

P01	Sherwin Williams	SW7015 Repose Gray	Eggshell
P02	Sherwin Williams	SW7586 Stolen Kiss	Eggshell
P03	Sherwin Williams	SW7537 Irish Cream	Eggshell
P04	Sherwin Williams	SW7528 Tricorn Black	Eggshell
P05	Sherwin Williams	SW6451 Natural Green	Eggshell
P06	Sherwin Williams	SW7562 Roman Column	Eggshell
P07	Sherwin Williams	Honey/Cotton Match	Eggshell
P08	Sherwin Williams	Dryvit/Alps Match	Eggshell
P09	Sherwin Williams	Dryvit/Alps Match	Eggshell
P10	Sherwin Williams	SW9145 Sleepy Hollow	Eggshell
P11	Sherwin Williams	SW8680 Something Blue	Eggshell
P12	Sherwin Williams	SW8680 Something Blue	Eggshell
P13	Sherwin Williams	SW7934 Playway	Eggshell
P14	Sherwin Williams	SW7019 Gauntlet Gray	Eggshell
P15	Sherwin Williams	SW0035 Pure White	Eggshell
P16	Sherwin Williams	SW6244 Navy	Eggshell
P17	Sherwin Williams	Primrose 150, White	Eggshell
LW1	Laminate Wall Surfacing - Wilsonart, Mat Finish, Slate	Gray D91-60	Eggshell

W1	5/8" Gypsum Board
W2	1/2" FRT Plywood Sheathing
W3	1/4" Gypsum Board Over 1/2" FRT Plywood Sheathing
W4	Exposed Studs

- All wall treatments are to terminate 6" above the ceiling. 12'-6" TYP.
- Where no new stud walls are indicated, install wall treatment direct to the existing substrate.
- Provide level 4 finish on gypsum board walls UNO.
- See interior elevations for additional finishes and paints. An additional level of finish is to be provided for these areas.
- FRT plywood is to comply with allowable material regulations.

- A. All dimensions in the plan are to the face of the stud or face of existing wall surface unless noted otherwise.
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- G. All air diffusers, return grilles, and access panels are to match the ceiling color.
- H. All electrical outlets, switches, & receptacles to be in black.

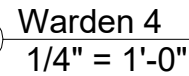
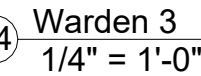
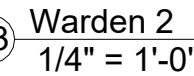
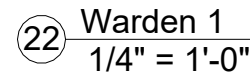
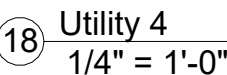
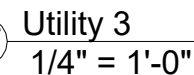
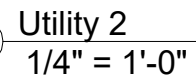
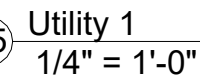
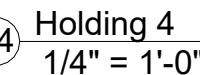
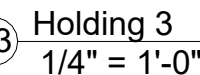
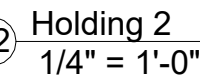
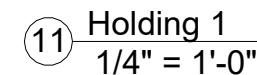
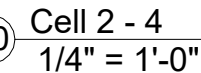
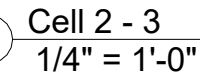
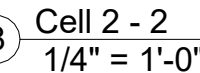
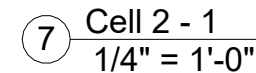
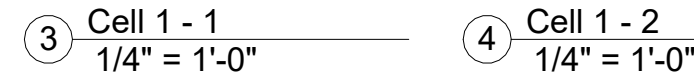
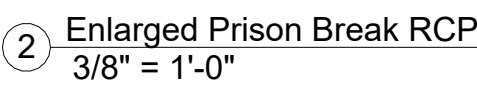
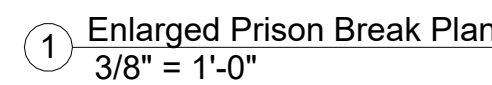
No.	Description	Date
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A 120V Duplex.
B 120V Quad.
C Junction box with 120V for signage.
F 4" Conduit on the wall to the accessible ceiling on the opposite side.
Install rings at each end & Unistrut support as required, 18" long.
G 3/4" Conduit in the floor, stub above the ceiling.
J Empty duplex with 3/4" conduit, stub 6" above ceiling. TEG to route low voltage.
JH Rotated empty duplex with 3/4" conduit, stub above the ceiling. TEG to route low voltage.
M Empty duplex with 2" conduit, stub 6" above ceiling. TEG to route low voltage.

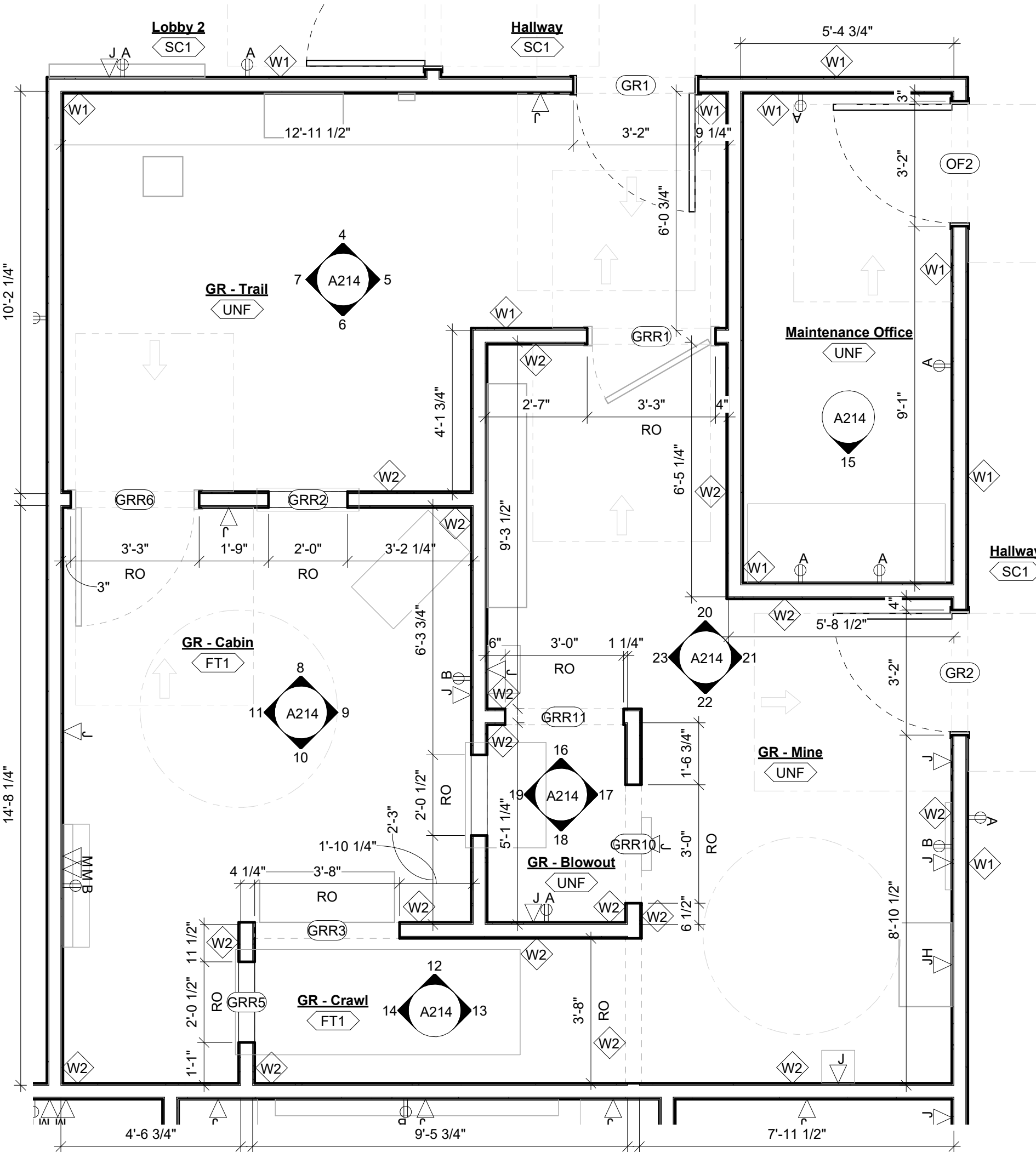
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Prison Break - Plans & Elevations

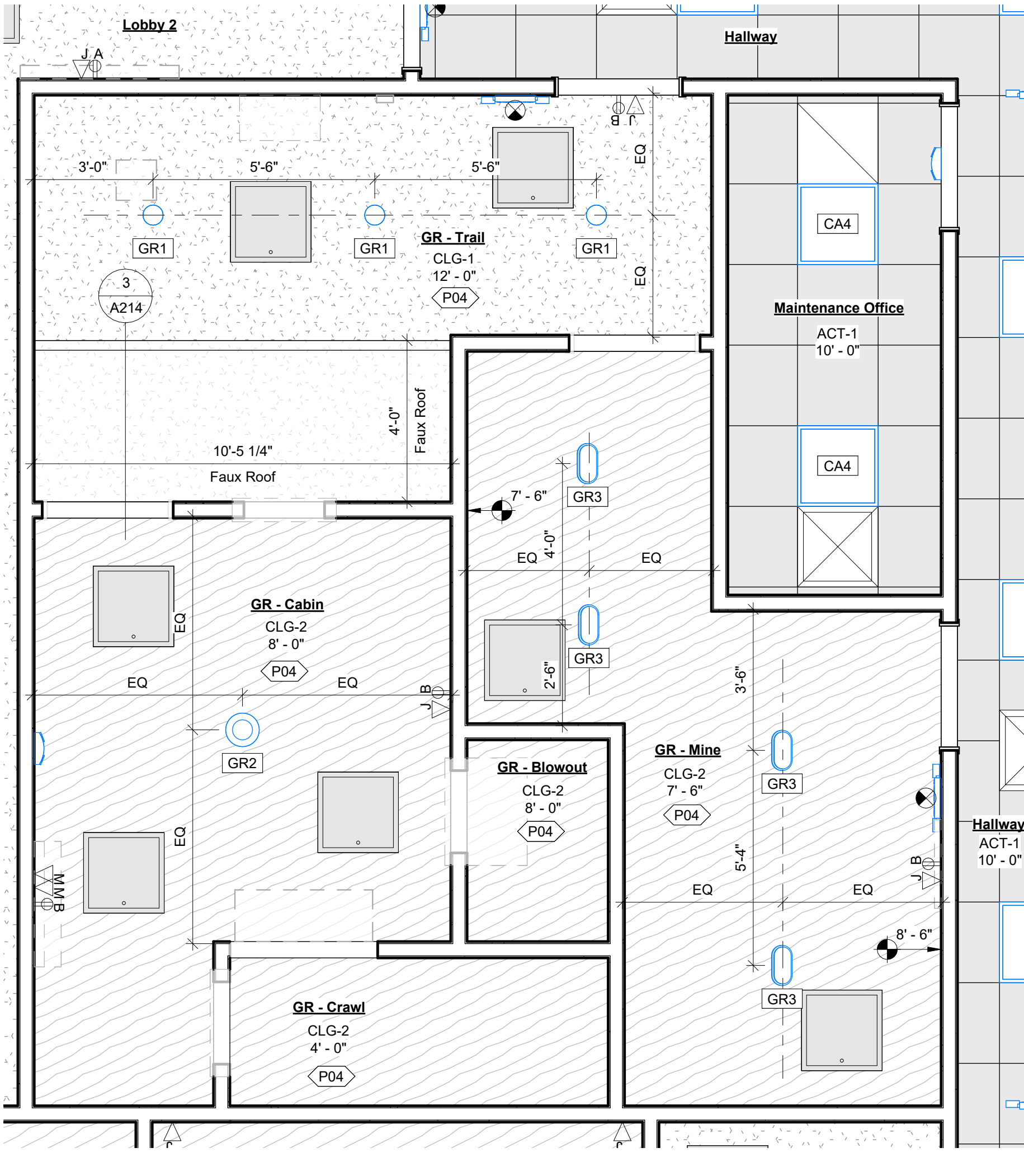
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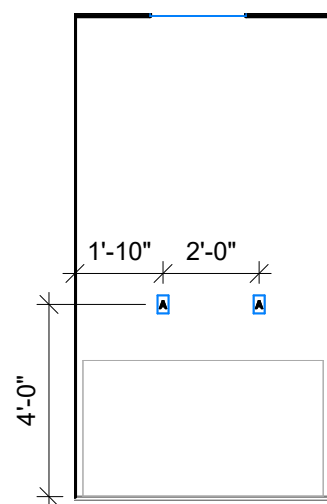
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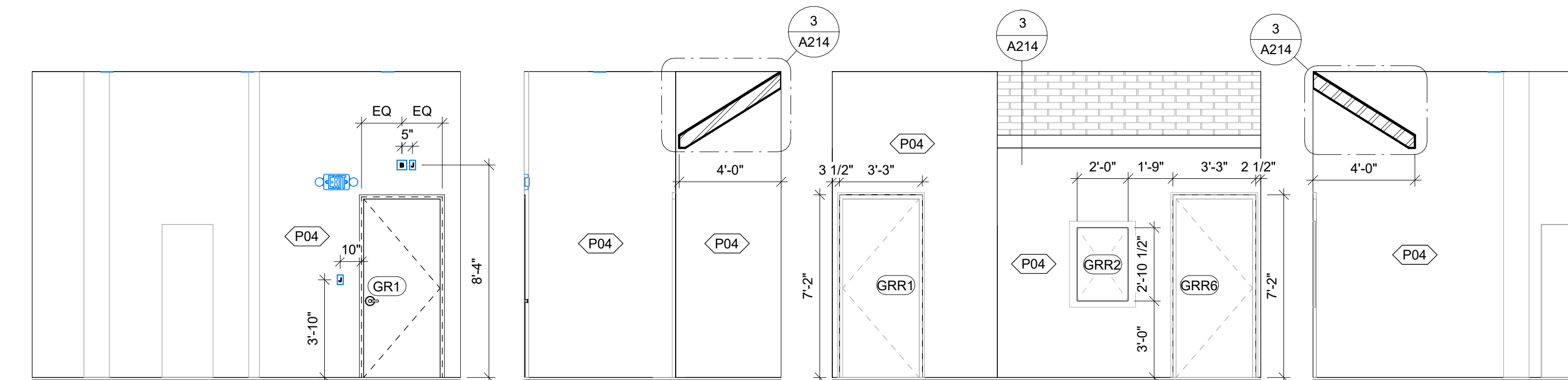
1 Enlarged Gold Rush Plan
3/8" = 1'-0"



2 Enlarged Gold Rush RCP
3/8" = 1'-0"



15 Maintenance
1/4" = 1'-0"

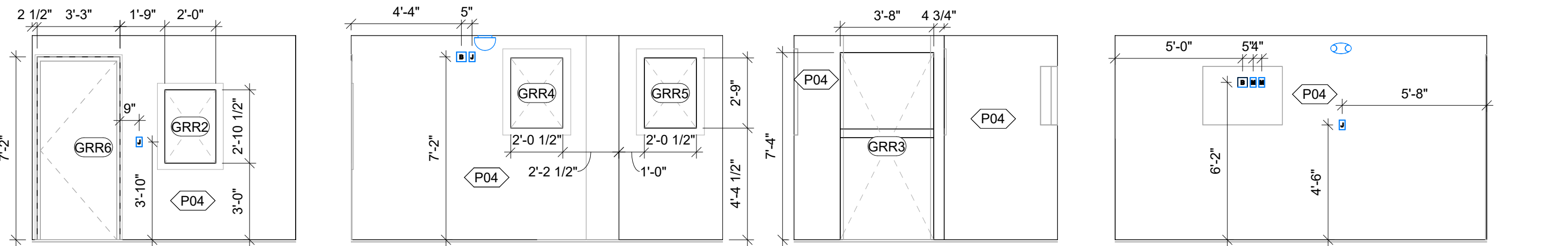


4 Trail 1
1/4" = 1'-0"

5 Trail 2
1/4" = 1'-0"

6 Trail 3
1/4" = 1'-0"

7 Trail 4
1/4" = 1'-0"

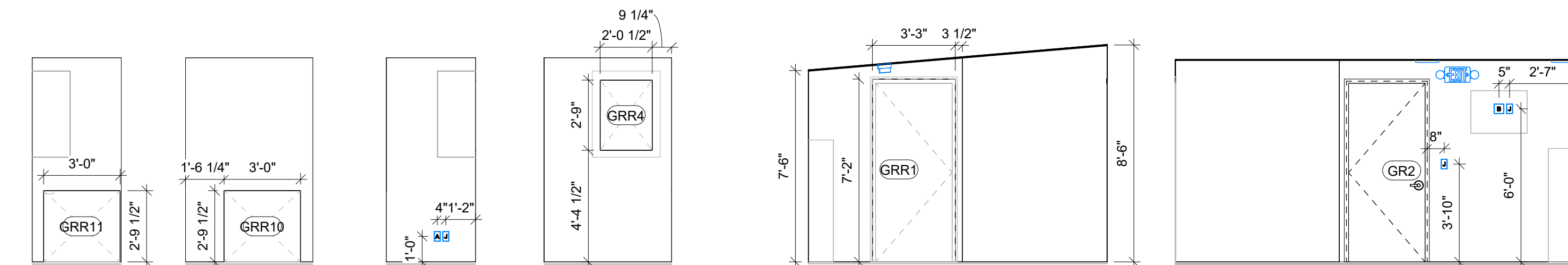


8 Cabin 1
1/4" = 1'-0"

9 Cabin 2
1/4" = 1'-0"

10 Cabin 3
1/4" = 1'-0"

11 Cabin 4
1/4" = 1'-0"



16 Blowout 1
1/4" = 1'-0"

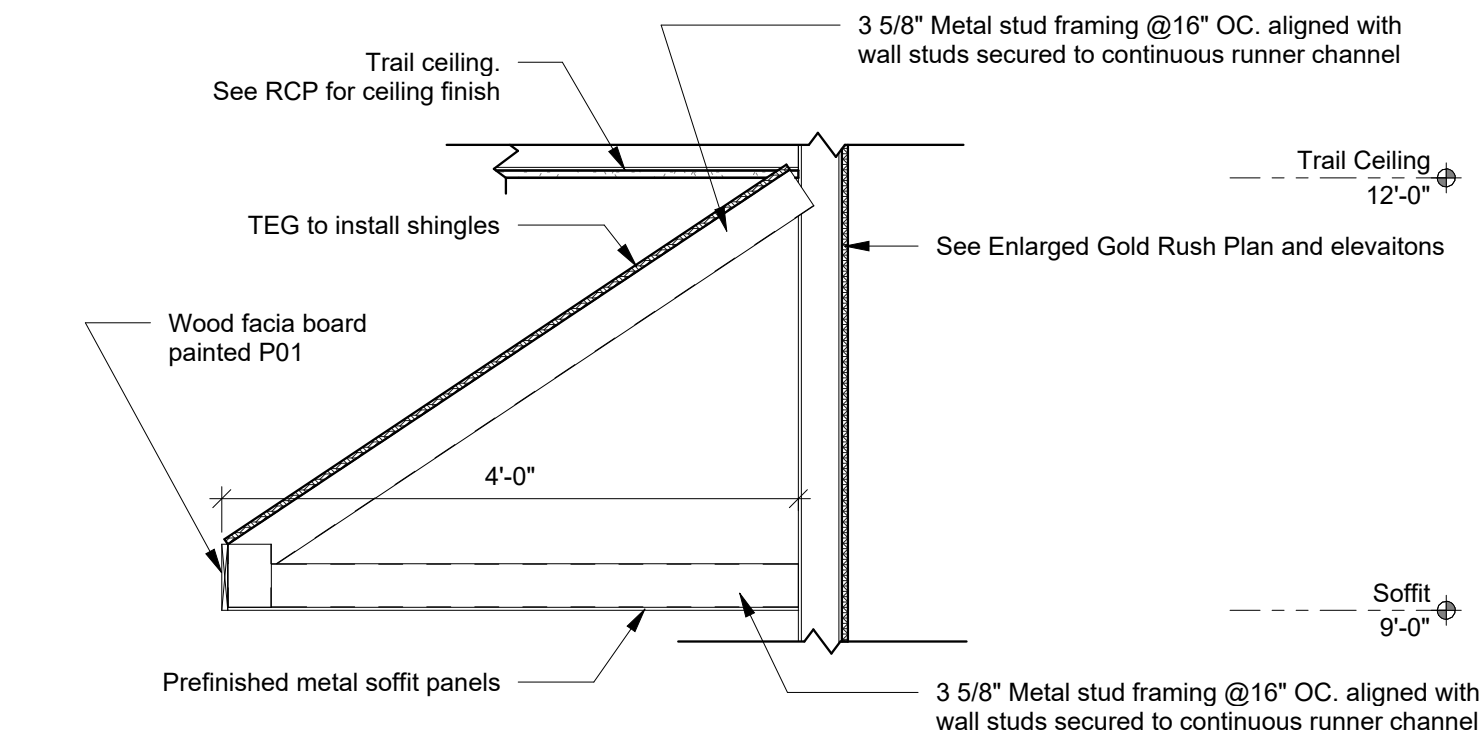
17 Blowout 2
1/4" = 1'-0"

18 Blowout 3
1/4" = 1'-0"

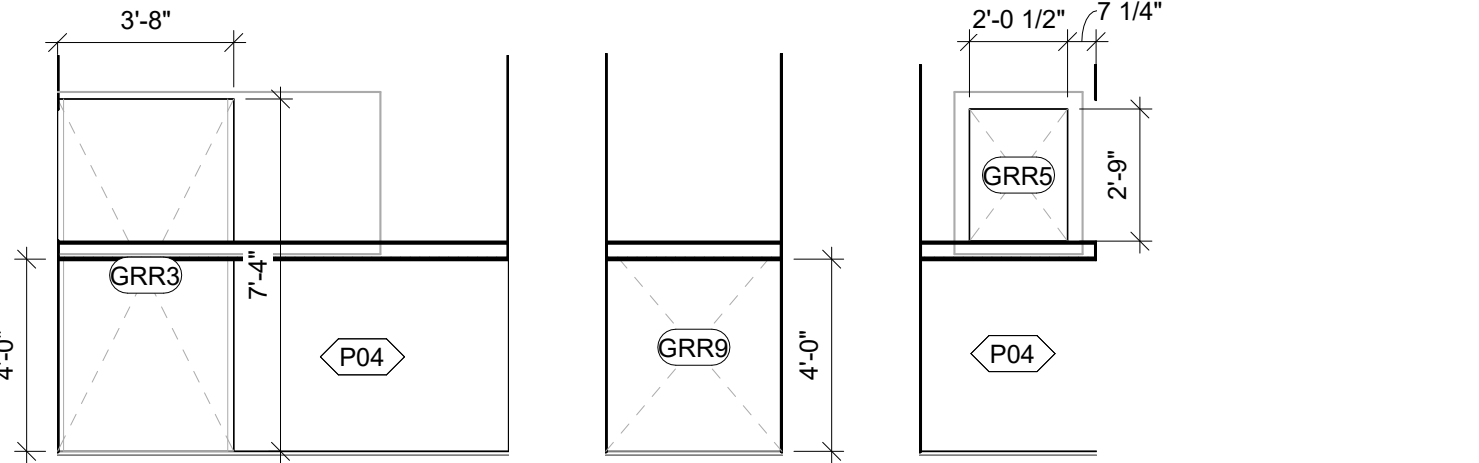
19 Blowout 4
1/4" = 1'-0"

20 Mine 1
1/4" = 1'-0"

21 Mine 2
1/4" = 1'-0"



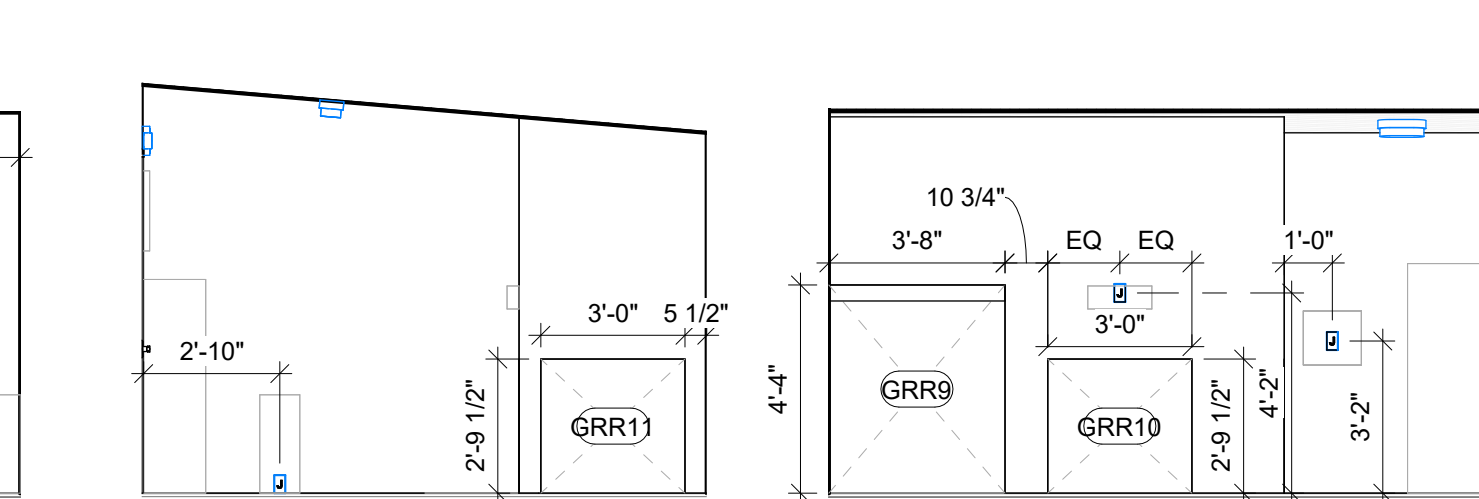
3 Gold Rush - Faux Roof Detail
3/4" = 1'-0"



12 GR Crawl 1
1/4" = 1'-0"

13 GR Crawl 2
1/4" = 1'-0"

14 GR Crawl 3
1/4" = 1'-0"



22 Mine 3
1/4" = 1'-0"

23 Mine 4
1/4" = 1'-0"

FLOOR TYPES & NOTES

UNF	Unfinished
FR	Finish Ready - Level and fill <1/2". Ready for new work.
SC1	Sealed Concrete - Gloss
SC2	Sealed Concrete - High Gloss
VCT1	Armstrong VCT - 12x24 Offset installation
FT1	3/4" Plywood

Unfinished areas are to be cleaned and prepared for TEG work.

CEILING TYPES & NOTES

ACT-1	Black 2'X2' Acoustic Ceiling
ACT-2	White 2'X2' Acoustic Ceiling
CLG-1	5/8" Gypsum Board Ceiling
CLG-2	1/2" FRT Plywood Ceiling
OTS	Open To Structure

- A. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to the installation.
- B. All air diffuser, return grille, and access panel are to match the ceiling color.

1 All air devices in this room shall be white.

PAINT & FINISH SCHEDULE

P01	Sherwin Williams	SW7015 Repose Gray	Eggshell
P02	Sherwin Williams	SW7586 Stolen Kiss	Eggshell
P03	Sherwin Williams	SW7537 Irish Cream	Eggshell
P04	Sherwin Williams	SW6258 Tricorn Black	Eggshell
P05	Sherwin Williams	SW6451 Nurture Green	Eggshell
P06	Sherwin Williams	SW7552 Roman Column	Eggshell
P07	Sherwin Williams	"Honey" Color Match	Eggshell
P08	Sherwin Williams	Dryvit "Caramel" Color Match	Eggshell
P09	Sherwin Williams	Dryvit "Alspice" Color Match	Eggshell
P10	Sherwin Williams	SW9145 Sleepy Hallow	Eggshell
P11	Sherwin Williams	SW6800 Something Blue	Eggshell
P12	Sherwin Williams	SW6913 Funky Yellow	Eggshell
P13	Sherwin Williams	SW6794 Fiyaway	Eggshell
P14	Sherwin Williams	SW7019 Gauntlet Gray	Eggshell
P15	Sherwin Williams	SW7005 Pure White	Eggshell
P16	Sherwin Williams	SW6244 Naval	Eggshell
P17	Sherwin Williams	Primer, B51-450, White	Eggshell
LW1	Laminate Wall Surfacing - Wilsonart, Matt Finish, Slate Grey D91-60		

WALL TREATMENTS

W1	5/8" Gypsum Board
W2	1/2" FRT Plywood Sheating
W3	1/4" Gypsum Board Over 1/2" FRT Plywood Sheating
W4	Exposed Studs

- A. All wall treatments are to terminate 6" above the ceiling, 12'-6" TYP.
- B. Where no new stud walls are indicated, install wall treatment direct to the existing substrate.
- C. Provide level 4 finish on gypsum board walls UNO.
- D. See interior elevations for additional finishes and paints. An additional level of finish is to be provided for these areas.
- E. FRT plywood is to comply with allowable material regulations.

GENERAL NOTES

- A. All dimensions in the plan are to the face of the stud or face of existing wall surface unless noted otherwise.
- B. All game space dimensions are to be further coordinated with TEG when field conditions differ from the plans.
- C. All dimensions in interior elevations are to the finished face of wall surface or centerline of device / equipment unless noted otherwise.
- D. See Room Finish Schedule & Material for TEG furnished & installed finishes & treatments.
- E. All items are GC furnished & installed unless noted otherwise.
- F. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to installation.
- G. All air diffusers, return grilles, and access panels are to match the ceiling color.
- H. All electrical outlets, switches, and faceplates to be in black.

ELECTRICAL LEGEND

- A 120V Duplex.
- B 120V Quad.
- C Junction box with 120V for signage.
- F 4" Conduit on the wall to the accessible ceiling on the opposite side.
- G 3/4" Conduit routed in the floor, stub above the ceiling.
- J Empty duplex with 3/4" conduit, stub 6" above ceiling, TEG to route low voltage.
- JH Rotated empty duplex with 3/4" conduit, stub above the ceiling, TEG to route low voltage.
- M Empty duplex with 2" conduit, stub 6" above ceiling, TEG to route low voltage.



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THE ESCAPE GAME

508 E Ins Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set

09/28/23

23234

No. Description Date

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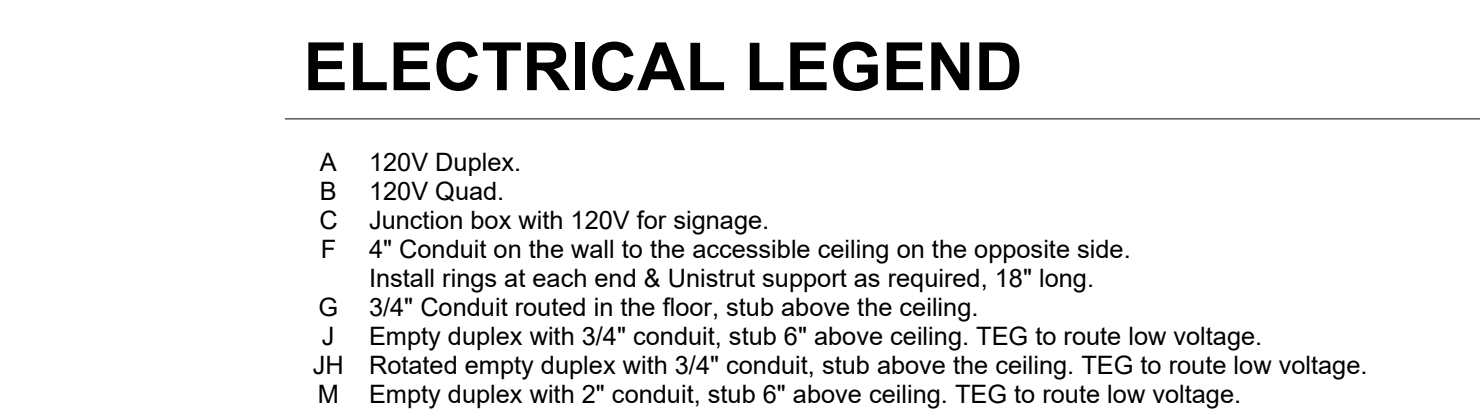
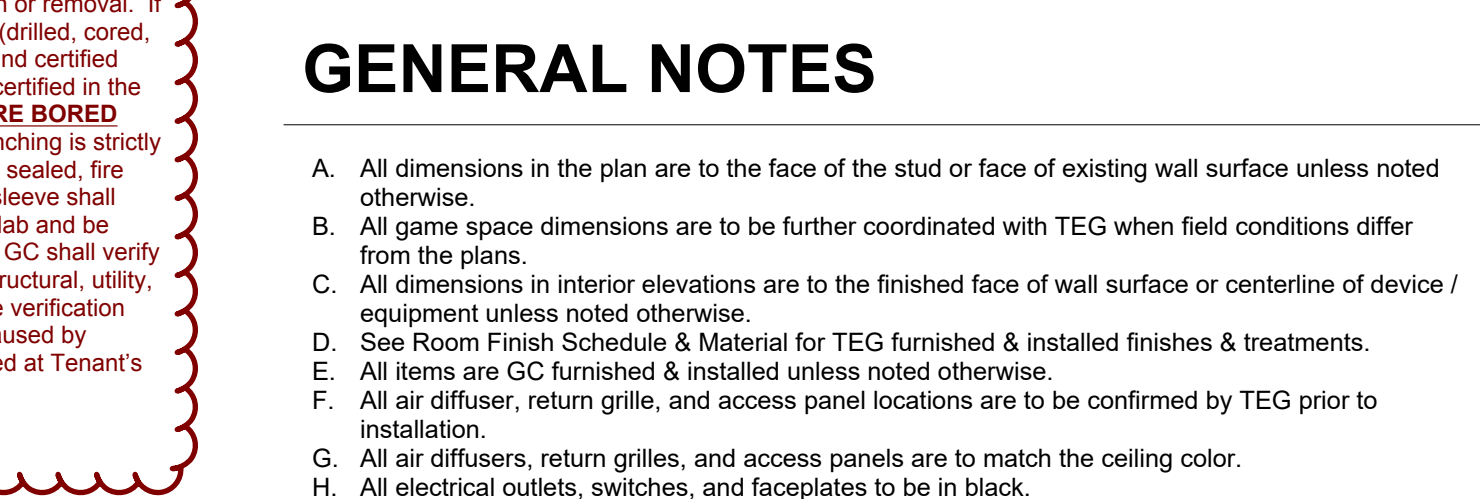
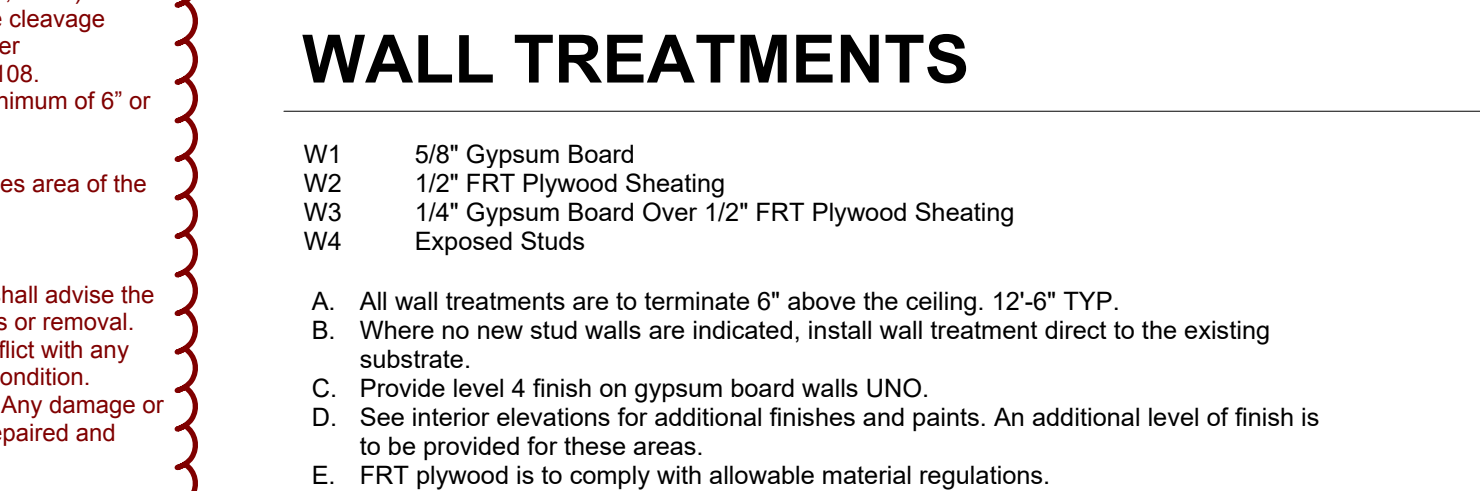
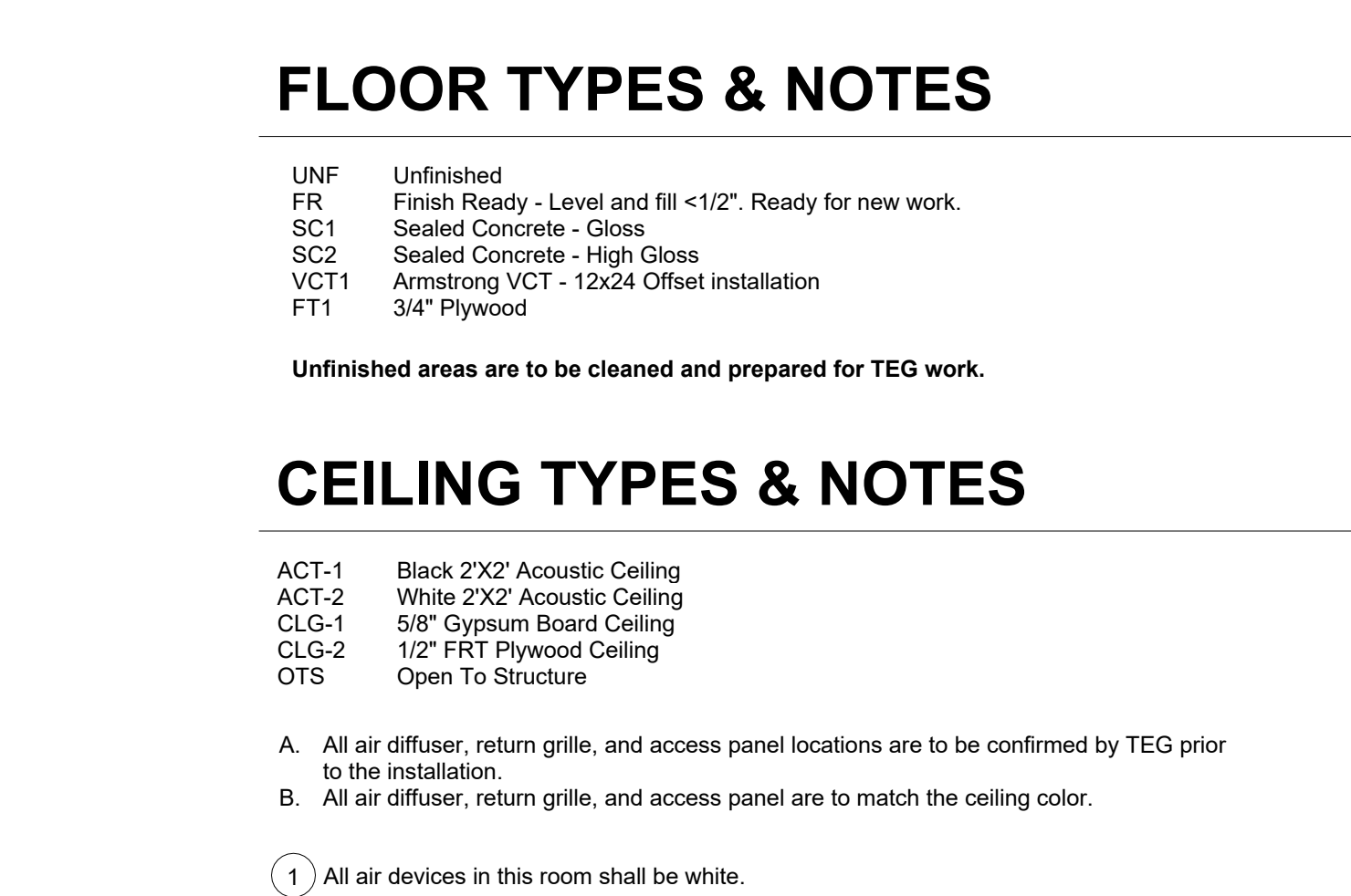
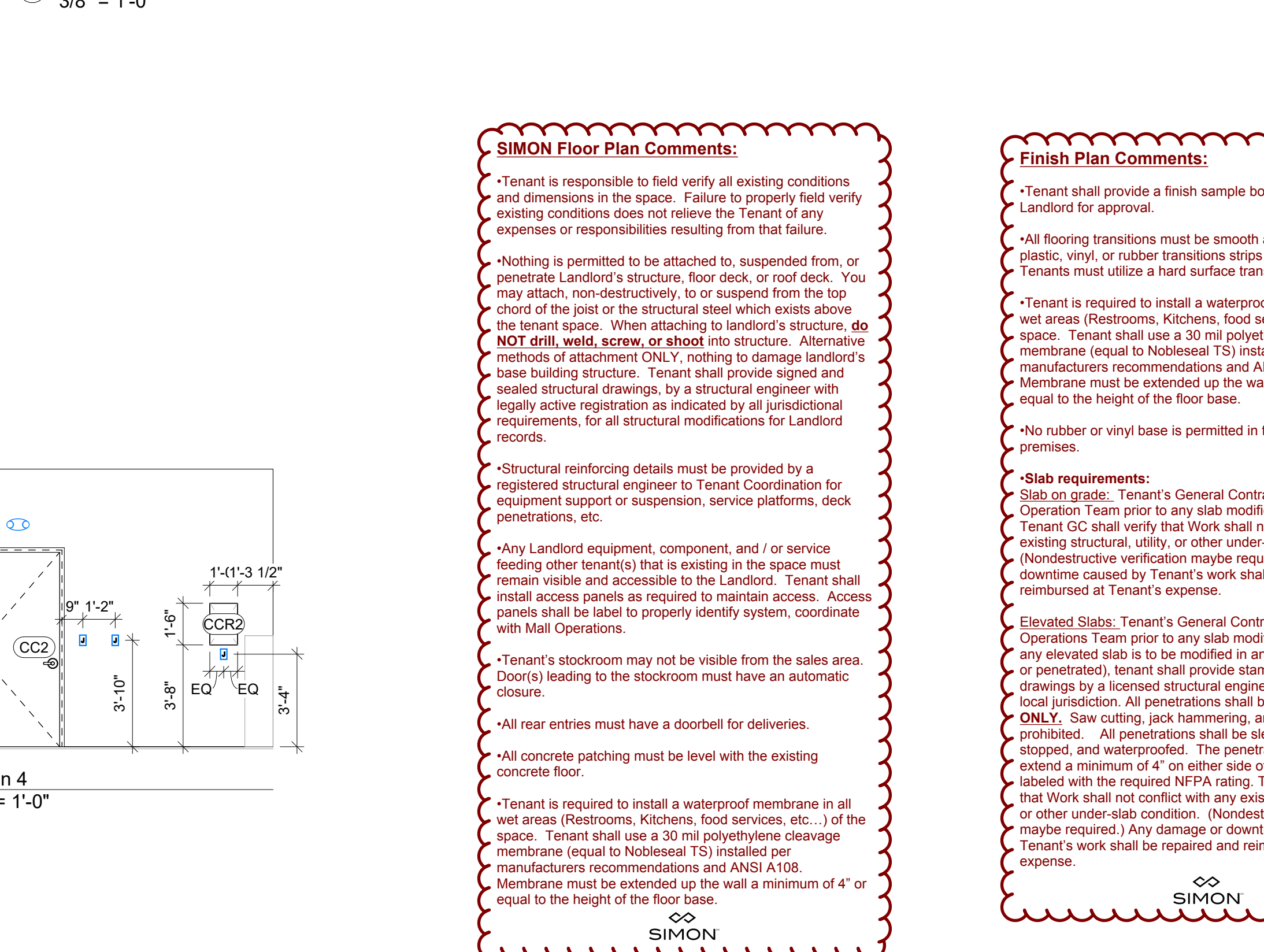
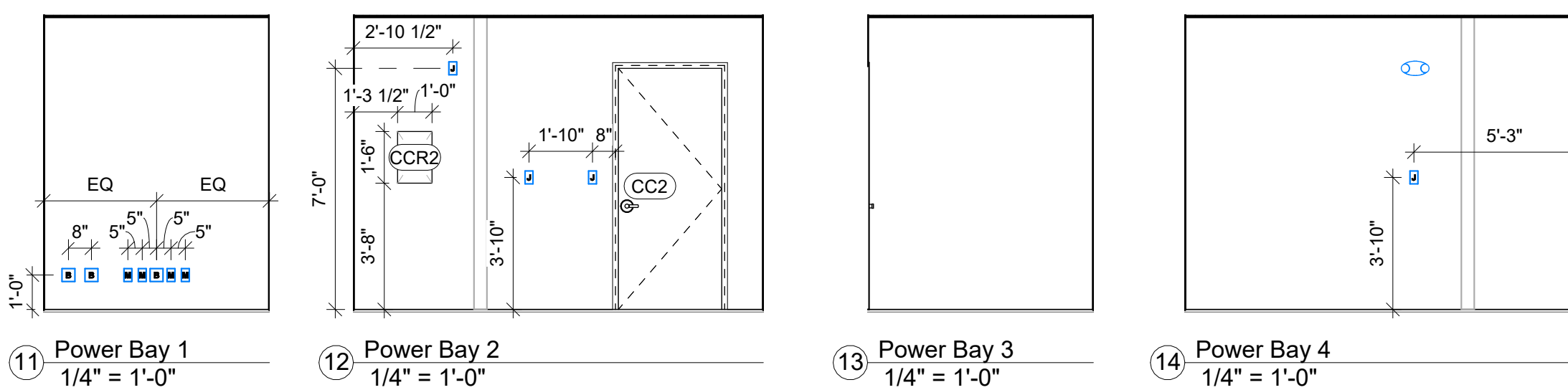
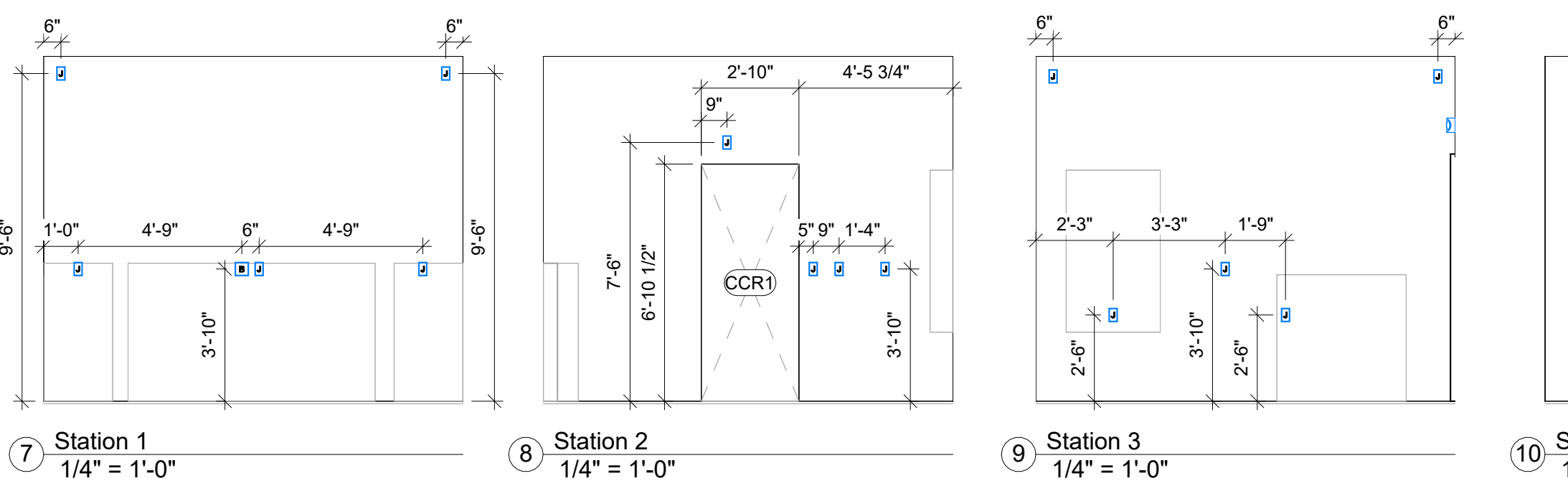
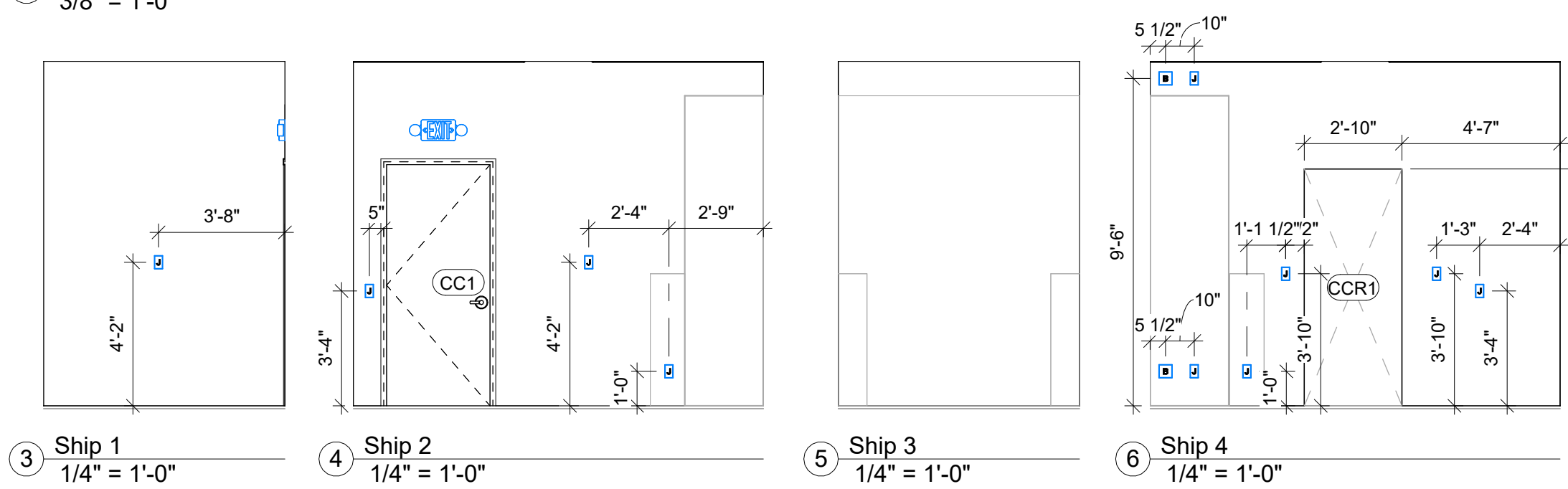
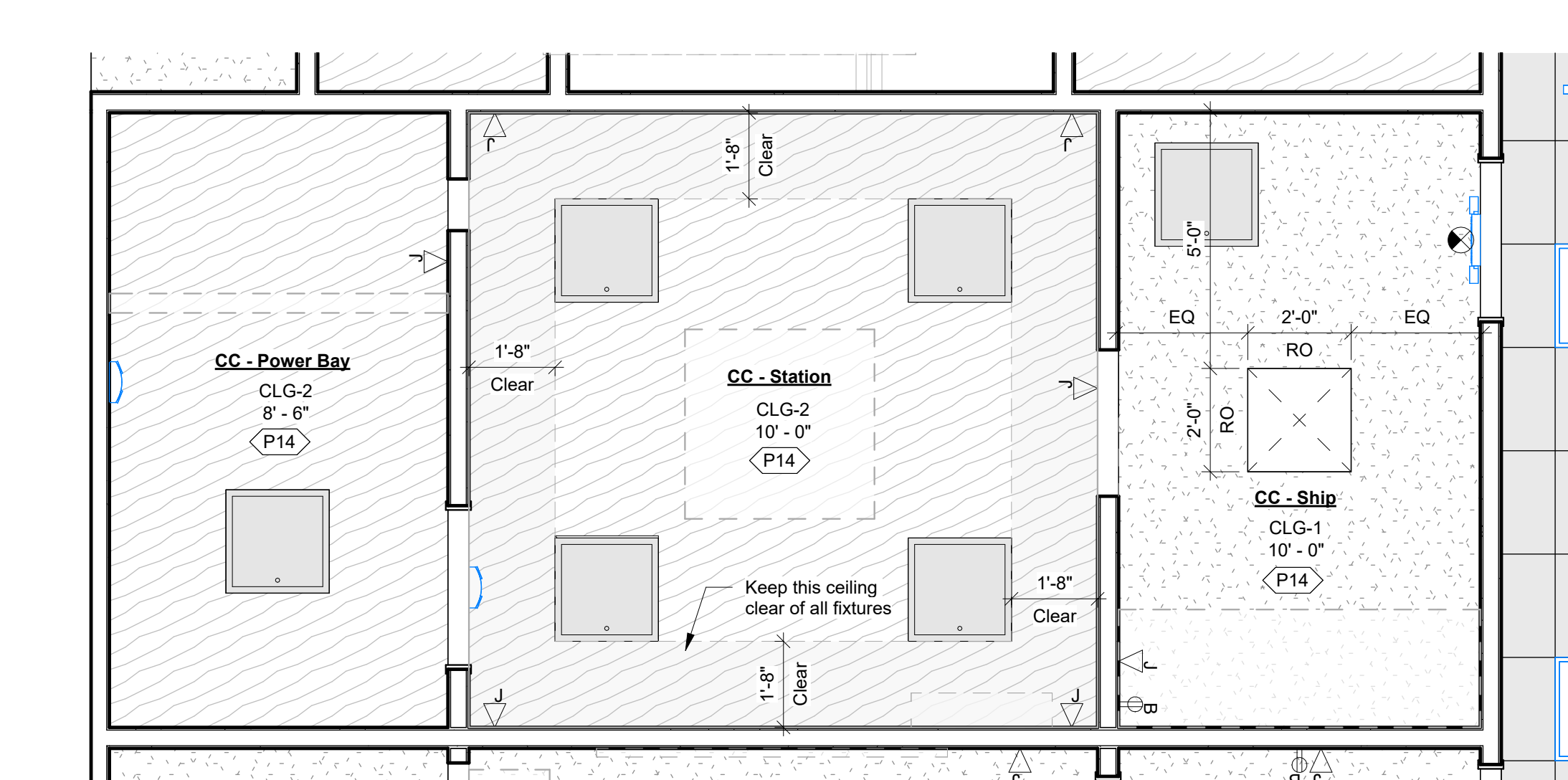
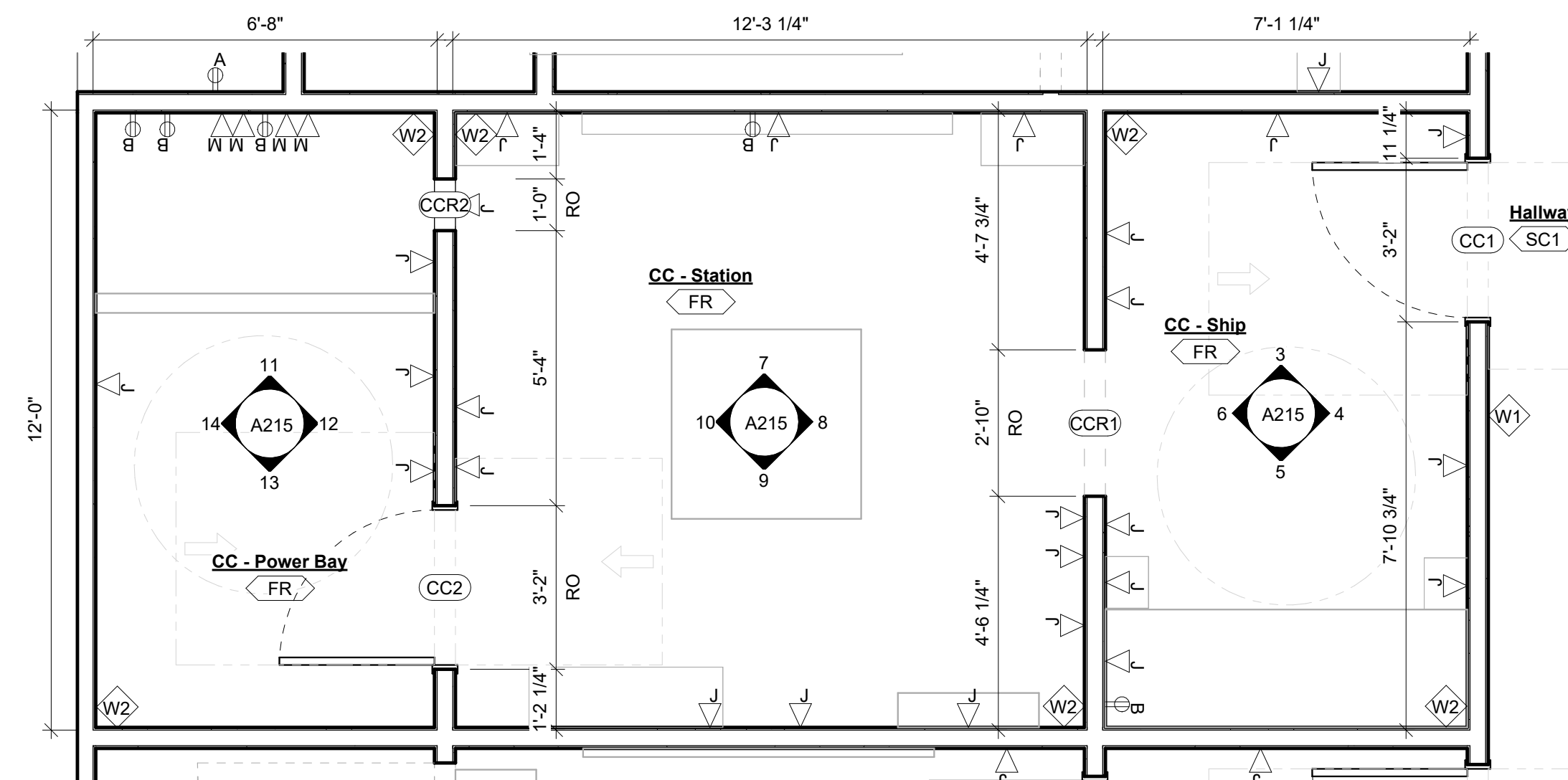
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Gold Rush - Plans & Elevations

A214



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Cosmic Crisis - Plans & Elevations

A215

DOOR HARDWARE TYPES

1. Storefront

Re-key existing locking hardware and coordinate with TEG.
(X) Balance of hardware to remain
(1) Access control system - Coordinate with TEG
2. Lobby

(3) Hinges - McKinney (T4A3786 4-1/2" x 4-1/2" US26D)
(1) Pull - Rockwood (RM3301-36-360 US32D)
(1) Push - Rockwood (T47 US32D)
(1) Wall Stop - Rockwood - All Stop (409 US32D)
(1) Closer - LCN - 1261 Series
3. Restroom

(1) Lever Lockset - Sargent - Privacy (7U65 L-L 26D)
(3) Hinges - McKinney (T4A3786 4-1/2" x 4-1/2" US26D)
(1) Wall Stop - Rockwood - All Stop (409 US32D)
(1) Closer - LCN - 1261 Series
4. Control Room & Office

(1) Lever Lockset - Sargent - Office (7G05 L-L 26D)
(1) Hinge - McKinney (T4A3786 4-1/2" x 4-1/2" US26D)
(2) Hinges (Top/Bottom) - McKinney (1502 4-1/2" x 4-1/2" US26D)
(1) Wall Stop - Rockwood - All Stop (409 US32D)
5. Closet & Electrical Room

(1) Lever Lockset - Sargent - Classroom (7G37 L-L 26D)
(1) Hinge - McKinney (T4A3786 4-1/2" x 4-1/2" US26D)
(2) Hinges (Top/Bottom) - McKinney (1502 4-1/2" x 4-1/2" US26D)
(1) Wall Stop - Rockwood - All Stop (409 US32D)
6. Game Entry/Exit

(1) Lever Lockset - Sargent - Passage (7U15 L-L 26D)
(1) Hinge - McKinney (T4A3786 4-1/2" x 4-1/2" US26D)
(2) Hinges (Top/Bottom) - McKinney (1502 4-1/2" x 4-1/2" US26D)
(1) Wall Stop - Rockwood - All Stop (409 US32D)
7. PTE Game Door

(1) Lever Lockset - Sargent - Double Pull Lever (7U94 L-L 26D) (DO NOT BORE)
(1) Hinge - McKinney (T4A3786 4-1/2" x 4-1/2" US26D)
(2) Hinges (Top/Bottom) - McKinney (1502 4-1/2" x 4-1/2" US26D)
8. Not Used
9. Rear Door

Re-key existing locking hardware and coordinate with TEG.
(1) Panic Hardware
10. New Storefront

Provide hardware per TEG and landlord requirements

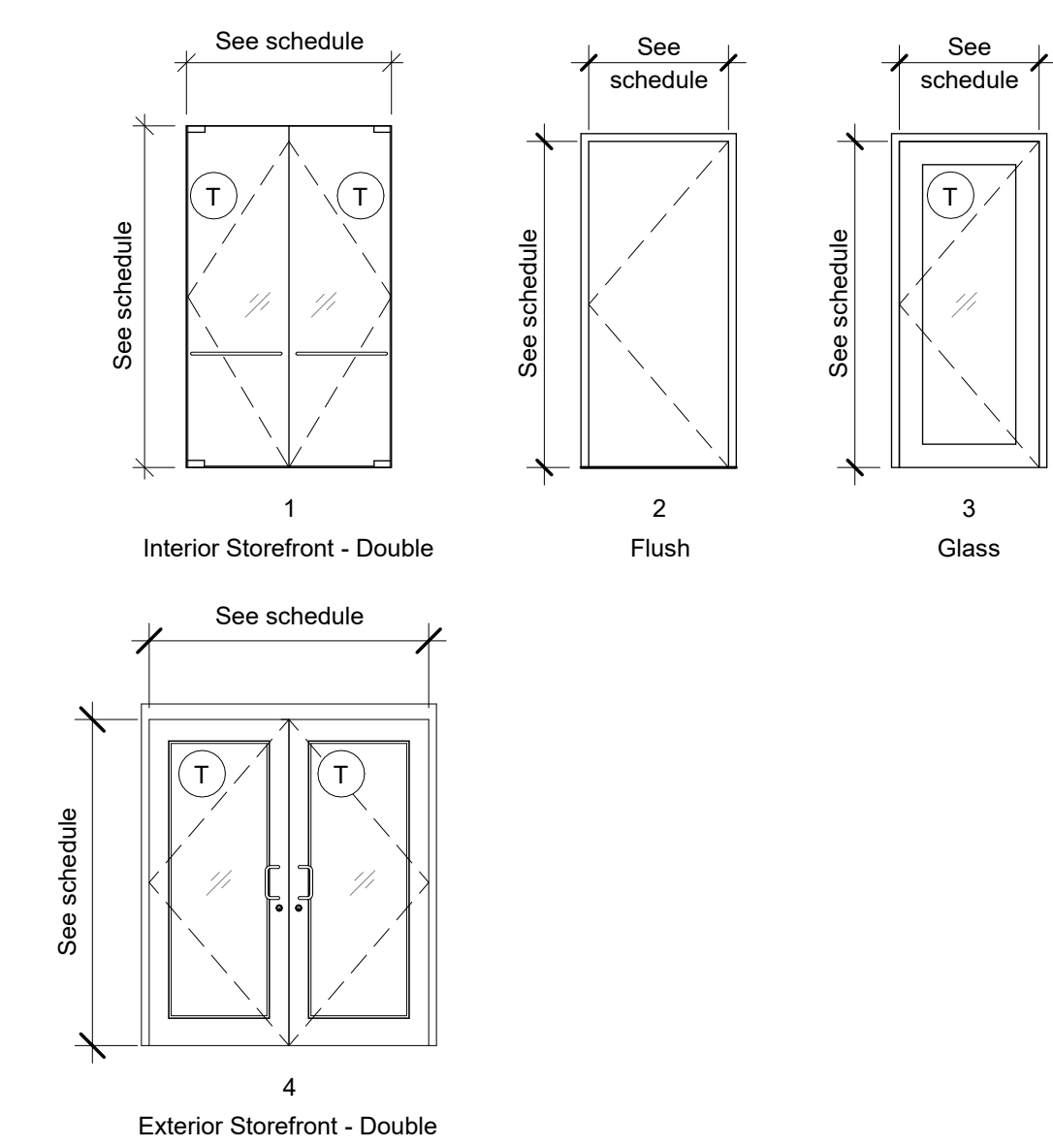
- Key Assignments:
- A. Office

B. Storefront, Control Room, Maintenance Office, Closet, Break Room

DOOR HARDWARE NOTES

- A. Coordinate keying requirements with tenant and building owner.
- B. Default hardware finish US28/628 UNO.
- C. Provide 3 hinges per door leaf UNO.
- D. GC is responsible for all operation of doors and door hardware. Review all door hardware functions with installation and operation requirements.
- E. All hardware shall be provided in accordance with the requirements of the Americans with Disabilities Act (ADA).
- F. Review all the requirements for hardware in accordance with fire-rated openings. GC to provide alternate hardware to meet fire-rated requirements/operation if required.
- G. Reference room finish schedule for door and frame finish. Review with the tenant.
- H. All electric door locks are to automatically unlock upon activation of the building's fire alarm or automatic sprinkler system or both or in the event of a power loss.
- I. Every room shall have a means of egress door complying with section 1010.1.9 IBC 2018. Doors shall be readily from the egress side without the use of a key, or special knowledge or effort.
- J. Hardware height to be 34"-48" above the finished floor.
- K. The unlatching of any door shall not require more than one operation.
- L. Manually operated flush or surface bolts are not permitted.
- M. Egress doors shall not be concealed by curtains, decorations, or mirrors.

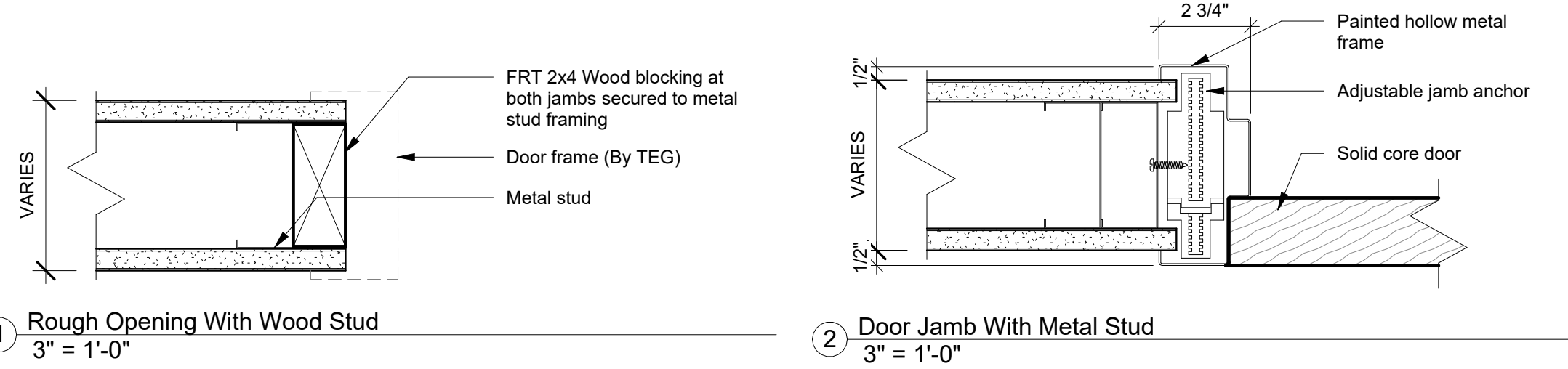
DOOR LEGEND



T Safety Glass - CAT II (Comply with IBC 2406.2)

DOOR SCHEDULE

DOOR NAME	#	DOOR SIZE	ROUGH HEIGHT	ROUGH WIDTH	DOOR TYPE	DOOR MATERIAL	HDW SET	FRAME COLOR	PUSH SIDE COLOR	PULL SIDE COLOR	COMMENTS
Existing											
Side Storefront	B09	PAIR 3'-0" x 7'-0"			4	Aluminum & Glass	1				
GC											
Closet 2	B01	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	5	P04	P04	P04	
Rear Exit	B07	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	9	P04			Panic hardware, coordinate with landlord
Main Storefront	B11	PAIR 3'-0" x 10'-0"			1	Monolithic Glass	1	-	-	-	Submit shop drawings for TEG for review.
Closet 1	B12	2'-1" x 6'-9" x 1-3/4"	6' - 9"	2' - 2"	2	Solid Core Wood	5	P04			
Electrical	B13	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	5	P04	P04	P04	
Lobby 2	B14	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	2	P04	P04	P04	
Break Room	BR1	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	4	P04	P04	P04	
CC Entry	CC1	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	6	P04	P04	P14	
Power Bay Entry	CC2	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	6	P04	P14	P14	
Control Room	CR1	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	4	P04	P04	P04	
GR Entry	GR1	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	6	P04	P04	P04	
GR Exit	GR2	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	6	P04	P04	P04	
Lobby 1	LO1	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	2	P04	P04	P04	
Office	OF1	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	3	Glass	4	P04	P04	P04	
Maintenance Office	OF2	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	4	P04	P04	P04	
Cell 1 Entry	PB1	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	6	P04	P04	P14	
Cell 2 Entry	PB2	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	6	P04	P04	P14	
Utility	PB3	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	-	P04	-	-	Door slab furnished by GC. TEG to install and finish door and frame
Utility to Warden	PB4	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	7	P04	P14	UNF	Stain grade wood
PB Exit	PB5	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	6	P04	P04	UNF	Stain grade wood
Women's Restroom	SF77	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	3	P04			
Men's Restroom	SF80	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	3	P04			
TD Entry	TD1	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	6	P04	P04	P04	
Sea Lab	TD2	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	7	P04	P04	P04	
TH Entry	TH1	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	6	P04	P04	P04	
Curator	TH2	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	7	P04	UNF	UNF	
TL Entry	TL1	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	6	P04	P04	UNF	Stain grade wood
Future	TL2	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	7	P04	UNF	UNF	Stain grade wood
Egypt	TL3	3'-0" x 7'-0" x 1-3/4"	7' - 1"	3' - 2"	2	Solid Core Wood	7	P04	UNF	UNF	Stain grade wood
TEG											
CC Station	CCR1		6' - 10 1/2"	2' - 10"			-	-	-	-	RO Only; Provide double 2x4 wood stud on RO.
CC Opening	CCR2		1' - 6"	1' - 0"			-	-	-	-	RO Only; Provide single 2x4 wood stud on RO.
Mine	GRR1	3'-0" x 7'-0" x 1-3/4"	7' - 2"	3' - 3"			-	-	-	-	RO Only; Provide double 2x4 wood stud on RO.
Cabin Window	GRR2		2' - 10 1/2"	2' - 0"			-	-	-	-	RO Only; Provide single 2x4 wood stud on RO.
Fireplace	GRR3		7' - 4"	3' - 8"			-	-	-	-	RO Only; Provide double 2x4 wood stud on RO.
Gun Range	GRR4		2' - 9"	2' - 0 1/2"			-	-	-	-	RO Only; Provide single 2x4 wood stud on RO.
Book Push	GRR5		2' - 9"	2' - 0 1/2"			-	-	-	-	RO Only; Provide single 2x4 wood stud on RO.
Cabin	GRR6	3'-0" x 7'-0" x 1-3/4"	7' - 2"	3' - 3"			-	-	-	-	RO Only; Provide double 2x4 wood stud on RO.
Slide Exit	GRR9		4' - 4"	3' - 8"			-	-	-	-	RO Only; Provide single 2x4 wood stud on RO.
Blowout	GRR10		2' - 9 1/2"	3' - 0"			-	-	-	-	RO Only; Provide single 2x4 wood stud on RO.
Blowout Access	GRR11		2' - 9 1/2"	3' - 0"			-	-	-	-	RO Only; Provide single 2x4 wood stud on RO.
Cell 1	PBR1	3'-0" x 7'-0" x 1-3/4"	7' - 2"	3' - 3"			-	-	-	-	RO Only; Provide double 2x4 wood stud on RO.
Cell 2	PBR2	3'-0" x 7'-0" x 1-3/4"	7' - 2"	3' - 3"			-	-	-	-	RO Only; Provide double 2x4 wood stud on RO.
Maze	PBR3		2' - 5"	3' - 2"			-	-	-	-	RO Only; Provide single 2x4 wood stud on RO.
RO Above Crawl	PBR4		2' - 10"	2' - 10"			-	-	-	-	RO Only; Provide single 2x4 wood stud on RO.
Crawl to Warden	PBR5		3' - 0"	2' - 11"			-	-	-	-	RO Only; Provide single 2x4 wood stud on RO.
RO Below Crawl	PBR6		2' - 10"	2' - 10"			-	-	-	-	RO Only; Provide single 2x4 wood stud on RO.
Specimen	TDR1		7' - 2"	5' - 0"			-	-	-	-	RO Only; Provide double 2x4 wood stud on RO.
Map	THR1		2' - 4 1/2"	2' - 4 1/2"			-	-	-	-	Wall niche, RO only.
Vault	THR2		8' - 1"	4' - 7"			-	-	-	-	RO Only; Provide double 2x4 wood stud on RO.



FINISH & MATERIAL SCHEDULE

MARK	NAME	MANUFACTURER	PRODUCT	FINISH	RESP.	NOTE
BASE						
RB1	Resilient Rubber Wall Base - 4"	Johnsonite	Black	Durcove Rubber	GC	Cove
CEILING						
ACT-1	ACT Black - 24" x 24" x 5/8"	Rockfon	Cinema Black	-	GC	15/16" Suspension Systems
ACT-2	ACT White - 24" x 24" x 5/8"	USGCG Ceiling Tile	Radar	White	GC	15/16" Suspension Systems
FLOOR						
FR	Finish Ready	-	-	-	GC	Level and fill <1/2". Ready for new work.
FT1	3/4" Plywood	-	FRT	GC		
SC1	Sealed Concrete - Gloss	Prosoco	LSGuard	Gloss	GC	Polished with 800 grit
SC2	Sealed Concrete - High Gloss	Prosoco	LSGuard	High Gloss	GC	Polished with 1200 grit
VCT1	Vinyl Composition Tile	Tarkett	Hearthstone	Z5901	GC	12" x 24" x 0.125"
PAINT						
P01	REPOSE GRAY	SHERWIN WILLIAMS	SW7015	EGGSHELL	GC	
P03	IRISH CREAM	SHERWIN WILLIAMS	SW7537	EGGSHELL	GC	
P04	TRICORN BLACK	SHERWIN WILLIAMS	SW6258	EGGSHELL	GC	
P06	ROMAN COLUMN	SHERWIN WILLIAMS	SW7562	EGGSHELL	TEG	
P11	SOMETHING BLUE	SHERWIN WILLIAMS	SW6800	EGGSHELL	GC	
P12	FUNKY YELLOW	SHERWIN WILLIAMS	SW6913	EGGSHELL	GC	
P13	FLYAWAY	SHERWIN WILLIAMS	SW6794	EGGSHELL	GC	
P14	GAUNTLET GRAY	SHERWIN WILLIAMS	SW7019	EGGSHELL	GC	
P16	NAVAL	SHERWIN WILLIAMS	SW6244	EGGSHELL	GC	
P17	WHITE PRIMER	SHERWIN WILLIAMS	B51-450 SERIES	FLAT	GC	
WALL FINISH						
LW1	Laminate Wall Surface	Wilsonart	Slate Grey D91-60	Matte	GC	

ROOM FINISH SCHEDULE

NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
Games				
CC - Power Bay	FR	-	-	-
CC - Ship	FR	-	-	P14
CC - Station	FR	-	-	-
GR - Blowout	UNF	-	-	-
GR - Cabin	FT1	-	P04	-
GR - Crawl	FT1	-	P04	-
GR - Mine	UNF	-	-	-
GR - Trail	UNF	-	P04	P04
PB - Cell 1	FR	-	-	P06
PB - Cell 2	FR	-	-	P06
PB - Crawl	UNF	-	-	-
PB - Holding	FR	-	-	P06
PB - Utility	FR	-	-	-
PB - Warden Office	FR	-	P03	P03
PG - Classroom	FR	-	P11/P12	ACT2
PG - Playground	FR	-	P13	P13
PG - Shed	FR	-	P04	P04
TD - Sea Lab	FR	-	-	P04
TD - Specimen Room	FR	-	-	P04
TD - Submarine	FR	-	-	-
TH - Curator Office	FR	-	P03	P03
TH - Gallery	SC2	-	P01/P02	P01
TH - Vault	SC1	-	P04	P04
TL - Egypt	FR	-	-	ACT1
TL - Future	SC2	-	-	ACT1
TL - Train	FR	-	-	ACT1
FOH				
Hallway	SC1	RB1	P14	ACT1
Lobby 1	SC1	RB1	P04	P04
Lobby 2	SC1	RB1	P04	P04
Men's RR	VCT1	RB1	P01/LW1	ACT1
Restroom	VCT1	RB1	P01/LW1	ACT1
Waiting	SC1	RB1	P04	P04
Women's RR	VCT1	RB1	P01/LW1	ACT1
BOH				
Break Room	SC1	RB1	P01	ACT1
Closet 2	UNF	RB1	-	ACT1
Closet 3	UNF	RB1	-	ACT1
Control Room	SC1	RB1	P01	ACT1
Display	UNF	RB1	-	-
Display	UNF	RB1	-	-
Electrical	UNF	RB1	-	ACT1
Maintenance Office	UNF	RB1	-	ACT1
Office	SC1	RB1	P01	ACT1

FINISH GENERAL NOTES

- A. Confirm all material finishes and colors with TEG prior to ordering.
- B. Paint all GYP. BD., door frames, metal doors, exposed wood trim and other exposed unfinished construction.
- C. All GYP. BD. in toilet areas shall be moisture resistant.
- D. Refer to Interior Elevations for further information.
- E. Provide ADA-compliant thresholds and transition strips for all changes in flooring material.
- F. Comply with the manufacturer's recommendations for preparing and installing finishes.
- G. Center floor material transitions on the door above.
- H. Provide level 4 finish on gypsum board walls UNO.
- I. See interior elevations for additional finishes and paints.

CEILING TYPES & NOTES

- ACT-1 Black 2'X2' Acoustic Ceiling
- ACT-2 White 2'X2' Acoustic Ceiling
- CLG-1 5/8" Gypsum Board Ceiling
- CLG-2 1/2" FRT Plywood Ceiling
- OTS Open To Structure

- A. All air diffuser, return grille, and access panel locations are to be confirmed by TEG prior to the installation.
- B. All air diffuser, return grille, and access panel are to match the ceiling color.

1 All air devices in this room shall be white.

FLOOR TYPES & NOTES

- UNF Unfinished
- FR Finish Ready - Level and fill <1/2". Ready for new work.
- SC1 Sealed Concrete - Gloss
- SC2 Sealed Concrete - High Gloss
- VCT1 Armstrong VCT - 12x24 Offset installation
- FT1 3/4" Plywood

Unfinished areas are to be cleaned and prepared for TEG work.

RESPONSIBILITY LEGEND

- GC General Contractor
- LL Landlord
- TEG The Escape Game

All responsibilities to be confirmed with TEG prior to construction.



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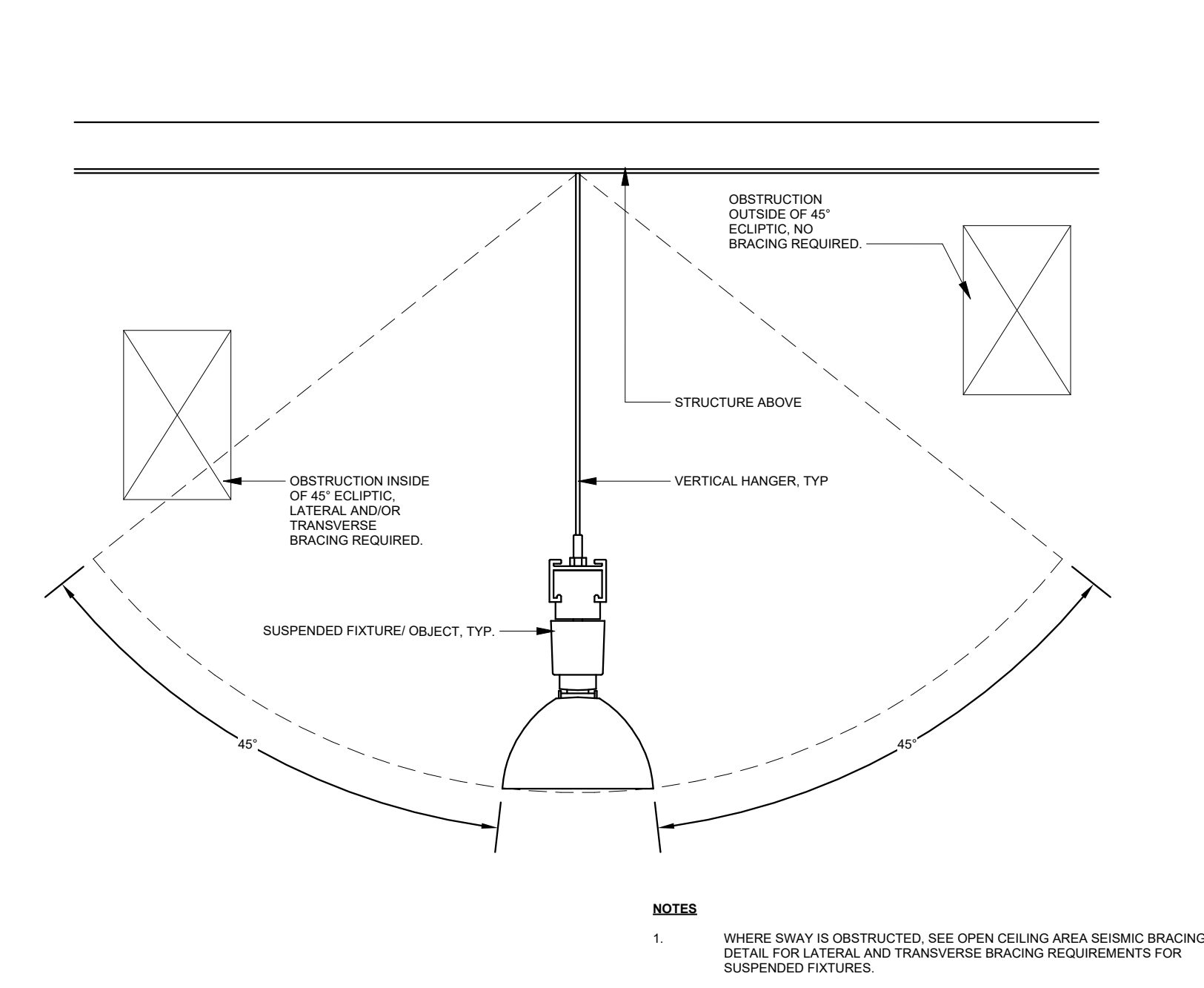
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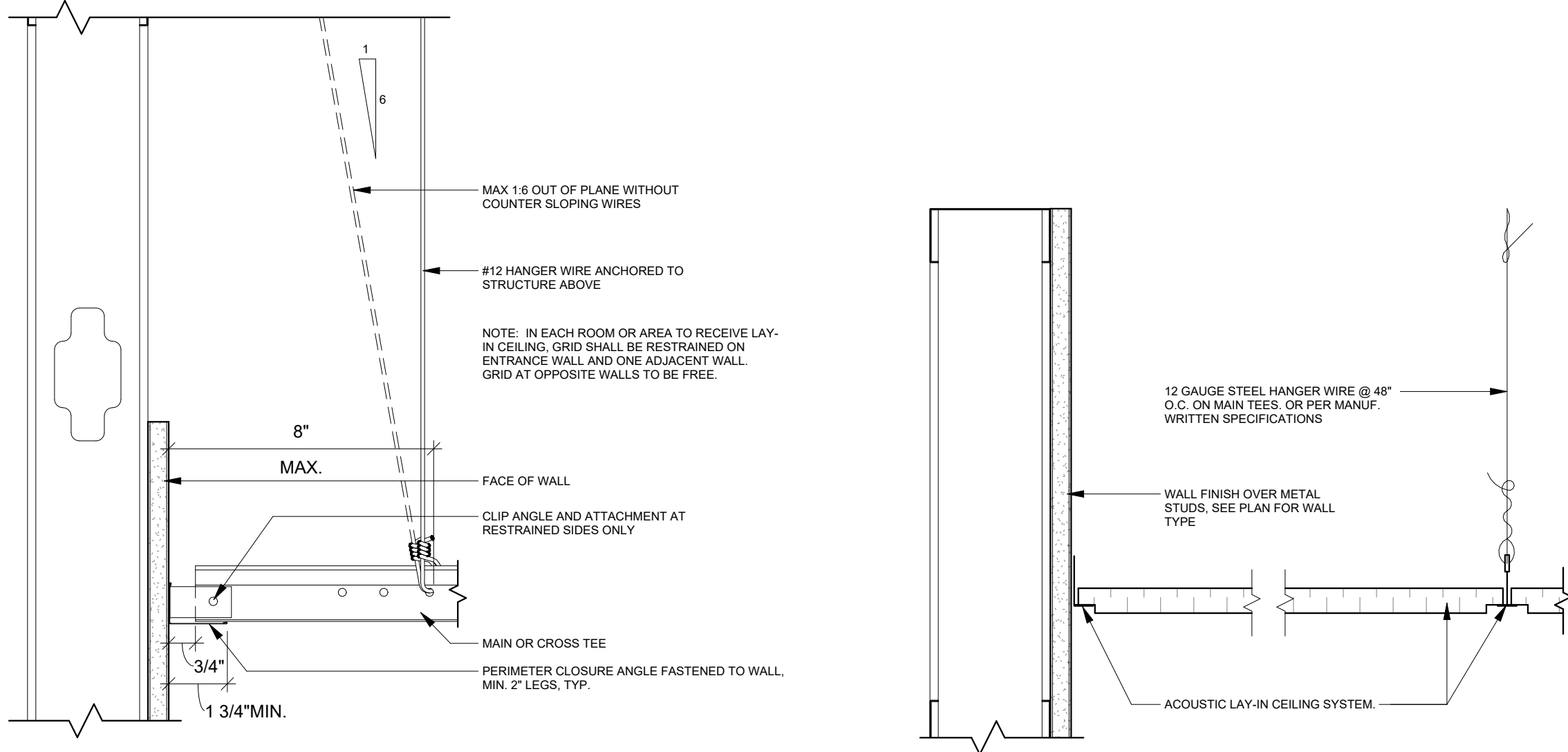
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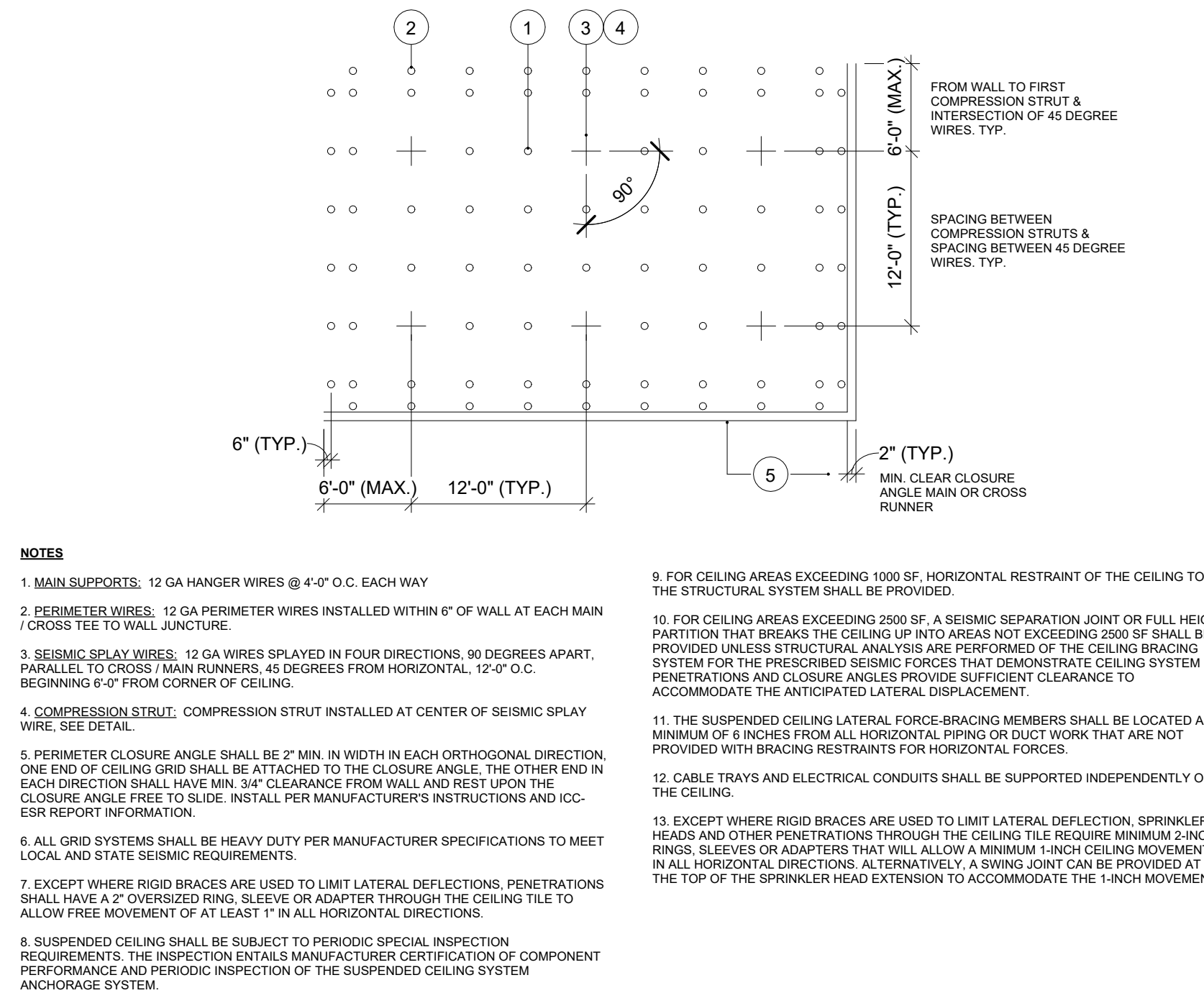
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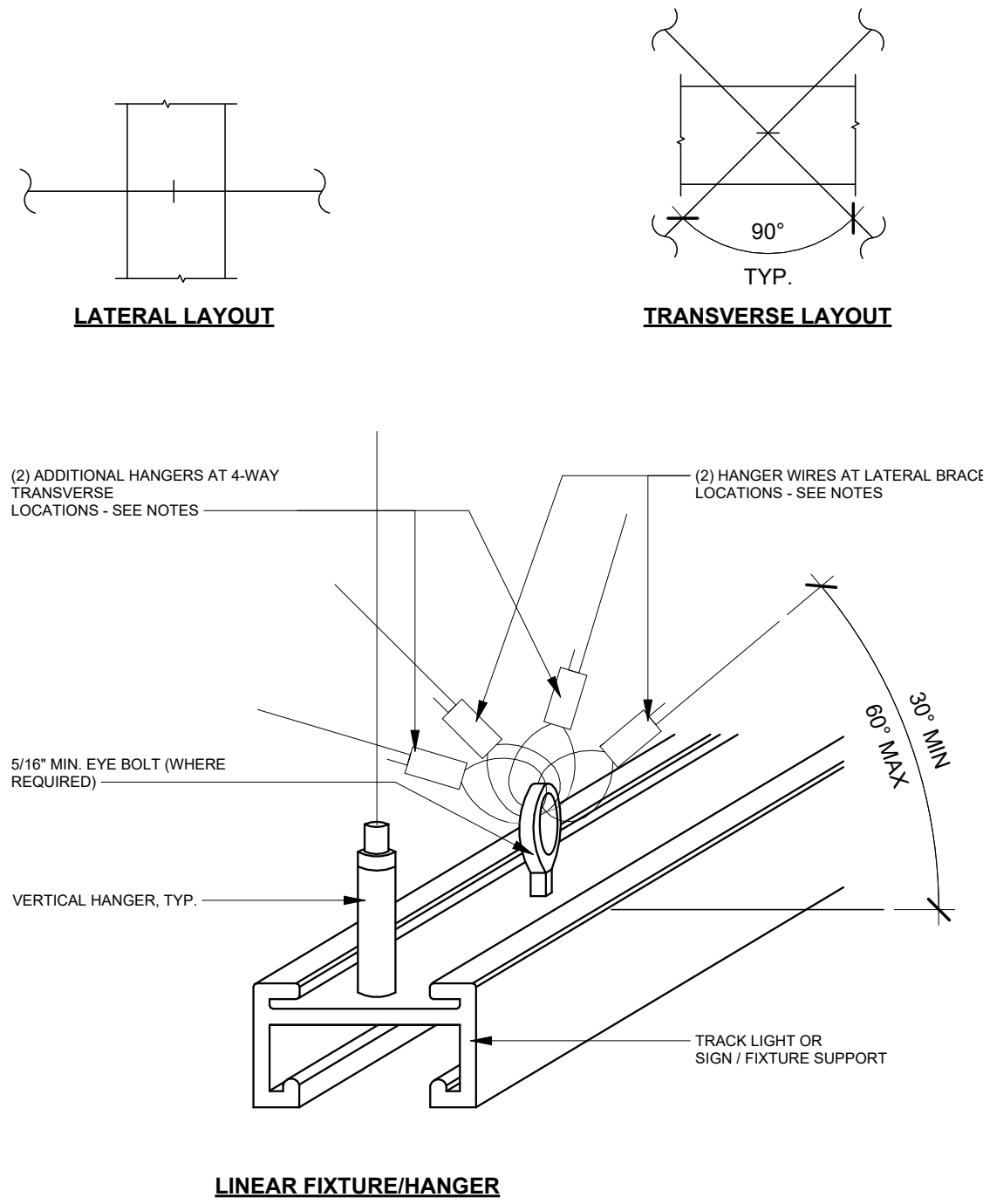
1 CEILING - SWAY BRACING AT OPEN CEILINGS
3/32" = 1'-0"



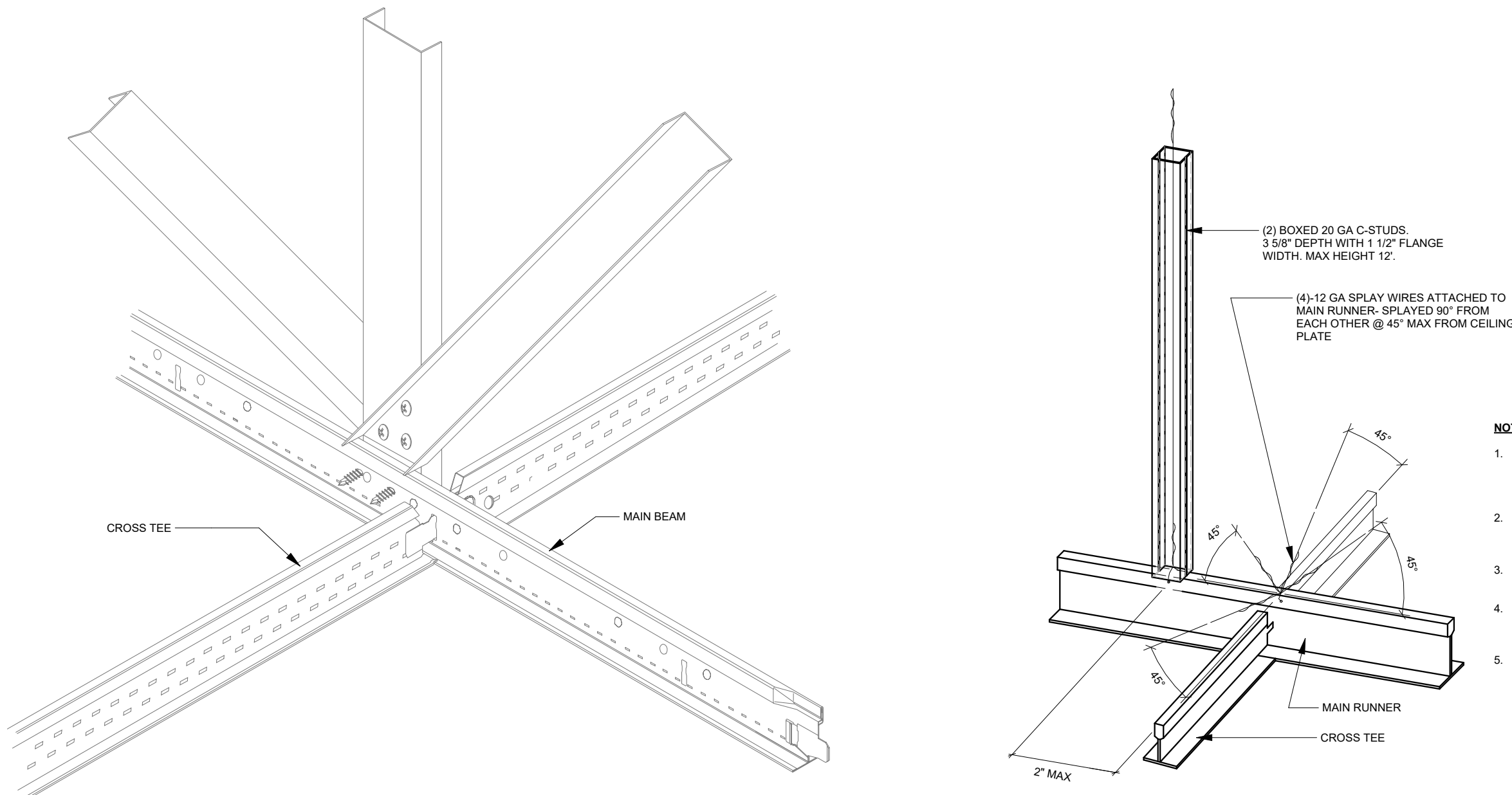
3 CEILING - PERIMETER ANGLE DETAIL
3" = 1'-0"



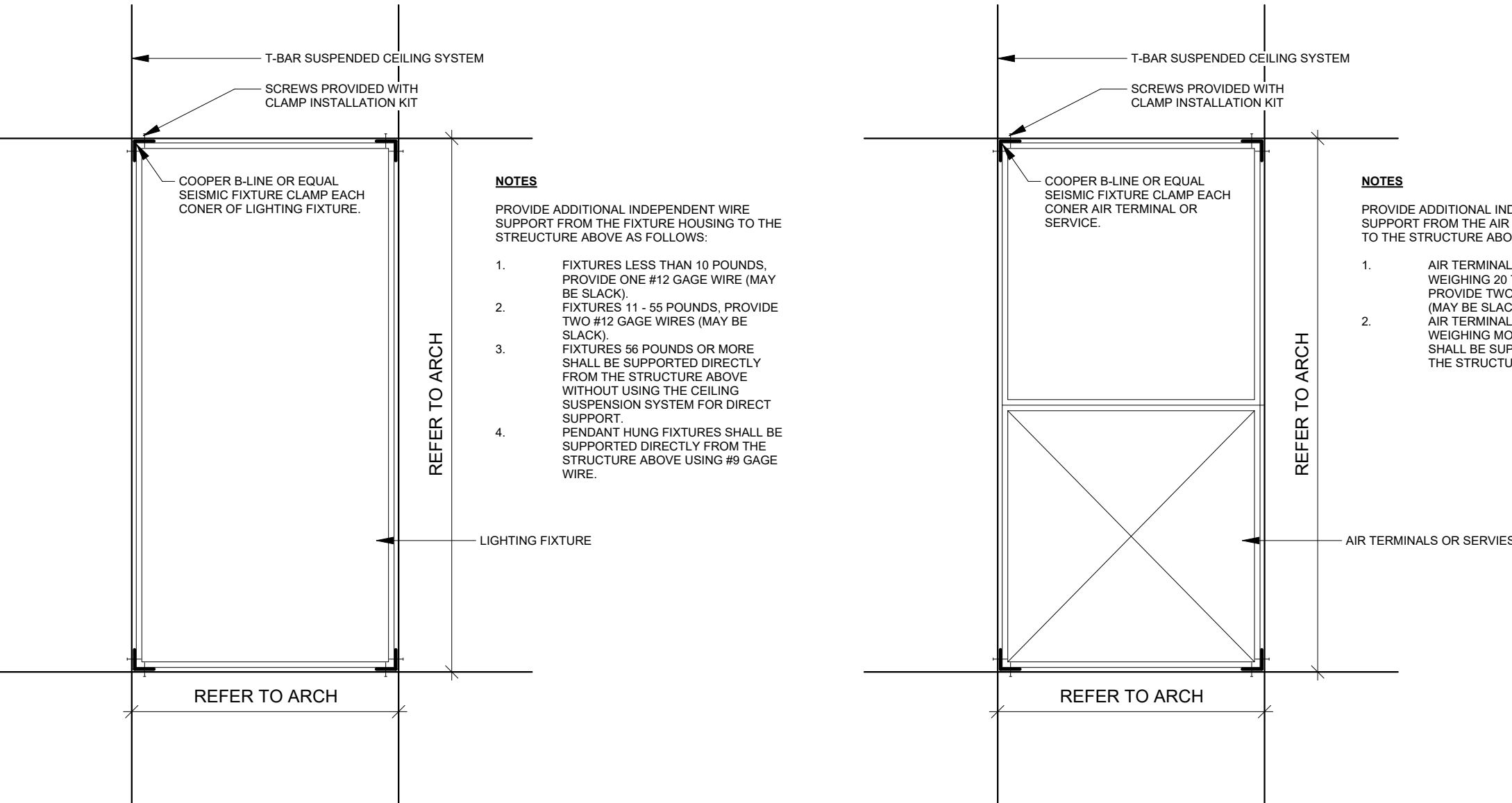
7 CEILING - SUPPORT PLAN
3/4" = 1'-0"



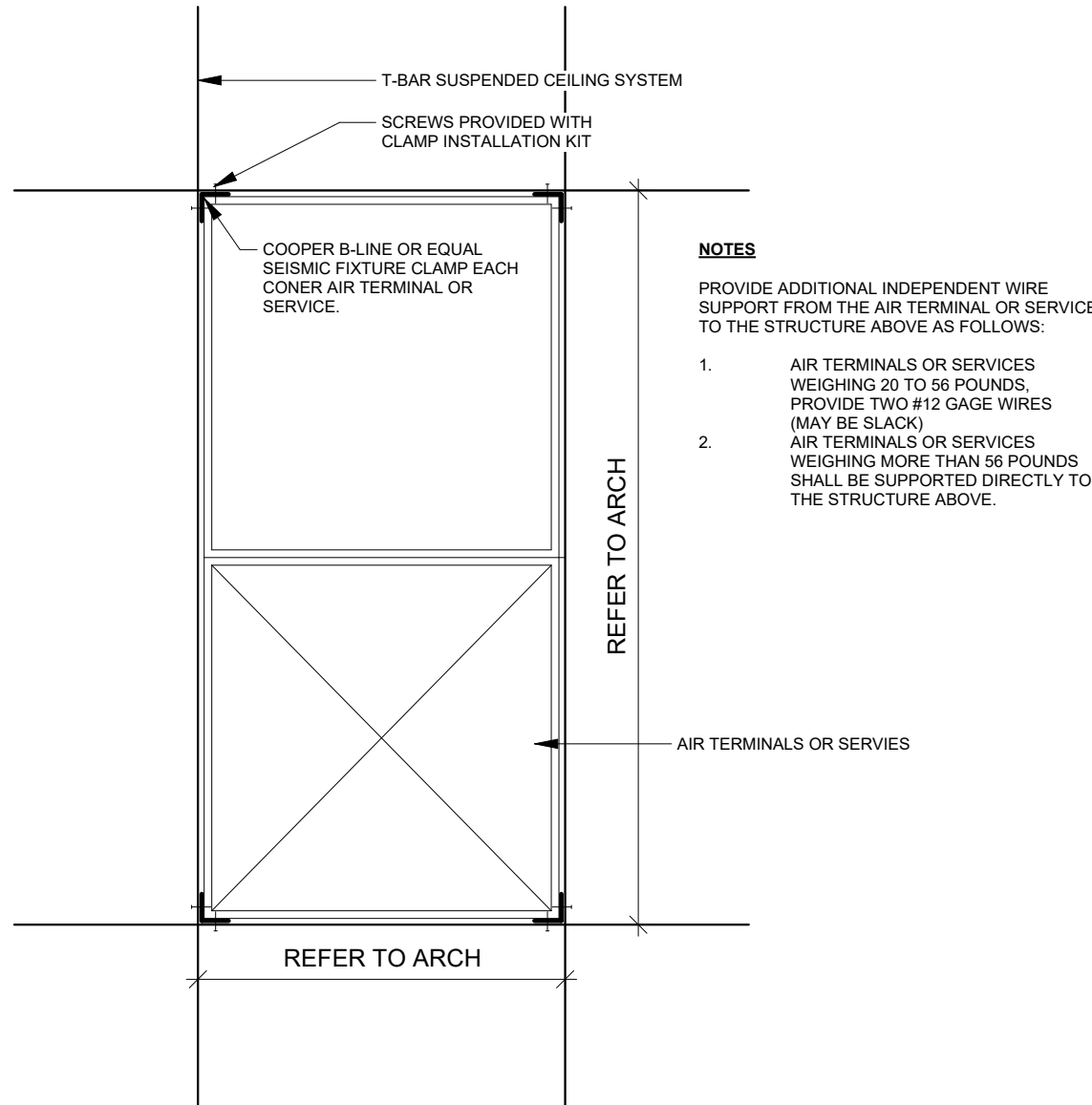
2 CEILING - OPEN CEILING AREA SEISMIC BRACING
1/8" = 1'-0"



6 CEILING - COMPRESSION STRUT CEILING DETAIL
3" = 1'-0"



8 LIGHTING FIXTURE SEISMIC DETAIL
1" = 1'-0"



9 AIR TERMINAL SEISMIC DETAIL
1" = 1'-0"

Security Camera Comments:

- Security equipment must be installed within the Premises; cameras and/or security equipment are not permitted on the exterior of the Premises unless approved in writing by Landlord. However, in cases where Landlord approves exterior cameras or equipment, the cameras or equipment should be positioned as to limit viewing area and shall capture images of the Tenant's doorways only and shall not capture images outside of the Premises. In cases where a Tenant may have an approved patio area, all cameras or equipment shall be installed and operated so as to capture only the approved patio and no common area.
- All equipment, installation methods and locations must be approved by Landlord in writing prior to installation.
- No signal shall be emitted outside the Premises.
- Absolutely no distribution, electronically or otherwise, of captured image or video to any third party other than Landlord upon request.
- Security cameras, vision panels, or "bubbles" shall not be visible to public view in the design control zone or on patios from the common area.

SIMON

Landlord Comment - DO NOT drill, screw, or shot into Landlord's structure or members. DO NOT attach any construction directly to Landlord's roof deck. DO NOT support any construction from Landlord's cross-bracing or bridging

MJM

ARCHITECTURE
PLANNING
INTERIORS
GRAPHICS

2498 Sidco Dr.
Nashville, TN 37204
615.244.8170
www.mjmach.com



THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set
09/28/23
23234

No. Description Date

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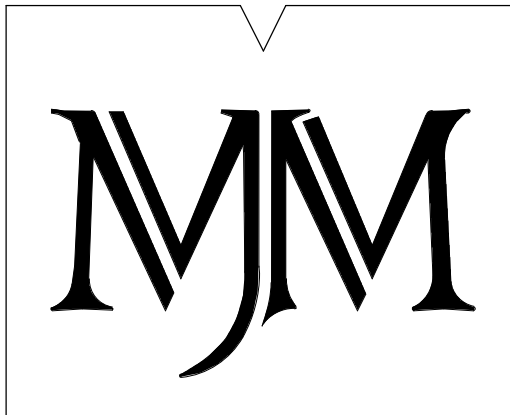
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INTERIORS
GRAPHICS

2498 SIDCO DR.
NASHVILLE, TN 37204
615.244.8170
www.mjmarch.com

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CONSTRUCTION

SEAL



Matthew J. Nichols
P.E.

SUITE 5517
1805 N 2ND ST
ROGERS, AR 72756

479-636-5004
JOB NO.: 30482
DESIGNED BY: JHE

CONSULTANT



THE ESCAPE GAME

508 E IRIS DRIVE
NASHVILLE, TN 37204

OWNER

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

LOCATION

Permit Set

09/28/23

23234

DATE

NO.	DESCRIPTION	DATE

REVISIONS

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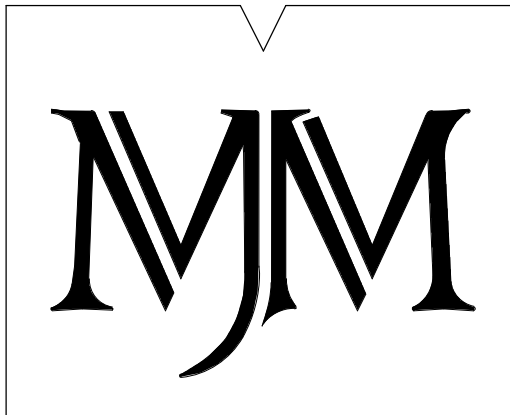
TITLE 24
COMPLIANCE

SHEET

E002

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INTERIORS
GRAPHICS

2498 SIDCO DR.
NASHVILLE, TN 37204
615.244.8170
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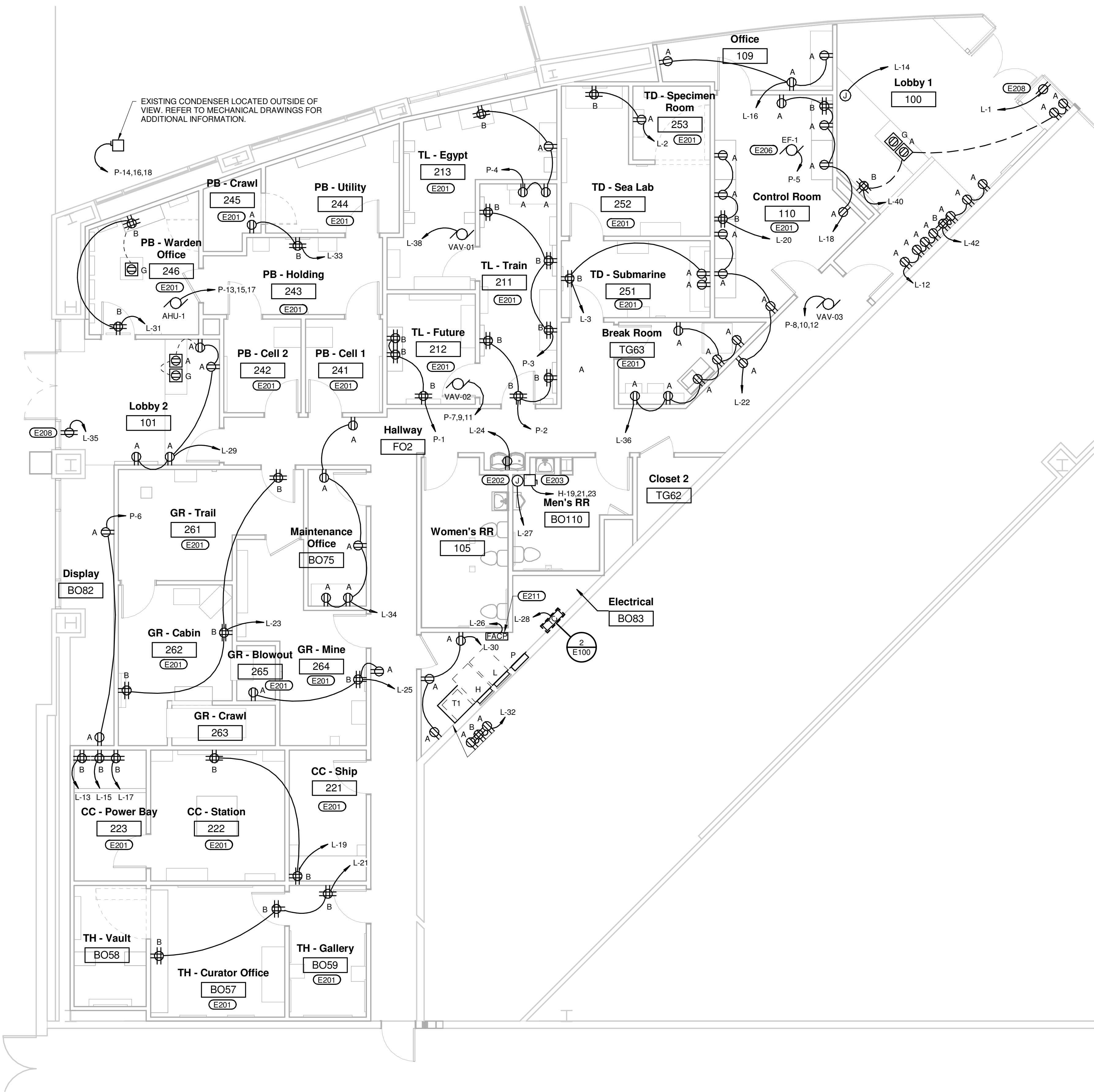
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TITLE 24
COMPLIANCE

SHEET

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GENERAL NOTES

- RIGID, NON-FLEXIBLE PLASTIC CONDUIT PREFERRED. METAL CONDUITS TO BE USED ONLY WHERE NOT PERMITTED BY AUTHORITY HAVING JURISDICTION.
- ALL LOW VOLTAGE CONDUITS TO BE STUBBED ABOVE CEILING AND CAPPED FOR FUTURE INSTALLATION BY OWNER.
- ALL RECEPTACLE AND SWITCH COVERS SHALL BE BLACK UNLESS NOTED OTHERWISE.
- GANG BOXES TO BE MINIMUM SIZE UNLESS NOTED OTHERWISE:
 - QUAD (2-GANG): 4 1/2" x 4 1/2"
 - DUPLEX (1-GANG): 2 3/4" x 4 1/2"
- REFER TO ARCHITECTURAL DRAWINGS FOR FINAL LOCATIONS OF ALL DEVICES.

KEYNOTES

- REFER TO ARCHITECTURAL DRAWINGS FOR FINAL FIXTURE LOCATION(S). TYP THIS AREA.
- RECIRCULATION PUMP. INSTALL PER MANUFACTURER'S INSTRUCTIONS. COORDINATE FINAL LOCATION WITH PLUMBING INSTALLER PRIOR TO ROUGH-IN.
- ELECTRIC WATER HEATER. COORDINATE WITH PLUMBING INSTALLER PRIOR TO ROUGH-IN. INSTALL PAD-LOCKABLE HANDLE LOCK ON BREAKER AS REQUIRED BY NEC 422.31(b).
- EXHAUST FAN SERVING BOTH RESTROOMS. EXHAUST FAN TO BE CONTINUOUSLY ON WHILE BUILDING IS OCCUPIED.
- SHOW WINDOW RECEPTACLE. MOUNT WITHIN 18" FROM TOP OF WINDOW PER NEC 210.62. RECEPTACLE TO BE CONTROLLED VIA TIMECLOCK.
- COORDINATE WITH FIRE ALARM SYSTEM INSTALLER TO PROVIDE POWER TO FIRE ALARM CONTROL PANEL. REFER TO FIRE ALARM PLANS FOR ADDITIONAL INFORMATION.



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INTERIORS
GRAPHICS

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NASHVILLE, TN 37204
615.244.8170
www.mimarch.com

NOT FOR
CONSTRUCTION

Matthew J. Nichols
P.E.

SUITE 5517 479-636-5004
1805 N 2ND ST JOB NO.: 30482
ROGERS, AR 72756 DESIGNED BY: JHE



THE ESCAPE GAME

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Great Mall

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ELECTRICAL
POWER PLAN

E200

1

POWER PLAN

SCALE: 3/16" = 1'-0" 1/E200

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NOTE TO ELECTRICAL CONTRACTOR:
REFER TO ARCHITECTURAL
DRAWINGS FOR FINAL LOCATIONS
AND HEIGHTS OF ALL DEVICES.

LOW VOLTAGE LEGEND

NOTE: NOT ALL TYPES MAY BE USED.

TYPE	DESCRIPTION
D	DATA, 1" CONDUIT TO EMPTY DUPLEX
F	4" CONDUIT THROUGH CEILING, 18" LENGTH, INCLUDE PLASTIC RINGS ON EACH END WITH UNISTRUT SUPPORTS
H	2" CONDUIT TO EMPTY QUAD STUBBED ABOVE CEILING.
J	3/4" LOW VOLTAGE CONDUIT TO EMPTY DUPLEX, STUBBED ABOVE CEILING.
JH	3/4" LOW VOLTAGE CONDUIT TO EMPTY DUPLEX ROTATED HORIZONTALLY, STUBBED ABOVE CEILING.
M	LOW VOLTAGE, 2" CONDUIT TO EMPTY DUPLEX STUBBED 6" ABOVE CEILING.

GENERAL NOTES

A. RIGID, NON-FLEXIBLE PLASTIC CONDUIT PREFERRED. METAL CONDUITS TO BE USED ONLY WHERE NOT PERMITTED BY AUTHORITY HAVING JURISDICTION.
B. ALL LOW VOLTAGE CONDUITS TO BE STUBBED ABOVE CEILING AND CAPPED FOR FUTURE INSTALLATION BY OWNER.
C. ALL RECEPTACLE AND SWITCH COVERS SHALL BE BLACK UNLESS NOTED OTHERWISE.
D. GANG BOXES TO BE MINIMUM SIZE UNLESS NOTED OTHERWISE:
a. QUAD (2-GANG): 4 1/2" x 4 1/2"
b. DUPLEX (1-GANG): 2 3/4" x 4 1/2"
E. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL LOCATIONS OF ALL DEVICES.

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ELECTRICAL LOW
VOLTAGE PLAN

E300

ARCHITECTS

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OWNER

LOCATION

DATE

REVISIONS

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PANEL: H

OF SECTIONS: 1

POWERED FROM: LANDLORD DISTRIBUTION

SERVES: GENERAL POWER

LOCATION: ELECTRICAL B083

FURNISHED BY: EC

INSTALLED BY: EC

PANELBOARD

Relocated

DISTRIBUTION: 480/277 Wye, 3Ph, 4W

MAINS: 125 A

MCB/MLO: MAIN LUGS ONLY

AIC RATING: NOTE (3)

MOUNTING: RECESSED

GROUND BAR: YES

NEUTRAL BAR: YES

ISOLATED GROUND: NO

	DESCRIPTION	VIA	WIRE SIZE	BRK R	PL	A		B		C		PL	BRK R	WIRE SIZE	VIA	DESCRIPTION		
1	PANEL L (7) VIA 45KVA TRANSFORMER T1			70 A	3	12.87	0.00					3	15 A	--	--	spare	2	
3								12.63	0.00								4	
5											12.22	0.00					6	
7						0.00	0.00										8	
9	ac #1	--	--	30 A	3			0.00	0.00			3	15 A	--	--	spare	10	
11										0.00	0.00						12	
13	ac #2			20 A	3	0.00	1.32					1	20 A		TC	LOBBY/HALL/BREAK LTS (1)	14	
15								0.00	0.33			1	20 A			CONTROL/OFFICE LTS	16	
17										0.00	0.21		1	20 A			RESTROOM/ELEC LTS	18
19						0.83	--					1	--	--	--	SPACE	20	
21	2.5 KW ELEC WATER HEATER			20 A	3			0.83	--			1	--	--	--	SPACE	22	
23										0.83	--		1	--	--	--	SPACE	24
25		SPACE	--	--	--	1	--	--				1	--	--	--	SPACE	26	
27		SPACE	--	--	--	1			--	--		1	--	--	--	SPACE	28	
29	SPACE	--	--	--	1					--	--	1	--	--	--	SPACE	30	
TOTAL CONNECTED						15.03		13.79		13.26		KVA						
TOTAL CONNECTED						54.55		50.09		47.87		AMPS						
TOTAL LOAD						42.08		KVA		50.61		AMPS						
PER NEC ARTICLE 220 FEEDER LOAD						37.83		KVA		45.50		AMPS						

PANEL: L										PANELBOARD Relocated										DISTRIBUTION: 120/208 Wye, 3Ph, 4W MAINS: 150 A MCB/MLO: MAIN CIRCUIT BREAKER AIC RATING: NOTE (3) MOUNTING: RECESSED GROUND BAR: YES. NEUTRAL BAR: YES ISOLATED GROUND: NO									
# OF SECTIONS: 1 POWERED FROM: T1 SERVES: GENERAL POWER LOCATION: ELECTRICAL B083 FURNISHED BY: EC INSTALLED BY: EC																													
	DESCRIPTION	VIA	WIRE SIZE	BRK R	PL	A		B		C		PL	BRK R	WIRE SIZE	VIA	DESCRIPTION													
1	LOBBY 1 OPEN SIGN (1)		TC	20 A	1	0.18	0.54					1	20 A			THE DEPTHS RECEPTS	2												
3	THE DEPTHS RECEPTS			20 A	1			0.72	0.01			1	20 A			THE DEPTHS LTS	4												
5	TIMELINE LTS			20 A	1					0.01	0.10	1	20 A	TC		PRISON BREAK LTS (1)	6												
7	GOLD RUSH LTS (1)		TC	20 A	1	0.10	0.01					1	20 A			CC LTS	8												
9	THE HEIST LTS (1)		TC	20 A	1			0.03	0.60			1	20 A	TC		STORE FRONT SIGNAGE (1)	10												
11	STORE FRONT SIGNAGE (1)		TC	20 A	1					0.60	0.72	1	20 A			HALLWAY RECEPTS	12												
13	CC RECEPT			20 A	1	0.36	0.18					1	20 A	TC		ILLUMINATE SIGN (1)	14												
15	CC RECEPT			20 A	1			0.36	0.54			1	20 A			OFFICE RECEPTS	16												
17	CC RECEPT			20 A	1					0.36	1.08	1	20 A			CONTROL ROOM RECEPTS	18												
19	CC RECEPT			20 A	1	0.72	0.72					1	20 A			CONTROL ROOM RECEPTS	20												
21	THE HEIST RECEPTS			20 A	1			1.08	0.72			1	20 A			CONTROL/HALL RECEPTS	22												
23	GOLD RUSH RECEPTS			20 A	1					1.08	0.18	1	20 A			EWG	24												
25	GOLD RUSH RECEPTS			20 A	1	0.54	0.60					1	20 A			FACP	26												
27	HWRP-1			20 A	1			0.13	0.60			1	20 A			TIMECLOCK (2)	28												
29	LOBBY 2 RECEPTS			20 A	1					1.08	0.54	1	20 A			ELEC ROOM RECEPTS	30												
31	PRISON BREAK RECEPTS			20 A	1	0.90	0.72					1	20 A			ELEC ROOM RECEPTS	32												
33	PRISON BREAK RECEPTS			20 A	1			0.54	0.90			1	20 A			MAINTENANCE/HALL RECEPTS	34												
35	LOBBY 2 OPEN SIGN (1)		TC	20 A	1					0.18	1.08	1	20 A			BREAK ROOM RECEPTS	36												
37						5.51	1.80					1	20 A			VAV-01	38												
39	SUBFEED BREAKER - PANEL P			60 A	3			5.33	1.08			1	20 A			LOBBY 1 RECEPTS	40												
41										4.31	0.90	1	20 A			HALLWAY RECEPTS	42												
TOTAL CONNECTED						12.87		12.63		12.22		KVA																	
TOTAL CONNECTED						107.81		105.77		101.84		AMPS																	
TOTAL LOAD						37.72		KVA		104.71		AMPS																	
PER NEC ARTICLE 220 FEEDER LOAD						33.01		KVA		91.62		AMPS																	

PANEL: P

OF SECTIONS: 1

POWERED FROM: L

SERVES: GENERAL POWER

LOCATION: ELECTRICAL B083

FURNISHED BY: EC

INSTALLED BY: EC

PANELBOARD

New Construction

DISTRIBUTION: 120/208 Wye, 3Ph, 4W

MAINS: 60 A

MCB/MLO: MAIN CIRCUIT BREAKER

AIC RATING: NOTE (3)

MOUNTING: RECESSED

GROUND BAR: YES

NEUTRAL BAR: YES

ISOLATED GROUND: NO

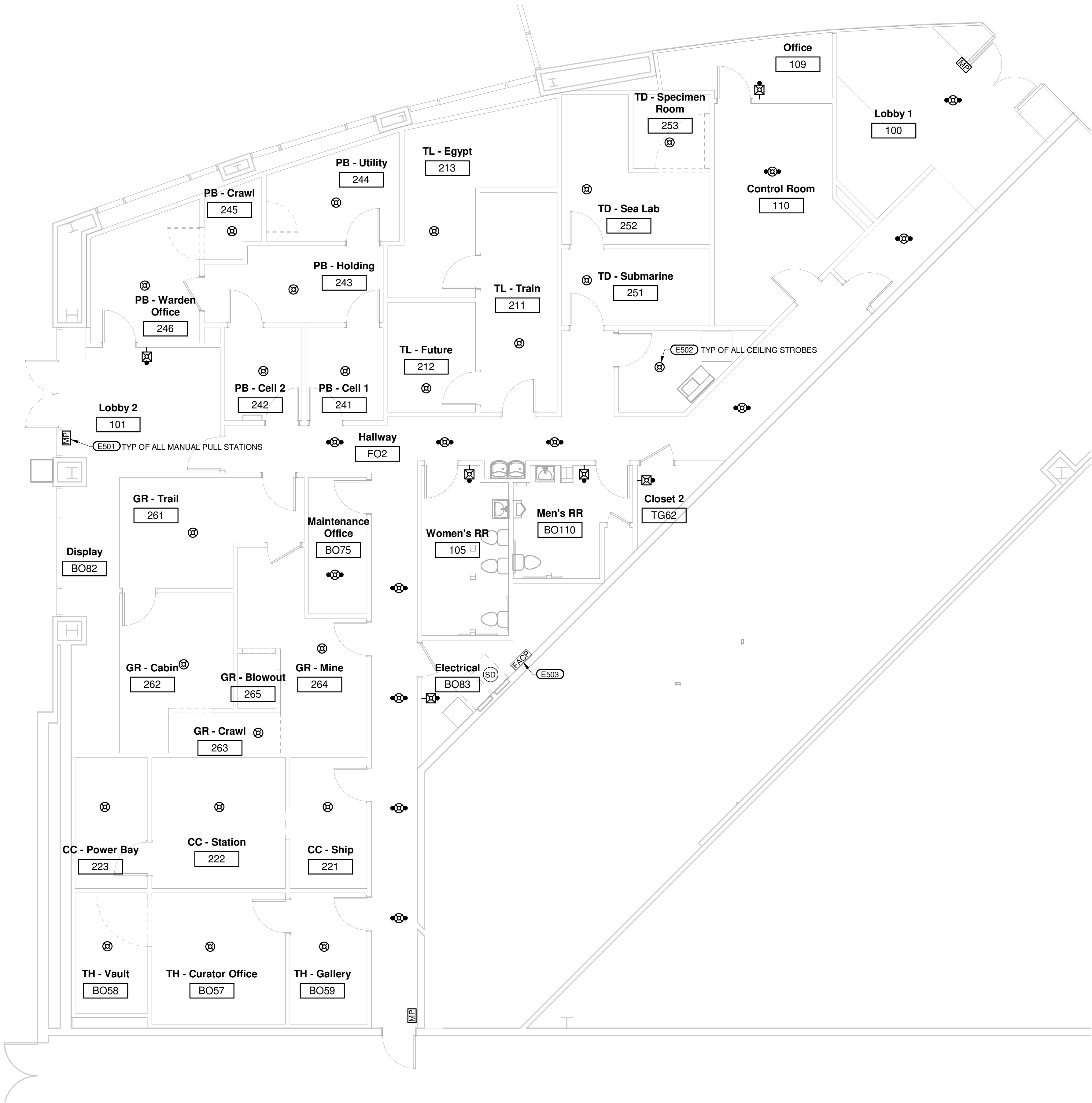
	DESCRIPTION	VIA	WIRE SIZE	BRK R	PL	A		B		C		PL	BRK R	WIRE SIZE	VIA	DESCRIPTION	
1	TIMELINE RECEPTS			20 A	1	1.08	1.08					1	20 A			TIMELINE RECEPTS	2
3	TIMELINE RECEPTS			20 A	1			1.08	0.90			1	20 A			TIMELINE RECEPTS	4
5	EXHAUST FAN (EF-1)			15 A	1					0.60	0.36	1	20 A			DISPLAY RECEPTS	6
7						0.20	0.20										8
9	VAV-02			20 A	3			0.20	0.20			3	20 A			VAV-03	10
11										0.20	0.20						12
13						0.20	2.75										14
15	AHU-1			20 A	3			0.20	2.75			3	20 A			AHU-1 CONDENSER	16
17										0.20	2.75						18
19																	20
21																	22
23																	24
25																	26
27																	28
29																	30
TOTAL CONNECTED						5.51		5.33		4.31		KVA					
TOTAL CONNECTED						47.21		45.71		35.90		AMPS					
TOTAL LOAD						15.14		KVA		42.04		AMPS					
PER NEC ARTICLE 220 FEEDER LOAD						15.74		KVA		43.70		AMPS					

VOLTAGE DROP SCHEDULE								
Panel	Circuit Number	Load Name	Voltage	Number of Poles	Voltage Drop	Length	Apparent Load	Wire Type
H								
H	14	LOBBY/HALL/BREAK LTS (1)	277 V	1	2.3 V	120.6 ft	1320 VA	THHN
H	16	CONTROL/OFFICE LTS	277 V	1	0.5 V	102.4 ft	330 VA	THHN
H	18	RESTROOM/ELEC LTS	277 V	1	0.2 V	51.3 ft	206 VA	THHN
H	19,21,23	2.5 KW ELEC WATER HEATER	480 V	3	0.4 V	41.2 ft	2500 VA	THHN
L								
L	1	LOBBY 1 OPEN SIGN (1)	120 V	1	0.7 V	121.8 ft	180 VA	THHN
L	2	THE DEPTHS RECEP TS	120 V	1	1.5 V	80.7 ft	540 VA	THHN
L	3	THE DEPTHS RECEP TS	120 V	1	1.8 V	73.7 ft	720 VA	THHN
L	4	THE DEPTHS LTS	120 V	1	0.0 V	78.0 ft	9 VA	THHN
L	5	TIMELINE LTS	120 V	1	0.0 V	57.9 ft	9 VA	THHN
L	6	PRISON BREAK LTS (1)	120 V	1	0.3 V	80.8 ft	103 VA	THHN
L	7	GOLD RUSH LTS (1)	120 V	1	0.2 V	65.6 ft	97 VA	THHN
L	8	CC LTS	120 V	1	0.0 V	68.5 ft	9 VA	THHN
L	9	THE HEIST LTS (1)	120 V	1	0.1 V	74.4 ft	27 VA	THHN
L	10	STORE FRONT SIGNAGE (1)	120 V	1	2.4 V	118.4 ft	600 VA	THHN
L	11	STORE FRONT SIGNAGE (1)	120 V	1	1.6 V	79.4 ft	600 VA	THHN
L	12	HALLWAY RECEP TS	120 V	1	2.3 V	97.6 ft	720 VA	THHN
L	13	CC RECEP T	120 V	1	0.8 V	62.5 ft	360 VA	THHN
L	14	ILLUMINATE SIGN (1)	120 V	1	0.6 V	101.7 ft	180 VA	THHN
L	15	CC RECEP T	120 V	1	0.7 V	60.9 ft	360 VA	THHN
L	16	OFFICE RECEP TS	120 V	1	1.9 V	104.6 ft	540 VA	THHN
L	17	CC RECEP T	120 V	1	0.7 V	59.5 ft	360 VA	THHN
L	18	CONTROL ROOM RECEP TS	120 V	1	2.2 V	100.1 ft	1080 VA	THHN
L	19	CC RECEP T	120 V	1	1.3 V	55.2 ft	720 VA	THHN
L	20	CONTROL ROOM RECEP TS	120 V	1	2.0 V	84.9 ft	720 VA	THHN
L	21	THE HEIST RECEP TS	120 V	1	1.6 V	75.0 ft	1080 VA	THHN
L	22	CONTROL/HALL RECEP TS	120 V	1	1.9 V	77.7 ft	720 VA	THHN
L	23	GOLD RUSH RECEP TS	120 V	1	2.1 V	57.1 ft	1080 VA	THHN
L	24	EWG	120 V	1	0.2 V	37.5 ft	180 VA	THHN
L	25	GOLD RUSH RECEP TS	120 V	1	0.8 V	42.5 ft	540 VA	THHN
L	26	FACP	120 V	1	0.4 V	21.7 ft	600 VA	THHN
L	27	HWRP-1	120 V	1	0.2 V	37.9 ft	125 VA	THHN
L	28	TIMECLOCK (2)	120 V	1	0.6 V	28.0 ft	600 VA	THHN
L	29	LOBBY 2 RECEP TS	120 V	1	1.6 V	76.2 ft	1080 VA	THHN
L	30	ELEC ROOM RECEP TS	120 V	1	0.5 V	28.9 ft	540 VA	THHN
L	31	PRISON BREAK RECEP TS	120 V	1	1.7 V	93.7 ft	900 VA	THHN
L	32	ELEC ROOM RECEP TS	120 V	1	0.6 V	26.6 ft	720 VA	THHN
L	33	PRISON BREAK RECEP TS	120 V	1	1.5 V	80.9 ft	540 VA	THHN
L	34	MAINTENANCE/HALL RECEP TS	120 V	1	1.7 V	55.0 ft	900 VA	THHN
L	35	LOBBY 2 OPEN SIGN (1)	120 V	1	0.5 V	80.1 ft	180 VA	THHN
L	36	BREAK ROOM RECEP TS	120 V	1	1.5 V	70.1 ft	1080 VA	THHN
L	38	VAV-01	120 V	1	2.2 V	61.7 ft	1800 VA	THHN
L	40	LOBBY 1 RECEP TS	120 V	1	1.7 V	121.2 ft	1080 VA	THHN
L	42	HALLWAY RECEP TS	120 V	1	1.9 V	106.6 ft	900 VA	THHN
P								
P	1	TIMELINE RECEP TS	120 V	1	2.1 V	59.1 ft	1080 VA	THHN
P	2	TIMELINE RECEP TS	120 V	1	1.8 V	50.5 ft	1080 VA	THHN
P	3	TIMELINE RECEP TS	120 V	1	2.2 V	62.1 ft	1080 VA	THHN
P	4	TIMELINE RECEP TS	120 V	1	2.2 V	71.8 ft	900 VA	THHN
P	5	EXHAUST FAN (EF-1)	120 V	1	1.8 V	89.2 ft	600 VA	THHN
P	6	DISPLAY RECEP TS	120 V	1	0.8 V	66.3 ft	360 VA	THHN
P	7,9,11	VAV-02	208 V	3	0.3 V	48.5 ft	600 VA	THHN
P	8,10,12	VAV-03	208 V	3	0.5 V	78.5 ft	600 VA	THHN
P	13,15,17	AHU-1	208 V	3	0.5 V	81.5 ft	600 VA	THHN
P	14,16,18	AHU-1 CONDENSER	208 V	3	3.1 V	101.5 ft	8244 VA	THHN

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1 FIRE ALARM PLAN

Scale: 3/16" = 1'-0"



KEYNOTES	
E501	FIRE ALARM PULL STATION. MOUNT DEVICE WITHIN 5 FEET OF EGRESS.
E502	COORDINATE WITH ARCHITECTURAL DRAWINGS AND CONSTRUCTION MANAGER TO LOCATE DEVICE(S) TO MINIMIZE IMPACT ON ROOM THEME.
E503	FIRE ALARM CONTROL PANEL. MOUNT CONTROL PANEL AT 48" MAXIMUM TO TOP OF CONTROLS. LABEL PANEL COVER WITH ELECTRICAL CIRCUIT SERVING PANEL.

FIRE ALARM SYMBOL LEGEND

- MP MANUAL PULL STATION, MOUNTED 42" AFF
- HORN/STROBE, WALL MOUNTED, MOUNTED AT 80" MINIMUM TO BOTTOM OF LENS
- STROBE, WALL MOUNTED, MOUNTED AT 80" MINIMUM TO BOTTOM OF LENS
- STROBE, CEILING MOUNTED
- SD SMOKE DETECTOR, CEILING MOUNTED, MOUNT 36" MINIMUM FROM AIR SUPPLY DIFFUSER, RETURN, OR EXHAUST AIR OPENING.
- DSD DUCT SMOKE DETECTOR

NOT FOR CONSTRUCTION
FIRE ALARM NOTES

- A. ALL REQUIRED DOCUMENTATION REGARDING THE DESIGN OF FIRE DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS AND THE PROCEDURES FOR MAINTENANCE, INSPECTION, AND TESTING OF FIRE DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS SHALL BE MAINTAINED AT AN APPROVED, SECURED LOCATION FOR THE LIFE OF THE SYSTEM PER IFC 901.6.2.1.
- B. THE FIRE ALARM CONTROL PANEL DISCONNECTING MEANS SHALL HAVE A RED MARKING, SHALL ONLY BE ACCESSIBLE TO AUTHORIZED PERSONNEL, AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT". THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE IDENTIFIED AT THE FIRE ALARM CONTROL UNIT PER NFPA 72 4.4.1.4.2.2 AND 4.4.1.4.2.3.
- C. ROUTE ALL CONDUIT TIGHT TO DECK IN ACCORDANCE WITH NEC 300.4(E).
- D. FIRE ALARM SYSTEM SHALL BE INSTALLED PER CURRENT NFPA STANDARDS.
- E. FIRE ALARM DEVICE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. THE ELECTRICAL CONTRACTOR SHALL INCLUDE A PRICE IN THE ELECTRICAL BID FOR A LANDLORD APPROVED FIRE ALARM SYSTEM, INCLUDING PLANS AND ALL ASSOCIATED DOCUMENTATION REQUIRED. THESE PLANS SHALL BE SUBMITTED TO THE LOCAL AUTHORITIES HAVING JURISDICTION BY A QUALIFIED AND LICENSED DESIGN-BUILD FIRE ALARM CONTRACTOR FOR A COMPLETE AND APPROVED FIRE ALARM SYSTEM. THE PLANS SHALL BE SIGNED AND SEALED BY THEIR LOCAL DESIGN ENGINEER AND SUBMITTED FOR PLAN REVIEW PRIOR TO RECEIVING SPECIFIC PERMITS FOR THIS WORK. THE FIRE ALARM CONTRACTOR SHALL ALSO SUBMIT ALL SHOP DRAWINGS, BATTERY CALCULATIONS, SPECIFICATION SHEETS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION TO THEIR LOCAL DESIGN ENGINEER FOR REVIEW AND APPROVAL.

Fire Protection / Sprinkler Comments:

- *SIMON requires all tenants to use one of Landlord's pre-qualified sprinkler contractors for tenant's sprinkler work. Tenant may competitively bid to only those sprinkler contractors pre-qualified by Landlord (contact the Mail Manager or Operations Director for a list pre-qualified sprinkler contractors).
- *The sprinkler contractor shall be responsible for providing all drawings, documentation and flow calculations to the local Authority Having Jurisdiction in order to obtain all proper permits.
- *If local Fire Department and/or AHJ determines additional sprinkler heads and fire alarm devices will be required based on tenant improvements, it is the Tenant's responsibility to hire the Landlord required Fire Alarm & Fire Sprinkler contractor for this work. Tenant is responsible for any code required changes or upgrades to existing conditions. Existing building monitoring system pull stations and horn/strobes must be kept clear of all obstructions. Tenant or its General Contractor must verify existing locations, and make any applicable changes per the local jurisdiction.
- *Sprinkler System shall be fully charged and operational whenever contractor is not on site.
- *Fire alarm contractor shall be responsible for updating all programming of addressable devices, systems, etc. of the newly installed fire alarm devices to satisfy the requirements of the local AHJ.
- *Fire alarm contractor shall be responsible for providing all drawings, documentation, battery calculations, etc. to the local AHJ to obtain all necessary permits.
- *Plan submissions for SIMON Tenant Improvement Projects must be emailed to Global Risk Consultants (GRC) at SimonProjects@tuvsud.com. The email will need to include the following information in the email subject line:
**Great Mall:
SIMON TPR – GRC File #: 1935-5250 – Great Mall, Milpitas, CA**
- *If you have questions regarding the GRC review, please contact:
Nora London, District Manager – Fire Practice
Senior Consultant/Account Engineer/Fire Protection Engineering
Office- 312-223-1523
Direct- 630-418-6672
Email address: nora.london@tuvsud.com
- *Tenant display fixtures in the retail space and rack / shelving / storage units in the stockroom shall be designed to provide adequate clearance for the automatic (fire) sprinkler system. No displays or storage should exceed 12ft and ceilings must be installed to provide a minimum of 18" of clearance between the top of the storage system and sprinkler deflectors.
- *Tenant displays or Storage higher than 12'-0" are classified as "high piled storage", which requires high hazardous automatic (fire) sprinkler protection designed per FM Global Loss Prevention Data Sheet and NFPA requirements for the storage of "Group A Plastic" commodities. High piled storage also requires a minimum of 36" of clearance between the top of storage and sprinkler deflectors.
- *Tenant shall NOT drill, weld, screw, shoot, and / or penetrate Landlord's building structure, floor deck, and / or roof deck. Tenant may non-destructively attach or suspend from, utilizing alternative methods of attachment, the top chord of the joist or the structural steel which exists within the Premises with an evaluation completed by the Tenant's structural engineer of the existing structure and determination that it is sufficient for the additional load in accordance with the building code that has been adopted by the authorities having jurisdiction (AHJ). Refer to Structural Modification Requirements
- *All Landlord equipment, component, and / or services feeding other tenant(s) that are existing in the space shall remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access and shall be labeled to properly identify systems. Tenant shall coordinate location with Mail Operations Team.

SIMON



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2498 SIDCO DR.
NASHVILLE, TN 37204

615.244.8170
www.njmarch.com

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THE DEVICES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. FINAL FIRE ALARM DESIGN TO BE INCLUDED UNDER DEFERRED SUBMITTAL.

Matthew J. Nichols
P.E.
teamofchoice.com

SUITE 5517 479-636-5004
1805 N 2ND ST JOB NO.: 30482
ROGERS, AR 72756 DESIGNED BY: JHE



THE ESCAPE GAME

508 E IRIS DRIVE
NASHVILLE, TN 37204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set

09/28/23
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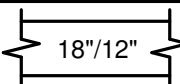
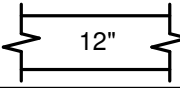
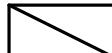
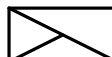
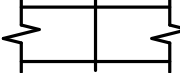
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FIRE ALARM
PLAN

E500

C:\Users\SHR\Documents\30482_TEG Great Mall_P04_MEP_shrYMW6Z.rvt

MECHANICAL SYMBOLS				
	RECTANGULAR DUCT 18" WIDE BY 12" DEEP			
	12" DIAMETER ROUND DUCT			
	SUPPLY DUCT IN SECTION			
	RETURN DUCT IN SECTION			
	EXHAUST DUCT IN SECTION			
	ELBOW WITH TURNING VANES			
	TEE WITH TURNING VANES			
	RECTANGULAR RADIUS ELBOW			
	RECTANGULAR TEE			
	ROUND (OR OVAL) ELBOW			
	VOLUME CONTROL DAMPER			
	SUPPLY AIR DIFFUSER WITH ROUND SUPPLY DUCT			
	RETURN AIR DIFFUSER WITH ROUND DUCT			
	EXHAUST AIR DIFFUSER WITH ROUND DUCT			
<table border="1" data-bbox="631 731 671 776"><tr><td>CD</td></tr><tr><td>12"</td></tr><tr><td>450</td></tr></table>	CD	12"	450	DIFFUSER OR GRILL TYPE BRANCH DUCT AND/OR NECK SIZE CFM
CD				
12"				
450				
 UH1	THERMOSTAT			
	REMOTE TEMPERATURE SENSOR			
	CO2 SENSOR			
	CONNECT TO EXISTING			

MECHANICAL DEMO NOTES

- THE CONTRACTOR SHALL COMPLETELY REMOVE ALL PIPING, DUCTWORK, COILS, EQUIPMENT, TERMINAL UNITS AND OTHER ASSOCIATED ITEMS SHOWN BOLD AND/OR BOLD DASHED LINES UNLESS SPECIFICALLY NOTED OTHERWISE. THE ITEMS INDICATED SPECIFICALLY ON THE DRAWINGS TO BE REMOVED ARE ONLY TO INDICATE IN GENERAL TO THE CONTRACTOR THE AMOUNT OF DEMOLITION WORK INVOLVED. ITEMS NOT SPECIFICALLY SHOWN BUT CONNECTED TO THE SYSTEMS SHOWN TO BE REMOVED SHALL BE REMOVED AS PART OF THE DEMOLITION WORK. A SITE INVESTIGATION BY THE CONTRACTOR MUST BE PERFORMED TO AID IN DETERMINING THE COMPLETE EXTENT OF WORK INVOLVED.
- CARE SHALL BE TAKEN TO RELOCATE ALL EXISTING EQUIPMENT THAT IS BEING MOVED BUT REMAINING AFTER COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL EXISTING TO REMAIN OR RELOCATED EQUIPMENT AT THE SAME LEVEL OF FUNCTIONALITY FROM THE ACCEPTANCE OF THE CONTRACT TO FINAL COMPLETION. ANY DAMAGE OR LOSS OF FUNCTIONALITY SHALL BE REMEDIED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- EQUIPMENT INDICATED TO BE REMOVED AND NOT RE-USED SHALL REMAIN THE PROPERTY OF THE OWNER AND RETURNED OR STORED AS DIRECTED.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING MECHANICAL EQUIPMENT NOT REUSED OR NOT NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- PIPING AND DUCTWORK EMBEDDED IN FLOORS, WALLS, AND CEILINGS MAY REMAIN IF SUCH MATERIALS DO NOT INTERFERE WITH NEW INSTALLATIONS. REMOVE MATERIALS ABOVE ACCESSIBLE CEILINGS. DRAIN AND CAP PIPING AND DUCTWORK INDICATED TO REMAIN.
- PROTECT ADJACENT MATERIALS INDICATED TO REMAIN. INSTALL AND MAINTAIN DUST AND NOISE BARRIERS TO KEEP DIRT, DUST, AND NOISE FROM BEING TRANSMITTED TO ADJACENT AREAS. REMOVE PROTECTION AND BARRIERS AFTER DEMOLITION OPERATIONS ARE COMPLETE.
- LOCATE, IDENTIFY, AND PROTECT MECHANICAL SERVICES PASSING THROUGH DEMOLITION AREA AND SERVING OTHER AREAS OUTSIDE THE DEMOLITION LIMITS. MAINTAIN SERVICES TO AREAS OUTSIDE DEMOLITION LIMITS. WHEN SERVICES MUST BE INTERRUPTED, NOTIFY OWNER AND INSTALL TEMPORARY SERVICES FOR AFFECTED AREAS, IF REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING, PAINTING, REPAIRING OR REPLACEMENT OF ALL WALLS, FLOORS, CEILINGS, OR OTHER BUILDING ELEMENTS WHICH ARE DISTURBED AS PART OF THE DEMOLITION OR INSTALLATION OF MECHANICAL WORK. FIRE SEAL WALL OPENINGS AS REQUIRED.
- REPLACE/REPAIR DAMAGED PIPING AND/OR DUCTWORK INSULATION TO MATCH EXISTING.
- CONTRACTOR SHALL PROVIDE WORK IN PHASES AS REQUIRED BY THE CONTRACT DOCUMENTS WHILE MINIMIZING POTENTIAL WORK DELAYS AND UTILITY SHUT-DOWNS. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ALL INDOOR DUCT AND PIPING INSULATION TO HAVE FLAME SPREAD RATING NO HIGHER THAN 25 AND SMOKE DEVELOPED RATING NOT MORE THAN 50 IN ACCORDANCE WITH ASTM E84.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITIES HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AL	ALUMINUM
AP	ACCESS PANEL
BAS	BUILDING AUTOMATION SYSTEM
BHP	BREAK HORSEPOWER
BLDG	BUILDING
BOD	BOTTOM OF DUCT
BTU	BRITISH THERMAL UNITS
BTUH	BRITISH THERMAL UNITS PER HOUR
CD	CEILING DIFFUSER
CFH	CUBIC FEET PER HOUR (GAS UNIT OF MEASURE)
CFM	CUBIC FEET PER MINUTE (AIR/GAS FLOW RATE)
CHP	CHILLED WATER PUMP
CHS	CHILLED WATER RETURN
CLG	CEILING
CO2	CARBON DIOXIDE
COMP	COMPRESSOR
COND	CONDENSATE
CP	CONDENSATE PUMP
CRAC	COMPUTER ROOM AIR CONDITIONING UNIT
CU	CONDENSING UNIT
CWP	CONDENSER WATER PUMP
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB TEMPERATURE
DEG	DEGREES
DIA	DIAMETER
DN	DOWN
DOAS	DEDICATED OUTDOOR AIR SYSTEM
DTL	DETAIL
DWG(S)	DRAWING(S)
EA	EACH
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECON	ECONOMIZER
EF	EXHAUST FAN
EG	EXHAUST GRILLE
EH	EXHAUST HOOD
ELEC	ELECTRICAL
ERV	ENERGY RECOVERY VENTILATOR
ERW	ENERGY RECOVERY WHEEL
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
EWT	ENTERING WATER TEMPERATURE
EXIST	EXISTING
FC	FAN COIL UNIT
FD	FIRE DAMPER
FLR	FLOOR
FP	FIRE PROTECTION
FPM	FEET PER MINUTE
FSD	COMBINATION FIRE/SMOKE DAMPER
FT	FOOT/FEET
G	GAS PIPING
GA	GAUGE
GAL	GALLONS
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GUH	GAS UNIT HEATER
HHR	HEATING HOT WATER RETURN
HHS	HEATING HOT WATER SUPPLY
HP	HORSEPOWER
HR	HOUR
HVAC	HEATING, VENTILATION, AIR CONDITIONING
ID	INSIDE DIAMETER
IAQ	INDOOR AIR QUALITY
IH	INTAKE HOOD
IN WC	INCHES OF WATER COLUMN

ABBREVIATIONS

INSUL	INSULATION
KH	KITCHEN HOOD
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LF	LINEAR FEET
LL	LANDLORD
LP	LIQUID PETROLEUM
LSD	LINEAR SLOT DIFFUSER
LV	LOUVER
LWT	LEAVING WATER TEMPERATURE
MAT	MIXED AIR TEMPERATURE
MAX	MAXIMUM
MBH	EQUAL TO 1,000 BTUH
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MUA	MAKE-UP AIR UNIT
NOM	NOMINAL
NTS	NOT TO SCALE
O.D.	OUTSIDE DIMENSION
OA	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE
PLCS	PLACES
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PTAC	PACKAGED TERMINAL AIR CONDITIONING UNIT
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
REQD	REQUIRED
REV	REVISION
RG	RETURN GRILLE
RM	ROOM
RPM	ROTATIONS PER MINUTE
RTU	ROOFTOP UNIT
S	SENSOR
SA	SUPPLY AIR
SD	SMOKE DAMPER
SEG	SIDEWALL EXHAUST GRILLE
SF	SQUARE FEET
SG	SIDEWALL GRILLE
SHT	SHEET
SPECS	SPECIFICATION(S)
SRG	SIDEWALL RETURN GRILLE
SST	STAINLESS STEEL
STD	STANDARD
T	TEMPERATURE
TA	TRANSFER AIR
TEMP	TEMPORARY
TOD	TOP OF DUCT
TSTAT	THERMOSTAT
TXV	THERMAL EXPANSION VALVE
TYP	TYPICAL
UC	UNDER COUNTER
UH	UNIT HEATER
V	VENT
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VEL	VELOCITY (IN FEET PER MINUTE)
VF	VENTILATION FAN
VRF	VARIABLE REFRIGERANT FLOW
W/	WITH
W/O	WITHOUT
WB	WET BULB TEMPERATURE
WH	WATER HEATER
WSHP	WATER SOURCE HEAT PUMP

MECHANICAL GENERAL NOTES

- THE CONTRACT DOCUMENTS CONSIST OF DRAWINGS, SPECIFICATIONS AND DESIGN INFORMATION PREPARED BY MULTIPLE DISCIPLINES AND MUST BE USED AS A WHOLE AND IN COORDINATION WITH EACH OTHER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY APPARENT DISCREPANCIES OR OMISSION OF INFORMATION NOT SHOWN ON THE MECHANICAL DRAWINGS. SHOP DRAWINGS SHALL BE PROVIDED WHERE NECESSARY FOR COORDINATION. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ERRORS RESULTING FROM LACK OF DOCUMENT COORDINATION.
- REFER TO THE ARCHITECTURAL DOCUMENTS FOR ALL APPLICABLE CODES. THE WORK SHALL BE IN ACCORDANCE WITH THE ADOPTED VERSION OF THE CODE AT THE DATE OF PERMIT APPLICATION AND ANY OTHER LOCAL JURISDICTIONAL REQUIREMENTS. IN ADDITION, ANY BASE BUILDING OR TENANT GENERAL CONDITIONS SHALL GOVERN ACCEPTABLE MATERIALS AND WORK.
- THE CONTRACTOR SHALL BRING ANY CONFLICTS OR DISCREPANCIES TO THE ATTENTION OF THE ENGINEER IN WRITING PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL FIELD VISIT THE SITE PRIOR TO BID TO FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK.
- WITHIN 30 DAYS AFTER THE DATE OF THE SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER. ADDITIONALLY, AN OPERATING MANUAL AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER INCLUDING THE FOLLOWING: SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. INCLUDING CLEARLY IDENTIFIED ROUTINE MAINTENANCE ACTIONS, AND NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
- UNLESS PROVIDED WITH DIMENSIONS OR NOTED OTHERWISE, MECHANICAL PLANS ARE STRICTLY DIAGRAMMATIC ONLY. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, MOUNTING HEIGHTS, ETC. EFFORT HAS BEEN MADE TO PROPERLY ACCOUNT FOR ALL SPACE REQUIREMENTS, CLEARANCES, ETC, BUT SITE CONDITIONS AND PRODUCTS SELECTED MAY VARY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN PROPER ARRANGEMENTS AND CLEARANCES. DRAWINGS SHALL NOT BE SCALED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PAYING ALL ASSOCIATED FEES, AND DOCUMENTING AND FILING ALL PAPERWORK ASSOCIATED WITH THE SCOPE OF WORK. WHEN THE WORK IS COMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CERTIFICATES OF INSPECTION.
- PRIOR TO PENETRATING STRUCTURE, THE CONTRACTOR SHALL X-RAY THE SLABS. CONCRETE CUTTING, CORE DRILLING, AND ANY OTHER ACTION THAT COULD AFFECT OTHER SPACES BY NOISE OR INTERUSION SHALL BE DONE AFTER HOURS. ALL SLAB PENETRATIONS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER FOR APPROVAL.
- REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ROOFTOP EQUIPMENT.
- REFER TO HEATING, VENTILATING & AIR CONDITIONING SPECIFICATIONS AND GENERAL CONDITIONS FOR ADDITIONAL REQUIREMENTS.
- LIGHT FIXTURE LOCATIONS TAKE PRECEDENCE OVER DIFFUSER AND GRILLE LOCATIONS. LOCATE DIFFUSERS AND GRILLES TO ACCOMMODATE LIGHTING LAYOUT.
- TYPICAL BRANCH DUCT TAKE OFF AND DUCT SUPPORT DETAIL IS APPLICABLE THROUGHOUT THE PLAN.
- DUCTWORK TO BE INSULATED AS FOLLOWS:

•RECTANGULAR SUPPLY AND RETURN DUCT, BOTH EXPOSED AND UNEXPOSED: 1-1/2" LINER
•ROUND DUCT, EXPOSED: PROVIDE WITH R-6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND R-8 WHERE LOCATED OUTSIDE THE BUILDING
•ROUND DUCT, CONCEALED ABOVE CEILINGS: 2" WRAP
•EXHAUST DUCT: NO INSULATION
- PROVIDE BALANCING DAMPERS FOR EACH DIFFUSER, REGISTER AND GRILLE AT POINTS ON SUPPLY, RETURN, AND EXHAUST SYSTEMS WHERE BRANCHES LEAD OFF FROM LARGE DUCTS OR IN DIFFUSERS AS NOTED FOR AIR BALANCING. INSTALL A MINIMUM OF TWO DUCT WIDTHS FROM BRANCH TAKEOFF UNLESS SHOWN OTHERWISE ON DRAWING. PROVIDE ACCESS PANELS WHERE DAMPERS MUST BE INSTALLED ABOVE NON-ACCESSIBLE CEILINGS.
- PROVIDE TURNING VANES IN ALL RECTANGULAR MITERED ELBOWS.
- DUCT RUN OUTS TO CEILING DIFFUSERS SHALL BE THE SAME SIZE AS THE DIFFUSER NECK UNLESS NOTED OTHERWISE.
- MOUNT THERMOSTATS AT NO HIGHER THAN 48" AFF.
- MAXIMUM LENGTH OF FLEX DUCT ALLOWED IS 5'-0" AT AIR TERMINAL, DOWNSTREAM OF HARD ELBOW.
- CONTRACTOR SHALL REFER TO EQUIPMENT SCHEDULE SHEETS FOR TAGGED EQUIPMENT PERFORMANCE REQUIREMENTS AND CONSTRUCTION DOCUMENTS FOR MINIMUM INSTALLATION REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL DUCT AND PIPE TRANSITIONS FOR THE SELECTED EQUIPMENT AS NECESSARY FOR CONNECTION OF THE INDICATED DUCT AND PIPE SIZES.
- UNLESS OTHERWISE INDICATED, ALL ABOVE CEILING SPACE(S) SHALL BE CONSIDERED PART OF THE RETURN AIR PLENUM. THEREFORE ALL PIPE, DUCT, CONTROL DEVICES, WIRING, AND EQUIPMENT SHALL BE RATED AND ACCEPTABLE FOR INSTALLATION IN A PLENUM SPACE.
- WHENEVER POSSIBLE, DUCT, PIPING, CONTROL DEVICES, AND EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" ABOVE THE FINISHED CEILING ELEVATION TO AVOID INSTALLATION CONFLICTS WITH CEILING MOUNTED DEVICES AND UNLESS OTHERWISE NOTED, THE BOTTOM OF HVAC EQUIPMENT SHALL BE A MAXIMUM OF 24" ABOVE CEILING ELEVATIONS AND UNOBSTRUCTED BY DUCT, PIPING, EQUIPMENT AND ETC. FOR SERVICE AND MAINTENANCE PURPOSES.
- INSTALL METAL SLEEVES THROUGH WALL PENETRATIONS CONSISTING OF UNIFORM CONSTRUCTION MATERIALS. INSTALL FIRE CAULKING AS NECESSARY, REFER TO THE ARCHITECTURAL SHEETS FOR DESIGNATION OF FIRE AND SMOKE RATED WALL ASSEMBLIES. REFER TO SPECS FOR FIRE STOPPING MATERIAL DETAILS.
- WHEN UTILIZING STRUCTURAL STEEL FOR SUPPORT OF DUCT, PIPE AND EQUIPMENT HANGERS, ATTACHMENT TO THE STRUCTURAL STEEL SHALL OCCUR AT THE TOP OR BOTTOM FLANGE OF THE STRUCTURAL ELEMENT.
- ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, LIQUID SEALANTS OR TAPES. TAPES AND MASTICS USED TO SEAL FIBROUS GLASS DUCTWORK SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A AND SHALL BE MARKED "181 A-P" FOR PRESSURE-SENSITIVE TAPE, "181 A-M" FOR MASTIC OR "181 A-H" FOR HEAT-SENSITIVE TAPE. TAPES AND MASTICS USED TO SEAL METAL-LIC AND FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONDCTORS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-FX" FOR PRESSURE-SENSITIVE TAPE OR "181 B-M" FOR MASTIC. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. MECHANICAL FASTENERS FOR USE WITH FLEXIBLE NONMETALLIC AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-C". CLOSURE SYSTEMS USED TO SEAL ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



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2498 Sidco Dr.
Nashville, TN 37204
615.244.8170
www.mjmarch.com

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Roy R. Payne, Jr.
P.E.
TeamChoice.com

SUITE 5550 479-636-5004
1805 N 2ND ST JOB NO.:30482
ROGERS, AR 72756 DESIGNED BY:SHR



THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set

09/28/23
23234

No.	Description	Date
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MECHANICAL COVER
SHEET

M001

ARCHITECTS

SEAL

CONSULTANT

OWNER

LOCATION

DATE

REVISIONS

APPROVAL

SHEET

PRELIMINARY



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615.244.8170
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REVISIONS

APPROVAL

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TITLE 24
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615.244.8170
www.mjmach.com

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Roy R. Payne, Jr.
P.E.

royr@choice.com

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CONSULTANT



THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

OWNER

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

LOCATION

Permit Set

09/28/23

23234

DATE

No.	Description	Date
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REVISIONS

APPROVAL

SHEET

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TITLE 24
COMPLIANCE

M003

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SINGLE DUCT VAV UNIT SCHEDULE							
MARK	AREA SERVED	MANUFACTURER	MODEL	INLET SIZE	SUPPLY CFM	V / PH / HZ	NOTES
VAV-01	TD, LOBBY 2, BREAK ROOM	TITUS	AESV	12	1290	EXISTING	EXISTING
VAV-02	TL, PB, LOBBY 1	TITUS	AESV	12	1290	EXISTING	EXISTING
VAV-03	CONTROL ROOM	TITUS	AESV	12	1200	120 / 3 / 60	1-8
GENERAL INFORMATION (NEW UNITS ONLY): 1. FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. 2. PROVIDE WITH 1" FOIL FACED INSULATION. 3. PROVIDE WITH SCR CONTROLLED ELECTRIC HEATER. 4. PROVIDE WITH HEATER FLOW SWITCHES, CONTROL POWER TRANSFORMER, DISCONNECT, AND POWER FUSING. 5. PROVIDE WITH BACNET COMPATIBLE DDC CONTROLLER. 6. PROVIDE WITH DISCHARGE AIR SENSOR 7. PROVIDE WITH FACTORY FIRST YEAR WARRANTY. 8. PROVIDE WITH WIRELESS AIR-FI SENSOR.							

EXISTING AIR HANDLING UNIT SCHEDULE									
MARK	MANUFACTURER	MODEL	SUPPLY FAN INFORMATION			UNIT ELECTRICAL INFORMATION			WEIGHT (LBS)
			SUPPLY AIR (CFM)	ESP (IN-WG)	FAN HP	V / PH / HZ	MCA (AMPS)	MOCF (AMPS)	
AHU-1	CARRIER	FX4DNB061	2000	0.50	3/4	208/3/60	8	15	201

VENTILATION SCHEDULE - TITLE 24								
ROOM NAME	OCCUPANCY CATEGORY	ZONE AREA Az (FT2)	OUTDOOR AIR CFM PER SF (Ra)	REQUIRED OUTDOOR AIRFLOW Vz (CFM)	EXHAUST RATE (CFM/FT2)	ACTUAL PROVIDED OUTDOOR AIRFLOW (CFM)	ACTUAL PROVIDED EXHAUST AIRFLOW (CFM)	MECHANICAL UNIT
100 - LOBBY 1	MAIN ENTRY LOBBIES	305	0.50	152.5	0	155	0	VAV-01
101 - LOBBY 2	MAIN ENTRY LOBBIES	168	0.50	84	0	85	0	VAV-2
FO2 - HALLWAY	CORRIDOR	548	0.15	82	0	85	0	AHU-1
TG62 - CLOSET 2	OCCUPIABLE STORAGE - DRY	29	0.15	4.3	0	5	0	AHU-1
BO110 - MEN'S RR	TOILETS - PUBLIC	93	0	0	50/70 PER FIXTURE	0	70	BUILDING EXHAUST
105 - WOMEN'S RR	TOILETS - PUBLIC	118	0	0	50/70 PER FIXTURE	0	140	BUILDING EXHAUST
BO83 - ELECTRICAL	OCCUPIABLE STORAGE - DRY	93	0.15	13.95	0	15	0	AHU-1
110 - CONTROL ROOM	OFFICE SPACE	210	0.15	31.5	0	35	0	VAV-03
109 - OFFICE	OFFICE SPACE	80	0.15	12	0	15	0	VAV-01
BO75 - MAINTENANCE...	OFFICE SPACE	66	0.15	9.9	0	10	0	AHU-1
TG63 - BREAK ROOM	OCCUPIABLE STORAGE - DRY	72	0.15	10.8	0	15	0	VAV-01
BO82 - DISPLAY	OCCUPIABLE STORAGE - DRY	109	0.15	16.35	0	20	0	VAV-02
201 - TD - SUBMARINE	OFFICE SPACE	95	0.15	14.25	0	15	0	VAV-01
202 - TD - SEA LAB	OFFICE SPACE	131	0.15	19.65	0	20	0	VAV-01
203 - TD - SPECIMEN ROOM	OFFICE SPACE	47	0.15	7.05	0	10	0	VAV-01
211 - GR - TRAIL	OFFICE SPACE	143	0.15	21.45	0	25	0	AHU-1
212 - GR - CABIN	OFFICE SPACE	127	0.15	19.05	0	20	0	AHU-1
213 - GR - SLIDE	OFFICE SPACE	34	0.15	5.1	0	10	0	AHU-1
214 - GR - MINE	OFFICE SPACE	146	0.15	21.9	0	25	0	AHU-1
215 - GR - BLOWOUT	OFFICE SPACE	18	0.15	2.7	0	5	0	AHU-1
221 - PB - CELL 1	OFFICE SPACE	60	0.15	9	0	10	0	VAV-02
222 - PB - CELL 2	OFFICE SPACE	60	0.15	9	0	10	0	VAV-02
223 - PB - HOLDING	OFFICE SPACE	107	0.15	16.05	0	30	0	VAV-02
224 - PB - UTILITY	OFFICE SPACE	97	0.15	14.55	0	30	0	VAV-02
225 - PB - CRAWL	OFFICE SPACE	32	0.15	4.8	0	10	0	VAV-02
226 - PB - WARDENS OFFICE	OFFICE SPACE	112	0.15	16.8	0	20	0	VAV-02
221 - CC - SHIP	OFFICE SPACE	83	0.15	12.45	0	15	0	AHU-1
222 - CC - STATION	OFFICE SPACE	145	0.15	21.75	0	25	0	AHU-1
223 - CC - POWER BAY	OFFICE SPACE	78	0.15	11.7	0	15	0	AHU-1
241 - TL - TRAIN	OFFICE SPACE	140	0.15	21	0	25	0	VAV-02
242 - TL - FUTURE	OFFICE SPACE	80	0.15	12	0	15	0	VAV-02
243 - TL - EGYPT	OFFICE SPACE	165	0.15	24.75	0	25	0	VAV-02
BO57 - TH- CURATOR OFFICE	OFFICE SPACE	145	0.15	21.75	0	25	0	AHU-1
BO58 - TH- VAULT	OFFICE SPACE	72	0.15	10.8	0	15	0	AHU-1
BO59 - TH- GALLERY	OFFICE SPACE	84	0.15	12.6	0	15	0	AHU-1
TOTAL				780.70		865	210	

AIR DEVICE SCHEDULE							
MARK	SERVICE	MANUFACTURER	MODEL	STYLE	FRAME TYPE	FACE SIZE	NOTES
CD-1	SUPPLY AIR	TITUS	OMNI	ROUND NECK CEILING DIFFUSER	LAY-IN / SURFACE	24x24	A, B, C
EAG-1	EXHAUST AIR	TITUS	PAR	ROUND NECK CEILING DIFFUSER	LAY-IN / SURFACE	24x24	C
RAG-1	RETURN AIR	TITUS	PAR	ROUND NECK CEILING DIFFUSER	LAY-IN / SURFACE	24x24	C
GENERAL INFORMATION (ALL UNITS): 1. FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. 2. ALL AIR DEVICES ARE 4-WAY THROW UNLESS OTHERWISE NOTED IN SCHEDULES OR WITH FLOW ARROWS ON DRAWINGS. 3. REFER TO SPECIFICATIONS FOR APPROVED ALTERNATES. 4. BRANCH DUCT SIZE SHALL BE SAME AS NOTED DIFFUSER NECK SIZE UNLESS NOTED OTHERWISE. NOTES: A. FOR SURFACE MOUNTED DEVICES, PROVIDE WITH FACE-OPERABLE DAMPER. B. FOR LAY-IN DEVICES, PROVIDE WITH OPPOSED-BLADE DAMPER IN NECK OF GRILLE C. PROVIDE WITH FINISH TO MATCH CEILING, COORDINATE WITH ARCHITECTRUAL SHEETS FOR EXACT FINISH.							



ARCHITECTURE
PLANNING
INTERIORS
GRAPHICS

2498 Sidco Dr.
Nashville, TN 37204
615.244.8170
www.mjmarsh.com

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CONSTRUCTION

Roy R. Payne, Jr.
P.E.

SUITE 5550 479-636-5004
1805 N 2ND ST JOB NO.:30482
ROGERS, AR 72756 DESIGNED BY:SHR



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MECHANICAL
SCHEDULES

M100

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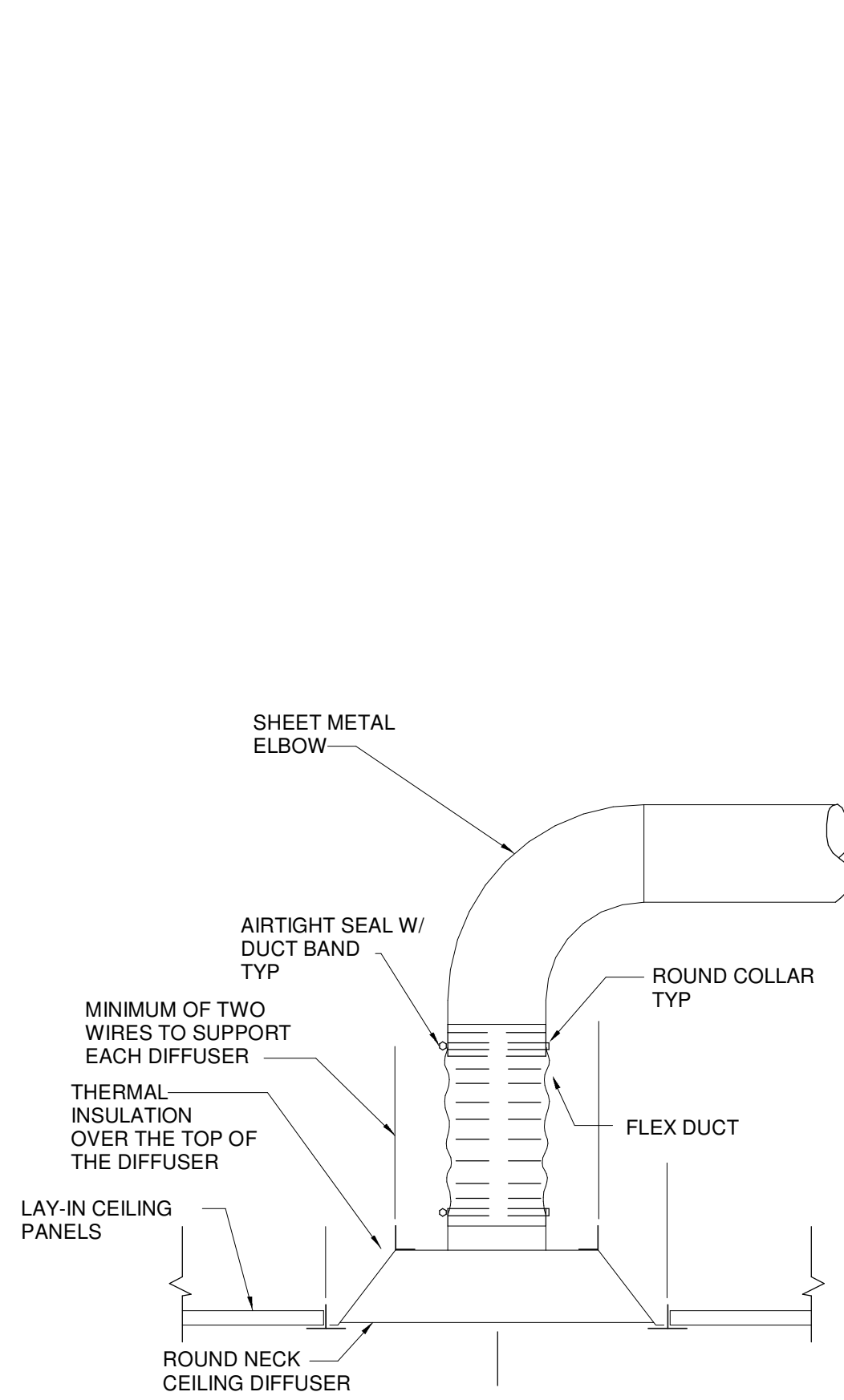
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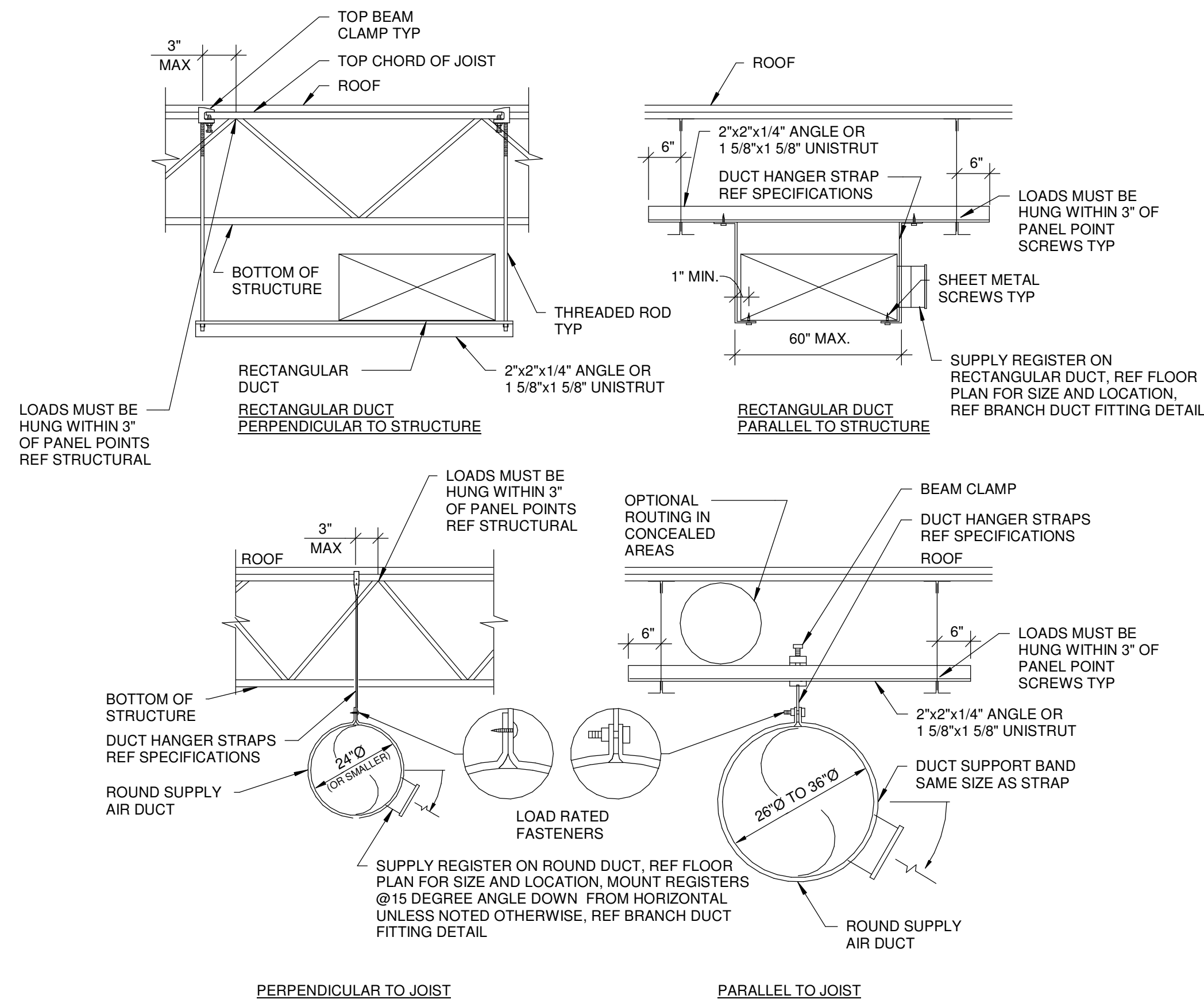
MECHANICAL DETAILS

M101

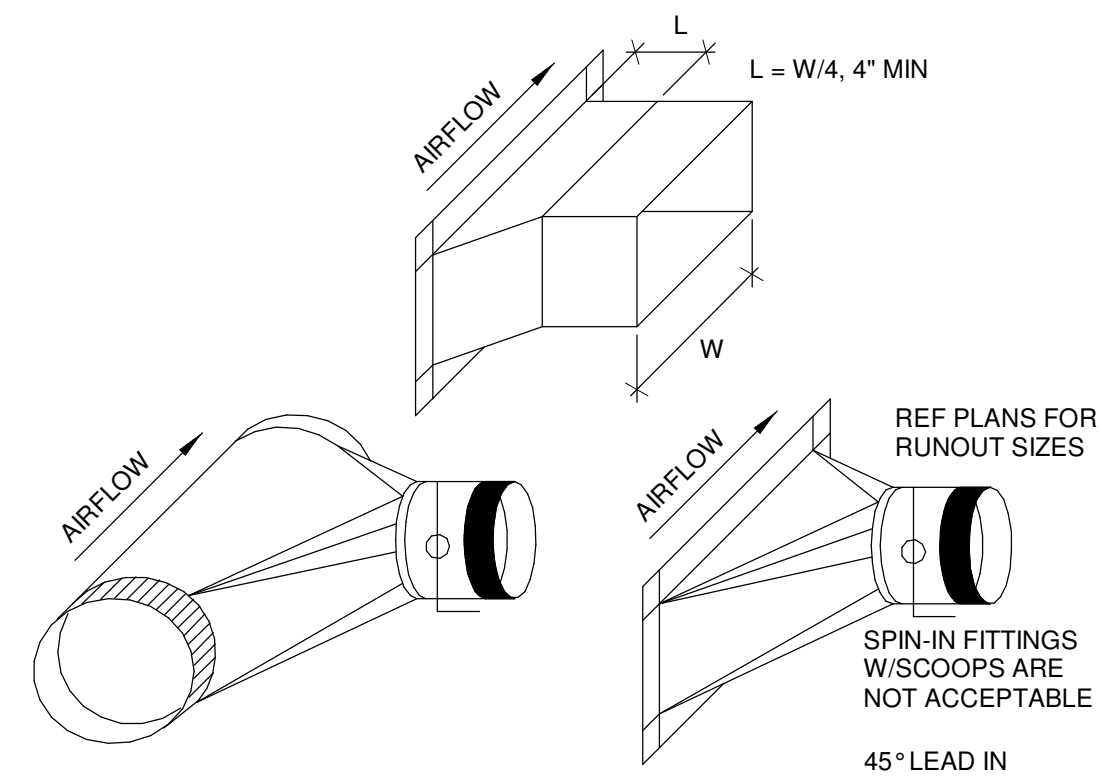
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3 FLEXIBLE DUCT TO CEILING DIFFUSER DETAIL



2 DUCT AND GRILLE SUPPORT DETAIL
NOT TO SCALE 2/M101



1 BRANCH DUCT TAKEOFF DETAIL
NOT TO SCALE 1/M101

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TION

3

REVISIONS

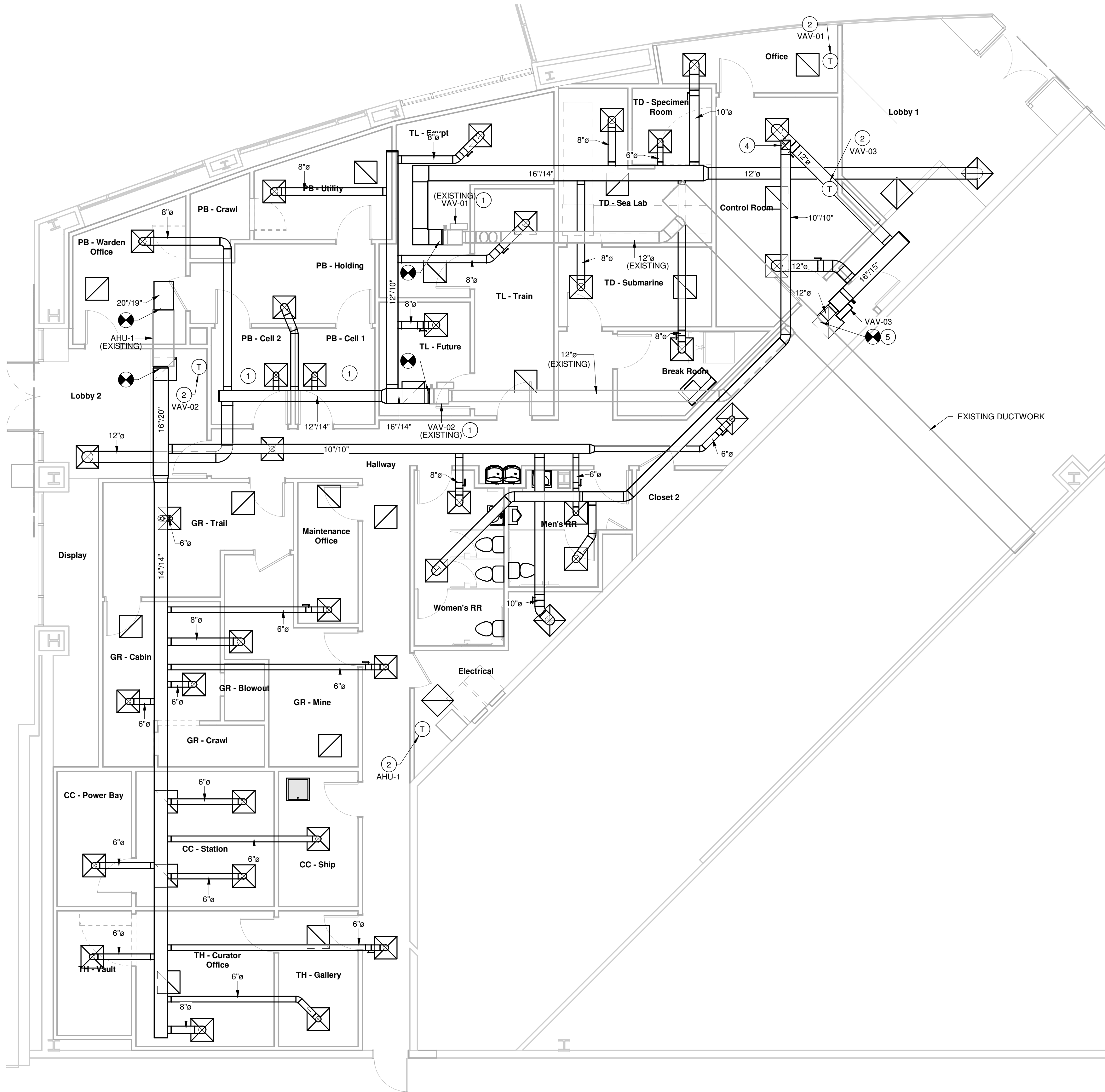
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1. EXISTING TITUS VARIABLE AIR VOLUME TERMINAL TO REMAIN. RECONDITION OR REPLACE AS NECESSARY. VERIFY EXACT LOCATION AND REQUIREMENTS IN THE FIELD.
2. MOUNT THERMOSTAT/SENSOR AT 48" AFF.
3. UNDERCUT DOOR MINIMUM 1" FOR TRANSFER OF AIR.
4. EXISTING EXHAUST FAN TO BE REUSED. 10"x10" DUCT UP TO EXHAUST FAN. REBALANCE EXISTING EXHAUST FAN TO 210 CFM.
5. CONNECT TO EXISTING SUPPLY AIR DUCTWORK. FIELD VERIFY EXISTING LOCATION.

Check loads and distribution



1

SCALE: 3/16" = 1'-0" 1/M200

M200

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M300

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GENERAL NOTES

- A. ALL AIR DIFFUSER, RETURN GRILLE AND ACCESS PANEL LOCATIONS TO BE CONFIRMED BY TEG PRIOR TO INSTALLATION.
- B. ALL AIR DIFFUSERS, RETURN GRILLES, AND ACCESS PANELS ARE TO MATCH THE CEILING COLOR.



1

NOT TO SCALE

1/M300

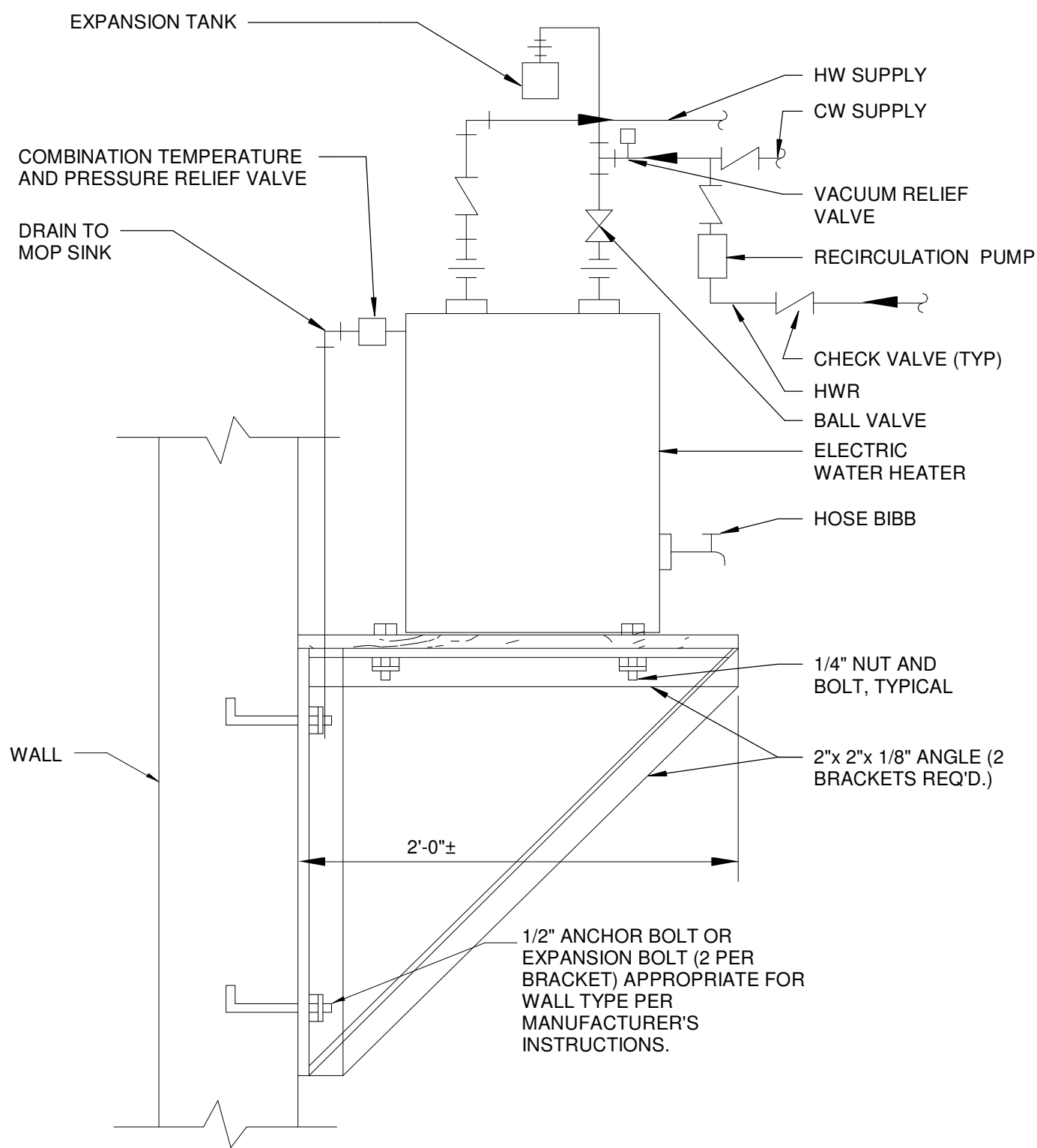
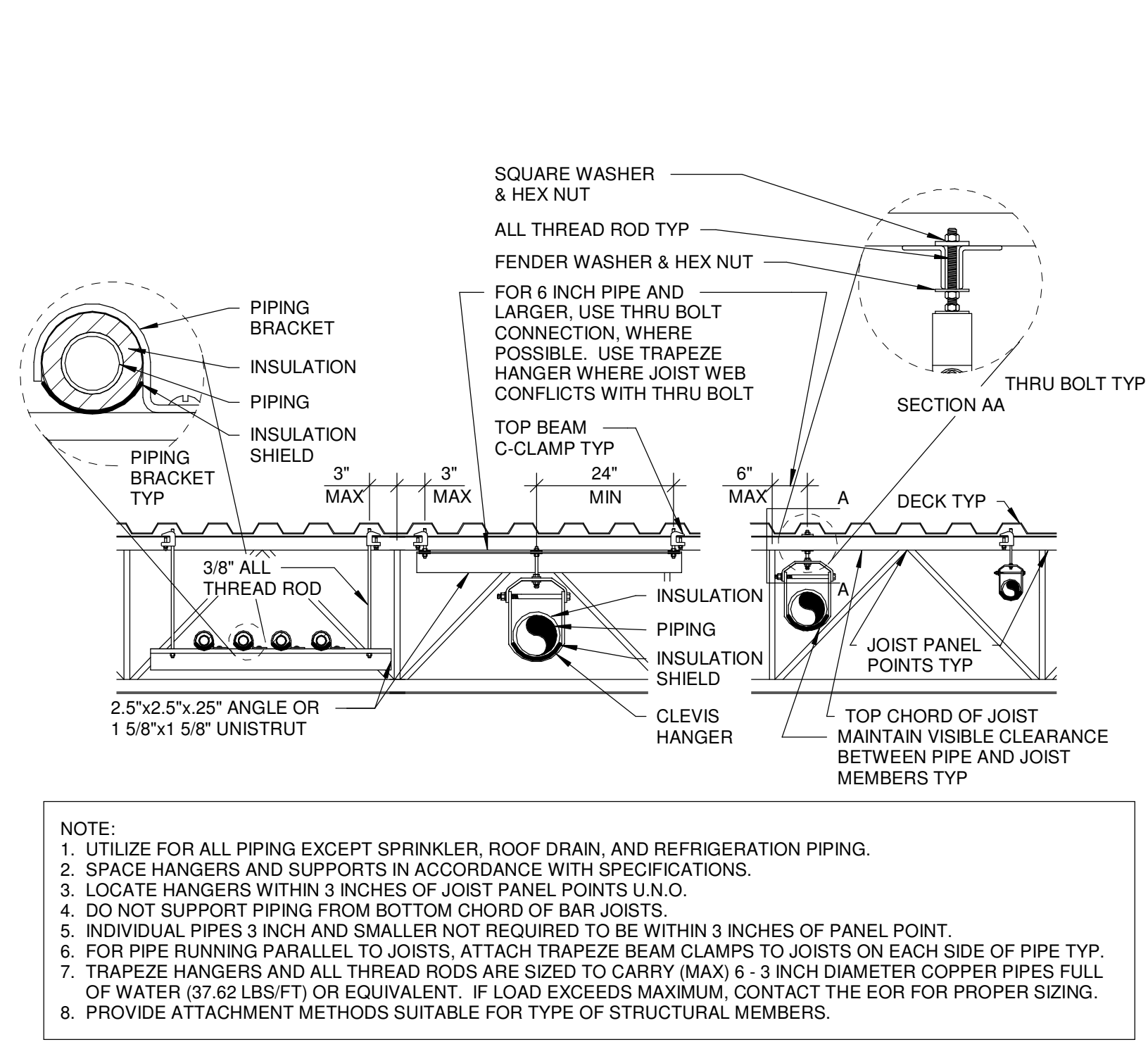
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PLUMBING FIXTURE SCHEDULE							
MARK	FIXTURE	BRANCH SIZE (MIN)			REMARKS	NOTES	
		CW	HW	WASTE			
EW-C-1	ELECTRIC WATER COOLER (SPLIT-LEVEL)	1/2"		1 1/2"	1 1/4"	ELECTRIC WATER COOLER: ELKAY EZH20, LZSTL8WSSP, SELF-CONTAINED, TWO STATION, VANDAL-RESISTANT, ADA COMPLIANT, BARRIER-FREE, WALL HUNG, LEAD FREE, STAINLESS STEEL TOP, FURNISHED WITH CORD AND PLUG, 8 GPH, 120 VOLT, 500 WATTS WITH BOTTLE FILLER, STOP VALVE, 3/8"x1/2" SS BRAIDED WATER SUPPLY, P-TRAP WITH CLEANOUT AND ESCUTCHEON. CARRIER: ELKAY MLP200 CARRIER	A
FCO-1	FLOOR CLEAN OUT					CAST IRON BODY, ROUND EXTRA HEAVY-DUTY CAST OR DUCTILE IRON TOP, POLYPROPYLENE OR ABS PLUG, TAPER THREAD, ADJUSTABLE TO FINISH SURFACE.	E
FD-1	FLOOR DRAIN					CAST IRON BODY, FLASHING COLLAR, LIGHT DUTY 5" DIAMETER ROUND NICKEL BRONZE STRAINER HEAD.	E
LV-1	LAVATORY - WALL MOUNTED	1/2"	1/2"	2"	1 1/4"	WALL MOUNT SINK: AMERICAN STANDARD LUCERNE WALL-MOUNTED BATHROOM SINK IN WHITE FAUCET: DELTA FOUNDATIONS 4 IN. CENTERSET SINGLE-HANDLE BATHROOM FAUCET IN CHROME WITH 0.5 GPM AERATOR. PROVIDE WITH ANGLE STOPS, FLEXIBLE CONNECTIONS AND ASSE 1070 TMV IF SUPPLY TEMP IS ABOVE 110F.	C, D
MS-1	JANITOR SINK	3/4"	3/4"	3"	2"	MUSTEE 12C, 18" UTILITUB LAUNDRY TUP - COMBO KIT.	-
UR-1	URINAL ACCESSIBLE - MANUAL FV	3/4"		2"	1 1/2"	AMERICAN STANDARD WASHBROOK FLOWISE TOP SPUD 0.125 GPF URINAL, WHITE. FLUSH VALVE: AMERICAN STANDARD ULTIMA MANUAL 1.0 – GPF FOR 3/4" TOP SPUD URINAL, CHROME. CARRIER: ZURN Z1222	-
WC-1	WATER CLOSET ACCESSIBLE (FLOOR MOUNT) - TANK TYPE	3/4"		4"	2"	16-1/2" HEIGHT AMERICAN STANDARD CADET 3 FLOWISE TALL HEIGHT 2-PIECE 1.28 GPF SINGLE FLUSH TANK TYPE ELONGATED WATER CLOSET. ELCONGATED SEAT: COMFORTSEATS C106C.	-
WC-1A	WATER CLOSET (FLOOR MOUNT) - ADA - MANUAL FV	1 1/4"		4"	2"	16-1/2" HEIGHT FLUSH VALVE: AMERICAN STANDARD 6047.121.002 - 1.28 GPF MANUAL FLUSH VALVE WITH ESCUTCHEON AND STOP CAP. INSTALL FLUSH VALVE ON APPROACH SIDE OF WATER CLOSET. ELCONGATED SEAT: COMFORTSEATS C106C.	F
GENERAL INFORMATION (ALL FIXTURES): 1. FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR. 2. PLUMBING CONTRACTOR TO COORDINATE ALL FIXTURES WITH OWNER'S SPECIFICATIONS. 3. ALL FIXTURES ON THIS SCHEDULE MAY OR MAY NOT BE USED.							
NOTES: A. PROVIDE SHUT-OFF VALVES. B. PROVIDE APPROVED BACKFLOW PREVENTER ON WATER SUPPLY PER LOCAL CODE REQUIREMENTS. C. PROVIDE ASSE 1070 APPROVED MIXING VALVE SET AT 110 DEGREES. D. PROVIDE ESCUTCHEON, FLEXIBLE RISER, STOP VALVES,ETC. PROVIDE INSULATION WRAP ON HW AND DRAIN. E. REFER TO PLUMBING PLANS FOR CONNECTION SIZE. F. COORDINATE LOCATION AND INSTALLATION REQUIREMENTS OF ADA PLUMBING FIXTURES WITH ARCHITECT, INSTALL WITH FLUSH CONTROL ON APPROACH SIDE OF FIXTURE.							

PIPE INSULATION SCHEDULE			
FLUID TEMPERATURE RANGE (°F)	NOMINAL PIPE DIAMETER (IN INCHES)		
	<1	1 TO <1.5	1.5 TO <4
HOT WATER SYSTEM (105 - 140)	1.0	1.5	1.5
SPACE COOLING SYSTEM (40 - 60)	0.5	0.75	0.5
SPACE COOLING SYSTEM (BELOW 40)	1.0	1.5	1.5
NOTES: 1. ALL PIPING SHALL BE INSULATED IN ACCORDANCE WITH THE ADOPTED VERSION OF THE CODE AT THE DATE OF PERMIT APPLICATION AND ANY OTHER LOCAL JURISDICTIONAL REQUIREMENTS. 2. REFER TO BUILDING/LANDLORD DOCUMENTS FOR BUILDING COOLING WATER LOOP TEMPERATURES.			

WATER HEATERS							
MARK	MANUFACTURER	MODEL	TEMP RISE	GPH@90F	UEF	kW	VOLTAGE/PHASES/HERTZ
EW-H-1	A.O. SMITH	DEL-30	90 F	20	0.92	4.5	480 / 3 / 60
GENERAL INFORMATION (ALL UNITS) AS APPLICABLE: 1. FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR. 2. SET OUTLET TEMPERATURE AT 140F. 3. PROVIDE WITH ISOLATION VALVES. 4. PROVIDE WITH TIMER BASED RECIRCULATION PUMP KIT.							

PUMP SCHEDULE							
MARK	MANUFACTURER	MODEL	MOTOR	FLOW (GPM)	HEAD (FT)	V / PH / HZ	NOTES
HWRP-1	BELL & GOSSETT	NBF-8S/LW	1/20	2.0	8	120 / 1 / 60	A, B, C
GENERAL INFORMATION (ALL UNITS) AS APPLICABLE: 1. FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR. NOTES: A. PROVIDE WITH 1" FLANGED CONNECTIONS. B. PROVIDE WITH AQUASTAT EQUAL TO HONEYWELL L4006A.1967. C. PROVIDE WITH TIMECLOCK PER TITLE 24 REQUIREMENTS.							



PLUMBING SYMBOLS	
—SS—	SANITARY SEWER
—GW—	GREASE WASTE
—ST—	STORM SEWER
—O—	OVERFLOW/ROOF DRAIN LINE
—C—	DOMESTIC COLD WATER
—H—	DOMESTIC HOT WATER
—R—	DOMESTIC HOT WATER RETURN
—G—	NATURAL GAS
—CD—	CONDENSATE DRAIN
—V—	PLUMBING VENT
—U—	UNION
—C—	ELBOW - TURNED DOWN
—O—	ELBOW - TURNED UP
—T—	TEE - TURNED DOWN
—O—	TEE - TURNED UP
—B—	BALL VALVE
—P—	PLUG VALVE
—C—	CHECK VALVE
—S—	SHUT-OFF VALVE IN VERTICAL LINE
—R—	WATER PRESSURE REGULATOR
—B—	BACKFLOW PREVENTER
—M—	WATER/FLOW METER
—W—	WATER HAMMER ARRESTOR
—T—	T & P RELIEF VALVE
—TMV—	THERMOSTATIC MIXING VALVE
—FD—	FLOOR DRAIN
—O—	ROOF DRAIN/OVERFLOW ROOF DRAIN
—FCO—	FLOOR CLEANOUT
—YCO—	YARD CLEANOUT
—FPWH—	FREEZE PROOF WALL HYDRANT
—HB—	HOSE BIBB
—WC/CO—	WALL CLEANOUT/CLEANOUT
—G—	GAS PRESSURE REGULATOR
—G—	GAS COCK
—C—	CONNECT NEW TO EXISTING

PLUMBING GENERAL NOTES	
1	THE CONTRACT DOCUMENTS CONSIST OF DRAWINGS, SPECIFICATIONS AND DESIGN INFORMATION PREPARED BY MULTIPLE DISCIPLINES AND MUST BE USED AS A WHOLE AND IN COORDINATION WITH EACH OTHER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY APPARENT DISCREPANCIES OR OMISSION OF INFORMATION NOT SHOWN ON THE PLUMBING DRAWINGS. SHOP DRAWINGS SHALL BE PROVIDED WHERE NECESSARY FOR COORDINATION. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ERRORS RESULTING FROM LACK OF COORDINATION OF DOCUMENTS.
2	REFER TO THE ARCHITECTURAL DOCUMENTS FOR ALL APPLICABLE CODES. THE WORK SHALL BE IN ACCORDANCE WITH THE ADOPTED VERSION OF THE CALIFORNIA PLUMBING CODE (CPC) AT THE DATE OF PERMIT APPLICATION AND ANY OTHER LOCAL JURISDICTIONAL REQUIREMENTS. IN ADDITION, ANY BASE BUILDING OR TENANT GENERAL CONDITIONS SHALL GOVERN ACCEPTABLE MATERIALS AND WORK.
3	THE CONTRACTOR SHALL BRING ANY CONFLICTS OR DISCREPANCIES TO THE ATTENTION OF THE ENGINEER IN WRITING PRIOR TO PROCEEDING WITH WORK.
4	THE CONTRACTOR SHALL FIELD VISIT THE SITE PRIOR TO BID TO FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK.
5	WITHIN 30 DAYS AFTER THE DATE OF THE SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER. ADDITIONALLY, AN OPERATING MANUAL AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER INCLUDING THE FOLLOWING: SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE INCLUDING CLEARLY IDENTIFIED ROUTINE MAINTENANCE ACTIONS, AND NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
6	UNLESS PROVIDED WITH DIMENSIONS OR NOTED OTHERWISE, PLUMBING PLANS ARE STRICTLY DIAGRAMMATIC ONLY. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, MOUNTING HEIGHTS, ETC. EFFORT HAS BEEN MADE TO PROPERLY ACCOUNT FOR ALL SPACE REQUIREMENTS, CLEARANCES, ETC. BUT SITE CONDITIONS AND PRODUCTS SELECTED MAY VARY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN PROPER ARRANGEMENTS AND CLEARANCES. DRAWINGS SHALL NOT BE SCALED.
7	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PAYING ALL ASSOCIATED FEES, AND DOCUMENTING AND FILING ALL PAPERWORK ASSOCIATED WITH THIS SCOPE OF WORK. WHEN THE WORK IS COMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CERTIFICATES OF INSPECTION.
8	PRIOR TO PENETRATING STRUCTURE, THE CONTRACTOR SHALL X-RAY THE SLABS. CONCRETE CUTTING, CORE DRILLING, AND ANY OTHER ACTION THAT COULD AFFECT OTHER SPACES BY NOISE OR INTRUSION SHALL BE DONE AFTER HOURS. NO SLAB PENETRATIONS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER FOR APPROVAL.
9	REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ROOF PENETRATIONS.
10	REFER TO GENERAL PLUMBING, PIPING & PLUMBING EQUIPMENT SPECIFICATIONS AND GENERAL CONDITIONS FOR ADDITIONAL REQUIREMENTS.
11	CONTRACTOR SHALL REFER TO EQUIPMENT SCHEDULE SHEETS FOR TAGGED EQUIPMENT PERFORMANCE REQUIREMENTS AND CONSTRUCTION DOCUMENTS FOR MINIMUM INSTALLATION REQUIREMENTS.
12	CONTRACTOR IS RESPONSIBLE TO INSTALL PIPE TRANSITIONS FOR THE SELECTED EQUIPMENT AS NECESSARY FOR CONNECTION OF THE INDICATED PIPE SIZES.
13	UNLESS OTHERWISE INDICATED, ALL ABOVE CEILING SPACE(S) SHALL BE CONSIDERED PART OF THE RETURN AIR PLENUM. THEREFORE ALL PIPE, DUCT, CONTROL DEVICES, WIRING, AND EQUIPMENT SHALL BE RATED AND ACCEPTABLE FOR INSTALLATION IN A PLENUM SPACE.
14	WHENEVER POSSIBLE PIPING, VALVES, AND PLUMBING EQUIPMENT SHALL BE INSTALLED A MINIMUM OF 8" ABOVE THE FINISHED CEILING ELEVATION TO AVOID INSTALLATION CONFLICTS WITH CEILING MOUNTED DEVICES AND UNLESS OTHERWISE NOTED, THE BOTTOM OF PLUMBING EQUIPMENT SHALL BE A MAXIMUM OF 24" ABOVE CEILING ELEVATIONS AND UNOBSERVED BY DUCT, PIPING, EQUIPMENT AND ETC. FOR SERVICE AND MAINTENANCE PURPOSES.
15	INSTALL METAL SLEEVES THROUGH WALL PENETRATIONS CONSISTING OF UNIFORM CONSTRUCTION MATERIALS. INSTALL FIRE CAULKING AS NECESSARY. REFER TO THE ARCHITECTURAL SHEETS FOR DESIGNATION OF FIRE AND SMOKE RATED WALL ASSEMBLIES. REFER TO SPECS FOR FIRE STOPPING MATERIAL DETAILS.
16	WHEN UTILIZING STRUCTURAL STEEL FOR SUPPORT OF PIPE AND EQUIPMENT HANGERS, ATTACHMENT TO THE STRUCTURAL STEEL SHALL OCCUR AT THE TOP OR BOTTOM FLANGE OF THE STRUCTURAL ELEMENT.
17	CONTRACTOR SHALL COORDINATE BUILDING SEWER LOCATION, INVERT ELEVATION, AND DIRECTION OF FLOW WITH CIVIL DRAWINGS.
18	UNLESS OTHERWISE NOTED, SANITARY SEWER PIPING IS DESIGNED BASED ON 1/4" PER FOOT FALL AND 1/8" PER FOOT FALL FOR PIPING 4"OR LARGER.
19	CONTRACTOR TO INSTALL CLEANOUT COVERS FLUSH WITH FINISHED FLOOR.
20	CONTRACTOR TO PROVIDE ADDITIONAL TRAP SEAL PRIMERS AT NO EXTRA COST IF REQUIRED BY AUTHORITY HAVING JURISDICTION.
21	CONTRACTOR TO PROVIDE ACCESS DOORS TO VALVES THAT ARE NOT READILY ACCESSIBLE.
22	INSTALL VTRS A MINIMUM OF 24" FROM PARAPET WALL AND A MINIMUM OF 10 FT FROM OUTSIDE AIR INTAKE OF ROOF TOP EQUIPMENT.
23	REFER TO RISER DIAGRAMS AND PLUMBING FIXTURE SCHEDULES FOR ALL PIPING AND PIPE SIZES NOT SHOWN ON PLAN. RISER DIAGRAMS ARE SCHEMATIC IN NATURE AND DO NOT REFLECT EVERY OFFSET, RISER OR UNION. PIPE FITTINGS AND UNIONS, IF SHOWN ON THE RISER, SHALL NOT BE USED FOR TAKE-OFF OR ESTIMATING PURPOSES.
24	WATER PIPING IN AREAS SUBJECT TO FREEZING TEMPERATURES WILL NOT BE PERMITTED.
25	ALL GAS, WATER AND SPRINKLER LINES INSIDE BUILDING TO BE INSTALLED AS HIGH AS PRACTICAL.
26	WHEREVER POSSIBLE PIPING SHALL BE RUN CONCEALED. COORDINATE LOCATION OF ALL PIPING WITH HVAC AND ELECTRIC SUBCONTRACTORS. COORDINATE CUTTING AND PATCHING WITH GENERAL CONTRACTOR. INSTALL A BENT METAL PLATE OVER EXPOSED SUPPLY AND VENT LINES IN LOCATIONS WHERE THEY MAY BE SUBJECT TO DAMAGE.
27	ALL MEP TRADES, INCLUDING SPRINKLER MUST COORDINATE WITH EACH OTHER PRIOR TO INSTALLATION.
28	ANY PIPING WITHIN THE RETURN AIR CEILING SHALL BE EITHER FIRE WRAPPED PVC OR CAST IRON.
29	BRANCH ISOLATION VALVES TO BE MOUNTED AT 10'-6" A.F.F. UNLESS PHYSICALLY IMPOSSIBLE, IN WHICH CASE MOUNT AS CLOSE TO 10'-6" A.F.F. AS POSSIBLE, MAKE ACCESSIBLE AND HIDE FROM PUBLIC VIEW.



ARCHITECTURE
PLANNING
INTERIORS
GRAPHICS

2498 Sidco Dr.
Nashville, TN 37204
615.244.8170
www.mjmarch.com

NOT FOR
CONSTRUCTION

Roy R. Payne, Jr.
P.E.
Lead Architect

SUITE 5550 479-936-5004
1905 N 2ND ST JOB NO.:30482
ROGERS, AR 72756 DESIGNED BY:SHR



THE ESCAPE GAME

508 E Iris Drive
Nashville, TN 370204

Great Mall

Unit 123
447 Great Mall DR
Milpitas, CA 95035

Permit Set
09/28/23
23234

No. Description Date

This drawing and the design shown is the property of the architect.
The reproduction, copying or use of this drawing without their written
consent is prohibited and any infringement will be subject to legal action.

PLUMBING
SCHEDULES AND
DETAILS

P100

1

PIPE SUPPORT DETAIL

NOT TO SCALE 1/P100

2

ELECTRIC WALL MOUNTED WATER HEATER DETAIL

NOT TO SCALE 2/P100

ARCHITECTS

SEAL

CONSULTANT

OWNER

LOCATION

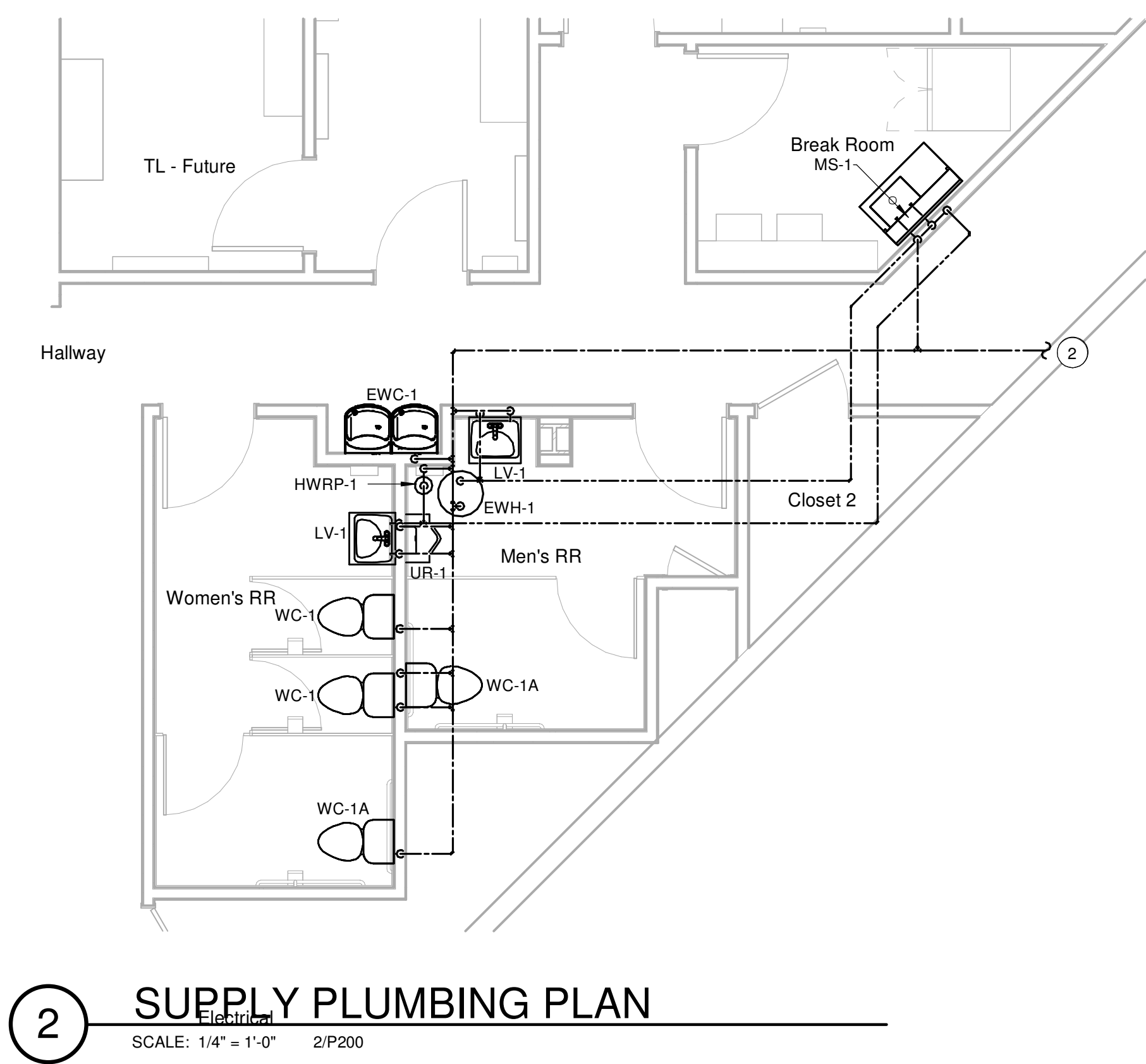
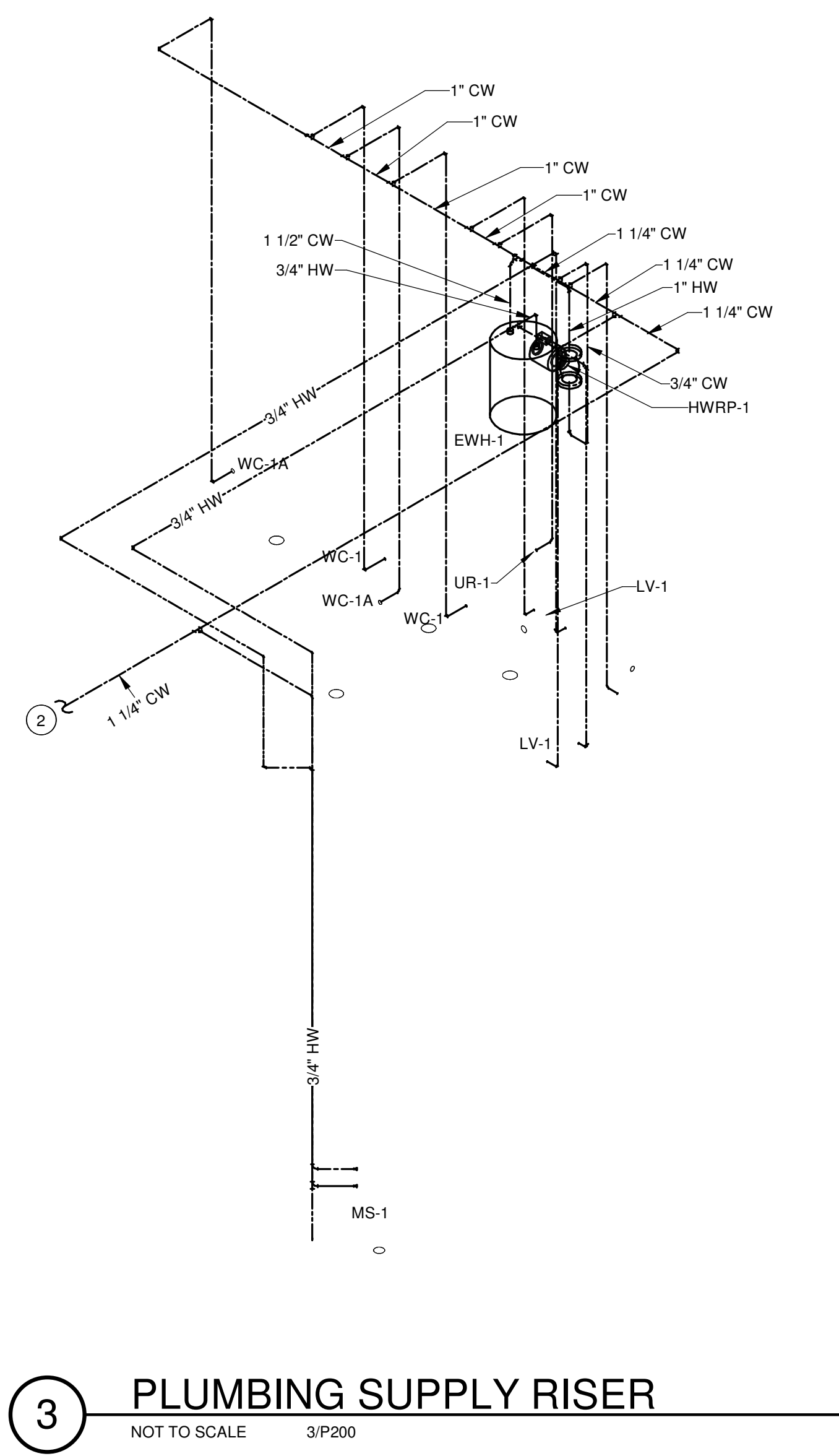
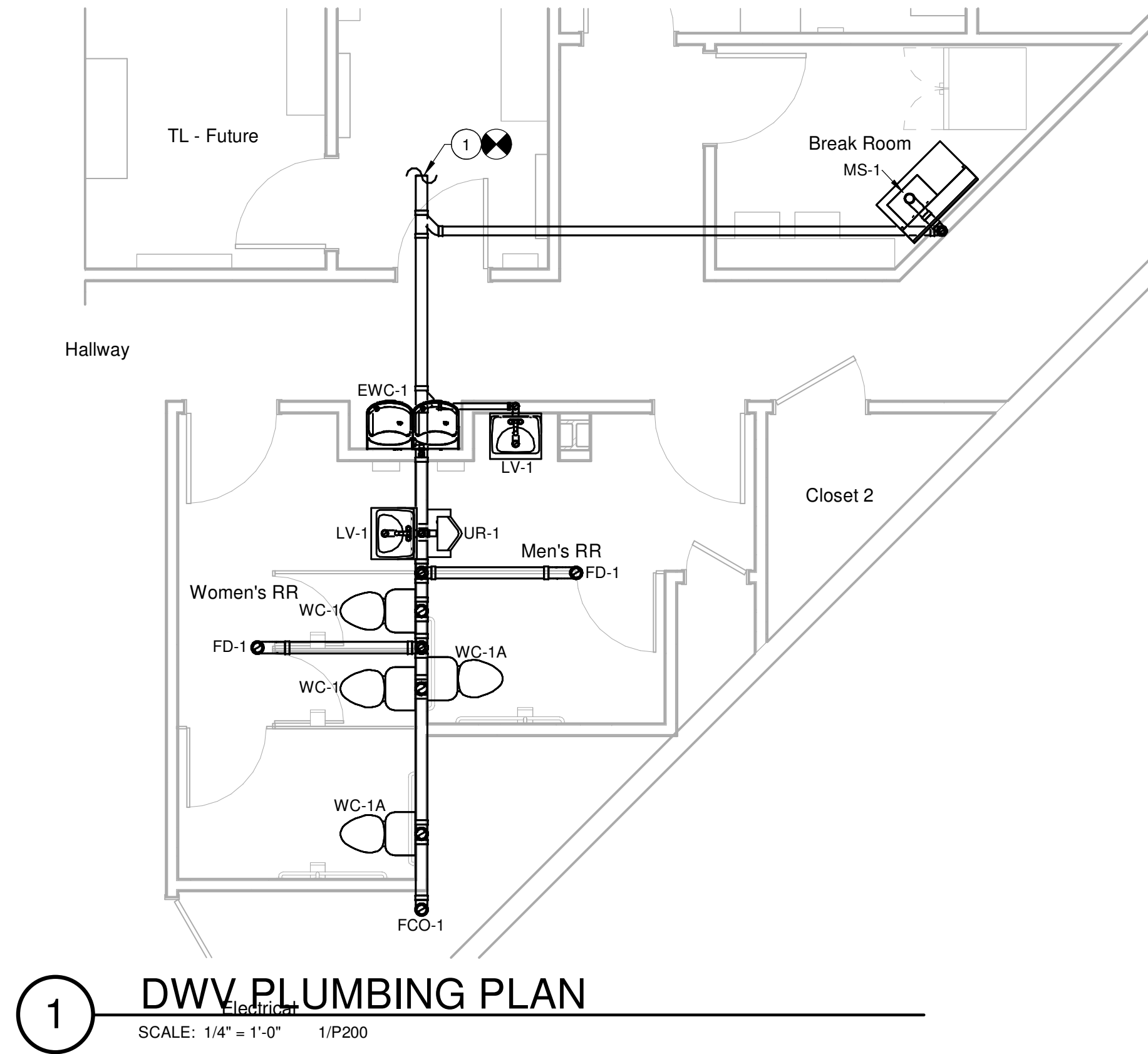
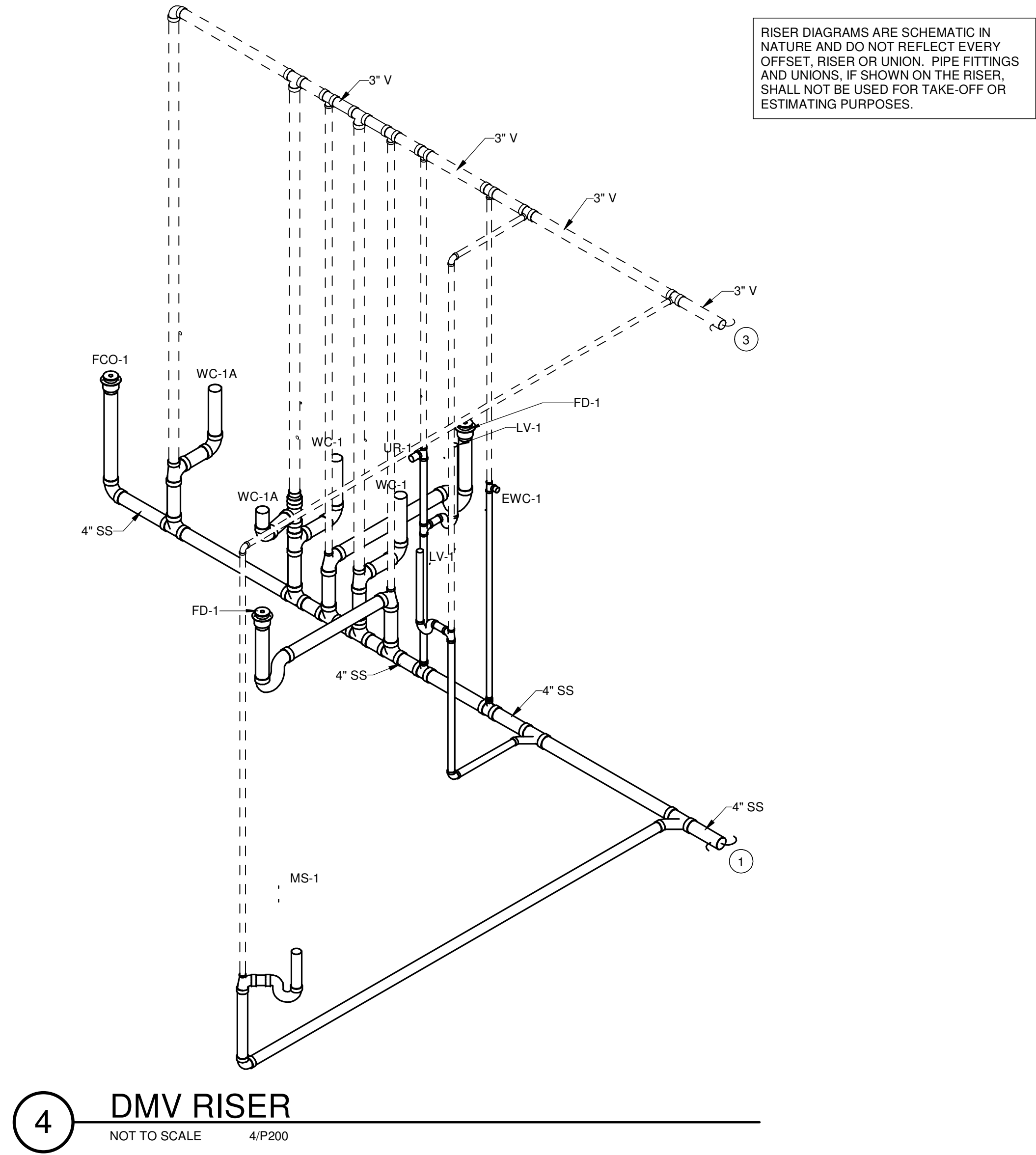
DATE

REVISIONS

APPROVAL

SHEET

C:\Users\SHR\Documents\30482_TEG Great Mall_P200_MEP_sht\YMW62.rvt



KEYNOTES	#
1. CONNECT SANITARY PIPING TO EXISTING SANITARY LINE. FIELD VERIFY EXISTING LOCATION AND FLOW DIRECTION.	
2. CONNECT DOMESTIC COLD WATER TO EXISTING COLD WATER LINE. PROVIDE REMOTE METER WITH REMOTE READOUT LOCATED WITH OTHER TENANT READOUTS. FIELD VERIFY EXISTING LOCATION.	
3. CONNECT VENT PIPING TO EXISTING VENT SYSTEM. FIELD VERIFY EXISTING LOCATION.	



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Great Mall

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Permit Set
09/28/23
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No.	Description	Date
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PLUMBING PLANS

P200

MEMORANDUM

Milpitas Police Department



Jared Hernandez
Chief of Police

DATE: November 20, 2023

TO: Captain Matthew Miller #262

FROM: Lieutenant Tyler Jamison #286

SUBJECT: **The Escape Game – 447 Great Mall Drive, Milpitas, CA 95035, Project #P-UP23-0012 (1st Submittal)**

The City of Milpitas received a project application (P-UP23-0012) from Tim Banning of Permit Place to operate an “escape” puzzle room within an existing commercial suite at 447 Great Mall Drive, Suite 123, in Milpitas. The Milpitas Mills Limited Partnership, property owner, Gary Duncan, pre-approved the business application.

According to the project description/design package, there will be no significant changes in construction outside the shop. Minor puzzle room build-outs in the store will be completed by tenants.

I have reviewed the plans for the Escape Game utilizing concepts and principles of Crime Prevention through Environmental Design (CPTED). Based on my review, the police department can continue delivering professional and responsive police services with limited suggestions for this application, as no significant changes are expected.

Our police department, however, should continue having input with all safety and security measures before issuing any permit(s) and work closely with city planners to prepare proactive patrol tactics and security measures for this project.

Based upon my review of the site plan, surveying the area of 447 Great Mall Drive, and to enhance crime prevention measures, service delivery, and additional traffic concerns, the following suggestions are proposed:

Parking:

- Parking is not affected by the proposed permit, and the current GMBA parking lot is of sufficient capacity. No changes are recommended for the parking lot.

Visibility:

- Lighting shall be of sufficient wattage to adequately illuminate and make visible the

presence of any person in or about the outside premises during hours of darkness.

- Line of sight obstructions, including business signs, advertisements, or other markings, should be avoided on any exterior windows to maximize natural surveillance during the business's closed hours.

Security:

- Video/security cameras shall be required for the site, with coverage at all access points into the business. The interior video/security cameras shall record in high definition and cover any cash register, safe, or other device that stores currency, entrances/exits, and hallways or paths leading to a restroom, if available. The video/security system shall have the capacity to save/store footage for a minimum of thirty (30) days and have the capability to be downloaded. A copy of video/security footage shall be made available to law enforcement upon request for investigative purposes. It is recommended the employees of the business be appropriately trained on how to use the security surveillance camera system so that footage can be reviewed and collected in a timely fashion by the Police department if needed.
- The cashier area, safe, or other devices that stores currency should be away from the front doors, windows of the business, and not in plain view to help prevent burglaries when the company is closed. If these areas cannot be moved, window treatments such as shades or blinds preventing the site from being visible from the outside should be considered.

Accessibility:

- An up-to-date map of the interior of the building should be provided to the Police Department. The map should minimally identify the locations of each entry/exit point, storage area, maintenance area, etc.

Miscellaneous:

- Applicant shall file an emergency notification form with the Police Department so law enforcement can contact the applicant in case of any significant accident, emergency, or unforeseen circumstance.

An increase in calls for service is not expected, nor will approval affect our current patrol or traffic staffing levels. Implementing these requirements will increase the effectiveness of police personnel's crime prevention efforts and reduce the likelihood that perpetrators are attracted to this area. The police department shall continue to have input with all safety measures before the issuance of permits.



CITY OF MILPITAS AGENDA REPORT (AR)

Item Title:	Accept the FY 2022-23 Commissioners Annual Report for Three (3) Commissions and Approve Three (3) City of Milpitas Commission Work Plans for FY 2023-24 (Staff Contact: Suzanne Guzzetta, City Clerk, 408-586-3001)
Category:	Consent Calendar-Leadership and Support Services
Meeting Date:	10/17/2023
Recommendation:	(1) Accept the 2022-23 Commissioners Annual Report; and (2) Approve proposed Fiscal Year 2023-24 Work Plans for (a) Energy and Environmental Sustainability Commission, (b) Planning Commission, and (c) Public Safety and Emergency Preparedness Commission.

BACKGROUND:

The City of Milpitas has 13 Commissions and Committees, appointed by the Mayor and City Council. On April 16, 2019, the City Council approved the City of Milpitas Standard Commission By-Laws (By-Laws). Per Section 1, titled "Purpose" of the By-Laws, "A Commission serves as an active advisory group to the City Council on a variety of topics as directed by the City Council." Therefore, annually, City Commissions develop and recommend a work plan to outline tasks, goals, and or projects related to their advisory area. Staff works with commissions to develop their respective workplans and takes them to Council for review and approval.

ANALYSIS:

The Energy and Environmental Sustainability Commission; Planning Commission; and Public Safety and Emergency Preparedness Commission meet at different frequencies such as monthly, bi-monthly, or specially designated months as determined by their By-Law addenda. Commissions began meeting and discussing their FY 2023-24 workplans and have prepared new work plans. Commission accomplishments for and carry-overs from Fiscal Year 2022-2023 are as follows:

Commission Accomplishments

Energy and Environmental Sustainability Commission

The EESC advises the City Council on matters pertaining to sustainability, climate action, recycling, and waste diversion.

FY 2022-23 Work Plan Item	Accomplished	Carryover	Notes
Earth Day Event Planning	X	X	Staffed an EESC table at the event. Will continue in annually.
Earth Day Essay Contest	X	X	Developed and hosted Earth Day Essay Contest and awarded 3 prizes to winners from Milpitas High School. Will continue this and other possible challenges/contests in FY 23-24.
Advanced Power Strip Community Engagement	X	X	Developed training and engagement script for Advanced Power Strip education and community engagement survey. Staffed several events, and engaged with over 40 community members at Earth Day Event.
Legislative Review for Possible Positions		X	Due to lack of quorum, Commission did not meet to review pending legislation during the last FY. This item will be conducted annually and is included on the FY 23-24 work plan.

Planning Commission

The Planning Commission advises the City Council on issues and policies related to land use planning, zoning regulations, urban design, and community development. The Planning Commission meets bi-weekly to review, consider, and discuss proposals for new development throughout the City, and is empowered to make decisions on certain land use matters or formal recommendations to the City Council. The Planning Commission met 17 times during Fiscal Year 2022-2023 and accomplished the following: (1) approved 8 planning entitlements; (2) recommended approval of 6 development projects, 3 zoning text amendments, 2 zoning map amendments, and 1 general plan amendment; and (3) held study sessions and adoption hearings for various long-range planning policy efforts including the Milpitas Metro Specific Plan, Gateway/Main St. Specific Plan, Comprehensive Zoning Ordinance Update, and Objective Design Standards.

FY 2022-23 Work Plan Item	Accomplished	Carryover	Notes
Development Review	X	X	Ongoing (held public hearings for 14 development projects)
Milpitas Metro Specific Plan (TASP Update)	X		Completed (held two adoption hearings; Plan adopted by City Council in February 2023)
Gateway/Main St. Specific Plan (Midtown Update)	X	X	Ongoing (held one study session)
Comprehensive Zoning Ordinance Update	X	X	Ongoing (held one study session and served on the Zoning Ordinance Update Advisory Committee)
Misc. Development Policies	X	X	Annual (held one study session and one adoption hearing for the Objective Design Standards)
Annual CIP Conformance with General Plan	X	X	Annual (held one public hearing)

Public Safety and Emergency Preparedness Commission

The Public Safety and Emergency Preparedness Commission (PSEPC) advises the City Council on emergency preparedness and education. The PSEPC met six times over the calendar year 2023. During the year the PSEPC made significant accomplishments in educating the public on emergency preparedness. For 2024, the commission has re-organized its commission work plan goals. The intent of the re-organization is to continue with the same objectives, public outreach and education in emergency preparedness, however Commissioners will partner with a public safety liaison – Law, Fire, Emergency Management, and work on specific events focused in the area they are teamed with.

FY 2022-23 Work Plan Item	Accomplished	Carryover	Notes
Access and Functional Needs (AFN) outreach	X	X	All public education will incorporate AFN.
Multi-lingual Outreach	X	X	All public education will incorporate multi-lingual outreach
Neighborfest Program	X		Not eliminated, but on hold. Won't be a primary goal this year.
Business Preparedness Outreach	X	X	All public education will incorporate the business community.
Public Safety Collaboration Outreach	X	X	This will be the focus of the 2024 work plan.

FISCAL IMPACT:

Each Commission, except for Measure F Oversight Committee is allocated \$1,000 annually by the City Council in the adopted budget. These funds are budgeted and approved as part of the FY 2023-24 budget and are to be used towards City Council approved tasks and projects, and administrative costs related to the Commission.

California Environmental Quality Act (CEQA):

By the definition provided in the California Environmental Quality Act (CEQA) Guidelines Section 15378, this action does not qualify as a “project” for the purpose of CEQA.

RECOMMENDATION:

- (1) Accept the 2022-23 Commissioners Annual Report; and
- (2) Approve proposed Fiscal Year 2023-24 Work Plans for
 - (a) Energy and Environmental Sustainability Commission;
 - (b) Planning Commission; and
 - (c) Public Safety and Emergency Preparedness Commission.

Attachment(s):

- (a) Energy and Environmental Sustainability Commission FY 23-24 Workplan
- (b) Planning Commission FY 23-24 Workplan
- (c) Public Safety and Emergency Preparedness Commission FY 23-24 Workplan

**City of Milpitas
Planning Commission
Work Plan FY 2023-24**

Purpose: As established under Chapter 500 of Title I of the Milpitas Municipal Code, the Planning Commission advises the City Council on issues and policies related to land use planning, zoning regulations, urban design, and community development. The Commission meets bi-monthly to review, consider, and discuss proposals for new development throughout the City, and it is empowered to make decisions on certain land use matters or to make formal recommendations to the City Council.			
Topic/Activity	Tasks	Required Resources	Completion
Development Review*	Attend meetings (2x/month); read meeting packets; active participation; site visits; Vote to approve/deny a project or make a recommendation to the Council	Commission, Staff	Ongoing
Housing Opportunity Districts	Participate in meetings; review draft plan and make recommendations to Council	Commission, Staff, Consultants	Early 2024
Transit Area Development Impact Fee Update	Participate in meetings; review draft study and make recommendations to Council	Commission, Staff, Consultants	Mid 2024
Gateway/Main St. Specific Plan (Midtown Update)	Participate in meetings; review draft plan and make recommendations to Council	Commission, Staff, Consultants	Mid 2024
Main St. Sense of Place Plan and Impact Fee Study	Receive presentations; provide feedback and make recommendations to Council	Commission, Staff, Consultant	Mid 2025
Innovation Districts Parks and Trails Master Plan	Receive presentations; provide feedback and make recommendations to Council	Commission, Staff, Consultant	Mid 2025
Comprehensive Zoning Ordinance Update	Receive presentations; provide feedback and make recommendations to Council	Commission, Staff, Consultant	Mid 2025
Misc. Development Policies (State legislation implementation)	Receive presentations; provide feedback and make recommendations to Council	Commission, Staff	Annual
Annual CIP Conformance with General Plan	Receive presentations; provide feedback and make recommendations to Council	Commission, Staff	Annual

**City of Milpitas
Planning Commission
Work Plan FY 2023-24**

* The Commission Reviews and Acts Upon the Following:

1. General Plan and General Plan amendments;
2. Specific Plans and Specific Plan amendments;
3. Zoning and Subdivision Ordinance amendments
4. Environmental Impact Reports and Negative Declarations under CEQA;
5. Tentative Subdivision Maps;
6. Planned Development permit applications;
7. Subdivision Ordinance exceptions;
8. Special Studies and Reports
9. Master Plans (e.g., Bike and Ped Master Plan, Open Space Plan, Green Infrastructure Plan, etc.)
10. Appeals of Decisions by the Zoning Administrator.



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, January 10, 2024
CITY COUNCIL CHAMBERS
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER

Chair Chuan called the meeting to order at 7:01pm.

PLEDGE OF ALLEGIANCE

Chair Chuan led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

PRESENT: Chair Chuan, Awasthi, Galang, and Gupta

ABSENT: Vice Chair Ciardella, Commissioners Albana, Medina-Ashby

STAFF: Jay Lee, Christopher Creech, Lillian VanHua, and Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda, and there were none.

*BRIEF RECESS

**Due to technical difficulties, the commission had to take a short recess during this part of the meeting.*

ELECTION OF CHAIR AND VICE CHAIR FOR 2024

Assistant City Attorney Christopher Creech facilitated elections for Chair and Vice Chair.

With three absent commission members and not a full commission present, Staff recommended moving the Election of Chair and Vice Chair for 2024 item to the January 24 meeting. However, Assistant City Attorney Christopher Creech did state that is it the commission's prerogative to decide whether or not to go forward on this item tonight or at a later date.

Chair Chuan nominated himself for Chair; no second was received.

Commissioner Awasthi was in favor of moving the Election of Chair and Vice Chair to the next meeting.

Commissioner Gupta was in favor of either route.

Chair Chuan made a motion to continue with the nomination process at this meeting. No second was received.

Commissioner Galang made a motion to move the Election of Chair and Vice Chair to the next meeting. Second made by Commissioner Gupta.

Motion/Second: Galang/Gupta
AYES: 3
NOES: 1
ABSTAIN: 0

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for January 10, 2024.

Motion/Second Galang/Awasthi
Motion carried by a vote of AYES: 4 NOES: 0

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for November 8, 2023.

Commissioner Gupta noted that the Roll Call section of the meeting minutes was incorrect. Commissioner Gupta was present for the November 8th meeting but it was not reflected in the meeting minutes. The error was acknowledged and will be corrected by Secretary Medina.

Motion/Second Awasthi/Galang
Motion carried by a vote of AYES: 4 NOES: 0 ABSTAIN: 0

ANNOUNCEMENTS

Chair Chuan shared that former Vice Chair Larry Ciardella said it was a pleasure to work with commissioners and staff.

Planning Director Lee mentioned that the newly appointed commissioner is going through the onboarding process. He also reminded commissioners who are interested in attending the League of California Cities Planning Commissioners Academy in March should reach out to staff.

Commissioner Dipak shared what a pleasure it was to work with Larry Ciardella and wishes him well.

PUBLIC FORUM

Chair Chuan invited members of the public to address the commission and there were none.

***BRIEF RECESS**

**Due to technical difficulties, the commission had to take a short recess during this part of the meeting.*

PUBLIC HEARING

LANDSCAPE RENOVATION, NEW PAVILION, BATHROOM, AND NEW POOL – 1350 COUNTRY CLUB DR. – P-SD21-0002: A Site Development Permit to develop a 1,200-square foot single-story pavilion, construct a 76-square foot bathroom inside the existing guest house, and a new pool at an existing single-family residence on a 6.13-acre lot located in the R1-H Single-family Residential Hillside Combining District located at 1350 Country Club Drive. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 153034 (Minor Alterations to Land), Section 15301 (Existing Facilities), and Section 15183 (Project Consistent with a Community Plan, General Plan, or Zoning).

Project Planner Lillian VanHua, Planning Director Jay Lee, the owners Raj and Annu Navani, and the applicant team members addressed commissioners' clarifying questions related to what will be located in the pavilion, what challenges

(if any) the applicant had to comply with the code, reduction of parking spots, and impervious surface area use.

Chair Chuan invited members of the public to address the commission and there were none.

Motion to close the Public Forum.

Motion/Second Chuan/Gupta

Motion carried by a vote of AYES: 4 NOES: 0

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 24-005, recommending City Council approve Site Development Permit No. SD21-0002, subject to the Conditions of Approval.

Motion/Second Galang/Awasthi

Motion carried by a vote of AYES: 4 NOES: 0

NEW BUSINESS

2024 Planning Commission Meeting Schedule. Reviewed and approved.

Motion/Second Gupta/Galang

Motion carried by a vote of AYES: 4 NOES: 0

Commissioner Gupta asked that the Planning department metrics/performance measures topic be agendaized and discussed with the commission at the later meeting.

Motion/Second Gupta/Galang

Motion carried by a vote of AYES: 4 NOES: 0

ADJOURNMENT

Chair Chuan adjourned the meeting at 8:31 pm

Motion/Second Chuan/Galang

Motion carried by a vote of AYES: 4 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, January 24, 2024
CITY COUNCIL CHAMBERS
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER

Chair Chuan called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

Chair Chuan led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

PRESENT: Chair Chuan, Commissioners Awasthi, Medina-Ashby, Gupta, and Caulkins

ABSENT: Albana and Galang

STAFF: Jay Lee, Christopher Creech, Michael Fossati, and Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda, and there were none.

ELECTION OF CHAIR AND VICE CHAIR FOR 2024

Assistant City Attorney Christopher Creech sought Staff recommendation prior to facilitating the process of elections for Chair and Vice Chair.

Director Jay Lee stated that in light of missing commission members, Staff recommended to move the Election of Chair and Vice Chair for 2024 item to the February 14 meeting.

Chair Chuan motioned to to move the Election of Chair and Vice Chair for 2024 item to the February 14 meeting.

Motion/Second: Chair Chuan/Commissioner Caulkins
AYES: 5
NOES: 0
ABSTAIN: 0

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for January 24, 2024.

Motion/Second Medina-Ashby/Awasthi
Motion carried by a vote of AYES: 5 NOES: 0

ANNOUNCEMENTS

Chair Chuan announced this would be his last meeting as a Planning Commissioner and the Chair. Being a commissioner since 2019, Chair Chuan

thanked fellow commissioners and staff for their professionalism and being so easy to work with. He hopes the tradition of working together continues.

Commissioners Gupta, Medina-Ashby, Awasthi, and Caulkins thanked Chair Chuan for his service to the community, professionalism, fairness, and friendship. They all said they will miss him and wished Chair Chuan well.

Chair Chuan also shared that there will be a 70th Year Anniversary gathering for the City of Milpitas starting at 3 pm on Thursday, January 25th.

Planning Director Jay echoed on the statements of the commissioners and that it has been a pleasure to have worked with Chair Chuan. Chair each meeting so professionally, staff will miss working with him.

Planning Director also reminded the commission that the City Attorney's Office will host Brown Act Training tomorrow, Thursday, January 25th at 5:30 pm in the Chamber and shared the latest progress on the Comprehensive Zoning Ordinance Update.

PUBLIC FORUM

Chair Chuan invited members of the public to address the commission and there were none.

PUBLIC HEARING

CALIFORNIA CIRCLE SUBDIVISION – 1301 CALIFORNIA CIRCLE – P-TP23-0001: A Tentative Parcel Map to subdivide an existing 6.34-acre parcel into two parcels (approximately 3.20 acres and 3.14 acres, respectively). The project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Division) and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

[\(35:12\)](#) Project Planner Michael Fossati, the applicant team member, Amrat Patel, RSVP Investments LLC made themselves available to commissioners' clarifying questions related to the project, and there were none. Commissioner Gupta shared he visited the project site and said it was a nice location.

Chair Chuan invited members of the public to address the commission and there were none.

Motion to close the Public Forum.

Motion/Second Awasthi/Caulkins

Motion carried by a vote of AYES: 5 NOES: 0

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution No. 24-006, approving Minor Tentative Map No. TP23-0001 subject to the findings and attached Conditions of Approval.

Motion/Second Chuan/Gupta

Motion carried by a vote of AYES: 5 NOES: 0

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Chuan adjourned the meeting at 7:24 pm

Motion/Second Awasthi/Caulkins

Motion carried by a vote of AYES: 5 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina