

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM FACE OF DRYWALL, UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD USED SHALL BE 5/8" TYPE "X" FIRE TAPED. DEMISING PARTITIONS SHALL BE OF FIRE CODE "X" SHEETROCK, TAPED AND SEALED TO DECK ABOVE.
- ALL PLYWOOD, PLYWOOD BACKING, PARTICLE BOARD, WOOD BLOCKING, AND FRAMING USED SHALL BE FIRE RETARDANT & STAMPED NON-COMBUSTIBLE.
- PLACE AND FINISH ALL NEW MATERIALS SO AS TO PROVIDE A SMOOTH & INTEGRAL TRANSITION TO EXISTING FINISHES & MATERIALS.
- PROVIDE ADDITIONAL FRAMING/BRAECING FOR ALL WALL MOUNTED EQUIPMENT. CHECK CUTSHEETS OF ALL EQUIPMENT PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHER(S) PER CODE.
- FIRE SPRINKLERS: ADDITIONS & MODIFICATIONS AS REQUIRED BY CODE AND NFPA PAMPHLET #13. SPRINKLER HEADS CENTERED WITHIN CEILING BOARD. SPRINKLER HEADS AT GYPSUM BOARD CEILINGS MUST BE FULLY RECESSED AND COVERED WITH METAL PLATES FINISHED TO MATCH ADJACENT SURFACE. CENTER SPRINKLER HEADS IN CEILING-WHERE APPLICABLE. ANY MODIFICATIONS TO BE DONE BY LANDLORD'S SPECIFIED SPRINKLER CONTRACTOR. ALL COSTS FOR SPRINKLER RE-LOCATION TO CONFORM WITH FIT OUT DESIGN ARE PROVIDED BY TENANT. - WHEN APPLICABLE.
- SEE MECHANICAL AND ELECTRICAL SHEETS FOR ALL FIXTURE SPECIFICATIONS, WIRING, AND POWER REQUIREMENTS. - VERIFY WITH EQ SHEETS.
- NEWLY INSTALLED OR RELOCATED DOORS MUST HAVE LEVER TYPE HARDWARE OR OTHER SHAPE WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE AND WHICH DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE. PER WAC 51.20.3103 (A) AND (C).
- ALL DOORS TO PROVIDE 32" MIN. CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION.
- FLOORS IN FOOD PREPARATION AREA, DISH WASHING AREA, SERVICE AREA, JANITORIAL AREA, STORAGE AREA, AND ANY AREA WHERE FOR EQUIPMENT IS PLACED SHALL BE SMOOTH, EASILY CLEANABLE, WASHABLE, DURABLE, AND OF COMMERCIAL GRADE MATERIAL AND SHALL HAVE A MINIMUM 3/8" RADIUS INTEGRAL COVE BASE EXTENDING AT LEAST 4" UP THE WALL. GROUT SPACING FOR TILE SHALL NOT EXCEED 1/4" AND SHALL BE SEALED.
- NOT USED
- TENANT'S GC TO COMPLETE SITE VISIT AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. GC TO REVIEW TENANT'S LEASE DURING BID PROCESS TO DETERMINE RESPONSIBILITIES.
- FLOOR SINKS SHALL BE INSTALLED FLUSH WITH THE FLOOR SURFACE AND BE LOCATED SO AS TO BE READILY ACCESSIBLE FOR CLEANING AND REPAIR.
- SUPPORT WIRING FOR LAY-IN CEILING SHALL NOT BE ATTACHED TO ANY OF THE LANDLORD'S MECH, ELEC, PLUMB, OR FIRE PROTECTION PIPING OR EQUIPMENT.
- ALL EXITS SHALL BE OPERABLE FROM INTERIOR OF BUILDING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

WALL LEGEND:

- EXISTING WALL TO REMAIN. VERIFY CONDITION PATCH AND REPAIR TO LIKE NEW CONDITION - GC TO VERIFY FIRE RATING IF APPLICABLE
- EXISTING DEMISING WALL BY LANDLORD GC TO COORDINATE WITH LANDLORD'S SCOPE WITH ADJACENT TENANT AND MATCH DETAIL #17 (1 HR RATED) ON SHEET A6 OR ARE EXISTING OF EQUAL FIRE RATING AND CODE COMPLIANCE
- 1 LAYER 5/8" GYPSUM BOARD EACH SIDE OVER 3 5/8" 20 GA METAL STUDS AT 16" O.C. TO CEILING. BRACE STUDS @ 4'-0" O.C. PROVIDE 5/8" MTL STUDS AT ALL 7" NOMINAL WALLS.

NOTE: ALL EXPOSED CMU BLOCK MASONRY WALLS SHALL BE FURRED OUT WITH 1 1/2" METAL STUDS WITH GYP BOARD (TYP)

NOTE: DIMENSIONED TO FINISHED WALL.
NOTE: ALL EXTERIOR WALLS TO BE INSULATED.

KEYED NOTES:

- EXISTING DEMISING WALLS TO REMAIN - GC TO PATCH AND REPAIR FOR NEW FINISHES
- METAL SHELVING RACK - 5 TIER IN HEIGHT NOT TO EXCEED 6 FEET
- NEW WALK-IN COOLER - SEE EQUIPMENT PLAN
- RESTROOM HAND SINK - GC TO CONFIRM EXISTING
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- 3-COMPARTMENT SINK WITH (2) 18" INTEGRAL DRAIN BOARDS
- SERVICE COUNTER - CABINET SUPPLIER TO FURNISH SHOP DRAWINGS
- NOT USED
- NEW 24" JANITORIAL MOP SINK (SEE PLUMBING SHEETS) WATER HEATER - ABV
- NOT USED
- WALL-MOUNTED HAND SINK
- EXISTING STOREFRONT GLASS AND ENTRY DOOR TO REMAIN- NO NEW WORK.
- QUARRY TILE FLOORING THROUGHOUT KITCHEN & SERVICE AREA
- FIRE EXTINGUISHER
- RESTROOM FIXTURES
- NEW 3 5/8" METAL STUD WALL FURRING AND 5/8" GYP BD INSTALLED AT EXISTING 1 HOUR DEMISING WALL.
- HANDICAP GRAB BARS WITH BLOCKING
- PREP SINK WITH DRAIN BOARD
- NEW FLOORING IN DINING ROOM SEE SHEET A2.1
- NEW WALL - REFER TO WALL SCHEDULE
- KITCHEN EQUIPMENT- SEE EQUIPMENT SHEET A5.0
- MILLWORK BY GC
- SEATING- SEE EQUIPMENT SCHEDULE
- NEW MARKETPLACE CABINET PROVIDE BY TROPICAL SMOOTHIE CAFE AND INSTALLED BY GC. SEE 1/A6.1
- NEW OFFICE COUNTERTOP AND WALL SHELVES BY GC- SEE DETAIL 7/A4.0
- NOT USED
- EXISTING REAR DOOR TO REMAIN
- HANDICAP ACCESSIBLE TABLE

NOTE: FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL TO 2 UNITS HORIZONTAL.

DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

SPECIALTIES:

- GENERAL CONTRACTOR TO PROVIDE BLOCKING IN WALLS AS NEEDED FOR ALL WALL MOUNTED FIXTURES, SIGNS, MENU BOARD, ETC. PER DRAWINGS.
- USE FIRE TREATED WOOD FOR MISCELLANEOUS WOOD BLOCKING, ETC.
- USE STAINLESS STEEL WALL PANELS, CORNER GUARDS AND ANGLE STRIPS TO SEAL GAP TO WALL AT COOLER/FREEZER. (SEE W-2 AT WALL FINISHES)
- TABLE BASE HARDWARE
 - TABLE TOP LAG BOLTS: 1/2"x2" (4 PER BASE)
 - ANCHOR BOLTS: SIMPSON "WEDGEALL" MODEL # WA62500 (5/8"x5") COMES COMPLETE W/NUTS AND WASHERS (4 PER BASE)

NOTE: DURING BID PROCESS - GC TO VISIT SITE & REVIEW TENANT'S LEASE TO CONFIRM RESPONSIBILITY AGREEMENT. GC RESPONSIBLE FOR ALL TI CONSTRUCTION I.E. CONCRETE POUR, ELECTRIC, PLUMBING, ROOF PENETRATIONS AND MECHANICAL ETC. ACCORDING TO LEASE

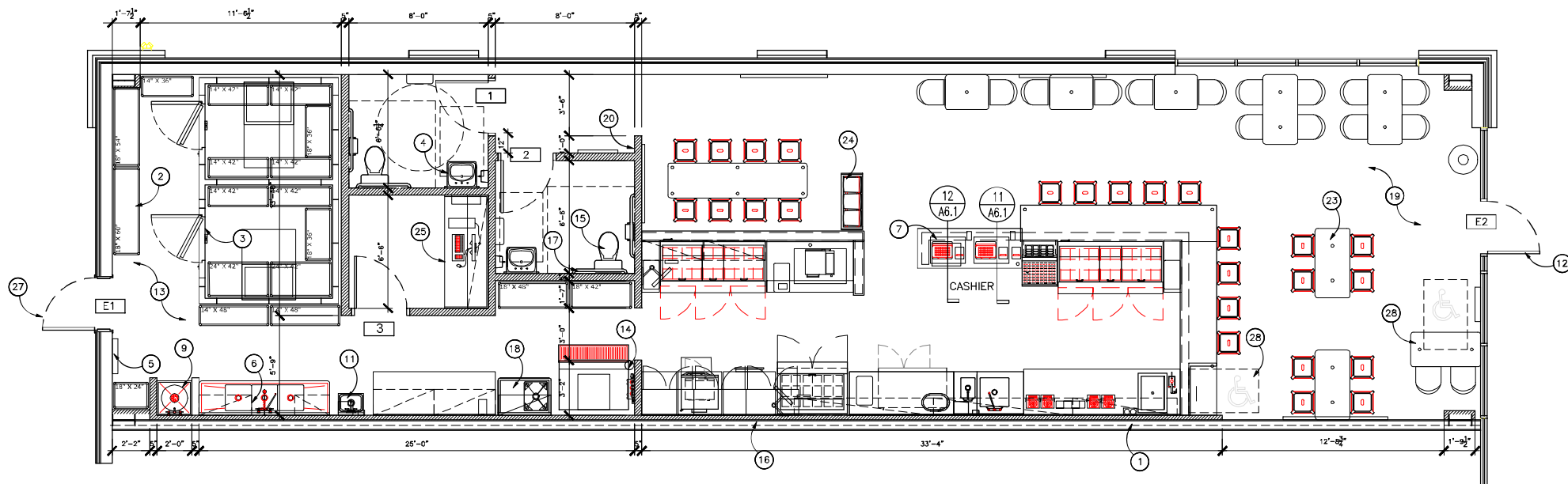
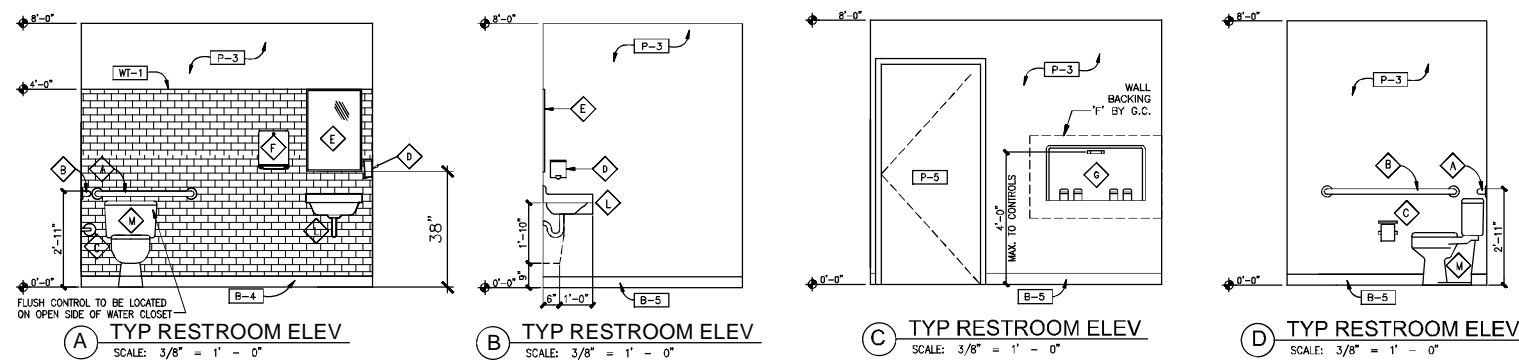
NOTE: GC TO VERIFY ALL EXISTING DIMENSIONS AND COLUMNS DURING BID AND ALERT NEPTUNE IF DIFFERENT FROM PLAN.

NOTE: ONLY SINGLE SERVICE UTENSILS WILL BE USED IN THIS SPACE

NOTE: MAIN ENTRY/EXIT DOORS MAY BE KEY OPERATED FROM INTERIOR IF SIGNAGE WITH "1" LETTERING IS PROVIDED ON OR ADJACENT TO DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".

NOTE: GC TO CONFIRM WITH TENANT AND LANDLORD RESPONSIBILITY OF DOORS AND FIXTURES WITH FINAL LEASE

NOTE: RESTROOM DOORS MUST BE EQUIPPED WITH SELF-CLOSING DEVICES.



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

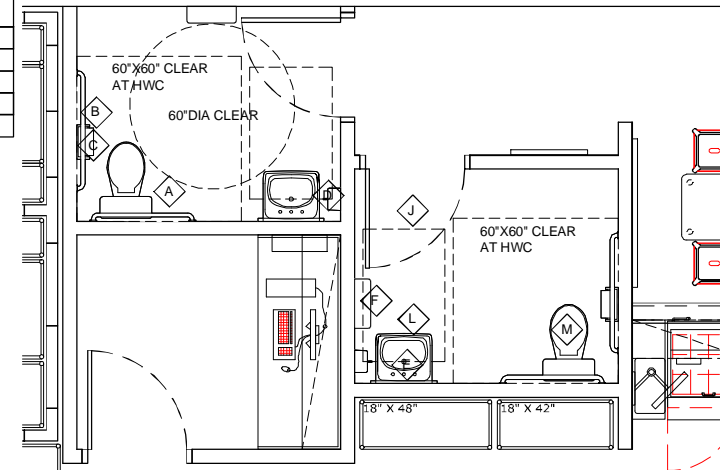
ITEM NO	SIZE	THK.	MATERIAL	FRAME	TYPE	REMARKS	HARDWARE
1	3' X 6'-8"	1-3/4"	WOOD	METAL	FLUSH SOLID CORE	NEW INTERIOR DOOR	GROUP #2
2	3' X 6'-8"	1-3/4"	WOOD	METAL	FLUSH SOLID CORE	NEW INTERIOR DOOR	GROUP #2
3	3' X 6'-8"	1-3/4"	WOOD	METAL	FLUSH SOLID CORE	NEW INTERIOR DOOR	GROUP #1
E1	3' X 7'-0"	EXISTING	HM	EXISTING	STOREFRONT	EXISTING ENTRANCE DOOR	GROUP #E2
E2	3' X 7'-0"	EXISTING	ALUM/GLASS	EXISTING	STOREFRONT	EXISTING EXTERIOR DOOR	GROUP #E1

- DOOR NOTES:**
- ALL NEW INTERIOR WOOD DOORS ARE TO BE CLEANED AND TOUCHED UP TO RECEIVE NEW SCHEDULED FINISH.
 - LOCKING DEVICES ON REQUIRED EXIT DOORS SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE OF THE DOOR, EXCEPT AS SPECIFICALLY PERMITTED BY SECTION 1008.1.9 (2010 FBC).
 - ALL INTERIOR DOOR LOCKSETS/PASSAGE SETS ARE TO BE HANDICAP ACCESSIBLE WITH LEVER ACTION HANDLES AND MOUNTED AT 40" ABOVE THE FINISHED FLOOR.
 - CONTRACTOR IS TO ADJUST ALL DOORS TO NORMAL WORKING OPERATION WHICH INCLUDES THE REPAIR OR REPLACEMENT OF HARDWARE AND WEATHER STRIPPING AS REQUIRED.
 - CONTRACTOR TO VERIFY THAT THE EXISTING RESTROOM DOORS HAVE CLOSERS. IF NOT, CONTRACTOR IS TO INSTALL NEW CLOSER ON EACH RESTROOM DOOR.
 - ALL DOORS SHALL HAVE AN OPENING FORCE OF FIVE POUNDS MAXIMUM.
 - PROVIDE SECURITY PEEP HOLE AT NEW OFFICE AND EXTERIOR DOORS IF NOT EXISTING.

DOOR HARDWARE:

GROUP #1 - NEW INTERIOR DOOR:	GROUP #2 - NEW INTERIOR DOOR:
1.5 PAIR BUTTS: NEW	1.5 PAIR BUTTS: NEW
1.0 LOCKSET W/ LEVER HANDLE	1.0 LOCKSET W/ LEVER HANDLE
	1.0 DOOR CLOSER, SURFACE MOUNTED

GROUP #E1 - EXISTING EXTERIOR DOOR HARDWARE:	GROUP #E2 - EXISTING ENTRANCE HARDWARE:
1.5 PAIR BUTTS: EXISTING	1.5 PAIR BUTTS: EXISTING
1.0 LATCH SET WITH RETRACTABLE DEAD BOLT	1.0 DEAD BOLT (IN OPEN POSITION DURING BUSINESS HRS)
1.0 DOOR CLOSURES: EXISTING	1.0 DOOR CLOSER: EXISTING
1.0 THRESHOLD: EXISTING	1.0 THRESHOLD: EXISTING
1.0 DOOR SWEEP: EXISTING	1.0 DOOR SWEEP: EXISTING
1.0 DOOR PULLS: EXISTING	1.0 DOOR PULLS: EXISTING
1.0 PUSH PLATE: EXISTING	1.0 PUSH PLATE: EXISTING



2 ENLARGED RESTROOM PLAN
SCALE: 3/8" = 1'-0"

TOILET ACCESSORY SCHEDULE:

ITEM	MOUNTING HEIGHT
A. NEW GRAB BAR, 36" L.	33"-36" AFF TO CL
B. NEW GRAB BAR, 42" L.	33"-36" AFF TO CL
C. NEW TISSUE DISPENSER	24" AFF TO OUTLET
D. NEW SOAP DISPENSER	38"-48" TO OPERATOR & DISPENSER
E. NEW FRAMED MIRROR, 18"x30"	40" AFF MAX. TO BOTTOM OF REFLECTIVE SURFACE
F. NEW PAPER TOWEL DISPENSER	38"-48" TO TOWEL DISPENSER
G. BABY CHANGING STATION	34"-44" AFF
J. 30" X 48" MIN. CLR. FLR. SPACE TYP. ALL LAVS.	
L. NEW HANDICAP ACCESSIBLE WALL MOUNTED SINK	
M. NEW HANDICAP ACCESSIBLE WATER CLOSET.	

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REVISION

- REVISION 1
- REVISION 2
- REVISION 3

DATE: 10.27.2017

REVIEW SET NOT FOR PERMIT

FLOOR PLAN

A2.0