

ZONING APPLICATION GOODWILL STORE TENANT IMPROVEMENTS MILPITAS CENTER 311 WEST CALAVERAS BLVD MILPITAS, CA 95035

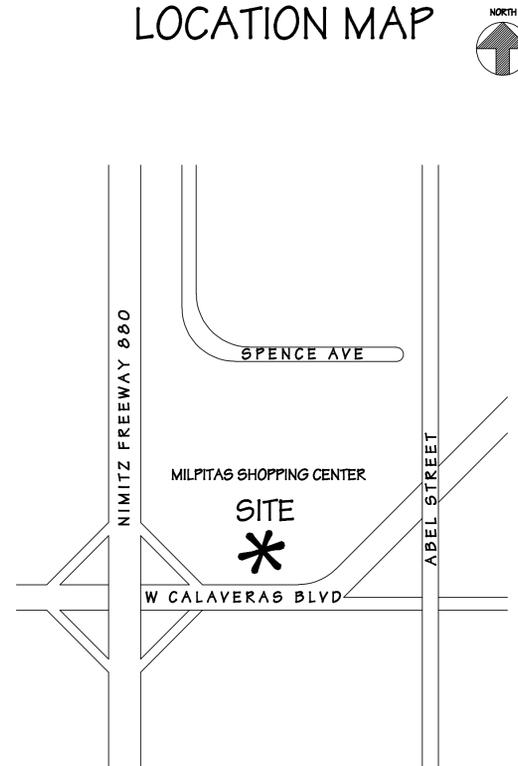
REID LERNER, ARCHITECT
7680 MONTEREY STREET #105
GILROY, CA 95020
Phone 408-842-9942
Fax 408-842-9971
reidlerner@yahoo.com

WALKER CONSTRUCTION CO
720 GEORGETOWN PLACE
GILROY, CA 95020
Phone 408-710-3586
Fax 408-842-7275
s.walker.construction@verizon.net

GENERAL REQUIREMENTS

- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES INCLUDING:
 - 2013 CALIFORNIA BUILDING CODE (CBC)
 - 2013 CALIFORNIA MECHANICAL CODE (CMC)
 - 2013 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2013 CALIFORNIA PLUMBING CODE (CPC)
 - 2013 CALIFORNIA ENERGY CODE (CEC)
 - 2013 CALIFORNIA FIRE CODE (CFC)
 - MILPITAS MUNICIPAL CODE
- STRUCTURAL DESIGN CRITERIA
 - WIND SPEED = 85 MPH (3 SECOND GUST)
 - WIND EXPOSURE CATEGORY = B
 - SEISMIC DESIGN CATEGORY =
- ENERGY DESIGN CRITERIA
 - CLIMATE ZONE = 4
- OBTAIN PERMITS AND INSPECTIONS AS REQUIRED.
- INSTALL EQUIPMENT IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS
- APPROVED NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FACING THE PROPERTY. SAID NUMBERS SHALL VISUALLY CONTRAST WITH THEIR BACKGROUND
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, SCAFFOLDING, BRACING AND BARRICADES AS REQUIRED
- EXTERIOR BUILDING COLORS ARE EARTH TONES AND SHALL REMAIN.
- ALL PROPOSED EXTERIOR SIGNAGE SHALL BE REVIEWED BY A SEPARATE APPLICATION AND APPROVAL.

LOCATION MAP



PROJECT DESCRIPTION

CONSTRUCT TENANT IMPROVEMENTS FOR A NEW GOODWILL STORE IN AN EXISTING RETAIL SUITE IN A SHOPPING CENTER. PROVIDE LOADING SPACES AND ACCESSIBLE PARKING STALLS IN EXISTING PARKING LOT.

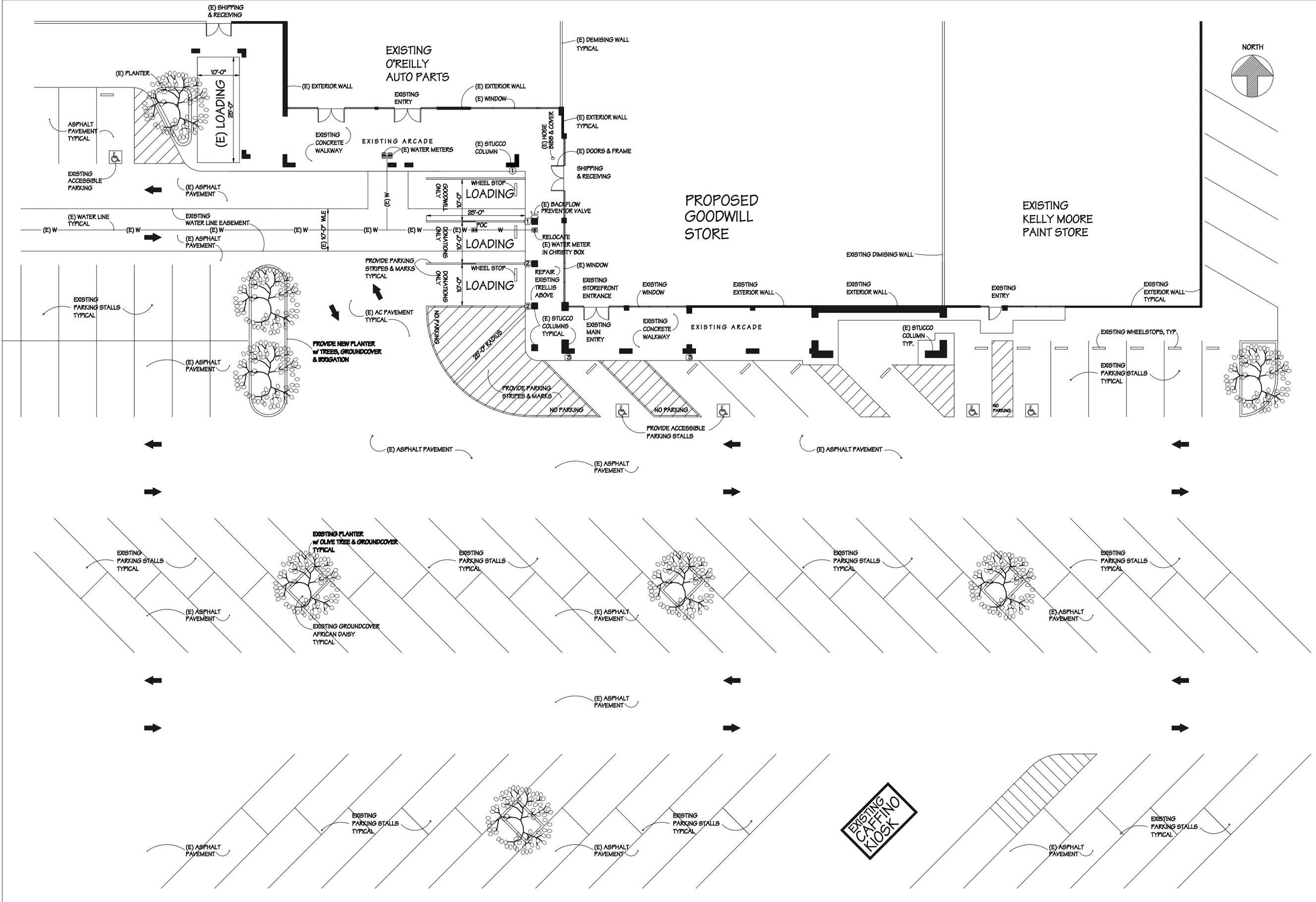
WORK AREA:	9,950 SQUARE FEET (EXISTING)
LOT SIZE:	1.73 ACRES (EXISTING)
ASSESSOR PARCEL NUMBER:	022-25-036
EXISTING ZONING CLASSIFICATION:	C1 = NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING CLASSIFICATION:	C2 = GENERAL COMMERCIAL
OCCUPANCY CLASSIFICATION:	GROUP M = MERCANTILE (EXISTING)
TYPE OF CONSTRUCTION:	TYPE V-B (EXISTING)
LOCATION ON PROPERTY:	EXISTING
ALLOWABLE FLOOR AREA:	EXISTING
HEIGHT:	EXISTING
NUMBER OF STORIES:	1 STORY = EXISTING
SITE COVERAGE RATIO:	SITE COVERAGE RATIO:
GROSS BUILDING AREA:	EXISTING
FIRE SPRINKLERS:	MODIFY EXISTING
PARKING STALLS:	MODIFY EXISTING

DRAWINGS LIST

A1.0	COVER SHEET
A2.0	EXISTING SITE PLAN
A2.1	PROPOSED SITE PLAN
A3.0	EXISTING FLOOR PLAN
A3.1	PROPOSED FLOOR PLAN

GOODWILL STORE
TENANT IMPROVEMENTS
311 WEST CALAVERAS BLVD
MILPITAS, CA 95035

COVER



ISSUED / REVISED
 11 FEBRUARY 2014
 19 FEBRUARY 2014
 25 APRIL 2014

REID LERNER, ARCHITECT
 7680 MONTEREY STREET #105
 GILROY, CA 95020
 Phone 408-842-9942
 Fax 408-842-9971
 reidlerner@yahoo.com

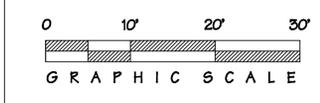
WALKER CONSTRUCTION CO
 720 GEORGETOWN PLACE
 GILROY, CA 95020
 Phone 408-710-3586
 Fax 408-842-7275
 s.walker.construction@verizon.net

GOODWILL STORE
 TENANT IMPROVEMENTS
 311 WEST CALAVERAS BLVD
 MILPITAS, CA 95035

PROPOSED SITE PLAN

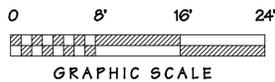
23 JANUARY 2014
 SCALE 1" = 10'-0"
 RL
 LERNER

A2.1

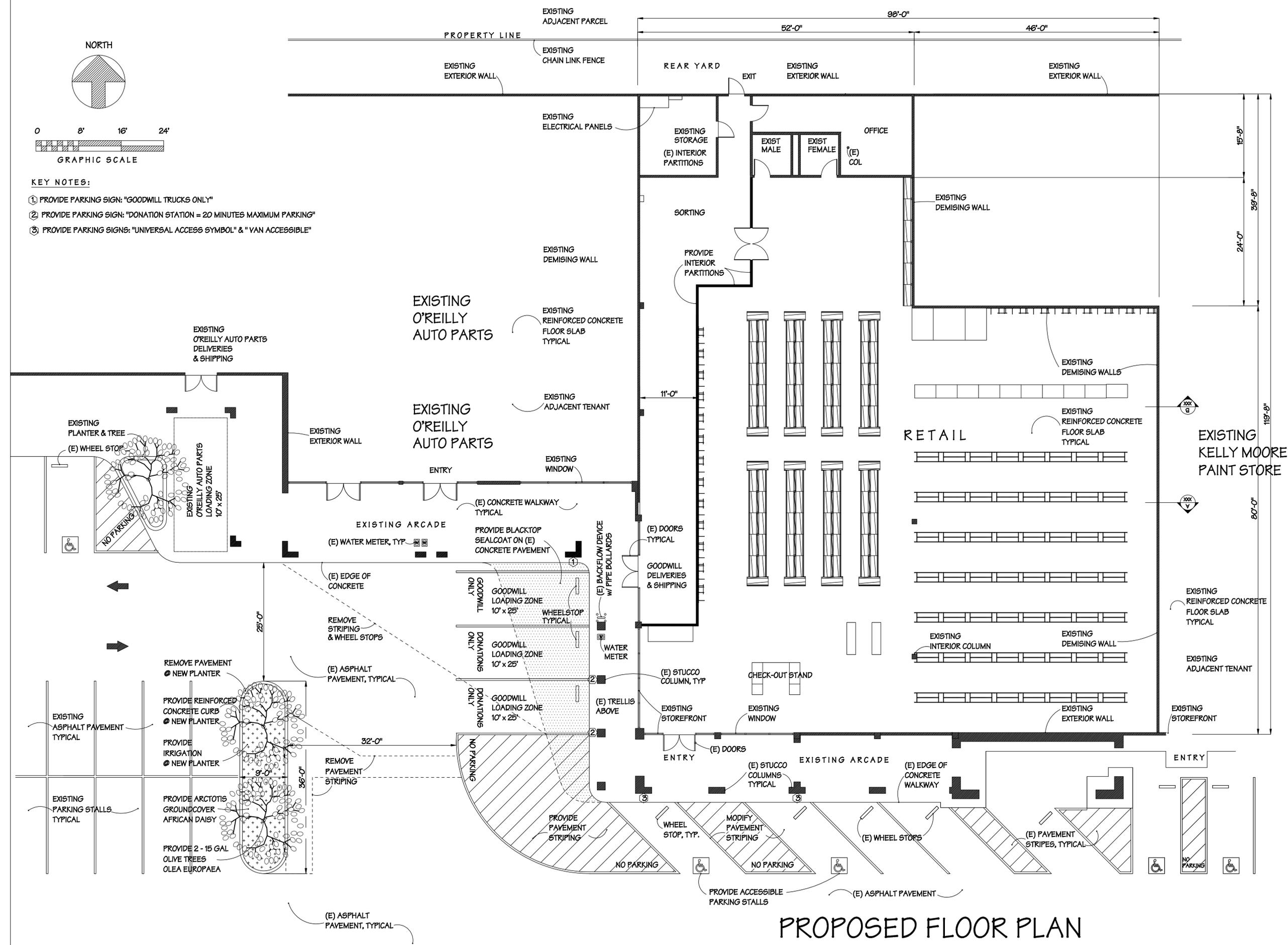


PROPOSED SITE PLAN

- KEY NOTES:
- ① PROVIDE PARKING SIGN: "GOODWILL TRUCKS ONLY"
 - ② PROVIDE PARKING SIGN: "DONATION STATION = 20 MINUTES MAXIMUM PARKING"
 - ③ PROVIDE PARKING SIGNS: "UNIVERSAL ACCESS SYMBOL" & "VAN ACCESSIBLE" & "MIN FINE = \$100"



- KEY NOTES:**
- ① PROVIDE PARKING SIGN: "GOODWILL TRUCKS ONLY"
 - ② PROVIDE PARKING SIGN: "DONATION STATION = 20 MINUTES MAXIMUM PARKING"
 - ③ PROVIDE PARKING SIGN: "UNIVERSAL ACCESS SYMBOL" & "VAN ACCESSIBLE"



PROPOSED FLOOR PLAN

ISSUED / REVISED

11 JANUARY 2014

19 FEBRUARY 2014

25 APRIL 2014

REID LERNER, ARCHITECT
 7680 MONTEREY STREET #105
 GILROY, CA 95020
 Phone 408-842-9942
 Fax 408-842-9971
 reidlerner@yahoo.com

WALKER CONSTRUCTION CO
 720 GEORGETOWN PLACE
 GILROY, CA 95020
 Phone 408-710-3586
 Fax 408-842-7275
 s.walker.construction@verizon.net

GOODWILL STORE
 TENANT IMPROVEMENTS
 311 WEST CALAVERAS BLVD
 MILPITAS, CA 95035

PROPOSED FLOOR PLAN

11 JANUARY 2014

SCALE 1" = 10'-0"

RL

LERNER

A3.1