

LEGEND	SITE DATA	EMPLOYEE/OPERATION DATA
<p>--- PROPERTY LINE</p> <p>--- SETBACK LINE</p>	<p>ZONE: CN-3</p> <p>GENERAL PLAN DESIGNATION: SITE AREA: 12,616 SF BLDG AREA: 12,616 SF</p> <p>HEIGHT OF STRUCTURE: (E) +/- 34'-10" MAX HEIGHT: 55'-0"</p> <p>REQUIRED SETBACKS: 35' SETBACK # OF STORIES: 1 STORY EXISTING USE: VACANT PROPOSED USE: (E) GROUND FLOOR: A-2 RESTAURANT (N) MEZZANINE: S-1 STORAGE</p>	<p>NUMBER OF EMPLOYEES: 40</p> <p>SEATS: 347 DINING SEATS 27 BAR SEATS 58 OUTDOOR SEATS 432 TOTAL SEATS</p> <p>PARKING: 148 SPACES</p> <p>HOURS OF OPERATION: 11:30AM - 2:00PM 5:30PM - 9:30PM</p>

TABULATION

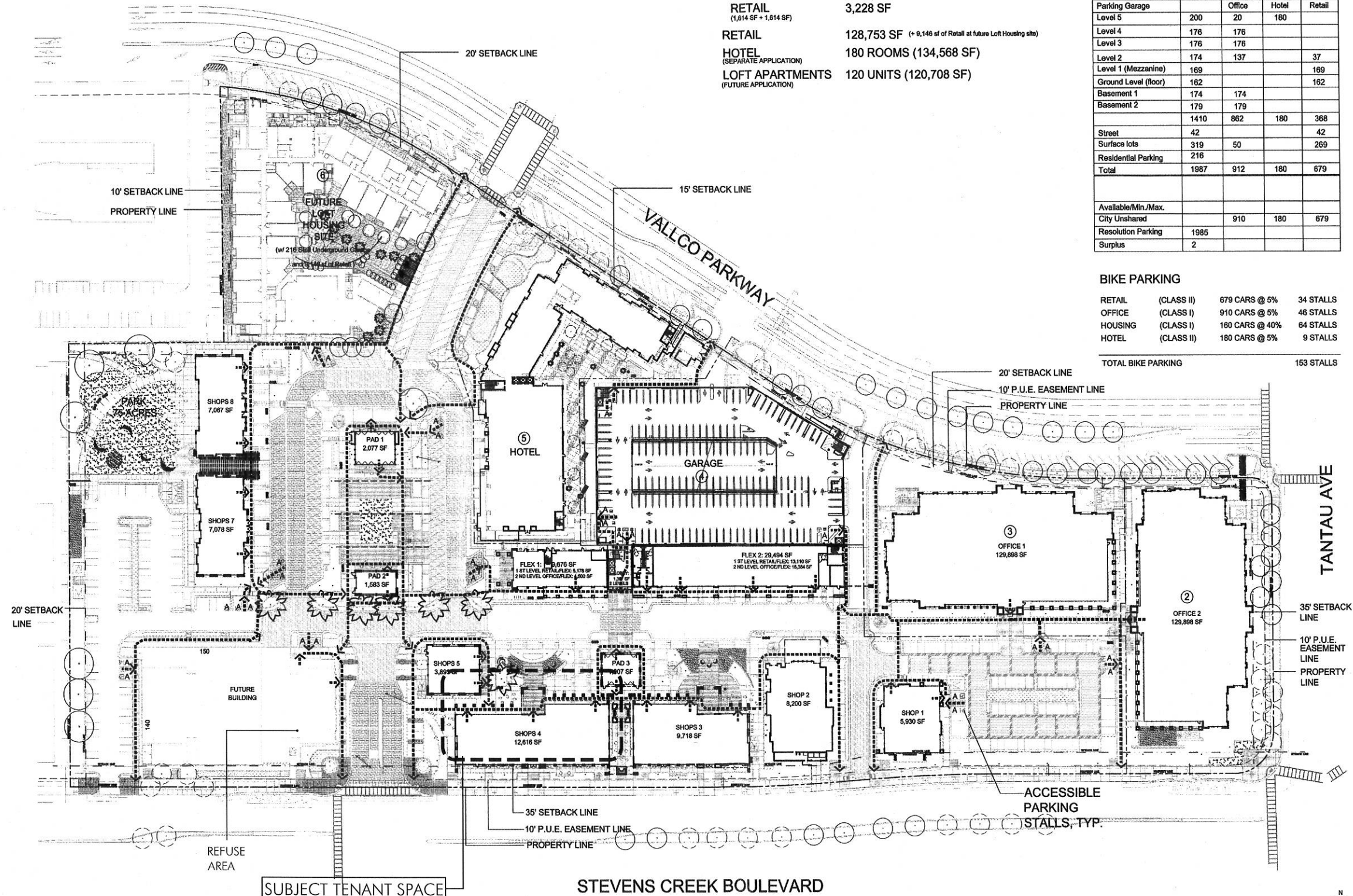
OFFICE	256,568 SF
RETAIL (1,614 SF + 1,614 SF)	3,228 SF
RETAIL	128,753 SF (+ 9,146 sf of Retail at future Loft Housing site)
HOTEL (SEPARATE APPLICATION)	180 ROOMS (134,568 SF)
LOFT APARTMENTS (FUTURE APPLICATION)	120 UNITS (120,708 SF)

AUTO PARKING

FLOORS	COUNT	SPACE PER USE PER FLOOR		
		Office	Hotel	Retail
Parking Garage				
Level 5	200	20	180	
Level 4	176	176		
Level 3	176	176		
Level 2	174	137		37
Level 1 (Mezzanine)	169			169
Ground Level (floor)	162			162
Basement 1	174	174		
Basement 2	179	179		
	1410	862	180	368
Street	42			42
Surface lots	319	50		269
Residential Parking	216			
Total	1987	912	180	679
Available/Min./Max.				
City Unshared		910	180	679
Resolution Parking	1985			
Surplus	2			

BIKE PARKING

RETAIL (CLASS II)	679 CARS @ 5%	34 STALLS
OFFICE (CLASS I)	910 CARS @ 5%	46 STALLS
HOUSING (CLASS I)	180 CARS @ 40%	64 STALLS
HOTEL (CLASS II)	180 CARS @ 5%	9 STALLS
TOTAL BIKE PARKING		153 STALLS



1 | EXISTING OVERALL SITE PLAN AND ACCESSIBLE PATH OF TRAVEL - FOR REFERENCE - NO CHANGE
1/8" = 1'-0"

- TENANT IMPROVEMENT -



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10.01.2015	PROGRESS SET FOR PLANNING
10.08.2015	PLANNING SUBMITTAL

JOB NUMBER: _____ DRAWN BY: LC
DATE: 05.13.2015 CHECKED BY: MD
SCALE: AS NOTED
SHEET TITLE: SITE PLAN, PARKING PLAN, AND ACCESSIBLE PATH OF TRAVEL
SHEET NUMBER: _____

A0.1



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Alex D. Schemm

LEGEND

- EXISTING WALL TO REMAIN
- WALL / ITEM TO BE DEMOLISHED / REMOVED
- NEW WALL TO UNDERSIDE OF FINISH CEILING
- NOT IN CONTRACT (N.I.C.)
- ACCESSIBLE PATH OF TRAVEL
- EXIT
- TRAVEL DISTANCE

PROPOSED OCCUPANT LOAD

MAIN FLOOR				
ROOM NUMBER	ROOM NAME	AREA (S.F.)	OCCUPANT LOAD	OCCUPANTS
100	(N) ENTRY	144 S.F.	N/A	N/A
101	(N) DINING AREA 1	2127 S.F.	15 NET / OCCUP.	142
102	(N) DINING AREA 2	724 S.F.	15 NET / OCCUP.	49
103	(N) BANQUET ROOM 4	357 S.F.	15 NET / OCCUP.	24
104	(N) BANQUET ROOM 3	474 S.F.	15 NET / OCCUP.	32
105	(N) BANQUET ROOM 2	451 S.F.	15 NET / OCCUP.	31
106	(N) BANQUET ROOM 1	453 S.F.	15 NET / OCCUP.	31
107	(N) WINE ROOM	159 S.F.	300 S.F. GROSS/OCCUP.	2
108	(N) CHEFS TABLE	104 S.F.	200 S.F. GROSS/OCCUP.	1
109A	(N) GARDE A MANGER	162 S.F.	200 S.F. GROSS/OCCUP.	1
109B	(N) PASS AREA	147 S.F.	200 S.F. GROSS/OCCUP.	1
110	(N) KITCHEN	661 S.F.	200 S.F. GROSS/OCCUP.	4
111A	(N) PASTRY AREA	147 S.F.	200 S.F. GROSS/OCCUP.	1
111B	(N) PREP AREA	180 S.F.	200 S.F. GROSS/OCCUP.	1
111C	(N) WARES ROOM	123 S.F.	300 S.F. GROSS/OCCUP.	1
111D	(N) WASH AREA	316 S.F.	200 S.F. GROSS/OCCUP.	1
112A	(N) WALK-IN REFRIGERATOR	113 S.F.	300 S.F. GROSS/OCCUP.	1
112B	(N) WALK-IN FREEZER	117 S.F.	300 S.F. GROSS/OCCUP.	1
112C	(N) WALK-IN REF. FOR PASTRY	117 S.F.	300 S.F. GROSS/OCCUP.	1
113	(N) DRY AGE ROOM & CARVING STATION	160 S.F.	200 S.F. GROSS/OCCUP.	1
114	(N) EMPLOYEE RESTROOM	55 S.F.	N/A	N/A
115	(N) DRY STORAGE	52 S.F.	300 S.F. GROSS/OCCUP.	1
116	(N) BEV. & BREAD STATION	153 S.F.	200 S.F. GROSS/OCCUP.	1
117	(N) BAR	197 S.F.	200 S.F. GROSS/OCCUP.	1
118	(N) BAR LOUNGE	400 S.F.	15 NET / OCCUP.	27
119	(N) RESTROOMS	345 S.F.	N/A	N/A
120	(N) OFFICE	111 S.F.	100 S.F. GROSS/OCCUP.	2
121	(N) BANQUET ROOM	561 S.F.	15 S.F. GROSS/OCCUP.	38
122A	(N) PATISSERIE BEHIND COUNTER	201 S.F.	200 S.F. GROSS/OCCUP.	2
122B	(N) PATISSERIE	201 S.F.	15 NET / OCCUP.	14
TOTAL OCCUPANT LOAD				412

MEZZANINE				
ROOM NUMBER	ROOM NAME	AREA (S.F.)	OCCUPANT LOAD	OCCUPANTS
M100	(N) STORAGE	1192 S.F.	300 S.F. GROSS/OCCUP.	4
TOTAL OCCUPANT LOAD				4
TOTAL AREA OCCUPANT LOAD				416

416 TOTAL OCCUPANTS > 49, THEREFORE PER CBC TABLE 1021.3, TWO EXITS ARE REQUIRED, THREE EXITS ARE PROVIDED.
EXIT WIDTH: EXIT WIDTH REQUIRED (PER CBC SECTION 1005.3.2) = 416 OCCUPANTS X 0.2' = 83.2' EXIT WIDTH PROVIDED: 7'-0" WIDE (OR 84" DOOR PROVIDED)

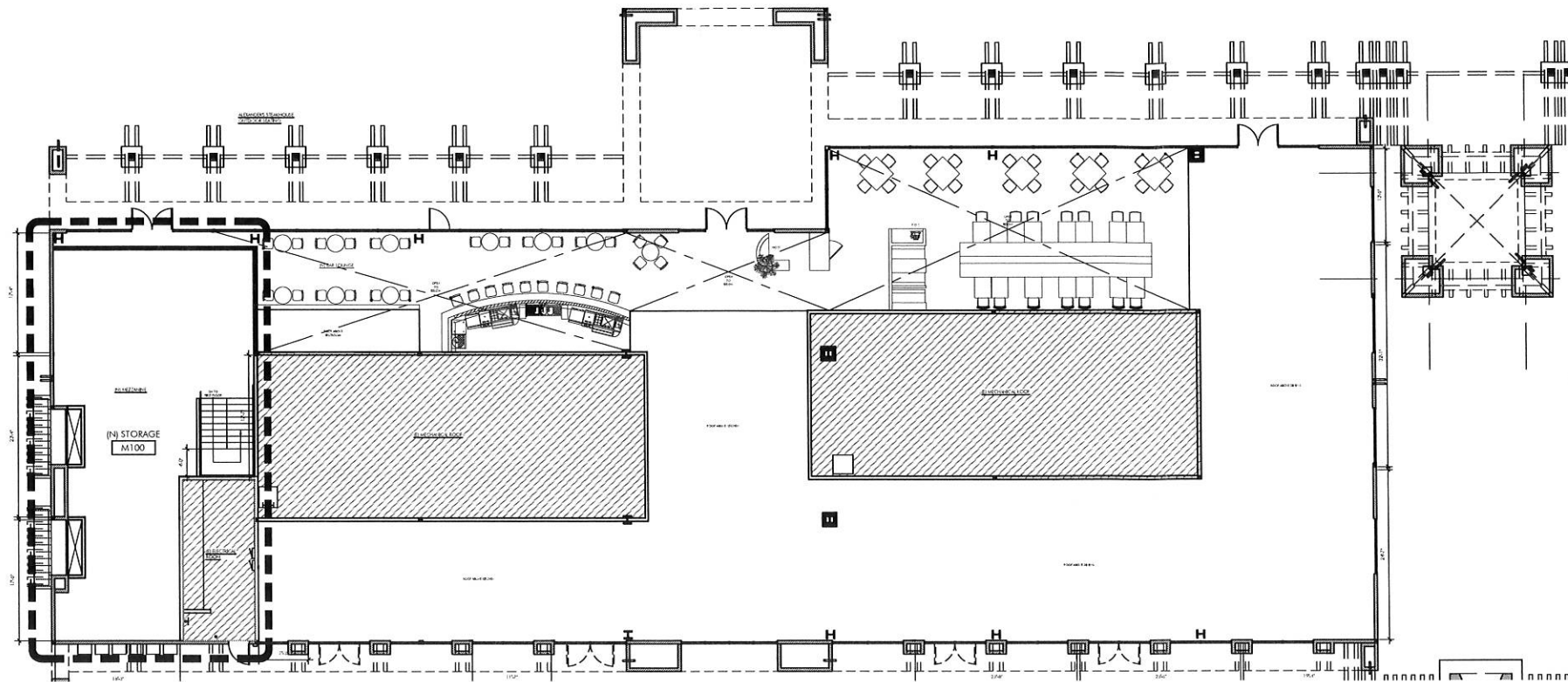
PLUMBING CALCULATIONS

PER 2013 CPC TABLE 422.1, PER RESTAURANT USE, THE FOLLOWING NUMBER OF PLUMBING FIXTURES ARE REQUIRED AND PROVIDED:

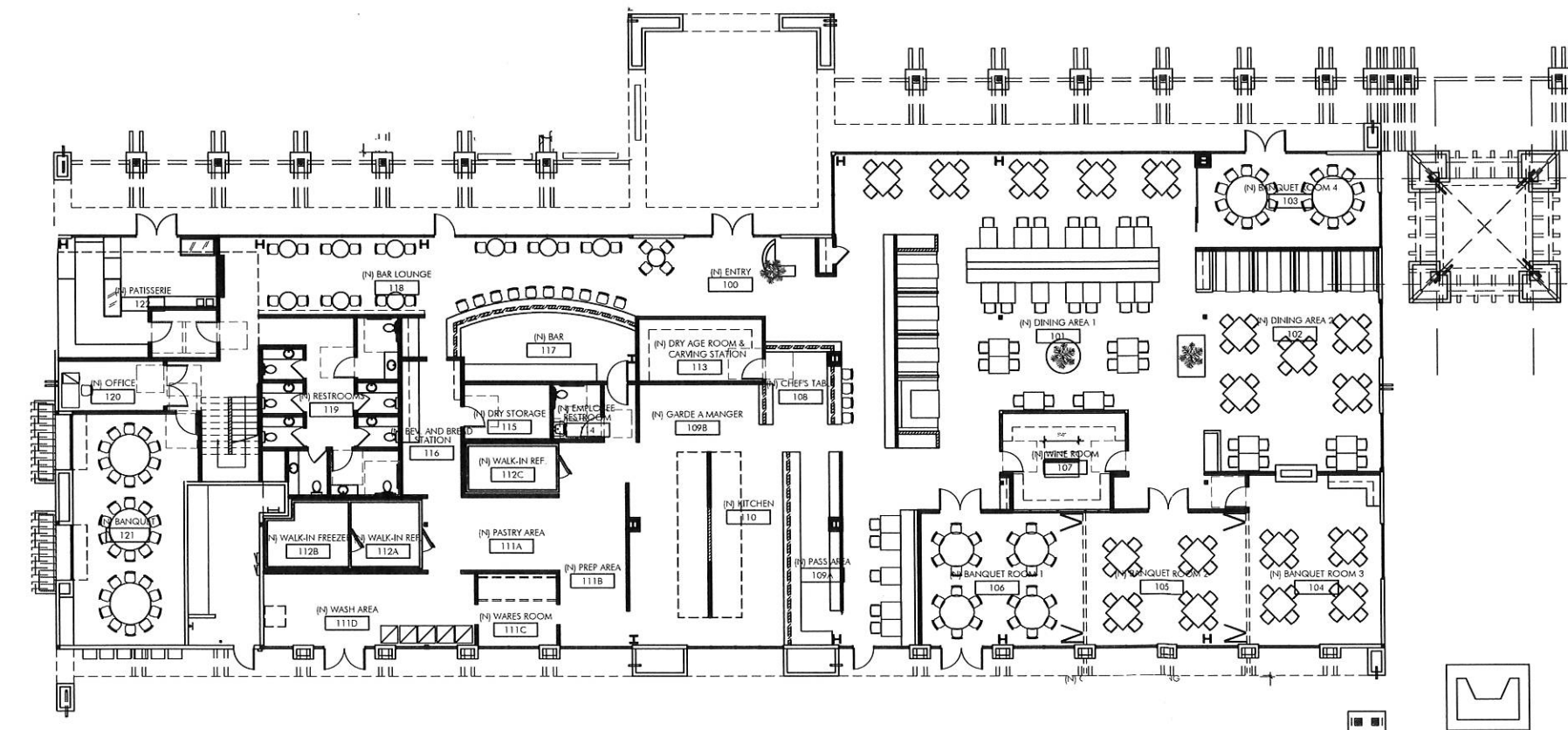
		TOILET	URINAL	SINK
MEN	REQUIRED	3	2	3
	PROVIDED	3	2	5
WOMEN	REQUIRED	6	--	4
	PROVIDED	6	--	6

JOB NUMBER: _____ DRAWN BY: LC
DATE: 05.13.2015 CHECKED BY: MD
SCALE: AS NOTED
SHEET TITLE: OCCUPANCY LOAD CALCULATIONS & ACCESSIBLE PATH OF TRAVEL
SHEET NUMBER: _____

A0.2



2 | PROPOSED MEZZANINE AND ACCESSIBLE PATH OF TRAVEL- MEZZANINE
3/32" = 1'-0"



1 | PROPOSED FLOOR PLAN AND ACCESSIBLE PATH OF TRAVEL- FIRST FLOOR
3/32" = 1'-0"


DEMOLITION KEY NOTES

- (D1) REMOVE PORTION OF (E) PARTITION FOR (H) OPENING.
- (D2) REMOVE PORTION OF (E) STOREFRONT FOR (H) WINDOW OPENING. SILL HEIGHT OF (H) WINDOW 2'-10" A.F.F.
- (D3) CUT (E) ROOF ACCESS LADDER TO 12'-0" A.F.F. PER (H) WORK

GENERAL DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL PROTECT EXISTING BUILDING FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC DURING PERIOD OF CONSTRUCTION.
2. UNLESS SPECIFICALLY NOTED TO BE REMOVED, EXISTING CONDITIONS SHALL REMAIN.
3. EXISTING CONSTRUCTION WHERE OBSOLETE AND/OR CONFLICTING WITH NEW CONSTRUCTION SHALL BE REMOVED.
4. PROVIDE TEMPORARY PROTECTION DURING THE DEMOLITION AND CONSTRUCTION PROCESS FOR EXISTING EQUIPMENT AND ASSOCIATED CONDUIT, WIRING, PIPING, ETC. TO REMAIN.
5. PATCH, REPAIR, SEAL AND REFRAME ANY DEMOLISHED AREAS AS NECESSARY TO MATCH NEW OR EXISTING ADJACENT MATERIALS FINISH AND CONSTRUCTION.
6. VERIFY AND COORDINATE WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS AND CONTRACTORS BEFORE ANY SUCH DEMOLITION BEGINS.
7. WHERE UNIDENTIFIED OBJECTS AND/OR INCONSISTENCIES ARE DISCOVERED, SUBMIT INFORMATION TO THE OWNER AND ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR RELATED WORK.
8. CONTRACTOR SHALL VERIFY EXISTING UTILITIES, PRIOR TO WORK COMMENCEMENT. REARRANGE UTILITY SHUTDOWN OR TEMPORARY INTERRUPTIONS WITH BUILDING OWNER SO THERE WILL BE MINIMUM INTERFERENCES. ALL UTILITY LINES TO BE REMOVED SHALL BE PROPERLY CAPPED INCLUDING CONTROLS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY, PROPER FUNCTION, AND THE COMPLIANCE OF ALL CODES AND REGULATIONS OF THE RECONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ALL SYSTEMS THAT MUST BE ADJUSTED DURING CONSTRUCTION AT NO INCREASE TO CONTRACT SUM. ALL SYSTEMS, THOSE RELATED TO WORK AND THOSE WHICH ARE PREVIOUSLY EXISTING, MUST BE FULLY FUNCTIONAL PRIOR TO COMPLETION OF WORK.
11. DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN IN DRAWINGS. THE INTENT OF THE DRAWINGS ARE TO INDICATE THE GENERAL SCOPE OF WORK REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION BOTH SHOWN AND INCIDENTAL TO PROPER COMPLETIONS OF WORK.

LEGEND

-  EXISTING WALL TO REMAIN
-  WALL / ITEM TO BE DEMOLISHED / REMOVED
-  NOT IN CONTRACT (N.I.C.)

- TENANT IMPROVEMENT -



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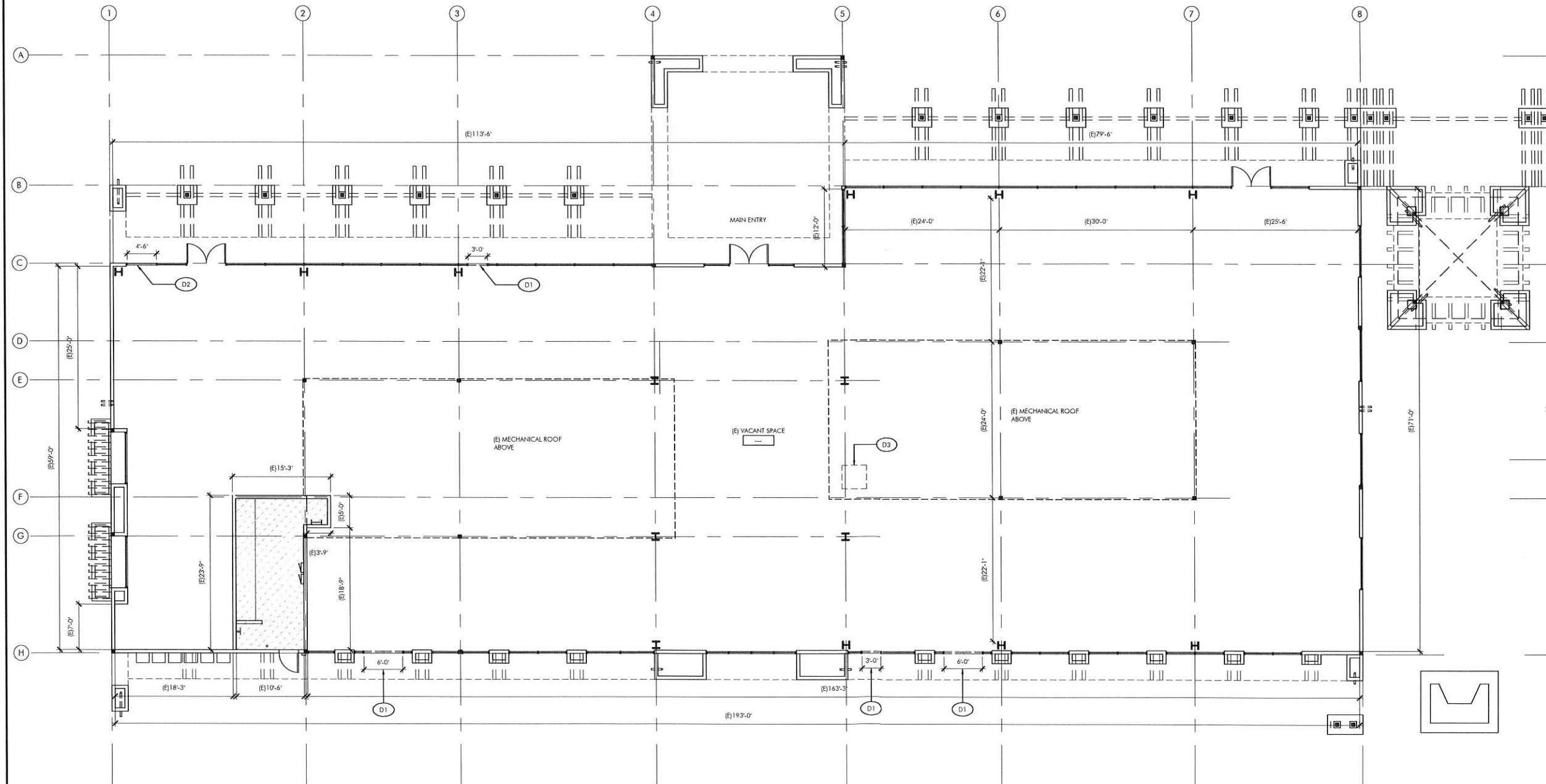
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JOB NUMBER: _____ DRAWN BY: LC

DATE: 05.13.2015 CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE: EXISTING & DEMOLITION PLAN - FIRST FLOOR

SHEET NUMBER: _____

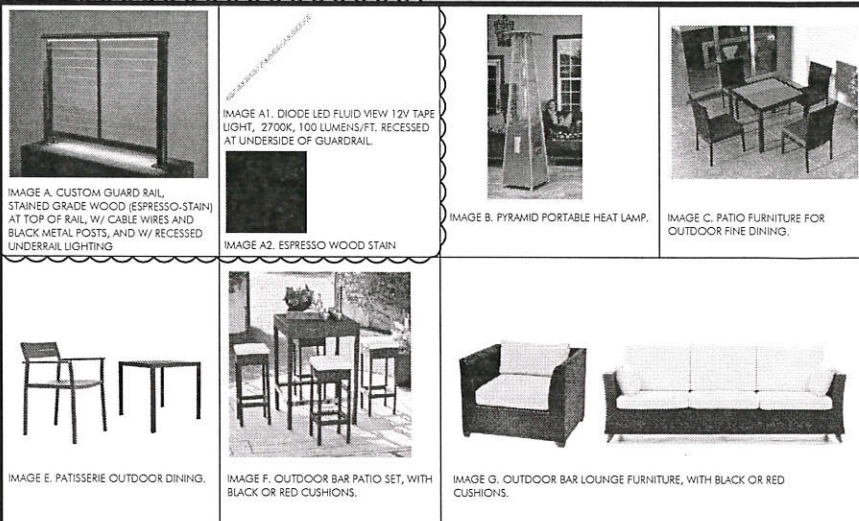
A1.1

1 | EXISTING & DEMOLITION PLAN - FIRST FLOOR
1/8" = 1'-0"

FLOOR PLAN KEY NOTES

- 1 (N) STOREFRONT DOOR TO MATCH (E) ADJACENT STOREFRONT.
- 2 (N) OPERABLE WINDOW, W/ CLEAR GLASS TO MATCH (E) ADJACENT STOREFRONT. T.O. SILL 2'-10" A.F.F.
- 3 SPANDREL GLASS PER MAIN STREET MALL AND CITY OF CUPERTINO APPROVED SPECIFICATION
- 4 (N) CUSTOM GUARD RAIL W/ RECESSED LINEAR LIGHTING AT UNDERSIDE. GUARDRAIL DIMENSIONS: 10' W X 8'-0" L X 3'-6" H TO SERVE AS PARTITIONS FOR OUTDOOR SEATING. REFER TO IMAGE A.
- 5 (N) PORTABLE HEAT LAMPS. REFER TO IMAGE B.
- 6 LED LINEAR LIGHT AT UNDERSIDE OF GUARDRAIL. 100 LUMENS/LINEAR FT. REFER TO IMAGE A1.
- 7 NOT USED

OUTDOOR PATIO REFERENCE IMAGES



GENERAL FLOOR PLAN NOTES

GENERAL FLOOR PLAN NOTES:
 A. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER / ARCHITECT HAS RESOLVED SUCH CONFLICTS.
 B. LEGEND:
 XXXXX ROOM NAME
 101 ROOM NUMBER
 C. CONTRACTOR TO VERIFY MECHANICAL, ELECTRICAL & PLUMBING REQUIREMENTS FOR EQUIPMENT.
 D. ALL WALL DIMENSIONS ARE FINISHED FACE-OF-WALL, UNLESS SHOWN OR NOTED OTHERWISE.
 E. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT, OWNER, AND MASTER FRANCHISE IN WRITING AND OBTAINING A CLARIFICATION FROM THE ARCHITECT, OWNER, AND MASTER FRANCHISE BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. REQUESTS FOR ADDITIONAL CHARGES WILL NOT BE ENTERTAINED FOR THE CONTRACTOR'S FAILURE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
 F. REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A4.0.

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL TO UNDERSIDE OF FINISH CEILING
- NEW 1-HOUR RATED WALL TO UNDERSIDE OF FINISH CEILING
- NEW PARTIAL HEIGHT WALL
- DASHED LINE INDICATES: 8' X 4' VERTICAL SHEETS OF FIBERGLASS REINFORCED PLASTIC PANEL WET WALL SURFACING OVERLAPPED ON TOP OF 5/8" THK. GYP. BD. SEE FINISH SCHEDULE FOR ADDITIONAL NOTES.
- NOT IN SCOPE OF WORK (N.I.C.)

SYMBOLS

- NOTE: ALL OUTLETS ARE NEW UNLESS OTHERWISE NOTED:
 GF1 GROUND FAULT INTERRUPT - 44' SPECIAL MOUNTING HEIGHT
 220V SPECIAL VOLTAGE
- ⊕ GROUNDED DUPLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
 - ⊕ GROUNDED FOUR-PLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
 - ⊕ DEDICATED GROUNDED DUPLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
 - (3) DATA JACKS - MOUNTED AT 18" A.F.F.
 - (1) PHONE JACK
 - WATER HOOKUP
 - (E) - EXISTING ELECTRICAL PANEL
 - (N) - NEW ELECTRICAL PANEL
 - ⊕ GAS HOOKUP

- TENANT IMPROVEMENT -



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11.13.2015	REVISION 1 PER PLANNING

JOB NUMBER: _____ DRAWN BY: LC

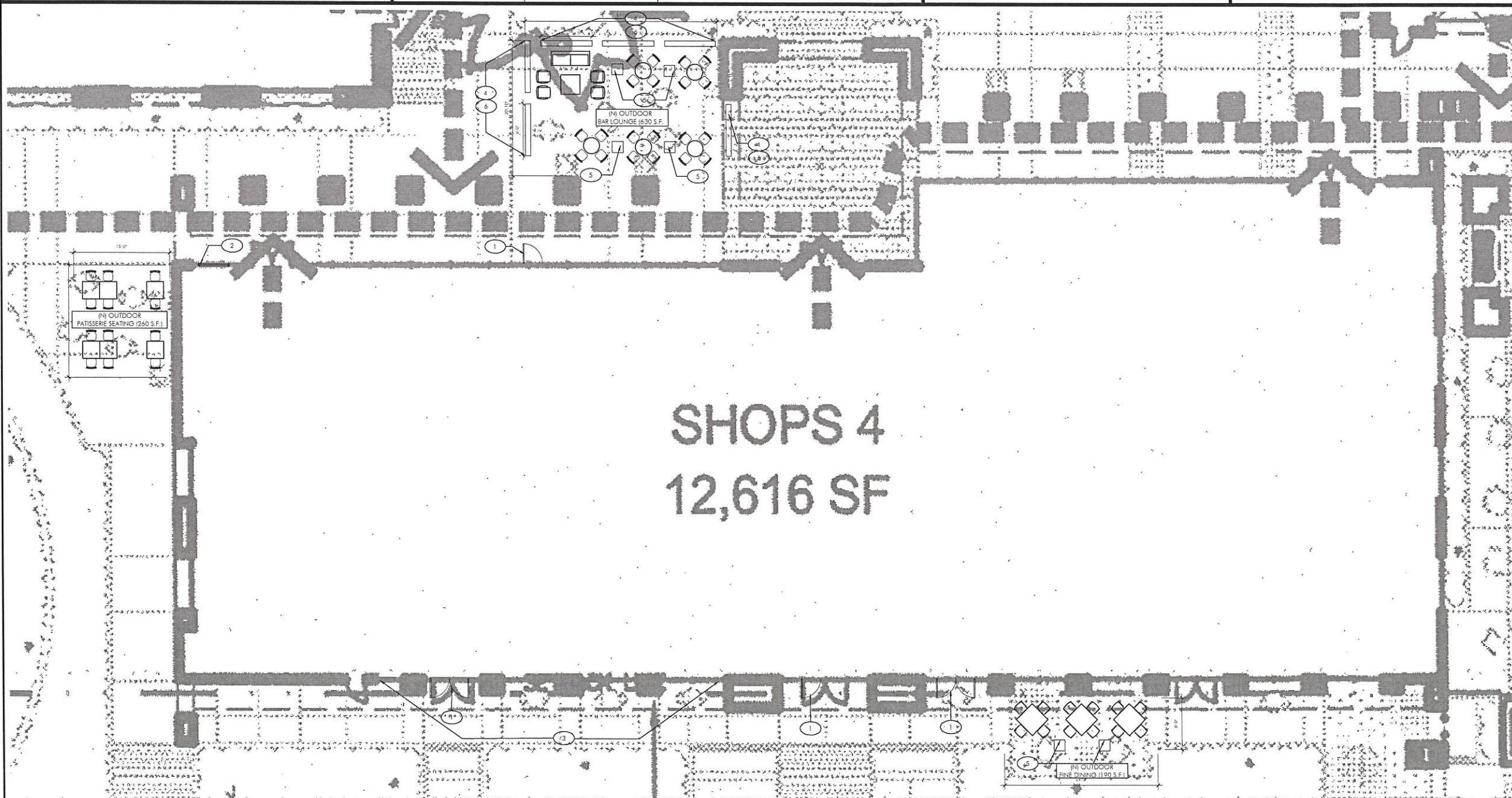
DATE: 05.13.2015 CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE: PROPOSED PLAN - FIRST FLOOR

SHEET NUMBER:

A2.1



FLOOR PLAN KEY NOTES

- 1 (E) ROOF ACCESS TO REMAIN
- 2 CUT (E) ROOF ACCESS LADDER SUCH THAT B.O. LADDER IS 1/2'-0" A.F.F. IN LINE WITH T.O. FIRST FLOOR CEILING

GENERAL FLOOR PLAN NOTES

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 - B. LEGEND:
 - XXXX - ROOM NAME
 - 101 - ROOM NUMBER
 - C. CONTRACTOR TO VERIFY MECHANICAL, ELECTRICAL & PLUMBING REQUIREMENTS FOR EQUIPMENT.
 - D. ALL WALL DIMENSIONS ARE FINISHED FACE-OF-WALL, UNLESS SHOWN OR NOTED OTHERWISE.
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David D. D'Almeida

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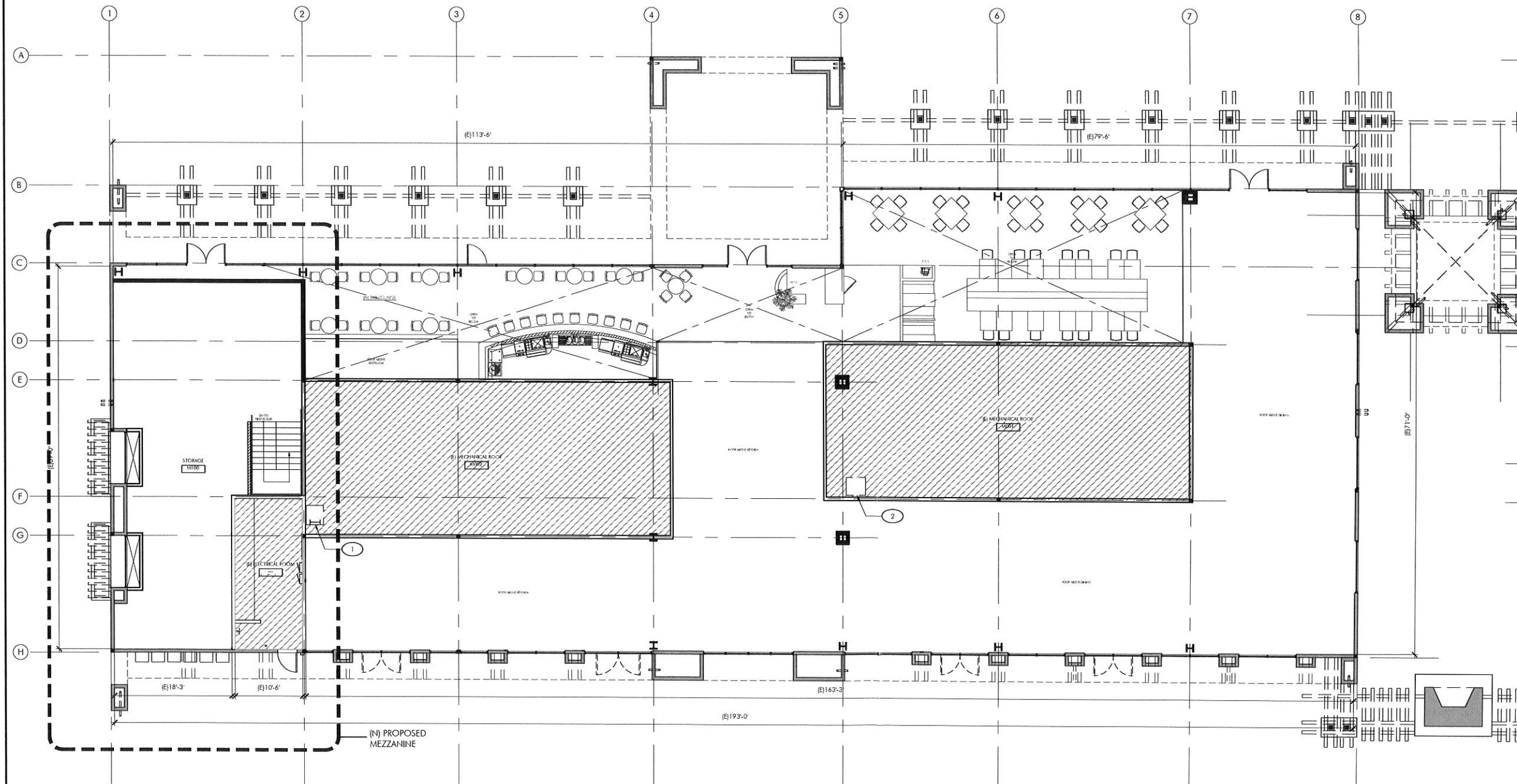
JOB NUMBER: _____ DRAWN BY: LC
DATE: 05.13.2015 CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE: PROPOSED PLAN - MEZZANINE

SHEET NUMBER:

A2.2



1 | PROPOSED PLAN - MEZZANINE
1/8" = 1'-0"

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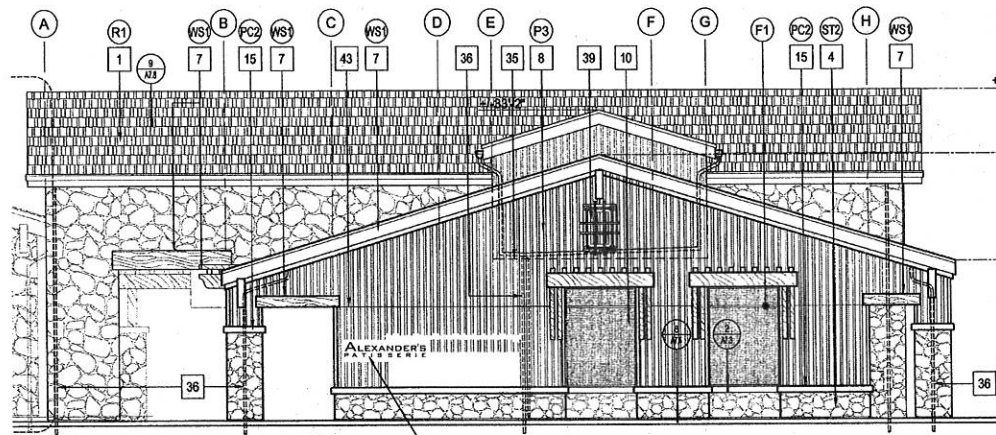
SCALE: AS NOTED

SHEET TITLE:

EXTERIOR ELEVATIONS

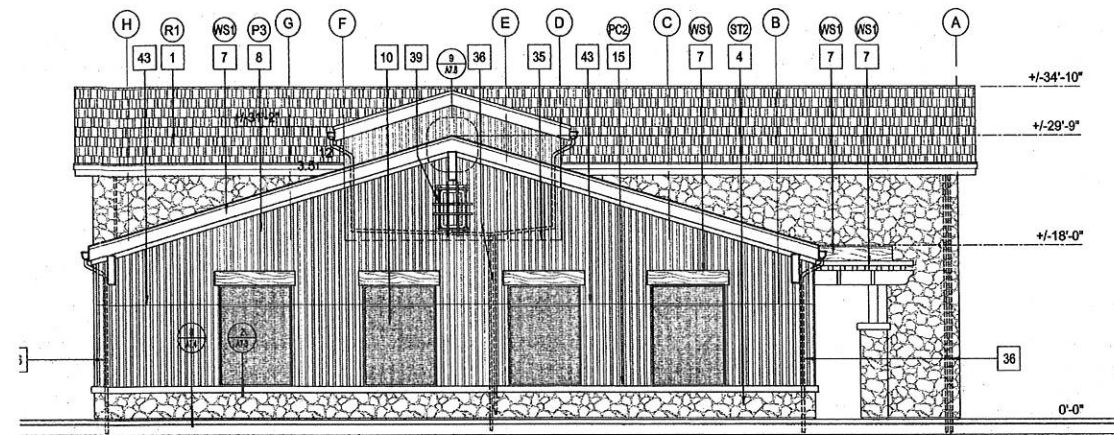
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A6.0

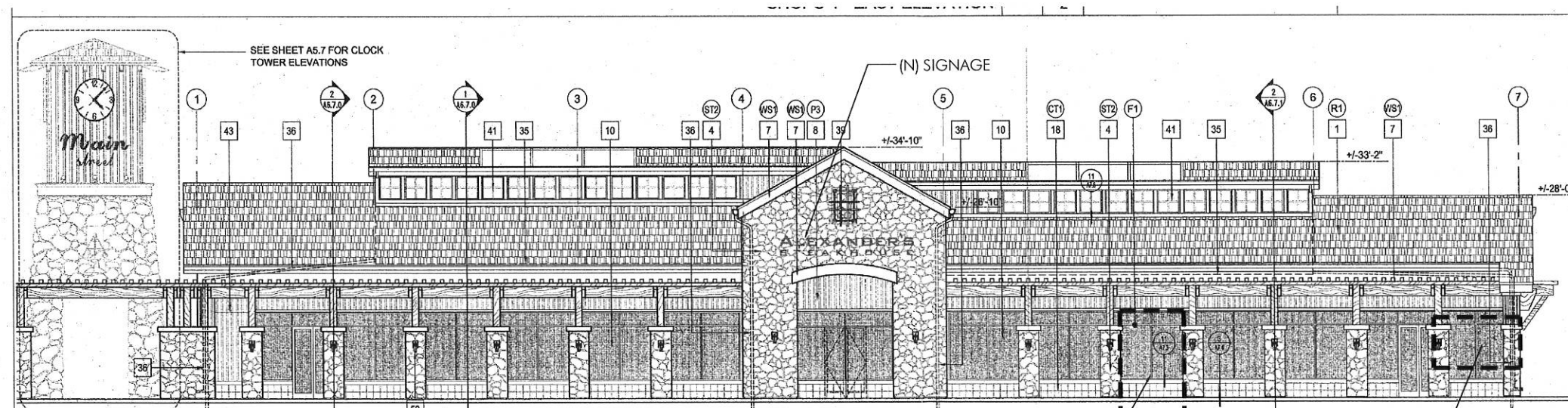


4 EXTERIOR ELEVATION - WEST
3/16" = 1'-0"

(N) SIGNAGE
FOR PATISSERIE



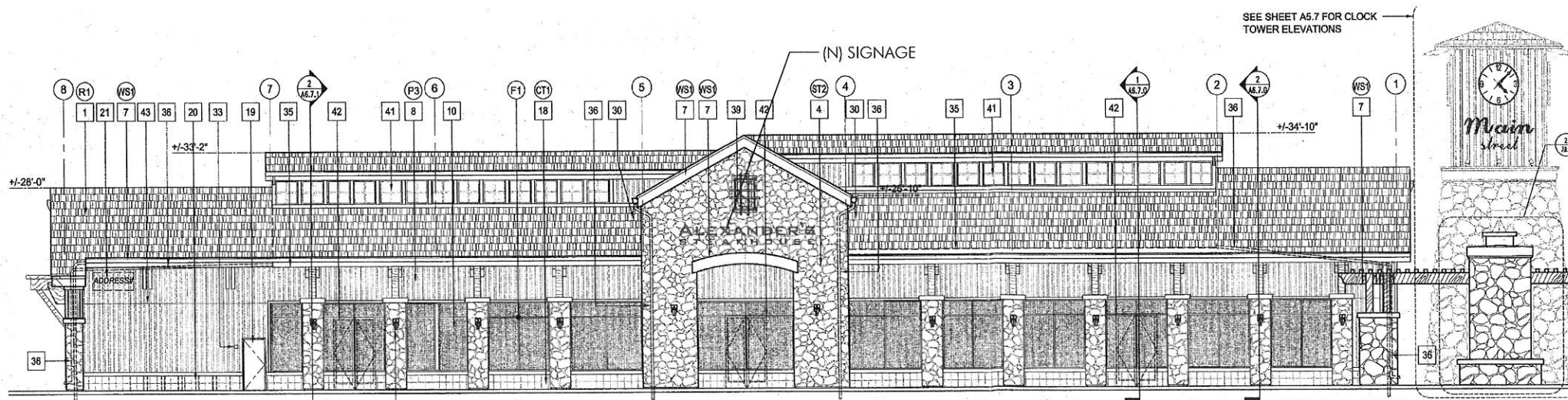
3 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"

(N) PROPOSED DOOR

(N) PROPOSED WINDOW



1 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

- TENANT IMPROVEMENT -

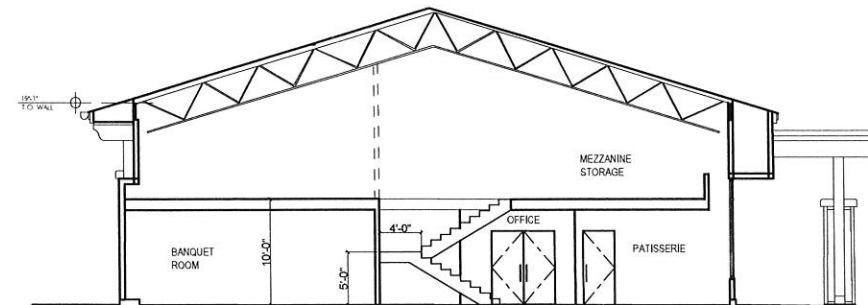


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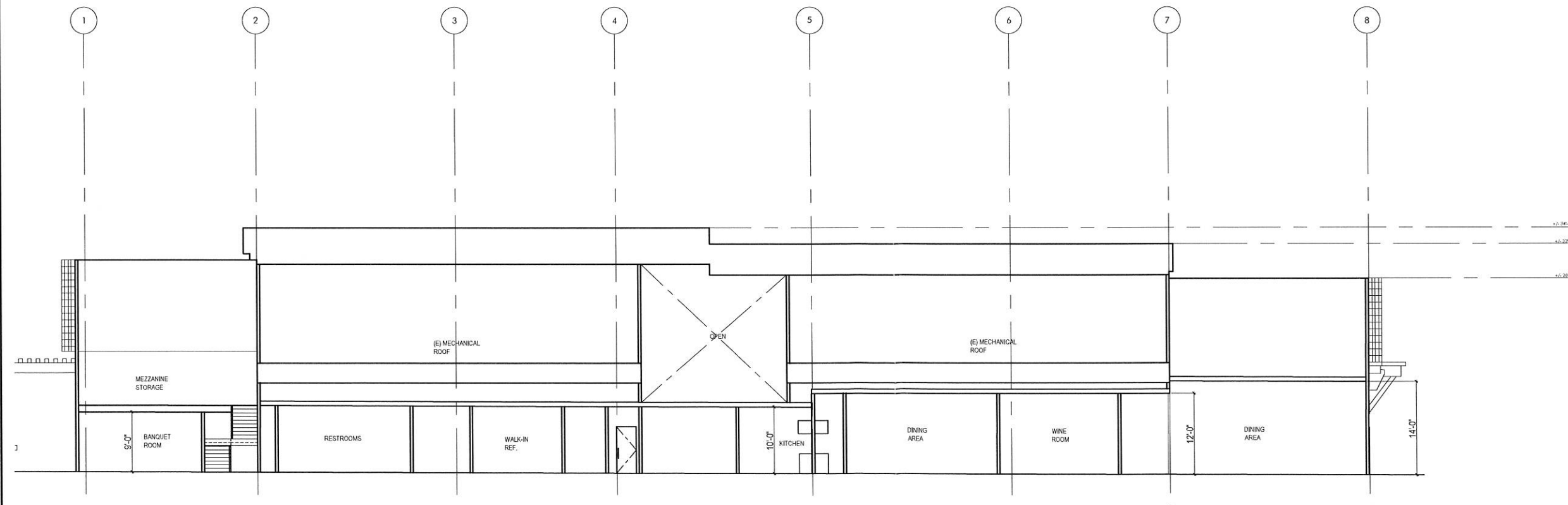
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2 | BUILDING SECTION
1/8" = 1'-0"



1 | BUILDING SECTION
1/8" = 1'-0"

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