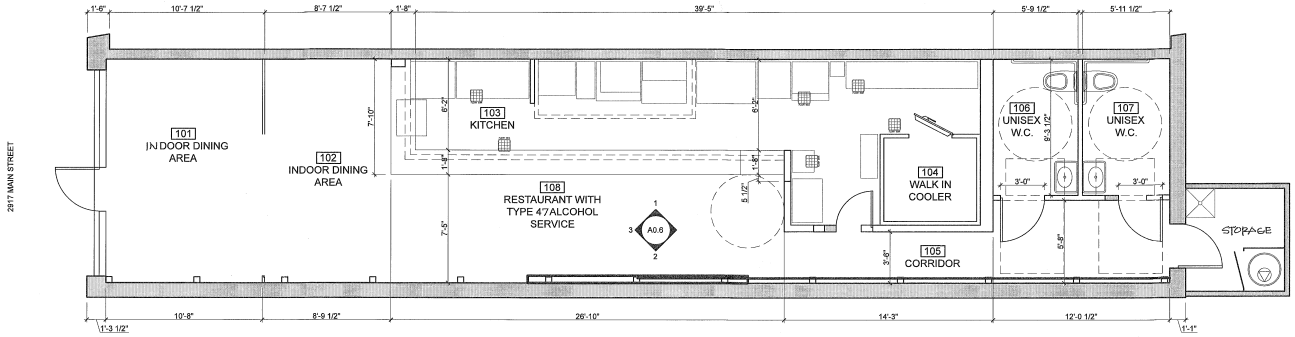
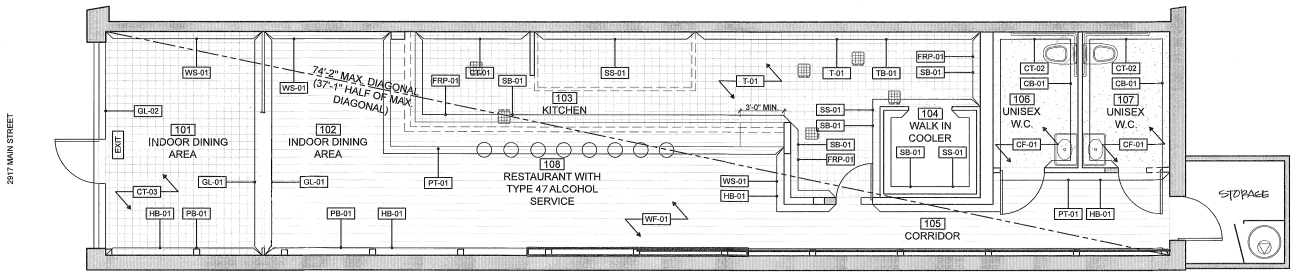


2 PROPOSED FLOOR PLAN

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



1 FINISHING PLAN

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

FINISH SCHEDULE

#	ROOM NAME	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	FLOOR	BASE	CEILING	REMARKS
101	OUTDOOR DINING	WS-01	GL-01	PB-01	GL-02	CT-03		WL-01	
102	INDOOR DINING	WS-01	GL-01	PB-01	GL-02	WF-01		EXP	
103	KITCHEN	CT-01	FRP-01	FRP-01	FRP-01	T-01		PT-02	
104	WALK IN COOLER	SS-01	SS-01	SS-01	SS-01	SS-01		SS-01	
105	CORRIDOR	PT-01	PB-01	PB-01	N/A	WF-01		EXP	
106	UNISEX RESTROOM	CT-02	CT-02	CT-02	CT-02	CF-01		WL-01	
107	UNISEX RESTROOM	CT-02	CT-02	CT-02	CT-02	CF-01		WL-01	
108	BAR	CT-01	WS-01	N/A	PT-01	WF-01		EXP	

AREA CALCULATIONS FOR PLUMBING FIXTURES

ROOM	S.F.	LOAD FACTOR	OCCUPANTS	MEN / WOMEN
BAR/SITTING/KIT.	967 S.F.	30	34	17 / 17

PLUMBING FIXTURE CALCULATIONS

ROOM	TOILETS REQ'D.	TOILETS PRVD	URINAL PRVD	LAV REQ'D	LAV PRVD
UNISEX	1	1	-	17 / 17	1
UNISEX	1	1	-	17 / 17	1

* NO. OF OCCUPANTS IS BASED ON "TABLE A, OCCUPANT LOAD FACTOR"

NOTES:

1. ALL DIRECT WASTE, FLOOR SINKS, AND FLOOR DRAINS IN KITCHEN AREAS TO FLOW THROUGH HOLDING TANK.
2. WATER SHALL BE DEDICATED TO 79696 SANTA MONICA BLVD. VOYEUR BAR
3. ALL FLOOR SINKS ARE TO BE FLUSH WITH FLOOR; INDIRECT DRAIN LINES ARE TO BE RIGID WITH MINIMUM SLOPE OF 1/4" PER FOOT AND TERMINATE AT LEAST 1" ABOVE RIM OF FLOOR SINK
4. BACKFLOW PREVENTION DEVICE SHALL BE PROVIDED FOR MOP SINK
5. PLUMBER TO DESIGN/BUILD GRAY WATER PER LOCAL CODES AND REQUIREMENTS
6. A GREASE TRAP OR GREASE INTERCEPTOR SHALL NOT BE LOCATED IN A FOOD OR UTENSIL HANDLING AREA. CRFC - 1141190, 114201
7. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CERAMIC TILE, OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALL AT LEAST 6".
8. WALLS WITHIN 2 FEET TO THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CERAMIC TILE, OR OTHER SMOOTH HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE ON A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
9. ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM 84. ALL INTERIOR WALL AND CEILING FINISHES TO BE CLASS A [FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450].
10. IN THE EMPLOYEE AREAS ALL CONDUITS, PLUMBING AND ELECTRICAL ARE CONCEALED WITHIN THE WALLS AND CEILING.

FINISH PLAN KEY NOTES:

FLOOR

- CT-03 HEXAGONAL CERAMIC TILE SMOOTH LIGHT BLUE
- SS-01 SMOOTH STAINLESS STEEL
- CF-01 SEALED CONCRETE SMOOTH CLEAR
- WF-01 HARDWOOD SMOOTH
- T-01 8"X8" QUARRY TILE SMOOTH SHADOW GREY

WALLS

- WS-01 WOOD SLATS - PAINT WHITE
- GL-01 GLASS FACADE
- GL-02 GLASS FACADE
- PB-01 PAINTED BRICK - 2 TONE
- PT-01 PAINTED GYP. BD. SEMI-GLOSS WHITE
- CT-01 3" X 6" SUBWAY CERAMIC TILE SMOOTH WHITE
- CT-02 CERAMIC TILE SMOOTH LIGHT COLOR
- SS-01 SMOOTH STAINLESS STEEL
- T-01 QUARRY TILE SMOOTH WHITE

CEILING

- PT-01 PAINTED GYP. BD. SEMI-GLOSS WHITE
- SS-01 SMOOTH STAINLESS STEEL
- WL-01 WOOD LATHE
- EXP EXISTING EXPOSE SEALED RAFTERS

BASE

- HB-01 HARDWOOD BASE MOULDING
- SB-01 6" S.S. COVE MOULDING 3/8" RADIUS
- TB-01 6" QUARRY TILE SMOOTH WHITE T-01
- CTB-01 6" CERAMIC COVE MOULDING 3/8" RADIUS
- CB-01 EXISTING 6" CONCRETE BASE 3/8" RADIUS

REVISIONS

breakformdesign

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JOE'S
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SANTA MONICA, CA 90405

FINISHING & PROPOSED FLOOR PLAN

KEY PLAN

DRAWN: MY
CHECKED: RD
DATE: XXXX / XX / XX
SCALE: AS NOTED
JOB #: CASWELL APARTMENTS

A0.2