

PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

ALL ALTERATION/MODIFICATIONS IN OR ON THE COMMERCIAL COACH SHALL BE INCLUDED IN AN APPLICATION FOR PERMIT TO CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD).

FINISH SCHEDULE				
AREA	FLOOR	FLOOR BASE	WALLS	CEILING
KITCHEN	SEAMLESS VINYL FLOORING	VINYL FLOORING UP THE WALL 4" W/ 3/8" RADIUS COVE	3/8" DRYWALL W/ ENAMEL PAINT SEMI-GLOSS FRP AT ALL FOOD PREP & COOKING AREAS.	3/8" DRYWALL W/ ENAMEL PAINT SEMI-GLOSS
STORAGE	VINYL FLOORING	VINYL FLOORING 4" W/ 3/8" RADIUS COVE	3/8" DRYWALL W/ ENAMEL PAINT SEMI-GLOSS	3/8" DRYWALL W/ ENAMEL PAINT SEMI-GLOSS

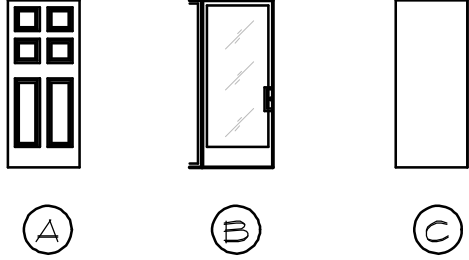
DOOR SCHEDULE											
DOOR INFORMATION										FRAME INFO.	
OPNG. NO.	DOOR SIZE (WxH)	DOOR THICK.	QTY.	DOOR TYPE	DOOR MATL.	DOOR FINISH	NOTE SHT. A2	HDUR. GROUP	NOTES	FRAME TYPE	FRAME MATL.
1	3'-0" x 7'-0"	1 3/4"	2	B	MTL.	PAINT			EXISTING	MTL.	MTL.
2	3'-0" x 6'-8"	1 3/4"	1	C	MTL.	PAINT	456	LEVER	NEW	MTL.	MTL.
3	3'-0" x 6'-8"	1 3/4"	2	A	UD.	PAINT		KNOB	EXISTING, FRENCH	UD.	UD.
4	3'-0" x 6'-8"	1 3/4"	1	A	UD.	PAINT		KNOB	EXISTING	UD.	UD.

DOOR SCHEDULE NOTES

ALL WOOD DOORS TO BE SOLID CORE

① - SHOWN ON PLANS = TYPICAL

② - DOOR TYPES



- PERMANENT SIGN OVER DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
- INTERNALLY LIT EXIT SIGN OVER DOOR
- SELF - CLOSING
- MAX. EFFORT TO OPEN DOOR 8.5 LBS. FOR EXTERIORS, 5 LBS. FOR INTERIOR
- MAX THRESHOLD HT.-1/2"
- 34" x 10" 6.6. KICKPLATE EACH SIDE OF DOOR
- NOT USED
- 3/4 HR. RATING AND LABEL.
- A.D.A. RESTROOM SIGN.
- NON-LOCKING
- FUSH / FULL HARDWARE.

PROJECT DESCRIPTION:

SCOPE OF THE PROJECT IS TO REMODEL EXISTING KITCHEN, AND INSTALL NEW PLUMBING FIXTURES.

PROPOSED TENANT REMODEL WILL CONSIST OF DEMO OF EXISTING KITCHEN WALLS AND STORAGE ROOM, REPLACE FLOORING IN KITCHEN WITH SEAMLESS VINYL FLOORING.

PROJECT SHALL COMPLY WITH 2022 CBC, CMIC, CPC, CEC, & 2022 CALIFORNIA TITLE 24. THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE

ZONING DISTRICT:

C

OCCUPANCY :

B

CONSTRUCTION TYPE:

II - B

No. OF STORIES:

ONE

TOTAL SUITE AREA:

2,380 SQ. FT. SUITE

FLOOR NOTES:

- (E) ICE MAKER MACHINE - FOSTER FAC-500 (115/60, 1350W)
- (E) SINGLE DOOR FRIDGE/FREEZER - ARTIC AIR AUR25Z (1/5 HP, 3A)
- (E) 4 DOOR FRIDGE/FREEZER COMBO - BEVERAGE AIR FRF24-24-1AHS US89V-48 (6.5A)
- (E) MEGATOP COLD PREP TABLE - US REFRIDERATION US89V-48 (6.5A)
- (E) WORKTOP REFRIGERATION - DUKERS DUC29R (115/60, 2A)
- (E) COLD TABLE - AVANTCO 11868PT36HC (115/60, 4.3A)
- (E) 12"x12" EXHAUST HOOD - ECON-AIR EX-2 (N) R 4 R MOTOR
- (E) HAND SINK - STEELTON 522C518NFU (N) FAUCET
- (E) DRY FOOD STORAGE - HDX 5L-WSUS-136
- (N) MOP SINK - FIAT PRODUCTS MSBIDT2424100
- (E) 3 COMPARTMENT SINK - REGENCY 600531010X (N) FAUCET
- (E) FOOD PREP SINK (N) FAUCET
- (E) 8"x3"x3" EXHAUST HOOD - ECON-AIR EX-2 (N) R 4 R MOTOR
- (N) MOP RACK WITH CHEMICAL STORAGE SHELF ABOVE
- (E) CONSTRUCT 4 TIER ANSI SHELVING
- (E) FRP AT WALL
- (E) 16" SQ. FLOOR DRAIN SINK & GRATE
- (N) DRYWALL WITH TEXTURE AND PAINT, FLOOR TO CEILING
- (E) EMPLOYEE LOCKERS - REGENCY SPACE SOLUTIONS BEIGE 12"x12"x18"
- (E) SMOOTH GALVANIZED STEEL AT WALL
- (N) COUNTER - VERIFY FINISH W/ OWNER
- (N) DOUBLE ALUMINUM SWINGING TRAFFIC DOOR W/ 9" x 14" WINDOW 60" x 84" DOOR OPENING
- (E) ELECTRIC STORAGE WATER HEATER
- (E) COMMERCIAL FRYER - US COOKING (MODEL USFF-400)
- (E) 40 LB DEEP FRYER - ATOSA (MODEL ATF5-40)
- (E) 48" COUNTERTOP GRIDDLE - ATOSA (MODEL FGT48G-CT)
- (E) 2 BURNER HOT PLATE - STRATUS (MODEL SHP-12-2)
- (E) RADIANT BROILER - STRATUS (MODEL SRB-24)

GENERAL FLOOR NOTES:

PROVIDE (1) LAYER OF 5/8" TYPE 'X' GWB, @ ALL WALLS & CEILING

ALL ENTRY DOORS TO HAVE A SIGN PLACED ABOVE THE ENTRY IN THE INTERIOR SIDE OF THE DOOR IN ONE INCH HIGH LETTERS STATING: "THESE DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS" PROVIDED BY GENERAL CONTRACTOR- UNO

FLOORING UNDER EQUIPMENT AND AT BASE COVERS SHALL BE COMPLETELY SMOOTH FLOOR SURFACES WHICH CONTAIN SLIP RESISTANT AGENTS SHALL BE RESTRICTED TO TRAFFIC AREAS ONLY.

HAND WASHING SINKS WILL NEED TO HAVE A TEMPERATURE LIMITING DEVICE APPROVED BY ASME SET AND MAINTAINED BETWEEN 100-108F.

STEAM TABLES (OR ANY OTHER WATER-FILLED EQUIPMENT) CANNOT BE DIRECTLY CONNECTED TO THE POTABLE WATER SUPPLY, AN OVER THE RIM FILL PIPE WITH A ONE INCH AIR GAP MUST BE INSTALLED.

ALL EQUIPMENT, INCLUDING SHELVING, MUST BE SUPPORTED BY SIX (6) INCH HIGH, EASILY CLEANABLE LEGS, COMMERCIAL CASTORS, OR COMPLETELY SEALED IN POSITION ON 4 INCH HIGH CONTINUOUSLY COVERED BASE OR CONCRETE CURB TO FACILITATE EASE OF CLEANING.

AREA TABULATION:

KITCHEN AREA	539 SQ. FT.
PATIO	399 SQ. FT.
COLORADO RIVER RM.	955 SQ. FT.
STORAGE	62 SQ. FT.
PRO SHOP	824 SQ. FT.

SYMBOLS LEGEND:

- DETAIL IDENTIFICATION KEY
- CROSS SECTION KEY
- DOOR SYMBOL, SEE SHEET NO. A1 FOR SCHEDULE
- EXISTING WALLS 2x STUDS @ 16" O.C.
- PROPOSED WALLS 2x STUDS @ 16" O.C.
- DEMO WALL - SEE DEMO PLAN FOR LOCATION

EQUIPMENT	MAKE	MODEL	WEIGHT	LOADED WEIGHT
ICE MAKER	FOSTER	FAC-500	260 LBS	UP TO 635 LBS
SINGLE DOOR FRIDGE/FREEZER	ARTIC AIR	AUR25Z	255 LBS	UP TO 500 LBS
4 DOOR FRIDGE/FREEZER COMBO	BEVERAGE AIR	FRF24-24-1AHS	684 LBS	-
MEGATOP COLD PREP TABLE	US REFRIGERATION	US89TV-48	242 LBS	-
WORKTOP REFRIGERATION	DUKERS	DUC29R	159 LBS	-
COLD TABLE	AVANTCO	11868PT36HC	262 LBS	-
12"x12" HOOD	ECON-AIR	EX-2	630 LBS	-
8"x3"x2" HOOD	ECON-AIR	EX-2	454 LBS	-
COMMERCIAL FRYER	US COOKING	USFF-400	1455 LBS	-
40 LB DEEP FRYER	ATOSA	ATF5-40	160 LBS	-
48" COUNTERTOP GRIDDLE	VENACIO	FGT48G-CT	355 LBS	-
2 BURNER HOT PLATE	STRATUS	SHP-12-2	80 LBS	-
RADIANT BROILER	STRATUS	SRB-24	240 LBS	-



THE EXISTING STRUCTURAL SYSTEM WILL REMAIN AS-IS. NO CHANGES TO THE STRUCTURAL ELEMENTS ARE PROPOSED. ALL PROPOSED CHANGES ARE TO BE MADE TO NON-STRUCTURAL ELEMENTS ONLY (AS NOTED). ANY PLAN CHANGES IN THE FIELD, THAT COULD IMPACT THE EXISTING STRUCTURAL SYSTEM, SHOULD BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

Digitally signed by Paul A. Crosby  
Date: 2025.02.18 14:35:29-06'00'

REVISIONS

NO.	DATE	DESCRIPTION
1	07/08/25	ADDENDUM #1 - FLOOR NOTES REVISED

Borrue! Designs, LLC

16808 Main St Ste D-359 Hesperia, CA 92345  
Phone: 760-249-7061

Anthony Borrue!

Custom Tenant Improvement For

19th Hole Bar & Grill

144 Marina Dr., Needles, CA 92363  
(714) 499-2229

DRAWN BY	DATE
ASB	9-30-24
CHECKED BY	DATE
ASB	9-30-24

JOB NO. TI-694-24

DRAWING SHEET NUMBER

A2

OF # DRAWINGS