

1 GROUND FLOOR
1/8" = 1'-0"

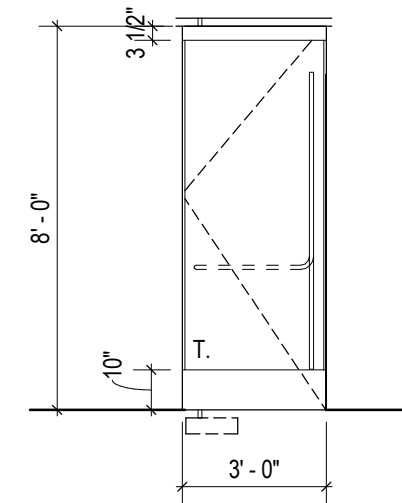
GENERAL FLOORPLAN NOTES:

FOR COMPLETE BUILDING DIMENSIONS AND WORK-POINT LOCATIONS SEE CURTAIN WALL DRAWING P1

THIS IS CORE / SHELL SPACE ONLY. NO INTERIOR FINISH FLOOR SLAB, NO FINISHED CEILINGS OR SOFFITS, NO INTERIOR DRYWALL / PARTITIONS, ENGINEERED FILL TO TOP STRUCTURAL SLAB, BROUGHT APPROXIMATE TO BOTTOM OF FUTURE FINISH SLAB. ALL MECHANICAL, ELECTRICAL AND PLUMBING TO BE STUBBED IN READY FOR UNDER-SLAB ROUTING BY FUTURE TENANT.

FLOORPLAN KEYED NOTES:

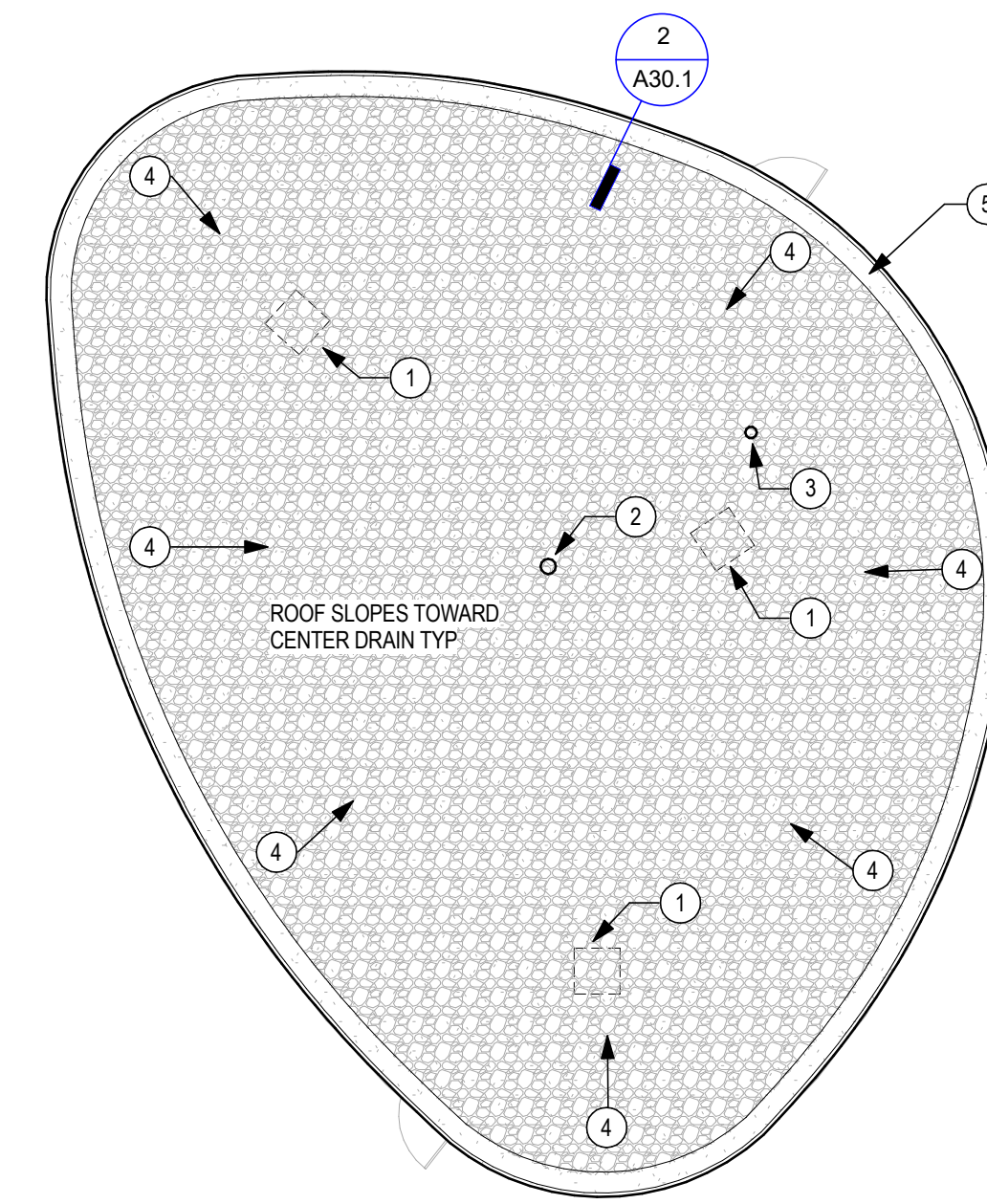
- 1 DETAILS REFERENCED BY THIS KEYNOTE ARE TO BE FOUND IN THE CURTAIN WALL DRAWINGS.
- 2 NOT USED
- 3 EXPOSED ARCHITECTURAL CONCRETE WALL. SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS. COMPLETE CONCRETE SHOP DRAWINGS DETAILING FORMWORK, TIE PATTERNS, AS WELL AS ALL JOINT LINES AND DETAILS TO BE SUBMITTED FOR ARCHITECT'S APPROVAL. CONCRETE MOCK-UP BY SUBCONTRACTOR TO MODEL HEAD, JAMB, SILL, CONDITIONS AS WELL AS WALL CURVATURE, FORM TIES, POUR LINES, JOINTS, SURFACE TEXTURE AND COLOR. TO BE APPROVED BY ARCHITECT. SEAL CONCRETE WALL WITH PROSOOD SURE-KLEAN AND WEATHER SEAL BULK-GUARD AND GRAFTITI CONTROL ULTRA APPLIED ACCORDING TO MFR'S SPECIFICATIONS AND GUIDELINES.
- 4 GLASS CURTAIN WALL WITH EXTERIOR STRUCTURAL GLASS FINIS AND STAINLESS STEEL HEAD, JAMB AND BASE. SEE CURTAIN WALL DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.



GENERAL NOTES FOR ALL GLASS ENTRANCES

DOORS AND HARDWARE TO BE DORMA, OR LAURENCE OR EQUAL. DOORS ARE ALL GLASS WITH THIN VERTICAL STILES (BOTH SIDES). ALL RAILS, STILES, HANDLES AND ASSORTED HARDWARE TO BE US320 SATIN STAINLESS STEEL. DOORS WILL BE MANUAL KEY LOCKING (CYLINDRICAL) WITH NO ELECTRONIC OPERATION, LOCKING AT TOP. BOTH DOORS MUST HAVE PANIC DEVICES. DOORS OPERATE AT PIVOTS AT HEAD AND SILL. DOORS HAVE FLOOR CLOSERS (DORMA BTS-80 OR EQ.). DETAILED DOOR AND HARDWARE SUBMITTAL TO BE APPROVED BY ARCHITECT. SEE CURTAIN WALL DRAWINGS FOR ADDITIONAL INFORMATION ON CURTAIN WALL / DOOR INTEGRATION.

2 DOORS



GENERAL ROOFING NOTES

EPDM ROOF WITH 3" OF RIVERSTONE COVER. BASIS OF DESIGN: FIRESTONE RUBBERGUARD EPDM ROOFING SYSTEM CONSISTING OF RUBBERGUARD EPDM MEMBRANE OVER 1/2" ISOGUARD HD COVER BOARD AND TAPERED ISO-95 POLYISO INSULATION TO ACHIEVE A MINIMUM AVERAGE R-VALUE OF R-20. ENTIRE ROOFING SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURER'S FULL SPECIFICATIONS AND GUIDELINES. SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL.

ROOFING KEYED NOTES

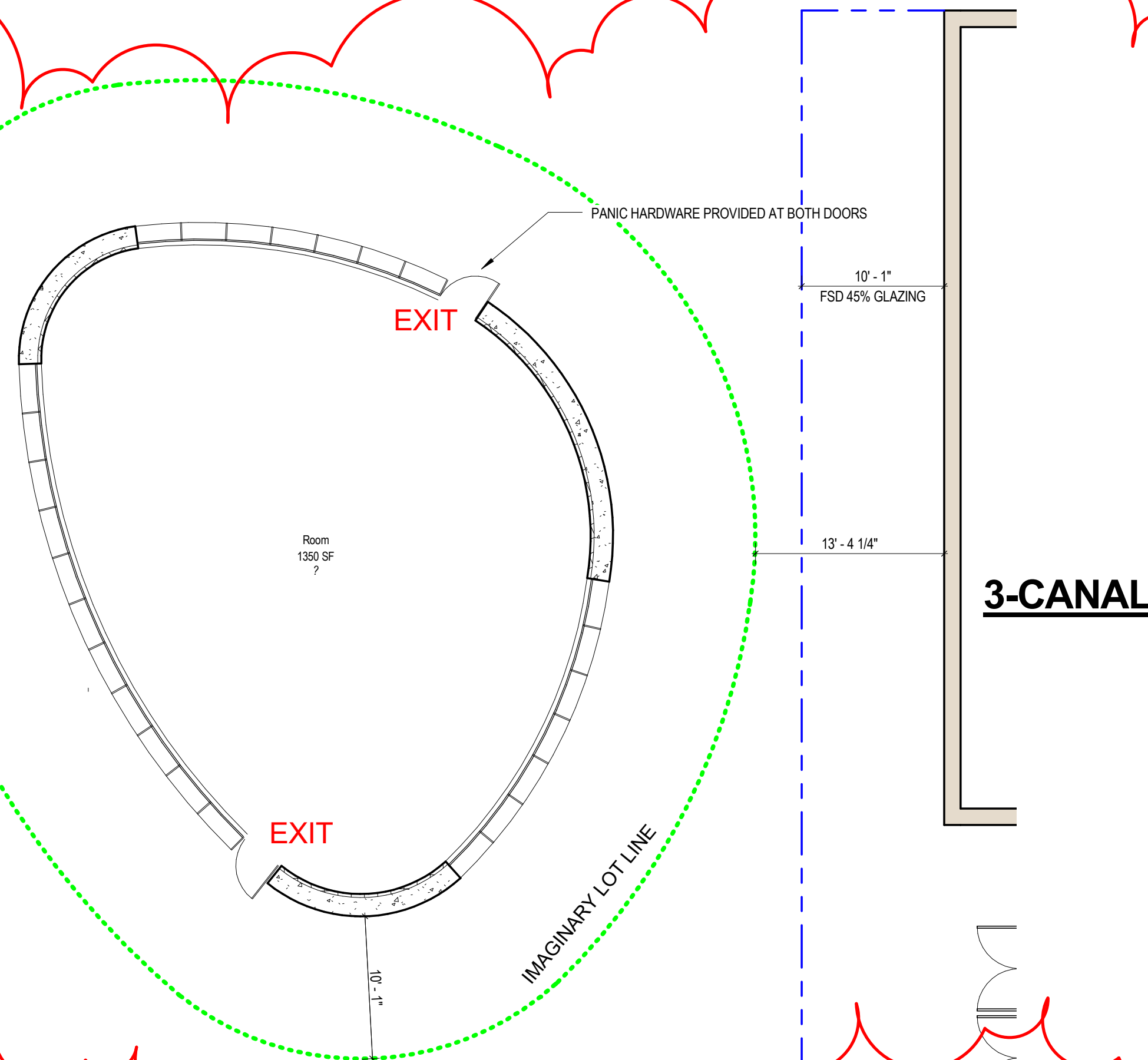
- 1 ROOF SLAB BOND-OUTS. SEE STRUCTURAL FOR LOCATION, SIZE, FRAMING DETAILS.
- 2 ROOF DRAIN - SEE MECHANICAL CUT SHEETS FOR SPECIFICATION. PRECISE LOCATION DETERMINED IN ROOFING / TAPERED INSULATION SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL. ROOF DRAIN LOCATION SHOULD BE SET PRIOR TO SLAB POUR IN ORDER TO GET PROPER CONCRETE BOND-OUT LOCATION.
- 3 PLUMBING VENT PIPE W / S.STL. CLAD. INSTALLED ACCORDING TO EPDM ROOFING MANUFACTURER'S DETAILED SPECIFICATIONS AND INSTRUCTIONS.
- 4 DIRECTION OF SLOPE. 2% MIN. SLOPE PROVIDED BY FIRESTONE TAPERED ISO-95.
- 5 BRAKE METAL ROOF EDGE. BASIS OF DESIGN: REVERSE "FREEDOM GRAY" ZINC-COATED COPPER (16 OZ. OR GREATER).

3 ROOF PLAN
1/8" = 1'-0"

NEW BUILDING BUILDING ONLY REQUIRED TO PERFORM TO TYPE 5B (TABLE 503), AND THE FIRE SEPARATION DISTANCE (FSD) TO IMAGINARY LOT LINE FALLS BETWEEN 10' AND 30'. THEREFORE NO FIRE RESISTANCE RATING REQUIRED FOR EXTERIOR WALL (TABLE 602).

SINCE NO RATING REQUIRED FOR EXTERIOR WALLS, UNLIMITED UNPROTECTED OPENING ALLOWED PER 705.8.1 EXCEPTION 2.

EXISTING BUILDINGS (CANAL 2 AND CANAL 3) BOTH HAVE GLAZING PERCENTAGES JUST UNDER 45% (44.6%) ALLOWING THE FSD TO FALL BETWEEN 10FT. AND 15 FT. DESIGN MEETS THAT REQUIREMENT.



4 1 FIRST FLOOR LIFE SAFETY
1/8" = 1'-0"

CODE SUMMARY:

THIS INITIAL APPLICATION FOR CONSTRUCTION PERMIT IS FOR UNOCCUPIED, EMPTY CORE / SHELL SPACE ONLY. THIS SPACE WILL BE SUBSEQUENTLY MARKETED TO PROSPECTIVE TENANTS AS SUITABLE RETAIL OR FOOD SERVICE SPACE. WHEN A TENANT IS SECURED, ADDITIONAL CONSTRUCTION DOCUMENTATION WILL BE PROVIDED FOR THE FULL TENANT FIT-UP BUILDING PERMIT, COMPLETE WITH A MORE DETAILED CODE ANALYSES (INTERIOR LAYOUT, OCCUPANT LOAD, ETC.) COMMENSURATE WITH THE FURTHER LEVEL OF DESIGN.

BUILDING AREA:

TOTAL BUILDING AREA: 1,350 S.F., 1 STORY

OCCUPANCY CLASSIFICATION:

IBC 2009: EITHER (B) OR (A-2), TO BE DETERMINED AT BUILD-OUT. SINCE A-2 IS THE MORE RESTRICTIVE IT WILL BE USED FOR THIS CODE ANALYSIS.

NFPA 101 2009: EITHER MERCANTILE OR ASSEMBLY. SINCE ASSEMBLY IS THE MORE RESTRICTIVE, IT WILL BE USED FOR THIS CODE ANALYSIS.

CONSTRUCTION TYPE:

IBC 2009: TYPE 5-B

FIRE PROTECTION:

NON-SPRINKLERED (903.2.1.2) (<5,000 SF)
FIRE SPRINKLER SERVICE WILL BE STUBBED IN AND AVAILABLE FOR TENANT TO HOOK UP AND USE IF DESIRED.
NOT ALARMED (907.2.1) (<300 OCC.)
INFRASTRUCTURE WILL BE AVAILABLE SHOULD TENANT CHOOSE TO PROVIDE FIRE ALARM

OCCUPANT LOAD:

ACTUAL OCCUPANT LOAD CANNOT BE CALCULATED UNTIL TENANT USE IS ULTIMATELY DETERMINED AND FIT-UP PLANS DESIGNED. FOR THIS ANALYSIS AN ASSEMBLY USE (MOST RESTRICTIVE) RESTAURANT / BAR WITH 50% OF SPACE ALLOCATED TO FOOD PREP, STORAGE, BACK OF HOUSE, TOILETS, ETC., 40% TO DINING SPACE (TABLES & CHAIRS) AND 10% BAR SPACE (STANDING ROOM). IN THIS SCENARIO THE MAXIMUM OCCUPANT LOAD IS 66 PERSONS.

EXITING:

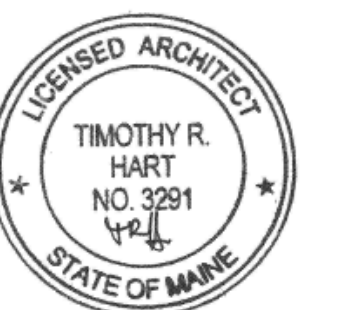
TWO MEANS OF EGRESS PROVIDED AND ADEQUATE FOR ANTICIPATED OCCUPANT LOADS.

ENERGY CODE:

ROOF: R20 C.I. ON CONCRETE DECK.
MASS WALLS (16" THICK CONCRETE): R20 C.I.
HEATED SLAB: R16.5 C.I.

COM-CHECK ENVELOPE PASSED

| SPACE TYPE | % OF SPACE | S.F. | S.F. PER OCC. | OCC. |
|-----------------------------|------------|------|---------------|------|
| FOOD PREP AND BACK OF HOUSE | 50% | 675 | 200 | 3 |
| RESTAURANT DINING | 40% | 540 | 15 | 36 |
| BAR | 10% | 135 | 5 | 27 |
| | | | 1,350 | 66 |



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| Mark | Date | Description |
|------|------------|-------------|
| 2 | 04-19-2017 | ASI-5 |
| 1 | 10-11-2016 | Addendum 1 |

Project Status

ISSUED FOR CONSTRUCTION

SEP. 19, 2016

Drawing Title

PLAN VIEWS

Scale: As indicated

Drawing Number

A10.1