THE NICE GUY RESTAURANT

HPB FINAL SUBMITTAL
DATE: 08/04/2024
FILE NUMBER: HPB24-0608
SCOPE OF WORK: NEW RESTAURANT IN AN EXISTING TWO STORIES BUILDING AT 947 LINCOLN RD. MIAMI BEACH, FL. 33139

CONSULTANT

THE NICE GUY
947 LINCOLN ROAD
MIAMI BEACH, FL. 33139

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△ DATE	REVISION

DWG. TITLE: COVER SHEET
SCALE: N.T.S.
PROJECT NO.: 2024-19
DATE: 05-13-2024
SHEET NUMBER: A000

ABBREVIATIONS

A

ACOUS.	ACOUSTICAL
A.C	AIR CONDITIONING
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT

B

BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLKHD.	BULKHEAD
BM.	BEAM
BOT.	BOTTOM

C

CAB.	CABINET
CARP.	CARPET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.G.	CORNER GUARD
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
CNTR.	COUNTER
C.T.	CERAMIC TILE
CTR.	CENTER

D

DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
DS.	DOWN SPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING

E

E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL BOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.S	EMERGENCY OVERFLOW SCUPPER
E.W.C.	ELECTRIC WATER COOLER
EXST.	EXISTING
EXP0.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR

F

F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOF
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
F.V.C.	FIRE VALVE CABINET

G

GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
G.W.B.	GYPSUM WALLBOARD

H

H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARD WOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT

I

I.D.	INSIDE DIAMETER (DIM.)
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT

J

JAN.	JANITOR
JST.	JOIST
JT.	JOINT

K

KIT.	KITCHEN

L

LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.F.	LINEAR FEET
LKR.	LOCKER
LT.	LIGHT
LTG.	LIGHTING
LTWT.	LIGHT WEIGHT

M

MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MACH.	MACHINE
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.L.	MATCH LINE
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION

N

N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE

O

O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
OFF.	OFFICE
OPNG.	OPENING
OP. HD.	OPPOSITE HAND
OPP.	OPPOSITE

P

PRCST.	PRE-CAST
P.L.	PROPERTY LINE
P.T.	PRESSURE TREATED
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
POL.	POLISHED
PR.	PAIR
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
PTR.	PAPER TOWEL RECEPTACLE

Q

Q.T.	QUARRY TILE

R

R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
RF.	ROOF
RGTR.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER

S

S.	SOUTH
SABF	SOUND ATTENUATION FIRE BLANKETS
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.ST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPEND
SYM.	SYMMETRICAL

T

TRD.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T. & G.	TONGUE AND GROOVE
THK.	THICK
TOIL.	TOILET
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF SLAB

U

UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
	UNDERWRITERS LAB

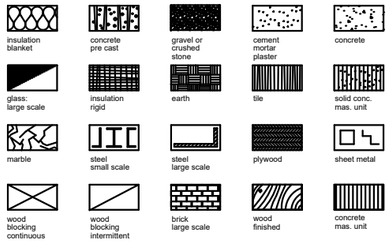
V

V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
V.T.	VINYL TILE
VEST.	VESTIBULE
V.B.	VAPOR BARRIER

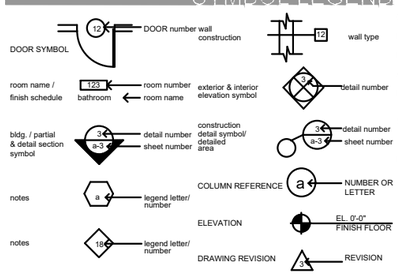
W

W.	WEST
WT.	WEIGHT
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WSCT.	WAINSCOT

MATERIAL LEGEND



SYMBOL LEGEND



PROJECT TEAM

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OWNER:
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DESIGNER:
BUILT INC.
JOHN SOFIO
9105 W. SUNSET BLVD.
WEST HOLLYWOOD, CL 90069
TEL. (323) 957.0409

APPLICABLE CODES

GOVERNING ZONING CODE:	CITY OF MIAMI BEACH, RESILIENCY CODE
BUILDING CODE:	FLORIDA BUILDING CODE, 2023, 8th ED.
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE, 2023, 8th ED.
ACCESSIBILITY:	FLORIDA BUILDING CODE - ACCESSIBILITY, 2023, 8th ED.
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 8th ED. LIFE SAFETY CODE - NFPA 101 - 2021 ED.
STRUCTURAL:	FLORIDA BUILDING CODE, 2023, 8th ED. ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDING ACI 318-14 BUILDING CODE

MECHANICAL, ELECTRICAL & PLUMBING:
LIFE SAFETY CODE - NFPA 101 - 2021 ED.
NATIONAL ELECTRICAL CODE - NFPA 70 - 2020 ED.
NATIONAL FIRE PROTECTION ASSOCIATION - NFPA 72 - 2019 ED.
FLORIDA FIRE PREVENTION CODE - 8th ED.
FLORIDA BUILDING CODE, 2023, 8th ED.
FLORIDA BUILDING CODE - MECHANICAL, 2023, 8th ED.
FLORIDA BUILDING CODE - PLUMBING, 2023, 8th ED.
FLORIDA BUILDING CODE - ENERGY CONSERVATION, 2023, 8th ED.
FLORIDA BUILDING CODE - FUEL GAS, 2023, 8th ED.

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PROJECT INFORMATION

SCOPE OF WORK

- NEW RESTAURANT IN AN EXISTING TWO (2) STORIES BUILDING AND MINOR RENOVATIONS TO THE BUILDING FACADE ALONG MICHIGAN AVE.
- AREA SCOPE OF WORK: @ 1ST FLOOR REMODELING:EXIST. 7,445 SQ.FT.
  @ 2ND FLOOR REMODELING:EXIST. 1,460 SQ.FT.
  TOTAL: EXIST. **8,905 SQ.FT.**

DESIGN CRITERIA

PROPOSED USE:	FUTURE RESTAURANT
OCCUPANCY TYPE:	ASSEMBLY - GROUP A-2
OCCUPANCY LOAD:	198 PATRONS (SERVIC 26 EMPLOYEES @ GROUND FLOOR 5 OCCUPANTS @ SECOND FLOOR 229 TOTAL OCCUPANTS (REFER TO A101 THROUGH A102 SHEETS FOR DETAILED CALC.)
CONSTRUCTION TYPE:	III-B (TO BE SPRINKLERED)
LEVEL OF ALTERATION:	LEVEL 3 (AS PER FBCE 2023, 8TH ED.)

SITE SUMMARY

PROJECT ADDRESS:	947 LINCOLN RD. (A.K.A. 1657 MICHIGAN AVE.) MIAMI BEACH, FL 33139
FOLIO:	02-3234-018-0010
ZONING DISTRICT:	CD-3-COMMERCIAL, HIGH INTENSITY

LEGAL DESCRIPTION

COMMERCIAL SUB PB 6-5
LOT 1 BLK 37
LOT SIZE 50.000 X 150
OR 13340-918 0487 5

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ARCHITECTURE | JOSE L. GOMEZ AAC001062 | AR0015416

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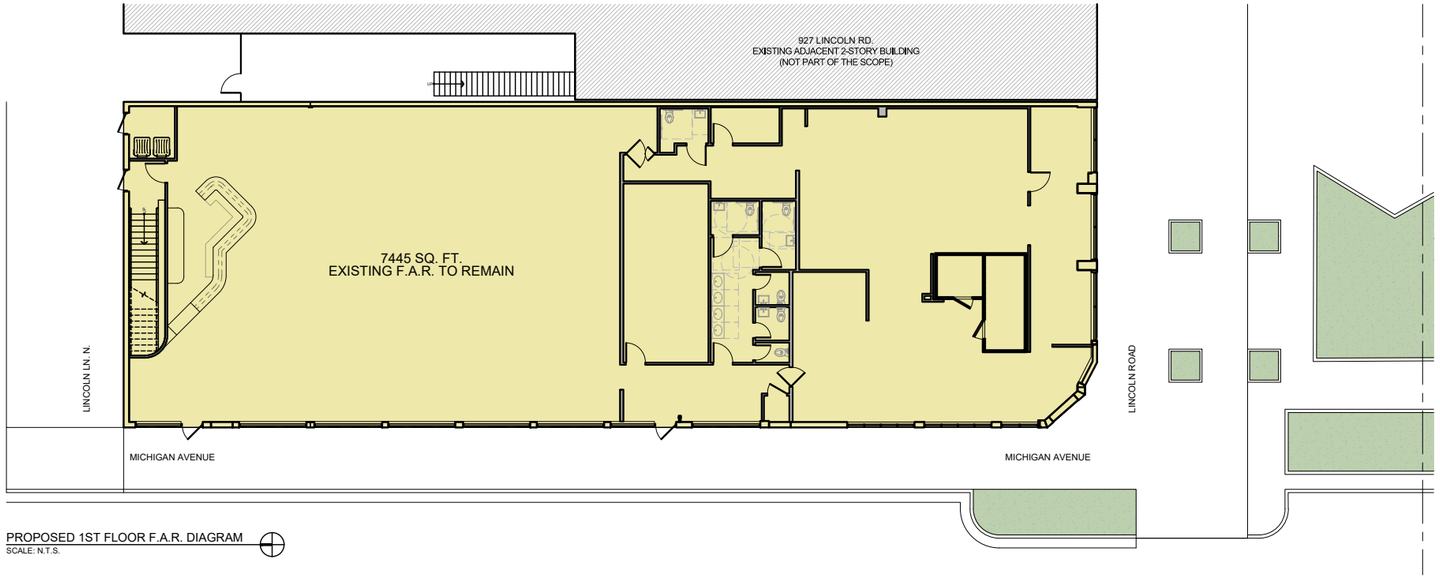
DWG. TITLE
GENERAL NOTES AND INDEX
SCALE
N/A
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
A001

COMMERCIAL - ZONING DATA SHEET

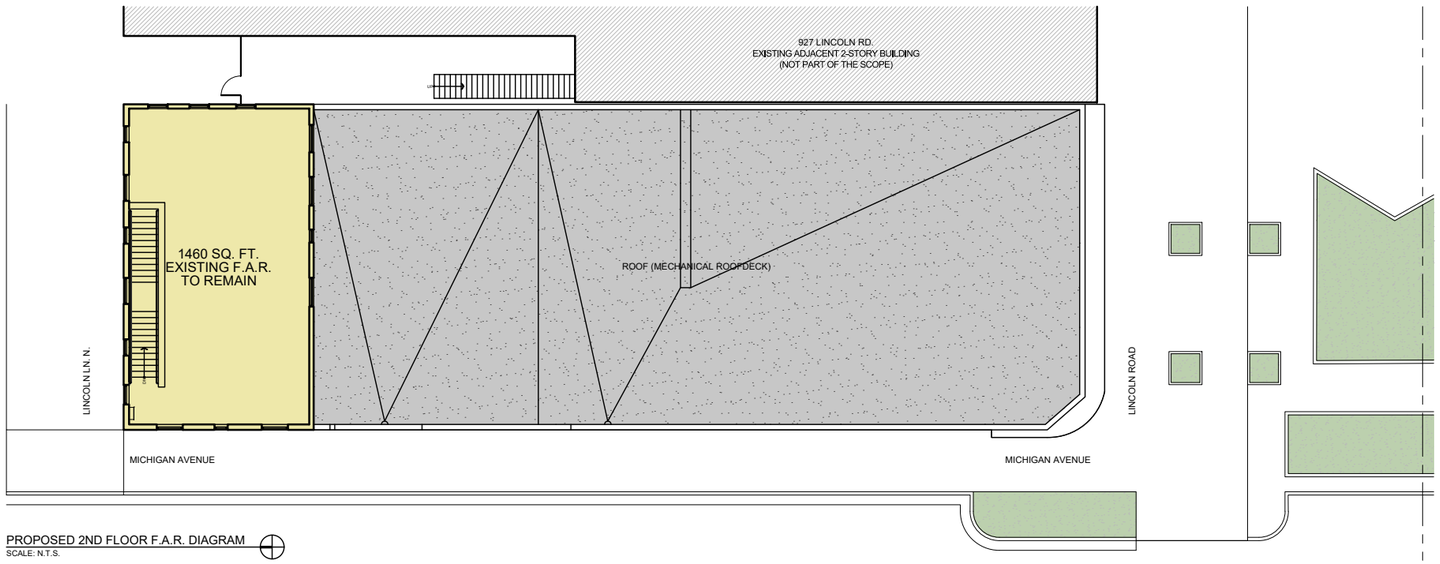
ITEM	Project Information				
1	Address: 947 LINCOLN RD., MIAMI BEACH, FL 33139	Folio number(s):	02-3234-018-0010	Year built:	1924
2	Board file number(s), Determination of Architectural Significance:	---		Lot Area:	7,500 S.F.
3	Located within a Local Historic District (Yes or No): Yes - Flamingo Park	Zoning District:	CD-3	Lot width:	50 FT.
4	Individual Historic Site (Yes or No):	NO		Lot Depth:	150 FT.
5	Base Flood Elevation:	7'	Grade value in NGVD:		EXISTING
6	Adjusted grade (BFE+Grade / 2):	EXISTING	Free board:	EXISTING	
7	Proposed Use:	ASSEMBLY (GROUP A-2 - RESTAURANT)			
8	Proposed Accesory Use:	ASSEMBLY			
9	Signed and sealed Landscape Plans:	N/A			

	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	**Floor Area Ratio (FAR)**	2.25 = 16,875 S.F.	(1.187) 8,905 S.F.	(1.187) 8,905 S.F.	N/A
14	**Building Height**	75 FT.	26'-0"	26'-0"	N/A
15	**At grade parking lot on the same lot**	N/A	N/A	N/A	N/A
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	**Subterrenean, Pedestal & Tower (non-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setback (south side)	0'-0"	0'-6"	EXISTING	N/A
b	Side interior setback (east side)	0'-0"	0'-0"	EXISTING	N/A
c	Side facing street setback (west side)	0'-0"	0'-0"	EXISTING	N/A
d	Rear setback (north side @ alley)	5'-0"	0'-0"	EXISTING	N/A
17	**Subterrenean, Pedestal & Tower (non-Oceanfront)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	**Minimum Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	**Average Apartment Unit Size**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	**Required Open-space ratio (RPS, CPS)**	N/A	N/A	N/A	N/A
21	**Parking**	**1 space for every 4 seats	N/A	EXISTING	N/A
22	**Loading**	N/A	N/A	N/A	N/A

Notes: Indicate N/A if not applicable.



PROPOSED 1ST FLOOR F.A.R. DIAGRAM
SCALE: N.T.S.



PROPOSED 2ND FLOOR F.A.R. DIAGRAM
SCALE: N.T.S.

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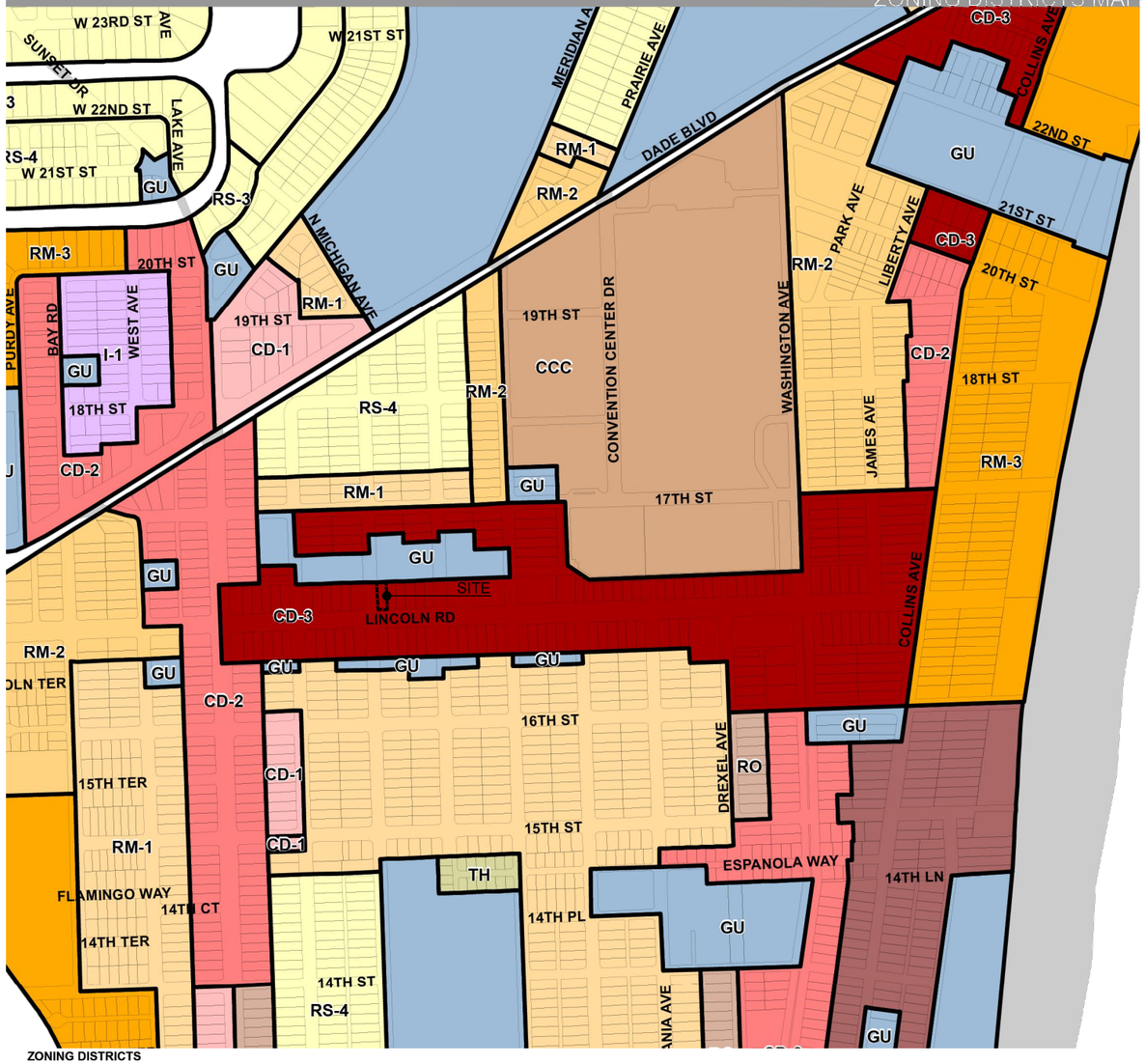
DWG. TITLE: *ZONING DATA SHEET & F.A.R. DIAGRAMS*
SCALE: *N/A*
PROJECT NO.: *2024-19*
DATE: *06-13-2024*
SHEET NUMBER: *A002*

ZONING DISTRICTS MAP

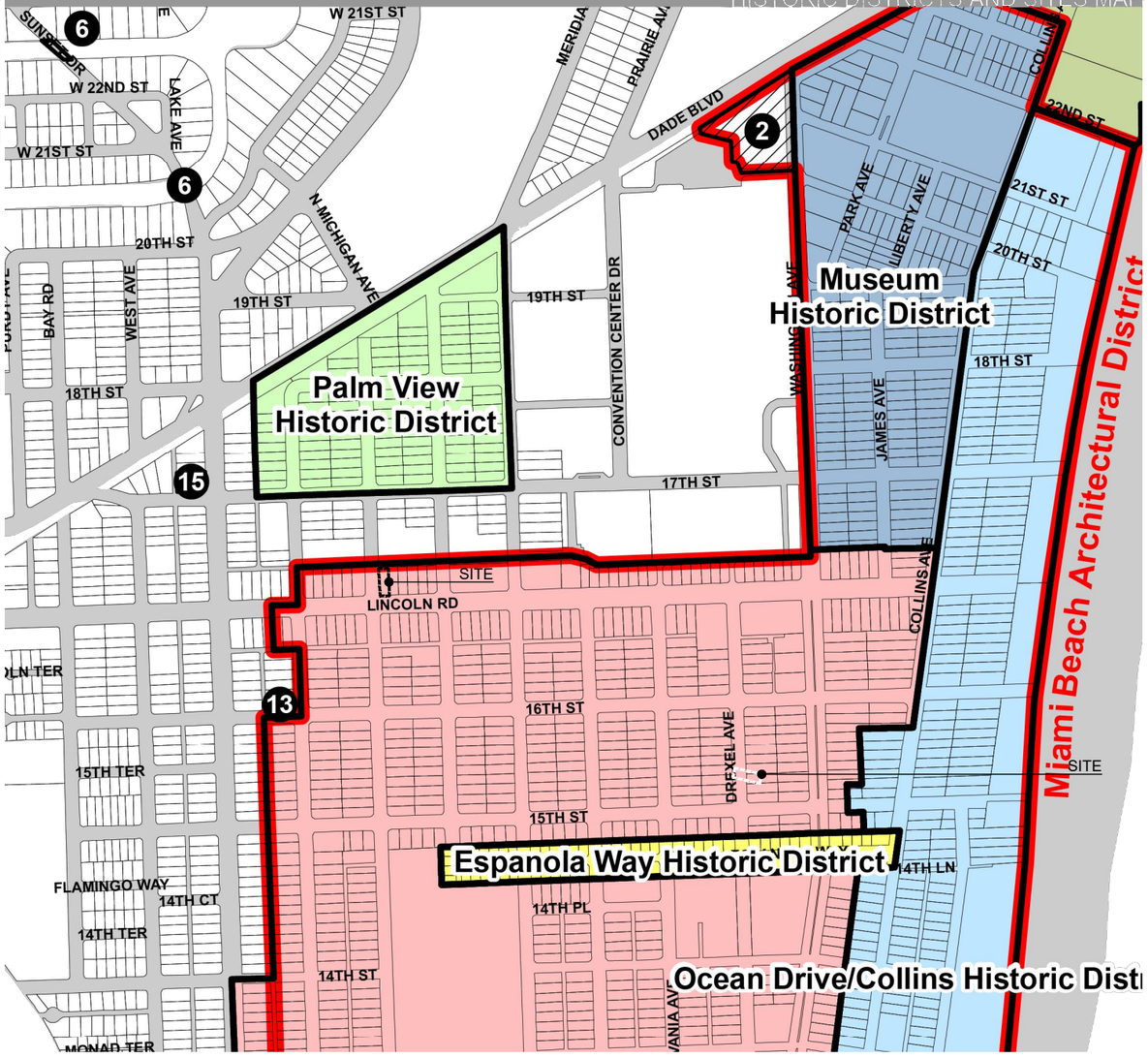


ZONING DISTRICTS

- RS-1 Single family residential
- RS-2 Single family residential
- RS-3 Single family residential
- RS-4 Single family residential
- TH Townhome residential
- RM-1 Residential multifamily, low intensity
- RM-2 Residential multifamily, medium intensity
- RM-3 Residential multifamily, high intensity
- CD-1 Commercial, low intensity
- CD-2 Commercial, medium intensity
- CD-3 Commercial, high intensity
- I-1 Urban light industrial
- MXE Mixed use entertainment
- HD Hospital district
- MR Marine recreational
- GU Civic and government use
- CCC Convention center district
- RM-PRD Multifamily, planned residential development district
- RM-PRD-2 Multifamily, planned residential development district
- WD-1 Waterway district
- WD-2 Waterway district
- RO Residential office
- GC Golf course
- RPS-1 Residential performance standard, medium-low density
- RPS-2 Residential performance standard, medium density
- RPS-3 Residential performance standard, medium-high density
- RPS-4 Residential performance standard, high denisty
- CPS-1 Commercial performance standard, limited mixed use
- CPS-2 Commercial performance standard, general mixed use
- CPS-3 Commercial performance standard, intensive mixed use
- CPS-4 Commercial performance standard, intensive phased bayside
- RMPS-1 Residential mixed use performance standard
- SPE Special public facilites educational district
- TC-C North Beach Town Center central core
- TC-1 North Beach Town Center core
- TC-2 North Beach Town Center mixed use
- TC-3 North Beach Town Center residential/office
- TC-3(c) North Beach Town Center residential/office with conditional neighborhood commercial

FOR AN OFFICIAL ZONING DETERMINATION PLEASE CONTACT THE PLANNING DEPARTMENT.

HISTORIC DISTRICTS AND SITES MAP



LOCAL HISTORIC DISTRICTS

- Espanola Way Historic District
- Altos del Mar Historic District
- Flamingo Park Historic District
- Ocean Drive/Collins Avenue Historic District
- Museum Historic District
- Ocean Beach Historic District
- Harding Townsite Historic District
- Palm View Historic District
- Collins Waterfront Historic District
- North Beach Resort Historic District
- Flamingo Waterway Historic District
- Morris Lapidus/Mid 20th Century Historic District
- North Shore Historic District
- Normandy Isles Historic District

NATIONAL REGISTER HISTORIC DISTRICTS

- Miami Beach Architectural District
- Normandy Isles Historic District
- North Shore Historic District
- Collins Waterfront Architectural District

LOCAL HISTORIC SITES

1. Old City Hall Historic Site
2. 21st St Recreation Center Historic Site
3. Congregation Beth Jacob Historic Site
4. Venetian Causeway Historic Site
5. Miami Beach Woman's Club Historic Site
6. Sunset Island Bridges Historic Structures
7. The Bath Club Historic Site
8. Dade Blvd Fire Station Historic Site
9. PineTree Dr Historic Roadway
10. Flagler Memorial and Monument Island Historic Site
11. 69th St Fire Station Historic Site
12. 28th St Obelisk and Pumping Station Historic Structure
13. 1600 Lenox Ave Historic Site
14. 36 Ocean Dr Historic Site
15. 1700 Alton Rd Historic Site

CONSULTANT

THE NICE GUY
947 LINCOLN ROAD
MIAMI BEACH, FL. 33139

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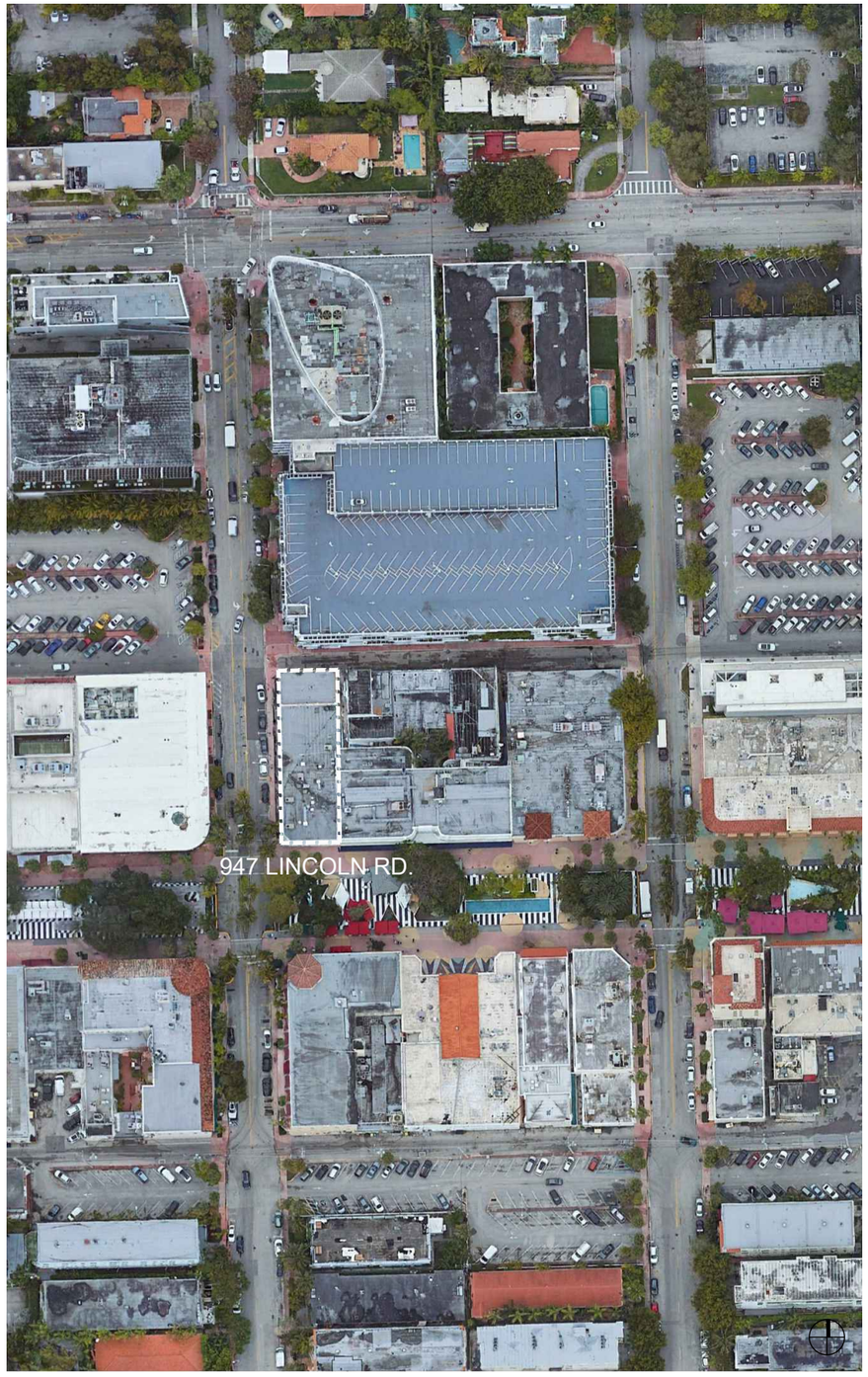
ARCHITECTURE | JOSE I. GOMEZ
AAC001062 | AR0015416

DATE

REVISION

DWG. TITLE: *ZONING MAPS*
SCALE: *N/A*
PROJECT NO.: *2024-19*
DATE: *06-13-2024*
SHEET NUMBER: *A003*

A1 AERIAL CONTEXT LOCATION MAP



A4 ENLARGED AERIAL VICINITY CONTEXT MAP

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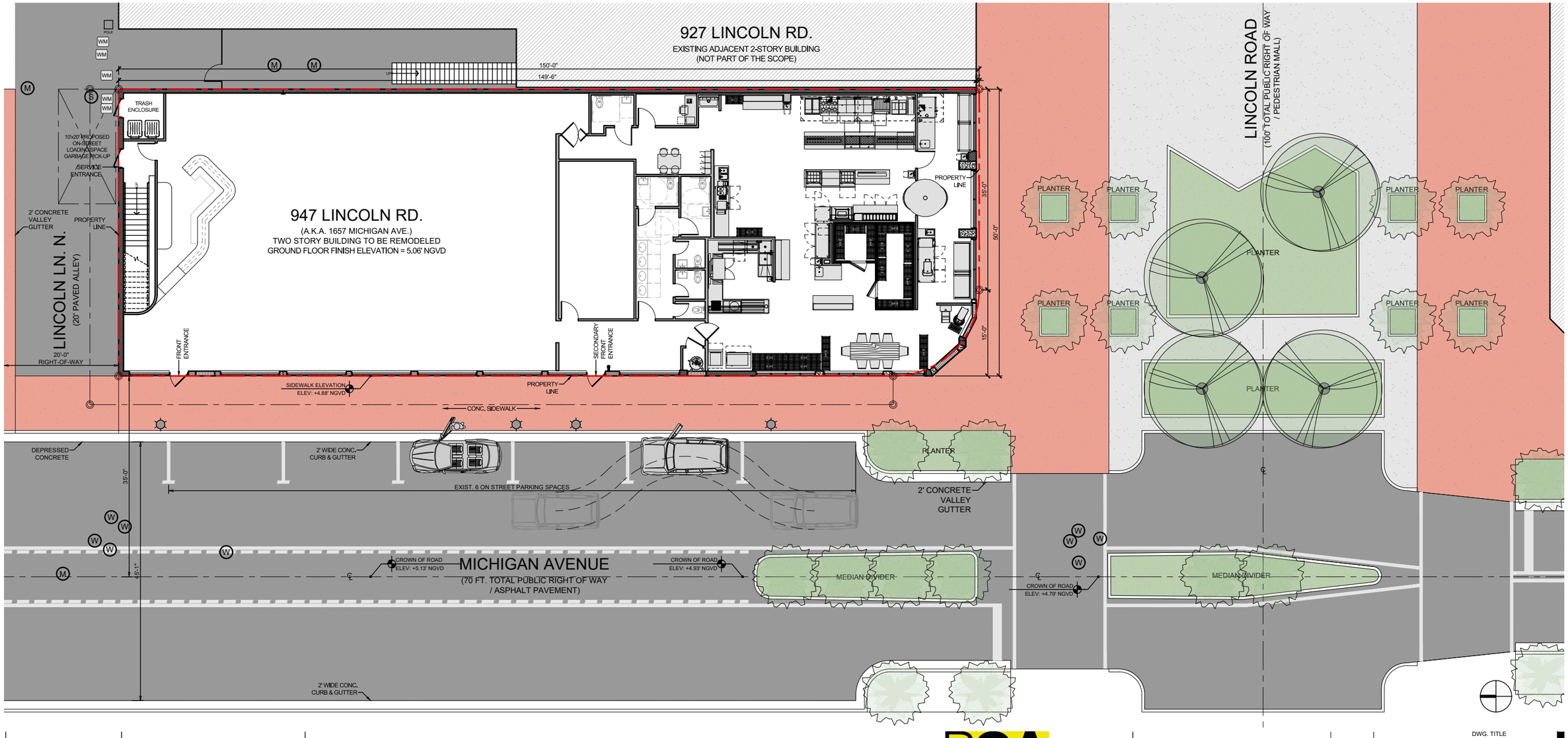
DATE | REVISION

DWG. TITLE
CONTEXT AND VICINITY LOCATION MAPS
SCALE
N/A
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
A004

SITE PLAN LEGEND

- INTERIOR SPACE TO BE REMODELED
- EXISTING GREEN LANDSCAPED AREA
- EXISTING CONC. SIDEWALK SURFACE
- EXISTING ASPHALT/ PARKING
- EXISTING ADJACENT BUILDINGS (NO PART OF THE SCOPE)
- PROPERTY LINE
- WM — WATER METER
- POLE — UTILITY POLE
- LIGHT POLE
- M — MANHOLE
- S — SANITARY MANHOLE
- W — WATER VALVE



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DWG. TITLE
PROPOSED SITE PLAN

SCALE
1/8" = 1'-0"

PROJECT NO.
2024-19

DATE
06-13-2024

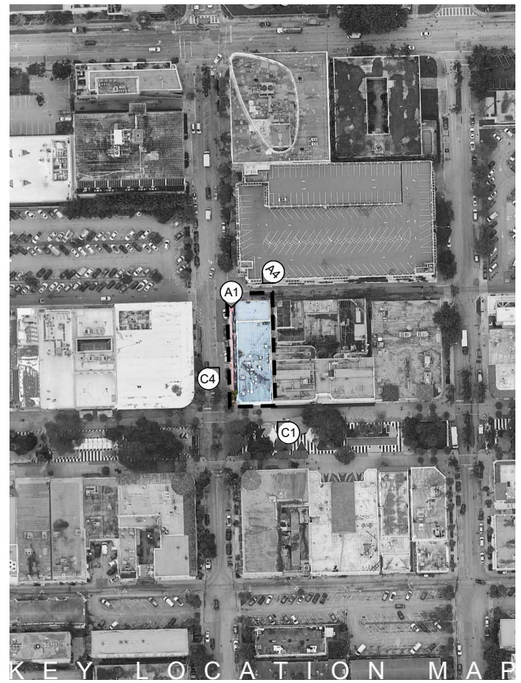
SHEET NUMBER
A100

C1 SOUTHERN BUILDING FACADE (FRONTAGE AT LINCOLN ROAD)
PHOTO TAKEN: 06-12-2024

C4 WESTERN BUILDING FACADE VIEW FROM THE OPPOSITE SIDEWALK @ MICHIGAN AVE
PHOTO TAKEN: 06-12-2024

A1 WESTERN BUILDING FACADE (VIEW FROM SIDEWALK)
PHOTO TAKEN: 06-12-2024

A4 NORTHERN BUILDING FACADE @ LINCOLN LN. N
PHOTO TAKEN: 06-12-2024



KEY LOCATION MAP

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DWG. TITLE
EXISTING BUILDING PHOTOGRAPHS
SCALE
N.T.S.
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
PH001

C1 CURRENT EXISTING INTERIOR OF THE BUILDING: VIEW THROUGH DIFFERENT LOCALS
PHOTO TAKEN: 06-12-2024

C4 CURRENT EXISTING INTERIOR OF THE BUILDING: VIEW THROUGH DIFFERENT LOCALS
PHOTO TAKEN: 06-12-2024

A1 CURRENT EXISTING INTERIOR OF THE BUILDING: VIEW THROUGH DIFFERENT LOCALS
PHOTO TAKEN: 06-12-2024

A4 CURRENT EXISTING INTERIOR OF THE BUILDING: VIEW THROUGH DIFFERENT LOCALS
PHOTO TAKEN: 06-12-2024

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ARCHITECTURE | JOSE L GOMEZ
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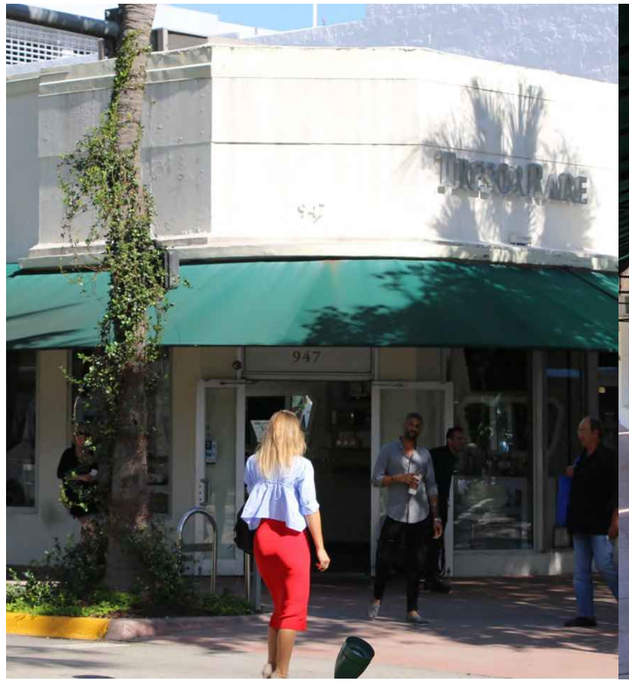
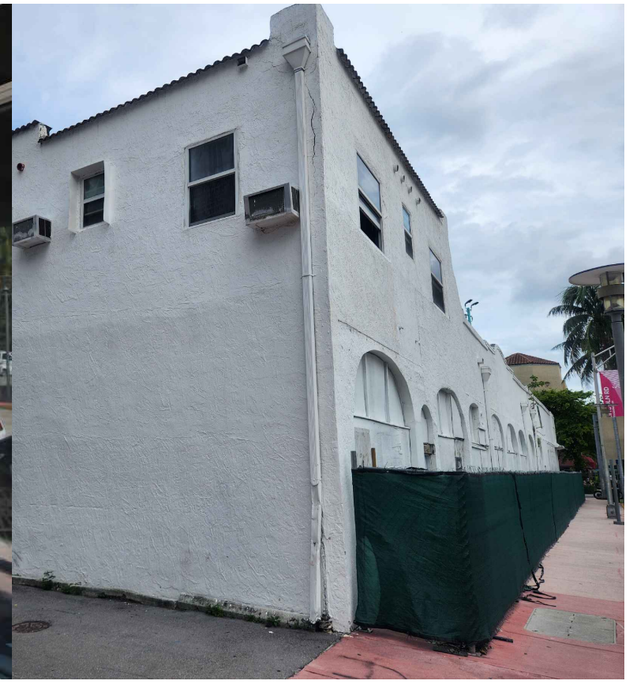
DWG. TITLE
EXISTING (BLDG.) INTERIOR PHOTOGRAPHS
SCALE
N.T.S.
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
PH002



C1 CORNER OF THE BUILDING AT MICHIGAN AND LINCOLN ROAD
PHOTO TAKEN: 2017

C2 EXISTING ARCHED STOREFRONT AT MICHIGAN AVENUE, FROM WEST SIDEWALK
PHOTO TAKEN: 2017



C3 EXISTING BUILDING FACADE AT MICHIGAN AVENUE, FROM WEST SIDEWALK
PHOTO TAKEN: 06-12-2024

ARCHITECTURAL FEATURES AND MATERIALS TO BE PRESERVED

01 ALTERNATE EAVES AT EACH OF THE WINDOWS CLAD WITH SPANISH "S" CLAY BARREL TILES, ALSO DESCRIBED AS A MANSARD ROOF (RESTORER AS REQUIRED)

02 RELIEF CARTOUCHE TO BE PRESERVED (RESTORER AS REQUIRED)

03 ARCHED PARAPET WALL WITH A CAST IN PLACE CONCRETE COPING CONCRETE TO REMAIN

04 RECESSED ARCHED ENTRYWAY TO REMAIN

05 PREVIOUS EXISTING SHADE AWNING AT GROUND FLOOR FRONT WINDOW AND ENTRANCE TO BE REPLACE.

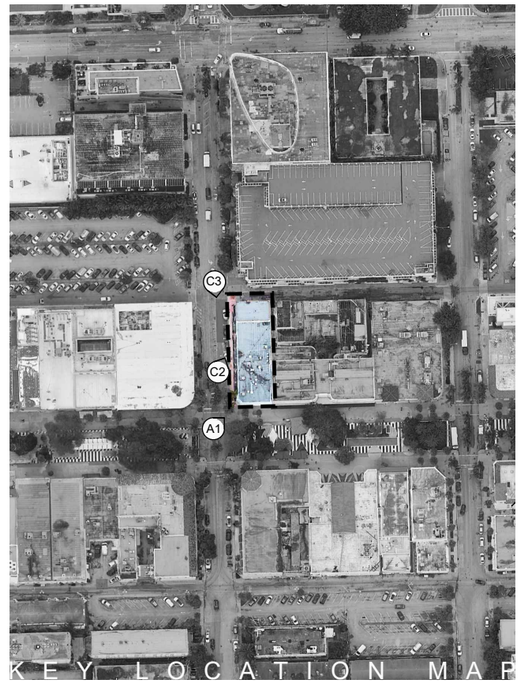
06 PAINTED IN WHITE SMOOTH STUCCO FINISH TO REMAIN (REPAIR AS REQUIRED)

07 FIXED GLASS ALUMINUM WINDOWS WITH ITS DECORATIVE STUCCO SILLS TO BE REPLACED (PROPOSED NEW WINDOWS, STOREFRONT AND DOORS SHALL MATCH EXISTING.)

08 SYMMETRICAL TRIPARTITE COMPOSITION @ FRONT FACADE TO PRESERVE RESTORER AS REQUIRED)

09 CENTERED STEPS AT ENTRANCE TO BE REMODELED

A1 VIEW FROM MICHIGAN AVE INTERCEPTION WITH LINCOLN ROAD (CURRENT EXISTING CONDITIONS)
PHOTO TAKEN: 06-12-2024



KEY LOCATION MAP

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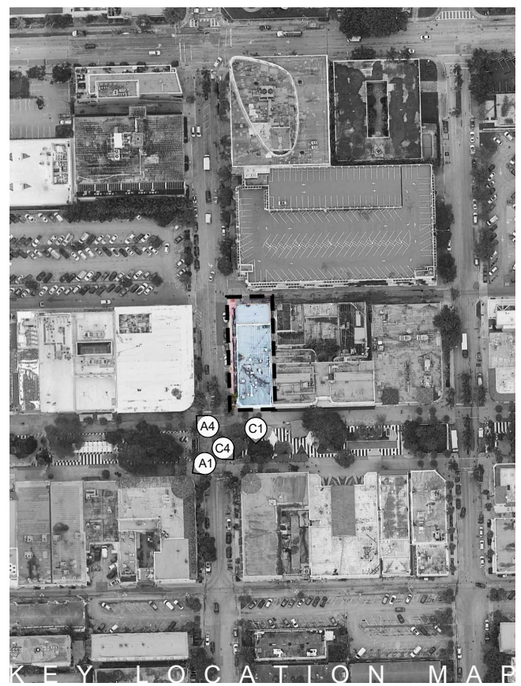
DWG. TITLE
EXISTING BUILDING ARCH. FEATURES
SCALE
N.T.S.
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
PH003

C1 ADJACENT BUILDING FRONTING 947 BUILDING @ LINCOLN ROAD
PHOTO TAKEN: 06-12-2024

C4 SOUTH-EAST CORNER INTERCEPTION OF LINCOLN ROAD AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024

A1 SOUTH-WEST CORNER INTERCEPTION OF LINCOLN ROAD AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024

A4 NORTH-WEST CORNER INTERCEPTION OF LINCOLN ROAD AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024



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DWG. TITLE
CONTEXT PHOTOGRAPHS
SCALE
N.T.S.
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
PH004

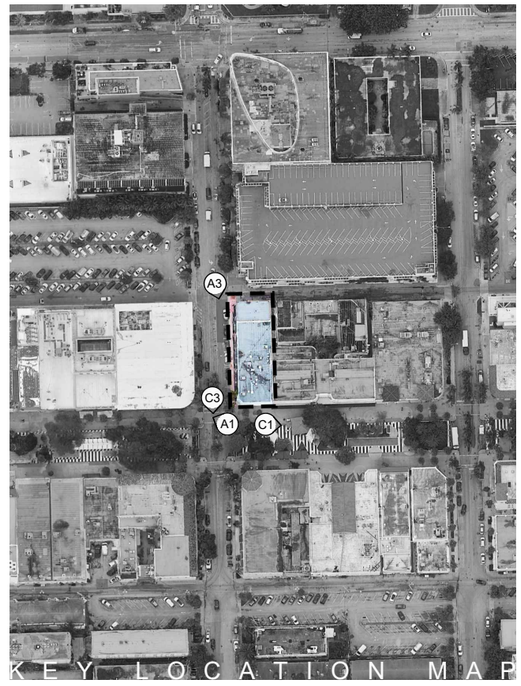
△ DATE REVISION

C1 ADJACENT BUILDING TO THE EAST OF 947 BUILDING @ LINCOLN ROAD
PHOTO TAKEN: 06-12-2024

C4 VIEW TOWARDS THE SOUTH AT THE INTERCEPTION OF LINCOLN ROAD AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024

A1 NORTH-WEST CORNER INTERCEPTION OF LINCOLN ROAD AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024

A4 VIEW TOWARDS THE SOUTH AT THE INTERCEPTION OF LINCOLN LN. N AND MICHIGAN AVE
PHOTO TAKEN: 06-12-2024



KEY LOCATION MAP

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DWG. TITLE
CONTEXT PHOTOGRAPHS
SCALE
N.T.S.
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
PH005

LEGEND

- 01 REMOVE EXISTING INTERIOR PARTITION
- 02 REMOVE EXISTING FLOORING
- 03 REMOVE EXISTING CEILING
- 04 REMOVE EXISTING DOORS / FRAMES
- 05 EXISTING CMU WALL TO REMAIN
- 06 EXISTING COLUMNS TO REMAIN
- 07 PLUMBING FIXTURES TO BE REMOVED AND REPLACED AS REQUIRED
- 08 REMOVE EXISTING STAIRS
- 09 EXISTING STOREFRONT TO REMAIN (REFURBISH TO MATCH NEW STOREFRONT FINISH - DARK BRONZE).
- 10 EXISTING ARCHED WOODEN STOREFRONT TO BE REMOVED AND REPLACED.
- 11 EXISTING ALUMINUM DOOR TO BE REMOVED.

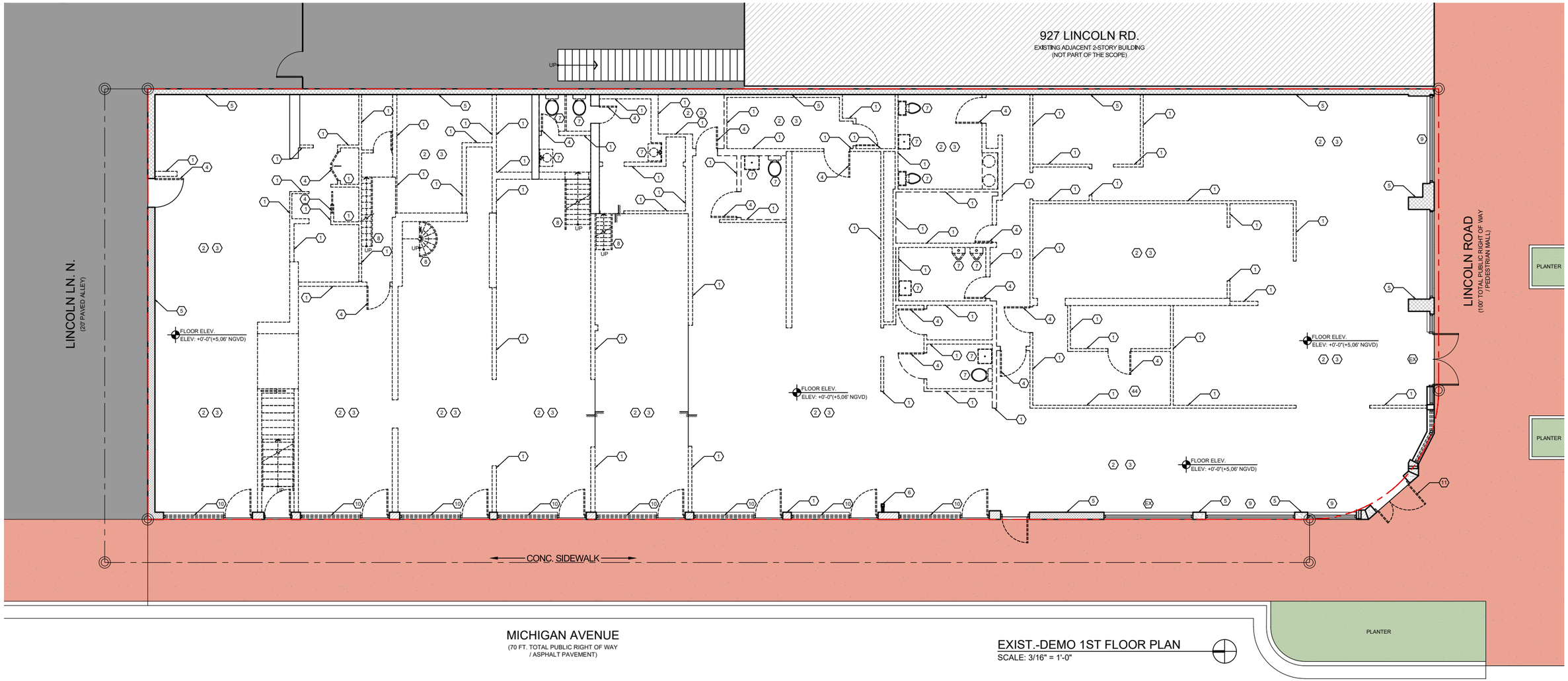
GENERAL DEMOLITION NOTES:

1. SCOPE:
   FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS.
   A. PROTECTION OF EXISTING WORK TO REMAIN.
   B. TEMPORARY BARRICADES.
   C. REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED.
   D. REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AS INDICATED.
   E. DEBRIS REMOVAL.

2. GENERAL REQUIREMENTS:
   A. FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK, ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.
   B. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSTRUED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.
   C. CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH S(HE) MAY WISH TO RETAIN. SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES. IF ON SITE MANAGER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGER'S EXPENSE.
   D. CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
   E. UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.
   F. PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.
   G. REMOVED MATERIALS AND OTHER DEBRIS:
   - ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.
   - DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
   - LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.

3. SITE PROTECTION:
   A. BARRIERS: TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.
   B. GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.
   C. PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.
   D. EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.
   E. ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES. IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.
   F. DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEARS.

4. GENERAL DEMOLITION:
   A. PARTITIONS: REMOVE PARTITION FINISH, STUDS, PLATES AND SILL, WHERE ONLY A PARTIAL RUN IS REMOVED, CUT BACK FINISH MATERIALS TO THE CENTERLINE OF THE NEXT ADJACENT SPACE SUPPORT TO REMAIN. LEAVE REMAINING MATERIALS WITH A CLEAN TERMINAL LINE WITH NO LOOSE MATERIAL ADHERING.
   B. DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY PROJECT MANAGER IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.
   C. ALL CMU WALLS SHALL BE INSPECTED BY A STRUCTURAL ENGINEER PRIOR THEIR DEMOLITION.
   D. SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL, SECURITY, DATA, AND PHONE PANEL.
   E. VERIFY IN FIELD IF EXISTING WALL IS 1H RATED.
   F. ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.
   G. WORK AREA WILL BE VACANT & CLOSED DURING DEMOLITION
   H. G.C. TO COMPLY WITH NFPA 1 09 ED. SECTION 16.4.
   I. MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS WILL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.



EXIST.-DEMO 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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ARCHITECTURE | JOSE L. GOMEZ
AAC001062 | AR0015416

△ DATE	REVISION

DWG. TITLE
EXISTING-DEMO GROUND FLOOR PLAN
SCALE
3/16"=1'-0"
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
EXIST-101

LEGEND

- 01 REMOVE EXISTING INTERIOR PARTITION
- 02 REMOVE EXISTING FLOORING
- 03 REMOVE EXISTING CEILING
- 04 REMOVE EXISTING DOORS / FRAMES
- 05 EXISTING CMU WALL TO REMAIN
- 06 EXISTING COLUMNS TO REMAIN
- 07 PLUMBING FIXTURES TO BE REMOVED AND REPLACED AS REQUIRED
- 08 REMOVE EXISTING STAIRS
- 09 EXISTING STOREFRONT TO REMAIN (REFURBISH TO MATCH NEW STOREFRONT FINISH - DARK BRONZE).
- 10 EXISTING ARCHED WOODEN STOREFRONT TO BE REMOVED AND REPLACED.
- 11 EXISTING ALUMINUM DOOR TO BE REMOVED.

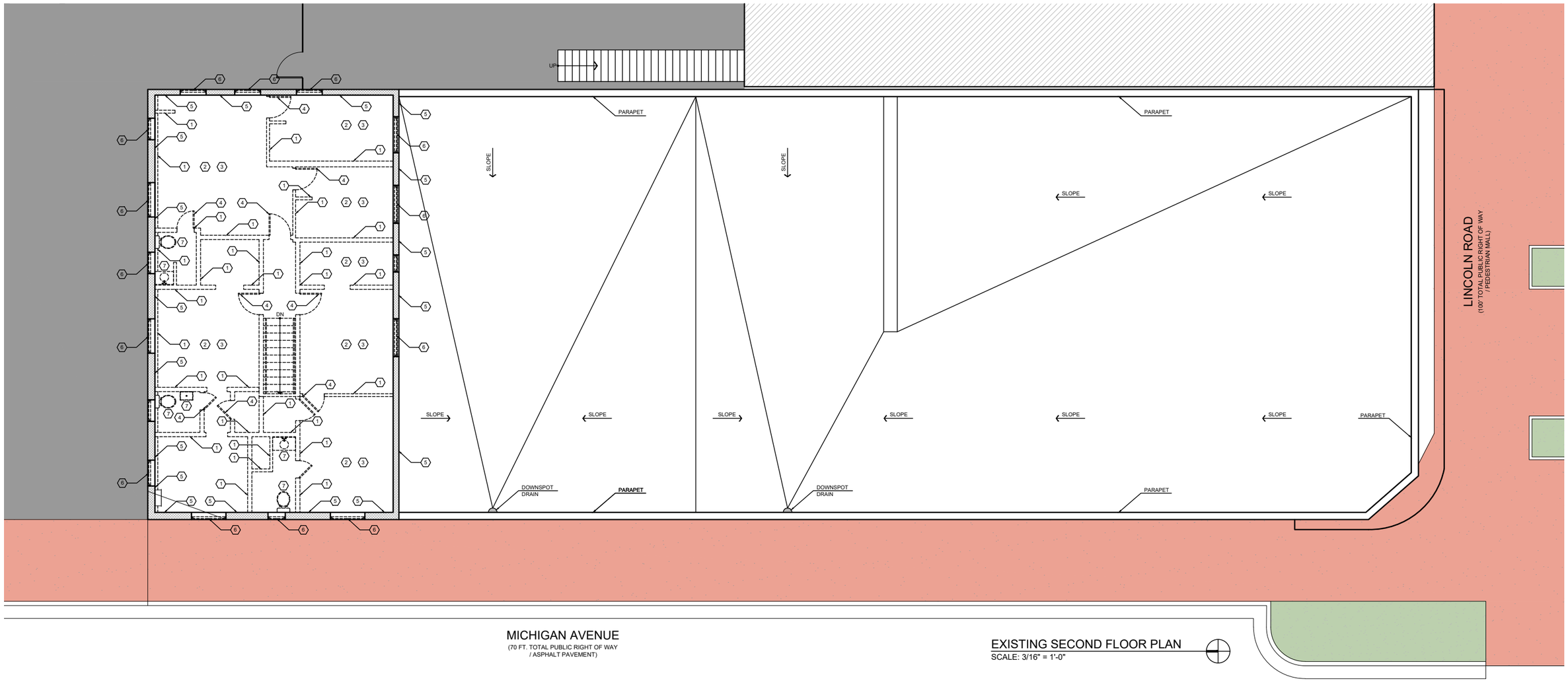
GENERAL DEMOLITION NOTES:

1. SCOPE:
   FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS.
   A. PROTECTION OF EXISTING WORK TO REMAIN.
   B. TEMPORARY BARRICADES.
   C. REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED.
   D. REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AS INDICATED.
   E. DEBRIS REMOVAL.

2. GENERAL REQUIREMENTS:
   A. FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK, ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.
   B. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSTRUED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.
   C. CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH S(HE) MAY WISH TO RETAIN. SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES. IF ON SITE MANAGER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGER'S EXPENSE.
   D. CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
   E. UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.
   F. PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.
   G. REMOVED MATERIALS AND OTHER DEBRIS:
   - ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.
   - DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
   - LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.

3. SITE PROTECTION:
   A. BARRIERS: TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.
   B. GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.
   C. PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.
   D. EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.
   E. ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES. IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.
   F. DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEARS.

4. GENERAL DEMOLITION:
   A. PARTITIONS: REMOVE PARTITION FINISH, STUDS, PLATES AND SILL, WHERE ONLY A PARTIAL RUN IS REMOVED, CUT BACK FINISH MATERIALS TO THE CENTERLINE OF THE NEXT ADJACENT SPACE SUPPORT TO REMAIN. LEAVE REMAINING MATERIALS WITH A CLEAN TERMINAL LINE WITH NO LOOSE MATERIAL ADHERING.
   B. DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY PROJECT MANAGER IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.
   C. ALL CMU WALLS SHALL BE INSPECTED BY A STRUCTURAL ENGINEER PRIOR THEIR DEMOLITION.
   D. SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL, SECURITY, DATA, AND PHONE PANEL.
   E. VERIFY IN FIELD IF EXISTING WALL IS 1H RATED.
   F. ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.
   G. WORK AREA WILL BE VACANT & CLOSED DURING DEMOLITION
   H. G.C. TO COMPLY WITH NFPA 1 09 ED. SECTION 16.4.
   I. MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS WILL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.



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

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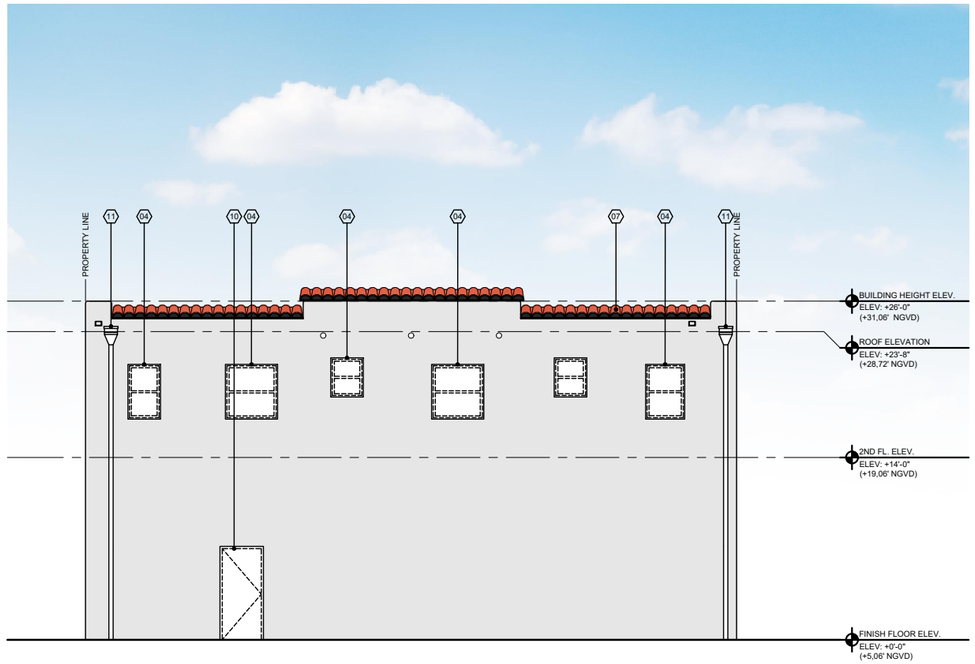
DATE | REVISION

DWG. TITLE
EXISTING-DEMO SECOND FLOOR
SCALE
3/16"=1' 0"
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
EXIST-102

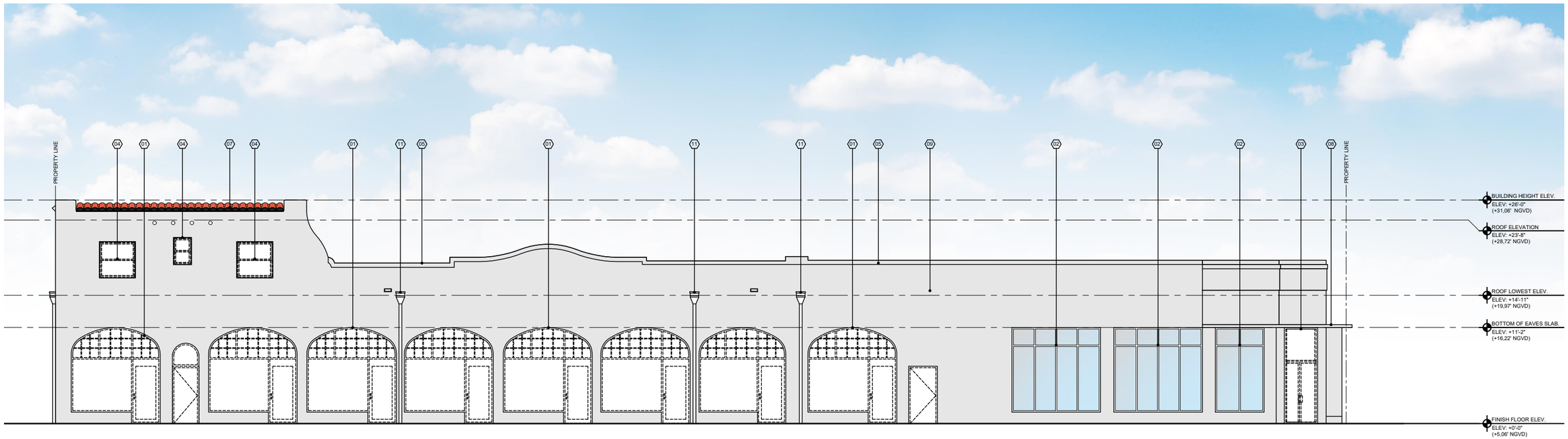
C1 EXISTING-DEMO BUILDING SOUTH ELEVATION (@ LINCOLN RD)



C2 EXISTING-DEMO BUILDING NORTH ELEVATION (LINCOLN LN. N.)

LEGEND

- 01 EXISTING ARCHED WOODEN STOREFRONT TO BE REMOVED AND REPLACED.
- 02 EXISTING STOREFRONT TO REMAIN (REFURBISH TO MATCH NEW STOREFRONT FINISH - DARK BRONZE).
- 03 EXISTING ALUMINUM DOOR TO BE REMOVED.
- 04 EXISTING WINDOWS TO BE REMOVED AND REPLACED AT SECOND FLOOR.
- 05 EXISTING PARAPET WALL TO REMAIN, CAST IN PLACE CONCRETE COPING TO REMAIN. (TO BE RESTORED AND REPAIRED AS REQUIRED AS REQUIRED)
- 06 —
- 07 DECORATIVE PARAPET WALL CAPPING WITH SPANISH "S" CLAY BARREL TILES TO REMAIN (RESTORER AS REQUIRED)
- 08 EXISTING CONCRETE CANTILEVERED STOREFRONT HEADER TO REMAIN (REPAIR AS REQUIRED AS REQUIRED)
- 09 EXISTING PAINTED IN WHITE SMOOTH STUCCO FINISH TO REMAIN (REPAIR AS REQUIRED AS REQUIRED)
- 10 EXISTING EXIT DOOR FROM STAIRCASE TO BE REMOVED AND REPLACED (REFER TO FLOOR PLAN).
- 11 EXISTING DOWNSPOUT TO BE REMOVED AND REPLACED.



A1 EXISTING-DEMO BUILDING WEST ELEVATION (@ MICHIGAN AVE)

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△1 DATE REVISION

DWG. TITLE
EXISTING-DEMO ELEVATIONS
SCALE
3/16"=1'0"
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
EXIST-201

LEGEND

- SERVICEABLE AREA
- BACK-OF-HOUSE AREA
- EXISTING TO REMAIN
- NEW CMU WALL
- AREA NOT IN SCOPE
- STAIR/RAMP DIRECTION
- XX SEAT COUNT
- (XX) TABLE COUNT

SEATING TABULATION CHART

SEATING COUNT - GROUND (1ST) FLOOR	
LOCATION	SEATS
DINING AREA	154
SEAT COUNT @ PDR	22
SEAT COUNT @ MAFIA TABLE	8
SEAT COUNT @ BAR	14
TOTAL SEATS PROVIDED	198
TOTAL TABLES PROVIDED	27

OCCUPANCY LOAD CALCULATION

GROUP A-2: ASSEMBLY OCCUPANCY / SUBGROUP: RESTAURANT

NOTE: BASED ON: NFPA 101, F.F.P.C. 2020 7th ED TBL. 7.3.1.2 AND 2023 F.B.C. TABLE 1004.1.2 OCCUPANCY FACTOR WAS USED TO DETERMINED HIGHEST OCCUPANCY LOAD.

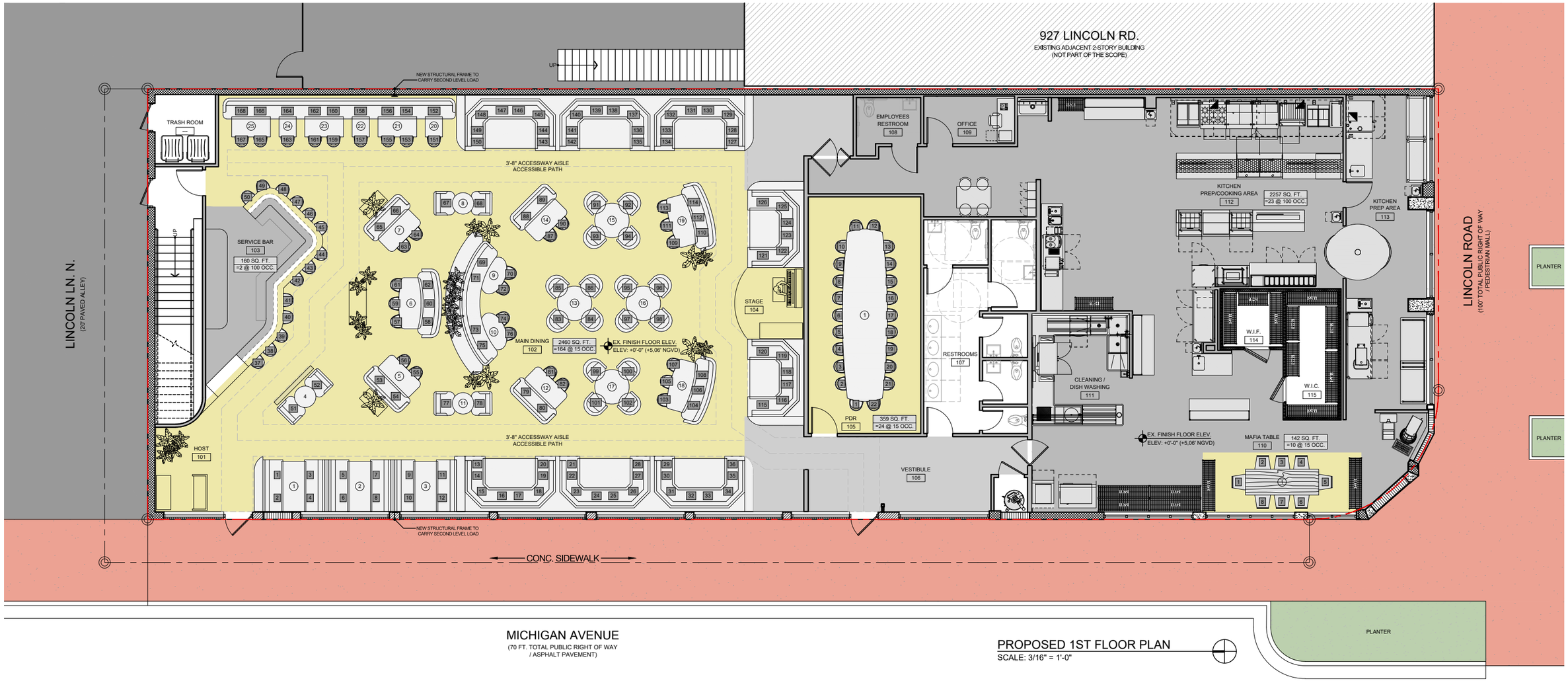
ID	ROOM	AREA		FUNCTION	AS PER F.F.B.C. 2023			AS PER F.F.B.C. 2020 / N.F.P.A 101 2020		
					OCUPANT LOAD	NUMBER OF OCUPANTS	TOTAL OF OCUPANTS	OCUPANT LOAD	NUMBER OF OCUPANTS	TOTAL OF OCUPANTS
GROUND FLOOR										
101	HOST	-	SQ.FT.	ASSEMBLY	-	-	-	-	-	-
102	MAIN DINING AREA	2,460	SQ.FT.	ASSEMBLY	15	164.0	164.0	15	164.0	164.0
103	SERVICE BAR	160.0	SQ.FT.	KITCHEN	200	0.8	1.0	100	1.6	2.0
104	STAGE	60	SQ.FT.	-	-	-	-	-	-	-
105	PDR	359	SQ.FT.	ASSEMBLY	15	23.9	24.0	15	23.9	24.0
106	VESTIBULE	-	SQ.FT.	ASSEMBLY	-	-	-	-	-	-
107	PUBLIC RESTROM	-	SQ.FT.	-	-	-	-	-	-	-
108	EMPLOYEE W.C.	-	SQ.FT.	-	-	-	-	-	-	-
109	OFFICE	100	SQ.FT.	BUSINESS	150	0.7	1.0	150	0.7	1.0
110	MAFIA TABLE	142	SQ.FT.	ASSEMBLY	15	9.5	10.0	15	9.5	10.0
111	CLEANING DISH/WASHING									
112	KITCHEN PREP/COOKING AREA	2,257	SQ.FT.	KITCHEN	200	11.3	12.0	100	22.6	23.0
113	KITCHEN PREP AREA									
114	WALK-IN-FREEZER	70.0	SQ.FT.	-	-	-	-	-	-	-
115	WALK-IN-COOLER	89.0	SQ.FT.	-	-	-	-	-	-	-
	SUB-TOTAL PATRON S						**198.0**			**198.0**
	SUB-TOTAL EMPLOYEE S						**14.0**			**26.0**
	TOTAL OCCUPANT S						**212.0**			**224.0**

OCCUPANCY LOAD CALCULATION

GROUP A-2: ASSEMBLY OCCUPANCY / SUBGROUP: RESTAURANT

NOTE: BASED ON: NFPA 101, F.F.P.C. 2020 7th ED TBL. 7.3.1.2 AND 2023 F.B.C. TABLE 1004.1.2 OCCUPANCY FACTOR WAS USED TO DETERMINED HIGHEST OCCUPANCY LOAD.

ID	ROOM	AREA		FUNCTION	AS PER F.F.B.C. 2023			AS PER F.F.B.C. 2020 / N.F.P.A 101 2020		
					OCUPANT LOAD	NUMBER OF OCUPANTS	TOTAL OF OCUPANTS	OCUPANT LOAD	NUMBER OF OCUPANTS	TOTAL OF OCUPANTS
SECOND FLOOR										
201	2ND FLOOR/ STORAGE	1,342	SQ.FT.	STORAGE	300	4.5	5.0	300	4.5	5.0
	SUB-TOTAL PATRON S / OCCUPANT S						**5.0**			**5.0**
	TOTAL PATRONS / OCCUPANTS						**217.0**			**229.0**



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

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△	DATE	REVISION

DWG. TITLE
PROPOSED GROUND FLOOR PLAN
SCALE
AS SHOWN
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
A101

EQUIPMENT SCHEDULE				
ItemNo	Quantity	Unit	Category	Mfr
1	1	ea	Air Curtain	Mars Air Systems
2	1	ea	Water heater	AOSmith
3	1	ea	Nugget Ice Maker	Hoshizaki
4	2	ea	Ice Maker, Cube-Style	Hoshizaki
5	1	lt	Dry Storage Shelving	Quantum
6	1	ea	S/S - Dirty Dishtable with Scrap Chute and Table Mounted So	HUD
7	1	ea	Waste Collector	Salvajor
8	1	ea	Dishwasher, Conveyor Type	Jackson WWS
9	1	ea	Glasswasher, Undercounter / Underbar	Jackson WWS
10	1	ea	S/S L-Shaped Clean Dishtable.	HUD
13	1	ea	Dishtable Sorting Shelf	Advance Tabco
14	1	ea	Wall / Splash Mount Faucet	Fisher
15	1	ea	Pre-Rinse Faucet Assembly, with Add On Faucet	Fisher
16	1	ea	Shelving, Wall Mounted	GSW USA
17		ea	Hand Sink	Krowne
18	1	ea	Work Table, Stainless Steel Top	Eagle Group
19	1	ea	Overshelf	John Boos
20	1	ea	Work Table, Stainless Steel Top	Eagle Group
21	1	ea	Overshelf	John Boos
23	1	ea	S/S - Work Counter w/Double Prep Sink and Hand Sink.	HUD
24	1	ea	Deck Mount Faucet	Fisher
25	1	ea	Hand Sink	GSW USA
26	1	ea	Refrigerated Work Top	True Mfg. - General Foodservice
27	1	ea	Work Table, Cabinet Base Open Front	Eagle Group
28	1	ea	S/S - Back Service Cabinet	HUD
29	1	ea	Coffee Grinder	BUNN
30	1	ea	Coffee Brewer	BUNN
33	1	ea	Drip Trough	Perlick
34	1	ea	Undercounter Refrigerator	True Mfg. - General Foodservice
35	1	ea	Espresso Cappuccino Machine	Schaerer
36	1	ea	Trash Receptacle, Indoor	Rubbermaid
37	1	ea	Drop-In Sink	Advance Tabco
38	1	ea	Drop-In Sink	Advance Tabco
39	1	ea	S/S FAB - Mop Sink w/Mat Rack and Chemical Storage Shelf.	HUD
40	1	ea	Service Faucet	Fisher
43	1	ea	Work Table, Stainless Steel Top	Eagle Group
44	1	ea	Overshelf	John Boos
45	1	ea	Hand Sink	GSW USA
46	1	ea	Custom - Type 1 Exhaust Hood with Perforated Supply Pleum	Captive-Aire
47	1	ea	Exhaust Fan	Captive-Aire
48	1	ea	Make-Up Supply Fan with Diffuser Vent	Captive-Aire
49	1	ea	Fire Suppression System	Captive-Aire
50	1	ea	Electronic Control Package	Captive-Aire
52	1	ea	Pasta Cooker, Gas	RositoBisani
53	1	ea	HD Range, 36", 6 Open Burners	Jade (Middleby)
54	2	ea	HD Range, 36", 2 French Hot Tops	Jade (Middleby)
55	2	ea	Cheesemelter, Gas	Jade (Middleby)
56	1	ea	Charbroiler, Gas, Countertop	Jade (Middleby)
57	1	ea	Chef Base	True Mfg. - General Foodservice
58	2	ea	Gas Floor Fryer	Pitco (Middleby)
59	1	ea	Work Table, Stainless Steel Top	Eagle Group
60		ea	Tubular Shelving	John Boos
63	1	ea	Equipment Stand, Refrigerated / Freezer Base	Adande
64	2	ea	Heat Lamp	Hatco
65	1	ea	Mega Top Sandwich / Salad Preparation Refrigerator	True Mfg. - General Foodservice
66	1	ea	S/S - Leg Mounted Chef's Counter	HUD
67	2	ea	Mega Top Sandwich / Salad Preparation Refrigerator	True Mfg. - General Foodservice
68	1	ea	Undercounter Refrigerator	True Mfg. - General Foodservice
69	1	ea	Heat Lamp	Hatco
70	1	ea	S/S - Leg Mounted Chef's Counter	HUD
73	1	ea	Hand Sink	GSW USA
74	1	ea	Oven, Wood / Coal / Gas Fired	Marra Forni
75	1	ea	Pizza Preparation Refrigerator	Infrico USA
76	1	ea	Work Table, Wood Top	John Boos
77	1	ea	Dough Box Dolly	Cambro
78	1	ea	Overshelf	John Boos
81	1	ea	Custom Manufactured - Combination Walk-In Cooler/Freezer.	DURACOLD
90	1	ea	DECORATIVE SHELVING	Quantum
91	2	ea	Pasta Machine, Extruder	RositoBisani
92	1	ea	Floor Trough	Eagle Group
93	1	ea	Mixer, Spiral Dough	Fiero
94	1	ea	Work Table, Wood Top	John Boos
95	1	ea	Work Table, Wood Top	John Boos
96	1	ea	Refrigerated Work Top	Beverage Air
97	1	ea	Meat Grinder	Univex
98	1	ea	Batch Freezer, Gelato	Carpigiani
99	1	ea	Drop-In Sink	Advance Tabco
100	1	ea	S/S Fabrication	HUD
103	1	ea	Hand Sink	GSW USA
104	2	ea	Work Table, Wood Top	John Boos
105	1	ea	Custom - Type 1 Exhaust Hood with Perforated Supply Pleum	Captive-Aire
106	1	ea	Exhaust Fan	Captive-Aire
107	1	ea	Make-Up Supply Fan with Diffuser Vent	Captive-Aire
108	1	ea	Fire Suppression System	Captive-Aire
109	1	ea	Electronic Control Package	Captive-Aire
110	1	ea	Combi Oven, Gas	RATIONAL
111	1	ea	S/S Fabrication	HUD
112	1	ea	Deck Mount Faucet	Fisher
113	4	ea	Equipment Stand, Refrigerated / Freezer Base	Adande
117	1	ea	Ice Bin with Sink combo Unit	Perlick
118	1	ea	Underbar Sink Units	Perlick
119	1	ea	Trash Receptacle	Perlick
120	1	ea	Hand Sink	Perlick
121	1	ea	Back Bar Cabinet, Refrigerated	Perlick

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△	DATE	REVISION

DWG. TITLE
PROPOSED GROUND FLOOR PLAN - ENLARGED KITCHEN

SCALE
AS SHOWN

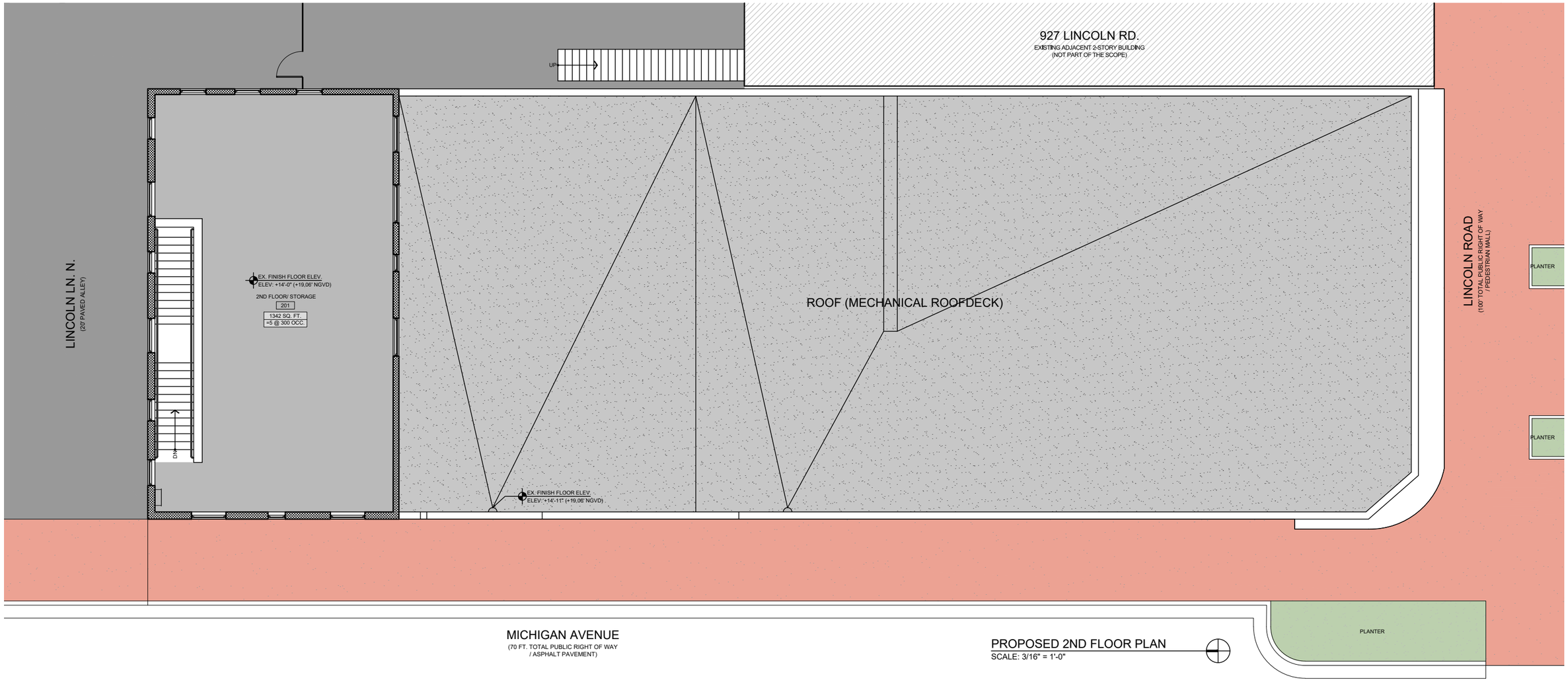
PROJECT NO.
2024-19

DATE
06-13-2024

SHEET NUMBER
A-101.1

LEGEND

- SERVICEABLE AREA
- BACK-OF-HOUSE AREA
- EXISTING TO REMAIN
- NEW CMU WALL
- AREA NOT IN SCOPE
- STAIR/RAMP DIRECTION
- XX SEAT COUNT
- (XX) TABLE COUNT



PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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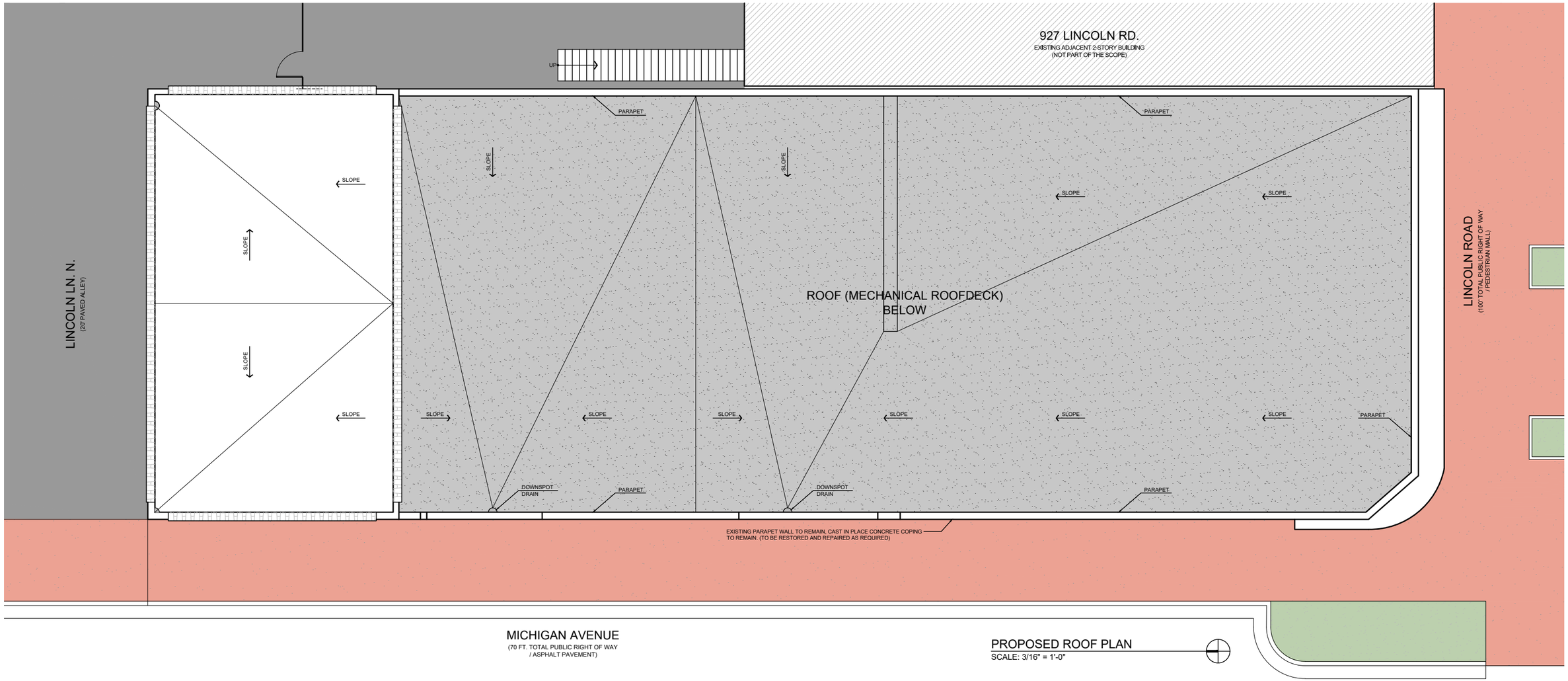
DWG. TITLE	*PROPOSED SECOND FLOOR PLAN*
SCALE	*AS SHOWN*
PROJECT NO.	*2024-19*
DATE	*06-13-2024*
SHEET NUMBER	*A102*

△ DATE REVISION

LEGEND

- SERVICEABLE AREA
- BACK-OF-HOUSE AREA
- EXISTING TO REMAIN
- NEW CMU WALL
- AREA NOT IN SCOPE
- STAIR/RAMP DIRECTION
- XX SEAT COUNT
- (XX) TABLE COUNT



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

CONSULTANT

THE NICE GUY
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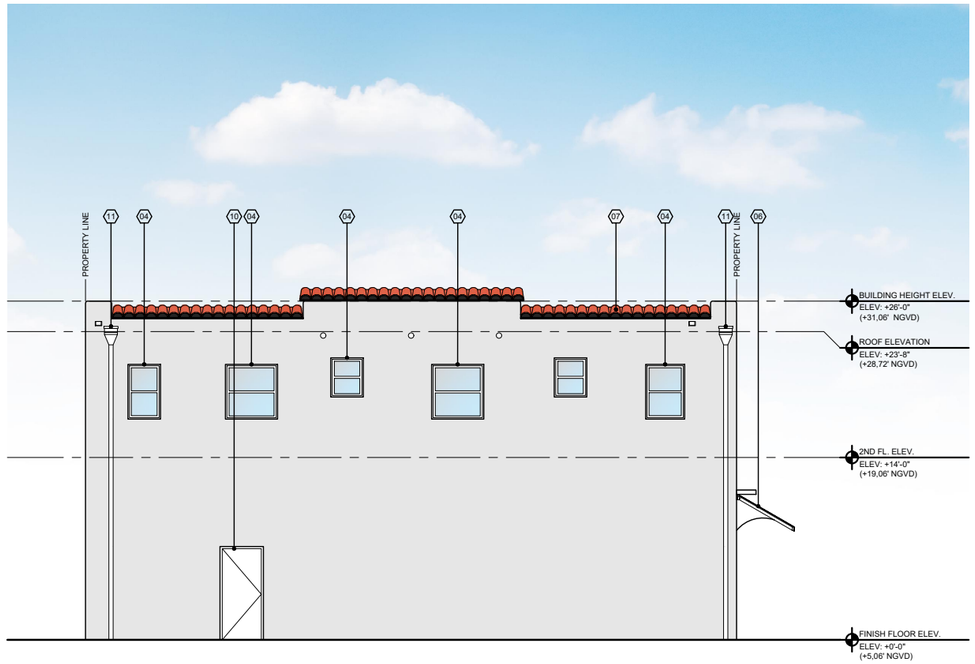
DWG. TITLE	*A103 PROPOSED ROOF PLAN*
SCALE	*N.T.S.*
PROJECT NO.	*2024-19*
DATE	*06-13-2024*
SHEET NUMBER	*A103*

△ DATE REVISION

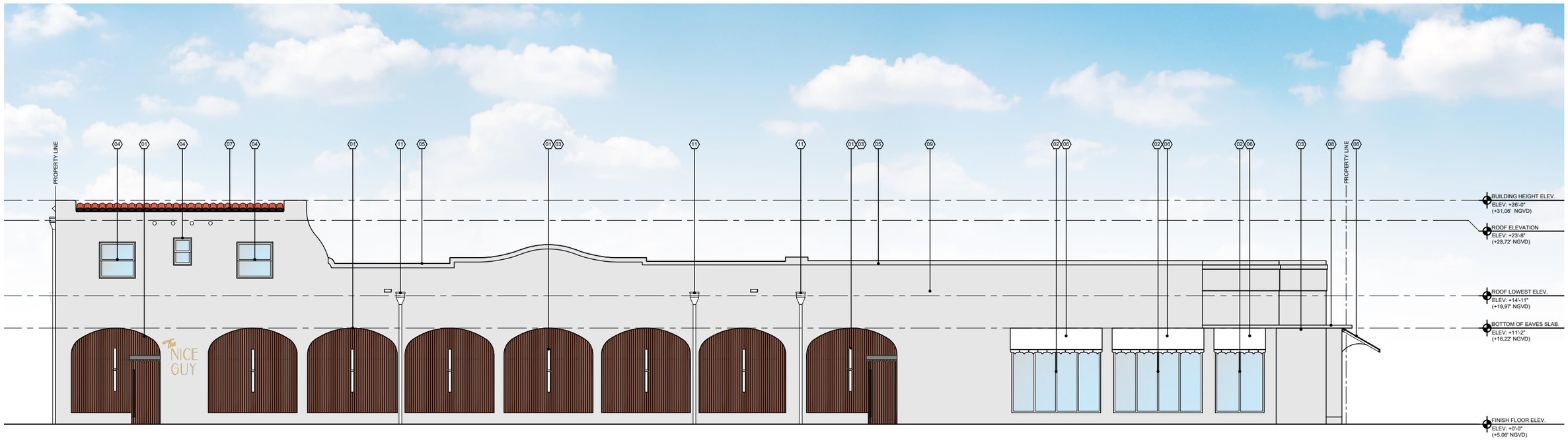
C1 BUILDING SOUTH ELEVATION (@ LINCOLN RD)



C2 BUILDING NORTH ELEVATION (LINCOLN LN. N.)

LEGEND (ARCHITECTURAL FEATURES AND MATERIALS)

01. NEW ARCHED IMPACT RESISTANT STOREFRONT - FINISH DARK BRONZE ALUMINUM. KNEE WALL TO REMAIN (RESTORE AND REPAIR AS REQUIRED). NEW STOREFRONT TO BE CLAD WITH A REMOVABLE 2"x CYPRESS WOOD LATTICE PANELS FACING THE EXTERIOR AT MICHIGAN AVE. (TYP.).
02. EXISTING STOREFRONT TO REMAIN (REFURBISH TO MATCH NEW STOREFRONT FINISH - DARK BRONZE).
03. REMOVABLE SCONCE ON WOOD LATTICE PANELS (TYP.)
04. EXISTING WINDOWS TO BE REMOVED AND REPLACED AT SECOND FLOOR.
05. EXISTING PARAPET WALL TO REMAIN, CAST IN PLACE CONCRETE COPING TO REMAIN. (TO BE RESTORED AND REPAIRED AS REQUIRED AS REQUIRED)
06. NEW SHADE BLACK CANVAS AWNING OVER THE STOREFRONTS.
07. DECORATIVE PARAPET WALL CAPPING WITH SPANISH "S" CLAY BARREL TILES TO REMAIN (RESTORER AS REQUIRED)
08. EXISTING CONCRETE CANTILEVERED STOREFRONT HEADER TO REMAIN (REPAIR AS REQUIRED AS REQUIRED)
09. EXISTING PAINTED IN WHITE SMOOTH STUCCO FINISH TO REMAIN (REPAIR AS REQUIRED AS REQUIRED)
10. EXISTING EXIT DOOR FROM STAIRCASE TO BE REMOVED AND REPLACED (REFER TO FLOOR PLAN).
11. EXISTING DOWNSPOUT TO BE REMOVED AND REPLACED.



A1 BUILDING WEST ELEVATION (@ MICHIGAN AVE)

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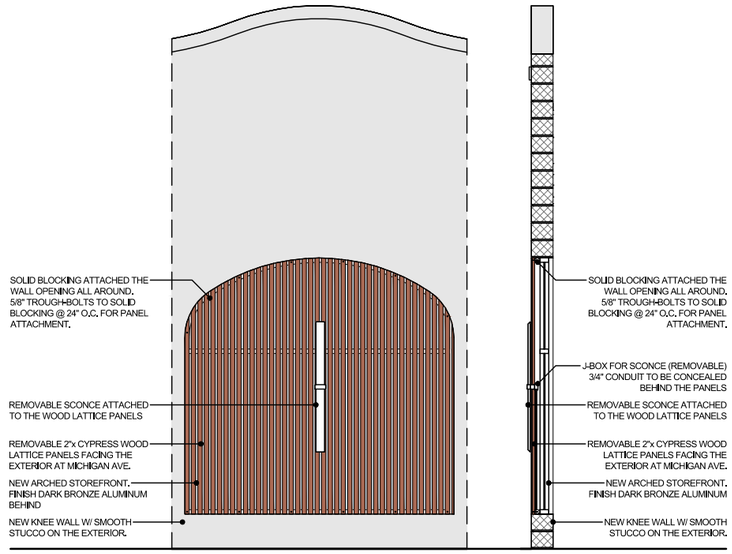
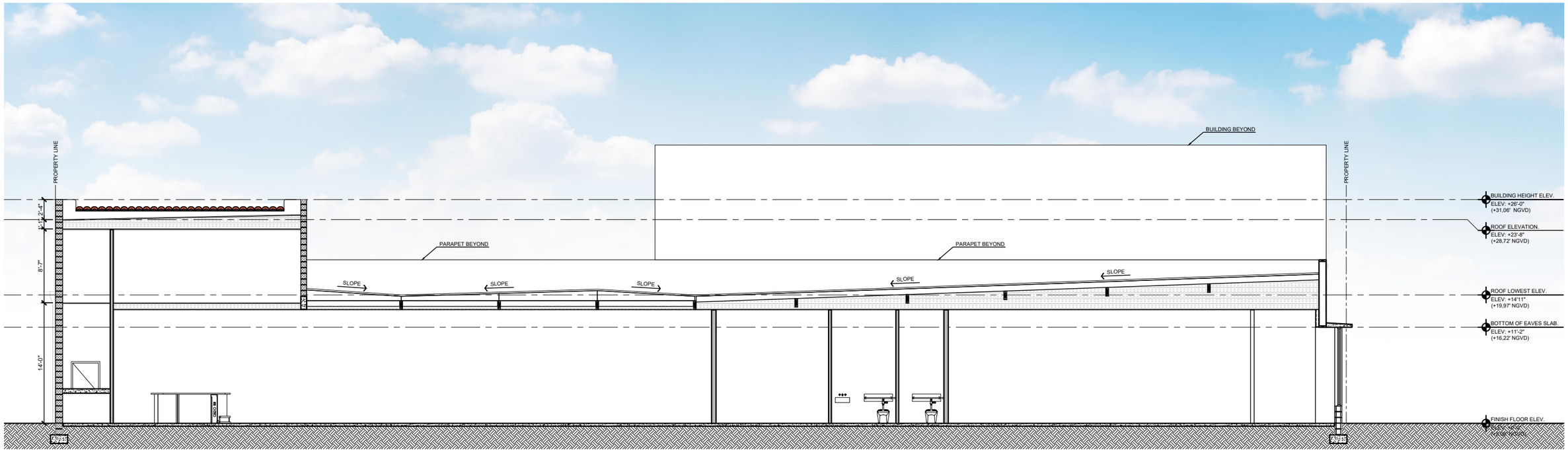
DWG. TITLE
PROPOSED ELEVATIONS
SCALE
VARIES
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
A201

C1 BUILDING SECTION



C2 ENLARGED ARCHED STOREFRONT DETAILS (TYP.)



A1 BUILDING SECTION

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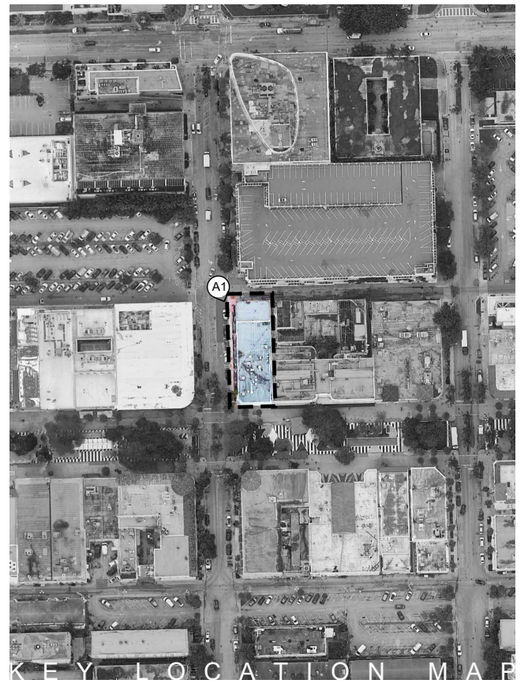
DWG. TITLE
PROPOSED SECTION

SCALE
VARIES

PROJECT NO.
2024-19

DATE
06-13-2024

SHEET NUMBER
A301



KEY LOCATION MAP

A1 RENDERING
ENTRANCE FROM MICHIGAN AVE.

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DWG. TITLE
RENDERING
SCALE
N.T.S.
PROJECT NO.
2024-19
DATE
06-13-2024
SHEET NUMBER
R001

A1 RENDERING
CORNER AT LINCOLN RD. AND MICHIGAN AVE

KEY LOCATION MAP

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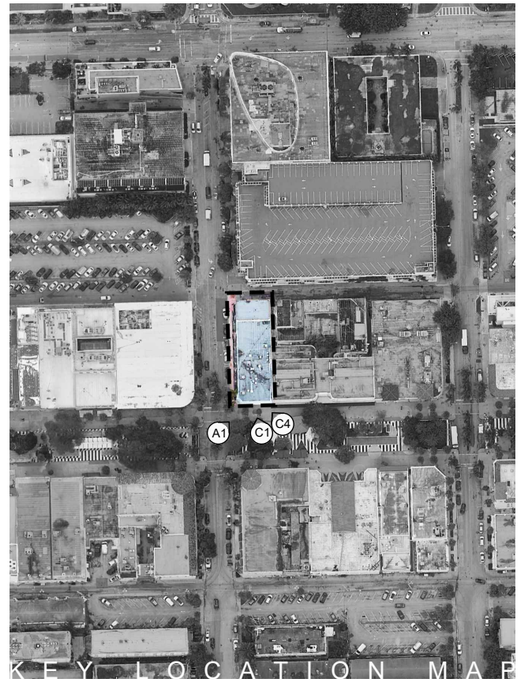
DWG. TITLE	RENDERING
SCALE	N.T.S.
PROJECT NO.	2024-19
DATE	06-13-2024
SHEET NUMBER	R002

△ DATE REVISION

C1 RENDERING
BUILDING FRONTAGE AT LINCOLN RD.

C4 RENDERING
BUILDING FRONTAGE AT LINCOLN RD.

A1 RENDERING
CORNER AT LINCOLN RD. AND MICHIGAN AVE



KEY LOCATION MAP

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DWG. TITLE
RENDERING

SCALE
N.T.S.

PROJECT NO.
2024-19

DATE
06-13-2024

SHEET NUMBER
R003

△ DATE REVISION

A1 RENDERING
BUILDING FRONTAGE AT LINCOLN RD.

KEY LOCATION MAP

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SHEET NUMBER
R004