SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom meeting if attending remotely:

www.campbellca.gov/SARCsignup

After registering, you will receive a confirmation email containing information about joining the meeting.

March 11, 2025
Tuesday
6:30 PM

SARC AGENDA

Doetsch Conference Room
70 North First Street, Campbell, CA 95008

CALL TO ORDER / INTRODUCTIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

The Site and Architectural Review Committee (SARC) is a subcommittee of the Planning Commission authorized by the Campbell Municipal Code to review the architectural design and site layout of proposed development projects. The SARC makes reports and recommendations to the Planning Commission, however, the SARC has no decision-making authority, and its recommendations are not binding on the Planning Commission.

SARC meetings are scheduled immediately preceding the 7:00 PM Planning Commission public hearings. As such, the time allotted for each application is limited and must be reserved for review and discussion by the SARC, staff, and applicants. Any time remaining during the scheduled review time may be utilized for public comment at the discretion of the Chair.

SCHEDULED ITEMS

ITEM/FILE NO.		ADDRESS	START TIME	APPLICANT
1.	PLN-2023-196	1301 Camden Avenue	6:30 PM	Gilbert Palmerin
Conditional Use Permit Modification and Site and Architectural Review to allow changes to site signage, parking lot striping, and building exterior. Project Planner: Nishant Seoni, Contract Associate Planner				

ADJOURNMENT

Adjourn to the next Site and Architectural Review Committee meeting on **March 25, 2025**, to be held in the Doetsch Conference Room, 70 North First Street, Campbell, California.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact City Clerk's Office at ClerksOffice@campbellca.gov or (408) 866-2117.

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: March 11, 2025

From: Nishant Seoni, Contract Associate Planner

Via: Rob Eastwood, Community Development Director

Subject: Conditional Use Permit Modification, Site and Architectural Review Permit

File No.: PLN-2023-196 ~ 1301 Camden Avenue

PROPOSAL

The applicant is seeking approval of a Conditional Use Permit Modification and Site and Architectural Review Permit to formalize existing hours of operation and allow changes to the site signage, parking lot striping, and building exterior for an existing restaurant use (Jack in the Box) with a drive-through (reference **Attachment A** – Project Plans). The existing restaurant operates 24 hours a day. The applicant will complete tenant improvements in addition to exterior improvements. The restaurant will include 18 seats on the first floor and storage and office space on the second floor.

PROJECT SITE

The project site is a 0.5 acre parcel on the southeast corner of Camden Avenue and White Oaks Road as shown on the aerial map below. The site is in the General Commercial (GC) Zoning District and is developed with an existing 2,945 square foot restaurant with a drive-through and associated landscaping and parking lot. Access to the site is provided off both Camden Avenue and White Oaks Road. The site is bordered by commercial uses to the north and east, commercial and light industrial uses to the south, and vacant land and Highway 17 to the west.



PROJECT DATA

Zoning District: GC (General Commercial)

General Plan Designation:	General Commercial	
Lot Area:	0.5 acres	
Building Height:		
Proposed:	24', 5"	
Allowed:	75'	
Building Square Footage:		
First floor:	2,194 square feet	
Second floor:	751 square feet	
Floor Area Ratio:		
Proposed:	.10	
Allowed:	1.0	
Lot Coverage:		
Proposed:	13.5%	
Allowed:	N/A	
	Proposed	**Required (minimum)**
Setbacks:		
Front:	10'	10'
Side (east):	23'	5'
Street side (west):	58'	10'
Rear:	65'	10'
Parking:	19 spaces (1 ADA)	19 spaces[1]
Landscaping:	Front yard, 11.7% of site, 10 foot strip along public frontage, 5 foot strip along property lines	Front yard, 10% of site, 10 foot strip along public frontage, 5 foot strip along property lines

DISCUSSION

The Site and Architectural Review Committee's (SARC) role is to review the architectural design and site configuration of the proposed project for consistency with City design standards and guidelines and to make recommendations as appropriate to the Planning Commission, which is the final approval body for a Conditional Use Permit Modification and Site and Architectural Review Permit.

Building Design:
The proposed remodel would maintain the existing building's location within the site and would not expand its footprint. The existing shingled, sloped, mansard style roof will be replaced by a parapet roof with corrugated and stone appearance paneling, porcelain tiles, and varying elevations and articulation as shown in the perspective rendering below (reference **Attachment A – Project Plans**). The roof will also have a pronounced corner area that displays business signs. Roof colors will be a mix of reds and greys, consistent with brand iconography. The existing wood paneled wall

[1] Based on 1 space per seat and 1 space per 200 square feet of non-dining floor area

siding will be replaced with similar materials as the roof and include windows on all sides. Existing lighting will be replaced with LED lighting and will be required to conform with CMC Sec.21.18.090 (Lighting design standards).

The project plans include placeholder designs for three business signs that are not part of the subject application. Pursuant to CMC Sec.21.30.060, the restaurant is permitted two business signs. Staff will recommend a Condition of Approval requiring the applicant to apply for a Sign Permit to construct additional or otherwise nonconforming signs.



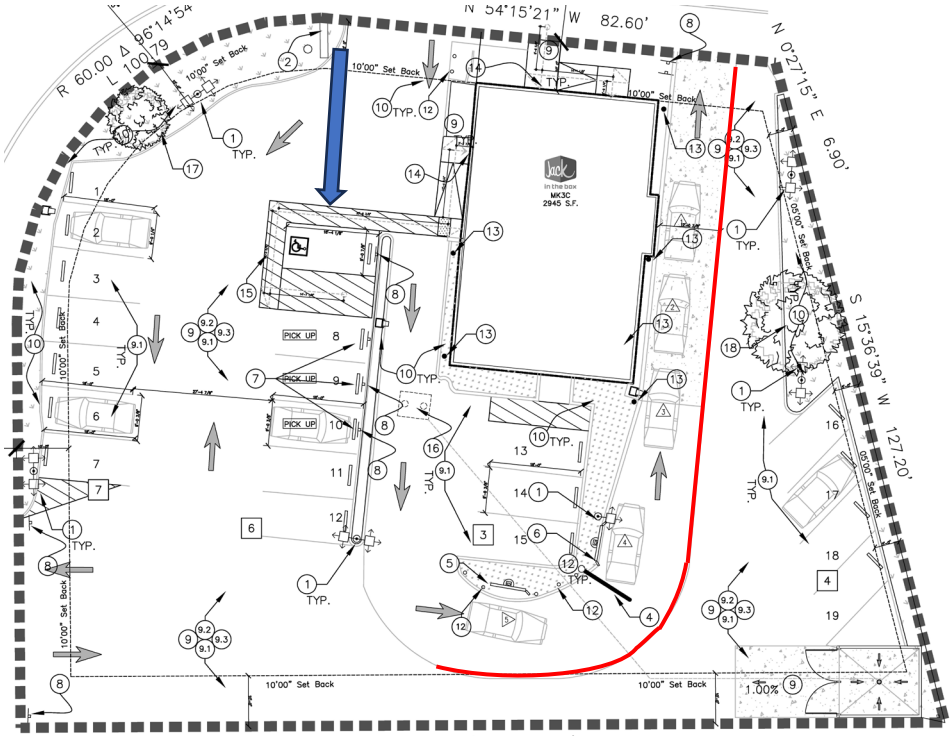
Site Layout:

The project does not propose to change the existing site layout, which was approved by the existing Conditional Use Permit. Access to the site is provided off Camden Avenue and White Oaks Road. The drive-through entrance and exit are both directly off Camden Avenue. Non drive-through vehicles can exit the site onto White Oaks Road. Striped pedestrian access to the building will be provided from the ADA parking spot and cut across the drive-through lane. Staff will recommend a Condition of Approval to the Planning Commission requiring signage that cautions drivers entering the drive-through to watch for pedestrians. The existing trash enclosure will remain in the southeast corner of the site within the required side setback. While CMC Sec.21.18.110 states that trash enclosures should be kept out of required setback areas, the existing trash enclosure location was approved by the existing Conditional Use Permit. Parking lot layout is discussed further below.

While the project does not propose changes to the site layout, staff advises that the SARC consider two revisions discussed and shown on the site plan below.

- **Pedestrian Connection**: The project provides a pedestrian connection from the public sidewalk along Camden Avenue and White Oaks Road, which satisfies the minimum standard for accessibility for persons with disabilities. However, there is not a marked walkway from either street. CMC Sec 21.28.080.J specifies that projects "shall provide separate walkways through the parking lot that connect on-site buildings and public sidewalks, to the greatest extent feasible." The SARC can consider encouraging a walkway from Camden Avenue as shown by the **blue** arrow. The location of parking and the entrance from White Oaks Road does not allow for safe placement of a walkway.

- **Drive-through Curbing**: The proposed drive-through will maintain the same layout as the existing drive-through and is separated from the parking lot by striping. The SARC can consider encouraging a physical curb to separate the drive-through from the parking lot, as shown by the **red** line, to prevent vehicles from entering the drive-through from multiple locations. A portion of the drive through needs to remain uncurbed so that vehicles parked in spaces that back into the drive-through can exit without going through the drive through. Staff will recommend a Condition of Approval to the Planning Commission requiring signage that states no entry into the drive-through is allowed from any location along the striped line delineating the drive-through.



Parking:
The project site provides the minimum required 19 parking spaces which all conform with size requirements (minimum of 8.5 feet wide and 18 feet long) pursuant to CMC Sec 21.28.080. Three parking spaces directly south of the restaurant building and one parking space in the southeast corner of the site do not provide the required minimum 25-foot backup distance. However, the existing parking lot layout was approved by the existing Conditional Use Permit and the project is not proposing changes to the parking lot layout. The applicant will restripe all parking spaces as part of the proposed project.

CMC Sec 21.28.080 also requires uses with drive-through window service to have a minimum twelve foot wide queuing lane that is long enough to serve the demand of the use and prevent blocking of drive aisles. The project will retain the existing drive-through lane, portions of which are less than twelve feet wide and that block three parking spaces directly south of the restaurant building. However, the existing drive-through lane was approved by the existing Conditional Use Permit and the project is not proposing changes to the location or dimensions of the drive-through lane. The project will also not expand or intensify the existing use and is not anticipated to result in increased demand.

Landscaping:
The project is not proposing to alter the existing landscaping footprint. The project will retain some existing landscaping and replace other existing landscaping within the existing footprint. CMC Sec 21.26.020 requires parcels in the GC Zoning District to have 10% of the site area landscaped, front yards landscaped, a 10 foot wide landscaped area along public street frontages, and a 5 foot wide planter strip along abutting property lines. Portions of the site along public street frontage and abutting property lines do not meet the minimum 10 foot wide landscaped area and 5 foot wide planter strip requirements. However, the existing landscape layout was approved by the existing Conditional Use Permit and the project is not proposing changes to landscaping layout.

The site is consistent with CMC 21.26.030, which provides several guidelines and standards for landscaping in all zoning districts. The project will retain the two existing Redwood trees and one existing Lily of the Nile tree (minimum 15-gallons). Existing bushes and mulch will be replaced with boxwood shrubs (minimum 5-gallon) and redwood mulch.

Fencing and Screening:
The project is not proposing new fencing or screening. Pursuant to CMC Sec 21.18.120, the project is not required to include screening for the restaurant use along parcel boundaries because it is not adjoining a residential use. However, CMC Sec 21.28.080 requires a combination of landscaping and decorative walls to screen the parking lot specifically. The site includes a 4 foot tall CMU block wall along the eastern property line that partially screens the parking lot. The project does not propose any additional parking lot screening or additional landscaping areas. The existing screening, including landscaping along parcel boundaries and portions of the parking lot, was approved by the existing Conditional Use Permit.

Pursuant to CMC 21.18.110, the existing trash enclosure located in the southeast corner of the site is screened from view from the public right-of-way by a stucco wall and metal gate.

Public Comments:
To engage the community, staff mailed a courtesy notification about the project to property owners within 300 feet of the subject property at the time the application was received. No public comments were received.

SUMMARY

The SARC should discuss the proposed project's design approach and site layout. If the SARC believes that the project warrants changes, the applicant may be asked to revise the design for review by the Planning Commission.

Attachments:

A. Project Plans

ATTACHMENT A

JIB # 426
PROTOTYPE CONVERSION
1301 Camden Ave
CAMPBELL, CA 95008

PM22-QTR2

LEGEND & ABBREVIATIONS

ALSO REFER TO LEGEND & ABBREVIATIONS ON CIVIL, SITE, PLUMBING, MECHANICAL, ELECTRICAL & KITCHEN DRAWINGS.

INDICATES SHEARWALL LOCATIONS WHERE NO CONDUIT OR PIPING WILL BE PERMITTED TO PENETRATE SILL OR TOP PLATE. SEE PLANS FOR ADDITIONAL NOTES.

BATT INSULATION

RIGID INSULATION

GYPSUM BOARD

CERAMIC AND QUARRY TILE

PLYWOOD

CONCRETE

MASONRY

ASPHALTIC CONCRETE PAVING

EARTH GRADE

SAND BASE

KITCHEN 110 — ROOM NAME / ROOM NUMBER

128 — FINISHES & EQUIPMENT SEE ID DRAWINGS

100 — EQUIPMENT, SEE KITCHEN DRAWING

00 / AA — EXTERIOR MATERIAL / FINISH EXTERIOR COLOR

1 / A7.0 / 2 / 3 — INTERIOR ELEVATION

101 — DOOR SYMBOL

X — KEY NOTES

A — SHEARWALL / ANCHOR BOLT SYMBOL

1 — FOOTING SYMBOL

2 / A7.0 — DETAIL NUMBER / SHEET NUMBER

1 / S5.0 — WALL SECTION NUMBER / ELEV. NUMBER / SHEET NUMBER

1 / A6.0 — BUILDING SECTION NUMBER / SHEET NUMBER

1 — REVISION SYMBOL

ELEVATION/DATUM MARK

DIMENSION TO EDGE / FACE OF OBJECT

DIMENSION TO CENTER LINE OF OBJECT

&	AND	MAT.	MATERIAL
@	AT	MAX.	MAXIMUM
A.B.	ANCHOR BOLT	M.B.	MACHINE BOLT
A.C.	ASPHALTIC CONCRETE	MECH.	MECHANICAL
A.C.I.	AMERICAN CONCRETE INSTITUTE	MEZZ.	MEZZANINE
ACP	ACOUSTIC CEILING PANEL	MFR.	MANUFACTURER
A.D.A.A.G.	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES	MIN.	MINIMUM
		MISC.	MISCELLANEOUS
A.F.F. or AFF	ABOVE FINISH FLOOR	MPH	MILES PER HOUR
ALUM.	ALUMINUM	M.P.S.	MODULAR PANELBOARD SYSTEM
A.P.A.	AMERICAN PLYWOOD ASSOCIATION		
A.Q.T.	ASPHASHIC QUARRY TILE	M.S.B.	MAIN SWITCH BOARD
ARCH.	ARCHITECTURAL	MTL.	METAL
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	(N)	NEW
		NO. or #	NUMBER
BLKG or BLMG	BLOCKING	N.I.C.	NOT IN CONTRACT
B.N.	BOUNDARY NAIL	N.T.S.	NOT TO SCALE
A.O.	BOTTOM OF		
BM.	BEAM	O.C.	ON CENTER
B.O.J.	BOTTOM OF JOIST	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
B.U.R.	BUILT UP ROOFING	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
BOTT. or (B)	BOTTOM	OPP.	OPPOSITE HAND
C	CONDUIT	OPNG.	OPENING
C.L. or ℄	CENTER LINE		
C.B.B.	CEMENTITIOUS BACKER BOARD	P.C.	PLUMBING CONTRACTOR
C.D.	CORE DRILL	PERP.	PERPENDICULAR
C.J.	CONTROL JOINT (COLD JOINT)	P. LAM	PLASTIC LAMINATE OR PARALLAM (BEAM)
CLG.	CEILING		
CLR.	CLEAR	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	P.L.	PROPERTY LINE
COL.	COLUMN	PLYWD.	PLYWOOD
CONC.	CONCRETE	POS or P.O.S.	POINT OF SALE
CONN.	CONNECTION	PR.	PAIR
CONST.	CONSTRUCTION	PSF.	POUNDS PER SQ. FOOT
CONST. JT.	CONSTRUCTION JOINT	PSI.	POUNDS PER SQ. INCH
CONT.	CONTINUOUS	P.T.	PRESSURE TREATED
CONTR.	CONTRACTOR		
COMP	COMPACTED (ION)	Q.T.	QUARRY TILE
C.T.	CERAMIC TILE	QTY. or QTY	QUANTITY
DBL.	DOUBLE	RAD.OR (R)	RADIUS
DEG. or °	DEGREE	REINF.	REINFORCEMENT
DIA. or ø	DIAMETER	R.O.	ROUGH ORIENTATION
DIAG.	DIAGONAL		
DIM.	DIMENSION	S.C.	SAW-CUT JOINT
DR.	DOOR	SCHED.	SCHEDULE
DWG.(S)	DRAWING(S)	SHT.	SHEET
		SIM.	SIMILAR
(E)	EXISTING	SM	SHEET METAL
EA.	EACH	SMS	SHEET METAL SCREW
E.C.	ELECTRICAL CONTRACTOR	SPEC(S)	SPECIFICATION(S)
E.F.	EACH FACE	SQ.	SQUARE
EL. or ELEV.	ELEVATION	SQ. IN.	SQUARE INCH
E.N.	EDGE NAIL	SQ. FT.	SQUARE FOOT
E.O.C.	EDGE OF COUNTER / EDGE OF EQUIPMENT	S.S.	STAINLESS STEEL
		STD.	STANDARD
ELEC.	ELECTRICAL	STL.	STEEL
EQ. or =	EQUAL	STRUCT.	STRUCTURAL
EQUIP.	EQUIPMENT	SUSP.	SUSPENDED
E.S.	EACH SIDE	S.W.	SHEARWALL
EXP.	EXPANSION	SYM.	SYMMETRICAL
EXT.	EXTERIOR		
FACT.	FACTORY	(T)	TOP
F.D.	FLOOR DRAIN	TEMP.	TEMPERED (TEMPERATURE)
FDN.	FOUNDATION	T.G.	TEMPERED GLASS
F.F.	FINISHED FLOOR	THK.	THICKNESS
F.F.L.	FINISHED FLOOR LEVEL	T & G	TONGUE & GROOVE
F.G.	FLOAT GLASS	T.N.	TOE NAIL
FLR.	FLOOR	T.O.	TOP OF
FIN.	FINISH	T.O.B.	TOP OF BEAM
F.N.	FIELD NAIL	T.O.C.	TOP OF CURB
F.O.B.	FACE OF BEAM	T.O.F.	TOP OF FOOTING
F.O.F.	FACE OF FINISH	T.O.PL.	TOP OF PLATE
F.O.J.	FACE OF JOIST	T.O.S.	TOP OF SLAB
F.O.M.	FACE OF MASONRY	T.O.W.	TOP OF WALL
F.O.P.	FACE OF POST	TYP.	TYPICAL
F.O.S.	FACE OF STUD		
F.R.P.	FIBERGLASS REINFORCED PANEL	U.B.C.	UNIFORM BUILDING CODE
F.S.	FLOOR SINK	U.O.N.	UNLESS OTHERWISE NOTED
FT.	FOOT or FEET	U.S.P.	UNDER SEPARATE PERMIT
FTG.	FOOTING		
		VERT. or (V)	VERTICAL
GA. or GA	GAUGE (GAGE)	V.W.C.	VINYL WALLCOVERING
G.B. or GYP. BD.	GYPSUM BOARD		
G.C.	GENERAL CONTRACTOR	W/	WITH
GALV.	GALVANIZED	WD.	WOOD
G.I.	GALVANIZED IRON	W.G.B.	WATER RESISTANT GYPSUM BOARD
GLB.	GLUE-LAMINATED BEAM		
		W.I.B.	WALK-IN or WALK IN BOX
H.D.	HUB DRAIN	WT.	WEIGHT
HDR.	HEADER	WWM.	WELDED WIRE MESH
HDW.	HARDWARE		
HGR.	HANGER		
HGT. or HT.	HEIGHT		
H.M.	HOLLOW METAL		
HORIZ. or H	HORIZONTAL		
H.S.B.	HIGH STRENGTH BOLT		
I.B.C.	INTERNATIONAL BUILDING CODE		
I.D.	INTERIOR DESIGN		
IN.	INCH		
INFO.	INFORMATION		
INT.	INTERIOR		
INV.	INVERTED		
JT. or JNT.	JOINT		
JIB or J.I.B.	Jack in the Box, Inc.		
JST.	JOIST		
L.	ANGLE		
LB. or LB or #	POUNDS		
LG.	LONG		

BUILDING DEPARTMENT NOTES

APPLICABLE CODES:

BUILDING CODE:	CALIFORNIA BUILDING CODE 2022 AND LOCAL ORDINANCES.
PLUMBING CODE:	CALIFORNIA PLUMBING CODE 2022 AND LOCAL ORDINANCES.
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE 2022 AND LOCAL ORDINANCES.
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE 2022 AND LOCAL ORDINANCES.
ENERGY CODE:	CALIFORNIA ENERGY CODE 2022 AND LOCAL ORDINANCES.
FIRE CODE:	CALIFORNIA FIRE CODE 2022 AND LOCAL ORDINANCES.
ACCESSIBILITY CODE:	CALIFORNIA ACCESSIBILITY CODE 2022 AND LOCAL ORDINANCES.

OCCUPANCY LOAD BREAKDOWN:

ASSEMBLY (FIXED SEATS)	29 PERSON/SEAT	= 29 OCCUPANTS
KITCHEN	342 S.F. @ 1 PERSON/200 S.F.	= 1 OCCUPANTS
BUSINESS	229 S.F. @ 1 PERSON/150 S.F.	= 1 OCCUPANT
STORAGE	792 S.F. @ 1 PERSON/500 S.F.	= 1 OCCUPANT
OCCUPANT LOAD TOTAL:		33 OCCUPANTS

HEALTH DEPARTMENT NOTES

FIRE DEPARTMENT NOTES

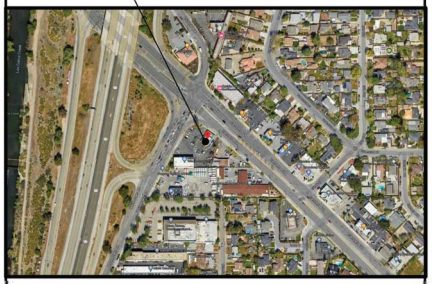
CONSULTANT INFORMATION

OWENS DESIGN CONSULTANTS, INC
145 N 2ND AVENUE SUITE 5
OAKDALE, CA 95361
PH: 209-522-8031
E: INFO@ODCENGR.COM

THOMAS J. OWENS, PE, PLS
E: TOMO@ODCENGR.COM

VICINITY MAP

PROJECT SITE



BUILDING DATA

OWNER: JACK IN THE BOX #	Jack In the Box Inc. (J.I.B.) -#426
BUILDING ADDRESS:	- 1301 CAMDEN AVE, CAMPBELL, CA, 95008
LEGAL JURISDICTION:	- SANTA CLARA COUNTY
ASSESSOR'S PARCEL NO.	- 414-3 7-004
MUNICIPAL CODES:	CITY OF CAMPBELL
GROSS BUILDING AREA:	2945 SQ. FT. (EXISTING)
HARDSCAPE/IMPERVIOUS AREA:	16,287.50 FT (EXISTING)
LANDSCAPE/PERVIOUS AREA:	2548 SQ. FT (EXISTING)
COVERED AREA:	13.5% (EXISTING)
FRONT SET BACK:	10 ft.
STREET SIDE SET BACK:	10 ft.
REAR SET BACK:	10 ft.
SIDE SET BACK:	5 ft.
FAR:	.27
SLOPE BAND FACTOR:	1
BUILDING HEIGHT:	21' 0" (EXISTING)
TOTAL SITE AREA:	.50 ACRES
SEATING:	EXISTING 36 PROPOSED 33
PLANNING ZONE:	C-2 (GENERAL COMMERCIAL DISTRICT)
OCCUPANCY:	A-2
TYPE OF CONSTRUCTION:	VB
PARKING REQUIREMENTS:	-
PARKING PROVIDED:	- 19 LOTS, 1 ADA SPACE

SHEET INDEX (TOTAL OF 49 SHEETS)

TS1.0	TITLE SHEET		
TS2.0.0	REIMAGE PROGRAM SCOPE MATRIX		
TS2.1	REIMAGE PROGRAM SCOPE MATRIX		
	STREETSCAPING		
SS1.0	STREETSCAPING		
	PHOTOGRAPHIC		
PS1.0	SITE PLAN		
PS2.0	DETAILS		
	SITE		
SD1.0	SITE PLAN	SD2.1	DETAILS
SD2.0	DETAILS	SD2.2	DETAILS
	BEST MANAGEMENT PRACTICES		
BMP.1	BEST MANAGEMENT PRACTICES	BMP.2	BEST MANAGEMENT PRACTICES
	WASTE MANAGEMENT / STORMWATER PROTECTION		
WMP1.0	WASTE MANAGEMENT / STORMWATER PROTECTION PLAN		
	LANDSCAPE		
LA1.0	LANDSCAPING PLAN	LA2.0	IRRIGATION PLAN
	ARCHITECTURAL		
D1.0	DEMO FLOOR PLAN	A4.1	EXTERIOR ELEVATIONS
D2.0	DEMO REFLECTED CEILING PLAN	A6.0	WALL SECTIONS
D4.0	DEMO ELEVATIONS	A6.1	WALL SECTIONS
A1.0	FLOOR PLAN	A7.0	RESTROOM PLAN & SCHEDULES
A2.0	REFLECTED CEILING PLAN	A9.0	DETAILS
A2.1	LIGHTING SCHEDULE	A9.1	DETAILS
A3.0	ROOF PLAN	A9.2	DETAILS
A4.0	EXTERIOR ELEVATIONS		
	COLORBOARD - ELEVATIONS		
ECB1	COLORBD ELEVATIONS	ECB4	ISOMETRICS
ECB2	PERSPECTIVE	ECB5	ISOMETRICS
ECB3	PERSPECTIVE		
	INTERIOR DESIGN		
ID1.0	FURNITURE PLAN	ID4.0	SCHEDULE
ID2.0	INTERIOR ELEVATIONS	ID4.1	SCHEDULE
ID3.1	DETAILS	ID4.2	SCHEDULE
	SPECIFICATIONS		
SP1.0	GENERAL	SP1.2	GENERAL
SP1.1	GENERAL	SP1.3	GENERAL
	CALIFORNIA GREEN		
CG1	GENERAL	CG3	GENERAL
CG2	GENERAL		

DEFERRED SUBMITTALS

- ALL ILLUMINATED SIGN PACKAGES SHALL SUBMITTED SEPERATELY BY PROVIDER WITH OUT EXCEPTION. THIS BUILDING SHEET SET DOES NOT INCLUDE AN ILLUMINATED SIGNAGE PACKAGE, BUT IS LIMITED TO ONLY INDICATING THERE LOCATIONS.

PROJECT DESCRIPTION

- PROJECT IS MAINTAINING EXISTING OCCUPANCY AND USE.
- EXISTING KITCHEN AREA NOT TO BE AFFECTED BY WORK.
- THERE ARE NO PROPOSED CHANGES TO HVAC SYSTEM.
- CORRECTIONS TO KNOWN DEFICIENCIES ARE INCLUDED IN THE SCOPE OF WORK.
- NEW WORK IS PRIMARILY AN EXTERIOR/INTERIOR REMODEL ONLY, TENANT IMPROVEMENT TO THE PUBLIC ACCESSIBLE AREAS. CHANGES TO EXISTING FLOOR FINISHES, WALL FINISHES, CEILING FINISHES FURNITURE, FIXTURES AND LIGHTING IN THE PUBLIC ACCESSIBLE AREAS OF THE BUILDING. SIGNAGE IS NOT PART OF THIS SCOPE AND REQUIRES A DEFERRED SUBMITTAL.
- NEW LIGHTING IS COMPLIANT AS SHOWN.
- EXISTING RESTROOM FACILITIES ARE "COMPLIANT" AS SHOWN.

GENERAL CONDITIONS

1. GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHING, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL ABOVE GROUND AND UNDERGROUND UTILITY LOCATIONS PRIOR TO STARTING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID. GENERAL CONTRACTOR SHALL REPORT ANY/ALL DISCREPANCIES TO JIB CONSTRUCTION MANAGER.
4. GENERAL CONTRACTOR TO INSTALL AIR TIGHT BARRIER BETWEEN WORK AREA AND FOOD AREAS.
5. GENERAL CONTRACTOR TO PROVIDE HEALTH DEPARTMENT APPROVED TEMPORARY RESTROOMS FOR USE BY JIB EMPLOYEES THROUGHOUT DURATION OF PROJECT. ALL DEMOLITION WORK SHALL BE COORDINATED WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS TO DETERMINE EXTENT OF SITE AND BUILDING DEMOLITION.
6. GENERAL CONTRACTOR TO IDENTIFY, PROTECT AND STORE ALL EXISTING ITEMS THAT ARE TO BE REUSED/RE-INSTALLED. ITEMS SUCH AS EXISTING BANNER HARDWARE ARE TO BE REMOVED, PROTECTED AND STORED FOR REUSE AND REINSTALLED PER JIB CM INSTRUCTIONS.
7. REFER TO INTERIOR DETAILS AND INTERIOR FINISH SCHEDULE FOR MORE INFORMATION.
8. NO MODIFICATION TO THE STRUCTURAL SYSTEM OF THE EXISTING BUILDING WILL BE MADE WITH THIS PERMIT.
9. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD

Jack in the box
9357 SPECTRUM CENTER BLVD.
SAN DIEGO, CA 92123

© 2022 Jack in the Box Inc.
These designs, drawings and specifications are the property of Jack in the Box Inc. and shall not be copied or reproduced without its previous written consent.

DATES

RELEASE: MARCH 04, 2022
P.M UPDATING: APRIL 29, 2022
SUBMITTAL DATE:
1:
2:
3:
BID:
CONSTRUCTION:

REVISIONS

1
2
3
4
5
6

OWENS DESIGN CONSULTANTS
145 N. 2ND AVENUE, SUITE 5
Oakdale, CA 95361
(209) 522-8031 - fax: (209) 522-4728 - www.odcengr.com

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. OWENS
No. 53530
CIVIL
STATE OF CALIFORNIA
EXP. 6/30/25

SITE INFORMATION

MK TYPE: MK3
JIB #: #426
ADDRESS:
1301 Camden Ave
Campbell, CA, 95008

DRAWN BY: GPalmerin
PROJECT #:
SCALE: AS NOTED

TITLE SHEET

TS1.0

ATTACHMENT A

FY22 Reimage Program - Scope of Work - Site

Item	Description	Pkg B	Pkg C Reduction	Comments
Lighting:				
	Upgrade Site Lighting to LED Illumination - Replace fixtures but re-use existing site light bases and poles if possible - Add new site light bases and poles if needed to address any dark areas of parking lot - If the existing speakerboard has a site light pole installed through the center of it, then a new separate site light pole w/ new base should be installed nearby - Regardless of if the existing site light poles have been previously painted or still have the factory finish, if they are damaged, discolored, faded, or have graffiti on them, they need to be repaired, prepped, and repainted - If the finish on the existing concrete site light bases is in poor condition, then they should either be "slurry-coated" with a Portland cement mix if not previously painted, or repainted with the Industrial Image paint specs if previously painted.	X	X	Site-adapt architect should review JIB's site lighting design standards as guidance for evaluating and developing a site lighting upgrade design for each specific restaurant. Don't forget to reinstall any existing bird control systems, abatement spikes, etc.
Signage & Related:				
	Refurbish Pole & Monument Street Signs - Replace logo & readerboard faces to match updated sign standards - Prep & repaint pole structure & sign cabinets per updated paint specs - Convert internal illumination to LED	X	X	For all 15'x15' and smaller single & double-face signs, and all 10'x10'x10' and smaller cube signs - convert to LED modules per specs. For all 20'x20' double-face signs, and all 12'x12'x12' and larger cube signs, replace existing bulbs with high performance LED bulbs per specs.
S-2.1	**Refurbish Directional Signs** - Replace sign faces if faded, damaged, or missing - Verify existing sign posts are vertically straight and adjust if required - Prep & repaint pole structure & sign cabinets per updated paint specs - Convert internal illumination to LED	X	X	
S-2.2	**Height Detector** - If the existing height detector is not the current new restaurant style specification, then a new one must be installed - If the existing height detector is the current new restaurant style specification, then it needs to be in like-new condition or refurbished	X	K	- Older spec height detectors include anything mounted to a site light pole, conduit on a spring, flat bar on horizontal swivel, etc. - Refurbishing includes prep & repaint, new decals, the height reference on horizontal bar is 2" lower than lowest overhang point, etc.
S-2.3	**Previewboard**			Verify the existing previewboard is optimally placed on the driver's side of the car approximately 20' before the speakerboard position. If not, consider relocating to optimal position if space permits.
	Pkg B Option 1 - Temporarily re-use existing previewboard - Prep & repaint the previewboard and extender pole structure & cabinets - Thoroughly clean inside & outside of previewboard face and extenders/replace if clouded or damaged - Replace existing lamps and ballasts so internal illumination is refreshed	Option 1 or 2 Req'd		Defer decision of new static or new digital drive-thru menuboards until a future date. FO chooses to defer the decision regarding new static menuboard with single pole weather canopy vs. new digital menuboard with new separate single pole weather canopy and speakerpost. FO will be required to implement one of these new menuboard systems with 180 days after JIB has finalized selection of the preferred digital menuboard solution that will be made available. In the interim and as part of the current Reimage project, the existing menuboard will need to be minimally refurbished.
	Pkg B Option 2 - Install new static previewboard - Install new cabinet door style static previewboard with lug-ons and extenders * Note: FO will not be required to replace the new static menuboards with digital menuboards in the future	Option 1 or 2 Req'd	Optional	Forgo possible future digital menuboards in favor of installing new static menuboards with this project.
	Pkg C - Retrofit & Re-use existing previewboard - Prep & repaint the previewboard and extender pole structure & cabinets - Thoroughly clean inside & outside of previewboard face and extenders/replace if clouded or damaged - Replace existing internal illumination with LED		X	
S-2.4	**Speakerboard**			Verify the existing speakerboard is optimally placed on the driver's side of the car approximately 20' after the previewboard position. If not, consider relocating to optimal position if space permits.
	Pkg B Option 1 - Temporarily re-use existing menuboard - Prep & repaint the menuboard and extender pole structure & cabinets - Thoroughly clean inside & outside of menuboard face and extenders/replace if clouded or damaged - Replace existing lamps and ballasts so internal illumination is refreshed - Existing speaker and mic can be re-used if in good condition, and are fully operational within expected lifecycle - Existing OCS screen can be reused if in good condition and functioning properly - If the existing speakerboard has a site light pole installed through the center/top of the board, then a new separate site light base/pole must be installed and the menuboard must be replaced	Option 1 or 2 Req'd		Defer decision of new static or new digital drive-thru menuboards until a future date. FO chooses to defer the decision regarding new static menuboard with single pole weather canopy vs. new digital menuboard with new separate single pole weather canopy and speakerpost. FO will be required to implement one of these new menuboard systems with 180 days after JIB has finalized selection of the preferred digital menuboard solution that will be made available. In the interim and as part of the current Reimage project, the existing menuboard will need to be minimally refurbished.
	Pkg B Option 2 - Install new static menuboard - FO chooses to move forward and install a new LED static menuboard as part of the Reimage project including new extenders, lug-on hardware, speaker, mic, OCS, and single pole weather canopy (unless a twin-pole weather canopy already exists, then it can be kept and re-used) * Note: FO will not be required to replace the new static menuboards with digital menuboards in the future.	Option 1 or 2 Req'd	Optional	Forgo possible future digital menuboards in favor of installing new static menuboards with this project.
	Pkg C - Retrofit & Re-use existing menuboard - Prep & repaint the menuboard and extender pole structure & cabinets - Thoroughly clean inside & outside of menuboard face and extenders/replace if clouded or damaged - Replace existing internal illumination with LED - Existing speaker and mic can be re-used if in like-new condition, and are fully operational within expected lifecycle - Existing OCS screen can be reused if in like-new condition and functioning properly		X	
S-2.5	**Operational Signage** - Install (1) Mobile or Delivery / Drive-Thru Waiting Parking sign for every (20) existing parking spaces	X	X	Temporary cone markers are available if parking signage is not preferred
S-2.6	**ADA Parking Signage** Verify existing ADA parking spaces have required parking signs installed	K	X	If re-using existing signs, they must be in like-new condition.

FY22 Reimage Program - Scope of Work - Site

Item	Description	Pkg B	Pkg C Reduction	Comments
General Site Improvements:				
S-3.0	**Paving, Curbs and Sidewalks**			
S-3.1	- Repair potholes, areas of broken paving or sidewalks, damaged curbs, etc.	X	X	
S-3.2	- Power wash all concrete flatwork areas to remove gum and other existions	X	X	
S-3.3	- Fill all paving area cracks with self-leveling sealant to prevent water infiltration and extend paving life	X	X	
S-3.4	- Sealcoat asphalt paving areas	X	X	- If a sealcoat was completed within the 12 months prior to when reimage construction is scheduled, then an additional sealcoat is recommended but is not required.
S-3.5	- Restripe parking lot including ADA parks and path of travel, traffic pattern arrows, and designated fire lane curbs - only repaint previously painted curbs - recommend not painting curbs unless required by municipality	X	X	
S-3.6	- Replace damaged or missing wheel stops - all wheel stops to be placed in the correct position with rebar spikes	X	X	
S-3.7	**Landscaping & Irrigation** - Recommend installing drip irrigation instead of spray heads in front of menuboards to prevent overspray on faces, and along dining room glazing to prevent overspray on the windows - Convert entire landscape package & irrigation system to local-code-approved drought tolerant landscape design package - Recommend installing stepping stones in front of menuboards to prevent landscaping damage when changing inserts - Install or replace annual color if desired - Remove aerial growth, decor, or missing fixtures - Replace dead or missing grass with new sod - All landscape beds should be freshly mulched as part of the project. Install new shredded hardwood mulch, river rock, or decomposed granite in all landscape beds to match existing - Note - River rock & decomposed granite will remain long-term while shredded hardwood mulch will require periodic replacement - If existing mulch in beds is "mounded" significantly higher than the landscape bed itself, excess mulch & bedding material will be removed before re-mulching. - Verify operation of irrigation timer and set watering time appropriate to updated landscape needs - Trim all trees by raising all canopies to approx. 12' above paving grade and thinning out canopy, branches and removing any dead limbs -Repair broken irrigation heads	X	X	***Optional
S-3.8	**Enclosures, Fences, & Retaining Walls** - Repair any damaged enclosure walls, steel gates, fences, retaining walls - Verify enclosure gate locking mechanisms and cane bolts are functioning properly - Repaint enclosure walls, steel gates, fences, retaining walls using new paint scheme (if previously painted)	X	X	
S-3.9	- Repaint all protection pipe bollards using new paint scheme and install new 3M reflective tape at the top of the bollards per details	X	X	
S-3.10	**Patio Areas & Miscellaneous** - Repair or replace damaged patio railings, and repaint patio railing using new paint scheme if not prefinished metal - Replace patio furniture, umbrellas, and trash receptacles per industrial specs	X	X	
S-3.11	**Miscellaneous** - Install a trash receptacle with a chute anchored into paving or on a concrete pad - positioned before the building but after the D/T speakerboard, so it is easily accessible to the driver of a vehicle in the D/T lane so they can deposit trash before arriving at the D/T window - MK9 restaurants w/fireplace - clean fireplace glass, verify safety screen is properly installed, and repaint as needed.	X	X	
Add-On Enhancement Options				
S1	**Drive-Thru Entry Portal** - Replace the existing height detectors with the Drive-Thru Entry Portal			***Option only applies if pre-approved through the project nomination process
S2	**New Trash & Recycle Enclosure** - Replace the existing trash enclosure with a new one built to match the typical enclosures that are constructed on new restaurants			***Option only applies if pre-approved through the project nomination process
S3	**Y-Lane Drive-Thru Lane Addition** - Modification of the existing drive-thru lane by adding a second entry lane to allow for an additional set of drive-thru menuboards			***Option only applies if pre-approved through the project nomination process

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Campbell, CA. 95008

DRAWN BY: GPalmerin
PROJECT #:
SCALE: AS NOTED

REIMAGE PROGRAM SCOPE MATRIX

TS2.0

ATTACHMENT A

FY22 Reimage Program - Scope of Work - Building Interior

Item	Description	Pkg B	Pkg C Reduction	Comments
HVAC System:				
BI-1.0	- Clean plenums & air ducts, and replace all HVAC system filters. - After construction is complete and before performing the building's air balance, replace all HVAC system filters. - Perform 3rd party test and air balance after construction has been completed to optimize performance of the buildings HVAC systems and provide for a positive building air balance.			HVAC System maintenance is strongly recommended for all projects.
Public Area Floor:				
BI-2.0	If existing dining room and restroom floor tile is in good condition and resupply tile is still available for any necessary repairs, then OK to keep & reuse. - Replace cracked, chipped, or broken tile as needed. Replace missing grout. - If keeping and reusing floor tile, then complete a professional deep cleaning and degreasing of the existing tile & grout. - Former core drill holes need to be patched/repaired.	X	X	Package B projects are strongly recommended to include the Add-on Enhancement Option *BI-E1 Dining Area, Front Counter, & Restroom Tile Upgrade* to address floor tile availability issues.
Public Area Walls & Front Service Counter:				
BI-3.0	OK to keep and re-use existing countertop unless it is a Tribella finish, or if existing countertop is not in good condition (cracked, chipped, stained, etc.) then it needs to be replaced.	X	X	See Add-on Enhancement Option *BI-E1 Dining Area, Front Counter, & Restroom Tile Upgrade* for requirements.
BI-3.1	Replace all wall and front counter area wall finishes based on MK Style designs	X	X	If existing walls are previously painted brick or slump block, then it is OK to prep and repaint based on MK Style designs
BI-3.2	If restroom walls have existing wall tile and the floor tile is not being replaced, then the existing wall tile is OK to keep and re-use as long as repairs are made to any chipped, cracked, or damaged tile	X	X	If existing restroom walls have half-height wall tile, then remove and replace with new wall panels and paint per drawings. If existing restroom walls have no tile, then install new wall panels and paint per drawings.
BI-3.3	Applicable MK9 Buildings - Restaurants w/fireplace – clean fireplace glass, verify safety screen is properly installed, and repaint surround as needed	X	X	
BI-3.4	Applicable MK9 Buildings - Laminated cabinets existing behind front service counter and in the dining room need to be replaced with stainless steel cabinets	X	X	
Public Area Doors & Windows:				
BI-4.0	Remove window frame mounted POP panels in dining room, and patch or seal holes	X	X	
BI-4.1	Replace solar blinds in the dining area if missing, faded, damaged, or not functioning correctly	X	X	
BI-4.2	Replace kitchen entry, public area storage or maintenance, and restroom doors with new including updated finish and hardware. Reskin all door frames based on MK Style designs	X	X	
BI-4.3	Install stainless steel kick plates on both sides of bottoms of all interior doors	X	X	
BI-4.4	Remove any red film installed on the glass of the D/T window area and install solar blinds if needed	X	X	
Public Area Ceilings:				
BI-5.0	If existing, remove front-of-house red decorative artery, ceiling wedges, ceiling fans, and old vinyl-coated gyp ceiling tile in the dining, drink station, and front service counter areas	X	X	
BI-5.1	Replace all public area HVAC and speaker grilles with new white equipment	X	X	
BI-5.2	Replace existing public area ceiling grid and tile (incl vinyl coated gyp tile as required) as per the Industrial finish specs	X		
BI-5.3	Prep & repaint existing ceiling grid & tile only if in good condition - if it has more than (1) coat of existing paint, or is rusted or in poor condition, then it must be replaced with new Industrial Image ceiling grid & tile (incl vinyl coated gyp tile as required.		X	
BI-5.4	Prep & repaint restroom ceilings as per the Industrial finish specs	X	X	
Public Area Lighting:				
BI-6.0	Replace existing 2x4 drop ceiling lay-in fixtures and recessed can lights with new 2x2 LED lay-in fixtures per the MK Style designs	X	X	
BI-6.1	Replace pendant lights per MK Style dining room layout designs	X	X	
BI-6.2	Remove restroom décor fixture above the mirror and install a blank cover on j-box	X	X	
BI-6.3	Replace the existing restroom recessed can lights with recessed 1x4 LED fixtures per specs (will require sheetrock work)	X	X	If restrooms have a light switch to operate the fans & lights, then it is recommended that the switch be replaced by a ceiling-mounted motion sensor to operate the lans & lights in each restroom
Furniture:				
BI-7.0	Replace all booths, tables, chairs, trash receptacles, high chairs, low walls, rail panels, etc. following the MK Style design using a new restaurant style furniture package (incl non-elec. communal tables) which will require some floor tile repair based on an optimized dining room seating configuration	X		
BI-7.1	- Replace all booths, tables, chairs, trash receptacles, high chairs, low walls, etc. using a "like-for-like" placement so that the existing core-drill positions can be maintained and floor tile repair work is minimized. - If existing, remove all tall railing panels (with artwork inserts) in the dining room and replace with short railing panels		X	
BI-7.2	All bar tops will need to be retrofitted using the appropriate conversion kit		X	
Décor & Signage:				
BI-8.0	Install wall art, wall badge, graphics, and various other décor elements as specified in the MK Style designs	X	X	
BI-8.1	Install hanging "Pick-Up" sign over the front counter based on the MK Style designs	X	X	
BI-8.2	Replace existing interior menu & breakfast boards with new restaurant style edge-lit LED menu boards	X	X	
BI-8.3	Add new, or replace any non-JIB 24-hour drive-thru hanging window sign with brand-specific 24-hour drive-thru sign	X	X	
BI-8.4	If the dining room Freestyle & ice machine service lines are exposed to the public at the self serve drink station, then stainless chases should be installed.	X	X	
BI-8.5	Replace all public area service signage: - Dining room maximum occupancy sign - Restroom wall & door signage - Handwash & cleanliness signage in restrooms - Install franchise plaque at front counter	X	X	
BI-8.6	Replace Play Network music system if missing or not functioning properly	X	X	
Restrooms & Specialties:				
BI-9.0	Restrooms should be inspected for sewer gas odors and make necessary repairs if odors are present	X	X	
BI-9.1	Restroom exhaust fans should be connected to the light fixture switch or motion sensor and the fans need to be fully operational	X	X	
BI-9.2	Sinks, toilets, & urinals - replace with new porcelain and plumbing faucets/fixtures per plans	X	X	
BI-9.3	If restroom has existing partitions that are not stainless steel, then replace them with stainless steel finished partitions per Industrial specs	X	X	
BI-9.4	Replace trash receptacles (the black "bullet" trash receptacles should be replaced with new "Simple Human" spec receptacles)	X	X	
BI-9.5	Install coat hooks on the back of the restroom or stall doors	X	X	
BI-9.6	Install baby-changing tables (if space permits) as long as the restroom remains ADA compliant. If installed, they need to be installed in both restrooms, not just the woman's restroom	X	X	
BI-9.7	All restrooms are required to have a mirror installed. If graffitior other vandalism is a concern, then choose to install the replaceable plexi covering over the Sentry mirror to protect the mirror's reflective surface as offered through Smallwares. Otherwise, install the standard spec Bobrick mirror.	X	X	
BI-9.8	Replace all restroom convenience fixtures & accessories with new: - Toilet paper dispensers - Soap & sanitizer dispensers - Paper towel dispensers if hand dryers are not provided - Toilet seat cover dispensers - Sanitary napkin disposal	X	X	

FY22 Reimage Program - Scope of Work - Building Interior

Item	Description	Pkg B	Pkg C Reduction	Comments
Add-On Enhancement Options				
BI1	**Dining Area, Front Service Counter & Restroom Tile Upgrade** - Installation of new premium Industrial Image finishes for the guest-facing areas - New front counter top and other solid surface work - New floor tile in the public areas, including dining and restroom - New wall tile and front counter face - New wall tile in the drink station area - New wall tile as a wainscot in the dining area and hallway - New wall tile on the restroom walls			***Option only applies if pre-approved through the project nomination process
BI2	**Kitchen & BOH Floor, Wall, Ceiling, & Lighting Upgrade**			***Option only applies if pre-approved through the project nomination process ***Only applicable for MK1 thru MK7 Building Types
BI3	**MK1 - MK7 Kitchen Equipment Simplification/Efficiency Upgrade**			***Only applicable for MK1 thru MK7 Building Types
BI4	**MK8 - MK10 Kitchen Equipment Simplification/Efficiency Upgrade**			***Only applicable for MK8 thru MK10 Building Types
BI 5	**Kitchen Replacement to MK12 Style**			***Only applicable for MK1 thru MK5 Building Types

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FY22 Reimage Program - Scope of Work - Building Exterior

Item	Description	Pkg B	Pkg C Reduction	Comments
Walls, Soffits, & Mansard Roofs:				
BE-1.0	If existing, remove existing stretch frames/banners from drive-thru exterior wall and patch holes prior to repaint	X	X	
BE-1.1	Repair any damaged, rotted, or cracked wall finishes	X	X	
BE-1.2	MK1-6 Pkg B only: Replace sloped mansard roofing system with vertical parapet walls per MK Style designs	X		
BE-1.3	MK7A, 7B, 7C, 8A Pkg B only: Replace sloped mansard composition, shake shingles, tile or other roofing with standing seam metal roofing per MK Style designs	X		
BE-1.4	MK1-7C Pkg C only: Existing sloped mansard roofing shingles should be in a good state of repair. Any damaged or missing shingles must be replaced.		X	
BE1.5	MK7D, 8B & 8C only: - Prepand repaint standing seam metal roofing if it was previously painted - Remove fiberglass cones on building exterior corners & support columns and patch to match adjoining materials/finishes	X	X	
BE-1.6	Remove existing surface-applied 2" metal banding on building exterior walls and patch holes prior to repaint	X		
BE-1.7	Install exterior wall tile as per the MK Style designs	X		
BE-1.8	Repaint building exterior and exterior service access and storage room doors using new paint specs per MK Style designs	X	X	
BE-1.9	Install additional architectural screening elements behind new logo signs based on MK Style designs		X	
Lighting:				
BE-2.0	Replace existing lighting with LED, and add LED accent lighting per MK Style designs	X	X	
Doors & Windows:				
BE-3.0	Remove the existing POP metal frame system that is surface-mounted on the outside of the D/T window which includes the hours of operation and POP	X	X	
BE3.1	Replace all graffiti, etched, scratched, clouded, cracked, or otherwise damaged glass panes panel, patch/seal holes in mullion system or replace as necessary.	X	X	
BE-3.2	Replace damaged, worn-out, or non-operating door handles, hinges, push bars, closers, etc. (replace if finishes are worn off)	X	X	
BE-3.3	Prep & repair tair curtain if existing on building exterior, replace if not in proper working condition	X	X	
BE-3.4	Exterior rear delivery service door, and exterior closet doors, should be inspected for damage and be replaced if needed incl frames & hinges (continuous piano hinge for rear kitchen delivery door)	X	X	
BE-3.5	Replace existing exterior dining room door handles with logo-shaped door handles	X		
BE-3.6	MK1-7 - Replace the existing shorter/smaller drive-thru window with the new restaurant style window. This includes reworking the window mullions in the D/T area to allow for the larger sized drive-thru window.	X		
BE-3.7	MK1-7: If the existing storefront glazing is a single-pane non-insulated system, then replace w/dual-pane insulated glazing, full height (Preferred). If the existing storefront is half-height and the lower wall sare slump block, mansory, or provide structural support; replace existing single-pane with new dual-pane.	X		Existing dual pane storefront glazing in good condition is allowed to remain
BE-3.8	MK1-7: If existing interior wall finishes are covering exterior glazing (typically occurs in some building types at the drive-thru station area), then the existing storefront and exterior wall system should be modified so the interior wall finishes are no longer installed over of exterior glazing.	X		
Signage				
BE-4.0	Replace all building logo signs based on MK Style designs. Bldg. logo signs not installed inside branding panels will require a halo lighting kit.	X	X	Don't forget to reinstall any bird control systems, abatement spikes ect.
BE-4.1	Replace existing POP snap-lock frame with the associated corrugated surround and gooseneck light fixture with the new spec externally illuminated POP snap-lock frame with new spec gooseneck light fixture.	X	X	
BE-4.2	If the restaurant has a "Cash Window" aka "double bubble", then install "Pay Here" and "Pick-Up Here" vertical signs outside of D/T windows, and install removable "Window Closed" sign in cash window area when not in use.	X	X	
BE-4.3	If "Dining Room Hours of Operations" signs exist on the outside of the dining room entries or the D/T window, then remove them and replace with hours of operation window decals	X	X	
BE-4.4	Install illuminated street address # sign	X		
BE-4.5	Replace all existing building awnings with flat metal canopies based on MK Style designs	X		
BE-4.6	Replace existing building awning fabric with new fabric based on MK Style designs		X	Verify frames are undamaged and repair/replace if needed
BE-4.7	Install illuminated branding panels based on MK Style designs	X		
Add-On Enhancement Options				
BE1	**MK9A - Remove Fire Place & Chimney System** - Remove the existing fire place and chimney system on MK9A style buildings			***Only applicable for MK9A Building Types
BE2	**Upgrade Sloped Mansard Roofing System to Vertical Parapet Design** - Partial removal and modification of the sloped mansard portion of the roof structure to add a vertical-aligned and more modern parapet wall system. This design element is required for the MK1 thru MK6 building types, but is optional for the MK7C thru MK8C building types			***Required for the MK1 thru MK5 buildings ***Optional for the MK7C thru MK8C buildings only if pre-approved through the project nomination process

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REIMAGE PROGRAM SCOPE MATRIX

TS2.1

ATTACHMENT A

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- TREE

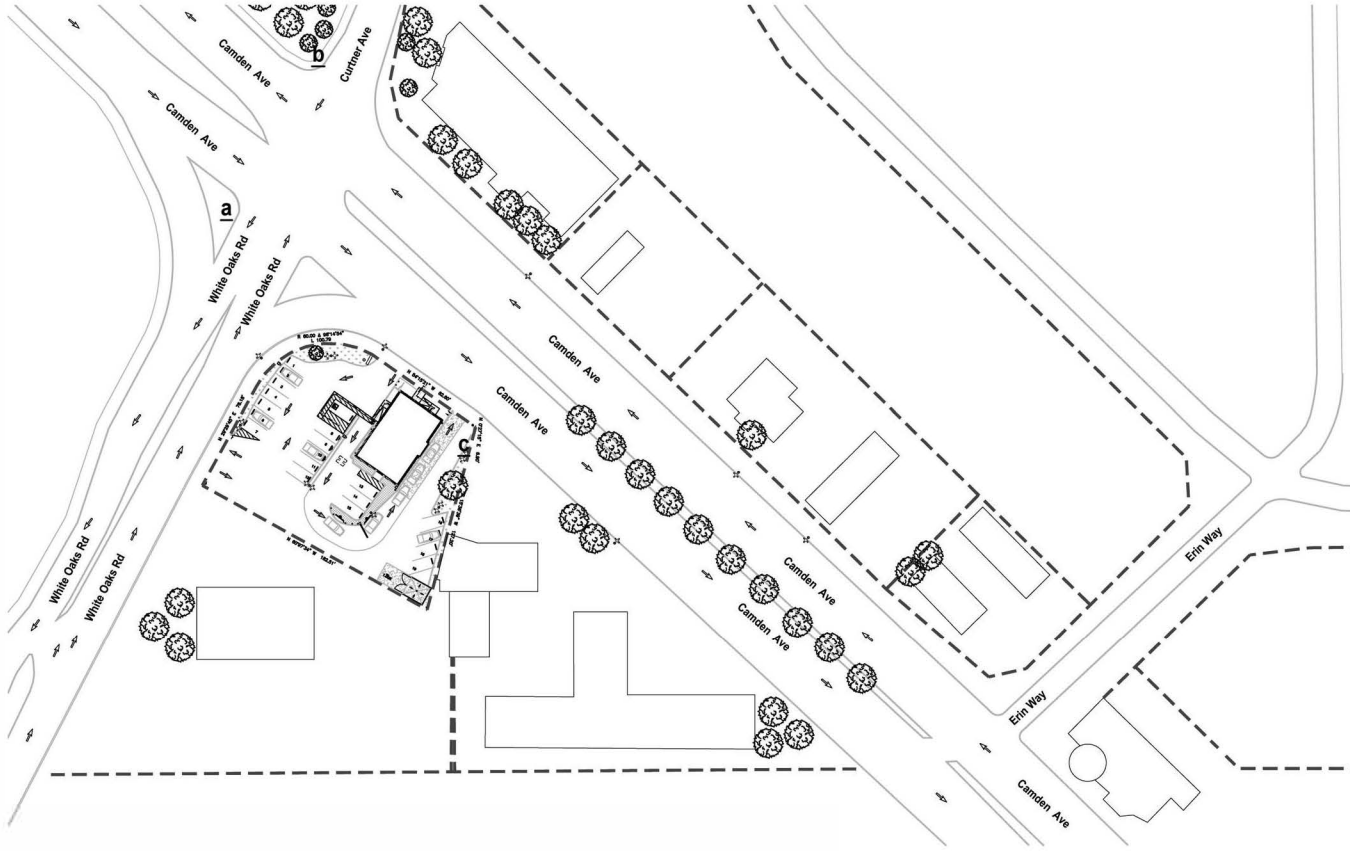
GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, 'COMING SOON' SIGNAGE, SEE DETAIL 8/SD2.1
2. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.

LEGAL DESCRIPTION



STREET SCAPE

SCALE: 1" = 500'

NORTH



PERSPECTIVE A



PERSPECTIVE B



PERSPECTIVE C

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STATE OF CALIFORNIA
EXP. 6/30/25

SITE INFORMATION

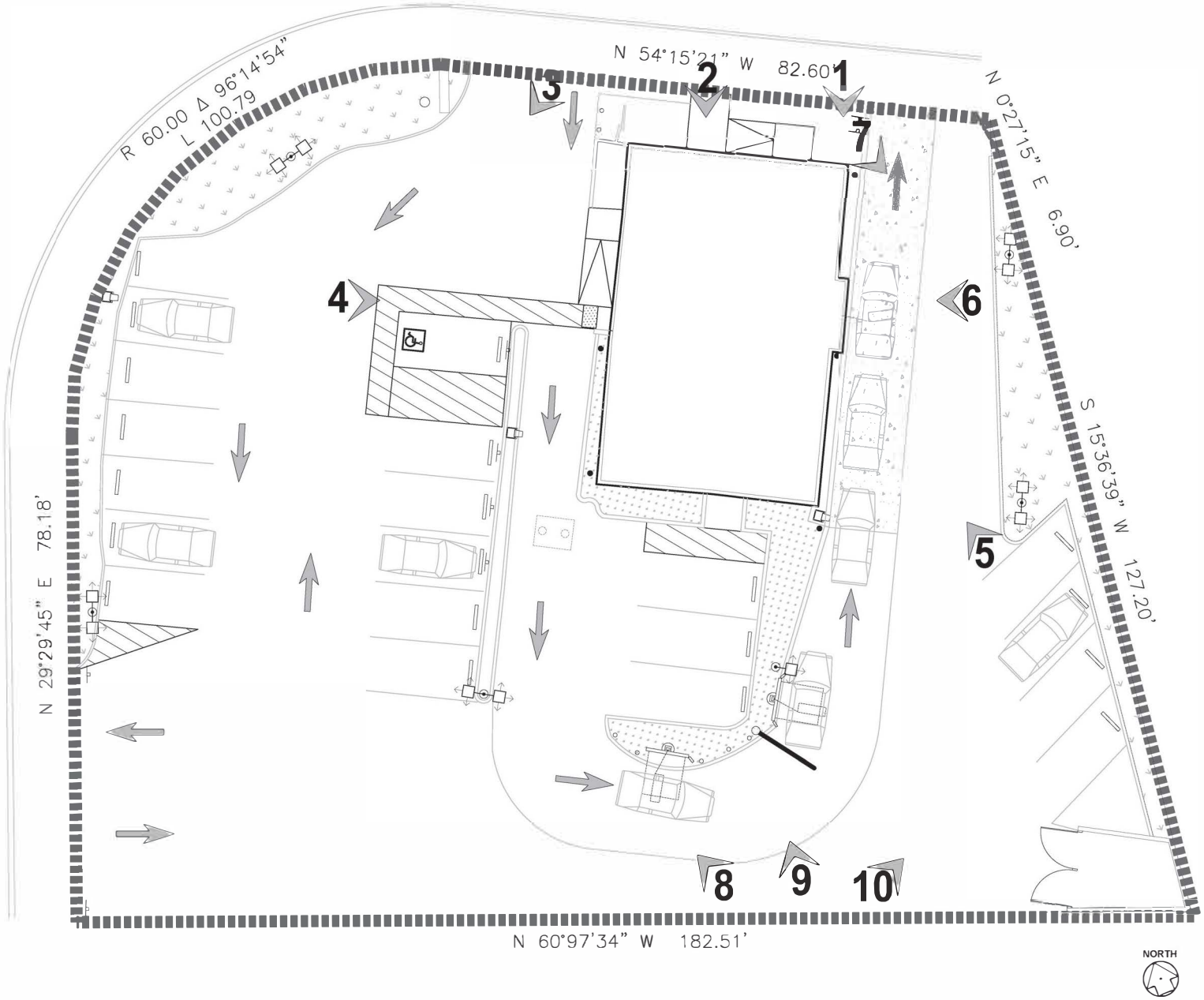
MK TYPE: MK3
JIB #: #426
ADDRESS:
1301 Camden Ave
Campbell, CA, 95008

DRAWN BY: GPalmerin
PROJECT #:
SCALE: 1" = 10'

STREETSCAPING PLAN

SS1.0

ATTACHMENT A



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9357 SPECTRUM CENTER BLVD.
SAN DIEGO, CA 92123
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DATES

RELEASE: MARCH 04, 2022
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CONSTRUCTION:

REVISIONS

OWENS DESIGN CONSULTANTS
145 N. 2ND AVENUE, SUITE 5
Oakdale, CA 95361
(209) 522-8031 - fax: (209) 522-4798 - www.odcengr.com

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. OWENS
No. 53530
CIVIL
STATE OF CALIFORNIA
EXP. 6/30/25

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SITE PHOTOGRAPH

PS1.0

Site Photograph Sheet



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10

Jack in the box

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SITE PHOTOGRAPH

PS2.0

ATTACHMENT A

SITE LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- CURB RAMPS
- PROPOSED LED SITE LIGHTING
- BUILDING ENTRANCE
- WHEEL STOP
- ACCESSIBLE PARKING SPACES
- BIKE RACK
- NUMBER OF PARKING STALLS
- LIMITS OF WORK
- VEHICLE STACKING

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

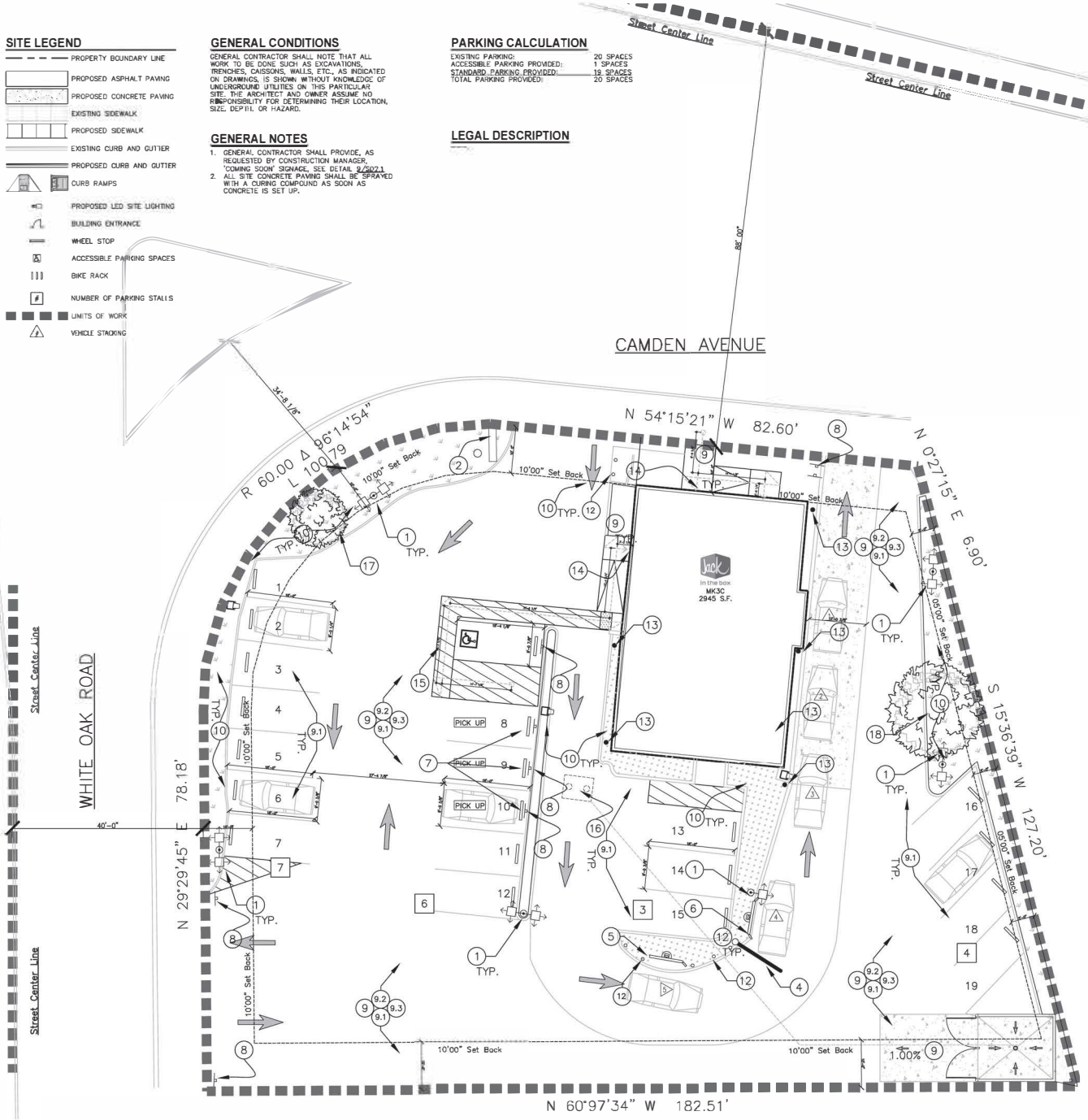
GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, "COMING SOON" SIGNAGE, SEE DETAIL 9/SD2.1
2. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.

PARKING CALCULATION

EXISTING PARKING:	20 SPACES
ACCESSIBLE PARKING PROVIDED:	1 SPACES
STANDARD PARKING PROVIDED:	19 SPACES
TOTAL PARKING PROVIDED:	20 SPACES

LEGAL DESCRIPTION

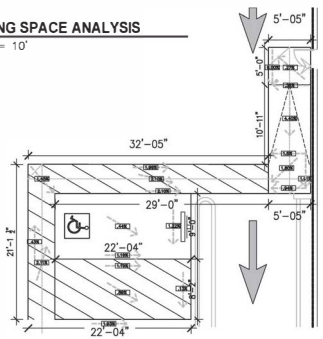


KEY NOTES

1. LIGHT POLES AND BASES TO REMAIN AND BE REPAINTED "DOVE TAIL" SW 7018. EXISTING CONCRETE BASES IN POOR CONDITIONTO BE SLURRY COATED OR REPAINTED WITH INDUSTRIAL IMAGE PAINT PER SPECS.
2. CUBE SIGN TO BE CONVERTED TO LED MODULES PER SPECS BY SIGN VENDOR.PREP & REPAINT POLE STRUCTURE.
3. NOT USED
4. INSTALL NEW HEIGHT DETECTOR. SEE DETAIL 20 /SD2.1
5. CONTRACTOR TO PREP & REPAINT THE EXISTING PREVIEW BOARD AND EXTENDER POLE STRUCTURE & CABINETS. THOROUGHLY CLEAN INSIDE & OUTSIDE OF PREVIEW BOARD FACE AND EXTENDERS/REPLACE IF CLOUDED OR DAMAGED. REPLACE EXISTING INTERNAL ILLUMINATION WITH LED
5. CONTRACTOR TO PREP & REPAINT THE EXISTING MENUBOARD AND EXTENDER POLE STRUCTURE & CABINETS. THOROUGHLY CLEAN INSIDE & OUTSIDE OF MENUBOARD FACE AND EXTENDERS/REPLACE IF CLOUDED OR DAMAGED. REPLACE EXISTING INTERNAL ILLUMINATION WITH LED
7. INSTALL 3 MOBILE/DELIVERY PICK-UP SIGNS
8. CONTRACTOR TO VERIFY CONDITION, LOCATION AND HEIGHT REQUIREMENTS OF ACCESSIBLE PARKING SIGN, SEE DETAIL 8/SD2.1. ADD SECONDARY SIGN AS REQUIRED BY LOCAL JURISDICTION
9. POWER WASH ALL CONCRETE FLATWORK AREAS TO INCLUDE WALK-WAYS AND DRIVE-THRU TO REMOVE GUM AND OTHER RESIDUES. FILL ALL PAVING AREA CRACKS WITH SELF-LEVELING SEALANT TO PREVENT WATER INFILTRATION AND EXTEND PAVING LIFE.
9.1. PERFORM REPAIRS TO DAMAGED CONCRETE CURBS AS REQUIRED.
9.2. FILL ALL PAVING AREA CRACKS WITH SELF-LEVELING SEALANT AND PROVIDE SEALCOAT TO ASPHALT PAVING AREAS.
9.3. RESTRIPE PARKING LOT INCLUDING ADA PARKS AND PATH OF TRAVEL, SYMBOLS, TRAFFIC PATTERN ARROWS, AND DESIGNATED FIRE LANE CURBS ONLY REPAINT PREVIOUSLY PAINTED CURBS
10. EXISTING LANDSCAPING TO REFURBISHED.
11. EXISTING TRASH ENCLOSURE TO REMAIN, REPAIR AS REQUIRED. VERIFY ENCLOSURE GATE LOCKING MECHANISMS AND CANE BOLTS ARE FUNCTIONING PROPERLY REPAINT STEEL GATES USING NEW PAINT SCHEME.
12. REPAINT ALL PROTECTION PIPE BOLLARDS USING NEW PAINT SCHEME AND INSTALL NEW 3M RED REFLECTIVE TAPE AT THE TOP OF THE BOLLARDS PER DETAILS.
13. INSTALL BARRIER POSTS AT PREVIEW BOARD PERIPHERAL TO BUILDING CORNERS: SEE DETAIL 4/SD2.1. CONTRACTOR TO PROVIDE SLEEVES THROUGH CURB AND GUTTER WHERE APPROPRIATE.
14. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
15. IF REQUIRED, RE-GRADE AND INSTALL NEW CONCRETE PAVING FOR ACCESSIBLE PARKING SPACES TO MEET ACCESSIBLE SLOPE REQUIREMENTS.
15. INSPECT GREASE TRAPS FOR MAINTAINANCE, REPAIRS ARE REPLACEMENTS
17. EXISTING REDWOOD TREE TO REMAIN; 30 "DIAMETER AT BREAST HEIGHT, 13' CANOPY DIAMETER
18. EXISTING REDWOOD TREE TO REMAIN; 30 "DIAMETER AT BREAST HEIGHT, 10' CANOPY DIAMETER

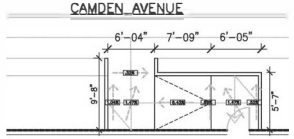
ADA PARKING SPACE ANALYSIS

SCALE: 1" = 10'



ACCESS RAMPS ANALYSIS

SCALE: 1" = 10'



SITE PLAN

SCALE: 1" = 10'

NORTH

CALL STATE UTILITY NOTIFICATION CENTER 811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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DRAWN BY: GPalmerin
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SITE PLAN

SD1.0

GENERAL NOTES

1. IN CASE OF EMERGENCIES, CONTACT INFORMATION SHALL BE DISPLAYED IN A CLEARLY VISIBLE LOCATION AND IN BOLD BLACK TWO-INCH (2") TALL LETTERING ON A WHITE BACKGROUND, TO BE SEEN FROM AFAR.
2. GENERAL CONTRACTOR TO CALL STATE UTILITY NOTIFICATION CENTER AT 800-642-244, 2 DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERFROUND MEMBER UTILITIES.
3. ANY ONSITE STORM INLETS CONNECTED TO THE CITY'S STORM SYSTEM SHALL BE PROTECTED, AND A STORM WATER MANAGEMENT PLAN AND MAINTENANCE PROGRAM SHALL BE IMPLEMENTED DURING CONSTRUCTION.
4. THE CITY'S RIGHT OF WAY SHALL BE PROTECTED FROM ONSITE DRAINAGE, DRAINAGE OVER THE SIDEWALK SHALL NOT BE ALLOWED.
5. SEE BMP1.0 AND BMP2.0 FOR CONSTRUCTION SITE BEST MANAGEMENT PRACTICES
6. THE APPLICANT SHALL REPLACE OLD OR DEAD SHRUBS AND GRASS WITH NEW SOD AND REFRESH ALL LANDSCAPE BEDS WITH MATCHING MULCH (SHREDDED HARDWOOD, RIVER ROCK, OR DECOMPOSED GRANITE). THE APPLICANT MUST ENSURE THE IRRIGATION SYSTEM IS OPERATIONAL, ADJUSTING WATERING TIMES AS NECESSARY, REPAIR ANY BROKEN IRRIGATION HEADS, TRIM TREES TO RAISE CANOPIES TO 12 FEET ABOVE PAVING, THIN OUT BRANCHES, AND REMOVE DEAD LIMBS.

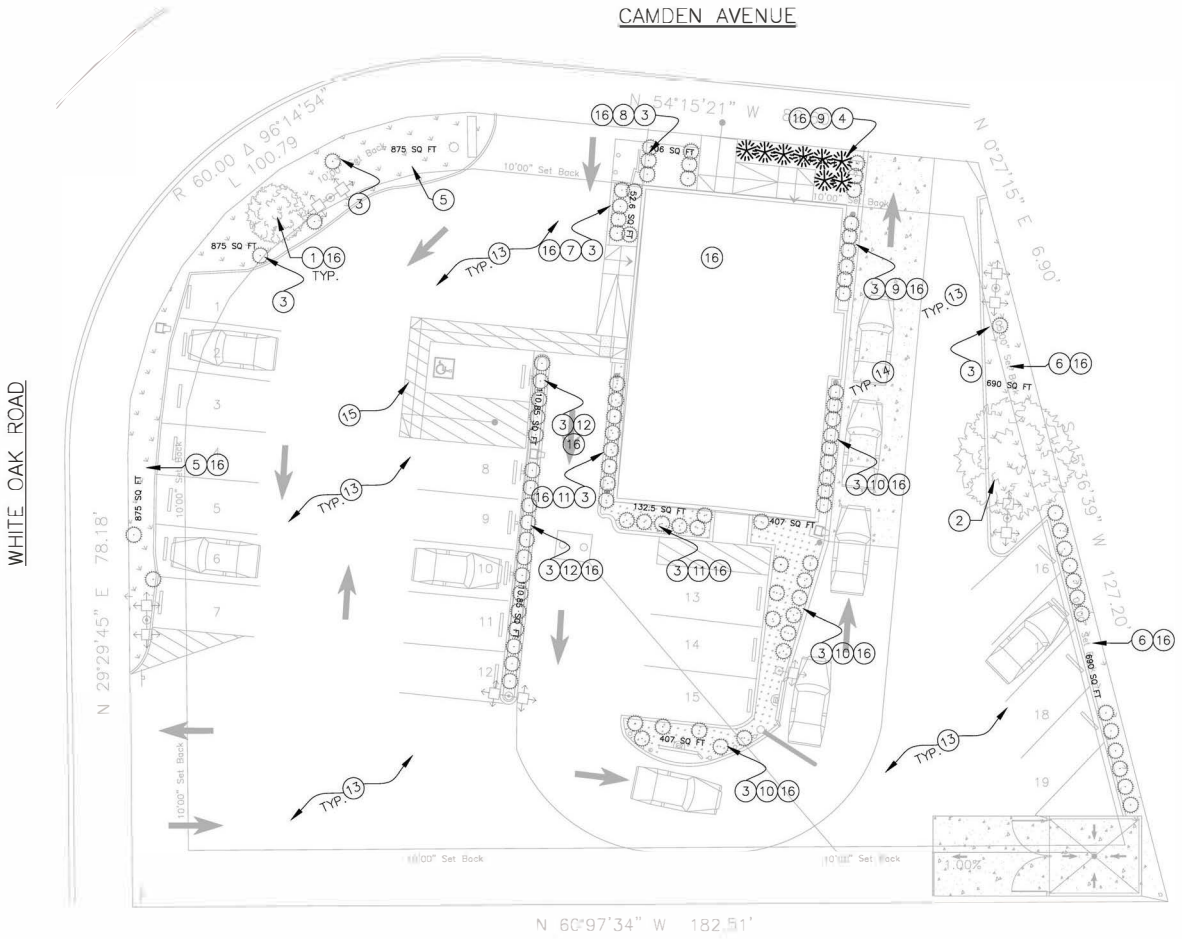
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LEGAL DESCRIPTION

AREAS

TOTAL SITE AREA:	.50 ACRES
GROSS BUILDING AREA:	2, 98 SQ. FT. (EXISTING)
HARDSCAPE/IMPERVIOUS AREA:	16,267 SQ FT. (EXISTING)
LANDSCAPE/PERVIOUS AREA:	2,54 8 SQ FT. (EXISTING)
LOT COVERAGE RATIO:	88.29% (EXISTING)
FRONT SET BACK:	10 ft.
STREET SIDE SET BACK:	10 ft.
REAR SET BACK:	10 ft.
SIDE SET BACK:	5 ft.
PARKING PROVIDED:	– 19 LOTS, 1 ADA SPACE



KEY NOTES

1. EXISTING REDWOOD TREE TO REMAIN; 30" DIAMETER AT BREAST HEIGHT, 13' CANOPY DIAMETER
2. EXISTING REDWOOD TREE TO REMAIN; 30" DIAMETER AT BREAST HEIGHT, 10' CANOPY DIAMETER
3. EXISTING BOXWOOD SHRUB TO REMAIN.
4. EXISTING LILY OF THE NILE TO REMAIN.
3. LANDSCAPE AREA: 875 SQ FT
6. LANDSCAPE AREA: 690 SQ FT
7. LANDSCAPE AREA: 52.6 SQ FT
6. LANDSCAPE AREA: 106 SQ FT
9. LANDSCAPE AREA: 174 SQ FT
10. LANDSCAPE AREA: 407 SQ FT
11. LANDSCAPE AREA: 132. 5 SOFT
12. LANDSCAPE AREA: 110.85 SQ FT
13. ASPHAULT IMPERVIOUS HARDSCAPE
14. CONCRETE IMPERVIOUS HARDSCAPE
15. CONCRETE IMPERVIOUS HARDSCAPE IF REQUIRED, RE-GRADE AND INSTALL NEW CONCRETE PAVING FOR ACCESSIBLE PARKING SPACES TO MEET ACCESSIBLE SLOPE REQUIREMENTS.
16. COVER SOIL WITH RED WOOD MULCH

LANDSCAPE LEGEND

1		PRE EXISTING REDWOOD (SEQUOIDEAE); 30-35' HEIGHT MAXIMUM
2		BOXWOOD SHRUBS (BUXUS)
3		EXISTING LILY OF THE NILE (AGAPANTHOIDEAE)
5		RED WOOD MULCH

PLANT PALETTE



REDWOOD TREE
SEQUOIDEAE

HEIGHT: 60' AVERAGE FOR URBAN SPECIMENS
TRUNK WIOTH: 60" AVERAGE FOR URBAN SPECIMENS
CANOPY WIDTH: 22' AVERAGE FOR URBAN SPECIMENS



BOXWOOD SHRUB
BUXUS

HEIGHT: 2'-10'
TRUNK WIDTH: –
CANOPY WIDTH: 2'-10'



LILY OF THE NILE
AGAPANTHOIDEAE

HEIG 4T: 2'-3'
TRUNK WIDTH: –
CANOPY WIDTH: 2'-3'

SITE PLAN

SCALE: 1" = 10'

NORTH

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REGISTERED PROFESSIONAL ENGINEER THOMAS J. OWENS No. 53530 CIVIL STATE OF CALIFORNIA
EXP. 6/30/25

SITE INFORMATION
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Campbell, CA, 95008

DRAWN BY: GPalmerin
PROJECT #:
SCALE: 1" = 10'

LANDSCAPING PLAN

LA1.0

ATTACHMENT A

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4. THE CITY'S RIGHT OF WAY SHALL BE PROTECTED FROM ONSITE DRAINAGE. DRAINAGE OVER THE SIDEWALK SHALL NOT BE ALLOWED
5. SEE BMP1.0 AND BMP2.0 FOR CONSTRUCTION SITE BEST MANAGEMENT PRACTICES
6. THE APPLICANT SHALL REPLACE OLD OR DEAD SHRUBS AND GRASS WITH NEW SOD AND REFRESH ALL LANDSCAPE BEDS WITH MATCHING MULCH (SHREDDED HARDWOOD, RIVER ROCK, OR DECOMPOSED GRANITE). THE APPLICANT MUST ENSURE THE IRRIGATION SYSTEM IS OPERATIONAL ADJUSTING WATERING TIMES AS NECESSARY. REPAIR ANY BROKEN IRRIGATION HEADS, TRIM TREES TO RAISE CANOPIES TO 12 FEET ABOVE PAVING, THIN OUT BRANCHES, AND REMOVE DEAD LIMBS

NOTES:

- PRE AND POST ESTABLISHED WATER SCHEDULE SHALL BE POSTED AT CONTROLLER
- CONTRACTOR SHALL CONTACT CITY OF CAMPBELL TO SCHEDULE IRRIGATION INSPECTION BEFORE BACKFILLING TRENCHES.
- IRRIGATION TO OPERATE BETWEEN SUNSET AND SUNRISE, ONLY
- CONTRACTOR SHALL ADJUST NOZZLES TO REDUCE OVERSPRAY AND TO ENSURE PROPER WATER PLACEMENT.
- PIPE SIZING CHART REFERS ONLY TO MAIN IRRIGATION WATER LINES. BRANCH LINES ARE ALL 1/2" DIA.

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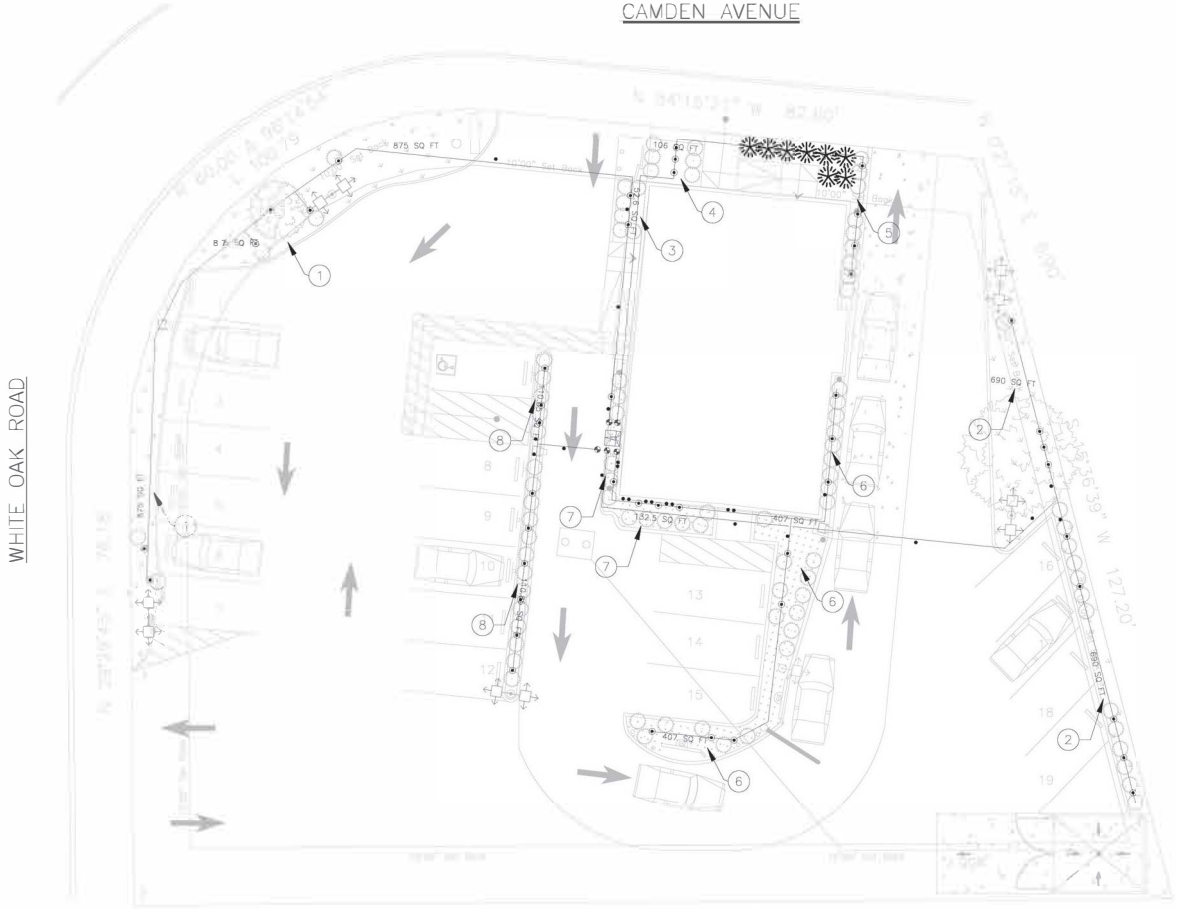
LEGAL DESCRIPTION

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LANDSCAPE/PERVIOUS AREA:	2,548 SQ. FT. (EXISTING)
LOT COVERAGE RATIO:	68.29% (EXISTING)
FRONT SET BACK:	10 ft.
STREET SIDE SET BACK:	10 ft.
REAR SET BACK:	10 ft.
SIDE SET BACK:	5 ft.
PARKING PROVIDED:	– 19 LOTS, 1 ADA SPACE

KEY NOTES

1. LANDSCAPE AREA: 875 SQ FT
2. LANDSCAPE AREA: 69 0 SQ FT
3. LANDSCAPE AREA: 52.6 SQ FT
4. LANDSCAPE AREA: 106 SQ FT
5. LANDSCAPE AREA: 174 SQ FT
6. LANDSCAPE AREA: 407 SQ FT
7. LANDSCAPE AREA: 132.5 SQ FT
8. LANDSCAPE AREA: 110. 85 SQ FT



VALVE SYMBOL SCHEDULE

SYM	SIZE	1/2	3/4	1	1 1/4	1 1/2	COLOR
							TORO 570Z COM WITH 15 NOZZLE
							TORO 570Z COM WITH 12 NOZZLE
							TORO 570Z COM WITH 10 NOZZLE
							TORO 570Z COM WITH 8 NOZZLE
							TORO 570Z COM WITH 5 NOZZLE
							TORO 570Z SPECIAL PATTERNS – 4'-CST 3' x 24'
							TORO 570Z SPECIAL PATTERNS – 4'-CST 4' x 30'
							TORO 570Z SPECIAL PATTERNS – 4'-CST 4' x 30'
							FEBCO OCTA 858 OCTA-BUBBLER (BLACK PORT) – 90 DEW

PIPE LEGEND

LATERAL LINE PIPE SIZING CHART	
1/2"	0-6 GPM
3/4"	6-10 GPM
1"	10-15 GPM
1 1/4"	15-25 GPM
1 1/2"	25-35 GPM

IRRIGATION SYMBOL SCHEDULE

SYMBOL	COMPONENT DESCRIPTION
	EQUIPMENT
	SCHEDULE 40 PVC LATERAL LINE (SIZE AS SHOWN)
	WATER METER BY OTHERS
	FEBCO 825Y-BV REDUCED PRESSURE ASSEMBLY
	HARDIE 700 ULTRAFLOW SERIES ELECTRIC REMOTE CONTROL VALVE (SIZE AS SHOWN)
	NELSON 8425 WALL MOUNT CONTROLLER
	RAIN BIRD CHECK AUTOMATIC RAIN SHUTOFF
	OCTABUBBLER
	VALVE IDENTIFIER 4-1 VALVE GPM 32.7 VALVE SIZE 1"

SITE PLAN

SCALE: 1" = 10'

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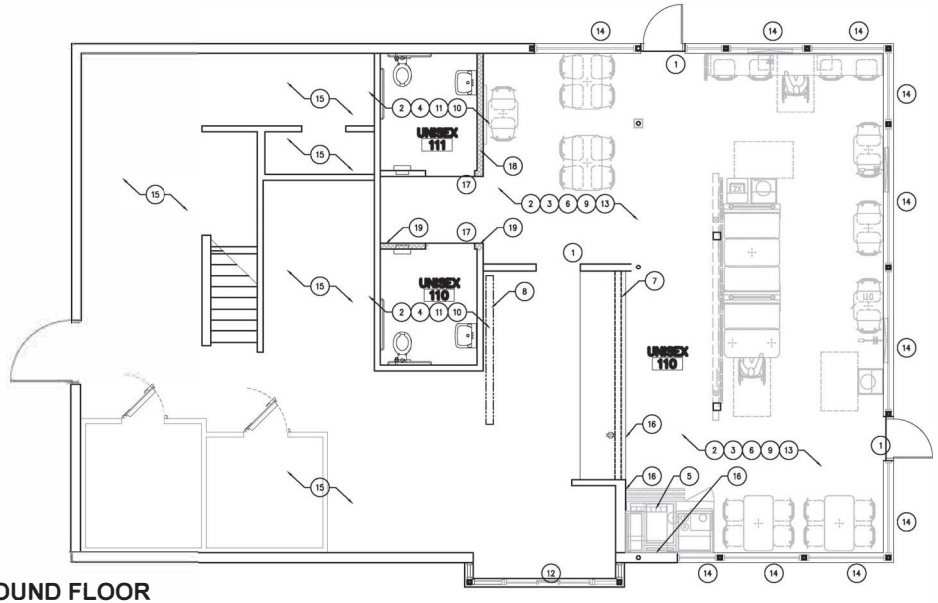
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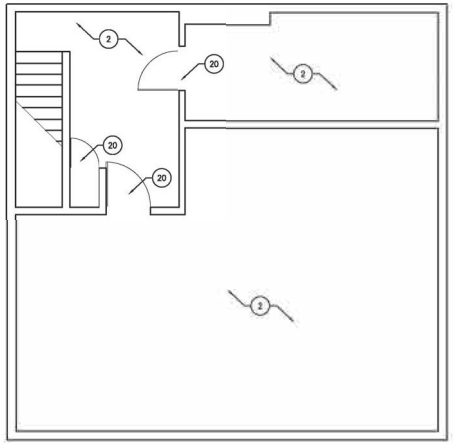
IRRIGATION PLAN

LA2.0

ATTACHMENT A



GROUND FLOOR



SECOND FLOOR

KEY NOTES

1. EXISTING RESTROOM DOORS AND KITCHEN DOORS TO REMAIN
2. EXISTING FLOOR TILE AND COVE BASE TO REMAIN, PATCH AND REPAIR AS REQUIRED. REFER TO I04.0 FOR FINISHES
3. REMOVE EXISTING DECORATIVE WALL FINISHES TO GYP BOARD SHEATHING OR TO SUBSTRATE. REPLACE GYP BOARD IN IRREPARABLE AREAS FOR INSTALLATION OF NEW INTERIOR FINISHES AT DRIVE STATION, RESTROOM VESTIBULE AREA AND DINING ROOM WALLS. SKIM COAT WALLS AND PREP FOR NEW FINISHES. REFER TO ID SHEETS FOR NEW FINISHES.
4. EXISTING WALL TILE NOT BEING REPLACED. PATCH AND REPAIR AS REQUIRED.
5. EXISTING BEVERAGE MACHINE, ICE MAKER AND STAINLESS STEEL CABINETS SHALL BE REMOVED AND REPLACED FOR NEW EQUIPMENT. GC SHALL REMOVE AS REQUIRED FOR NEW WALL FINISHES.
6. EXISTING FURNITURE AND TRASH RECEPTACLES TO BE REMOVED AND DISPOSED. (THE BLACK 'BULLET' TRASH RECEPTACLES SHOULD BE REPLACED WITH NEW 'SIMPLE HUMAN' SPEC RECEPTACLES). PATCH SLAB AS REQUIRED.
7. EXISTING BAR COUNTER TO BE RETROFITTED USING APPROPRIATE CONVERSION KIT. PATCH AND REPAIR DAMAGED TILE AS REQUIRED.
8. REPLACE EXISTING MENU BOARD, AND BREAKFAST BOARD (IF APPLICABLE) WITH NEW. PROVIDED AND INSTALLED BY SIGN COMPANY. G.C. TO PROVIDE BLOCKING AS REQUIRED. PATCH AND REPAIR CEILING GRID, TILES, OR WALLS AS REQUIRED. VERIFY LOCATION OF BREAKFAST MENU BOARD IN FIELD.
9. REMOVE EXISTING ARTWORK AS REQUIRED. PREP WALLS FOR NEW FINISHES AND INSTALLATION OF NEW ART WORK.
10. INSPECT RESTROOMS FOR SEWER GAS DOORS AND MAKE NECESSARY REPAIRS IF ODORS ARE PRMINENT
11. REMOVE AND REPLACE ALL RESTROOM CONVENIENCE FIXTURES & ACCESSORIES WITH NEW. (TOILET PAPER DISPENSERS, SOAP & SANITIZER DISPENSERS, PAPER TOWEL DISPENSERS, IF HAND DRYERS ARE NOT PROVIDED, TOILET SEAT COVER DISPENSERS AND SANITARY NAPKIN DISPOSAL)
12. REMOVE AND REPLACE FOR NEW DRIVE THREW WINDOW
13. REMOVE NON-AB 24-HOUR DRIVE-THRU HANGING WINDOW SIGN AND REPLACE WITH BRAND-SPECIFIC 24-HOUR DRIVE-THRU HANGING WINDOW SIGN
14. EXISTING STOREFRONT MAY REMAIN IF IT IS DUAL-PANE AND IN GOOD CONDITION. IF THEY NEED TO BE REPLACED, CHOOSE FROM THE FOLLOWING:
15. NO WORK THIS AREA UNLESS OTHERWISE NOTED.
16. EXISTING WALL TILE TO BE REMOVED AND REPLACED ACCORDING TO SCHEDULE.
17. EXISTING RESTROOM DOORS AND SERVICE DOORS TO BE REPLACED
18. REMOVE WALL FOR ADA RESTROOM EXPANSION FOR COMPLIANCE
19. REMOVE WALL FOR ADA HALL WAY EXPANSION FOR ADA COMPLIANCE
20. EXISTING SERVICE DOORS TO REMAIN

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EXP. 6/30/25

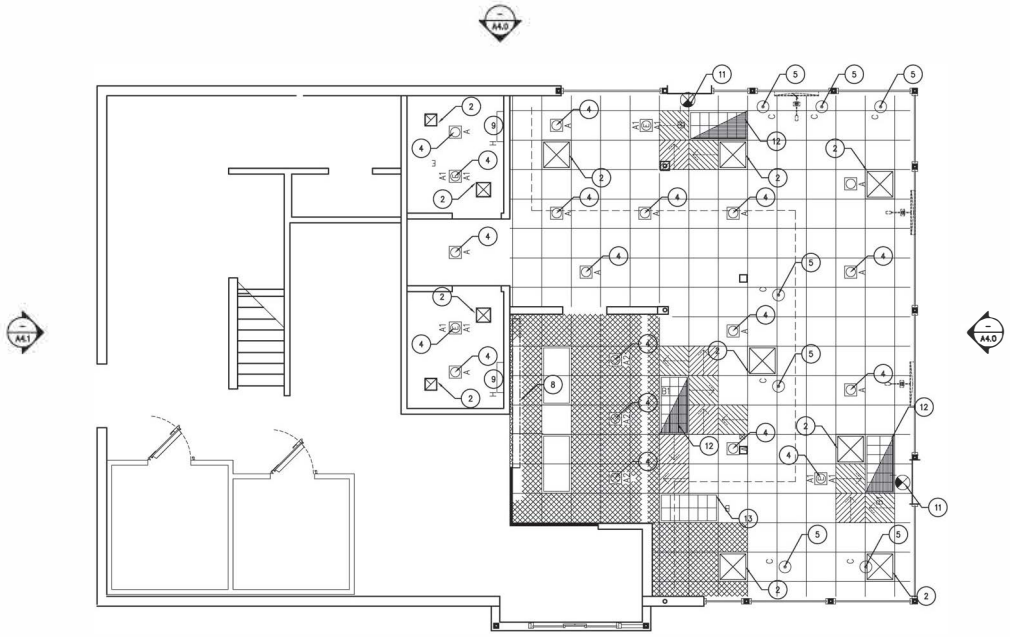
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JIB #: #426
ADDRESS:
1301 Camden Ave
Campbell, CA, 95008

DRAWN BY: GPalmerin
PROJECT #:
SCALE: 1/4" = 1'-0"

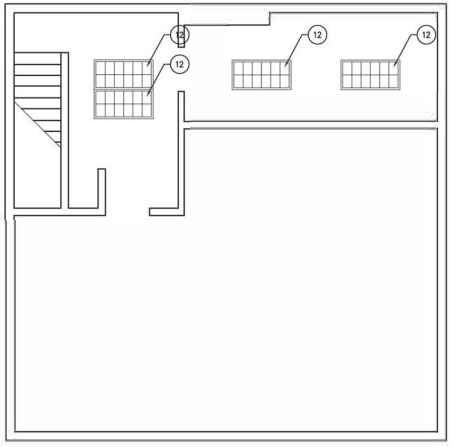
DEMO FLOOR PLAN

D1.0

ATTACHMENT A



GROUND FLOOR



SECOND FLOOR

KEY NOTES

1. REMOVE AND REPLACE ALL OF DINING ROOM CEILING GRID AND TILES. SEE ID DRAWINGS FOR NEW SPECS.
2. REMOVE AND REPLACE ALL OF DINING ROOM SPEAKERS, DIFFUSERS AND RETURN AIR GRILLES COMPLETE. SEE ID DRAWINGS FOR NEW SPECS.
3. EXISTING BACK OF HOUSE CEILING GRID, TILE LIGHTING AND DIFFUSERS TO REMAIN.
4. REMOVE EXISTING RECESSED CAN LIGHTS, & WIRING BACK AS REQUIRED. PREP OPENING FOR NEW GYP. BOARD IN-FILL. SEE RCP FOR NEW ADDITIONAL CEILING MOUNTED LIGHT FIXTURE
5. REMOVE PENDANTS AND TERMINATE AT J-BOX.
6. REMOVE EXISTING CEILING METAL WEDGES AND REPLACE WITH CEILING TILES. (IF APPLICABLE)
7. REMOVE EXISTING RED CEILING TRACK. REPAIR/REPLACE CEILING TILES. (IF APPLICABLE)
   REMOVE EXISTING CEILING FANS AND REPLACE CEILING TILES. (IF APPLICABLE)
8. REPLACE EXISTING MENU BOARD, AND BREAKFAST BOARD (IF APPLICABLE) WITH NEW PROVIDED AND INSTALLED BY SIGN COMPANY. G.C. TO PROVIDE BLOCKING AS REQUIRED. PATCH AND REPAIR CEILING GRID, TILES, OR WALLS AS REQUIRED. VERIFY LOCATION OF BREAKFAST MENU BOARD IN FIELD.
9. REMOVE EXISTING VANITY LIGHT OVER SINK. PATCH WALL FINISHES.
10. REMOVE EXISTING LIGHT AND PREP FOR REPLACEMENT.
11. REMOVE AND REPLACE ALL EMERGENCY LIGHTS
12. REMOVE ALL 4' X 2' TROFFER FIXTURES

LEGEND

- CEILING GRID WEDGES
- 2x2 FLUORESCENT TROFFER
- 2x4 FLUORESCENT TROFFER
- PENDANT LIGHT FIXTURE
- CAN LIGHT FIXTURE
- CEILING FAN
- EXIT SIGN
- SECURITY CAMERA
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- EXHAUST FAN
- AREA OF EXISTING WASHABLE TILE (VERIFY IN FIELD AND CODE REQUIREMENTS)

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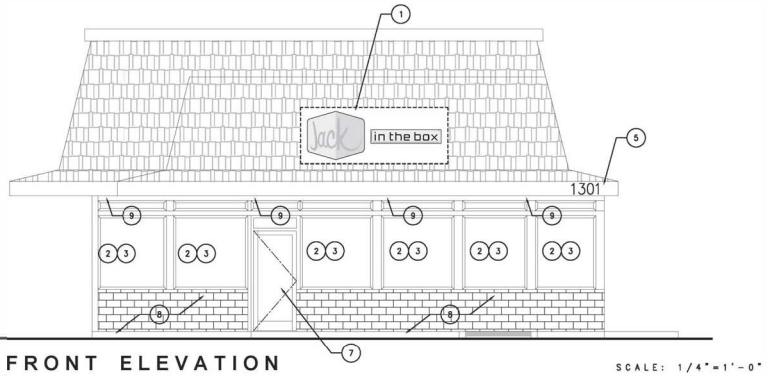
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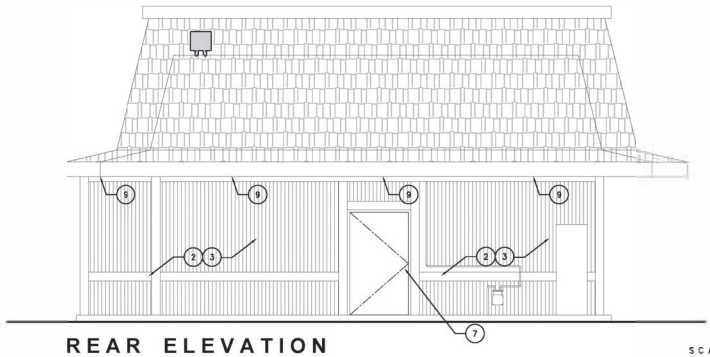
DEMO RCP

D2.0

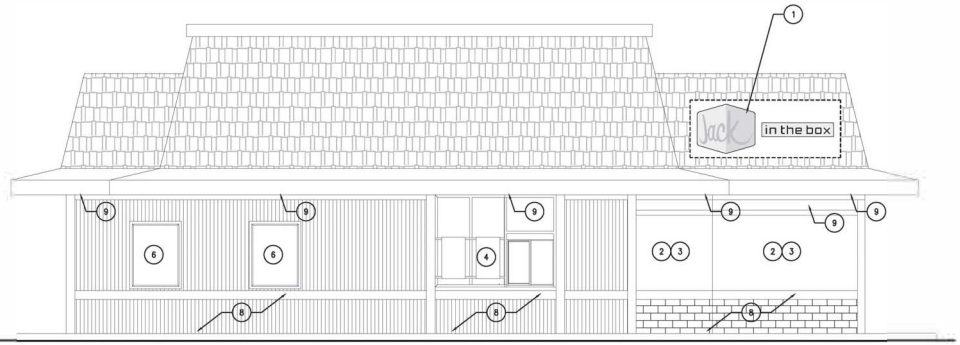
ATTACHMENT A



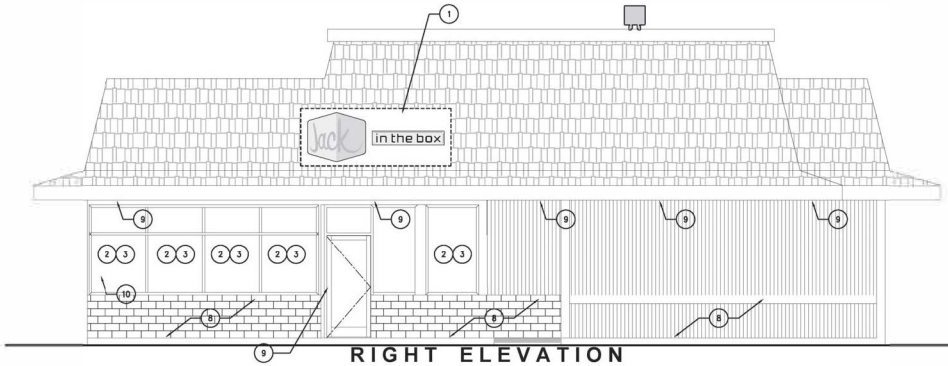
FRONT ELEVATION SCALE: 1/4"=1'-0"



REAR ELEVATION SCALE: 1/4"=1'-0"



LEFT ELEVATION SCALE: 1/4"=1'-0"



RIGHT ELEVATION SCALE: 1/4"=1'-0"

KEY NOTES

1. REMOVE EXISTING BUILDING SIGNAGE. PROTECT/RETAIN EXISTING ELECTRICAL CONNECTIONS FOR REUSE.
2. EXISTING STOREFRONT TO REMAIN IF IT IS DUAL-PANE AND IN GOOD CONDITION. IF THEY NEED TO BE REPLACED, CHOOSE FROM THE FOLLOWING
3. REMOVE AND REPLACE ALL GRAFFITI, ETCHED, SCRATCHED, CLOUDED, CRACKED OR OTHERWISE DAMAGED GLASS PANES PANEL. PATCH/SEAL HOLES IN MULLION SYSTEM OR REPLACE AS NECESSARY.
4. REMOVE EXISTING DRIVE-THRU WINDOW. PREPARE FOR REPLACEMENT WITH NEW DOUBLE PANE DRIVE-THRU WINDOW.
5. REMOVE EXISTING BUILDING ADDRESS AND PATCH WALL AS REQUIRED TO MATCH EXISTING FINISH.
6. REMOVE THE EXISTING GRAY POP METAL FRAME SYSTEM THAT IS SURFACE-MOUNTED ON THE OUTSIDE OF THE D/T WINDOW WHICH INCLUDES THE HOURS OF OPERATION AND A POP PANEL
7. REMOVE EXISTING DOOR HANDLE AND PREP FOR NEW
8. REPAIR ANY DAMAGED, ROTTEN OR CRACKED WALL FINISHES
9. REMOVE AND REPLACE NON OPERATIONAL SOFFIT LIGHTS.
10. REMOVE EXISTING HOURS OF OPERATIONS SIGNS & FRAMES ON EXTERIOR BUILDING WALLS AND REPLACE WITH HOURS OF OPERATION DECALS INSTALLED INSIDE THE DINING ROOM ON THE GLASS PER INSTALLATION DETAILS

GENERAL NOTES

1. REPAIR ANY DAMAGED, ROTTED, OR CRACKED WALL FINISHES
2. REPAIR ANY DAMAGED SOFFITS OR METAL FASCIA
3. REPLACE ALL GRAFFITI'D, ETCHED, SCRATCHED, CLOUDED, CRACKED, OR OTHERWISE DAMAGED GLASS PANES PANEL. PATCH/SEAL HOLES IN MULLION SYSTEM OR REPLACE AS NECESSARY.
4. ADD OR REPLACE GRAFFITI-GUARD ON GLAZING PANELS IF NEEDED.
5. REPLACE DAMAGED, WORN-OUT, OR NON-OPERATING DOOR HANDLES, HINGES, PUSH BARS, CLOSERS, ETC.
   - IF THE FINISHES ON THE HANDLES & PUSH BARS ARE WORN-OFF THEN THEY SHOULD BE REPLACED
6. REPLACE ALL EXISTING LIGHT FIXTURES W/LED AND ADD LED FIXTURES AS PER MK-STYLE DESIGNS

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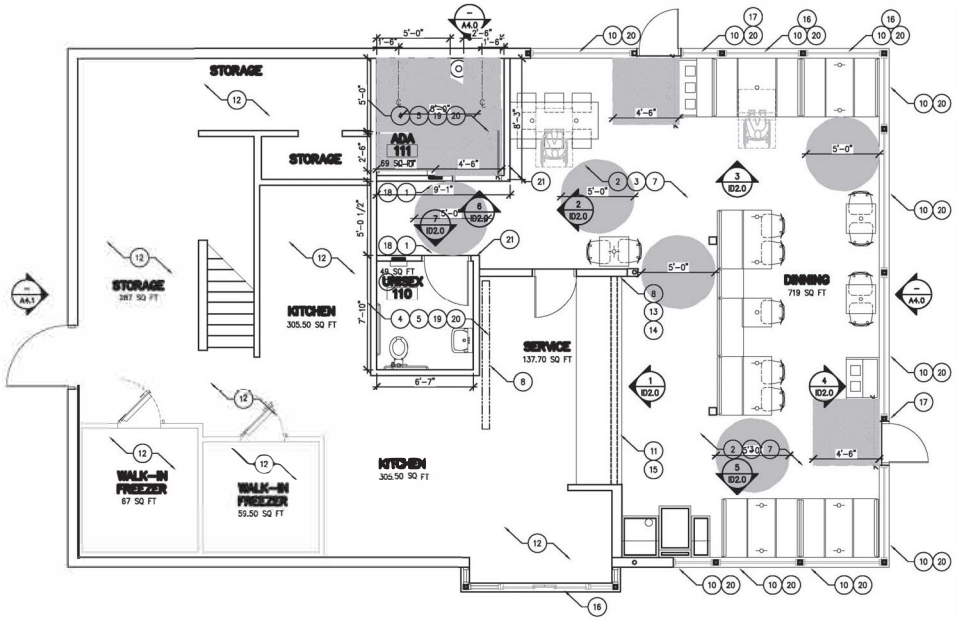
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SCALE: AS NOTED

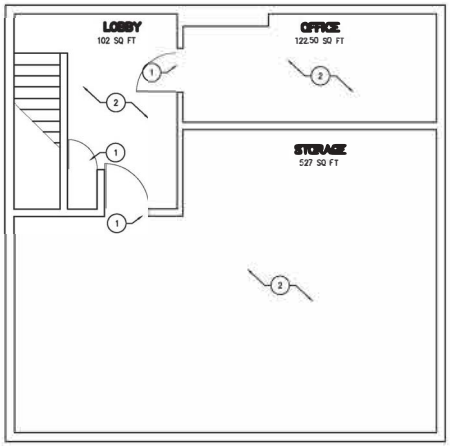
DEMO ELEVATIONS

D4.0

ATTACHMENT A



GROUND FLOOR



SECOND FLOOR

GENERAL NOTES

1. ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE FACE OF EXISTING WALL. ALL DIMENSIONS SHOWN TO NEW INTERIOR WALLS ARE TO FACE OF EXISTING WALL.
2. ALL FINISH SURFACES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS C OR HIGHER (FLAME SPREAD INDEX 76 THROUGH 200 & A SMOKE DENSITY RATING OF 450).
3. FOR ITEMS FURNISHED BY OTHERS & INSTALLED BY GENERAL CONTRACTOR SEE INTERIOR DRAWINGS.
4. EXIT AISLES SHALL MEET ALL APPLICABLE CODES.
5. REFER TO A7.0 FOR RESTROOM FLOOR PLANS AND INTERIOR ELEVATIONS.
6. IF THE EXISTING COUNTERTOP IS TIRRELLA FINISH (ORANGE/TAN SOLID SURFACE), THEN REPLACE WITH NEW SPEC.
7. RESTROOMS SHOULD BE INSPECTED FOR SEWER GAS ODORS AND MAKE NECESSARY REPAIRS IF ODORS ARE PRESENT.
8. SEE SCOPE OF WORK ABOVE

KEY NOTES

1. NEW RESTROOM DOORS AND SERVICE DOORS. REFER TO ID SHEETS.
2. EXISTING FLOOR TILE AND COVE BASE TO REMAIN, PATCH AND REPAIR AS REQUIRED. REFER TO D4.0 FOR FINISHES.
3. PATCH AND REPAIR EXISTING GYP BOARD SHEATHING OR TO SUBSTRATE. REFER TO ID SHEETS FOR NEW FINISHES.
4. EXISTING WALL TILE AND THE FLOOR TILE TO REMAIN, PATCH AND REPAIR AS REQUIRED.
5. NEW PLUMBING FIXTURES. REPLACE ALL FIXTURES WITH NEW TO MATCH EXISTING. SEE A7.0 FOR MORE INFORMATION.
6. EXISTING BEVERAGE MACHINE AND STAINLESS STEEL CABINETS SHALL BE REPLACED. GC SHALL REMOVE AND RE-INSTALL AS REQUIRED FOR NEW WALL FINISHES. PROVIDE PROTECTION OF EQUIPMENT AS REQUIRED. DO NOT STORE EQUIPMENT OUTSIDE IN INCLEMENT WEATHER. IF THE SERVICE LINES ARE EXPOSED TO THE PUBLIC AT THE SELF-SERVE DRINK STATION, THEN A STAINLESS CHASE SHOULD BE INSTALLED.
7. SEE ID DRAWINGS FOR NEW FURNITURE AND TRASH RECEPTACLES.
8. EXISTING MENU BOARD, AND BREAKFAST BOARD TO REMAIN. G.C. TO PROVIDE BLOCKING AS REQUIRED. PATCH AND REPAIR CEILING GRID, TILES, OR WALLS AS REQUIRED. VERIFY LOCATION OF BREAKFAST MENU BOARD IN FIELD.
8. DC SHALL INSTALL NEW BLOCKING IN WALLS AS REQUIRED FOR NEW ARTWORK. PATCH AND PREP WALLS AS REQUIRED.
10. REPLACE EXISTING WINDOW SHADES IN DINING ROOM IF DAMAGED OR MISSING.
11. INSTALL NEW WALL FINISHES BELOW FRONT COUNTER. SEE ID DRAWINGS FOR INTERIOR ELEVATIONS AND FINISH SCHEDULE.
12. NO WORK THIS AREA UNLESS OTHERWISE NOTED.
13. REPLACE EXISTING FR OPERATOR PLAQUE AT FRONT COUNTER
14. REPLACE EXISTING DINING ROOM MAX OCCUPANCY SIGN.
15. EXISTING COUNTERTOP TO REMAIN IF IN GOOD CONDITION, UNLESS IS IT IS A TIRRELLA FINISH.
16. REMOVE RED FILM INSTALLED ON THE GLASS OF THE D/T WINDOW AREA
17. ADD NEW, OR REPLACE ANY NON-JIB 24-HOUR DRIVE-THRU HANGING WINDOW SIGN WITH BRAND-SPECIFIC 24-HOUR DRIVE-THRU HANGING WINDOW SIGN
19. REPLACE EXISTING RESTROOM WALL & DOOR SIGNAGE. SEE ID SHEET FOR MORE INFORMATION
18. REPLACE EXISTING HANDWASH & CLEANLINESS SIGNAGE IN RESTROOMS
20. EXISTING STOREFRONT MAY REMAIN IF IT IS DUAL-PANE AND IN GOOD CONDITION. IF THEY NEED TO BE REPLACED, CHOOSE FROM THE FOLLOWING
21. NEW FRAMED WALL FOR RESTROOM ADA COMPLIANCE

LEGEND

SEE SCOPE OF WORK ABOVE

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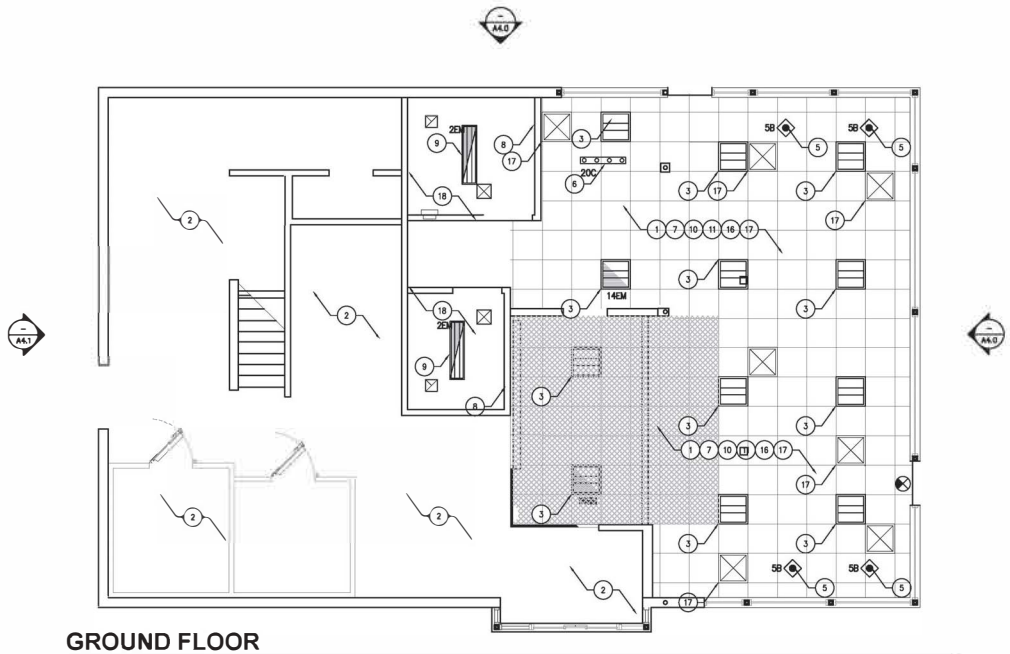
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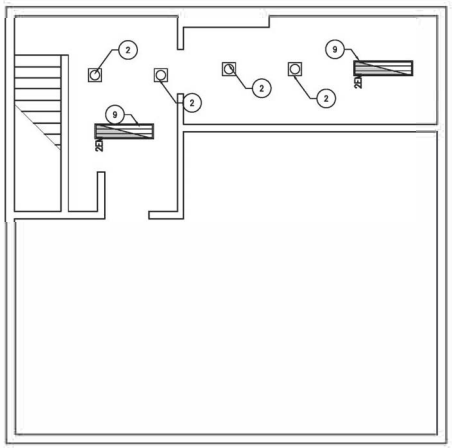
FLOOR PLAN

A1.0

ATTACHMENT A



GROUND FLOOR



GENERAL NOTES

A. ALL HEIGHT SHOWN ARE FROM TOP OF CONCRETE SLAB (F.F.).
B. DIMENSIONS ARE FROM FINISH FLOOR AND / OR FINISHED DRYWALL.
C. ALL LIGHT FIXTURING SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. PENDANTS SHALL BE CENTERED ON TABLE U/O. IN GENERAL, FIXTURING SHALL BE ALIGNED AND LOCATED AS SHOWN, SEE DETAILS 12/ID3.1 AND 16/ID3.1
D. LATERAL FORCE BRACING FOR SUSPENDED CEILING SYSTEM, SEE DETAIL 11/ ID3.1.
E. ALL GRILLES,FIXTURE TRIM,SPEAKERS AND UNITS LOCATED IN CEILING SHALL BE FINISHED TO MATCH THE ADJACENT CEILING FINISH COLOR.
F. COORDINATE REMOVAL AND REINSTALLATION OF EXISTING CAMERAS OR SPEAKERS WITH VENDOR.
G. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES BEFORE ORDERING AND INSTALLING MATERIAL.
H. RECOMMENDED TO CLEAN HVAC PLENUMS & AIR DUCTS, AND REPLACE ALL HVAC SYSTEM FILTERS.
I. RECOMMENDED TO CONDUCT A FULL BUILDING HVAC AIR BALANCE WITH 3RD PARTY COMPANY LIKE WELINK TO VERIFY SYSTEMS ARE FUNCTIONING PROPERLY, IMPROVE AIR QUALITY, AND ELIMINATE/MINIMIZE NUISANCE ODOR AND SMOKE CAPTURE ISSUES.

KEY NOTES

1. REPLACE ALL OF DINING ROOM CEILING GRID AND TILES, SEE ID DRAWINGS FOR NEW SPECS.
2. EXISTING BACK OF HOUSE CEILING GRID AND TILE TO REMAIN.
3. INSTALL NEW 2' x 2' FLAT PANEL LED LIGHT FIXTURE. INFILL EXISTING CEILING GRID AS REQUIRED AT FORMER 2' x 4' TROFFER LIGHT LOCATIONS.
4. INSTALL NEW RECESSED LED CAN LIGHT FIXTURES IN FORMER CAN LIGHT LOCATIONS.
5. INSTALL NEW PENDANTS AS SHOWN. CENTER OVER TABLES. GC SHALL PROVIDE NEW BLOCKING AS REQUIRED.
6. INSTALL NEW CHANDELIER AS SHOWN. CENTER OVER TABLES. GC SHALL PROVIDE NEW BLOCKING AS REQUIRED.
7. INSTALL NEW CEILING TILES TO MATCH EXISTING CONSTRUCTION. REPLACE WASHABLE CEILING TILES AT FRONT COUNTER AND CONDIMENT COUNTER, AND REGULAR CEILING TILES AT ALL OTHER LOCATIONS INCLUDING ALL FORMER CAN LIGHT, WEDGE CEILING TILE, CEILING FANS AND FORMER RED CEILING TRACK LOCATIONS..
8. WHERE FORMER VANITY LIGHT WAS REMOVED, PATCH WALL FINISH AS REQUIRED INSTALL BLANK COVER PLATE OVER JUNCTION BOX, AND PAINT TO MATCH ADJACENT WALL / CEILING FINISH.
9. INSTALL NEW 1' x 4' FLAT PANEL LED LIGHT FIXTURES AS SHOWN.
10. IN-FILL EXISTING GYP. BOARD CEILING AT FORMER LIGHT FIXTURE OPENINGS AS REQUIRED. PREP AND PAINT CEILING PER ID DRAWINGS.
11. PREP AND PAINT ALL EXISTING CEILING HEADERS, TRIM GRID AND TILE PER ID DRAWINGS.
12. CEILING MOUNTED LIGHT UNDER CANOPY. G.C TO PAINT CONDUIT TO MATCH CANOPY COLORS.
13. LINE OF NEW CANOPY.
14. WALL MOUNTED LIGHT FIXTURE.
15. INSTALL HANGING PICK-UP SIGN OVER THE FRONT COUNTER BASED ON THE MK STYLE DESIGNS
16. REPLACE PLAY NETWORK MUSIC SYSTEM IF MISSING OR NOT FUNCTIONING PROPERLY.
17. REPLACE EXISTING HVAC 2'X2' GRILLS
18. RESTROOM EXHAUST FANS SHOULD BE CONNECTED TO THE LIGHT FIXTURE SWITCH OR MOTION SENSOR AND THE FANS NEED TO BE FULLY OPERATIONAL.
19. INSTALL NEW RECESSED LED CAN LIGHT FIXTURES IN FORMER CAN LIGHT LOCATIONS.

LIGHTING SCHEDULE

1AA	2'X'2 RECESSED LED BACKLIT FLAT PANEL, NUVO 65-571, 40W,4600 LUMENS, 100V-277V, 3500K COLOR, 0-10V DIMMING
2EM RL	1X4 LED EM BA CK LIT FLA T PANEL; 1X4 BACKLIT PANEL FLANGE KIT, 3500K COLOR TEMP
1AB	2'X'2 RECESSED LED BACKLIT FLAT PANEL, NUVO 65-571, 40W,4500 LUMENS, 100V-277V, 3500K COLOR, 0-10V DRIVING; REFER TO KEY NOTES ON E3.0 FOR ADDITIONA LINFORMATION
5B	BOOTH PENDANT LIGHT, CARTONE, 20.75"H X 17"W X 38"DA H, LINE VOLTAGE, STEEL FRAME OLDE BRONZE FINISH.
20C	"LAKE" BRONZE PENDANT FIXTURE 36"W X 10"H WITH 36" STEM.
1A	5"/6" RETROFIT BAFFLE – TRIM LED MODULE, 90 CRI, 3500K, MATTE WHITE, HIGH LUMEN

LEGEND

- 2' X 2' DIFFUSER
- 2' X 4' RETURN AIR GRILLE
- DIFFUSER
- EXHAUST FAN
- EXIT LIGHT
- CEILING DESIGNATION
- CEILING FINISH. SEE FINISH SCHEDULES
- AREA OF EXISTING WASHABLE TILE (VERIFY IN FIELD AND WITH CODE REQUIREMENTS)

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REFLECTED CEILING PLAN

A2.0

ATTACHMENT A

MK90/MK108/MK11A/REMODELS
UPDATED 04/29/2022

LIGHTING SCHEDULE

ITEM #	PLAN SYMBOL	DESCRIPTION	MFR/MODEL	LAMP	WATTS/ FIXTURE
1A	1A	5"/6" RETROFIT BAFFLE – TRIM LED MODULE, 90 CRI, 3500K, MATTE WHITE, HIGH LUMEN	COOPER LIGHTING SOLUTIONS #LT6RDWH2835 #P3500AT (6" RNGH IN HSG)	INTEGRAL WITH FIXTURE	12
1C	1C	6" DIA. ARCHITECTURAL WALL WASH DOWNLIGHT, 0-10V DIMMING TO 10%, 3560K, IN ACOUSTIC TILE CEILING	HALO # RC620010-HM612#35 61RWWW	INTEGRAL WITH FIXTURE	30
2A	2A	1X4 LED BACKLIT FLAT PANEL; 1X4 BACKLIT PANEL FLANGE KIT, 4400-4600L, 100V-277V, 0-10V DIMMING ONLY, 3500K COLOR TEMP	NUVO 65-573 1X4 BACKLIT PANEL FLANGE KIT: NUVO 65-588	INTEGRAL WITH FIXTURE	40
2B	2B NL	1X4 LED BACKLIT FLAT PANEL; 1X4 BACKLIT PANEL FLANGE KIT, 4400-4600L, 100V-277V, 0-10V DIMMING ONLY, 3500K COLOR TEMP	NUVO 65-573 1X4 BACKLIT PANEL FLANGE KIT: NUVO 65-588	INTEGRAL WITH FIXTURE	40
2EM (REMAKE)	2EM	1X4 LED EM BACKLIT FLAT PANEL, 1X4 BACKLIT PANEL FLANGE KIT, 3500K COLOR TEMP	NUVO 65-577 1X4 LED EM BACKLIT FLAT PANEL NUVO 65-577 PANEL FLANGE KIT: NUVO 65-588	INTEGRAL WITH FIXTURE	40
3B	3B	"LAKE 1" MINI PENDANT FIXTURE, BRONZE FINISH WITH COPPER ACCENTS 8"W X 13.75"H WITH 36" STEM.	SATCO #60-5855	(1)– BULBRITE #776801 5 WATT LED NOSTALGIC LAMP (LAMP FURNISHED WITH LIGHTING PACKAGE, E.C. TO INSTALL)	5
4A	4A	PENDANT WITH SATIN ALUMINUM FINISH AND BLACK CORD.	BASELITE CORPORATION #LL416/SB/BLK	(1) GE 76038 LED LED15DA/827 (LAMP NOT INCLUDED, E.C. TO PROVIDE)	15
5A	5A	8 DOTH PENDANT LIGHT, EDGE 3.Q 1 "W X 11"L X 11"H, LINE VOLTAGE, WHITE FINISH, THERMOPLASTIC MATERIAL DIFFUSER	AR TRIDE #1294018A	(1) CREE A19-40W-27K-B1 (LAMP FURNISHED WITH LIGHTING PACKAGE, E.C. TO INSTALL)	5
5B	5B	BOOTH PENDANT LIGHT, CARTONE, 20.75"H X 17"W X 59"DIAH, LINE VOLTAGE, STEEL FRAME OLDE BRONZE FINISH.	KICHLER #42525OZ (OLDE BRONZE)	(1) BULBRITE 776801 (LAMP FURNISHED WITH LIGHTING PACKAGE, E.C. TO INSTALL)	5
6A		NUVO 65-572 2X4 LED BACKLIT FLAT PANEL; 0-10V DIMMING ONLY,5500L – 5750L, 3500K COLOR TEMP	NUVO 65-572	INTEGRAL WITH FIXTURE	50
7A	7A	PLASTIC LED EXIT SIGN, SINGLE FACE. AC W/BATTERY BACKUP, RED LETTERS, WHITE HOUSING, WIRED TO REMOTE HEAD "7B" WHERE INDICATED.	LSI: EXRU WSW-SD2	INTEGRAL WITH FIXTURE	3.6
7B	7B	REMOTE LED FIXTURE WITH SINGLE HEAD, WET LOCATION RATED.	LSI: SRL S CR-SDC-WL	INTEGRAL WITH FIXTURE	1.5 EA
8A	8A	4' SURFACE MOUNTED LED LINEAR LUMINAIRE, 40 L X5000 LUMENS, 500K COLOR, 102-277 V, POLYCARBONATE HOUSING SUITABLE FOR WATER AND DUST PROTECTION.	BARRON, TRAGE LITE: VPA-4-40-C	INTEGRAL WITH FIXTURE	40
9A	9A	VAPOR TIGHT HOOD LIGHT. FURNISHED WITH HOOD. INSTALLED BY E.C.	FURNISHED WITH HOOD	1-100W TB19	100
10A	10A	VAPORTIGHT POLE TOP LIGHT WITH RED GLASS GLOBE, CAST WEATHERPROOF BOX AND GLASS GLOBE GUARD. MOUNT FIXTURE WITH GLOBE "UP".	RAB LIGHTING VX200-3/4-GB2000G-D1200R (RED)	(1)– LED14A19/DIM/D/827 (LAMP FURNISHED W 3X LIGHTING PACKAGE, E.C. TO INSTALL)	14
11A	11A	LED WALL MOUNTED SCONCE FIXTURE, 3625 LUMENS, BRONZE FINISH	LIGHTWAY # DXRW18-LED-U-25W-4-M13	INTEGRAL WITH FIXTURE	25
11B	11B	LED WALL MOUNTED SCONCE FIXTURE, BRONZE FINISH (CLOSED TOP FOR DARK SKY COMPLIANCE)	LIGHTWAY # DXRW18-LED-U-25W-4-M13-TC	INTEGRAL WITH FIXTURE	25
11C	11C	LED WALL MOUNTED SCONCE FIXTURE, BRONZE FINISH, REMOTE EMERGENCY BACK-UP VIA INVERTER.	LIGHTWAY # DXRW18-LED-U-25W-4-M13	INTEGRAL WITH FIXTURE	25
12A	12A	SELF-CONTAINED EMERGENCY LIGHTING UNIT WITH L.E.D. LAMP HEADS, MAINTENANCE-FREE 3.6 VOLT NI-CAD BATTERY, WHITE FINISH AND SELF-TEST/SELF-DIAGNOSTICS.	EXITRONIX # LED-90-G2	INTEGRAL WITH FIXTURE	2.2
13A	13A	RECESSED LOW PROFILE LED SOFFIT LUMINAIRE, 4815 LUMENS, 4000K, COLOR TEMP, UNIVERSAL 120-277V. SILVER FINISH	BARRON SCP-R-36-P-VS-4K-SV	INTEGRAL WITH FIXTURE	36
13B	13B	RECESSED LOW PROFILE LED SOFFIT LUMINAIRE, 4815 LUMENS, 4000K, COLOR TEMP, UNIVERSAL 120-277V. SILVER FINISH. EMERGENCY OPERATION VIA INVERTER	BARRON SCP-R-36-P-VS-4K-SV	INTEGRAL WITH FIXTURE	36
13C	13C	CPY SERIES SURFACE MOUNT CANOPY LUMINAIRE, 4000K, COLOR TEMP, 60W, UNIVERSAL VOLTAGE 120-277V, SILVER FINISH	CREE # CPY250-B-DM-F-A-UL-SV-40K	INTEGRAL WITH FIXTURE	60
13D	13D	CPY SERIES SURFACE MOUNT CANOPY LUMINAIRE, 4000K, COLOR TEMP, 34W, UNIVERSAL VOLTAGE 120-277V, SILVER FINISH	CREE # CPY250-B-DM-F-C-UL-SV-40K	INTEGRAL WITH FIXTURE	40
13E	13E	12"x12" RECESSED CANOPY FIXTURE, 4400 LUMENS, 4000K COLOR TEMP, 36W	ATLANTIC # LRT12X12-SQ144-4K-120-SQ12PRWH-GS	INTEGRAL WITH FIXTURE	36

LIGHTING SCHEDULE

ITEM #	PLAN SYMBOL	DESCRIPTION	MFR/MODEL	LAMP	WATTS/ FIXTURE
13EM (REMAKE)	13EM	12"x12" RECESSED CANOPY FIXTURE, 4400 LUMENS, 4000K COLOR TEMP, 36W, INTEGRAL EMER. BATTERY.	ATLANTIC # LRT12X12-SQ144-4K-120-EM-SQ12PRWH-GS	INTEGRAL WITH FIXTURE	36
13F	13F	SURFACE MOUNT CANOPY FIXTURE, 4500 LUMENS, 4000K COLOR TEMP, 36W, SILVER FINISH.	LUMINAIRE# CSSI-DP-45-40K-SV	INTEGRAL WITH FIXTURE	36
13F-EM (REMAKE)	13F-EM	SURFACE MOUNT CANOPY FIXTURE, 4500 LUMENS, 4000K COLOR TEMP, 36W, SILVER FINISH, INTEGRAL EMER. BATTERY.	LUMINAIRE# CSSI-DP-45-40K-SV-DEN	INTEGRAL WITH FIXTURE	36
14A	14A	2'X'2 RECESSED LED BACKLIT FLAT PANEL, NUVO 65-571, 40W,4600 LUMENS, 100V-277V, 3500K COLOR, 0-10V DIMMING	NUVO 65-571	INTEGRAL WITH FIXTURE	40
14B	14B NL	2'X'2 RECESSED LED BACKLIT FLAT PANEL, NUVO 65-571, 40W,4600 LUMENS, 100V-277V, 3500K COLOR, 0-10V DIMMING; REFER TO KEY NOTES ON E3.0 FOR ADDITIONAL INFORMATION	NUVO 65-571	INTEGRAL WITH FIXTURE	40
14C	14C	2'X'2 SURFACE MOUNTED LED BACKLIT FLAT PANEL, NUVO 65-571, 40W,4600 LUMENS, 100V-277V, 3500K COLOR, 0-10V DIMMING	LED FLAT PANEL: NUVO 65-571 2X2 SURACE MOUNT FRAME: NUVO 65-596	INTEGRAL WITH FIXTURE	40
14D	14D NL	2'X'2 SURFACE MOUNTED LED BACKLIT FLAT PANEL, NUVO 65-571, 40W,4600 LUMENS, 100V-277V, 3500K COLOR, 0-10V DIMMING	LED FLAT PANEL: NUVO 65-571 2X2 SURACE MOUNT FRAME: NUVO 65-596	INTEGRAL WITH FIXTURE	40
14EM (REMAKE)	14EM	2'X'2 SURFACE MOUNTED LED BACKLIT FLAT PANEL, NUVO 65-575, 40W,4600 LUMENS, 100V-277V, 3500K COLOR, 0-10V DIMMING	EMERGENCY PANEL– NUVO 65-575 2X2 SURACE MOUNT FRAME: NUVO 65-596	INTEGRAL WITH FIXTURE	40
15A	15A	LINEAR LENSED LED STRIPLIGHT, LINKABLE 120VAC, [11.8", 47.3"] LONG WITH HARDWIRE J-BOX AND CONNECTORS. VERIFY LENGTH WITH COVE DIMENSION PRIOR TO ORDERING	DALUME DLNL-20-OLV-TS354 DLNL-10-OLV-TS354 DLNL-5-OLV-TS354 DLN4A1 DLN4A3-72	INTEGRAL WITH FIXTURE	4.8,15
16A	16A	24" LED UNDERCABINET LIGHT.	VersaLED # VLUC4-8-24L-120V-40K	INTEGRAL WITH FIXTURE	10
17A	17A	LED WALL WASH WITH 18" CUSTOM ARM, DURABLE DIE-CAST ALUMINUM HOUSING (BRONZE COLOR), TEMPERED GLASS LENS, 4000K COLOR TEMP, 120-277V	RAB# X17FA15; CUSTOM ARM/MOUNT 18"	INTEGRAL WITH FIXTURE	15
19A	19A	WALL MOUNTED LED FIXTURE WITH AI HOUSING AND SILVER FINISH.	BARRON #BAWX-1-25-C-SV	INTEGRAL WITH FIXTURE	25
19B	19B	WALL MOUNTED LED FIXTURE WITH AI HOUSING AND SILVER FINISH.	BARRON #BAWX-1-25-C-SV	INTEGRAL WITH FIXTURE	25
20C	20C	"LAKE" BRONZE PENDANT FIXTURE 36"W X 10"H WITH 36" STEM.	SATCO #60-5854	(4)– BULBRITE #776801 5 WATT LED NOSTALGIC LAMPS (LAMP FURNISHED WITH LIGHTING PACKAGE, E.C. TO INSTALL)	35
22A	22A	ROOF PARAPET MOUNTED LED FACADE WASH WITH ALUMINUM HOUSING AND DARK BRONZE FINISH. FOLLOW MOUNTING/AIMING INSTRUCTIONS.	RAB # X17FA15	INTEGRAL WITH FIXTURE	15
23A	23A	"H" TRACK-MOUNTED LED FIXTURE W 11H ALUMINUM HOUSING. BLACK FINISH. TRACK AVAILABLE IN 2, 4, 6 & 8FT LENGTHS	HALO TRACK LIGHTING HEAD #L81211-L9035MB L692MB – 8'TRACK L651MB – 4' TRACK L650MB – 2' TRACK L901MB – LIVE END		15.5
25A		"E3MINI" SERIES WAVE MINI INVERTER WITH REMOTE TEST SWITCH AND MONITOR. REFER TO KEY NOTES ON E3.0 FOR ADDITIONAL INFORMATION.	ISOLITE # E3MINI-250-LC-MB		250
26A	26A	4" ROUND LINEAR WALL FIXTURE WITH WHITE FINISH, 600 LUMENS PER FOOT INDIRECT, 800 LUMENS PER FOOT DIRECT	PEERLESS # RD4-LSL-4FT-MSL4-80CRI-40K-1600LMF-800LMF-DARK-2T-120-SCT-032	INTEGRAL WITH FIXTURE	80
27A	27A	LED WALL MOUNTED LED FIXTURE, BRONZE FINISH	H-Lite H-LED20-BRZ/24-1-BRZ 2000 LUMENS, 3000K, 120V, NON DIMMING	INTEGRAL WITH FIXTURE	9
SL2	SL2	SINGLE SITE LIGHT ALL ALUMINUM WITH GRAY FINISH, TYPE 2 DISTRIBUTION, OPTIONAL BACK SHIELD FOR FULL CUTOFF, 120-277V 50/60Hz, UL LISTED FOR WET LOCATIONS, ASYMMETRICAL SIDE THROW TYPICALLY USED ONLY IF WIDER THROW NEEDED THAN TYPE 3, ARM MOUNT, 22 FT. SINGLE DRILLED STEEL POLE. ALL COMPONENTS SHALL HAVE GRAY FINISH.	LIGHT, EXT SITE, MED. GRID LITE FIXTURE 38,000 LUMENS, GREY FINISH, 2M DISTRIBUTION, MODEL # GL3/37H/2RW/740/STD/10/1PS/00/SGY/ES	INTEGRAL WITH FIXTURE	384
SL3	SL3	SINGLE SITE LIGHT ALL ALUMINUM WITH GRAY FINISH, TYPE 3 DISTRIBUTION, OPTIONAL BACK SHIELD FOR FULL CUTOFF, 120-277V 50/60Hz, UL LISTED FOR WET LOCATIONS, ASYMMETRICAL SIDE THROW TYPICALLY USED ON PERIMETER IN DRIVE THRU LANE, ARM MOUNT, 22 FT. SINGLE DRILLED STEEL POLE. ALL COMPONENTS SHALL HAVE GRAY FINISH.	LIGHT, EXT SITE, MED. GRID LITE FIXTURE 38,000 LUMENS, GREY FINISH, 3M DISTRIBUTION, MODEL # GL3/37H/3RW/740/STD/10/1PS/00/SGY/ES	INTEGRAL WITH FIXTURE	384

LIGHTING SCHEDULE

ITEM #	PLAN SYMBOL	DESCRIPTION	MFR/MODEL	LAMP	WATTS/ FIXTURE
SL4	SL4	SINGLE SITE LIGHT ALL ALUMINUM WITH GRAY FINISH, TYPE 4 DISTRIBUTION, OPTIONAL BACK SHIELD FOR FULL CUTOFF, 120-277V 50/60Hz, UL LISTED FOR WET LOCATIONS, ASYMMETRICAL FORWARD THROW TYPICALLY USED ON PERIMETER NEEDING MAXIMUM FORWARD THROW, ARM MOUNT, 22 FT. SINGLE DRILLED STEEL POLE. ALL COMPONENTS SHALL HAVE SILVER FINISH.	LIGHT, EXT. SITE, MED. GRID LITE FIXTURE 38,000 LUMENS, GREY FINISH, 4S DISTRIBUTION. MODEL # GL3/37H/4WS/740/STD/10/1PS/00/SGY/ES	INTEGRAL WITH FIXTURE	384
SL5	SL5	SINGLE SITE LIGHT ALL ALUMINUM WITH GRAY FINISH, TYPE 5 DISTRIBUTION, OPTIONAL BACK SHIELD FOR FULL CUTOFF, 120-277V 50/60Hz, UL LISTED FOR WET LOCATIONS, SYMMETRICAL THROW TYPICALLY USED IN CENTER PORTIONS OF PARKING LOT AND NEAR MENU BOARDS. ARM MOUNT, 22 FT. SINGLE DRILLED STEEL POLE. ALL COMPONENTS SHALL HAVE GRAY FINISH.	LIGHT, EXT. SITE, MEDIUM GRID LITE FIXTURE 38,000 LUMENS, GREY FINISH. 5D DISTRIBUTION. MODEL # GL3/37H/5D/740/STD/10/1PS/00/SGY/ES	INTEGRAL WITH FIXTURE	384
SL6	SL6	TWIN SITE LIGHT ALL ALUMINUM WITH GRAY FINISH, TYPE 4 DISTRIBUTION, 120-277V 50/60Hz, UL LISTED FOR WET LOCATIONS, COMBINED SYMMETRICAL THROW TYPICALLY USED IN CENTER PORTIONS OF PARKING LOT AND NEAR MENU BOARDS, ARM MOUNT, 22 FT. TWIN DRILLED STEEL POLE. ALL COMPONENTS SHALL HAVE GRAY FINISH.	LIGHT, EXT. SITE, MED. GRID LITE FIXTURE 38,000 LUMENS, GREY FINISH, 4S DISTRIBUTION. MODEL # GL3/37H/4WS/740/STD/10/1PS/00/SGY/ES	INTEGRAL WITH FIXTURE	768
PE-1		4X2 PRE EXISTING TROFFER UPGRADE WITH: 40 WATT REPLACEMENT USING ONLY 15 WATTS (1800 LUMENS) 6500 KELVIN COOL BLUISH-WHITE LIGHT NON-DIMMABLE 2400 LUMENS USING ELECTRONIC T12 BALLASTS	GE UNIVERSAL 40-WATT EQ DAYLIGHT G13 LIGHT BULB MODEL #93122888		15

LIGHTING SCHEDULE GENERAL NOTES:

1. ALL LIGHT FIXTURES AND LAMPS SHALL BE SUPPLIED BY THE OWNER AND INSTALLED & WIRED BY THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. RESTAURANT TO OPERATE 24/7.
3. ALL FIXTURE TYPES ON SCHEDULE MAY NOT BE USED.
4. SITE LIGHTING NOTES:
   A. WHERE TWIN HEADS ARE DESIRED ON LOT PERIMETER, REVISE MOUNTING OPTIONS TO:
      a. POLE, #SSP22-4.0-7-GRY-DM21B0-BC
   B. LOWER WATTAGE "D..." FIXTURE VERSIONS CAN BE SUBSTITUTED AS NEEDED TO CONFORM TO ANU AND ENERGY COMPLIANCE REQUIREMENTS:
      a. GL3-28H (173W)
      b. GL3-20H (126W)
      c. GL3-15L (106W)
      d. GL3-12L (82W)
   C. PROVIDE MOTION SENSORS FOR 50% OF SITE LIGHTING WHERE ENERGY CODES BEING ENFORCED REQUIRE THE MOTION SENSORS.

NATIONAL ACCOUNT PRICING

VILLA LIGHTING
2929 CHOUTEAU AVENUE
ST. LOUIS, MO 63103

CONTACT: RONDA SCHRAGE
800-325-0963
ronda.schrage@villalighting.com

NORTH

Jack in the box
9357 SPECTRUM CENTER BLVD.
SAN DIEGO, CA 92123

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REVISIONS
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2
3
4
5
6

OWENS DESIGN CONSULTANTS
145 N. 2ND AVENUE, SUITE 5
Oakdale, CA 95361
(209) 522-8031 - fax: (209) 522-4798 - www.odcengr.com

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. OWENS
No. 53530
CIVIL
STATE OF CALIFORNIA
EXP. 6/30/25

SITE INFORMATION
MK TYPE: MK3
JIB #: #426
ADDRESS:
1301 Camden Ave
Campbell, CA, 95008
DRAWN BY: GPalmerin
PROJECT #:
SCALE: 1/4" = 1'-0"

LIGHTING SCHEDULE

A2.1

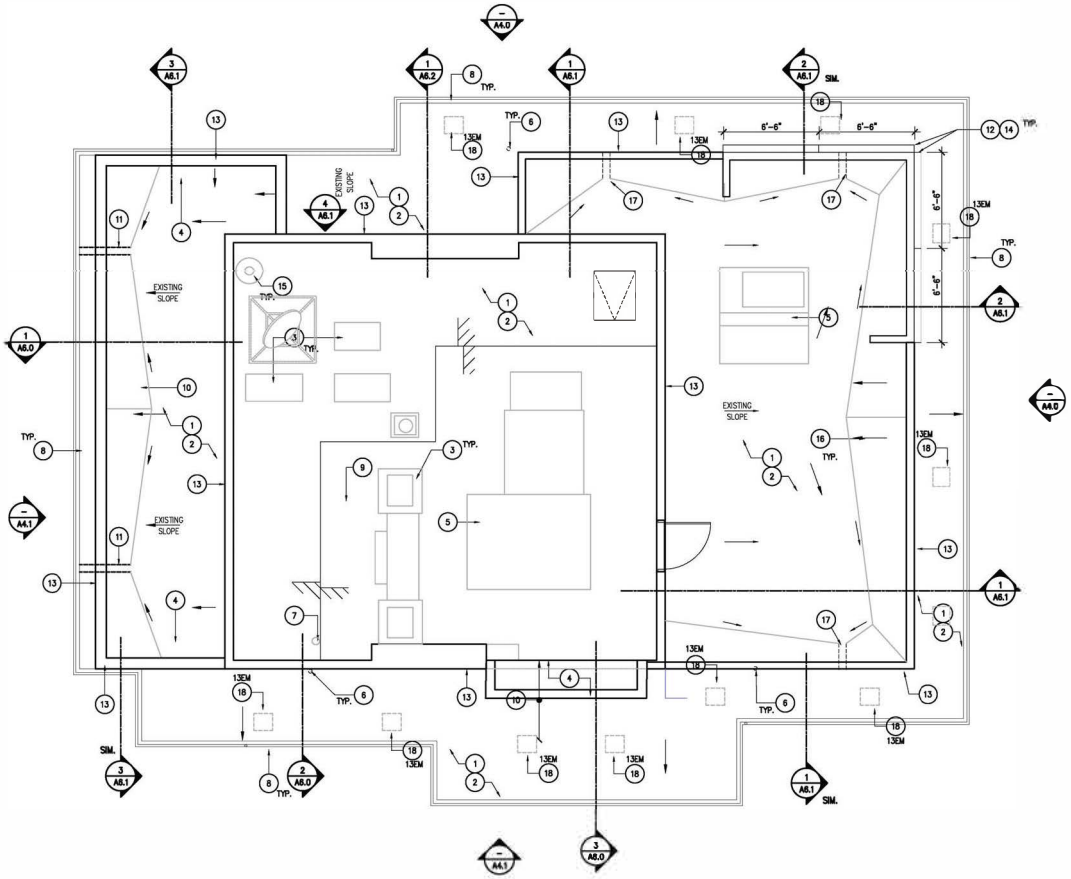
ATTACHMENT A

GENERAL NOTES

1. FOR ROOF FRAMING AND PLYWOOD LAYOUT INFORMATION, SEE STRUCTURAL DRAWINGS.

KEY NOTES

1. ROOFING & ROOF EQUIPMENT TO REMAIN.
   DESIGNER NOTE:
   - SCOPE OF WORK SHALL BE COORDINATED W/ FRANCHISEE, JIB FO OR CM.
2. REPAIR EXISTING ROOFING AS REQUIRED FOR NEW WORK OR REPLACE ROOFING COMPLETE W/ NEW CLASS "A" PVC ROOFING MEMBRANE, SEE SPECIFICATIONS.
3. EXISTING ROOF TOP EQUIPMENT TO REMAIN, TYP.
4. INSTALL ROOFING STRUCTURE AND MEMBRANE TO TIE INTO EXISTING TO REMAIN. SEE STRUCT. AND WALL SECTIONS FOR ADDITIONAL INFO.
5. EXISTING HVAC UNIT TO REMAIN.
6. DOWNSPOUT FOR ROOF DRAINAGE. FINISH TO MATCH METAL FASCIA.
7. EXISTING ROOF DRAIN TO REMAIN.
8. EXISTING 2x FRAMED INTEGRAL GUTTER BOX WITH NEW GUTTER INFILL AND METAL FASCIA. SEE A6 SHEET FOR ADDITIONAL INFO.
9. EXISTING ROOF ACCESS TO REMAIN AS IS.
10. INSTALL CRICKET. SEE WALL SECTION FOR ADDITIONAL INFORMATION.
11. 26 GA. SHEET METAL SCUPPER, SEE DETAIL 02/A9.0
16. ILLUMINATED CORRUGATE WALL PANEL SYSTEM OVER WOOD FRAMING. DO NOT OVERLAP AT CORNERS, REFER TO STRUCTURAL AND WALL SECTIONS.
13. PARAPET WALL FRAMING PER WALL SECTIONS, REFER TO EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS.
16. E.C. TO PROVIDE NEW J-BOXES FOR ILLUMINATED BRANDING PANEL SYSTEMS.
16. EXISTING EXHAUST FAN TO REMAIN.
16. EXISTING CRICKET TO REMAIN.
17. EXISTING SCUPPER TO REMAIN. REPAIR AS NEEDED TO TIE IN TO NEW EXTERIOR FINISH, SEE DETAIL 20/A9.0 FOR ADDITIONAL INFORMATION.
16. REMOVE AND REPLACE SOFFIT LIGHTS.



NORTH

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EXP. 6/30/25

SITE INFORMATION

MK TYPE: MK2
JIB #: #426
ADDRESS:
1301 Camden Ave
Campbell, CA 95008

DRAWN BY: GPalmerin
PROJECT #:
SCALE: 1/4" = 1'-0"

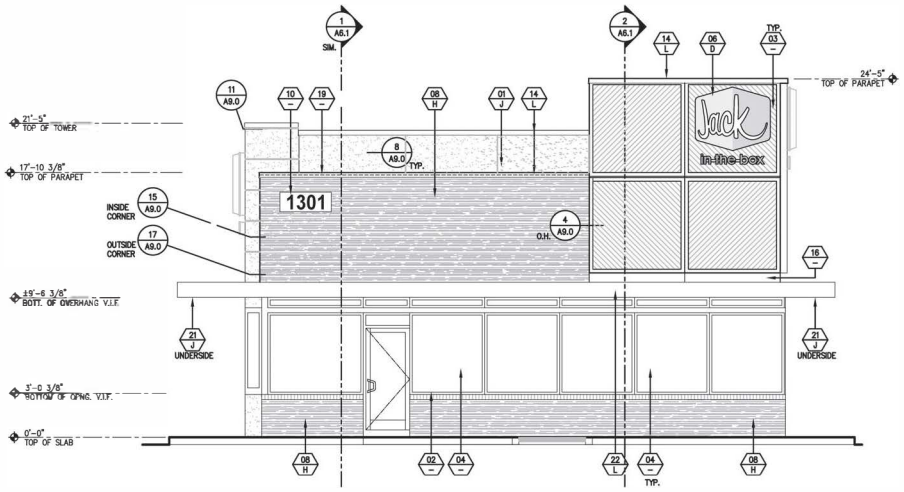
ROOF PLAN

A3.0

ATTACHMENT A

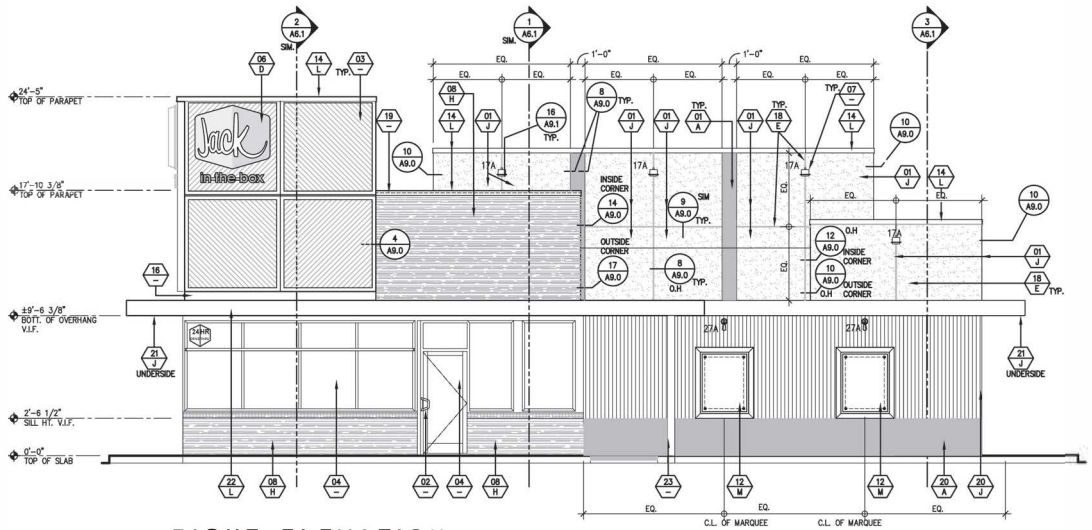
GENERAL NOTES:

1. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
2. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.
3. FOR PANEL SYSTEM LAYOUT, SEE SHEET A4.2.
3. FOR FACADE LUMINAIRES, SEE SHEET A2.1



FRONT ELEVATION

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



RIGHT ELEVATION

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

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

01/A — MATERIAL/FINISH
01/A — COLOR

ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350
COLOR: CLEAR

MATERIAL/FINISH:

01 HARDIE ARCHITECTURAL PANEL SYSTEM WITH SAND FINISH
02 DOOR PULL, SEE DOOR SCHEDULE <---- OF-EQ13
03 ILLUMINATED CORRUGATED WALL PANELS <---- OF-EQ10
04 EXISTING ALUMINIUM STOREFRONT SYSTEM TO REMAIN
05 PAINT EXISTING CURBS TO MATCH ADJACENT WALL/FINISH COLOR
06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
07 WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.1 FOR FIXTURE ATTACHMENT
08 8" PORCELAIN WALL TILE
09 MOUNT LIGHTING FIXTURE WITHIN CANOPY
10 ILLUMINATED ADDRESS WITH 12" HEIGHT LETTERS (AS REQUIRED PER LOCAL JURISDICTION) OF-EQ8
11 DRIVE THRU WINDOW QUICKSERV, MODEL BPSC-4236 WITH SHELF BPSC-4236-CL-JIB
12 DISPLAY POSTER PANEL & SURROUND, SEE DETAIL 5/A9.2, 10/A9.2, OF-EQ18 & OF-EQ19
13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
14 ALUMINIUM COPING
15 EXISTING CO2 FILL BOX METAL COVER
16 METAL FLASHING, PAINT TO MATCH BRANDING PANEL FRAME
17 MAIN ELECTRICAL SERVICE
18 ALUMINUM REVEAL TRIM
19 PARAPET LED ROPE LIGHTING (SHOWN DASHED)
20 EXISTING WALL SIDING TO REMAIN. PREP FOR PAINT
FACING STONE MATERIAL SHALL MATCH ACCORDING TO JIB GUIDELINES
21 SOFFIT
22 ALUMINUM FASCIA TRIM
23 DOWNSPOUT, PAINT TO MATCH ADJACENT WALL/FINISH COLOR

COLOR:

A SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
B SHERWIN WILLIAMS: SW 6321 "RED BAY"
C STANDARD STOREFRONT: CLEAR ANODIZED
D WHITE TEXT ON RED BACKGROUND
E CLEAR ANODIZED
F COLOR/FINISH TO MATCH ADJACENT SURFACE
G NOT USED GC-13
H CROSSVILLE SPEAKEASY AV283, SWEET GEORGIA BROWN, WITH SAND BEIGE H148 GROUT
J SHERWIN WILLIAMS: SW 7016 "MINDFUL GRAY"
K NATURAL CONCRETE, GRAY
L RAL-7039 QUARTZ GREY
M RAL-7022 UMBRA GREY

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SCALE: AS NOTED

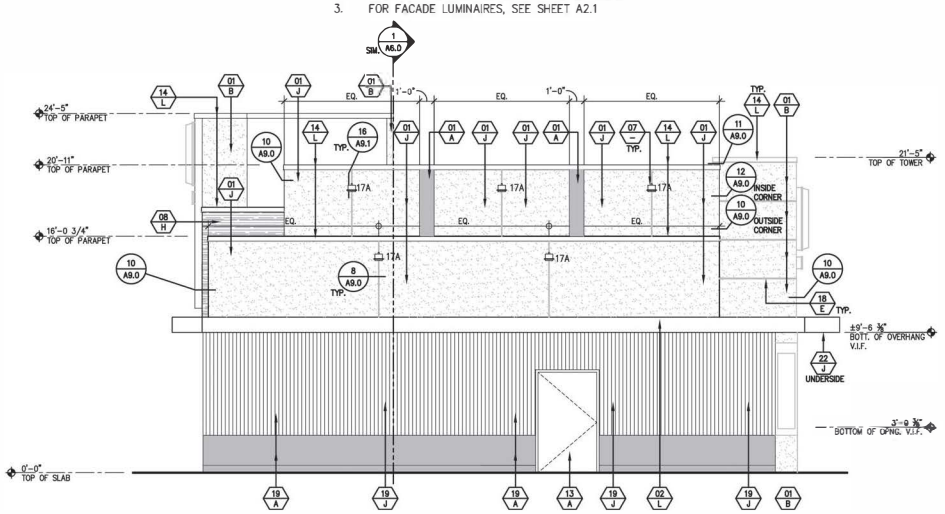
EXTERIOR ELEVATIONS

A4.0

ATTACHMENT A

GENERAL NOTES:

1. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
2. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.
3. FOR PANEL SYSTEM LAYOUT, SEE SHEET A4.2.
3. FOR FACADE LUMINAIRES, SEE SHEET A2.1



REAR ELEVATION

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

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

01/A — MATERIAL/FINISH / COLOR

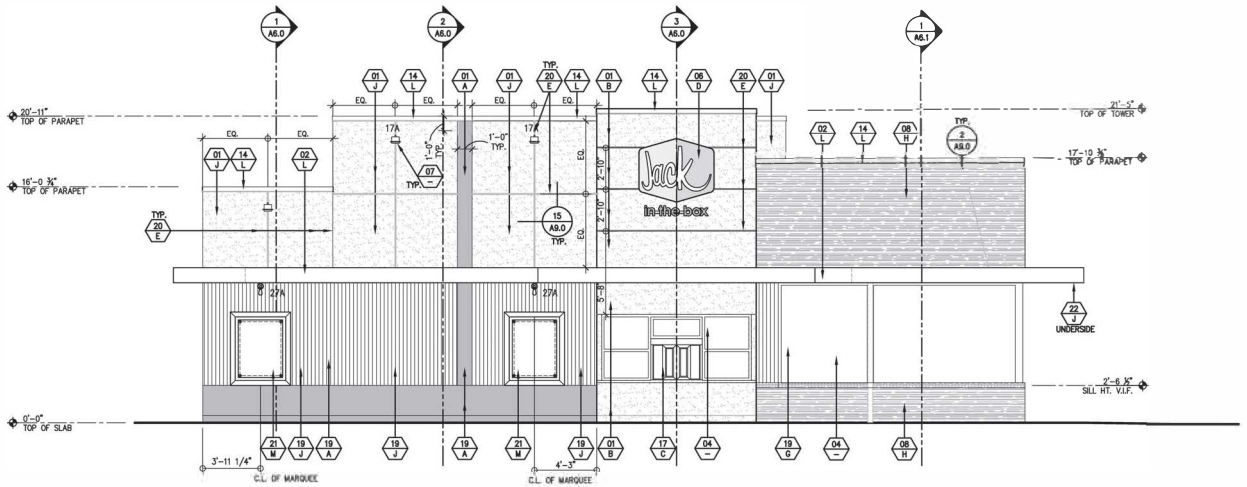
ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350 COLOR: CLEAR

MATERIAL/FINISH:

01 HARDIE ARCHITECTURAL PANEL SYSTEM WITH SAND FINISH
02 DOOR PULL, SEE DOOR SCHEDULE <---- (DF-EQ1)
03 ILLUMINATED CORRUGATED WALL PANELS <---- (DF-EQ10)
04 EXISTING ALUMINIUM STOREFRONT SYSTEM TO REMAIN
05 PAINT EXISTING CURBS TO MATCH ADJACENT WALL/FINISH COLOR
06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
07 WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.1 FOR FIXTURE ATTACHMENT
08 8" PORCELAIN WALL TILE
09 MOUNT LIGHTING FIXTURE WITHIN CANOPY
10 ILLUMINATED ADDRESS WITH 12" HEIGHT LETTERS (AS REQUIRED PER LOCAL JURISDICTION) (DF-EQ8)
11 DRIVE THRU WINDOW QUICKSERV, MODEL BPSC-4236 WITH SHELF BPSC-4236-CL-JIB
12 DISPLAY POSTER PANEL & SURROUND, SEE DETAIL 5/A9.2, 10/A9.2, (DF-EQ18) & (DF-EQ19)
13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
14 ALUMINIUM COPING
15 EXISTING CO2 FILL BOX METAL COVER
16 METAL FLASHING, PAINT TO MATCH BRANDING PANEL FRAME
17 MAIN ELECTRICAL SERVICE
18 ALUMINUM REVEAL TRIM
19 PARAPET LED ROPE LIGHTING (SHOWN DASHED)
20 EXISTING WALL SIDING TO REMAIN. PREP FOR PAINT
FACING STONE MATERIAL SHALL MATCH ACCORDING TO JIB GUIDELINES
21 SOFFIT
22 ALUMINUM FASCIA TRIM
23 DOWNSPOUT, PAINT TO MATCH ADJACENT WALL/FINISH COLOR

COLOR:

A SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
B SHERWIN WILLIAMS: SW 6321 "RED BAY"
C STANDARD STOREFRONT: CLEAR ANODIZED
D WHITE TEXT ON RED BACKGROUND
E CLEAR ANODIZED
F COLOR/FINISH TO MATCH ADJACENT SURFACE
G NOT USED (GC-T3)
H CROSSVILLE SPEAKEASY AV283, SWEET GEORGIA BROWN, WITH SAND BEIGE H148 GROUT
J SHERWIN WILLIAMS: SW 7016 "MINDFUL GRAY"
K NATURAL CONCRETE, GRAY
L RAL-7039 QUARTZ GREY
M RAL-7022 UMBRA GREY



LEFT ELEVATION

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

Jack in the box
9357 SPECTRUM CENTER BLVD.
SAN DIEGO, CA 92123

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DATES

RELEASE: MARCH 04, 2022
P.M. UPDATING: APRIL 29, 2022
SUBMITTAL DATE:
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3:
BID:
CONSTRUCTION:

REVISIONS

OWENS DESIGN CONSULTANTS
145 N. 2ND AVENUE, SUITE 5
Oakdale, CA 95361
(209) 522-8033 - fax: (209) 522-4798 - www.odcengr.com

REGISTERED PROFESSIONAL ENGINEER THOMAS J. OWENS No. 53530 CIVIL STATE OF CALIFORNIA
EXP. 6/30/25

SITE INFORMATION

MK TYPE: MK3
JIB #: #426
ADDRESS:
1301 Camden Ave
Campbell, CA. 95008

DRAWN BY: GPolmerin
PROJECT #:
SCALE: AS NOTED

EXTERIOR ELEVATIONS

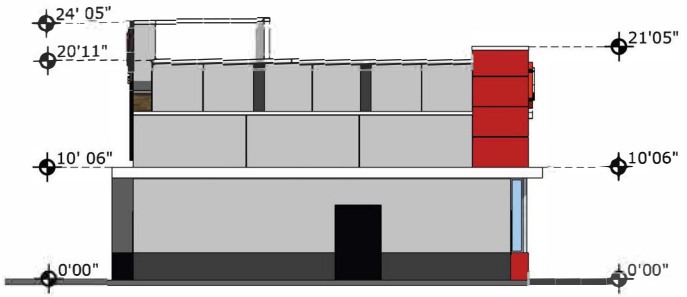
A4.1

Elevation Colorboard

City of Campbell - Planning Dept



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Crossville Speakeasy	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams
AV283	Red Bay - SW7020	Black Fox - SW6321	MindFul Gay- SW 7016	Quartz Grey - Rl-7039

Owens Design Consultants

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COLORED ELEVATIONS

ECB1.0

Elevation Colorboard

City of Campbell - Planning Dept

Perspective Drawing



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STATE OF CALIFORNIA
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COLORED ELEVATIONS

ECB2.0

Elevation Colorboard

City of Campbell - Planning Dept

Perspective Drawing



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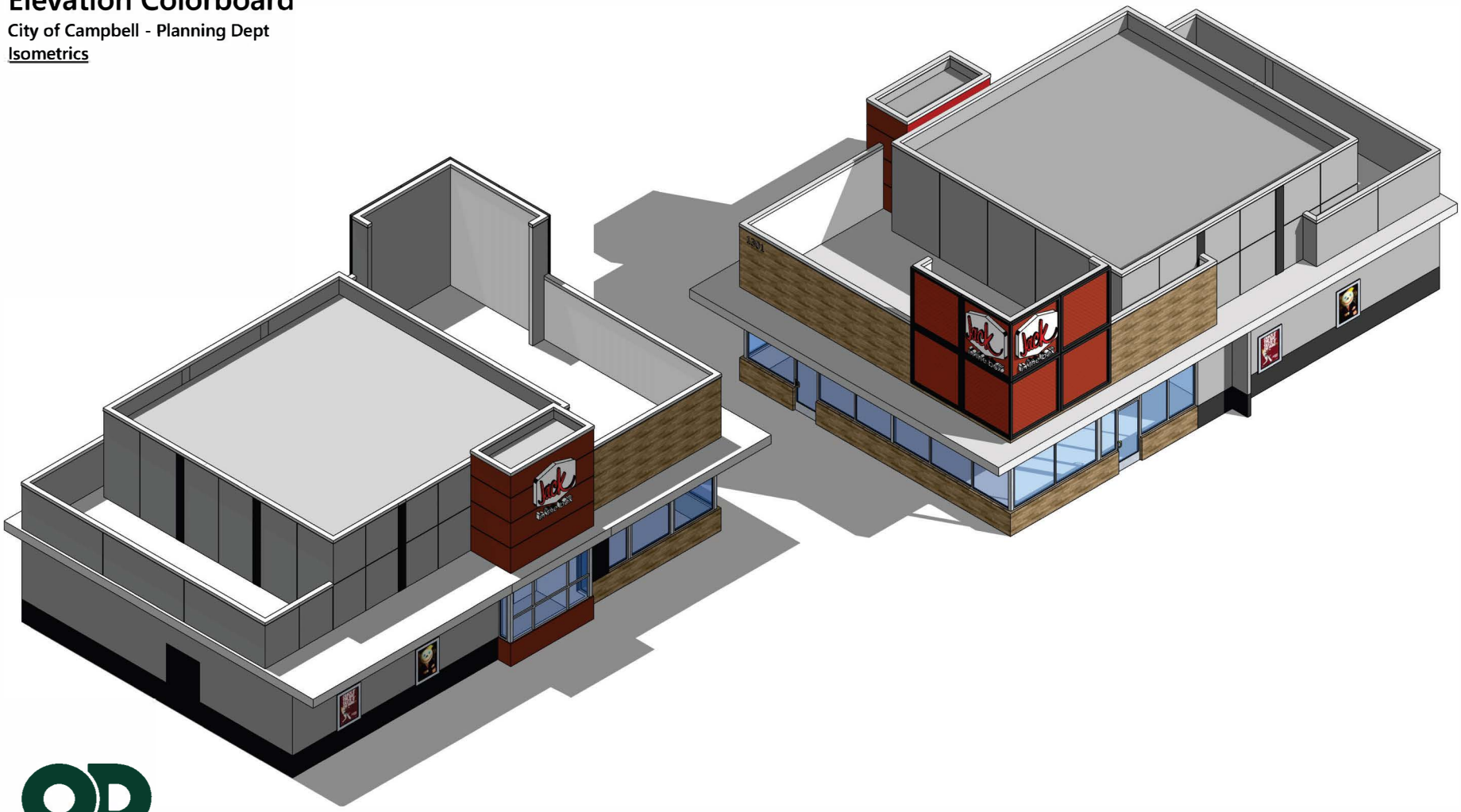
COLORED ELEVATIONS

ECB3.0

Elevation Colorboard

City of Campbell - Planning Dept

Isometrics



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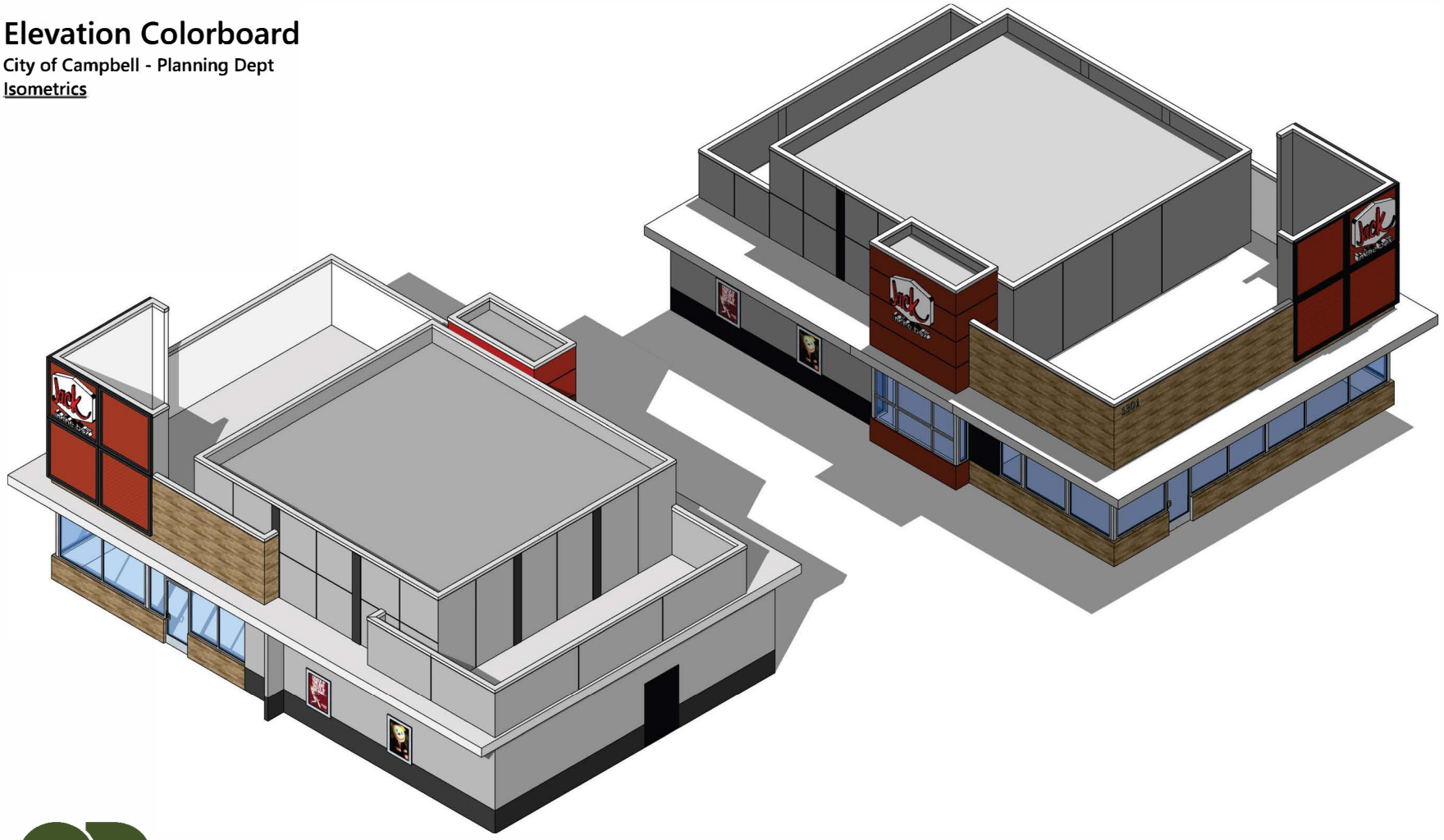
COLORED ELEVATIONS

ECB4.0

Elevation Colorboard

City of Campbell - Planning Dept

Isometrics



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5

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COLORED ELEVATIONS

ECB5.0