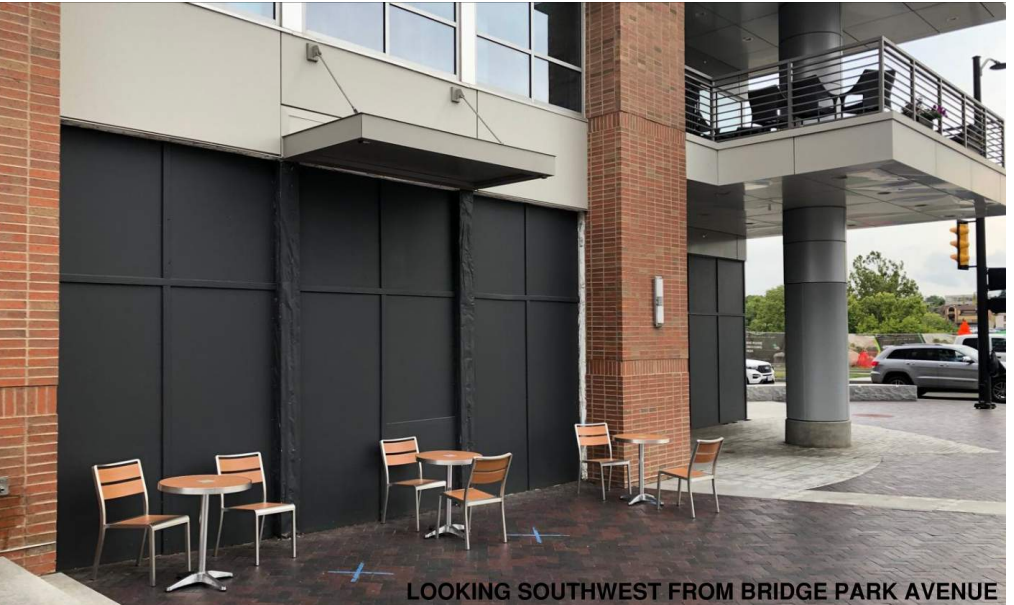
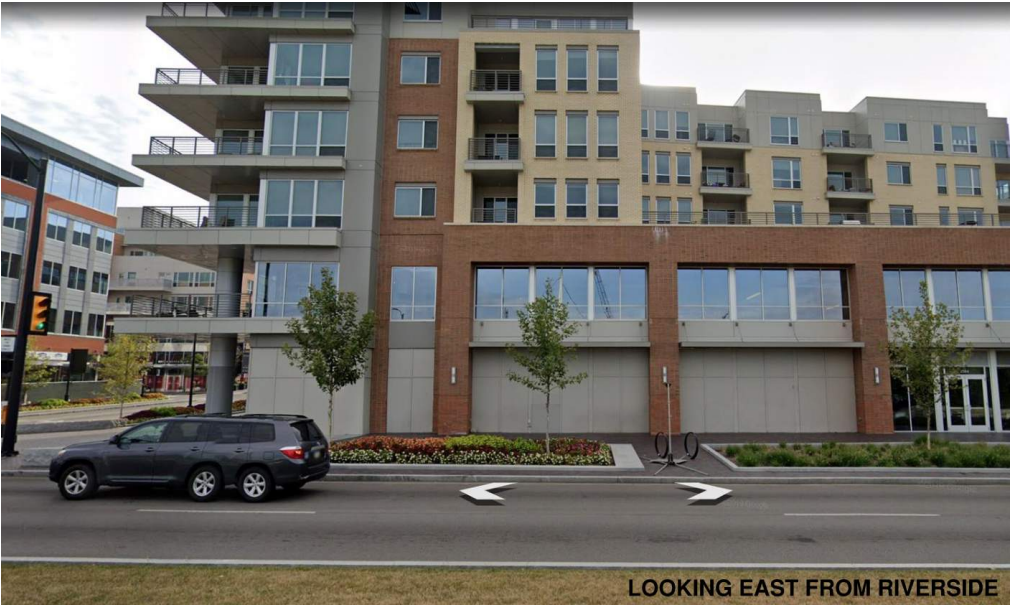
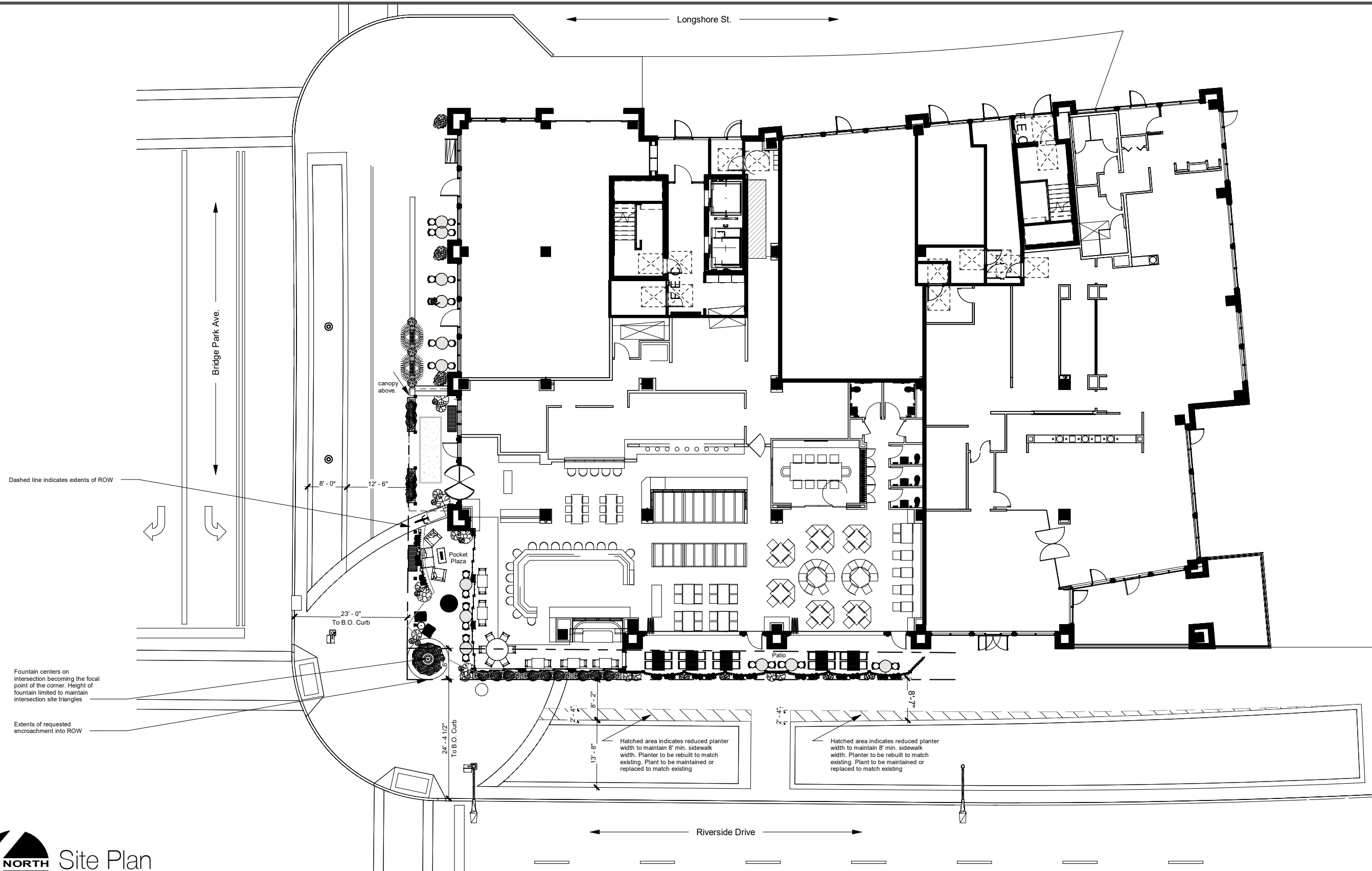


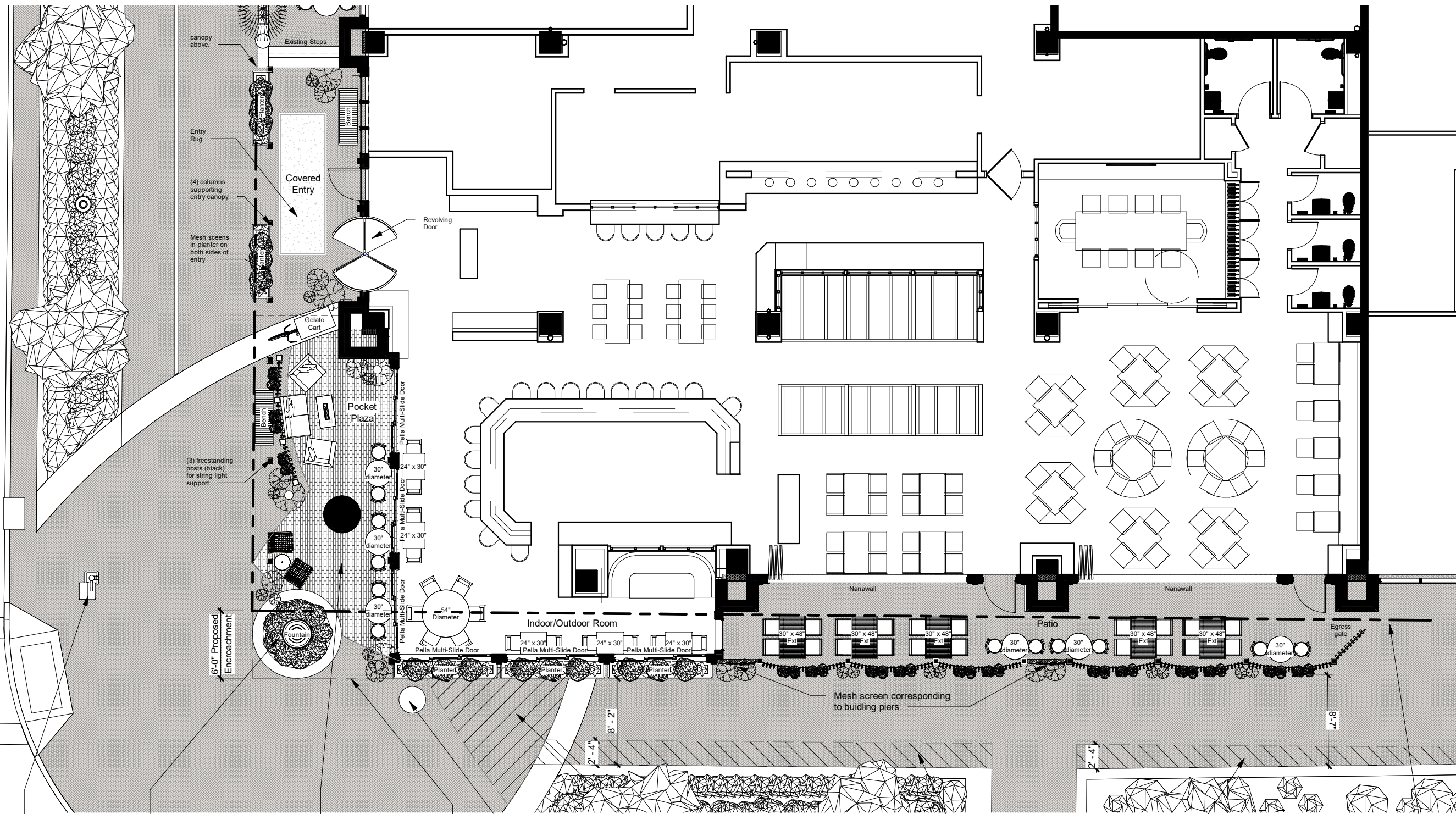


# VALENTINA'S

RISTORANTE • BAR • PIZZERIA







Crosswalk sign to remain

Fountain centers on intersection and curved sidewalk elements becoming the focal point of the corner

Existing light colored sidewalk pavers. Configuration of pocket plaza coordinates with this shape

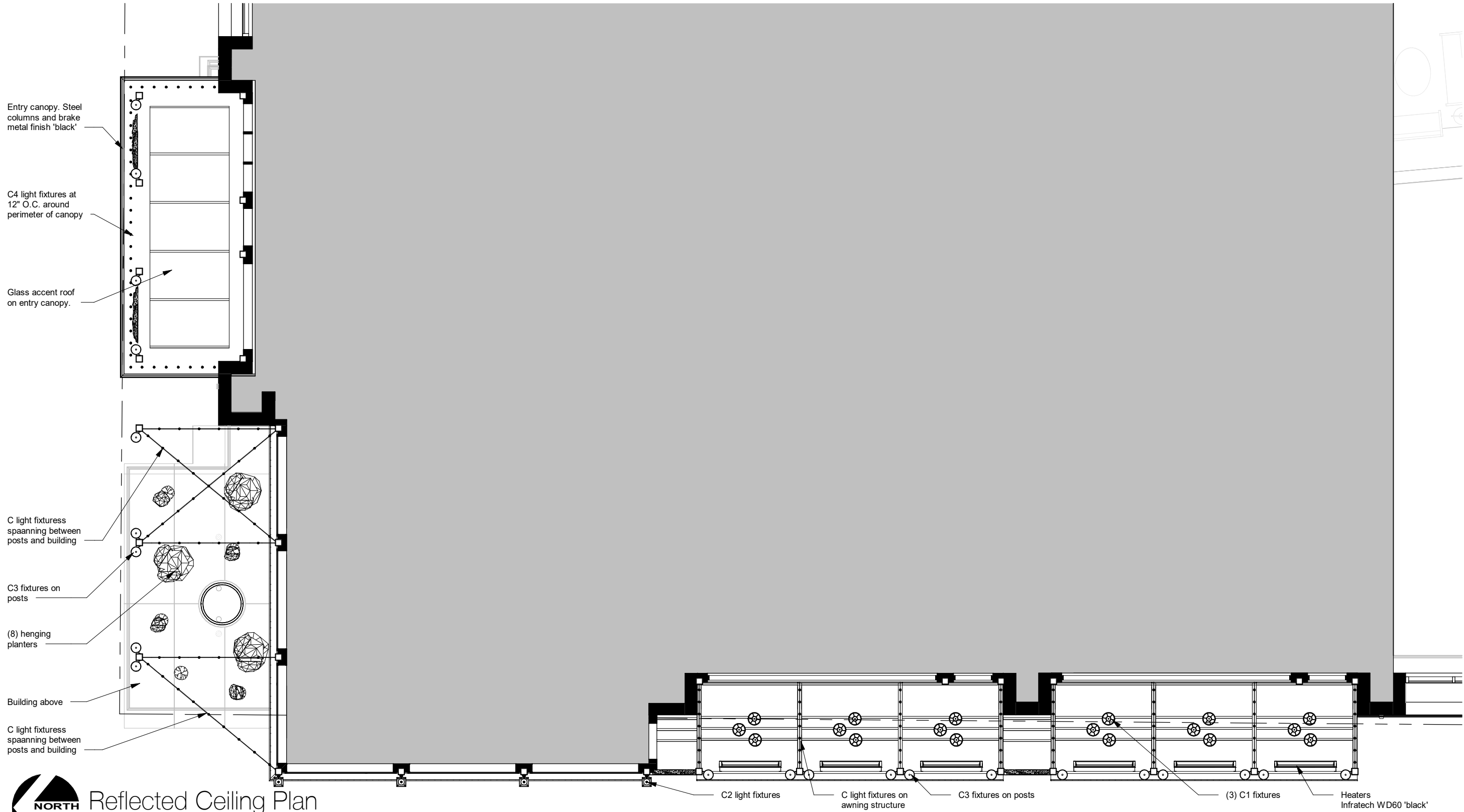
Extents of requested encroachment into ROW

Manhole to remain

Hatched area indicates existing white sidewalk pavers to be switched to match darker surrounding sidewalk standard.

Hatched area indicates reduced planter width to maintain 8' min. sidewalk width.

Dashed line indicates extents of ROW



Reflected Ceiling Plan

Scale: 1/8" = 1'-0"





# VALENTINA'S

--- RISTORANTE - BAR - PIZZERIA ---

VALENTINA'S

1234

















Elevation - West

Scale: 3/64" = 1'-0"



Elevation - North

Scale: 3/64" = 1'-0"



Elevation - East

Scale: 3/64" = 1'-0"

Replace existing 36" wide service entrance door with 42" wide door to match existing  
Provide privacy film at service door and sidelite to obscure view into service area  
Replace transom lites with 26" x 118" prefinished aluminum intake louver. Finish to match adjacent storefront.

## TRANSPARENCY CALCULATIONS

### Transparency - West

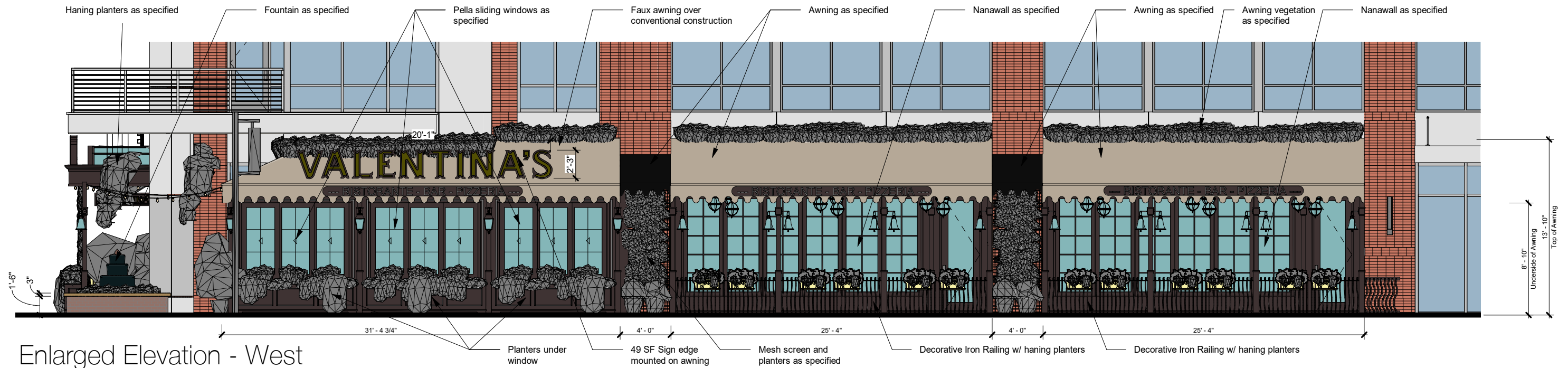
- Only effecting existing solid infill panels.
- Overall facade SF = 12,009 SF
- Existing Transparency = 4,981 SF (41%)
- Proposed Transparency = 5,751 SF (48%)
- Transparency increasing by 770 SF (7%)

### Transparency - North

- Only effecting existing solid infill panels.
- Overall facade SF = 8,001 SF
- Existing Transparency = 3,294 SF (42%)
- Proposed Transparency = 3,766 SF (47%)
- Transparency increasing by 472 SF (5%)

### Transparency - East

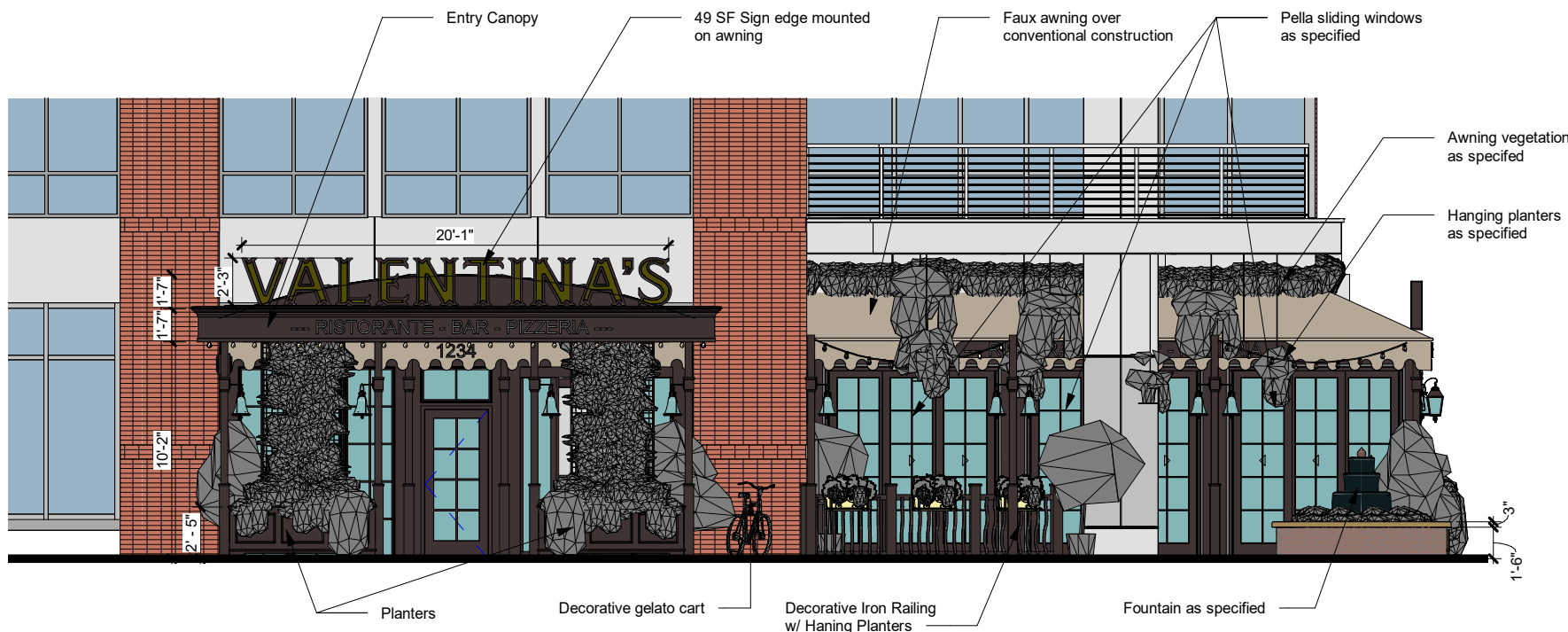
- Transparency to remain unchanged



Enlarged Elevation - West

Scale: 1/8" = 1'-0"

## SIGNAGE CALCULATIONS



Enlarged Elevation - North

Scale: 1/8" = 1'-0"

### Signs Allowed Per Tenant

Level 1 / Ground	Signs Allowed
1 street of frontage*	2 Building Mounted Signs
2 streets of frontage	3 Building Mounted Signs
3 streets of frontage	4 Building Mounted Signs
Levels 2 and 3	Signs Allowed
Office tenants	1 Fascia/Wall Sign at Landlord's discretion as architecturally appropriate.

\*Frontage is defined as the linear measurement of a tenant's space along a public street. If a tenant's space is three-sided and faces two public streets and one open park, they have 2 streets of frontage.

WEST FACADE = 97' @ 1SF/LINEAR FOOT = 97 SF = 50SF MAX

NORTH FACADE = 60' @ 1SF/LINEAR FOOT = 60SF = 50SF MAX

16SF PROJECTING SIGN BETWEEN 8' AND 15'

## LIGHTING



**Light Fixture - C1**

Type: Suspended  
Location: Patio  
Mnf: Kichler Lighting, Halleron  
Model: 49603LD  
Mtg. Ht: Varies, refer to elevations  
Finish: Londonberry



**Light Fixture - C2**

Type: Wall Mount  
Location: Patio  
Mnf: Kichler Lighting, Courtyard Collection  
Model: 9060RZ  
Mtg. Ht: Refer to elevations  
Finish: Rubbed Bronze



**Light Fixture - C3**

Type: Double Post Mount  
Location: Patio  
Mnf: Troy Lighting, Owings Mill  
Model: P9464NB  
Mtg. Ht: Refer to elevations  
Finish: Natural Bronze



**Light Fixture - C4**

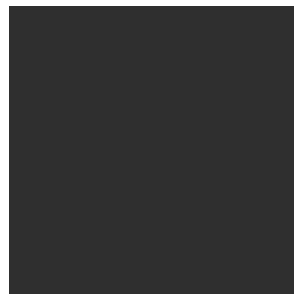
Type: Accent  
Location: Entry  
Mnf: 90+ Lighting  
Model: LED Edison Bulb  
Mtg. Ht: Refer to elevations  
Finish: Amber Tint



**Light Fixture (C):**

Type: String Lights  
Location: Patio  
Mnf: Addlon,  
48' LED Outdoor Sting Lights  
Color: Black  
Mtg. Ht: Varies, refer to elevation

## MATERIALS



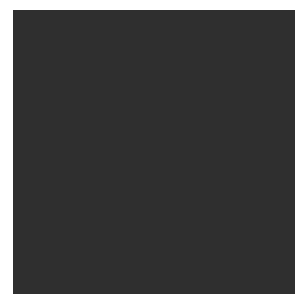
**Material: EX-1**

Type: Exterior Paint  
Location: Patio Railing  
Mnf: Sherwin Williams  
Color: 'Tricorn Black' SW 6258



**Material: EX-2**

Type: Awning Primary Material  
Location: Patio/Indoor Outdoor Room  
Mnf: Weblon Coastline Plus  
Color: Continental Stripes Sand/Olive/Ivory 857282



**Material: EX-3**

Type: Awning Secondary Material  
Location: Patio  
Mnf: Weblon Coastline Plus  
Color: Black



**Material: EX-4**

Type: Exterior Paint  
Location: Multiple Locations  
Mnf: Sherwin Williams  
Color: 'Independant Gold' SW 6401



## FURNITURE



**Furniture:**  
Type: Table Top  
Location: Patio  
Mnf: Cambria  
Color/ Finish: Kelvingrove



**Furniture:**  
Type: Table Base  
Location: Patio  
Mnf: Tablebases.com  
Model: Bruni 4 Table Base  
Dimensions: TBD  
Color/Finish: Black



**Furniture:**  
Type: Table Base  
Location: Patio  
Mnf: Tablebases.com  
Model: Bruni 2x2 Table Base  
Dimensions: TBD  
Color/Finish: Black



**Furniture:**  
Type: Outdoor Dining Chair  
Location: Patio  
Mnf: Superior Seating  
Model: Outdoor Stackable Aluminum Bamboo-Look Chair, R81  
Dimensions: 33.2"H x 20"W x 22.5"D  
Color/Finish: Brown



**Furniture:**  
Type: Lounge Seating  
Location: Pocket Plaza  
Mnf: Gar Products  
Color/ Finish: Avon Woven Resin 'Safari Brown'



**Furniture:**  
Type: Benches  
Location: Pocket Plaza/Entry  
Mnf: Hauser Site Furniture  
Color/ Finish: Skyline Backless Bench with Arms - Black frame - Ipe Seat

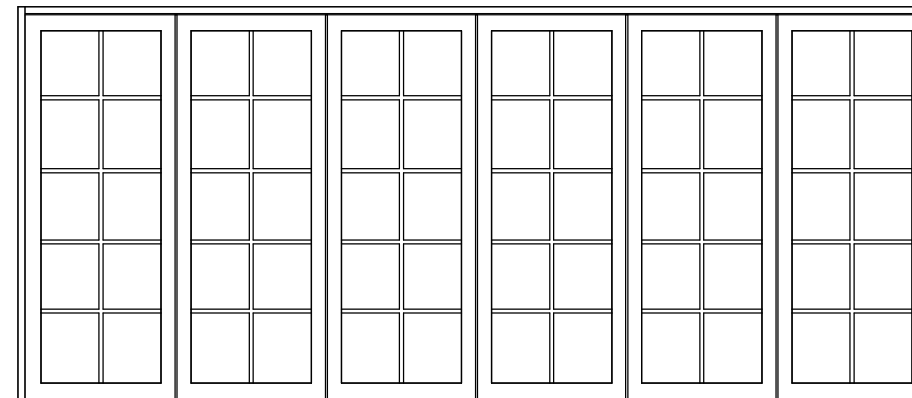
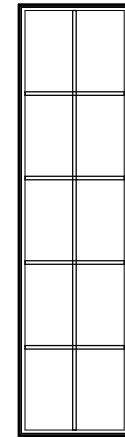
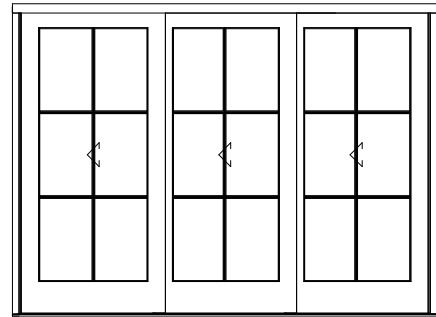


**Furniture:**  
Type: Hanging Planters  
Location: Pocket Plaza (approximately 8 total)  
Mnf: Various  
Color/ Finish: Various



**Furniture:**  
Type: Freestanding Ground Planters  
Location: Various (Refer to plan for quantity)  
Mnf: Various  
Color/ Finish: Various

## GLAZING SYSTEMS



Window A - Exterior

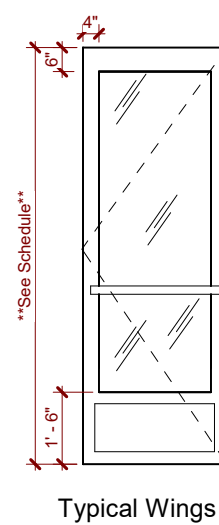
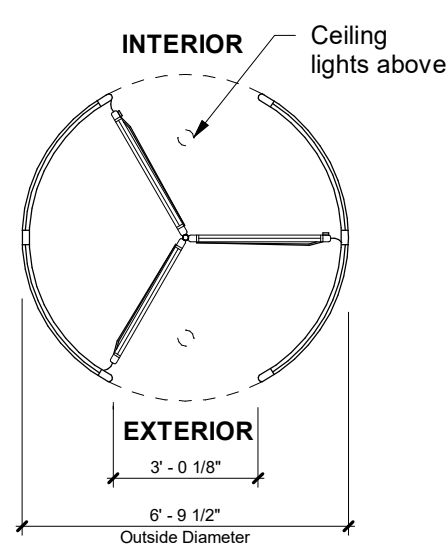
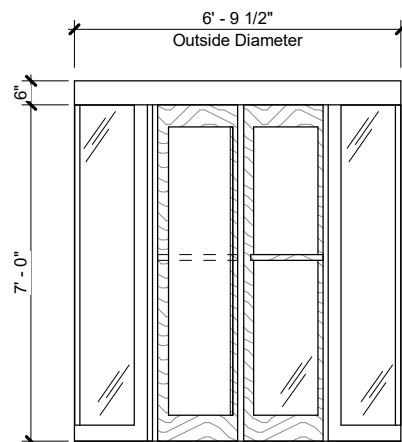
**Window Multislide:**  
Type: Pella, Multislide  
Glass: Low-E  
Muntins: 3/4" Regular  
Finish: Black

Window B - Exterior

**Window Fixed:**  
Type: Pella, Fixed Frame  
Glass: Low-E  
Muntins: 3/4" Regular  
Finish: Black

Window C - Exterior

**Operable Glass Wall:**  
Type: Nanawall  
Glass: 1" Clear insulated  
Finish: Black



Revolving door

**Revolving Door:**  
Type: Horton, EasyFlow Manual Series 9530  
Glass: Clear, Fully Tempered  
Finish: Black  
Options: 4" ceiling lights, ceiling lock, aluminum roof.

**Full Lite Man Doors:**  
Type: Tubelite 14000 System w/ narrow style doors - muntins to match pella windows  
Glass: 1" Clear Insulated  
Finish: Black

**VEGETATION**

Awning Ledge Vegetation:

Artificial vine or shrub species that has a year long bloom cycle. i.e. English Ivy, Boxwood, etc.

Freestanding and Hanging Planters:

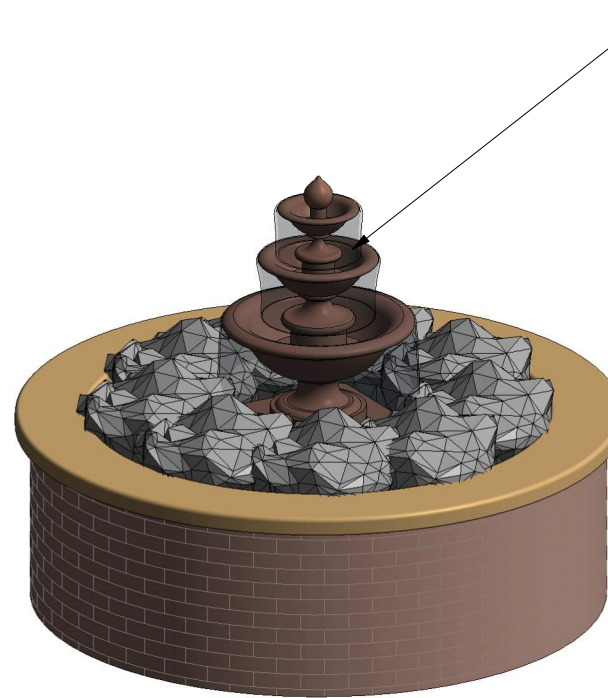
Seasonal flowers and shrubs. (3) seasonal changes per year.

Planters at Mesh Screens:

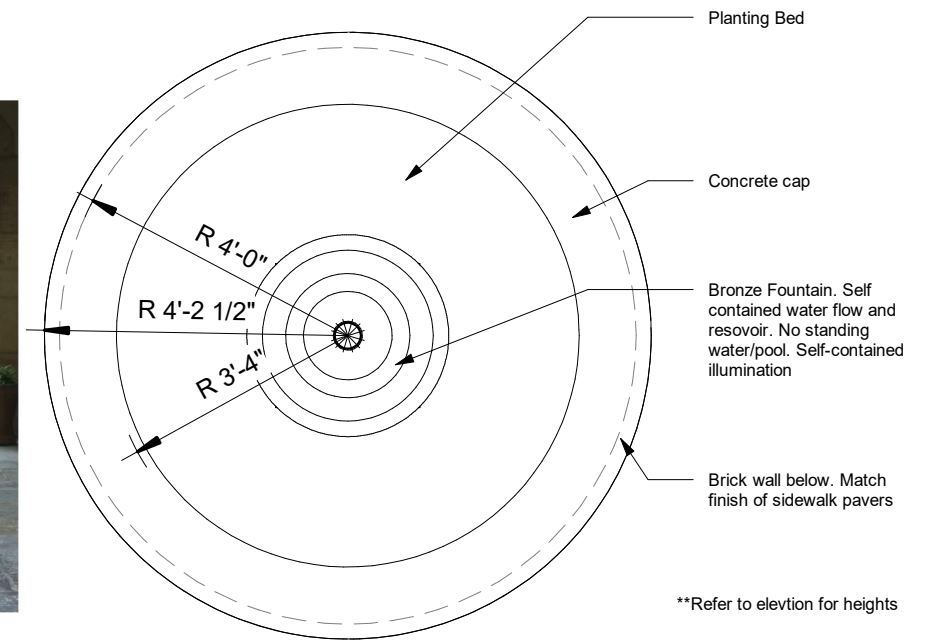
Vines with a year long bloom cycle.

**GELATO CART**

Aquired gelato cart for display near entry. Refer to plan.



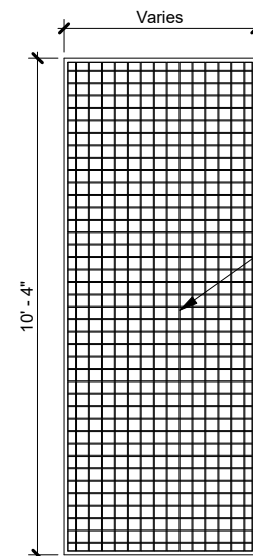
Campania International  
'Concrete San Pietro Fountain'  
Pietra Nuova' Finish



3D View - Fountain

Enlarged Plan - Fountain

Scale: 3/8" = 1'-0"

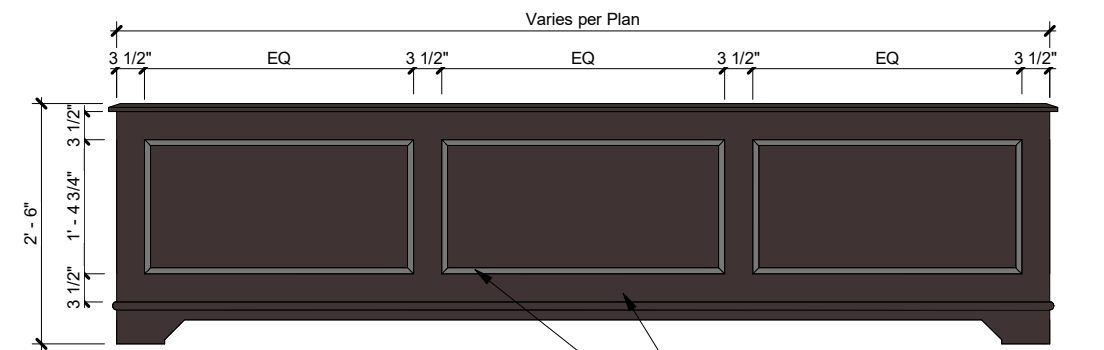


2" x 2" steel mesh screen with 1" perimeter channel. Powder Coat Black

Freestanding planters in front per plan so vines glow up face

Mesh Vegetation Wall

Scale: 1/4" = 1'-0"



Elevation - Planters

Scale: 1/2" = 1'-0"

Custom Iron railing with rounded profile to match provided image. Provide specified hanging planters per furniture sheet. Finish of railing to be 'black'. Refer to plan for shape and location

