

ALMADEN COUNTRY DAY SCHOOL- EVENT CENTER & MASTER PLAN SPECIAL USE PERMIT & NON-PD REZONING

6835 TRINIDAD DRIVE, SAN JOSE, CALIFORNIA 95120

APN# 701-07-016

PROJECT NOTES	GENERAL NOTES	GOVERNING CODES	SYMBOL LEGEND	SHEET INDEX																																																																																																																																	
<ol style="list-style-type: none"> ALL WORK SHALL CONFORM TO 2016 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR). A COPY OF PARTS 1 AND 2, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. FABRICATION AND INSTALLATION OF DEFERRED SUBMITTAL ITEMS SHALL NOT BE STARTED UNTIL CONTRACTOR'S DRAWINGS, SPECIFICATIONS, AND ENGINEERING CALCULATIONS FOR THE ACTUAL SYSTEMS TO BE INSTALLED HAVE BEEN ACCEPTED AND SIGNED BY THE ARCHITECT OR STRUCTURAL ENGINEER AND APPROVED BY THE DSA. LIST DEFERRED SUBMITTAL ITEMS FOR THIS PROJECT. CHANGE TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA OR CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY DSA, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR. ALL CONSTRUCTION CHANGE DOCUMENTS (CCD'S) AND ADDENDA TO BE SIGNED BY ARCHITECT AND THE OWNER AND APPROVED BY DSA. A CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT. ALL TESTS TO CONFORM TO THE REQUIREMENTS OF SECTION 4-335, PART 1, TITLE 24, AND APPROVED TESTS AND INSPECTIONS SHEET. TESTS OF MATERIALS SHALL AND TESTING LABORATORY SHALL BE IN ACCORDANCE WITH SECTION 4-335, PART 1, TITLE 24 AND THE DISTRICT SHALL EMPLOY AND PAY THE LABORATORY. COSTS OF RE-TEST SHALL BE PER GENERAL CONDITIONS. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(c), PART 1, TITLE 24, CCR) GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES. CONTRACTOR, INSPECTOR, ARCHITECT, AND ENGINEERS SHALL SUBMIT VERIFIED REPORTS (FORM SSS-6) IN ACCORDANCE WITH SECTIONS 4-335 AND 4-343, PART 1, TITLE 24. THE ARCHITECT AND THE STRUCTURAL ENGINEER SHALL PERFORM THEIR DUTIES IN ACCORDANCE WITH SECTIONS 4-333(a) AND 4-341, PART 1, TITLE 24. THE CONTRACTOR SHALL PERFORM HIS/HER DUTIES IN ACCORDANCE WITH SECTIONS 4-335 AND 4-343, PART 1, TITLE 24. 	<ol style="list-style-type: none"> Existing construction data shown on the drawings was obtained from available drawings. The contractor shall verify all existing conditions and shall notify the architect of all exceptions before proceeding with the work. See architectural drawings for layout dimensions and elevations except where indicated otherwise. All discrepancies between drawings shall be clarified with the architect prior to proceeding with work. In the event that certain features of the construction are not fully shown or detailed on the drawings or called for in the general notes, then their construction shall be of the same character as similar conditions that are shown or called for. Dimensions, elevations, and existing conditions shall be checked and verified on the job site by each contractor. Errors, omissions or discrepancies shall be reported to the architect before work begins or supplies are ordered. Verify electrical, mechanical, fire alarm, telephone and security requirements before construction begins. Work shall be performed in conformance with local, county, state and federal codes, laws, and regulations applicable to this work. Any item identified to be demolished, removed or relocated is to be completely removed, including but not limited to any concealed items (pipes, curbs, framing, beams, fasteners, etc.). All items within a demolished area that must be rerouted in order to maintain continuity shall be done so in accordance with appropriate specification sections in the project manual at no additional cost. If no specification can be found within the project manual, then continuity shall be maintained by current standard methods for construction but not lesser in quality than existing. Any area of demolition or removal shall be left in a completely finished condition as outlined in the project manual. All case work to be attached to walls and floors as indicated on drawings. If no specific detail is referenced, use the details referenced for similar conditions on other casework. Food handling facilities shall comply with local/ county health department requirements. On Architectural, Civil, Landscape, and Plumbing sections, materials and their installation shall comply with applicable codes, standards, and manufacturer's recommendations. 	<p><u>LIST OF 2016 CALIFORNIA CODE OF REGULATIONS (C.C.R.) as of January 1, 2016:</u></p> <p>2016 California Administrative Code (CAC), Part 1, Title 24 C.C.R. 2016 California Building Code (CBC) Part 2, Title 24 C.C.R. (2015 International Building Code with 2016 California Amendments) 2016 California Electric Code (CEC), Part 3, Title 24 C.C.R. (2014 National Electric Code with 2016 California Amendments) 2016 California Mechanical Code (CMC), Part 4, Title 24 C.C.R. (2015 Uniform Mechanical Code with 2016 California Amendments) 2016 California Plumbing Code (CPC), Part 5, Title 24 C.C.R. (2015 Uniform Plumbing Code with 2016 California Amendments) 2016 California Energy Code (CEnc), Part 6, Title 24 C.C.R. 2016 California Historical Building Code (CHBC), Part 8, Title 24 C.C.R. (2016 California Amendments) 2016 California Fire Code (CFC), Part 9, Title 24 C.C.R. (2015 International Fire Code with 2016 California Amendments) 2016 California Existing Building Code (CEBC), Part 10, Title 24 C.C.R. (2015 International Existing Building Code and 2016 California Amendments) 2016 California Green Building Standards Code (CALGreen), Part 11, Title 24 C.C.R. 2016 California Referenced Standards Code, Part 12, Title 24 C.C.R. Title-19 (C.C.R.), Public Safety, State Fire Marshal Regulations. 2013 ASME A17.1/CSA B44-13 Safety Code for Elevators and Escalators</p> <p><u>PARTIAL LIST OF APPLICABLE STANDARDS</u></p> <p>NFPA 13 Automatic Sprinkler Systems, 2016 (CA Amended) NFPA 14 Standpipe and Hose Systems, 2013 (CA Amended) NFPA 17 Dry Chemical Extinguishing Systems, 2013 edition NFPA 17A Wet Chemical Extinguishing Systems, 2013 edition NFPA 20 Stationary Fire Pumps for Fire Protection, 2016 edition NFPA 22 Water Tanks for Private Fire Protection, 2013 edition NFPA 24 Private Fire Service Mains, 2016 Edition (CA Amended) NFPA 25 Inspection, Testing and Maintenance of Water Based Fire Protection System, 2013 California edition NFPA 37 Installation and Use of Stationary Combustion Engines and Gas Turbines, 2015 Edition. NFPA 72 National Fire Alarm and Signaling Code, 2016 edition (CA Amended) NFPA 80 Fire Doors and Other Opening Protectives, 2016 edition NFPA 101 Life Safety Code, 2015 edition NFPA 110 Emergency and Standby Power Systems, 2016 edition NFPA 170 Standard for Fire Safety and Emergency Symbols, 2015 edition NFPA 221 Standard for High Challenge Fire Walls, Fire Walls, and Fire Barrier Walls, 2015 edition NFPA 2001 Clean Agent Fire Extinguishing System, 2015 edition</p> <p>ICC 300 Standards on Bleachers, Folding and Telescopic Seating, and Grandstands, 2012 edition</p> <p>SFM 12-10-1 Power Operated Exit Doors SFM 12-10-2 Single Point Latching or Locking Devices SFM 12-10-3 Emergency Exit and Panic Hardware</p> <p>UL 38 Manual Operating Signal Boxes, 1999 edition w/ revisions through February 2, 2005as amended. UL 268 Smoke Detector for Fire Protective Signaling Systems, 2009 edition UL 268A Smoke Detectors Duct Applications, 1998 edition w/ revisions through October 22, 2013 UL 294 Standard for Access Control System Units UL 305 Standard Panic Hardware UL 346 Waterflow Indicators for Fire Protective Signaling System, 2005 edition UL 464 Audible Signal Appliances, 2003 edition UL 521 Heat Detectors for Fire Protective Signaling Systems, 2005 edition UL 864 Control Units for Fire Protective Signaling Systems, 2003 edition w/ revisions through July 14, 2005 UL 2034 Standard for Single- and Multiple Carbon Monoxide Alarms, 2008 edition w/ revisions through February 2009.</p> <p>Notes: 1. Compliance with CFC Chapter 33, Fire Safety during Construction and Demolition and CBC Chapter 33, Safety During Construction will be enforced. 2. Some codes may not apply if work regulated by such code is not within the scope of this project.</p>	<p>Americans with Disabilities Act (ADA), Title II/III (Appendix A of 28 CFR Parts 35 & 36), 2010 standards for accessible design</p> <p>Note: Compliance with CFC Chapter 33, Fire Safety during Construction and Demolition and CBC Chapter 33, Safety During Construction will be enforced. Note: Some codes may not apply if work regulated by such code is not within the scope of this project.</p> <p>Emergency vehicle access roads and on-site fire hydrants shall be in service and operable prior to loading the site with combustible materials.</p> <p>ROOM IDENTIFICATION</p> <p>CLASSROOM Room Name Room Number Sheet # Where Interior Elevations are Located</p> <p>DEMOLITION KEY NOTE NUMBER</p> <p>KEY NOTE NUMBER</p> <p>PARTITION TYPE</p> <p>CASEWORK IDENTIFICATION</p> <p>CEILING HEIGHT</p> <p>WINDOW TYPE</p> <p>DOOR IDENTIFICATION</p> <p>CONTROL POINT</p> <p>GRID IDENTIFICATION</p> <p>BUILDING SECTION</p> <p>DETAIL CUT</p> <p>REVISION</p> <p>NORTH ARROW</p>	<p>A0.01 TITLE SHEET</p> <p><u>ARCHITECTURAL</u></p> <p>A1.10 PHASE 1 EVENT CENTER SITE PLAN A1.20 MASTER SITE PLAN A1.30 PHOTOS A1.31 PHOTOS A2.10 DEMOLITION SITE PLAN A3.10 EVENT CENTER FLOOR PLAN A5.10 EVENT CENTER ROOF PLAN A6.10 EVENT CENTER EXTERIOR ELEVATIONS A6.20 EVENT CENTER EXTERIOR ELEVATIONS A12.10 DETAILS A12.20 DETAILS A12.30 ROOF DETAILS</p> <p><u>CIVIL</u></p> <p>SWC-1 STORMWATER CONTROL PLAN C-2 IMPERVIOUS AREA EXHIBIT (EXISTING) C-3 IMPERVIOUS AREA EXHIBIT (PROPOSED)</p>																																																																																																																																	
<p>PROJECT DIRECTORY</p> <table border="0"> <tr> <td>ARCHITECT</td> <td>ARTIK Art & Architecture 394-A Umbarger Road San Jose, CA 95111 (408) 224-9890 (408) 224-9891 (Fax)</td> </tr> <tr> <td>CLIENT</td> <td>Almaden Country Day School 6835 Trinidad Dr. San Jose, CA 95120 (408) 997-0424</td> </tr> <tr> <td>CIVIL ENGINEER</td> <td>Brio Engineering 2858 Stevens Creek Boulevard, Suite 208 San Jose, CA 95128 (408) 241-5494 (408) 241-5493 (Fax)</td> </tr> </table>			ARCHITECT	ARTIK Art & Architecture 394-A Umbarger Road San Jose, CA 95111 (408) 224-9890 (408) 224-9891 (Fax)	CLIENT	Almaden Country Day School 6835 Trinidad Dr. San Jose, CA 95120 (408) 997-0424	CIVIL ENGINEER	Brio Engineering 2858 Stevens Creek Boulevard, Suite 208 San Jose, CA 95128 (408) 241-5494 (408) 241-5493 (Fax)	<p>ABBREVIATIONS</p> <table border="0"> <tr> <td>A.C. ASPHALT CONCRETE</td> <td>GYP. GYPSUM</td> </tr> <tr> <td>ACCESS. ACCESSIBLE</td> <td>H.B. HOSE BIB</td> </tr> <tr> <td>A.F.F. 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WEATHER STRIPPING	<p>VICINITY MAP</p> <p>SITE DATA</p> <p>ZONING: R-1.5 GENERAL PLAN: PUBLIC/ QUASI-PUBLIC</p> <p>BUILDING DATA</p> <p>NEW EVENT CENTER BUILDING: WOOD CONSTRUCTION 1 STORY CONSTRUCTION TYPE: VB- FULLY SPRINKLERED OCCUPANCY TYPE: A-2 15,000 SF BUILDING FOOTPRINT</p>	<p>SCOPE OF WORK</p> <p>PHASE 1 INCLUDES CONSTRUCTION OF (1) EVENT CENTER BUILDING AND ASSOCIATED SITE WORK.</p> <p>MASTER CAMPUS PLAN INCLUDES REPLACEMENT OF CLASSROOM AND ADMINISTRATIVE BUILDINGS, RECONFIGURED PARKING LOTS, AND RELATED SITE WORK.</p>
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EXT. EXTERIOR	STL. STEEL																																																																																																																																				
EXP. EXPANSION	STRUCT. STRUCTURAL																																																																																																																																				
F.A. FIRE ALARM	T.C. TOP OF CURB																																																																																																																																				
F.D. FLOOR DRAIN	TEL. TELEPHONE																																																																																																																																				
FDN. FOUNDATION	T.O.P. TOP OF PARAPET																																																																																																																																				
F.E. FIRE EXTINGUISHER	T.P. TOP OF PAVEMENT																																																																																																																																				
F.H. FIRE HYDRANT	T.P.D. TOILET PAPER DISPENSER																																																																																																																																				
FHWS. FLAT HEAD WOOD SCREW	T.W. TOP OF WALL																																																																																																																																				
FIN. FINISH	TYP. TYPICAL																																																																																																																																				
F.F. FINISH FLOOR	U.O.N. UNLESS OTHERWISE NOTED																																																																																																																																				
F.P. FIRE PROTECTION	V.I.F. VERIFY IN FIELD																																																																																																																																				
FT. FOOT	W. WITH																																																																																																																																				
GA. GAUGE	W.C. WATER CLOSET																																																																																																																																				
GALV. GALVANIZED	WD. WOOD																																																																																																																																				
G.B. GRAB BAR	W/O. WITHOUT																																																																																																																																				
G.I. GALVANIZED IRON	W.P. WATERPROOF																																																																																																																																				
G.W.B. GYPSUM WALL BOARD	W.R. WATER RESISTANT																																																																																																																																				
	W.S. WEATHER STRIPPING																																																																																																																																				
<p>TITLE SHEET</p> <table border="0"> <tr> <td>Regulatory Agency Approval</td> <td>Architect Seal</td> </tr> <tr> <td>Project No. 138058</td> <td>Drawing No. A0.01</td> </tr> </table>					Regulatory Agency Approval	Architect Seal	Project No. 138058	Drawing No. A0.01																																																																																																																													
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San Jose, CA 95111
Phone 408.224.9890
Fax 408.224.9891
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Project Title

ALMADEN COUNTRY DAY SCHOOL

6835 TRINIDAD DRIVE
SAN JOSE, CALIFORNIA, 95120

SPECIAL USE PERMIT & NON-PD REZONING

No	Revisions/Submissions	Date
	SPECIAL USE PERMIT/ NON-PD REZONING	

Drawing Title

TITLE SHEET

Regulatory Agency Approval

Architect Seal

Drawing No.

A0.01

Project No.

138058

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GENERAL NOTES

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- REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.

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APN# 701-07-016

LOCATION MAP: SEE TITLE SHEET A0.01 VICINITY MAP

TOTAL ACREAGE: NET: 9.13 ACRES
GROSS: 9.13 ACRES

EVENT CENTER BUILDING FOOTPRINT: 15,000 SF

LEGEND

(E) FIRE HYDRANT TO REMAIN

PROPERTY LINE

(E) CHAIN LINK FENCE TO REMAIN

(E) EXISTING
(R) RELOCATED FROM EXISTING AREA ON-SITE
RR RESTROOM

PROPOSED CONCRETE PAVING

EXISTING LANDSCAPE/ GROUND COVER/ DIRT

PROPOSED LANDSCAPE

KEYNOTES

1	DRIVEWAY AND 20'-0" WIDE FIRE GATE. SEE DETAIL 11/A12.10
---	--

Project Title

ALMADEN COUNTRY DAY SCHOOL

6835 TRINIDAD DRIVE
SAN JOSE, CALIFORNIA, 95120

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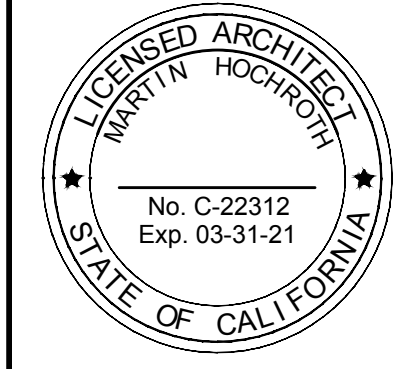
No	Revisions/Submissions	Date
	SPECIAL USE PERMIT/ NON-PD REZONING	

Drawing Title

**PHASE 1
EVENT CENTER
SITE PLAN (BASIC)**

Regulatory Agency Approval

Architect Seal



Drawing No

A1.10

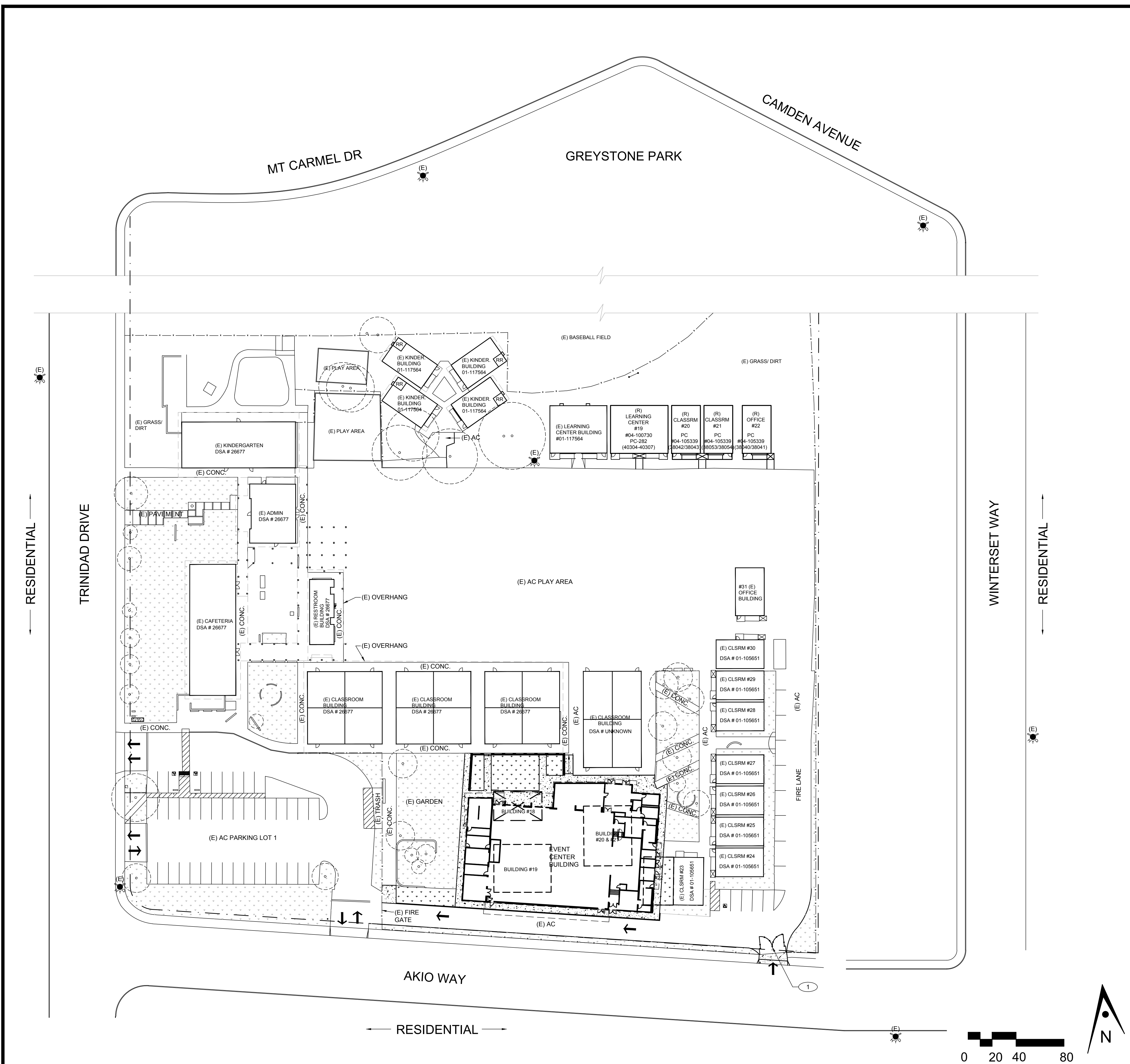
Project No.

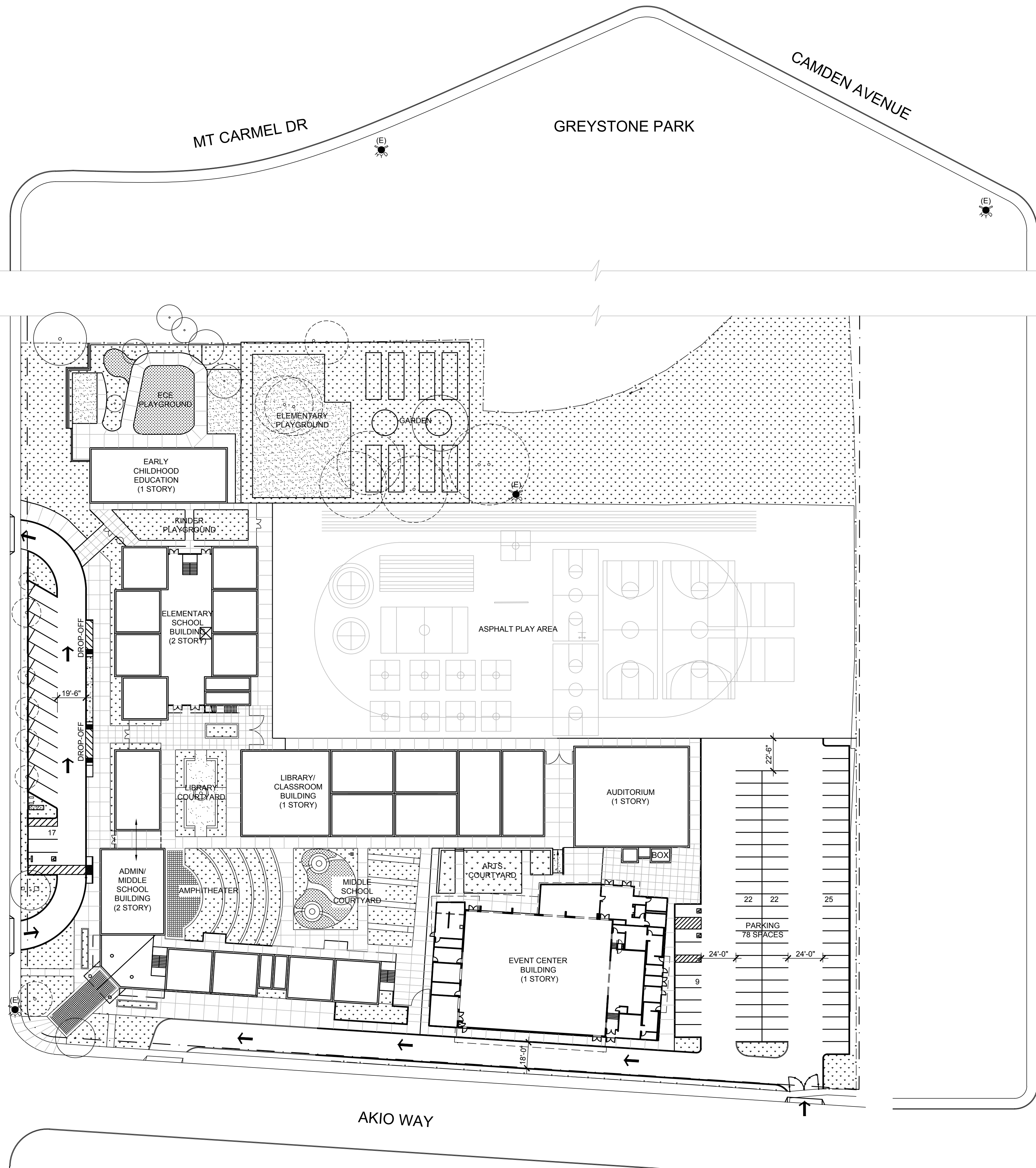
138058

PARKING ANALYSIS

(E) PARKING LOT 1
40 STANDARD STALLS
1 ACCESSIBLE STALL, 1 VAN ACCESSIBLE STALL

(E) PARKING EAST SIDE
12 STANDARD STALLS
1 ACCESSIBLE STALL





GENERAL NOTES

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3. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.

LEGEND

- (E) FIRE HYDRANT TO REMAIN
- PROPERTY LINE
- (E) CHAIN LINK FENCE TO REMAIN
- (E) ACCESSIBLE PATH OF TRAVEL
- PROPOSED CONCRETE PAVING
- PROPOSED LANDSCAPE
- PROPOSED PLAYGROUND SURFACING

BUILDING DATA

- *SF = SQUARE FOOTAGE OF BUILDING FOOTPRINT
*ALL PROPOSED BUILDINGS FULLY SPRINKLERED
- AUDITORIUM BUILDING
1 STORY
5,935 SF
 - LIBRARY/ CLASSROOM BUILDING
1 STORY
12,600 SF
 - ADMINISTRATION/ MIDDLE SCHOOL BUILDING
2 STORIES
23,255 SF
 - ELEMENTARY SCHOOL BUILDING
2 STORIES
21,640 SF
 - EARLY CHILDHOOD EDUCATION BUILDING
1 STORY
3,645 SF
 - EVENT CENTER BUILDING FROM PHASE 1
1 STORY
15,000 SF

PARKING ANALYSIS (BY LOT)

- WEST PARKING LOT TRINIDAD DRIVE:
16 STANDARD STALLS
1 ADA VAN ACCESSIBLE PARKING STALL
- EAST PARKING LOT AKIO WAY:
76 STANDARD STALLS
1 ACCESSIBLE STALL, 1 VAN ACCESSIBLE STALL

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Drawing Title

MASTER SITE PLAN (BASIC)

Regulatory Agency Approval

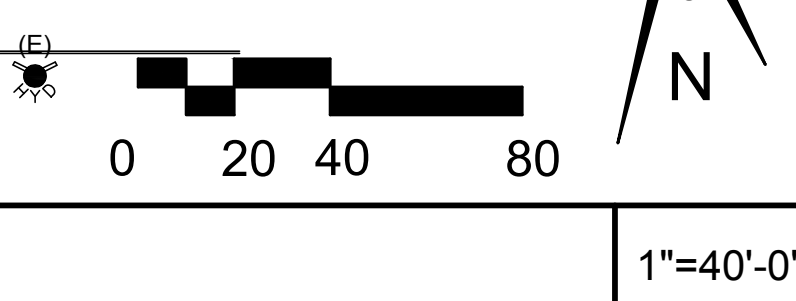
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Drawing No

A1.20

Project No.

138058



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FIRE LANE OFF AKIO WAY LOOKING NORTH



BLDG 19 AND 18 LOOKING WEST



ADMINISTRATION BLDG. OFF TRINIDAD DR.



CAFETERIA BLDG. OFF TRINIDAD DR.



FIRE LANE PARALLEL TO AKIO WAY LOOKING EAST



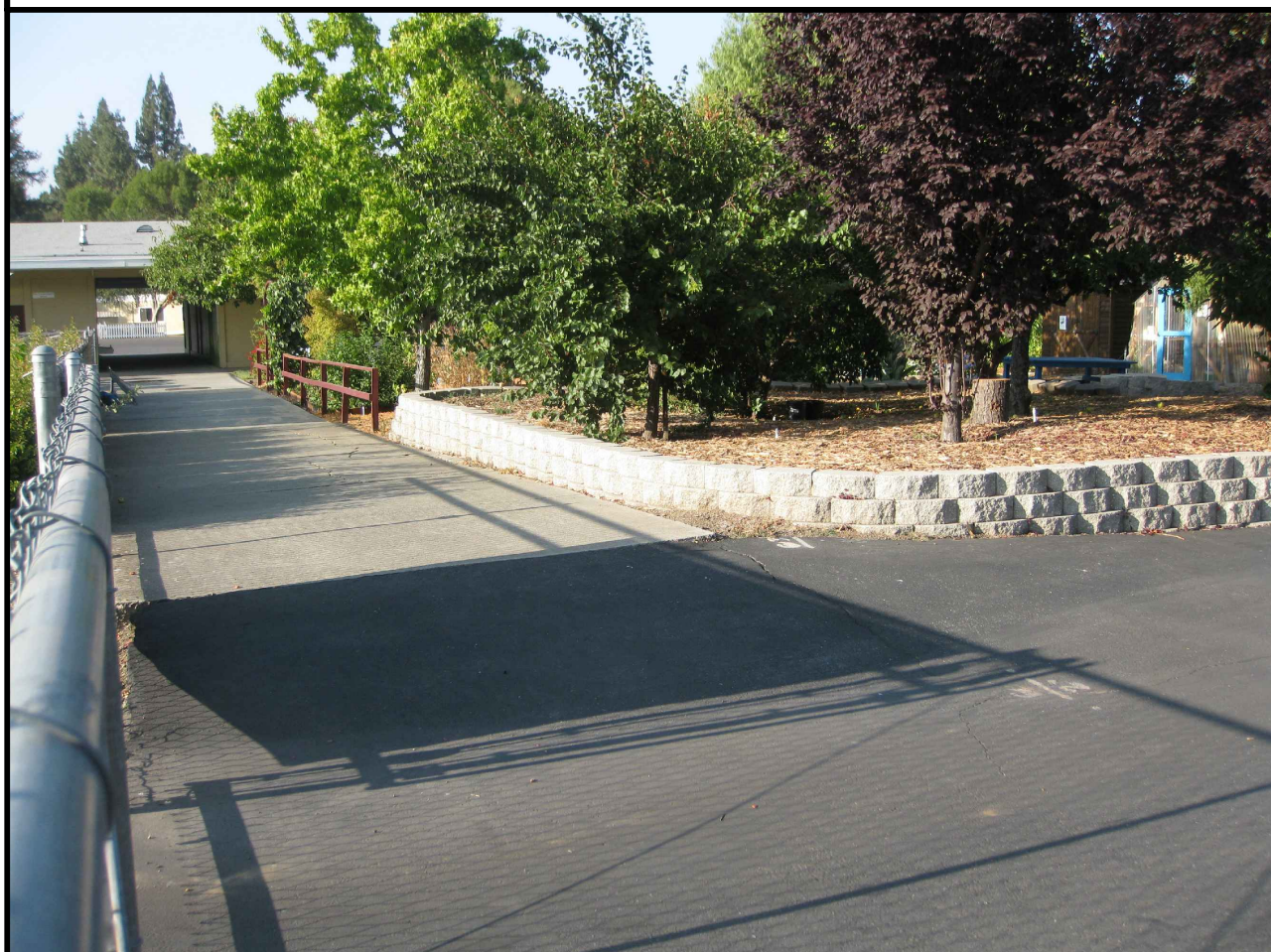
BETWEEN BLDG 18 AND CLASSROOMS LOOKING WEST



PARKING LOT TRINIDAD/ AKIO LOOKING SOUTH



CLASSROOM BUILDING FROM AKIO PARKING LOT



LOOKING NORTH FROM AKIO BY GARDEN



BUILDING 18 (TO BE DEMOLISHED) LOOKING SOUTH



TRINIDAD PARKING LOT LOOKING EAST



AKIO WAY LOOKING WEST



BUILDING 20-21 LOOKING SOUTH



CLASSROOM BUILDINGS LOOKING WEST



TRINIDAD DR. LOOKING NORTH



AKIO WAY LOOKING EAST



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**SPECIAL USE PERMIT
& NON-PD REZONING**

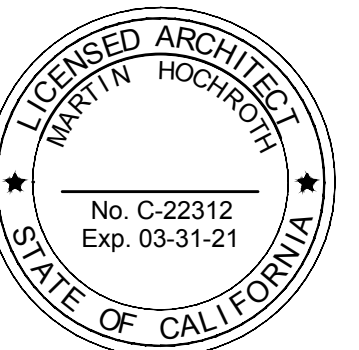
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Drawing Title

**EXISTING
SITE PHOTOS**

Regulatory Agency Approval

Architect Seal



Drawing No

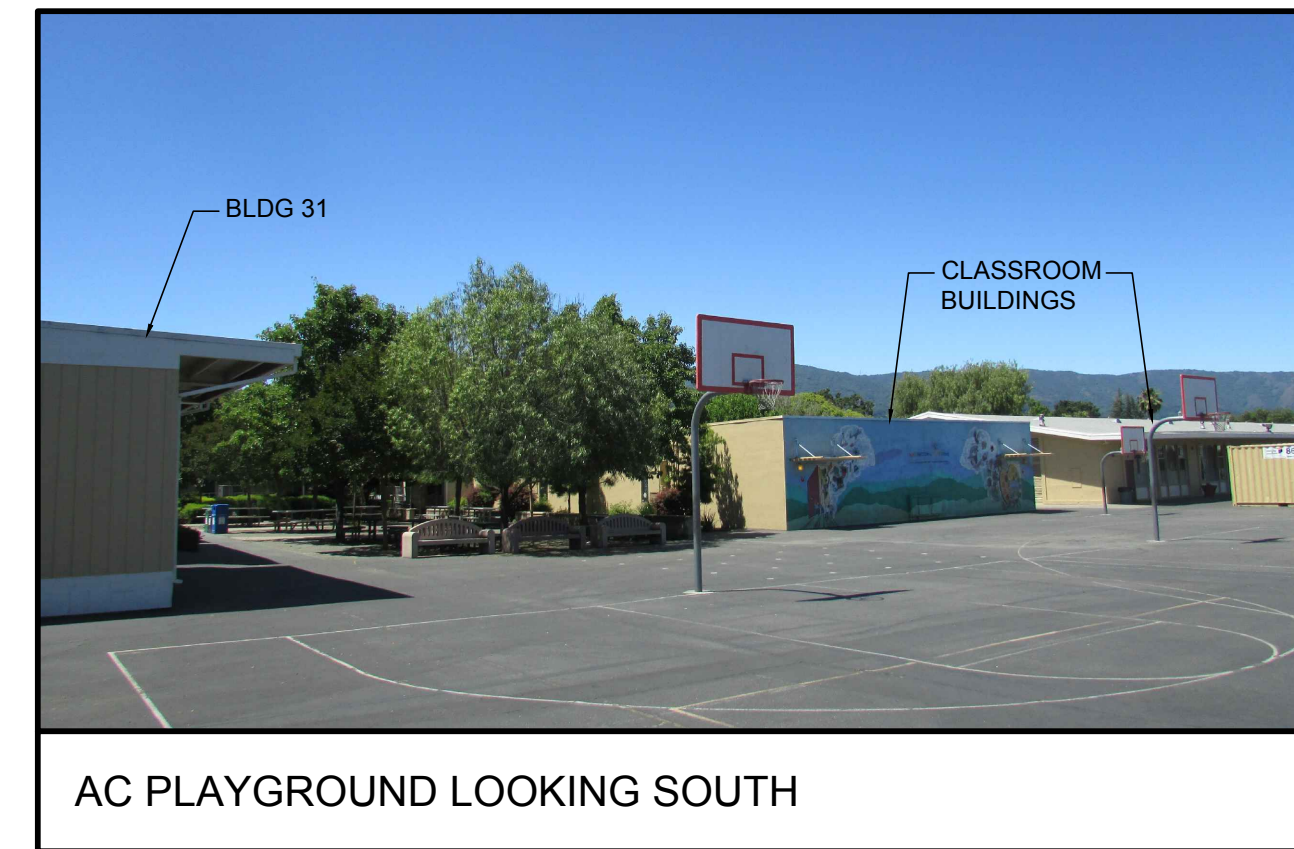
A1.30

Project No.

138058



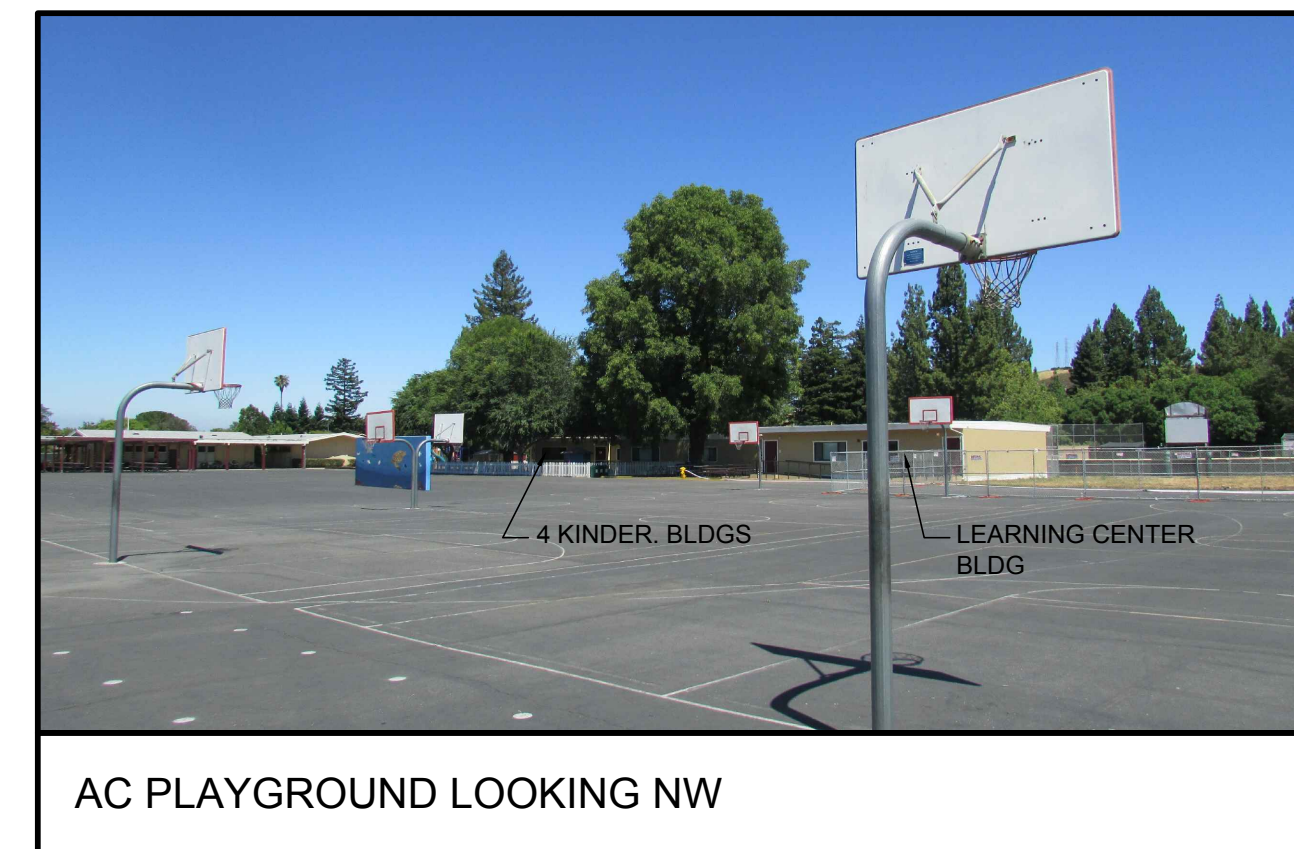
KINDER. BLDG. LOOKING NORTH TO PARK



AC PLAYGROUND LOOKING SOUTH



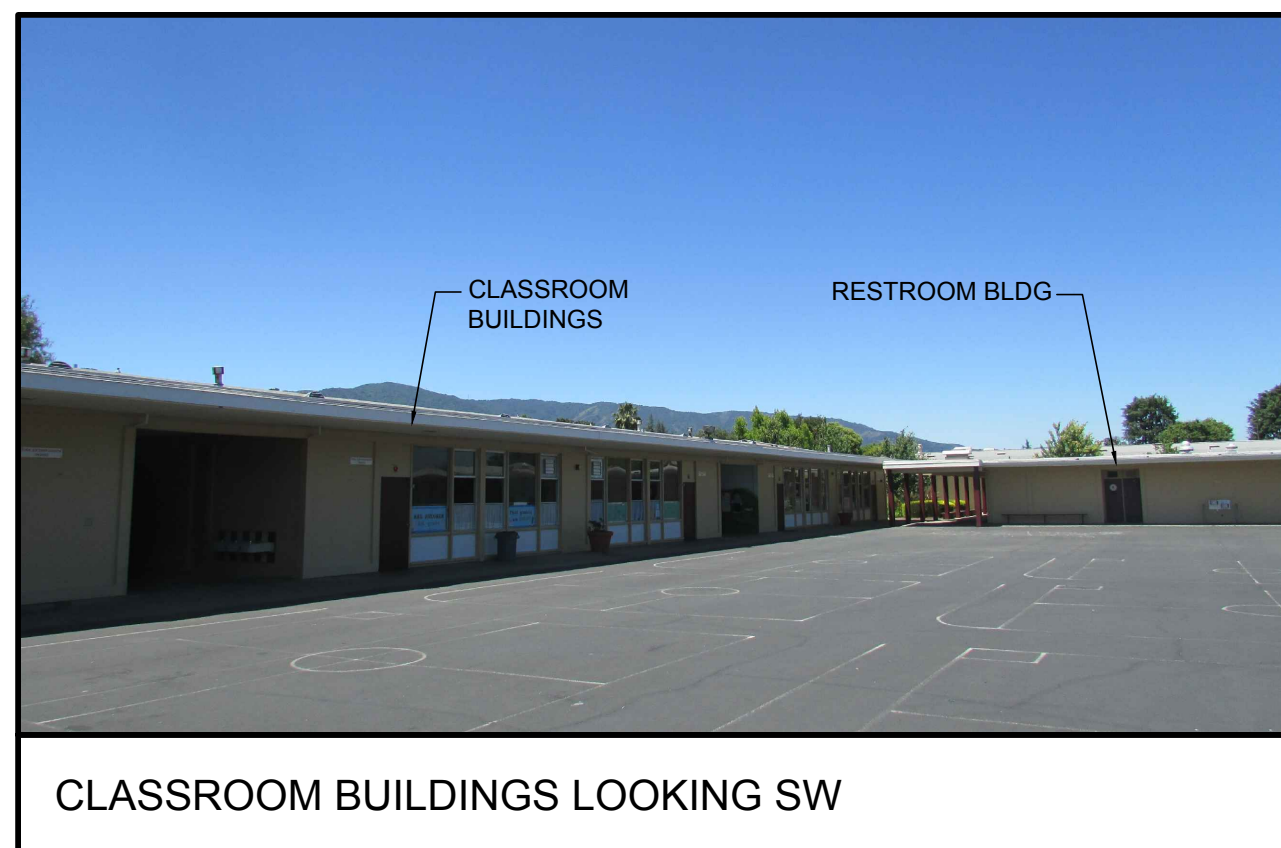
KINDER. PLAYGROUND LOOKING NORTH



AC PLAYGROUND LOOKING NW



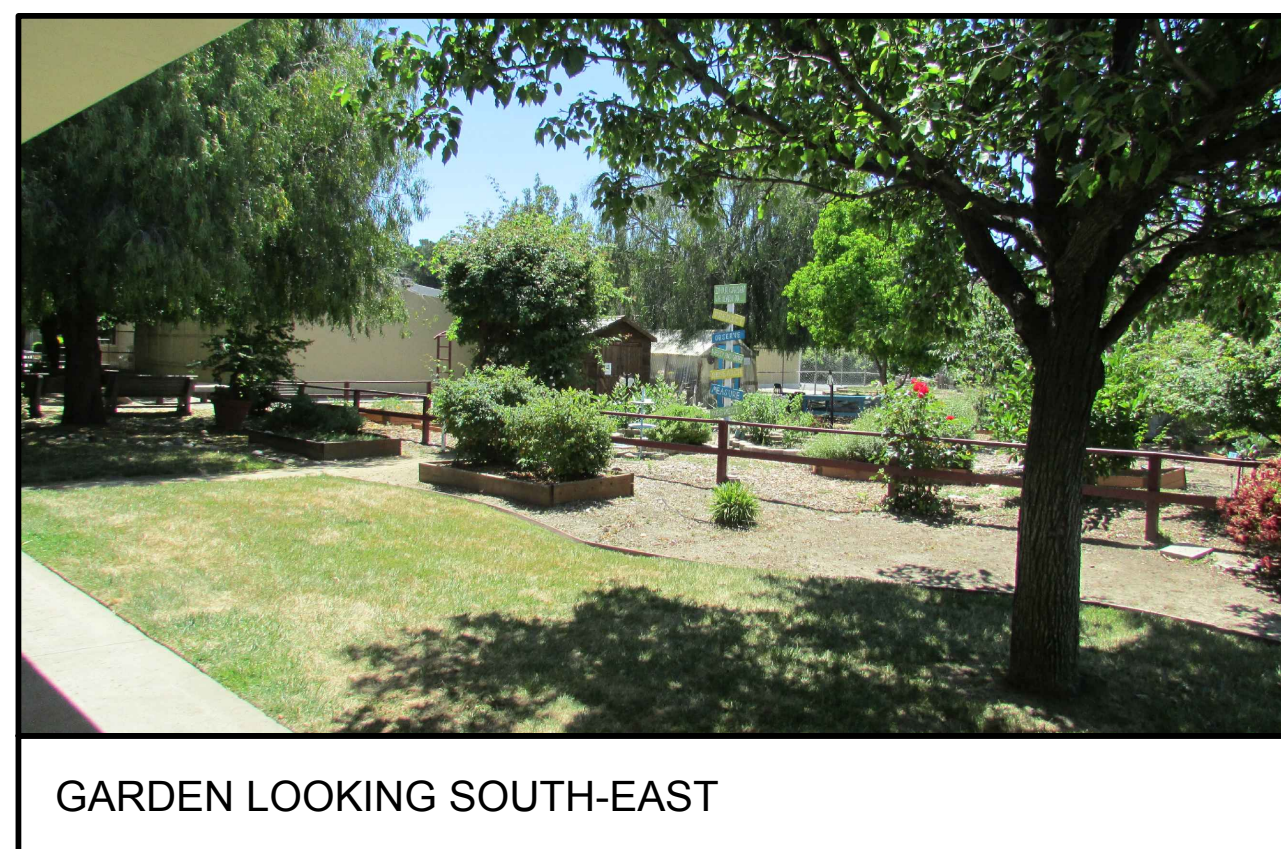
TRASH ENCLOSURE LOOKING FROM TRINIDAD



CLASSROOM BUILDINGS LOOKING SW



OUTDOOR SPACE NEAR CAFETERIA LOOKING SW



GARDEN LOOKING SOUTH-EAST



BLDG 30 AND 31 LOOKING EAST FROM AC PLAYGROUND



OUTDOOR SPACE NEAR CAFETERIA LOOKING SW



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EXISTING SITE PHOTOS

Regulatory Agency Approval

Architect Seal

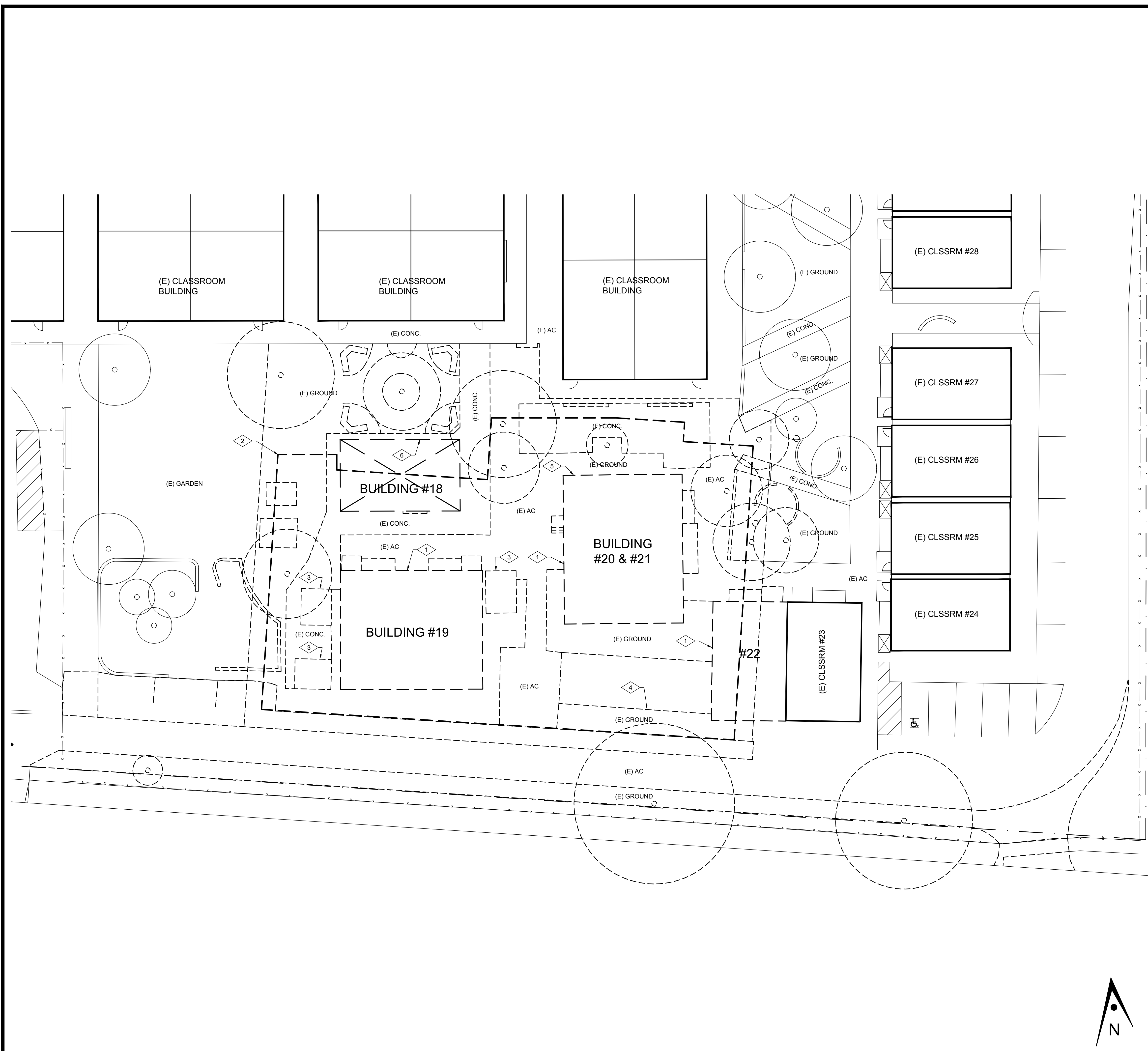


Drawing No

A1.31

Project No.

138058



GENERAL NOTES

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3. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

DEMOLITION KEYNOTES

- 1 OUTLINE OF (E) RELOCATABLE BUILDING
- 2 OUTLINE OF FUTURE EVENT CENTER BUILDING, FOR REFERENCE ONLY.
- 3 OUTLINE OF (E) RELOCATED SHED
- 4 OUTLINE OF (E) (2) RELOCATED CONTAINERS
- 5 SALVAGE (E) DRINKING FOUNTAIN FOR FUTURE PROJECT.
- 6 (E) BUILDING #18 TO BE DEMOLISHED

LEGEND

- TREE TO REMAIN, U.O.N. CONFIRM WITH OWNER
- TREE TO BE DEMOLISHED
- ITEM TO BE DEMOLISHED, U.O.N. (RELOCATABLE BUILDINGS #18, 19, 20, 21, 22 PREVIOUSLY RELOCATED.)

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Drawing Title

DEMOLITION SITE PLAN

Regulatory Agency Approval

Architect Seal

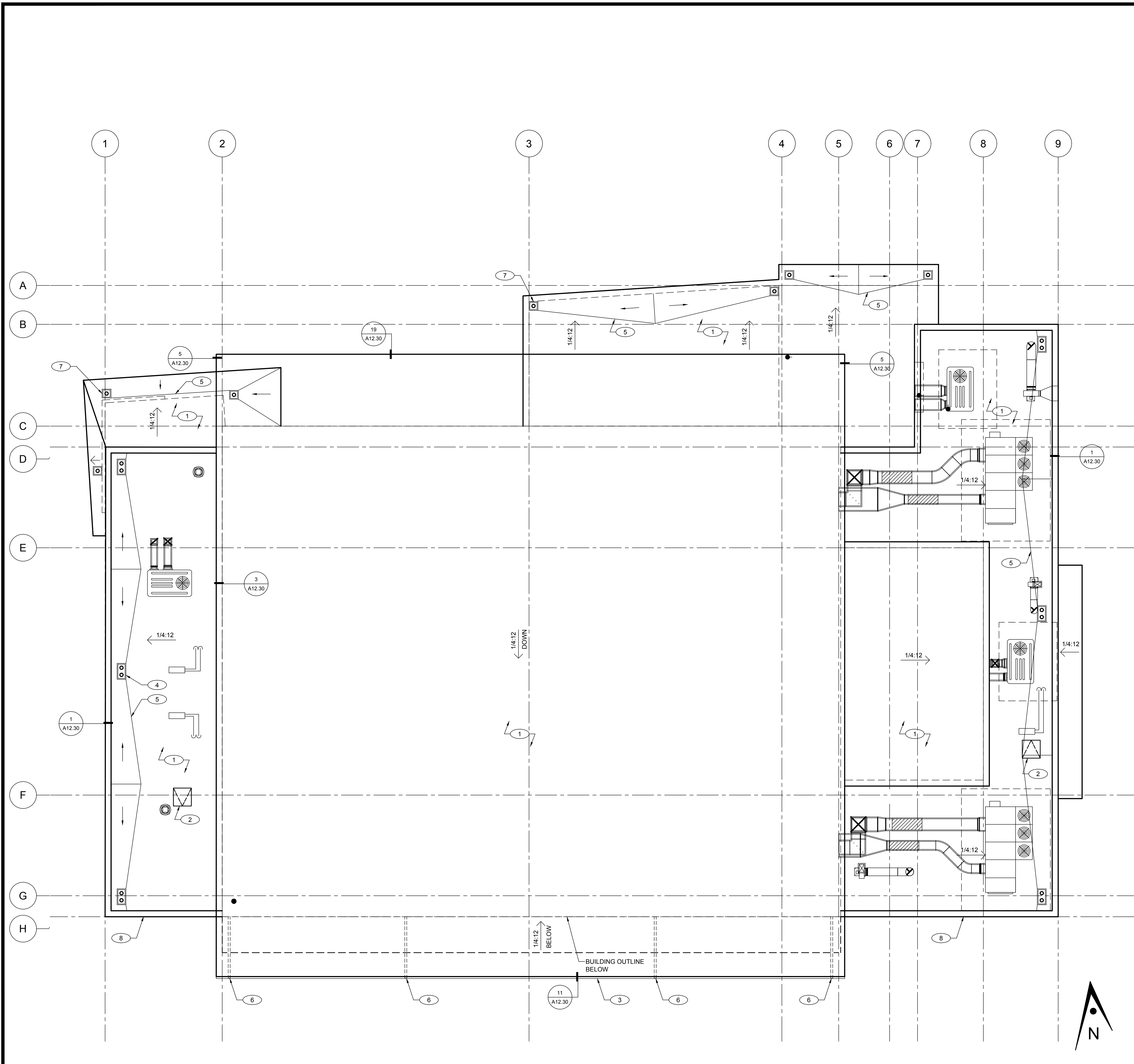
Drawing No

A2.10

Project No.

138058

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GENERAL NOTES

- CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER DISCIPLINES.
- DOWNSPOUTS TYP. - CONNECT TO SUBGRADE DRAINAGE SYSTEM.
- PAINT ALL ROOF MOUNTED DUCTS.

KEYNOTES

- ① SINGLE-PLY ROOFING
- ② ROOF HATCH
- ③ GUTTER
- ④ ROOF DRAIN AND OVERFLOW, TYP. SEE DETAIL 17/A12.30
- ⑤ CRICKET, SLOPE TO DRAIN
- ⑥ RAINWATER LEADER
- ⑦ ROOF DRAIN
- ⑧ PARAPET WALL. SEE DETAILS 1 & 9/A12.30

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Drawing Title

EVENT CENTER ROOF PLAN

Regulatory Agency Approval

Architect Seal

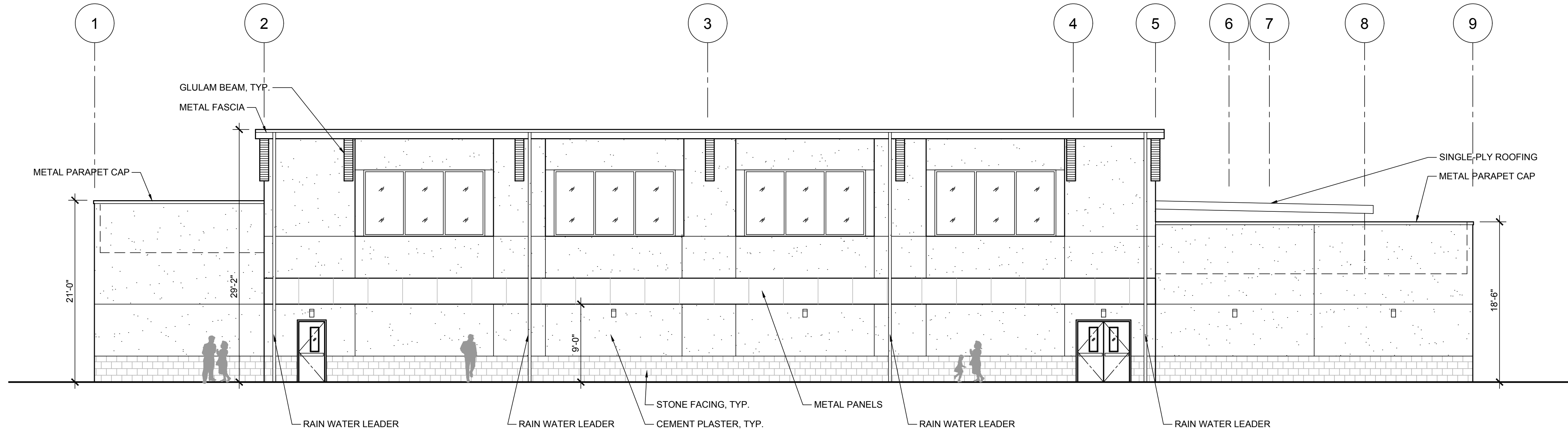
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A5.10

Project No.

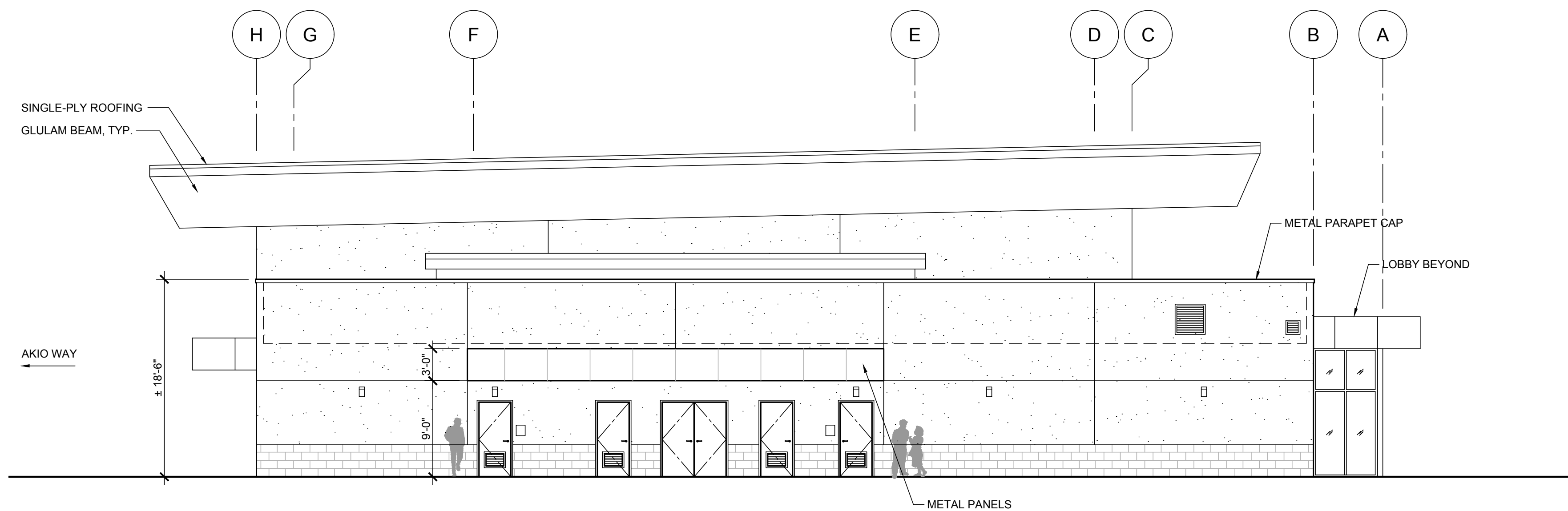
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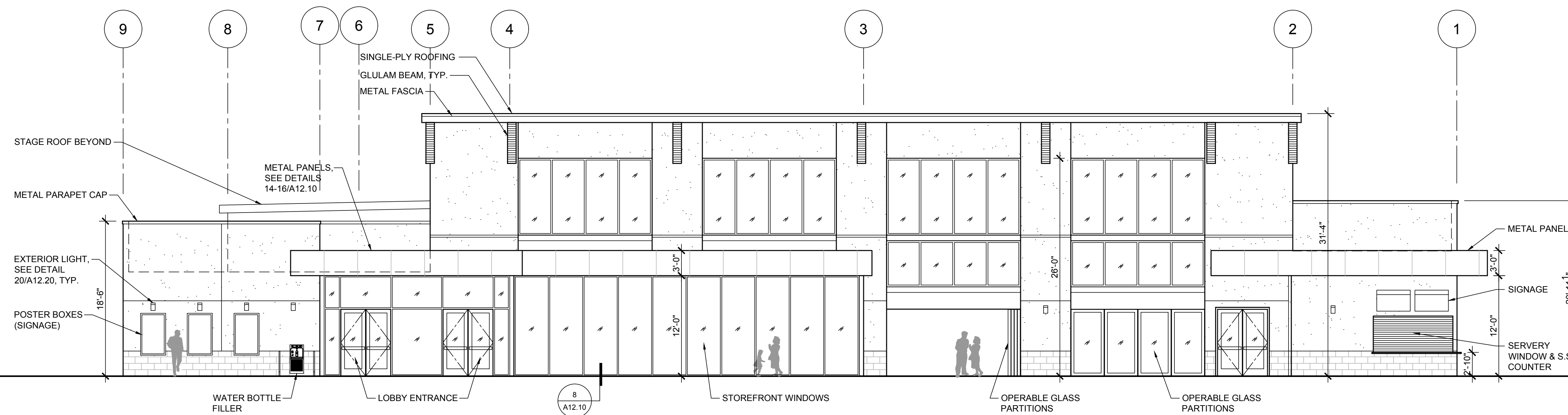
03 SOUTH EXTERIOR ELEVATION (AKIO WAY)

1/8"=1'-0"



02 EAST EXTERIOR ELEVATION

1/8"=1'-0"



01 NORTH EXTERIOR ELEVATION

1/8"=1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER DISCIPLINES.
2. NOTES AND SYMBOLS ARE TO APPLY AT ALL AREAS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDICATIONS MAY BE LIMITED TO PROMOTE CLARITY OR AVOID REDUNDANCY. NO LIMITATION OF APPLICATION SHALL BE CONSTRUED WITHOUT SPECIFIC NOTATION.
3. ALL PENETRATIONS THROUGH EXTERIOR ROOF, WALLS, AND FLOORS SHALL BE FLASHED AND SEALED WEATHER TIGHT. ALL PENETRATIONS THROUGH THE BUILDING INSULATION ENVELOPE SHALL BE PACKED WITH INSULATION.



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Drawing Title

EXTERIOR ELEVATIONS

LEGEND

- STONE VENEER TBD:
CULTURED STONE: COUNTRY LEDGESTONE, ECHO RIDGE
- CEMENT PLASTER FINISH, PAINT TBD.

Regulatory Agency Approval

Architect Seal



Drawing No

Drawing No

A6.10

Project No.

138058

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Drawing Title

**EXTERIOR
 ELEVATIONS**

LEGEND

- STONE VENEER TBD:
CULTURED STONE: COUNTRY LEDGESTONE, ECHO RIDGE
- CEMENT PLASTER FINISH, PAINT TBD.

Regulatory Agency Approval

Architect Seal

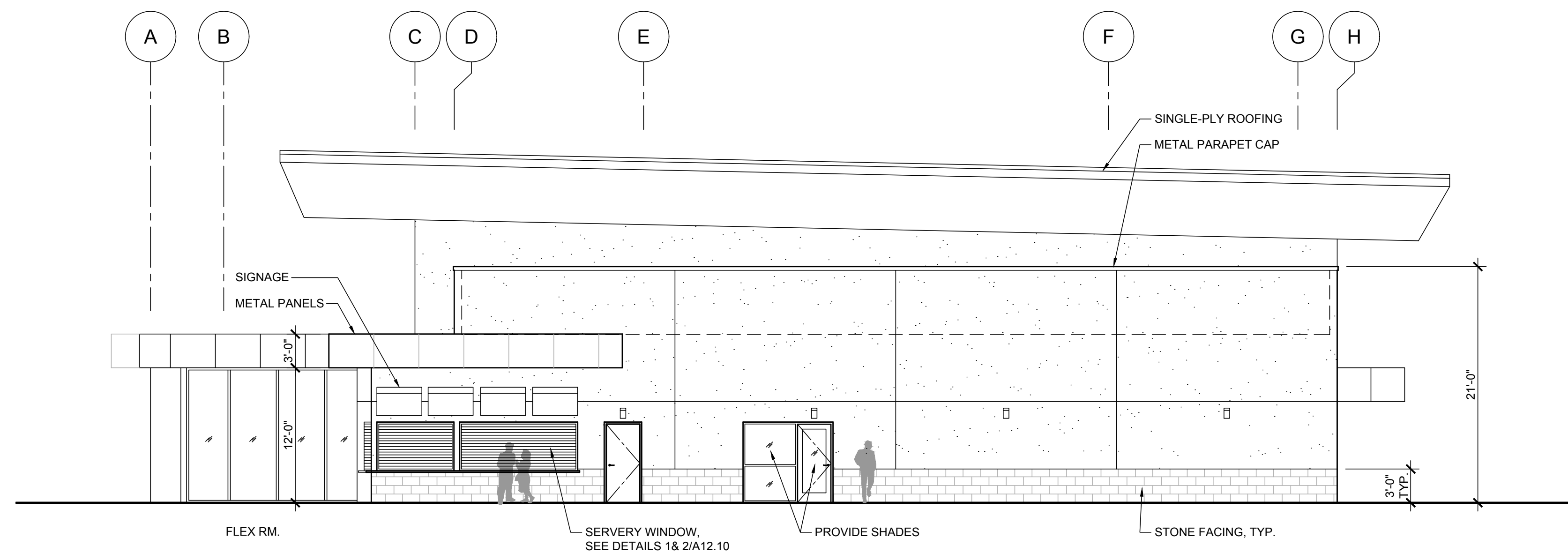


Drawing No

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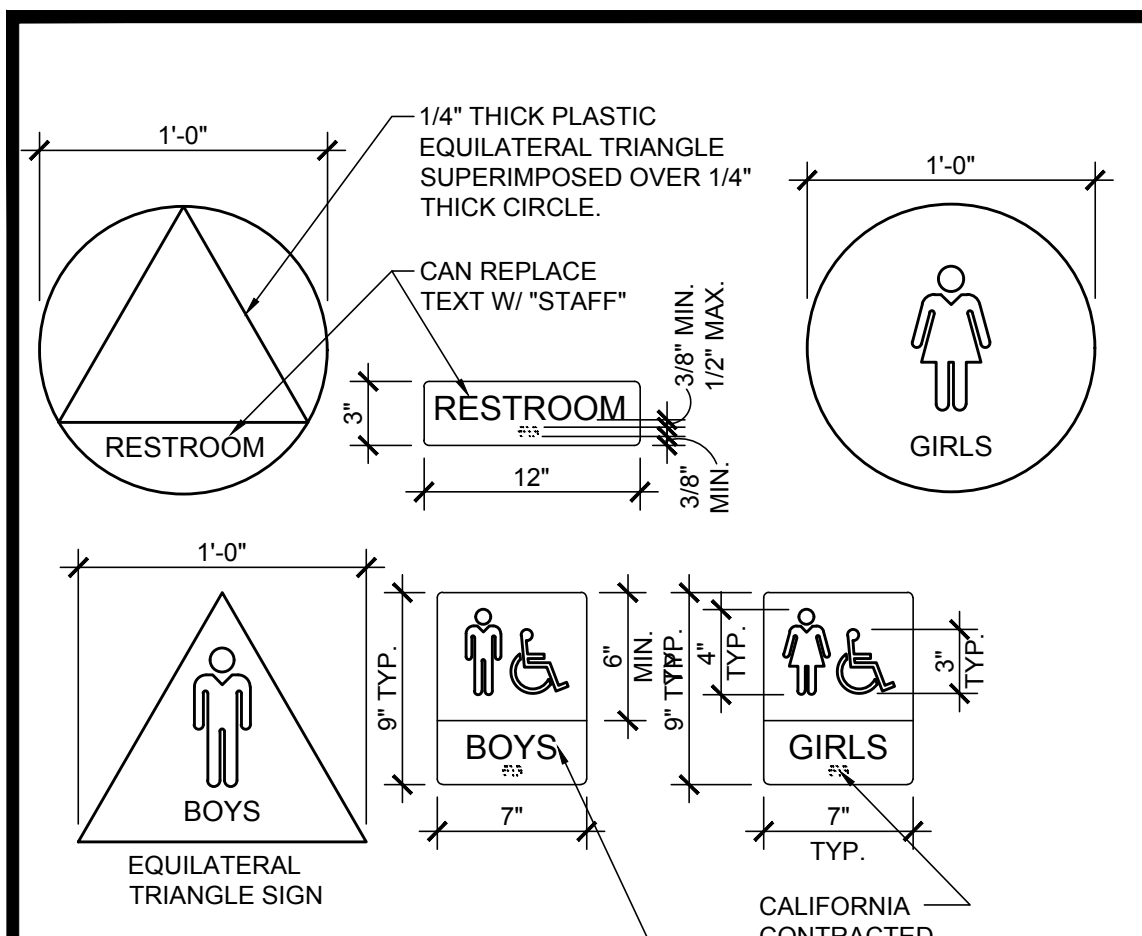
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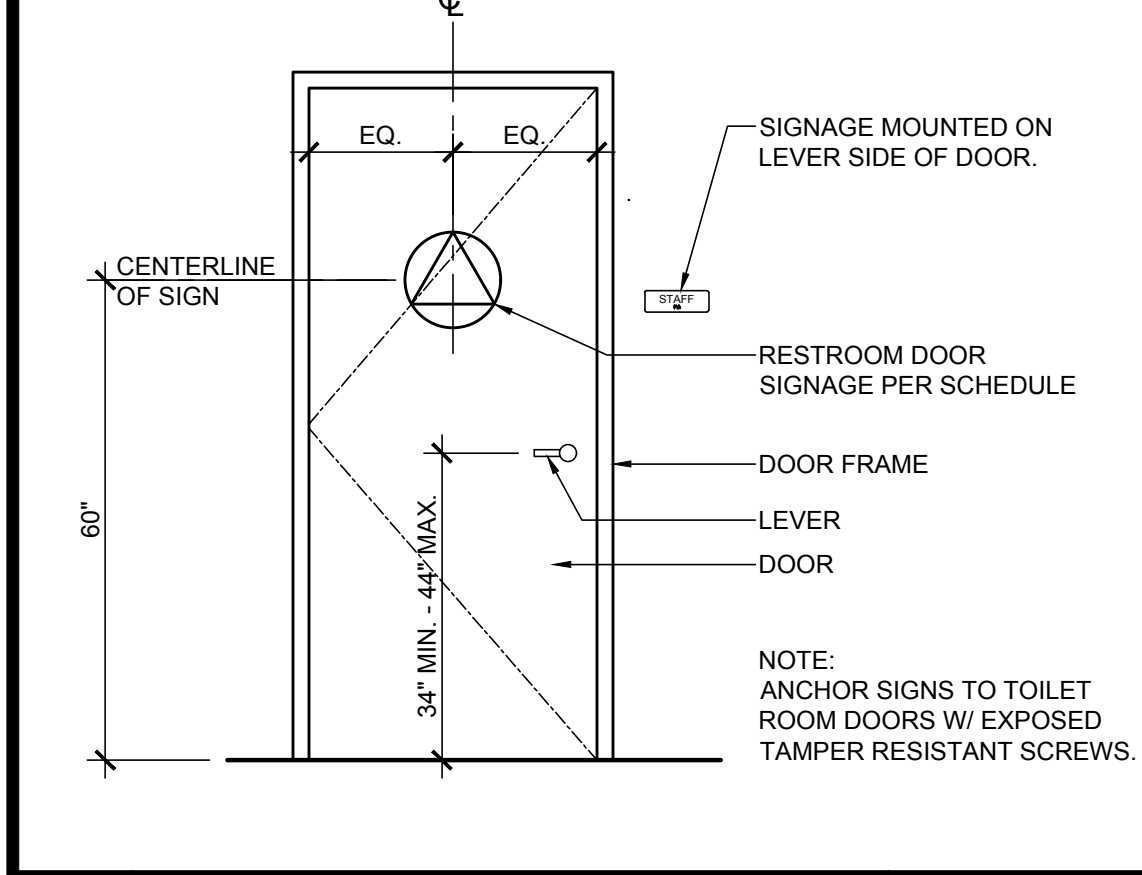
01 WEST EXTERIOR ELEVATION

1/8"=1'-0"

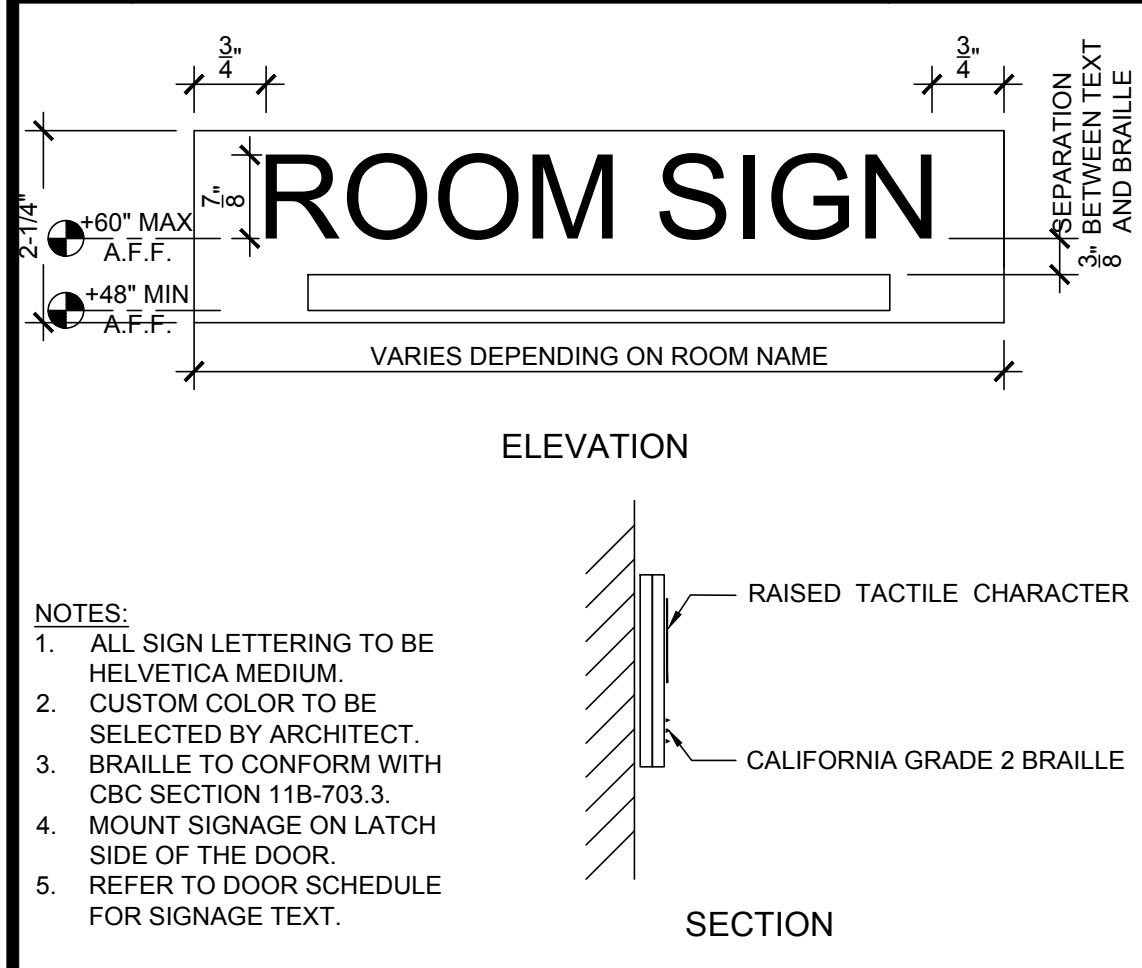


A. UNISEX TOILET ROOM SIGN
TEXT AT UNISEX TOILET TO READ "RESTROOM"
B. TEXT AT BOYS TOILET TO READ "BOYS"
TEXT AT MENS TOILET TO READ "MEN"
C. TEXT AT GIRLS TOILET TO READ "GIRLS"
TEXT AT WOMENS TOILET TO READ "WOMEN"

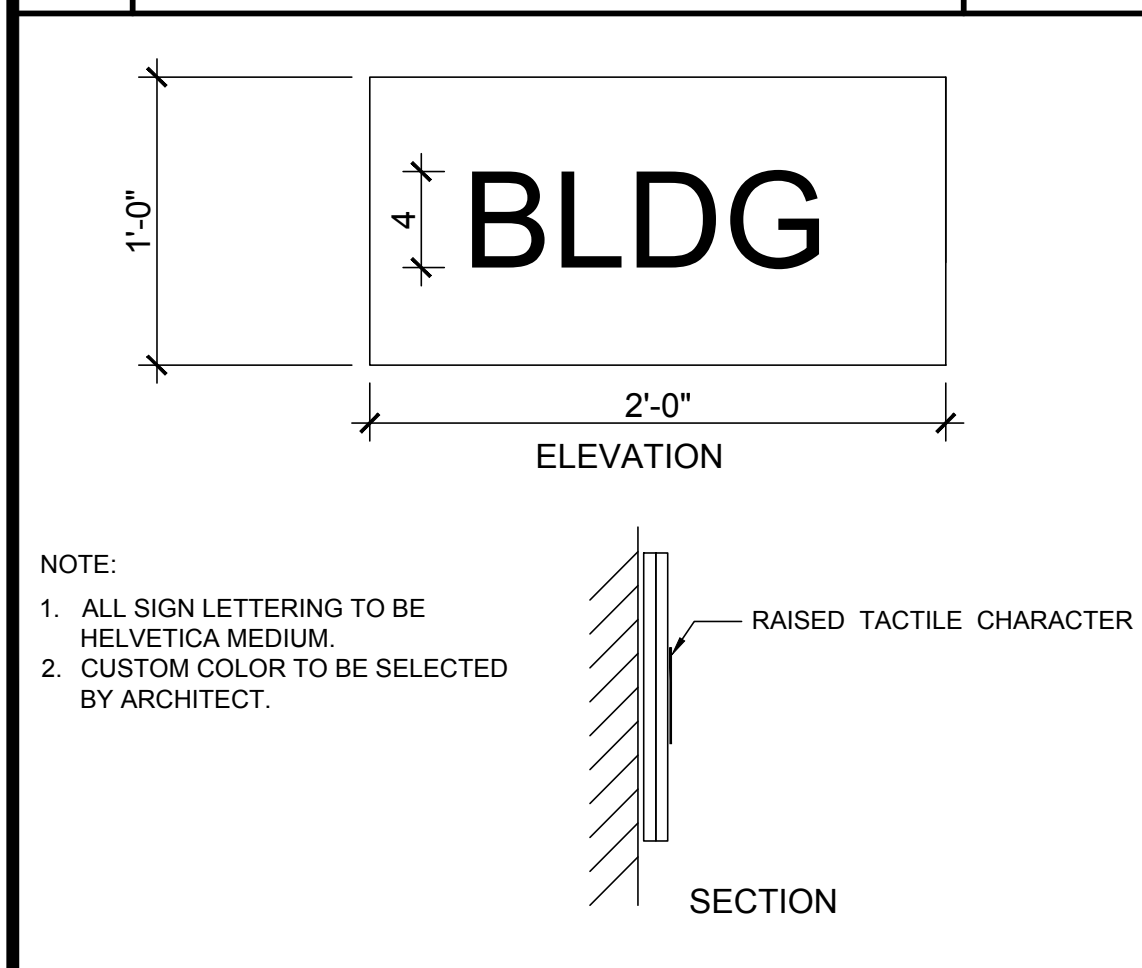
RAISED LETTER (1/32" MIN.), TYP. CHARACTER HEIGHT 5/8" MIN. - 2" MAX., TYP.



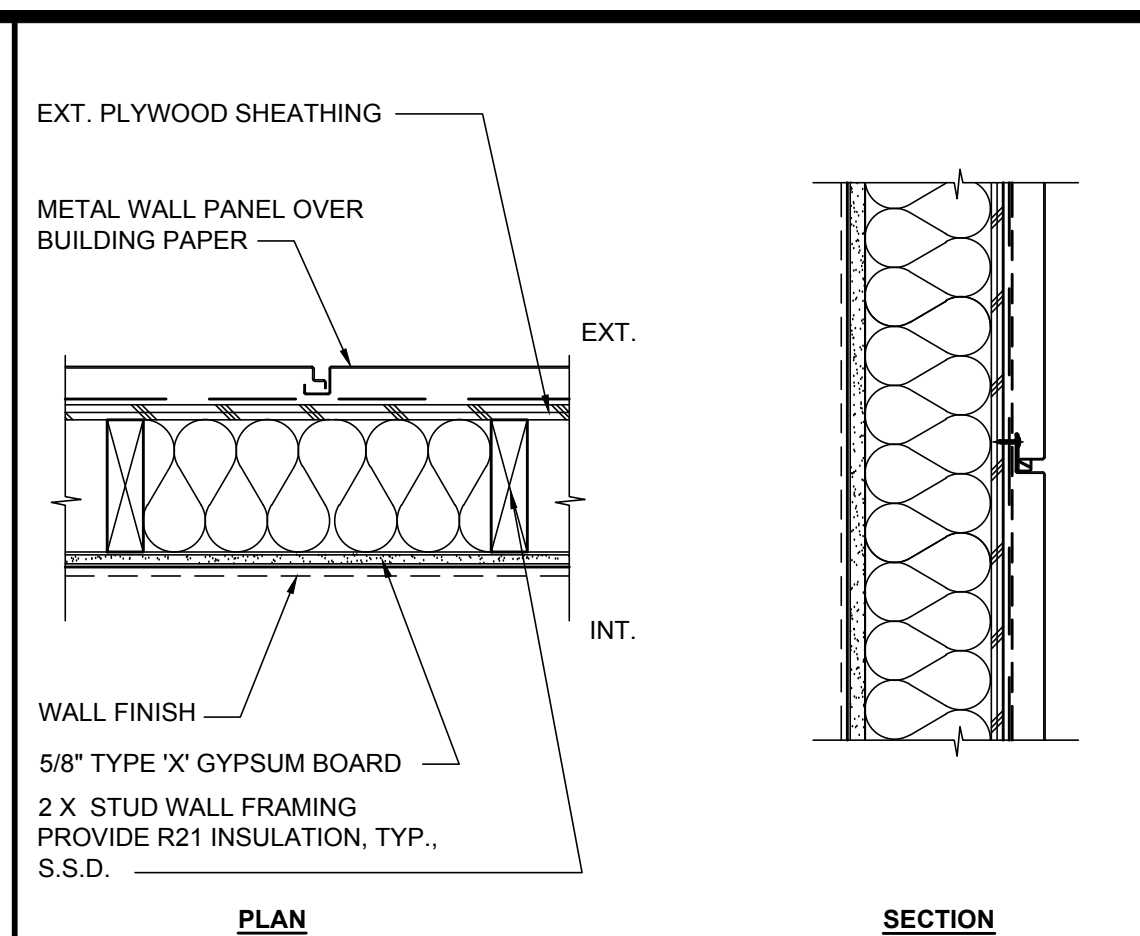
19 RESTROOM SIGNAGE 1/2" = 1'-0"



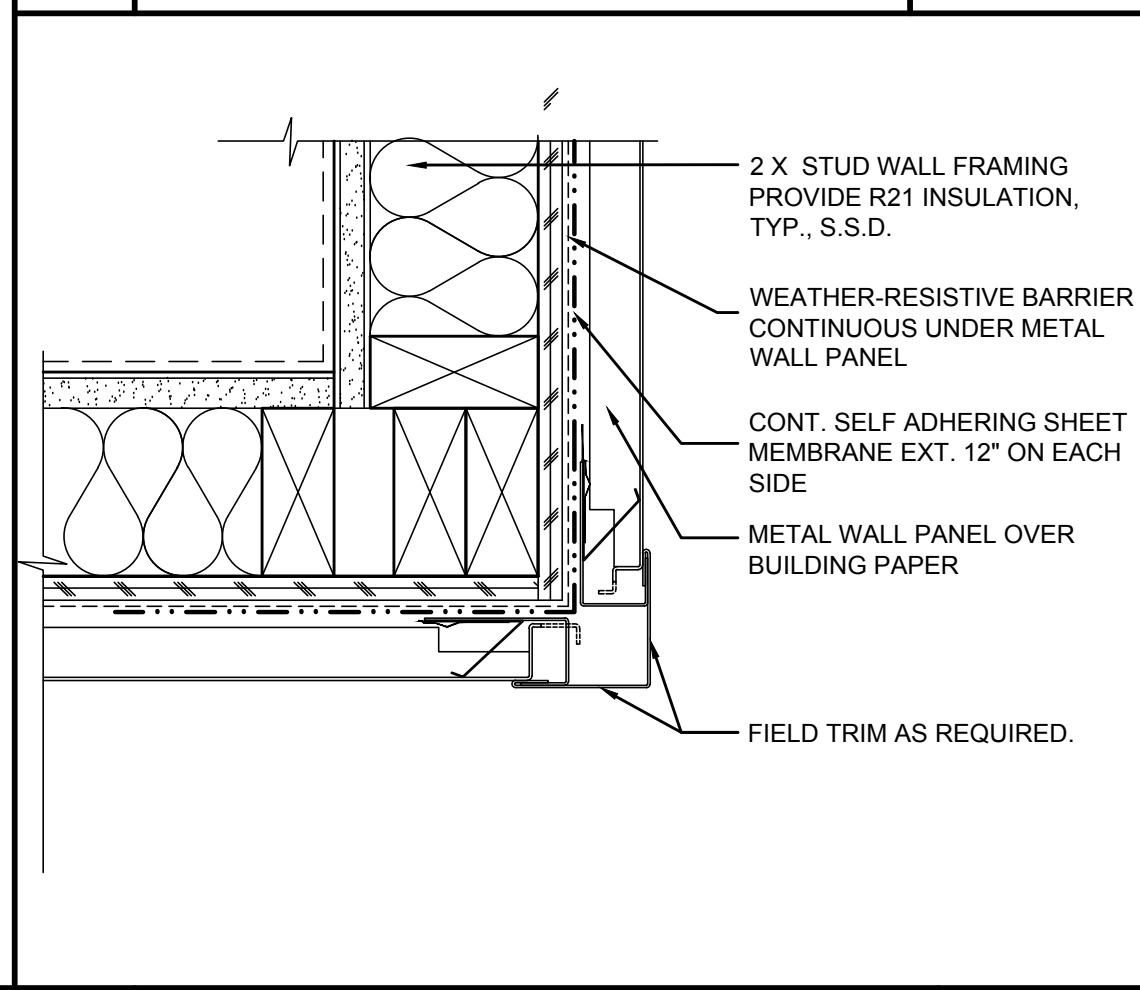
18 ROOM SIGNAGE NTS.



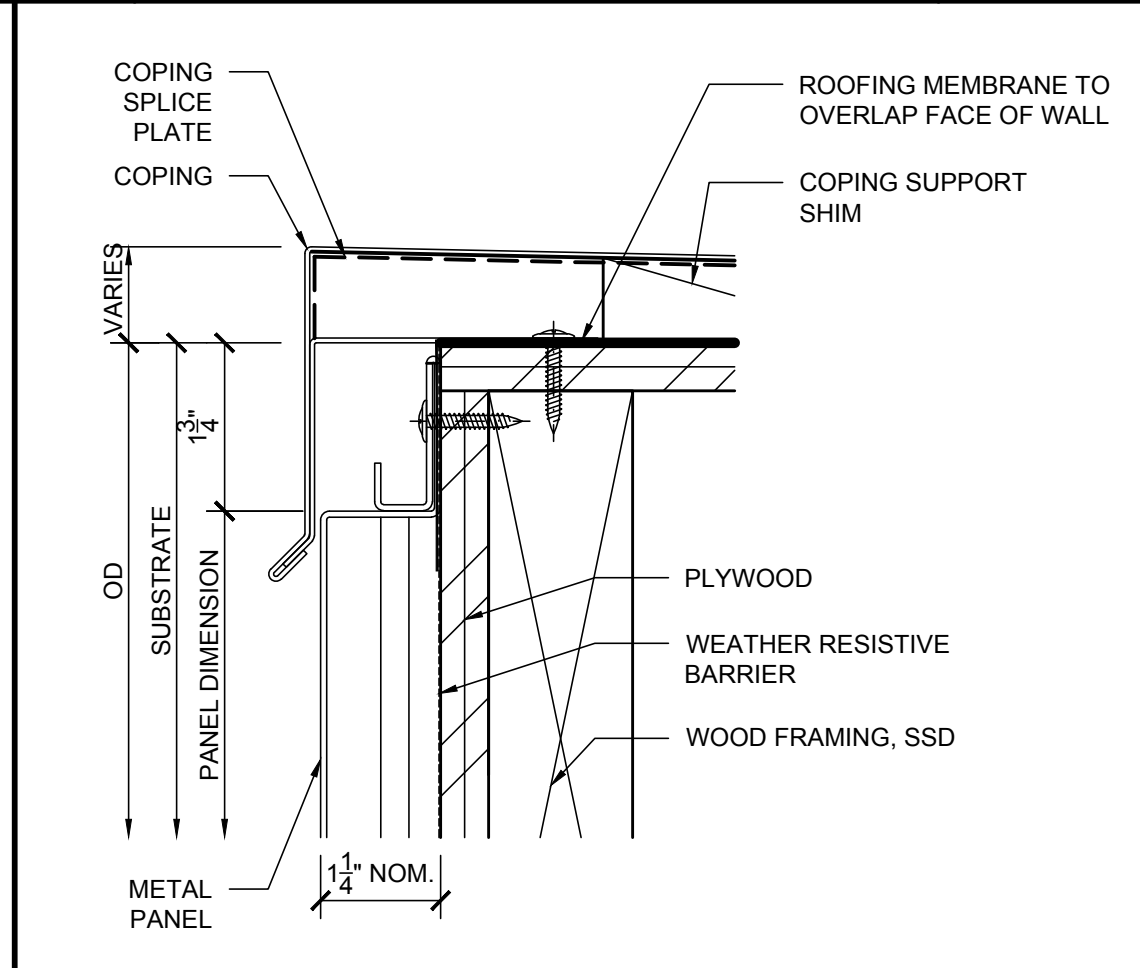
17 TACTILE BUILDING SIGN 1-1/2" = 1'-0"



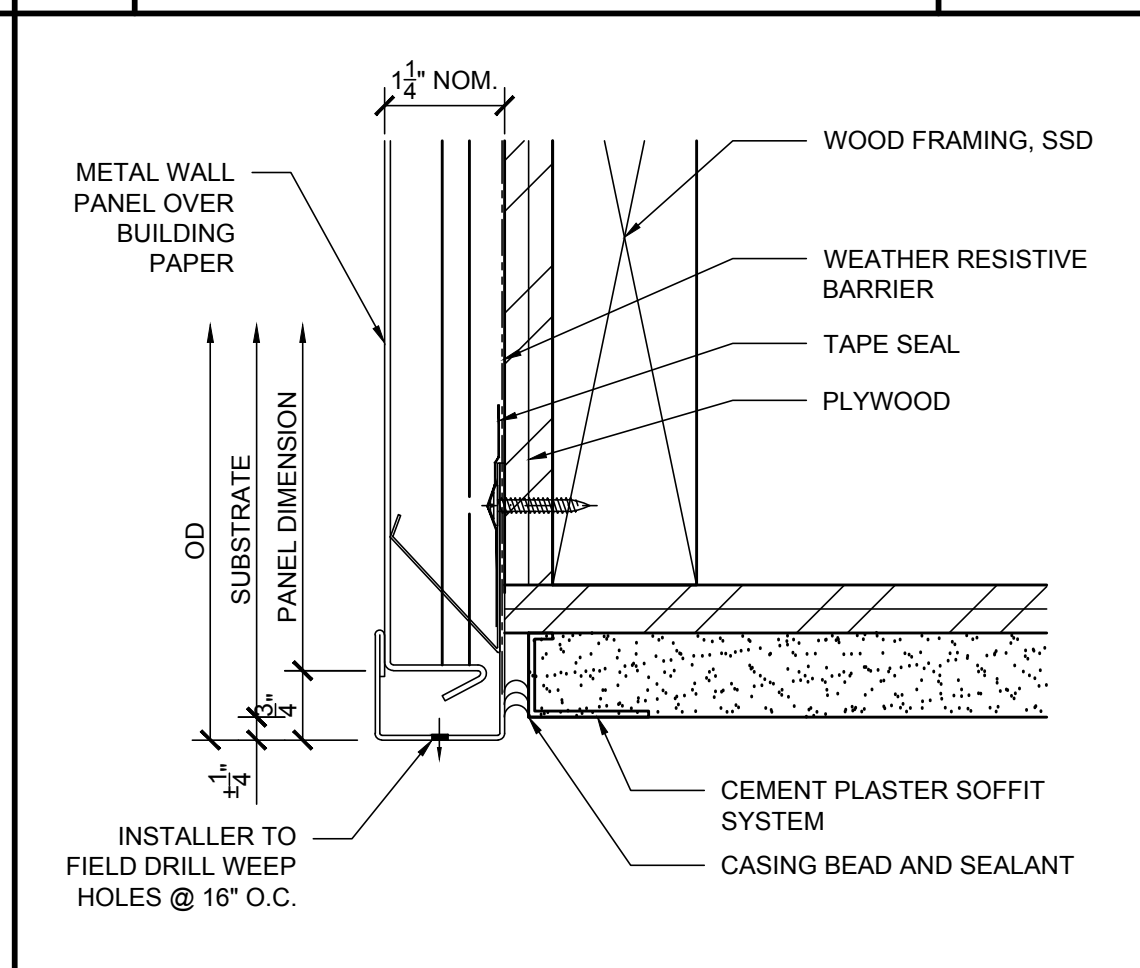
16 METAL WALL PANEL ATTACHMENT 1 1/2" = 1'-0"



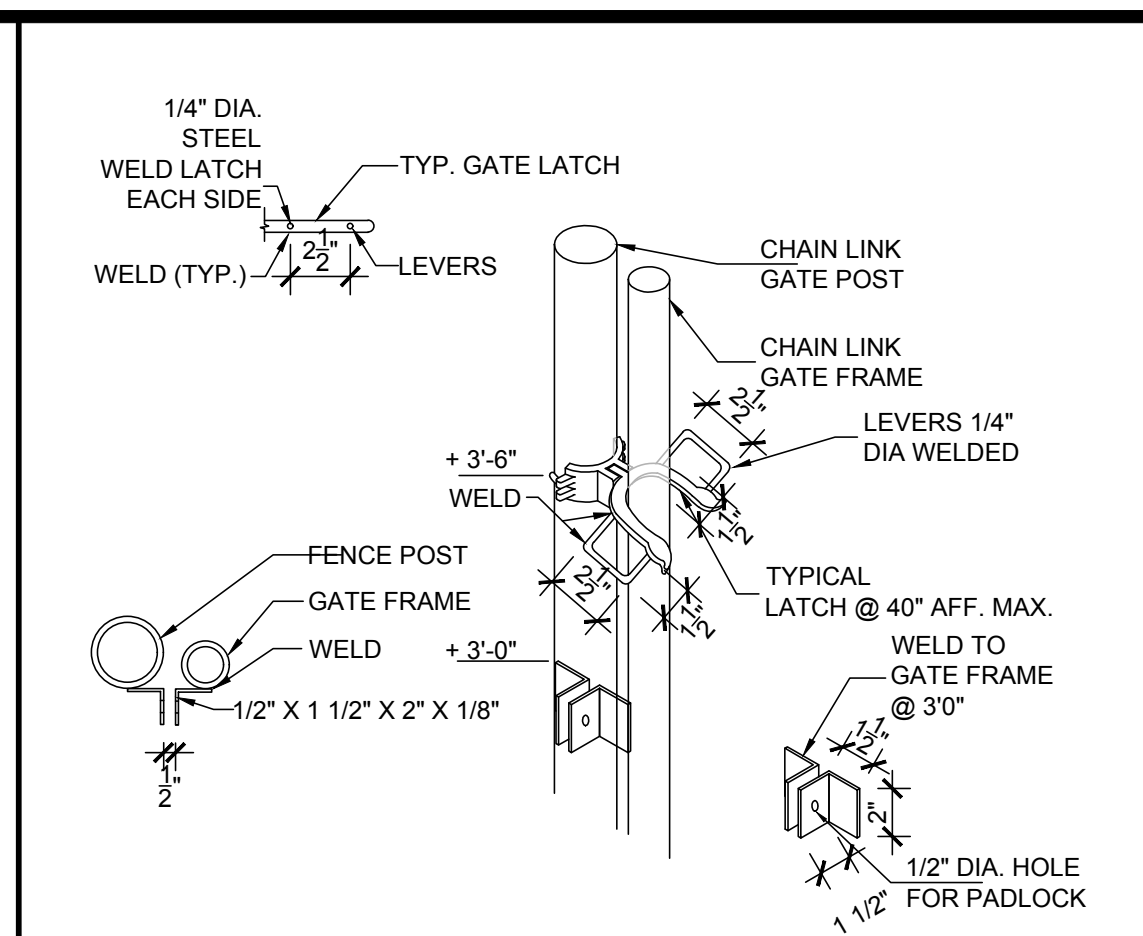
15 METAL WALL PANEL OUTSIDE CORNER 3" = 1'-0"



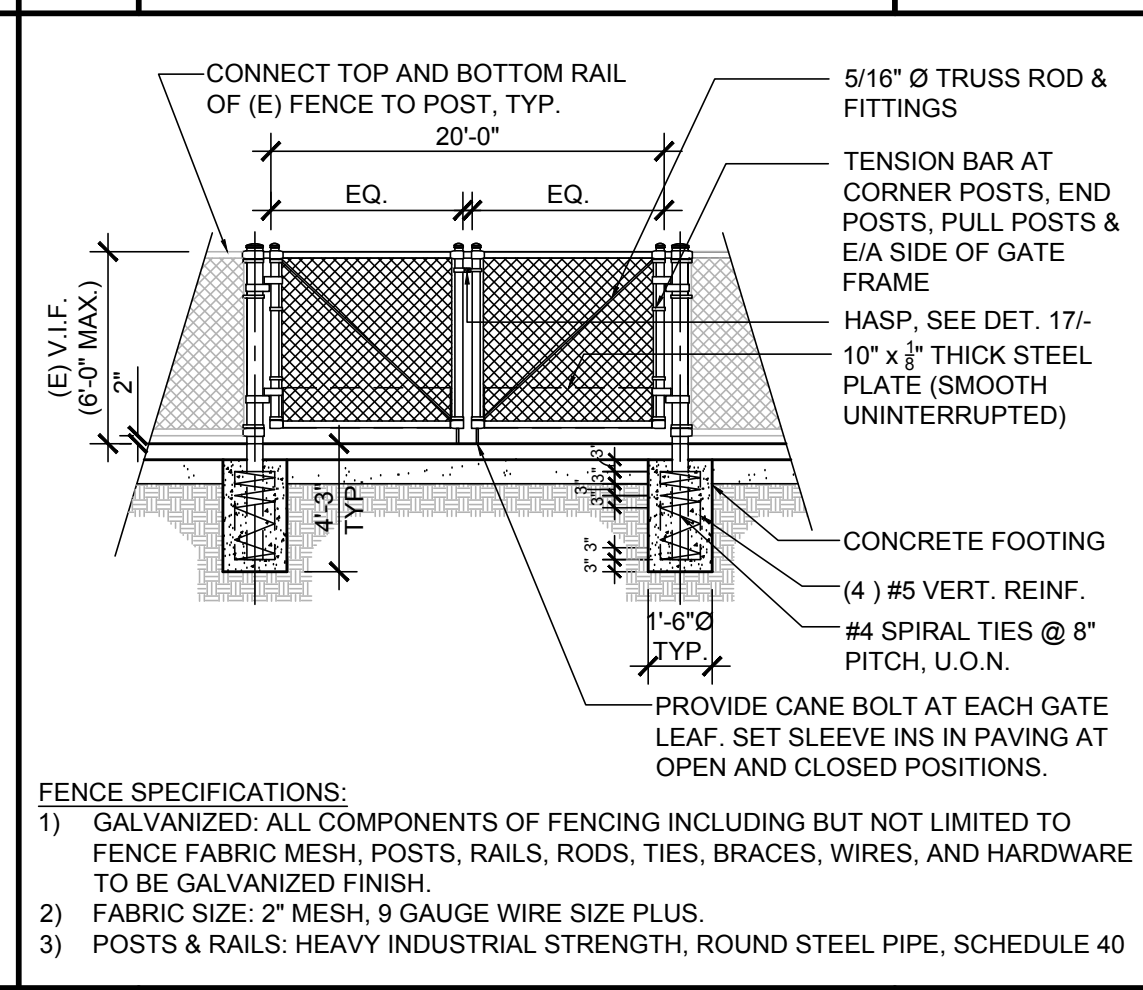
14 METAL PANEL @ TOP 6" = 1'-0"



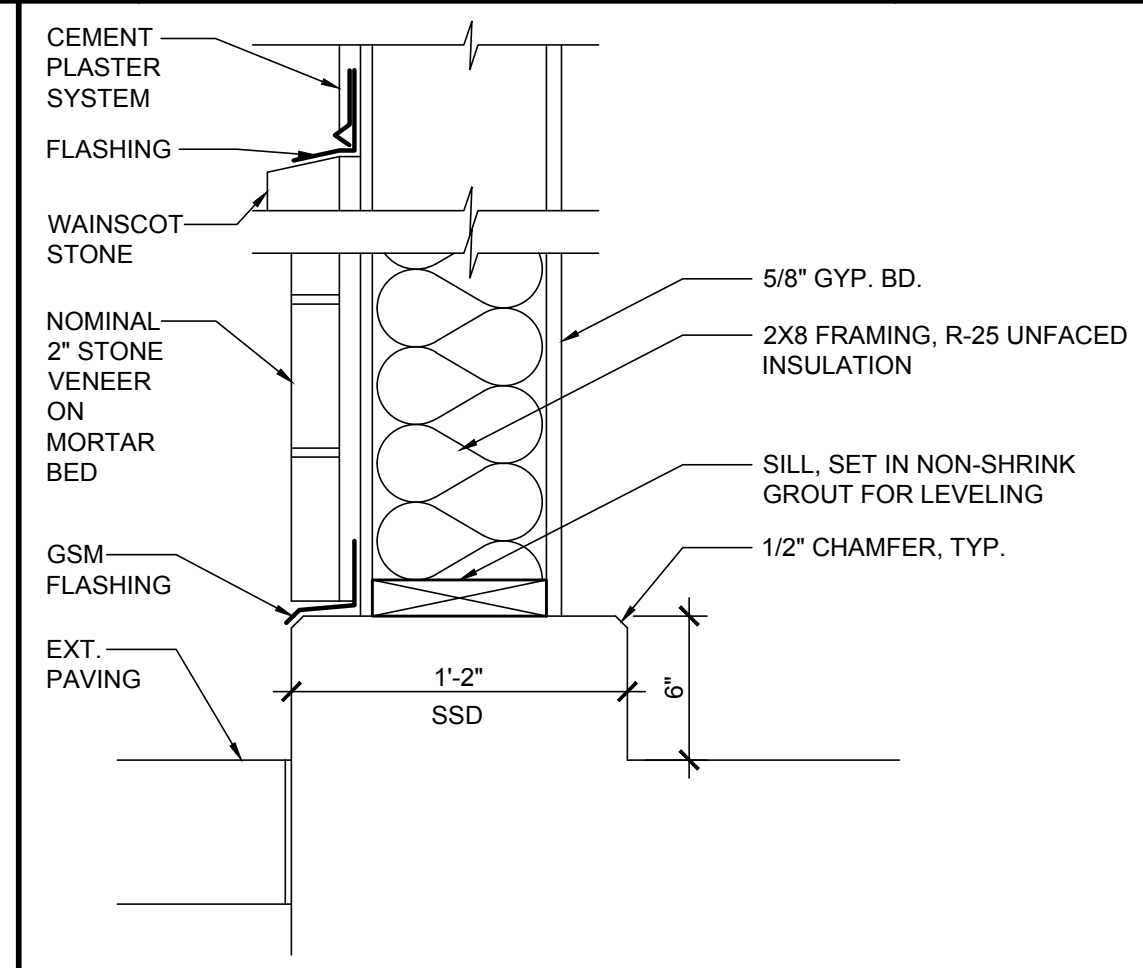
13 METAL PANEL @ BOTTOM 6" = 1'-0"



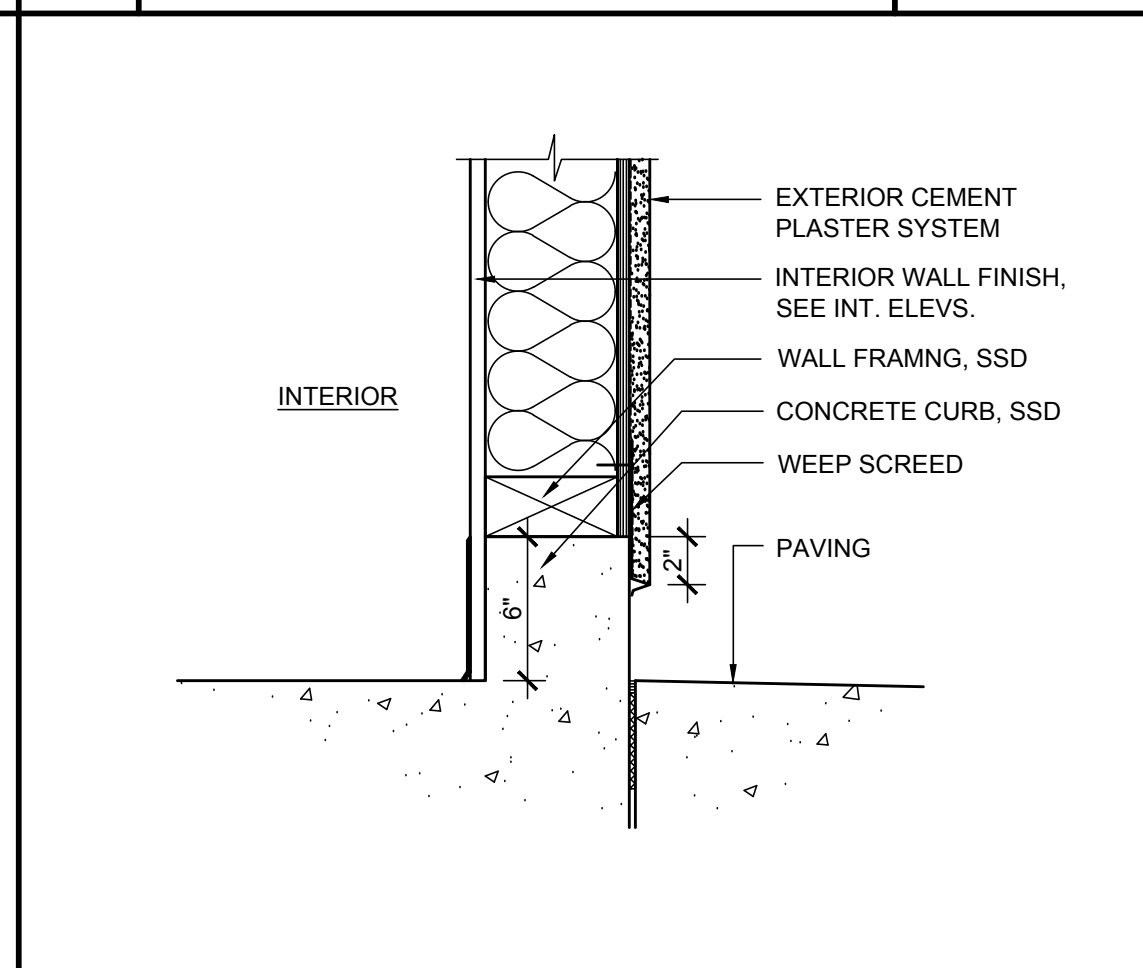
12 GATE HASP 1-1/2" = 1'-0"



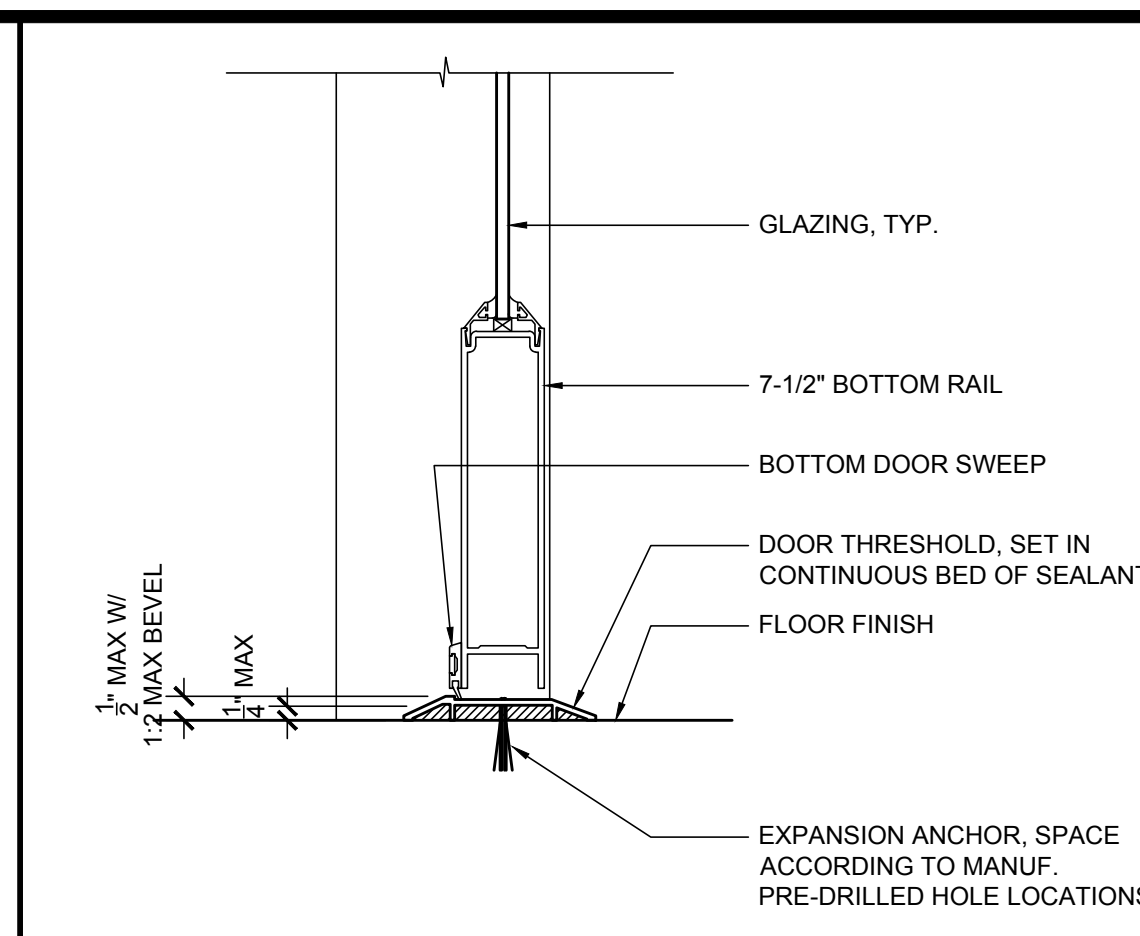
11 FIRE ACCESS GATE NTS.



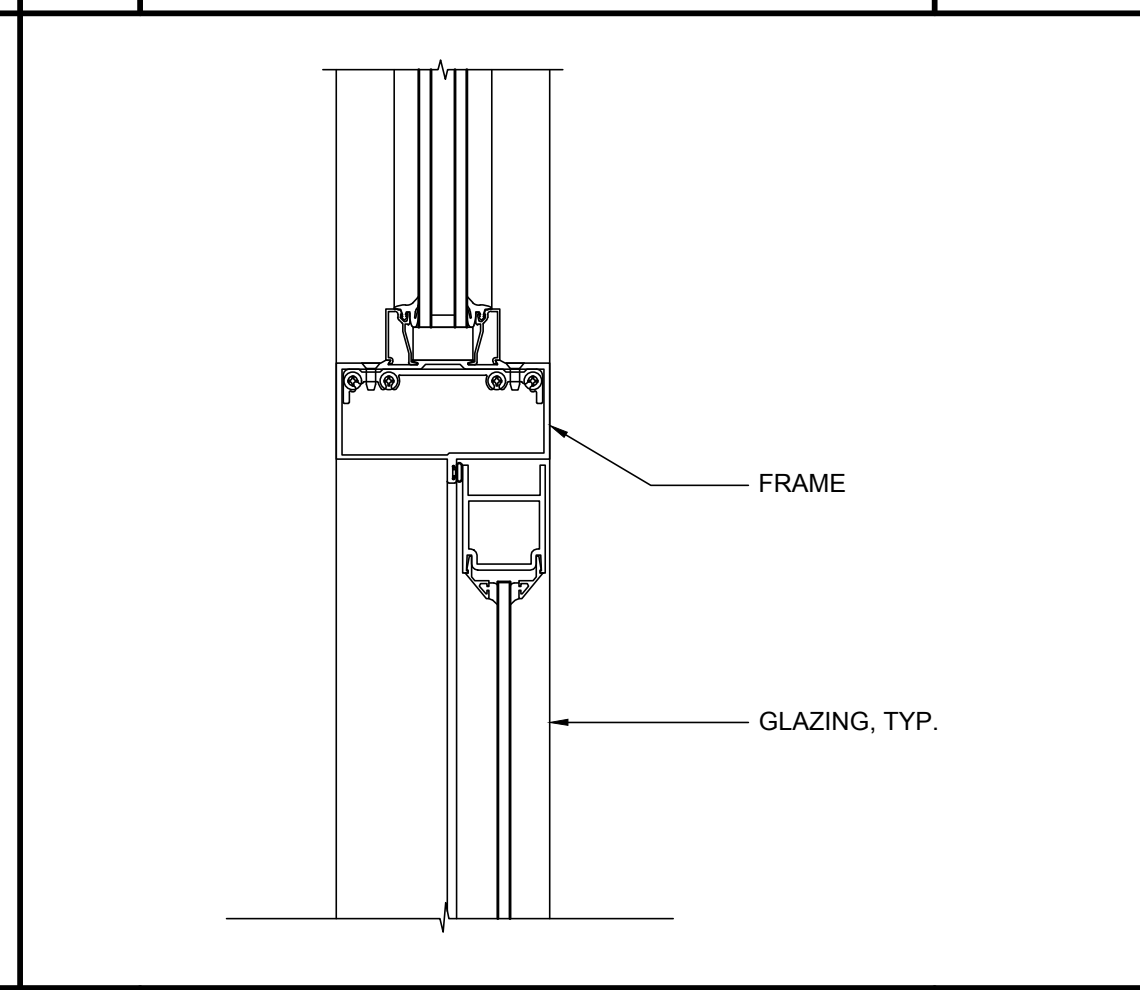
10 EXTERIOR WALL WAINSCOT 1-1/2" = 1'-0"



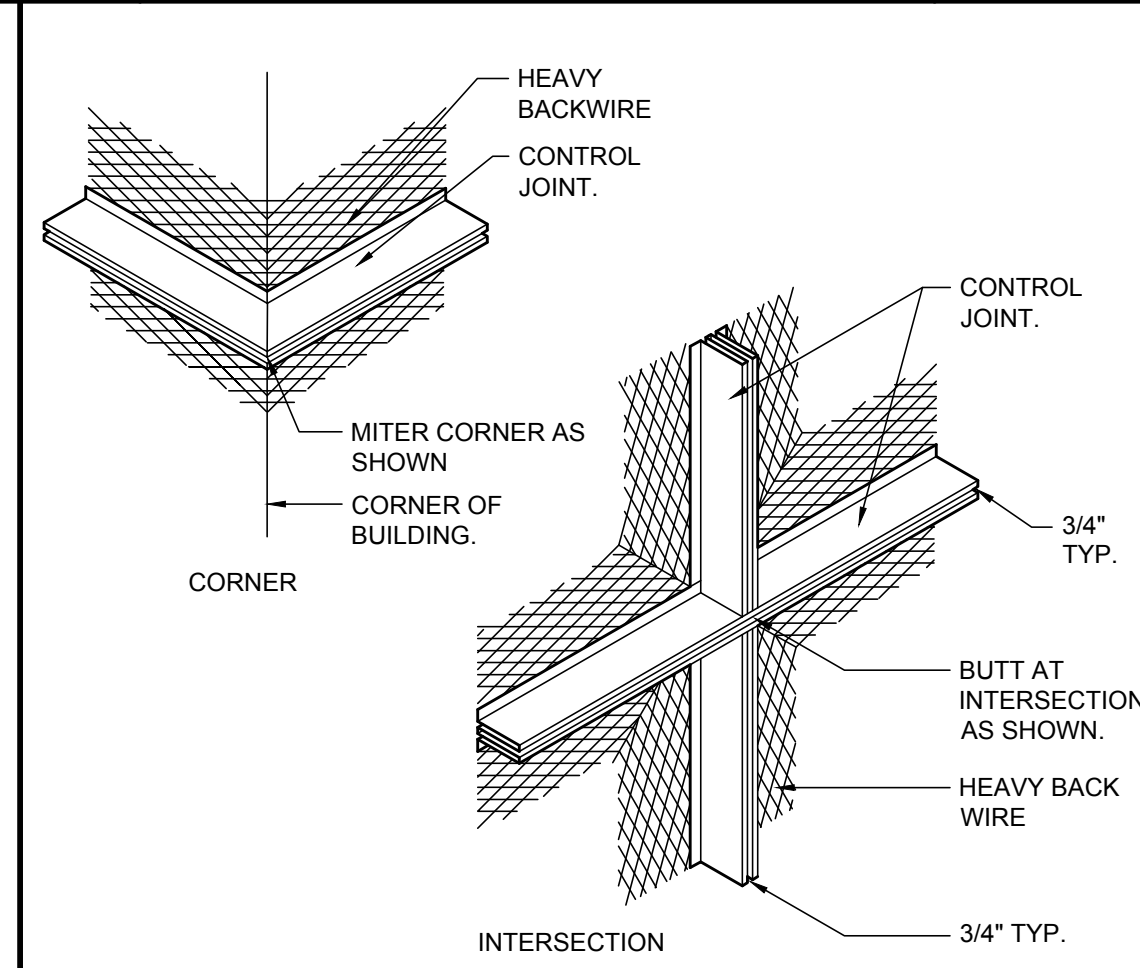
9 CEMENT PLASTER WALL BASE 1 1/2" = 1'-0"



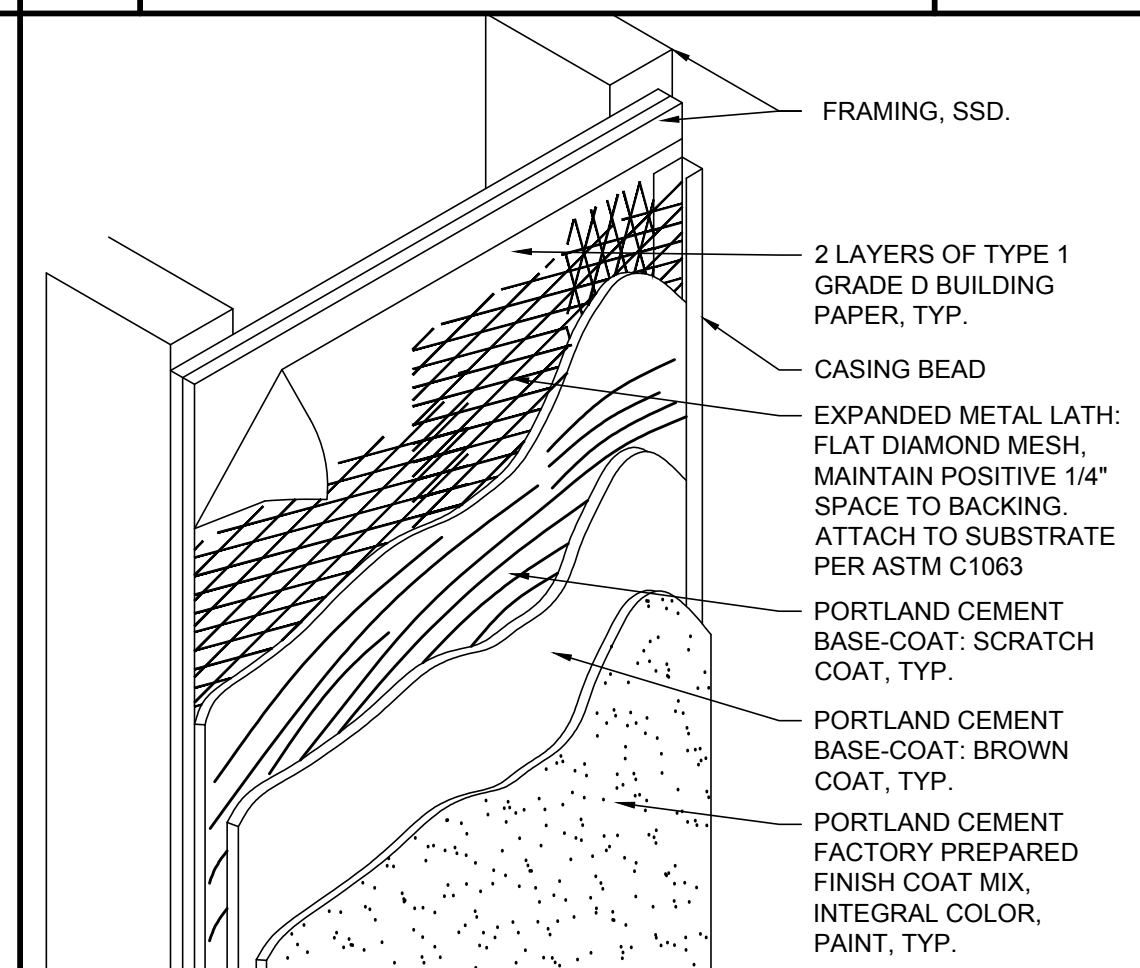
8 STOREFRONT THRESHOLD 3" = 1'-0"



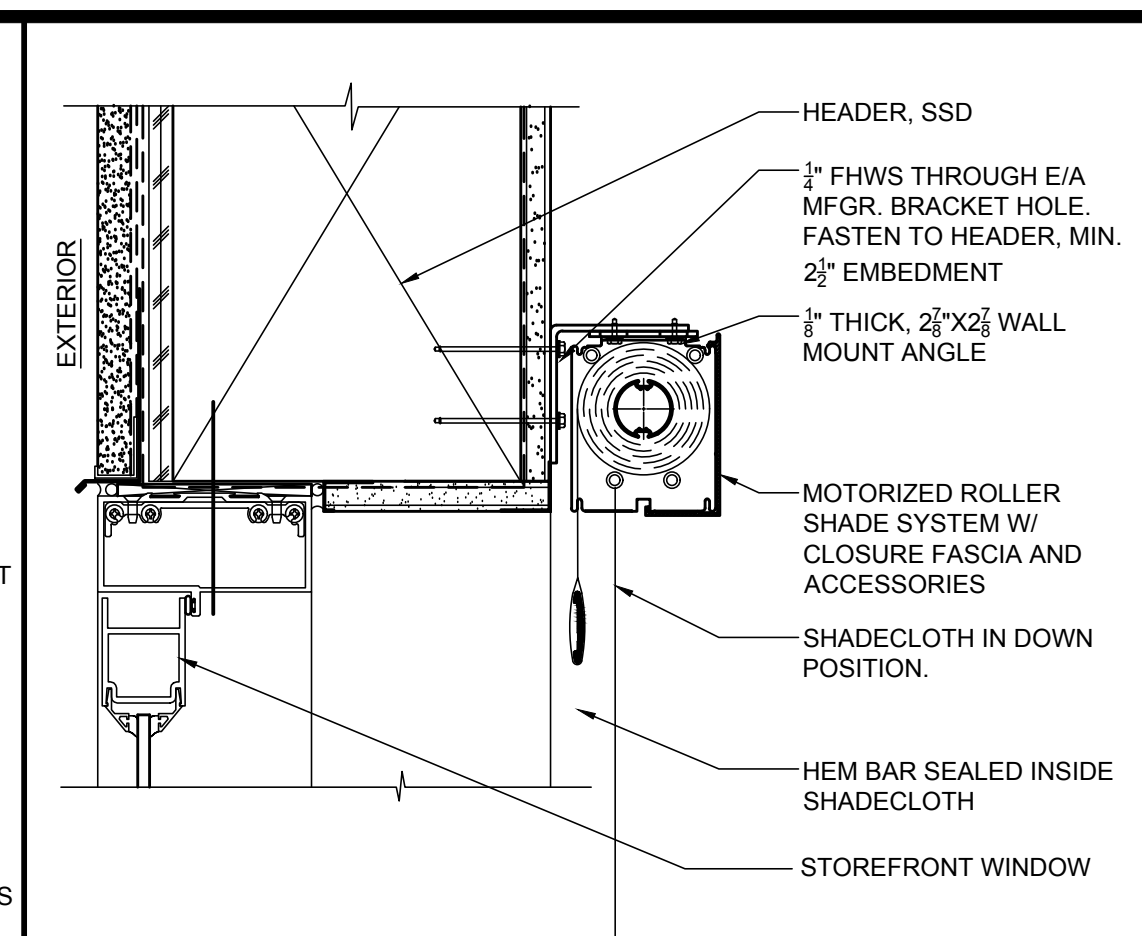
7 STOREFRONT HEAD 3" = 1'-0"



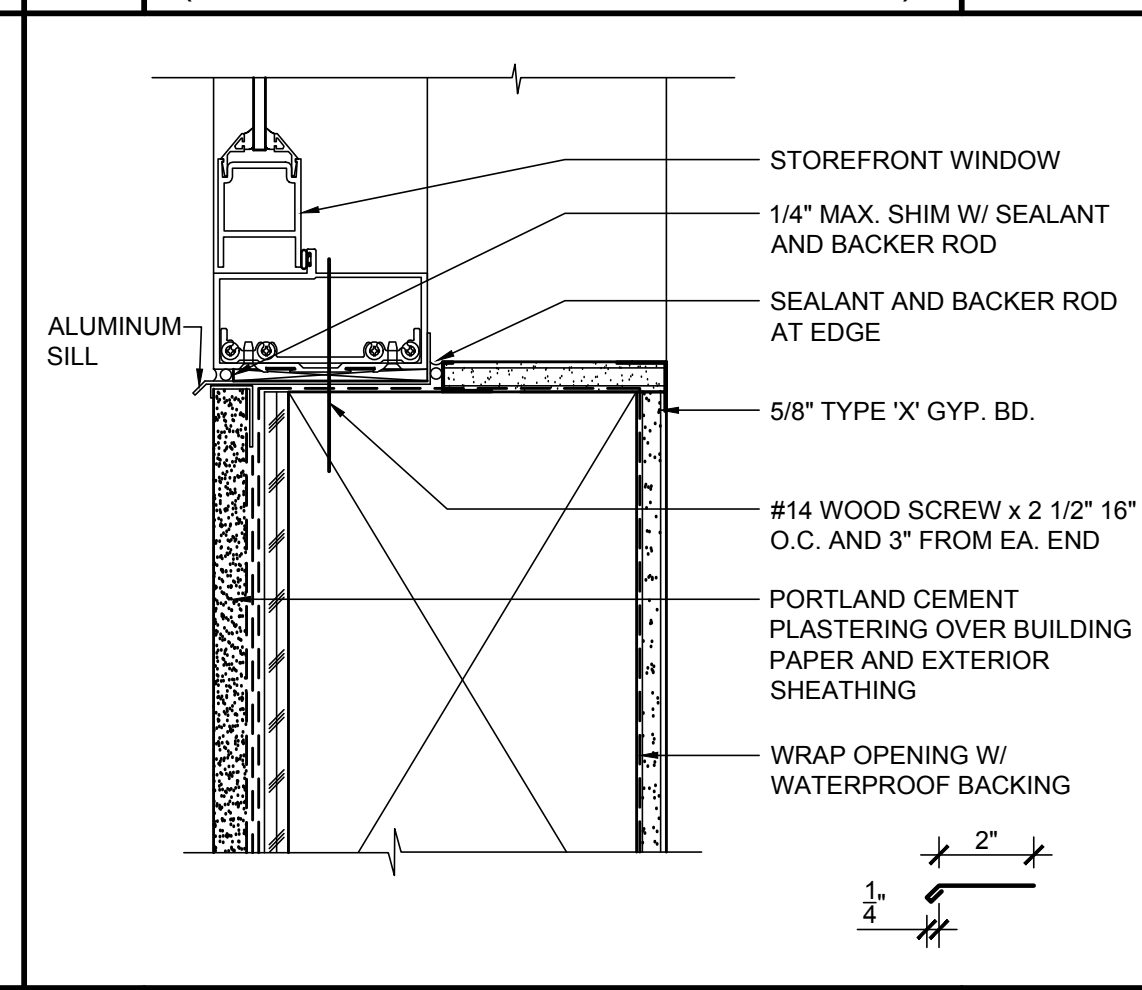
6 CEMENT PLASTER CONTROL JOINT 3" = 1'-0"



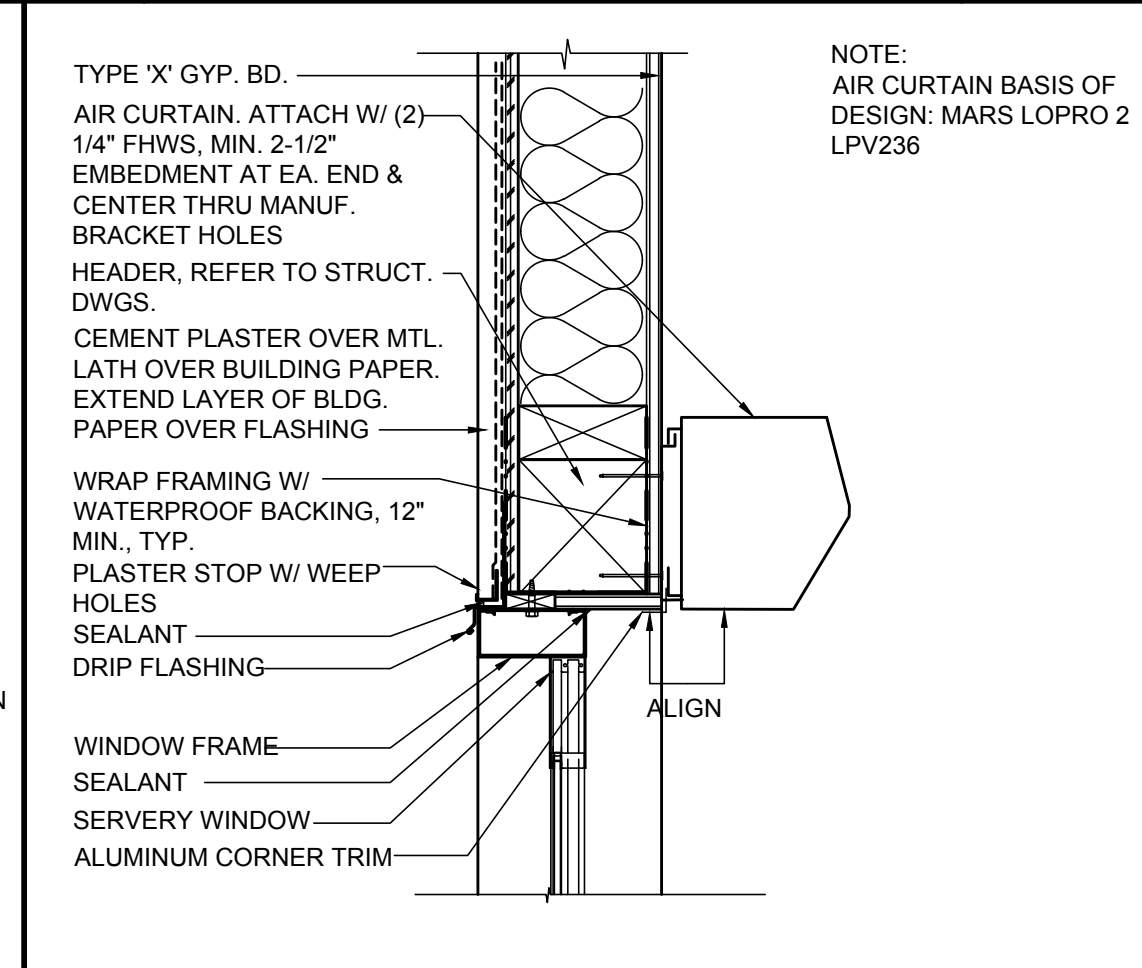
5 CEMENT PLASTER SYSTEM 3" = 1'-0"



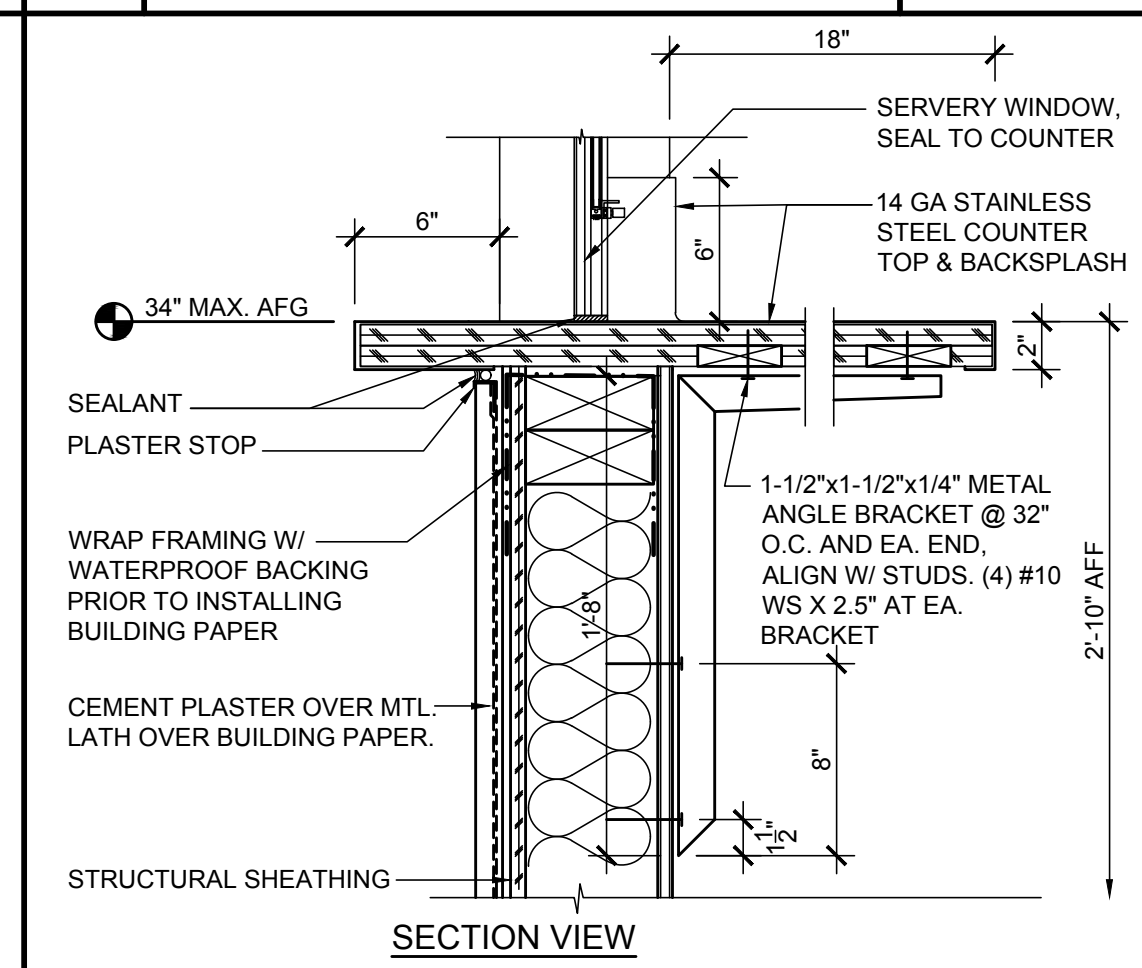
4 HEAD - STOREFRONT WINDOW (W/ ROLLER SHADE INTERIOR SIDE) 3" = 1'-0"



3 SILL DETAIL - STOREFRONT WINDOW 3" = 1'-0"



2 SERVERY WINDOW HEAD 1 1/2" = 1'-0"



1 SERVERY WINDOW BASE 1 1/2" = 1'-0"

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394-A Umbarger Rd
San Jose, CA 95111
Phone 408.224.9890
Fax 408.224.9891
www.Artika3.com

Project Title

ALMADEN COUNTRY DAY SCHOOL

6835 TRINIDAD DRIVE
SAN JOSE, CALIFORNIA, 95120

SPECIAL USE PERMIT & NON-PD REZONING

No	Revisions/Submissions	Date
	SPECIAL USE PERMIT/ NON-PD REZONING	

Drawing Title

DETAILS

Regulatory Agency Approval

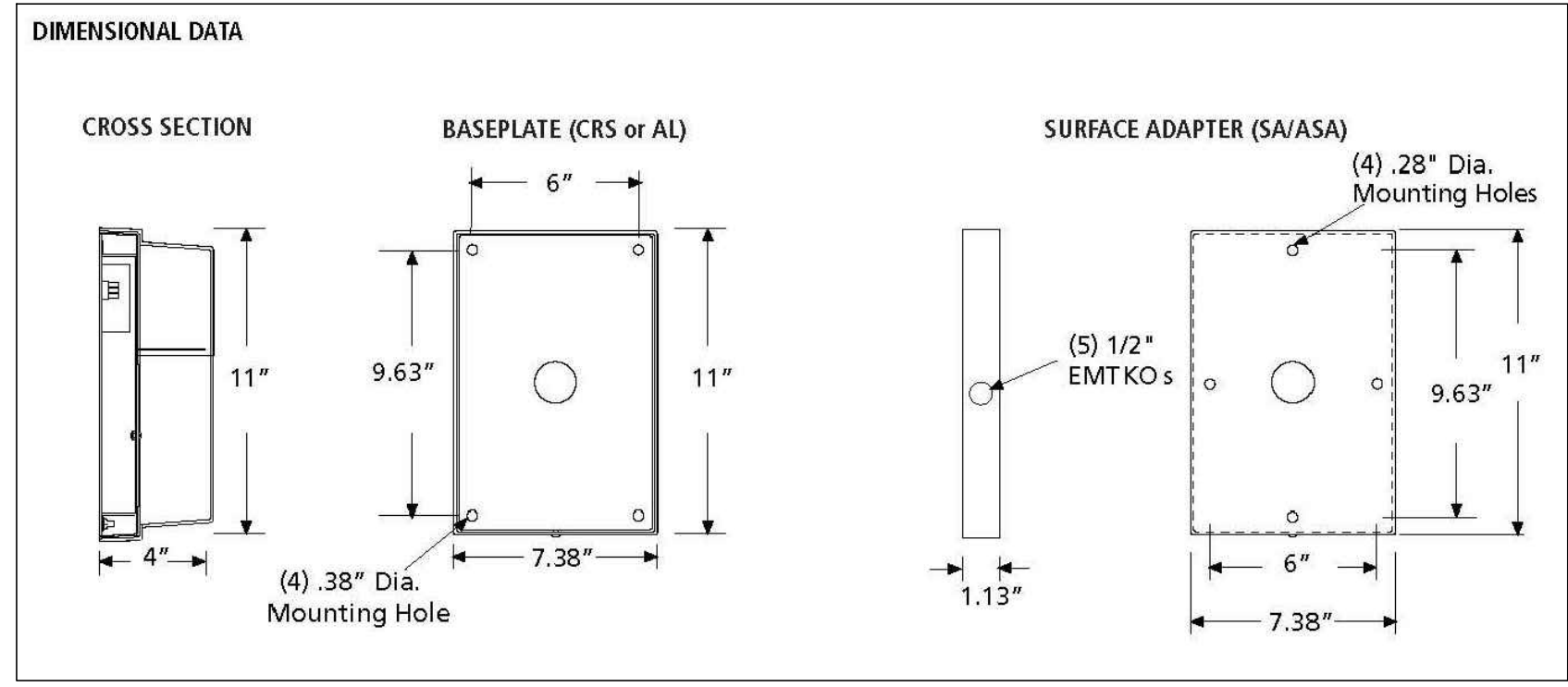
Architect Seal

Drawing No

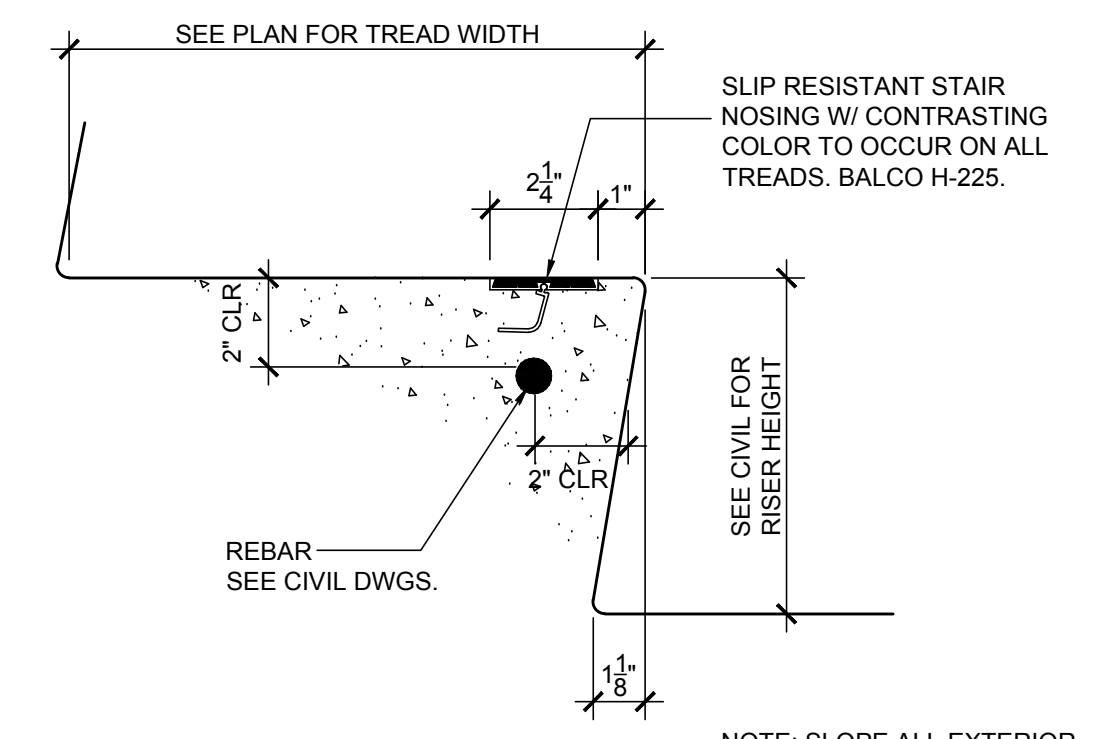
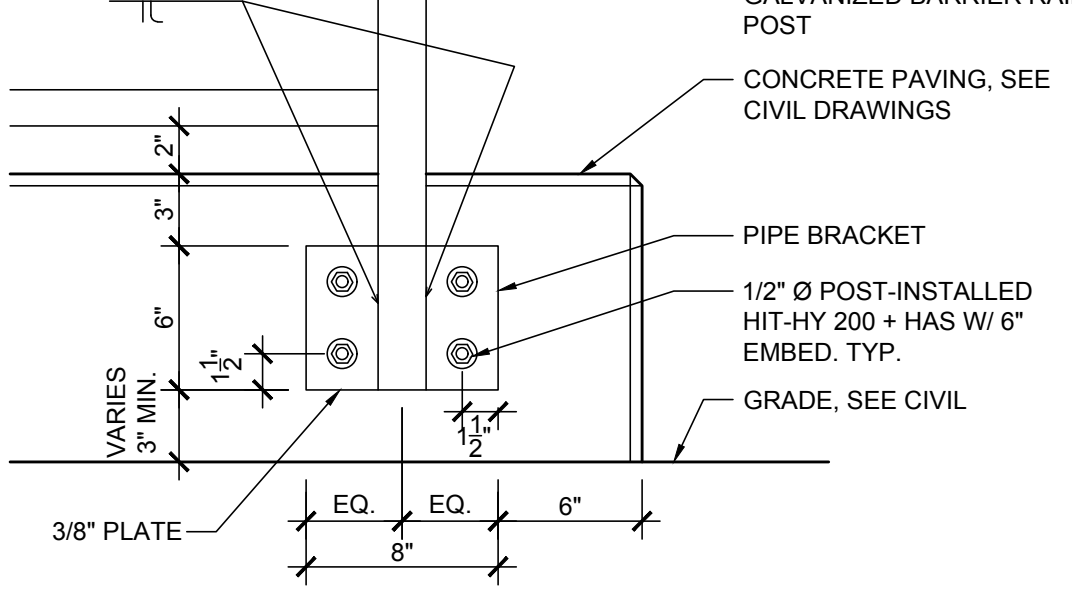
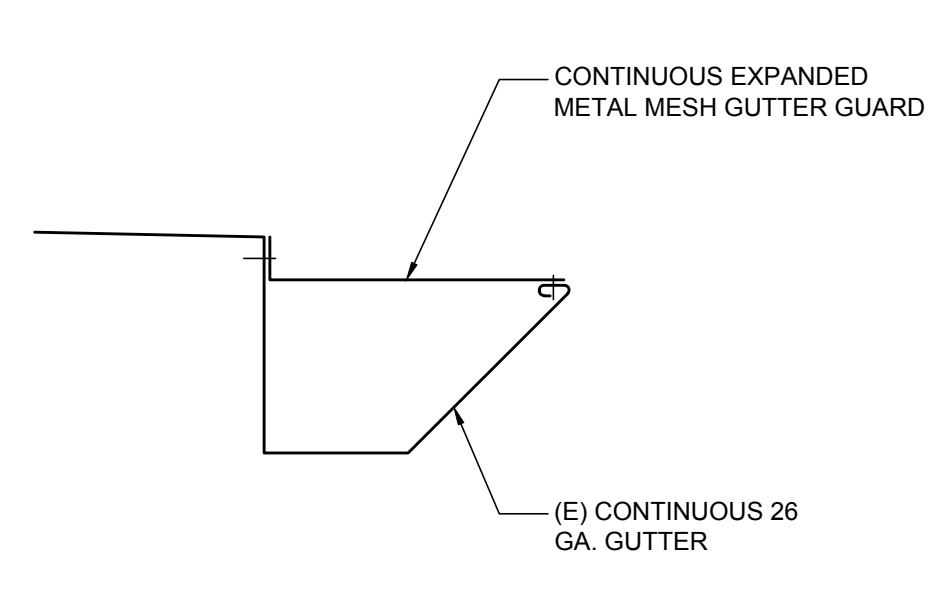
A12.10

Project No. 138058

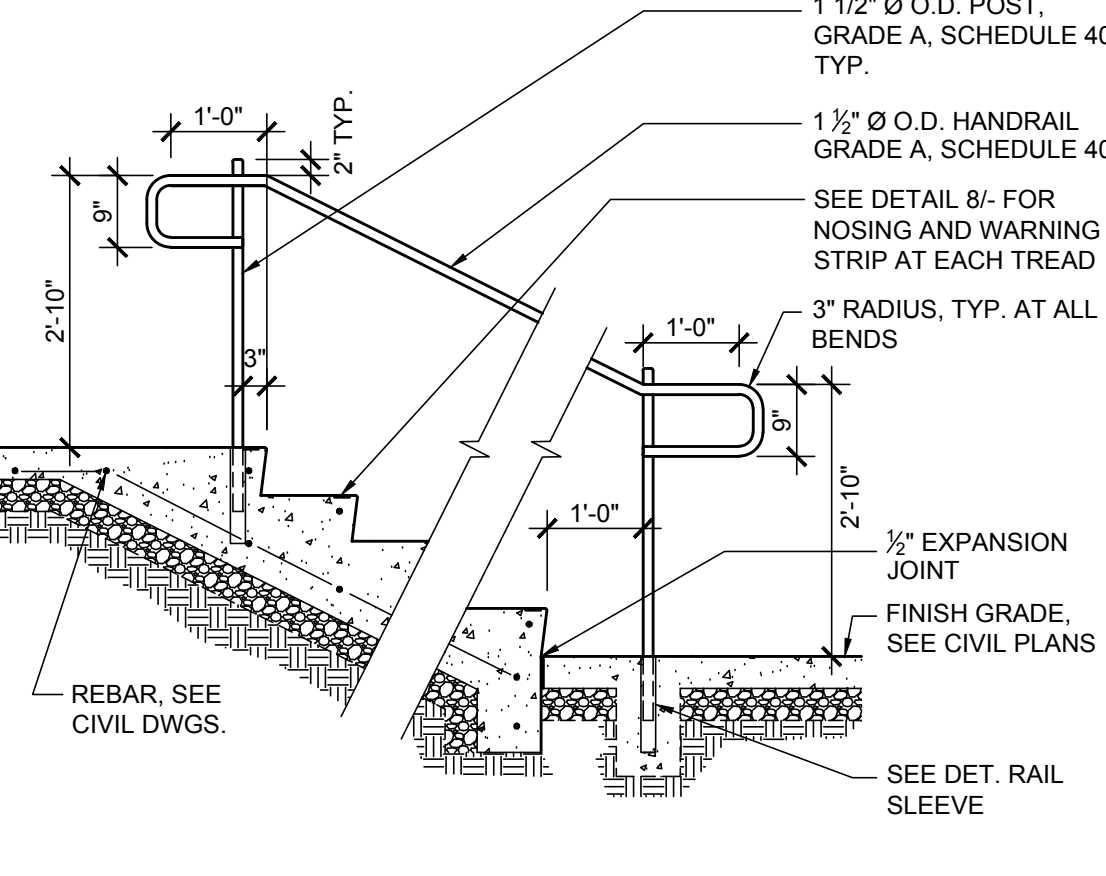
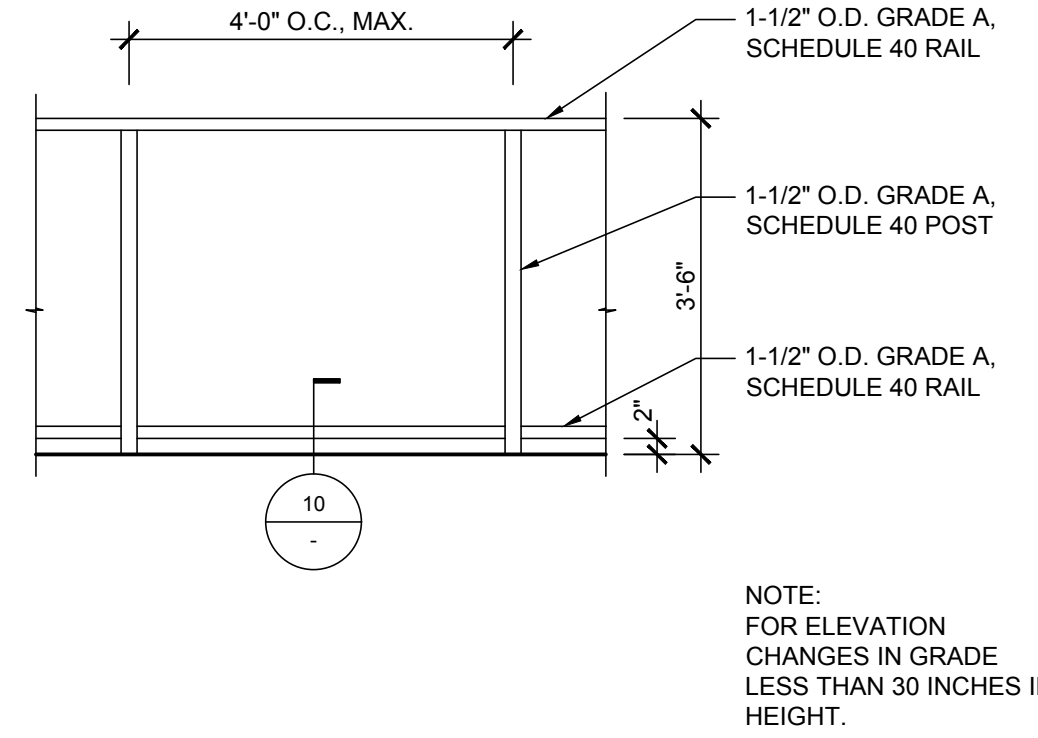
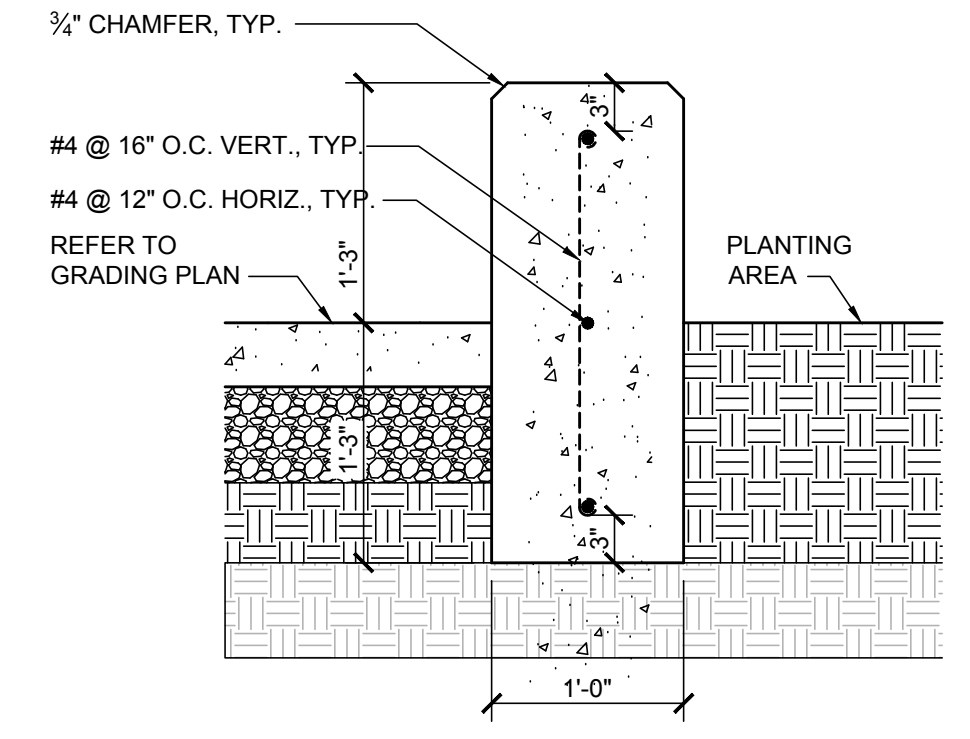
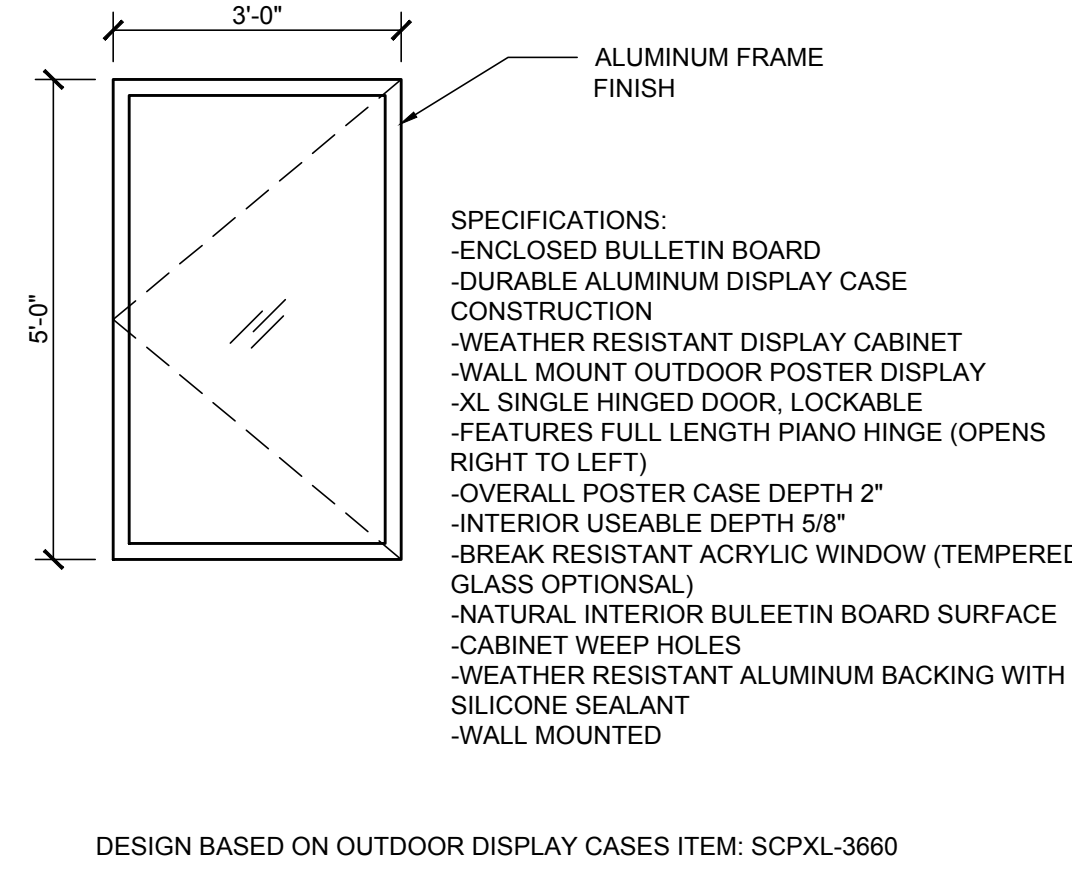
If this sheet is not 24" x 36" it is a reduced print - scale accordingly.



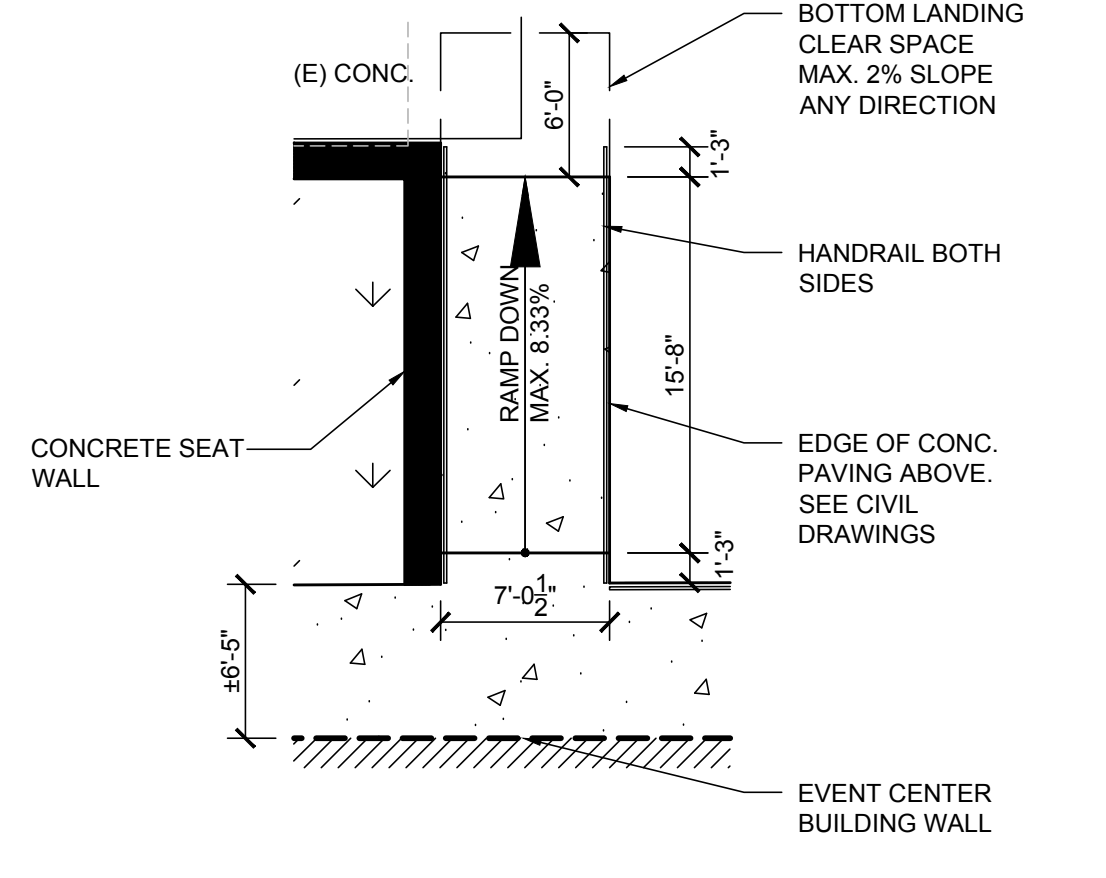
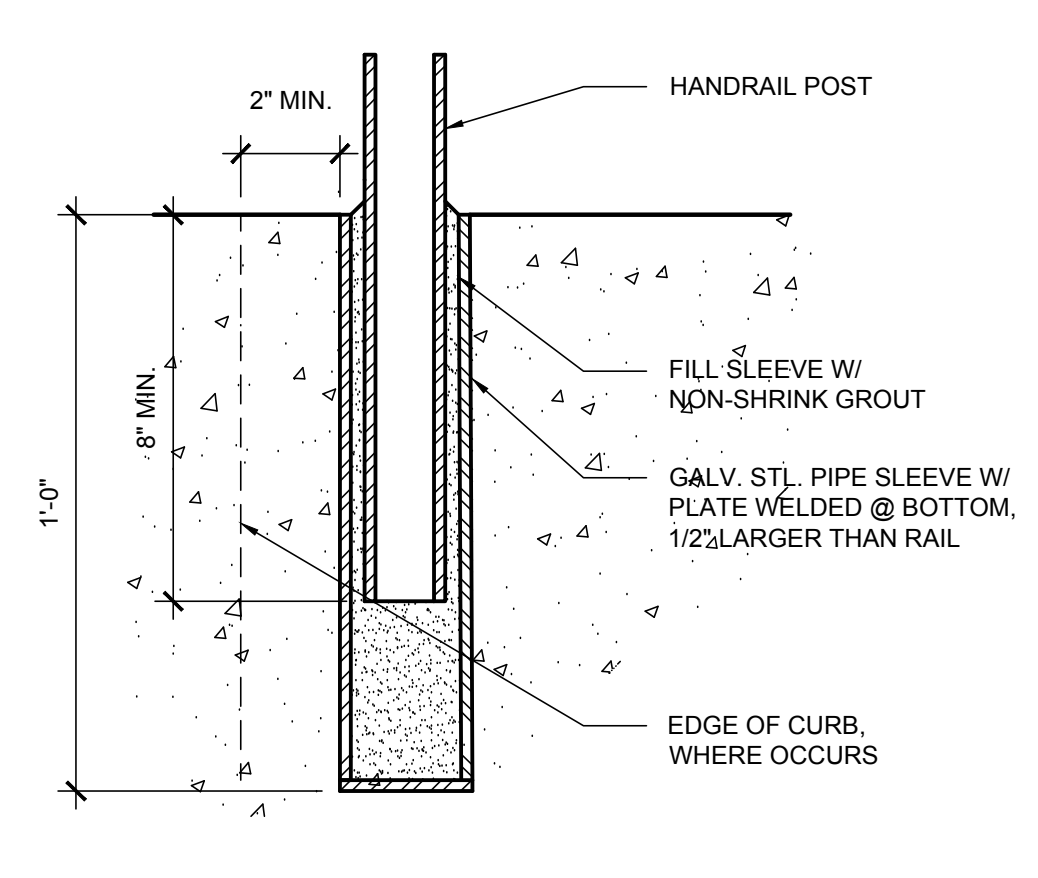
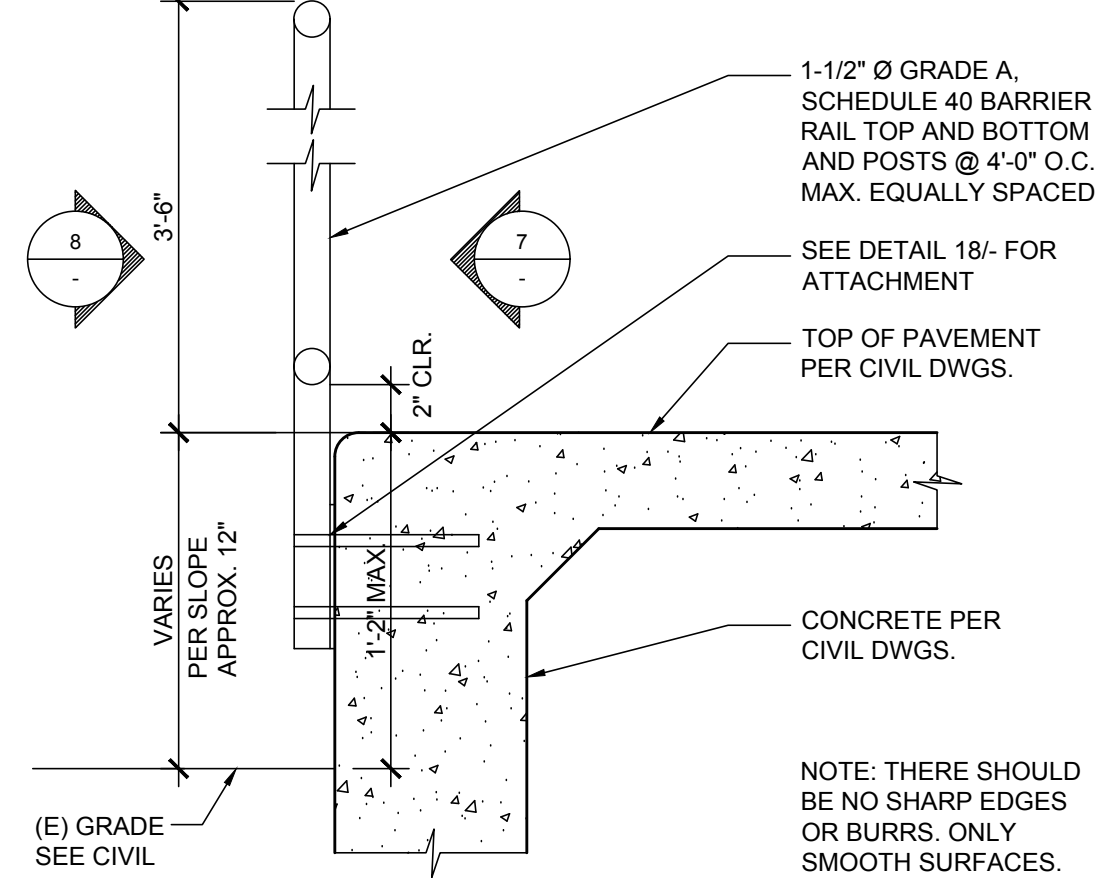
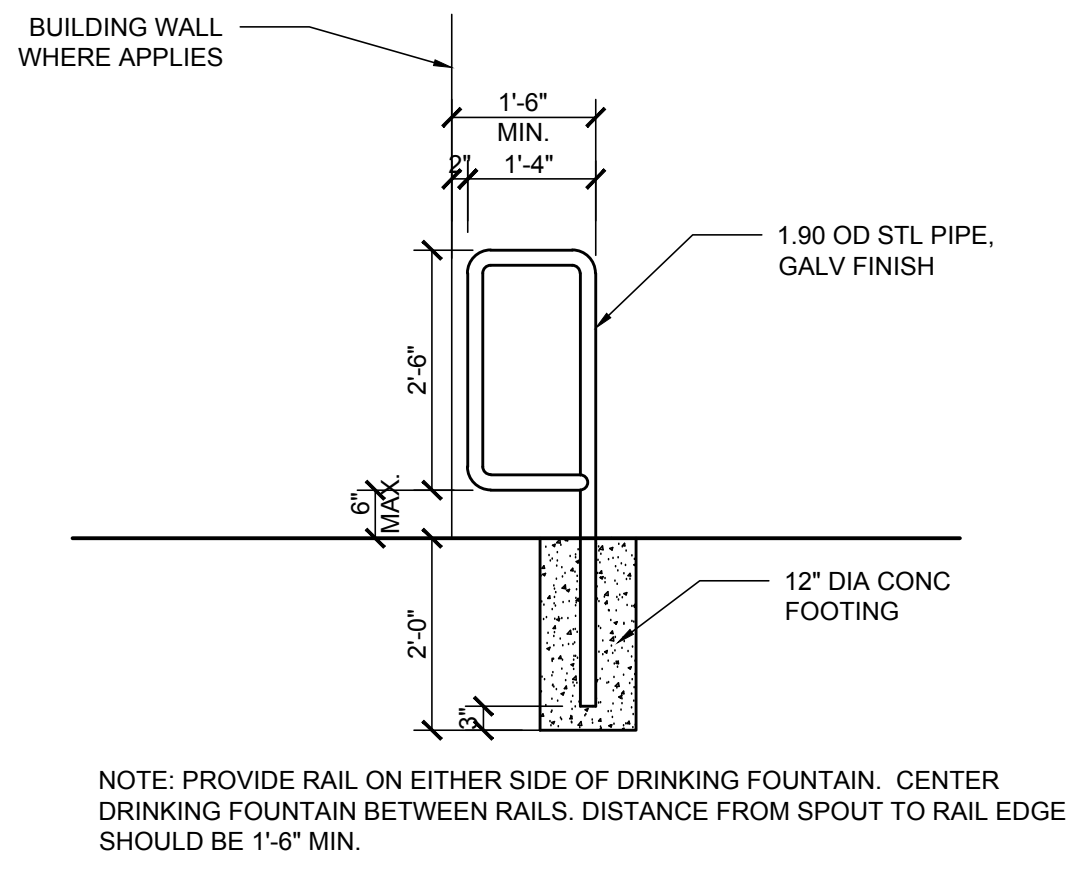
KENALL, SENTINALL, S711D-P-16L40K-120-9500-LEL-SA OR APPROVED
EQUAL, 19W LED, 4000K



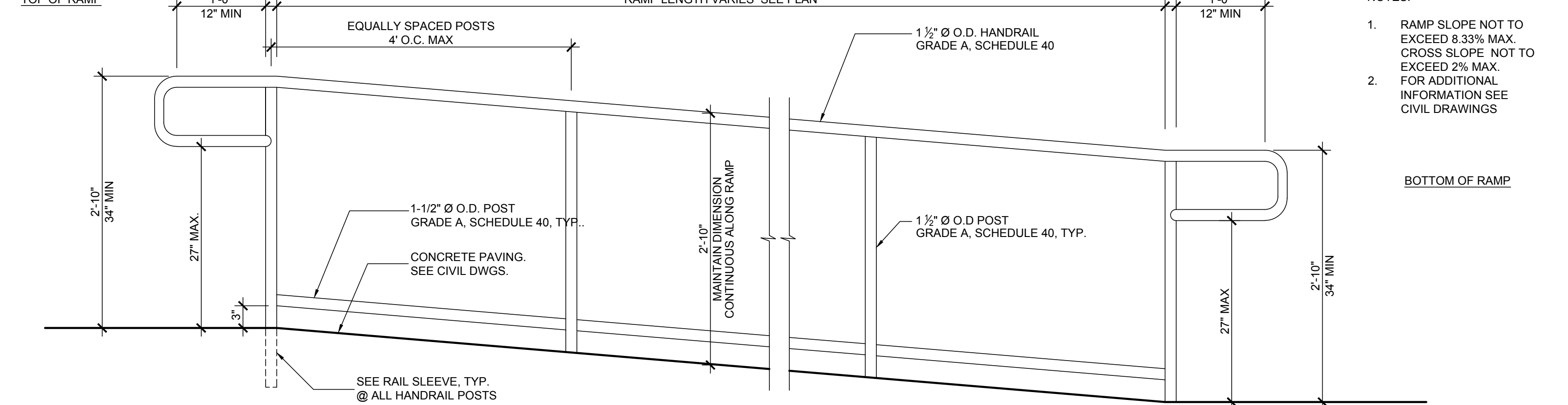
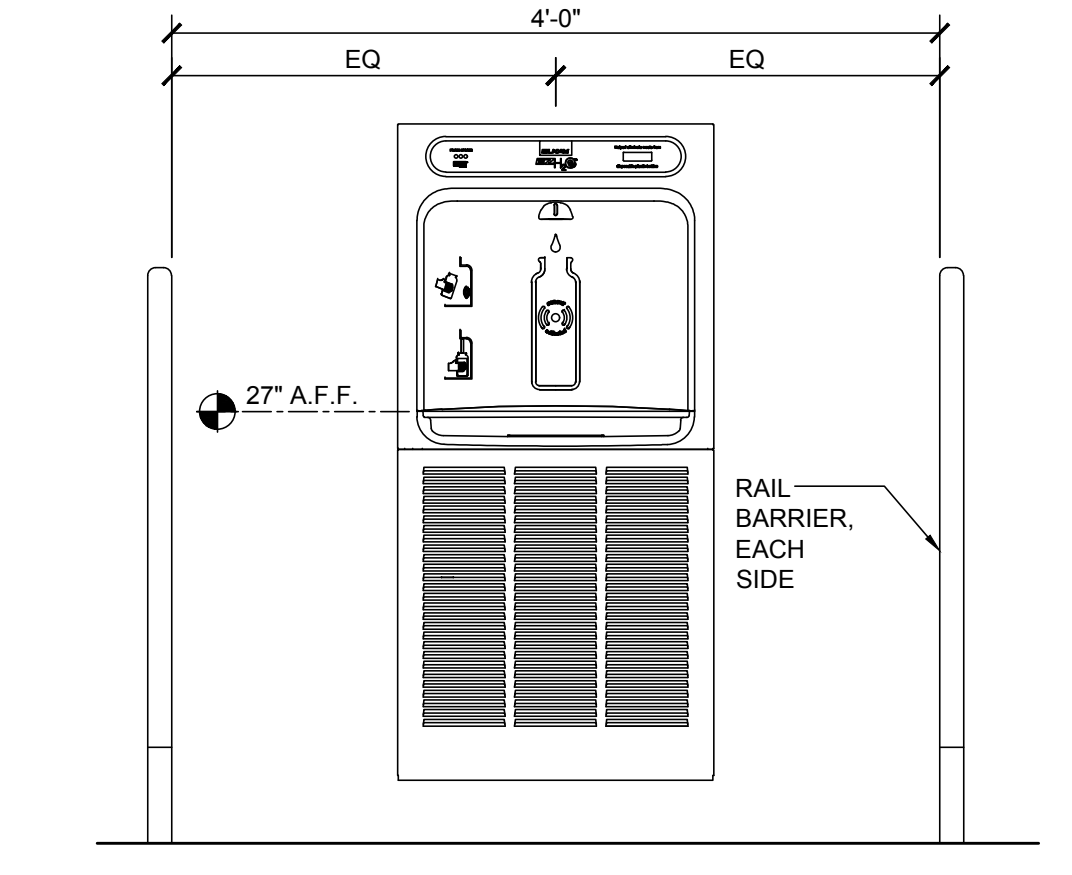
20	EXTERIOR BLDG. LIGHT FIXTURE	NTS.	12	ROOF GUTTER GUARD DETAIL	3" = 1'-0"	8	BARRIER RAIL @ CONC. ATTACH.	1-1/2" = 1'-0"	4	STAIR TREAD NOSING DETAIL	3" = 1'-0"
----	------------------------------	------	----	--------------------------	------------	---	------------------------------	----------------	---	---------------------------	------------



19			15	POSTER BOX SIGN	1/2" = 1'-0"	11	CONCRETE SEAT WALL	1" = 1'-0"	7	BARRIER RAIL ELEVATION	1/2" = 1'-0"	3	TYPICAL HANDRAIL ELEVATION	1/2" = 1'-0"
----	--	--	----	-----------------	--------------	----	--------------------	------------	---	------------------------	--------------	---	----------------------------	--------------



18			14	RAIL BARRIER	1/2" = 1'-0"	10	BARRIER RAIL @ CONC. EDGE	1-1/2" = 1'-0"	6	RAIL SLEEVE	3" = 1'-0"	2	ACCESSIBLE RAMP PLAN	1/8" = 1'-0"
----	--	--	----	--------------	--------------	----	---------------------------	----------------	---	-------------	------------	---	----------------------	--------------



17			13	BOTTLE FILLING STATION	1" = 1'-0"	9	ACCESSIBLE RAMP AND HANDRAIL	1" = 1'-0"						
----	--	--	----	------------------------	------------	---	------------------------------	------------	--	--	--	--	--	--

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394-A Umbarger Rd
San Jose, CA 95111
Phone 408.224.9890
Fax 408.224.9891
www.Artika3.com

Project Title

**ALMADEN COUNTRY
DAY SCHOOL**
6835 TRINIDAD DRIVE
SAN JOSE, CALIFORNIA, 95120
**SPECIAL USE PERMIT
& NON-PD REZONING**

Drawing Title

DETAILS

No.	Revisions/Submissions	Date
	SPECIAL USE PERMIT/ NON-PD REZONING	

Regulatory Agency Approval

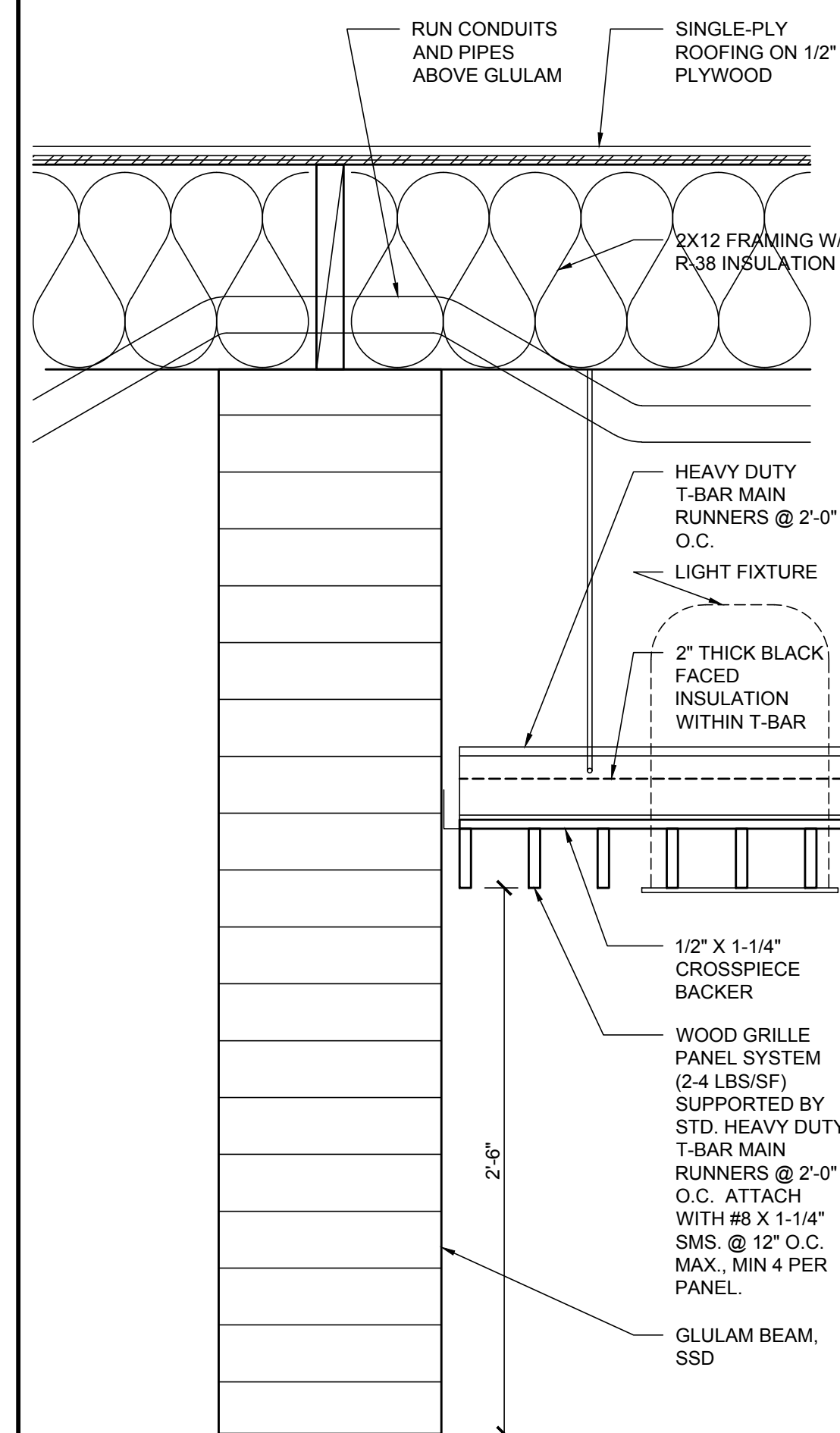
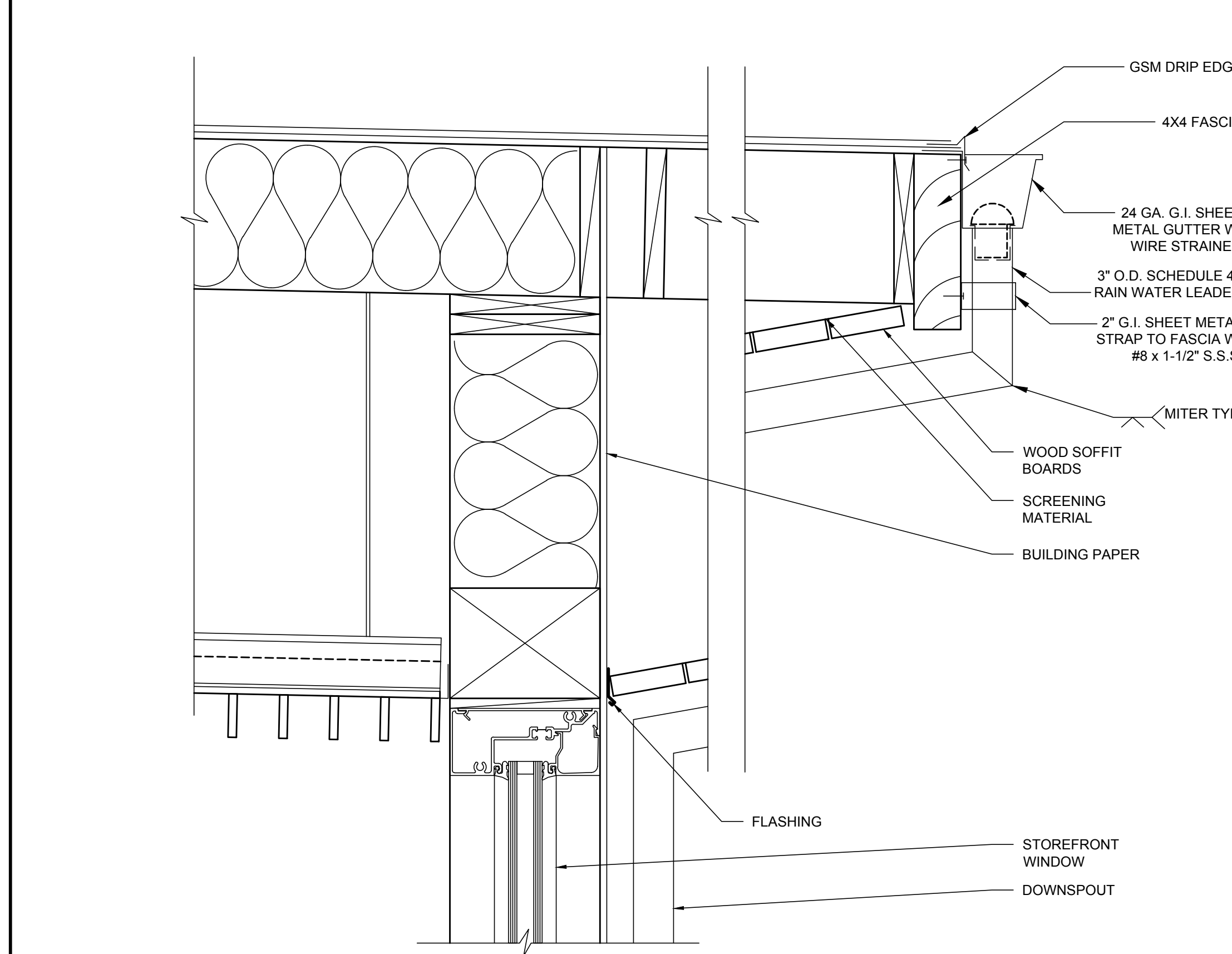
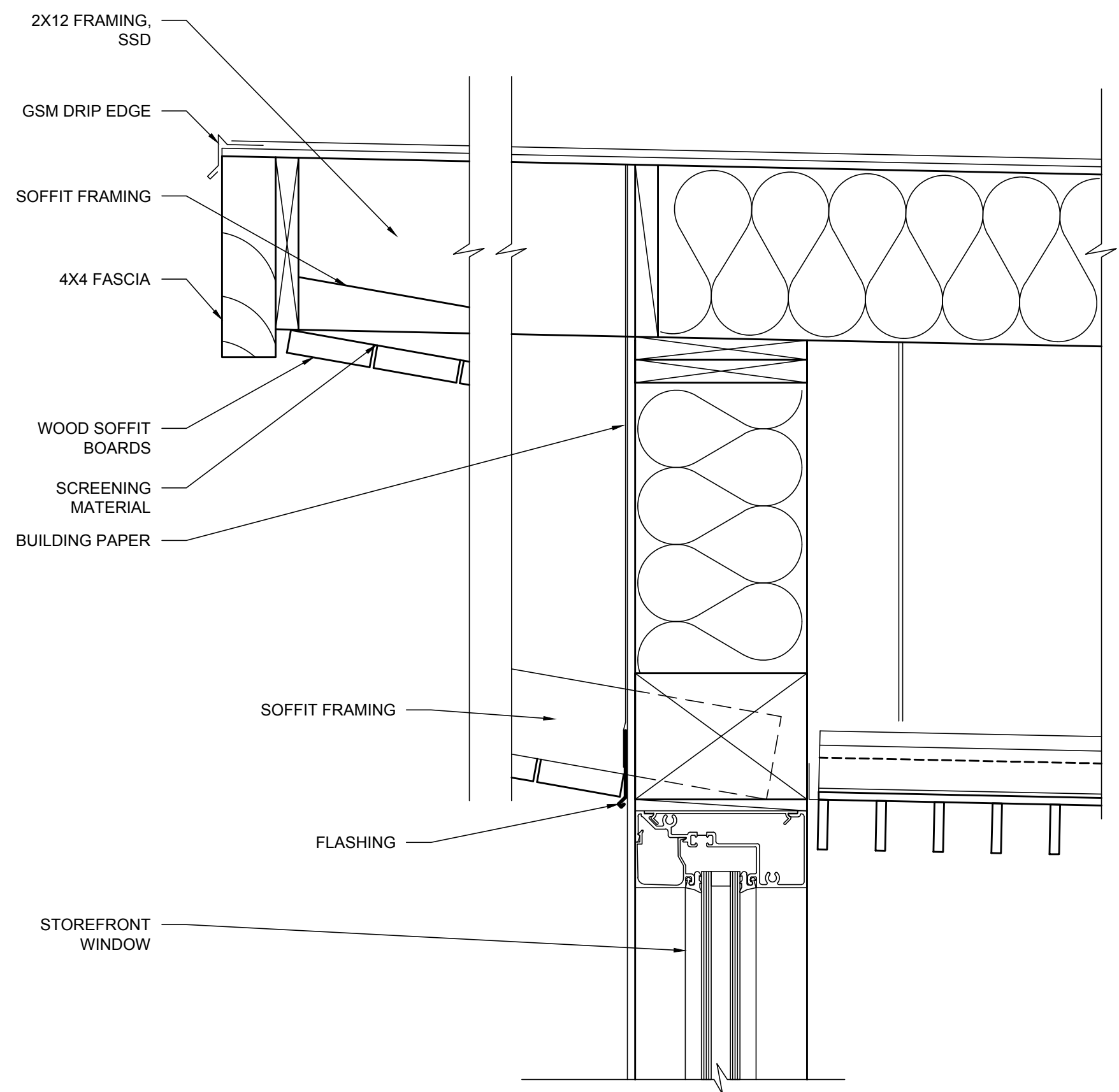
Architect Seal

LICENCED ARCHITECT
MARTIN HOCHROFF
No. C-22312
Exp. 03-31-21
STATE OF CALIFORNIA

Drawing No
A12.20

Project No.
138058

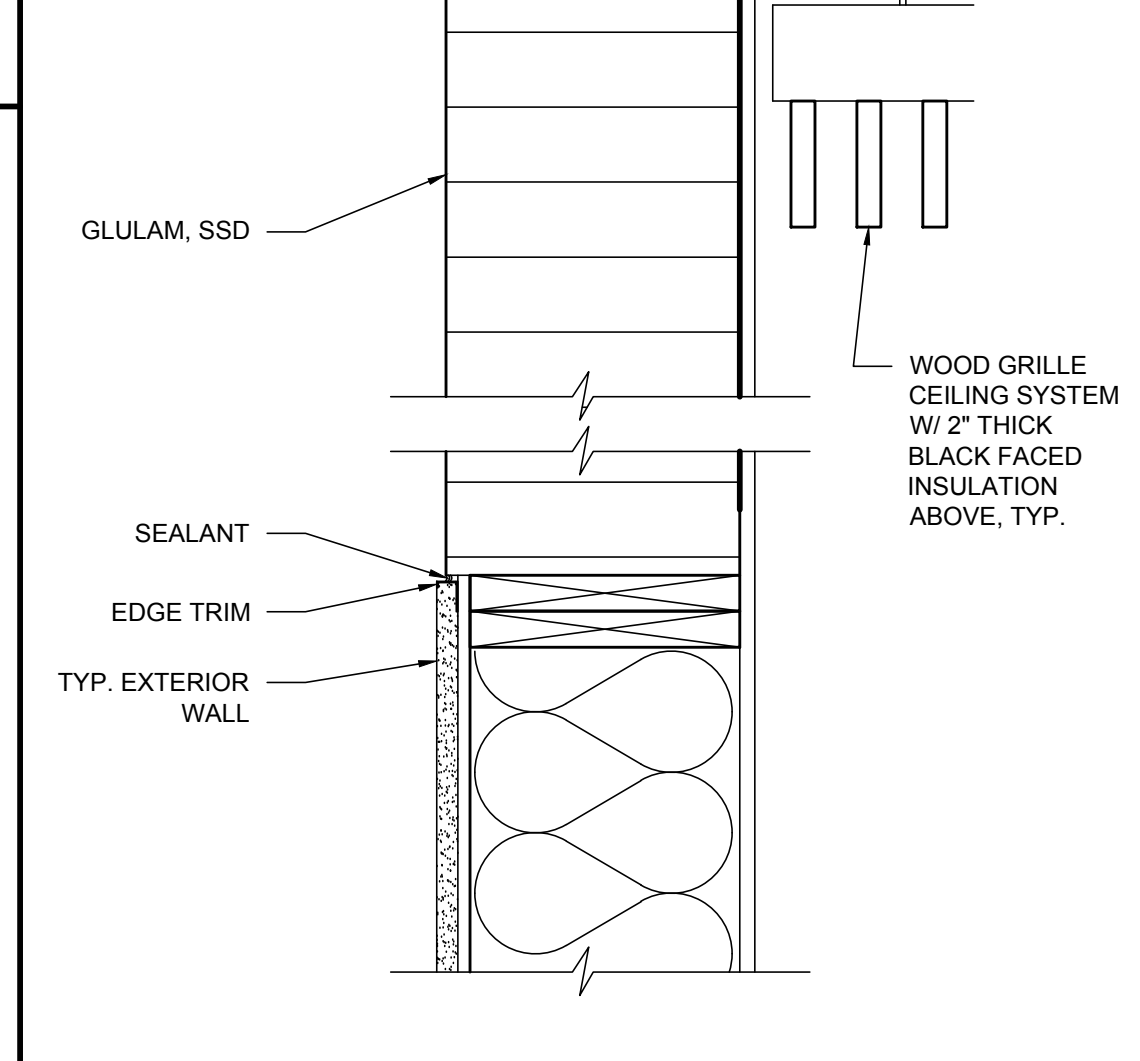
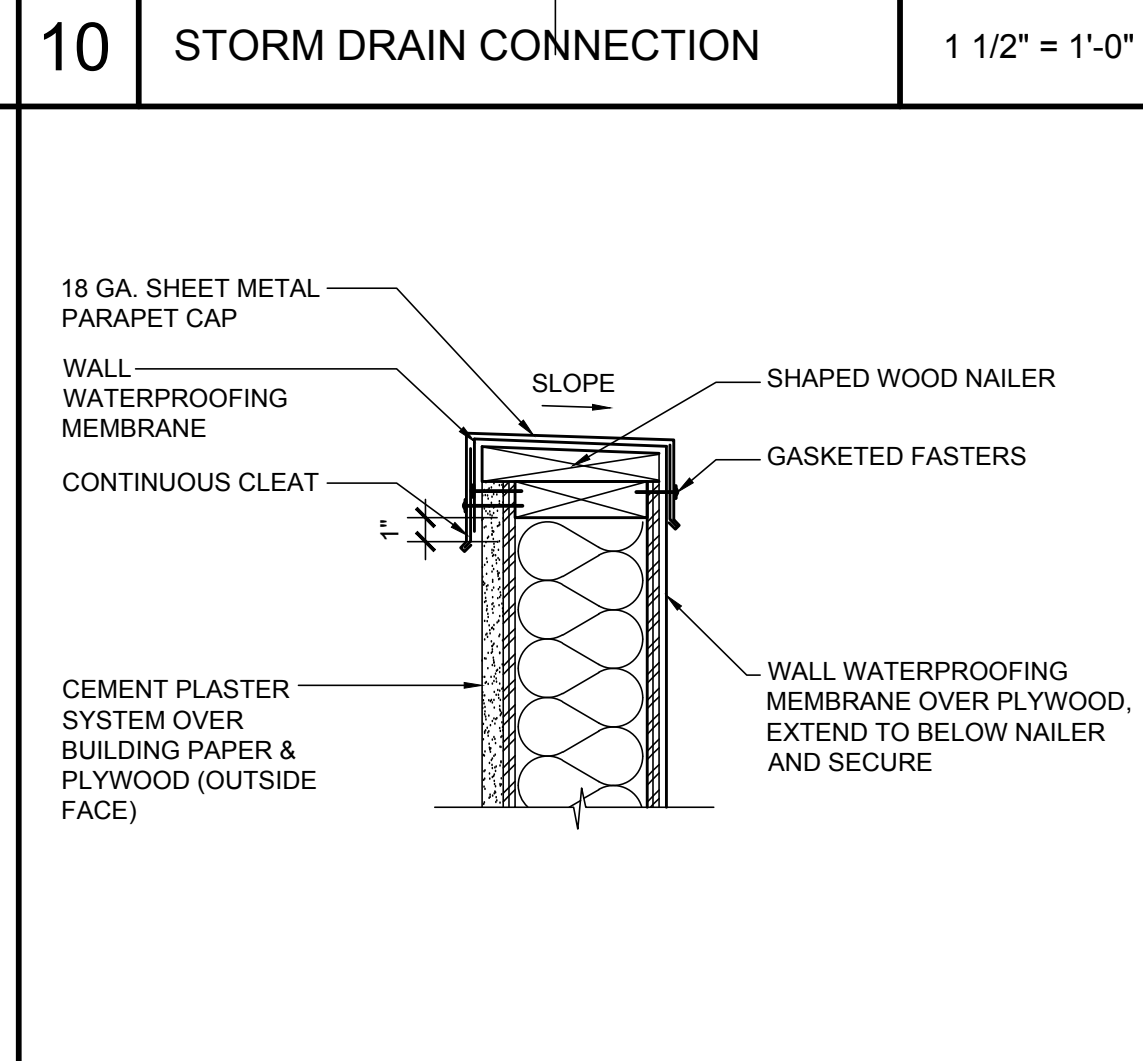
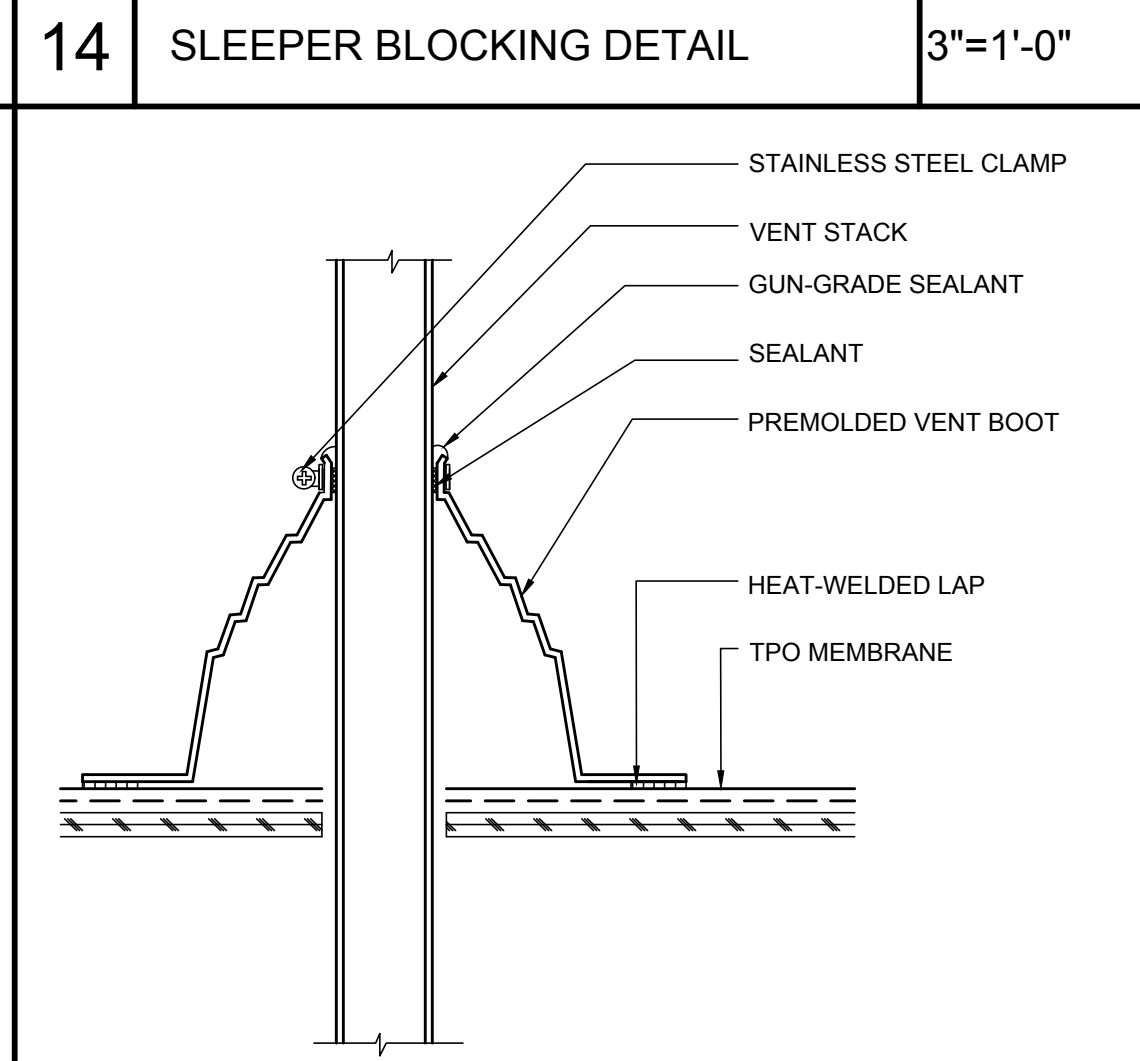
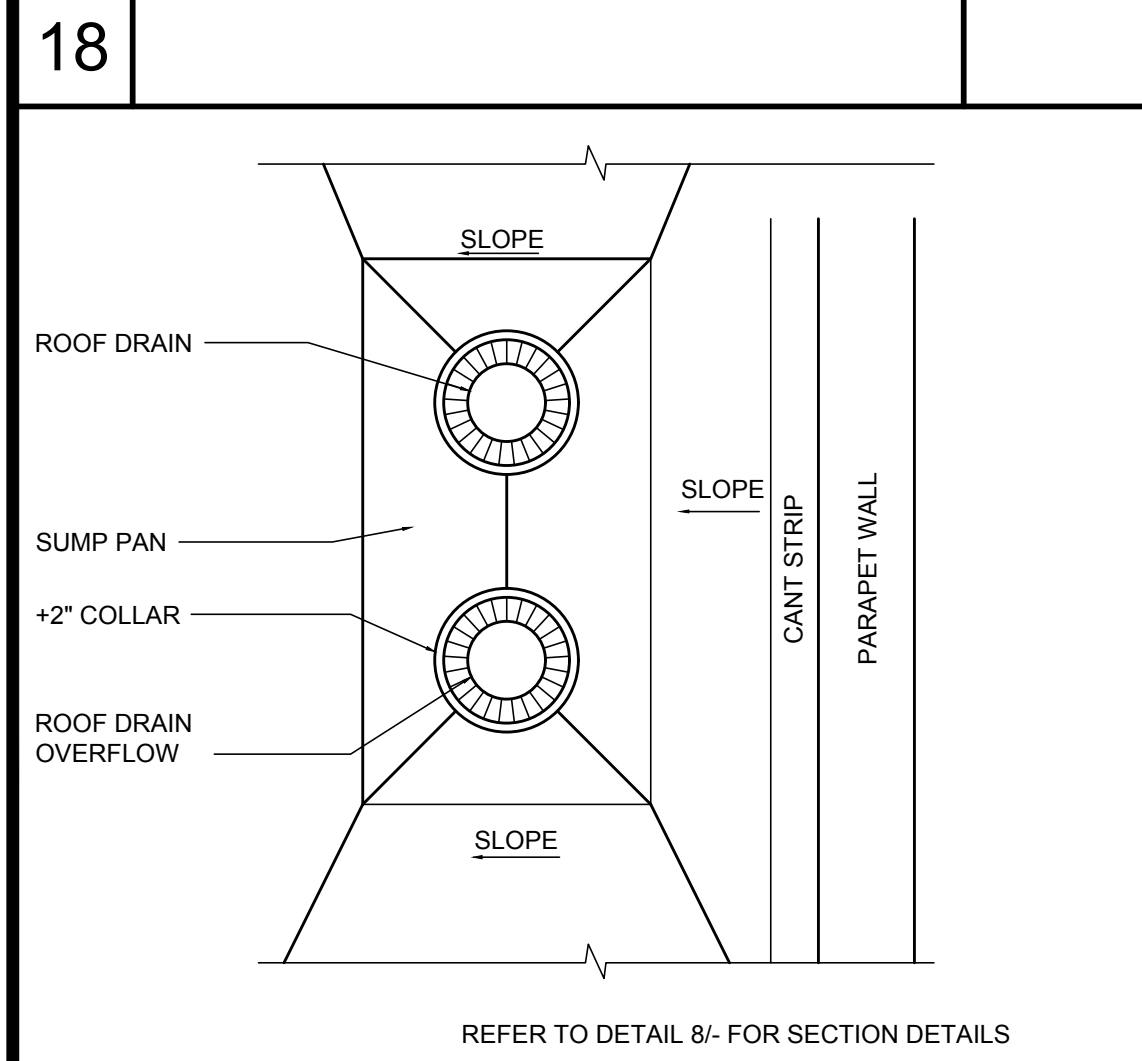
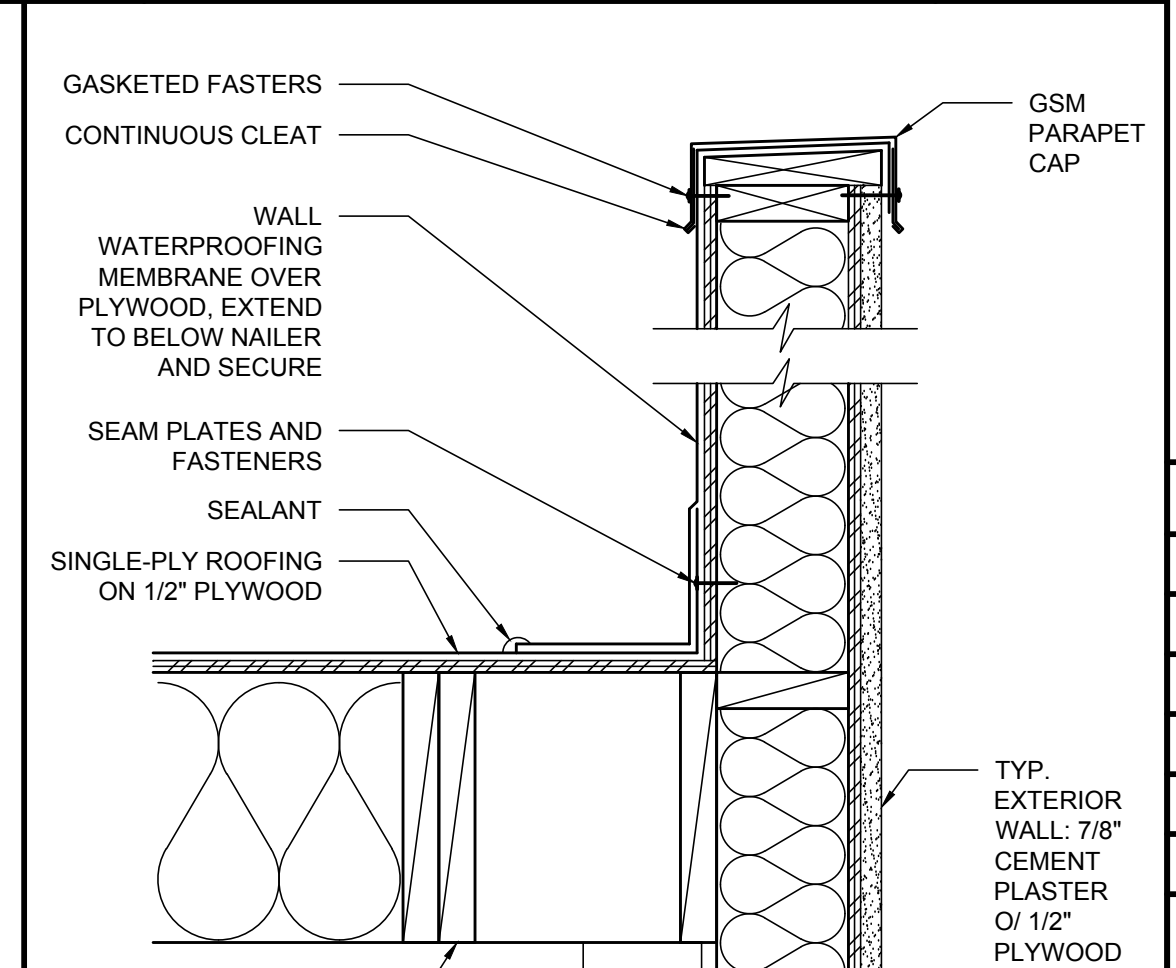
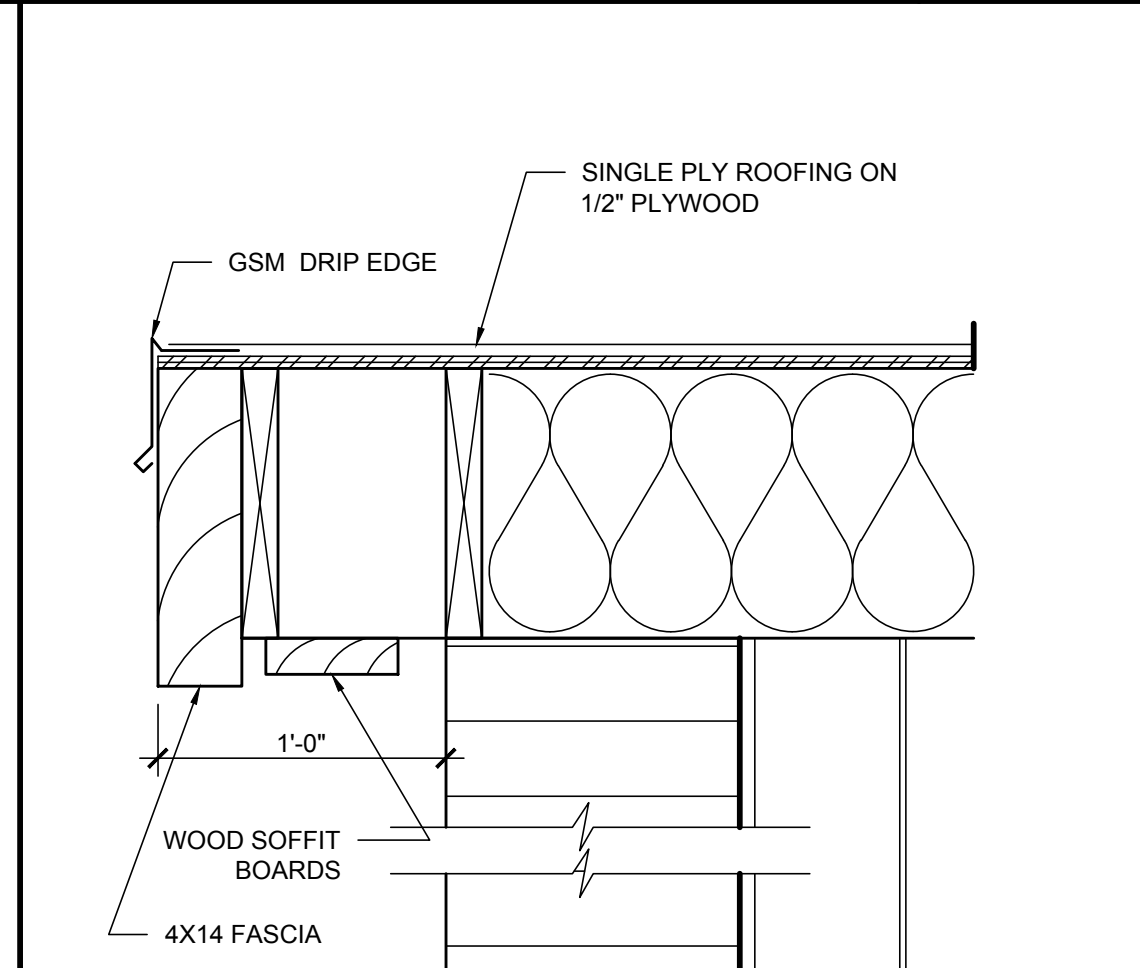
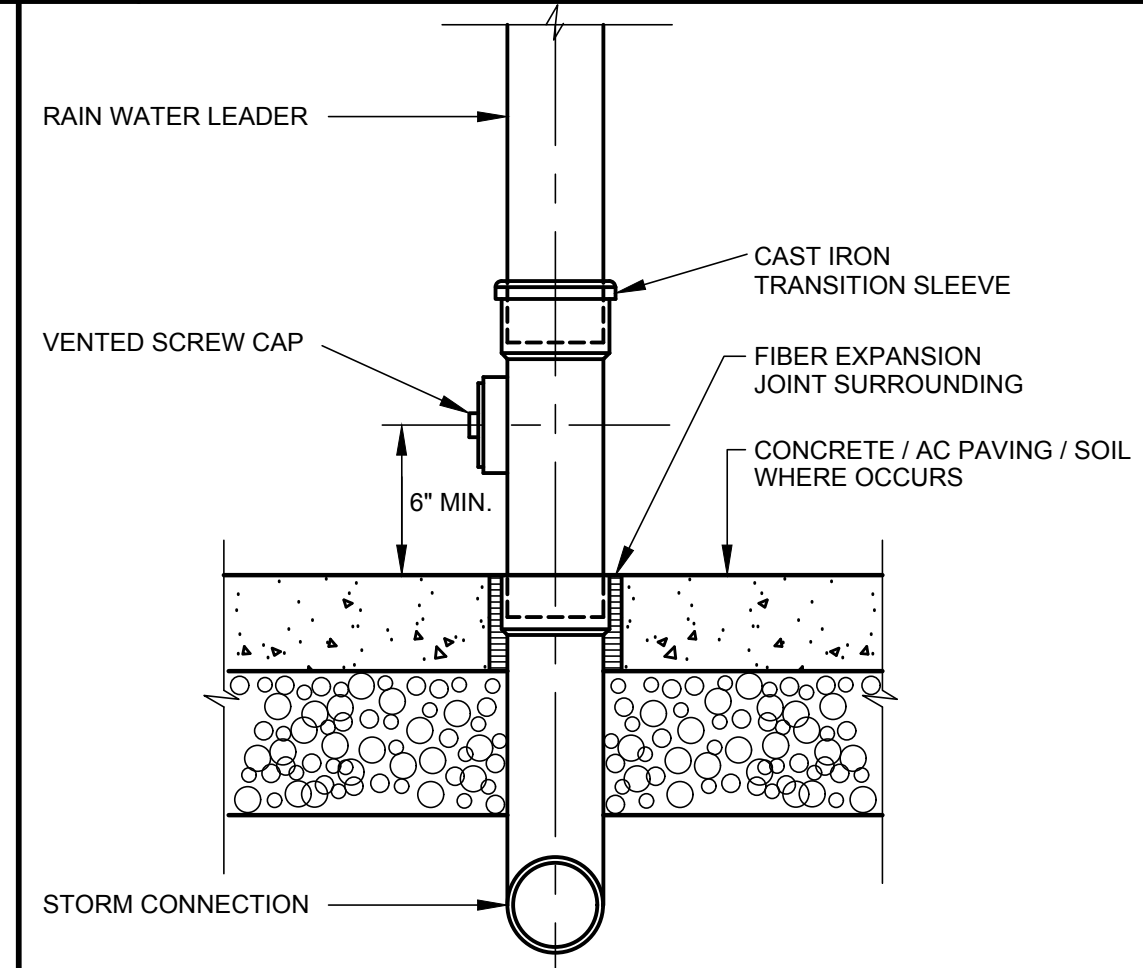
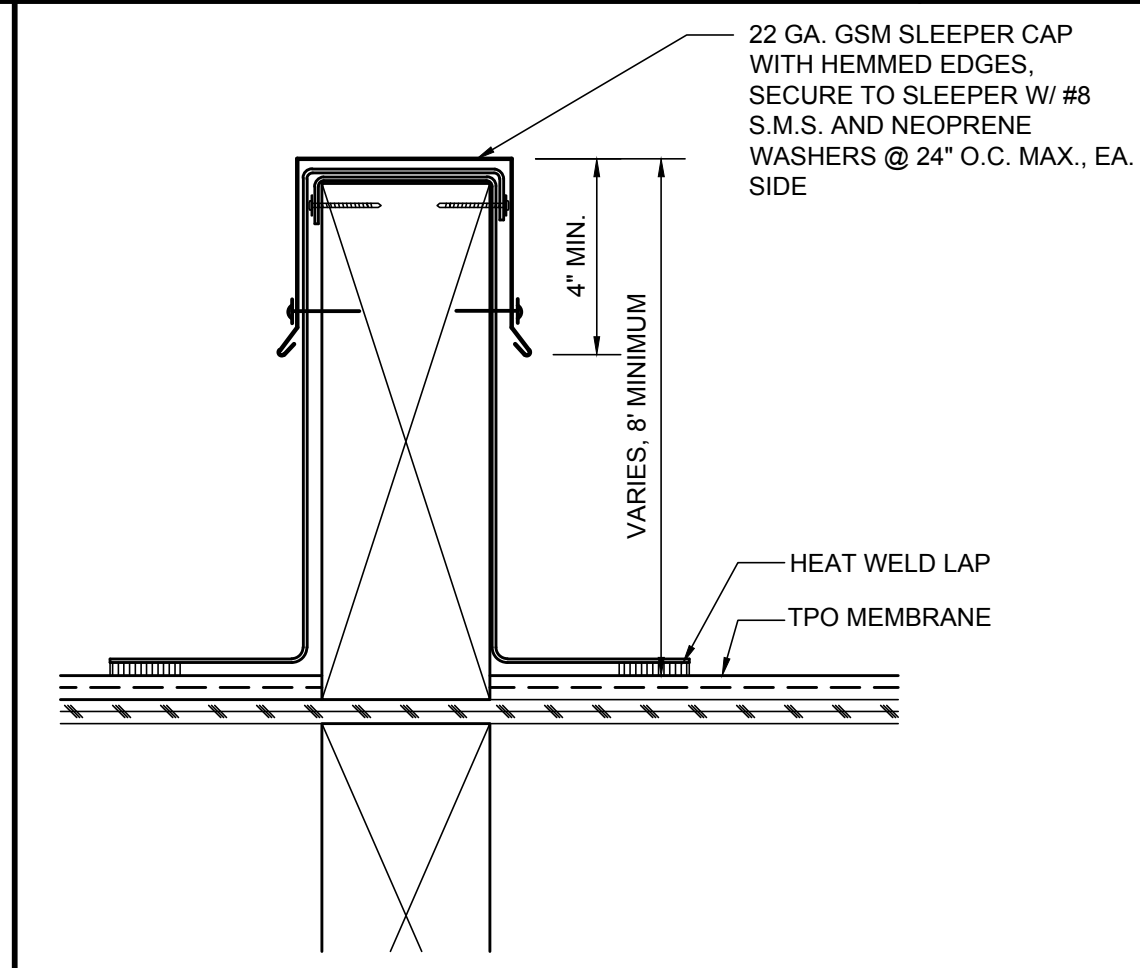
If this sheet is not 24" x 36" it is a reduced print - scale accordingly



19 HIGH ROOF OVERHANG @ HIGH SIDE 1 1/2" = 1'-0"

11 HIGH ROOF OVERHANG @ LOW SIDE 1 1/2" = 1'-0"

3 TYPICAL HIGH ROOF 1 1/2" = 1'-0"



17 ROOF DRAIN DETAIL 3/4" = 1'-0"

13 VENT FLASHING DETAIL 3" = 1'-0"

9 PARAPET WALL DETAIL 1 1/2" = 1'-0"

5 HIGH ROOF RAKE EDGE 1 1/2" = 1'-0"

1 EXTERIOR WALL @ LOW ROOF 1 1/2" = 1'-0"

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394-A Umbarger Rd
San Jose, CA 95111
Phone 408.224.9890
Fax 408.224.9891
www.Artika3.com

Project Title

ALMADEN COUNTRY DAY SCHOOL

6835 TRINIDAD DRIVE
SAN JOSE, CALIFORNIA, 95120

SPECIAL USE PERMIT & NON-PD REZONING

No	Revisions/Submissions	Date
	SPECIAL USE PERMIT/ NON-PD REZONING	

Drawing Title

ROOF DETAILS

Regulatory Agency Approval

Architect Seal

Drawing No

A12.30

Project No. 138058

If this sheet is not 24" x 36" it is a reduced print - scale accordingly

TREATMENT CONTROL MEASURE SUMMARY TABLE																							
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments	
1	1	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	16,890	16,890	0	0	62.69%	676	750	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	5,407	3,987	0	1,420	20.07%	216	235	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3	3	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	4,430	4,086	0	344	16.44%	117	200	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
4	4	Onsite	Self-treating areas	LID	N/A	215	215	0	0	0.80%	108	123	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Totals:						26,942	25,178	0	1,764	100.00%													

Footnotes:
 * "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
 ** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
 *** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.
 **** DMA XX is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatment area of DMA XX. EQ-1 is not required to be treated as it is [insert reason here]

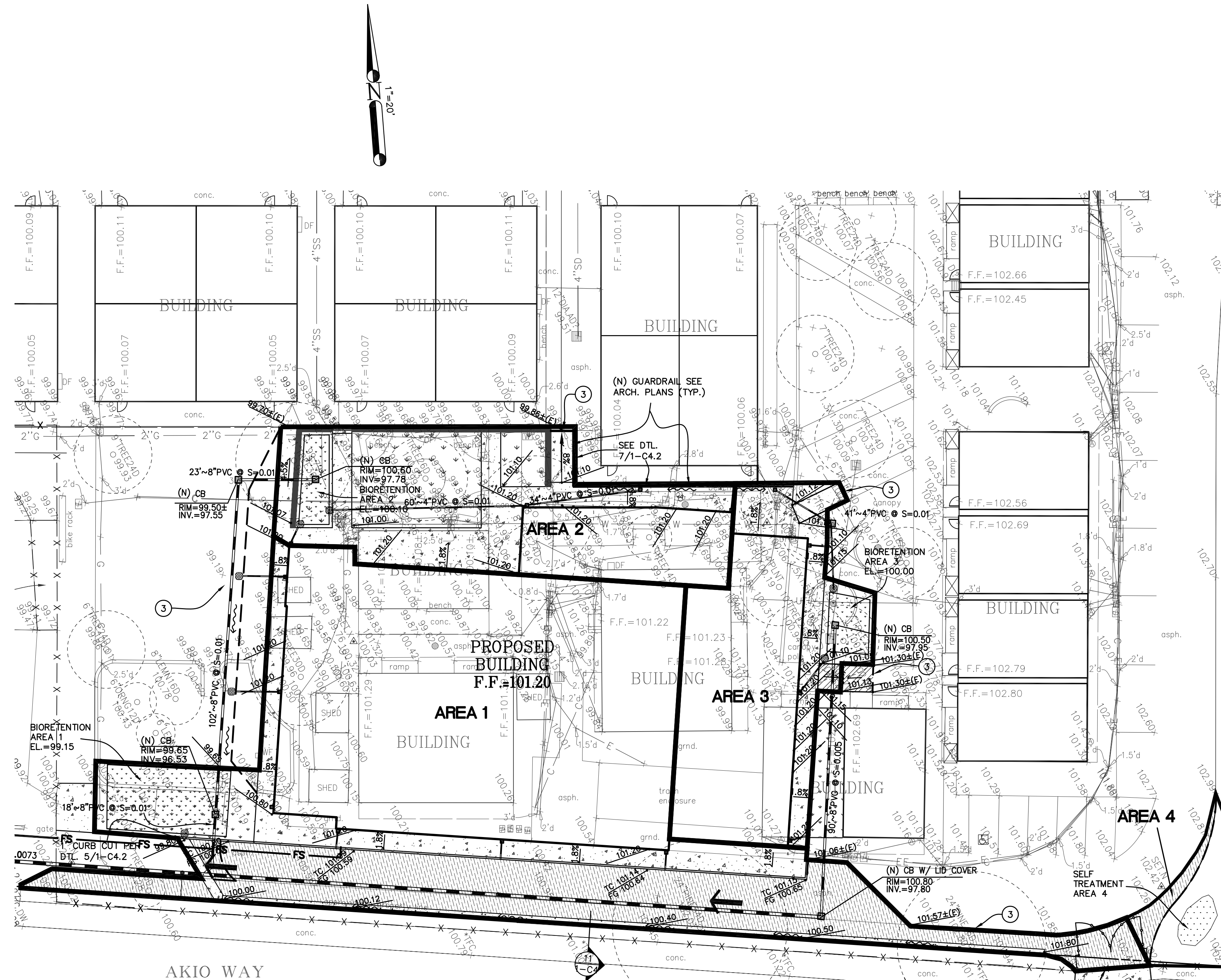
Pervious and Impervious Surface Comparison Table				
	Existing Surface Area Disturbed (s.f.)	Proposed Surface To Be Replaced (s.f.)	Proposed Surface New (s.f.)	Total Proposed Surface (s.f.)
Pervious	9,255	1,498	266	1,764
Impervious	17,687	17,326	7,852	25,178
Total Surface Area:			26,942	

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		SAWCUT/CONFORM LINE
		HEADER BOARD
		SIGN
		ACCESSIBLE RAMP
		FIRE HYDRANT
		EDGE OF PAVEMENT
		FENCE
		STORM DRAIN & SIZE
		SANITARY SEWER & SIZE
		DOMESTIC WATER LINE
		TELEPHONE LINE
		JOINT TRENCH (ELEC., TEL., GAS & CATV)
		FIRE SERVICE LINE & SIZE
		ELECTRIC LINE
		GAS LINE & SIZE
		COMMUNICATION LINE
		(C) UTILITY TO BE ABANDONED OR REMOVED IF IT IS WITHIN THE NEW BLDG. FOOTPRINT/FOOTING AREA.
		GRADE BREAK
		CONTOUR LINE
		CLEAN OUT TO GRADE
		CATCH BASIN
		AREA DRAIN
		DRAINAGE ARROW
		BACK FLOW PREVENTOR
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		WATER VALVE
		STREET LIGHT
		TELEPHONE BOX
		UNKNOWN UTILITY BOX
		POWER (ELECTRICAL) BOX
		WATER METER
		WATER BOX
		VALLEY GUTTER
		SPOT ELEVATION
		TREE W/SIZE & DRIPLINE

PAVING LEGEND

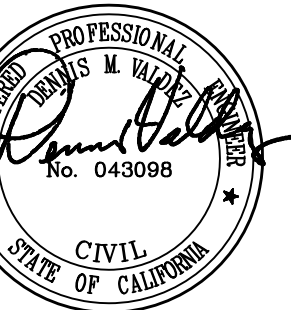
	NEW CONCRETE PAVING
	BIORETENTION AREA
	NEW ASPHALT PAVING



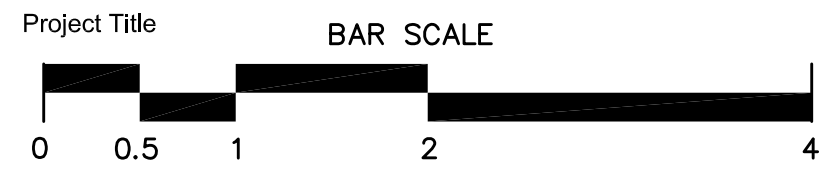
394-A Umbarger Rd
 San Jose, CA 95111
 Phone 408.224.9890
 Fax 408.224.9891
 www.Artika3.com



1475 South Bascom Ave., Suite 202
 Campbell, CA 95008-0629
 Tel. (408) 241-5494



BRIC JOB NO.: ACDS1801



ALMADEN COUNTRY DAY SCHOOL SITE WORK
 6835 TRINIDAD DRIVE
 SAN JOSE, CALIFORNIA, 95120

No	Revisions/Submissions	Date
		6/17/19

Drawing Title
STORMWATER CONTROL PLAN

Regulatory Agency Approval	Architect Seal
----------------------------	----------------

File Number	Drawing No
43-48	SWC-1
Application Number	
Project No.	138058

Almaden Country School Impervious Area Exhibit (Existing) 6-17-19

Existing Roofs to be removed to expose existing pavement underneath

Existing Pavement to be removed

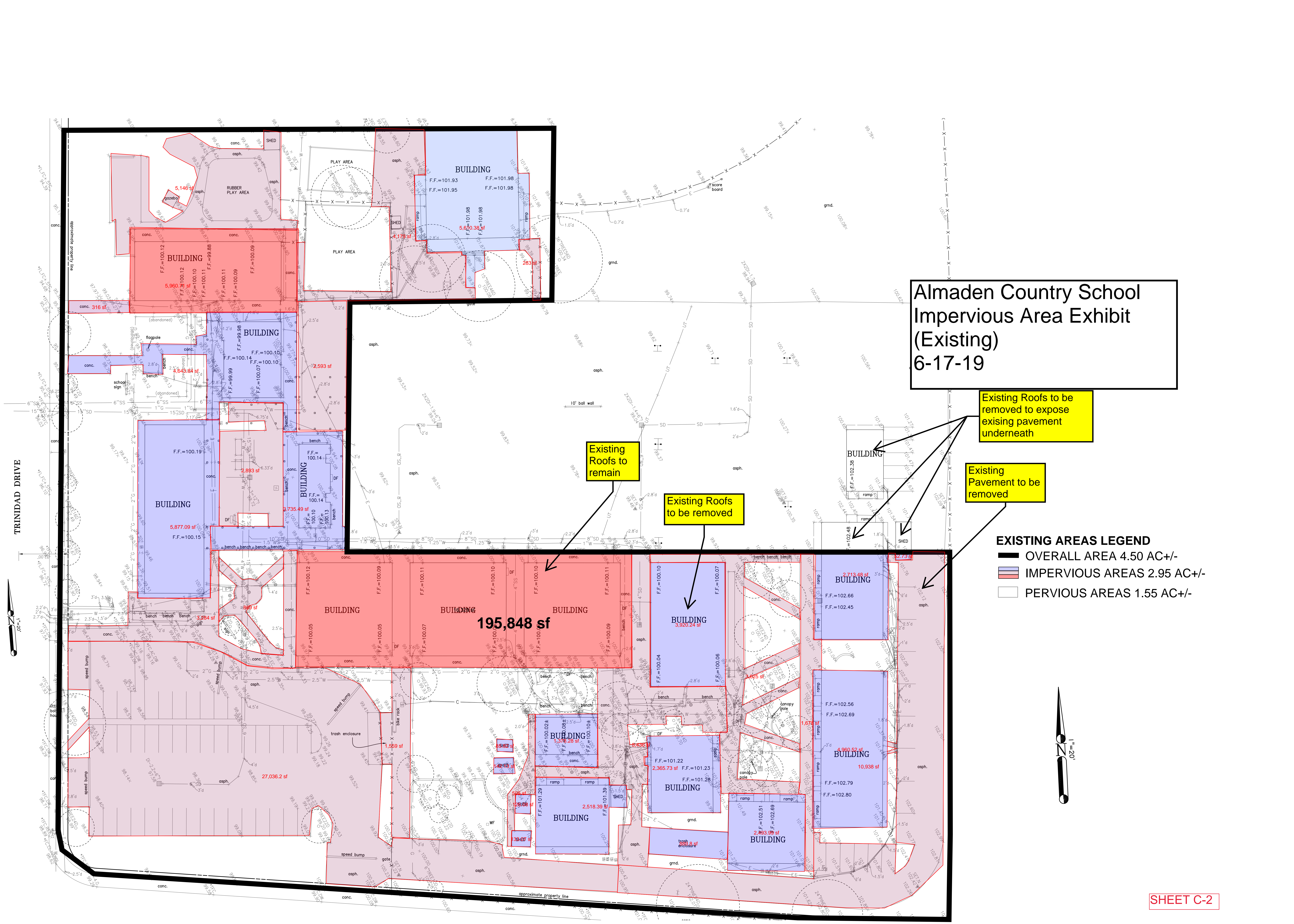
Existing Roofs to remain

Existing Roofs to be removed

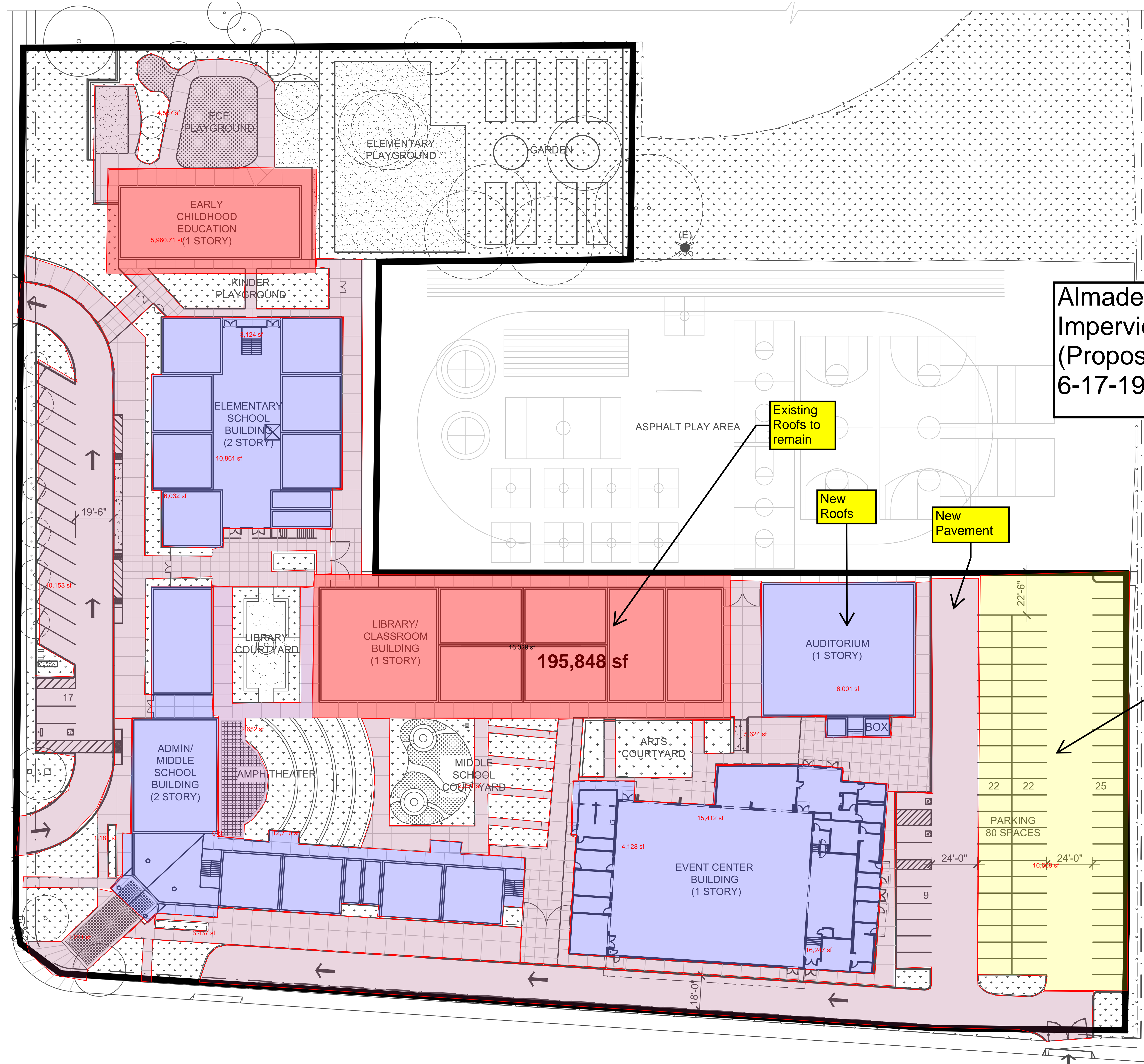
- EXISTING AREAS LEGEND**
- OVERALL AREA 4.50 AC+/-
 - IMPERVIOUS AREAS 2.95 AC+/-
 - PERVIOUS AREAS 1.55 AC+/-

195,848 sf

TRINIDAD DRIVE



**Almaden Country School
Impervious Area Exhibit
(Proposed)
6-17-19**



- PROPOSED AREAS LEGEND**
- OVERALL AREA 4.50 AC+/-
 - IMPERVIOUS AREAS 2.94 AC+/-
 - PERVIOUS AREAS 1.56 AC+/-

Existing
Roofs to
remain

New
Roofs

New
Pavement

New
Pervious
Pavement

