

PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, December 11, 2024
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave and will be broadcast live at <https://www.youtube.com/user/TheCityofPleasanton>.

Public participation: It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

In Person at the City Council Chambers:

- Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to present, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than three minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesy to all those wishing to testify on all cases by being quiet while others are speaking.

Notice

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Melinda Denis, Planning and Permit Center Manager, by phone at 925-931-5631 or by email at mdenis@cityofpleasantonca.gov at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

1. Actions of the Zoning Administrator
2. **P24-0370, Fei Xiang Bilingual School, 6663 Owens Drive** - Application for Conditional Use Permit approval to operate a preschool with a maximum of 93 students at an existing building located at 6663 Owens Drive
3. **P24-0670, -0671 & -0672, Patti Nelson and Eric Price for Philz Coffee, 1803 Santa Rita Road** - Applications for Conditional Use Permit, Design Review, and Sign Design Review to operate a drive-through restaurant within an existing commercial building with an existing drive-through located at 1803 Santa Rita Road
4. Approve the minutes of October 23, 2024

MEETING OPEN TO THE PUBLIC

5. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes*

PUBLIC HEARINGS AND OTHER MATTERS

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Adoption of Planning Commission schedule of meeting dates for 2025
7. Selection of Planning Commission Chair and Vice Chair for 2025
8. Selection of Sub-Committee Representatives for 2025
9. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
10. Actions of the City Council
11. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

SUBJECT: Actions of the Zoning Administrator

P24-0702, Jill Buck

Application for Administrative Design Review approval to construct an approximately 730-square-foot detached covered patio structure at 2529 Via Espada.

Approved. Appeal period expires December 18, 2024 (*Emily Carroll, 931-5608*)

P24-0719, Navin Veerapal

Application for Administrative Design Review approval to construct an approximately 1,062-square-foot, second-story addition to an existing residence located at 7620 Fair Oaks Drive.

Approved. Appeal period expires December 18, 2024 (*Emily Carroll, 931-5608*)

P24-0721, Nico Echeverria Landscape / Nico Echeverria

Application for Administrative Design Review approval to construct an approximately 520-square-foot, 13'6" tall, detached patio cover in the southeast (rear) of the property located at 1332 Montrose Place.

Approved. Appeal period expires December 18, 2024 (*Natalie Amos, 931-5613*)

P24-0673, Meenu Gochhwal / Ashish Choudhary

Application for Administrative Design Review approval to construct a detached, approximately 1,056-square-foot pergola on a raised platform with an approximate total height of 12-feet and 6-inches towards the rear at 2207 Martin Avenue.

Approved. Appeal period expires December 18, 2024 (*Diego Mora, 931-5618*)

P24-0634, Adam DeLeon / Backyard Unlimited

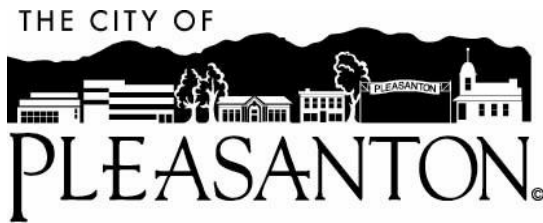
Application for Administrative Design Review approval to construct a detached, approximately 192-square-foot pavilion with an approximate height of 11-feet and 3-inches located at 1873 Paseo Del Cajon.

Approved. Appeal period expires December 18, 2024 (*Diego Mora, 931-5618*)

P24-0724, Neil Ginty / Dwelling Lab

Application for Administrative Design Review approval to add two windows on the second story (one facing west and one facing east) of the existing two-story residence located 4447 Sandalwood Drive.

Approved. Appeal period expires December 18, 2024 (*Diego Mora, 931-5618*)



Planning Commission Agenda Report

December 11, 2024
Item 2

SUBJECT: P24-0370

APPLICANT: Rui Zhao for A.C.V. Corporation

PURPOSE: Application for Conditional Use Permit approval to operate a preschool with a maximum of 93 students at an existing building located at 6663 Owens Drive.

LOCATION: 6663 Owens Drive

GENERAL PLAN: Business Park

ZONING: PUD-I/C-O (Planned Unit Development – Industrial, Commercial, Office) District

EXHIBITS:

- A. Draft Resolution and Conditions of Approval
- B. Narrative/Project Plans dated “Received October 24, 2024”
- C. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve Conditional Use Permit (CUP) Case No. P24-0370 based on the findings and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

The applicant, Rui Zhao for A.C.V. Corporation, requests CUP approval to operate Fei Xiang Bilingual School (FXBS), a preschool, within an existing building at 6663 Owens Drive within the Pleasanton Business Park. Preschools require Planning Commission approval of a CUP at this location. As proposed, staff recommends the Planning Commission find this use is consistent with the objectives of the zoning district and will be compatible with the surrounding uses. There are other similar schooling facilities within Pleasanton Business Park Center approved by the Planning Commission and have been operating without any reported issues. Conditions of approval have been included which will ensure the safety and general welfare of the surrounding area, and the City in general, is maintained.

BACKGROUND

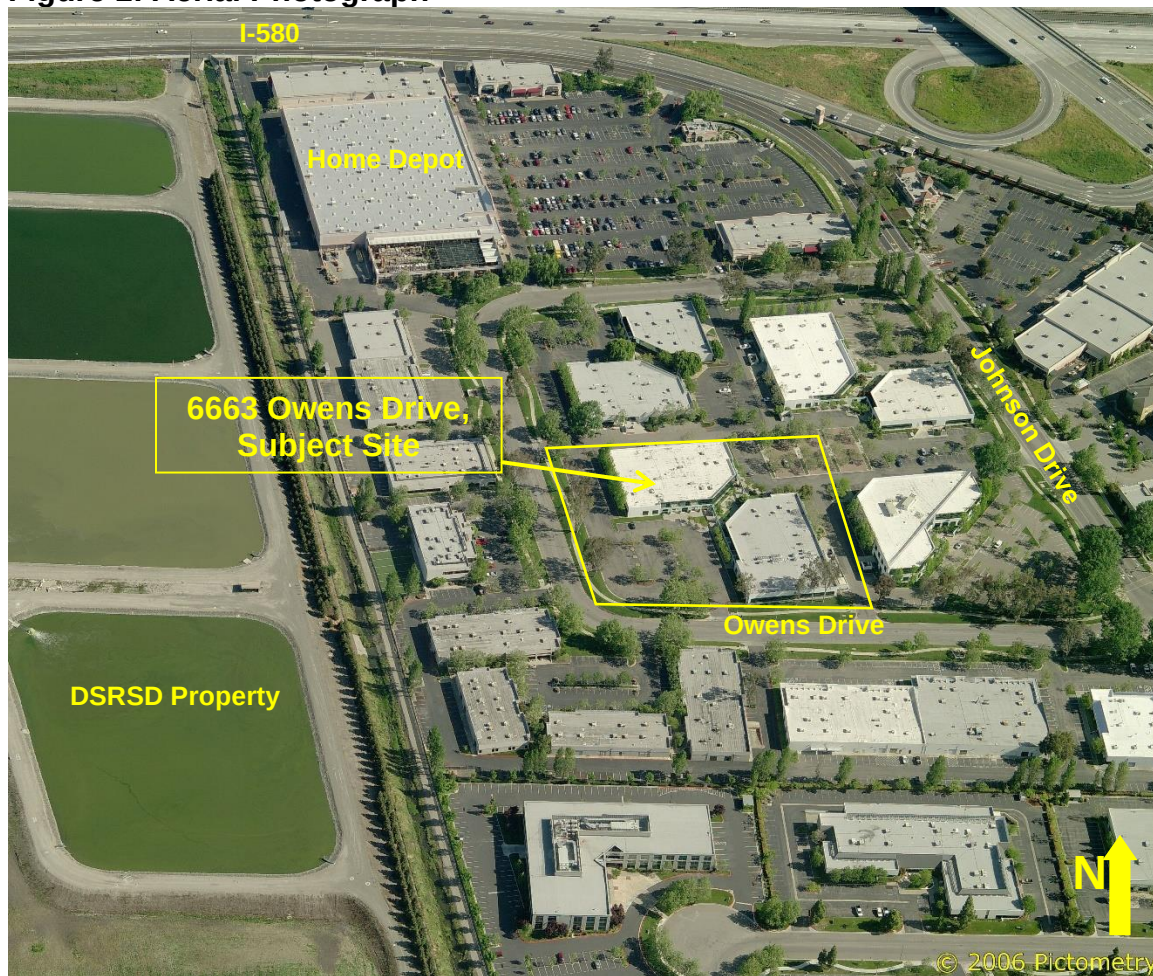
Pleasanton Business Park Center planned unit development (PUD) was approved on February 24, 1981, by the City Council under Ordinance No. 962. The applicant is requesting approval of a CUP to operate a preschool within an existing building at 6663 Owens Drive. The preschool would provide bilingual instruction. The subject site is zoned PUD-I/C-O District. As stated above, preschools or nursery schools are conditionally permitted within the PUD-I/C-O District with the Planning Commission’s approval of a CUP.

SITE AND AREA DESCRIPTION

The subject site is a flat and fully developed approximately 3.59-acre parcel located on the northeast corner of the inner Owens Drive loop, west of Johnson Drive (Figure 1). There are two existing, single-story buildings on the subject site. The southernmost building is approximately 25,500 square feet in size and is fully occupied by an AT&T data center (two full-time employees on-site at any given time) and a photography software development company. The other building is approximately 22,904 square feet in size, of which approximately 9,604 square feet is occupied by the Academic Center of Volitation, Corp, also known as Fei Xiang Bilingual Afterschool (a Heritage School), and the remaining approximately 11,135 square feet is vacant and would be occupied by the proposed preschool use.

The project site has a total of 162 shared parking spaces in front of and behind the two existing buildings. Access to and from the subject site and parking areas is provided by three driveways on Owens Drive. The subject site is surrounded primarily by office and commercial uses to the north, south, east, and west.

Figure 1: Aerial Photograph



PROPOSED PROJECT

The proposed preschool would operate five days per week, Monday through Friday. The applicant is proposing a maximum of 93 students on-site at any given time, with eight teachers.

The preschool will have three programs:

- School day program: 7:30 AM to 3 PM
- Full day program: 8:30 AM to 6:30 PM
- Half-day program: 9:30 AM to 12 PM.

Each program is expected to have approximately 30 students. The staggered pick-up and drop off times will help mitigate any impacts from the pick-up and drop off times.

The floor plan configuration will include a reception lobby, six daycare rooms, bathrooms for children, bathrooms for adults, offices, an indoor playroom and a break room. The applicant proposes to add an approximately 1,364-square-foot, fully fenced play area in the place of 10 parking spaces. The location was selected to retain the existing trees on site. Please see the attached narrative and project plans (Exhibit B) for additional information on the proposed use.

STAFF REVIEW/ANALYSIS

Conditional uses are those uses which, by their nature, require special consideration so they may be located properly with respect to the objectives of the Municipal Code and with respect to their effects on surrounding properties. In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for CUPs.

Land Use

The subject site is located in the PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District. In February 1981, the City approved Ordinance No. 962, which requires a CUP for nursery schools. Staff characterizes preschools similar to nursery schools. FXBS has applied for a CUP as required by ordinance. Therefore, if the CUP were granted, the proposed preschool would be consistent with the applicable land use regulations.

One of the primary concerns in reviewing a CUP application is the effect of a proposed use on surrounding uses. FXBS will be located on a parcel with two existing buildings where the current tenants include a photography software development company, an AT&T data center, and a Heritage School operated by the applicant. The adjacent land uses consist of offices and commercial uses. There are no residential uses within proximity to the subject site.

To be sensitive to the other tenants within the subject building complex and to ensure that FXBS would have minimal impact in terms of parking and circulation, FXBS would have three staggered class groups, with a maximum of 93 students on-site at any given time. Therefore, if the CUP were granted, FXBS would be compatible with the surrounding uses.

Should future problems arise with FXBS, the City would have the ability to bring the application back to the Planning Commission for mitigation, or possible permit revocation, if necessary. Based on past experience with similar uses, staff feels such an action would be unlikely. In addition, staff has included conditions of approval that will ensure FXBS would not generate noise, traffic, or parking shortages such that surrounding uses would be adversely affected.

Therefore, from a land use perspective, staff finds FXBS to be acceptable on the subject property, as conditioned.

Traffic and Circulation

The Traffic Engineering Division has reviewed the project narrative and plan prepared for the proposed preschool, and has determined the proposed hours of operation, planned activities and the associated number of students and staff would not have a significant impact on existing traffic levels. Additionally, the pick-up and drop off times have been tailored so as not to coincide with the AM/PM peak hour traffic levels for the other uses at the subject site and the surrounding area. However, should the applicant wish to increase the number of students and/or alter the hours stated in its narrative, review by the City's Traffic Engineer would be required to assess whether a traffic study would be required and whether payment of traffic fees and implementation of other mitigation measures would be warranted.

Parking

There are two existing single-story buildings on the subject site that collectively are approximately 48,404 square feet in floor area and there are a total of 162 on-site parking spaces. The parking ratio at the subject site is one space per 303 square feet of gross floor area. Based on this ratio, there are approximately 36 parking spaces theoretically allocated to the subject suite (11,135 square feet multiplied by 1 parking space /303 square feet = 36 parking spaces). However, there are no assigned parking spaces in this development.

The Pleasanton Municipal Code parking standards require that educational facilities, such as a preschool, provide one parking space for each employee and one parking space for every four students in grade 10 or above. Based on these requirements, FXBS could generate a demand of up to eight parking spaces at any given time based on the occupancy of:

- Eight staff members = Eight parking spaces
- No students in grade 10 or above (all students will be 18 months to 5 years old) = Zero parking spaces.

Based on the above parking analysis and recommended conditions of approval, staff believes the proposed use would not adversely affect parking supply at the subject site or surrounding properties and adequate parking exists on-site to accommodate all existing and proposed uses. However, should parking problems occur, staff has included a condition of approval which allows the Director of Community Development to refer the use permit back to the Planning Commission for possible additional mitigation measures to be applied (Exhibit A).

Noise

The subject parcel and building are in an area containing both office and commercial uses, and a certain amount of noise is expected. The Pleasanton Municipal Code states that a proposed conditional use must be in accordance with the objectives of the Zoning Ordinance. One of those objectives is to "Promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and harmful intrusions."

Based on the project narrative, all proposed activities would occur inside of the subject suite. With the exception of the outdoor play area, which may generate some noise slightly above ambient levels when students are using the area, staff believes it is unlikely the noise generated during the proposed activities would exceed the Municipal Code standard or impact

other tenants. A recommended condition of approval requires the exterior doors remain closed when not being used for ingress/egress purposes and FXBS inform all students, parents, and staff not to loiter or make loud noises outside the building before or after classes. Similarly, staff believes students would not be adversely affected by noise generated in the surrounding area.

Furthermore, staff has included a standard condition of approval on the project that allows the City to review the project again to add mitigating conditions should any future complaints regarding noise levels occur. Such conditions could include modifying the hours of operation, reducing the number of people allowed in the building and requiring soundproofing of the subject building.

Signage

No signage is proposed at this time. If FXBS wishes to add signage, the proposed signage would be subject to Sign Design Review approval.

ALTERNATIVES

As articulated above, staff believes the preschool, as proposed and conditioned, is consistent with the objectives of the zoning district. However, alternatives to the proposal that could be considered by the Planning Commission include:

1. Denial of the application. Such an action would preclude the applicant from occupying the subject site and conducting the specified activities; or
2. Approval of the CUP with modifications. The Planning Commission could approve the CUP, but with fewer students and/or planned activities, including use of the outdoor play area, with modified hours of operation, or other changes to the proposal.

Since staff is able to support the findings to approve the project, as proposed, and believes the project will not adversely impact any existing on-site uses or the surrounding area, staff suggests that neither of the two project alternatives above should be pursued.

PUBLIC NOTICE AND COMMENTS

Notices of this application were sent to surrounding property owners and tenants within a 1,000-foot radius of the site and a notification was posted on-site per the on-site project notification policy. Staff has provided the location and noticing map as Exhibit C for reference. At the time this report was published, staff had not received any public comments about the project.

PLEASANTON BUSINESS PARK CENTER ASSOCIATION

While the City does not require the approval of the Pleasanton Business Park Center Owners' Association (Association) prior to Planning Commission consideration, the Association has reviewed the application for the proposed use and found it is in substantial compliance with the Valley Business Park guidelines set forth in its Covenants, Codes & Restrictions (CC&Rs).

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt (Section 15301, Class 1, Existing Facilities) from the requirements of the California Environmental Quality Act (CEQA). Therefore, no environmental document accompanies this report.

SUMMARY/CONCLUSION

As proposed and conditioned, staff believes the proposed preschool will be compatible with, and will not detrimentally affect, the existing or future on-site and adjacent/nearby uses or residences. Conditions of approval have been included which will ensure that the safety and general welfare of the surrounding area, and the City in general, is maintained. Staff believes the proposed use will fulfill a community need and the proposed location is appropriate.

Primary Author:

Emily Carroll, Associate Planner, 925-931-5608 or ecarroll@cityofpleasantonca.gov

Reviewed/Approved By:

Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community Development

Ellen Clark, Director of Community Development

Kim Cilley, Assistant City Attorney

RESOLUTION NO. PC-2024-18

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON
APPROVING A CONDITIONAL USE PERMIT APPLICATION AT 6663 OWENS DRIVE FOR
FEI XIANG BILINGUAL SCHOOL, A PRESCHOOL [P24-0370]**

WHEREAS, on June 26, 2024, Rui Zhao for A.C.V. Corporation, applied for Conditional Use Permit approval to operate a preschool within an existing building at 6663 Owens Drive within the Pleasanton Business Park Center (hereinafter “the Project”); and

WHEREAS, zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial, Commercial, Office) District; and

WHEREAS, preschools are a conditionally permitted use in the subject District, and require Planning Commission approval of a Conditional Use Permit (CUP); and

WHEREAS, on December 11, 2024, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties; and

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1: CEQA Findings.

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities in that the project consists of the operation, leasing, and minor alteration of existing private structures involving negligible or no expansion. Additionally, none of the exceptions to the exemption under Section 15300.2 apply.

Section 2: Findings for Conditional Use Permit Approval

With respect to the approval of the Conditional Use Permit (Case P24-0370), the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

Some of the objectives of the zoning ordinance are to foster a harmonious, convenient, workable relationship among land uses, protect existing land uses from inharmonious

influences and harmful intrusions, and ensure that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. As conditioned, staff finds the proposed preschool would be consistent with these objectives. The proposed preschool would be conducted so as to not impact or interfere with the surrounding uses in that the number of students, hours of operation, pick-up and drop-off procedures, and staffing levels will not generate substantial noise or parking demand.

The subject site is zoned PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District, which generally has the characteristics of the City's O (Office) District. One purpose of the O District is to protect offices from noise, disturbances, traffic hazards, safety hazards, and other objectionable influences incidental to certain commercial uses. As conditioned, staff finds the proposed preschool would be consistent with the Zoning Ordinance objectives and O District purpose in that it would be operated so as to not impact or interfere with the surrounding office uses. The proposed preschool will be operated primarily indoors and on a property with adequate circulation and parking to support the use. The applicant will also be required to mitigate any future nuisances that may occur as a result of the proposed use. Therefore, staff believes this finding can be made.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

Academic facilities, including preschools, are a common use within or near office areas in Pleasanton. The City's experience shows that these uses generally make "good neighbors." Preschools generally do not subject surrounding uses to heavy truck traffic, hazardous odors, high noise levels, or other objectionable influences. If the recommended conditions of approval are met, staff finds the preschool will not detrimentally impact surrounding uses. All streets around the subject site are designed per City standards to provide safe ingress and egress into and out of the site. In addition, staff believes the preschool will have adequate off-street parking to meet project demand. Conditions have also been included that would require the applicant to mitigate any future nuisances as a result of the proposed use. Therefore, staff believes this finding can be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

The site's PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District zoning conditionally permits the establishment of preschools. In addition, the preschool complies with all relevant sections of the zoning ordinance. Granting a CUP to the preschool would be consistent with the City's ability to regulate zoning as listed in

Chapter 18.124 of the Municipal Code. Therefore, staff believes this finding can be made.

Section 2:

The Planning Commission hereby approves Case P24-0370, Rui Zhao for A.C.V. Corporation, for Conditional Use Permit approval to operate an existing building at 6663 Owens Drive within the Pleasanton Business Park Center, subject to the Conditions of Approval shown in Attachment 1, attached hereto and made part of this case by reference.

Section 3:

This resolution shall become effective 15 days after its passage and adoption unless: 1) appealed prior to that time by any member of the public; or 2) if a City Councilmember wishes to review the item, pursuant to Pleasanton Municipal Code section 18.144.010, he or she must indicate their desire to review within 15 days following the date of approval, or at the next regular meeting of the City Council, whichever is later. If the majority of the City Council agrees to review the item, a further hearing shall be set pursuant to Pleasanton Municipal Code section 18.12.040 and the Council shall consider the item at that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on December 11, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

ATTEST:

Melinda Denis
Secretary, Planning Commission

Matthew Gaidos
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P24-0370
6663 Owens Drive
December 11, 2024**

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for Conditional Use Permit approval to operate a preschool within an existing building within the Pleasanton Business Park Center located on Assessor Parcel No. 941-1301-64 at 6663 Owens Drive. Development shall be substantially as shown on the project materials listed below:

- a. Narrative and Project plans, Exhibit B, prepared by Rui Zhao for A.C.V. Corporation, dated "Received" on November 14, 2024, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans."

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed use shall be in substantial conformance with the "Approved Plans," except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits.
2. **EXPIRATION – CONDITIONAL USE PERMIT:** This Conditional Use Permit (CUP) approval will lapse and shall become void 1 year following the date on which the CUP became effective, unless prior to the expiration of 1 year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the CUP application; or a certificate of occupancy is issued for the structure which was the subject of the CUP application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code.

3. **APPEAL PERIOD:** The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.
4. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee, and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Conditional Use Permits

5. **NOISE:** The applicant shall:
 - a. Keep all exterior doors of the tenant space closed when not being used for ingress/egress purposes.
 - b. Inform all parents/students/staff to avoid loitering outside of the building and to be courteous and quiet when entering or leaving the parking area. **(project specific condition)**
6. **MAINTENANCE:** The applicant shall maintain the subject property or if applicable, the area surrounding the tenant space, in a clean and orderly manner at all times.
7. **MODIFICATIONS:** If additional hours of operation or activities beyond what is stated in the "Approved Plans" are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
8. **CONDITIONAL USE PERMIT REVIEW:** If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said conditional use permit.
9. **OUTDOOR STORAGE:** There is to be no outdoor storage without prior approval by the City.

10. SIGNAGE: This approval does not include approval of any signage. If signs are desired, the applicant shall submit a sign proposal to the Planning Division for review and approval prior to sign installation.
11. EXTERIOR CHANGES: Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
12. RELOCATION: If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant space.
13. IMPACT FEES: The applicant shall pay the required sewer fees, traffic impact fees, and all other fees the proposed use may be subject to prior to building permit issuance. The type and amount of the fees shall be those in effect at the time the building permit is issued.
14. BUILDING PERMIT: Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to the commencement of any work. Prior to issuance of a business license, the applicant shall submit plans to the Building Department that satisfy egress requirements (**project specific condition**).

TRAFFIC DIVISION – 925-931-5600

15. TRAFFIC IMPACT FEES: The applicant shall be responsible to pay both the City's Traffic Impact Fees (TIF) and the Tri-Valley Transportation Council's (TVTC) Tri-Valley Transportation Development Fee (TVTDF). Estimated TDF's are attached in the documents section.
 - a. The applicant shall be responsible to pay the City's TIF based on the proposed number of trips during the PM peak hour (highest 1 hour volume between 4 p.m. and 6 p.m.). Trip credits shall be given for the existing use. Per the narrative provided in submittal 2, the project will generate 16 trips during the PM peak hour. These trips will not exceed the previous use and no City TIF's are required at this time. However, Traffic Engineering will monitor the site throughout the CUP. Should Traffic Engineering observe a volume of trips in excess of the PM peak hour assumption, the City Traffic Engineer will require a trip generation "after study" to be completed by the City's on-call transportation consultant. If the trip generation "after study" is reflective of the applicant's narrative, no further action will be needed. If the trip generation is greater than the narrative, the applicant shall be required to pay the City's Traffic Impact Fees associated with the additional trips and/or have their use permit brought back to Planning Commission for subsequent review. (**Project Specific Condition**)
 - b. The applicant shall be responsible to pay the TVTDF based on the average number of trips between both the AM (7-9 a.m.) and PM (4-6 p.m.) peak hours. Trip credits shall be given for the existing use. The TVTDF is collected by the City of Pleasanton for the TVTC. TVTC project fund regional transportation

improvement projects throughout the tri-valley area. Per the narrative provided in submittal 2, the project will generate an average of 20 trips during the peak hours (24 AM trips + 16 PM trips / 2). **(Project Specific Condition)**

16. Monitoring of circulation and parking during operational hours may be conducted by Traffic Engineering staff. If parking exceeds the allowed allotment and/or circulation problems arise once the programs are in operation, as determined by the City's Traffic Engineer, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said minor conditional use permit.

NARRATIVE FOR CONDITIONAL USSE PERMIT / DEVELOPMENT REVIEW**ACADEMIC CENTER OF VOLITATION, CORP. - FEI XIANG BILINGUAL PRESCHOOL****6663 OWENS DRIVE, PLEASANTON**

1. PROJECT DESCRIPTION

The subject site is a flat, fully developed 3.59-acre parcel located at the northeast corner of the inner Owens Drive loop, west of Johnson Drive (see Figures 1 and 2). The site contains two existing single-story buildings.

The southern building, located at 6621 Owens Drive, is approximately 25,500 square feet and is fully occupied by an AT&T data and equipment center. The other building, located at 6665 Owens Drive, is approximately 22,904 square feet. Of this space, 9,604 square feet is occupied by the Academic Center of Volitation, Corp., also known as Fei Xiang Bilingual Afterschool. The remaining 11,135 square feet at 6663 Owens Drive, also occupied by the Academic Center of Volitation, Corp., is proposed for preschool use. In fall 2023 and spring 2024, 6663 Owens Drive received a private school use permit and building permit and has been upgraded for private school use. We are now proposing to add more features – including an outdoor playground to accommodate the preschool program.

The project site includes a total of existing 172 shared parking spaces in front of and behind the two existing buildings. Access to and from the site and parking areas is provided by three driveways on Owens Drive. The site is surrounded primarily by office and commercial uses to the north, south, east, and west.

The Academic Center of Volitation, Corp. has occupied 6665 Owens Drive as a bilingual afterschool facility since 2016. With the growth of our business and the diverse population of the city, we are proposing to provide a preschool program in the adjacent unit at 6663 Owens Drive, Pleasanton. The population of Tri-Valley and surrounding cities is growing, and this preschool will meet the increasing demand for bilingual education. Many parents in Tri-Valley currently drive their children to Fremont for similar services and would welcome such a service in Pleasanton.

The purpose of this document is to provide all the information required by the city for approval of a Conditional Use Permit (CUP) and a Planned Unit Development Modification to operate a preschool at the subject location.

2. BUILDING USEAGE

The proposed preschool at 6663 Owns Drive will provide the following space usage:

Lobby for reception and registration

Six daycare rooms

Restrooms for children

Restrooms for adults

Offices

Break room

Indoor play area, reading area and book stack area

Outdoor playground

3. PRESCHOOL CAPACITIES

The preschool is requesting a maximum capacity of 93 children of 18 months to 5 years of age with the following breakdown:

- Children between 18 and 24 month = 15
- Children between 2 and 5 years = 78
- Total capacity = 93

4. PRESCHOOL HOURS OF OPERATION

The preschool will operate Monday through Friday, excluding holidays. The preschool will offer the following programs. The drop-off times for these programs will vary between 7:30AM and 9:30AM

- School-day program (7:30AM – 03:00PM): Pick-up time – 03:00PM
- Full-day program (08:30AM – 06:30PM): Pick-up time – 06:15PM to 06:30PM
- Half-day program (09:30AM – 12:00 Noon): Pick-up time – 12:00 Noon

Each program is expected to have one-third of the full capacity of children, i.e. 31 children

The staggered pick-up and drop-off times will make a minimum impact on parking and traffic.

5. PRESCHOOL PLANNED ACTIVITIES

The following table shows the planned activities for the preschool (Monday – Friday)

[illegible]

Note: The outside play-time for the children will be adjusted according to daylight hours between Summer and Winter such that the total outside play time for the children remains the same.

6. PRESCHOOL PICKUP / DROP-OFF POLICY

The Preschool will follow this pickup and drop-off policy:

All children will be dropped-off and picked up by an authorized parent/guardian only. The entrance to the school will have an electronic security system, which can be opened by an electronic card key issued to each parent/guardian. The drop-off requires the following 3 steps:

- (1) Park his/her car and walk the child to the entry door to the lobby
- (2) Open the door with the card key to enter the lobby
- (3) Check-in the child electronically on a computer in the lobby and depart

The process is quite streamlined for quick drop-offs and pickups and on an average takes about 2 minutes.

7. PRESCHOOL SPACE REQUIREMENT

Community Care Licensing, the State regulatory agency that licenses preschools, and the City require 35 Square Feet of classroom space per student and access to an open play area for the preschool children. The play area requirement is 75 Square Feet per child, excluding infants and toddlers.

Preschool Classrooms:

Permit application (Number of children) =	93
Minimum classroom space requirement for 93 children (35 SF/child) =	3255 SF
Net space of 6 preschool classrooms provided =	3279 SF

The classroom space exceeds the minimum requirement.

Outside Play Area:

Outside play area provided =	1500 SF
Number of children in the play area at any one time (75 SF/Child) =	20

The play-time for 93 children will be staggered so that the maximum number of children in the play area does not exceed 20.

8. PARKING ANALYSIS

As previously mentioned, there are two existing single-story buildings on the subject site that collectively are approximately 48,404 square feet in floor area and with the proposed playground that will use 10 parking stalls, there will be a total of 162 on-site parking spaces.

The proposed site provides 162 total parking stalls, they are shared among two buildings. The two other current tenants include After School and AT&T. The after school resides at 6665 Owens Drive, occupying 9,604 square feet, with business hours of 9:00 AM – 07:00 PM. The other building on the parcel is occupied by an AT&T Data Center. This 25,500 square foot building is filled with server equipment and only has two employees on-site. This tenant has traditional operating hours of 8 AM – 5 PM. Both of these tenants utilize less than their share of the 160 available parking stalls which allows for plenty of parking on this site.

The parking ratio at the subject site is one space per 303 square feet of gross floor area. Based on this ratio:

6665 Owens Drive: $(9,604 \text{ square feet multiplied by } 1 \text{ parking space } / 303 \text{ square feet} = 32 \text{ parking spaces})$.

6663 Owens Drive: $(11,135 \text{ square feet multiplied by } 1 \text{ parking space } / 303 \text{ square feet} = 37 \text{ parking spaces})$.

6621 Owens Drive: $(25,500 \text{ square feet multiplied by } 1 \text{ parking space } / 303 \text{ square feet} = 85 \text{ parking spaces})$.

Total parking required: 154

Total parking proposed provided: 162

The Pleasanton Municipal Code parking standards require that educational facilities provide one parking space for each employee and one parking space for every four students in grade 10 or above.

Based on these requirements, ACV could generate a demand for up to 10 parking spaces for afterschool and 8 parking spaces for preschool.

Meanwhile, the AT&T Data Centers filled with server equipment and only has two employees on-site. This tenant has traditional operating hours of 8 AM – 5 PM. All of these tenants utilize less than their share of the 162 available parking stalls, which allows for plenty of parking on this site.

Figure 1 Existing Site Plan:

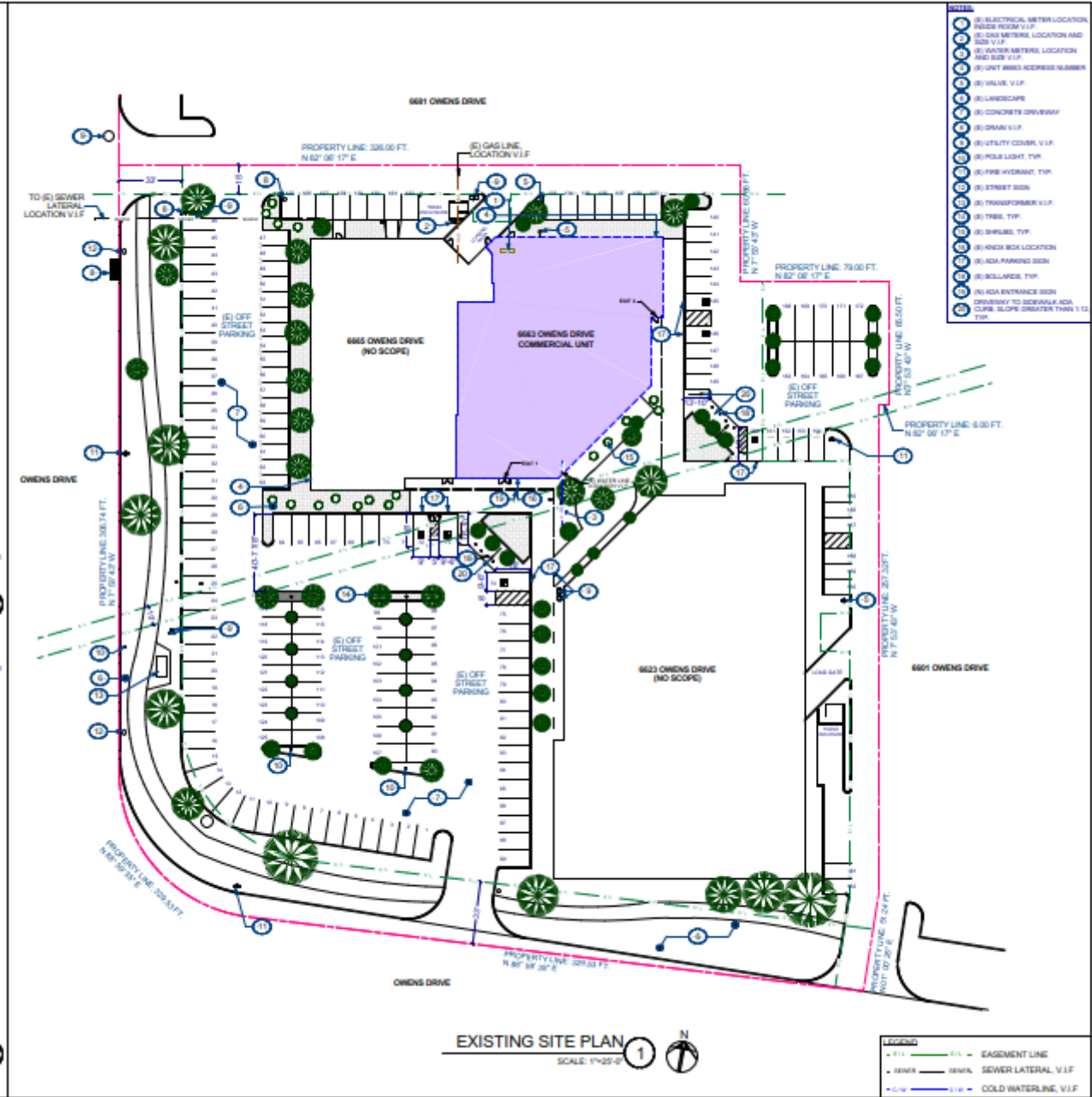
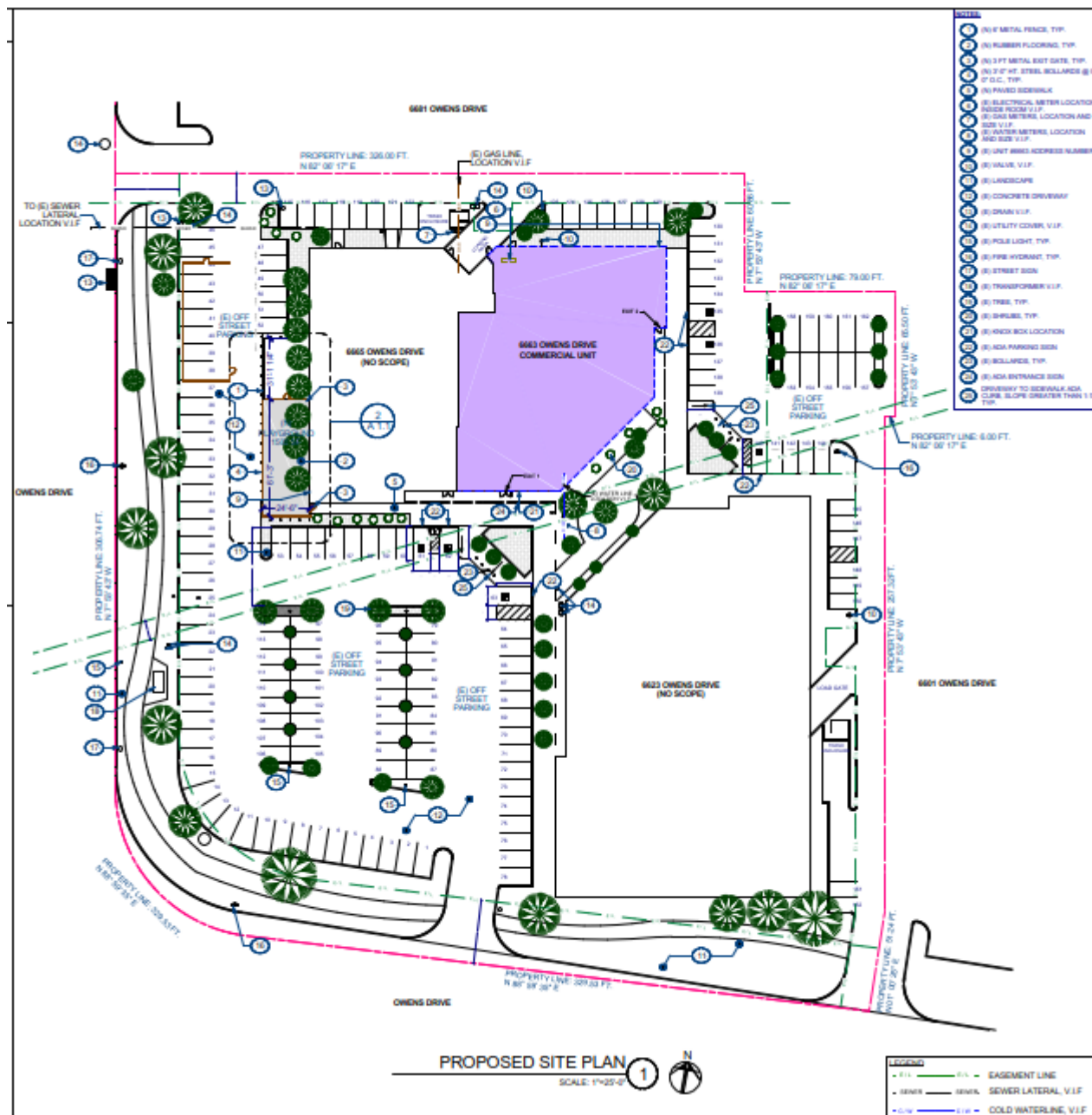


Figure 2 Proposed Site Plan:



The preschool will also manage its patrons through parking policies which limit how many parent/guardians can drop off and pick up at one time. Each parent will typically pick up more than one student, as many of the students are siblings.

9. CHECK-IN & CHECK-OUT LOG

CHECK-IN	
Time Window	Number
07:30 - 07:45 AM	1
07:45 - 08:00 AM	1
08:00 - 08:15 AM	1
08:15 - 08:30 AM	1
08:30 - 08:45 AM	2
08:45 - 09:00 AM	2
09:00 - 09:15 AM	16
09:15 - 09:30 AM	16
09:30 - 09:45 AM	16
09:45 - 10:00 AM	16
10:00 - 10:15 AM	8
10:15 - 10:30 AM	8
10:30 - 10:45 AM	5

Total: 93

AM Peak Hour
Trips Number X2: 16

CHECK-OUT	
Time Window	Number
12:00 - 12:15 PM	8
12:15 - 12:30 PM	8
12:30 - 12:45 PM	8
12:45 - 01:00 PM	8
01:00 - 01:15 PM	0
01:15 - 01:30 PM	0
01:30 - 01:45 PM	0
01:45 - 02:00 PM	0
02:00 - 02:15 PM	0
02:15 - 02:30 PM	0
02:30 - 02:45 PM	0
02:45 - 03:00 PM	0
03:00 - 03:15 PM	5
03:15 - 03:30 PM	5
03:30 - 03:45 PM	5
03:45 - 04:00 PM	5
04:00 - 04:15 PM	2
04:15 - 04:30 PM	2
04:30 - 04:45 PM	2
04:45 - 05:00 PM	2
05:00 - 05:15 PM	2
05:15 - 05:30 PM	2
05:30 - 05:45 PM	2
05:45 - 06:00 PM	2
06:00 - 06:15 PM	12
06:15 - 06:30 PM	13

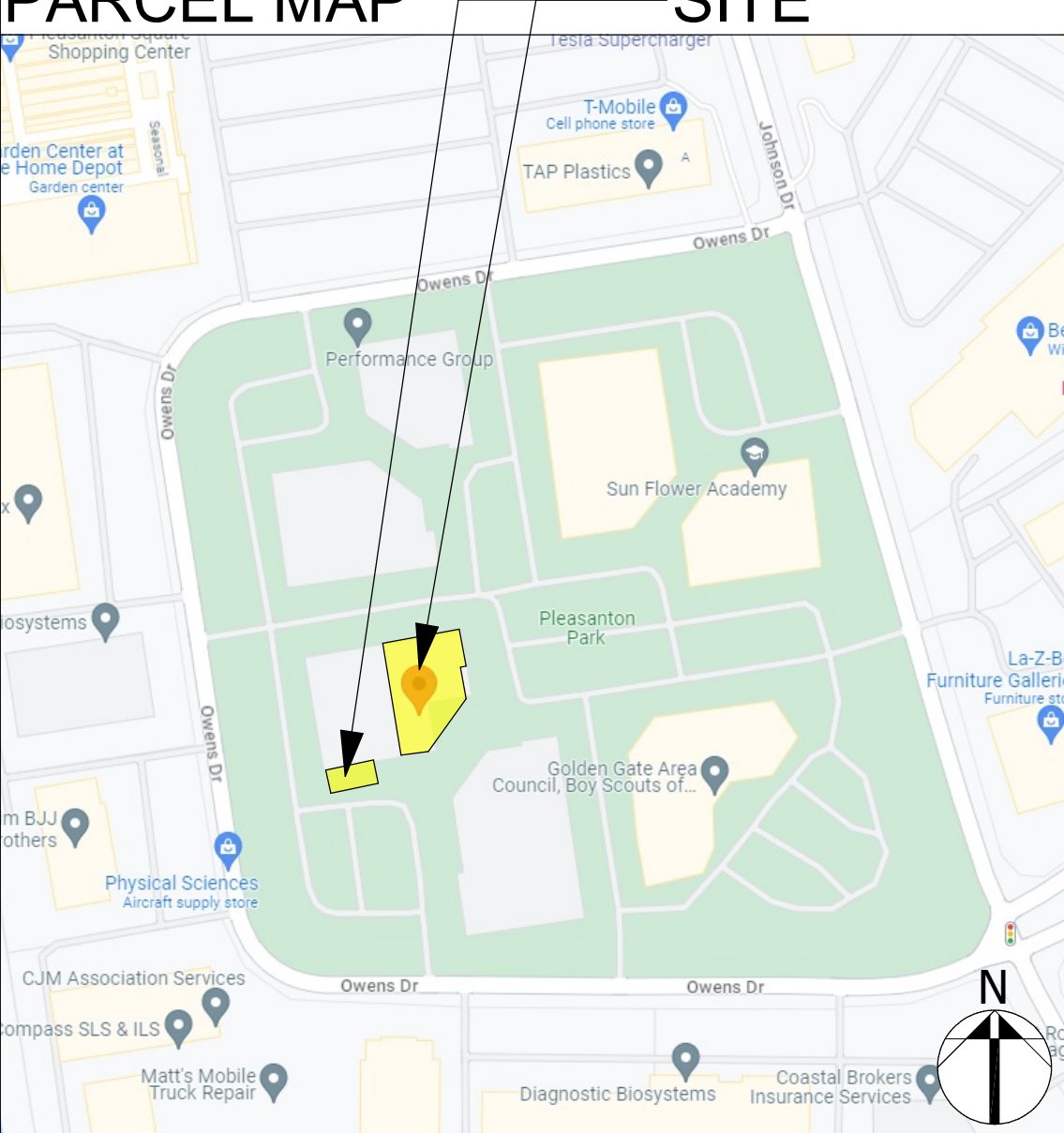
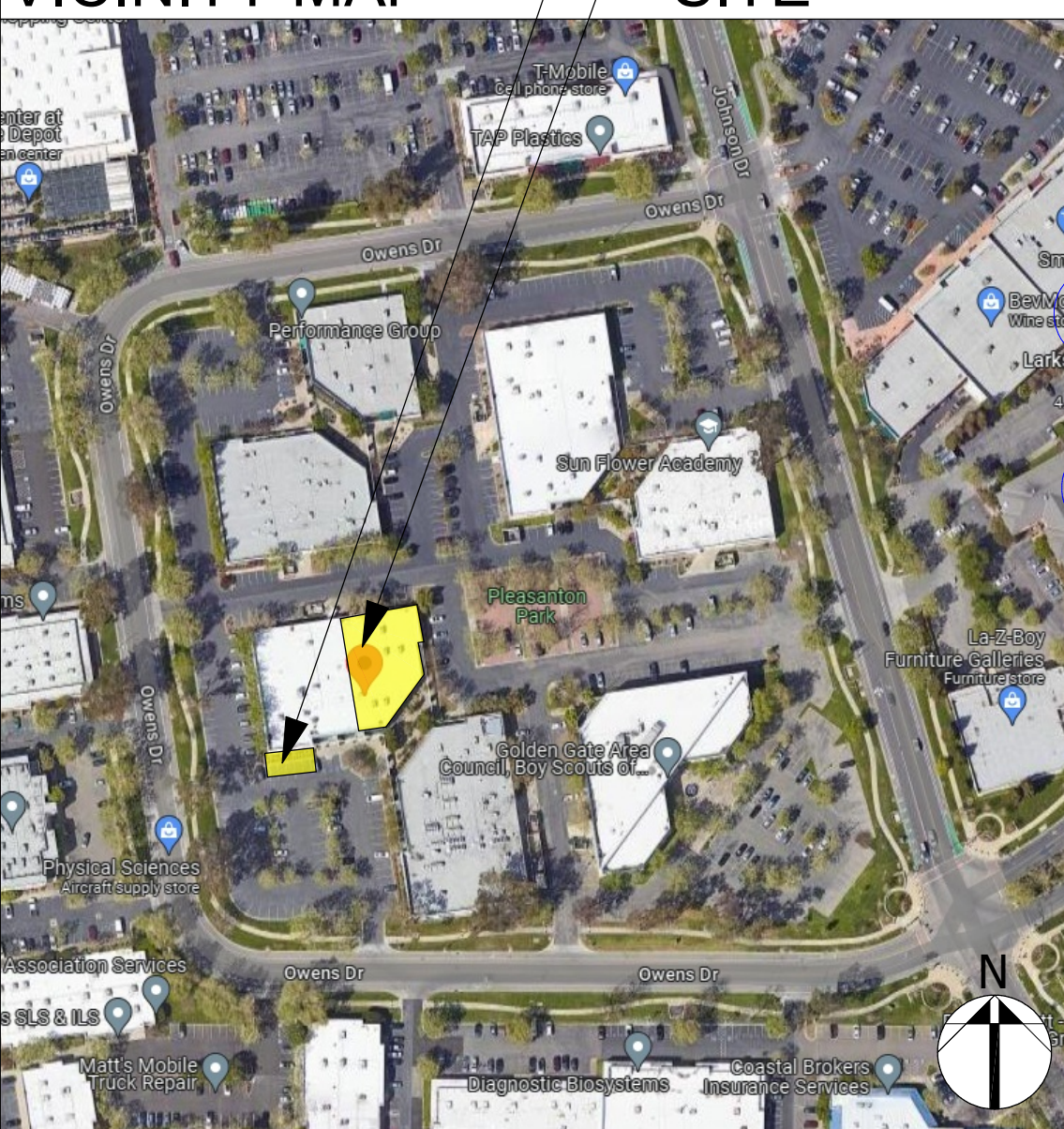
Total: 93

PM Peak Hour
Trips Number: 16

10. SECURITY

The applicant's vast experience in childcare dictates a very high propriety for the security of the children. As with other preschool of the applicant, Academic Center of Volitation, Corp. will provide in following:

1. The lobby door has anti-intruder lockset system through the private school use permit.
2. The play area shall be fenced using tubular mental material.
3. 3. All parents/guardians shall be required to check-in and check-out their children.

GENERAL NOTES		ABBREVIATIONS		GREEN CODE		PARCEL MAP		SITE			
1. CONTRACTORS SHALL VERIFY ALL DIMENSIONS WITH CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK. CONTRACTORS SHALL NOTIFY PROJECT DESIGNER IF EXISTING CONDITIONS DIFFER FROM THOSE ON DRAWINGS. 2. ALL DIMENSIONS SHALL BE AS INDICATED ON DRAWINGS OR AS CLARIFIED BY PROJECT DESIGNER. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. 3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT DESIGNER PRIOR TO COMMENCEMENT OF WORK. 4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND THE HIGHEST STANDARDS OF THE TRADE. 5. ALL WORK SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. 6. NO MATERIALS CONTAINING ASBESTOS MAY BE USED.		@ ACOUS. A.D. ADJ. A.G. A.F.F. AL. ARCH. ASPH. BD. BLDG. BM. CH. CAB. CEM. CER. CLR. COL. CONSTR. CONT. CONC. D. DIA. DS. DWG. ELEV. (E) E. EA. ELEC. EQ. EXT. EXP. F.E.C. FIN. FLR. FLUOR. F.O.F. F.O.S. FT. GALV. GA. GL. GYP. HT. HEX. H. H.C. H.M. HR. INSUL. INT. L. LT. MIN. MTD. (N) N. N.I.C. NO.OR # N.T.S. O.A. O.C. O.H. P.D.P. PL. P.LAM. PLYWD. (R) R. REQ. RM. R.O. S.C. SCHED. SIM. SHT. SPEC. STD. STOR. SUSP. S/S SQ. TEL. T.&G. THK. TYP. U.O.N. VERT. V.I.F. V.C.T. W.C. WD. W/ W/O WP. W.R. WT. AT ACCOUSTICAL AREA DRAIN ADJUSTABLE OR ADJACENT ABOVE GRADE ABOVE FINISHED FLOOR ALUMINUM ARCHITECTURAL ASPHALT BOARD BUILDING BEAM CEILING HEIGHT CABINET CEMENT CERAMIC CLEAR COLUMN CONSTRUCTION CONTINUOUS CONCRETE DEEP DIAMETER DOWNSPOUT DRAWING ELEVATION EXISTING EAST EACH ELECTRICAL EQUAL EXTERIOR EXPANSION FIRE EXTINGUISHER CABINET FINISH FLOOR FLUORESCENT FACE OF FINISH FACE OF STUD FOOT OR FEET GALVANIZED GAUGE GLASS GYPSUM HEIGHT HEXAGON HIGH HOLLOW CORE HOLLOW METAL HOUR INSULATION INTERIOR LONG LIGHT MINIMUM MOUNTED NEW NORTH NOT IN CONTRACT NUMBER OR POUND NOT TO SCALE OVERALL ON CENTER OPPOSITE HAND POWDER DRIVEN PIN PLATE PLASTIC LAMINATE PLYWOOD REMOVE(D) RADIUS REQUIRE(D) ROOM ROUGH OPENING SOLID CORE SCHEDULED SIMILAR SHEET SPECIFICATION STANDARD STORAGE SUSPENDED STAINLESS STEEL SQUARE TELEPHONE TONGUE & GROOVE THICK TYPICAL UNLESS OTHERWISE NOTED VERTICAL VERIFY IN FIELD VINYL COMPOSITION TILE WATER CLOSET WOOD WITH WITHOUT WATERPROOF WATER RESISTANT WEIGHT		G1. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/ BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF RODENTS PER CGBSC 4.406.1. G2. MIN. 65% OF THE CONSTRUCTION WASTE GENERATED SHALL BE RECYCLED AND/OR SALVAGED PER CGBSC 4.408.1. G3. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGBSC 4.410.1. G4. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR INTAKE AND DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED. TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS ENTERING THE SYSTEM MAY BE USED PER CGBSC 4.504.1. G5. FINISH MATERIALS SHALL COMPLY WITH SECTION 4.504.2.1 THROUGH 4.504.5.1. G6. ADHESIVES, SEALANT AND CAULKS SHALL BE COMPLIANT WITH VOC OR OTHER TOXIC COMPOUND LIMIT PER CGBSC 4.504.2.1. G7. PAINT AND COATING SHALL BE COMPLIANT WITH VOC LIMIT PER CGBSC 4.504.2.2. G8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC OR OTHER TOXIC COMPOUND PER CGBSC 4.504.2.3. G9. DOCUMENTATION SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR UPON REQUEST, VERIFYING THAT COMPLIANT VOC LIMIT MATERIALS HAVE BEEN USED PER CGBSC 4.504.2.4. G10. ALL CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMIT PER CGBSC 4.504.3. G11. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE PRODUCT (CHPS) LOW-EMITTING MATERIAL LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOOR SCORE PROGRAM PER CGBSC 4.504.3.4. G12. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL BE COMPLIANT WITH LOW FORMALDEHYDE EMISSIONS STANDARDS PER CGBSC 4.504.5. G13. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF ½" OR LARGER CLEAN AGGREGATE UNDER A 6-MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGBSC 4.505.2 AND CRC R506.2.3. G14. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE CGBSC 4.505.3. G15. INSTALL ENERGY STAR BATHROOM FANS ON TIMER OR HUMIDISTAT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. SHALL BE PROVIDED IN EVERY NEW/REMODELED BATHROOM PER CGBSC 4.506.1. G16. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS (CGBSC 4.507.2): 1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 OR EQUAL; 2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ ACCA 1 MANUAL D-2014 OR EQUAL. 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA3 MANUAL S-2014 OR EQUAL 4. EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE. G17. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENTS BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGBSC 702.1. G18. DOCUMENTATION OF COMPLIANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY. OTHER SPECIFIC DOCUMENTATION OR SPECIAL INSPECTIONS NECESSARY TO VERIFY COMPLIANCE ARE SPECIFIED IN APPROPRIATE SECTIONS OF CALGREEN PER CGBSC 4.703.							
CODE COMPLIANCE				VICINITY MAP		SITE		SCOPE OF WORK		CONTACT LIST	
CITY OF PLEASANTON MUNICIPAL CODE 2022 CBC, CALIFORNIA BUILDING CODE 2022 CRC, CALIFORNIA RESIDENTIAL CODE 2022 CMC, CALIFORNIA MECHANICAL CODE 2022 CEC, CALIFORNIA ELECTRICAL CODE 2022 CPC, CALIFORNIA PLUMBING CODE 2022 CFC, CALIFORNIA FIRE CODE 2022 CCR, CALIFORNIA CODE OF REGULATIONS, TITLE 24 2022 CALIFORNIA GREEN BUILDING STANDARD CODE 2022 CALIFORNIA ENERGY CODE								1. INTERIOR REMODEL OF EDUCATION/BUSINESS UNIT TO ADD DAYCARE USE FOR 18 MONTHS TO FIVE YEARS OLD CHILDREN. 2. CONVERT EXISTING OFFICES TO NEW DAYCARE ROOMS. 3. PROVIDE TOTAL 6 DAYCARE ROOM TO SUPPORT NINETY THREE STUDENTS (FIVE YOUNGER THAN 36 MONTHS INFANTS AND TODDLERS AND EIGHTY-EIGHT 36 MONTHS OR OLDER CHILDREN). 4. CHANGE INDOOR PLAY AREA TO INCLUDE READING AREA AND BOOK STACK AREA. 5. CONVERT 9 PARKING SLOTS TO 1364 SF OUTDOOR PLAY GROUND, MODIFY LANDSCAPE AND SIDEWALK AS NEEDED TO ACHIEVE THE DESIGN.		PROJECT ADDRESS: 6663 OWENS DR. PLEASANTON, CA 94588 OWNER: RAY ZHAO CELL.: (925) 353-888 EMAIL: ZHAORAY@HOTMAIL.COM DESIGNER: ORANGE ENGINEERING LLC 4005 CLIPPER CT FREMONT, CA 94538 (408)888-7836 XIN@ORENGR.COM XIANLI@ORENGR.COM MEP ENGINEER: CDI, INC. 16520 BAKE PARKWAY, SUITE 100 IRVINE, CA 92618 (949)336-6636	
				SHEET INDEX				PROPERTY INFORMATION			
				ARCHITECTURAL A 0.0 COVER SHEET A 1.0 EXISTING SITE PLAN A 1.1 PROPOSED SITE PLAN A 1.2 PROPOSED PLAYGROUND PLAN A 2.0 EXISTING FLOOR PLAN A 2.1 PROPOSED FLOOR PLAN A 3.0 PATH OF EGRESS A 4.0 EXISTING CEILING PLAN A 4.1 PROPOSED CEILING PLAN A 5.0 PROPOSED FENCE ELEVATIONS A 7.0 ADA DETAILS C1.0 CLEAN BAY BLUE PRINT STRUCTURAL SN1.0 GENERAL NOTE S1.0 FOUNDATION PLAN S2.0 ROOF FRAMING PLAN SD1.0 DETAIL MECHANICAL M000 MECHANICAL NOTES M001 MECHANICAL SCHEDULES & DETAILS M100 MECHANICAL PLAN M1.1 MECHANICAL PLAN - ROOF PLAN TM00 MECHANICAL TITLE 24-1 ELECTRICAL E000 ELECTRICAL SPECIFICATION E001 SINGLE LINE DIAGRAM/SCHEDULES E100 LIGHTING PLAN E200 POWER PLAN				ZONING: APN: OCCUPANCY: OCCUPANCY LOAD: AGE OF STUDENTS: HOURS OF OPERATION: AVERAGE TEACHER TO STUDENTS: TYPE OF CONSTRUCTION: FIRE SPRINKLERS: EXISTING PARKING: PROPOSED PARKING: LOT AREA: PUD-1/C-O 941-1301-064-00 B AND E 222, TOTAL 93 STUDENTS 18 MONTHS TO 5 YEARS 8 AM - 6 PM, MONDAY TO FRIDAY 8:1 TYPE V-B YES (EXISTING) 173 (OFF STREET, V.I.F) 164 (OFF STREET, V.I.F) 156,380 SF BUILDING FLOOR AREA: EXISTING 11,135 SF PROPOSED NO CHANGE TOTAL 11,135 SF BUILDING FOOTPRINT: 11,135 SF NO CHANGE 11,135 SF			
								DEFERRED SUBMITTAL			
								FIRE ALARM SHALL BE DEFERRED SUBMITTAL			
								FIRE SPRINKLER SHALL BE DEFERRED SUBMITTAL			
										DESIGN ACCEPTED OCT 24 2024 Dublin San Ramon Services District Engineering Department	

ORANGE
ENGINEERING

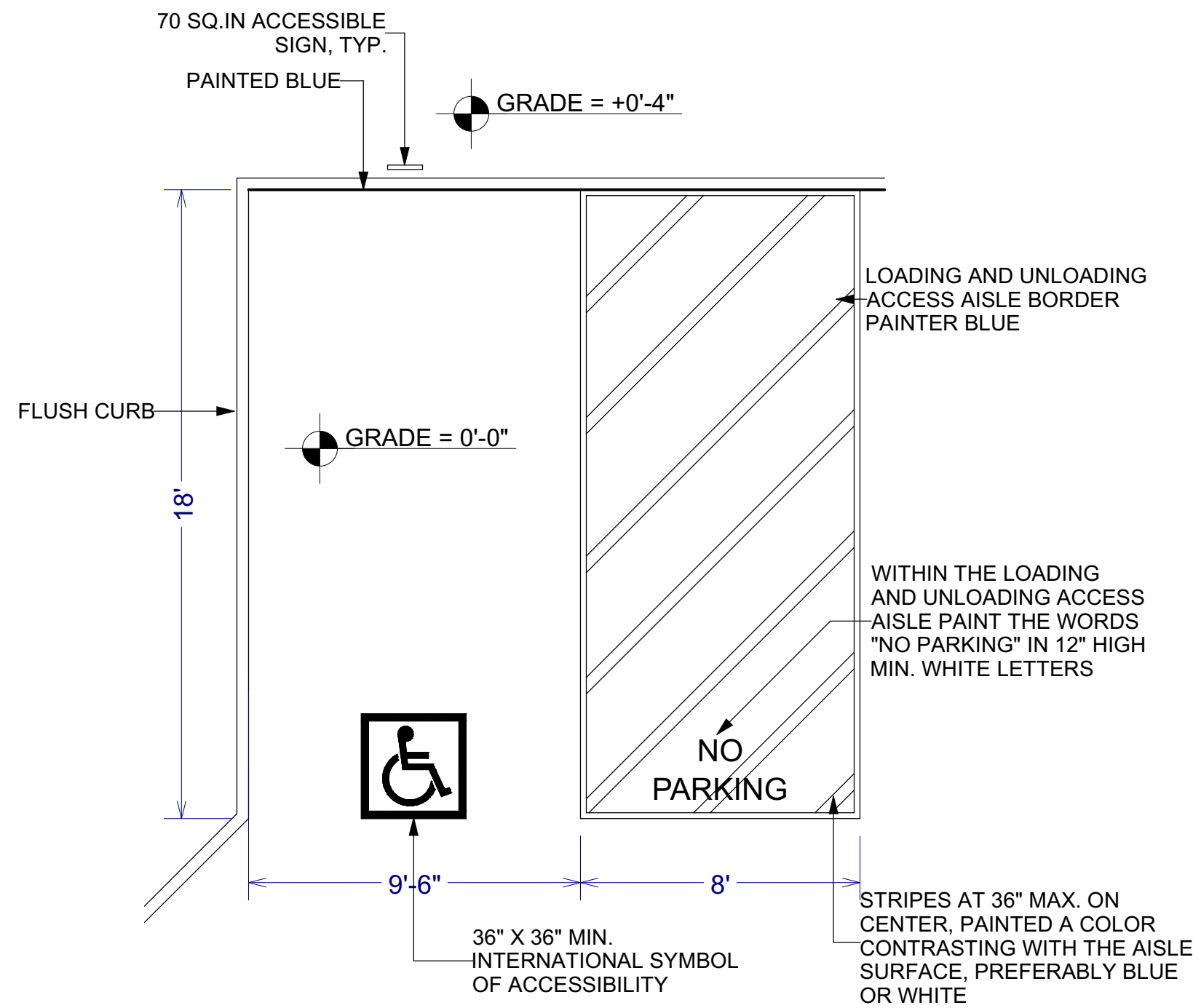
4005 CLIPPER CT
FREMONT, CA 94538
TEL (408) 888-7836

REGISTERED ARCHITECT
SY-CHENG TSAI
C-24234
10/12/25
RENEWAL
DATE
STATE OF CALIFORNIA

SY-CHENG TSAI C-24234

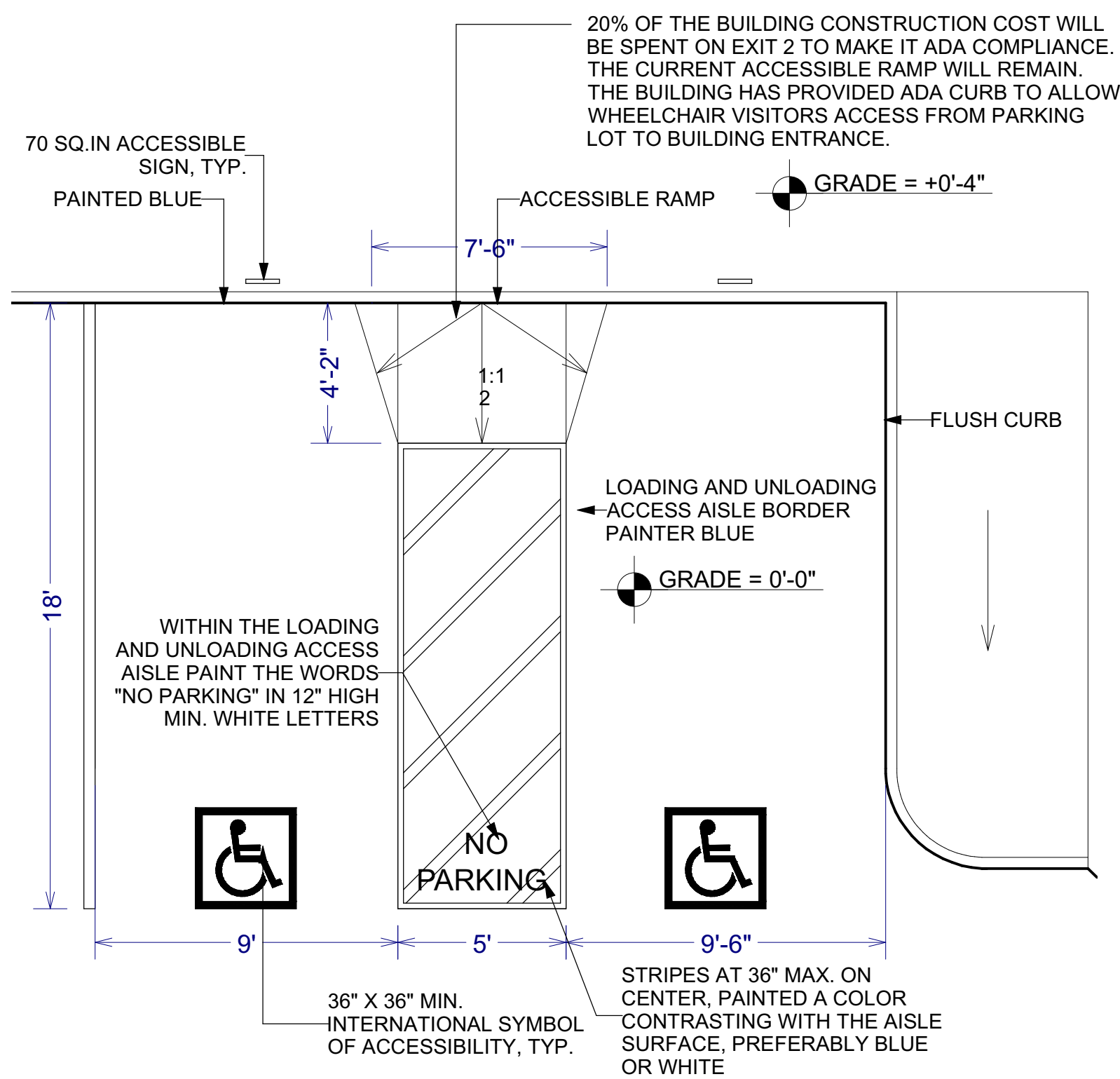
ACADEMIC CENTER OF VOLITATION,
CORP. - PRESCHOOL
6663 OWENS DR,
PLEASANTON, CA 94588

DATE: 11/22/23
JOB NO. OE2303
ISSUE & REVISION
MM/DD/YY CITY SUBMITTAL
1 09/03/2024 PLANNING REV1
2
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SHEET NAME:
COVER SHEET
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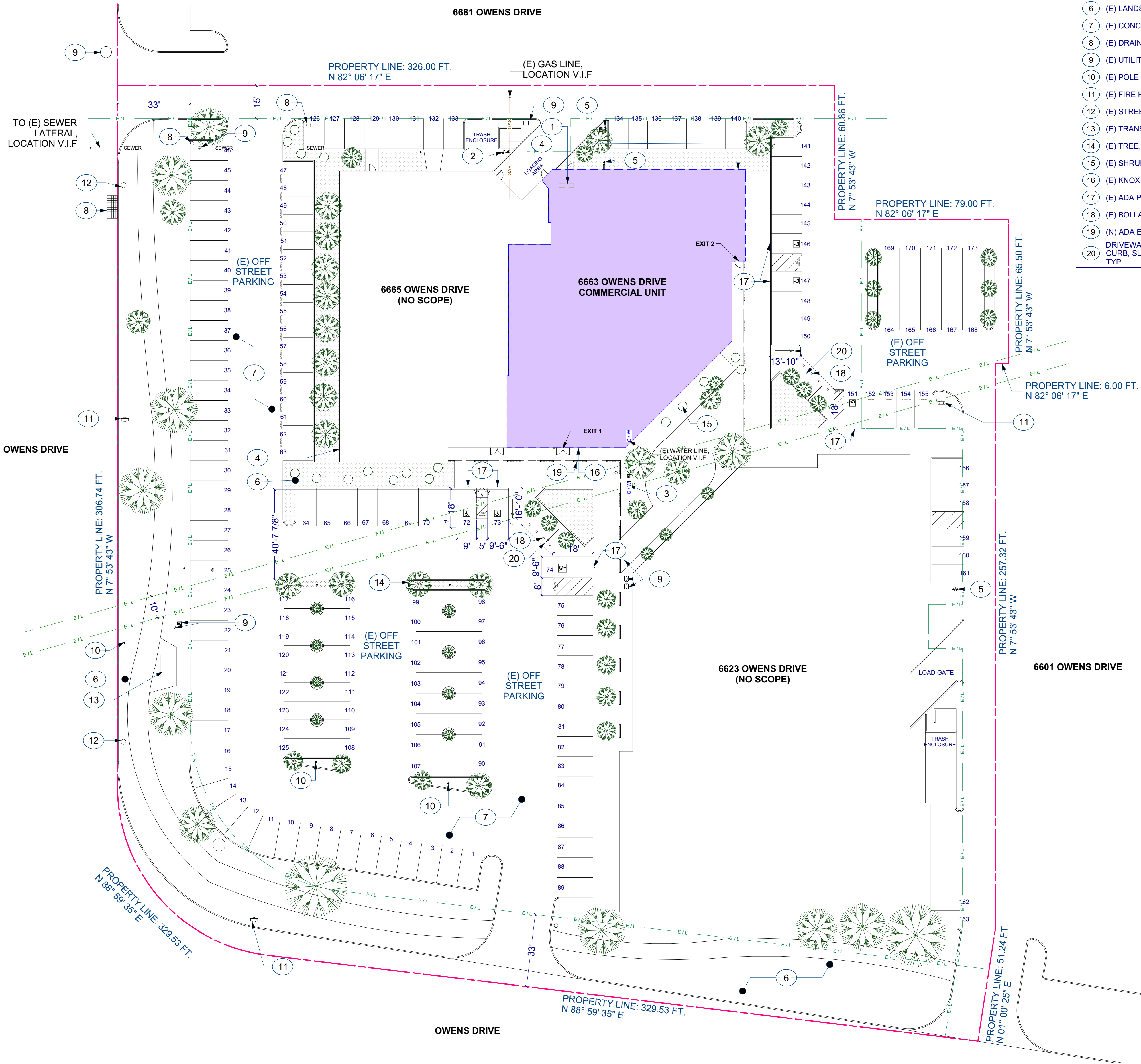
EXISTING NEAREST ADA VAN PARKING STALL 3

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



EXISTING NEAREST ADA PARKING STALL 2

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



EXISTING SITE PLAN 1

SCALE: 1"=25'-0"

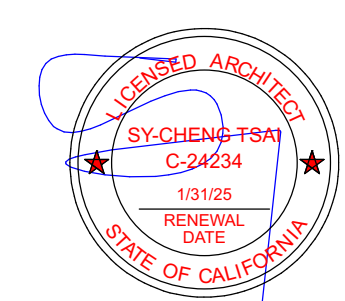
LEGEND		
E/L	E/L	EASEMENT LINE
SEWER	SEWER	SEWER LATERAL, V.I.F.
C/W	C/W	COLD WATERLINE, V.I.F.

- NOTES:
- (E) ELECTRICAL METER LOCATION, INSIDE ROOM V.I.F.
 - (E) GAS METERS, LOCATION AND SIZE V.I.F.
 - (E) WATER METERS, LOCATION AND SIZE V.I.F.
 - (E) UNIT #6663 ADDRESS NUMBER
 - (E) VALVE, V.I.F.
 - (E) LANDSCAPE
 - (E) CONCRETE DRIVEWAY
 - (E) DRAIN V.I.F.
 - (E) UTILITY COVER, V.I.F.
 - (E) POLE LIGHT, TYP.
 - (E) FIRE HYDRANT, TYP.
 - (E) STREET SIGN
 - (E) TRANSFORMER V.I.F.
 - (E) TREE, TYP.
 - (E) SHRUBS, TYP.
 - (E) KNOX BOX LOCATION
 - (E) ADA PARKING SIGN
 - (E) BOLLARDS, TYP.
 - (N) ADA ENTRANCE SIGN
 - DRIVEWAY TO SIDEWALK ADA CURB, SLOPE GREATER THAN 1:12, TYP.



ORANGE ENGINEERING

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FREMONT, CA 94538
TEL (408) 888-7836



SY-CHENG TSAI C-24234

ACADEMIC CENTER OF VOLITATION,
CORP. - PRESCHOOL

6663 OWENS DR,
PLEASANTON, CA 94588

DATE: 11/22/23
JOB NO. OE2303

ISSUE & REVISION

	MM/DD/YY	CITY SUBMITTAL
1	09/03/2024	PLANNING REV1
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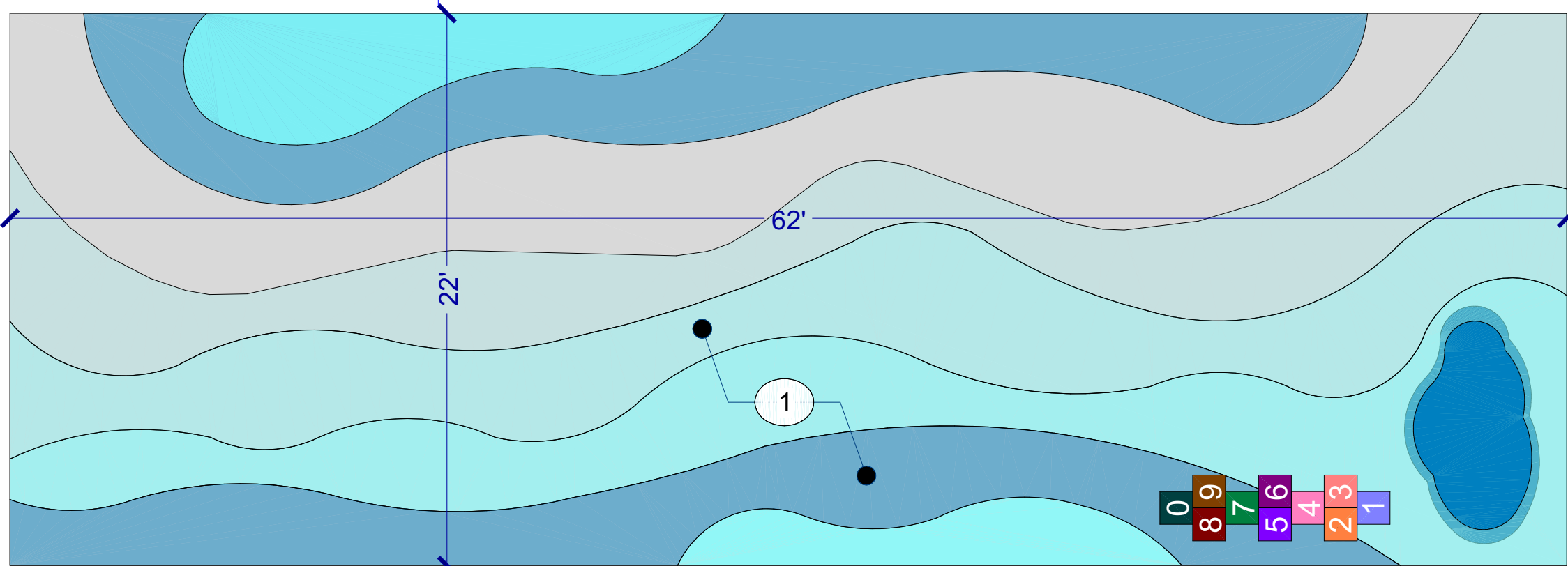
SHEET NAME:
EXISTING SITE PLAN

SHEET NO.
A 1.0

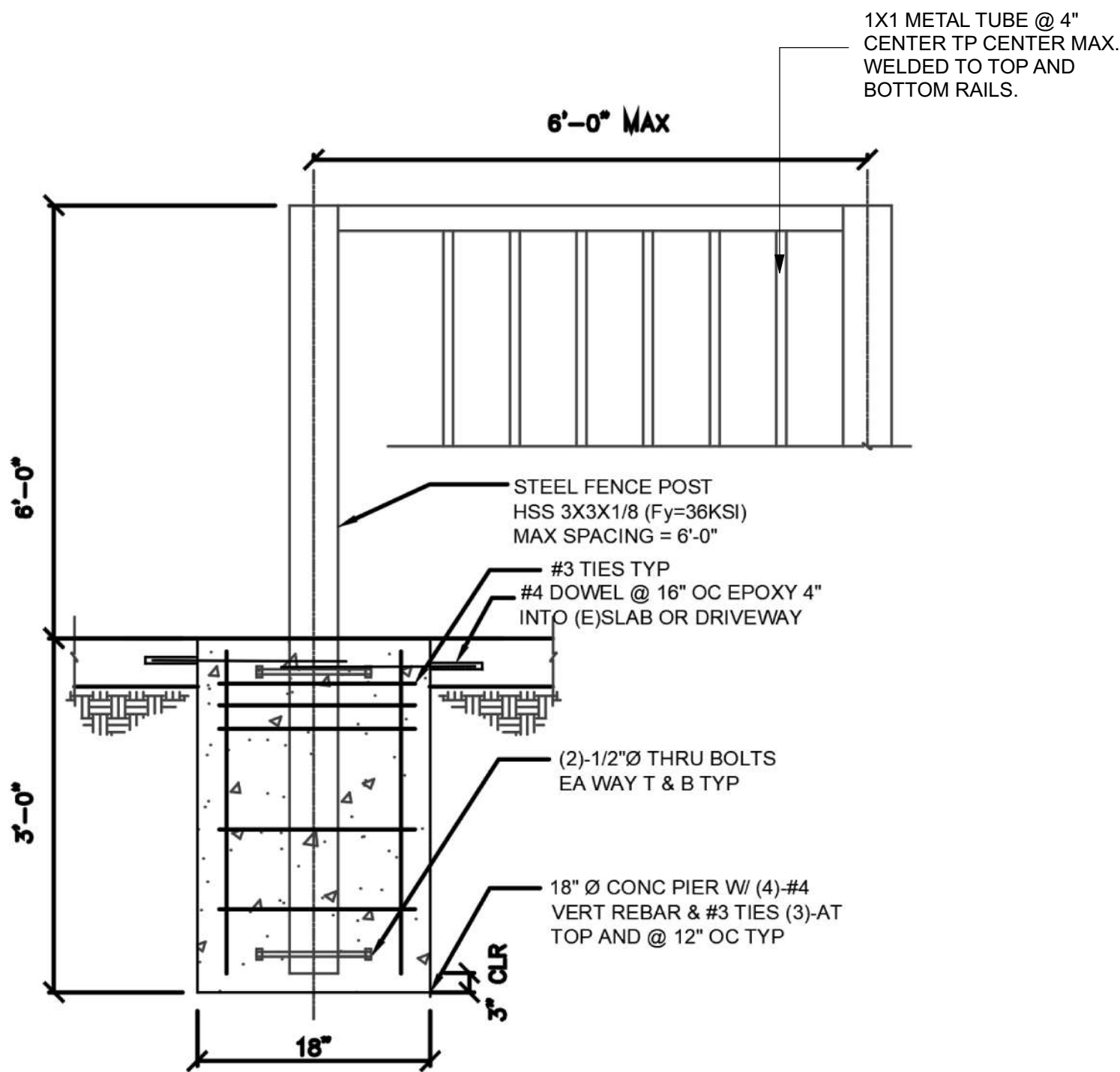
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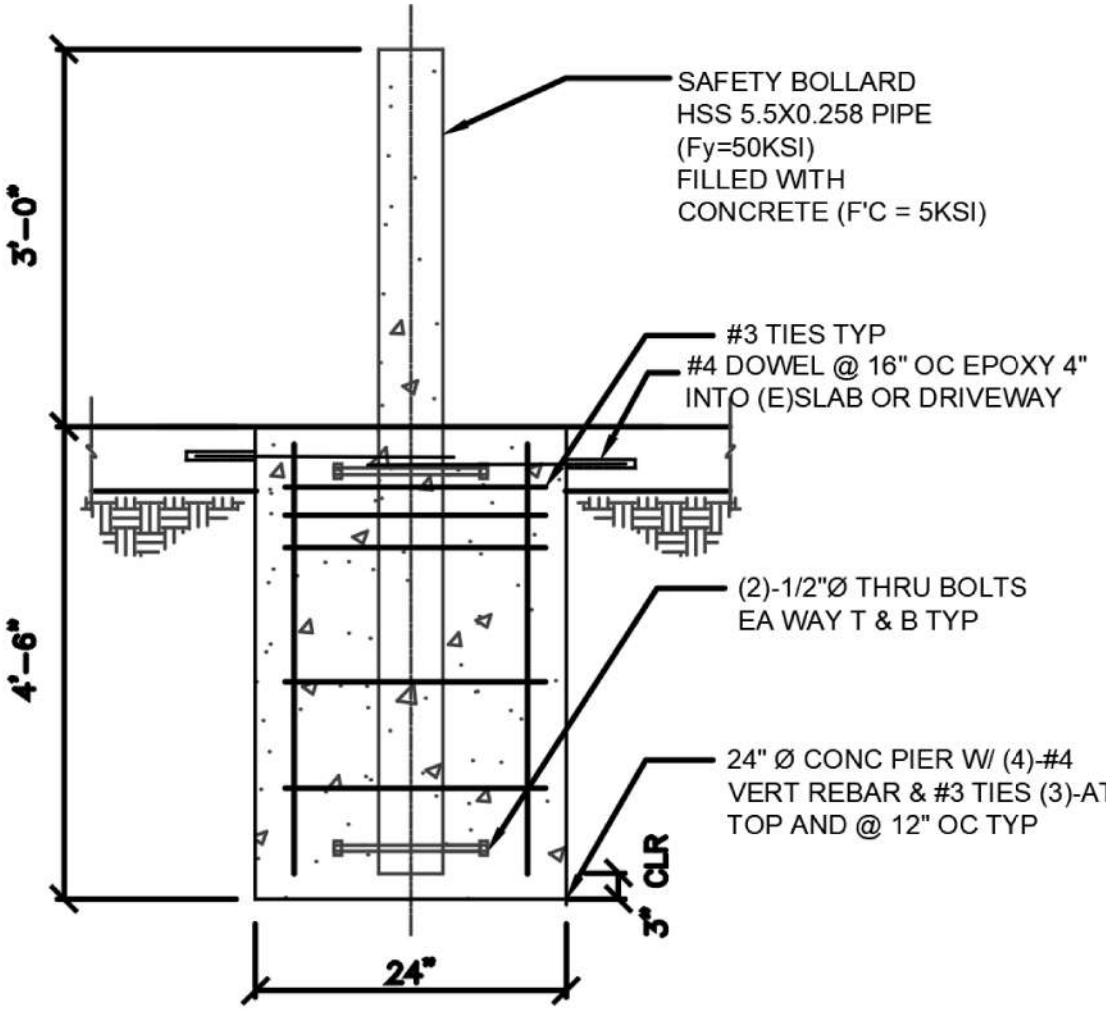
PLAYGROUND DESIGN IMAGE
(REFERENCE ONLY) 6
NTS



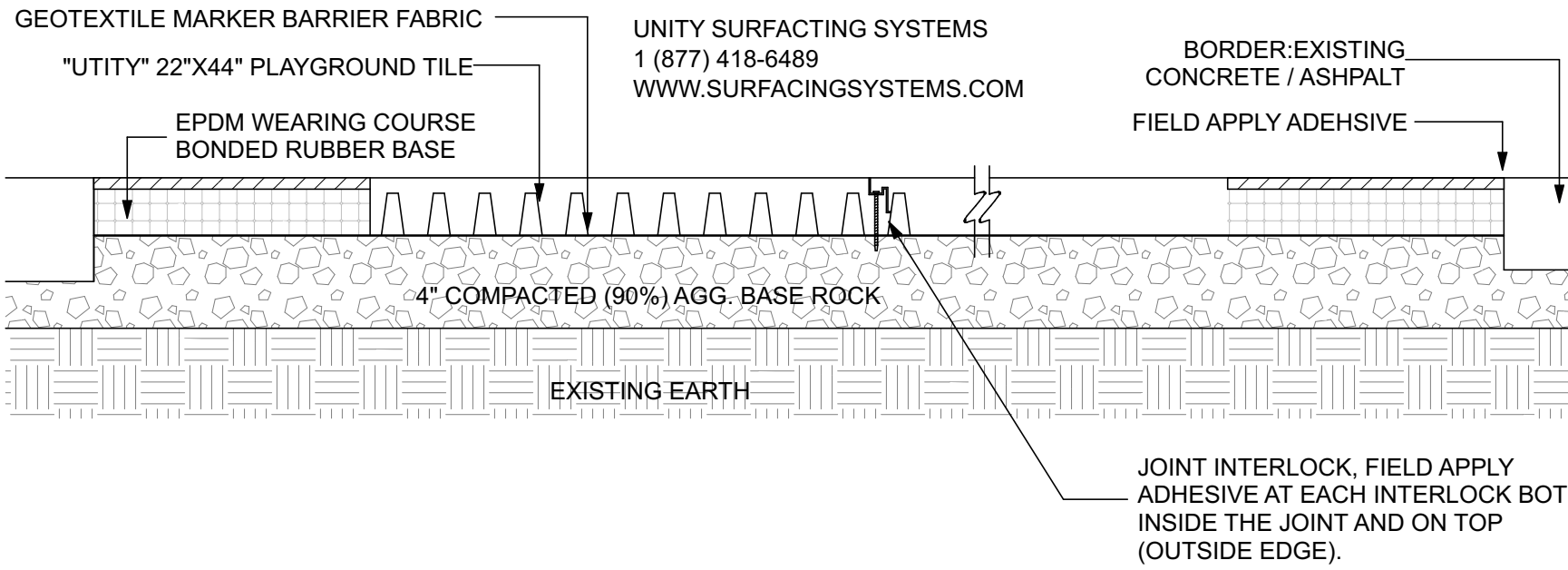
(N) PLAYGROUND DESIGN 5
SCALE: 3/16"-1'-0"



METAL FENCE DETAIL, TYP 3
NTS

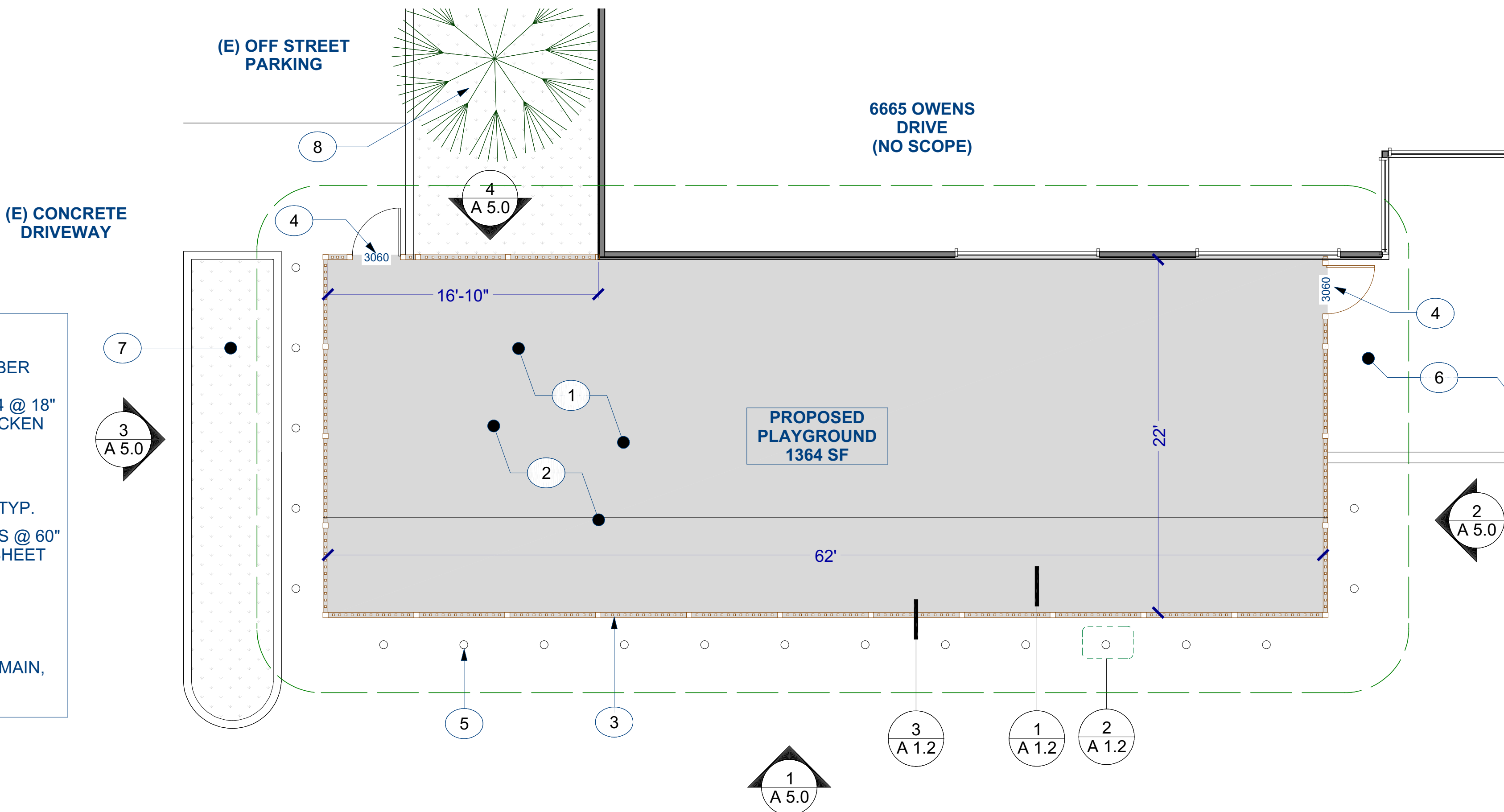


SAFETY BOLLARD DETAIL, TYP 2
NTS



PLAYGROUND RUBBER TILE OVER (E) EARTH DETAIL 1
NTS

- NOTES:**
- (N) POURED-IN-PLACE RUBBER SURFACING
 - (N) 4" THK CONC SLAB W/ #4 @ 18" OC & 11" THK X 8" WIDE THICKEN SLAB EDGE, TYP.
 - (N) 6' METAL FENCE, TYP.
 - (N) 3 FT METAL EXIT GATE, TYP.
 - (N) 36" HT. STEEL BOLLARDS @ 60" O.C., TYP. SEE DETAIL ON SHEET 2/A 1.2.
 - (N) PAVED SIDEWALK
 - (E) PLANTER TO REMAIN
 - (E) TREE & PLANTER TO REMAIN, TYP.

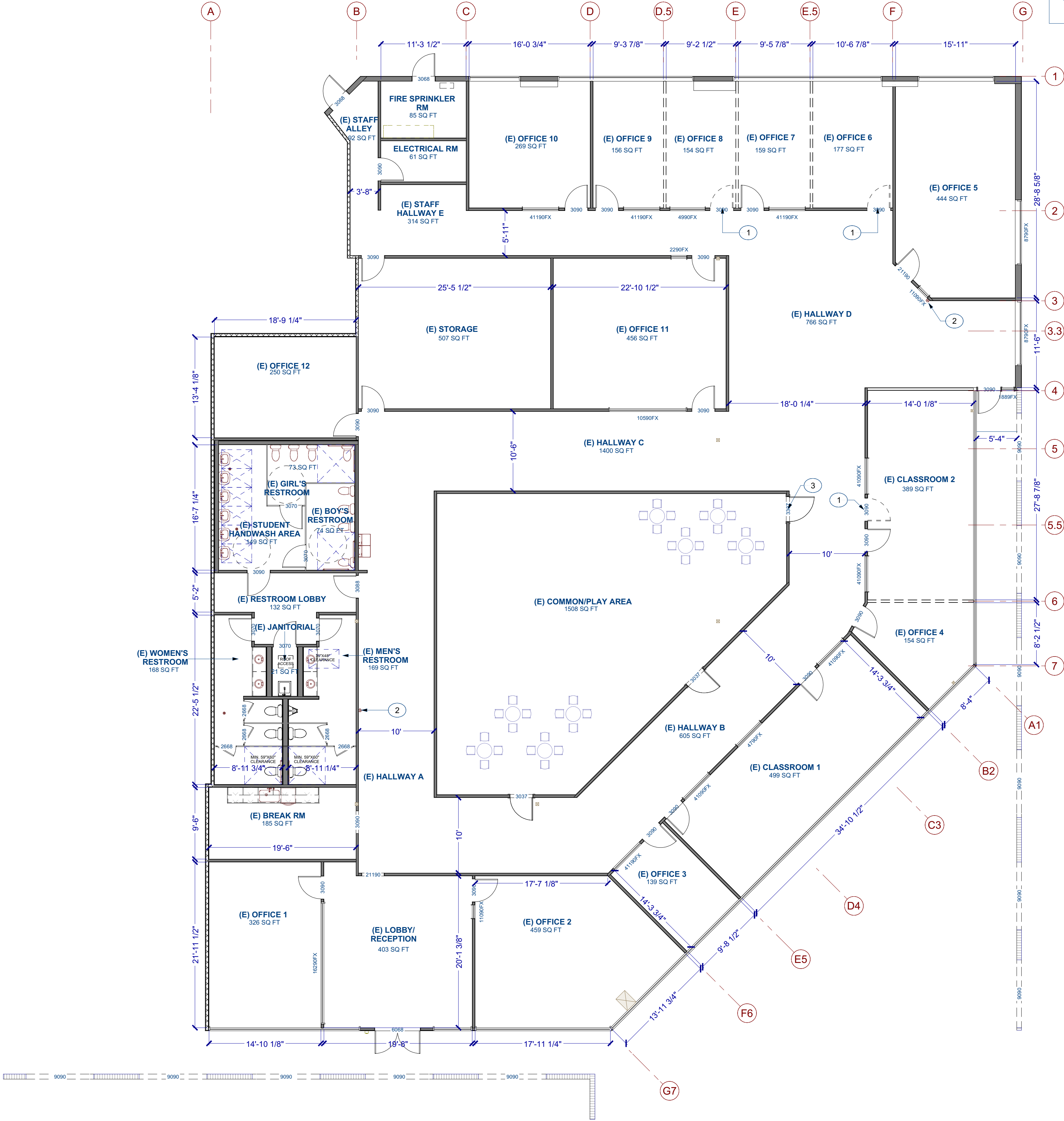


PROPOSED PLAYGROUND ENLARGED PLAN 4
SCALE: 3/16"-1'-0"

EXISTING OCCUPANT LOAD CALCULATION

ROOM	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANCY TYPE	OCCUPANT LOAD
LOBBY	403	15	B	27
OFFICE 1	326	150	B	2
OFFICE 2	459	150	B	3
OFFICE 3	139	150	B	1
CLASSROOM 1	499	20	E	25
OFFICE 4	154	150	B	1
CLASSROOM 2	388	20	E	19
OFFICE 5	444	150	B	3
OFFICE 6	177	150	B	1
OFFICE 7	159	150	B	1
OFFICE 8	154	150	B	1
OFFICE 9	156	150	B	1
OFFICE 10	269	150	B	2
OFFICE 11	456	150	B	3
OFFICE 12	250	150	B	2
STORAGE	507	300		2
ELECTRICAL RM	61	300		1
FIRE SPRINKLER RM	85	300		1
STUDENT HANDWASH AREA	146	150		1
GIRL'S RESTROOM	74	150		1
BOY'S RESTROOM	67	150		1
RESTROOM LOBBY	132	150		1
JANITORIAL	21	300		1
MEN'S RESTROOM	169	150		1
WOMEN'S RESTROOM	168	150		1
BREAK RM	185	15		12
COMMON/PLAY AREA	1508	15	A-3	101
HALLWAY A	693	150		5
HALLWAY B	606	150		4
HALLWAY C	703	150		5
HALLWAY D	766	150		5
STAFF HALLWAY E	314	150		2
STAFF ALLEY	92	150		1

TOTAL 238



EXISTING FLOOR PLAN

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



- NOTES:
- 1 (E) DOOR TO BE REMOVED
 - 2 (E) WALL MOUNTED FIRE EXTINGUISHER
 - 3 (E) 3 FT WIDE ENTRY WAY

WALL LEGEND

	EXISTING WALL
	WALL TO BE DEMOLISHED
	EXISTING 1-HR FIRE RATED WALL
	EXISTING CONCRETE WALL

ORANGE ENGINEERING

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TEL (408) 888-7836

SY-CHENG TSAI C-24234

10/1/25
RENEWAL DATE

STATE OF CALIFORNIA

ACADEMIC CENTER OF VOLITATION,
CORP. - PRESCHOOL
6663 OWENS DR,
PLEASANTON, CA 94588

DATE: 11/22/23
JOB NO. OE2303

ISSUE & REVISION

	MM/DD/YY	CITY SUBMITTAL
1	09/03/2024	PLANNING REV1
2		
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SHEET NAME:
EXISTING FLOOR PLAN

SHEET NO.
A 2.0

DRAWN BY:

DOOR SCHEDULE									
DOOR NO.	ROOM NAME	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	REMARKS	EXISTING OR NEW		
EX102A	DAYCARE 1	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		
EX102B	DAYCARE 1	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		
EX103A	DAYCARE 2	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		
EX103B	DAYCARE 2	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		
EX104A	DAYCARE 3	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		
EX104B	DAYCARE 3	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		
EX106A	DAYCARE 4	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		
EX106B	DAYCARE 4	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		
EX108A	DAYCARE 5	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		
EX108B	DAYCARE 5	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		
EX109A	DAYCARE 6	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		
EX109B	DAYCARE 6	HINGED-SLAB	36"	108"	EXISTING	(N) CLASSROOM LOCKSET	EXISTING		

GENERAL FINISH NOTES

ALL RESTROOMS FINISH DETAIL REFER TO PERMIT#: B23-1552.

FLOOR FINISH KEY & LEGEND:

- (F-1) PATCH CARPET FLOORING TO MATCH ADJACENT
- (F-2) CARPET FLOORING SEPARATION, TBD WITH OWNER BEFORE INSTALLING

WALL FINISH KEY & LEGEND:

- (W-1) SEMI GLOSS PAINT TO MATCH ADJACENT

WALL BASE FINISH KEY & LEGEND

- (B-1) PATCH VINYL BASE TO MATCH EXISTING

ACOUSTIC CALCULATIONS

ACOUSTIC NOTES:
ACOUSTIC MEET REQUIREMENTS OF ICC A117.1 SECTION 808 PER PRESCRIPTIVE METHOD. THE REVERBERATION TIMES CAN ALSO BE FIELD VERIFIED PER THE PERFORMANCE METHOD AND THE REPORT SUBMITTED TO THE FIELD INSPECTOR.

DAY CARE 1						
TYPE	FINISH MATERIAL	GENERAL NRC VALUE	AREA (SQ FT)	NRC x Area =	VOLUME	VOLUME/12
FLOOR	CARPET ON CONCRETE	0.15	603	90.45		
CEILING	ACOUSTIC TILES SUSPENDED	0.45	603	271.35		
WALL	5/8" GYPSUM BOARD	0.1	940	94		
				455.8	5427	452.25
				455.8	>	452.25

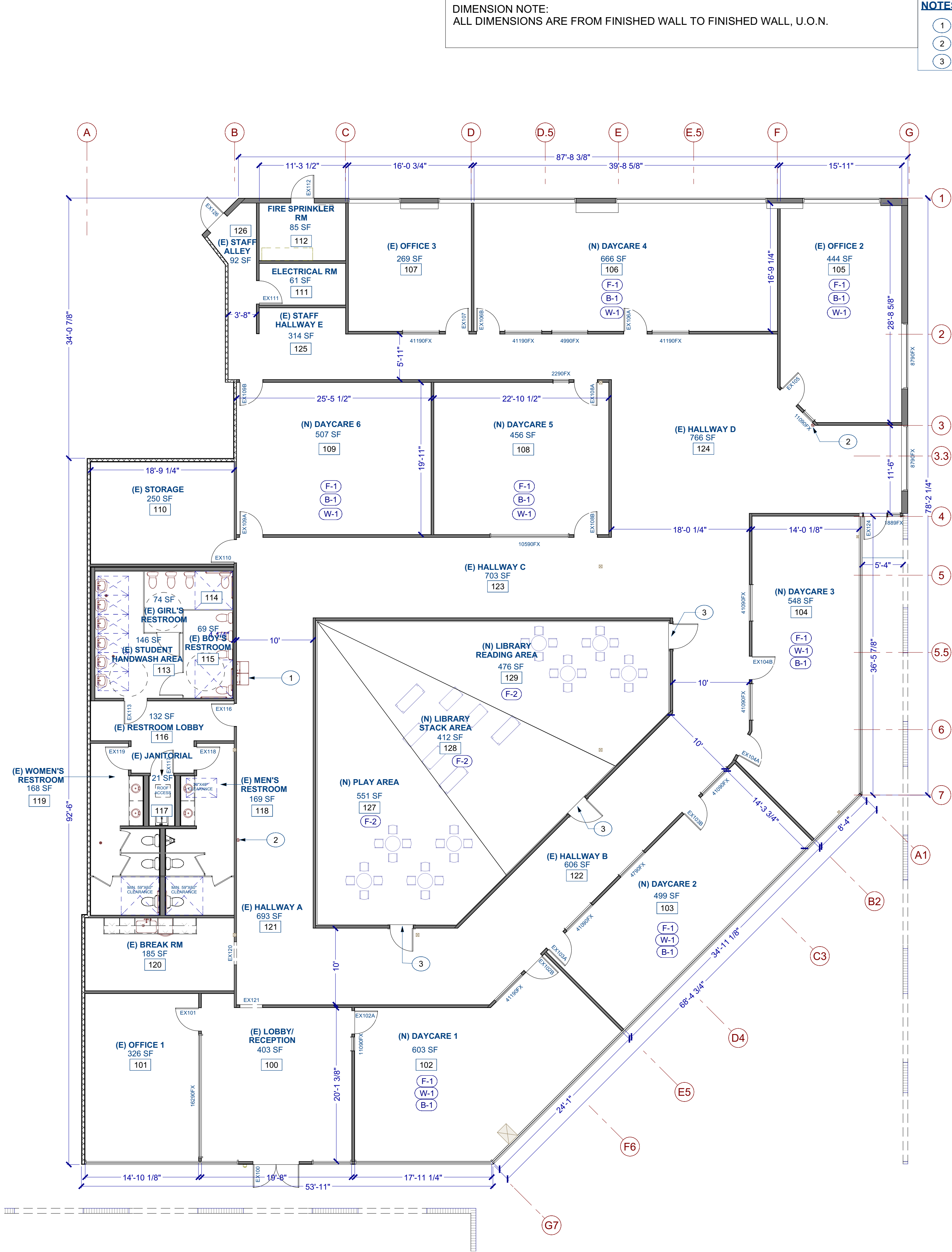
DAY CARE 2						
TYPE	FINISH MATERIAL	GENERAL NRC VALUE	AREA (SQ FT)	NRC x Area =	VOLUME	VOLUME/12
FLOOR	CARPET ON CONCRETE	0.15	499	74.85		
CEILING	ACOUSTIC TILES SUSPENDED	0.45	499	224.55		
WALL	5/8" GYPSUM BOARD	0.1	888	88.8		
				388.2	4491	374.25
				388.2	>	374.25

DAY CARE 3						
TYPE	FINISH MATERIAL	GENERAL NRC VALUE	AREA (SQ FT)	NRC x Area =	VOLUME	VOLUME/12
FLOOR	CARPET ON CONCRETE	0.15	548	82.2		
CEILING	ACOUSTIC TILES SUSPENDED	0.45	548	246.6		
WALL	5/8" GYPSUM BOARD	0.1	823	82.3		
				411.1	4932	411
				411.1	>	411

DAY CARE 4						
TYPE	FINISH MATERIAL	GENERAL NRC VALUE	AREA (SQ FT)	NRC x Area =	VOLUME	VOLUME/12
FLOOR	CARPET ON CONCRETE	0.15	666	99.9		
CEILING	ACOUSTIC TILES SUSPENDED	0.45	666	299.7		
WALL	5/8" GYPSUM BOARD	0.1	1019	101.9		
				501.5	5994	499.5
				501.5	>	499.5

DAY CARE 5						
TYPE	FINISH MATERIAL	GENERAL NRC VALUE	AREA (SQ FT)	NRC x Area =	VOLUME	VOLUME/12
FLOOR	CARPET ON CONCRETE	0.15	456	68.4		
CEILING	ACOUSTIC TILES SUSPENDED	0.45	456	205.2		
WALL	5/8" GYPSUM BOARD	0.1	773	77.3		
				350.9	4104	342
				350.9	>	342

DAY CARE 6						
TYPE	FINISH MATERIAL	GENERAL NRC VALUE	AREA (SQ FT)	NRC x Area =	VOLUME	VOLUME/12
FLOOR	CARPET ON CONCRETE	0.15	507	76.05		
CEILING	ACOUSTIC TILES SUSPENDED	0.45	507	228.15		
WALL	5/8" GYPSUM BOARD	0.1	819	81.9		
				386.1	4563	380.25
				386.1	>	380.25



PROPOSED FLOOR PLAN

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



WALL LEGEND

- NEW WALL
- EXISTING WALL
- EXISTING 1-HR FIRE RATED WALL
- EXISTING CONCRETE WALL

SIGNAGE NOTES

1. SEE PLAN FOR LOCATIONS OF SIGNS.
2. TACTILE SIGNS SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE.
3. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR.
4. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.
5. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MINIMUM BY 18" MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

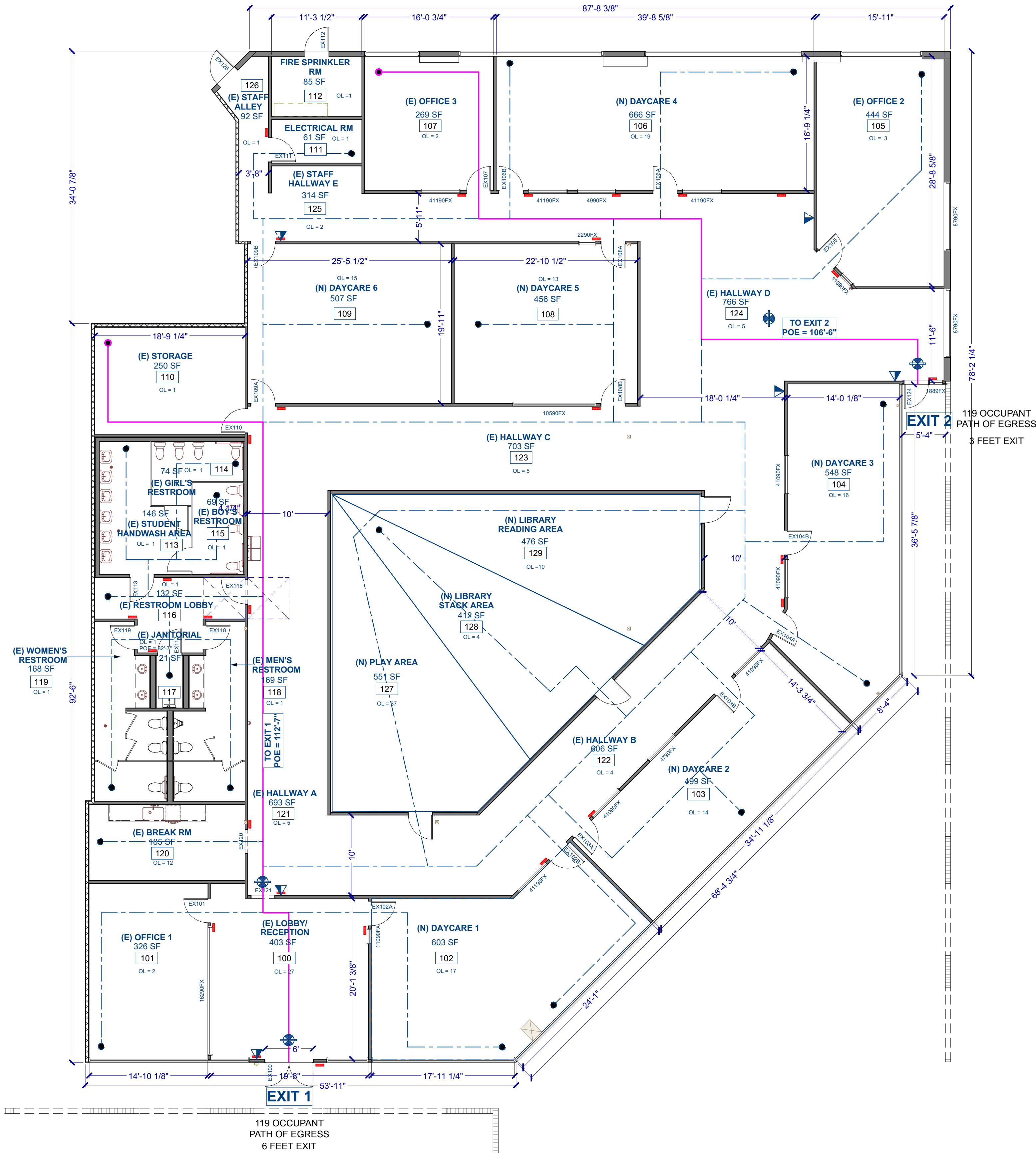


6. SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE LOCATED AT THE ENTRANCE TO, AND OUTSIDE OF THE ROOM OR SPACE.
7. SIGNS IDENTIFYING EXITS SHALL BE LOCATED AT THE EXIT DOOR WHEN APPROACHED IN THE DIRECTION OF EGRESS TRAVEL.
8. IN ALTERATIONS WHERE SIGN INSTALLATION LOCATIONS IDENTIFIED IN SECTION 11B-703.4.2 ARE OBSTRUCTED OR OTHERWISE UNAVAILABLE FOR SIGN INSTALLATION, SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.
9. SEE SHEET 7.0 FOR DIMENSIONS OF WALL SIGN MOUNTING HEIGHT AND WALL DETAILS.

PROPOSED OCCUPANT LOAD CALCULATION

ROOM #	ROOM	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANCY TYPE	OCCUPANT LOAD
100	LOBBY	403	15	B	27
101	OFFICE 1	326	150	B	2
102	DAYCARE 1	603	35	E	17
103	DAYCARE 2	499	35	E	14
104	DAYCARE 3	548	35	E	16
105	OFFICE 2	444	150	B	3
106	DAYCARE 4	666	35	E	19
107	OFFICE 3	269	150	B	2
108	DAYCARE 5	456	35	E	13
109	DAYCARE 6	507	35	E	14
110	STORAGE	250	300	B	1
111	ELECTRICAL RM	61	300		1
112	FIRE SPRINKLER RM	85	300		1
113	STUDENT HANDWASH AREA	146	150		1
114	GIRL'S RESTROOM	74	150		1
115	BOY'S RESTROOM	69	150		1
116	RESTROOM LOBBY	132	150		1
117	JANITORIAL	21	300		1
118	MEN'S RESTROOM	169	150		1
119	WOMEN'S RESTROOM	168	150		1
120	BREAK RM	185	15		12
121	HALLWAY A	693	150		5
122	HALLWAY B	606	150		4
123	HALLWAY C	703	150		5
124	HALLWAY D	766	150		5
125	STAFF HALLWAY E	314	150		2
126	STAFF ALLEY	92	150		1
127	PLAY AREA	551	15	E	37
128	LIBRARY STACK AREA	412	100	E	4
129	LIBRARY READING AREA	476	50	E	10

TOTAL 222



PATH OF EGRESS

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



WALL LEGEND

- EXISTING WALL
- EXISTING 1-HR FIRE RATED WALL
- EXISTING CONCRETE WALL

NOTES:
1. REFER TO MEP DRAWINGS FOR CEILING MOUNTED EQUIPMENT AND LIGHT FIXTURE INFORMATION.
2. PLACE ALL CEILING MOUNTED EQUIPMENT IN THE CENTER OF THE CEILING TILE, U.O.N.

NOTES:

- 1 (E) AIR SUPPLY VENT, CEILING-MOUNTED, LOCATION AND SIZE V.I.F., TYP.
2 (E) AIR RETURN VENT, CEILING MOUNTED, LOCATION AND SIZE V.I.F., TYP.

CEILING FINISH KEY & LEGEND:

- C-1 ACOUSTIC CEILING TILE
C-2 GYPSUM BOARD

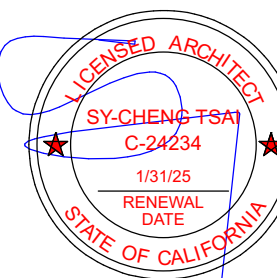
CEILING LEGEND

- (E) 2X2 ACOUSTICAL CEILING TILE
(E) GYPSUM BOARD CEILING
2X4 LIGHT FIXTURE
(E) AIR SUPPLY VENT
(N) AIR SUPPLY VENT
(E) AIR RETURN VENT
(N) AIR RETURN VENT
(E) EXHAUST FAN
(N) EXHAUST FAN
(E) RECESSED LIGHT



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PLEASANTON, CA 94588

DATE: 11/22/23

JOB NO. OE2303

ISSUE & REVISION

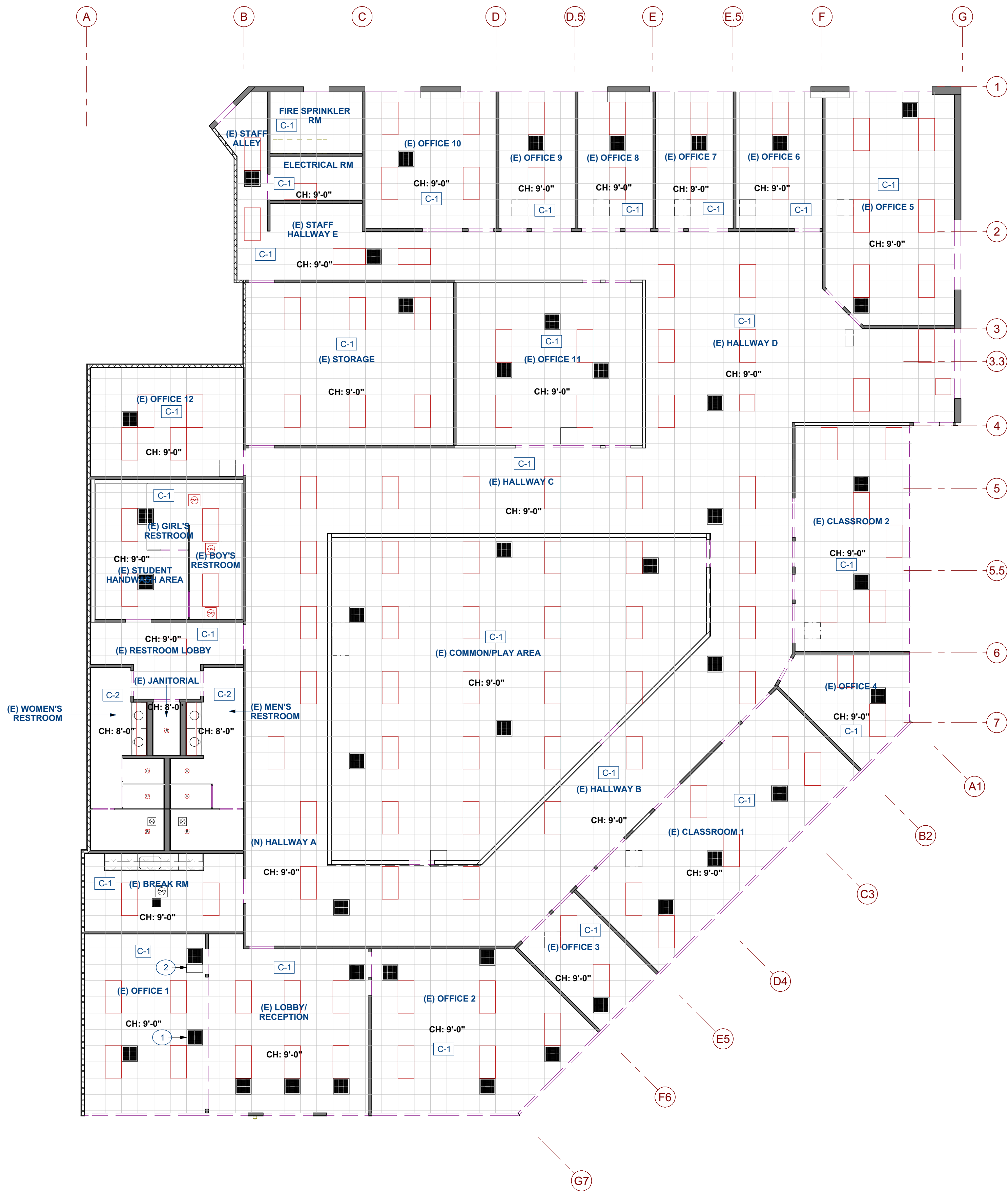
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SHEET NAME:
EXISTING CEILING
PLAN

SHEET NO.

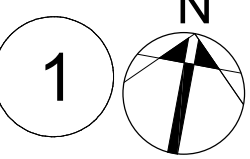
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EXISTING CEILING PLAN

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



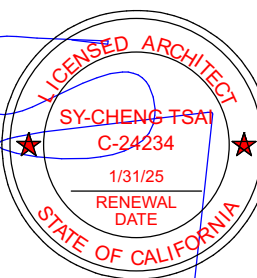
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- NOTES:**
- 1 (N) 72" HT METAL FENCE, TYP. SEE DETAIL ON SHEET 3/A 1.2.
 - 2 (N) METAL EXIT GATE, TYP.
 - 3 (N) 36" HT. STEEL BOLLARDS @ 60" O.C., TYP. SEE DETAIL ON SHEET 2/A 1.2.



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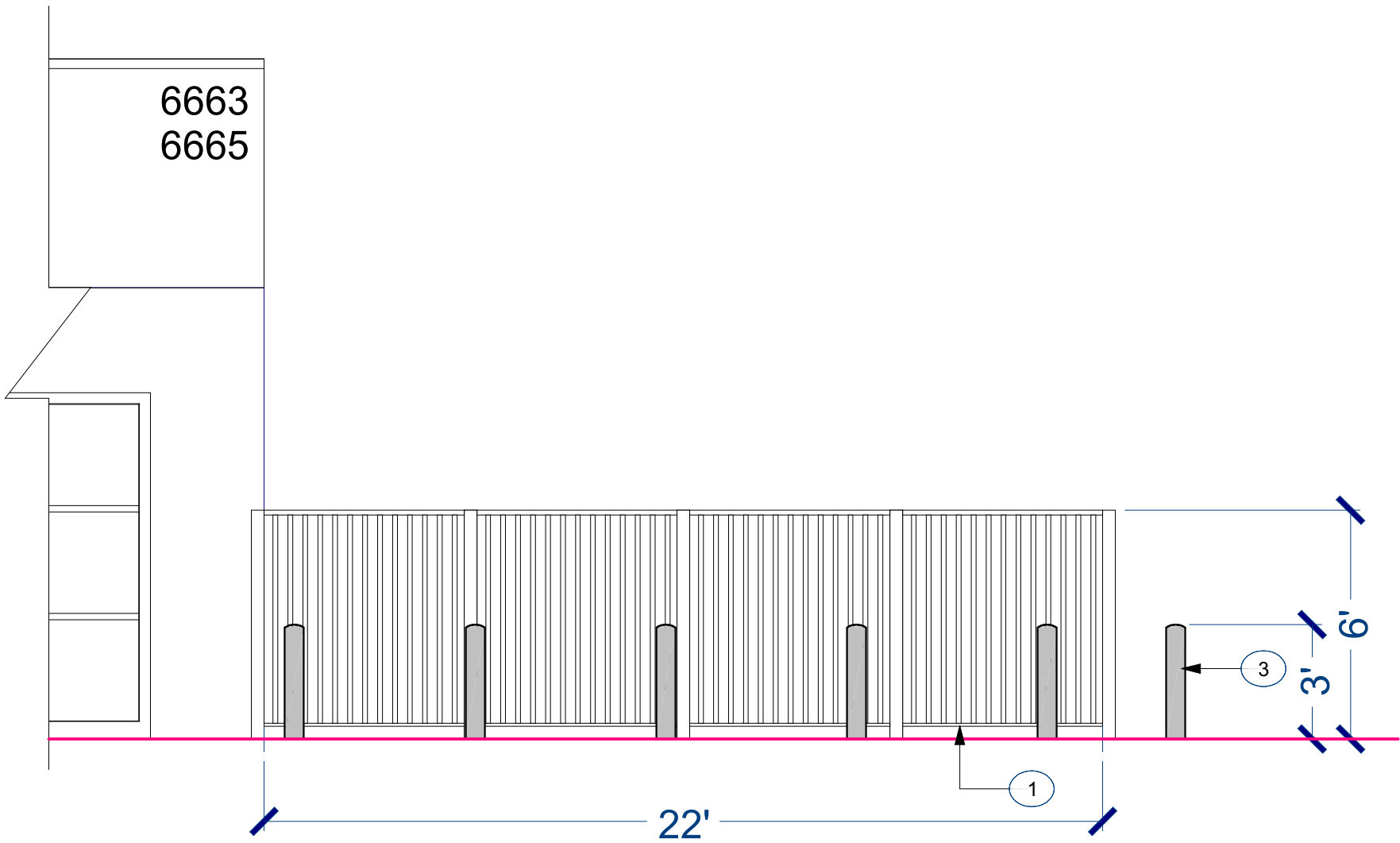
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SHEET NAME:
PROPOSED FENCE ELEVATIONS

SHEET NO.

A 5.0

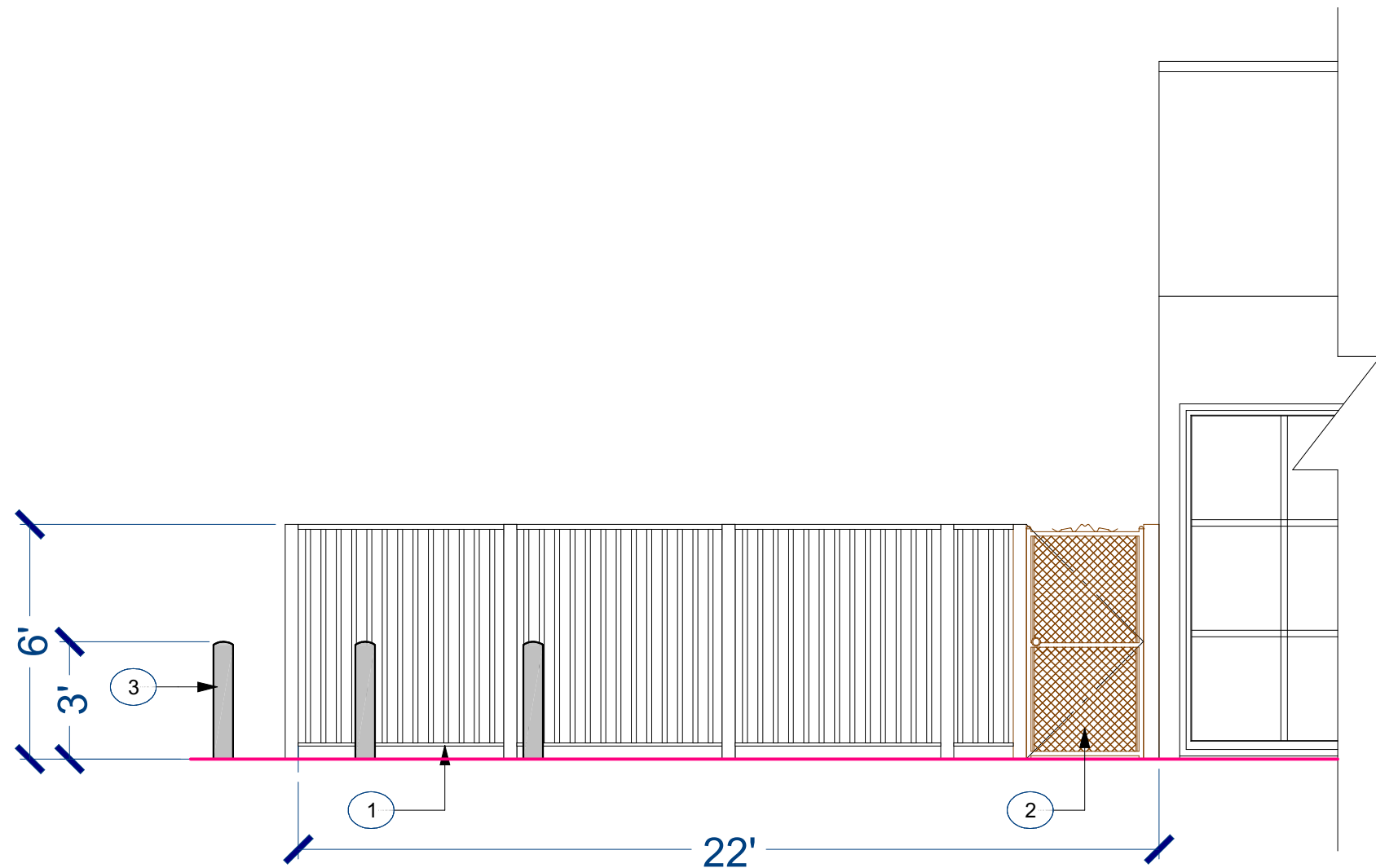
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PROPOSED FENCE ELEVATION - NORTH

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

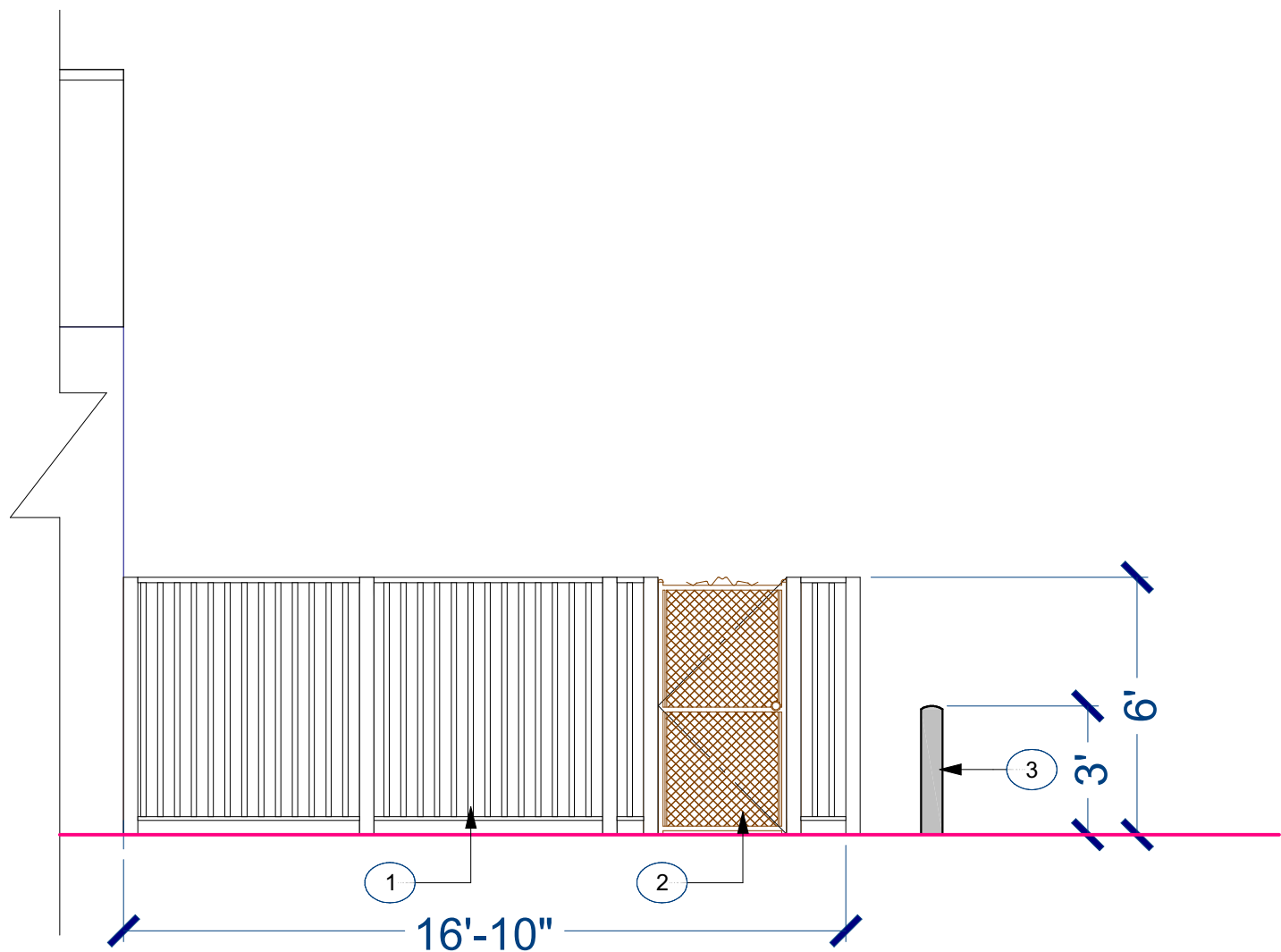
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PROPOSED FENCE ELEVATION - EAST

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

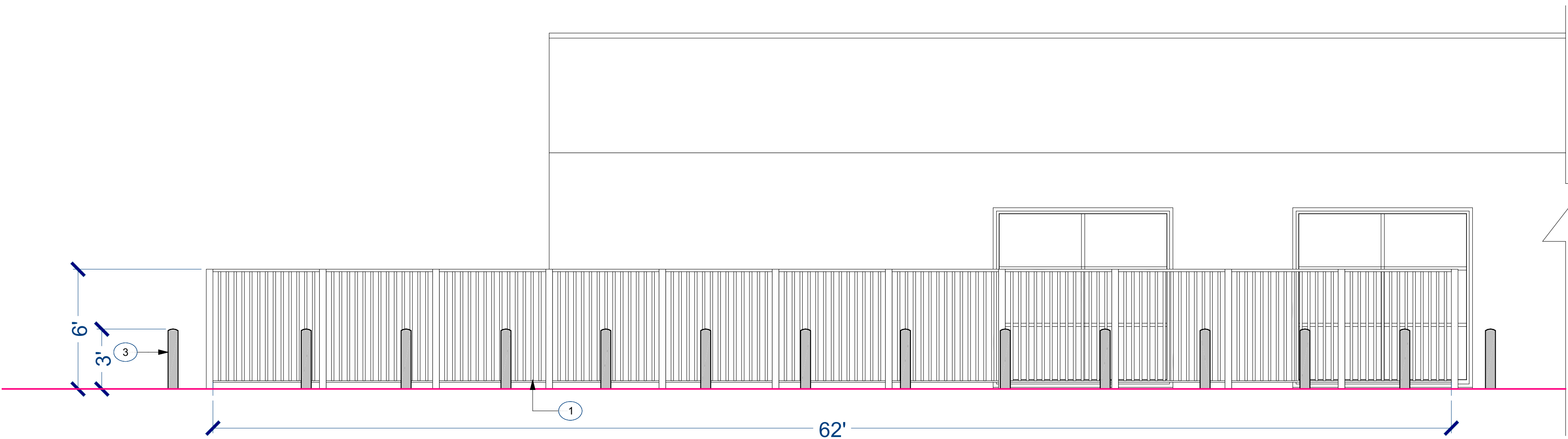
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PROPOSED FENCE ELEVATION - WEST

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

4

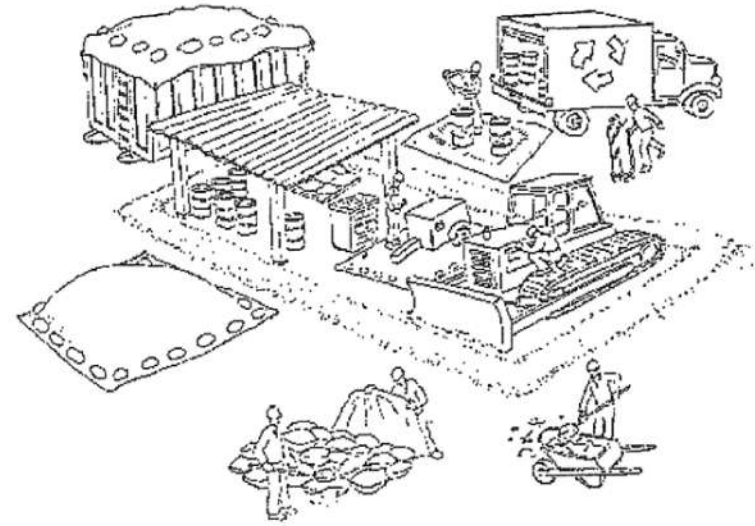


PROPOSED FENCE ELEVATION - SOUTH

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

1

Clean Bay Blue Print



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with **Alameda County** requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with **Alameda County** Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- ✓ Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- ✓ Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- ✓ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Dispose of all containment and cleanup materials properly.
- ✓ Report any hazardous materials spills immediately! Dial 911

Construction Entrances and Perimeter

- ✓ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ✓ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it will not collect in the street.
- ✓ Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

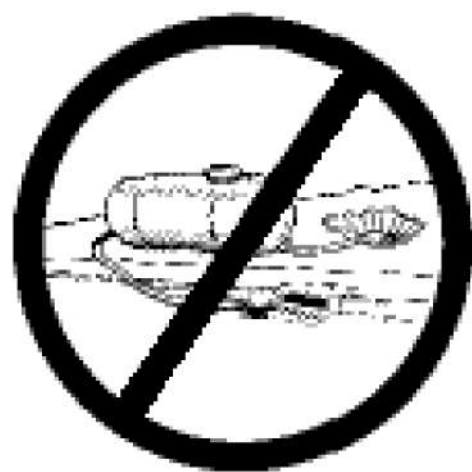


- ✓ Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- ✓ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.



- ✓ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



- ✓ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.



- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- ✓ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of \$10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

GENERAL REQUIREMENTS

1. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. CONFLICTS: NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT.
3. SUBSTITUTIONS: PROVIDE MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS (CBO REPORTS AND A LIST OF ALL PROPOSED SUBSTITUTIONS TO THE ENGINEER FOR REVIEW AND WRITTEN APPROVAL BEFORE FABRICATION.
4. SIMILAR WORK: WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
5. PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL NOT BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY SHOWN. OBTAIN PRIOR WRITTEN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
6. EXCAVATIONS: LOCATE AND PROTECT UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED.
7. CONSTRUCTION LOADS: MATERIALS SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE ALLOWABLE LOADING FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.
8. CONSTRUCTION METHODS AND PROJECT SAFETY: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR ARCHITECT/ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
9. CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.

REINFORCED CONCRETE

1. MATERIALS:
- CEMENT.....ASTM C-150 TYPE II
- AGGREGATE.....ASTM C-33 STANDARD WEIGHT
- REINFORCEMENT.....ASTM A-615 GRADE 60 TYPICAL
- ANCHOR BOLTS.....ASTM A-307 HOOKED ANCHOR BOLTS
- ANCHOR BOLTS.....ASTM A-307 HEADED MACHINE BOLTS
2. CONCRETE STRENGTHS: THE CONCRETE STRENGTHS SHOWN IN THE FOLLOWING TABLE ARE THE MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS; AND THE AGGREGATE (AGG) SHOWN IS THE MAXIMUM SIZE. CONCRETE SHALL BE STANDARD WEIGHT CONCRETE (145 PCF).
- | ITEM OF CONSTRUCTION | STRENGTH (PSI) | AGG (IN) | SLUMP (IN) |
|-------------------------|----------------|----------|------------|
| FOUNDATIONS..... | 2,500 | 1 1/2 | 4 |
| POUR IN PLACE WALL..... | 2,500 | 1 1/2 | 4 |
| SLABS-ON-GRADE..... | 2,500 | 1 | 4 |
- (DESIGN STRENGTH BASED ON 2,500 PSI NO SPECIAL INSPECTION IS PROVIDED)
3. REINFORCEMENT:
- A) DETAILING, FABRICATION AND PLACING: SHALL CONFORM TO AND ACI 318.
- B) MINIMUM CONCRETE COVER:
- CAST AGAINST & EXPOSED TO EARTH3"
- EXPOSED TO EARTH OR WEATHER2"
- NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS3/4"
- BEAMS, COLUMNS (TIES, STIRRUPS, SPIRALS).....1-1/2"
- C) CHAIRS, SPACERS AND SAND PLATES: AS REQUIRED TO MAINTAIN CONCRETE COVER.
- D) VERTICAL REINFORCEMENT: SHALL BE DOWELED TO SUPPORTING MEMBERS WITH THE SAME SIZE AND SPACING OF REINFORCEMENT AS SHOWN IN THE DRAWINGS AND GENERAL NOTES.
- E) SPACING: CLEAR DISTANCE BETWEEN PARALLEL REINFORCEMENT IN A LAYER SHALL NOT BE LESS THAN 1-1/2 TIMES THE NOMINAL DIAMETER OF THE REINFORCEMENT, OR 1-1/3 TIMES MAXIMUM SIZE AGGREGATE, NOR LESS THAN 1-1/2".
- F) TACK WELDING, WELDING, HEATING OR CUTTING OF BARS: NOT PERMITTED U.O.N.
- G) SLAB CORNERS: PROVIDE 2-#4 X 4'-0" AT RE-ENTRANT CORNERS AND EACH CORNER OF RECTANGULAR HOLES IN SLABS. PLACE BARS DIAGONALLY.
- H) SPLICES (STANDARD LAPS): LAP SPLICE PER DETAIL 1/SD1.0. STAGGER BOTTOM SPLICES AT LEAST 5'-0" FROM SPLICES IN OTHER BOTTOM ENFORCEMENT. STAGGER SPLICES FOR TOP REINFORCEMENT SIMILARLY.
4. ANCHOR BOLTS, DOWELS AND HOLD DOWN ANCHORS: SECURELY HELD IN PLACE PRIOR TO FOUNDATION INSPECTION BY THE BUILDING OFFICIAL AND OBSERVATION BY THE ENGINEER.
5. PIPES, SLEEVES AND DUCTS: NOT TO BE PLACED IN WALLS, BEAMS, SLABS, FOOTINGS OR COLUMNS UNLESS SPECIFICALLY DETAILED.
6. CHAMFER: 3/4 INCH ON EXPOSED CORNERS.
7. ADMIXTURES: REVIEWED BY THE ENGINEER. CALCIUM CHLORIDE OR ADDED CHLORIDES ARE NOT PERMITTED.
8. CONSTRUCTION JOINTS: ACI 117.9 & 6.4, 1/4 INCH AMPLITUDE MINIMUM OR EYED JOINTS PER PLAN. LOCATION OF JOINTS TO BE REVIEWED BY THE ENGINEER. WAIT 48 HOURS BETWEEN POURS.
9. SLAB-ON-GRADE JOINTS: LOCATION OF ALL CONSTRUCTION, CONTROL AND WEAKENED PLANE JOINTS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO THE PLACING OF REINFORCEMENT. MAXIMUM SPACING 15 FEET ON CENTER.
10. ACTUAL DIMENSIONS: SLAB, WALL, BEAM AND COLUMN DIMENSIONS SHOWN ARE ACTUAL DIMENSIONS NOT NOMINAL DIMENSIONS (i.e. A 4 INCH SLAB IS 4 INCHES THICK, NOT 3-1/2 INCHES.)
11. CONCRETE CURING: ACI 318
12. VIBRATION: ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
- WOOD
1. GRADE STAMPED DOUGLAS FIR/LARCH (SEE LUMBER GRADES).
2. NAILS: COMMON WIRE UNLESS OTHERWISE NOTED. EDGE SEE NAILING NOTE BELOW.
3. THE SPACING CENTER TO CENTER OF NAILS IN THE DIRECTION OF STRESS
4. SHALL NOT BE LESS THAN THE REQUIRED PENETRATION. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED TO A DIAMETER SMALLER THAN THAT OF THE NAIL.
5. ANCHOR BOLTS (FOUNDATION ANCHOR BOLTS): PROVIDE 5/8 INCH DIAMETER ANCHOR OR MACHINE BOLTS WITH A MINIMUM OF 7 INCHES EMBEDMENT INTO THE CONCRETE AND WITHIN 12 INCHES OF EACH END OF EACH PLATE. SPACE ANCHORS AT 48 INCHES ON CENTER U.O.N. ANCHORS SHALL BE LOCATED A MAXIMUM OF 2 INCHES FROM THE FACE OF STUD RECEIVING WOOD STRUCTURAL PANELS. ANCHOR BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE ANCHOR BOLT DIAMETER. HOLES MORE THAN 1/16 INCH LARGER THAN THE ANCHOR BOLT SHALL BE EPOXY FILLED UNDER THE CONTINUOUS SUPERVISION OF A LICENSED SPECIAL INSPECTOR.

4. BOLTS: NOT LESS THAN 7 BOLT DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER. BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE BOLT DIAMETER. ALL NUTS SHALL BE TIGHTENED WHEN INSTALLED AND RE-TIGHTENED AT THE COMPLETION OF WORK OR BEFORE CLOSING IN. THREAD PROJECTION SHALL BE 1/16 INCH MINIMUM
- BEYOND THE NUT. BOLTS IN SPECIFIED SLOTTED HOLES SHALL BE CENTERED IN THE SLOT UON.
5. LAG SCREW CLEARANCE & LEAD HOLES SHALL BE BORED AS FOLLOWS: THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60% TO 75% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
6. SQUARE STEEL PLATE WASHERS (PW); ANCHOR BOLTS, BOLTS, LAGS AND NUTS, NOTED PW, SHALL BE SQUARE STEEL PLATE WASHERS:
- | BOLT DIAM (IN) | THICKNESS (IN) | SIZE (IN) |
|----------------|----------------|---------------|
| 1/2 | 1/4 | 3 X 3 |
| 5/8 | 1/4 | 3 X 3 |
| 3/4 | 5/16 | 3 X 3 |
| 7/8 | 5/16 | 3 X 3 |
| 1 | 3/8 | 3 1/2 X 3 1/2 |
7. CUT STEEL WASHERS: FOR BOLTS, LAGS AND NUTS, UON.
8. FRAMING CONNECTORS: PER MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS ICC APPROVED AND INSTALLED ACCORDINGLY. SIZE AND NUMBER OF NAILS TO BE MAXIMUM SPECIFIED BY THE MANUFACTURER UON.
9. NAILED/SCREWED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICC PRODUCT EVALUATION REPORT. INSTALL HOLD DOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING ANCHOR BOLT. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD DOWN ANCHORS.
10. BOLTED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICC PRODUCT EVALUATION REPORT. INSTALL HOLD DOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING ANCHOR BOLT. TIGHTEN HOLD DOWN ANCHOR BEFORE TIGHTENING POST BOLTS. USE EXTRA CARE IN BORING THE POST BOLT HOLES (1/32 TO 1/16 LARGER THAN THE BOLT DIAMETER). THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING. THE POST BOLTS SHALL NOT BE COUNTERSUNK INTO THE HOLD DOWN POST UON. DO NOT BEND HOLD DOWN ANCHORS.
11. PRESERVATIVE TREATED WOOD: WOOD EXPOSED TO THE WEATHER: FOUNDATION PLATES ON CONCRETE SLABS, FOUNDATIONS WHICH ARE IN DIRECT CONTACT WITH EARTH SHALL BE TREATED WOOD WITH PRESERVATIVE RETENTION AS REQUIRED FOR USE. NEWLY EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4.
12. TOP PLATES: TWO PIECES, SAME SIZE AS STUDS, STAGGER SPLICE 4'-0" MINIMUM. CENTER SPLICES OVER STUDS. SPLICE WITH 12-16d MINIMUM UON.
13. FULL-DEPTH SOLID BLOCKING OR CROSS BRACING: INSTALLED AT INTERVALS NOT EXCEEDING 8 FEET FOR ALL JOISTS AND RAFTERS 2x12 AND DEEPER.
14. SOLID BLOCKING: TWO INCH FULL WIDTH BLOCKING (FIRE STOPS) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
15. CUTTING AND NOTCHING: DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS. HOLES THROUGH PLATES, STUDS AND DOUBLE PLATES IN WALLS SHALL FOLLOW DETAIL 5/SD1.0, THE MEMBER WIDTH AND SHALL BE LOCATED IN THE CENTER OF THE MEMBER.
16. PARTITIONS: DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS AND PROVIDE SOLID BLOCKING UNDER PARTITIONS PERPENDICULAR TO JOISTS.
17. END SUPPORT: ROOF AND FLOOR JOISTS OVER 4 INCHES DEEP SHALL HAVE THEIR ENDS HELD IN POSITION WITH EITHER:
- FULL DEPTH SOLID BLOCKING;
- NAILED BRIDGING;
- NAILING OR BOLTING TO OTHER FRAMING MEMBERS; OR
- APPROVED JOIST HANGERS.
18. HOT DIPPED ZINC-COATED GALVANIZING: ALL EXPOSED STEEL TIMBER HARDWARE, FASTENERS AND CONNECTORS.
19. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL

NAILING

1. ALL NAILING SHALL BE COMMON WIRE NAILS AND FOLLOW THIS TABLE:

SIZE	DIAMETER	WIRE	PENETRATION
PENNY	INCHES	GAGE	INCHES
8d	0.134	10-1/4	1-5/8
10d	0.148	9	1-7/8
16d	0.165	8	2
20d	0.203	6	2-3/8

PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT. 1-1/2 INCHES OF PENETRATION FOR 10d and 16d NAILS IS ACCEPTABLE FOR TOP PLATES AND DOUBLED 2X MEMBERS. WHERE THE NAIL PENETRATION WILL BE LESS THAN SPECIFIED, INCREASE NAIL LENGTH (SIZE) TO OBTAIN THE PENETRATION REQUIRED FOR THE NAIL SPECIFIED.

2. FASTENER SCHEDULE FOR STRUCTURAL MEMBERS - THE CONNECTIONS LISTED ARE THE MINIMUM PERMISSIBLE. USE COMMON WIRE NAILS FOR ALL NAILED CONNECTIONS. WHERE POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILS. SEE THE DRAWINGS FOR ADDITIONAL NAILING REQUIREMENTS.

ROOF

1. CL'G. JOIST/RAFTER/TRUSS TO TOP PLATE/OTHER FRAMING BELOW, EACH END, TOE NAIL3-8d
- BLOCKING (NOT AT THE WALL TOP PLATE) TO RAFTER OR TRUSS,EACH END, TOENAIL2-8d
- BLOCKING (NOT AT THE WALL TOP PLATE) TO RAFTER OR TRUSS,END NAIL2-16d
- FLAT BLOCKING TO TRUSS AND WEB FILLER, FACE NAIL14d @ 6" O.C.
1. CL'G. JOIST TO TOP PLATE, EACH JOIST, TOENAIL.....3-8d
2. CL'G. JOIST LAPS OVER PARTITIONS(NO THRUST),FACE NAIL.....3-16d
3. CL'G. JOIST ATTACHED TO PARALLEL RAFTER(HEEL JOINT), FACE NAIL PER DETAIL
4. COLLAR TIE TO RAFTER,FACE NAIL3-10d
5. RAFTER OR ROOF TRUSS TO TOP PLATE,TOENAIL.....3-10d
6. ROOF FATHERS TO RIDGE VALLEY OR HIP RAFTERS OR RIDGE BOARD,END NAIL2-16d
- ROOF FATHERS TO RIDGE VALLEY OR HIP RAFTERS OR RIDGE BOARD, TOENAIL3-10d

WALL

1. STUD TO STUD (NOT AT BRACED WALL PANELS),FACE NAIL16d @24" O.C.
2. STUD TO STUD & ABUTTING STUDS AT INTERSECTING WALL CORNER, FACE NAIL16d @16" O.C.
3. BUILT-UP HEADER(2" TO 2" HEADER),EACH EDGE, FACE NAIL.....16d @16"O.C.
4. CONTINUOUS HEADER TO STUD,TOENAIL4-8d
5. TOP PLATE TO TOP PLATE,FACE NAIL16d @16"O.C.
6. TOP PLATE TO TOP PLATE(AT END JOISTS),EACH SIDE OF END JOINT, FACE NAIL.....8-16d

7. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS),FACE NAIL.....16d @16"O.C.
8. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING),FACE NAIL2-16d @16"O.C.

9. STUD TO TOP OR BOTTOM PLATE,TOENAIL.....4-8d
10. STUD TO TOP OR BOTTOM PLATE,END NAIL2-16d
11. TOP PLATES,LAPS AT CORNERS AND INTERSECTIONS,FACE NAIL2-16d
12. 1" BRACE TO EACH STUD AND PLATE,FACE NAIL2-8d
13. 1"x6" SHEATHING TO EACH BEARING,FACE NAIL2-8d
14. 1"x8" AND WIDER SHEATHING TO EACH BEARING,FACE NAIL3-8d
- FLOOR
1. JOIST TO SILL,TOP PLATE OR GIRDER,TOENAIL.....3-8d
2. RIM /BAND JOIST/ BLKG TO TOP PLATE/SILL/OTHER FRAMING BELOW, TOENAIL8d @ 6" O.C.
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST,FACE NAIL2-8d
4. 2" SUBFLOOR TO JOIST OR GIRDER,FACE NAIL2-16d
5. 2"PLANKS(PLANK & BEAM - FLOOR&ROOF),EACH BEATING,FACE NAL.....2-16d
6. BUILT-UP GIRDERS AND BEAM,2" LUMBER LAYERS,FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES.....20d @32" O.C.
- BUILT-UP GIRDERS AND BEAM,2" LUMBER LAYERS,EACH SPLICE ,FACE NAIL2-20d

7. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS,EACH JOIST OR RAFTER, FACE NAIL3-16d
8. JOIST TO BAND JOIST OR RIM JOIST,END NAIL.....3-16d
9. BRIDGING OR BLOCKING TO JOIST,RAFTER OR TRUSS,EACH END, TOENAIL2-8d

LUMBER GRADES DOUGLAS FIR/LARCH

COMPLY WITH PS 20, AMERICAN SOFTWOOD LUMBER STANDARD AND STANDARD GRADING RULES FOR WESTERN LUMBER. 19% MAXIMUM MOISTURE CONTENT AT TIME OF PLACEMENT.

1. DIMENSION LUMBER: BLOCKING (2" TO 4" THICK, 2" TO 4" & NONBEARING STUDS WIDE; STANDARD) (10" MAXIMUM)
2. DIMENSION LUMBER: BEARING (2" TO 4" THICK, 2" TO 4" STUDS JOISTS & RAFTERS WIDE; NO. 2)
3. DIMENSION LUMBER: JOISTS AND RAFTERS (2" TO 4" THICK, 5" AND STUDS, BLOCKING, WIDER; NO. 2)
4. BEAMS AND STRINGERS: (5" AND THICKER, WIDTH MORE THAN 2" GREATER THAN THICKNESS; NO. 1)
5. POSTS AND TIMBERS: (4" AND 6", AND LARGER, WIDTH NOT MORE THAN 2" GREATER THAN THICKNESS; NO.2)
6. HOLD DOWN POSTS: (NO. 2)

ENGINEERED LUMBER

1. LVL - LAMINATED VENEER LUMBER SHALL BE 2.0E MICROLAM LVL.
2. PSL - PARALLEL STRAND LUMBER SHALL BE 2.0E PARALLAM PSL.
3. LSL - LAMINATED STRAND LUMBER SHALL BE 1.3E TIMBERSTRAND FOR STUDS, RIM BOARDS AND BLOCKING, 1.55E TIMBERSTRAND FOR JOIST, BEAMS AND HEADERS.

ENGINEERED LUMBER I-JOISTS

I-JOIST SHALL BE APA PERFORMANCE RATED MANUFACTURED IN CONFORMANCE WITH PRI-400, PERFORMANCE STANDARD FOR APA EWS. I-JOIST FLANGES TO HAVE MINIMUM WIDTH OF 1 1/2" 7 MINIMUM THICKNESS OF 1 5/16". WEBS TO BE PLYWOOD OR OSB WITH MINIMUM THICKNESS OF 3/8". FOR ONE HOUR CONSTRUCTION, PRI-50 JOISTS ARE REQUIRED AT 24" OC. MAX., SEE ESR-1405. PPROPER STORAGE, HANDLING AND INSTALLATION SHALL BE FOR THESE PLANS AND MANUFACTURER'S PERCOMMENDATIONS.

WOOD STRUCTURAL PANELS (PANEL)

1. REFERENCES: PS1, PS2, APA STANDARD PRP-108, NATIONAL EVALUATION SERVICE REPORT NER-108
2. WALL PANELS.....OSB OR STRUCTURAL I, 15/32 INCH $\frac{11}{16}$
3. ROOF PANELS.....OSB OR STRUCTURAL I, 15/32 INCH $\frac{11}{16}$
4. FLOOR PANELS.....STURD-I-FLOOR, SANDED 19/32 INCH 20 OC, T&G (EXTERIOR EXPOSURE AT BALCONIES AND DECKS)
5. BLOCKING:
- A) WALLS: ALL UNSUPPORTED PANEL JOINTS SHALL BE BLOCKED SOLID WITH 3x BLOCKING
- B) FLOORS & ROOFS: WHERE NOTED ON THE DRAWINGS, ALL SUPPORT PANEL JOINTS SHALL BE BLOCKED SOLID WITH 3x4 FLAT BLOCKING.
6. NAILING: COMMON WIRE NAILS. PANEL NAILS SHALL BE DRIVEN SO THAT THE HEADS ARE FLUSH WITH THE SURFACE OF THE PANEL. FIELD NAILING (FN) SHALL BE 12 INCHES ON CENTER AND THE MINIMUM PANEL EDGE DISTANCES SHALL BE MAINTAINED.
7. MACHINE NAILING: SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR THIS PROJECT AND REVIEW BY THE ENGINEER. THE USE OF MACHINE NAILING IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. PANEL NAILS SHALL BE DRIVEN SO THAT THE HEADS ARE FLUSH WITH THE SURFACE OF THE PANEL AND THE MINIMUM PANEL EDGE DISTANCES ARE MAINTAINED.
8. GLUED FLOORS: FIELD GLUE TO ALL SUPPORTS AND T&G EDGES PER APA, AFG-01. FRAMING SHALL BE FREE OF SURFACE MOISTURE & DEBRIS PRIOR TO GLUING.
9. WOOD STRUCTURAL PANELS (PANELS): WHERE ADJACENT WALLS ARE PANELED, PANELS SHALL BE INSTALLED OVER AND UNDER OPENINGS.

ABBREVIATION:

&	AND	F.G.	FINISH GRADE	OWG	OPEN WEB STEEL GIRDER
A.B.	ANCHOR BOLT	FIN.	FINISH	PL	PLATE
ARCH.	ARCHITECTURAL	FL	FLOOR	PLYWD	PLYWOOD
BLDG.	BUILDING	F.O.C.	FACE OF CONCRETE	RAD.	RADIUS
BM.	BEAM	FT.	FOOT OR FEET	REF.	REFERENCE
BOT.	BOTTOM	FTG.	FOOTING	REINF.	REINFORCED
BTWN.	BETWEEN	GLB	GLU-LAM BEAM	REQD.	REQUIRED
CONC.	CONCRETE	H.D.	HOLDOWN	S.A.D.	SEE ARCH DRAWING
CONT.	CONTINUOUS	HGR	HANGER	SCHED.	SCHEDULED
CTSK.	COUNTERSUNK	HGT.	HOOK	SECT.	SECTION
CTR.	CENTER	HK.	HORIZONTAL	SIM.	SIMILAR
DBL.	DOUBLE	HORIZ.	HIGH STRENGTH BOLT	SPEC.	SPECIFICATION
DET.	DETAIL	H.S.B.	JOIST	SO.	SQUARE
DIA.	DIAMETER	JST	JOINT	STAGG.	STAGGERED
DIM.	DIMENSION	JT.	JOINT	STD.	STANDARD
DN.	DOWN	L.S.	LAG SCREW	STL.	STEEL
DWG.	DRAWING	MAX.	MAXIMUM	SYM.	SYMMETRICAL
DWLS.	DOWELS	M.B.	MACHINE BOLT	SPA.	SPACING
(E)	EXISTING	MECH.	MECHANICAL	T.&B.	TOP & BOTTOM
EA.	EACH	MFR.	MANUFACTURER	THK.	THICK
E.E.	EACH END	MIN.	MINIMUM	T.O.F.	TOP OF FOOTING
E.F.	EACH FACE	MISC.	MISCELLANEOUS	TYP.	TYPICAL
EL.	ELEVATION	N.	NORTH	U.O.N.	UNLESS OTHERWISE NOTED
E.N.	EDGE NAILING	N/A	NOT APPLICABLE	VERT.	VERTICAL
EQ.	EQUAL	N.I.C.	NOT IN CONTRACT	W/	WITH
E.S.	EACH SIDE	No. or #	NUMBER	W/O	WITHOUT
E.W.	EACH WAY	N.T.S.	NOT TO SCALE	WP.	WATERPROOF
EXP.	EXPANSION	O.C.	ON CENTER	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	OPP.	OPPOSITE		
F.F.	FINISH FLOOR	OWJ	OPEN WEB JOIST		

WALL STUDS TABLE

TRIB AREA = 10 FT, ROOF DL= 20, LL= 20, FLOOR DL=15, LL=40

STUD SIZE	STUD HEIGHT	MAX. SPACING					
		1 STORY	2 STORY		3 STORY		
			2 ND LEVEL	1 ST LEVEL	3 RD LEVEL	2 ND LEVEL	1 ST LEVEL
2X4	10'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	N/A
2X4	12'-0"	16" O.C.	16" O.C.	12" O.C.	16" O.C.	12" O.C.	N/A
3X4	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.
2X6	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	12" O.C.
2-2X4	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.
2-2X6	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.

*LOWER STUDS MUST BE INLINE WITH UPPER STUDS

SHEET INDEX

SN1.0	GENERAL NOTE
S1.0	FOUNDATION PLAN
S2.0	ROOF FRAMING PLAN
SD1.0	DETAIL

PROJECT DESIGN DATA

GOVERNING CODE: 2022 CALIFORNIA BUILDING CODE (CBC).

STRUCTURAL DESIGN LOADS:

1. ROOF LOADS:
- DEAD LOAD..... 15 PSF
- LIVE LOAD 20 PSF
2. CEILING LOADS: (ATTICS WITHOUT STORAGE)
- DEAD LOAD..... 5 PSF
- LIVE LOAD 10 PSF
3. FLOOR LOADS:
- DEAD LOAD..... 15 PSF
- LIVE LOAD 40 PSF
4. DECK LOADS:
- DEAD LOAD..... 15 PSF
- LIVE LOAD 60 PSF

WIND DESIGN

1. WIND SPEED 92 MPH RISK CATEGORY II, EXPOSURE C, WIND PRESSURE MIN 16 PSF USED
- Kh=0.85, Kzt=1, Kd=0.25, I=1

SEISMIC DESIGN

1. SEISMIC BASE SHEAR FOR LIGHT-FRAME WALLS SHEATHED WITH WOOD
- STRUCTURAL SYSTEM = 0.210W (ALLOWABLE STRESS DESIGN)
- RISK CATEGORY: II S_s = 1.873 S_i = 0.688 C_s=0.231
- SEISMIC DESIGN CATEGORY: D S_{DS} = 1.498 S_{DI} = 0.780 ρ =1.3
- FA = 1.2 FV= 1.0 R= 6.5 (LIGHT-FRAME WALLS SYSTEM)

FOUNDATION

1. FOUNDATION MATERIAL: SEE REINFORCED CONCRETE
2. MINIMUM FOUNDED DEPTH & WIDTH OF FOOTINGS:
- BELOW ROUGH PAD GRADE.....18"
- BELOW LOWEST ADJACENT FINISHED GRADE.....18"
- WIDTH.....12" MIN.
3. BASE OF FOOTINGS & SLABS: SEE PLAN
4. ALLOWABLE SOIL PRESSURES:
- DL + LL LOAD.....1,500 PSF
- ALL LOAD (WIND/SEISMIC) FORCES.....2,000 PSF
5. ROOF AND AREA DRAINAGE: SHALL BE DIRECTED AWAY FROM THE FOUNDATIONS.
6. BACK FILL: EXCAVATIONS SHALL BE PROPERLY BACKFILLED. BACK FILL FOR WALLS SHALL BE PERVIOUS MATERIAL. DO NOT PLACE BACK FILL BEHIND WALLS BEFORE THEY HAVE ATTAINED THEIR DESIGN STRENGTH. SHORE AND PROTECT WALLS FROM LATERAL LOADS UNTIL THE SUPPORTING MEMBERS ARE IN PLACE HAVE DEVELOPED SPECIFIED STRENGTHS.

SPECIAL INSPECTION REQUIREMENTS

SPECIAL INSPECTION REQUIREMENTS

1. SPECIAL INSPECTION AGENCY EMPLOYED BY THE OWNER.
2. REPORTS: PREPARED AND SIGNED BY THE INSPECTOR, SUBMITTED TO THE BUILDING OFFICIAL AND THE ENGINEER. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION; THEN, IF NOT CORRECTED, TO THE BUILDING OFFICIAL AND THE ENGINEER.
3. CERTIFICATION: INSPECTOR MUST BE CITYCERTIFIED BY THE BUILDING OFFICIAL TO PERFORM THE TYPES OF INSPECTIONS SPECIFIED.
4. RESPONSIBILITY: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY PRIOR TO PERFORMING ANY WORK THAT REQUIRESSPECIAL INSPECTION.
5. SPECIAL INSPECTIONS REQUIRED FOR THE FOLLOWING ITEM: (A) EPOXY ANCHOR OR EXPANSION ANCHOR INSTALL INTO EXISTING CONCRETE SLAB OR FOOTING



3150 ALMADEN EXPY, STE 214
SAN JOSE, CA 95118-1253

TEL (408) 888-7836



Academic Center of Volitation, Corp.
Daycare
6663 OWENS DR,
PLEASANTON, CA 94588

DATE: 11/13/23

JOB NO. SS23835

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	mm/dd/yy	CITY SUBMITTAL
1		
2	01/09/24	COMM RES
3		
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9		

SHEET NAME.

GENERAL
NOTES

SHEET NO.

SN1.0

DRAWN BY:



FOUNDATION PLAN

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

SYMBOLS LEGEND

- WOOD POST
WOOD POST ABOVE
DIRECTION OF JOISTS
SHEAR PANEL LENGTH AND SCHEDULE
SHEAR PANEL LENGTH AND SCHEDULE
DETAIL
BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
SHEAR LINE
CALIFORNIA FRAMING
PAD FOOTING
(E) FOUNDATION
(N) FOUNDATION

FRAMING NOTES

- EXISTING ROOF RAFTER

FOUNDATION NOTES

1. CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
PLAN SHOWS STRUCTURAL SLAB, WALLS, ABOVE FOUNDATION.
ARCHITECTURAL BACKGROUND INDICATES NON-STRUCTURAL WALLS
CONFIRM ALL BACKGROUND INFORMATION WITH CURRENT ARCHITECTURAL DRAWINGS.
2. SEE STRUCTURAL SPECIFICATIONS ON SHEET SN1
3. NEW STEM WALL FTG. SHALL BE 16" WIDE CONT. FTG. W/ (2)-#4 T&B & #3 VERT @ 24" OC TYP

PAD FOOTING SCHEDULE				
MARK	FOOTING SIZE	1-STORY THICKNESS	2-STORY THICKNESS	REINFORCING
(F-1)	1'-6" x 1'-6"	18"	24"	3-#4 EA. WAY
(F-2)	2'-0" x 2'-0"	18"	24"	4-#4 EA. WAY
(F-3)	3'-0" x 3'-0"	18"	24"	4-#5 EA. WAY
(F-4)	4'-0" x 4'-0"	18"	24"	6-#5 EA. WAY
(F-5)	5'-0" x 5'-0"	18"	24"	7-#5 EA. WAY



SOUTHBAY
STRUCTURE

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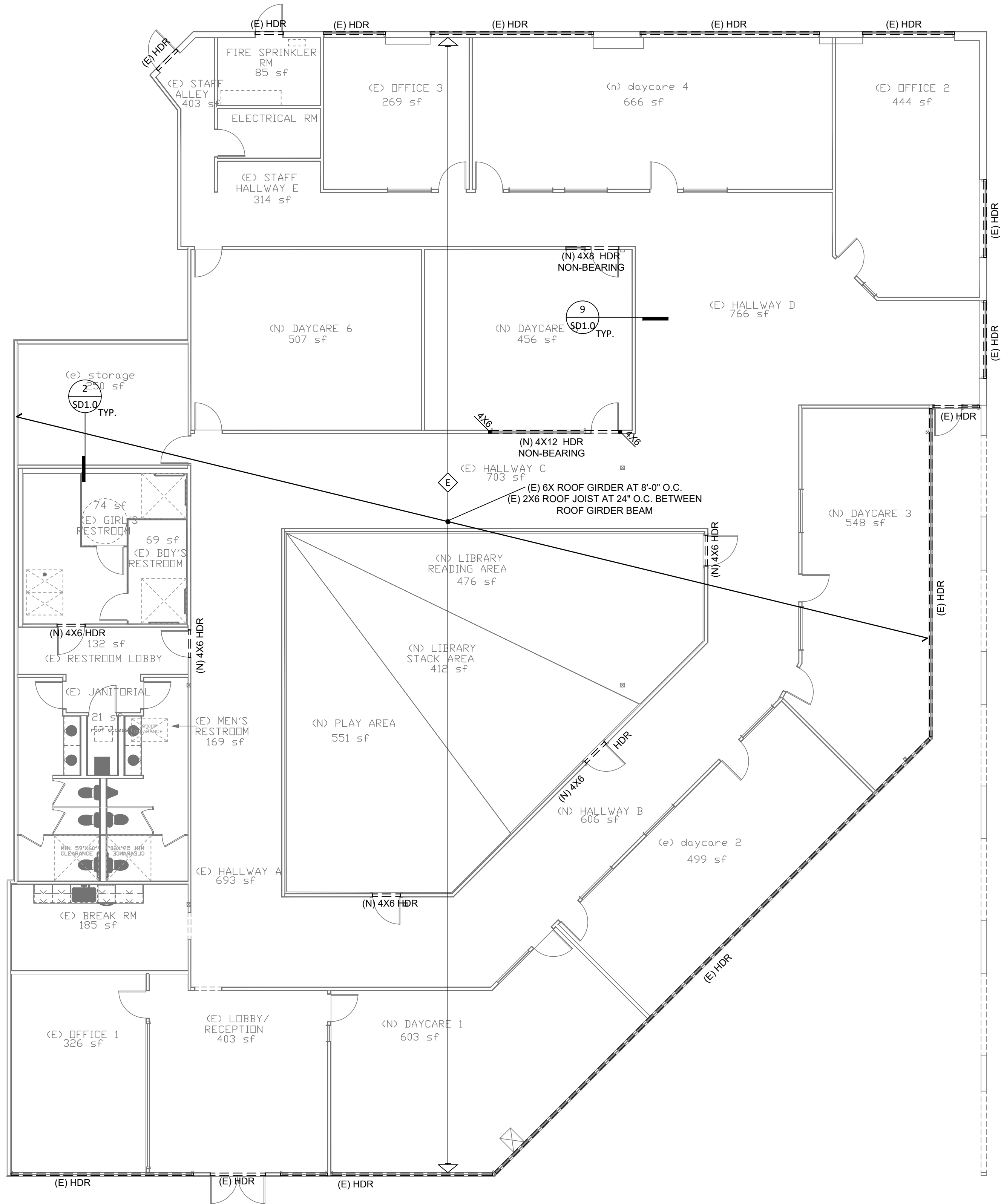
SHEET NAME.

FOUNDATION
PLAN

SHEET NO.

S1.0

DRAWN BY:



ROOF FRAMING PLAN

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

SYMBOLS LEGEND

- WOOD POST
- WOOD POST ABOVE
- DIRECTION OF JOISTS
- SHEAR PANEL LENGTH AND SCHEDULE
- SHEAR PANEL LENGTH AND SCHEDULE
- DETAIL
- BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- SHEAR LINE
- CALIFORNIA FRAMING
- PAD FOOTING
- (E) FOUNDATION
- (N) FOUNDATION

FRAMING NOTES

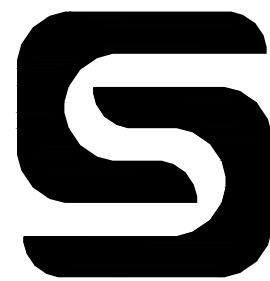
- EXISTING ROOF RAFTER

FRAMING NOTES

- CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. PLAN SHOWS STRUCTURAL WALLS, ROOF LINES ABOVE FOUNDATION. ARCHITECTURAL BACKGROUND INDICATES NON-STRUCTURAL WALLS CONFIRM ALL BACKGROUND INFORMATION WITH CURRENT ARCHITECTURAL DRAWINGS.
- SEE STRUCTURAL SPECIFICATIONS ON SHEET SN1
- FULL HEIGHT STUDS SHALL BE USED ON EXTERIOR WALLS OF ROOM WITH VAULTED CEILINGS. 2x6 STUD @ 16" O.C. FOR 12'-0" OR MORE WALL HIGH.
- ALL ROOF USE 1/2" OSB PLYWOOD WITH 10d @ 6" OC EDGE NAILS AND 12" OC FIELD NAILS UNBLOCKED TYPICAL
- ALL FLOOR 3/4" PLYWOOD T&G WITH 10d@ 6" OC EDGE NAILS 10" OC FIELD NAILS TYP AT FLOOR AREA GLUED AND NAILED
- PROVIDE SIMP. CS16x30" @ SIDE OF EXTERIOR WALL & SHEAR WALL WHERE TOP PLATES SPLICED OR CONNECTED TO BM TYP AS SHOWN
- ALL BEAM TO BEAM SUPPORT USE HANGER PER HANGER SCHEDULE
- PROVIDE SIMP. CS16x30"MIN @ SIDE OF EXTERIOR WALL & SHEAR WALL WHERE TOP PLATES SPLICED OR CONNECTED TO BM TYP
- PROVIDE PC4 CAP & BC4 BASE TYP AT EA END OF DROPPED FLOOR BM EXTEND POST DOWN TO FOUNDATION
- SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
- ALL BEAMS PROVIDE 4x BEAM WIDTH POST
- HOLDOWN SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- ALL EXTERIOR WALLS AND WOOD FRAMED CHIMNEYS MUST BE SHEATHED WITH SHEAR PANEL U.N.
- PLYWOOD OF ALL INTERIOR SHEAR WALL TO BE EXTENDED UP TO ROOF.
- THE NEW FOUNDATION TYPE MUST MATCH EXISTING FOUNDATION, REPORT TO ENGINEER OF RECORD IF IT IS DIFFERENT.
- HOLDOWN ANCHOR BOLT TO BE SET AND POSITIONED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.

HANGER SCHEDULE (U.N.O.)

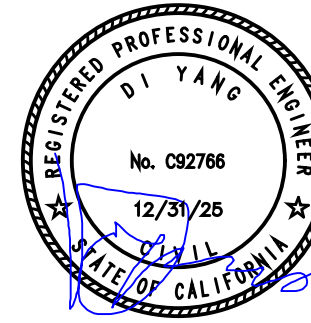
SUPPORTED MEMBER SIZE	HANGER	MIN. POST XIZE REQ.
2x RAFTERS, DBL. RAFTERS	LSSJ, LSR	--
2X CEILING JOISTS, DBL. JOISTS	LUS, LUS	--
TJI FLOOR I-JOISTS	ITS	--
4X BEAM SAWN LUMBER	HU	4X4 DF#2
6X BEAM SAWN LUMBER	HU	4X6 DF#2
3 1/2" WIDE ENGINEERED BEAM	HHUS	4X4 DF#2
5 1/4" WIDE ENGINEERED BEAM	HHUS	4X6 DF#2
7" WIDE ENGINEERED BEAM	HGUS	6X6 DF#1 / 4X8 DF#1
1 3/4" MICROLAM	LSU, HU	2-2X4 DF#2
TRUSS HANGERS	USE MANUF. SUPPLIED HANGERS	



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SHEET NAME.

ROOF
FRAMING
PLAN

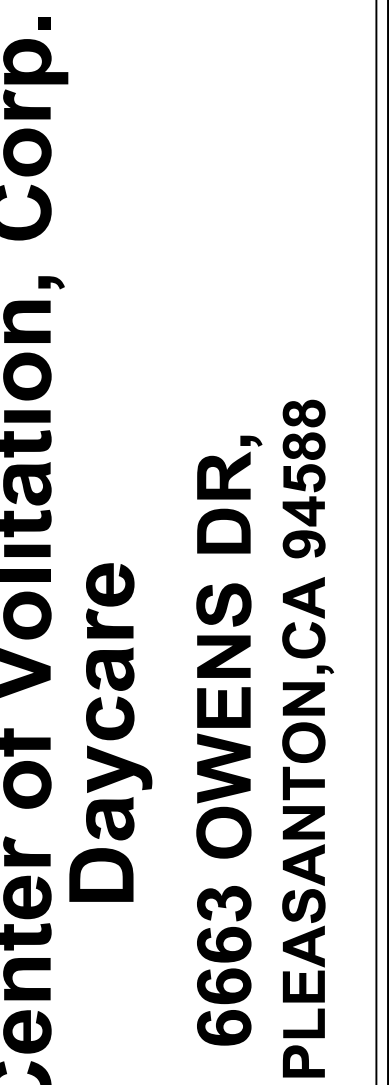
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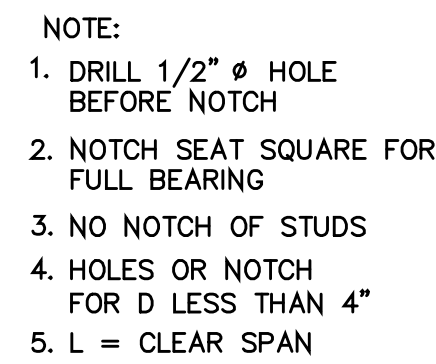
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DETAILS

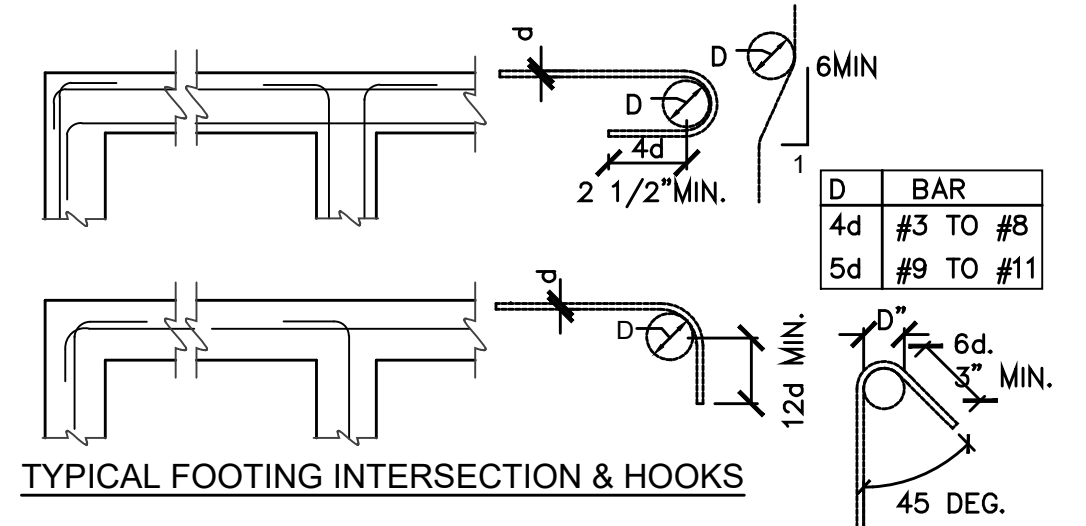
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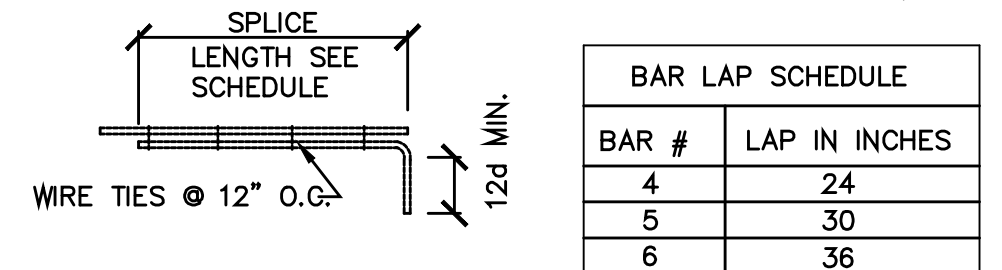


NOTE:

1. DRILL $1/2"$ $\varnothing$ HOLE BEFORE NOTCH
2. NOTCH SEAT SQUARE FOR FULL BEARING
3. NO NOTCH OF STUDS
4. HOLES OR NOTCH FOR D LESS THAN 4"
5. L = CLEAR SPAN



TYPICAL FOOTING INTERSECTION & HOOKS



TYPICAL REBAR SPLICE

BAR LAP SCHEDULE	
BAR #	LAP IN INCHES
4	24
5	30
6	36

9

PONY WALL DETAIL

5

NOTCH DETAIL

1

REBARS TYPICAL BENDING

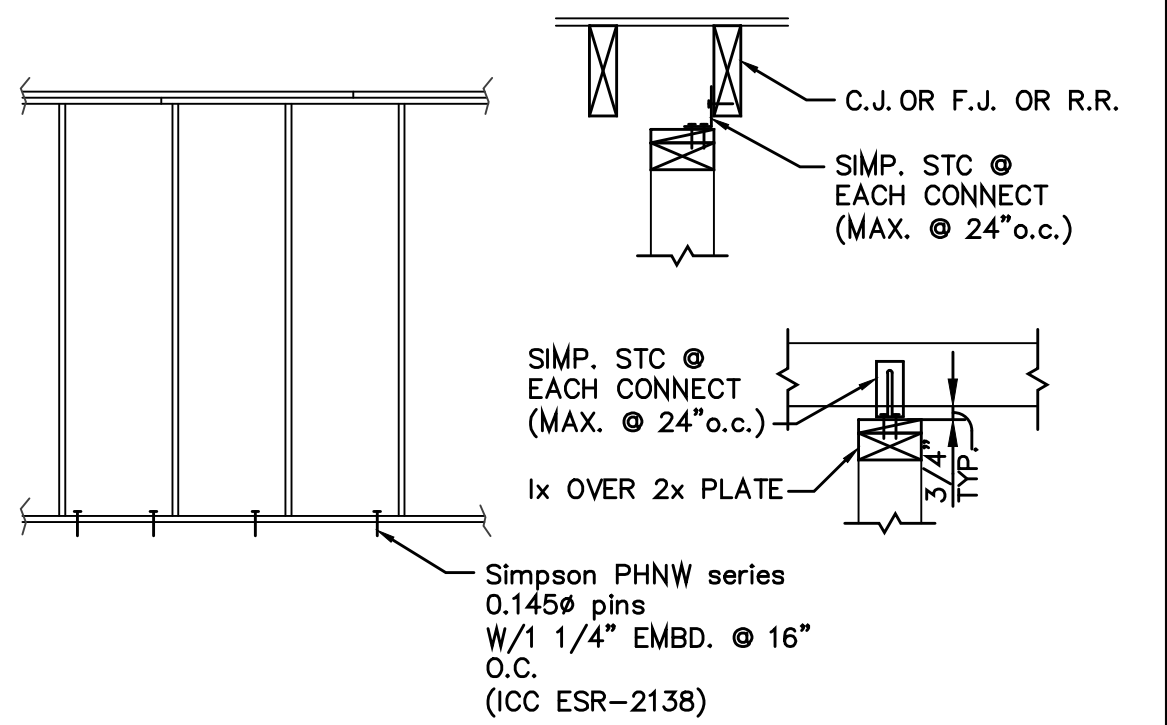


PONY WALL DETAIL



2

NON-BEARING WALL DETAIL

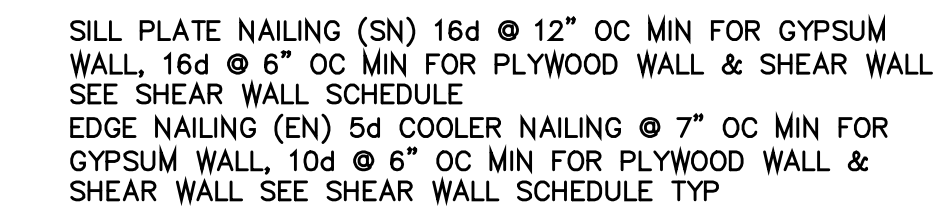


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6

TYPICAL OPENING IN WOOD WALLS

NON-BEARING WALL DETAIL



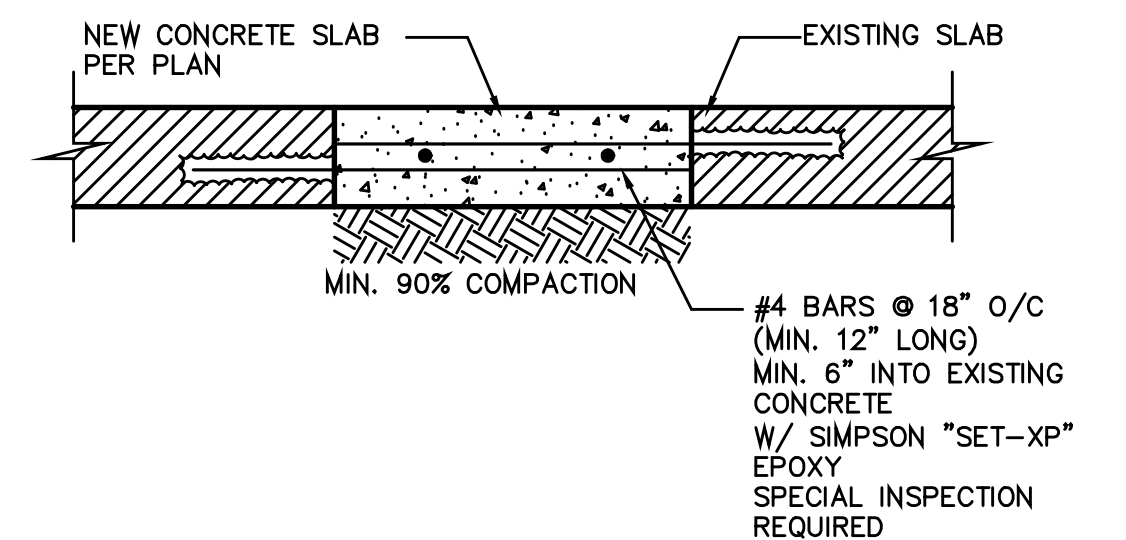
SILL PLATE NAILING (SN) 16d @ 12" OC MIN FOR GYPSUM WALL, 16d @ 6" OC MIN FOR PLYWOOD WALL & SHEAR WALL SEE SHEAR WALL SCHEDULE

EDGE NAILING (EN) 5d COOLER NAILING @ 7" OC MIN FOR GYPSUM WALL, 10d @ 6" OC MIN FOR PLYWOOD WALL & SHEAR WALL SEE SHEAR WALL SCHEDULE TYPE

STUD WALL CONNECTION

3

SLAB DETAIL



PANEL PER PLAN TYPICAL

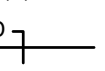
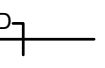
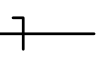
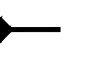
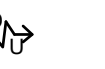
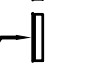
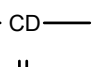
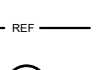
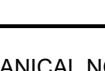
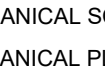
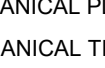
AT CORNER

AT INTERSECTION

AT SPLICE

8

TYPICAL PLATE ANCHOR BOLTS

SYMBOLS AND ABBREVIATIONS			HVAC SPECIFICATIONS			HVAC GENERAL NOTES			CA TITLE 24 NOTES			DEMAND CONTROL VENTILATION NOTES		
SYMBOL	ABBR.	DESCRIPTION	1. A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED TO THE OWNER PER STANDARDS.			1. ALL WORK SHALL CONFORM TO MECHANICAL CODE, BUILDING CODE AND ALL OTHER APPLICABLE CITY CODES AND REGULATIONS.			ADMINISTRATIVE REQUIREMENTS:			2022 BUILDING ENERGY EFFICIENCY STANDARDS SECTION 120.1(D)4		
CFM		CUBIC FEET PER MINUTE	2. CONCEALED SPACES, CIRCULATION AIR			2. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES. <td colspan="3">A. THE PERSON WITH OVERALL RESPONSIBILITY FOR CONSTRUCTION OR THE PERSON RESPONSIBLE FOR THE INSTALLATION OF REGULATED FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES SHALL POST, OR MAKE AVAILABLE WITH THE BUILDING PERMIT(S) ISSUED FOR THE BUILDING, THE REQUIRED INSTALLATION CERTIFICATE(S) FOR FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS OR PART 6. SUCH INSTALLATION CERTIFICATE(S) SHALL BE MADE AVAILABLE TO THE ENFORCEMENT AGENCY FOR ALL APPROPRIATE INSPECTIONS. THESE CERTIFICATES SHALL:</td> <td colspan="3">A. For each system with demand control ventilation (DCV), CO2 sensors shall be installed in each room that meets the criteria of Section 120.1(d)3 with no less than one sensor per 10,000 ft² of floor space. When a zone or a space is served by more than one sensor, a signal from any sensor indicating that CO2 is near or at the setpoint within the zone or space shall trigger an increase in ventilation.</td>			A. THE PERSON WITH OVERALL RESPONSIBILITY FOR CONSTRUCTION OR THE PERSON RESPONSIBLE FOR THE INSTALLATION OF REGULATED FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES SHALL POST, OR MAKE AVAILABLE WITH THE BUILDING PERMIT(S) ISSUED FOR THE BUILDING, THE REQUIRED INSTALLATION CERTIFICATE(S) FOR FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS OR PART 6. SUCH INSTALLATION CERTIFICATE(S) SHALL BE MADE AVAILABLE TO THE ENFORCEMENT AGENCY FOR ALL APPROPRIATE INSPECTIONS. THESE CERTIFICATES SHALL:			A. For each system with demand control ventilation (DCV), CO2 sensors shall be installed in each room that meets the criteria of Section 120.1(d)3 with no less than one sensor per 10,000 ft² of floor space. When a zone or a space is served by more than one sensor, a signal from any sensor indicating that CO2 is near or at the setpoint within the zone or space shall trigger an increase in ventilation.		
EA		EXHAUST AIR	INSULATED WIRES, PLASTIC TUBING OR PIPING, PIPE INSULATION, CONDENSATE PAN INSULATION, WOOD, PVC, ABS AND OTHER PLASTICS) TO BE IN CONCEALED SPACES USED TO CONVEY CIRCULATING AIR SUPPLY. WHEN COMBUSTIBLE MATERIAL IS TO BE LOCATED IN THE ABOVE SPACES, IT SHALL BE APPROVED FOR SUCH INSULATION.			3. CONTROL LOW VOLTAGE WIRING BY MECHANICAL CONTRACTOR AND CONDUIT BY ELECTRICAL CONTRACTOR.			27. WHERE CONDENSATE WASTE FROM AIR CONDITIONING COILS DISCHARGES BY DIRECT CONNECTION TO A LAVATORY TAILPIECE OR TO AN APPROVED ACCESSIBLE INLET ON A BATHTUB OVERFLOW, THE CONNECTION SHALL BE LOCATED IN AN AREA CONTROLLED BY THE SAME PERSON CONTROLLING THE AIR-CONDITIONED SPACE.			A.1. IDENTIFY FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES REQUIRED TO VERIFY COMPLIANCE WITH THE APPLIANCE EFFICIENCY REGULATIONS AND PART 6.		
EF		ROOF MOUNTED EXHAUST FAN	3. INSULATION OF DUCTS			4. CONDENSATE DRAIN PIPING AND FINAL CONNECTION TO UNIT BY PLUMBING CONTRACTOR.			28. THE REFRIGERATION EQUIPMENT REFRIGERANT SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAPS OR SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY A MEANS ACCEPTABLE TO THE ENFORCING AGENCY.			A.2. INCLUDE A STATEMENT INDICATING THAT THE FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES CONFORM TO THE APPLIANCE EFFICIENCY REGULATIONS AND PART 6 AND THE REQUIREMENTS FOR SUCH FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY.		
ESP		EXTERNAL STATIC PRESSURE	PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS CONVEYING HEATED OR COOLED AIR LOCATED IN ONE OR MORE OF THE FOLLOWING SPACES SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-8:			5. G.C. TO VERIFY CURRENT ELECTRICAL POWER CONDITION IN FIELD BEFORE PURCHASING ANY MECHANICAL EQUIPMENT.			29. THE HEATING AND COOLING DUCT SYSTEM IS SIZED IN ACCORDANCE WITH ASHRAE.			A.3. STATE THE NUMBER OF THE BUILDING PERMIT UNDER WHICH THE CONSTRUCTION OR INSTALLATION WAS PERFORMED.		
EXIST	(E)	EXISTING	1. OUTDOORS; OR			6. CONTRACTOR TO VERIFY MECHANICAL HEATING EQUIPMENT TO BE CONFORM TO LOCAL EPA STANDARD BEFORE PURCHASING EQUIPMENT.			30. G.C. TO VERIFY SUFFICIENCY OF DUCT SPACE BEFORE PURCHASING ANY MECHANICAL EQUIPMENT.			B. WITHIN 90 DAYS AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER, IF A BUILDING DESIGN FEATURE, MATERIAL, COMPONENT OR MANUFACTURED DEVICE IS CHANGED BEFORE FINAL CONSTRUCTION AND INSTALLATION, SUCH THAT THE BUILDING MAY NO LONGER COMPLY WITH PART 6, THE BUILDING MUST BE BROUGHT INTO COMPLIANCE, AND SO INDICATED ON AMENDED PLANS AND CERTIFICATE OF COMPLIANCE(S) THAT SHALL BE SUBMITTED FOR APPROVAL.		
FD		FIRE DAMPER	2. IN A SPACE BETWEEN THE ROOF AND AN INSULATED CEILING; OR			7. ACCURATE AS-BUILT DRAWINGS SHALL BE MADE DURING CONSTRUCTION AND SUBMITTED FOR APPROVAL UPON COMPLETION OF INSTALLATION.			31. DUCTWORK SHALL BE INSULATED OR LINED AS NOTED ON DRAWINGS. ALL DUCTWORK EXPOSED ON ROOF SHALL BE INTERNALLY LINED UNLESS OTHERWISE INDICATED OTHERWISE. ALL DUCT SIZES ARE SHEET METAL SIZES. ALL DUCT JOINTS SHALL BE SEALED PER SPECIFICATIONS.			C. THE BUILDER SHALL PROVIDE THE BUILDING OWNER OR THE PERSON(S) RESPONSIBLE FOR BUILDING MAINTENANCE (IN CASE OF MULTI-TENANT OR CENTRALLY OPERATED BUILDINGS) AT OCCUPANCY THE FOLLOWING:		
FSD		FIRE SMOKE DAMPER	3. IN A SPACE DIRECTLY UNDER A ROOF WITH FIXED VENTS OR OPENINGS TO THE OUTSIDE OR UNCONDITIONED SPACES; OR			8. THE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR SIZE AND LOCATION OF DUCTWORK ROOF OPENINGS AND WITH ELECTRICAL CONTRACTOR FOR ELECTRICAL REQUIREMENTS OF ALL MECHANICAL EQUIPMENT AND ARCHITECTURAL DRAWINGS FOR AIR DISTRIBUTION LOCATION.			32. CONNECT MAIN DUCT TO AIR CONDITIONING UNIT WITH WEATHERPROOF FLEXIBLE CONNECTION. SUN SHIELD OVER ENTIRE FLEXIBLE CONNECTIONS REQUIRED IF FLEXIBLE CONNECTION IS EXPOSED TO WEATHER.			C.1. OPERATING INFORMATION: THE APPROPRIATE CERTIFICATE(S) OF COMPLIANCE AND A LIST OF THE FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO OPERATE THEM EFFICIENTLY.		
FLA		FULL LOAD AMPERES	4. IN AN UNCONDITIONED CRAWL SPACE; OR			9. THE CONTRACTOR SHALL SUBMIT BID BASED ON THE DRAWINGS AND ALTERNATE FOR COST SAVING. THESE DRAWINGS ARE FOR BIDDING PURPOSES.			33. ALL LINED DUCT DIMENSIONS ARE NET CLEAR DIMENSION AFTER LINING HAS BEEN INSTALLED.			C.2. MAINTENANCE INFORMATION: REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE OPERATION AND MAINTENANCE MANUAL.		
HZ		HERTZ	5. IN OTHER UNCONDITIONED SPACES.			10. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR COMPLETION OF THE WORK. ALL MATERIALS AND WORK SHALL COMPLY WITH APPLICABLE CODES AND GOVERNING REGULATIONS AND MEET THE APPROVAL OF THE LOCAL JURISDICTION.			34. ALL DUCTWORK SIZE SHOWN ON PLAN ARE INTERIOR DIAMETER. CONTRACTOR SHALL ADD INSULATION THICKNESS INTO CONSIDERATION BEFORE INSTALLATION.			C.3. VENTILATION INFORMATION: A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AND RECIRCULATED AIR THAT THE VENTILATION SYSTEMS ARE DESIGNED TO PROVIDE TO EACH AREA.		
HP		HORSEPOWER	PORTIONS OF SUPPLY-AIR DUCTS THAT ARE NOT IN ONE OF THESE SPACES, INCLUDING DUCTS BURIED IN CONCRETE SLAB, SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-4.2 OR BE ENCLOSED IN DIRECTLY CONDITIONED SPACE.			11. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE MATERIALS BEFORE, DURING AND AFTER INSTALLATION. IN THE EVENT OF DAMAGE, IMMEDIATELY REPAIR ALL DAMAGED AND DEFECTIVE WORK TO THE APPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.			35. DUCTS SHALL BE SUPPORTED WITH 1" WIDE 16-GAUGE HANGER STRAPS AND SHALL BE SPACED AT NO MORE THAN 7'-0" ON CENTERS AND SHALL BE SECURED TO STRUCTURAL MEMBER. EXPOSED DUCTWORK ON ROOF SHALL BE SUPPORTED BY GALVANIZED STEEL ANGLE & SHALL BE PER LOCAL CODE.			A. (IF APPLICABLE) MANUFACTURED FENESTRATION AND EXTERIOR DOORS SHALL MEET ALL LISTED REQUIREMENTS IN SEC 101-111(A) UNDER SECTION 110.6(A) OF PART 6. TEMPORARY LABELS FOR MANUFACTURED FENESTRATION SHALL HAVE A CLEARLY VISIBLE TEMPORARY LABEL AND SHALL COMPLY WITH LABELING REQUIREMENTS OF NFRC 700. NO OTHER VALUES FOR U-FACTOR, SHGC, VT AND AIR LEAKAGE ARE ALLOWED ON THE TEMPORARY LABEL ATTACHED TO THE MANUFACTURED FENESTRATION PRODUCT OR EXTERIOR DOOR.		
MVD		MANUAL VOLUME DAMPER	TRANSVERSE SUPPLY DUCTS, TAPED OR SEALED WITH MASTIC EXCEPT FOR DUCTS EXPOSED TO CONDITIONED SPACE, WHERE DUCT STATIC PRESSURE EXCEEDS 3/4" WATER, LONGITUDINAL JOINTS, TAPED OR SEALED WITH MASTIC.			12. THESE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL OTHER TRADES. THIS INCLUDES COORDINATING THE LOCATION AND SIZE OF ALL OPENINGS, LOCATIONS OF EQUIPMENT PADS AND CHANGES OF ELEVATIONS OF DUCTWORK, PIPING AND OTHER EQUIPMENT.			36. ROUND AND RECTANGULAR DUCTWORK ARE INTERCHANGEABLE IF CROSS SECTION AREAS ARE EQUIVALENT. CONTRACTOR IS TO VERIFY THE EXACT CEILING SPACE AND INTERCHANGE THE DUCT SIZE TO FIT THE CEILING SPACE WITHOUT ADDITIONAL FEE CHARGE.			B. (IF APPLICABLE) RATED FENESTRATION SHALL HAVE A PERMANENT LABEL CONSISTENT WITH THEIR RATING AND CERTIFICATION THAT IS EITHER A STAND-ALONE LABEL, AN EXTENSION OR TAB OF AN EXISTING PERMANENT CERTIFICATION LABEL BEING USED BY THE MANUFACTURER/RESPONSIBLE PARTY, OR A SERIES OF MARKS OR ETCHINGS ON THE PRODUCT.		
NEW	(N)	NEW	SEALING			13. ANY MATERIAL, ARTICLE OR PIECE OF EQUIPMENT OTHER THAN THAT INDICATED SHALL NOT BE USED UNLESS APPROVED IN WRITING BY THE ENGINEER AND ANY CHANGES IN MECHANICAL, ELECTRICAL AND/OR OTHER SYSTEMS REQUIRED DUE TO SUCH SUBSTITUTION SHALL BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR; AND AT NO ADDITIONAL COST TO THE OWNER.			37. ALL FACTORY-FABRICATED DUCT SYSTEMS SHALL COMPLY WITH UL 181 FOR DUCTS AND CLOSURE SYSTEMS, INCLUDING COLLARS, CONNECTIONS, AND SPLICES, AND BE LABELED AS COMPLYING WITH UL 181.			D. ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC.		
OSA		OUTSIDE SUPPLY AIR	SPACE-CONDITIONING AND SERVICE WATER-HEATING SYSTEM SHALL BE INSULATED IN ACCORDANCE WITH THE FOLLOWING TABLE:			14. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING EQUIPMENT AND INFORM THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES.			38. INSTALL VOLUME CONTROL DAMPERS AT EACH SUPPLY DIFFUSER TO AFFORD COMPLETE CONTROL OF THE AIR FLOW IN THE VARIOUS DUCT SYSTEMS. INSTALL SPLITTER DAMPER AT DUCT TAKEOFFS AND DAMPER AS REQUIRED.			E. NON-CENTRALIZED ENERGY MANAGEMENT SYSTEMS SHALL HAVE SETBACK THERMOSTATS, CAPABLE TO PROGRAM TEMPERATURE SETPOINTS FOR AT LEAST FOUR PERIODS WITHIN A 24-HR. PERIOD.		
RA		RETURN AIR	PIPE INSULATION THICKNESS			15. CONTRACTOR TO VERIFY ADEQUATE PLUMBING CONNECTIONS ARE READILY AVAILABLE FOR EVAPORATIVE COOLERS AND GAS HEATING SYSTEMS BEFORE PURCHASING EQUIPMENT.			39. AUTOMATIC FIRE DAMPER REQUIREMENTS ARE AS FOLLOWS:			F. ALL RECIRCULATED AIR OR OUTDOOR AIR SUPPLIED TO OCCUPABLE SPACES IS FILTERED (MINIMUM MERV 13) BEFORE PASSING THROUGH ANY AIR CONDITIONING COMPONENT. THE LESSER OF THE MINIMUM RATE OF OUTDOOR AIR REQUIRED BY SEC. 120.1(C), OR THREE COMPLETE AIR CHANGES SHALL BE SUPPLIED TO THE ENTIRE BUILDING DURING THE ONE-HOUR PERIOD IMMEDIATELY BEFORE THE BUILDING IS NORMALLY OCCUPIED.		
SA		SUPPLY AIR	FLUID TEMP. RANGE (°F)			16. COORDINATE ENTIRE INSTALLATION OF THE H.V.A.C. SYSTEM WITH THE WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.			a. PROVIDE AUTOMATIC FIRE DAMPERS AT ALL PENETRATIONS OF FIRE-RATED CEILINGS AND WALLS THROUGHOUT. CONTRACTOR SHALL COORDINATE WITH FIRE-RATED CEILING AREAS AND WALLS AS INDICATED ON ARCHITECTURAL DRAWINGS. THIS NOTE SHALL TAKE PRECEDENCE OVER ANY OMISSIONS ON THE DRAWINGS. SEE SPECIFICATIONS.			G. ALL MECHANICAL VENTILATION AND SPACE-CONDITIONING SYSTEMS SHALL BE DESIGNED WITH DUCTWORK, DAMPERS, AND CONTROLS WHICH ALLOWS OUTSIDE AIR RATES TO BE OPERATED AT THE LARGER OF (1) THE MINIMUM LEVELS SPECIFIED IN SECTION 120.1(C)3 OR (2) THE RATE REQUIRED FOR MAKE-UP OF EXHAUST SYSTEMS THAT ARE REQUIRED FOR AN EXEMPT OR COVERED PROCESS, FOR CONTROL OF ODORS, OR FOR THE REMOVAL OF CONTAMINANTS WITHIN THE SPACE. MEASURED OUTSIDE AIR RATES OF CONSTANT AND VARIABLE VOLUME MECHANICAL VENTILATION SYSTEMS SHALL BE WITHIN 10% OF OUTSIDE AIR RATE SHOWN ON TABLE 120.1-A.		
SD		SMOKE DETECTOR	NOMINAL PIPE DIAMETER (")			17. CONTRACTOR SHALL SUBMIT A COMPLETE BALANCE REPORT FOR APPROVAL. SYSTEMS AIR BALANCE SHALL BE PERFORMED BY AN INDEPENDENT AIR BALANCE CONSULTANT. A CERTIFIED AABC OR NEBB. THE REPORT SHALL INCLUDE THE FOLLOWING:			b. LOCATION OF FIRE-RATED CEILINGS AND WALLS ARE AS INDICATED ON THE ARCHITECTURAL DRAWINGS.			H. THE THERMOSTATIC CONTROLS FOR HVAC SYSTEMS SHALL BE CAPABLE OF BEING SET LOCALLY OR REMOTELY BY TO CONTROL COMFORT HEATING DOWN TO 55 °F OR LOWER AND COOLING UP TO 85°F OR HIGHER. THE THERMOSTATIC CONTROLS SHALL BE CAPABLE OF PROVIDING A DEAD BAND RANGE OF AT LEAST 5 °F WITHIN WHICH HEATING AND COOLING ENERGY TO THE ZONE IS SHUT OFF OR REDUCE TO A MINIMUM.		
SP		STATIC PRESSURE	<1			a. AIR QUANTITIES AT EACH REGISTER			40. COORDINATE THE LOCATION OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES WITH THE ARCHITECTURAL, REFLECTED CEILING PLAN, ELECTRICAL LIGHTING LAYOUT AND ARCHITECTURAL ROOM ELEVATIONS.			I. OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT SHALL BE INSTALLED WITH DAMPERS THAT AUTOMATICALLY CLOSE UPON FAN SHUTDOWN.		
TYP		TYPICAL	1 TO <1.5			b. STATIC PRESSURE READINGS AT INLET AND DISCHARGE OF EACH AIR HANDLING SYSTEM AND AT INLET OF EACH EXHAUST AIR SYSTEM.			41. ALL CEILING DIFFUSERS ARE 4-WAY UNLESS OTHERWISE NOTED.			J. AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT NOT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR-HANDLER BOXES AND SUPPORT PLATFORMS USED AS DUCTS OR PLENUMS, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CHAPTER 6 CMC CODE AND ANSI/SMACNA -006-2006 HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE. SUPPLY-AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-4.2 (R-8 IN UNCONDITIONED SPACE), UNLESS DUCTS ARE IN CONDITIONED SPACE.		
UIC		UNDERCUT DOOR	1.5 TO 2.0			c. COOLING AND HEATING SUPPLY AND RETURN AIR TEMPERATURES AT EACH AIR CONDITIONING UNIT.			42. PROVIDE BACK-DRAFT DAMPER FOR ALL EXHAUST AIR DUCT UNLESS OTHERWISE NOTED PER CODE.			K. MAXIMUM LENGTH OF FLEXIBLE DUCT AND CONNECTORS SHALL NOT BE MORE THAN 6 FEET. FLEXIBLE DUCTS SHALL NOT BE USED IN LIEU OF RIGID ELBOWS.		
U.T.R.		UP THRU ROOF	2.0 TO 2.2			18. WARRANTIES: 1-YEAR WARRANTY FOR EQUIPMENT, 5-YEAR COMPRESSORS. REFER TO CONSTRUCTION CONTRACT FOR OTHER APPLICABLE WARRANTIES.			43. EXHAUST TERMINATION SHALL BE MINIMUM 10'-0" AWAY OR 3'-0" ABOVE FROM ANY FRESH AIR INTAKE, OPERABLE WINDOWS, DOORS AND 10'-0" MINIMUM ABOVE GRADE.			L. EACH SPACE-CONDITIONING SYSTEM SHALL BE INSTALLED WITH CONTROLS (1) CAPABLE OF AUTOMATICALLY SHUTTING OFF THE SYSTEM DURING PERIODS OF NON-USE AND SHALL HAVE (A) 4-HR TIMER OR (B) OCCUPANCY SENSORS OR; (C) AUTO TIME SWITCH CONTROLS AND ACCESSIBLE MANUAL OVERRIDE FOR UP TO 4-HRS; (2) AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN SETBACK THERMOSTAT SETPOINTS FOR MECHANICAL HEATING AND COOLING; (3) MULTIPURPOSE, CLASSROOMS CONFERENCE, CONVENTION, AUDITORIUM AND MEETING CENTER ROOMS OF CERTAIN SIZE WHICH DO NOT HAVE PROCESSES OR OPERATIONS THAT GENERATE DUSTS, FUMES, VAPORS OR GASSES SHALL BE EQUIPPED WITH OCCUPANT SENSOR(S) TO ACCOMPLISH THE FOLLOWING DURING UNOCCUPIED PERIODS (A) AUTOMATICALLY SETUP THE OPERATING COOLING TEMPERATURE SET POINT BY 2°F OR MORE AND; (B) AUTOMATICALLY RESET THE MINIMUM REQUIRED VENTILATION RATE WITH AN OCCUPANT SENSOR VENTILATION CONTROL DEVICE ACCORDING TO SECTION 120.1(C)6; (4) HOTEL AND MOTEL GUEST ROOMS SHALL HAVE CAPTIVE CARD KEY CONTROLS, OCCUPANCY SENSING CONTROLS, OR AUTOMATIC CONTROLS SUCH THAT, NO LONGER THAN 30 MINUTES AFTER THE GUEST ROOM HAS BEEN VACATED, SETPOINTS ARE SETUP AT LEAST +5°F (+3°C) IN COOLING MODE AND SET-DOWN AT LEAST -5°F (-3°C) IN HEATING MODE.		
V		VOLT	SPACE COOLING SYSTEMS (CHILLED WATER, REFRIGERANT AND BRINE)			19. EQUIPMENT SPECIFICATION AND INTERLOCK DIAGRAM SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PURCHASE OF EQUIPMENT FOR INSTALLATION.			44. PROVIDE ALL FRESH AIR INTAKES AND EXHAUST OUTLETS WITH HOOD, 12" GALVANIZED MESH SCREENS AND OUTSIDE AIR BACK-DRAFT DAMPERS.					
		SUPPLY AIR PLENUM CROSS-SECTION	EXCEPTIONS:			20. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.			45. ALL HVAC UNITS OR SYSTEMS SERVING A COMMON AIR SPACE MUST BE INTERCONNECTED TO SHUT DOWN IMMEDIATELY UPON ALARM CONDITION FROM DUCT DETECTORS (OR FIRE ALARM SYSTEM WHEN USING AREA SMOKE DETECTORS IN LIEU OF DUCT DETECTORS) WITHOUT INTERFERENCE FROM EMS OR ANY OTHER SYSTEMS. ALL CONTROL RELAYS USED FOR SHUT DOWN MUST BE APPROVED BY STATE OR LOCAL JURISDICTION FOR RELEASING SERVICE.					
		RETURN AIR PLENUM CROSS-SECTION	(1) FACTORY-INSTALLED PIPING WITHIN SPACE CONDITIONING EQUIPMENT;			21. HEATING, VENTILATING, AND AIR-CONDITIONING SYSTEMS SHALL BE BALANCED BY A LICENSED T&B CONTRACTOR IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS (CMC 314.1):			46. PURCHASING PARTY SHALL ENSURE THE MOTOR SPECS PRIOR TO ORDERING. EXHAUST SYSTEM TO ENSURE THE PANEL IS BUILT CORRECTLY.					
		SUPPLY DIFFUSER	(2) PIPING THAT CONVEYS FLUIDS THAT HAVE A DESIGN OPERATING TEMPERATURE RANGE BETWEEN 60 DEGREES AND 105 DEGREES FAHRENHEIT;			• ABC NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE			47. REDWOOD SLEEPER OR PLATFORM FOR ROOF MOUNTED UNIT, DUCT PENETRATION, CUTTING AND PATCHING BY GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED ON PLAN.					
		RETURN AIR GRILLE	(3) WHERE THE HEAT GAIN OR HEAT LOSS TO OR FROM PIPING WITHOUT INSULATION WILL NOT INCREASE BUILDING SOURCE ENERGY USE;			• ACCA MANUAL B			48. 42" MINIMUM GUARDS TO BE PROVIDED WHEN ROOF MOUNTED OR ROOF ACCESS EQUIPMENT THAT REQUIRE SERVICE ARE LOCATED WITHIN 10' OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE ROOF SURFACE.					
		EXHAUST AIR GRILLE / CEILING EXHAUST FAN	(4) PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. METAL PIPING THAT PENETRATES METAL FRAMING SHALL USE GROMMETS, PLUGS, WRAPPING OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING.			• ASHRAE 111								
		SIDE WALL SUPPLY REGISTER	EACH HVAC SYSTEM SHALL BE PROVIDED WITH AT LEAST ONE AUTOMATIC TEMPERATURE CONTROL DEVICE FOR THE REGULATION OF TEMPERATURE THESE AUTOMATIC TEMPERATURE CONTROL DEVICES SHALL BE CAPABLE OF BEING SET TO MAINTAIN SPACE TEMPERATURE SET POINTS FROM 55 DEGREES F TO 85 DEGREES F, SHALL BE CAPABLE OF OPERATING THE SYSTEM HEATING AND/OR COOLING IN SEQUENCE.			• NEBB PROCEDURAL STANDARDS FOR TESTING ADJUSTING BALANCING OR ENVIRONMENTAL SYSTEMS								
		SIDE WALL RETURN GRILLE	EXCEPT AS ALLOWED, THESE CONTROLS SHALL BE ADJUSTABLE TO PROVIDE A DEAD BAND OF 5 DEGREES F BETWEEN FULL HEATING AND FULL COOLING. CONTROLS SHALL HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 70 DEGREES F AND OF TERMINATING ALL COOLING AT A TEMPERATURE NOT LESS THAN 78 DEGREES F.			• SMACNA HVAC SYSTEMS TESTING, ADJUSTING AND BALANCING								
		THERMOSTAT				22. PROVIDE FILTER FOR AIR CONDITIONING AND/OR AIR SIDE UNITS AS REQUIRED PER ASHRAE AND MECHANICAL CODE.								
		SENSOR				23. THERMOSTAT SHALL BE 24 VOLT, ONE STAGE HEATING AND ONE OR TWO STAGE COOLING WITH MATCHING SUBBASE AND TAMPER PROOF COVER.								
		CO2 SENSOR				24. CONDENSATE PIPING SHALL BE SIZED IN ACCORDANCE WITH MECHANICAL CODE.								
		CO SENSOR												
		MECHANICAL EQUIPMENT TAG												
		POC												
		NEW DUCT												
		EXISTING DUCT												
		CONDENSATE DRAIN												
		CONDENSATE DRAIN CLEANOUT												
		REFRIGERANT LINE												
		OSA INTAKE												
		OSA DUCT												
SHEET INDEX			DUCT GAUGE SELECTIONS			CA GREEN BUILDING NOTES								
M000	MECHANICAL NOTES		FOR GALVANIZED STEEL (SMACNA TABLE 1-4(E))			5.504.1 TEMPORARY VENTILATION: IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30% BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY. APPLIES TO ADDITIONS OR ALTERATIONS.								
M001	MECHANICAL SCHEDULES & DETAILS		MAXIMUM 1" W.G. STATIC POSITIVE AND NEGATIVE			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 AND 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, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.								
M100	MECHANICAL PLAN		DUCT DIAMETER (INCHES)			5.504.5.3 FILTERS: IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MERV OF 13.								
M101	MECHANICAL PLAN - ROOF PLAN		MINIMUM THICKNESS GALVANIZED IRON (U.S. GAUGE/INCHES)			5.506.1 OUTSIDE AIR DELIVERY: FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 120.1 OF THE CALIFORNIA ENERGY CODE AND CHAPTER 4 OF CCR, TITLE 8, OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT.								
TM00	MECHANICAL TITLE 24 - 1		MINIMUM THICKNESS ALUMINUM (INCHES)			5.508.1.1 CHLOROFLUOROCARBONS (CFCs): INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFCs.								
			LESS THAN 12			5.508.1.2 HALONS: INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS.								
			13-30											
			26-30											
			31-36											
			FOOTNOTES:											
			1. HEATING AND AIR CONDITIONING UNITS NOT EXCEEDING 2000 CFM OR ONE INCH WATER GAUGE (WG) POSITIVE OR NEGATIVE PRESSURE. DUCT FITTINGS SHALL BE CONSTRUCTED OF MATERIAL NOT LESS THAN THE GAUGE OF THE DUCT.											
			2. DUCTWORK AND FITTINGS LARGER THAN TWENTY INCHES SHALL BE CONSTRUCTED TO THE GAUGING REQUIREMENTS OF ANSI SMACNA 006-2006 HVAC DUCT CONSTRUCTION STANDARDS.											
SCOPE OF WORK			MECHANICAL CODE											
• EXISTING COMMERCIAL TENANT IMPROVEMENT.			• 2022 CMC											
• REUSE THE EXISTING HVAC UNITS.			• 2022 BUILDING ENERGY EFFICIENCY STANDARDS											
• PROVIDE DUCTWORKS AND AIR DEVICES THROUGHOUT THE SPACE.														

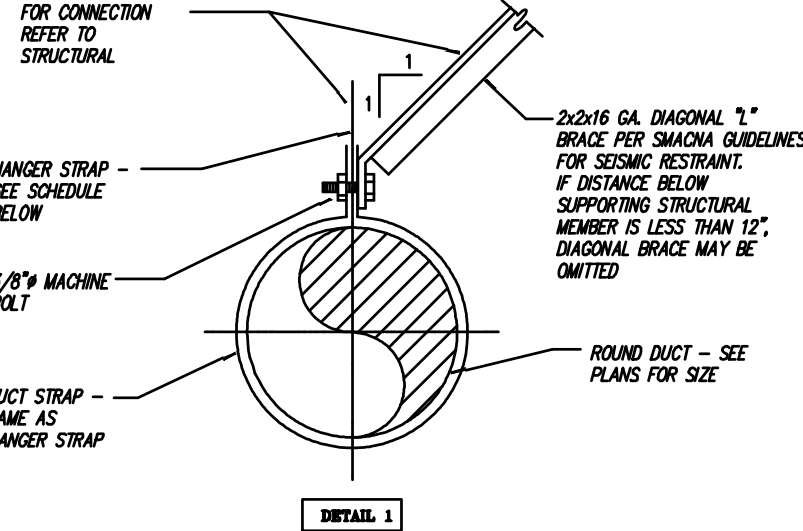
AIR DEVICE SCHEDULE						
TYPE #	MARK	FACE SIZE	TYPE	MOUNTING TYPE	DIRECTION	MANUF. NOTES
S-1	24X24	SUPPLY	SURFACE/LAY-IN	4-WAY	TITUS (OR EQUIV.)	1,2,3,4
R-1	-	RETURN	SURFACE/LAY-IN	1-WAY	TITUS (OR EQUIV.)	1,2,3
E-1	-	EXHAUST	SURFACE/LAY-IN	1-WAY	TITUS (OR EQUIV.)	1,2,3
NOTES:						
1. PROVIDE NECESSARY MOUNTING HARDWARE AND ACCESSORIES AS REQUIRED.						
2. ALL AIR DEVICES SHALL HAVE MANUFACTURER-APPLIED STANDARD WHITE FINISH UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR RCP COORDINATION.						
3. AIR DEVICE SHALL BE OF STEEL CONSTRUCTION.						
4. AIR DEVICE SHALL BE INSTALLED COMPLETE WITH MANUFACTURER AVAILABLE MOLDED INSULATION BACKING. FIELD-FABRICATED INSULATION BACKING IS NOT ALLOWED UNLESS FIRST APPROVED BY THE OWNER'S CONSTRUCTION MANAGER.						

PACKAGED ROOFTOP HEAT PUMP UNIT SCHEDULE																		
EQ #	MARK	MAKE & MODEL	NOMINAL TONS	COOLING CAPACITY (BTUH)		HEATING CAPACITY (BTUH)	HSPF/ COP	SUPPLY FAN		POWER SUPPLY				EER/ SEER/ IEER	WEIGHT (LBS.)	UNIT DIMENSIONS (IN.)		
		(EQUIV. ACCEPTABLE)		TH	SH			CFM	HP	VOLT	PH	HZ	MCA/ MOCP			H	W	D
RTU - 1		EXISTING	3	-	-	-	-	1,200	-	-	-	-	-	-	-	-	-	-
RTU - 2		EXISTING	3	-	-	-	-	1,200	-	-	-	-	-	-	-	-	-	-
RTU - 3		EXISTING	3	-	-	-	-	1,200	-	-	-	-	-	-	-	-	-	-
RTU - 4		EXISTING	3	-	-	-	-	1,200	-	-	-	-	-	-	-	-	-	-
RTU - 5		EXISTING	3	-	-	-	-	1,200	-	-	-	-	-	-	-	-	-	-
RTU - 6		EXISTING	3	-	-	-	-	1,200	-	-	-	-	-	-	-	-	-	-
RTU - 7		EXISTING	3	-	-	-	-	1,200	-	-	-	-	-	-	-	-	-	-
NOTES:																		
1	INSTALL WITH DISCONNECT SWITCH AND ALL WEATHERPROOF GFCL.																	
2	THERMOSTATS INSTALLED AT 48" AFF W/ REMOTE SENSORS.																	
3	PROVIDE STANDARD THROWAWAY CONSTRUCTION FILTERS OF MERV 13. MECHANICAL CONTRACTOR SHALL FURNISH AND FIELD INSTALL NEW FILTER PRIOR TO BUILDING OCCUPANCY (INCLUDING FOR INTERNAL PRESSURE DROP.																	
4	EXTEND CONDENSATE DRAIN DIRECTLY TO A LOCAL CODE APPROVED RECEPTOR.																	
5	PROVIDE REMOTE ALARM INDICATORS FOR THE SUPPLY AIR SMOKE DETECTORS CLEARLY LABELED AS TO FUNCTION AND UNIT SERVED.																	
6	DUCT SMOKE DETECTORS SHALL BE PROVIDED FOR SYSTEMS HAVING A GREATER THAN 2,000 CFM CAPACITY ON SUPPLY PLENUM. KEYED REMOTE TEST SWITCHES WITH LED LIGHT INDICATOR ARE TO BE PROVIDED ON THE WALL AT NO GREATER THAN 6 FEET FOR ALL DUCT DETECTORS. DUCT DETECTOR ACTIVATION SHALL RESULT IN COMPLETE SHUT DOWN OF HVAC UNITS AND NOTIFICATION TO THE FIRE ALARM SYSTEM IN THE FORM OF A SUPERVISORY SIGNAL.																	
7	EACH COOLING AIR HANDLER THAT HAS A DESIGN TOTAL MECHANICAL COOLING CAPACITY OVER 33,000 BTU/HR SHALL INCLUDE AN AIR ECONOMIZER CAPABLE OF MODULATING OUTSIDE-AIR AND RETURN-AIR DAMPERS TO SUPPLY 100 PERCENT OF THE DESIGN SUPPLY AIR QUANTITY AS OUTSIDE AIR. INSTALL WITH A FAULT DETECTION AND DIAGNOSTICS (FDD) SYSTEM.																	

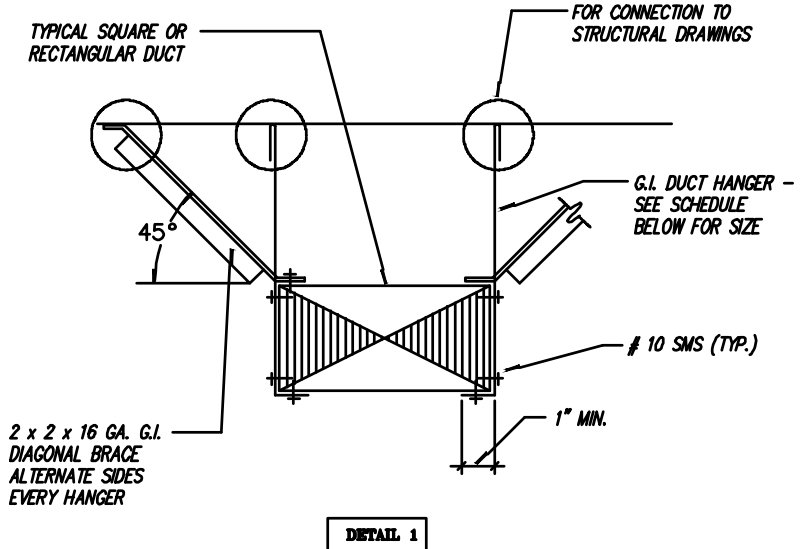
VENTILATION SCHEDULE							
Room	AREA	DCV	OSA REQUIRED		EXHAUST REQUIRED		
			RATE(CFM/SF)	REQUIRED CFM	RATE(CFM/SF)	REQUIRED CFM	ROVIDED CF
LOBBY	403	YES	0.5	201.5	0	0	0
OFFICE1	326	NO	0.15	48.9	0	0	0
DAYCARE 1	603	NO	0.21	126.63	0	0	0
DAYCARE 2	499	NO	0.21	104.79	0	0	0
DAYCARE 3	548	NO	0.21	115.08	0	0	0
OFFICE 3	444	NO	0.15	66.6	0	0	0
DAYCARE 4	666	NO	0.21	139.86	0	0	0
OFFICE 4	269	NO	0.15	40.35	0	0	0
DAYCARE 5	456	NO	0.21	95.76	0	0	0
DAYCARE 6	507	NO	0.21	106.47	0	0	0
STORAGE	250	NO	0.15	37.5	0	0	0
ELECTRICAL RM	61	NO	0	0	0	0	0
FIRE SPRINKLER RM	85	NO	0	0	0	0	0
STUDENT HANDWASH AREA	149	NO	0	0	70 / WC or UR	0	0
GIRL'S RESTROOM	73	NO	0	0	70 / WC or UR	280	300
BOY'S RESTROOM	74	NO	0	0	70 / WC or UR	280	300
RESTROOM LOBBY	132	NO	0.15	0	0	0	0
JANITORIAL	21	NO	0	0	1.00	21	50
MEN'S RESTROOM	169	NO	0	0	70 / WC or UR	210	214
WOMEN'S RESTROOM	168	NO	0	0	70 / WC or UR	210	214
BREAK RM	185	YES	0.5	92.5	0	0	0
HALLWAY A	695	NO	0.15	104.25	0	0	0
HALLWAY B	603	NO	0.15	90.45	0	0	0
HALLWAY C	702	NO	0.15	105.3	0	0	0
HALLWAY D	766	NO	0.15	114.9	0	0	0
STAFF HALLWAY E	314	NO	0.15	47.1	0	0	0
STAFF ALLEY	92	NO	0.15	13.8	0	0	0
LIBRARY READING AREA	476	NO	0.15	71.4	0	0	0
LIBRARY STACK AREA	412	NO	0.15	61.8	0	0	0
PLAY AREA	551	NO	0.15	82.65	0	0	0
TOTAL REQUIRED:				2213.49			
TOTAL PROVIDED:				2250			

NOTE:
WHERE DUCT IS LARGER THAN 36"ø USE 2 1/2" x 2 1/2" x 16 GA. VERTICAL ANGLE IN PLACE OF HANGER STRAP AT EACH SEISMIC BRACE.

HANGER STRAP SCHEDULE			
DUCT SIZE	STRAP SIZE	MAX. LOAD EA. HANGER	MAX. SPACING
UP THRU 10"	1" x 22 GA.	260 LBS	10'-0"
11" TO 18"	1" x 22 GA.	260 LBS	10'-0"
19" TO 24"	1" x 22 GA.	260 LBS	10'-0"
25" TO 36"	1" x 20 GA.	320 LBS	10'-0"



ROUND DUCT
RECTANGULAR DUCT



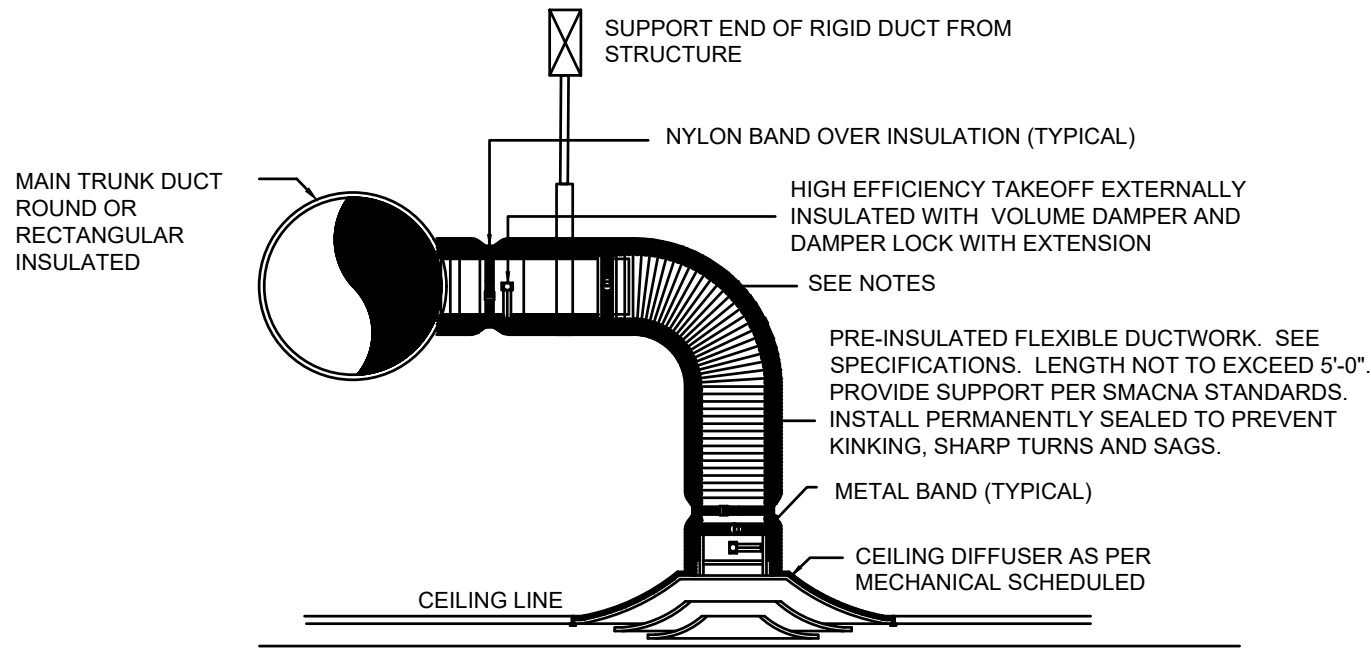
NOTE:
WHERE DUCT IS 6" ø OR LARGER IN CROSS SECTIONAL AREA - USE 2 1/2" x 2 1/2" x 16 GA. VERTICAL ANGLE IN PLACE OF HANGER AT SEISMIC BRACE.

MAX. HALF OF DUCT PERIMETER	MAX. LOAD EACH HANGER	HANGER SIZE	HANGER SPACING
P/2 = 30"	260 LBS	1" x 22 GA.	10'-0" O/C
P/2 = 72"	420 LBS	1" x 18 GA.	10'-0" O/C
P/2 = 96"	700 LBS	1" x 16 GA.	10'-0" O/C
P/2 = 120"	1100 LBS	1 1/2" x 16 GA.	10'-0" O/C

DUCT MOUNTING DETAIL

SCALE
NTS

1



NOTE: EXTEND HARD METAL DUCT SO THAT MAXIMUM FLEXIBLE DUCT LENGTH DOES NOT EXCEED 5'-0". PROVIDE RIGID 90° ELBOW WHERE REQUIRED TO KEEP FLEXIBLE DUCT WITHIN 5'-0" LENGTH LIMITATION.

CEILING DIFFUSER DETAIL

SCALE:
N.T.S.

2



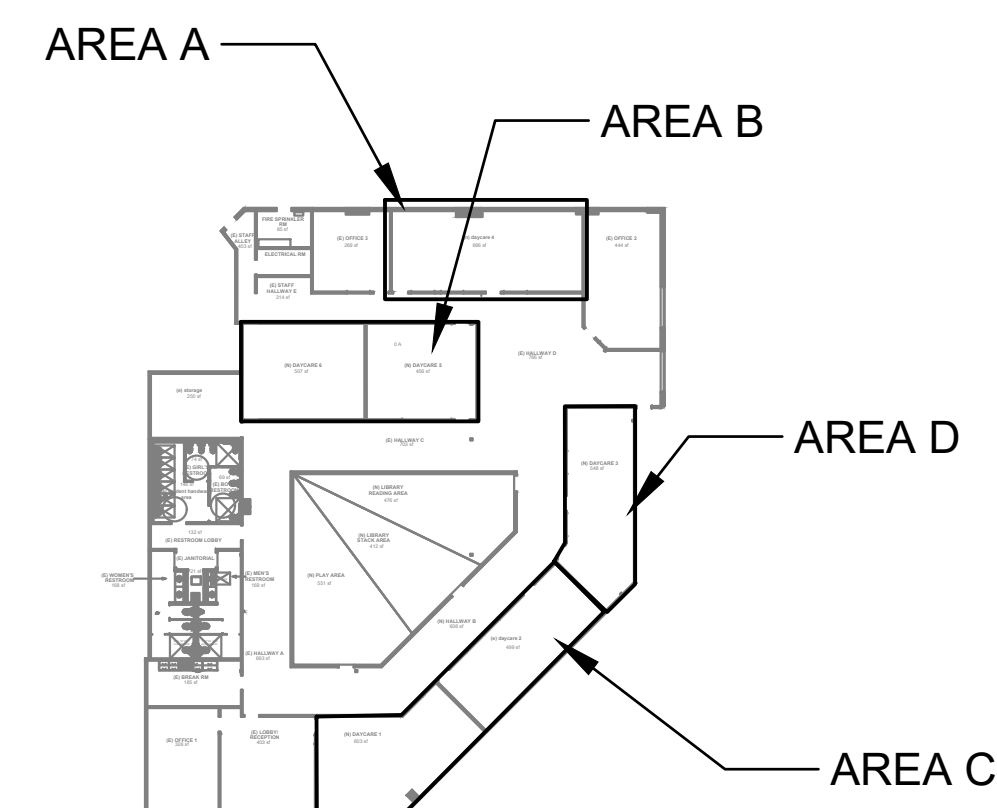
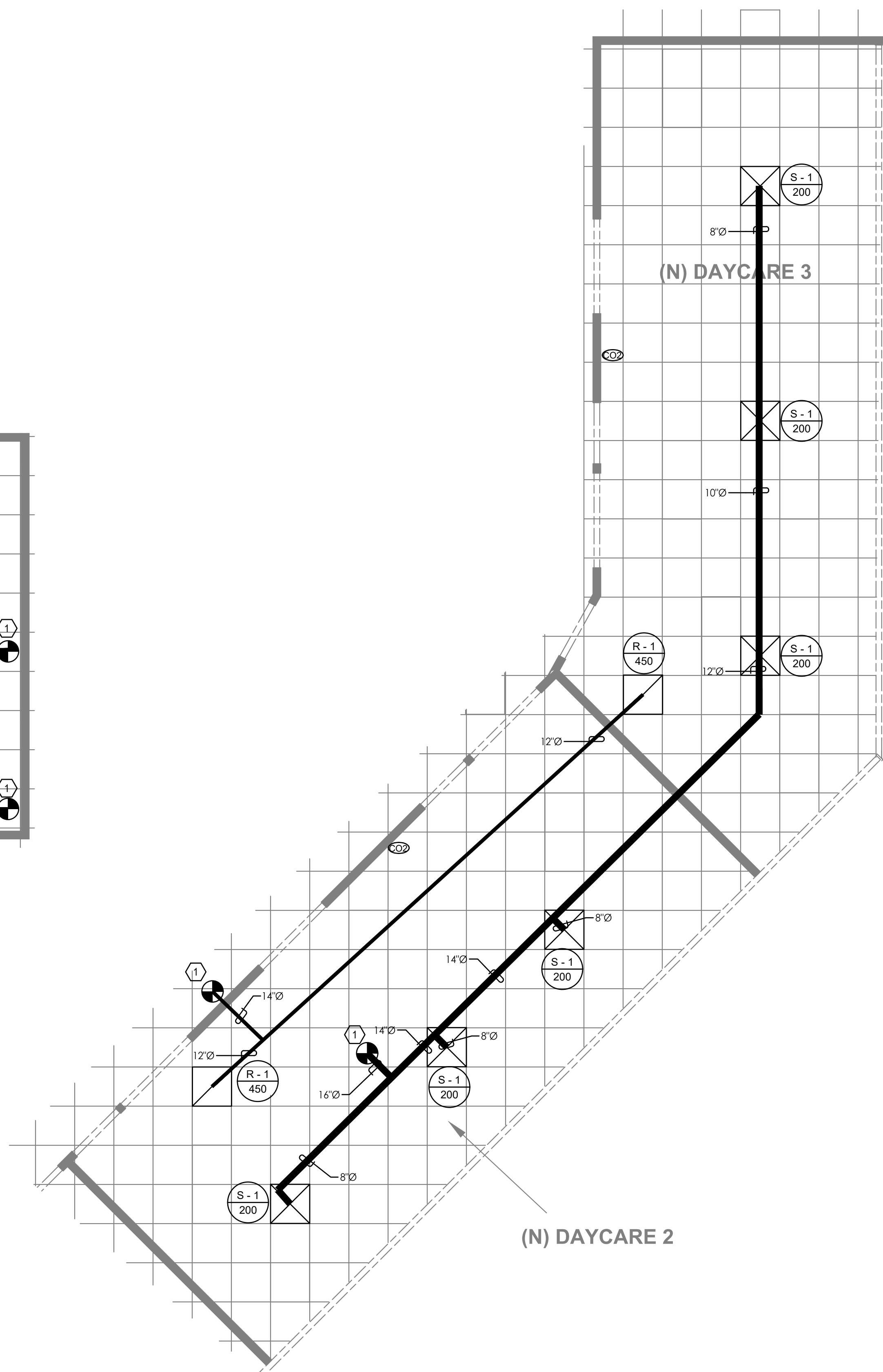
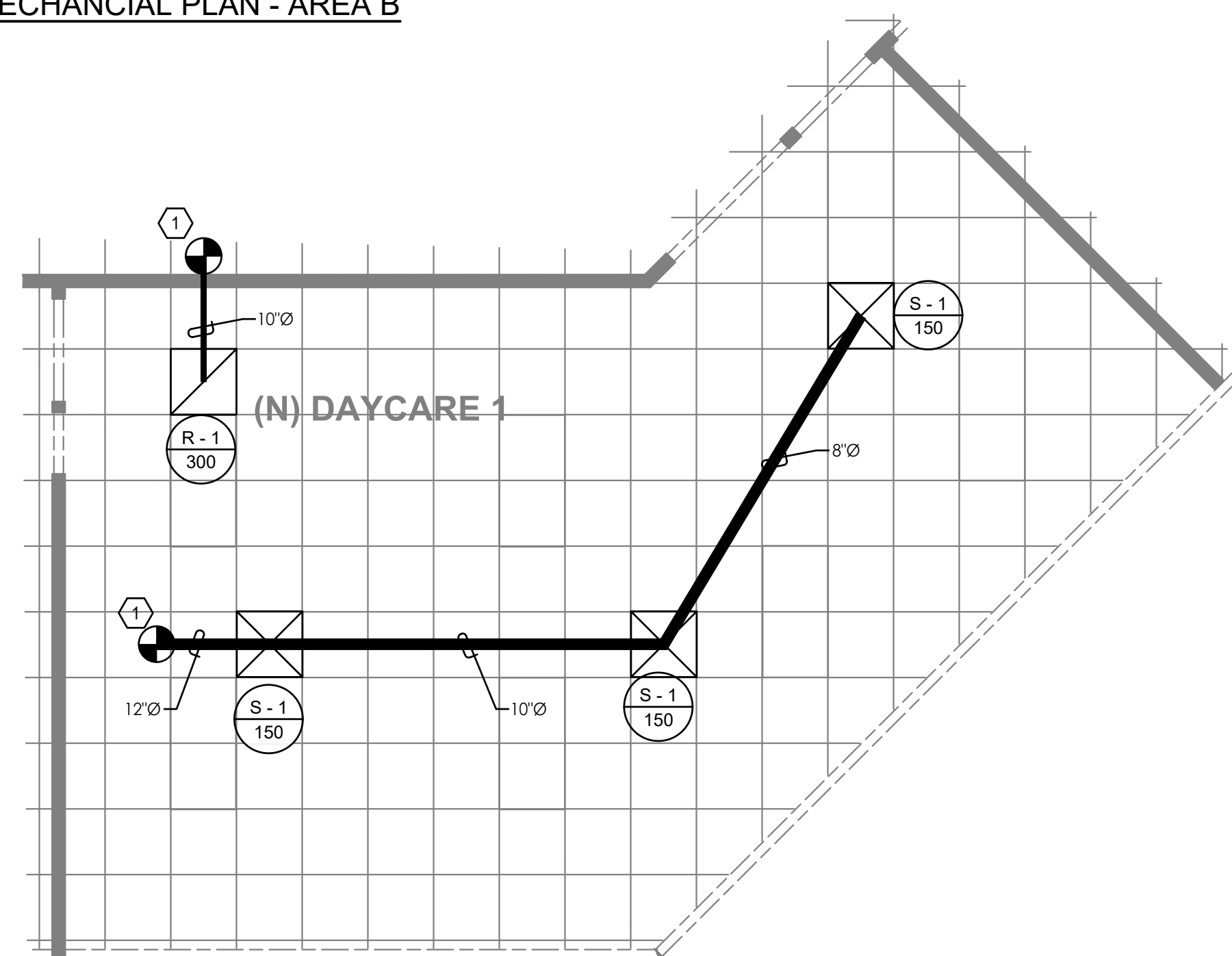
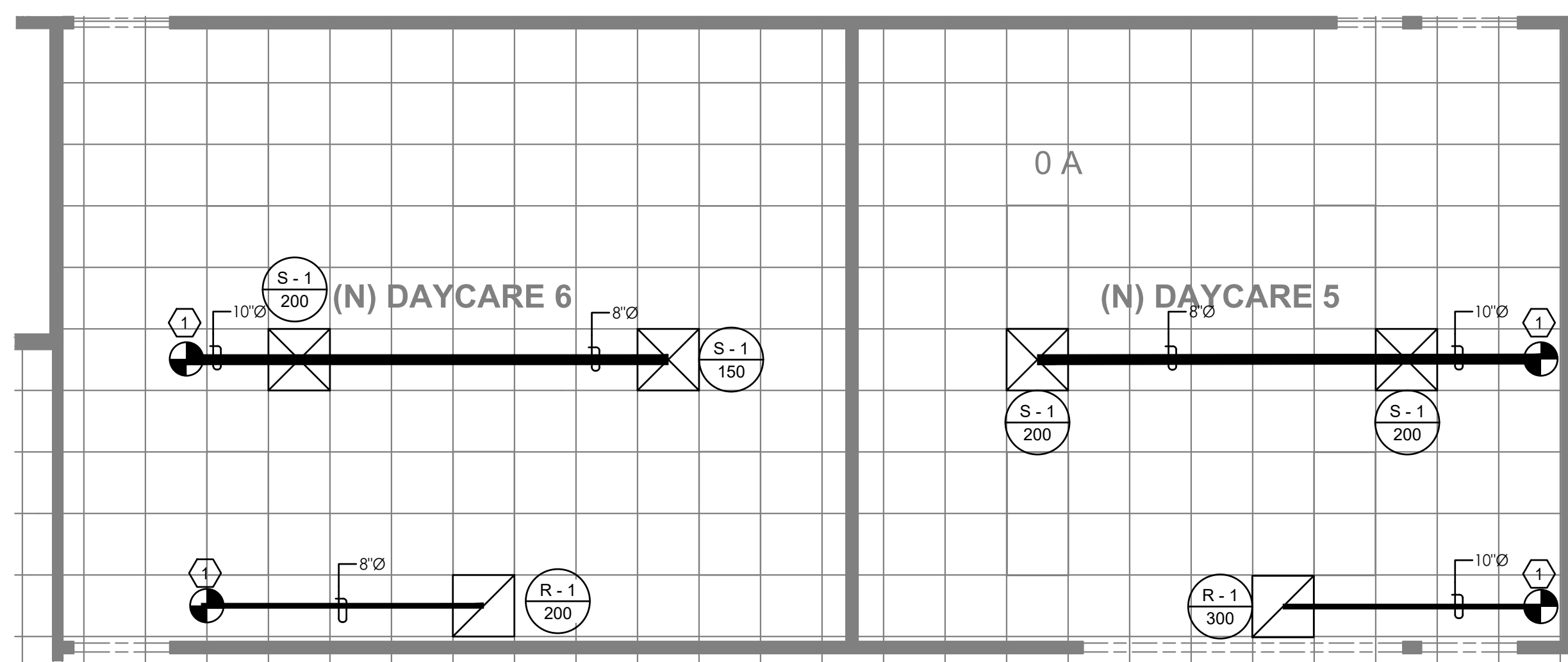
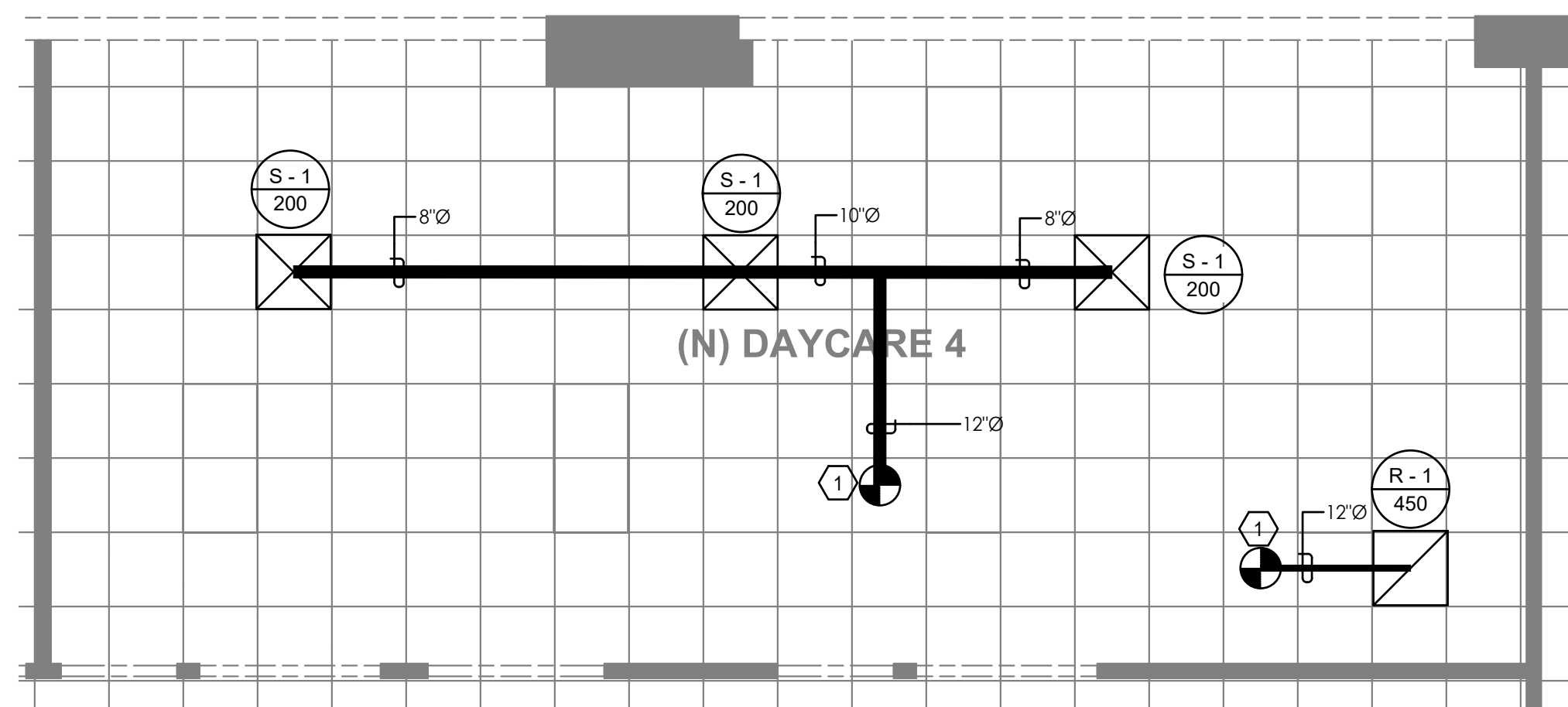
REVISION					
PLAN CHECK REV. 07/24/2024					

DRAWN: K.T.	CHECKED: R.C.
DATE: 11/14/2023	SCALE:

SHEET TITLE:

MECHANICAL
SCHEDULES
& DETAILS

M001



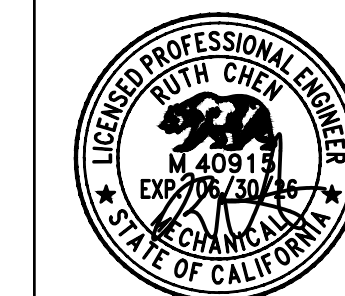
MECHANICAL PLAN

KEYED PLAN NOTES:

1. P.O.C. TO EXISTING SUPPLY AND RETURN DUCT. FIELD VERIFY ALL EXISTING CONDITIONS SIZE AND LOCATIONS PRIOR TO START OF THIS WORK.

GENERAL NOTES:

1. IF DRAWINGS ARE INCORRECT FROM THE ACTUAL SITE CONDITIONS, CONTRACTOR SHALL NOTIFY ENGINEER(S) AND PROVIDE INFORMATION REFLECTING ACTUAL CONDITIONS.
2. ENVIRONMENTAL EXHAUST TERMINATION TO BE MINIMUM 3 FEET FROM A PROPERTY LINE, 10 FEET FROM A FORCED AIR INLET, AND 3 FEET FROM OPENINGS INTO THE BUILDING.



 **CDI Circa Domini International, Inc.**
Engineering - Consulting
9890 Research Dr. Suite 100, Irvine, CA 92618
Phone (949) 533-4117 | dkang@cdieng.com

ACADEMIC CENTER
VOLITATION CORP. DAYCARE

6663 OWENS DR,
PLEASANTON, CA 94588

REVISION	PLAN CHECK REV. 07/24/2024
1	
2	
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R. F.

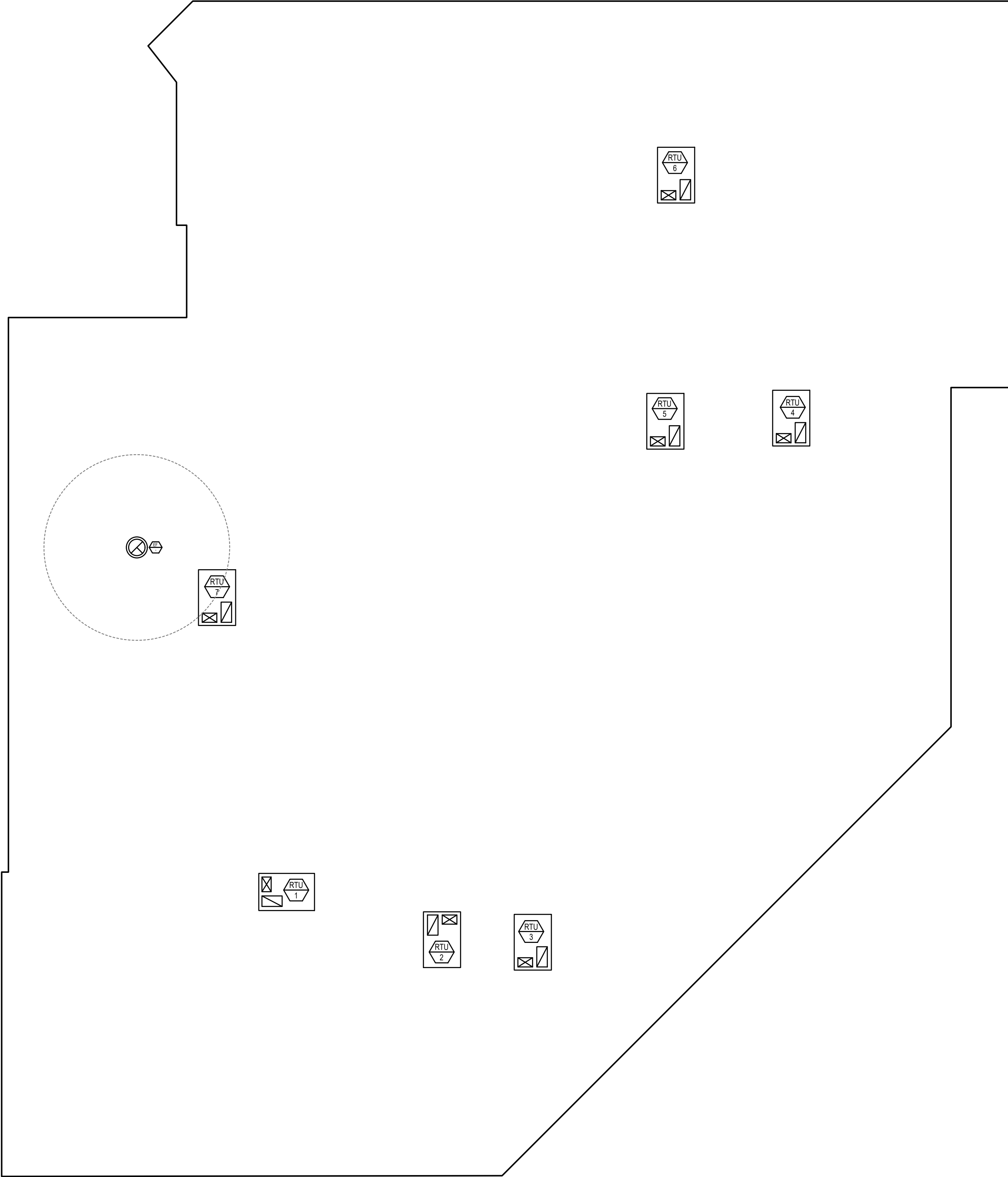
DATE:
11/14/20

SHEET T

MECHANICAL PLAN

M100

MECHANICAL PLAN - ROOF PLAN



GENERAL NOTES:

1. IF DRAWINGS ARE INCORRECT FROM THE ACTUAL SITE CONDITION, CONTRACTOR SHALL NOTIFY ENGINEER(S) AND PROVIDE INFORMATION REFLECTING ACTUAL CONDITIONS.

REVISION	
PLAN CHECK REV. 07/24/2024	

DRAWN: K.T.	CHECKED: R.C.
DATE: 11/14/2023	SCALE: 1/8" = 1'-0"

SHEET TITLE:

MECHANICAL PLAN
- ROOF PLAN

M101



CDI Circa Domini International, Inc.
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REVISION	PLAN CHECK/REV. 07/24/2024				

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CHECKED: R.C.

DATE: 11/14/2023

SCALE:

SHEET TITLE:

MECHANICAL
TITLE 24 - 1

TM00

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Mechanical Systems

CERTIFICATE OF COMPLIANCE

NRCC-MCH-E

Project Name: ACADEMIC CENTER VOLITATION CORP. DAYCARE

Report Page: (Page 3 of 8)

Date Prepared: 2024-07-29T03:21:57-04:00

G. PUMPS

This section does not apply to this project.

H. FAN SYSTEMS & AIR ECONOMIZERS

This section does not apply to this project.

I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (n), 170.2(c)(4D) 170.2(c)(4L) or requirements in 141.0(b)(2E) 180.2(b)(2) for altered space conditioning systems.

01	02	03	04	05	06	07	08	09	10
System Name	System Zoning	Conditioned Floor Area Being Served (ft²)	Thermostats 110.2(b) & (c)¹, 120.2(a) 160.3(a)(2A) or 141.0(b)(2E) & 180.2(b)(2)	Shut-Off Controls 120.2(e) & 160.3(a)(2B)	Isolation Zone Controls 120.2(g) & 160.3(a)(2F)	Demand Response 110.12 120.2(b) & 160.3(a)(2B)	Supply Air Temp. Reset 140.4(f) & 170.2(c)(4D)	Window Interlocks per 140.4(n) & 170.2(c)(4D)	Direct Digital Control (DDC) per 120.2
RTU - 1, 2, 3, 4, 5, 6 & 7	Single zone	<= 25,000 ft²	Setback + DR Tstat per 110.12	NA: Altered per 141.0(b)(2E)	NA: Serves < 25k ft²	DR Tstat per 110.12	NA: Alteration	NA: Alteration Project	NA: Single Zone

FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)(38) 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d124refnolink/J160.2, 160.3(a)(3D), 170.2(a)(4N), 170.2(a)(4O) for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflow may be shown on the plans or the calculations can be presented in a spreadsheet.

01	02	03
01	☒	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☐	Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)(2).

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Report Version: 2022.0.000

Schema Version: rev 20220101

Compliance ID: 215161-0724-0003

Report Generated: 2024-07-29 00:22:00

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4>

Form/Title

NRCC-MCH-01-E - Must be submitted for all buildings.

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4>

Form/Title

NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.

Systems/Spaces To Be Field Verified

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCC forms required for this project.

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Mechanical Systems

CERTIFICATE OF COMPLIANCE

NRCC-MCH-E

Project Name: ACADEMIC CENTER VOLITATION CORP. DAYCARE

Report Page: (Page 2 of 8)

Date Prepared: 2024-07-29T03:21:57-04:00

C. COMPLIANCE RESULTS

This table will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, or the table indicated as not compliant for guidance.

01	02	03	04	05	06	07	08	09							
System Summary 110.1, 110.2, 140.4, 170.2(c)	AND	Pumps 140.4(k), 170.2(c)(4I)	AND	Fans/Economizers 140.4(c), 140.4(e), 170.2(c)	AND	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	AND	Ventilation 120.1, 160.2	AND	Terminal Box Controls 140.4(i), 170.2(c)(4B)	AND	Distribution 120.3, 140.4(i), 160.2, 160.3	AND	Cooling Towers 110.2(e)(2)	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
	AND		AND		AND	Yes	AND	Yes	AND		AND	Yes	AND		COMPLIES with Exceptional Conditions
Mandatory Measures Compliance (See Table Q for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form. The permit applicant has indicated on Table J that ventilation calculations have been attached or included elsewhere on the plans.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK AND PIPING)

		Dwelling Units: Total duct leakage of duct system shall not exceed 15% or duct system to outside shall not exceed 10% per RA3.1.4 required for systems?	---
		Duct leakage testing per CMC Section 603.9.2 required for these systems?	Yes
11	No	The scope of the project includes only duct systems serving healthcare facilities	
12	No	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.	
13	No	The space conditioning system serves less than 5,000 ft² of conditioned floor area.	
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system.	
15	No	The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.	
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.	
17	Yes	All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A	
18	Yes	All ductwork is an extension of an existing duct system	
19	No	Ductwork serving individual dwelling unit	
20	No	< 25 ft of new or replacement space conditioning ducts installed	
21	Verified Duct System Design	Duct Insulation R-value	
22	No	Ductwork Existing To Remain	
23	No	Duct System Connected To Altered Space Conditioning System	

M. COOLING TOWERS

This section does not apply to this project.

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: RUTH CHEN

Company: CDI

Address: 9890 RESEARCH DR. STE 100

City/State/Zip: IRVINE, CA 92618

Documentation Author Signature:

Signature Date: 2024-07-29

CEA/HERS Certification Identification (if applicable):

Phone:

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

Responsible Designer Name: RUTH CHEN

Company: CDI

Address: 9890 RESEARCH DR. STE 100

City/State/Zip: IRVINE, CA 92618

Responsible Designer Signature:

Date Signed: 2024-07-29

License: M40915

Phone:

Generated Date/Time:

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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Compliance ID: 215161-0724-0003

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STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Mechanical Systems

CERTIFICATE OF COMPLIANCE

NRCC-MCH-E

Project Name: ACADEMIC CENTER VOLITATION CORP. DAYCARE

Report Page: (Page 1 of 8)

Date Prepared: 2024-07-29T03:21:57-04:00

A. GENERAL INFORMATION

01 Project Location (city)	PLEASANTON	04 Total Conditioned Floor Area	10699
02 Climate Zone	12	05 Total Unconditioned Floor Area	0
03 Occupancy Types Within Project:		06 # of Stories (Habitable Above Grade)	1
• Classroom • Office • Support Areas			

B. PROJECT SCOPE

This table includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)(2) and 180.2(b)(2) for alterations.

01	02	03
Air System(s)	Wet System Components	Dry System Components
☐ Heating Air System	☐ Water Economizer	☐ Air Economizer
☐ Cooling Air System	☐ Pumps	☐ Electric Resistance Heat
☐ Mechanical Controls	☐ System Piping	☐ Fan Systems
☒ Mechanical Controls (existing to remain, altered or new)	☐ Cooling Towers	☒ Ductwork (existing to remain, altered or new)
	☐ Chillers	☒ Ventilation
	☐ Boilers	☐ Zonal Systems/ Terminal Boxes

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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Compliance ID: 215161-0724-0003

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K. TERMINAL BOX CONTROLS

This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK AND PIPING)

This table is used to show compliance with mandatory pipe insulation requirements found in 120.3 and mandatory requirements found in 120.4(g) for duct sealing.

01	☐	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarder. All penetrations and joints of which shall be sealed.
----	--------------------------	--

Duct Leakage Testing

The answers to the questions below apply to the following duct systems: RTU - 1, 2, 3, 4, 5, 6 & 7

NRJ Common Use: Duct leakage testing shall not exceed 15% per NA7.5.3 required for these systems?

No

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Report Version: 2022.0.000

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Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01	02
Compliance with Mandatory Measures documented through MCH	No
Mandatory Measures Note Block	Plan sheet or construction document location
03	04
Mandatory Measure	Plan sheet or construction document location
Duct insulation per 120.4	N/A
The air duct and plenum system is designed per 120.4(a)-(f)	M100
Kitchen range hoods shall be rated for sound in accordance with Section 7.2 of ASHRAE 62.2	N/A

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Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000

Schema Version: rev 20220101

Compliance ID: 215161-0724-0003

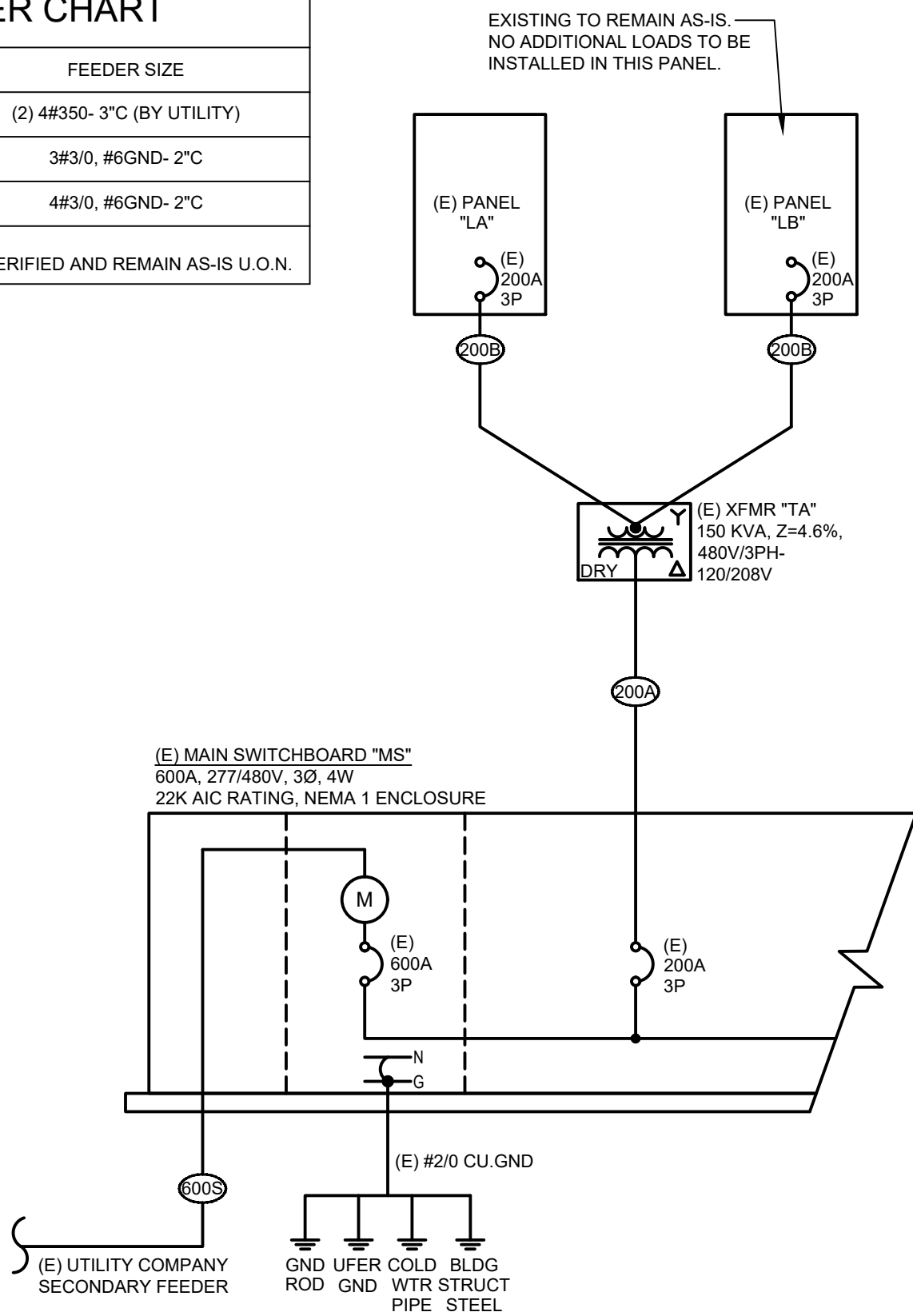
Report Generated: 2024-07-29 00:22:00

120V, SINGLE POLE, MAX 3% VOLTAGE DROP						
	LENGTH OF RUN					
	25'	50'	100'	150'	200'	AMP LOAD
COPPER	14	12	10	8	6	15 AMP
COPPER	12	12	8	6	4	20AMP
COPPER	10	10	6	4	4	30 AMP
COPPER	1	1	1	2/0	4/0	100 AMP
ALUMINUM	1/0	1/0	2/0	4/0	300	100 AMP
COPPER	3/0	3/0	3/0	300	500	200 AMP
ALUMINUM	250	250	300	600	900	200 AMP

NOTE:
 THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER CONDUCTORS AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5 PERCENT.

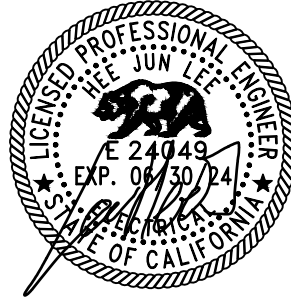
1. FIXTURES WITH 90 MIN. EMERGENCY BATTERY BACKUP SHALL BE WIRED AHEAD OF ANY CONTROL IN COMPLIANCE WITH [2022 CBC 700.12(c)(3)&(4)].
2. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. [2022 CBC 1008.2]
3. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ONSITE GENERATOR. [2022 CBC 1008.3.4]
4. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE NIGHT ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FC, AND A MIN AT ANY POINT OF 0.1 FC, ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECREASE TO 0.06 FC AVERAGE AND A MIN AT ANY POINT OF 0.06 FC AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MINIMUM OF 10 MINIMUM UNIFORMITY RATIO OF 0.75:1 NOT BE EXCEEDED. [2022 CBC 1008.3.5]
5. SIGNS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN. SIGNS SHALL BE PLACED IN SUCH A MANNER AS TO PREVENT OBSTRUCTION OF EGRESS TRAVEL. PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FT OR THE LISTED VIEWING DISTANCE (WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. [2022 CBC 1003.1]
6. TACTILE EXIT SIGNS SHALL BE PROVIDED WITH APPLICABLE WORDS AT EXIT DOORS LEADING TO ENCLOSED EXIT STAIRWAYS AND EXIT DOORS LEADING TO OUTSIDE. [2022 CBC 1003.4]
7. EMERGENCY LIGHTING UNITS SHALL BE EQUIPPED WITH FACTORY INSTALLED INTEGRAL TEST SWITCHES.

1. CONTRACTOR/ELECTRICIAN TO FIELD VERIFY ACTUAL SITE CONDITION /EXACT SERVICE ENTRANCE AND SHALL NOTIFY EOR(S) ANY DISCREPANCY WITH THE PLAN PRIOR TO BIDDING.
2. CONTRACTOR TO VERIFY ALL EQUIPMENT DIMENSIONS AND CLEARANCES WITH FIELD CONDITION PRIOR TO ORDERING EQUIPMENT.
3. ALL EQUIPMENT TO BE LISTED BY A RECOGNIZED TESTING AGENCY. TERMINALS TO BE RATED FOR ALUMINUM AND COPPER WIRE.
4. CONTRACTOR TO OBTAIN A FAULT CURRENT LETTER FROM UTILITY COMPANY PRIOR TO PURCHASE OF ANY EQUIPMENT (IF ANY) FOR ARC VERIFICATION. EQUIPMENT CUTSHEETS AND FAULT CURRENT LETTER TO BE PROVIDED UPON INSPECTION.
5. IF APPLICABLE, ALL NEW CIRCUIT BREAKERS INSTALLED ON EXISTING PANELS/SWITCHBOARD SHALL MATCH THE HIGHEST EXISTING ARC RATED BREAKER WITHIN THAT PANEL/BOARD. INSPECTOR TO VERIFY HIGHEST ARC RATING AT THE SITE.
6. MAIN SERVICE DISCONNECT AMPERAGE MUST BE PERMANENTLY MARKED
7. ALL SYSTEM TO BE FULLY RATED SYSTEM. IF SYSTEM IS SERIES RATED, ALL COMPONENTS MUST BE FROM THE SAME MANUFACTURER. LISTED BREAKER COMBINATIONS SHALL BE AVAILABLE TO THE AUTHORITY HAVING JURISDICTION UPON REQUEST.
8. IF APPLICABLE, ALL EQUIPMENT LABELED/IDENTIFIED AS EXISTING, ARE SUBJECT TO FIELD VERIFICATION.
9. ARC-FLASH HAZARD WARNING FIELD MARKING TO BE PROVIDED ON ELECTRICAL EQUIPMENT, SUCH AS SWITCHBOARDS, PANEL BOARDS, METER SOCKET ENCLOSURES AND MCC THAT ARE IN OTHER THAN DWELLING UNITS. [2022 CEC 110.21(B)]
10. SERVICE EQUIPMENT SHALL BE FIELD MARKED WITH THE MAXIMUM AVAILABLE FAULT CURRENT [2022 CEC 110.24]



VOLTS:120/208V MOUNTING: SURFACE LOAD		PHASE: 3 WIRE: 4		SHORT CIRCUIT RATING: 10000A ENCLOSURE: NEMA 1 RATED MN.								MAIN: 200A C.B BUSSING: 200A MN.	
	* A/VA	B-VA	C-VA	BKR	CT	CT	BKR	A/VA	B-VA	C-VA	* LOAD		
OFFICE RECEPT 1	R 1080				20/1	1	20/1	1280			R OFFICE 11 RM 113 CONV. RECEPT		
OFFICE RECEPT 2	R	900			20/1	3	4	20/1	1080		R OFFICE CONV. RECEPT 1		
PARTITION WAREHOUSE RECEPT	R		900		20/1	5	6	20/1		1080	R OFFICE CONV. RECEPT 2		
SERVER ROOM PANEL	P 10000				100/3	7	8	20/1	200		C PHONE BOARD		
-----		10000				9	10	20/1		200	C FIRE ALARM		
-----	P		10000			11	12	20/1		450	L ELEC RM. LIGHTS		
SCREEN ROOM NON-CONT. LOAD	N 2400				30/1	13	14	20/1	1080		R CLASSROOM 2 106 CONV. RECEPT		
OFFICE RECEPT 1	R	720			20/1	15	16	20/1			C DED. HVAC T/C RELAY		
DRINKING FOUNTAIN 1	N		600		20/1	17	18	20/1		1200	N NON-CONT. LOAD 2		
DRINKING FOUNTAIN 2	N	600			20/1	19	20	20/1	1080		R OFFICE RECEPT 3		
PARTITION CONV. RECEPT 1	R		720		20/1	21	22	20/1		900	R COPY RM. CONV. RECEPT 1		
PARTITION CONV. RECEPT 2	R		720		20/1	23	24	20/1		900	R COPY RM. CONV. RECEPT 2		
PARTITION CONV. RECEPT 3	R	900			20/1	25	26	20/1	720		R DAYCARE 4 CONV. RECEPT		
RECEPT RM 107	R		720		20/1	27	28	20/1		720	R DAYCARE 6 CONV. RECEPT		
RECEPT OFFICE 2	R		1080		20/1	29	30	20/1		720	R DAYCARE 1 CONV. RECEPT		
PARTITION 106 CONV. RECEPT 1	R	720			20/1	31	32	20/1	540		R PARTITION CONV. RECEPT 9		
PARTITION 106 CONV. RECEPT 2	R		720		20/1	33	34	20/1		540	R PARTITION CONV. RECEPT 8		
PARTITION 106 CONV. RECEPT 3	R		720		20/1	35	36	20/1		1080	R CLASSROOM 1 104 CONV. RECEPT		
PARTITION 106 CONV. RECEPT 4	R	720			20/1	37	38	20/1	1200		N NON-CONT. LOAD 3		
COMPUTER RM. CONV. RECEPT	R		720		20/1	39	40	20/1		540	R OFFICE RECEPT 4		
NON-CONT. LOAD 1	N		1200		20/1	41	42	20/1		1080	R WARE HOUSE RECEPT		
PHASE TOTALS:	22,500	18,680	21,730	62910 = TOTAL CONNECTED LOAD VA (FOR DEMAND LOAD SEE BELOW)									
PHASE AMPERES:	187.4	155.5	180.9										
*DEMAND LOAD CALCULATION: L=LIGHTING LOADS: 1.25 X 450 = 563 VA C=CONTINUOUS LOADS, OTHER: 1.25 X 600 = 750 VA M=MOTOR LOADS (INCL LGST): 1.00 X 0 = 0 VA LARGEST, VA: 0.25 X 0 = 0 VA R=RECEPTACLES: 1ST 10K: 1.00 X 10000 = 10000 VA BALANCE: 0.50 X 14680 = 7330 VA K=KITCHEN LOADS: QTY: 0 1.00 X 0 = 0 VA N=NONCONTINUOUS LOADS, OTHER: 1.00 X 37200 = 37200 VA (P-PANEL, INCL. IN ABOVE) TOTAL N.E.C. DEMAND LOAD = 55843 VA = 155.0 AMPERES													

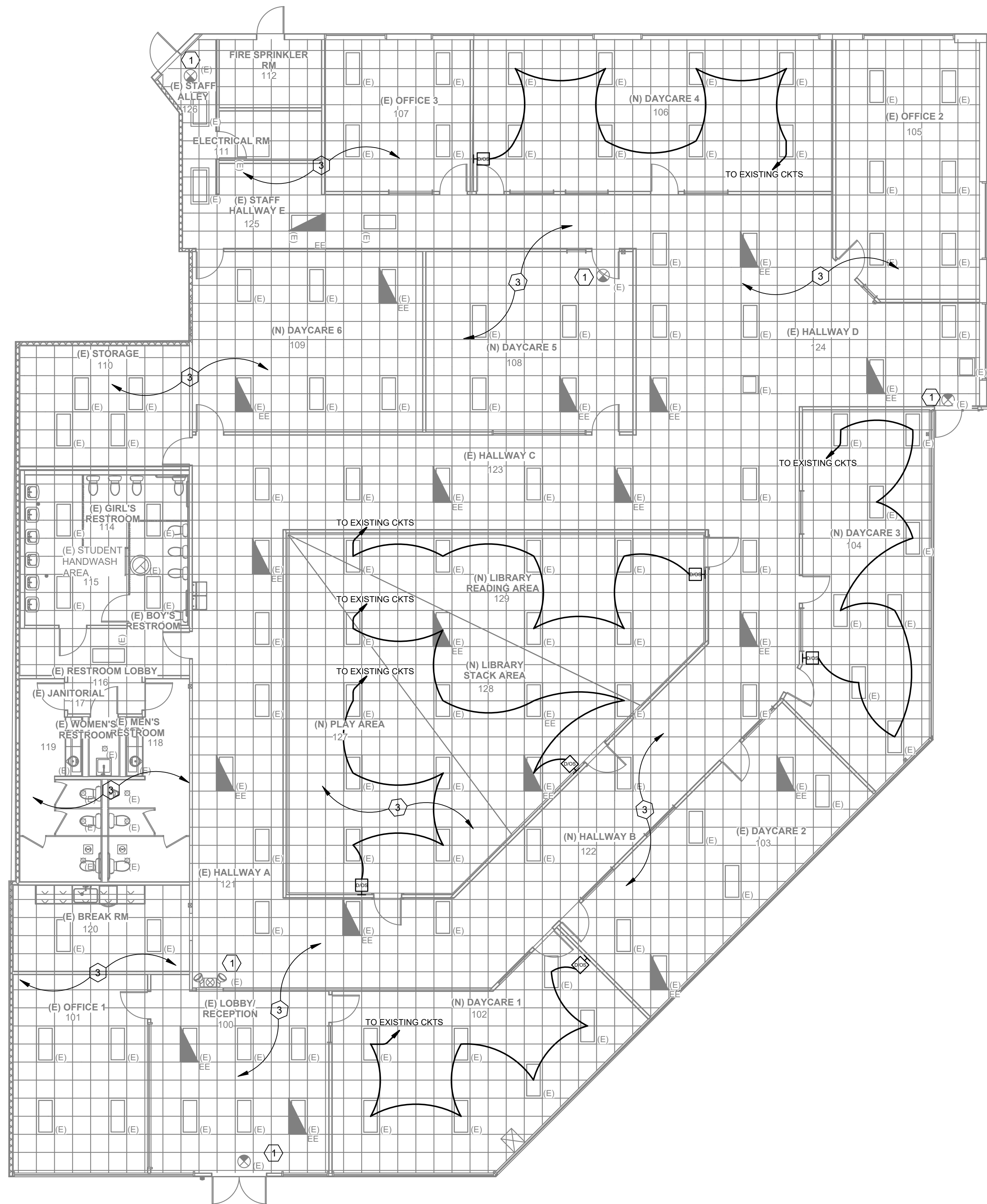
 **CDI Circa Domini International, Inc.**
Engineering - Consulting
9890 Research Dr. Suite 100, Irvine, CA 92618
Phone (949) 533-4117 | dkang@cdieng.com



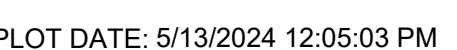
6663 OWENS DR,
PLEASANTON, CA 94588

REVISION					
	1	2	3	4	5
DRAWN:	K.T.			CHECKED:	
				J.L.	
DATE:	11/14/2023			SCALE:	
				N.T.S.	

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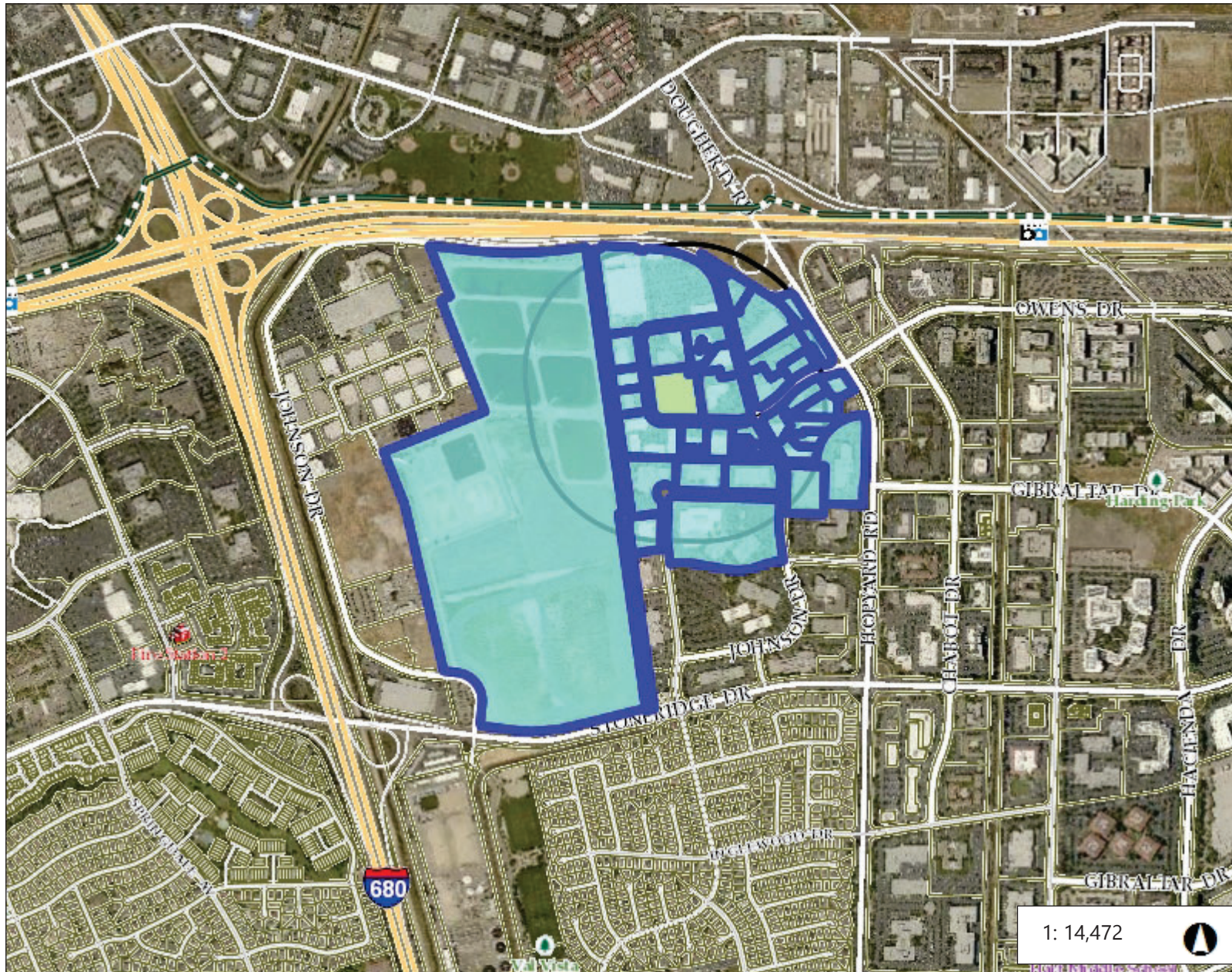


1. ELECTRICAL EQUIPMENT SHALL BE LISTED BY UL OR CITY RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE CITY DEPARTMENT.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH THE [2022 CEC].
3. WIRE SIZE SHALL NOT BE LESS THAN CORRESPONDING CIRCUIT BREAKER RATINGS AS REQUIRED. [2022 CEC TABLE 310.16]
4. CONDUIT SHALL BE SIZED IN ACCORDANCE WITH THE [2022 CEC ANNEX C].
5. CONTRACTOR/ELECTRICIAN TO FIELD VERIFY ACTUAL SITE CONDITIONS/EXACT SERVICE ENTRANCE AND SHALL NOTIFY EOR(S) ANY DISCREPANCY WITH THE PLAN PRIOR TO BIDDING.
6. ALL ITEMS LABELED/IDENTIFIED AS EXISTING (IF ANY) ARE SUBJECT TO FIELD VERIFICATION. VERIFY EXISTING CONDITION AND RE-USE, IF NOT EXISTING, PROVIDE PER PLAN.
7. OBTAIN APPROVAL ON LOCATION OF SWITCH/DIMMER/SENSOR WITH ARCHITECT/OWNER AT SITE PRIOR TO ROUGH-IN.
8. SIGNAGE SHALL REQUIRE SEPARATE PERMIT AND SUBMITTAL.
9. REFER TO EMERGENCY EXIT ILLUMINATION NOTES FOR EMERGENCY LIGHTING REQUIREMENTS.
10. IN OFFICES 250 SQUARE FEET OR SMALLER, MULTIPURPOSE ROOMS OF LESS THAN 1,000 SQUARE FEET, CLASSROOMS OF ANY SIZE, CONFERENCE ROOMS OF ANY SIZE, AND RESTROOMS OF ANY SIZE, LIGHTING SHALL BE CONTROLLED WITH SWITCHES OR DIMMERS. SWITCHES SHALL BE SHUT OFF ALL OF THE LIGHTING IN 20 MINUTES OR LESS AFTER THE CONTROL ZONE IS UNOCCUPIED. [2022 CEC 130.1C(5)]
 - A. IN AREAS W/ MULTILEVEL LIGHTING CONTROLS, THE OCCUPANT SENSING CONTROL SHALL FUNCTION AS A PARTIAL-ON OCCUPANT SENSING CONTROLS CAPABLE OF AUTOMATICALLY ACTIVATING BETWEEN 50 AND 70 PERCENT OF CONTROLLED LIGHTING POWER
 - B. IN AREAS W/ MULTILEVEL LIGHTING CONTROLS, THE OCCUPANT SENSING CONTROL SHALL FUNCTION AS A VACANCY SENSING CONTROLS, WHERE ALL LIGHTING RESPONDS TO A MANUAL ON INPUT ONLY.
11. IN OFFICE SPACES GREATER THAN 250 SQUARE FEET, GENERAL LIGHTING SHALL BE CONTROLLED WITH OCCUPANT SENSING CONTROLS THAT MEET ALL OF THE FOLLOWING: [2022 CEC 130.1C(6)]
 - A. OCCUPANT SENSING CONTROLS SHALL BE CONFIGURED SO THAT LIGHTING SHALL BE CONTROLLED SEPARATELY IN CONTROL ZONES NOT GREATER THAN 600 SQUARE FEET. FOR LUMINAIRES WITH AN EMBEDDED OCCUPANT SENSOR THAT ARE CAPABLE OF REDUCING POWER INDEPENDENTLY FROM OTHER LUMINAIRES, EACH LUMINAIRE CAN BE CONSIDERED ITS OWN CONTROL ZONE. AND
 - B. IN 20 MINUTES OR LESS AFTER THE CONTROL ZONE IS UNOCCUPIED, THE OCCUPANT SENSING CONTROLS SHALL UNIFORMLY REDUCE LIGHTING POWER IN THE CONTROL ZONE BY AT LEAST 50 PERCENT OF FULL POWER. CONTROL FUNCTIONS THAT SWITCH CONTROL ZONE LIGHTS COMPLETELY OFF WHEN THE ZONE IS VACANT MEET THIS REQUIREMENT. AND
 - C. IN 20 MINUTES OR LESS AFTER THE ENTIRE OFFICE SPACE IS UNOCCUPIED, THE OCCUPANT SENSING CONTROLS SHALL AUTOMATICALLY TURN OFF LIGHTING IN ALL CONTROL ZONES IN THE SPACE. AND
 - D. IN EACH CONTROL ZONE, LIGHTING SHALL BE ALLOWED TO AUTOMATICALLY TURN ON TO ANY LEVEL UP TO FULL POWER UPON OCCUPANCY WITHIN THE CONTROL ZONE. WHEN OCCUPANCY IS DETECTED IN ANY CONTROL ZONE IN THE SPACE, THE LIGHTING IN OTHER CONTROL ZONES THAT ARE UNOCCUPIED SHALL OPERATE AT NO MORE THAN 20 PERCENT OF FULL POWER.



6663 OWENS DRIVE

EXHIBIT C



Legend

-  Fire Station
-  School
-  Park
-  Parcels
- AerialOrtho2017cache

Notes

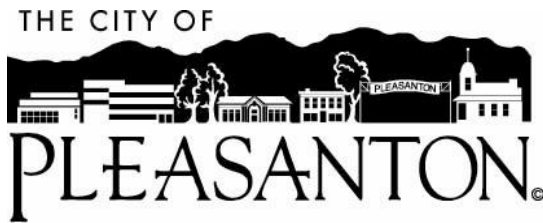
Notes

2,412.1 0 1,206.04 2,412.1 Feet

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Planning Commission Agenda Report

December 11, 2024
Item 3

SUBJECT:	P24-0670, P24-0671, and P24-0672
APPLICANT:	Patti Nelson for Philz Coffee
OWNER:	Harman Management Corporation
PURPOSE:	Applications for Conditional Use Permit, Design Review, and Sign Design Review to operate a drive-through coffee restaurant within an existing commercial building
LOCATION:	1803 Santa Rita Road
GENERAL PLAN:	Retail, Highway, and Service Commercial; Business and Professional Offices
ZONING:	PUD-C (Planned Unit Development – Commercial)/HOZ (Housing Opportunity Zone)
EXHIBITS:	A. Draft Resolution and Conditions of Approval B. Narrative/Queuing Analysis/Project Plans dated “Received November 21, 2024” C. Location and Notification Map

STAFF RECOMMENDATION

Approve Conditional Use Permit (CUP), Design Review (DR), and Sign Design Review (SDR), Case Nos. P24-0670, -0671, and -0672, based on the findings and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

The applicant requests CUP, DR, and SDR approval to operate a coffee drive-through restaurant within an existing commercial building, formerly occupied by a fast food (Kentucky Fried Chicken (KFC) drive-through restaurant, at 1803 Santa Rita Road. Pursuant to Ordinance No. 719 (PUD-73-2), the subject site uses are those permitted and conditionally permitted uses allowed in the C-C (Central Commercial) District. The C-C District requires Planning Commission approval of a CUP for any restaurant use that includes a drive-through. The applicant is also proposing minor exterior changes to the existing building, including roof and cornice color changes, as well as new site and building-mounted signage. As proposed, staff recommends the Planning Commission find this use is consistent with the objectives of the zoning district and will be compatible with the surrounding uses. There are other active drive-through restaurant uses in the same shopping center, including Jack in the Box, as well

as KFC which formerly occupied the subject site within the past two years, previously approved by the Planning Commission and have been or were operating without any reported issues. Conditions of approval have been included which will ensure the safety and general welfare of the surrounding area, and the City in general, is maintained.

BACKGROUND

PUD Development Plan and Uses

The subject site, located in Valley Plaza Shopping Center (VPSC), is zoned Planned Unit Development – Commercial (PUD-C) District and is subject to the conditions of approval of PUD-73-2 adopted by the City Council under Ordinance No. 719. Each building within VPSC is subject to the uses of either the Office (O), Central-Commercial (C-C), Service-Commercial (C-S), or Neighborhood-Commercial (C-N) Pleasanton Municipal Code (PMC) Zoning District(s). The subject site follows the uses of the C-C District. No development or design standards (i.e., building height, setbacks, floor area ratio, minimum parking ratio, color schemes, finish materials, signage, etc.) were established with the PUD. Therefore, proposed projects are subject to case-by-case review. The majority of VPSC is also zoned Housing Opportunity Zone and is designated as a housing site in the 6th Cycle Housing Element Update; however, that designation does not preclude the existing or future commercial uses permitted by the existing PUD.

The PMC permits restaurants in the C-C District with any restaurant that includes a drive-through being subject to a CUP. The subject building was constructed within the past five years and was operated as KFC with a drive-through, pursuant to an existing CUP for the subject site, until approximately two years ago. The drive-through lane was in operation for approximately 30 years prior to KFC's departure.

Conditional Use Permit

PMC Section 18.124.100.A. states the conditions under which a use permit will lapse and shall become void. Based on these provisions, and since KFC vacated the site more than a year ago, a new CUP is required for the proposed drive-through coffee restaurant.

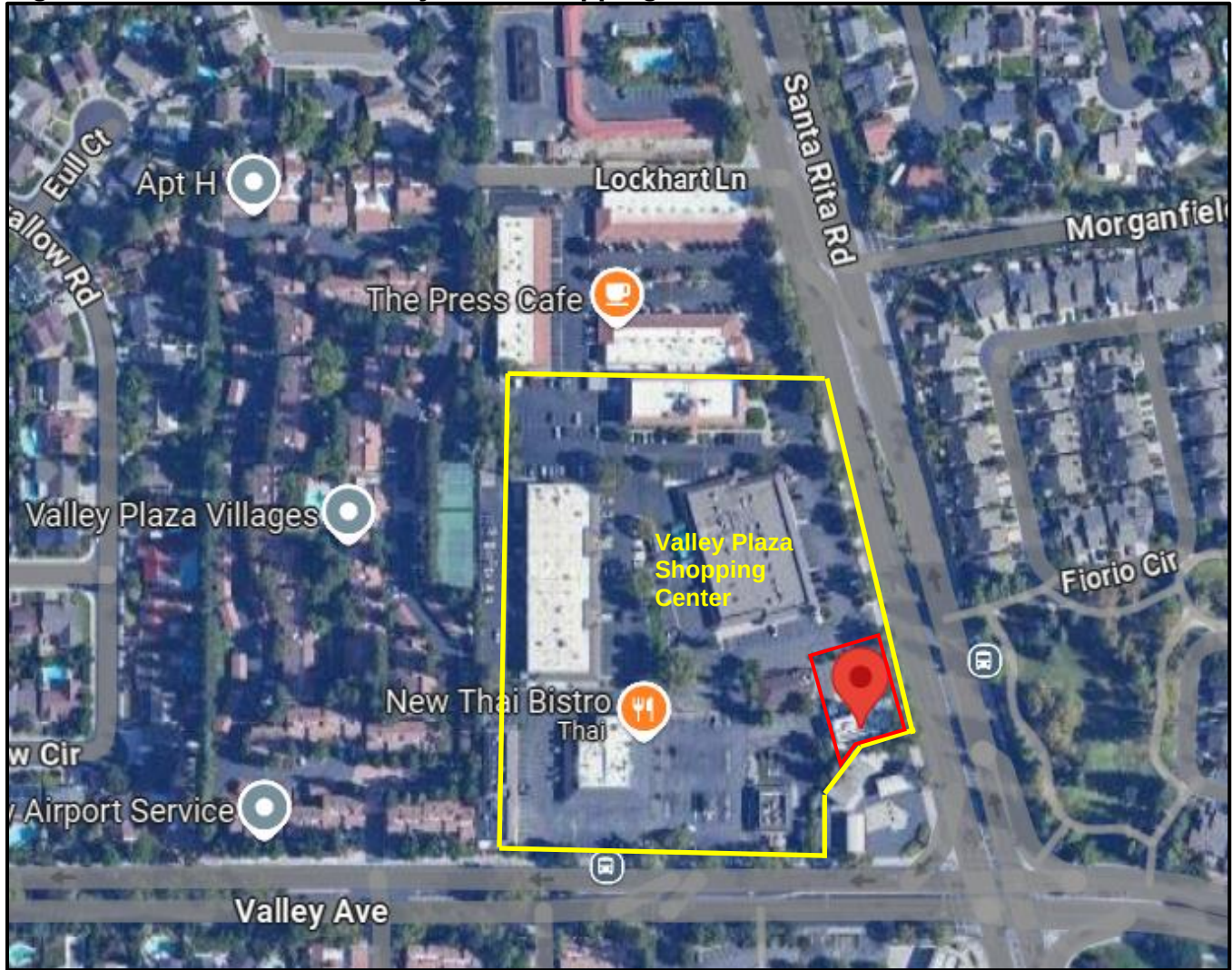
The CUP, DR, and SDR applications are now before the Planning Commission for consideration.

AREA AND SITE DESCRIPTIONS

Area Description

VPSC, shown in Figure 1, is located at the northwest intersection of Santa Rita Road and Valley Avenue and consists of five multi-tenant and four single-tenant buildings that have various uses (restaurants, convenience markets, beauty salons, offices, retail, etc.). VPSC is bordered on the north by Mission Plaza Shopping Center; east, across Santa Rita Road, by a City park (Orloff Park) and Danbury Park Townhomes; on the south, across Valley Avenue, by the Chevron Gas Station, Hallmark store, and Avana Apartment Homes; and on the west by Valley Plaza Apartment Homes.

Figure 1: Aerial Photo of Valley Plaza Shopping Center



Site Description

The subject site is an approximately 16,034-square-foot parcel located on the east side of VPSC, west of Santa Rita Road. The subject site contains an approximately 2,479-square-foot former KFC restaurant building and a drive-through. The building is oriented such that the pedestrian entrance is on the north facade of the building. The entrance to the drive-through lane is west of the building with the lane continuing around the southern side and ending on the eastern side of the building. The existing drive-through lane is partially screened by a concrete masonry wall (see Figures 3 and 4). There are off-site City street trees to the east and minimal landscaping within the subject site's planter areas. All of the parking in the VPSC is shared by the other buildings/uses within VPSC, with 19 of those shared parking spaces being on the subject site. Please refer to Figures 2 through 4.

Figure 2: Aerial Photo of the Subject Site



Figure 3: Internal Street View (When KFC Occupied) the Subject Site



Figure 4: Current Street View of the Subject Site from Santa Rita Road



PROPOSED PROJECT

The applicant is proposing to repurpose the existing approximately 2,479-square-foot former KFC drive-through restaurant building and operate a drive-through coffee restaurant. No site changes are proposed. Minor exterior changes to the existing building, comprising changing the existing roof and cornice from white to yellow (corporate colors), as shown in Exhibit B, are proposed. New wall-mounted signage, comprising four illuminated wall signs (one on each building elevation) identifying the business name and drive-through, as well as minor drive-through directional site signage, as shown in Exhibit B, are proposed.

The restaurant (interior and drive-through) proposes to operate daily from 5 a.m. to 9 p.m. and will have a maximum of five employees on-site at any one time.

Please see Figures 5 through 7 that show the site plan, floor plan/drive-through queueing plan, and the proposed exterior building changes and wall-mounted signage. Please also refer to the attached narrative and project plans in Exhibit B for additional information regarding the proposed use.

Figure 5: Site Plan

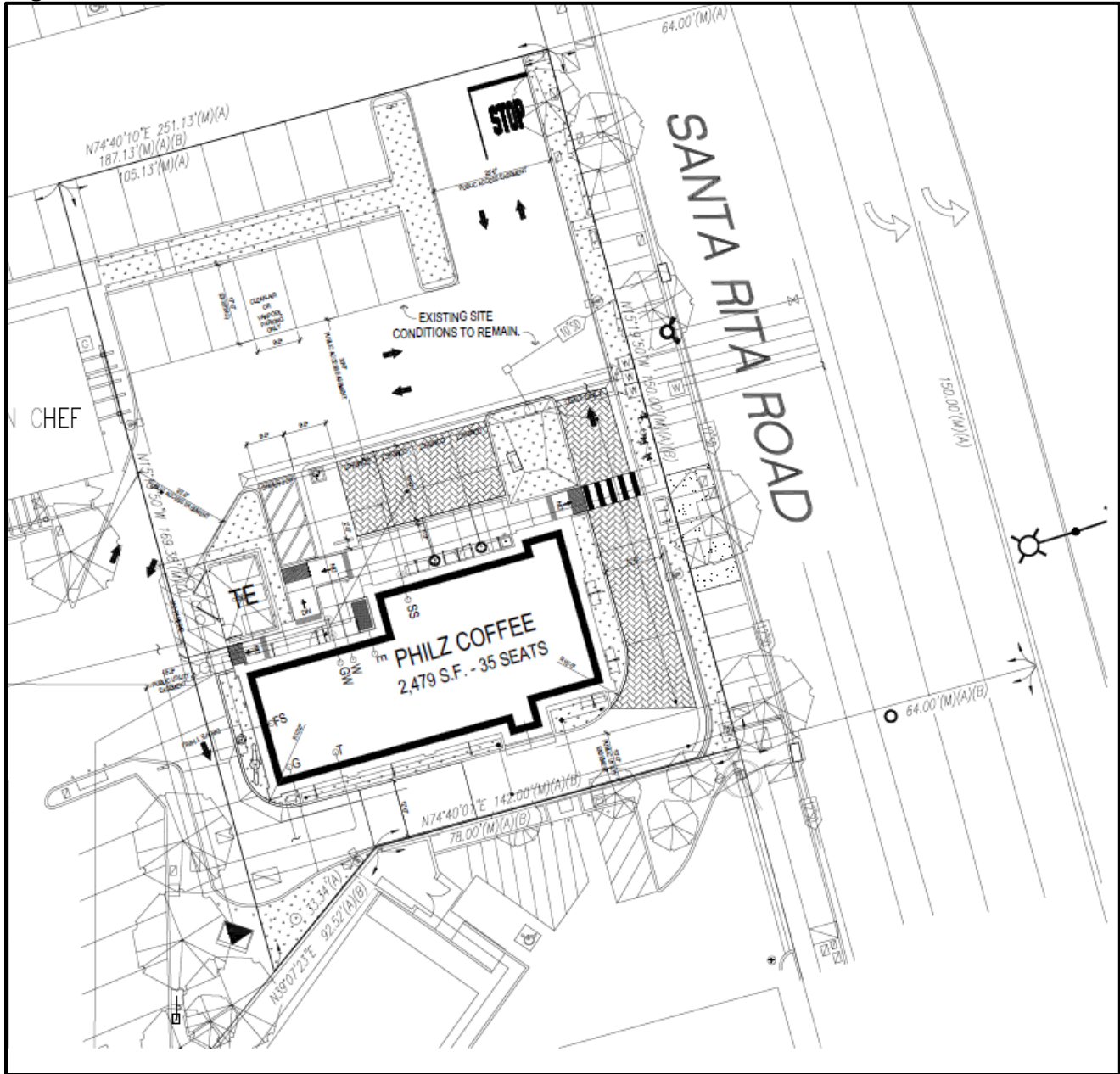


Figure 6: Floor Plan and Drive-through Queuing Plan

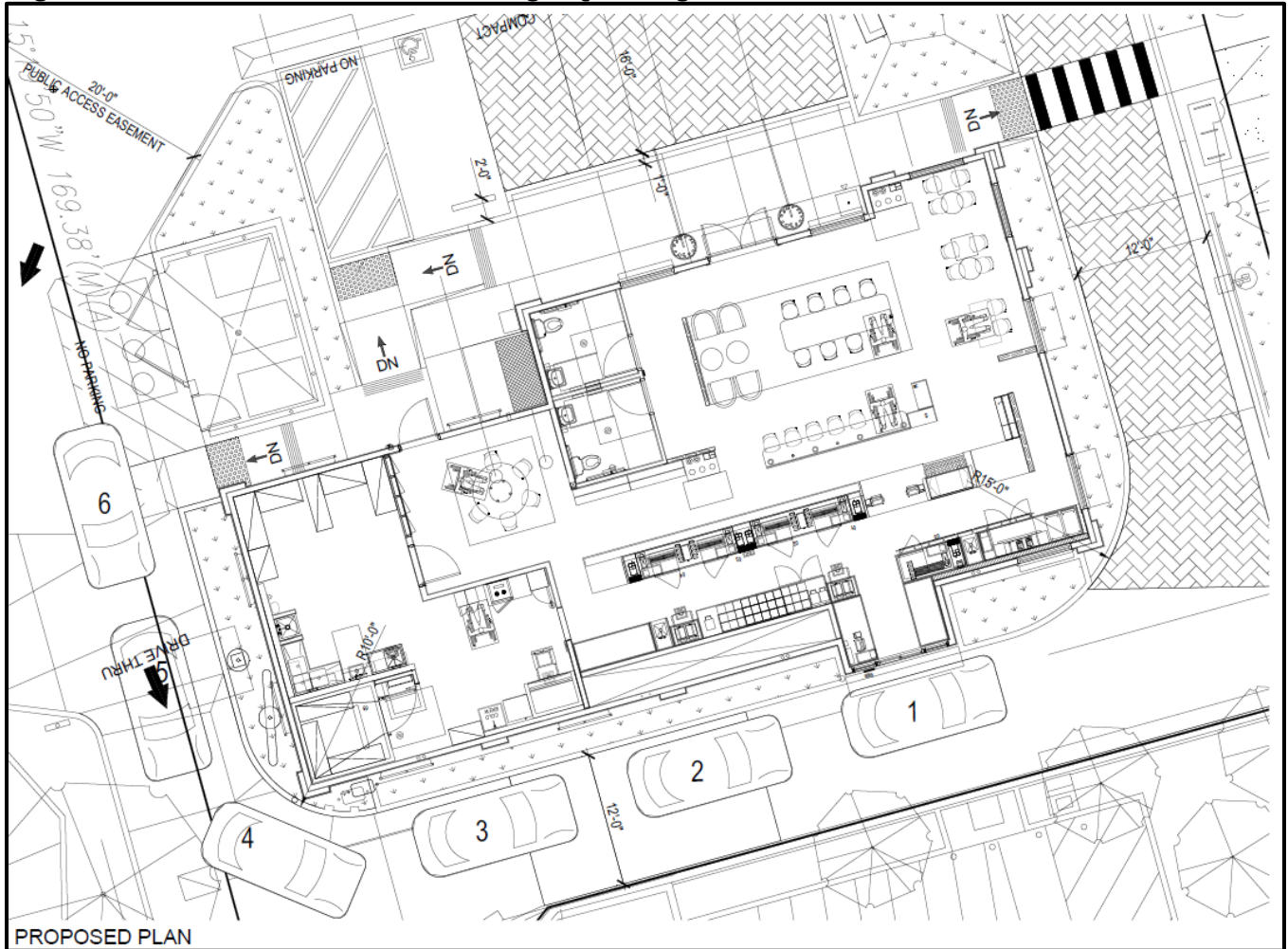
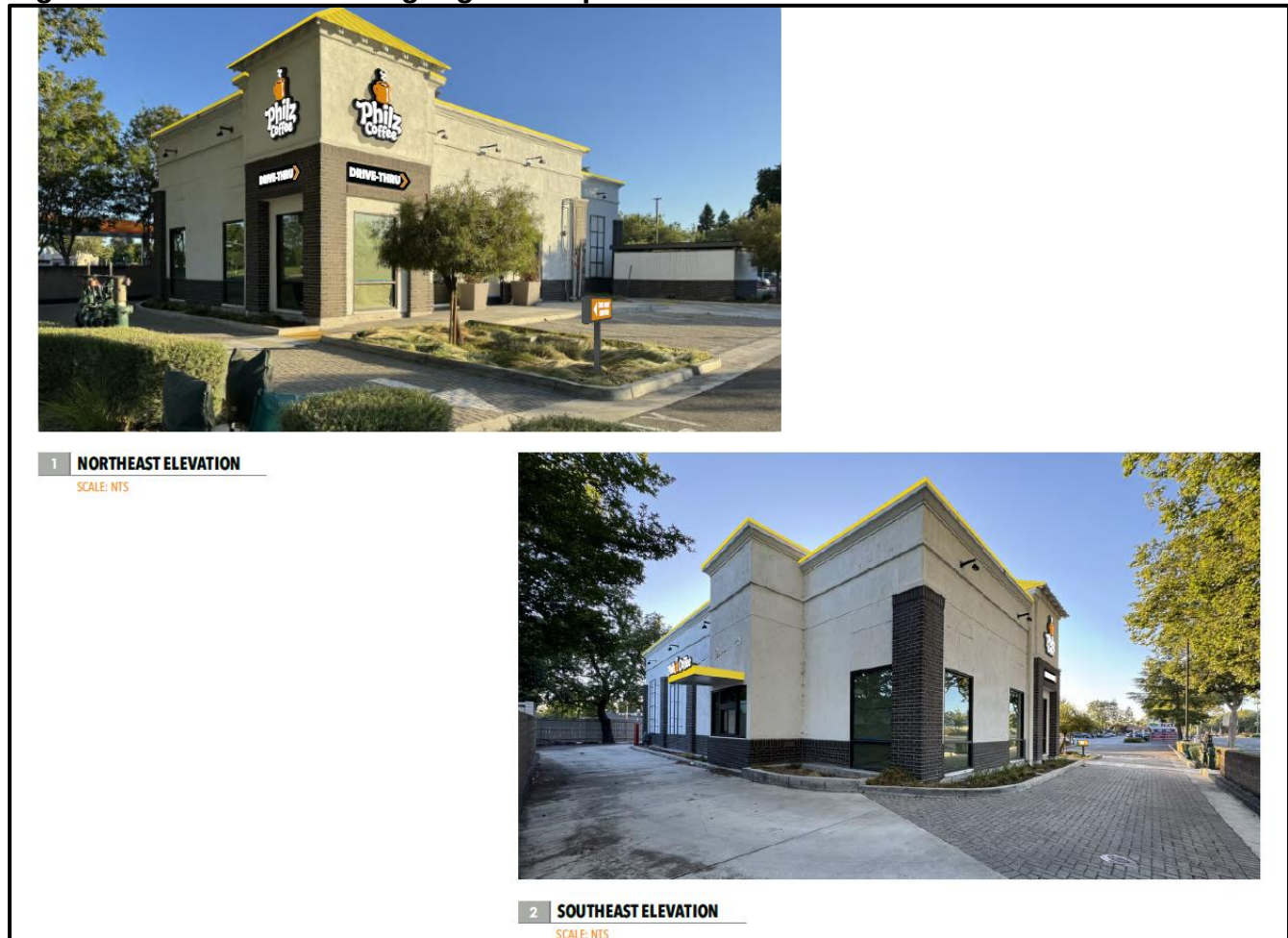


Figure 7: Elevations and Signage Examples



ANALYSIS

Conditional uses are those uses which, by their nature, require special consideration so they may be located properly with respect to the objectives of the PMC and their potential effects on surrounding properties. To achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for CUPs.

General Plan Consistency

The subject site is designated by the Land Use Element of the Pleasanton General Plan for Retail/Highway/Service Commercial; Business and Professional Offices, which allows a variety of commercial uses. The proposed project is consistent with the General Plan land use designation because the proposed coffee restaurant would be classified as commercial use.

Staff believes the proposed use would also be consistent with the General Plan Land Use Policies and Programs listed below, as the proposed use would: (1) introduce more activity to the subject site with a new commercial use; and (2) introduce a new commercial use into the Valley Plaza Shopping Center where other similar commercial drive-through uses operate.

Sustainability

Program 2.2: Encourage the reuse of vacant and underutilized parcels and buildings within existing urban areas.

Industrial, Commercial and Office

Policy 13: Ensure that neighborhood, community, and regional commercial centers provide goods and services needed by residents and businesses of Pleasanton and its market area.

Land Use and Zoning

The subject site follows the uses of the PMC's C-C District. The PMC permits restaurants in the C-C District with any restaurant that includes a drive-through being subject to a CUP. The new drive-through coffee restaurant would operate similarly to the previous KFC drive-through restaurant without any proposed site changes, including the location of the existing drive-through lane and all existing on-site parking spaces. Therefore, if the CUP were granted, the proposed drive-through coffee restaurant would be consistent with the applicable land use regulations.

One of the primary concerns in reviewing a CUP application is the effect of a proposed use on surrounding uses. The proposed use would be located in an existing multi-tenant shopping center comprising a variety of commercial and both in-line/drive-through restaurant uses. The adjacent sites and buildings consist of similar uses. The closest residential uses are approximately 250 to 480 feet away to the east and west, respectively; however, the existing drive-through menu board/speaker and drive-through lane would remain in the same location and have been operating for approximately 30 years with no reported complaints regarding noise. Therefore, if the CUP were granted, the proposed use would be compatible with the surrounding uses.

Should future problems arise with the proposed use, the City would have the ability to bring the application back to the Planning Commission to specify additional mitigation, or possible permit revocation, if necessary. Based on the discussion above, staff believes such an action would be unlikely as other similar drive-through restaurant uses are operating within the same Valley Plaza Shopping Center, as well as previously on the subject site, with no issues reported to the City. In addition, staff has included conditions of approval that will ensure the proposed use would not generate noise, traffic, or parking shortages such that surrounding uses would be adversely affected. Therefore, if the CUP were granted, staff believes the use would be compatible with the surrounding uses, and from a land use perspective, finds the proposed use to be acceptable on the subject site.

Traffic, Circulation and Parking

Traffic impacts from the Valley Plaza Shopping Center were anticipated and addressed when the shopping center was originally approved, and the existing drive-through lane was analyzed when the existing building was constructed. The drive-through menu board/speaker and lane, located on the west side of the building, and pay/pick-up window, located on the southeast side of the building, would remain in the same location. The existing drive-through lane accommodates up to five vehicles between the menu/order board to the pay/pick-up window, as well as one additional vehicle behind a car stopped at the menu/order board. The existing

drive-through has been operating for approximately the past 30 years without any traffic or circulation problems being reported to the City.

A drive-through queue assessment (Exhibit B) was provided by the applicant to confirm that waiting queues will not extend into the adjacent drive aisle and/or interfere with circulation at the shopping center. The study analyzed a similarly sized Philz Coffee in Fullerton, California, during three different peak times on weekdays and on a Saturday from 6 a.m. to 7 a.m., 1 p.m. to 2 p.m., and 4 p.m. to 5 p.m. The report concluded that the longest queue at any time totaled four vehicles from the pay/pick-up window. As previously described, the existing drive-through lane accommodates five vehicles between the menu board/speaker and the pay/pick-up window, as well as one additional vehicle behind a car stopped at the menu/order board. Thus, space for the maximum observed queue would be available. The City's Traffic Engineer has reviewed the assessment and agrees it is unlikely that vehicle queues would extend beyond the limits of the existing drive-through lane and into the shopping center drive aisles.

Parking is shared amongst the uses/buildings in the Valley Plaza Shopping Center. A total of 19 shared parking spaces exist on-site. The PMC requires restaurants to provide one parking space for each three seats or each 200 square feet of gross floor area, whichever is greater. 13 parking spaces would be required for the existing approximately 2,479-square-foot building. Therefore, the 19 existing parking spaces comply with the PMC parking requirements. In general, staff has not observed or received comments in the past regarding parking shortages in the Valley Plaza Shopping Center. Therefore, staff does not anticipate parking being an issue due to the proposed use.

Based on the above parking analysis and recommended conditions of approval, staff believes the proposed use would not adversely affect parking at the subject site or surrounding properties and adequate parking exists on-site to accommodate all existing and proposed uses. However, should parking problems occur, staff has recommended a condition of approval that allows the Director of Community Development to refer the use permit back to the Planning Commission for possible additional mitigation measures which could include a reduction in the number of clients/employees on-site at any one time or alternative hours of operation.

Noise

For drive-through uses, the primary noise sources are idling vehicles in the drive-through queueing lane and the menu board/speaker. Staff notes the proposed use is unlikely to generate any significant noise impacts or result in a substantial change in ambient noise levels on sensitive receptors in the area given the existing noise levels generated by the previous drive-through use (KFC), the surrounding drive-through restaurant and commercial uses within the Valley Plaza Shopping Center, vehicles traveling on Santa Rita Road, and the location of the drive-through queueing lane and ordering speaker and their distances from the closest sensitive receptors (residential uses to the east and west, approximately 250 to 480 feet away to the east and west, respectively). Additionally, the drive-through queueing lane and menu board/speaker are generally oriented facing away from those residential uses. A typical drive-through audio system generates approximately 75 decibels (dBA¹) from a distance of 3 feet, 64 dBA from a distance of 20 feet, and 53 dBA generated from a distance of 70 feet. If

¹ A-weighted decibels are an expression of the relative loudness of sounds in air as perceived by the human ear.

supported, the proposed restaurant would be required to meet the maximum noise limit in the PMC of 70 dBa at the property plane.

For informational purposes, the General Plan prescribes the following noise thresholds:

- For residential uses, up to 60 Ldn² is normally acceptable, while 60 to 75 Ldn is conditionally acceptable; and
- For commercial uses, up to 70 Ldn is normally acceptable, while 70 to 80 Ldn is conditionally acceptable.

The General Plan further indicates the closest residential uses currently experience 65 dBa Ldn given their adjacency to Santa Rita Road.

Architectural Design

Only minimal color changes are proposed for the existing building, which include changing the metal roof and building cornice colors from white to yellow (corporate colors). Previously, the roof and portions of the building's walls were painted red when occupied by KFC. These changes would not drastically change the visual aesthetic of the existing building or the surrounding area. Therefore, staff believes the architectural design is appropriate.

Signage

As described above, a total of four illuminated wall-mounted signs (one on each elevation) and some on-site drive-through directional signage is proposed (see Exhibit B). The wall-mounted signage is designed in the corporate stylings of Philz Coffee and is trademark protected. Based on the design of the proposed signage (halo illumination), minimal glare would be created in the evenings and would not create a visual nuisance. Therefore, staff believes the proposed signage is appropriate.

ALTERNATIVES

As articulated above, staff believes the proposed use, as conditioned, would be consistent with the objectives of the zoning district. However, alternatives that could be considered by the Planning Commission include:

1. Denial of the application. Such an action would preclude the applicant from operating the drive-through coffee restaurant; or
2. Approval of the CUP with modifications. The Planning Commission could approve the CUP, but with modified hours of operation and/or other changes to the proposal.

Staff is able to support the findings to approve the proposed use, as proposed, and believes the project would not adversely impact any existing on-site uses or the surrounding area; thus, staff suggests neither of the two project alternatives above should be pursued.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the subject parcel and published in the newspaper. At the time this report was published, staff had not received any public comments.

² The day-night average **sound** level is the average **noise** level over a 24-hour period.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt (Section 15301, Class 1, Existing Facilities) from the requirements of the California Environmental Quality Act (CEQA). Therefore, no environmental document accompanies this report.

SUMMARY/CONCLUSION

Staff has reviewed the subject proposal and believes the subject proposal is consistent with the applicable PUD and City regulations. The building design modifications and proposed signage are appropriate for Valley Plaza Shopping Center. As proposed and conditioned, staff believes the proposed use would be compatible with the surrounding businesses and will not detrimentally affect the surrounding uses. Conditions of approval have been included which would ensure the safety and general welfare of the surrounding area, and the City in general, is maintained.

Primary Author: Eric Luchini, Senior Planner, 925-931-5612 or eluchini@cityofpleasantonca.gov.

Reviewed/Approved By:

Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community Development
Ellen Clark, Director of Community Development
Kim Cilley, Assistant City Attorney

RESOLUTION NO. PC-2024-19**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING THE APPLICATION FOR CONDITIONAL USE PERMIT (CUP), DESIGN REVIEW (DR), AND SIGN DESIGN REVIEW (SDR) FOR PHILZ COFFEE LOCATED AT 1803 SANTA RITA ROAD, AS FILED UNDER CASE NOS. P24-0670, -0671, AND -0672**

WHEREAS, on October 17, 2024, Patti Nelson, representing Philz Coffee, applied for CUP, DR, and SDR approval to operate a drive-through coffee restaurant within an existing commercial building located at 1803 Santa Rita Road (hereinafter “project”); and

WHEREAS, the subject property is zoned PUD-C (Planned Unit Development – Commercial) and HOZ (Housing Opportunity Zone) Districts; and

WHEREAS, a drive-through coffee restaurant is a conditionally permitted use in the subject’s zoning district and requires Planning Commission approval of a CUP; and

WHEREAS, on December 11, 2024, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1: Findings for California Environmental Quality Act (CEQA)

With respect to CEQA, the Planning Commission finds the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. The proposed use will operate in an existing building with an existing drive-through lane and only minor exterior modifications (color change and signage) are proposed.

Section 2: Findings for Conditional Use Permit Approval

With respect to the approval of P24-0291, the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

- A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.**

Some of the objectives of the zoning ordinance are to: foster a harmonious, convenient, workable relationship among land uses, protect existing land uses from inharmonious influences and harmful intrusions, and to ensure that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. The subject site follows the uses of the PMC’s C-C District. The PMC permits restaurants in the C-C District with any restaurant that includes a drive-through being subject to a CUP. The new drive-through coffee restaurant would operate similarly to

the previous KFC drive-through restaurant without any proposed site changes, including the location of the existing drive-through lane and all existing on-site parking spaces. The proposed use would be located in an existing multi-tenant shopping center comprising a variety of commercial and both in-line/drive-through restaurant uses. The adjacent sites and buildings consist of similar uses. The closest residential uses are approximately 250 to 480 feet away to the east and west, respectively; however, the existing drive-through menu board/speaker and drive-through lane would remain in the same location and have been operating for approximately 30 years with no reported complaints regarding noise. Therefore, as conditioned, the proposed drive-through coffee restaurant would be consistent with the applicable land use regulations and the Planning Commission believes this location is suitable for the proposed use to operate without any adverse impacts to the existing surrounding uses. The applicant will also be required to mitigate any future nuisances that may occur because of the proposed use. Accordingly, the Planning Commission makes this finding.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The proposed use, as conditioned, would facilitate a drive-through coffee restaurant that would meet all applicable City standards concerning public health, safety, and welfare. The existing drive-through restaurant building includes the installation of all required on-site drainage and utilities with connections to municipal systems in order to serve the proposed drive-through coffee restaurant use. The proposed drive-through coffee restaurant use would be compatible with the General Plan and zoning designations for the subject site. In addition, the subject building includes Green Building measures; improved pedestrian access and connections to the subject site from Santa Rita Road and include enhanced on-site pre-treatment of storm water runoff in vegetative swales before discharge into the City's storm drain system. Conditions have also been included that would require the applicant to mitigate any future nuisances as a result of the proposed use. The Planning Commission finds the proposed CUP is in the best interests of the public health, safety, and general welfare, and this finding can be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

The subject site's PUD-C (Planned Unit Development – Commercial) zoning conditionally permits the establishment of drive-through restaurants. In addition, the proposed use complies with all relevant sections of the zoning ordinance. Granting a CUP for the proposed use would be consistent with the City's ability to regulate zoning as listed in the Municipal Code Chapter 18.124. Accordingly, the Planning Commission makes this finding.

Section 3: Findings for Design Review Approval

The Planning Commission finds that the project was reviewed and approved based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code which include the following:

1. Preservation of the natural beauty of the City and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with the streetscape, public view of the buildings, and scale of the buildings within its site and adjoining buildings;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

The project includes the repurposing of an existing approximately 2,479-square-foot former KFC drive-through restaurant building and operation of a drive-through coffee restaurant. No site changes are proposed. Minor exterior changes to the existing building, comprising changing the existing roof and cornice from white to yellow (corporate colors), are proposed. New wall-mounted signage, comprising four illuminated wall signs (one on each building elevation) identifying the business name and drive-through, as well as minor drive-through directional site signage, are proposed. The Planning Commission finds the proposed building modifications are minor in nature and will not adversely affect the visual aesthetic of the project site or surrounding area; thus, the Planning Commission concludes that all of the required Design Criteria can be made to approve the proposed project.

Section 4:

The Planning Commission hereby approves Case Nos. P24-0670, -0671, and -0672, the application of Patti Nelson, representing Philz Coffee for CUP, DR, and SDR approval to operate a drive-through coffee restaurant located at 1803 Santa Rita Road, subject to the Conditions of Approval shown in Exhibit A attached hereto and incorporated herein by reference.

Section 5:

This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on December 11, 2024, by the following vote:

Ayes: Commissioners
Noes: Commissioners
Absent: Commissioners
Abstain: Commissioners

ATTEST:

Melinda Denis
Secretary, Planning Commission

Matt Gaidos
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

**EXHIBIT A
CONDITIONS OF APPROVAL**

**P24-0670, -0671, -0672
Philz Coffee
1803 Santa Rita Road
December 11, 2024**

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for a Conditional Use Permit, Design Review, and Sign Design Review to operate a drive-through coffee restaurant for Philz Coffee located on Assessor Parcel No. 946-3295-011-00 Santa Rita Road. Development shall be substantially as shown on the project materials listed below:

- a. Narrative, Queueing Analysis, and Project plans, Exhibit B, prepared by Philz Coffee, dated "Received" on November 21, 2024, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans."

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed development shall be in substantial conformance with the "Approved Plans", except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.
2. **EXPIRATION – CONDITIONAL USE PERMIT:** This Conditional Use Permit (CUP) approval will lapse and shall become void 1 year following the date on which the CUP became effective, unless prior to the expiration of 1 year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the CUP application; or a certificate of occupancy is issued for the structure which was the subject of the CUP application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her

successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code.

3. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a “Conditions of Approval Checklist” indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.
4. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys’ fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Conditional Use Permit

5. **MAINTENANCE:** The applicant shall maintain the subject property or if applicable, the area surrounding the tenant space, in a clean and orderly manner at all times.
6. **MODIFICATIONS:** If additional hours of operation or activities beyond what is stated in the “Approved Plans” are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
7. **CONDITIONAL USE PERMIT REVIEW:** If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit.
8. **OUTDOOR STORAGE:** There is to be no outdoor storage without prior approval by the City.
9. **RELOCATION:** If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant space.

Site Development and Building Design

10. BUILDING MATERIALS AND COLORS: The building materials and colors in the Approved Plans shall be stated on the building permit plans.
11. EXTERIOR CHANGES: Except as specified in the Approved Plans, changes to the exterior of the building shall not be made without prior approval from the Planning Division. **(Project Specific Condition)**
12. SIGNAGE: Except as specified in the Approved Plans, this approval does not include approval of any other signage for Philz Coffee. If additional signs are desired, Philz Coffee shall submit a sign proposal to the Planning Division for review and approval prior to sign installation. **(Project Specific Condition)**
13. BUILDING PERMIT: Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work.
14. FINAL INSPECTION: Final inspection by the Planning Division is required prior to occupancy.

Fees

15. FEES: The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

16. PARKING MONITORING. Monitoring of circulation and parking during operational hours may be conducted by Traffic Engineering staff. If parking exceeds the allowed allotment and/or circulation problems arise once the fitness facility is in operation, as determined by the City's Traffic Engineer, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said Conditional Use Permit. **(Project Specific Condition)**

ENVIRONMENTAL SERVICES DIVISION – 925-931-5515

17. BACKFLOW TESTING. Prior to occupancy, the applicant shall contact the Environmental Services Division to ensure the project site is in full backflow testing compliance. **(Project Specific Condition)**

<End>



RECEIVED

11/21/24

P24-0670, -0671, -0672

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

**Philz Coffee Pleasanton:
Written Narrative of Business Operations**

November 20th, 2024

Eric Luchini, Senior Planner
The City of Pleasanton, et al
Pleasanton Community Development Department
200 Old Bernal Ave, Pleasanton, CA 94566
925-931-5608
eluchini@cityofpleasantonca.gov

Dear Eric Luchini, to whom it may concern, City of Pleasanton Staff

Please find below the written narrative to support the CUP & Design Review Application for Philz Coffee. We look forward to working together on this project and receiving feedback.

Sincerely,

Patti Nelson
Patti Nelson, Chief Development Officer
Philz Coffee
pattinelson@philzcoffee.com
(626) 375-0006

Development Description:

Philz Coffee proposes to remodel the currently vacant former KFC Fast Food Restaurant.

The proposed Philz Coffee is located at [1803 Santa Rita Rd, Pleasanton, CA 94566 \(Valley Ave. Cross-Street\)](#) in Alameda County (APN: 946-3295-11 with a [Use Code](#): (Per Tax Roll) of "3600 RESTAURANT - SMALL OR IN-LINE WALK-IN RESTAURANT / CAFÉ". The City Zoning is "PUD-C/Commercial-PUD".

The proposed project is a former 2,479 gross SF KFC Fast Food Restaurant with a drivethru. Philz intends to remodel the interior and maintain the existing parking, drive-thru lane, drive-thru window, and menu board locations of the KFC.

The proposed new hours of operation for **both** the drive-thru and interior would be **5am9pm** daily. There would be approximately 4-5 number of employees per shift. **About Philz**

Coffee:

- **Our History:** After opening a convenience store in the heart of the Mission District in 1978, Philz Founder Phil Jaber spent 25 years learning, experimenting, and blending, with the goal of making a really, good cup of coffee. His passion for brewing coffee and building community laid the foundation for the first Philz Coffee shop on January 1, 2003 in the Mission District of San Francisco. What began as a labor of love became a national love affair, with stores across California and Chicago.
- **Our Coffee:** We specialize in customized coffee blends, made from sustainably sourced green beans from around the world, and skillfully roasted in our roasting facility in Oakland, CA.
- **Community Asset:** The proposed Philz Coffee will add a vibrant amenity to a vacant building and will provide a welcoming community space for the neighborhood.
- **Business Operations:** Philz Coffee is unique in many ways. One of the major differences between Philz Coffee and a traditional coffee shop, is that Philz exclusively uses the pour over method. There are no espresso machines in Philz. Only hot water machines and grinders. Each drink is prepared and customized per individual order one cup at a time. Beans are ground per order, and the drink is made with the desired milk type and sweetness.

About The Project:

- **Employees:** Philz will have approximately 4-5 number of employees per shift.
- **Parking, Circulation, Seating and Customer Capacity:**
 - The proposed project will maintain the existing 19 parking stalls and will maintain the current circulation and exiting of the premises.
 - At 35 seats and 19 stalls in our proposed design, Philz is projected to have approximately 50% occupation at peak capacity.

Per the City of Pleasanton's request, please find the following narrative response (*in italics*) to the following Planning Department CUP findings pursuant to PMC:

- **Please revise the written narrative to provide more detailed and specific responses as to how the project meets the following three CUP findings (18.124.070)**

A. The proposed use is allowed subject to a CUP within the zoning district.

The subject site is zoned PUD (dating back to 1973) with an emphasis on commercial uses. This Planned Use Development District permits and currently contains a wide variety of commercial uses. Drive-through restaurant uses are in accordance with the purposes of the PUD-C District in that they offer quick-serve food services to the residents of Pleasanton and surrounding areas.

B. The proposed use will not be detrimental to the public health, safety or welfare.

The proposed use is consistent with already established vehicular and pedestrian access points, and thereby does not include or propose significant impacts to an already well functioning and safe environment. In addition, the project's food and beverage uses are consistent with healthy fare by offering a range of healthy eating options and made-to-order beverages tuned to customers dietary restrictions. The proposed food offerings include re-heat of off-site prepared food, thereby offering reduced emissions discharge as compared to the on-site cooking associated with many QSR operations (noting the former use).

C. The proposed use will comply with each of the applicable provisions of PMC Chapter 18.124.

The proposed use complies with each of the applicable provisions of PMC

18.124 by continuing the historic commercial use and drive-through, maintaining the existing partial-height wall buffer between the public right-of-way and maintaining existing landscaping and tree canopy; Also, by offering similar, albeit-expanded hours of operation for the convenience of customers and the community of Pleasanton; Also, by limiting reconstruction to simple Tenant Improvements within the confines of the existing structure; Also, continuing to focus and orient commercial activity along major roadways (in this case Santa Rita) among other active commercial uses and not immediately adjacent to any residential, hotel nor rooming uses; Also, by establishing a commercial use which does not require zoning reclassification, does not require substantial or expansive administrative review except as needed for the project's signage program.

Please let us know if you have any further questions. Thank you

Attachments: KD Anderson & Associates, Inc. "2017 KFC Drive-Thru Queue Assessment", and Philz Coffee, "Philz Fullerton April 2024 Drive-Thru Queue Data"



Philz Coffee Pleasanton: Drive-Thru Queuing Data

July 24th, 2024

Emily Carroll, Associate Planner
Pleasanton Community Development Department
200 Old Bernal Ave, Pleasanton, CA 94566
925-931-5608
ecarroll@cityofpleasantonca.gov

Dear Ms. Carroll,

Philz Coffee presents below the technical details for drive-thru queuing from our existing Fullerton location to aid in the analysis of the development of our proposed new location in Pleasanton, formerly a KFC.

Development Description:

The proposed Philz is located at [1803 Santa Rita Rd, Pleasanton, CA 94566 \(Valley Ave. Cross-Street\)](#) in Alameda County ([APN: 946-3295-11](#) with a [Use Code: \(Per Tax Roll\)](#) of “3600 RESTAURANT - SMALL OR IN-LINE WALK-IN RESTAURANT / CAFÉ”. The City Zoning is “PUD-C/Commercial-PUD”.

The proposed project is a former 2,479 gross SF KFC Fast Food Restaurant with a drive-thru. Philz intends to remodel the interior and maintain the existing parking, drive-thru lane, drive-thru window, and menu board locations of the KFC.

The proposed new hours of operation for both the drive-thru and interior would be 5am-9pm daily. There would be approximately 4-5 number of employees per shift.

Drive-Thru Queuing Analysis:

The preliminary site plan for Philz proposes to maintain the KFC stack of 6 vehicles in the drive-thru: four vehicles in the area behind the window, and 2 vehicles behind the order point at the existing menu board.

We have provided queuing data as requested from our only other drive-thru located in Fullerton, CA ([520 N State College Blvd, Fullerton, CA 92831](#)) The Fullerton location is also a former KFC and has a similar stack of 6 vehicles in the drive-thru.

The sampling of Fullerton's queuing data is from 3 different recent peak day-parts for a Weekday and Saturday pulled directly from hard system monitoring data: 6am-7am, 1pm-2pm, and 4pm-5pm.

In summary, per the 2017 KFC analysis "the longest queue observed at any time totaled four (4) vehicles" on Saturday within the 12pm-1pm period. The longest queue of four (4) vehicles denoted at Philz Fullerton was on Saturday within the 1-2pm period.

Based upon this comparison to the data from the 2017 analysis of the KFC queuing shared with us, we do not anticipate our new Philz Coffee to create any appreciable queuing compared to the KFC.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Margaret Trujillo', with a stylized, flowing script.

Margaret Trujillo, Director of Construction
Philz Coffee

Attachments: KD Anderson & Associates, Inc. "2017 KFC Drive-Thru Queue Assessment", and Philz Coffee, "Philz Fullerton April 2024 Drive-Thru Queue Data"

Raw Car Data Report

Store: (Ungrouped) 4224 Philz Coffee - Other
Brand: Other

Start Time: Apr 10, 2023 06:00 AM
Stop Time: Apr 10, 2023 07:00 AM

Daypart	Departure Time	Cars in Queue
6:00AM - 7:00AM	2023-04-10 06:04:36 AM	0
	2023-04-10 06:09:26 AM	1
	2023-04-10 06:12:09 AM	0
	2023-04-10 06:15:38 AM	0
	2023-04-10 06:21:46 AM	1
	2023-04-10 06:22:11 AM	0
	2023-04-10 06:27:10 AM	1
	2023-04-10 06:27:31 AM	0
	2023-04-10 06:32:20 AM	0
	2023-04-10 06:36:49 AM	0
	2023-04-10 06:40:29 AM	1
	2023-04-10 06:41:38 AM	1
	2023-04-10 06:42:35 AM	1
	2023-04-10 06:46:49 AM	0
	2023-04-10 06:51:17 AM	1
	2023-04-10 06:51:35 AM	0
	2023-04-10 06:54:42 AM	1
	2023-04-10 06:58:06 AM	2
	2023-04-10 06:58:16 AM	1
	2023-04-10 06:59:04 AM	1



Raw Car Data Report

Store: (Ungrouped) 4224 Philz Coffee - Other
Brand: Other

Start Time: Apr 10, 2023 01:00 PM
Stop Time: Apr 10, 2023 02:00 PM

Daypart	Departure Time	Cars in Queue
1:00PM - 2:00PM	2023-04-10 01:00:59 PM	2
	2023-04-10 01:02:18 PM	2
	2023-04-10 01:02:20 PM	1
	2023-04-10 01:04:31 PM	1
	2023-04-10 01:08:04 PM	2
	2023-04-10 01:09:31 PM	1
	2023-04-10 01:09:39 PM	0
	2023-04-10 01:11:26 PM	0
	2023-04-10 01:11:54 PM	0
	2023-04-10 01:13:50 PM	1
	2023-04-10 01:16:31 PM	2
	2023-04-10 01:18:10 PM	2
	2023-04-10 01:18:42 PM	1
	2023-04-10 01:19:18 PM	0
	2023-04-10 01:22:57 PM	0
	2023-04-10 01:26:51 PM	2
	2023-04-10 01:27:11 PM	1
	2023-04-10 01:27:45 PM	0
	2023-04-10 01:32:32 PM	1
	2023-04-10 01:35:22 PM	1
	2023-04-10 01:35:42 PM	1
	2023-04-10 01:36:14 PM	0
	2023-04-10 01:39:51 PM	0
	2023-04-10 01:41:59 PM	0
	2023-04-10 01:46:44 PM	2
	2023-04-10 01:48:28 PM	2
	2023-04-10 01:49:07 PM	2
	2023-04-10 01:49:34 PM	2
	2023-04-10 01:52:14 PM	1
	2023-04-10 01:55:16 PM	1
	2023-04-10 01:59:50 PM	2
	2023-04-10 02:00:11 PM	1
	2023-04-10 02:00:37 PM	0



Raw Car Data Report

Store: (Ungrouped) 4224 Philz Coffee - Other
Brand: Other

Start Time: Apr 10, 2023 04:00 PM
Stop Time: Apr 10, 2023 05:00 PM

Daypart	Departure Time	Cars in Queue
4:00PM - 5:00PM	2023-04-10 04:00:03 PM	1
	2023-04-10 04:10:49 PM	1
	2023-04-10 04:11:25 PM	0
	2023-04-10 04:17:04 PM	0
	2023-04-10 04:36:10 PM	0
	2023-04-10 04:43:31 PM	2
	2023-04-10 04:44:02 PM	1
	2023-04-10 04:46:53 PM	1
	2023-04-10 04:47:22 PM	0
	2023-04-10 04:52:08 PM	1
	2023-04-10 04:55:16 PM	2
	2023-04-10 04:57:42 PM	1
	2023-04-10 04:57:44 PM	0



Raw Car Data Report

Store: (Ungrouped) 4224 Philz Coffee - Other
Brand: Other

Start Time: Apr 15, 2023 06:00 AM
Stop Time: Apr 15, 2023 07:00 AM

Daypart	Departure Time	Cars in Queue
6:00AM - 7:00AM	2023-04-15 06:12:07 AM	0
	2023-04-15 06:13:31 AM	0
	2023-04-15 06:23:28 AM	0
	2023-04-15 06:30:27 AM	1
	2023-04-15 06:32:15 AM	1
	2023-04-15 06:33:49 AM	1
	2023-04-15 06:35:41 AM	0
	2023-04-15 06:38:20 AM	0
	2023-04-15 06:42:06 AM	1
	2023-04-15 06:46:07 AM	2
	2023-04-15 06:49:39 AM	3
	2023-04-15 06:50:29 AM	2
	2023-04-15 06:50:46 AM	1
	2023-04-15 06:50:49 AM	1
	2023-04-15 06:55:59 AM	3
	2023-04-15 06:56:54 AM	2
	2023-04-15 06:57:59 AM	0
	2023-04-15 07:00:17 AM	0



Raw Car Data Report

Store: (Ungrouped) 4224 Philz Coffee - Other
Brand: Other

Start Time: Apr 15, 2023 01:00 PM
Stop Time: Apr 15, 2023 02:00 PM

Daypart	Departure Time	Cars in Queue
1:00PM - 2:00PM	2023-04-15 01:01:33 PM	0
	2023-04-15 01:04:05 PM	0
	2023-04-15 01:08:42 PM	0
	2023-04-15 01:13:29 PM	1
	2023-04-15 01:15:23 PM	1
	2023-04-15 01:15:29 PM	0
	2023-04-15 01:17:22 PM	0
	2023-04-15 01:19:00 PM	2
	2023-04-15 01:19:17 PM	2
	2023-04-15 01:19:19 PM	1
	2023-04-15 01:20:48 PM	0
	2023-04-15 01:24:42 PM	2
	2023-04-15 01:25:03 PM	1
	2023-04-15 01:26:52 PM	2
	2023-04-15 01:27:38 PM	2
	2023-04-15 01:27:46 PM	1
	2023-04-15 01:32:28 PM	4
	2023-04-15 01:33:43 PM	4
	2023-04-15 01:34:37 PM	3
	2023-04-15 01:36:33 PM	2
	2023-04-15 01:37:10 PM	2
	2023-04-15 01:39:09 PM	1
	2023-04-15 01:41:38 PM	1
	2023-04-15 01:45:16 PM	1
	2023-04-15 01:45:20 PM	0
	2023-04-15 01:49:47 PM	1
	2023-04-15 01:54:24 PM	2
	2023-04-15 01:58:00 PM	3
	2023-04-15 01:58:57 PM	3



Raw Car Data Report

Store: (Ungrouped) 4224 Philz Coffee - Other
Brand: Other

Start Time: Apr 15, 2023 04:00 PM
Stop Time: Apr 15, 2023 05:00 PM

Daypart	Departure Time	Cars in Queue
4:00PM - 5:00PM	2023-04-15 04:02:41 PM	2
	2023-04-15 04:06:08 PM	3
	2023-04-15 04:06:12 PM	2
	2023-04-15 04:06:56 PM	1
	2023-04-15 04:10:28 PM	1
	2023-04-15 04:12:40 PM	0
	2023-04-15 04:17:41 PM	1
	2023-04-15 04:19:51 PM	0
	2023-04-15 04:31:43 PM	2
	2023-04-15 04:33:21 PM	2
	2023-04-15 04:33:30 PM	1
	2023-04-15 04:38:10 PM	1
	2023-04-15 04:38:19 PM	0
	2023-04-15 04:41:02 PM	0
	2023-04-15 04:51:58 PM	2
	2023-04-15 04:52:11 PM	1
	2023-04-15 04:52:57 PM	0
	2023-04-15 04:58:52 PM	1



April 27, 2017

Mr. Travis Gutke
Harman Management Corporation
199 First Street, Suite #212
Los Altos, CA 94022

RE: DRIVEWAY QUEUE ASSESSMENT FOR KFC RESTAURANT PROJECT IN PLEASANTON, CA

Dear Mr. Gutke:

Thank you for contacting our firm regarding the KFC Restaurant project in Pleasanton, CA. As we are aware, the proposed project involves demolishing and replacing the existing KFC at Santa Rita Road / Valley Avenue. While the City of Pleasanton has not asked for a traffic impact analysis, City staff is interested in confirming the adequacy of the new restaurant's drive-thru aisle based on queuing estimate created through observation of current driveway activity at the existing restaurant. This letter summarizes the results of our investigation.

Approach. Our approach to this assignment involved observing queueing at the existing KFC during peak hours and identifying the 95th percentile queue length. The City of Pleasanton asked for observations over two weekdays and two Saturdays. The identified demand was then compared to the capacity of the new drive-thru facility to confirm that waiting queues will not extend out into the adjoining common area and interfere with circulation at neighboring businesses.

Observation of Current Drive-Thru Activity. We monitored the situation in the existing drive-thru during the typical peak hours of restaurant activity, which were suggested by the City staff and confirmed by the operator as:

- 11:00 to 1:00 p.m. and
- 4:00 to 7:00 p.m.

Tables 1 thru 4 which are attached present the queue observed every minute during the 20 hours of observation. These tallies represent the total number of vehicles in queue behind the delivery window and behind the ordering board.

Results. The existing KFC restaurant did not create appreciable queueing. No vehicles were in queue much of the time, and the longest queue observed at any time totaled four (4) vehicles. This total was only reached for nine minutes over the course of the 1,200 minutes that were

sampled. The 95th percentile queue (i.e., minute with 60th greatest queue length) was 2 vehicles or fewer.

Adequacy of Proposed Drive-Thru Aisle. The proposed KFC site plan showing the layout of the drive-thru aisle is attached. As shown, the plan places the pickup window towards the east end of the building, while the drive thru speaker is at the west end of the building at the entrance to the drive thru. At twenty feet per automobile the plan accommodates four vehicles in the area behind the window, as well as two vehicles behind the ordering station. Thus space for the maximum observed queue is available, and it is unlikely that a queue will extend beyond the limits of the drive thru facility.

Thank you for considering our firm for this assignment. Please feel free to call me if you have any questions.

Sincerely,

KD Anderson & Associates, Inc.

A handwritten signature in black ink, appearing to read 'K. Anderson', with a long horizontal flourish extending to the right.

Kenneth D. Anderson, P.E.
President

Attachment: queue reports, site plan

DRIVEWAY QUEUE SUMMARY

Vehicles Observed In Queue Saturday 4-15-2017								
Minute	11:00 a.m. to 12:00 p.m.				12:01 p.m. to 1:00 p.m.			
	11:00-	11:16-	11:31-	11:46-	12:01-	12:16-	12:31-	12:46-
1	0	0	0	0	0	1	0	2
2	0	0	0	0	0	1	0	2
3	0	0	0	0	0	0	0	2
4	0	0	0	0	0	0	0	1
5	0	0	0	0	0	0	0	1
6	0	0	0	0	0	0	0	1
7	0	0	1	0	1	0	1	1
8	0	0	1	0	1	0	1	1
9	0	0	1	0	1	0	1	0
10	0	0	0	0	0	0	0	0
11	0	0	1	0	0	0	0	0
12	0	0	1	0	0	0	0	0
13	0	0	1	0	0	0	0	0
14	0	0	0	0	1	0	1	0
15	0	0	0	0	1	0	2	0
Bold value was longest observed queue on each day								

Vehicles Observed In Queue Saturday 4-15-2017												
Minute	4:00 p.m. to 5:00 p.m.				5:01 p.m. to 6:00 p.m.				5:01 p.m. to 6:00 p.m.			
	4:00-	4:16-	5:01-	5:16-	5:31-	5:46-	5:31-	5:46-	5:31-	5:46-	5:31-	5:46-
1	0	2	0	3	0	0	0	0	0	0	0	1
2	0	1	0	3	0	0	0	0	0	0	0	1
3	0	2	0	3	0	0	0	0	0	0	1	0
4	0	2	0	2	0	0	0	0	0	0	2	0
5	1	2	0	2	0	0	0	0	0	0	2	0
6	1	1	0	1	0	0	0	1	0	0	1	1
7	1	1	0	3	0	0	1	1	0	0	1	1
8	1	1	0	3	0	0	1	1	0	0	1	1
9	0	0	0	2	0	0	1	1	0	0	0	2
10	0	0	0	2	0	0	1	1	0	0	0	2
11	0	0	1	1	0	1	0	0	0	0	0	2
12	1	0	1	0	0	1	0	0	0	0	0	2
13	1	0	1	0	0	1	0	0	0	0	0	2
14	1	0	3	0	0	1	0	0	0	0	1	1
15	2	0	2	0	0	1	0	0	0	0	1	1
Bold value was longest observed queue on each day												

DRIVEWAY QUEUE SUMMARY

Vehicles Observed In Queue Saturday 4-19-2017								
Minute	11:00 a.m. to 12:00 p.m.				12:01 p.m. to 1:00 p.m.			
	11:00-	11:16-	11:31-	11:46-	12:01-	12:16-	12:31-	12:46-
1	0	1	1	1	1	2	2	4
2	0	1	0	1	1	2	2	3
3	0	0	0	0	1	3	1	4
4	0	0	0	0	0	3	1	3
5	0	0	0	1	1	3	1	3
6	0	0	0	1	2	3	0	3
7	0	0	0	1	2	3	0	2
8	0	0	1	0	2	3	0	2
9	0	1	2	0	1	2	1	2
10	0	1	2	0	2	2	1	1
11	0	1	2	0	2	2	1	1
12	0	1	1	0	3	2	2	1
13	0	2	0	0	2	2	3	0
14	1	1	1	0	2	2	3	0
15	1	1	1	1	2	2	4	0
Bold value was longest observed queue on each day								

Vehicles Observed In Queue Saturday 4-19-2017												
Minute	4:00 p.m. to 5:00 p.m.				5:01 p.m. to 6:00 p.m.				5:01 p.m. to 6:00 p.m.			
	4:00-	4:16-	5:01-	5:16-	5:31-	5:46-	5:31-	5:46-	5:31-	5:46-	5:31-	5:46-
1	1	0	0	0	0	1	2	0	3	1	0	2
2	1	0	0	0	0	1	2	0	3	1	0	2
3	1	1	1	0	2	0	3	0	3	2	0	3
4	2	1	1	0	2	0	3	1	3	1	0	3
5	0	1	1	0	1	0	3	2	2	1	0	2
6	0	0	0	0	1	0	4	2	2	1	0	2
7	0	0	1	0	1	0	3	1	2	1	0	2
8	0	1	1	0	0	0	3	1	2	1	0	1
9	0	2	1	0	0	0	3	1	2	0	0	1
10	1	2	1	0	0	0	2	0	1	0	0	1
11	1	2	1	0	0	0	2	1	1	0	1	1
12	1	2	1	0	1	1	1	1	2	0	1	1
13	1	1	0	0	1	1	1	1	2	0	1	1
14	0	1	0	0	1	1	1	0	2	0	1	1
15	0	0	0	0	1	2	1	2	2	0	1	1
Bold value was longest observed queue on each day												

DRIVEWAY QUEUE SUMMARY

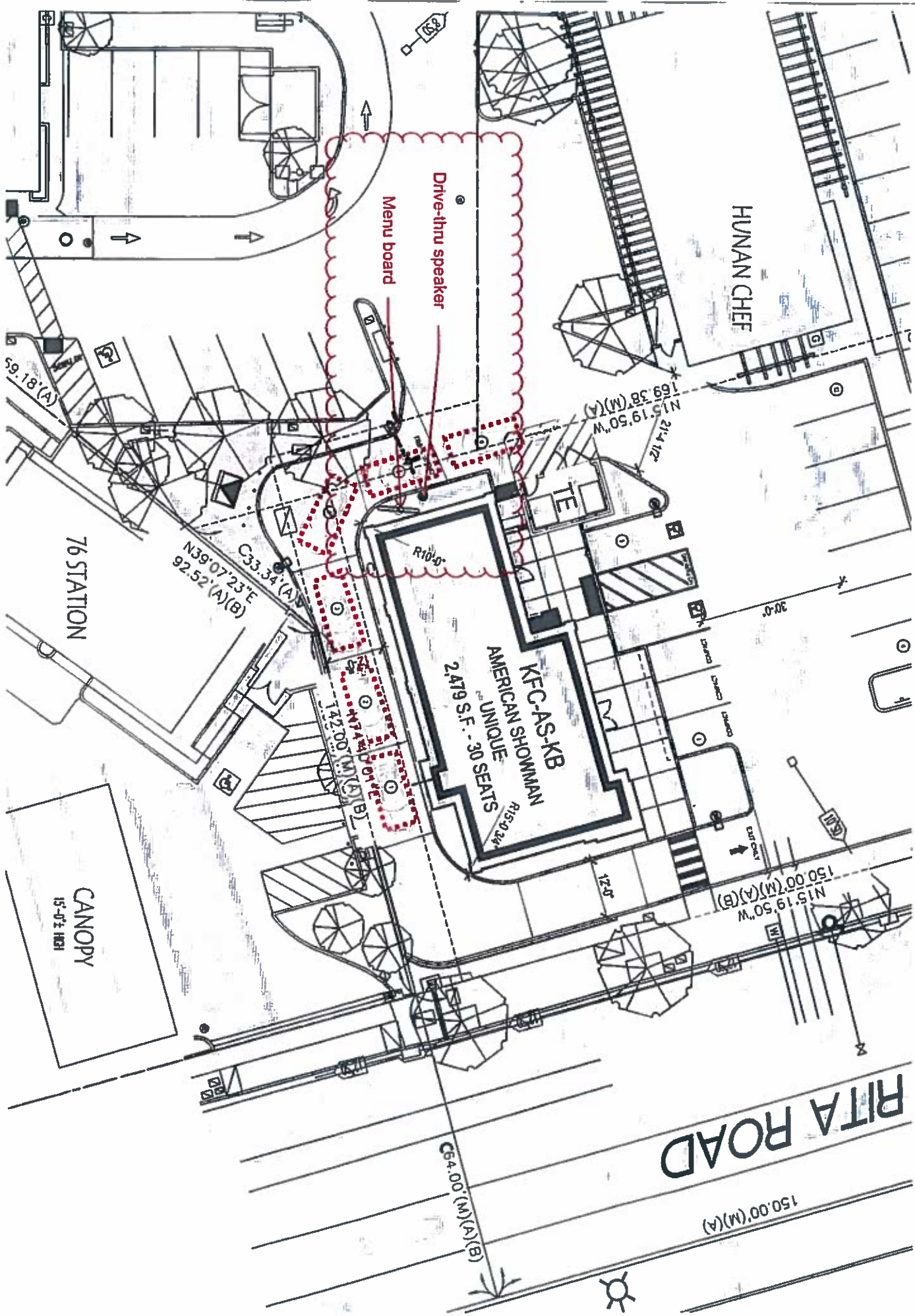
Vehicles Observed In Queue Saturday 4-20-2017								
Minute	11:00 a.m. to 12:00 p.m.				12:01 p.m. to 1:00 p.m.			
	11:00-	11:16-	11:31-	11:46-	12:01-	12:16-	12:31-	12:46-
1	0	2	0	1	2	2	1	0
2	1	1	0	1	2	2	0	0
3	1	1	0	2	2	0	0	0
4	1	1	0	1	1	0	1	0
5	1	0	0	1	0	0	1	1
6	1	0	0	0	0	0	1	1
7	0	0	0	0	0	0	0	1
8	0	0	1	0	1	0	0	0
9	0	0	1	1	1	0	0	0
10	0	0	2	1	0	0	0	0
11	1	0	2	1	0	1	0	0
12	1	0	2	0	2	1	0	0
13	1	0	2	0	3	1	0	0
14	2	0	1	0	3	1	0	1
15	1	0	1	0	2	1	0	1
Bold value was longest observed queue on each day								

Vehicles Observed In Queue Saturday 4-20-2017												
Minute	4:00 p.m. to 5:00 p.m.				5:01 p.m. to 6:00 p.m.				5:01 p.m. to 6:00 p.m.			
	4:00-	4:16-	5:01-	5:16-	5:31-	5:46-	5:31-	5:46-	5:31-	5:46-	5:31-	5:46-
1	1	0	0	0	0	0	0	0	1	0	0	3
2	0	0	1	0	0	0	0	0	1	0	0	4
3	0	0	1	0	0	0	0	0	1	1	0	4
4	0	0	1	0	0	1	0	0	0	1	1	3
5	0	0	0	0	0	0	0	0	0	1	1	3
6	0	0	0	0	0	0	0	0	0	0	1	3
7	0	0	0	0	0	1	0	0	0	1	1	2
8	0	0	0	0	0	2	0	0	1	1	0	2
9	0	0	0	0	0	1	1	0	1	1	0	1
10	0	0	0	0	0	1	2	1	1	0	0	0
11	0	0	1	0	0	1	2	1	0	0	0	0
12	0	0	1	0	0	1	2	2	0	0	0	0
13	0	1	1	0	0	0	1	2	0	0	2	0
14	0	1	0	0	0	0	0	1	0	0	2	0
15	0	1	0	0	0	0	0	2	0	0	3	0
Bold value was longest observed queue on each day												

DRIVEWAY QUEUE SUMMARY

Vehicles Observed In Queue Saturday 4-22-2017								
Minute	11:00 a.m. to 12:00 p.m.				12:01 p.m. to 1:00 p.m.			
	11:00-	11:16-	11:31-	11:46-	12:01-	12:16-	12:31-	12:46-
1	0	0	0	0	0	1	1	1
2	0	0	0	0	0	1	1	1
3	0	0	0	0	1	2	1	0
4	0	0	0	0	1	2	2	0
5	0	0	0	0	1	1	2	0
6	0	0	0	0	1	0	1	0
7	0	0	0	0	1	0	0	0
8	0	0	0	0	1	0	0	0
9	0	0	0	0	1	0	0	0
10	0	0	0	0	1	0	0	0
11	0	0	0	0	0	1	0	1
12	0	0	0	0	0	1	0	1
13	0	0	0	0	0	1	2	1
14	0	0	0	0	1	0	2	0
15	0	0	0	0	1	1	2	0
Bold value was longest observed queue on each day								

Vehicles Observed In Queue Saturday 4-22-2017												
Minute	4:00 p.m. to 5:00 p.m.				5:01 p.m. to 6:00 p.m.				5:01 p.m. to 6:00 p.m.			
	4:00-	4:16-	5:01-	5:16-	5:31-	5:46-	5:31-	5:46-	5:31-	5:46-	5:31-	5:46-
1	0	2	0	0	0	1	4	1	0	0	0	1
2	0	2	0	0	0	1	3	2	0	0	1	1
3	0	1	0	0	0	1	3	2	0	0	1	1
4	0	1	0	0	0	1	3	1	1	0	1	1
5	0	1	0	1	1	1	3	1	1	0	2	1
6	0	1	0	1	2	1	3	0	1	0	1	1
7	0	1	0	1	2	0	2	0	1	0	1	0
8	0	1	0	0	2	0	1	0	1	0	1	0
9	0	0	0	0	2	0	1	0	1	0	1	0
10	1	0	0	0	2	0	0	0	0	0	1	0
11	1	0	0	0	1	0	0	0	1	0	1	0
12	1	0	1	0	1	1	0	0	1	0	1	0
13	1	0	1	0	0	3	0	0	1	1	1	0
14	2	0	1	0	0	4	1	0	1	1	1	0
15	2	0	1	0	0	4	1	0	0	0	1	0
Bold value was longest observed queue on each day												



RITA ROAD

150.00' (M) (A)

64.00' (M) (A) (B)

150.00' (M) (A) (B)
N15°19'50"W

21'-4 1/2"
N15°19'50"W
169.38' (M) (A)

C33.34' (A) (B)
N39°07'23"E
92.52' (A) (B)

142.00' (M) (A) (B)
N17°44'01"E

76 STATION

CANOPY
15'-0 1/2" HIGH

HUNAN CHEF

Drive-thru speaker

Menu board

KFC-AS-KB
AMERICAN SHOWMAN
UNIQUE
2,479 S.F. - 30 SEATS

SHEET INDEX:

A0:	TITLE SHEET
A1:	SITE PLAN
A2:	EXISTING PLAN
A3:	PROPOSED PLAN
A4:	PROPOSED TRADE DRESS

LEGAL JURISDICTION:	CITY OF PLEASANTON
APN:	#946-3295-11
ZONING:	CC (CENTRAL COMMERCIAL)
BUILDING CODE:	2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA GREEN BUILDING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA MECHANICAL CODE
BUILDING FOOTPRINT AREA:	2,479 SF (GROSS)
SEATING:	35
TYPE CONSTRUCTION:	TYPE V-B (SPRINKLED @ BUILDING & TRASH ENCLOSURE)
OCCUPANCY:	A2 - ASSEMBLY / S1 - STORAGE (MIXED USE, NON-SEPARATED)
WIND SPEED:	110 MPH
SEISMIC DESIGN:	CATEGORY - D

LOT DATA:

EXISTING SITE AREA.....	16,034 SF (.37 AC)
BUILDING AREA.....	2,479 SF (15%)
LANDSCAPE AREA.....	2,194 SF (14%)
DRIVE-THRU AREA.....	2,521 SF (16%)
HARDSCAPE AREA.....	8,840 SF (55%)

PARKING CALCULATION:

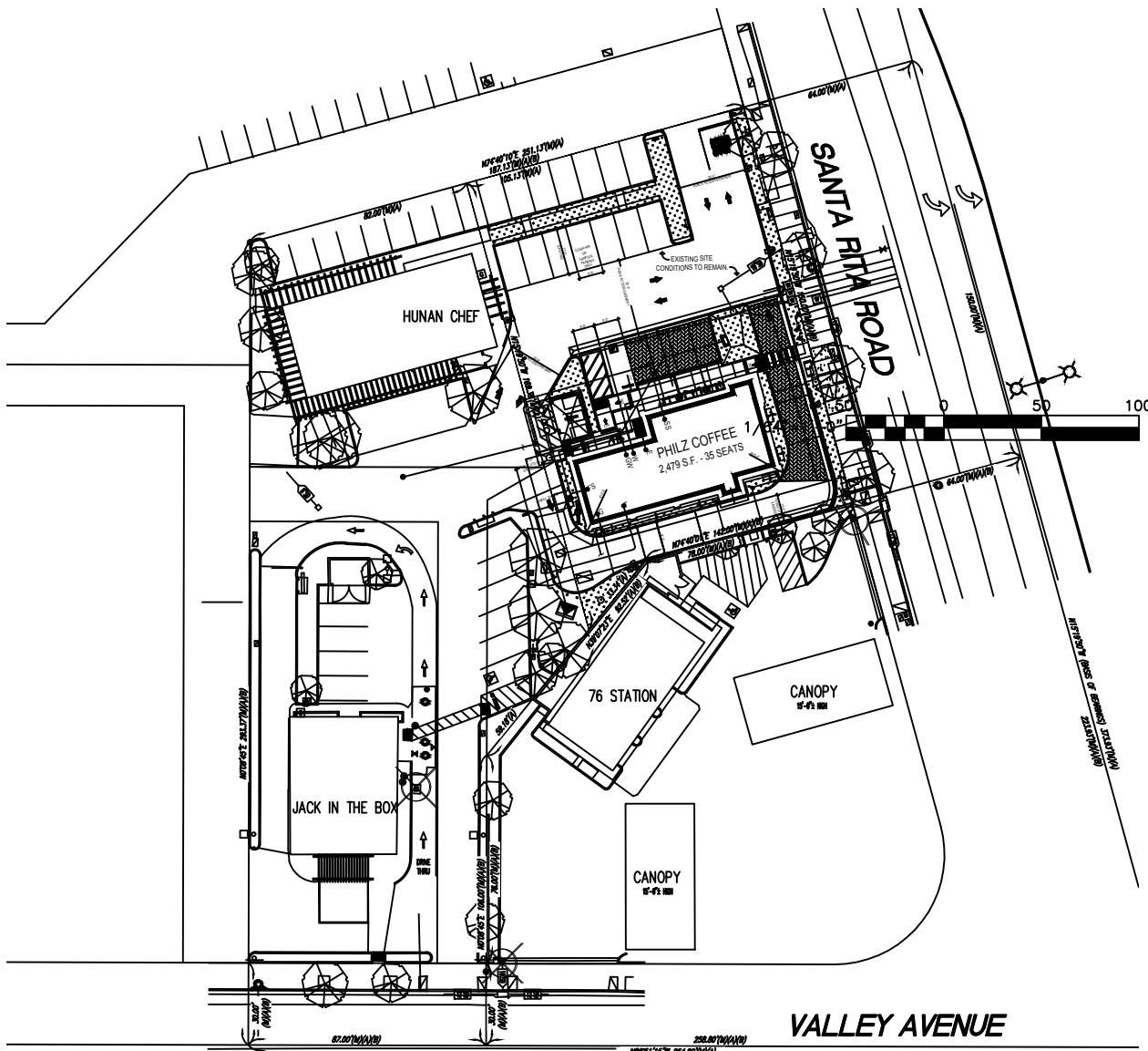
REQUIRED PARKING:	
1 PARKING SPACE FOR EVERY 200 SF.	
2,479 SF / 200 SF = 13 PARKING SPACES REQUIRED	

PROVIDED PARKING:(SHARED w/ PARCEL 1+3):

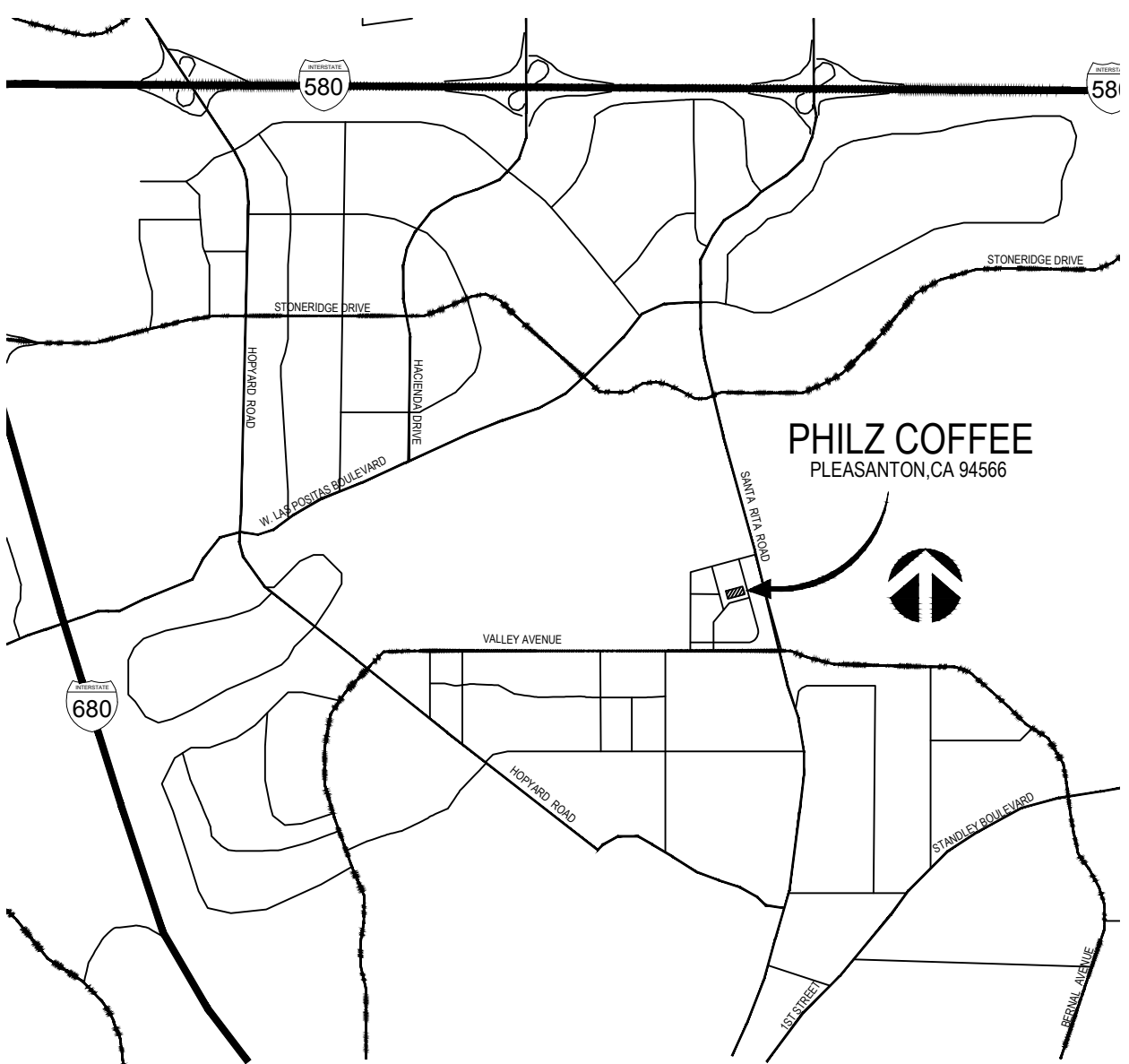
STANDARD/CLEAN AIR:.....	14 SPACES
COMPACT:.....	4 SPACES
ACCESSIBLE:.....	1 SPACES
TOTAL PROPOSED PARKING:.....	19 SPACES
TOTAL EXISTING PARKING:.....	19 SPACES

EXISTING BROADBAND CONNECTION:	SITE-SPECIFIC SERVICE PROVIDER; COORDINATE w/ OWNER
EXISTING ELECTRIC SERVICE:	800 AMPS / 3 PHASE / 120-208 VOLT
EXISTING GAS SERVICE:	1,329,900 BTUH

PROJECT INFOFORMATION



SITE PLAN



VICINITY MAP



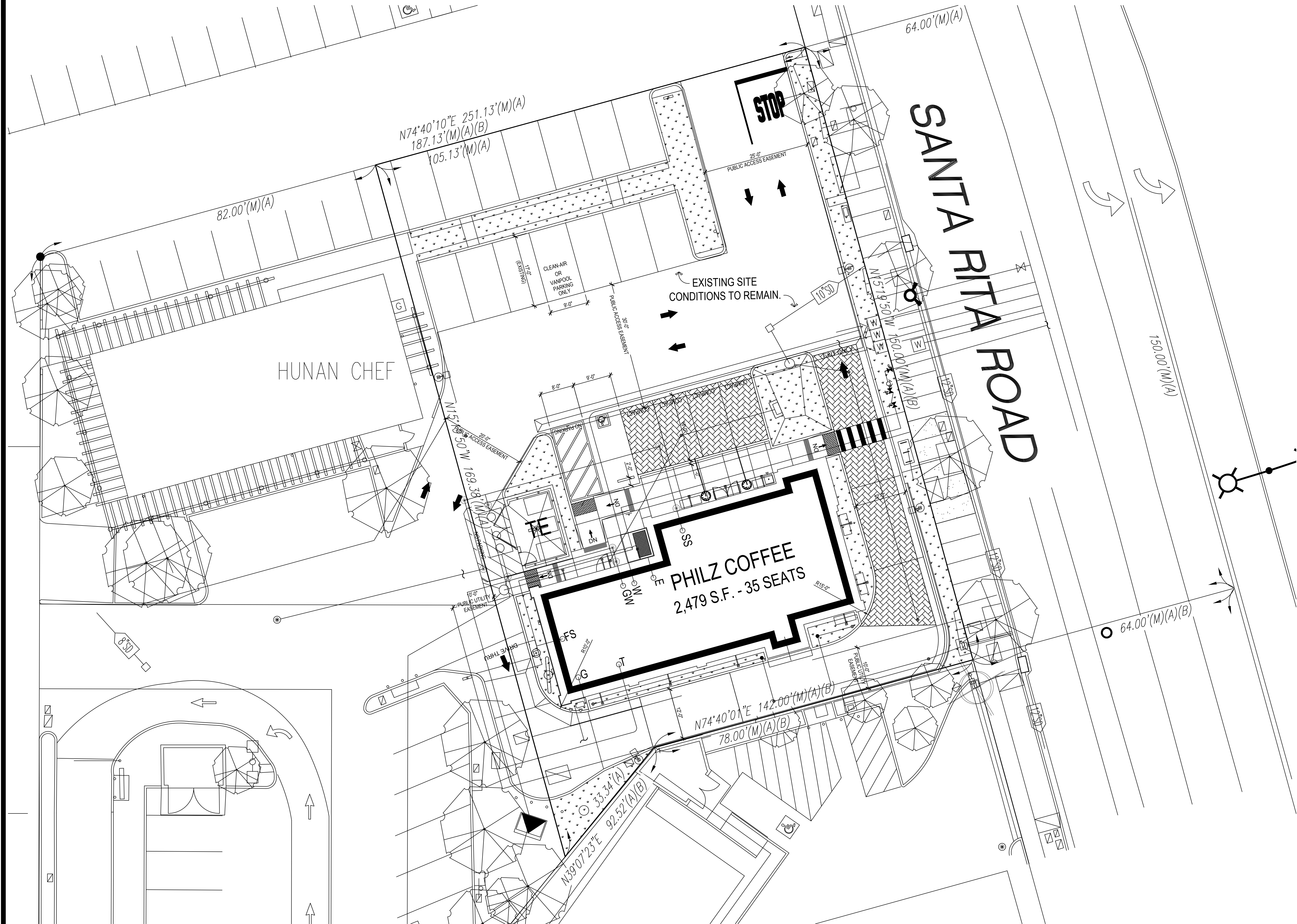
Owners: Philz Coffee Inc.
1803 Santa Rita Rd
Pleasanton, CA 94566

TITLE SHEET

REVISIONS

DATE:	06.13.2024
DRAWN BY:	DE

A0



SITE PLAN

SCALE: 3/32" = 1'-0"



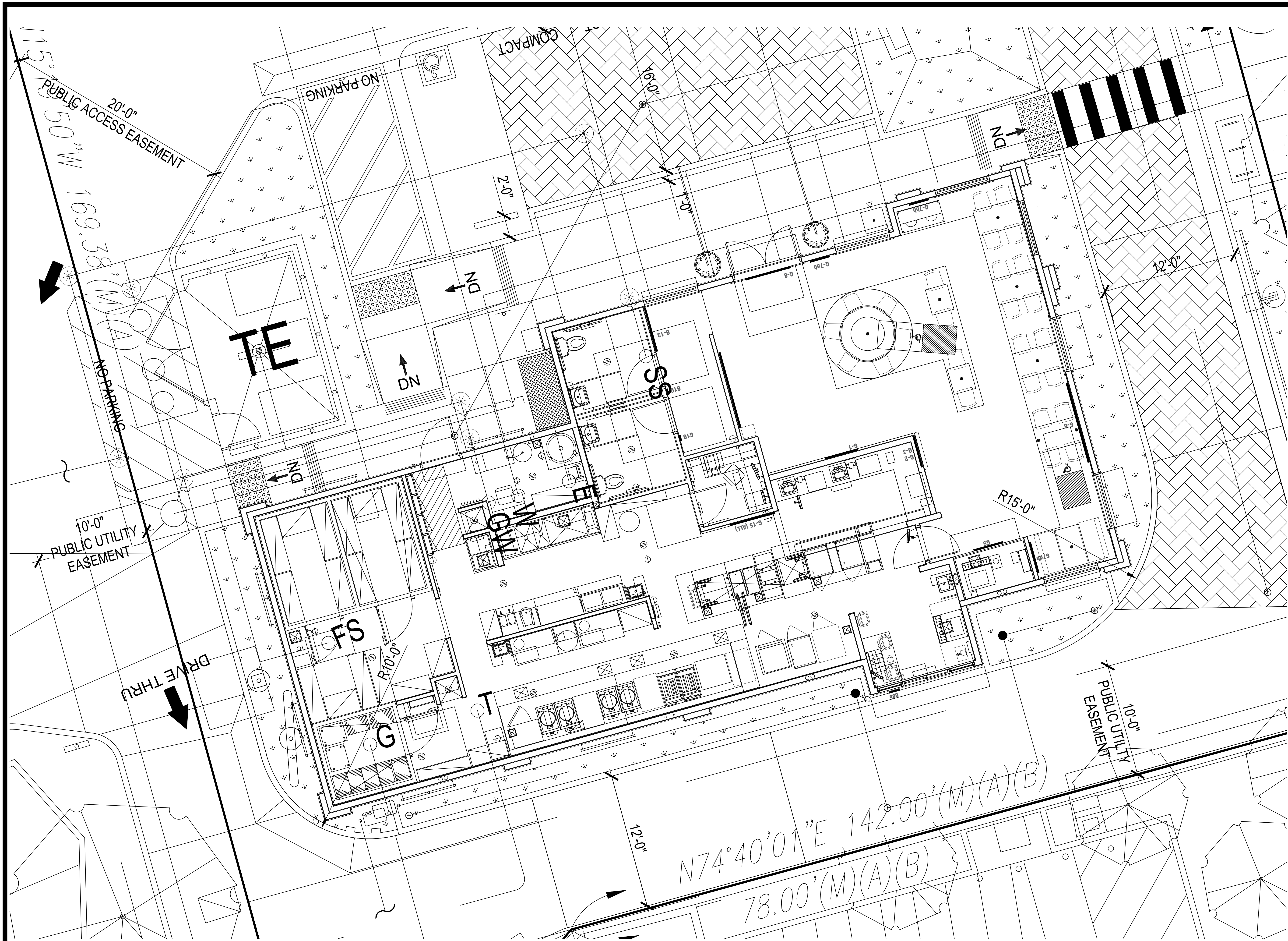
Owners: Philz Coffee Inc.
1803 Santa Rita Rd
Pleasanton, CA 94566

SITE PLAN

REVISIONS

DATE:
06.13.2024
DRAWN BY:
DE

A1



EXISTING FLOOR PLAN

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



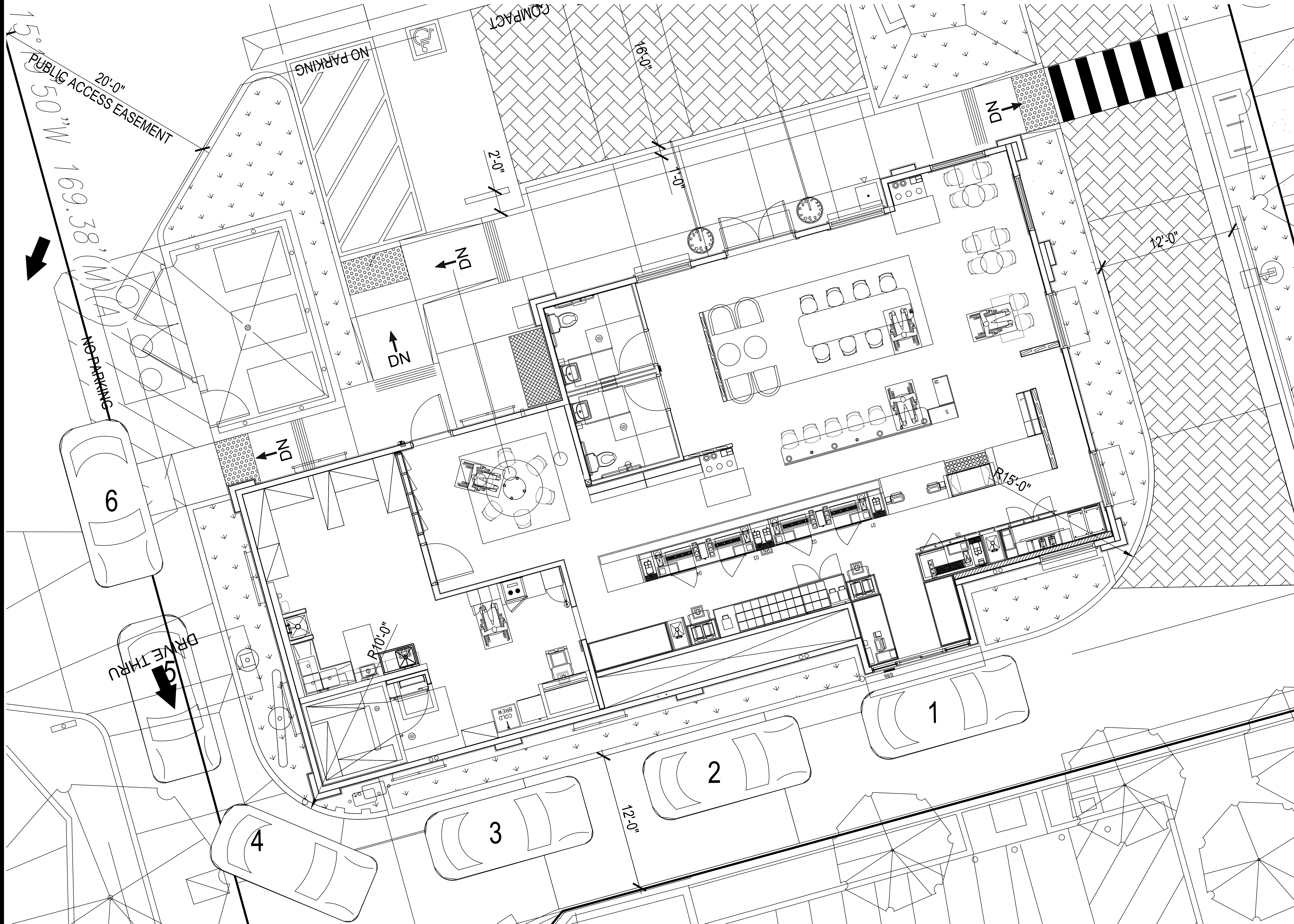
Owners: Philz Coffee Inc.
1803 Santa Rita Rd
Pleasanton, CA 94566

EXISTING PLAN

REVISIONS

DATE:
06.13.2024
DRAWN BY:
DE

A2



PROPOSED PLAN

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



Owners: Philz Coffee Inc.
1803 Santa Rita Rd
Pleasanton, CA 94566

PROPOSED PLAN

REVISIONS

DATE:
06.13.2024
DRAWN BY:
DE

A3



PAINT KEY	
	BENJAMIN MOOR: ORANGE JUICE 2017-10
	BENJAMIN MOOR: YELLOW 2022-10
	BENJAMIN MOOR: LIGHT PEWTER TH-260

INTERIOR FURNITURE - CHAIRS & BENCHES

DECADE CHAIR Blu Dot 23" w 23" d 32" h 18" w DIMENSIONS	RUN BENCH Emeco 61.25" w 16.25" d 17.5" h DIMENSIONS								

INTERIOR FURNITURE - LOUNGE

JOSE ACCENT CHAIR Zuo 29" w 31.5" d 30" h 16.5" w DIMENSIONS									

INTERIOR FINISHES - FLOOR, WALL, & SOLID SURFACES

EFFEL TOWER Kentwood 7' 1/2" w 9' 1/2" d 78" h DIMENSIONS	POLISHED CONCRETE FLOOR By GC TBD DIMENSIONS	QUARRY TILE Bedrosian - Service Line 6" x 6" DIMENSIONS	CHROMA - AQUAMARINE Bedrosian - Service Line 2" w 18" d DIMENSIONS						
LOVE ALWAYS 096 Walls - Benjamin Moore TBD DIMENSIONS	DEER FIELD 039 Walls - Benjamin Moore TBD DIMENSIONS	COVINGTON BLUE HC-138 Walls - Benjamin Moore TBD DIMENSIONS	MARINADE 2016-40 Walls - Benjamin Moore TBD DIMENSIONS	BEVERLY HILLS 180 Walls - Benjamin Moore TBD DIMENSIONS					



Owners: Philz Coffee Inc.
1803 Santa Rita Rd
Pleasanton, CA 94566

TRADE DRESS

REVISIONS

DATE: 06.13.2024	A4
DRAWN BY: DE	

PROPOSED EXTERIOR TRADE DRESS

SCALE: NTS

PROPOSED INTERIOR TRADE DRESS

SCALE: NTS

PROJECT BENCHMARK:

CITY OF PLEASANTON BRASS DISC WITH DESIGNATION "SAN-CR, RESET 1965" SET IN TOP OF A CONCRETE POST IN MONUMENT WELL INSCRIBED "MONUMENT" ALONG FRONTAGE ROAD ADJACENT TO SANTA RITA ROAD AT CRISTOBAL WAY, HAVING AN ELEVATION OF 339.67', CITY OF PLEASANTON DATUM.

FEMA CATEGORY:

THE FEMA FLOOD INSURANCE RATE MAP FOR ALAMEDA COUNTY AND INCORPORATED AREAS MAP NO. 0600100336G, UPDATED AUGUST 3, 2009. THE AREA HAS BEEN DETERMINED TO BE ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS BASED ON THE CENTERLINE OF SANTA RITA ROAD AS SHOWN ON THAT PARCEL MAP RECORDED JANUARY 5TH 1976 IN BOOK 88 OF PARCEL MAPS AT PAGE 87 & 88, ALAMEDA COUNTY RECORDS, TAKEN AS N 15°19'50" W

MAP & DEED REFERENCES:

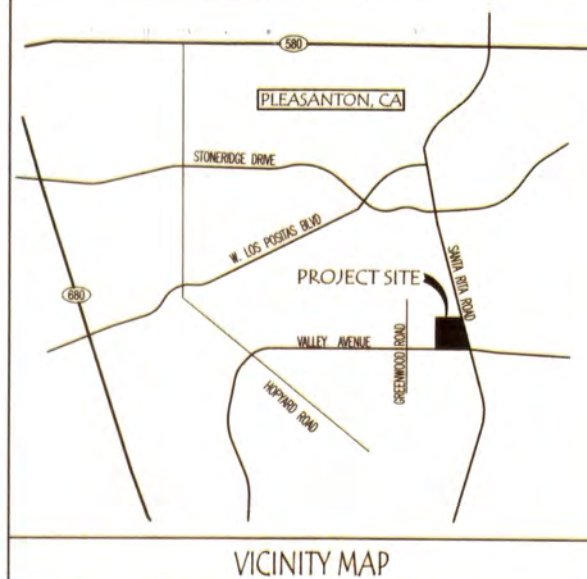
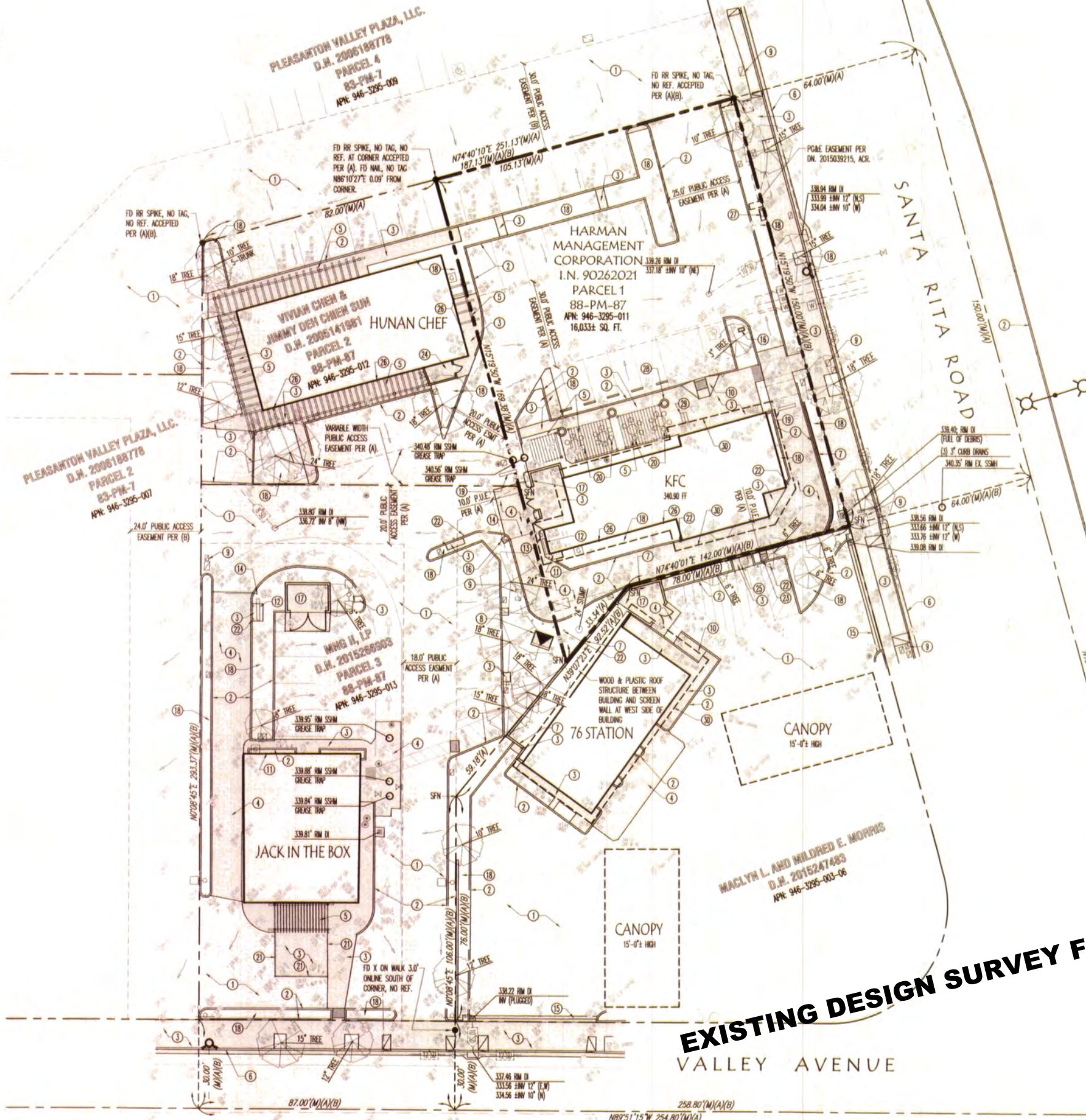
- (A) PARCEL MAP 1798, RECORDED JANUARY 5, 1976 IN BOOK 88 OF PARCEL MAPS AT PAGE 87 & 88, ALAMEDA COUNTY RECORDS.
(B) PARCEL MAP 1302, RECORDED JANUARY 11, 1974 IN BOOK 83 OF PARCEL MAPS AT PAGE 7, ALAMEDA COUNTY RECORDS.

ABBREVIATIONS:

AC	ASPHALT CEMENT PAVEMENT	CS	GROUND SHOT
AP	ANGLE POINT	LN	INSTRUMENT NUMBER
BC	BEGINNING OF CURVE	INT	INTERSECTION
BOW	BACK OF WALK	IRR	IRRIGATION
CL	CENTERLINE	O/H	OVERHEAD UTILITIES
CLF	CHAIN LINK FENCE	OF	OFFICIAL RECORDS
COM	COMMUNICATIONS	PGE	PACIFIC GAS & ELECTRIC
CONC	CONCRETE	POC	POINT ON CURVE
COR	CORNER	PRC	POINT OF REVERSE CURVE
DOC	DOCUMENT NUMBER	PUE	PUBLIC UTILITY EASEMENT
EC	END OF CURVE	R/W	RIGHT-OF-WAY
ELEC	ELECTRICAL	SD	STORM DRAIN
ENCL	ENCLOSURE	SS	SANITARY SEWER
FD	FOUND	TBC	TOP BACK OF CURB
FL	FLOWLINE	TC	TOP OF CURB
FOC	FACE OF CURB	TEL	TELEPHONE
G	GAS	VC	VALLEY CUTTER
GB	GRADE BREAK	W	WATER

NOTES:

- ELEVATIONS AT CURBS ARE SHOWN AT FLOW LINE AND BOTTOM FACE OF CURB, UNLESS NOTED OTHERWISE. CURBS FOR CITY STREETS ARE VERTICAL CURBS.
- THIS SURVEY IS BASED ON PRELIMINARY REPORT BY OLD REPUBLIC TITLE COMPANY, ORDER NUMBER: 0147018697-JQ, DATED JUNE 8, 2016 FOR 1803 SANTA RITA ROAD, PLEASANTON, CA.
- PROPERTY LINES SHOWN HEREON WERE OBTAINED FROM RECORD INFORMATION AND FOUND MONUMENTS.
- THERE ARE 19 ON-SITE PARKING STALLS AND 1 ACCESSIBLE PARKING STALL, WITHIN THE BOUNDARY OF THIS PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THE SITE SURFACE DRAINS TO ON-SITE CATCH BASINS AND INTO THE CITY STORM DRAIN SYSTEM.
- EXISTING UTILITIES SHOWN ARE BY OBSERVATION AND RECORD DRAWINGS.
- COVENANTS, CONDITIONS, RESTRICTIONS, AND RECIPROCAL EASEMENT EXIST ACROSS PROPERTY BY DOCUMENT MAY 24, 1974 IN REEL 3683 OF OFFICIAL RECORDS, IMAGE 339, ALAMEDA COUNTY RECORDS.
- TERMS, COVENANTS AND CONDITIONS EXIST ACROSS PROPERTY PER AGREEMENT FOR PUBLIC SEWER DISPOSAL PER DOCUMENT RECORDED JUNE 26, 1974 IN REEL 3713 OF OFFICIAL RECORDS, IMAGE 969, ALAMEDA COUNTY RECORDS.



SYMBOLS LEGEND:

- CLEANOUT
- BENCHMARK
- FIRE HYDRANT
- FOUND MONUMENT
- GAS METER
- MANHOLE
- PARKING LOT LIGHT
- PULL BOX
- SIGN
- SLOPE DIRECTION
- STREET LIGHT
- WATER METER
- WATER VALVE

KEY NOTES:

- ASPHALT PAVING
- CONCRETE VERTICAL CURB
- CONCRETE WALK/PAD
- CONCRETE PAVING
- WOOD PERGOLA / CANOPY & WOOD POSTS
- CONCRETE CURB & GUTTER
- MASONRY SCREEN WALL
- ELECTRICAL TRANSFORMER AND CONCRETE PAD
- UTILITY PULLBOX / VAULT (TYP.)
- CONCRETE RAMP WITH TRUNCATED DOMES
- ELECTRICAL SERVICE PANEL
- MENU BOARD
- SPEAKER BOX
- VEHICLE CLEARANCE POLE AND BAR
- CONCRETE VALLEY CUTTER
- RESTAURANT/ENTER/EXIT SIGN
- CMU TRASH ENCLOSURE WITH METAL DOORS
- LANDSCAPING
- PLASTIC SPEED BUMP
- CONCRETE TABLE & BENCH
- 4" HIGH WROUGHT IRON FENCE
- BOLLARD
- AIR / WATER MACHINE & 2" HIGH RASSED CONC. PAD
- MASONRY ENCLOSURE WITH WOOD TRELLIS ROOF
- METAL CASE & CONCRETE PAD
- DUMPPOUT
- ELECTRICAL PEDESTAL & CONCRETE PAD
- RAISED CONCRETE PLANTER, TYP
- BIKE RACK
- ROOF OVERHANG

EXISTING DESIGN SURVEY FOR REFERENCE ONLY

skw & associates

architecture • engineering • surveying

2257 scenic drive, modelso a 95553 p 209-525-6825 f 209-525-7804

donald t. kan
civil engineer
no 56676

henry wong
civil engineer
no 81008

david j. stark
architect
c 22905

allen v. steverson
civil engineer
no 61758

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
No. 51918
Exp. 5/31/16

Harman Management, Inc.
199 First Street, Suite 211
Los Altos, CA, 94022

DESIGN SURVEY FOR:
CAPN 946-3295-011

KFC
1803 SANTA RITA ROAD
PLEASANTON, CALIFORNIA

REVISIONS:

BY : JC
LIST : LIR
DATE : 08/03/2016
JOB : 16M065

SHEET : 1 of 1

SCALE: 1" = 20'

SCOPE OF WORK

The design is per 2022 California Building Standards Code:

- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Building Energy Efficiency Standards

PROJECT

Philz Coffee

EXTERIOR SIGNS & DRIVE THRU

1803 Santa Rita Rd, Pleasanton, CA 94566

SIGN CODE

- Signs on lots having frontage on Main Street
 - The total area of all signs facing any street shall not exceed one square foot for each linear front foot
- Business having less than 20 feet of frontage on a street shall be permitted up to 20 square feet of sign area
- Freestanding signs are allowed twelve square feet maximum size & Four feet maximum height
-

LEGEND

✓

Conceptual Plan

Permit Plan

Production Plan

Install Plan

New Proposed

Reface/ Refurbish

Existing Sign To Be Removed

Existing Sign To Remain

VICINITY MAP

AERIAL PHOTO

COLOR DISCLAIMER

Due to the limitations of desktop scanners and the relative inconsistencies of various display monitors and printers, the colors you see on your screen or on paper may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but screen and printed images are intended as a guide only and should and should not be regarded as absolutely correct. Site conditions and on site lighting can also affect how the product appears (i.e. LED, different florescent bulbs & natural light). We recommend that you request a color sample as CMYK (Cyan, Magenta, Yellow & Black) are the colors used in the printing process, whereas RGB (Red, Green & Blue) are the colors used by screen displays such as your monitor. For this reason and due to variations introduced by light and various equipment, the colors on your screen or a print may not exactly match the finished product.

IF YOU WOULD LIKE TO SEE A SAMPLE OF ANY COLOR, PLEASE REQUEST AN ACTUAL SAMPLE FROM YOUR SALESPERSON OR PROJECT MANAGER. WITHOUT A SIGNED COLOR SAMPLE, FX SIGNS, ITS VENDORS AND AFFILIATES ARE NOT RESPONSIBLE FOR DIFFERENCES, REAL OR PERCEIVED, BETWEEN THE WAY YOUR PRODUCT APPEARS ON SCREEN OR PAPER AND THE FINAL PRODUCT.

LEGEND

New
Proposed

Reface/
Refurbish

Existing Sign
To Be Removed

Existing Sign
To Remain

SCOPE OF WORK



1 SITE PLAN

SCALE: NTS



12155 MAGNOLIA AVE BLDG 11-A
RIVERSIDE, CA 92503
(951) 689-0270
FXCVI.COM
LIC# 1014540

SITE LOCATION:
PHILZ COFFEE
1803 Santa Rita Rd,
Pleasanton, CA 94566

CLIENT:
PHILZ COFFEE
PROJECT MANAGER
Danny Estrada
Email: dannyestrada@philzcoffee.com
Phone: (415) 359-6735

Margaret Trujillo
Email: margaretttrujillo@philzcoffee.com
Phone: (650) 520-8357

PROPERTY OWNER / MGT

CREATED DATE:
June 19 2024

DRAWING INFORMATION:
1427 R04

SALES REP:	DRAWN BY:
FL	SP

REVISION: R04
07 23 2024

REVISED BY: SP

CLIENT APPROVAL: **DATE:**

LANDLORD APPROVAL: **DATE:**

SHEET: 2 OF 16

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1 **NORTHEAST ELEVATION**
SCALE: NTS



2 **SOUTHEAST ELEVATION**
SCALE: NTS



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Margaret Trujillo
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Phone: (650) 520-8357

PROPERTY OWNER / MGT

CREATED DATE:
June 19 2024

DRAWING INFORMATION:
1427 R04

SALES REP:	DRAWN BY:
FL	SP

REVISION: R04 07 23 2024 REVISED BY: SP
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CLIENT APPROVAL: **DATE:**

LANDLORD APPROVAL: **DATE:**

SHEET: 3 OF 16

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PROPERTY OWNER / MGT

CREATED DATE:
June 19 2024

DRAWING INFORMATION:
1427 R04

SALES REP:	DRAWN BY:
FL	SP

REVISION: R04
07 23 2024

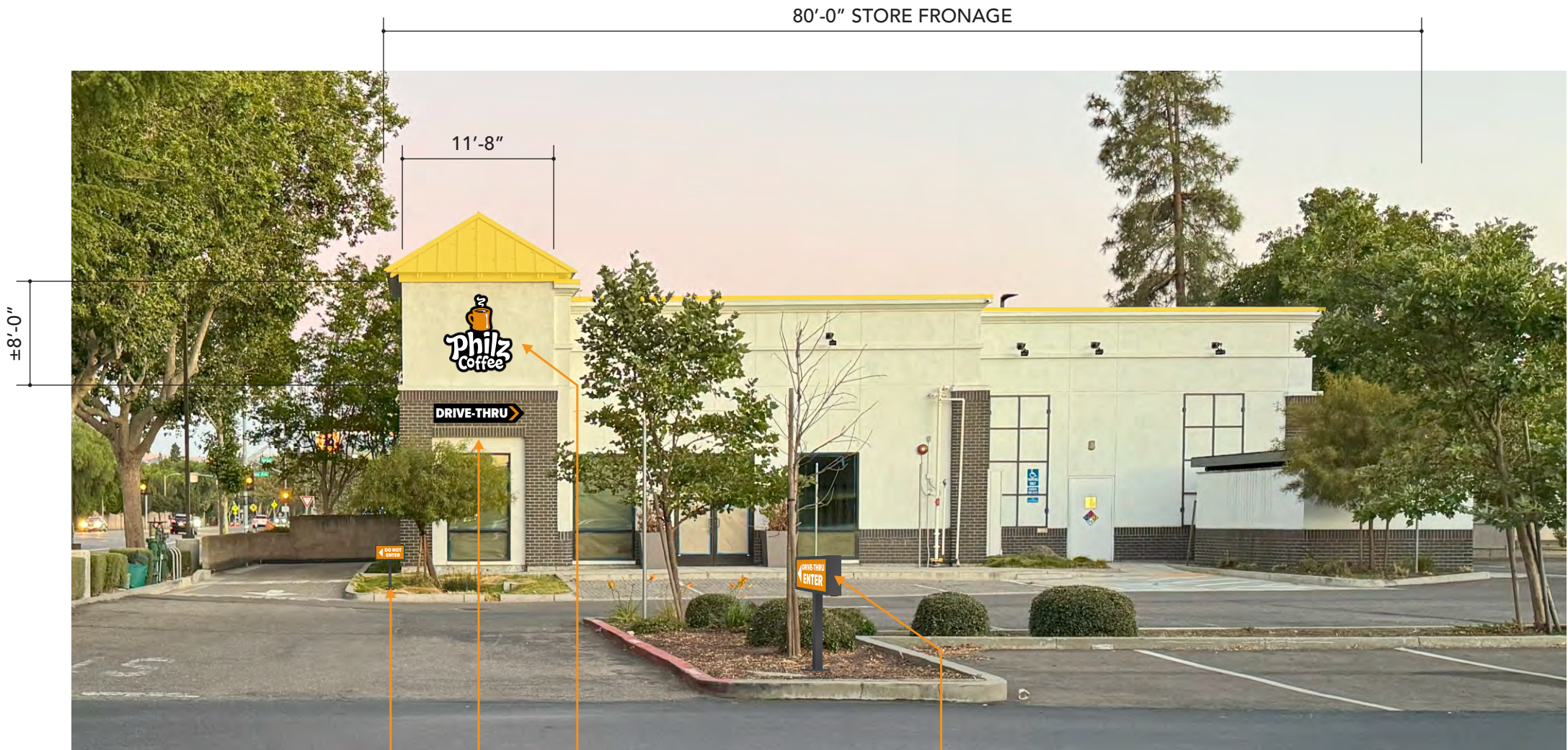
REVISED BY: SP

CLIENT APPROVAL: **DATE:**

LANDLORD APPROVAL: **DATE:**

SHEET: 4 OF 16

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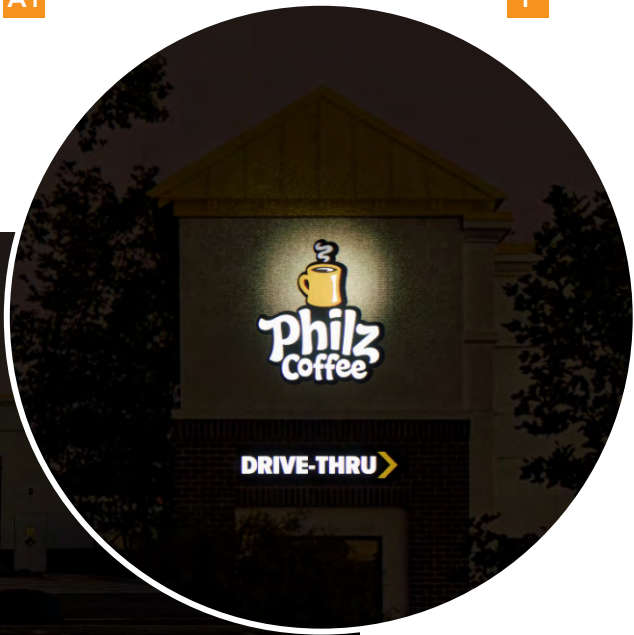
1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



2 NIGHT RENDERING

SCALE: NTS



3 CURRENT

SCALE: NTS



12155 MAGNOLIA AVE BLDG 11-A
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PROPERTY OWNER / MGT

CREATED DATE:
June 19 2024

DRAWING INFORMATION:
1427 R04

SALES REP:	DRAWN BY:
FL	SP

REVISION: R04
07 23 2024

REVISED BY: SP

CLIENT APPROVAL: **DATE:**

LANDLORD APPROVAL: **DATE:**

SHEET: 5 OF 16

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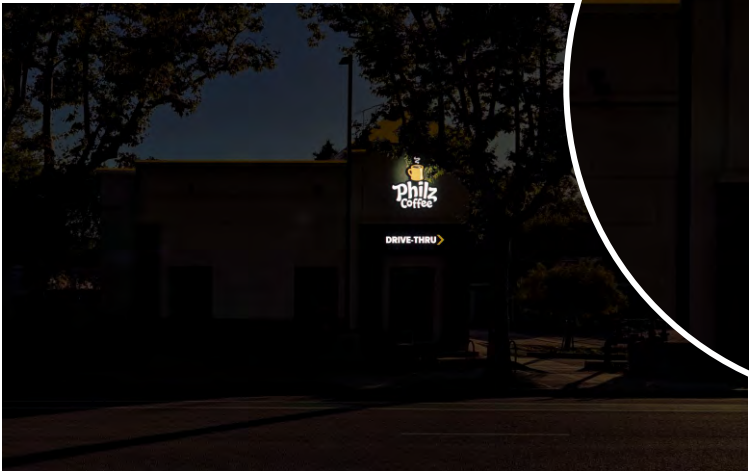
41'-0" STORE FRONTAGE

±8'-0"



1 EAST ELEVATION

SCALE: 3/32" = 1'-0"



2 NIGHT RENDERING

SCALE: NTS



3 CURRENT

SCALE: NTS



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PROPERTY OWNER / MGT

CREATED DATE:
June 19 2024

DRAWING INFORMATION:
1427 R04

SALES REP:	DRAWN BY:
FL	SP

REVISION: R04
07 23 2024

REVISED BY: SP

CLIENT APPROVAL: **DATE:**

LANDLORD APPROVAL: **DATE:**

SHEET: **6 OF 16**

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C SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



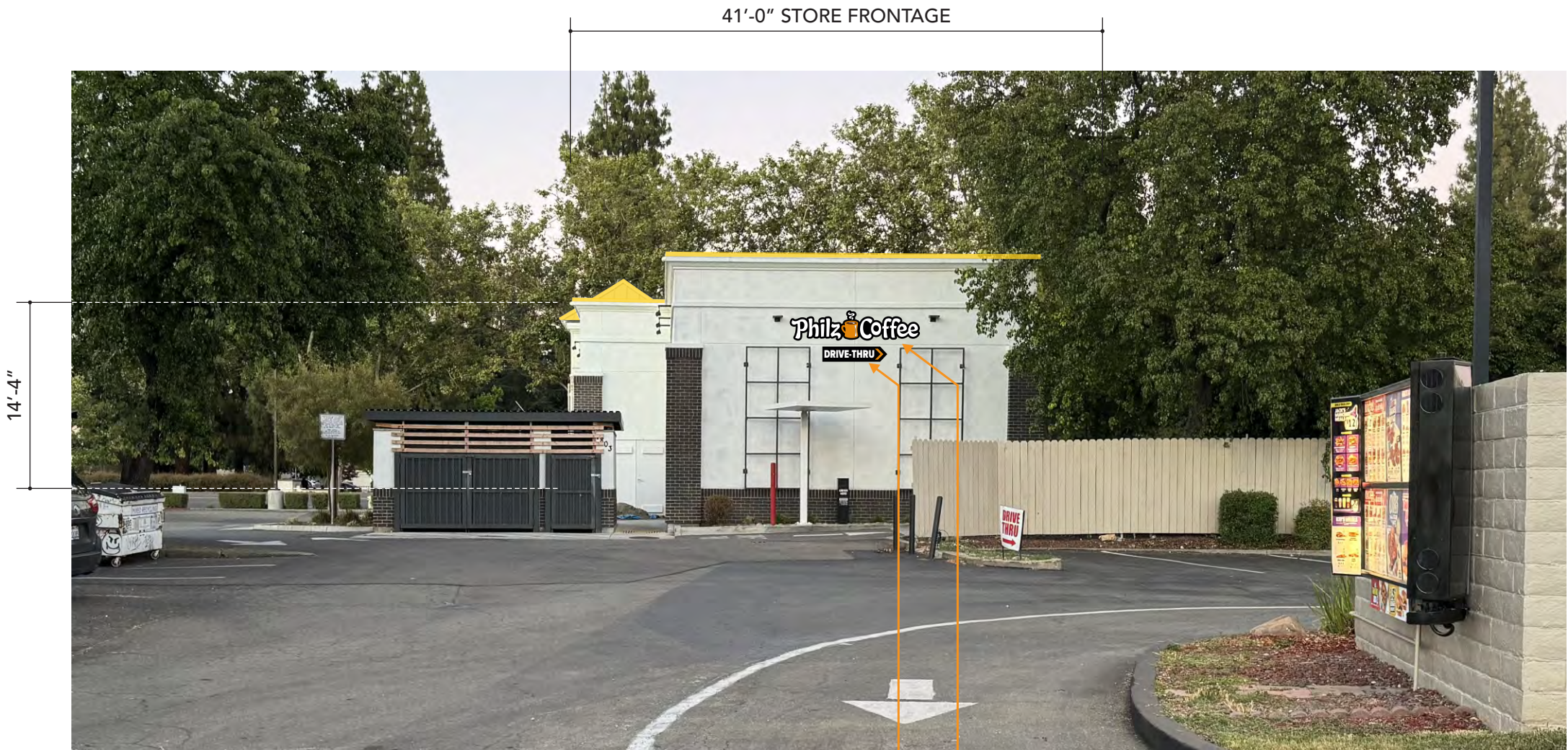
1 NIGHT RENDERING

SCALE: NTS



2 CURRENT

SCALE: NTS



1 WEST ELEVATION

SCALE: 3/32" = 1'-0"



2 NIGHT RENDERING

SCALE: NTS



3 CURRENT

SCALE: NTS



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PROPERTY OWNER / MGT

CREATED DATE:

June 19 2024

DRAWING INFORMATION:

1427 R04

SALES REP:
FL

DRAWN BY:
SP

REVISION: R04
07 23 2024

REVISED BY: SP

CLIENT APPROVAL:

DATE:

LANDLORD APPROVAL:

DATE:

SHEET: **7** OF **16**

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1 WEST ELEVATION

SCALE: 1/16" = 1'-0"



12155 MAGNOLIA AVE BLDG 11-A
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PROPERTY OWNER / MGT

CREATED DATE:
June 19 2024

DRAWING INFORMATION:
1427 R04

SALES REP:	DRAWN BY:
FL	SP

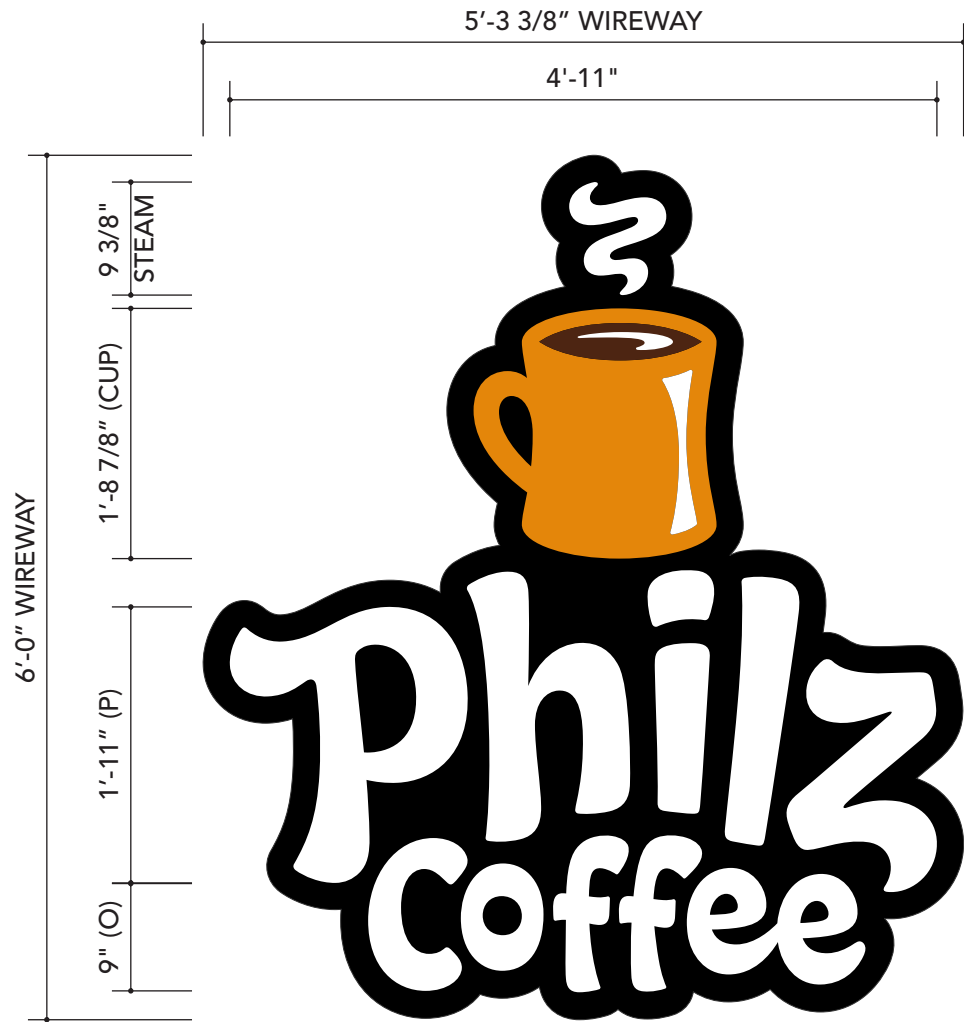
REVISION: R04 07 23 2024 REVISED BY: SP
--

CLIENT APPROVAL: **DATE:**

LANDLORD APPROVAL: **DATE:**

SHEET: 8 OF 16

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A1 A2 FRONT LIT CHANNEL LETTERS & DUAL LIT LOGO, WIREWAY MOUNTED

SIGN AREA: 31.68

Quantity: Two (2) Required

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

MANUFACTURE AND INSTALL FACE LIT CHANNEL LETTERS & DUAL LIT CHANNEL FOR (STEAM & CUP) MOUNTED ONTO WIREWAY

SHOEBOX STYLE WIREWAY:

FACE: Shoebox Style .090 alum. welded to alum. return painted Matthews Paint MAP-LVS923 Black
BACK: Shoebox Style .090 alum. welded to alum. return painted Matthews Paint MAP-LVS923 Black
RETURN: 1" deep .063 alum. painted Matthews Paint MAP-LVS923 Black
Secured w/ #8 x 1/2" pan head screws (1 every 10"-12" apart)

PHILZ COFFEE (FRONT LIT CHANNEL LETTERS):

FACES: 3/16" thick white acrylic plastic (no vinyl overlay)
BACKS: 3mm ACM Pre-coat White clinched to letter returns
TRIMCAPS: 1" thick White secured to alum. returns w/ #8 x 1/2" drilling screws
MOUNTING: Flush mounted to Shoebox Style alum. face, secured w/ #8" x 3/4" hex head screws
RETURNS: 3" deep .040 alum. Pre-coat White
LIGHTING: 12V LEDs White Illumination | Remote power supplies

STEAM & CUP (DUAL LIT PAN-CHANNEL):

FACES: 3/16" thick white acrylic plastic with vinyl overlay (See colors schedule)
BACKS: 3/16" thick clear lexan for halo effect with diffuser apply to the back & clinched to letter returns
TRIMCAPS: 1" thick White for (STEAM) secured to alum. returns w/ #8 x 1/2" drilling screws
1" thick painted to match 3M 3630-84 Tangerine PMS 1575C for (CUP) secured to alum. returns w/ #8 x 1/2" drilling screws
RETURNS: 3" deep .040 alum. Pre-coat White for (STEAM)
3" deep .040 alum. painted to match 3M 3630-84 Tangerine PMS 1575C for (CUP)
SPACERS: To be mounted 2" away from Shoebox Style alum. face w/ #10-24 x 3" screws w/ spacers (4-6 spacers) & painted MAP-LVS923 Black
LIGHTING: 12V LEDs White Illumination | Remote power supplies

MATERIALS SCHEDULE

- M-1 3/16" White Acrylic
- M-2 3/16" Clear Lexan
- M-3 1" Trimcap
- M-4 .090 Aluminum
- M-5 .063 Aluminum
- M-6 .040 Aluminum

VINYL COLORS SECHEDULE

- V-1 3M 3630-59 Dark Brown
- V-2 3M 3630-84 Tangerine
- V-3 Diffuser

PAINT COLOR SECHEDULE

- P-1 Matthews Paint MAP-LVS923 Black
- P-2 PMS 1575C Tangerine

UL MANUFACTOR #E357488 NOTE TO ALL CONTRACTORS

This sign is intended to be installed in accordance with requirements of Article 600 of the National Electrical Code and/ or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

1 Dedicated 20 Amp Circuit at 120 V

Note: 1: All above is not in sign company scope of work and must be in place prior to installation. Circuit to be brought to job site by licensed electrician.

Note 2: Timers and/ or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

ALL COMPONENTS TO BE APPROVED

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.

ALL TRANSFORMERS SHALL BE, (GFI) GROUND FAULT-INTERRUPTED TRANSFORMERS.
ALL SIGNS HAVE - DEDICATED BRANCH CIRCUIT
-THREE WIRES: LINE, NEUTRAL, & GROUND
-WIRE SIZE: MINIMUM OF 12 GA. THIN COPPER WIRE
ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.
-GROUND WIRES MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANEL BOARD GROUND BUS.
-VOLTAGE SHOULD READ NO MORE THEN 3 VOLTS BETWEEN GROUND AND NEUTRAL.
-CONDUIT CAN NOT BE USED A GROUND PATH.



12155 MAGNOLIA AVE BLDG 11-A
RIVERSIDE, CA 92503
(951) 689-0270
FXCVI.COM
LIC# 1014540

SITE LOCATION:

PHILZ COFFEE
1803 Santa Rita Rd,
Pleasanton, CA 94566

CLIENT:

PHILZ COFFEE
PROJECT MANAGER
Danny Estrada
Email: dannyestrada@philzcoffee.com
Phone: (415) 359-6735

Margaret Trujillo
Email: margaretttrujillo@philzcoffee.com
Phone: (650) 520-8357

PROPERTY OWNER / MGT

CREATED DATE:

June 19 2024

DRAWING INFORMATION:

1427 R04

SALES REP:
FL

DRAWN BY:
SP

REVISION: R04
07 23 2024

REVISED BY: SP

CLIENT APPROVAL:

DATE:

LANDLORD APPROVAL:

DATE:

SHEET: **9** OF **16**

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1 ISO VIEW



2 SIDE VIEW



3 ISO VIEW



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DRAWN BY:

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LANDLORD APPROVAL:

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SHEET: 10 OF 16

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B1

B2

DRIVE-THRU WALL SIGN

SIGN AREA: 10.50

Quantity: Two (2) Required

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

SPECIFICATION TBD



E

DRIVE-THRU WALL SIGN

SIGN AREA: 5.83

Quantity: One (1) Required

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

SPECIFICATION TBD



1

ISO VIEW

ALL COMPONENTS TO BE  APPROVED

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.

ALL TRANSFORMERS SHALL BE, (GFI) GROUND FAULT-INTERRUPTED TRANSFORMERS.

ALL SIGNS HAVE - DEDICATED BRANCH CIRCUIT

-THREE WIRES: LINE, NEUTRAL, & GROUND

-WIRE SIZE: MINIMUM OF 12 GA. THIN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.

-GROUND WIRES MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANEL BOARD GROUND BUS.

-VOLTAGE SHOULD READ NO MORE THEN 3 VOLTS BETWEEN GROUND AND NEUTRAL.

-CONDUIT CAN NOT BE USED A GROUND PATH.

UL MANUFACTOR #E357488

NOTE TO ALL CONTRACTORS

This sign is intended to be installed in accordance with requirements of Article 600 of the National Electrical Code and/ or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

1 Dedicated 20 Amp Circuit at 120 V

Note: 1: All above is not in sign company scope of work and must be in place prior to installation. Circuit to be brought to job site by licensed electrician.

Note 2: Timers and/ or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.



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CLIENT APPROVAL:

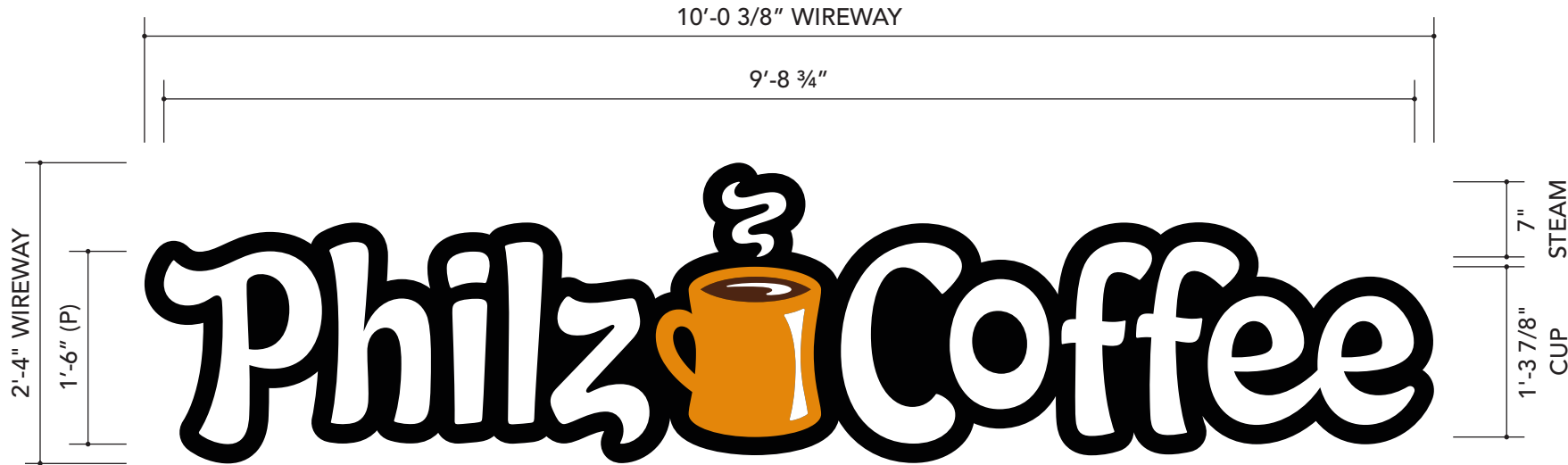
DATE:

LANDLORD APPROVAL:

DATE:

SHEET: **11** OF **16**

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C FRONT LIT CHANNEL LETTERS & DUAL LIT LOGO, WIREWAY MOUNTED

SIGN AREA: 23.43

Quantity: One (1) Required

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

MANUFACTURE AND INSTALL FACE LIT CHANNEL LETTERS & DUAL LIT CHANNEL FOR (STEAM & CUP) MOUNTED ONTO WIREWAY

SHOEBOX STYLE WIREWAY:

FACE: Shoebox Style .090 alum. welded to alum. return painted Matthews Paint MAP-LVS923 Black
BACK: Shoebox Style .090 alum. welded to alum. return painted Matthews Paint MAP-LVS923 Black
RETURN: 1" deep .063 alum. painted Matthews Paint MAP-LVS923 Black
Secured w/ #8 x 1/2" pan head screws (1 every 10"-12" apart)

PHILZ COFFEE (FRONT LIT CHANNEL LETTERS):

FACES: 3/16" thick white acrylic plastic (no vinyl overlay)
BACKS: 3mm ACM Pre-coat White clinched to letter returns
TRIMCAPS: 1" thick White secured to alum. returns w/ #8 x 1/2" drilling screws
MOUNTING: Flush mounted to Shoebox Style alum. face, secured w/ #8" x 3/4" hex head screws
RETURNS: 3" deep .040 alum. Pre-coat White
LIGHTING: 12V LEDs White Illumination | Remote power supplies

STEAM & CUP (DUAL LIT PAN-CHANNEL):

FACES: 3/16" thick white acrylic plastic with vinyl overlay (See colors schedule)
BACKS: 3/16" thick clear lexan for halo effect with diffuser apply to the back & clinched to letter returns
TRIMCAPS: 1" thick White for (STEAM) secured to alum. returns w/ #8 x 1/2" drilling screws
1" thick painted to match 3M 3630-84 Tangerine PMS 1575C for (CUP) secured to alum. returns w/ #8 x 1/2" drilling screws
RETURNS: 3" deep .040 alum. Pre-coat White for (STEAM)
3" deep .040 alum. painted to match 3M 3630-84 Tangerine PMS 1575C for (CUP)
SPACERS: To be mounted 2" away from Shoebox Style alum. face w/ #10-24 x 3" screws w/ spacers (4-6 spacers) & painted MAP-LVS923 Black
LIGHTING: 12V LEDs White Illumination | Remote power supplies

MATERIALS SCHEDULE

- M-1 3/16" White Acrylic
- M-2 3/16" Clear Lexan
- M-3 1" Trimcap
- M-4 .090 Aluminum
- M-5 .063 Aluminum
- M-6 .040 Aluminum

VINYL COLORS SECHEDULE

- V-1 3M 3630-59 Dark Brown
- V-2 3M 3630-84 Tangerine
- V-3 Diffuser

PAINT COLOR SECHEDULE

- P-1 Matthews Paint MAP-LVS923 Black
- P-2 PMS 1575C Tangerine

ALL COMPONENTS TO BE APPROVED

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

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ALL TRANSFORMERS SHALL BE, (GFI) GROUND FAULT-INTERRUPTED TRANSFORMERS.
ALL SIGNS HAVE - DEDICATED BRANCH CIRCUIT
-THREE WIRES: LINE, NEUTRAL, & GROUND
-WIRE SIZE: MINIMUM OF 12 GA. THIN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE IS DETERMINED BYTHE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.
-GROUND WIRES MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANEL BOARD GROUND BUS.
-VOLTAGE SHOULD READ NO MORE THEN 3 VOLTS BETWEEN GROUND AND NEUTRAL.
-CONDUIT CAN NOT BE USED A GROUND PATH.

UL MANUFACTOR #E357488

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1 Dedicated 20 Amp Circuit at 120 V

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LIC# 1014540

SITE LOCATION:

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CLIENT:

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Phone: (650) 520-8357

PROPERTY OWNER / MGT

CREATED DATE:

June 19 2024

DRAWING INFORMATION:

1427 R04

SALES REP:
FL

DRAWN BY:
SP

REVISION: R04
07 23 2024

REVISED BY: SP

CLIENT APPROVAL:

DATE:

LANDLORD APPROVAL:

DATE:

SHEET: 12 OF 16

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D FRONT LIT CHANNEL LETTERS & DUAL LIT LOGO, WIREWAY MOUNTED

SIGN AREA: 11.32

Quantity: One (1) Required

SCALE: 1" = 1'-0"

MANUFACTURE AND INSTALL FACE LIT CHANNEL LETTERS & DUAL LIT CHANNEL FOR (STEAM & CUP) MOUNTED ONTO WIREWAY

SHOEBOX STYLE WIREWAY:

FACE: Shoebox Style .090 alum. welded to alum. return painted Matthews Paint MAP-LVS923 Black
BACK: Shoebox Style .090 alum. welded to alum. return painted Matthews Paint MAP-LVS923 Black
RETURN: 1" deep .063 alum. painted Matthews Paint MAP-LVS923 Black
Secured w/ #8 x 1/2" pan head screws (1 every 10"-12" apart)

PHILZ COFFEE (FRONT LIT CHANNEL LETTERS):

FACES: 3/16" thick white acrylic plastic (no vinyl overlay)
BACKS: 3mm ACM Pre-coat White clinched to letter returns
TRIMCAPS: 1" thick White secured to alum. returns w/ #8 x 1/2" drilling screws
MOUNTING: Flush mounted to Shoebox Style alum. face, secured w/ #8" x 3/4" hex head screws
RETURNS: 3" deep .040 alum. Pre-coat White
LIGHTING: 12V LEDs White Illumination | Remote power supplies

STEAM & CUP (DUAL LIT PAN-CHANNEL):

FACES: 3/16" thick white acrylic plastic with vinyl overlay (See colors schedule)
BACKS: 3/16" thick clear lexan for halo effect with diffuser apply to the back & clinched to letter returns
TRIMCAPS: 1" thick White for (STEAM) secured to alum. returns w/ #8 x 1/2" drilling screws
1" thick painted to match 3M 3630-84 Tangerine PMS 1575C for (CUP) secured to alum. returns w/ #8 x 1/2" drilling screws
RETURNS: 3" deep .040 alum. Pre-coat White for (STEAM)
3" deep .040 alum. painted to match 3M 3630-84 Tangerine PMS 1575C for (CUP)
SPACERS: To be mounted 2" away from Shoebox Style alum. face w/ #10-24 x 3" screws w/ spacers (4-6 spacers) & painted MAP-LVS923 Black
LIGHTING: 12V LEDs White Illumination | Remote power supplies

MATERIALS SCHEDULE

- M-1 3/16" White Acrylic
- M-2 3/16" Clear Lexan
- M-3 1" Trimcap
- M-4 .090 Aluminum
- M-5 .063 Aluminum
- M-6 .040 Aluminum

VINYL COLORS SECHEDULE

- V-1 3M 3630-59 Dark Brown
- V-2 3M 3630-84 Tangerine
- V-3 Diffuser

PAINT COLOR SECHEDULE

- P-1 Matthews Paint MAP-LVS923 Black
- P-2 PMS 1575C Tangerine

ALL COMPONENTS TO BE APPROVED

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.

ALL TRANSFORMERS SHALL BE, (GFI) GROUND FAULT-INTERRUPTED TRANSFORMERS.
ALL SIGNS HAVE - DEDICATED BRANCH CIRCUIT
-THREE WIRES: LINE, NEUTRAL, & GROUND
-WIRE SIZE: MINIMUM OF 12 GA. THIN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.
-GROUND WIRES MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANEL BOARD GROUND BUS.
-VOLTAGE SHOULD READ NO MORE THEN 3 VOLTS BETWEEN GROUND AND NEUTRAL.
-CONDUIT CAN NOT BE USED A GROUND PATH.

UL MANUFACTOR #E357488

NOTE TO ALL CONTRACTORS

This sign is intended to be installed in accordance with requirements of Article 600 of the National Electrical Code and/ or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

1 Dedicated 20 Amp Circuit at 120 V

Note: 1: All above is not in sign company scope of work and must be in place prior to installation. Circuit to be brought to job site by licensed electrician.

Note 2: Timers and/ or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.



12155 MAGNOLIA AVE BLDG 11-A
RIVERSIDE, CA 92503
(951) 689-0270
FXCVI.COM
LIC# 1014540

SITE LOCATION:

PHILZ COFFEE
1803 Santa Rita Rd,
Pleasanton, CA 94566

CLIENT:

PHILZ COFFEE
PROJECT MANAGER
Danny Estrada
Email: dannyestrada@philzcoffee.com
Phone: (415) 359-6735

Margaret Trujillo
Email: margaretrtrujillo@philzcoffee.com
Phone: (650) 520-8357

PROPERTY OWNER / MGT

CREATED DATE:

June 19 2024

DRAWING INFORMATION:

1427 R04

SALES REP:	DRAWN BY:
FL	SP

REVISION: R04
07 23 2024

REVISED BY: SP

CLIENT APPROVAL: **DATE:**

LANDLORD APPROVAL: **DATE:**

SHEET: 13 OF 16

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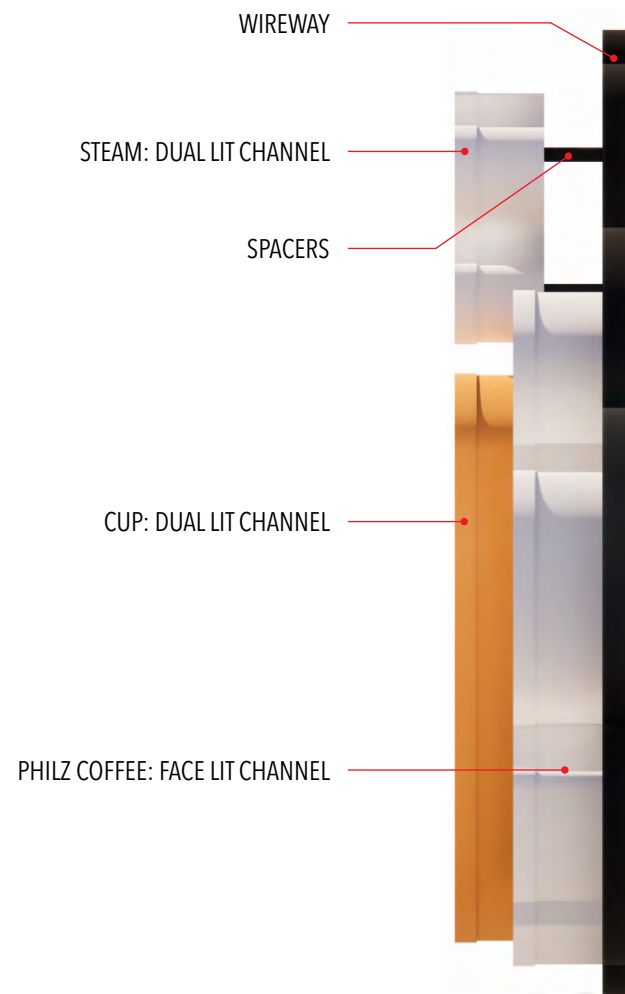
1 3D RENDERING

SCALE: NTS



2 3D RENDERING

SCALE: NTS



3 SIDE VIEW 3D RENDERING

SCALE: NTS



12155 MAGNOLIA AVE BLDG 11-A
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Phone: (415) 359-6735

Margaret Trujillo
Email: margaretrtrujillo@philzcoffee.com
Phone: (650) 520-8357

PROPERTY OWNER / MGT

CREATED DATE:

June 19 2024

DRAWING INFORMATION:

1427 R04

SALES REP:

FL

DRAWN BY:

SP

REVISION: R04
07 23 2024

REVISED BY: SP

CLIENT APPROVAL:

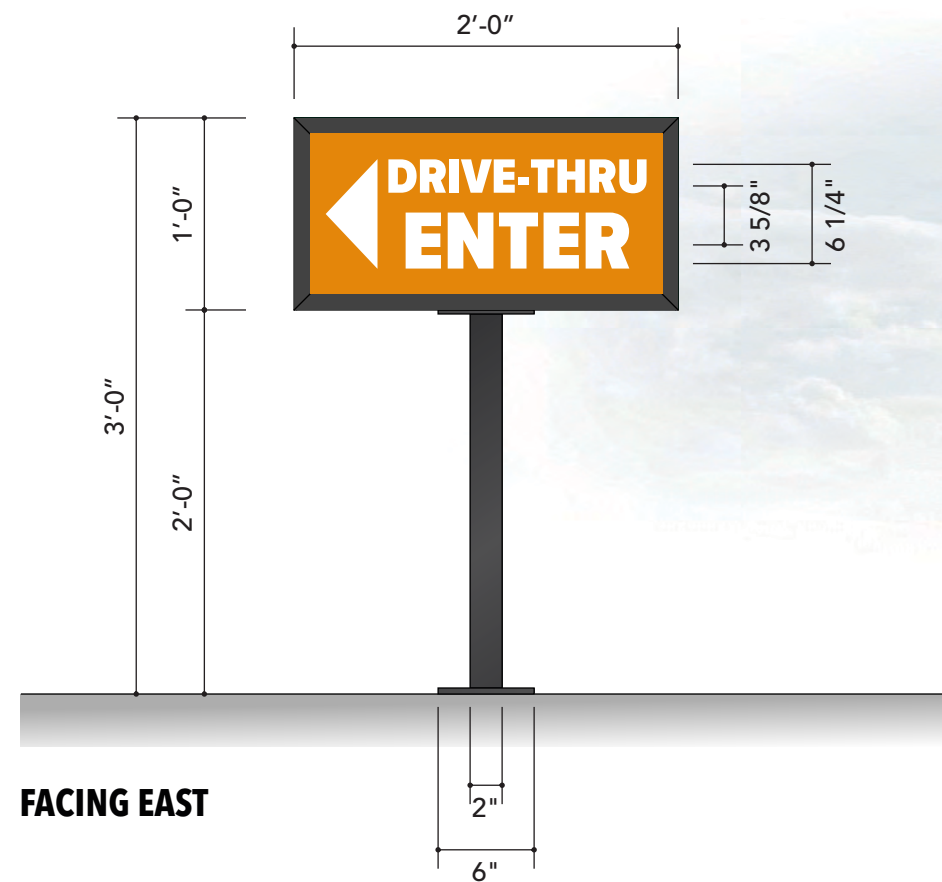
DATE:

LANDLORD APPROVAL:

DATE:

SHEET: **14** OF **16**

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F DOUBLE SIDED FACE LIT DIRECTIONAL SIGN

Quantity: One (1) Required

SIGN AREA: 2

SCALE: 1" = 1'-0"

1 OPPOSITE VIEW

SCALE: 1" = 1'-0"

SPECIFICATIONS TBD



3 CURRENT

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



4 EAST ELEVATION

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



12155 MAGNOLIA AVE BLDG 11-A
RIVERSIDE, CA 92503
(951) 689-0270
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LIC# 1014540

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Phone: (650) 520-8357

PROPERTY OWNER / MGT

CREATED DATE:

June 19 2024

DRAWING INFORMATION:

1427 R04

SALES REP:
FL

DRAWN BY:
SP

REVISION: R04
07 23 2024

REVISÉ BY: SP

CLIENT APPROVAL:

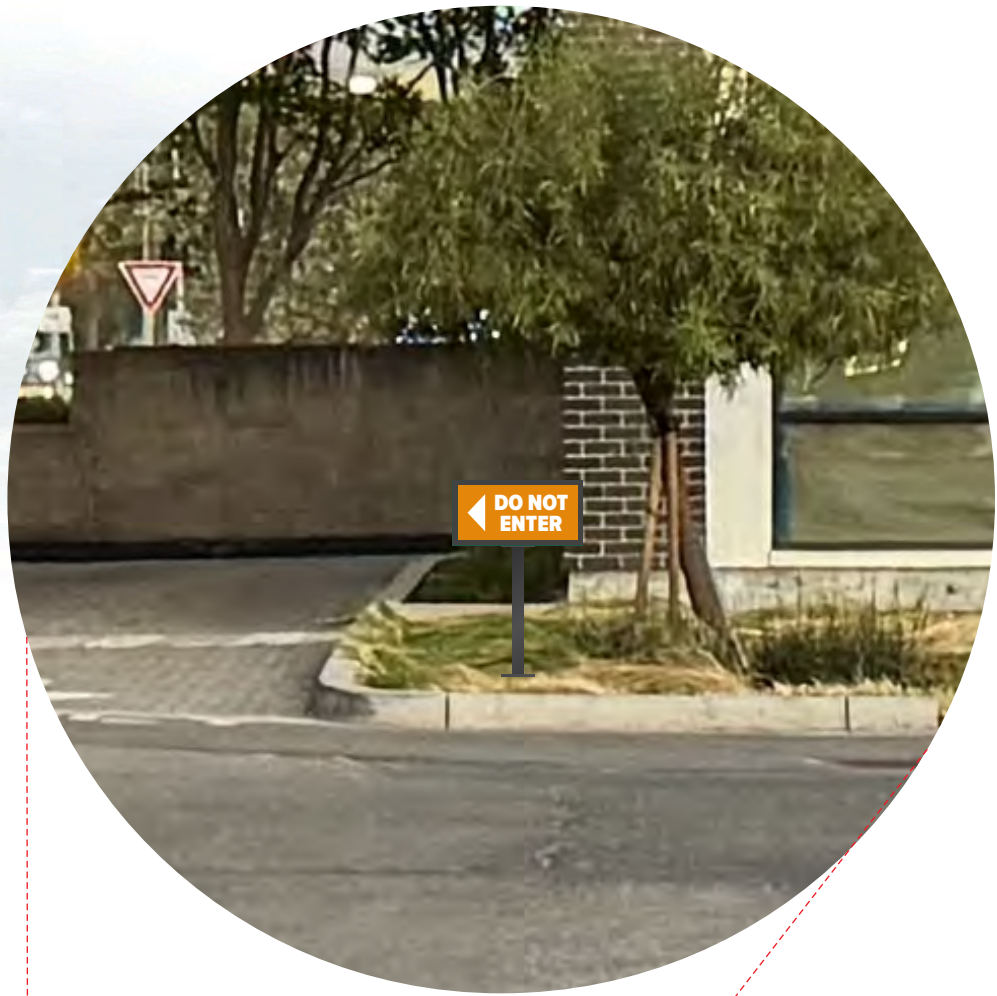
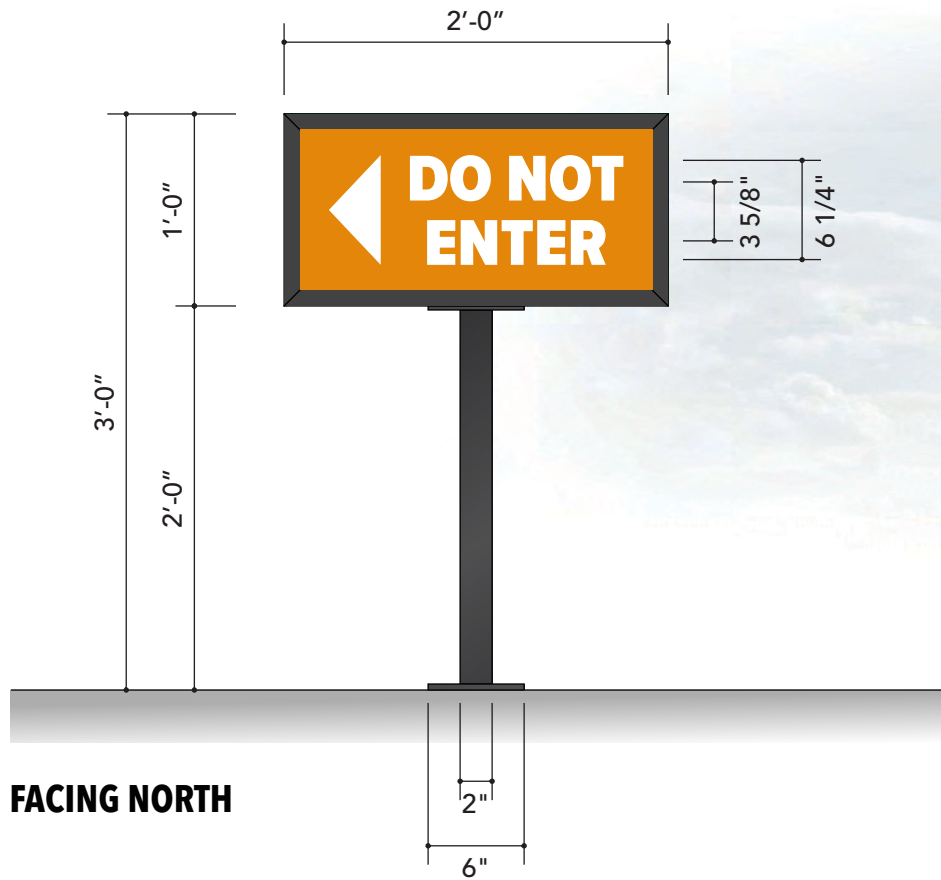
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LANDLORD APPROVAL:

DATE:

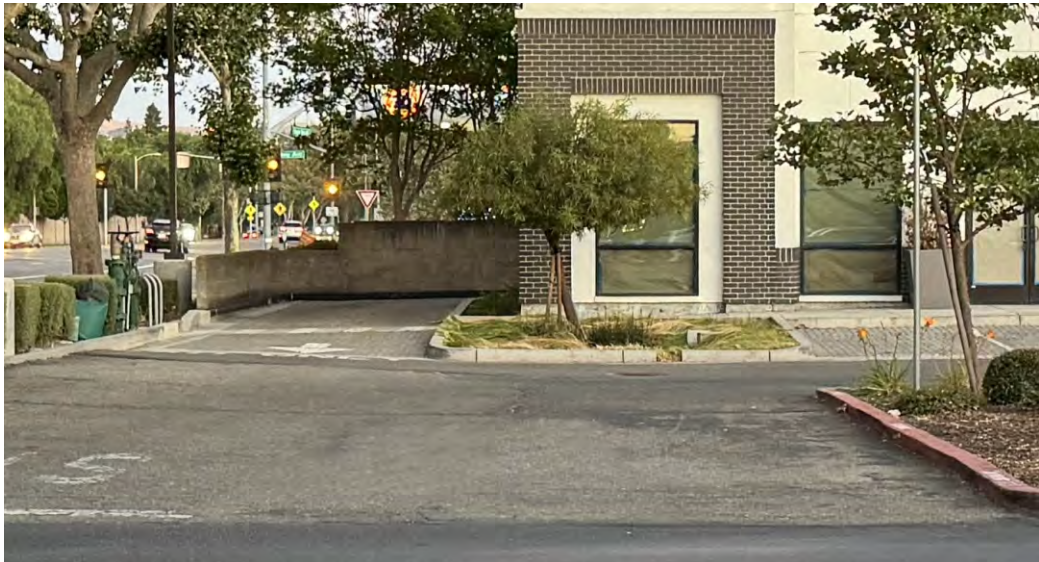
SHEET: 15 OF 16

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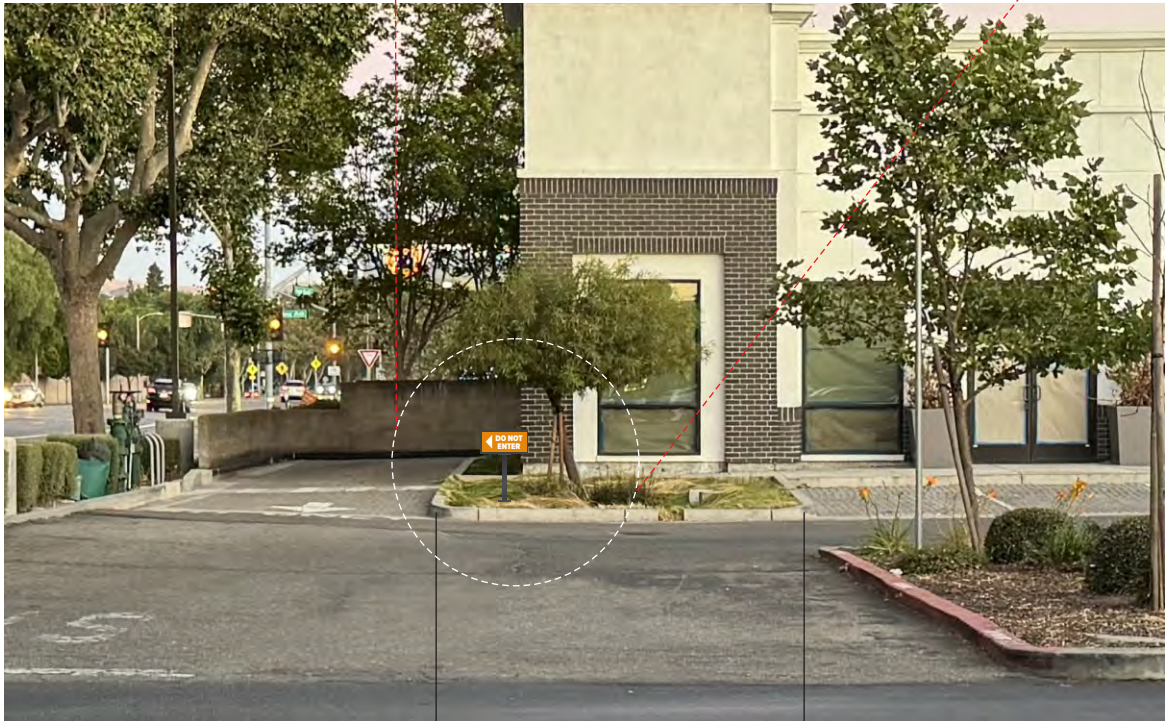


G DOUBLE SIDED FACE LIT DIRECTIONAL SIGN **SIGN AREA: 2**
Quantity: One (1) Required **SCALE: 1" = 1'-0"**
SPECIFICATIONS TBD

1 OPPOSITE VIEW
SCALE: 1" = 1'-0"

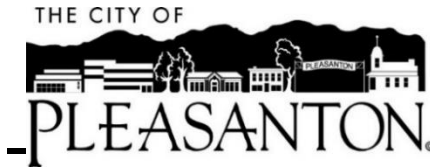


3 CURRENT
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"
15'-4"

THIS MAP IS NOT TO BE USED FOR NAVIGATION



PLANNING COMMISSION MEETING MINUTES

Wednesday, October 23, 2024

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Gaidos called the regular meeting of the Planning Commission to order at 7:01 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Commissioner Jain led the Pledge of Allegiance.

Commissioners Present: Commissioners Anurag Jain, Vivek Mohan, Ken Morgan, Stephanie Wedge, and Chair Matt Gaidos

Commissioners Absent: Commissioner Brandon Pace

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the Zoning Administrator

Recommendation: Receive report.

2. Approve the meeting minutes of September 11, 2024

Recommendation: Approve the meeting minutes.

MOTION: It was m/s by Jain/Mohan to approve the items on the Consent Calendar, as recommended. Motion passed by the following roll call vote:

Ayes:	Commissioners Jain, Mohan, Morgan, Wedge, and Chair Gaidos
Noes:	None
Absent:	Commissioner Pace
Abstain:	None

MEETING OPEN TO THE PUBLIC

3. Public comment regarding items not listed on the agenda.

Chair Gaidos opened the public comment. There being no speakers, Chair Gaidos closed the public comment.

PUBLIC HEARING AND OTHER MATTERS

P21-1173, PUD-146 and TRACT 8631/Robson Homes – Consideration of recommendations to the City Council for: (1) the adoption of an addendum to the Downtown Specific Plan Final Environmental Impact Report; (2) approval of applications for: (a) rezoning (P21-1173) two parcels totaling approximately 2.3-acres in area from C-C (Central-Commercial) to PUD-MU (Planned Unit Development-Mixed-Use) District; (b) a certificate of appropriateness to demolish structures; (c) PUD-MU development plan (PUD-146) approval to: (1) retain the two-story single-family home and construct an approximately 1,360-square-foot two-story addition to the north side of the home; (2) demolish the detached accessory dwelling unit, Barone's restaurant, and all other structures and site modifications; and (3) construct; i) an approximately 676-square-foot single-story detached accessory dwelling unit; ii) 14 detached single-family homes, iii) two commercial buildings totaling approximately 3,125 square feet in area with a public courtyard, new private streets, and related site improvements; and (4) a Vesting Tentative Tract Map (Tract 8631) to subdivide the 2.3 acres into 15 single-family lots, one commercial lot, and three private common space parcels.

Recommendation: Adopt Resolution No. PC-2024-17 recommending the City Council: (1) adopt an addendum to the downtown specific plan final environmental impact report (FEIR); (2) approve applications for: (a) rezoning two parcels totaling approximately 2.3 acres in area from Central-Commercial (C-C) to Planned Unit Development-Mixed-Use (PUD-MU) district; (b) a Certificate of Appropriateness to demolish structures; (c) PUD-MU development plan to: (i) retain the two-story single-family home and construct a two-story addition to the north side of the home; (ii) demolish all remaining on-site structures and site modifications; (iii) construct 14 detached single-family homes, two commercial buildings with a public plaza and parking lot, new private street, and related side improvements; and (d) a vesting tentative tract map to subdivide the 2.3 acres into 15 single-family lots, one commercial lot, and three private common parcels for the proposed project at 475 and 493 St. John street filed under case Nos. P21-1173, PUD-146, and Tract 8631

Planning and Permit Center Manager Melinda Denis presented the item.

Chair Gaidos opened the public comment. Public comments were received by: Richard Yee (applicant), Linda Behers, Bill Wheeler, James Cooper, and Melissa Morgan.

Chair Gaidos closed the public comment.

Chair Gaidos re-opened the public comment. Public comments were received by: Richard Yee (applicant).

Chair Gaidos closed the public comment.

MOTION: It was m/s by Jain/Mohan to adopt Resolution No. PC-2024-17 recommending City Council action as recommended by staff and reflected in the Agenda Report and PowerPoint Presentation by staff, with additional recommendations that (1) The City Council review the proposed PUD-MU permitted and conditionally permitted uses and list specific allowable uses for the commercial property; (2) The Developer consider adding a second story or roof deck to the commercial buildings if feasible; and (3) City Council consider addition of a condition of approval for a maintenance agreement for the on-site common areas. to City Council. Motion passed by the following vote:

Ayes: Commissioners Jain, Morgan, Pace, Wedge, and Chair Gaidos
Noes: None
Absent: Commissioner Pace
Abstain: None

Chair Gaidos called a recess at 9:06 p.m.

Chair Gaidos reconvened the meeting at 9:19 p.m.

4. P24-0585, City of Pleasanton, Work Session to review and discuss draft amendments to the Objective Design Standards for Housing sites and Pleasanton Municipal Code – Work session to review and discuss amendments to the Objective Design Standards for Housing Sites and Chapter 18.84 of the Pleasanton Municipal Code.

Recommendation: Receive presentation, review and discuss draft amendments to the Objective Design Standards for Housing sites and Pleasanton Municipal Code.

Senior Planner Shweta Bonn and consultant Andrew Faulkner presented the item.

Chair Gaidos opened the public comment. There being no speakers, Chair Gaidos closed the public comment.

The Planning Commission received the presentation and provided feedback to staff.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

5. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

None.

6. Actions of the City Council

Director Ellen Clark provided a brief overview of the items listed in the report.

7. Future Planning Calendar

Planning and Permit Center Manager Denis provided a brief overview of the items listed in the report.

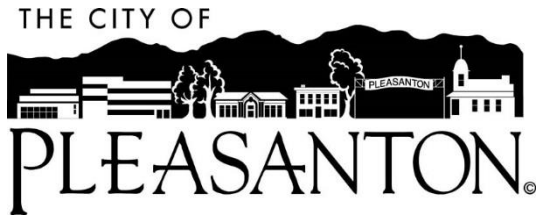
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Gaidos adjourned the meeting at 10:27 p.m.

Paul Eichenholtz, Recording Secretary



Planning Commission Agenda Report

December 11, 2024
Item 6

SUBJECT: Schedule of Planning Commission Regular Meeting Dates 2024

Planning Commission regular meetings are typically held at 7:00 p.m. on the second and fourth Wednesdays of every month, with few omissions due to recess or holidays. The 2025 Planning Commission Regular Meeting Schedule is proposed as follows:

January 22

February 12
February 26

March 12
March 26

April 9
April 23

May 14
May 28

June 11
June 25

July 9
July 23

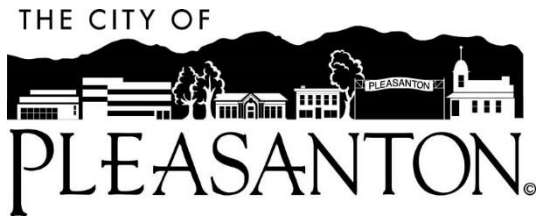
August 27

September 10
September 24

October 8
October 22

November 12

December 10



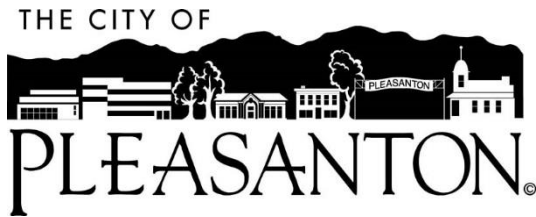
Planning Commission Agenda Report

December 11, 2024
Item 7

SUBJECT: Election of Planning Commission Chair and Vice Chair for 2025

Pleasanton Municipal Code Section 2.30.070 describes the organization of the Planning Commission.

Per Section 2.30.070, the Commission shall, each December, elect a chair and a vice-chair by majority vote. Commissioners may serve no more than two consecutive full terms as chairperson of the commission. Accordingly, the Planning Commission is requested to consider and elect a chair and a vice-chair for calendar year 2025, with the term of service beginning in January.



Planning Commission Agenda Report

December 11, 2024
Item 8

SUBJECT: Selection of Sub-Committee Representatives for 2025

There are two vacancies on the Heritage Tree Board of Appeals for the term beginning January 1, 2025. The Commission should elect representatives to fill these vacancies. Additionally, the Commission may elect new sub-committee representatives at its discretion for any filled positions for the term beginning January 1, 2025.

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian, and trail-related items. The committee reviews and prioritizes potential projects, provides input on policies related to bikeways and trails, and promotes community education and awareness regarding non-motorized forms of transportation.

Meeting Time:	Fourth Monday of each month at 6:45 p.m.
Meeting Location:	Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Current Representative:	Commissioner Jain
Current Alternate:	Commissioner Pace

Members shall serve three-year terms with a maximum of two terms or six-year total.

Heritage Tree Board of Appeals

Make findings of fact upholding, reversing, or modifying the director's decision with regard to heritage tree removal permits.

Meeting Time:	As needed
Meeting Location:	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
Current Representatives:	Commissioners Wedge, one vacancy
Current Alternate:	One vacancy

Members shall serve a two-year term and may not serve consecutive terms.

SUBJECT: Committee, Commission, and Task Force List

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time: Fourth Monday of every other month at 6:45 p.m.
Meeting Location: Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative: Commissioner Jain
Alternate: Commissioner Pace
Staff Contacts: Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Civic Arts Commission

Promote the acquisition, construction and installment of works of public art in Pleasanton. Make recommendations to the City Council regarding the City Civic Arts Program.

Meeting Time: First Monday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Committee on Energy and the Environment

Works closely with City staff to prepare an Energy and Environmental Priorities Plan focusing on energy and environmental issues and strategies reflecting community opportunities, needs and interests.

Meeting Time: Fourth Wednesday of every other month at 5:00 p.m.
Meeting Location: Operations Service Center, 3333 Busch Rd., Pleasanton
Staff Contact: Megan Campbell, Associate Planner, 931-5610

Economic Vitality Committee

Assess the current and ongoing business climate in the City of Pleasanton and offer suggestions and recommendations to the City Council intended to maintain a strong economic development base in the City.

Meeting Time: Third Thursday of each month at 7:30 a.m.
Meeting Location: Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact: Lisa Adamos, Economic Development Manager, 931-5039

Heritage Tree Board of Appeals

Make findings of fact upholding, reversing or modifying the director's decision with regard to heritage tree removal permits.

Meeting Time: As needed
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives: Commissioners Wedge, one vacancy
Alternate: One vacancy

Human Services Commission

Advise the City Council on the human service needs of the community and methods of fulfilling these needs. Particular emphasis is given by the commission to the human service needs of the socially and economically disadvantaged, the elderly and the youth of the community.

Meeting Time: First Wednesday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Library Commission

Advise the City Council on matters related to the Pleasanton Library and library services in general. Promote the use of library services to the community.

Meeting Time: First Thursday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Heidi Murphy, Director of Library and Recreation, 931-3400

Parks and Recreation Commission

Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

Meeting Time: Second Thursday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Heidi Murphy, Director of Library and Recreation, 931-3400

Youth Commission

Act as the liaison between Pleasanton's youth community and the City Council; advise the Council on youth-related issues; promote an understanding and appreciation of community affairs among the youth of Pleasanton.

Meeting Time: Second Wednesday of each month at 7 p.m., September-May
Meeting Location: Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact: Nicole Thomas, Recreation Supervisor, 931-3432

SUBJECT: Actions of the City Council

November 19, 2024

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Adopt Ordinance No. 2286 approving amendments to Chapters 17.38, 18.08, and 18.88 of the Pleasanton Municipal Code regarding density bonus and major transit stop as identified in State law (Case P24-0334)

Introduce an Ordinance approving amendments to Pleasanton Municipal Code Chapters 17.44 (Inclusionary Zoning), 17.40 (Affordable Housing Fee) and 18.38 (Housing Opportunity Zone District); and adopt a resolution approving amendments to the Objective Standards for Housing Element Sites (Case No. P24-0505)

Council approved the consent calendar, as recommended

Public Hearing:

Receive presentation on Draft Impact Fee Nexus Studies and provide input on recommended Capital Facilities Fee, Transportation Fee, Commercial Linkage Fee, Affordable Housing Fee, and Sewer and Water Connection Fee amounts

Council received the presentation and provided feedback

December 3, 2024

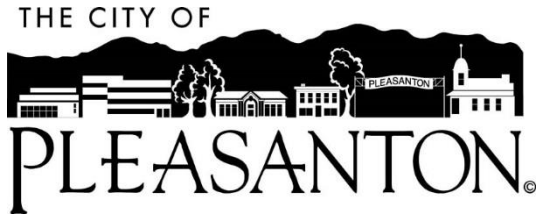
Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Adopt a resolution approving an application for the California Senate District 7 Accessory Dwelling Unit Accelerator Grant funding in the amount of \$192,043.18, and authorize the City Manager to accept the award and make appropriate budget amendments in the Miscellaneous Operating Grants Fund

Adopt Ordinance No. 2287 an ordinance of the City Council of the City of Pleasanton approving amendments to Chapters 17.40 (Affordable Housing Fee), 17.44 (Inclusionary Zoning), and 18.38 (Housing Opportunity Zone District) of the Pleasanton Municipal Code, as filed under case P24-0334

Council approved the consent calendar, as recommended



Planning Commission Agenda Report

December 11, 2024
Item 11

SUBJECT: Future Planning Calendar

P24-0720, 0 Vineyard Avenue (APN 946-4619-1), Pleasanton Unified School District, Trumark Homes - Application for General Plan Amendment to the Housing Element and the Land Use Element to allow for the required 3-acre park/open space on Housing Element Area 27 to be split into more than one area of the within the approximately 10.64-acre site at 0 Vineyard Avenue (APN 946-4619-1)

P24-0747, 0 Vineyard Avenue (APN 946-4619-1), Pleasanton Unified School District - City initiated application to amend the Vineyard Avenue Corridor Specific Plan to align with Housing Element permitted uses for the property and other conforming changes

P24-0635, P24-0636, 6622 Owens Drive, Tony Wang - Applications for a Conditional Use Permit to operate a religious facility within an existing building with no more than 110 participants at any one time and for Design Review to change the existing exterior roll-up door to a storefront window located at 6622 Owens Drive