

CITY OF PLATTSBURGH - DRI DOWNTOWN GRANT PROGRAM

14 MARGARET STREET, PLATTSBURGH, NY 12901

BUILDING CODE ANALYSIS

- PROJECT DESCRIPTION: RENOVATION CHANGE OF ASSEMBLY SPACES INTO A COMMERCIAL BREWERY & TAVERN AND BAR FOR THE EXISTING RESTAURANT AND COMMERCIAL KITCHEN FOR THE EXISTING NIGHTCLUB.
- APPLICABLE CODES:
ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - 2020 BUILDING CODE OF NEW YORK STATE
 - 2020 EXISTING BUILDING CODE OF NEW YORK STATE (ALTERATIONS - LEVEL 2)
 - 2020 PLUMBING, MECHANICAL, AND FUEL GAS CODES OF NEW YORK STATE
 - 2020 FIRE CODE AND PROPERTY MAINTENANCE CODE OF NEW YORK STATE
 - 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
 - 2010 AMERICANS WITH DISABILITIES ACT / 2009 ICC A117.1
 - 2017 NATIONAL ELECTRICAL CODE
- BUILDING DATA:
 - OCCUPANCY CLASSIFICATION: (BC 303)
 - GROUP A-2 - EXISTING ASSEMBLY (RESTAURANT) WITH ADDITION OF COMMERCIAL BREWERY (TAVERN AND BARS)
 - GROUP A-2 - EXISTING ASSEMBLY (NIGHTCLUB) WITH ADDITION OF COMMERCIAL KITCHEN
 SECTION 303.3 - RESTAURANTS, CAFETERIAS AND SIMILAR DINING FACILITIES (INCLUDING ASSOCIATED COMMERCIAL KITCHENS)
 - CONSTRUCTION CLASSIFICATION: (BC 602)
EXISTING TYPE IIIb, NON-RATED (ORDINARY)
 - EXISTING BUILDING HEIGHT: (BC TABLE 504.3 & 504.4) SPRINKLERED (S)
 - GROUP A-2 ALLOWED 65'-0" HEIGHT, EXISTING HEIGHT | ALLOWED 4 STORY, EXISTING 2 STORY
 - BUILDING AREA: (BC TABLE 506.2) SPRINKLERED (S1)
 - GROUP A-2 ALLOWED 56,000 SF, EXISTING _____ SF WITH _____ SF MEZZANINES.
 - TOTAL BUILDING GROSS FLOOR AREA: EXISTING _____ SF WITH _____ SF MEZZANINES.
- OCCUPANCY CALCULATIONS:
GROUP A-2 (COMMERCIAL BREWERY/TAVERN AND BAR) = ___ OCCUP.
GROUP A-2 (COMMERCIAL KITCHEN) = ___ OCCUP.

REQUIRED EXITS & EGRESS WIDTH: (BC 1005.3, BC TABLE 1006.2.1 & 1006.3) W/
SPRINKLER SYSTEM, MAX. OCCUPANT LOAD IS LESS THAN 49 (GROUP A-2),
MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE IS LESS THAN 75' (A-2 OCCUP.)
EXIT ACCESS TRAVEL DISTANCE IS 250 FT. (BC TABLE 1017.2)
- EXISTING FIRE PROTECTION: (BC 903, 906, 907, 915)
 - AUTOMATIC SPRINKLER SYSTEM: REQUIRED / MODIFIED & EXTENDED
 - FIRE ALARM & DETECTION SYSTEM: REQUIRED / MODIFIED & EXTENDED
 - PORTABLE FIRE EXTINGUISHERS: REQUIRED / EXTENDED
 - CARBON MONOXIDE DETECTION: REQUIRED / MODIFIED & EXTENDED
- EXISTING EXIT ILLUMINATION: (BC 1008.1) EMERGENCY EXIT ILLUMINATION.
- EXISTING ACCESSIBILITY: (BC 1101 & 1109) FULLY ACCESSIBLE W/ BUILDING ENTRANCE, ROUTE, SIGNAGE, PARKING & LOADING ZONE AND FULLY ACCESSIBLE W/ TOILET FACILITIES.
- ENERGY CONSERVATION: (BC 1301) SEE 2020 ECCCNYS



RENDERING

Established in 1985

AEDA
Architectural & Engineering DESIGN Associates, P.C.

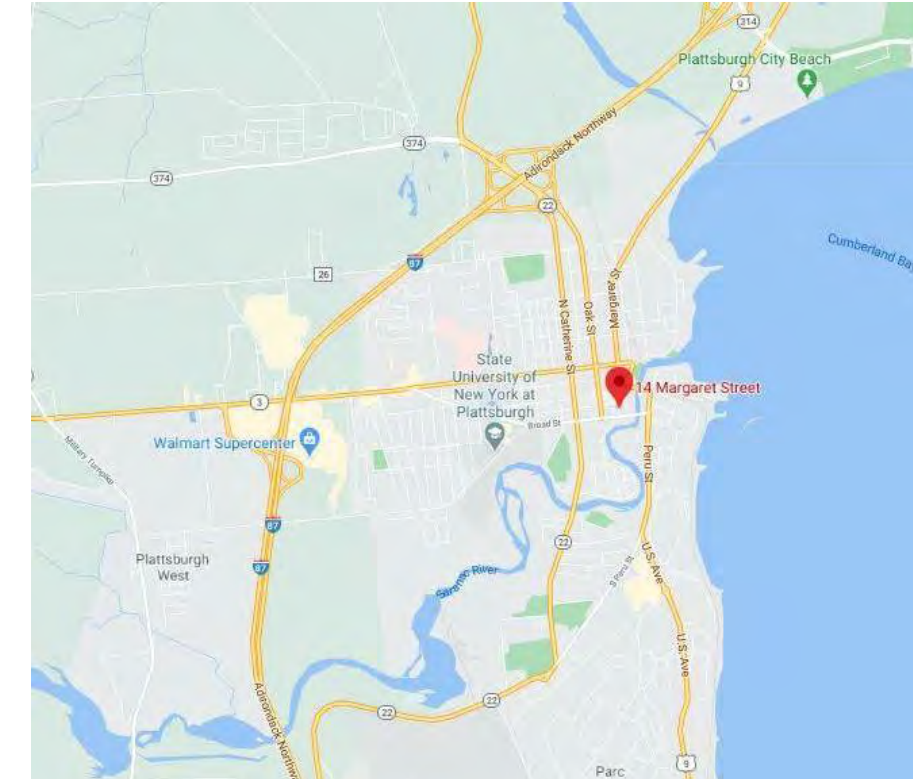
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SHEET LIST

| SHEET NUMBER | SHEET NAME |
|------------------|---|
| 1. TITLE | |
| T001 | TITLE SHEET |
| 2. GENERAL | |
| G001 | GENERAL NOTES |
| 4. DEMOLITION | |
| D101 | DEMOLITION PHOTOS |
| D102 | DEMOLITION PLANS |
| 6. ARCHITECTURAL | |
| A001 | ARCHITECTURAL - NOTES, LEGEND, DETAILS & WALL TYPES |
| A002 | LIGHT GAUGE METAL FRAMING DETAILS |
| A003 | WOOD FRAMING DETAILS |
| A101 | FIRST FLOOR PLAN, FRAMING PLAN KITCHEN CEILING/DECK |
| A102 | ENLARGED PLANS AND BATHROOM ELEVATIONS |
| A201 | INTERIOR ELEVATIONS 1 |

| SHEET NUMBER | SHEET NAME |
|-------------------------------------|---|
| A202 | INTERIOR ELEVATIONS 2 |
| A901 | INTERIOR 3D VIEWS |
| A902 | INTERIOR 3D VIEWS |
| A903 | INTERIOR 3D VIEWS |
| A904 | INTERIOR 3D VIEWS |
| 7. MECHANICAL, ELECTRICAL, PLUMBING | |
| M001 | M.E.P. NOTES |
| M101 | MAIN CORRIDOR ELECTRICAL LIGHTING/ CEILING PLAN |
| M102 | KITCHEN ELECTRICAL LIGHTING/ CEILING PLAN |

LOCATION MAP



AERIAL VIEW



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STATE OF NEW YORK
ANDREW C. ABADOM
054851
LICENSED PROFESSIONAL ENGINEER

TITLE SHEET

PROJECT NO. 18035-010
DATE 11-25-2020
DRAWN BY LKT/JCB
CHECKED BY SEC

T001

N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE

THE PROPOSED ENVELOPE DESIGN REPRESENTED IN THIS DOCUMENT IS CONSISTENT WITH THE BUILDING PLANS, SPECIFICATIONS AND OTHER CALCULATIONS SUBMITTED WITH THIS PERMIT APPLICATION. THE PROPOSED ENVELOPE SYSTEM HAS BEEN DESIGNED TO MEET THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE REQUIREMENTS IN COMCHECK VERSION 4.1.4.1 AND TO COMPLY WITH THE MANDATORY REQUIREMENTS IN THE REQUIREMENTS CHECKLIST. WHEN A REGISTERED DESIGN PROFESSIONAL HAS STAMPED AND SIGNED THIS PAGE, THEY ARE ATTESTING THAT TO THE BEST OF HIS/HER KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, SUCH PLANS OR SPECIFICATIONS ARE IN COMPLIANCE WITH THIS CODE.

ANDREW C. ABDALLAH, P.E.
 PRINCIPAL ENVELOPE DESIGNER-NAME
 SIGNATURE
 DATE 11-25-20

PROJECT ABBREVIATIONS

NOTE: EVERY EFFORT WILL BE MADE TO USE FULL WORDS INSTEAD OF ABBREVIATIONS
EXCEPTIONS: WHERE SPACE REQUIREMENTS PROHIBIT IT OR WHERE STANDARD INDUSTRY ABBREVIATIONS ARE GENERALLY ACCEPTABLE SUBSTITUTES

| | |
|--|---|
| & AND | HW HOT WATER |
| @ AT | HVAC HEATING VENTILATION & AIR CONDITIONING |
| Ø DIAMETER | ICF INSULATED CONCRETE FORM |
| # NUMBER | MAX MAXIMUM |
| LB/LBS POUND(S) | MC MECHANICAL CONTRACTOR |
| 1ST FIRST | MECH MECHANICAL |
| 2ND SECOND | MIN MINIMUM |
| 3RD THIRD | MISC MISCELLANEOUS |
| 4TH FOURTH | MLT METAL |
| 5TH FIFTH | MRGWB MOISTURE RESISTANT GYPSUM WALL BOARD |
| ACT ACOUSTIC CEILING TILE | NIC NOT IN CONTRACT |
| AFF ABOVE FINISH FLOOR | NTS NOT TO SCALE |
| BM BENCH MARK | OC ON CENTER |
| BO BOTTOM OF | OSB ORIENTED STRAND BOARD |
| CJ CONTROL JOINT | PC PLUMBING CONTRACTOR |
| CL CENTERLINE | PLUMB PLUMBING |
| CMU CONCRETE MASONRY UNIT | PT PRESSURE TREATED |
| CPT CARPET | PSF POUNDS PER SQUARE FOOT |
| CT CERAMIC TILE | PSI POUNDS PER SQUARE INCH |
| DEMO DEMOLISH OR DEMOLITION | PVC POLYVINYL CHLORIDE |
| DN DOWN | RCP REFLECTED CEILING PLAN |
| DWG DRAWING | RM ROOM |
| EA EACH | RO ROUGH OPENING |
| EC ELECTRICAL CONTRACTOR | SIM SIMILAR |
| EIFS EXTERIOR INSULATION AND FINISH SYSTEM | SS STAINLESS STEEL |
| ELEC ELECTRICAL | STRUCT STRUCTURAL |
| ELEV ELEVATION | T&G TONGUE AND GROOVE |
| EPDM ETHYLENE PROPYLENE DIENE MONOMER | TO TOP OF |
| EW EACH WAY | TYP TYPICAL |
| FD FLOOR DRAIN | UNO UNLESS NOTED OTHERWISE |
| FF FINISH FLOOR | VIF VERIFY IN FIELD |
| FRGWB FIRE RATED GYPSUM WALL BOARD | W/ WITH |
| GA GAGE/GAUGE | W/O WITHOUT |
| GC GENERAL CONTRACTOR | WD WOOD |
| GWB GYPSUM WALL BOARD | WWF WELDED WIRE FABRIC |
| HM HOLLOW METAL | WWM WELDED WIRE MESH |

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT DISCREPANCIES TO OWNER AND ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL WORK DETAILED AND / OR SPECIFICALLY DENOTED ON THIS DRAWING SHALL BE BY GENERAL CONTRACTOR UNLESS OTHERWISE INDICATED. REFERENCE ALL DRAWINGS FOR ADDITIONAL SCOPE OF WORK REQUIREMENTS.
- CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION OR ORDER OF ANY CUSTOM MATERIALS. INCONSISTENCIES IN PLANS MUST BE REPORTED TO THE OWNER AND ARCHITECT / ENGINEER.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS & DETAILS AND BE RESPONSIBLE FOR SAME.
- EXTERIOR DIMENSIONS ARE TO FACE OF STUDS. INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUDS.
- CONFORM TO ALL DIMENSIONS INDICATED IN PREFERENCE TO SCALED DIMENSIONS FROM THE BLUEPRINT.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER TO BE PRESSURE TREATED.
- INTERIOR FLOOR AND WALL FINISHES SHALL BE SELECTED BY OWNER.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL TOILET, BATH, POWDER & LAUNDRY ROOMS.
- SEAL ALL PENETRATIONS THRU EXTERIOR, INTERIOR & FOUNDATION WALLS, FLOOR & ROOF ASSEMBLIES AS REQUIRED.
- FRAMING INFILL/ EXTENSIONS SHALL MATCH EXISTING. WHERE WOOD FRAMING IS EXISTING, USE NEW WOOD FRAMING. WHERE METAL FRAMING IS EXISTING, USE METAL FRAMING. NEW WALLS SHALL BE WOOD STUDS

MATERIAL SYMBOLS

| | |
|--|--------------------------|
| | GRADE |
| | UNDISTURBED EARTH |
| | PAVING |
| | GRAVEL |
| | SAND |
| | VAPOR BARRIER |
| | FIBERGLASS INSULATION |
| | RIGID INSULATION |
| | SPRAY FOAM INSULATION |
| | PLYWOOD |
| | GYPSUM BOARD |
| | PARTICLE BOARD |
| | WOOD BLOCKING OR FRAMING |
| | CONCRETE |
| | CONCRETE MASONRY UNIT |
| | BRICK |
| | STONE |
| | STEEL |

DRAWING SYMBOLS

| | |
|--|------------------|
| | BEYOND |
| | CALLOUT BOUNDARY |
| | CENTERLINE |
| | CONTINUOUS LINE |
| | DEMOLISHED |
| | FLASHING |
| | GRID LINE |
| | HIDDEN |
| | MATCHLINE |
| | OVERHEAD |
| | UNDERLAYMENT |
| | WEATHER BARRIER |

DRAWING SYMBOLS

SHEET/DRAWING NUMBERS
 DISCIPLINE/SERIES
 A = ARCHITECTURAL
 C = CIVIL
 D = DEMOLITION
 E = ELECTRICAL
 ID = INTERIOR DESIGN
 L = LANDSCAPE
 LS = LIFE SAFETY
 M = MECHANICAL
 P = PLUMBING
 Q = EQUIPMENT
 S = STRUCTURAL

A101
 SHEET NUMBER
 SHEET TYPE SUB SERIES
 DISCIPLINE / SERIES

GRIDS
 NORTH
 NORTH ARROW

TITLE
 1/8" = 1'-0"
 VIEW TITLE
 DETAIL / SHEET SCALE
 VIEW LOCATION
 VIEW ORIGIN

PLAN, ELEVATION, SECTION OR DETAIL TITLE

GRAPHIC SCALE

ELEVATION REFERENCE
 SIM ELEVATION NUMBER
 SHEET NUMBER

ELEVATION REFERENCE, MULTIPLE
 INTERIOR ELEVATION NUMBER
 SHEET NUMBER

PHOTO ELEVATION REFERENCE
 SIM ELEVATION NUMBER
 SHEET NUMBER

PHOTO ELEVATION REFERENCE, MULTIPLE
 INTERIOR ELEVATION NUMBER
 SHEET NUMBER

SECTION REFERENCE
 SECTION NUMBER
 SIM
 SHEET NUMBER

WALL SECTION REFERENCE
 SECTION NUMBER
 SIM
 SHEET NUMBER

ENLARGED PLAN OR DETAIL REFERENCE
 DETAIL NUMBER
 SHEET NUMBER

DETAIL REFERENCE
 DETAIL NUMBER
 SHEET NUMBER

ROOM NAME
 101

ROOM NAME & ROOM NUMBER
 101

DOOR OR OPENING TAG
 X

WINDOW, LOUVER OR CURTAINWALL TYPE
 W1

SEE PARTITION SHEET FOR TAG INFO.
 PARTITION TYPE

HORIZONTAL ASSEMBLIES TYPE
 X

KEYNOTES
 A001

REVISION IDENTIFICATION

CEILING TAG
 CEILING TYPE
 ACT-1
 8'-0" AFF
 HEIGHT ABOVE FLOOR LEVEL

ALIGN FACE OF OBJECTS/SURFACES
 ALIGN

MATCHLINE SEE A/101
 MATCHLINE REFERENCE

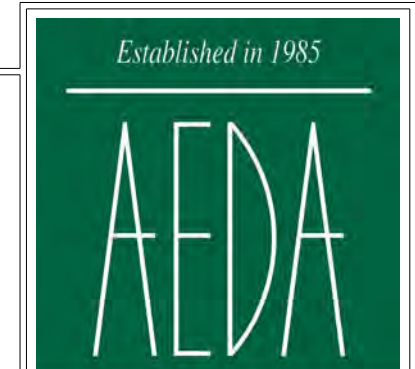
SPOT ELEVATION
 8'-0"

FLOOR ELEVATION
 LEVEL NAME
 ELEVATION

EXISTING WALL
 DEMOLISHED WALL
 NEW WALL

EXISTING DOOR TO REMAIN
 DEMOLISHED DOOR
 NEW DOOR

WALLS
DOORS



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GENERAL NOTES

PROJECT NO. 18035-010
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DEMOLITION PHOTOS

1

B1 EXISTING BUILDING ENTRY & FIVE-1-EIGHT
D101 1 1/2" = 1'-0"

2

B2 FIVE-1-EIGHT (A)
D101 1 1/2" = 1'-0"

3

B3 FIVE-1-EIGHT (B)
D101 1 1/2" = 1'-0"

4

B4 FIVE-1-EIGHT (C)
D101 1 1/2" = 1'-0"

5

B5 FIVE-1-EIGHT (D)
D101 1 1/2" = 1'-0"

C

D1 RETRO LIVE EXISTING
D101 1 1/2" = 1'-0"

D

D2 BODY ART EXISTING (A)
D101 1 1/2" = 1'-0"

C

D3 BODY ART EXISTING (B)
D101 1 1/2" = 1'-0"

D

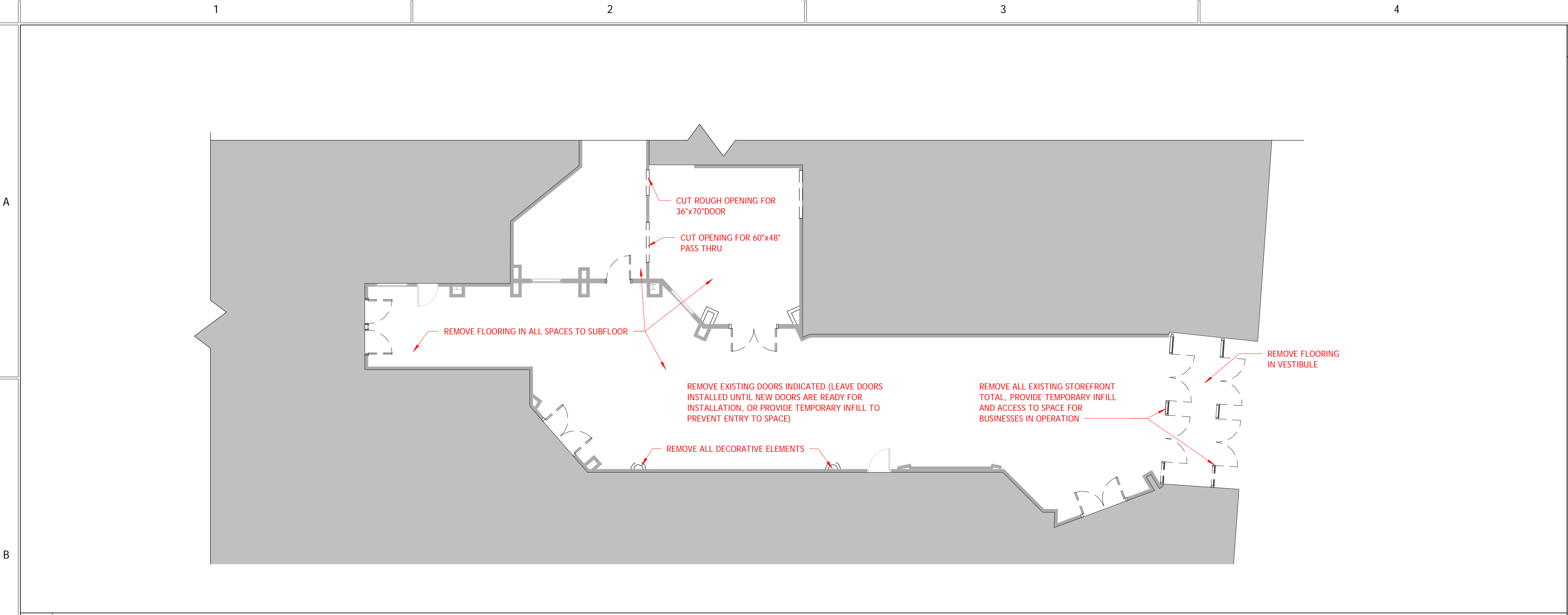
D4 SIP EXISTING (A)
D101 1 1/2" = 1'-0"

C

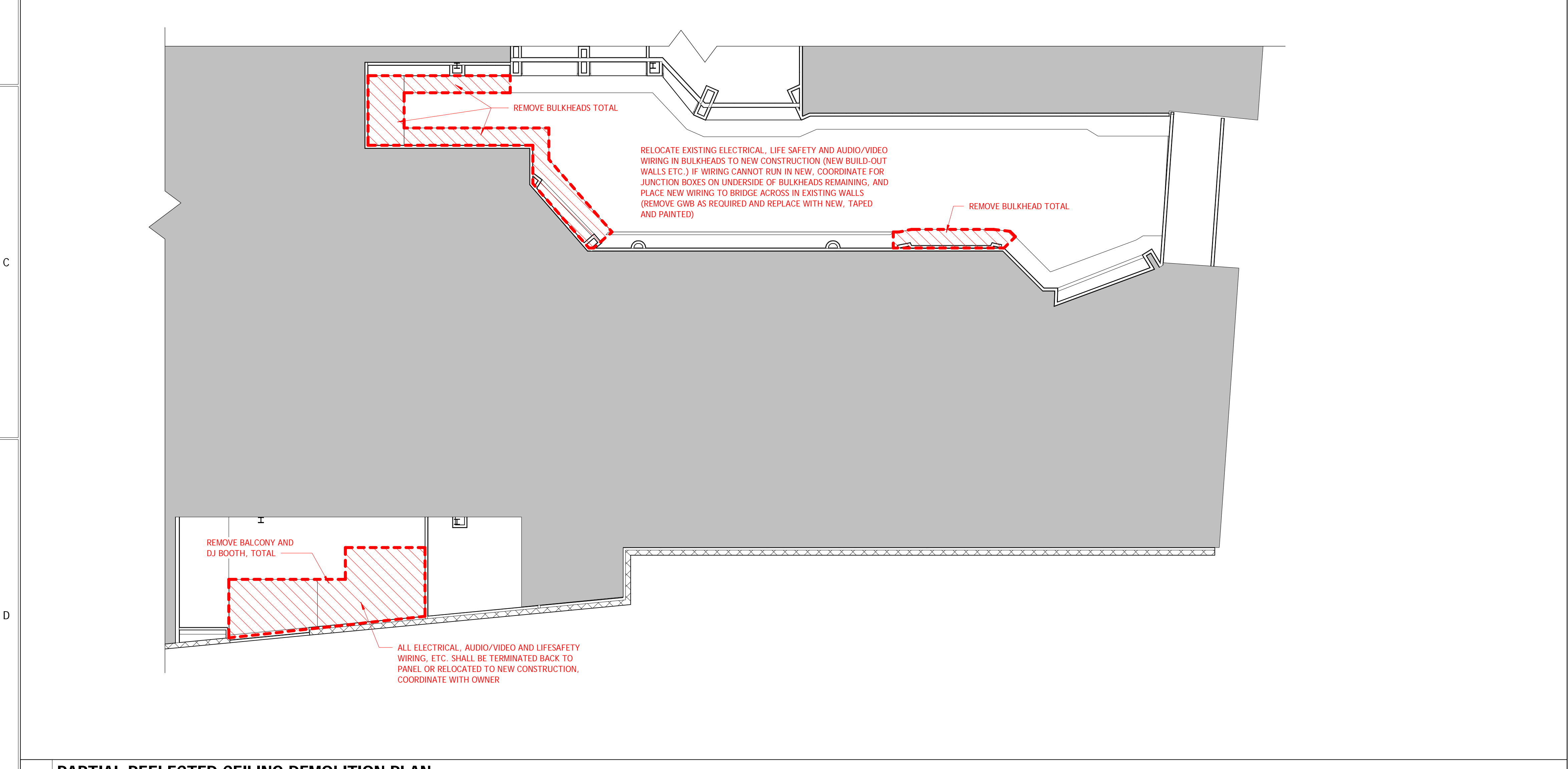
D5 SIP EXISTING (B)
D101 1 1/2" = 1'-0"

D

D6 SIP EXISTING (C)
D101 1 1/2" = 1'-0"



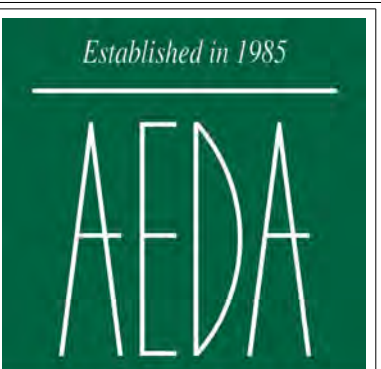
B1 PARTIAL DEMOLITION PLAN
 1/8" = 1'-0"



D1 PARTIAL REFLECTED CEILING DEMOLITION PLAN
 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. ALL EXISTING COMPONENTS TO REMAIN THAT ARE DAMAGED DUE TO DEMOLITION OPERATIONS SHALL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
2. ALL PRIME CONTRACTORS TO PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES AND IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
3. EXCEPT WHERE NOTED OTHERWISE, LEGALLY REMOVE ALL DEMOLISHED MATERIALS OFF SITE IMMEDIATELY.
4. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK
5. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
6. DEMOLISH WITHOUT EXCESSIVE NOISE OR FUMES, SO AS NOT TO DISRUPT BUSINESS OF ADJACENT ACTIVITIES.
7. ALL PRIME CONTRACTORS SHALL COORD. DEMOLITION WORK SO TO LIMIT DISRUPTION & DAMAGE OF EXT'G COMPONENTS TO REMAIN TO THE MAXIMUM EXTENT POSSIBLE. GENERAL CONTRACTOR TO PROVIDE A PLAN & SCHEDULE FOR DEMOLITION TO THE OWNER/ENGINEER FOR APPROVAL PRIOR TO STARTING THE WORK.
8. G.C. TO COORD. W/ ELECTRICAL, MECHANICAL & PLUMBING CONTRACTORS FOR ISOLATION, TEMPORARY SUPPORT & TERMINATION OF EXT'G SYSTEMS AFFECTED BY DEMOLITION WORK.
9. PRIOR TO START OF WORK, ALL PRIME CONTRACTORS TO COORD. W/ OWNER/ARCHITECT REGARDING POSSIBLE SALVAGE OF ALL ITEMS BEING REMOVED AND REMOVAL & RELOCATION OF ALL EXT'G. EQUIPMENT DEFINED WITHIN WORK SCOPE.
10. PROTECT ALL INTERIOR FINISHES DURING DEMOLITION. PATCH, REPAIR, AND REPLACE ANY DAMAGED FINISHES DURING CONSTRUCTION TO MATCH EXISTING. FINISH ENTIRE EXPOSED WALL SURFACES AFFECTED BY DEMOLITION AND/OR DAMAGE TO MATCH EXISTING AS REQUIRED.



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DEMOLITION PLANS

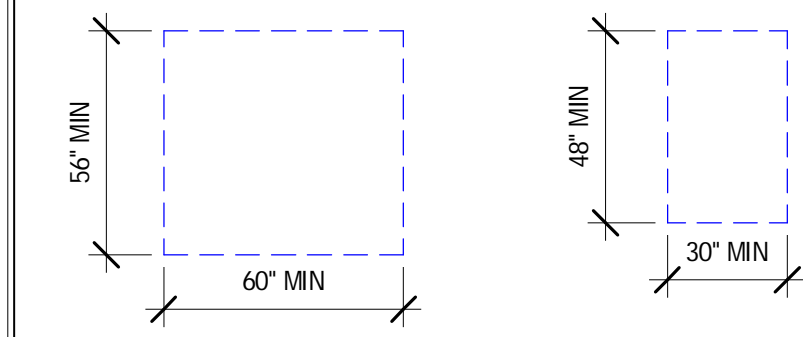
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D102

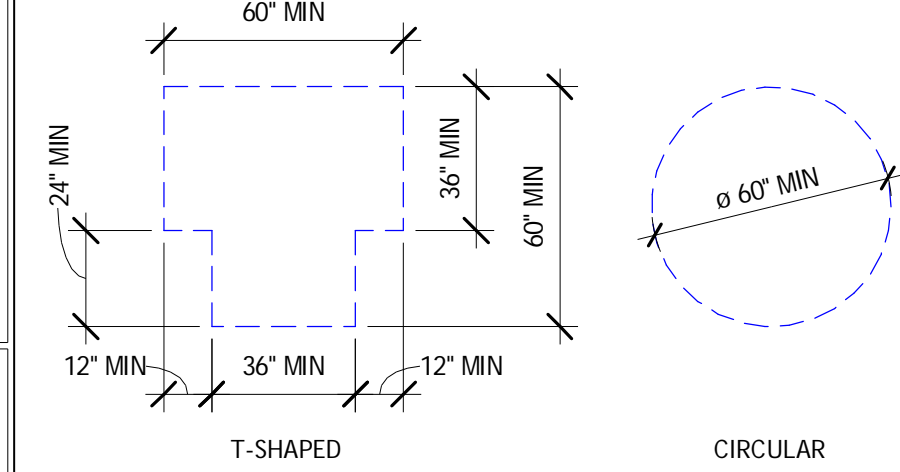
ACCESSIBILITY LEGEND

THESE CODE REQUIRED CLEARANCES MUST BE MET.

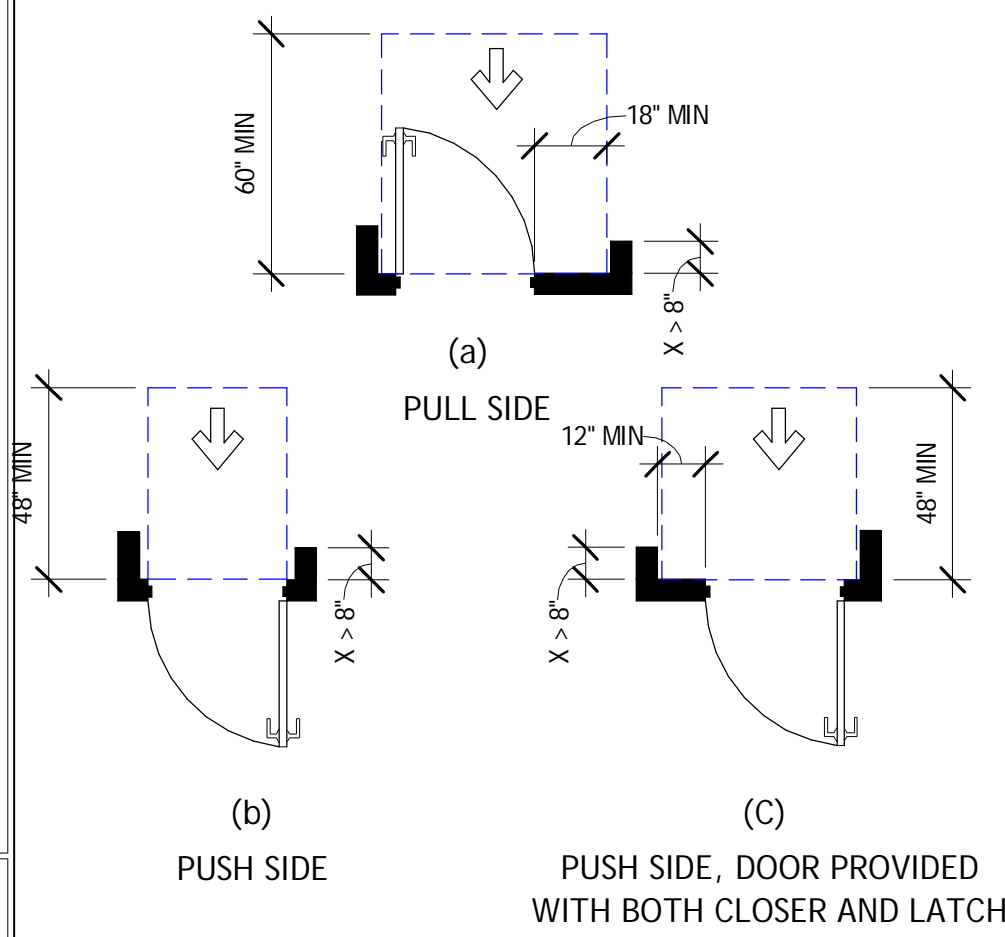
CLEAR FLOOR SPACE - ICC 304.2



TURNING SPACE - ICC 304.2



MANEUVERING CLEARANCE AT RECESSED DOORS - ICC 404.2.3.5

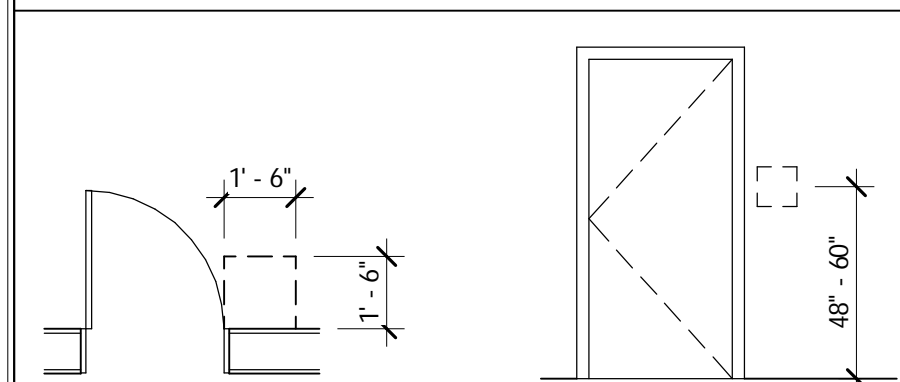


SIGNAGE REQUIREMENTS

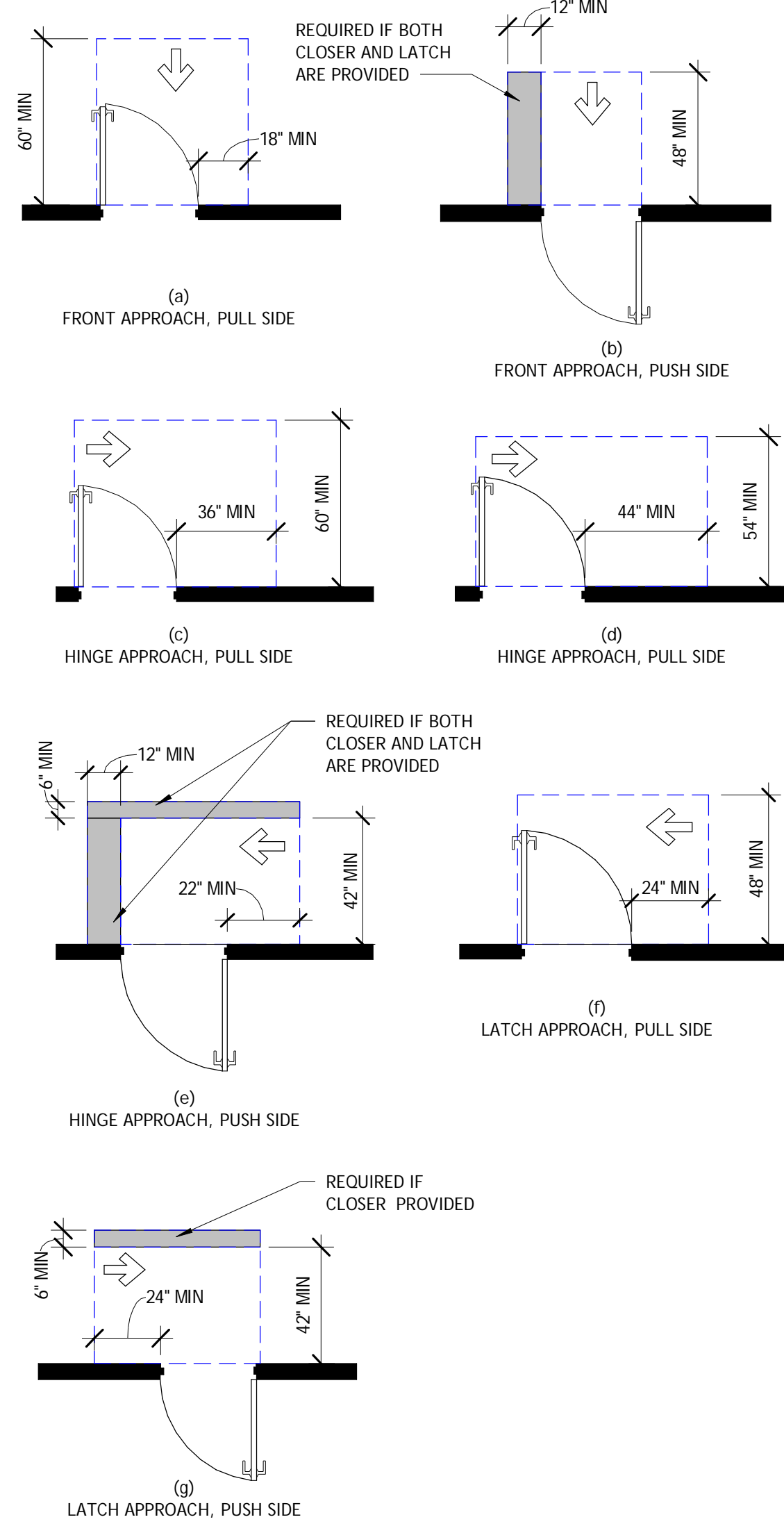
- A. SIGN SHALL BE INSTALLED ON WALL ADJACENT TO THE LATCH SIDE OF THE DOOR OR TO THE RIGHT SIDE OF DOUBLE DOORS. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR OR TO THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHOULD BE ON THE NEAREST ADJACENT WALL. CHARACTER MOUNTING HEIGHT SHALL BE 48" MINIMUM & 60" MAXIMUM ABOVE FINISHED FLOOR. SIGNS CONTAINING TACTILE CHARACTERS SHALL HAVE AN 18" X 18" MINIMUM SPACE ON THE GROUND, CENTERED ON THE SIGN, CLEAR OF THE DOOR SWING.
- B. TACTILE CHARACTERS SHALL BE SANS SERIF AND SHALL BE ACCOMPANIED BY GRADE II BRAILLE. TACTILE CHARACTERS SHALL BE RAISED 1/32" MINIMUM ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE 3/5" MINIMUM AND 2" MAXIMUM.
- C. PICTOGRAMS SHALL HAVE A HEIGHT OF 6". CHARACTERS OR BRAILLE SHALL NOT BE IN THE SAME PICTOGRAM FIELD. WHERE TEXT DESCRIPTORS FOR PICTOGRAMS ARE REQUIRED, THEY SHALL BE DIRECTLY BELOW OR ADJACENT TO THE PICTOGRAM.
- D. CHARACTERS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUNDS.
- E. LOCATIONS REQUIRING SIGNAGE:
 - TRUSS IDENTIFICATION SIGNAGE: AT EXTERIOR ENTRANCE DOORS
 - ACCESSIBLE MENS, WOMENS & UNISEX TOILET ROOMS
 - ACCESSIBLE PARKING WHEN > 5 SPACES ARE PROVIDED
 - SIGNAGE AS NOTED IN THE CONTRACT DOCUMENTS



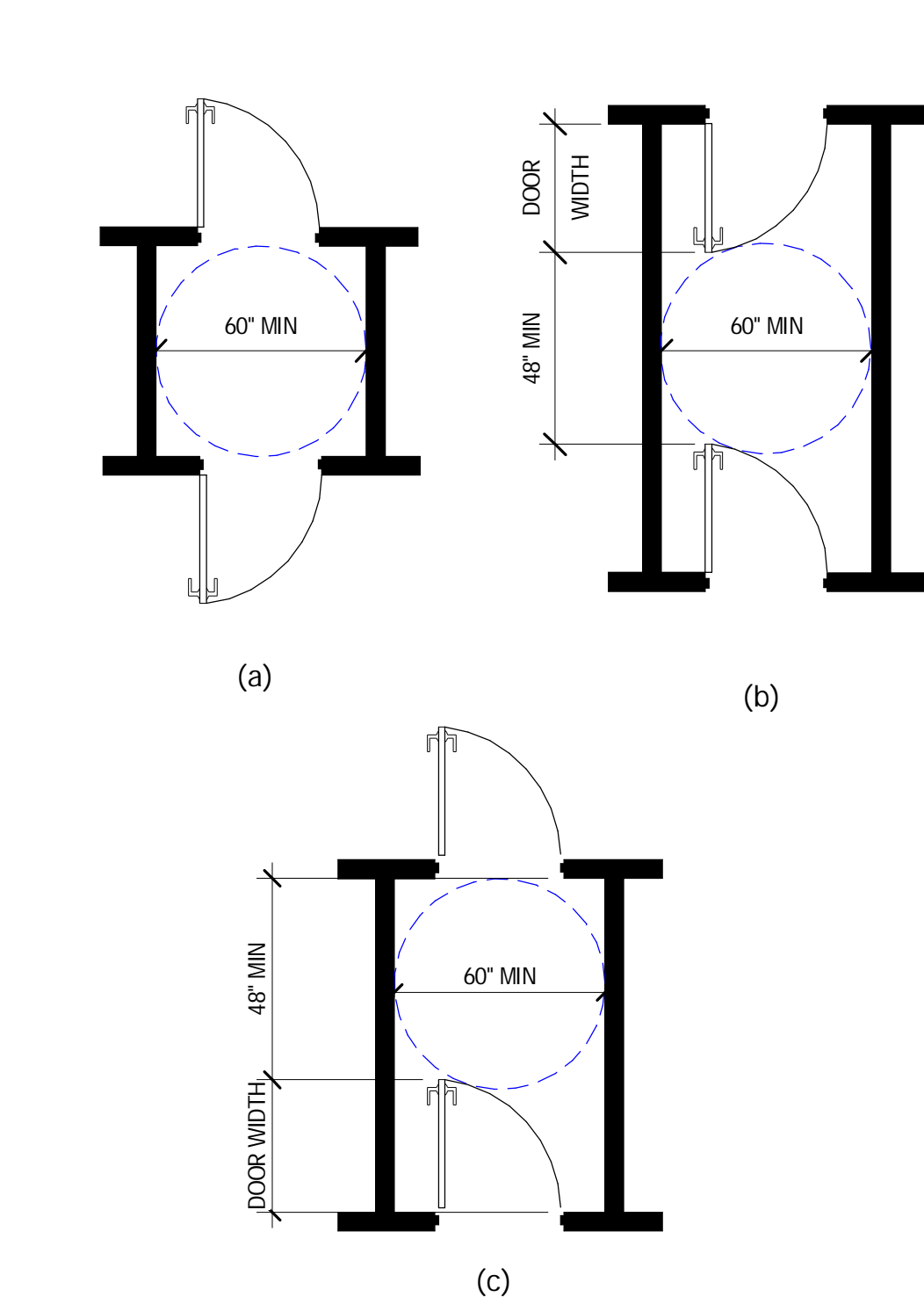
SIGNAGE LOCATIONS



MANEUVERING AT MANUAL SWINGING DOOR - ICC 404.2.3.2

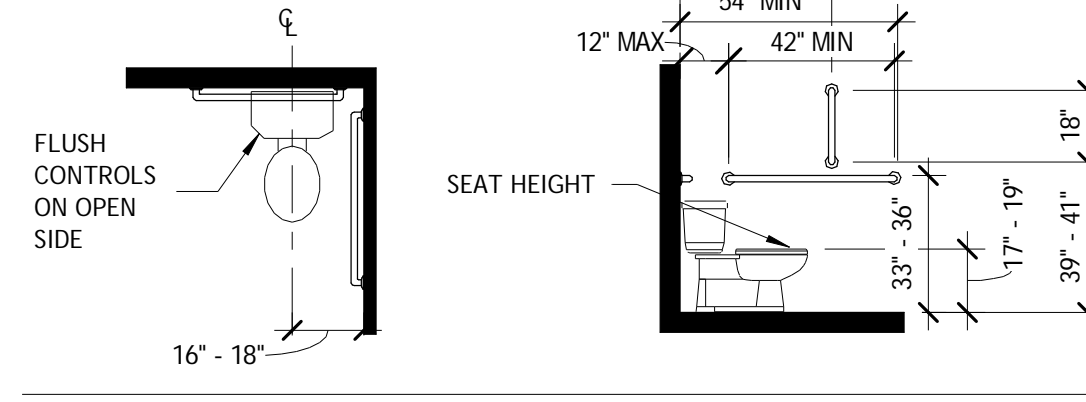


MANEUVERING AT TWO DOORS IN A SERIES - ICC 404.2.5

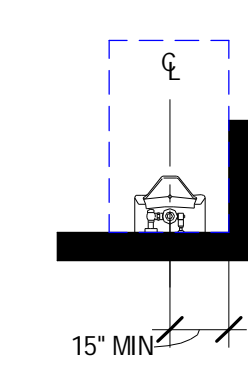


THESE CODE REQUIRED CLEARANCES MUST BE MET.

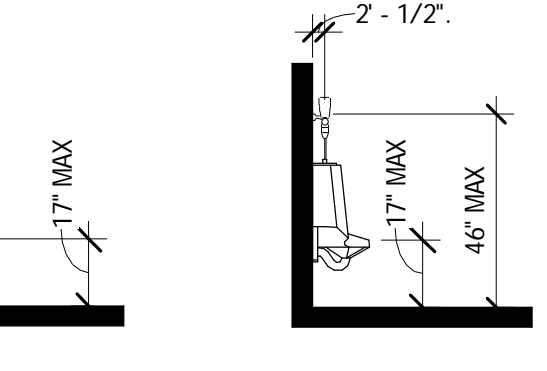
WATER CLOSET - ICC 604



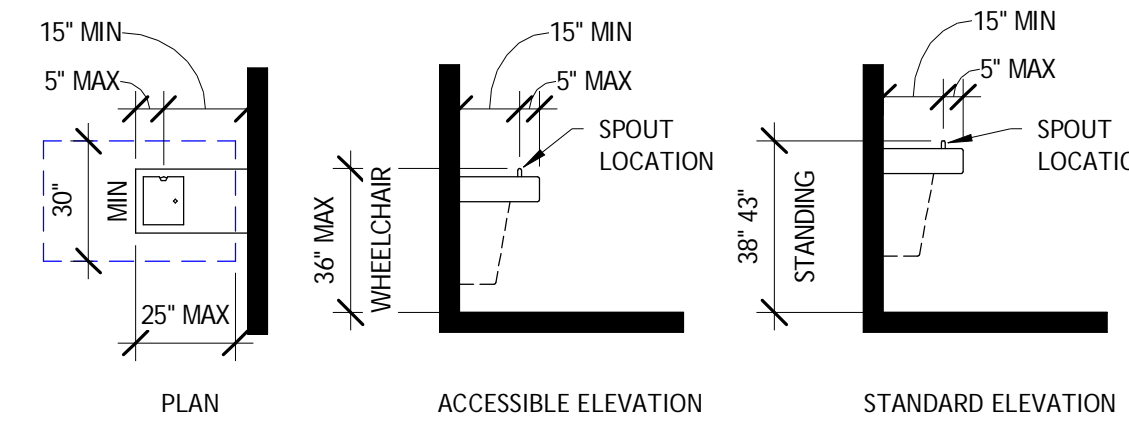
URINALS - ICC 604



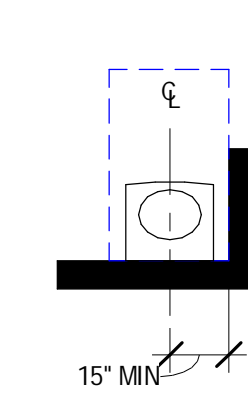
URINAL - ICC 605 & 309



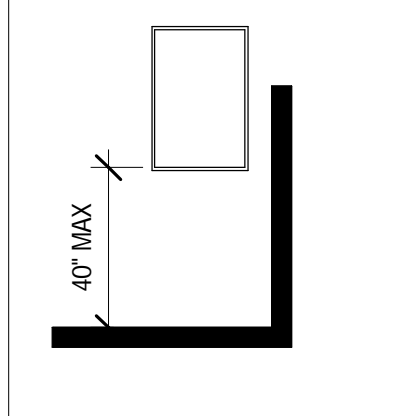
DRINKING FOUNTAINS - ICC 602



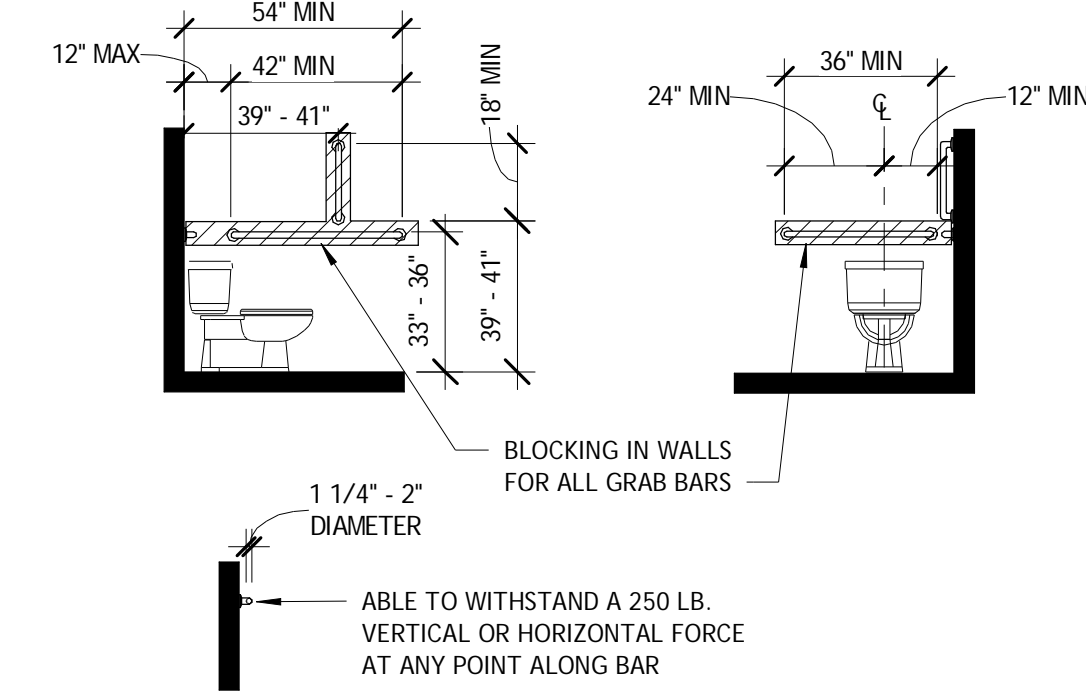
LAVATORIES - ICC 604



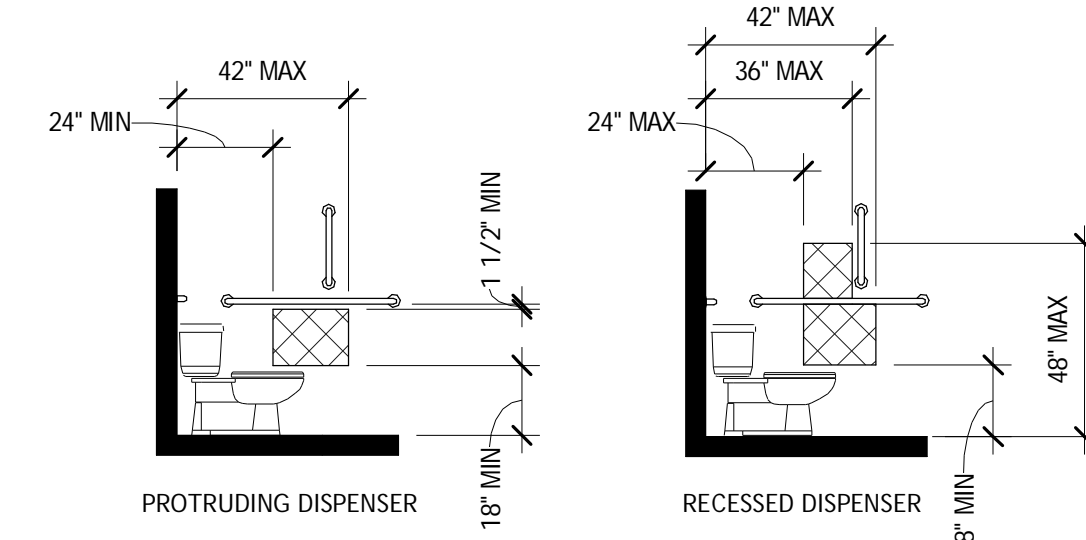
MIRROR LOCATION - ICC 603.3



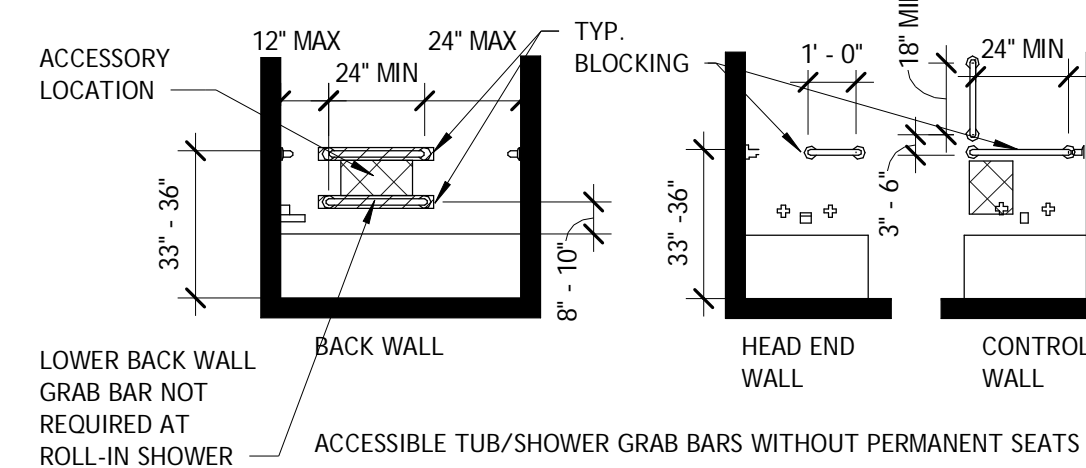
GRAB BARS - ICC 604.5 & 609



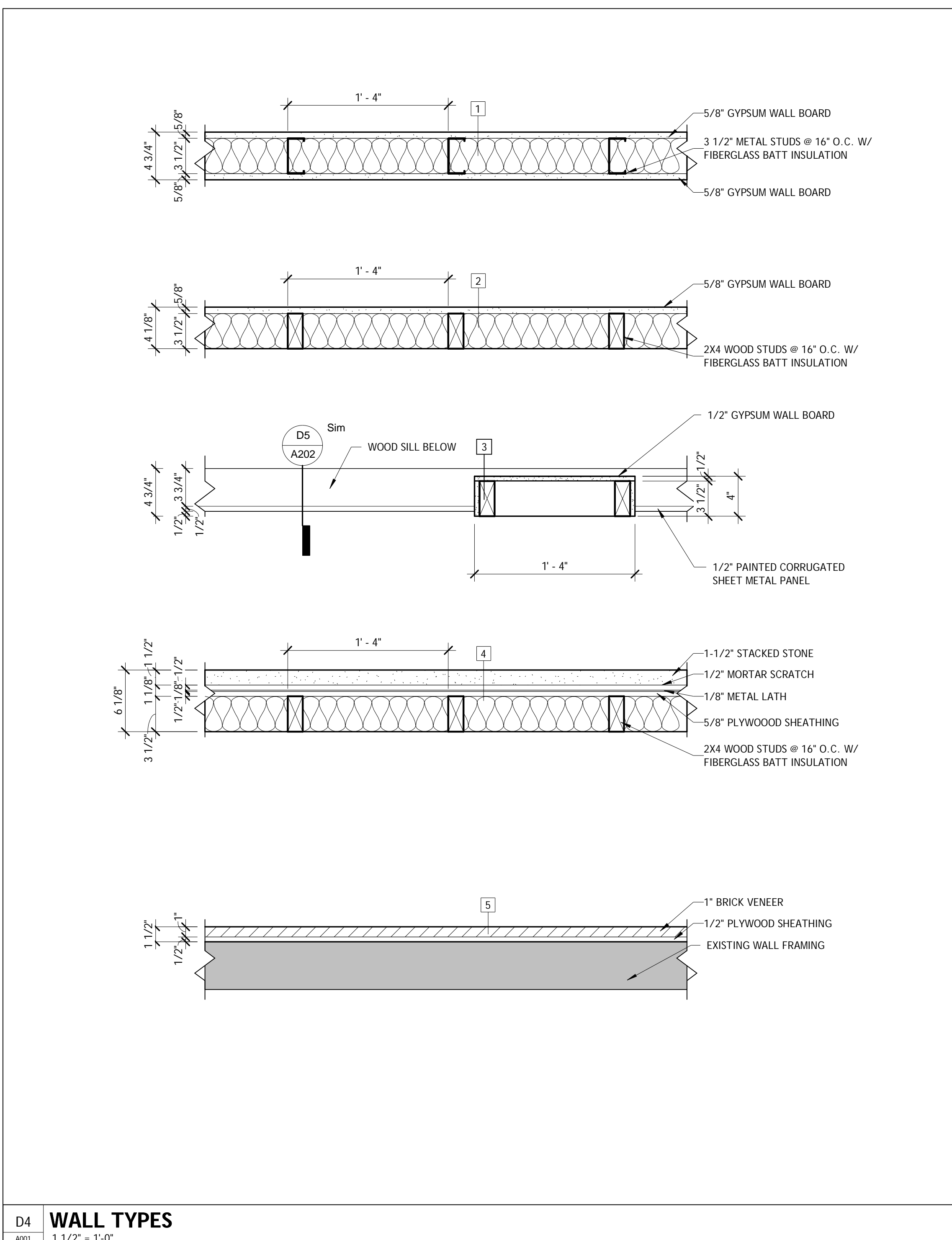
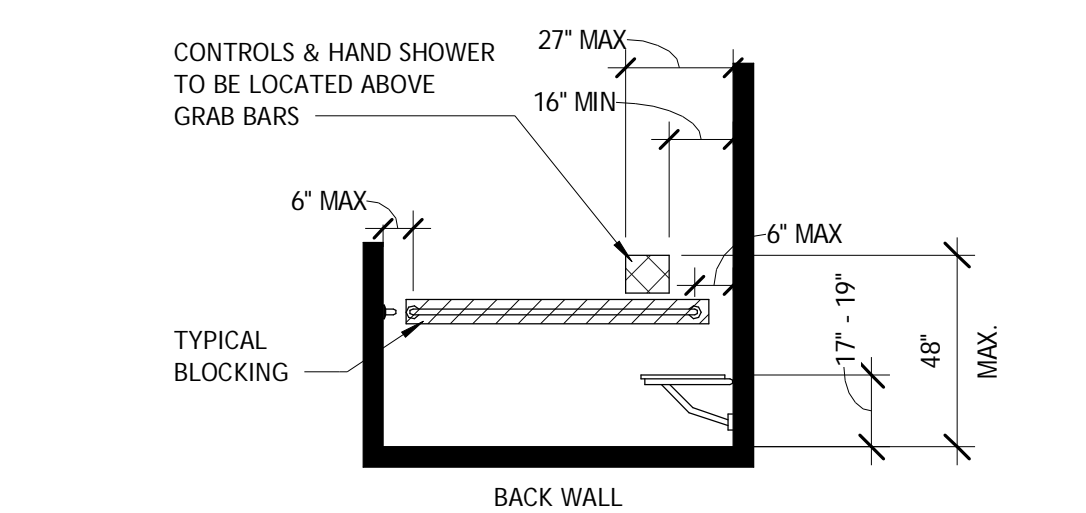
ACCESSORY LOCATIONS - ICC 404.2.3.2



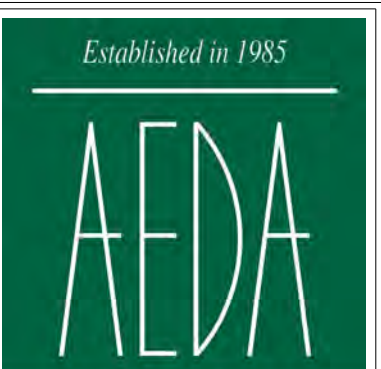
ACCESSIBLE TUB/SHOWER GRAB BARS ICC A117.1 - 2009 607.4



ROLL-IN-TYPE SHOWER - GRAB BARS & CONTROLS ICC 608.4.2



D4 WALL TYPES
A001 1 1/2" = 1'-0"



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ARCHITECTURAL - NOTES, LEGEND, DETAILS & WALL TYPES

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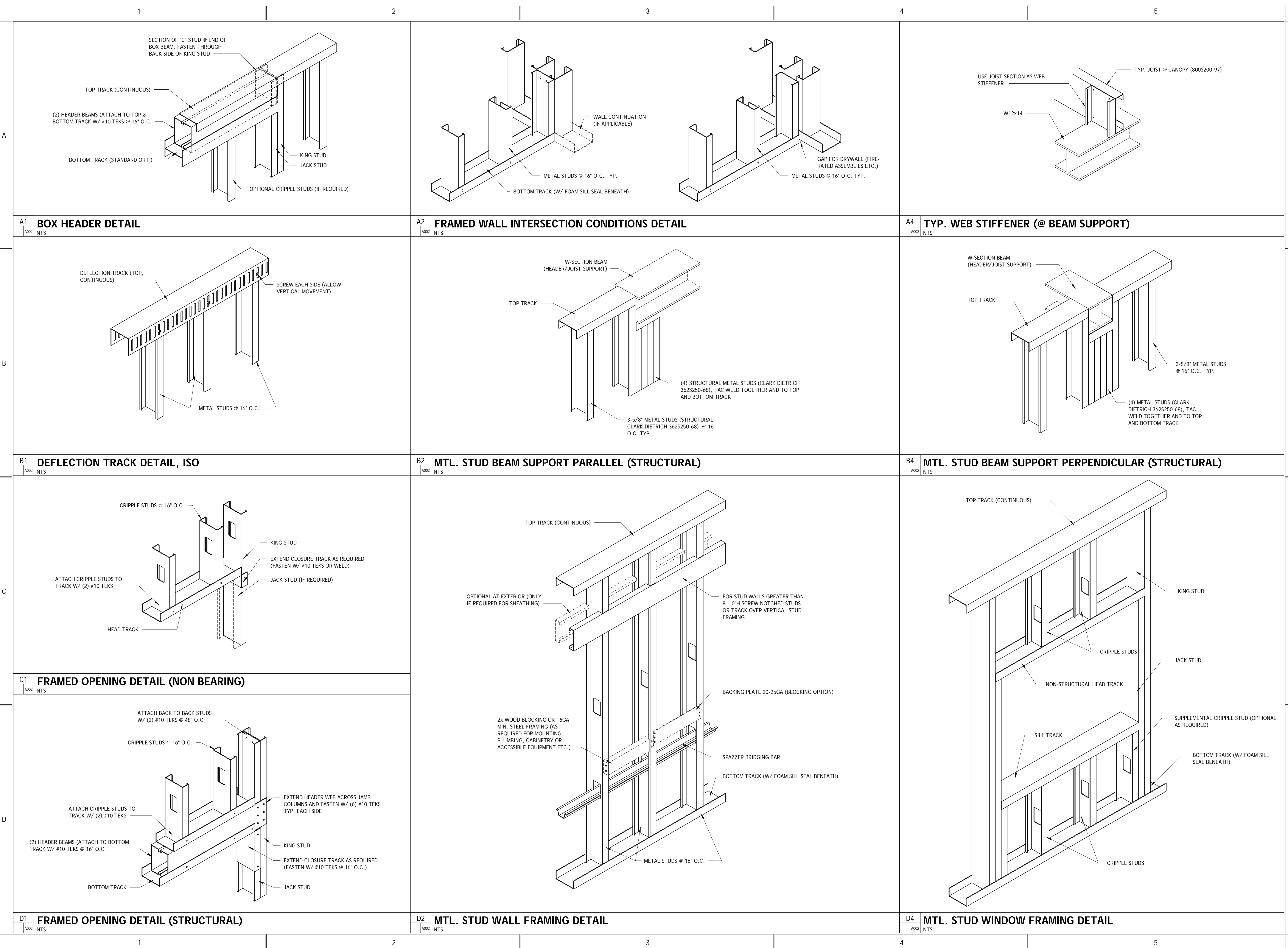
A001

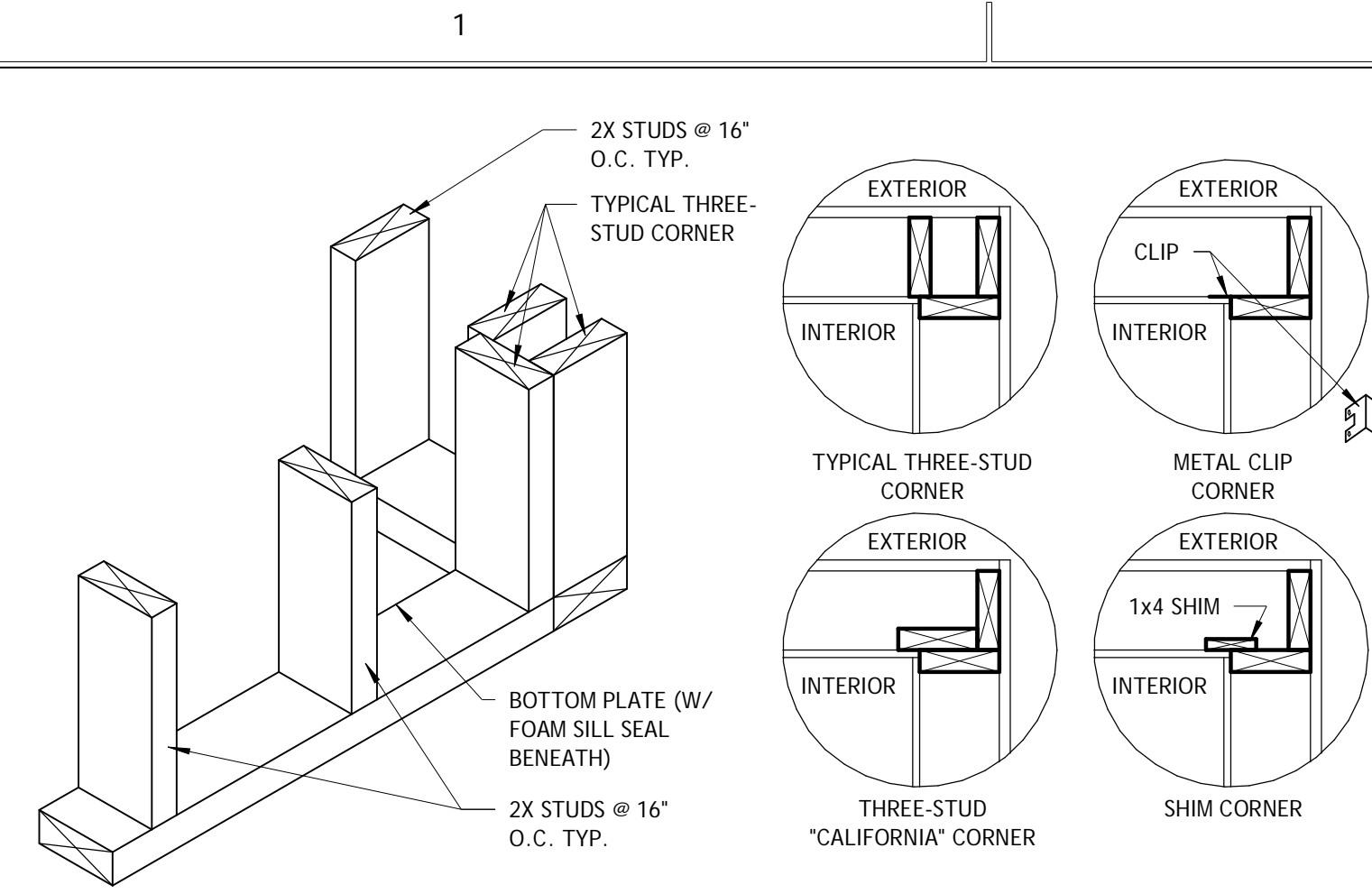
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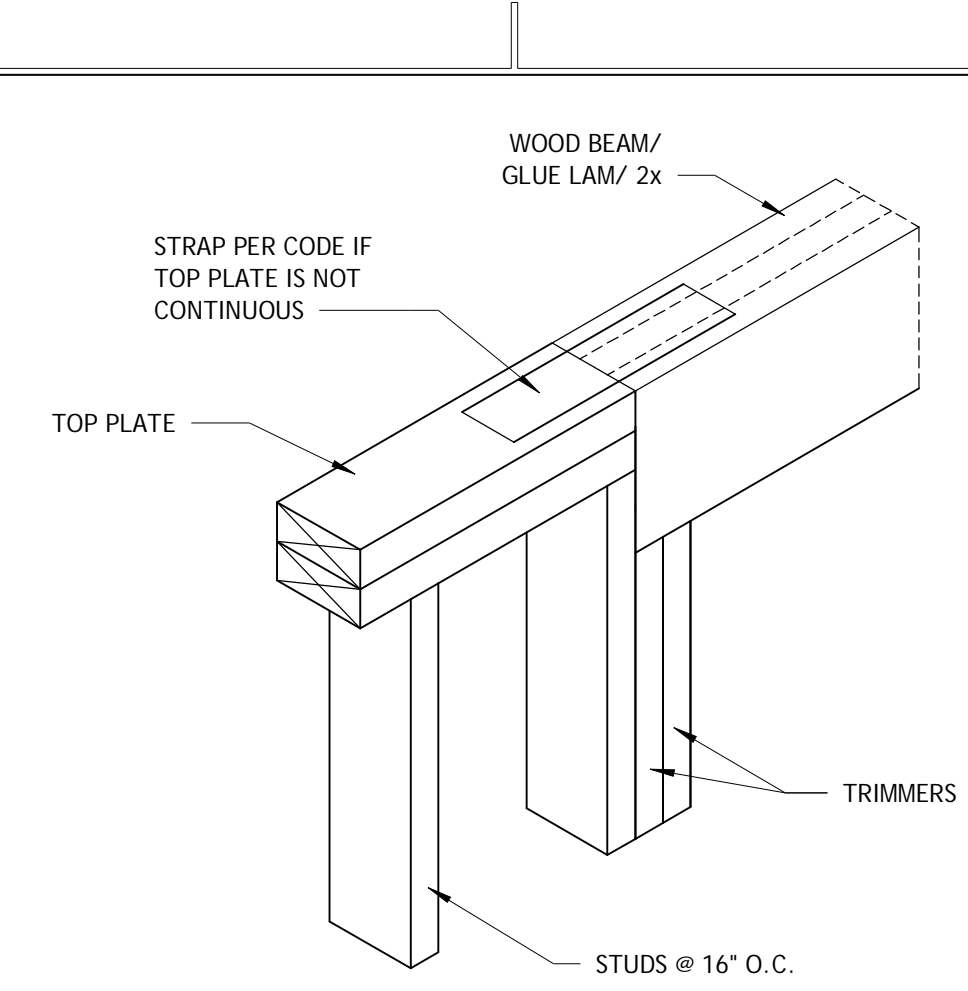
LIGHT GAUGE METAL FRAMING DETAILS

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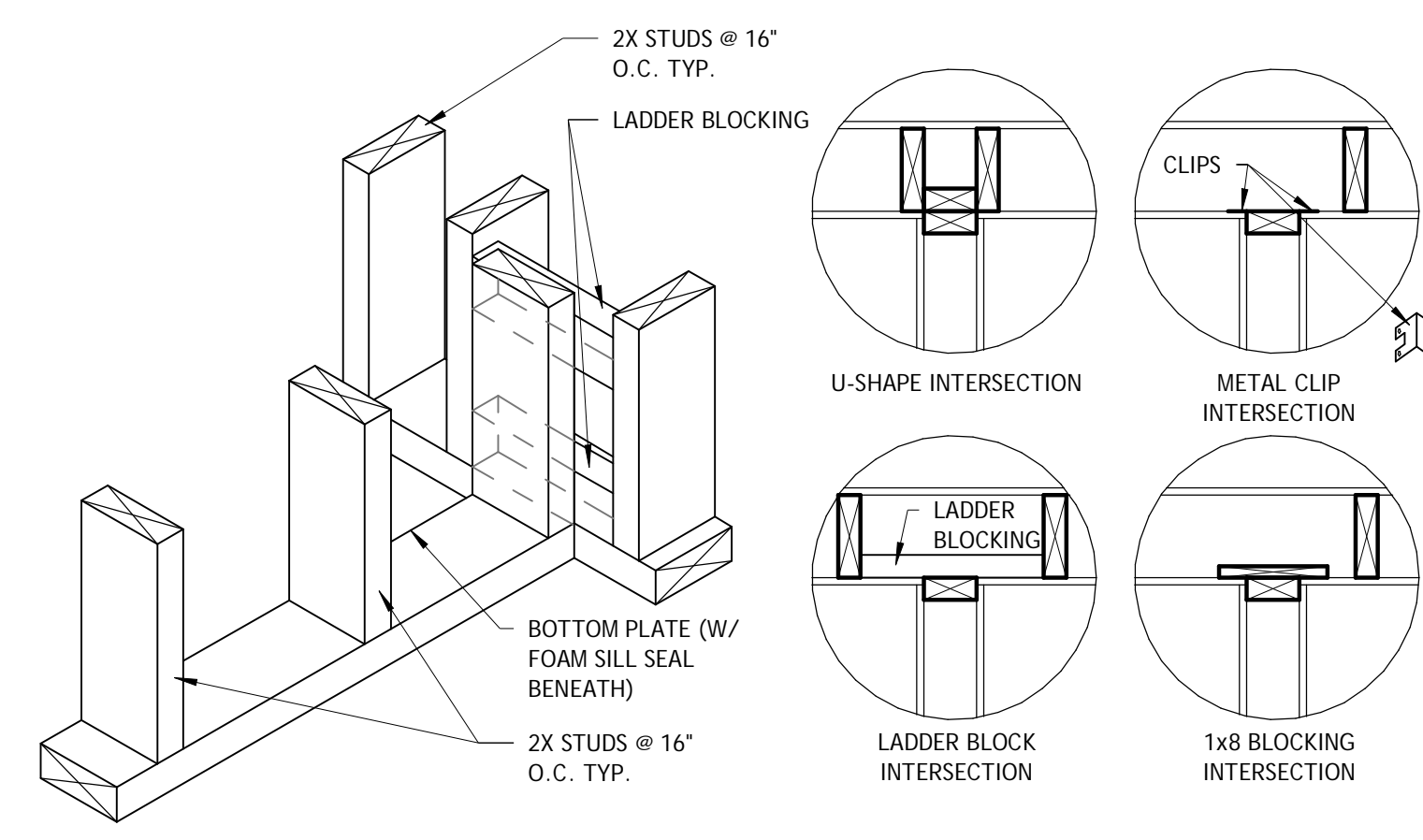




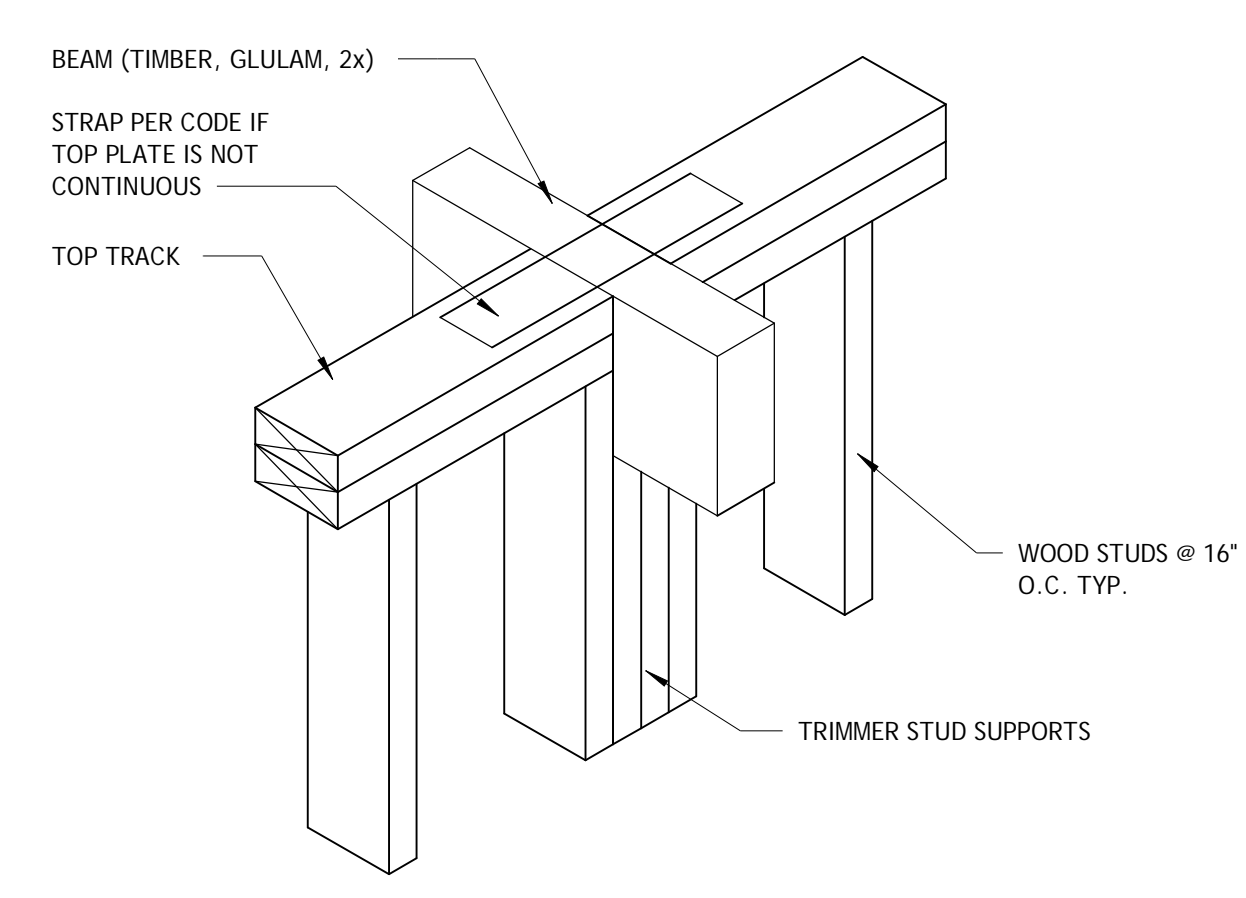
A1 WOOD FRAMED WALL CORNER CONDITIONS
A003 NTS



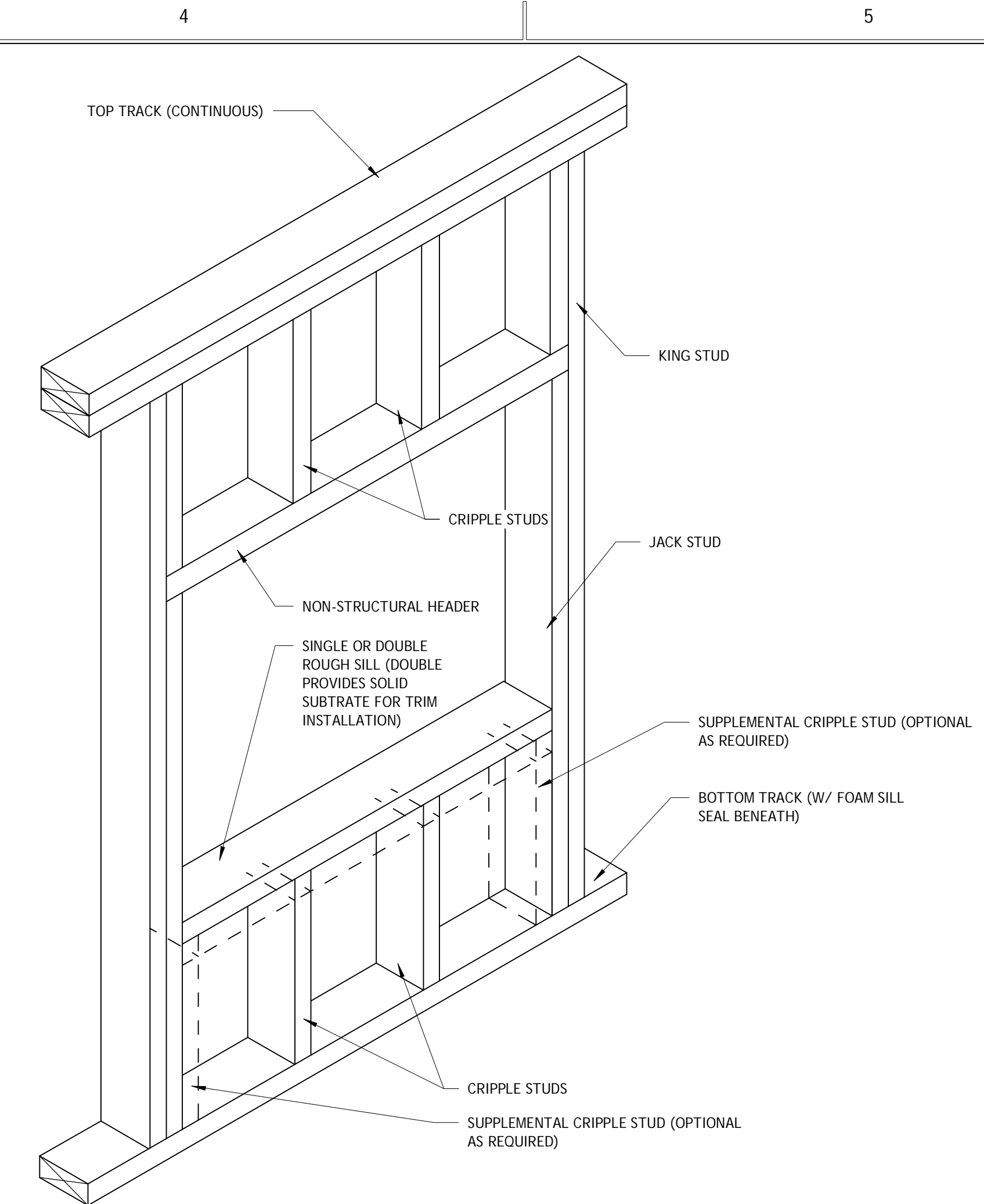
A2 WOOD STUD BEAM SUPPORT PARALLEL (STRUCTURAL)
A003 NTS



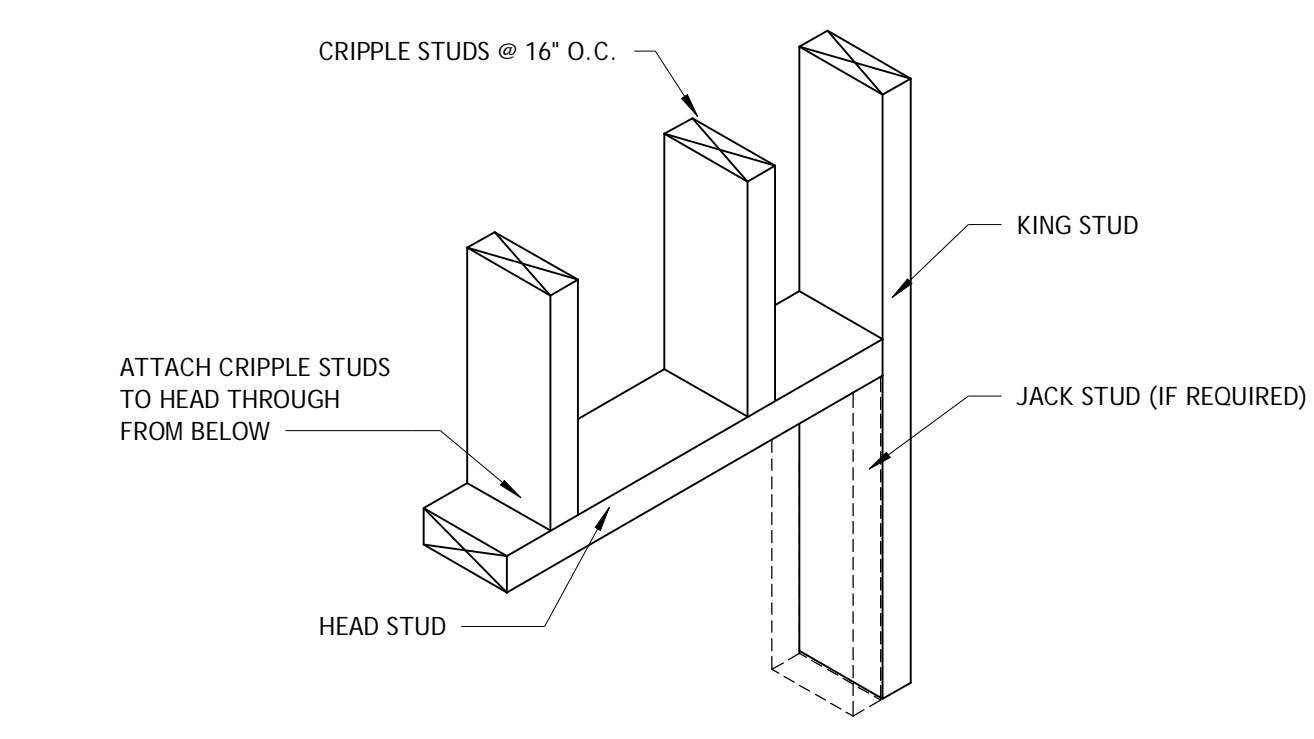
B1 WOOD FRAMED WALL INTERSECTION CONDITIONS
A003 NTS



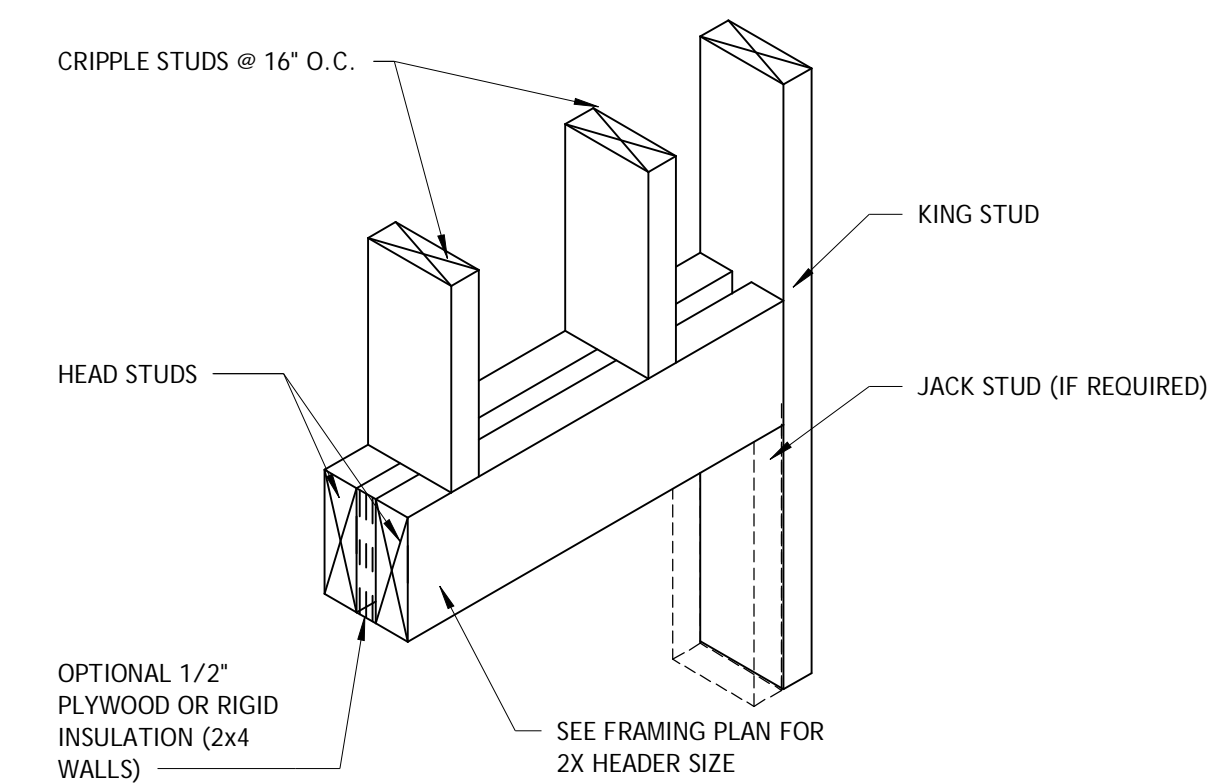
B2 WOOD STUD BEAM SUPPORT PERPENDICULAR (STRUCTURAL)
A003 NTS



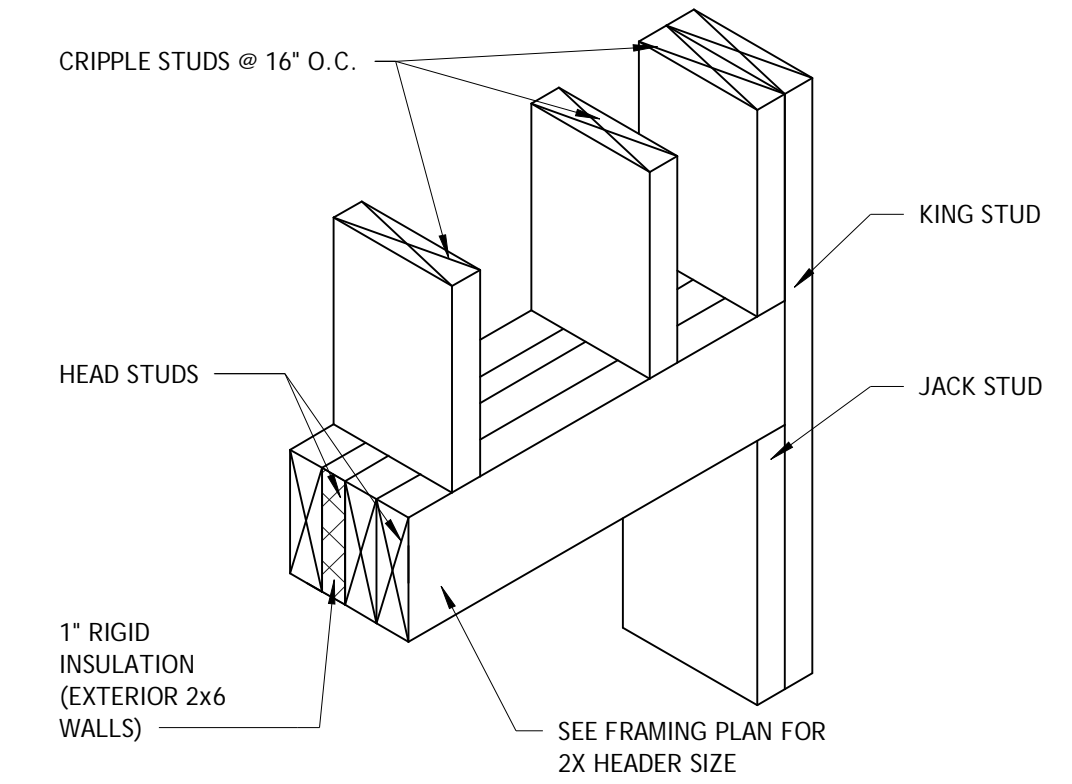
B4 WOOD STUD WINDOW FRAMING DETAIL
A003 NTS



C1 FRAMED OPENING DETAIL (NON BEARING) WOOD
A003 NTS



C2 FRAMED OPENING DETAIL (STRUCTURAL) WOOD
A003 NTS



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WOOD FRAMING DETAILS

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ROOM FINISH SCHEDULE

| ROOM NUMBER | ROOM NAME | AREA | WALL FINISH | | | | FLOOR FINISH | BASE FINISH | CEILING FINISH | COMMENTS |
|-------------|--------------------|---------|-------------|------------|-----------|-----------|--------------|-------------|----------------|--|
| | | | NORTH WALL | SOUTH WALL | EAST WALL | WEST WALL | | | | |
| 01 | MAIN CORRIDOR | 1633 SF | | | | | CT | | PT | SEE INTERIOR ELEVATIONS A201 FOR WALL AND BASE MATERIALS. SEE FLOOR PLAN A101 FOR TILE |
| 02 | BREWERY | 341 SF | FRP | FRP | FRP | FRP | QT | QT | FRP* | *ADHERE FRP TO UNDERSIDE EXISTING CEILING (NO OSB NEEDED) |
| 03 | PUB AREA | 235 SF | PT | PT | PT | PT | CT | WS | TIN | CEILING TIN TILE (OR PLASTIC EMBOSSED) ADHERED TO EXISTING GWB. WALL FINISH TO BE COORDINATED BETWEEN OWNER AND TENANT |
| 04 | BATHROOM | 58 SF | PT | PT | PT | PT | CT | CT | PT | USE MOISTURE RESIST GWB |
| 05 | KITCHEN | 407 SF | FRP | FRP | FRP | FRP | QT | QT | FRP | |
| 06 | EXISTING VESTIBULE | 115 SF | | | | | | | | |

ROOM FINISH SCHEDULE LEGEND

- ACT ACOUSTIC CEILING TILE
- CT CERAMIC TILE
- FRP FIBER REINFORCED PANELS (OVER MIN. 1/2" OSB ADHERED AND MECHANICALLY FASTENED)
- OSB ORIENTED STRAND BOARD
- PT PRIMED AND PAINTED GWB
- QT QUARRY TILE
- RB RUBBER
- WP WOOD PAINTED
- WS WOOD STAINED (APPROXIMATE MATCH TO WOOD PLANK LOOK CERAMIC TILE FLOORING)

FINISH NOTES:

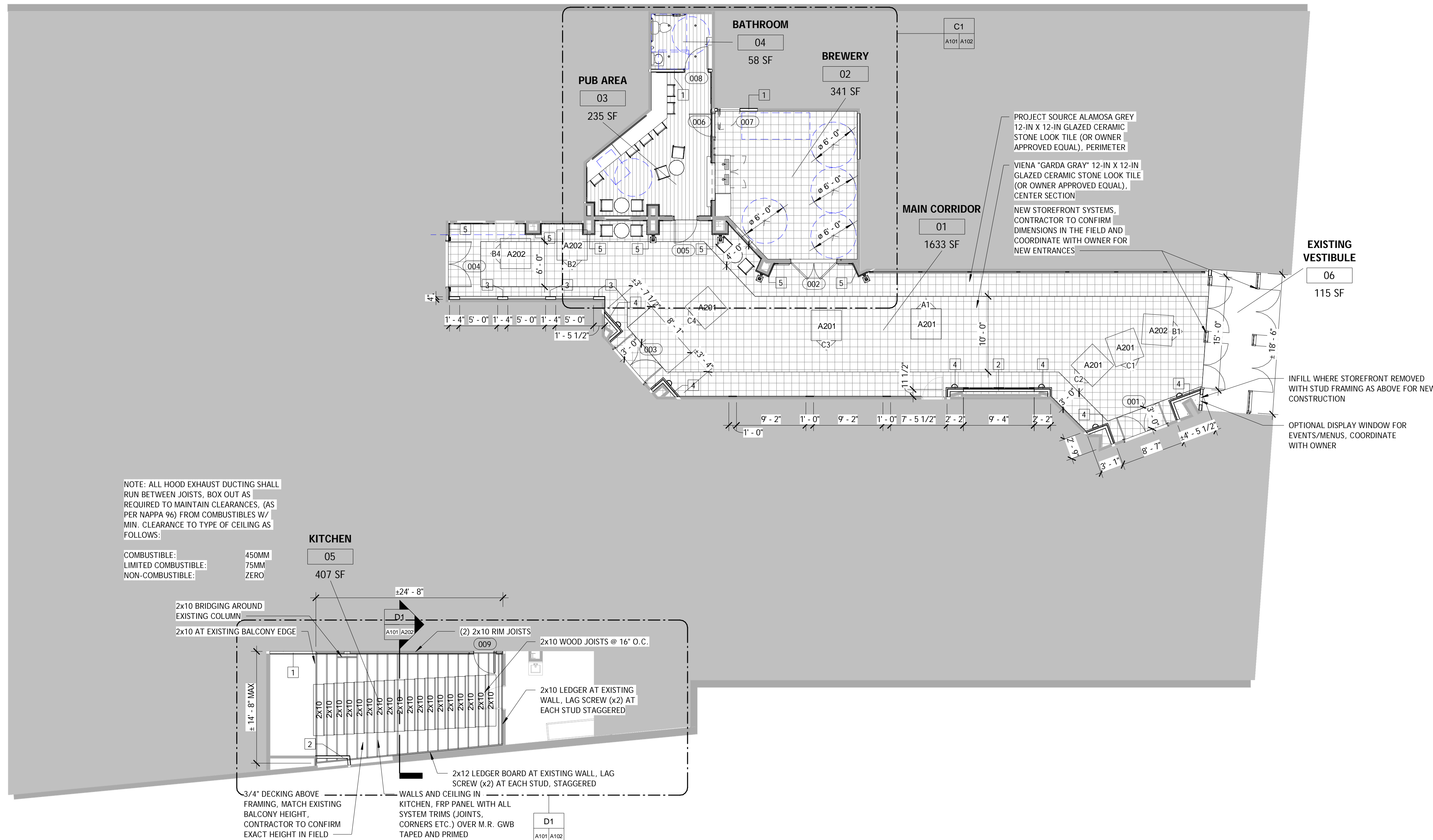
- OWNER SHALL COORDINATE ALL FINISHES, COLORS AND MATERIALS. ALL MATERIALS AND COLORS SHOWN ARE TO BE REVIEWED WITH OWNER PRIOR TO FINISH.
- GROUT LINES FOR ALL CERAMIC FLOOR TILE (CORRIDOR, PUB AREA, BATHROOM) SHALL BE 1/8" OR LESS
- GROUT COLOR FOR CORRIDOR SHALL BE ARDEX BLACK LICORICE OR OWNER APPROVED EQUAL
- GROUT LINES FOR QUARRY TILE (BREWERY AND KITCHEN) SHALL BE 1/4" OR LESS, GROUT COLOR FOR BREWERY AND KITCHEN SHALL BE ARDEX BLACK LICORICE OR OWNER APPROVED EQUAL
- WALLS IN BATHROOM SHALL BE MINIMUM 1/2" MOISTURE RESIST GWB TAPED AND PAINTED
- WALLS IN BREWERY AREA SHALL BE FRP PANEL WITH SYSTEM TRIMS (JOINTS, CORNERS, ETC.)
- FLOOR IN BREWERY AND KITCHEN SHALL BE QUARRY TILE (AMERICAN OLEAN QUARRY EMBER FLASH 6-IN X 6-IN UNGLAZED CERAMIC STONE LOOK FLOOR TILE, OR EQUAL), MINIMUM 2% SLOPE TO FLOOR DRAIN CENTER OF FLOOR. DRAIN SHALL CONNECT TO EXISTING WASTE WATER
- FLOORING IN BATHROOM AND PUB AREA SHALL BE CERAMIC TILE (WOOD PLANK STYLE, STYLE BY OWNER)
- GROUT COLOR FOR PUB AREA AND BATHROOM SHALL BE ARDEX COFFEE BEAN OR OWNER APPROVED EQUAL

DOOR SCHEDULE AND NOTES

| MARK | DOOR | | FRAME | | | FIRE RATING |
|------|-------|--------|---------------|--------------|--------|-------------|
| | WIDTH | HEIGHT | FINISH | MATERIAL | FINISH | |
| 001 | 6'-0" | 6'-8" | PAINT | HOLLOW METAL | PAINT | 1HR |
| 002 | 3'-0" | 6'-8" | PAINT | HOLLOW METAL | PAINT | 1HR |
| 003 | 6'-0" | 6'-8" | PAINT | HOLLOW METAL | PAINT | 1HR |
| 004 | 6'-0" | 6'-8" | PAINT | HOLLOW METAL | PAINT | 1HR |
| 005 | 3'-0" | 6'-8" | STAINED/PAINT | HOLLOW METAL | PAINT | 1HR |
| 006 | 3'-0" | 6'-8" | STAINED/PAINT | WOOD | STAIN | |
| 007 | 3'-0" | 6'-8" | PLASTIC | HOLLOW METAL | PAINT | |
| 008 | 3'-0" | 6'-8" | STAINED/PAINT | WOOD | STAIN | |
| 009 | 3'-0" | 6'-8" | PLASTIC | HOLLOW METAL | PAINT | |
| 010 | 0' | 0' | | | | |

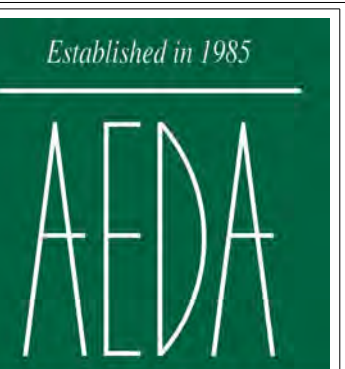
NOTE:

- DOORS NOT MARKED ARE EXISTING TO REMAIN.
- ALL DOORS SHALL HAVE ACCESSIBLE HARDWARE W/ LOCKSET STYLE & FUNCTION SELECTED BY OWNER
- DOORS 001, 002, 003, 004, 005 SHALL HAVE SMOKE SEALS.
- DOORS 001, 003, 004, 005 SHALL HAVE CLOSERS AND PANIC HARDWARE.
- DOORS 007, 009 SHALL BE DOUBLE ACTING WITH KICKPLATES AND PUSH PLATES.
- DOOR 008 SHALL HAVE BATHROOM PRIVACY LOCKSET, CLOSER.
- DOOR 006 SHALL HAVE DEADBOLT (THUMB TURN IN BREWERY), PUSH PLATE, PULL HANDLE, CLOSER.
- STOREFRONT DOORS (NOT IN SCHEDULE) SHALL INCLUDE ENTRANCE LOCKSET, CLOSERS, PANIC HARDWARE (PUSH BAR, PULL HANDLE), WEATHER SEALS, SWEEP (OR SEAL).
- DOOR 002 TO HAVE FLUSH BOLTS ON INACTIVE LEAF.



NOTE: ALL HOOD EXHAUST DUCTING SHALL RUN BETWEEN JOISTS. BOX OUT AS REQUIRED TO MAINTAIN CLEARANCES, (AS PER NAPPA 96) FROM COMBUSTIBLES W/ MIN. CLEARANCE TO TYPE OF CEILING AS FOLLOWS:

- COMBUSTIBLE: 450MM
- LIMITED COMBUSTIBLE: 75MM
- NON-COMBUSTIBLE: ZERO



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FIRST FLOOR PLAN,
FRAMING PLAN
KITCHEN
CEILING/DECK

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A101

D1 FLOOR PLAN
A101 1/8" = 1'-0"

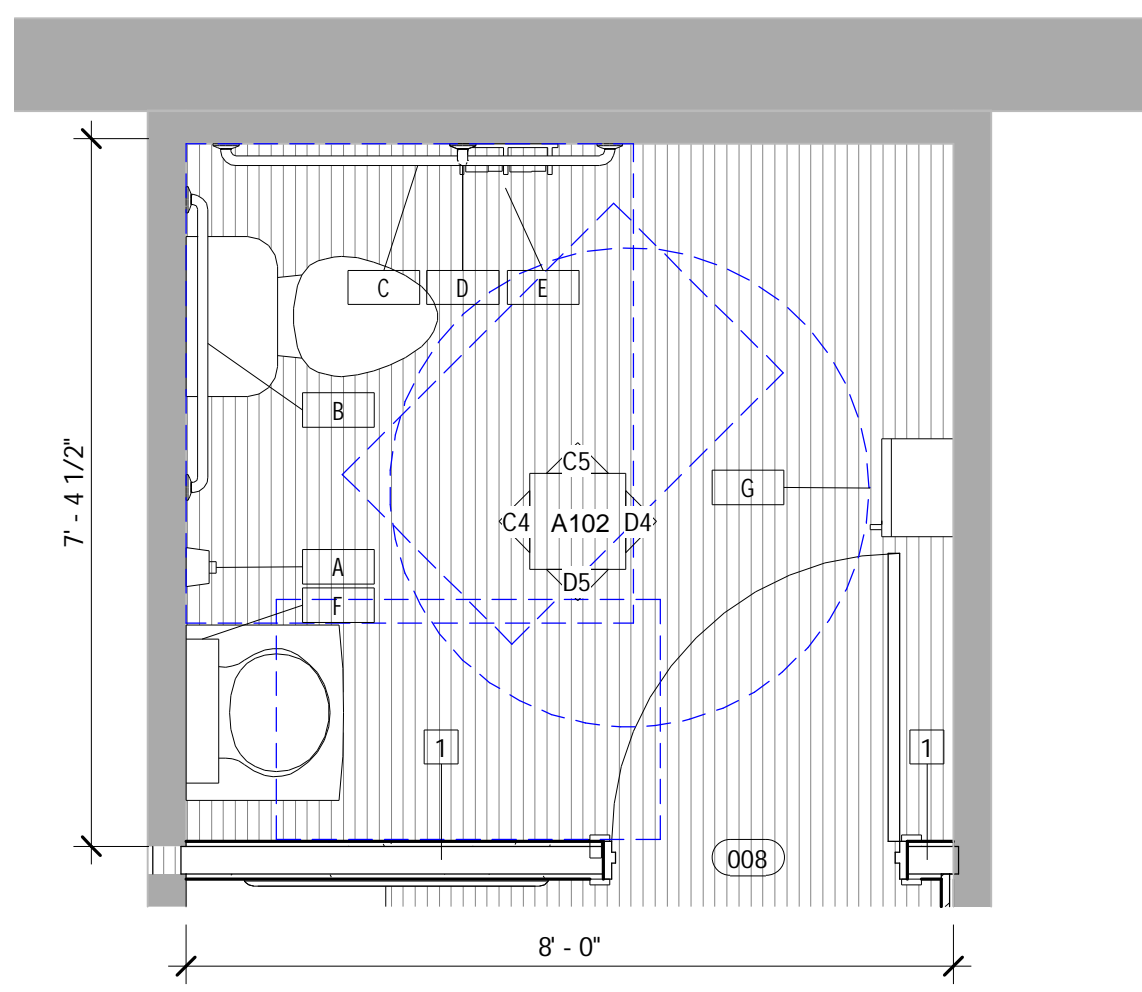
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ENLARGED PLANS AND BATHROOM ELEVATIONS

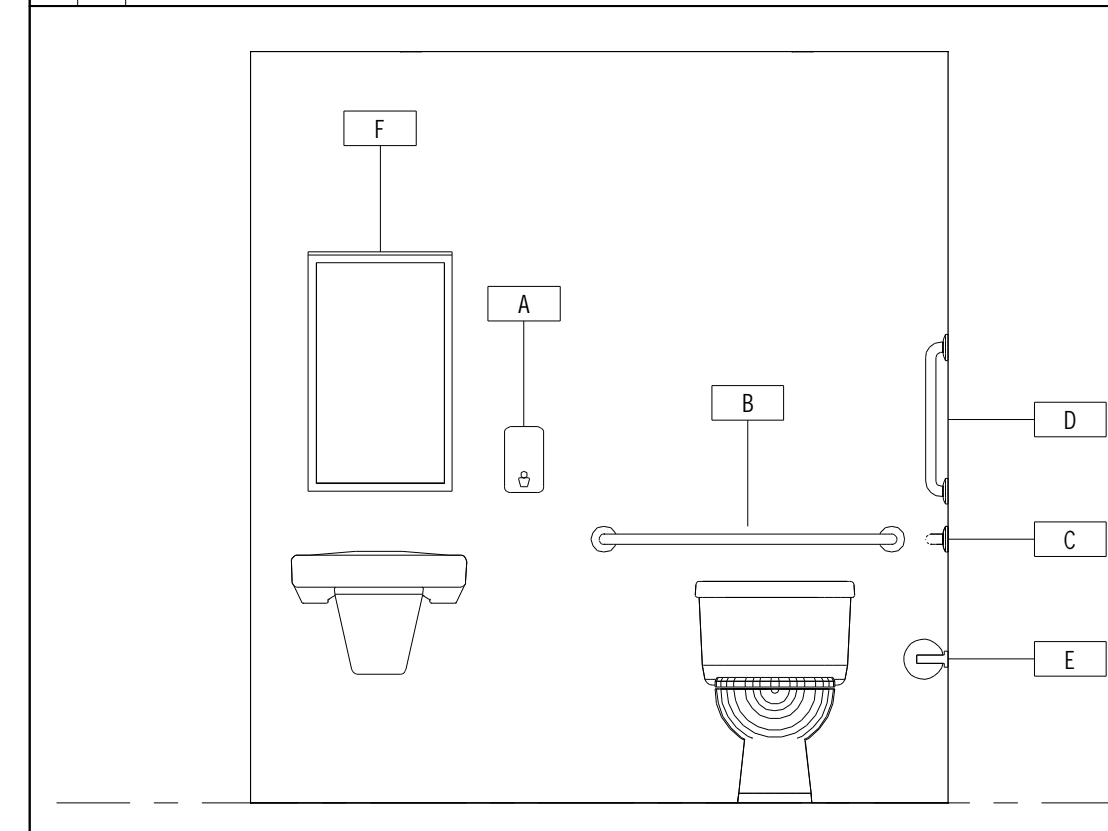
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A102

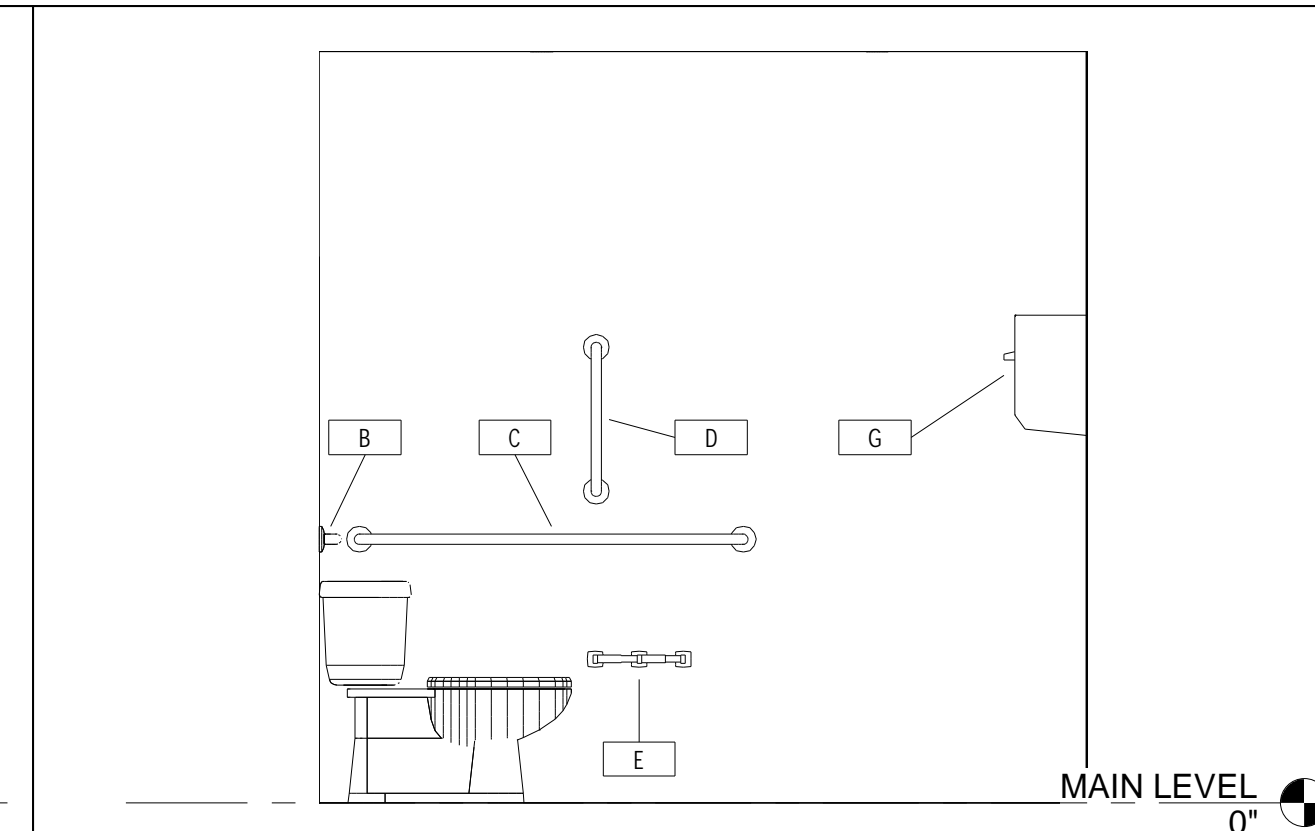
- NOTES:**
- SEE A001 FOR ACCESSIBLE MOUNTING HEIGHTS AND LOCATIONS FOR ALL PLUMBING AND BATHROOM ACCESSORIES
 - ALL EQUIPMENT AND ACCESSORIES SHOWN SHALL BE REVIEWED BY THE OWNER. OWNER SHALL PROVIDE EQUIPMENT AND ACCESSORIES AND ANY SUBSTITUTIONS MADE ARE BY OWNER
 - PLUMBING SUPPLY AND WASTE LINES SHALL BE IN WALLS (NEW AND EXISTING) AND BELOW FLOOR AS REQUIRED. COORDINATE WITH OWNER.
 - ALL BREWERY EQUIPMENT SHALL BE TENANT AND OWNER PROVIDED AND INSTALLED. COORDINATE WITH OWNER.
 - OWNER TO COORDINATE RELOCATION OF EXISTING/ADDITIONAL SPRINKLER HEADS IN ALL AREAS OF DEMOLITION/CONSTRUCTION WITH LICENSED FIRE-SPRINKLER INSTALLER



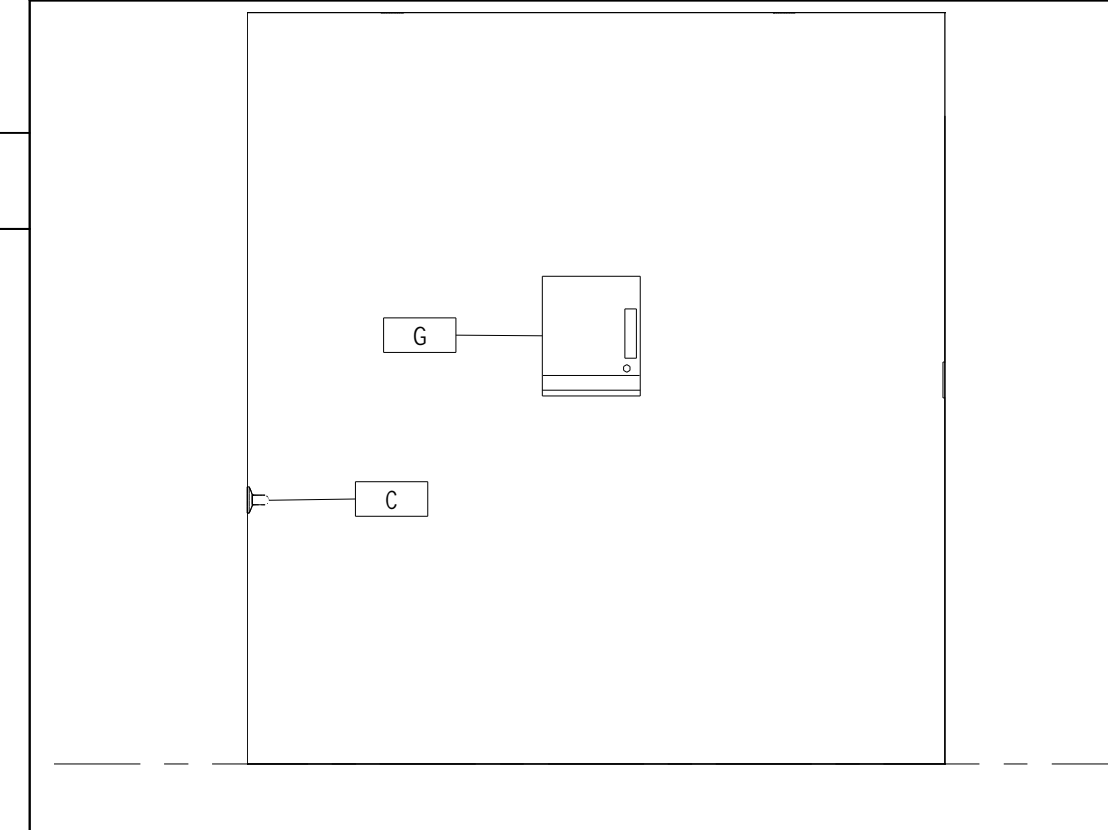
B4 BREWERY RESTROOM
A102/A102 1/2" = 1'-0"



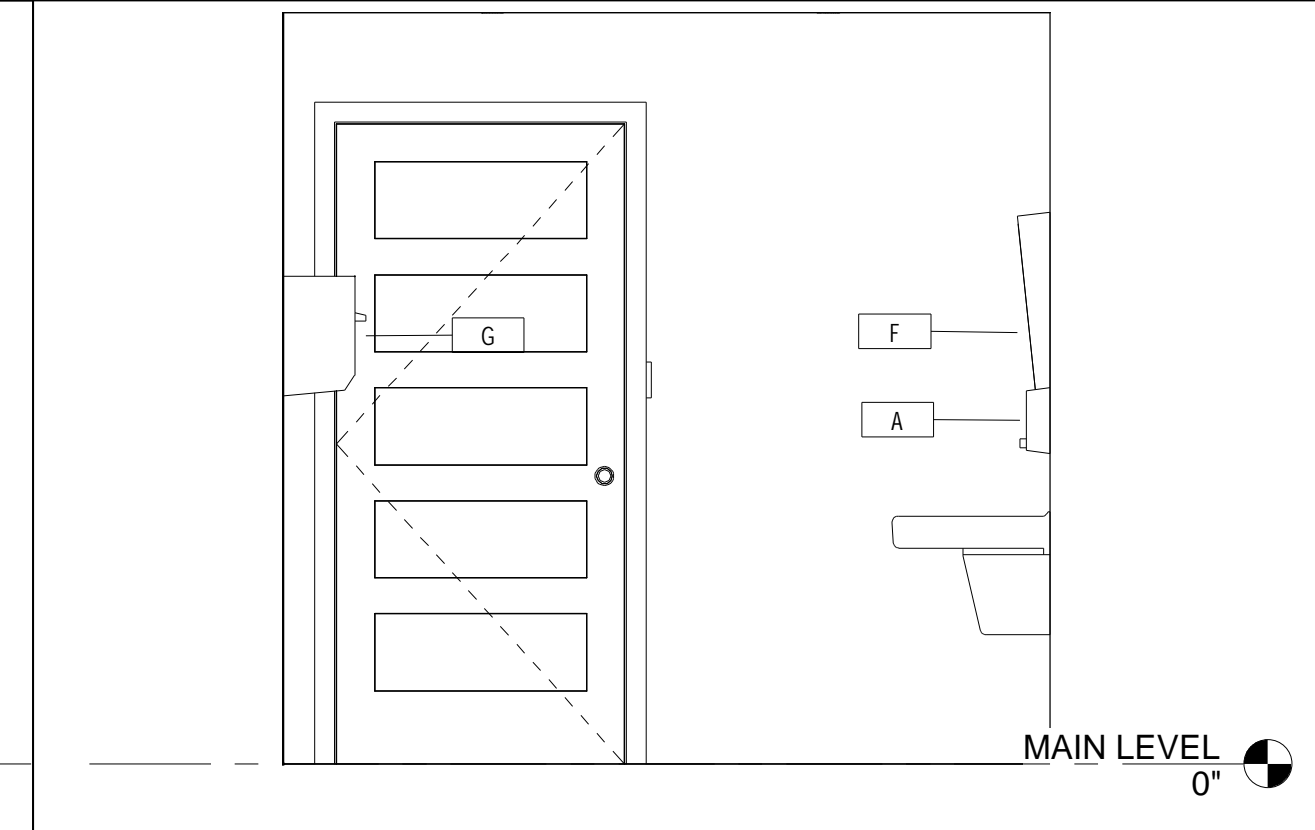
C4 RESTROOM A
A102/A102 1/2" = 1'-0"



C5 RESTROOM B
A102/A102 1/2" = 1'-0"



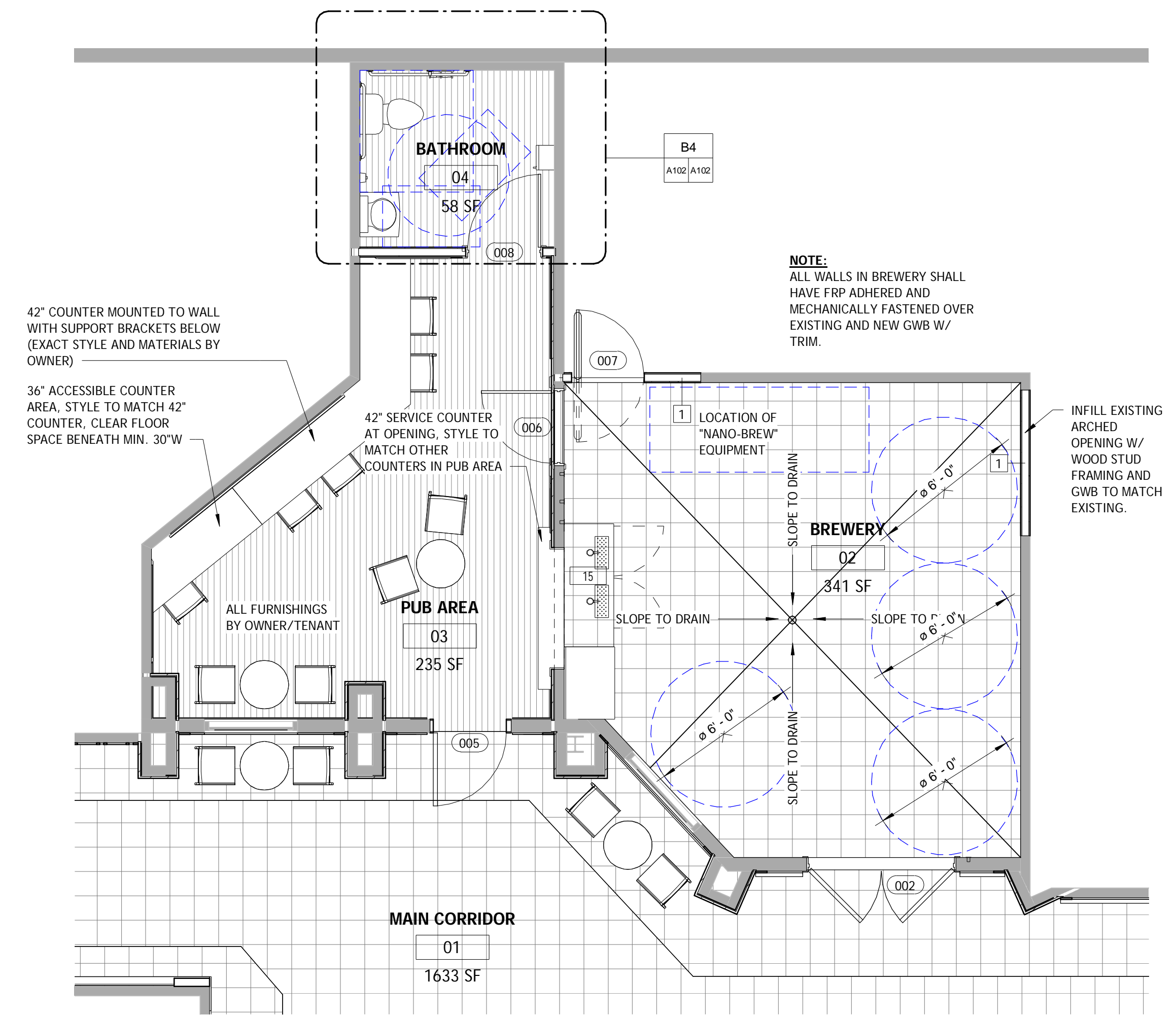
D4 RESTROOM C
A102/A102 1/2" = 1'-0"



D5 RESTROOM D
A102/A102 1/2" = 1'-0"

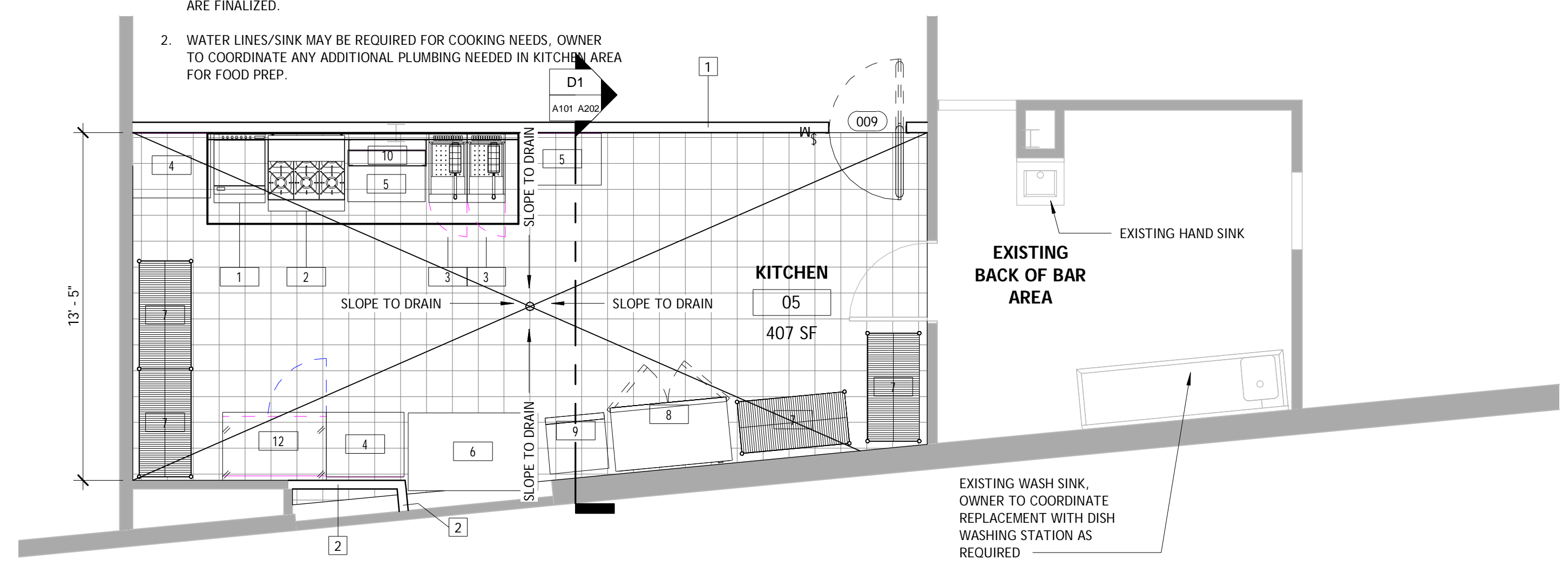
KITCHEN EQUIPMENT AND BATHROOM ACCESSORIES

| TYPE MARK | MANUFACTURER | MODEL | DESCRIPTION | COUNT |
|-----------|---------------------|---------------|--|-------|
| 1 | MOFFAT WALDORF | GP8600E-LS | GRIDDLE PLATE ELECTRIC ON LEG STAND | 1 |
| 2 | Garland | G36-6R | Gas 6 Burner Range + Oven | 1 |
| 3 | MOFFAT WALDORF | FN8120G | FRYER SINGLE PAN GAS | 2 |
| 4 | Advance Tabco | EF-SS-303 | Worktable, Enclosed Base | 2 |
| 5 | Advance Tabco | EF-SS-243 | Worktable, Enclosed Base | 2 |
| 6 | Advance Tabco | MSLAG-365-X | Stainless Steel Work Tables 60" x 36" | 1 |
| 7 | | | Racking Wire Shelf | 4 |
| 8 | TRUE | T-49 | Solid 2 Door Reach-In Refrigerator | 1 |
| 9 | True | T-19 | Solid Door Reach-In Freezer | 1 |
| 10 | Eagle Group | WM36PR | Wall Mounted Pan/Pot Rack | 1 |
| 12 | Delfield | 18648BUCMP | Refrigerated Work Table | 1 |
| 15 | Eagle Group | BPR-UDD-24-60 | Direct Draw Beer Dispenser | 1 |
| A | Bradley Corporation | 6563 | Soap Dispenser | 1 |
| B | Bradley Corporation | 8320-001360 | Grab Bars | 1 |
| C | Bradley Corporation | 8320-001480 | Grab Bars | 1 |
| D | Bradley Corporation | 8320-001180 | Grab Bars | 1 |
| E | Bradley Corporation | 5234 | Toilet Tissue Dispenser | 1 |
| F | Bradley Corporation | 740-018300 | Fixed-Tilt Mirror, Welded Corners, 18 by 30 inches | 1 |
| G | Bradley Corporation | 2483-000000 | Towel Dispenser | 1 |



C1 BREWERY LAYOUT
A102 1/4" = 1'-0"

- NOTE:**
- NEW GAS LINES FOR KITCHEN EQUIPMENT SHALL BE INSTALLED BY LICENSED AND INSURED INSTALLER. LOCATIONS SHALL BE FIELD LOCATED BY OWNER ONCE EQUIPMENT AND EQUIPMENT LOCATIONS ARE FINALIZED.
 - WATER LINES/SINK MAY BE REQUIRED FOR COOKING NEEDS. OWNER TO COORDINATE ANY ADDITIONAL PLUMBING NEEDED IN KITCHEN AREA FOR FOOD PREP.



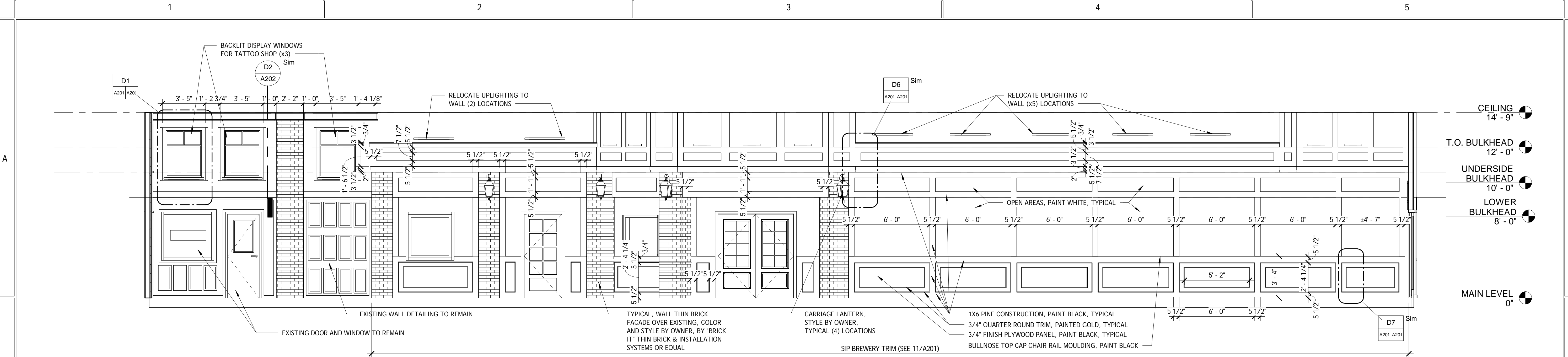
D1 KITCHEN LAYOUT
A102 1/4" = 1'-0"

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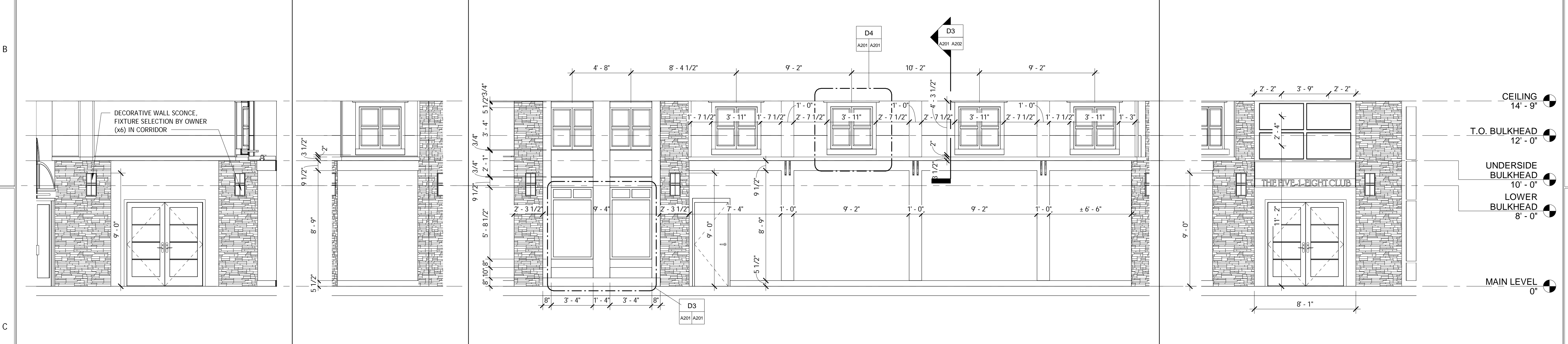
INTERIOR ELEVATIONS 1

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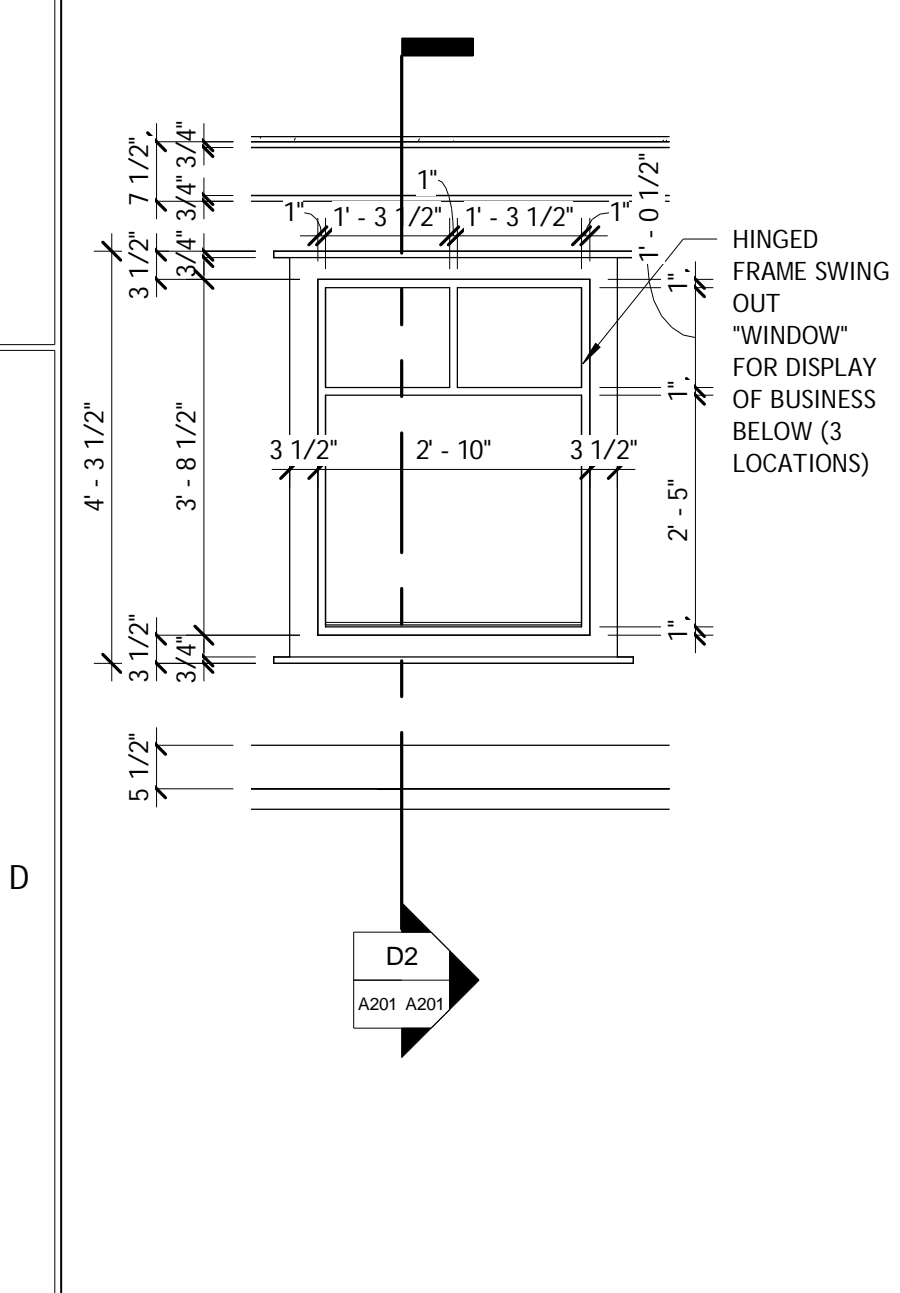
A201



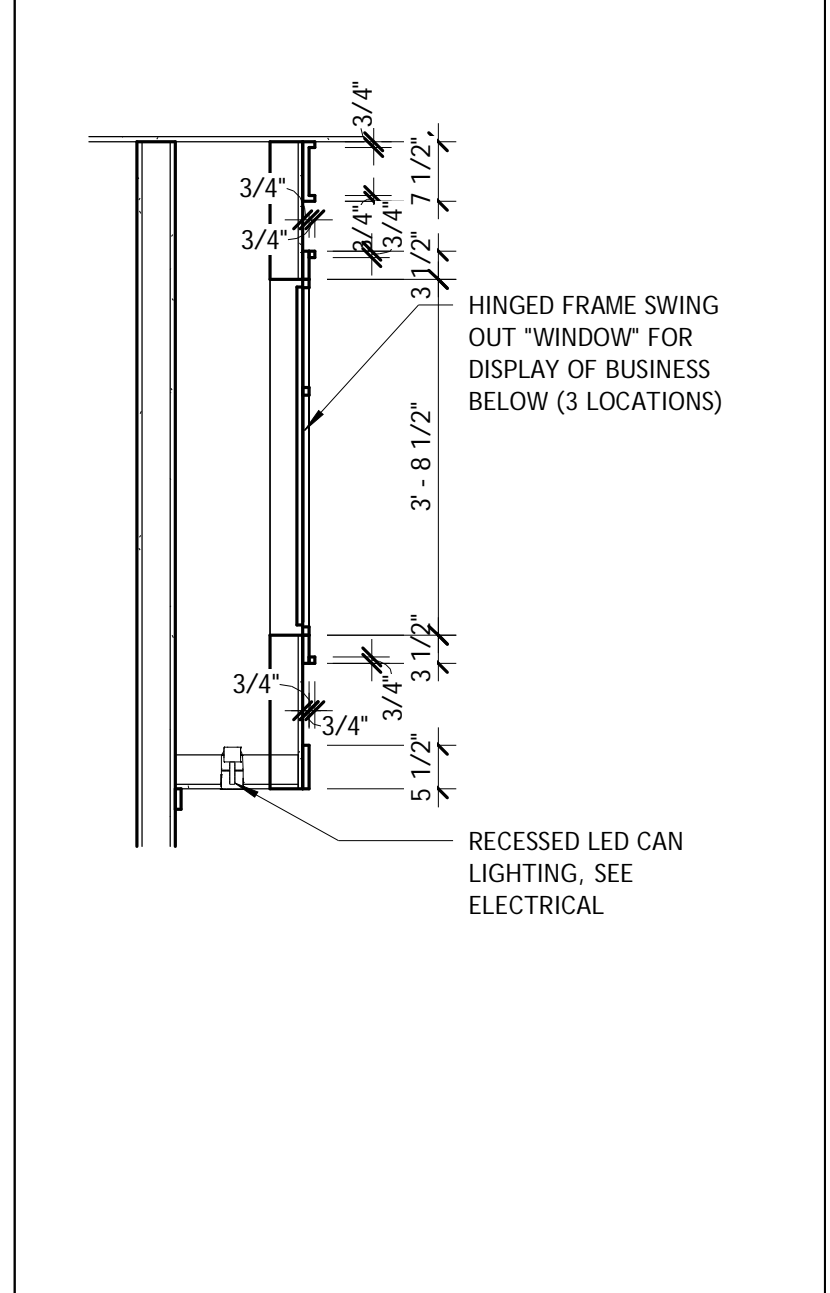
A1 SIP BREWERY AND BODYART TATTOO
 A101/A201 1/4" = 1'-0"



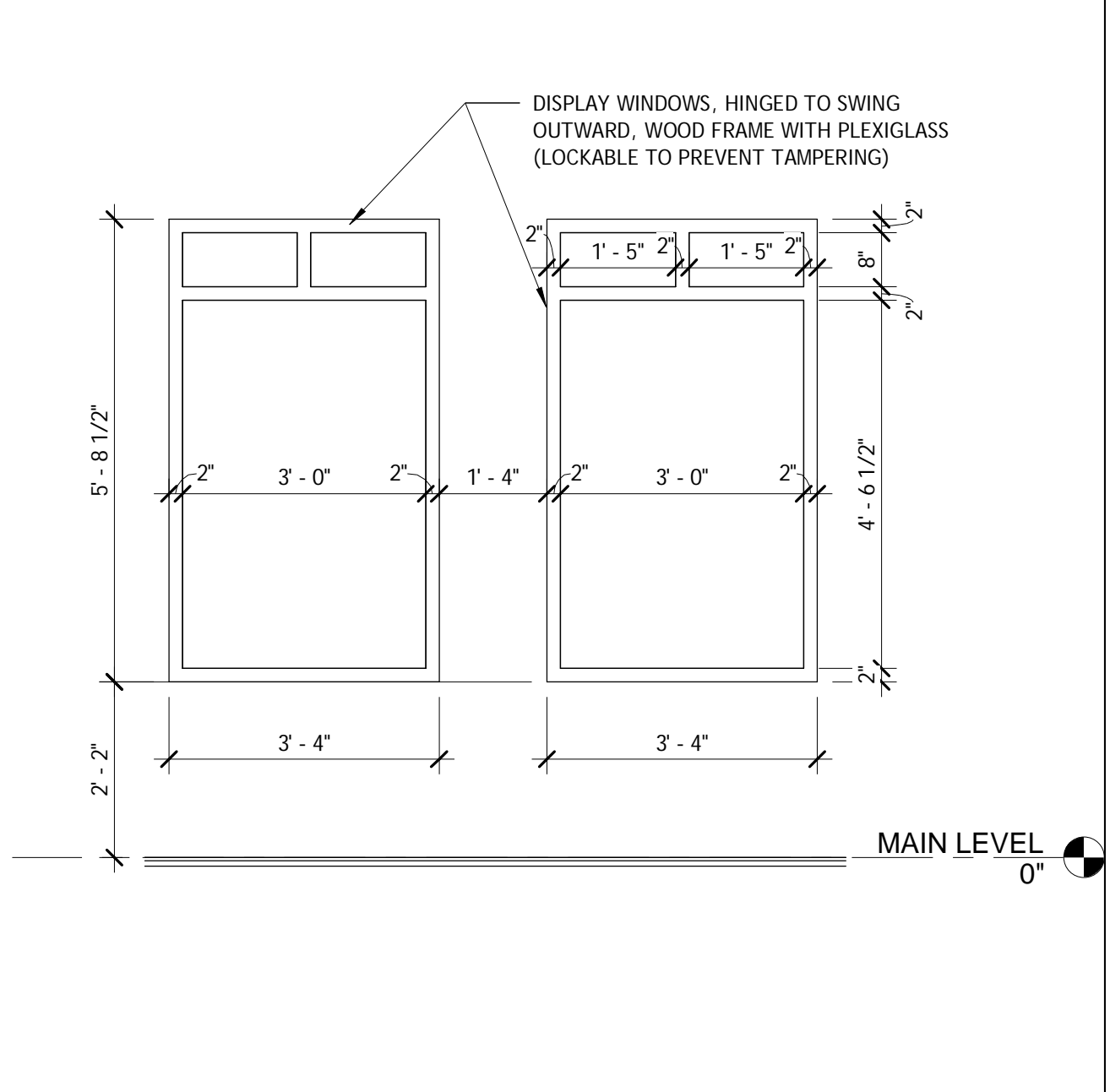
C1 FIVE-1-EIGHT (A) A101/A201 1/4" = 1'-0"
C2 FIVE-1-EIGHT (B) A101/A201 1/4" = 1'-0"
C3 FIVE-1-EIGHT (C) A101/A201 1/4" = 1'-0"
C4 FIVE-1-EIGHT (D) A101/A201 1/4" = 1'-0"



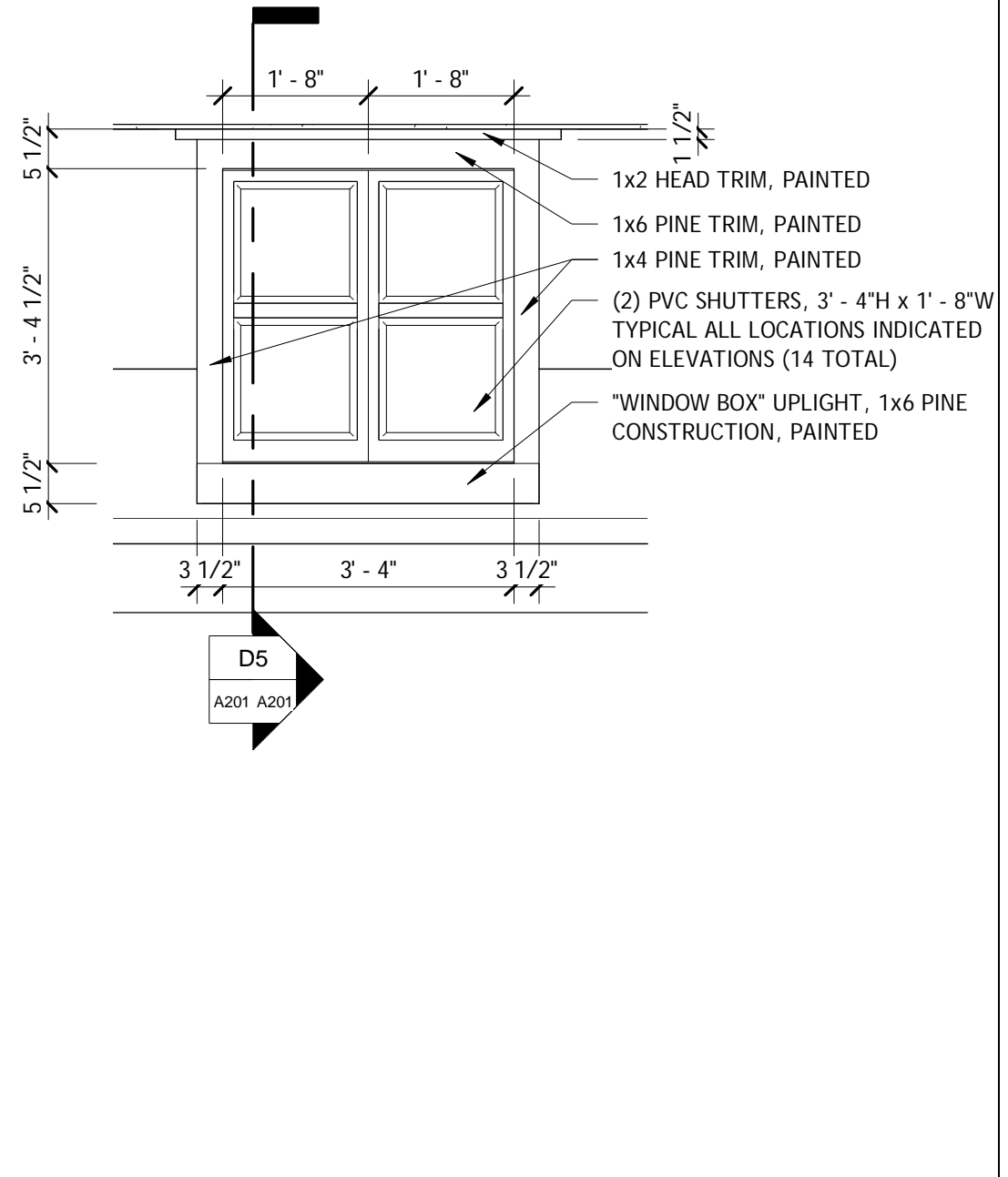
D1 DISPLAY WINDOW ELEVATION
 A201/A201 1/2" = 1'-0"



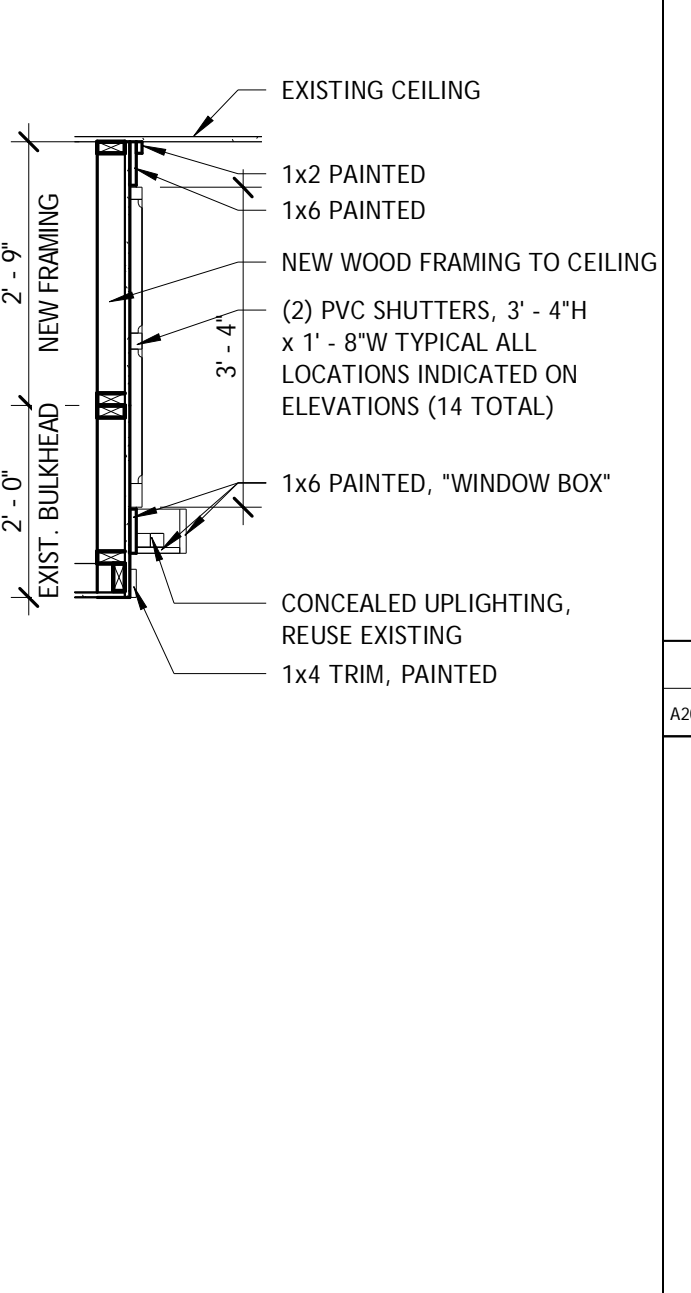
D2 DISPLAY WINDOW SECTION
 A201/A201 1/2" = 1'-0"



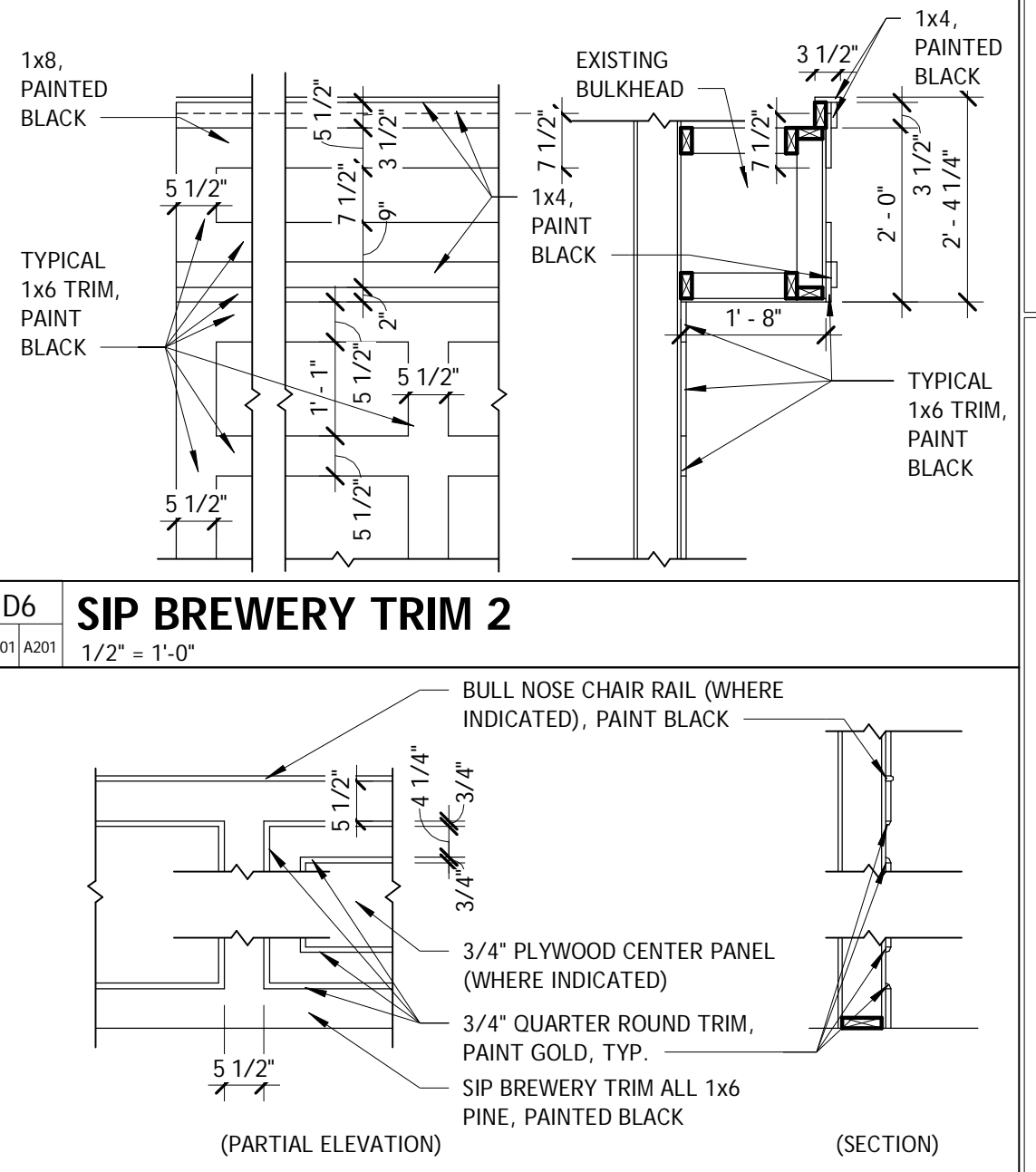
D3 FIVE-1-EIGHT DISPLAY WINDOWS
 A201 1/2" = 1'-0"



D4 SHUTTER AND SURROUND
 A201/A201 1/2" = 1'-0"



D5 SHUTTER SECTION
 A201/A201 1/2" = 1'-0"

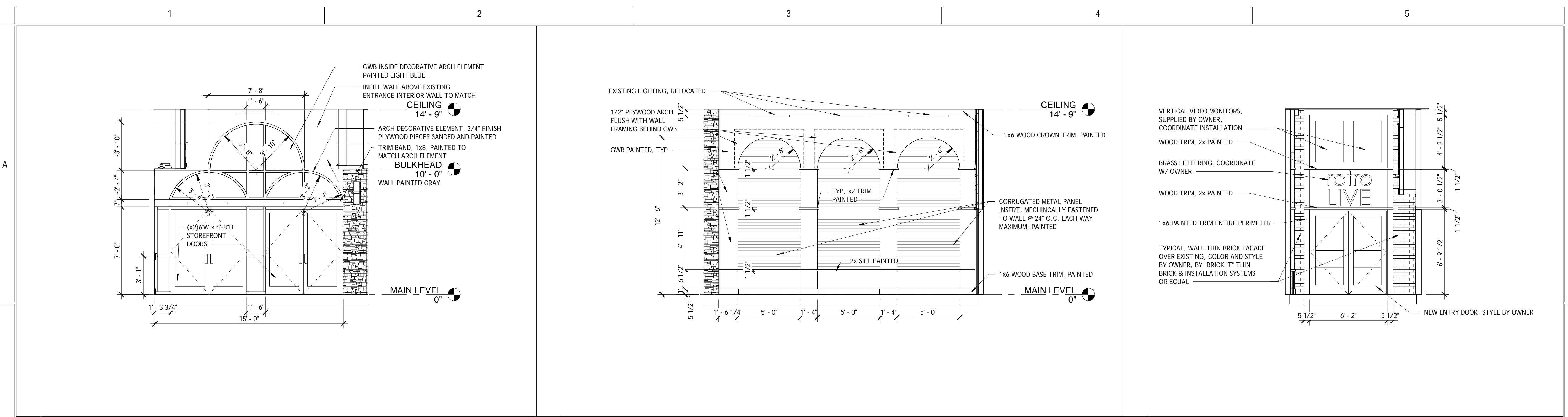


D6 SIP BREWERY TRIM 2
 A201/A201 1/2" = 1'-0"

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INTERIOR ELEVATIONS 2

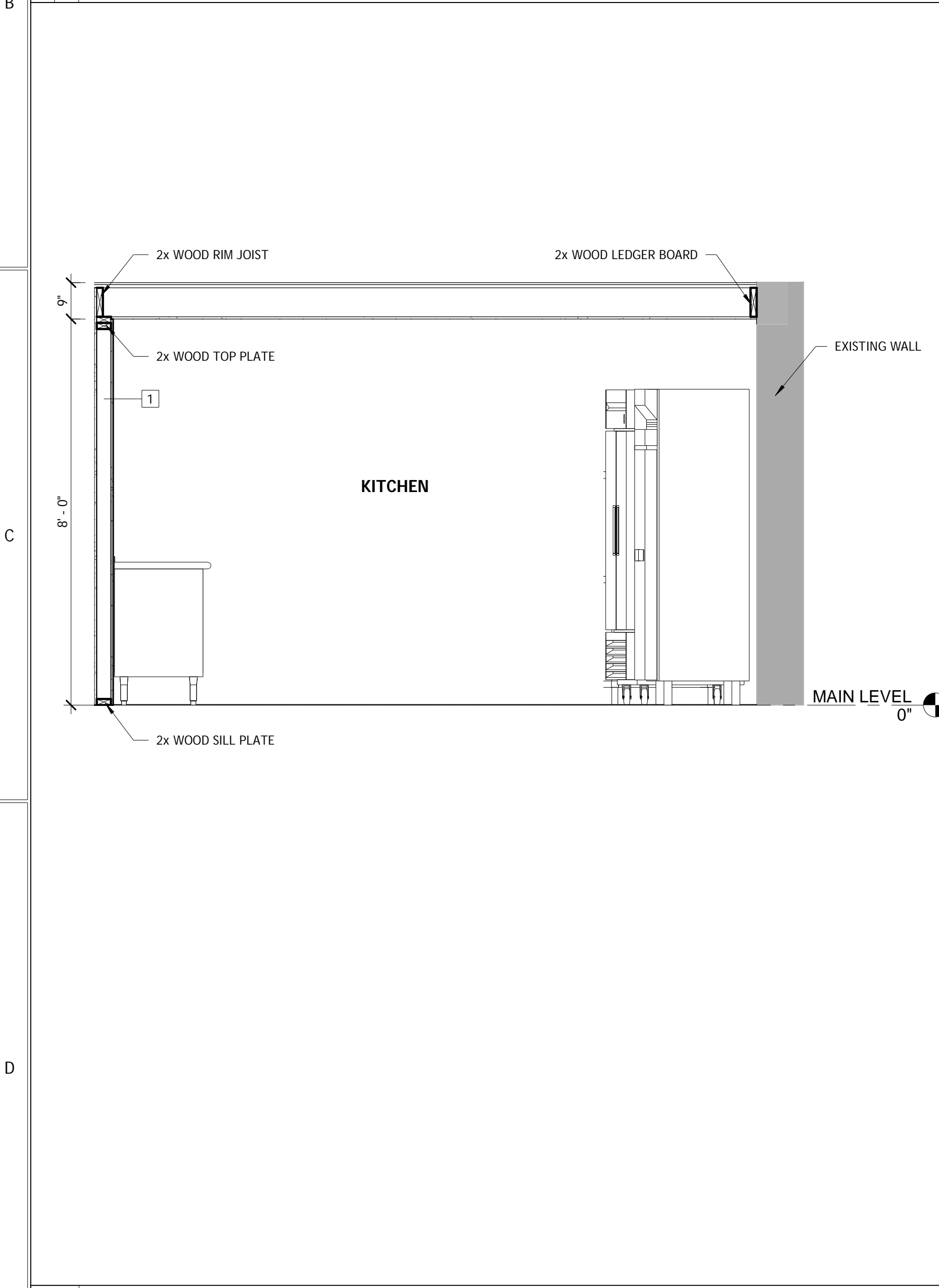
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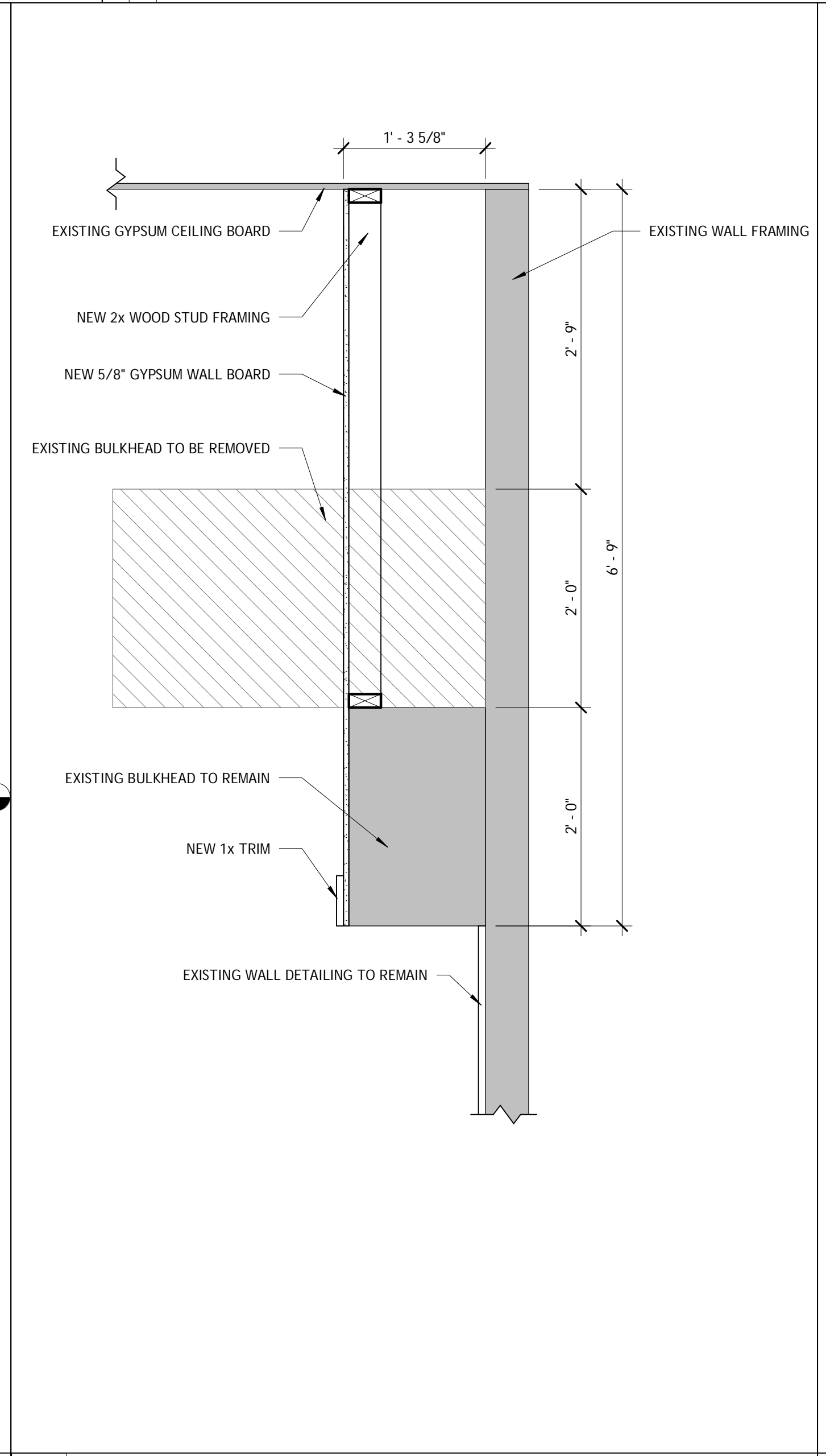
B1 MAIN ENTRANCE WALL
 A101/A202 1/4" = 1'-0"

B2 RETRO LIVE ACCENT WALL
 A101/A202 1/4" = 1'-0"

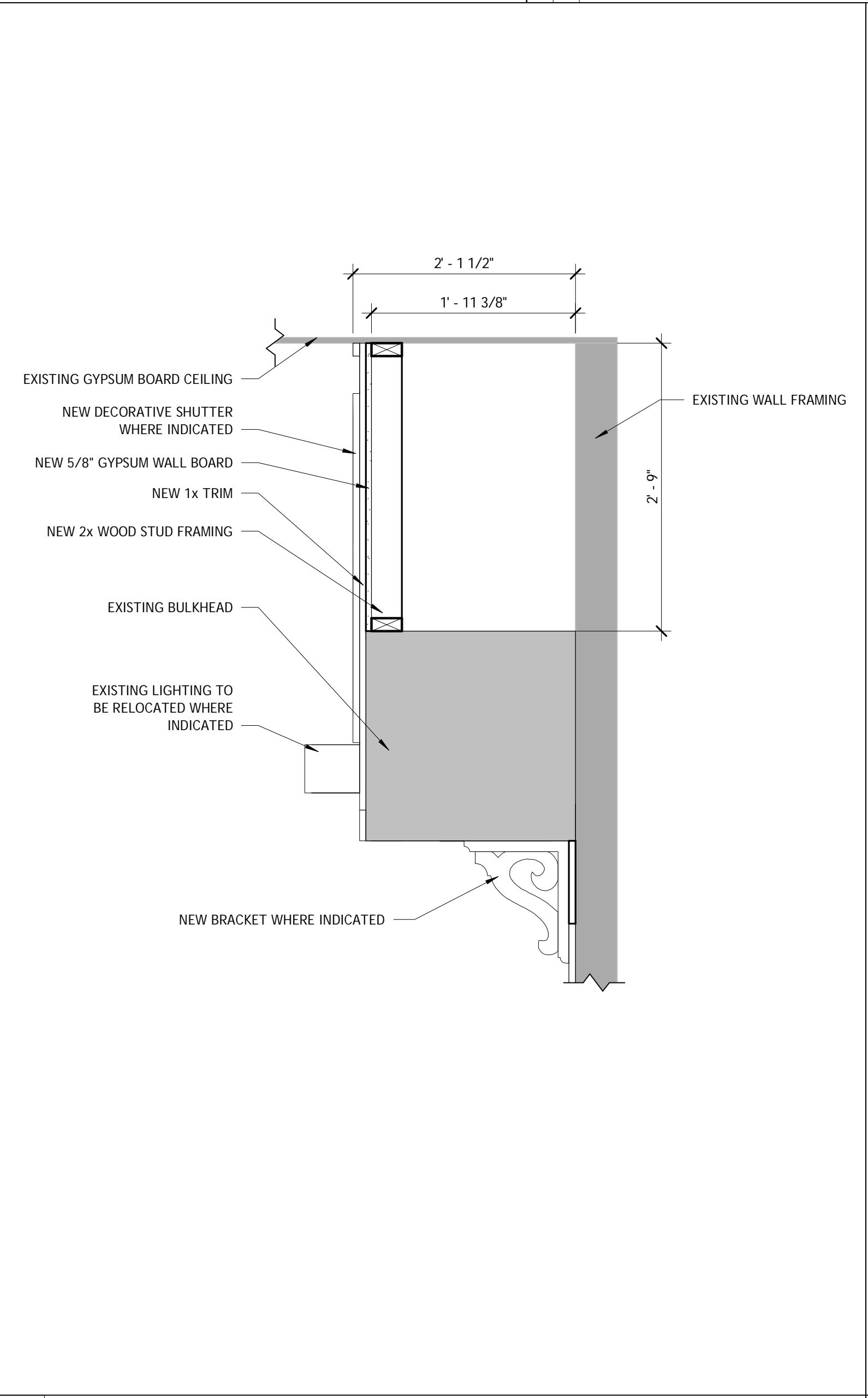
B4 RETRO LIVE ENTRANCE
 A101/A202 1/4" = 1'-0"



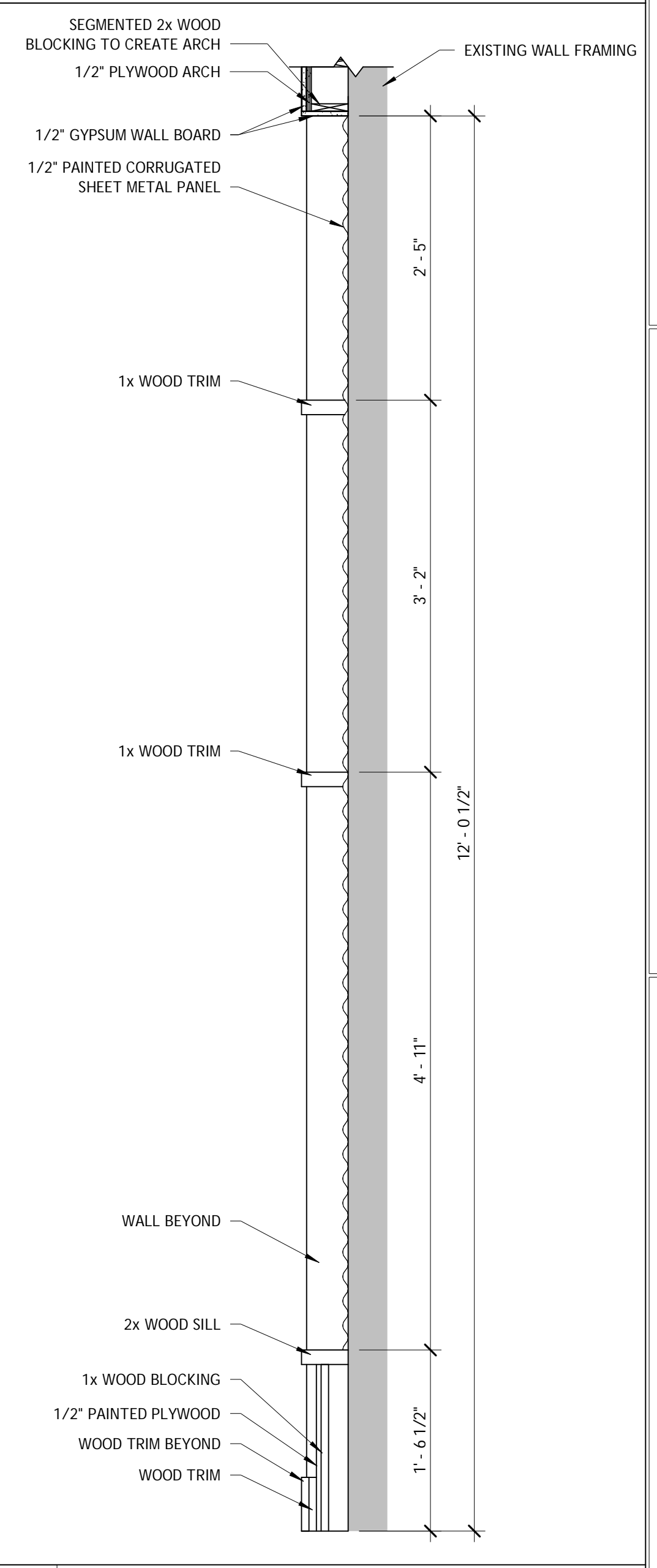
D1 BUILDING SECTION @ KITCHEN
 A202 1/2" = 1'-0"



D2 TYPICAL BULKHEAD EXTENSION @ BODY ART
 A202 1" = 1'-0"



D3 TYPICAL BULKHEAD EXTENSION DETAIL
 A202 1" = 1'-0"



D5 WALL SECTION - WALL TYPE 3
 A202 1" = 1'-0"

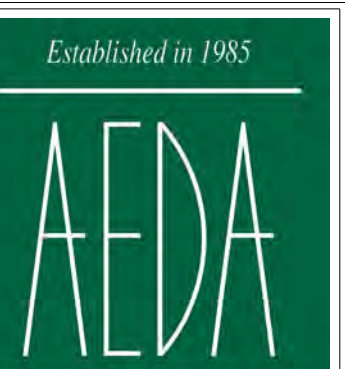


B1 CORRIDOR 1A

B3 CORRIDOR 2A



D1 CORRIDOR 3A



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A901

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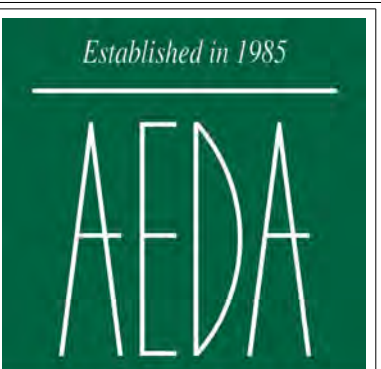
B1 BREWERY 1A



D1 BODY ART TATTOO 1



D3 RETRO LIVE 1



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B



B1 BREWERY 2

A903

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D

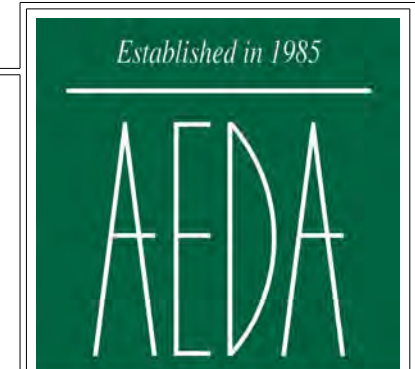


D1 BREWERY 3

A903

D3 BREWERY 4A

A903



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B1 CORRIDOR 4A

A904

C

D



D1 CORRIDOR 5A

A904

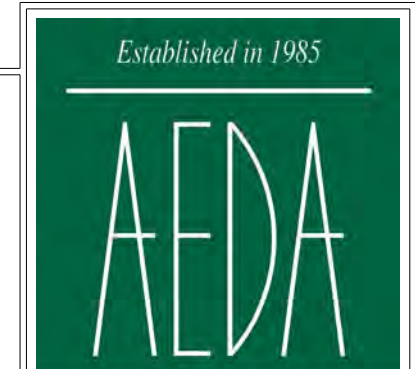
1

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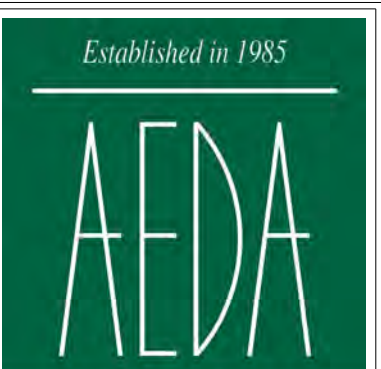
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INTERIOR 3D
VIEWS

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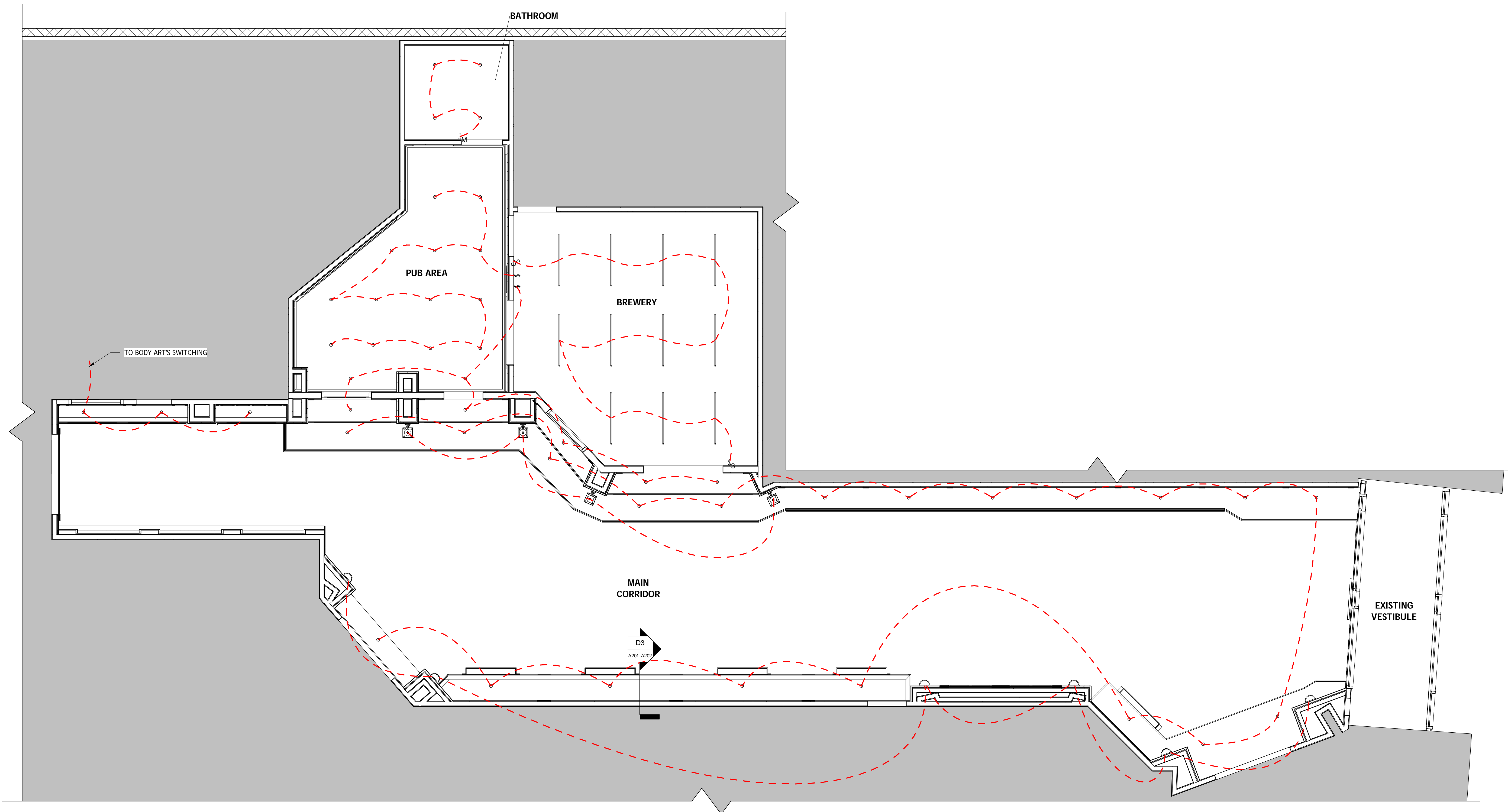
MAIN CORRIDOR ELECTRICAL LIGHTING/CEILING PLAN

PROJECT NO. 18035-010
DATE 11-25-2020
DRAWN BY LKT/JCB
CHECKED BY SEC

M101

11/25/2020 2:38:49 PM

- NOTES:**
1. OWNER TO COORDINATE LOCATION OF ALL CORRIDOR SWITCHING.
 2. ALL OUTLETS TO BE RELOCATED TO FINISH FACE OF NEW CONSTRUCTION.
 3. ALL AUDIO/VIDEO LOCATIONS TO BE COORDINATED WITH OWNER FOR LOCATIONS.
 4. ALL FIRE SAFETY EQUIPMENT (PULL STATION, HORN STROBE, ETC.), TO BE RELOCATED, COORDINATE LOCATIONS WITH LICENSED FIRE ALARM INSTALLER.



D1 MAIN CORRIDOR ELECTRICAL LIGHTING/CEILING PLAN
M101 1/4" = 1'-0"

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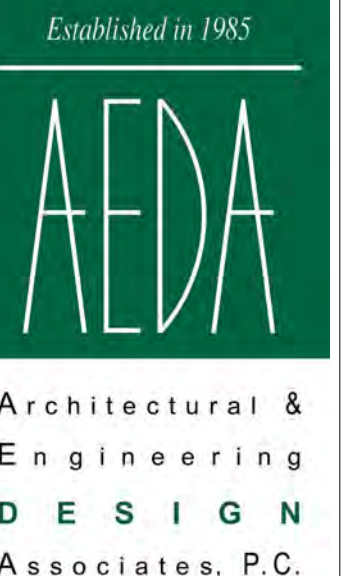
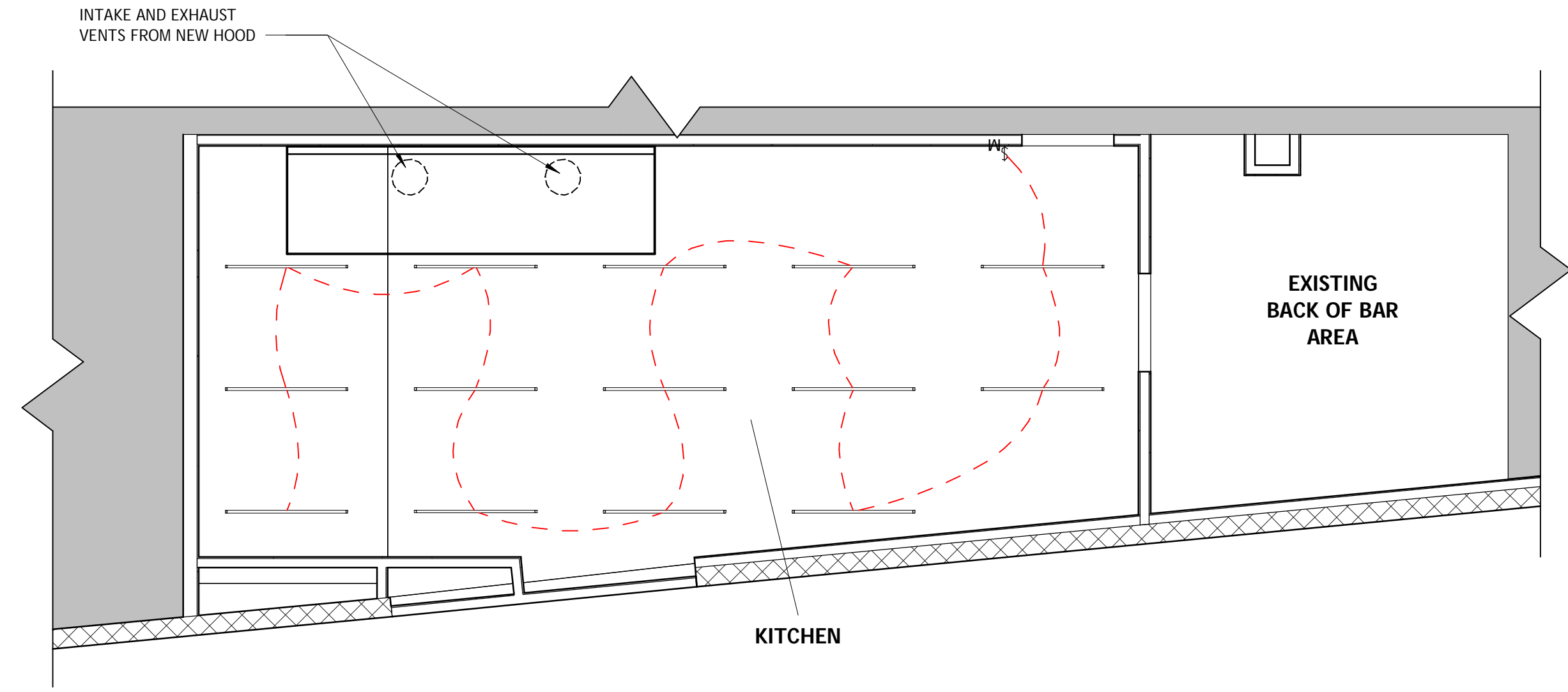
B

C

D

NOTES:

- 1. OWNER TO COORDINATE LOCATION OF ALL CORRIDOR SWITCHING.
- 2. ALL OUTLETS TO BE RELOCATED TO FINISH FACE OF NEW CONSTRUCTION.
- 3. ALL AUDIO/VIDEO LOCATIONS TO BE COORDINATED WITH OWNER FOR LOCATIONS.
- 4. ALL FIRE SAFETY EQUIPMENT (PULL STATION, HORN STROBE, ETC.), TO BE RELOCATED. COORDINATE LOCATIONS WITH LICENSED FIRE ALARM INSTALLER.



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**KITCHEN
 ELECTRICAL
 LIGHTING/
 CEILING PLAN**

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M102