City of San Jose - Building Division - Index Cover

Address 5469 Snell Ave.

PLAN CHECK #_____ PERMIT # (B E P) # 15 - 012737

Prepared By: AB Page# Rev Date 1·15·16

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	☐ TD Supporting Documents	
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	☐ CF Compliance Files	☐ CN Compliance Notices ☐ RS Rescind ☐ SW Stop Work Orders
	☐ DR Damage Reports	☐ ED Earthquake Damage ☐ FD Flood Damage ☐ FA Fire/Auto Survey ☐ IV Investigation Survey

Rev. 06/27/2008

HEALTH REQUIREMENT NOTES

1. ALL EXISTING EQUIPMENT SHALL BE EVALUATED AND APPROVED ON A CASE-BY CASE BASIS.
2. PIPING AND CONDUITS OF ALL TYPES MUST BE CONCEALED WITHIN WALLS, FLOORS AND CEILINGS INCLUDING CONDENSATE DRAIN LINES, WATER HEATER PRESSURE RELIEF LINES AND SODA LINES.
3. THE FLOOR SURFACE IN THE FOOD SERVICE/STORAGE AREA AND THE SERVICE AREA(EMPLOYEE SIDE) MUST BE COVED A" THE FLOOR/WALL JUNCTURE WITH A MIN. 3/8' RADUS COVED BASE. THE FLOOR MATERAL MUST CONTINUE UP THE WALL AT LEAST 4'. TOP SET COVED BASE MATERIAL IS NOT ACCEPTABLE.
4. ALL WALLS AND CEILINGS IN THE FOOD SERVICE AREAS MUST BE SMOOTH FINISHED, WITHOUT TEXTURE, AND LIGHT IN COLOR(LIGHT REFLECTANCE VALUE OF 70% OR GREATER)
5. FIBERGLASS REINFORCED PANELING ON THE WALLS BEHIND ALL SINKS. INSTALL PANELING TO A MINIMUM HEIGHT OF 48' ABOVE THE FLOOR.
6. ALL COUNTERS AND SHELVING IS TO BE OF CABINET QUALITY CONSTRUCTION WITH ALL SURFACES SMOOTH AND ALL CRACKS AND CREVICES SEALED WITH A CAULKING-TYPE SEALANT.
7. LIGHT FIXTURES LOCATED OVER UNCOVERED FOOD OR UTENSILS MUST BE SHATTERPROOF AND CLEANABLE.
8. INSTALL MECHANICALLY VENTILATED EXHAUST FAN IN TOILET ROOMS.
9. IF GREASE TRAP IS REQUIRED BY THE BUILDING DEPARTMENT, IT MUST BE MOUNTED IN THE FLOOR SO THAT THE TOP IS FLUSH WITH THE FINISHED FLOOR SURFACE.
10. INSTALL PERMANANT SOAP AND TOWEL DISPENSER AT HAND WASH SINK LOCATION.
11. FLOOR SINK MUST BE INSTALLED TO PROVIDE INDIRECT SEWER CONNECTION AT ICE MACHINE, FOOD PREPARATION SINK AND DIPPER WELL.
12. FLOOR AT RESTROOM SHALL BE FINISHED WITH SMOOTH, HARD, NON-ABSORBENT MATERIALS WHICH EXTEND 5' UP SURROUNDING WALLS TO PROVIDE A CONTINUOUS, INTERGRAL BASE. CBC 807.1.1.
13. RESTROOM 'WET WALLS' ARE TO BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT MATERIAL TO A MIN. HEIGHT OF 48' ABOVE THE FLOOR OVER MOISTURE RESISTANT UNDERLAYMENT. CBC 807.1.2.
14. THE FRONT AND BACK COUNTERS MUS BE PLASTIC LAMINATED INSIDE AND OUT AND WILL HAVE INTEGRALLY COVED BASES.
15. INSTALL FULL HEIGHT FRP ON THE WALLS ADJACENT TO ALL SINKS.
16. NEW MOP SINK TO BE FLOOR MOUNTED AND MUST BE PROVIDED WITH HOT AND COLD RUNNING WATER THROUGH A MIXING FAUCET EQUIPED WITH AN INTEGRAL VACUUM BREAKER. CONTRACTOR TO PROVIDE A MOP HANGER POSITIONED SO THAT MOPS DRIP INTO THE JANITORIAL SINK.
17. CONTRACTOR TO INSTALL STAINLESS COVERING, OR SIMILAR DURABLE MATERAL, BEHIND ALL COOKING EQUIP.
18. SUFFICIENT NATURAL OR ARTIFCIAL LIGHTING WILL BE PROVIDED(MINIMUM 20 FOOT-CANDLES MEASURED 30' ABOVE THE FLOOR WILL BE PROVIDED FOR GENERAL CLEAN-UP PURPOSES AND 50 FOOT-CANDLES AT SURFACES WHERE FOOD EMPLOYEES WILL WORK WILL FOOD OR WITH UTENSILS OR EQUIPMENT USED FOR CUTTING OR GRINDING.)
19. THE STORAGE AREAS FOR THE NON-FOOD ITEMS SUCH AS: CLEANERS, TOWELS, APRONS, EMPLOYEE LOCKERS, SOILED LINEN, MOP, BROOM, AND MOP BUCKETS, PROVIDED BY CABINETS ABOVE MOP SINK.
20. HOOD SHALL BE ELECTRONICALLY INTERLOCKED WITH THE MAKE-UP AIR
21. PROVIDE APPROVED METAL SPLASHGUARD AT ALL HAND SINKS AND DROP-IN COUNTER RINSE SINKS.
22. PROVIDE QUARRY TILE FLOOR AND COVED BASE IN THE EMPLOYEE LOCKER AND WATER HEATER ROOMS
23. PROVIDE INDRECT SANITARY SEWER CONNECTION AT THE ESPRESSO MACHINE AND DIPPER WELL.
24. INSTALL THE FLOOR SINKS 3/4 UNDER THE CABINETS AND THE ICE MACHINE AND FREESTANDING SINKS
25. THE GREASE RETENSION DEVICE MUST BE MOUNTED IN THE FLOOR SO THAT THE TOP IS FLUSH WITH THE FINISHED FLOOR SURFACE.

WALL LEGEND

EXSTING WALL TO REMAIN

NEW FULL WALL CONSTRUCTION

DOOR SCHEDULE

NO	WIDTH	HT.	MATERIAL	NOTE	FINISH
1	5/0	6/8	GLASS	STOREFRONT; EXISTING TO REMAIN	
2	3/0	6/8	GLASS	STOREFRONT; TEMPERED	
3	3/6	6/8	WOOD	EXISTING TO REMAIN	
4	3/0	6/8	WOOD	SELF CLOSING W/ 20 MIN. RATING; EXISTING TO REMAIN	
5	3/0	6/8	WOOD		
6	3/0	6/8	METAL	WALK-IN COOLER DOOR; EXISTING TO REMAIN	

DOOR NOTES:

1. CONTRACTOR TO PROVIDE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A "TRAP OR HAZARDOUS CONDITION
2. THE MAX. EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 lbs. FOR EXTERIOR AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS
3. CONTRACTOR TO PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS, TO BE VISIBLE TO PERSONS
4. PROVIDE TACTILE EGRESS SIGNAGE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE EXIT DOORS. REFER TO DETAIL 18/A5.1
5. THE 'MAIN EXTERIOR EXIT DOOR OR DOORS' WILL NOT REQUIRE PANIC HARDWARE, IF EQUIPPED WITH KEY-OPERATED LOCKING DEVICE FROM THE EGRESS SIDE AND THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED. A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING 'THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.'

GENERAL NOTES

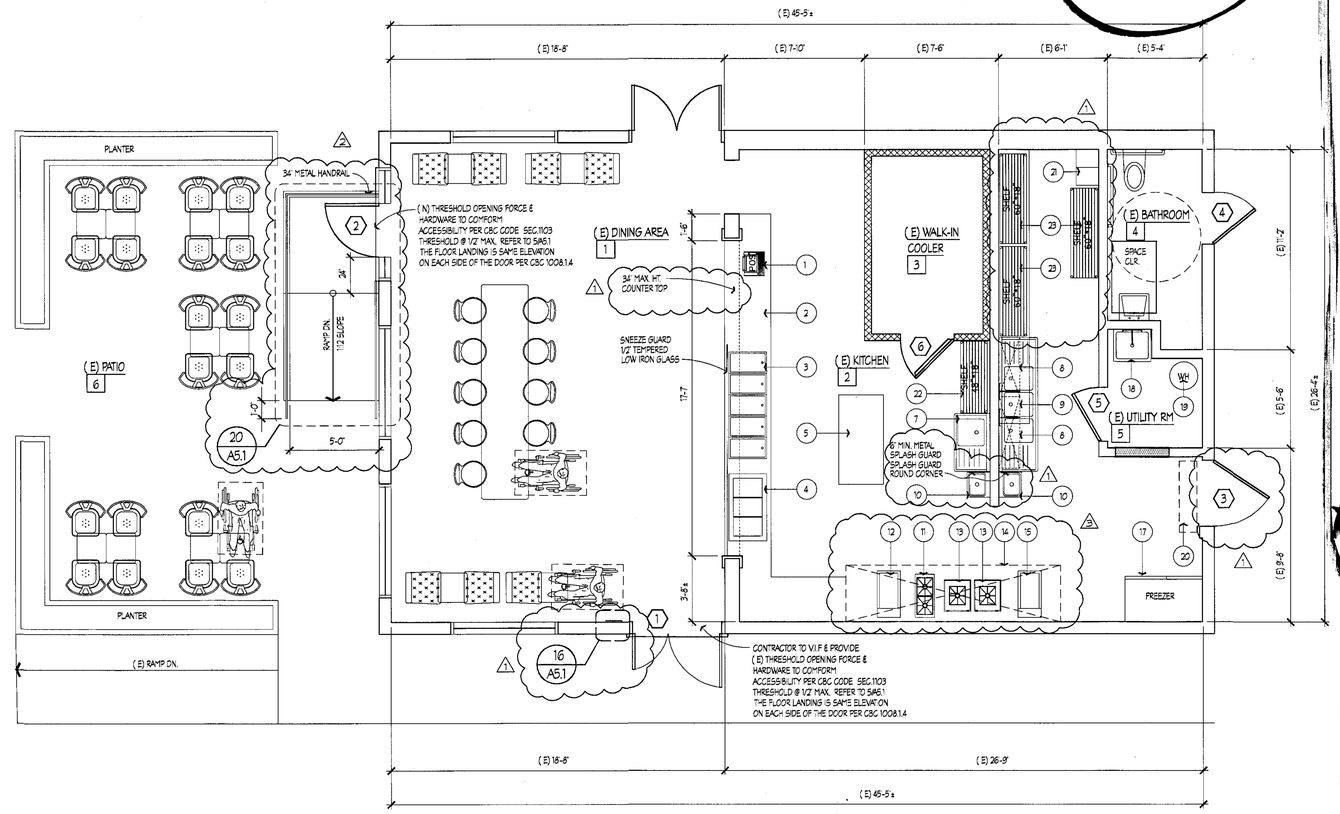
1. AISLES SERVING AS A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH CBC 1017.
2. REMOVE 12' OF EXISTING CONCRETE SLAB TO INSTALL NEW PLUMBING WASTE LINE PER PLUMBING DRAWINGS.

PUBLIC WORKS NOTES

1. APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. DURING THE COURSE OF CONSTRUCTION IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF/OR A DEPARTURE FROM THE CITY OF CUPERTINO SPECIFICATION OR THESE IMPROVEMENT PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
2. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION
3. UTILIZE BEST MANAGEMENT PRACTICES(BMPS), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD FOR ANY ACTIVITY, WHICH DISTURDS THE SOIL
4. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCHROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

EQUIPMENT SCHEDULE

#	DESCRIPTION	GC	QUANTITY	MANUFR.	MODEL NO.	FIN.	LBS.	SIZE(IN INCHES (W. X. D. X H.)	NOTES
1	CASH REGISTER		1	UP-REGISTER	-			-	
2	COUNTER TOP		-	-	-				WHITE MARBLE
3	WARMER		1	WELLS	HOD-500TDM			-	
4	COLD FOOD PAN			WELLS	RCP-500			-	
5	WORK TABLE		1	EAGLE	T30B0B				
6	WORK TABLE		1	EAGLE	T30488				INSTALL W/ CASTERS
7	PREP. SINK		1	EAGLE	314-16-3-18				
8	SHELVES		4	TABCO	WS-18-48				DBL SHELVES
9	3-COMPARMENT SINK		1	EAGLE	414-16-1-18R	S.S.			
10	HANK SINK		1	ADVANCE	7-PS-50				
11	WOK RANGE		1	IMPERIAL	ISPA-18-2				
12	FRYER		1	ROYAL	RFT-75				
13	WOK RANGE		-	IMPERIAL	ISPA-18-2				
14	(E) TYPE I HOOD		1	CAPTIVE ARE					
15	FRYER		1	AMERICAN RANGE	AF35/50				
16	SIGE-COOKER		1	RINNAI	RSX-55AS				55 GPS
17	FREEZER		1	TRUE	T-49F				
18	(E) MOP SINK		1	-					
19	(N) WATER HEATER		1	RHEEM	G75UN				
20	AIR CURTAIN		1	MARS	STD36-U			35 1/8" X 36"	
21	EMPLOYEE LOCKER		2	SALESBURY	62352			12"X2"X66"	W/ 6" LEG AND PROVDE ANCHOR TO WALL STUD
22	WIRE SHELVES		-	METRO	1848NC			48 X 18"	
23	WIRE SHELVES		3		1860NC			60 X 18"	



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

REVISIONS
APPROVED
City of San Jose, Building Division
☐ Building ☐ Plumbing/Mechanical
☐ Electrical ☐ Zoning
PARVIZ EZZATYAR, SE (408) 535-3555
Plan No. 14-041308 1/15/16

Revision BEP 15-0127

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REGISTERED PROFESSIONAL ENGINEER KENNETH LAMPBELL C62580 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

TENANT IMPROVEMENTS FOR:

KENJI RAMEN
5469 SNELL AVENUE
SAN JOSE, CALIFORNIA 95123

REVISIONS	
1 PLAN CHECK COMMENTS 12/12/14	
2 FIELD CORRECTION 05/22/15	
3 FIELD CORRECTION 11/23/15	
4 -	
5 -	
Scale	
Drawn	JC
Checked	JC
Job No	1418
Date	

Sheet Title
PROPOSED FLOOR PLAN

Sheet No
A1.1

14-041308 RZU 1/15/16

PERMIT SET 10/22/14

LEGEND

- EMERGENCY EXIT LIGHT - LITHONIA LIGHTING ELM2 SD OR APPROVED EQUAL
- DECORATIVE PENDANT LIGHT FITTINGS WITH BLUE GLASS SHADES. W/ (2) LED 3W, EAGLE
- 5" CEILING RECESSED BRUSHED MATTED WHITE LED LITHONIA LIGHTING
- 14'x48' T8 32W 4 LAMP FLUOR. SURFACE MOUNT
- SWITCH(AT +4'-0')
- LIGHTING DIMMER SWITCH
- OCCUPANCY SENSOR

GENERAL NOTES

- TRACK SPECIFICATIONS AS FOLLOWS U.N.O : LIGHTOLIER RADIUS TRACK 9100 BK SERIES WITH 9148 STARTER AND 9149 JONER
LENGTH OF TRACK AS INDICATED BY(X) ON PLAN.
ONE 20 AMP CIRCUIT REQUIRED FOR EACH 20 FT. SECTION OF TRACK
- ALL FIXTURES TO BE CENTERED IN 2x2 or 2x4 CEILING TILE(U.N.O)
- ALL FIXTURES TO BE PROVIDED BY RECEIVED, STORED & INSTALLED BY ELECTRICAL CONTRACTOR.
- G.C. TO VERIFY LEAD TIME ON THE ACOUSTICAL CEILING TILES & CEILING GRID.
- ALL LIGHT FIXTURES LABELED WITH UL TO BE WIRED TO NIGHT LIGHT CIRCUIT. SEE ELEC. DWGs.
- ELECTRICAL CONTRACTOR SHALL SUPPLY 10% ADDITIONAL SPARE, OF ALL LAMP TYPES. TO BE LEFT AT JOB SITE AT END OF JOB.

KEY NOTES

- A (E) WASHABLE GYB. BD. CEILING
- B (E) WASHABLE GYB. BD. CEILING
- C (E) WASHABLE GYB. BD. CEILING
- D (E) GYB. CEILING
- E (E) GYB. CEILING
- F (E) CONCRETE W/ EXPOXY SEAL

FINISH KEY LEGEND

- T1 — PORCELAIN TILE, ARDESIA: GRAY, DALTILE, SIZE : 18'x18'
- T2 — QUARRY TILE(SMOOTH FINISH), ASHEN GRAY, #0703, DALTILE, SIZE : 6' x 6'
- ACT1 — CEILING TILE, USG AURATONE TOUCHSTONE 2x2 - SQ. EDGE, #5893, USG-DONN DX SYSTEM COLOR:WHITE
- FRP1 — FBERGLASS REINFORCED PANELS, KEMLITE : GLASBORD-P CLASS C FRE RATED .09", #85 WHITE

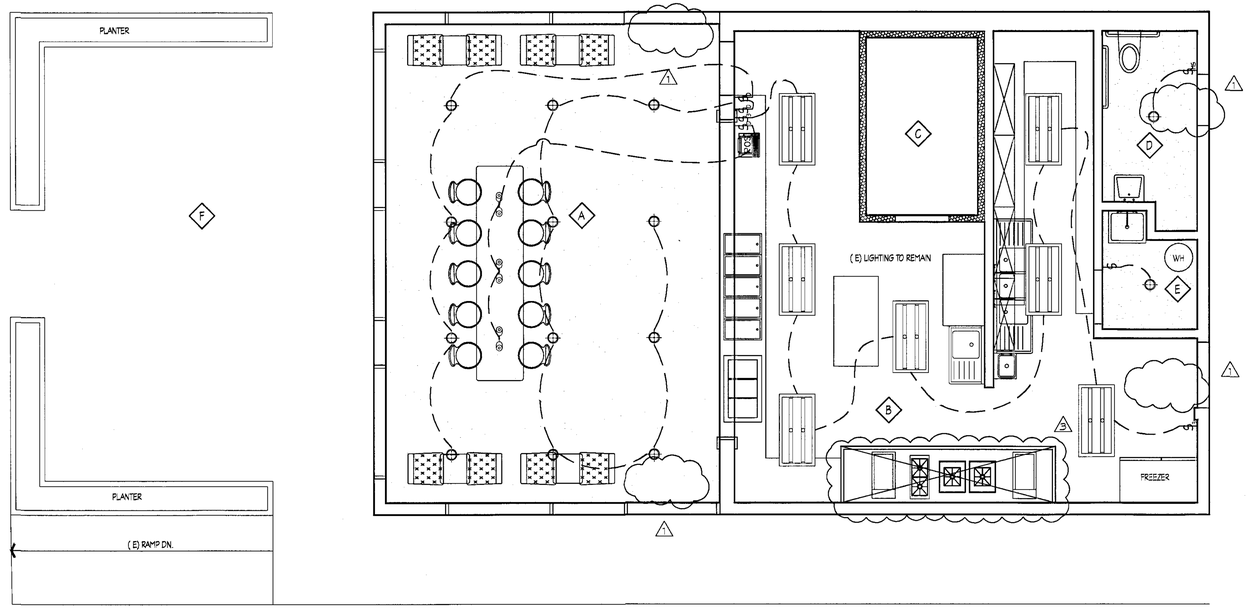
FINISH NOTES

1. CORNER GUARDS TO BE INSTALLED AT ALL OUTSIDE CORNERS IN KITCHEN, SERVICE, PREP.(STAINLESS)
2. NOT ALL FINISHES IN SCHEDULE OF FINISHES ARE NECESSARILY INCLUDED IN THIS SCOPE OF WORK. SEE ROOM FINISH SCHEDULE & SHEETS
4. FLOOR TILE TO BE OBTAINED THROUGH OWNERS CONTACT.
5. G.C. TO LEAVE ON SITE, UPON COMPLETION OF JOB,(1) BOX EACH OF ALL WALL, FLOOR & CEILING TILE USED.
6. COUNTER / TABLE TOPS : ALL PRODUCT TO BE SLAB W/ SURFACE ROUND EDGE DETAIL AND CONSIGNANT / SMALL PARTICULATE AND POLISHED FINISH. SEE SPEC. ABOVE & SHEETS A6 FOR USE.
7. ALL SURFACES IN KITCHEN, SERVICE, AT BEVERAGE COUNTER AND RESTROOMS SHALL MEET 70% LIGHT REFLECTIVE VALE(LRV) OR GREATER.
8. WALLS WITHIN 18 INCHES OF THE COOKING SURFACES MUST BE FLASHED WITH METAL, OR EQUIVALENT, FROM HOOD TO FLOOR

ROOM FINISH SCHEDULE

MARK	NAME	FLOOR: PORCELANE TILE (T1)	FLOOR: QUARRY TILE (T2)	FLOOR: CONCRETE W/ EPOXY	FLOOR: EXISTING TO REMAIN	BASE: PORCELANE TILE (T1)	BASE: QUARRY COVE TILE (T2)	BASE: GALV. METAL	BASE: EXISTING TO REMAIN	WALLS: FRP PANELS (FRP1)	WALLS: PAINTED GYP. BD.	WALLS: METAL	WALLS: CERAMIC TILE (CT)	WALLS: EXISTING TO REMAIN	CEILING: T-BAR CEILING (ACT1)	CEILING: PAINTED GYP. BD.	CEILING: METAL	CEILING: EXISTING TO REMAIN	CEILING HEIGHT
1	(E) DINING AREA										c								9'-0" +/-
2	(E) KITCHEN		d				d			c	c				c				9'-0" +/-
3	(E) WALK-IN COOLER		e				d												8'-0"
4	(E) BATHROOM		d				d									c			8'-0"
5	(E) UTILITY ROOM		d				d				c					c			
6	(E) PATIO			e															

a. THE WALK-IN COOLER AND FREEZER'S METAL FLOORS ARE SMOOTH. DIAMOND PLATE FLOOR IS NOT APPROVED IN THE COOLER AND FREEZER.
b. PAINT TYPE WILL BE SEMIGLOSS
c. WASHABLE, SMOOTH FINISH, WHITE COLOR AND SEMIGLOSS PAINT
d. INTEGRAL COVE BASE: 6" HT., 3/8" RADIUS
e. SMOOTH FINISH & COVERED W/ EPOXY PAINT.



1 REFLECTED CEILING PLAN
SCALE : 1/4" = 1'-0"

REV.
APPROVED
City of San Jose, Building Division
☐ Building ☐ Plumbing/Mechanical
☐ Electrical ☐ Zoning
PARVIZ EZZATYAR, SE
Plan No.
1/15/16

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REGISTERED PROFESSIONAL ENGINEER
KENNETH CAMPBELL
NO. 52580
EXP. 6/30/16
CIVIL
STATE OF CALIFORNIA

TENANT IMPROVEMENTS FOR:

KENJI RAMEN

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SAN JOSE, CALIFORNIA 95123

REVISIONS
1. PLAN CHECK COMMENTS 12/12/14
2.
3. FIELD CORRECTION 11/23/15
4.
5.

Scale	
Drawn	JC
Checked	JC
Job No	1418
Date	

Sheet Title
REFLECTED CEILING PLAN
FINISH SCHEDULE

Sheet No
A1.2

PERMIT SET 10/22/14