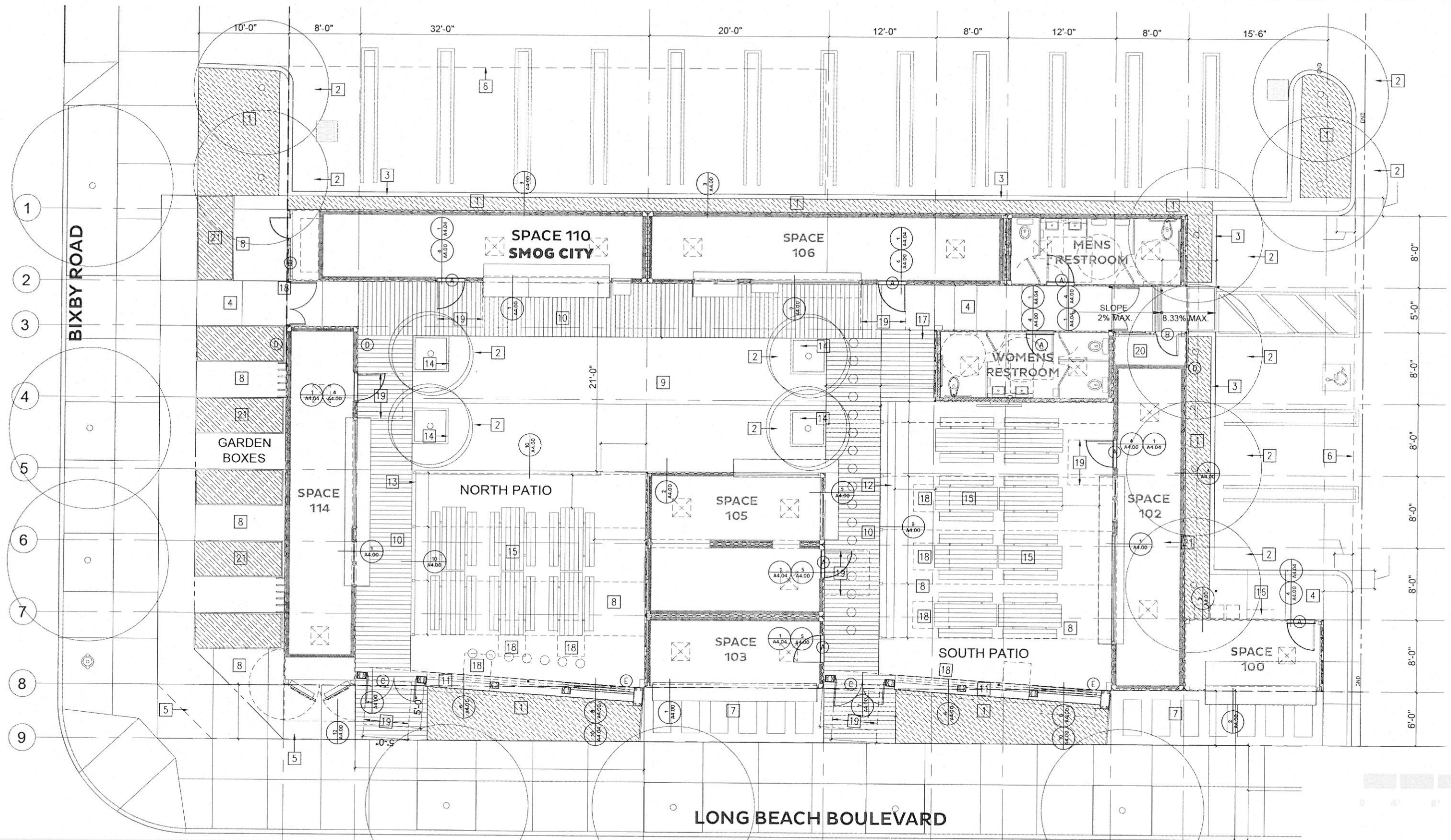




- | | | | | | | |
|--|---|---|--|---|---|---|
| 1 NEW LANDSCAPE AND IRRIGATION - SEE LANDSCAPE PLANS | 4 5" THICK CONCRETE SLAB W/#3 REBAR ON CENTERLINE OF SLAB, 18" O.C. | 7 24" X 48" CONCRETE PAVER SET IN STABILIZED DECOMPOSED GRANITE | 10 IPE WOOD DECKING | 13 WOOD FENCE - 3'-0" TALL | 16 PEDESTAL STYLE MAILBOX. VERIFY LOCATION WITH USPS. | 19 DOOR CLEARANCE MAX. 2% SLOPE |
| 2 NEW TREES - SEE LANDSCAPE PLANS | 5 EXTEND ADJACENT CONCRETE SIDEWALK TO MATCH | 8 STABILIZED DECOMPOSED GRANITE | 11 TRELLIS AND BAR COUNTER | 14 WOOD PLANTER BOX - 48" NURSERY CEDAR CONTAINER | 17 RAISED IPE WOOD STAGE - 7" HIGH | 20 STORAGE CLOSET |
| 3 NEW CONCRETE CURB | 6 EXTEND ADJACENT CONCRETE SLAB TO MATCH | 9 ARTIFICIAL TURF | 12 WOOD FENCE AND BAR - MAX 34" COUNTER HEIGHT | 15 CUSTOM WOOD TABLE AND BENCHES | 18 AREA OF WHEELCHAIR ACCESS | 21 RAISED PLANTER BED SEE LANDSCAPE PLANS |



DOOR SCHEDULE

DR NO.	DESCRIPTION	SIZE	DR ID	HOWN SET	REMARKS
A	MAN DOOR	3'-0"X5'-8"	A 1	a	
B	SECTIONAL	14'-0"X4'-2"	B 2	b	

DOOR IDENTIFICATION

A SWING-TYPE HOLLOW METAL - PAINTED.
B U.L. LISTED ALUMINUM & TEMPERED GLASS OVERHEAD SECTIONAL ROLL-UP.

HARDWARE SET

A LATCH SET: SCHLAGE ADA COMMERCIAL LEVER-TYPE WITH CYLINDER LOCK HINGES - PAINTED STEEL.
B DOOR STOP: YES.
DOOR CLOSER: SELF-CLOSING GLASS OVERHEAD SECTIONAL ROLL-UP.

FRAME IDENTIFICATION

1 STEEL - PAINTED WITH ADA THRESHOLD & WEATHER-STRIPPING.

LOCKSET

PAIR INTERIOR SLIDE-BOLTS

2 BY DOOR MANUFACTURER.

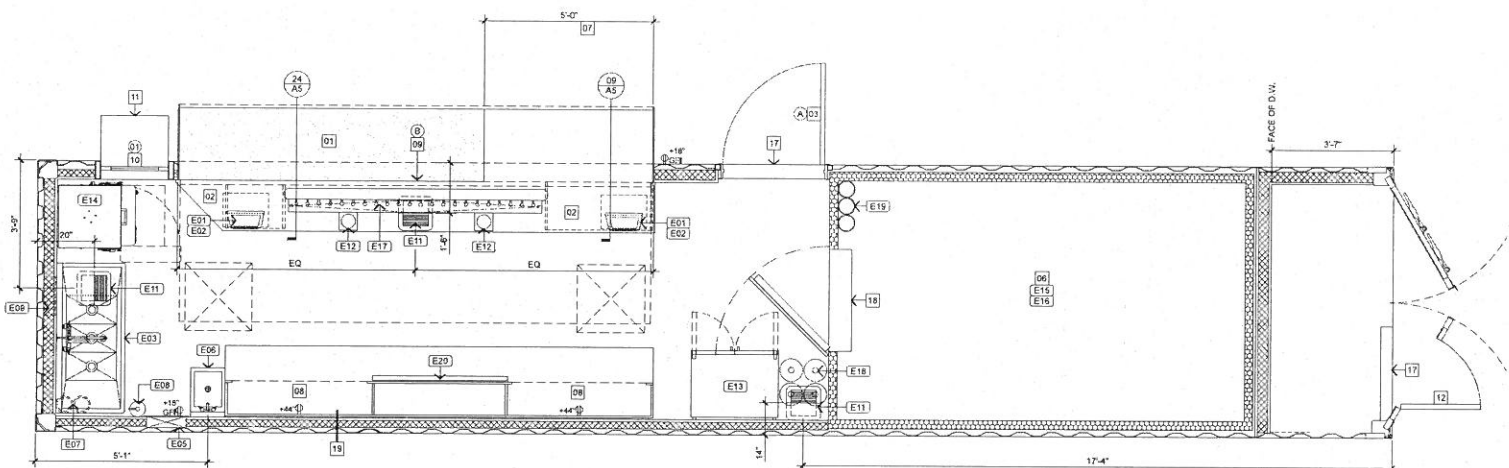
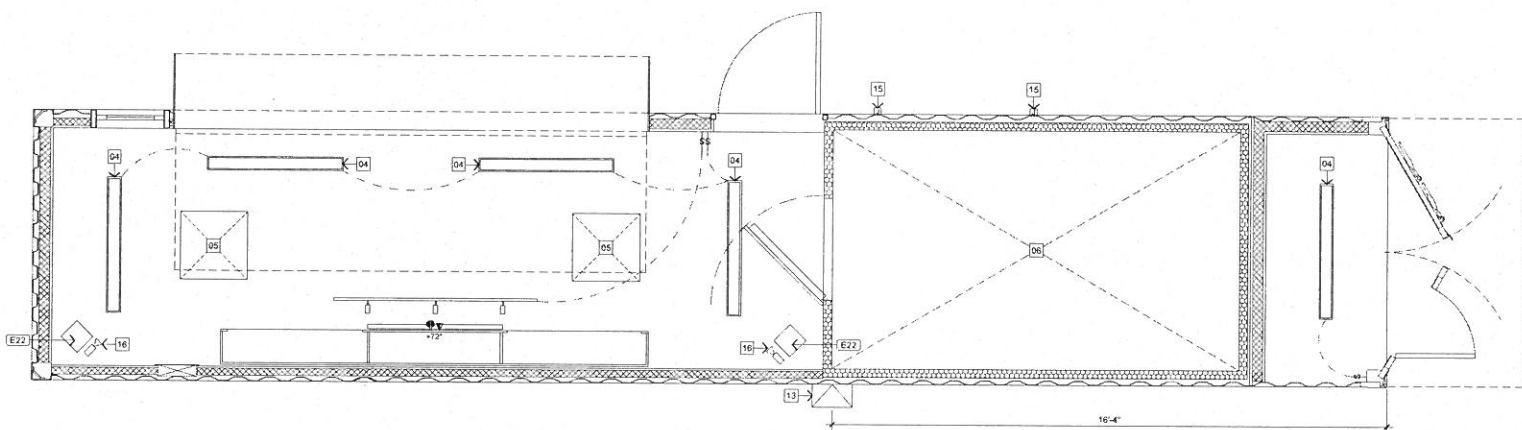
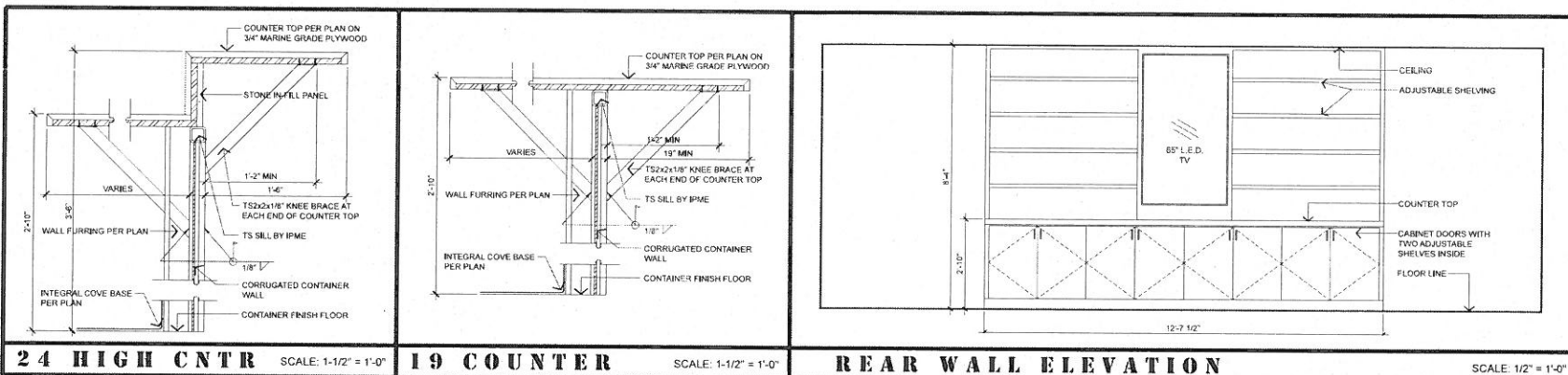
NOTE: MAXIMUM OPERATING FORCE FOR ALL DOORS SHALL NOT EXCEED 5 LBS.
NOTE: MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES SUCH THAT THE DOORS ARE RECOGNIZABLE AS DOORS. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS. (CFC 1008.1)
EVERY EXIT DOOR SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.

DOOR 'A' SHALL HAVE A PERMANENT SIGN POSTED ABOVE IT STATING "THIS DOOR SHALL REMAIN UNLOCKED WHENEVER SPACE IS OCCUPIED".
SIGN SHALL HAVE MINIMUM 1" HIGH LETTERS IN A COLOR THAT CONTRASTS TO THE BACKGROUND.

WINDOW SCHEDULE

WIN NO.	DESCRIPTION	SIZE	REMARKS
01	PASS THRU	2'-0"X4'-0"	a.

a. SINGLE-HUNG DUAL-GLAZED TEMPERED GLASS IN ALUMINUM FRAME WITH AUTO-CLOSING BUG SCREEN.



EQUIPMENT SPECIFICATIONS

- E01 COUNTER MOUNTED SQUARE PAD MOUNT FOR P.O.S. - PROVIDE GROMMET THRU COUNTER TOP TO POWER & DATA AS REQUIRED.
- E02 UNDER COUNTER CASH DRAWER - SUPPLIED BY TENANT, INSTALLED BY G.C.
- E03 STAINLESS STEEL THREE-COMPARTMENT SINK WITH FAUCET & INDIRECT DRAIN TO ADJACENT FLOOR SINK.
- E04 EMPLOYEE LOCKERS PROVIDED BY TENANT, INSTALLED BY G.C.
- E05 200 AMP TENANT ELECTRICAL SUB-PANEL - SEE ELECTRICAL DRAWINGS.
- E06 WALL MOUNTED STAINLESS STEEL HAND SINK, HOT & COLD WATER FAUCET, SIDE SPLASH GUARDS, SOAP & HAND TOWEL DISPENSER.
- E07 WALL-MOUNTED WATER FILTRATION SYSTEM, BY TENANT'S VENDOR.
- E08 2A-19C FIRE EXTINGUISHER IN SURFACE MOUNTED WALL CABINET - VERIFY LOCATION WITH FIRE MARSHAL.
- E09 GAS FIRED TANK-LESS WATER HEATER - MOUNT ON INSIDE OF ROOF EQUIPMENT SCREEN.
- E10 NOT USED.
- E11 PORCELAIN FLOOR SINK - DRAINS TO GREASE INTERCEPTOR.
- E12 GLASS RINSER - MANUFACTURER: ADVANCE TABCO, MODEL: SU-16 COLD WATER INLET 1/2" BSP. DRAIN: THREADED BRASS 1/2" I.D. INDIRECT DRAIN TO FLOOR SINK.
- E13 REACH-IN GLASS SWING DOOR REFRIGERATOR, MANUFACTURER: TRUE FOOD SERVICE EQUIPMENT, INC. MODEL: T-35G-LD, ELECTRICAL: 115/60/1, 1/2HP, NEMA 5-15P.
- E14 DISH MACHINE (GLASS WASHER) MANUFACTURER: AUTO-CHOR SYSTEM, MODEL: U34. ELECTRICAL: 115/60/1, 20 AMP DEDICATED CIRCUIT. DRAIN CONNECTION: 2" MPT. WATER SUPPLY: 1/2" NPT FEMALE. BACKFLOW PROTECTION PROVIDED BY ASSE 1004 CONFORMING AIR GAP ON C'S S. LEADS.
- E15 GLYCOL SYSTEM FOR BEER DRAFT SYSTEM BY TENANT'S VENDOR.
- E16 WALK IN COOLER CONDENSER ON ROOF WITH CONDENSATE LINE TO ADJACENT FLOOR SINK.
- E17 BEER TAPS & DRAIN BOARD BY TENANT'S VENDOR.
- E18 SPIRIT CO2 TANK STORAGE - SEISMICALLY SECURE TO WALL. (5) 100 CU.FT. TANKS - 600 CU.FT. MAXIMUM.
- E19 THREE 6" ABS SLEEVES & SWEEPS FROM WALK IN COOLER UNDER FLOOR FOR BEER RUNS TO TAPS.
- E20 FLAT SCREEN TELEVISION BY TENANT. PROVIDE POWER & DATA.
- E21 NOT USED.
- E22 CEILING MOUNTED SPEAKER, SUPPLIED & INSTALLED BY TENANT'S VENDOR. PROVIDE 3/4" CONDUIT FROM RECEIVER LOCATION.

KEYNOTES

- 01 STONE COUNTER TOP AT +42" A.F.F. WITH 2" WATERFALL EDGE.
- 02 STONE COUNTER TOP AT +34" A.F.F. WITH 2" WATERFALL EDGE. OVER OPEN MELAMINE CABINET WITH TWO ADJUSTABLE SHELVES.
- 03 3'-0"X5'-8" MAN-DOOR WITH SELF-CLOSER, WEATHER SEALS & ADA COMPLIANT HARDWARE. SEE SITE & SHELL DRAWINGS UNDER SEPARATE PLAN CHECK & PERMIT.
- 04 SURFACE MOUNTED POLYCOON LINEAR L.E.D. LIGHT FIXTURE, MANUFACTURER: MAXLITE, LSP SERIES, ORDER NUMBER: 75172, MODEL NUMBER: LSP450S5440V35, WATTS: 44 (NOMINAL), CCT: 3500K.
- 05 OPERABLE SKYLIGHT WITH BUG SCREEN & BURGULAR BARS PER LRPD, BRISTOLITE, MODEL NUMBER: 2222-AL-SD-CM2-WITH-R, OBSCURE GLAZING.
- 06 WALK IN BEER COOLER.
- 07 ACCESSIBLE AREA AT COUNTER, COUNTER AT +34" A.F.F. WITH 19" DEEP KNEE SPACE & COMPANION SEATING AREA.
- 08 MILLWORK MERCHANDISE DISPLAY, BY TENANT. GC TO PROVIDE IN WALL BACKING FOR #8 SELF-TAPPING SCREWS FROM MILLWORK INTO BACKING AT 24" O.C. AROUND PERIMETER.
- 09 14'-0"X4'-0" MANUAL ALUMINUM & DUAL-GLAZED TEMPERED GLASS SECTIONAL ROLL-UP DOOR.
- 10 2'-0" X 4'-0" SINGLE-HUNG WINDOW.
- 11 19" DEEP STONE LEDGE FOR DIRTY GLASS PASS-THRU.
- 12 2'-8"X5'-8" MAN-DOOR THRU CONTAINER DOOR.
- 13 EXTERIOR L.E.D. WALL PACK FOR PARKING LOT LIGHTING - SEE SITE ELECTRICAL DRAWINGS.
- 14 NOT USED.
- 15 EXTERIOR J-BOX FOR SIGN LIGHTS - SEE SITE ELECTRICAL DRAWINGS.
- 16 PROVIDE CONDUIT WITH PULL STRING FOR TENANT'S CAMERA SYSTEM.
- 17 ACCESSIBLE THRESHOLD - SEE DETAIL 26/A8.
- 18 SLOPED THRESHOLD UP TO LEVEL OF INSULATED FLOOR AT WALK IN COOLER. CEILING, WALLS & FLOOR BY COOLER MANUFACTURER.
- 19 TYPICAL FURRING WALLS - SEE DETAIL 27/A8.

INTERIOR FINISHES

CEILING: SEMI-GLOSS "SWISS COFFEE" OVER 58" TYPE 'X' GYPSUM WALL BOARD, OVER 3-5/8" 25 GA METAL STUDS AT 24" O.C. ALL CEILINGS - 5'-4". FILL ALL VOIDS WITH R-13.5 FIBERGLASS BATT INSULATION.

WALLS: FULL HEIGHT R.P. WALL PANELS OVER 58" TYPE 'X' GYPSUM WALL BOARD, OVER 3-5/8" 25 GA METAL STUDS AT 24" O.C. WHERE PLUMBING OR ELECTRICAL PANELS OCCUR & 2'-1/2" 25 GA METAL STUDS AT 24" O.C. ELSEWHERE. FILL ALL VOIDS WITH R-13.5 FIBERGLASS BATT INSULATION.

WALL BASE: MINIMUM RADIUS 3/8" COVE TROWEL-ON EPOXY FLOORING UP WALLS 6".

FLOORS: MONOLITHIC TROWEL-ON EPOXY. COLOR: MEDIUM GRAY.

FLOOR PLAN GENERAL NOTES

- ALL GYPSUM WALL BOARD SHALL HAVE DRYWALL SEALER APPLIED.
- ALL GLASS USED IN PROJECT SHALL BE TEMPERED AND ANY EXPOSED EDGES SQUARE-POLISHED.
- PROVIDE BACKING FOR ALL MILLWORK, APPLIANCES AND FIXTURES.
- PROVIDE BURGULAR BARS AT EACH ROOF PENETRATION - PER CITY OF LONG BEACH POLICE DEPARTMENT REQUIREMENTS.
- ALL CEILING AND WALL FINISHES THROUGHOUT SHALL HAVE A MINIMUM CLASS 'C' FLAME SPREAD CLASSIFICATION PER (CFC TABLE 803.3)



TURPIN DESIGN GROUP, INC.
3745 LONG BEACH BOULEVARD
SUITE 220
LONG BEACH, CA 90807
562-427-3901



STEELCRAFT
CONTAINER '110' (D)
TENANT IMPROVEMENT
3768 LONG BEACH BOULEVARD
LONG BEACH, CA 90807

PLOT DATE
06 / 30 / 16

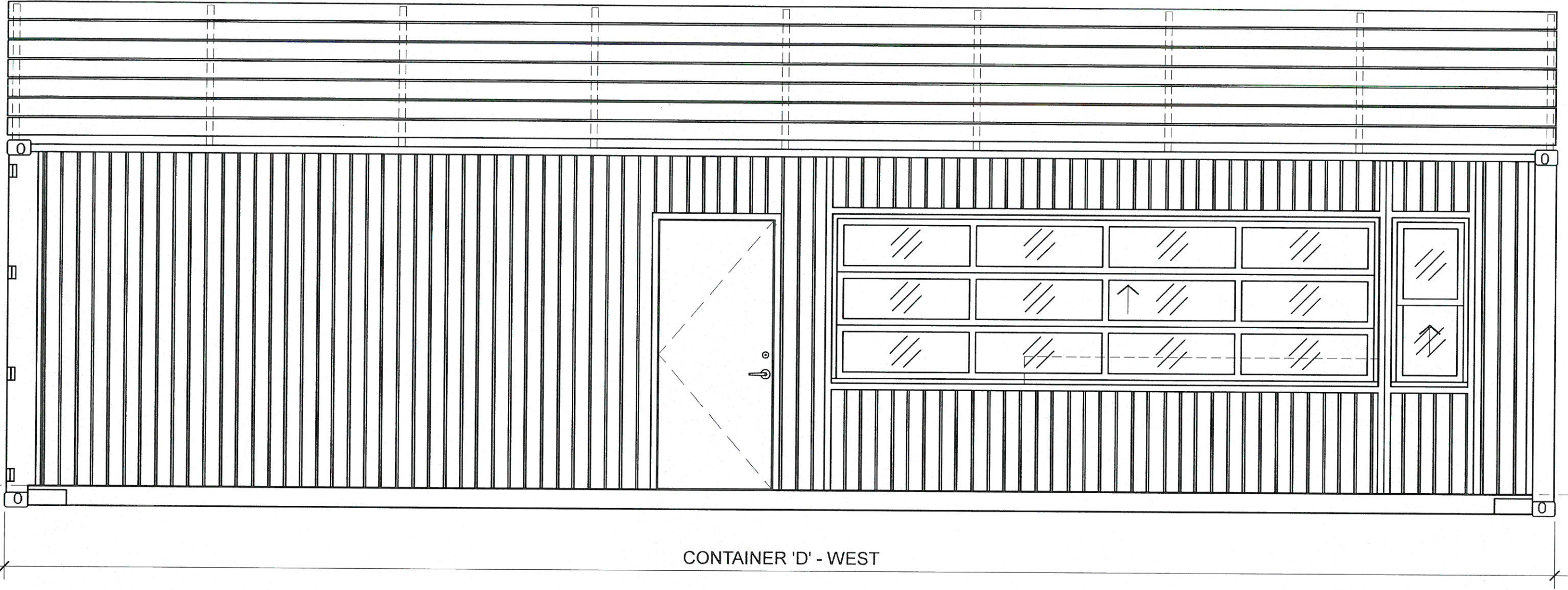
REVISION

PROJECT NUMBER
15.650

SHEET TITLE
CONTAINER '110'
SMOG CITY BREWERY
FLOOR & RCP PLANS

SHEET NUMBER

A5



' S M O G C I T Y ' E X T E L E V

SCALE:

INTERIOR COURTYARD

CRAFT BEER

RAMEN

◀ z

