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Planning Commission Date: March 28, 2007 Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing Report Prepared by: Kristine Lowe

Public Hearing: Yes: X No: ____

Notices Mailed On: 3/16/2007 Published On: 3/15/2007 Posted On: 3/15/2007

TITLE:	**USE PERMIT AMENDMENT NO. UA2007-2**
Proposal:	A request to allow a Mexican grocery store, a 10-seat fast-food taqueria and a Western Union service counter to occupy a 3,200 square foot tenant space previously permitted as an Indian grocery store with video rentals and the Labor Ready temporary employment services within Abel Center Plaza.
Location:	568-570 N. Abel Street
APN:	022-07-004
RECOMMENDATION:	**Approve with Conditions**
Applicant:	Maribel Moreno and Jose Andrade, 1604 Tierra Buena Drive, San Jose, CA 95124
Property Owner:	Matthew Meduri, 1557 Carmel Drive, San Jose, CA 95125
Previous Action(s):	"S" Zone approval with subsequent amendments and use permits for the subject tenant space and the shopping center.
Environmental Info:	The proposed project is Categorically Exempt pursuant to Section 15301 (Class 1 Section (a)) of the California environmental Quality Act (CEQA).
General Plan Designation:	General Commercial
Present Zoning:	General Commercial with an "S" Zone Overlay (C2-S)
Existing Land Use:	Retail Shopping Center
Agenda Sent To:	Applicant and property owner

Felipe Espinosa, 3632 Heathcot Court, San Jose, CA 95121

Attachments: Site and floor plans

PJ: 2479

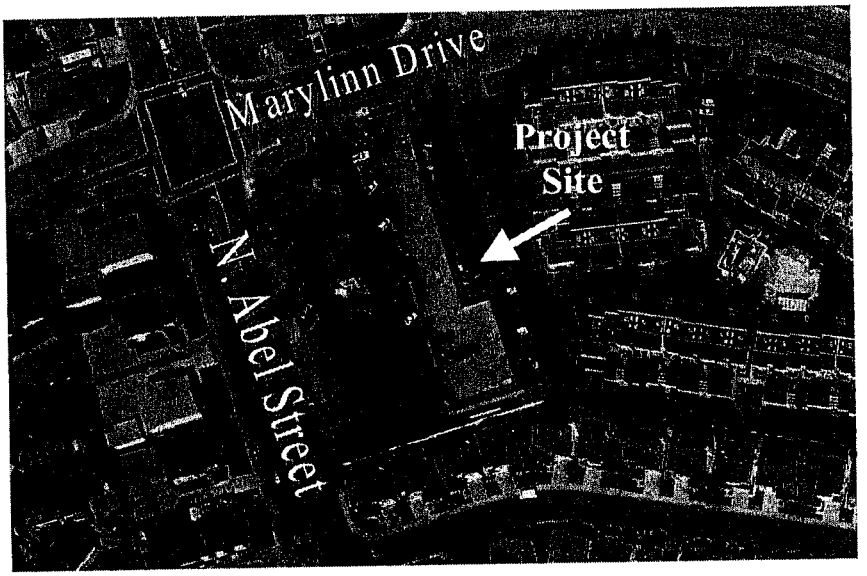
BACKGROUND

In March 1972, the Planning Commission approved a 14,850 sq. ft. retail shopping center. Subsequent amendments to the original approval occurred the same year for exterior architectural changes for a Pizza Hut, a freestanding pole sign and associated building signs, and new roof-top equipment screens. In August 1985, another amendment for exterior architectural upgrades was approved for a 7-Eleven convenience store. In 1995, four parking lot light poles and a new building sign for 7-Eleven were approved. In November 2002, a Use Permit was granted for one of the subject tenant spaces (570 N. Abel Street) to allow an Indian grocery store with video sales and rentals. Finally, A use permit to allow a 48-seat restaurant and a 3-space parking reduction for 550 N. Abel Street was approved, but the restaurant never began operations and the tenant space (previously Radio Shack) remains vacant.

Site Description

The subject site is located in Abel Center Plaza on the southeastern corner of North Abel Street and Marylinn Drive. Single-family and multi-family residential districts surround the project site. The site has a zoning designation of General Commercial with an "S"-Zone Overlay (C2-S).

The subject site is a multi-tenant retail building with nine (9) tenant spaces. Examples of retail uses within the Abel Center Plaza include a 7-Eleven convenience store, dollar store, laundromat, hair salon. The Papa's Pizza restaurant has closed operations and the tenant space formerly occupied by Radio Shack remains vacant. Access, parking and landscaped areas are all located on the western part of the parcel facing North Abel Street and Marylinn Drive. The project is proposed in two vacant tenant spaces approximately 3,200 square feet in size.



THE APPLICATION

The application is submitted pursuant to Title XI, Chapter 19.03-17 (General Commercial District, Conditional Uses – food stores, such as supermarkets, convenience stores, etc.), Section 19.03-36 (restaurants) and Section 57.00 (Use Permits) of the Milpitas Zoning Ordinance.

Project Description

The applicant is requesting approval to operate a Mexican grocery store, 10-seat fast-food restaurant, and a Western Union service counter within the store area in a 3,200 square foot tenant space. Staff calculated the take-out area to be approximately 39 square feet. No alcoholic beverages are proposed as part of this permit. The hours of operation are from 8:00 a.m. to 8:00 p.m., Monday through Sunday.

ISSUES

Conformance with the General Plan

The proposed project complies with the City's General Plan in terms of land use. The proposed use does not conflict with any General Plan Principles and Policies, and is consistent with Implementing Policies:

Implementing Policy 2.a-I-3 *Encourage economic pursuits which will strengthen and promote development through stability and balance.*

Implementing Policy 2.a-I-6 *endeavors to maintain a balanced economic base that can resist downturns in any one economic sector.*

The proposed grocery store and taqueria will add to the City's economic vitality by generating more business in its location and increased patronage of the retail shopping center.

Conformance with the Zoning Ordinance

The proposed project is located in the General Commercial ("C2") Zoning District. Part of this district's purpose is to "include those commercial uses in which shopping may be conducted by people walking to several stores as in a center and may include uses customarily of a single-purpose character served from an immediate parked automobile." The project, with recommended conditions of approval, complies with the City's zoning ordinance for the General Commercial District because it is a retail/restaurant tenant in a multi-tenant center.

Conformance with CEQA

The project is categorically exempt from further environmental review pursuant to Section 15301 (Class 1 Section (a) - "Existing Facilities": interior or exterior alterations involving such things

as interior partitions, plumbing, and electrical conveyances) of the California Environmental Quality Act (CEQA) Guidelines.

ISSUES

Parking

The original multi-tenant building provided parking at a ratio of 1 space per 200 sq. ft. Based on the size of the project tenant space, 3,200 sq. ft., and sixteen (16) parking spaces are allotted to 568-570 North Abel Street. The proposed grocery store / taqueria / Western Union service area requires sixteen (16) spaces as shown on Table 1 below. Table 2 indicates the businesses within the shopping center will not exceed the parking required for the shopping center. Therefore, the proposed project is not anticipated to impact parking at Abel Center Plaza.

Table 1 – Required Parking for El Marchantito Mercado Y Taqueria

	Square Feet	Parking Ratio, per square feet	Number of Seats	Parking Ratio per seats	Parking Required
Grocery Store	2303.5	1/200	---	---	11.51
Taqueria Seating	832.5	---	10	1 / 2.5	4
Taqueria Fast Food Counter	39	1/50	---	---	0.78
Western Union Service Area	64	1/180	---	---	0.35
Parking Provided for Proposed Use					16.64 = 16
Total Parking Spaces Required					16

Table 2 – Able Plaza Parking Table

	Square Feet	Parking Ratio, per square feet	Number of Seats	Parking Ratio per seats	Parking Required
All retail / personal services uses	8540	1/200			42
Proposed El Marchanchito Store /	3200	See Table Above	---	---	16

Taqueria				
Papa's Pizza	2860	1/200	***Number of Parking Spaces Allotted for this Tenant Space (Restaurant Vacant / Seating not determined)***	14
			Total Parking Required	72
			Parking Provided	86
			Excess Parking	14

The shopping center has 86 parking spaces. A parking summary table for the various uses in the center is provided and an analysis of the data shows that 72 spaces are required, leaving an excess of 14 spaces.

The project site conforms to the parking requirement of the Milpitas Zoning Ordinance and therefore no request for a parking reduction is required.

Neighborhood/Community Impacts

The proposed market and video rental is expected to have a positive community impact by providing a unique service to the City of Milpitas. The market will attract residents to the Abel Center Plaza, which will support other retail and service establishments in the area. Based on this, staff concludes that this proposal will not have any negative or detrimental impacts on the community.

RECOMMENDATION

Close the public hearing. Approve Use Permit No. UP2007-2 based on the findings and special conditions listed below.

FINDINGS

1. The proposed project is consistent with the City of Milpitas Zoning Ordinance and General Plan in terms of land use and meets the purpose of the General Commercial "C2-S" District because the Mexican grocery store, 10-seat fast food taqueria and Western Union service counter are compatible with neighboring retail businesses.

2. The sale of food products are consistent with the intent of the General Commercial "C2" District which permits such uses with a Use Permit.

3. As conditioned, the proposed project will not be detrimental or injurious to the public health, safety, and general welfare to adjacent future tenants or the surrounding community because the proposed project will not produce negative effects on the community and will help to occupy vacant retail space in the retail building.

4. The proposed project is categorically exempt from further environmental review pursuant to Section 15301 Class 1(a), ("Existing Facilities", interior or exterior alterations involving such

things as interior partitions, plumbing and electrical conveyances) of the State CEQA Guidelines.

SPECIAL CONDITIONS

1. This Use Permit No. UA2007-2 approval is for a 3,200 square foot Mexican grocery store, 10-seat fast food restaurant and Western Union service counter 568-570 N. Abel Street as shown on approved plans dated December 13, 2006. Any addition of seating or change in nature of the operation shall require review and approval by the Planning Commission of an amendment to this Use Permit. Minor changes, as per Section 42 of the Milpitas Zoning Ordinance, to approved plans may be approved by the Planning Division staff. (P)
2. This use shall be conducted in compliance with all appropriate local, state and federal laws and regulations. (P)
3. If at the time of application for building permit, there is a past due project job account balance owed to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
4. If at the time of application for certificate of occupancy there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
5. Prior to the certificate of occupancy, the business owner shall post signs (in English and in Vietnamese, Chinese, Filipino or Spanish or other applicable language) inside the premises for all employees, which identify procedures for food delivery and disposing of garbage. The signs shall be displayed for the life of the business. (P)
6. Prior to building permit issuance, the applicant shall submit tenant improvement plans that incorporate an indoor mat and equipment washing area that drains to the sanitary sewer. In addition, all floor drains and trash compactors shall drain to the sanitary sewer. (P)
7. Prior to issuance of a certificate of occupancy, the business owner shall submit a report detailing a program assigning restaurant staff perpetual responsibility for complying with the following guidelines:

    A. Keep garbage dumpsters clean inside and out; replace dirty or leaking dumpsters with new, clean ones.

    B. Double or triple bag waste to prevent leaking.

    C. Place, do not drop or throw, waste-filled bags, to prevent leaking.

    D. Keep the ground under and around the garbage dumpsters swept.

    E. Sprinkle the ground lightly after sweeping with a mixture of water and a little bleach.

    It is expected that Best Management Practices for solid waste handling will advance over time, thus it is the expectation that the applicant will modify their practices in accordance with future standards. (P)

8. Washing of containers, equipment, and floor mats shall be conducted in the kitchen area so that wash water may drain into the sanitary sewer in perpetuity. (P)
9. This approval does not include any signs. Any new signage shall adhere to the sign program for the Abel Center Plaza and shall be submitted and approved by the Planning Division. (P)
10. Applicable codes shall be 2004 California Building Code, CPC, CMC, 2004 CEC, 2005 Energy Efficiency Standards, and 2002 Milpitas Municipal Code. (B)
11. It is mandated to obtain Business license and Certificate of occupancy prior to operating a business. (B)
12. Preliminary meeting is available for code questions. Please contact Chief Building Official, Keyvan Irannejad, for appointment at (408) 586 3244. (B)
13. Obtain permits from Health Department and Water Pollution Control prior to applying for a Building permit. (B)
14. Separate toilet facilities shall be provided for each sex when number of customers served exceed 10 based on occupant load of CBC Table 10-A as per CPC sec.413.3. (B)
15. 2001 CPC Table 4-1 shall determine the minimum number of plumbing fixtures required. (B)
16. All food establishments selling food for consumption on the premises shall have bathrooms accessible to the public as per 2001 Milpitas Municipal Code. Access through kitchen and storage areas is not permitted. (B)
17. Plans shall be prepared and designed by Architect/Engineer licensed in the state of California. (B)

ACCESSIBILITY

18. People with disabilities accessible parking shall be provided as per 2001 CBC, sec. 1129B.1. Accessible parking spaces shall be dispersed and located closest to the accessible entrances. One in every eight accessible parking spaces, but not less than one parking space shall be accessible as per sec. 1129B.4.2 (B)
19. Accessibility signs shall be provided at every primary public entrance, at every major junction along or leading to an accessible route of travel and at building entrance that are accessible as per 2001CBC, section 1127 B.3. (B)
20. All primary entrances and required exit doors shall be accessible to people with disabilities as per 2001 CBC, sec. 1114.B.1.3. (B)
21. Food preparation areas shall be accessible to people with physical disabilities as per 2001 CBC sec. 1104B.5.8 and food services aisles and tableware areas as per sec. 1104B.5.5 and Sec. 1104B.5.6 accordingly. (B)
22. Sanitary facilities shall be fully accessible to people with disabilities as per 2001CBC, section 1115B. (B)
23. Provide maneuvering clearances at doors as per 2001 CBC, Sec. 1133B.2.4.2. (B)

24. Counters provided for the public and in general employee area must be accessible at least 5%, but not less than one counter (36 in. long) and no more than 28 to 34 inches high per 2001 CBC, Sec. 1122B. (B)

25. Provide min. aisle width per 2001 CBC section 1133 B.6.2. Every aisle shall be 36" wide if serving one side and 44" min. wide if serving both sides. (B)

26. Addressing numbers should be illuminated during the hours of darkness and positioned so as to be readily readable from the street. (PD)

27. Emergency contact information for responsible parties should be provided to the Milpitas Police Department (PD)

28. Window advertisements and displays should be placed in a manner to maximize natural surveillance into the development (PD)

29. The check cashing area should have limited access by the public. The plan appears to allow public access into the check cashing area. This may be resolved by including a check-cashing window to limit public's access to the room. (PD)

30. Per Chapter 200, Solid Waste Management, V-200-3.10, *General Requirement*, applicant/property owner shall not keep or accumulate, or permit to be kept or accumulated, any solid waste of any kind and is responsible for proper keeping, accumulating and delivery of solid waste. In addition, according to V-200-3.20 *Owner Responsible for Solid Waste, Recyclables, and Yard Waste*, applicant/property owner shall subscribe to and pay for solid waste services rendered. Prior to occupancy permit issuance (start of operation), the applicant shall submit evidence to the City that a minimum level of refuse has been secured using a Service Agreement with Allied Waste Services (Formerly BFI) for commercial services to maintain an adequate level of service for trash and recycling collection. After the applicant has started its business, the applicant shall contact Allied Waste Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the applicant shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234. (E)

31. The developer shall submit a Sewer Needs Questionnaire and/or Industrial Waste Questionnaire with the building permit application and pay the related fees prior to Building Permit issuance. Contact the Land Development Section at (408) 586-3329 to obtain the form(s). (E)

32. It is the responsibility of the developer to obtain any necessary encroachment permits from affected agencies and private parties. Copies of these approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)

33. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, plan check and inspection deposit, and 2.5% building permit automation fee. (E)

34. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers

to eliminate as much as possible pollutants entering our receiving waters. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)

35. The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program shows this site to be in A Special Flood Hazard Area, Zone AH (elevation 12). The propose work is considered non-substantial improvement and the zone designation is given for information only. (E)

Planning Division = (P)

Building Division = (B)

Police Department = (PD)

Engineering Division = (E)

NOTES TO THE APPLICANT

The following notes pertain to administration of the City codes and ordinances that are not part of the Zoning Ordinance regulations. The applicant shall not consider these notes as approval from any Department. Additional requirements may be made prior to permit issuance. These notes are provided to assist in the permit process if approval is granted.

FIRE DEPARTMENT [For further information regarding the following notes please contact Gerardo Amador at (408) 586-3383]

1. No certificate of occupancy shall be issued unless and until the requirements imposed by the Fire Code have been completed and final approval thereof, by the Fire Department, has been given and all inspection fees paid. Section 105.4 as amended by Section V-300-2.01 Milpitas Municipal Code.

2. No change shall be made in the character of occupancies or use of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the California Building Code for such division or group of occupancy. California Building Code Section 3405.

3. Approved numbers or addresses shall be provided for all buildings (and tenants) in such a position as to be plainly visible and legible from the street or road fronting the property. CFC Section 901.4.4.

4. Portable fire extinguishers shall be installed in occupancies and locations as set forth in the code, California Code of Regulations Title 19, Division 1, and Chapters 1 and 3 and as required by the Milpitas Fire Chief. California Fire Code (CFC) Section 1002.1.

5. No approval for any hazardous materials under this review.

6. The Milpitas Fire Department shall approve new installation and/or modifications to existing fire protection, alarm or monitoring system(s). A separate submittal is required to the Milpitas Fire Department, for review and approval, prior to the commencement of any work. CFC Section 1001.3.

7. Obstructions, including storage, shall not be placed in the required width of a means of egress, except projections as allowed by the Building Code. Means of egress shall not be obstructed in any manner and shall remain free of any material or matter where its presence would obstruct or render the means of egress hazardous. CFC Section 1203.

8. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. Manual operated edge- or surface-mounted flush bolts and surface bolts are prohibited. CFC Section 1207.3

9. Exit doors shall swing in the direction of exit travel when serving any hazardous area or when serving an occupant load of 50 or more. Section 1207.2, CFC

10. Means of egress illumination shall be provided and maintained in accordance with the Building Code. Means of egress shall be illuminated when the building or structure is occupied. CFC Section 1211.1.

11. A ventilating hood and duct system shall be provided in accordance with the Mechanical Code for commercial-type food heat-processing equipment that produces grease-laden vapors if there are to be any such appliances. CFC Section 1005.1

12. An approved automatic fire-extinguishing system shall be provided for the protection of commercial-type cooking equipment. CFC Section 1051.2. Exception: The requirement for protection does not include steam kettles and steam tables or equipment, which as used does not create grease-laden vapors.

13. A fire extinguisher listed and labeled for Class K fires shall be installed within 30 feet of commercial food heat-processing equipment, as measured along an unobstructed path of travel, in accordance with California Cod of Regulations, Title 19, Division 1, Chapter 3. CFC Section 1005.2.7.

14. Combustible rubbish kept or accumulated within or adjacent to a building shall be stored in approved containers or in rooms or vaults constructed of noncombustible materials. Sec. 1103.2.1.2 UFC.

15. Dumpsters and containers of rubbish with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored or placed within 5 feet of combustible walls, openings or combustible roof eaves unless protected by an approved sprinkler system. Section 1103.2.2, CFC

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SCOPE OF WORK:
PROPOSED
MINI MARKET & FAST FOOD
IN 2 VACANT OPEN SPACES
ABEL SHOPPING CENTER

SITE DATA

ASSESSORS PARCEL NO: 022-07-004
CODE NO.: 12 003
PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED AUGUST 31, 1972, BOOK 307, PAGE 54 OF MAPS, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

VACANT AREA TO BE USE 40X80 FEET= 3200 SOFT.
ON EXISTING ABEL SHOPPING CENTER
550 N ABEL ST, MILPITAS

APPLICABLE BUILDING CODES

UBC: 1997
UPC: 1997
UMC: 1997
NEC: 1996
ENERGY EFFICIENCY STANDARDS: 1998
CALIFORNIA BUILDING CODE: 1998(CBC, CPC, CMC, CEC) AND LOCAL ORDINANCES

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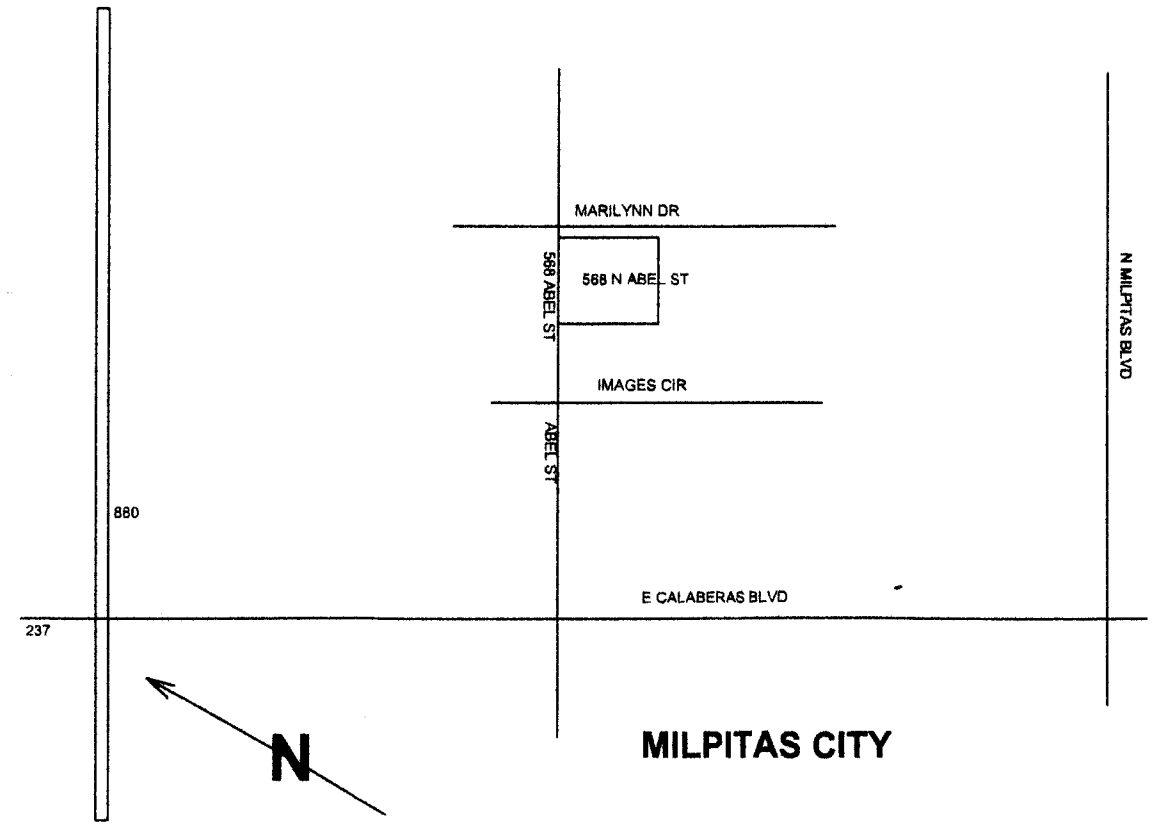


MILPITAS CITY

RECEIVED
JAN 25 2007
CITY OF MILPITAS
PLANNING DIVISION

DATE	REVISIONS
12/13/08	A

DRAWN BY
F.E.

LICENSED ARCHITECT FELIPE ESPINOZA C-11206 EXP. 9-10-08 STATE OF CALIFORNIA

IMAGINE ARCHITECT DESING
& AND ASSOCIATES
15019 CHARLOTTE AVE
SAN JOSE CA 95124
408 499-0297

LICENSED ARCHITECT FELIPE ESPINOZA C-11206 EXP. 9-10-08 STATE OF CALIFORNIA

Proposed Floor Plan

EL MARCHANTITO
GROCERY STORE, NEXICAN FAST FOOD,
MEET MARKET, CHECK CASHING
568 ABEL ST MILPITAS CA. 95035

SCALE
1/4" = 1'-0" , U.N.O

DATE
12/13/06

SHEET
A-0
OF 8 SHEETS

GENERAL NOTES

EMERGENCY ESCAPE WINDOWS

EVERY SLEEPING ROOM TO BE PROVIDED WITH AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE, WHICH OPENS DIRECTLY TO STREET, PUBLIC ALLEY, YARD, OR EXIT CORRIDOR.
THE UNITS SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. ALL ESCAPE/RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION HALL BE 20 INCHES. ESCAPE/RESCUE WINDOWS SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

GARAGE SEPARATION

ATTACHED GARAGE SHALL BE PROVIDED WITH 5/8" TYPE-X G.W.B. AT SEPARATION WALLS AND CEILING. SEPARATION DOORS SHALL BE SOLID CORE AND SELF-CLOSING WITH TWO SPRING HINGES. SEE DRAWINGS.

FIRE BLOCKING AND DRAFT STOPS

FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN TOP STORY AND A ROOF OR ATTIC SPACE.

PROVIDE AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

PROVIDE AT CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS.

PROVIDE AT OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

DRAINAGE

FINISH GRADE TO SLOPE AWAY FROM STRUCTURES AT A MINIMUM OF 2 % TOWARD APPROVED DRAINAGE FACILITIES.

DOWN-SPOUT DRAIN-PIPES TO BE PROVIDED, SLOPED TO DAYLIGHT.

FOUNDATION VENTILATION

CRAWL SPACE SHALL BE PROVIDED WITH A MIN. NET FREE VENTILATING AREA NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. ALL OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF ¼ INCH IN DIMENSION.

MOISTURE RESISTANT G.W.B. (GREENBOARD) SHALL BE PROVIDED ON WALLS AT BATHROOMS, LAUNDRY ROOMS, KITCHENS AND AREAS SUBJECT TO MOISTURE.

MOISTURE-RESISTANT GWB SHALL NOT BE USED OVER A VAPOR RETARDER, IN AREAS SUBJECT TO HIGH HUMIDITY (SUCH AS SAUNAS), OR ON CEILINGS WHERE FRAME SPACING EXCEEDS 12" ON CENTER.

TYPICAL AT ALL SHOWERS AND TUB/SHOWER WALLS:
A SMOOTH, HARD, NON-ABSORBENT SURFACE (E.G. CERAMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT SUCH AS TILE BACKER BOARD, TO A HEIGHT OF 72 IN. ABOVE DRAIN INLET.

SHOWERS AND TUBS WITH SHOWERS REQUIRE TILE OR OTHER APPROVED SURFACE WITH WATERPROOF BACKING 6 FT. ABOVE THE FLOOR LINE. A CURTAIN ROD OR OTHER APPROVED ENCLOSURE SHALL BE PROVIDED.

SOUND INSULATION

PROVIDE SOUND INSULATION IN ALL WALLS BETWEEN BATHROOMS AND ADJACENT ROOMS.

WINDOWS, GLASS AND GLAZING

ALL GLAZING IN GLASS DOORS AND SIDELIGHTS, SHOWER DOORS, TUB ENCLOSURES AND STORM DOORS SHALL BE OF SAFETY GLAZING MATERIALS (TEMPERED OR LAMINATED SAFETY GLASS). GLASS TUB & SHOWER ENCLOSURES AND ADJACENT OPENINGS WITHIN 60" OF THE WALKING SURFACE IS TO BE SAFETY GLAZED. GLAZING WITHIN A 24" ARC OF THE VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION, AND WHICH IS WITHIN 60" OF THE WALKING SURFACE TO BE SAFETY GLAZED.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLAS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 INCHES AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 INCHES ABOVE ROOF PLANE

ALL GLAZING IN DOORS AND IN WINDOWS SHALL BE DUAL GLAZING PER THE ENERGY CALCULATIONS

FLASHING

METHODS OF FLASHING MUST CONFORM TO CODE.

PROVIDE WEATHER-RESISTIVE BARRIER AT ALL EXTERIOR WALLS PER UBC 1402.1 , SUCH AS 15# OIL-SATURATED RAG FELT.

ROOF COVERING

CLASS "A" ROOF MATERIALS:

ROOFING MATERIALS SHALL BEAR THE LABEL OF AN APPROVED AGENCY. MATERIALS SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

UNDERLAYMENT:

NOT LESS THAN ONE LAYER NONPERFORATED TYPE 15 FELT, LAPPED HORIZONTALLY AND VERTICALLY.

ATTIC ACCESS

ATTIC ACCESS SHALL BE PROVIDED. PROVIDE LIGHT FIXTURE AND SWITCH AT ATTIC ACCESS -- SEE DRAWINGS.

ATTIC VENTILATION

ATTIC SHALL BE PROVIDED WITH A MINIMUM NET FREE VENTILATING AREA NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. ALL OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF ¼ INCH IN DIMENSION.

FOUNDATIONS

FOUNDATION WALLS TO EXTEND AT LEAST 6 INCHES ABOVE THE FINISHED GRADE.

FOUNDATION PLATES / SILLS SHALL BE PRESSURE TREATED WOOD AND SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/2 INCH NOMINAL DIAMETER BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE AND SPACED NOT MORE THAN 4 FT. APART OR AS OTHERWISE NOTED. BOLTS TO BE LOCATED WITHIN 9 INCHES OF EACH END OF EACH SILL PIECE. SEE FOUNDATION AND FRAMING PLANS AND NOTES.

ANCHOR BOLTS TO BE PROVIDED WITH 2" x 2" x 3/16" PLATE WASHERS.

CONNECTORS FOR PRESSURE TREATED OR FIRE-RETARDANT TREATED WOOD TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

MINIMUM STRUCTURAL SPECIFICATIONS

SEE ALSO STRUCTURAL DRAWINGS AND NOTES

FRAMING LUMBER TO BE DOUGLAS FIR #2 U.N.O.

PRESSURE TREATED MUDSILLS TO BE DOUGLAS FIR #2 U.N.O.

CONCRETE STRENGTH TO BE fc' = 2500 psi IN 28 DAYS

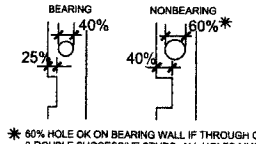
REBAR TO BE GRADE 60

FRAMING / WALL CONSTRUCTION

BRACING:

SEISMIC WALL BRACING AS PER STRUCTURAL PLANS AND NOTES.

NOTCHING AND BORING STUDS:



* 60% HOLE OK ON BEARING WALL IF THROUGH ONLY 2-DOUBLE SUCCESSIVE STUDS. ALL HOLES MUST BE MINIMUM 5/8 INCH FROM EDGE.

GULAM BEAMS:

GULAM BEAM INSPECTION CERTIFICATES SHALL BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO COMPLETION OF FRAME INSPECTION FOR ALL GULAM BEAMS.

PLUMBING NOTES

PLUMBING FIXTURES:

WATER CLOSET = 1.6 GALLONS PER FLUSH MAX.
SHOWERHEAD = 2.5 GPM MAX.
LAVATORY FAUCETS = 2.2 GPM MAX.
SINK FAUCETS = 2.2. GPM MAX.

WATER USAGE LABELS SHALL BE LEFT ON PLUMBING FIXTURES UNTIL FINAL INSPECTION HAS BEEN DONE SO THAT PROOF OF WATER USAGE COMPLIANCE CAN BE VERIFIED BY THE BUILDING DEPARTMENT.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROLS VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEG. F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION.

WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE, POINTING DOWNWARD.

PROVIDE COMBUSTION AIR VENTS (WITH SCREEN AND BACK DAMPER) FOR ANY APPLIANCE WITH OPEN FLAME PROVIDE INDIVIDUAL SHUT-OFF VALVE FOR AT MAXIMUM 3 FEET FROM EVERY GAS APPLIANCE

UNDERGROUND FERROUS GAS PIPING SHALL SHALL BE ELECTRICALLY ISOLATED FROM TO REST OF THE GAS SYSTEM WITH LISTED ISOLATION FITTINGS INSTALLED A MINIMUM OF 6 IN. ABOVE GRADE.

WATER HEATERS TO BE STRAPPED TO THE BUILDING WITH AT LEAST TWO STRAPS. TO PREVENT BEISMIC MOVEMENT, ONE STRAP WITHIN THE TOP THIRD AND THE OTHER STRAP WITHIN THE BOTTOM THIRD OF THE WATER HEATER. THE LOWER STRAP SHALL NOT BE WITHIN 4" OF THE CONTROLS.

ALL EXTERIOR HOSE BIBS TO HAVE NON-REMOVABLE BACKFLOW PREVENTION DEVICES.

PROVIDE AN ACCESS DOOR, 18" x 24" MINIMUM, WITHIN 20 FT. OF THE PLUMBING CLEANOUT.

ALL DISHWASHER WASTE LINES SHALL BE PROVIDED WITH AN APPROVED AIRGAP SEPARATION DEVICE.

PROVIDE MIN. 30 INCH WIDE SPACE AT WATER CLOSET, EXTENDING AT LEAST 24 INCHES IN FRONT.

NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND, UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6 IN. ABOVE GRADE OR STRUCTURE.

INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

MECHANICAL NOTES

DUCTS IN UNCONDITIONED SPACES TO BE PROVIDED WITH MINIMUM R-4.2 INSULATION.

FACTORY MADE FLEXIBLE AIR DUCTS TO BE INSTALLED ACCORDING TO INSTALLATION INSTRUCTIONS AND STANDARDS SET BY THE CODE, AND TO USE UL 181B TAPE.

APPROVED FLEXIBLE DUCT TO OUTSIDE FOR DRYER AND BATHROOMS SHALL NOT EXCEED 6 FT. IN LENGTH. ONLY SMOOTH WALL DUCTING MAY BE USED FOR DISTANCES GREATER THAN 6 FT.

DRYER EXHAUST VENT TO BE 3-1/2" X 12" SMOOTH SHEET METAL PIPE EXTENDING UP THE WALL AND TRANSITIONING TO A 5" DIA. SMOOTH SHEET METAL PIPE IN ATTIC, AND EXTENDING TO THE OUTSIDE, WITH A BACKDRAFT DAMPER.

DUCT WORK SHALL USE PRESSURE-SENSITIVE TAPES, MASTICS, AEROSOL SEALANTS OR OTHER CLOSURE SYSTEMS MEETING APPLICABLE UL 181A AND B REQUIREMENTS. DRAWBANDS USED WITH FLEXIBLE DUCTS SHALL BE EITHER STAINLESS STEEL, WORM DRIVEN HOSE CLAMPS, OR UV-RESISTENT NYLON DUCT TIES. IN ADDITION, DRAWBANDS MUST HAVE A MINIMUM TENSILE STRENGTH RATING OF 150 POUNDS AND BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER.

APPLIANCES GENERATING A GLOW, SPARK, OR FLAME MUST BE AT LEAST 18 IN. ABOVE THE FLOOR IN A GARAGE

PROVIDE COMBUSTION AIR OPENINGS WITHIN 12 IN. OF FLOOR AND CEILING FOR GAS BURNING EQUIPMENT.

PROVIDE COMBUSTION AIR VENTS (WITH SCREEN AND BACK DAMPER) FOR ANY APPLIANCE WITH OPEN FLAME PROVIDE INDIVIDUAL SHUT-OFF VALVE FOR AT MAXIMUM 3 FEET FROM EVERY GAS APPLIANCE

INSTALLATION INSTRUCTIONS FOT ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION

PROVIDE 26 GUAGE STEEL DUCT IN GARAGE WHERE IT PENETRATES 1-HOUR WALL SEPARATION

ELECTRICAL NOTES

ELECTRICAL RECEPTACLES SHALL BE NO MORE THAN 12 FT. APART INCLUDING ANY WALL 2 FT. OR WIDER (BATHROOMS AND UTILITY ROOMS EXCEPTED).

ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED WITHIN 6 FT., MEASURED HORIZONTALLY OF THE KITCHEN SINK, IN BATHROOMS, IN GARAGES, OUTDOORS OR IN LAUNDRY ROOMS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPT PROTECTION.

RECEPTACLES AT CONSTRUCTION POST, GARAGE AND BATHS TO BE G.F.I.C.

ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE BEDSIDE OUTLET CONTROLLED BY SWITCH.

GARAGE OUTLETS AT 42" HEIGHT

BATHROOMS SHALL BE PROVIDED WITH SWITCHES CONTROLLING LIGHT FIXTURES AND MECHANICAL VENTILATION

EXTERIOR LIGHT FIXTURES SHALL BE PROVIDED AT ALL DOORS TO THE EXTERIOR. SWITCHES SHALL BE PROVIDED NEAR DOORS CONTROLLING OUTDOOR LIGHT FIXTURES.

A BARE COPPER WIRE (20 FT. OF #2) SHALL BE WRAPPED AROUND THE LOWEST PIECE OF FOOTING REBAR AND SHALL TERMINATE WITH ENOUGH WIRE TO REACH THE ELECTRICAL SERVICE PANEL FOR USE AS A GROUND SOURCE.

PRE-WIRE FOR PHONE AND T.V.

200 AMP MAIN PANEL WITH CIRCUIT PANELS.

MINIMUM 12 GAUGE WIRE THROUGH-OUT.

REINFORCE ALL CEILING MOUNTED LIGHTS, FIXTURES, AND/OR DEVICES.

PROVIDE FRONT DOOR CHIME.

OUTLETS, SWITCH BOXES AND DEVICES ON EXTERIOR WALLS SHALL BE INSTALLED WITH SEALANT, GASKETING AND FLASHINGS AS REQUIRED.

GENERAL LIGHTING IN KITCHENS AND BATHROOMS SHALL HAVE LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT. GENERAL LIGHTING SHALL BE CONTROLLED BY THE MOST ACCESSIBLE SWITCH. ADDITIONAL LIGHTING TO BE USED ONLY FOR DECORATIVE EFFECTS NEED NOT MEET THIS REQUIREMENT.

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES MUST HAVE LABEL STATING "SUITABLE FOR DAMP LOCATIONS"

AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED IN ATTICS, UNDER FLOOR SPACE, IN UTILITY ROOMS, IN BASEMENTS USED FOR STORAGE OR WHERE EQUIPMENT REQUIRING SERVICING IS LOCATED, AND AT BASEMENT EXTERIOR EXITS.

PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.

RECEPTACLES ARE REQUIRED AT THE FRONT AND REAR OF THE HOME, AND THEY MUST BE WITHIN 6'-6" OF GRADE, AND WEATHERPROOF GFCI PROTECTED.

EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS OR AUTOMATIC DAMPERS.

CLOTHES DRYERS AND COOKING UNITS TO HAVE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL, AND A FOUR-PRONG OUTLET.

PROVIDE AN ELECTRICAL DISCONNECT FOR ALL HEATING APPLIANCES BY USE OF A SWITCH OR PLUG.

ELECTRICAL LIGHTING FIXTURES IN CLOTHES CLOSET SHALL BE INSTALLED WITH A MINIMUM OF 18 INCHES CLEARANCE TO COMBUSTIBLE MATERIALS. FIXTURES SHALL BE VERTICALLY CLEAR TO FLOOR OR RECESSED.

INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

FIRE-WARNING SYSTEMS

PROVIDE MINIMUM OF ONE SMOKE DETECTOR PER FLOOR.

SMOKE DETECTORS TO BE PROVIDED ABOVE DOOR AT EACH SLEEPING ROOM.

CONNECT SMOKE DETECTORS TO HOUSE POWER AND INSTALL INTERCONNECT SO THAT WHEN ANY ONE IS TRIPPED, ALL UNITS WILL SOUND.

PROVIDE BATTERY BACK-UP FOR ALL UNITS.

FIRE PROTECTION

DWELLING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM WHICH COMPLIES WITH THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS (13D FOR RESIDENCES) AND LOCAL REQUIREMENTS.

AN APPLICATION SHALL BE MADE FOR A PERMIT WITH THE FIRE DEPARTMENT FOR PERMIT FOR AUTOMATIC FIRE SPRINKLER SYSTEMS.

SHOP DRAWINGS FOR AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.

FOUNDATION NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, CURRENT EDITION.

ALL HOLDOWNS AND ANCHOR BOLTS AT SHEARWALLS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.

CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI IN 28 DAYS FOUNDATION VENTS SHALL BE EQUAL TO 1 SQUARE FOOT FOR EACH 150 SQUARE FOOT OF UNDERFLOOR AREAS.

CONTRACTOR TO VERIFY ALL DIMENSIONS. REPORT ANY DISCREPANCIES BEFORE BUILDING.

PROVIDE 18" X 24" FOUNDATION ACCESS WITHIN 20 FT. OF PLUMBING CLEANOUT.

CRAWL SPACES SHALL HAVE A MINIMUM CLEARANCE OF 18" UNDER FLOOR JOISTS AND MINIMUM 12" UNDER FLOOR GIRDERS PER CODES.

EXTEND SILL BOLTS 7" MINIMUM INTO FOUNDATION, 6'-0" O.C. MAXIMUM SPACING, UNLESS NOTED OTHERWISE, AND MINIMUM OF 2 BOLTS PER SILL BOARD.

MINIMUM 4x6 POST WHERE GIRDER JOISTS OCCUR.

ANCHOR BOLTS TO BE PROVIDED WITH 2" X 2" X 3/16" PLATE WASHERS.

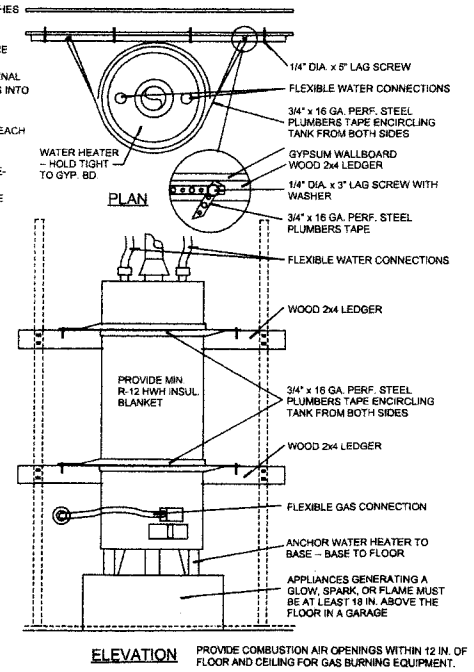
ALL FOOTINGS SHALL EXTEND THE REQUIRED DEPTH INTO UNDISTURBED EARTH.

ALL ISOLATED FOOTINGS TO BE 8" DEEP MINIMUM WITH #4's AT 12" O.C. EACH WAY.

FOUNDATION WALLS TO EXTEND AT LEAST 6 INCHES ABOVE THE FINISHED GRADE.

FOUNDATION PLATES / SILLS SHALL BE PRESSURE TREATED WOOD AND SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN ½ INCH NOMINAL DIAMETER BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE AND SPACED NOT MORE THAN 6 FT. APART OR AS OTHERWISE NOTED. BOLTS TO BE LOCATED WITHIN 9 INCHES OF EACH END OF EACH SILL PIECE.

CONNECTORS FOR PRESSURE-TREATED OR FIRE-RETARDANT TREATED WOOD TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.



PROVIDE COMBUSTION AIR OPENINGS WITHIN 12 IN. OF FLOOR AND CEILING FOR GAS BURNING EQUIPMENT.

WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING THREADED.

WATER HEATER SUPPORT & DETAILS

NOT TO SCALE

DATE	REVISIONS
12/13/06	A

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F.E.

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SAN JOSE CA 95124
408 489-0297

LICENSED ARCHITECT
FELIPE ESPINOZA
C-11206
EXP. 9-10-08
STATE OF CALIFORNIA

Proposed Floor Plan

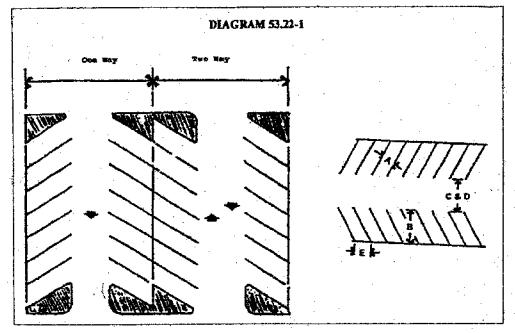
EL MARCHANTITO
GROCERY STORE, NEXICAN FAST FOOD, MEET MARKET, CHECK CASHING
568 ABEL AVE MILPITAS CA. 95035

SCALE
1/4" = 1'-0" , U.N.O

DATE
12/13/06

SHEET
A-1
OF 8 SHEETS

DIAGRAM 53.22-1



XI-10-53.23 Parking Schedule

53.23-1 Residential Land Uses

(1)	Single-family, duplexes and multi-family residences in this chapter	Refer to residential districts in this chapter
(2)	Boarding houses, dormitories, sororities and fraternities	1 sp/room rented

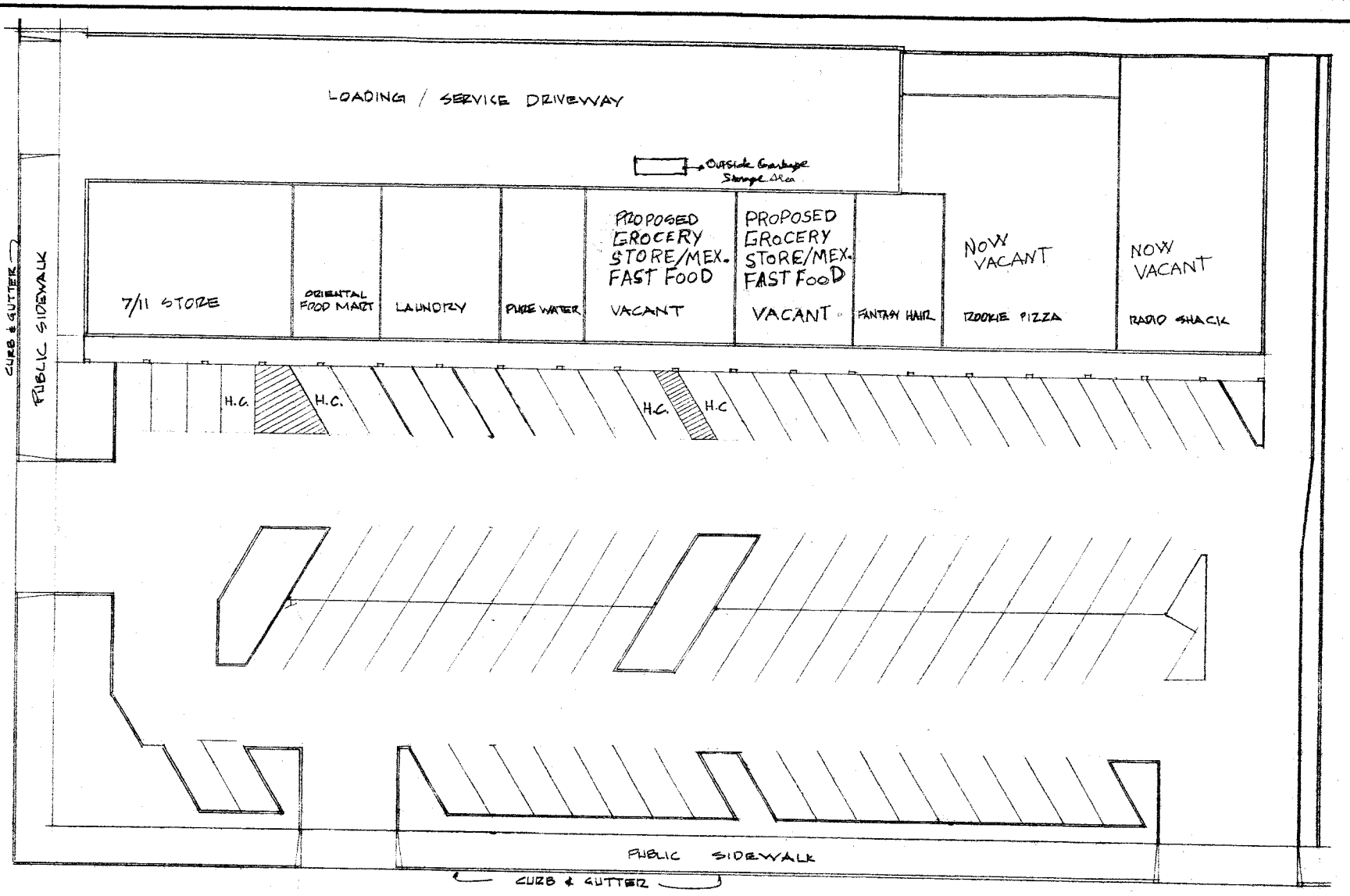
53.23-2 Commercial Land Uses

(1)	Hotels, motels	1 sp/guest room or unit plus 2 sp/manager unit
(2)	Clubs and lodges	1 sp/300 sq. ft. GFA
(3)	Office buildings and business services (excluding financial institutions)	1 sp/250 sq. ft. NFA for 1st floor plus 1 sp/400 sq. ft. GFA for each upper floor
(4)	Shopping goods, retails convenience goods, personal services and repairs, except furniture stores, restaurants, service stations and car washes	1 sp/200 sq. ft. GFA for 1st floor plus 1 sp/500 sq. ft. for each upper floor
(5)	Furniture stores and other bulky item retail stores	1 sp/550 sq. ft. GFA
(6)	Restaurant, (table or counter service)	For indoor and outdoor seats, 1 sp/3 seats (all seats, including those in the waiting areas) and an additional ten (10) persons for employee parking
(7)	Restaurants which are of the fast-food or take-out type	1 sp/2.5 seats for the seating or table/dining area (indoor and outdoor) plus 1 sp/90 sq. ft. NFA for the ordering or take out area, not the seating or table/dining area
(7.1)	Window service or drive-thru	Queuing for five (5) vehicles which do not interfere with any on-site parking space (to be combined with, but not limited to categories 53.23-2.6 or 53.23-2.7, where window service is provided)
(7.2)	Drinking establishments, nightclubs, bars, cocktail lounges, discos or similar uses with or without entertainment	1 sp/50 sq. ft. GFA
(8)	Bowling alleys including incidental accessory uses (eating and drinking, billiards, etc.)	6 sp/alley or lane

PARKING SCHEDULE

Address	Business Name	SQFT of tenant space	City's Parking ratio	Total Car Space on site
Address 550-596 N. Abel Street Milpitas, California. 95035				
Address 550-596 N. Abel Street Milpitas, California. 9503	7/11 store	40'X51'= 2040 SQFT	1 car sp/200 sqft for 1st floor	10 SP
Address 550-596 N. Abel Street Milpitas, California. 9503	Oriental food market	40'X22'= 880 SQFT	1 car sp/200 sqft for 1st floor	4 SP
Address 550-596 N. Abel Street Milpitas, California. 9503	Laundry	40'X29'= 1160 SQFT	1 car sp/200 sqft for 1st floor	6 SP
Address 550-596 N. Abel Street Milpitas, California. 9503	Pure water	40X22'= 880 SQFT	1 car sp/200 sqft for 1st floor	4 SP
Address 550-596 N. Abel Street Milpitas, California. 9503	Proposed Market	40X40= 1600 SQFT	1 car sp/200 sqft for 1st floor	8 SP
Address 550-596 N. Abel Street Milpitas, California. 9503	Proposed Market	40X 40= 1600 SQFT	1 car sp/200 sqft for 1st floor	8 SP
Address 550-596 N. Abel Street Milpitas, California. 9503	Fantasy hair	40'X22'= 880 SQFT	1 car sp/200 sqft for 1st floor	4 SP
Address 550-596 N. Abel Street Milpitas, California. 9503	Rookie Pizza	65'x44'= 2860 SQFT	1 car sp/200 sqft for 1st floor	14 SP
Address 550-596 N. Abel Street Milpitas, California. 9503	Radio Shack	73'x36"= 2700 SQFT	1 car sp/200 sqft for 1st floor	14 SP
			Total space	72SP

ACTUAL SPACE ON SITE	SP 86
TOTAL SURPLUS SPACE	SP 14



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F.E.

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LICENSED ARCHITECT
FELIPE ESPINOZA
C-11206
EXP. 9-10-08
STATE OF CALIFORNIA

Proposed Floor Plan

EL MARCHANTITO
GROCERY STORE, NEXICAN FAST FOOD, MEET MARKET, CHECK CASHING
568 ABEL AVE MILPITAS CA. 95035

SCALE
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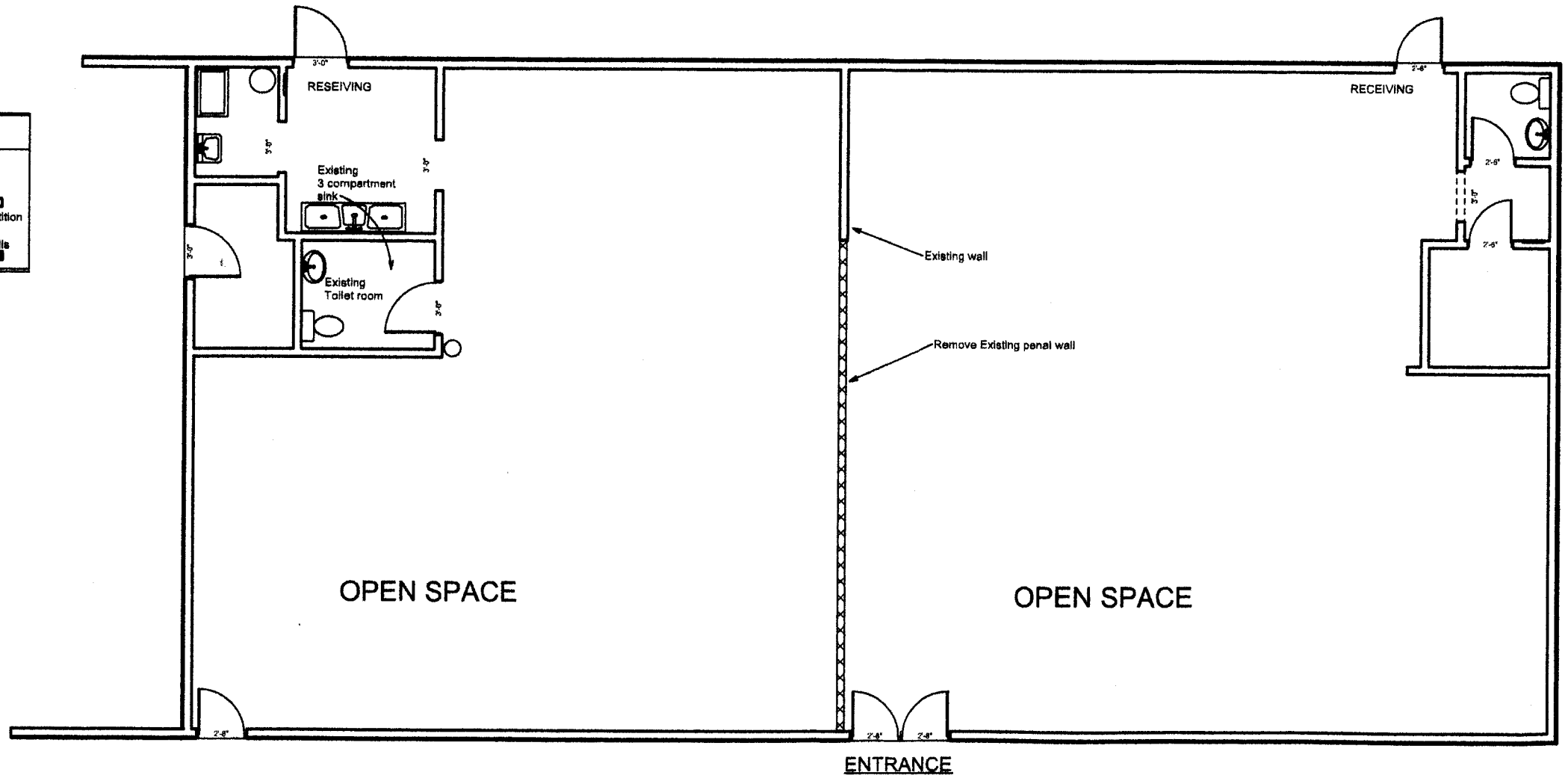
DATE
12/13/06

SHEET
A-2
OF 8 SHEETS

LEGEND

- Pony Wall
- Existing walls
- Remove wall Partition
- New Partition walls



COVER WALK

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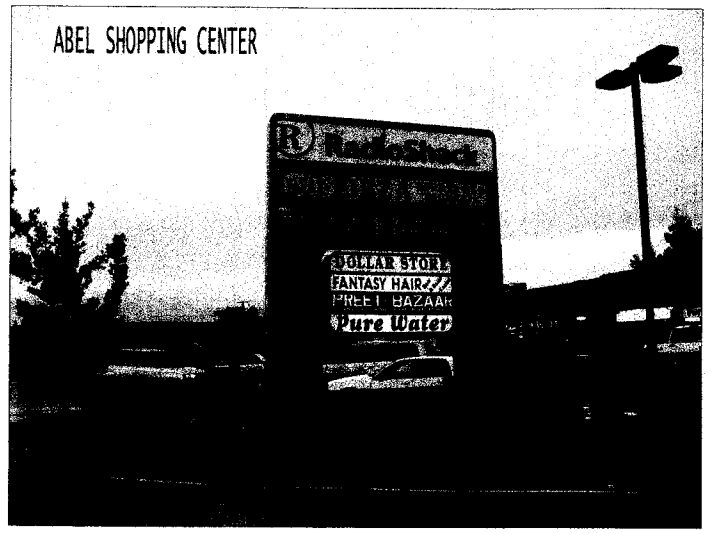
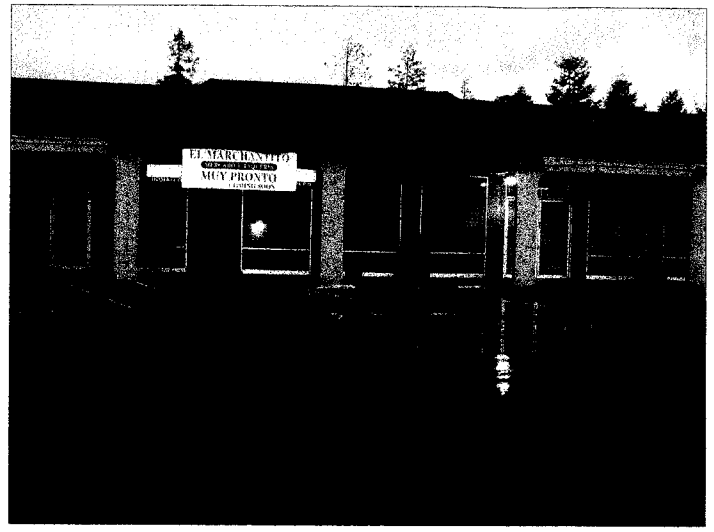
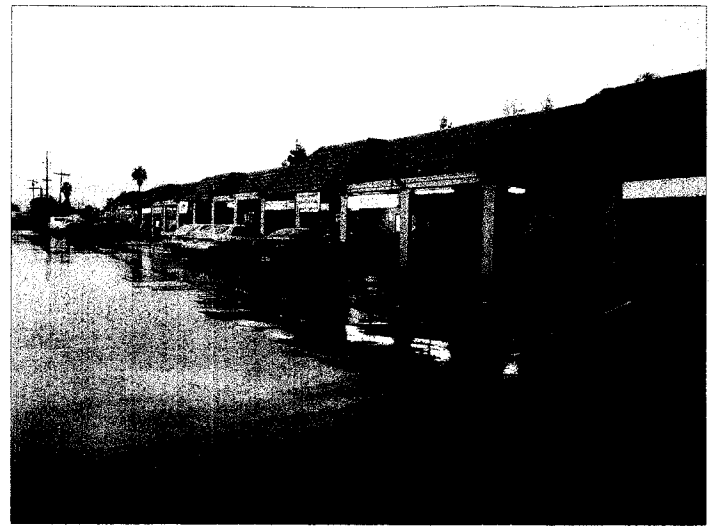
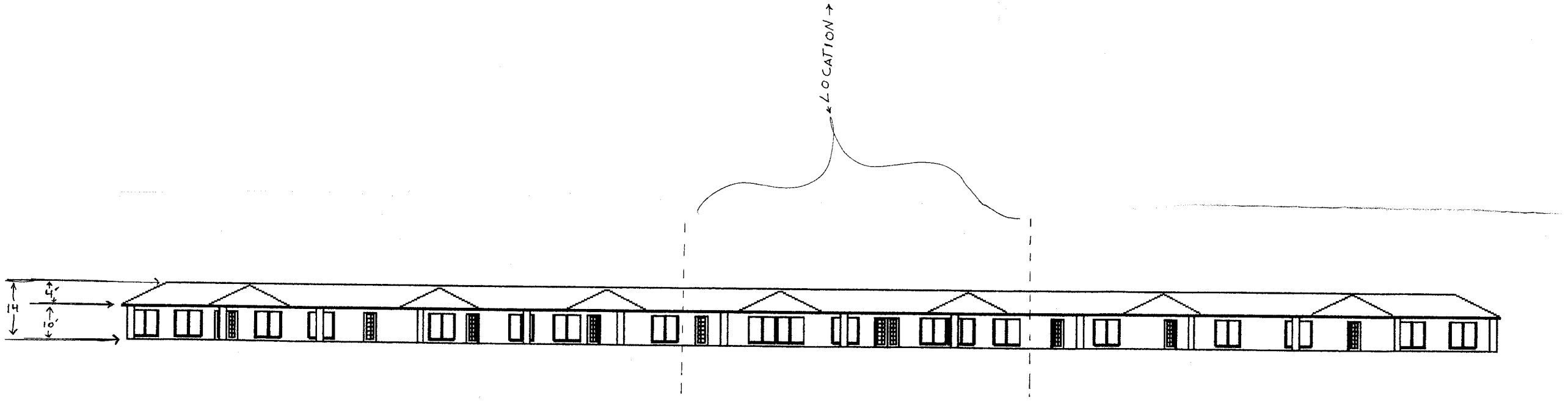
SHEET
A-3
OF 8 SHEETS









SITE ELEVATIONS

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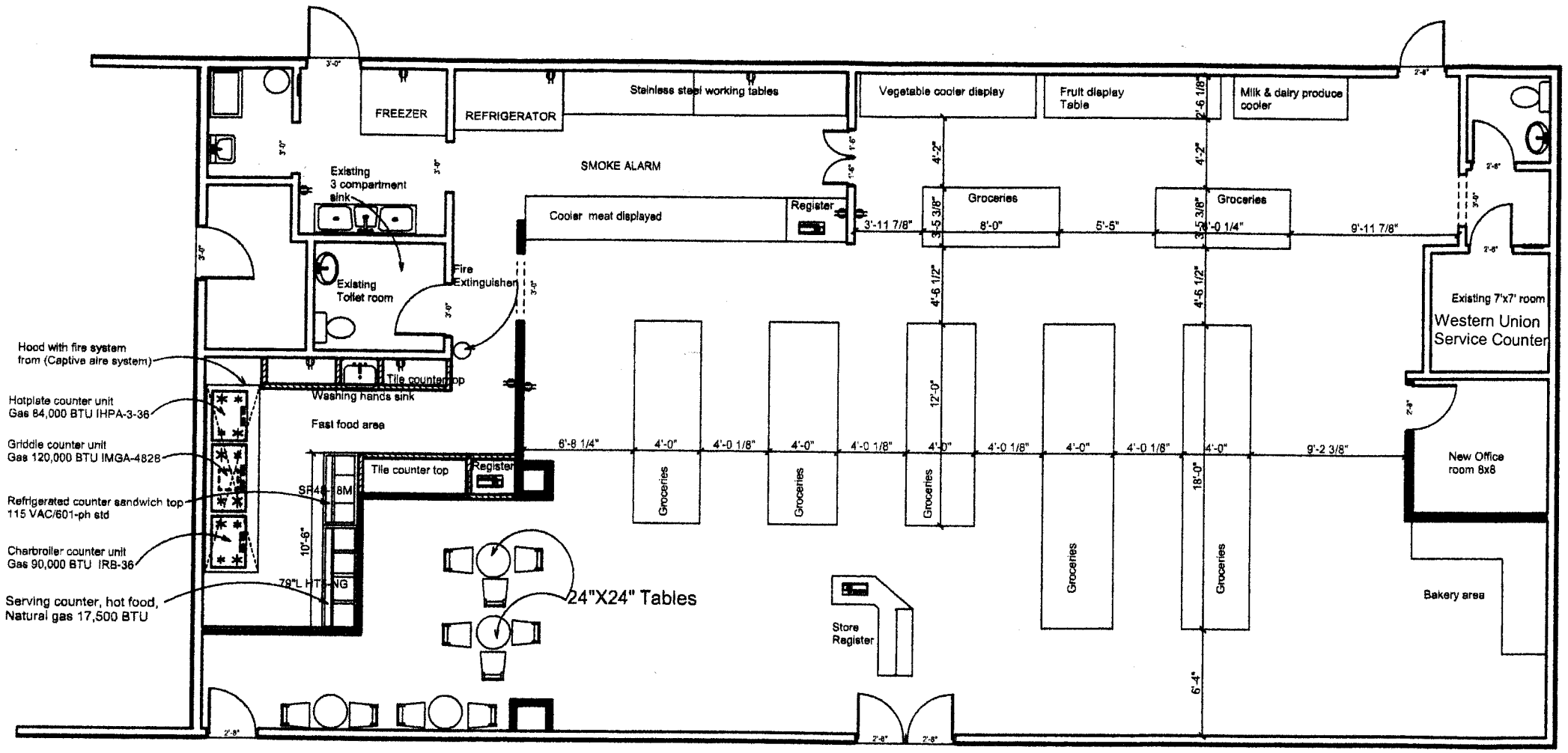

PROPOSED SITE PLAN.
Small grocery store with mexican fast food,
meet market, and a Western Union Service Counter Area

GROCERY STORE LAYoUT

DATE	REVISIONS
12/13/06	A

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LICENSED ARCHITECT FELIPE ESPINOZA C-11206 EXP. 9-10-08 STATE OF CALIFORNIA

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& ASSOCIATES
15019 CHARLOTTE AVE
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408 499-0297

Proposed Floor Plan

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GROCERY STORE, NEXICAN FAST FOOD,
MEET MARKET, CHECK CASHING
568 ABEL AVE MILPITAS CA. 95035

SCALE
1/4" = 1'-0" , U.N.O

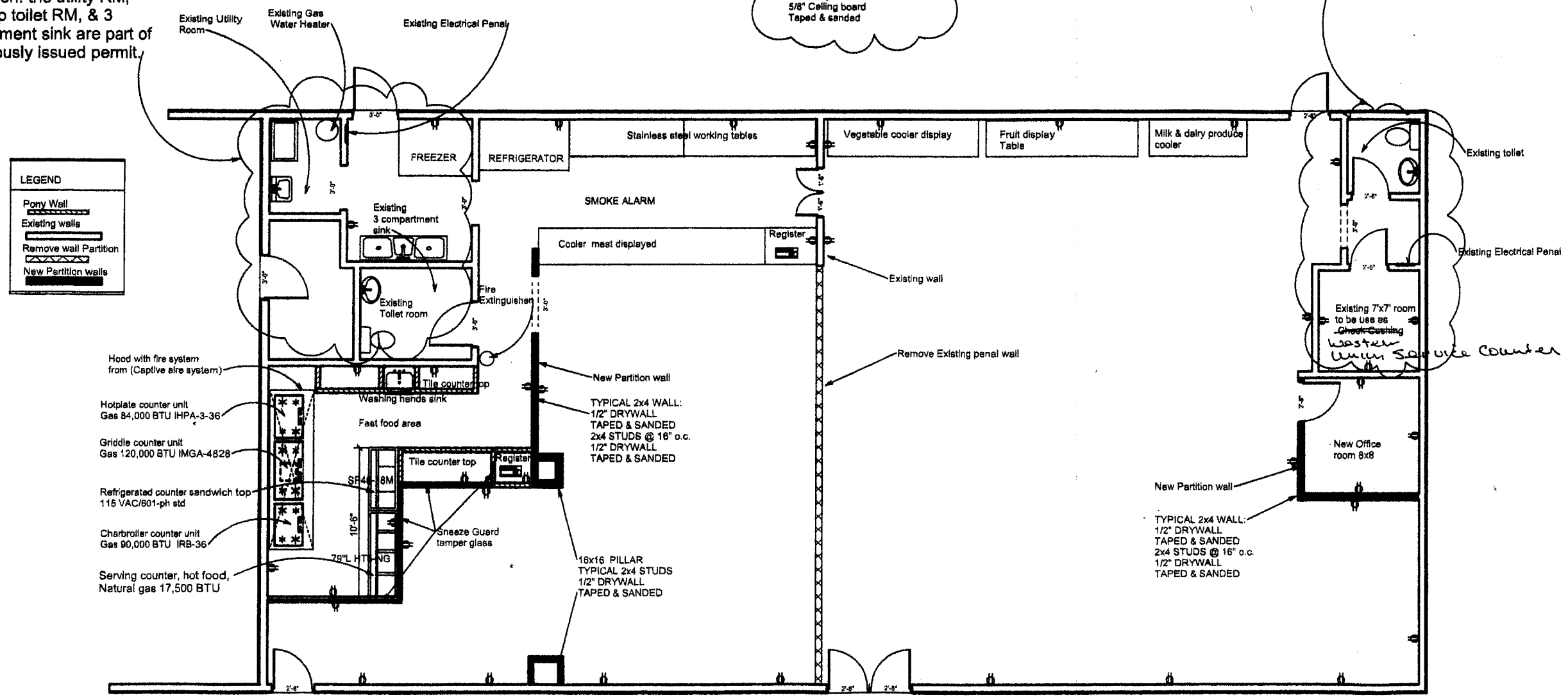
DATE
12/13/06

SHEET
A-5
OF 8 SHEETS

Note:
The area within the clouded line are not a part of this permit application. the utility RM, handicap toilet RM, & 3 compartment sink are part of a previously issued permit.

Note:
Existing typical truss roof:
#225 Asphalt Role Hotmop
3/8" Roofing plywood c/w
'H' Clips 2x8 Blocking at peak
Pre-Engineered trusses @ 21" o.c.
2x4 Trues bracing
R40 batt insulation
6 mil Poly V.B.
5/8" Ceiling board
Taped & sanded

Note:
The area within the clouded line are not a part of this permit application. the 7x7 RM, Toilet RM,



Proposed Site Plan.
Small grocery store with mexican fast food, meet market, and a ~~check cashing area.~~ Western Union Service Counter

SITE NOTES

DATE	REVISIONS
12/13/06	A

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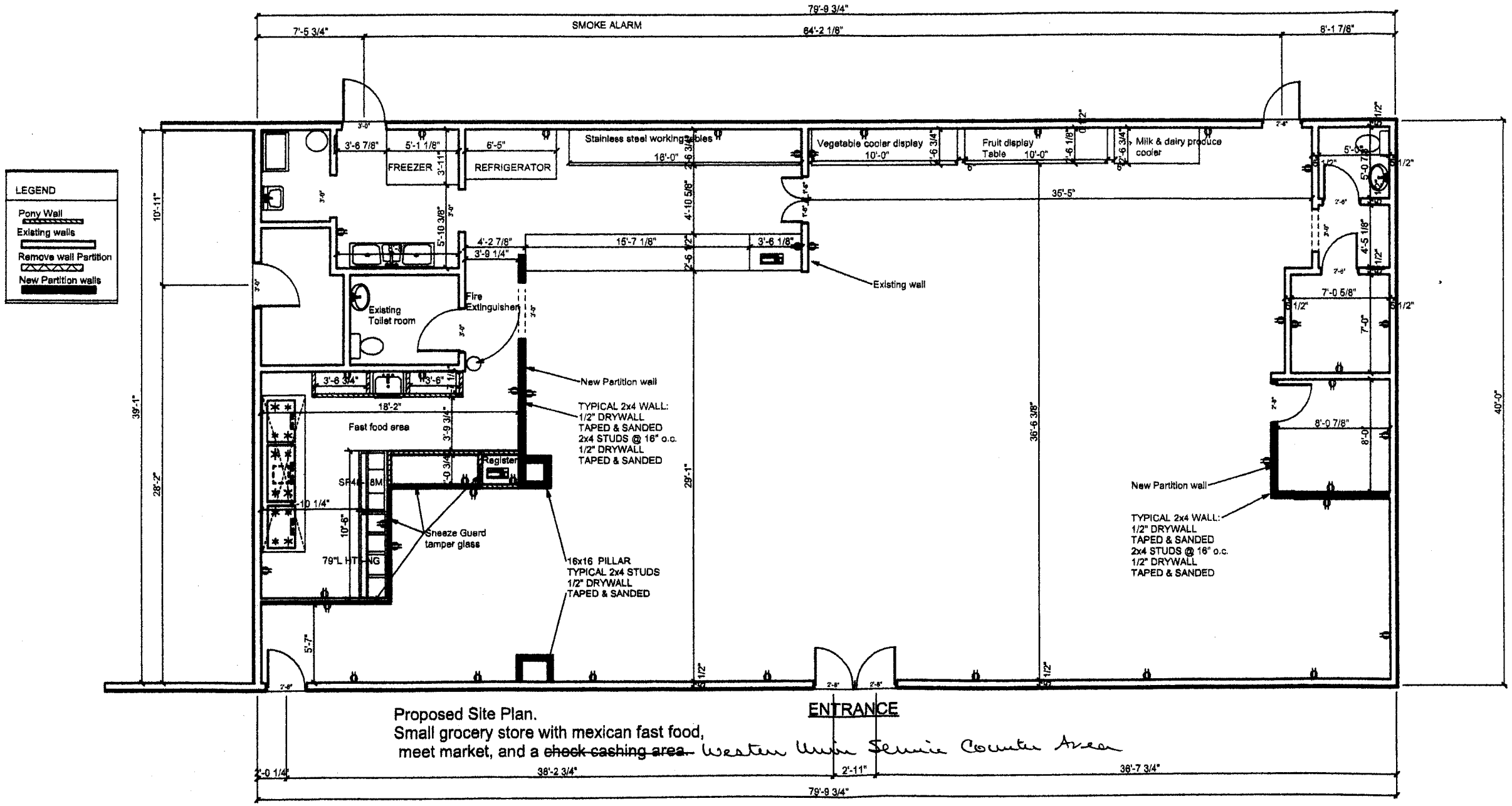

Proposed Site Plan.
Small grocery store with mexican fast food,
meet market, and a ~~check cashing area.~~ Western Union Service Counter Area

Site Dimentions

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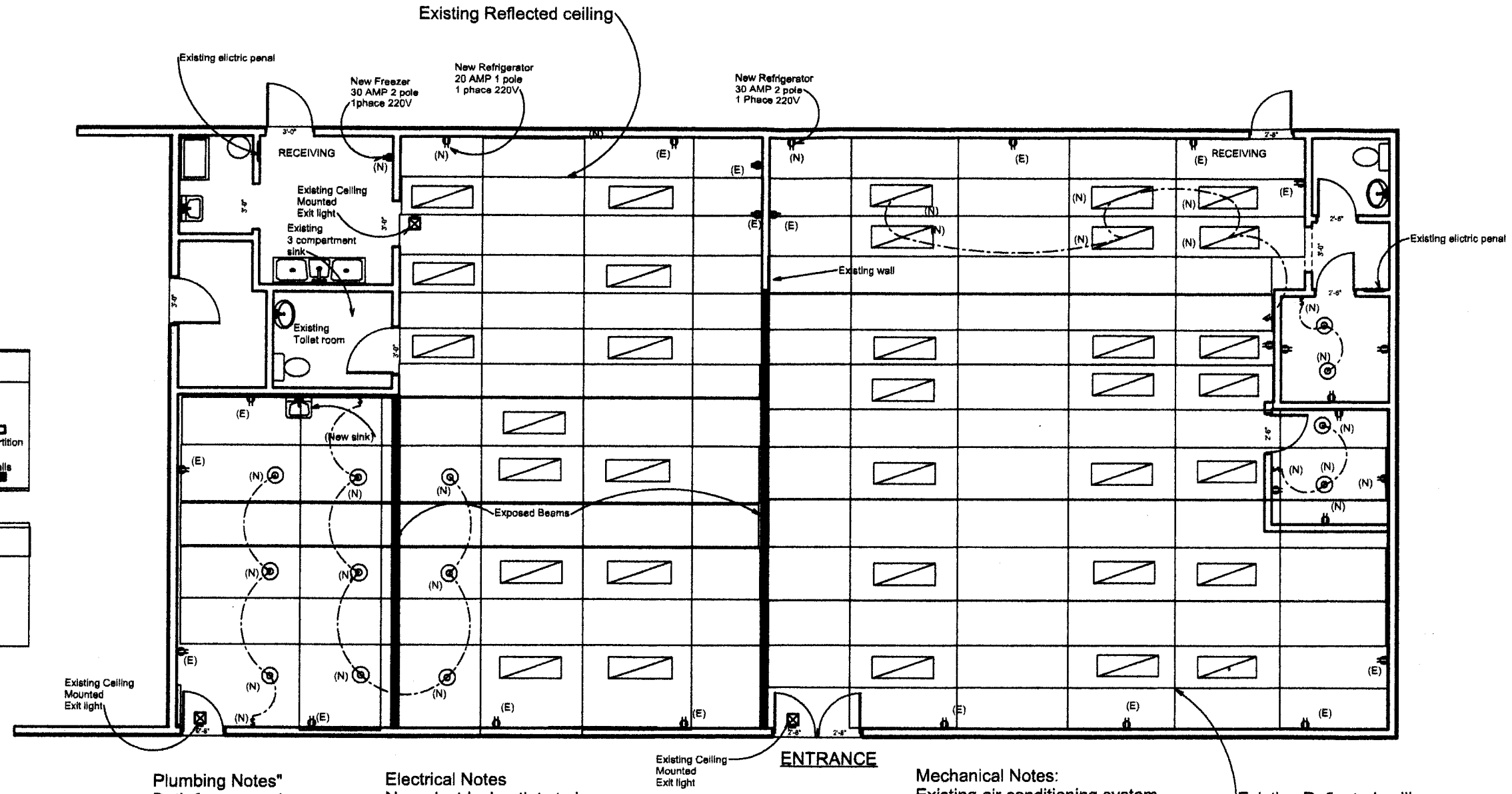

LEGEND

- Pony Wall
- Existing walls
- Remove wall Partition
- New Partition walls

Note's

(E) = Existing

(N) = New

Plumbing Notes"
Both freezer and refrigerator are self. contained. No condensate line is required. No seismic restraint is required

There is a small sink fore employees to wash there hands
New draine hot & cold water required.
is required with this permit application.

Electrical Notes
New electrical outlets to be use from existing junction box coming from existing electrical panel, use existing dedicated circuits wires to be in EMT conduit or MC cable

Mechanical Notes:
Existing air conditioning system is roof mounted. No changes to this system will be made

Existing system is obscured from view by existing parapet/roof.
no changes to be made

No title 24 calculations are required.

DATE	REVISIONS
12/13/06	A

DRAWN BY
F.E.

LICENSED ARCHITECT
FELIPE ESPINOZA
C-11206
EXP. 9-10-08
STATE OF CALIFORNIA

IMAGINE ARCHITECT DESING
& ASSOCIATES
15019 CHARLOTTE AVE
SAN JOSE CA 95124
408 499-0297

Proposed Floor Plan

EL MARCHANTITO
GROCERY STORE, NEXICAN FAST FOOD,
MEET MARKET, CHECK CASHING
568 ABEL AVE MILPITAS CA. 95035

SCALE
1/4" = 1'-0" , U.N.O

DATE
12/13/06

SHEET
A-8

OF 8 SHEETS