

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

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

STAFF REPORT

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:
 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

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

Approval
 Approval with Conditions
 Denial

Date: October 6, 2004

Approved by: Susan Walton
 Action
 Recommendation

OWNER

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

PUBLIC AGENCY COMMENTS RECEIVEDCompleted 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

BACKGROUNDProject 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

DRAFT GENERAL DEVELOPMENT PLAN NOTES

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

DRAFT GENERAL DEVELOPMENT PLAN NOTES

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

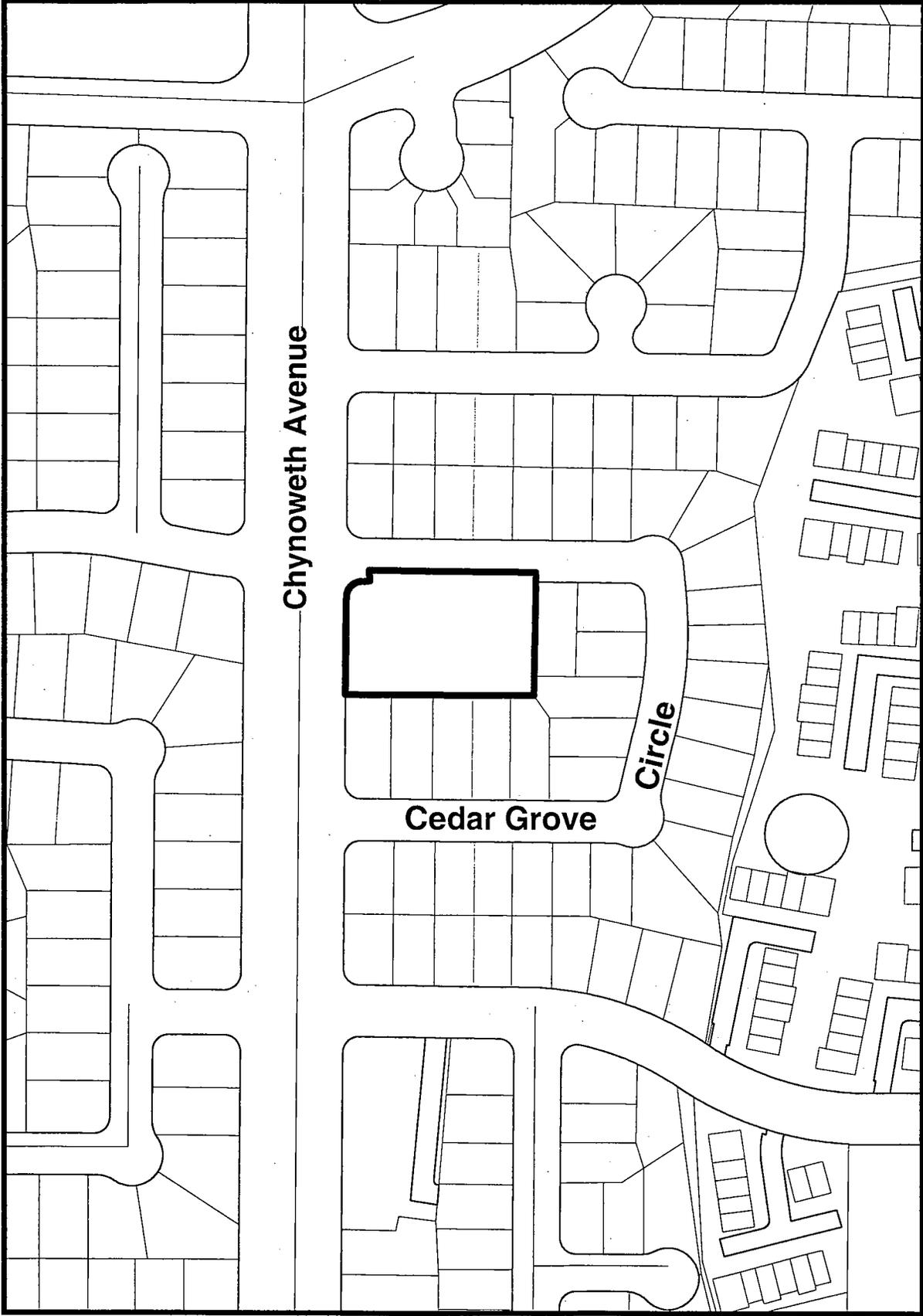
Each tree to removed from the site shall be mitigated at the following rations:

- 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



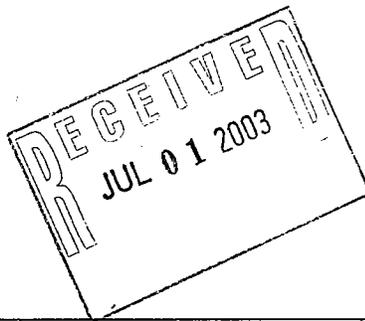
File No: PDC01-03-040

District: 2

Quad No: 129



Scale: 1"=183'



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

#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.

Alison Hicks

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PLANNING DEPT. FILE NO. PDC01-03-040

- **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 lines(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.

Alison Hicks

Page 3

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



WILLIAM C. KEMPf
ARCHITECT
1001 CENTER STREET, #7
SANTA CRUZ, CA 95060
831 459-0951
bill@wckempf.com

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

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

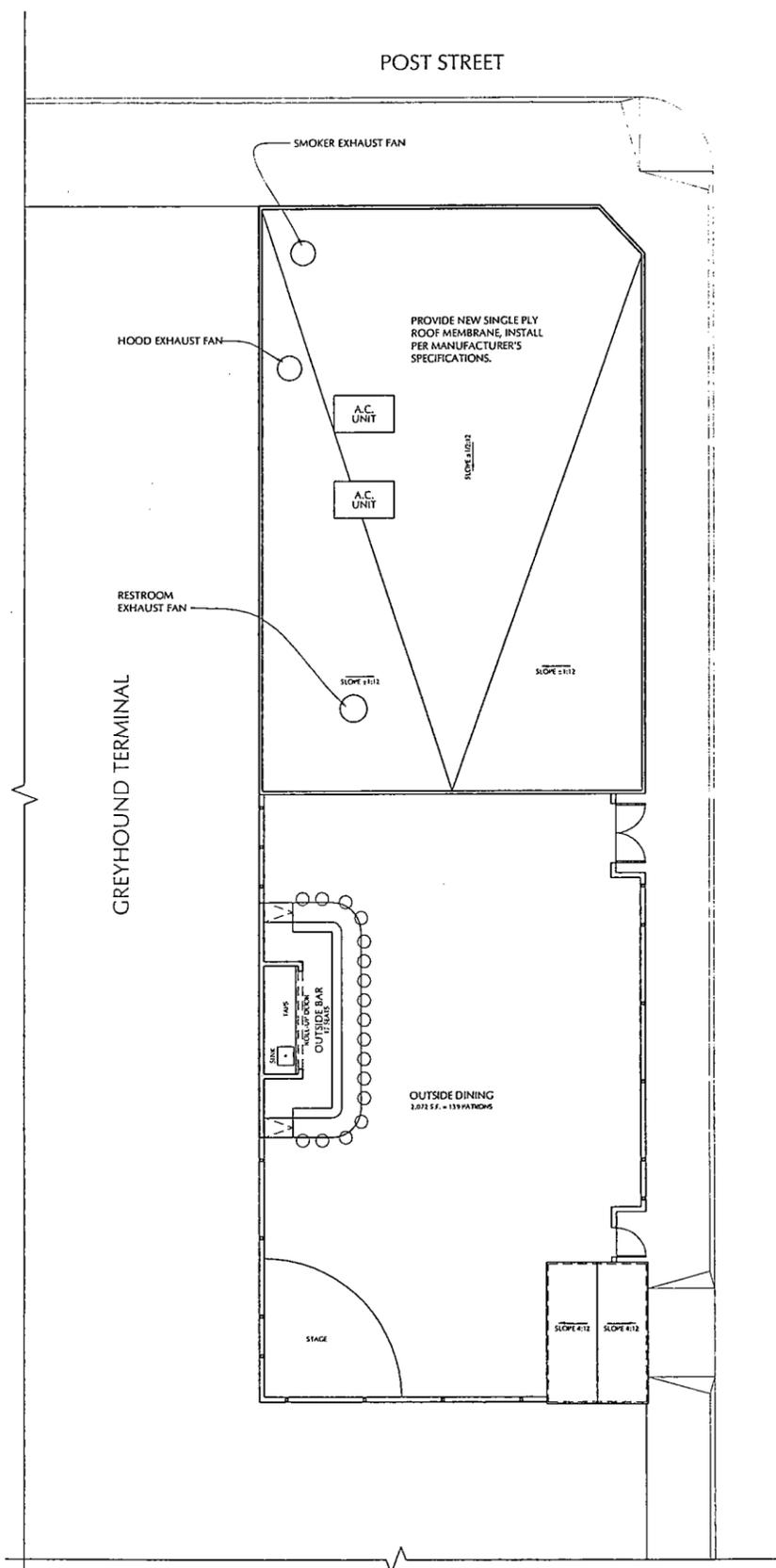
REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	9/27/2004

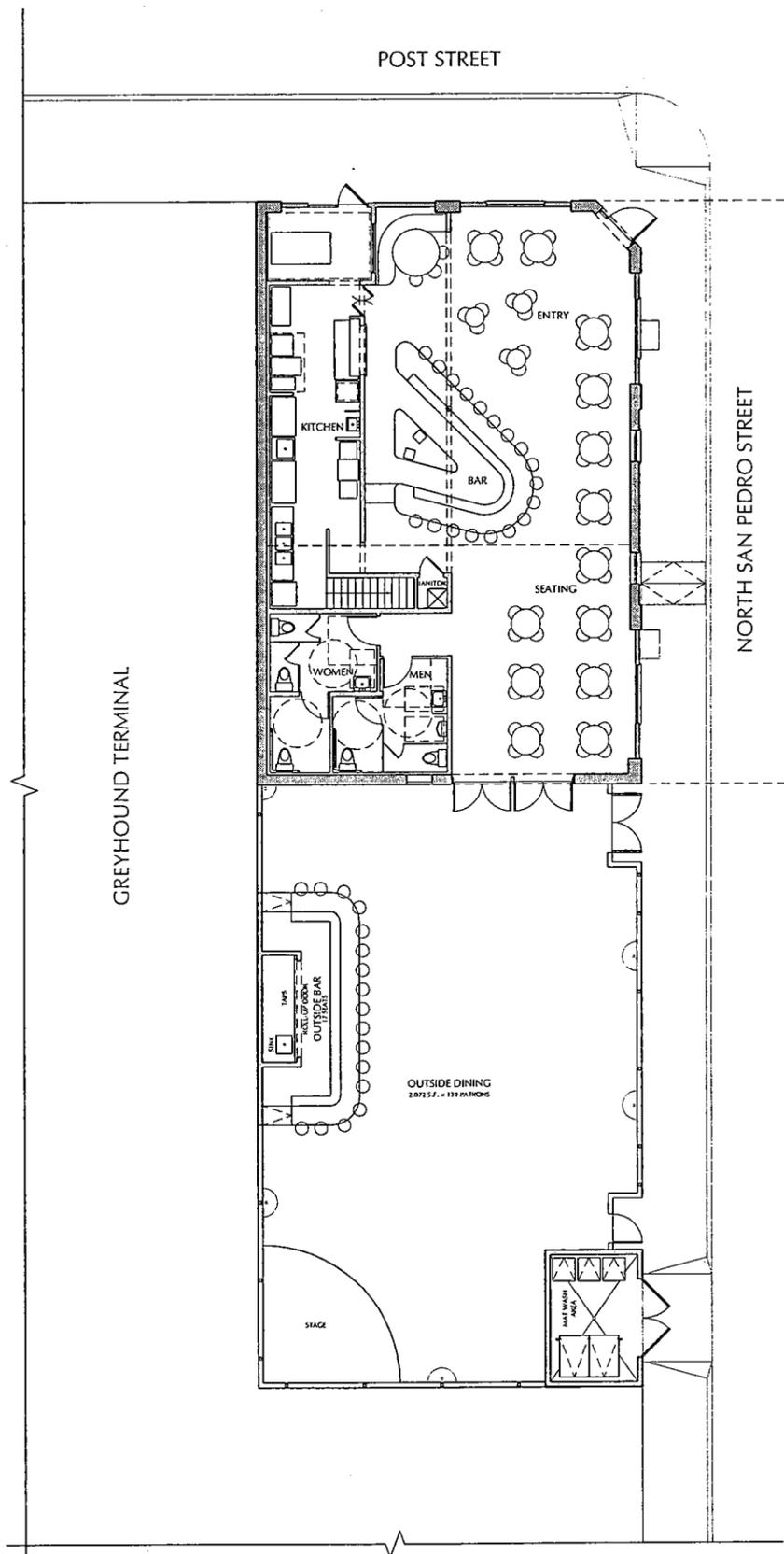


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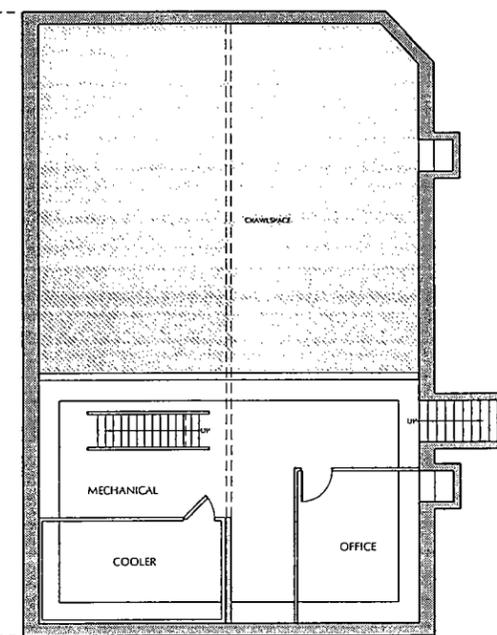
A2



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 ACCESSIBLE DOOR THRESHOLDS SHALL BE 1/2" MAXIMUM, SEE 4107.1
- (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. 11179.5, PROVIDE ADDITIONAL DIRECTIONAL SIGNAGE ALONG THE SOUTH SIDE OF THE BUILDING FROM THE ACCESSIBLE PARKING SPACE



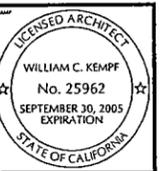


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BUILDING RENOVATION & TENANT IMPROVEMENT FOR
S M O K E
154 POST STREET, SAN JOSE, CALIFORNIA
FLOOR PLANS

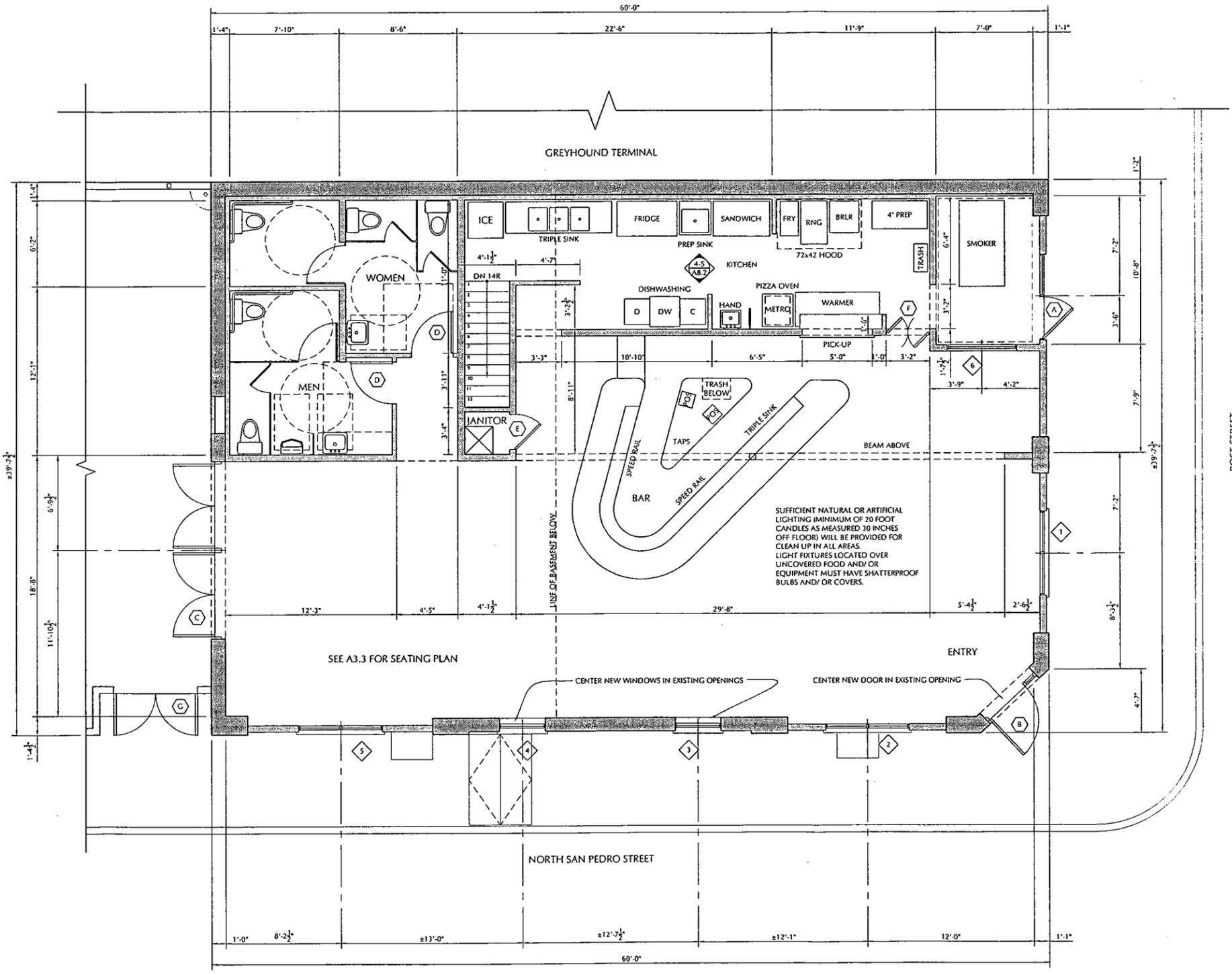
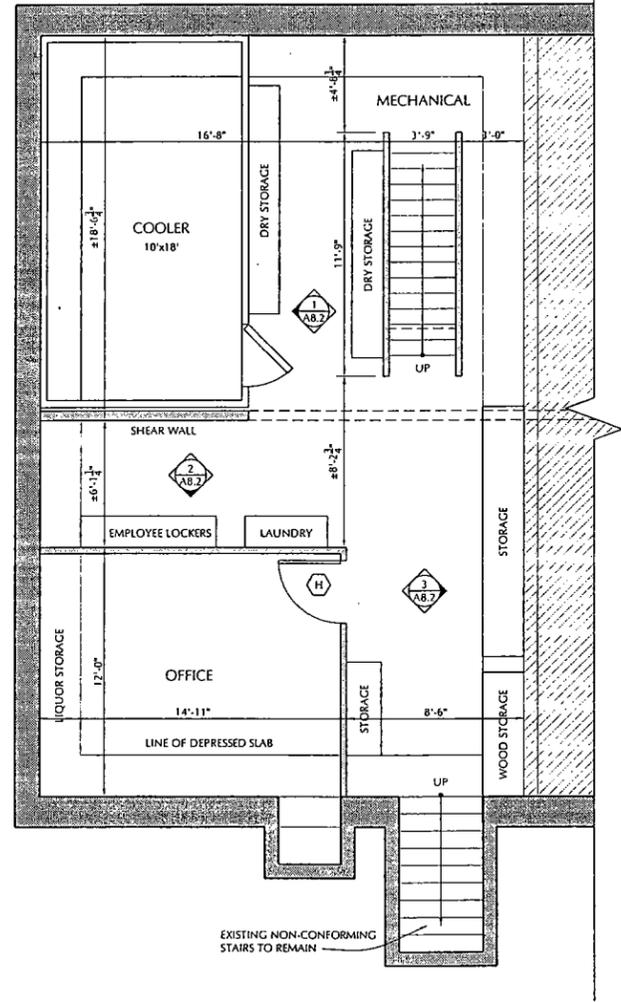
DRAWING DATE:
JULY 30, 2004
CONSTRUCTION RELEASE:
CLIENT NAME:
MERCHANT BUILDERS
PROJECT NAME:
POST STREET

REVISIONS		
No.	DESCRIPTION	DATE

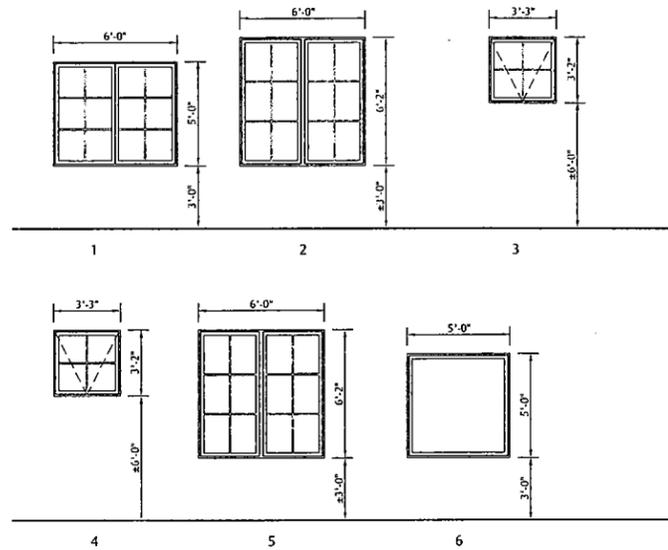


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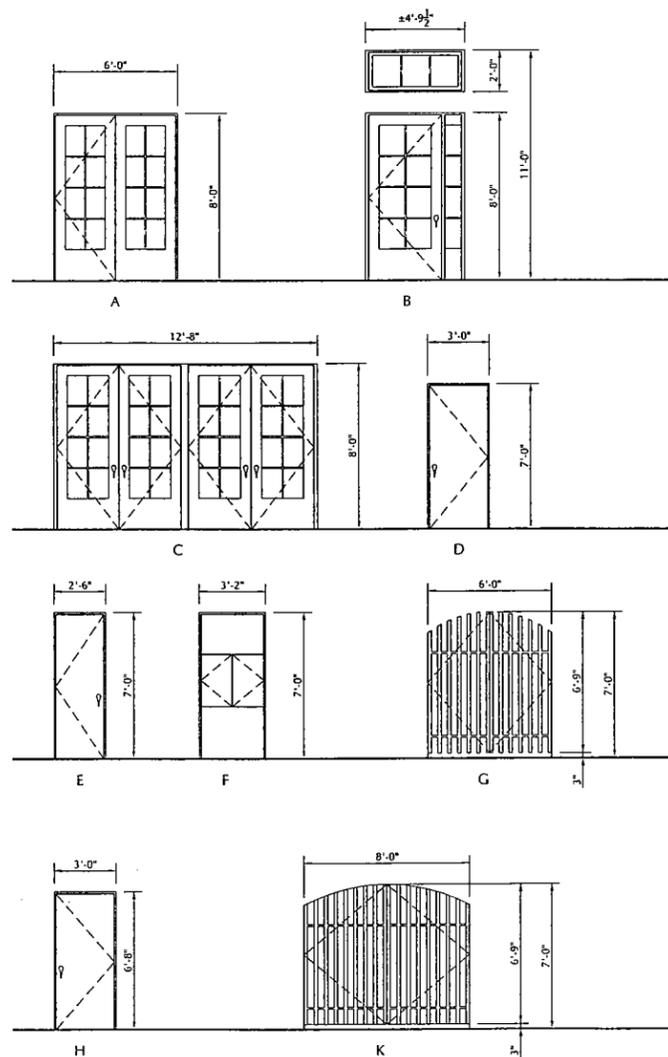
A4



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:**
- CONTRACTOR SHALL VERIFY ALL DOOR SIZES & ROUGH OPENINGS IN FIELD PRIOR TO ORDERING
 - VERIFY ALL DOORS, FRAMES, GLAZING, AND HARDWARE WITH OWNER PRIOR TO ORDERING
 - 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.
 - MAXIMUM DOOR OPENING EFFORTS SHALL BE: 8.5 LBS. AT EXTERIOR DOORS, 5 LBS. AT INTERIOR DOORS, 15 LBS. AT FIRE DOORS.
 - ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON-GRASP HARDWARE (i.e. LEVER) CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
 - ALL DOORS SHALL HAVE A 10" HIGH MINIMUM FLAT SURFACE AT THE DOOR BOTTOM TO BE USED AS A KICKPLATE, NO GLAZING.
 - CUSTOM PATIO GATE, VERIFY FINISH WITH OWNER
 - NEW FRONT DOOR WITH TRANSOM WILL FIT IN EXISTING OPENING. DOOR NEEDS TO BE EQUIPPED WITH KEYED LOCKSET AND SELF-CLOSING HARDWARE
 - 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:**
- WINDOWS SHALL BE STEEL FRAMED AS MANUFACTURED BY TORRANCE STEEL WINDOW COMPANY, INC., ALL GLAZING SHALL BE INSULATED WITH A LOW E⁺ COATING, COLOR: WHITE. VERIFY WITH OWNER
 - CONTRACTOR SHALL VERIFY WINDOW ROUGH OPENINGS PRIOR TO ORDERING
 - 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')	5/8" TYPE 'X' GVB MARLITE FRP PANELING CERAMIC TILE KOOL-PAK PANEL	5/8" TYPE 'X' GVB 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:**
- VERIFY ALL FINISHES WITH THE OWNER
 - SEE FOOD ESTABLISHMENT REQUIREMENTS ON SHEET A1.2 FOR MINIMUM FINISH MATERIAL REQUIREMENTS
 - 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
 - MINIMUM 4" HIGH 3/8" RADIUS CONTINUOUSLY COVE BASE.
 - T-BAR CEILING PANELS BY UNITED STATES GYP, 5/8" VINYL COVERED SHEET ROCK PANELS
 - KITCHEN AND BATH WALLS TO BE MARLITE FRP PANELING
 - 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, CALIFORNIA
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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