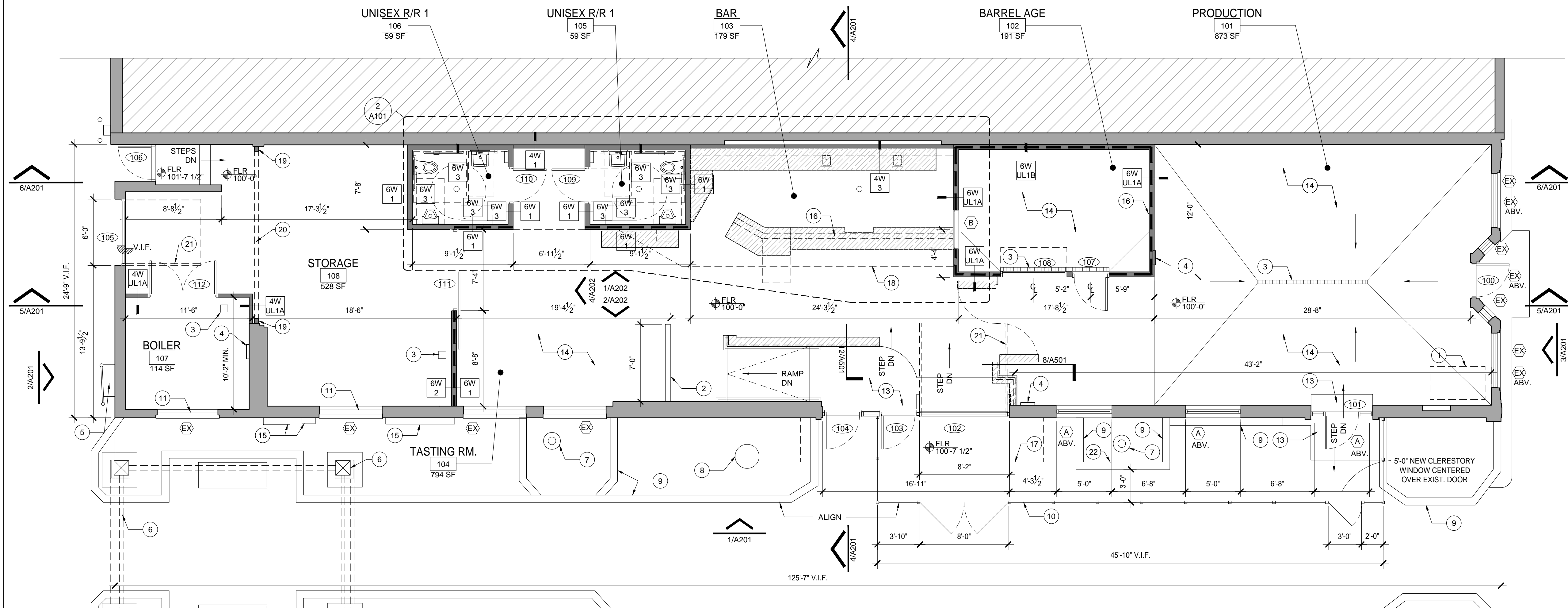


- ENLARGED FLOOR PLAN GENERAL NOTES**
- TOILET HEIGHT 17" - 19"
 - LOCATE TOILET PAPER DISPENSER BETWEEN 15" - 48" A.F.F. AND BETWEEN 7"-9" IN FRONT OF TOILET.
 - ALLOW MIN. 1 1/2" MIN. CLEARANCE BETWEEN GRAB BAR AND OTHER TOILET ACCESSORIES.
 - LOCATE OTHER TOILET ACCESSORIES SUCH THAT OPERABLE PORTIONS ARE BETWEEN 15" AND 48" A.F.F.
 - WRAP EXPOSED WASTE PIPE AT LAVATORIES.
 - AT MIRRORS, BOTTOM OF REFLECTIVE SURFACE MUST BE NO MORE THAN 44" FROM THE FINISHED FLOOR.
 - ALL WALL & CEILING SURFACES AT BAR AND RESTROOMS TO BE CLEANABLE/WASHABLE SURFACES PER COUNTY HEALTH DEPARTMENT REQUIREMENTS.
 - SEE A102a FOR EQUIPMENT SCHEDULE.
 - CONFIRM BAR COUNTER HEIGHT DOES NOT CONFLICT W/ BAR EQUIPMENT BELOW
- ENLARGED FLOOR PLAN KEYNOTES**
- (22) PAPER TOWEL DISPENSER & TRASH COMBO, POLISHED SS
 - (23) WALL MOUNTED MIRROR, POLISHED SS FRAME
 - (24) WALL MOUNTED LAVATORY, HEIGHT PER ADA, SEE PLUMBING FAUCET: POLISHED SS
 - (25) SEAT COVER DISPENSER
 - (26) GRAB BAR (PER ELEVATION)
 - (27) TOILET, SEE PLUMBING
 - (28) TOILET PAPER DISPENSER
 - (29) URINAL, SEE PLUMBING
 - (30) BABY CHANGING STATION, FLUSH MTD., SS
 - (31) FLOOR DRAIN, SEE PLUMBING
 - (32) WALL & CABLE MOUNTED WOOD SHELF, SEALED
 - (33) WALL MOUNTED SOAP DISPENSER, FINISH SS
 - (34) BAR COUNTER @ 42" A.F.F.
 - (35) BAR COUNTER @ 34" A.F.F.
 - (36) WALL MOUNTED BAR SHELVING
 - (37) MERCHANDISE MILLWORK SHELVING/CABINET
 - (38) MENU ABOVE
 - (39) LAY-IN SINK
 - (40) WALL / SOFFIT ABOVE
 - (41) WALL BELOW COUNTER

2 | ENLARGED PLAN
 SCALE: 1/4"=1'-0"
 TRUE PLAN



1 | FLOOR PLAN
 SCALE: 3/16"=1'-0"
 TRUE PLAN

LEGEND

- NEW WALL PER TYPE
- EXIST. WALL
- WALL TO DECK, SEE RCP
- WALL TYPE PER A-601
- WINDOW TYPE PER A-601
- DOOR TYPE PER A-601
- KEYNOTE
- EQUIPMENT TAG PER EQUIPMENT SCHEDULE

HATCH LEGEND

- MILLWORK
- ADJACENT TENANT

- FLOOR PLAN GENERAL NOTES**
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING DIMENSIONS, SITE GRADES, ETC., PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND FINISH OUT OF THE BUILDING. WRITE LAYOUT TO BE VERIFIED BY A LICENSED SURVEYOR WITH WRITTEN VERIFICATION FORWARDED TO THE OWNER/ARCHITECT.
 - ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE CODES AND STANDARDS.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED FOR UTILITIES.
 - THE OWNER SHALL PAY AND OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES OF OCCUPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY FEES AND PERMITS.
 - GENERAL CONTRACTOR IS TO INSTALL ADA REQUIRED MEASURES TO COMPLY WITH ALL APPLICABLE CODES BASED ON SITE CONDITIONS.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ACCESS PANEL LOCATIONS AS NECESSARY FOR PROPER ACCESS, REGARDLESS AS TO WHETHER THEY ARE SPECIFICALLY NOTED ON THE CONSTRUCTION DOCUMENTS.
 - ANY FIELD CONDITIONS NOT CALLED OUT ON THE ARCHITECTURAL PLANS ARE TO BE COORDINATED WITH THE CONTRACTOR, ARCHITECT AND OWNER AND OTHERS AS NECESSARY IN THE FIELD.
 - CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO START OF WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO THE EXISTING PROPERTY, BUILDINGS, OR OWNER'S EQUIPMENT INCURRED BY HIS STAFF OR SUBCONTRACTORS.
 - CONTRACTOR TO PROTECT AREAS FROM DAMAGE AND DEBRIS. ALL AREAS ARE TO BE CLEAN AND SERVICEABLE AT THE COMPLETION OF DEMOLITION, PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION.
 - DIMENSIONS ARE TO STUD FRAME. WRITTEN DIMENSIONS GOVERN; DO NOT SCALE DRAWINGS.
 - THE ARCHITECT WILL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OF, NOR BE IN CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, NOR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - THE ARCHITECT WILL NOT BE RESPONSIBLE, NOR HAVE CONTROL OF, NOR BE IN CHARGE OF THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
 - ANY REFERENCE TO SPECIFIC MANUFACTURER'S PRODUCTS SHALL BE PRICED ACCORDINGLY. ANY ALTERNATES OR SUBSTITUTES SHALL BE CONFIRMED WITH ARCHITECT & OWNER OTHERWISE.
 - ALL SERVICE AREAS AND RESTROOM FINISHES SHALL BE CLEANABLE & WASHABLE SURFACES PER HEALTH DEPT. STANDARDS.
 - SEE EQUIPMENT PLAN FOR FIXTURE LOCATIONS.
 - DOORS TO BE FRAMED 4'-6" OFF WALL UNLESS NOTED OTHERWISE.
 - ALL NEW EXTERIOR WALL INSULATION TO BE MIN. R-19. ALL ROOF INSULATION TO BE MIN. R-38.
 - CONTRACTOR TO VERIFY ALL DOOR EXIT TRANSITIONS WITH ONSITE CONDITIONS.

AREA CALCULATIONS

TOTAL INTERIOR CONDITIONED AREA:	2897 SF
TOTAL EXTERIOR PORCH AREA:	165 SF
TOTAL:	3062 SF

- FLOOR PLAN KEYNOTES**
- (1) FIRE RISER
 - (2) LOW WALL @ 48" H.T., SEE DETAIL
 - (3) FLOOR / TRENCH DRAIN, SEE PLUMBING, SEE FLOOR FINISH PLAN FOR LOCATIONS
 - (4) ELECTRICAL PANEL, SEE ELECTRICAL
 - (5) EXIST. GAS LINE / METER
 - (6) EXIST. PERGOLA
 - (7) EXIST. LIGHT POST
 - (8) EXIST. TREE
 - (9) EXIST. CURBS
 - (10) PAINTED METAL FENCE @ 36" H.T. W/ GATES
 - (11) TRANSLUCENT DECOR FILM ON EXIST. WINDOW
 - (12) EXIST. SLOPED ENTRY WALKWAY
 - (13) NEW LANDING / RAMP TO MATCH H.T. OF EXISTING CURB @ EXIST. DOOR THRESHOLD
 - (14) NEW TOPPING SLAB. SEE FLOOR FINISH PLAN
 - (15) EXISTING ELEC. PANEL
 - (16) NEW 6" HT. CONCRETE CONTAINMENT CURB, SEE FLOOR FINISH PLAN FOR LOCATIONS, SEE STRUCTURAL
 - (17) NEW PHASE 2 EXTERIOR AWNING ABOVE, SEE STRUCTURAL
 - (18) NEW BAR SOFFIT ABOVE
 - (19) NEW COL., SEE STRUCTURAL
 - (20) NEW BEAM ABOVE, SEE STRUCTURAL
 - (21) TRACK ABOVE FOR OVERHEAD DOOR
 - (22) NEW CURB TO MATCH EXIST.

REVISIONS

NO.	DATE	DESCRIPTION	BY



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JOB NO.:	201946
PHASE:	PERMIT
DRAWN:	DG, TH
CHECKED:	SO
DATE:	01/21/2021

A101
 FLOOR PLAN