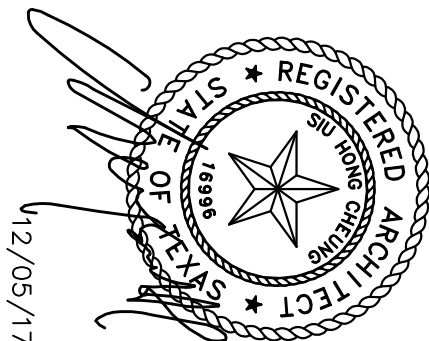




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PROJECT INFORMATION:

PROJECT NO.: 1786
DATE: _____
ISSUE: _____
REVISIONS: _____
DRAWN BY: _____
PRINTED ON: _____

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Sheet:

FLOOR PLAN

A1.0

OCCUPANT LOAD CALCULATIONS			
AREA	FOOTAGE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
SEATING AREAS	650 S.F.	15	44
CASHIER	60 S.F.	100	1
KITCHEN AREA	580 S.F.	200	3
RESTROOMS	130 S.F.	--	0
HALLWAY	39 S.F.	--	0
WALK IN COOLER	54 S.F.	300	1

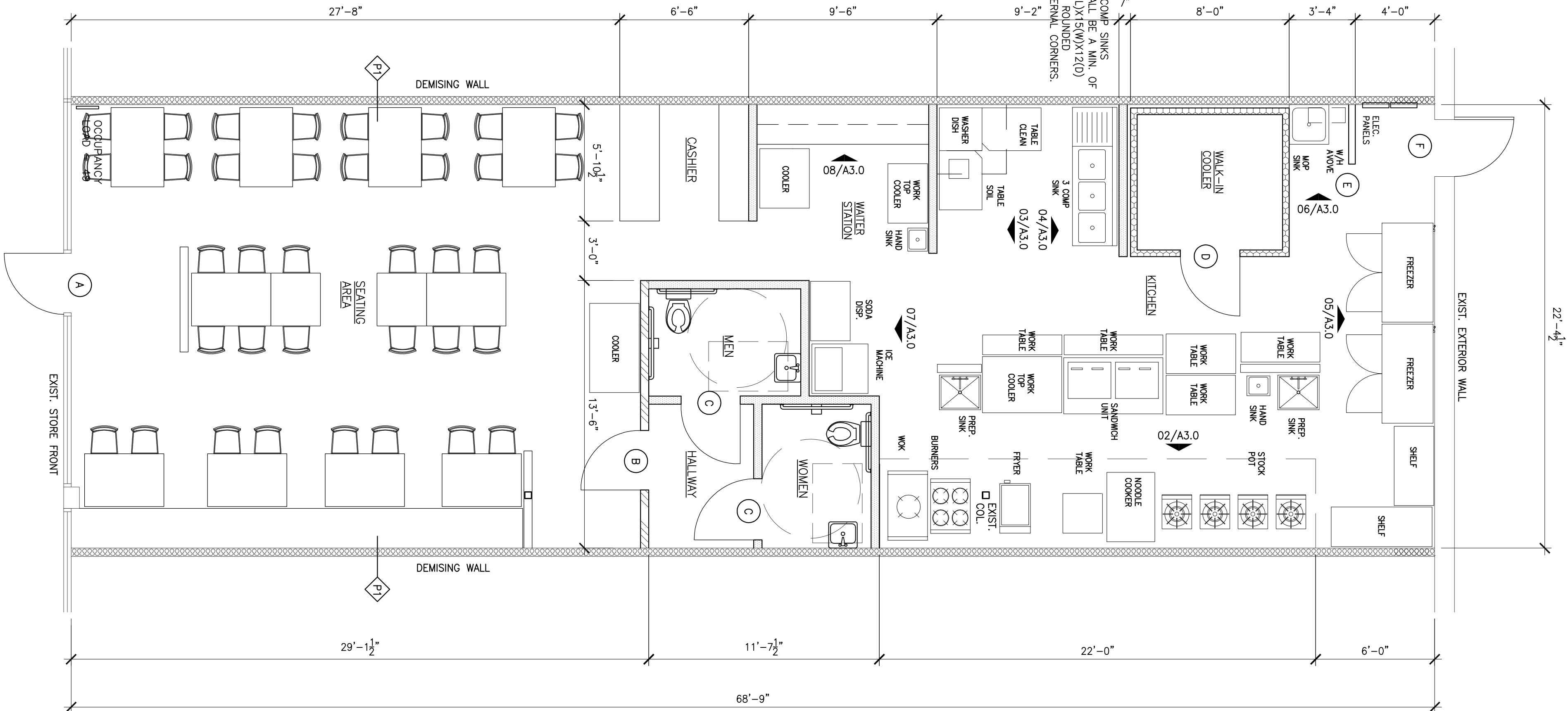
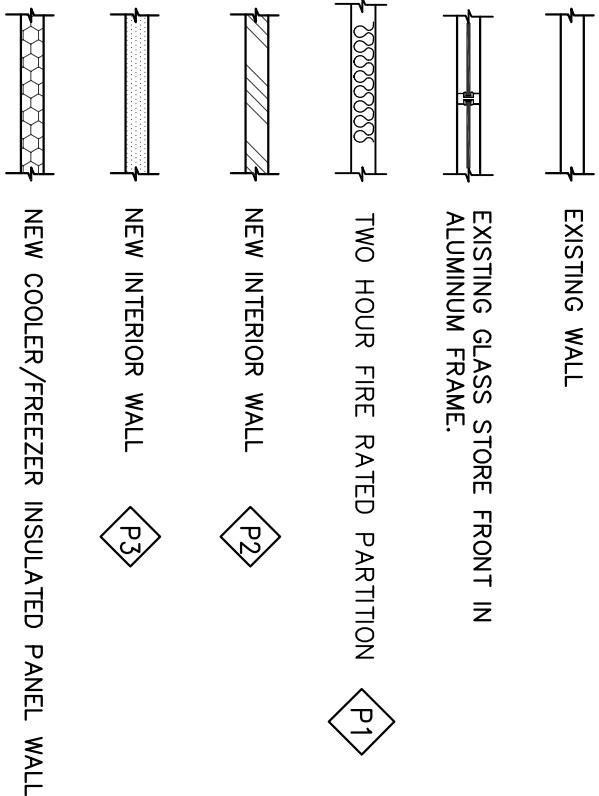
TOTAL OCCUPANCY = 49

GENERAL NOTES:

- ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL ORDINANCES AND REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR ALL TRADES, FOR PROPER EXECUTION OF WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE JOB SITE CONDITIONS. OMISSION OF SPECIFIC DETAILS, DATA OR DRAWINGS SHALL NOT RELIEVE CONTRACTOR OF ANY RESPONSIBILITIES FOR A COMPLETE WORKING PROJECT AND SYSTEMS. THE CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE CONSTRUCTION REQUIREMENTS AND DETAILS BEFORE SUBMITTING HIS BID, AS NO ALLOWANCES WILL BE ALLOWED BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THE JOB SITE CONDITIONS AND PROJECT REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS NOT SHOWN OR ANTICIPATED TO THE OWNER'S REPRESENTATIVE PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF ANY CONSTRUCTION.
- ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT WORKMEN LIKE MANNER. THE TENANT SHALL REQUIRE EXTENDED WARRANTIES ON SOME EQUIPMENT.
- ALL PENETRATIONS MADE IN EXTERIOR WALLS OF BUILDINGS FOR CONDUIT, PIPING, WINDOWS AND DOORS SHALL BE SEALED WITH POLYURETHANE.
- NO PENETRATION SHALL OCCUR WITHIN 12" OF ANY OTHER ROOF PENETRATIONS, EXPANSION JOINT OR EDGE DETAIL.
- ALL MATERIALS FOR PARTITIONS, WALLS, CEILINGS AND FINISHES SHALL BE APPROVED NON-COMBUSTIBLE MATERIALS.
- THE CONTRACTOR SHALL NOT PAINT ANY PLASTER, BUSH HAMMERED CONCRETE, PRE-FINISHED TRIM OR FLASHING.
- THE CONTRACTOR SHALL SAW, CUT AND EXCAVATE ANY CONCRETE REQUIRED FOR ELECTRICAL, PLUMBING OR PIPING INSTALLATION REQUIRED BY VENDORS OR SHOWN ON DRAWING BACK FILL WITH SAND COMPACTED TO 95 PROCTOR NEW REINFORCING INSTALL AND REPAIR WITH 5 SACKS 3000 PSI CONCRETE TO SAME SLAB DEPTH.
- TENANT'S CONTRACTOR SHALL INSTALL A VAPOR BARRIER IN ALL PLUMBING TRERCHES PLUMBING THROUGH ROOF AND FLOOR JOINTS. IN ADDITION, THE CONTRACTOR SHALL SEAL ALL JOINTS AND/OR A VAPOR BARRIER SHALL BE INSTALLED B/T TENANT'S FREEZER AND THE ADJACENT DEMISING WALL (ONLY IF TENANT'S FREEZER IS STATIONARY)
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL REFRIGERATION VENDORS SUCH AS, FREEZERS, COOLERS AND REFRIGERATION CASES AND OBTAIN COPIES OF SHOP DRAWINGS FOR EQUIPMENT PRIOR TO STARTING ANY ROUGH INSTALLATION OF UTILITIES REQUIRED. .
- THE CONTRACTOR SHALL INSTALL FIRE EXTINGUISHING SYSTEMS THAT WILL BE REQUIRED BY LOCAL AND STATE CODES AND SHALL BE INSTALLED IN ALL AREAS, INCLUDING PORTABLE SYSTEMS THAT WILL BE REQUIRED BY FIRE CODE.
- SHELVES AND COUNTER PER GENERAL CONTRACTOR.
- ALL CONTROL SWITCHES, THERMOSTATS, ETC. SHALL BE MOUNTED WITH THE HEIGHT SIDE APPROACH.
- PROVIDE LANDING AT EACH EXTERIOR EXIT DOOR. THE MAXIMUM IS 1/2" DROP FROM DOORWAY THRESHOLD TO LANDING.
- TYPE 2B STRUCTURE, NO EXISTING OR PROPOSED WOOD STRUCTURE IN THIS LEASE SPACE ON THIS BUILDING.
- 3-COMP SINKS (INSIDE KITCHEN AREA AND AT BAR AREA) SHALL BE A MIN. OF 18(L)X15(W)X12(D) W/ ROUNDED INTERNAL ANGLES. FAUCETS TO REACH ALL 3 COMPARTMENTS.

BUILDING CODE INFORMATION

CONSTRUCTION TYPE: 2B
OCCUPANCY TYPE: B
CODE USED:
2012 UNIFORM PLUMBING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ELECTRICAL CODE
2015 IECC
THIS LEASE SPACE IS NON SPRINKLED.
SCOPE OF WORK
TO CONVERT EXISTING RETAIL SPACE (1,600 S.F.) TO BE A NEW RESTAURANT.
THIS FACILITY WILL PROVIDE ALCOHOL AND ALCOHOL RELATED PRODUCTS TO THE CUSTOMERS.



01 FLOOR PLAN
SCALE: 1/4"=1'-0"