City of Menlo Park – Planning Division

701 Laurel Street, Menlo Park, CA 94025

Re: <u>Use Permit Application for 1925 Menalto Avenue</u>

Applicants: ERE VINO LLC; Samantha Hamlin & Lea Redmond

Address: 1925 Menalto Avenue, Menlo Park, CA 94025

APN: 062-366-150

Proposed Use: Restaurant - Haven Wine & Cheese

The applicants, Samantha Hamlin & Lea Redmond, long time Willows residents of over 20 years, hereby submit the attached Conditional Use Permit Application materials for their request to allow a change of use at the property located at 1925 Menalto Avenue.

Our Vision:

Imagine this: as you wander through the quaint streets of the Willows, your attention is drawn to the captivating beauty of a space that feels like a warm hug. Enter Haven Wine & Cheese, a cozy haven created by two local mothers, exuding charm and welcoming neighbors to indulge in something truly delightful.

More than just a place to grab a bite, it's a warm gathering spot designed to bring people together. Inside, you'll find a beautifully revamped space where every detail has been carefully considered to make your dining experience unforgettable.

Background:

Located in the City of Menlo Park's Commercial C-2 zone, the subject property is primed for restaurant use. With this in mind, the applicants envision Haven Wine & Cheese, to be a cozy establishment offering unique culinary and wine experiences. Their plan includes an innovative menu that includes tapas, lunch, dinner and brunch boards. They will also offer quarterly curated wine and/or cheese memberships, specialty food items, and engaging events like charcuterie board classes and wine talks by esteemed wine-makers. Additionally, they intend to host private gatherings. To facilitate these offerings, the applicants plan to secure a Type 41 Alcoholic Beverage Control license, specifically for "On-sale Beer & Wine – Eating Place."

The proposed Haven Wine & Cheese will be situated within one of the four suites of an existing single-story commercial building. The space, formerly a hair salon, encompasses approximately

1,328 square feet. This includes 953 square feet of interior shop space and an additional 375 square feet earmarked for outdoor dining.

Project Description:

Haven Wine & Cheese will undergo interior enhancements to create a new kitchen/food-prep area with a bar and table seating that can accommodate 30 dining guests (18 indoor dining seats and 12 outdoor dining seats). Outdoor dining, comprising 3 tables with 12 seats, will be available at the back of the restaurant's fenced-off patio area.

Adjacent to the subject lot, Café Zoe is also authorized to offer outdoor dining.

Haven's vision extends beyond mere culinary satisfaction; they aspire to be good neighbors as well. Acknowledging the significance of community harmony in the Willows area, proactive steps will be taken to ensure noise levels comply with city ordinances, preserving the tranquility of nearby residential spaces. Operating hours and staffing reflect a commitment to balance and sustainability, with doors opening from 11:00 am to 9:00 pm, Tuesday through Sunday. Noise levels will be kept within permissible limits, aligning with city ordinances for daytime hours.

The restaurant plans to have a maximum of 4 full-time staff during each shift (lunch, brunch, or dinner), along with one owner overseeing operations. Additional part-time employees will be hired as needed for busy nights and brunch service.

No exterior alterations are planned except for the replacement of the front entry door and rear sliding door with a swing door. Future permit applications will cover exterior signage.

Parking:

Parking is a crucial consideration, and we have implemented several strategies to mitigate potential parking issues:

The proposed lot is in C-2 zoning district, requiring six off-street parking spaces per 1,000 square feet of gross floor area. At approximately 1,328 square feet, the subject restaurant is required to provide 8 parking spaces. The subject lot does not provide any conforming parking spaces fully on site. However, the property is served by 18 perpendicular parking spaces that are located partly on private property and partly on public right-of-way along the Menalto Avenue frontage, which also serve the other nearby parcels. Gilbert Avenue also provides a number of parallel parking spaces that may be used by patrons of these properties, although these are public spaces and not limited for use by the subject site only.

Shared Parking Agreement

The property owner will secure an agreement with the adjacent La Hacienda Market owner (Ramiro Chavez) to share parking spaces. This arrangement provides relief during peak dining hours, as restaurant demand overlaps with lesser demand from supermarket shoppers.

There are currently 2 bicycle racks located along Menalto Ave (see Site Plan on Sheet A0.1) that provide a maximum of 18 bicycles to be parked at the racks. In order to help to encourage non-automotive transportation and further help mitigate parking demand, the proposed Restaurant is proposing to install an additional bicycle rack at the rear parking area to allow for 9 bicycles to be parked (as the front of the shop is too narrow to incorporate a bicycle rack).

On-Site Parking Utilization

While the subject lot does not provide conforming on-site parking spaces, the rear shared parking area for the entire lot is utilized by employees, freeing up street spaces for business patrons. Although not conforming, this area effectively serves the parking needs of the businesses. The adjacent eight businesses that share the Right of Way parking have peak demand times that for the most part will not overlap significantly with what is projected for Haven.

Note also that there will be infrequent unloading activity for the restaurant's materials. But as the unloading is infrequent, it can be easily managed together with the parking function by the tenants. Trash pickup is located at the end of the lot closest to the alley.

Off-Site Parking Options

In addition to the shared parking agreement, patrons can utilize parallel parking spaces on Gilbert Avenue, providing supplementary parking options.

The above parking mitigating strategies are summarized in the attached Transportation Demand Management (TDM) Plan (see Attachment B).

Because the restaurant intends to serve the surrounding neighborhood, some customers may choose to walk or bicycle to the location, while designated bicycle parking racks are provided (as mentioned above). Evidently, for the existing Café Zoe, customers are parking their bicycles at the bicycle racks from time to time. And too, customers who frequent the adjacent businesses may also become customers of the proposed restaurant. What's more, it's possible some employees commute to the site using alternative modes of transit, family drop-off, and pick up at work, thereby reducing parking demand.

Conclusion:

The proposed Haven Wine & Cheese restaurant aims to cater to the residents of the surrounding Willows neighborhood, offering an exclusive culinary and wine adventure. By addressing parking concerns and showing dedication to the community, they are confident this endeavor harmonizes with the city's goals. The applicants are enthusiastic about establishing a dynamic culinary experience while also strengthening community bonds in their own neighborhood.

Please review the attached application materials and do not hesitate to contact us with any questions or additional information required.

Sincerely,

Samantha Hamlin & Lea Redmond 1925 Menalto Avenue Menlo Park, CA 94025

With this application, we provide the following:

- 1. Signed Menlo Park Planning Application Form and Agreement to Pay Fee
- 2. Planning Division Data Sheet
- 3. Project Plans
- 4. Architectural Drawing Authorization
- 5. Project Description; Attachment A
- 6. Transportation Demand Management (TDM) Plan; Attachment B
- 7. Letters of Support

If you have any questions or require more information please contact me.

Sincerely, 05/06/2024

Patty Haight Date
Patricia Haight Architecture

2. THE CONTRACTOR SHALL EXAMINE THE EXISTING SUB-STRUCTURE AND IN GROUND CONDITIONS AND SHALL MAKE HIMSELF AWARE OF ALL IN-GROUND SERVICES AND SUPPLY LINES BEFORE THE COMMENCEMENT OF THE WORK. CONSTRUCTION AND EXCAVATION MUST BE PERFORMED WITH PRECAUTIONS MAKE AGAINST THE

DISTURBANCE OF NEIGHBORING SERVICES OR SUPPLY LINES. 3. WHEN REFERENCED IN NOTES. ARCHITECT SHALL BE PATRICIA HAIGHT ARCHITECTURE.

4. CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER WITH A COMPLETE COST BREAKDOWN AND SCHEDULE

OF CONSTRUCTION FOR THIS PROJECT BEFORE COMMENCEMENT OF WORK. 5. CONTRACTOR SHALL PROTECT PROPERTY AND ADJACENT PROPERTIES AND STRUCTURES AS REQUIRED, NEW AND EXISTING MATERIALS, AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC. AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT, SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH ARCHITECT AND/OR OWNER PRIOR TO COMMENCEMENT OF

a. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHORING OR TEMPORARY RETAINING STRUCTURES AS REQUIRED IN THE CAREFUL AND SAFE PERFORMANCE OF WORK. SUCH SUPPORT STRUCTURES SHALL BE CONSTRUCTED SUCH AS TO GUARANTEE THE STRUCTURAL INTEGRITY OF THE BUILDING AND SURROUNDING GROUNDS DURING ANY EXCAVATION AND OR RECONSTRUCTION OF EXISTING RETAINING WALLS OR FOUNDATION.

6. ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM BUILDING CODE AND THE LATEST EDITION OF ALL GOVERNING CODES AND REGULATIONS AS ADOPTED BY THE CITY OF OAKLAND. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.

7. ALL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE TO FACE OF FINISH AS DEFINED BY THE ACCOMPANYING DETAILS AND CLEARANCES BETWEEN CONSTRUCTION SHALL BE CLEAR (FINISH TO FINISH UNLESS NOTED AS FACE OF STUD (F.O.S.) OR FACE OF CONCRETE (F.O.C.) OR TO THE CENTER LINE OF MULLION, PARTITION, COLUMN, ETC. DIMENSIONS ARE TO TOP OF FINISHED FLOOR IN SECTION OR ELEVATION UNLESS NOTED

8. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO THE START OF

9. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURES REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.

IO. THE USE OF THE WORD 'PROVIDE' IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRE, EXCEPT AS NOTED. II. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS WITH THE

LETTER IN WHICH THEY WERE DRAWN. 12. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE OF THE JOB SITE. 13. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP

THROUGHOUT. 14. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

15. ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE PROVINCIAL FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCALS LAWS AND ORDINANCE. NOTHING ON THESE DRAWING IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. ANY QUESTIONS REGARDING INSTALLATIONS SHALL BE BROUGHT TO THE ARCHITECT FOR CLARIFICATION.

I.G. THE CONTRACTOR IS CAUTIONED THAT HIS WORK INCLUDES ALTERATIONS TO EXISTING FACILITIES. WORK HICH IS OBVIOUSLY REQUIRED TO BE PERFORMED IN ORDER TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE LIMITS AND SCOPE OF THE WORK BUT WHICH MAY NOT BE SPECIFICALLY INCLUDED OR DESCRIBED IN THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR AND INCLUDE IN HIS BID. 17. THE CONTRACTOR IS ENCOURAGED TO REUSE ALL MATERIALS WHICH ARE IN GOOD CONDITION, WHERE FEASIBLE, AND ECONOMICAL, AND WHERE IN CONFORMANCE WITH CODE REQUIREMENTS. REPLACE THOSE

WHICH ARE DEFECTIVE AND OR NOT IN CONFORMANCE WITH CODE REQUIREMENTS WHERE REUSE IS

INDICATED OR IMPLIED.

18. THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A DESIGN BUILD CONTRACTOR FOR THE DESIGN AND INSTALLATION OF ALL THE ELECTRICAL SYSTEMS AND PHOTOVOLTAIC TECHNOLOGIES THROUGHOUT THE IMPROVEMENT AREA. DRAWINGS IF REQUIRED BY THE BUILDING DEPARTMENT SHALL DEPICT BUT NOT BE LIMITED TO ALL CIRCUITING, SWITCHING, SERVICES, PANELS ETC. AS REQUIRED OF THIS PROJECT. ALL WORK SHALL MEET THE REQUIREMENTS OF STATE AND LOCAL LAWS AND ORDINANCES, NATIONAL ELECTRIC CODE, AND ANY OTHER APPLICABLE CODES. ANY CALCULATION NEEDED TO BE SUBMITTED FOR PERMIT ISSUE SHALL BE PREPARED BY THIS CONTRACTOR. REFER TO ELECTRICAL DRAWINGS FOR CRITERIA AND SCOPE OF WORK. 19. THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A DESIGN BUILD CONTRACTOR FOR THE DESIGN AND INSTALLATION OF ALL MECHANICAL SYSTEMS INCLUDING RADIANT HEATING AND STORM WATER COLLECTION AND DISTRIBUTION SYSTEMS. WORK THROUGHOUT THE RENOVATION AREA. ALL WORK SHALL MEET THE REQUIREMENTS OF STATE AND LOCAL LAWS AND ORDINANCES AND ANY APPLICABLE CODES. CONTRACTOR SHALL BE RESPONSIBLE TO MODIFY AND INSTALL ALL SYSTEMS TO MEET SAN FRANCISCO REQUIREMENTS AS NECESSARY. ANY CALCULATION NEEDED TO BE SUBMITTED FOR PERMIT ISSUE SHALL BE PREPARED BY THIS CONTRACTOR. REFER TO MECHANICAL DRAWINGS FOR CRITERIA AND SCOPE OF WORK. ALL DRAWINGS AND CALCULATIONS SHALL BE PREPARED IN CONFORMANCE TO CITY REQUIREMENTS. 20. THE CONTRACTOR SHALL COORDINATE THE SERVICES OF THE OWNERS' FORCES FOR THE DESIGN BUILD PORTION OF THE EXCAVATION AND CONSTRUCTION OF SUB GRADE BEAMS AND ANY RELATED GROUND WORK

DRAWING AS REQUIRED BY THE BUILDING DEPARTMENT SHALL DEPICT BUT NOT BE LIMITED TO ALL SWITCHING SERVICES PANEL REQUIREMENTS, GAS, ELECTRICAL, AND WATER SUPPLY LINES. 21. THE CONTRACTOR SHALL PROTECT ALL EXPOSED SURFACES FROM WEATHERING DURING CONSTRUCTION TO

ENSURE THAT BUILDING ENVELOPE INTEGRITY IS MAINTAINED THROUGHOUT THE PERFORMANCE OF THE

b. ROOFS AND DECKS WHERE IN ANY WAY AFFECTED BY THE WORK SHALL BE PROTECTED FROM WATER IMPREGNATION AND ALL PRECAUTIONS SHALL BE TAKEN TO ENSURE AGAINST WATER INFILTRATION AT THE CLOSE OF EACH WORK DAY AND BETWEEN PERIODS OF WORK. 22. WINDOW SIZES AND DOOR HEIGHTS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL

ROUGH OPENING SIZES. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED ON THE WALL OR PLACED FLUSH WITH ADJACENT WALL AS INDICATED ON THE DRAWINGS. 23. PROVIDE WOOD BACKING FOR ALL TOWEL BARS, AND BLOCKING FOR ANCHORING MISCELLANEOUS STEEL COMPONENTS WHERE NECESSARY, ETC.

24. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, INSTALLATION AND MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION.

25. SHOP-DRAWINGS: ANY WORK THAT IS TO BE CARRIED OUT OUTSIDE THE SCOPE OF THE CONTRACTORS DIRECT SUPERVISION ON SITE SHALL BE PROCEEDED BY A COMPLETE SET OF SHOP DRAWINGS TO BE CARRIED OUT BY THE SUBTRADE RESPONSIBLE FOR THE WORK, THESE SHOW DRAWINGS HALL BE COORDINATED BY THE CONTRACTOR AND SUBMITTED PROMPTLY TO THE ARCHITECT FOR REVIEW AND APPROVAL. SHOP DRAWINGS ONCE APPROVED HALL BE CONSIDERED PART OF THE CONTRACTED WORK OF THE PROJECT AND THE INSTALLATION OF SUCH FABRICATED ITEMS SHALL BE COORDINATED BY THE CONTRACTOR AND HIS FORCES. 26. SAMPLE SUBMISSIONS: ALL MATERIALS AND FINISHES SPECIFIED OR NOTED BY DETAIL REFERENCE IN THESE PLANS SHALL BE SUBMITTED BY THE CONTRACTOR AS A SAMPLE TO THE ARCHITECT FOR APPROVAL OR INSPECTION PRIOR TO ITS INSTALLATION.

27. SITE MOCK-UP: ALL SPECIAL ASSEMBLIES AND OR WORK REQUIRING SPECIFIC ON SITE HANDLING OR WORKMANSHIP SHALL BE MOCKED UP AT FULL SCALE ON SITE FOR APPROVAL BY THE ARCHITECT FOR CONFORMANCE TO THE PLANS AND SPECIFICATIONS IN CONSISTENCY WITH THE INTENDED QUALITY AND

28. PROJECT CLOSE-OUT:

c. CONTRACTOR SHALL REVIEW PROJECT WITH ARCHITECT AND OR OWNER TO ENSURE THAT ALL

REQUIREMENTS OF THE CONTRACT DOCUMENTS HAVE BEEN FOLLOWED. d. CONTRACTOR SHALL OBTAIN ALL REQUIRED CERTIFICATES AND NOTICES

e. ALL WORK PERFORMED SHALL BE CLEAN AND READY FOR USE. f. UPON COMPLETION, THE ARCHITECT SHALL, AT THE OWNER'S REQUEST, COMPILE A PUNCH LIST NOTING ANY CORRECTIONS OR OMISSIONS. ARCHITECTS ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENT,

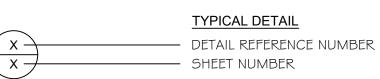
UNLESS SPECIFICALLY DETERMINED OTHERWISE BY OWNER. 29. ALL MATERIALS FOR USE OF A PROJECT SHALL BE STORED WITHIN THE PROJECT SITE.

30. CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.

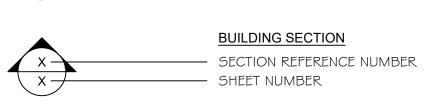
31. ALL QUESTIONS REGARDING PROJECT EITHER DURING BIDDING PHASE OR DURING CONSTRUCTION SHALL BE DIRECTED TO PATRICIA HAIGHT; ARCHITECTURE- T 4 | 5.939.4 | 40.

GENERAL LEGEND

(TYPICAL OF ALL ARCHITECTURAL DRAWINGS)



ELEVATION ELEVATION REFERENCE NUMBER - SHEET NUMBER



WALL SECTION SECTION REFERENCE NUMBER - SHEET NUMBER

INTERIOR ELEVATION · ELEVATION REFERENCE NUMBER - SHEET NUMBER **ELEVATION VIEW**

DATUM DESIGNATION ----- LEVEL NAME ELEVATION WINDOW TYPE DOOR TYPE

REVISION DELTA **COLUMN LINE**

SHEET NOTE **PROPERTY LINE**

CENTER LINE

122061/11/11/01/10

JOINT

JOIST

POUND

LEVEL

LTG

LINEAR FEET

LIGHTING

NOTE: PLEASE SEE LEGEND(S) FOR ADDITIONAL ABBREVIATIONS NOT SHOWN HERE

+/-	APPROXIMATELY	MAS	MASONRY
@	AT	M.D.	MECHANICAL DRAWINGS
С	CENTER LINE	MET	METAL
Ø	DIAMETER		
#	POUND / NUMBER	(N)	NEW
	ABOVE EINIOU ELOOD	N/A	NOT APPLICABLE
A.F.F.	ABOVE FINISH FLOOR	NEC	NECESSARY
BLDG	PLUI DINC	NEG NIC	NEGATIVE NOT IN CONTRACT
BD	BUILDING BOARD	NO	NUMBER
BP	BUILDING PAPER	NO	NOMBER
ы	DOIEDING I AI EIX	PARA	PARALLEL
CLKG	CAULKING	PERIM	PERIMETER
C.D.	CIVIL DRAWINGS	PERP	PERPENDICULAR
CLG	CEILING	PL	PLATE
CLR	CLEAR	PLY	PLYWOOD
CNR	CORNER	PTD	PAINTED
DBL	DOUBLE	R	RISER
DEMO	DEMOLITION	RAD	RADIUS
DWG	DRAWING	RELOC	RELOCATE(D)
DG	DECOMPOSED GRANITE	REM	REMOVE(D)
_		REQD	REQUIRED
E	EAST	S	COUTU
(E) E.D.	EXISTING	SCHED	SOUTH
E.D.	ELECTRICAL DRAWINGS	S.C.D.	SCHEDULE SEE CIVIL DRAWINGS
ENT	ELEVATION ENTRANCE	S.E.D.	SEE ELECTRICAL DRAWINGS
EQ	EQUAL	S.M.D.	SEE MECHANICAL DRAWINGS
EQUIP	EQUIPMENT	S.O.G.	SLAB-ON-GRADE
EQUIV	EQUIVALENT	S.S.D.	SEE STRUCTURAL DRAWINGS
LGOIV	EGOIVALEIVI	SGL	SINGLE
FE	FIRE EXTINGUISHER	SHT	SHEET
F.F.	FINISH(ED) FLOOR	SHTG	SHEATHING
FH	FIRE HOSE	SP	SPACE(ING) / STANDPIPE
FDTN	FOUNDATION	SPKLR	SPRINKLER
FIXT	FIXTURE	SQ	SQUARE
FV	FIELD VERIFY	STD	STANDARD
		S.D.	STRUCTURAL DRAWINGS
GA	GAUGE	SURF	SURFACE
GAL	GALLON	SWR	SEWER
GI	GALVANIZED IRON	SYM	SYMBOL / SYMMETRICAL
GL	GLASS	T O F F	TOD OF FINIOUVED) FLOOD
GND	GROUND	T.O.F.F.	TOP OF FINISH(ED) FLOOR
GRD PM	GRADE DE AM	T/TRD	TREAD
GRD BM GRVL	GRADE BEAM	T&B	TOP AND BOTTOM
GUT	GRAVEL GUTTER	U.O.N.	UNLESS OTHERWISE NOTED
GYP	GYPSOM	J.U.IN.	GIVELOG OTHERWISE NOTED
511	OTT SOW	VERT	VERTICAL
Н	HIGH	· L. ()	V ETCTION LE
	=	W/	WITH
INT	INTERIOR / INTERSECTION	W/O	WITHOUT
		WD	WOOD
INIT	LOINE	W D	WORK BOINT

WORK POINT

WEIGHT

PROJECT DIRECTORY

CLIENT: EVE VINO LLC 415-652-0586

BUILDING OWNER: 219 N. AMPHLETT BLVD. STE. A SAN MATEO, CA 94401 T. 650-444-4752

Gilbert Ave.

VICINITY MAF

AERIAL MAP

CONTACT: RAMIRO AND CLAUDIA CHAVEZ

ARCHITECT: PATRICIA HAIGHT T. 415-939-4140

99 6TH AVENUE, SAN FRANCISCO, CA 94118

haightpatty77@gmail.com

PROJECT INFORMATION

ADDRESS 1925 MENOLTA AVENUE

MENLO PARK, CA

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: V-B NUMBER OF STORIES: I

EXISTING SQUARE FOOTAGE: +-4,170 (INCLUDES ADDRESSES 1923, 1925, 1927 AND 1929)

SPRINKLERS: NO

ZONING: C-2

HEIGHT: 30'. I 5" WITHIN 75' OF ANY RESIDENTIAL DISTRICT

PARCEL NUMBER: 062 366 150

LOT SIZE: +- 8,990 SQ. FT.

AREA OF WORK: +- 1,328 SQ. FT. (TENANT AREA)

PROJECT DESCRIPTION

THE PROJECT IS THE IMPROVEMENT TO THE VACANT SPACE AT 1925 MENALTO AVENUE TO FACILITATE "HAVEN WINE AND CHEESE"; HAVEN WILL HAVE A FULL BRUNCH/LUNCH AND DINNER MENU ALONG WITH WINE AND CHEESE SALES.

COVER SHEET AO.O

SITE PLAN

FLOOR PLANS EXISTING AND PROPOSED; ROOF PLAN

STREETSCAPE A1.2

AREA PLAN

EXTERIOR ELEVATIONS AND BUILDING SECTIONS

CALIFORNIA BUILDING CODE 2022

MENLO PARK, CA

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: V-B

SPRINKLERS: NO

ZONING: C-2

GENERAL CONTRACTOR MUST POST A SIGN CONTAINING THE PERMIT HOURS OF CONSTRUCTION ACTIVITIES EXCEEDING THE NOISE LIMITS SET FORTH IN SECTION 8.06.030, SHALL BE POSTED AT ALL ENTRANCES TO A CONSTRUCTION SITE UPON THE COMMENCEMENT OF CONSTRUCTION FOR THE PURPOSE OF INFORMING CONTRACTORS AND SUBCONTRACTORS AND ALL OTHER PERSONS AT THE CONSTRUCTION SITE OF THE BASIC REQUIREMENTS OF THIS CHAPTER. THE SIGN SHALL BE AT LEAST FIVE (5) FEET ABOVE GROUND LEVEL AND SHALL CONSIST OF A WHITE BACKGROUND WITH BLACK LETTERS.

NOT WITHSTANDING ANY OTHER PROVISION SET FORTH ABOVE, ALL POWERED EQUIPMENT SHALL COMPLY WITH THE LIMITS SET FORTH IN SECTION 8.06.040(B)

SHEET INDEX

AO. I

AI.I

A1.3

A1.4

NUMBER OF STORIES: I

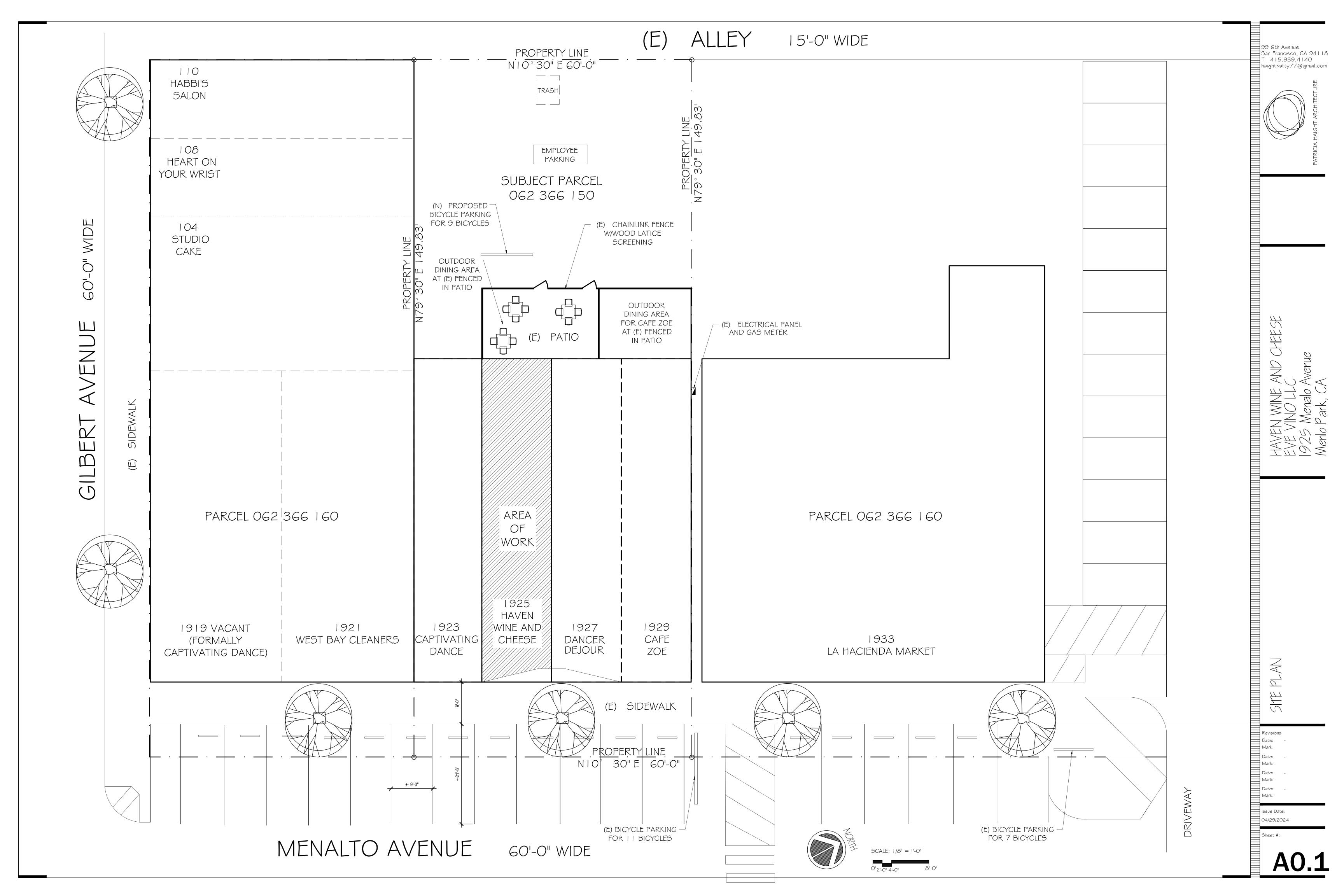
EXISTING SQUARE FOOTAGE: +-4, 170

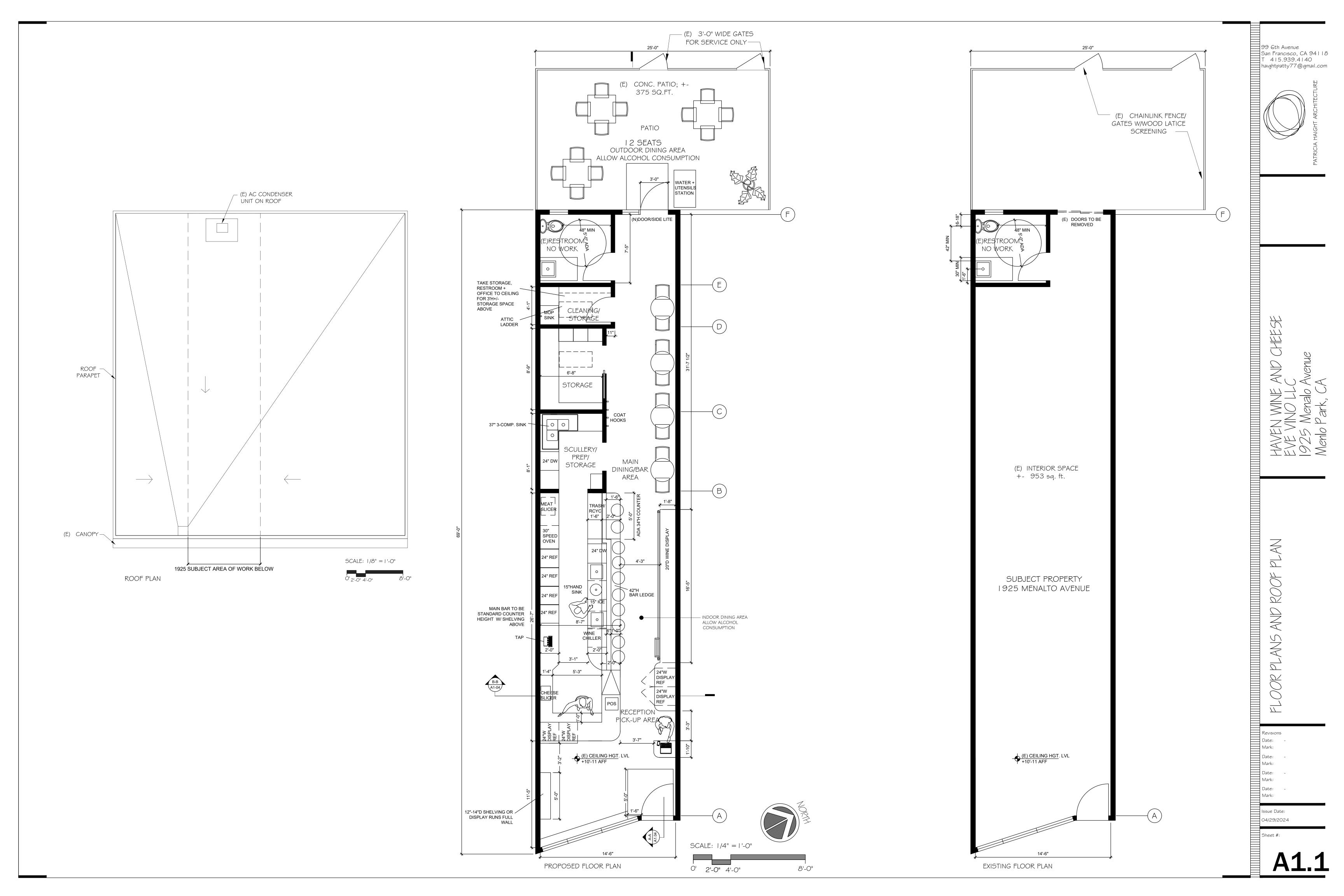
San Francisco, CA 94118 415.939.4140

haightpatty77@gmail.com

99 6th Avenue

03/05/2024

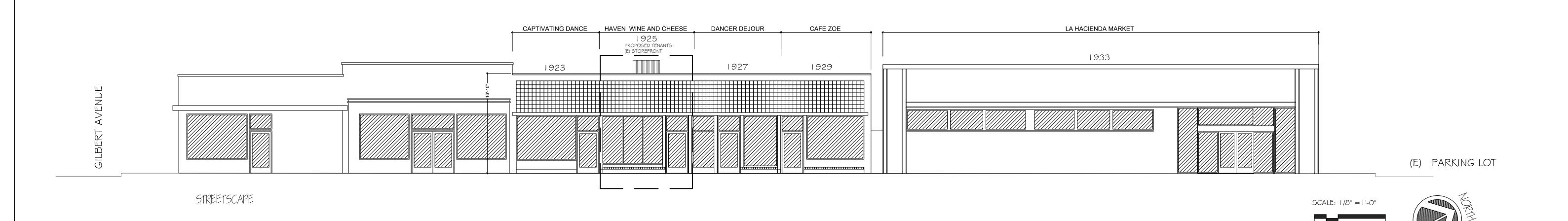




A1.2



VIEW C-SEE REFERENCE ON SHEET AL3

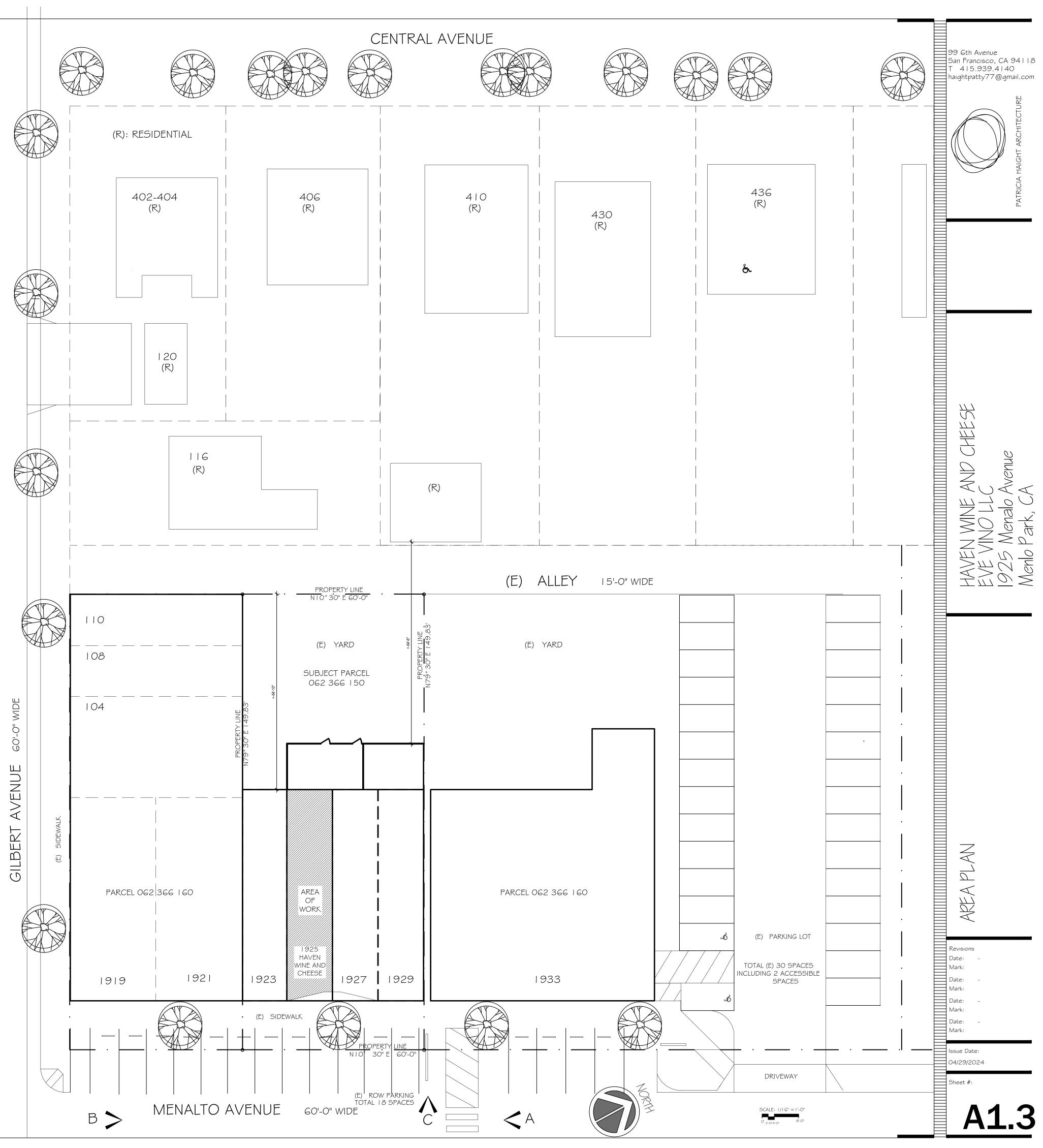


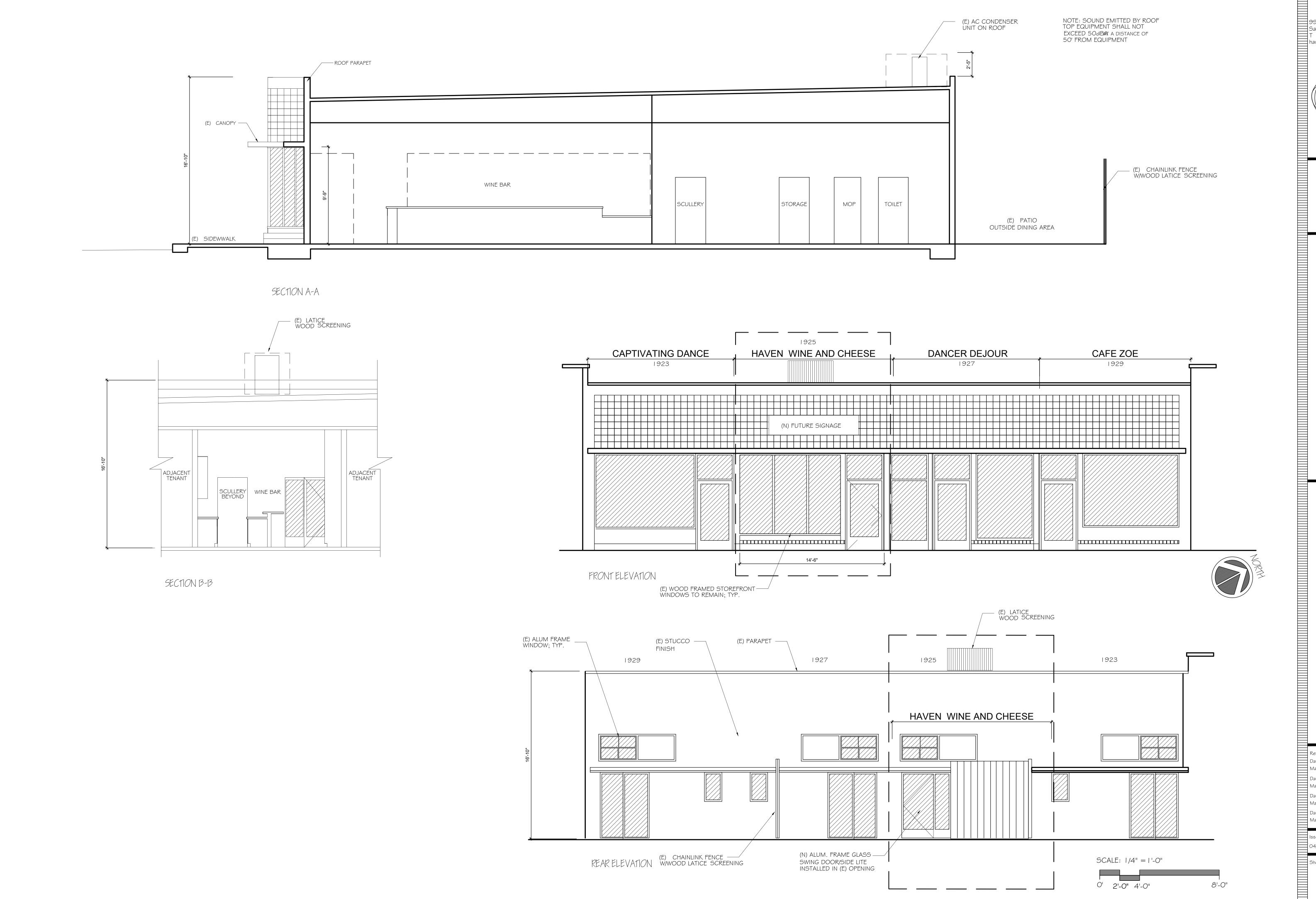


VIEW -A

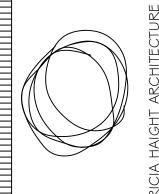


VIEW-B





99 Gth Avenue
San Francisco, CA 94118
T 415.939.4140
haightpatty77@gmail.com



BUILDING SECTIONS AND EXTERIOR ELEVATIONS