

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080408

PERMIT ISSUED

MAY 27 2008

CITY OF PORTLAND

This is to certify that JJ & L CORP / Khai Qeach

has permission to Pool Hall - "Thanh Thanh B" Change of use from Retail Pool Hall w/ interior renovations

AT 250 READ ST

147 A022001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permit is in process before this building or part thereof is altered or closed-in. HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. *Craig Chase*

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Carrie Bowke 5/27/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

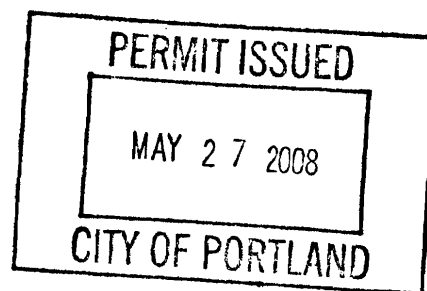
City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0408	Issue Date:	CBL: 147 A022001
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Location of Construction: 250 READ ST	Owner Name: J J & L CORP	Owner Address: 256 READ ST	Phone:
Business Name: Thanh Thanh Billiard	Contractor Name: Khai Qeach	Contractor Address: 25 Lemont Ave South Portland	Phone: 2072397600
Lessee/Buyer's Name: Linda Thai	Phone: 207-282-3999	Permit Type: Change of Use - Commercial	Zone: B-2
Past Use: Retail - Furniture Store	Proposed Use: Pool Hall - "Thanh Thanh Billiard" Change of use from Retail to Pool Hall w/ interior renovations	Permit Fee: \$195.00	Cost of Work: \$9,500.00
Proposed Project Description: Pool Hall - "Thanh Thanh Billiard" Change of use from Retail to Pool Hall w/ interior renovations		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: B Type:
		Signature: <i>Craig Cross</i>	Signature: <i>JMB 5/27/08</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

Permit Taken By: Idobson	Date Applied For: 04/24/2008	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/ conditions</i> Date: <i>5/19/08 ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date: _____	


CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

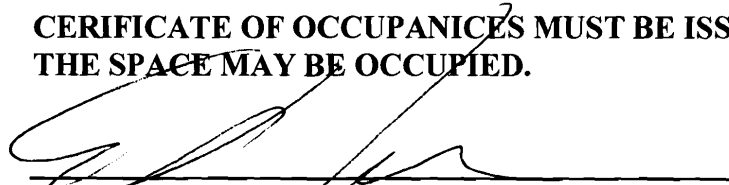
 X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.


If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 5/27/05
Date



Signature of Inspections Official

 5/27/08
Date

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0408	Date Applied For: 04/24/2008	CBL: 147 A022001
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Location of Construction: 250 READ ST	Owner Name: J J & L CORP	Owner Address: 256 READ ST	Phone:
Business Name: Thanh Thanh Billiard	Contractor Name: Khai Qeach	Contractor Address: 25 Lemont Ave South Portland	Phone: (207) 239-7600
Lessee/Buyer's Name: Linda Thai	Phone: 207-282-3999	Permit Type: Change of Use - Commercial	

Proposed Use: Pool Hall -"Thanh Thanh Billiard" Change of use from Retail to Pool Hall w/ interior renovations	Proposed Project Description: Pool Hall -"Thanh Thanh Billiard" Change of use from Retail to Pool Hall w/ interior renovations
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/09/2008
Note: 1753 sf of floor area not used for food prep or storage; at 1 space per 150 sf comes to 12 parking spaces **Ok to Issue:**
1) Separate permits shall be required for any new signage.
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/27/2008
Note: **Ok to Issue:**
1) At this time no liquor is served and no ice sink is proposed.
2) No cooking equipment or appliances are approved other than a microwave.
3) Approval of license is subject to health inspections per the Food Code.
4) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes
5) The occupant capacity for this B use is limited to 49. This must be stated on the CO
6) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
7) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 05/09/2008
Note: **Ok to Issue:**
1) Emergency lights and exit signs are required
2) Window and door fill in require a 2 hr. Fire separation.

Comments:
5/7/2008-amachado: Spoke to Khai Quach. We need copy of the lease or a letter from the landlord for right, title & interest. Need plot plan that shows that they have at least 12 parking spaces.
5/9/2008-amachado: Received copy of lease May 8, 2008. Received picture that shows ample parking for required 12 spaces. Lease talks about 24 spaces being available.

Location of Construction: 250 READ ST	Owner Name: J J & L CORP	Owner Address: 256 READ ST	Phone:
Business Name: Thanh Thanh Billiard	Contractor Name: Khai Qeach	Contractor Address: 25 Lemont Ave South Portland	Phone (207) 239-7600
Lessee/Buyer's Name Linda Thai	Phone: 207-282-3999	Permit Type: Change of Use - Commercial	

5/22/2008-jmb: Andrew Jurvis came in to discuss the review issues. This will be a B occupancy limited to 49. Bathroom fixtures ok, need hand wash, mop sink and possibly ice bin. There will be no DW, only a bar 3 bay, only serving beer and soda. No cooking equipment will be installed, only a microwave. He will submit revised plans.

5/27/2008-jmb: Andrew J. Submitted revisions, ok to issue



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>250 Read street</u>		
Total Square Footage of Proposed Structure/Area <u>2,284 SF</u>		Square Footage of Lot <u>3.49 Acres</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>147 A 22-23-28</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Linda Thai</u> Address <u>25 Lemont Ave.</u> City, State & Zip <u>So. Portland, ME 04106</u>	Telephone: <u>207-282</u> <u>3999</u>
Lessee/DBA (If Applicable) <u>Linda Thai.</u>	Owner (if different from Applicant) Name <u>J J + L Corp.</u> Address <u>256 Read St.</u> City, State & Zip <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>9,500</u> C of O Fee: \$ _____ Total Fee: \$ <u>9,500</u> <u>\$120</u> <u>75 cof</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>Furniture store</u> Proposed Specific use: <u>Pool Hall w/ Beer</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Renovating the front space of the building for the operation of a Pool Hall with seating for 49 Patrons. Installing handicapped bathrooms, office + Bar. work to include a new floor covering</u>		
Contractor's name: <u>Khai Quach</u> Address: <u>25 Lemont Ave. So. Portland, ME 04106</u> City, State & Zip _____ Telephone: <u>232-7600</u> Who should we contact when the permit is ready: <u>Khai Quach</u> Telephone: <u>239-7600</u> Mailing address: <u>25 Lemont Ave. So. Portland, ME 04106</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

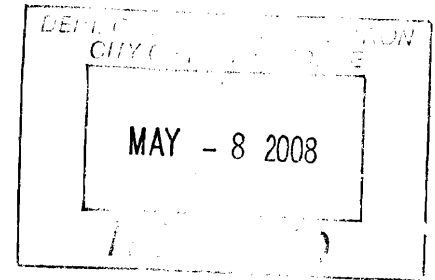
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: J. S. da Date: 4/16/08

This is not a permit; you may not commence ANY work until the permit is issue

Received 4/25/08



April 8, 2008

John Hutchins
C/O The Dunham Group
10 Dana Street
Portland, ME 04101

Re: Letter of Intent/250 Read Street, Front, Portland, Maine

Dear Mr. Hutchins,

This Letter of Intent sets forth the terms and conditions under which Linda Thai, (hereinafter called "Tenant") is willing to enter into a lease agreement with (hereinafter called "Landlord") for 2,236 s.f. of retail space at 250 Read Street, Front Portland, Maine.

TENANT: Linda Thai
25 Lemont Avenue
South Portland, ME 04106

ADDRESS OF SPACE: 250 Read Street, Front
Portland, Maine

DEMISED PREMISES: Consisting of approximately 2,236 s.f. of front retail space.

LEASE TERM: Five (5) year lease

RENT:

Year 1	\$		/sf. NNN
Year 2	\$		/sf. NNN
Year 3	\$		/sf. NNN
Year 4	\$		/sf. NNN
Year 5	\$		/sf. NNN

The above rent is quoted on a Triple Net basis. Therefore, Tenant is responsible for their pro-rated share of the common expenses of real estate taxes, property insurance, water and sewer. Currently the Triple Net expense is estimated to be equal to \$2.70/s.f. annually. All separately metered utilities servicing the space will be the responsibility of the Tenant.

RENEWAL OPTIONS:	Two (2) Five (5) year options. Base Rent during the renewal periods is to be increased annually by 3% over the previous year's base rent. Written notice required by Tenant prior to commencement of renewal term three (3) months in advance.
REAL ESTATE TAXES & PROPERTY INSURANCE:	Tenants cost and responsibility, on a pro-rata basis.
PROPERTY MAINTENANCE:	Tenants cost and responsibility, on a pro-rata basis.
HEATING SYSTEM:	The space needs to be serviced by a separate natural gas heating system. The Landlord will install a heating system that will be sufficient to heat the entire space that will be separately metered and the Tenant is responsible for payment directly to utility company. The Tenant will be responsible for the annual maintenance of the units. If the system needs any major repairs then the Landlord will be responsible, as long as the Tenant has been performing annual maintenance. Major repairs will be anything over \$1,000.00 for any one time visit.
ELECTRICAL:	The space needs to be separately metered by the Landlord and the Tenant is responsible for payment directly to utility company. The Landlord will relocate the existing electrical panel to be within the Tenants individual space. Landlord will ensure that all existing electrical fixtures and plugs are operational.
AIR CONDITIONING:	The Tenant will be permitted to install air conditioning units either in the existing windows or by a separate unit.
WATER & SEWER:	Part of the Triple Net expenses associated with the building. If the space is separately metered the Tenant will make payment directly to the utility company.

SPRINKLER:

The Landlord will install the heads for the existing sprinkler system. The Tenant will be responsible for the addition of any additional sprinkler heads due to their use and construction.

LANDLORDS WORK:

Prior to Tenants occupancy the Landlord shall provide the following improvements to the space.

Lighting:

Replace the existing ceiling lighting fixtures with highly efficient lighting fixtures which will be fully operational at the time of occupancy.

TENANTS WORK:

All improvements will be approved by Landlord, in writing, with the approval not being unreasonably withheld. Tenant will perform the following items as outlined on the attached floor plan, the exact size and location will be finalized at a later date, with Landlords approval:

Bar:

Installation of a bar to service the business.

**Interior
Partitions:**

The Tenant shall install an office/storage area within the space that will be sheet rocked and serviced by a door.

Lighting:

Tenant will be able to install additional lighting fixtures within the space to service the pool tables, dart area and other areas of the space.

Bathrooms & Plumbing:

The Tenant shall install a 2nd handicapped accessible bathroom adjacent to the existing bathroom. The Tenant will also expand the existing bathroom, if necessary, to meet the handicapped requirement. The Tenant will also install sewer drains and hot & cold water lines to the Tenants sink areas under or adjacent to the newly constructed bar. The Tenant will also be permitted to install a larger hot water heater, which the Tenant will leave behind at the end of the Tenants occupancy, if the Landlord desires to keep the unit.

Floor Covering: The Tenant shall install a combination of tile and hardwood flooring throughout the space.

USE: The Tenant shall use the demised premises for the operation of a billiard parlor serving alcohol and having the use of pool tables, dart boards and Karaoke. The Tenant shall have a capacity limit of 49 patrons.

DEPOSIT: Upon full execution of this Letter of Intent a sum equal to one (1) months rent will be delivered to The Dunham Group as a Security Deposit for the lease in the amount of \$ [REDACTED]. Said Deposit will be returned to Tenant at the end of the lease term, provided the premises are left in good repair, "broom clean", and provided Tenant is not in default of lease. Interest will not be paid on said deposit.

SIGNAGE: At Tenant's expense, approval by Landlord prior to installation, not to be unreasonably withheld, and will be within the City of Portland's sign ordinance. Tenant will be permitted signage above their individual doorway and on the pylon located directly in front of the individual space.

PARKING: Tenant will be permitted to use the parking servicing the front of the building in common with the other Tenants of the property. This parking totals approximately 24 spaces.

OCCUPANCY: May 1, 2008

RENT COMMENCEMENT: July 30, 2008 or the time the Tenant opens for business, whichever occurs first.

LEASE AGREEMENT: Landlord agrees to forward its proposed lease to Tenant within seven (7) days of the full execution of this Letter of Intent. In the event Tenant and Landlord have not executed a mutually agreeable lease within fourteen (14) days of Tenant's receipt of Landlord's lease, Tenant's deposit shall be returned and neither party is under any further obligation to the other.

TENANTS

LEASE CONTINGENCY:

This agreement is subject to the Tenant being able to receive their liquor license approval from the City of Portland, Maine by April 28, 2008.

Change of Use:

This agreement is subject to the Tenant being able to receive a Change of Use from the City of Portland, Maine for the Tenants intended use. The Tenant shall apply for the Change of Use within ten (10) business days of the mutual acceptance of this agreement. The Tenant shall have forty (40) days from time of application in which to receive this permit.

BROKERAGE COMMISSION:

Landlord's responsibility, which will be paid to The Dunham Group and Akers Associates, Inc. A fee equal to 5% of the total initial lease term amount to be paid at the time of mutual signing of the lease and the completion of the Tenants Contingencies.

OFFER EXPIRATION:

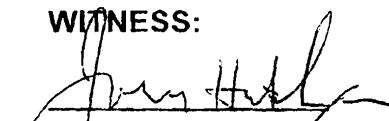
This offer is valid through April 9, 2008 at 5:00 p.m.

This Letter of Intent is a non-binding agreement subject to a formal Lease Agreement mutually acceptable too and signed by both parties.

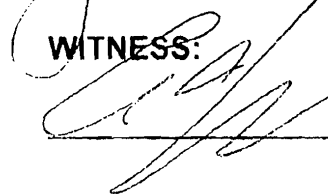
SEEN AND AGREED TO:

Executed this 8 day of April, 2008.

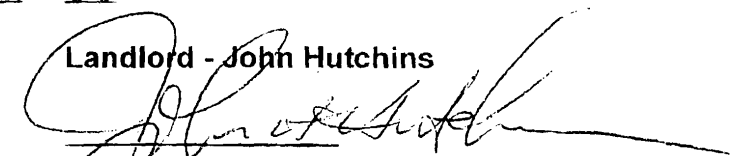
WITNESS:



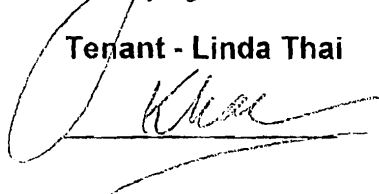
WITNESS:



Landlord - John Hutchins



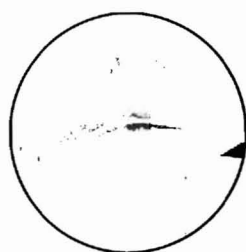
Tenant - Linda Thai





STAINLESS STEEL

Fabricated Economy SINKS



Item #: _____ Qty #: _____
 Model #: _____
 Project #: _____

FEATURES:

Backsplash has tile edge for ease of installation.
 Sink bowls are 3/4" coved corner and meet NSF requirements.
 Rolled Rim Edge for additional strength.
 Sink Bowls are 14" deep for greater capacity.

CONSTRUCTION:

All TIG welded.
 Welded areas blended to match adjacent surfaces and to a satin finish.
 Gussets welded to a die-embossed reinforced plate.

MATERIAL:

1 5/8" diameter stainless steel legs.
 Stainless steel legs with 1" adjustable stainless steel bullet feet.
 Entire unit is 16 gauge 304 stainless steel.
 Gussets - galvanized steel.

	MODEL #	BOWL SIZE	O.A. Length	# of Drbds.
ONE COMP	FC-1-1818	18x18	23"	0
	FC-1-1818-18RorL	18x18	39"	1
	FC-1-1818-18RL	18x18	54"	2
	FC-1-1818-24RorL	18x18	45"	1
	FC-1-1818-24RL	18x18	66"	2
	FC-1-2424	24x24	29"	0
TWO COMP	FC-2-1515	15x15	35"	0
	FC-2-1818	18x18	41"	0
	FC-2-1818-18RL	18x18	72"	2
	FC-2-1818-24RL	18x18	84"	2
THREE COMP	FC-3-1515	15x15	50"	0
	FC-3-1818	18x18	59"	0
	FC-3-1515-15RL	15x15	75"	2
	FC-3-1818-18RorL	18x18	75"	1
	FC-3-1818-18RL	18x18	90"	2
	FC-3-1818-24RL	18x18	102"	2
	FC-3-1824-18RL	18x24	90"	2
	FC-3-1824-24RL	18x24	102"	2
*FC-3-2424-24RL	24x24	120"	2	

*2 Sets of Faucet Holes

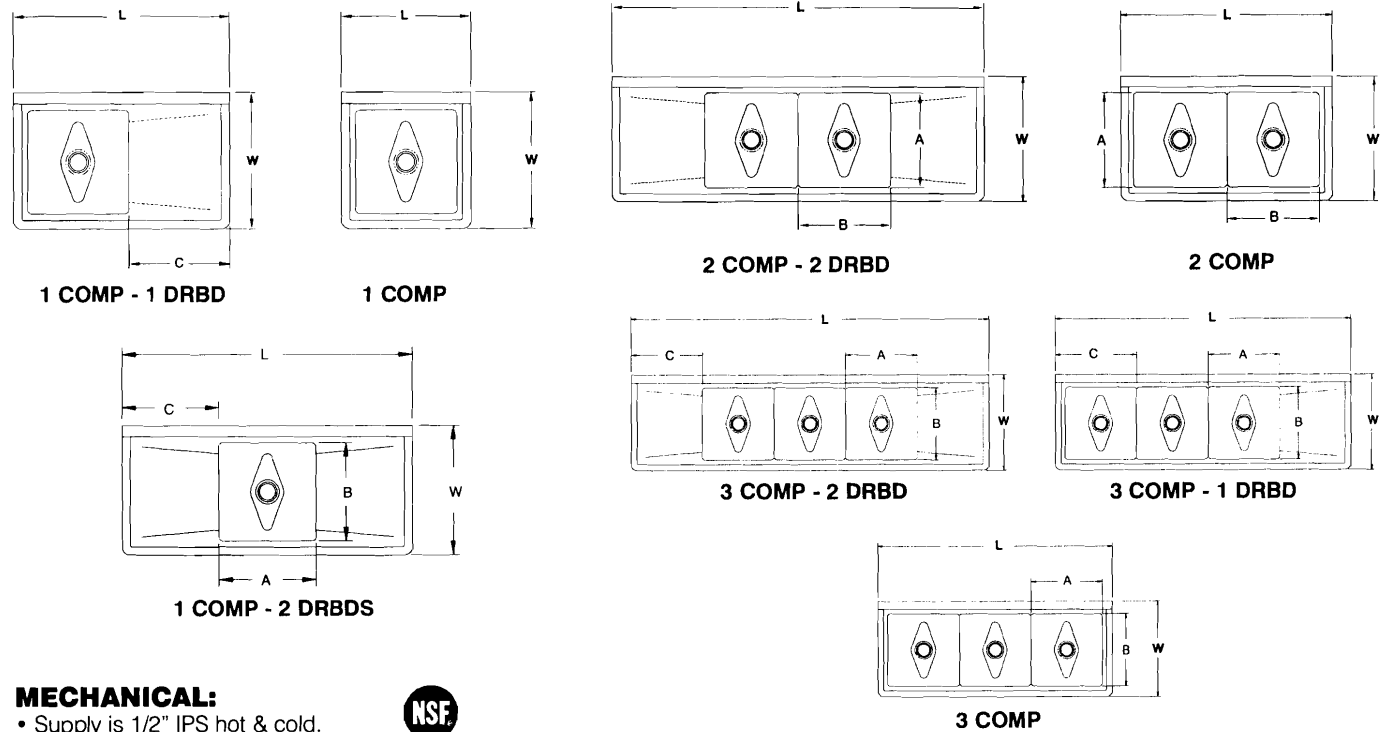
ACCESSORIES	Model #	Qty
DRAINS		
FAUCETS		

 www.advancetabco.com	NEW YORK (800) 645-3166 Fax: (631) 242-6900	GEORGIA (800) 832-1218 Fax: (770) 775-5625	TEXAS (800) 527-0353 Fax: (972) 932-4795	NEVADA (800) 446-8684 Fax: (775) 972-1578
	For Assistance with Smart Modifications & Accessories Call: 1-800-498-6634 Fax: 631-586-2933 smartfab@advancetabco.com			

DIMENSIONS and SPECIFICATIONS

TOL Overall: $\pm .500''$
Interior: $\pm .250''$

ALL DIMENSIONS ARE TYPICAL



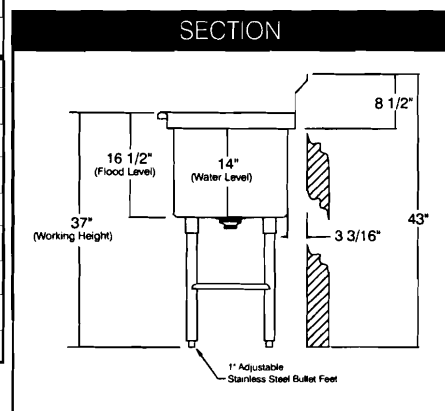
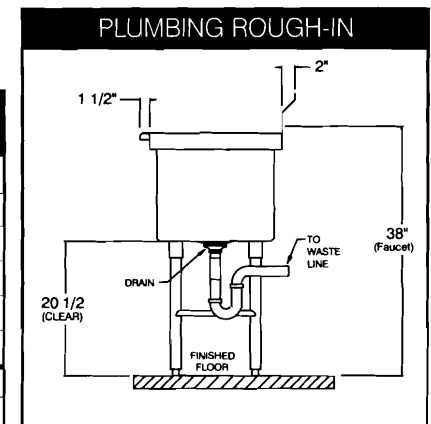
MECHANICAL:

- Supply is 1/2" IPS hot & cold.
- Faucet holes on 8" centers.
- Faucets are not included (**see accessories**).
- Waste drains are 1 1/2" IPS S/S basket type, located in center of sink bowl, and are included.



	MODEL #	Length L	Width W	Bowl Size A & B	Drbd. Length C	# of Drbrds.	Drbd. Location	Wt
ONE COMP	FC-1-1818	23"	24"	18x18	N/A	0	None	60 lbs.
	FC-1-1818-18RorL	39"	24"		18"	1	Specify	70 lbs.
	FC-1-1818-18RL	54"	24"		18"	2	Both	90 lbs.
	FC-1-1818-24RorL	45"	24"		24"	1	Specify	75 lbs.
	FC-1-1818-24RL	66"	24"		24"	2	Both	100 lbs.
	FC-1-2424	29"	30"	24x24	N/A	0	None	90 lbs.
TWO COMP	FC-2-1515	35"	21"	15x15	N/A	0	None	55 lbs.
	FC-2-1818	41"	24"	18x18	N/A	0	None	83 lbs.
	FC-2-1818-18RL	72"	24"		18"	2	Both	105 lbs.
	FC-2-1818-24RL	84"	24"		24"	2	Both	115 lbs.
THREE COMP	FC-3-1515	50"	21"		15x15	N/A	0	None
	FC-3-1515-15RL	75"	21"	15"	2	Both	120 lbs.	
	FC-3-1818	59"	24"	18x18	N/A	0	None	120 lbs.
	FC-3-1818-18RorL	75"	24"		18"	1	Specify	130 lbs.
	FC-3-1818-18RL	90"	24"		18"	2	Both	140 lbs.
	FC-3-1818-24RL	102"	24"		24"	2	Both	150 lbs.
	FC-3-1824-18RL	90"	30"		18x24	18"	2	Both
	FC-3-1824-24RL	102"	30"	24"		2	Both	250 lbs.
*FC-3-2424-24RL	120"	30"	24x24	24"		2	Both	350 lbs.

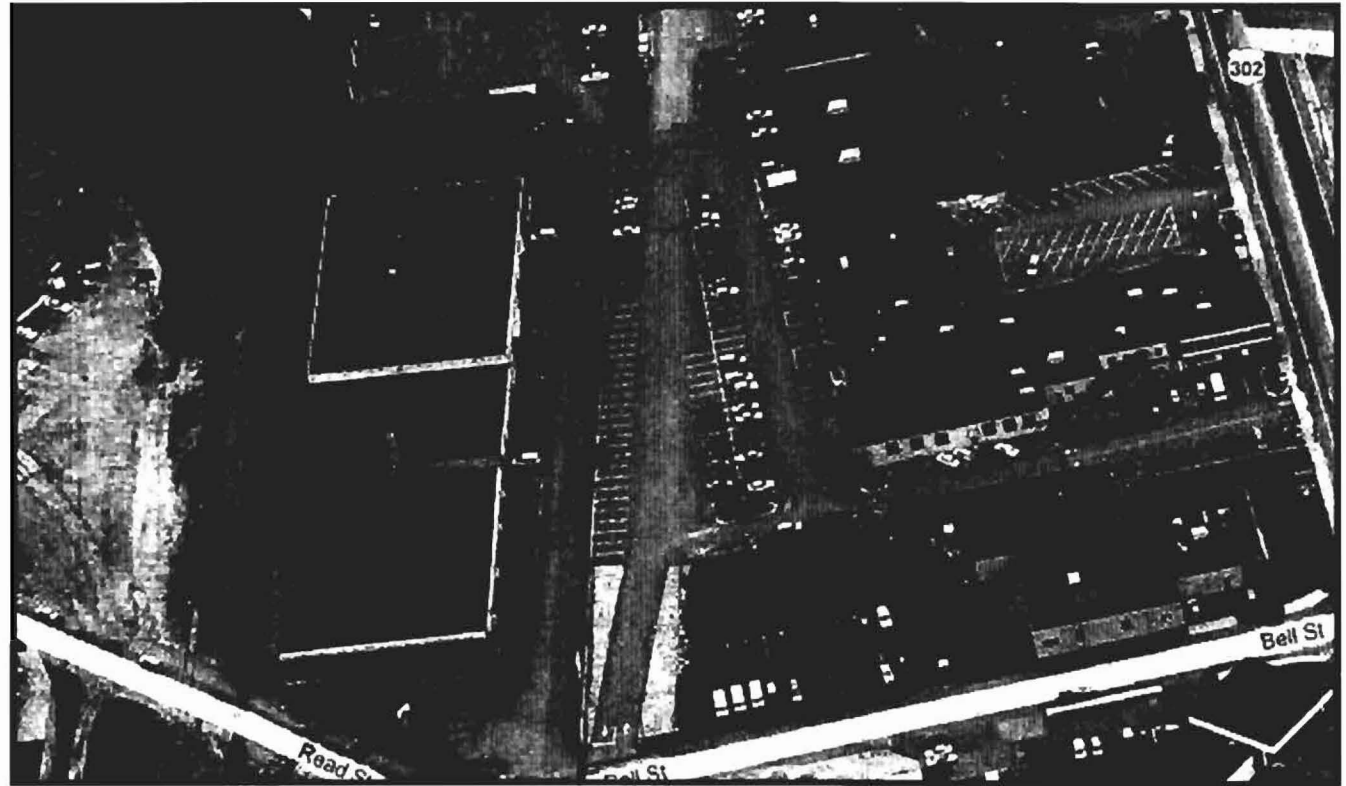
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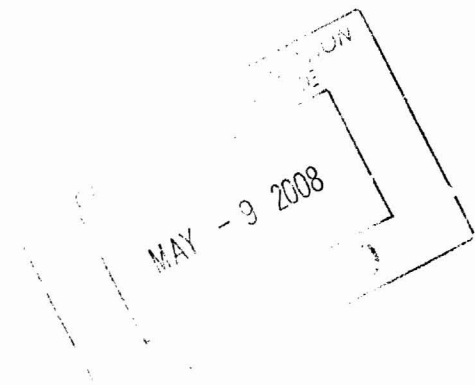
For the best possible print results, click the printer icon on the Live Search Maps page.

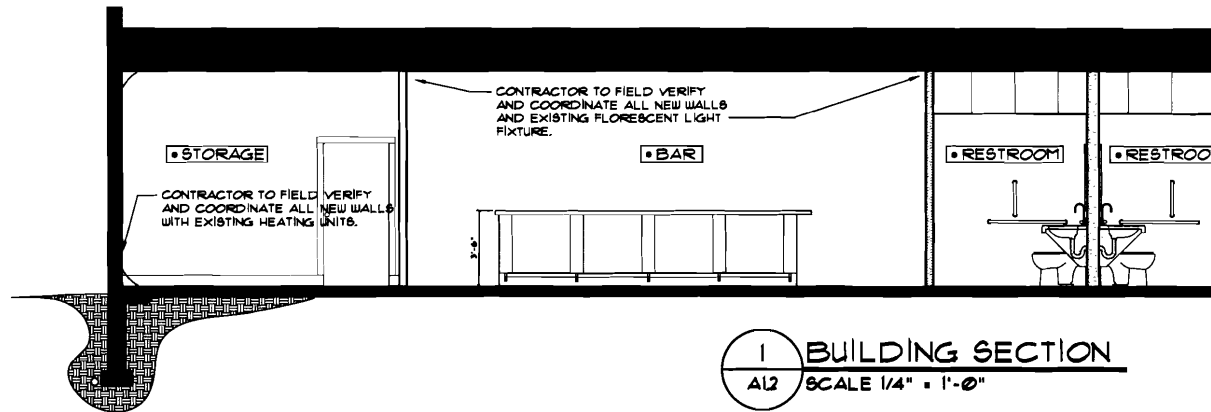
Location result for

250 Read St, Portland, ME 04103-3446



Andrew Jarvis
974-8300 x15

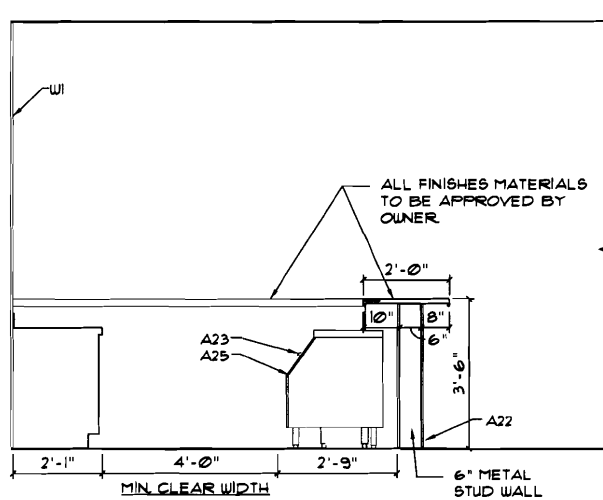




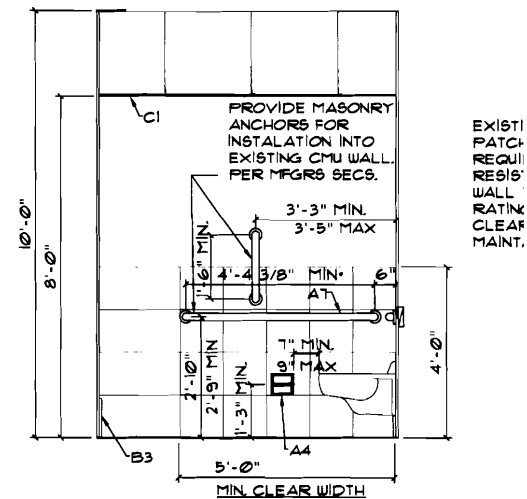
1 BUILDING SECTION
A12 SCALE 1/4" = 1'-0"

ACCESSORIES

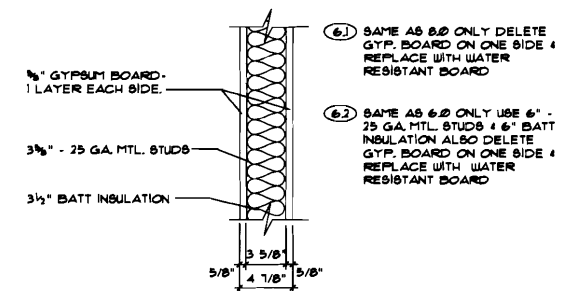
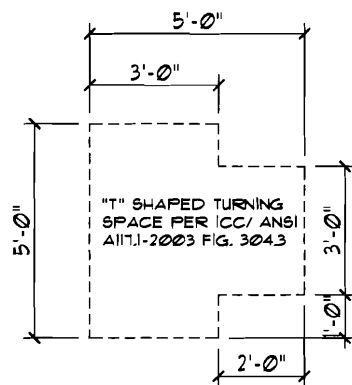
- A1: RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
- A2: SOAP DISPENSER
- A4: SURFACE MOUNTED TWIN 9" JUMBO-ROLL TOILET TISSUE DISPENSER
- A5: TEMPERED GLASS TILT MIRROR W/ STAINLESS STEEL FRAME
- A7: STAINLESS STEEL GRAB BAR
- A9: UNDER SINK PROTECTION ENCLOSURE
- A14: KOHLER K-4475-C TOILET
- A18: KOHLER K-1305-5A FAUCET
- A19: KOHLER K-2209 SINK
- A20: PREFABRICATED P-LAN COUNTERTOP WITH INTEGRATED BACK SPLASH OR ANY OTHER MATERIAL APPROVED BY OWNER.
- A21: SOLID WOOD BAR AS APPROVED BY OWNER.
- A22: FOOT REST AND BRACKETS, FINISHED TO MATCH BAR SURROUND.
- A23: FABRICATED ECONOMY BAR SINK (3 COMP-1 DRBD)
- A24: FRANKLIN CHEF ICE MACHINE F1190
- A25: TURBO AIR BOTTLE COOLER TBC-509D
- A27: PAINTED WOOD BRACKET. DIMENSIONS AND SPACING SHALL CONFORM TO ALL ADA CLEARANCES AND SPACING SPEC.



4 BAR SECTION
A12 SCALE 1/2" = 1'-0"



3 HC. BATHROOM
A12 SCALE 1/2" = 1'-0"



6.0 NON-RATED WALL
A12 SCALE: 1/2" = 1'

EXISTING PATCH REQUIRED TO REPAIR WALL RATING CLEAR MAINT.

DEMOLITION NOTES

FLOOR DEMOLITION:

- 10 REMOVE EXISTING FLOORING MATERIAL. PREP EXISTING SUBFLOOR AS NECESSARY FOR NEW FLOORING MATERIAL AS APPROVED BY OWNER.
- 11 REMOVE FLOORING PREP SUBFLOOR AS NECESSARY FOR NEW FLOORING MATERIAL. RE: FINISH SCHEDULE

WALL DEMOLITION:

- 20 REMOVE EXISTING WALL WHERE INDICATED. PREP FLOOR REMAINING ADJACENT WALLS & CEILING FOR NEW MATERIALS. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN VICINITY OF DEMO AREA. RE: FINISH SCHEDULE & WALL TYPES
- 21 REMOVE EXISTING DOOR. RETAIN ALL HARDWARE AS NEEDED. DISPOSE OF ALL MATERIALS ONLY AFTER OWNER APPROVAL. RE: A4.0.
- 22 CEILING: ALL EXISTING LIGHTING TO REMAIN. INSTALL SPRINKLER HEADS TO EXISTING SYSTEM AS REQUIRED PER CODE. VERIFY OPERATION OF SYSTEM. PATCH AND REPAIR - OR REMOVE ANY CEILING TILES AS APPROVED BY OWNER.
- 23 REMOVE EXISTING DOOR AND FRAME IN OPENING WITH METAL STUDS AND DRYWALL TO MAINTAIN ALL FIRE RATINGS AS REQUIRED BY CODE.
- 24 REMOVE EXISTING WINDOW AND TRIM FRAME IN OPENING WITH METAL STUDS AND DRYWALL TO MAINTAIN ALL FIRE RATINGS AS REQUIRED BY CODE.

CASEWORK DEMOLITION:

- 30 REMOVE EXISTING COUNTERTOP, SUB-TOP, ANY ASSOCIATED SUBFRAMING AND CABINET FRONTS. PATCH FLOORS & WALLS TO MATCH OR AS INDICATED ON RENOVATION PLANS

PLUMBING DEMOLITION:

- 40 REMOVE OR RELOCATE EXISTING PLUMBING FIXTURE. CAP ALL SUPPLY & DRAINS TO BEHIND FINISH SURFACE. PATCH TO MATCH EXISTING OR RE: RENOVATION PLANS

MECHANICAL DEMOLITION

- 50 EXISTING HEATING SYSTEM TO REMAIN. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS AND COORDINATE ANY MODIFICATIONS NEEDED PER THE NEW LAYOUT WITH OWNER.

ELECTRICAL DEMOLITION:

- 1 ALL ELECTRICAL WORK TO BE DONE ON A DESIGN BUILD BASIS BY A LICENSED PROFESSIONAL CONTRACTOR TO COORDINATE ALL MODIFICATIONS PER THE RENOVATION PLAN WITH OWNER.

GENERAL NOTES:

- 1 CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS / PRIOR TO ANY DEMOLITION.
- 2 PATCH AND REPAIR ANY REMAINING WALLS PER FINISH SCHEDULE.
- 3 REMOVE ANY CEILING FIXTURES THAT WILL NOT WORK WITH RENOVATION PLAN. PATCH AND REPAIR AS REQUIRED.
- 4 CONTRACTOR TO VERIFY CONDITION, LOCATION OF ALL WINDOWS AND DOORS TO BE RELOCATED AFTER DEMO.
- 5 CONTRACTOR TO FIELD VERIFY AND COORDINATE ALL ELECTRICAL AND HVAC WORK WITH LICENSED PROFESSIONALS ON A DESIGN BUILD BASIS.
- 6 VERIFY ALL HARDWARE FOR ENTRY DOORS COMPLY WITH ADA AND EGRESS REQUIREMENTS PER CODE AND UPDATE IF NEEDED.
- 7 ALL DOOR HARDWARE FOR NEW DOORS MUST BE ADA COMPLIANT.

FINISH ABBREVIATIONS:

FLOORS

- F1 WOOD FLOOR
F2 TILE FLOOR
F3 VINYL COMPOSITION TILE.

BASE

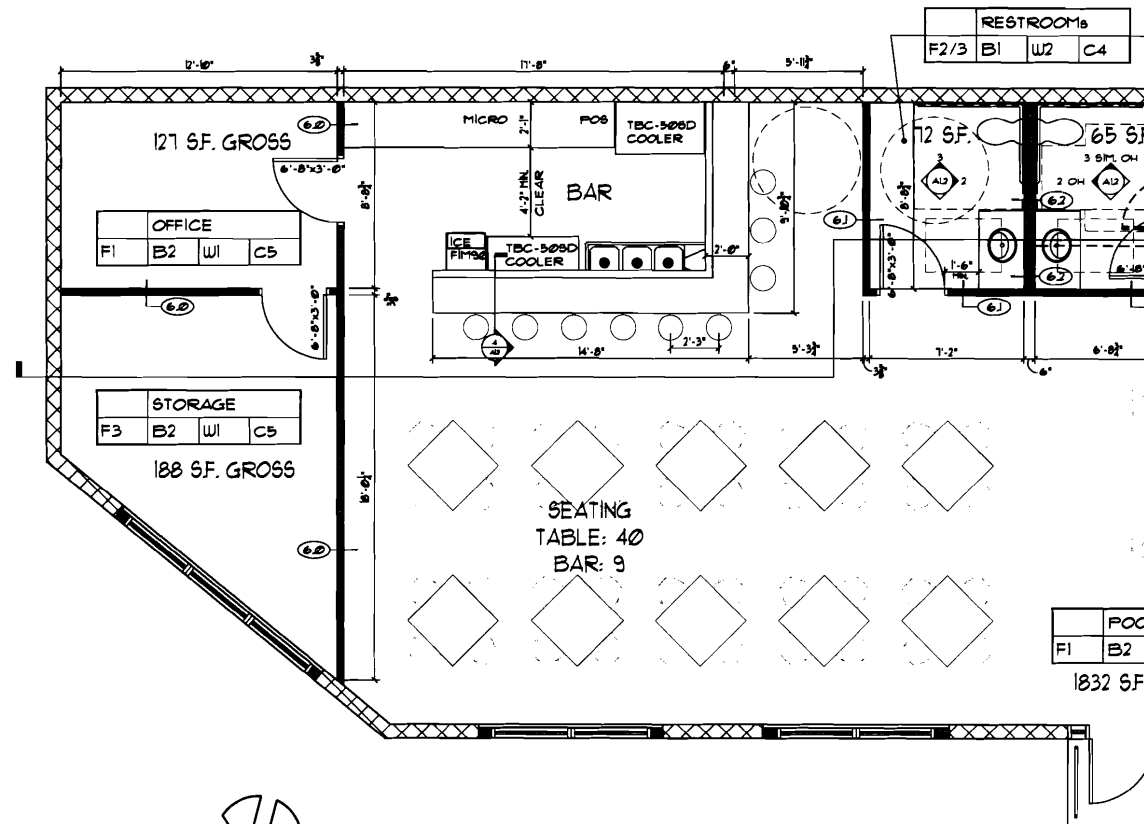
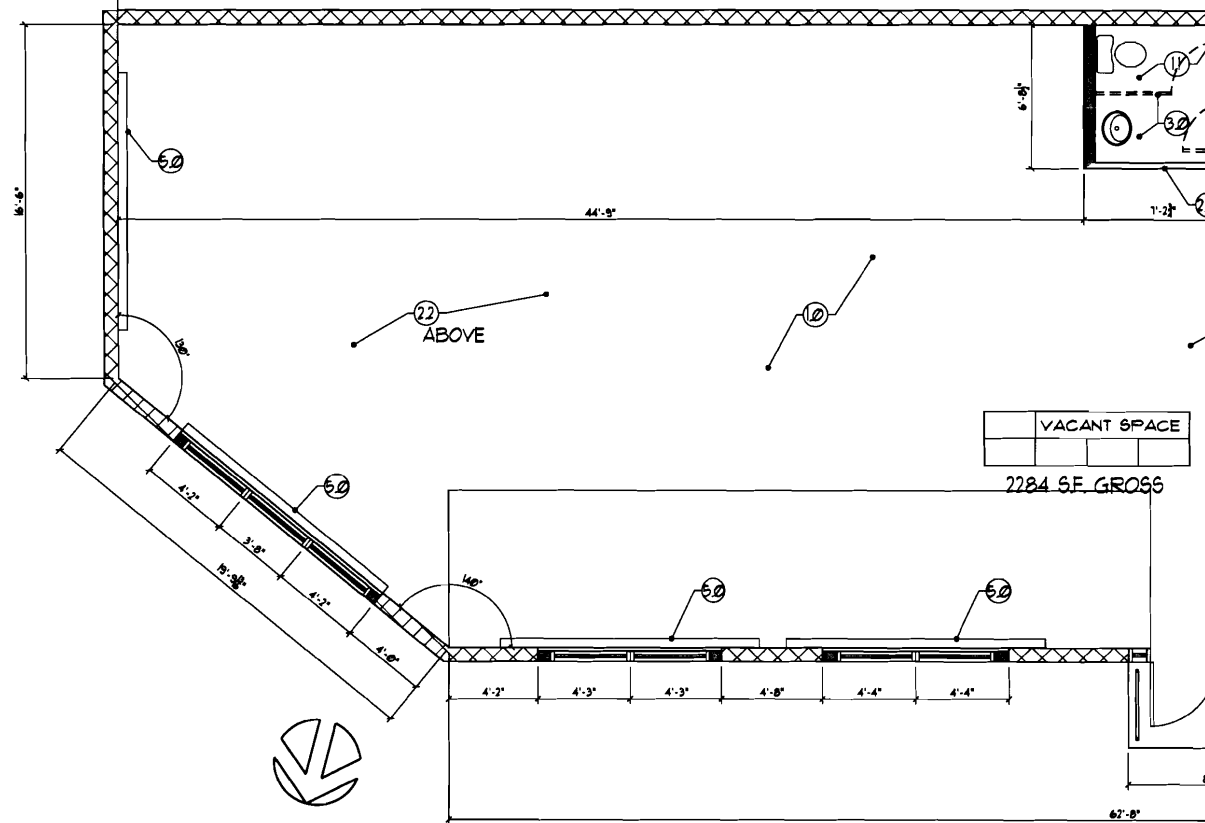
- B1 TILE BASE MOLDING OR EQ.
B2 EXISTING BASE TRIM TO REMAIN. MATCH TRIM AT ALL WALLS.

WALLS

- W1 PAINT AS APPROVED BY OWNER.
W2 TILE OR FRP PANEL TO 48" AFF. DRYWALL TAPED AND MIDDLED FINISHED AS APPROVED BY OWNER ABOVE 48" AFF.

CEILING

- C4 2"x4" LAY-IN ACOUSTICAL CEILING TILE IN WHITE FIGURED PATTERN
C5 OPEN TO EXISTING



DEMOLITION NOTES

FLOOR DEMOLITION:

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WALL DEMOLITION:

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- 21 REMOVE EXISTING DOOR. RETAIN ALL HARDWARE AS NEEDED. DISPOSE OF ALL MATERIALS ONLY AFTER OWNER APPROVAL. RE: A&P.
- 22 CEILING: ALL EXISTING LIGHTING TO REMAIN. INSTALL SPRINKLER HEADS TO EXISTING SYSTEM AS REQUIRED PER CODE. VERIFY OPERATION OF SYSTEM. PATCH AND REPAIR, OR REMOVE ANY CEILING TILES AS APPROVED BY OWNER.
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CASEWORK DEMOLITION:

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FINISH ABBREVIATIONS:

FLOORS

- F1: WOOD FLOOR
- F2: TILE FLOOR
- F3: VINYL COMPOSITION TILE

BASE

- B1: TILE BASE MOLDING OR EQ.
- B2: EXISTING BASE TRIM TO REMAIN. MATCH TRIM AT ALL NEW WALLS.

WALLS

- W1: PAINT AS APPROVED BY OWNER.
- W2: TILE OR FRP PANEL TO 48" AFF. DRYWALL TAPED AND MUDDIED FINISHED AS APPROVED BY OWNER ABOVE 48" AFF.

CEILING

- C4: 2"x4" LAY. IN ACOUSTICAL CEILING TILE IN WHITE FIGURED PATTERN
- C5: OPEN TO EXISTING

