

# HANA JAPAN STEAK HOUSE

11991 DUBLIN CANYON ROAD  
PLEASANTON, CALIFORNIA

RECEIVED  
4/28/2025  
P22-0902  
CITY OF PLEASANTON  
PLANNING DIVISION  
EXHIBIT B

## PROJECT DIRECTORY

OWNER'S REPRESENTATIVE  
DAN YOON  
7298 SAN RAMON ROAD  
DUBLIN, CA. 94568  
(925) 785-0708  
CONTACT: DOUG AN

ARCHITECT  
WILLIAM WOOD ARCHITECTS  
301 HARTZ AVENUE, STE. 203  
DANVILLE, CA 94526  
(925) 820-8233  
CONTACT: BILL WOOD

CIVIL ENGINEER  
ALEXANDER AND ASSOCIATES  
147 OLD BERNAL AVE  
PLEASANTON, CA. 94566  
(925) 662-2255  
CONTACT: DARRYL ALEXANDER

LANDSCAPE ARCHITECT  
BORRECCO / KILIAN & ASSOCIATES, INC.  
1241 PINE STREET  
MARTINEZ, CALIFORNIA 94553  
(925) 372-5306  
CONTACT: BRIAN KILIAN

## PROPERTY DATA

### LEGAL OWNER:

DAN YOON  
7298 SAN RAMON ROAD  
DUBLIN, CA. 94568

### PROJECT SITE SIZE

1.16 ACRES: 50,530 SQUARE FEET  
BUILDING AREA 6445 SF  
(N) IMPERVIOUS SURFACE AREA 33,521 SF

### PROJECT ADDRESS:

11991 DUBLIN CANYON ROAD  
PLEASANTON, CA

### SETBACKS:

FRONT: 50'-1"  
SIDES: 183'-6"  
236'-7"  
REAR: 1'-0"  
10'-4"

### APN & ZONING:

APN: 941-1710-101  
ZONING: C-C CENTRAL COMMERCIAL  
PUD-C-O PLANNED UNIT DEVELOPMENT  
- COMMERCIAL OFFICE

## CODE SUMMARY

BUILDING FLOOR AREA: 6445 SF  
OCCUPANCY CLASSIFICATION: A2  
TYPE OF CONSTRUCTION: TYPE VB  
NUMBER OF STORIES: 1  
AUTOMATIC FIRE SPRINKLER SYSTEM: AN APPROVED AUTOMATIC SPRINKLER SYSTEM  
IN ACCORDANCE WITH CBC SECTION 903.3.1.1  
BASIC ALLOWABLE AREA: 6000 SF  
TOTAL ALLOWABLE AREA: 6000 X 2 = 12000 SF

### APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- ALL OTHER STATE, MUNICIPAL, AND LOCAL ORDINANCES, CODES, RULES AND REGULATIONS.

### OCCUPANT LOAD

RESTAURANT / LOBBY / BAR / OFFICE / BATHROOMS: 4775 SF / 15 = 318 OCCUPANTS  
KITCHEN / UTILITY ROOM: 1670 SF / 200 = 9 OCCUPANTS  
TOTAL OCCUPANT LOAD: 327 OCCUPANTS

MINIMUM REQUIRED EGRESS WIDTH: 318 X 0.2" = 63.6"  
TOTAL EGRESS WIDTH PROVIDED: 4 X 36" = 144"

TOTAL PARKING SPACES PROVIDED: 43 (21 REGULAR, 16 COMPACT, 2 ACCESSIBLE 4 EV CHARGING)

### DEFERRED SUBMITTAL ITEMS

THE FOLLOWING SUBMITTAL ITEMS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND / OR ENGINEER FOR REVIEW AND COORDINATION: FOLLOWING COMPLETION OF PROJECT ARCHITECT / ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE TOWN SHALL BE MADE (FOR TOWN'S REVIEW AND APPROVAL), WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G., WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS:

- STRUCTURAL STEEL COLUMNS, BEAMS & HARDWARE
- ROOF TRUSSES AND MANUFACTURED BEAMS
- AUTOMATIC FIRE SPRINKLER SYSTEM
- ALTERNATE MATERIAL SUBSTITUTIONS
- GUARDRAIL STRUCTURAL CONSTRUCTION DETAILS & CALCULATIONS SHOWING COMPLIANCE WITH CBC 509 AND TABLE 16-B
- AT THE FINAL INSPECTION, PROVIDE A COPY OF AN ACCEPTABLE HOOD MAKE-UP AIR AND EXHAUST AIR BALANCE TEST REPORT TO ALAMEDA COUNTY ENVIRONMENTAL HEALTH.

### SEPARATE PERMITS

THE FOLLOWING PERMITS SHALL BE OBTAINED SEPARATELY FROM THIS BUILDING SHELL PERMIT APPLICATION.

- AUTOMATIC FIRE SPRINKLER SYSTEM
- PARKING LOT LIGHT POLE CONCRETE FOUNDATION

### OBSERVATION / TESTING DURING GRADING and FOUNDATION PHASES

- GFK & ASSOCIATES, THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER THE GEOTECHNICAL REPORT RECOMMENDATIONS.
- THE INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT

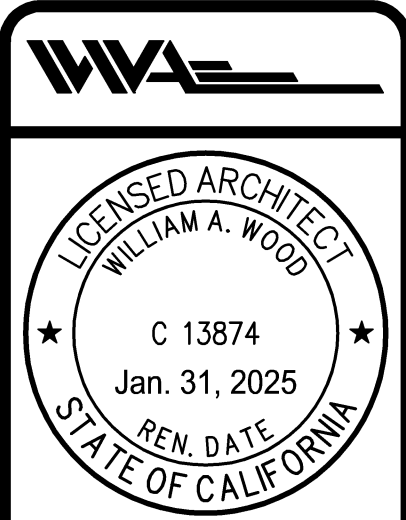
### ALAMEDA COUNTY ENVIRONMENTAL HEALTH - REQUIRED INSPECTIONS

- A PRE-FINAL INSPECTION MUST BE SCHEDULED WHEN FINISH WORK IS COMPLETED WITH PLUMBING, VENTILATION & EQUIPMENT IN PLACE, & ROOM FINISHES COMPLETED. SCHEDULE INSPECTION AT LEAST TWO (2) WORKING DAYS IN ADVANCE.
- A FINAL INSPECTION MUST BE SCHEDULED WHEN 100 PERCENT OF THE CONSTRUCTION IS COMPLETED, INCLUDING ALL FINISHING WORK & UTILITY HOOK-UPS. SCHEDULE INSPECTION AT LEAST FOUR (4) WORKING DAYS IN ADVANCE. A HEALTH PERMIT TO OPERATE MUST BE APPROVED FOR ISSUANCE PRIOR TO OPENING. THE APPLICABLE PERMIT FEE MUST BE PAID UPON BILLING TO OBTAIN A PERMIT.
- FOOD FACILITIES MUST BE IN COMPLIANCE WITH FOOD SAFETY CERTIFICATION REQUIREMENTS, AS SPECIFIED IN ASSEMBLY BILL 1978, WITHIN SIXTY (60) DAYS OF COMMENCING OPERATION.

## INDEX TO DRAWINGS

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C7	EXISTING SURVEY
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SCALE AS SHOWN
JOB NO. 07.460C
SHEET CS
OF SHEETS

PLOT DATE:



GHG EMISSION COMPLIANCE CHECKLIST

Regulation	Project Type	Requirements	Compliance	Required Explanation
Land Use				
Green Building Standards				
CALGreen Code	New Construction and Additions	3. <b>Green Building.</b> Will the Project comply with the latest version of mandatory measures in the CALGreen Code (non-residential and residential)? The CALGreen checklist is required at Building Permit submittal.	Yes <input checked="" type="checkbox"/>	The project will comply with the non-residential CALGreen checklist
			No <input type="checkbox"/>	
			N/A <input type="checkbox"/>	
Municipal Code	Covered Projects <sup>1</sup>	4. <b>Green Building.</b> Will the Project comply with the Pleasanton <u>Municipal Code Chapter 17.50</u> including achieving LEED certification or achieving a "green home" rating with Build It Green as detailed in 17.50?	Yes <input checked="" type="checkbox"/>	See sheet GBS.
			No <input type="checkbox"/>	
			N/A <input type="checkbox"/>	
CAP 2.0 (P11)	New Construction	5. <b>LEED Neighborhood.</b> If the project is neighborhood scale, does it incorporate elements of LEED ND? Provide the LEED ND checklist indicating which elements of Smart Location & Linkage, Neighborhood Pattern & Design, Green Infrastructure & Building, and Innovation & Design Process are achieved.	Yes <input type="checkbox"/>	Project is not neighborhood scale.
			No <input type="checkbox"/>	
			N/A <input checked="" type="checkbox"/>	

<sup>1</sup> Covered Projects include: 1) Construction of any City-Sponsored project; 2) Construction of any new commercial/industrial building; 3) Construction of any new residential unit(s) or mixed use project; 4) Renovation/Additions of any commercial or City-sponsored project that adds 20,000 gross square-foot or greater (but not including a renovation to a project that consists solely of interior improvements to existing buildings); 5) Additions to any residential project that is 2,000 gross square-foot or greater; and 6) Addition to any residential project of any size, if it has been less than five years from the date of certificate of occupancy for original structure.

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Vehicle Electrification				
CALGreen Code	New Construction	13. <b>EV Charging.</b> Will the Project install electric vehicle charging infrastructure as follows: <ul style="list-style-type: none"><li>• <b>SFR:</b> Two Level 2 EV Ready<sup>3</sup> spaces per unit</li><li>• <b>ADU:</b> One Level 1 EV Ready space per unit (where parking is provided).</li><li>• <b>Multi-family:</b> 15-percent of dwelling units shall provide one Level 2 EVCS<sup>4</sup> space, and 85-percent of dwelling units shall provide one Level 2 EV Ready<sup>5</sup>.</li><li>• <b>Offices:</b> 20-percent of required parking spaces shall be Level 2 EVCS, and 30-percent shall be Level 2 EV Capable<sup>6</sup>.</li><li>• <b>Hotels:</b> 5-percent of required parking spaces shall be Level 2 EVCS, 25-percent shall be Level 2 EV Ready, and 10-percent shall be Level 2 Capable.</li><li>• <b>All other non-residential:</b> 10-percent of parking spaces shall be Level 2 EVCS, and 10-percent shall be Level 2 EV Capable.</li></ul> Indicate the plan sheet(s) where EV Charging information is provided.	Yes <input checked="" type="checkbox"/>	10 percent of parking will be EV charging stations. See sheet A1 for EV charging parking spaces
			No <input type="checkbox"/>	
			N/A <input type="checkbox"/>	

<sup>3</sup> EV Ready includes: installation of raceway, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet). Level 2 must be capable of 8.3 kVA (208/240 volt, 40 amp), Low Level 2 must be capable of 4.1 kVA (208/240 volt, 20 amp), and Level 1 must a minimum of 2.2 kVA (110/120 volt, 20-amp).

<sup>4</sup> EVCS includes: installation of raceway, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet) and vehicle supply equipment.

<sup>5</sup> Free Level 2 and/or Level 1 spaces can be substituted for each direct current fast charging (DCFC) station provided (i.e., a DCFC is a minimum of 48 kVA, 480-volt, 100-amp).

<sup>6</sup> EV Capable includes: Conduit installed and adequate panel capacity installed to accommodate future installation of a dedicated circuit and charging station.

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Energy				
Energy Efficiency				
CAP 2.0 (S2)	Additions and Renovations	6. <b>Energy Efficiency Upgrades.</b> Will the Project install energy efficient window upgrades, LED lighting, and other efficiency upgrades. <u>Rebates and financing</u> may be available. <i>Voluntary</i>	Yes <input checked="" type="checkbox"/>	Energy efficient window upgrades and LED lighting will be used on this project.
			No <input type="checkbox"/>	
			N/A <input type="checkbox"/>	
Renewable Energy				
CAP 2.0 (P4)	Covered Projects	7. <b>Solar.</b> Will the Project include installation of a solar PV system at time of new construction that meets the power needs of the new building? Indicate the plan sheet(s) where solar information is provided.	Yes <input checked="" type="checkbox"/>	Solar information will be provided in the electrical drawings for building permit
			No <input type="checkbox"/>	
			N/A <input type="checkbox"/>	
CAP 2.0 (P4)	Covered Projects	8. <b>Energy Storage System.</b> When solar is being installed, will the Project include a battery storage back-up system? Indicate the plan sheet(s) where battery storage information is provided.	Yes <input checked="" type="checkbox"/>	Drawings will be provided with building permit set to show compliance.
			No <input type="checkbox"/>	
			N/A <input type="checkbox"/>	
CAP 2.0 (P4)	All Projects	9. <b>Water Heater.</b> If a new water heater is being installed, will the Project include installation of a solar water heater? <i>Voluntary</i>	Yes <input checked="" type="checkbox"/>	Not required
			No <input type="checkbox"/>	
			N/A <input type="checkbox"/>	

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Transportation				
Alternative Transportation				
CAP 2.0 (P10) and Municipal Code (17.26)	New Construction (Commercial and Multifamily)	14. <b>Transit Connections.</b> Will the project provide transit incentives as follows: <ul style="list-style-type: none"><li>• <b>Multi-family:</b> Comply with <a href="#">Municipal Code Chapter 17.26, Mandatory</a></li><li>• <b>Non-residential:</b> If not proximate to transit stops, connect to transit via shuttle service, bike share, or other provided amenity to increase transit ridership. <i>Voluntary</i></li></ul>	Yes <input type="checkbox"/>	The proposed project is located in close
			No <input checked="" type="checkbox"/>	proximately to existing
			N/A <input type="checkbox"/>	transite stops.
Municipal Code (18.88)	All Projects (Commercial and Multi- family)	15. <b>Alternative Vehicle Parking.</b> Will the Project comply with Pleasanton Municipal Code Chapter 18.88 related to parking spaces designed to accommodate carpool, vanpool, and car-share vehicles? Indicate the plan sheet(s) where alternative vehicle parking information is provided.	Yes <input checked="" type="checkbox"/>	See shet A1.1 and
			No <input type="checkbox"/>	A1.2 for vanpool spaces
			N/A <input type="checkbox"/>	
Active Transportation				
CAP 2.0 (P8)	New Construction (Commercial and Multi- family)	18. <b>Bicycle Amenities.</b> Will the Project include bicycle parking and/or protected bicycle storage as follows: <ul style="list-style-type: none"><li>• <b>Multi-family:</b> One short term bicycle parking space for every 3 units (minimum of two spaces); and one long-term space (e.g., lockers, shared/locked cages, etc.) for every 3 units.</li><li>• <b>Non-residential:</b> Two short term bicycle parking spaces (e.g., bicycle racks) for each 9,000 square-foot of gross floor area (minimum of two spaces); and one long-term bicycle parking space (i.e., bicycle locker, enclosed storage, or racks within building) for each 9,000 square-foot of gross floor area</li></ul>	Yes <input checked="" type="checkbox"/>	See sheet A1.2 for bicycle
			No <input type="checkbox"/>	parking.
			N/A <input type="checkbox"/>	

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Green Materials				
CAP 2.0 (S6)	All Projects	21. <b>Embodied Carbon.</b> Will the Project include low carbon building materials (e.g., recycled concrete and metals) as part of construction? <i>Voluntary</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	Not required.    
Water				
Water Use Efficiency				
CAP 2.0 (P15)	All Projects	22. <b>Water Conservation.</b> Will the Project incorporate water-efficiency measures, including efficient water fixtures and climate adapted plantings? <u>Rebates</u> may be available. <i>Voluntary</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Water efficient plumbing fixtures will be used in this project.   
Municipal Code (17.14) and State WELO	All Projects	23. <b>Water Efficient Landscape.</b> If the project includes new landscape areas of greater than 500 square-foot or rehabilitated landscape areas of greater than 2,500 square-foot, will the Project comply with <u>Municipal Code Chapter 17.14</u> and implement the City's Water Efficient <u>Landscape Ordinance</u> (WELO)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	All WELO documentation will be provided with Construction drawings submitted for permit.   
Water Recycling				
CAP 2.0 (S8)	All Projects	24. <b>Green Stormwater Infrastructure.</b> Will the Project incorporate green roofs, rainwater catchment, permeable pavement, bioretention areas, and/or other green stormwater infrastructure? <i>Voluntary</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	Not required.    

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Building Electrification				
CALGreen Code	New Construction	10. <b>All-Electric.</b> Will the Project be all-electric (i.e., does not include any new gas infrastructure), including lighting, heating, cooking, and water heating? <sup>2</sup>	Yes <input type="checkbox"/>	gas cooking appliances required for this restaurant
			No <input checked="" type="checkbox"/>	
			N/A <input type="checkbox"/>	
CAP 2.0 (P2)	Additions and Renovations	11. <b>All-Electric Existing Buildings.</b> Will the Project upgrade existing residential and commercial buildings to be all-electric (e.g., air source heat pumps, heat pump water heaters, electric dryers, and induction stoves)? <u>Rebates</u> may be available. <i>Voluntary</i>	Yes <input type="checkbox"/>	N/A
			No <input type="checkbox"/>	Not required.
			N/A <input checked="" type="checkbox"/>	
CAP 2.0 (S1)	All Projects	12. <b>Refrigerant Management.</b> If new heating, ventilation, and air conditioning (HVAC) systems are being installed, does the project incorporate the lowest global warming potential (GWP) refrigerants for HVAC systems? <i>Voluntary</i>	Yes <input type="checkbox"/>	Not required.
			No <input checked="" type="checkbox"/>	
			N/A <input type="checkbox"/>	

<sup>2</sup> The Building Code includes limited exceptions including to commercial kitchens with a business-related need to cook with combustion equipment; industrial processes for labs, research, or educational related needs; and/or if the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards.

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		Additionally, for <b>offices</b> - will the Project include showers and changing areas as follows: <ul style="list-style-type: none"><li>• One shower facility for projects between 10,000 and 24,999 square-feet, two shower facilities for projects between 25,000 and 124,999, and four shower facilities for projects over 125,000 square feet.</li><li>• One dressing area per shower facility</li></ul> Indicate the plan sheet(s) where bicycle amenities information is provided.	N/A	
Waste				
Materials Recycling & Composting				
Municipal Code (9.21)	New Construction and Additions/ Alterations <sup>7</sup>	19. <b>Landfill Diversion.</b> Will the Project comply with Municipal Code Chapter 9.21 and achieve recycling or reuse of at least 90 percent of Portland cement concrete and asphalt concrete and at least 75 percent of the remaining construction and demolition debris, or the percentage established by the compliance official for a project pursuant to an exemption, of the total construction and demolition debris?	Yes <input checked="" type="checkbox"/>	Waste management compliance will be applied to this project
			No <input type="checkbox"/>	
			N/A <input type="checkbox"/>	
Pleasanton CAP 2.0 (Strategy MC-1) and Municipal Code (9.20)	New Construction	20. <b>Waste Requirements.</b> Will the Project provide adequate recycling, compost, and landfill containers to meet SB 1383 and comply with <u>Municipal Code Chapter 9.20</u> ? Indicate the plan sheet(s) where waste container information is provided.	Yes <input checked="" type="checkbox"/>	Waste container information will be provided in the construction drawings that will be submitted for permit.
			No <input type="checkbox"/>	
			N/A <input type="checkbox"/>	

<sup>7</sup> All residential additions that create an increase in conditioned area, non-residential additions greater than 1,000 square-foot, demolition with a total value of \$25,000 or greater, and/or non-residential alterations/renovations with a total value of \$125,000 or greater.

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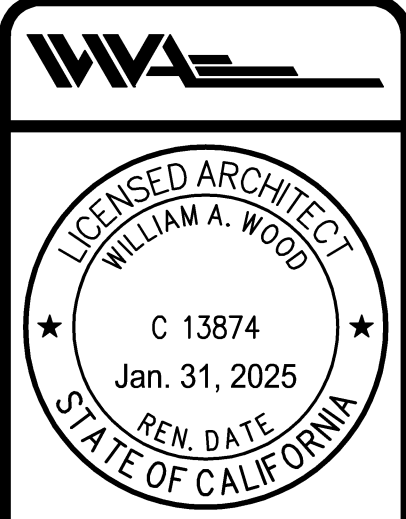
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SF Bay Region Requirements	All Projects	25. <b>Stormwater Management.</b> For projects creating and/or replacing more than 2,500 square-feet of impervious surface, will the Project incorporate on-site stormwater management consistent with the NPDES permit and City <u>stormwater management</u> requirements?	Yes <input checked="" type="checkbox"/>	See civil drawings for stormwater management.
			No <input type="checkbox"/>	
			N/A <input type="checkbox"/>	
Overall Sustainability				
Urban Forest				
CAP 2.0 (P13)	All Projects	26. <b>Tree Planting.</b> If planting is proposed, will the Project include climate-adapted plantings? If trees are removed, will the Project include replacement climate-adapted trees? Indicate the plan sheet(s) where tree information is provided.	Yes <input checked="" type="checkbox"/>	See landscape plans for new climate-adapted trees.
			No <input type="checkbox"/>	
			N/A <input type="checkbox"/>	
Wildfire Prevention				
CAP 2.0 (S9)	All Projects	27. <b>Wildfire Prevention and Preparation.</b> Will the Project incorporate a <u>wildfire-defensible space</u> , <u>fire hardening retrofits</u> , and commit to <u>fire prevention</u> through site maintenance (e.g., regularly cleaning out rain gutters) and preparation? <i>Voluntary</i>	Yes <input type="checkbox"/>	Not required.
			No <input checked="" type="checkbox"/>	
			N/A <input type="checkbox"/>	

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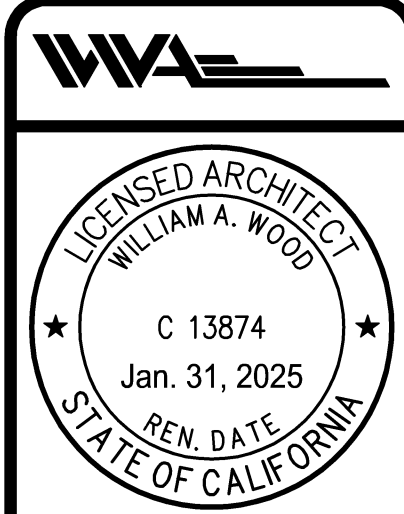
# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

<div><div>Y</div><div>N/A</div><div>RESPON PARTY</div></div> <div><div>CHAPTER 3</div><div>GREEN BUILDING</div><div>SECTION 301 GENERAL</div><div><div>301.1 SCOPE.</div><div>Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.</div><div>301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.</div><div>A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.</div><div>301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:</div><div>301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.</div><div>301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)</div><div>301.5 HEALTH FACILITIES. (see GBSC)</div><div>SECTION 302 MIXED OCCUPANCY BUILDINGS</div><div>302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.</div><div>SECTION 303 PHASED PROJECTS</div><div>303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.</div><div>303.1.1 Initial Tenant Improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.</div><div>ABBREVIATION DEFINITIONS:</div><div>HCDC Department of Housing and Community Development</div><div>BSC California Building Standards Commission</div><div>DSA-SS Division of the State Architect, Structural Safety</div><div>OSHPD Office of Statewide Health Planning and Development</div><div>LR Low Rise</div><div>HR High Rise</div><div>AA Additions and Alterations</div><div>N New</div><div>CHAPTER 5</div><div>NONRESIDENTIAL MANDATORY MEASURES</div><div>DIVISION 5.1 PLANNING AND DESIGN</div><div>SECTION 5.101 GENERAL</div><div>5.101.1 SCOPE</div><div>The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.</div><div>SECTION 5.102 DEFINITIONS</div><div>5.102.1 DEFINITIONS</div><div>The following terms are defined in Chapter 2 (and are included here for reference)</div><div>CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.</div><div>LOW-EMITTING AND FUEL EFFICIENT VEHICLES.</div><div>Eligible vehicles are limited to the following:</div><div>1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CRR, Title 13, Section 1962</div><div>2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating of 9 or 10 as regulated under 40 CFR Section 600 Subpart D.</div><div>NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.1500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.</div><div>TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.</div><div>VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motorcoach or truck tractor, designed for carrying more than 15 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.</div><div>Note: Source: Vehicle Code, Division 1, Section 668</div><div>ZEV. Any vehicle certified to zero-emission standards.</div><div>SECTION 5.106 SITE DEVELOPMENT</div><div>5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:</div><div>5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.</div><div>5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.</div><div>1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:</div><div>a. Scheduling construction activity during dry weather, when possible</div><div>b. Preservation of natural features, vegetation, soil, and buffers around surface waters.</div><div>c. Drainage swales or lined ditches to control stormwater flow.</div><div>d. Mulching or hydroseeding to stabilize disturbed soils.</div><div>e. Erosion control to protect slopes.</div><div>f. Protection of storm drain inlets (gravel bags or catch basin inserts).</div><div>g. Perimeter sediment control (perimeter silt fence, fiber rolls).</div><div>h. Sediment trap or sediment basin to retain sediment on site.</div><div>i. Stabilized construction exits.</div><div>j. Wind erosion control.</div><div>k. Other soil loss BMPs acceptable to the enforcing agency.</div><div>2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:</div><div>a. Dewatering activities.</div><div>b. Material handling and waste management.</div><div>c. Building materials stockpile management.</div><div>d. Management of washout areas (concrete, paints, stucco, etc.).</div><div>e. Control of vehicle/equipment fueling to contractor's staging area.</div><div>f. Vehicle and equipment cleaning performed off site.</div><div>g. Spill prevention and control.</div><div>h. Other housekeeping BMPs acceptable to the enforcing agency.</div></div></div>	<div><div>Y</div><div>N/A</div><div>RESPON PARTY</div></div> <div><div>5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.</div><div>Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lantorian Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).</div><div>The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conservation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.</div><div>Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/construction/stormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.</div><div>5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2.</div><div>5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.</div><div>5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitor's entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.</div><div>Exception: Additions or alterations which add nine or less visitor vehicle parking spaces.</div><div>5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicle parking spaces with a minimum of one bicycle parking facility.</div><div>5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicle parking spaces, provide secure bicycle parking for 5 percent of the tenant-occupant vehicle parking spaces being added, with a minimum of one bicycle parking facility.</div><div>5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicle parking spaces with a minimum of one bicycle parking facility.</div><div>5.106.4.1.5 Acceptable bicycle parking facilities for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:</div><div>1. Covered, lockable enclosures with permanently anchored racks for bicycles;</div><div>2. Lockable bicycle rooms with permanently anchored racks; or</div><div>3. Lockable, permanently anchored bicycle lockers.</div><div>Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.</div><div>5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2.</div><div>5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.</div><div>5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:</div><div>1. Covered, lockable enclosures with permanently anchored racks for bicycles;</div><div>2. Lockable bicycle rooms with permanently anchored racks; or</div><div>3. Lockable, permanently anchored bicycle lockers.</div><div>5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.</div><div>Exceptions:</div><div>1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:</div><div>a. Where there is no local utility power supply.</div><div>b. Where the local utility is unable to supply adequate power.</div><div>c. Where there is evidence suitable to the local enforcing agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.</div><div>2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.</div><div>5.106.5.3.1 EV capable spaces.</div><div>[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:</div><div>1. Raciways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall terminate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.</div><div>2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.</div><div>3. The electrical system and any on-site transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.</div><div>4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE". The roadway termination location shall be permanently and visibly marked as "EV CAPABLE".</div><div>Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See Vehicle Code Section 22511.2 for further details.</div></div>	<div><div>Y</div><div>N/A</div><div>RESPON PARTY</div></div> <div><div>5.106.5.3.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.</div><div>5.106.5.3.4 Accessible EVCS.</div><div>When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.</div><div>Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).</div><div>5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]</div><div>Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE. Exceptions:</div><div>1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:</div><div>a. Where there is no local utility power supply.</div><div>b. Where the local utility is unable to supply adequate power.</div><div>c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.</div><div>When EVSE(s) are installed, shall be in accordance with the California Building Code, the California Electrical Code and as follows:</div><div>5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.</div><div>[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:</div><div>1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.</div><div>2. The construction documents shall indicate on or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1.</div><div>3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.</div><div>4. The raceway(s) or busway(s) shall be sufficient in size to carry the minimum additional system load to the location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.</div></div>	<div><div>Y</div><div>N/A</div><div>RESPON PARTY</div></div> <div><div>MAXIMUM ALLOWABLE GLARE RATING - (G)</div><div>MAXIMUM ALLOWABLE GLARE RATING - (G)</div><div>MAXIMUM ALLOWABLE GLARE RATING - (G)</div><div>MAXIMUM ALLOWABLE GLARE RATING - (G)</div><div>MAXIMUM ALLOWABLE GLARE RATING - (G)</div><div>1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code.</div><div>2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.</div><div>3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting"</div><div>5.106.8.1 Facing-Backlight</div><div>Luminaires within 2Mm of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.</div><div>Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaires, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.</div><div>5.106.8.2 Facing-Glare.</div><div>For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2Mm of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.</div><div>Note: [N]</div><div>1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.</div><div>2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B.</div><div>3. Refer to the California Building Code for requirements for additions and alterations.</div><div>5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:</div><div>1. Swales.</div><div>2. Water collection and disposal systems.</div><div>3. French drains.</div><div>4. Water retention gardens.</div><div>5. Other water measures which keep surface water away from buildings and in ground/water recharge.</div><div>Exception: Additions and alterations not altering the drainage path.</div><div>5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.</div><div>5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.</div><div>Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table AS-106.11.2.2 in Appendix AS shall be permitted in whole or in part in lieu of shade tree planting.</div><div>5.106.12.2 Landscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20% of the landscape area within 15 years.</div><div>Exceptions: Playfields for organized sport activity are not included in the total area calculation.</div><div>5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.</div><div>Exceptions:</div><div>1. Walkways, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table AS-106.11.2.2 in Appendix AS shall be permitted in whole or in part in lieu of shade tree planting.</div><div>2. Designated and marked play areas of organized sport activity are not included in the total area calculation.</div><div>DIVISION 5.2 ENERGY EFFICIENCY</div><div>SECTION 5.201 GENERAL</div><div>5.201.1 Scope [BSC-CG, California Energy Code (DSA-SS)]. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.</div><div>DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION</div><div>SECTION 5.301 GENERAL</div><div>5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.</div><div>SECTION 5.302 DEFINITIONS</div><div>5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference)</div><div>EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAP) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which as two major influences on the amount of water that needs to be applied to the landscape.</div><div>FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including interior areas such as stairs, covered walkways, patios and decks.</div><div>METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.</div><div>GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.</div><div>MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.</div><div>MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) [HCD]. The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 27), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.</div><div>POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.</div><div>POTABLE WATER [HCD]. Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.</div><div>RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.</div><div>SUBMETER [HCD 1]. A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civil Code Section 1954.202 (g) and Water Code Section 517 for additional details.)</div><div>WATER BUDGET. Is the estimated total landscape irrigation water resources model that not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).</div></div>
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2022 CAL GREEN CHECKLIST (NON-RESIDENTIAL MANDATORY MEASURES)

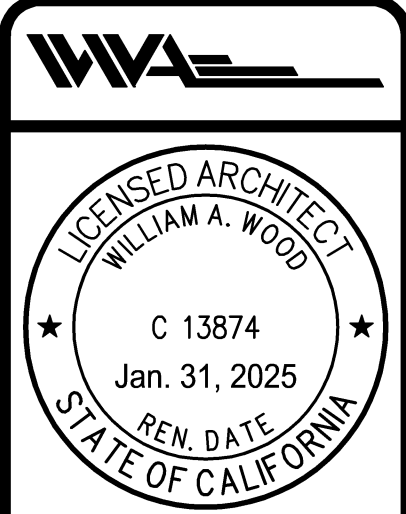


2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
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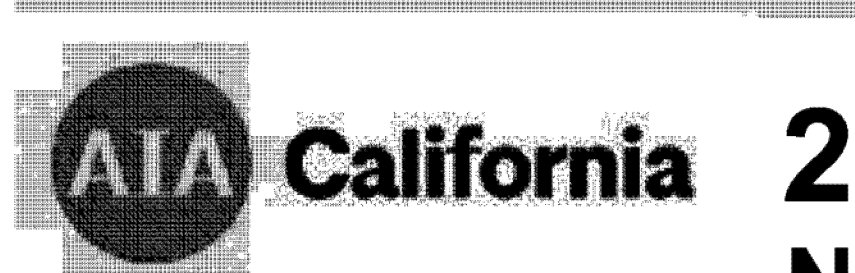
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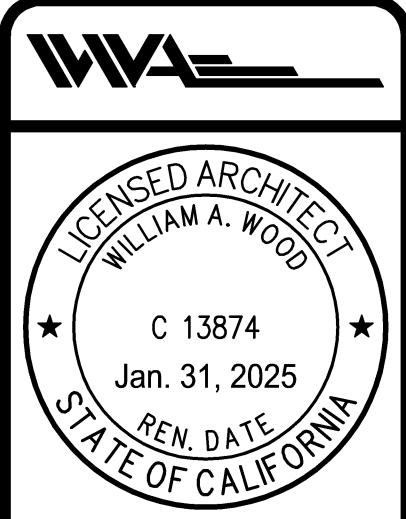
# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

<div><div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div><div><div><div>□</div><div>□</div><div>□</div></div></div></div> <div><b>5.504.4 FINISH MATERIAL POLLUTANT CONTROL.</b> Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.</div> <div><b>5.504.4.1 Adhesives, sealants and caulks.</b> Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.</div> <div><b>TABLE 5.504.4.1 - ADHESIVE VOC LIMIT<sup>1,2</sup></b><table><tr><th>Less Water and Less Exempt Compounds in Grams per Liter</th><th>CURRENT VOC LIMIT</th></tr><tr><td><b>ARCHITECTURAL APPLICATIONS</b></td><td></td></tr><tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr><tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr><tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr><tr><td>RUBBER FLOOR ADHESIVES</td><td>50</td></tr><tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr><tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr><tr><td>VCT &amp; ASPHALT TILE ADHESIVES</td><td>50</td></tr><tr><td>DRYWALL &amp; PANEL ADHESIVES</td><td>50</td></tr><tr><td>COVE BASE ADHESIVES</td><td>50</td></tr><tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVES</td><td>70</td></tr><tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr><tr><td>OTHER ADHESIVES NOT SPECIFICALLY LISTED</td><td>50</td></tr><tr><td><b>SPECIALTY APPLICATIONS</b></td><td></td></tr><tr><td>PVC WELDING</td><td>510</td></tr><tr><td>CPVC WELDING</td><td>490</td></tr><tr><td>ABS WELDING</td><td>325</td></tr><tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr><tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr><tr><td>CONTACT ADHESIVE</td><td>80</td></tr><tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr><tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr><tr><td>TOP &amp; TRIM ADHESIVE</td><td>250</td></tr><tr><td><b>SUBSTRATE SPECIFIC APPLICATIONS</b></td><td></td></tr><tr><td>METAL TO METAL</td><td>30</td></tr><tr><td>PLASTIC FOAMS</td><td>50</td></tr><tr><td>POROUS MATERIAL, (EXCEPT WOOD)</td><td>50</td></tr><tr><td>WOOD</td><td>30</td></tr><tr><td>FIBERGLASS</td><td>80</td></tr></table><div>1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, <a href="http://www.arb.ca.gov/DRDS/SCQ/RLM168.PDF">www.arb.ca.gov/DRDS/SCQ/RLM168.PDF</a></div></div> <div><b>TABLE 5.504.4.2 - SEALANT VOC LIMIT</b><table><tr><th>Less Water and Less Exempt Compounds in Grams per Liter</th><th>CURRENT VOC LIMIT</th></tr><tr><td><b>SEALANTS</b></td><td></td></tr><tr><td>ARCHITECTURAL</td><td>250</td></tr><tr><td>MARINE DECK</td><td>750</td></tr><tr><td>NONMEMBRANE ROOF</td><td>300</td></tr><tr><td>ROADWAY</td><td>250</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr><tr><td>OTHER</td><td>420</td></tr><tr><td><b>SEALANT PRIMERS</b></td><td></td></tr><tr><td>ARCHITECTURAL</td><td></td></tr><tr><td>NONPOROUS</td><td>250</td></tr><tr><td>POROUS</td><td>775</td></tr><tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr><tr><td>MARINE DECK</td><td>750</td></tr><tr><td>OTHER</td><td>760</td></tr></table><div>NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168. <b>5.504.4.3 Paints and coatings.</b> Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply. <b>5.504.4.3.1 Aerosol Paints and coatings.</b> Aerosol paints and coatings shall meet the PWMIR Limits for VOC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 5 Rule 49.</div></div>	Less Water and Less Exempt Compounds in Grams per Liter	CURRENT VOC LIMIT	<b>ARCHITECTURAL APPLICATIONS</b>		INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	50	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVES	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT SPECIFICALLY LISTED	50	<b>SPECIALTY APPLICATIONS</b>		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	<b>SUBSTRATE SPECIFIC APPLICATIONS</b>		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL, (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80	Less Water and Less Exempt Compounds in Grams per Liter	CURRENT VOC LIMIT	<b>SEALANTS</b>		ARCHITECTURAL	250	MARINE DECK	750	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	<b>SEALANT PRIMERS</b>		ARCHITECTURAL		NONPOROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	750	OTHER	760	<div><div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div><div><div><div>□</div><div>□</div><div>□</div></div></div></div> <div><b>TABLE 5.504.4.3 - CONT.</b><table><tr><th>GRAMS OF VOC PER LITER OF COATING, LESS WATER &amp; LESS EXEMPT COMPOUNDS</th><th>CURRENT VOC LIMIT</th></tr><tr><td><b>COATING CATEGORY</b></td><td></td></tr><tr><td><b>SPECIALTY COATINGS</b></td><td></td></tr><tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr><tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr><tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr><tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr><tr><td>BOND BREAKERS</td><td>350</td></tr><tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr><tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr><tr><td>DRIVEWAY SEALERS</td><td>50</td></tr><tr><td>DRY FOG COATINGS</td><td>150</td></tr><tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr><tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr><tr><td>FLOOR COATINGS</td><td>100</td></tr><tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr><tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr><tr><td>HIGH-TEMPERATURE COATINGS</td><td>420</td></tr><tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr><tr><td>LOW SOLIDS COATINGS</td><td>120</td></tr><tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr><tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr><tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr><tr><td>MULTICOLOR COATINGS</td><td>250</td></tr><tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr><tr><td>PRIMERS, SEALERS, &amp; UNDERCOATERS</td><td>100</td></tr><tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr><tr><td>RECYCLED COATINGS</td><td>250</td></tr><tr><td>ROOF COATINGS</td><td>50</td></tr><tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr><tr><td>SHELLACs</td><td></td></tr><tr><td>CLEAR</td><td>730</td></tr><tr><td>OPAQUE</td><td>550</td></tr><tr><td><b>SPECIALTY PRIMERS, SEALERS &amp; UNDERCOATERS</b></td><td>100</td></tr><tr><td>STAINS</td><td>250</td></tr><tr><td>STONE CONSOLIDANTS</td><td>450</td></tr><tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr><tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr><tr><td>TUB &amp; TILE REFINISH COATINGS</td><td>420</td></tr><tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr><tr><td>WOOD COATINGS</td><td>275</td></tr><tr><td>WOOD PRESERVATIVES</td><td>350</td></tr><tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr></table><div>1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER &amp; EXEMPT COMPOUNDS 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD. <b>5.504.4.3.2 Verification.</b> Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1. Manufacturer's product specification 2. Field verification of on-site product containers <b>5.504.4.4 Carpet Systems.</b> All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350). See California Department of Public Health's website for certification programs and testing labs: <a href="https://www.cdph.ca.gov/Programs/CDC/PHP/DEOD/CEHL/BIAG/Pages/VOC.aspx#material">https://www.cdph.ca.gov/Programs/CDC/PHP/DEOD/CEHL/BIAG/Pages/VOC.aspx#material</a> <b>5.504.4.4.1 Carpet cushion.</b> All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350). See California Department of Public Health's website for certification programs and testing labs: <a href="https://www.cdph.ca.gov/Programs/CDC/PHP/DEOD/CEHL/BIAG/Pages/VOC.aspx#material">https://www.cdph.ca.gov/Programs/CDC/PHP/DEOD/CEHL/BIAG/Pages/VOC.aspx#material</a> <b>5.504.4.4.2 Carpet adhesive.</b> All carpet adhesive shall meet the requirements of Table 5.504.4.1. <b>5.504.4.5 Composite wood products.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5. <b>5.504.4.5.3 Documentation.</b> Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation may include, but is not limited to, the following: 1. Product certifications and specifications 2. Chain of custody certifications 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.) 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European EN 338 standards 5. Other methods acceptable to the enforcing agency. <b>TABLE 5.504.4.5 - FORMALDEHYDE LIMITS:</b><table><tr><th>MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION</th><th>CURRENT LIMIT</th></tr><tr><td><b>PRODUCT</b></td><td></td></tr><tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr><tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr><tr><td>PARTICLE BOARD</td><td>0.09</td></tr><tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr><tr><td>THIN MEDIUM DENSITY FIBERBOARD</td><td>0.13</td></tr></table><div>1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).</div></div></div>	GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	CURRENT VOC LIMIT	<b>COATING CATEGORY</b>		<b>SPECIALTY COATINGS</b>		ALUMINUM ROOF COATINGS	400	BASEMENT SPECIALTY COATINGS	400	BITUMINOUS ROOF COATINGS	50	BITUMINOUS ROOF PRIMERS	350	BOND BREAKERS	350	CONCRETE CURING COMPOUNDS	350	CONCRETE/MASONRY SEALERS	100	DRIVEWAY SEALERS	50	DRY FOG COATINGS	150	FAUX FINISHING COATINGS	350	FIRE RESISTIVE COATINGS	350	FLOOR COATINGS	100	FORM-RELEASE COMPOUNDS	250	GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	HIGH-TEMPERATURE COATINGS	420	INDUSTRIAL MAINTENANCE COATINGS	250	LOW SOLIDS COATINGS	120	MAGNESITE CEMENT COATINGS	450	MASTIC TEXTURE COATINGS	100	METALLIC PIGMENTED COATINGS	500	MULTICOLOR COATINGS	250	PRETREATMENT WASH PRIMERS	420	PRIMERS, SEALERS, & UNDERCOATERS	100	REACTIVE PENETRATING SEALERS	350	RECYCLED COATINGS	250	ROOF COATINGS	50	RUST PREVENTATIVE COATINGS	250	SHELLACs		CLEAR	730	OPAQUE	550	<b>SPECIALTY PRIMERS, SEALERS &amp; UNDERCOATERS</b>	100	STAINS	250	STONE CONSOLIDANTS	450	SWIMMING POOL COATINGS	340	TRAFFIC MARKING COATINGS	100	TUB & TILE REFINISH COATINGS	420	WATERPROOFING MEMBRANES	250	WOOD COATINGS	275	WOOD PRESERVATIVES	350	ZINC-RICH PRIMERS	340	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	CURRENT LIMIT	<b>PRODUCT</b>		HARDWOOD PLYWOOD VENEER CORE	0.05	HARDWOOD PLYWOOD COMPOSITE CORE	0.05	PARTICLE BOARD	0.09	MEDIUM DENSITY FIBERBOARD	0.11	THIN MEDIUM DENSITY FIBERBOARD	0.13	<div><div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div><div><div><div>□</div><div>□</div><div>□</div></div></div></div> <div><b>5.504.4.6 Resilient flooring systems.</b> Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350). See California Department of Public Health's website for certification programs and testing labs: <a href="https://www.cdph.ca.gov/Programs/CDC/PHP/DEOD/CEHL/BIAG/Pages/VOC.aspx#material">https://www.cdph.ca.gov/Programs/CDC/PHP/DEOD/CEHL/BIAG/Pages/VOC.aspx#material</a> <b>5.504.4.6.1 Verification of compliance.</b> Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits. <b>5.504.4.7 Thermal Insulation</b> Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs: <a href="https://www.cdph.ca.gov/Programs/CDC/PHP/DEOD/CEHL/BIAG/Pages/VOC.aspx#material">https://www.cdph.ca.gov/Programs/CDC/PHP/DEOD/CEHL/BIAG/Pages/VOC.aspx#material</a> <b>5.504.4.7.1 Verification of compliance.</b> Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits. <b>5.504.4.8 Acoustical ceiling and wall panels.</b> Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs. <b>5.504.4.8.1 Verification of compliance.</b> Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits. <b>5.504.4.8.2 Verification of compliance.</b> Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits. <b>5.504.4.8.3 Filters.</b> In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside air return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations with filters of the same value shall be included in the operation and maintenance manual. <b>Exceptions:</b> Existing mechanical equipment. <b>5.504.5.2.1 Labeling.</b> Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating. <b>5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL.</b> Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations, or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions. <b>SECTION 5.505 INDOOR MOISTURE CONTROL</b> <b>5.505.1 INDOOR MOISTURE CONTROL.</b> Buildings shall meet or exceed the provisions of California Building Code, CCB, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code. <b>SECTION 5.506 INDOOR AIR QUALITY</b> <b>5.506.1 OUTSIDE AIR DELIVERY.</b> For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8. <b>5.506.2 CARBON DIOXIDE (CO<sub>2</sub>) MONITORING.</b> For buildings or additions equipped with demand control ventilation, CO<sub>2</sub> sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120.0(c)(4). <b>5.506.3 Carbon dioxide (CO<sub>2</sub>) monitoring in classrooms.</b> (DSS-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements: 1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows. 2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel. 3. A monitor shall provide notification through a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm. 4. The monitor or sensor shall measure carbon dioxide levels at minimum 15-minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration. 5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater. 6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be calibrated by the manufacturer to require calibration no more frequently than once every 5 years. <b>SECTION 5.507 ENVIRONMENTAL COMFORT</b> <b>5.507.1 OUTDOOR AIR DELIVERY.</b> For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8. <b>Exceptions:</b> Buildings with few or no occupants or where occupants are not likely to be affected by outdoor noise, as determined by the enforcement authority, such as factories, studios, storage, enclosed parking structures and utility buildings. <b>Exception: [DSS-SS]</b> For public schools and community colleges, the requirements of this section and all subsections apply only to new construction. <b>5.507.4.1 Exterior noise transmission, prescriptive method.</b> Wall and roof-ceiling assemblies exposed to the noise source meeting up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of not less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations: 1. Within the 65 CNEl noise contour of an airport. <b>Exceptions:</b> 1. Lw or CNEl, for military airports shall be determined by the Facility Air Installation Compatible Land Use Zone (AICLUZ) plan. 2. Lw or CNEl, for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element. 2. Within the 65 CNEl or Lw noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan. <b>5.507.4.1.1 Noise exposure where noise contours are not readily available.</b> Buildings exposed to a noise level of 65 dB L<sub>eq</sub> 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30). <b>5.507.4.2 Performance Method.</b> For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-Hr) of 50 dBA in occupied areas during any hour of operation. <b>5.507.4.2.1 Site Features.</b> Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior. <b>5.507.4.2.2 Documentation of Compliance.</b> An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record. <b>5.507.4.3 Interior sound transmission.</b> Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40. <b>Note:</b> Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: <a href="http://www.tcoi-base.org/PDF/CasesStudies/cic_noise_ratings.pdf">www.tcoi-base.org/PDF/CasesStudies/cic_noise_ratings.pdf</a> <b>SECTION 5.508 OUTDOOR AIR QUALITY</b> <b>5.508.1 Ozone depletion and greenhouse gas reductions.</b> Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2. <b>5.508.1.1 Chlorofluorocarbons (CFCs).</b> Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs. <b>5.508.1.2 Halons.</b> Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.</div>	<div><div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div><div><div><div>□</div><div>□</div><div>□</div></div></div></div> <div><b>5.508.2 Supermarket refrigerant leak reduction.</b> New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities. <b>Exception:</b> Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO<sub>2</sub>), and potentially other refrigerants. <b>5.508.2.1 Refrigerant piping.</b> Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below. <b>5.508.2.1.1 Threaded pipe.</b> Threaded connections are permitted at the compressor rack. <b>5.508.2.1.2 Copper pipe.</b> Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less. <b>5.508.2.1.2.1 Anchorage.</b> One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils. <b>5.508.2.1.3 Flared tubing connections.</b> Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil. <b>Exception:</b> Single-flared tubing connections may be used with a multilayer seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations. <b>5.508.2.1.4 Elbows.</b> Short radius elbows are only permitted where space limitations prohibit use of long radius elbows. <b>5.508.2.2 Valves.</b> Valves Valves and fittings shall comply with the California Mechanical Code and as follows. <b>5.508.2.2.1 Pressure relief valves.</b> For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve. <b>5.508.2.2.1.1 Pressure detection.</b> A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve. <b>5.508.2.2.2 Access valves.</b> Only Schrader access valves with a brass or steel body are permitted for use. <b>5.508.2.2.2.1 Valve caps.</b> For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic. <b>5.508.2.2.2.2 Seal caps.</b> If designed for it, the cap shall have a neoprene O-ring in place. <b>5.508.2.2.2.2.1 Chain tethers.</b> Chain tethers to fit over the stem are required for valves designed to have seal caps. <b>Exception:</b> Valves with seal caps that are not removed from the valve during stem operation. <b>5.508.2.3 Refrigerated service cases.</b> Refrigerated service cases holding food products containing vinegar and seal shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances. <b>5.508.2.3.1 Coil coating.</b> Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency. <b>5.508.2.4 Refrigerant receivers.</b> Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver. <b>5.508.2.5 Pressure testing.</b> The system shall be pressure tested during installation prior to evacuation and charging. <b>5.508.2.5.1 Minimum pressure.</b> The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum. <b>5.508.2.5.2 Leaks.</b> Check the system for leaks, repair any leaks, and retest for pressure using the same gauge. <b>5.508.2.5.3 Allowable pressure change.</b> The system shall stand, unaltered, for 24 hours with no more than a +/- one-pound pressure change from 300 psig, measured with the same gauge. <b>5.508.2.6 Evacuation.</b> The system shall be evacuated after pressure testing and prior to charging. <b>5.508.2.6.1 First vacuum.</b> Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes. <b>5.508.2.6.2 Second vacuum.</b> Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes. <b>5.508.2.6.3 Third vacuum.</b> Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.</div>
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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DESIGN JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

REVISIONS	DATE



HANA JAPAN STEAK HOUSE  
11991 DUBLIN CANYON ROAD  
PLEASANTON, CALIFORNIA

WILLIAM WOOD ARCHITECTS  
301 HARTZ AVENUE, SUITE 203  
DANVILLE, CALIFORNIA 94526  
(925) 820-8233  
THIS IS AN ORIGINAL UNPUBLISHED WORK, AND MAY NOT BE REPRODUCED OR PUBLISHED OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

DRAWN	WAW
CHECKED	WAW
DATE	08/16/22
SCALE	AS SHOWN
JOB NO.	07.4600
SHEET	GN4
OF	SHEETS

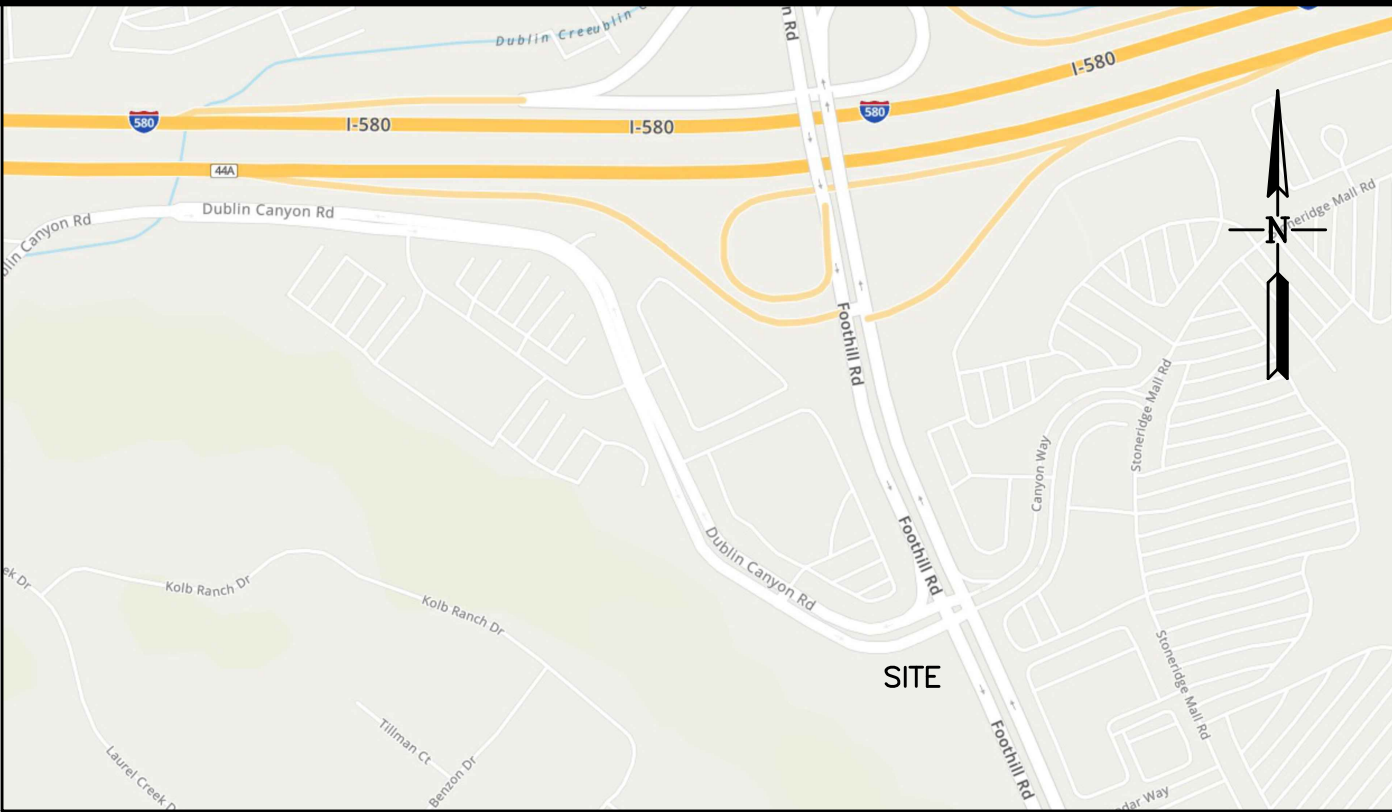


IMPROVEMENT PLANS FOR

# HANA JAPAN

DUBLIN CANYON ROAD

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



VICINITY MAP  
NOT TO SCALE

SHEET INDEX	
1	COVER SHEET
2	NOTES
3	IMPROVEMENT PLANS
4	IMPROVEMENT PLANS
5	IMPROVEMENT PLANS
6	DRAINAGE EXHIBIT
7	SILVA CELL DETAILS
8	TOPOGRAPHIC SURVEY



SITE MAP  
SCALE: 1" = 50'

GRADING QUANTITIES  
CUT 23,350 CU YDS  
FILL 270 CU YDS

HAUL ROUTE

1. ACCESS TO THE DEVELOPMENT BY CONSTRUCTION EQUIPMENT, MATERIAL DELIVERIES AND OTHER HEAVY LOADS SHALL BE LIMITED BY ALL CONTRACTORS TO THE FOLLOWING ROUTE:  
FROM HWY 580, FOOTHILL ROAD., DUBLIN CANYON ROAD

ENGINEER CERTIFICATE

PLANS PREPARED UNDER THE SUPERVISION OF:

Rob Diestler

ROBERT D. DIESTLER RCE NO 66722, EXPIRES 09/30/26



PROJECT NAME		COVER SHEET		HANA JAPAN RESTAURANT		CITY OF PLEASANTON		ALAMEDA COUNTY, CALIFORNIA	
JOB NO.:	21420	DISK NO.:		FILE NO.:		DATE:	1-22-25	SHEET NO.:	
NO.		BY		DATE		REVISIONS		APPROVED	
SURVEYORS		ENGINEERS		PLANNERS		147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (924) 462-2555		ALEXANDER & ASSOCIATES INC.	

ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BVC	BEGIN VERTICAL CURVE
BO	BLOW OFF
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CP	CENTER POINT
CS	CURB STATION
DWY	DRIVEWAY
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EVC	END VERTICAL CURVE
EVA	EMERGENCY VEHICLE ACCESS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
MH	MANHOLE
PAUE	PRIVATE ACCESS & UTILITY EASEMENT
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
PUE	PRIVATE UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
STA	STATION
SWI	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
WM	WATER METER
VC	VERTICAL CURVE
U.O.N.	UNLESS OTHERWISE NOTED

LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	MATCH LINE	---
---	EASEMENT LINE	---
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 8"SS
8"W	WATER	EX 8"W
---	CURB & GUTTER	EX FC
■	STORM WATER INLET	□
■	FIELD INLET	□
●	DIRECTION OF FLOW	▽
●	MANHOLE	○
●	FIRE HYDRANT	●
●	BLOW OFF	○
●	SANITARY SEWER CLEAN OUT	○
●	STREET LIGHT	●
□	WATER METER	□
---	EXIST. TREE (TO REMAIN)	20" OAK
130	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	x 525.2
X	REMOVE EXISTING TREE	



1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH SPECIFICATIONS, STANDARDS AND ORDINANCES OF THE CITY OF PLEASANTON.
2. ANY EXISTING WELLS ON PROPERTY BEING IMPROVED SHALL BE SEALED AND ABANDONED IN ACCORDANCE WITH THE REQUIREMENTS OF ALAMEDA COUNTY WATER DISTRICT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY PERMITS.
3. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT ALEXANDER & ASSOCIATES, INC., AT (925) 462-2255 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
4. THE LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. THEIR LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CONTACT UNDERGROUND SERVICE ALERT AT 800-642-2444. ANY ADDED COST ON THE PART OF THE CONTRACTOR AS A RESULT OF THE ACTUAL LOCATIONS OF EXISTING UTILITIES BEING DIFFERENT FROM THOSE SHOWN ON THE PLANS SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICES.
5. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER, AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION EITHER FROM THE OWNER OR ALEXANDER & ASSOCIATES, INC.
7. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE TO NORMAL WORKING HOURS, AND THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
8. ALL STAKING REQUESTS SHALL BE DIRECTED TO THE OFFICE OF ALEXANDER & ASSOCIATES, INC., (PHONE 925 462-2255) A MINIMUM OF 48 HOURS PRIOR TO ACTUAL NEED.
9. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
10. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB, OR AS INDICATED.
11. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
12. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT CIVIL ENGINEER OF ANY DIFFERENCES OR LOCATION OF EXISTING UTILITIES FROM THAT SHOWN, OR OF ANY CONFLICTS WITH THE DESIGN BEFORE CONTINUING WORK IN THAT AREA.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MATCH EXISTING STREETS, SURROUNDING LANDSCAPING AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURB AND GUTTER, GRADING, ETC. AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
15. THE CONTRACTOR SHALL ESTIMATE THE EARTHWORK QUANTITIES TO HIS SATISFACTION PRIOR TO THE START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THE PLANS. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED.
16. NOTE: USE OF MATERIAL CONTAINING ASBESTOS:  
ALEXANDER & ASSOCIATES, INC. DOES NOT SPECIFY NOR RECOMMEND THE USE OF OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT. THE PROVISIONS OF THIS NOTE SHALL APPLY UNLESS THEY ARE EXPRESSLY WAIVED IN WRITING BY ALEXANDER & ASSOCIATES, INC.
17. AT NO TIME SHALL CAMPERS, TRAILERS, MOTOR HOMES, OR ANY OTHER VEHICLE BE USED AS LIVING OR SLEEPING QUARTERS ON THE CONSTRUCTION SITE.
18. PRIOR TO BIDDING, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT AND INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AFFECTING THE NEW WORK. THE CONTRACTORS SHALL NOT DISPUTE, COMPLAIN, OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE, OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE.

1. ALL WATER METER BOXES TO BE LOCATED BEHIND CURB AS SHOWN ON PLEASANTON'S STANDARD DETAIL "STANDARD WATER SERVICE" (STANDARD DETAIL #301). METER BOXES SHALL BE NUMBERED WITH HOUSE NUMBER USING PERMANENT PAINT OR MARKER.
2. BEDDING AND BACKFILL METHODS AND MATERIALS SHALL COMPLY WITH CITY OF PLEASANTON STANDARD SPECIFICATIONS AND DETAILS.
3. EXCAVATIONS MUST BE KEPT DEWATERED AT ALL TIMES SO AS NOT TO ALLOW CONTAMINATED WATER TO ENTER WATER MAINS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION, DIAMETER, AND TYPE OF EXISTING PIPE SO THAT THE NEW PIPE CAN BE PROPERLY ALIGNED WITH THE FITTINGS TO THE EXISTING PIPE.
5. MISALIGNMENTS SHALL BE CORRECTED BY THE REALIGNMENT OF EITHER OF BOTH PIPES TO BE CONNECTED. CONTRACTOR SHALL PROVIDE ALL FITTINGS AND PIPE MATERIALS NEEDED TO CONNECT THE NEW PIPE TO THE EXISTING PIPE.
6. DEFLECTION OF PIPE AT JOINTS SHALL COMPLY WITH MANUFACTURERS'S SPECIFICATIONS.
7. BENDS MAY NOT BE USED EXCEPT WHEN PROVIDED FOR ON THE PLANS OR PERMITTED BY THE CITY ENGINEER.
8. THROST RESTRAINT SHALL BE PROVIDED AT TEES AND BENDS 22-1/2 DEGREES OR GREATER. CONCRETE THROST BLOCKS SHALL BE INSTALLED PER CITY STANDARD.
9. A BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL IRRIGATION AND FIRE SERVICES.
10. ALL FITTINGS, VALVES, AND MATERIALS TO ACCOMPLISH ALL TIE-INS SHALL BE ON THE JOB, AND ANY EXISTING LINES EXPOSED AND CHECKED FOR PROPER FIT PRIOR TO ANY SHUTDOWN.
11. THE INSIDE OF ALL PIPES AND FITTINGS MUST BE DISINFECTED WITH A PROPER DISINFECTING AGENT PER CITY SPECIFICATIONS. CHLORINATED WATER SHALL EITHER BE DISCHARGED TO NEARBY SANITARY SEWER SYSTEM OR DECHLORINATED PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
12. TIE-IN TO EXISTING CITY WATER SYSTEM SHALL BE MADE ONLY IN THE PRESENCE OF AND WITH THE APPROVAL OF THE CITY ENGINEER. THE OPERATION OF VALVES IN THE EXISTING CITY SYSTEM BY OTHER THAN CITY PERSONNEL WILL NOT BE PERMITTED. NO TIE-INS TO EXISTING MAINS WILL BE PERMITTED UNTIL CERTIFICATION (DISINFECTION) PER CITY STANDARD SPECIFICATION SECTION 14-036 IS ACCOMPLISHED.
13. MATERIALS TO BE USED FOR WATER MAIN SHALL BE PVC-C900 AWWA AND SHALL MEET THE REQUIREMENTS OF THE CITY OF PLEASANTON.
14. ALL WATER SERVICES SHALL BE 1-1/2" CONFORMING TO CITY OF PLEASANTON DETAIL NO. 301.
15. WATER MAIN SHALL HAVE A MINIMUM COVER OF 3.5 FEET.
16. WATER MAINS SHALL BE DUCTILE IRON WHERE REQUIRED BY THE CITY OF PLEASANTON STANDARD SPECIFICATIONS.
17. WHENEVER WATER MAINS CROSS SANITARY SEWER LINES REFER TO CITY OF PLEASANTON STANDARD DETAILS 404-406.
18. AT ALL WATER SIPHONS, PIPE SHALL BE D.I.P. WITH TR FLEX FITTINGS.
19. ALL DUCTILE IRON FITTINGS IN THE WATER DISTRIBUTION SYSTEM SHALL BE FACTORY CEMENT LINED.
20. INSTALLATION OF WATER MAINS SHALL COMMENCE ONLY AFTER ALL SANITARY AND STORM SEWER TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED AND SUBGRADE HAS BEEN FINE GRADED TO 0.1".
21. VALVE SYSTEMS SHALL BE EXTENDED TO WITHIN FIVE FEET OF FINISHED GRADE. EXTENSIONS SHALL BE FIRMLY AFFIXED AND FLANGED ONE INCH DIAMETER LESS THAN THE I.D. OF THE VALVE BOX EXTENSION PIPE.
22. HYDRANT TEES SHALL HAVE BELLED X FLANGED JOINTS AND HYDRANT VALVES SHALL BE FLANGED TO TEE PER STANDARD DETAILS 305 & 306.
23. CROSSES SHALL HAVE FLANGED X FLANGED JOINTS AND BUTTERFLY VALVES (FLANGED X M.J.) SHALL BE FLANGED TO CROSS; FLANGED X MECHANICAL ADAPTORS WILL BE REQUIRED FOR ENDS OF CROSS WITH NO VALVE.
24. VALVE SYSTEMS SHALL BE M.J. X M.J. ALL FITTINGS TO BE FLANGED X M.J.
25. FIRE HYDRANTS TO BE INSTALLED AT THE LOCATIONS SHOWN ON PLANS IN ACCORDANCE WITH AGENCY STANDARD. THE BLUE MARKER INDICATING EXISTENCE OF FIRE HYDRANTS SHALL BE INSTALLED PER CITY STANDARD DRWG. NO. 307A, 307B, AND 307C.
26. ALL FIRE HYDRANT INSTALLATIONS WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE. INSPECTION BY THE FIRE DEPARTMENT WILL ONLY BE MADE AT THE DISCRETION OF THE AGENCY INSPECTOR AT SUCH TIME AS ALL WORK ON THE WATER SUPPLY SYSTEM HAS BEEN COMPLETED.
27. ANY EXISTING SERVICES TO BE ABANDONED SHALL BE DONE TO CITY STANDARDS.
28. ALL CURBS WITHIN 7'-6" DISTANCE OF FIRE HYDRANTS SHALL BE PAINTED RED.
29. FIRE LANES ON PRIVATE STREETS SHALL BE PAINTED RED AND "NO PARKING FIRE LANE" WITH WHITE LETTERING ON TOP OF THE CURB ON PRIVATE STREETS ONLY.
30. ALL SERVICES TO BE 1-1/2" MINIMUM, U.O.N. PER CITY STANDARD DETAIL 301.

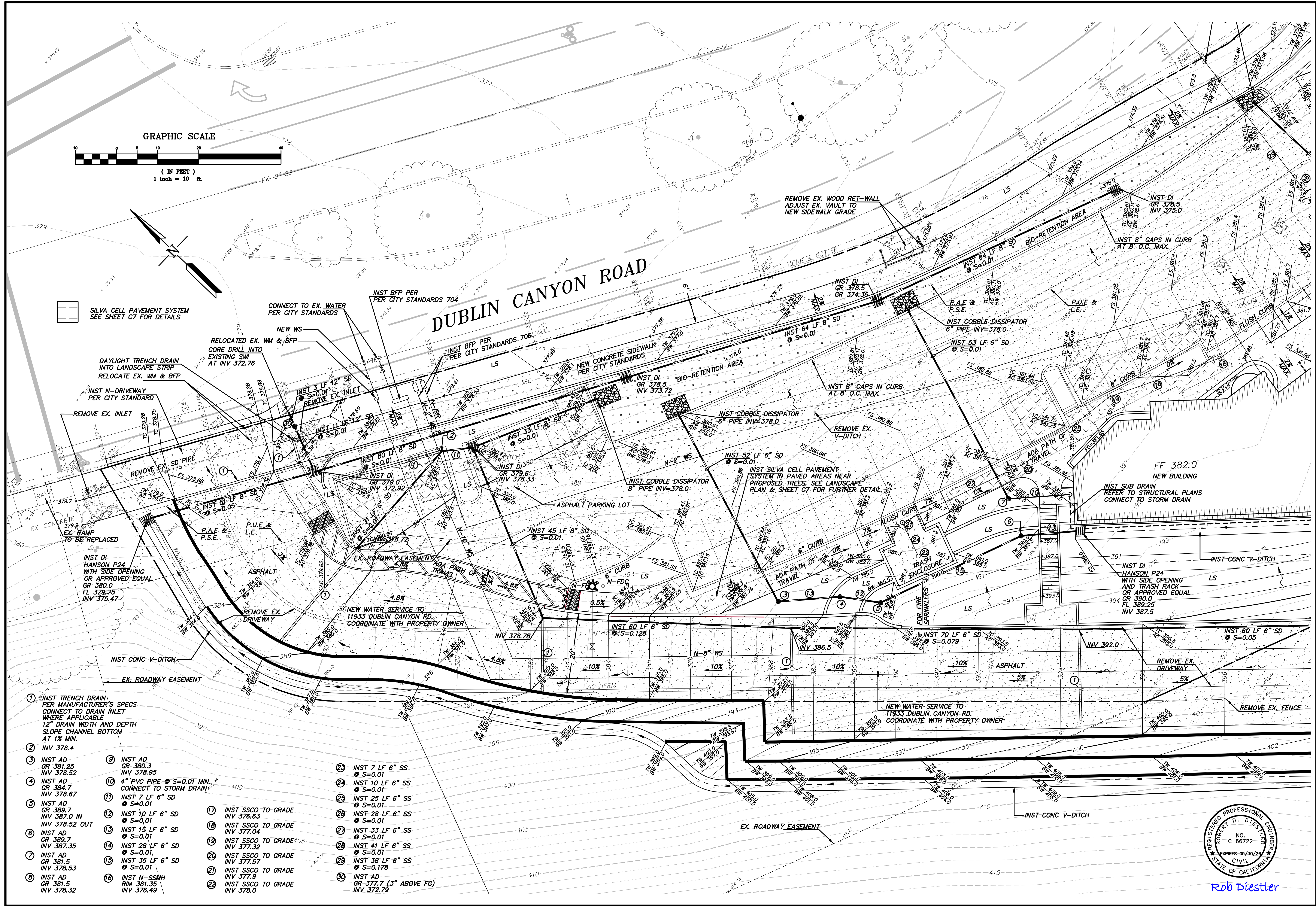
1. INSTALLATION OF SANITARY SEWERS SHALL CONFORM TO THE STANDARDS OF THE CITY OF PLEASANTON.
2. MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO FINISH GRADE BY UNDERGROUND CONTRACTOR AFTER PAVING WORK IS COMPLETED.
3. ALL SANITARY SEWER MAINS SHALL BE PVC SDR 35.  
CONFORMING WITH THE REQUIREMENTS OF ASTM D-3034, UON.
4. SANITARY SEWERS ARE TO BE DUCTILE IRON WHERE REQUIRED BY THE CITY OF PLEASANTON STANDARD SPECIFICATIONS.
5. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC SDR 35.  
A 4" TWO-WAY CLEANOUT SHALL BE INSTALLED ON ALL LATERALS AS SHOWN ON PLAN.
6. BACKFILL FOR SANITARY SEWERS SHALL BE PER CITY OF PLEASANTON STANDARD SPECIFICATIONS.
7. ANY EXISTING SERVICES TO BE ABANDONED SHALL BE DONE TO CITY STANDARDS.
8. WHENEVER WATER MAINS CROSS SANITARY SEWER LINES REFER TO CITY OF PLEASANTON STANDARD DETAIL 405A & 405B.
9. MANHOLES DEEPER THAN 10' SHALL HAVE 60" I.D. BARREL SECTION PER CITY STANDARD DRWG. NO. 205.

1. GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE THEM IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A WEEKLY BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN BRUSHES OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.
2. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM THE STREET PAVEMENT, AND STORM DRAINS ADJOINING THE PROJECT SITE. DURING WET WEATHER AVOID DRIVING VEHICLES OFF PAVED AREAS.
3. BROOM SWEEP THE PUBLIC STREET PAVEMENT ADJOINING THE PROJECT ON A DAILY BASIS. ON-DRAIN MUD OR DIRT SHALL BE SCAPED FROM THESE AREAS BEFORE SWEEPING.
4. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS USED ON THE PROJECT SITE THAT HAVE THE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM THROUGH BEING WINDBLOWN AWAY IN THE EVENT OF A MATERIAL SPILL.
5. NEVER CLEAN MACHINERY, TOOLS, BRUSHES, ETC., OR RINSE CONTAINERS INTO A STREET, GUTTER, OR STORM DRAIN.
6. ENSURE THAT CONCRETE/GRANITE SUPPLY TRUCKS OR CONCRETE/PLASTERERS OPERATIONS DO NOT DISCHARGE WASH WATER INTO STREET GUTTERS OR DRAINS.
7. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
8. UNPAVED CONSTRUCTION AREAS SHALL BE SPRINKLED WITH WATER AT LEAST TWICE DAILY, OR AS NEEDED, TO REDUCE FUGITIVE PARTICULATE EMISSIONS.
9. DURING CONSTRUCTION ACTIVITIES INVOLVING EARTH MOVING OR TRAVEL ON UNPAVED SURFACES SHALL BE DISCONTINUED WHEN WIND SPEEDS EXCEEDS 15 MPH TO PREVENT EXCESSIVE DUST GENERATION. AS AN OPTION TO SUSPENDING THE ABOVE ACTIVITIES WHEN WIND SPEEDS ARE ABOVE 15 MPH AND WIND BLOWN DUST IS OBSERVED, THE FREQUENCY OF SITE WATERING SHALL BE INCREASED TO FOUR TIMES PER DAY.
10. STOCKPILES OF TOPSOIL, OTHER STOCKPILE MATERIAL AND HAUL TRUCKS SHALL BE KEPT COVERED , WETTED OR STABILIZED AS DETERMINED BY THE CITY ENGINEER TO LIMIT WIND EROSION OF MATERIALS.
11. ROADWAYS AND WORK AREAS SHALL BE SWEEP AND WASHED AS NECESSARY USING BEST MANAGEMENT PRACTICES (BMPs) TO REDUCE FUGITIVE PARTICULATE AND REDUCE POLLUTANT QUANTITY IN STORMWATER RUNOFF FROM SITE DURING CONSTRUCTION. UNPAVED HAUL ROUTES SHALL AND PARKING AREAS SHALL BE SPRINKLERED, PAVED, OR STABILIZED TO CONTROL DUST.
12. TO REDUCE CONSTRUCTION EMISSIONS, UNNECESSARY IDLING SHALL BE LIMITED AS MUCH AS FEASIBLE , AND EQUIPMENT PRODUCING EMISSIONS SHALL BE REGULARLY MAINTAINED.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR WEED ABATEMENT DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.

1. A GRADING PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY EARTHWORK.
2. AN ENCROACHMENT PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK WITHIN PUBLIC RIGHT OF WAY.
3. ALL GRADING SHALL CONFORM TO THE CITY SPECIFICATIONS AND IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE SOILS REPORT PREPARED BY ENGEO INC. DATED MAY 2, 2008.  
THE SOILS ENGINEER WILL PROVIDE ON-SITE OBSERVATION AND SOILS TESTING DURING THE GRADING OPERATION.
4. EMBANKMENT CONSTRUCTION SHALL CONFORM TO SECTION 19-6 OF THE CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
5. THE MINIMUM FILL DENSITY COMPACTION WILL BE IN ACCORDANCE WITH 15-57.
6. GRADES SHALL NOT BE MORE THAN 0.1 FEET LOWER NOR 0.1 FEET HIGHER THAN THE ELEVATION INDICATED ON THIS PLAN.
7. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO RUN-ON AND RUNOFF CONTROL, EFFECTIVE SITE MANAGEMENT, AND NON STORM WATER MANAGEMENT THROUGH ALL PHASES OF CONSTRUCTION SHALL BE UTILIZED AT THE SITE AT ALL TIMES, YEAR ROUND, UNTIL THE SITE IS FULLY STABILIZED BY LANDSCAPING OR THE INSTALLATION OF PERMANENT EROSION CONTROL.
8. THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AT ALL TIMES. THEY SHALL DO SO BY WATERING AND/OR TREATING THE SITE OF WORK, AND SHALL MAINTAIN DUST CONTROL EQUIPMENT ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THEY SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM THEIR CONSTRUCTION ACTIVITIES IN PERFORMANCE OF THIS CONTRACT. THE PRICES FOR THE VARIOUS ITEMS OF WORK SHALL INCLUDE PROVIDING ADEQUATE DUST CONTROL, AS REQUIRED BY THE LOCAL AGENCY.
9. THE APPROXIMATE QUANTITY OF CUT IS 23,350 CUBIC YARDS, & FILL IS 2700 CUBIC YARDS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR VERIFICATION OF ABOVE EARTHWORK QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION.
10. ALL EXISTING GESSERS, FOUNDATIONS, BASEMENTS, TANKS OR OTHER UNDERGROUND STRUCTURES, IF ENCOUNTERED, SHALL BE REMOVED AND THE RESULTING DEPRESSIONS BACKFILLED AND COMPACTED UNDER OBSERVATION BY THE SOILS ENGINEER.
11. ANY EXISTING WELLS ON PROPERTY BEING DEVELOPED SHALL BE SEALED AND ABANDONED IN ACCORDANCE WITH APPLICABLE GROUNDWATER PROTECTIONS ORDINANCE. THE OWNER OR OTHER RESPONSIBLE PARTY SHALL CALL ZONE 7 AT 484-1600 FOR ADDITIONAL INFORMATION. ZONE 7 INSPECTOR SHALL WITNESS THE SEALING AND ABANDONMENT.
12. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE APPROVAL BY THE CITY ENGINEER.
13. TOPSOIL SHALL BE STOCKPAILED AS DIRECTED BY THE SOILS ENGINEER. PRIOR TO COMPLETION OF GRADING, THE STOCKPILE SHALL BE REMOVED FROM THE GRADING AREA.
14. ALL FILL SLOPES SHALL BE 2:1 MAXIMUM AND CUT SLOPES TO BE 2:1 MAXIMUM, UNLESS OTHERWISE NOTED.
15. GRADE BREAKS AT TOPS AND TOES OF CUT AND FILL SLOPES SHALL BE ROUNDED TO PRESENT A SMOOTH NATURAL APPEARANCE.
16. CONTRACTOR TO RESTORE SLOPES AND LANDSCAPE ON OFFSITE WORK TO THE SATISFACTION OF THE PROPERTY OWNERS.
17. THE CONTRACTOR SHALL BE REQUIRED TO BE ON SITE 48 HOURS PRIOR TO THE START OF CONSTRUCTION REQUIRING FIELD STAKING.
18. CONSTRUCTION WATER TO BE RECLAIMED WATER OBTAINED FROM DUBLIN - SAN RAMON SERVICES DISTRICT IF POSSIBLE OR THE CITY OF PLEASANTON.
19. SUBDRAIN PIPE SHALL BE PERFORATED PVC (SDR 35) WITH A BLANKET OF FILTERING MATERIAL, PRECISE SIZE AND LOCATION TO BE DETERMINED FROM THE FIELD BY THE SOILS ENGINEER.
20. PRIOR TO COMPLETION OF SUBGRADE PREPARATION, R-VALUE TESTS BY THE SOILS ENGINEER WILL BE REQUIRED AT LOCATIONS SPECIFIED BY THE CITY ENGINEER TO VERIFY THE PAVEMENT DESIGN REQUIREMENTS.

[illegible]





PROJECT NAME

HANA JAPAN RESTAURANT

CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

DESIGNED BY

RD

CHECKED BY

RD

DATE

09/30/25

NO.

BY

DATE

REVISIONS

IMPROVEMENT PLANS

HANA JAPAN RESTAURANT

CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

JOB NO.

21420

DISK NO.

FILE NO.

DATE

1-22-25

C3

OF 8 SHEETS

REGISTERED PROFESSIONAL ENGINEER

ROBERT D. DIESTLER

NO. C 66722

EXPIRES 09/30/28

CIVIL

STATE OF CALIFORNIA

Rob Diestler

ALEXANDER & ASSOCIATES INC.

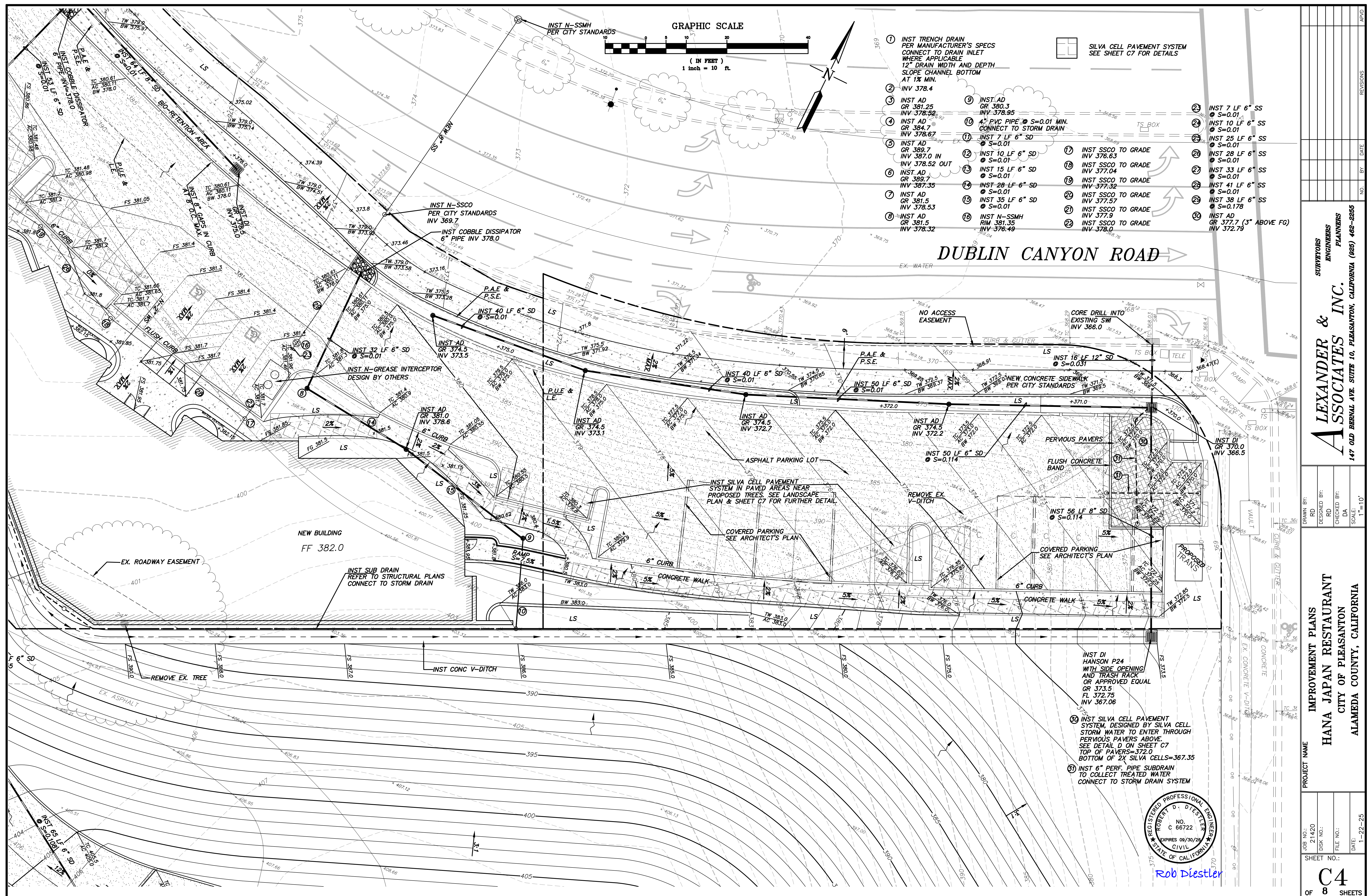
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2555

SURVEYORS

ENGINEERS

PLANNERS



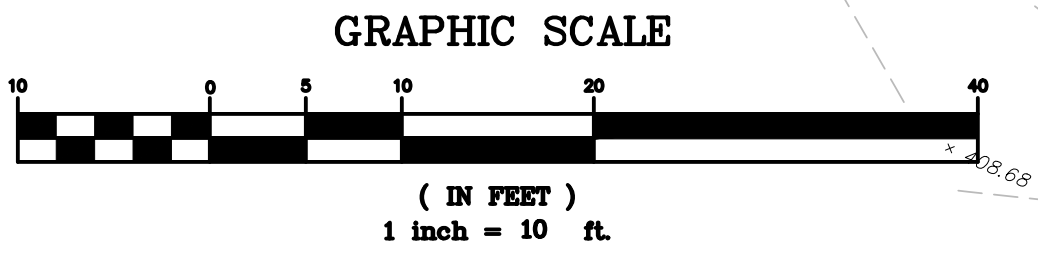
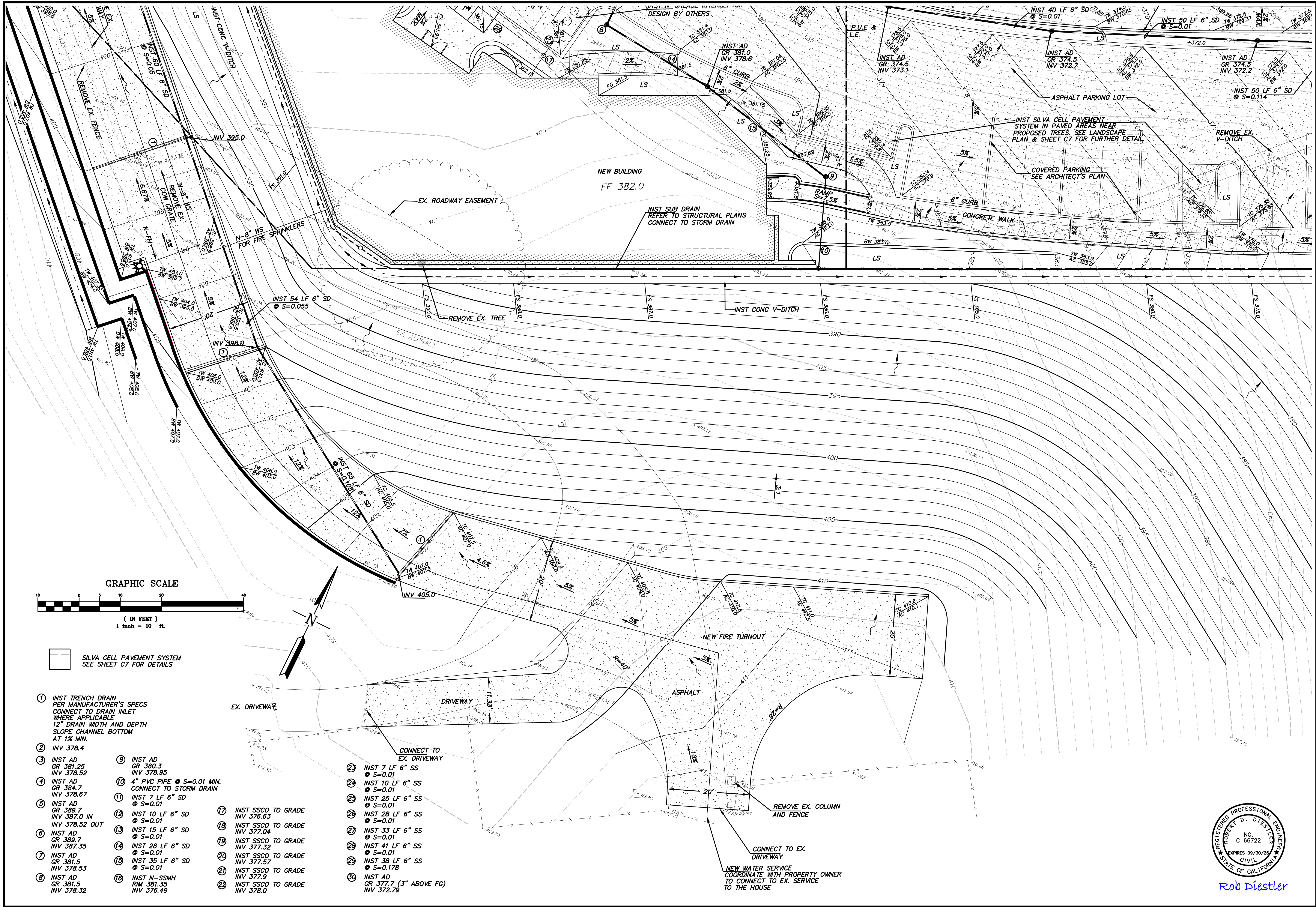


**ALEXANDER & ASSOCIATES INC.**  
SURVEYORS  
ENGINEERS  
PLANNERS  
1447 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

**HANA JAPAN RESTAURANT**  
**CITY OF PLEASANTON**  
**ALAMEDA COUNTY, CALIFORNIA**

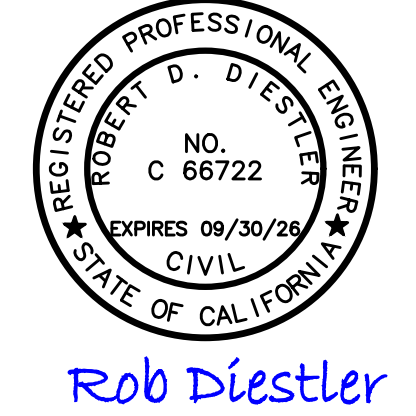
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DISK NO.:	
SHEET NO.:	





SILVA CELL PAVEMENT SYSTEM  
SEE SHEET C7 FOR DETAILS

- 1 INST TRENCH DRAIN PER MANUFACTURER'S SPECS CONNECT TO DRAIN INLET WHERE APPLICABLE 12" DRAIN WIDTH AND DEPTH SLOPE CHANNEL BOTTOM AT 1% MIN.
- 2 INV 378.4
- 3 INST AD GR 381.25 INV 378.52
- 4 INST AD GR 384.7 INV 378.67
- 5 INST AD GR 389.7 INV 387.0 IN INV 378.52 OUT
- 6 INST AD GR 389.7 INV 387.35
- 7 INST AD GR 381.5 INV 378.53
- 8 INST AD GR 381.5 INV 378.32
- 9 INST AD GR 380.3 INV 378.95
- 10 4" PVC PIPE @ S=0.01 MIN. CONNECT TO STORM DRAIN
- 11 INST 7 LF 6" SD @ S=0.01
- 12 INST 10 LF 6" SD @ S=0.01
- 13 INST 15 LF 6" SD @ S=0.01
- 14 INST 28 LF 6" SD @ S=0.01
- 15 INST 35 LF 6" SD @ S=0.01
- 16 INST N-SSMH INV 376.49
- 17 INST SSCO TO GRADE INV 376.63
- 18 INST SSCO TO GRADE INV 377.04
- 19 INST SSCO TO GRADE INV 377.32
- 20 INST SSCO TO GRADE INV 377.57
- 21 INST SSCO TO GRADE INV 377.9
- 22 INST SSCO TO GRADE INV 378.0
- 23 INST 7 LF 6" SS @ S=0.01
- 24 INST 10 LF 6" SS @ S=0.01
- 25 INST 25 LF 6" SS @ S=0.01
- 26 INST 28 LF 6" SS @ S=0.01
- 27 INST 33 LF 6" SS @ S=0.01
- 28 INST 41 LF 6" SS @ S=0.01
- 29 INST 38 LF 6" SS @ S=0.178
- 30 INST AD GR 377.7 (3" ABOVE FG) INV 372.79



Rob Diestler

PROJECT NAME

IMPROVEMENT PLANS

HANA JAPAN RESTAURANT

CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

JOB NO. 21420

DISK NO.

FILE NO.

DATE 1-22-25

SHEET NO. 8

OF 8 SHEETS

ALEXANDER & ASSOCIATES INC.

147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2855

NO.

BY

DATE

REVISIONS

APPROVED



SUMMARY OF AREAS DRAINING TO IMP 1				
DMA	AREA	SURFACE TYPE	ADJ. PERVIOUS SURFACE	EFFECTIVE IMPERVIOUS AREA
1A	2,861 SF	ROOF	1.0	2,861 SF
1B	13,119 SF	ASPHALT/CONCRETE	1.0	13,119 SF
1C	1,415 SF	ASPHALT/CONCRETE	1.0	1,415 SF
1D	10,219 SF	ASPHALT/CONCRETE	1.0	10,219 SF
1E	2,554 SF	LANDSCAPING	0.1	256 SF
1F	1,464 SF	LANDSCAPING	0.1	146 SF
1G	243 SF	LANDSCAPING	0.1	25 SF
1H	153 SF	LANDSCAPING	0.1	15 SF
1I	172 SF	LANDSCAPING	0.1	17 SF
1J	437 SF	LANDSCAPING	0.1	44 SF
TOTAL				28,117 SF

SUMMARY OF AREAS DRAINING TO IMP 2				
DMA	AREA	SURFACE TYPE	ADJ. PERVIOUS SURFACE	EFFECTIVE IMPERVIOUS AREA
2A	3,577 SF	ROOF	1.0	3,577 SF
2B	8,805 SF	ASPHALT/CONCRETE	1.0	8,805 SF
2C	168 SF	LANDSCAPING	0.1	17 SF
2D	86 SF	LANDSCAPING	0.1	9 SF
2E	755 SF	LANDSCAPING	0.1	76 SF
TOTAL				12,484 SF

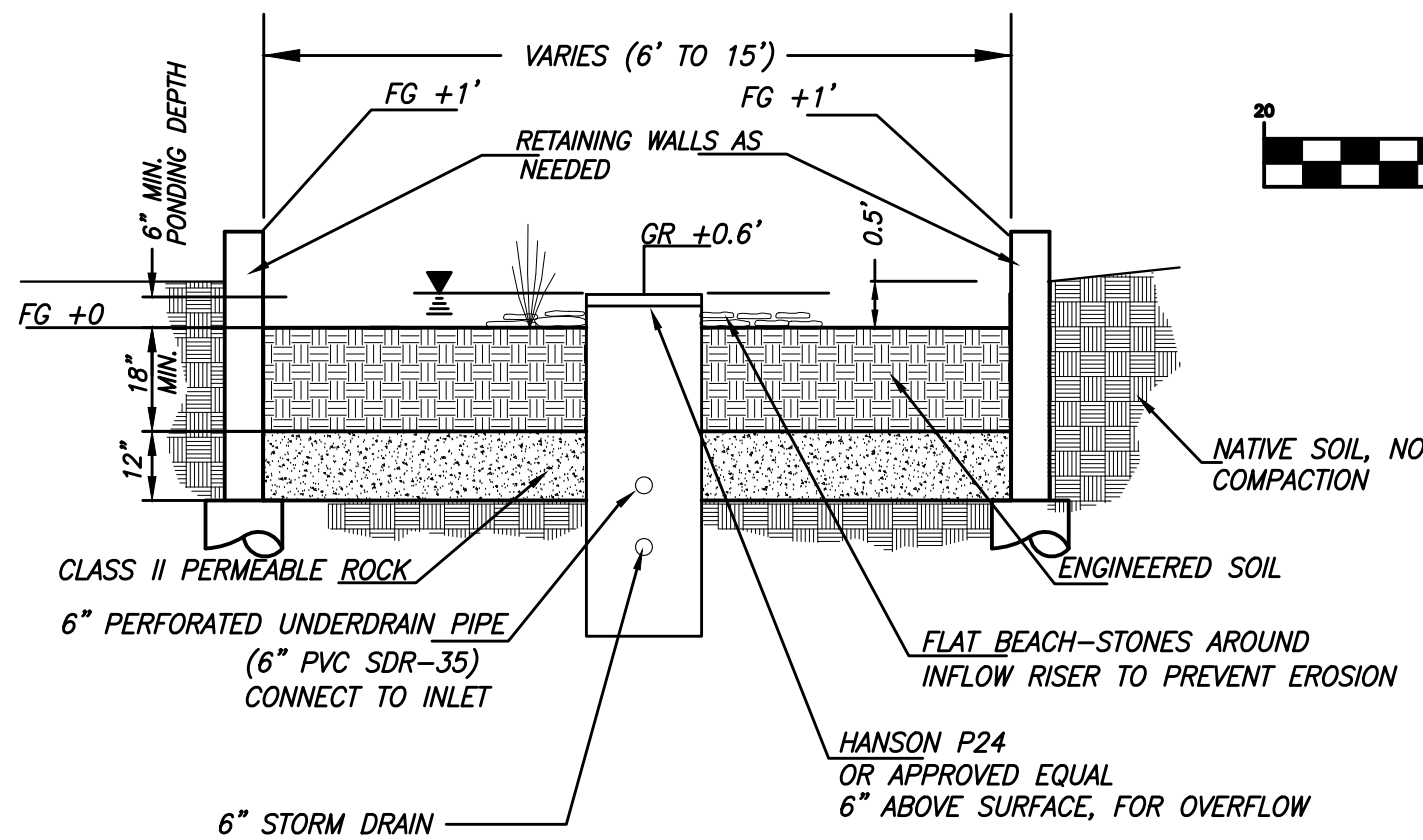
IMP	TREATMENT AREA NEEDED (4%)	TREATMENT AREA PROVIDED
1	1,125 SF	1,495 SF
2*	499 SF	552 SF

\*SILVA CELL STRUCTURAL SECTION TO BE DESIGNED BY SILVA CELL. STORM WATER TO ENTER THROUGH PERVIOUS PAVERS ABOVE, AREA SIZED BY 4% METHOD

SUMMARY OF AREAS DRAINING NOT DRAINING TO IMP 1 OR 2			
DMA	AREA	SURFACE TYPE	DRAINS TO
3A	1,078 SF	ASPHALT/CONCRETE	SELF-RETAINING AREA 1
3B	443 SF	LANDSCAPING**	TO PUBLIC STORM DRAIN SYSTEM
3C	740 SF	LANDSCAPING**	TO PUBLIC STORM DRAIN SYSTEM
3D	15,292 SF	LANDSCAPING**	TO PUBLIC STORM DRAIN SYSTEM
3E	2,904 SF	ASPHALT/CONCRETE	ADJACENT LANDSCAPE***
3F	358 SF	ASPHALT/CONCRETE	DUBLIN CANYON ROAD

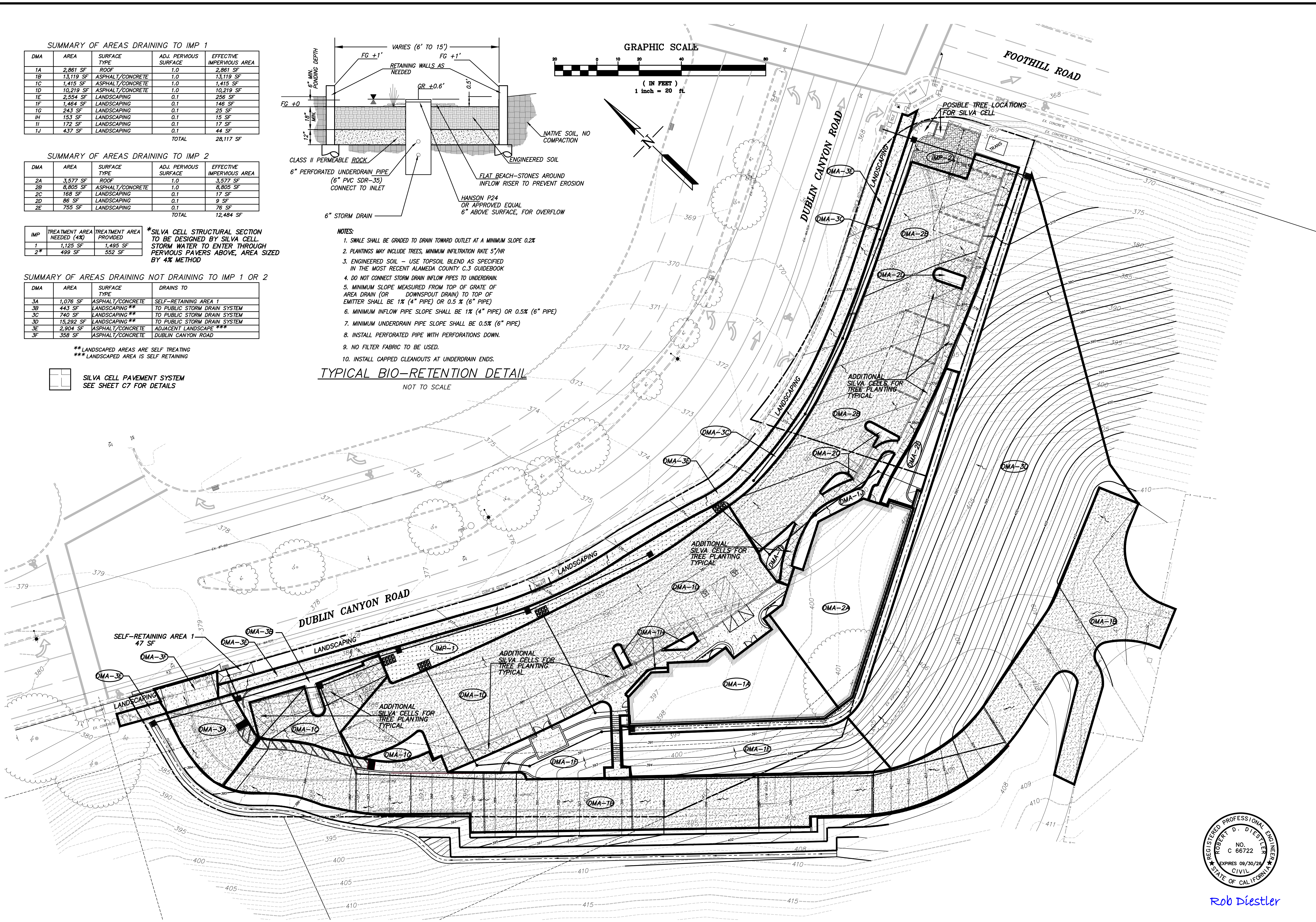
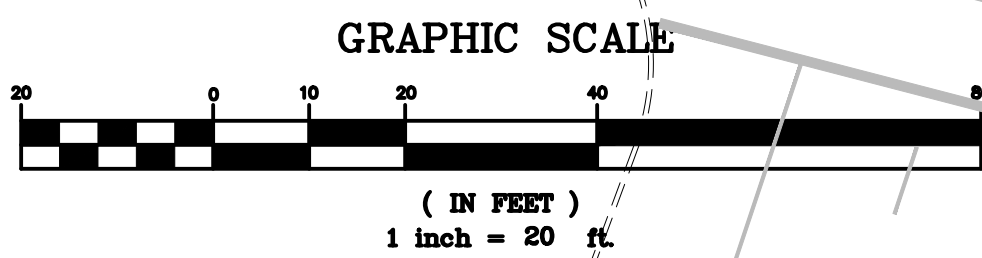
\*\*LANDSCAPED AREAS ARE SELF TREATING  
\*\*\*LANDSCAPED AREA IS SELF RETAINING

 SILVA CELL PAVEMENT SYSTEM  
SEE SHEET C7 FOR DETAILS



- NOTES:
1. SWALE SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MINIMUM SLOPE 0.2%
  2. PLANTINGS MAY INCLUDE TREES, MINIMUM INFILTRATION RATE 5"/HR
  3. ENGINEERED SOIL - USE TOPSOIL BLEND AS SPECIFIED IN THE MOST RECENT ALAMEDA COUNTY C.3 GUIDEBOOK
  4. DO NOT CONNECT STORM DRAIN INFLOW PIPES TO UNDERDRAIN.
  5. MINIMUM SLOPE MEASURED FROM TOP OF GRATE OF AREA DRAIN (OR DOWNSPOUT DRAIN) TO TOP OF EMITTER SHALL BE 1% (4" PIPE) OR 0.5% (6" PIPE)
  6. MINIMUM INFLOW PIPE SLOPE SHALL BE 1% (4" PIPE) OR 0.5% (6" PIPE)
  7. MINIMUM UNDERDRAIN PIPE SLOPE SHALL BE 0.5% (6" PIPE)
  8. INSTALL PERFORATED PIPE WITH PERFORATIONS DOWN.
  9. NO FILTER FABRIC TO BE USED.
  10. INSTALL CAPPED CLEANOUTS AT UNDERDRAIN ENDS.

TYPICAL BIO-RETENTION DETAIL  
NOT TO SCALE



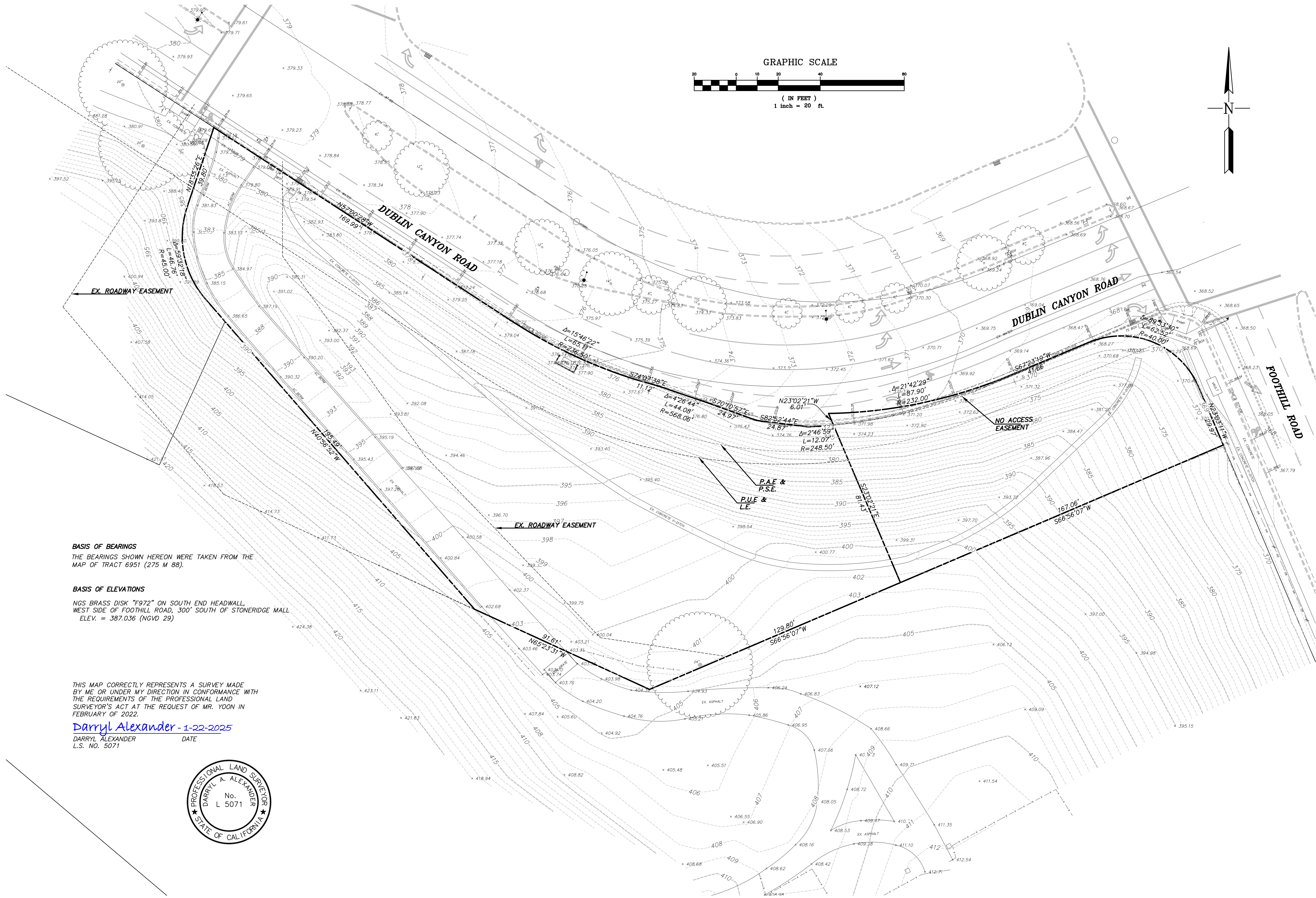
Rob Diestler

PROJECT NAME		DRAINAGE EXHIBIT		HANA JAPAN RESTAURANT		CITY OF PLEASANTON		ALAMEDA COUNTY, CALIFORNIA	
JOB NO.:	21420	DISK NO.:		FILE NO.:		DATE:	1-22-25	SHEET NO.:	
DRAWN BY:		RD		DESIGNED BY:		RD		CHECKED BY:	
DA		DA		DA		DA		SCALE: 1"=20'	
NO.		BY		DATE		REVISIONS		APVD	
<div>ALEXANDER &amp; ASSOCIATES INC. INC.</div> <div>147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2555</div>									









**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON WERE TAKEN FROM THE  
MAP OF TRACT 6951 (275 M 88).

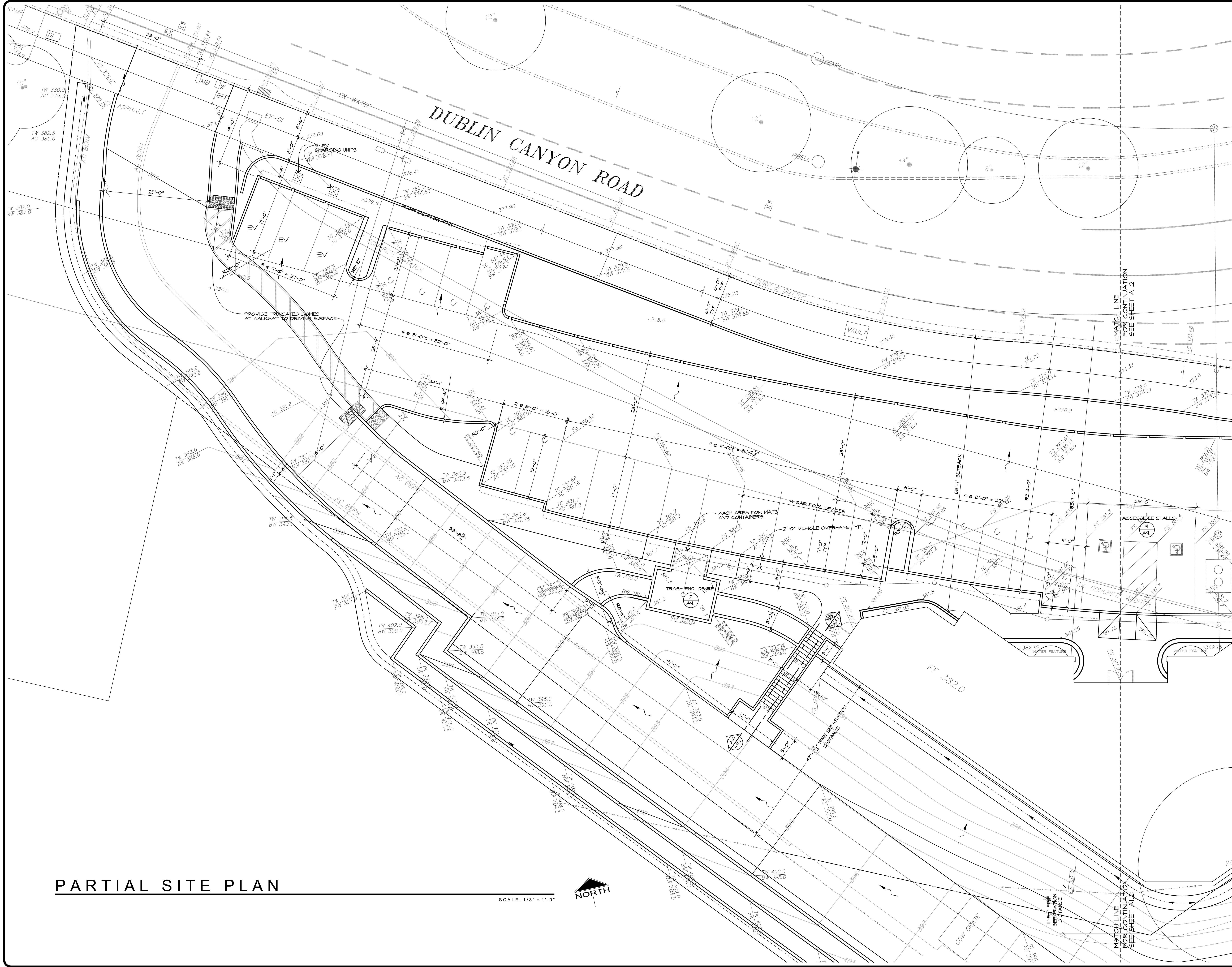
**BASIS OF ELEVATIONS**  
NGS BRASS DISK "F972" ON SOUTH END HEADWALL,  
WEST SIDE OF FOOTHILL ROAD, 300' SOUTH OF STONERIDGE MALL  
ELEV. = 387.036 (NGVD 29)

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE  
BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH  
THE REQUIREMENTS OF THE PROFESSIONAL LAND  
SURVEYOR'S ACT AT THE REQUEST OF MR. YOON IN  
FEBRUARY OF 2022.  
**Darryl Alexander - 1-22-2025**  
DARRYL ALEXANDER DATE  
L.S. NO. 5071



PROJECT NAME		JOB NO.: 21420		SHEET NO.: 8 OF 8	
TOPOGRAPHIC SURVEY		DISK NO.:		FILE NO.:	
HANA JAPAN RESTAURANT		DATE: 1-22-25		DATE: 1-22-25	
CITY OF PLEASANTON		NO. BY DATE		NO. BY DATE	
ALAMEDA COUNTY, CALIFORNIA		REVISIONS		REVISIONS	
ALEXANDER & ASSOCIATES INC.		NO. BY DATE		NO. BY DATE	
SURVEYORS ENGINEERS PLANNERS		NO. BY DATE		NO. BY DATE	
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2555		NO. BY DATE		NO. BY DATE	






PARTIAL SITE PLAN

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



REVISIONS	DATE



LICENSED ARCHITECT

WILLIAM A. WOOD

C 13874

Jan. 31, 2025

REN. DATE

STATE OF CALIFORNIA

HANA JAPAN STEAK HOUSE

11991 DUBLIN CANYON ROAD  
PLEASANTON CALIFORNIA

WILLIAM WOOD

ARCHITECTS

301 HARTZ AVENUE, SUITE 203

DANVILLE, CALIFORNIA 94526

(925) 820-8233

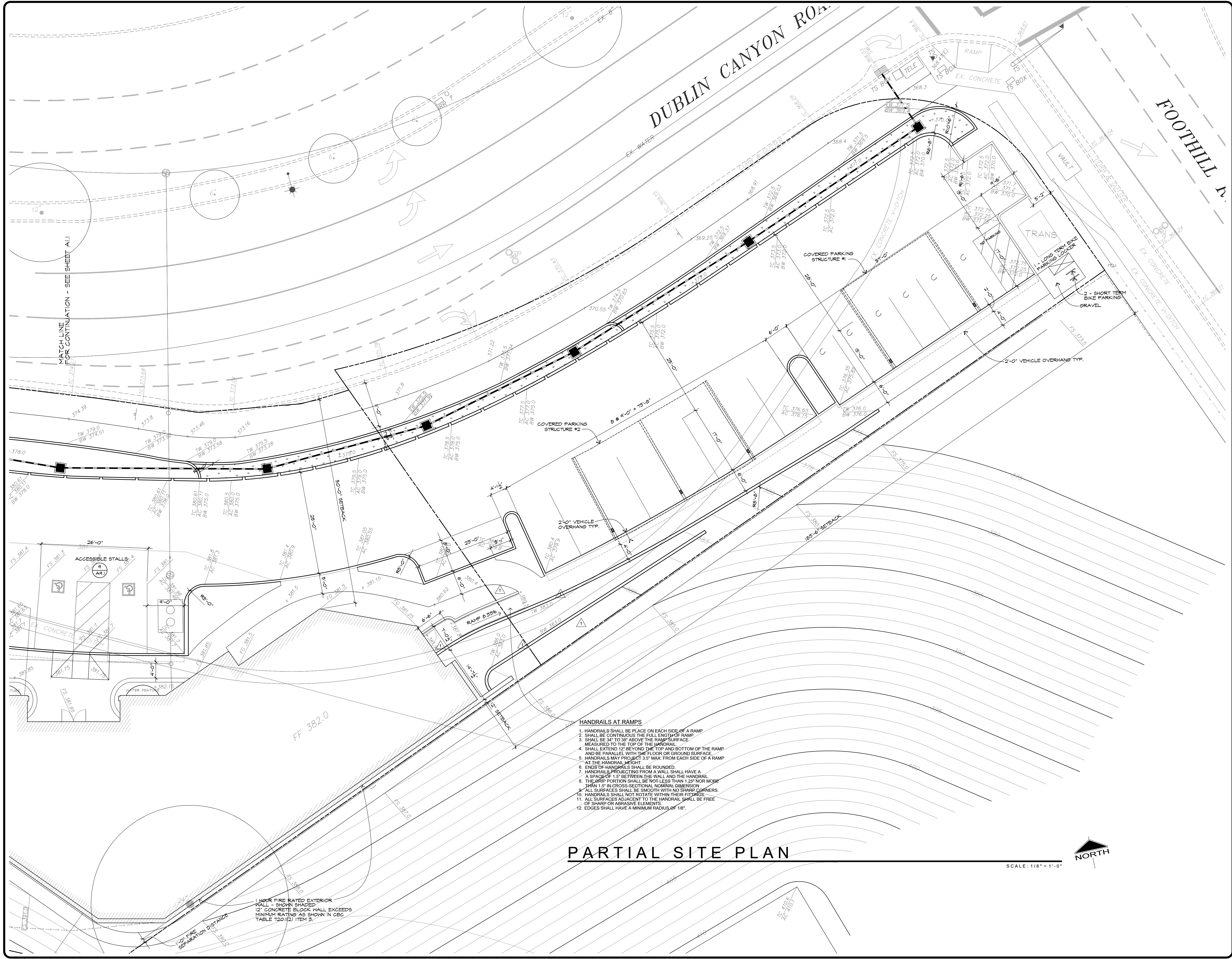
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SCALE	AS SHOWN
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SHEET	A1.1
OF	SHEETS

PLOT DATE:





PARTIAL SITE PLAN

- HANDRAILS AT RAMPS
1. HANDRAILS SHALL BE PLACED ON EACH SIDE OF A RAMP.
  2. SHALL BE CONTINUOUS THE FULL LENGTH OF RAMP.
  3. SHALL BE 34" TO 38" ABOVE THE RAMP SURFACE MEASURED TO THE TOP OF THE HANDRAIL.
  4. SHALL EXTEND 12" BEYOND THE TOP AND BOTTOM OF THE RAMP AND BE PARALLEL WITH THE FLOOR OR GROUND SURFACE.
  5. HANDRAILS MAY PROJECT 3/8" MAX. FROM EACH SIDE OF A RAMP AT THE HANDRAIL HEIGHT.
  6. ENDS OF HANDRAILS SHALL BE ROUNDED.
  7. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1/8" BETWEEN THE WALL AND THE HANDRAIL.
  8. THE GRIP PORTION SHALL BE NOT LESS THAN 1/2" NOR MORE THAN 1 1/2" IN CROSS-SECTIONAL NOMINAL DIMENSION.
  9. ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS.
  10. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
  11. ALL SURFACES ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
  12. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

REVISIONS	DATE

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C 13874  
Jan. 31, 2025  
REN. DATE  
STATE OF CALIFORNIA

**HANA JAPAN STEAK HOUSE**  
11991 DUBLIN CANYON ROAD  
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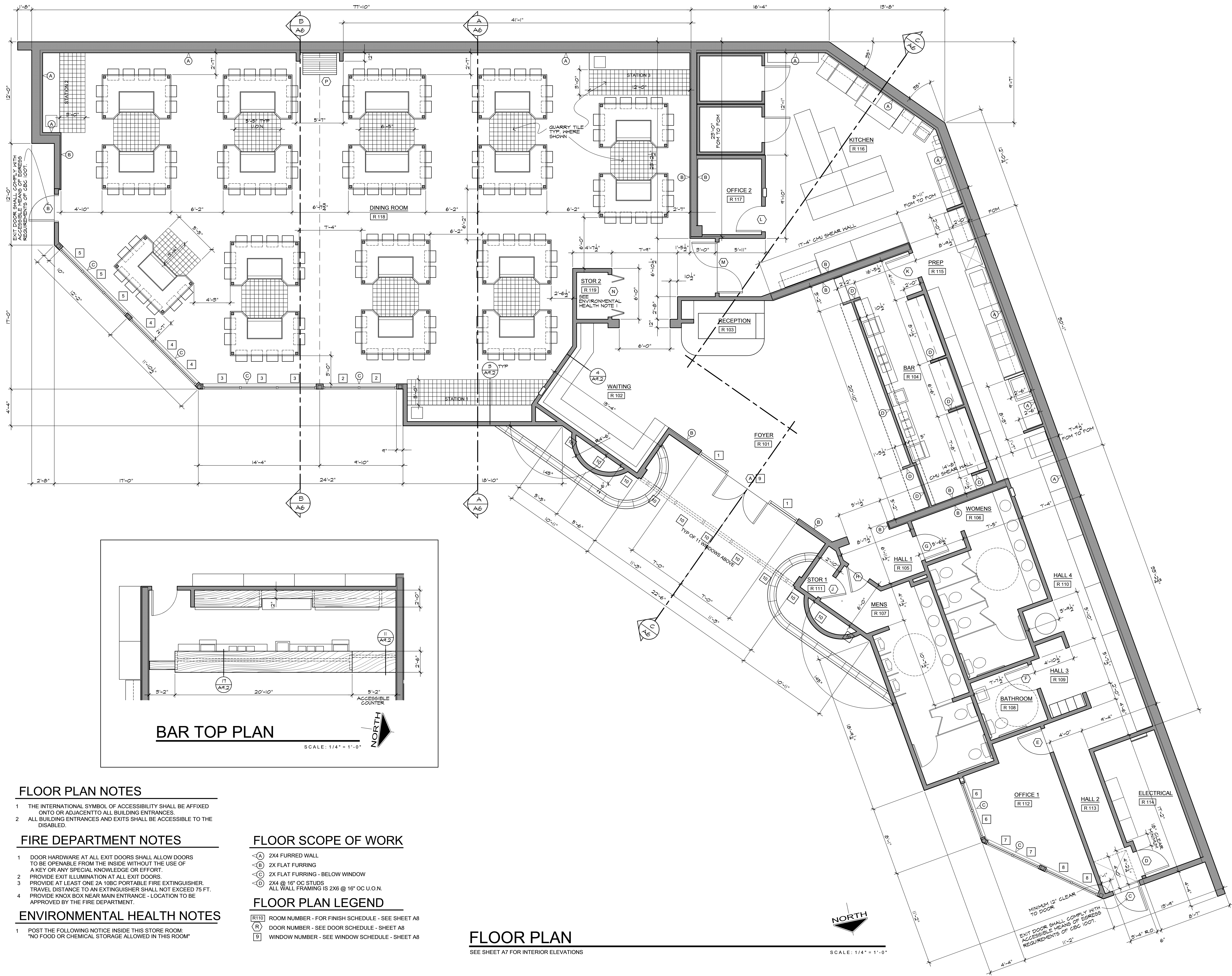
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**JOB NO.**  
07.460C  
**SHEET**  
**A1.2**  
**OF SHEETS**





FLOOR PLAN NOTES

- 1 THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE AFFIXED ONTO OR ADJACENT TO ALL BUILDING ENTRANCES.
- 2 ALL BUILDING ENTRANCES AND EXITS SHALL BE ACCESSIBLE TO THE DISABLED.

FIRE DEPARTMENT NOTES

- 1 DOOR HARDWARE AT ALL EXIT DOORS SHALL ALLOW DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- 2 PROVIDE EXIT ILLUMINATION AT ALL EXIT DOORS.
- 3 PROVIDE AT LEAST ONE 2A 10BC PORTABLE FIRE EXTINGUISHER. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FT.
- 4 PROVIDE KNOX BOX NEAR MAIN ENTRANCE - LOCATION TO BE APPROVED BY THE FIRE DEPARTMENT.

ENVIRONMENTAL HEALTH NOTES

- 1 POST THE FOLLOWING NOTICE INSIDE THIS STORE ROOM:  
"NO FOOD OR CHEMICAL STORAGE ALLOWED IN THIS ROOM"

FLOOR SCOPE OF WORK

- (A) 2X4 FURRED WALL
- (B) 2X FLAT FURRING
- (C) 2X FLAT FURRING - BELOW WINDOW
- (D) 2X4 @ 16" OC STUDS
- ALL WALL FRAMING IS 2X6 @ 16" OC U.O.N.

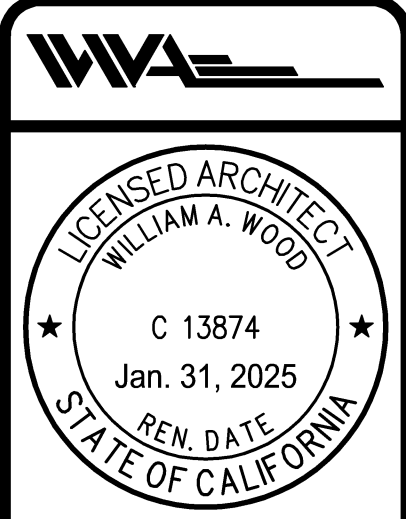
FLOOR PLAN LEGEND

- [R110] ROOM NUMBER - FOR FINISH SCHEDULE - SEE SHEET A8
- (R) DOOR NUMBER - SEE DOOR SCHEDULE - SHEET A8
- [9] WINDOW NUMBER - SEE WINDOW SCHEDULE - SHEET A8

FLOOR PLAN

SEE SHEET A7 FOR INTERIOR ELEVATIONS

REVISIONS	DATE



**HANA JAPAN STEAK HOUSE**

11991 DUBLIN CANYON ROAD  
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**WILLIAM WOOD ARCHITECTS**

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SHEET <b>A2</b>
OF SHEETS

PLOT DATE:







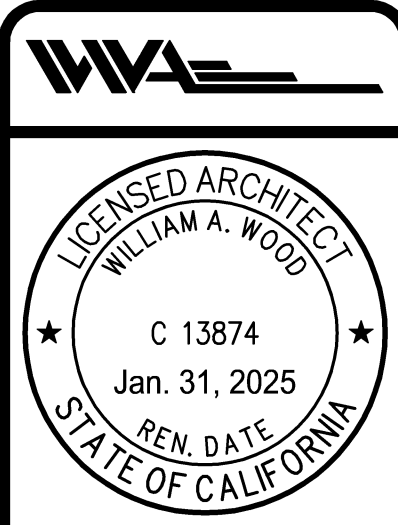


REFLECTED CEILING PLAN

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



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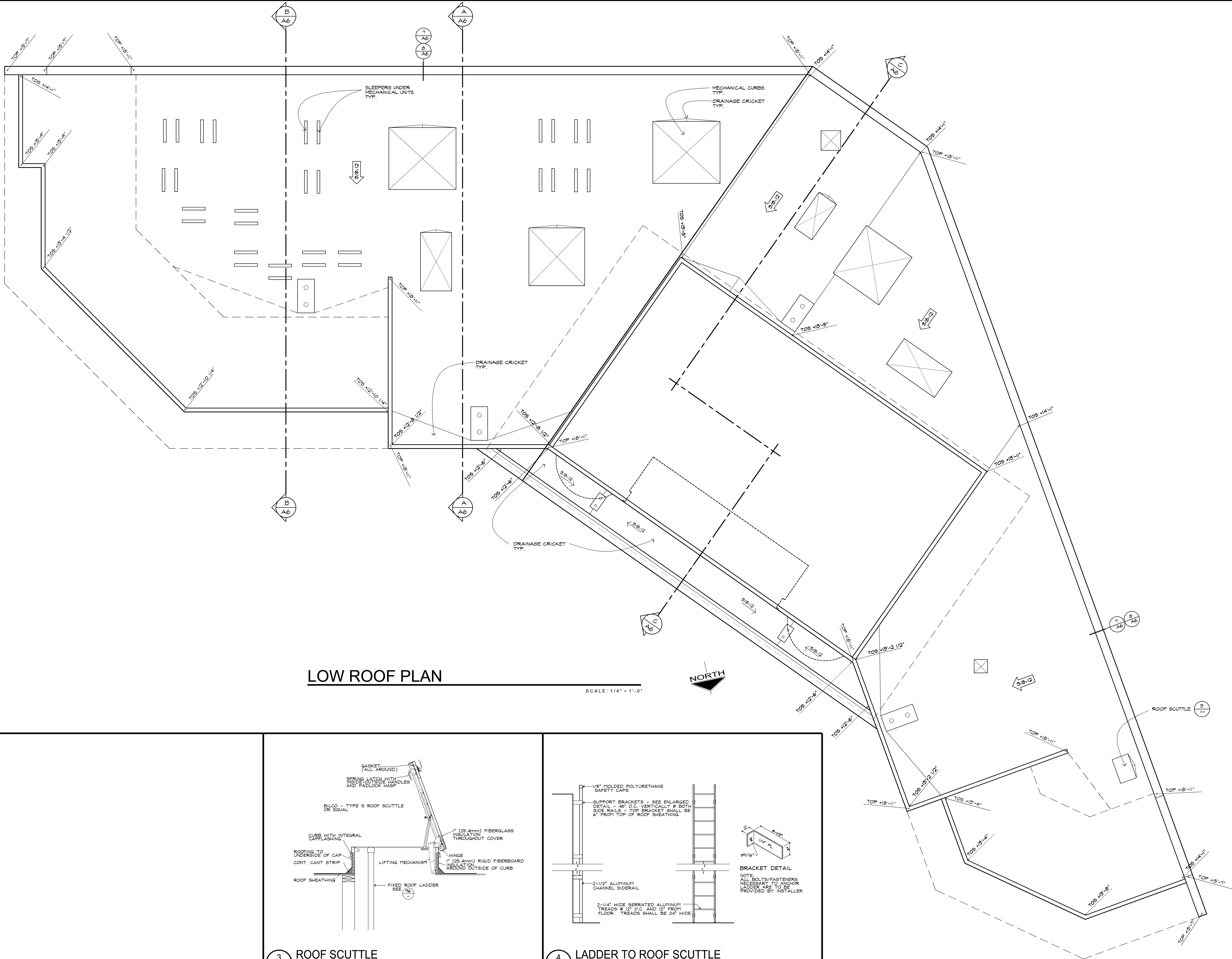
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JOB NO. 07.460C
SHEET

A3

OF SHEETS

PLOT DATE:





LOW ROOF PLAN

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



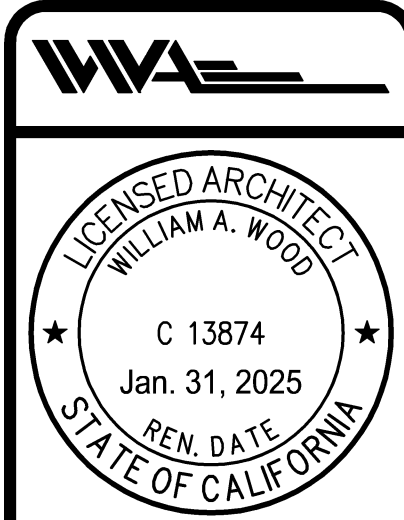
3 ROOF SCUTTLE

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

4 LADDER TO ROOF SCUTTLE

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

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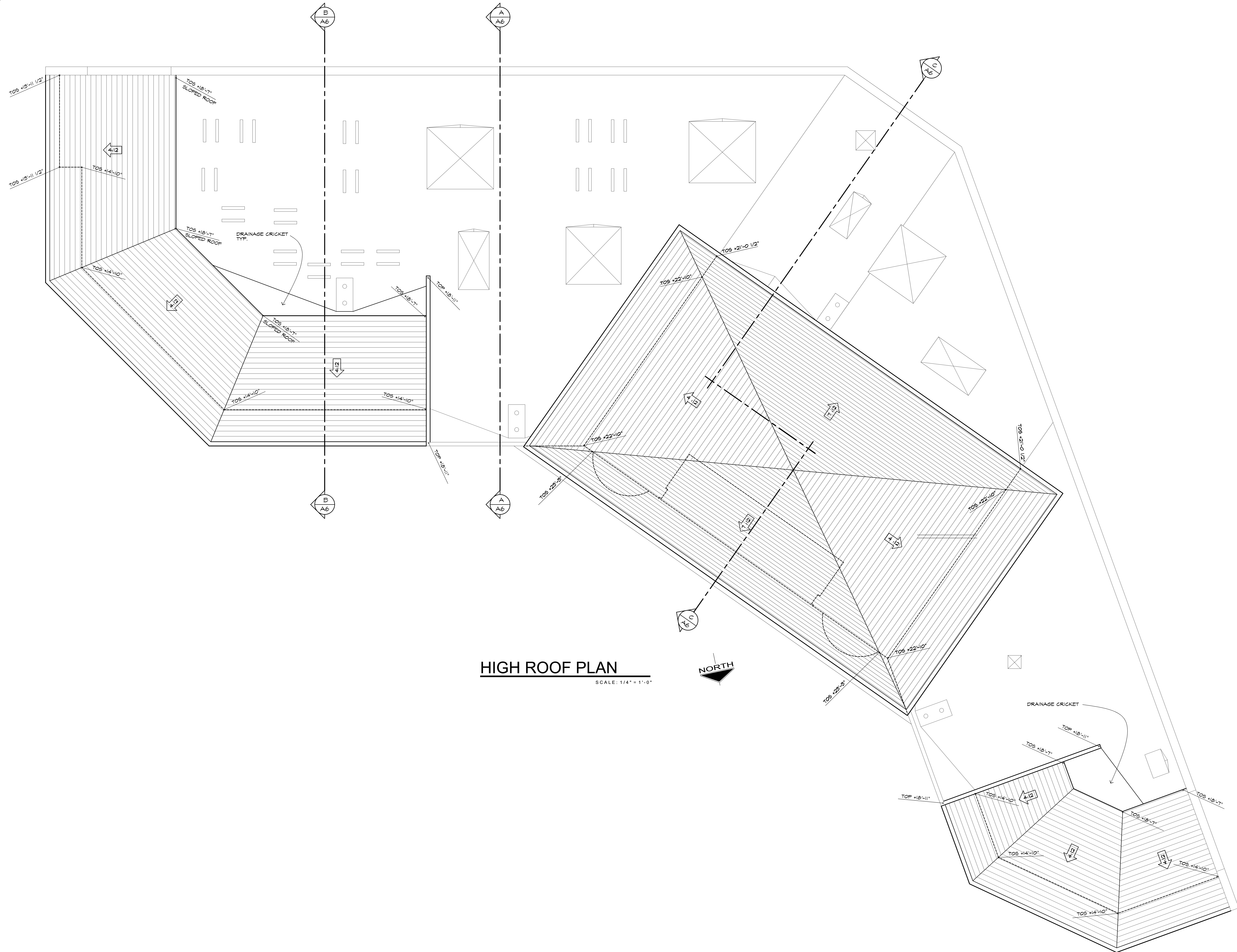
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SHEET A4
OF SHEETS


PLOT DATE:





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

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C 13874  
Jan. 31, 2025  
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STATE OF CALIFORNIA

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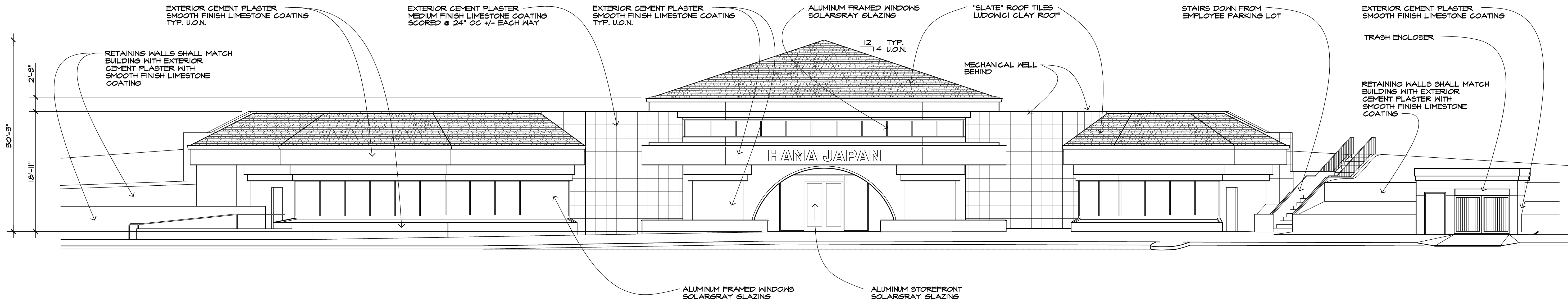
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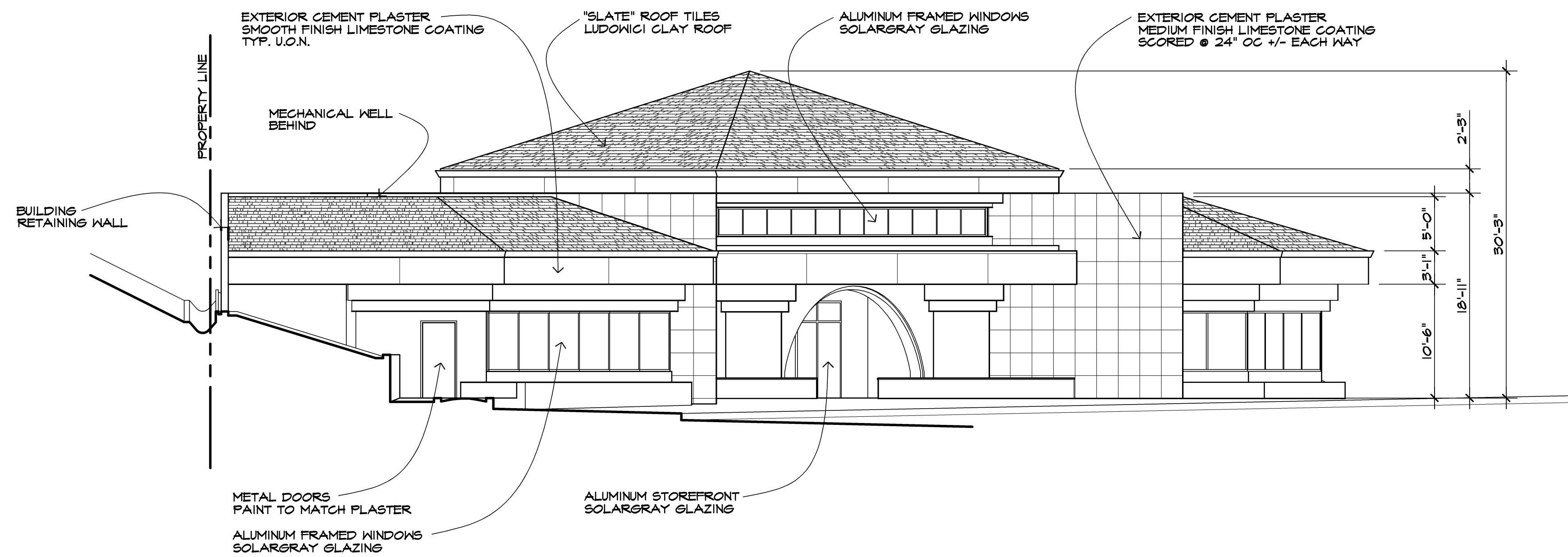
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OF SHEETS





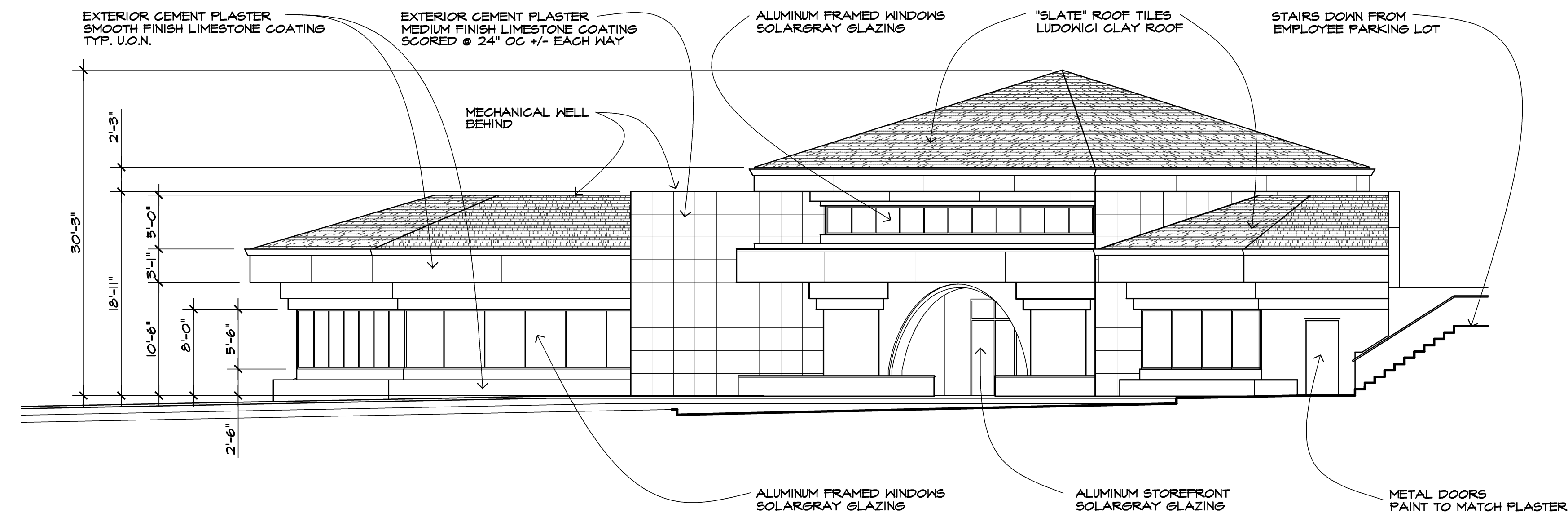
FRONT ELEVATION  
VIEW FROM DUBLIN CANYON ROAD

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



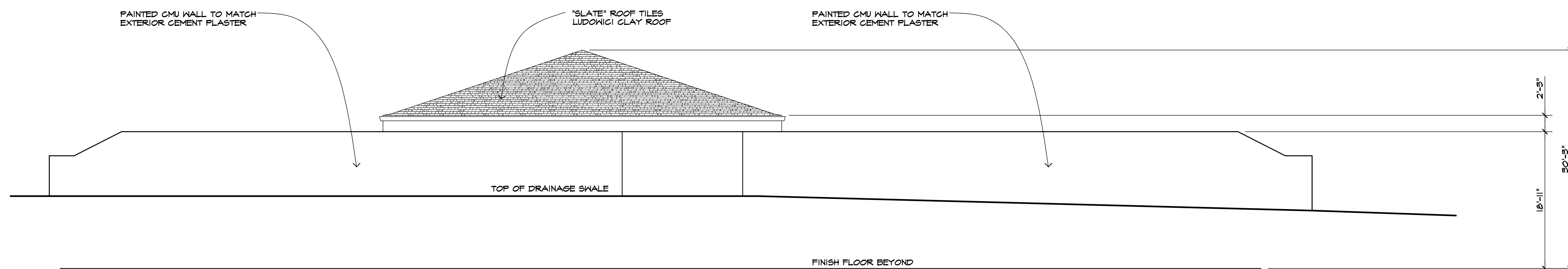
LEFT SIDE ELEVATION  
VIEW FROM FOOTHILL ROAD

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



RIGHT SIDE ELEVATION  
VIEW FROM PARKING LOT ENTRANCE

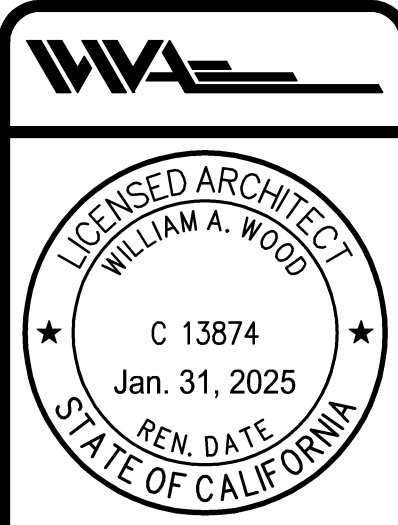
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
VIEW FROM ADJACENT PROPERTY

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

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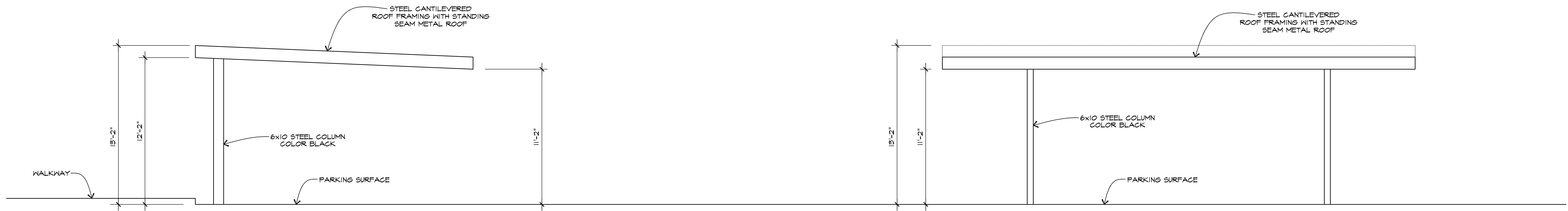
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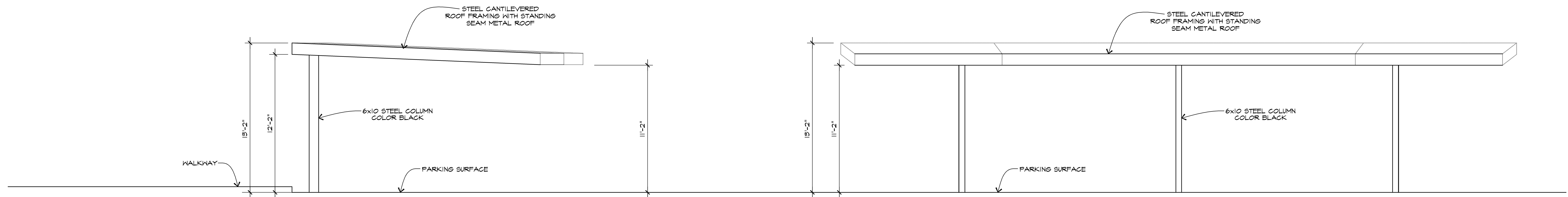
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COVERED PARKING STRUCTURE #1 ELEVATION

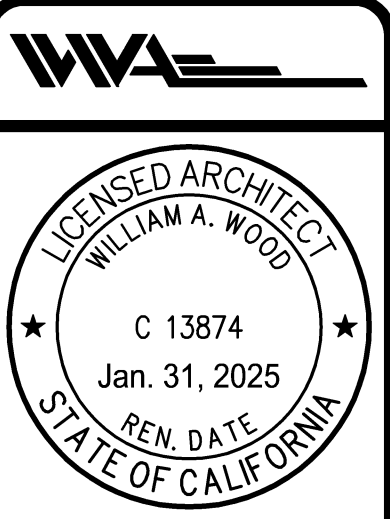
SCALE: 1/4" = 1'-0"



COVERED PARKING STRUCTURE #2 ELEVATION

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

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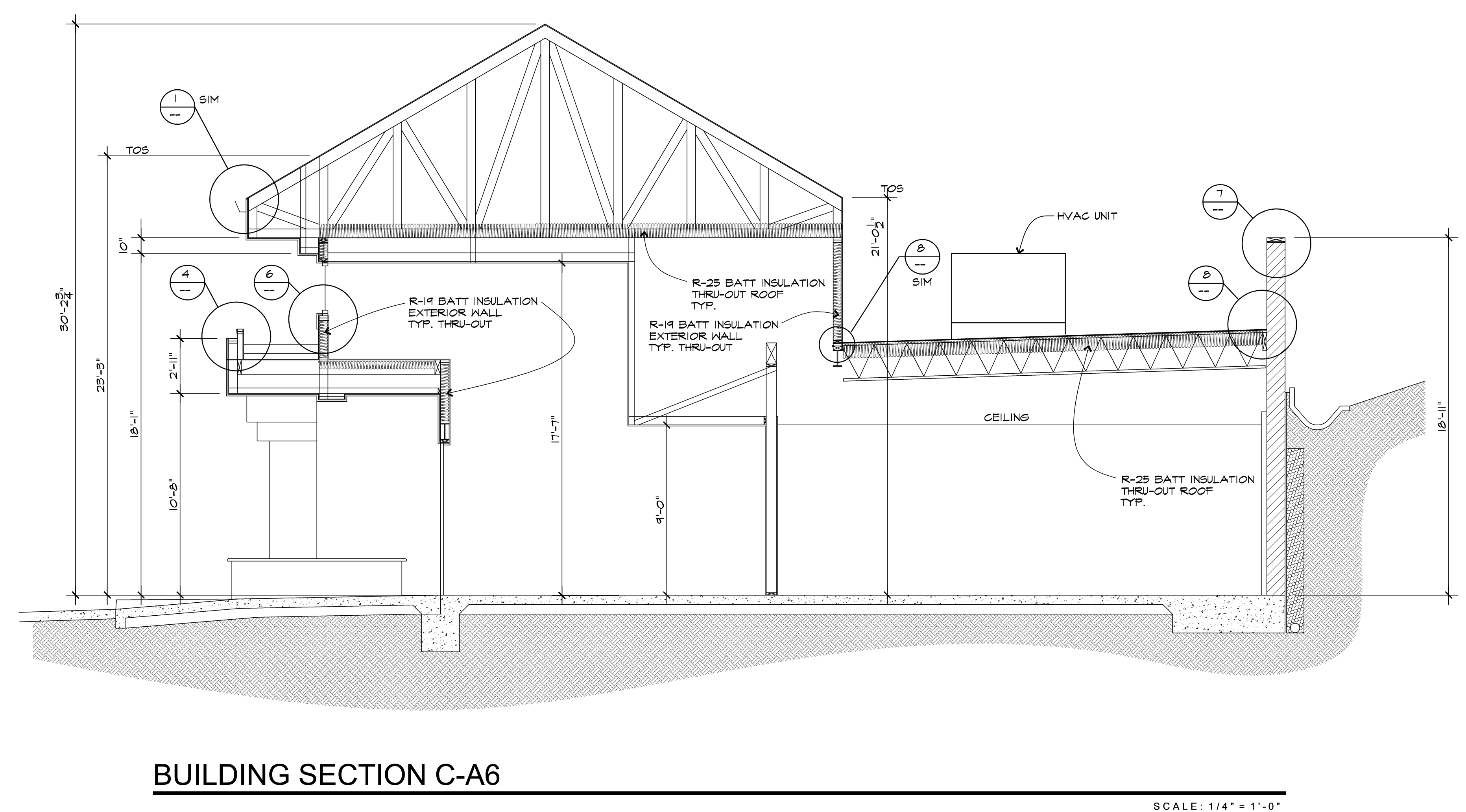
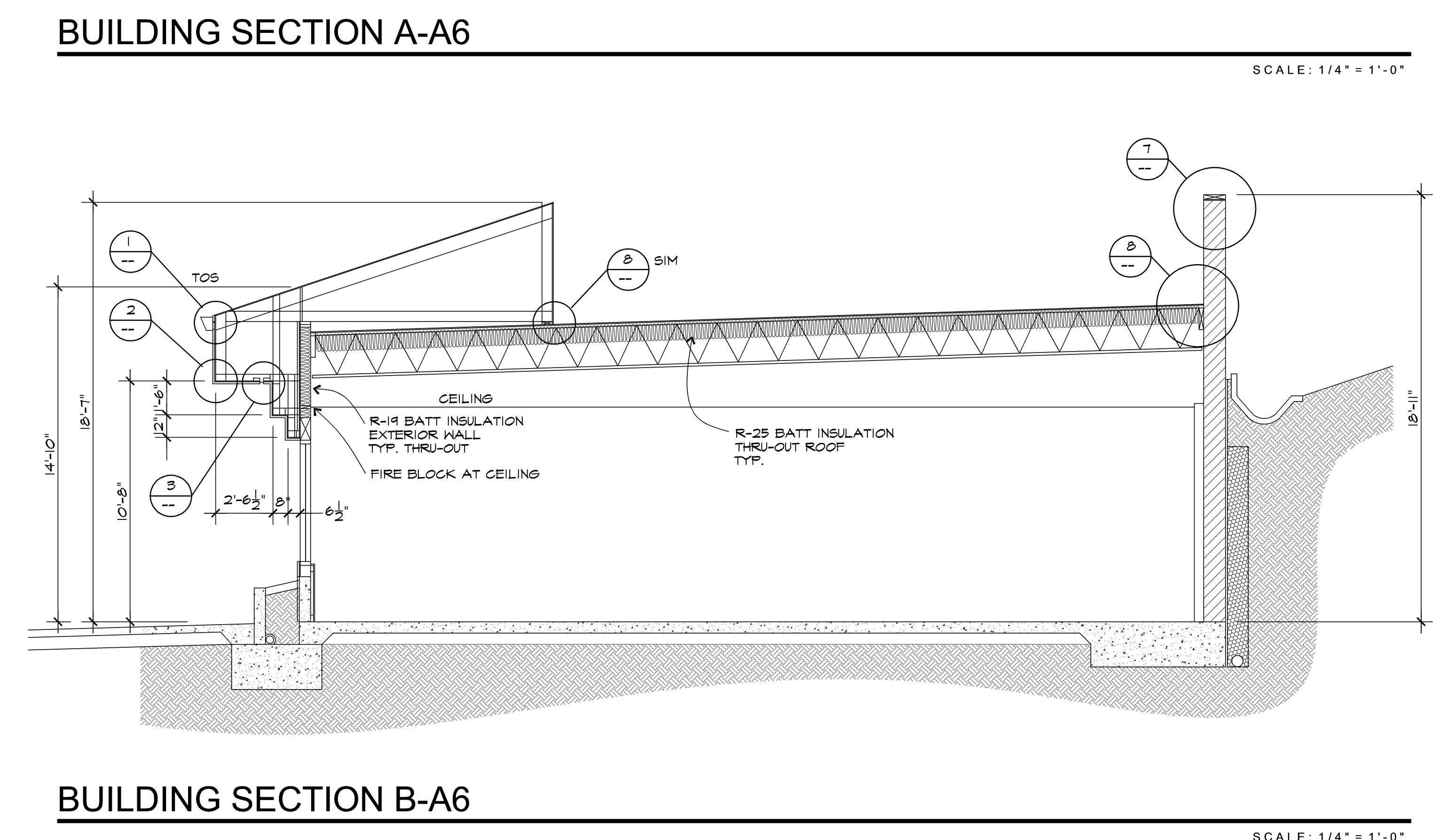
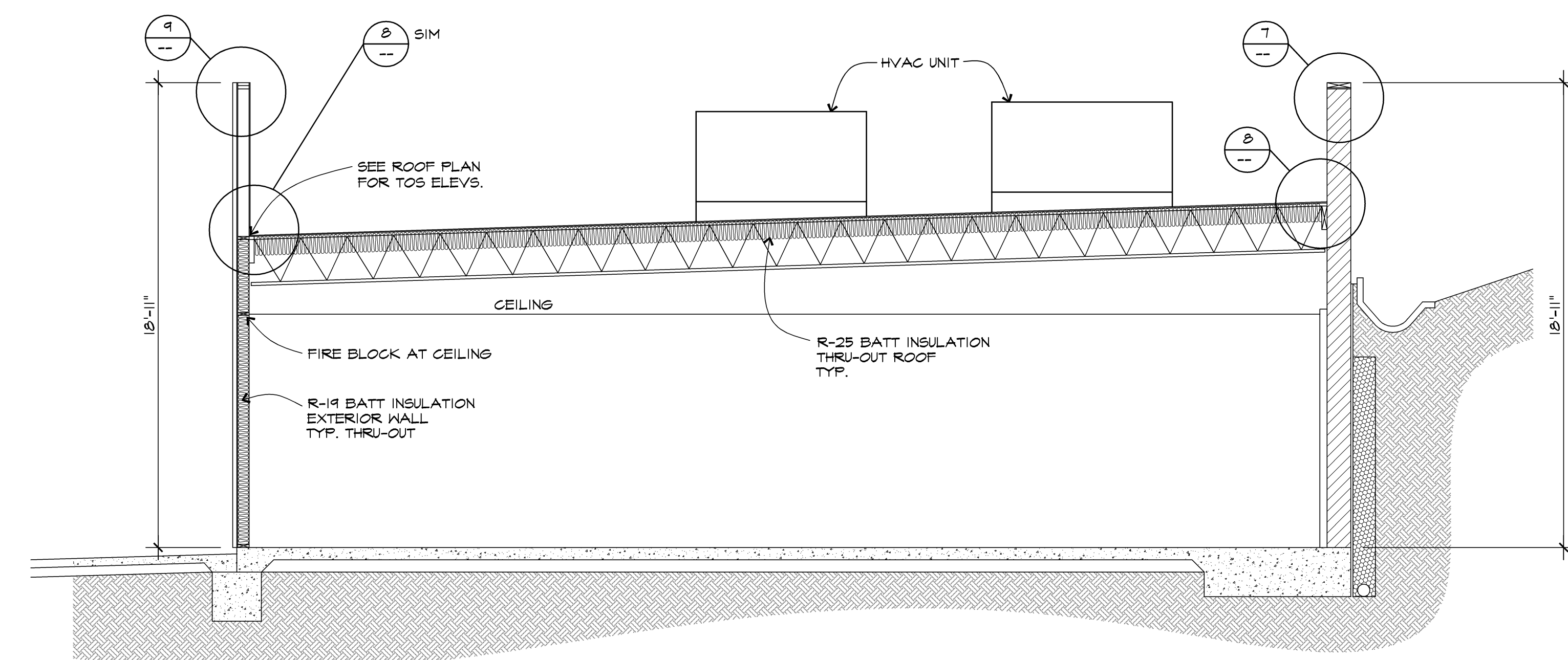
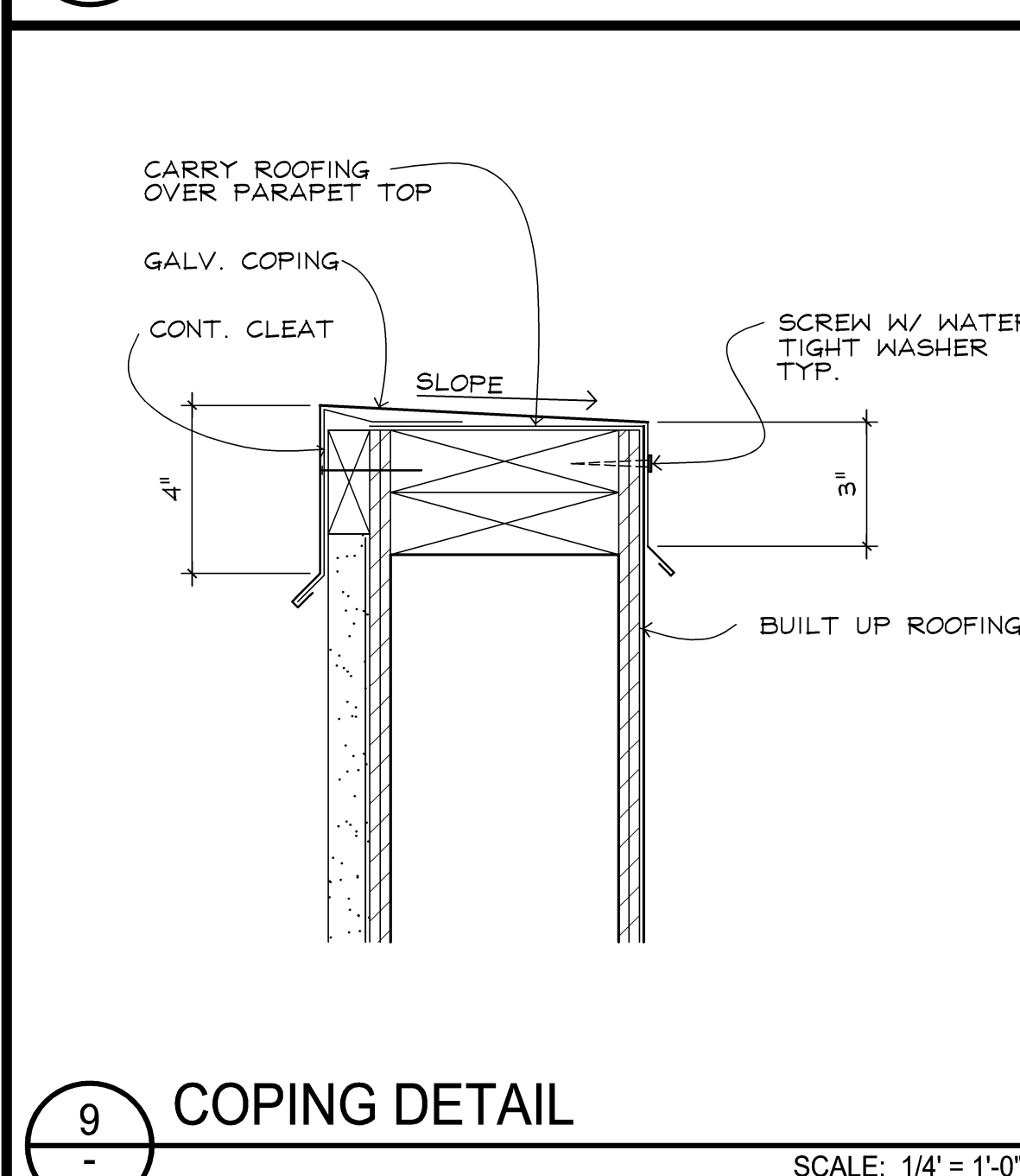
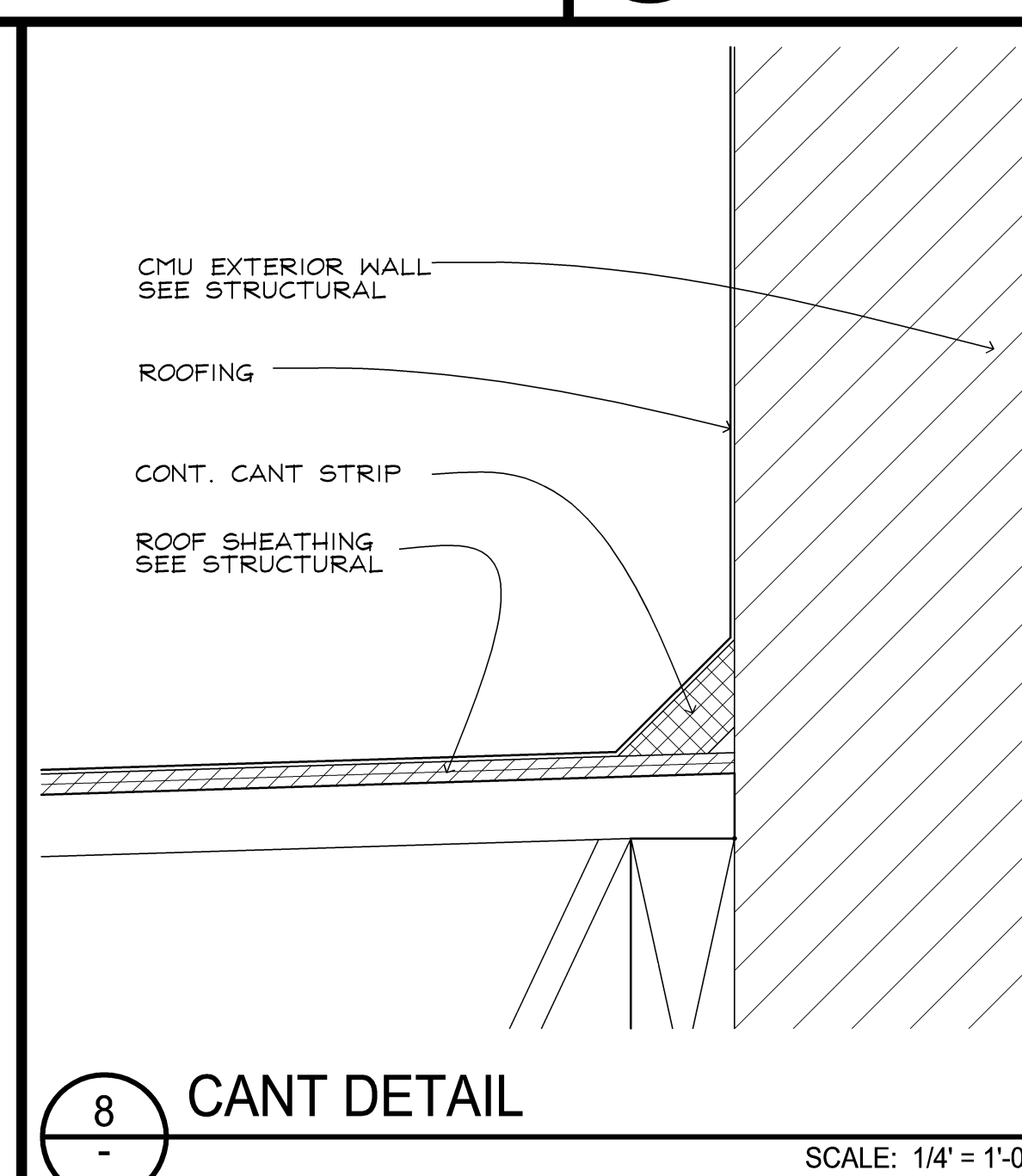
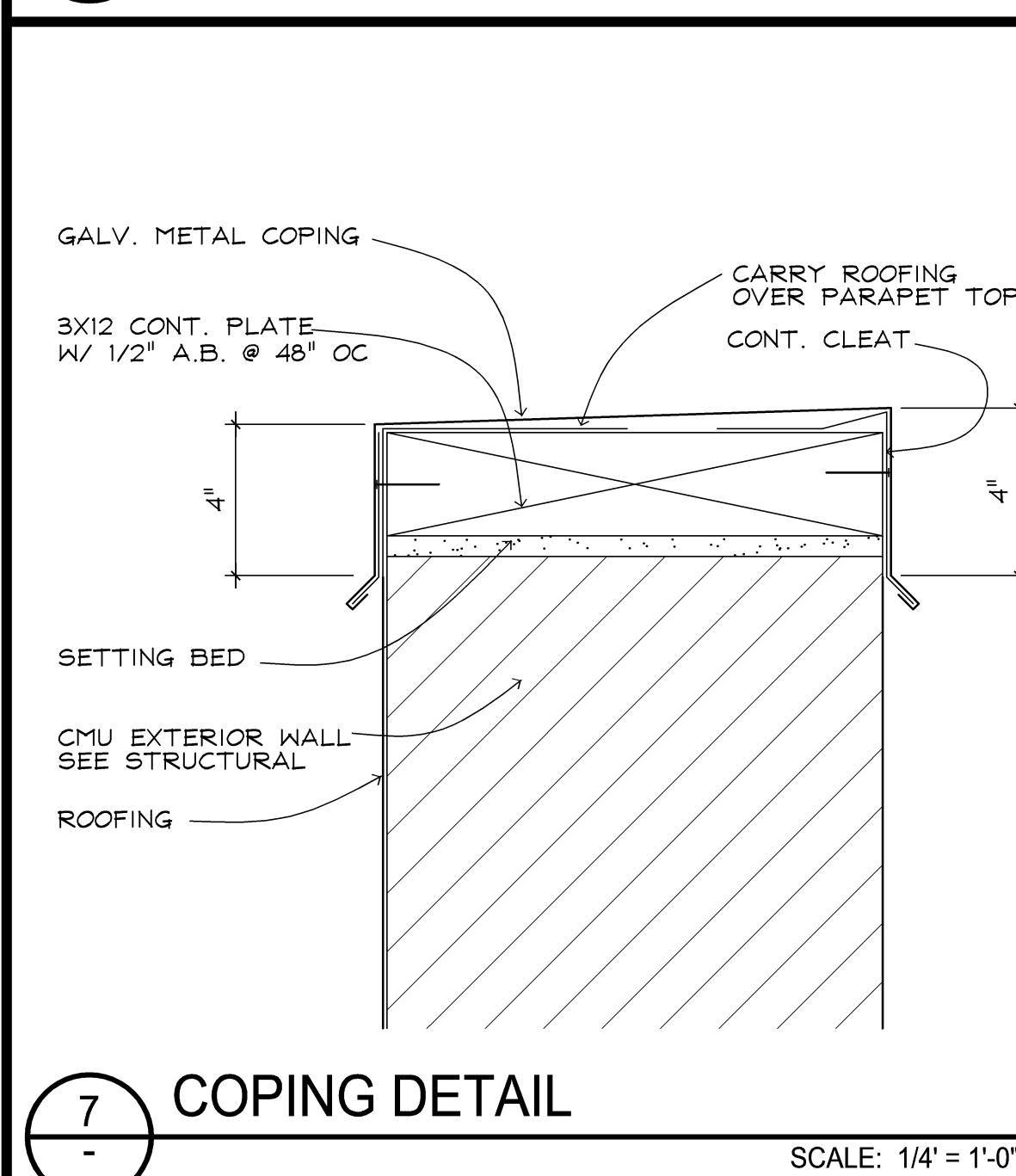
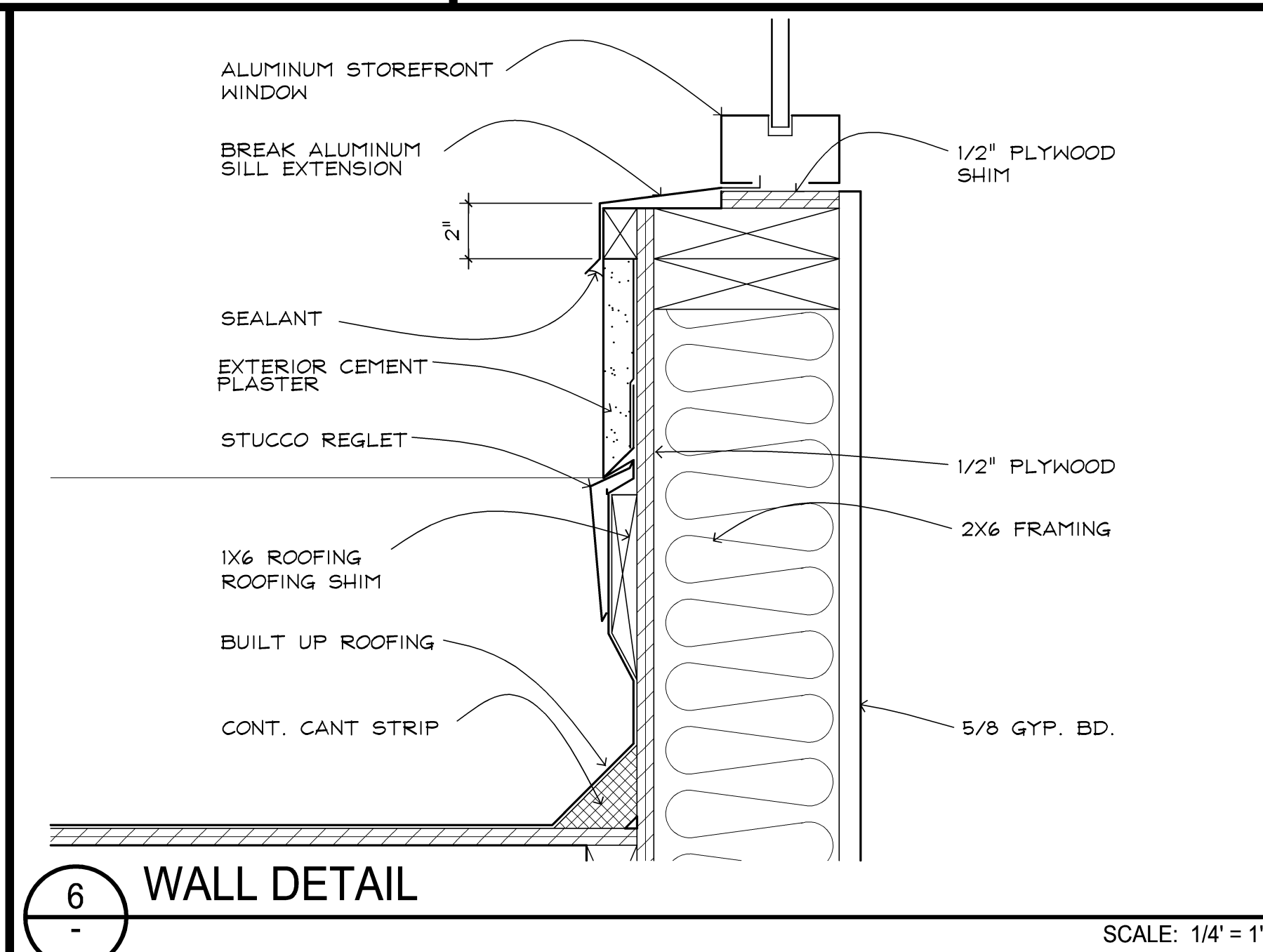
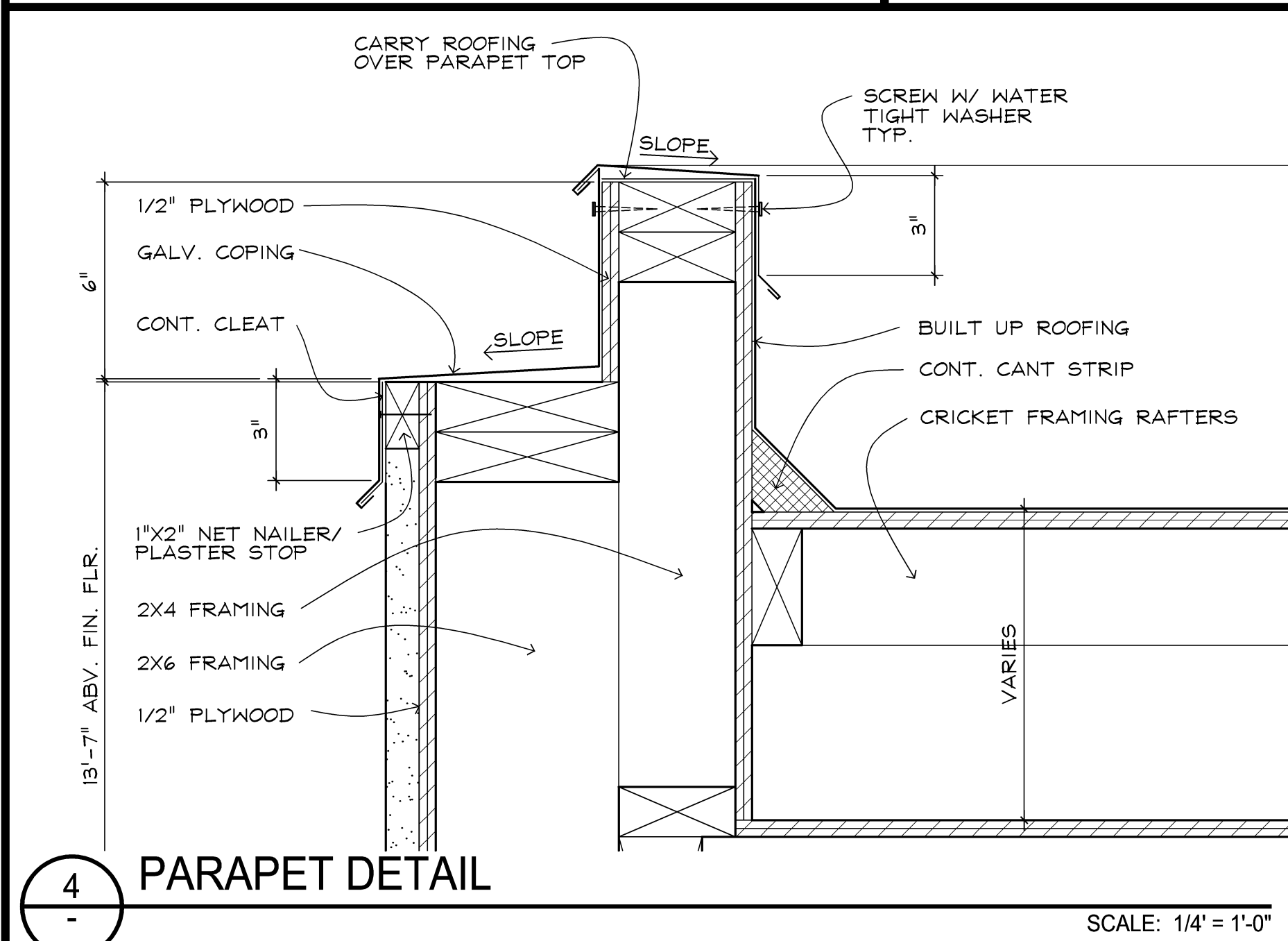
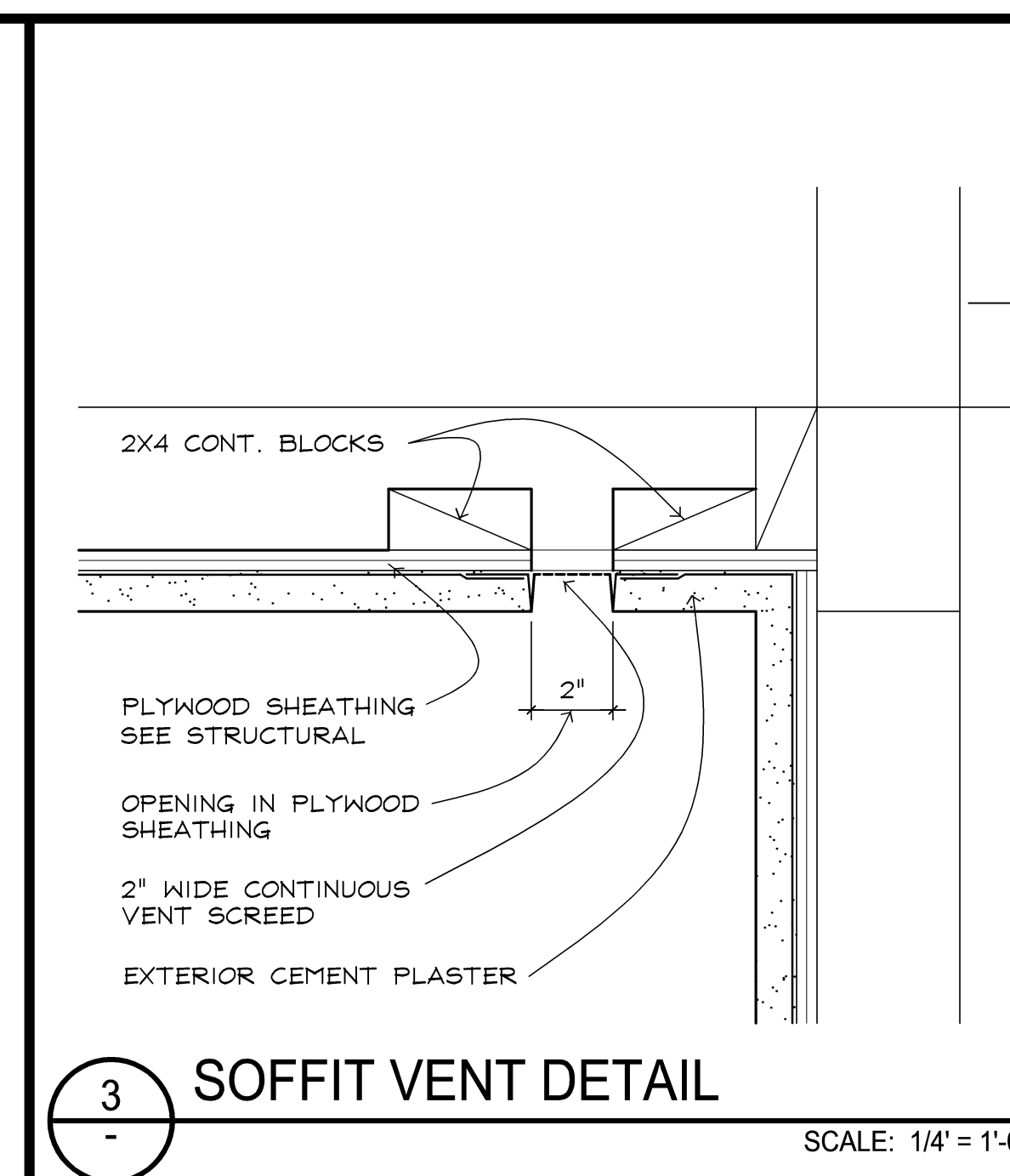
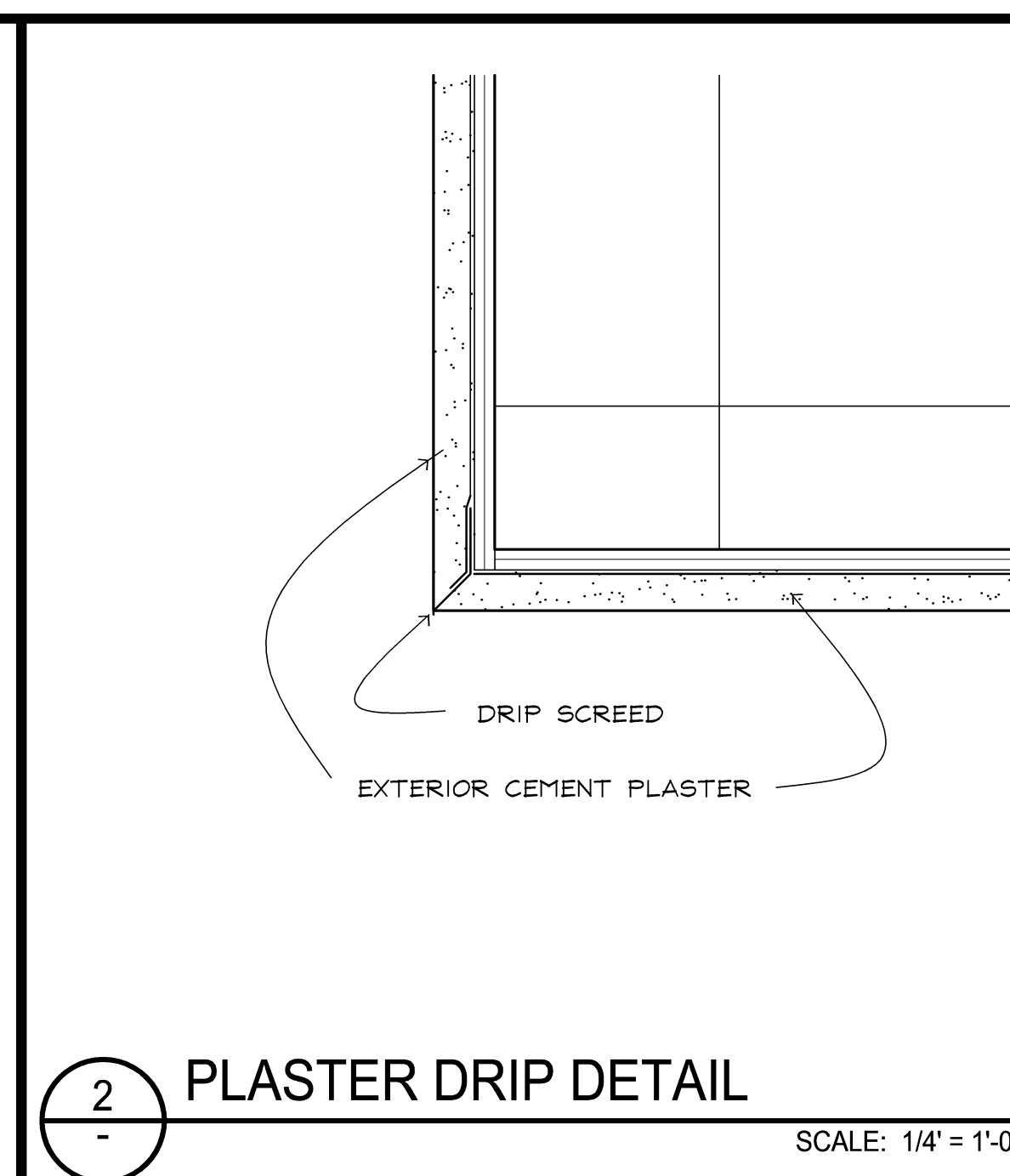
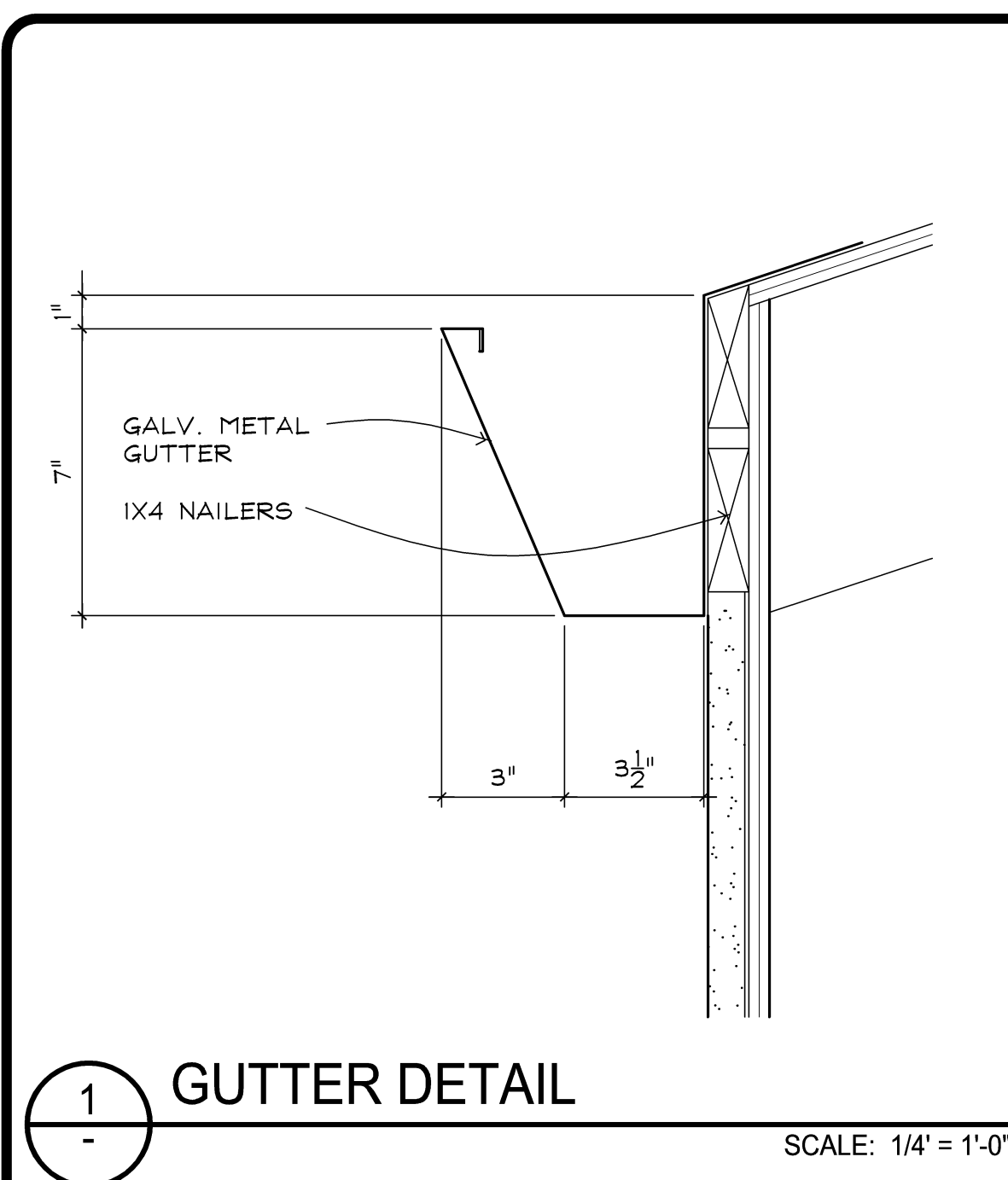
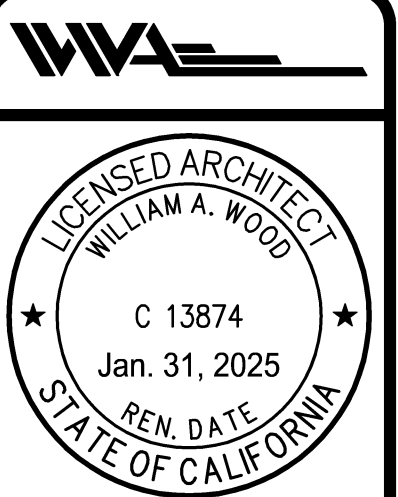
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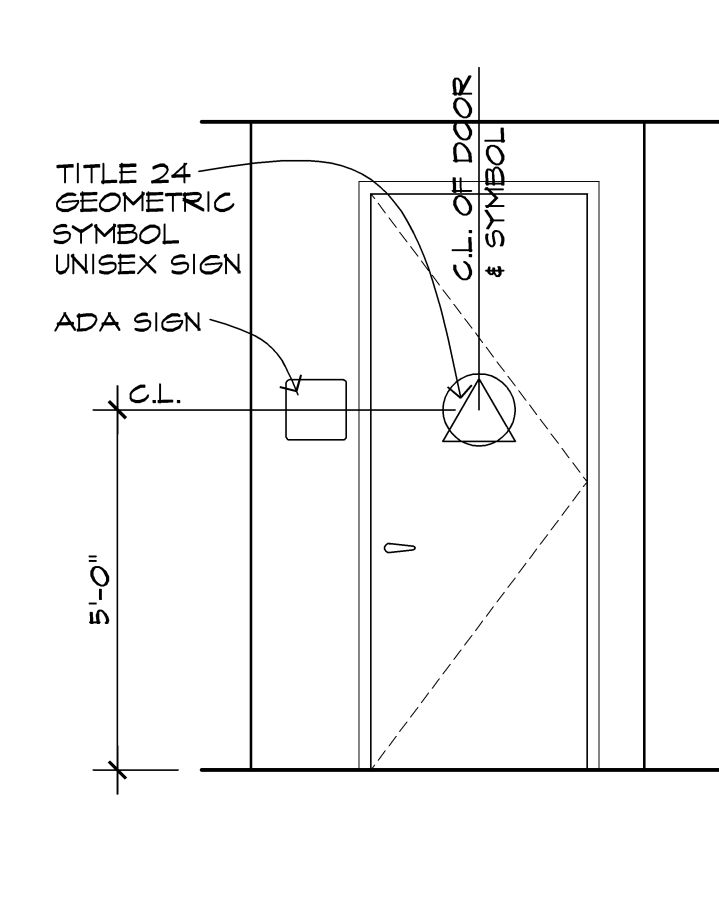
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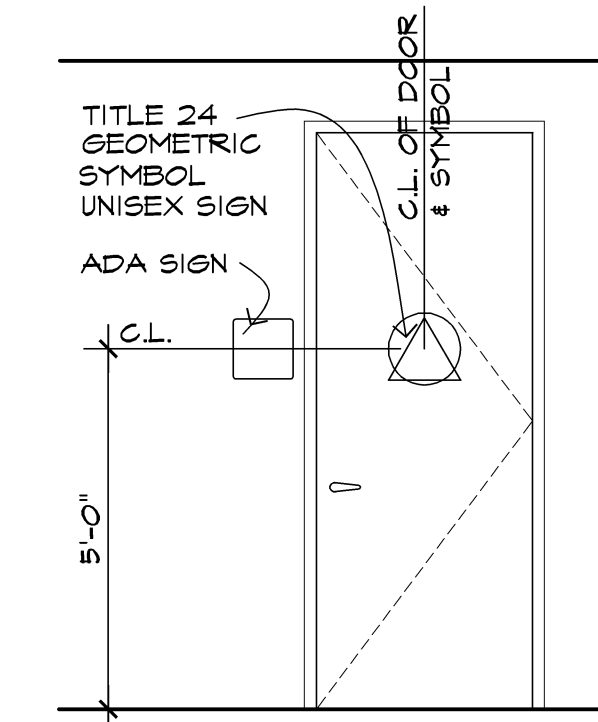
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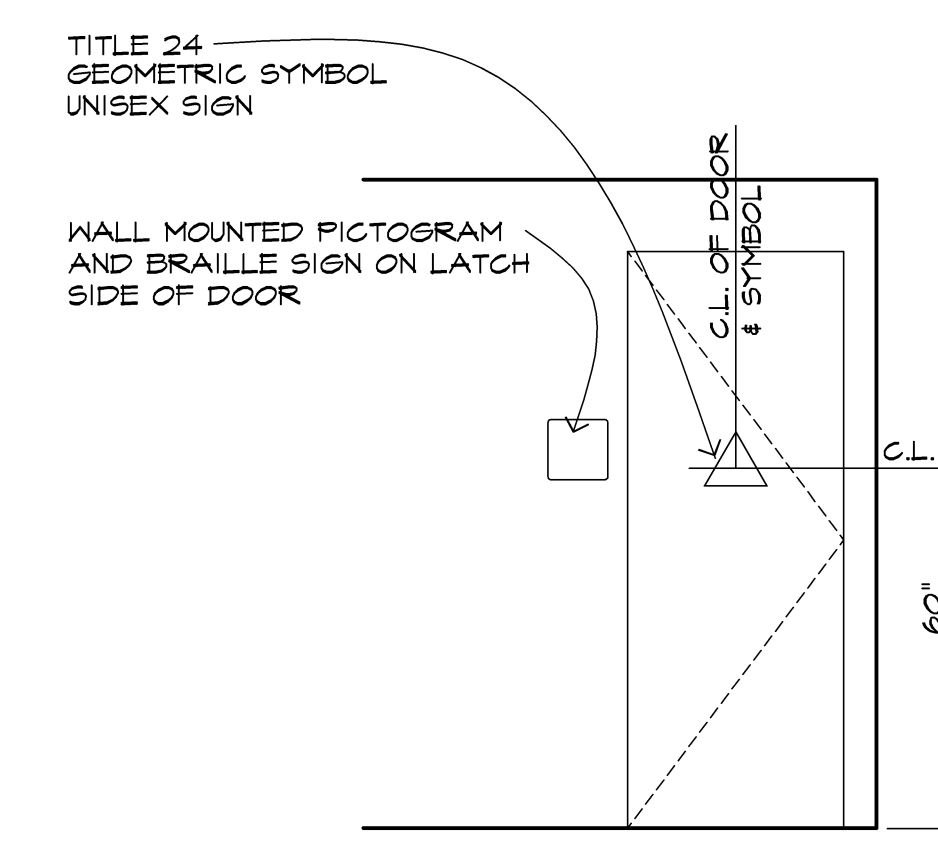




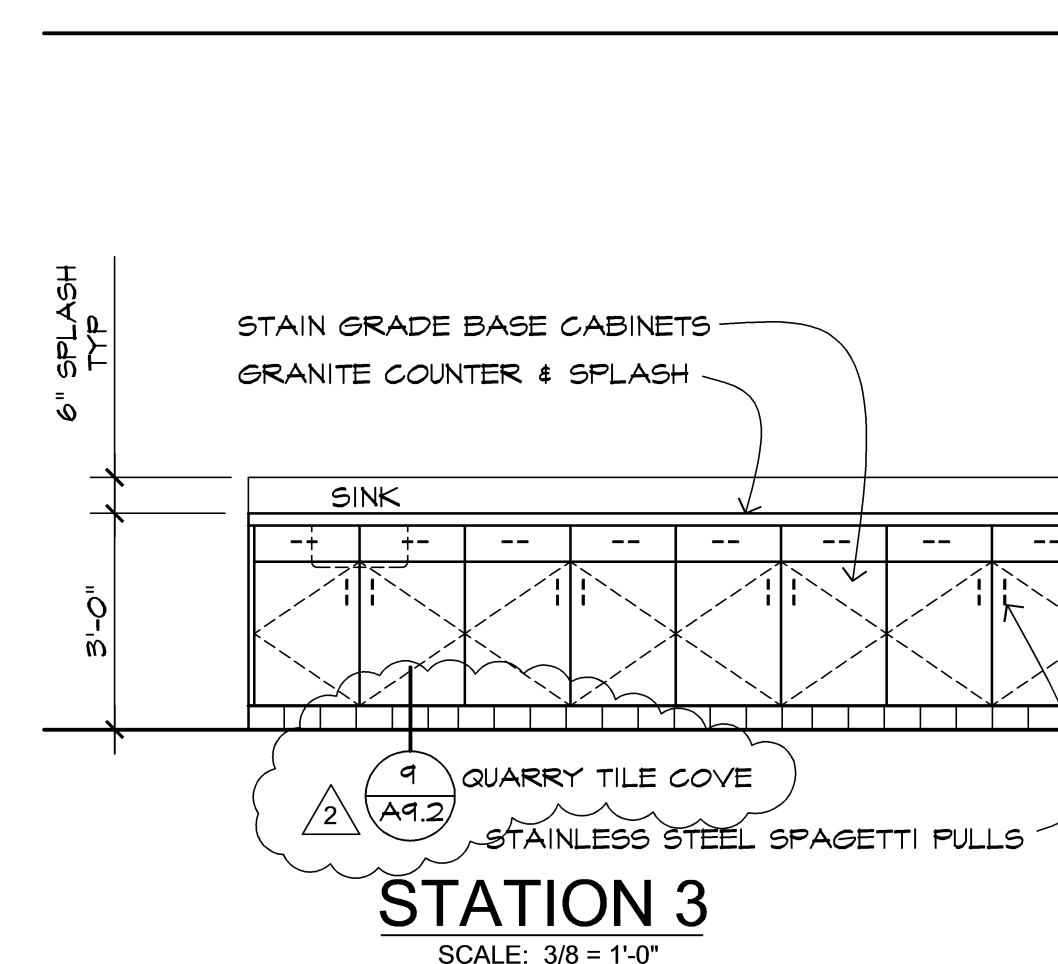
WOMENS - R106 SCALE: 3/8" = 1'-0"



**BATHROOM - R108** SCALE: 3/8" = 1'-0"




VIEW E



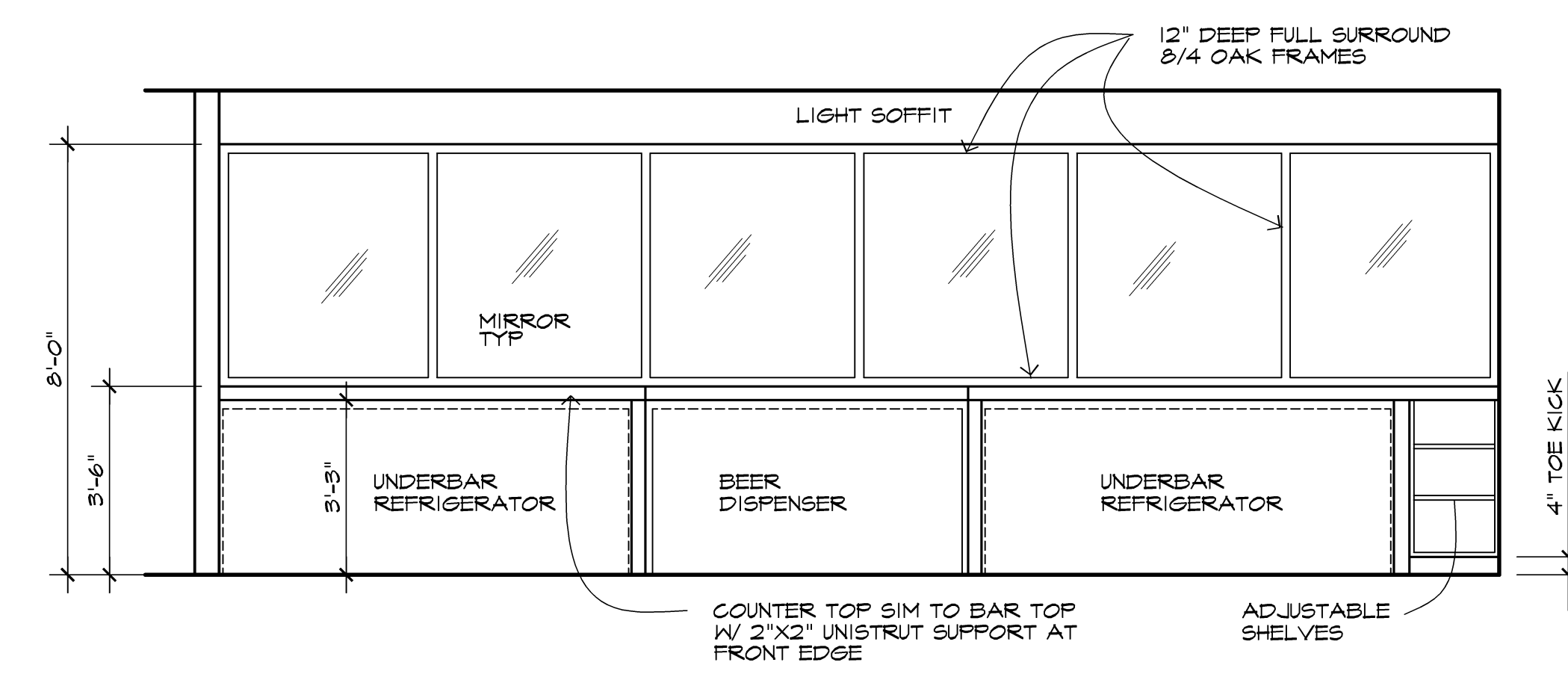
**STATION 3**  
SCALE:  $\frac{3}{8} = 1'-0"$

ADA  
WALL MOUNTED  
PICTOGRAM AND  
BRAILLE SIGN

- 

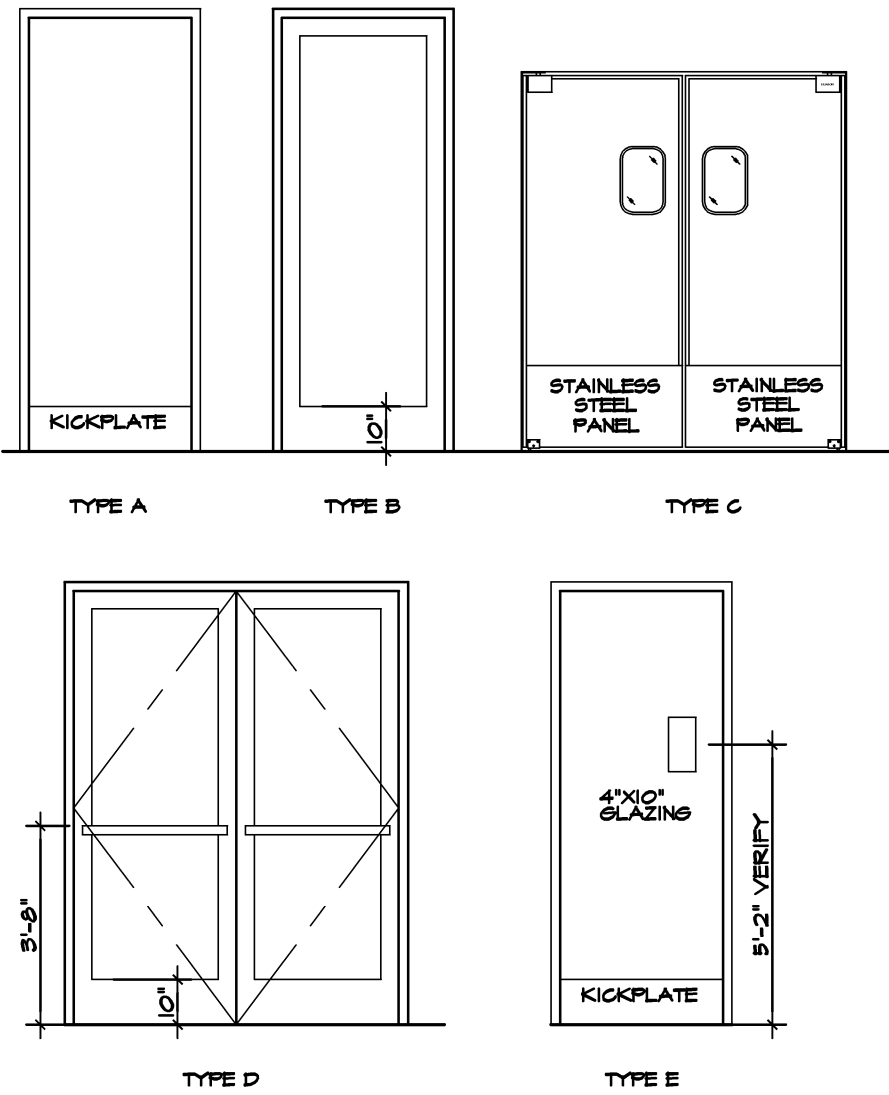
**NOTES**

1. GEOMETRIC SYMBOL COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR
2. ALL SYMBOLS AND SIGNS SHALL 1/4" THICK.
3. ADA SIGNS SHALL BE RAISED LETTER/GRADE 2 BRAILLE SIGNS ON THE LATCH SIDE - OUTSIDE OF DOORS, MOUNTED ON THE WALL, 60" ABOVE THE FLOOR, ALLOWING APPROACH TO WITHIN 3".
4. ADA SIGN LETTERS & NUMBERS SHALL BE RAISED 1/32" MIN. SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS.



BAR BACK

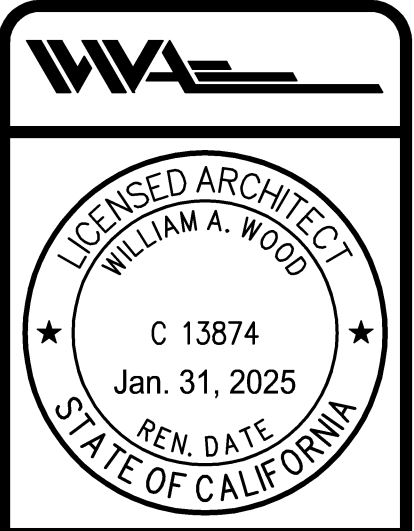


DOOR SCHEDULE										
DOOR LETTER	SIZE	THKNESS	TYPE	FRAME	DOOR MATERIAL	DOOR FINISH	GLAZING	LABEL	HARDWARE GROUP	REMARKS
A	PR 3'-0" X 8'-0"	1 1/2"	D	ALUMINUM	ALUMINUM	PAINT	TINTED		TYPE 8	
B	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 4	
C	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 6	
D	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 7	
E	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 2	
F	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 3	
G	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 1	
H	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 1	
J	3'-0" X 8'-0"	1 3/4"	A	WOOD	WOOD - SC	PAINT			TYPE 7	
K	3'-0" X 8'-0"	1 3/4"	E	WOOD	WOOD - SC	PAINT	CLEAR		TYPE 1	
L	3'-0" X 8'-0"	1 3/4"	B	WOOD	WOOD	PAINT	CLEAR		TYPE 2	
M	PR 3'-0" X 7'-0"	1 3/4"	C	FACTORY	FACTORY	FACTORY	CLEAR		TYPE 10	DOUBLE-ACTING PIVOT DOOR - by ELIASON CORP.
N	5'-0" X 6'-8"	1 3/8"		WOOD	WOOD	PAINT				4 PANEL BIFOLD
P	39'-0" X 9'-6"	1 3/8"		FACTORY	FACTORY	PAINT				
DOOR TYPES				HARDWARE GROUPS				NOTES		
				<p>HARDWARE TYPE 1 - PASSAGE LATCHSET (NONE): PUSH PULL HARDWARE CLOSER: SURFACE MOUNTED BUTTS: HAGER BB1193</p> <p>HARDWARE TYPE 2 LOCKSET: OFFICE BUTTS: HAGER BB1193</p> <p>HARDWARE TYPE 3 LOCKSET: PRIVACY BUTTS: HAGER BB1193</p> <p>HARDWARE TYPE 4 - EXIT LOCKSET: PANIC HARDWARE NO HARDWARE ON OUTSIDE HAGER BB1193</p> <p>BUTTS: SURFACE MOUNTED THRESHOLD: HAGER WEATHERSTRIPPING: HAGER</p> <p>HARDWARE TYPE 6 - ENTRY LOCKSET: ENTRANCE BUTTS: HAGER BB1193 THRESHOLD: HAGER WEATHERSTRIPPING: HAGER</p> <p>HARDWARE TYPE 7 - AUX. DOOR LOCKSET: STOREROOM BUTTS: HAGER BB1193 THRESHOLD: HAGER WEATHERSTRIPPING: HAGER</p> <p>HARDWARE TYPE 8 - ENTRY LOCKSET: CYLINDER BUTTS: MANUFACTURER SUPPLIED CLOSER: CONCEALED OVERHEAD W/ COORDINATOR MISC. PUSH - PULL HARDWARE THRESHOLD: HAGER WEATHERSTRIPPING: HAGER</p> <p>HARDWARE TYPE 10 - MANUFACTURER SUPPLIED NON- LATCHING GRAVITY DOOR</p>				<p>1) MAXIMUM DOOR OPENING EFFORTS: 5 LBS. AT EXTERIOR DOORS 15 LBS AT INTERIOR DOORS</p> <p>2) ALL DOORS SHALL HAVE SINGLE-EFFORT, NON-GRASP HARDWARE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.</p> <p>3) ALL DOORWAYS SHALL OPEN A MINIMUM NET CLEAR OPENING OF 32 INCHES WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.</p> <p>5) 1/2" MAXIMUM HEIGHT THRESHOLD (ABOVE FLOOR &amp; LANDING ON BOTH SIDES) AT ALL DOORS.</p> <p>6) ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT.</p> <p>7) PROVIDE AND MAINTAIN 24" STRESSIDE X 60" DEEP CLEARANCE AT ALL EXTERIOR DOORS</p> <p>8) THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE OR A 10" HIGH KICKPLATE INSTALLED ON THE PUSH SIDE OF THE DOOR.</p> <p>9) RATED FIRE ASSEMBLIES, SHALL HAVE IDENTIFICATION PER SECTION 713.3 CBC. INSTALLATION SHALL BE PER SECTION 713.4. HARDWARE SHALL BE PER SECTION 713.6 CBC.</p> <p>10) FOR ALL DOORS WITH CLOSER: THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70-DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.</p>		
				<p>- PROVIDE DOOR STOPS AT ALL DOORS AS REQUIRED, FLOOR MOUNTED DOME TYPE OR WALL MOUNTED CUP TYPE.</p> <p>- SUBMIT DOOR HARDWARE LIST FOR OWNER APPROVAL</p>						

WINDOW SCHEDULE					
WINDOW NUMBER	SIZE	TYPE	FRAME	GLAZING	REMARKS
1	3'-9" X 9'-0"	FIXED - TEMPERED	ALUMINUM	TINTED	FIELD VERIFY SIZE
2	4'-4" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
3	4'-5" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
4	3'-7" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
5	3'-7" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
6	3'-5" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
7	3'-5" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
8	3'-5" X 5'-6"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
9	6'-0" X 1'-0"	FIXED TRANSOM			
10	4'-0" X 2'-8"	FIXED	ALUMINUM	TINTED	FIELD VERIFY SIZE
NOTES					
1) ALL EXTERIOR WINDOWS SHALL BE PROVIDED WITH MINI BLINDS.					

ROOM FINISH AND MATERIAL SCHEDULE							
ROOM NUMBER	ROOM	FLOOR	FLOOR BASE OR COVE	SEE DETAIL	WALLS	WAINSCOT	CEILINGS
101	FOYER	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR
102	WAITING	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR
103	RECEPTION	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR
104	BAR	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	7 A9.2	FRP - WHITE LRV = 75		PAINTED DRYWALL OWNER TO SELECT COLOR
105	HALL 1	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR
106	WOMENS	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	DAL TILE 4 1/4" X 4 1/4" ALMOND 0135	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR
107	MENS	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	DAL TILE 4 1/4" X 4 1/4" ALMOND 0135	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR
108	BATHROOM	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	DAL TILE 4 1/4" X 4 1/4" ALMOND 0135	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR
109	HALL 3	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	7 A9.2	FRP - WHITE LRV = 75		SUSPENDED CEILING
110	HALL 4	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	7 A9.2	FRP - WHITE LRV = 75		SUSPENDED CEILING
111	STOR 1	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR	DAL TILE 4 1/4" X 4 1/4" ALMOND 0135	PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR
112	OFFICE 1	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR
113	HALL 2	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	7 A9.2	FRP - WHITE LRV = 75		SUSPENDED CEILING
114	ELECTRICAL	SEALED CONCRETE	NONE		PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR		SUSPENDED CEILING
115	PREP	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	FRP - WHITE LRV = 75		SUSPENDED CEILING WASHABLE PANELS
116	KITCHEN	DAL TILE QUARRY TILE	DAL TILE QUARRY TILE INTEGRATED COVE	2 A9.2	FRP - WHITE LRV = 75		SUSPENDED CEILING WASHABLE PANELS
117	OFFICE 2	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		SUSPENDED CEILING
118	DINING	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL OWNER TO SELECT COLOR		SUSPENDED CEILING
119	STOR 2	CARPET	PAINTED WOOD BASE		PAINTED DRYWALL GLOSS OR SEMI-GLOSS OWNER TO SELECT COLOR		PAINTED DRYWALL OWNER TO SELECT COLOR

REVISIONS	DATE



HANA JAPAN STEAK HOUSE

11991 DUBLIN CANYON ROAD  
PLEASANTON CALIFORNIA

WILLIAM WOOD ARCHITECTS

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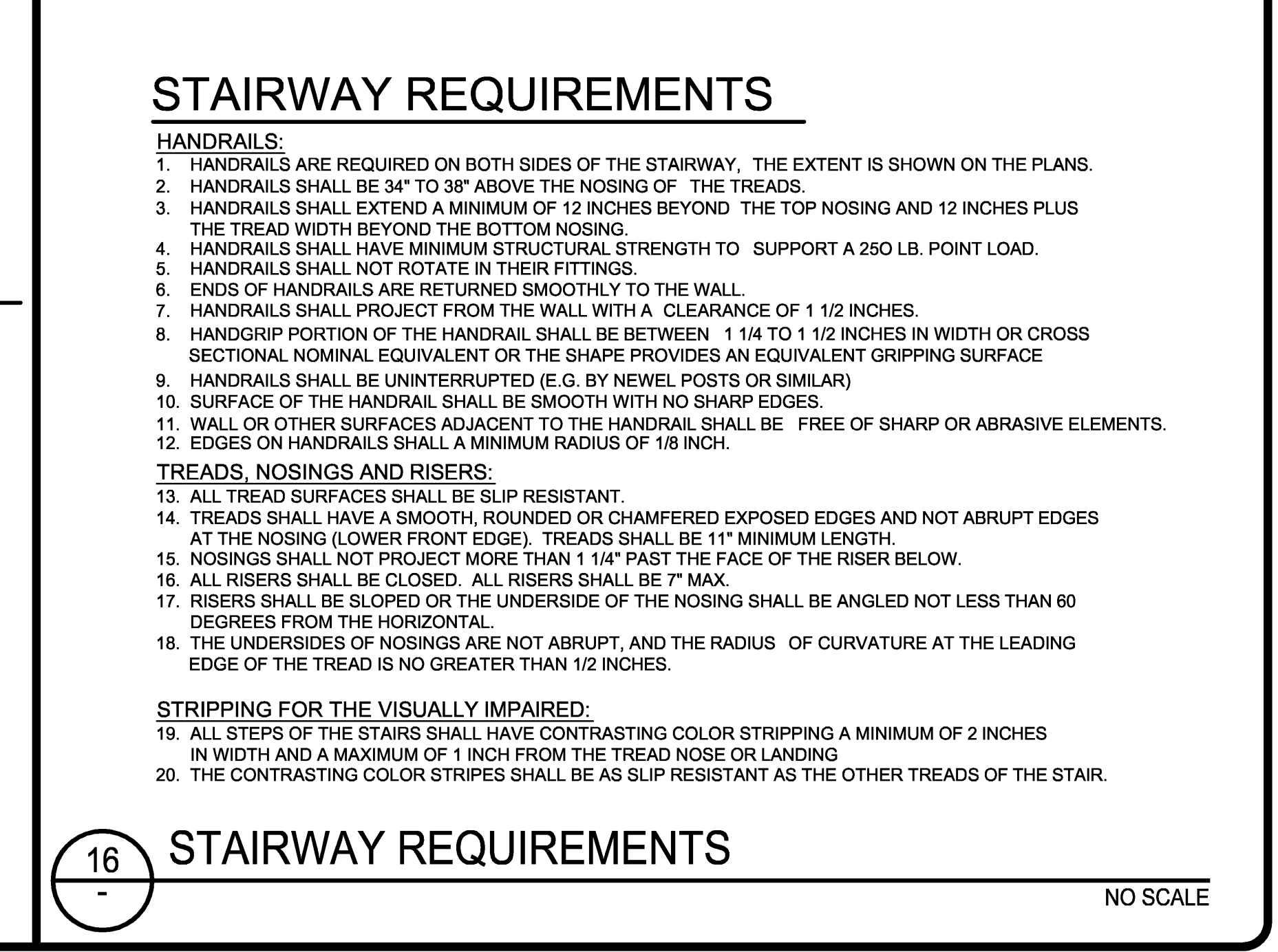
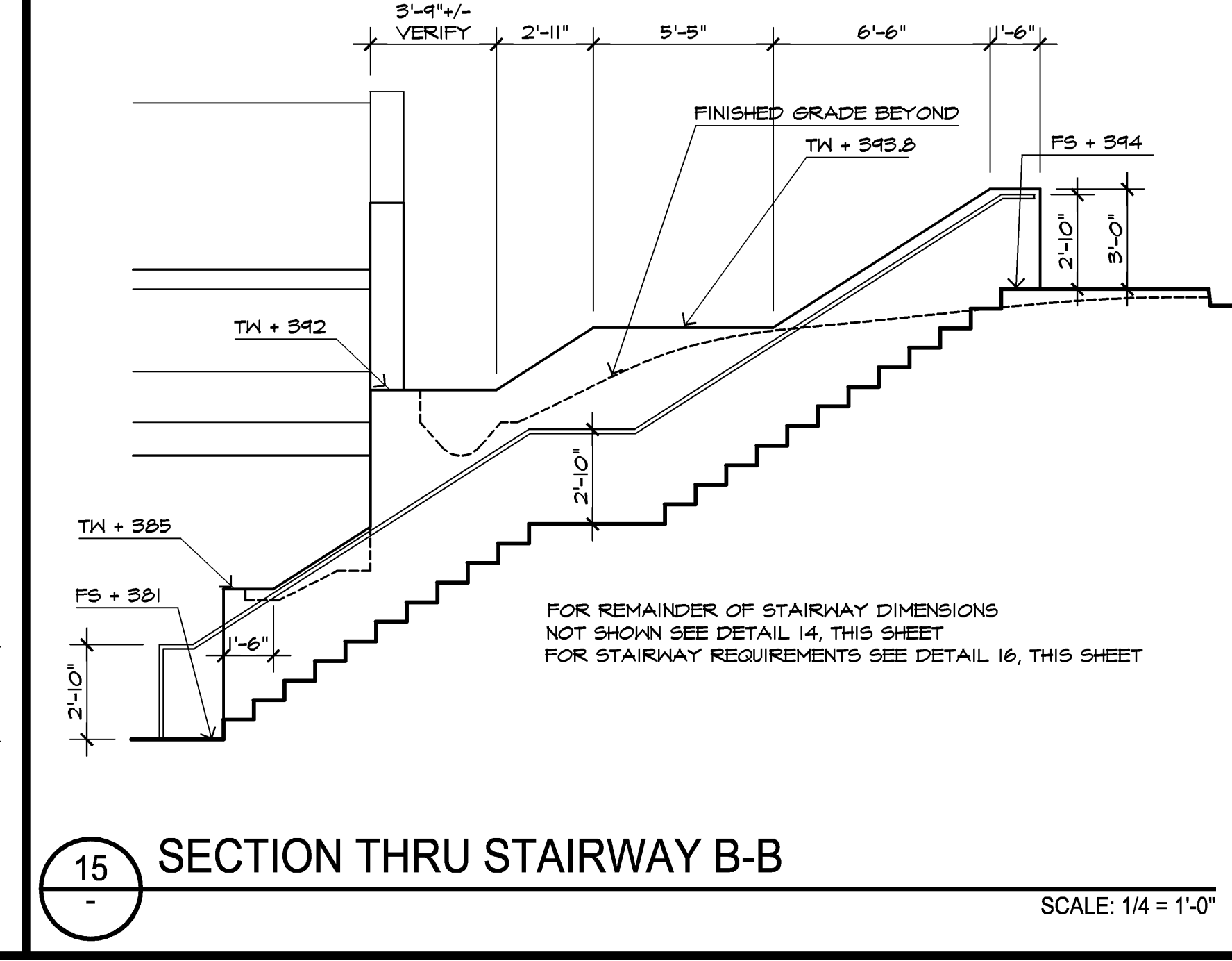
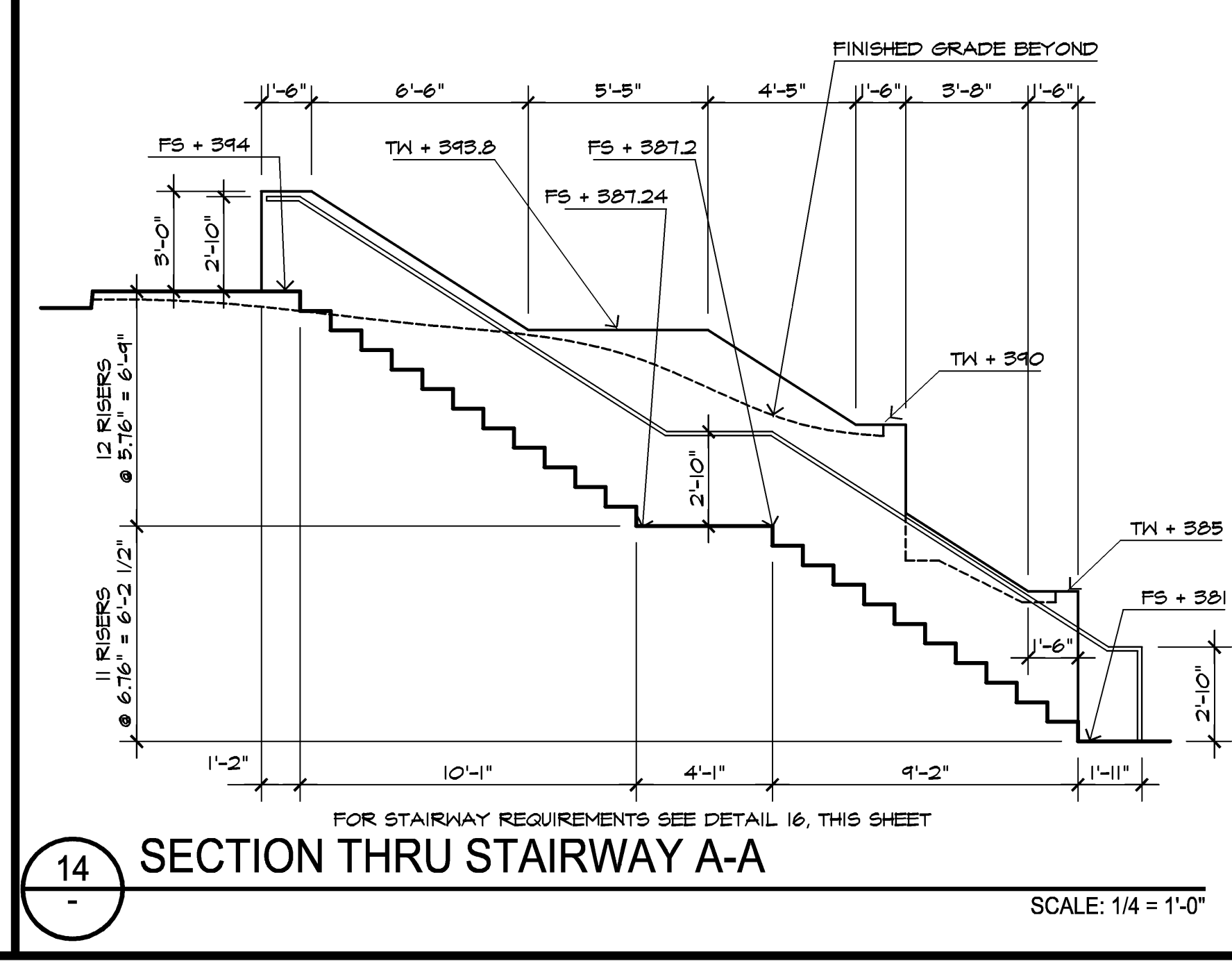
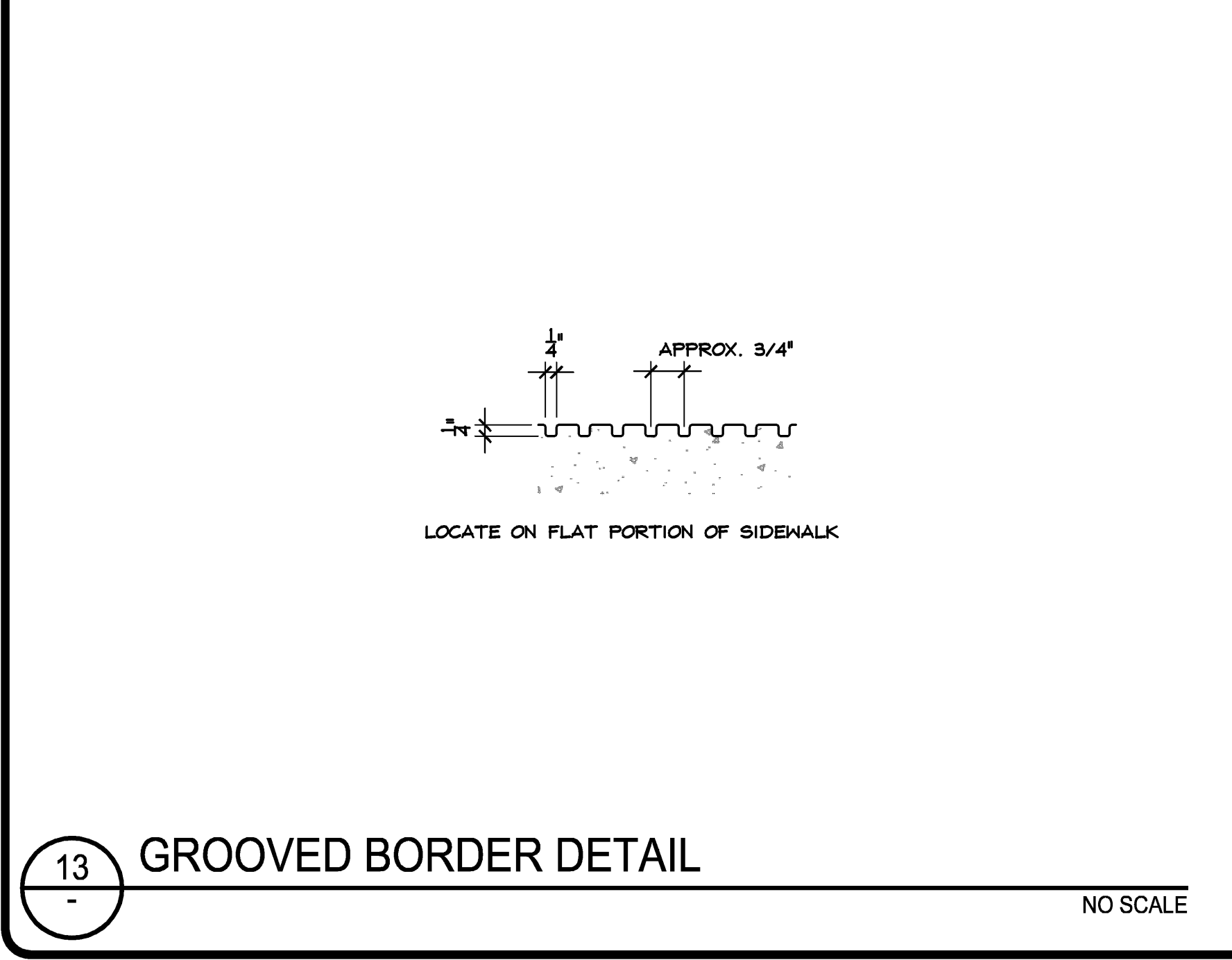
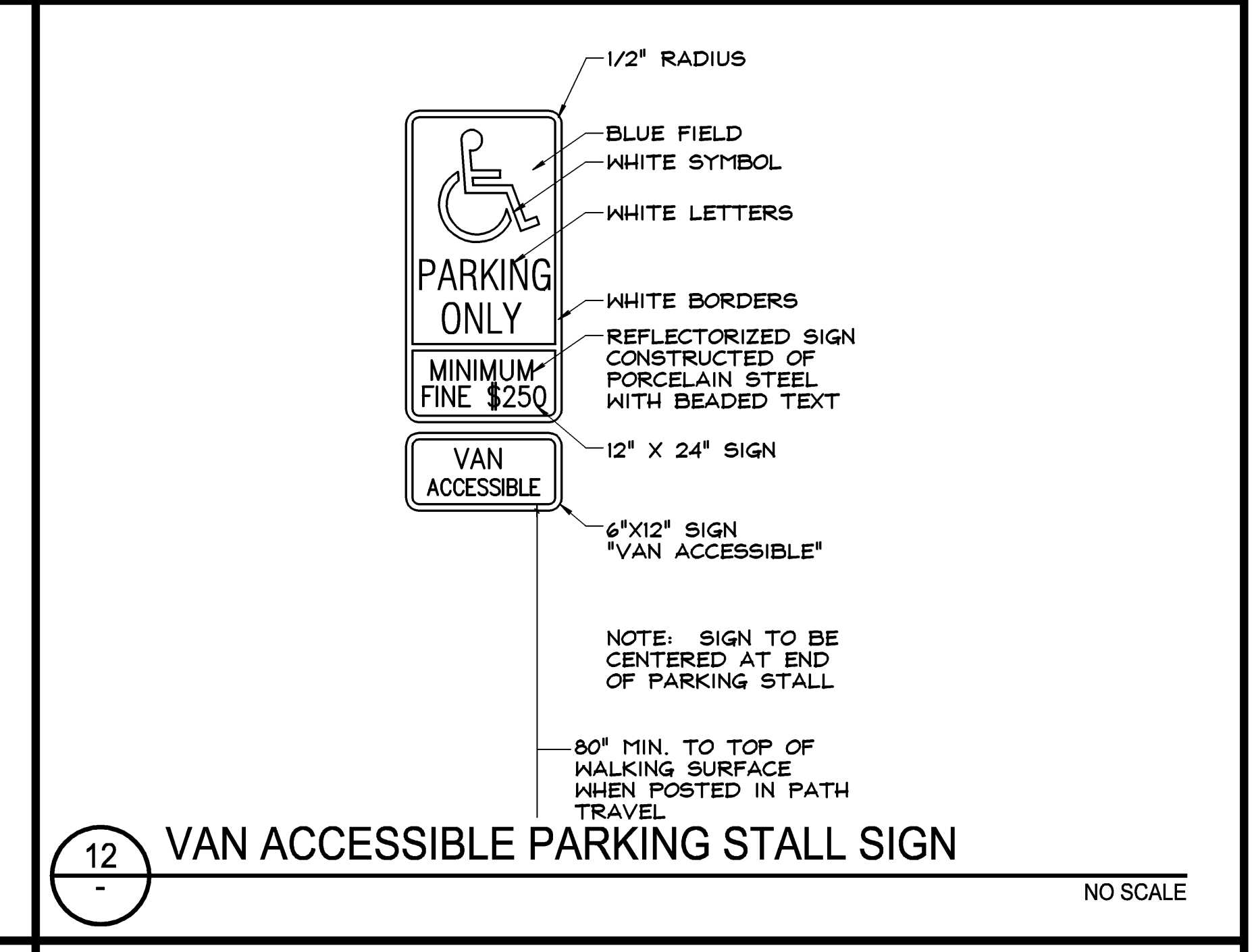
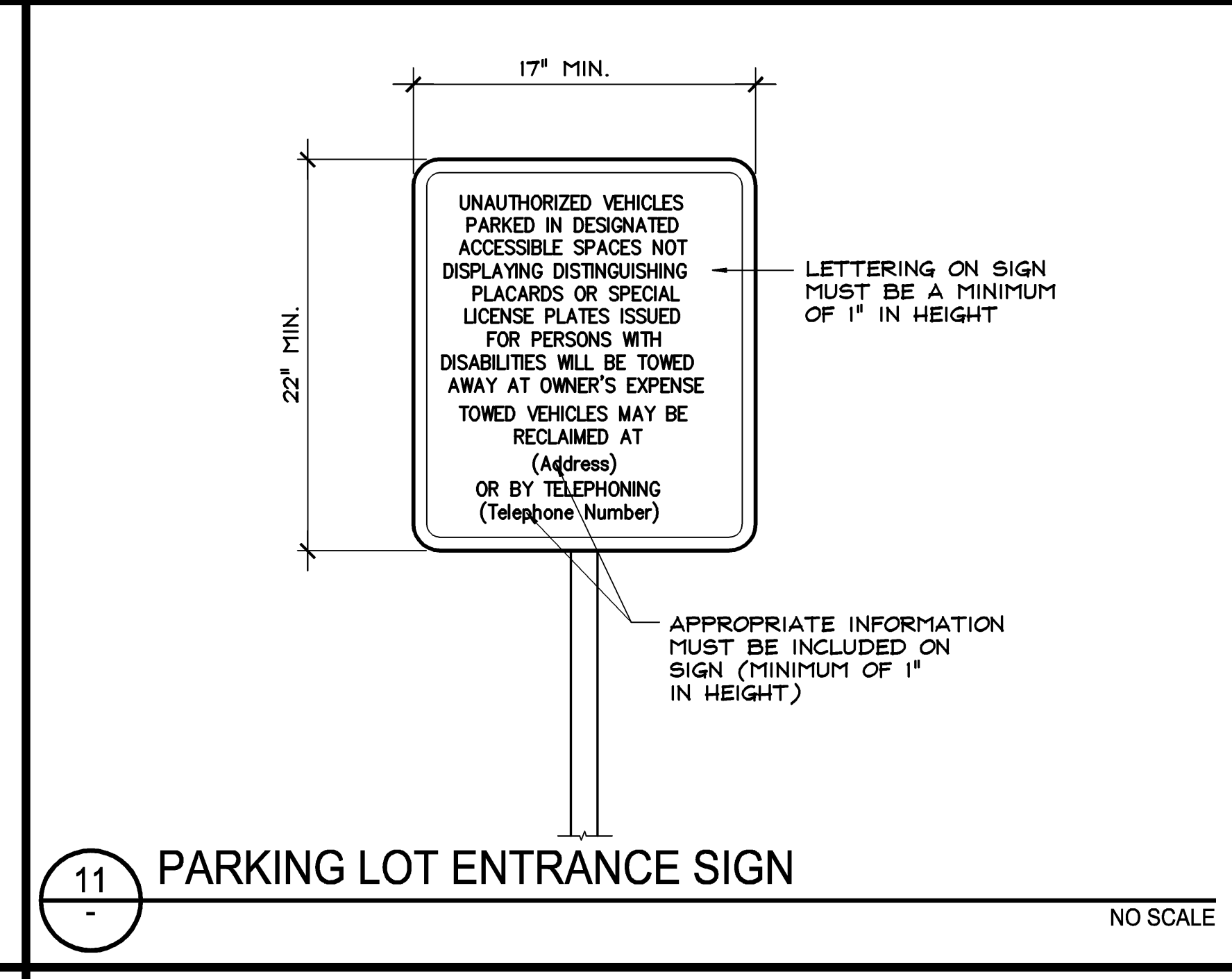
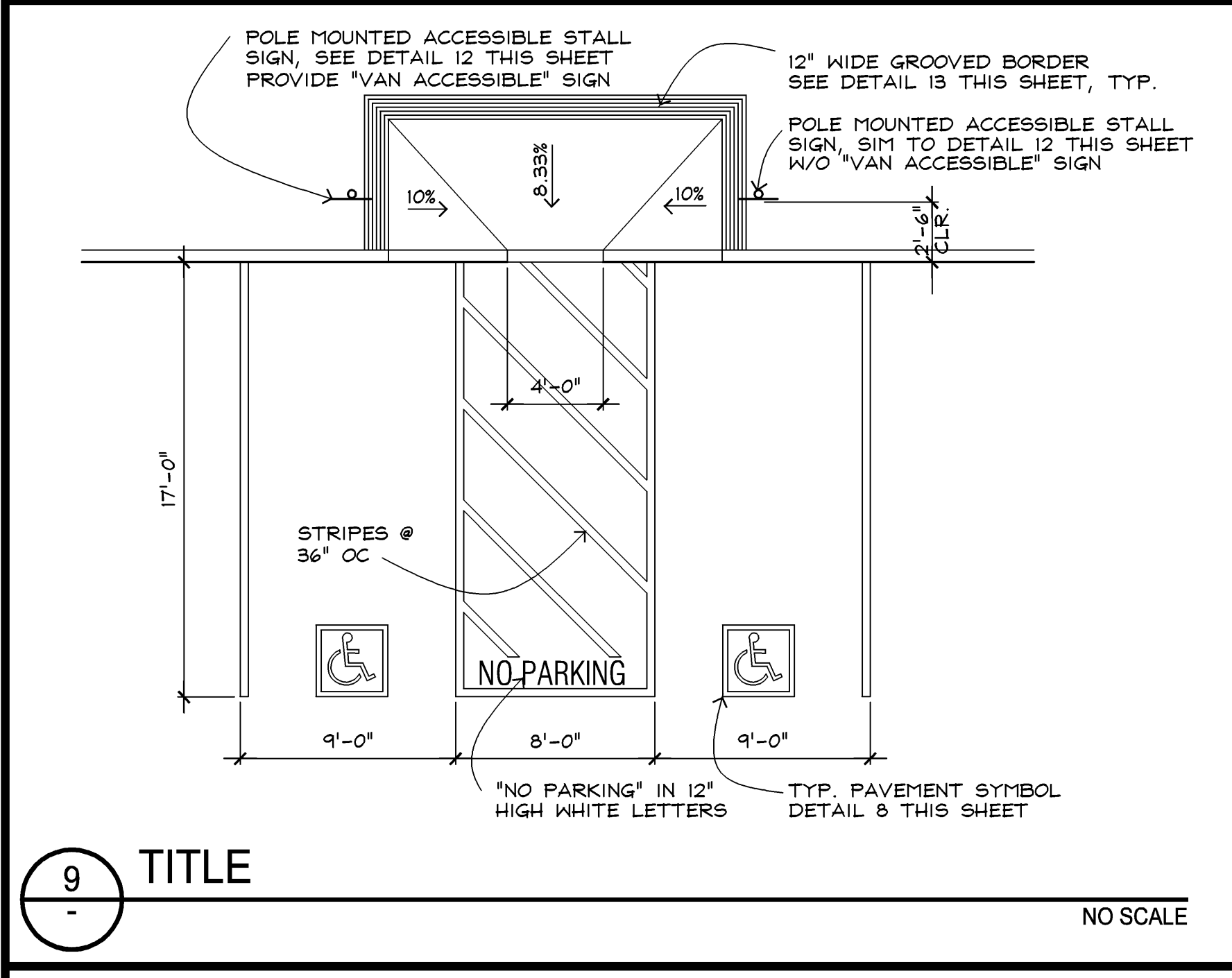
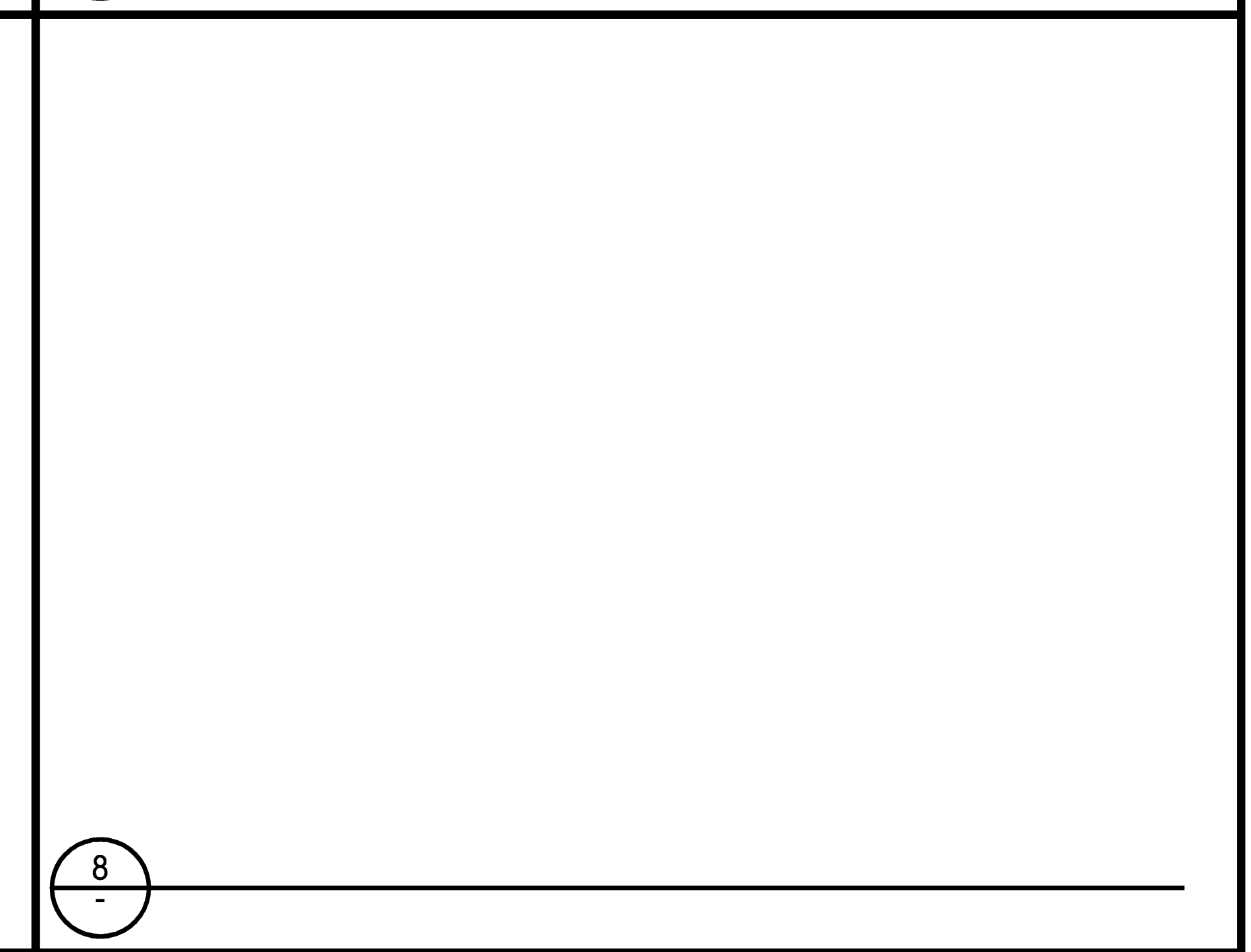
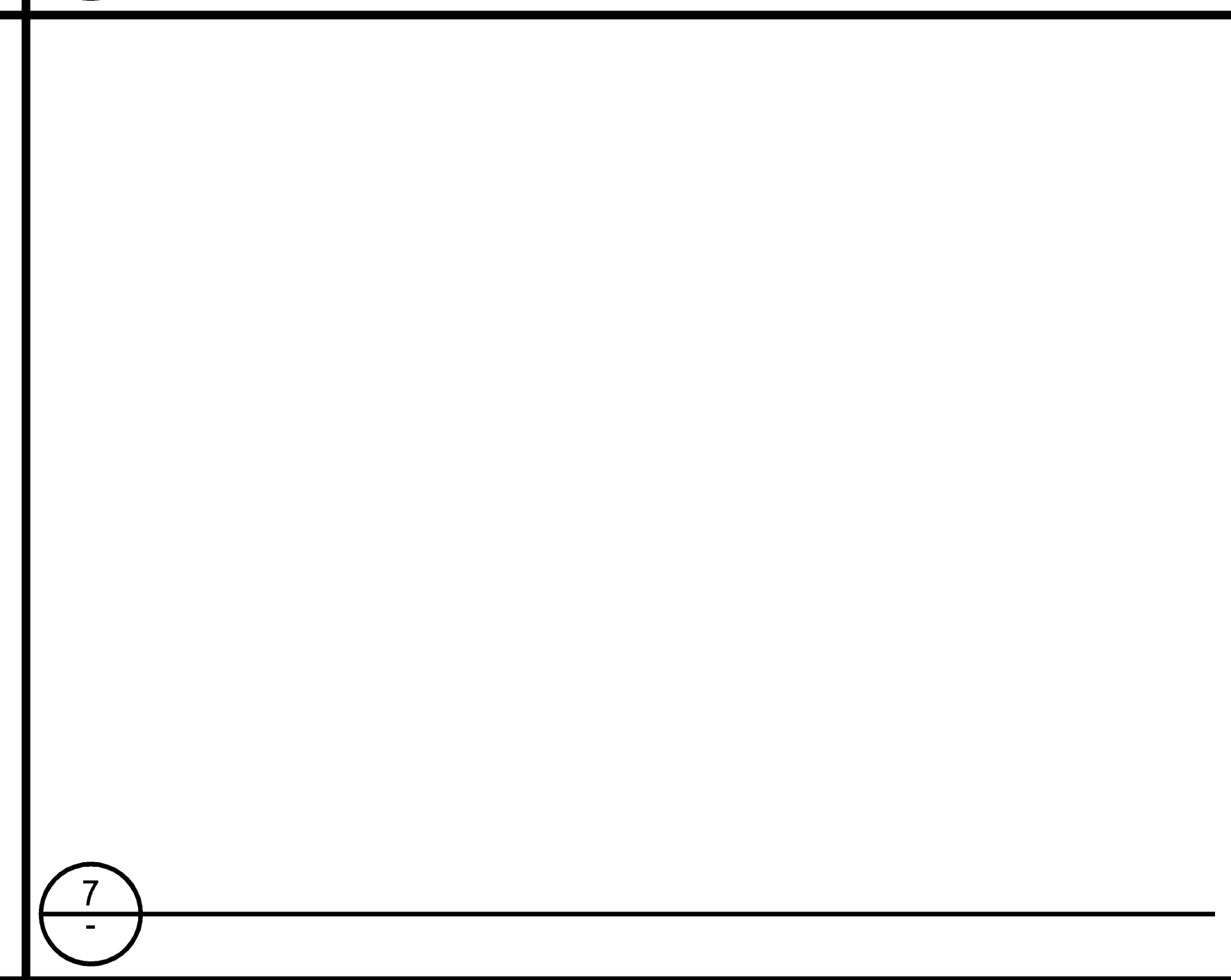
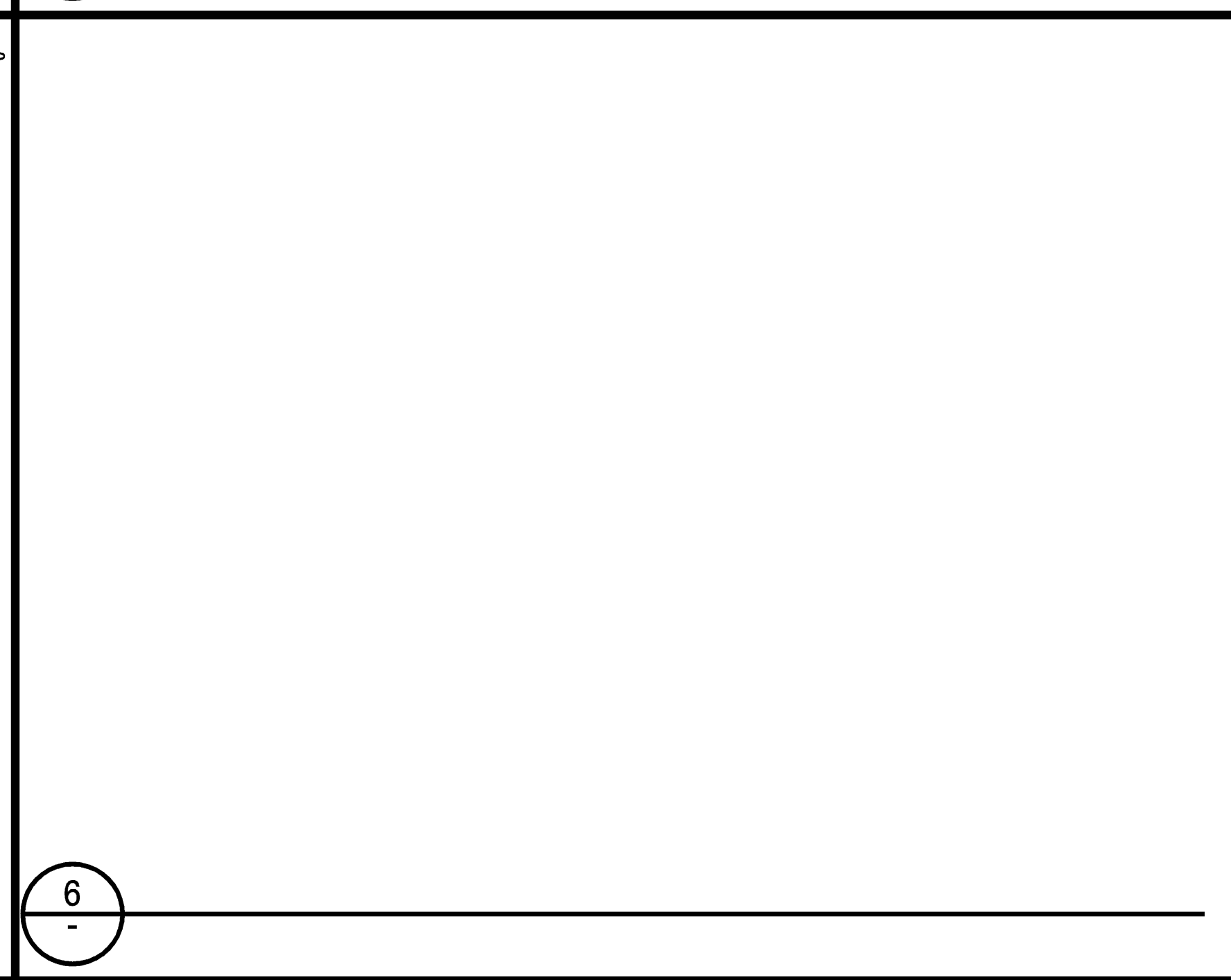
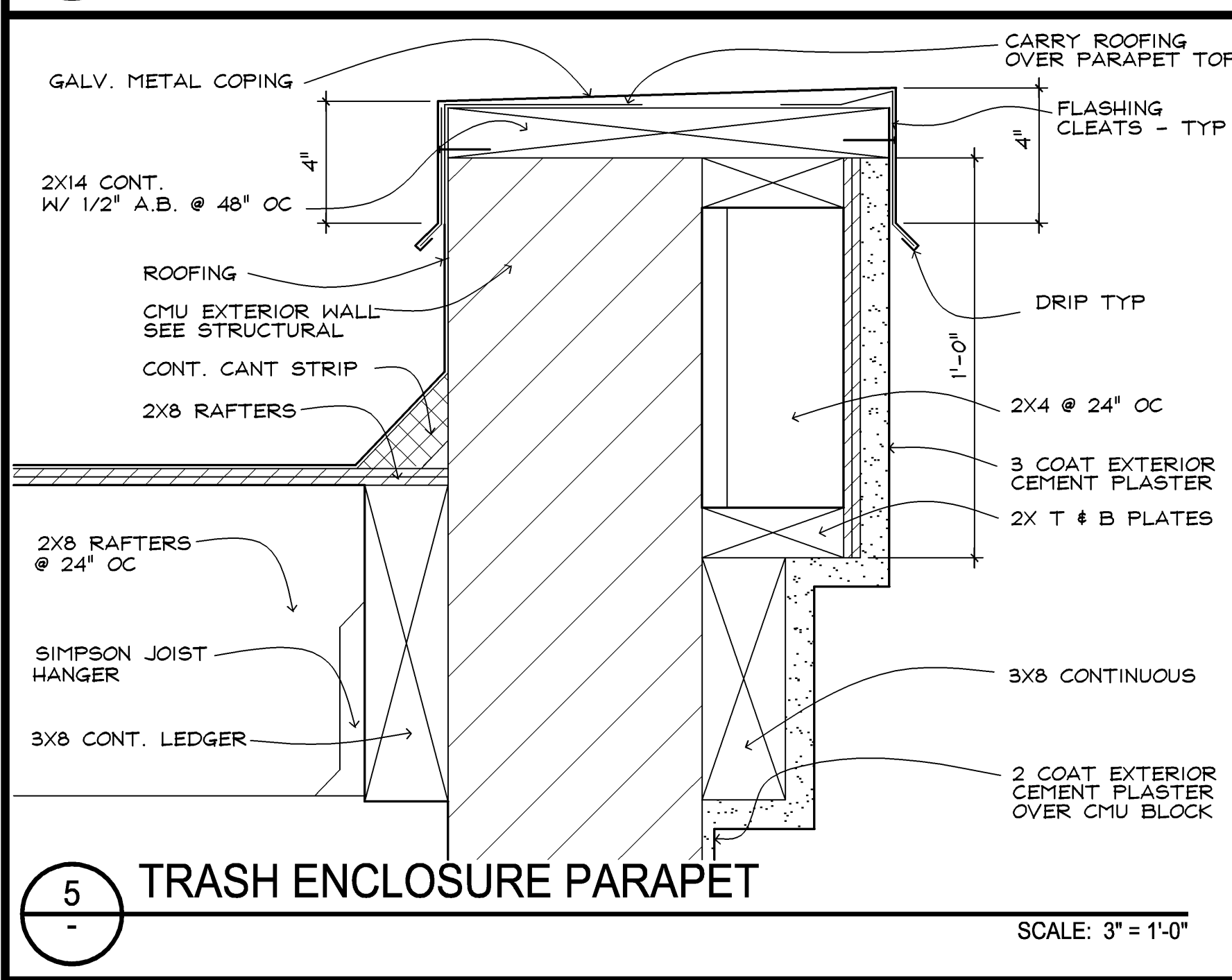
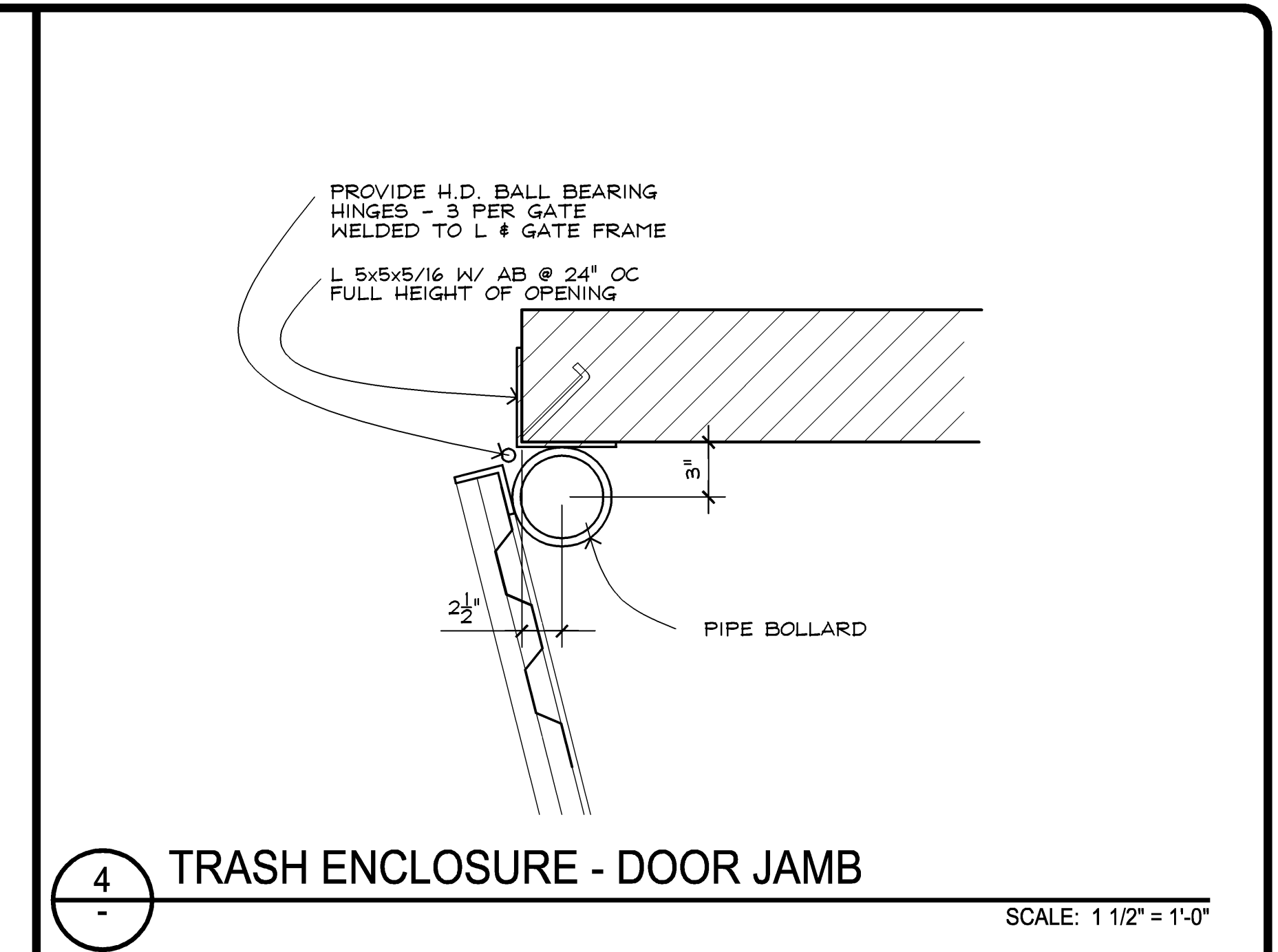
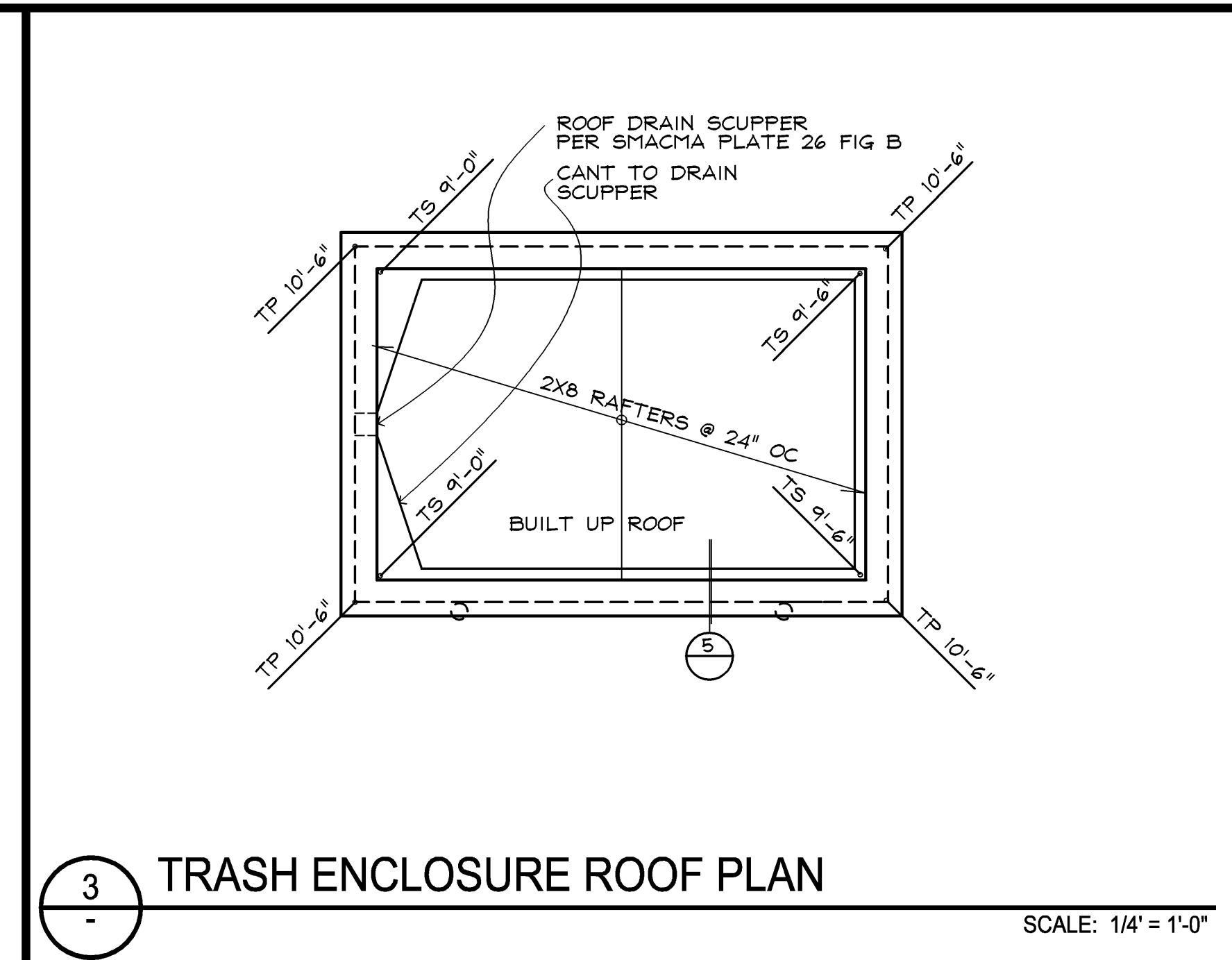
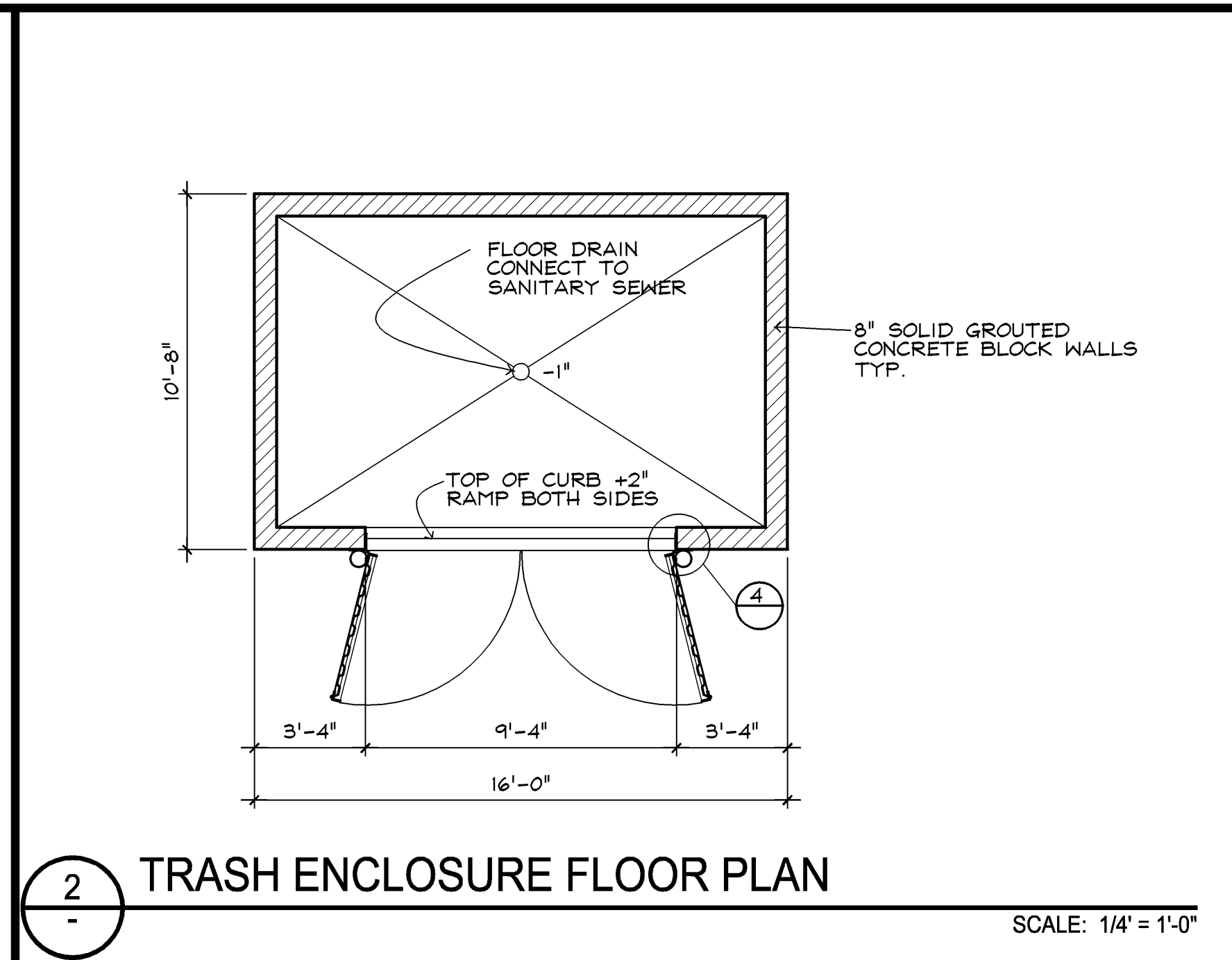
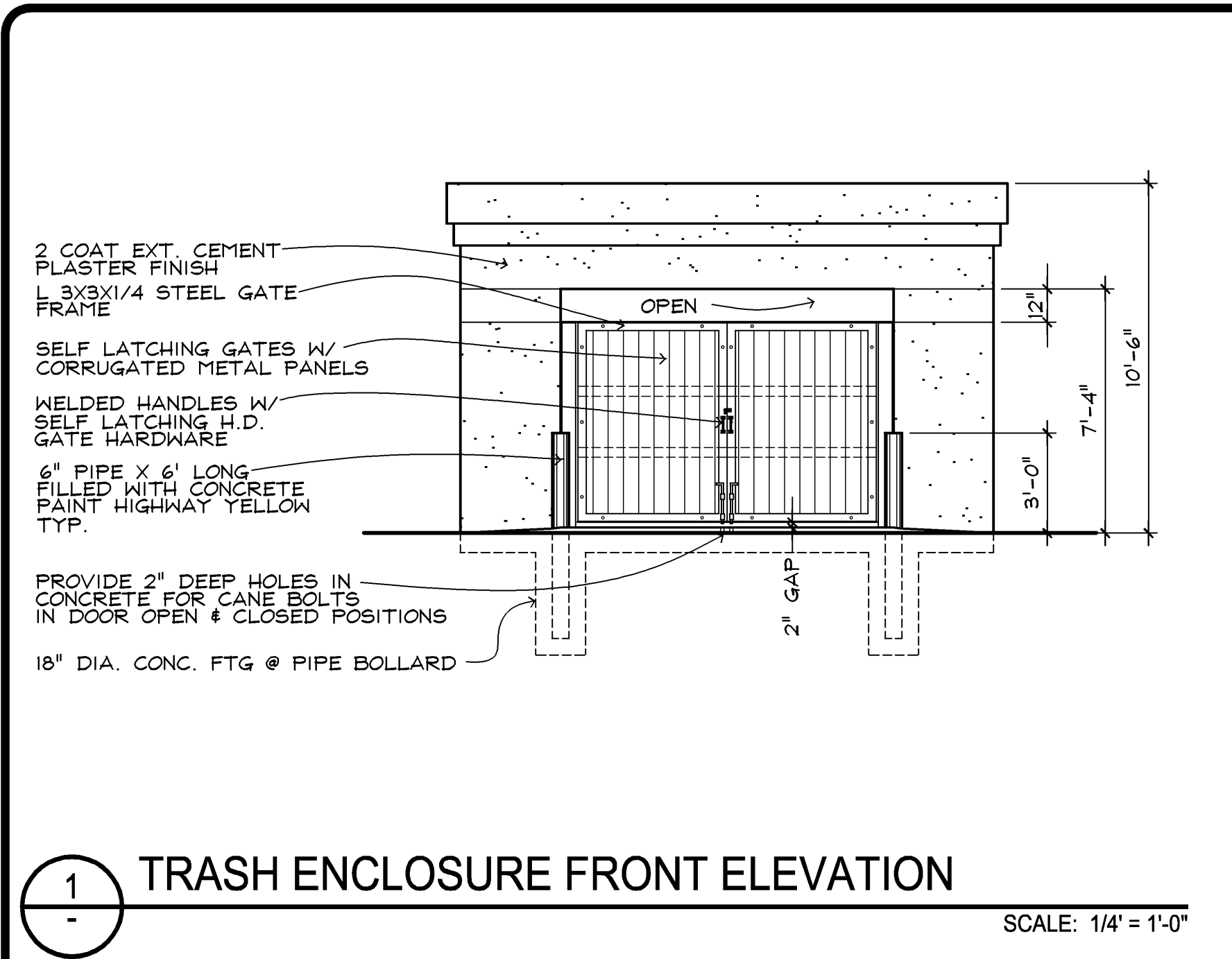
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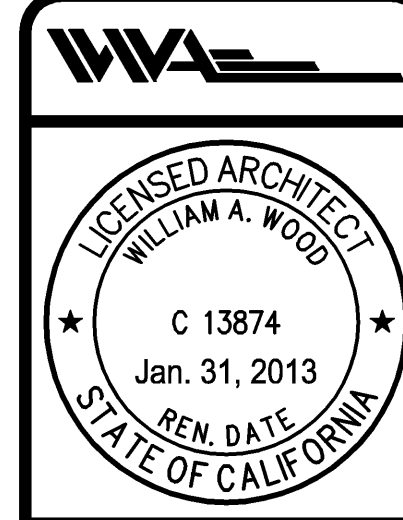
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REVISIONS	DATE



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PLEASANTON CALIFORNIA

WILLIAM WOOD ARCHITECTS

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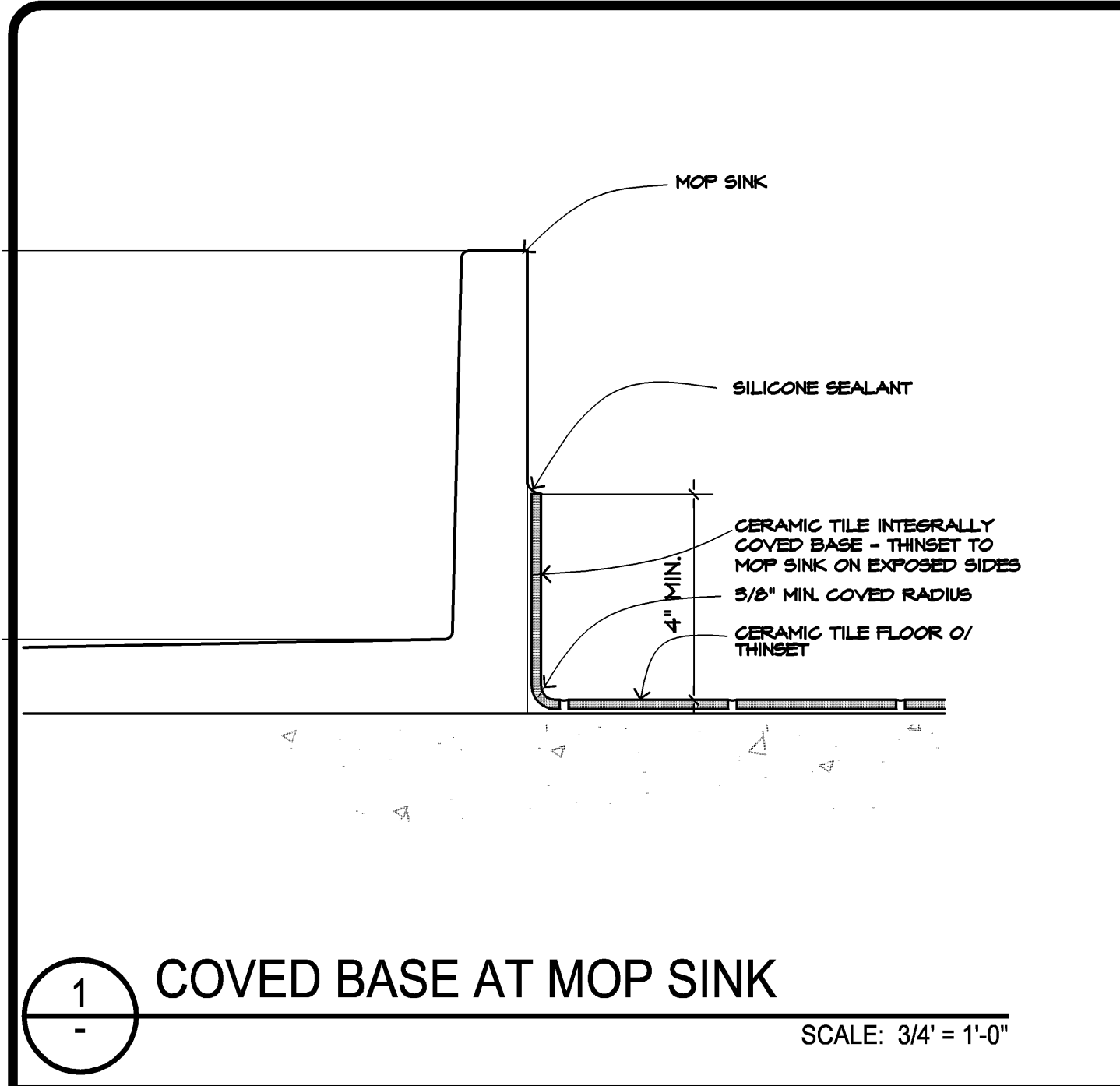
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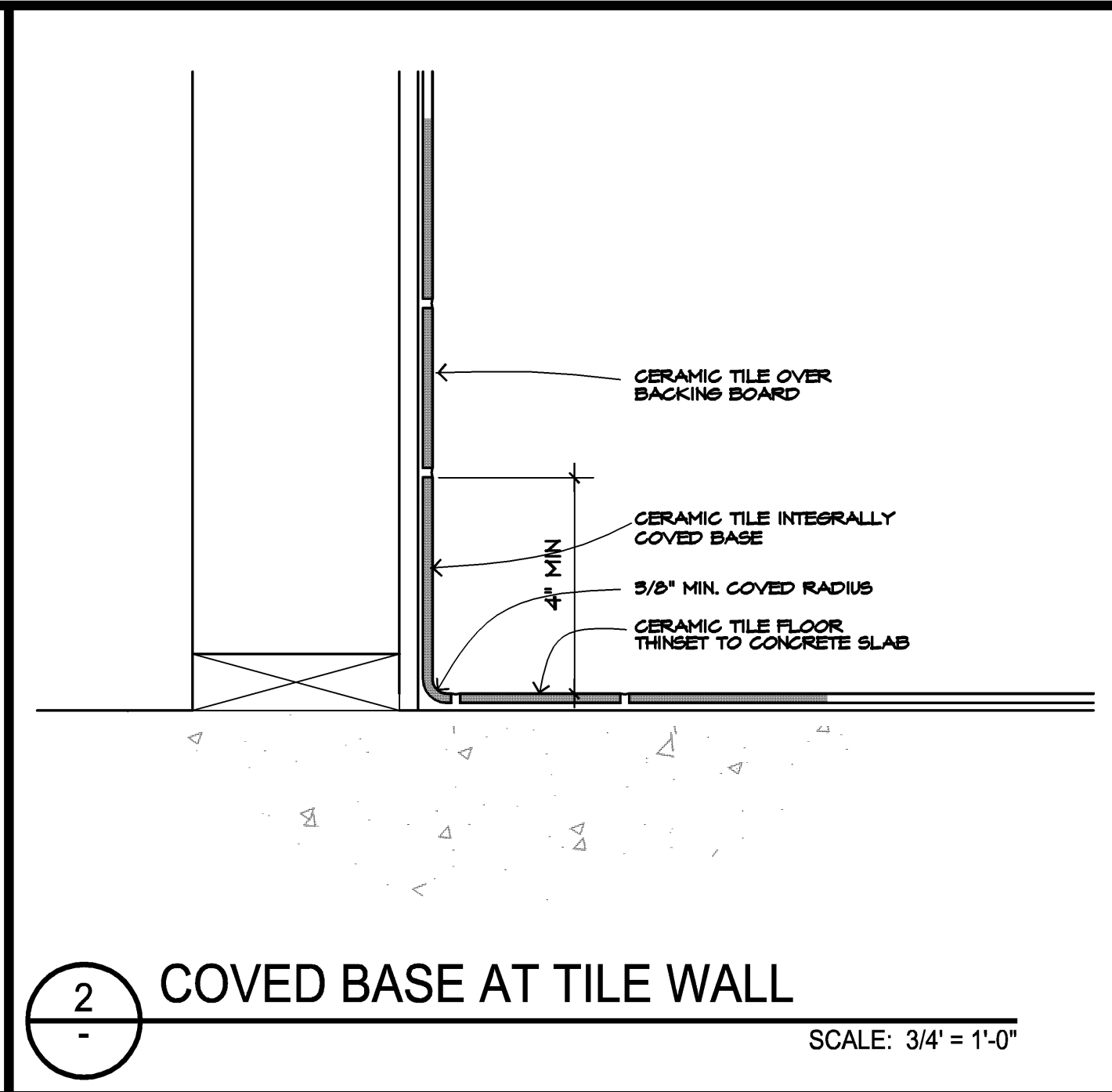
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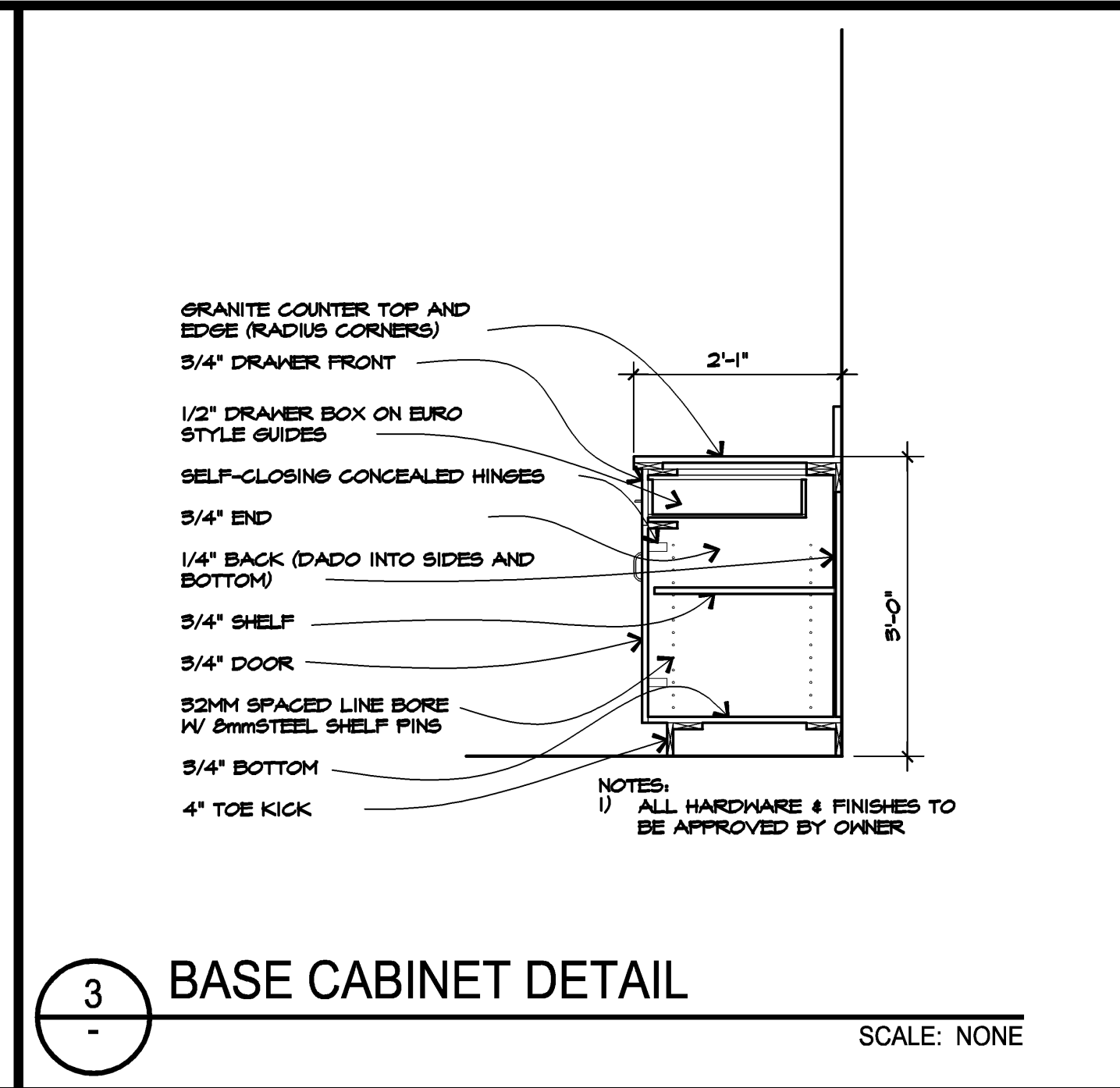




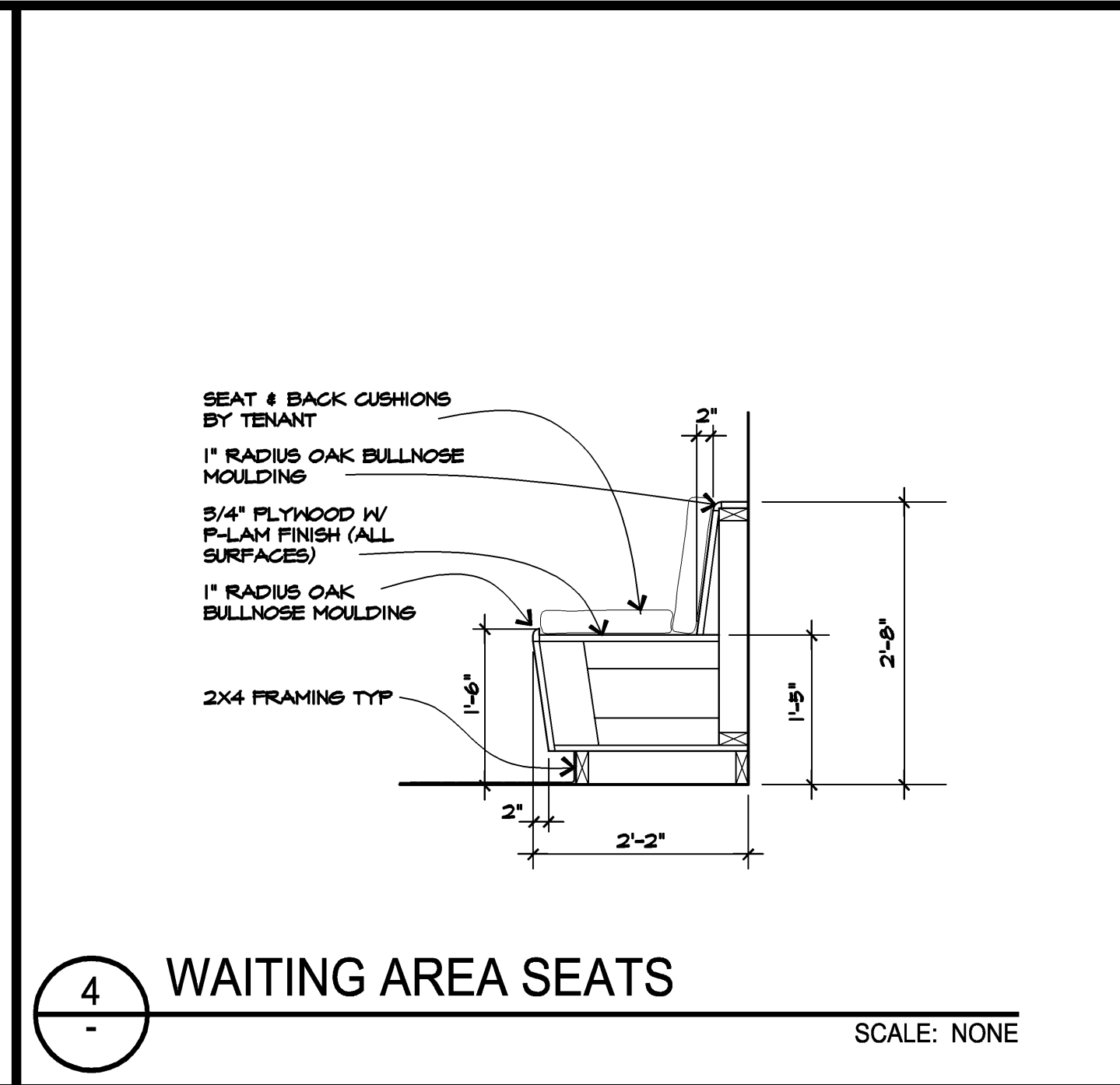
1 COVED BASE AT MOP SINK  
SCALE: 3/4" = 1'-0"



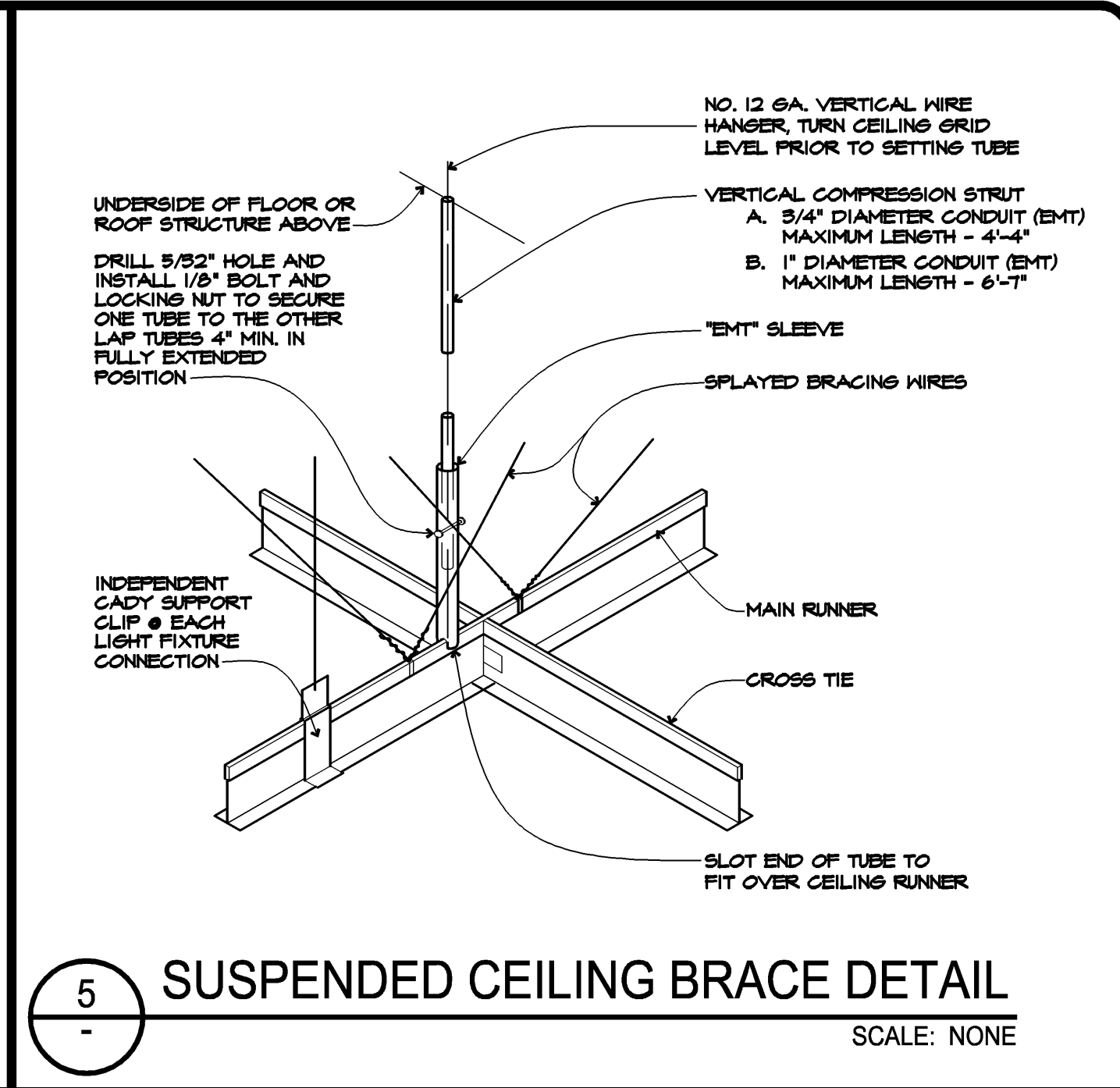
2 COVED BASE AT TILE WALL  
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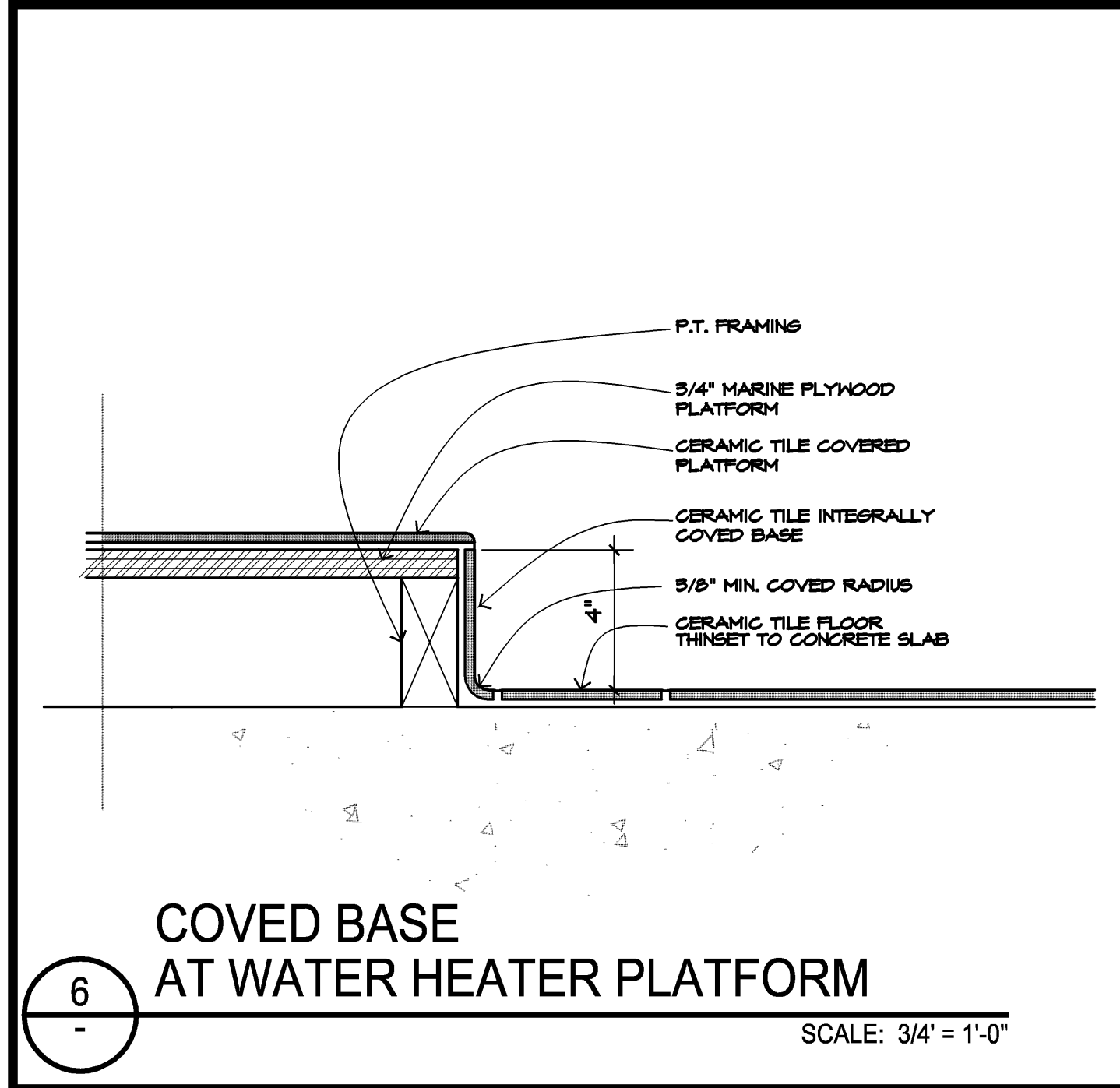
3 BASE CABINET DETAIL  
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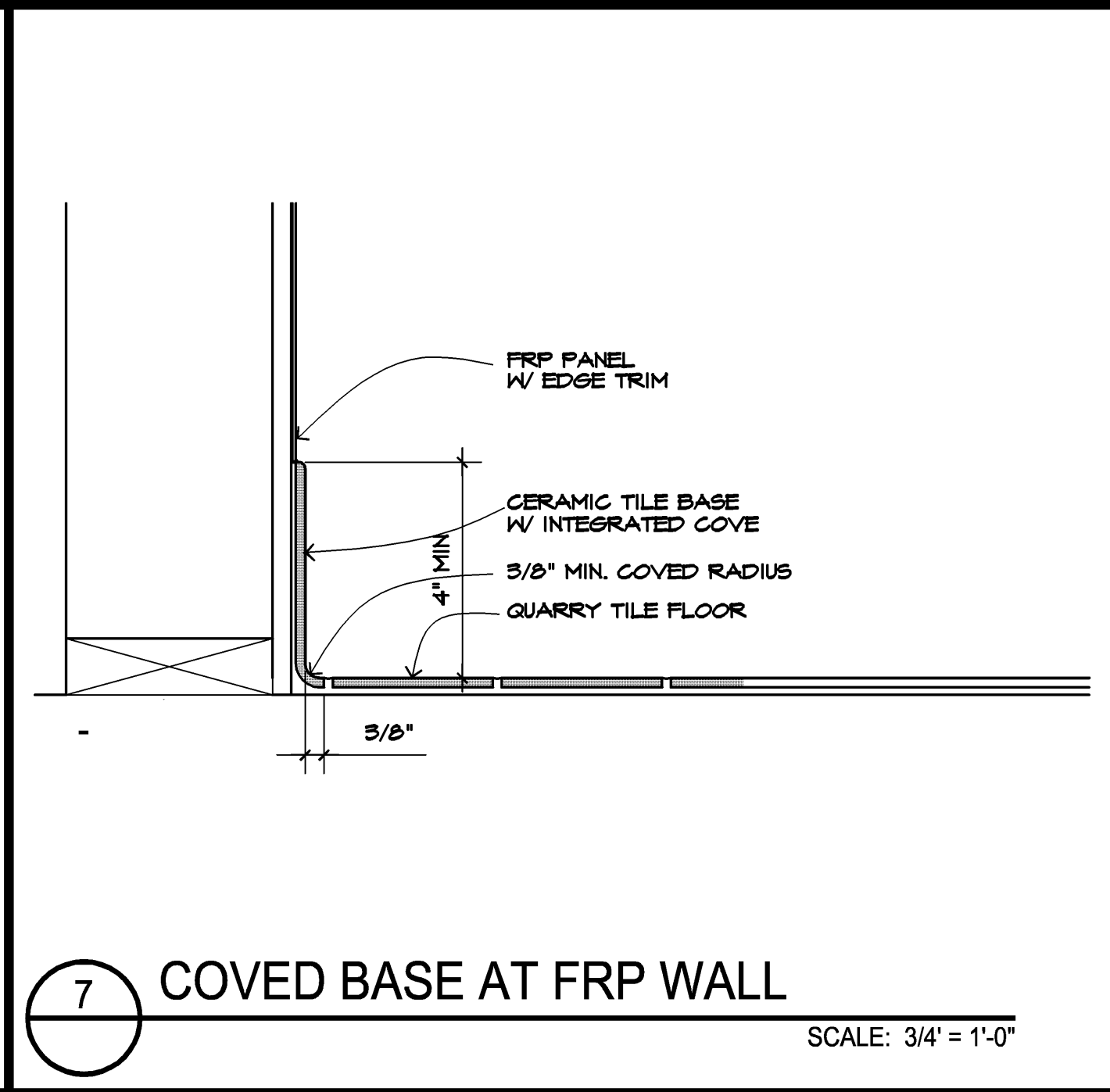
4 WAITING AREA SEATS  
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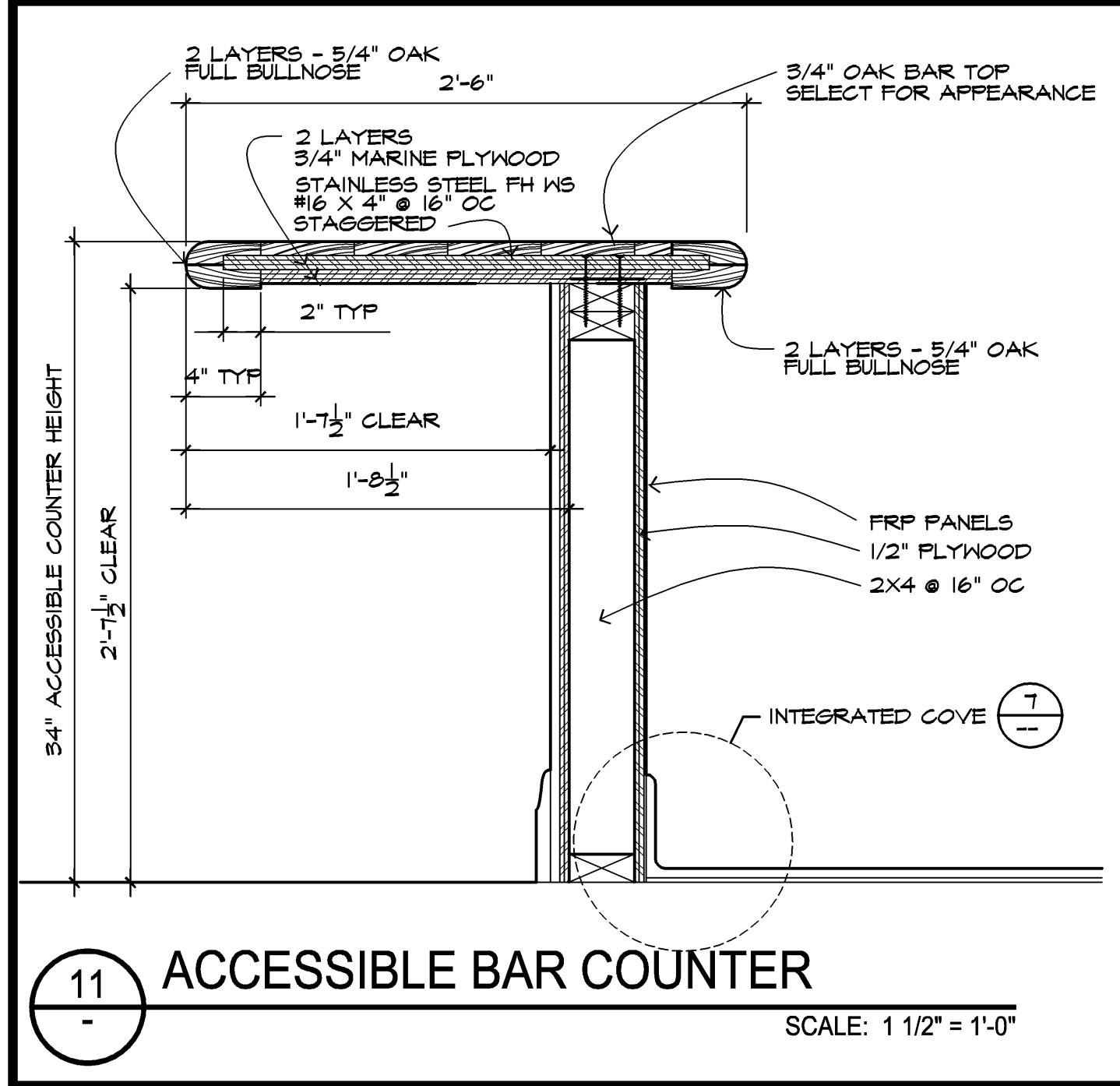
5 SUSPENDED CEILING BRACE DETAIL  
SCALE: NONE



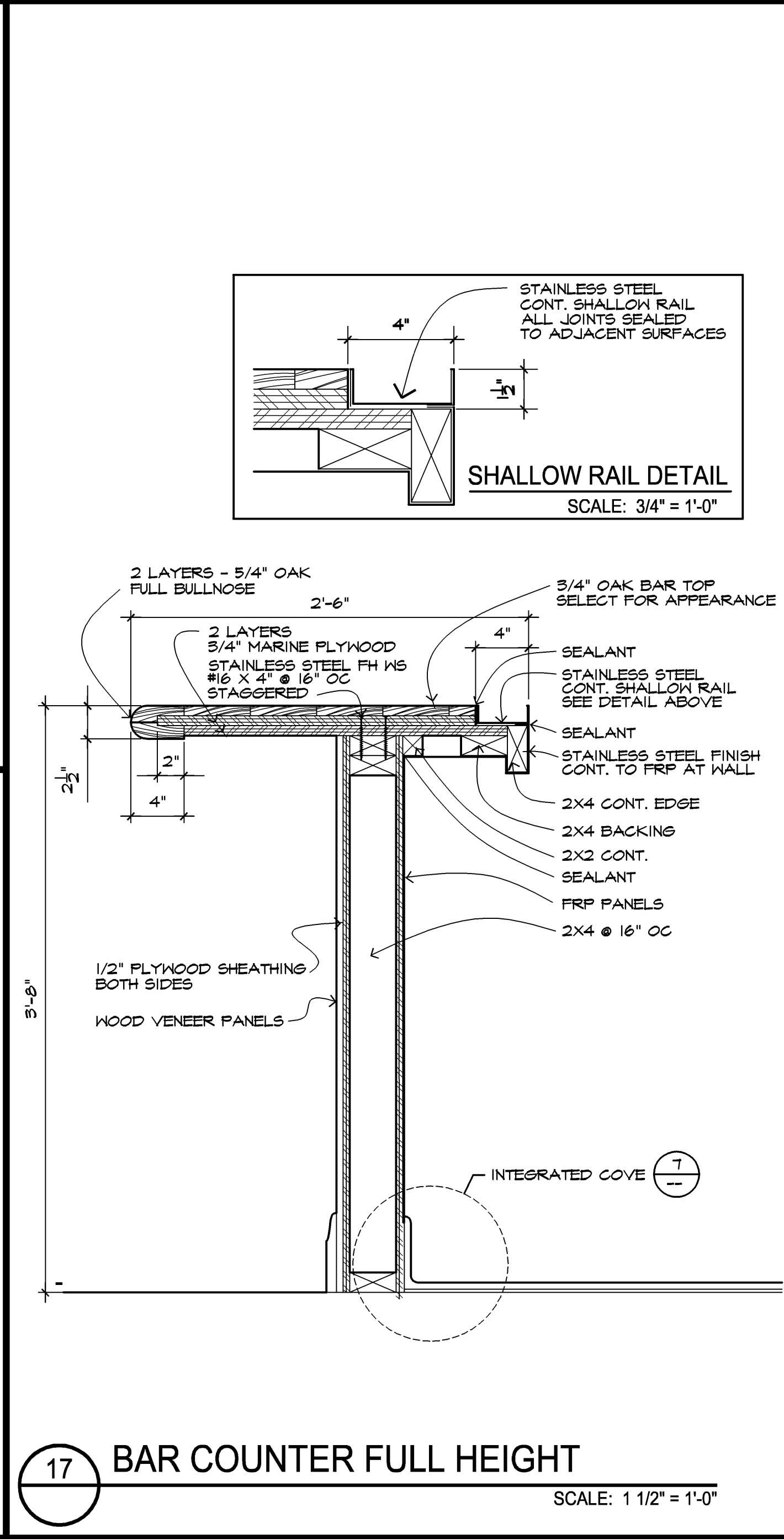
6 COVED BASE AT WATER HEATER PLATFORM  
SCALE: 3/4" = 1'-0"



7 COVED BASE AT FRP WALL  
SCALE: 3/4" = 1'-0"

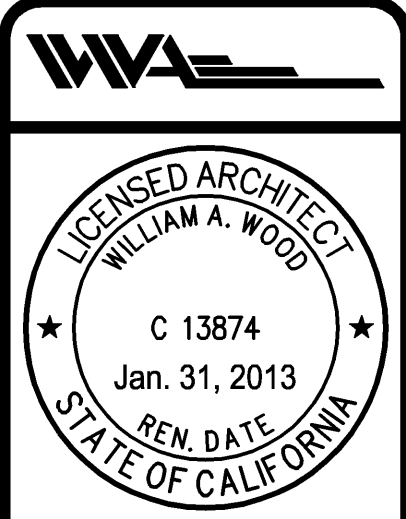


11 ACCESSIBLE BAR COUNTER  
SCALE: 1 1/2" = 1'-0"



17 BAR COUNTER FULL HEIGHT  
SCALE: 1 1/2" = 1'-0"

REVISIONS	DATE



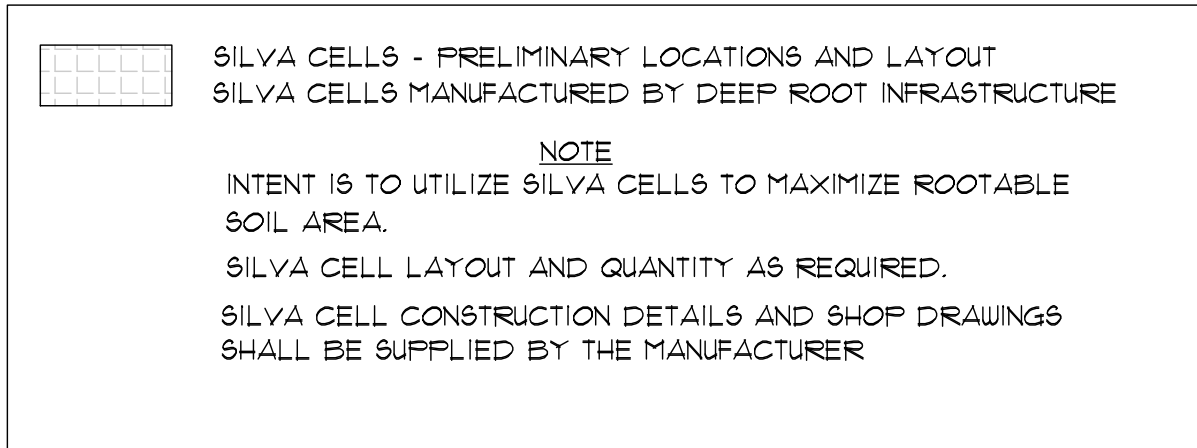
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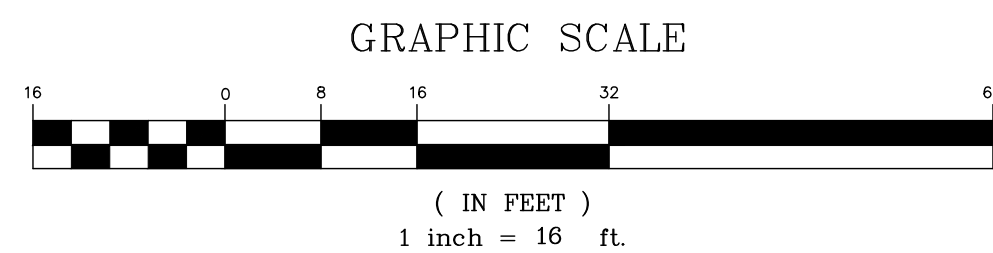
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## M:\William Wood\Honn Restaurant\1-2025\1-1 HANA CIP 1-2025.dwg Jan 23 2025 - 1:36pm Administrator



NOTE: AREAS OUTSIDE OF PLANTING ZONES WHICH HAVE BEEN DISTURBED DUE TO GRADING SHALL BE HYDRO-SEEDED WITH GRASS AND/OR WILDFLOWER MIX NATIVE TO PLEASANTON RIDGE. HYDRO-SEED MIX SPECIFICATIONS SHALL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS.



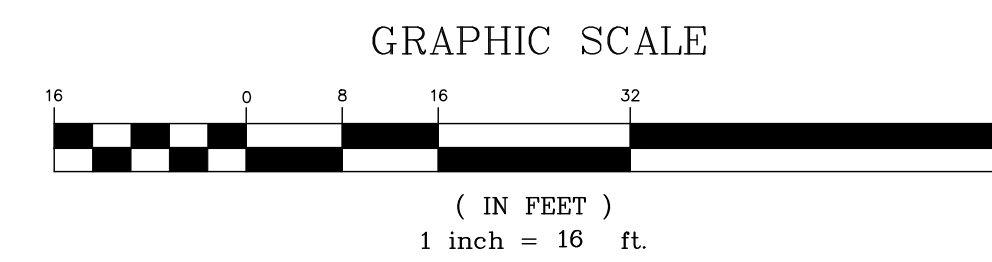
LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1081 AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN. WATER CALCULATIONS SHALL BE SUPPLIED WITH THE CONSTRUCTION DOCUMENTS.

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




TITLE OF PROJECT  
HANA JAPAN  
PLEASANTON, CA

SHEET NUMBER  
1  
TITLE OF DRAWING:  
CONCEPT










NOTE: MEETING SHADE CALCULATIONS IS DEPENDENT ON PLANTING TREES WITHIN THE FILTRATION AREA AND THE USE OF SILVA CELLS.  
CIVIL ENGINEER TO ADJUST BIO RETENTION AREAS IF NECESSARY TO ACCOMMODATE TREE PLANTINGS.

SHADE TREE LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	PROJECTED CANOPY	QTY
	CERCIS R. 'OKLAHOMA'	EASTERN REDBUD	15 FT.	5
	CERCIS R. 'OKLAHOMA'	EASTERN REDBUD	25 FT.	5
	QUERCUS AGRIFOLIA	COAST LIVE OAK	40 FT.	4
	PISTACIA CHINENSIS KEITH DAVEY	CHINESE PISTACHE	35 FT.	18
	PLATANUS ACERIFOLIA 'BLOODGOOD'	SYCAMORE	25 FT.	12

TREE CANOPY HAS BEEN PROJECTED AT 15 YEARS GROWTH PER THE CITY OF PLEASANTON GUIDELINES.  
PARKING LOT SHADE CALCULATIONS ARE DEPENDENT ON THE USE OF STRUCTURAL SOIL SYSTEM (SILVA CELLS) TO PROVIDE ADEQUATE AREA FOR TREE PLANTING.

SHADE TREE LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	PROJECTED CANOPY	QTY
	CERCIS R. 'OKLAHOMA'	EASTERN REDBUD	15 FT.	5
	CERCIS R. 'OKLAHOMA'	EASTERN REDBUD	25 FT.	5
	QUERCUS AGRIFOLIA	COAST LIVE OAK	40 FT.	4
	PISTACIA CHINENSIS KEITH DAVEY	CHINESE PISTACHE	35 FT.	10
	PLATANUS ACERIFOLIA 'BLOODGOOD'	SYCAMORE	25 FT.	12



**BORRECCO/KILIAN & ASSOCIATES, INC.**  
**LANDSCAPE ARCHITECTS**  
 649 Main Street #102-224  
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 Phone: 925/372-5306

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\\V:\landscape\Japan's Growns\William Moch\Japan Restaurant\8-9-23\1-3 HANA JAPAN LDraws Aug. 09, 2023 -- 4:42pm Administrator

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO DETERMINE EXISTING CONDITIONS. ADDITIONAL COMPENSATION RESULTING FROM ALLEGED IGNORANCE OF LOCAL AND/OR EXISTING CONDITIONS AND THEIR EFFECT UPON THE COST OF THE WORK WILL NOT BE SUBSEQUENTLY APPROVED.
- PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE GENERAL CONTRACTOR THAT THE PRELIMINARY GRADING AS SHOWN ON THE CIVIL ENGINEER'S DRAWING HAS BEEN COMPLETED, AND THAT ALL CONCRETE, ASPHALT, LARGE ROCKS, BASE ROCK MATERIAL AND ANY OTHER DEBRIS HAS BEEN REMOVED FROM ALL LANDSCAPE PLANTER AREAS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN COPY OF THE VERIFICATION TO BK&A PRIOR TO PLANTING.

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING OF ALL PLANTING AREAS. FINISH GRADE SHALL BE SMOOTH, EVEN AND UNIFORM PLANE WITH NO LOW SPOTS OR ABRUPT CHANGE OF SURFACE. SLOPE TO DRAIN, AND SLOPE ALL GRADES AWAY FROM BUILDINGS A MINIMUM OF 2%. FINISH GRADE SHALL BE TWO INCHES (2") BELOW ADJACENT PAVING, CURB, SIDEWALK AND HEADERBOARD, AND GENERALLY CROWNED TOWARDS THE CENTER OF THE PLANTER. THE ADDITION OF BARK MULCH OR LAWN SHALL RAISE ALL PLANTER AREAS LEVEL WITH ADJACENT SIDEWALKS AND OTHER PEDESTRIAN AREAS.

AS PART OF THIS WORK, THE LANDSCAPE CONTRACTOR SHALL HIRE A SOIL & PLANT LABORATORY TO TAKE SAMPLES AND PROVIDE A SOILS TEST AND RECOMMENDATIONS FOR SOIL AMENDMENTS AND SOIL PREPARATION FOR EACH OF THE FOLLOWING LANDSCAPE AREAS:  
TREE, SHRUB AND GROUND COVER PLANTING AREAS.  
LAWN AREAS.

THE TEST SHALL BE COMPLETED AFTER THE SITE IS GRADED AND PRIOR TO PLANTING. CONTRACTOR SHALL PROVIDE COPIES OF THE SOIL TEST TO BK&A AND THE OWNER'S REPRESENTATIVE PRIOR TO AMENDING THE SOIL.

UNLESS MODIFIED OTHERWISE BY THE SOIL REPORT, THE LANDSCAPE CONTRACTOR SHALL INCORPORATE ORGANIC COMPOST AT A MINIMUM RATE OF FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET TO A DEPTH 6" INTO THE LANDSCAPE AREA.

UNLESS MODIFIED OTHERWISE BY THE SOIL REPORT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE, PLACE AND GRADE SANDY LOAM TOPSOIL FOR ALL PLANTING AREAS REQUIRING BACKFILL AND/OR MOUNDING TO MEET SPECIFIED FINISH GRADES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE BACKFILL REQUIREMENTS WITH THE GENERAL CONTRACTOR PRIOR TO PLANTING. RIP SUBSOIL TO A DEPTH OF 6" PRIOR TO PLACING TOPSOIL.

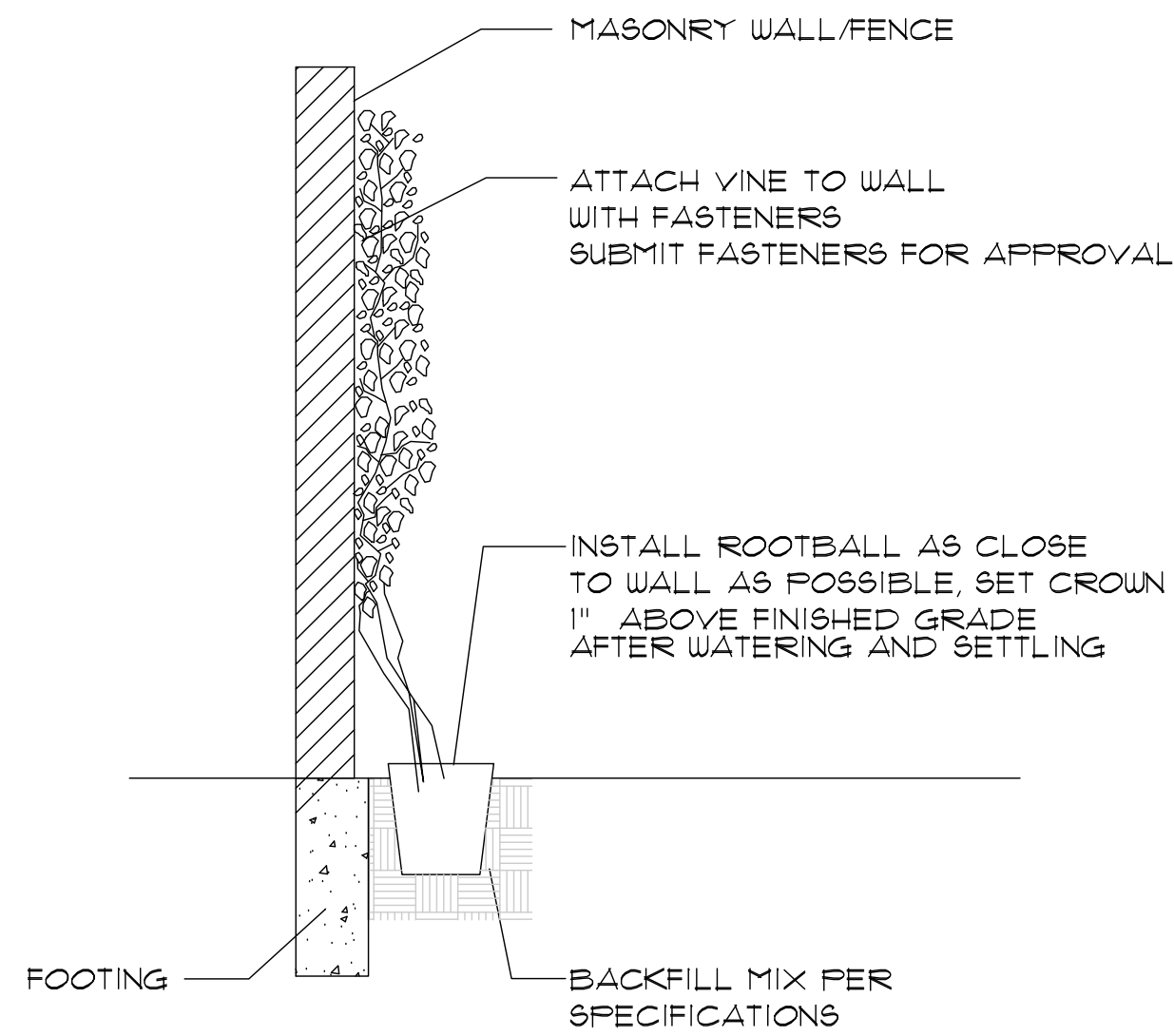
FOR BIDDING PURPOSES ONLY, CONTRACTOR SHALL INCLUDE A UNIT PRICE PER CUBIC YARD OF TOPSOIL INSTALLED.

FOR ACTUAL CONSTRUCTION, PROVIDE TOPSOIL/SOIL AMENDMENTS PER THE SOIL REPORT, AND PROVIDE OWNER'S REPRESENTATIVE WITH WRITTEN DOCUMENTATION ON TOTAL QUANTITY OF TOPSOIL USED.

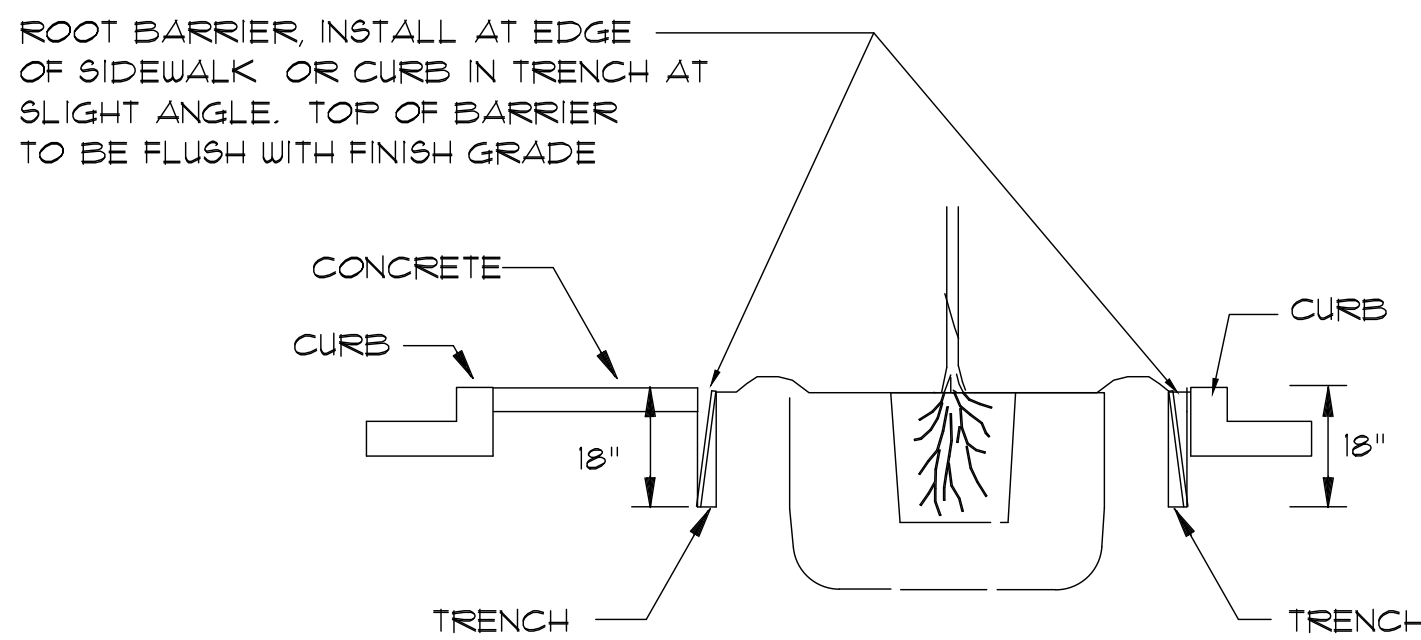
- THE PLANT LIST IS FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY TOTAL QUANTITY IN THE FIELD BASED ON THE LANDSCAPE PLANS, AND SHALL NOT RELY SOLELY ON THE PLANT LIST.

CONTRACTOR SHALL PROVIDE THE NAME OF THE NURSERY FROM WHERE THE PLANTS ARE BEING PURCHASED FROM, AND, IF REQUIRED, AS PART OF THE BID PACKAGE. ARRANGE A TREE INSPECTION AT THE NURSERY WITH THE OWNER'S REPRESENTATIVE. A THREE (3) DAY ADVANCED NOTICE IS REQUIRED TO SET UP THE INSPECTION.

- ANY TREE PLANTED CLOSER THAN SIX FT. (6') TO ANY HARDSCAPE SURFACE OR FOUNDATION SHALL HAVE A ROOT BARRIER INSTALLED. ROOT BARRIER SHALL BE A CONTINUOUS BARRIER 18 INCHES DEEP, PLASTIC ROLL WITH RAISED RIBS FACING PLANTER AREA. ROOT BARRIERS SHALL BE INSTALLED AT THE BACK OF SIDEWALK, ALONG CURB OR OTHER HARDSCAPE IN TRENCH AT SLIGHT ANGLE. INSTALL ROOT BARRIER ALONG SIDE OF HARDSCAPE AREA ONLY, FOR A DISTANCE OF 3 FT. TO BOTH SIDES OF TREE TRUNK.
- PERCOLATION TEST - CONTRACTOR SHALL PERFORM A PERCOLATION TEST ON TWO (2) RANDOMLY SELECTED TREE PITS AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE IN THE FIELD THEIR DRAINAGE PERFORMANCE. LOCATION OF PITS SHALL BE DOCUMENTED ON THE RECORD DRAWINGS AND RETURNED TO THE OWNER FOR THEIR RECORD. IF WATER LEVEL IN TREE PITS DROPS LESS THAN 6" WITHIN A 6 HOUR PERIOD, CONTACT THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION PRIOR TO CONTINUING WORK.
- DO NOT INSTALL ANY PLANT IN A SWALE OR IN SUCH A MANNER WHICH WILL INTERFERE WITH DRAINAGE.
- ALL PLANTED SLOPES 2:1 AND GREATER SHALL HAVE EROSION CONTROL NETTING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- ORGANIC WOOD CHIP MULCH - ALL AREAS (EXCEPT LAWN) SHALL RECEIVE A THREE INCH (3") LAYER OF ORGANIC WOOD CHIP MULCH. KEEP ALL MULCH 6 INCHES AWAY FROM THE TRUNK OF PLANTS. SUBMIT SAMPLE OF BARK MULCH FOR APPROVAL PRIOR TO DELIVERY TO PROJECT. NO 'GORILLA HAIR' OR SHREDDED MULCH ALLOWED.
- THE CONTRACTOR SHALL SECURE ALL VINES TO WALLS / FENCES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE OF FASTENER TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PLANTING.

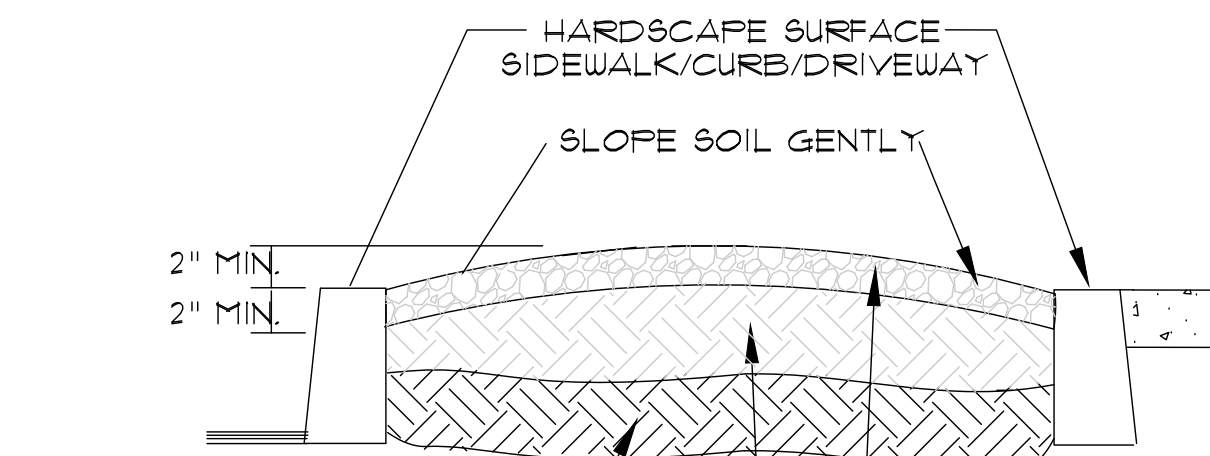


VINE PLANTING DETAIL



ROOT BARRIER DETAIL

NOTE: IN BID PROPOSAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A UNIT COST PER CU/YRD FOR IMPORTED TOPSOIL.



REMOVE ALL DEBRIS OVER 1" IN SIZE. ROTOTILL IN SOIL AMENDMENTS PER SOILS REPORT

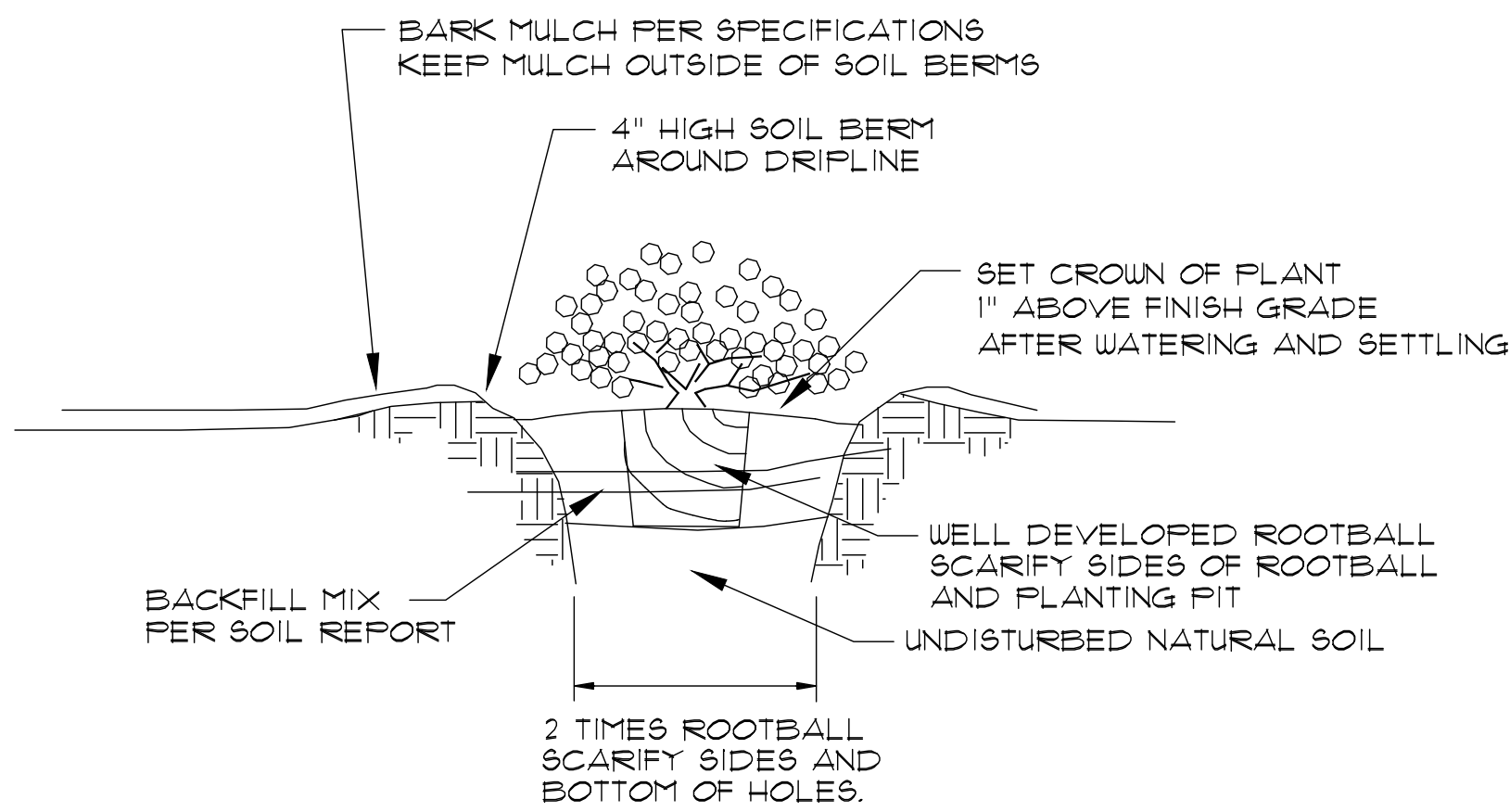
ADD IMPORTED TOPSOIL AS REQUIRED TO CROWN SOIL MINIMUM 2" ABOVE HARDSCAPE SURFACE

ADD LAYER OF BARK MULCH TOP DRESSING MULCH SHALL BE EVEN WITH TOP SURFACE OF HARDSCAPE

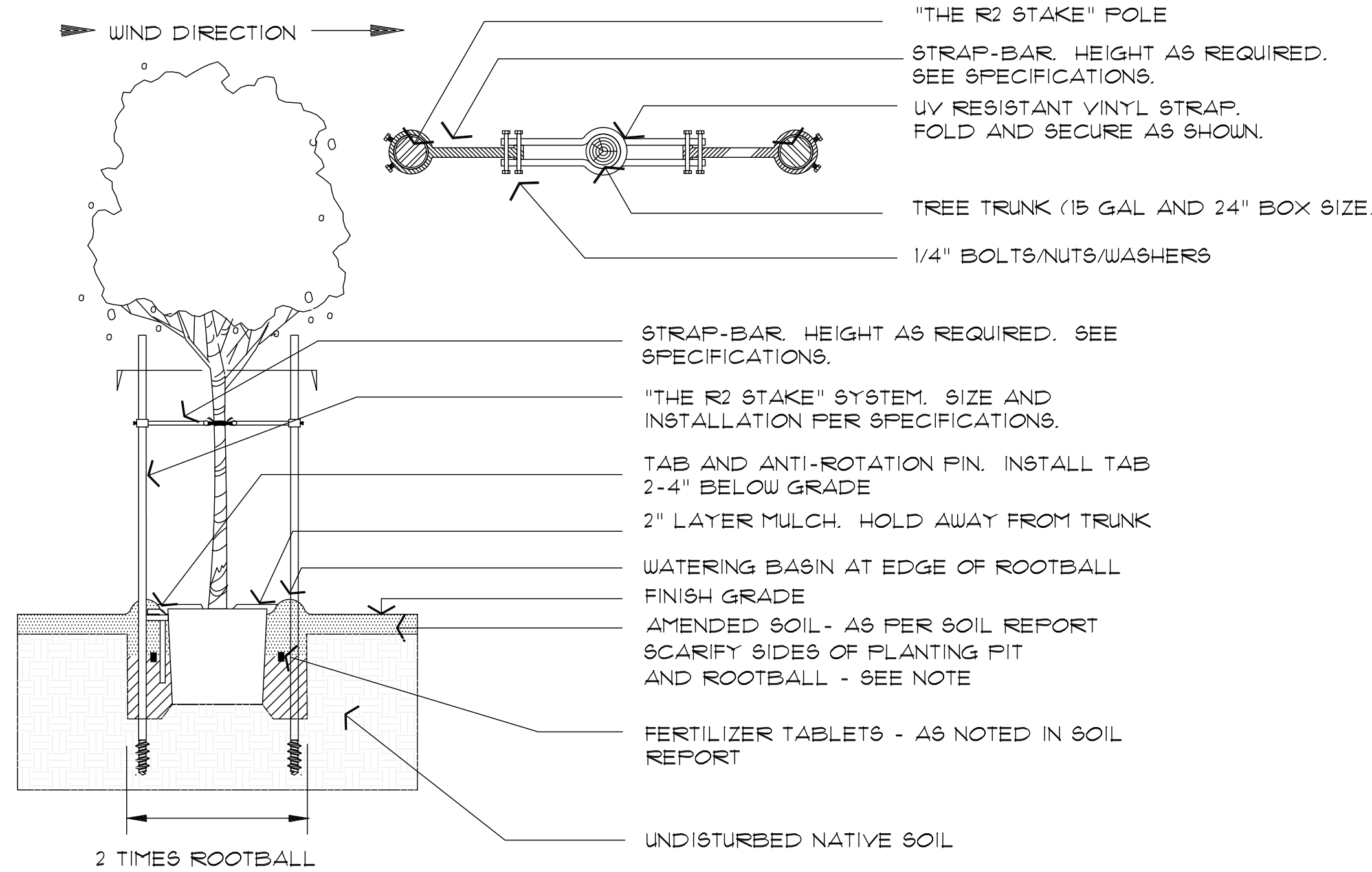
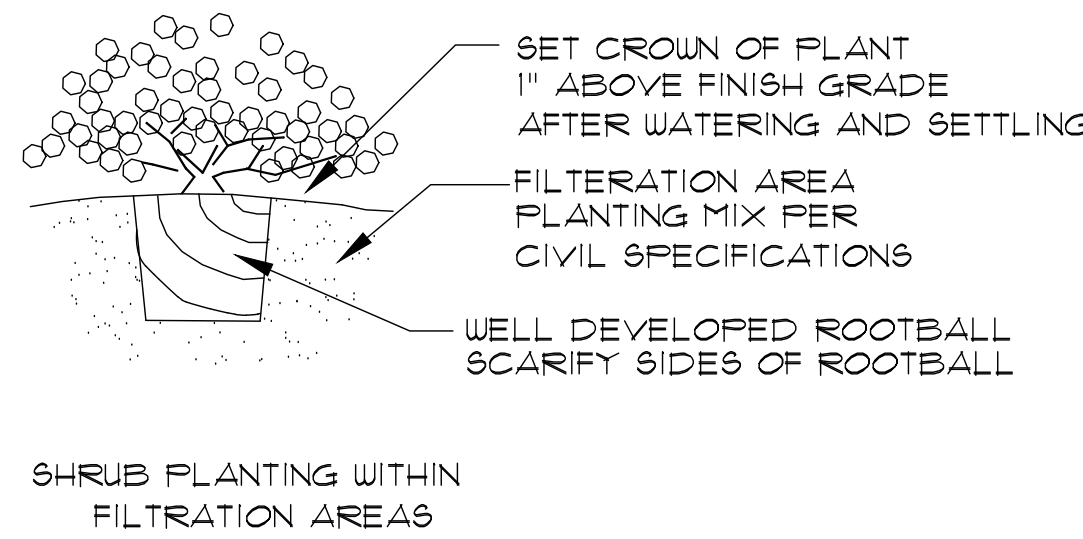
FINAL FINISHED SOIL GRADE SHALL BE A MINIMUM OF 2" BELOW TOP SURFACE OF ADJACENT HARDSCAPE. ADJUST SOIL GRADE AS NECESSARY IF A THICKER MULCH LAYER IS REQUIRED. CHECK CITY STANDARDS.

BEFORE PLANTING ANY TREES, SHRUBS OR LAWN, THE LANDSCAPE CONTRACTOR SHALL VERIFY IN WRITING THAT FINISHED SOIL GRADING HAS BEEN PERFORMED, WITH IMPORTED TOPSOIL ADDED.

FINISHED SOIL GRADING DETAIL



SHRUB PLANTING DETAIL



INSTALL TREE'S ROOTBALL 2" ABOVE FINISH GRADE (ROOT FLARE SHALL BE EXPOSED AT GRADE)

NOTE: SITE SOIL IF AVAILABLE SHOULD BE USED INSTEAD OF IMPORTED SOIL AND AMENDMENT

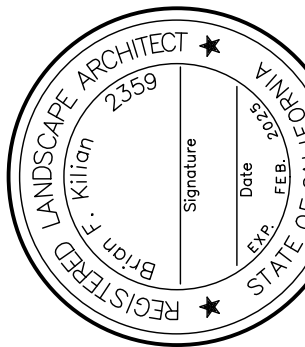
TREE PLANTING AND STAKING DETAIL

CONTACT J. R. PARTNERS @ (888) 333-3090 FOR TREE STAKES

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**  
**8/9/23**

NOTE:  
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Martinez, California 94553  
Phone: 925/972-5306  
FAX: 925/972-5308



REV	DATE	DESCRIPTION

**HANA JAPAN**  
**PLEASANTON, CA**

DATE: 8/9/23  
DRAWN BY: KDF  
THIS PLAN IS: PRELIMINARY

SHEET NUMBER: L-3  
TITLE OF DRAWING:

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