Community Development Department
Planning Division – Cupertino
APPROVED
Case # DP-2018-02, M-2022-001, ASA-2022-003, TR-2022-005
Application Number(s)
Approval Body: Director / Staff
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Signature Jim Throop
Case Manager

GENERAL NOTES

1. THE PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 (CALIFORNIA BUILDING STANDARDS CODE) 2016, THE AMERICAN'S WITH DISABILITIES ACT 2010, AND THE CUPERTINO MUNICIPAL CODE, ORDINANCES, AND REGULATIONS AS SUCH WERE IN EFFECT ON THE DATE OF THE INITIAL SB 35 APPLICATION (MARCH 27, 2018), TO THE EXTENT EACH CONTAIN "OBJECTIVE ZONING STANDARDS," "OBJECTIVE SUBDIVISION STANDARDS," AND "OBJECTIVE DESIGN REVIEW STANDARDS," AS DEFINED BY SB35.

2. THE PROJECT SHALL BE COORDINATED WITH THE CITY OF CUPERTINO PUBLIC WORKS AND BUILDINGS AGENCIES, THE SANTA CLARA COUNTY FIRE DEPARTMENT, AND LOCAL / REGIONAL / STATE PUBLIC AND PRIVATE UTILITIES.

3. THE PROJECT COMPLIES WITH THE SB 35 REQUIREMENT THAT TWO-THIRDS OF THE SQUARE FOOTAGE OF A PROPOSED DEVELOPMENT BE DESIGNATED FOR RESIDENTIAL USE. THE DEFINITION OF "FLOOR AREA" IN THE CUPERTINO MUNICIPAL CODE SECTION 19.08.030(F) IS BEING USED TO DETERMINE WHAT PERCENTAGE OF THE PROPOSED DEVELOPMENT IS DESIGNATED FOR RESIDENTIAL USE.

3.1. CUPERTINO MUNICIPAL CODE SECTION 19.08.030(F) DEFINES "FLOOR AREA" TO MEAN "THE TOTAL AREA OF ALL FLOORS OF A BUILDING MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, AND TO INCLUDE THE FOLLOWING: (1) HALLS; (2) BASE OF STAIRWELLS; (3) BASE OF ELEVATOR SHAFTS; (4) SERVICES AND MECHANICAL EQUIPMENT ROOMS; (5) INTERIOR BUILDING AREA ABOVE FIFTEEN FEET IN HEIGHT BETWEEN ANY FLOOR LEVEL AND THE CEILING ABOVE; (6) BASEMENTS WITH LIGHTWELLS THAT DO NOT CONFORM TO SECTION 19.28.070(I); (7) RESIDENTIAL GARAGES; (8) ROOFED ARCADES, PLAZAS, WALKWAYS, PORCHES, BREEZEWAYS, PORTICOS, COURTS, AND SIMILAR FEATURES SUBSTANTIALLY ENCLOSED BY EXTERIOR WALLS; (9) SHEDS AND ACCESSORY STRUCTURES. "FLOOR AREA" SHALL NOT INCLUDE THE FOLLOWING: (1) BASEMENTS WITH LIGHTWELLS THAT CONFORM TO SECTION 19.28.070(I), (2) LIGHTWELLS; (3) ATTIC AREAS; (4) PARKING FACILITIES, OTHER THAN RESIDENTIAL GARAGES, ACCESSORY TO A PERMITTED CONDITIONAL USE AND LOCATED ON THE SAME SITE; (5) ROOFED ARCADES, PLAZAS, WALKWAYS, PORCHES, BREEZEWAYS, PORTICOS, COURTS, AND SIMILAR FEATURES NOT SUBSTANTIALLY ENCLOSED BY EXTERIOR WALLS."

3.2. CUPERTINO MUNICIPAL CODE SECTION 19.080.030(A) DEFINES AN "ATTIC" TO MEAN "AN AREA BETWEEN THE CEILING AND ROOF OF A STRUCTURE, WHICH IS UNCONDITIONED (NOT HEATED OR COOLED) AND UNINHABITABLE."

3.3. CUPERTINO MUNICIPAL CODE SECTION 19.08.030(F) DEFINES "FIRST FLOOR" TO MEAN "THAT PORTION OF A STRUCTURE LESS THAN OR EQUAL TO TWENTY FEET IN HEIGHT, THROUGH WHICH A VERTICAL LINE EXTENDING FROM THE HIGHEST POINT OF EXTERIOR CONSTRUCTION TO THE APPROPRIATE ADJOINING GRADE, PASSES THROUGH ONE STORY."

4. THE PROJECT WILL ACHIEVE A MINIMUM SUSTAINABILITY GOAL THROUGH LEED CERTIFICATION RATING OF SILVER.

5. OPEN SPACE AREAS MAY BE SUBJECT TO OWNER REGULATION AND ENFORCEMENT OF RULES AND REGULATIONS RELATED TO SECURITY, USE, HOURS OF OPERATION AND CONDUCT. SUCH RULES AND REGULATIONS MAY BE SUBJECT TO CHANGE BASED ON OPERATIONAL AND/OR MARKET NEEDS, AS DETERMINED BY OWNER.

6. THE PROJECT'S GREEN ROOF SHALL PROVIDE LIFE SAFETY, EMERGENCY, EGRESS, GUARDRAILS, AND SAFETY FENCING FEATURES (TO BE FINALIZED AT THE TIME OF BUILDING PERMITS), AND SECURITY MONITORING TO ENSURE SAFE USE.

7. OFFSITE IMPROVEMENTS PROPOSED BY THE PROJECT SHALL BE COORDINATED WITH THE CITY OF CUPERTINO, COUNTY, AND OTHER APPLICABLE PERMITTING AGENCIES TO OBTAIN NECESSARY APPROVALS.

8. THE PROJECT PROPOSES A REVISED ROADWAY EASEMENT TO RATIONALIZE THE TRANSECT STREET PLANNING AS REQUIRED BY THE CUPERTINO GENERAL PLAN STRATEGY LU-19.1.5. REVISED / RELOCATED EASEMENTS WILL BE RECORDED ON THE FINAL MAP.

9. THE PROJECT IDENTIFIES LOCATIONS OF LOADING ZONES BOTH AT GRADE (LIMITED) AND IN THE BASEMENT LEVELS. THESE LOADING ZONES ARE TIME LIMITED AND SHALL BE MANAGED BY THE PROPERTY OWNER.

10. THE PROJECT IDENTIFIES TRASH COLLECTION AT VARIOUS TRASH COLLECTION FACILITIES, AGGREGATED THROUGH A COMBINATION OF OPERATIONAL TRASH COLLECTION IN THE BASEMENT LEVELS AND THROUGH AN AUTOMATED COLLECTION SYSTEM.

11. THE PROJECT'S SIGNAGE SHALL BE CUPERTINO CODE (2018) COMPLIANT AND SHALL BE DETERMINED BY A MASTER SIGNAGE PROGRAM FOR THE ENTIRE PROPERTY.

12. THE PLANNING APPLICATION WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS, SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS.

13. ALL SUBJECTIVE MATTERS / DECISIONS REGARDING COLOR, TEXTURE, DESIGN AND INTERPRETATION REFERRED IN THE PLANNING APPLICATION ARE ILLUSTRATIVE OF THE DESIGN INTENT AND QUALITY OF CONSTRUCTION BUT ARE SUBJECT TO CHANGE AND / OR DESIGN REFINEMENT FOR CONSTRUCTION PERMIT.

14. DISTRIBUTION OF THE RESIDENTIAL UNITS (NUMBER OF BEDROOMS) IS PROVIDED FOR DESIGN INTENT AND MAY BE RECONFIGURED AT THE TIME OF BUILDING PERMIT GIVEN THE MARKET NEEDS AND DESIGN REFINEMENT FOR CONSTRUCTION PERMIT.

15. DIAGRAMS, ILLUSTRATIONS, AND PRODUCT MATERIAL IMAGES INCLUDED IN THE PLANNING APPLICATION ARE ILLUSTRATIVE OF THE LOOK AND FEEL OF THE DESIGN INTENT, QUALITY OF SPACE INTENDED, AND ARE SUBJECT TO CHANGE OF DETAILS OF MATERIALS, COLORS, AND LOCATIONS OF ARCHITECTURE, SIGNAGE, ETC.

16. ALL UTILITIES ARE INTENDED TO BE INSTALLED BELOW GRADE WHERE FEASIBLE AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION (AHJ). UTILITIES REQUIRED TO BE INSTALLED ABOVE GRADE BY THE AHJ SHALL BE SCREENED FROM VIEW AS PER THE CUPERTINO MUNICIPAL CODE.

17. THE LOCATION OF EXISTING UNDERGROUND UTILITIES WHERE SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE PROJECT CONSTRUCTION MANAGER SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, IN CONSULTATION WITH, AND SUBJECT TO PERMIT APPROVAL BY THE APPLICABLE UTILITY COMPANY(IES) BEFORE COMMENCING WORK. THE PROJECT CONSTRUCTION MANAGER SHALL BE FULLY RESPONSIBLE FOR THE REPAIR, AT OWN COST, OF ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE SUCH UNDERGROUND UTILITY.

18. TRESPASSING ON ANY ADJOINING PROPERTIES IS PROHIBITED. MATERIALS SHALL NOT BE STORED ON ANY ADJOINING PROPERTY UNLESS AUTHORIZED IN WRITING BY THE PROPERTY OWNER.

19. THE PROJECT CONSTRUCTION MANAGER SHALL OBTAIN ALL REQUIRED PERMITS FOR USE OF PUBLIC PROPERTY DURING CONSTRUCTION. THE PROJECT CONSTRUCTION MANAGER SHALL OBTAIN ALL REQUIRED PERMITS FOR, AND PROVIDE PEDESTRIAN PROTECTION AS REQUIRED BY THE APPROPRIATE GOVERNING AGENCY(IES). DO NOT STORE MATERIALS ON PUBLIC PROPERTY WITHOUT REQUIRED PERMIT(S).

20. THE PROJECT SHALL PROVIDE TEMPORARY CONSTRUCTION FENCE(S), GATE(S), BARRICADE(S), OR OTHER PROTECTIVE MEASURES AS REQUIRED BY THE APPROPRIATE GOVERNING AGENCY(IES) AND AS OTHERWISE REQUIRED TO PROTECT THE PUBLIC AND AVOID UNAUTHORIZED ENTRY TO THE CONSTRUCTION ENTRY TO THE CONSTRUCTION SITE.

21. THE PROJECT CONSTRUCTION MANAGER SHALL, PRIOR TO STARTING CONSTRUCTION, MEET WITH REPRESENTATIVES OF THE APPROPRIATE GOVERNING AGENCY(IES) TO INSPECT AND DOCUMENT EXISTING WORK ON PUBLIC PROPERTY (I.E. CURBS, GUTTERS, SIDEWALKS, TREES AND LANDSCAPING, ETC.). DAMAGE TO EXISTING WORK ON PUBLIC PROPERTY CAUSED BY CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT SHALL BE REPAIRED AT THE CONTRACTOR'S COST AND TO THE SATISFACTION OF THE APPROPRIATE AGENCY(IES), PRIOR TO COMPLETION OF THE PROJECT. ALL UTILITIES SHALL BE UNDERGROUND OR SCREENED AS ACCEPTABLE TO THE DIRECTOR OF COMMUNITY DEVELOPMENT.

22. THE PROJECT CONSTRUCTION MANAGER SHALL OBTAIN ALL REQUIRED PERMITS OF PAVEMENT, EXCAVATION AND REPAIR OF PAVEMENT ON PUBLIC PROPERTY REQUIRED FOR CONNECTIONS TO UTILITIES. CONSTRUCTION OF NEW DRIVEWAYS, CURBS, GUTTERS, ETC. AND/OR LANDSCAPING.

23. NO MOTOR VEHICLES ARE TO BE STORED IN THE BUILDING(S) DURING CONSTRUCTION.

24. FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE TO BUILDINGS ON THE SITE, ADJACENT PROPERTIES TO THE SITE, AND THROUGHOUT ALL OF THE SITE DURING THE ENTIRE AMOUNT OF CONSTRUCTION.

25. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

26. ALL WORK SHOWN IS ASSUMED TO BE NEW WORK, UNLESS NOTED AS EXISTING (E).

27. MATERIALS / PRODUCTS AND EQUIPMENT:

27.1. ALL EQUIPMENT, LIGHTS OR DEVICES THAT ARE REQUIRED TO BE UL TESTED OR APPROVED SHALL HAVE A UL LISTING.

27.2. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY UNLESS INDICATED OTHERWISE. MANUFACTURED MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTION UNLESS A HIGHER QUALITY/ METHOD OF INSTALLATION HAS BEEN INDICATED.

27.3. THERE SHOULD BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED UNLESS APPROVED OTHERWISE BY THE ARCHITECT. WHERE THE TERM "OR EQUAL" IS USED THE ARCHITECT SHALL DETERMINE IF SUBMITTED MATERIAL/ PRODUCT IS "EQUAL". CONTRACTOR TO SUBMIT INFORMATION FOR BOTH INDICATED PRODUCT AND SUBSTITUTED PRODUCT WITH A LINE BY LINE COMPARISON, IF REQUIRED BY THE ARCHITECT, FOR BOTH.

28. DETAILS:
28.1. TYPICAL DETAILS SHALL BE INCORPORATED AT ALL APPROPRIATE LOCATIONS WHETHER REFERENCED OR NOT.
28.2. ATYPICAL DETAILS SHALL BE INCORPORATED AT ALL SIMILAR CONDITIONS WHERE APPROPRIATE WHETHER REFERENCED OR NOT.

GENERAL DEMOLITION NOTES

1. SELECTED AREAS OF THE SHOPPING CENTER WILL BE OCCUPIED IMMEDIATELY ADJACENT TO AREAS OF SELECTIVE DEMOLITION. CONDUCT SELECTIVE DEMOLITION WORK IN A MANNER THAT WILL MINIMIZE NEED FOR DISRUPTION OF SHOPPING CENTER NORMAL OPERATIONS. REFER TO SPECIFICATIONS FOR MINIMUM ADVANCE NOTICE TO THE OWNER.

2. ALL DEMOLISHED BUILDING AND SITE MATERIALS SHALL BE RECYCLED TO THE MAXIMUM EXTENT FEASIBLE SUBJECT TO THE MUNICIPAL CODE.

3. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OR PROTECTION TO PROTECT OWNER'S AND TENANT'S PERSONNEL, AND GENERAL PUBLIC FROM INJURY DURING SELECTIVE DEMOLITION WORK.

4. DEMOLITION OF ANY EXISTING CONSTRUCTION SHALL INCLUDE WHAT IS NECESSARY AND REQUIRED TO ACCOMMODATE THE REQUIREMENTS OF NEW CONSTRUCTION. REFER TO THE APPROPRIATE DRAWINGS AS TO THE EXTENT OF NEW CONSTRUCTION.

5. ALL DEMOLITION SHALL COMPLY WITH APPLICABLE LOCAL CODES AND STATE CODES AND ORDINANCES.

6. THE PROJECT CONSTRUCTION MANAGER WILL PROVIDE A CONSTRUCTION MANAGEMENT PLAN AT THE TIME OF PERMIT INDICATING CONTACT NUMBERS, HOURS OF OPERATION, HAUL ROUTES, ETC.

7. PROVIDE FIRE RESISTANT CONSTRUCTION BARRIERS WHERE REQUIRED TO PROTECT EXISTING CONSTRUCTION AND SHOPPING CENTER OPERATIONS.

8. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOME EXPOSED DURING DEMOLITION OPERATIONS.

9. MAINTAIN EXISTING UTILITIES REQUIRED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

10. PROVIDE SHORING, BRACING AND ANY OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF ALL EXISTING AND NEW CONSTRUCTION.

11. PRIOR TO CUTTING EXISTING CONSTRUCTION, LOCATE AND IDENTIFY SERVICES TO REMAIN IN OPERATION, INCLUDING ALL FLOOR PENETRATIONS, UNDOCUMENTED CONDITIONS, UTILITY RISERS, ETC., AND ANY WALLS THAT CONTAIN LIFE SAFETY RISERS THAT MUST REMAIN IN OPERATION DURING THE DEMOLITION WORK.

12. HAZARDOUS MATERIALS: CONTRACTOR IS TO REVIEW WITH OWNER THE STATUS OF ANY EXISTING MATERIALS TO BE DEMOLISHED OR MODIFIED TO CONFIRM THAT ALL HAVE BEEN TESTED OR CONFIRMED THAT THEY DO NOT CONTAIN HAZARDOUS MATERIALS.

13. ALL ADJACENT WORK DAMAGED DUE TO DEMOLITION OR NEW CONSTRUCTION SHALL BE PROMPTLY REPAIRED AS PART OF THIS CONTRACT AT NO ADDITIONAL COST TO OWNER, ADEQUATE PROTECTION BARRICADES & PARTITIONS SHALL BE INSTALLED TO PROTECT ALL FINISHES THAT WILL NOT BE REWORKED IN ORDER TO DISTURB AS LITTLE AS POSSIBLE THE CONTINUOUS OPERATION OF THE EXISTING BUILDING AND TO COMPLY WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS.

14. DO NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION. THE PROJECT CONSTRUCTION MANAGER SHALL PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNMENT REGULATIONS.

15. DO NOT USE CUTTING TORCHES FOR REMOVAL UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS AT PIPE SPACES, VERIFY CONDITION OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN APPROPRIATE PORTABLE FIRE SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.

16. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

17. DO NOT INTERRUPT UTILITIES SERVING OTHER FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

18. PROTECTION MEASURES SHALL BE IN EFFECT PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK. IT IS THE PROJECT CONSTRUCTION MANAGER RESPONSIBILITY TO COMPLETELY ISOLATE CONSTRUCTION WORK FROM ADJACENT IN-SERVICE AREAS OF THE BUILDING.

19. UTILITY SHUT-DOWN MUST BE COORDINATED WITH OWNER A MINIMUM OF 48 HOURS IN ADVANCE.

20. THE LOCATION AND ACTIVE/INACTIVE STATUS OF ALL EXISTING UTILITIES IN THE IMMEDIATE AREA OF THE WORK MUST BE VERIFIED PRIOR TO ANY CUTTING OPERATIONS.

21. DEBRIS FROM DEMOLITION SHALL BE COLLECTED AND REMOVED AT THE BEGINNING OF THE FOLLOWING WORK DAY. ROUTING OF ANY DEBRIS THROUGH ANY PORTION OF THE EXISTING BUILDING SHALL BE DONE UNDER STRICT OBSERVATION OF THE CONSTRUCTION MANAGER. ONLY THOSE ROUTES AND TIMES DESIGNATED SHALL BE ALLOWED.

22. THE PROJECT CONSTRUCTION MANAGER SHALL PREPARE A DEBRIS RECYCLING PLAN TO ENSURE THE MAXIMUM AMOUNT OF MATERIALS (STEEL, CONCRETE, GLASS, ETC) ARE SORTED AND SENT TO THE APPROPRIATE RECYCLING CENTERS.

FIRE SAFETY / EMERGENCY ACCESS NOTES

1. EMERGENCY ACCESS AND HYDRANTS
WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES IN ACCORDANCE WITH CFC SECTIONS 505.2 AND 501.4.

2. FIRE APPARATUS (LADDER TRUCK) ACCESS ROADS REQUIRED:
PROVIDE ACCESS ROADWAYS WITH A PAVED ALL WEATHER SURFACE AND A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 60 FEET OUTSIDE, A MAXIMUM SLOPE OF 10% AND VEHICLE LOADING OF 75,000 POUNDS. CFC SEC. 503.2.1 THROUGH 503.2.8 AS ADOPTED AND AMENDED BY CUPMC.

3. MARKING OF EMERGENCY ACCESS ROADWAYS:
APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING – FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. CFC SEC. 503.3 AND SCCFD SD&S A-6.

4. EMERGENCY ACCESS TO STREETS, BUILDINGS, ELEVATORS, AND / OR RESTRICTED AREAS:
WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFESAVING OR FIREFIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL. AN APPROVED LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. KEY BOXES FOR NON-STANDARDIZED FIRE SERVICE ELEVATOR KEYS SHALL COMPLY WITH SECTION 506.1 SEE CFC SEC. 506 FOR FURTHER DETAILS.

5. GROUND LADDER ACCESS:
GROUND-LADDER RESCUE FROM SECOND AND THIRD FLOOR ROOMS SHALL BE MADE POSSIBLE FOR FIRE DEPARTMENT OPERATIONS. WITH THE CLIMBING ANGLE OF SEVENTY-FIVE DEGREES MAINTAINED, AN APPROXIMATE WALKWAY WIDTH ALONG EITHER SIDE OF THE BUILDING SHALL BE NO LESS THAN SEVEN FEET CLEAR. LANDSCAPING SHALL NOT BE ALLOWED TO INTERFERE WITH THE REQUIRED ACCESS. CFC SEC. 503 AND 1029 NFPA 1932 SEC. 5.1.8 THROUGH 5.1.9.2.

6. PUBLIC FIRE HYDRANT(S) REQUIRED:
PROVIDE PUBLIC FIRE HYDRANT(S) AT LOCATION(S) TO BE DETERMINED JOINTLY BY THE FIRE DEPARTMENT AND THE WATER PURVEYOR. MAXIMUM HYDRANT SPACING SHALL BE 250 FEET, WITH A MINIMUM SINGLE HYDRANT FLOW OF 1500 GPM AT 20 PSI, RESIDUAL. FIRE HYDRANTS SHALL BE PROVIDED ALONG REQUIRED FIRE APPARATUS ACCESS ROADS AND ADJACENT PUBLIC STREETS. CFC SEC. 507, AND APPENDIX B, TABLE B105.1 AND APPENDIX C.

7. PRIVATE FIRE SERVICE MAINS:
PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA 24 AS AMENDED IN CHAPTER 47, CFC SEC. 507.2.1

8. ONSITE RESERVE WATER STORAGE SYSTEM:
AN APPROVED ONSITE RESERVE WATER STORAGE SYSTEM MAY BE REQUIRED TO PROVIDE SUFFICIENT FLOW, PRESSURE, AND DURATION DURING EMERGENCY FIREFIGHTING REQUIREMENTS. CFC SEC 507.

9. FIRE COMMAND CENTER:
A SEPARATE ROOM OF AT LEAST 200 SQUARE FEET OF FLOOR AREA SHALL BE SEPARATED FROM ALL OTHER STRUCTURES BY AT LEAST A 1-HOUR FIRE BARRIER AND SHALL COMPLY WITH NFPA 72. THE ROOM MUST CONTAIN ALL THE FEATURES AND SUPPLIES AS NOTED IN CFC 508.15.

10. EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS:
ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED ON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. CFC SEC. 510.

11. FIRE SPRINKLERS REQUIRED:
WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 AS AMENDED IN CHAPTER 47 EXCEPT AS PROVIDED IN SECTION 903.3.1.1.1.

12. STANDPIPE SYSTEMS:
STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CFC SECTION 905 AND NFPA 14 AS AMENDED IN CHAPTER 47. NOTE: AT LOCATIONS TO BE SPECIFIED, STANDPIPES SHALL BE EXTENDED VERTICALLY SO AS TO BE VISIBLE AND ACCESSIBLE ON THE PROPOSED GREEN ROOF AREAS. HOSE CONNECTIONS SHALL BE INSTALLED ON THE STANDPIPE AT THE SPECIFIED LOCATIONS.

13. FIRE ALARM SYSTEMS:
AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH CFC SECTIONS 907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5, UNLESS OTHER REQUIREMENTS ARE PROVIDED BY ANOTHER SECTION OF THIS CODE.

14. EMERGENCY ACCESS AND OPERATIONS ON THE GREEN ROOFS:
THE FOLLOWING CONDITIONS ARE MADE WITH RESPECT TO THIS UNIQUE LOCATION FOR FIREFIGHTING EQUIPMENT:

a. DEDICATED GOLF CARTS MUST BE PROVIDED AND STORED IN A SECURE LOCATION, IMMEDIATELY ACCESSIBLE TO ALL TIMES TO FIRST RESPONDERS. THESE CARTS MUST BE EQUIPPED WITH SUFFICIENT STORAGE CAPABILITY TO CONTAIN FIREFIGHTING AND MEDICAL EQUIPMENT, AND MUST BE CAPABLE OF TRANSPORTING VICTIMS WHO ARE SECURED TO A GURNEY.

b. STANDPIPES SERVING SPECIFIED BUILDING MUST BE EXTENDED THROUGH THE GREEN ROOF STRUCTURE TO PROVIDE HOSE CONNECTION POINTS AT LOCATIONS TO BE DETERMINED BASED UPON CFC APPENDIX B AND C.

c. CLEAR AND PERMANENT DIRECTIONAL SIGNAGE MUST BE POSTED, MAINTAINED, AND UPDATED TO REFLECT ACTUAL CONDITIONS.

d. GREEN ROOF DESIGN SHALL ACCOMMODATE AN EMERGENCY RESPONSE VEHICLE AS REQUIRED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT, INCLUDING A VEHICLE UP TO 10,000 POUNDS.

e. FINAL MEANS AND METHODS FOR FIRE ACCESS ON THE GREEN ROOF SHALL BE SUBJECT TO REVIEW AND CONFIRMATION BY THE SANTA CLARA COUNTY FIRE DEPARTMENT.

15. CONSTRUCTION SITE FIRE SAFETY:
ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATIONS SI-7. CFC CHAPTER 33.

16. ADDRESS IDENTIFICATION:
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE THE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6MM) HIGH WITH A MINIMUM STROKE OF 0.5 INCH (12.7MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTITY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

ACCESSIBILITY GENERAL NOTES

1. ENTRANCES:

1.1 EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH & NOT LESS THAN 6 FEET, 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES & SHALL BE MOUNTED SO THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES. THE MAX. FORCE REQUIRED TO OPERATE EXTERIOR DOORS SHALL BE 5 POUNDS.
1.2. LATCHING & LOCKING DOORS THAT ARE HAND ACTIVATED & WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT THE ABILITY TO GRASP THE OPENING HARDWARE.
1.3. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES & 44 INCHES ABOVE THE FLOOR.
1.4. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO & USABLE BY DISABLED PERSONS SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY & WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE ALONG APPROACHING PEDESTRIAN WAYS.
1.5. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC & SLIDING WILL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

2. FLOORS, LEVELS & FLOOR FINISHES:

2.1. EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44".
2.2. RESTROOM FLOORS TO BE FINISHED WITH A SKID-RESISTANT, HARD, NON-ABSORBENT SURFACE. HARD, NON-ABSORBENT SURFACE TO EXTEND UP WALLS A MINIMUM OF 5". WHEN WITHIN 24" OF A WATER CLOSET OR URINAL, EXTEND SURFACE UP WALLS A MINIMUM 48". (SEE INTERIOR ELEVATIONS).
2.3. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/4". WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:12, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/2" MAY BE VERTICAL.

3. TOILET ROOM FIXTURES & ACCESSORIES:

3.1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE MINIMUM OF 17" & A MAXIMUM OF 19" MEASURED TO THE TOP OF THE TOILET SEAT (ADA 17"-19")(ANSI 19"-20")
3.2. PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL.
3.3. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO MORE THAN 5 POUNDS.
3.4. WHERE URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 14" FROM THE WALL & AT A MAXIMUM OF 17" ABOVE THE FLOOR SHALL BE PROVIDED.
3.5. URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST & SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
3.6. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH WITH 8" MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH & SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR & A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY.
3.7. A PROJECTION OF A LAVATORY BOWL INTO THE 8" CLEAR SPACE, THEREBY REDUCING THE CLEAR HEIGHT BELOW THE LAVATORY TO NO LESS THAN 27" AT 8" BACK FROM THE APRON, MEETS THE REQUIREMENT FOR PROVIDING KNEE CLEARANCE. A MAXIMUM HEIGHT OF 34" TO THE TOP OF THE LAVATORY IS RECOMMENDED.
3.8. HOT WATER & DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
3.9. FAUCET CONTROLS & OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND, & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER-OPERATED, PUSH-TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
3.10. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO MORE THAN 40" FROM THE FLOOR.
3.11. LOCATE TOWEL, SANITARY NAPKIN & WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40" FROM THE FLOOR.
3.12. LOCATE TOILET TISSUE DISPENSER ON THE WALL WITHIN 7" TO 9" TO CENTER OF THE DISPENSER TO FRONT EDGE OF THE TOILET SEAT.
3.13. GRAB BARS, TUB & SHOWER SEATS, FASTENER & MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LB. / LINEAR FT. LOAD.

4. GRAB BARS

4.1. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE & THE BACK OF THE PHYSICALLY DISABLED TOILET STALL, & SHALL BE SECURELY ATTACHED 33" (ADA 33"-36") ABOVE & PARALLEL TO THE FLOOR.
4.2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" LONG WITH THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG.
4.3. THE DIAMETER OR WIDTH OF THE GRIP-ABLE SURFACE OF THE GRAB BAR SHALL BE 1 1/4" TO 1 1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIP-ABLE SURFACE.
4.4. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL & THE GRAB BAR SHALL BE 1 1/2".
4.5. A GRAB BAR & ANY WALL OR ADJACENT SURFACE SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
4.6. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
4.7. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

5. ACCESSIBLE SIGNAGE NOTES

5.1. PROVIDE TACTILE EXIT SIGNAGE COMPLYING WITH CBC SECTION 1117B.5.1 AT THE LOCATIONS AS SHOWN PER PLAN WITH THE FOLLOWING WORDS:

5.1.1. EACH GRADE LEVEL EXTERIOR EXIT DOOR TO READ - "EXIT"
5.1.2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP - "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", OR "EXIT RAMP UP".

5.2. PROVIDE EACH EXIT SIGNAGE WITH BRAILLE/TACTILE PER ACCESSIBILITY CODE COMPLIANCE.
5.3. SEE DETAILS 2 & 9 FOR SIGNAGE MOUNTING HEIGHT REQUIREMENTS.

6. ADDITIONAL REQUIREMENTS

6.1. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15" ABOVE THE FINISH FLOOR OR WORKING SURFACE.
6.2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING & RECEPTACLE OUTLETS, APPLIANCES OR HVAC EQUIPMENT SHALL BE NOT LESS THAN 36" NOR MORE THAN 48" ABOVE THE FLOOR OR WORKING SURFACE.
6.3. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING SURFACE OR SIDEWALK.
6.4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO & USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS. THE SYMBOL SPECIFIED SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND.
6.5. THE BLUE SHALL BE EQUAL TO COLOR # 15090 IN FEDERAL STANDARD 595A.
6.6. ACCESSIBLE CHECK-STANDS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY & SHALL STATE "THIS CHECK-STAND TO BE OPEN AT ALL TIMES FOR DISABLED PERSONS".

THE RISE

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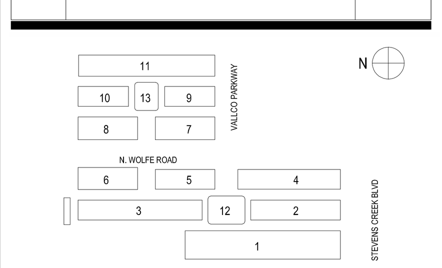
SB-35 MODIFICATION APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 APPLICATION - REVISION	07/31/2018
REV-1	SB-35 APPLICATION - CONFORM SET	09/15/2018
REV-2	SB-35 MODIFICATION APPLICATION	03/23/2022



KEY PLAN AND NORTH ARROW

ARCHITECTS PROJECT NUMBER 708.012

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SCALE: NOT TO SCALE

GENERAL NOTES

SHEET TITLE:

P-0109

SHEET NUMBER:

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