

GENERAL NOTES

1.

T.G.C. SHALL LOCATE ALL MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND SHALL PROTECT THEM FROM DAMAGE. T.G.C. SHALL BEAR ALL EXPENSE FOR REPAIR OR REPLACEMENT OF OTHER UTILITIES OR OTHER PROPERTY DAMAGE BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
2.

DIMENSIONS SHOWN ARE TO FACE OF FINISH MATERIAL (GYPSUM BOARD, EXPOSED CONC. TILT WALL, ETC.), UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
3.

G.C. SHALL FIELD VERIFY ALL DIMENSIONS AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
4.

PRIOR TO BEGINNING CONSTRUCTION, THE G.C. SHALL FIELD VERIFY SPACE FOR ANY EXISTING EXPANSION JOINTS WITHIN THE SPACE AND NOTIFY ARCHITECT. G.C. SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AFFECTED BY SUCH JOINTS INCLUDING FLOOR, WALL AND CEILING. G.C. SHALL MAINTAIN INTEGRITY OF ALL EXPANSION JOINTS IN A MANNER CONSISTENT WITH ACCEPTABLE DESIGN PRACTICES.
5.

NO TOXIC OR COMBUSTIBLE MATERIALS, WITH A SMOKE DEVELOPMENT RATING OF GREATER THAN 50 ARE PERMITTED WITHIN WALLS OR ABOVE CEILING. ALL WOOD BLOCKING USED SHALL BE FIRE RETARDANT.
6.

G.C. IS RESPONSIBLE FOR PROVIDING ALL WOOD OR METAL BLOCKING REQ'D FOR WALL HUNG CABINETS, COUNTER TOPS, WALL MOUNTED SHELVING, PLUMBING FIXTURES, ETC., TO INSURE ADEQUATE SUPPORT. ALL WOOD BLOCKING SHALL BE 7" F.T.
7.

DIMENSIONS INDICATING A + (PLUS OR MINUS) DESIGNATION AND/OR ARE FOLLOWED BY A VERIFY NOTATION SHALL BE FIELD VERIFIED AND SHOULD BE CONSIDERED A DISTANCE WHERE THE GREATEST TOLERANCE MAY OCCUR.
8.

FE, FE(E), INDICATE FIRE EXTINGUISHER LOCATION WITH MOUNTING BRACKET HARDWARE AT 48" A.F.F. VERIFY EXACT LOCATIONS AND QUANTITIES WITH FIRE MARSHALL.
9.

TENANT'S GENERAL CONTRACTOR (T.G.C.) TO PROVIDE AND INSTALL ITEMS NOT SPECIFICALLY NOTED OTHERWISE TO MAKE FOR COMPLETE SYSTEMS. RESPONSIBILITIES ARE LISTED FOR CLARIFICATION AND DO NOT RELIEVE T.G.C. OF THE RESPONSIBILITY TO COORDINATE THE WORK AND MATERIAL DELIVERY OF ALL SUBCONTRACTORS.
10.

T.G.C. SHALL BE RESPONSIBLE FOR COORDINATING DELIVERY OF ALL (TENANT) FURNISHED ITEMS WITH THE TORCHY'S PROJECT MGR., AND TO NOTIFY THE SAME IMMEDIATELY OF ANY DELAYS OF A WEEK OR MORE IN THE CONSTRUCTION SCHEDULE.
11.

T.G.C. SHALL RECEIVE, UNLOAD, AND STORE ALL TENANT FURNISHED ITEMS AND SHALL PROTECT THEM FROM DAMAGE.
12.

T.G.C. SHALL ASSEMBLE AND INSTALL TABLES, SHELVES, EQUIPMENT, ETC.
13.

T.G.C. SHALL INSTALL TENANT FURNISHED ART WORK, MERCH. DISPLAYS & MENU BOARDS AT LOCATIONS DIRECTED BY OWNER.
14.

T.G.C. SHALL PROVIDE POSITIVE DRAINAGE TO ALL DRAINS.
15.

EXTERIOR TO INTERIOR TRANSITIONS SHALL BE VERIFIED & CORRECTED IF REQ'D FOR HANDICAPPED ACCESSIBILITY. SEE GENERAL ACCESSIBILITY NOTES.
16.

TENANT'S G.C. IS RESPONSIBLE FOR COORDINATION AND PAYMENT TO A STRUCTURAL ENGINEER AS NECESSARY TO PROVIDE ALL REQUIRED STRUCTURAL SUPPORT FRAMING AND CURBS NEEDED FOR NEW HVAC UNITS, AS REQ'D, AND EXHAUST ON ROOF. COORDINATE WITH LANDLORD'S ROOFER.
17.

ALL WALLS CONTAINING PLUMBING (WET WALLS) SHALL BE CLAD W/ WATER RESISTANT GYP. BD.
18.

T.G.C. SHALL BE RESPONSIBLE TO COORDINATE WITH ALL TRADES AND VERIFY THAT ALL EQUIPMENT SHIPPED TO THE SITE IS COMPATIBLE WITH MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS PRIOR TO INSTALLATION OF SAID EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, THE T.G.C. SHALL IMMEDIATELY CONTACT DESIGNER BEFORE PROCEEDING.
19.

REFER SHEET A1.2 FOR DOOR SCHEDULE AND WINDOW RELATED DETAILS.
20.

REFER SHEET A2.0 FOR FINISH FLOOR PLAN AND SCHEDULE.
21.

REFER SHEET A1.1 FOR WALL TYPES AND MISC. DETAILS.
22.

REFER SHEET A1.1 FOR TYP. ACCESSIBILITY STANDARD DETAILS.
23.

COORDINATE ALL WORK TO LIMIT SLAB SAW CUTTING.
24.

T.G.C. SHALL INSTALL SILICONE SEALANT @ ALL MATERIAL TRANSITIONS, GAPS, OPENINGS & PENETRATIONS.

PARTITION LEGEND

WALL	DESCRIPTION
	EXISTING EXTERIOR WALL TO REMAIN - G.C. TO INSTALL MTL. STUD FURRING PER WALL TYPES (REFER PLAN)
	DESIGNATES EXISTING INTERIOR WALL TO REMAIN - G.C. TO PATCH AND REPAIR AS NEEDED FOR NEW TENANT FINISHES AS INDICATED ON INTERIOR ELEVATIONS
	DESIGNATES NEW WALL CONSTRUCTION BY TENANT'S G.C. - REF: WALL TYPE AS NOTED (REFER SHT. A1.1 FOR WALL TYPES)
	DESIGNATES NEW WALL CONSTRUCTION BY TENANT - ALL KITCHEN WALLS ASIDE FROM HOOD AREAS TO RECEIVE 1/2" F.R.T. PLYWOOD SHEATHING FROM 12" A.F.F. TO 6" ABOVE FIN. CLG. FOR SHELVING SUPPORT. CHEWBLET ICE MAKER LOCATION SHALL ALSO HAVE ADDITIONAL 2x12 F.R.T. WOOD BLOCKING FOR HEAVY SUPPORT.
	DESIGNATES NEW LOW WALL CONSTRUCTION BY TENANT - REF: SECTION(S) AS NOTED.
	DESIGNATES STOREFRONT GLAZING SYSTEM

SYMBOLS LEGEND

MARK	DESCRIPTION
	INDICATES WALL NEW WALL CONSTRUCTION TYPES - REF. WALL TYPES ON SHEET A1.1
	ELEV. DETAIL NUMBER
	ELEV. SHEET NUMBER
	SECTION DETAIL REFERENCE
	DOOR DESIGNATION
	ENLARGED PLAN DETAIL REFERENCE
N.I.C.	NOT IN CONTRACT - ALL WORK UNDER SEPARATE CONTRACT
	INDICATES WALL MTD. FIRE EXTINGUISHER - ALL PORTABLE FIRE EXTINGUISHERS ARE TO BE A MINIMUM 5 POUND, ABC MULTIPURPOSE, IN SUFFICIENT QUANTITIES TO MEET THE 75-FOOT TRAVEL DISTANCE RULE. (LOCATE AT EACH POINT OF EGRESS PER NFPA 10 - OR - INSTALL AS DIRECTED BY THE LOCAL FIRE MARSHALL).
	INDICATES WALL MTD. "CLASS K" FIRE EXTINGUISHER - G.C. SHALL INSTALL IN KITCHEN AT THE EGRESS LOCATION OF HE MANUAL PULL FOR THE KITCHEN SUPPRESSION SYSTEM.

PLAN KEY NOTES

- 1

EXISTING STOREFRONT GLAZING SYSTEM TO REMAIN
- 2

NEW 34" HIGH BEV. COUNTER - REF. DETAILS ON SHEET A5.0
- 3

THERE SHALL BE NO F.R.T. PLYWOOD SHEATHING ON WALL AT BOTH HOOD LOCATIONS. THE WALLS AT HOOD LOCATIONS SHALL BE 1/2" DUROCK SHEATHING FROM FINISH FLOOR TO 6" ABOVE FIN. CLG. OVER MTL. STUD FRAMING. G.C. TO THEN APPLY STAINLESS STEEL PANELS DIRECTLY OVER DUROCK SHEATHING. (REFER WALL TYPE 'F' ON SHEET A1.1)
- 4

G.C. TO INSTALL NEW ALUM. & GLASS DOORS (WITH WIDE STILES) - VERIFY BALANCE OF HARDWARE, REF. DOOR SCHEDULE SHEET A1.2
- 5

G.C. TO INSTALL LOW WALL AT QUEUE-LINE AND DINING - REFER DETAILS ON SHEET A1.3
- 6

G.C. TO PROVIDE AND INSTALL BACK BAR COUNTER AND CUSTOM SHELVING (REF SEC. 1/A5.2)
- 7

KITCHEN EXHAUST HOOD - SEE MECH SHEETS - SUPPORT WITH ALL-THREAD UNISTRUT. FROM STRUCT. ABOVE
- 8

G.C. TO PROVIDE AND INSTALL NEW DESKTOP AT OFFICE, VERIFY TYPE / FINISH WITH OWNER PRIOR TO INSTALLATION
- 9

G.C. TO INSTALL NEW FRP FINISH ON ALL WALLS AT KITCHEN AREA - REFER INTERIOR ELEVS ON SHEET A4.2
- 10

PROPOSED MOP SINK LOCATION - REFER PLUMBING SHEETS
- 11

PROPOSED LOCATION OF TRASH ENCLOSURE - REFER DETAILS 3/A5.1
- 12

G.C. TO INSTALL SMART SHELVING AND GRID SYSTEM IN KITCHEN - REFER INTERIOR ELEVATIONS ON SHEET A4.2
- 13

BUILDING SHALL HAVE APPROVED SUITE NUMBER PLACED IN A POSITION THAT IS PLAINLY LEGIBLE FROM THE STREET OR FIRE LANE FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND (6" TALL "WHITE" FONT GOTHAM).
- 14

PROPOSED WALK-IN COOLER LOCATION. G.C. TO ENSURE WALK-IN IS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS TO PROTECT WALLS AND FLOORS.
- 15

NEW HANDSINK REF: FIXTURE PLAN AND SCHED. SHT. F1.0 (G.C. SHALL INSTALL SPLASHGUARDS ON ALL HANDSINKS-SHALL BE TALL ENOUGH TO CONTROL SPLATTER, GENERALLY 12" IS ADEQUATE. THE SPLASHGUARD MUST BE THE DEPTH OF THE SINK AND CONSTRUCTED FROM A SMOOTH NON-ABSORBENT MATERIAL SUCH AS STAINLESS STL).
- 16

NEW S.S. FOOD PREP SINK REF: FIXTURE PLAN AND SCHED. SHT. F1.0 (G.C. SHALL INSTALL SPLASHGUARDS ON FOOD PREP SINK-SHALL BE TALL ENOUGH TO CONTROL SPLATTER, GENERALLY 12" IS ADEQUATE. THE SPLASHGUARD MUST BE THE DEPTH OF THE SINK AND CONSTRUCTED FROM A SMOOTH NON-ABSORBENT MATERIAL SUCH AS STAINLESS STL).
- 17

NEW 3" TALL x 14" WIDE MENU BOARDS AT POS AREA - REF: INTERIOR ELEVATION 5/A4.1
- 18

PASS-THRU OPENING REFER SECTION 15/A4.2
- 19

PASS-THRU OPENING REFER SECTION 16/A4.2
- 20

G.C. TO PROVIDE AND INSTALL NEW TOILET PARTITIONS AT BOTH RESTROOMS
- 21

G.C. TO PROVIDE AND INSTALL NEW TOILET FIXTURES AND ACCESSORIES AT BOTH RESTROOMS
- 22

G.C. TO PROVIDE AND INSTALL BATT / SOUND INSULATION AT ALL RESTROOM WALLS - TYP.
- 23

G.C. SHALL PROVIDE AND INSTALL FIRE TREATED WOOD BLOCKING @ ALL WALL MOUNTED ITEMS SUCH AS TOILET ACCESSORIES, TO INCLUDE GRAB BARS, LAVATORY COUNTER, WALL SHELVING, HAND TOWEL DISPENSERS, BABY CHANGING STATION, ETC.
- 24

LOCATION OF HIGH CHAIRS
- 25

LOCATION OF NEW WATER HEATER ON 6" TALL CONCRETE PAD (REFER PLUMBING PLANS). INSTALL SILIKAL FLOORING ON ALL SIDES AND TOP OF PAD - REFER SHEET A2.0
- 26

PROPOSED LOCATION OF NEW ELECTRICAL PANELS - REF: ELECTRICAL SHEETS
- 27

FLOOR TILE TRANSITION - REFER FLOORING PLAN SHEET A2.0
- 28

NEW P.O.S. COUNTER - REF. ELEVATIONS AND DETAILS AS INDICATED (G.C. TO PROVIDE CONDUIT W/ PULL WIRE AND GROMMET HOLES) IN COUNTERTOP, VERIFY FINAL LOCATION WITH PROJECT MANAGER PRIOR TO INSTALLATION)
- 29

PROPOSED 2" GAS SERVICE FEED FROM OVERHEAD AT END OF HOOD WALL LOCATION (REFER DETAILS 18/A4.2). PAINT "MATTE BLACK"
- 30

G.C. TO INSTALL NEW BAR COUNTERTOP, WALL, AND FOOT REST - REFER SECTIONS ON SHEET A5.0 / A5.2
- 31

G.C. TO INSTALL NEW "RPZ" STACK MANIFOLD PER ELEV. 17/A4.2
- 32

S.S. 3-COMP. SINK - REFER: FIXTURE PLAN AND SCHED. SHEET F1.0
- 33

LOCATION OF NEW OIL COLLECTION TANK ON 6" TALL CONCRETE PAD - G.C. TO ENSURE NEW PAD HAS SILIKAL FLOORING ON TOP AND ALL SIDES.
- 34

G.C. TO INSTALL NEW TV'S AT BAR AREA (TOTAL OF THREE 65" TV'S)
- 35

EXISTING COLUMN TO BE PAINTED WITH EPOXY PAINT AS SCHEDULED - REFER SHEET A2.0
- 36

G.C. TO INSTALL NEW T-SHIRT FRAMES PER ELEVATION 1/A4.1
- 37

LOWER PORTION OF BAR DESIGNATED FOR HANDICAP ACCESSIBILITY (MIN. 17" DEEP FOR ADEQUATE KNEE AND TOE CLEARANCE). REFER SECTION 3/A5.0
- 38

LOCATION OF NEW CUSTOM BEER TAP TOWER ABOVE BACKBAR COUNTER PROVIDED BY CONCEPT SERVICES, INSTALL BY G.C.
- 39

G.C. TO SUSPEND NEON SIGNAGE FROM ABOVE AT STOREFRONT. ENSURE THAT SIGN IS SPACED EVENLY IN WINDOW WITH EQUAL SPACE ON BOTH SIDES, AND ADDITIONAL SPACE FROM TOP MULLION TO TOP OF SIGN (REF: E2.0 FOR HGT. OF OUTLET)
- 40

SINGLE COMP SINK AT DISHWASH AREA - REFER F1.0 AND PLUMBING PLANS
- 41

G.C. TO PROVIDE AND INSTALL OCCUPANT LOAD SIGNAGE (VERIFY EXACT PLACEMENT WITH PROJ. MGR.)
- 42

G.C. TO FURR-OUT EXISTING EXTERIOR WALL AND INSTALL NEW SUBSTRATE AND FINISHES AS INDICATED ON WALL TYPES AND INTERIOR ELEVATIONS
- 43

G.C. TO INSTALL CUSTOM LIT NEON "DAMN GOOD" SIGN ON SOFFIT ABOVE BAR PROVIDED BY OWNER - REFER DETAILS ON SHEET A1.2
- 44

G.C. TO INSTALL CUSTOM STEEL FRAMED SHELVING AS PROVIDED BY OWNER - REFER BAR SECTION SHEET A5.2
- 45

LED ROPE LIGHT 'J' AT BACK BAR SHELVING AND BAR SEATING COUTNER (REFER A3.0 LIGHT SCHEDULE
- 46

CUSTOM SOCIAL DISTANCING FLOOR DECALS AT 6' O.C.
- 47

G.C. TO INSTALL STEEL DIVIDER RAIL AT COUNTERTOP AS DIRECTED BY OWNER
- 48

STORAGE CABINET MILLWORK PROVIDED AND INSTALLED BY G.C., REF. DTL. 5/A5.0 - CABINET DOORS TO BE PAINTED OR STAINED AS NOTED ON ELEVATIONS / SECTIONS
- 49

DOORDASH MILLWORK CUBBIES PROVIDED AND INSTALLED BY G.C., REF. DTL. 7/A5.0 - CUBBIE EDGES AND INTERIORS TO BE PAINTED [PTI]
- 50

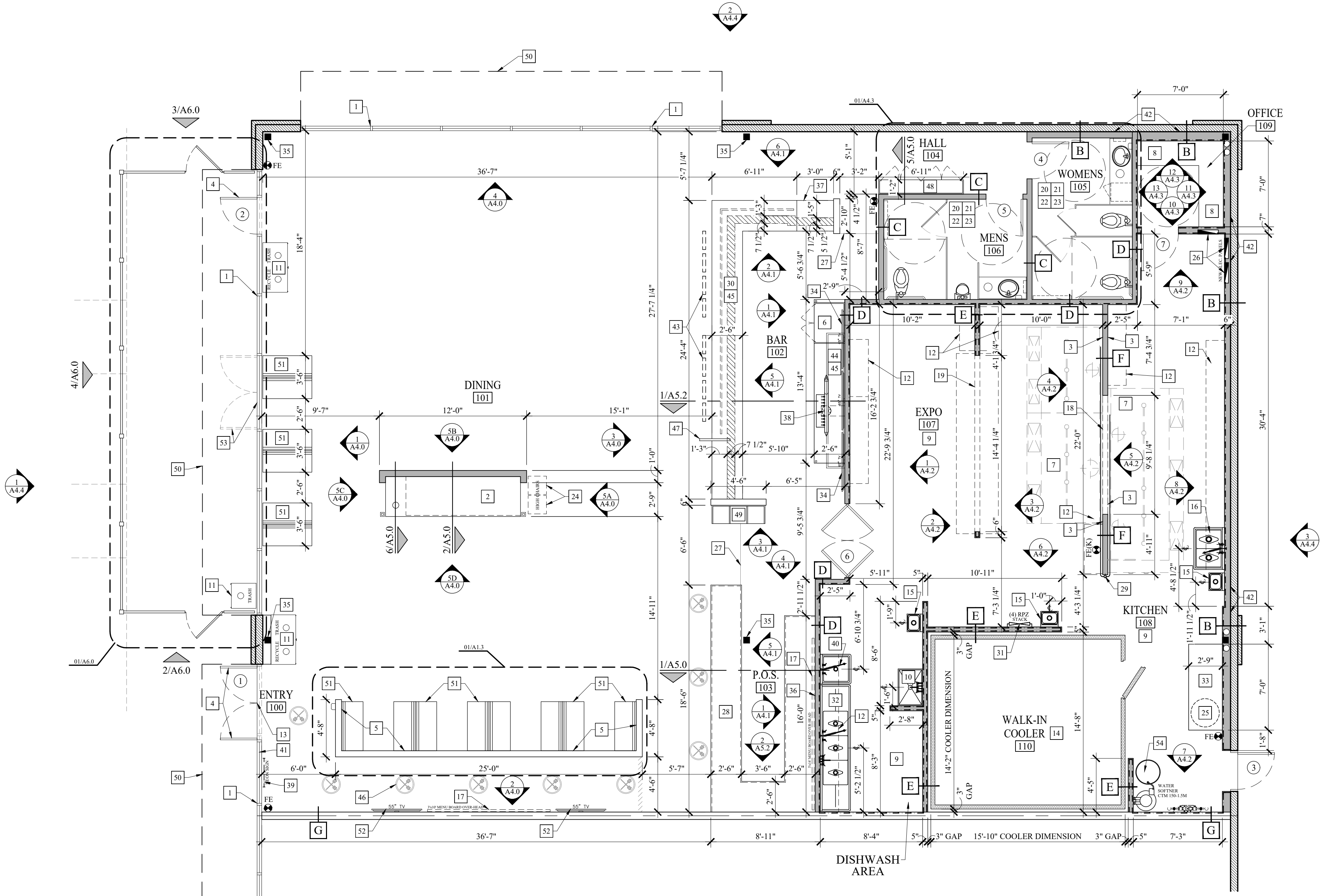
EXISTING EXTERIOR CANOPY TO REMAIN
- 51

BOOTHES: REFER TO 3/A1.3
- 52

55" MARKETING TV'S ON DEMISING WALL (TOTAL OF 2) AS INDICATED ON INTERIOR ELEVATION 2/A4.0
- 53

G.C. TO REMOVE EXISTING DOUBLE ENTRY DOORS AND INFILL STOREFRONT GLAZING TO MATCH ADJACENT.
- 54

PROPOSED WATER SOFTENER SYSTEM NEAR WALK-IN COOLER



1 FLOOR PLAN
SCALE: 3/16"=1'-0"



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ISSUE LOG:

No.	Date	Description
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FLOOR PLAN

PROJECT NUMBER:	2021-1
ISSUE DATE:	July 21, 2021

A1.0