42103

42103

PLACE

Sub Doc Type

BL

Number LG Docs

0017

Box Number

Street #

2415

Street Dir

S

Doc Type

PL

Street Name

KING

Street Type

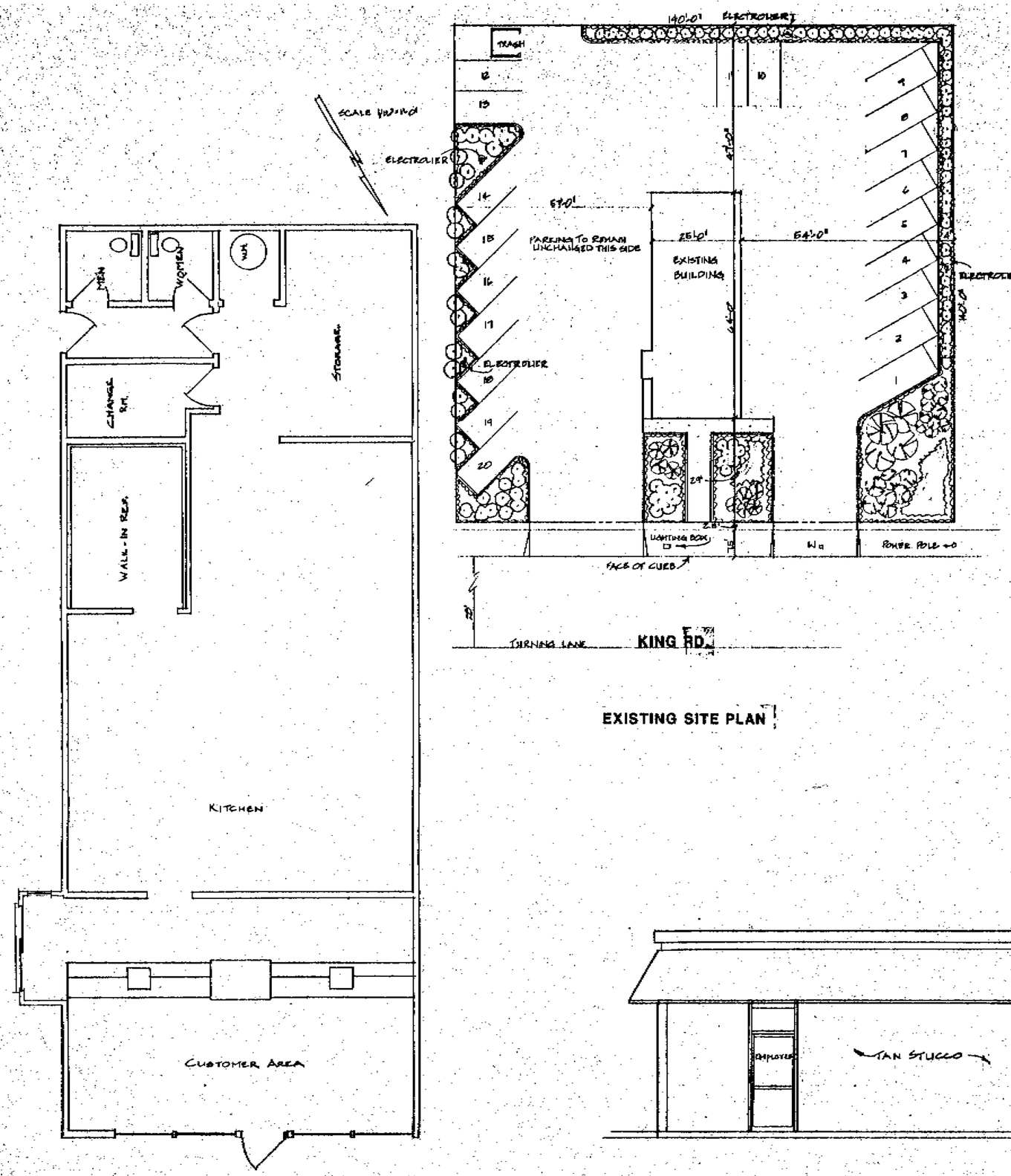
RD

Tract Number

Document Date

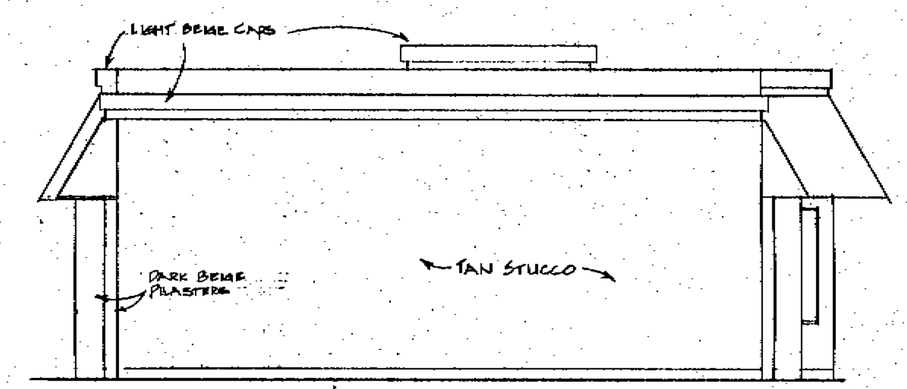
3/14/84

	Prepped By	Scanned By	Indexed By	Verified By
Initials	Nikesha C.	VC		
Date	6/28/01	6/29/01		

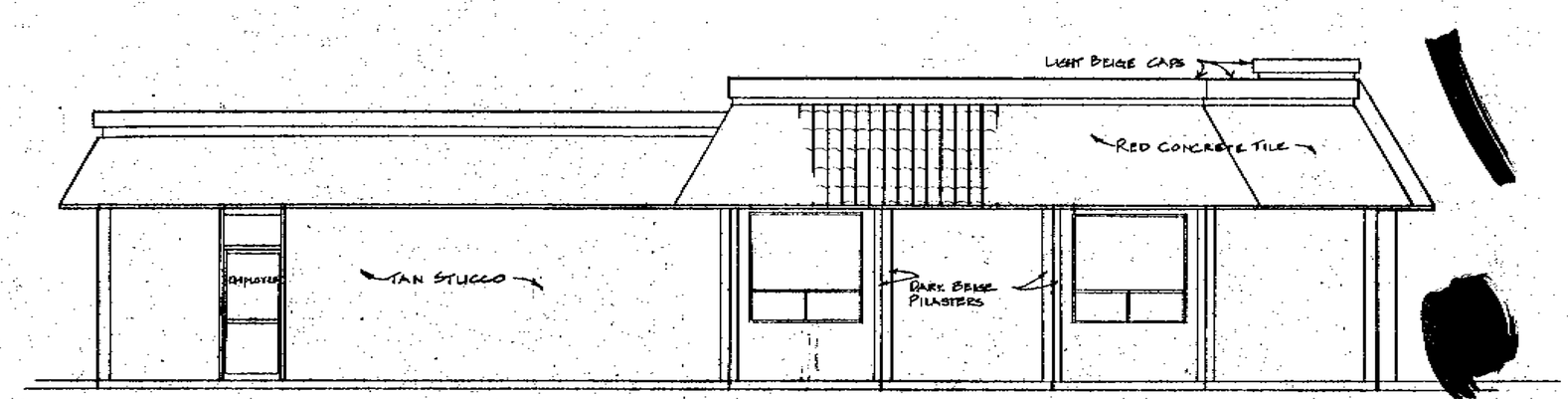


EXISTING SITE PLAN

EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

RECEIVED
NOV 09 1983
PRIVATE DEVELOPMENT
CITY OF SAN JOSE

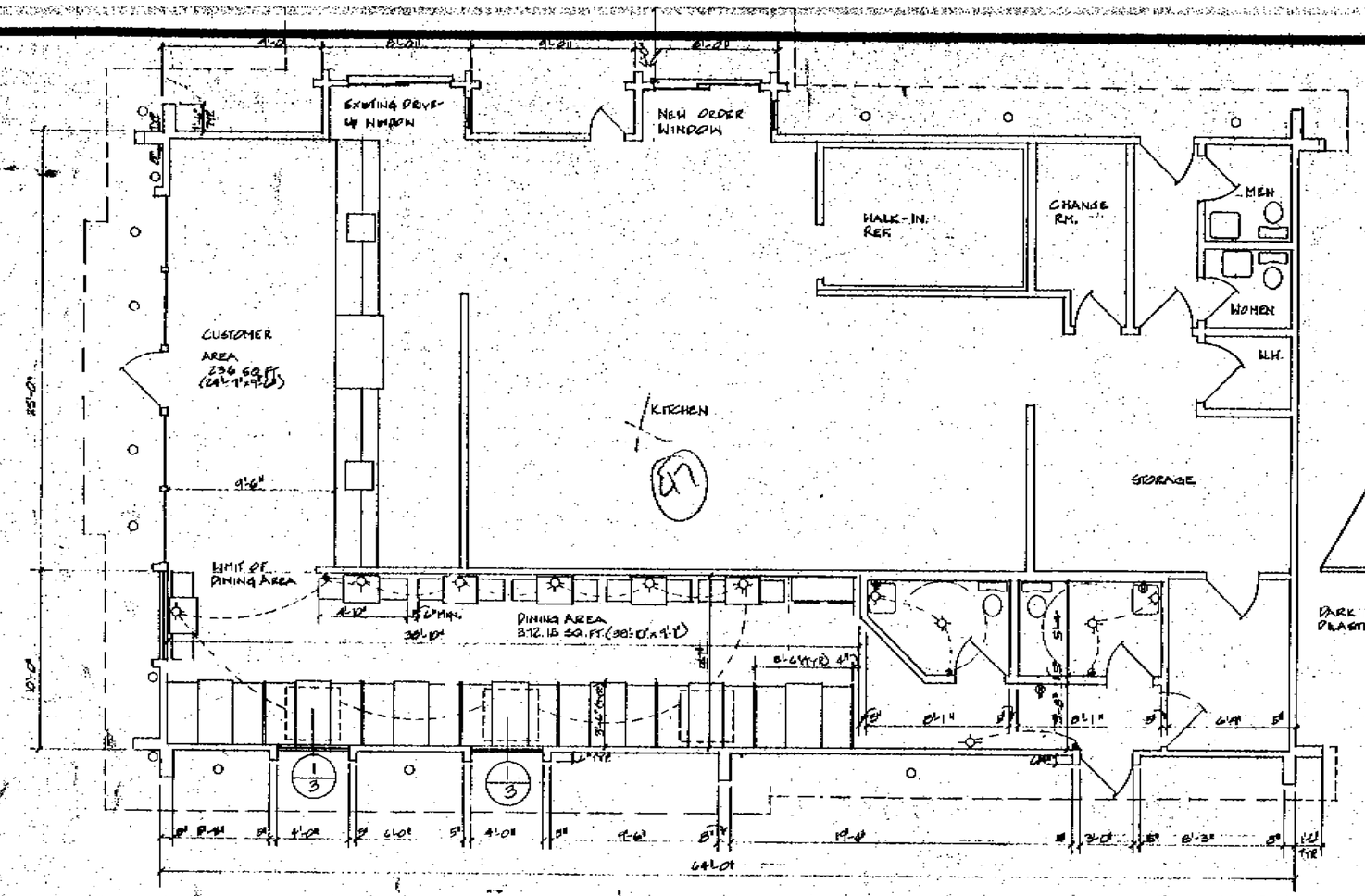
42103-1348

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0580

KENTUCKY FRIED CHICKEN
KING RD. SAN JOSE, CA

date 7-6-83
job 4450

2 of 4



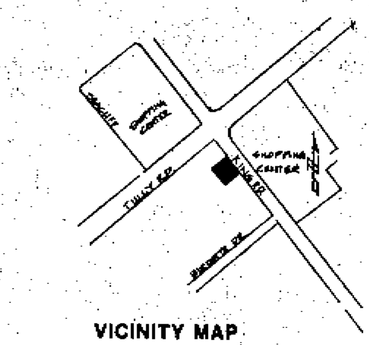
FLOOR PLAN

SCALE 1/4"=1'-0"

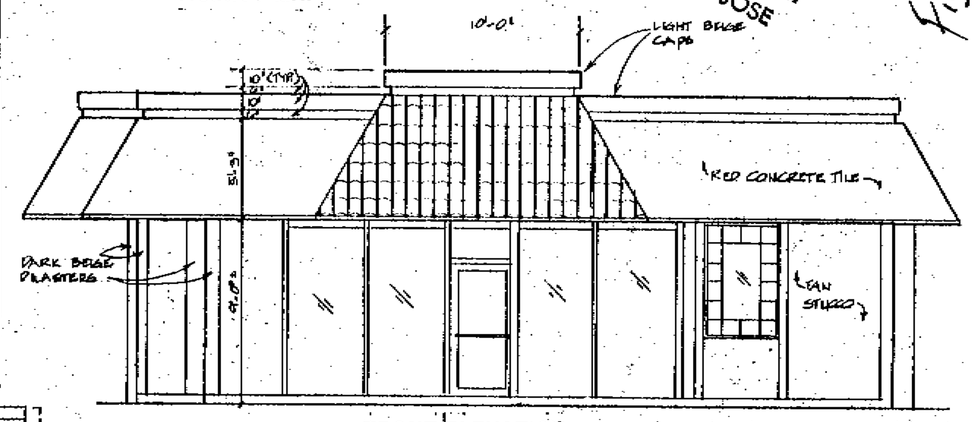
FLOOR AREA 608.15 SQ.FT., 40 SEATS
PARKING REQUIRED - 16 SPACES

FINISH SCHEDULE

FLOOR	QUARRY TILE
WALLS	VINYL WAINSCOT W/OAK TRIM. VINYL COVERING OVER GYP. BD.
CEILING	ACOUSTICAL TILE OVER ½" GYP. BD.

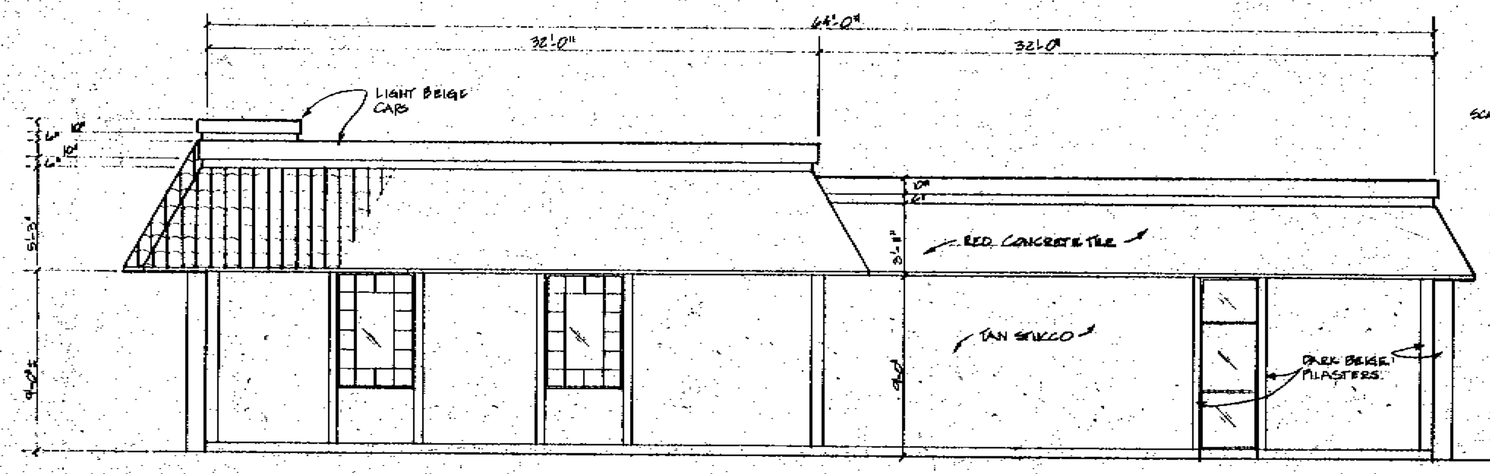


VICINITY MAP



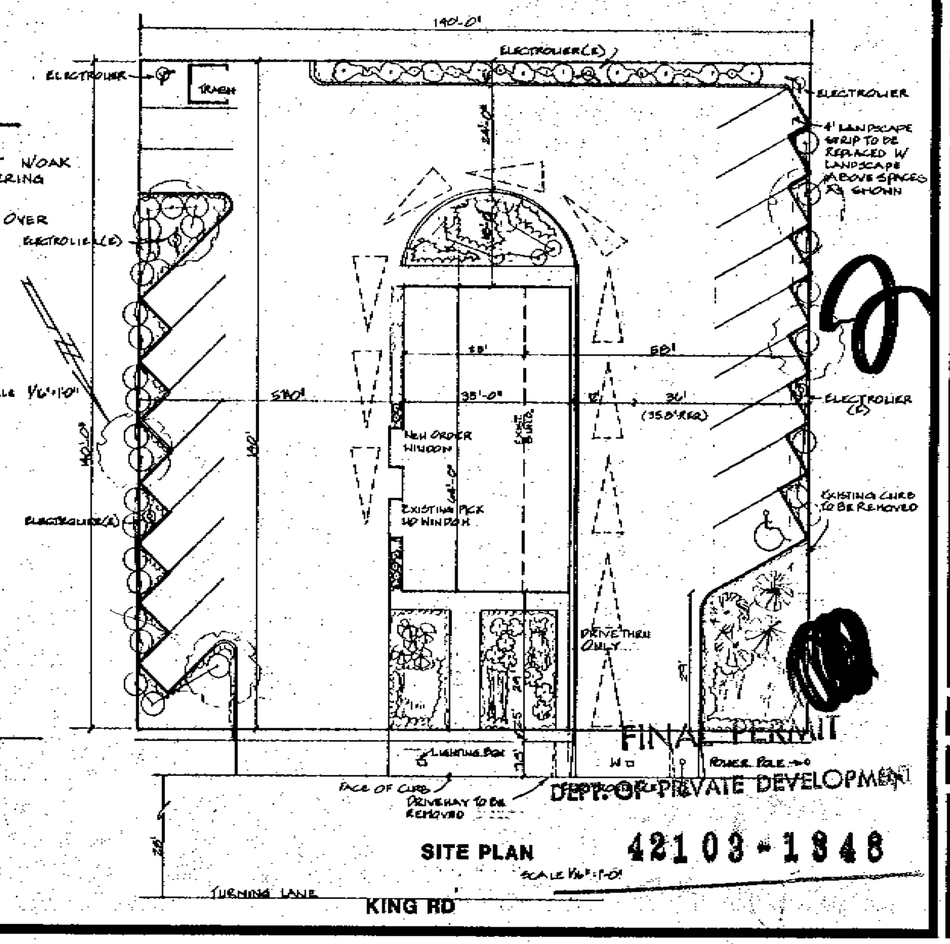
FRONT ELEVATION

SCALE 1/4"=1'-0"



RIGHT ELEVATION

SCALE 1/4"=1'-0"



SITE PLAN

SCALE 1/16"=1'-0"

RECEIVED
NOV 09 1983
PRIVATE DEVELOPMENT
CITY OF SAN JOSE

FINAL PERMIT
DEPT. OF PRIVATE DEVELOPMENT
421 03-1848

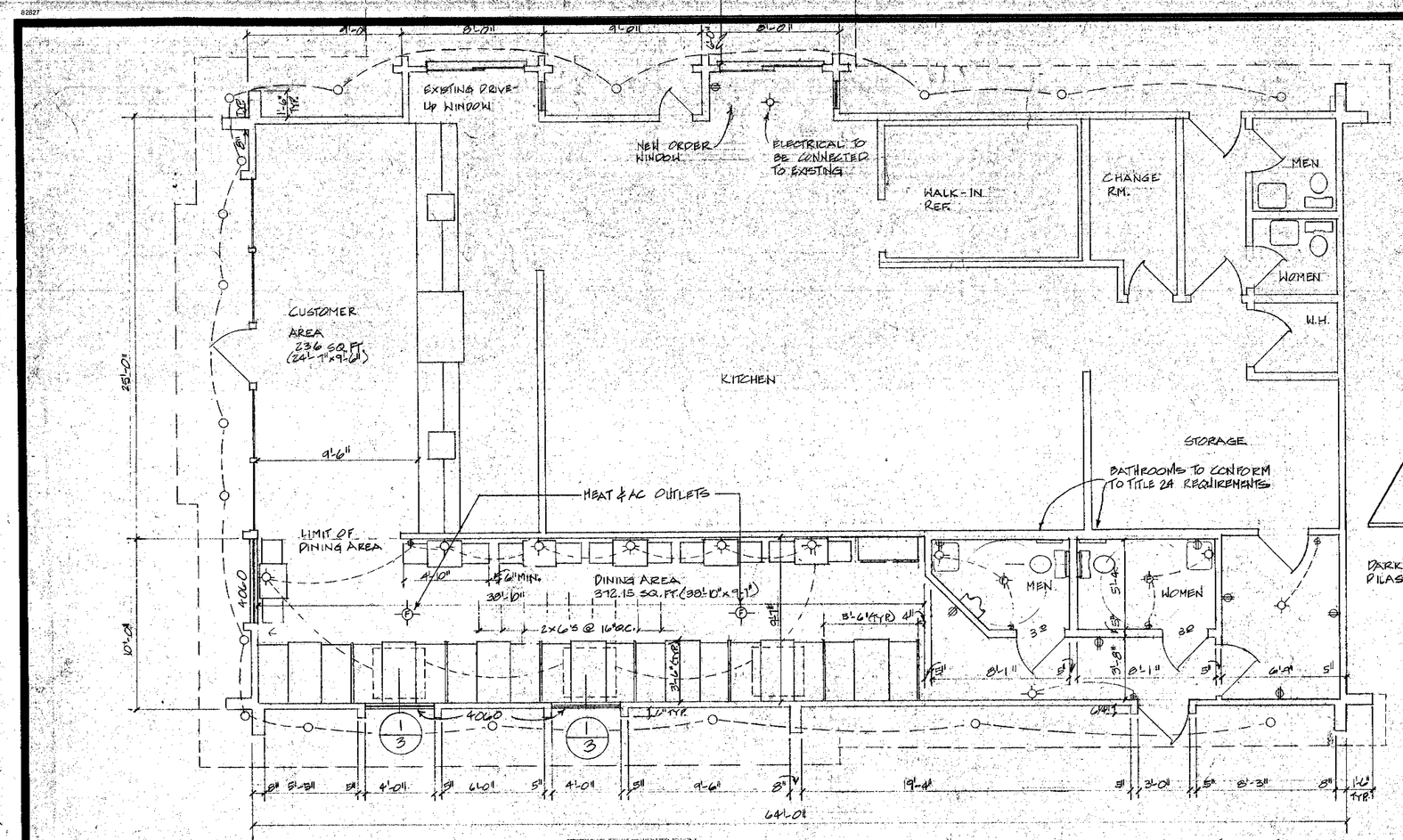
WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA. 94560 (415)790-0550

KENTUCKY FRIED CHICKEN
KING RD SAN JOSE CA

date 9-6-83

job 4450

1 OF 4



FLOOR PLAN

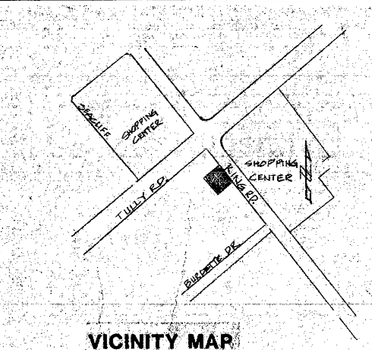
SCALE 1/4" = 1'-0"

ELECTRICAL & PLUMBING PLANS TO BE SUBMITTED BY ELECTRICAL & PLUMBING CONTRACTORS.

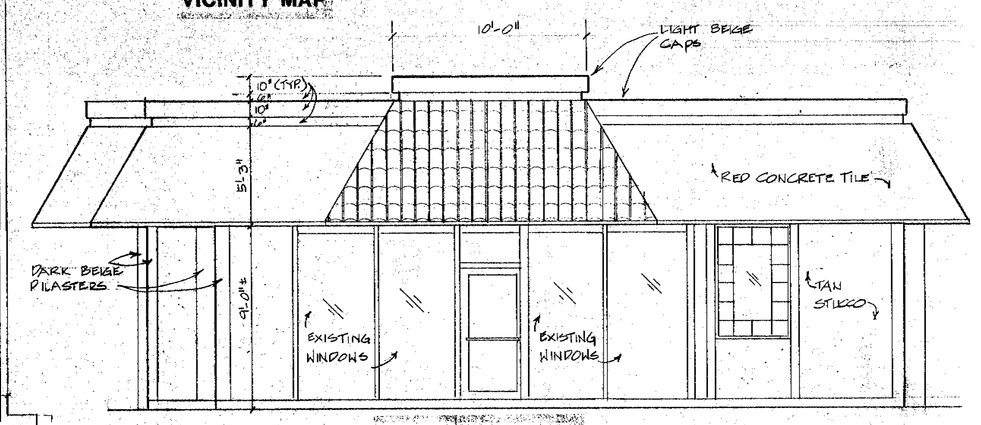
FLOOR AREA 608.15 SQ.FT., 40 SEATS
PARKING REQUIRED - 16 SPACES

FINISH SCHEDULE

FLOOR	QUARRY TILE - NON SKID
WALLS	VINYL WAINSCOT W/OAK TRIM: VINYL COVERING OVER GYP. BD.
CEILING	ACOUSTICAL TILE OVER 1/2" GYP. BD.

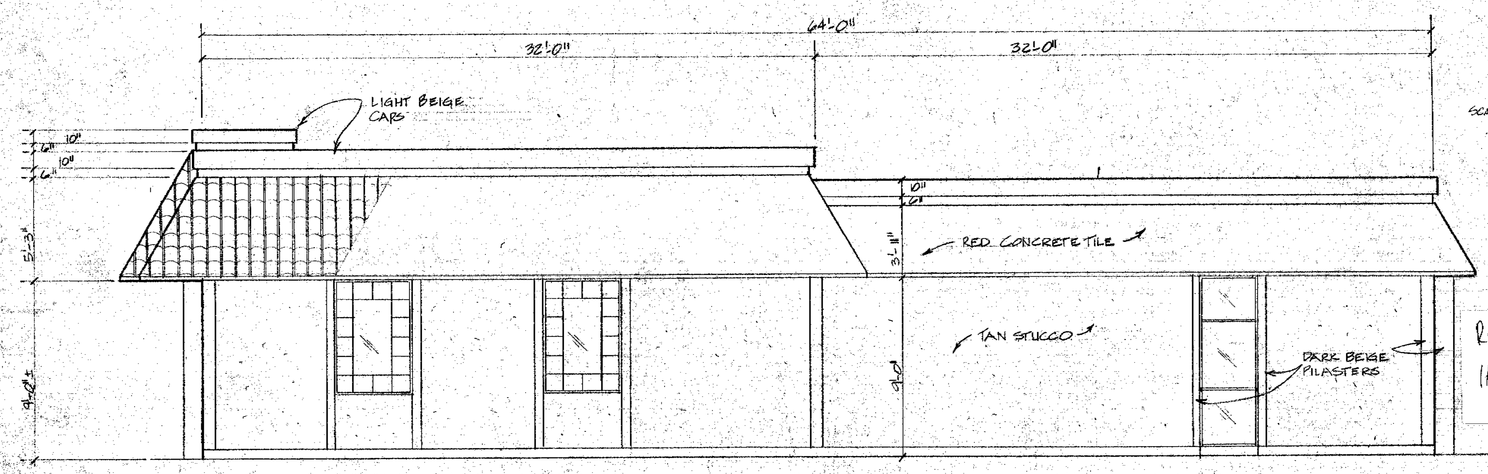


VICINITY MAP



FRONT ELEVATION

SCALE 1/4" = 1'-0"



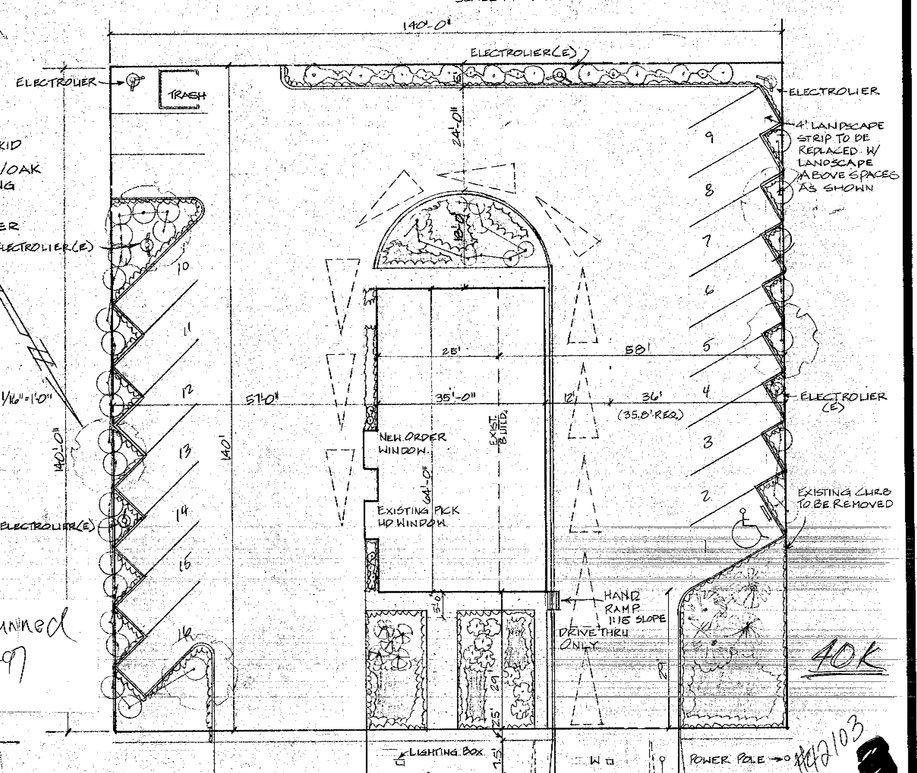
RIGHT ELEVATION

SCALE 1/4" = 1'-0"

Returned 12/4/97

PARKING ANALYSIS $\frac{40 \text{ Seats}}{2.5} = 16$

$\frac{372 + 236}{40} = 15$ $\quad + \frac{236}{40} = 8$



SITE PLAN

SCALE 1/16" = 1'-0"

40K

B/P Site Smiley 845 CRMP 42103-1848

42103

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0880

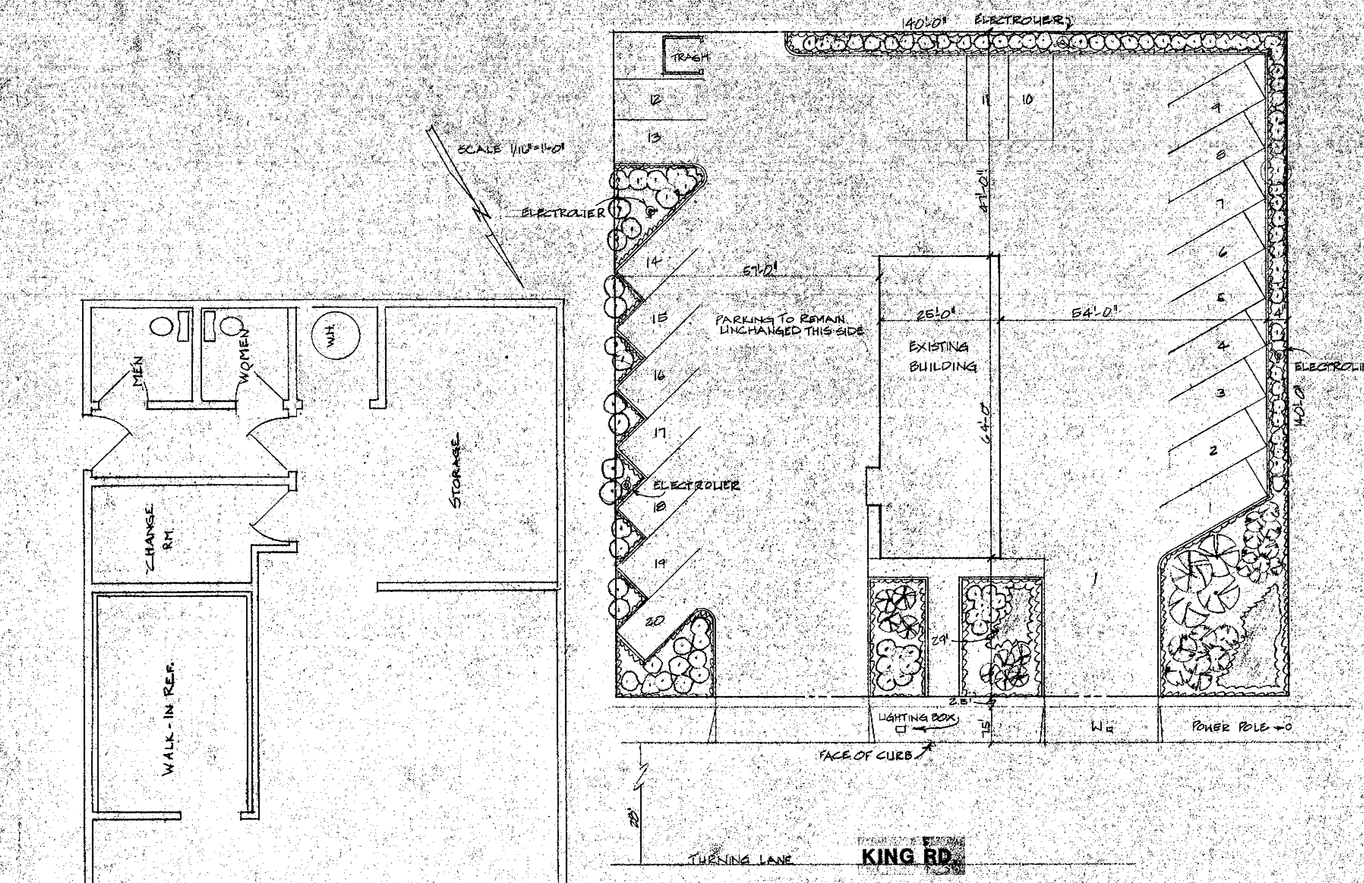
KENTUCKY FRIED CHICKEN
KING RD SAN JOSE CA

date 3-1-84

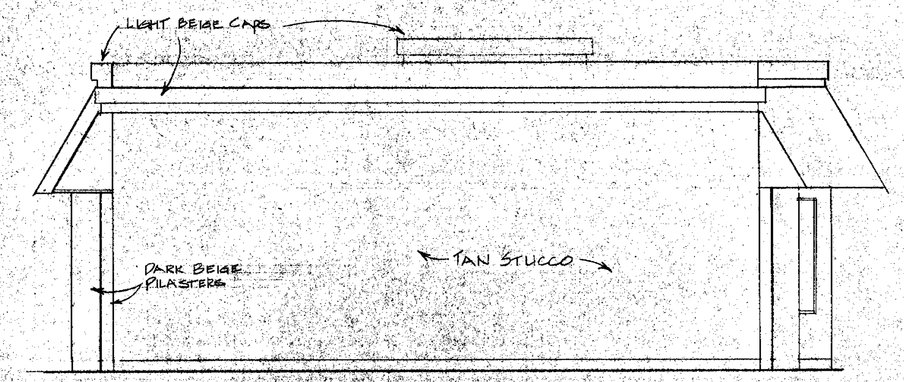
job 44 50

1 of 4

27064

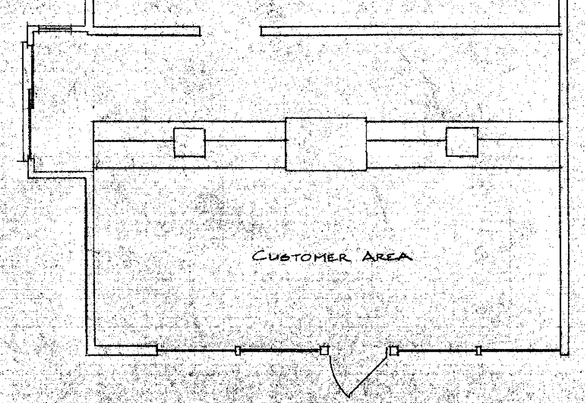


EXISTING SITE PLAN



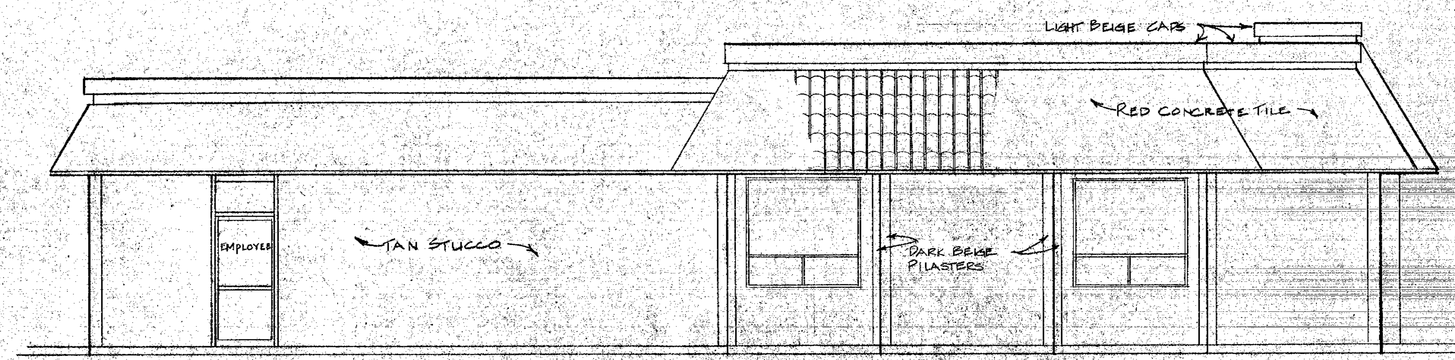
REAR ELEVATION

SCALE 1/4" = 1'-0"



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

4

42103-1848

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0880

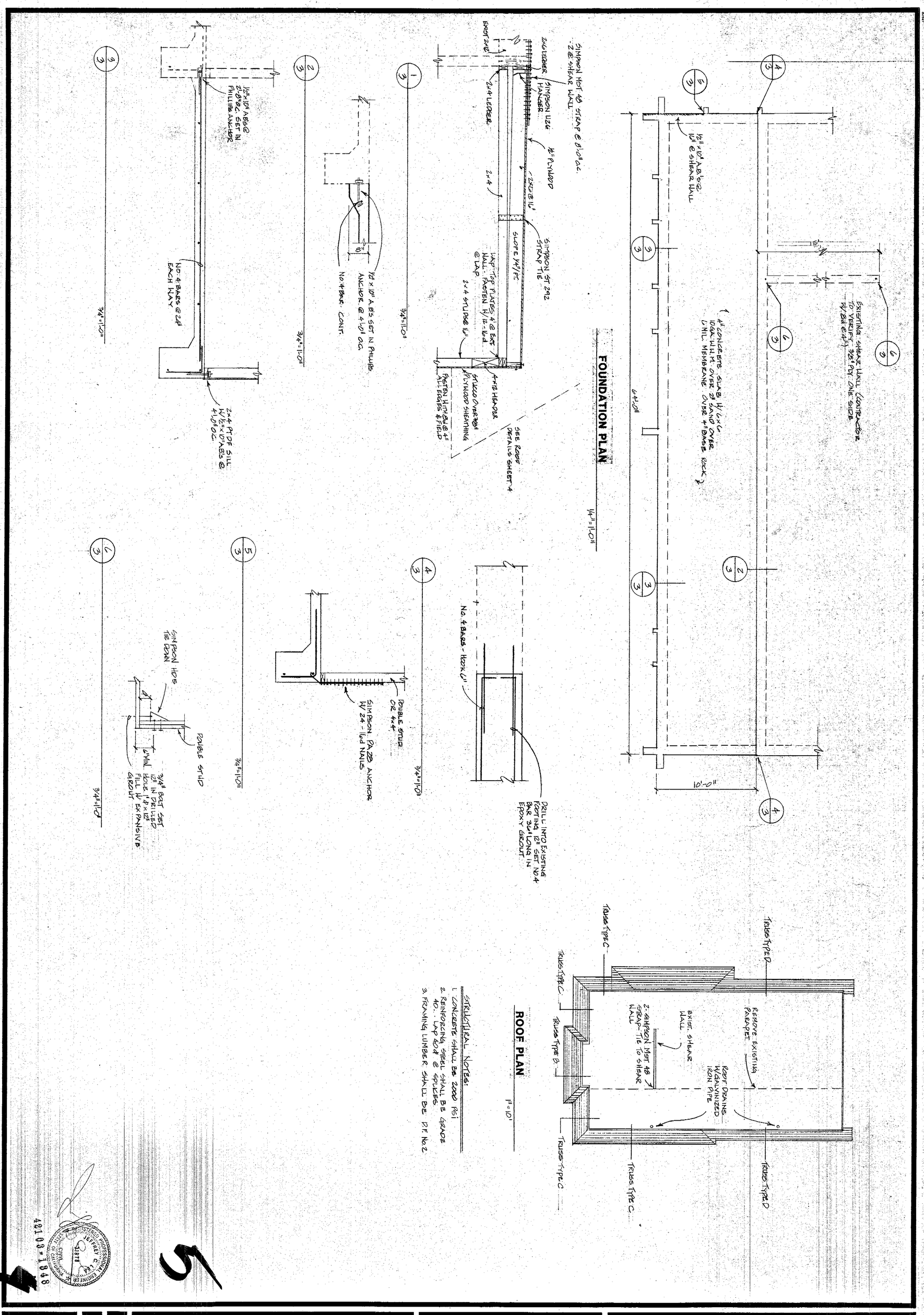
REGISTERED PROFESSIONAL ENGINEER WM. J. HAMMOND CIVIL STATE OF CALIFORNIA

KENTUCKY FRIED CHICKEN
KING RD. SAN JOSE, CA.

date 3-1-84

job 4450

2 of 4



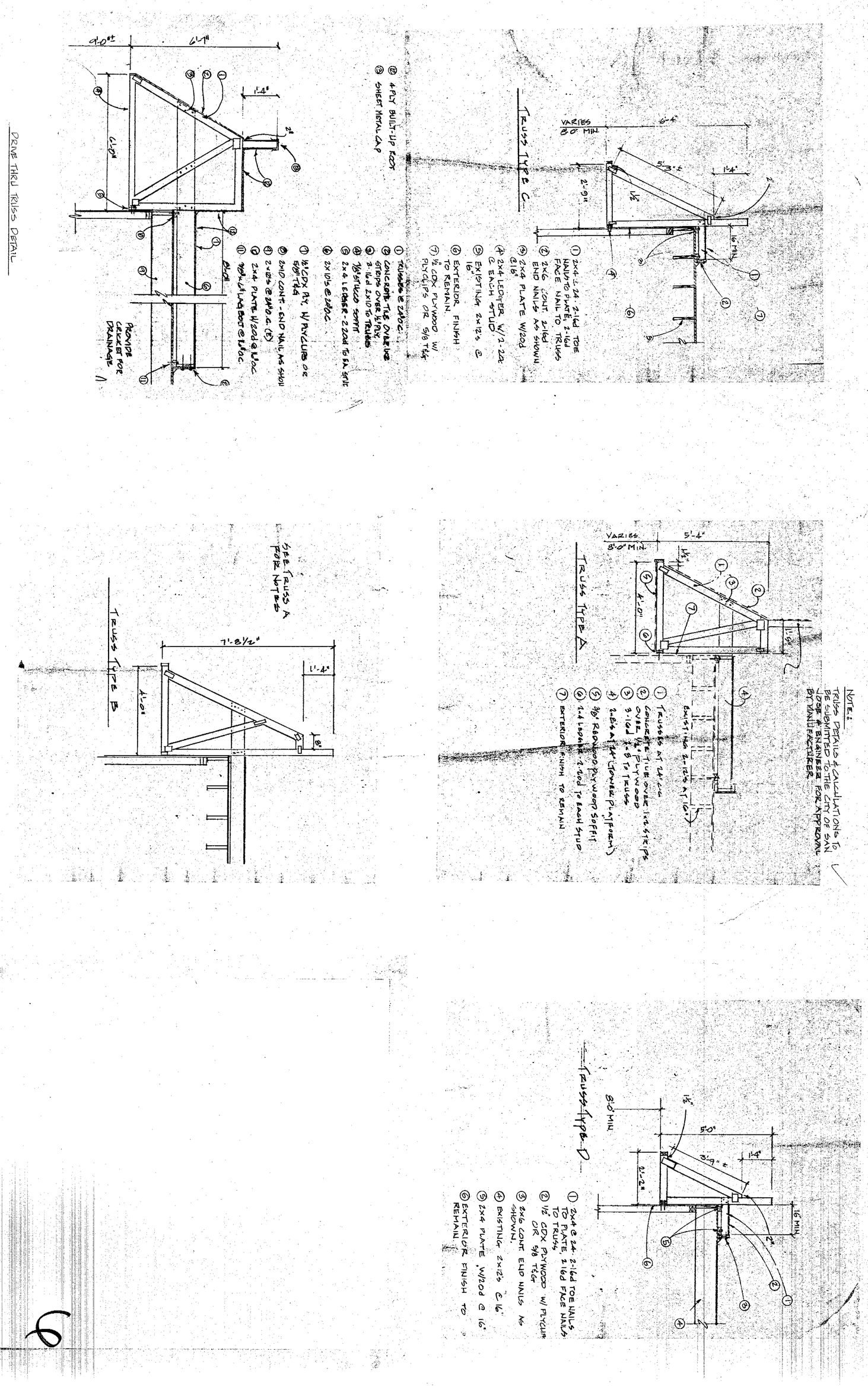
5

4

42103-1848

3 of 4	job 4450	date 3-1-84	KENTUCKY FRIED CHICKEN KING RD. SAN JOSE, CA

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0880



4 OF 4	job 4450	date 3-1-84	KENTUCKY FRIED CHICKEN	**ROOF DETAILS** SCALE 1/2"=1'-0"

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0880

02827

CURB RAMPS

[24 CAC, Section 2-7103]

New and Existing Buildings and Facilities

Curb ramps are required anywhere a pedestrian's path of travel crosses a curb, including each corner of street intersections. Where it is necessary to locate a single curb ramp at the center of the curb intersection, instead of providing one going in each direction, if the pedestrian crosswalks are marked, the lower end of the curb ramp shall end within the marked crosswalk area.

Types. Curb ramps may be constructed either by lowering an area at the sidewalk or by building up the surface from the face of the curb into the street. Remember to provide a drain whenever the curb ramp blocks the gutter.

Curb Ramp Width. Minimum 4 feet wide.

Slope. Maximum 1 vertical to 12 horizontal (1:12). Slopes are required to be in a single plane with a minimum of surface warping or cross slope. The sides of the curb ramp, beyond the required 4 feet width, may slope a maximum of 1 vertical in 8 horizontal (1:8).

Sidewalk Landing. The upper end of the curb ramp is required to have a 4 foot deep, level (maximum ¼ inch per foot in any direction) landing the full width of the curb ramp. If the landing is not provided, the slope of the fanned or flared sides of the curb ramp must not exceed 1:12.

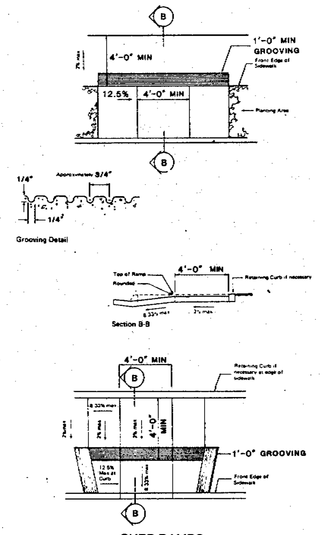
Street Landing. The lower end of the curb ramp is required to have a ½ inch lip beveled at 45 degrees.

Surface Textures and Markings. Curb ramp surfaces, including the sloping sides, are required to be slip resistant and to be a contrasting finish from the adjacent sidewalk.

Where the curb ramp is located at the center of the curb intersection a grooved pattern is required in the curb ramp. The grooves are required to be parallel to the centerline of the crosswalks, forming a "V" pattern pointing toward the center of the intersection. The grooves are required to be approximately 1½ inches on center.

A 12 inch wide grooved border is required on the sidewalk at the top and sides of all curb ramps. The grooves are required to be approximately ¾ inch on center.

Grooves. ¼ inch wide by ¼ inch deep.

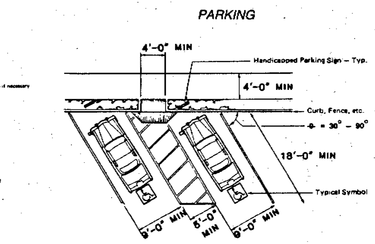


CURB RAMPS

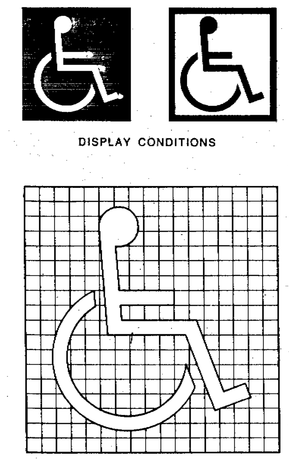
Signage.

1. Each parking space for the disabled is required to be identified by a permanent, reflectorized sign with the International Symbol of Accessibility. The sign is to be equal to a porcelain on steel sign with beaded text; to be a minimum size of 70 square inches; and is to be either 80 inches from the bottom of the sign to the surface of the parking space if mounted on a pole, or 36 inches above the surface of the parking space, finished grade, ground or sidewalk, if mounted on a wall. The sign is to be centered at the "interior" end of the parking space.
2. The surface of each parking space for the disabled is required to have a 3 foot square International Symbol of Accessibility stenciled in blue paint.
3. At the entrance to offstreet parking facilities, a conspicuous sign at least 17 inches by 22 inches is required. The lettering is required to be at least one inch high stating:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."*



PARKING



DISPLAY CONDITIONS

PROPORTIONS

INTERNATIONAL SYMBOL OF ACCESSIBILITY

[Government Code, Chapter 15]

Section 7251: When a building contains special toilet facilities usable by a person in a wheelchair or otherwise handicapped, a sign indicating the location of such facilities is required to be posted in the building directory, in the main lobby, or at any entrance specially used by handicapped persons.

Section 7252: When a building contains an entrance other than the main entrance which is ramped or level for use by handicapped persons, a sign showing its location is required to be posted at or near the main entrance. The sign is required to be visible from the adjacent public sidewalk or way.

These sections will be relevant to buildings which have been partially remodeled.

[Vehicle Code]

Section 21458: Parking limited exclusively to the vehicles of physically handicapped persons are required to be identified by blue curb markings.

BUILDING ACCESS

DOORS AND HARDWARE

[24 CAC, 2-3301 and 2-3303]

Doors

Entrances. All primary entrances to buildings and facilities are required to be made accessible. A primary entrance is defined as, "...any entrance to a facility which has a substantial flow of pedestrians to any specific major function of the facility." Revolving doors can not be used as a required entrance for the handicapped.

Recessed doormats are required to be anchored to prevent interference with wheelchair traffic.

Door Widths and Heights. Required exit doorways are required to have a clear opening not less than 32 inches wide. For hinged doors, the opening is measured with the door at a 90 degree angle from its closed position. At least one of a pair of doors, including automatic doors, has to provide the 32 inch clear opening. Door heights are required to be a minimum of 80 inches. Although Section 33 relates to required exits, Articles 6 through 14 also require specific areas to be accessible. Doors to these areas would also have to have a 32 inch clear opening. The State Architect noted during the hearings that a 6'8" door would be acceptable; the ⅝ inch stop would not be considered.

Space at Doors. At present the access space through doors and vestibules has not been finalized but should be part of *Title 24* by the end of 1982.* Due to the importance of the space at doors and vestibules to access, it is recommended to follow the requirements listed under the chapter on "Future Concerns."

Construction. The bottom 10 inches of doors, except automatic and sliding doors, are required to have a smooth uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. The State Architect has stated that this regulation is not intended to prevent the use of "Herculite" type glass doors.

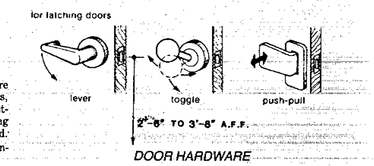
Hardware

Hardware. Hand activated door opening hardware is required to be centered between 30 and 44 inches high. Latching and locking doors that are hand activated and which are in a path of travel have to be operable with a single effort by lever type hardware, by panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors are required to operate as described above in the direction of egress.

Hotel and Motel Units. When bolt and unlatching operation is key operated from the corridor or exterior side of the unit door, large low keys (2 inches full bow or 1¼ inch half bow) are required to be provided in lieu of lever type hardware on the corridor side. Separate dead lock activation on room side of corridors in hotels and motels is acceptable, but dead locks are required to have a lever handle or a large thumb turn in an easily reached location.

Closers. The maximum effort to operate doors cannot exceed 5.5 pounds for exterior doors and 5 pounds for interior doors. Required fire doors may require up to 15 pounds pressure. The pressure is to be measured at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the requirements.

Thresholds. Thresholds are required to be no more than ½ inch high. Bevel or slope the exposed edge at an angle not exceeding 45 degrees so that no single vertical change of elevation exceeds ¼ inch.*



DOOR HARDWARE

FACILITIES ACCESS

SANITARY FACILITIES

[24 CAC, Sections 2-1711 and P-15]

New Buildings and Facilities

Sanitary facilities that serve accessible buildings or facilities, or accessible portions of buildings or facilities, are required to be accessible. The general requirements are given in Section 2-1711. The fixture requirements are included in Article P-15 of Part 5 of *Title 24*.

General requirements.

1. Where separate facilities are provided for non-handicapped persons of each sex, separate facilities are required for handicapped persons of each sex. Where unisex facilities are provided for non-handicapped persons, unisex facilities are required for the disabled.
2. Sanitary facilities located on accessible floors are required to be accessible.
3. Where facilities are to be used solely by small children, the specific heights may be adjusted to meet their accessibility needs.

Entry to Sanitary Facilities

The passageway leading to the sanitary facility is required to conform to the widths specified in Chapter 2-33 for exit corridors. In general, the following guidelines can be used:

1. Aisles: 36 inches clear.
2. Occupant Loads less than 10: 36 inches clear.
3. Dwellings and Lodging Houses (R-1): 36 inches clear.
4. Hotels and Apartments Houses (R-3): 36 inches clear.
5. Others: 44 inches clear.

(Note: Refer to UBC for corridors for E and I occupancies.)

Provide doorways into the sanitary facility with a 32 inch clear opening width, and a clear level area on both sides of the door opening. Provide 60 inches on the swing side of the door, measured at right angles to the opening, and 44 inches where the door swings away from the level area.

Door Signage. On doorways leading to men's sanitary facilities, provide a ¼ inch thick equilateral triangle with edges 12 inches long and vertex pointing upward. Provide a ¼-inch thick, 12 inch diameter circle on women's sanitary facilities. Center the symbols on the door at a height of 60 inches. Symbols are to be distinctly different from the door in color and contrast.

Single Accommodation Toilet Facilities

Definition. A room that has not more than one of each type of sanitary fixture, is intended for use by only one person at a time, has no partition around the toilet, and has a door that can be locked by the room occupant.

Sufficient space is required in the toilet room for a wheelchair measuring 30 inches wide by 48 inches long to enter the room and permit the door to close.

Locate the water closet fixture in a space which provides a 28 inch wide clear space from a fixture or a 32 inch wide clear space from a wall at one side and 48 inches clear in front of the water closet.

Grab Bars

Locate grab bars on each side, or one side and the back, of the water closet, 33 inches above and parallel to the floor. Grab bars at the side are to be at least 42 inches long with the front end positioned 24 inches in front of the water closet. Grab bars at the back can not be less than 36 inches long.

The diameter or width of the gripping surface is required to be 1¼ to 1½ inches, or the shape is to provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the space between the wall and the grab bars is to be 1½ inches.

Grab bars shall not rotate.

Grab bars and any surface adjacent to them can not have any sharp or abrasive elements. Edges are to have a minimum radius of ⅛ inch.

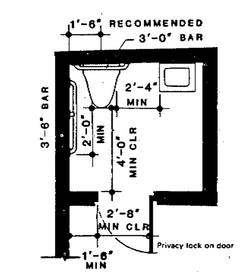
Toilet Room Fixtures and Accessories

Water Closet. The height is required to be a minimum of 17 inches and a maximum of 19 inches measured to the top of the seat. Flush controls are to be operable by an oscillating handle with a maximum operating force of 3 lbf or by a remote low voltage button. The handle or button is to be located so it is operable without requiring excessive body movement.*

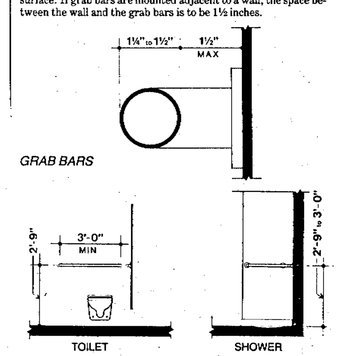
The requirements for toilet compartments depend on the size of the water closet, so it is important to know what type one is using when designing the toilet room. There are various types available, and competitive bidding may cause later changes in the water closet used. The following table is a generalization of the typical sizes available in the commonly used types of water closets. If there is any doubt, design for the largest type that might be used.

Widths. Widths are typically 1'3" to 1'4".

Type	Length
Tankless Wall Hung	
Siphon Jet	25" to 26"
Blowout	22" to 26"
Tankless Angle Type	
Siphon Jet	27"
Blowout	22"
Tankless Floor Mounted Type	
Elongated Siphon Jet	26" to 27"
Elongated Reverse Trap	27" to 32"
Elongated Blowout	22" to 29"
Round Siphon Jet	24" to 29"
Round Reverse Trap	25" to 29"
Round Wash-Down	23" to 25"
Round Blowout	26"
Tank Type Wall Hung	
Reverse Trap	28"
Tank Type One Piece	
Siphon Vortex	27" to 31"
Siphon Jet	28" to 29"
Reverse Trap	26" to 29"
Tank Type Close Coupled	
Siphon Jet	27" to 32"
Reverse Trap	25" to 30"
Wash Down	27" to 29"

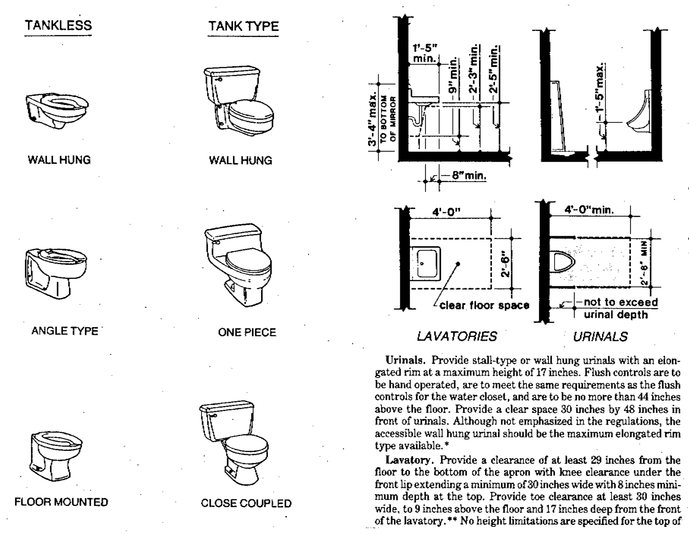


SINGLE ACCOMMODATION TOILETS



GRAB BARS

TOILET SHOWER



WATER CLOSETS

LAVATORIES URINALS

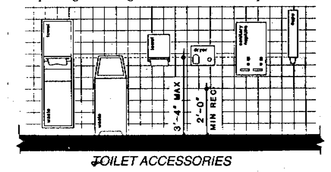
Urinals. Provide stall-type or wall hung urinals with an elongated rim at a maximum height of 17 inches. Flush controls are to be hand operated, are to meet the same requirements as the flush controls for the water closet, and are to be no more than 44 inches above the floor. Provide a clear space 30 inches by 48 inches in front of urinals. Although not emphasized in the regulations, the accessible wall hung urinal should be the maximum elongated rim type available.*

Lavatory. Provide a clearance of at least 29 inches from the floor to the bottom of the apron with knee clearance under the front lip extending a minimum of 30 inches wide with 8 inches minimum depth at the top. Provide toe clearance at least 30 inches wide, to 9 inches above the floor and 17 inches deep from the front of the lavatory.** No height limitations are specified for the top of the lavatory, but 34 inches is recommended by the Federal Architectural and Transportation Barriers Compliance Board (ATBCB).

Provide a clear floor space 30 inches by 48 inches in front of the lavatory. The clear space may extend into knee and toe space underneath the lavatory.

Insulate or cover hot water and drain pipes under lavatories. No sharp or abrasive surfaces are allowed under lavatories.

Faucet controls and operating mechanisms are required to be operable with one hand and can not require grasping, pinching or twisting of the wrist. The force required to activate controls is not to exceed 5 lbf. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.



TOILET ACCESSORIES

Accessories. Where towel, sanitary napkin and waste receptacles and similar dispensing and disposal fixtures are provided, at least one of each type is to be located with all operable parts, including coin slots, within 40 inches from the floor.

Mount mirrors with the bottom edge no more than 40 inches from the floor.

Locate toilet tissue dispensers on the wall within 12 inches of the front edge of the toilet seat.

SIGNS AND IDENTIFICATION

[24 CAC, Section 2-1720]

New Buildings and Facilities

Accessible building entrances are required to be identified with at least one standard sign and additional directional signs, as required, to be visible to persons along approaching pedestrian ways.

The International Symbol of Accessibility is required to identify facilities that are accessible. The symbol is a white figure on a blue background (Color No. 15090 in *Federal Standard 595a*).

EXCEPTION: A special sign or identification which complements decor or a unique design may be approved when it is determined by the enforcing agency that such signs and identification provide adequate direction.

Braille. Contracted Grade 2 Braille is to be used wherever Braille is required. Dots are 0.1 inch on centers in each cell with 0.2 inch space between cells. Dots are raised a minimum of 0.025 inch above the background.

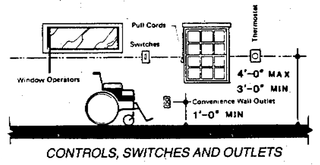
Characters. Letters and numbers on signs are to have a width to height ratio of between 3:5 and 1:1 and a stroke width to height ratio between 1:5 and 1:10. When raised or recessed characters or symbols are used they are to be raised or recessed a minimum ⅛ inch and are to be sans serif type. Raised characters are to be at least ⅝ inch high and recessed characters and symbols are to have a ¼ inch minimum stroke width.

Contrast. Characters and symbols are required to contrast with their background.

Toilet Room Signs. On doorways leading to men's sanitary facilities, provide a ¼ inch thick equilateral triangle with edges 12 inches long and the vertex pointing upward. Provide a ¼ inch thick, 12 inch diameter circle on women's sanitary facilities. The symbols are to be centered on the door 60 inches above the floor and are to be distinctly different from the door in color and contrast.

Existing Buildings and Facilities

Buildings that have been remodeled to provide specific sanitary facilities for public use are required to have directional signs posted in the building lobby, preferably as part of the building directory.



CONTROLS, SWITCHES AND OUTLETS

CONTROLS, SWITCHES AND OUTLETS

[24 CAC, Section 2-1719 and Part 3, Sections 3-210-25(e) and 3-380-8(c)]

New Construction

Manually operated switches and controls for lights, power, heat, ventilation, windows, draperies, doors and similar controls of frequent and essential use are to be centered between 36 inches and 48 inches from the floor.

Electrical convenience wall outlets are to be centered a minimum 12 inches from the floor. Electrical convenience floor outlets and baseboard electrical outlets used in relocatable partitions or window walls are not subject to the minimum height requirements.

Existing Buildings and Facilities

Existing buildings must meet the same requirements as new construction unless an unreasonable hardship is granted by the enforcing agency.

ALARMS

[24 CAC, Chapter 2-72]

New Buildings and Facilities

The requirements for alarms in the State Architect's proposal were held for hearings by the State Fire Marshal. It is probable that they will be included in *Title 24* by the end of 1982. Since there are no provisions in the regulations at this time to allow for exceptions for existing buildings and facilities, the proposed regulations have been included here instead of under "Future Concerns" and it is recommended to follow the proposed regulations as much as possible.

At present, manually operated alarms are required to be mounted between 54 inches and 72 inches above the floor. A revision is included in the proposed regulations that will be included in the code by 1982. At that time the alarms will be required to be centered at 48 inches above the floor.* Since the present requirements will be acceptable in existing facilities, it would seem inappropriate to violate the present code. However, for the sake of access, it is recommended to center the alarms at 54 inches where possible.

If emergency warning systems are provided, they are to include both audible and visual alarms. Accessible sleeping accommodations are required to have a visual alarm connected to the building emergency alarm system or are required to have a standard 110 volt electrical receptacle into which such an alarm could be connected. Provide instructions for use of the auxiliary alarm or connection. Provide visual alarms in bedrooms or other designated sleeping areas in facilities used wholly or partially for housing deaf persons.

Audible Alarms. Emergency alarms are required to produce a sound that exceeds the prevailing equivalent sound level in the room or space by at least 15 decibels or exceeds any maximum sound level with a duration of 30 seconds by 5 decibels, whichever is louder. Sound levels for alarm signals can not exceed 120 decibels.

Visual Alarms. Visual alarms are to have a flashing frequency of not more than 300 per minute. Recent studies indicate a frequency of 60 per minute should be the maximum.

If provided, electrically powered internally illuminated exit signs are required to flash as a visual alarm upon activation of a required or voluntarily installed fire alarm system.

Existing Buildings and Facilities

No exceptions or appeals are listed for existing facilities.

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0880

HANDICAPPED DETAILS

date 3-1-84

job 4450

4A

421 08-1348

GENERAL PLANTING NOTES:

All work shall be performed in accordance with the best standards of practice relating to the various trades, and under the continuous supervision of a competent foreman capable of interpreting the drawings. Said work shall consist of furnishing all labor and materials required to perform all planting as shown on the plan.

All plants shall be healthy, shapely, well-rooted specimens grown in nurseries inspected by the State Department of Agriculture. Plant material shall be protected and maintained during construction and guaranteed for 90 days after installation.

Substitution of any plant material shall not be allowed without written approval of the Landscape Architect.

All planting areas shall have nitrolized, redwood or cedar sawdust applied at a rate of 6 cu. yds. plus 6-20-20 fertilizer at 25 lbs. per 1000 sq. ft. tilled in 6" deep; areas shall be free from sticks, rocks & debris.

Backfill prepared for tree and shrub holes shall be 50% nitrolized sawdust and 50% native soil plus 20-10-5 fertilizer (Agriform Tabs, or equal). Plant holes shall be 1½ times the depth by 2 times the diameter of the root ball, dug square (no rounded corners) with the sides scarified. Any encircling roots should be cut and the root ball loosened before planting.

All trees shall be staked as per the detail.

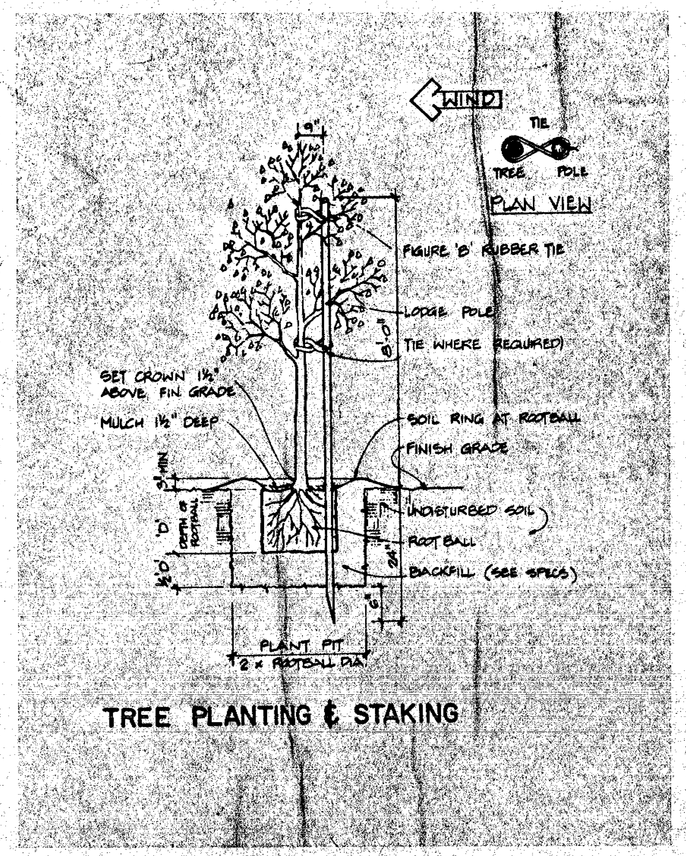
All planted areas shall be treated with Surflan weed control, applied as per manufacturer's specifications.

All planting areas shall be top dressed with 1" minimum of wood bark chips. Landscape Contractor shall submit sample to Landscape Architect for approval. ~~SHRUB BORDER AREAS NOTED FOR MULCH~~

Landscape Contractor shall be responsible for a 60 day maintenance period after installation.

Inspections shall be made by Landscape Architect or owner's representative. Contractor shall call for inspections at least 2 days prior to inspection required:

1. Plant material inspection prior to layout.
2. Layout inspection prior to planting.
3. Final inspection upon completion of all work prior to commencement of specified maintenance period.



TREE PLANTING & STAKING

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	TREES				
EL	EUCALYPTUS LEUCOXYLON 'ROSEA'	WHITE IRONBARK	15 GAL	3	STANDARD
	SHRUBS				
AA	AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE	1 GAL	15	
EF	ESCALLONIA FRADESI	PINK ESCALLONIA	5 GAL	19	
JA	JUNIPERUS C. P. 'MORDIGAN AUREA'	GOLDEN JUNIPER	5 GAL	20	
PF	PHOTINIA FRASERI	FRASER'S RED LEAF PHOTINIA	5 GAL	12	
RI	RAPHIOLEPIS I. 'SPRINGTIME' OR 'PINK LADY'	INDIA HAWTHORN	5 GAL	5	
	GROUND COVERS & VINES				
AR	ARCTOTHECA CALENDULA		FLATS	—	PLANT @ 12" O.C.
MU	MACFEDYENA (DOLICHANDRA) UNGUIS CATI	YELLOW TRUMPET VINE	1 GAL	3	TRAIN ON FENCE

PLANT LEGEND:

PROPOSED PLANTING: AB ← INDICATES PLANT KEY; 2/5 ← INDICATES PLANT COUNT

EXISTING PLANTING (TO REMAIN): COMMON NAME (QUANTITY) HEIGHT OF TREES

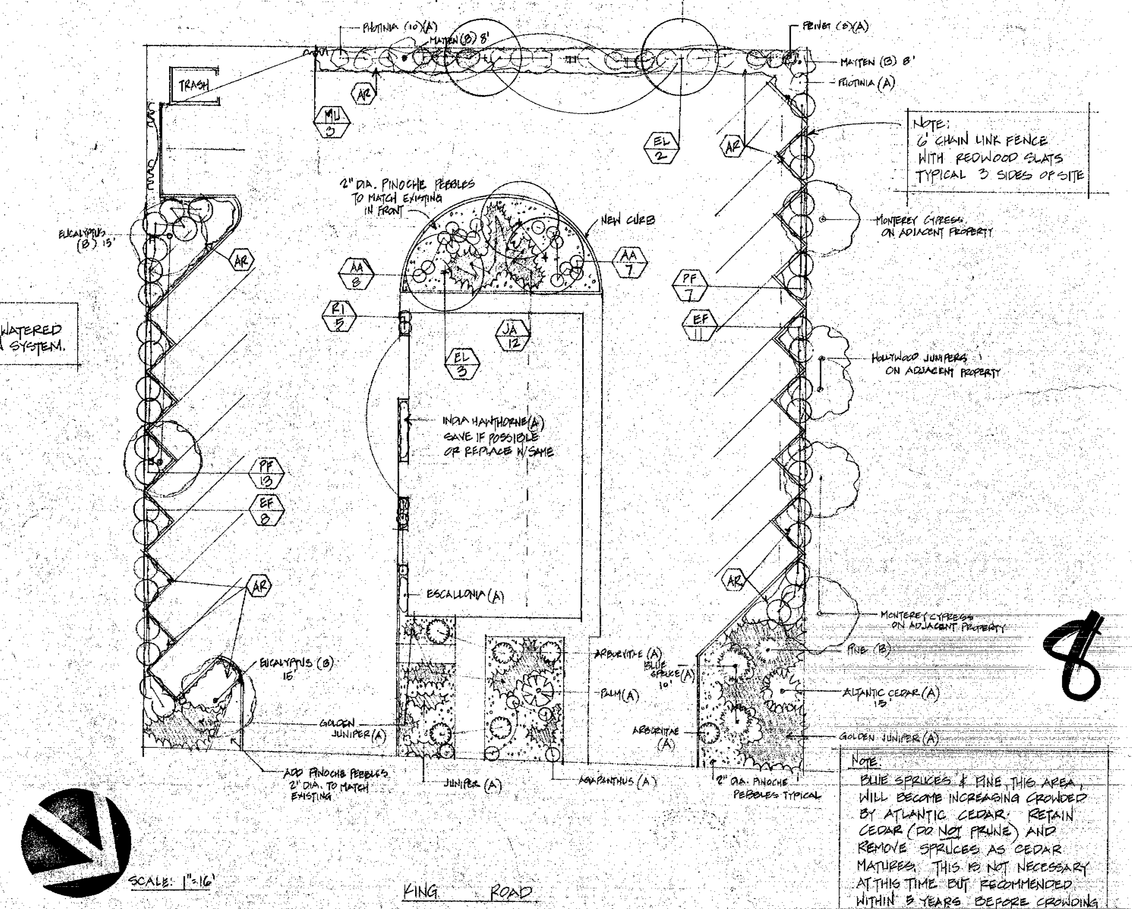
CONDITION: (A) GOOD CONDITION - RETAIN AS IS

(B) FAIR CONDITION: SUCH AS POORLY PRUNED EUCALYPTUS TREES OR MATURE TREES CROWDED & TREATED AS HEDGE: RETAIN BUT ALLOW TO FORM NATURAL SHAPE, I.E. TREE FORM

EXISTING PLANTS IN SUCH POOR CONDITION, SUCH AS BOTTLE BRUSH, HAVE NOT BEEN SHOWN ON THIS PLAN, AND ARE TO BE REMOVED.

NOTE:
NEW PLANTING AREA AT REAR OF THE BUILDING SHOULD HAVE EXISTING PAVING, BASE ROCK & SUBSOIL REMOVED TO A DEPTH OF 24" MINIMUM BELOW PAVING SURFACE, & REPLACED WITH CLEAN, WEED FREE IMPORTED TOPSOIL. MOUND NEW TOPSOIL IN CENTER OF PLANTER 12" MIN ABOVE NEW CURB HEIGHT AND SLOPE EVENLY ALL AROUND TO 1" MIN. BELOW TOP OF CURB HEIGHT AT EDGES.
ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS AS SPECIFIED: FRONT AREAS SHALL HAVE STONES REMOVED, SOIL CONDITIONED & STONES REPLACED ON SURFACE

NOTE:
ALL PLANTING SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.



NOTE:
BLUE SPRUCES IN LINE THIS AREA, WILL BECOME INCREASING CROWDED BY ATLANTIC CEDAR. RETAIN CEDAR (DO NOT PRUNE) AND REMOVE SPRUCES AS CEDAR MATURES. THIS IS NOT NECESSARY AT THIS TIME BUT RECOMMENDED WITHIN 3 YEARS BEFORE CROWDING DAMAGES MATURE FORM OF CEDAR.

SCALE: 1"=16'

REVISIONS	BY

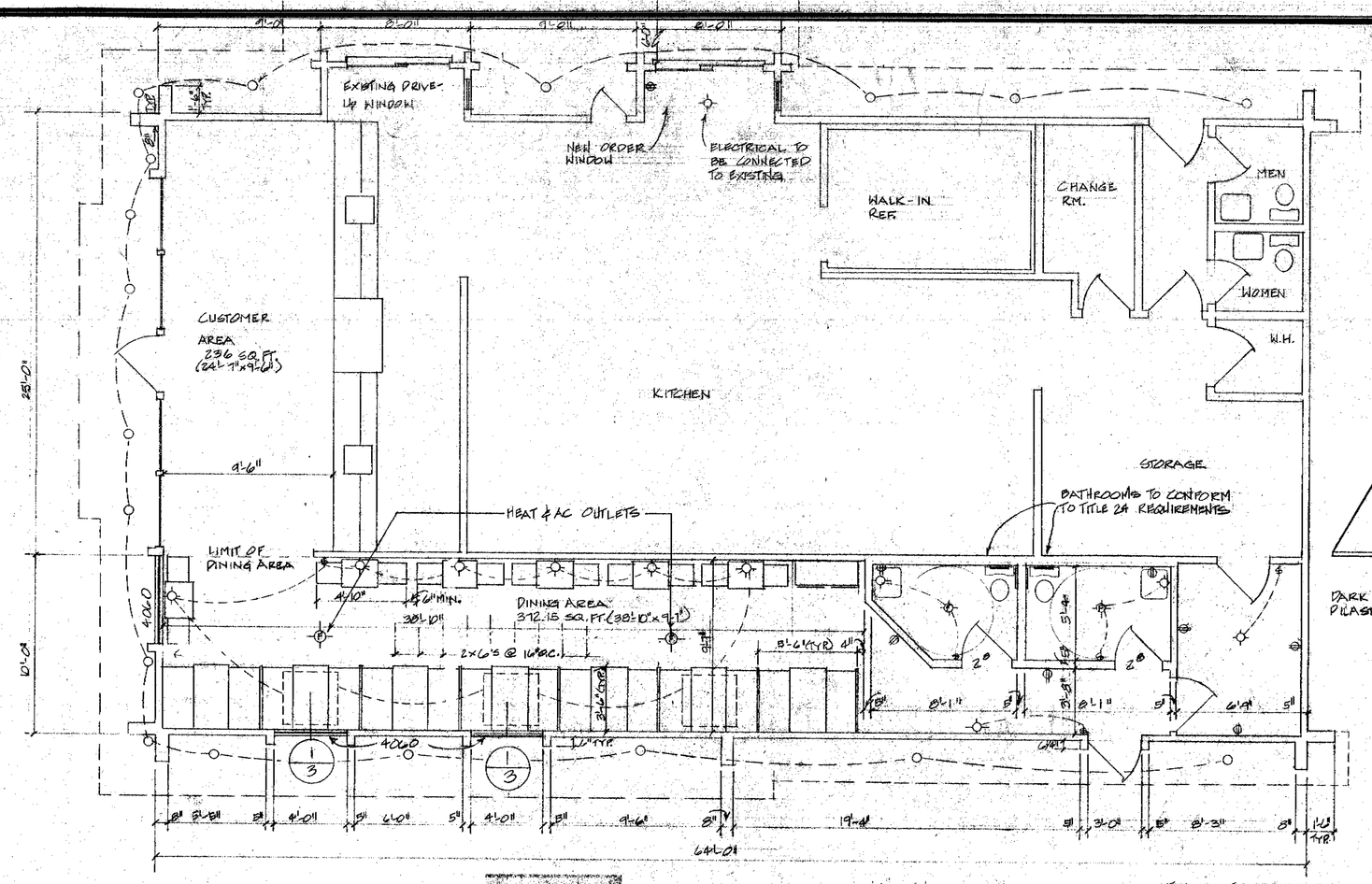
BRANDEAU ASSOCIATES
LANDSCAPE ARCHITECTS
STATE LICENSE No 1676
1005 LAKESDALE WAY (415) 967-6677
SUNNYVALE, CA. 94086 (408) 734-1059
Arnold L. Brandeau 4-11-83

KENTUCKY FRIED CHICKEN
2415 KING ROAD
SAN JOSE CALIFORNIA

LANDSCAPE PLAN

DRAWN	KB
CHECKED	RLB
DATE	APRIL 11, 1983
SCALE	AS SHOWN
JOB NO.	
SHEET	1 OF 1 SHEETS

42103-1948



FLOOR PLAN

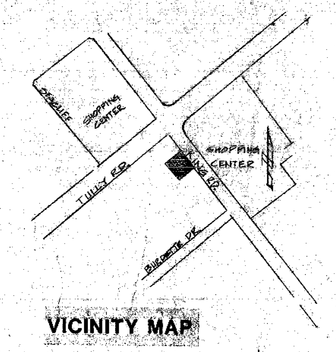
SCALE 1/4" = 1'-0"

ELECTRICAL & PLUMBING PLANS TO BE SUBMITTED BY ELECTRICAL & PLUMBING CONTRACTORS.

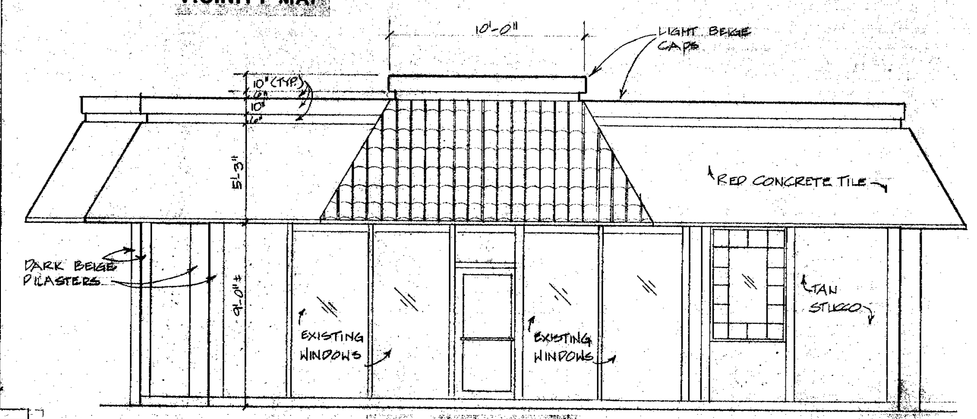
FLOOR AREA 608.15 SQ.FT., 40 SEATS
PARKING REQUIRED - 16 SPACES

FINISH SCHEDULE

FLOOR	QUARRY TILE
WALLS	VINYL WAINSCOT W/OAK TRIM. VINYL COVERING OVER GYP. BD.
CEILING	ACOUSTICAL TILE OVER 1/2" GYP. BD.

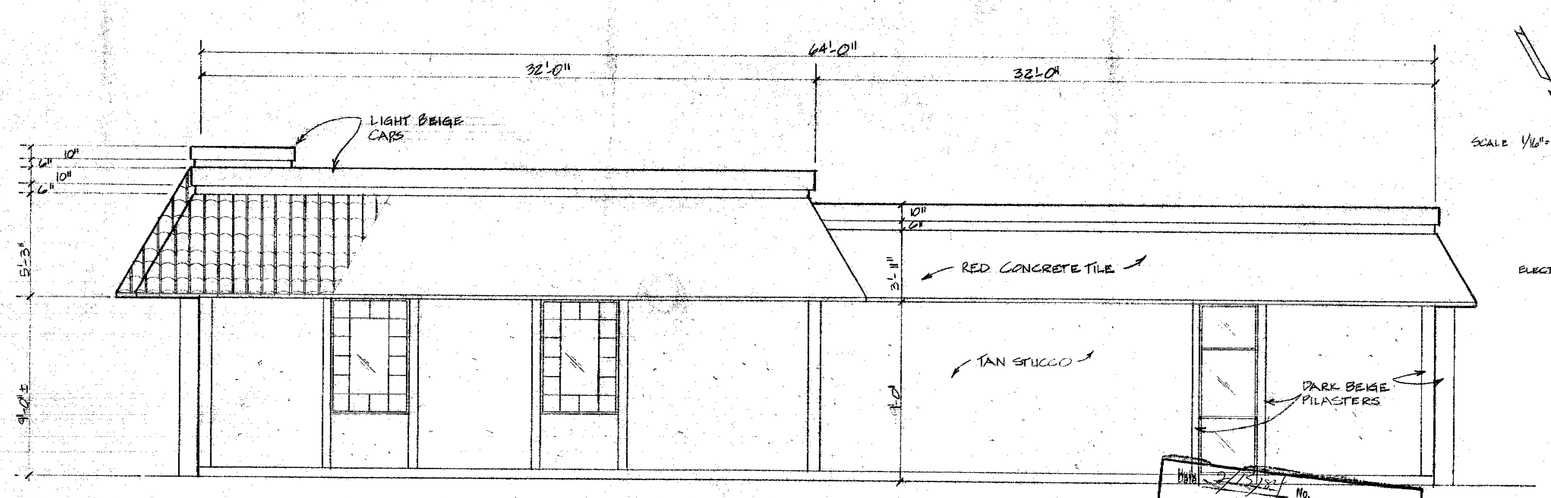


VICINITY MAP



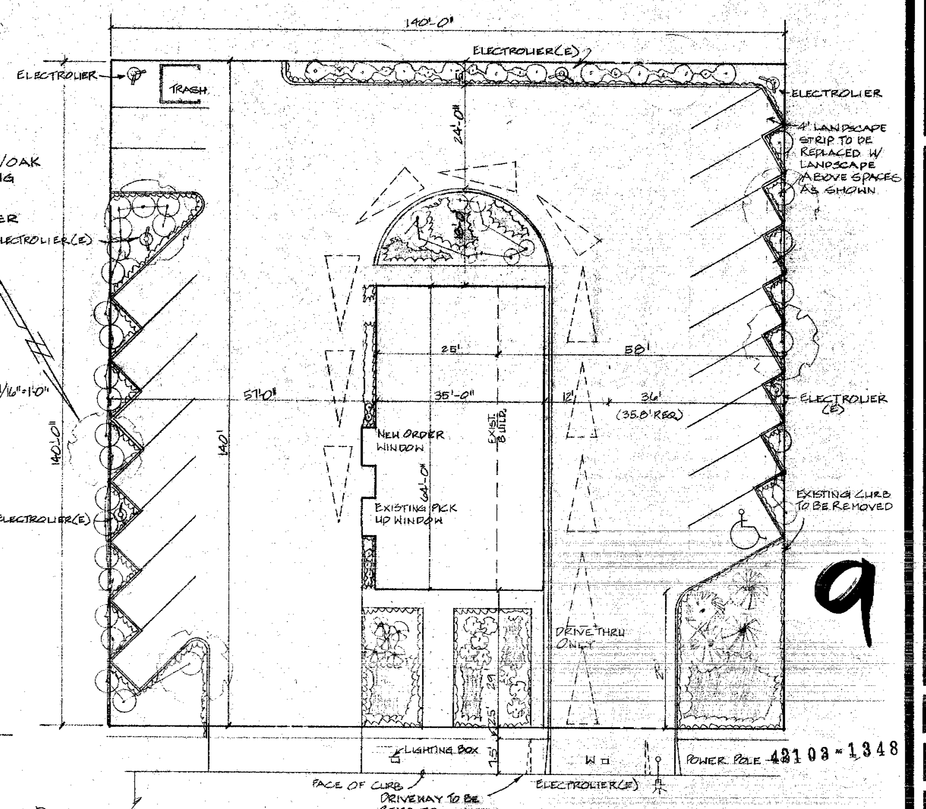
FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



SITE PLAN

SCALE 1/16" = 1'-0"

See page 2

APPROVED
SANTA CLARA COUNTY HEALTH DEPARTMENT
Date 2/2/84
By Deborah D. Conn R.S.
R.S. No.
Permit No.
As submitted
As revised

PAID
#13768
2-2-84

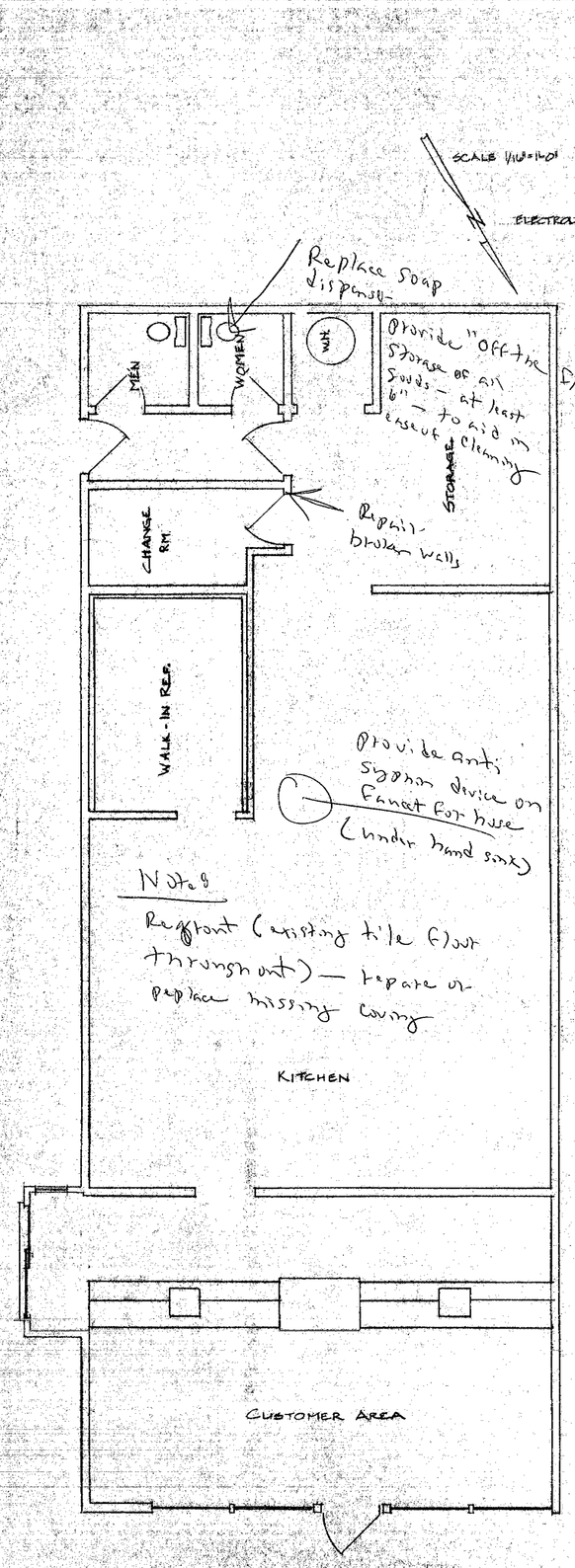
9

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0880

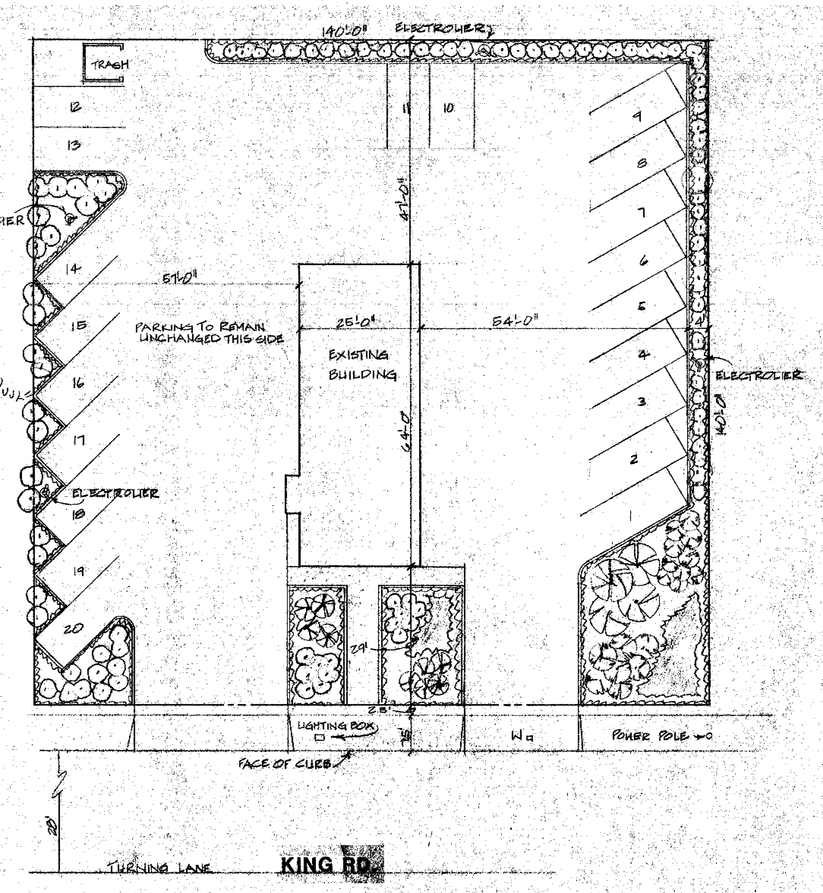
KENTUCKY FRIED CHICKEN
KING RD SAN JOSE CA

date 1-31-84
job 44 50

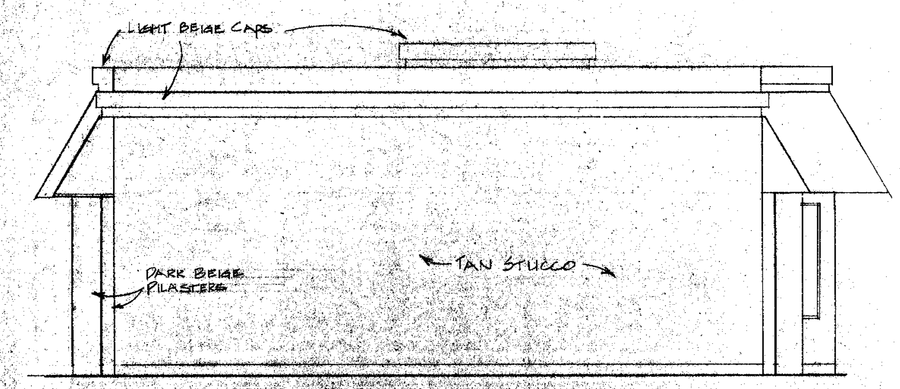
1 OF 4



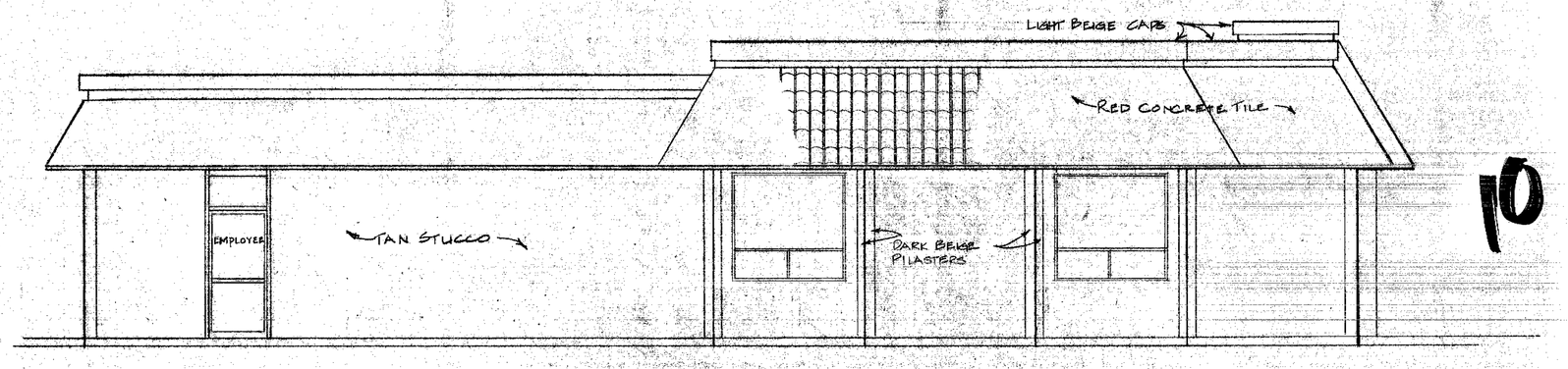
EXISTING FLOOR PLAN
SCALE 1/4"=1'-0"



EXISTING SITE PLAN



REAR ELEVATION
SCALE 1/4"=1'-0"



LEFT ELEVATION
SCALE 1/4"=1'-0"

10

42103-1348

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0880

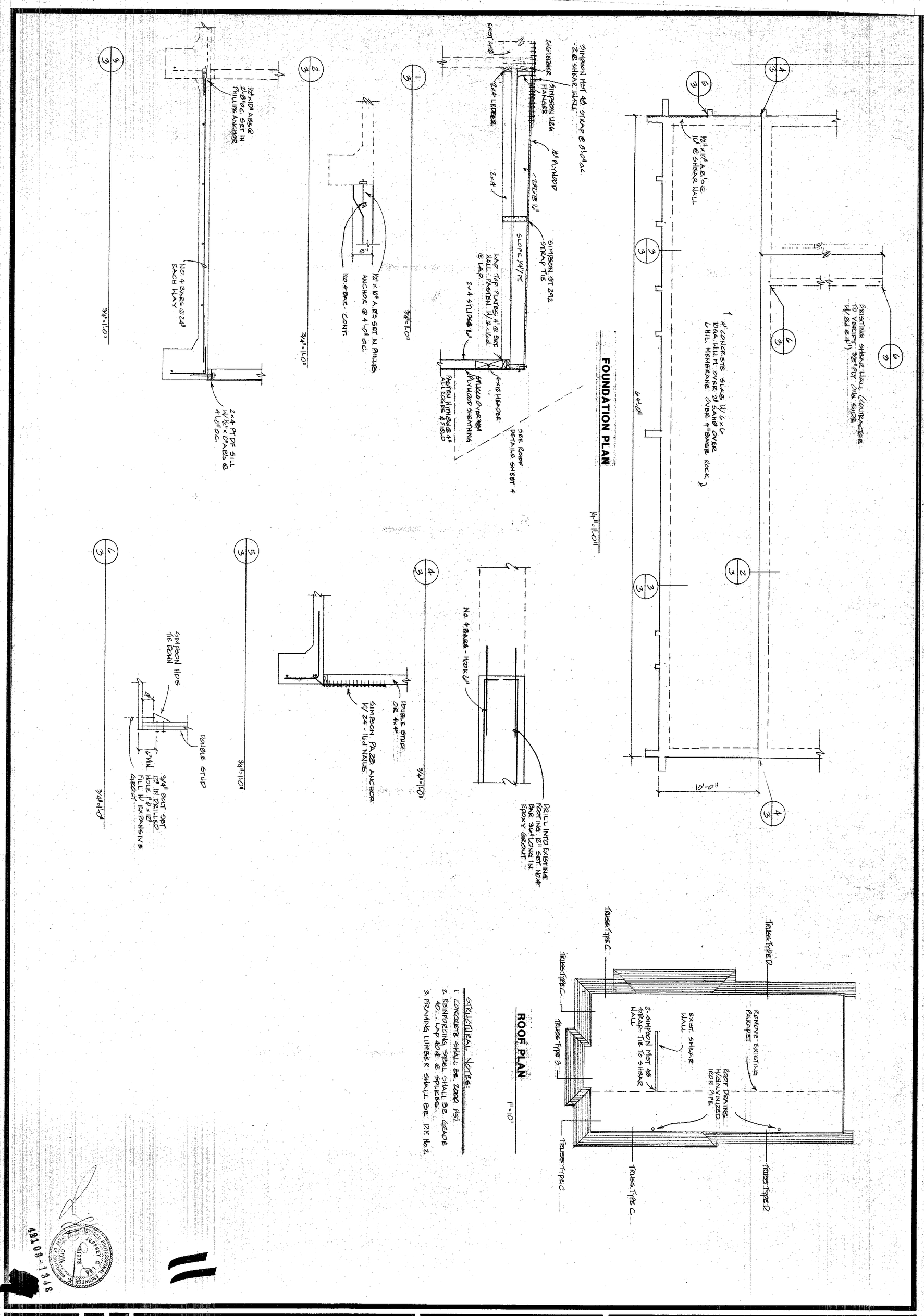
REGISTERED CIVIL ENGINEER
WM. JAY HAMMOND
No. 17101
STATE OF CALIFORNIA

KENTUCKY FRIED CHICKEN
KING RD. SAN JOSE, CA

date 1-31-84

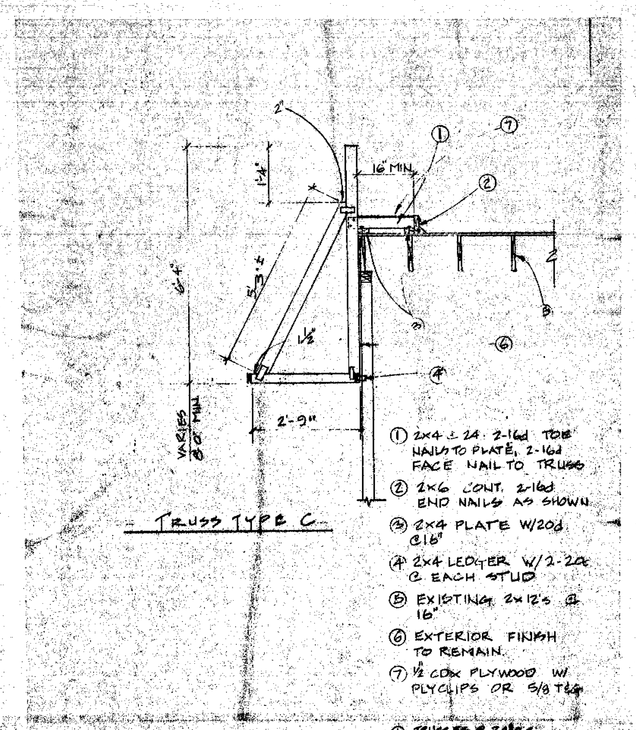
job 4450

2 of 4



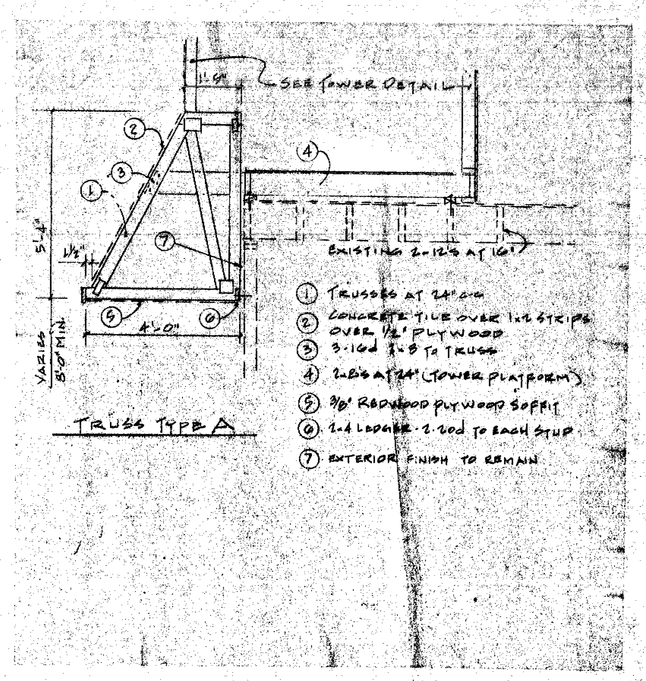
3 of 4	job 4450	date 1-31-84	KENTUCKY FRIED CHICKEN KING RD. SAN JOSE, CA

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0880



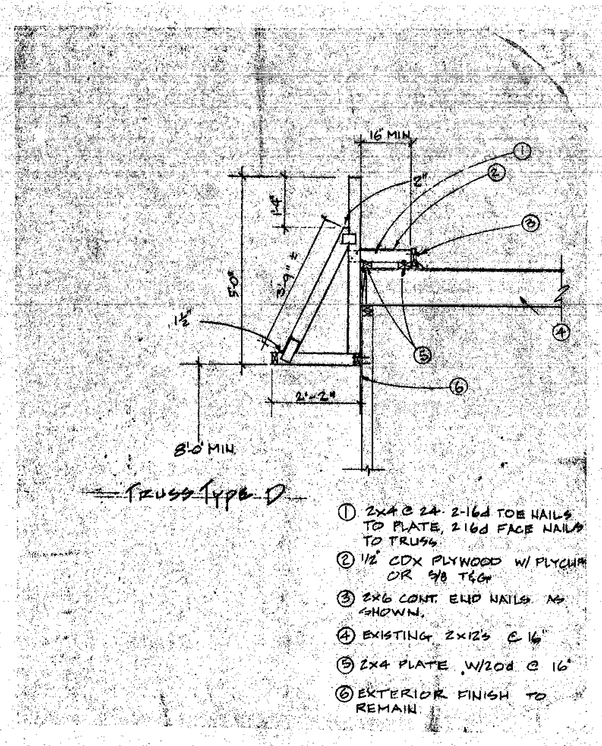
TRUSS TYPE C

① 2x4 @ 24" 2-16d TOE NAILS TO PLATE, 2-16d FACE NAIL TO TRUSS
② 2x6 CONT. 2-16d END NAILS AS SHOWN
③ 2x4 PLATE W/20d @16"
④ 2x4 LEDGER W/2-20d @ EACH STUD
⑤ EXISTING 2x12's @ 16"
⑥ EXTERIOR FINISH TO REMAIN.
⑦ ½ CDX PLYWOOD W/ PLYCLIPS OR 5/8 T&G



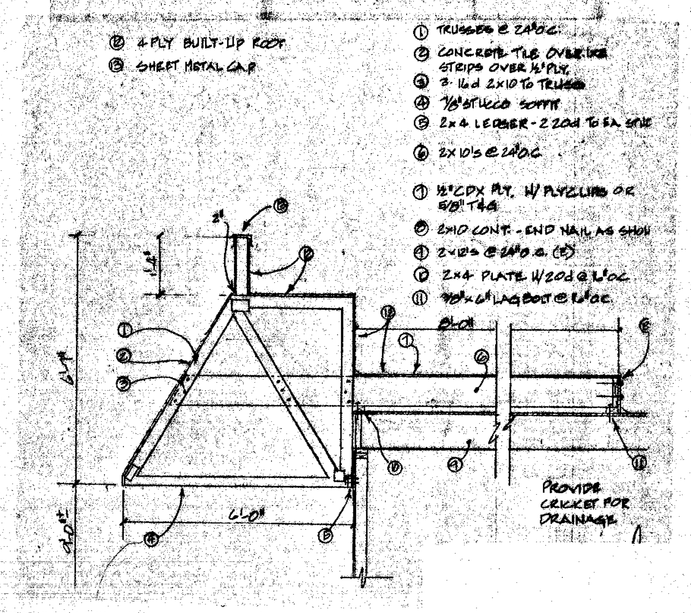
TRUSS TYPE A

① TRUSSES AT 24" o.c.
② CONCRETE TILE OVER 1x2 STRIPS OVER ½" PLYWOOD
③ 3-16d 2x8 TO TRUSS
④ 2-8's AT 24" (TOWER PLATFORM)
⑤ 3/8" REDWOOD PLYWOOD SOFFIT
⑥ 2x4 LEDGER - 2-20d TO EACH STUD
⑦ EXTERIOR FINISH TO REMAIN



TRUSS TYPE D

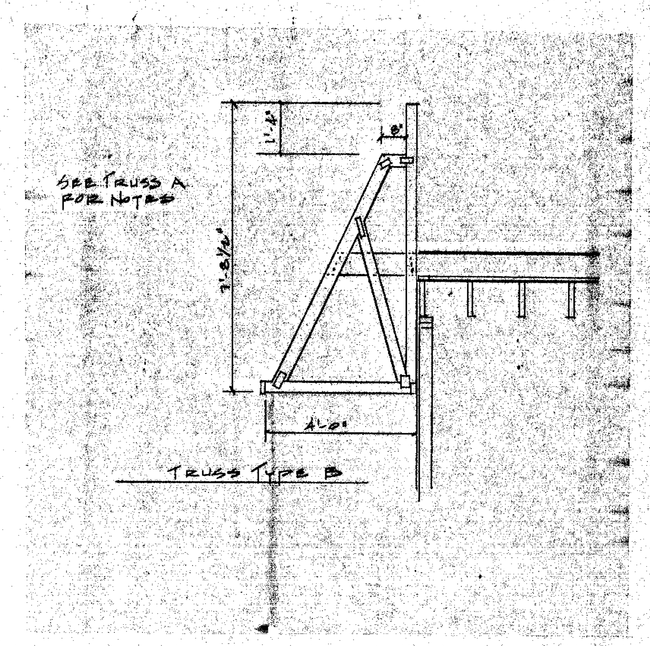
① 2x4 @ 24" 2-16d TOE NAILS TO PLATE, 2-16d FACE NAILS TO TRUSS.
② ½" CDX PLYWOOD W/ PLYCLIPS OR 5/8 T&G
③ 2x6 CONT. END NAILS AS SHOWN.
④ EXISTING 2x12's @ 16"
⑤ 2x4 PLATE W/20d @ 16"
⑥ EXTERIOR FINISH TO REMAIN



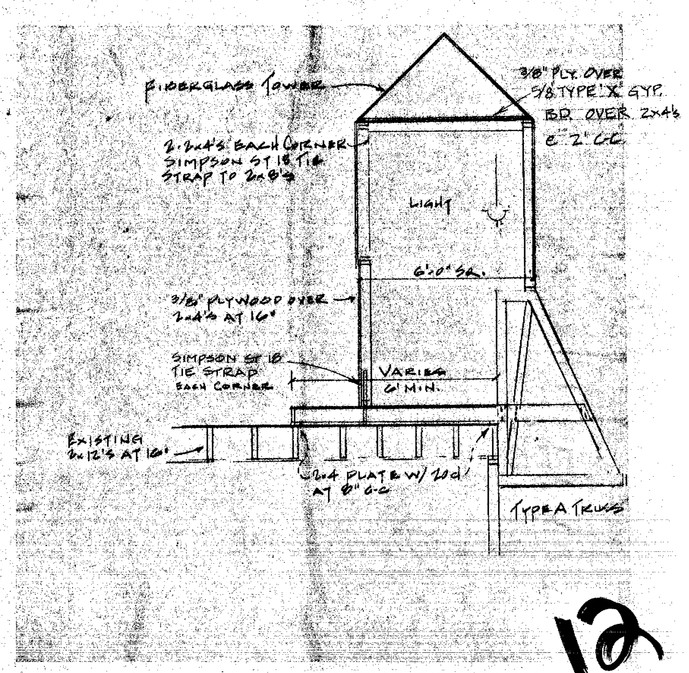
① 4 PLY BUILT-UP ROOF
② SHEET METAL CAP

① TRUSSES @ 24" O.C.
② CONCRETE TILE OVER 1x2 STRIPS OVER ½" PLY.
③ 3-16d 2x10 TO TRUSS
④ 7/8" STUCCO SOFFIT
⑤ 2x4 LEDGER - 2-20d TO EA. STUD
⑥ 2x10's @ 24" O.C.
⑦ ½" CDX PLY. W/ PLYCLIPS OR 5/8" T&G
⑧ 2x10 CONT. - END NAIL AS SHOWN
⑨ 2x10's @ 24" O.C. (⑥)
⑩ 2x4 PLATE W/20d @ 16" O.C.
⑪ 7/8" x 6" LAG BOLT @ 24" O.C.

DRIVE THRU TRUSS DETAIL



TRUSS TYPE B



TYPE A TRUSS

12

42103-1348

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0880

ROOF DETAILS
SCALE 1/2"=1'-0"

KENTUCKY FRIED CHICKEN

date 1-31-84
job 4450.

4 OF 4

GENERAL PLANTING NOTES:

All work shall be performed in accordance with the best standards of practice relating to the various trades, and under the continuous supervision of a competent foreman capable of interpreting the drawings. Said work shall consist of furnishing all labor and materials required to perform all planting as shown on the plan.

All plants shall be healthy, shapely, well-rooted specimens grown in nurseries inspected by the State Department of Agriculture. Plant material shall be protected and maintained during construction and guaranteed for 90 days after installation.

Substitution of any plant material shall not be allowed without written approval of the Landscape Architect.

All planting areas shall have nitrolized redwood or cedar sawdust applied at a rate of 6 cu. yds. plus 6-20-20 fertilizer at 25 lbs. per 1000 sq. ft. tilled in 6" deep; areas shall be free from sticks, rocks & debris.

Backfill prepared for tree and shrub holes shall be 50% nitrolized sawdust and 50% native soil plus 20-10-5 fertilizer (Agriform Tabs, or equal) Plant holes shall be 1½ times the depth by 2 times the diameter of the root ball, dug square (no rounded corners) with the sides scarified. Any encircling roots should be cut and the root ball loosened before planting.

All trees shall be staked as per the detail.

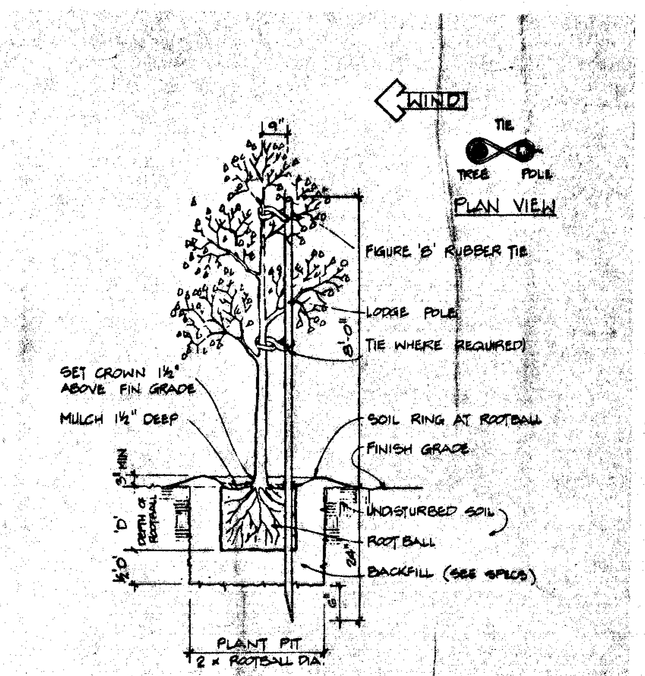
All planted areas shall be treated with Surflan weed control, applied as per manufacturer's specifications.

All planting areas shall be top dressed with 1" minimum of wood bark chips. Landscape Contractor shall submit sample to Landscape Architect for approval. ~~[illegible]~~ NOTED FOR PROCESS.

Landscape Contractor shall be responsible for a 60 day maintenance period after installation.

Inspections shall be made by Landscape Architect or owner's representative. Contractor shall call for inspections at least 2 days prior to inspection required;

1. Plant material inspection prior to layout.
2. Layout inspection prior to planting.
3. Final inspection upon completion of all work prior to commencement of specified maintenance period.



TREE PLANTING & STAKING

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	TREES				
EL	EUCALYPTUS LEUCOXYLON 'ROSEA'	WHITE IRONBARK	15GAL	3	STANDARD
	SHRUBS				
AA	AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE	1 GAL	15	
EF	ESCALLONIA FRADESI	PINK ESCALLONIA	5GAL	19	
JA	JUNIPERUS C.P. 'MORDIGAN AUREA'	GOLDEN JUNIPER	5GAL	20	
PF	PHOTINIA FRASERI	FRASER'S RED LEAF PHOTINIA	5GAL	12	
RI	RAPHIOLEPIS I. 'SPRINGTIME' OR 'PINK LADY'	INDIA HAWTHORN	5 GAL	3	
	GROUND COVERS & VINES				
AR	ARCTOTHECA CALENDULA		FLATS	—	PLANT @ 12" o.c.
MU	MACFEDYENA (DOLICHANDRA) UNGUIS CATI	YELLOW TRUMPET VINE	5 GAL	3	TRAIN ON FENCE

PLANT LEGEND:

PROPOSED PLANTING: AB ← INDICATES PLANT KEY; 22 ← INDICATES PLANT COUNT

EXISTING PLANTING (TO REMAIN): COMMON NAME (QUANTITY) HEIGHT OF TREES

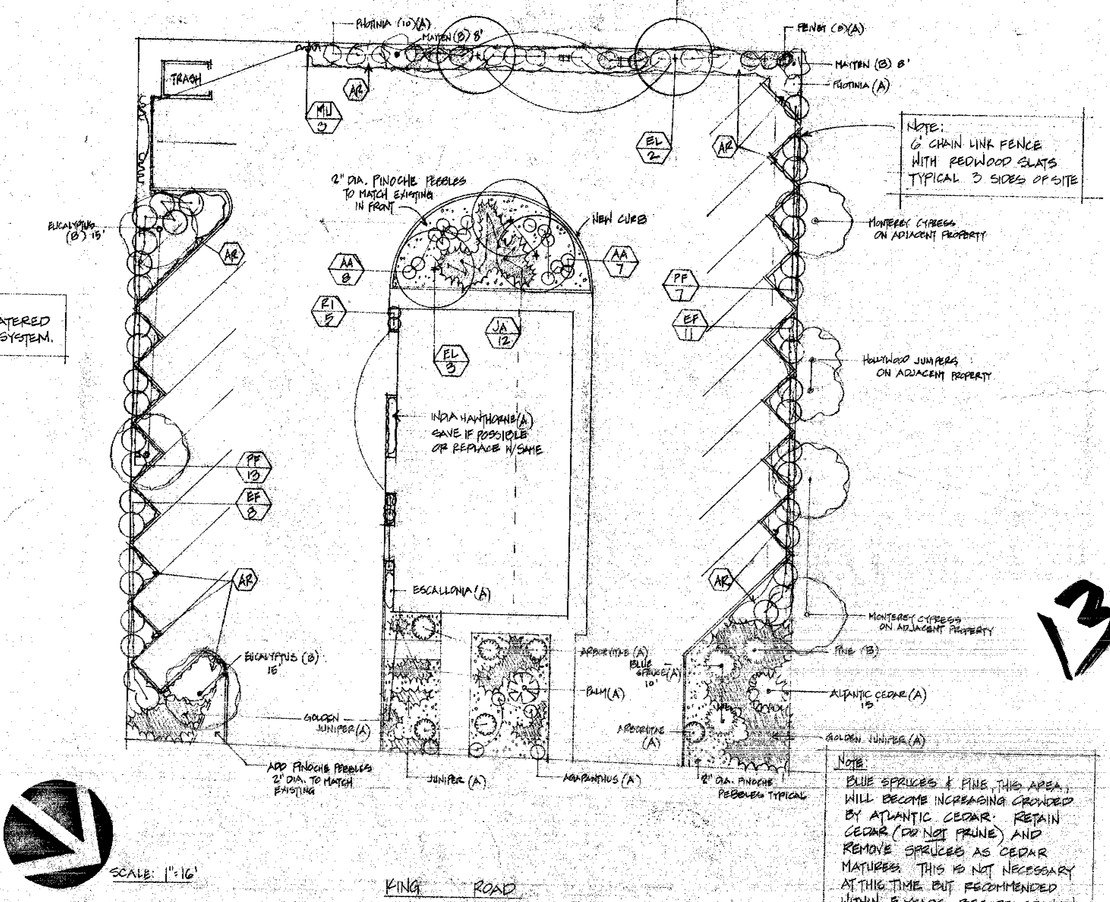
CONDITION: (A) GOOD CONDITION, RETAIN AS IS

(B) FAIR CONDITION: SUCH AS POORLY PRUNED EUCALYPTUS TREES OR MATURE TREES CROWDED & TREATED AS HEDGE; RETAIN BUT ALLOW TO FORM NATURAL SHAPE, I.E. TREE FORM

EXISTING PLANTS IN SUCH POOR CONDITION, SUCH AS DOTTLE BRUSH, HAVE NOT BEEN SHOWN ON THIS PLAN, AND ARE TO BE REMOVED.

NOTE:
ALL PLANTING SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.

NOTE:
NEW PLANTING AREA AT REAR OF THE BUILDING SHOULD HAVE EXISTING PAVING, BASE ROCK & SUBSOIL REMOVED TO A DEPTH OF 24" MINIMUM BELOW PAVING SURFACE, & REPLACED WITH CLEAN, WEED FREE IMPORTED TOPSOIL. MOUND NEW TOPSOIL IN CENTER OF PLANTER 12" MIN ABOVE NEW CURB HEIGHT AND SLOPE EVENLY ALL AROUND TO 1" MIN. BELOW TOP OF CURB HEIGHT AT EDGES.
ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS AS SPECIFIED: FRONT AREAS SHALL HAVE STONES REMOVED, SOIL CONDITIONED & STONES REPLACED ON SURFACE



NOTE:
BLUE SPRUCES & PINE THIS AREA WILL BECOME INCREASINGLY CROWDED BY ATLANTIC CEDAR. RETAIN CEDAR (DO NOT PRUNE) AND REMOVE SPRUCES AS CEDAR MATURES. THIS IS NOT NECESSARY AT THIS TIME, BUT RECOMMENDED WITHIN 5 YEARS BEFORE CROWDING DAMAGES MATURE FORM OF CEDAR.

13

42103-198

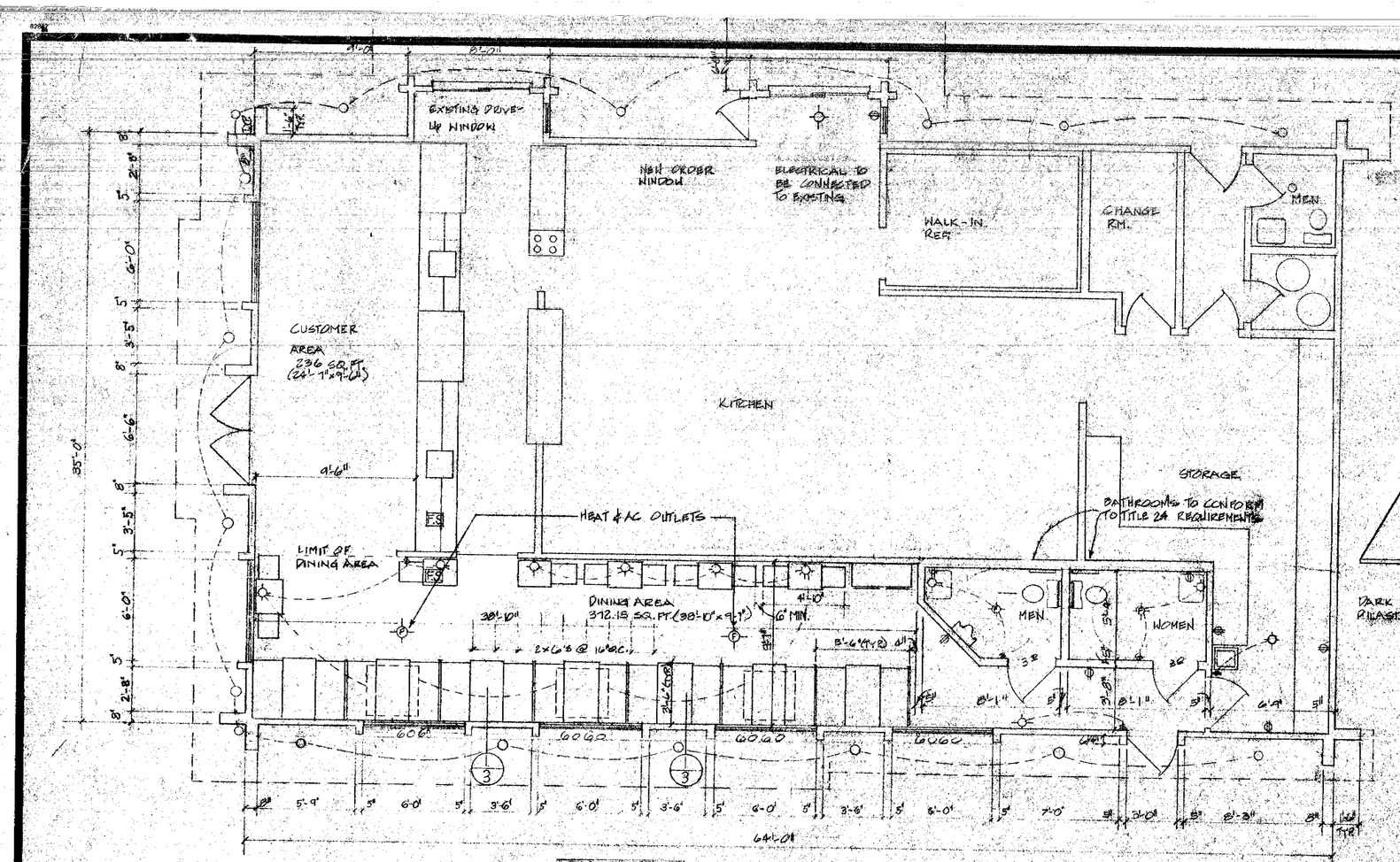
REVISIONS	BY

BRANDEAU ASSOCIATES
LANDSCAPE ARCHITECTS
STATE LICENSE No 1676
1005 LAKEDALE WAY (415) 367-6677
SUNNYVALE, CA. 94086 (408) 734-1028
Arnold L. Brandeau 4-11-83

KENTUCKY FRIED CHICKEN
2415 KING ROAD
SAN JOSE CALIFORNIA

LANDSCAPE PLAN

DRAWN	KB
CHECKED	DB
DATE	APRIL 11, 1983
SCALE	AS SHOWN
JOB NO.	
SHEET	L-1
OF	1 SHEETS



FLOOR PLAN

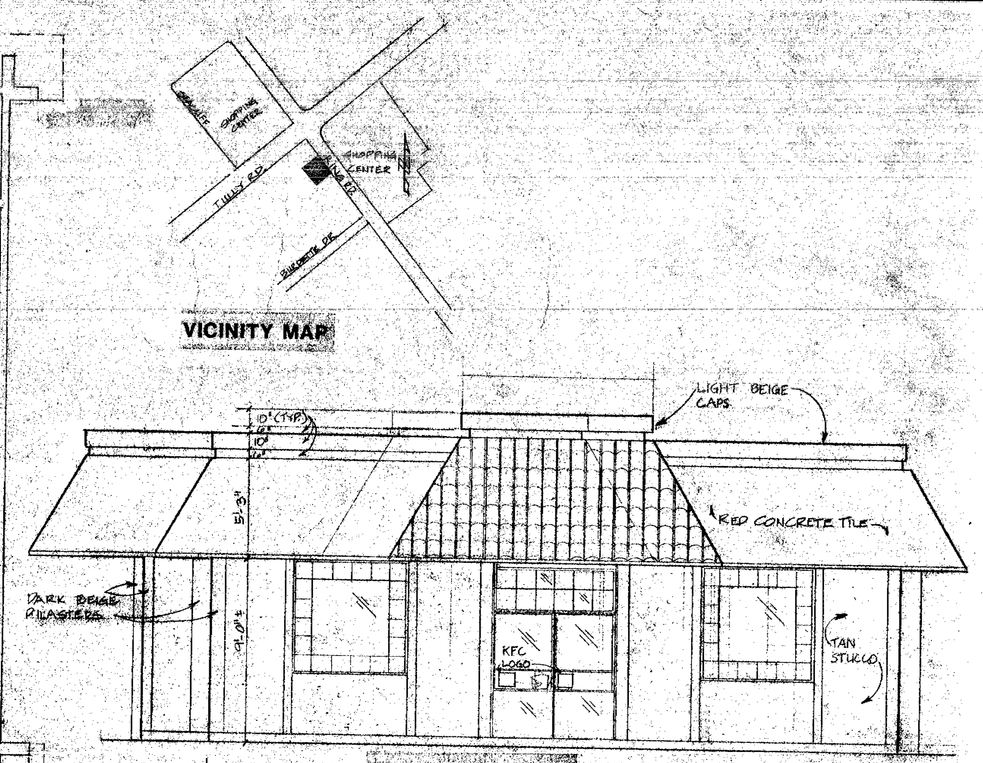
SCALE 1/8" = 1'-0"

ELECTRICAL & PLUMBING PLANS TO BE SUBMITTED BY ELECTRICAL & PLUMBING CONTRACTORS

FLOOR AREA 1,08.15 SQ.FT., 40 SEATS
PARKING REQUIRED - 16 SPACES

FINISH SCHEDULE

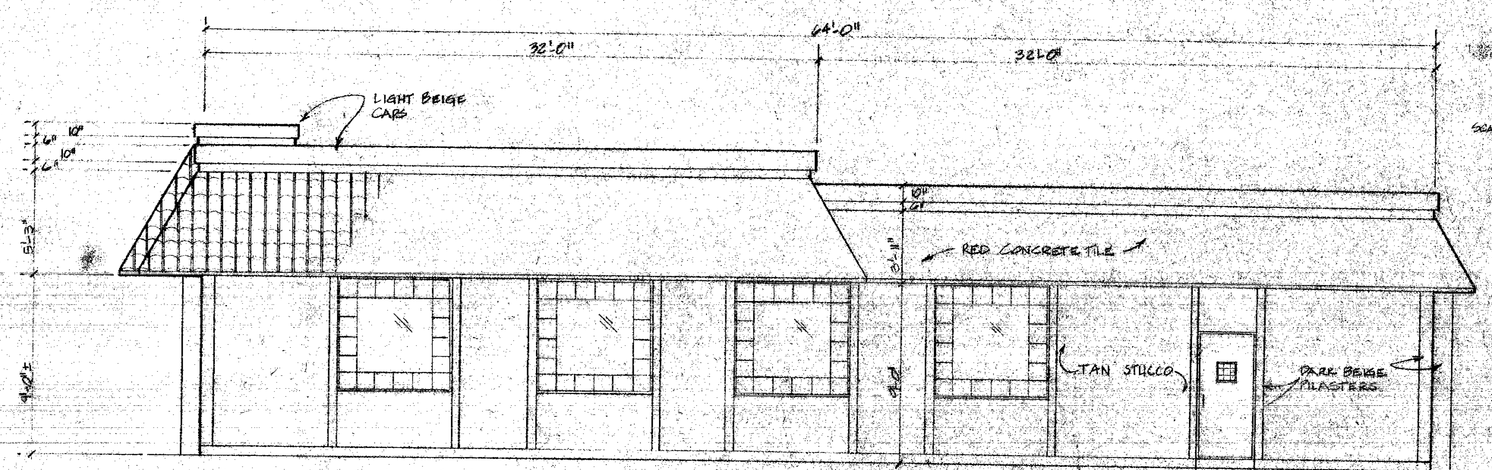
FLOOR	QUARRY TILE - NON SKID
WALLS	VINYL WAINSCOT W/OAK TRIM. VINYL COVERING OVER GYP. BD.
CEILING	ACOUSTICAL TILE OVER 1/2" GYP. BD.



VICINITY MAP

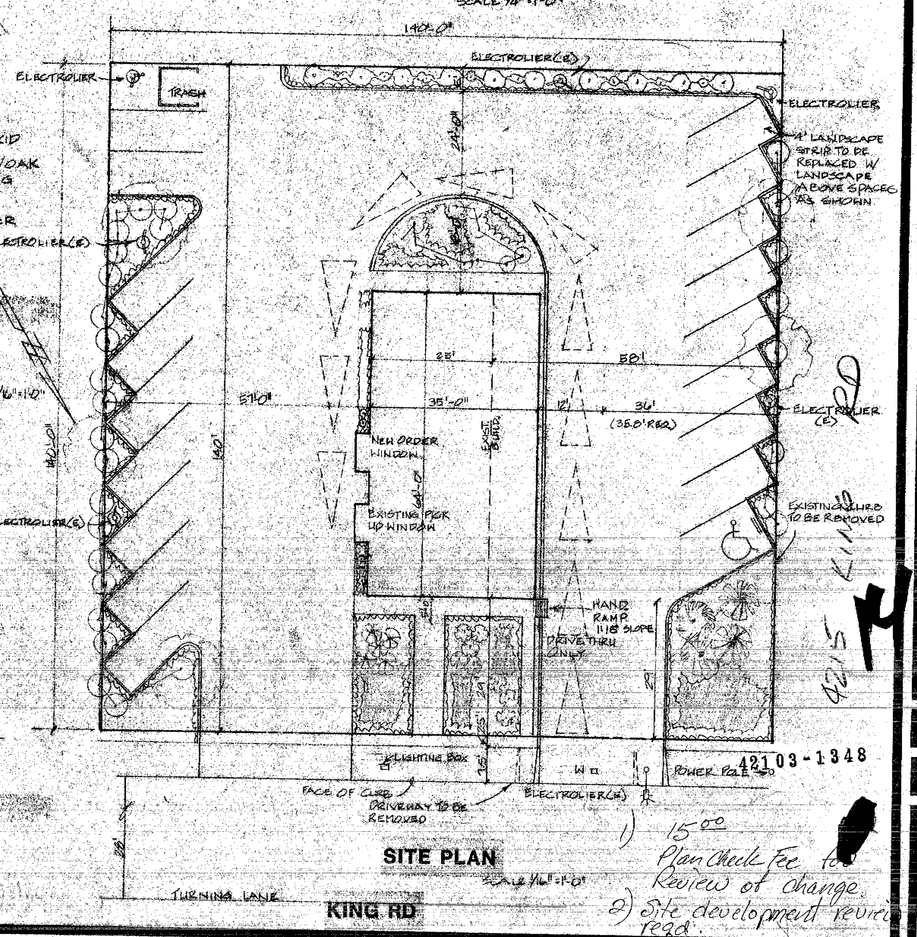
FRONT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"



SITE PLAN

SCALE 1/16" = 1'-0"

1) 15.00 Plan check fee for review of change.
2) Site development review reqd.

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415) 790-0880

REGISTERED CIVIL ENGINEER WM. JAY HAMMOND No. 11159 STATE OF CALIFORNIA

KENTUCKY FRIED CHICKEN
KING RD. SAN JOSE, CA

date 4-15-24

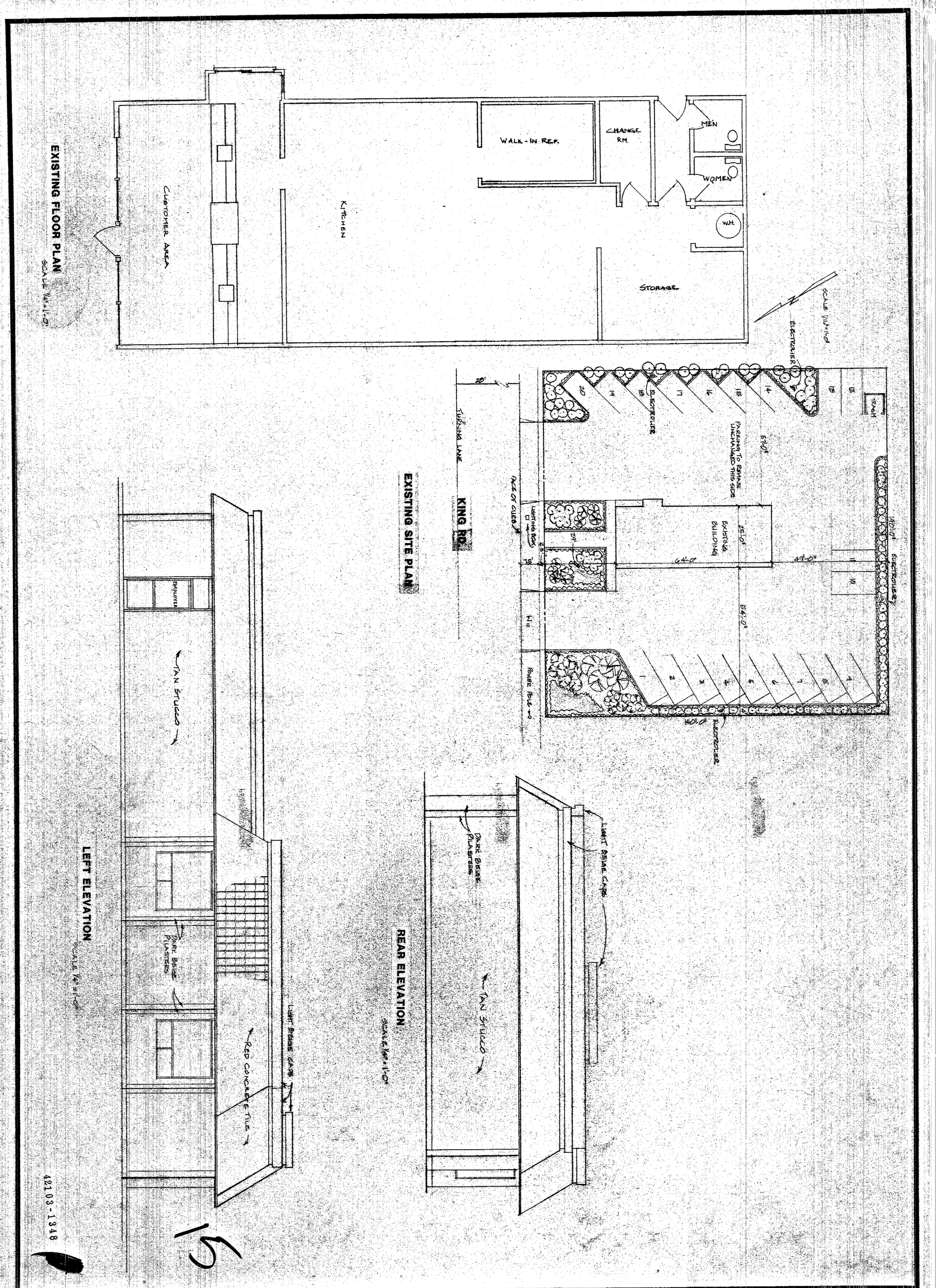
job 4450

1 of

421 03-1348

BP-2101

2701

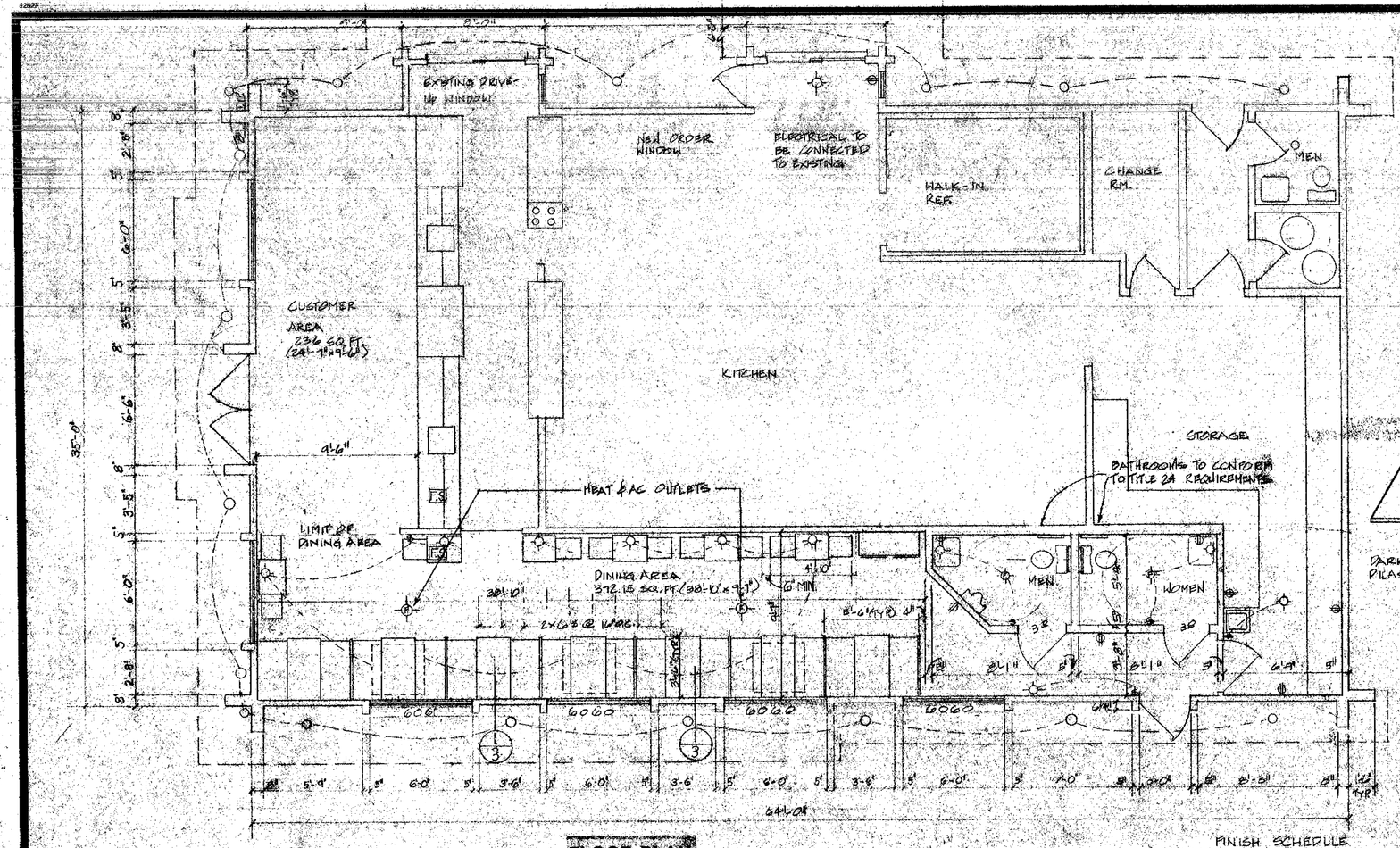


42103-1348

15

Job 4450	Date 4-16-84	KENTUCKY FRIED CHICKEN KING RD. SAN JOSE, CA	REGISTERED PROFESSIONAL ENGINEER WM. JAY HAMMOND No. 11188 CIVIL STATE OF CALIFORNIA

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0880



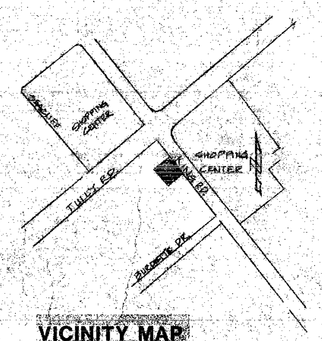
FLOOR PLAN
SCALE 1/4"=1'-0"

ELECTRICAL & PLUMBING PLANS TO BE SUBMITTED BY ELECTRICAL & PLUMBING CONTRACTORS.

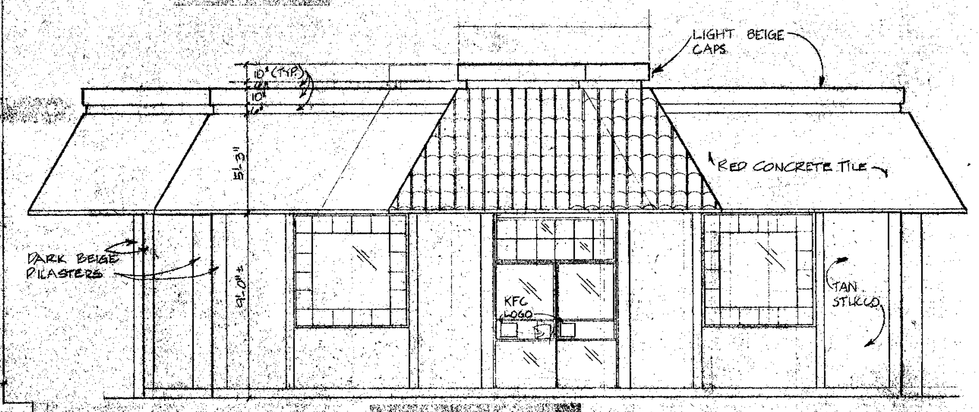
FLOOR AREA 668.15 SQ.FT., 40 SEATS
PARKING REQUIRED - 16 SPACES

FINISH SCHEDULE

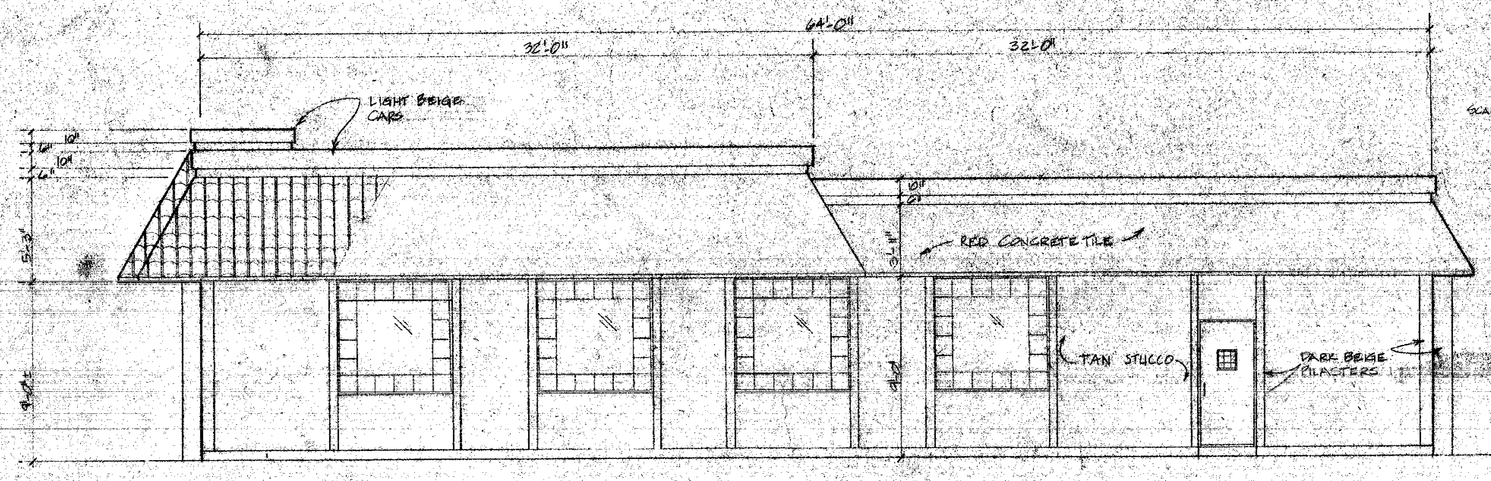
FLOOR	QUARRY TILE W/ NON SKID
WALLS	VINYL WAINSCOT W/ OAK TRIM. VINYL COVERING OVER GYP. BD.
CEILING	ACOUSTICAL TILE OVER 1/2" GYP. BD.



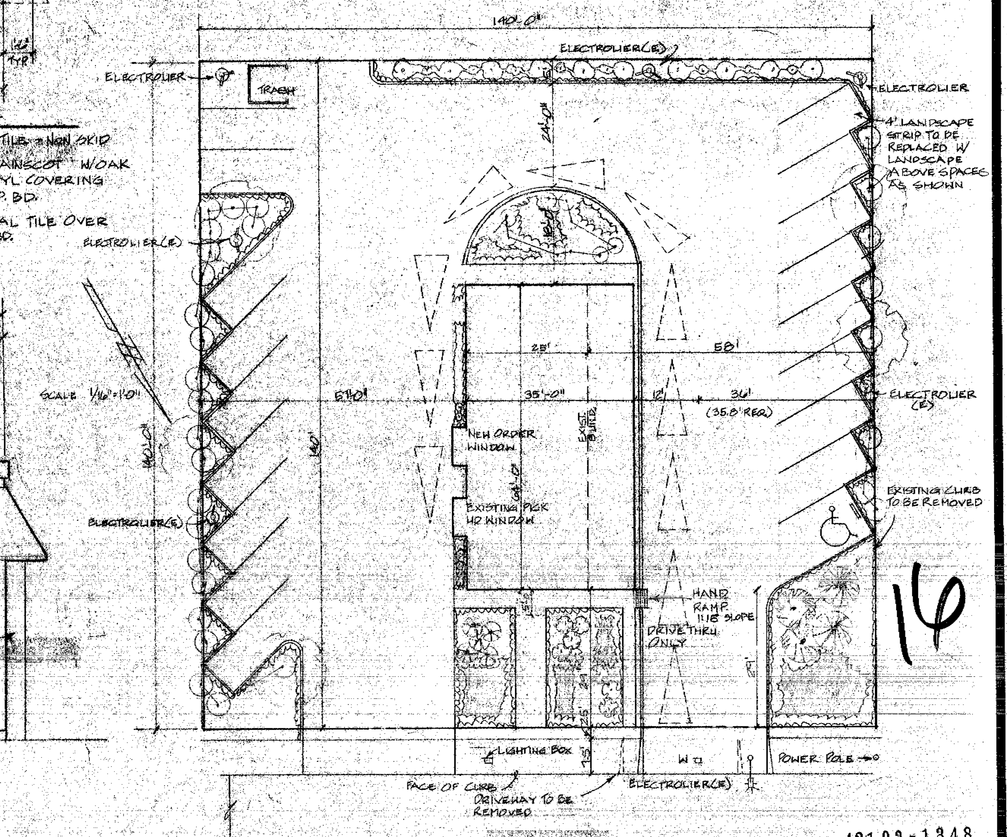
VICINITY MAP



FRONT ELEVATION
SCALE 1/4"=1'-0"



RIGHT ELEVATION
SCALE 1/4"=1'-0"



SITE PLAN
SCALE 1/16"=1'-0"

16

421 03-1348

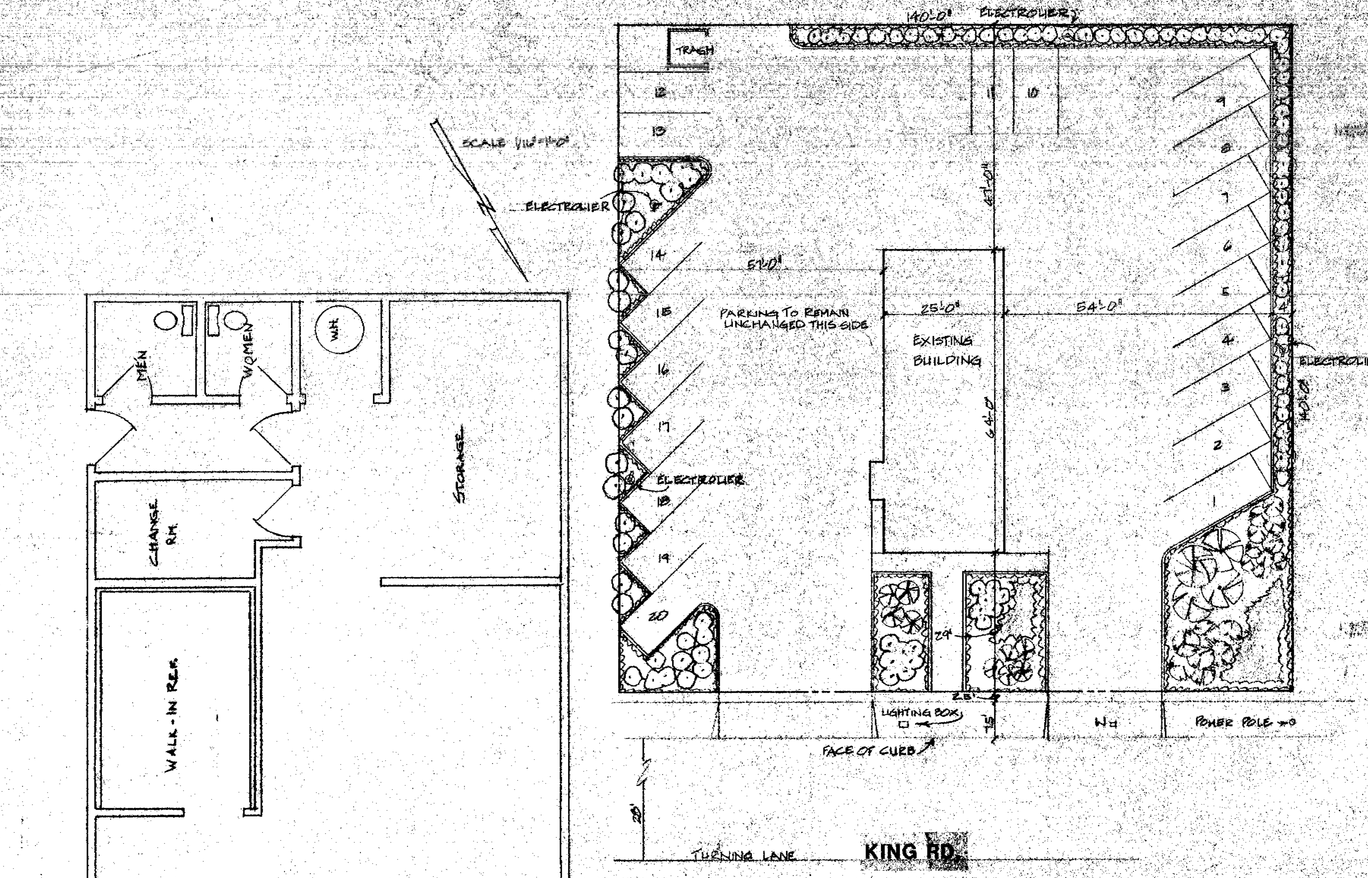
WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415)790-0880

KENTUCKY FRIED CHICKEN
KING RD SAN JOSE CA

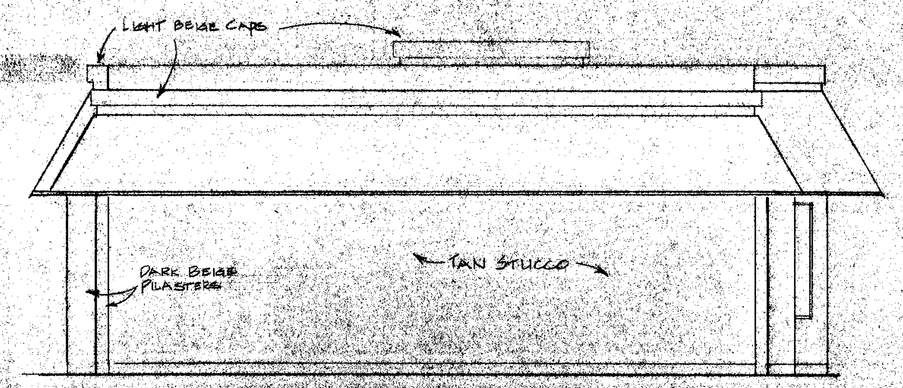
date 4-15-84
job 44 60

1 OF 2

B/P 42103
27064

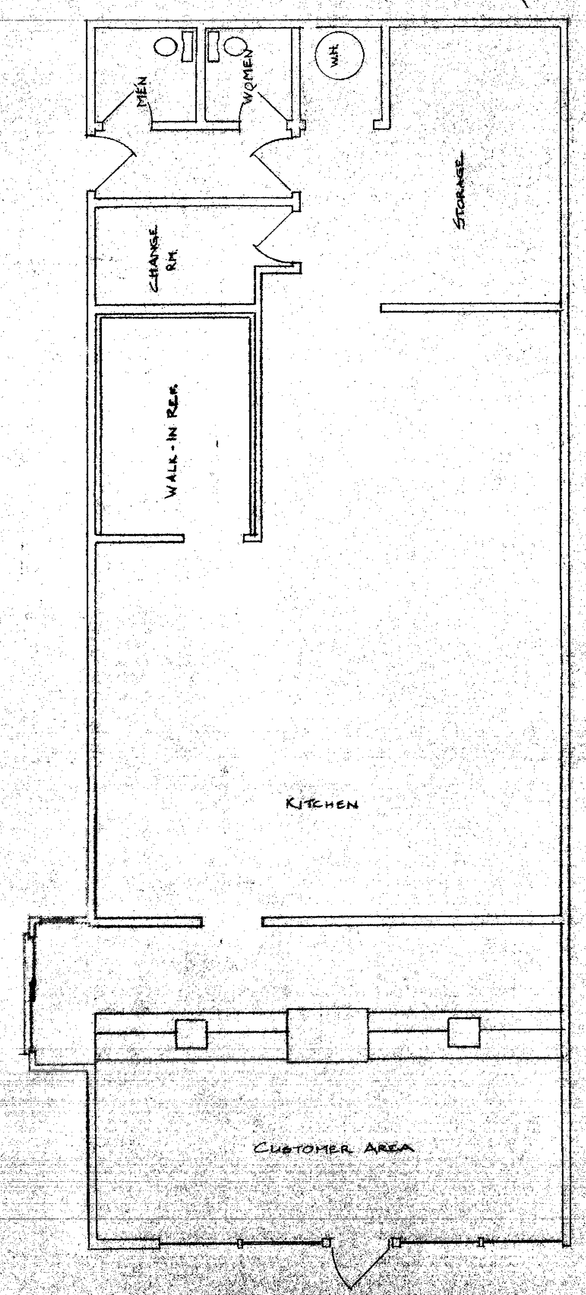


EXISTING SITE PLAN



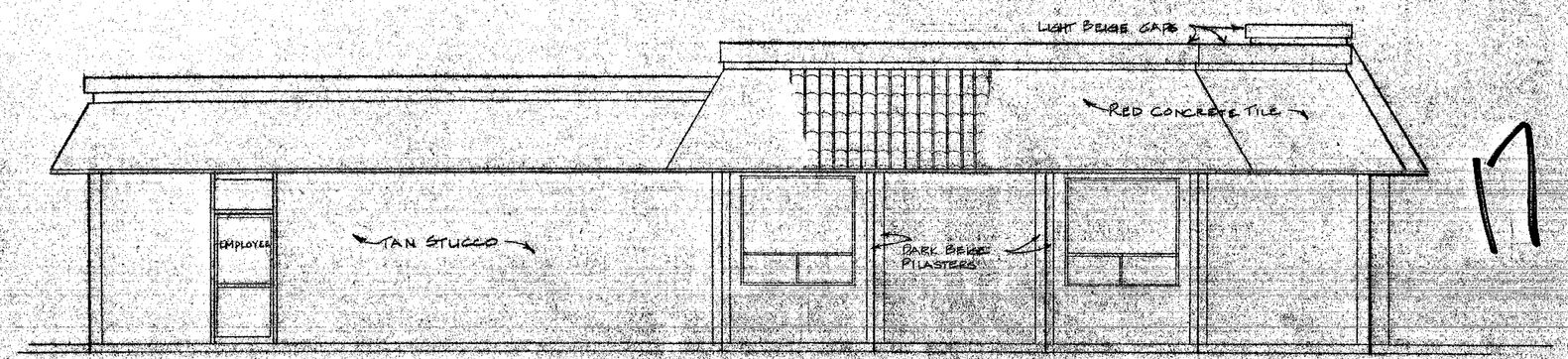
REAR ELEVATION

SCALE 1/4"=1'-0"



EXISTING FLOOR PLAN

SCALE 1/4"=1'-0"



LEFT ELEVATION

SCALE 1/4"=1'-0"

421 03-1348

WM. JAY HAMMOND & ASSOCIATES
CIVIL ENGINEERS
6310 THORNTON AVENUE, NEWARK, CA 94560 (415) 790-0280

REGISTERED CIVIL ENGINEER WM. JAY HAMMOND STATE OF CALIFORNIA

KENTUCKY FRIED CHICKEN
KING RD. SAN JOSE, CA

date 2-15-84

job 4450