

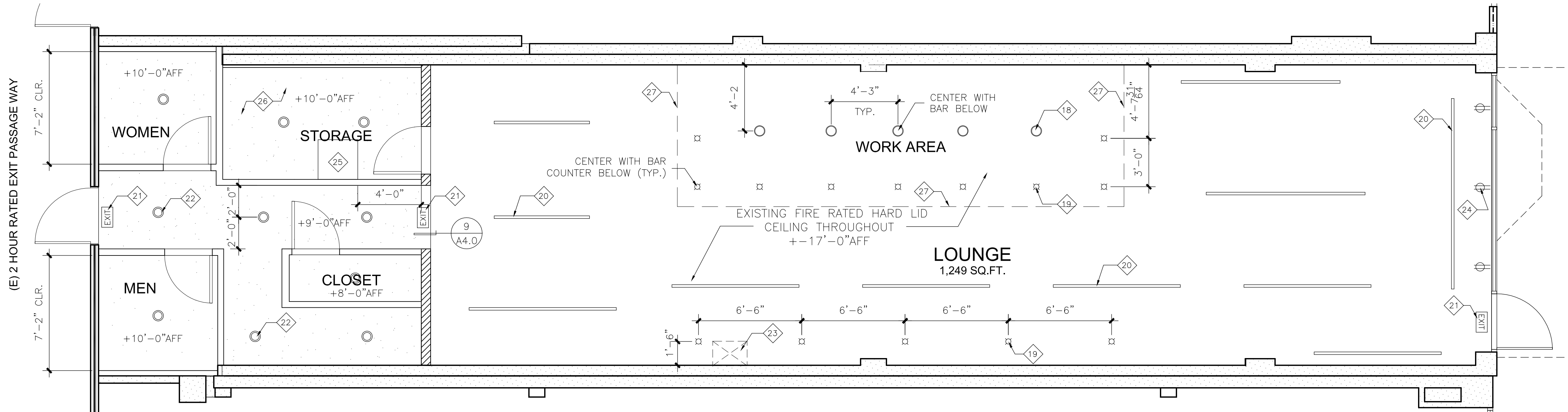
**EXITING ANALYSIS:**  
 GROUND FLOOR = A3 OCCUPANCY  
 AREA = 1,249 SQ.FT. / 15 = 83 PERSONS  
 2 EXITS REQUIRED PER TABLE 1021.1.  
 EXITS PROVIDED = 2  
 SEE EXIT WIDTH ANALYSIS BELOW.

**1 GROUND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 LEASABLE AREA = 1,804 SQ.FT.

- NOTES:**
- SEE ELECTRICAL DRAWINGS FOR LIGHTING LAYOUT.
  - SEE MECHANICAL DRAWINGS FOR HVAC LAYOUT.
  - ALL EXPOSED DUCT WORK SHALL BE RIGID TYPE AND PAINTED FINISH (COLOR TBD BY TENANT).
  - ALL EXPOSED ELECTRICAL/UTILITY CONDUITS SHALL BE PAINTED FINISH (COLOR TBD BY TENANT).
  - ALL LIGHTING/LAMPS AT FOOD PREP/SERVING AREAS SHALL HAVE NON-BREAKABLE LENS.

**EXIT WIDTH ANALYSIS (SECT. 1005.3.2):**  
 NOTE: BASEMENT OCCUPANTS EXIT DIRECTLY TO 2 HOUR RATED EXIT CORRIDOR SEE BASEMENT PLAN.  
 FIRST FLOOR = 1,249 SQ.FT. / 15 = 83 OCCUPANTS + 4 EMPLOYEES  
 = 87 (PERSONS) X 0.20 = 17.4"  
 ACTUAL EXIT WIDTH PROVIDED = 42" X 2 = 84"  
 BASEMENT = 855 SQ.FT. / 300 = 3 OCCUPANTS  
 TOTAL BUILDING OCCUPANTS = 87 + 3 = 90 PERSONS.

**MIN. PLUMBING FIXTURES REQUIREMENT (CPC TABLE 4-1):**  
 TOTAL OCCUPANTS = 87 PERSONS / 2 = SAY 44 MEN & 44 WOMEN.  
 USE: RESTAURANT/LOUNGE  
 MIN. REQUIRED:  
 1-50 OCCUPANTS = 1 WATER CLOSET FOR EACH SEX.  
 1-150 OCCUPANTS = 1 LAVATORY FOR EACH SEX.  
 PROVIDED:  
 MEN = 1 WATER CLOSET & 1 LAVATORY  
 WOMEN = 1 WATER CLOSET & 1 LAVATORY



**2 GROUND FLOOR REFLECTED CEILING PLAN**  
 SCALE: 1/4" = 1'-0"

**KEY NOTES:**

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|---|---|
| 1 EXISTING BRICK WALL TO REMAIN. CLEAN AND SEALED AS REQUIRED.  | 11 FULL HEIGHT WALL, 6"x20 GA. MTL. STUDS @ 24" O.C. WITH 5/8" THK. GYP. BD. ON BOTH SIDES TO UNDERSIDE OF EXIST. CEILING.  |
| 2 EXISTING STOREFRONT.  | 12 FURRING CHANNEL OVER EXISTING BRICK WALL WITH 5/8" THK. GYP. BD.   |
| 3 PATIO FURNITURES BY OTHERS.   | 13 CUSTOM MADE BAR/COUNTER BY OTHERS INSTALLED BY CONTRACTOR. (SUBMIT SHOP DRAWING TO OWNER/ARCHITECT FOR REVIEW & APPROVAL BEFORE MANUFACTURING AND INSTALLATION). |
| 4 EXISTING PATIO FENCE.   | 14 CUSTOM SEAT/CHAIR/TABLES BY OTHERS. INSTALLED BY CONTRACTOR. SUBMIT PRODUCT DATA TO OWNER FOR REVIEW AND APPROVAL.   |
| 5 EXISTING CANOPY LINE ABOVE.   | 15 SUPPLIED BY OTHERS INSTALLED BY CONTRACTOR.  |
| 6 EXISTING STOREFRONT DOOR WITH PANIC HARDWARE.   | 16 POST A CONSPICUOUS SIGN INDICATING "MAXIMUM OCCUPANCY 83 PERSONS".   |
| 7 EXISTING 2 HOUR RATED FIRE WALL.  | 17 FLOOR SINK (TYPICAL).  |
| 8 EXISTING FIRE RATED DOOR WITH PANIC HARDWARE.   |   |
| 9 3-5/8" MTL. STUD FURRING WITH 5/8" THK. W/R GYP. BD. TO UNDERSIDE OF CEILING.                       |   |
| 10 3-5/8"x20 GA. MTL. STUDS @ 24" O.C. WITH 5/8" THK. GYP. BD. ON BOTH SIDES TO UNDERSIDE OF CEILING. |   |

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|---|---|
| 18 PENDANT LIGHTING (TYPICAL). TBD BY OWNER   | 28 EXIT SIGN WITH BRAILLE. SEE DETAIL - 1/A4.0. |
| 19 MINI PENDANT LIGHT (TYPICAL). TBD BY OWNER   | 29 EXIT ROUTE SIGN. SEE DETAIL - 8/A4.0.        |
| 20 SUSPENDED TRACK LIGHTING (TYP.) CENTERED WITH TABLE (UNO). TBD BY OWNER.             | 30 ACCESSIBLE BAR COUNTER.                      |
| 21 ILLUMINATED EXIT SIGN (CEILING MOUNT) CONNECT TO POWER WITH BATTERY BACKUP.          | 31 MOVEABLE CHAIR.                              |
| 22 DOWN LIGHTS (TYP.) TBD BY OWNER.   | 32 ACCESSIBLE BAR TABLE TOP @ 32" AFF.          |
| 23 EXISTING DUCT CHASE.   | 33 30"x48" WHEEL CHAIR CLR. SPACE.              |
| 24 PROVIDE POWER OUTLET AT CEILING.   |   |
| 25 30"x30" ATTIC ACCESS HATCH.  |   |
| 26 GYP. BD. HARD LID CEILING PAINTED SEMI-GLOSS.  |   |
| 27 DOTTED AREA DENOTES CEILING WITH SEMI-GLOSS PAINT (WASHABLE FINISH) ABOVE WORK AREA. |   |

**EQUIPMENT LISTS:**

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| 1 3 COMPARTMENT SINK BY ADVANCE TABCO MODEL FE-3-1812-18RLX. | 11 REGISTER NO.2 - APPLE IPAD.                 |
| 2 REFRIGERATOR BY TRUE MODEL TS49 2 DOOR.                    | 12 STAINLESS STEEL SHELVINGS BY ADVANCE TABCO. |
| 3 BAKERY CASE BY MARTINEZ GLASS.                             | 13 MOP SINK BY ADVANCE TABCO MODEL 9-OP-20.    |
| 4 U.C. REFRIGERATOR BY TRUE MODEL TUC-48 2 DOOR.             | 14 HAND SINK BY ADVANCE TABCO MODEL 7PSS-23.   |
| 5 EXPRESSO MACHINE BY LAMARZOCCO MODEL STRADA2MP.            | 15 DUMP SINK BY ADVANCE TABCO MODEL D1-1-10.   |
| 6 ICE MACHINE BY HOSHIZAKI MODEL KM2015-H.                   | 16 KEG DISPENSER - TBD BY TENANT.              |
| 7 COFFEE GRINDER BY DITTING MODEL KR804.                     | 17 WALK-IN COOLER BOX - TBD BY TENANT.         |
| 8 HOT WATER BOILER BY FETCO MODEL HWB2110.                   | 18 PITCHER RINSER - EXPRESSO PARTS.            |
| 9 U.C. REFRIGERATOR BY TRUE MODEL TUC-48G.                   | 19 KNOCK CHUTE - EXPRESSO SUPPLIED.            |
| 10 EXPRESSO GRINDER BY MAZAZER LUIGI - KONI ELECTRIC.        |  |

