

**scope of work** alteration construction level 1

1. existing restaurant! EXISTING KOREAN BBQ&SUSHI&FOOD
2. change the owner.
3. change the table, ADD to do hotpot business.
4. seats existing.
5. change range, oven, grill, to soup boiler, another while anything will keep.
6. up grade the electric wiring.
7. up grade the AC system
8. ADDING ONE HC. REST ROOM

**EXISTING RESTAURANT !**

MODIFICATION REHABILITATION  
 adding counter  
 adding light and outlet in .  
 existing power system

existing sewer system'

NO CHANGE OF USE.

NO CHANGE OF OCCUPANCY

EXISTING restaurant up to code !

ZONING: B

BUILDING : OCCUPANCY GROUP (M) B2  
 one store

TYPE OF CONSTRUCTION: V  
 FRAMING CLASSIFICATION C

REMARKS: TOTAL AREA 3800 SQFT  
 FIRE ALARM SYS.

2Hs fire rate wall between store. 1H fire rate ceiling

LOAD CALCULATION **116 seats**

parking dining 2000/50=40	car parking existing
sitting 2000/15=130	>>116
116 customer+10 worker=126	
A.C. 30 TONS	
GREASE TRAP 2000gls existing	
126X15CFM= 1740CFM FRESH AIR	

**Equipment Schedule**

NO	Equipment	Manufacturer	Model	Power	Remarks
1	WOK	WIN	WK-4	GAS 1.5"	4X100K
2	Deep Fryer X2	Pico	16 (NMI)	Gas 3/4"	2 x 115,000 BTU
3	soup boiler x3			gas 3/4"	3x60kbtu
4	Rice Cooker	Ripa	PR-100	110V 2KVA	
5	SANDWICH COOLER X2	Beverage Air	SUR72-24W	110V 12 Amps 1/2 HP	
6	REFRIGERATOR	R-S	ST.72" 36"	ELE 12AMP 110v	
7	Walk-in-Cooler			220V 1 HP	
8	3-Comp. Sink (Indirect Waste)2	Advance 120"		2" H. and C.V.	
9	Mk Sink	WIN			
10	Hand Sink X8	Advance	7-PS-60	2" H. and C.V.	
11	WATER HEATER		80 GA	ELE 7KVA	
12	5 Taps TOP COOLER X2	Mr. Water	TP 4	110V 1/2 HP	
13	soda mch				
14	DISH WASHER				1KVA
15	WALK INFREEZER			220V 3/4 HP	
16	ICE MAKER	Mr. Water	ICE-800	208v 41va	
17	4 Level Shelf			110V 2KVA	
18	cutfe mch			208 V 4KVA	

**Door Schedule**

Location	W	H	Thk	Material	Frame	Remarks
1 Front Entrance	7'-0"	7'-0"		Glass	wood	Closer @EXIST PANIC HARDWARD PUSH BAR
2 Kitchen Entrance	3'-0"	6'-8"	1 1/2"	Wood	Wood	Closer
3 Rest Room	3'-0"	5'-8"	1 1/2"	Wood	Wood	Closer
4					Metal	Closer, Fire code PANIC HARDWARD PUSH BAR @EXIST

**REST ROOM**

116 SEATS +10 works

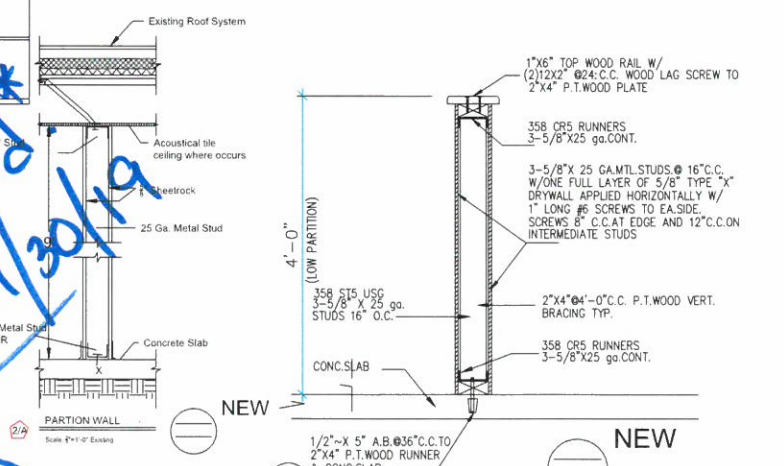
63 MEN

63 WOMEN

	REQUIRE	PROVIDED
MEN RM.	WC UR LAV WC UR LAV	1 2 3 1 2 3
63		
WOMEN RM.	REQUIRE PROVIDED	
63	WC UR LAV WC UR LAV	2 3 2 3

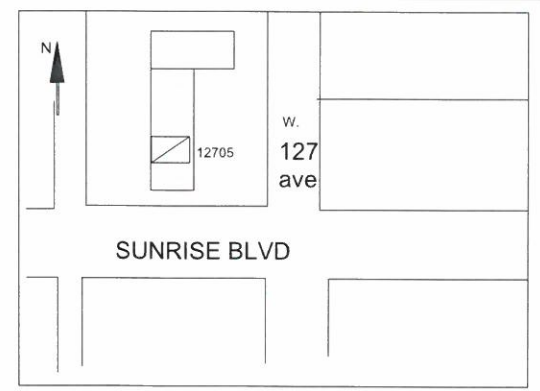
new HC rest rm 1 1 1 1

*Lay out approved by Landlord 9/30/19*



- General Notes and Conditions**
1. It is the intent of the Architect that this work be in conformance with the Building Authorities and codes having jurisdiction over this type of construction and occupancy. All contractors shall do their work in compliance with the Florida Building Code, National Electric Code, NFPA, OSHA and other applicable codes and regulations.
  2. The Contractor shall verify all conditions and dimensions at the job site and shall report any discrepancies in the drawings to the Architect prior to commencing work.
  3. The General Conditions of the Contract for construction, A.I.A. Doc. A201 of the American Institute of Architects, 1987 edition, shall be made part of and apply to all work executed by these plans.
  4. It is not the intent of these plans to show every minor detail of construction. The Contractor is expected to furnish and install all items required to completed the work with good workmanship and assure proper working order.
  5. The Contractor shall supply, located and build into the work all inserts, anchors, angles, plates, openings, sleeves, hangers, slab depressions, and pitches as may be required to produce a complete construction with good workmanship quality.
  6. Contract will guarantee in writing all materials and workmanship for a period of one year from the date of final acceptance by the owner and will at his own cost repair or replace all work or damage caused by work which becomes defective during the term of guarantee.
  7. Contractor shall coordinate and supervise his work and work by subcontractors.
  8. Parking, storage, trash removal, etc. shall be coordinated with the Landlord or Building Manager.
  9. Contractor shall supply and pay for all necessary permits, insurance, licenses, taxes, etc. required to do this work.
  10. Interior finishes shall be a minimum Class-A Flame Spread Rating in all means of egress, Class-C minimum in all.
  11. "Tenant" means Store Owner or appointed representative.
  12. "Landlord" means Building Owner or Developer or appointed representative.
  13. Contractor shall visit site and become acquainted with work to be performed and existing conditions before submitting his bid.
  14. The Contractor is responsible for coordinating and maintaining standards set forth in the specifications manual.

drawing according to 2017 6Ed. national Electric code <F.E.C.>  
 2017 6Ed. Accessibility Code <F.A.C.> and  
 Florida Statutes <F.S.>  
 2017 6Ed. FLORIDA building <F.B.C.>  
 2017 6Ed. Life safety code <L.S.C.> 2017 6Ed. FLORIDA Plumbing <F.P.C.>  
 2017 6Ed. FLORIDA Mechanical code <F.M.C.>  
 2017 6Ed. BROWARD COUNTY Development Code <B.D.C.>



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Reviewed		DRAWN BY JOHN CHIU
1 8-10-2019		
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*\*Subject to permits by City*