NOTES TO CONTRACTOR

PRIOR TO BID, CONTRACTOR SHALL VISIT THE SITE TO ADEQUATELY INCORPORATE ALL PRE-EXISTING CONDITIONS AND THE FULL EXTENT OF ALL REQUIRED CONSTRUCTION. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR HAS BE DEEMED TO HAVE COMPLIED WITH ALL PROVISIONS, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFOR IN PREPARING HIS BID.

FLOOR PLAN NOTES

1. NOT USED
2. PLUMB MOUNTED ELECTRICAL PANELS PROVIDE PAINTING AT PERIMETER AND ARROW/BELLOW AS REQUIRED FOR PLUMB PANEL AND CONDUIT IN WALL.
3. FOR COMPLETE RESTROOM REQUIREMENTS, SEE DWG. A12.
4. PROVIDE R-19 INSULATION AT EXTERIOR WALLS OF TOILET ROOMS.
5. PROVIDE R-13 INSULATION AT INTERIOR WALLS OF SHAKE HOUSE.
6. WATER HEATER SEE PLUMBER DWGS.
7. PROVIDE EXIT SIGNS WHERE NOTED FOR ELECTRICAL PLAN.
8. PROVIDE FLOOR DRAINS FLUSH WITH FINISH FLOOR – SEE PLUMBER PLAN SEE DETAIL 3/A10
9. PROVIDE AND VERIFY EXACT LOCATIONS OF FLOOR SINK WITH EQUIPMENT MANUFACTURER AND MANUFACTURER. SEE DETAIL AND "S" SHEET. 2/A10
10. NOT USED
11. PROVIDE SHEET RESILIENT COVER BOARD AT ALL WALL MOUNTED COMPUTERS DISC, MAIL SINK, HOT WATER AND WATER HEATER.
12. PROVIDE PLYWOOD BACKING AT ALL WALL MOUNTED SHELVES AND EQUIPMENT. SEE DETAIL 11/A10
13. EXHAUST HOOD. VERIFY WITH EQUIPMENT SPECIFICATION AND MANUFACTURER FOR EXACT LOCATION.
14. 2" MIN. AIR SPACE

WALL LEGEND

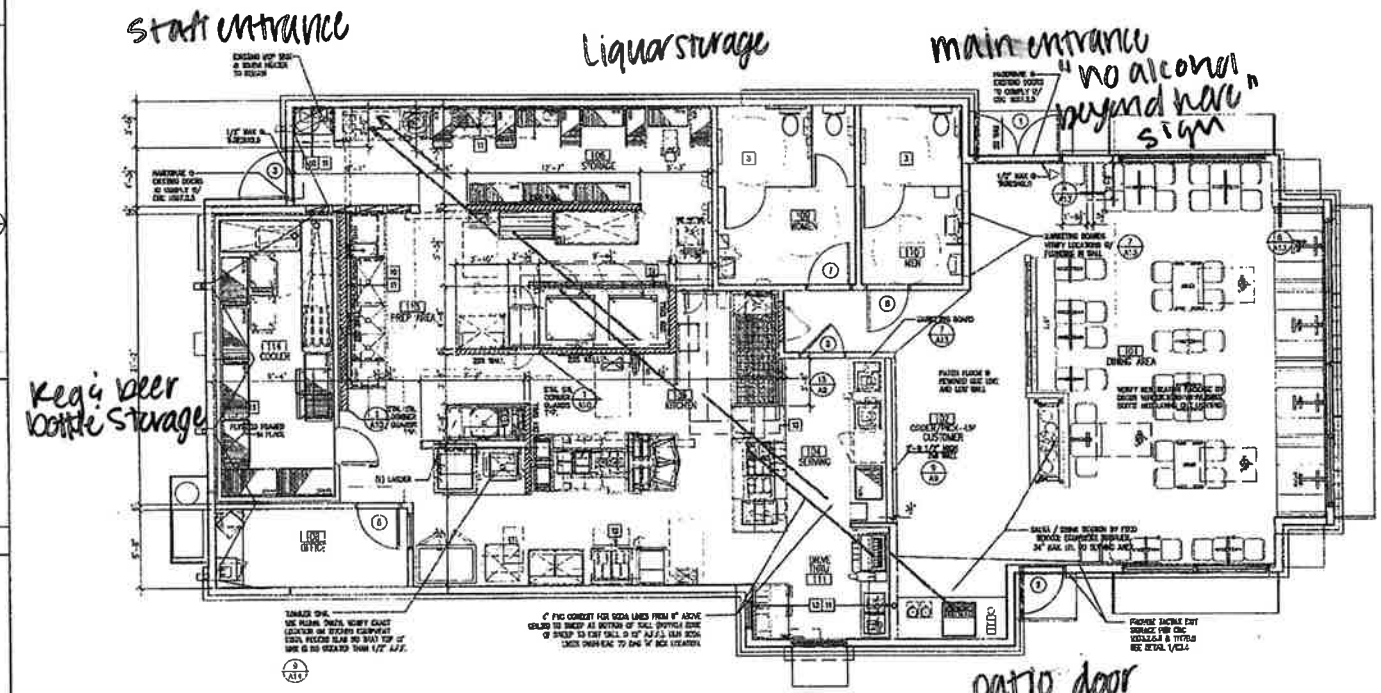
- EXISTING/REMOVE: WALL-N COOLER WALL (PRE-1-HR TY FIRE)
- NEW 2x4 STUDS AT 16" O/C WHERE INDICATED
- NEW 2x6 STUDS AT 16" O/C WHERE INDICATED
- NEW LOW WALL, COVER WITH 5/8" TYPE "X" GYP. BD. EACH SIDE.
- NEW 1-1 CA. 8" MTL STUDS AT 16" O.C. WHERE INDICATED COVER WITH 5/8" TYPE "X" WR. GYP. BD. EACH SIDE.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY CODE NOTES ON SHEET C10
2. ALL EXPOSED WALLS IN RESTROOMS AND ALL PLUMBING WALLS TO BE COVERED IN CERAMIC TILE ON FOR PLUMBING, FLOOR TO CEILING AS INDICATED IN SPECS, UNLESS OTHERWISE NOTED ON PLANS.
3. PROVIDE HOT WATER HEATER (GAL. 30 GALLON SEE PLUMBING PLANS FOR SIZE).
4. PROVIDE HOT & COLD WATER UNDER PRESSURE TO ALL LAVATORIES & SINKS.
5. ALL CONDIMENTS LINES (SUGAR, WHITE, BLACK) SHALL BE ACCESSED TO FLOOR DRAIN, INSTALLED FLUSH WITH FLOOR, 1/2 EXPOSED, WITH GRATE.
6. ALL DOORS, WINDOWS, AND OTHER AREAS IN THE EXTERIOR WALLS SHALL BE FULLY INSULATED.
7. NOT USED
8. ALL CONDUIT, PLUMBING, ETC. NOT CONCEALED WITHIN WALLS, MUST BE INSTALLED AT LEAST 6 INCHES OFF THE FLOOR AND 1" AWAY FROM WALLS. ALL EXPOSED FLEX CONDUIT IS TO BE SEAL-TIGHT OR EQUIVALENT.
9. ALL EQUIPMENT, FIXTURES (REFRIGERATORS) SHALL NOT BE SUPPORTED BY (N) NEW STUD, BOARD, STRENGTH EPOXY, LEGS OR ON TOP OF CABINETS.
10. G.C. TO PROVIDE ALL TEMPORARY BARRIERS AT ALL ATTACHMENTS TO WALLS DURING BUT NOT LIMITED TO BLOCKING FOR FIXTURES, SINKS, SOAP DISPENSERS, AND GRAB BARS.
11. GENERAL CONTRACTOR SHALL PROVIDE STRUCT. SUPPORT FOR ALL NOT INDICATED OR SUPPORTED MECHANICAL & PARTS SURFACE EQUIPMENT, AS REQD.
12. COORDINATE LOCATION OF SUPPORTS WITH STRUCTURAL AND MECHANICAL CONTRACTORS. REFER TO SHEET OF GENERAL, MECHANICAL AND MECHANICAL FLOOR PLAN.
13. GENERAL CONTRACTOR TO VERIFY IN PLAN SEE DRAWS THE EXACT EXTENT OF WORK TO BE COMPLETED PRIOR TO CONSTRUCT.
14. FLASHING AND COUNTERFLASHING, EXCEPTION EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO BARE FROM WEATHERPROOF.
15. ALL CONDIMENTS DISPLAYS TO BE 36" A.F.F. ALL DIMENSIONS TO BE 48" MAX. A.F.F. FOR REFERENCE 1-2-3 & 1-42-3 OF ADA. (SEE ELECTRICAL SHEETS FOR SPECIFICS.)
16. LAUNDRY FAUCETS SHALL HAVE FLOW CONTROL DEVICES TO LIMIT FLOW TO A MAXIMUM OF 2.2 GPM.
17. LAUNDRY FAUCETS TO BE WRIST CLOSERS.
18. ALL DYNAMIC WALLS WHICH HAVE MOUNTED OR SURFACE MOUNTED EQUIPMENT TO BE PROVIDED WITH PROPER BLOCKING OR REINFORCING.

HEALTH DEPARTMENT NOTES

1. THE EXHAUST HOOD AND MAKE-UP AIR WILL BE MECHANICALLY INTERLOCKED.
2. ALL REFRIGERATION UNITS ARE SELF CONTAINED.



EXISTING, NOTES:

1. REPLACE ANY DAMAGED / DIRTY FRP OR TILES THAT ARE TO REMAIN, ON ANY AREA WITH PUBLIC VIEW.
2. REMOVE ALL FLOOR AND BASE W.C. CERAMIC TILE FLOOR TILE IN KEEP AT PLUMBING FIXTURE LOCATIONS AND NEW BASE TILE IN KEEP AT NEW AND EXISTING WALLS.
3. EXISTING TILE FLOOR, BASE FINISHES AND FIXTURES TO REMAIN IN RESTROOMS SHALL BE CLEANED COMPLETELY.
4. REPLACE ALL RESTROOMS FIXTURES AND ACCESSORIES WITH NEW.

SEE SHEETS A13, A14, A15, FOR INTERIOR ELEVATIONS

ALL DIMENSIONS TO FACE OF STUDS

GENERAL CONTRACTOR TO CONFIRM LAYOUT W/MANUFACTURER PRIOR TO ORDER.

SHEET DEPICTS BUILDING WITH PLYWOOD. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AS REQUIRED.

NOTE: ALL EXTERIOR DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.

OCCUPANCY LOAD

DINING AREA & TAKEOUT PICK-UP AREA (CALCULATED PER DESIGNATED ASSEMBLY UNCONCENTRATED, TABLES & CHAIRS)		= 88 OCC
OFFICE	37/100	= 1 OCC
KITCHEN AREA	1000/200	= 5 OCC
TOTAL OCCUPANTS		93 OCC

OCCUPANT LOAD SHALL BE POSTED IN THE ASSEMBLY ROOM

WHERE KEY-LOCKED HARDWARE IS USED, POST A SIGN ADJACENT TO THE ENTRANCE WHICH EXIT DOOR WITH 1" LETTERING STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." SAME EXIT ONLY. (CBC 1.8.4.6)

ADDITIONAL NOTES:

1. PROVIDE R-19 FIBERGLASS INSULATION IN EXTERIOR WALL AND R-30 FIBERGLASS INSULATION IN ROOF. USE R-13 AT WATER HEATER ROOM WALL.
2. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD FOR SECTION 110 ENERGY EFFICIENCY STANDARDS (E.F.S.)
3. NOT USED
4. NOT USED
5. NOT USED
6. PROVIDE LOW CONSUMPTION WATER CLOSETS.
7. FOR WALL BACK DETAILS SEE DETAILS 6/A10 7/A10
8. FOR VARIOUS INTERIOR PARTITION WALL ASSEMBLIES, SEE DETAILS 12/A6 20/A6 21/A6

FIRE BLOCKING IN COMBUSTIBLE CONSTRUCTION MUST BE PROVIDED IN ACCORDANCE WITH SECTION 708.3 IN THE FOLLOWING LOCATIONS: (708.4)

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10-FEET INTERVALS BOTH VERTICAL AND HORIZONTAL.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT COVES, EAVE CHASES AND COVE CEILINGS.

NEW WALL / INFILL

DEMO WALL / REMOVE

DEMO / FLOOR PLAN

SCALE: 1/4"=1'-0"

0 2 4 8

2907 sq. ft

ASHLEY DAVIS NEVALOVE & ASSOCIATES AIA ARCHITECTS
1333 OLYMPIC BOULEVARD SANTA MONICA CALIFORNIA 90404 310 451-3533 FAX 310 450-0147

DATE 12/16/08
ALL DWG.
SCALE 1/4"=1'-0"
JOB NO. 0804-005

FLOOR PLAN

EL POLLO LOCO
CONVERSION FROM POPEYES
4TH AVE & 24TH STREET
YUMA, ARIZONA 85364

A1