

GENERAL INFORMATION	
EXISTING OCCUPANCY:	A-2
PROPOSED OCCUPANCY:	A-2
TYPE OF CONSTRUCTION:	V-B
FIRE PROTECTION:	NOT SPRINKLERED
LOT SIZE:	40,314 SF ; 0.93 AC
TOTAL BUILDING FLOOR AREA:	5,536 SF
TENANT FLOOR AREA:	5,536 SF
ZONING:	MS - INDUSTRIAL AND SERVICE
APN:	216-44-048
FAR:	0.14
LANDSCAPING AREA:	10,716 SF

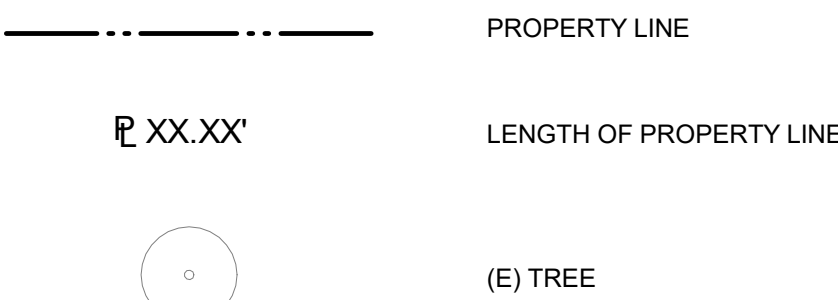
SCOPE OF WORK

THIS PROJECT APPLICATION IS FOR THE CHANGE OF USE AND SPECIAL USE PERMIT ASSOCIATED WITH ALCOHOL SALES FOR A RESTAURANT AND CATERING COMPANY. THE PROPOSED USE OF 1220 OAKMEAD PARKWAY IS AS A COMMERCIAL CATERING/RESTAURANT WITH 'HANDHELD CATERING' BEING THE OPERATOR/TENANT. 'HANDHELD CATERING' WILL BE LEASING THE 5,536 SF EXISTING BUILDING WHICH WAS PREVIOUSLY A RESTAURANT. THE PREVIOUS TENANT WAS ROUND TABLE PIZZA AND OTHER PAST USES INCLUDED A BANK. THE USE PERMIT WILL BE FOR CATERING/RESTAURANT USE.

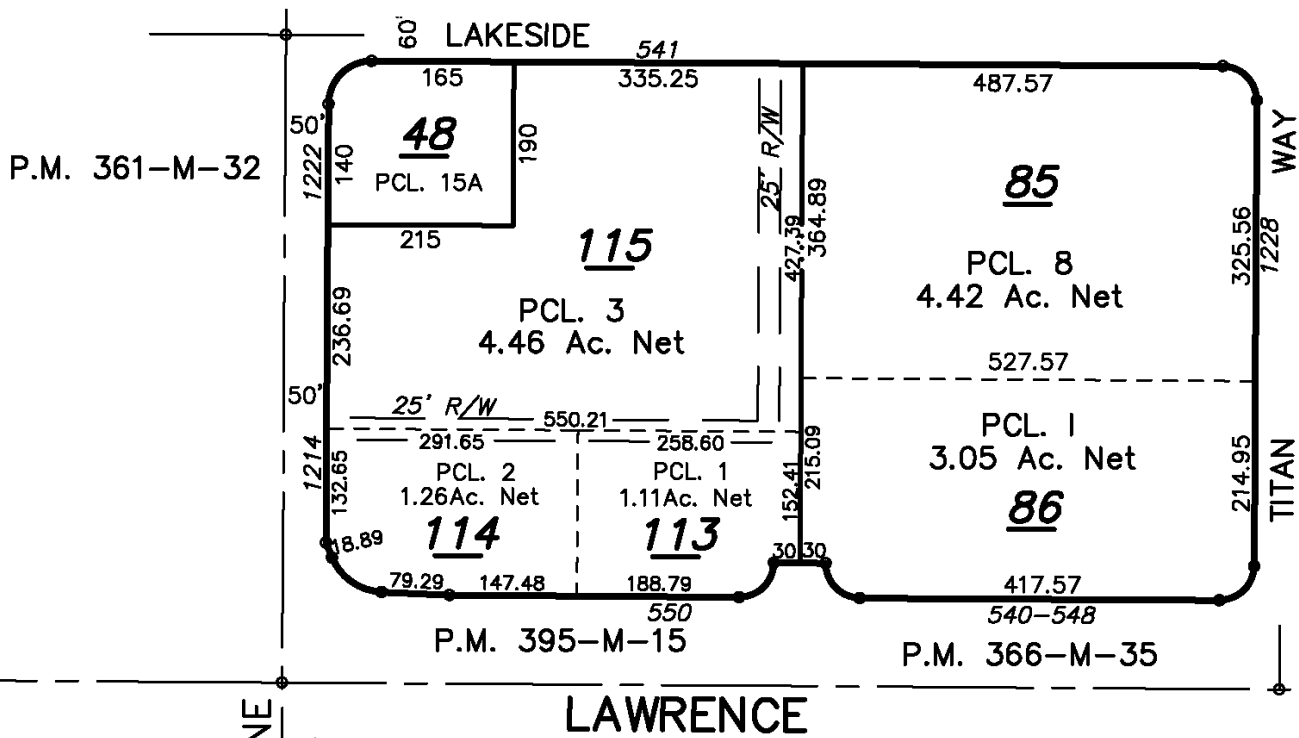
THE EXISTING BUILDING WAS CONFIGURED AS A RESTAURANT WITH A LARGE KITCHEN, BAR (BEER & WINE) AND DINING ROOM AREAS. "HANDHELD CATERING" PLAN TO EXPAND THE KITCHEN AND WILL BE CONVERTING THE DINING AREAS INTO OFFICE SPACE, STORAGE, AND DINING AREAS DEPICTED ON THE PLANS SUBMITTED WITH THE APPLICATION. THE KITCHEN EXPANSION WILL INCLUDE A NEW HOOD, NEW DRY/COLD STORAGE ROOM AND DISHWASHING ROOM. A NEW SERVICE DOOR IS BEING PROPOSED ON THE REAR SIDE OF THE BUILDING.

SITE IMPROVEMENTS INCLUDING: RESTRIPIING, UPGRADED BIKE RACK, AND UPGRADED TRASH ENCLOSURE

LEGEND



ACCESSORS PARCEL MAP



SITE MAP



LEGEND



- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating
- 2 3/8" diameter bar.
- Mounting hardware included.

[More Images](#)

SPECIFY COLOR: ☐ ☐ ☐

MODEL NO.	DESCRIPTION	SIZE L X W X H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
					1	3+		
H-2543BL	3-Loop	43 x 2 1/2 x 39"	5	56	\$395	\$375	■ Black ▾	<input type="text" value="1"/> ADD

SHIPS VIA MOTOR FREIGHT

TOTAL GROSS FLOOR AREA:	5,536 SF
MANUF. & OFFICE USE	4,881 SF
RESTAURANT W/ GENERAL ALCOHOL	655 SF

REQUIRED PARKING
MANUF. & OFFICE USE = 2 SPACES PER 1,000 SF
(4,881 / 1,000) x 2 = 9.762 = **10 SPACES**

MANUF. & OFFICE USE = $2 \text{ SPACES PER } 1,000 \text{ SF}$
 $(4,881 / 1,000) \times 2 = 9.762 = 10 \text{ SPACES}$

RESTAURANT W/ GENERAL ALCOHOL= 13 SPACES PER 1,000 SF

(655 / 1,000) x 13 = 8.515 = **9 SPACES**

TOTAL COMPANY VEHICLES = **51**

*5 COMPANY VEHICLES ARE PROVIDED BY THE TENANT AND ARE DEDUCTED FROM TOTAL COMPANY VEHICLES - 9

TOTAL PARKING SPACES REQUIRED = 10 (OFFICE) + 9 (RESTAURANT) - 5 (COMPANY)
 TOTAL PARKING SPACES PROVIDED = 44 SPACES

CAR SHARE SPACES REQUIRED =	44 x 5% = 2.2 =	3 SPACES
CAR SHARE SPACES PROVIDED =		3 SPACES

BICYCLE PARKING REQUIRED =	44 x 5% = 2.2 =	3 SPACES
CLASS I	3 x 25% = 0.75 =	1 SPACE

CLASS II	3 x 75% = 2.25 =	2 SPACES
BICYCLE PARKING PROVIDED =		5 SPACES

CLASS I	0 SPACES
CLASS II	5 SPACES

WASTE ESTIMATES:	
FOOD SCRAPS (FS)	1.33 CU YD
REFUSE (RS)	2.66 CU YD
CARDBOARD (OCC)	7.97 CU YD
ORGANICS	0 CU YD

WASTE RECEPTACLES PROVIDED:

FOOD SCRAPS (FS)	(1) 1 CU YD BIN @ 1x/WK
REFUSE (RS)	(1) 3 CU YD BIN @ 1x/WK
CARDBOARD (OCC)	(1) 3 CU YD BIN @ 3x/WK
ORGANICS	LANSCAPERS TO HAUL TRIMMINGS OFF-SITE FOR DISPOSAL
BAR GLASS	(2) 96 GAL BINS TO OFFSET REFUSE

[illegible]

1220 OAKMEAD PKWY

(E) LANDSCAPING

(E) GARBAGE TRUCK PATH
MIN. 27' VERTICAL
CLEARANCE

STAGED BINS

STAGED BINS

TRASH ENCLOSURE
SERVICING AREA

(N) 15' x 20' CONC.
STRESS PAD;
FLAT AND LEVEL
SURFACE, SLOPE
NO GREATER
THAN 2%; V.I.F.

LEVEL AND SMOOTH TRANSITION
FROM INSIDE OF ENCLOSURE TO
STRESS PAD

(N) STRIPING
(N) 10" WIDE ALUM. GATES W/ CANE
BOLTS ON EACH GATE; CANE BOLT
SLEEVES TO BE INSTALLED AT CLOSED
AND 150" OPEN POSITIONS, TYP.
(N) FENCE TO BE 12" MIN.
FROM INSIDE OF CURB, TYP.

(E) LANDSCAPING

(E) 5" CONC. CURB
WHEEL STOP, FENCE
TO BE INSTALLED MIN. 12"
FROM INSIDE FACE
OF WHEEL STOP, TYP.

150" OPEN MIN.

10'-0" WIDE GATE MIN.

96 GAL.
BAR
GLASS

3 CU. YD.
OCC

(N) CONC SLAB;
FLAT AND LEVEL
SURFACE, SLOPE
NO GREATER
THAN 2%; V.I.F.

9'-2"

1 CU. YD.
FS

96 GAL.
BAR
GLASS

(N) 5" HIGH CONC. CURB
WHEEL STOP, FENCE TO
BE INSTALLED MIN. 12"
FROM INSIDE FACE OF
WHEEL STOP, TYP.

(N) 6" HIGH SLATTED
CHAIN LINK FENCE
ENCLOSURE, MATCH
BUILDING COLOR

RE-INSTALL/REPLACE
EXISTING ENCLOSURE
LIGHT FIXTURE IN THIS
LOCATION

(E) LANDSCAPING

(E) TRANSFORMER

(E) 5" CONC. CURB WHEEL
STOP, FENCE TO BE
INSTALLED MIN. 12" FROM
INSIDE FACE OF WHEEL
STOP, TYP.

(N) FENCE TO BE 12" MIN.
FROM INSIDE OF CURB, TYP.

(E) LANDSCAPING

(E) 4" HIGH SLATTED
CHAIN LINK FENCE @
ADJOINING PROPERTY

2 ENLARGED PLAN - TRASH ENCLOSURE

$$1/4'' = 1'-0''$$

1 PROPOSED SITE PLAN

$$1/16'' = 1'-0''$$

HAND HELD CATERING TIPS

1220 OAKMEAD PARKWAY

USE PERMIT SET

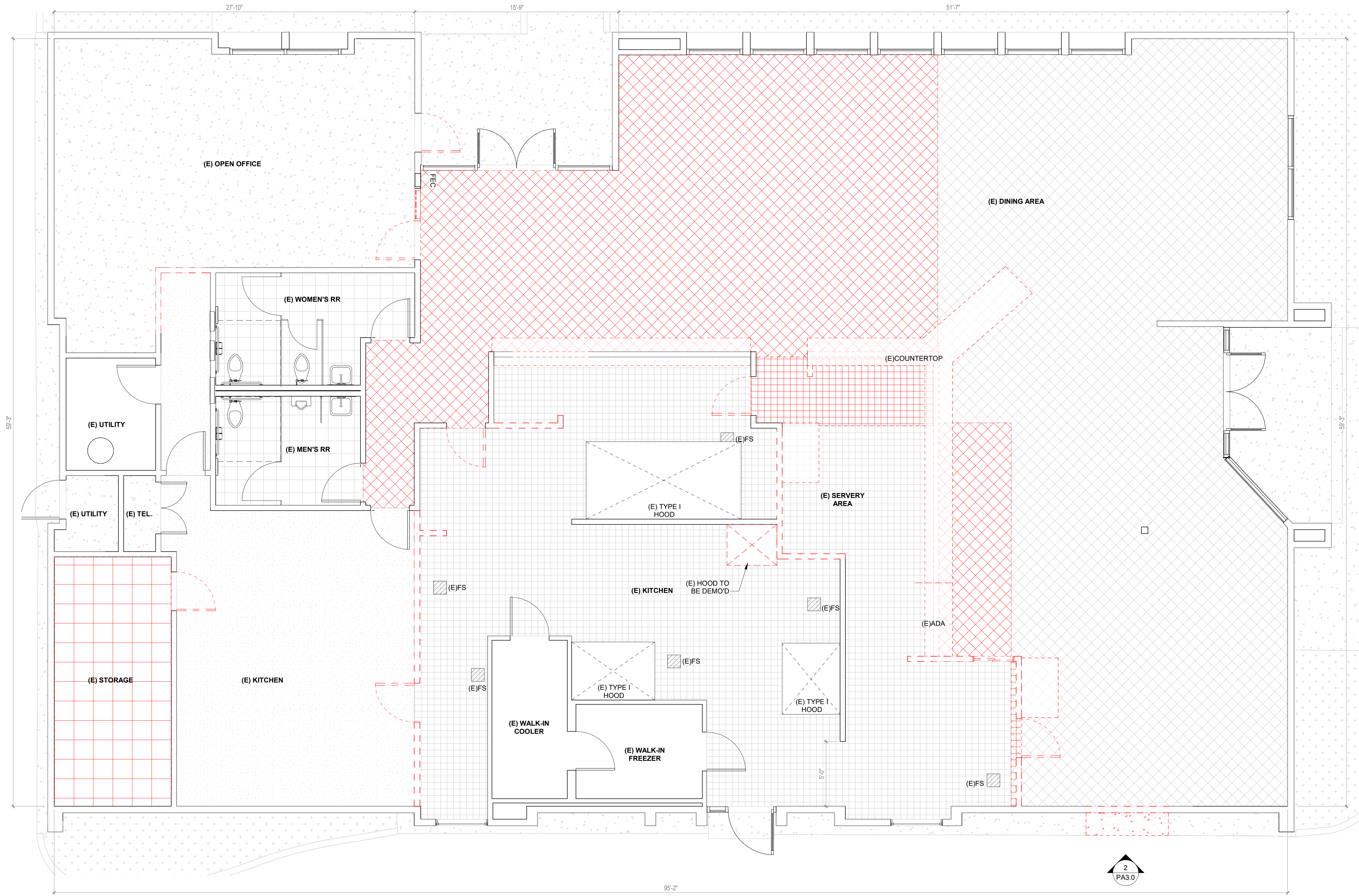
REV #	DESCRIPTION	DATE
		01/27/25
P1	User Permit Set	03/27/25
P2	User Permit PC Response 1	06/10/25
P3	User Permit PC Response 2	07/10/25
		07/10/25

APPROVALS

PROJECT #: 2024.011
DATE: 06.10.2025
CHECKED BY: CH

PROPOSED SITE PLAN

PA1.1



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

LEGEND

- EXISTING WALL
- EXISTING 1HR FIRE RATED WALL
- EXISTING 2HR FIRE RATED WALL
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED
- EXISTING DOOR

PLAN NOTES

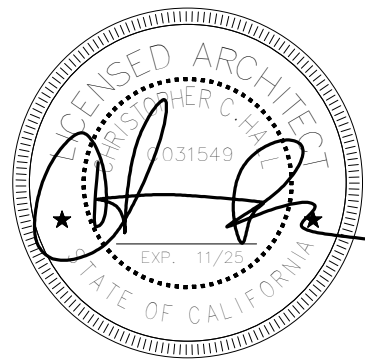
- EXISTING SHELL & CORE CONSTRUCTION SHOWN w/ POCHÉ & OR SCREENED.
- REFER TO F&E PLAN FOR EQUIPMENT LAYOUT, DIMENSIONS, ETC.
- REFER TO INTERIOR ELEVATIONS FOR ADD'L DIMENSIONS DESCRIBING PARTIAL HT WALLS, CASEWORK LAYOUT, SPECIALTY OUTLET LOCATIONS, ETC.
- REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CLG HTS & PLENUM BARRIER LOCATIONS.
- REFER TO GENERAL INFORMATION AND CONSTRUCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHED.

DEMO NOTES

- ASBESTOS & HAZARDOUS MATERIALS: FEDERAL, STATE & LOCAL REGULATIONS REQUIRE THAT ALL ASBESTOS & OTHER HAZARDOUS MATERIALS IN A BUILDING BE REMOVED PRIOR TO STARTING THE DEMOLITION WORK. CONTRACTOR TO OBTAIN REQUIRED CERTIFICATION THAT THERE ARE NO HAZARDOUS MATERIALS PRESENT IN THE STRUCTURE.
- U.O.N. ALL DEBRIS RESULTING FROM DEMOLITION WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE REMOVED & DISPOSED OF IN A LEGAL MANNER OFF OF THE PROJECT PROPERTY.
- THE CONTRACTOR SHALL PROTECT THE EXISTING BUILDING & IMPROVEMENTS WITHIN THE AREAS OF OPERATION & TAKE CARE TO PROTECT THE NEIGHBORING SPACES WHERE EXISTS. THE CONTRACTOR SHALL ASSUME ALL FINANCIAL RESPONSIBILITY FOR THE IMMEDIATE RESTORATION, REPAIR, OR REPLACEMENT OF DAMAGED ITEMS OR AREAS TO RESTORE THEM TO MATCH EXISTING CONDITIONS.
- THE CONTRACTOR SHALL TAKE RESPONSIBILITY TO ADEQUATELY SECURE THE PREMISES AND /OR STORED MATERIALS FROM TRESPASSING, THEFT & VANDALISM.
- PROTECT EXISTING WINDOWS AT PERIMETER DURING CONSTRUCTION.
- DEMO ALL FLOORING FINISHES IN AREAS OF WORK U.O.N. PATCH & PREPARE EXISTING FLOORS IN AREAS TO RECEIVE NEW FLOORING TO PROVIDE FOR CONTINUOUS LEVEL SURFACE FOR NEW FLOORING.
- DO NOT REMOVE ANY BEARING WALLS, COLUMNS OR OTHER STRUCTURAL MEMBERS NOT DESIGNATED IN STRUCTURAL DOCUMENTS. NOTIFY ARCHITECT IMMEDIATELY IF AREAS OF DEMO UNCOVER ANY EXISTING STRUCTURAL COMPONENTS NOT PREVIOUSLY IDENTIFIED.
- PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, THE CONTRACTOR SHALL PROVIDE SHORING AS REQUIRED TO TEMPORARILY SUPPORT ALL LOADS UNTIL NEW FRAMING IS INSTALLED AS DOCUMENTED AND SPECIFIED. IF THE CONTRACTOR FINDS THE EXISTING CONDITIONS TO BE OTHER THAN DOCUMENTED OR IN CONFLICT WITH THE DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION. PROCEEDING WITHOUT NOTIFICATION INDICATES FULL ACCEPTANCE OF CONDITIONS AND RESPONSIBILITY IF WORK IS NOT IN CONFORMANCE WITH CONTRACT DOCUMENTS.

KEYNOTES

STAMPS



HAND HELD CATERING TI

1220 OAKMEAD PARKWAY
SUNNYVALE, CA 94085

USE PERMIT SET

REV #	DESCRIPTION	DATE
P1	Use Permit Set	03/27/25
P1	Use Permit PC Response 1	03/27/25

APPROVALS

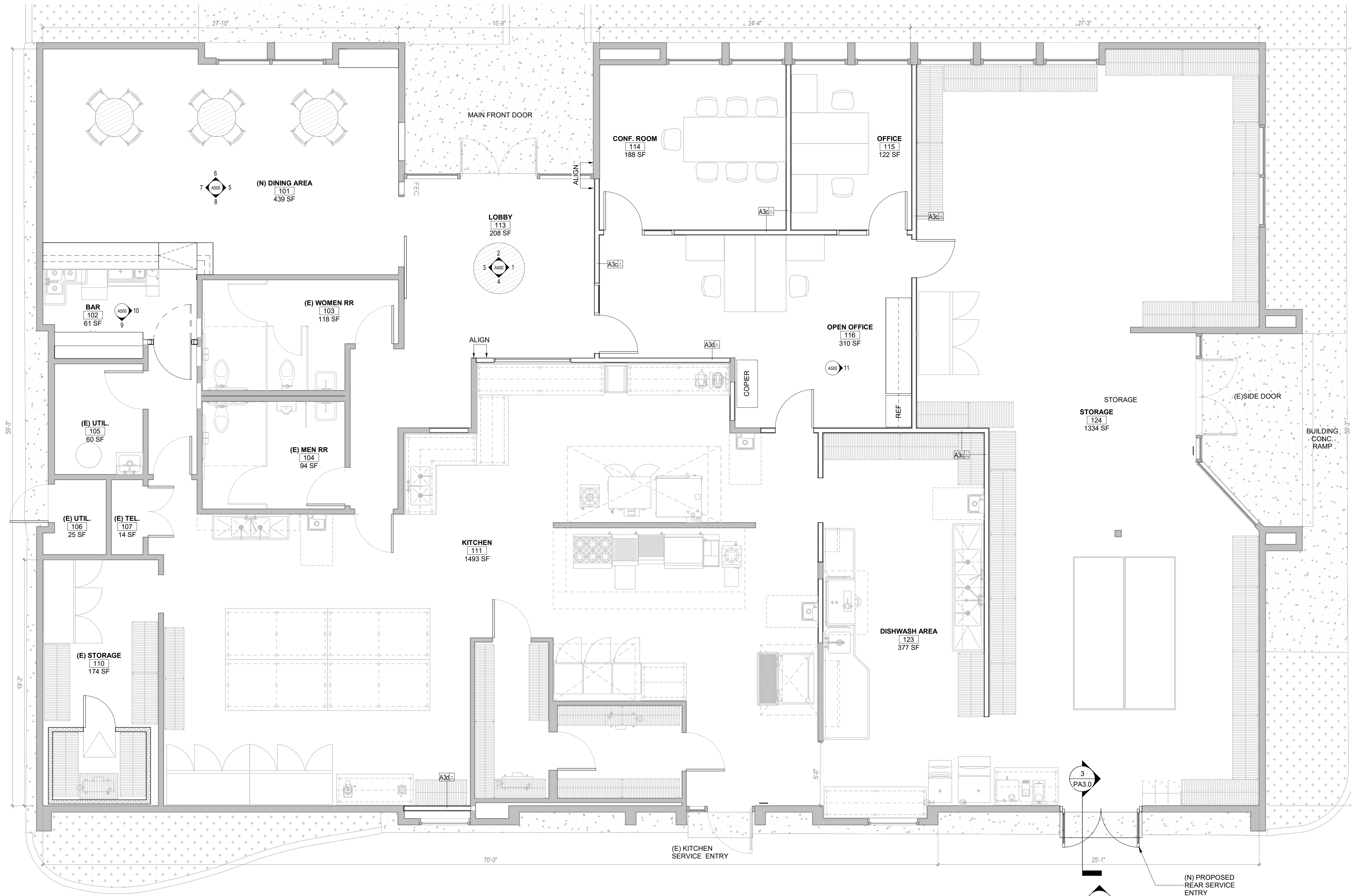
PROJECT #: 2024.011
DATE: 06.10.2025
CHECKED BY: CH

EXISTING/DEMO
FLOOR PLAN

PA2.1

1 PROPOSED FLOOR PLAN

1/4" = 1'-0"



LEGEND

- EXISTING WALL
- EXISTING 1HR FIRE RATED WALL
- EXISTING 2HR FIRE RATED WALL
- NEW WALL, REFER TO WALL LEGEND TYPE
- 1HR FIRE RATED WALL, REFER TO WALL LEGEND TYPE
- 2HR FIRE RATED WALL, REFER TO WALL LEGEND TYPE
- PREFAB COOLER WALL, BY OTHERS.
- EXISTING DOOR
- DOOR TAG REFER TO DOOR SCHEDULE
- PROPOSED DOOR
- WINDOW TAG REFER TO WINDOW SCHEDULE
- PROPOSED WINDOW

ATTACHMENT 4
PLNG-2025-0058
1220 Oakmead Parkway
Page 4 of 5

MANU
STUDIOS

ARCHITECT OF RECORD:
MANU Studios, Inc.
66 E Santa Clara St, Ste. 14
San Jose, CA 95113
408.265.5255
info@manustudios.com

STAMPS

PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA
10457

HAND HELD CATERING TI
1220 OAKMEAD PARKWAY
SUNNYVALE, CA 94085
USE PERMIT SET

REV #	DESCRIPTION	DATE
	Use Permit Set	04/27/25
P1	Use Permit PC Response 1	03/27/25
P2	Use Permit PC Response 2	06/10/25

APPROVALS

PROJECT #: 2024.011
DATE: 06.10.2025
CHECKED BY: CH

PROPOSED FLOOR PLAN

PA2.2



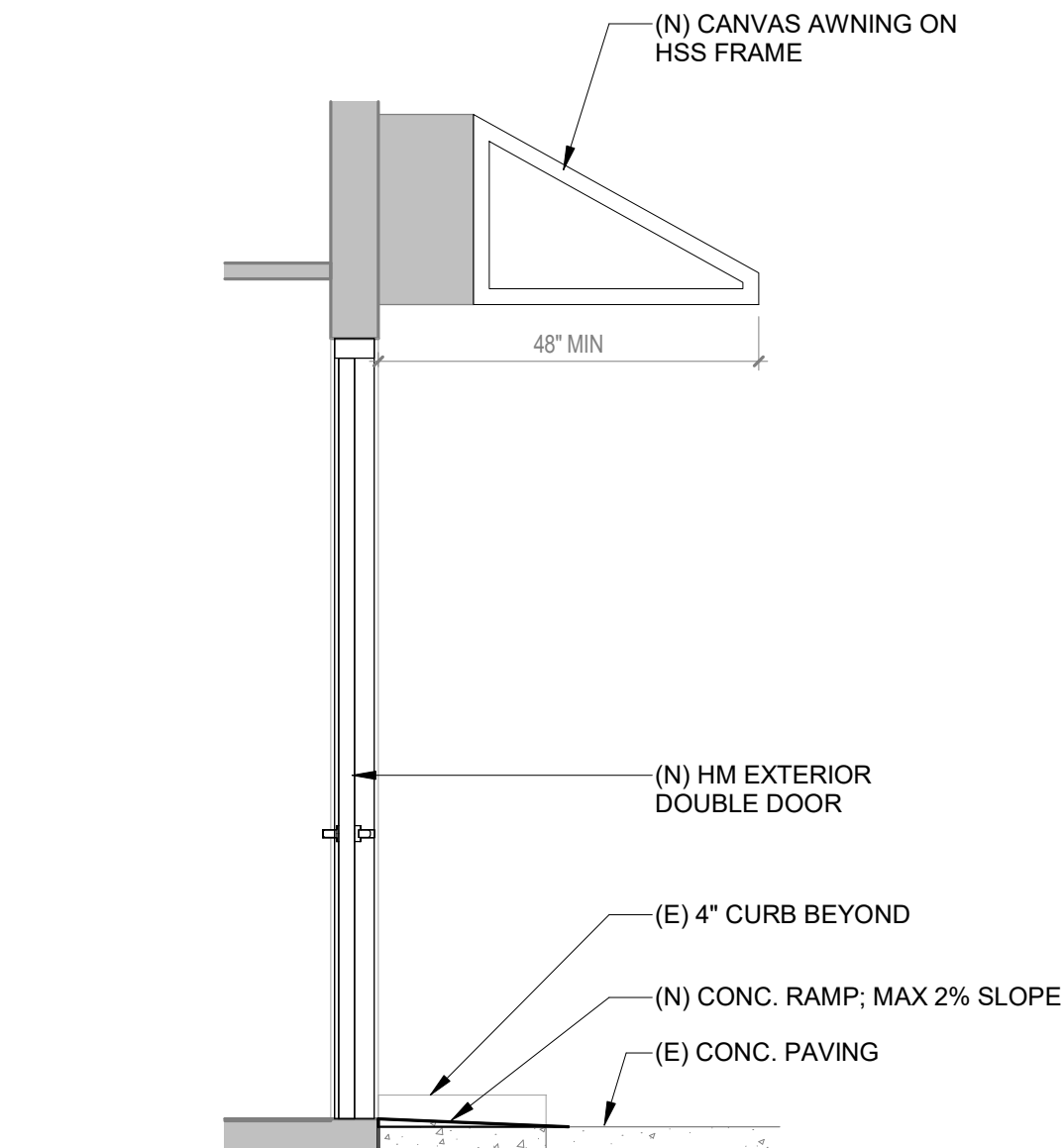
KEYNOTES	
01.27	(N) CANVAS AWNING
02.15	DEMOLISH PORTION OF EXISTING WALL & PREP OPENING FOR EXTERIOR DOOR
02.18	DEMOLISH PORTION OF EXISTING CURB
02.19	(E) CANVAS AWNING
03.01	(N) CONC. LANDING: 2% SLOPE AWAY FROM BUILDING
08.06	(N) EXTERIOR SERVICE DOOR

ATTACHMENT 4
PLNG-2025-0058
1220 Oakmead Parkway
Page 5 of 5

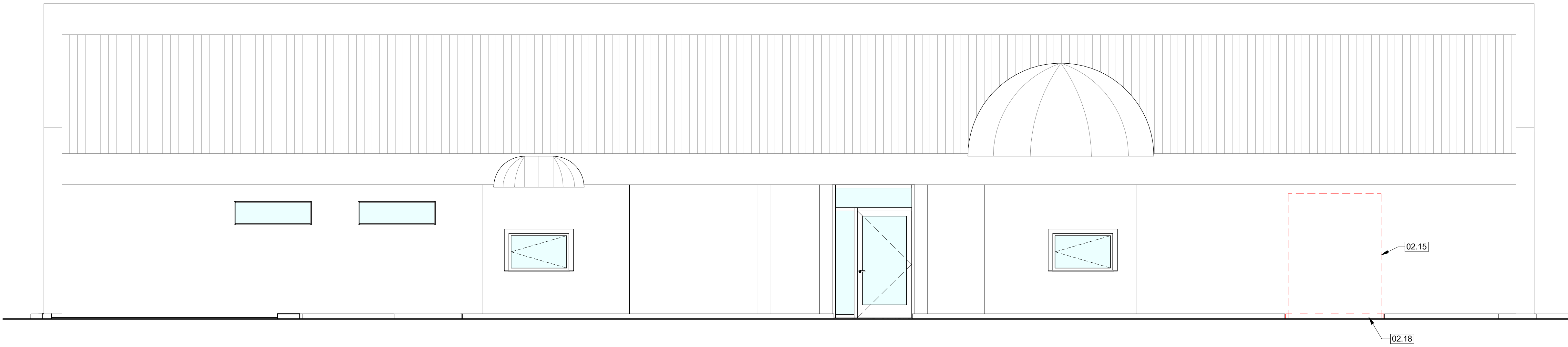
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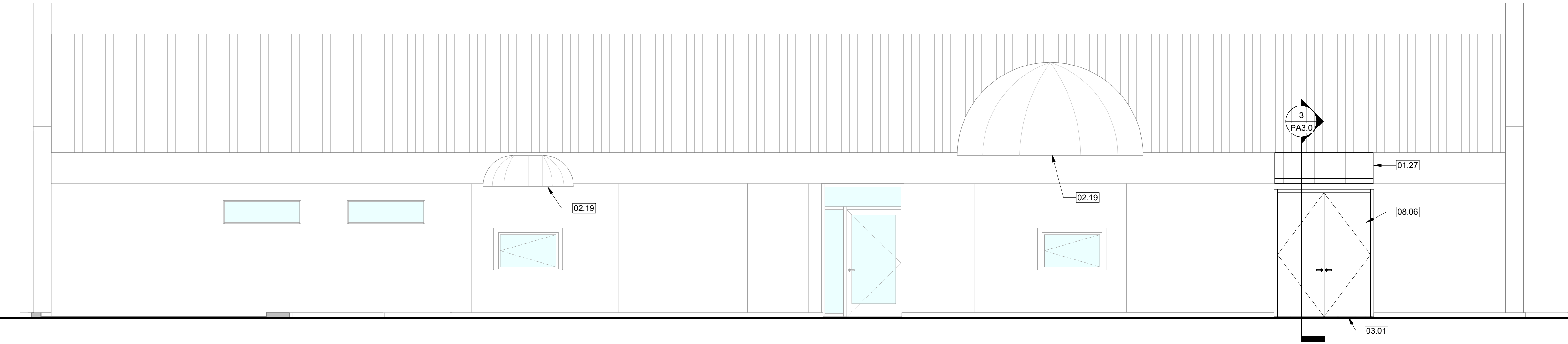
STAMPS



3 SECTION @ EXTERIOR DOOR
1/2" = 1'-0"



2 EXISTING BACKSIDE ELEVATION
1/4" = 1'-0"



1 PROPOSED BACKSIDE ELEVATION
1/4" = 1'-0"

1220 OAKMEAD PARKWAY
SUNNYVALE, CA 94085
BUILDING PERMIT SET

REV #	DESCRIPTION	DATE
P1	Use Permit PC Response 1	03/27/25

APPROVALS	
PROJECT #:	2024.011
DATE:	06.10.2025
CHECKED BY:	CH

EXISTING/PROPOSED
EXTERIOR
ELEVATIONS

PA3.0