



MENDOCINO FARMS

sandwich market

SITE PLAN REVIEW

MENDOCINO FARMS

2040 WYATT DRIVE, SUITE 110
SANTA CLARA, CA 95054

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MENDOCINO FARMS
sandwich market

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PROJECT:
MENDOCINO FARMS - SANTA CLARA, CA
SANTA CLARA, CA 95054

REVISIONS:	
#	DESCRIPTION

SHEET TITLE:
COVERSHEET

SHEET NO:
A-000

SITE MAP



PROJECT DATA

APPLICABLE CODES & REGULATIONS:
BUILDING CODE: 2019 CALIFORNIA BUILDING CODES
FIRE CODE: 2019 CALIFORNIA FIRE CODE
PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: 2019 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE
ENERGY CODE: 2019 CALIFORNIA GREEN CODE STANDARDS, 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD CODE
OTHER: CITY OF SANTA CLARA CITY CODE

CODE CLASSIFICATION:
A. OCCUPANCY GROUP: A-2 ASSEMBLY (RESTAURANT)
B. CONSTRUCTION CLASSIFICATION: V-B
C. AUTOMATIC FIRE SUPPRESSION SYSTEM INSTALLED: YES OR NO

TOTAL AREA: 2,435 SQ. FT.
OUTDOOR PATIO AREA: 1,103 SQ. FT.

TRAVEL DISTANCE:
ALLOWED TRAVEL DISTANCE: (XXX'-XX" MAX.)
ACTUAL TRAVEL DISTANCE: XX'-XX"

OCCUPANT LOAD (SEE G400 FOR CALCULATIONS):
INTERIOR: XXX
PATIO: XX

PROJECT DESCRIPTION

NEW MENDOCINO FARMS SANDWICH MARKET IN N EXISTING BUILDING W/ PATIO LOCATED IN SANTA CLARA, CA.

DEFERRED SUBMITTALS:

- A. SIGNAGE
- B. SPRINKLER SHOP DRAWINGS
- C. FIRE ALARM DRAWINGS

SEATING COUNT:

INTERIOR DINING: 38 SEATS
INTERIOR KID'S SEATING: -
TOTAL INTERIOR: 38 SEATS
EXTERIOR PATIO: 32 SEATS
TOTAL EXTERIOR: 32 SEATS
TOTAL SEATS: 70 SEATS

VICINITY MAP



PROJECT CONTACTS

OWNER/ TENANT:
MENDOCINO FARMS SANDWICH MARKET
13101 VENTURA BLVD, SUITE 100
STUDIO CITY, CA

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916.453.3807

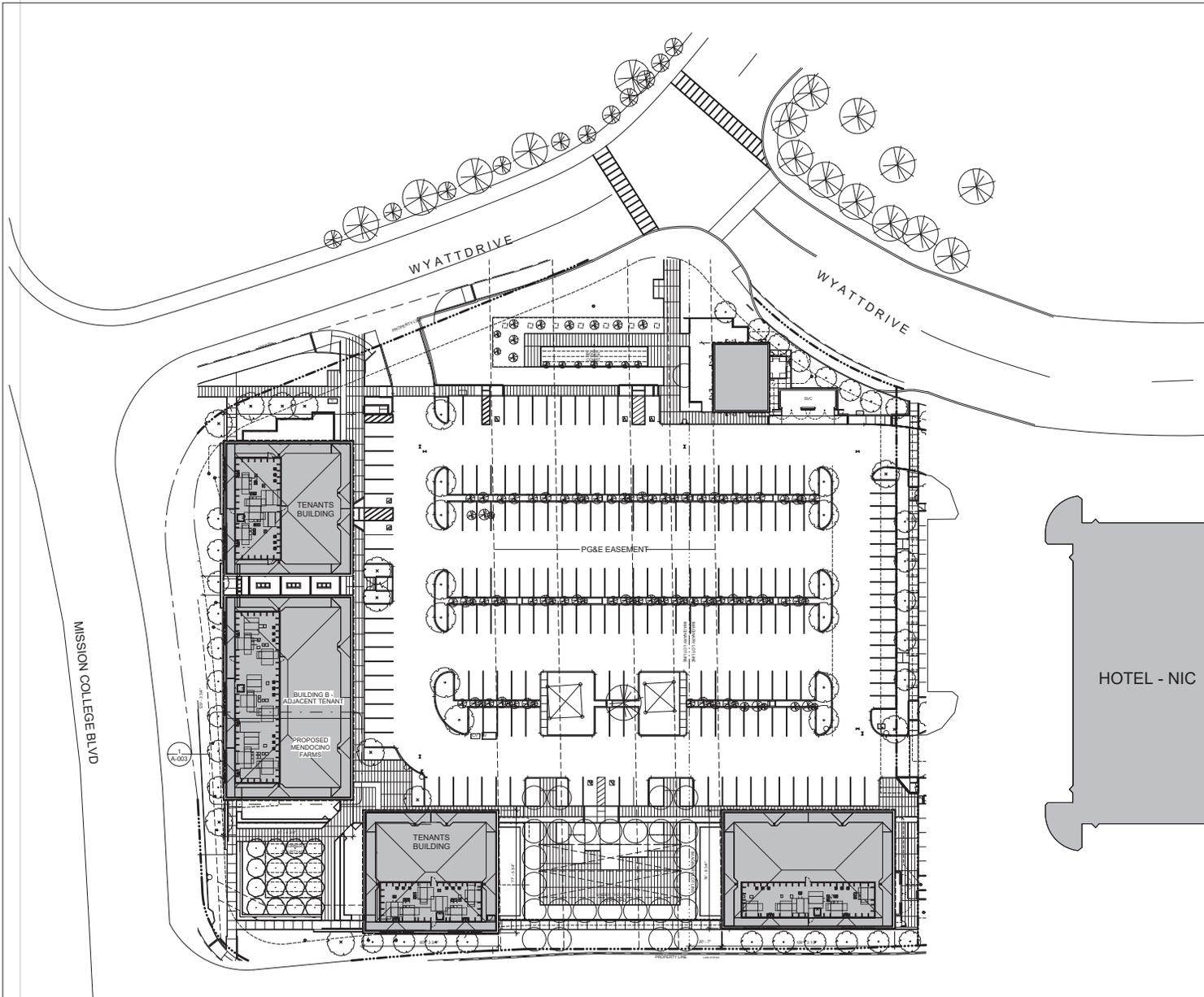
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614.751.9610

KITCHEN DESIGNER:

EXPEDITOR:
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CONTACT: NINA RAEY
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714.227.5223



GENERAL NOTES:

PROJECT DATA		
SITE AREAS		
RETAIL:	183,990 SF	4.12 AC
HOTEL:	103,187 SF	2.47 AC
TOTAL:		6.59 AC

RETAIL BUILDING AREAS - TOTAL FOOTPRINT		
RETAIL:		
A	4,600 SF	
B	7,503 SF	
C	4,318 SF	
D	5,563 SF	
E	1,516 SF	
SUB-TOTAL	23,500 SF	
HOTEL:	116,000 SF	175 RMS
TOTAL:	139,000 SF	

PARKING REQUIREMENTS			
RETAIL:			
RETAIL	6,000 SF	5 SP/KSF	30 SP
QUICK FOOD	13,500 SF	5 SP/KSF	67 SP
RESTAURANT	4,000 SF	1 SP/3 SEATS	20 SP
PATIO DINING	10,840 SF	1 SP/3 SEATS	80 SP
		240 SEATS	197 SP
HOTEL:			
HOTEL (Per Code)	1 SP/RM		175 SP
HOTEL (Shown)	75 SP/RM		132 SP
TOTAL REQUIRED (Per Code)			372 SP
TOTAL REQUIRED (Shown)			329 SP

PARKING PROVISIONS (ON-SITE)	
RETAIL:	197 SP
HOTEL:	132 SP
TOTAL PROVIDED:	329 SP

PARKING BREAKDOWN (ON-SITE)	
RETAIL:	
STANDARD	189 SP
COMPACT	1 SP
STD. ACCESSIBLE	5 SP
VAN ACCESSIBLE	2 SP
TOTAL	197 SP
HOTEL:	
STANDARD	90 SP
COMPACT	19 SP
STD. ACCESSIBLE	3 SP
VAN ACCESSIBLE	3 SP
SHARED COMPACT	17 SP
TOTAL	132 SP
TOTAL PROVIDED:	329 SP

BICYCLE PARKING REQUIREMENTS		
RETAIL:		
CLASS I LOCKERS	4 SP	4 SP
CLASS II RACKS	21 SP	21 SP
HOTEL:		
CLASS I LOCKERS	5 SP	5 SP
CLASS II RACKS	7 SP	7 SP
TOTAL PROVIDED:		37 SP

EV CHARGING - RETAIL		
RETAIL:		
STD EV CHARGERS	3 SP	5 SP
VAN ACCESSIBLE CHARGERS	1 SP	1 SP
STD ACCESSIBLE CHARGERS	4 SP	6 SP
TOTAL PROVIDED (INSTALLED & FUTURE):		10 SP

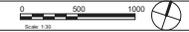


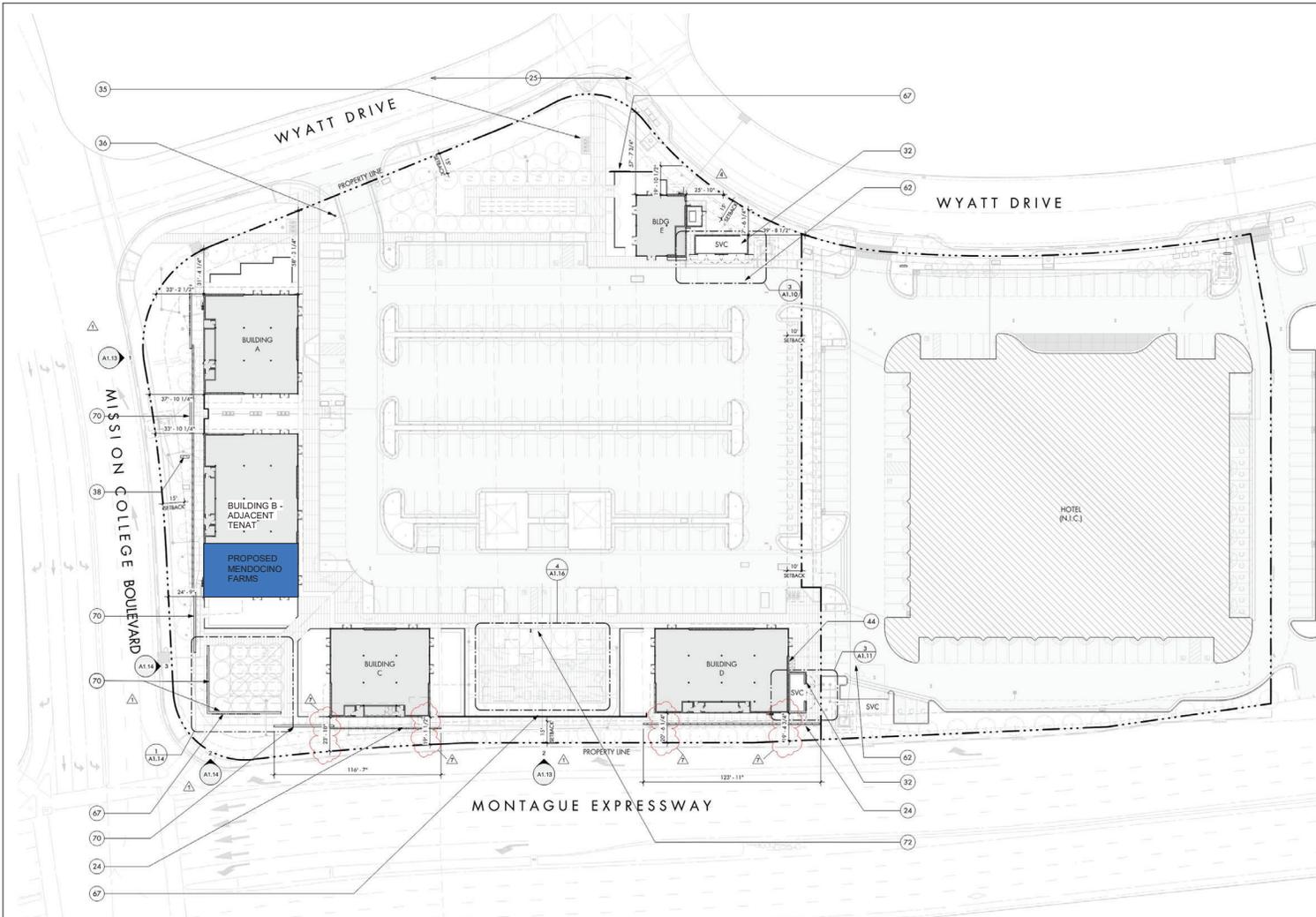
PROJECT: MENDOCINO FARMS - SANTA CLARA, CA
 2750 UNIVERSITY AVENUE, SUITE 110
 SANTA CLARA, CA 95050

REVISIONS		
#	DATE	DESCRIPTION

SHEET TITLE:
OVERALL SITE PLAN

SHEET NO:
A-001





NOTED SITE PLAN - FOR REFERENCE ONLY

KEYNOTES	
24	CMU SITE WALL
25	PG&E EASEMENT
32	TRASH ENCLOSURE
35	BIKE RACKS, SLD
36	GATEWAY IDENTITY MONUMENT SIGNAGE, SEE SIGNAGE DRAWINGS (DEFERRED SUBMITTAL)
38	PYLON SIGN, SEE SIGNAGE DRAWINGS (DEFERRED SUBMITTAL)
44	BIKE LOCKERS, SLD
62	CONCRETE POUR IN FRONT OF TRASH ENCLOSURE PER CITY REQUIREMENTS, SEE CIVIL DRAWINGS
67	WALL SIGNAGE BY OWNER, SEE SIGNAGE DRAWINGS (DEFERRED SUBMITTAL)
70	WOOD CLAD SITE WALL
72	SITE SIGNAGE, SEE SIGNAGE DRAWINGS (DEFERRED SUBMITTAL)

GENERAL NOTES:
 ALL EXISTING SITE ELEMENTS TO REMAIN AS ORIGINALLY APPROVED IN LANDLORD PERMIT DRAWINGS



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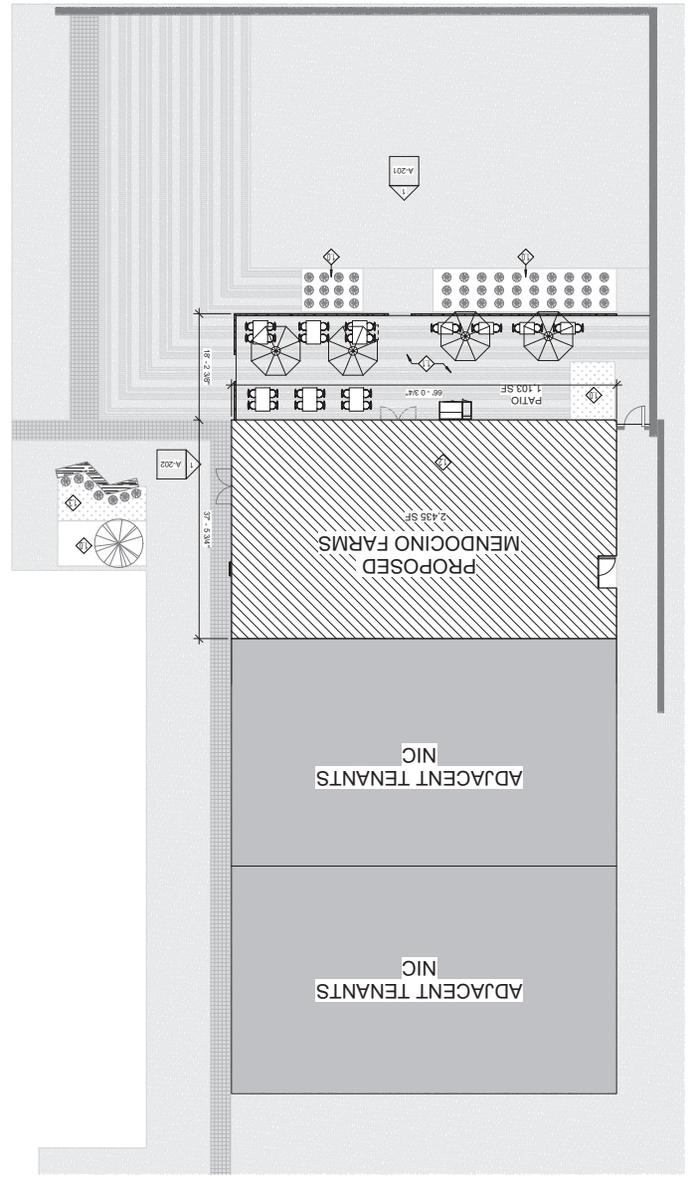
PROJECT:
 MENDOCINO FARMS - SANTA CLARA,
 CA
 1000 WYATT DRIVE, SUITE 110
 SANTA CLARA, CA 95050

REVISIONS:		
#	DATE	DESCRIPTION

SHEET TITLE:
 ARCHITECTURAL
 SITE PLAN

SHEET NO.:
 A-002

1 NOTED SITE PLAN - FOR REFERENCE ONLY
 NTS



GENERAL NOTES:

1. ALL EXISTING SITE ELEMENTS TO REMAIN AS ORIGINALLY APPROVED IN LANDLORD PERMIT DRAWINGS.

KEYED NOTES:

1.0 EXISTING TREES AND SHRUBS TO REMAIN.

1.1 NEW MENDOCINO FARMS PATIO AREA EQUIPPED WITH PLANTERS, HENRIERS, STRAND LIGHTS, FURNITURE, AND CABENWORK.

1.2 MENDOCINO FARMS TENANT SPACE.

1.3 NEW AREA OF LANDSCAPING.

PROJECT:
 MENDOCINO FARMS - SANTA CLARA, CA
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MENDOCINO FARMS
 sandwich market

ARCHITECTURAL SITE PLAN

A-003

NO.	DATE	DESCRIPTION
1	XXXXXX	XXXXXXXX



REFERENCE FOR PATIO
UMBRELLAS



REFERENCE FOR PATIO
TABLES AND CHAIRS



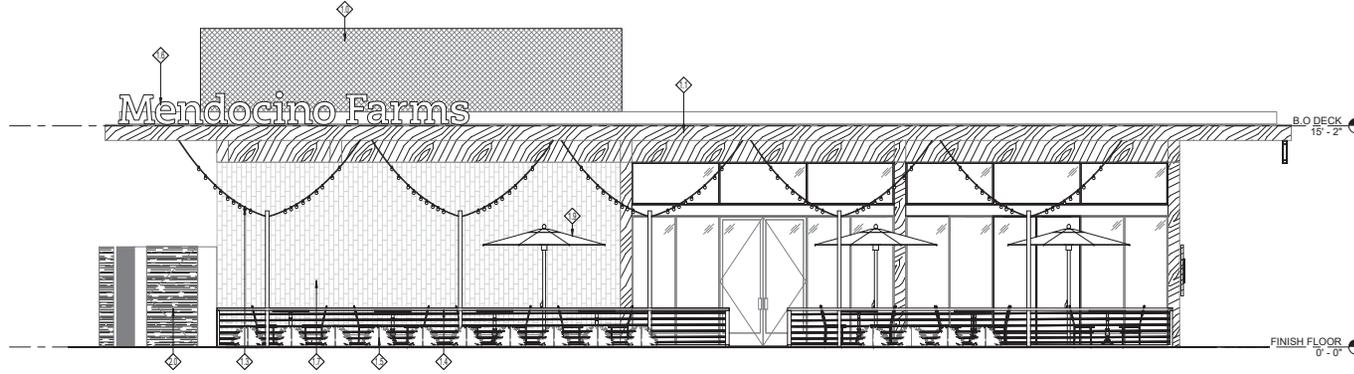
REFERENCE FOR PATIO FENCE

GENERAL NOTES:

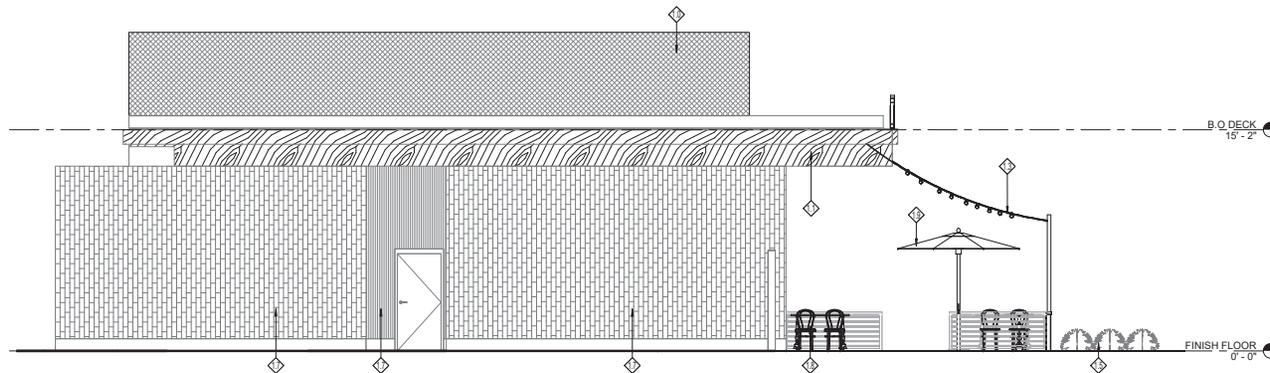
- A. ALL SIGNAGE TO COMPLY WITH LL TENANT DESIGN CRITERIA.
- B. ALL NEW STOREFRONT GLASS TO HAVE DARK TINT. CONFIRM SPECIFICATION WITH OWNER.
- C. IT IS THE RESPONSIBILITY OF THE GC AND TRADES TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. COORDINATE SURVEY WITH THE OWNER AND LANDLORD. THE OWNER WILL NOT BE RESPONSIBLE FOR CHANGE ORDERS THAT HAVE BEEN DETERMINED TO RESULT FROM CONDITIONS THAT COULD HAVE BEEN KNOWN PRIOR TO THE START OF CONSTRUCTION.

KEYED NOTES:

- 1.0 ROOF SCREEN EXISTING TO THE BUILDING TO REMAIN
- 1.1 WOOD STRUCTURE AND FINISHES EXISTING TO REMAIN
- 1.3 NEW STRING LIGHT MOUNTED TO EXISTING BUILDING AND TO THE NEW POSTS
- 1.4 NEW PATIO RAILING. WOOD FINISH TO MATCH EXISTING WOOD STRUCTURE.
- 1.5 EXISTING LANDSCAPE TO REMAIN
- 1.6 NEW SIGNAGE MOUNTED TO ROOF STRUCTURE. SIGNAGE SHOWN FOR REFERENCE ONLY. UNDER SEPARATE PERMITS.
- 1.7 EXISTING BUILDING FINISH TO REMAIN
- 1.8 TRASH STATION
- 1.9 NEW UMBRELLAS AT PATIO AREA
- 2.0 EXISTING BACK DOOR ENTRY TO REMAIN
- 2.1 NEW SIGNAGE MOUNTED TO EXISTING WOOD BOARD. SIGNAGE SHOWN FOR REFERENCE ONLY. UNDER SEPARATE PERMITS.



① SOUTH ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"



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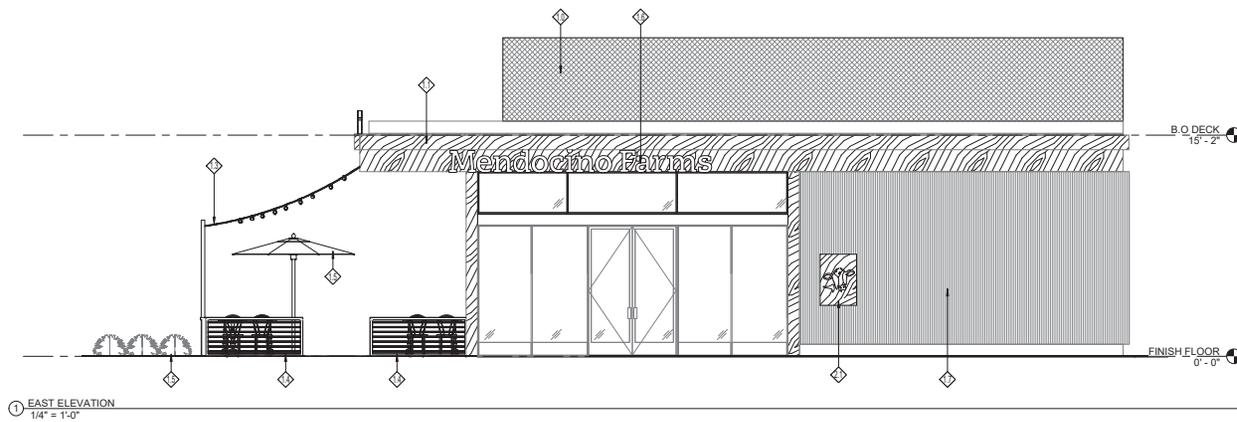
PROJECT:
MENDOCINO FARMS - SANTA CLARA,
CA
SANTA CLARA, CA 95050

REVISIONS:

#	DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A-004



1 EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

- A. ALL SIGNAGE TO COMPLY WITH LL TENANT DESIGN CRITERIA.
- B. ALL NEW STOREFRONT GLASS TO HAVE DARK TINT. CONFIRM SPECIFICATION WITH OWNER.
- C. IT IS THE RESPONSIBILITY OF THE GC AND TRADES TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. COORDINATE SURVEY WITH THE OWNER AND LANDLORD. THE OWNER WILL NOT BE RESPONSIBLE FOR CHANGE ORDERS THAT HAVE BEEN DETERMINED TO RESULT FROM CONDITIONS THAT COULD HAVE BEEN KNOWN PRIOR TO THE START OF CONSTRUCTION.

KEYED NOTES: ⬠

- 1.0 ROOF SCREEN EXISTING TO THE BUILDING TO REMAIN
- 1.1 WOOD STRUCTURE AND FINISHES EXISTING TO REMAIN
- 1.2 NEW STRING LIGHT MOUNTED TO EXISTING BUILDING AND TO THE NEW POSTS
- 1.4 NEW PATIO RAILING. WOOD FINISH TO MATCH EXISTING WOOD STRUCTURE
- 1.5 EXISTING LANDSCAPE TO REMAIN
- 1.6 NEW SIGNAGE MOUNTED TO ROOF STRUCTURE. SIGNAGE SHOWN FOR REFERENCE ONLY. UNDER SEPARATE PERMITS.
- 1.7 EXISTING BUILDING FINISH TO REMAIN
- 1.8 TRASH STATION
- 1.9 NEW UMBRELLAS AT PATIO AREA
- 2.0 EXISTING BACK DOOR ENTRY TO REMAIN
- 2.1 NEW SIGNAGE MOUNTED TO EXISTING WOOD BOARD. SIGNAGE SHOWN FOR REFERENCE ONLY. UNDER SEPARATE PERMITS.



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REVISIONS:

#	DATE	DESCRIPTION

SHEET TITLE:
 EXTERIOR
 ELEVATIONS

SHEET NO:
 A-005



① EXTERIOR PERSPECTIVE - FOR REFERENCE ONLY



② EXTERIOR PERSPECTIVE - FOR REFERENCE ONLY



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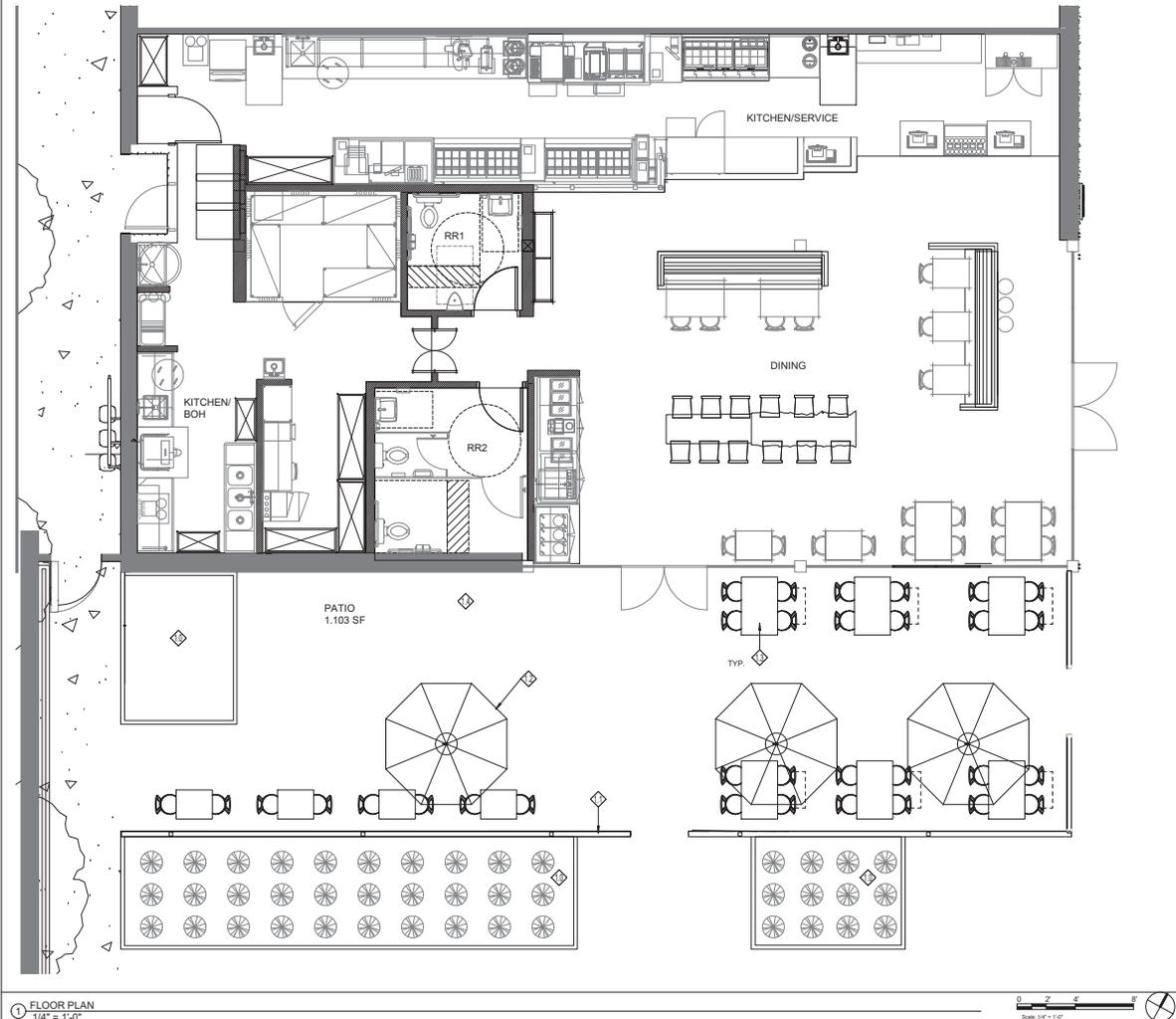
PROJECT:
MENDOCINO FARMS - SANTA CLARA, CA
 1000 SANTA CLARA AVENUE, SUITE 110
 SANTA CLARA, CA 95050

REVISIONS:

#	DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR PERSPECTIVES

SHEET NO:
A-901



1 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

- A. GC TO PROVIDE BLOCKING FOR SUPPORT OF RESTROOM AND CASEWORK ACCESSORIES AS RECOMMENDED BY MANUFACTURER. SEE ENLARGED RESTROOM AND CASEWORK ELEVATIONS.
- B. OCCUPANCY LOAD SIGN SUPPLIED & INSTALLED BY GC.
- C. GC SHALL SUPPLY & INSTALL RECESSED FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODES. LOCATION PER LOCAL CODES.
- D. REFERENCE THE FOLLOWING SHEETS: G-002 GENERAL NOTES, ABBREVIATIONS, & SYMBOLS; G-003 ACCESSIBILITY GUIDELINES.
- E. ALL DIMENSIONS ARE NOTED FROM FACE OF DRYWALL TO FACE OF DRYWALL, UNO.
- F. ELECTRICAL EQUIPMENT BY GC. SEE ELECTRICAL DRAWINGS.
- G. PLUMBING EQUIPMENT BY GC. SEE PLUMBING DRAWINGS.
- H. ALL CONSTRUCTION MUST BE PERFORMED WITHOUT ANY PENETRATION OF STOREFRONT IN ANY WAY, INCLUDING, BUT NOT LIMITED TO, SCREWS, BOLTS, AND DRILLING.
- I. PROVIDE 2" AIR SPACE AT SIDES OF COOLER. VERIFY ALL DIMENSIONS AND SPECIFICATION WITH VENDOR'S SHOP DRAWINGS. NO FINISH WALLS BEHIND COOLER. (TAPE AND PRIME ONLY)
- J. SOUND BATT INSULATION TO BE MINIMUM CLASS 2 WITH A FLAME SPREAD RATING OF 25 TO 75.
- K. IT IS THE RESPONSIBILITY OF THE GC AND TRADES TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. COORDINATE SURVEY WITH OWNER AND LANDLORD. THE OWNER WILL NOT BE RESPONSIBLE FOR CHANGE ORDERS THAT HAVE BEEN DETERMINED TO RESULT FROM CONDITIONS THAT COULD HAVE BEEN KNOWN PRIOR TO THE START OF CONSTRUCTION.
- L. CHALK ALL JOINTS BETWEEN MATERIALS.
- M. DEMISING WALL FRAMING TO BE COMPLETED BY GC, TYP.
- N. REQUIREMENTS AT DOORS:
 - a. 1/2" MAXIMUM HIGH THRESHOLD (ABOVE FLOOR AND LANDING ON BOTH SIDES) AT BUILDING MAIN ENTRY AND EGRESS DOORS.
 - b. MAXIMUM DOOR OPENING EFFORT OF 5 LBS. AT EXTERIOR AND INTERIOR DOORS.
 - c. ALL DOORS ARE TO EQUIPPED WITH SINGLE EFFORT, NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" AFF.
 - d. 10" KICKPLATE AT BOTTOM OF GLAZED DOORS (MAIN ENTRY AND EGRESS DOORS)

KEYED NOTES:

- 1.0 EXISTING AREA OF LANDSCAPING
- 1.1 NEW RAILING FOR PATIO AREA
- 1.2 NEW UMBRELLAS
- 1.3 PROVIDED CUSTOM ACCESSIBLE TABLE BASE
- 1.4 TRASH STATION

PARTITIONS LEGEND:

- INTERIOR PARTITIONS
- PARTIAL HEIGHT WALLS
- EXISTING CONDITIONS
- FREEZER/ COOLER WALLS
- EXISTING 1-HOUR U419 RATED DEMISING WALL BY LANDLORD
- INTERIOR PARTITION WITH SOUND BATT INSULATION

SYMBOLS LEGEND:

- NEW WALLS
- COUNTER TOP
- DIMENSION LINE
- ELEVATION MARK
- EXISTING CONDITIONS
- FINISH
- FURNITURE
- KEYED NOTE
- PARTIAL HEIGHT WALL
- L1 LIGHT FIXTURE
- SECTION MARK
- WALL TYPE
- WALL BEYOND



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SANTA CLARA, CA 95050

REVISIONS:

#	DATE	DESCRIPTION

SHEET TITLE:
NOTED FLOOR PLAN

SHEET NO:
A-007