

TENANT IMPROVEMENT FOR BEALE'S TEXAS BBQ

16400, PACIFIC COAST HIGHWAY, SUITE 117
HUNTINGTON BEACH, CA. 92649

GENERAL NOTES

- THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK IMPLIES THE ACCEPTANCE OF ALL CONDITIONS. CONTRACTOR SHALL ALSO COORDINATE THE WORK WITH THE WORK OF ALL OTHER TRADES.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL PROTECTIVE MEASURES FOR THE SAFETY OF THE PUBLIC AND WORKERS DURING THE COURSE OF THE WORK.
- ALL WORK ON THIS PROJECT SHALL BE DONE IN THE BEST WORKMANSHIP.
- THE GENERAL CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE EXECUTION OF HIS WORK AND FOR ANY CHANGES AND/OR DEVIATIONS FROM DRAWINGS AND SPECIFICATIONS MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER. THE COST OF CORRECTIONS RESULTING FROM CHANGES AND/OR DEVIATIONS SHALL BE BORNE BY THE GENERAL CONTRACTOR.
- DESIGN ALTERATIONS MADE WITHOUT ARCHITECT'S KNOWLEDGE DURING THE COURSE OF CONSTRUCTION ARE DONE AT THE OWNER'S AND/OR CONTRACTOR'S RISK. ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE CONSEQUENCES OF SUCH CHANGES.
- THE GENERAL AND SUB-CONTRACTORS SHALL APPLY FOR AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- A COMPLETE SET OF CONTRACT DOCUMENTS MUST BE KEPT AT THE JOB SITE AT ALL TIMES AND ANY CHANGES MUST BE NOTED THEREON AND INITIALED.
- THE CONTRACTOR SHALL INSURE THE PROTECTION OF ALL EQUIPMENT FURNISHED UNDER HIS CONTRACT AND BY OTHERS.
- THE GENERAL CONTRACTOR SHALL DO ALL WALL AND FLOOR PATCHING TO CONFORM TO MATERIAL, TEXTURE, AND SURFACE ALIGNMENT WITH THE ADJOINING SURFACE.
- PROVIDE PROTECTION AROUND AREAS WHERE NEW WORK AND/OR DEMOLITION IS TO BE PERFORMED IN ORDER TO PREVENT DUST AND DIRT FROM ENTERING ACTIVE PORTIONS OF THE BUILDING.
- PATCH, REPAIR, OR REPLACE ALL WORK DAMAGED BY NEW CONSTRUCTION.
- REMOVE ALL DEBRIS AT THE COMPLETION OF THE PROJECT.
- DO NOT SCALE DRAWINGS FOR ANY REASON. REPORT ANY DIMENSIONAL DISCREPANCIES TO ARCHITECT BEFORE CONTINUING WORK.
- WHERE LISTED, PRODUCT DISTRIBUTORS ARE PROVIDED FOR CONVENIENCE ONLY. THE CONTRACTOR CAN USE ALTERNATE TO MAKE/MODEL SPECIFIED ONLY WITH OWNER'S APPROVAL.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AS REQUIRED FOR COMPLETION OF THE PROJECT. REMOVE ALL DEMOLISHED MATERIAL, NOT DESIGNATED FOR RE-USE, FROM THE PREMISES. LEAVE THE PREMISES CLEAN, NEAT AND ORDERLY AT THE COMPLETION OF THE PROJECT.
- REPLACE OR RELOCATE ALL EXISTING PIPELINE, CONDUIT, WIRING, ETC. REQUIRED FOR THE COMPLETION OF THE NEW WORK.
- ARCHITECT HAS NO KNOWLEDGE OF HAZARDOUS MATERIAL ON THIS PROJECT. ARCHITECT CAN NOT BE HELD LIABLE FOR ANY SUCH MATERIAL, ASBESTOS, LEAD PAINT OR OTHER SIMILAR PRODUCT THAT MAY BE UNCOVERED ON THIS PROJECT. IF SUCH MATERIAL IS ENCOUNTERED OR SUSPECTED, THE OWNER SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR THE SAFE AND LEGAL REMOVAL OF SUCH MATERIAL AS REQUIRED.
- ARCHITECT HAS NO CONTROL OR RESPONSIBILITY FOR THE MEANS, TECHNIQUES, SEQUENCE, OR PROCEDURES OF CONSTRUCTION OR SAFETY PROGRAMS FOR THIS PROJECT. SUCH PROGRAMS AND COMPLIANCE WITH ALL LAWS, RULES, REGULATIONS, CODES OR ORDINANCES SHALL BE THE RESPONSIBILITY OF OTHERS.
- THE REMOVAL OF FLOOR SLAB FOR INSTALLATION OF SANITARY AND/OR WATER LINES SHALL BE ACCOMPLISHED BY SAW CUTTING.
- PENETRATIONS OF THE ROOF LARGER THAN 2'-0" X 2'-0" FOR INSTALLATION OF ROOF MOUNTED EQUIPMENT SHALL REQUIRED A STEEL SUPPORT FRAME TO CARRY THE LOAD TO THE BUILDING'S STEEL STRUCTURE.
- ANY WORK THAT REQUIRES PENETRATING THE ROOF SYSTEM SHALL BE PERFORMED BY A ROOFING CONTRACTOR APPROVED BY THE LANDLORD.
- ELECTRICAL CONDUIT, WATER LINE, DUCT SUPPORTS/HANGERS, ETC. SHALL NOT BE ATTACHED TO THE UNDERSIDE OF THE ROOF DECK.

PROJECT DESCRIPTION

LEGAL JURISDICTION: CITY OF HUNTINGTON BEACH, CA
BUILDING CODE: - 2016 CALIFORNIA BUILDING CODE
MECHANICAL CODE: - 2016 CALIFORNIA MECHANICAL CODE
PLUMBING CODE: - 2016 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: - 2016 CALIFORNIA ELECTRICAL CODE
FIRE CODE: - 2016 CALIFORNIA FIRE CODE
ENERGY: - 2016 CALIFORNIA ENERGY EFF. STDS.
GREEN BUILDING CODE: - 2016 CALIFORNIA GREEN BUILDING STD. CODE

FIRE ALARM: YES

FIRE SPRINKLERS: YES

NO. OF STORIES: TWO

OCCUPANCY: A-2 (NEW)

T.I IMPROVEMENT 2,265 SF. (EXISTING)

CONSTRUCTION TYPE: V-B (EXISTING REMAIN AS IS)

BUILDING HEIGHT: 32'-7"

OCCUPANT LOAD CALCULATION

DINNING	1,594 SF. / 15	= 107
KITCHEN	500 SF. / 200	= 3
CASHIER	58 SF. / 100	= 1
STORAGE	84 SF. / N/A	= 0

GROSS AREA	2,152 SF.	
TOTAL OCCUPANT LOAD		= 111
TOTAL EXIT REQUIRED		= 2
TOTAL EXIT PROVIDED		= 3

SEPARATE PERMIT

- EXTERIOR SIGNAGE
- PUBLIC ACCESSIBLE RESTROOMS BY LANDLORD

PROJECT DIRECTORY

- LAND LORD: PENDULUM PROPERTY PARTNERS
5 PETERS CANYON RD., SUITE 350
IRVINE, CA 92606
CONTACT: COURTNEY PARK
TEL:949-449-1383
EMAIL: CPARKS@PENDULUMPP.COM

- ARCHITECT: CDI
16520 BAKE PKWY, SUITE 100
IRVINE, CA 92618
CONTACT: DAVID KANG
TEL: 949-336-6636

- MEP ENGINEER: CDI
16520 BAKE PKWY, SUITE 100
IRVINE, CA 92618
CONTACT: DAVID KANG
TEL: 949-336-6636

PROJECT SUMMARY

- BUILDING MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS FOR TENANT IMPROVEMENTS TO EXISTING COMMERCIAL BUILDING TO CREATE RESTAURANT. SCOPE TO INCLUDE NEW PARTITIONS, CEILING, AND ASSOCIATED ELECTRICAL, MECHANICAL, AND PLUMBING WORK.

LEGAL DESCRIPTION

- APN# 178-441-13

SHEET INDEX

T-1	TITLE SHEET
ST-1.0	SITE PLAN
ST-1.1	SITE DETAILS

ARCHITECTURAL

D-1	DEMO PLAN
A-0.1	ACCESSIBLE DETAILS
A-1.1	PROPOSED FLOOR PLAN
A-1.2	EGRESS & PUBLIC RESTROOM LOCATION PLAN
A-2.1	CEILING PLAN
A-2.2	FINISH PLAN
A-3.1	DETAILS
A-3.2	DETAILS
EQ-1	EQUIPMENT PLAN & INTERIOR ELEVATIONS

MECHANICAL

M-1	MECHANICAL PLAN
-----	-----------------

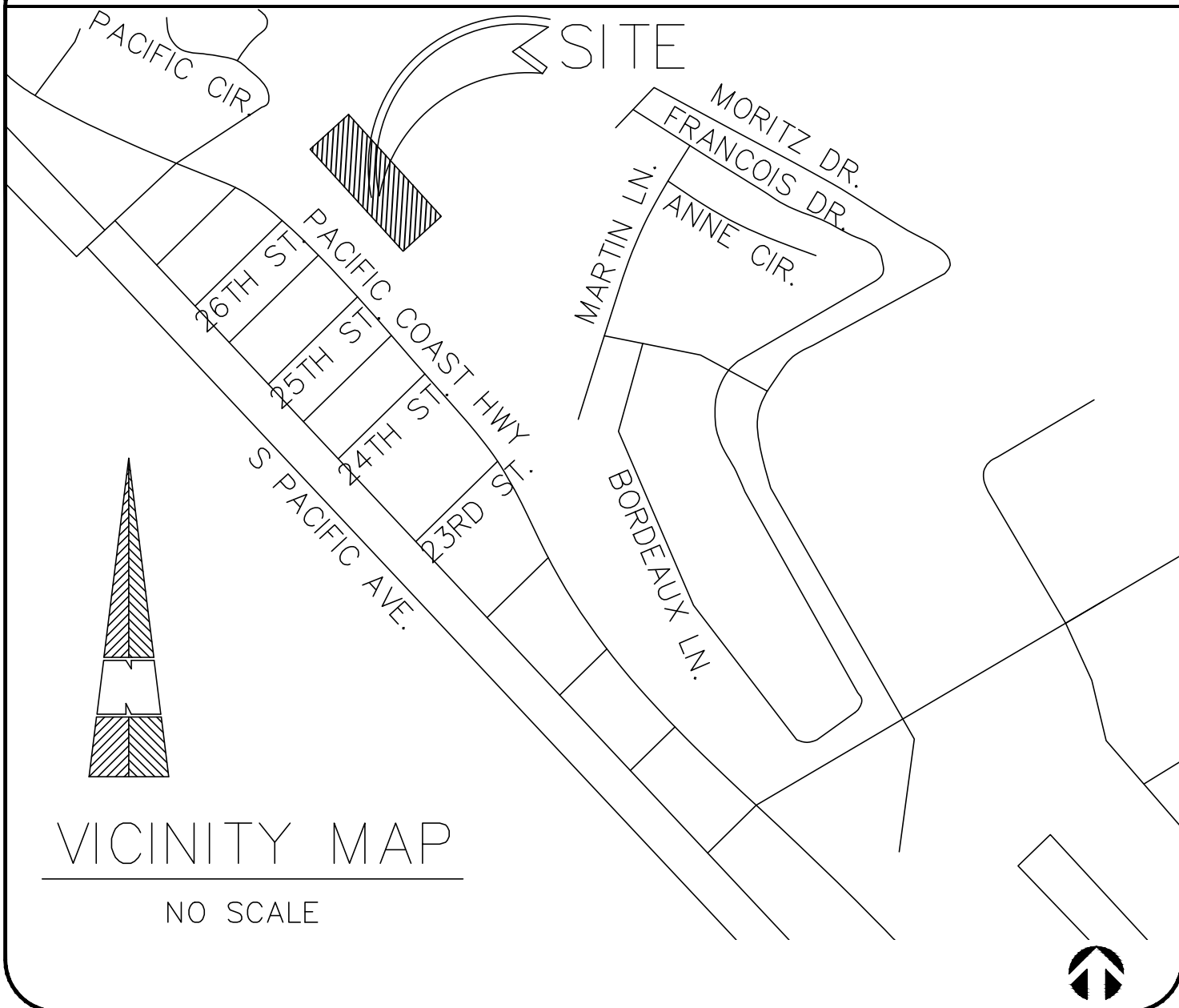
PLUMBING

P-1	PLUMBING PLAN.
-----	----------------

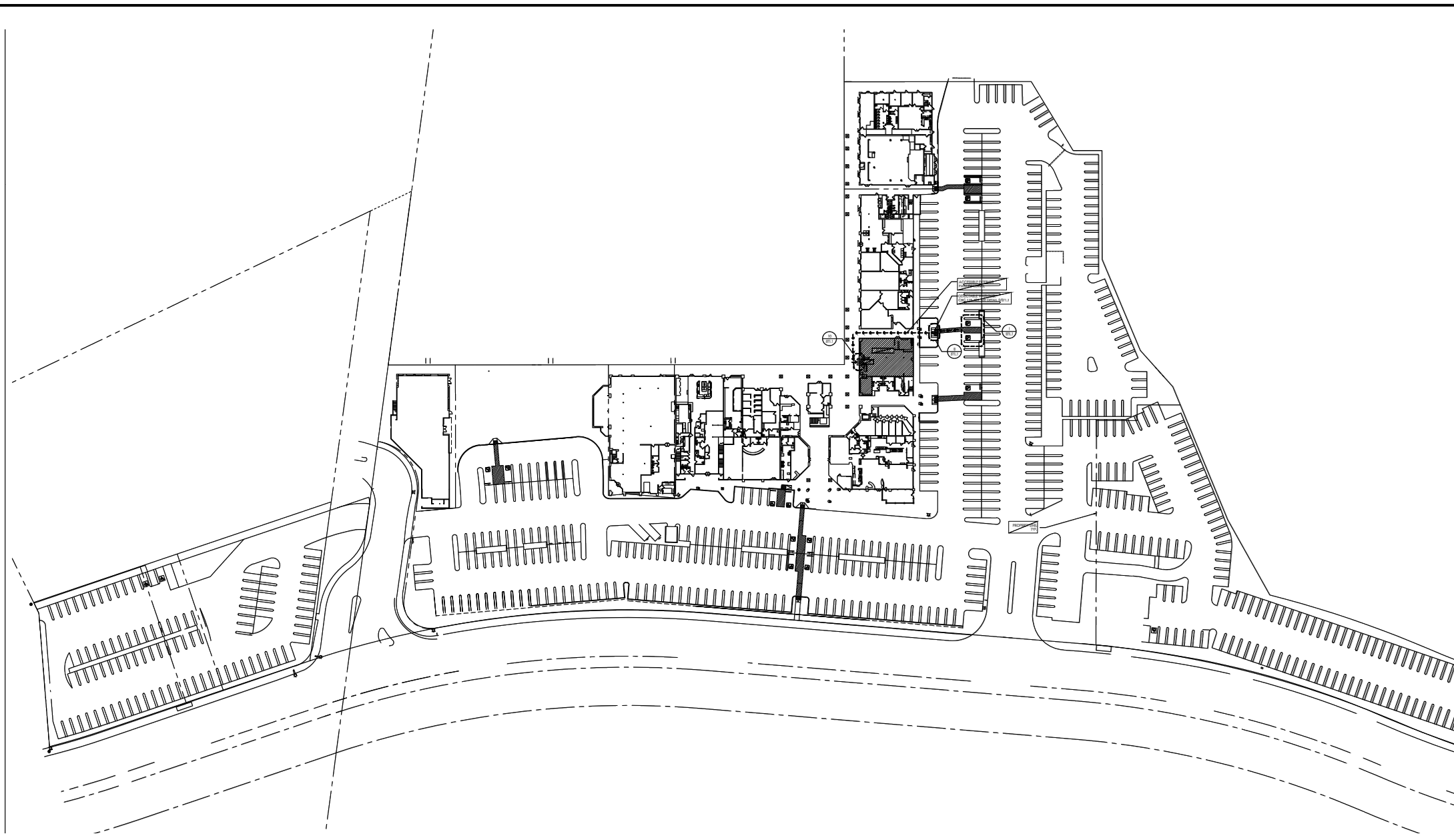
ELECTRICAL

E-0.0	ELECTRICAL SPECIFICATIONS
E-0.1	SINGLE LINE DIAGRAM & SCHEDULES
E-1.0	ELECTRICAL PLAN

VICINITY MAP



SITE PLAN FOR REFERENCE ONLY

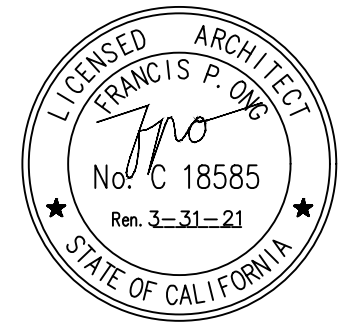
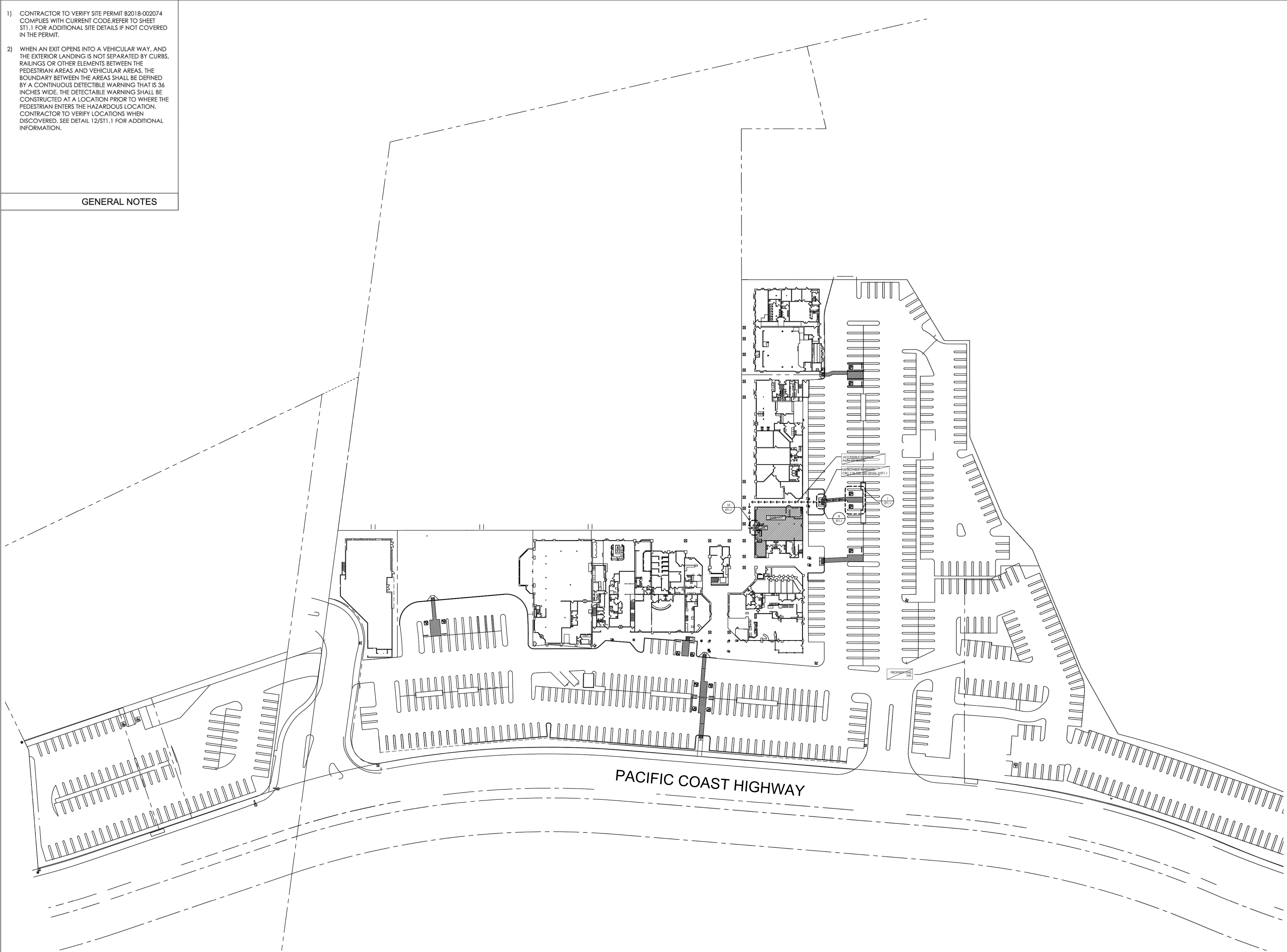


ABBREVIATIONS

A	AMPERE	HVAC	HEATING, VENTILATION & AIR CONDITIONING
A.D.A.	AMERICANS WITH DISABILITIES ACT	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	M.D.F.	MEDIUM DENSITY FIBER BOARD
A.H.J.	AUTHORITIES HAVING JURISDICTION	MFR.	MANUFACTURER
ADNL	ADDITIONAL	MIN.	MINIMUM
AL	ALUMINUM	M.R.	MOISTURE RESISTANT
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
CAB.	CABINET	O.C.	ON CENTER
CLG.	CEILING	OPG.	OPENING
CLR.	CLEAR OPENING	PART.	PARTICLE
COL.	COLUMNS	PR.	PAIR
CONTR.	CONTRACTOR	PREFAB.	PREFABRICATED
DWGS.	DRAWINGS	P.T.L.	PRESSURE TREATED LUMBER
E.C.	EXISTING TO BE CAPPED	REF.	REFERENCE
ELEC.	ELECTRICAL	REQ'D	REQUIRED
EQ.	EQUAL	S.S.	STAINLESS STEEL
F.E.	FIRE EXTINGUISHER	STD.	STANDARD
FEC	FIRE EXTINGUISHER CABINET	TYP.	TYPICAL
FHC	FIRE HOSE CABINET	U.O.N.	UNLESS OTHERWISE NOTED
FLUOR.	FLUORESCENT	V	VOLTS
F.R.T.	FIRE RETARDANT TREATED	VCT	VINYL COMPOSITION TILE
GA.	GAUGE	V.I.F.	VERIFY IN FIELD
G.C.	GENERAL CONTRACTOR	V.W.E.	VERIFY WITH EQUIPMENT
GWBX	TYPE "X" GYPSUM BOARD	W/	WITH
GYP. BD.	GYPSUM BOARD	W/O	WITHOUT
H.M.	HOLLOW METAL	WH	WATER HEATER
HDWR	HARDWARE		
HT.	HEIGHT		

- 1) CONTRACTOR TO VERIFY SITE PERMIT B2018-002074 COMPLIES WITH CURRENT CODE.REFER TO SHEET ST1.1 FOR ADDITIONAL SITE DETAILS IF NOT COVERED IN THE PERMIT.
- 2) WHEN AN EXIT OPENS INTO A VEHICULAR WAY, AND THE EXTERIOR LANDING IS NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING THAT IS 36 INCHES WIDE. THE DETECTABLE WARNING SHALL BE CONSTRUCTED AT A LOCATION PRIOR TO WHERE THE PEDESTRIAN ENTERS THE HAZARDOUS LOCATION. CONTRACTOR TO VERIFY LOCATIONS WHEN DISCOVERED. SEE DETAIL 12/ST1.1 FOR ADDITIONAL INFORMATION.

GENERAL NOTES



CDI Circa Domini International
Engineering + Architecture + Consulting
16520 Bake Parkway, Suite 100, Irvine, CA 92618
◇ Telephone: (949) 533-4117

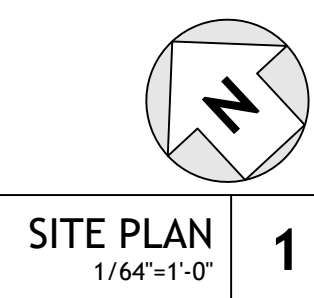
BEALE'S TEXAS BBQ
16400 PACIFIC COAST HIGHWAY
SUITE 117
HUNTINGTON BEACH, CA 92649

REVISION	
1	
2	
3	
4	
5	
6	

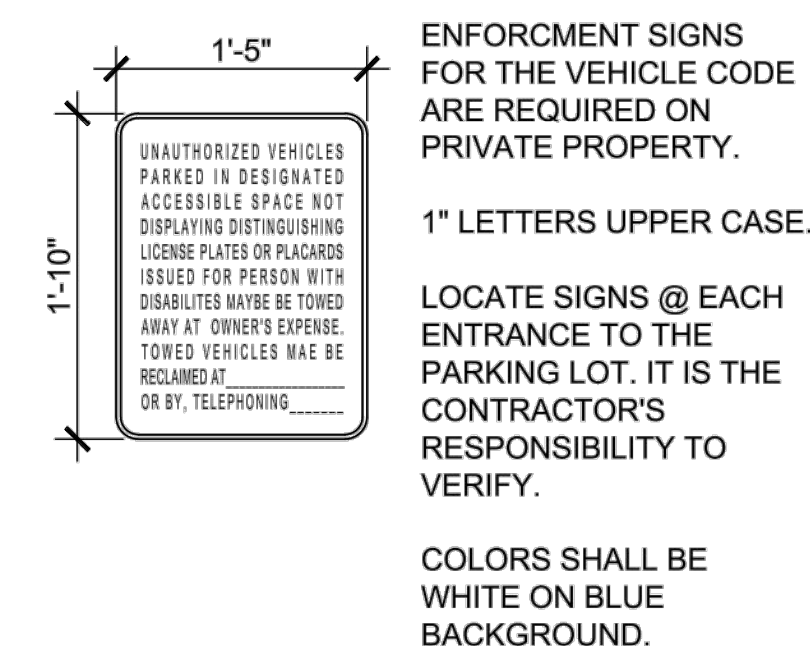
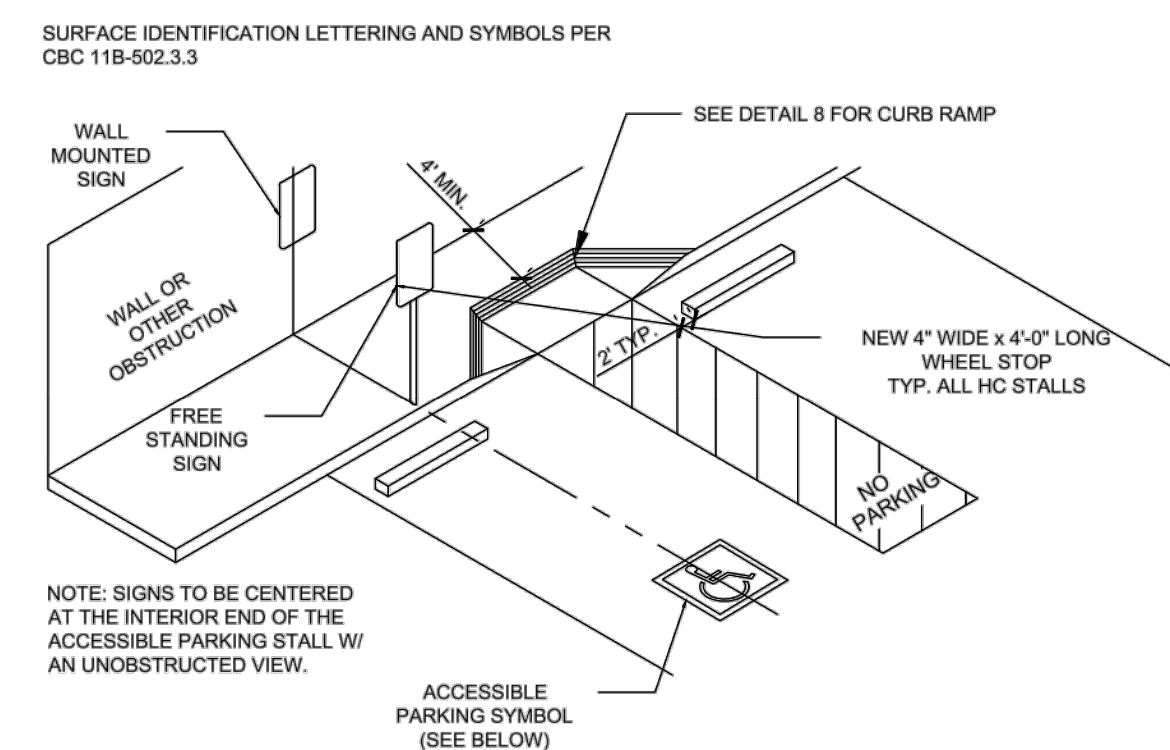
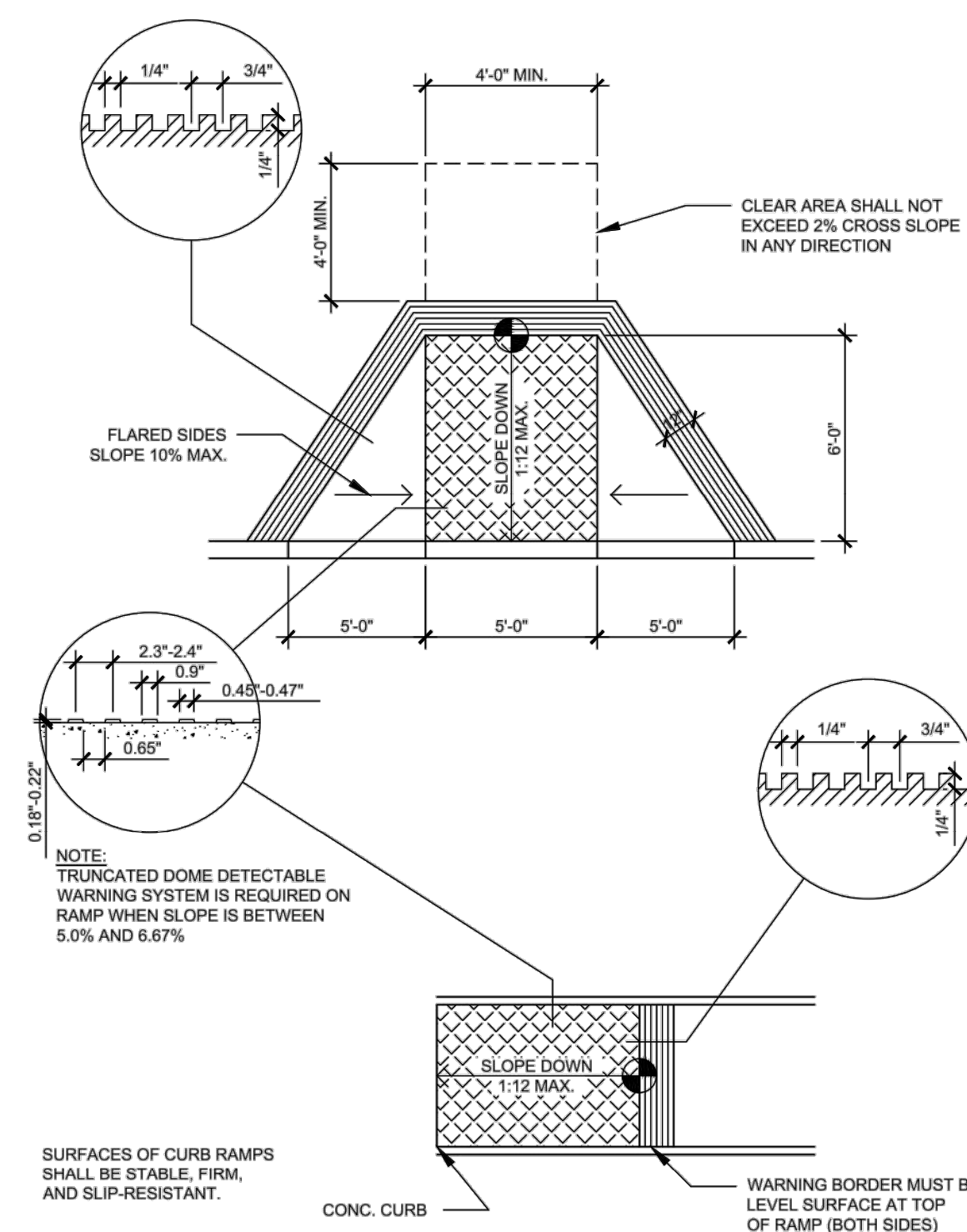
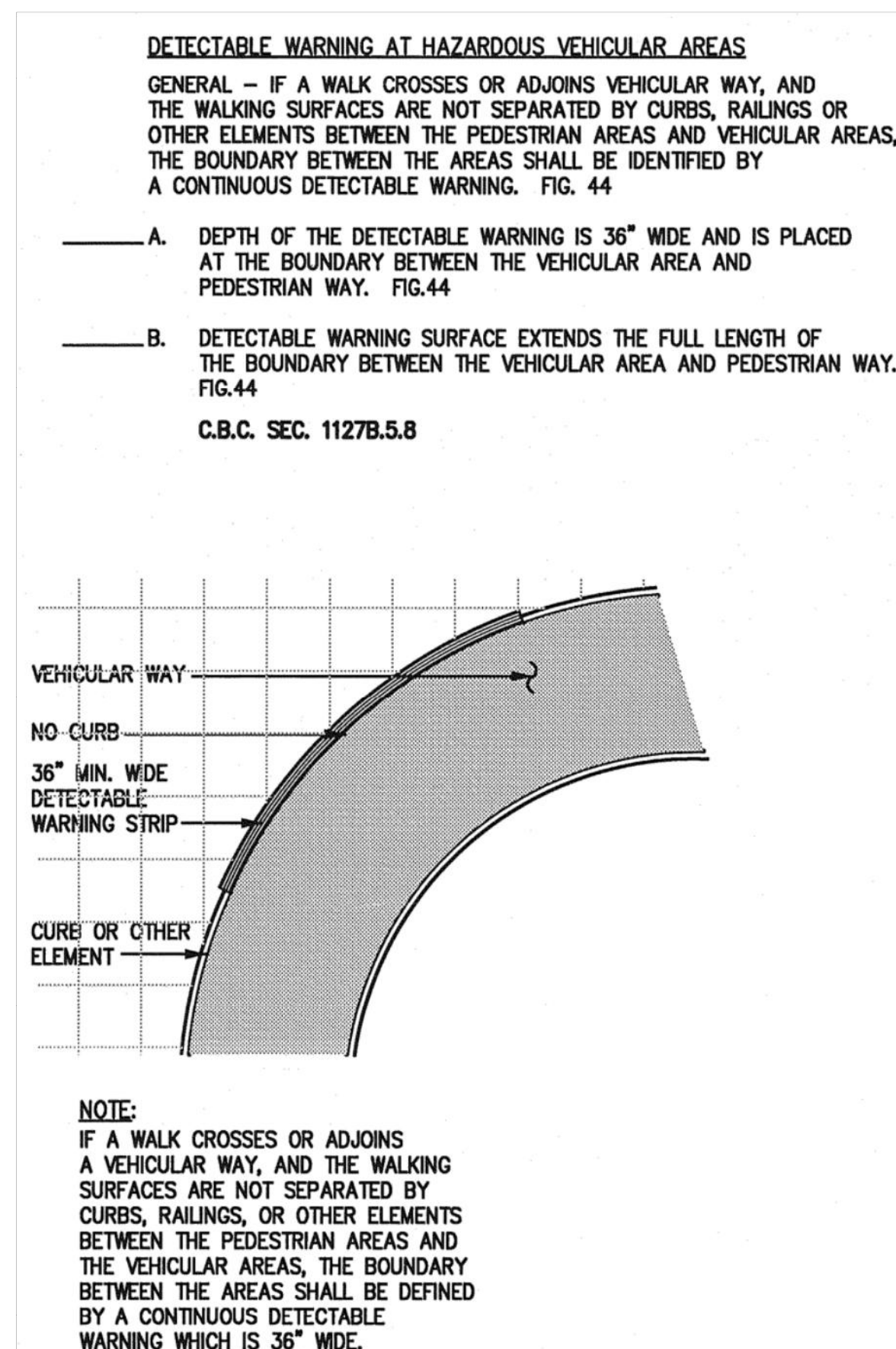
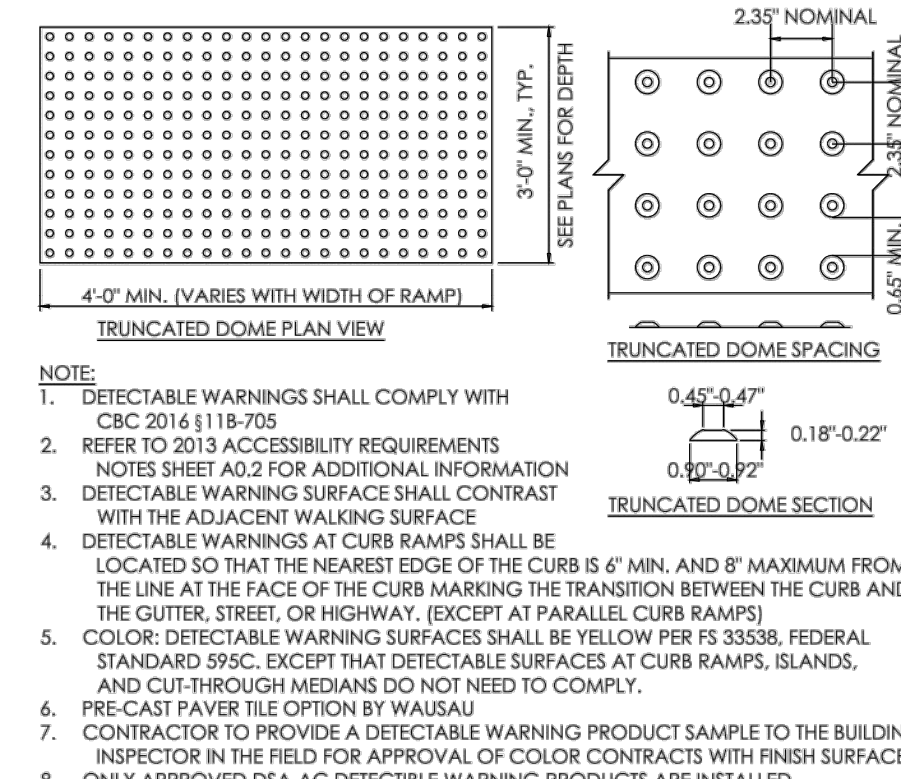
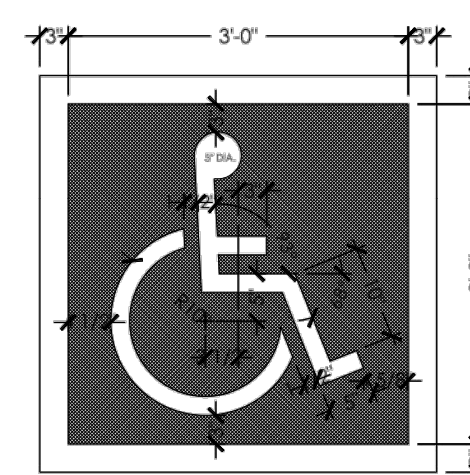
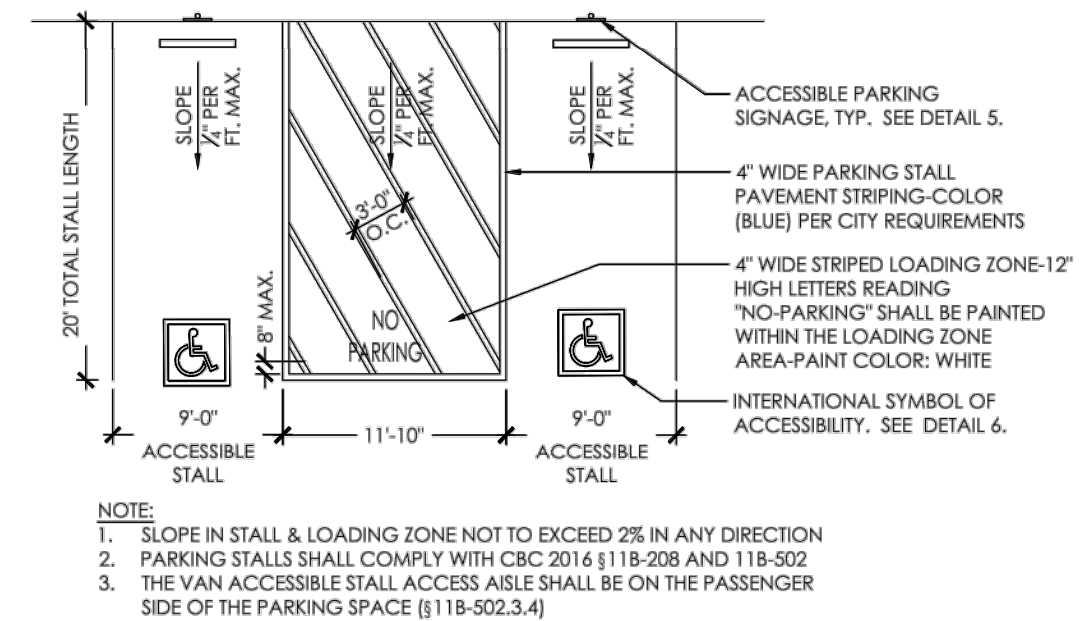
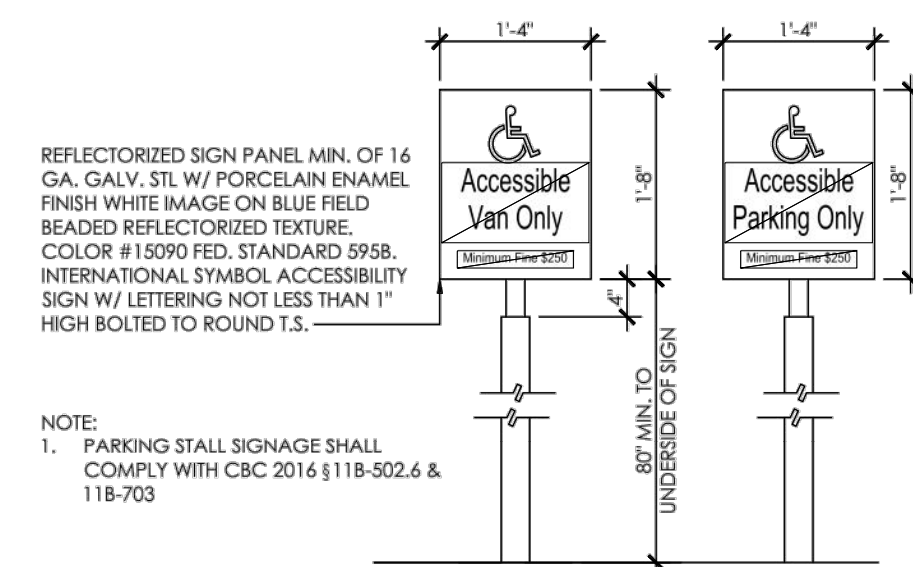
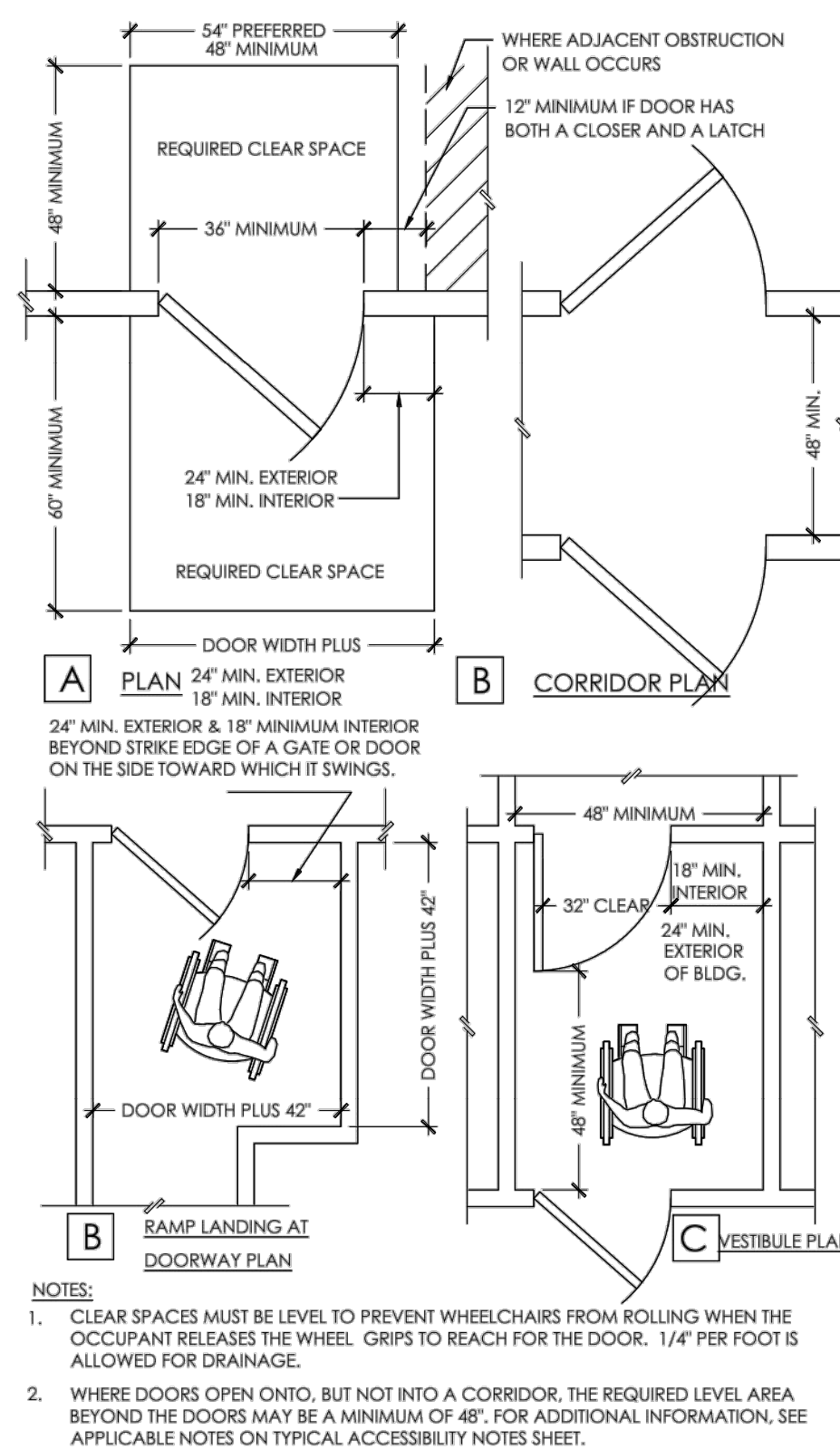
SITE PLAN	
DATE 9-13-2019	JOB NO -----
SCALE	DRAWN BY

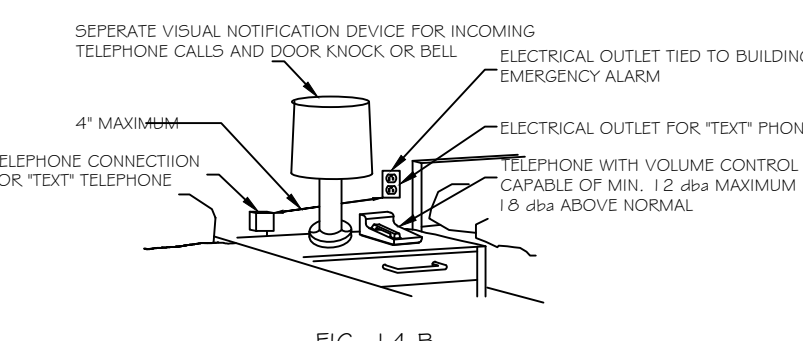
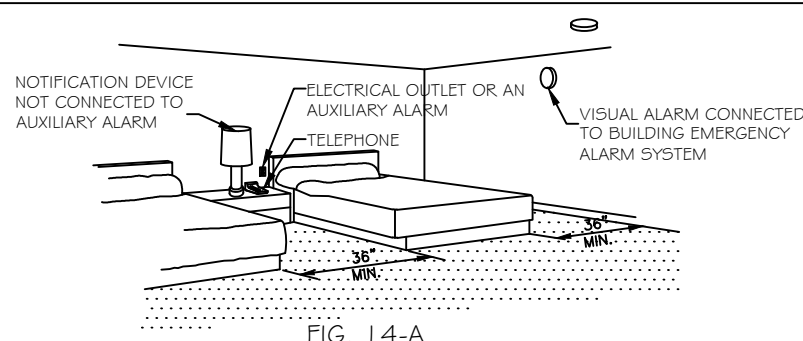
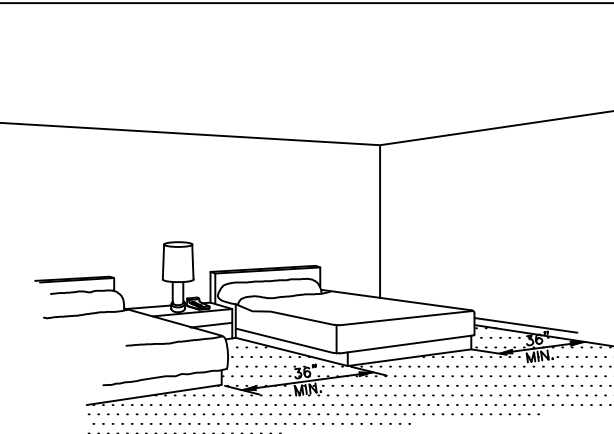
STORE NO.
DRAWING NO.

ST-1.0



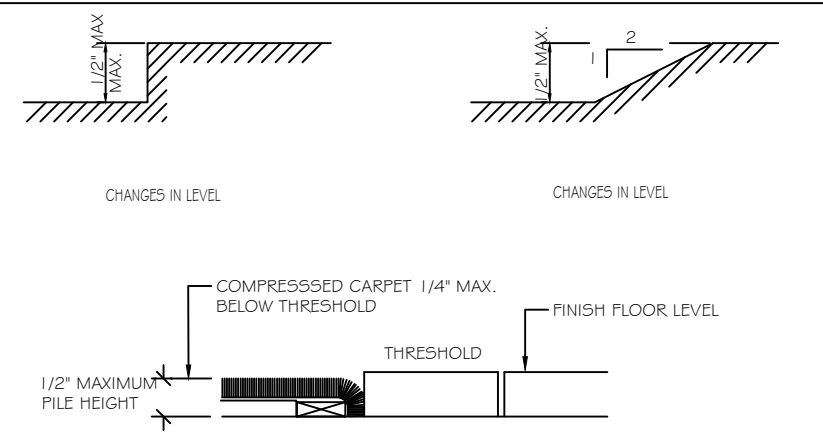
SITE PLAN
1/64"=1'-0"



NOTIFICATION DEVICES AND TELEPHONES
IN ACCESSIBLE TRANSIENT LODGING

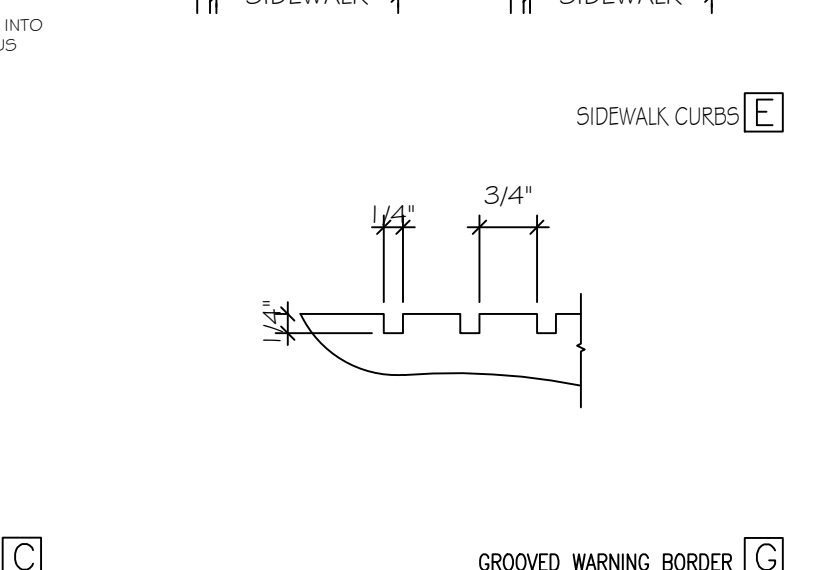
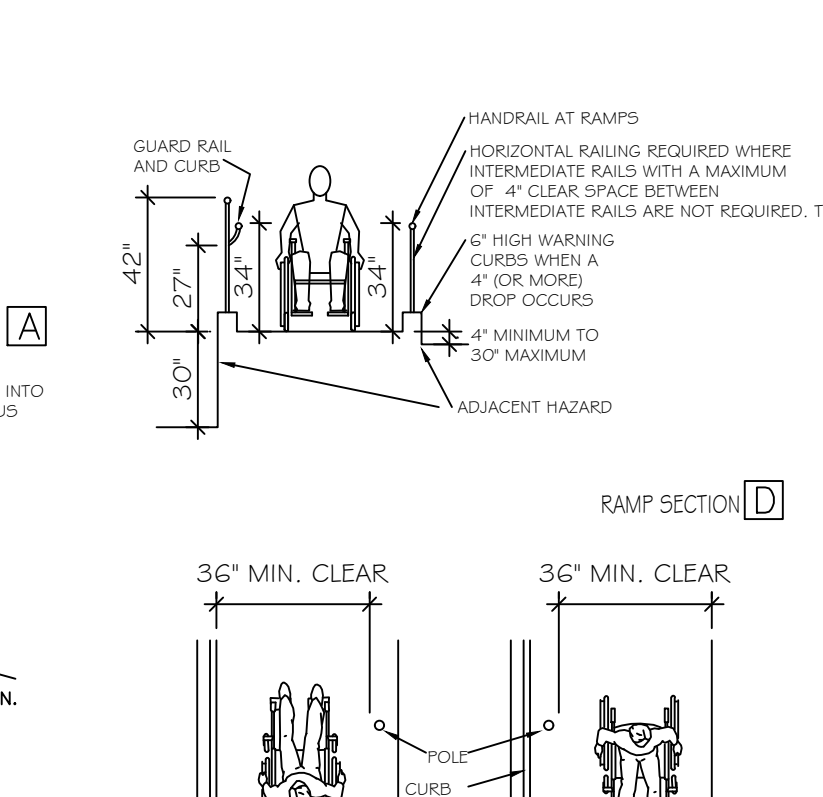
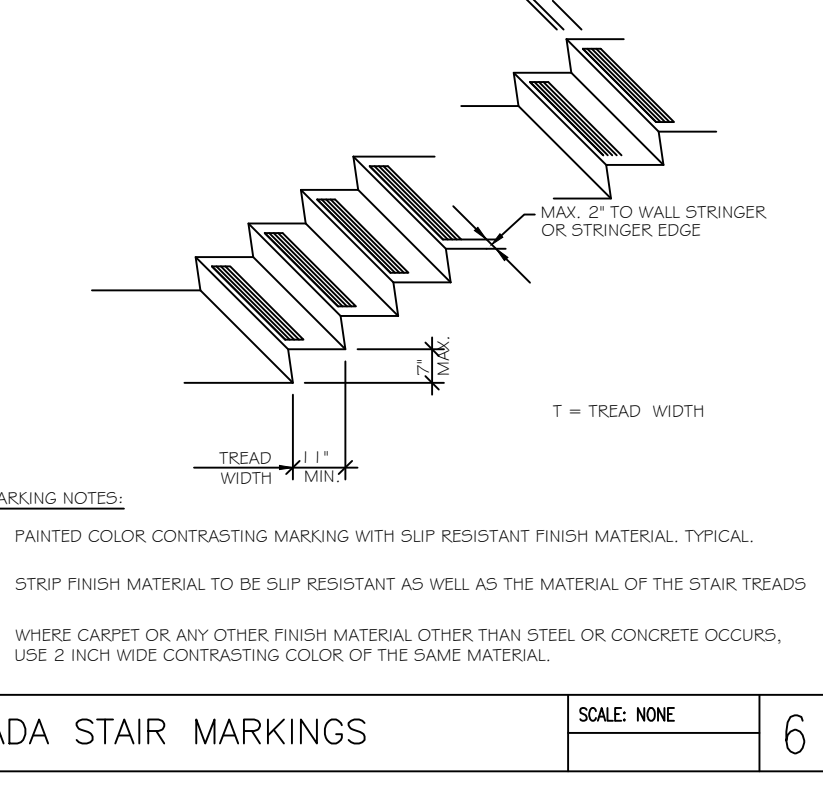
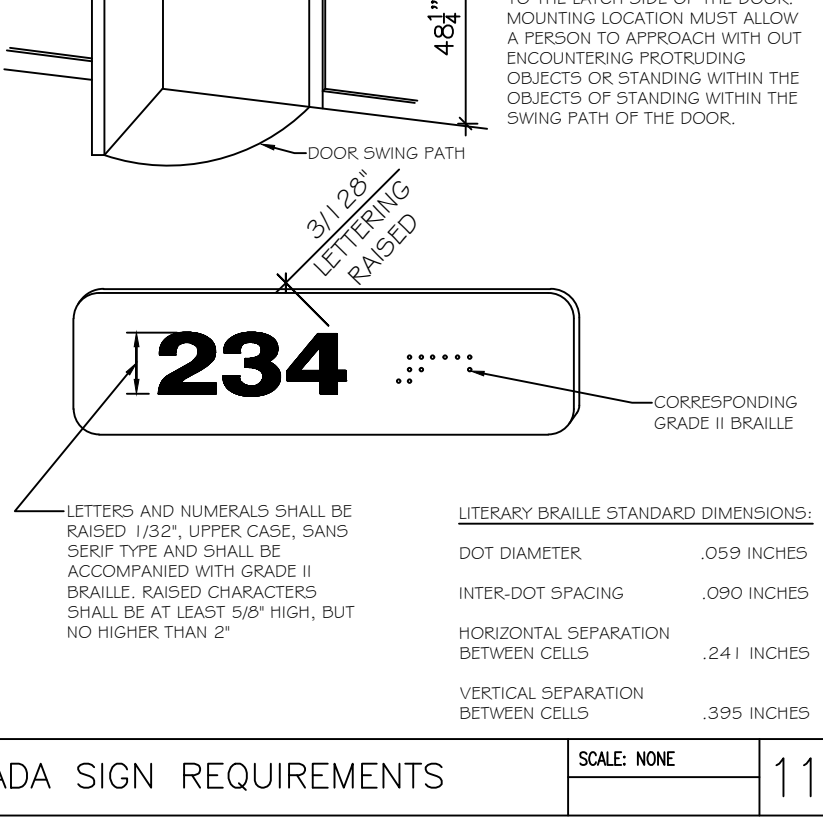
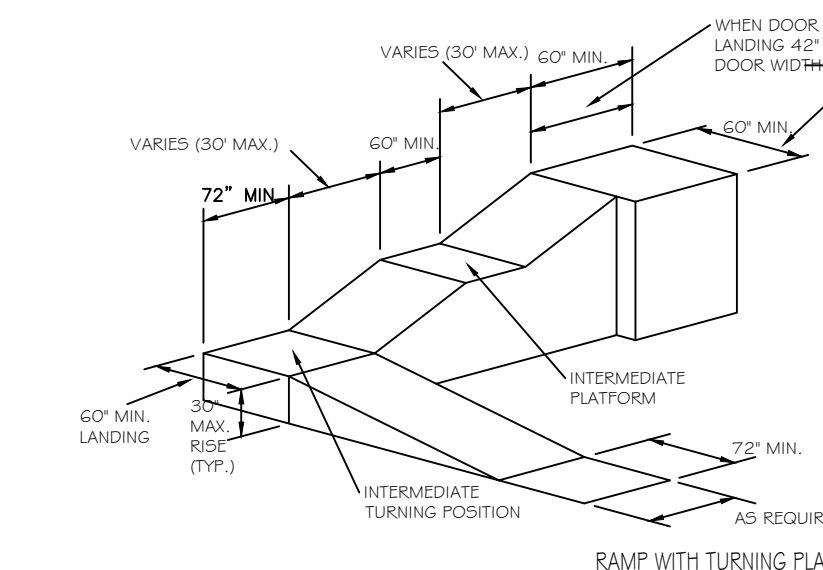
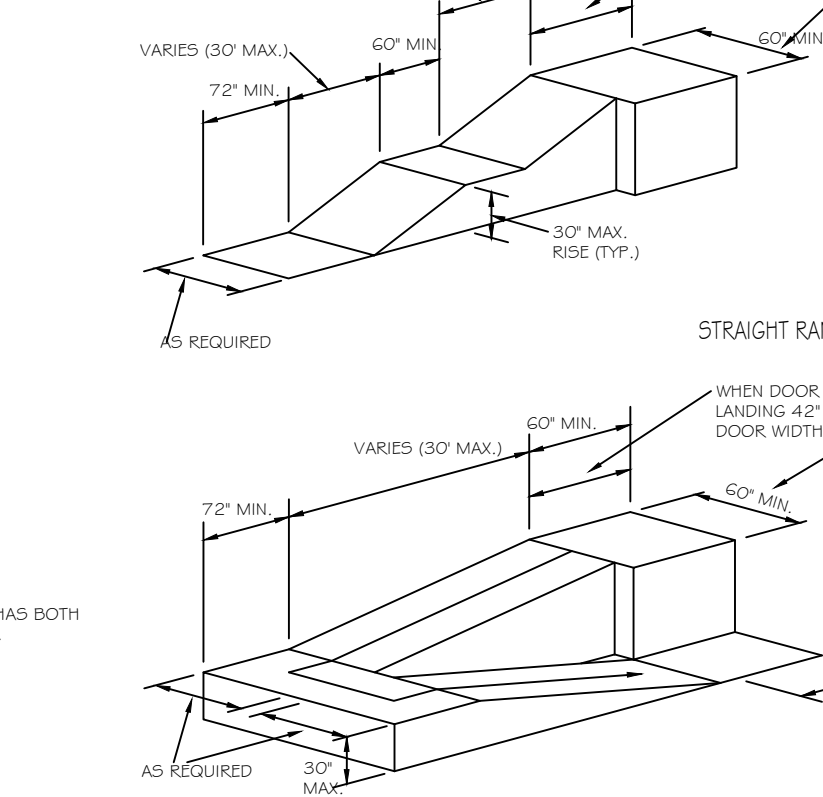
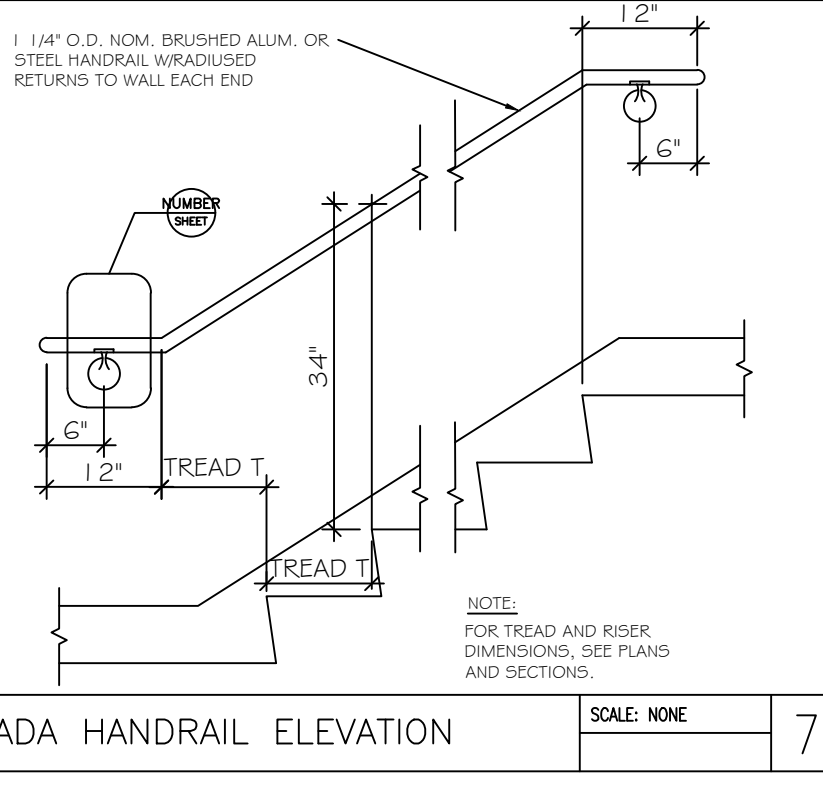
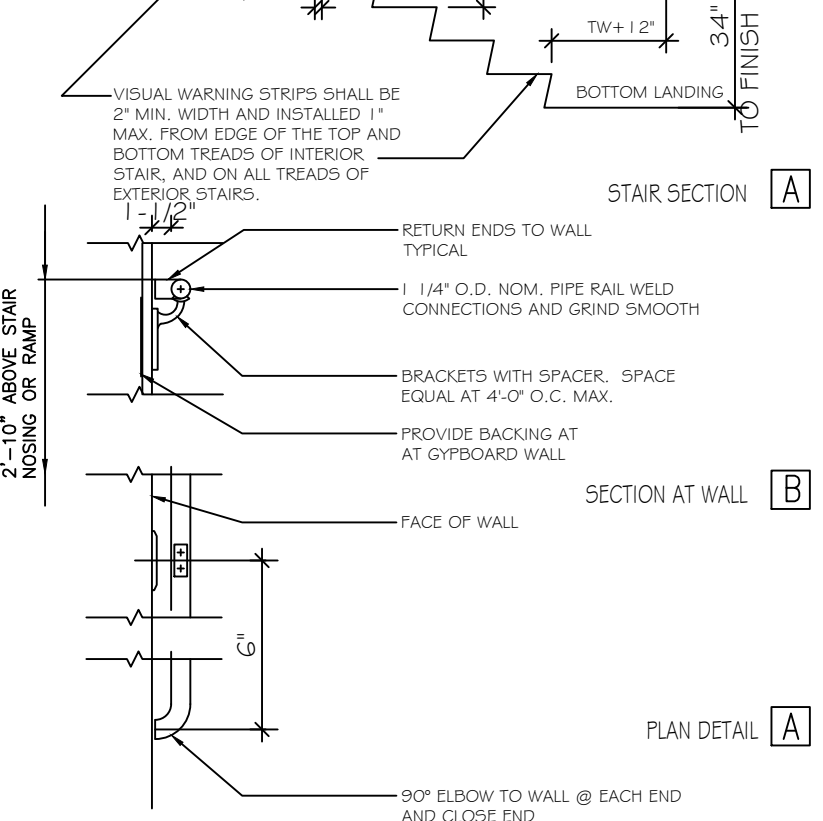
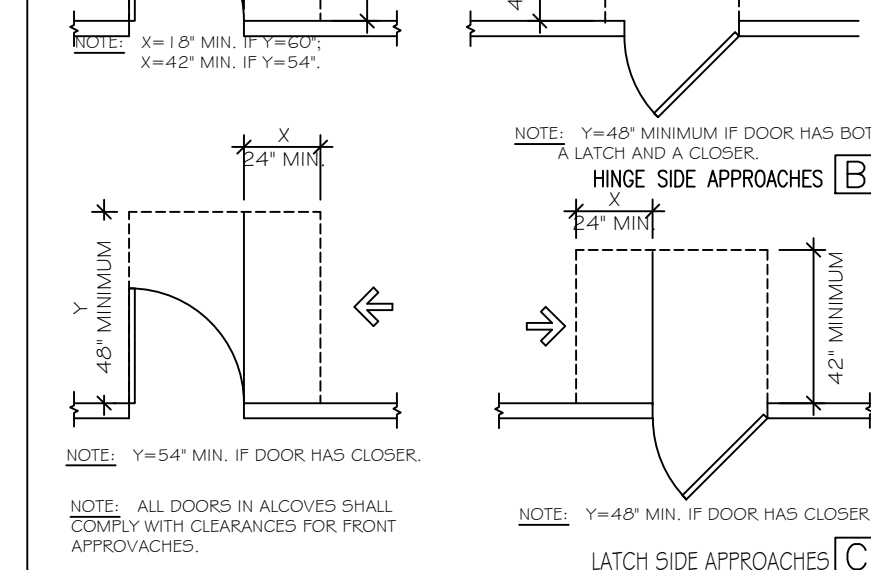
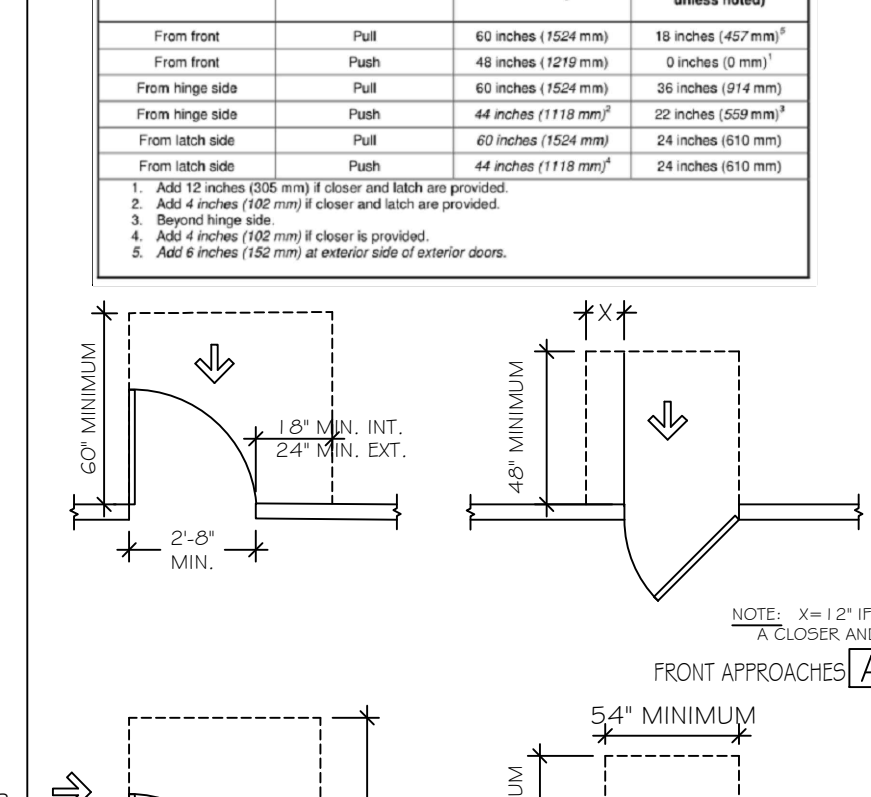
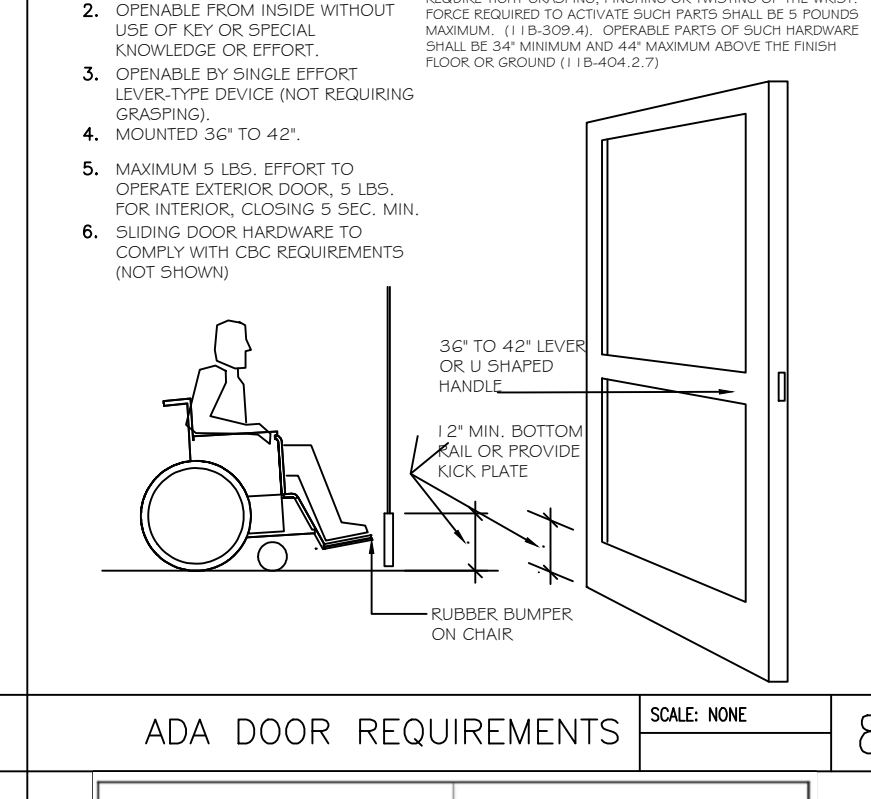
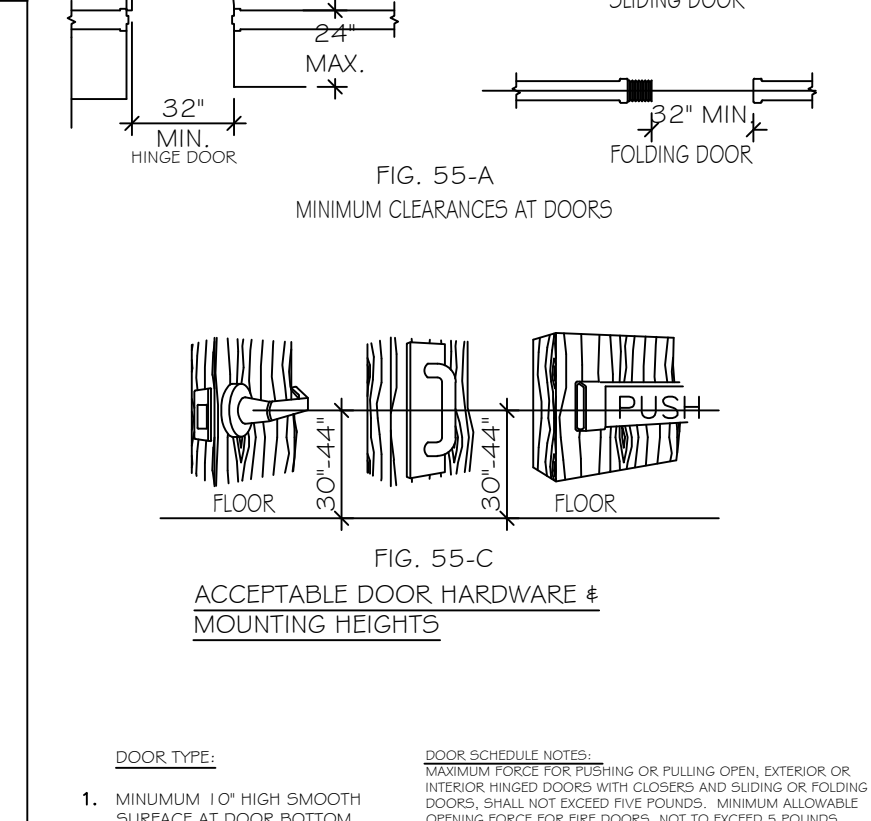
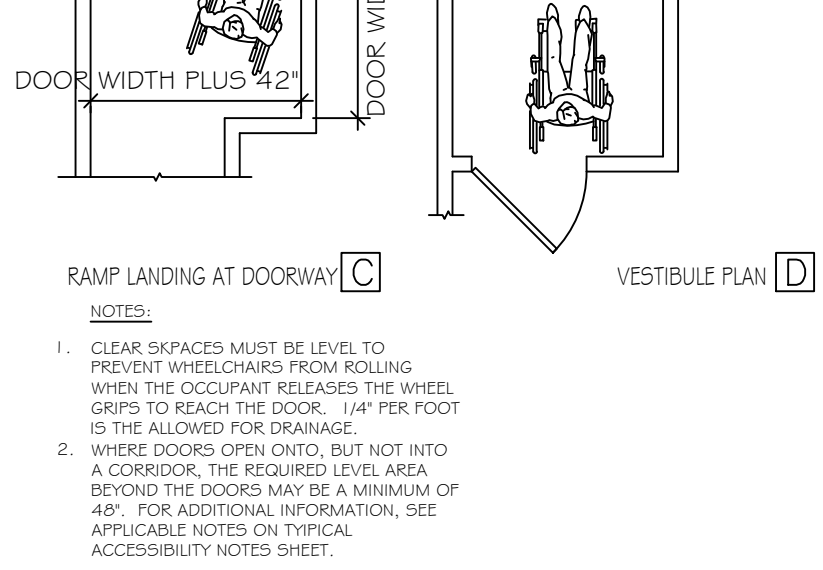
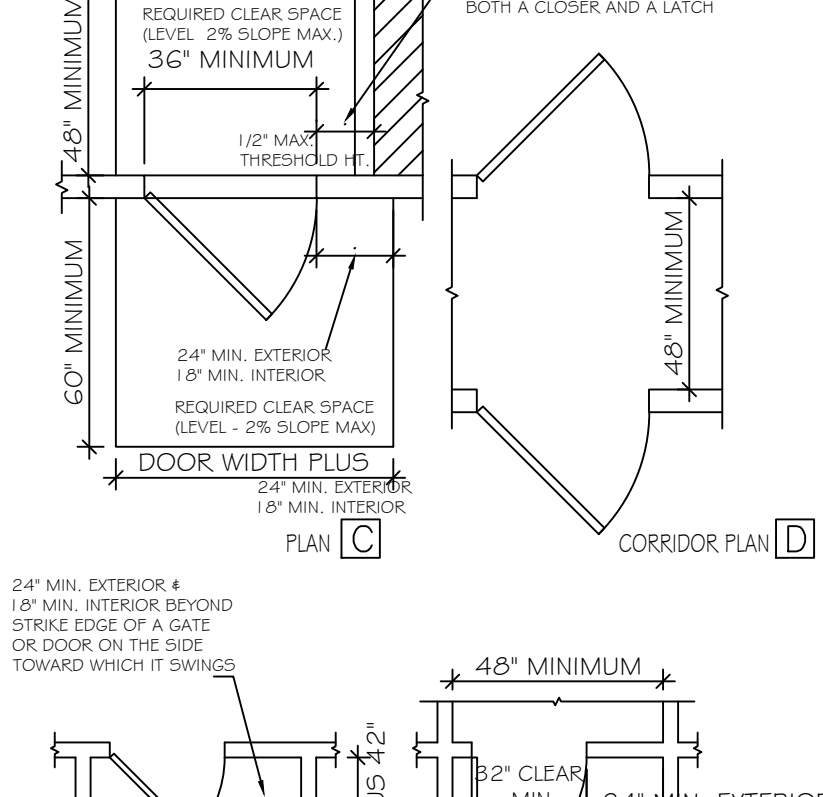
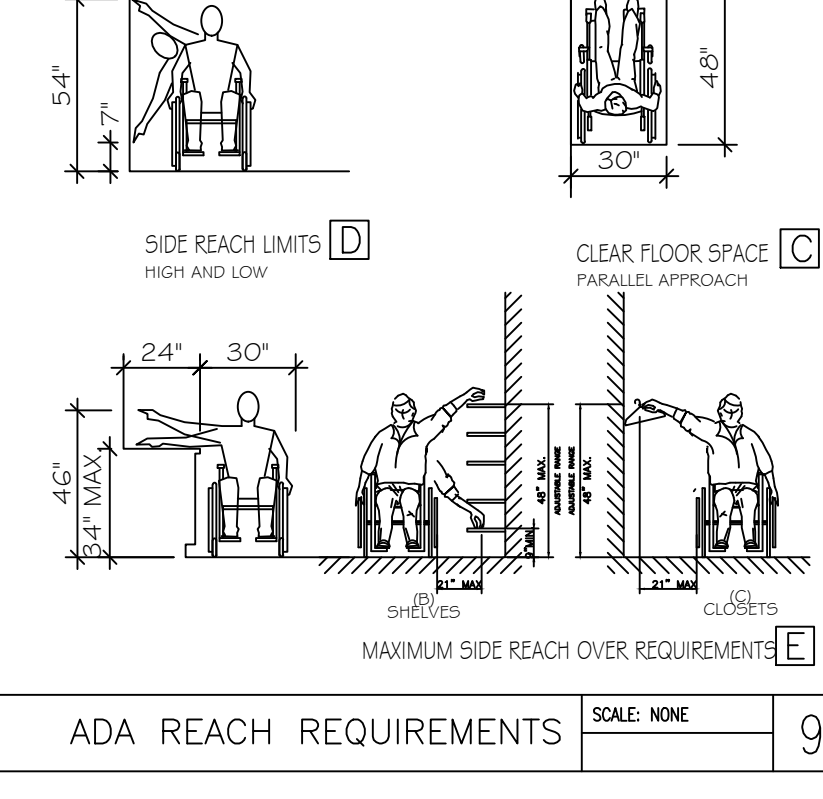
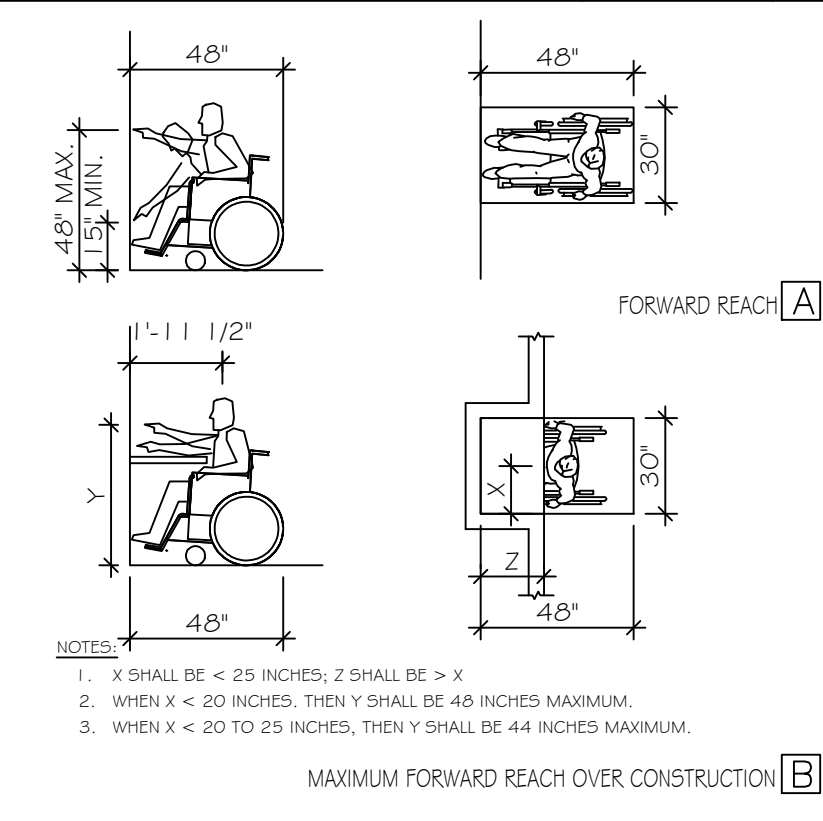
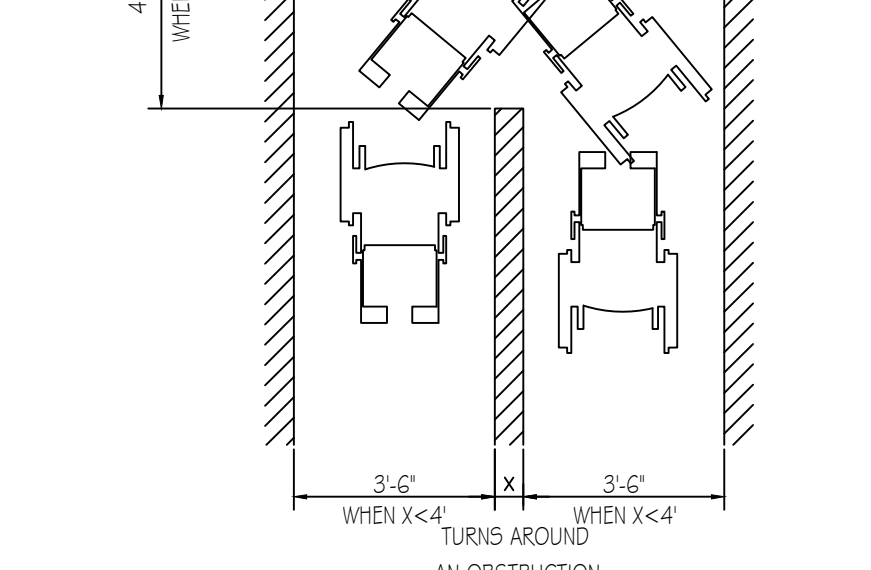
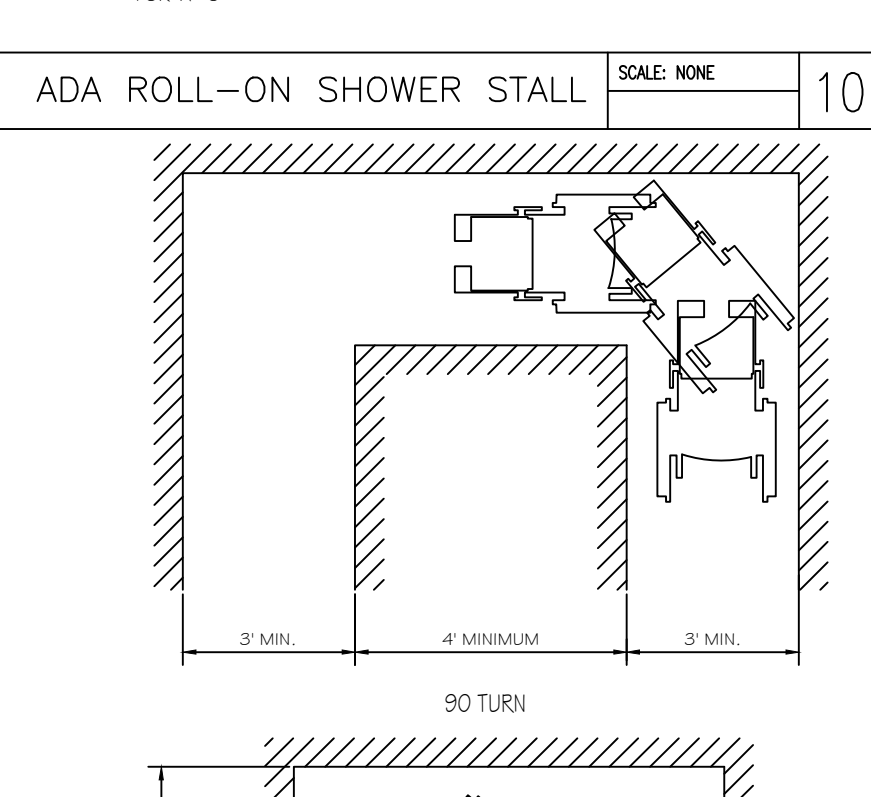
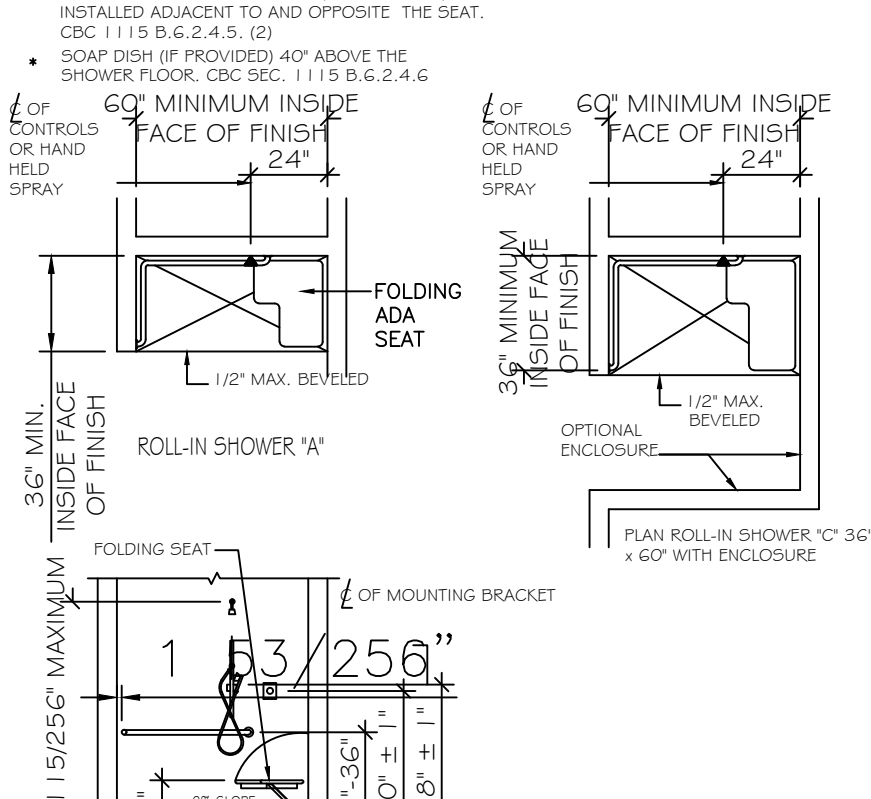
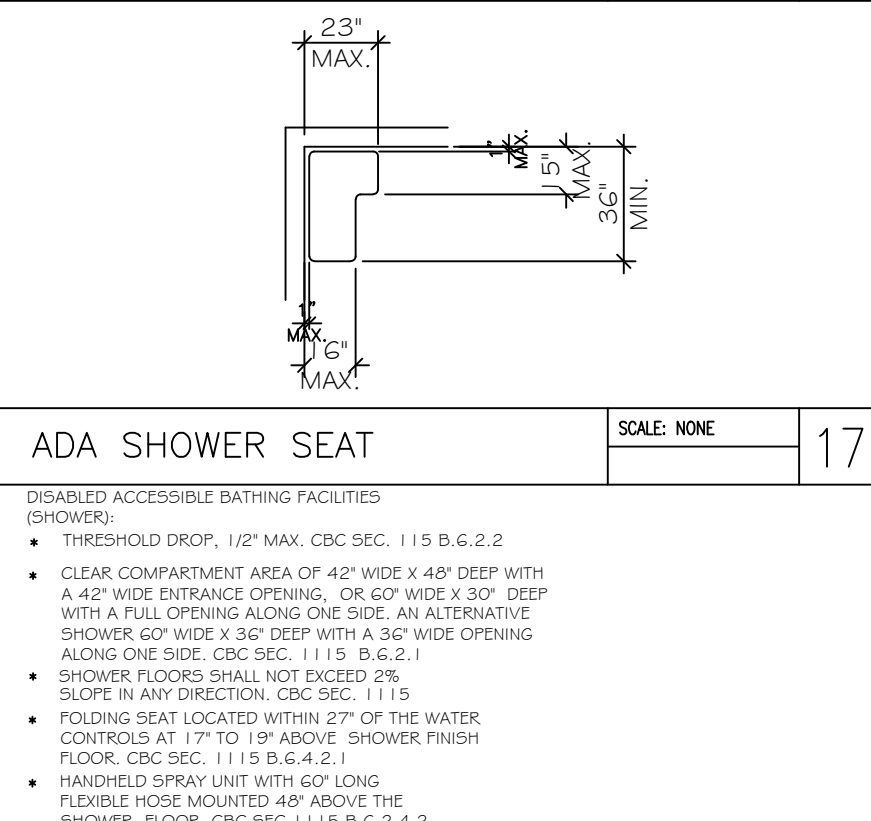
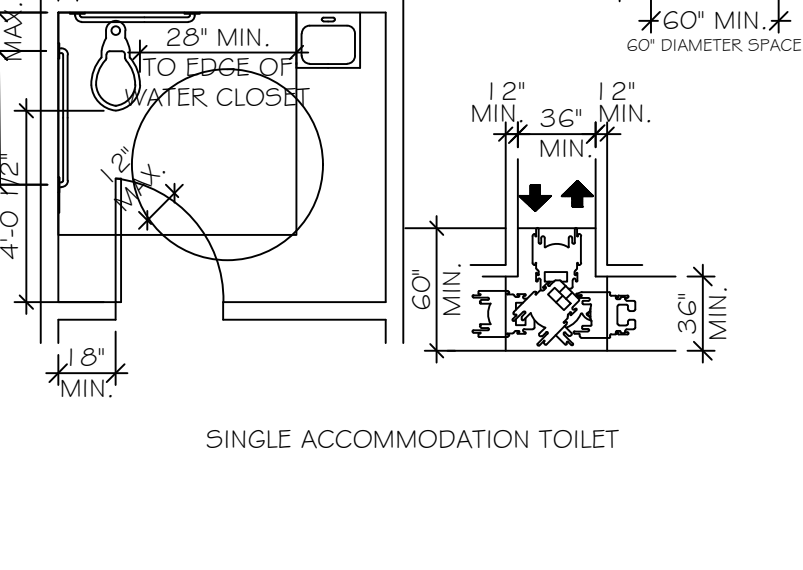
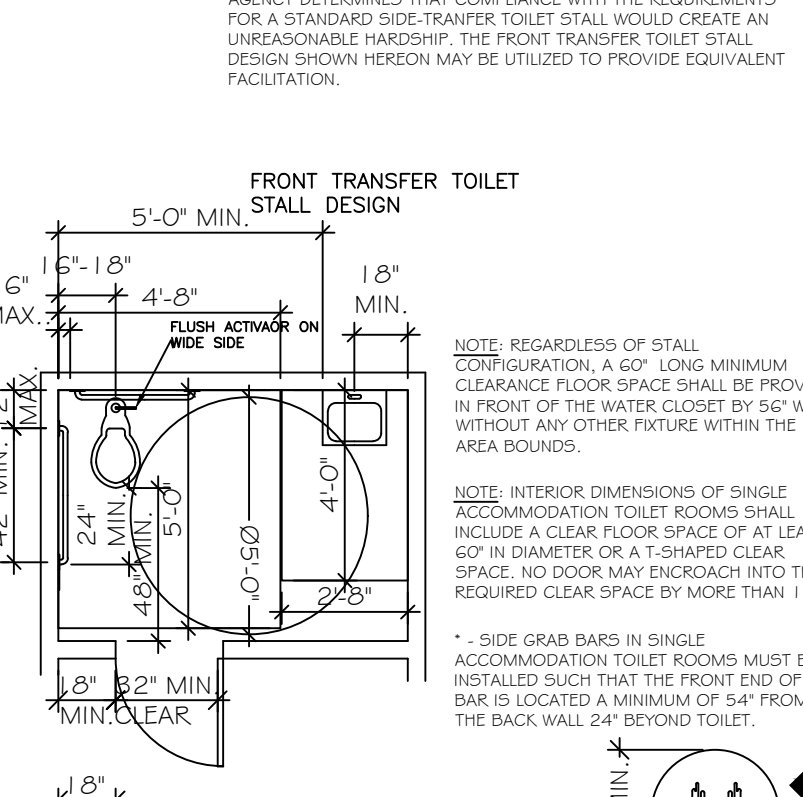
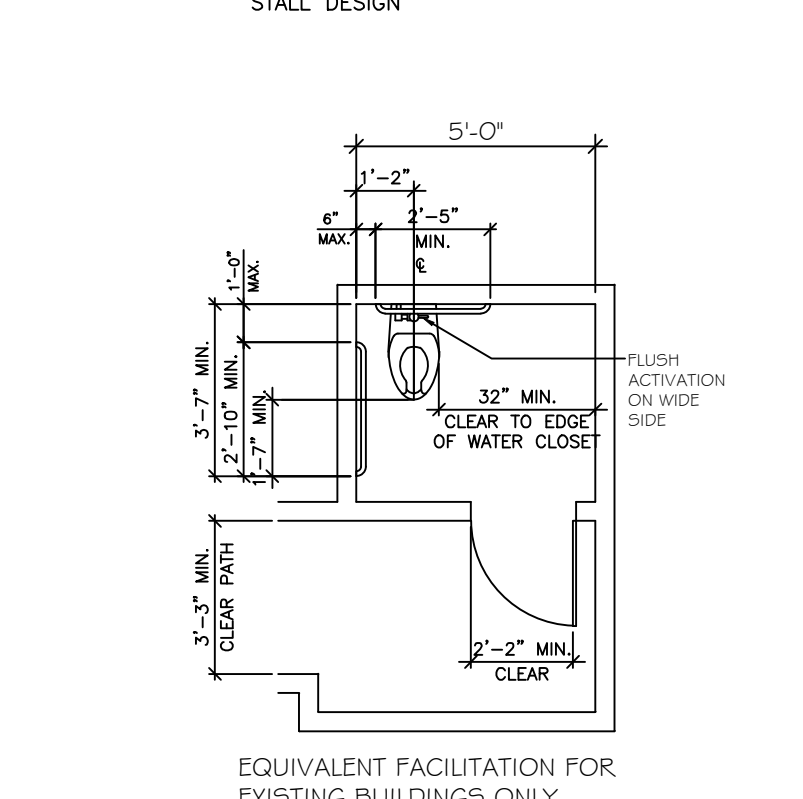
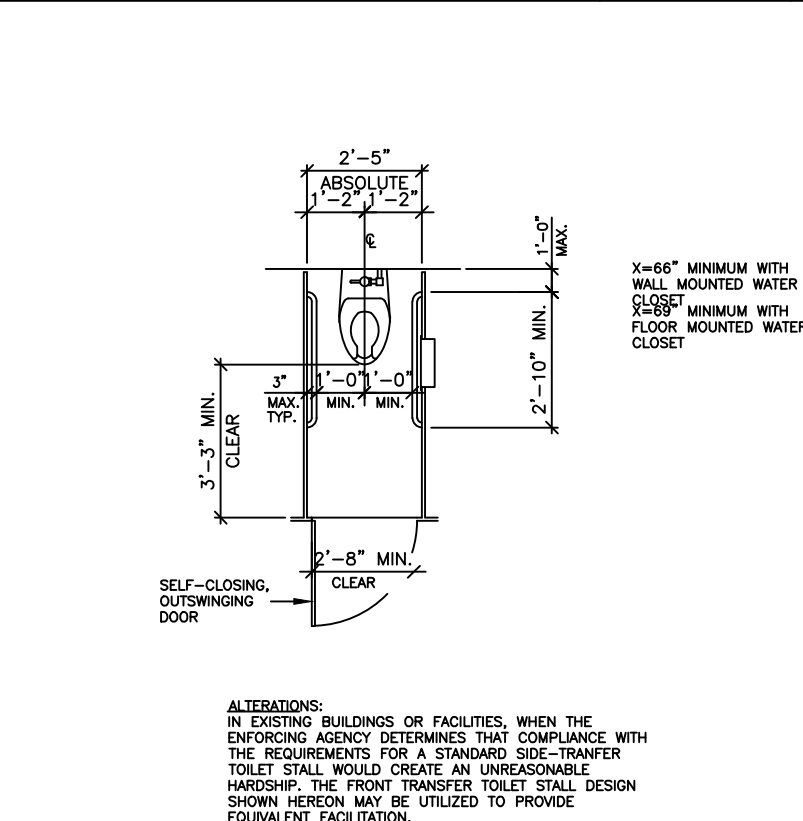
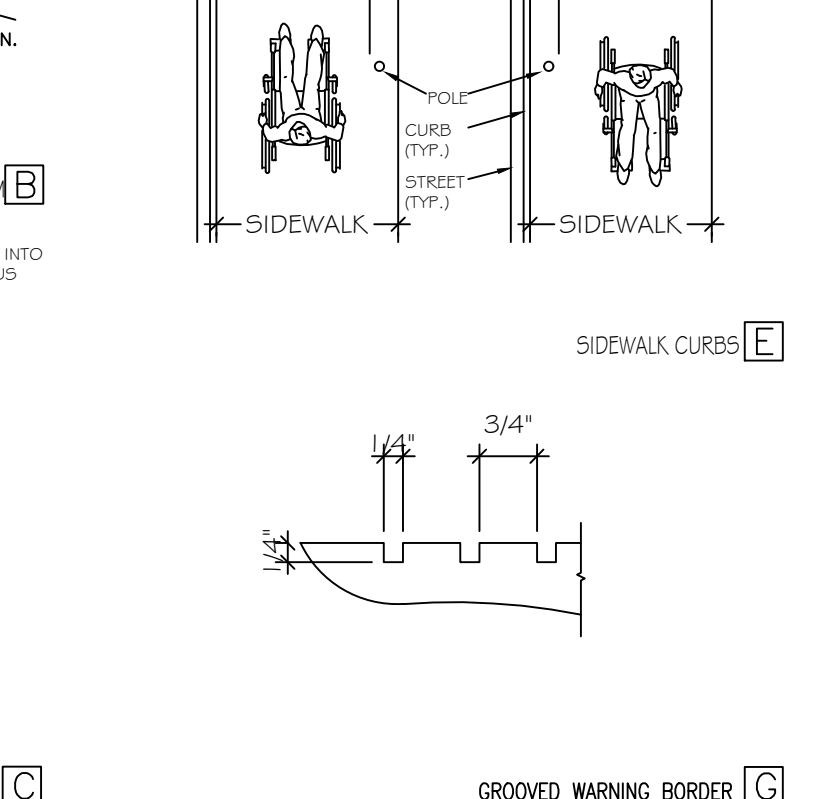
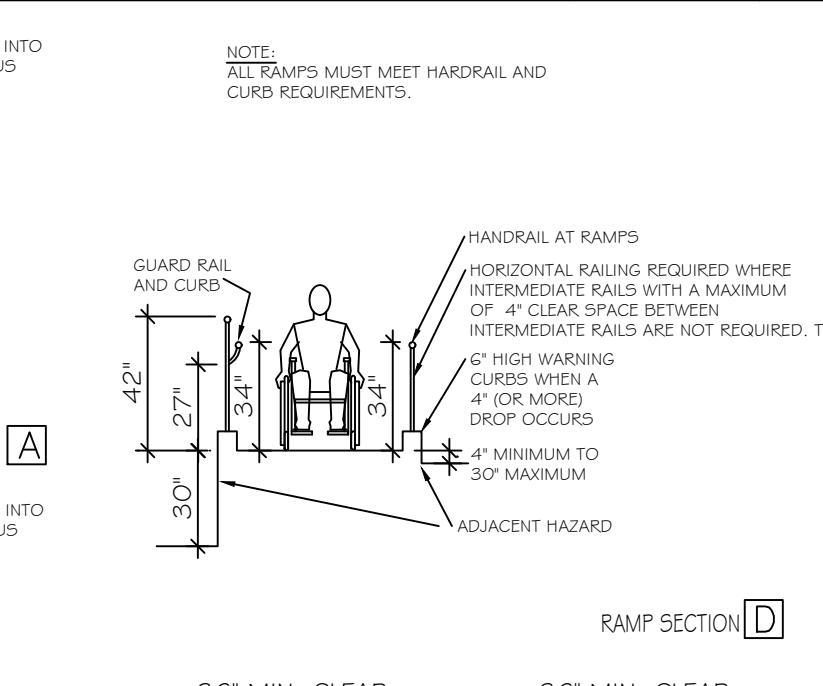
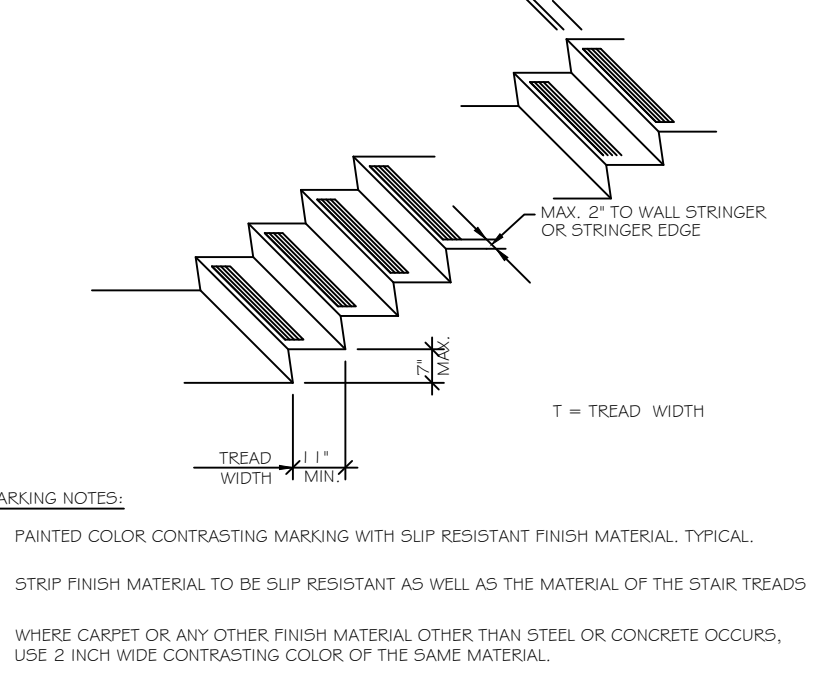
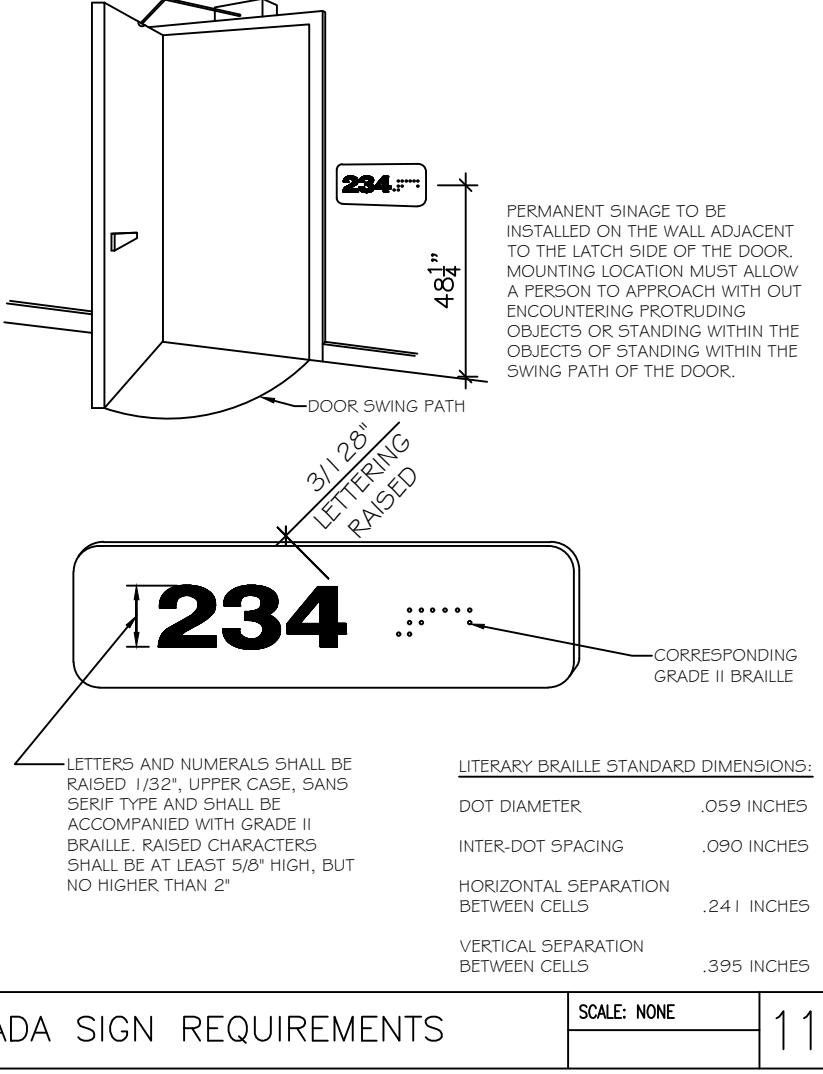
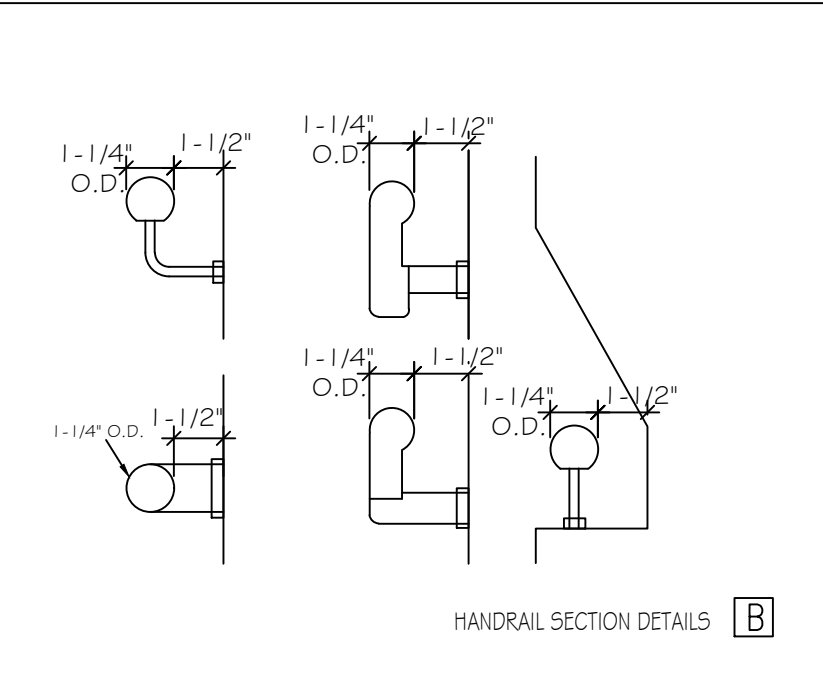
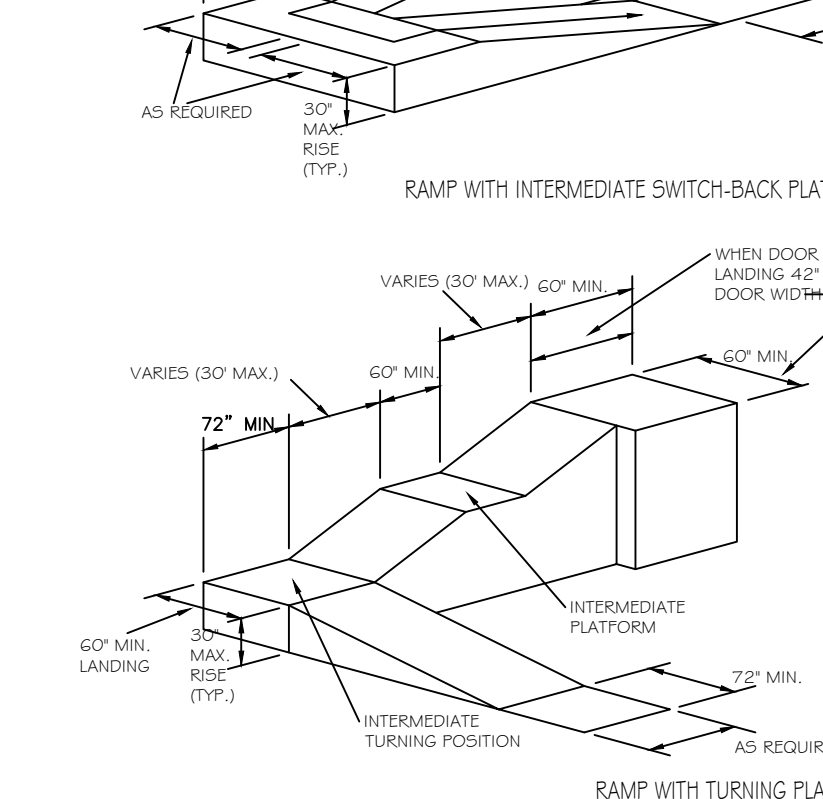
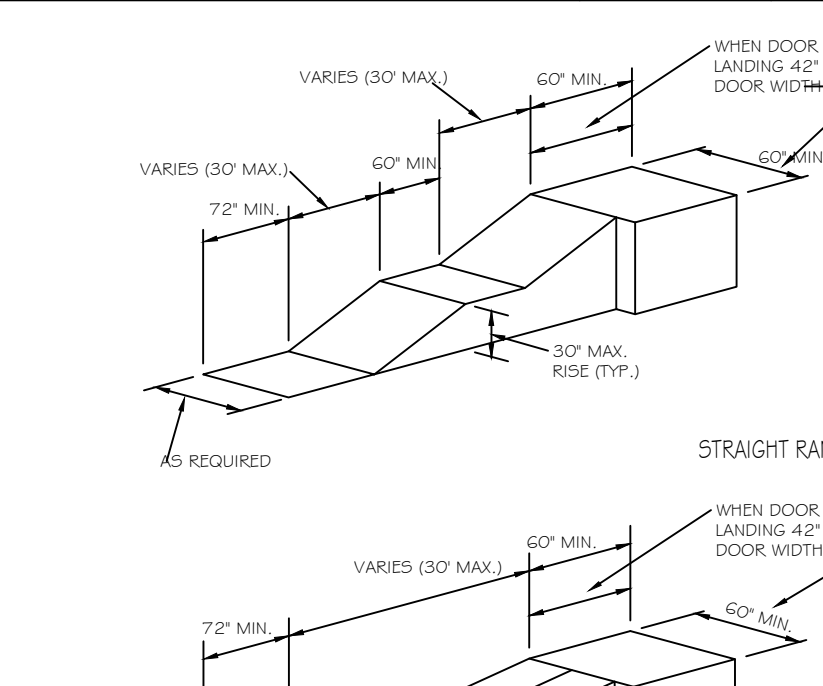
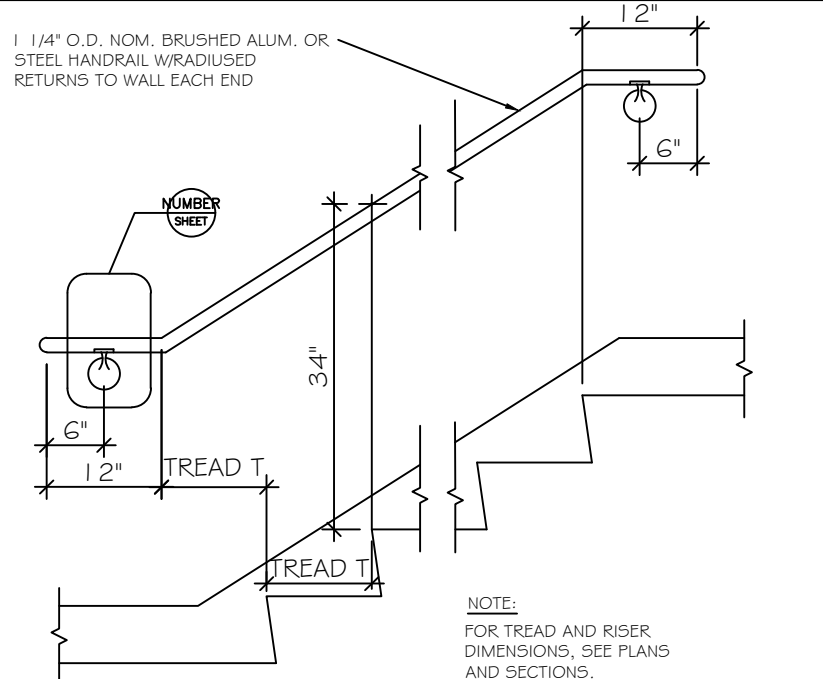
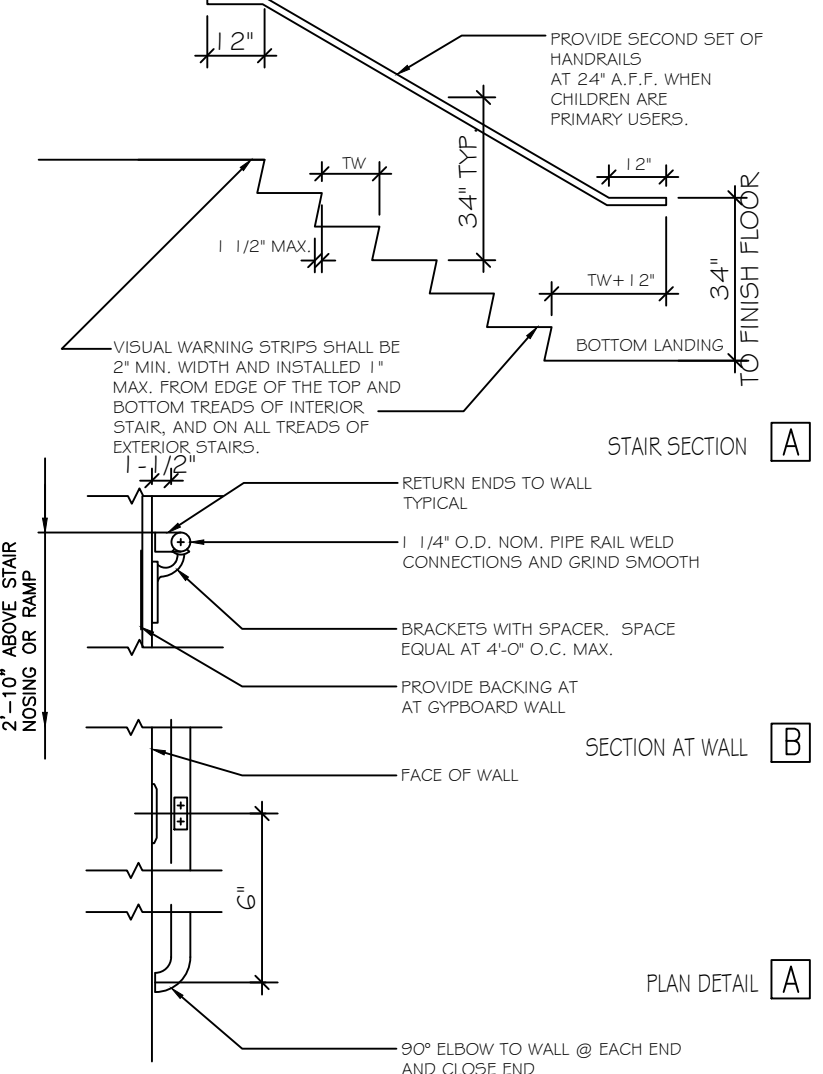
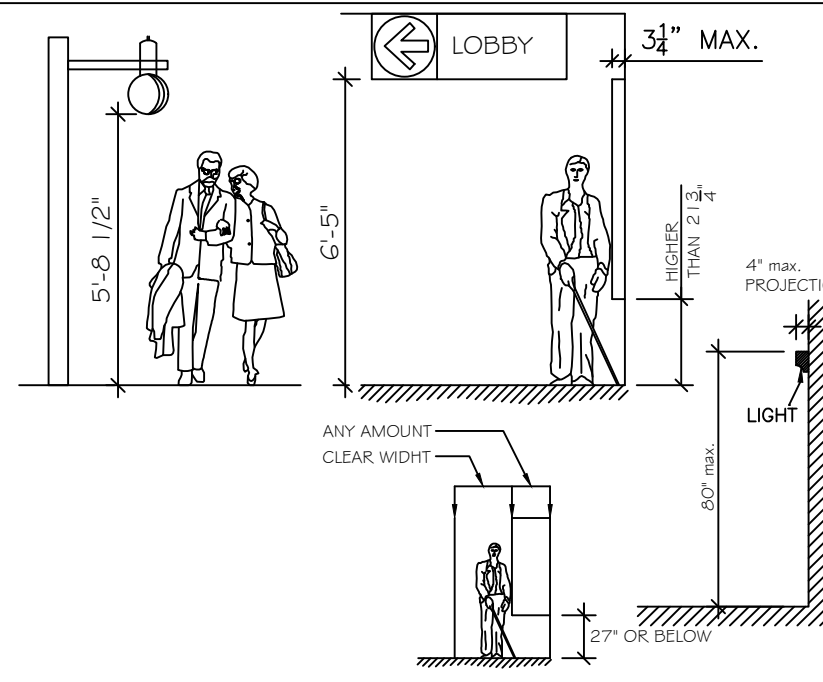
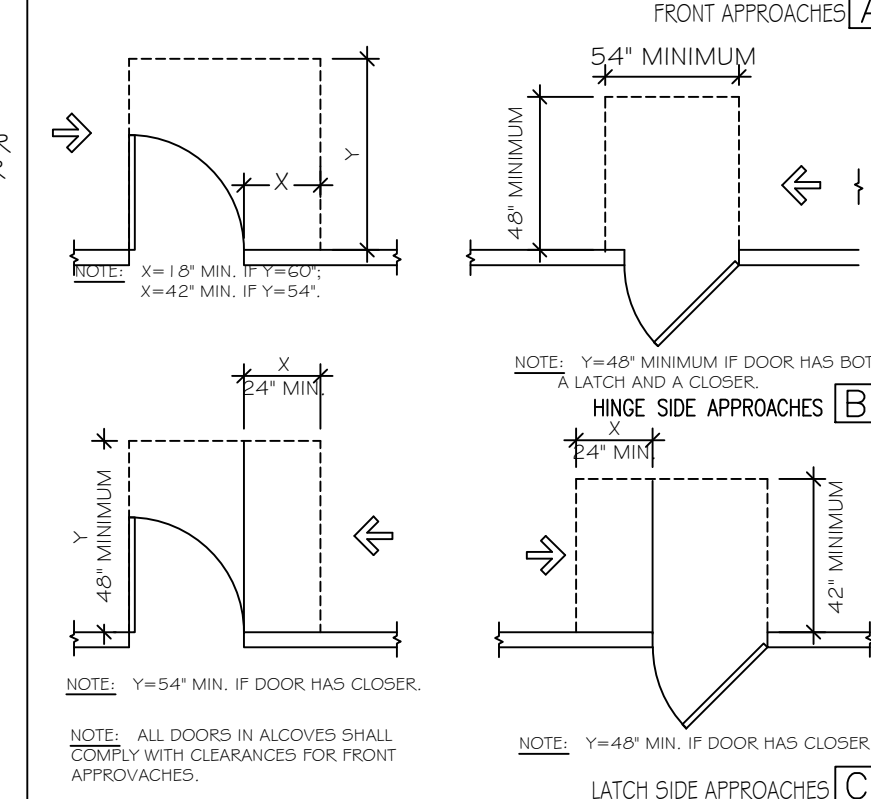
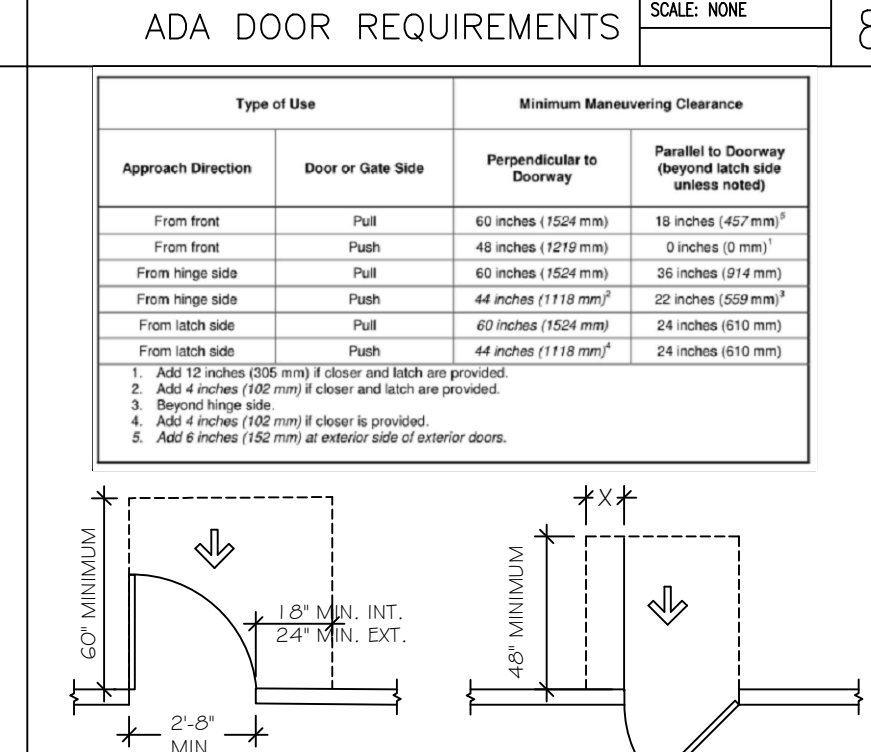
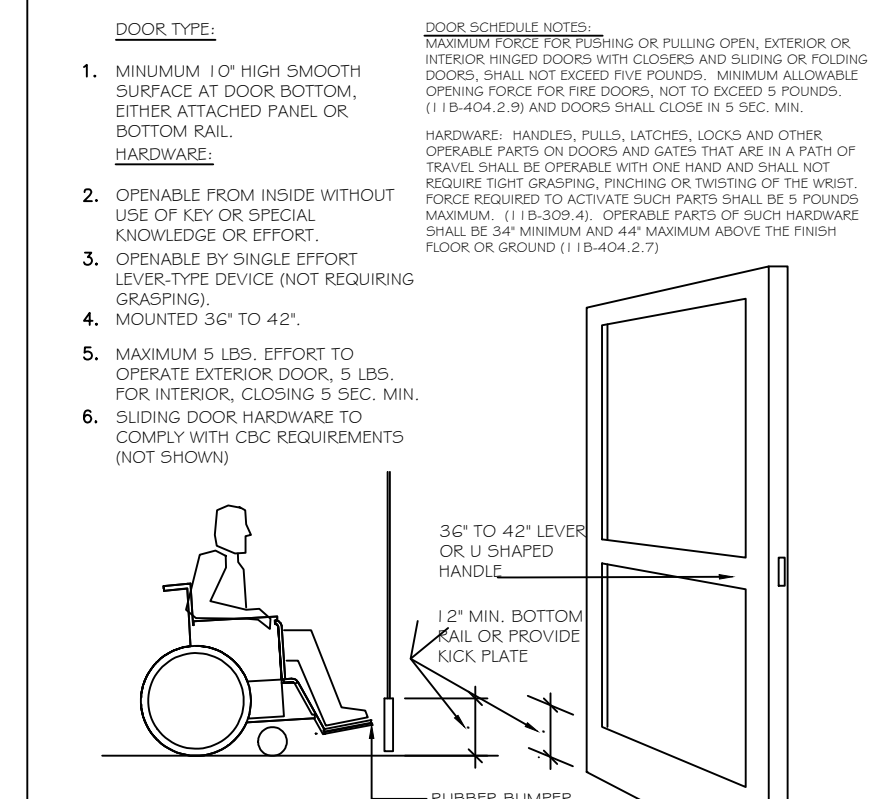
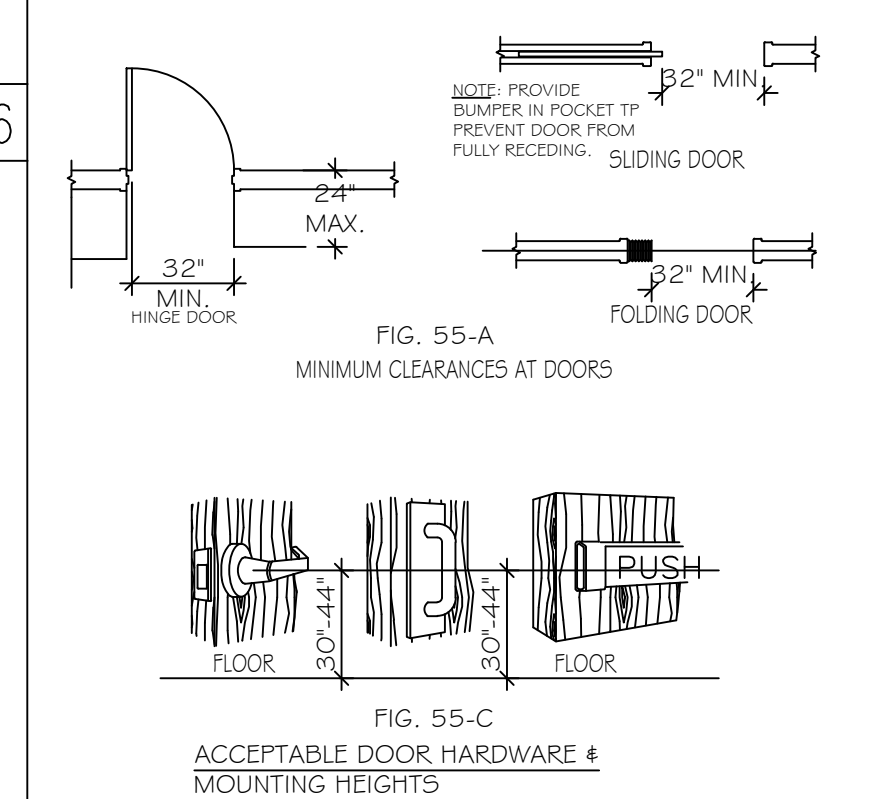
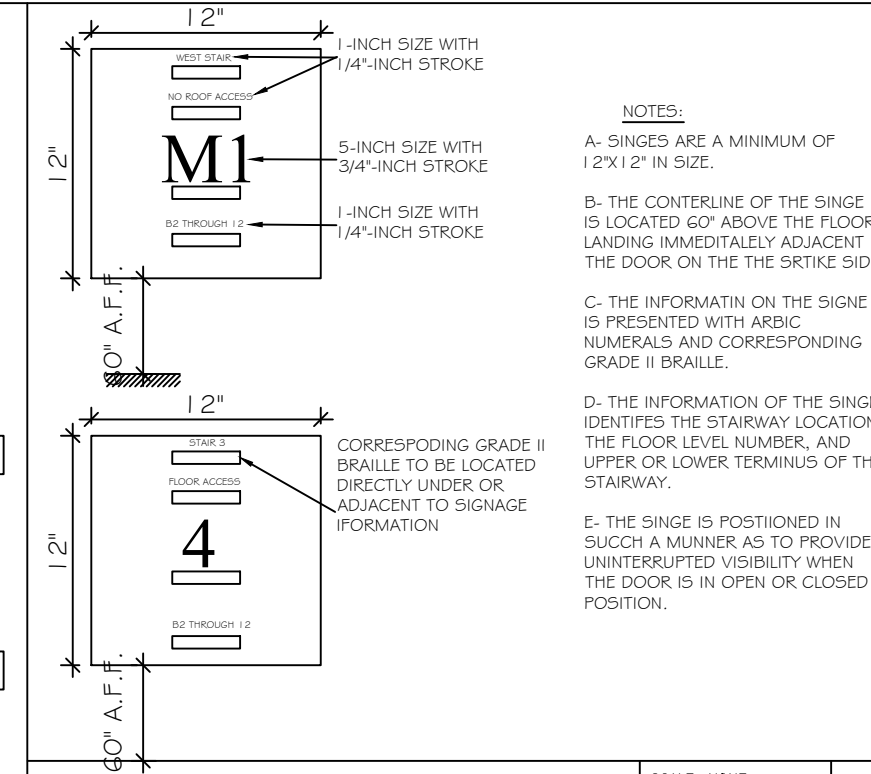
REQUIRED MANEUVERING CLEARANCES AT BEDS IN ACCESSIBLE TRANSIENT LODGING

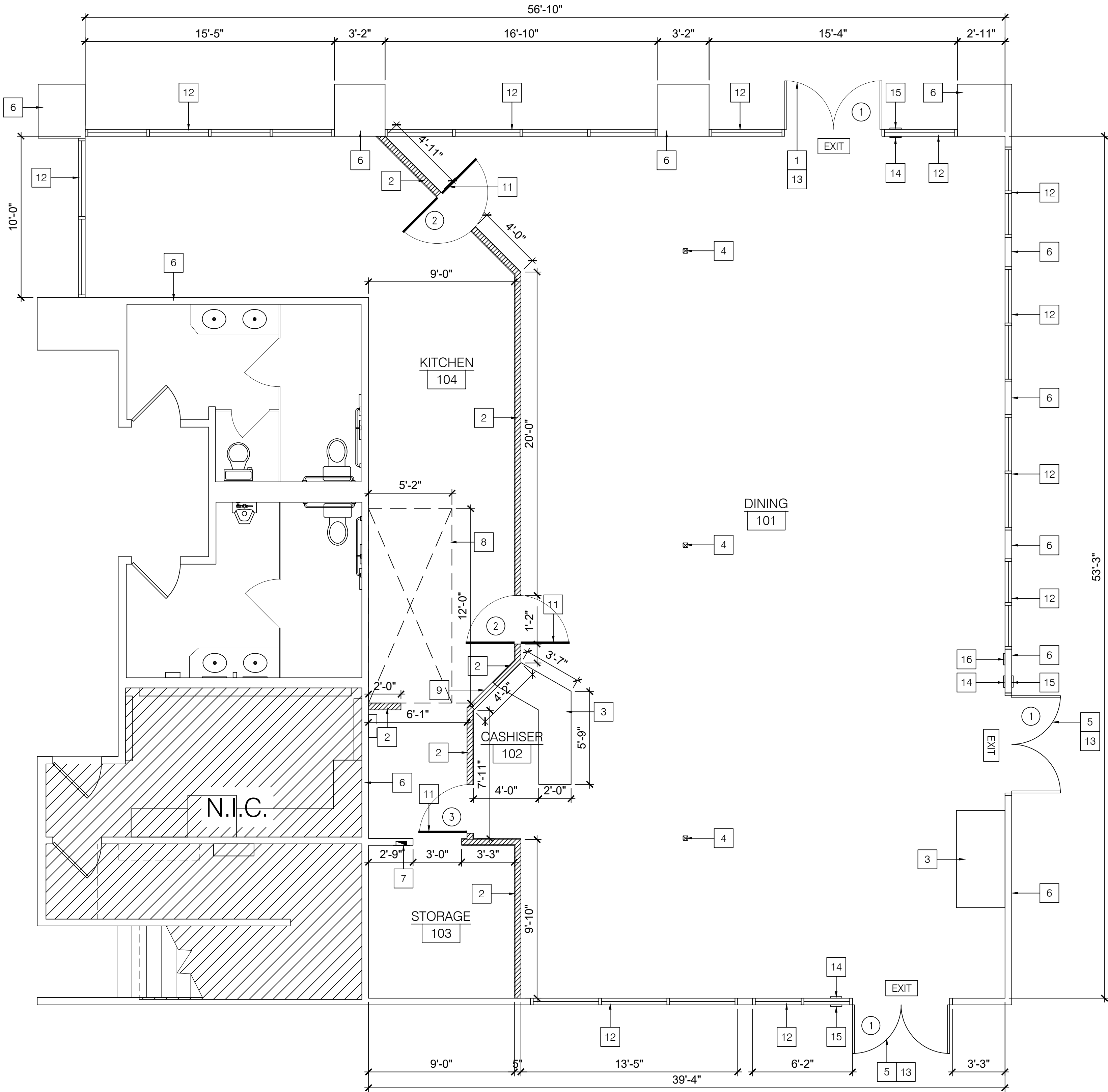
SLEEPING ROOMS HAVE A 36" MINIMUM CLEAR WIDTH MANEUVER SPACE ALONG BOTH SIDES OF BED (WHEN TWO BEDS ARE PROVIDED, A MINIMUM 36" WIDE MANEUVERING SPACE BETWEEN THE BEDS IS ACCEPTABLE) |||| B 4.3



NOTES:

1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" VERTICAL CHANGE AT EDGE.
2. 1:2 SLOPED BEVEL REQUIRED IF LEVEL OF 1/4" VERTICAL LEVEL CHANGE.
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.



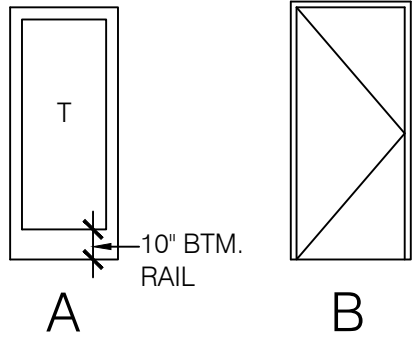


PROPOSED FLOOR PLAN
1/4"=1'-0"

1

KEY NOTES		FIRE NOTE
1 NEW STOREFRONT, HARDWARE SHALL BE PUSH/PULL TYPE @ 40" AFF. MUST BE SELF CLOSING.	10 NEW STAINLESS STEEL TABLE, MAX. HEIGHT 34" @ AFF	1. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR PER BUILDING CODE 1006.3
2 NEW 10', 20GA, 16" O.C., 3-5/8" METAL STUD WALL BRACING TO TOP STRUCTURE- SEE DETAIL 2/A-3	11 NEW DOOR HARDWARE SHALL BE EITHER PUSH/PULL, LEVER OR PANIC TYPE @ 40" AFF. MUST BE SELF CLOSING.	2. WALL, FLOOR AND CEILING FINISHES SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.11.
3 NEW SERVICE COUNTER, MAX. HEIGHT 34" @ A.F.F.	12 EXISTING EXTERIOR WINDOW TO REMAIN	3. ALL DECORATIVE MATERIALS AND TRIM SHALL COMPLY WITH THE PROVISIONS OF CBC 806.
4 EXISTING COLUMN TO REMAIN	13 PROVIDE SIGN ABOVE DOOR TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".	4. THERMAL AND ACOUSTICAL INSULATION SHALL COMPLY WITH CBC 720.
5 EXISTING STOREFRONT TO REMAIN	14 NEW TACTILE EXIT SIGN W/ BRAILLE - SEE DETAIL 4/A-1	
6 EXISTING WALL TO REMAIN	15 NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY - SEE DETAIL 4/A-1	
7 EXISTING ELECTRICAL PANEL TO REMAIN	16 MAX. OCCUPANCY SIGN	
8 NEW HOOD ABOVE- REF. MECH DWGS		
9 NEW FIXED WINDOW W/ 3/4" THICK TEMPERED GLASS		

DOOR SCHEDULE									
NO.	DOOR TYPE	DOOR SIZE			MATERIAL		HDW.	DETAIL	REMARKS
		W.	H.	THK.	MAT.	DOOR FRAME			
1	A	PAIR 3'-0"	7'-0"	1 3/4"	ALUM.	1" T.G.	ALUM.	1	EXISTING EXIT DOOR W/ HARDWARE SHALL BE EITHER PUSH/PULL, LEVER OR PANIC TYPE @ 40" AFF. - SEE NOTE #3
2	A	3'-0"	7'-0"	1 3/4"	H.MTL.	MTL.	MTL.	2	NEW DOUBLE SWING DOOR, NO LATCHSET NEEDED, SELF-CLOSING W/ SEE THROUGH WINDOW @ 60" AFF - SEE NOTE #3
3	B	3'-0"	7'-0"	1 3/4"	H.MTL.	MTL.	MTL.	2	NEW SERVICE DOOR, SELF-CLOSING, SHALL BE EITHER PUSH/PULL, LEVER OR PANIC TYPE @ 40" AFF. - SEE NOTE #3

DOOR TYPE	DOOR NOTES:
 T - TEMPERED GLASS	1. FOR EXISTING DOORS CONTRACTOR IS TO VERIFY EXISTING HARDWARE/RATING AND PROVIDE HARDWARE PER SCHEDULE THAT IS NOT EXISTING. 2. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. 3. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLE TO HINGED DOORS AND AT THE CENTER PLAGE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTO MATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. NOTE - FRONT DOOR SWINGS BOTH DIRECTIONS. 4. ALL SPECIFIED DOOR HARDWARE SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED. 5. EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9. 6. WHEN NOT ALL BUILDING ENTRANCES ARE ACCESSIBLE AND USABLE BY PERSONS W/ DISABILITIES SHALL BE IDENTIFIED W/ A LEAST ONE STANDARD SIGN AND W/ AN ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. 7. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.

DOOR HARDWARE SCHEDULE	
EXTERIOR SINGLE EXIT DOOR HDW.#1	
HINGES:	4 EA. LEAF - MCKINNEY TB2314 X US26D X NRP (NON-REMOVEABLE PIN X SSF (SAFETY STUD FEATURE))
EXIT DEVICE:	1 EA. ACTIVE LEAF - DETEX VALUE SERIES V 4001, HEX KEY DOGGING, EXIT ONLY (TRIMLESS), FINISH 711, 99 SURFACE MOUNTED STRIKE
ASTRAGAL:	1 EA. ACTIVE LEAF - PEMKO #355CS
FLUSH BOLTS:	1 PAIR INACTIVE LEAF - TRIMCO #3915 BRASS BOLTS, 12" BOTTOM ROD LENGTH, 30" TOP ROD LENGTH, WITH TRIMCO #3910 DUST PROOF THRESHOLD STRIKE SET IN FULL EPOXY
CLOSERS:	1 EA. LEAF - SARGENT 351 SERIES POWERGLIDE, ALUMINUM ENAMEL FINISH W/ HOLD OPEN
THRESHOLD:	(NONE) NOTY ARCHITECT IF EXISTING CONDITION REQUIRES A RAMP DUE TO CHANGE IN PAVING ELEVATION.
WEATHERSTRIPPING:	(HEAD & JAMB) PEMKO #303APK)
DRIP:	HEAD, EXTERIOR SIDE-PEMKO #346C, FULL WIDTH OF FRAME
DOOR SWEEPS:	2 EA. LEAF - PEMKO #368CN, MOUNTED ON INTERIOR AND EXTERIOR SIDE OF EACH LEAF
SILENCERS:	2 EA. LEAF - TRIMCO #1229A
SECURITY BAR:	SECURITY INC, SB-01-0072
INTERIOR SINGLE OFFICE / STORAGE DOOR HDW.#2	
HINGES:	3 EA. - MCKINNEY TB2314 X US26D
LATCHSET:	1 EA.-SARGENT CYLINDRICAL LATCHSET 10 LINE SERIES WITH "L" CAST LEVER & "L" WROUGHT ROSE, 2-3/4" BACKSET, 1/2" MINIMUM LATCHBOLT THROW, CURVED LIP STRIKE WITH WROUGHT BOX.
SILENCERS:	3 EA. -TRIMCO #1229A
WALL BUMPER:	1 EA. - TRIMCO #1270WV WALL MOUNTED BASE WITH CONCAVE RUBBER BUMPER
INTERIOR SINGLE RESTROOM DOOR HDW.#3	
HINGES:	3 EA. - MCKINNEY TB2314 X US26D
LOCKSET:	1 EA.-SARGENT CYLINDRICAL LATCH SET BATHROOM FUNCTION, 10 LINE SERIES WITH "L" CAST LEVER & "L" WROUGHT ROSE, 2-3/4" BACK SET, 1/2" MINIMUM LATCH BOLT THROW, CURVED LIP STRIKE WITH WROUGHT BOX
SILENCERS:	3 EA. -TRIMCO #1229A
WALL BUMPER:	1 EA. - TRIMCO #1270WV

REVISION	1	2	3	4	5	6

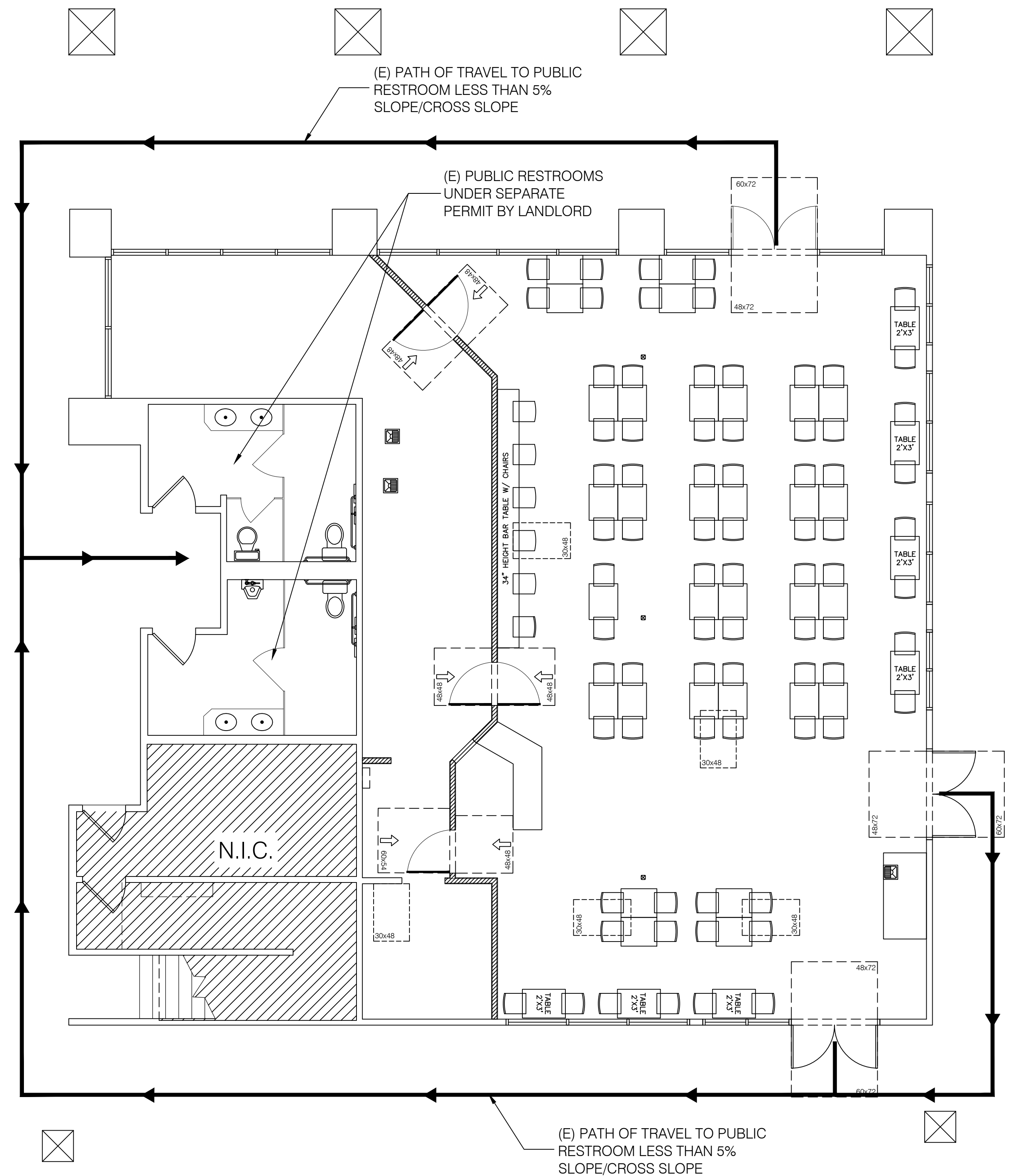
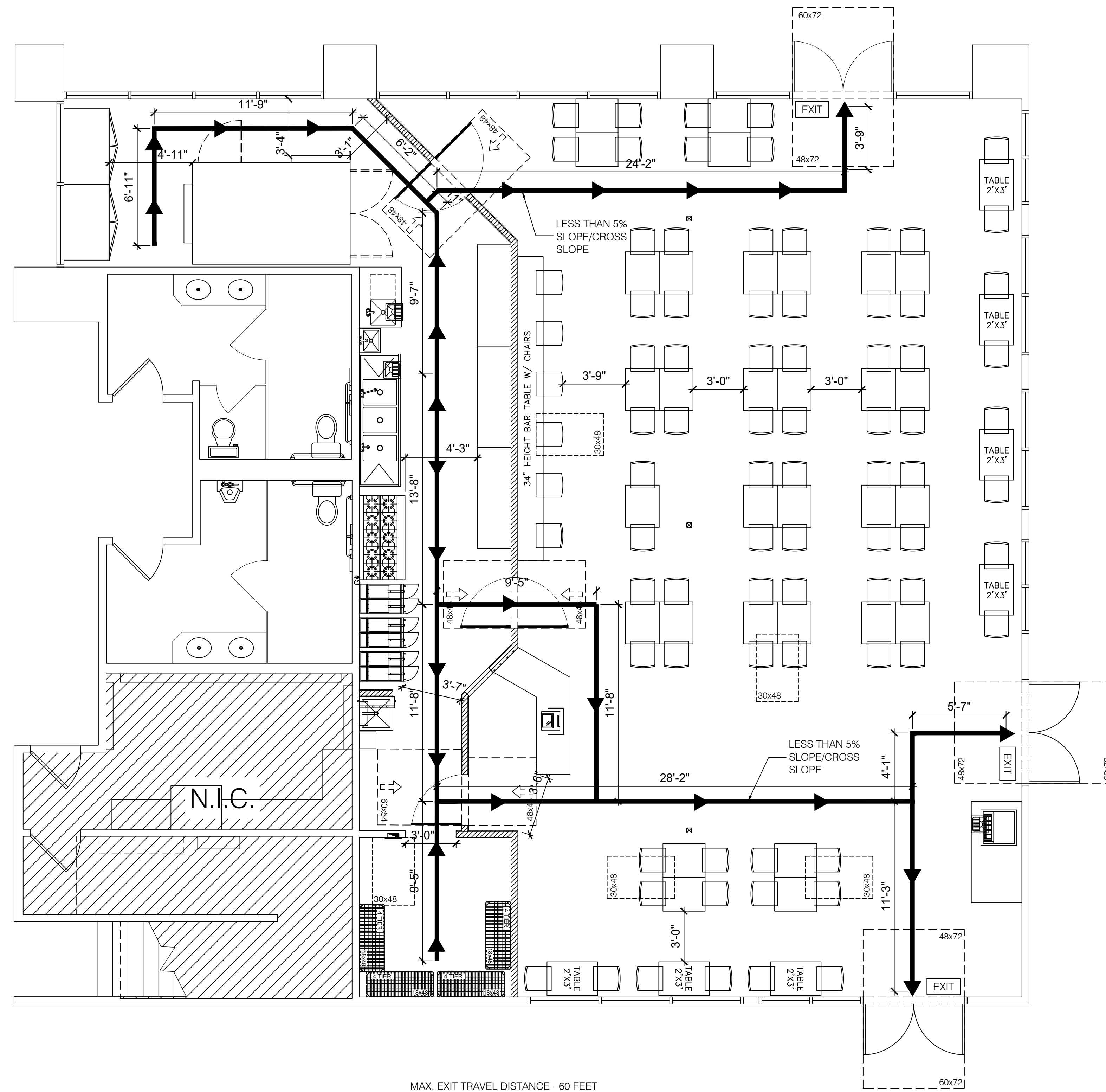
PROPOSED
FLOOR PLAN

DATE 9-13-2019	JOB NO -----
SCALE	DRAWN BY

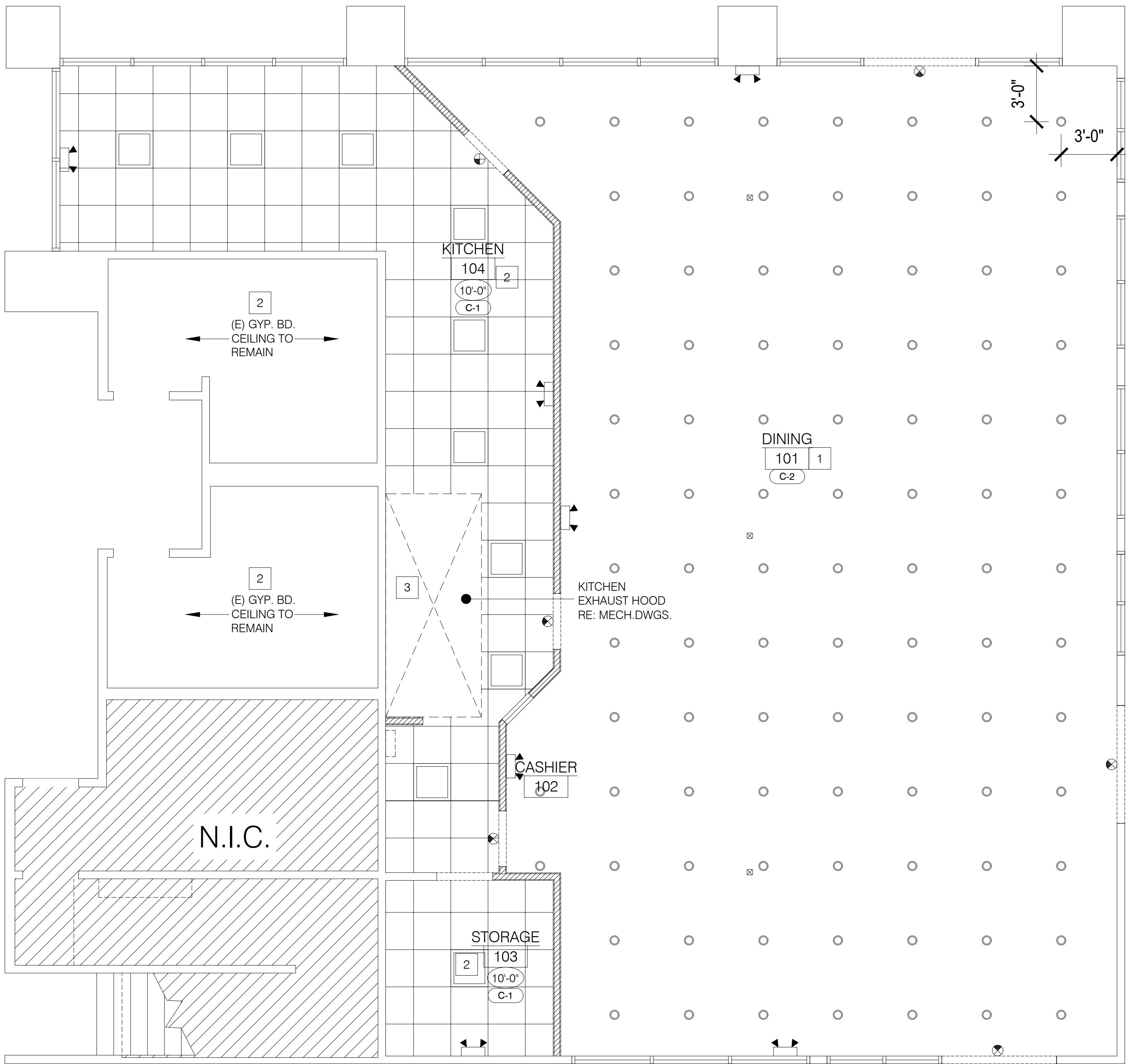
STORE NO.

DRAWING NO.

A-1.1



1	-
2	-
3	-
4	-
5	-
6	-



FINISH & CEILING SCHEDULE			
TAG	DESCRIPTION	SPECIFICATION	INFORMATION
F-01	SEALED CONCRETE	HTC, INC. SUPERFLOOR; CLEAR COLOR; PROVIDE (3) COATS MIN.	ALL AREAS
B-01	SLIM FOOT COVE BASE	SLIM FOOT TILE COVE; B&W/HUNTINGTON S-36197; GREY COLOR; 6" HIGH & 3/8" RADIUS	ALL AREAS
C-01	GYP. BD. CEILING	WHITE	(E) RESTROOM
C-02	OPEN CEILING	-	DINING
W-01	FRP	MARLITE STANDARD FRP P100 WHITEPEBBLED SURFACE FIN.	KITCHEN & STORAGE
P-01	PAINT	SHERWIN-WILLIAMS SEA SALT SW 6204 SEMI-GLOSS	DINING & CASHIER
SS-01	STAINLESS STEEL	STAINLESS STEEL PANEL	BEHIND HOOD

CEILING LEGEND	FINISH NOTES
EMERGENCY EXIT SIGN. (90 MINS BACK UP BATTERY) SEE 'E' DRAWINGS	1. INTERIOR FINISH COMPLIANCE WITH CBC. 803.1 FLAME SPREAD PROVISIONS AND WALL AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.9. (CLASS A FOR EXIT ENCLOSURES, EXIT PASSAGE WAYS AND CORRIDORS - CLASS B FOR ROOMS AND ENCLOSED SPACES).
EMERGENCY LIGHT FIXTURE. (90 MINS BACK UP BATTERY) SEE 'E' DRAWINGS	2. INTERIOR FLOOR FINISHS SHALL COMPLY WITH CBC. 804.1 AND CLASS II..
2x2 LAY-IN LED LIGHT FIXTURES, SEE ELECTRICAL DRAWING	3. ALL FLOOR, WALLS AND CEILINGS SHALL BE SMOOTH, DURABLE, NON-ABSORBENT, AND EASILY CLEANABLE (GLOSS OR SEMI-GLOSS). COVE BASE TILE SHALL BE OF MINIMUM 3/8" RADIUS AND MINIMUM 4" HEIGHT TILE.
RECESSED 6" CAN LIGHT FIXTURE SEE ELECTRICAL DRAWINGS	
X'-X" CEILING HEIGHT INDICATION	
X-X FINISH DESIGNATIONS. REFER TO FINSH SCHEDULE	

CEILING & FINISH KEY NOTES	
1	OPEN/EXPOSED CEILING ABOVE AT DINING AREA.
2	DRY WALL CEILING, C-01, WHITE COLOR AT (E) RESTROOM AREA.
3	HOOD ABOVE.
4	SEALED CONCRETE, F-01, THROUGHOUT; USE SLIM FOOT TILE COVE BASE MIN. 4" HIGH WITH 3/8" RADIUS
5	FRP, W-01, AT STORAGE, KITCHEN EXCEPT AT BACK OF HOOD WHERE STAINLESS STEEL BACK, 16" GAGE TO BE USED.

Circa Domini International
Engineering + Architecture + Consulting
16520 Bake Parkway, Suite 100, Irvine, CA 92618
Telephone: (949) 533-4117

LICENCED ARCHITECT
FRANCIS P. DOMINI
No. C 18585
Exp. 3-31-21
STATE OF CALIFORNIA

BEALE'S TEXAS BBQ
16400 PACIFIC COAST HIGHWAY
SUITE 117
HUNTINGTON BEACH, CA 92649

REVISION	
1	
2	
3	
4	
5	

REFLECTED
CEILING PLAN

DATE 9-13-2019	JOB NO -----
SCALE	DRAWN BY

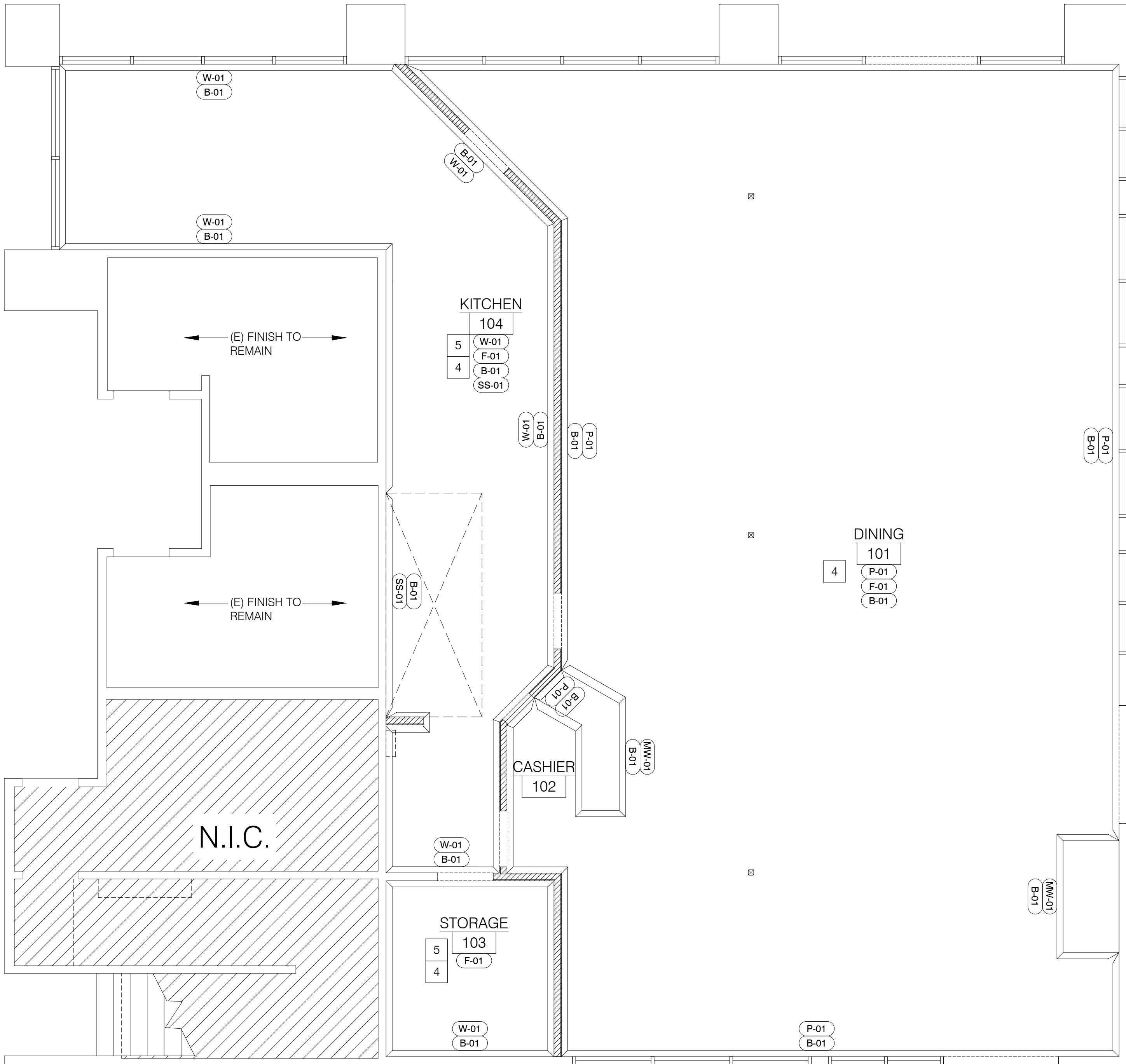
STORE NO.

DRAWING NO.

A-2.1

REFLECTED CEILING PLAN
3/8"=1'-0"

1



FINISH & CEILING SCHEDULE			
TAG	DESCRIPTION	SPECIFICATION	INFORMATION
F-01	SEALED CONCRETE	HTC, INC. SUPERFLOOR; CLEAR COLOR; PROVIDE (3) COATS MIN.	ALL AREAS
B-01	SLIM FOOT COVE BASE	SLIM FOOT TILE COVE; B&W/HUNTINGTON S-36197; GREY COLOR; 6" HIGH & 3/8" RADIUS	ALL AREAS
C-01	GYP. BD. CEILING	WHITE	(E) RESTROOM
C-02	OPEN CEILING	-	DINING
W-01	FRP	MARLITE STANDARD FRP P100 WHITEPEBBLED SURFACE FIN.	KITCHEN & STORAGE
P-01	PAINT	SHERWIN-WILLIAMS SEA SALT SW 6204 SEMI-GLOSS	DINING & CASHIER
SS-01	STAINLESS STEEL	STAINLESS STEEL PANEL	BEHIND HOOD
CEILING LEGEND		FINISH NOTES	
	EMERGENCY EXIT SIGN. (90 MINS BACK UP BATTERY) SEE 'E' DRAWINGS	1. INTERIOR FINISH COMPLIANCE WITH CBC. 803.1 FLAME SPREAD PROVISIONS AND WALL AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.9. (CLASS A FOR EXIT ENCLOSURES, EXIT PASSAGE WAYS AND CORRIDORS - CLASS B FOR ROOMS AND ENCLOSED SPACES). 2. INTERIOR FLOOR FINISHS SHALL COMPLY WITH CBC. 804.1 AND CLASS II.. 3. ALL FLOOR, WALLS AND CEILINGS SHALL BE SMOOTH, DURABLE, NON-ABSORTBENT, AND EASILY CLEANABLE (GLOSS OR SEMI-GLOSS). COVE BASE TILE SHALL BE OF MINIMUM 3/8" RADIUS AND MINIMUM 4" HEIGHT TILE. CEILING & FINISH KEY NOTES 1 OPEN/EXPOSED CEILING ABOVE AT DINING AREA. 2 DRY WALL CEILING, C-01, WHITE COLOR AT (E) RESTROOM AREA. 3 HOOD ABOVE. 4 SEALED CONCRETE, F-01, THROUGHOUT; USE SLIM FOOT TILE COVE BASE MIN. 4" HIGH WITH 3/8" RADIUS 5 FRP, W-01, AT STORAGE, KITCHEN EXCEPT AT BACK OF HOOD WHERE STAINLESS STEEL BACK, 16" GAGE TO BE USED.	
	EMERGENCY LIGHT FIXTURE (90 MINS BACK UP BATTERY) SEE 'E' DRAWINGS		
	2x2 LAY-IN LED LIGHT FIXTURES, SEE ELECTRICAL DRAWING		
	RECESSED 6" CAN LIGHT FIXTURE SEE ELECTRICAL DRAWINGS		
	CEILING HEIGHT INDICATION		
	FINISH DESIGNATIONS. REFER TO FINSH SCHEDULE		

Circa Domini International
Engineering + Architecture + Consulting
16520 Bake Parkway, Suite 100, Irvine, CA 92618
Telephone: (949) 533-4117

LICENSED ARCHITECT
FRANCIS P. ...
No. C 18585
Ren. 3-31-21
STATE OF CALIFORNIA

BEALE'S TEXAS BBQ
16400 PACIFIC COAST HIGHWAY
SUITE 117
HUNTINGTON BEACH, CA 92649

REVISION	1	2	3	4	5	6
	-	-	-	-	-	-

FINISH PLAN & FINISH SCHEDULE

DATE	JOB NO
9-13-2019	-----
SCALE	DRAWN BY

STORE NO.

DRAWING NO.

A-2.2

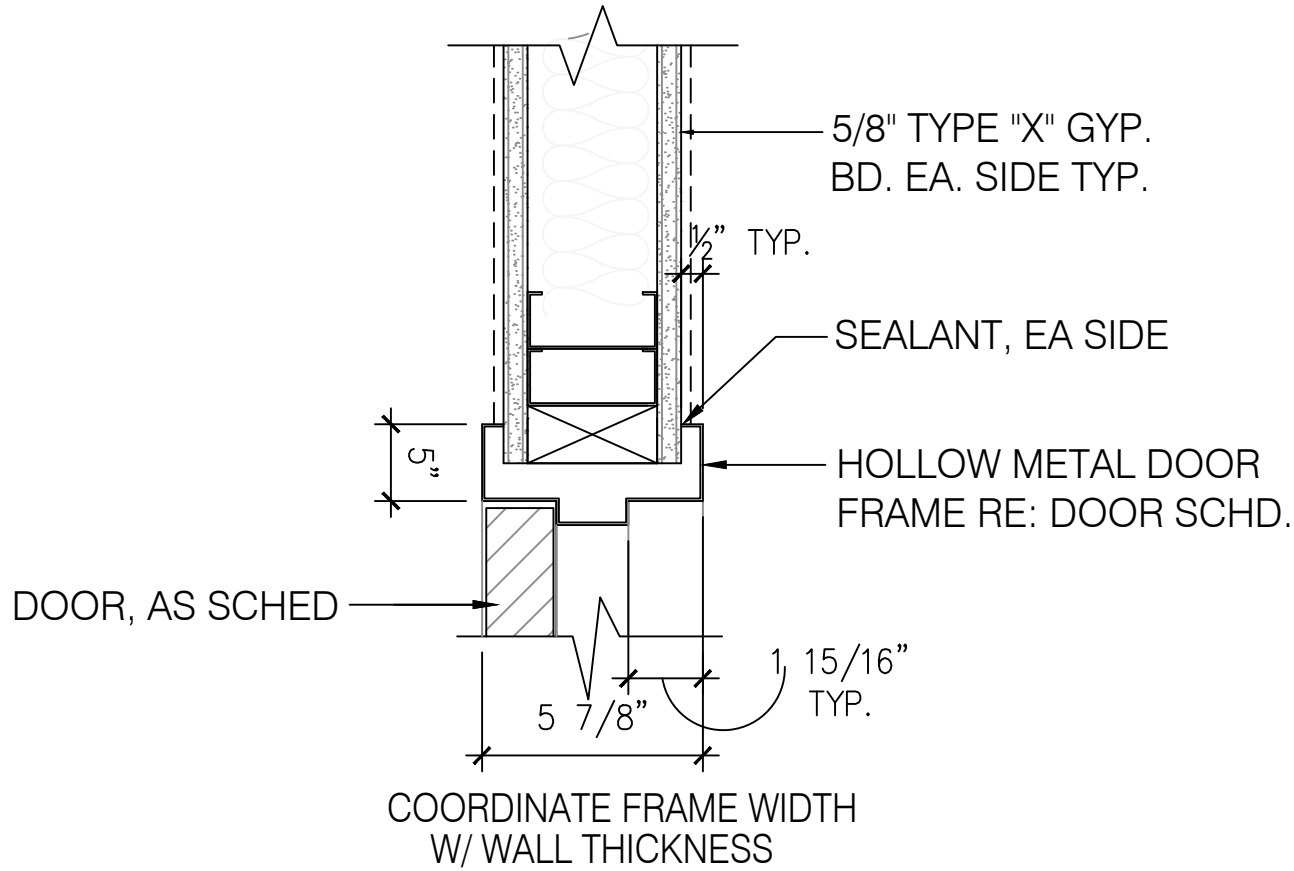
FINISH PLAN
1/4"=1'-0"

2

NO USE

SCALE:
NONE

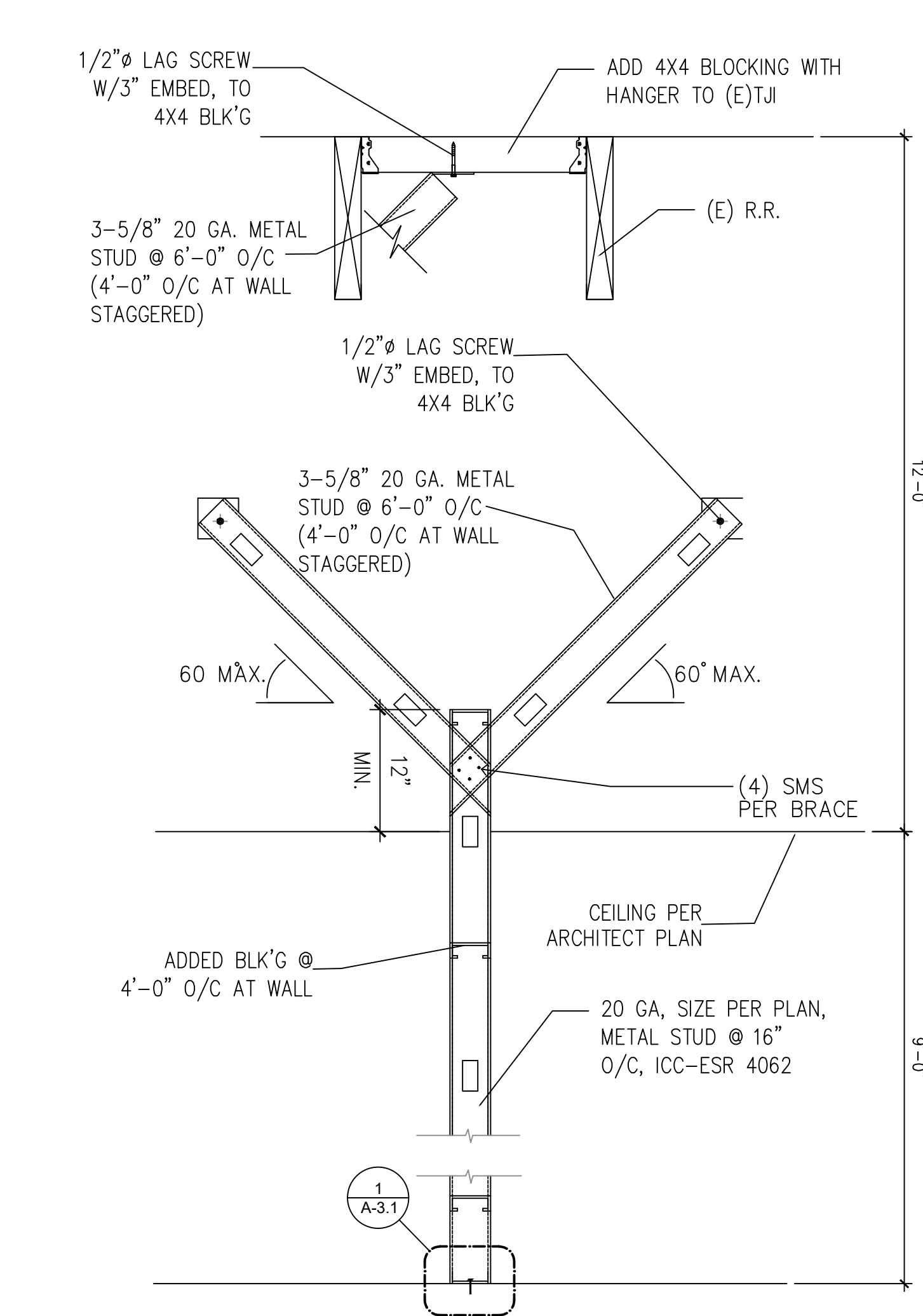
4



DOOR HEAD TYP.

SCALE:
NONE

3

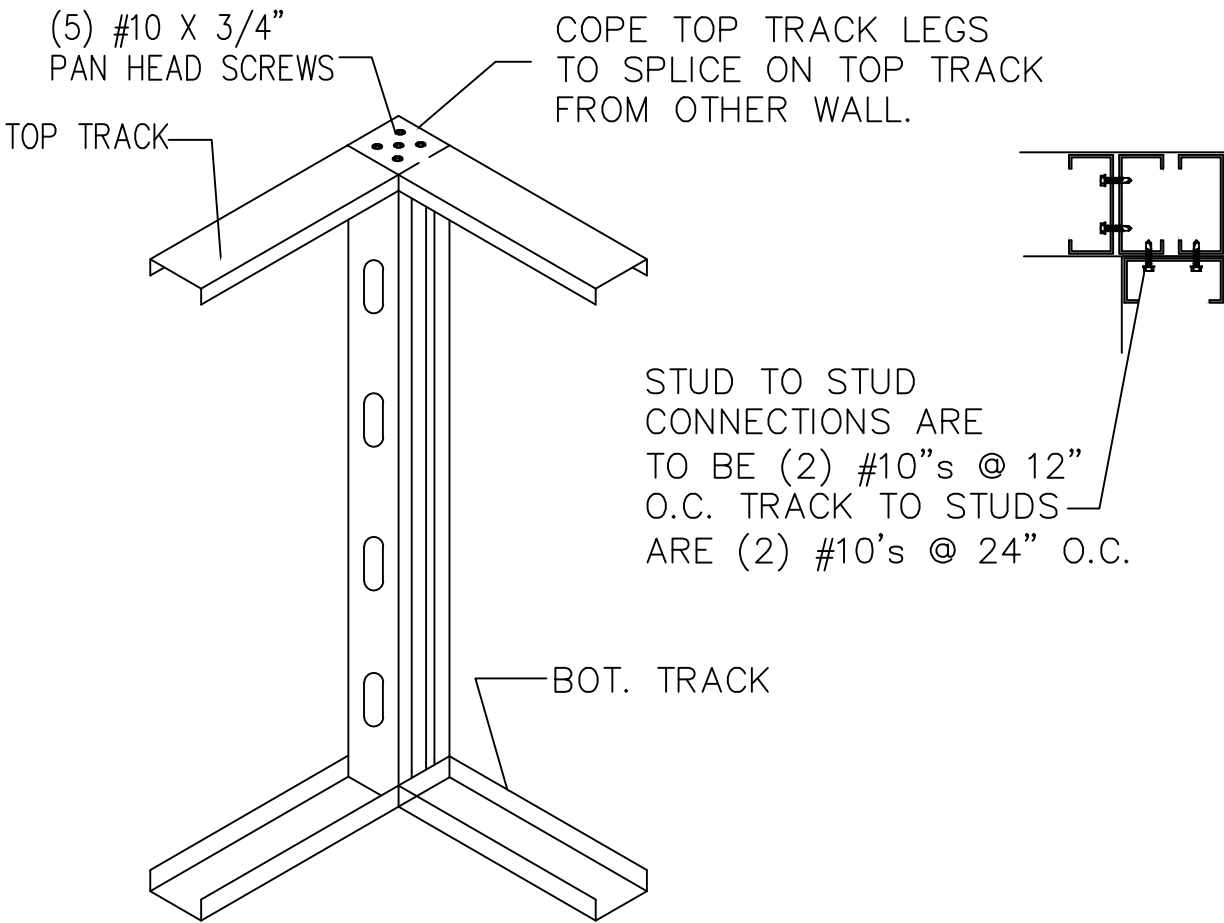
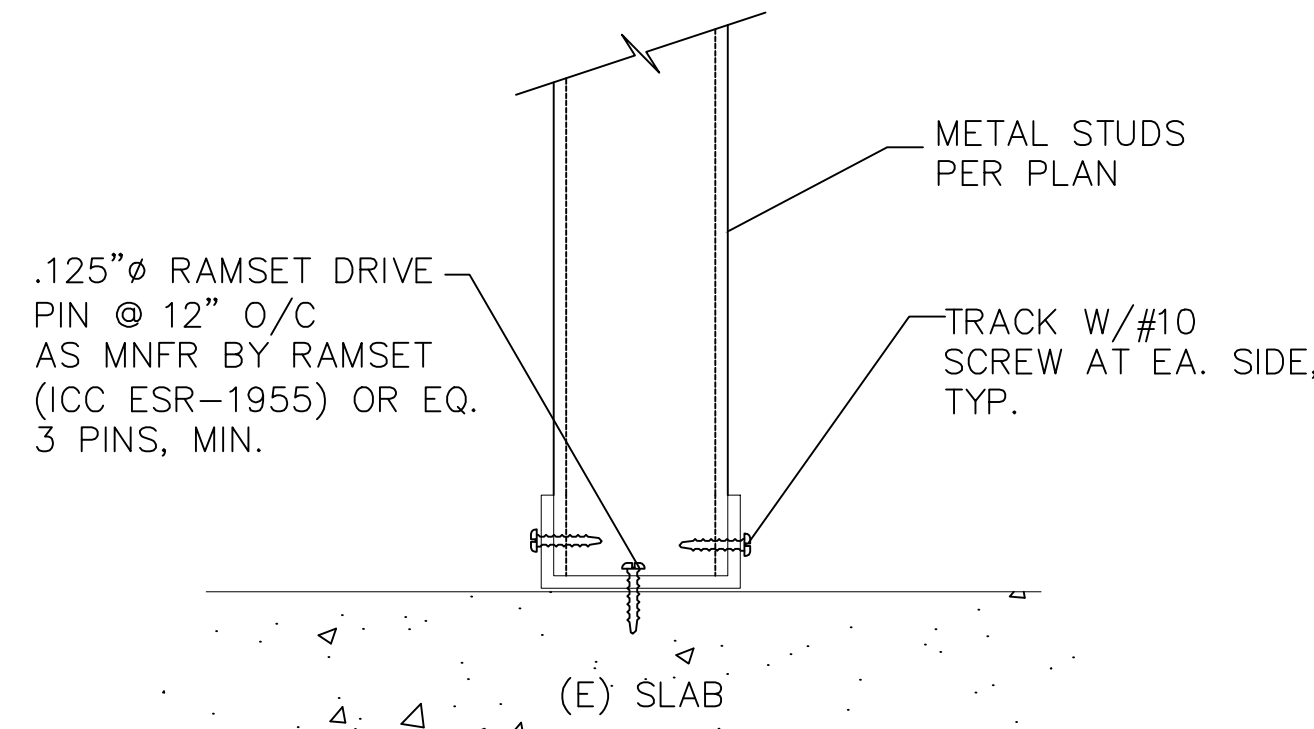
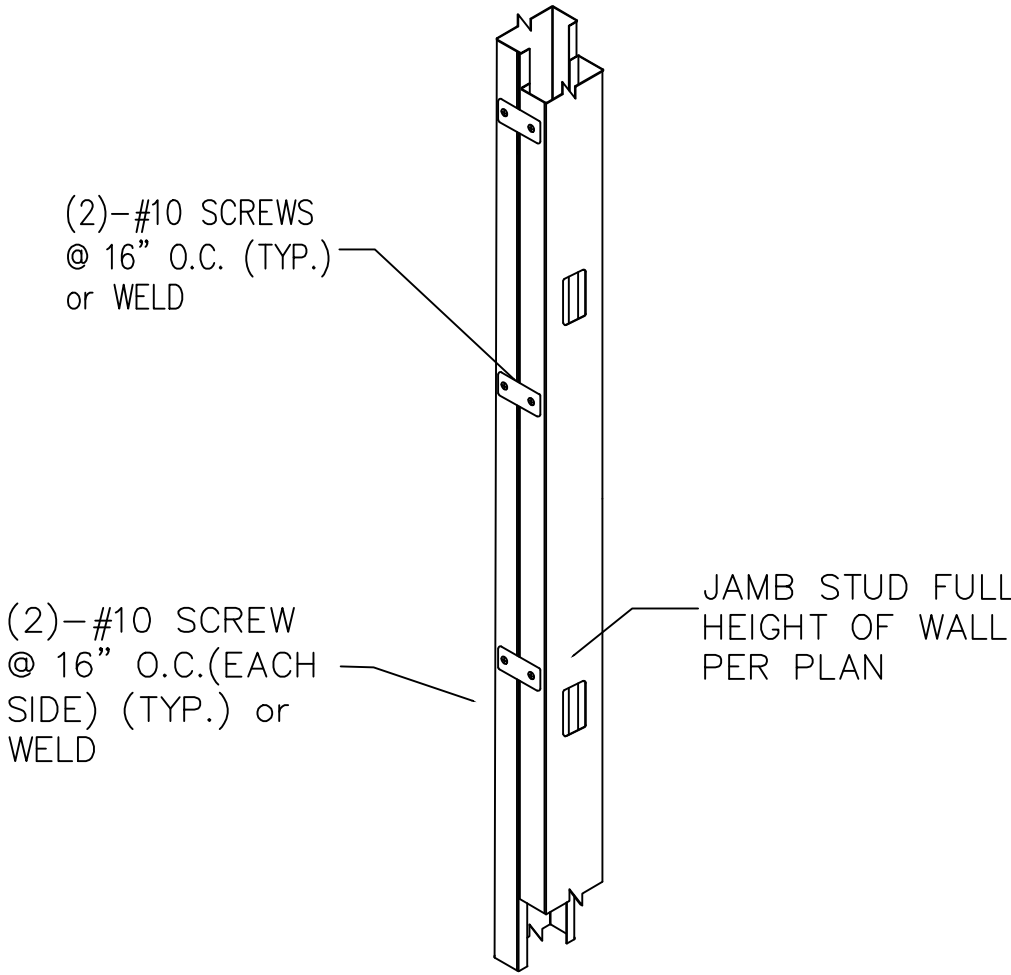
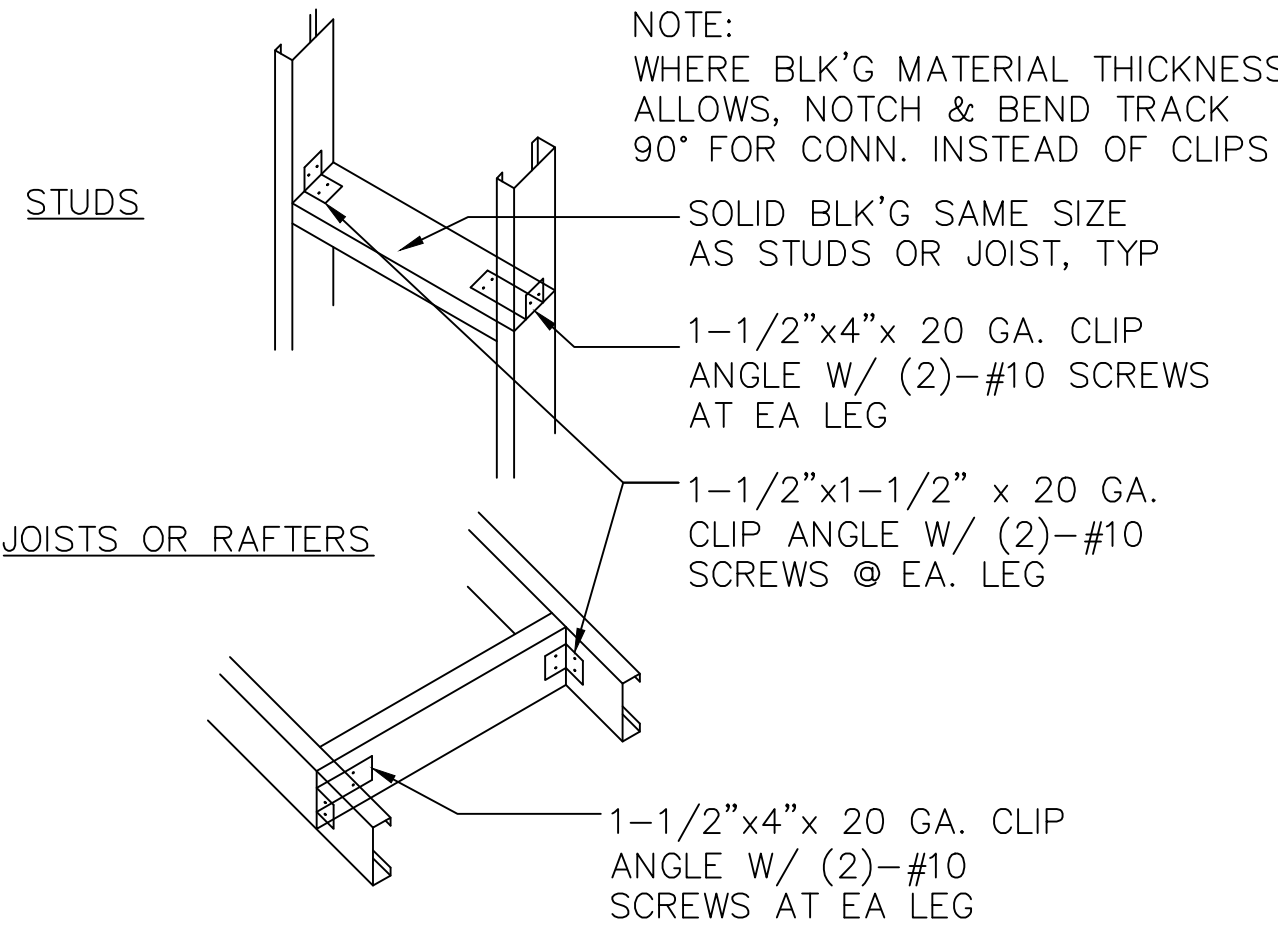
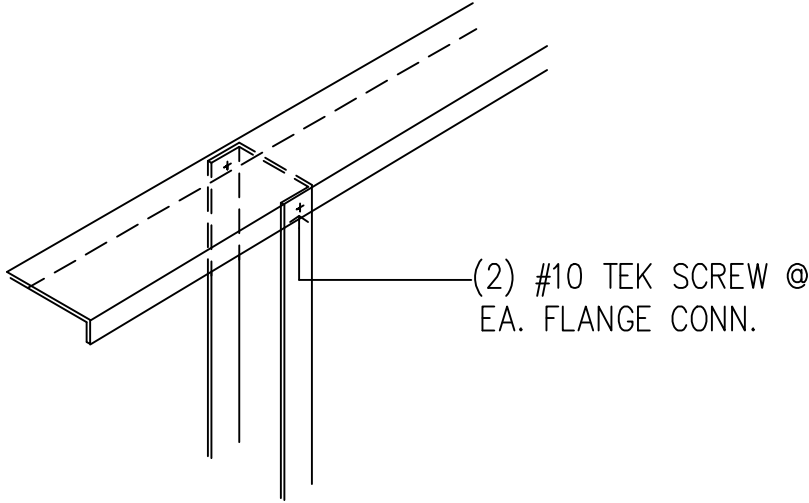


BRACE TO STUD WALL

SCALE:
NONE

2

STUD WALL TYPICAL DETAILS



SCALE:
NONE

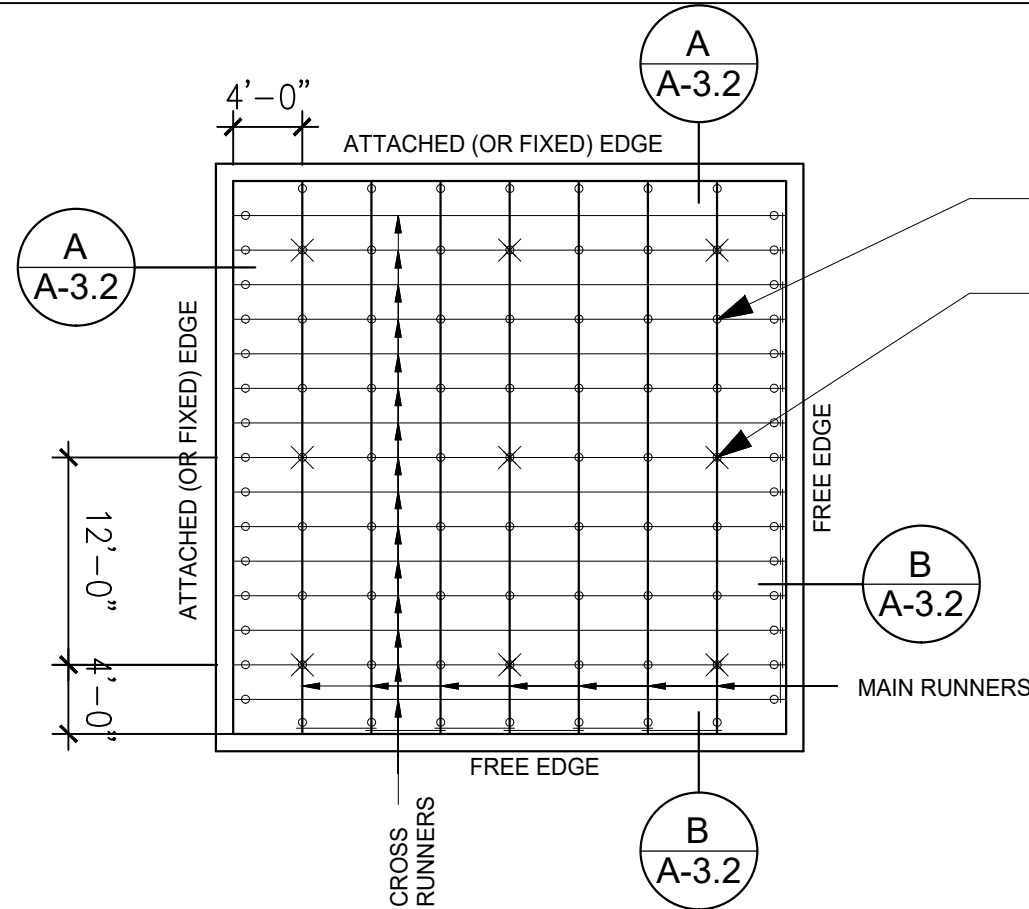
1

REVISION	1	2	3	4	5	6

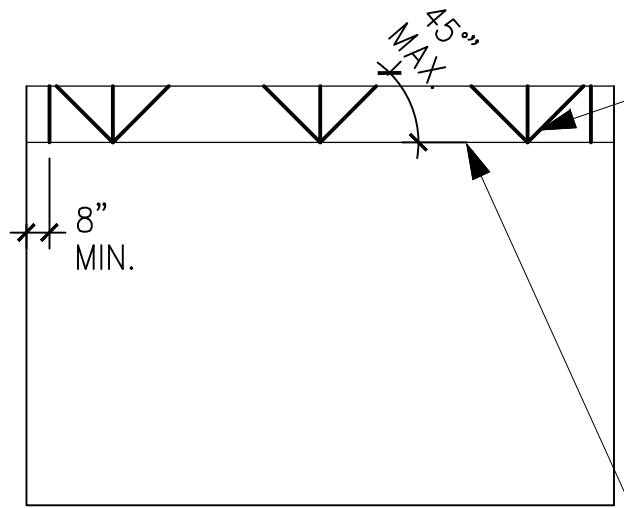
DETAILS	
DATE 9-13-2019	JOB NO -----
SCALE	DRAWN BY
STORE NO.	
DRAWING NO.	

METAL SUSPENSION SYSTEMS FOR LAY-IN PANEL CEILINGS

1. GENERAL REQUIREMENTS: THE FOLLOWING REQUIREMENTS APPLY TO CEILING SYSTEMS WHOSE TOTAL WEIGHT, INCLUDING CEILING MOUNTED AIR TERMINALS, SERVICES AND LIGHT FIXTURES, DOES NOT EXCEED FOUR (4) PSF. HEAVIER SYSTEMS, AND THOSE SUPPORTING LATERAL LOADS FROM PARTITIONS, WILL REQUIRE SPECIAL DESIGN DETAILS.
- 1.1 #12 GAGE WIRE SHALL BE 0.106 INCHES IN DIAMETER CONFORMING TO ASTM A641. #12 GAGE WIRE SHALL BE SOFT ANNEALED, GALVANIZED STEEL WIRE WITH A CLASS 1 COATING.
- 1.2 #12 GAGE HANGER WIRES MAY BE USED FOR UP TO AND INCLUDING 4 FT. BY 4 FT. GRID SPACING AND SHALL BE ATTACHED TO MAIN RUNNERS.
- 1.3 PROVIDE #12 GAGE HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN EIGHT (8) INCHES OF THE SUPPORT OR WITHIN ONE-FOURTH (1/4) OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA. SEE DETAIL 8/A913. PERIMETER WIRES ARE NOT REQUIRED WHEN THE LENGTH OF THE END TEE IS EIGHT (8) INCHES OR LESS.
- 1.4 PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO TYPICAL HANGER SPACING. SEE DET 9/A914. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS, OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 (HORIZONTAL) IN 6 (VERTICAL) OUT OF PLUMB ARE TO HAVE COUNTER-SLOPING WIRES.
- 1.5 CEILING GRID MEMBERS SHALL BE ATTACHED TO TWO (2) ADJACENT WALLS PER ASC 7-05, SECTION 13.5.6.2(B). CEILING GRID MEMBERS SHALL BE AT LEAST 3/4 INCH CLEAR OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE, AND A MINIMUM OF 3/4 INCH CLEAR OF WALL.
- 1.6 THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2 INCHES.
- 1.7 AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. A METAL STRUT OR A #16 GAGE WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED. WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL RUNNER IS 8 INCHES OR LESS, THIS INTERLOCK IS NOT REQUIRED.
- 1.8 EXPANSION JOINTS SHALL BE PROVIDED IN THE CEILING AT INTERSECTIONS OF CORRIDORS AND AT JUNCTIONS OF CORRIDORS WITH LOBBIES OR OTHER SIMILAR AREAS.
- 1.9 PROVIDE LATERAL-FORCE BRACING ASSEMBLIES CONSISTING OF A COMPRESSION STRUT AND FOUR (4) #12 GAGE SPAYED BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER (SEE DETAIL 5 / A913).
- 1.10 PROVIDE BRACING ASSEMBLIES AT LOCATIONS NOT MORE THAN ONE HALF (1/2) THE CALCULATED SPACING IN EACH DIRECTION FROM EACH PERIMETER WALL AND AT THE EDGES OF ANY CHANGE IN ELEVATION OF THE CEILING.
- 1.11 THE SLOPE OF BRACING WIRES SHALL NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING AND WIRES SHALL BE TAUT. SPLICES IN WIRES ARE NOT PERMITTED WITHOUT SPECIAL DSA APPROVAL.
- 1.12 COMPRESSION STRUTS SHALL NOT BE MORE THAN 1 (HORIZONTAL) IN 6 (VERTICAL) OUT OF PLUMB.
- 1.13 SUSPENDED ACOUSTICAL CEILING SYSTEMS WITH A CEILING AREA OF 144 SQUARE FEET OR LESS, AND FIRE RATED SUSPENDED ACOUSTICAL CEILING SYSTEMS WITH A CEILING AREA OF 96 SQUARE FEET OR LESS, SURROUNDED BY WALLS WHICH CONNECT DIRECTLY TO THE STRUCTURE ABOVE OR WALLS INDEPENDENTLY BRACED ABOVE CEILING TO STRUCTURE ABOVE, DO NOT REQUIRE BRACING ASSEMBLIES WHEN ATTACHED TO TWO ADJACENT WALLS.
- 1.14 FOR CEILING AREAS EXCEEDING 2500 SQUARE FEET A SEISMIC SEPARATION JOINT SHALL BE PROVIDED TO DIVIDE THE CEILING INTO AREAS NOT EXCEEDING 2500 SQUARE FEET. ALTERNATIVELY, STRUCTURAL ANALYSIS SHALL BE PERFORMED TO DEMONSTRATE COMPLIANCE WITH ASTM E580-08 SECTION 5.2.9.
- 1.15 PENETRATIONS THROUGH THE CEILING FOR SPRINKLER HEADS AND OTHER SIMILAR DEVICES THAT ARE NOT INTEGRALLY TIED TO THE CEILING SYSTEM IN THE LATERAL DIRECTION SHALL HAVE A TWO (2) INCH OVERSIZED RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FREE MOVEMENT OF ONE (1) INCH IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, PER ASTM E580 SECTION 5.2.8.8, A FLEXIBLE SPRINKLER HOSE FITTING THAT CAN ACCOMMODATE 1 INCH OF CEILING MOVEMENT SHALL BE PERMITTED TO BE USED IN LIE OF THE OVERSIZED RING, SLEEVE OR ADAPTER.
- 1.16 FASTEN #12 HANGER WIRES WITH NOT LESS THAN THREE (3) TIGHT TURNS IN 3 INCHES. HANGER WIRE LOOPS SHALL BE TIGHTLY WRAPPED AND SHARPLY BENT TO PREVENT ANY VERTICAL MOVEMENT OR ROTATION OF THE MEMBER WITHIN THE LOOPS (SEE ASTM E580, SECTION 5.2.7.2). FASTEN #10 OR #12 BRACING WIRES WITH FOUR (4) TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1-1/2 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE ANCHOR ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE WIRE. NOTE: WIRE TURNS MADE BY MACHINE WHERE BOTH STRANDS HAVE BEEN DEFORMED OR BENT IN WRAPPING CAN WAIVE THE 1-1/2 INCH REQUIREMENT, BUT THE NUMBER OF TURNS SHOULD BE MAINTAINED, AND BE AS TIGHT AS POSSIBLE.
- 1.17 SEPARATE ALL CEILING HANGER AND BRACING WIRES AT LEAST SIX (6) INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC.
- 1.18 WHEN DRILLED-IN CONCRETE ANCHORS OR SHOT-IN ANCHORS ARE USED IN REINFORCED CONCRETE FOR HANGER WIRES, 1 OUT OF 10 WIRE/ANCHOR ASSEMBLIES MUST BE FIELD TESTED FOR 200 LBS. IN TENSION. WHEN DRILLED IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES, 1 OUT OF 2 WIRE/ANCHOR ASSEMBLIES MUST BE FIELD TESTED FOR 440 LBS. IN TENSION IN THE DIRECTION OF THE WIRE. SHOT-IN ANCHORS IN CONCRETE ARE NOT PERMITTED FOR BRACING WIRES. NOTE: DRILLED-IN OR SHOT-IN ANCHORS REQUIRE SPECIAL DSA APPROVAL PRIOR TO USE IN PRESTRESSED CONCRETE.
- 1.19 ATTACH ALL LIGHT FIXTURES AND CEILING MOUNTED AIR TERMINALS, TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES. SCREWS OR APPROVED FASTENERS ARE REQUIRED.
- 1.20 FLUSH OR RECESSED LIGHT FIXTURES, WEIGHING LESS THAN 56 LBS. AND MECHANICAL TERMINALS AND SERVICES, WEIGHING LESS THAN 20 LBS., MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF TWO (2) #12 GAGE SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4 FT. X 4 FT. LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER. ALL FLUSH OR RECESSED LIGHT FIXTURES WEIGHING 56 LBS. OR MORE AND MECHANICAL TERMINALS AND SERVICES, WEIGHING 20 LBS. OR MORE, MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR (4) TAUT #12 GAGE WIRES, EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE. THE FOUR (4) TAUT #12 GAGE WIRES, INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE, MUST BE CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE UNIT. FLUSH OR RECESSED LIGHT FIXTURES, WEIGHING LESS THAN 56 LBS. AND MECHANICAL TERMINALS AND SERVICES, WEIGHING LESS THAN 20 LBS., MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF TWO (2) #12 GAGE SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4 FT. X 4 FT. LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER.
- ALL FLUSH OR RECESSED LIGHT FIXTURES WEIGHING 56 LBS. OR MORE AND MECHANICAL TERMINALS AND SERVICES, WEIGHING 20 LBS. OR MORE, MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR (4) TAUT #12 GAGE WIRES, EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE. THE FOUR (4) TAUT #12 GAGE WIRES, INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE, MUST BE CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE UNIT.
- 1.21 SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE DEVICES WHICH SURROUND THE CEILING RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A #12 GAGE WIRE. SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTABLE. PROVIDE ADDITIONAL SUPPORTS WHEN LIGHT FIXTURES ARE 8 FT. OR LONGER. MAXIMUM SPACING BETWEEN SUPPORTS SHALL NOT EXCEED 8 FEET.
- 1.22 SUPPORT PENDANT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT HANGER AND CAPABLE OF SUPPORTING TWO (2) TIMES THE WEIGHT OF THE FIXTURE. A BRACING ASSEMBLY, PER DETAIL 5 / A913, IS REQUIRED WHERE THE PENDANT HANGER PENETRATES THE CEILING. SPECIAL DETAILS ARE REQUIRED TO ATTACH THE PENDANT HANGER TO THE BRACING ASSEMBLY TO TRANSMIT HORIZONTAL FORCE. IF THE PENDANT MOUNTED LIGHT FIXTURE IS DIRECTLY AND INDEPENDENTLY BRACED BELOW THE CEILING, I.E. AIRCRAFT CABLES TO WALLS, THEN BRACE ASSEMBLY IS NOT REQUIRED ABOVE THE CEILING. SEE IR 16-9 FOR ADDITIONAL REQUIREMENT FOR PENDENT MOUNTED FIXTURES.
- 1.23 THE CEILING GRID SYSTEM MUST BE RATED AS HEAVY DUTY AS DEFINED BY ASTM C635.
- 1.24 METAL PANELS AND PANELS WEIGHING MORE THAN 12 PSF, OTHER THAN MINERAL FIBER ACOUSTICAL TILE, ARE TO BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION RUNNERS.
- 1.25 ALL LIGHT-WEIGHT MISCELLANEOUS DEVICES, SUCH AS STROBE LIGHTS, SPEAKERS, ETC., SHALL BE ATTACHED TO THE CEILING GRID PER SECTION 7.1 OF IR. IN ADDITION, DEVICES WEIGHING MORE THAN 10 LBS SHALL HAVE A #12 SLACK SAFETY WIRE ANCHORED TO THE STRUCTURE ABOVE. DEVICES WEIGHING MORE THAN 20 LBS SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE



SCHEMATIC SUSPENDED LAY-IN PANEL CEILING FRAMING PLAN

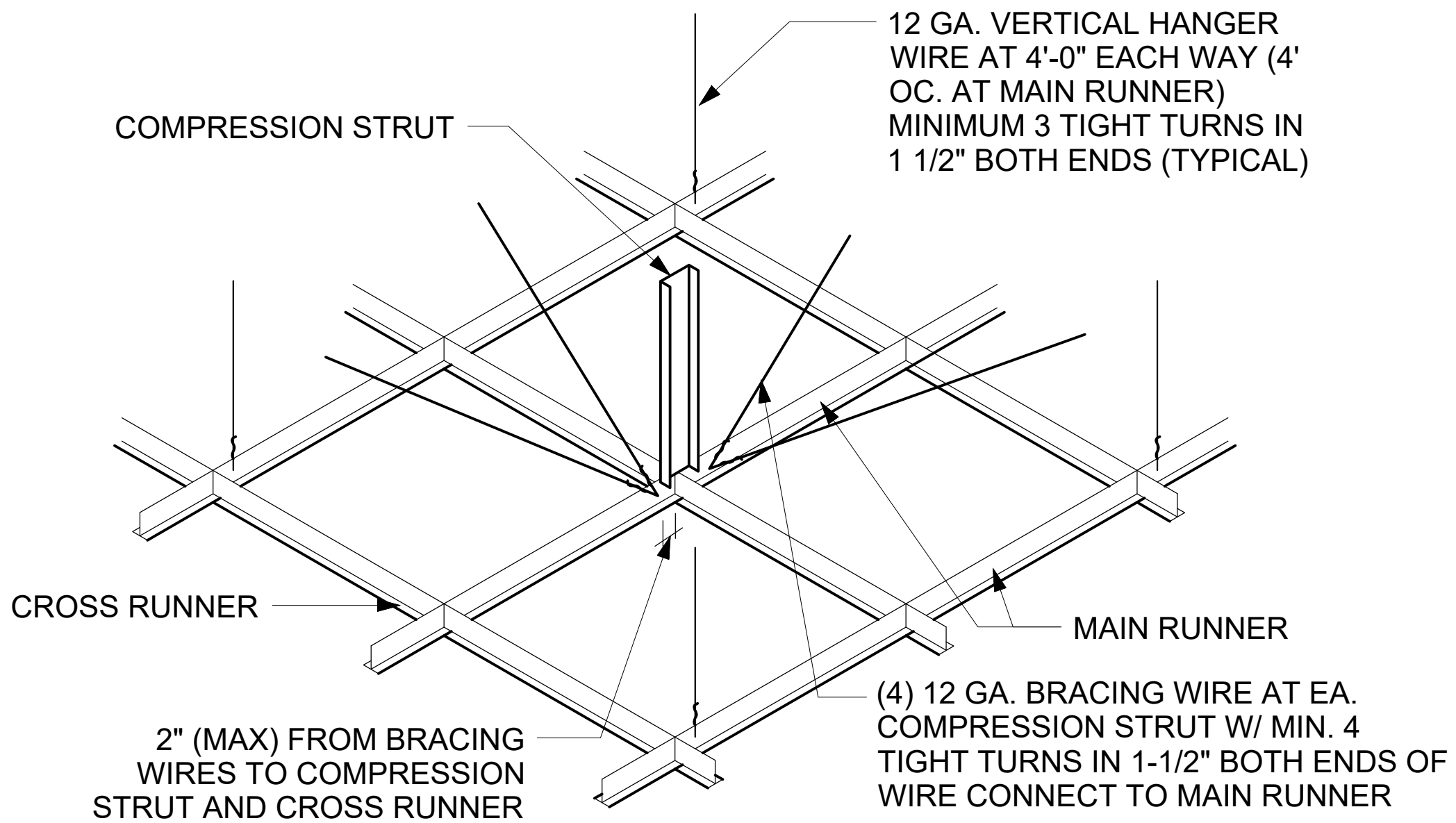


#12 GAUGE MIN.HANGER WIRE @ 48" O.C.
MAX.EACH WAY (MAXIMUM 16 SQUARE
FEET SUPPORTED AREA) OR METAL
STUD COMPRESSION STRUT, ATTACHED
TO STRUCTURE ABOVE; PROVIDE STRUT
AT EACH BRACING ASSEMBLY, TYPICAL.

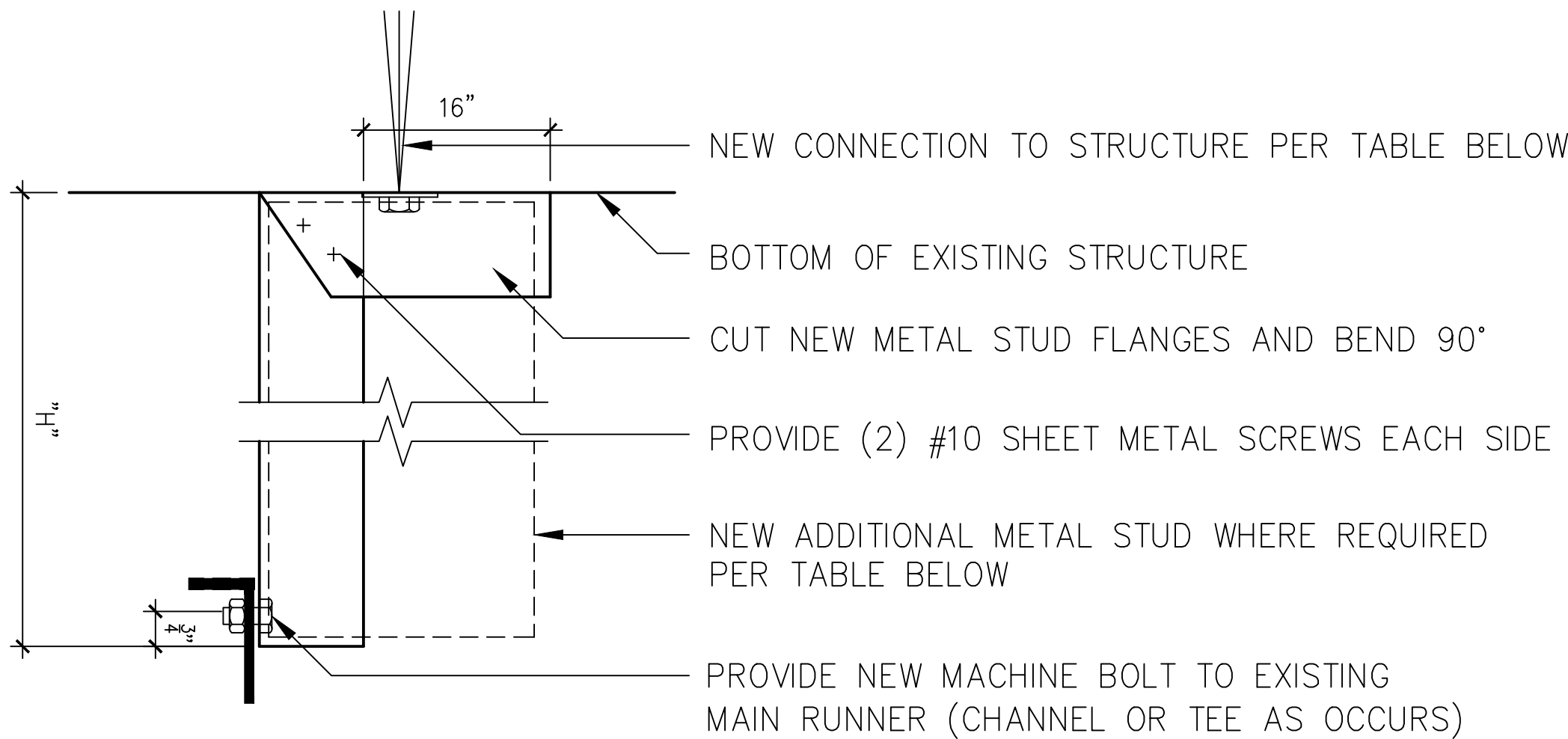
SCHEMATIC SECTION

CROSS RUNNER OR MAIN RUNNER

HEAVY DUTY SUSPENDED CEILING TYPICAL DETAILS

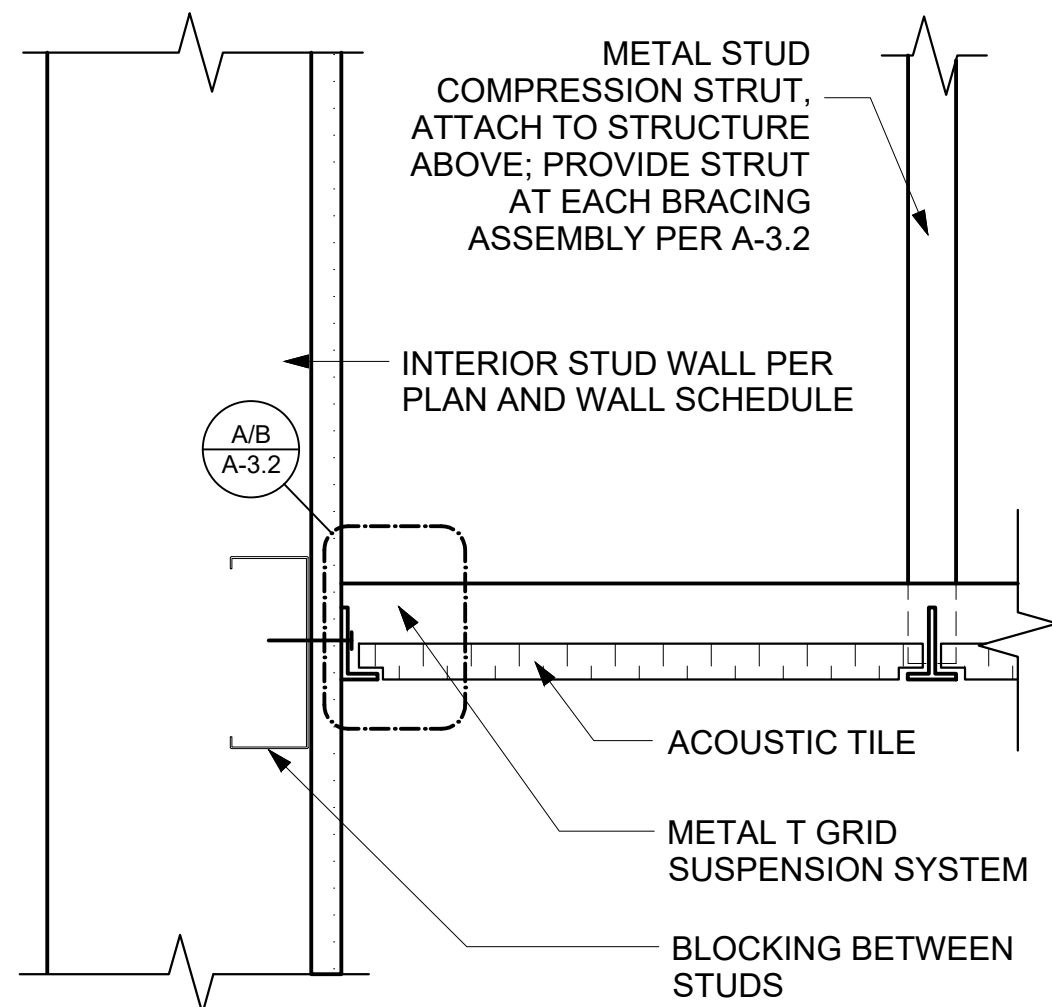
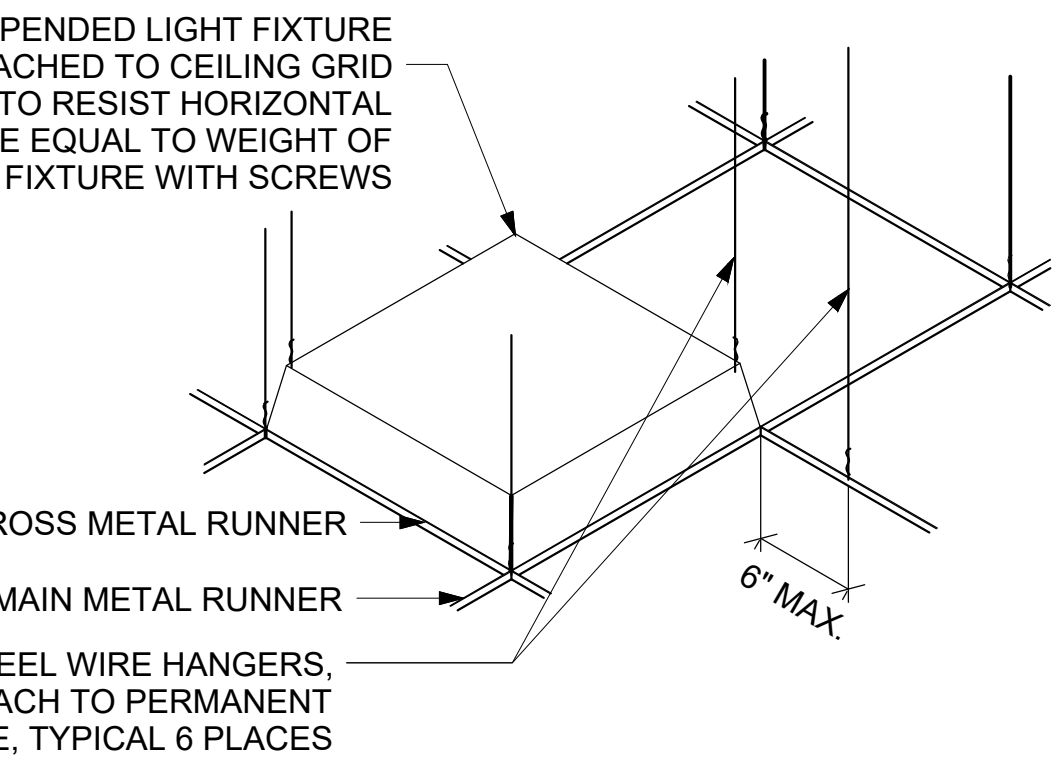
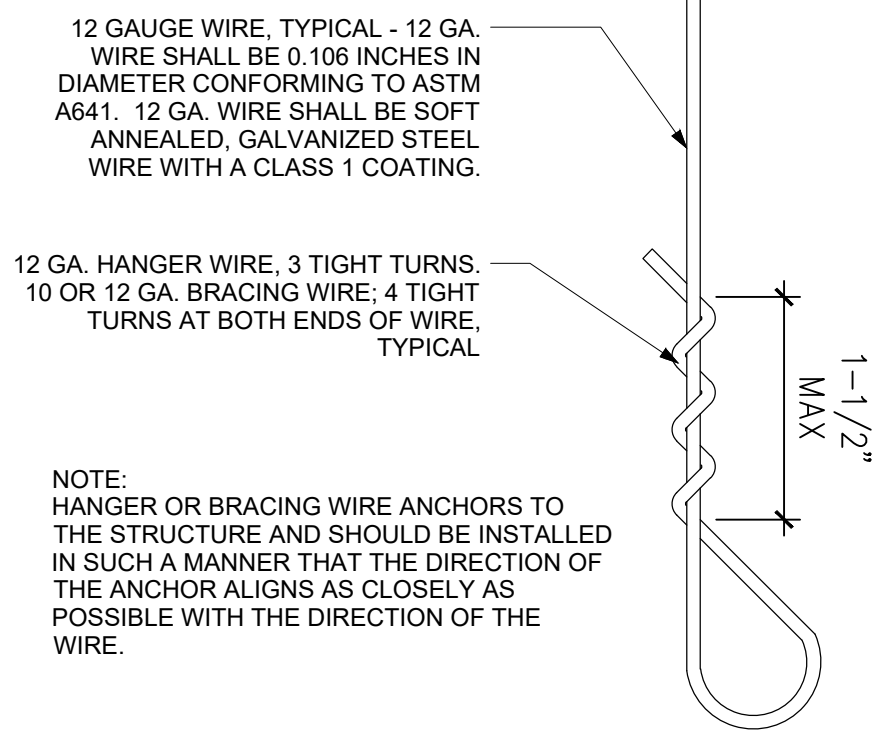


COMPRESSION STRUTS:
COMPRESSION STRUTS SHALL NOT REPLACE HANGER WIRES. MAXIMUM KL/R RATIO OF 200 OR LESS. ATTACH COMPRESSION STRUTS TO MAIN RUNNERS WITHIN TWO (2) INCHES OF CROSS RUNNER. THE ATTACHMENT AT THE TOP SHALL BE CAPABLE OF SUPPORTING FOUR TIMES THE WEIGHT OF THE STRUT.

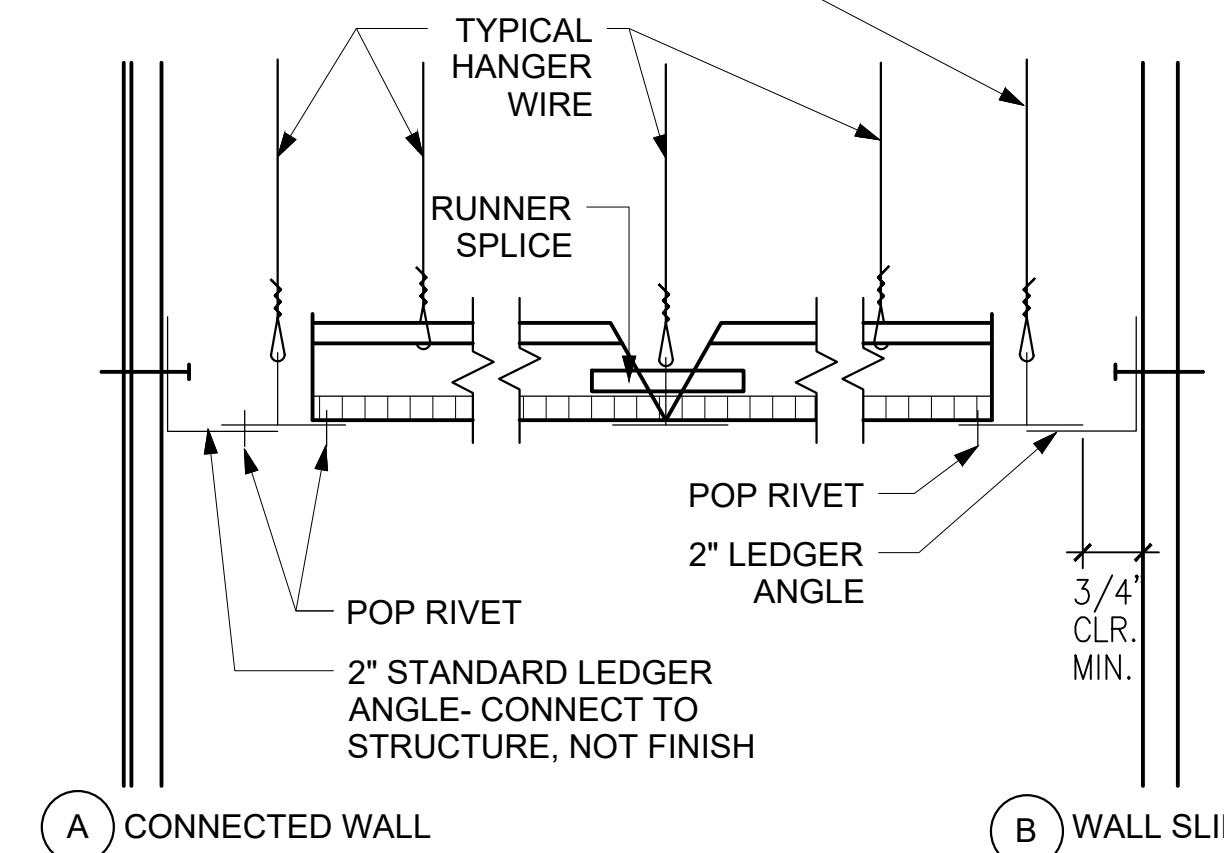


SPECIFICATIONS

"H"	LESS THAN 8'-0"	>8'-0" LESS THAN 20'-0"
PLAN VIEW		
METAL STUD SIZE	(1) 4"x20 GA. ICC-ESR 4062	(2) 4"x20 GA. JOINED W/ #10 S.M.S.@ 12" O.C. ICC-ESR 4062
CONNECTION TO CONC. OR MTL DECK W/ CONC. FILL	3/8" ø EXPANSION ANCHOR WITH MIN. 5" EMBEDMENT	3/8" ø EXPANSION ANCHOR WITH MIN. 5" EMBEDMENT
CONNECTION TO MTL. DECK, MTL. OR WD. BEAM	(2) #12 SHEET METAL SCREWS THRU LOCK WASHERS	(2) #12 SHEET METAL SCREWS THRU LOCK WASHERS
KL/R <200	@8'-0" KL/R=157	@8'-0" KL/R=151



TYP. HANGER WIRE AT 4'-0" WITH ONE PAIR OF BRACING WIRES PARALLEL TO WALL AT 12'-0" O.C. SEE SECTIONS 1.9, 1.10 AND 1.11

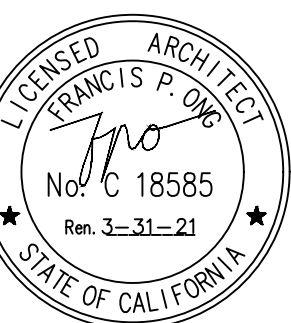


SCALE:

NONE

1

CDI Circa Domini International
Engineering + Architecture + Consulting
16520 Bake Parkway, Suite 100, Irvine, CA 92618
Telephone: (949) 533-4117



BEALE'S TEXAS BBQ
16400 PACIFIC COAST HIGHWAY
SUITE 117
HUNTINGTON BEACH, CA 92649

REVISION	1	2	3	4	5	6

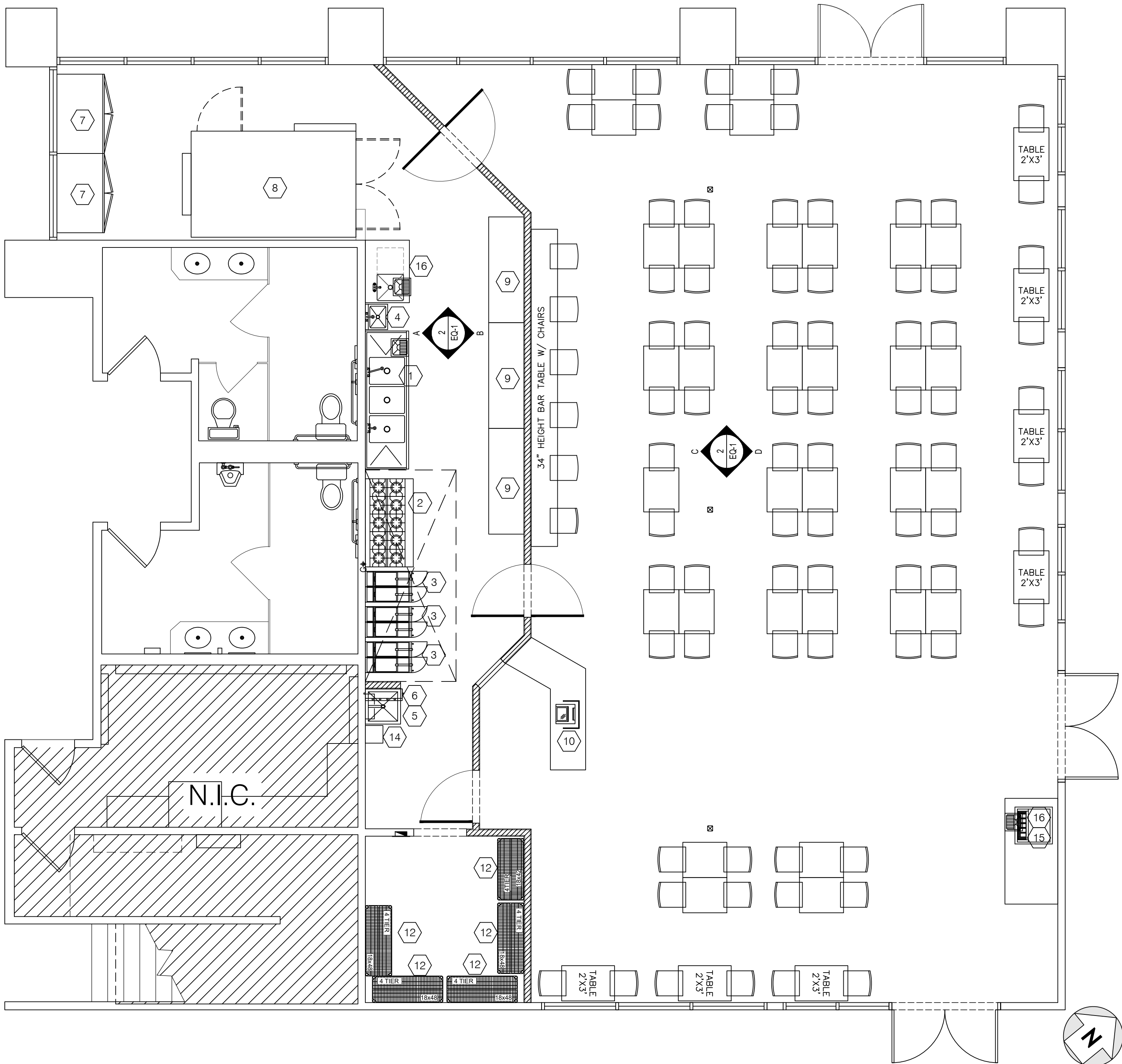
DETAILS

DATE	JOB NO
9-13-2019	-----
SCALE	DRAWN BY

STORE NO.

DRAWING NO.

A-3.2

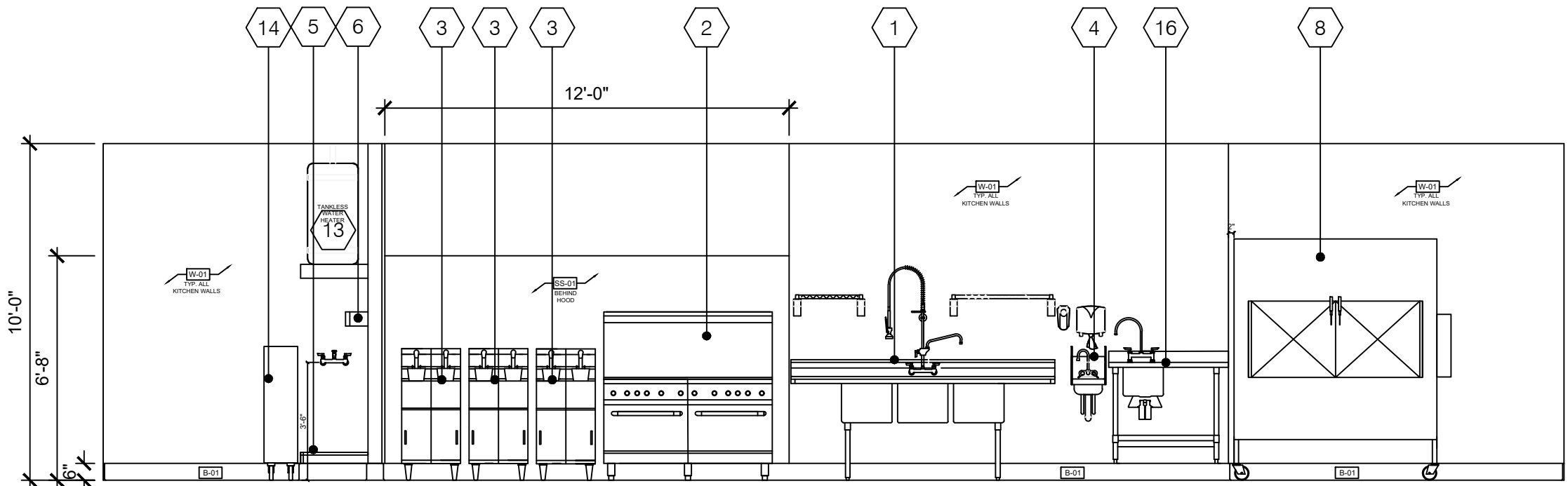


EQUIPMENT PLAN 1/4"=1'-0" 1

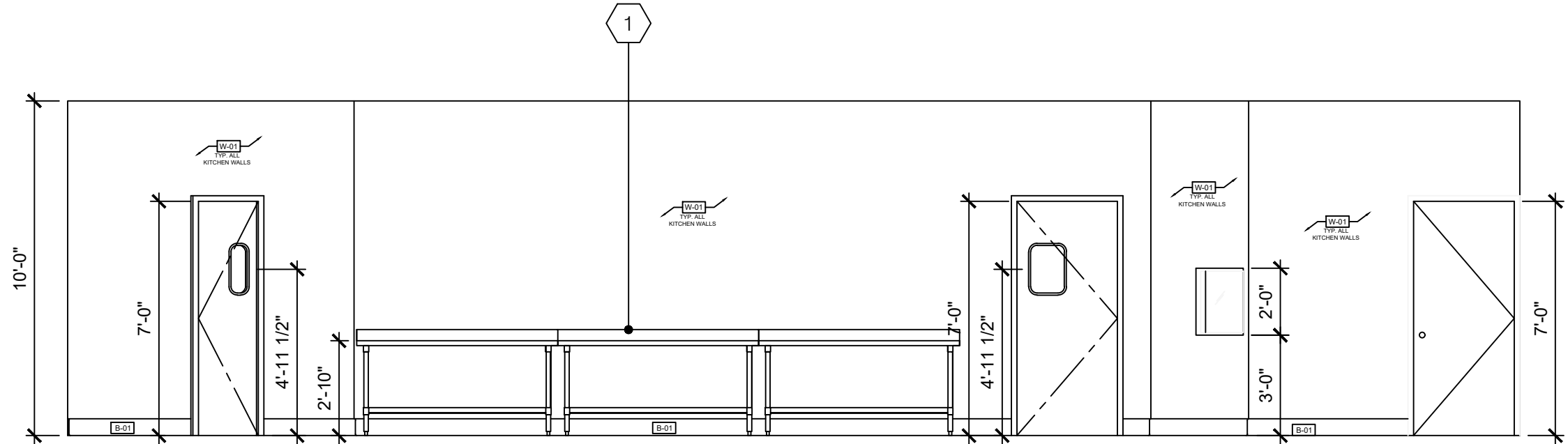
EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Manufacturer	Model Number
1	1	3-Comp. Sink 18"x24"x14" Bowl, 18"x29.5" Drainboards	Advance Tabco	FC-3-1818-18RL, 18"x18"x14" DEEP, 16 GA. 304 S/S
2	1	10 Bumer Gas Range w/ 2- Ovens	CPG	351S60(L/N)
3	3	Fryer	Avantco	FF518
4	1	Hand Sink	REGENCY	600HS17SP, 14"x10"x5.5" DEEP SINK W/9.5" HIGH SPLASH GUARDS ON BOTH SIDES
5	1	Mop Sink w/ Vacuum Breaker Faucet	---	INSTALL W/ MV AND BACKFLOW PREVENTER
6	1	Mop Rack & Chem. Rack Above	---	---
7	2	Reach-in Refrigerator	Avantco	178A-49RHC
8	1	Grill	Ole Hickory Pits	SSJ
9	3	SS Table (Various Size)	REGENCY	16 GAGE 24"x72" TABLE
10	1	POS	---	---
11	1	Water Filtration System	ECOLAB	TO20/TO20S OR SIMILAR
12	4	4 Tiers Dry Food Shelving	DUNNAGE RACKS	S/S METAL RACKS
13	1	Tankless Water Heater	See Plumbing Plan	---
14	1	Employee Locker	---	---
15	1	Fountain Machine	---	---
16	1	Prep. Sink 18"x18"x14" Bowl, Min.18"x18" Drainboards	REGENCY	600S1181818 RT, 16 GA. 304 S/S; INSTALL W/MV

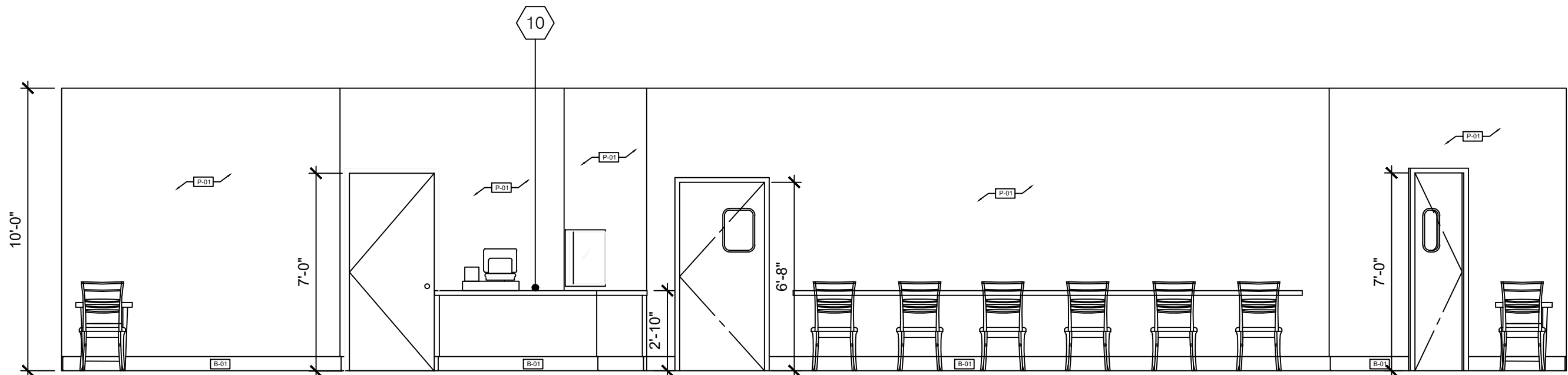
EQUIPMENT NOTE:
ALL NEW AND REPLACEMENT FOOD-RELATED OR UTENSIL-RELATED EQUIPMENT SHALL BE CERTIFIED OR CLASSIFIED FOR SANITATION BY AN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) ACCREDITED CERTIFICATION PROGRAM. EXAMPLE OF THESE ACCREDITED PROGRAMS INCLUDE NSF, UL, INTERTEK ETL, CSA ETC.



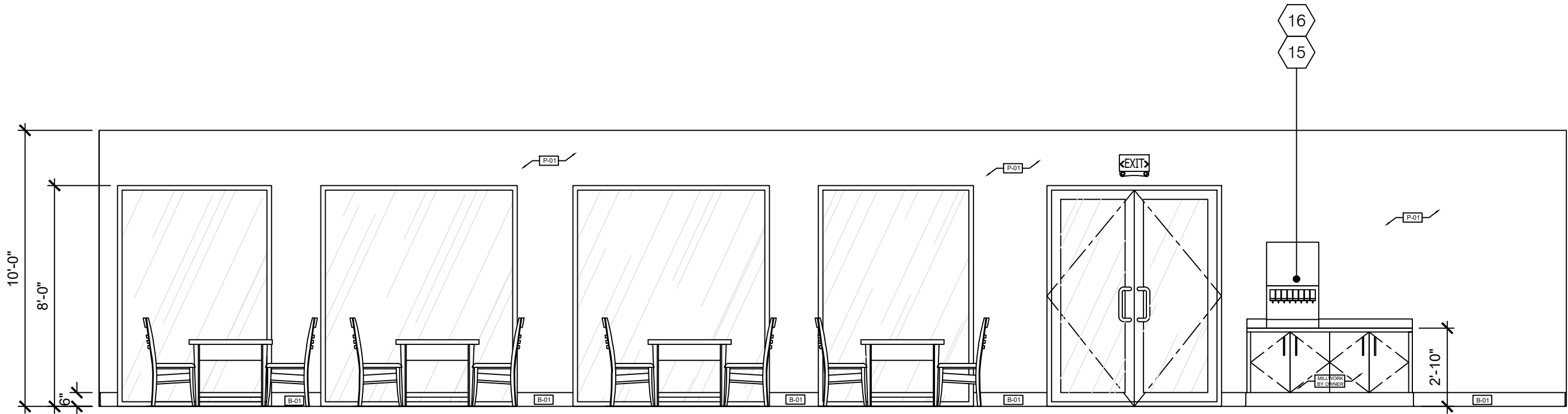
ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

INTERIOR ELEVATIONS 1/4"=1'-0"



REVISION	1	2	3	4	5	6

EQUIPMENT
PLAN &
INTERIOR
ELEVATIONS

DATE 9-13-2019	JOB NO -----
SCALE	DRAWN BY

STORE NO.

DRAWING NO.

EQ-1