



PCUP 279

EXHIBIT B  
RECEIVED

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JUN 27 2010  
CITY OF PLEASANTON  
PLANNING DIVISION

**Application for Development Review:  
Conditional Use Permit  
for  
Christ Church**

City of Pleasanton  
26 July 2010

**Introduction**

This "Application for Development Review: Conditional Use Permit," is submitted pursuant to a Preliminary Review Application, which was submitted to the City of Pleasanton Planning Division on 18 June 2010 ("RE: PREV-786/Preliminary review for a religious facility at 7020 Koll Center Parkway"). The findings and recommendations in response to our Preliminary Review Application were memorialized in a letter authored by Rosalind Rondash, Assistant Planner, dated 28 June 2010.

In summary, the City of Pleasanton Planning Division noted: "Staff is generally in support of the proposed concept," and offered a total of fifteen (15) "application" and "general" comments. Christ Church has since addressed all fifteen items mentioned in the City's response, and we incorporate, or append hereto, supporting information and/or materials related to each item.

**Background**

Christ Church is a nondenominational evangelical Christian church, which holds nonprofit incorporated status as a "religious organization" in the State of California, and is recognized for tax-deductible charitable giving by the Federal Government. Founded in October 2005, Christ Church has been holding its Sunday morning worship and educational gatherings from 900A until 1215P at Pleasanton Middle School since its inception. Administrative offices have been held at the Quarry Office Park (1230 Quarry Lane, Suite 100; and now 1241 Quarry Lane, Suite 100, Pleasanton) since spring 2006.

Presently, approximately ninety (90) people regard Christ Church as their "home church," and we average between 50-60 adults, 6-8 youth, and 8-10 children in attendance on Sunday mornings (64-78 total attendance). Sunday mornings are the only formal times of corporate gathering, with mid-week small groups meeting in various member homes throughout the East Bay.

Our worship style is more traditional than contemporary, and our emphasis is upon teaching, equipping, and "sending" ministries (e.g., Bible study, educational ministries, preparing domestic and international missionaries) over and against large-group events or program-driven activities (e.g., concerts, plays, musicals, etc.). Should current Christ Church growth trends continue, by year 2015 we project a total congregation size of no more than 150 people, and an average Sunday morning attendance of no more than 125 people.

Christ Church is committed to the City of Pleasanton and our neighboring tri-valley communities. Most of our growth since inception has been in the number of Pleasanton residents. We have partnered with the Pleasanton Police Department in our "Toys for Tots" drive to assist needy families in our community during Christmastime, and have hosted various community events with local merchants, including our "Open Community Forums" at the former downtown Coffee Beans and Bistro, "Leadership Development Seminars" at the Pleasanton Senior Center, and Bible studies and community gatherings at the Mission Plaza Café. Our all-church summer picnics have been held at Pleasanton's Amador Valley, Muirwood, and Creekside Parks.

Through its benevolence ministry, Christ Church has also assisted in meeting the real, immediate, and tangible needs of many in our community, including the payment of utility bills, cars repair bills, financing temporary hotel and motel accommodations, providing food and clothing assistance, and responding to medical and psychological traumas (including abuse situations), through referral and transportation assistance. This "Application for Development Review: Conditional Use Permit" is furnished in evidence of our continued commitment to the City of Pleasanton and our desire to further serve the common good and needs of our community.

### **Elements of the Proposed Project**

After a six-month property and facilities search, the membership of Christ Church has indicated that they would like to pursue 7020 Koll Center Parkway, Suite 110, Pleasanton, CA for our church site (see architectural drawings appended to this application). This site allows for sufficient space to consolidate our usable worship/educational gathering, storage, and administrative space. We have met with Marc Barkdull, the property owner, who has polled his existing tenants with regard to the suitability and acceptance of a church in the proposed space, and

he has subsequently agreed to extend to us a five-year lease on the space, pending receipt of appropriate City approval.

The projected site includes approximately 6,680 SF of existing Class A office space, with shared restroom facilities. Minimal tenant improvements have been requested of the owner, and agreed upon, including removal of one non-load-bearing wall between two offices (between Offices #1 and #2), and soundproofing office #6 and ~~7~~, as identified on the architectural plans. Otherwise, the space will be leased, and remain, "as is."

Theater-arranged, non-fixed, seating in the "Open Office" area will comfortably accommodate a minimum of 200 people. That figure is considerably higher than our anticipated growth during the term of the proposed lease.

### **Site Plan**

Other than the minimal tenant improvements proposed under the "Elements of the Proposed Project" section above, no further improvements or modifications are proposed to the existing site.

### Parking

Site provides ~~437~~ parking spaces. Presently, Christ Church has, on average, 36 vehicles on campus on a given Sunday morning. Drive-by counts at the Koll Center Business Park on three consecutive Sunday mornings (i.e., 18, 25 April and 2 May) revealed, on average, 3 vehicles on the property, providing, on average, ~~484~~ available parking spaces on Sunday mornings. In response to the City's request for further information (item #8), Koll Center Property Management notes that there are no existing parking agreements for the site.

In response to the City's request (item #5a), it is confirmed that the church seating is not fixed. As such, according to the City's instructions (item #5), parking standards must provide for one (1) parking space for each sixty square feet of floor area usable for seating, excluding the restrooms, reception area, work/copy room, and conference room. The floor area for seating, as described above, is 3,000 square-feet. As such, the City's parking standard for Christ Church is 50 available parking spaces ( $3,000/60 = 50$ ). The Koll Center Business Center provides more than enough parking spaces to satisfy the City's standard.

In response to the City's request (items #5b and #5c), please refer to the floor plan, and lobby list of tenants in the building, appended to this application.

### Tenant Occupancy and Hours of Operation

The previous tenant at 7020 Koll Center Parkway, Suite 110, was Johnson Controls, described by the property owners as a HVAC company with

approximately 50 full-time employees on campus during normal business hours, 800A-500P, Monday through Friday.

Christ Church has one full-time employee, the pastor, who intends to be on campus 900A-500P, Monday through Thursday. Our church office is closed on Fridays and Saturdays. There are no part-time employees, nor plans to add staff during the duration of the proposed lease. Presently, 2-3 volunteers provide light cleaning services in our administrative space for one hour every 3-4 weeks. Janitorial service is provided in the "full-service" lease terms at Koll Center, thereby eliminating the need for volunteer cleaning assistance.

The pastor intends to use the office space on Mondays, Tuesdays, and Wednesdays (900A-1200N; 100P-500P) for purposes of study, writing, sermon preparation, and light administrative duties, including the preparation and dissemination of a weekly church email update, returning telephone calls, and scheduling appointments. The pastor is, typically, the only person on campus during these days and for these activities. A volunteer may be available to provide light administrative assistance one or two half-days per week, as needed.

The pastor intends to use Thursday mornings (900A-1200N) for the preparation of the bulletin materials and inserts, and the preparation of congregational sermon outlines, for Sunday morning worship. Hospital visits, church guest visitation, funerals, and speaking engagements take the pastor off-campus, as needed.

The pastor provides occasional individual and couple counseling services consistent with the scope of his ministerial responsibilities, education, training, and experience. This averages between one and four hours per week and are usually scheduled for Thursday afternoons (100P-500P). No group counseling services are provided. Neither Christ Church, nor the pastor, receives any form of payment or gift for providing counseling services.

The only proposed corporate gathering time of the church is on Sunday mornings from 900A until 1215P, a time during which no Koll Center Business Park tenants are currently open for business, and the campus, including parking spaces, is virtually empty.

In response to the City's request (item #9), please refer to the space "usage matrix" that indicates activities, days of occurrence, times of gatherings, length of gatherings, number of people in attendance, and estimated vehicle parking demand per activity, appended to this application.

#### Children and Safety Concerns

As has been our practice since our inception, children age six (6) years and above remain with their parents during the corporate worship time of the church (from 900A-1030A), and then are brought to their respective children or youth

class (from 1045A-1215P). Children are not permitted off-campus during corporate gathering times, and children aged twelve years and younger must be accompanied by a parent or trained supervising adult at all times (i.e., entering or leaving the property either before or after corporate worship/educational times, transitioning from worship to educational rooms, and assisting children to and from restroom facilities). We have not, do not, nor will we, operate or provide any form of daycare or childcare services. Such reaffirms the City's observation (item #11).

#### Alcohol Service, Wedding Events, and Music

In response to the City's request (item #10), we offer the following. Christ Church does not make use of alcohol, in any form, as a part of its activities. Communion has been, and will remain, celebrated with the use of grape juice in place of wine, in keeping with the symbolic form of this activity. Alcohol is neither purchased for, nor offered at, any Christ Church event.

Given our modest size and the demographics of our congregation, Christ Church has had but one wedding since its inception in 2005. The couple was married on the beach at Carmel. There are presently no planned weddings or engagements, and there is no reason to believe that any weddings or engagements are forthcoming. The pastor does not perform services for those outside of the church or with those with whom he has no personal or ministerial relationship. In the unforeseen and unexpected event that a request for use of the facility for purposes of a wedding or memorial service be received, prior permission to provide the same service would be secured from the property owner. No alcohol would be permitted on site.

The Sunday morning Christ Church worship service includes approximately ten to fifteen minutes of worship through congregational singing. This time of singing is usually accompanied by a small musical ensemble (3-5 people), which includes one to three vocalists, a keyboard, and sound-dampened drum set. Occasionally, this ensemble is augmented by a flute and/or acoustical guitar. Consistent with the church's philosophy of ministry, emphasis is placed upon corporate worship through the singing of hymns and spiritual songs, rather than upon the musicians. As such, it is the voices of those singing, and not the instruments, that are primary in our worship. Consequently, our musical ensemble "supports," and does not "lead," our relatively brief time of worship through music, resulting in a much softer and quieter form of expression.

Christ Church is presently of insufficient size to support a choir, and no plans have been put forward to form the same. No music is recorded on-site. The ensemble plans to practice one evening a week, after normal business hours, and with prior notification and approval of the property owner and adjacent tenants, to accommodate the working schedule of the ensemble members and out of respect for the property site neighbors. The church has not hosted any musical concerts. Should the church wish at some point future to book a special

musical guest, such would be done only with the prior notification and permission of the property owner and adjacent tenants.

The church does record the sermons preached from the pulpit, which are made available (not for sale) to interested parties and forwarded to radio stations for later broadcast.

#### After-Hour Contacts and Emergencies

Christ Church maintains an emergency telephone phone number, which church and community members may call in the event of an urgent situation. After-hour telephone calls are received on a cell phone which is staffed and available twenty-four hours a day, seven days a week. The after-hours phone number is available online through the church website, through a recorded message when calling the main number of the church office, and is posted on the door of the church office when normal business hours are not maintained (e.g., vacation, hospital visitations, off-campus activities). The name and contact details for an official and designated church leader, who resides either in Pleasanton or a close-neighboring community, are displayed on the church office door when the pastor is either out of town or otherwise unavailable.

#### **Street Plans**

Other than the minimal tenant improvements proposed under the "Elements of the Proposed Project" section above, no further improvements or modifications are proposed to the existing site.

#### **Elevation Drawings**

Other than the minimal tenant improvements proposed under the "Elements of the Proposed Project" section above, no further improvements or modifications are proposed to the existing site.

#### **Floor Plans**

Please refer to appended architectural drawings. Proposed plans call for main entrance through "Reception." The "Plan Room" will be used as a work/copy room consistent with its present design, with the "storage" area used for its designed and intended purpose. The "Meeting Room" will be used as the primary instruction area for our children. Office # 6 will be used as the primary instruction room for our youth. Offices #5, #4, and #3 will be used as our adult educational classrooms. The non-load-bearing wall between Offices #1 and #2 is proposed for removal, increasing the size of the office for use as the pastor's study, and allowing for a "counseling" area. The "Conference Room" will be used

for its intended purpose and maintain our church library. The "Open Office" area will serve as the main corporate worship and meeting space for the church, with the "platform" area set on the north wall facing south, and the congregation seated facing north in the direction of the platform. The small break room will be used for its designed and intended purpose. The floor plans include adjacent "warehouse" space, which we do not intend to lease.

### **Grading Plans**

Other than the minimal tenant improvements proposed under the "Elements of the Proposed Project" section above, no further improvements or modifications are proposed to the existing site.

### **Slope Classification**

Other than the minimal tenant improvements proposed under the "Elements of the Proposed Project" section above, no further improvements or modifications are proposed to the existing site.

### **Tree Survey**

Other than the minimal tenant improvements proposed under the "Elements of the Proposed Project" section above, no further improvements or modifications are proposed to the existing site.

### **Landscape Plan**

Other than the minimal tenant improvements proposed under the "Elements of the Proposed Project" section above, no further improvements or modifications are proposed to the existing site.

### **Data Table**

Other than the minimal tenant improvements proposed under the "Elements of the Proposed Project" section above, no further improvements or modifications are proposed to the existing site.

## **Soils Report, Geological Report, and Geotechnical Study**

Other than the minimal tenant improvements proposed under the "Elements of the Proposed Project" section above, no further improvements or modifications are proposed to the existing site.

## **Signage**

All signage is provided by the property owner and is identical in color, size, placement, and font to every other tenant in the Business Park, as per the terms and conditions of their proposed lease. Other than the minimal tenant improvements proposed under the "Elements of the Proposed Project" section above, no further improvements or modifications are proposed to the existing site.

## **Responses to City Comments**

1. A Conditional Use Permit (CUP) has been attached as a part of this application.
2. A site plan that illustrates the whole parcel, including all building footprints, and the parking lot layout, has been attached to this application. Please note that the site plan clearly indicates the location of the proposed suite to be occupied.
3. Please find a letter authored by David S, Olson, Secretary and Treasurer for the Bernal Corporate Park Owners Association, dated 12 July 2010, attached. This letter indicates that the Owner's Association has received, reviewed, and approved the application and proposed use of Christ Church at 7020 Koll Center Parkway, Suite 110, as requested.
4. We both acknowledge and understand that the proposed project would be subject to public notification. We further acknowledge and understand that public comment could affect the staff's recommendation. Moreover, we acknowledge and understand that it is prudent that our proposal be discussed with surrounding property owners. Discussion with the immediate adjacent tenant was both favorable and fully supportive of our application for occupancy.
5. The City's general parking standards for churches have been addressed in the body of this application and further summarized in an attachment to the same. We confirm that seating is not fixed. We further acknowledge and understand that one (1) space for each sixty feet of usable floor area, excluding restrooms, reception area, work/copy room, and conference room, is, therefore, required. We affirm that the usable floor space for seating is 3,000, as per the detailed site plan attached, which also provides the square-footage of all rooms and areas within the space, as well as, the square-footage for all tenant spaces within the site, along with



- the nature of their business, as requested by the City. Accordingly, we acknowledge and understand that the Koll Center Business Park would need to provide for 50 parking spaces during those times when the church is corporately gathering. We calculate that Koll Center Business Park provides for approximately 465 available parking spaces during those times when the church is corporately gathering.
6. The occupancy rating of the adjacent tenant to the North is Pacsgear, Inc., a software development company; and that the adjacent tenant to the East is Bally Gaming, a gaming device headquarters (see attached).
  7. Please find attached a site plan indicating all four buildings on the site, overall building sizes, tenant information for the subject building and the other three buildings, and the full floor plan for the subject building.
  8. As noted in the narrative portion of this application, the property owner states that there are no existing parking agreements for the site.
  9. Please find attached a "usage matrix" that indicates activities, days of occurrence, time of gathering, length of gathering, number of people in attendance, and estimated vehicle demand per activity. Also clearly noted are the days and times of the office functions of the facility, and whether or not office functions of the facility occur during, or in overlap, with the congregational times.
  10. Please note that the written narrative has been revised to include information on alcohol service, wedding events, and the use of musical instruments, choir, and recorded music on-site, as requested. Additional information on after-hours and emergency contact provisions, though not requested by the City, has also been provided.
  11. This is to affirm that children twelve (12) years and younger will be accompanied to and from the restrooms by a responsible adult.
  12. The Christ Church pastor has contacted, and spoken with, Abbas Masjedi regarding possible sewer development fees, as requested by the City.
  13. Mr. Don Kush, a deacon at Christ Church, has contacted the City and secured a Business License Tax Application, which has been completed and is ready for filing. Mr. Kush was advised that the Business License Tax Application is to be filed pursuant to the filing of our Conditional Use Permit Application with the City of Pleasanton.
  14. Mr. Don Kush, a deacon at Christ Church, contacted the City's Building and Safety Division on 21 July 2010 and discussed the requirements and process for all appropriate building and safety inspections, as per the City's request.
  15. Mr. Don Kush, a deacon at Christ Church, contacted the City's Building and Safety Division on 21 July 2010 and discussed the requirements and process for occupancy, including the importance of a disability accessibility assessment of the property. Both Mr. Kush and the Christ Church pastor have discussed the proposed tenant improvements involved with our anticipated use of the space with the building owner, in light of the recent court order and City's comments concerning the issuance of non-residential building permits.

Respectfully submitted,



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Email: RWEvans@compuserve.com

**Proposed Use Matrix for 7020 Koll Center Parkway, Ste 110  
by Christ Church**

Occupancy

Room in use Activity	Office/Library Study/counsel	Sanctuary Worship/Music	4Class Rooms Bible Study	Nursery	Conf. Room Study/Music	Parking Requirement
<b>Monday</b>						
9:00 AM						
10:00 AM						
11:00 AM						
12:00 PM	1					1
1:00 PM						
2:00 PM						
3:00 PM						
4:00 PM						
5:00 PM						
6:00 PM						
7:00 PM						
8:00 PM						
<b>Tuesday</b>						
9:00 AM	2					2
10:00 AM						
11:00 AM						
12:00 PM						
1:00 PM	1					1
2:00 PM						
3:00 PM						
4:00 PM						
5:00 PM						
6:00 PM						
7:00 PM						
8:00 PM						
<b>Wednesday</b>						
9:00 AM						1
10:00 AM				2	10	11
11:00 AM						
12:00 PM	1					
1:00 PM						
2:00 PM						1
3:00 PM						
4:00 PM						
5:00 PM						
6:00 PM						
7:00 PM						
8:00 PM						
<b>Thursday</b>						
9:00 AM	2					2
10:00 AM						
11:00 AM						
12:00 PM						
1:00 PM	1					1
2:00 PM						
3:00 PM						
4:00 PM						
5:00 PM						
6:00 PM						
7:00 PM						
8:00 PM					5	5

Room in use  
Activity

Office/Library  
Study/counsel

Sanctuary  
Worship/Music

4Class Rooms  
Bible Study

Nursery

Conf. Room  
Study/Music

Parking  
Requirement

Friday

9:00 AM						
10:00 AM						
11:00 AM						
12:00 PM						
1:00 PM						
2:00 PM						
3:00 PM						
4:00 PM						
5:00 PM						
6:00 PM						
7:00 PM						
8:00 PM						

Saturday

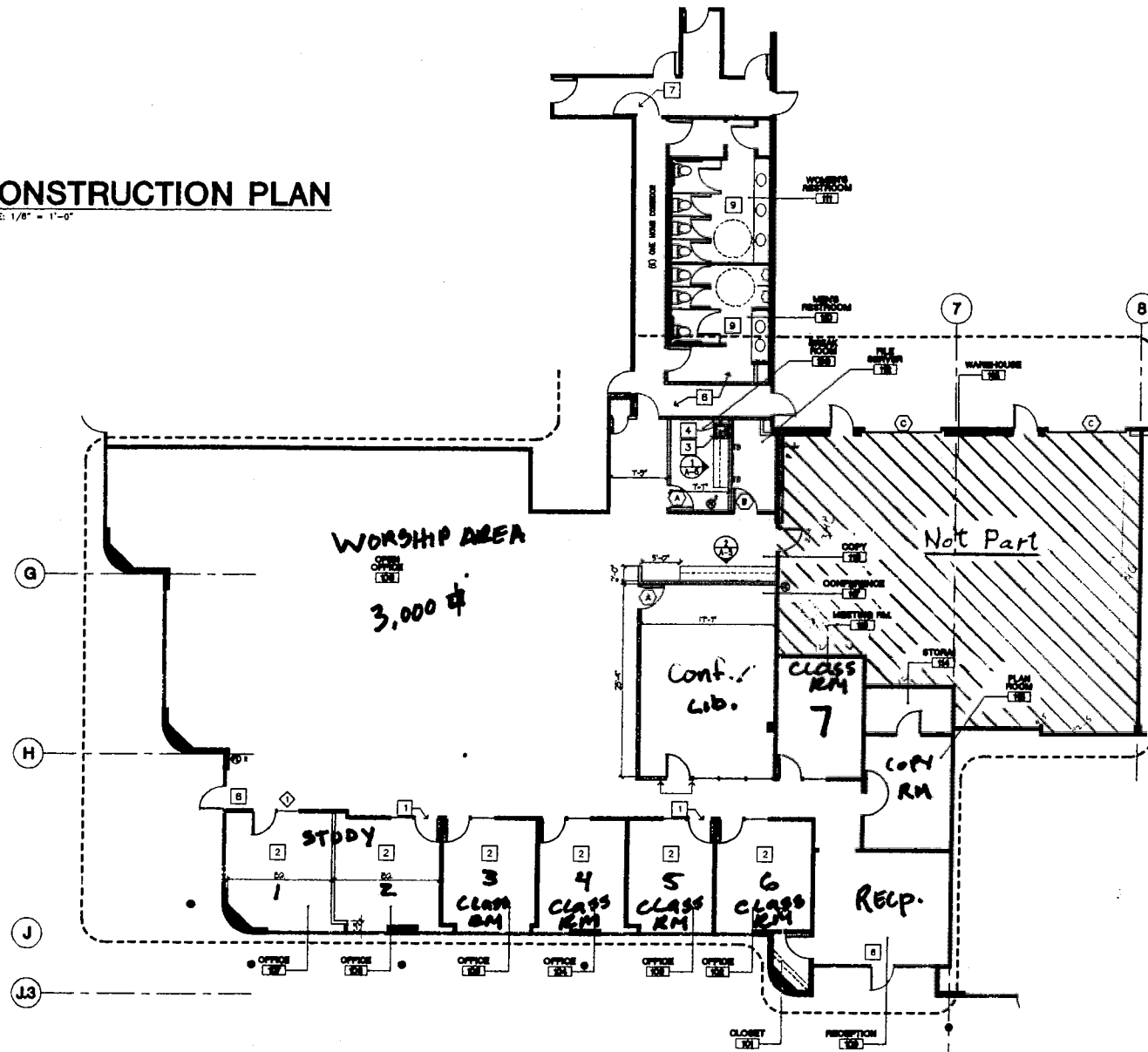
9:00 AM					10	10
10:00 AM						
11:00 AM						
12:00 PM						
1:00 PM						
2:00 PM						
3:00 PM						
4:00 PM						
5:00 PM						
6:00 PM						
7:00 PM						
8:00 PM						

Sunday

9:00 AM		100				60
10:00 AM				10		
11:00 AM						
12:00 PM			60			40
1:00 PM						
2:00 PM						
3:00 PM						
4:00 PM						
5:00 PM						
6:00 PM						
7:00 PM						
8:00 PM						

# CONSTRUCTION PLAN

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



- ### LEGEND
- REFER TO STUD SCHEDULE FOR STUD SIZE & SPACING (TYP.), SEE DET. 16/AD-1
  - EXISTING CONSTRUCTION TO REMAIN
  - NEW BUILDING STANDARD INTERIOR PARTITION TO UNDERSIDE OF SUSPENDED CEILING, 3'-5/8" 20 GA METAL STUDS AT 24" O.C. WITH 5/8" GYP. BOARD EACH SIDE.
  - BLDG. STD. FIRE EXTINGUISHER - 5 LBS. 2A-10B-C TYPE. (MAX. 65' TO EXTINGUISHER FROM ANY POINT IN THE SUITE).
  - 1/4" COPPER COLD WATER LINE FOR COFFEE MAKER.
  - FIRE TREATED PHONE BOARD LABEL. EXPOSED. PAINT TO MATCH WALL. DO NOT PAINT LABEL.
  - H INDICATES NEW

- ### DOOR TYPES
- REFER TO DETS. 15/AD-1, 16/AD-1, 19/AD-1, & 20/AD-1 FOR DETAILS.
- (A) NEW BLDG. STD. 3'x 8'-10" S.C. STAIN GRADE MAHOGANY DOOR AND LEVER STYLE LATCHSET, HINGES, DOORSTOP, & ANODIZED ALUMINUM FRAME.
  - (B) NEW BLDG. STD. 3'x 8'-10" S.C. STAIN GRADE MAHOGANY DOOR AND LEVER STYLE LATCHSET, HINGES, DOORSTOP, & ANODIZED ALUMINUM FRAME.
  - (C) NEW 10' GARAGE DOOR, 12'-0" HIGH OVERHEAD DOOR CORPORATION OR EQUIV., MODEL 430 SERIES WITH STANDARD LIFT-TRACK, SUPPORT TRACK PER MANUFACTURER REQUIREMENTS, PAINT OUTSIDE OF DOOR TO MATCH ADJACENT DOORS. PROVIDE SUBMITTAL TO ID/ARCHITECTURE FOR REVIEW. SEE DETAILS 1/AD-1 & 2/AD-1.
  - (D) NEW BLDG. STD. 3'x 8'-10" S.C. 20 MIN. RATED STAIN GRADE MAHOGANY DOOR W/BUILDING STD. FRAME. PROVIDE ELECTRIC LATCHSET, TRANSFER HINGES, DOORSTOP, CLOSER, AND SMOKE SEALS.
- HQ: ALL DOORS WITHOUT A DOOR SYMBOL ARE EXISTING TO REMAIN

- ### SHEET NOTES
- INSTALL CYLINDER LOCKS @ EXISTING DOOR IN ROOMS 103 & 106.
  - CONTRACTOR TO REMOVE (E) SCREWS, PATCH & PAINT WALLS. SEE FINISH SCHEDULE FOR PAINT COLOR.
  - CONTRACTOR TO PROVIDE 1/2" COPPER LINE IN ROOM 109 FOR CONNECTION TO TENANT'S COFFEE SERVICE. (VERIFY LOCATION WITH TENANT)
  - CONTRACTOR TO PROVIDE HOT & COLD WATER LINES @ NEW SINK IN ROOM 109. PROVIDE 2-3 GALLON INSTA-HOT WATER HEATER.
  - PROVIDE COLD WATER LINE WITH HOSE BIBB @ 24" A.F.F. IN ROOM 113
  - NEW CORRIDOR EXTENSION @ RESTROOM RECONFIG. UNDER SEPARATE PERMIT
  - EXISTING 20 MIN. RATED DOOR WITH CLOSER
  - CONTRACTOR TO COORDINATE TENANT'S SECURITY SYSTEM TO BE RELOCATED FROM (E) SUITE. COORDINATE DOOR HARDWARE & PROVIDE NEW AS REQUIRED.
  - SEE DETAILS 11, 16/A-5, FOR ACCESSIBILITY REQUIREMENTS.

- ### WINDOW TYPES
- (A) NEW 3'-0" W x 8'-10" SIDELITE W/NEW WOOD FRAME, CLEAR TEMPERED GLASS.

## CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH BUILDING TENANT MAPS, ALL STANDARDS.
- THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY AFFECTED WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY +/- DIMENSIONS OFF BY MORE THAN 2".
- "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS (SEE "FES" ON PLANS). FIRE EXTINGUISHERS TO BE INSTALLED AT +48" MAX. ABOVE FINISHED FLOOR TO WORKING PARTS AND SHALL BE LOCATED WITHIN A 45 FOOT TRAVEL DISTANCE FROM ANY POINT IN THE SUITE.
- CAULK ACOUSTICAL PARTITIONS AT FLOOR FOR ACOUSTICAL SEPARATION.
- FINISH SHEET ROCK COMPLETELY TO FLOOR TO INSURE A SOLID WALL BASE INSTALLATION, U.O.H.
- ADJUST PARTITION THICKNESS AND CAVITY FOR INTERNAL INCLUSIONS, SUCH AS PLUMBING AND FOR CORRECT INSTALLATION OF FIXTURES, PANELS, BOXES, ETC.
- PATCH AND REPAIR ANY HOLES/DEFECTS IN EXISTING WALLS. REMOVE EXISTING NAME PLATES AND ANY EXISTING WALLCOVERING. REFINISH WALLS AS REQUIRED.
- CONTRACTOR SHALL COORDINATE AND PROVIDE FRAMING/BLOCKING/BACKING IN PARTITIONS AND CEILINGS FOR MILLWORK, WALL/CEILING ATTACHED ITEMS AND SWITCHES AS REQUIRED.
- ALL NEW FINISHES SHALL ALIGN FLUSH WITH EXISTING FINISHES. WHERE NEW GYPSUM BOARD MEETS EXISTING, REMOVE THE CORNER BEAD AND ALIGN STUDS TO PROVIDE FLUSH FINISH.
- CONTRACTOR SHALL CONFIRM EXISTING RATED DOORS FOR RATING COMPLIANCE AND COMPONENTRY.
- WHERE EXISTING DOORS ARE TO REMAIN, OR BE REUSED, CONTRACTOR SHALL REMOVE NON-APPLICABLE NAME PLATES AND RESIDUAL ADHESIVES, AND TOUCH-UP OR REFINISH DOORS AS REQUIRED TO PROVIDE "LIKE NEW" APPEARANCE.
- PLUMBING WORK SHALL BE DESIGN/BUILD BY CONTRACTOR IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS, AND SHALL COMPLY WITH UNIFORM PLUMBING CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING SEPARATE PERMIT.
- ANY NEW HVAC DUCT OR PIPE CONDUIT PENETRATIONS THROUGH EXISTING OR NEW RATED WALLS SHALL BE SMOKE AND FIRE DAMPERED AND/OR FIRE CAULKED AS REQUIRED BY CODE - SEE DETAIL 12/AD-1 FOR PIPE PENETRATIONS.

## CABINET NOTES

- ALL CABINET WORK, MATERIALS, ETC. SHALL CONFORM TO W.I.C. STANDARDS FOR CUSTOM GRADE.
- CABINET SHALL BE FLUSH OVERLAY CONSTRUCTION.
- ALL CONCEALED SURFACES SHALL BE MELAMINE, DECOLAM OR APPROVED EQUAL LOW-PRESSURE LAMINATE.
- ALL EXPOSED AND SEMI-EXPOSED SURFACES SHALL BE PLASTIC LAMINATE.
- HINGES SHALL BE EUROPEAN STYLE, OPEN TO 120 DEGREES.
- DRAWER SLIDES SHALL BE CROSS, BILUM, OR EQUAL AND MUST BE RATED FOR 15 LB. LOAD @ 7/8 EXTENSION.
- INTERIOR SHELVES SHALL BE PEGGED, ADJUSTABLE.
- INSTALL THE FOLLOWING PULLS ON ALL DRAWERS AND DOORS:  
PULLS - 4" WIRE PULLS  
FINISH - POLISHED CHROME
- CABINETS AND COUNTER TOPS SHALL BE ANCHORED AND SCRIBED TO ADJACENT SURFACES.
- ON-SITE MEASUREMENTS ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
- SUBCONTRACTOR SHALL VERIFY ALL PLUMBING FIXTURE DIMENSIONS.
- DRAWINGS ARE FOR DESIGN PURPOSES ONLY. SHOP DRAWINGS SHALL BE SUBMITTED TO ID/ARCHITECTURE FOR APPROVAL PRIOR TO CONSTRUCTION.

## DOOR AND HARDWARE NOTES

- ALL DOORS, FRAMES, AND HARDWARE SHALL BE FIRE-RATED ASSEMBLIES WITH APPROVED LABELS WHERE SPECIFIED ON PLANS AND/OR DOOR SCHEDULE.
- ALL EXIT DOORS SHALL BE OPERABLE FOR EGRESS WITHOUT ANY SPECIAL EFFORT, KNOWLEDGE, OR KEY.
- ALL HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, BY PUSH-PULL ACTING BARS, OR BY OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- MAXIMUM EFFORT TO OPERATE INTERIOR & EXTERIOR DOORS SHALL NOT EXCEED 5 LBS AND 15 LBS. FOR RATED DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER POINT OF SLIDING OR FOLDING DOORS.
- NEW DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO POINT 3" FROM THE LATCH MEASURED TO THE LEADING EDGE OF THE DOOR.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 FOR HEIGHT OVER 1/4".
- CONTRACTOR SHALL COORDINATE THE FITTING OF ALL DOORS PER THE SPECIFICATIONS ONCE THE FINISH FLOORING HAS BEEN INSTALLED.
- UNDERCUT DOORS SO THAT THE BOTTOM OF THE DOOR IS 1/8" MINIMUM AND 1/4" MAXIMUM ABOVE FINISHED FLOOR MATERIAL.
- FIELD MEASURE OPENINGS TO ASSURE PROPER FIT.
- AT THE HINGE SIDE, LOCATE THE FACE OF THE DOOR JAMB SO THAT THE FACE OF THE DOOR IN THE OPEN POSITION IS 4" FROM THE NEAREST RETURNING PARTITION AND ALLOW FOR A 90° SWING.
- PROVIDE ALL TRIM ATTACHMENTS AND FASTENINGS REQUIRED FOR PROPER INSTALLATION.
- NEOPRENE GASKING-STRIP ALL DOORS AT HEAD AND JAMB.
- COORDINATE ALL LOCKING, LATCHING AND KEYING REQUIREMENTS FOR THE BUILDING USE AND SECURITY WITH THE TENANT REPRESENTATIVE PRIOR TO ORDERING AND INSTALLING HARDWARE. ALL OFFICE AND STORAGE ROOM DOORS SHALL BE LOCKABLE. INDIVIDUAL LOCKS, KEY TO SINGLE MASTER KEY.
- INSTALL HARDWARE ACCORDING TO THE STANDARDS AND REQUIREMENTS OF THE MANUFACTURER.
- TEST AND ADJUST DOORS FOR SMOOTH, QUIET OPERATION.
- TOUCH-UP AND REPAIR ALL IMPERFECTIONS IN METAL FRAMES.
- CONTRACTOR TO VERIFY EXISTING RATED DOORS COMPLY WITH ALL RATING REQUIREMENTS.
- ALL RATED DOORS SHALL BE PROVIDED WITH GASKETS FOR SMOKE AND DRAFT CONTROL - CBC 1004.3.4.3.2.1

**YORI INTERNATIONAL**

7020 KOLL CENTER PARKWAY  
SUITE 1  
PLEASANTON, CA

**ID/Architecture**

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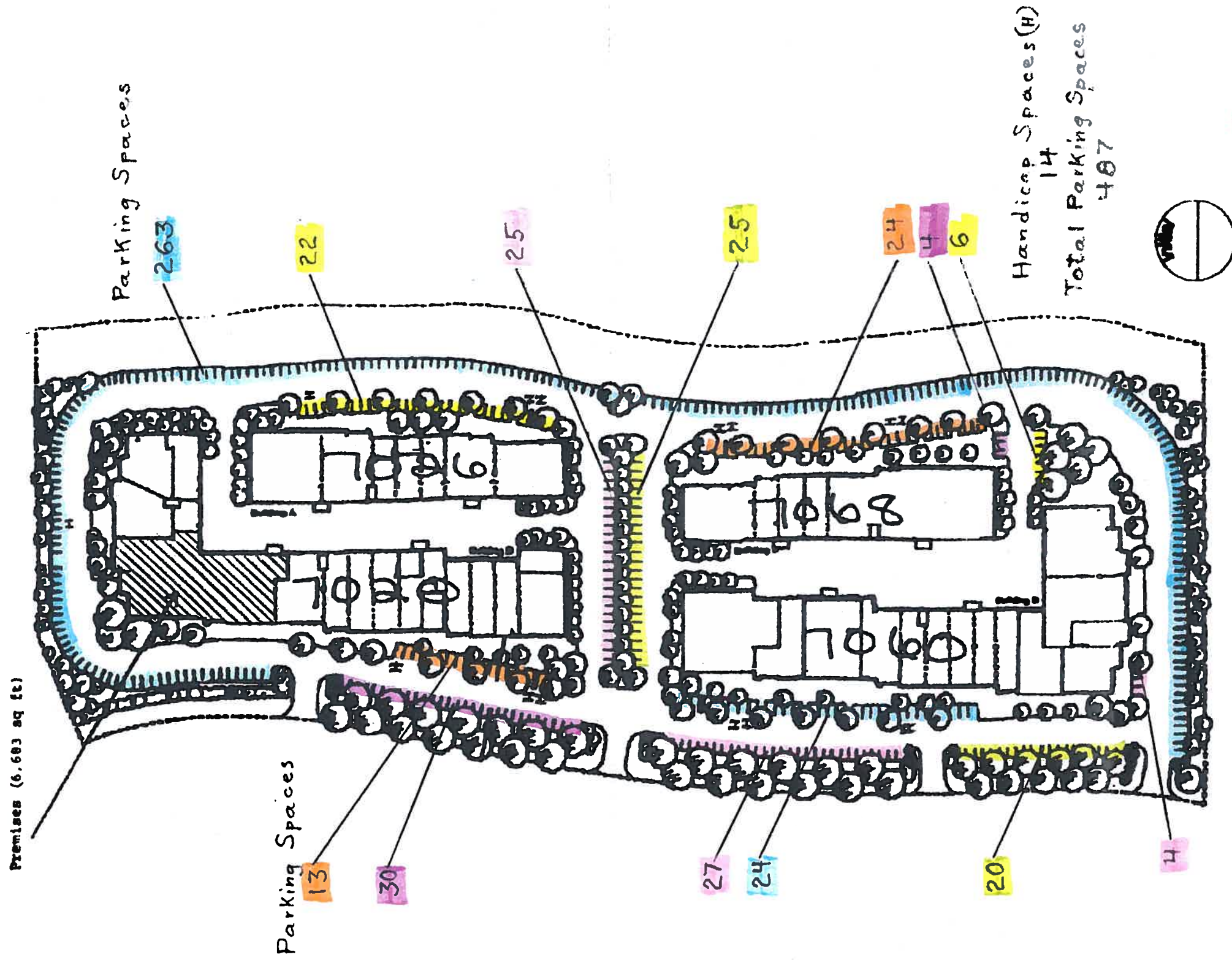
Revision	Date	Description	By
1	4/16/04	Issue for Building Dept. Submittal	CC
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**CONSTRUCTION PLAN**

SHEET NUMBER

**A-1**

**EXHIBIT B**  
SITE PLAN



North Creek I  
7020, 7026, 7060 and 7068 Koll Center Parkway  
Pleasanton, CA 94566

EXHIBIT B  
PCUP - 279  
RECEIVED  
MAY 2 7 11  
CITY OF PLEASANTON  
PLANNING DIVISION