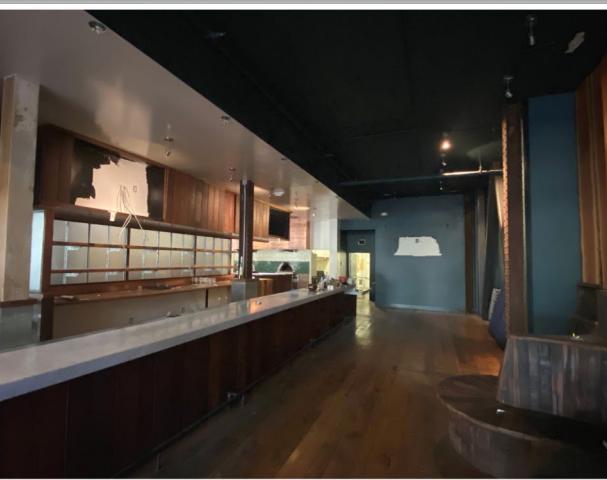
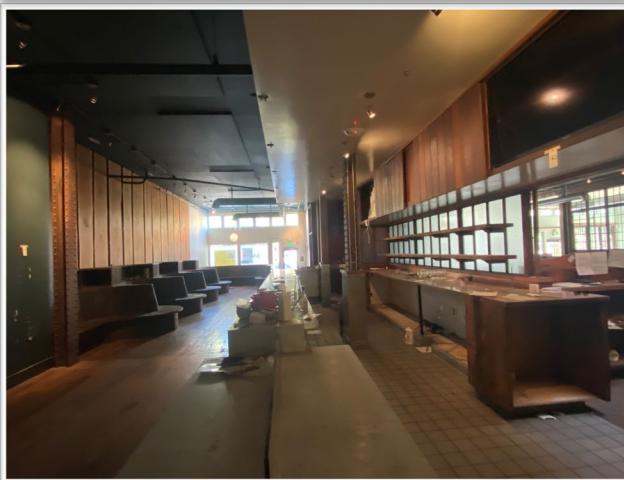




# ±6800-SF RESTAURANT AND FULL BAR FOR LEASE — GREAT CORNER LOCATION DOWNTOWN BERKELEY — \$15,000 MONTHLY IG YEAR ONE



2286 Shattuck Avenue  
Berkeley CA 94704

FULL BAR WITH LIQUOR  
LICENSE AVAILABLE FOR \$40k

Matt Gondak  
510 450 1434  
mgondak@mrecommercial.com  
CA DRE No: 00832220

Features 10' hood and 2 wood-fired pizza ovens. Large kitchen area, large dining room, full bar — ready to go. Liquor license \$40k. Walk to BART. Rate of \$15,000 monthly, IG plus PG&E, water, refuse.



2286 Shattuck Avenue Berkeley CA 94704



All information herein is offered in good faith and deemed accurate but not guaranteed.

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## LEGEND

- (E) EXISTING DOOR
- (S) SEATING, SEE SHEET A4
- (T) TABLES & RAILS, SEE SHEET A4
- (B) BANQUETTES, SEE SHEET A4
- (M) MILLWORK, SEE SHEET A4
- (C) COUNTER TOPS, SEE SHEET A4
- (F) TIMBER DOOR FRAMES, SEE DETAILS SHEET A7.15

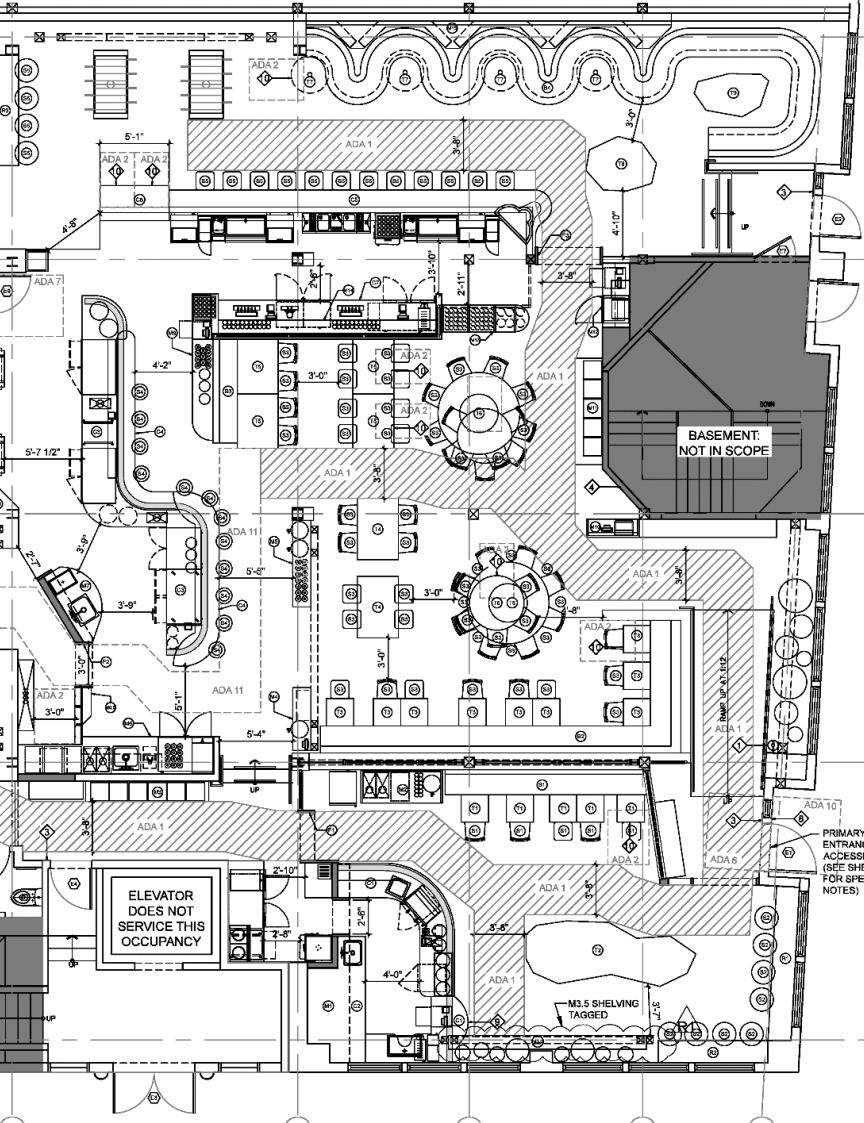
## FF &amp; E KEY NOTES

- (diamond) LOCATION OF 2A-10BC FIRE EXTINGUISHER
- (diamond) EMPLOYEE STORAGE LOCKERS  
LOCKERS MUST BE INSTALLED ON 6' HIGH  
EASILY CLEANABLE ROUND OR SQUARE  
LEGS NO L-ANGLE LEGS. LOCKERS TO  
ACCOMMODATE 11 EMPLOYEES WITH A  
MIN. 12" X 12" X 12" SPACE PER PERSON, AT  
LEAST 1 LOCKER ADA ACCESSIBLE
- (diamond) SIGHT IMPAIRED TACTILE EXIT SIGNAGE,  
PER BERKELEY BUILDING CODE
- (diamond) SIGN POSTED TO READ: MAXIMUM  
OCCUPANT LOAD 127 PEOPLE IN  
DINING ROOM
- (diamond) SIGHT IMPAIRED TACTILE RESTROOM  
SIGNAGE PER CBC SEC. 11B-703.8
- (diamond) ADA RESTROOM SIGN ON DOOR, 1/4" THICK  
BY 12" ROUND ACCESSIBLE SIGN PER CBC  
SEC. 11B-703.7.6
- (diamond) LOCATION OF CLASS K PORTABLE FIRE  
EXTINGUISHER WITH SIGN SPECIFYING TO  
CONTAINER AFTER THE KITCHEN  
AUTOMATIC FIRE SUPPRESSION SYSTEM HAS  
BEEN DISCHARGED
- (diamond) INTERNATIONAL SYMBOL OF ACCESSIBILITY  
PER CBC SEC. 11B-7.2.1
- (diamond) ADA ACCESSIBLE TRANSACTION COUNTER:  
34" MAX/27" MIN. HEIGHT, CONFORMING TO  
CBC SEC. 11B-804
- (diamond) ADA ACCESSIBLE SEATING SPACE CONFORMING  
TO CBC SEC. 11B-26.34" MAX/28" MIN. TABLE  
HEIGHT, 19" MIN. DEPTH, W/ KNEE SPACE  
CONFORMING TO CBC SEC. 11B-305

## ADA CLEAR AREAS

NOTE: SEE DETAIL 3 ON SHEET A0.1

- (ADA 1) 44" WIDE ACCESSIBLE AISLE, WHERE  
SLOPED >2%, ACCESSIBLE RAMP  
CONDITIONS CONFORMING TO SH. A0.1  
DET. 2B&C ARE MET
- (ADA 2) 30" X 48" CLEAR AREA, 18" DEPTH FOR  
KNEE SPACE AT FORWARD  
APPROACH, SLOPED <2%
- (ADA 3) 60" MIN CLEAR RADIUS CIRCLE, SLOPED <2%
- (ADA 4) 48" X 48" CLEAR AREA, SLOPED <2%
- (ADA 5) 48" X 54" CLEAR AREA, SLOPED <2%
- (ADA 6) 48" X 66" CLEAR AREA, SLOPED <2%
- (ADA 7) 54" X 60" CLEAR AREA, SLOPED <2%
- (ADA 8) 50" X 60" CLEAR AREA, SLOPED <2%
- (ADA 9) 60" X 60" CLEAR AREA, SLOPED <2%
- (ADA 10) 60" X 68" CLEAR AREA,  
SLOPED <2%
- (ADA 11) 36" WIDE ACCESSIBLE AISLE, SLOPED >2%,  
ACCESSIBLE RAMP CONDITIONS  
CONFORM. TO SH. A0.1 DET. 2B&C ARE MET

NOTE: SEE SHEET A4 FOR  
DOOR SCHEDULE

## FURNISHINGS, FIXTURES &amp; EQUIPMENT PLAN

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

## FF &amp; E PLAN

BOOT & SHOE BERK.  
2286 SHATTUCK AVE.  
BERKELEYDRAWINGS NOV 20, 2016  
REV. Schematic JAN 28, 2017  
REV. Mechanical FEB 11, 2017  
REV. Electrical FEB 11, 2017  
REV. Fire Protection MAR 10, 2017  
REV. MECH MAR 10, 2017  
REV. MECH REVISTED APR 10, 2017