

## SITE INFORMATION

PROJECT DESCRIPTION:

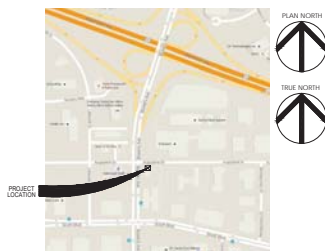
THIS PROJECT CONSISTS OF EXTERIOR AND INTERIOR RENOVATIONS AND EXPANSION TO THE EXISTING 7,375 S.F. FLEWING'S PRIME STEAKHOUSE RESTAURANT.

EXTERIOR RENOVATIONS CONSIST OF NEW STOREFRONT IN EXISTING OPENINGS, AND AN EXPANSION OF THE INTERIOR RESTAURANT FOOTPRINT. IMPACTED AREA IS 7,375 S.F. EXISTING, AND 3,078 S.F. NEW.

## SHEET INDEX

#	SHEET NAME
A000	COVER SHEET
A001a	OVERALL SITE PLAN
A001	SITE PLAN
A002	EXISTING FLOOR PLAN
A003	PROPOSED FLOOR PLAN
A004	EXTERIOR ELEVATIONS

## VICINITY MAP



## PROJECT DIRECTORY

**CLIENT:**  
BLOOMIN BRANDS  
2202 NORTH WESTSHORE BLVD. 5TH FLOOR  
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PHONE: (813) 282-1225  
FAX: (813) 288-8549  
EMAIL: [jacobclary@bloomingbrands.com](mailto:jacobclary@bloomingbrands.com)

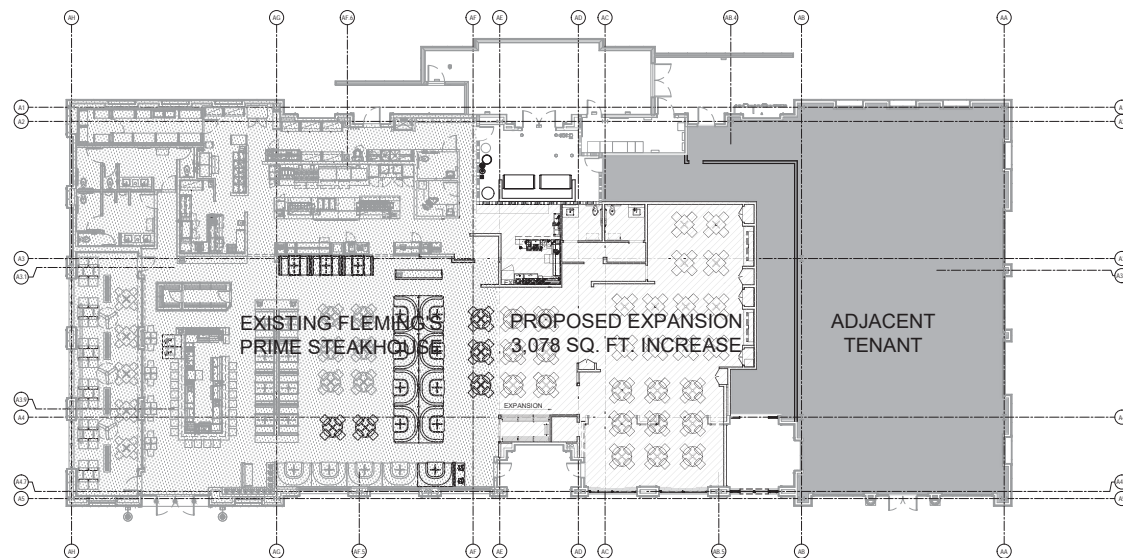
**ARCHITECT:**  
CESO, INC.  
1305 NE McCLAIN ROAD  
SUITE 7  
BENTONVILLE, AR 72712  
CONTACT: BEN BELL  
PHONE: (479) 271-8058  
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EMAIL: bell@cesoinc.com

**MEP ENGINEER:**  
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**FIRE PROTECTION ENGINEER:**  
HENDERSON ENGINEERS INC.  
510 W 6TH STREET, SUITE 1105  
LOS ANGELES, CA 90014  
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**STRUCTURAL ENGINEER:**  
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IRVINE, CA 92612  
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## NEW EXPANSION PLAN



## SCOPE OF WORK

**SCOPE OF WORK** (INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING):

TENANT INFILL INVOLVING: EXPANSION OF EXISTING RESTAURANT IN EXISTING SHELL BUILDING.

## BUILDING INFORMATION

CODE JURISDICTION	
ZONING:	CITY OF SANTA CLARA PLANNING DIVISION
BUILDING:	CITY OF SANTA CLARA INSPECTION DIVISION
FIRE:	SANTA CLARA FIRE DEPARTMENT
HEALTH:	SANTA CLARA COUNTY DEPT OF ENVIRONMENTAL HEALTH

APPLICABLE CODES

BUILDING CODE:	2016 CALIFORNIA BUILDING CODE (CBC)
FIRE CODE:	2016 CALIFORNIA FIRE CODE
PLUMBING CODE:	2016 CALIFORNIA PLUMBING CODE
MECHANICAL CODE:	2016 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:	2016 CALIFORNIA ELECTRIC CODE
ENERGY CONSERVATION CODE:	2016 CALIFORNIA ENERGY CODE
ACCESSIBILITY CODE:	2016 CALIFORNIA BUILDING CODE, CHAPTER 11B
OTHER APPLICABLE CODES:	2016 CALIFORNIA GREEN BUILDING STANDARDS

\*ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE LOCALLY ADOPTED ACCESSIBILITY CODE.

## GENERAL CODE DATA

MAIN USE GROUP:	A-2
CONSTRUCTION TYPE:	TYPE VB
ADDITIONAL BUILDING HEIGHT:	40' / 1 STORY WITH 20' / 1 STORY INCREASE + 60' / 2 STORIES
ACTUAL BUILDING HEIGHT:	TALLEST FEATURE AT 34'-0" ±
FIRE SPRINKLER:	AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
FIRE ALARM:	FIRE ALARM SYSTEM THROUGHOUT
SQUARE FOOTAGE:	7,375 S.F. EXISTING TENANT AREA 3,078 S.F. EXPANSION AREA 10,453 TOTAL AFFECTED TENANT AREA
SEATING COUNT:	336 PROPOSED 234 EXISTING

## OCCUPANCY

OCCUPANT LOAD:	386 (BASED ON TOTAL DESIGN LOAD, NOT SEATING COUNT)
NO. EXITS REQUIRED / PROVIDED:	3 (REQUIRED) 4 (PROVIDED; INCLUDES KITCHEN EXIT)
MAX. ALLOWABLE TRAVEL DISTANCE TO NEAREST EXIT:	250 FT.
EGRESS WIDTH REQUIRED / PROVIDED:	SEE LIFE SAFETY PLAN, SHEET A101

### PLUMBING FIXTURE REQUIREMENTS





GROUP F: WINE STORAGE	98SF	GROUP A-2: RESTROOM HALL	406SF	MENS	210SF
BAR	248SF	BAR SEATING	560SF	WOMENS	246SF
KITCHEN	2,144SF	PRIVATE DINING	863SF	ENTRY	329SF
TOTAL	2,400SF	OUTDOOR DINING	734SF	DINING	1,528SF
	/200	TOTAL	4,885 SF		/30
12 OCCUPANTS			122 OCCUPANTS		

OCCUPANTS SERVED: 176 PERSONS (88 MALE / 88 FEMALE) - PER 2013 CPC CH. 4, TABLE 442.1  
[BSC, DSA-SS & DSA-SS/CC] OCCUPANT LOAD FACTOR TABLE A

FIXTURES	MALE		FEMALE		UNISEX	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSETS	2	2	3	3	N/A	2
URINALS	1	2	N/A	N/A	N/A	N/A
LAVATORIES	1	2	1	2	N/A	2
DRINKING FOUNTAINS	N/A	N/A	N/A	N/A	N/A	N/A
SERVICE SINK	1 REQUIRED, 1 PROVIDED					

## SEAT COUNT

AREA	EXISTING	PROPOSED
TOTAL RESTAURANT SEATING	234	335

												
												
<p><b>SANTA CLARA SQUARE</b>  <b>2762 AUGUSTINE AVE., SUITE 110</b>  <b>SANTA CLARA, CA 95054</b></p> <p>PROJECT # 73277-01</p>												
 <b>Fleming's</b> PRIME STEAKHOUSE												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: small;">ISSUED / REVISED / DATE</th> </tr> </thead> <tbody> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </tbody> </table>		ISSUED / REVISED / DATE										
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DPM: JH STORE NO. 1553	DRAWN BY: JT CHECKED BY: BB											
ISSUE DATE: 11/27/2019												
A000												
COVER SHEET												







A001  
SITE PLAN

THESE DRAWINGS AND SPECIFICATIONS BELONG TO THE PROPERTY OF THE DESIGN PROFESSIONAL AUTHORITY. COPIES OF THESE DRAWINGS AND SPECIFICATIONS MAY BE UTILIZED ONLY FOR THAT USE AND FOR CONTINUING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHERS. IN ALL FUTURE USES OF THESE DRAWINGS IS STRICTLY PROHIBITED.



DPM: JH	DRAWN BY: JT
STORE No: 1553	CHECKED BY: BB
ISSUE DATE: 11/27/2019	
SHEET NUMBER  <b>A002</b>  EXISTING FLOOR PLAN	





A. SIGNAGE INDICATED ON THIS SHEET IS FOR GENERAL LOCATION/REFERENCE ONLY. REFER TO APPROVED SIGN DRAWING BY SIGNAGE CONTRACTOR FOR PERMITTED SIGN DIMENSIONS AND CONTENT. SEPARATE PERMITS ARE REQUIRED FOR SIGNAGE INSTALLATION. ALL SIGN WORK SHALL BE BY SIGN CONTRACTOR.

B. ELECTRICAL CONTRACTOR TO SUPPLY REQUIRED POWER TO SIGNS, SIGN CONTRACTOR TO MAKE FINAL CONNECTION, COORDINATE WITH SIGN CONTRACTOR.

- ① EXISTING EXTERIOR WALL FINISH TO REMAIN (TYPICAL). PROTECT EXISTING WALL FINISH DURING CONSTRUCTION.
- ② EXISTING SILLING TO REMAIN. PROTECT DURING CONSTRUCTION.
- ③ EXISTING DECORATIVE METAL LATTICE TO REMAIN. PROTECT DURING CONSTRUCTION.
- ④ EXISTING WALL SILLING TO REMAIN. PROTECT DURING CONSTRUCTION.
- ⑤ EXISTING STOREFRONT WINDOWS TO REMAIN. PROTECT DURING CONSTRUCTION.
- ⑥ EXISTING PATIO WINDSCREEN TO REMAIN. PROTECT DURING CONSTRUCTION.
- ⑦ EXISTING BLAZE GASKET. PROTECT DURING CONSTRUCTION.
- ⑧ EXISTING CORNICE AND WALL TRIM TO REMAIN. PROTECT DURING CONSTRUCTION.
- ⑨ EXISTING GFRIC WINDSCREEN TO REMAIN. PROTECT DURING CONSTRUCTION.
- ⑩ EXISTING STOREFRONT DOORS, SILLINGS, AND TRANSOM TO REMAIN. PROTECT DURING CONSTRUCTION.
- ⑪ EXISTING WINDOWS TO BE REMOVED.
- ⑫ EXISTING SILL-SWITCHES TO BE REMOVED.
- ⑬ EXISTING PATIO LOW WALLS TO BE REMOVED.
- ⑭ EXISTING DOOR TO BE REMOVED.
- ⑮ EXISTING PATIO WINDSCREEN TO BE REMOVED. PREP OPENING TO RECEIVE NEW WINDOW
- ⑯ NEW ALUMINUM STOREFRONT WINDOWS.
- ⑰ NEW ALUMINUM STOREFRONT DOORS AND SILLINGS BY UNILORD.

