ATTACHMENT 3
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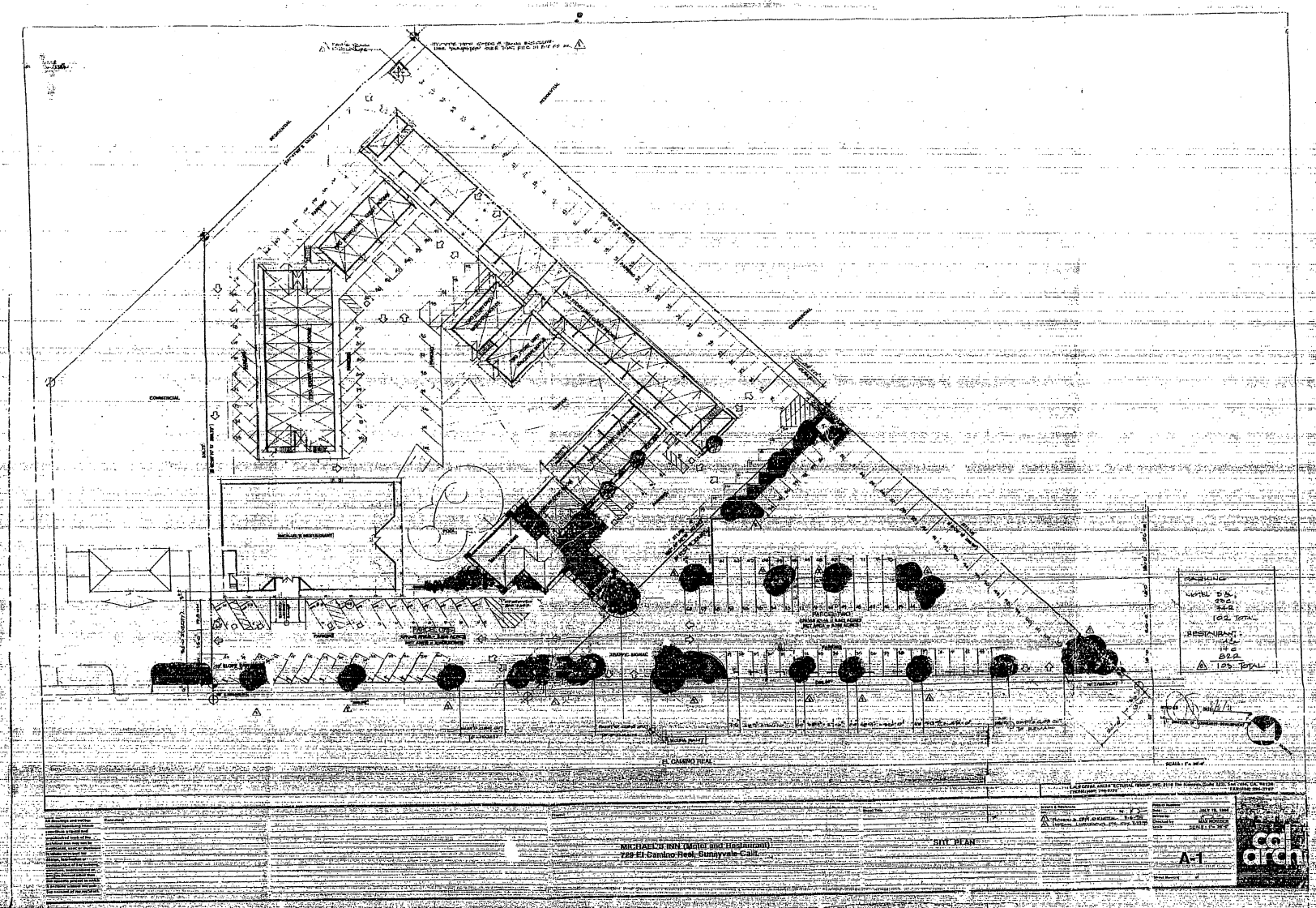

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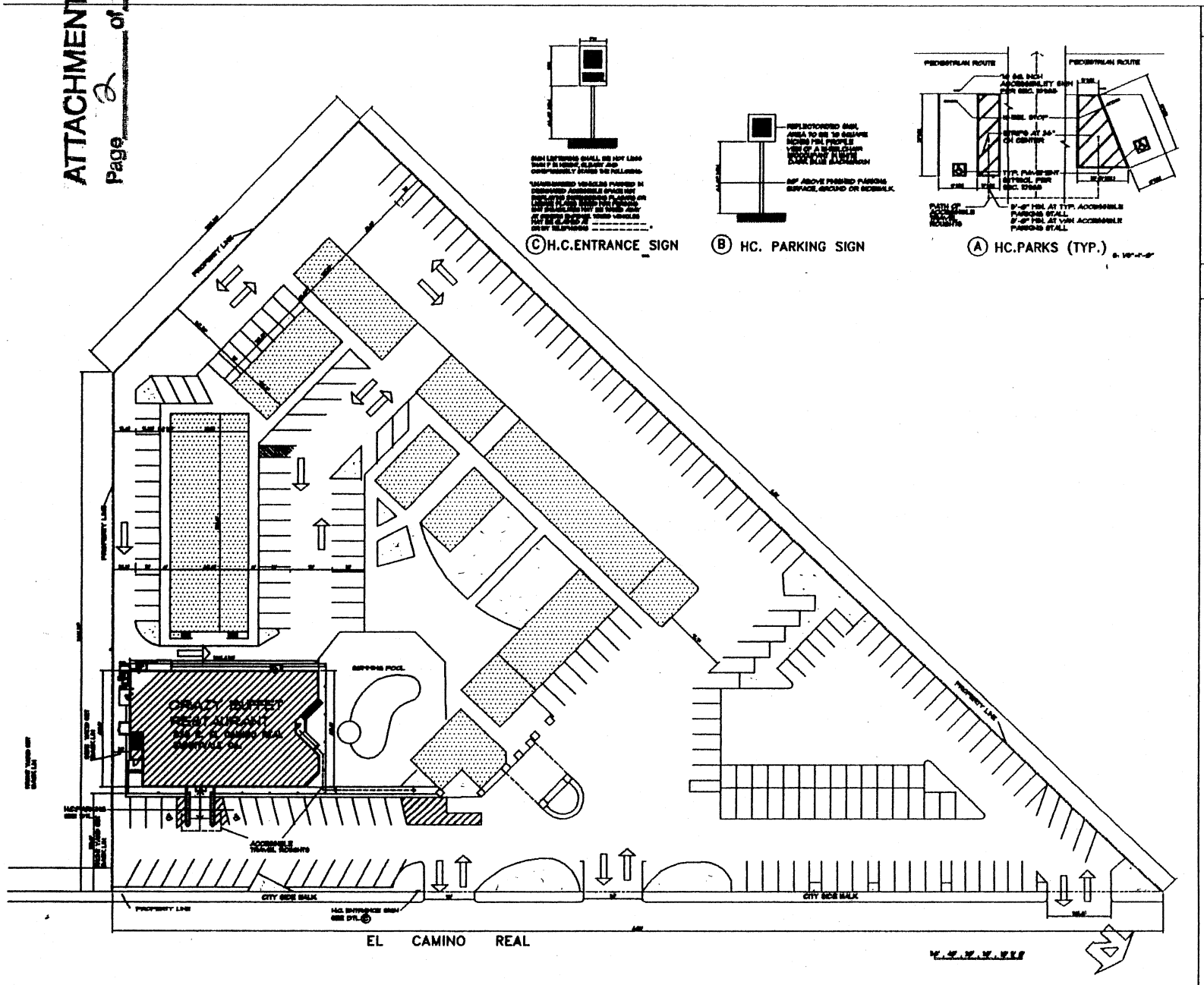


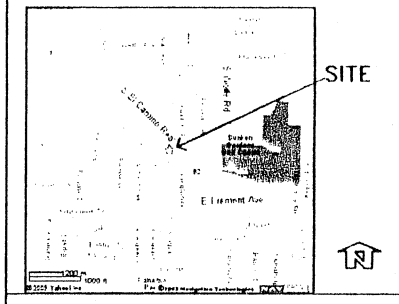
Ⓒ H.C.ENTRANCE SIGN

Ⓑ HC. PARKING SIGN

Ⓐ HC.PARKS (TYP.)

ELEVATIONS

VICINITY MAP



PROJECT SUMMARY

PROJECT NAME & ADDRESS	GRAND CHINESE BUFFET RESTAURANT [illegible] MOWRY AVE. FREMONT CA [illegible]
OWNER	SAM LIN 2[illegible] HAWTHORNE BLVD. TORRANCE CA [illegible] ([illegible]) [illegible]
DESIGNER	ARCHIART INTERIORS [illegible] ROSLAND ST. # E, CITY OF INDUSTRY CA [illegible] TEL/[illegible] FAX/[illegible]
SCOPE OF WORK	THE FACILITY WILL REMODLE & ADDITION EXISTING RESTAURANT TO DINING IN CHINESE RESTAURANT.
TYPE OF CONSTRUCTION	TYPE V-N (FULLY SPRINKLERED)
OCCUPANCY GROUP	A-3
FLOOR AREA	
EXT'G 1ST. FL. AREA	[illegible] SF.
EXT'G BASEMENT FL. AREA	[illegible] SF.
NEW ADDITION 1ST. FL. AREA	[illegible] SF.
TOTAL FLOOR AREA	[illegible] SF.

ARCHIART INTERIORS
[illegible] ROSLAND ST. # E, CITY OF INDUSTRY, CA [illegible]
TEL : [illegible] FAX : [illegible]

CRAZY BUFFET RESTAURANT T.I.
830 E. EL CAMINO REAL
SUNNYVALE CA.94087-2838

DATE	[illegible]
SCALE	AS SHOWN
DRAWN BY	SH
APPROVED BY	[illegible]
JOB NO.	

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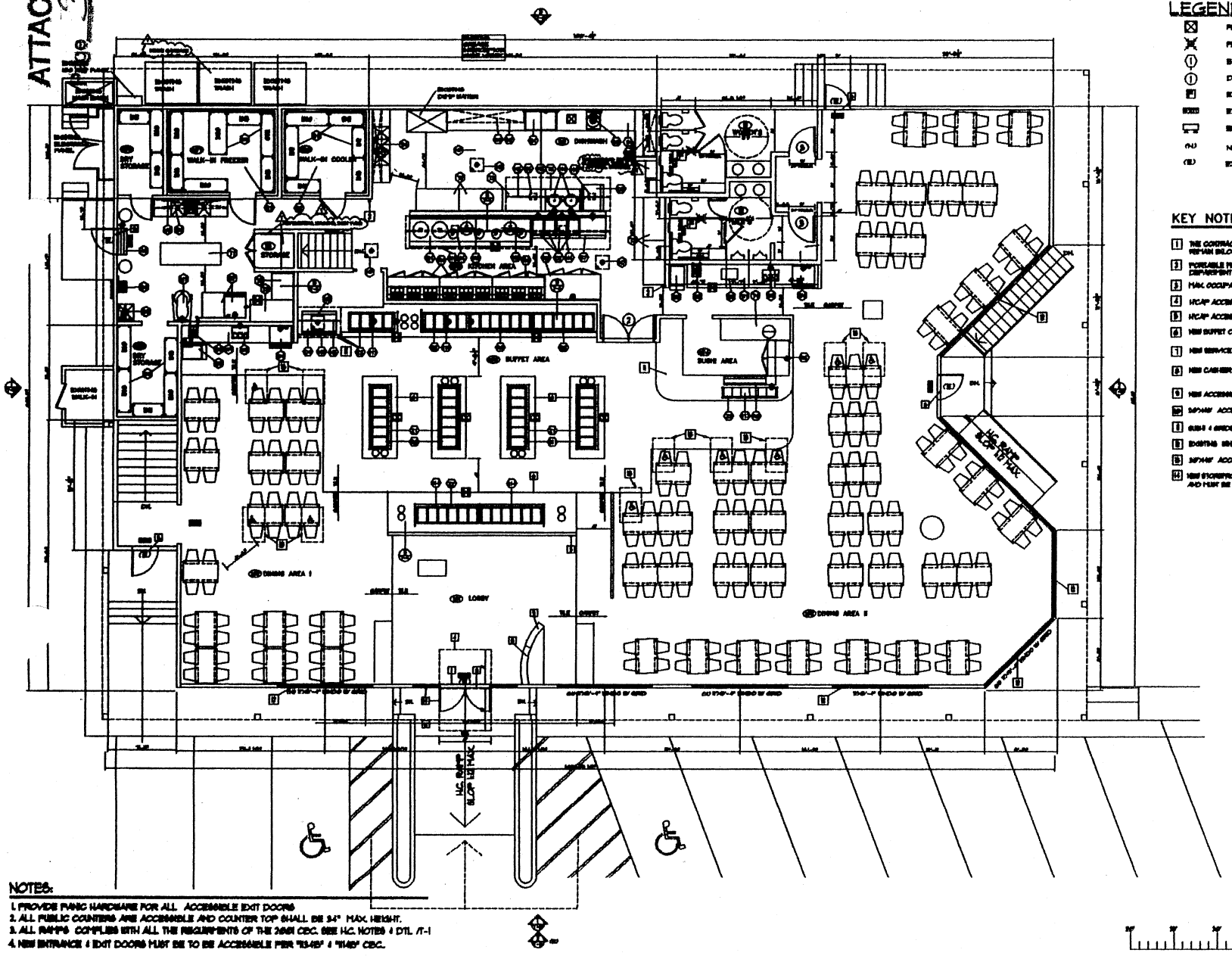

LEGEND

- FLOOR SINK
- FLOOR DRAIN
- EQUIPMENT NO.
- DOOR NUMBER
- EXHAUST FAN (TO OUTSIDE AIR)
- EXIT LIGHT W/ BATTERY BACKUP
- EMERGENCY LIGHT W/ BATTERY BACKUP
- (N) NEW
- (E) EXISTING

KEY NOTES

1. THE CONTRACTOR SHALL INSTALL A SIGN ABOVE THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS" PER UBC REQUIREMENTS.
2. PORTABLE FIRE EXTINGUISHER (2A40BC IN KITCHEN, 2A40BC IN SERVICE AREA) PER FIRE DEPARTMENT INSPECTOR'S INSTRUCTION.
3. MAX. OCCUPANT LOAD SIGN (PER FIRE DEPT. INSPECTOR'S INSTRUCTION)
4. H/CAP ACCESSIBLE WHEELCHAIR CLEARANCE AREA
5. H/CAP ACCESSIBLE THRESHOLD PER 2/T-5
6. NEW BUFFET COUNTER PER INTERIOR DESIGN PLAN, SEE DETAIL 2/T-5
7. NEW SERVICE COUNTER PER INTERIOR DESIGN PLAN (34" MAX. HTS.)
8. NEW CASHIER COUNTER PER INTERIOR DESIGN PLAN SEE SECTION 3/T-3
9. NEW ACCESSIBLE CASHIER COUNTER PER INTERIOR DESIGN PLAN SEE SECTION 3/T-3
10. 36"X48" ACCESSIBLE SEATING CLEARANCE SPACE.
11. SUSHI & GRIDDLE COUNTER PER INTERIO DESIGN PLAN, SEE DTL 4/T-5
12. EXISTING WINDOW TO BE REMOVED AND REPLACED WHEN WINDOW WIRED.
13. 36"X48" ACCESSIBLE SEATING CLEARANCE SPACE.
14. NEW STOREFRONT & DOOR PER SCHEDULE. AND MUST BE TO BE ACCESSIBLE PER "1134B" & "1148" CBC.

NOTES:

1. PROVIDE PANIC HARDWARE FOR ALL ACCESSIBLE EXIT DOORS
2. ALL PUBLIC COUNTERS ARE ACCESSIBLE AND COUNTER TOP SHALL BE 34" MAX. HEIGHT.
3. ALL RAMPS COMPLIES WITH ALL THE REQUIREMENTS OF THE 2001 CBC. SEE H.C. NOTES & DTL /T-1
4. NEW ENTRANCE & EXIT DOORS MUST BE TO BE ACCESSIBLE PER "1134B" & "1148" CBC.

FLOOR PLAN

ARCHIART INTERIORS
1937 ROSLAND ST. # E, CITY OF INDUSTRY, CA 91749
TEL.: (626) 5977 FAX: (626) 5977

CRAZY BUFFET RESTAURANT T.I.
830 E. EL CAMINO REAL
SUNNYVALE CA 94087-2938

DATE	1/11/2003
SCALE	AS SHOWN
DRAWN BY	SH
CHECKED BY	PK
JOB NO.	

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ATTACHMENT 3
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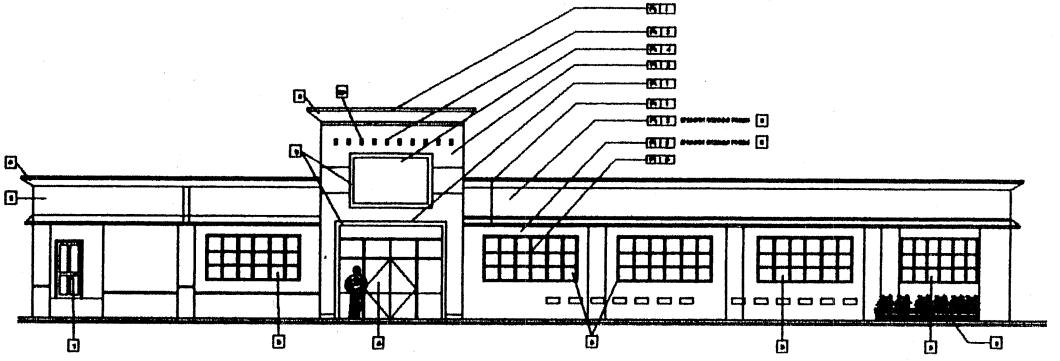
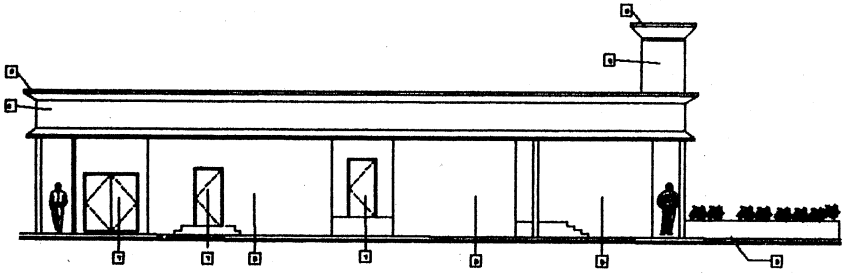
KEY NOTES:

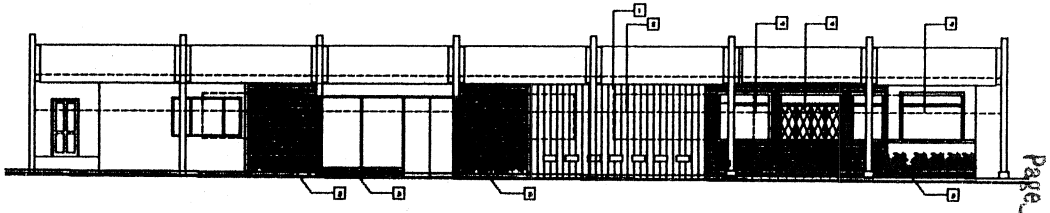
1. EXISTING WOOD SIDING TO BE REMOVED
2. EXISTING CANOPY TO BE REMOVED
3. EXISTING PLANTER
4. EXISTING WINDOW TO BE REMOVED
5. REPLACED NEW WINDOW W/ GRID SEE PLAN (T/W-3)
6. NEW STOREFRONT 4 DOOR PER SCHEDULE(REMOVED EXT'S) AND MUST BE TO BE ACCESSIBLE PER "B-B" & "B-B" CBC.
7. EXISTING EXIT DOOR TO REMAIN
8. NEW POP OUT CROWN MOULDING
9. NEW STUCCO MOULDING
10. 6"x6" SQUARE RECESS
11. SMOOTH STUCCO FINISH



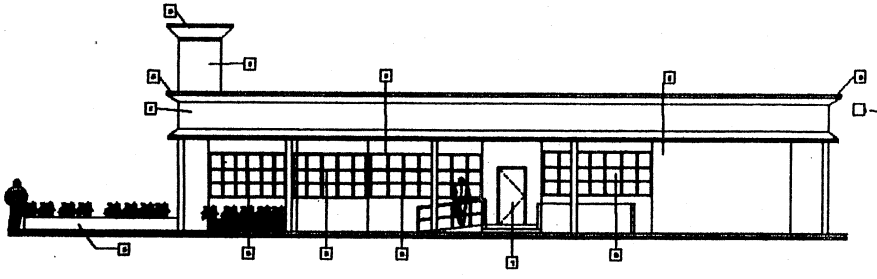
NEW STORE ELEVATIONS



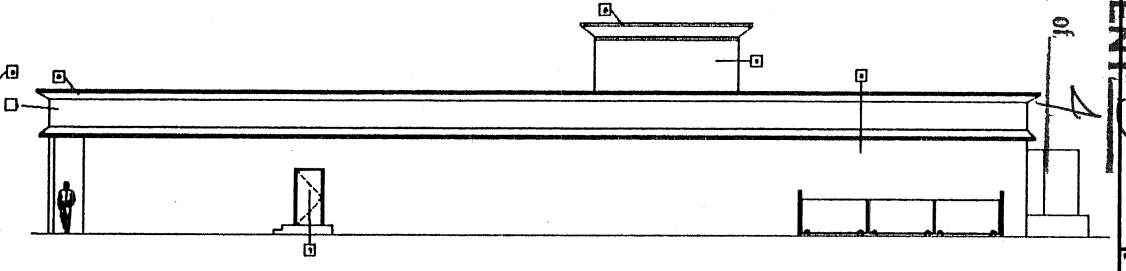
NEW STORE ELEVATIONS



EXISTING ELEVATIONS



NEW STORE ELEVATIONS



NEW STORE ELEVATIONS

ARCHIART INTERIORS
[illegible] RICHLAND ST. * EL CITY OF INDUSTRY, CA [illegible]
TEL. : (626) [illegible] FAX : (626) [illegible]

ATTACHMENT 3
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CRAZY BUFFET RESTAURANT T.I.
830 E. EL CAMINO REAL
SUNNYVALE CA.94087-2936

DATE	[illegible]
SCALE	AS SHOWN
DRAWN BY	SH
CHECKED BY	PK
JOB NO.	

T-4

CRAZY BUFFET RESTAURANT
830 E. EL CAMINO REAL
SUNNYVALLE, CA 94087-2936

Project Description

The New tenant of this building will convert the existing Michael restaurant (which been closed for 2 years) to a buffet style restaurant named CRAZY RESTAURANT.

This new project involve with

A. A new façade- Exterior renovation - as proposed
B. Interior renovation – 1st floor for dining use, basement for restaurant storage and office use.

Previous Michael restaurant

- 6732 sf at ground floor
- 4502 sf at basement for banquet use

New Crazy Buffet restaurant will put a use 1st floor for dining and kitchen use, add a little space for store front, but convert the ground floor as storage and restaurant office use, area as follows:

- 6920 sf at ground floor dining and kitchen use
  - Lobby and cashier area - 276 sf
  - Buffet counter area – 1242
  - Kitchen – 1762 sf
  - Restroom – 350 sf
  - Dining area – 3100 sf

- 4502 sf at basement for kitchen, storage, restaurant office use

The change of the basement use will decrease the parking needs to a certain amount(approx. 2000 sf of banquet use to a office and storage)

This is the third buffet restaurant of the owner in the California, one in Torrance, and one just grand opening in Fremont. They are all in very good business, and generate the profit not only for the restaurant but also generate a great deal of tax for the city.

SILICON VALLEY HOTELS

March 1, 2004

Mr. Kelly Diekmann
Department of Community Development
456 West Olive
P.O. Box 3707
Sunnyvale, CA 94088-3707

RE: Conditional Use Permit Appeal
Permit Application # 2003-0947
APN 211-25-003
211-25-002

Dear Sir or Madam:

My name is Vimal Kumar and I am the owner of the above referenced property.

The applicant, Fonzy Kuo, represents a restaurant that will be occupying the premises. By this letter I am formally registering an appeal to the approval, most specifically to what I believe is an inconsistency and an inaccurate application of the parking ratio to the premises.

In several places within the staff report the building square footage is correctly defined as 6866 ground floor with a basement of 4502 square feet.

The basement use in the conditions of approval is *specifically restricted to office and restaurant storage*, a parking requirement that varies significantly from the 1 space per 110 square feet for the restaurant portion of the property.

The approval was granted based upon a requirement of 1 space per 110 square feet *calculated on both the ground and basement of the premises. This is not an accurate assessment of the parking requirement for the project. This incorrect analysis is the basis for my appeal.*

I do quite obviously support the project and the use. My concern however rests with the increased parking requirement potentially impacting future redevelopment opportunities for both my hotel and the site.

I appreciate in advance your correction of this issue and I am hopeful that this can be resolved at a staff level as my tenant is anxious to proceed with his construction.

I can be reached at 408.735.7800 if you have any questions or comments.

Sincerely,

Vimal Kumar

Vimal Kumar

600 North Mathilda Avenue, Sunnyvale, California 94086 Tel: 408.735.7800 Fax: 408.735.1275