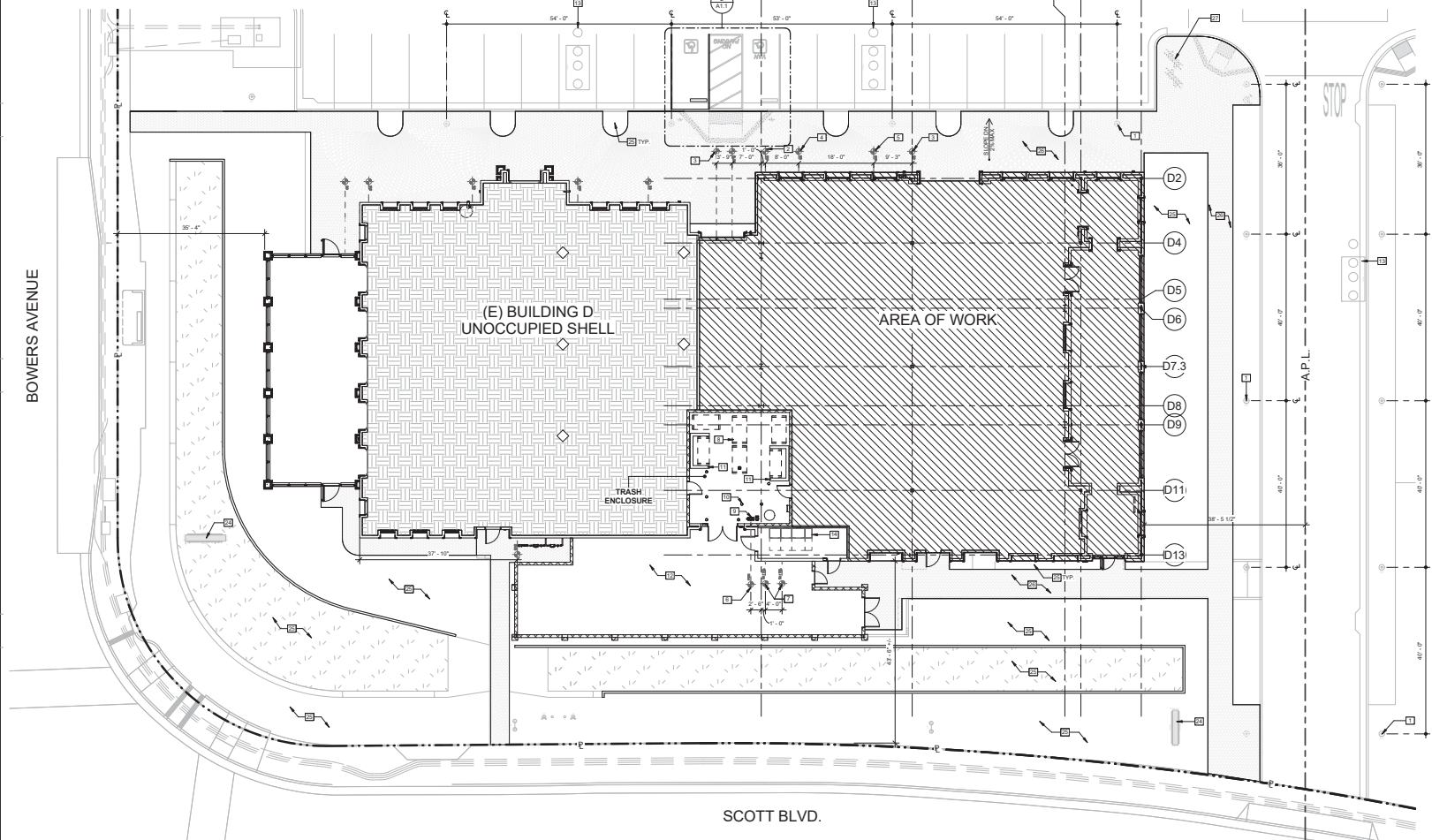


ENLARGED PARKING PLAN 2
1/4" = 1'-0"



ENLARGED SITE PLAN 1
3/32" = 1'-0"

LEGEND

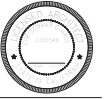
- P.L. --- PROPERTY LINE
- A.P.L. --- ASSUMED PROPERTY LINE
- [Hatched Box] AREA OF WORK

KEY NOTES

1. LIGHT POLE, TYP. REFER TO CIVIL & ELEC. DWGS
2. DOMESTIC WATER SERVICE P.O.C. REFER TO CIVIL & PLUMBING DWGS
3. STORM DRAIN P.O.C. REFER TO CIVIL & PLUMBING DWGS
4. SANITARY WASTE P.O.C. REFER TO CIVIL & PLUMBING DWGS
5. GREASE WASTE P.O.C. REFER TO CIVIL & PLUMBING DWGS
6. FIRE WATER P.O.C. REFER TO CIVIL & PLUMBING DWGS
7. TEL. DATA SERVICE P.O.C. REFER TO CIVIL & ELEC. DWGS
8. RECYCLE BIN, TYP.
9. FIRE SPRINKLER RISER
10. 6" STANDARD CONCRETE FILLED PIPE BOLLARD WITH ROUNDED TOP. PAINT TRAFFIC YELLOW TYP.
11. VERTICAL TRASH COMPACTOR
12. SERVICE YARD OPEN TO SKY
13. GREASE INTERCEPTOR, REFER TO CIVIL & PLUMBING DWGS
14. ELEC. SWITCHGEAR, REFER TO ELEC. DWGS
15. ACCESSIBLE PARKING SYMBOL, TYP. SEE A1.8
16. LOADING & UNLOADING ACCESSIBLE BORDER
17. STRIPES AT 30" MAX ON CENTER PARKING FLOOR
18. CONTRASTING WITH THE PARKING, PREFERABLY BLUE OR WHITE
19. WITHIN THE LOADING & UNLOADING ACCESSIBLE PAINT THE WORDS "NO PARKING" IN 12" MIN. HIGH WHITE LETTERS
20. CONCRETE WHEEL STOP, TYP. SEE A1.8
21. ACCESSIBLE PARKING SIGNAGE, SEE A1.8
22. TRUNCATED CONE BORDER, SEE A1.8
23. GROUND COVER
24. CONCRETE CURB
25. SITE SIGNAGE
26. LANDSCAPE WITH GRASS AND PLANTING
27. SITE PAVING, TYP.
28. SHORT TERM BICYCLE RACK, REFER TO LANDSCAPE DWGS



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2752 AUGUSTINE AVE
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Client: Client Name

Rev.	Description	Date

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Checked by: Checker

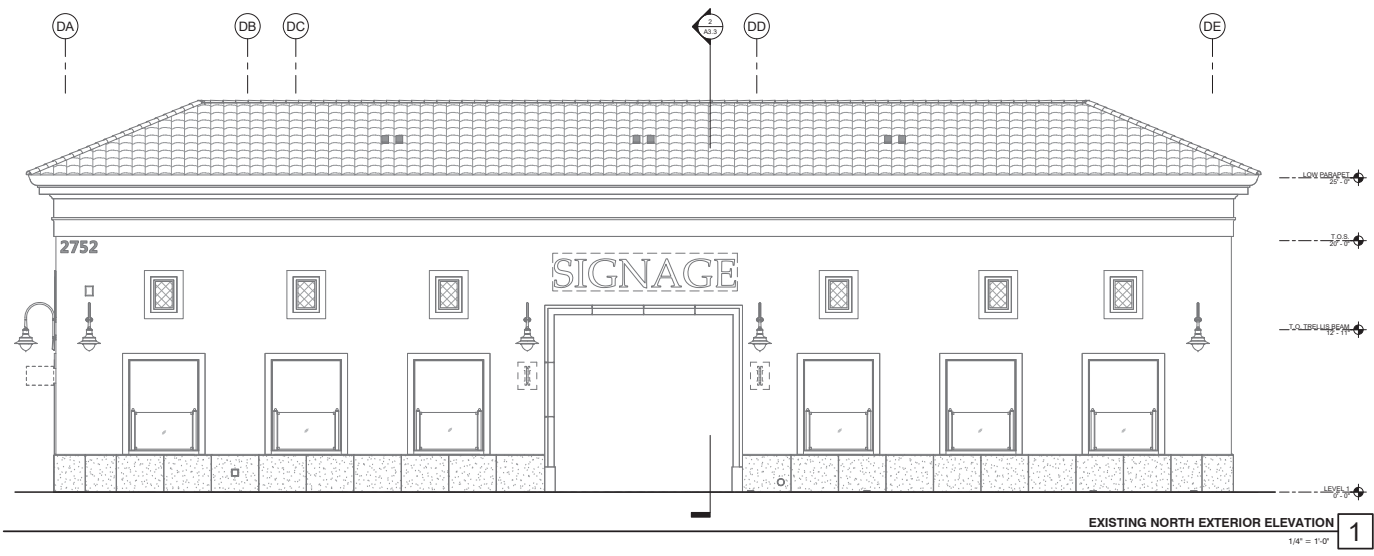
Sheet Title:
ENLARGED
EXISTING SITE
PLAN

A1.1



N	
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EXISTING NORTH EXTERIOR ELEVATION 1
1/4" = 1'-0"



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Client Name

Rev.	Description	Date

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Sheet Title:
EXISTING
EXTERIOR
ELEVATIONS

A3.0

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[illegible]

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Date: October 01, 201

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Checked by: _____ C

Sheet Title:

EXISTING /
PROPOSED
EXTERIOR
ELEVATIONS

A3.1

KEY NOTES

- | | |
|---|-------------------------------|
| 1 | (E) GLASS DOOR TO BE RELOCATE |
| 2 | (N) FILLED WALL |
| 3 | (N) FRAMING |
| 4 | (E) GLASS PANEL TO BE REMOVED |
| 5 | |

LANDLORD REQUIREMENTS

STOREFRONT

➤ TENANT MUST MAINTAIN A MINIMUM "DISPLAY CONTROL ZONE" AT THE FRONT OF TENANT'S STORE WHICH EXTENDS FROM THE LEASE LINE INTO THE STORE A MINIMUM OF 10'-0" AND SPANS THE ENTIRE WIDTH OF THE STOREFRONT. FIXTURES, PRE-PACKAGED/WALL MOUNTED GRID SYSTEMS, OR STANDARD MERCHANDISE RACKS, ETC. WITHIN THE "DISPLAY CONTROL ZONE" ARE STRICTLY PROHIBITED. THE SIDE WALLS AND WINDOWS OF THE STOREFRONT SHALL BE DEDICATED FOR HIGH-QUALITY DISPLAYS ONLY.

* SPEAKERS, VIDEO MONITORS, AND TVS ARE NOT ALLOWED WITHIN THE "DISPLAY CONTROL ZONE". ANY MEDIA COMPONENTS (SPEAKERS, VIDEO MONITORS, AND TVS) MUST BE PLACED OUTSIDE THE "DISPLAY CONTROL ZONE".

APPROVED BY LANDLORD AND INSTALL WITHIN TENANT'S SPACE MUST NOT BE VISIBLE FROM TENANT'S STOREFRONT, OR TRANSMIT/PROJECT SOUND INTO THE COMMON AREA OR ADJACENT TENANT SPACES WITHOUT LANDLORD'S WRITTEN CONSENT.

► SURVEILLANCE EQUIPMENT AND SECURITY PEDESTALS ARE NOT PERMITTED AT, OR ATTACHED TO, THE STOREFRONT PER LANDLORD'S DESIGN CRITERIA. TENANT MAY INSTALL SEMI-CONCEALED OR FULLY-CONCEALED SECURITY SYSTEMS WITH PRIOR LANDLORD APPROVAL.

NO EXPOSED NEON, AUXILIARY SIGNS OR POSTERS ARE PERMITTED IN OR ON THE STOREFRONT WINDOWS. THIS INCLUDES, BUT IS NOT LIMITED TO, OPEN SIGNS, ADVERTISEMENTS, AND BANNERS. LIFESTYLE GRAPHICS MAY BE ALLOWED ON A CASE BY CASE BASIS, WITH PRIOR LANDLORD APPROVAL.

BLACK-OUT GLASS, TINTING, OR PAINTING OF THE STOREFRONT IS STRICTLY PROHIBITED. THE USE OF MICRO SHADES AS AN ALTERNATIVE METHOD FOR SUN CONTROL MAY BE APPROVED IN LIMITED QUANTITIES AT LANDLORD'S DISCRETION.

* INTERIOR JEMISING AND PARTITION WALLS ARE NOT TO TERMINATE DIRECTLY ON STOREFRONT GLASS. WALLS MUST BE DESIGNED TO ALIGN WITH WINDOW MULLIONS AND/OR NEUTRAL PIERS.

* ALL ATTACHMENTS TO THE STRUCTURE MUST BE TO THE TOP CHORD OF TRUSS ONLY. ANY ATTACHMENTS TO THE BOTTOM CHORD MUST BE REMOVED. JOISTS, BEAMS, AND GIRDERS MAY BE USED FOR LATERAL BRACING AND SPANNING SUPPORT - DO NOT USE FOR HANGING OR OTHER PURPOSES.

IF AT ANY TIME, THE TENANT'S SPACE IS NOT SECURED BY A PERMANENT STOREFRONT, A FULL-HEIGHT CONSTRUCTION BARRICADE WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH LANDLORD'S STANDARD PROJECT DETAILS BY LANDLORD'S CONTRACTOR AT TENANT'S EXPENSE.

ANY BUILDING EQUIPMENT, COMPONENT, UTILITY, AND/OR SERVICE EXTENDING TO OTHER TENANT SPACES OR MAJOR COMMON AREAS THAT EXISTS IN TENANT'S SPACE MUST REMAIN INTACT, AND ACCESSIBLE TO LANDLORD. TENANT SHALL INSTALL ACCESS PANELS AS REQUIRED TO MAINTAIN THIS ACCESS. BARBERIS, CHALL, INC. (734) 481-1100 FAX: (734) 481-1101

ACCESS. FIVE-FOOT SHALL BE NECESSARY LEADING TO IDENTIFY
ENCLOSED SYSTEMS. ALL ACCESS PANELS SHALL BE 24" X 24"
MINIMUM "STYLEMARK" DRYWALL ACCESS DOORS
MANUFACTURED BY INTERSOURCE SPECIALTIES COMPANY.

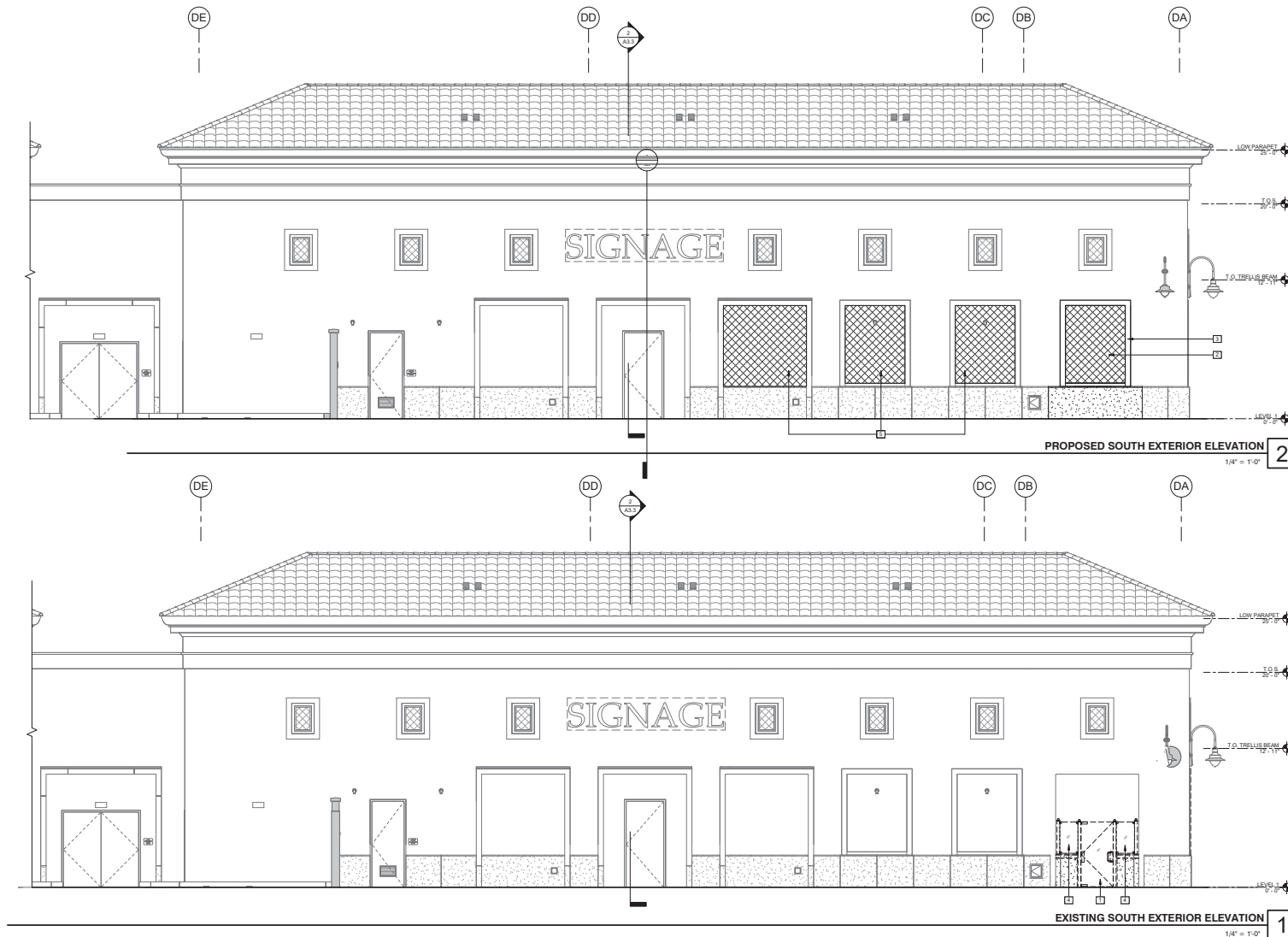
THIS REVIEW. TENANT SHALL NOT INTERPRET LANDLORD'S APPROVAL OF TENANT'S DRAWINGS AS LANDLORD'S APPROVAL OF TENANT'S SIGNAGE. TENANT MUST SUBMIT A COMPLETE SET OF ENGINEERED SHOP DRAWINGS FOR ALL TENANT SIGNAGE, UNDER SEPARATE COVER FOR LANDLORD'S REVIEW, IN ACCORDANCE WITH LANDLORD'S SIGN CRITERIA FOR THIS CENTER.

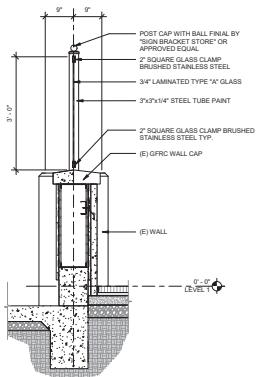
CODE REQUIRED WINDOW SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

SYMBOL OF ACCESSIBILITY SHALL BE SHOWN ON THE STOREFRONT DISPLAY PER CODE IN 4" TALL FORMAT VINYL FILM SHALL BE IN POSITIVE/ALSO 50X50 IN. ANCHOR WHERE AND ADDED TO THE

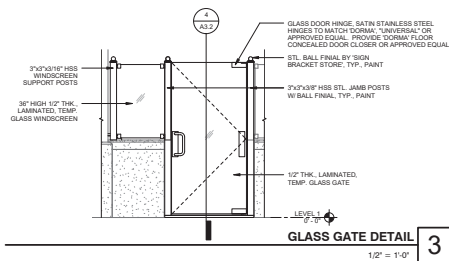
TACTILE EXIT SIGNS SHALL BE 1/16" THICK CLEAR PHOTOPOLYMER PANEL WITH 1/32" RAISED TACTILE COPY AND GRADE 2 CALIFORNIA

BRILLE. SIGN TO BE MOUNTED TO GLASS WITH A CLEAR ISOTAC ADHESIVE SHEET WHICH COVERS THE ENTIRE BACK SIGN PLATE. A 2" X 3" 3M FROSTED VINYL PATCH (DUSTED CRYSTAL 7725-314) SHALL BE MOUNTED TO THE EXTERIOR OF GLASS STOREFRONT TO

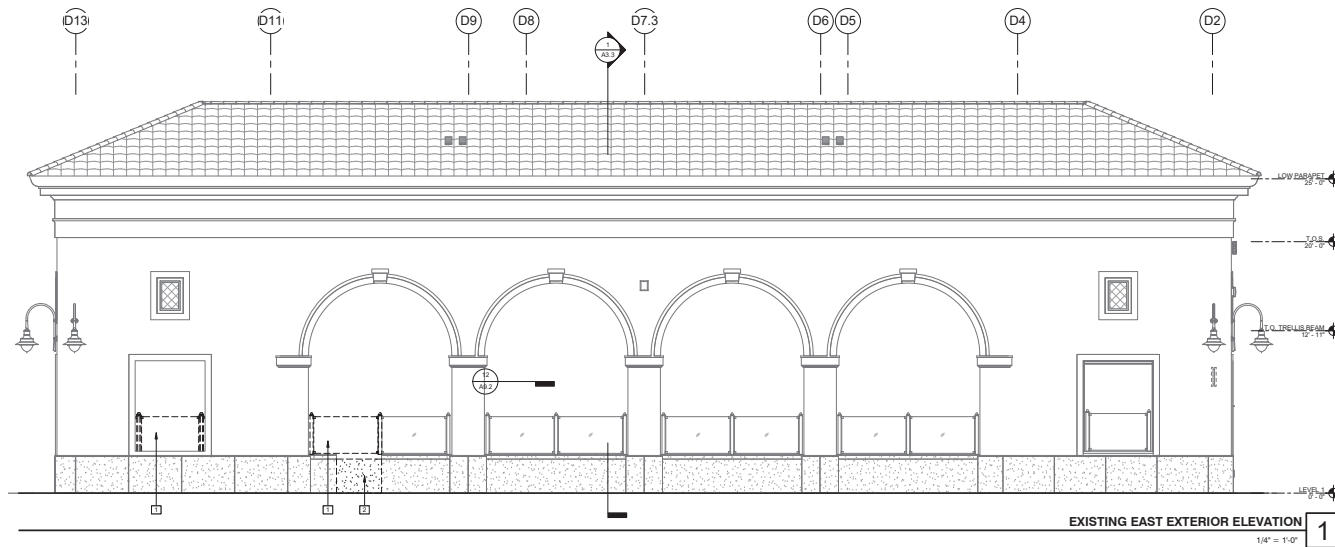
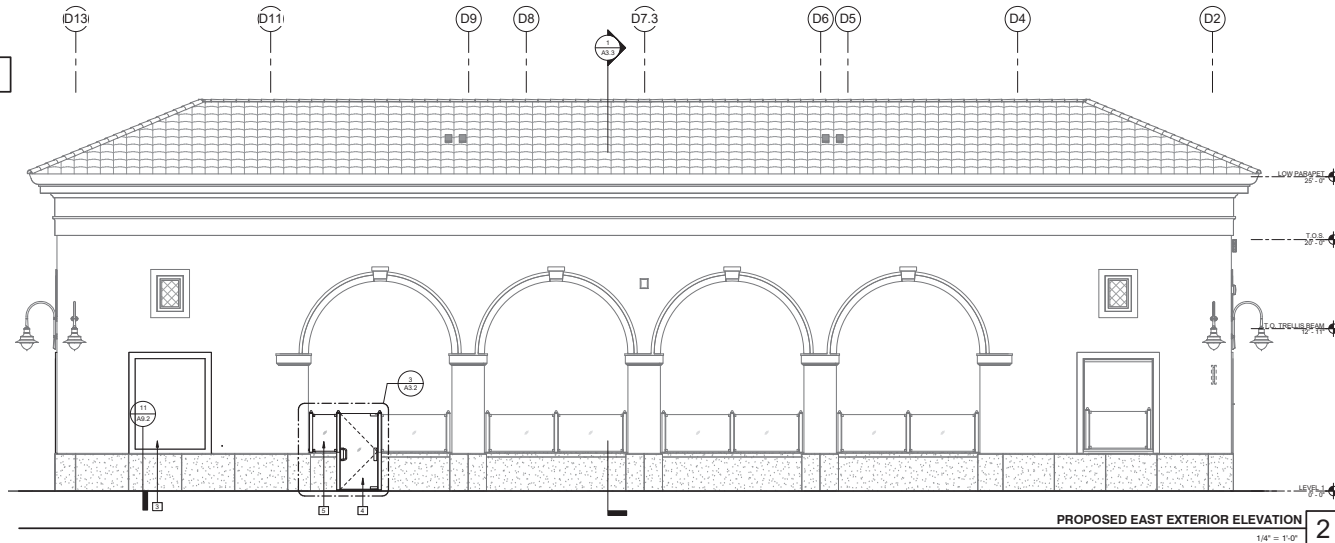




SECTION - PATIO SCREEN WALL 4
3/4" = 1'-0"



GLASS GATE DETAIL 3
1/2" = 1'-0"

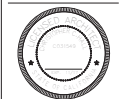


KEY NOTES

1. ALL GLASS PANELS TO BE RELOCATED
2. ALL PORTION OF WALL & WINDOW TO BE DEMOLISHED FOR RELOCATED GLASS DOOR
3. ALL FILLED WALL
4. RELOCATED GLASS DOOR
5. ALL GLASS PANELS



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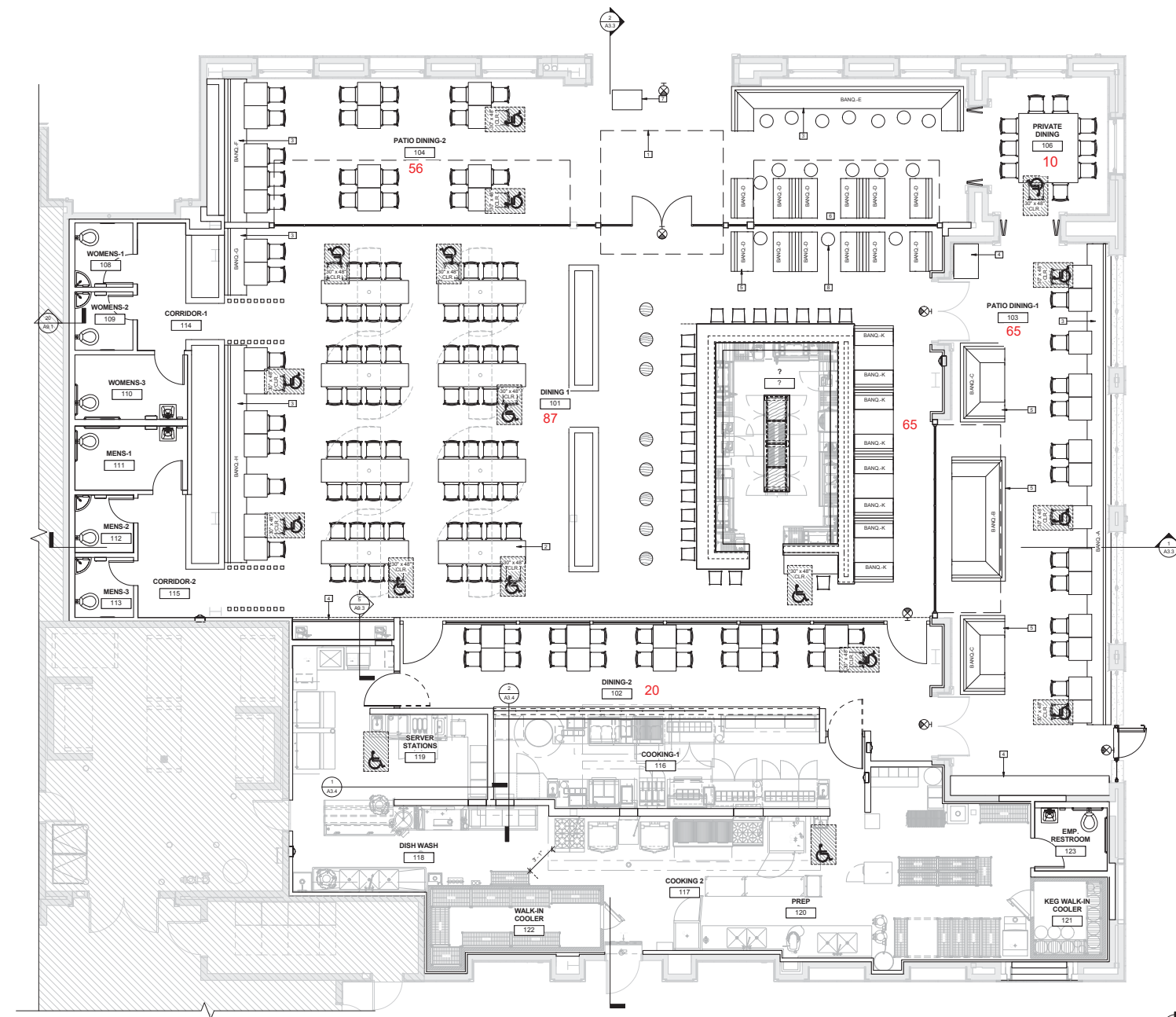
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A3.2



PROPOSED FURNITURE AND EQUIPMENT PLAN

1/4" = 1'-0"

1

GENERAL NOTES

- ALL NEW STRUCTURAL EQUIPMENTS WEIGHING MORE THAN 400 LBS AND/OR CENTER OF GRAVITY LOCATED MORE THAN 4 FT ABOVE THE ADJACENT FLOOR OR ROOF. STORAGE RACKS OVER 8'-0" IN HEIGHT. LISTS, REQUIRE EGRESS ANCHORAGE OR RESTRAINING. REFER TO FOOD SERVICE DRAWINGS FOR KITCHEN EQUIPMENT INFORMATION.
- LANDSCAPE AT PATIO TO BE DESIGNED IN CONJUNCTION WITH LANDLORD'S PATIO PLANS.

SEAT COUNT

TYPE OF SEATING	NUMBER OF SEATS
BANQUETTE	128
BAR STOOL	25
DINING CHAIR	118
TOTAL	271
ACCESSIBLE SEATING AT 5% =	14

KEY NOTES

- CUSTOM OPERABLE DOOR SYSTEM ABOVE - SHOWN DASHED
- PIVOTING TABLES - BASES FIXED TO FLOOR, TYP.
- CASEWORK, BANQUETTE
- CASEWORK, FREE-STANDING BANQUETTE, TYP.
- LOUNGE SEATING
- MOVABLE POSST COUNTER
- SEAT TABLE 24" HIGH, TYP.

INSIDE

DINING 1	87
BAR	51
DINING 2	20
	158

PATIO(UNDER BUILDING FOOTPRINT)

PATIO DINING 2	28
LOUNGE	28
PRIVATE DINING	10
PATIO DINING 1	65
	131



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EQUIPMENT
PLAN

A2.4