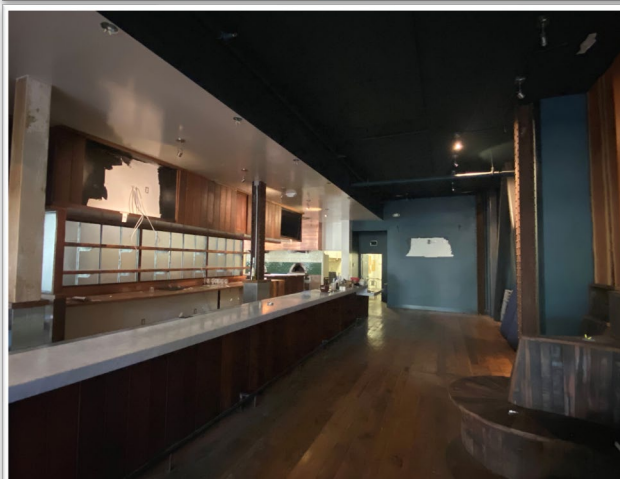
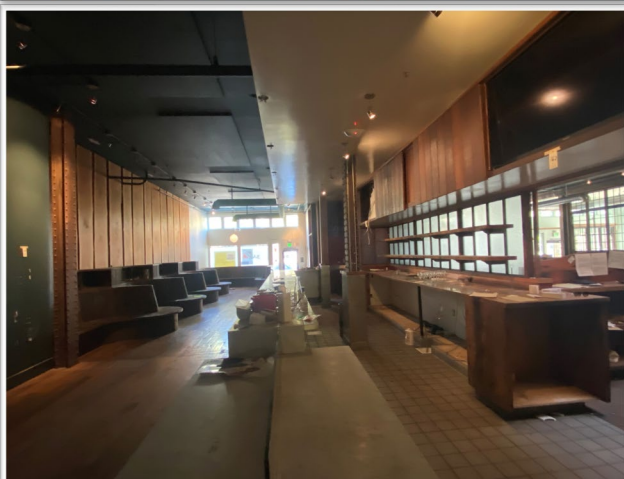




±6800-SF RESTAURANT AND FULL BAR FOR LEASE — GREAT CORNER LOCATION DOWNTOWN BERKELEY — \$15,000 MONTHLY IG YEAR ONE

COMMERCIAL
REAL ESTATE



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







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&E KEY NOTES

- ◆ LOCATION OF 2A-10BC FIRE EXTINGUISHER
- ◆ 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"X12"X12" SPACE PER PERSON, AT LEAST 1 LOCKER ADA ACCESSIBLE
- ◆ SIGHT IMPAIRED TACTILE EXIT SIGNAGE, PER BERKELEY BUILDING CODE
- ◆ SIGN POSTED TO READ: MAXIMUM OCCUPANT LOAD 127 PEOPLE N DINING ROOM
- ◆ SIGHT IMPAIRED TACTILE RESTROOM SIGNAGE PER CBC SEC. 11B-703.3
- ◆ ADA RESTROOM SIGN ON DOOR, 1/4" THICK BY 12" ROUND ACCESSIBLE SIGN PER CBC SEC. 11B-703.7.2.6
- ◆ LOCATION OF CLASS K PORTABLE FIRE EXTINGUISHER WITH SIGN SPECIFYING TO ONLY BE USED AFTER THE KITCHEN AUTOMATIC FIRE SUPPRESSION SYSTEM HAS BEEN DISCHARGED
- ◆ INTERNATIONAL SYMBOL OF ACCESSIBILITY PER CBC SEC. 11B-703.7.2.1
- ◆ ADA ACCESSIBLE TRANSACTION COUNTER: 34" MAX./27" MIN. HEIGHT, CONFORMING TO CBC SEC. 11B-804
- ◆ ADA ACCESSIBLE SEATING SPACE CONFORMING TO CBC SEC. 11B-226. 34" MAX./28" MIN. TABLE HEIGHT, 19" MIN. DEPTH, W/ KNEE SPACE CONFORMING TO CBC SEC. 11B-308

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. 25&C ARE MET
- ADA 2 30" X 48" CLEAR AREA, 19" DEPTH FOR KNEE SPACE AT FORWARD APPROACH, SLOPED <2%
- ADA 3 50" 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 60" CLEAR AREA, SLOPED <2%
- ADA 7 54" X 60" CLEAR AREA, SLOPED <2%
- ADA 8 56" X 60" CLEAR AREA, SLOPED <2%
- ADA 9 60" X 60" CLEAR AREA, SLOPED <2%
- ADA 10 60" X 60" CLEAR AREA, SLOPED <2%
- ADA 11 36" WIDE ACCESSIBLE AISLE, SLOPED >2%, ACCESSIBLE RAMP CONDITIONS CONFORM. TO SH. A0.1 DET. 25&C ARE MET

NOTE: SEE SHEET A4 FOR DOOR SCHEDULE

FURNISHINGS, FIXTURES & EQUIPMENT PLAN

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

WYLIE PRICE
2278 TELEGRAPH AVE
OAKLAND CA 94612
OFFICE: 415.763.6600
510.823.2496

FF & E PLAN

BOOT & SHOE BERK.
2286 SHATTUCK AVE.
BERKELEY

DATE: 07/11/2017
PROJECT: BOOT & SHOE BERK.
SHEET: FF & E PLAN
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
APPROVED BY: J. L. BROWN

