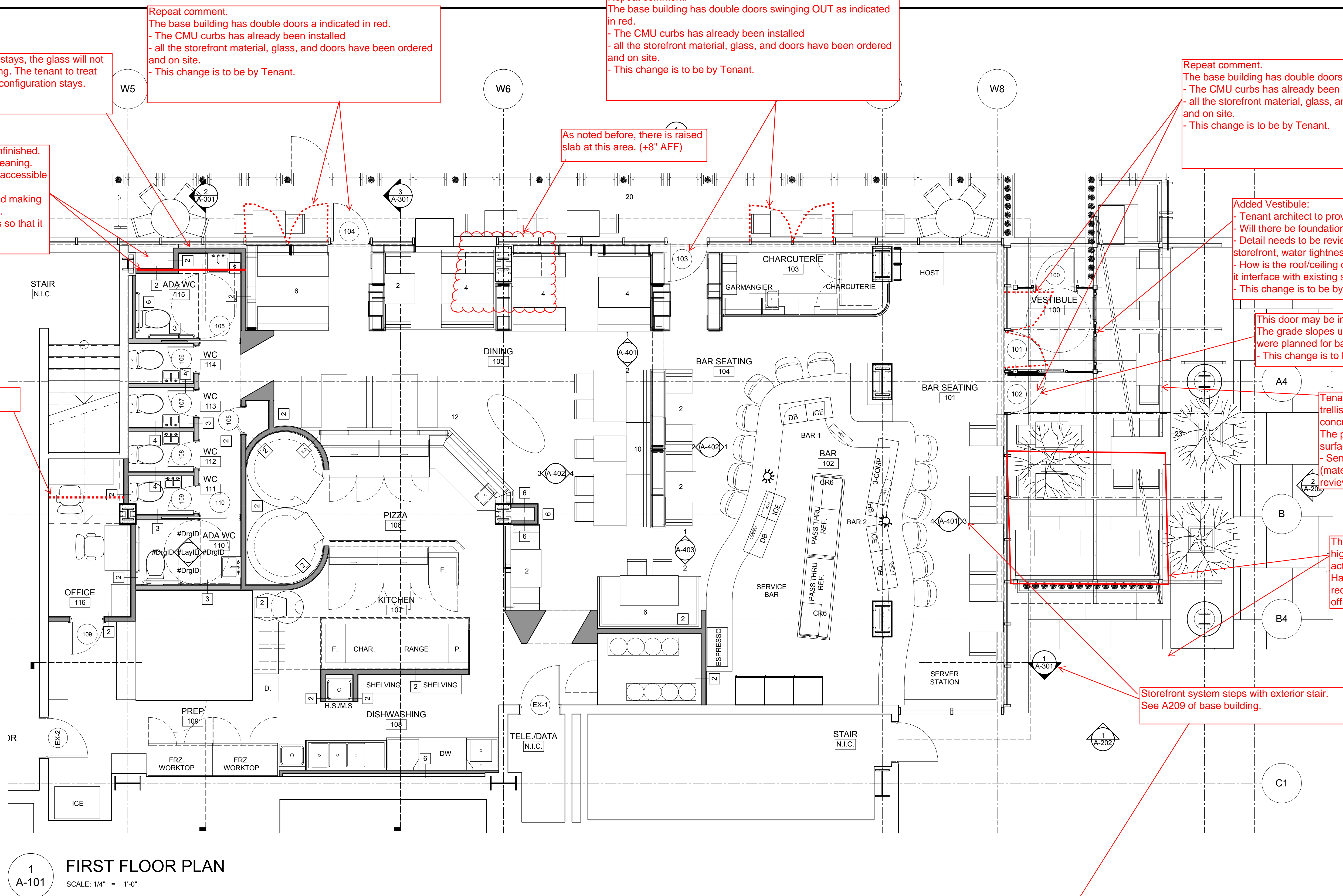


DATE	ISSUE
2-12-13	OPTION 1
2-14-13	OPTION 2-6
2-20-13	OPTION 7-8
2-25-13	EXTERIOR RENDERINGS
2-28-13	EXTERIOR UPDATES
3-1-13	EXTERIOR BOOKLET
3-15-13	LANDLORD SUBMISSION SET

SCALE:	AS NOTED
JOB:	12-037
DRAWN BY:	SG/LK
APPROVED:	JW
ORIENTATION:	

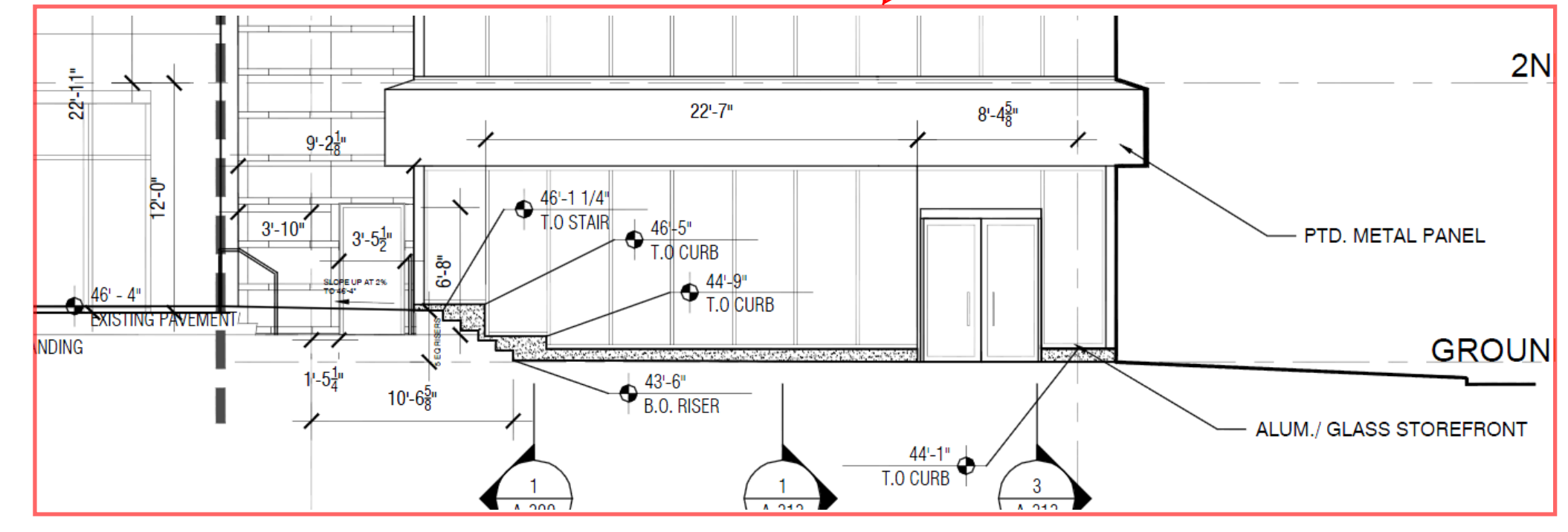


1
A-101
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL TYPES :

#	DESCRIPTION	
1	EXISTING DEMISING WALL TO REMAIN	2-HR RATED
2	NEW FULL HEIGHT PARTITION: 3 5/8" METAL STUDS @ 16" O.C.; (1) LAYER 5/8" GYPSUM WALL BOARD, BOTH SIDES (USE MOISTURE RESISTANT GWB AT RESTROOMS, KITCHENS & ALL WET LOCATIONS); SEE FINISH PLANS & ELEVATIONS FOR FINISHES	NOT RATED
3	NEW PARTIAL HEIGHT PARTITION: 3 5/8" METAL STUDS @ 16" O.C.; (1) LAYER 5/8" GYPSUM WALL BOARD, BOTH SIDES (USE MOISTURE RESISTANT GWB AT RESTROOMS, KITCHENS & ALL WET LOCATIONS); SEE FINISH PLANS & ELEVATIONS FOR FINISHES; HEIGHT VARIES, SEE ELEVATIONS	NOT RATED

#	DESCRIPTION	
4	NEW PARTIAL HEIGHT PARTITION: 2 5/8" METAL STUDS @ 16" O.C.; (1) LAYER 5/8" MOISTURE RESISTIVE GYPSUM WALL BOARD, BOTH SIDES; SEE FINISH PLANS & ELEVATIONS FOR FINISHES; TOP OF WALL AT 7'-6"	NOT RATED
5	NEW KNEE WALL : 2X4 WOOD STUDS @ 16" O.C.; (1) LAYER 3/4" MARINE GRADE PLYWOOD, BOTH SIDES; HEIGHT VARIES, SEE ELEVATIONS	NOT RATED
6	NEW WALL BUILD-OUT: 2 5/8" METAL STUDS @ 16" O.C.; (1) LAYER 5/8" MOISTURE RESISTANT GYPSUM WALL BOARD ON ONE SIDE	NOT RATED



If this wall configuration stays, the glass will not be accessible for cleaning. The tenant to treat the glass opaque if this configuration stays.

Repeat comment.
The base building has double doors as indicated in red.
- The CMU curbs has already been installed
- all the storefront material, glass, and doors have been ordered and on site.
- This change is to be by Tenant.

Repeat comment.
The base building has double doors swinging OUT as indicated in red.
- The CMU curbs has already been installed
- all the storefront material, glass, and doors have been ordered and on site.
- This change is to be by Tenant.

Repeat comment.
The base building has double doors as indicated in red.
- The CMU curbs has already been installed
- all the storefront material, glass, and doors have been ordered and on site.
- This change is to be by Tenant.

Added Vestibule:
- Tenant architect to provide detail of the vestibule.
- Will there be foundation and slab?
- Detail needs to be reviewed for how it will tie into the existing storefront, water tightness etc.
- How is the roof/ceiling of the vestibule detailed? and how does it interface with existing storefront and watertight line?
- This change is to be by Tenant.

This door may be in conflict with grading (miniscule).
The grade slopes up towards south from where the double doors were planned for base-building.
- This change is to be by Tenant.

Tenant architect to make sure that the trellis posts are not cored through the concrete.
The posts for the Trellis should be surface mounted. Verify detail
- Send additional information on Trellis (material, detail, and etc) for ACC to review.

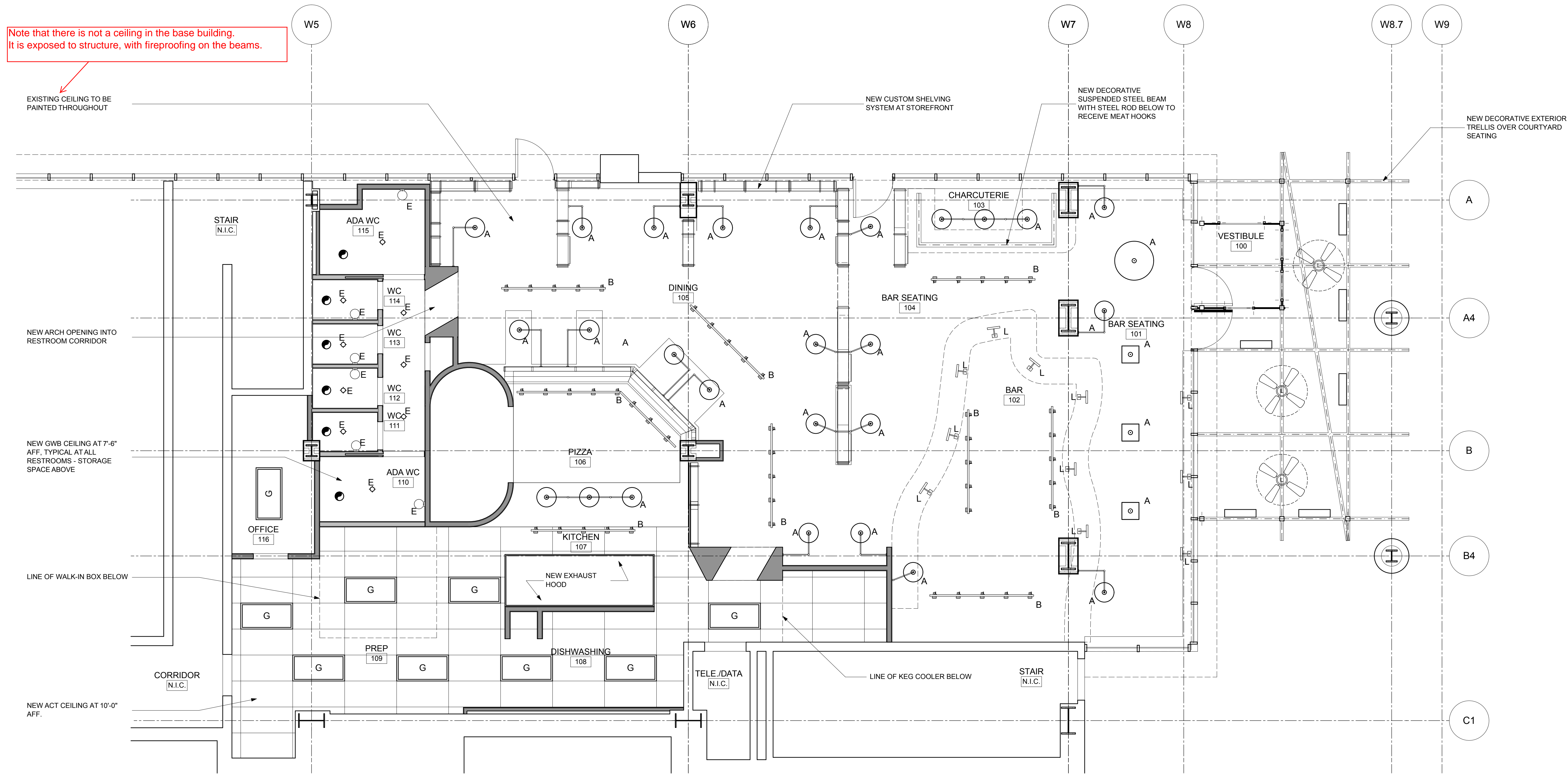
This is a gray area but technically the highlighted area needs to be clear to act as landing for the exterior stair.
Have flexible design so that it can be reconfigured if pointed out by the code official.

Storefront system steps with exterior stair.
See A209 of base building.

The niche is bare concrete (raised), unfinished. It will collect dust without access for cleaning. The storefront at this niche will not be accessible for cleaning or maintenance. We suggest this wall to run straight and making the area utilized for display or signage. If not, the tenant should treat the glass so that it is opaque.

Note that the head clearance of 6'-8" occurs approximately 12" North of column line B.

Note that there is not a ceiling in the base building. It is exposed to structure, with fireproofing on the beams.



1 REFLECTED CEILING PLAN
A-102 SCALE: 1/4" = 1'-0"

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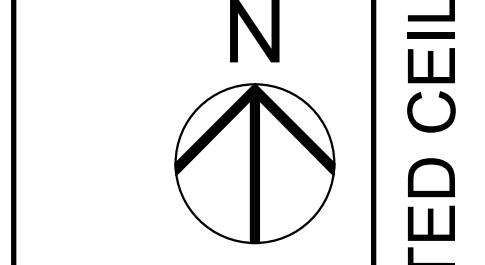
LANDLORD SUBMISSION SET:
3-15-13

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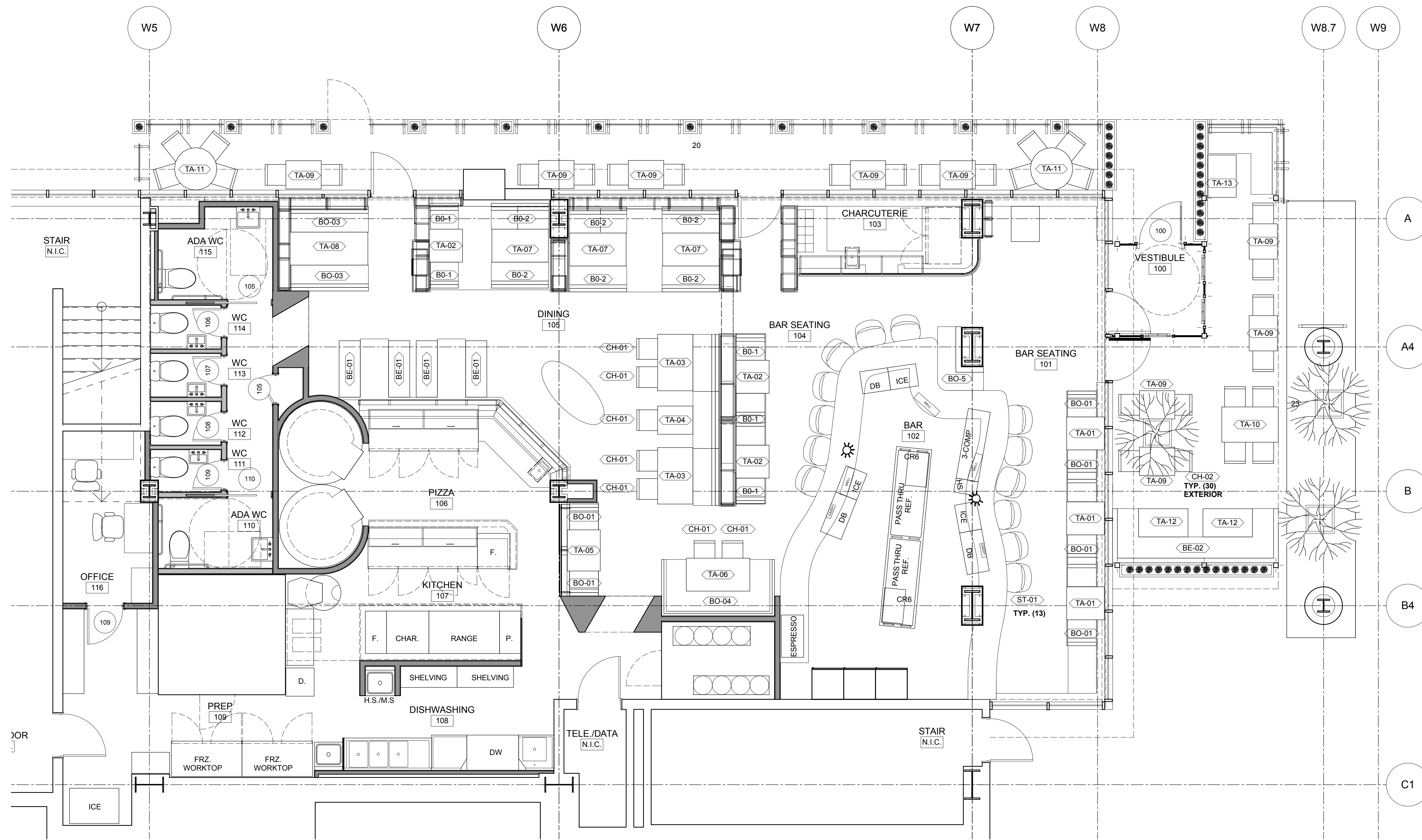
DATE	ISSUE
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2-28-13	EXTERIOR UPDATES
3-1-13	EXTERIOR BOOKLET
3-15-13	LANDLORD SUBMISSION SET

SCALE: AS NOTED
JOB: 12-037
DRAWN BY: SG/LK
APPROVED: JW
ORIENTATION:



Sheet
A-102
PUBLISHED: 3/15/2013

REFLECTED CEILING PLAN



1
A-103
FIRST FLOOR EQUIPMENT & FURNITURE PLAN
SCALE: 1/4" = 1'-0"

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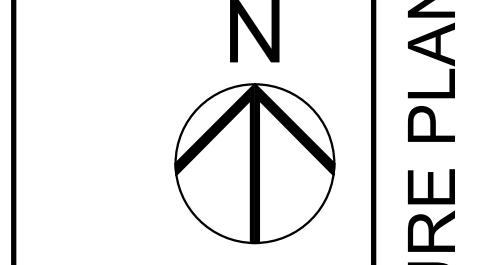
**LANDLORD
SUBMISSION SET:
3-15-13**

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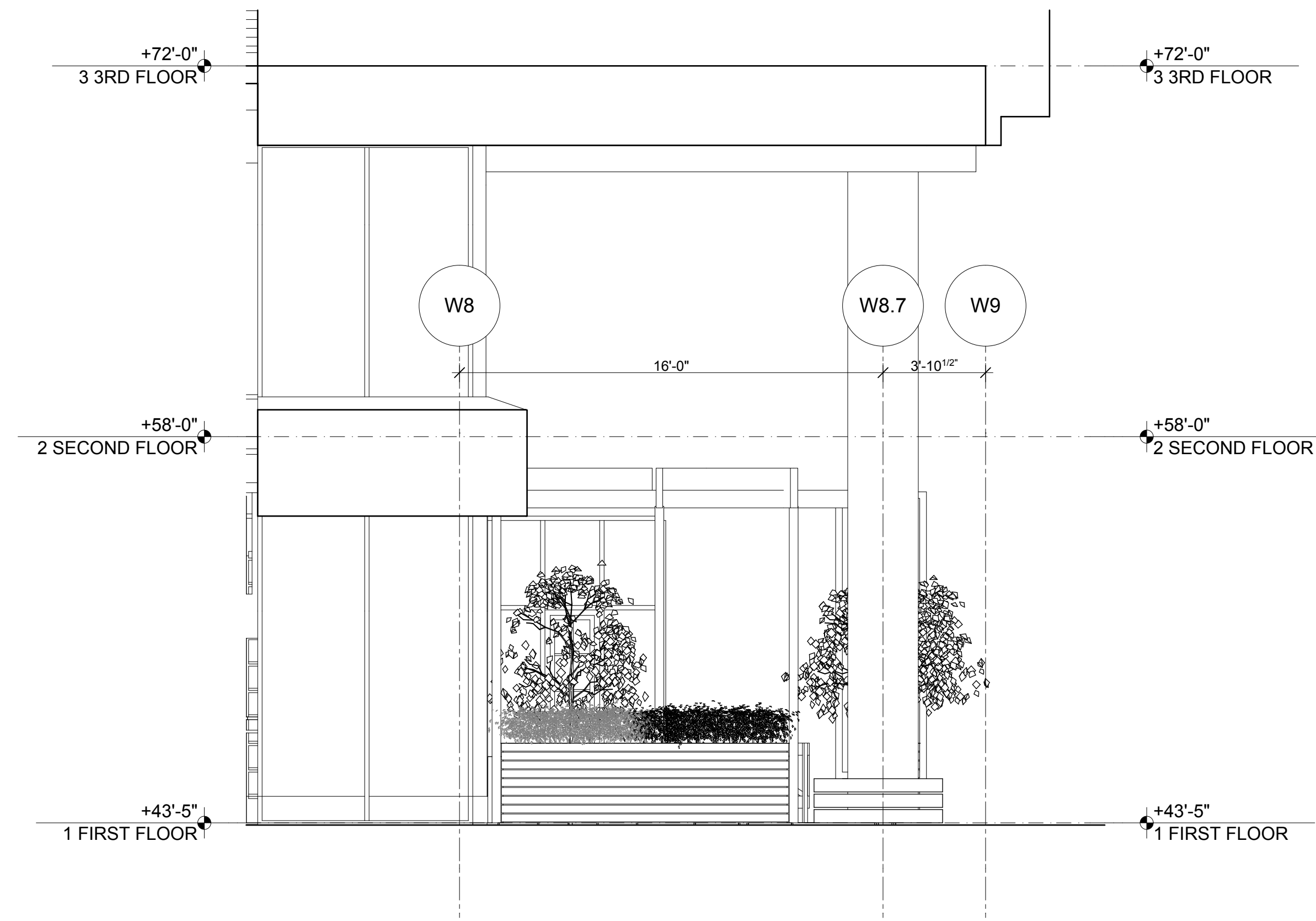
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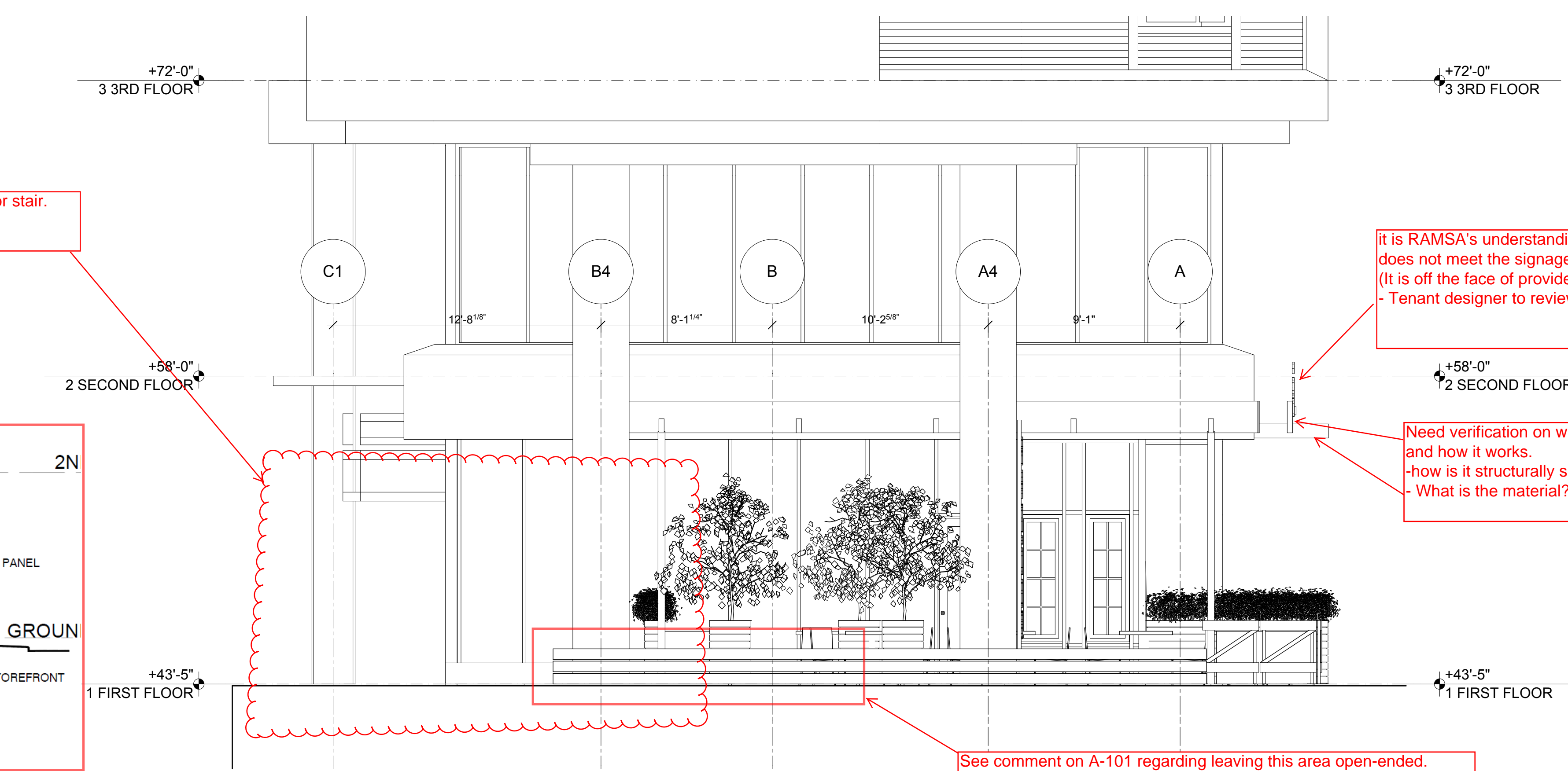
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JOB: 12-037
DRAWN BY: SG/LK
APPROVED: JW
ORIENTATION:



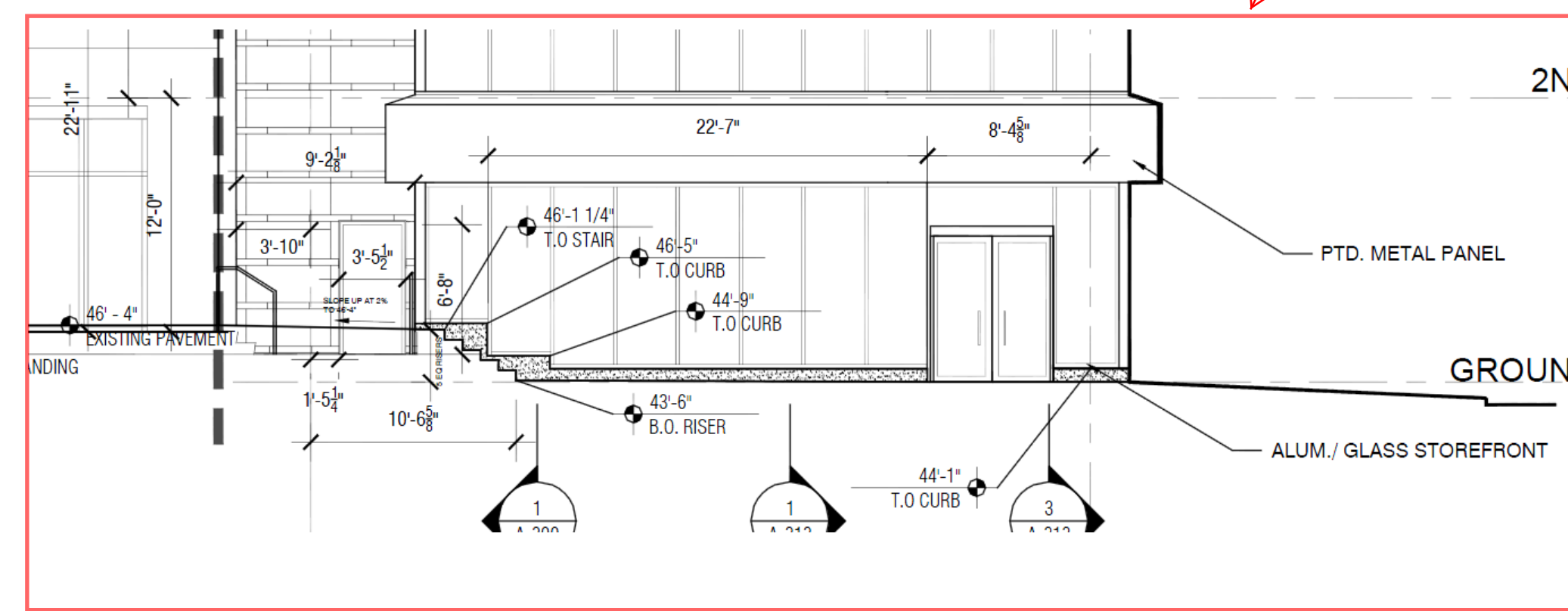
Sheet
A-103



1 SOUTH ELEVATION
A-202 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A-202 SCALE: 1/4" = 1'-0"



Storefront system steps with exterior stair.
See A209 of base building.

it is RAMSA's understanding that this signage
does not meet the signage criteria.
(It is off the face of provided ACM signage band)
- Tenant designer to review signage with ACC

Need verification on what this band is (material)
and how it works.
-how is it structurally supported?
- What is the material?

See comment on A-101 regarding leaving this area open-ended.

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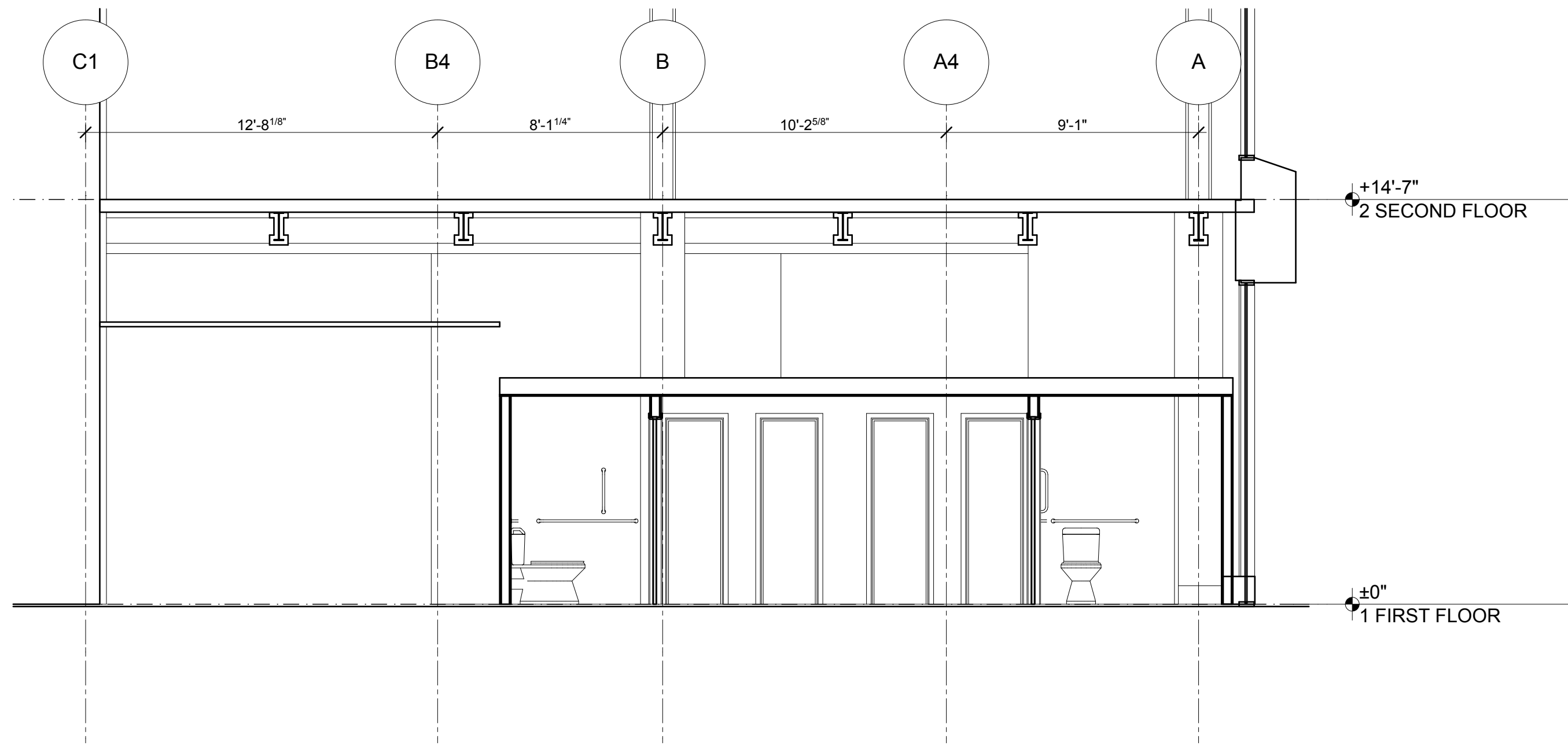
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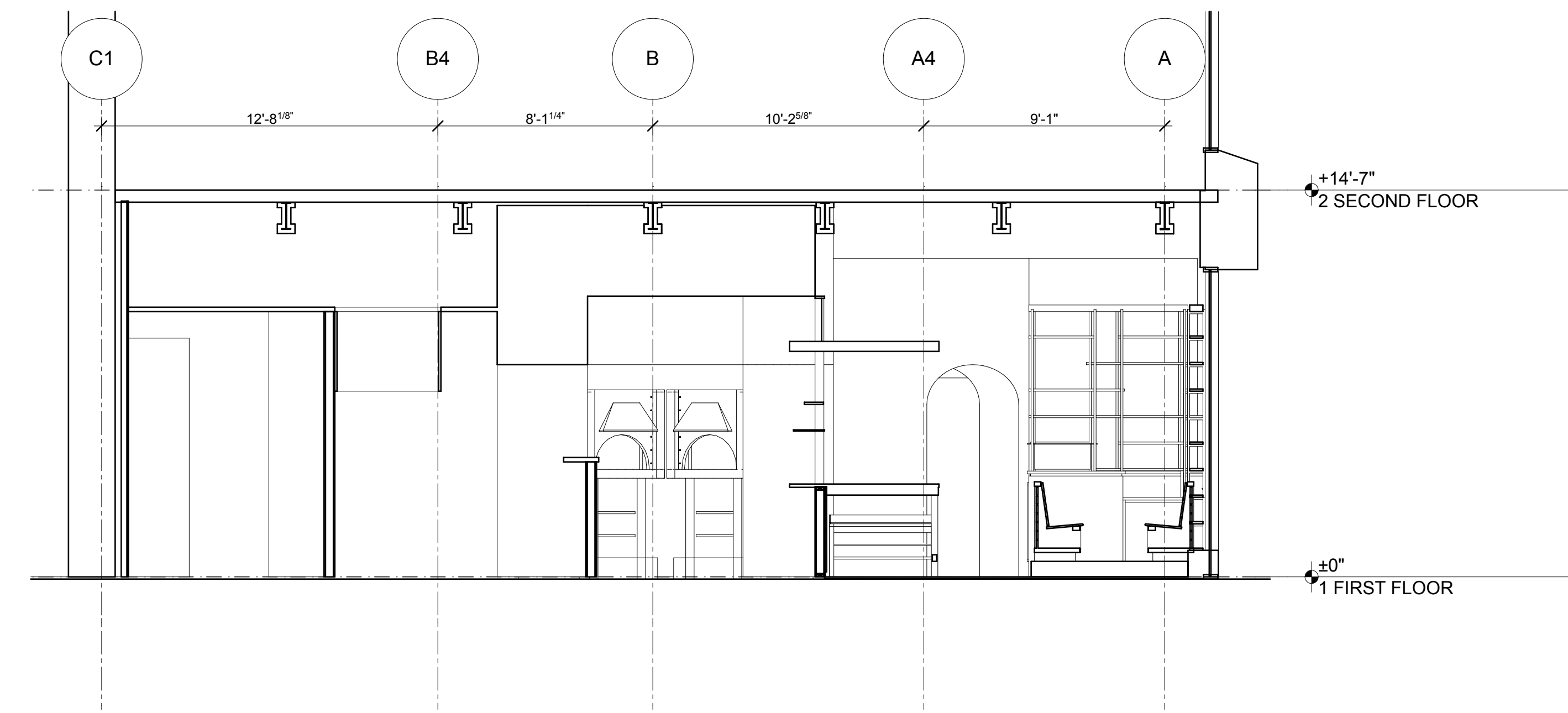
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APPROVED:	JW

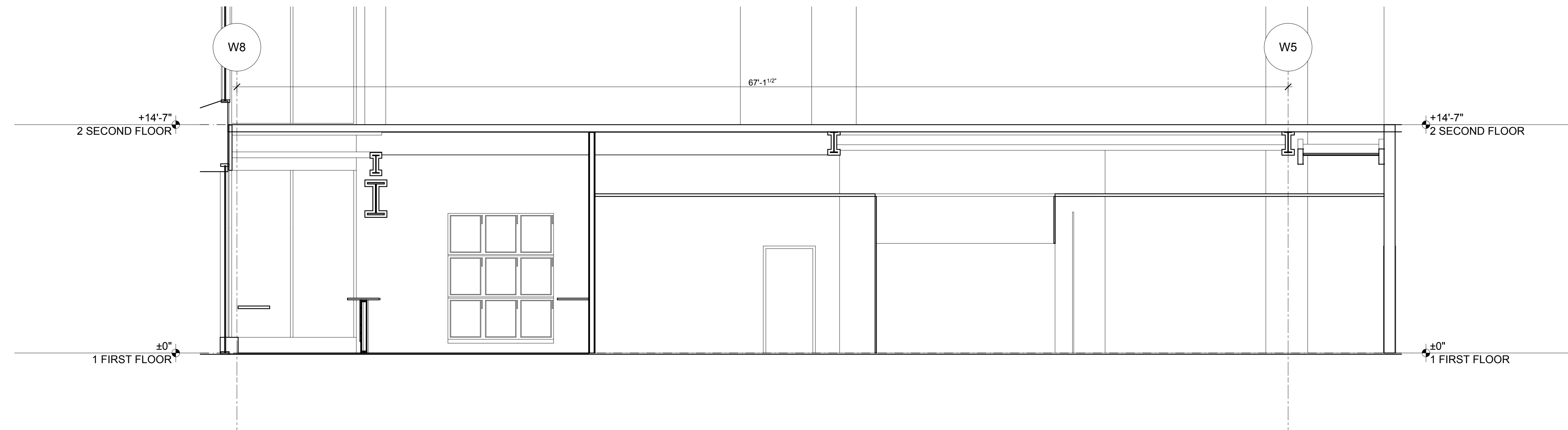
Sheet
A-202



2 SECTION
A-301 SCALE: 1/4" = 1'-0"



3 SECTION
A-301 SCALE: 1/4" = 1'-0"



1 SECTION
A-301 SCALE: 1/4" = 1'-0"

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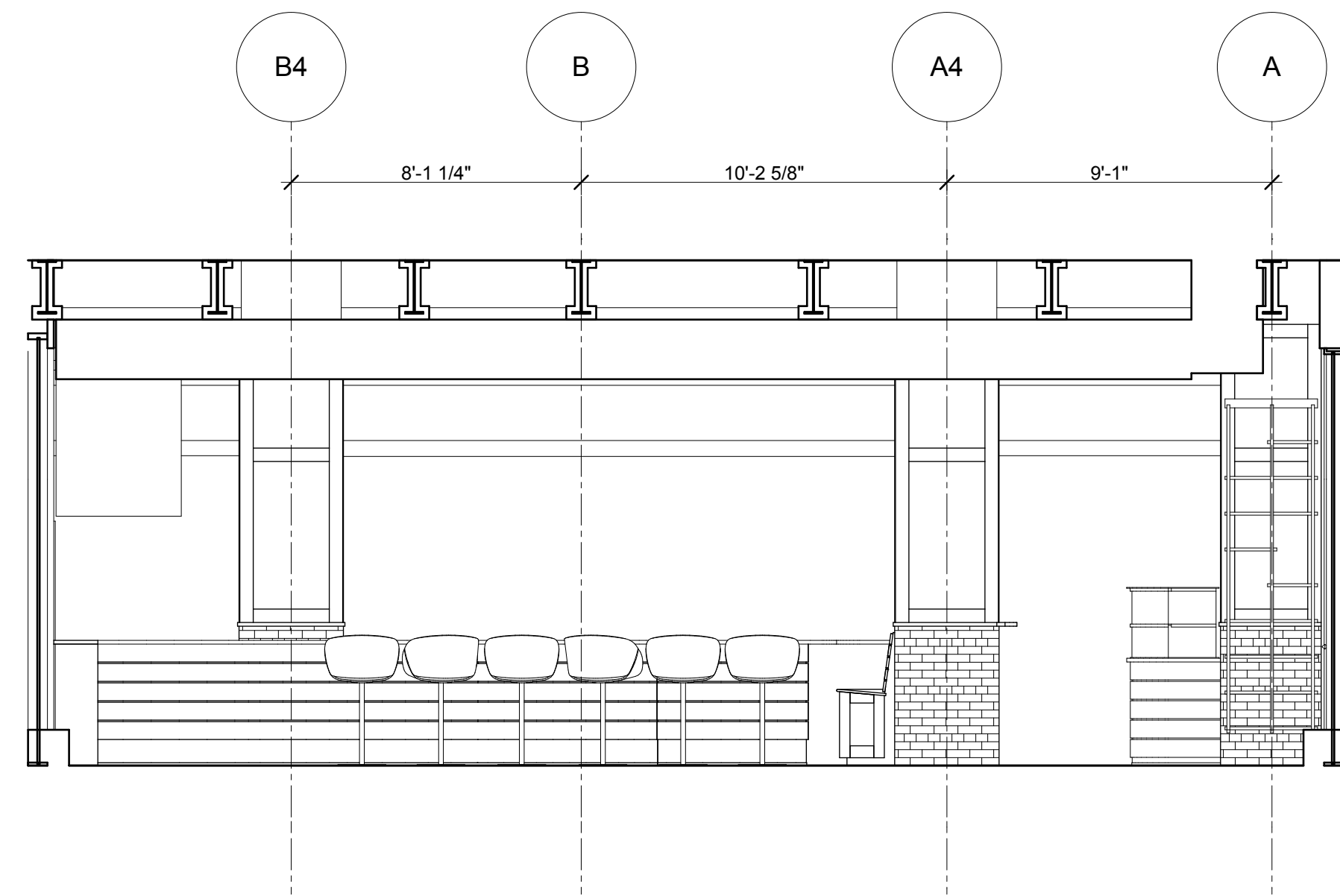
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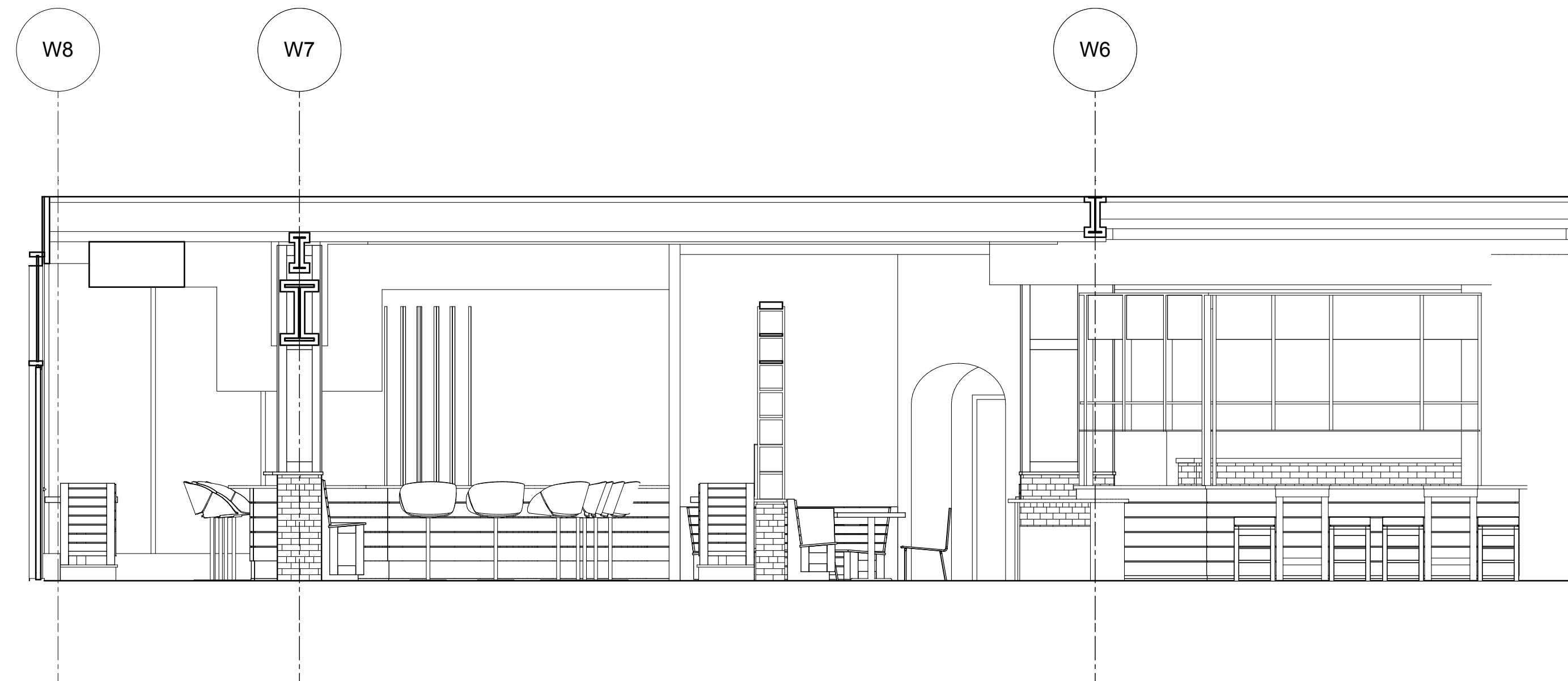
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A-301
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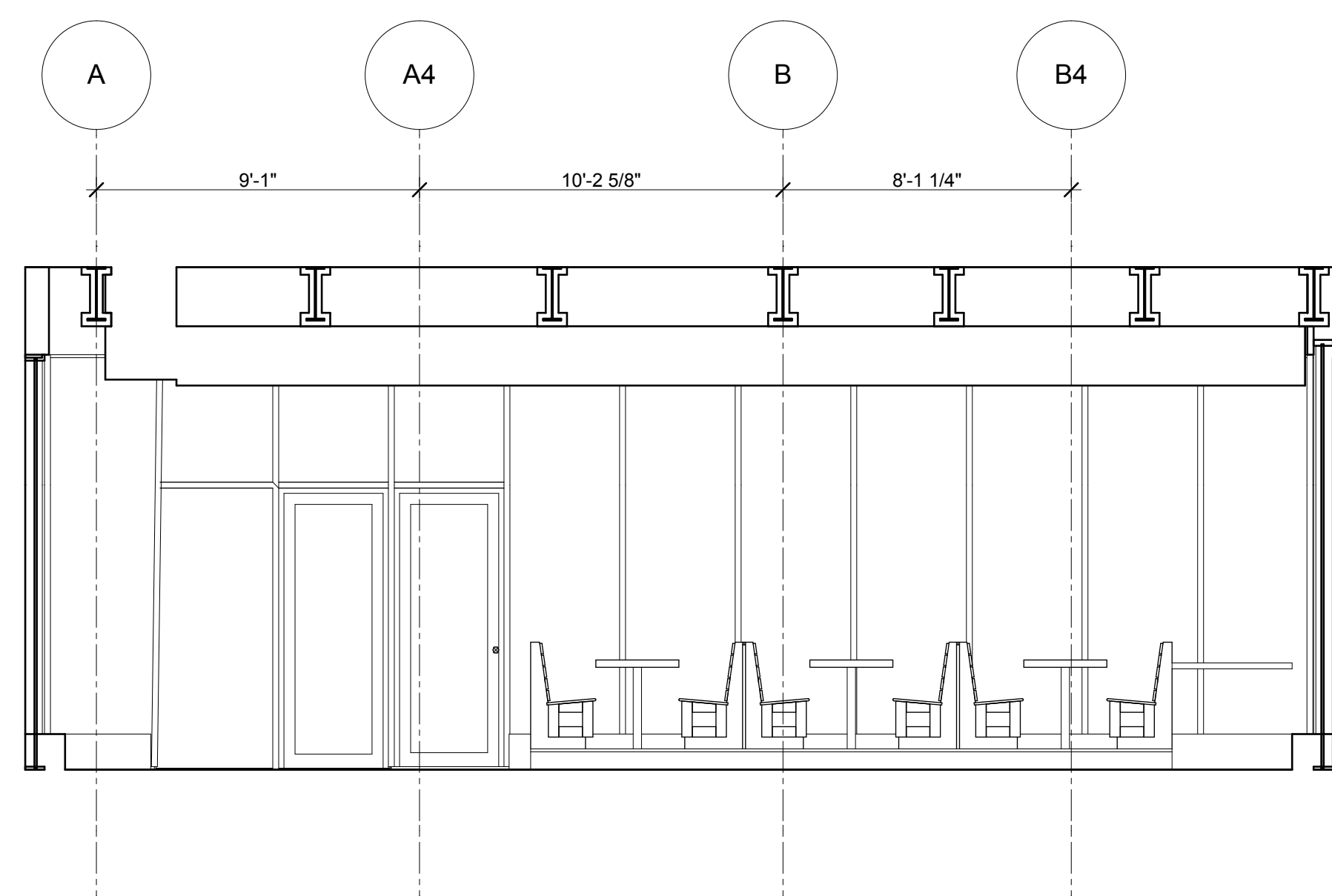
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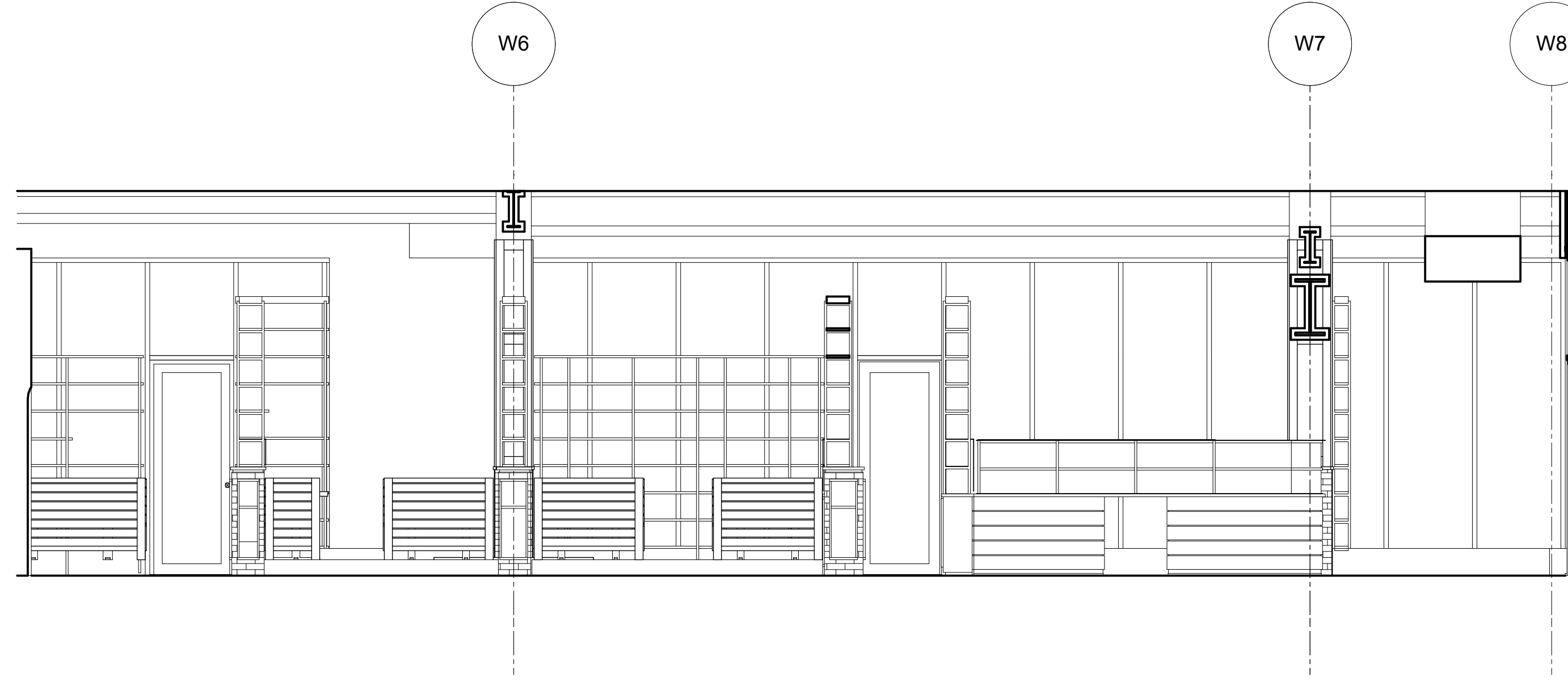
4
A-401
INTERIOR ELEVATION - BAR WEST
SCALE: 1/4" = 1'-0"



2
A-401
INTERIOR ELEVATION - BAR / PIZZA BAR SOUTH
SCALE: 1/4" = 1'-0"



3
A-401
INTERIOR ELEVATION - EAST STOREFRONT
SCALE: 1/4" = 1'-0"



1
A-401
INTERIOR ELEVATION - NORTH STOREFRONT
SCALE: 1/4" = 1'-0"

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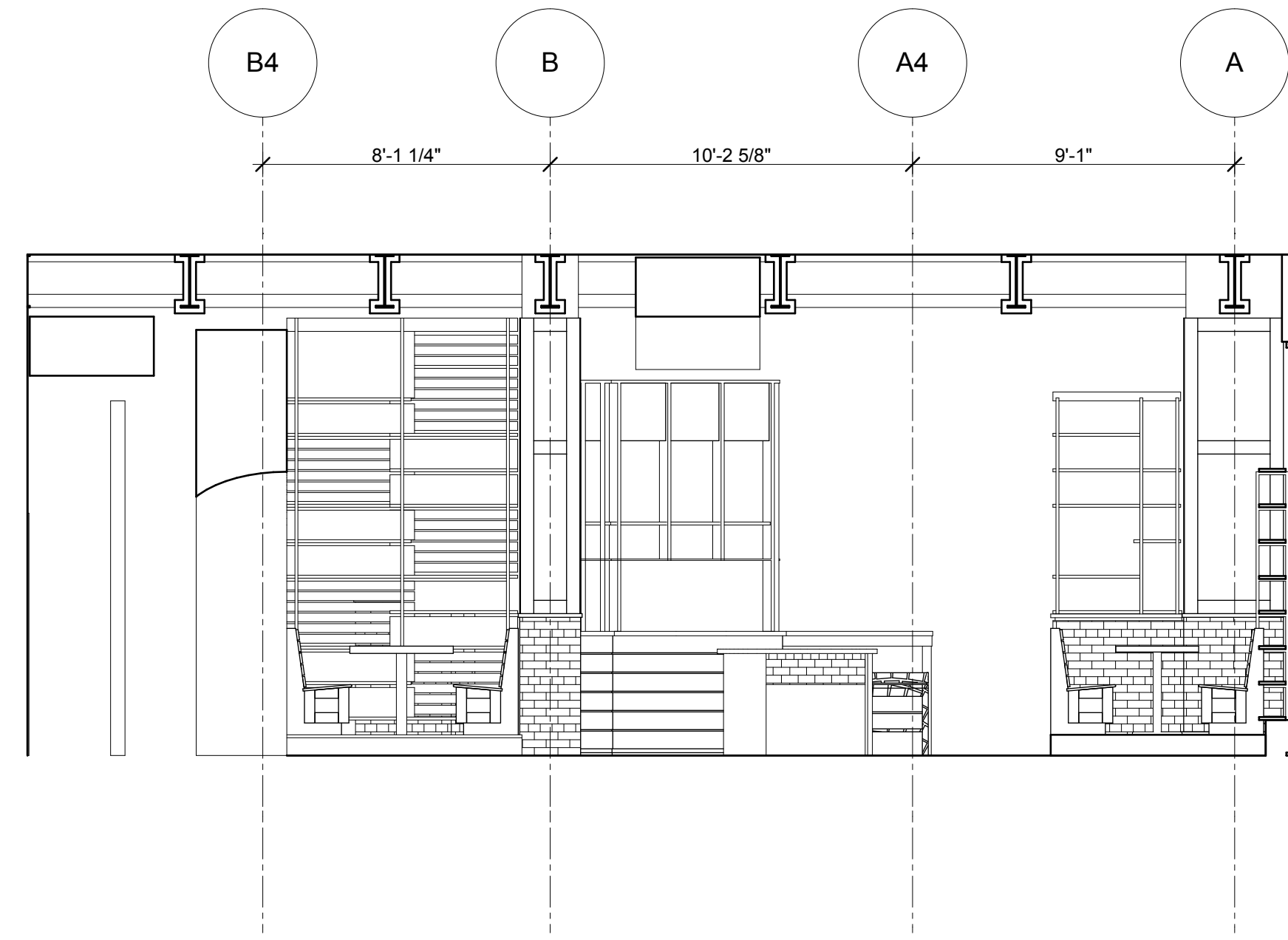
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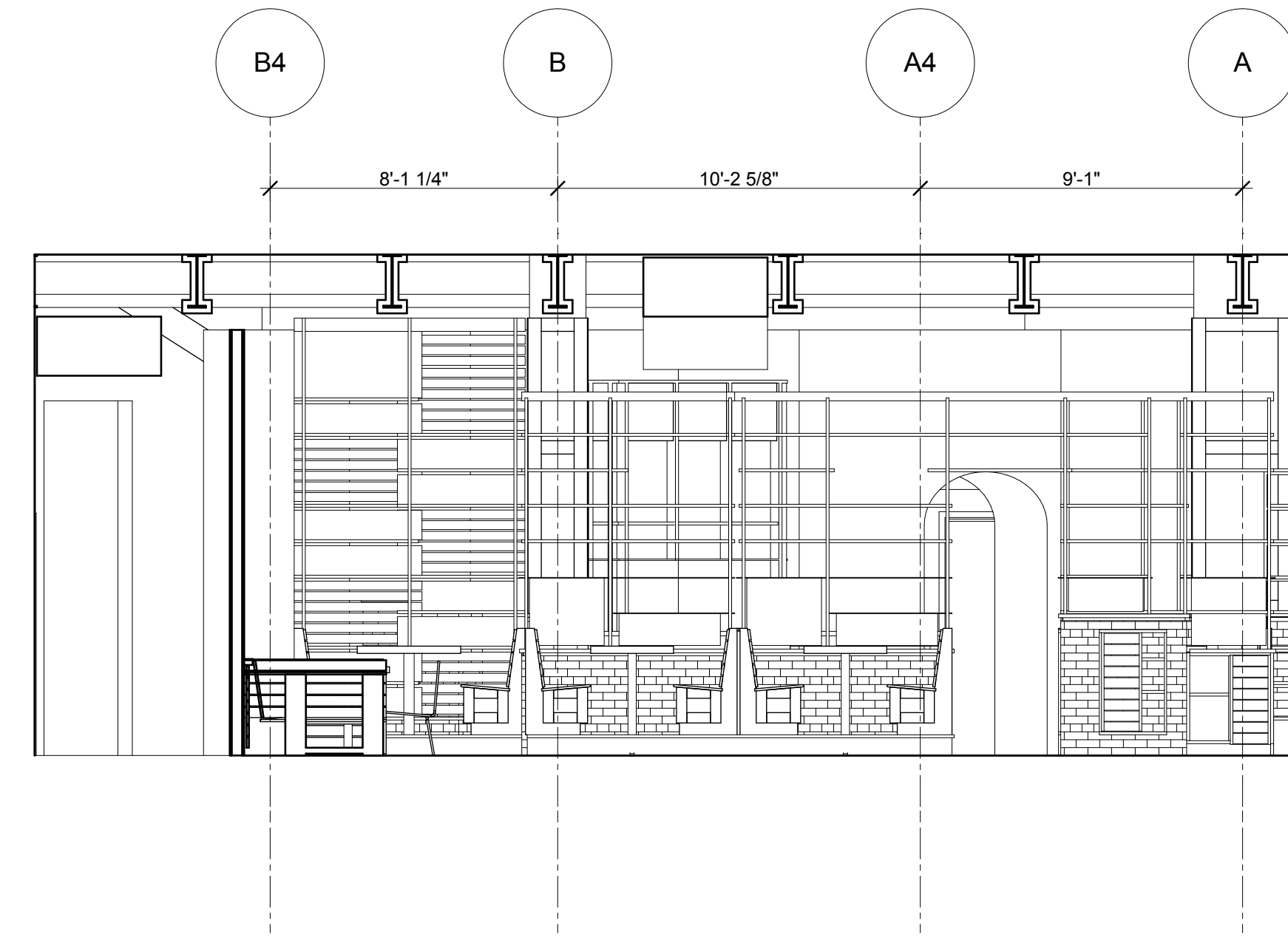
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A-401

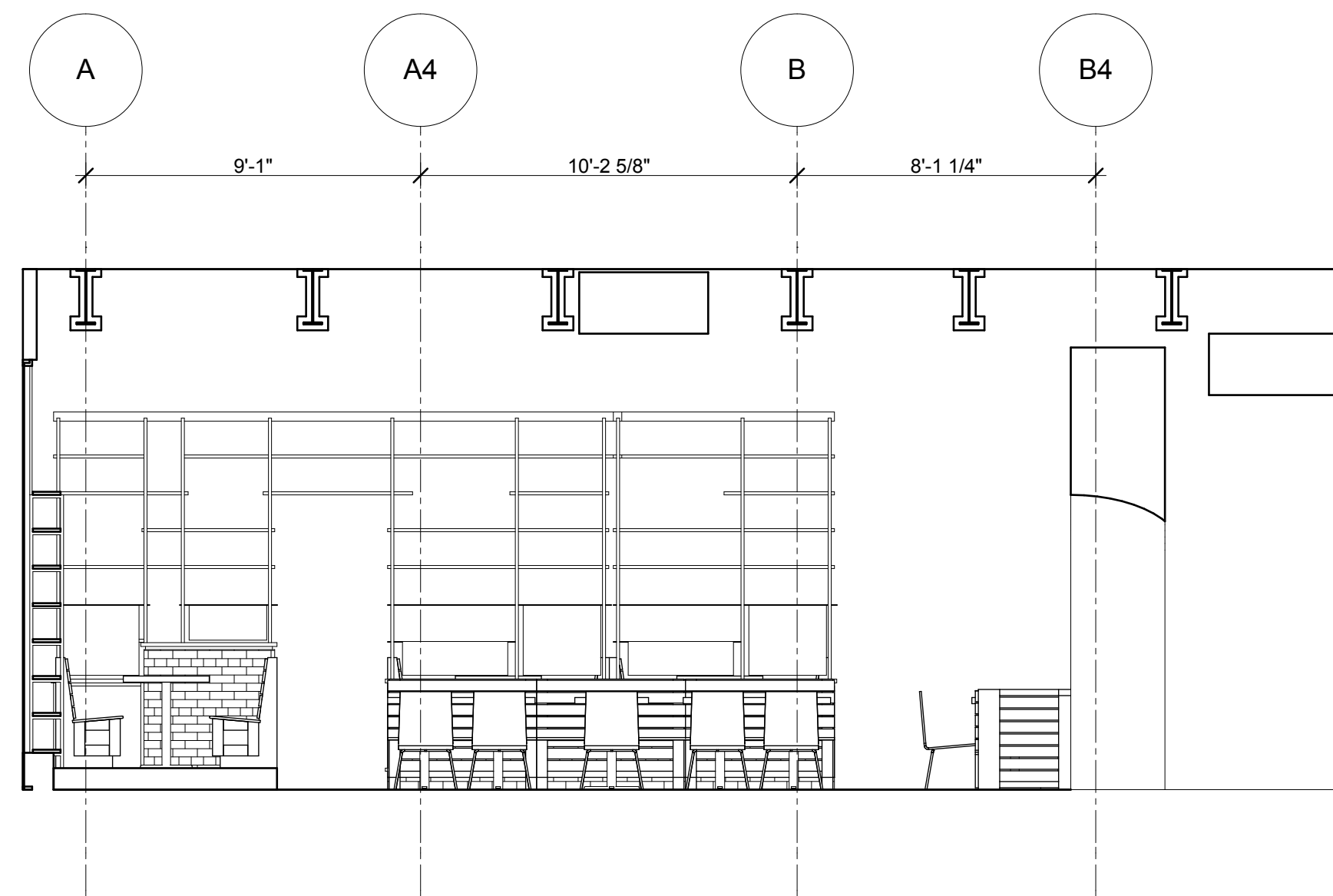
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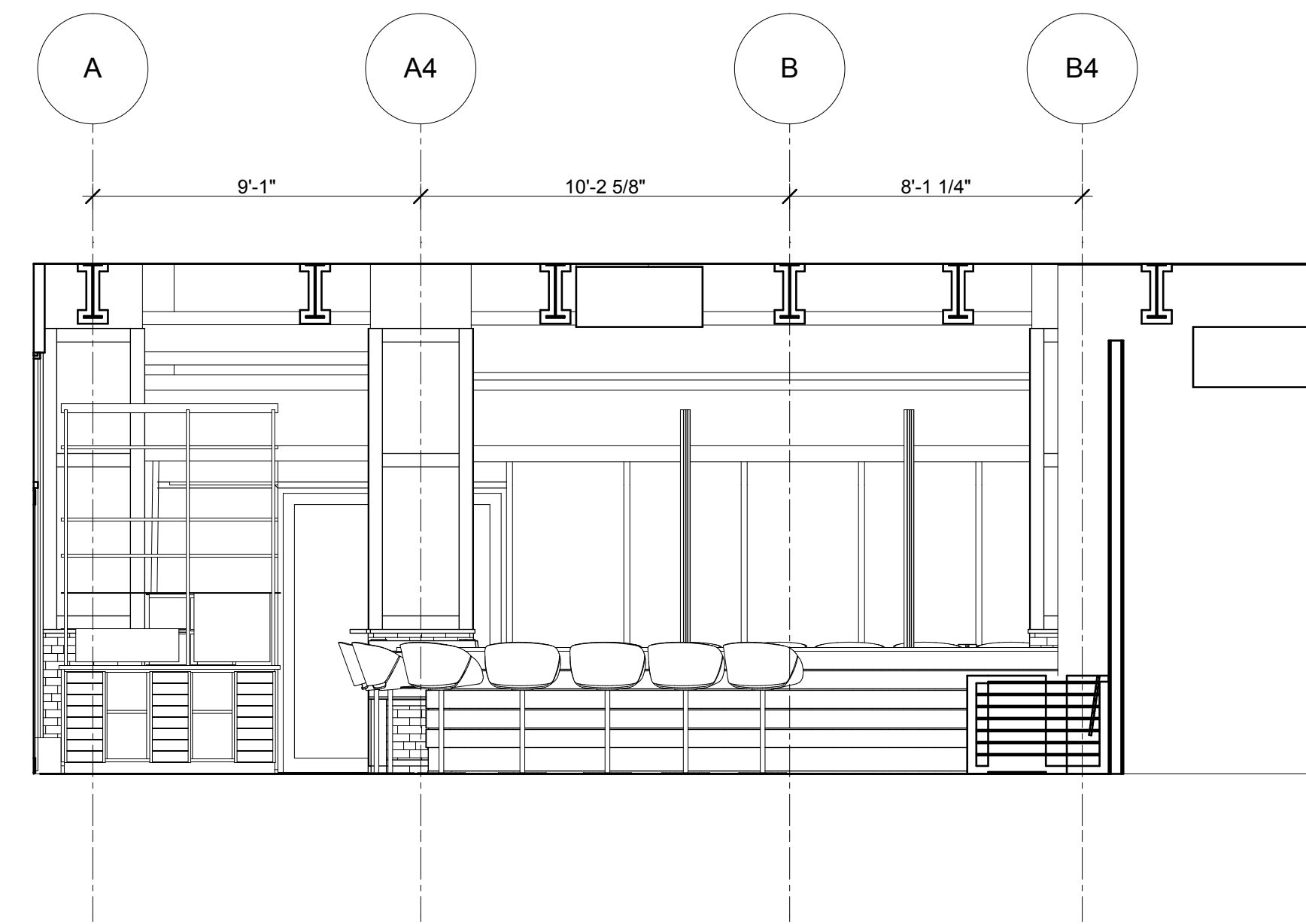
3
A-402 INTERIOR ELEVATION - PIZZA BAR WEST
SCALE: 1/4" = 1'-0"



2
A-402 INTERIOR ELEVATION - DINING WEST
SCALE: 1/4" = 1'-0"



4
A-402 INTERIOR ELEVATION - DINING EAST
SCALE: 1/4" = 1'-0"



1
A-402 INTERIOR ELEVATION - BAR EAST
SCALE: 1/4" = 1'-0"

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SCALE: AS NOTED
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A-402
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INTERIOR ELEVATIONS

