CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
P.C. 10/13/04 Item No.: 3.h.

File Number
PDC 01-040

Application Type
Planned Development Rezoning

Council District
2

Planning Area
Edenvale

Assessor's Parcel Number(s)
690-13-058

PROJECT DESCRIPTION — Completed by: Jeff Roche

Location: Southerly side of Chynoweth Avenue, approximately 250 feet westerly of Cedar Grove Drive

Gross Acreage: 0.83 | Net Acreage: 0.64 | Net Density: 9.40 DU/AC

Existing Zoning: A-Agriculture | Existing Use: Single-family detached residential

Proposed Zoning: A(PD) Planned Development | Proposed Use: Up to (6) single-family detached residential units

GENERAL PLAN — Completed by: JR

Land Use/Transportation Diagram Designation:
Medium Density Residential (8-16 DU/AC)

Project Conformance:
[x] Yes [ ] No
[ ] See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING — Completed by: JR

North:	Detached Residential	R-1-8 Single-Family Residence
East:	Detached Residential	R-1-8 (PD) Planned Development
South:	Detached Residential	R-1-8 (PD) Planned Development
West:	Detached Residential	R-1-8 (PD) Planned Development

ENVIRONMENTAL STATUS — Completed by: JR

[ ] Environmental Impact Report
[ ] Negative Declaration adopted on

[X] Exempt
[ ] Environmental Review Incomplete

FILE HISTORY — Completed by: JR

Annexation Title: Monterey Park No. 73-A — Date: December 13, 1979

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

[x] Approval
[ ] Approval with Conditions
[ ] Denial

Date: October 6, 2004

Approved by: Susan Walton
[ ] Action
[X] Recommendation

OWNER

Vang Van Ho / Chinh Nguyen
190 Chynoweth Avenue
San Jose, CA 95136

PUBLIC AGENCY COMMENTS RECEIVED Completed by: Jeff Roche

Department of Public Works

See attached memorandum (dated 6/26/2003).

Other Departments and Agencies

See attached memoranda from Fire Department (dated, 3/22/2001).

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

Project Description

The applicant has proposed to rezone the subject 0.83 gross-acre parcel from A-Agriculture to A (PD) Planned Development to allow the construction of up to (6) six single-family detached residential units. The minimum lot size that would be allowed under the Planned Development Zoning is 4,500 square feet. Actual lot sizes proposed are slightly greater in size than the allowed minimum. Specific lot sizes and more detailed information will be reviewed as part of the Planned Development Permit. Proposed unit sizes range from 2,600 square feet to 2,700 square feet. The new residences will take access from either Chynoweth Avenue or Cedar Grove Circle.

Existing Site Conditions and Surrounding Uses

The site is currently occupied by one, single-family detached residence and several accessory buildings. All existing structures will be removed. Several of the large trees on the site, along the westerly property boundary will be preserved and incorporated into the new site landscaping. All other landscaping will be removed. Staff will work with the applicant and project developer at the Planned Development Permit stage to relocate existing Palm trees, rather than removing them from the site.

Surrounding land uses include detached residential on all four sides. The residences on the northerly side of Chynoweth Avenue consist of a mix of both one- and two-story residences, while the adjacent residential development on the remaining sides of the site consist of one-story, zero-lot line residences built circa the mid-late 1970's.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. No comments have been received from the residents of the neighborhood. Copies of all correspondence received on the project are attached to this report.

ENVIRONMENTAL REVIEW

This project was found to be Exempt pursuant to Section 15303 (b) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) because the project consists of the construction of limited numbers of new structures.

GENERAL PLAN CONFORMANCE

The project site is designated Medium Density Residential (8-16 DU/AC) on the City's General Plan Land Use Transportation Diagram. The net project site is approximately 27,965 square feet in size. This project's density of 9.40 dwelling units per acre conforms to the lower end of the General Plan density range.

ANALYSIS

The primary issues associated with this project are neighborhood compatibility and conformance to the Residential Design Guidelines.

Neighborhood Compatibility

The project site is located in an existing, single-family detached residential neighborhood characterized by a mix of one- and two-story residential structures. The applicant is proposing single-family units at the lower end of the allowable density range to ensure that the development is compatible with the lower density uses that surround the site. Staff has determined that although the lots are somewhat smaller than existing lots in the neighborhood, the proposed project reflects the general development pattern of the area. The conceptual floor plans and elevations indicate appropriate facades that will enhance the neighborhood with porch elements, active living spaces and understated garage doors. For these reasons, staff has concluded that the project is compatible with the surrounding neighborhood.

Conformance to the Residential Design Guidelines (RDG)

The Residential Design Guidelines provide direction for this project in regard to setbacks, height, parking, and open space.

Setbacks and Height. The RDG recommend a 20-foot rear setback for two-story units adjacent to single-family rear yards and an 18-foot front setback. The Draft Development Standards for this project provide front and rear setbacks that meet or exceed these recommendations. Staff has reviewed the proposed, internal setbacks and concluded that there is sufficient separation to meet City Guidelines and to provide adequate private open space for each unit. Staff believes that the proposed perimeter setbacks are adequate to ensure compatibility with adjacent uses and are appropriate for this in-fill, housing site. The proposed maximum height is 30 feet, consistent with the RDG and existing building heights in the surrounding area.

Parking. The Draft Development Standards for this project require a minimum of two covered parking spaces per unit and (1) additional off-lot parking space (single-family detached) and (1.3) additional off-lot parking spaces (court-home portion of the project) within 150 feet of each unit in conformance with the recommendations of the RDG. The applicant is proposing to comply with these standards by providing each unit with a two-car garage and with off-lot parking along project's street frontages. Parking is currently allowed on both Chynoweth Avenue and Cedar Grove Circle. Staff has determined that there is sufficient space along both streets to accommodate the eight off-lot parking spaces required by the Guidelines. The

garages also include space for storage, consistent with the Guidelines. For these reasons, staff has concluded that as proposed and conditioned, the project will provide adequate parking in conformance with City Guidelines.

Open Space. All units will include a minimum of 400-square feet of private open space. In order to achieve an attractive streetscape, staff will ensure that front yard landscaping, including landscaping proposed within the shared court, is included in the landscape plan at the Planned Development Permit stage.

Conclusion

Based on the above analysis, staff concludes that the proposed rezoning provides infill development of an underutilized site that is compatible with surrounding uses and in substantial conformance with the Residential Design Guidelines.

RECOMMENDATIONS

Planning staff recommends approval of the subject Planned Development Rezoning for the following reasons:

1. The proposed project is consistent with the site's General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC).

2. The project conforms to the City's Residential Design Guidelines.

3. The project includes development standards and use limitations to ensure that subsequent development is compatible with the surrounding neighborhood.

cc: Qui Son / Winfred Tai, I-Mark Design Group, 1659 Scott Boulevard, Suite 32 A, Santa Clara, CA 95050

DRAFT GENERAL DEVELOPMENT PLAN NOTES

PDC 01-040

Development Standards *

Permitted Uses:	Permitted uses shall be up to (6) six single-family detached residences.
Maximum. Building Height:	Up to 30' and (2) two stories.
Minimum Lot Size:	4,500 square feet. The minimum lot size applies to the six residential lots only, and not the private street. The private street shall be a separate lot under common ownership by Lot Nos. 2, 3, 5, and 6.
Parking Requirements:	Lot Nos. 1 and 4 - (2) two covered spaces per unit and (1) one, off-lot parking space within 150 feet of each unit. Lot Nos. 2, 3, 5 and 6 – (2) two covered parking spaces per unit, and 1.3, off-lot parking spaces within 150 feet of each unit.

Setbacks:

Lot 1

North	20 Feet
South	10 Feet
East	20 Feet
West	4 Feet

Lot 2

North	8 Feet
South	6 Feet
East	16 Feet
West	8 Feet

Lot 3

North	6 Feet
South	20 Feet
East	16 Feet
West	8 Feet

Lot 4

North	20 Feet
South	10 Feet
East	5 Feet
West	20 Feet

Lot 5

North	10 Feet
South	4 Feet
East	0 Feet
West	20 Feet

Lot 6

North	4 Feet
South	20 Feet
East	0 Feet
West	20 Feet

Where the Land Use Plan and the development standards conflict, the development standards shall take precedence.
Open Space: A minimum of 400 square feet of private open space per unit.

General Notes

Water Pollution Control Plant
Pursuant to Part 2.75 of Chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the city manager makes a determination that the cumulative sewage treatment demand on the San Jose – Santa Clara water plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose – Santa Clara water pollution control plant to treat such sewage adequately and within the discharge standards imposed on the city by the state of California regional water control board for the San Francisco Bay region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

Archaeology

Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are

Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

Tree Mitigation

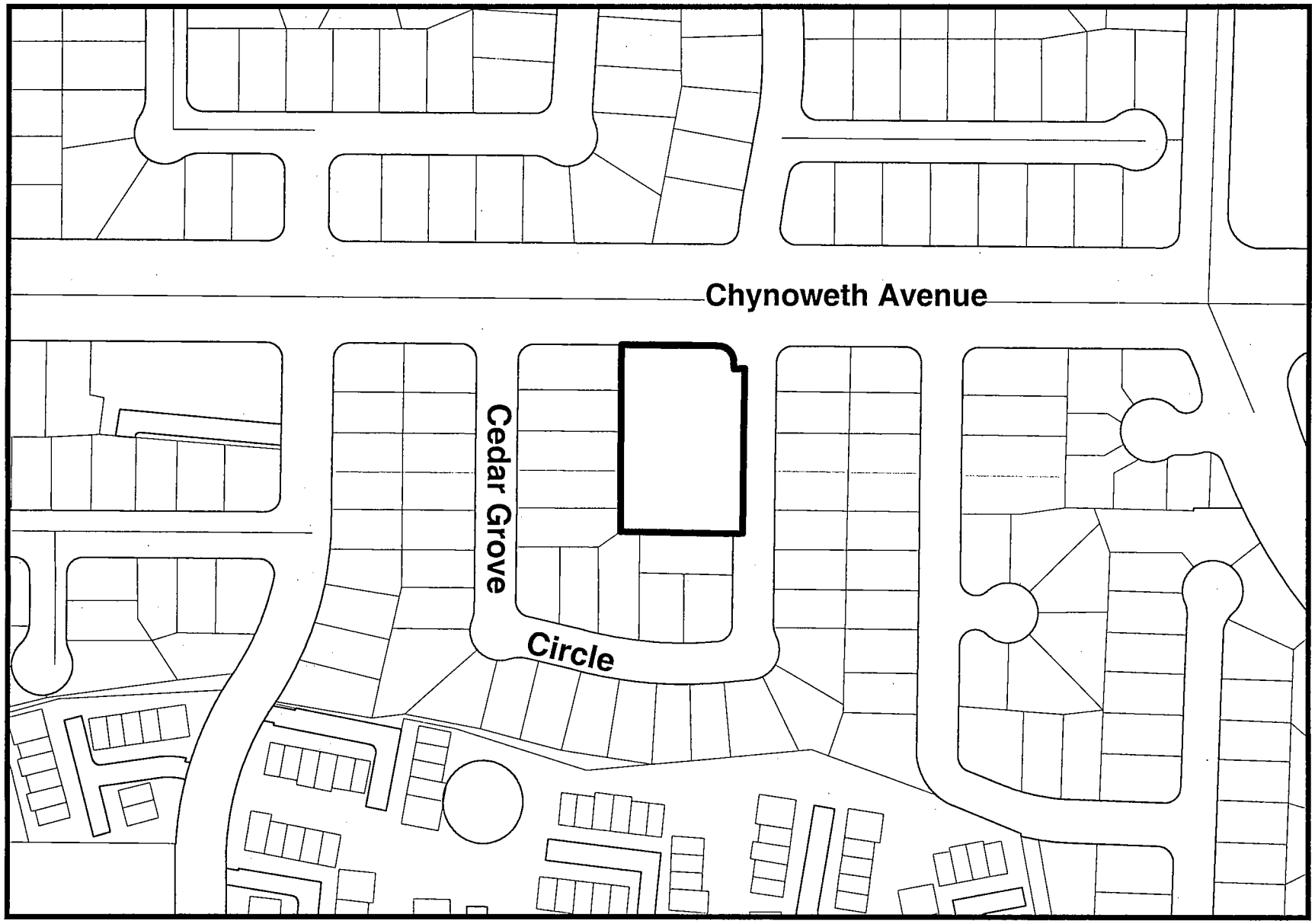
Each tree to removed from the site shall be mitigated at the following rations:

- Each tree removed less than 12" in diameter shall be replaced by one 15-gallon tree.
- Each tree removed 12" in diameter up to 18" in diameter shall be replaced by two 24-inch box trees.
- Each tree removed 18" in diameter or larger shall be replaced by four 24-inch box trees.

Parkland Dedication Ordinance

The project shall conform to the requirements of the Parkland Dedication Ordinance.

Last Revised on 10/06/04



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Scale: 1"=183'

File No: PDC01-03-040

District: 2

Quad No: 129

CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

RECEIVED
JUL 01 2003

Memorandum

TO: Alison Hicks
Planning and Building

FROM: Mirabel Aguilar
Public Works

SUBJECT: **INITIAL RESPONSE TO DEVELOPMENT APPLICATION**

DATE: 06/26/03

Approved PD Date 6·30·03

PLANNING NO.:	PDC01-040
DESCRIPTION:	Planned Development Rezoning from A- Agricultural District to A(PD) Planned Development District to allow 6 single family detached residences on a 0.83 gross acre site
LOCATION:	South side of Chynoweth Avenue approximately 250 feet westerly of Birch Grove Drive
P.W. NUMBER:	3-15191

Public Works received the subject project on 05/29/03 and submits the following comments and requirements. **Upon completion of the Action/Revisions Required items by the applicant, Public Works will forward a Final Memo to the Department of Planning prior to the preparation of the Staff Report for Public Hearing.**

Actions / Revisions Required:

1. **Storm**: Revise grading/drainage plan to include the following.
   a) Provide an on-site storm sewer main in private street that connects to the City's storm system with a manhole. Extension of the existing storm sewer line in Cedar Grove Circle is required. Direct connection to the back of existing catch basin is not allowed.
   b) Clearly define lot lines for each lot (using solid lines).
   c) Provide cross sections at property boundaries.
   d) Indicate the overland release path in arrows.
   e) The release path must be paved.
   f) On-site ponding must be less than one foot.

2. **Private Streets:** The cross section of the private drive shall be either crowned or crossed sloped in one direction. Valley gutter within the private street is not allowed.

Project Conditions:

1. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

2. **Geology:**
   a) A grading permit is required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.
   b) The Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the Project Engineer and/or City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). A recommended depth of 50 feet should be explored and evaluated in the investigation.

3. **Undergrounding**: The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Chynoweth Avenue prior to issuance of a Public Works clearance. 100 percent of the base fee in place at the time of payment will be due. (Currently, the base fee is $224 per linear foot of frontage.)

4. **Reimbursement**: The developer will be required to reimburse the City for costs advanced for the construction of street improvements along Chynoweth Avenue in accordance with City Ordinance #19663.

5. **Electrical**: Installation or relamping of electrolier(s) may be required. The specific requirement shall be determined at improvement plan stage.

6. **Landscape**:
   a) Install street trees within the public right-of-way along the entire property frontages per City standards.
   b) The locations of the street trees will be determined at the street improvement stage.
   c) Contact the City Arborist at (408) 277-2756 for the designated street tree.

7. **Private Streets**: Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.

8. **Street Improvements**:
   a) Dedication and improvement of Cedar Grove Circle frontage to the satisfaction of Director of Public Works. This includes construction of curb, gutter and sidewalk along Cedar Grove Circle. The sidewalk shall be 4.5' wide attached to the curb with 3' of planting strip at the back of walk.
   b) Dedication and improvement of Chynoweth Avenue frontage to the satisfaction of Director of Public Works.
   c) Extend the existing storm sewer main in Cedar Grove Circle to proposed driveway location.

d) Close unused driveway cut on Chynoweth Avenue.

e) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.

9. **Construction Agreement**: The applicant will be required to obtain a Public Works Clearance prior to the issuance of a Building Permit. The clearance will require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.

Please contact me or Vivian Tom at (408) 277-5161 if you have any questions.

Mirabel Aguilar
Project Engineer
Development Services Division

MA:vt
6000_17246529064.DOC

#4

CITY OF SAN JOSE — MEMORANDUM

TO: ALISON HICKS
DEPARTMENT OF PLANNING AND BUILDING
SUBJECT: PLANNING DEPT. FILE NO. PDC01-03-040
(REF: PRE00-04-261)

FROM: Patrick Chew, FPE
Fire Department
DATE: March 22, 2001

APPROVED DATE

LOCATION: S/side of Chynoweth Ave., approx. 250 ft. westerly of Birch Grove Dr.

ADDRESS: 190 Chynoweth Ave. – Cedor Grove Development

DESCRIPTION: PD Rezoning from A Agricultural to A(PD) Planned Development to allow 6 single-family detached residences

- These comments are based on the following information:

  Largest building: Various sq. ft.

  Construction Type: VN

  Occupancy Group: R-3

  Number of stories: 2

- Site fire flow requirement: 2,000 G.P.M.

- Average hydrant(s) spacing: 450 feet - Subject to Fire Department approval

- Comply with comments from the Building/Fire Departments at the plan review stage.

- **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:**

  1. The needed fire flow noted above shall be provided from a minimum of 2 hydrants and shall be spaced apart on average 450 feet from the proposed project. Fire flow may be reduced upon construction of a four-hour wall, without openings, as per the adopted fire code. Construction of the area separation wall(s) is subject to review by the Fire Department.

  2. A minimum of 2 hydrants shall be provided to serve the dead-end (including cul-de-sacs) emergency vehicle access roads as per the adopted Fire Code. The second hydrant shall be placed no further than 450 feet from the hydrant within the dead-end street.

  3. All dead-end (including cul-de-sacs) emergency vehicle access roads shall have a hydrant within 175 feet from the most remote site of a structure per the Fire Code.

- **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:** (Continued)

  4. All smoke detectors shall be hard-wired and inter-connected to all others within the unit. A fire inspection is required in accordance with the adopted Fire Code. Contact the San Jose Fire Department's Bureau of Fire Prevention at (408) 277-4656 for more information.

  5. Comply with the Fire Department's requirements listed under Item 3 of the policy number UBC 303-5-91.

  6. Provide detailed architectural plan(s) to include but not limited to specific use, construction type, and location of property with respect to property line(s) as per the provision of the Building and Fire Codes.

  7. Approved access road(s) and hydrant(s) shall be provided once wood framing is available at site or provide an alternate means of water suppression subject to the approval of the Fire Department. Obtain permit and pay applicable fees prior to the installation. Contact the San Jose Fire Department's Fire Protection Systems Section at (408) 277-5357.

- When submitting construction plans to the Building Department, **they shall include Planning's Development Permit File Number** printed on the construction plans.

- Provide two sets of reduced plans to the Fire Department once the above application has been approved by the Planning Department.

- **THE FOLLOWING GENERAL REQUIREMENTS ARE APPLICABLE TO THE SUBJECT APPLICATION:**

- Facilities for emergency vehicle access:

  A. Roads and/or driveways shall have a minimum clear width of 20 feet. Uniform Fire Code, Section 902.2.2.

  B. Minimum turning radius shall be 30 feet inside and 50 feet outside.

  C. A bulb or hammerhead turn-around shall be provided at the end of all dead-end driveways over 150 feet in length.

  D. Fire lanes shall be suitably marked with standard signs, painted curbs, and/or other markers as approved or authorized for use by the Chief. Fire lane markings shall be indicated on plans submitted through the building permit process for review and approval by the Fire Department.

PLANNING DEPT. FILE NO. PDC01-03-040

- Public (off-site) and private (on-site) fire hydrants shall be provided. All hydrants must meet the specifications for the City of San Jose's Fire Department. For hydrant locations please contact the San Jose Fire Department's Fire Protection Engineering Division at (408) 277-8751.
- All existing and new fire hydrants shall be at least 10 feet from all driveways.
- All dead-end streets or roads shall have a hydrant within 175 feet from the most remote end of the rear lot as per the Uniform Fire Code.
- A lighted directory showing addresses of all buildings shall be provided at the main entrance to the site.
- A street number shall be displayed on the primary building on each parcel.
- Street numbers shall be visible day and night from the nearest street, either by means of illumination or by the use of reflective materials.
- We reserve the right to make comments at a future date.

If you have any questions regarding these items, please contact me at (408) 277-8751.

BY: PATRICK CHEW, FPE
Bureau of Fire Prevention

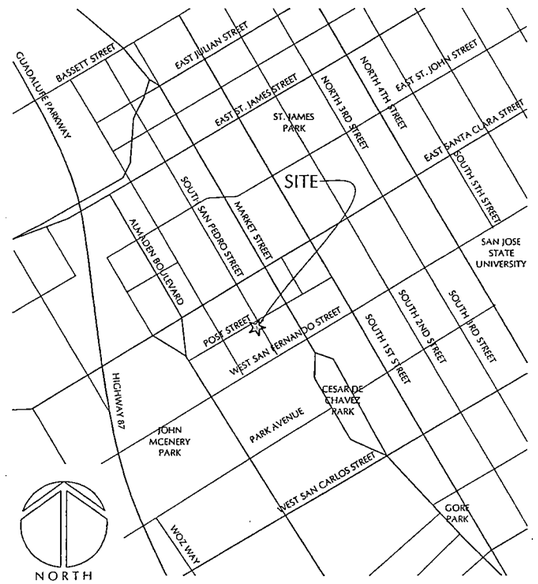
site memo

BUILDING RENOVATION & TENANT IMPROVEMENT FOR

S M O K E

154 POST STREET, SAN JOSE, CALIFORNIA

VICINITY MAP



PROJECT DATA

ARCHITECT:	WILLIAM C. KEMPF 1001 CENTER STREET, SUITE 7 SANTA CRUZ, CA 95060 831 459-0951
STRUCTURAL ENGINEER:	GERALD GRAEBE & ASSOCIATES 154 WEST SAN LUIS STREET SALINAS, CA 93901 831 422-6409
GENERAL CONTRACTOR:	STEVE SMITH MERCHANT BUILDERS, INC 9515 SOQUEL DRIVE, #212 APTOS, CA 95003 831 685-2100
MECHANICAL ENGINEER:	GILCREST ENGINEERING SERVICES 830 BAY AVENUE, SUITE D CAPITOLA, CA 95010 831 462-6447
ELECTRICAL CONSULTANT:	AGNELLO ELECTRIC 681 CORRALITOS RIDGE ROAD CORRALITOS, CA 95076 831 234-3793

PROJECT DATA

OWNER:	STEVE SMITH 135 VICTORIA LANE APTOS, CA 95003 831 818-8196
PROJECT SITE:	154 POST STREET SAN JOSE, CALIFORNIA
ASSESSORS PARCEL NUMBER:	#259-40-013
LOT AREA:	4,823 S.F.
BUILDING AREA:	MAIN FLOOR: 2,326 S.F. BASEMENT: 1,002 S.F. TOTAL: 3,328 S.F.
PROJECT DESCRIPTION:	DEMO INTERIOR OF EXISTING BAR AND RESTAURANT, PROVIDE NEW REST ROOMS, KITCHEN, BAR AND IMPROVE INTERIOR AND EXTERIOR FOR NEW RESTAURANT BAR

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING CODES, STATE OF CALIFORNIA TITLE-24 REQUIREMENTS, AND ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT FOR THOSE ITEMS SHOWN AS N.I.C. (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH COULD NOT HAVE BEEN FORSEEN PRIOR TO CONSTRUCTION, NOTIFY THE ARCHITECT BEFORE PROCCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE PROPERTY OWNERS.
5. THE CONTRACTOR SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNS/SIGNALS OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC'S SAFETY.
6. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM ANY INSPECTING ENTITY.
7. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORMWORK, ETC., AS REQUIRED TO PROTECT LIFE AND PROPERTY.
9. JOB COPIES OF THE BUILDING & PERMITS SHALL BE ON-SITE DURING INSPECTIONS.
10. ALL EXTERIOR WOOD FRAMING EXPOSED TO WEATHER, I.E.GIRDERS, BEAMS, JOISTS AND POSTS SHALL BE EITHER PRESSURE TREATED OR REDWOOD.
11. DUE TO THE IRREGULARITIES OF THIS BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT DISCREPANCIES TO THE ARCHITECT.

ABBREVIATIONS & SYMBOLS

&	AND
@	AT
Ø	DIAMETER
A.B.	ANCHOR BOLT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL.	DOUBLE
DTL.	DETAIL
DIM.	DIMENSION
DN.	DOWN
D.F.	DOUGLAS FIR
DR.	DOOR
D.W.	DISHWASHER
EA.	EACH
EL.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
(E)	EXISTING
EXT.	EXTERIOR
FDN.	FOUNDATION
F.O...	FACE OF ___
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FT.	FOOT OR FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
G.L.B.	GLUE LAM BEAM
H.C.	HOLLOW CORE
HDR.	HEADER
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
IN.	INCHES
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
K.D.	KILN DRIED
LAM.	PLASTIC LAMINATE
LAV.	LAVATORY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MAT.	MATERIAL
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
M.O.	MASONRY OPENING
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
P.A.F.	POWDER ACTUATED FASTENER
PL.	PLATE
PLYWD.	PLYWOOD
(P)	PROPOSED
P.T.	PRESSURE TREATED
P.V.C.	POLY VINYL CHLORIDE
QTR.	QUARTER
R.	RADIUS
REF.	REFRIGERATOR
REINF.	REINFORCING
REQ'D.	REQUIRED
RM.	ROOM
RND.	ROUND
R.O.	ROUGH OPENING
RWD.	REDWOOD
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
T.E.N.	TYPICAL EDGE NAILING
T&G	TONGUE & GROOVE
THK.	THICK
T.O...	TOP OF ___
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.S.F.	TOP OF SUB-FLOOR
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W/	WITH
W.C.	WATERCLOSET
WD.	WOOD
W.H.	WATER HEATER
W/O	WITHOUT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

WOOD TRIM
DIMENSIONAL LUMBER
WOOD BLOCKING
PLYWOOD
GYPSUM WALL BOARD
CONCRETE
CONCRETE BLOCK
BRICK
METAL
WALL
WALL TO BE REMOVED
24 ROOM NUMBER
E DOOR REFERENCE
36 WINDOW REFERENCE
3 / A15 DETAIL REFERENCE

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A2 PROPOSED FLOOR & SITE PLANS
A3 EXISTING FLOOR & DEMOLITION PLANS
A4 FLOOR PLANS
A5 EQUIPMENT & SEATING PLANS
A6 SCHEDULES, DOOR & WINDOW ELEVATIONS
A7 PROPOSED EXTERIOR ELEVATIONS
A8 BUILDING SECTIONS

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BUILDING RENOVATION & TENANT IMPROVEMENT FOR
S M O K E
154 POST STREET, SAN JOSE, CLAIFORNIA
VICINITY MAP, PROJECT DATA, GENERAL NOTES

DRAWING DATE: JULY 30, 2004
CONSTRUCTION RELEASE:
CLIENT NAME: MERCHANT BUILDERS
PROJECT NAME: POST STREET

REVISIONS

No.	DESCRIPTION	DATE

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LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
SEPTEMBER 30, 2005
EXPIRATION
STATE OF CALIFORNIA

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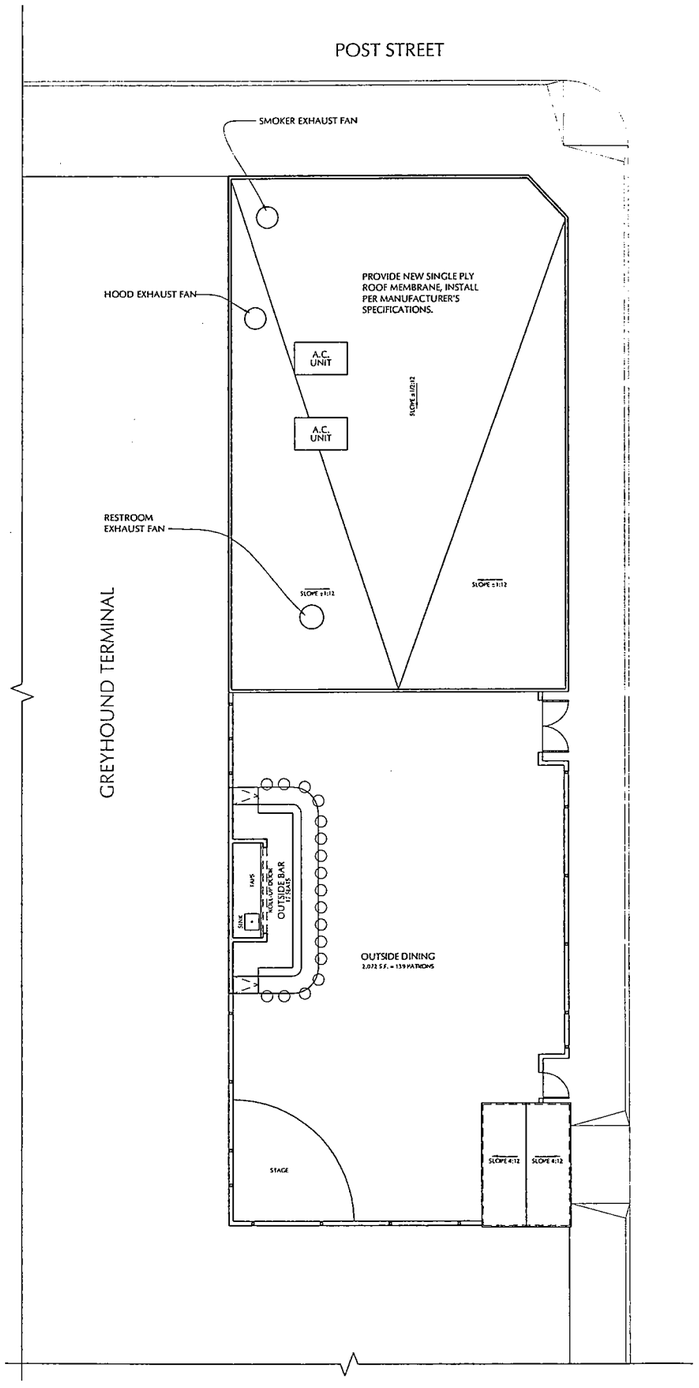
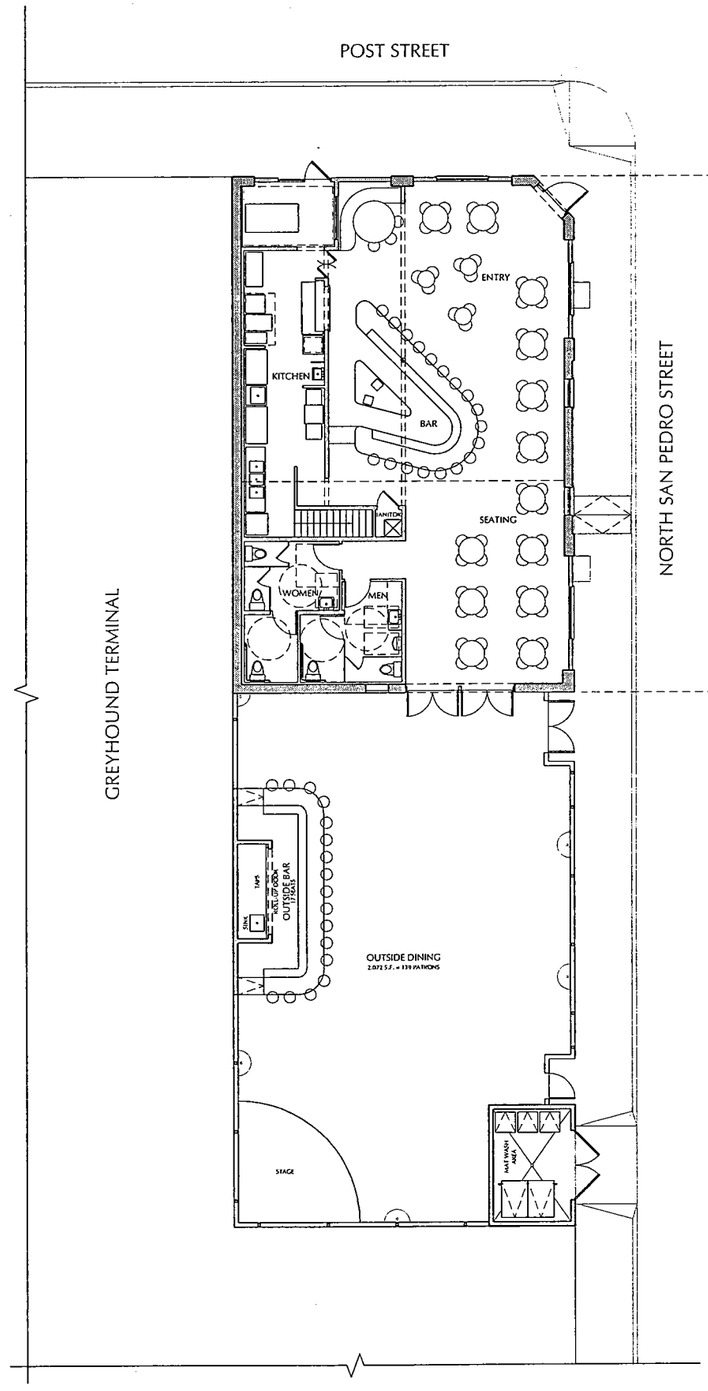
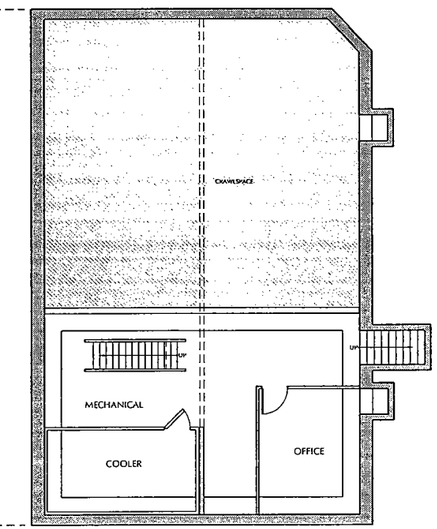
Sheet
A1



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



2 MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



1 BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

ACCESSIBILITY NOTES

- (A) ALL ACCESSIBILITY REQUIREMENTS SHOULD BE IN ACCORDANCE WITH THE 2001 C.B.C.
- (B) ALL ACCESSIBLE PATHS SHALL HAVE A 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL, 2% MAXIMUM CROSS SLOPE, 1/2" MAXIMUM ABRUPT CHANGE IN ELEVATION AND A MINIMUM WIDTH OF 48"
- (C) ALL ACCESSSIBLE DOOR THRESHOLDS SHALL BE 1/2" MAXIMUM, SEE 4/A7.1
- (D) 36" WIDE CONTINUOUS DETECTABLE WARNINGS SHALL BE PROVIDED WHERE AN ACCESSIBLE PATH CROSSES OR ADJOINS A VEHICULAR WAY OR POTENTIAL HAZARD
- (E) THE TWO ACCESSIBLE BUILDING ENTRANCES SHALL BE PROVIDED A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY PER C.B.C. 1117B.5, PROVIDE ADDITIONAL DIRECTIONAL SIGNAGE ALONG THE SOUTH SIDE OF THE BUILDING FROM THE ACCESSIBLE PARKING SPACE

NORTH

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BUILDING RENOVATION & TENANT IMPROVEMENT FOR
S M O K E
154 POST STREET, SAN JOSE, CLAIFORNIA
PROPOSED FLOOR & SITE PLANS

DRAWING DATE: JULY 30, 2004
CONSTRUCTION RELEASE:
CLIENT NAME: MERCHANT BUILDERS
PROJECT NAME: POST STREET

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	9/27/2004

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No. 25962
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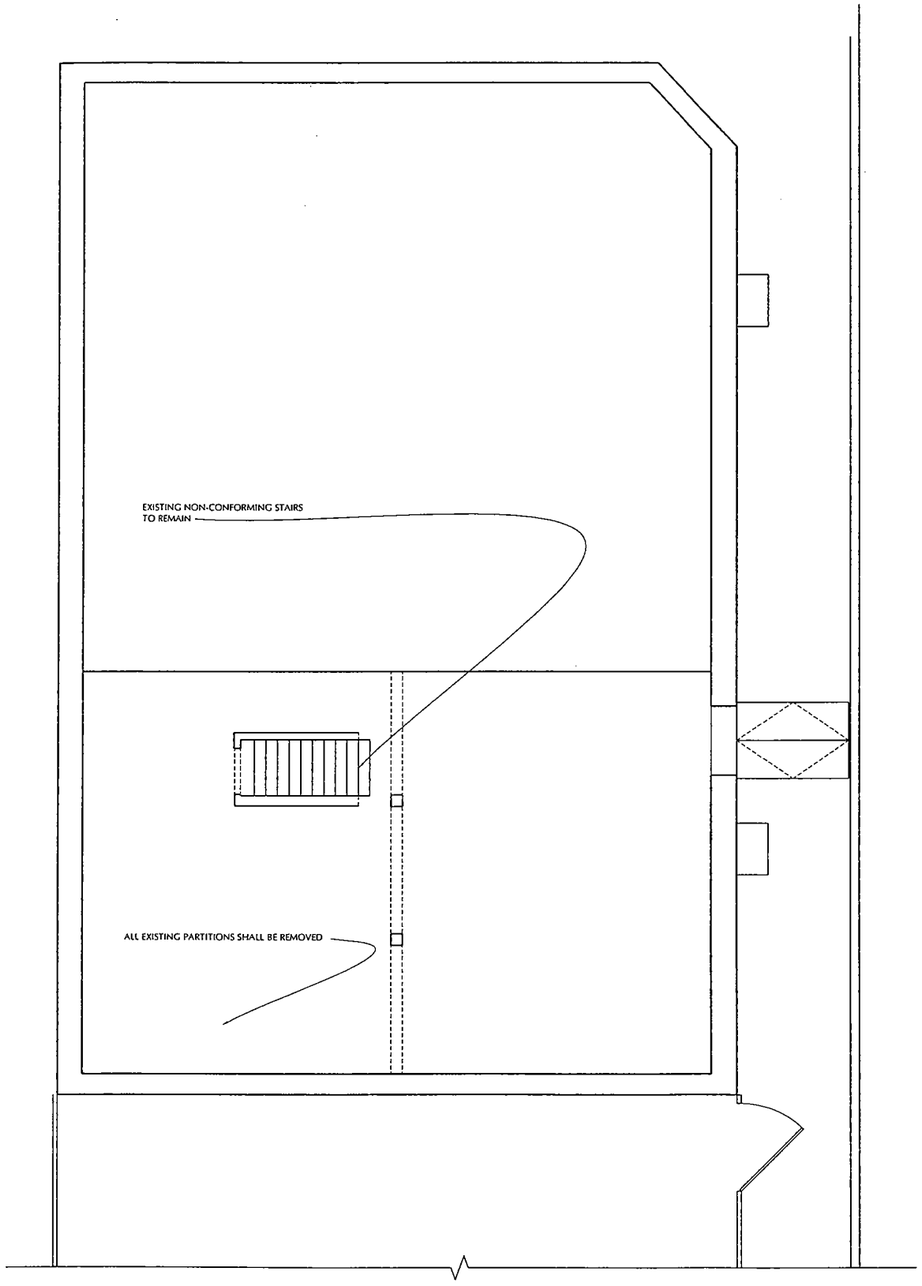
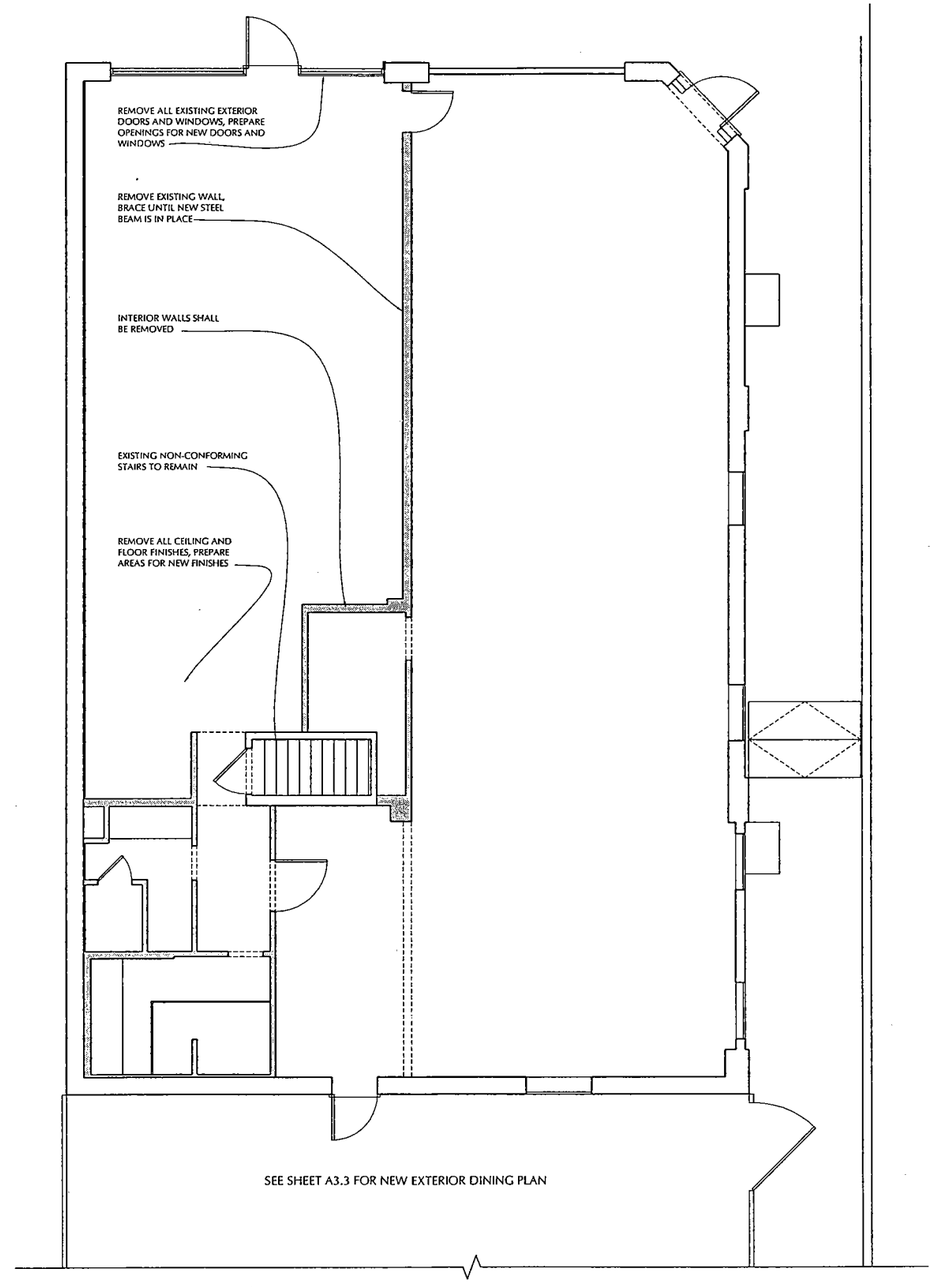
SHEET
A2



2 EXISTING BASEMENT
SCALE: 1/4"=1'-0"



1 EXISTING MAIN FLOOR
SCALE: 1/4"=1'-0"

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BUILDING RENOVATION & TENANT IMPROVEMENT FOR

S M O K E

154 POST STREET, SAN JOSE, CLAIFORNIA

EXISTING FLOOR AND DEMOLITION PLANS

DRAWING DATE:	JULY 30, 2004
CONSTRUCTION RELEASE:	
CLIENT NAME:	MERCHANT BUILDERS
PROJECT NAME:	POST STREET

REVISIONS

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WILLIAM C. KEMPF
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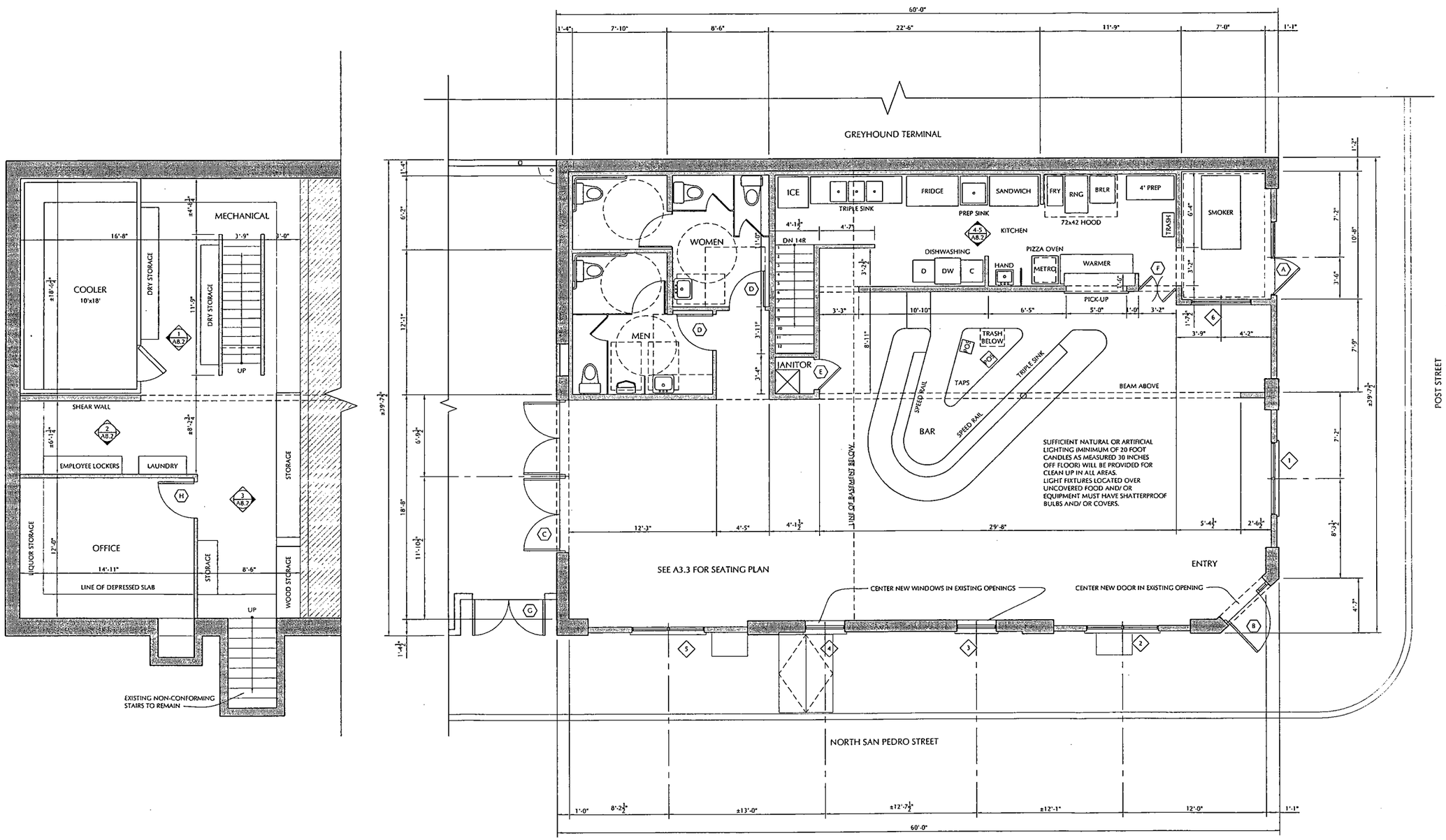
SHEET

A3



2 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

*DOOR 'K' - TRASH ENCLOSURE- CAN BE FOUND ON SHEET A2.1 AND SHEET A5.1

1 MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

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BUILDING RENOVATION & TENANT IMPROVEMENT FOR
S M O K E
154 POST STREET, SAN JOSE, CLAIFORNIA
FLOOR PLANS

DRAWING DATE: JULY 30, 2004
CONSTRUCTION RELEASE:
CLIENT NAME: MERCHANT BUILDERS
PROJECT NAME: POST STREET

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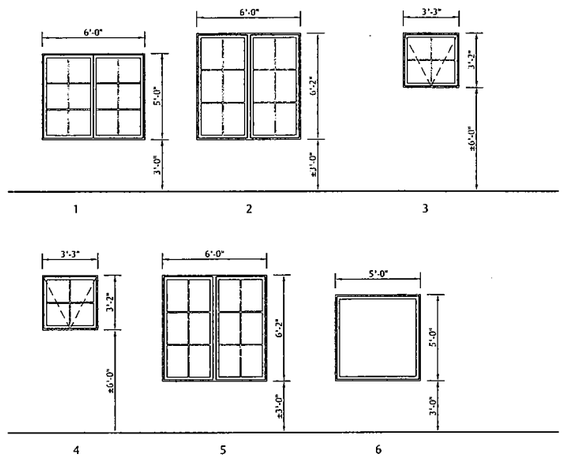
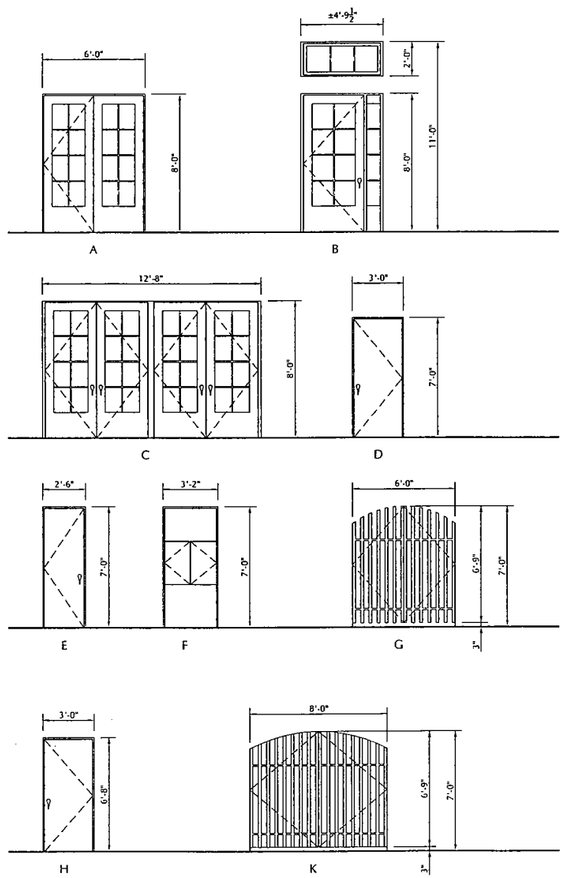
SHEET
A4

WINDOW ELEVATIONS



DOOR ELEVATIONS



DOOR AND FRAME SCHEDULE

NO.	DOOR SIZE			DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	GLASS TYPE	NOTES
	WIDTH	HEIGHT	THICK					
A	6'-2" NET	8'-0"	1 3/4"	ENTRY SWING	W.C.	WOOD CLAD	TEMPERED	KEYED/ SELF-CLOSING
B	±4'-9" NET	8'-0"	1 3/4"	ENTRY SWING	W.C.	WOOD CLAD	TEMPERED	SEE NOTE 8
C	12'-8" NET	8'-0"	1 3/4"	QUAD. SWING	W.C.	WOOD CLAD	TEMPERED	KEYED/ SELF-CLOSING
D	3'-0"	7'-0"	1 3/4"	INTERIOR SWING	WOOD	WOOD	NONE	SELF-CLOSING
E	2'-6"	7'-0"	1 3/4"	INTERIOR SWING	WOOD	WOOD	NONE	KEYED/ SELF-CLOSING
F	3'-2" NET	7'-0"	1 3/4"	SALOON DOORS	WOOD	WOOD	NONE	
G	6'-0" NET	7'-0"	1 3/4"	SWING GATE	STEEL	METAL	NONE	SEE NOTE 7.
H	3'-0"	6'-8"	1 3/4"	INTERIOR SWING	WOOD	WOOD	NONE	KEYED
K	8'-0" NET	7'-0"	1 3/4"	SWING GATE	STEEL	METAL	NONE	SEE NOTE 9

DOOR SCHEDULE NOTES:

1. CONTRACTOR SHALL VERIFY ALL DOOR SIZES & ROUGH OPENINGS IN FIELD PRIOR TO ORDERING
2. VERIFY ALL DOORS, FRAMES, GLAZING, AND HARDWARE WITH OWNER PRIOR TO ORDERING
3. DOOR HARDWARE AT ALL EXIT DOORS SHALL ALLOW DOORS TO BE OPENED FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT, PER U.B.C. SEC. 1004.3.
4. MAXIMUM DOOR OPENING EFFORTS SHALL BE: 8.5 LBS. AT EXTERIOR DOORS, 5 LBS. AT INTERIOR DOORS, 15 LBS. AT FIRE DOORS.
5. ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON-GRASP HARDWARE (i.e. LEVER) CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
6. ALL DOORS SHALL HAVE A 10" HIGH MINIMUM FLAT SURFACE AT THE DOOR BOTTOM TO BE USED AS A KICKPLATE, NO GLAZING.
7. CUSTOM PATIO GATE, VERIFY FINISH WITH OWNER
8. NEW FRONT DOOR WITH TRANSOM WILL FIT IN EXISTING OPENING. DOOR NEEDS TO BE EQUIPPED WITH KEYED LOCKSET AND SELF-CLOSING HARDWARE
9. LINE INSIDE OF PATIO GATE WITH WIRE MESH TO PREVENT GARBAGE FROM BEING BLOWN OUT GATE.

WINDOW SCHEDULE

NO.	WINDOW TYPE	WINDOW R.O. (WxH)	HEADER HEIGHT	NOTES
1	FIXED - 2 PANEL	6'-0"x5'-0"	8'-0"	
2	FIXED - 2 PANEL	6'-0"x6'-2"	±9'-2"	SEE NOTE #3
3	HOPPER	3'-3"x3'-2"	±9'-2"	PLACE NEW WINDOW IN EXISTING OPENING
4	HOPPER	3'-3"x3'-2"	±9'-2"	PLACE NEW WINDOW IN EXISTING OPENING
5	FIXED - 2 PANEL	6'-0"x6'-2"	±9'-2"	SEE NOTE #3
6	FIXED - 1 PANEL	5'-0"x5'-0"	8'-0"	SAFETY GLAZING

WINDOW SCHEDULE NOTES:

1. WINDOWS SHALL BE STEEL FRAMED AS MANUFACTURED BY TORRANCE STEEL WINDOW COMPANY, INC., ALL GLAZING SHALL BE INSULATED WITH A LOW E^2 COATING, COLOR: WHITE, VERIFY WITH OWNER
2. CONTRACTOR SHALL VERIFY WINDOW ROUGH OPENINGS PRIOR TO ORDERING
3. HEIGHT BASED ON THE EXISTING HEIGHT OF THE OPENINGS IN THE BRICK, MATCH HEIGHT

FINISH SCHEDULE

ROOM NAME	FLOOR				WALLS				CEILING				BASE				NOTES
	TILE (*7)	FURNISHED BY TENANT			5/8" TYPE 'X' GWB	MARLITE FRP PANELING	CERAMIC TILE	KOOL-PAK PANEL	5/8" TYPE 'X' GWB	2x4 T-BAR (*5)	KOOL-PAK PANEL	NONE	CERAMIC TILE	FURNISHED BY TENANT	NONE		
RESTAURANT		○			○							○		○			SEE NOTE 3 & 4
KITCHEN	○					○				○			○				SEE NOTE 3 & 4
JANITOR	○					○			○				○				SEE NOTE 3 & 4
STAIRS	○					○				○					○		SEE NOTE 3 & 4
HALL	○				○				○				○				SEE NOTE 3 & 4
WOMEN'S RESTROOM	○				○		○			○			○				SEE NOTE 3 & 4
MEN'S RESTROOM	○				○		○			○			○				SEE NOTE 3 & 4
BASEMENT/ STORAGE	○				○	○			○						○		SEE NOTE 3 & 4
OFFICE	○				○	○			○						○		SEE NOTE 3 & 4
WALK-IN COOLER	○							○			○		○				

FINISH SCHEDULE NOTES:

1. VERIFY ALL FINISHES WITH THE OWNER
2. SEE FOOD ESTABLISHMENT REQUIREMENTS ON SHEET A1.2 FOR MINIMUM FINISH MATERIAL REQUIREMENTS
3. ALL KITCHEN AND RESTROOM CEILINGS AND WALLS SHALL BE SMOOTH, NO TEXTURE, PAINTED WITH A GLOSS ENAMEL PAINT, LIGHTLY COLORED WITH A REFLECTED VALUE OF NO LESS THAN 70%, VERIFY COLOR WITH OWNER
4. MINIMUM 4" HIGH 3/8" RADIUS CONTINUOUSLY COVE BASE.
5. T-BAR CEILING PANELS BY UNITED STATES GYP, 5/8" VINYL COVERED SHEET ROCK PANELS
6. KITCHEN AND BATH WALLS TO BE MARLITE FRP PANELING
7. ALL BACK-OF-HOUSE TILE TO BE DALTILE, MONTICITO, COLORBODY PORCELAIN, COLOR BRUNE M122

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BUILDING RENOVATION & TENANT IMPROVEMENT FOR

S M O K E

154 POST STREET, SAN JOSE, CLAIFORNIA

SCHEDULES, DOOR & WINDOW ELEVATIONS

DRAWING DATE:
AUGUST 11, 2004

CONSTRUCTION RELEASE:

CLIENT NAME:
MERCHANT BUILDERS

PROJECT NAME:
POST STREET

REVISIONS		
No.	DESCRIPTION	DATE

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LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
SEPTEMBER 30, 2005
EXPIRATION
STATE OF CALIFORNIA

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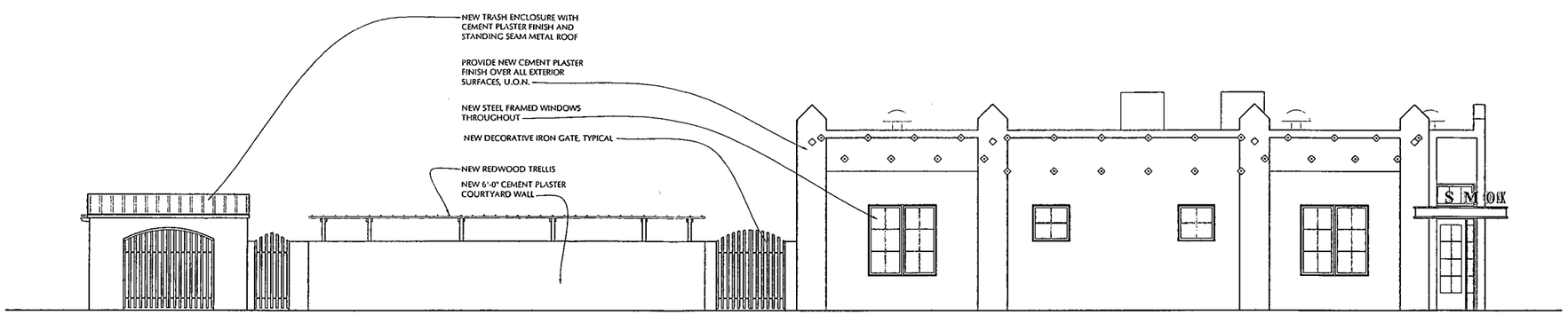
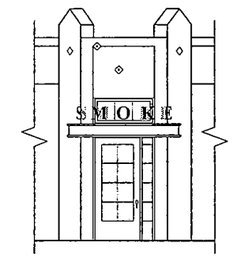
SHEET

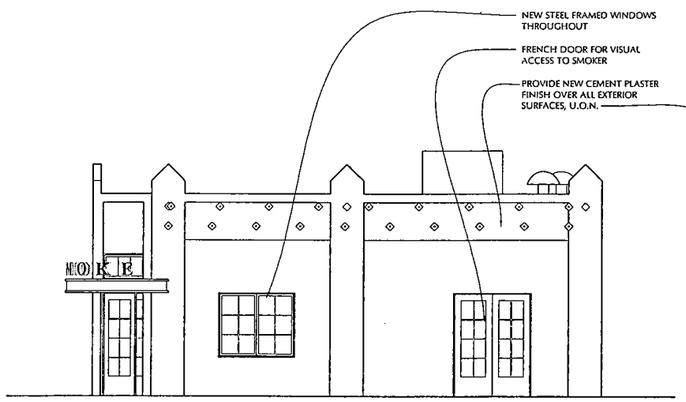
A6



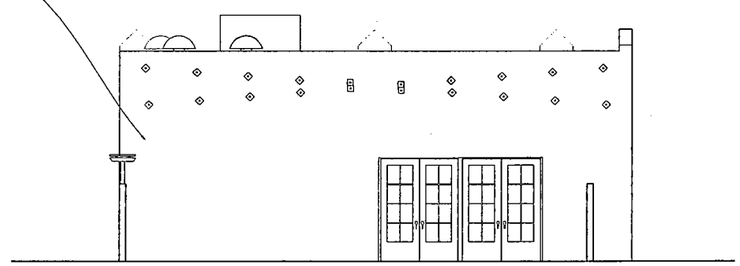
2 PROPOSED EAST ELEVATION
SCALE: 3/16"=1'-0"



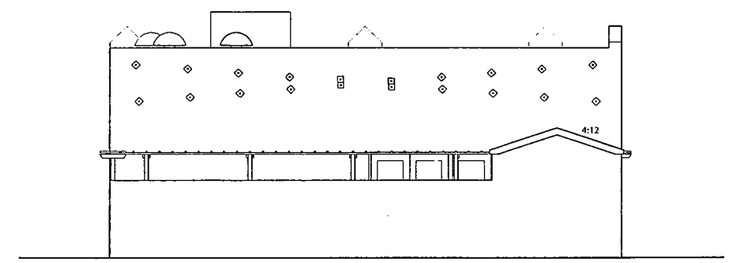
1 PROPOSED ENTRY ELEVATION
SCALE: 3/16"=1'-0"



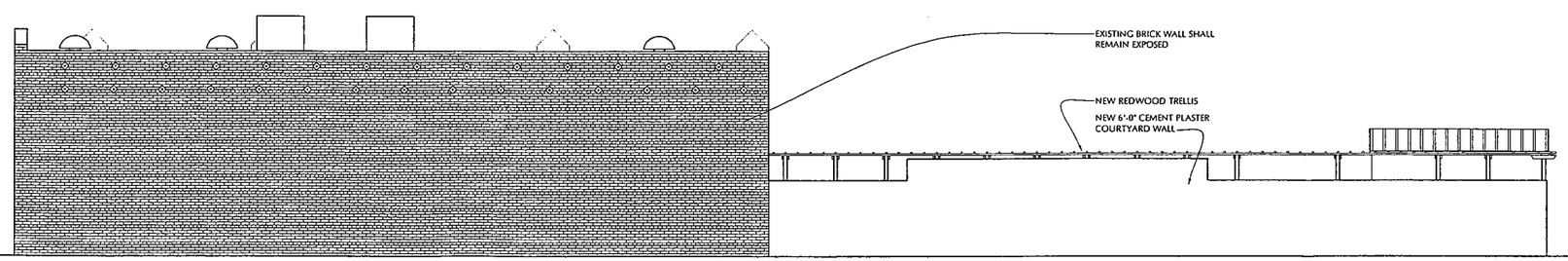
5 PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"



4 PROPOSED SOUTH ELEVATION THROUGH COURTYARD
SCALE: 3/16"=1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"



6 PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"

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BUILDING RENOVATION & TENANT IMPROVEMENT FOR
S M O K E
154 POST STREET, SAN JOSE, CLAIFORNIA
PROPOSED EXTERIOR ELEVATIONS

DRAWING DATE: JULY 30, 2004
CONSTRUCTION RELEASE:
CLIENT NAME: MERCHANT BUILDERS
PROJECT NAME: POST STREET

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	9/27/2004

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SEPTEMBER 30, 2005
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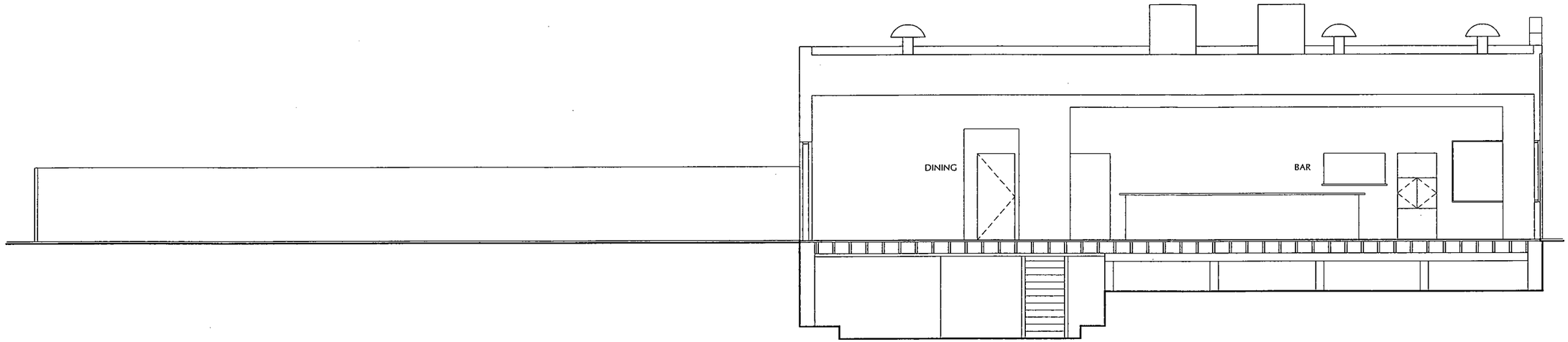
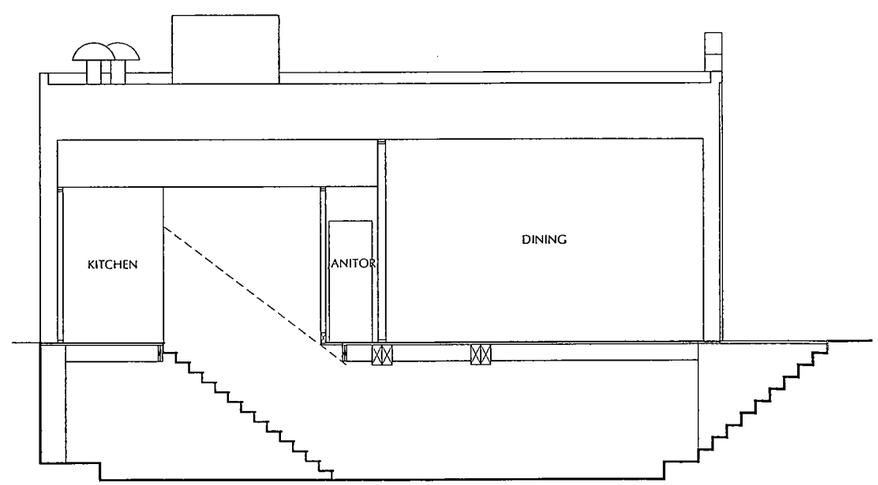
SHEET
A7



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



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

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BUILDING RENOVATION & TENANT IMPROVEMENT FOR
S M O K E
154 POST STREET, SAN JOSE, CLAIFORNIA
BUILDING SECTIONS

DRAWING DATE:
AUGUST 4, 2004

CONSTRUCTION RELEASE:

CLIENT NAME:
MERCHANT BUILDERS

PROJECT NAME:
POST STREET

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	9/27/2004

LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
SEPTEMBER 30, 2005
EXPIRATION
STATE OF CALIFORNIA

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SHEET
A8