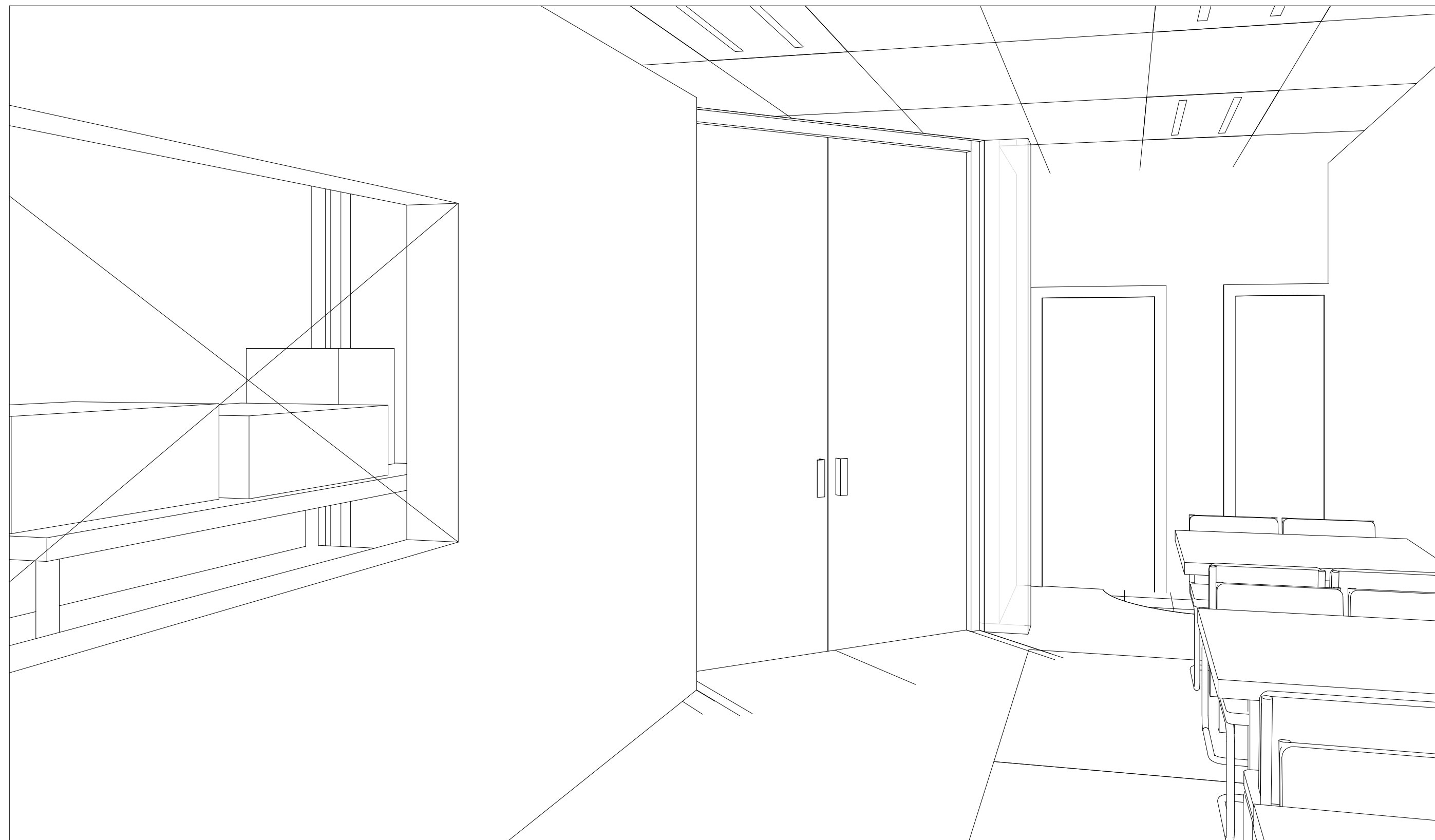


TACOS JOYA



APPLICANT AND OWNER
ELISEO JOYA
108 S SUNNYVALE AVE
SUNNYVALE, CA 94086
[v] 408.203.8876

DESIGNER
JPC DESIGN
JOSE P CABRERA
1123 W OLIVE AVE
SUITE 11
SUNNYVALE, CA 94086
[v] 562.472.8968

HVAC CONTRACTOR
THE CHILLY CO.
317 S 23rd ST
SAN JOSE, CA 95116
[v] 408.205.0359

**MECHANICAL &
PLUMBING ENG.**
SEVILLA ASSOC.
10137 LILY PAD LAKE
COURT
DUBLIN, CA 94568
[v] 510.459.8359

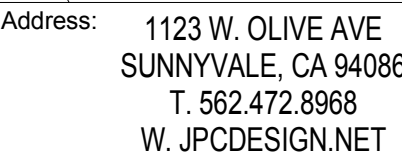
ELECTRICAL ENG.
BORRELLI & ASSOC., INC.
1930 N. ECHO
FRESNO, CA 93704
[v] 559.233.4138

BUILDING DEPARTMENT SUBMITTAL

5/19/2016 7:52:07 PM

108 S SUNNYVALE AVE
SUNNYVALE, CA 94086

JPC DESIGN

Building Name:

Scale:	
As indicated	
Drawn By:	Check By:
Author	Checker
Job No.	
15-0928	
Sheet No.	

APPLICABLE CODES

N.I.C.
AE KWON D
DOJANG




1/4" = 1'-0"

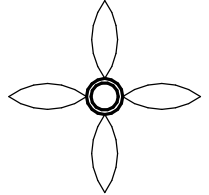


Vicinity Plan


ELEC. / MECH. SYMBOLS




ELECTRICAL SUB-PANEL LOCATION
SEE ELECTRICAL DRAWINGS FOR SPECS.




CEILING FAN/LIGHT COMBO




RECESSED LIGHT / INCANDESCENT




FLUORESCENT




PENDANT LIGHT




FLUORESCENT




DOOR BELL @ 48" A.F.F.
CONNECTED TO PERMANENT WIRING




WALL MOUNTED VANITY LIGHT
INCANDESCENT



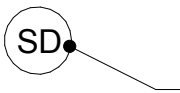
UNDER CABINET LINEAR STRIP /
FLUORESCENT



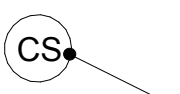
CEILING EXHAUST FAN - 50 CFM MIN.



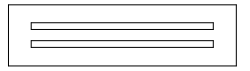
SUPPLY AIR




SMOKE DETECTOR HARDWIRED w/
BATTERY BACK UP.
CEILING MOUNTED



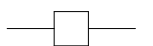
COMBINATION CO & SMOKE DETECTOR
HARDWIRED w/ BATTERY BACK UP.
CEILING MOUNTED




FLUORESCENT TUBE
CEILING LIGHT




COMMUNICATION CONTROL BOX
TELECOM ACCESS ENCLOSURE
42"H x 14.25"W x 3.75" D



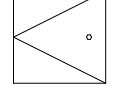
TRACK LIGHTING



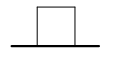
BALCONY WALL LIGHT




DESK LIGHT



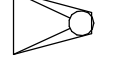
ACCESS METAL DOOR




SURFACE MOUNTED EXHAUST
OR INTAKE VENT. 7/AD6.2



SPRINKLER

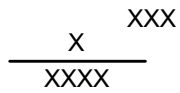


SPLASH PAN

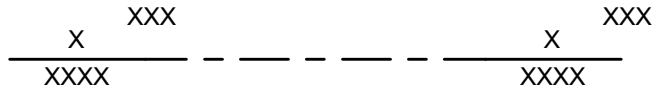


FLUSH FLOOR MTD. RECEPTACLE

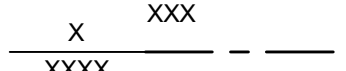
REFERENCE SYMBOLS




ELEVATION REFERENCE SYMBOL



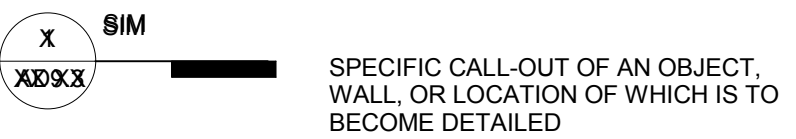
FULL BUILDING SECTION CUT



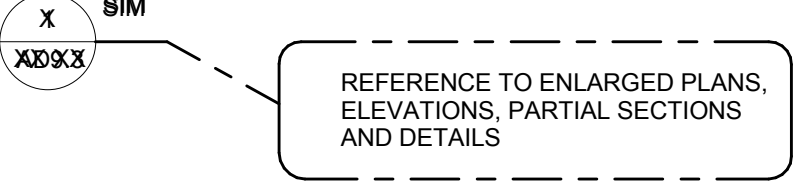
WALL SECTION CUT




KEYNOTE SYMBOL




SPECIFIC CALL-OUT OF AN OBJECT,
WALL, OR LOCATION OF WHICH IS TO
BECOME DETAILED



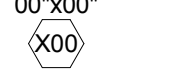
REFERENCE TO ENLARGED PLANS,
ELEVATIONS, PARTIAL SECTIONS
AND DETAILS




STOREFRONT CALLOUT



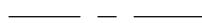
DOOR SYMBOLS



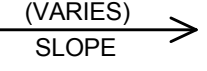
WINDOW SYMBOL



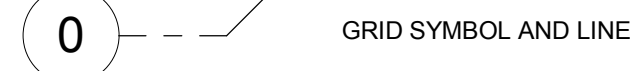
WALL ASSEMBLY REFERENCE




VERTICAL DATUM REFERENCE



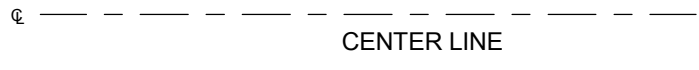
SLOPES PER PLAN



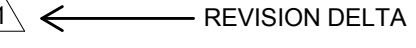
GRID SYMBOL AND LINE




PROPERTY LINE



CENTER LINE



REVISION DELTA



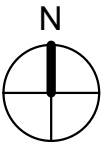
REVISION CLOUD

RM. NAME

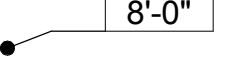
XXX ← UNIT DESIGNATION

XXX SF ← ROOM NUMBER

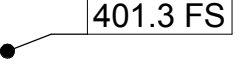
XXX SF ← AREA



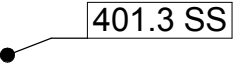
NORTH ARROW



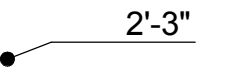
RCP HEIGHT CALLOUT




FINISH SURFACE HEIGHT
CALLOUT



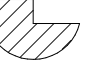
SUB SLAB HEIGHT CALLOUT



FLOOR AND ROOF HEIGHT
CALLOUT




CURB




SLAB STEP

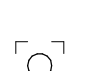
DRAWING SYMBOLS




DOUBLE-SIDED **EXIT SIGNS**



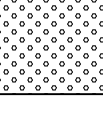
SINGLE-SIDED **EXIT SIGNS**



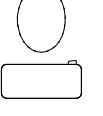
FLOOR LEVEL EXIT SIGN



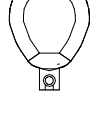
STANDPIPE IN STAIRWELL



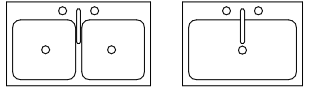
TRUNCATED DOMES




TANKED TOILET




WALL MOUNTED TOILET




KITCHEN SINK




VANITY SINK



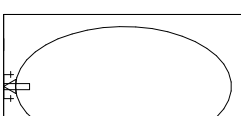
PEDestal SINK



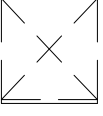
WALL SINK



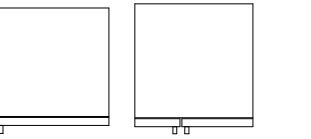
TUB 1



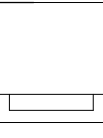
TUB 2



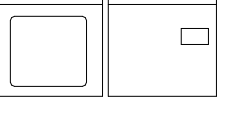
DISHWASHER



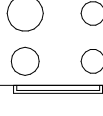
REFRIGERATOR




STACKED WASHER/DRYER




SIDE BY SIDE WASHER AND DRYER




RANGE




FIRE EXTINGUISHER



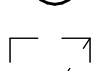
MEDICINE CABINET



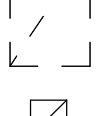
ELECTRICAL PANEL




SMOKE DETECTOR




COMBO SMOKE/CO DETECTOR



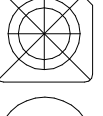
ATTIC ACCESS / ACCESS PANEL




MECHANICAL EXHAUST FAN



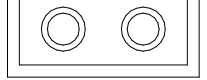
FLOOR DRAIN / EMERGENCY DRAIN /
AREA DRAIN



MECHANICAL CONDENSER



WATER HEATER



ROOF DRAIN W/ OVERFLOW

ABBREVIATIONS

AB	ANCHOR BOLT	FAU	FORCED AIR UNIT	P.	PANTRY
ABV.	ABOVE	FD	FLOOR DRAIN	P&S	POLE AND SHELF
A/C	AIR CONDITIONING	FE	FIRE EXTINGUISHER	PH.	PHONE
A.D.	AREA DRAIN	FF	FINISH FLOOR	PT	PLATE
AFF	ABOVE FINISH FLOOR	FIN.	FINISH	PL	PROPERTY LINE
ALUM.	ALUMINUM	FG	FINISH GRADE	PLYWD	PLYWOOD
APPROX.	APPROXIMATE	FJ	FLOOR JOIST	PR.	PAIR
		FLR.	FLOOR		
BD	BOARD	FLUOR.	FLUORESCENT	R	RISER
BLDG.	BUILDING	F.O.	FACE OF	RAD.	RADIUS
BLKG.	BLOCKING	FS	FINISH SURFACE	RD	ROOF DRAIN
		FSD	FIRE SEPARATION DISTANCE	REC.	RECESSED
		FT.	FOOT OR FEET	REF.	REFRIGERATOR
				REG.	REGISTER
CAB.	CABINET	GA.	GAUGE	REINF.	REINFORCED
CIP.	CAST-IN-PLACE	GALV.	GALVANIZED	REQ.	REQUIRED
CLG.	CEILING	GL.	GLASS	RET.	RETURN
CLKG.	CAULKING	GYP.BD.	GYPSUM WALLBOARD	REV.	REVISION
CL.	CLOSET			RM.	ROOM
CLR.	CLEAR			RO	ROUGH OPENING
CMU	CONCRETE MASONRY UNIT				
COL.	COLUMN	HB	HOSE BIBB	S.A.F.	SELF-ADHESIVE FLASHING
CONC.	CONCRETE	HC	HOLLOW CORE	S.C.	SOLID CORE
CONST.	CONSTRUCTION	HDR.	HARDWARE	SCHED.	SCHEDULE
CONT.	CONTINUOUS	HDW.	HEIGHT	S.F.	SQUARE FOOT (FEET)
CORR.	CORRIDOR	HT.	HOLLOW METAL	SHT.	SHEET
CPT	CARPET	HM	HORIZONTAL	SHTG.	SHEATHING
CT	CERAMIC TILE	HORIZ.	HEATING, VENTILATION, AND AIR CONDITIONING	SIM.	SIMILAR
CTR.	CENTER	HVAC		SD	SMOKE DETECTOR
				SPEC.	SPECIFICATION
D	DRYER			SP	STANDPIPE
DEPT.	DEPARTMENT	IN.	INCH	SQ.	SQUARE
DET.	DETAIL	INFO.	INFORMATION	S.STL.	STAINLESS STEEL
DF	DRINKING FOUNTAIN	IDF	INTERMEDIATE DISTRIBUTION FRAME	SS	SUB SLAB
DIAG.	DIAGONAL			STL.	STEEL
DIM.	DIMENSION	KP	KICKPLATE	STOR.	STORAGE
DN	DOWN				
DP&S	DOUBLE POLE & SHELF			T.	TREAD
DR.	DOOR	LAM.	LAMINATE	T&B	TOP AND BOTTOM
DS	DOWNSPOUT	LAV.	LAVATORY	T&G	TONGUE AND GROOVE
DV	DRYER VENT	LE	LOW EMISSION VEHICLE	TEMP.	TEMPERED
DW	DISHWASHER	LIN.	LINEN	THR	THRESHOLD
DWG.	DRAWING			T.O.	TOP OF
		MAX.	MAXIMUM	T.V.	TELEVISION
EA.	EACH	MC	MEDICINE CABINET	T.S.	TUBE STEEL
ED	EMERGENCY DRAIN	MECH.	MECHANICAL	TYP.	TYPICAL
EJ	EXPANSION JOINT	MTL.	METAL		
EL.	ELEVATION	MEZZ.	MEZZANINE	U.N.O.	UNLESS NOTED OTHERWISE
ELEV.	ELEVATOR	MFR.	MANUFACTURER	V.I.F.	VERIFY IN FIELD
ELEC.	ELECTRICAL/ELECTRIC	MIN.	MINIMUM		
EMER.	EMERGENCY	MISC.	MISCELLANEOUS	W.	WASHER
ENCL.	ENCLOSURE			W/	WITH
EP	ELECTRIC PANEL	NA	NOT APPLICABLE	W.C.	WATER CLOSET
EQ.	EQUAL	NO./#	NUMBER	WD.	WOOD
EQUIP.	EQUIPMENT	NTS	NOT TO SCALE	W/D	WASHER/DRYER STACKED
EST.	ESTIMATE			W.H.	WATER HEATER
EV	ELECTRIC VEHICLE	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EXH.	EXHAUST	O.H.	OVERHEAD/OVERHUNG	W/O	WITHOUT
EXT.	EXTERIOR	OPNG.	OPENING	W.P.	WATERPROOFING
		OSA	OUTSIDE AIR	W.R.	WATER RESISTANT
		O/	OVER	W.R.B.	WATER RESISTANT BARRIER

INTERIOR FINISH REQUIREMENTS by OCCUPANCY

TABLE 903.9 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY*						
GROUP	SPRINKLERED ¹			NONSPRINKLERED		
	Interior exit stairways, interior exit ramps and exit passageways ^{a, b}	Corridors and enclosure for exit access stairways and exit access ramps	Rooms and enclosed spaces ^c	Interior exit stairways, interior exit ramps and exit passageways ^{a, b}	Corridors and enclosure for exit access stairways and exit access ramps	Rooms and enclosed spaces ^c
A-1 & A-2	B	B	C	A	A ^d	B ^e
A-3 ^f , A-4, A-5	B	B	C	A	A ^d	C
B, E, M, R-1	B	C	C	A	B	C
R-4	B	C	C	A	B	B
F	C	C	C	B	C	C
H, L	B	B	C ^g	A	A	B
I-2, I-2.1	B	B	B ^{h, i}	A	A	B
I-3	A	A ^j	B	NP	NP	NP
I-4	B	B	B ^{h, i}	A	A	B
R-2	C	C	C	B	B	C
R-2.1	B	C	C	A	B	B
R-3, R-3.1	C	C	C	C	C	C
S	C	C	C	B	B	C
U	No restrictions			No restrictions		

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929m².
NP = Not permitted (SFM)

a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 903.11.1.

b. In other than Group I-2, occupancies in buildings less than three stories above grade plane of other than Group I-3, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.

c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.

d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.

e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.

g. Class B material is required where the building exceeds two stories.

h. Class C interior finish materials shall be permitted in administrative spaces.

i. Class C interior finish materials shall be permitted in rooms with a capacity of four persons or less.

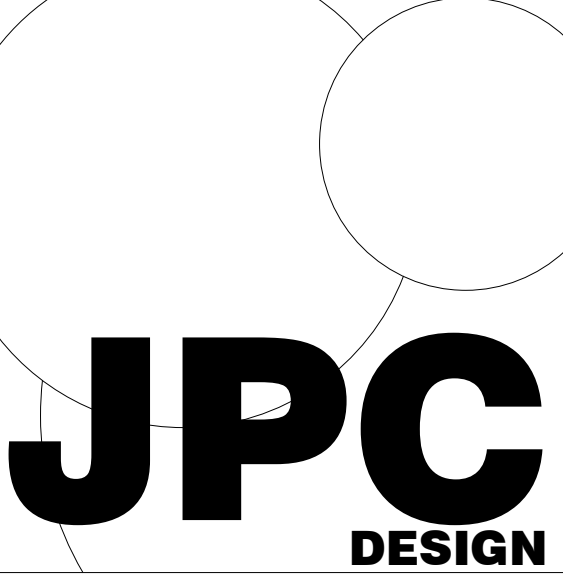
j. Class B materials shall be permitted as wainscoting extending not more than 48 inches above the finished floor in corridors and exit access stairways and ramps.

k. Finish materials as provided for in other sections of this code.

l. Applies when protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

108 S SUNNYVALE
TACOS JOYA

JPC Design ACCOUNT #: 15-0928
Client:
ELISEO JOYA
108 S SUNNYVALE AVE. SUITE A
SUNNYVALE, CA 94086
T. 408.203.8876



Address: 1123 W. OLIVE AVE
SUNNYVALE, CA 94086
T. 562.472.8968
W. JPCDESIGN.NET

Revision Schedule

No.	Date	Issue	Issued to
-----	------	-------	-----------

Building Name:

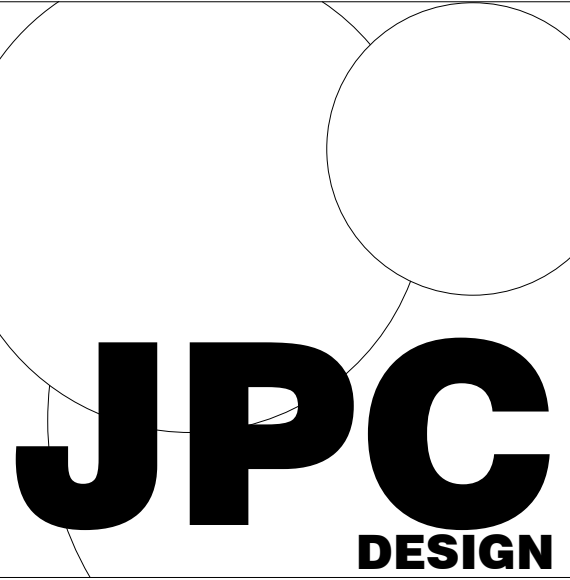
SYMBOLS AND ABBREVIATIONS

Scale:
As indicated
Drawn By: _____ Check By: _____
Author **Checker**
Job No.:
15-0928
Sheet No.

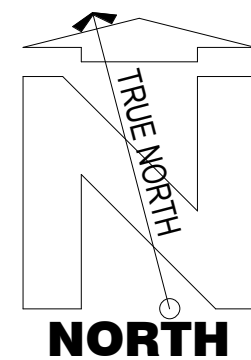
G-G002

108 S SUNNYVALE
TACOS JOYA

JPC Design ACCOUNT #: 15-0928
Client:
ELISEO JOYA
108 S SUNNYVALE AVE. SUITE A
SUNNYVALE, CA 94086
T. 408.203.8876



Address: 1123 W. OLIVE AVE
SUNNYVALE, CA 94086
T. 562.472.8968
W. JPCDESIGN.NET



Revision Schedule			
No.	Date	Issue	Issued to
1	12/28/2015	HEALTH DEPT. COMM.	

Building Name:

Title:
**SITE PLAN,
EXISTING PLAN,
AND REQUIRED
PARKING**

Scale:
As indicated
Drawn By: Author
Job No: 15-0928
Sheet No.

A-A009

SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE, THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS, AND IS FOR BUILDING DEPARTMENT USE ONLY. IT IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENTS. SEE PLANS PREPARED BY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR ALL SITE IMPROVEMENTS.
2. SEE CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.
4. ALL ACCESSIBLE RAMPS AND ROUTES ARE REQUIRED TO HAVE THE FOLLOWING:
 - WALKING SURFACE SHALL NOT EXCEED 5% SLOPE
 - RAMPS SHALL NOT EXCEED 8.33% SLOPE AND SHALL HAVE REQUIRED CURBS AND HANDRAILS
 - ALL CROSS SLOPES SHALL NOT EXCEED 2.083%
 - THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE ACCESSIBLE ROUTE
 - REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL DIMENSIONS AND DETAILS.

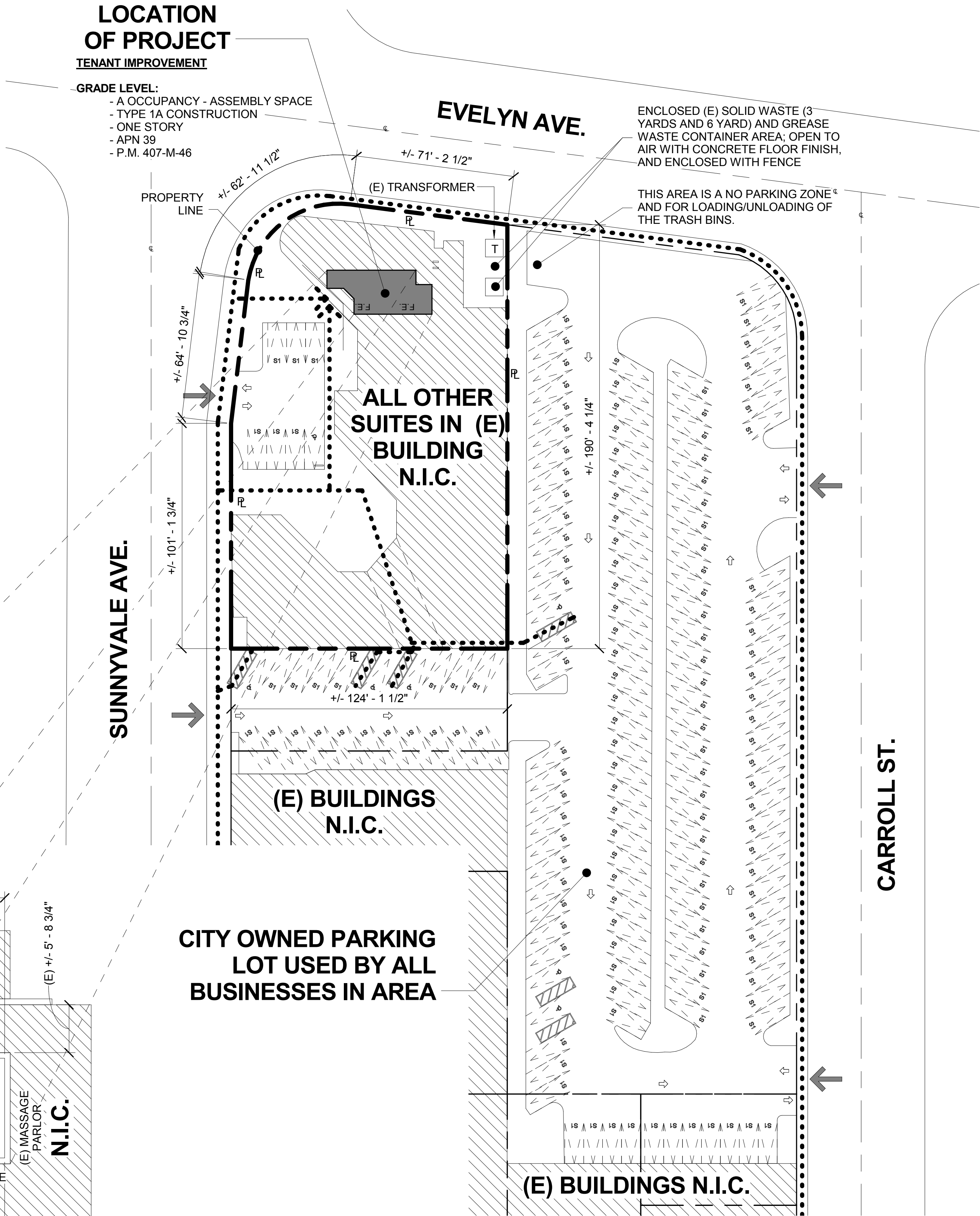
SITE PLAN LEGEND

- ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY TO BUILDING ENTRANCE
- BUILDING VEHICULAR PARKING GARAGE ENTRY/EXIT
- EXISTING TRANSFORMER AND SWITCHGEAR LOCATION.
- SETBACK LINE
- 8'-6" x 18'-0" STANDARD PARKING STALL
- 7'-6" x 15'-0" COMPACT PARKING STALL
- 9'-0" x 18'-0" ACCESSIBLE PARKING STALL with ACCESS AISLE

LOCATION OF PROJECT

TENANT IMPROVEMENT

- GRADE LEVEL:**
- A OCCUPANCY - ASSEMBLY SPACE
 - TYPE 1A CONSTRUCTION
 - ONE STORY
 - APN 39
 - P.M. 407-M-46



Site Plan

1

1" = 30'-0"

EXISTING FLOOR PLAN

2

1/8" = 1'-0"

REQUIRED - VEHICULAR

RESTAURANT

REQUIRED RETAIL PARKING		
RETAIL AREA	RATIO 9 SPACES PER 1,000 SQ. FT. (9/1000 SF)	REQUIRED PARKING
666 SF	0.009	6

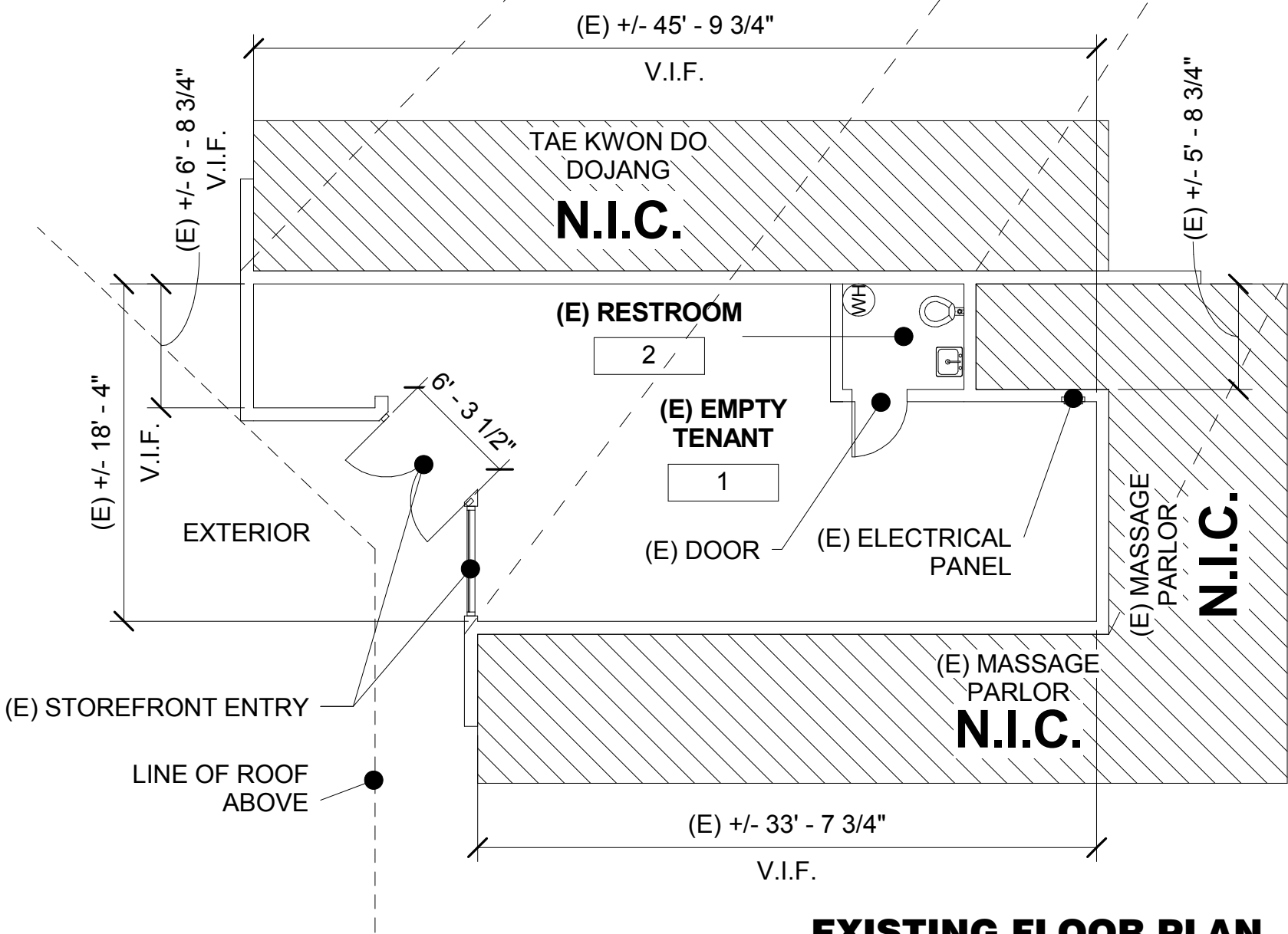
ACCESSIBLE PARKING

REQUIRED ACCESSIBLE PARKING			
PARKING USE	PROVIDED PARKING	RATIO	REQUIRED ACCESSIBLE PARKING
RETAIL	157	N/A	1 PROVIDED

PROVIDED - VEHICULAR

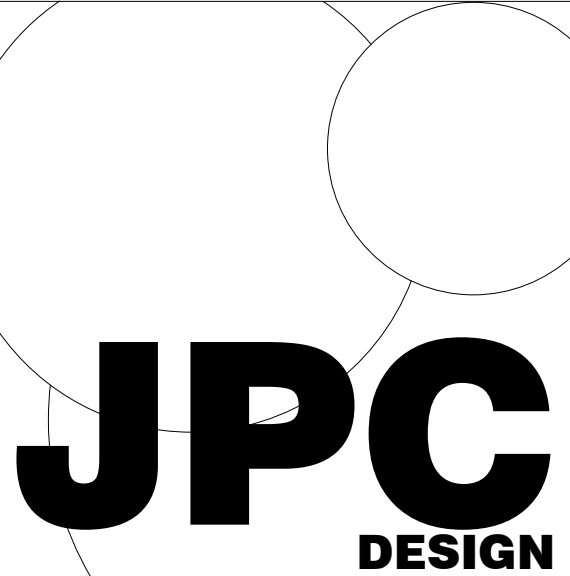
RESTAURANT

EXISTING PARKING		
PARKING USE	TYPE	PROVIDED PARKING
RETAIL	STANDARD - PRIME	150
RETAIL	ACCESSIBLE	7
		157

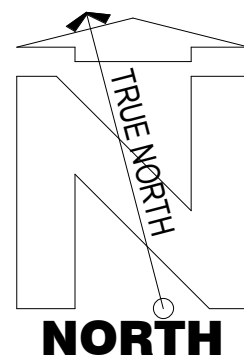


108 S SUNNYVALE
TACOS JOYA

JPC Design ACCOUNT #: 15-0928
Client: ELISEO JOYA
108 S SUNNYVALE AVE. SUITE A
SUNNYVALE, CA 94086
T. 408.203.8876



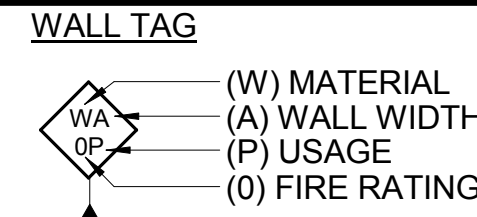
Address: 1123 W. OLIVE AVE
SUNNYVALE, CA 94086
T. 562.472.8968
W. JPCDESIGN.NET



FLOOR PLAN NOTES

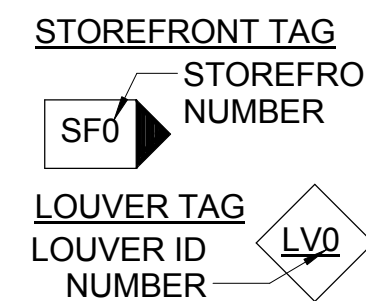
- SEE SHEET G-G003a - G-G005 FOR APPLICABLE GENERAL NOTES.
- SEE SHEET G002 FOR SYMBOLS & ABBREVIATIONS.
- SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS .
- FOR PARKING TABULATION REFER TO SHEET A-A009
- ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN.
- PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS, INCLUDING FURRED SPACES, AT 10' INTERVALS BOTH VERTICALLY AND HORIZONTALLY. FILL ENTIRE CONCEALED SPACE WITH NONCOMBUSTIBLE BATT INSULATION OR PROVIDE SPRINKLERS PER MFPA 13 OR DRAFTSTOPPED IF LESS THAN 160 FT3.
- SEE STRUCTURAL DRAWINGS FOR:
A. SIZE AND LOCATION OF FRAMING AND PLYWOOD SHEATHING
B. SPECIAL NAILING AND BLOCKING REQUIREMENTS
- PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
- FOR DOOR & WINDOW SEE SHEET A-A010.
- PROVIDE EXIT SIGNS CONNECTED TO A SOURCE OF EMERGENCY BACKUP POWER.
- INTERIOR FINISHES SHALL COMPLY WITH SECTION 803.1 FLAME SPREAD PROVISION.
- ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS. REFER TO SHEET A-A407.
- COMPONENTS OF PLUMBING SYSTEMS INSALLED ALONG ALLEYWAYS, DRIVEWAYS, PARKING GARAGES OR OTHER LOCATIONS EXPOSED TO DAMAGE SHALL BE RECESSED INTO THE WALL OR OTHERWISE PROTECTED IN AN APPROVED MANNER.

WALL TAGS



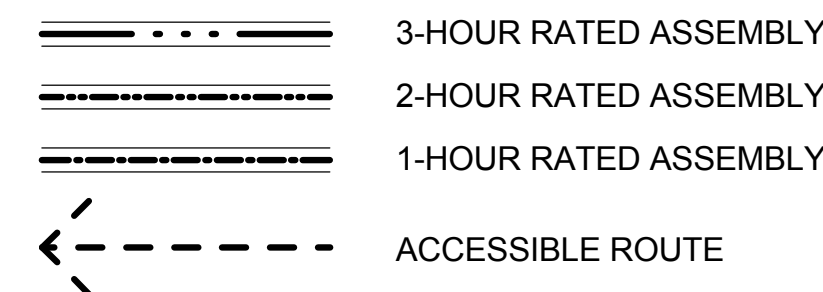
NOTE:
1. REFER TO SHEET AS.40 FOR COMPLETE WALL TYPE AND TAG INFORMATION.
2. REFER TO ENLARGED PLANS WHEN WALL TAG INFORMATION IS NOT SHOWN.

TAGS



NOTE: REFER TO SHEET AS.30 - AS.35 FOR COMPLETE STOREFRONT TYPE AND TAG INFORMATION
NOTE: REFER TO SHEET AS.60 FOR COMPLETE MECH. LOUVER TYPE AND ELEVATIONS

LEGEND



EQUIPMENT LIST (SEE SHEETS A-A403 - 405A FOR CUT SHEETS)

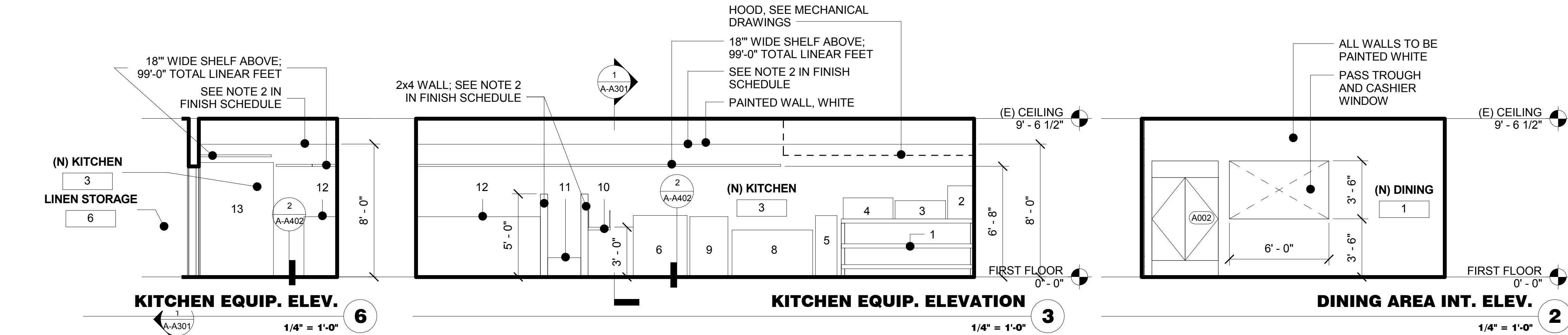
- (N) STAINLESS STEEL TABLE
- (N) POT RANGES
- (N) GAS HOT PLATES
- (N) GRIDDLE
- (N) FRYER
- (N) PREPARATION SINK
- (N) FLOOR DRAIN
- (N) HOT FOOD HEAT COMPARTMENTS
- (N) SANDWICH PREP. TABLES
- (N) SINK
- (N) MOP SINK
- (N) DISH WASHING SINKS
- (N) KITCHEN REFRIGERATOR
- (N) EMPLOYEE LOCKERS
- (N) STAINLESS STEEL SHELVES
- OWNER'S REFRIGERATOR LETTER MENU

Scale: As indicated
Drawn By: Author
Job No: 15-0928
Sheet No. Check By: Checker

A-A010

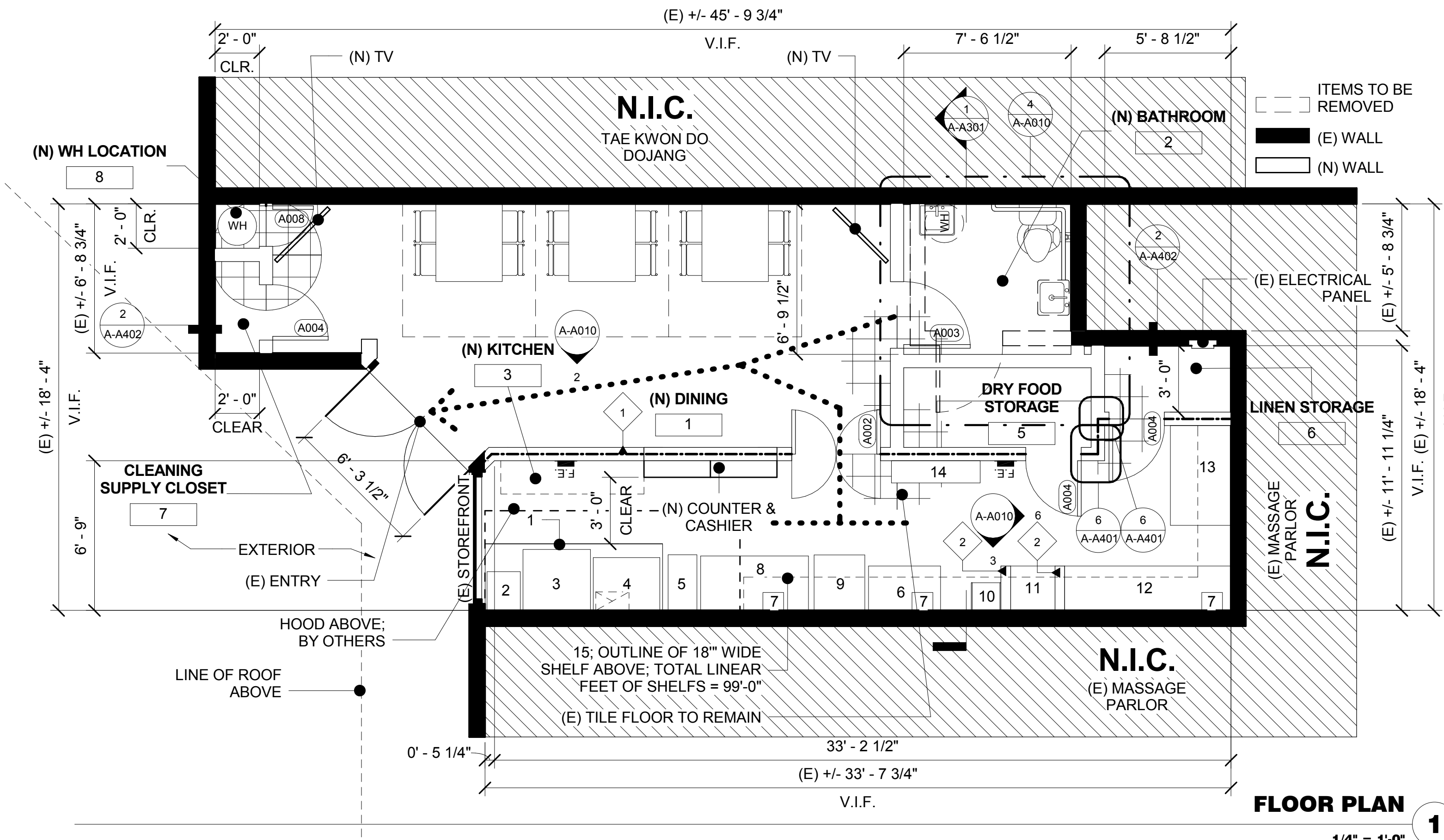
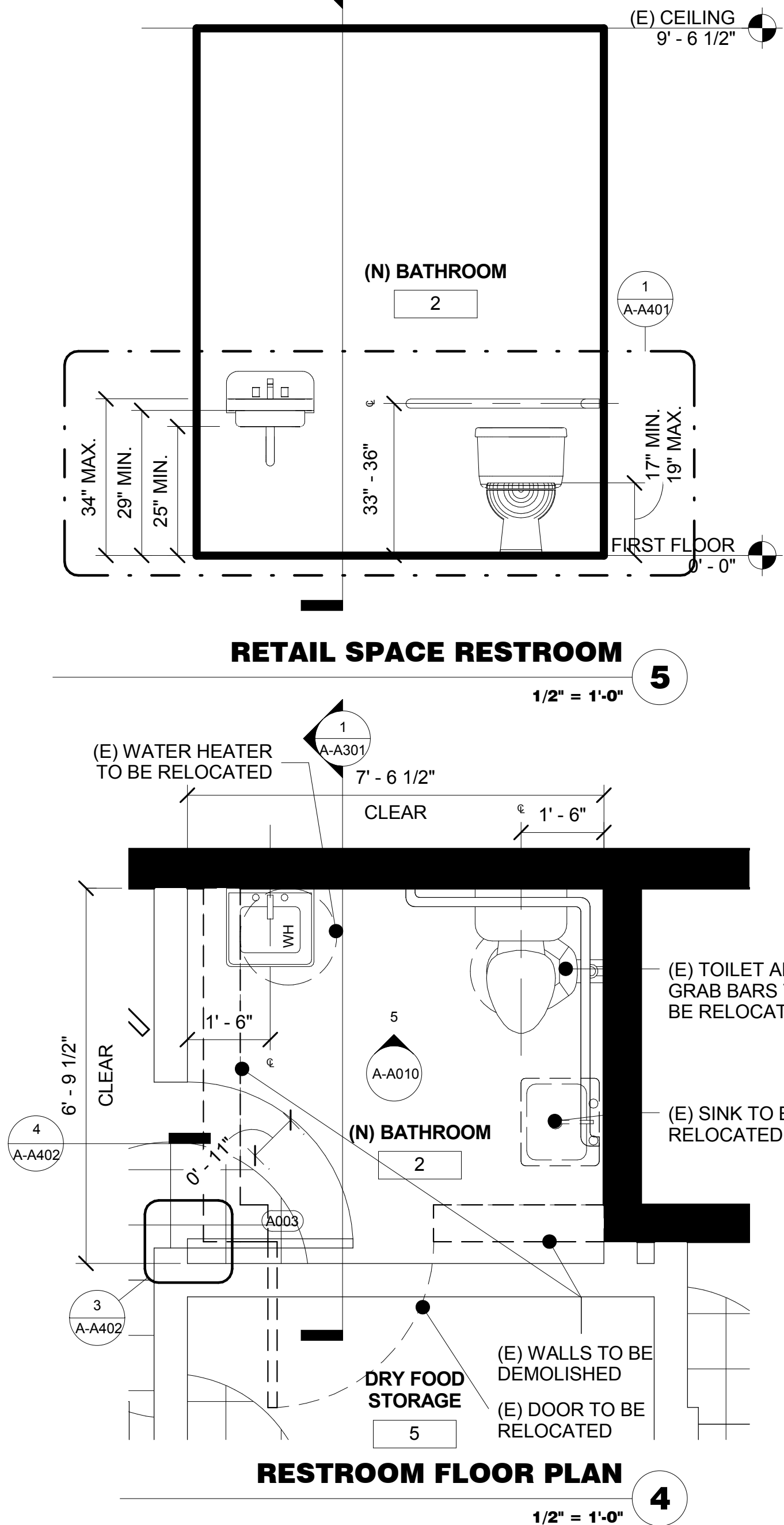
Room Schedule		
Name	Ceiling Height	Area
(N) DINING	+/- 9'-6 1/2"	280.46 SF
(N) BATHROOM	+/- 9'-6 1/2"	51.21 SF
(N) KITCHEN	+/- 9'-6 1/2"	236.40 SF
DRY FOOD STORAGE	+/- 9'-6 1/2"	30.36 SF
LINEN STORAGE	+/- 9'-6 1/2"	17.10 SF
CLEANING SUPPLY CLOSET	+/- 9'-6 1/2"	8.25 SF
(N) WH LOCATION	+/- 9'-6 1/2"	4.00 SF

DOOR AND FRAME SCHEDULE															
DOOR NUMBER	RATING	HDW	TYPE	DOOR			MAT'L	FIN	FRAME						NOTES
				SIZE					TYPE	MAT'L	FIN	DETAIL			
				W	H	THK						HEAD	JAMB	THRESH	
A002	N/A	N/A		4' - 0"	7' - 0"	0' - 2"									DOUBLE HINGE DOOR (E) DOOR RELOCATED TO THIS LOCATION
A003	N/A	N/A		3' - 0"	6' - 8"	0' - 2"	WD	PNTD		WD	PNTD	3/A-A402	4/A-A402		
A004	N/A	N/A		2' - 6"	6' - 8"	0' - 2"	WD	PNTD		WD	PNTD	3/A-A402	4/A-A402		
A008	N/A	N/A		1' - 10"	6' - 8"	0' - 2"	WD	PNTD		WD	PNTD	3/A-A402	4/A-A402		



ROOM FINISH SCHEDULE (CAD STANDARD)										
ROOM NO	ROOM NAME	FLOOR	WALLS				CEILING		HEIGHT	NOTES
			N	E	S	W	MAT'L			
1	(N) DINING	(E) TILE TO REMAIN	WHITE PAINT	WHITE PAINT	WHITE PAINT	WHITE PAINT	(E) ACCOUSTICAL CEILING TO REMAIN	+/- 9'-6 1/2"		
2	(N) BATHROOM	(E) TILE TO REMAIN	WHITE PAINT	WHITE PAINT	WHITE PAINT	WHITE PAINT	(E) HARDCEILING TO REMAIN	+/- 9'-6 1/2"		SEE NOTE 1,3
3	(N) KITCHEN	(E) TILE TO REMAIN	WHITE PAINT	SEE NOTE 2	SEE NOTE 2	WHITE PAINT	(E) ACCOUSTICAL CEILING TO REMAIN	+/- 9'-6 1/2"		SEE NOTE 1, 2,3
4	(E) ROOF	(E) MATERIAL TO REMAIN	WHITE PAINT	WHITE PAINT	WHITE PAINT	WHITE PAINT	(E) ACCOUSTICAL CEILING TO REMAIN	+/- 9'-6 1/2"		
5	DRY FOOD STORAGE	(E) TILE TO REMAIN	WHITE PAINT	WHITE PAINT	WHITE PAINT	WHITE PAINT	(E) ACCOUSTICAL CEILING TO REMAIN	+/- 9'-6 1/2"		SEE NOTE 1,3
6	LINEN STORAGE	(E) TILE TO REMAIN	WHITE PAINT	WHITE PAINT	WHITE PAINT	WHITE PAINT	(E) ACCOUSTICAL CEILING TO REMAIN	+/- 9'-6 1/2"		SEE NOTE 1,3
7	CLEANING SUPPLY CLOSET	(E) TILE TO REMAIN	WHITE PAINT	WHITE PAINT	WHITE PAINT	WHITE PAINT	(E) ACCOUSTICAL CEILING TO REMAIN	+/- 9'-6 1/2"		SEE NOTE 1,3
8	(N) WH LOCATION	(E) TILE TO REMAIN	WHITE PAINT	WHITE PAINT	WHITE PAINT	WHITE PAINT	(E) ACCOUSTICAL CEILING TO REMAIN	+/- 9'-6 1/2"		

NOTE 1: FLOOR SURFACES SHALL CONTINUE UP THE WALLS OR TOE-KICKS (INCLUDING FLOOR MOUNTED COUNTER AND CABINET TOE-KICK BASES), AT LEAST 4" IN A SEAMLESS MANNER, FORMING A 3/8" MIN. RADIUS INTEGRAL (NOT TOPSET) COVE.
NOTE 2: WALLS ADJACENT TO UTENSIL SINK, PREP. SINK, HAND SINKS, AND MOP SINK, WILL BE COVERED WITH FIBERGLASS REINFORCED POLYESTER PANELS (FRP), STAINLESS STEEL, CERAMIC TILE, OR EQUIVALENT DURABLE WATERPROOF MATERIAL EXTENDING FROM THE TOP OF THE COVED BASE TO A HEIGHT OF AT LEAST 8'-0" ABOVE THE FLOOR.
NOTE 3: CEILINGS MUST BE SMOOTH, NONABSORBENT, DURABLE, AND WASHABLE.



5/19/2016 7:52:07 PM F:\JPC\Work\Projects\108 South Sunnyvale Ave\Local File\20150928 - Sunnyvale_RV15_New Central_JPC4.rvt



USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets at least one of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ...

USERSTS A NEW RESTAURANT THAT SERVES AUTHENTIC MEXICAN DISHES.

OR

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as ...

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.

One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7444
Planners and Building Division staff are available 8:00 a.m. to noon and 1:00 to 5:00 p.m.
www.SunnyvalePlanning.com / www.SunnyvaleBuilding.com

Rev. 7/07 (white)

USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATION FORM

Tacos Joya
c/o Eliseo Joya
108 S. Sunnyvale Ave.
Suite A
Sunnyvale CA, 94086
T. 408.203.8876
Project Number: SR0849186

City of Sunnyvale
One-Stop Permit Center
City Hall
456 W. Olive Avenue
Sunnyvale, CA 94086
T. 408.730.7444
sunnyvaleplanning.com
sunnyvalebuilding.com

Wednesday, March 09, 2016
To whom it may concern:

The List below is that of the current tenants located on lot APN 39, P.M. 407-M-46, addresses 104 – 122 S. Sunnyvale Avenue, CA 94086. For a total of 11 Units:

Unit No.	Street No.	Street Name	City Name	State	Zip Code	Tenant's Name	Use
1	104	S. Sunnyvale Street	Sunnyvale	CA	94086	Kim's Martial Arts Academy	Martial Arts Academy
2	106	S. Sunnyvale Street	Sunnyvale	CA	94086	Kim's Martial Arts Academy	Martial Arts Academy
3	108A	S. Sunnyvale Street	Sunnyvale	CA	94086	Tacos Joya	Restaurant
4	108B	S. Sunnyvale Street	Sunnyvale	CA	94086	Leisure Foot Spa	Foot Spa
5	110	S. Sunnyvale Street	Sunnyvale	CA	94086	Daily Donuts & Sandwiches	Donut Shop
6	112	S. Sunnyvale Street	Sunnyvale	CA	94086	Sunnyvale Nail	Nail Salon
7	114	S. Sunnyvale Street	Sunnyvale	CA	94086	Compass Realty & Property Management	Realty Company
8	116	S. Sunnyvale Street	Sunnyvale	CA	94086	Valley Health & Acupuncture Inc.	Acupuncture
9	118	S. Sunnyvale Street	Sunnyvale	CA	94086	Status 5 Studio, Inc.	Website Design
10	120	S. Sunnyvale Street	Sunnyvale	CA	94086	8 Hair Cut	Barber
11	122	S. Sunnyvale Street	Sunnyvale	CA	94086	Sizzling Pot King	Restaurant

CHANGE OF USE - LIST OF TENANTS

Tacos Joya
c/o Eliseo Joya
108 S. Sunnyvale Ave.
Suite A
Sunnyvale CA, 94086
T. 408.203.8876
Project Number: SR0849186

City of Sunnyvale
One-Stop Permit Center
City Hall
456 W. Olive Avenue
Sunnyvale, CA 94086
T. 408.730.7444
sunnyvaleplanning.com
sunnyvalebuilding.com

Tuesday, April 19, 2016

To Whom It May Concern:

This letter is to state that the proposed project, located at 108 S. Sunnyvale Ave. Suite A, will be used as a restaurant (taqueria). The hours of operation are from 7:00 a.m. to 10:00 p.m., Monday to Thursday and Sunday, and 7:00 a.m. to 1:00 a.m., Friday and Saturday. One employee will be present at all times in the restaurant during these hours. In addition, a maximum of 19 patrons will be using the restaurant at any time.

The current space was empty and with no use.

The owner of this project, Eliseo Joya, would like to apply for an alcohol license once the permitting process begins.

No outdoor seating will be provided at this time.

No new signage will be added to the existing building.

The driveway and parking near existing thrash enclosure is a no parking zone that is used only to load and unload the trash bins.

Sincerely,

Eliseo Joya

Eliseo Joya
Owner, Tacos Joya

CHANGE OF UE - PROJECT DESCRIPTION LETTER

108 S SUNNYVALE
TACOS JOYA

JPC Design ACCOUNT #: 15-0928

Client: ELISEO JOYA

108 S SUNNYVALE AVE SUITE A
SUNNYVALE, CA 94086
T. 408.203.8876



Address: 1123 W. OLIVE AVE
SUNNYVALE, CA 94086
T. 562.472.8968
W. JPCDESIGN.NET

Revision Schedule			
No.	Date	Issue	Issued to

Building Name:

CHANGE OF USE - PROJECT DESCRIPTION LETTER AND LIST OF TENANTS

Scale:
12" = 1'-0"
Drawn By: Author
Job No: 15-0928
Sheet No.

Check By: Checker

A-A409

**DL
Architecture
& Planning**

**616 RAMONA ST. STE 21
PALO ALTO, CA 94301
(650) 321-2808**

This document constitutes original copyrighted material produced as an instrument of service by Architect Eric Kong. These documents shall not be utilized under duplicated without the permission of the Architect in writing. The design remains the sole property of Eric Kong and/or DL Architecture & Planning.

Seals:

Client:

**COMPASS PROPERTY
MANAGEMENT**

**114 S. SUNNYVALE AVENUE
SUNNYVALE, CA 94086**

NO.	SUBMISSION/REVISION	DATE
▲	PRC 2016-7244	6-17-16
▲	PW REVISION	6-29-16
▲	REVISION PER PG&E	8-16-16
▲	FINAL PG&E REVISION	8-29-16
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		

Drawing Title:

SITE PLAN

Drawing Status:

PRC REVIEW

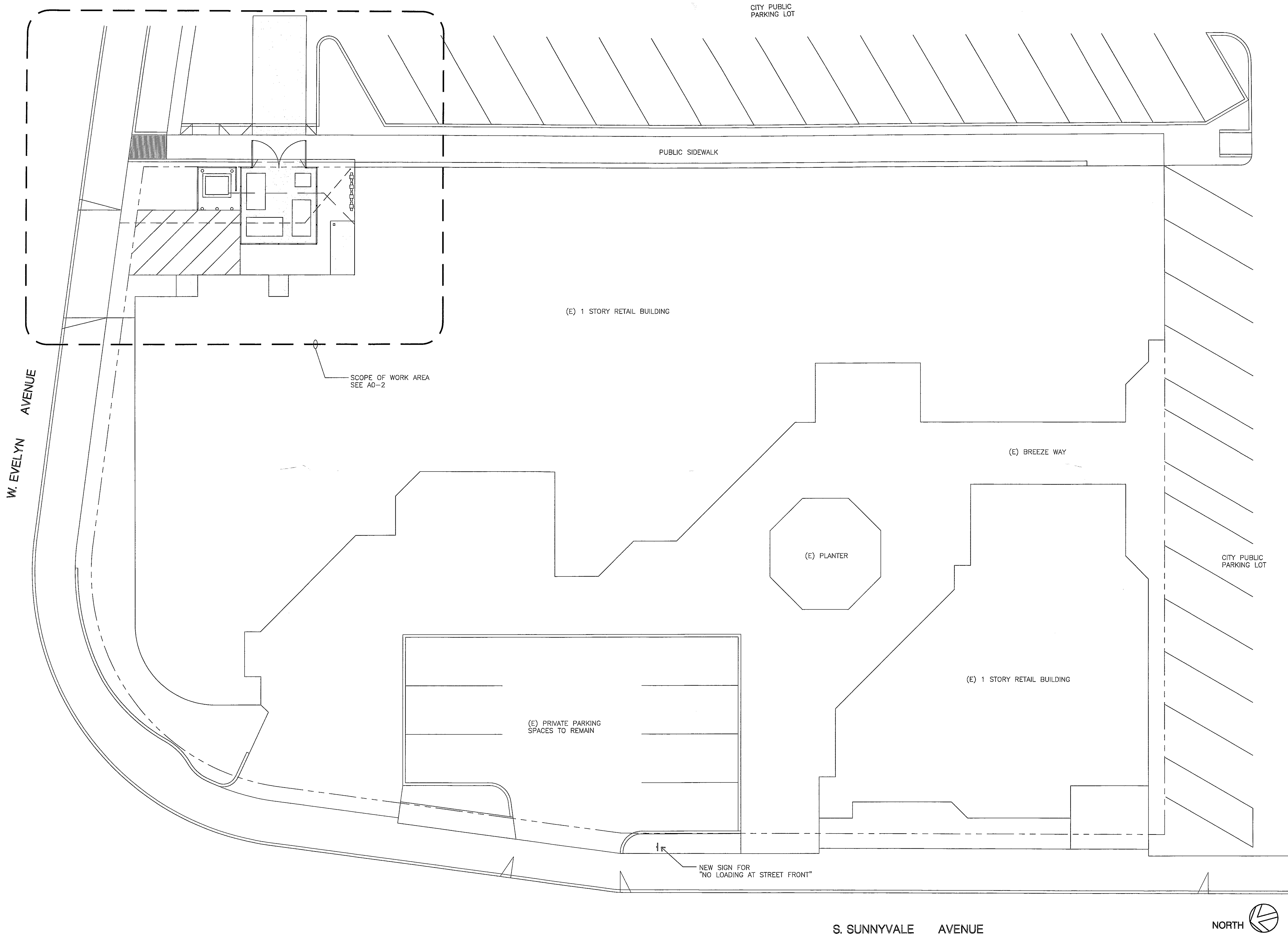
Drawn By Checked By Date

Project Number:

Scale: 1/8" = 1'-0"

Drawing Number:

A0-1



**DL
Architecture
& Planning**

**616 RAMONA ST. STE 21
PALO ALTO, CA 94301
(650) 321-2808**

This document constitutes original copyrighted material produced as an instrument of service by Architect Eric Keng. These documents shall not be utilized and/or duplicated without the permission of the Architect in writing. The design remains the sole property of Eric Keng and/or DL Architecture & Planning.

Seals:

Client:

**COMPASS PROPERTY
MANAGEMENT**

**114 S. SUNNYVALE AVENUE
SUNNYVALE, CA 94086**

NO.	SUBMISSION/REVISION	DATE
△	PRC 2016-7244	6-17-16
△	PW REVISION	6-29-16
△	REVISION PER PG&E	8-16-16
△		
△		
△		
△		
△		
△		
△		
△		

Drawing Title:

**TRASH ENCLOSURE
PLAN AND ELEVATIONS**

Drawing Status:

PRC REVIEW

Drawn By Checked By Date

--- --- ---

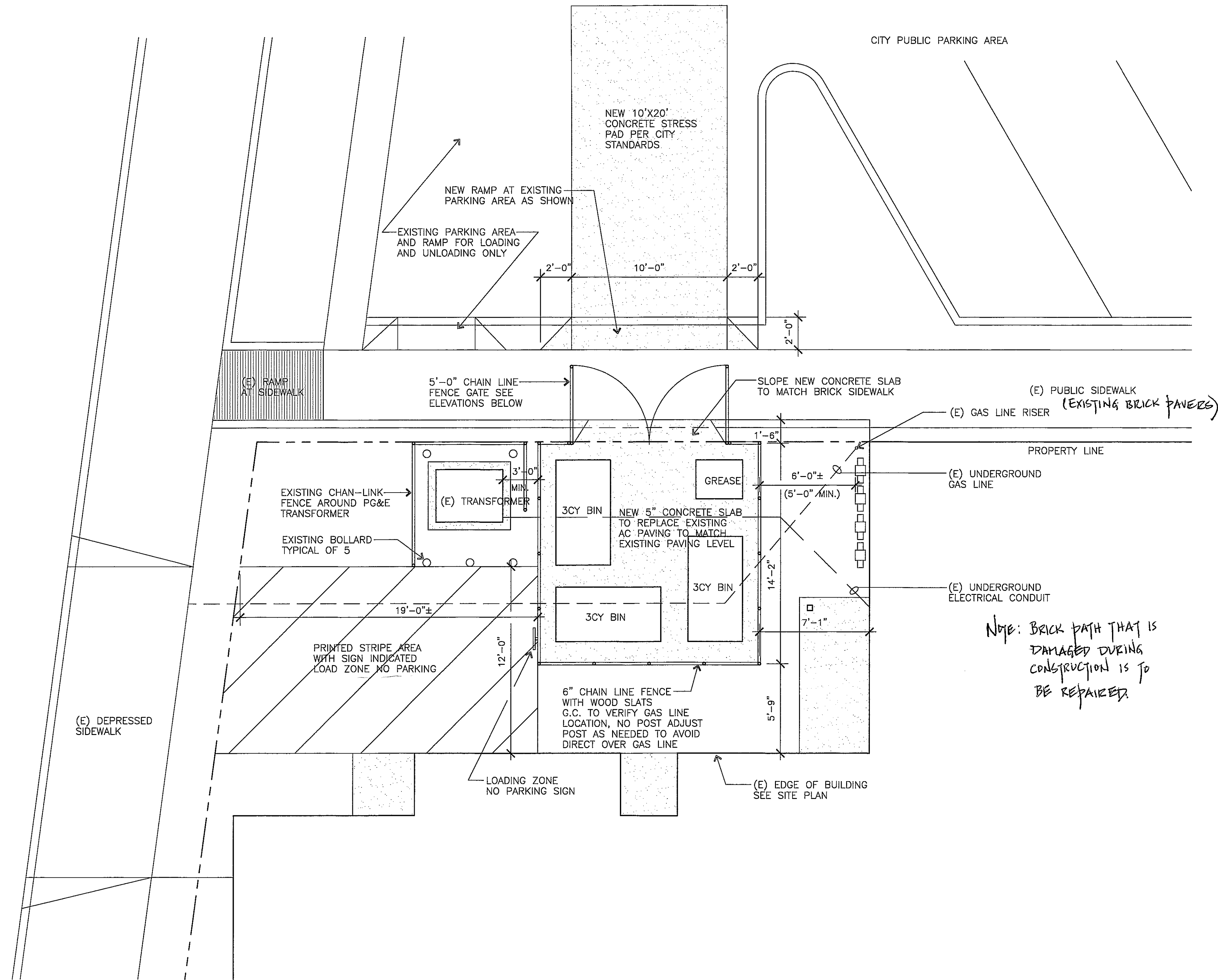
Project Number:

Scale:

1/4" = 1'-0"

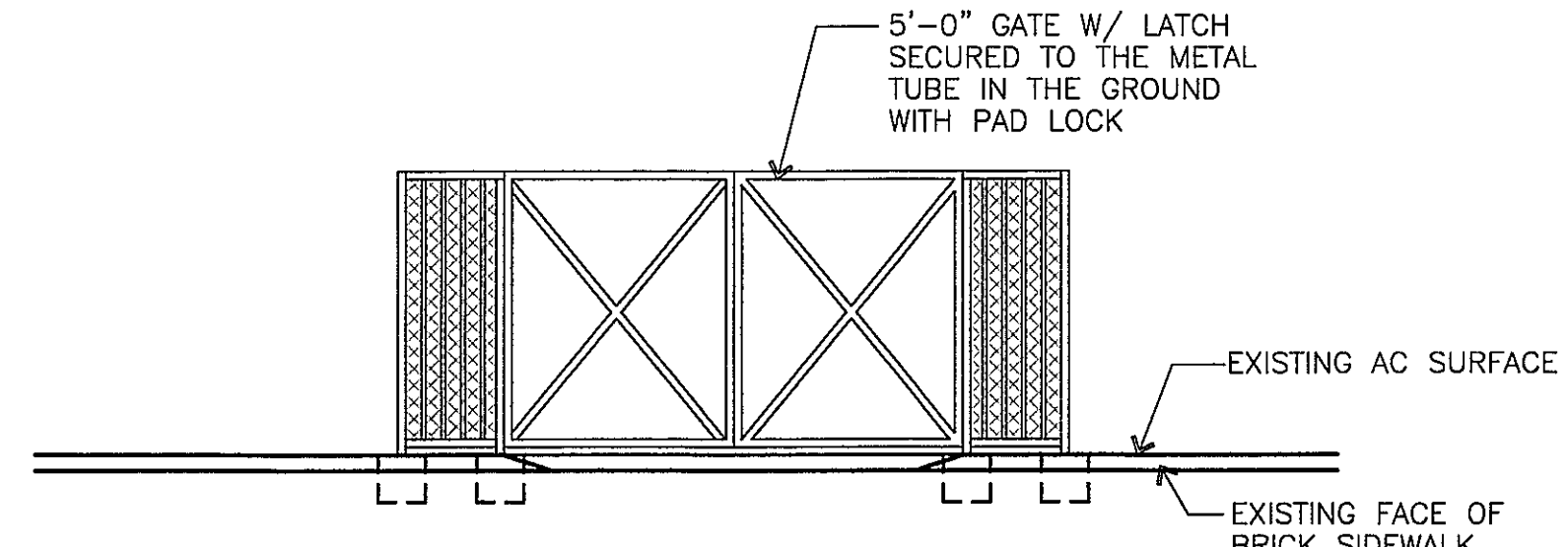
Drawing Number:

A0-2



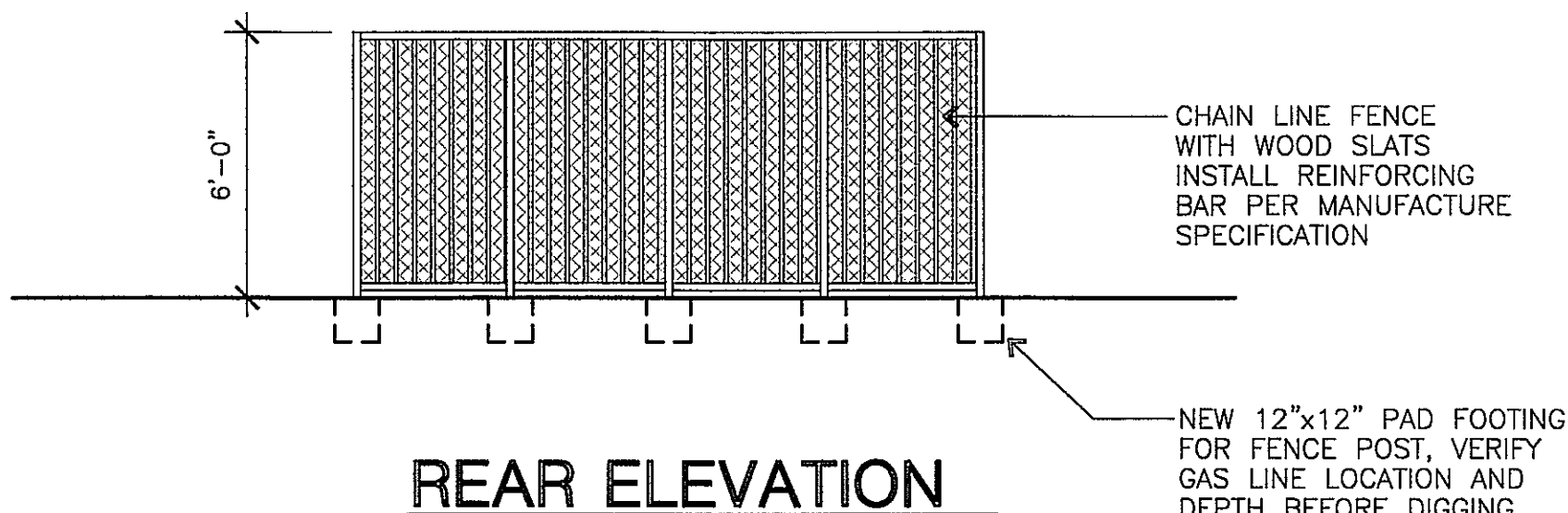
FLOOR PLAN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"