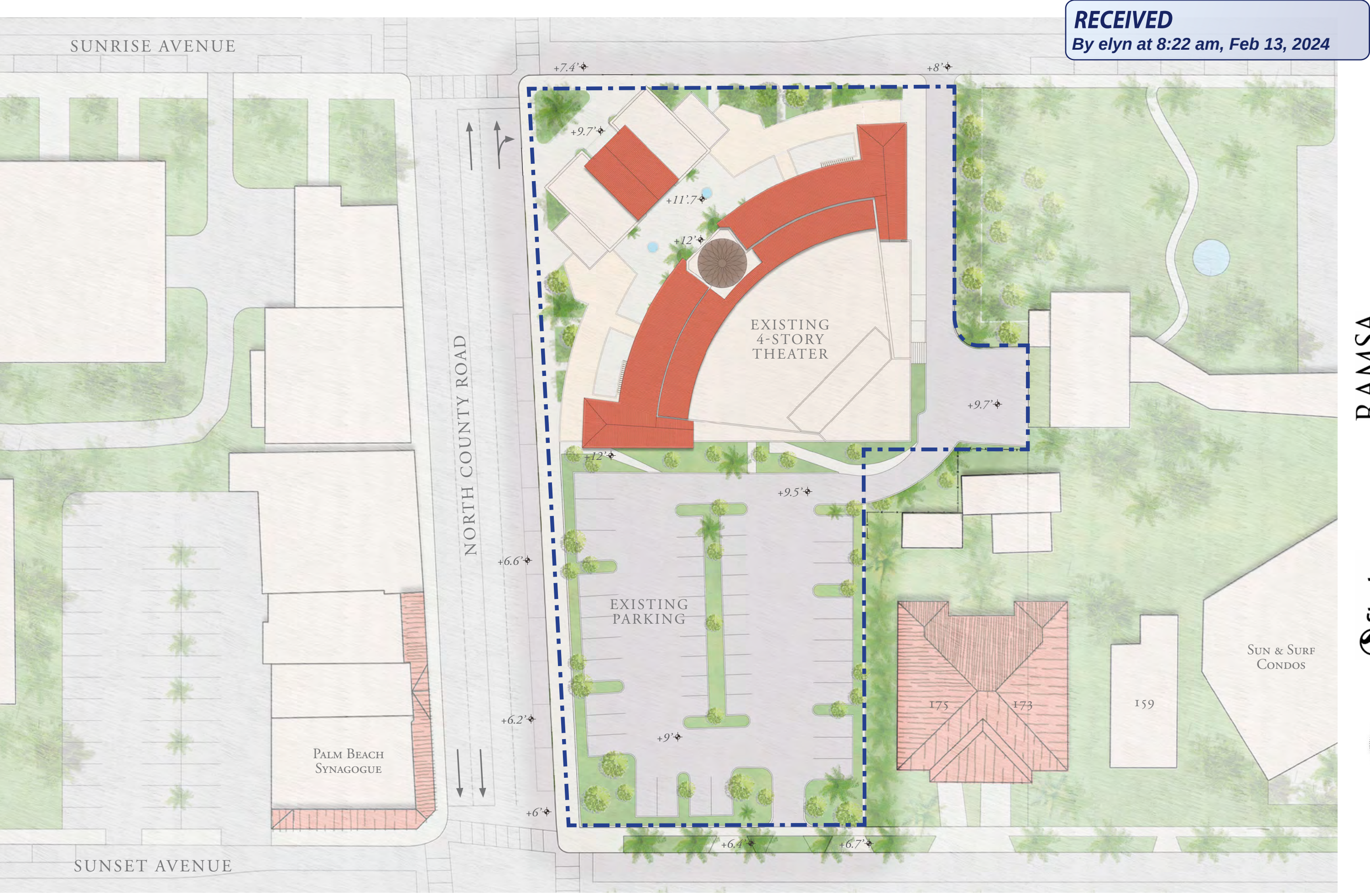
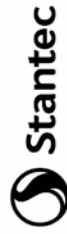
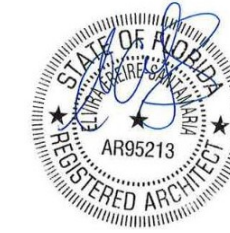
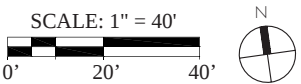




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EXISTING SITE PLAN



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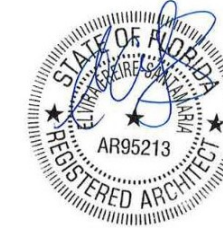
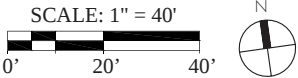
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PROPOSED SITE PLAN



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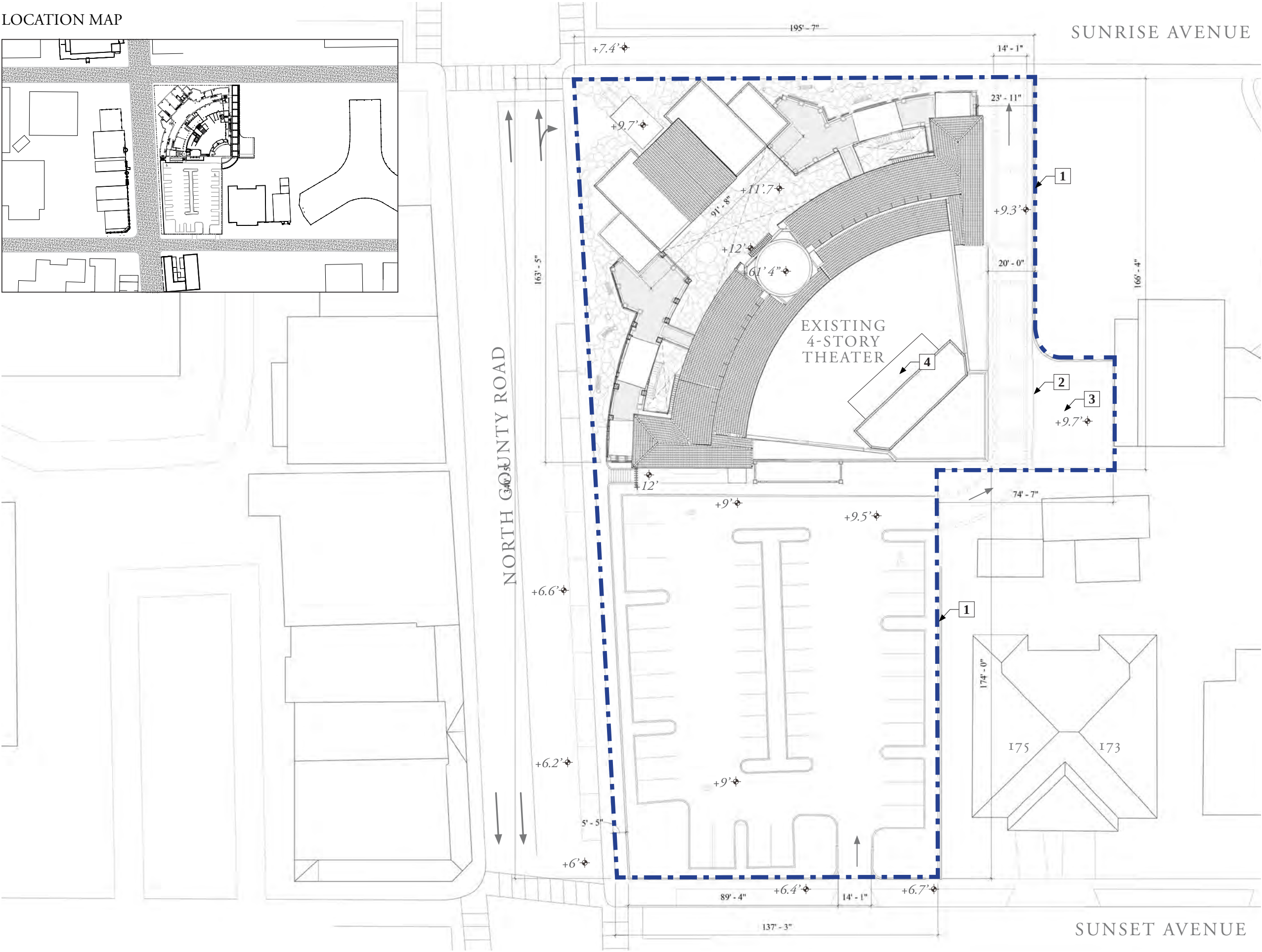
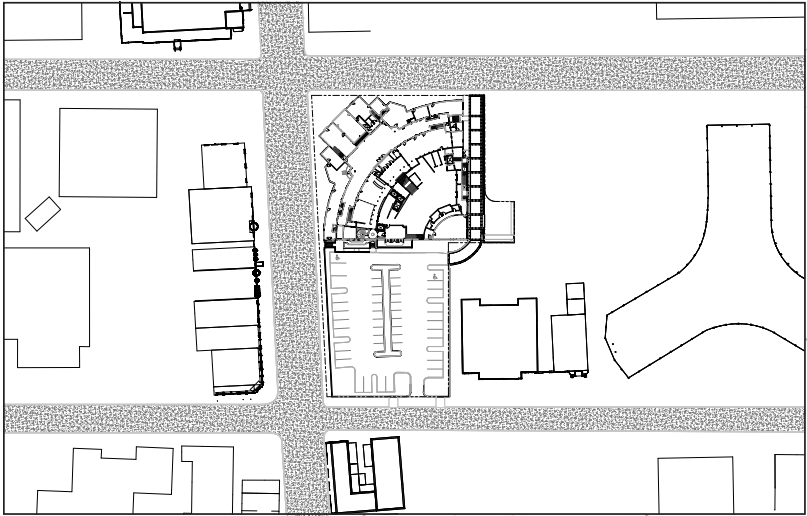


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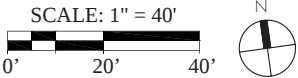
LOCATION MAP



PROPOSED SITE PLAN

NOTES

- 1. Existing wall
- 2. New service gate (*see sheet C-7*)
- 3. Theatre service court (*see sheet A-17.3 for equipment location and details*)
- 4. Theatre mechanical roof enclosure (*see sheet A-17.1, A-17.2 for equipment location and details*)



SUNRISE AVENUE

SUNSET AVENUE

NORTH COUNTY ROAD

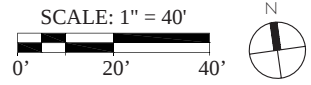


NOTES

GROUND FLOOR AREA:
16,477 SF

DESIGN NOTES:

1. Widen existing portals
2. ADA access to patio
3. Reintroduce historic front doors (*sheets D-10 & D-11*)
4. New service/egress doors
5. Service gate (*sheet A-17.3, C-7*)
6. Service court (*see sheet A-17.3 for equipment location and details*)
7. Restore historic colonnade
8. New southern entry (*sheets D-20 & D-21*)
9. ADA access to patio from parking lot (*see sheet D-21*)
10. Screened garden for Private Dining



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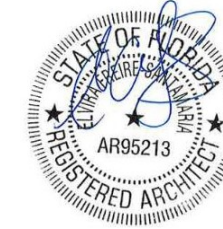
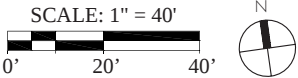
C-3.1

PROPOSED PLAN: GROUND FLOOR



- LEGEND
- CIRCULATION
 - CLUB
 - CLUB CIRCULATION
 - SERVICE/BOH

PROPOSED PLAN: GROUND FLOOR RENDERED



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- LEGEND
- CIRCULATION
 - CLUB
 - CLUB CIRCULATION
 - SERVICE/BOH

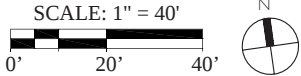
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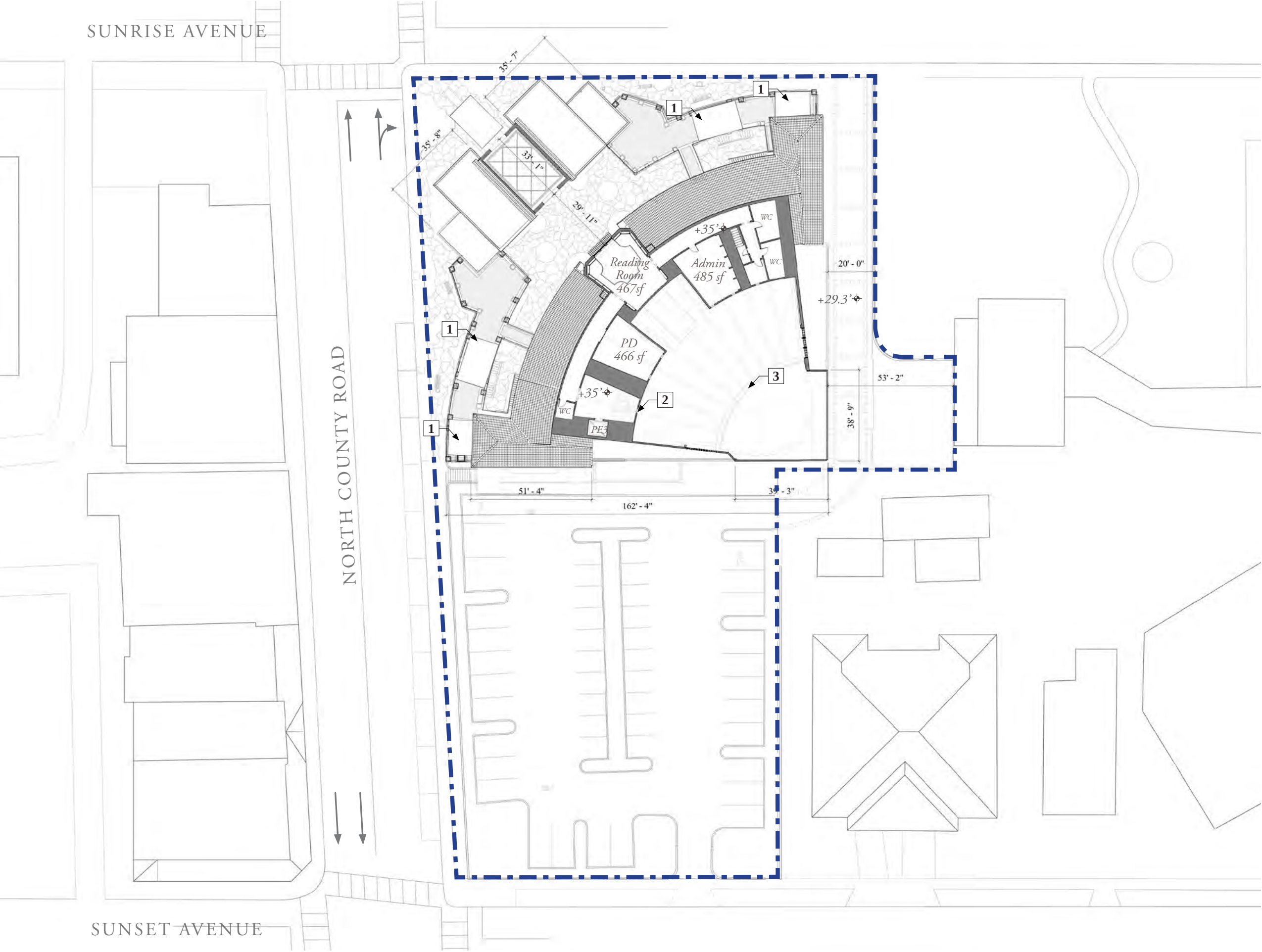
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PROPOSED PLAN: 2ND FLOOR RENDERED



NOTES

THIRD FLOOR AREA:
2,928 SF

DESIGN NOTES:

1. Canopies on 2nd Floor
(sheet D-11 & D-12)
2. Reintroduce historic porthole windows (sheet A-8)
3. Reveal Historic Ceiling
(sheet A-8)



PROPOSED PLAN: 3RD FLOOR



- LEGEND
- CIRCULATION
 - CLUB
 - CLUB CIRCULATION
 - SERVICE/BOH

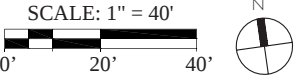
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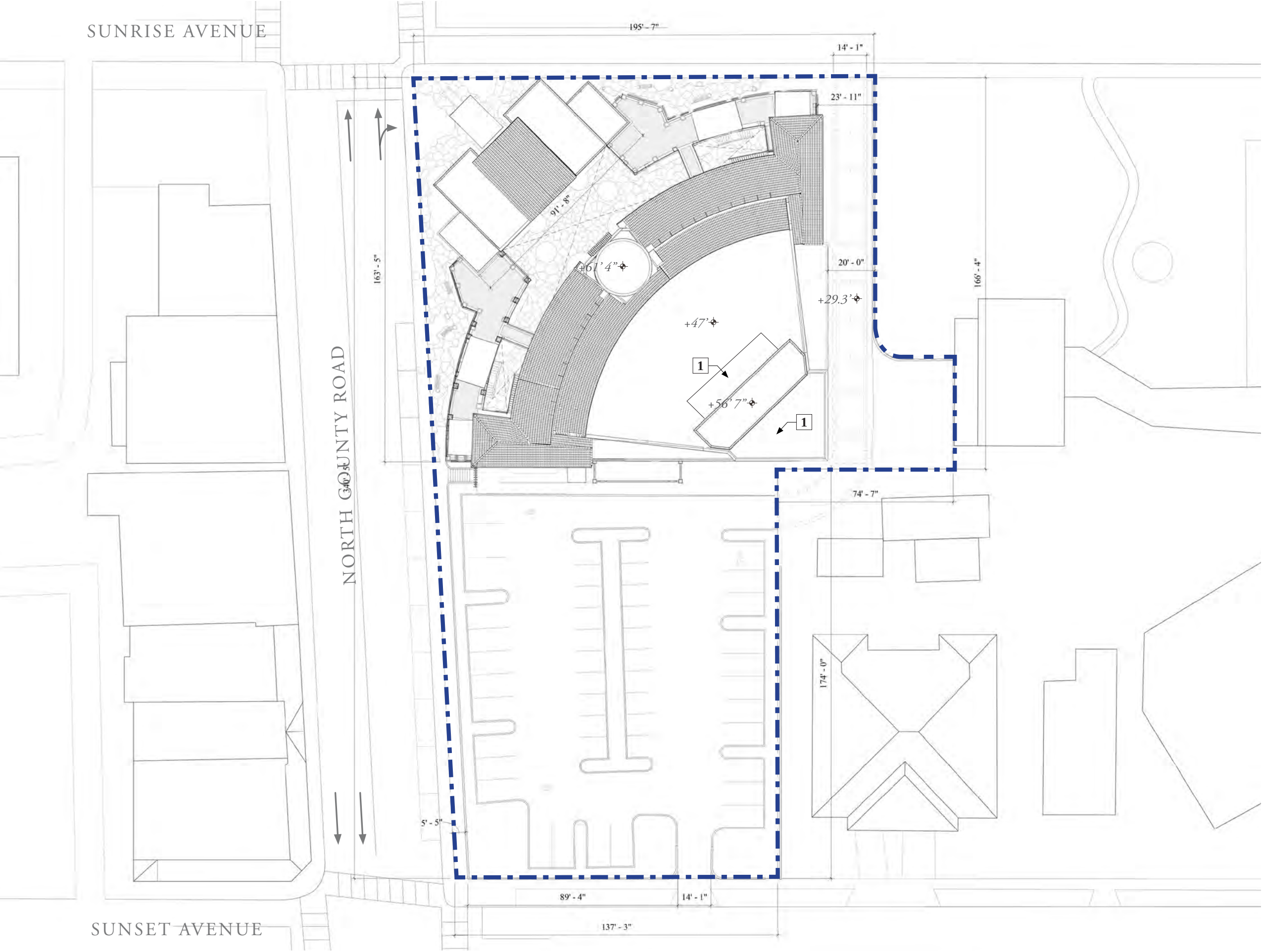
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PROPOSED PLAN: 3RD FLOOR RENDERED

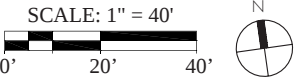


PROPOSED ROOF PLAN

NOTES

TOTAL NET AREA:
34,265 SF

DESIGN NOTES:
1. Mechanical roof enclosure (see sheet A-17, A-17.1, A-17.2 for equipment location and details)





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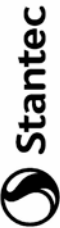
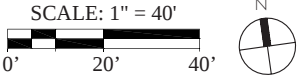


SUNRISE AVENUE

NORTH COUNTY ROAD

SUNSET AVENUE

PROPOSED ROOF PLAN RENDERED



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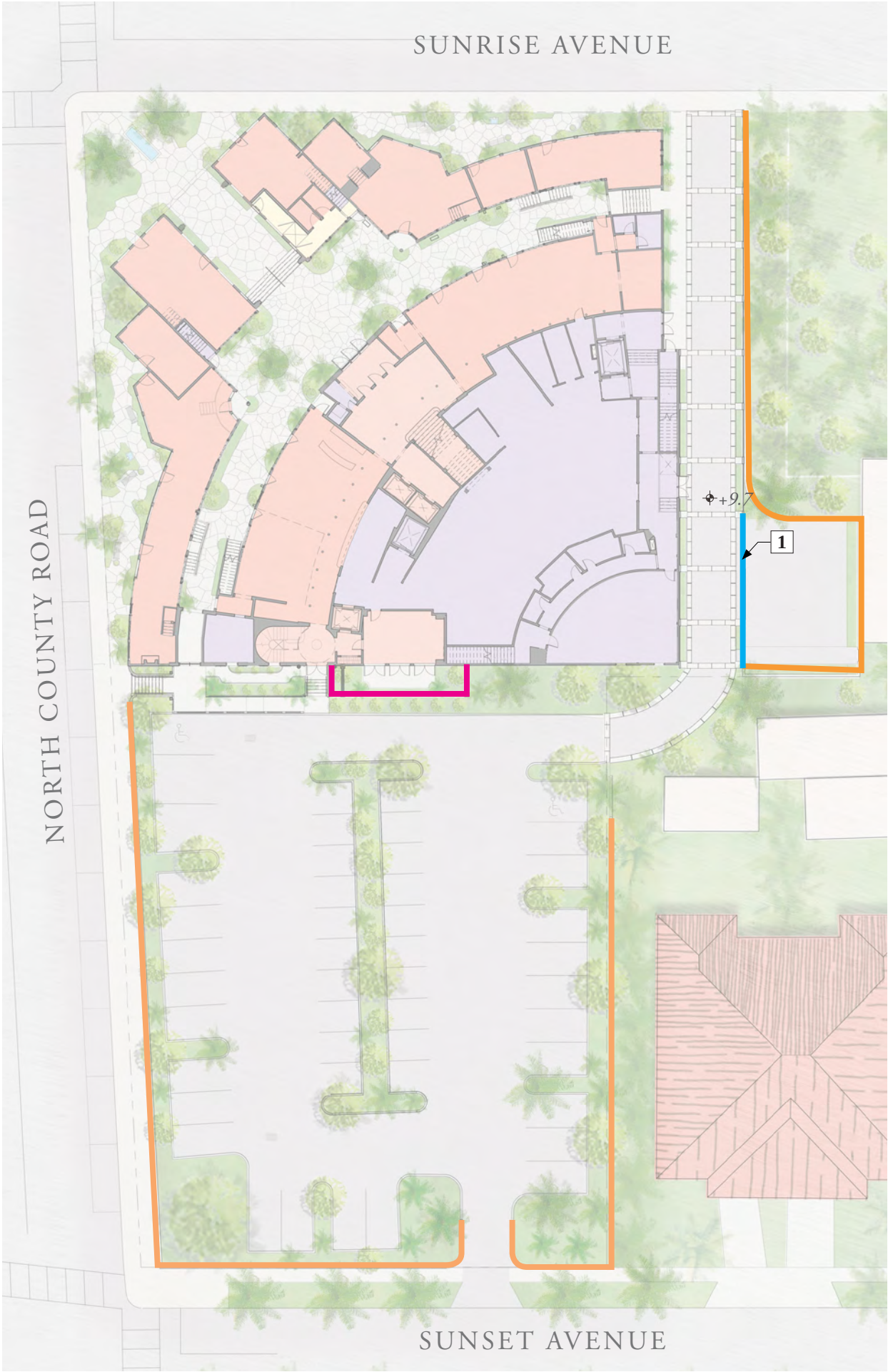


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C-6.2



1. East Service Gate (see sheet A-17.3)
(Service gates to slide back and stack for service vehicle entry)

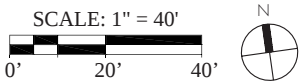
LEGEND

- GATES
- EXISTING WALLS
- NEW GARDEN WALLS

NOTES

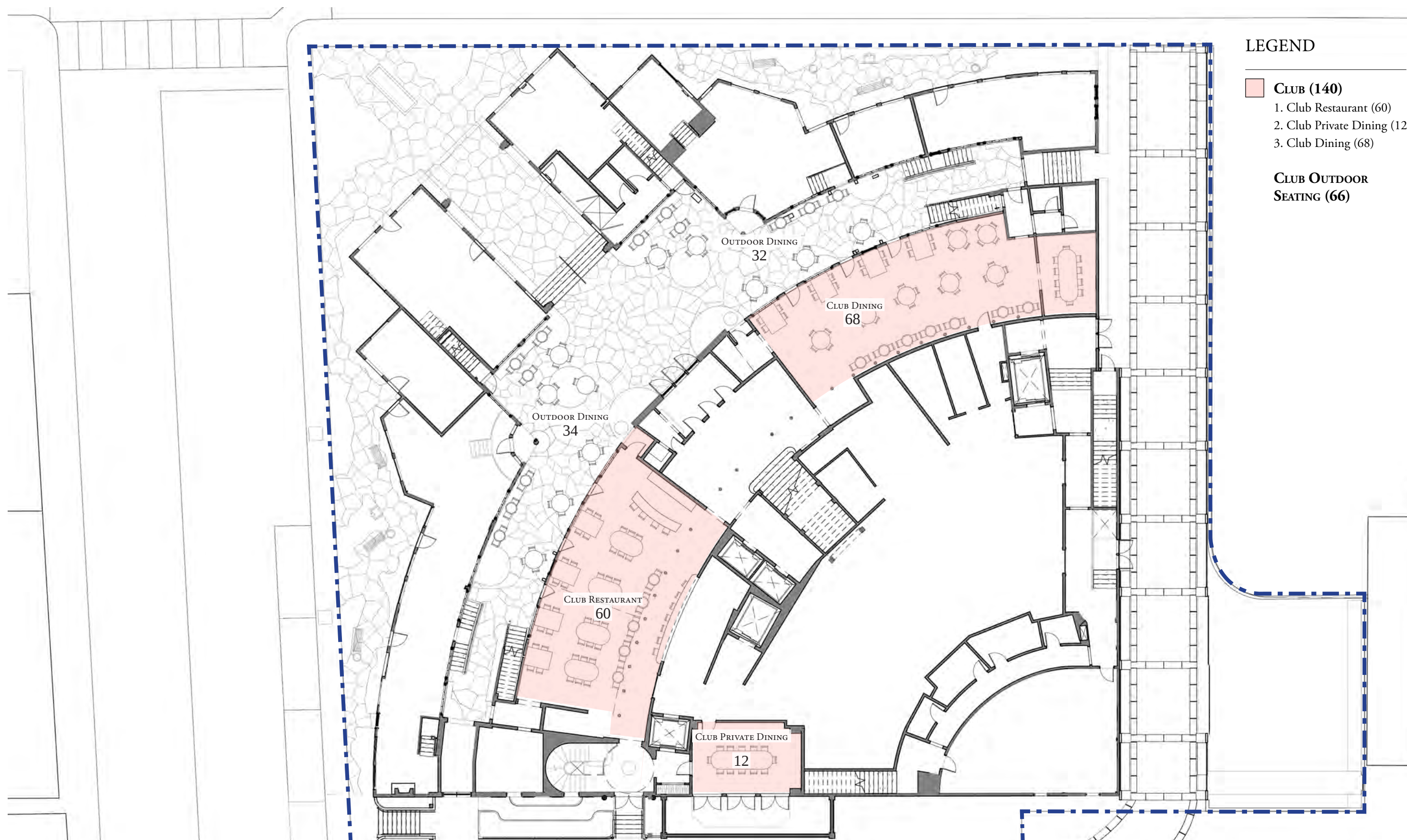
MATERIAL:
Decorative Metal Gate

For all elevations of the gates shown in this diagram, please see sheets D-6.1 and D-6.2



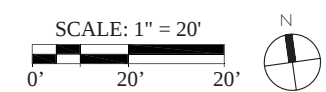
PROPOSED FENCES, GARDEN WALLS & GATES





- LEGEND**
- CLUB (140)**
 - 1. Club Restaurant (60)
 - 2. Club Private Dining (12)
 - 3. Club Dining (68)
 - CLUB OUTDOOR SEATING (66)**

PROPOSED SEATING PLAN - GROUND FLOOR





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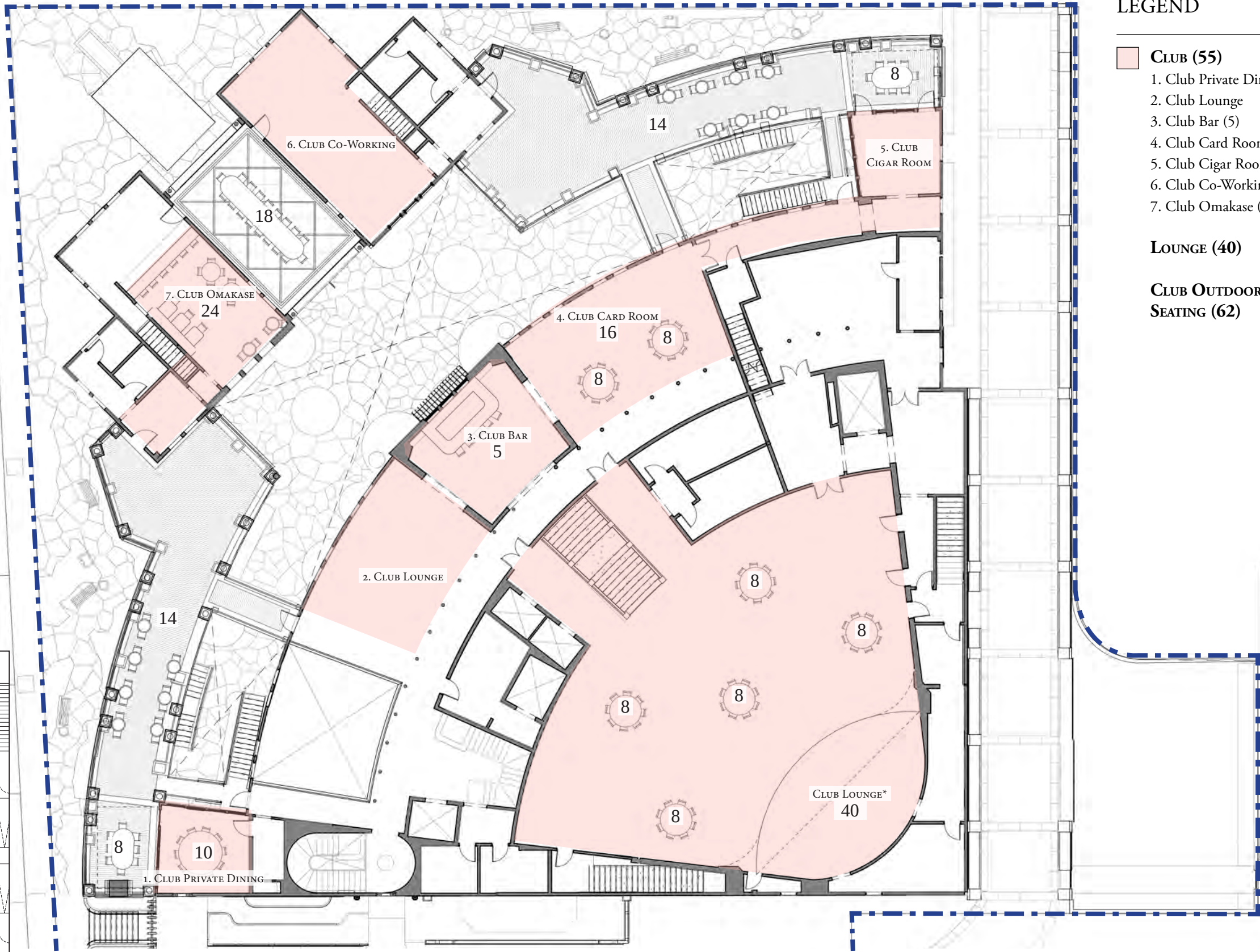
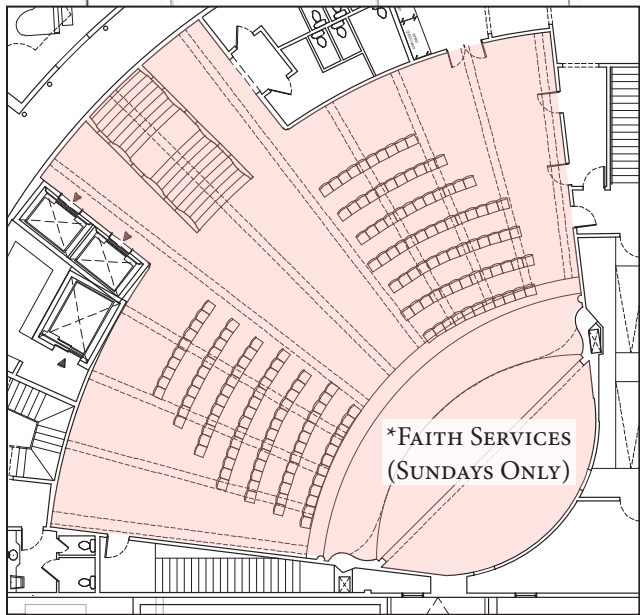
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C-8.1



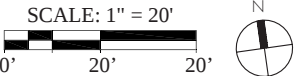
LEGEND

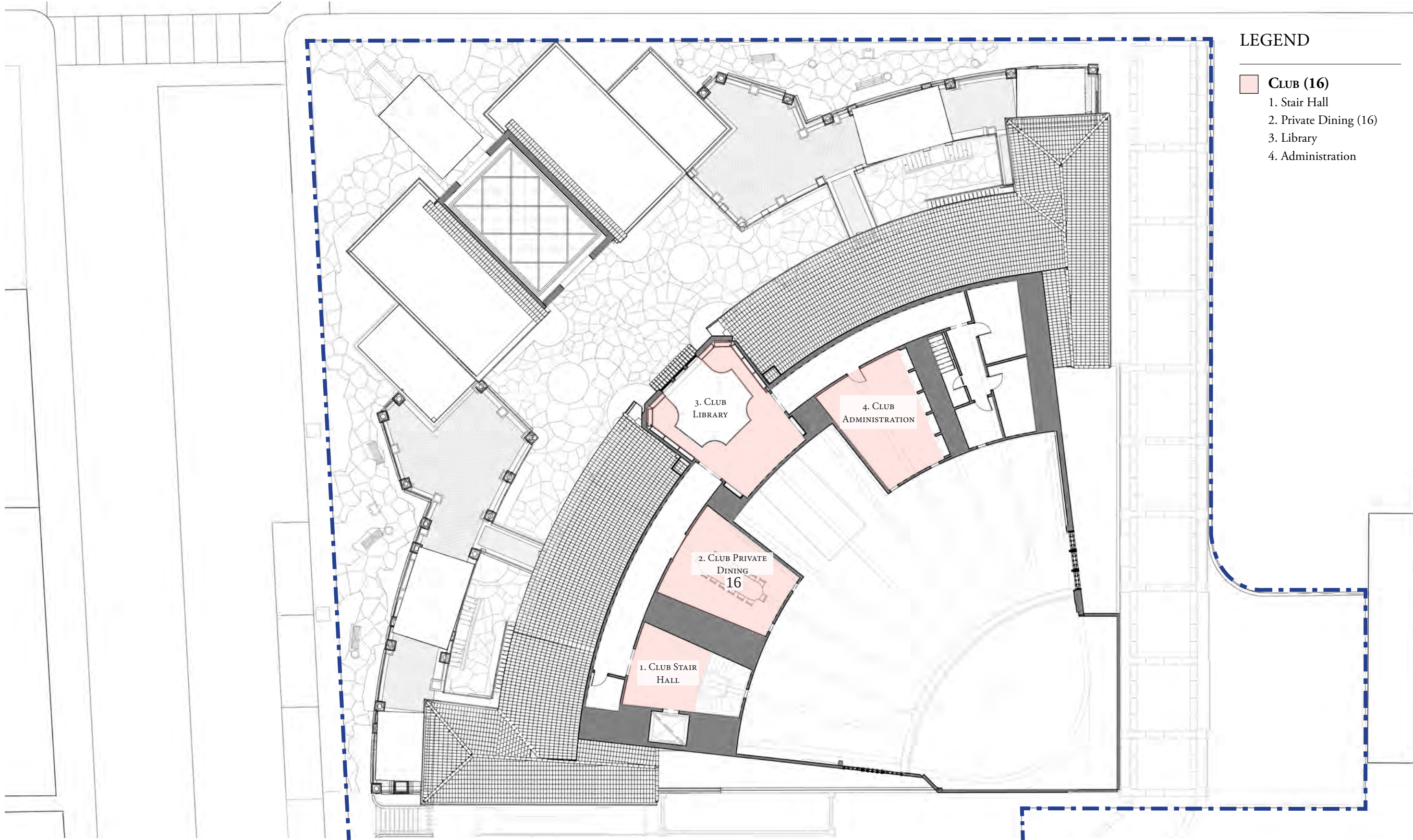
- CLUB (55)
 - 1. Club Private Dining (10)
 - 2. Club Lounge
 - 3. Club Bar (5)
 - 4. Club Card Room (16)
 - 5. Club Cigar Room
 - 6. Club Co-Working
 - 7. Club Omakase (24)

LOUNGE (40)

CLUB OUTDOOR SEATING (62)

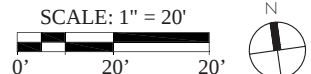
PROPOSED SEATING PLAN - SECOND FLOOR (LOUNGE)





- LEGEND
- CLUB (16)
 - 1. Stair Hall
 - 2. Private Dining (16)
 - 3. Library
 - 4. Administration

PROPOSED SEATING PLAN - THIRD FLOOR





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C-8.3