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P20-0987

CITY OF PLEASANTON PLANNING DIVISION

**EXHIBIT B** 

Gilman Brewing Company - 706 Main Street Taproom - Project Narrative

### **About Gilman Brewing Company:**

Established in 2015, co-founders, veterinary orthopedic surgeons, and seasoned brewers Sean Wells and Tim Sellmeyer, as well as their best friend and professional musician John Schuman, opened Gilman Brewing's production brewery and taproom on the bustling Gilman Street in West Berkeley. Situated next door to the historic non-profit music venue 924 Gilman, Gilman Brewing Company brews beers of distinction for California craft beer fans while embracing an inclusive "no attitude" ethic and having loads of fun along the way. With almost 40 years of brewing experience between them, Sean and Tim found they shared a common appreciation for the two types of beers they are now recognized for state and nationwide: rustic Farmhouse ales and the iconic, massively hopped IPAs of the West Coast.

Together, the three friends transformed an old automotive repair shop with their own hands into the Berkeley brewery so many people enjoy today. They are a hands-on crew; no fancy suits or outside investors here. They build it themselves and fix it when it breaks...turns out they also love breaking things – especially common misconceptions about one of their favorite beer styles: saisons!

Gilman Brewing Company rotates over 30 seasonal and annual beers throughout the year available both on draught and packaged in 16 oz. cans and 22oz. bottles. The 3,000 barrels of annual production is served fresh at its West Berkeley taproom and their Daly City taproom/restaurant located at 2001 Junipero Serra Blvd. Hundreds of restaurants, bars, and stores serve Gilman Brewing beers throughout the state of California.

Gilman Brewing has been awarded upwards of 30 medals (including 10 Gold medals) at renowned California, New York, and national craft beer competitions. Gilman Brewing is the recipient of two highly acclaimed awards, "California American IPA Brewery of the Year" (2019 New York International Beer Competition) and "California Saison Brewery of the Year" (2018 New York International Beer Competition). Gilman Brewing has taken home medals at California Craft Brewers Cup, California State Fair Commercial Craft Beer Competition, NorCal Brew Competition Sonoma County Fair, and USA Beer Ratings.

### **Pleasanton Taproom:**

Gilman Brewing is so excited for the opportunity to expand its Downtown Pleasanton tasting room from retail sales to on-site service! The new Taproom will allow Tri-Valley residents (co-founder Dr. Tim Sellmeyer is a Downtown Pleasanton resident himself) to have access to the freshest products Gilman Brewing has to offer, including limited releases never before available outside the Berkeley brewery. As owners of the building rather than tenants, Gilman Brewing looks forward to becoming a long-term partner with the City of Pleasanton and its citizens in building a strong, vibrant, inclusive and accessible Downtown.

The goal of any good taproom is to be more than just a retail location where patrons can enjoy a cold beer. In the tradition of the historical neighborhood pub, a good taproom is all about creating and fostering community; that is what Gilman Brewing seeks to bring to its block of Downtown Pleasanton; a comfortable spot where people can relax with a pint and chat with their neighbors, business partners can meet, family can relax. As a brewery tasting room (rather than a bar) and community space, parents with children and pets are both welcome.

Our original brewery in Berkeley resides next to the historic 924 Gilman music venue, this location was chosen on purpose and reflects the importance of music in the lives of our founders and many of our extended family at the brewery. A huge percentage of Gilman Brewing's staff (owner, GM, head brewer, bartenders and cooks) are active musicians. A passion for music is one of the core themes uniting our extended family and live music is definitely a component of the Gilman brand we look forward to sharing with Downtown Pleasanton. Live outdoor music will be featured regularly both on the patio and inside (in accordance with the guidelines outlined in the City of Pleasanton "Downtown Hospitality Guidelines<sup>1</sup>." for indoor and outdoor music).

### **706 MAIN TAPROOM SITE SPECIFICS:**

### **OPERATIONS/HOURS:**

Our 706 Main Street location is located in Downtown Central Commercial (CC) zoning; a brewery tasting room with planned ancillary foodservice is consistent with allowed uses (CUP required per Chapter 18.44 of the Pleasanton Municipal Code<sup>2</sup>). Operations will be in compliance with the current, published version of the City of Pleasanton "Downtown Hospitality Guidelines<sup>1</sup>." Hours of operation will be from 11am to 10pm Sunday through Thursday and 11AM to 12PM Friday and Saturday. Last call will be 30 min prior to closing; all customers shall exit building by official closing time.

### **CONSTRUCTION:**

For the Phase I portion, there will be no new construction; no building permit will be required, the current site plan remains unchanged and current CC zoning will remain. A building permit will be obtained for the interior improvements shown as "Phase II" on the attached prints (as a historic downtown building no exterior structural changes are currently proposed). The primary improvement will be addition of an outdoor ramp through the patio which will improve appearance but, more importantly, will improve ADA accessibility to the interior of the building. The addition of two bathrooms will be necessary to allow for increased capacity and a small prep space will allow the addition of on-site limited food preparation and allow an offering of small plates and snacks.

### STAFFING/TRAINING/SECURITY:

Staff on-site will range from one to four people. All staff serving alcohol will be trained in Responsible Beverage Service (RBS) and will be required to obtain California ABC LEAD or equivalent training. Security guards will be employed for any events deemed necessary in consultation with/or when requested by the Pleasanton Police Department. Video surveillance of customer areas shall be maintained and recorded.

### **FOOD SERVICE:**

Food service, including snacks, small plates, and small meals will be available at all times the taproom is operating. During Phase I food service will be fulfilled via a service agreement between Gilman and one or more local restaurants; this menu will be exclusive to Gilman Brewing. For Phase II addition of a small food service prep area will allow addition of in-house kitchen/food service to supplement/supplant externally sourced foods.

### MUSIC/NOISE MITIGATION:

In order to accommodate indoor (until 11pm) and outdoor (until 9pm) music Per City of Pleasanton "Downtown Hospitality Guidelines<sup>1</sup>," the following shall be implemented:

Indoor music shall cease by 11pm and outdoor music by 9pm.

Exterior doors shall have automatic closing apparatus and will remain closed except for during customer ingress/egress.

Operable windows shall remain closed during performance of music.

Staff will ensure that the property, and its adjacent public right-of-way, is free of trash/obstructions.

Staff will ensure compliance of customers with timely departure upon closing.

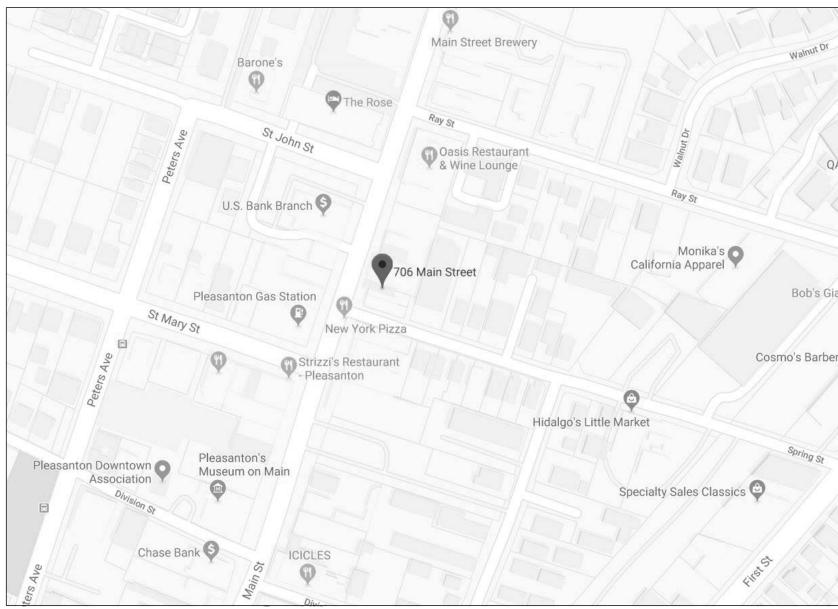
Signage shall be posted advising customers exit quietly and be respectful of neighbors.

### References:

- 1. https://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=23935 Accessed Nov 13, 2020.
- 2. <a href="http://qcode.us/codes/pleasanton/view.php?topic=18-18">http://qcode.us/codes/pleasanton/view.php?topic=18-18</a> <a href="http://qcode.us/codes/pleasanton/view.php?topic=18-18">44-18</a> <a href="http://qcodes/pleasanton/view.php?topic=18-18">44-18</a> <a href="http://qcodes/pleasanton/view.php?

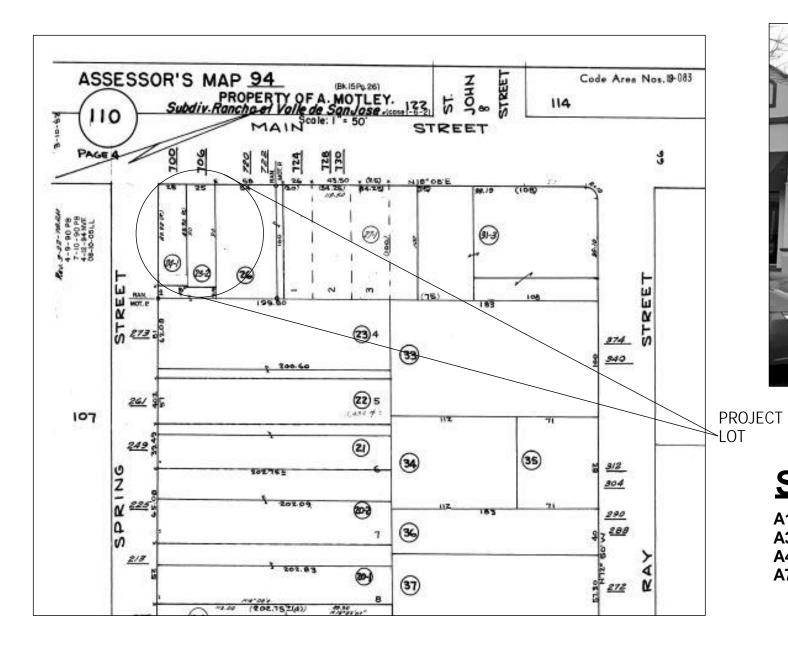
# GILMAN BREWERY PLEASANTON





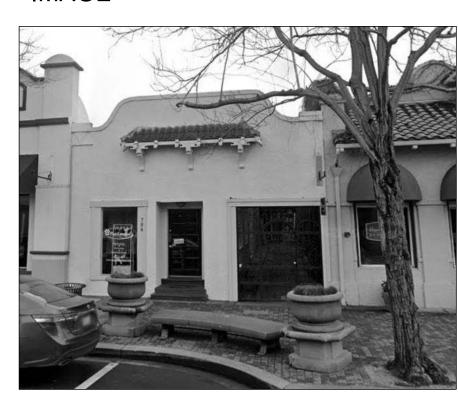
# **ASSESSOR'S MAP**

NTS



# **EXTERIOR FRONT**

IMAGE



# **SHEET INDEX**

A1.0 COVER SHEET
A3.0 EXISTING FLOOR PLAN
A4.0 PHASED PLANS
A7.0 ADA NOTES

# **BUILDING INFORMATION**

APN: 94-110-25-2 ZONING: CC

PROJECT ADDRESS: 706 MAIN STREET PLEASANTON, CA 94566

CODES

CALIFORNIA BUILDING CODE 2019
CALIFORNIA FIRE CODE 2019
CALIFORNIA ELECTRICAL CODE 2019
CALIFORNIA MECHANICAL CODE 2019
CALIFORNIA PLUMBING CODE 2019
CALIFORNIA GREEN BUILDING STANDARDS CODE 2019
RESIDENTIAL BUILDING CODE 2019
ENERGY CODE 2019
PLEASANTON MUNICIPAL CODE

OCCUPANCY: B CONSTRUCTION TYPE: V-B NUMBER OF STORIES: 1 SPRINKLERS: NO

# **SCOPE OF WORK**

- 1,555 SQ FT BUILDING FOOTPRINT
  REPAIR (E) ELECTRICAL PANEL
  INSTALL NEW LIGHT FIXTURES
- REPLACE FLOORING
- REPLACE BASEBOARDS
- INSTALL NEW FRPINSTALL 2 NEW FLOOR SINKS
- INSTALL HARDWARE FOR NEW SHADE CLOTH
- INSTALL NEW HOT WATER HEATER
- INSTALL NEW GAS LINE
- INSTALL NEW WAINSCOTING

# **PROJECT DIRECTORY**

GILMAN BREWERY
706 MAIN STREET,
PLEASANTON, CA 94566
925 768-2571
NORCALVETSURG@GMAIL.COM

**DESIGNER**: SEIGO DESIGNS & INTERIORS, LLC 6754 BERNAL AVE. #740-118

PLEASANTON CA 94566

CONTACT:
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925.399.1487

EMAIL:
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KSTUBBLEFILED@SEIGODESIGNS.COM

### ENERAL NOTES:

- A. BUILDING CODES: ALL WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE. CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, AS WELL AS THE STATE AND LOCAL BUILDING CODES.
- B. SHOULD ERRORS, OMISSIONS, OR DISCREPANCIES APPEAR IN DRAWINGS OR SPECIFICATIONS OR IN THE WORK DONE BY OTHERS AFFECTING THIS WORK, THE DESIGNER SHALL BE NOTIFIED AT ONCE AND SHALL ISSUE INSTRUCTIONS AS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITHOUT CONTACTING THE DESIGNER AND/OR OWNER, THE CONTRACTOR SHALL BE LIABLE FOR ANY EXPENSIVE THAT MAY RESULT.
- C. DETAILED DRAWING AND SPECIFICATIONS TAKE PRECEDENCE OVER GENERAL DRAWING AND SPECIFICATIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- D. THE CONTRACTOR SHALL CONFORM TO AND ABIDE BY ALL LOCAL, CITY, COUNTY, AND STATE BUILDING AND SAFETY LAWS. SUCH LAWS SHALL BE CONSIDERED A PART OF THESE SPECIFICATIONS AND THE PROVISIONS OF SUCH REGULATIONS SHALL BE OBSERVED. THE CONTRACTOR SHALL NOTIFY THE DESIGNER IF DRAWINGS OR SPECIFICATIONS THAT ARE AT VARIANCE. SHOULD THE CONTRACTOR PERFORM ANY WORK CONTRARY TO SUCH LAWS OR REGULATIONS. THE CONTRACTOR SHALL BEAR ALL SUCH COSTS ARISING
- E. SCOPE: ALL WORK NECESSARY, INDICATED OR REASONABLY INFERRED, OR REQUIRED BY CODES AS LISTED IN "A" SHALL BE COMPLETED FOR A COMPLETE AND PROPER FINISHED JOB.
- F. PERMITS: THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SECURED & PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE TAKEN OUT & PAID FOR BY EITHER THE GENERAL BUILDING CONTRACTOR OR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
- G. ALTERNATES: DESIGNS, MATERIALS, EQUIPMENT, PRODUCTS, & CONSTRUCTION METHODS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED THEY ARE FIRST APPROVED IN WRITING BY THE OWNER, DESIGNER, PREVAILING ENGINEER, & GOVERNING AUTHORITY.
- H. INTENTION: THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT & TRANSPORTATION NECESSARY FOR THE COMPLETION OF THE WORK.
- I. CHANGE ORDERS: THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE SCOPE OF WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.
- J. CUTTING & PATCHING: ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC.
  K. CLEAN UP: ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH FROM & ABOUT THE BUILDING AND ALL THEIR TOOLS, SCAFFOLDING, & SURPLUS MATERIALS & LEAVE THE JOB IN A BROOM-CLEAN CONDITION INCLUDING REMOVING ALL LABELS, STICKERS, PAINT SMEARS, ETC., FROM LIGHTING FIXTURES, PLUMBING FIXTURES, GLASS
- SURFACES FINISH HARDWARE, CABINETS, COUNTERTOP, ETC.

  L. TEMPORARY TOILETS: THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR ALL TRADES UNTIL THE COMPLETION OF THE PROJECT.
- M. LINES & LEVELS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES & LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES & LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR LOCATION & CONSTRUCTION OF THE WORK & DISCREPANCIES BEFORE PROCEEDING WITHOUT CONTACTING THE OWNER & DESIGNER THE CONTRACTOR SHALL BE LIABLE FOR ANY EXPENSE THAT MAY RESULTS
- N. HOMEOWNER WILL TAKE ANY NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/OR SAVED, OR IN ANY DANGER OR BEING DAMAGED DUE TO THE CONSTRUCTION PROCESS.

## 2019 CAL GREEN CODE- EFFECTIVE 01/01/20

4.303.1 WATER CONSERVING PLUMBING FIXTURES & FITTING PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS: LESS THAN OR EQUAL TO 1.28GAL/FLUSH

4.303.1.2 URINALS: LESS THAN OR EQUAL TO 0.5 GAL/FLUSH

4.303.1.3.1 SINGLE SHOWERHEADS: LESS THAN OR EQUAL TO 2.0 GPM @ 80 PSI. SHOWER HEADS WITH A MAXIMUM FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 2.0 GPM SHOWER HEAD.

4.303.1.3.2 MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT ONE TIME.

4.303.1.4.1 LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM. LAVATORY FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL HAVE TO BE REPLACED WITH FAUCETS WITH A MAXIMUM FLOW RATE OF

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDING: LESS THAN OR EQUAL TO 0.5 GPM @ 60 PSI

4.303.1.4.3 METERING FAUCETS: LESS THAN OR EQUAL TO 0.25 GALLONS PER CYCLE
4.303.1.4.4 KITCHEN FAUCETS: LESS THAN OR EQUAL TO 1.8 GPM @ 60 PSI; KITCHEN FAUCETS WITH A FLOW
RATE GREATER THAN 2.2 GPM WILL HAVE TO BE REPLACED WITH FAUCETS WITH A MAXIMUM FLOW RATE OF

4.506.1 EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN "ENERGY STAR" EXHAUST FAN AND MUST BE CONTROLLED BY A HUMIDITY CONTROL.

5.303.3.1 TOILETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH TOILETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF.

NOTE: NON-COMPLIANT PLUMBING FIXTURES THAT ARE NOT PART OF THE SCOPE OF WORK WILL BE REQUIRED TO COMPLY WITH THIS CODE SECTION IN ACCORDANCE WITH CIVIL CODE SECTION 1101.1

2019 CALIFORNIA CODE REGULATIONS TITLE 24 - EFFECTIVE 01/01/20
PMC 20.10.090 REPLACEMENT WINDOWS AND SKYLIGHTS SHALL COMPLY WITH THE FENESTRATION REQUIREMENTS IN THE CALIFORNIA ENERGY CODE, TITLE 24 PART 6.

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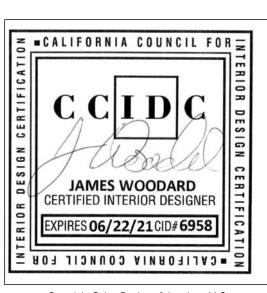
P20-0987

CITY OF PLEASANTON PLANNING DIVISION

**EXHIBIT B** 

SEIGNS & INTERIORS





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DATE: 11/2/2020

SCALE: AS NOTED

DRAWN BY: JMW / KS

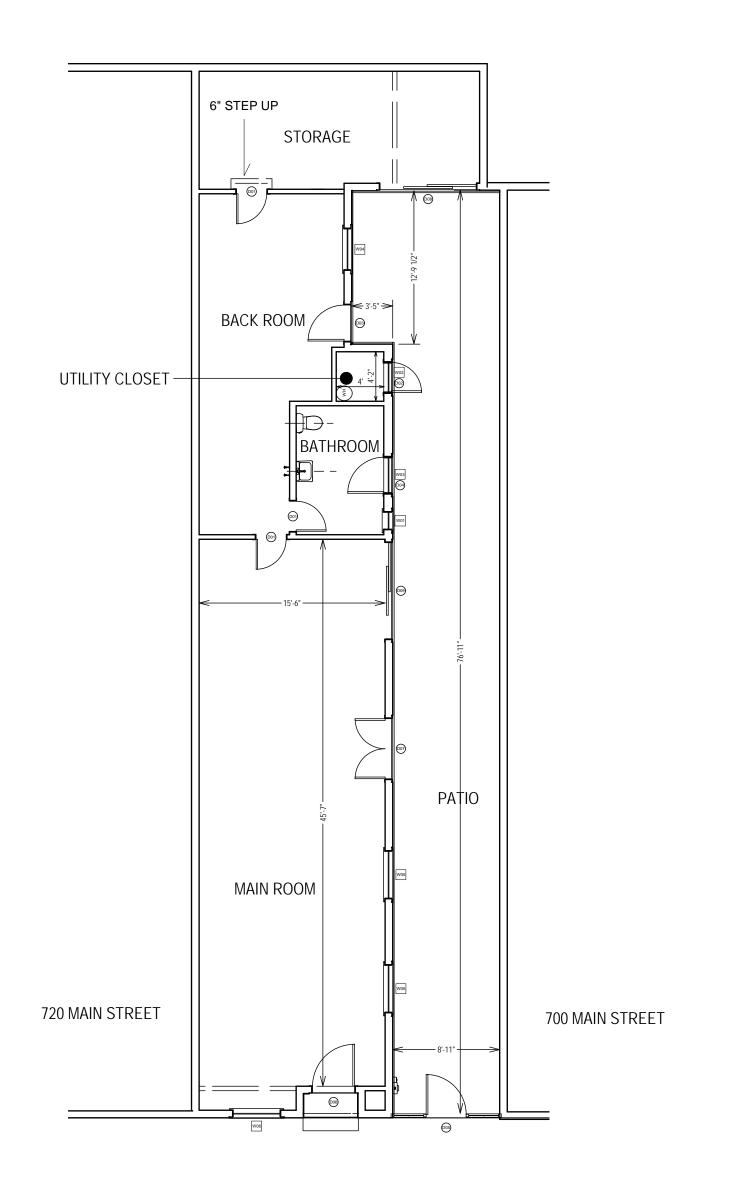
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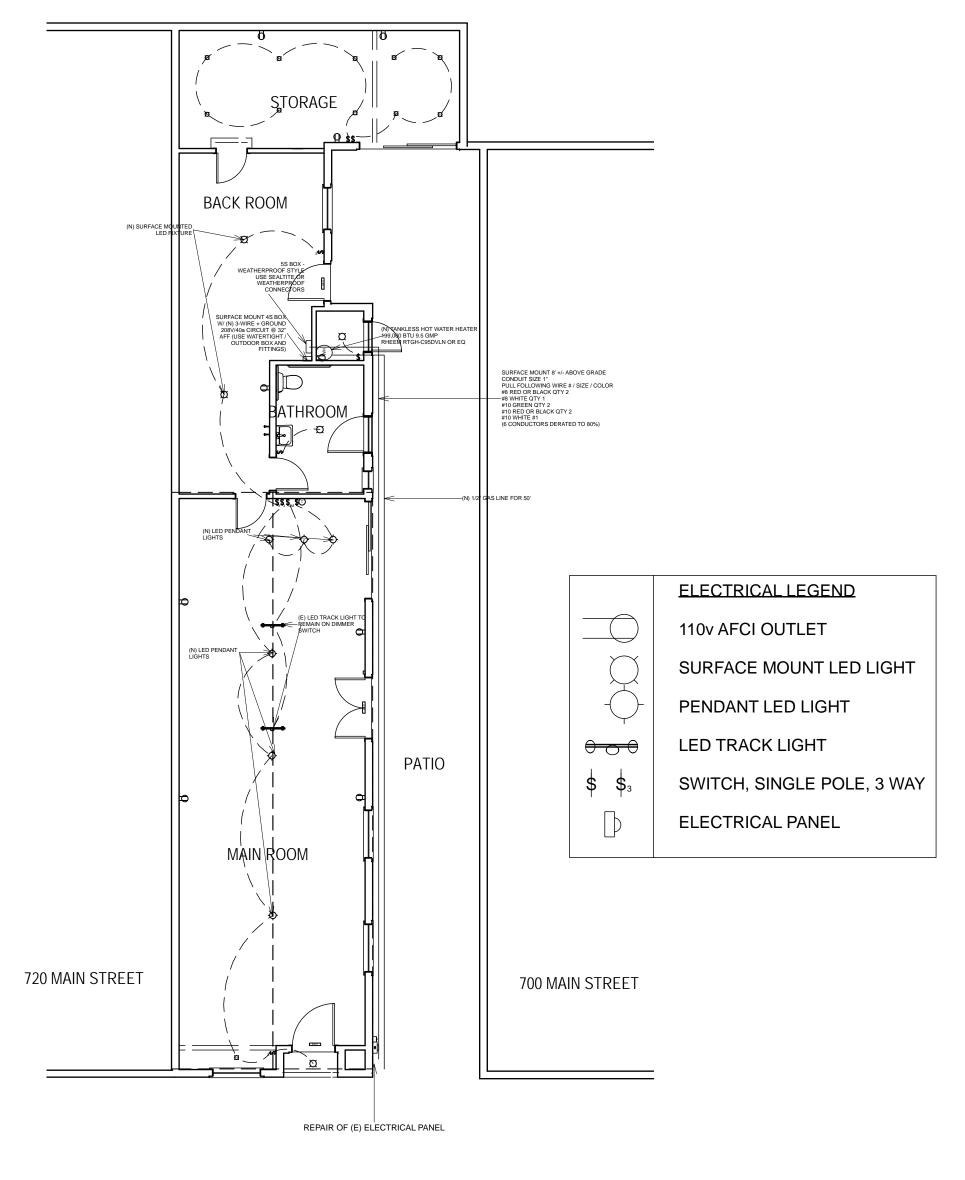
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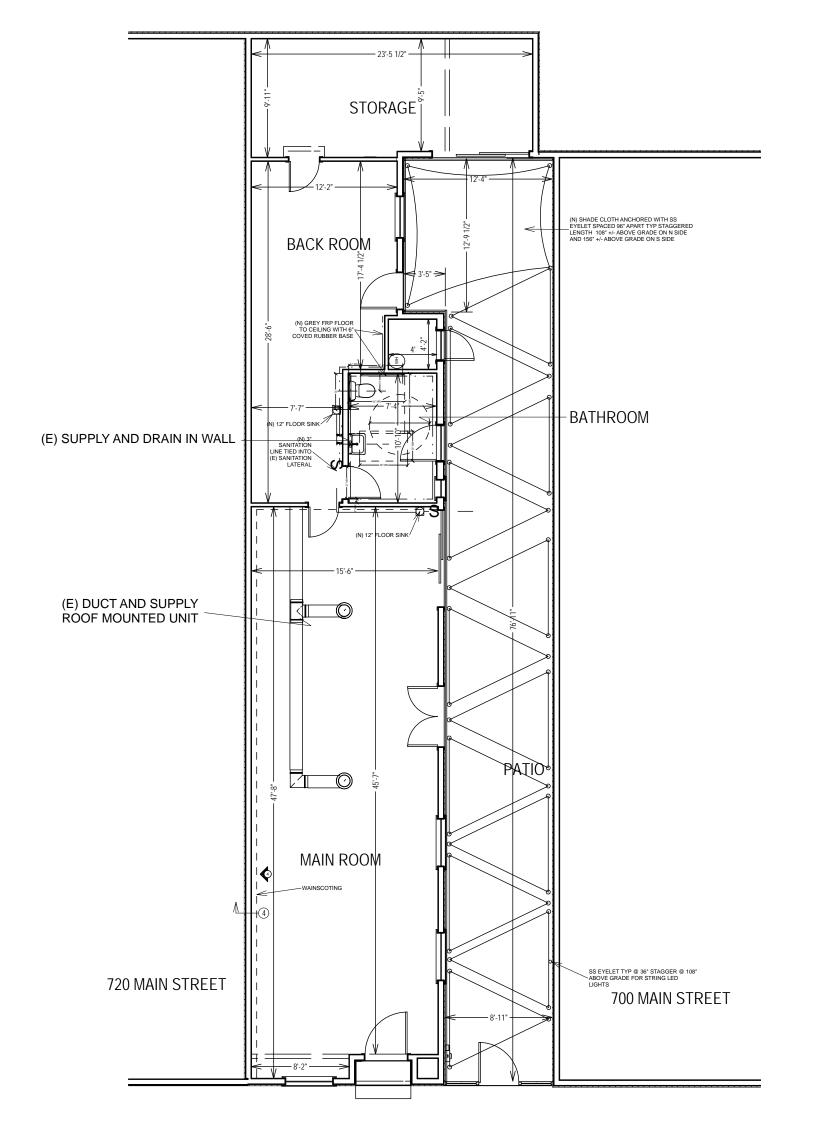
LMAN BREWERY PLE,
706 MAIN STREE
PLEASANTON,CA 9

SHEET NAME: COVER SHEET

A1.0







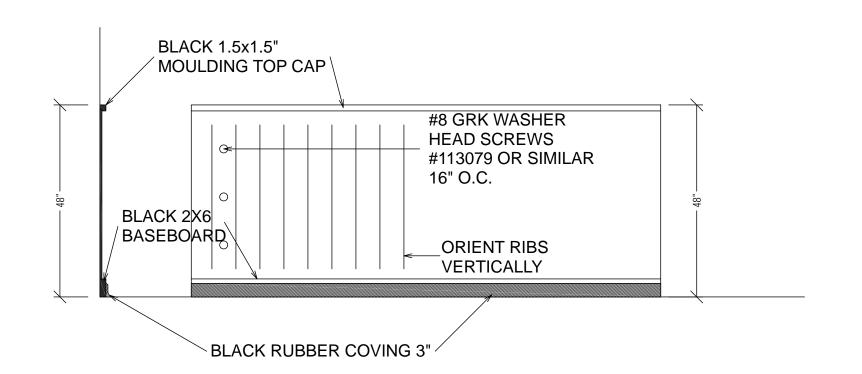
1 EXISTING FLOOR PLAN
A3.0 SCALE: 1/8" = 1'-0"

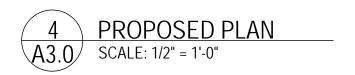
2 ELECTRICAL PLAN A3.0 SCALE: 1/8" = 1'-0"

3 PROPOSED PLAN
SCALE: 1/8" = 1'-0"

OCCUPANCY LOAD CALCULATION: OCCUPANCY AREAS:

706 MAIN STREET IS REGISTERED WITH CITY OF PLEASANTON AS A HISTORIC BUILDING









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DATE: 11/2/2020

SCALE: AS NOTED

DRAWN BY: JMW / KS

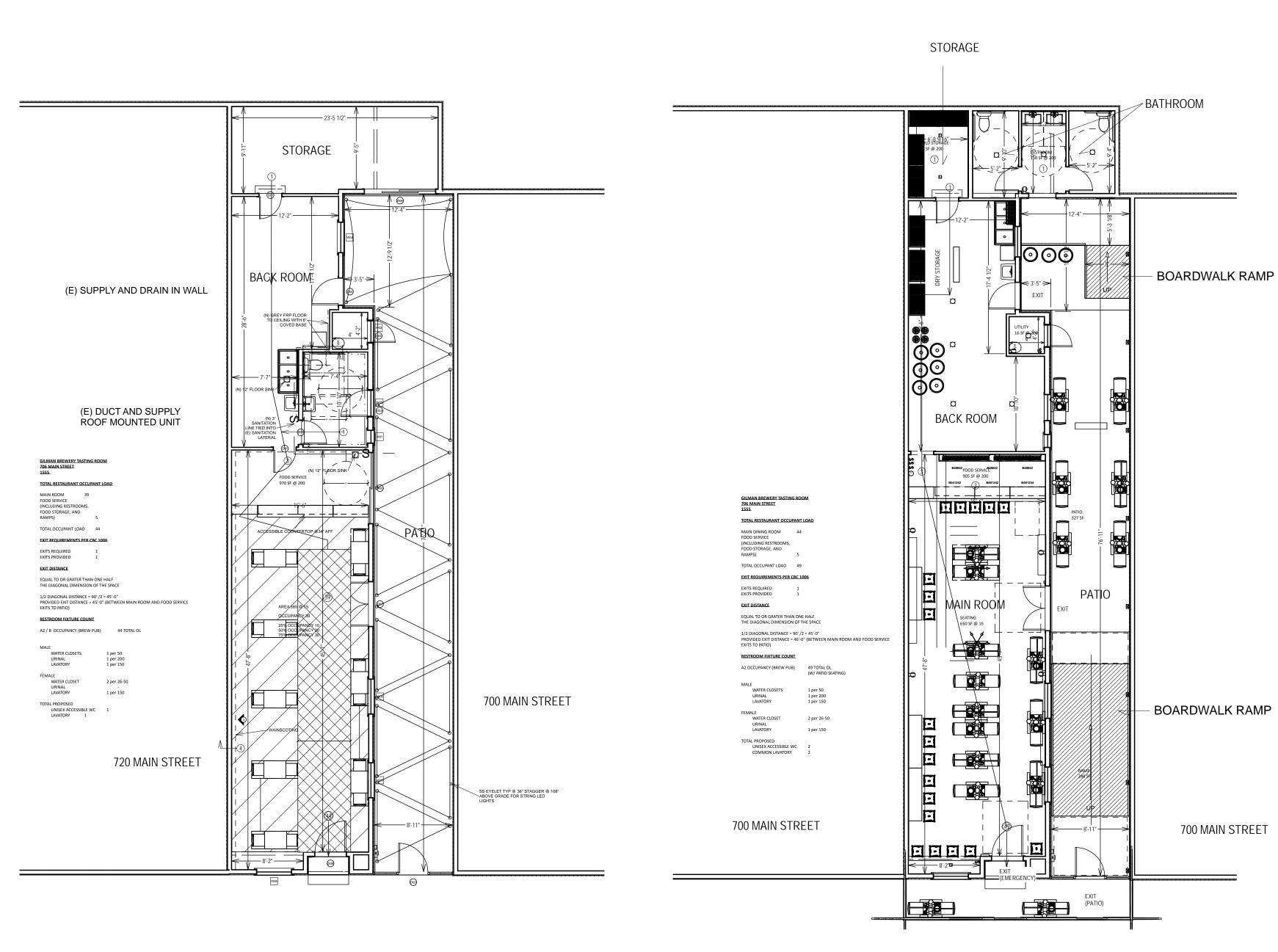
REVISIONS
NO DATE DESCRIPTION BY

GILMAN BREWERY PLEASANTON 706 MAIN STREET PLEASANTON,CA 94566

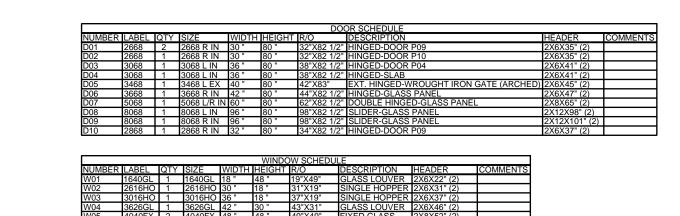
SHEET NAME: EXISTING FLOOR PLAN

PROJECT: BREWERY

A3.0



1 PROPOSED PLAN PHASE 1 A4.0 SCALE: 1/8" = 1'-0"

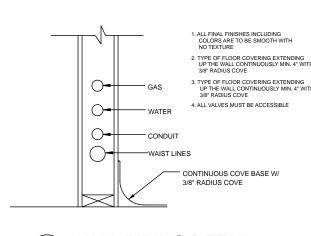


### HEALTH DEPARTMENT NOTES

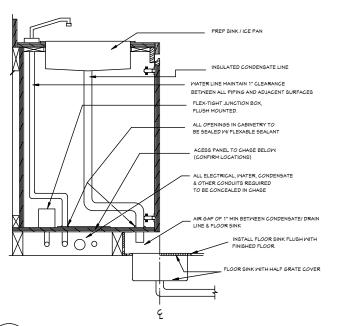
- COMPRESSORS AND CARBONATORS ARE TO BE SUPPORTED OFF THE FLOOR ON SIX INCH HIGH ROUND METAL LEGS OR OTHERWISE INSTALLED IN AN APPROVED MANNER SO AS TO BE EASILY ACCESSIBLE FOR CLEANING
- THE WATER SUPPLY FOR THE JANITOR SINK IS TO BE PROTECTED BY AN APPROVED BACKFLOW PROTECTION DEVICE.
- PROTECTION DEVICE.

  SHELVING IS TO BE CONSTRUCTED SO AS TO BE EASILY CLEANABLE, AND INSTALLED

  ON SIX INCH HIGH METAL LEGS, CANTILEVERED OR INSTALLED IN CONJUNCTION WITH A
  PERMANENT, PROPERLY SEALED, FOUR INCH COVED BASE. ALL EQUIPMENT INCLUDING SHELVING
  SHOULD BE SUPPORTED BY SIX INCH HIGH METAL LEGS, CASTORS OR COMPLETELY SEALED
  IN POSTION ON FOUR INCH COVED BASE. ALL STATIONARY EQUIPMENT NOT MENTIONED NOT
  MOUNTED ON SIX INCH HIGH LEGS MUST BE SEALED IN POSTION WITH AN APPROVED SEALANT
  (I.E. SEAL THE JUNCTURE BETWEEN EQUIPMENT AND THE FLOOR OR SEAL THE CRACK OR SPACE UNDER
  CABINETS OR EQUIPMENT INSTALLED ON AN ELEVATED FOUR INCH HIGH ISLAND OR CURB). SILICONE
  SEALANT IS AN APPROVED TYPE MATERIAL. IF JOINTS OR CRACKS ARE TOO WIDE (MORE THEN 1/8 INCH)
  CONNECTOR STRIPS OR FLASHING MAY BE NECESSARY, USED IN CONJUNCTION WITH A SEALANT.
- 4. CANOPY HOODS SHALL BE FLASHED TO THE CEILING AND ADJACENT WALLS. THE FLASHING SHALL BE CONSTRUCTED OF THE SAME MATERIAL AND THICKNESS AS THE HOOD. ALL JOINTS AND SEAMS SHALL BE LIQUID-TIIGHT AND SMOOTH FOR EASE OF CLEANING. APPROVED CONSTRUCTION METHODS AND MATERIALS SHALL BE USED FOR SEALING JOINTS AND SEAMS. POP RIVETS, METAL SCREWS, OR OTHER SIMILAR EXPOSED FASTENERS SHALL NOT BE USED ON THE INTERNAL SURFACES OF A HOOD.
- . ANY NEW OR REMODELED HOODS WILL BE REQUIRED TO PASS AN AIR BALANCE AND PREFORMANCE TEST. ALL HOODS MUST HAVE AN AMOUNT OF MAKE-UP AIR SUPPLIED TO THE ROOM EQUAL TO THE AMOUNT OF AIR TO BE EXHAUSTED.
- ALL BUILDINGS ARE TO BE INSECT AND RODENT PROOFED. COMPLIANCE WILL BE DETERMINED AT THE TIME OF THE HEALTH DEPARTMENTS FILED INSPECTIONS. WEATHER STRIPPING MUST BE INSTALLED AROUND ALL DOORS OPENING TO THE OUTSIDE. SELF CLOSING DEVICES SHALL BE INSTALLED ON ALL EXTERIOR OPENING DOORS TO THE OUTSIDE. SELF CLOSING DEVICES SHALL BE INSTALLED ON ALL EXTERIOR OPENING DOORS AND RESTROOM DOORS. IF ACCORDION WINDOWS/DOORS ARE TO BE USED THEN THESE ALSO MUST BE
- "VECTOR-PROOF" AND HAVE EITHER SCREENS OR PROFESSIONALLY INSTALLED AIR BLOWERS. 7. ALL FOOD MENU ITEMS ARE TO BE SUPPLIED BY AN INSPECTED AND APPROVED SOURCE
- 8. ALL ELECTRICAL CONDUIT AND PLUMBING PIPING, DRAINS MUST BE INSTALL WITH-IN
- THE TOE SPACES OF CABINETS, AND WITH-IN WALLS. SEE DETAIL 2/K1 9. ELECTRICIAN TO INTERCONNECT RESTROOM LIGHT SWITCH WITH EXHAUST FAN
- THE TOE SPACES OF CABINETS, AND WITH-IN WALLS. 10. ANY EXTERIOR OPENABLE WINDOWS MUST BE SCREENED WITH NOT LESS THAN 16 MESH SCREENING 11. REFRIGERATION STORAGE SHALL HAVE A MINIMUM LIGHT INTENSITY OF 10 FOOTCANDLES
- 12. A CONSPICUOUS SIGN IN EACH TOILER ROOM INDICATING CORRECT HAND WASHING PROCEDURES AFTER
- 13. PROVIDE SIGN AT EACH HAND SINK INDICATING CORRECT HAND WASHING PROCEDURES.
- 14. POST A SIGN IN FOOD PREPARATION, STORAGE, UTENSIL CLEANING AND UTENSIL STORAGE AREAS
- 15. SB 180 SIGN IS TO BE POSTED ATE ENTRANCES TO FACILITY SUCH THAT CUSTOMERS CAN SEE IT 16. PROVIDE FIRST AID FOR CHOKING SIGN POSTED IN A CONSPICUOUS PLACE OR PLACES IN ORDER THAT THE INSTRUCTIONS MAY BE CONSULTED BY ANYONE ATTEMPTING TO PROVIDE RELIEF TO A VICTIM IN A CHOKING EMERGENCY.
- RESTROOMS 17. ALL RESTROOMS HAND SINKS ARE REQUIRED TO PROVIDE HOT AND COLD WATER, SOAP AND PAPER TOWEL DISPENSER, TRASH RECEPTACLE.
- 18. RESTOOM DOORS ARE REQUIRED TO HAVE SELF CLOSING DOOR HARDWARE. 19. RESTROOMS ARE REQUIRED TO HAVE A EXHAUST FAN WHICH WILL BE INTERCONNECTED WITH THE LIGHT SWITCH.

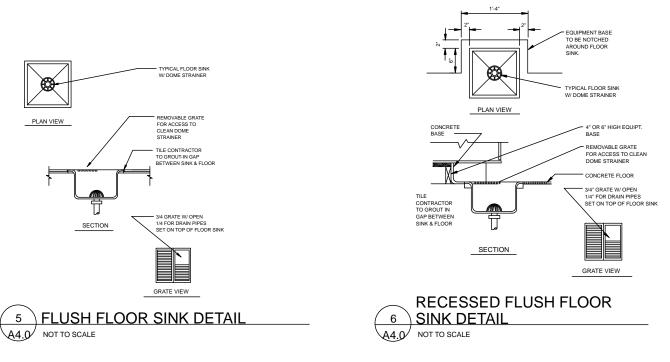


3 WALL PIPING DETAIL A4.0 SCALE: NOT TO SCALE

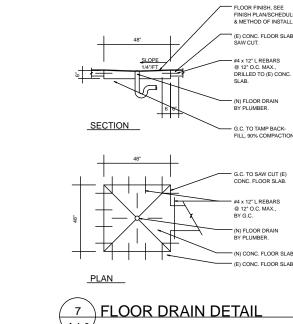


SECTION (N) CONC. FLOOR SLAB.

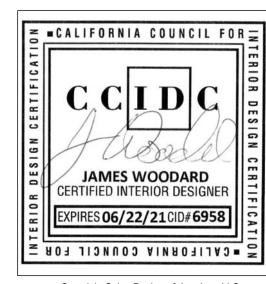
7 FLOOR DRAIN DETAIL



PROPOSED PLAN PHASE 2
A4.0 SCALE: 1/8" = 1'-0"



4 TYPICAL ELECTRICAL AND PLUMBING INTERIOR DETAIL A4.0 SCALE: N.T.S.



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11/2/2020

SCALE: AS NOTED DRAWN BY: JMW / KS

NO DATE DESCRIPTION BY

ASANTON 94566 90. AS BR

SHEET NAME: PHASED PLANS

**GILMAN** 

PROJECT: BREWERY

A4.0

# DOOR

- EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AT TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-O" X 6'-8". DOORS SHALL BE CAPABLE OF OPENING AT LEAST 900 AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES.
- 2. WHERE A PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 900 FROM ITS CLOSED POSITION.
- 3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- 4. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR.
- 5. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
- 6. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.
- 7. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- 8. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST, WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- 9. THE SPACE BETWEEN TWO CONSECUTIVE COOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY SHALL PROVIDE A MINIMUM OF 48 INCHES OF CLEAR SPACE FROM ANY DOOR OPENING INTO EACH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 900 FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
- 10. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
- 11. PROVIDE DOOR SYMBOLS ON DOORWAYS LEADING TO SANITARY FACILITIES AS FOLLOWS: -MENS: 1/4" THICK EQUILATERAL TRIANGLE WITH 12" SIDES VERTEX UP. -WOMENS: 1/4" THICK 12" DIAMETER CIRCLE.

-CENTER SYMBOLS ON DOORS AT 60" HEIGHT, AND FINISH IN COLOR CONTRASTING TO THAT OF THE DOOR.

# ADDITIONAL REQUIREMENTS

- THE CENTER OF JUNCTION BOX FOR ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLE OUTLETS SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION MEETING THE CLEARANCES AND REACH RANGE REQUIREMENTS OF SECTION 118B AND NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORMS.
- 2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL NOT BE LESS THAN 34" NOR MORE THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM.
- 3. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK. .
- 4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO CCLO NOL 15090 IN FEDERAL STANDARD 595A.
- 5. AT KITCHEN SINKS, FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- 6. SIGNAGE: WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WINTH THE SWING OF A DOOR.

# IV. WATER CLOSETS AND COMPARTMENTS FOR THE HANDICAPPED.

- A. WATER CLOSET SEAT HEIGHT TO BE 17" MINIMUM, 19" BY AN MAXIMUM. FLUSH CONTROLS TO BE OPERABLE POUNDS OR OSCILLATING HANDLE WITH A MAXIMUM FORCE OF 3 BY A REMOTE CONTROL BUTTON.
- B. LOCATE CENTERLINE OF WATER CLOSET 18" FROM 28" FROM ONE SIDE OF WALL, 32" CLEAR FROM THE OTHER OR W. LL. A FIXTURE WHERE
- OCCURS], AND 48" CLEAR TO FRONT [60" AT SIDE HUNG COMPARTMENT DOOR] C. PROVIDE TWO 1-1/2" OUTSIDE DIA. GRAB BARS. ONE 42" BEYOND LONG BAR MOUNTED AT NEAR SIDE WALL EXTENDING 24" CENTERED ON FRONT OF WATER CLOSET AND ONE 36" LONG ABOVE WATER CLOSET AT REAR WALL. INSTALL BARS 33" POUND FLOOR AT 1-1/2" CLEAR FROM
- D. LOCATE TISSUE DISPENSER ON NEAR SIDE WALL 12" IN AND 3" FRONT OF TOILET SEAT AT MINIMUM 24" ABOVE FLOOR MINIMUM BELOW GRAB BAR. E. PROVIDE SELF-CLOSING 34" WIDE DOOR AT HANDICAPPED TOILET COMPARTMENTS.

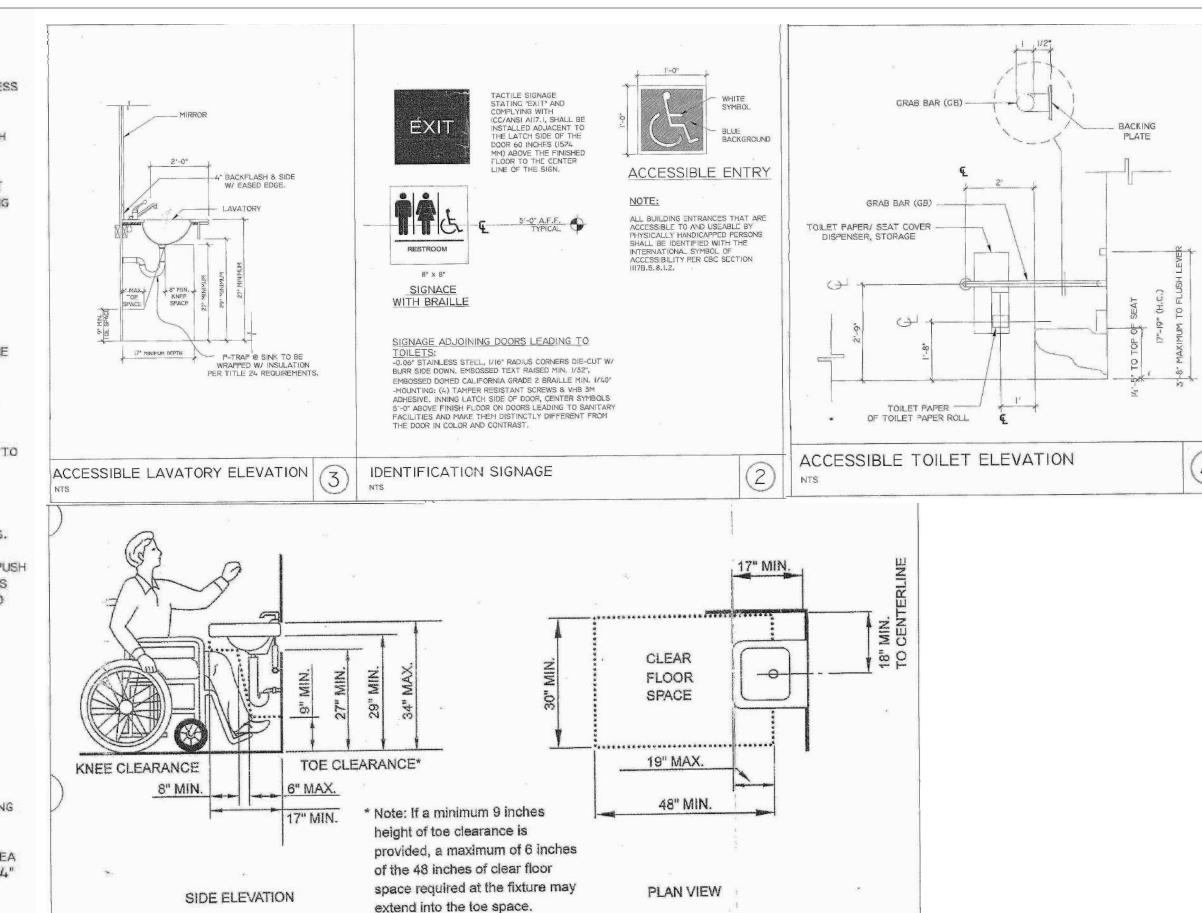
# V. LAVATORIES

- A. PROVIDE A 27" HIGH X 30" WIDE KNEE SPACE UNDER THIS LAVATORY APRON. BOWL AND PIPES MAY PROJECT
- INTO SPACE. B. PROVIDE A CLEAR FLOOR SPACE 30" WIDE X 48" LONG IN INCLUDE THE FRONT OF THE LAVATORY, THE CLEAR SPACE MAY TOE AND KNEE SPACE UNDER THE LAVATORY.
- C. NO SHARP OR ABRASIVE SURFACES ARE TO BE UNDER TO BE LAVATORIES AND HOT WATER AND DRAIN PIPES ARE COVERED OR INSULATED.
- D. FAUCET CONTROLS AND OPERATING MECHANISMS ARE TO BE GRASPING, OPERABLE WITH ONE HAND NOT REQUIRING REQUIRED FINCHING, OR TWISTING OF THE WRIST. THE FORCE TO OPERATE CONTROLS SHALL NOT EXCEED 5

# VI. TOILET ROOM ACCESSORIES [SEE PLANS]

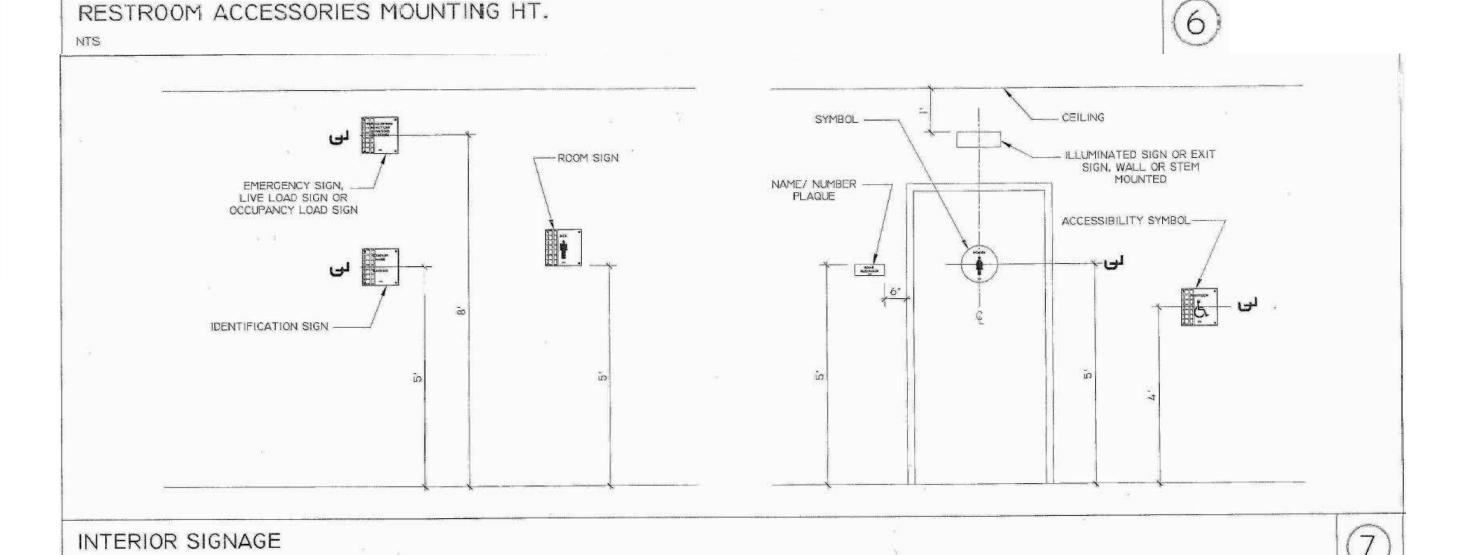
WALL TO SUPPORT A 250 LOAD IN ANY DIRECTION.

- A. DISPENSERS AND DISPOSAL FIXTURES ARE TO HAVE 40" AND OPERABLE PARTS AND/OR OPENINGS LOCATED
- MAXIMUM MINIMUM 24" ABOVE FINISH FLOOR.
- B. BOTTOM EDGE OF MIRRORS ARE TO BE NO MORE THAN 40" ABOVE FINISH FLOOR.



# extend into the toe space. KNEE CLEARANCE

# PAPER TOWEL DISPOSAL/ DISPENSER -SANITARY NAPKIN VENDOR (SNV) MIRROR (M) PAPER TOWEL DISPOSAL ----\_\_\_ SANITARY NAPKIN DISPOSAL SCAP DISPENSER -ROPE HOOK (RH) PAPER TOWEL DISPENSER TOILET SEAT COVER ---DISPENSER

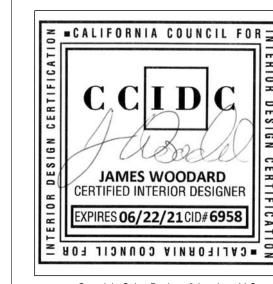


### FIRE DEPARMENT NOTES

- LEGAL GWNER(S) OF PROPERTY SHALL MAINTAIN SERVICE CONTRACT(S) FOR ALL FIRE PROTECTION AND LIFE SAFETY SYSTEM. LEGAL OWNER(S) SHALL SUPPLY THE SAN JOSE FIRE PREVENTION BUREAU WITH A COPY OF SAID CONTRACT(S) PRIOR TO BUILDING FINAL.
- 2. PROVIDE A MINIMUM OF ONE 2AIOBC CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6,000 SQ.FT. OR PORTION
- THEREOF ON EACH FLOOR. 3. INTERIOR FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
- 4./ BUILDING OCCUPANT SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPYING
- 5. ROOMS ROPOSED TO BE USED FOR THE STORAGE OR HANDLING OF HAZARDOUS CHEMICALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE U.F.C. ARTICLE 80.
- 6. PROVIDE TWO SEPARATE SOURCES OF POWER FOR EXIT SIGNS IN ACCORDANCE WITH C.B.C., SEC. 1013.4, AND C.F.C. 1012.5
- 7. EXIT SIGNS MUST BE INTERNALLY ILLUMINATED IN ACCORDANCE WITH C.B.C SEC. 1013.3, AND C.F.C SEC. 1212.5
- 8. NO HAZARDOUS MATERIAL WILL BE STORED OR USED ON THE PROJECT.
- 9 GOOD HOUSEKEEPING SHALL BE MAINTAINED AT ALL TIMES. ACCUMULATION OF COMBUSTIBLE WASTE MATERIALS IN THE BUILDING
- SHALL MOT BE ALLOWED. UFC SEC. 1105.2. O. AN APPROVED SET OF PLANS SHALL BE ON THE JOB SITE DURING CONSTRUCTION. NO INSPECTION WILL BE MADE WITHOUT COMPLIANCE WITH APOVE. PENETRATION OF FIRE-REGISTIVE WALLS, FLOOR- CEILINGS
- AND ROOF CEILINGS SHALL BE PROTECTED AS REQUIRED IN C.B.C. II. MOUNT A "MAXIMUM OCCUPANT LOAD=58" NEAR FRONT ENTRANCE, SIGN TO BE APPROVED BY FIRE MARSHAL.
- 12. PROVIDE "K" TYPE FIRE EXTINGUISHER WITHIN 30 FEET OF COOKING







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**AS NOTED** 

11/2/2020

SCALE:

DRAWN BY: JMW / KS

NO DATE DESCRIPTION BY

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SHEET NAME: **ADA NOTES** 

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