



CITY OF CAMPBELL
Community Development Department

October 16, 2014

**NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT and
PARKING MODIFICATION PERMIT**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit and Parking Modification Permit for the following project proposal:

File No.: PLN2014-248
Applicant: Enchantations – Sabrina Underwood & Christina Hodges
Project Address: 2160 S. Winchester Blvd.
Property Owner: Marvin C. Alkin Trustee et al, c/o Barbara C. Berns Trustee et al
Zoning District: P-D (Planned Development)
General Plan: Central Commercial
Project Description: Establishment of a retail use within an existing multiple-tenant building and modification of an existing parking lot layout.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on October 17, 2014, and ends on October 27, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 27, 2014**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell City Clerk's Office, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Mariya Hodge, Project Planner, in the Community Development Department, at (408) 866-2144 or by email MariyaH@cityofcampbell.com.

Project Location Map

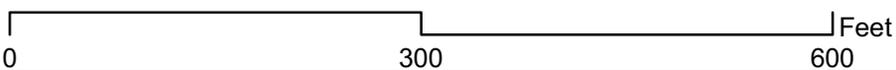


Project Location: 2160 S. Winchester Blvd.

Application Type: Admin. Planned Development Permit and Parking Modification Permit

Planning File No.: PLN2014-248

Description: Establishment of a retail use in an existing building and modification of an existing parking lot layout.



Community Development Department
Planning Division

2160 S WINCHESTER PD PERMIT

2160 S WINCHESTER BLVD, CAMPBELL, CA 95008

IDA
Innovative Design Architecture, Inc.
JOHN HA, AIA
1288, KIFER ROAD,
SUITE # 207
SUNNYVALE, CA 94086
TEL: (408) 245-0991
TEL: (408) 245-0319

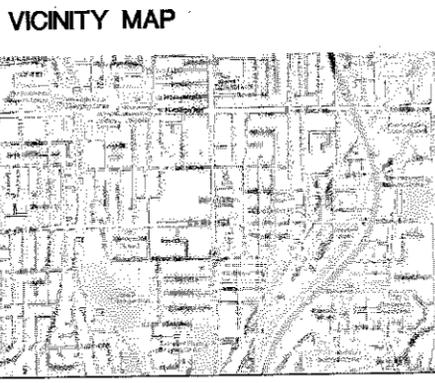
OWNER:
MR. BERTRAM BERNS
1332 LINCOLN AVE
SAN JOSE, CA 95125
TEL: (408) 287-5544

ARCHITECT:
JOHN HA, AIA
510 LAWRENCE EXPY. #105
SUNNYVALE, CA 94085
TEL: (408) 245-0991

TABULATION				
PROJECT ADDRESS:	2160 S WINCHESTER BLVD CAMPBELL, CA 95008			
LOT AREA	EXISTING 0.28 ACRE EXISTING 12.147 SQ. FT.			
TYPE OF CONSTRUCTION:	V-B (C)			
OCCUPANCY	M/S			
USE ZONE	PD, COMMERCIAL			
ALLOWED BUILDING HEIGHT	EXISTING			
SETBACK	EXISTING			
BUILDING COVERAGE	EXISTING (31%)			
BUILDING AREA:	1,000 SF APPROX.			
PROPOSED OCCUPANCY:	V-B			
BUILDING TYPE:	NO			
FIRE SPRINKLER:	NO			
# OF STORIES	1			
TOTAL PARKING REQUIRED	EXISTING 19 PROPOSED 19 STALLS			
TOTAL PARKING PROVIDED	EXISTING 17 PROPOSED 14 STALLS			
REGULAR PARKING	EXISTING 7 PROPOSED 13 STALLS			
COMPACT PARKING	EXISTING 10 PROPOSED 0 STALLS			
ADA PARKING	EXISTING 0 PROPOSED 1 STALLS			
AREA OF IMPROVEMENT	1,000 APPROX. SQ. FT.			
PREVIOUS USE	PET CLINIC			
PROPOSED USE	RETAIL			
C.B.C.	2013			
C.F.C.	2013			
C.P.C.	2013			
C.E.C.	2013			
CALIFORNIA TITLE 24	2013			
CALGREEN	2013			
C.M.C.	2013			
LOCATION	AREA	USE	OPERATION	REQ'D PARKING
RETRAIL:	1,000 SF	1/200	10AM-7PM, W-SUN.	5
SALON:	1,267 SF	1/200	10:30AM-7PM, T-F 9AM-5PM, SAT.	6.3 (7)
AUTO REPAIR:	1,500 SF	2X3+1	8AM-6PM, M-F, SUN.	7
TOTAL	3,767 SF			19

SYMBOL	
	DOOR NUMBER DOOR SCHEDULE HARDWARE GROUP
	WINDOW TYPE
	REVISION NUMBER
	WORK POINT, DATUM POINT OR CONTROL POINT
	ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN
	SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN
	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN
	INTERIOR ELEVATION IDENTIFICATION SHEET WHERE INTERIOR ELEVATION IS DRAWN
	ROOM NAME ROOM NO. FLOOR SCHEDULE BASE SCHEDULE CEILING SCHEDULE WALL SCHEDULE

DRAWING INDEX	
A-0	TITLE SHEET, GENERAL NOTES
A-1	(E) SITE PLAN, FLOOR/DEMO PLAN
A-1.1	(N) SITE PLAN, ADA PARKING DETAILS
A-2	(N) FLOOR PLAN, REFLECTED CEILING PLAN
A-2.1	EXIT PLAN



PROJECT DESCRIPTION

EXISTING (2160, 2150 S WINCHESTER BLVD) IS AN EXISTING RETAIL ONE-STORY BUILDING WITH (E) SHARED PARKING WITH 28 E RINCON AVE.

THE PROJECT IS TO PROPOSE A NEW USE AT 2160 S WINCHESTER BLVD. THE PREVIOUS USE WAS PET CLINIC. THE PROPOSED USE IS RETAIL. THE OCCUPANCY IS M.

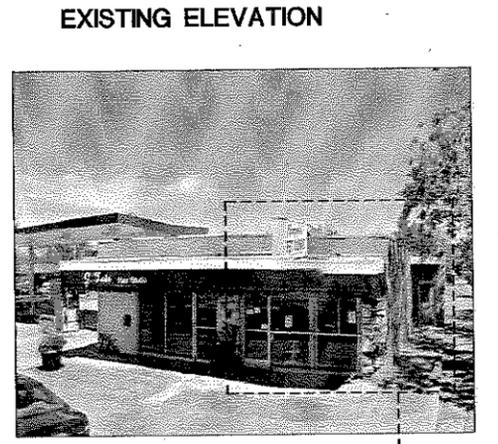
TO PROPOSE A NEW ADA PARKING STALL AND AN ACCESSIBLE ROUTE WITHIN THE PROPERTY LINES.

THERE IS NO NOISE GENERATED FROM THE NEW USE. HOURS OF OPERATION: WEDNESDAY THROUGH SUNDAY: 10 AM - 7 PM. CLOSED ON MONDAY AND TUESDAY.

THE INTERIOR IMPROVEMENT (DEMO PERMIT AND A NEW AC) WILL BE ON A SEPARATE PERMIT BY TENANT.

OWNER:
BARBARA BERNS TRUSTEE ET.AL
1332 LINCOLN AVE
SAN JOSE, CA 95125
TEL: (408) 287-5544

ABBREVIATION	
&	And
∠	Angle
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
ENCR.	Engineer
EQ.	Equipment
EQ. CAB.	Electrical Panelboard
EQ. SCHED.	Equal
EXP.	Exposure
EXT.	Exterior
AB	Anchor Bolt
ADJ.	Adjustable
AD	Area Drain
AGGR.	Aggregate
AL	Aluminum
ALT.	Alternate
A.P.	Access Panel
APPROX.	Approximate
ARCH.	Architectural
ASB.	Asbestos
ASPH.	Asphalt
A.F.F.	Above Finish Floor
B.B.	Bulletin Board
BD	Board
BUM	Burminous
BKC.	Blocking
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM	Beam
BDT.	Bottom
CAB.	Cabinet
CB	Catch Basin
CEL.	Cement
CER.	Ceramic
C.I.	Cast Iron
C.G.	Corner Guard
C.J.	Construction Joint
CLD.	Ceiling
CLG.	Cladding
CLO.	Closet
CLR.	Clear
C.O.	Closed Opening
COL.	Column
CONC.	Concrete
CONN.	Connection
CONSTR.	Construction
CONT.	Continuous
COOR.	Corridor
CPT.	Corpet
CTR.	Counter
CNTR.	Counter
CTR.	Center
DET.	Detail
DIA.	Diameter
DISP.	Dispenser
DN.	Down
D.O.	Door Opening
DR.	Door
DWR.	Downspout
D.S.P.	Dry Standpipe
DWG.	Drawing
E	East
E.A.	Each
E.B.	Expansion Bolt
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
ENCR.	Engineer
EQ.	Equipment
EQ. CAB.	Electrical Panelboard
EQ. SCHED.	Equal
EXP.	Exposure
EXT.	Exterior
F.A.	Fire Alarm
F.B.	Fire Box
F.D.	Floor Drain
FDN.	Foundation
F.F.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cab.
F.H.W.S.	Fire Hose Cabinet
FIN.	Finish
FIX.	Fixture
FL.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.P.	Face of Concrete
F.O.S.	Face of Finish
F.P.F.	Face of Studs
F.F.F.	Finish
F.S.	Full Size
FT.	Foot or Feet
F.F.	Footing
F.F.	Furring
FUT.	FUTURE
GAB.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
G.C.	Glass
G.D.	Ground
GR.	Grade
GYP.	Gypsum
H.B.	Hops Ebb
H.C.	Hollow Core
H.W.D.	Hardwood
H.W.L.	Hardware
H.M.	Hollow Metal
H.H.	Horizontal
HGT.	Height
I.D.	Inside Diameter (Dim.)
INC.	Incandescent
INT.	Interior
INSUL.	Insulation
INT.	Interior
INT.	Intermediate
JAN.	Janitor
JT.	Joint
KIT.	Kitchen
LAB.	Laboratory
LAV.	Lavatory
LKR.	Locker
LT.	Light
L.A.D.	See Architectural Drawing
L.C.D.	See Cover Dispenser
L.S.C.D.	See Napkin Dispenser
L.S.E.D.	See Electrical Drawing
L.S.H.	See Shower
L.S.M.	See Mechanical Drawing
L.S.N.R.	See Sanitary Napkin Dispenser
L.S.N.R.C.	See Sanitary Napkin Receptacle
L.S.P.D.	See Plumbing Drawing
L.S.S.D.	See Structural Drawing
L.S.S.K.	See Service Sink
L.S.S.K.	See Standard
L.S.S.K.	See Steel
L.S.S.K.	See Storage
L.S.S.K.	See Structural
L.S.S.K.	See Suspended
L.S.S.K.	See Symmetrical
L.S.S.K.	See Tread
L.S.S.K.	See Towel Bar
L.S.S.K.	See Top of Curb
L.S.S.K.	See Telephone
L.S.S.K.	See Terazzo
L.S.S.K.	See Tongue and Groove
L.S.S.K.	See Thick
L.S.S.K.	See Threshold
L.S.S.K.	See Top of Pavement
L.S.S.K.	See Telephone Panelboard
L.S.S.K.	See Toilet Paper Dispenser
L.S.S.K.	See Television
L.S.S.K.	See Top of Wall
L.S.S.K.	See Typical
L.S.S.K.	See Unfinished
L.S.S.K.	See Unless Otherwise Noted
L.S.S.K.	See Urinal
L.S.S.K.	See Vinyl Composition Tile
L.S.S.K.	See Vertical
L.S.S.K.	See Vestibule
L.S.S.K.	See Verify in field
L.S.S.K.	See West
L.S.S.K.	See With
L.S.S.K.	See Wall Covering
L.S.S.K.	See Water Closet
L.S.S.K.	See Wood
L.S.S.K.	See Wide Flange
L.S.S.K.	See Where Occurs
L.S.S.K.	See Without
L.S.S.K.	See Waterproof
L.S.S.K.	See Wainscot
L.S.S.K.	See Weight
L.S.S.K.	See Water Resistant



(N) USE-RETAIL

- GENERAL NOTES**
- BY EXECUTING CONTRACTS, CONTRACTOR AND SUBCONTRACTORS REPRESENT THAT THEY HAVE:
 - VISITED THE SITE AND ITS SURROUNDING AND MADE DUE ALLOWANCES FOR DIFFICULTIES AND CONTINGENCIES.
 - COMPARED DRAWINGS WITH EXISTING CONDITIONS AND INFORMED THEMSELVES OF CONDITIONS TO BE ENCOUNTERED, INCLUDING WORK BY OTHERS, IF ANY, BEING PERFORMED, AND
 - NOTIFIED THE ARCHITECT OF AMBIGUITIES, INCONSISTENCIES, AND ERRORS THEY HAVE DISCOVERED WITHIN DRAWINGS OR BETWEEN SCOPE AND EXISTING CONDITIONS.
 - COMPLETE DOCUMENTATION OF EXISTING CONSTRUCTION IS NOT AVAILABLE. DIMENSIONS, LAYOUT, EXISTING MATERIALS, AND CONCEALED CONDITIONS HAVE NOT NECESSARILY BEEN VERIFIED AND AREA NOT REPRESENTED TO BE ACCURATE BEYOND THE LEVEL NECESSARY TO DEFINE THE APPROXIMATE SCOPE OF SURFACE RENOVATION AND SYSTEM REPLACEMENT.
 - IMMEDIATELY UPON ENTERING THE SITE FOR PURPOSES OF BEGINNING WORK, LOCATE GENERAL REFERENCE POINTS AND LAY OUT WORK AND BE RESPONSIBLE FOR LINE, ELEVATION AND MEASUREMENTS, AND WORK EXECUTED UNDER THIS CONTRACT. EXERCISE PROPER PRECAUTIONS TO VERIFY FIGURES SHOWN ON PLANS BEFORE LAYING OUT WORK.
 - CONTRACTOR AND EACH SUBCONTRACTOR BEFORE STARTING WORK SHALL VERIFY GOVERNING DIMENSION AT THE SITE INCLUDING ELEVATIONS AND SHALL EXAMINE ADJOINING WORK ON WHICH CONTRACTORS OR SUBCONTRACTORS WORK IN ANY WAY DEPENDENT. NO "EXTRA" OR ADDITIONAL COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL MEASUREMENTS AND DIMENSIONS SHOWN. SUBMIT DIFFERENCES DISCOVERED DURING THE WORK TO THE OWNER FOR INTERPRETATION BEFORE PROCEEDING WITH ASSOCIATED WORK.
 - NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
 - THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECTS AND HIS CONSULTANTS FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECTS.
 - ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: 2003 CALIFORNIA BUILDING CODE (CBC), 2002 CALIFORNIA MECHANICAL CODE (CMC), 2013 CALIFORNIA ELECTRICAL CODE (CEC), 2013 CALIFORNIA PLUMBING CODE (CPC), 2013 ENERGY COMPLIANCE, AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
 - ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.

2160 S WINCHESTER
PD PERMIT
2160 S WINCHESTER BLVD
CAMPBELL, CA 95008

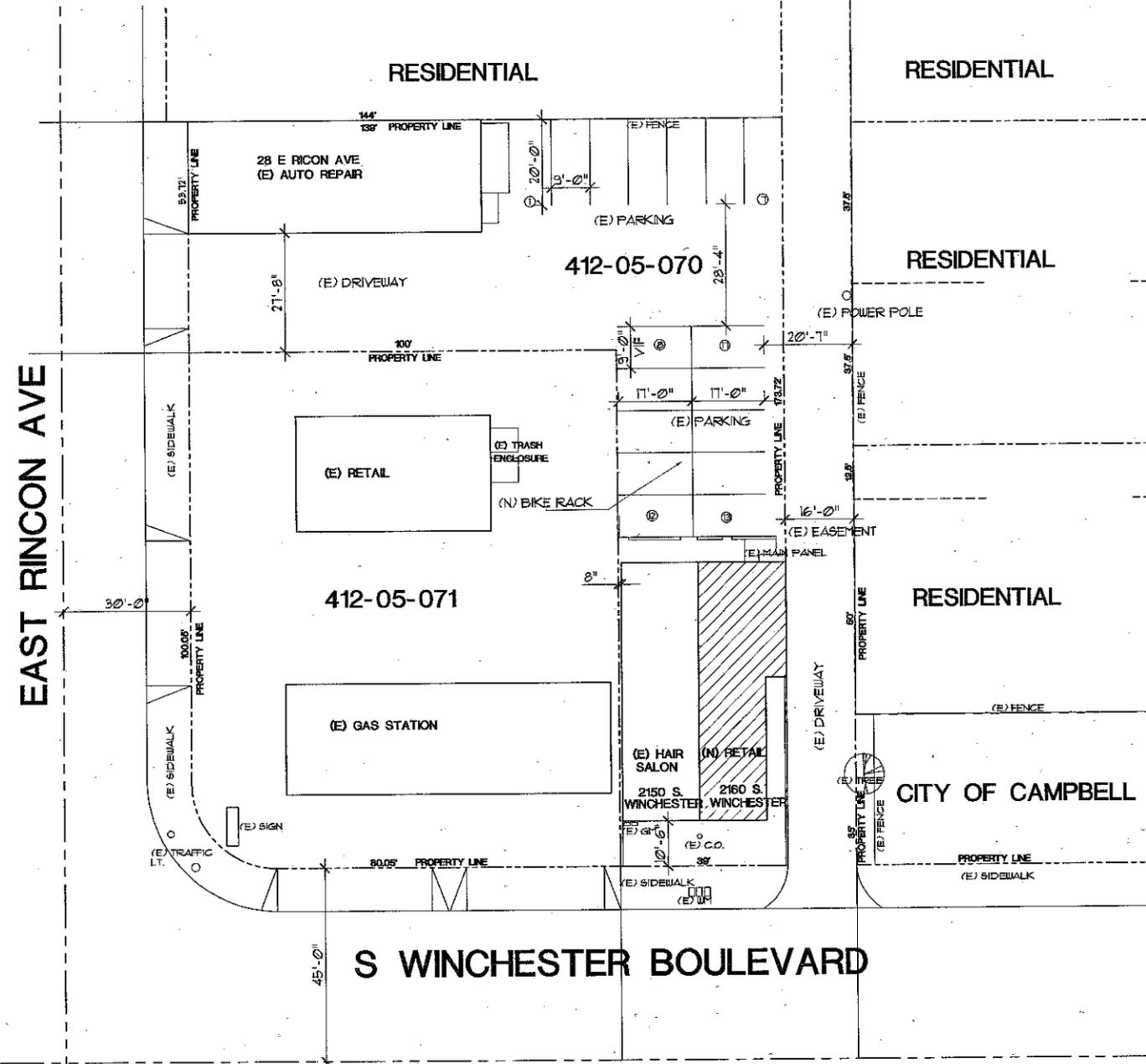
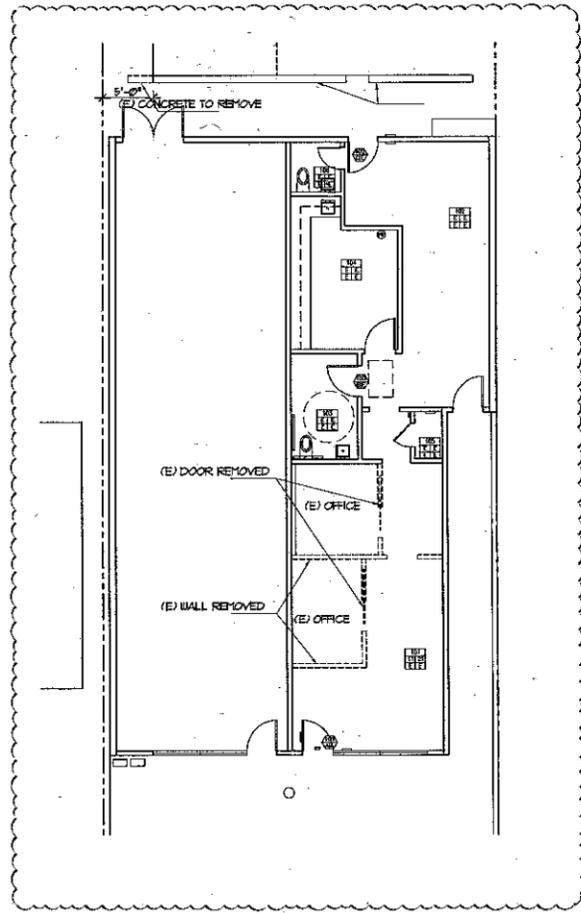
- REVISIONS:
- SEPT 2014 - PLANNING COMMENTS
 - OCT 2014 - PLANNING COMMENTS

SHEET TITLE:
TITLE SHEET

DATE: 9/25/14 PROJECT NO: 14-1449
SCALE: AS SHOWN DRAWN: JH/YZ
SHEET

A-0

OF SHEETS



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OWNER:
 BARBARA BERNS TRUSTEE ET.AL.

2160 S WINCHESTER
 PD PERMIT
 2160 S WINCHESTER BLVD
 CAMPBELL, CA 95008

REVISIONS:
 ▲ SEPT 2014 - PLANNING COMMENTS

SHEET TITLE:
 (E) SITE PLAN
 (E) FLOOR/DEMO PLAN

DATE PROJECT NO.

SCALE DRAWN

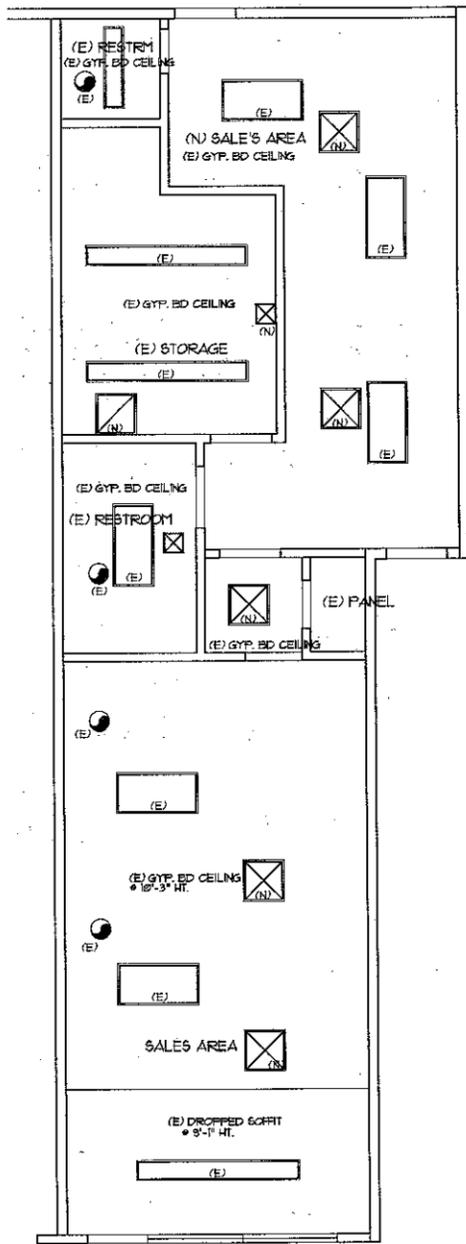
SHEET

A-1

OF SHEETS

NOTE FOR ADA HANDSINK:

1. PROVIDE MIN. 27" HIGH, 30" WIDE, AND 11"-25" DEEP @ 9" AFF KNEE CLEARANCE. HOT WATER PIPES SHALL BE INSULATED. 2013 CBC 11B-306.3.
2. FAUCET CONTROL SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST; REQUIRE NO MORE THAN 5 LBS. FORCE TO ACTIVATE; AND BE LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY-CONTROLLED, OR SIMILAR. 2013 CBC 11B-309



LEGEND

- (E) WALL TO REMAIN, REPAIR AS NEEDED
- EXISTING WINDOW
- ⊖ DUPLEX 110VAC OUTLET (FLOOR MOUNT)
- ⊖ TV CABLE JACK
- ⊖ DUPLEX 110VAC OUTLET (CEILING MOUNT)
- ⊖ DUPLEX 110VAC OUTLET
- ⊖ 240V ELECTRICAL RECEPTACLE
- ⊖ TELEPHONE JACK
- ⊖ DATA CABLE JACK
- ⊖ FIRE EXTINGUISHER-(2A:10B:C)

NOTE: AN APPROVED SIGN IN ACCORDANCE WITH UNIFORM FIRE CODE SHALL BE CONSPICUOUSLY POSTED ABOVE THE EXTINGUISHER

FINISH SCHEDULE

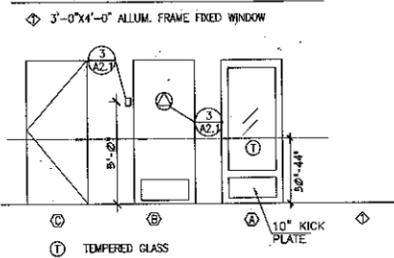
- FLOOR
10. NO FINISH
 11. CARPET
 12. TILE
 13. VINYL
 14. DORK
 - E. EXISTING FLOOR FINISH
- BASE
21. 4" HIGH COVED RUBBER TOPSET BASE
 22. 6" COVED TILE BASE
 - E. EXISTING BASE TO REMAIN
- WALL
31. GYPSUM BOARD TAPE, SMOOTH FINISH, AND PAINT FLAT LATEX
 32. GYPSUM BOARD TAPE, SMOOTH FINISH, AND PAINT SEMI-GLOSS ENAMEL
 33. GYPSUM BOARD TAPE, 4"-0" HIGH TILE, AND PAINT SEMI GLOSS ENAMEL ABOVE TILE
 34. EXTERIOR GYPSUM BOARD SHEETING, W/ STUCCO FINISH
 - E. EXISTING WALL FINISH TO REMAIN
- CEILING
41. 2'-0"x2'-0" SUSPENDED ACOUSTIC CEILING TILE
 42. 4'-0"x2'-0" SUSPENDED ACOUSTIC CEILING TILE
 43. 5/8" TYPE "X" GYPSUM BOARD, TAPE, TEXTURED FINISH AND PAINT
 44. 42 & 43
 45. 41 & 43
 - E. EXISTING CEILING FINISH TO REMAIN

DOOR SCHEDULE

- Ⓐ (E) 3'-0"x7'-0" SOLID CORE DOOR, PAINTED
- Ⓑ (E) 3'-0"x7'-0"x1-3/4" SOLID CORE DOOR, PAINTED W/ H.C. SIGN & S.S. KICK PLATE
- Ⓒ (E) 3'-0"x7'-0" HOLLOW METAL DOOR

NOTE: DOOR/WINDOW HEIGHT AND FRAME TO MATCH (E) KARATE STUDIO CONTRACTOR TO VERIFY IN FIELD.

WINDOW SCHEDULE



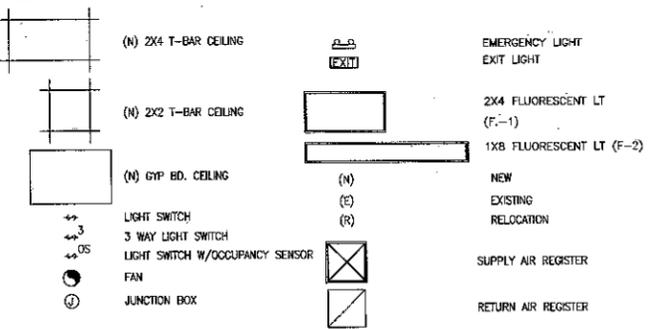
HARDWARE SCHEDULE

- GROUP 1 (PER DOOR)
- 1-1/2 PAIR BUTTS BB179 X 4-1/2 X4-1/2 X 108 STA
 - 1 LOCKSET (LEVER TYPE) A405 SCH
 - 1 DOOR STOP W9 X 108 SBW
- GROUP 2 (PER DOOR)
- 1-1/2 PAIR BUTTS BB179 X 4-1/2 X4-1/2 X 108 STA
 - 1 LOCKSET (LEVER TYPE) A405 SCH
 - 1 DOOR STOP W9 X 108 SBW
 - 1 CLOSER 4030 SERIES SMOOTHIE LCN
 - J-MOLD @ CARPET @ DOOR SILL

HARDWARE NOTE:

- DOOR HARDWARE AT ALL EXIT DOORS ALLOWS DOORS TO BE OPENED FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. 2013 CBC 1008.1.1.
- ALL DOORS ARE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE CENTERED BETWEEN 34"-48" ABOVE FLOOR. 2013 CBC 1008.1.2.

CEILING LEGEND



NOTE FOR ADA HANDSINK:

1. PROVIDE MIN. 27" HIGH, 30" WIDE, AND 11"-25" DEEP @ 9" AFF KNEE CLEARANCE. HOT WATER PIPES SHALL BE INSULATED. 2013 CBC 11B-306.3.
2. FAUCET CONTROL SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST; REQUIRE NO MORE THAN 5 LBS. FORCE TO ACTIVATE; AND BE LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY-CONTROLLED, OR SIMILAR. 2013 CBC 11B-309

CEILING NOTES:

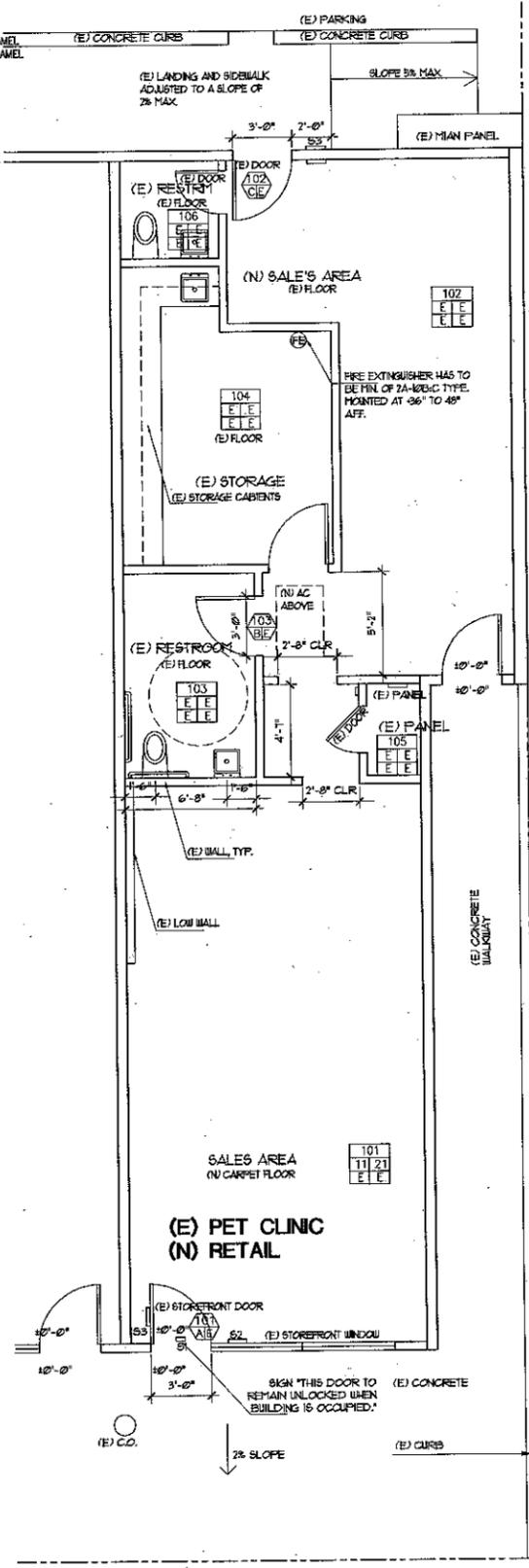
- CONTRACTOR TO VERIFY WITH OWNER ON THE SELECTION OF LIGHT FIXTURES
- LUMINAIRES ARE TO COMPLY WITH CEC ARTICLE 410.
- A COPY OF THE LIGHTING CONTROL ACCEPTANCE CERTIFICATION FORM SHALL BE COMPLETED AND SUBMITTED TO THE ELECTRICAL DEPARTMENT PRIOR TO THE BUILDING FINAL APPROVAL PER TITLE 24 (31(F)).
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2011 NATIONAL ELECTRICAL CODE AS AMENDED BY THE 2013 CALIFORNIA ELECTRICAL CODE.

NOTES:

- ALL LIGHT FIXTURES AND FINISHES TO BE SELECTED BY OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE ALLOWANCE. CONTRACTOR TO VERIFY WITH OWNER TO INCLUDE ALL SPECIFIED FINISHES IN BIDS PRIOR TO GIVE FINAL PRICING AND PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY ALL CABINET DIMENSIONS AT SITE AND VERIFY DESIGN, STYLE, AND COLOR W/ OWNER.
- ELECTRICAL LAYOUT ON THIS DRAWING IS FOR GENERAL CONFORMANCE ONLY. CONTRACTOR TO PROVIDE DESIGN-BUILD TO COMPLY ALL CODE REQUIREMENTS.
- DOUBLE GROUNDING WIRE & CONDUIT
- PATCH & SMOOTH FINISH WALL THRU OUT
- ALL LIGHT FIXTURES TO BE SELECTED BY THE OWNER & ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT, RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELLED WITH A SLOPE NO GREATER THAN 1:2 FOR A HEIGHT OVER 1/4".
- PROVIDE ADDRESS ON FRONT DOOR AS PER MUNICIPAL REQUIREMENTS.
- PROVIDE BLOCKING TO ALL WALL MOUNTED EQUIPMENT PER SUPPLIER REQUIREMENT
- ANCHORAGE OF ALL CABINETS, BOOKCASES, MOVABLE CASES MORE THAN 6 FEET TALL WILL BE A DEFERRED ITEM, AND STRUCTURAL DESIGN AND CALCULATIONS FOR THE ANCHORAGE SHALL BE SUBMITTED TO THE CITY OF MILPITAS FOR APPROVAL PRIOR TO INSTALLATION.

NOTE:

- TACTILE SIGNAGE PER SECTIONS 1014, 203 CBC
- THE MEANS OF EGRESS SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT THE FLOOR LEVEL PER CBC 1026.2
- THE ENTRY DOOR SHOULD HAVE 1/2" KICK PLATE, W/ 3/4" MAX. THRESHOLD HEIGHT PER 106.11, AND 5 LBS MAX. OPENING EFFORT PER 106.13. LATCHING MECHANISMS ON EXIT PATHWAY DOORS SHALL COMPLY WITH CFC 2013, SECTION 1026.13. DOORS SHOULD OPEN ON A SINGLE ACTION WITHOUT SPECIAL KNOWLEDGE.
- PROVIDE 2A 10BC RATED FIRE EXTINGUISHER FOR EVERY 3000 SQUARE FEET OR 75 FEET OF TRAVEL. FIRE EXTINGUISHERS SHALL BE HANG NOT LESS THAN 4" FROM THE FLOOR AND NOT MORE THAN 60" TO THE TOP OF THE EXTINGUISHER. 2013 CBC, SECTION 106.3.
- NEW AC: 1CF PSD 3 TON AC, 359 LBS



5-1: SIGN THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

5-2: TACTILE "EXIT" SIGN

5-3: ACCESSIBLE SIGN



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OWNER:
BARBARA BERNS TRUSTEE ET.AL.

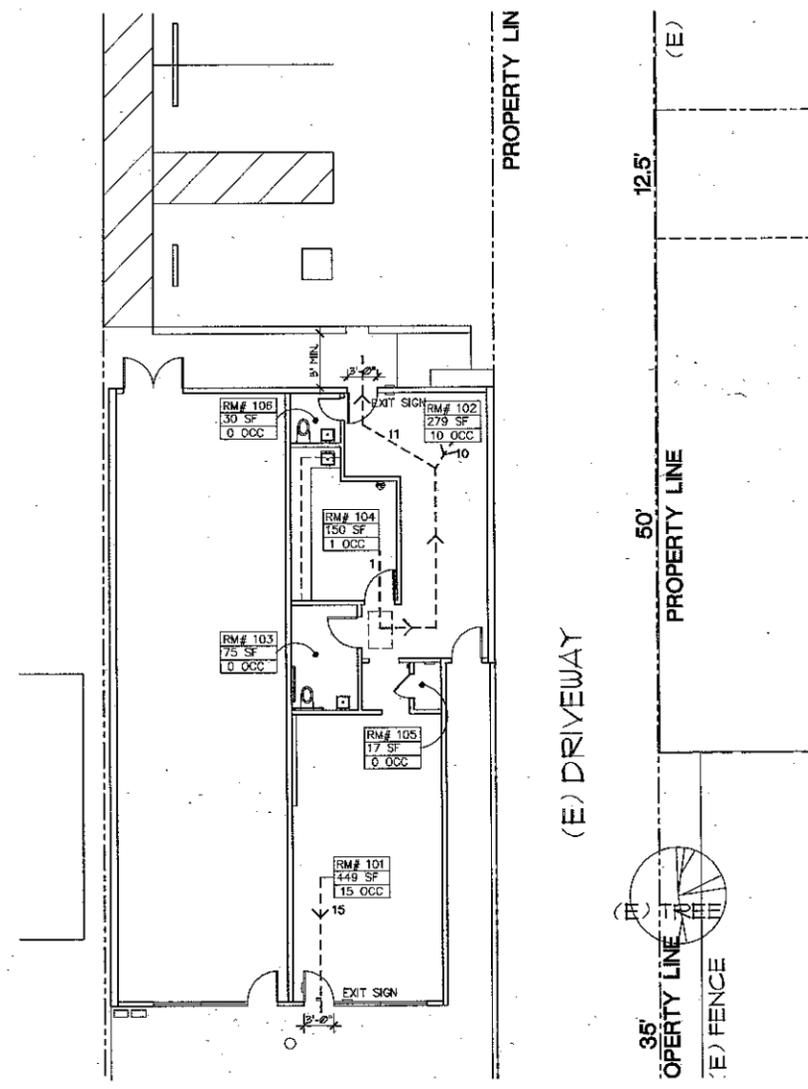
2160 S WINCHESTER
PD PERMIT
2160 S WINCHESTER BLVD
CAMPBELL, CA 95008

REVISIONS:
▲ SEPT 2014 - PLANNING COMMENTS

SHEET TITLE:
EXISTING SITE PLAN
EXISTING FLOOR PLAN

DATE: 9/25/14 PROJECT NO.: 14-1449
SCALE: AS SHOWN DRAWN: JH/YZ
SHEET

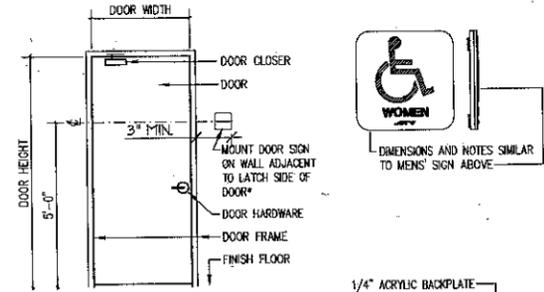
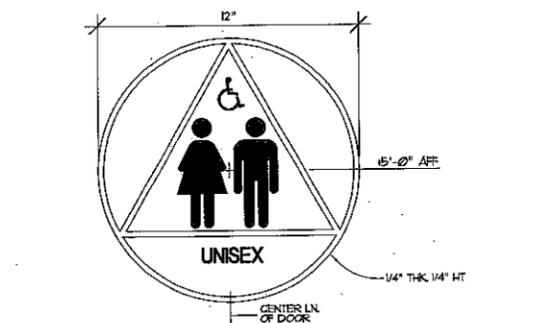
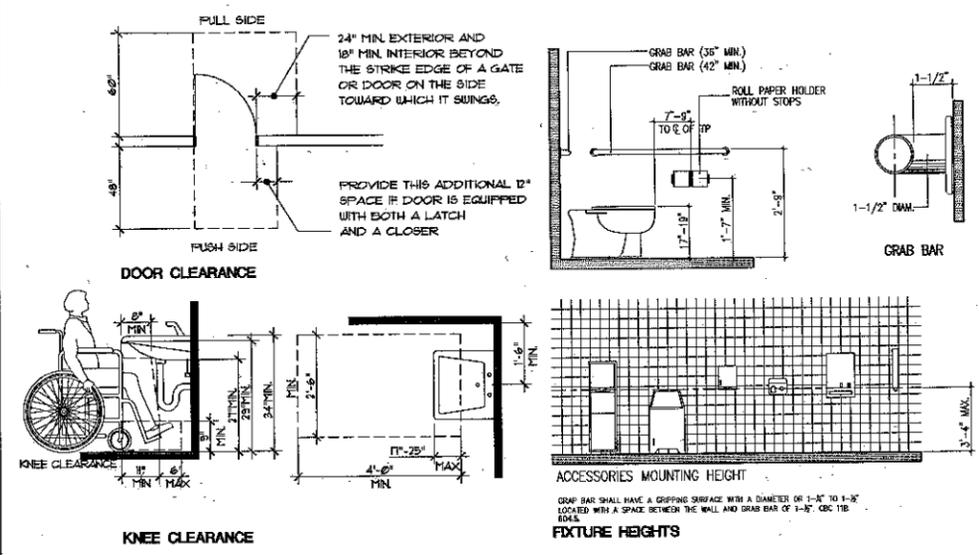
A-2



OCCUPANCY LOAD CALCULATION

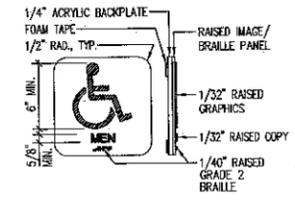
#	ROOM NAME	OCC. TYPE	SF/OCC	AREA	MAX. OCC
101	(N) SALE AREA	M	30	449 SF	15
102	(N) SALE AREA	M	30	279 SF	10
103	(E) RESTROOM	U	300	75 SF	0
104	(E) STORAGE	U	300	150 SF	1
105	(E) PANEL ROOM	U	300	17 SF	0
106	(E) RESTROOM	U	300	30 SF	0
TOTAL AREA				1,000 SF	26

101 - ROOM NUMBER
 100 SF - ROOM AREA
 1 OCC - NUMBER OF OCCUPANTS
 ▶ REQUIRED EXIT & OCCUPANCY LOAD



SPECIFICATIONS: MENS' AND WOMENS'

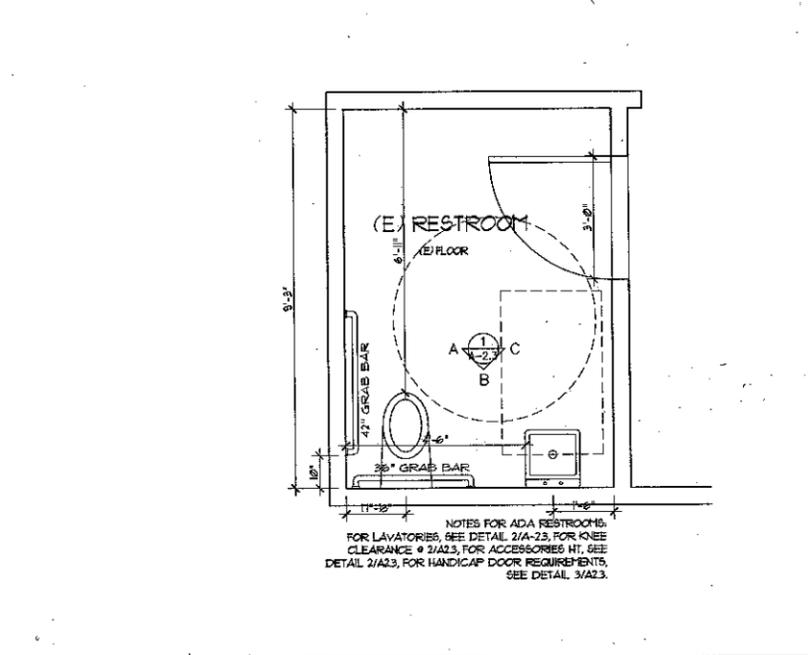
SHAPE: SQUARE
 MATERIAL: COLORED ACRYLIC PLASTIC
 FINISH: NON-GLARE
 COLOR FORMAT: WHITE FIGURE ON BLUE BACKGROUND, THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 5996.
 MOUNTING: PLAQUES TO BE INSTALLED W/ DOUBLE BACK FOAM TAPE



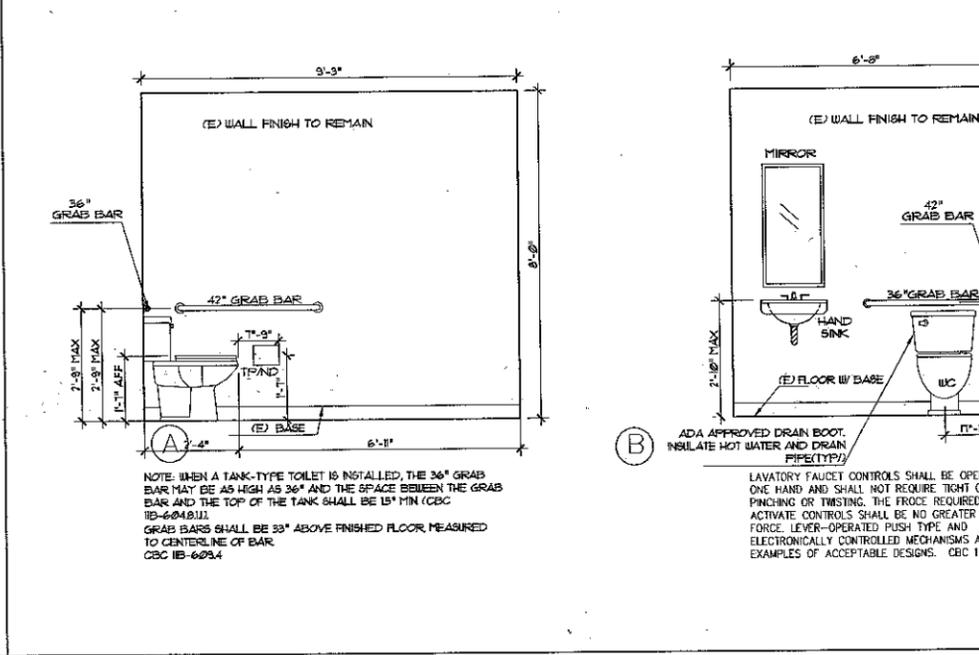
EXIT PLAN 1/8" 1

ADA DOOR AND FIXTURE REQUIREMENTS NTS 2

ADA RESTROOM SIGN DETAIL NTS 3



NOTES FOR ADA RESTROOMS:
 FOR LAVATORIES, SEE DETAIL 2/A-23, FOR KNEE CLEARANCE @ 2/A23, FOR ACCESSORIES HT, SEE DETAIL 2/A23, FOR HANDICAP DOOR REQUIREMENTS, SEE DETAIL 3/A23.



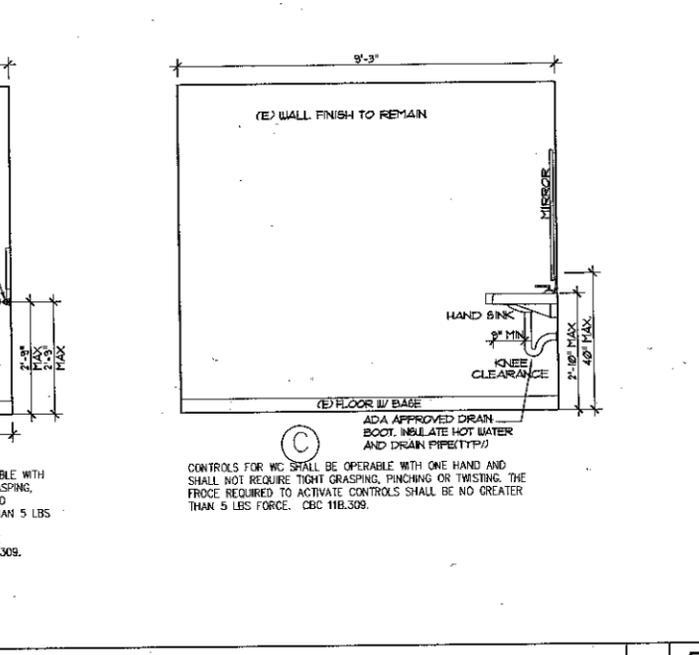
NOTE: WHEN A TANK-TYPE TOILET IS INSTALLED, THE 36" GRAB BAR MAY BE AS HIGH AS 36" AND THE SPACE BETWEEN THE GRAB BAR AND THE TOP OF THE TANK SHALL BE 18" MIN (CBC 11B-604.8.1.1).
 GRAB BARS SHALL BE 33" ABOVE FINISHED FLOOR, MEASURED TO CENTERLINE OF BAR. CBC 11B-605.4

LAVATORY FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS FORCE. LEVER-OPERATED PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. CBC 11B.309.

CONTROLS FOR WC SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS FORCE. CBC 11B.309.

EXISTING RESTROOM FLOOR PLAN 1/4" 4

EXISTING RESTROOM DETAIL 1/2" 5



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REVISIONS:

SHEET TITLE:
 EXIT PLAN
 RESTROOM DETAILS

DATE: 9/25/14 PROJECT NO.: 14-1449
 SCALE: AS SHOWN DRAWN: JH/YZ
 SHEET: A-21
 OF SHEETS: 5