



VIEW FROM INTERSECTION

CHINA DELIGHT RETAIL DEVELOPMENT



VIEW FROM STEVENS CREEK BLVD

CHINA DELIGHT RETAIL DEVELOPMENT



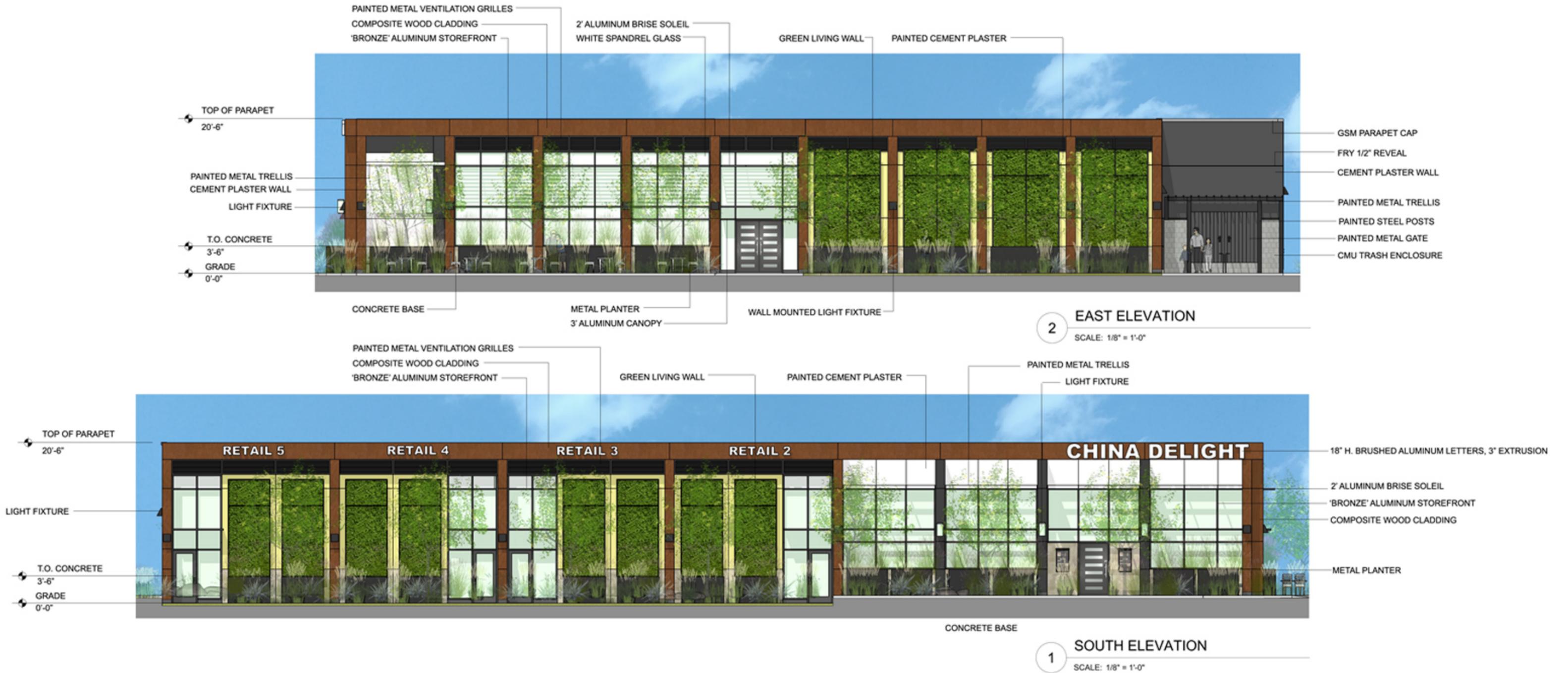
VIEW FROM WOODHAMS ROAD

CHINA DELIGHT RETAIL DEVELOPMENT



VIEW FROM CAR PARK

CHINA DELIGHT RETAIL DEVELOPMENT



EAST AND SOUTH ELEVATIONS



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NOTES

PROJECT DESCRIPTION

NEW CONSTRUCTION OF SINGLE STORY RETAIL SPACES INCLUDING A NEW RESTAURANT, 'CHINA DELIGHT'. NO BELOW GRADE CONSTRUCTION.

APN

296-21-29, 296-21-30,

SITE AREA

0.261 ACRES PLUS 0.768 ACRES = 1.029 ACRES (44,823 SF)

AREAS

NEW BUILDING FOOTPRINT = 9,745 SF
PERCENTAGE OF LOT COVERAGE: = 22%

NET AREAS:

RESTAURANT (UNIT#1)	=	5,310 SF
RESTAURANT PATIO	=	630 SF
UNITS #2 THRU #5 (4 X 1000SF)	=	4,000 SF
TOTAL PROPOSED NEW RETAIL SPACE	=	9,940 SF

BUILDING HEIGHT

TOP OF PARAPET: 21'-6"
PARAPET HEIGHT SCREENING ROOFTOP EQUIP: 5'

RESTAURANT SEATING

- 88 SEATS INSIDE
- 12 SEATS EXTERIOR (WOODHAMS RD SIDEWALK)

PARKING

- 1 PARKING STALL REQUIRED PER 200SF OF RETAIL
- 1 PARKING STALL PER 3 RESTAURANT SEATS

RETAIL	=	4,000 / 200 = 20 STALLS
RESTAURANT	=	100 SEATS @ 3 STALLS PER SEAT 34 STALLS

54 STALLS TOTAL REQUIRED
57 STALLS TOTAL PROVIDED
(27 COMPACT, 30 STANDARD, INCL. 3 ADA)

EXSITING USE

1. DEMO FOUNDATIONS OF PREVIOUS RESTAURANT (BURNED DOWN JULY 2018, APPROX 6000SF)
2. DEMO EXISTING 2860 SF COMMERCIAL BUILDING

PROPOSED OCCUPANCY TYPE

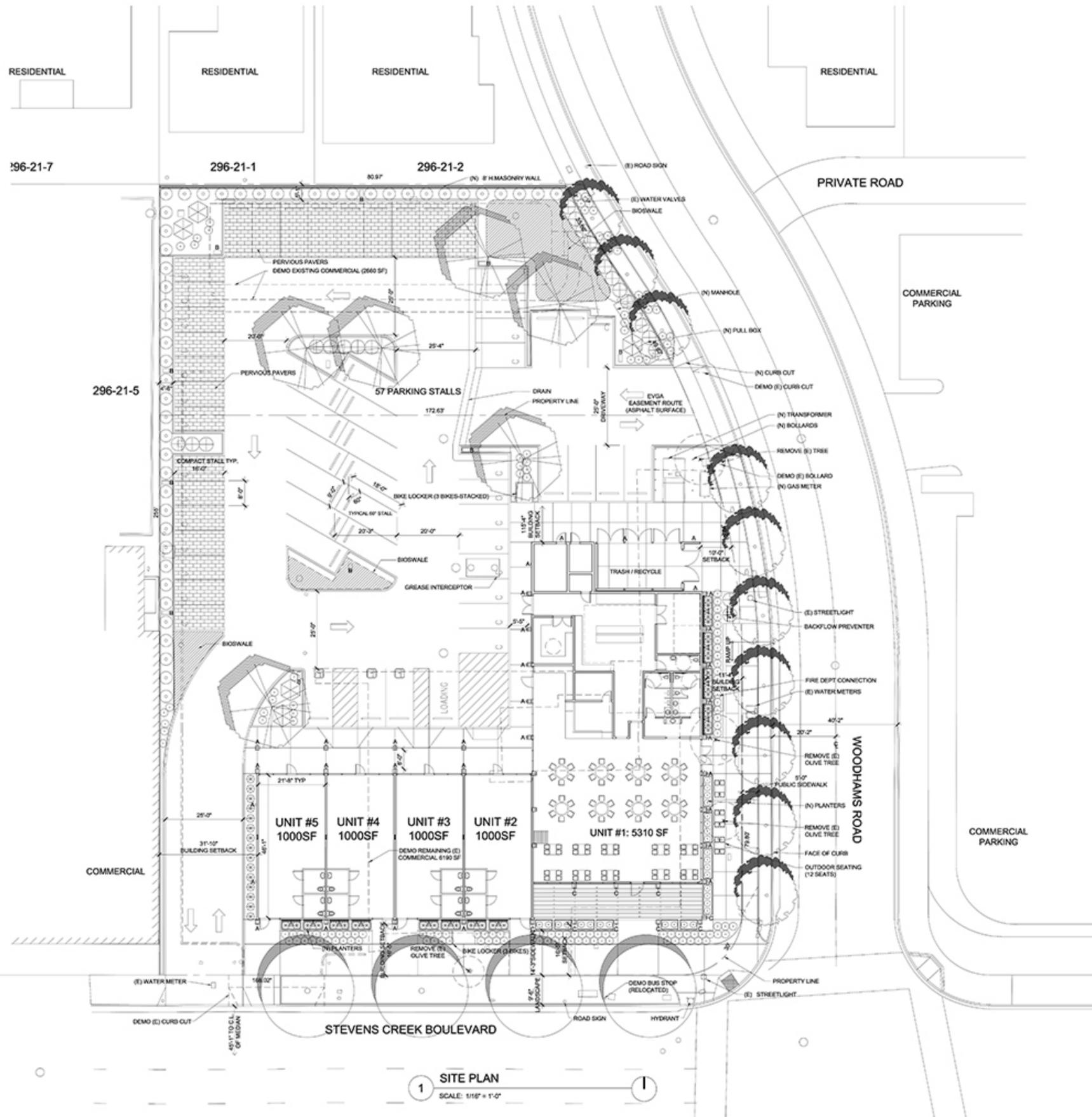
A2 ASSEMBLY: RESTAURANT
B BUSINESS: X4 RETAIL UNITS

PROPOSED CONSTRUCTION TYPE

TYPE IIA, PROTECTED STEEL COLUMN WITH PROTECTED OPEN WEB STEEL JOISTS

EVGA ACCESS

EMERGENCY VEHICLE ACCESS VIA STREET OR DRIVEWAY TO BE WITHIN 150' OF ALL EXTERIOR PORTIONS OF THE BUILDING



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