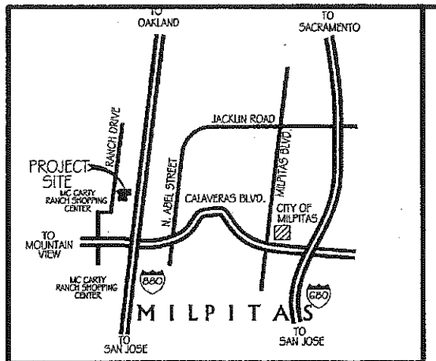
PROPOSED NEW TENANT IMPROVEMENTS FOR:
MR. SANTOKH JUDGE MR UPINDERJIT AHLUWALIA & MR. SANJEEV BHARDWAJ

AROMA INDIAN DINING

Mc CARTHY RANCH SHOPPING CENTER
212 RANCH DRIVE MILPITAS, CALIFORNIA 95035



VICINITY MAP

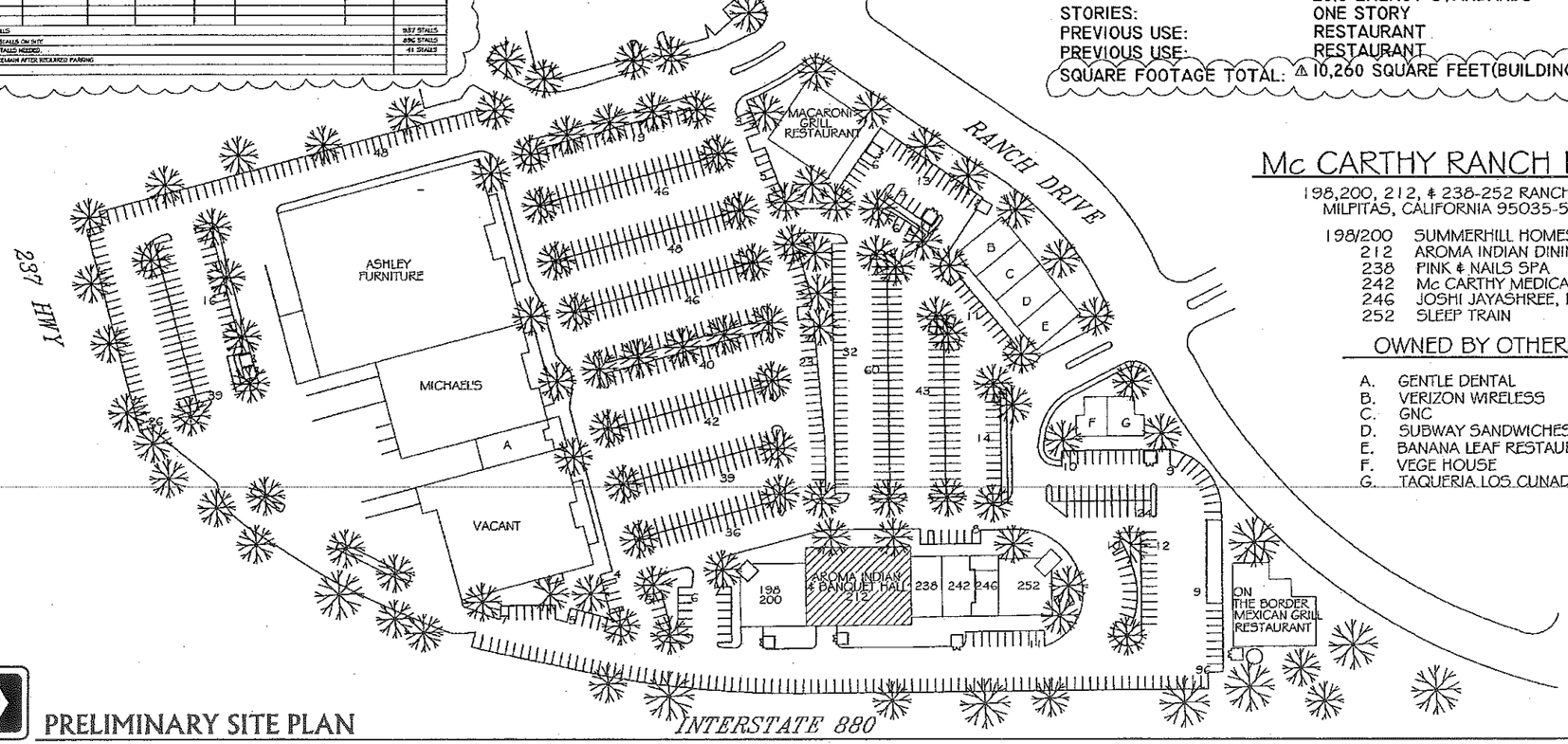
NOT TO SCALE

⚠ PARKING ANALYSIS

TENANT	ADDRESS/SPACE	USE	SQUARE FOOTAGE		PARKING RATIO RETAIL 1,000 SQ. FT. RESTAURANT 1 FOR EVERY 55 SQ. FT		STALLS REQUIRED
ROMANO'S MACARONI GRILL	110 RANCH DRIVE	RESTAURANT	7,102 SQ. FT	N/A	[illegible]		100 STALLS
ASHLEY SLEEP	128 RANCH DRIVE	RETAIL	42,000 SQ. FT	N/A	1/200 SQUARE FEET		210 STALLS
MICHAELS	136 RANCH DRIVE	RETAIL	21,000 SQ. FT	N/A	1/200 SQUARE FEET		105 STALLS
VACANT	142 RANCH DRIVE	RETAIL	3,000 SQ. FT	N/A	1/200 SQUARE FEET		15 STALLS
VACANT	158 RANCH DRIVE	RETAIL	20,250 SQ. FT	N/A	1/200 SQUARE FEET		101 STALLS
GENTLE DENTAL	162 RANCH DRIVE	MEDICAL	4,157 SQ. FT	N/A	1/225 SQUARE FEET		18 STALLS
VERIZON WIRELESS	172 RANCH DRIVE	RETAIL	1,100 SQ. FT	N/A	1/200 SQUARE FEET		6 STALLS
GNC	174 RANCH DRIVE	RETAIL	900 SQ. FT	N/A	1/200 SQUARE FEET		5 STALLS
SUBWAY SANDWICHES	176 RANCH DRIVE	RESTAURANT	1,155 SQ. FT	N/A	[illegible]		19 STALLS
BANANA LEAF RESTAURANT	187 RANCH DRIVE	RESTAURANT	1,771 SQ. FT	N/A	[illegible]		35 STALLS
VEGE HOUSE RESTAURANT	190 RANCH DRIVE	RESTAURANT	2,008 SQ. FT	N/A	[illegible]		36 STALLS
TAQUERIA LOS RESTAURANT	192 RANCH DRIVE	RESTAURANT	1,200 SQ. FT	N/A	[illegible]		23 STALLS
SUMMER HILL HOMES	198 RANCH DRIVE	RETAIL	3,235 SQ. FT	N/A	1/200 SQUARE FEET		16 STALLS
SUMMER HILL HOMES	200 RANCH DRIVE	RETAIL	1,200 SQ. FT	N/A	1/200 SQUARE FEET		6 STALLS
AROMA INDIAN FUSION DINING	212 RANCH DRIVE	BANQUET HALLS	6,369 SQ. FT.	N/A	[illegible]		163 STALLS
PINK & NAIL SPA	238 RANCH DRIVE	RETAIL	1,200 SQ. FT	N/A	1/200 SQUARE FEET		6 STALLS
MC CARTHY MEDICAL	242 RANCH DRIVE	MEDICAL	2,457 SQ. FT	N/A	1/225 SQUARE FEET		11 STALLS
JOSHI JAYASHREE	246 RANCH DRIVE	MEDICAL	2,250 SQ. FT	N/A	1/225 SQUARE FEET		10 STALLS
SLEEP TRAIN	252 RANCH DRIVE	RETAIL	4,450 SQ. FT	N/A	1/200 SQUARE FEET		23 STALLS
ON THE BORDER	320 RANCH DRIVE	RETAIL	3,700 SQ. FT	N/A	[illegible]		46 STALLS
TOTAL REQUIRED STALLS							937 STALLS
ACTUALLY PARKING STALLS ON SITE							896 STALLS
REQUIRED PARKING STALLS NEEDED							41 STALLS
TOTAL STALLS THAT REMAIN AFTER REQUIRED PARKING							

PROJECT SUMMERY DATA:

SCOPE OF WORK: ⚠	FULL SERVICE BAR WITH AN HARD LIQUOR LICENSE, ALSO LIVE MUSIC FOR FAMILY ACTIVES & BANQUET HALLS
	TENANT SPACE:
PROPOSED USE:	RESTAURANT
PROPOSED USE:	OFFICES & CATERING
CBC OCCUPANCY GROUP:	A2 OCCUPANCY
CBC CONSTRUCTION TYPE:	TYPEIII B "SPRINKLED"
CODES:	2013 CBC, CMC, CPC & 2013 CEC 2013 GREEN BUILDING STANDARDS CODE (GBSC). 2013 ENERGY STANDARDS
STORIES:	ONE STORY
PREVIOUS USE:	RESTAURANT
PREVIOUS USE:	RESTAURANT
SQUARE FOOTAGE TOTAL:	⚠ 10,260 SQUARE FEET(BUILDING AREA)



Mc CARTHY RANCH RETAIL

198,200, 212, & 238-252 RANCH DRIVE
MILPITAS, CALIFORNIA 95035-5107

198/200	SUMMERHILL HOMES
212	AROMA INDIAN DINING & BANQUETS
238	PINK & NAILS SPA
242	Mc CARTHY MEDICAL
246	JOSHI JAYASHREE, MD MEDICAL CENTER
252	SLEEP TRAIN

OWNED BY OTHERS:

A. GENTLE DENTAL
B. VERIZON WIRELESS
C. GNC
D. SUBWAY SANDWICHES
E. BANANA LEAF RESTAURANT
F. VEGE HOUSE
G. TAQUERIA LOS CUNADOS

PRELIMINARY SITE PLAN

NOT TO SCALE

NOR-CAL RESTAURANT DESIGN

THE EXPERTS IN RESTAURANT DESIGN & PLANNING, OVER 30 YEARS IN THE BUSINESS

NORRIS J. MITCHELL
PROJECT DESIGNER

310 SOUTH CENTRAL HWY
MTN. HOUSE, CALIFORNIA 95391
PHONE NO. (209) 221-2091
FAX NO. (209) 221-2091
EMAIL: norrisd99140@aol.com

REVISIONS:

⚠		NUM

FOR PLAN CHECK REVIEW

ENGINEER OF RECORD

Dean G. Gilman, P. E.
Senior Structural Engineer
6252 Chesapeake Circle
Stockton, CA 95219-3813
Ph: (209) 483-2960
Fax: (209) 957-3972
Email: gilman.engr@gmail.com

COVER SHEET & PRELIMINARY SITE PLAN

PROPOSED NEW TENANT IMPROVEMENTS FOR:
MR. SANTOKH JUDGE MR UPINDERJIT AHLUWALIA &
MR. SANJEEV BHARDWAJ

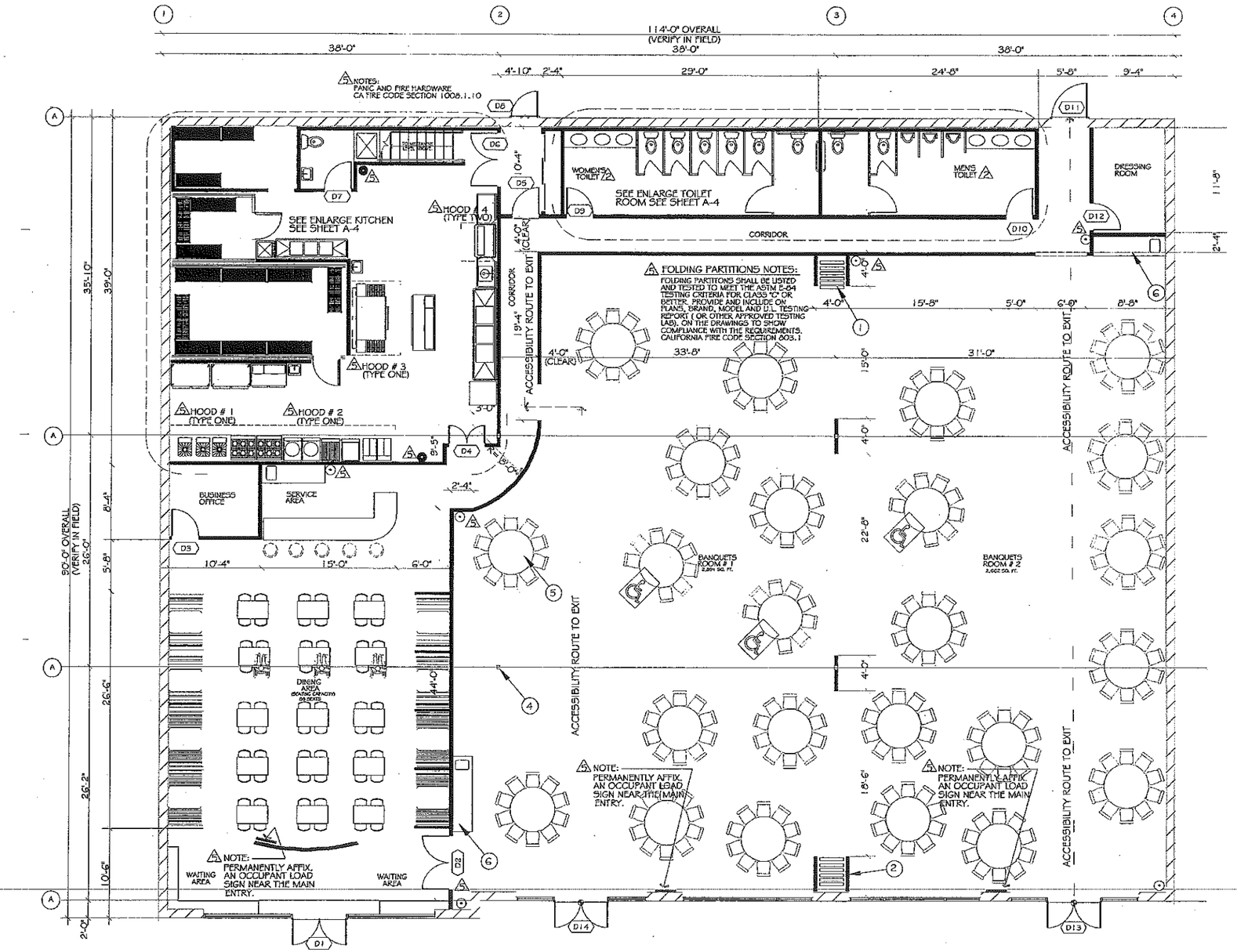
AROMA INDIAN DINING

Mc CARTHY RANCH SHOPPING CENTER
212 RANCH DRIVE
MILPITAS, CALIFORNIA 95035

NORRIS M.	
N. J. M.	
JUNE 2016	
AS SHOWN	
2016-40	

P-1

SHEET 1 OF 2



PRELIMINARY BUILDING FLOOR PLAN

SCALE 1/8" = 1'-0"

NOR-CAL RESTAURANT DESIGN

THE EXPERTS IN RESTAURANT DESIGN & PLANNING, OVER 30 YEARS IN THE BUSINESS

NORRIS J. MITCHELL
PROJECT DESIGNER

310 SOUTH CENTRAL PKWY
MTN. HOUSE, CALIFORNIA 95391
PHONE NO. (209) 221-7099
FAX NO. (209) 221-7091
EMAIL: nmitch9944@aol.com

REVISIONS:

1	ADDED OCCUPANCY LOAD NOTES, ADDED FOLDING PARTITION NOTES, REPRODUCED PLAN FOR PLANCHECK	NJM

FOR PLAN CHECK REVIEW

ENGINEER OF RECORD

Dean G. Gilman, P. E.
Senior Structural Engineer
6232 Chesapeake Circle
Stockton, CA 95219-3613
Ph: (209) 483-2960
Fax: (209) 957-3972
Email: gilman.engr@gmail.com

PRELIMINARY BUILDING FLOOR PLAN

PROPOSED NEW TENANT IMPROVEMENTS FOR:
MR. SANTOKH JUDGE MR UPINDERJIT AHLUWALIA &
MR. SANJEEV BHARDWAJ

AROMA INDIAN DINING

McCARTHY RANCH SHOPPING CENTER
2175 RANCH DRIVE
MILPITAS, CALIFORNIA 95035

NORRIS M.	
N. J. M.	
JUNE 2016	
AS SHOWN	
2016-40	

P-2

SHEET 1 OF 2