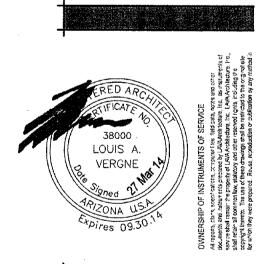


Keynotes

- Existing curbing to remain.
- Existing curbing to be removed.
- New curbing to match existing. Patch to match adjacent asphalt.
- Existing parking stalls to remain.
- Existing parking stalls and pavement to be removed. Patch to match areas disturbed.
- Existing hardscape to remain.
- Existing planter to remain.
- Existing covered patio area. (690 s.f. not including utility area).
- Existing screen wall to remain.
- New concrete hardscape. Texture, color and finish to match existing adjacent hardscape. Slope as required for drainage.
- Existing masonry wall with stucco finish.
- New masonry wall with stucco finish to match existing.
- New masonry low wall with stucco finish to match existing.
- Existing canopy to remain.
- 15. Existing masonry pier/pilaster/column to remain.
- 16. Existing masonry pier/pilaster/column to be removed. Temporarily support existing canopy structure above until installation of new columns is complete.
- 17. New steel column to be installed to replace structural support of existing masonry column. Wrap column with break metal to match storefront.
- Existing glass & aluminum storefront.
- Existing glass & aluminum storefront to be removed.
- Existing glass & aluminum entry/exit door to be removed.
- New glass & aluminum storefront to match existing.
- Existing door to be removed and opening closed to match existing.
- New glass & aluminum storefront door. Match existing.
- Relocated storefront door. Patch to match.
- Existing steel column to remain. wrap with break metal to match
- 26. Rework existing storefront to provide for new glazed panels. Match existing frame and finish. Patch to match areas disturbed.
- 27. Existing interior demising wall to remain.
- 28. Existing interior demising wall to be removed.
- 29. Interior improvements by others.
- 30. New interior bar support wall with metal stud framing $\& \frac{1}{2}$ " plywood sheathing on exterior face (interior bar face to be left exposed) over 4" thick x 4" height masonry/concrete base. Tenant to provide final finish over framed bar support wall. Coordinate with Tenant for height of support wall prior to installation.
- 31. New bar countertop by others.
- 32. New masonry low wall under bar counter with stucco finish to match existing.
- 33. Remove section of existing concrete hardscape this area for installation of new interior slab. Extend underground services prior to pouring slab. Slope slab to new floor drain locations.
- 34. Extend level concrete slab floor out to new enclosed bar.
- 35. New metal railing/fence system to match existing center design. Install per manufacturer requirements.
- 36. New aluminum frame overhead doors with glass panels between columns at bar. Install per manufacturer requirements.
- 37. Provide two floor drains. Connect to new sewer line. Locations to be coordinated with tenant.
- 38. Provide underground water and sewer with stub ups to each bar. Stub ups to be located, centered within base of new bar walls.
- 39. Interior bar sub-structure to be min. 4" hgt. masonry curb with metal stud low wall. Plywd. sheathed on exterior face of bar only. Interior face to be exposed for future work by tenant. Height of wall to be coordinated with tenant.
- 40. New bar area to be conditioned by new 3 ton roof mounted HVAC unit with distribution at existing canopy ceiling. Locations to be determined based upon extent of overhead doors and track
 - New sprinklers to be installed by others.
- 42. New 3' wide exit gate at fence with spring closer.



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Preliminary Bid Packaç City Submittal Construction 26 Mar 2014

Floor Plans
Exterior Elevations

