



43 Parking Spaces
 3 Handicap
 6 Employee
 4 Office
 30 Retail

Brewed Awakenings
 1234 Oaklawn ave Cranston RI 02910
 Scale 1" = 1'

- *Basement 3600sq. ft. est.
Usage - prep - storage - mechanical
- *First Floor 3600sq. ft. est.
Usage - restaurant/coffeehouse
- *Second Floor 3200sq. ft. est.
Usage - office space for our business
- *Double drive thru pick up lane
- *Quick pickup area for pre orders

*Audio drive-thru location (variance needed)
 *Drive-thru (undersized lot needs variance)

Property & Building Layout Plan
Basement Plan

8 Parking Along back and side
 R = 45'

Canopy for overhead conveyor system for outside lane delivery of orders
 13' height clearance

Drive thru windows & outer lane for quick service during busy hours

On Line Pick-Up
 On Line Pick-Up
 Quick pickup pre-orders with 2 designated parking spots

Trash area
 16' 2 1/2"
 Cement pad trash pick up area

Cement pad delivery

DRIVE EXIT THRU

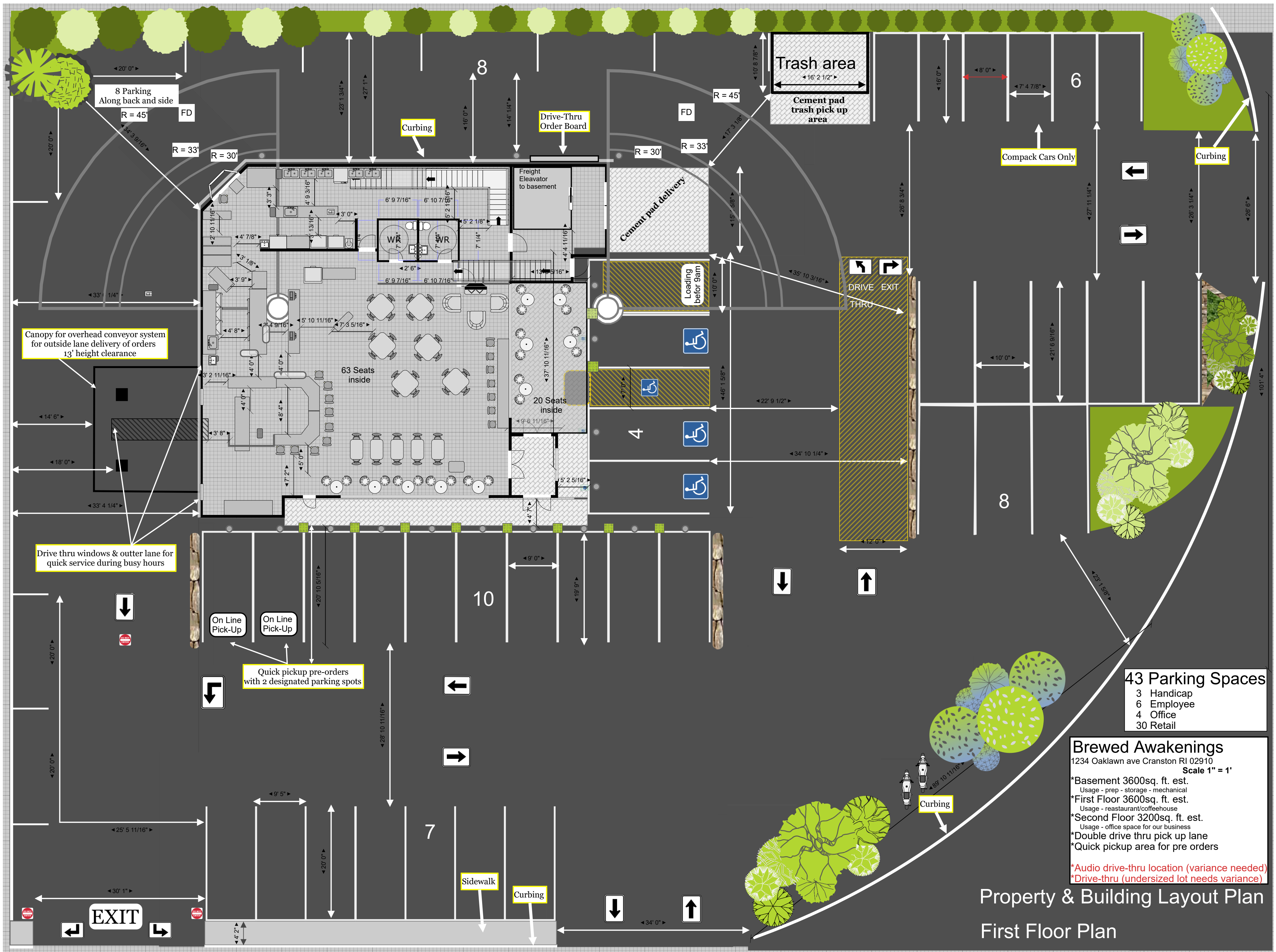
Compact Cars Only

Curbing

Curbing

Sidewalk
 Curbing

EXIT



43 Parking Spaces
 3 Handicap
 6 Employee
 4 Office
 30 Retail

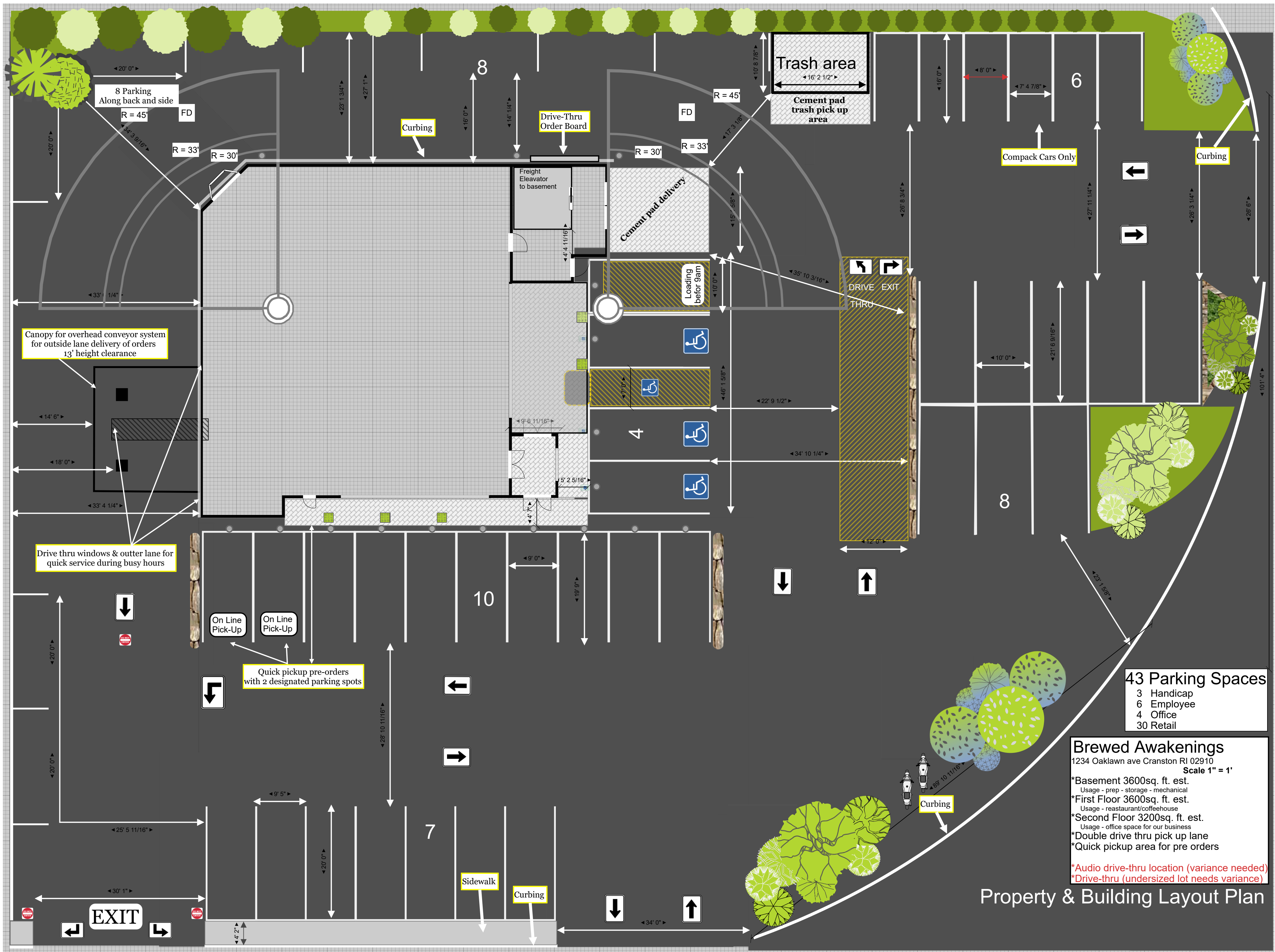
Brewed Awakenings
 1234 Oaklawn ave Cranston RI 02910
 Scale 1" = 1'

- *Basement 3600sq. ft. est.
Usage - prep - storage - mechanical
- *First Floor 3600sq. ft. est.
Usage - restaurant/coffeehouse
- *Second Floor 3200sq. ft. est.
Usage - office space for our business
- *Double drive thru pick up lane
- *Quick pickup area for pre orders
- *Audio drive-thru location (variance needed)
- *Drive-thru (undersized lot needs variance)

Property & Building Layout Plan
First Floor Plan



Property & Building Layout Plan
Landscaping Plan



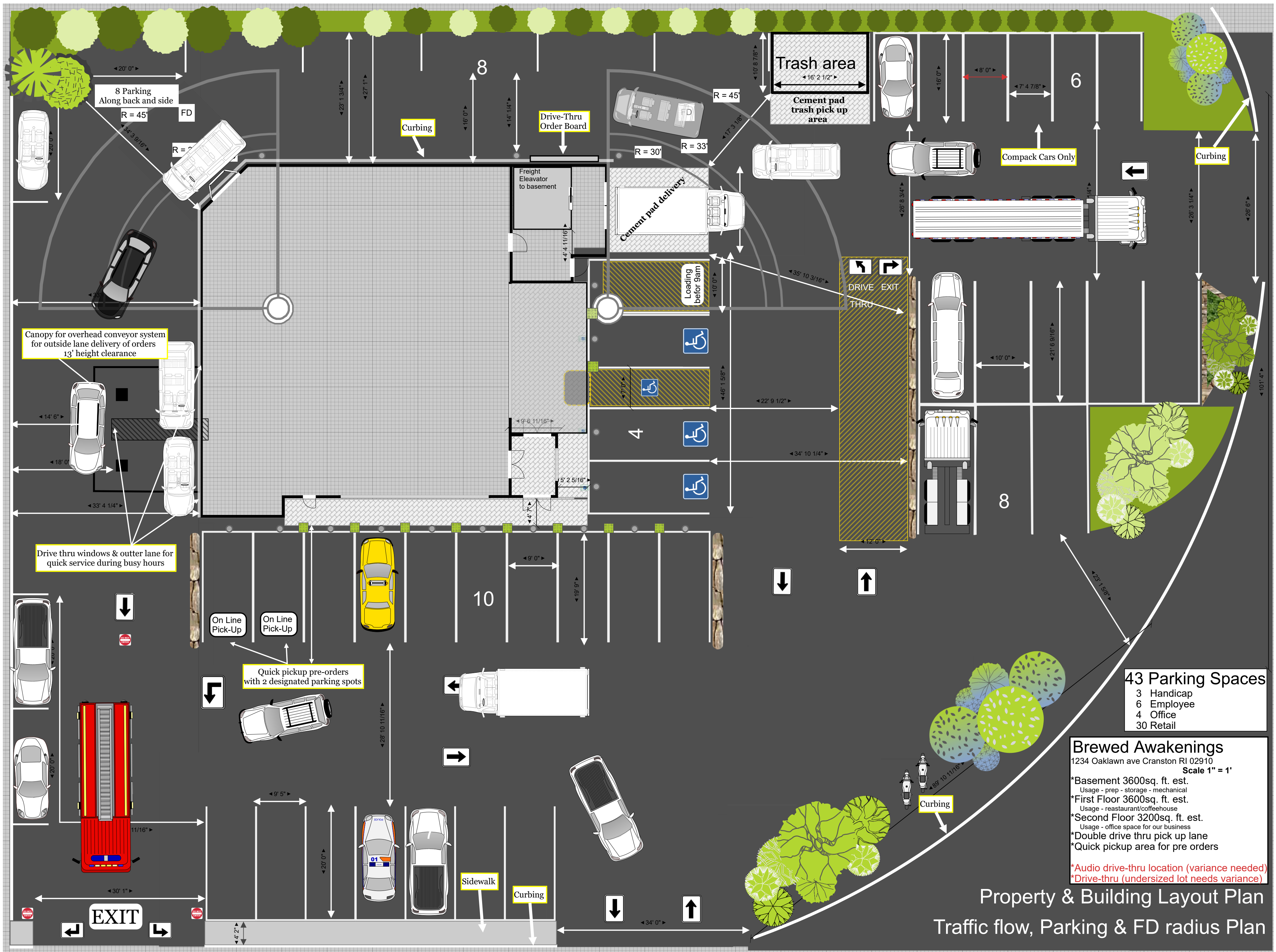
43 Parking Spaces
 3 Handicap
 6 Employee
 4 Office
 30 Retail

Brewed Awakenings
 1234 Oaklawn ave Cranston RI 02910
 Scale 1" = 1'

- *Basement 3600sq. ft. est.
Usage - prep - storage - mechanical
- *First Floor 3600sq. ft. est.
Usage - restaurant/coffeehouse
- *Second Floor 3200sq. ft. est.
Usage - office space for our business
- *Double drive thru pick up lane
- *Quick pickup area for pre orders

*Audio drive-thru location (variance needed)
 *Drive-thru (undersized lot needs variance)

Property & Building Layout Plan



43 Parking Spaces
 3 Handicap
 6 Employee
 4 Office
 30 Retail

Brewed Awakenings
 1234 Oaklawn ave Cranston RI 02910
 Scale 1" = 1'

- *Basement 3600sq. ft. est.
Usage - prep - storage - mechanical
- *First Floor 3600sq. ft. est.
Usage - restaurant/coffeehouse
- *Second Floor 3200sq. ft. est.
Usage - office space for our business
- *Double drive thru pick up lane
- *Quick pickup area for pre orders

*Audio drive-thru location (variance needed)
 *Drive-thru (undersized lot needs variance)

Property & Building Layout Plan
 Traffic flow, Parking & FD radius Plan