



BLUE FROG CONSTRUCTION
 4485 TENCH ROAD, SUITE 1410
 SUWANEE, GA 30024 | (770) 831-4150

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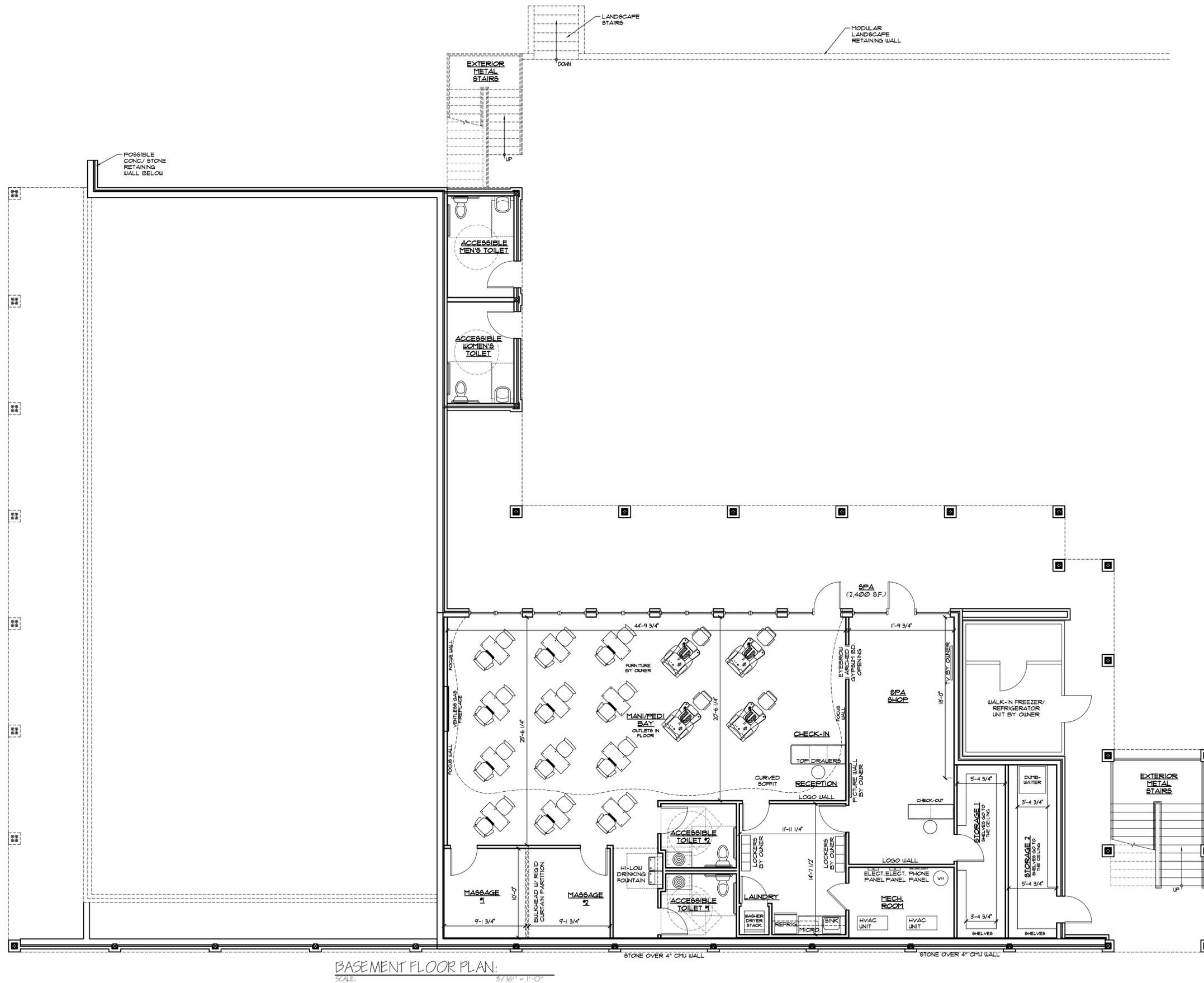
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 1860 FREEMAN PKWY
 MABLETON, GEORGIA 30126

REVIEW PLANS ONLY!
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DATE	REVISIONS

JOB NO.: SEY13G
 FILE: A-1.2
 DATE: 6-12-14
 DRAWN BY: SAR

SHEET BASEMENT FLOOR PLAN
A-1.0





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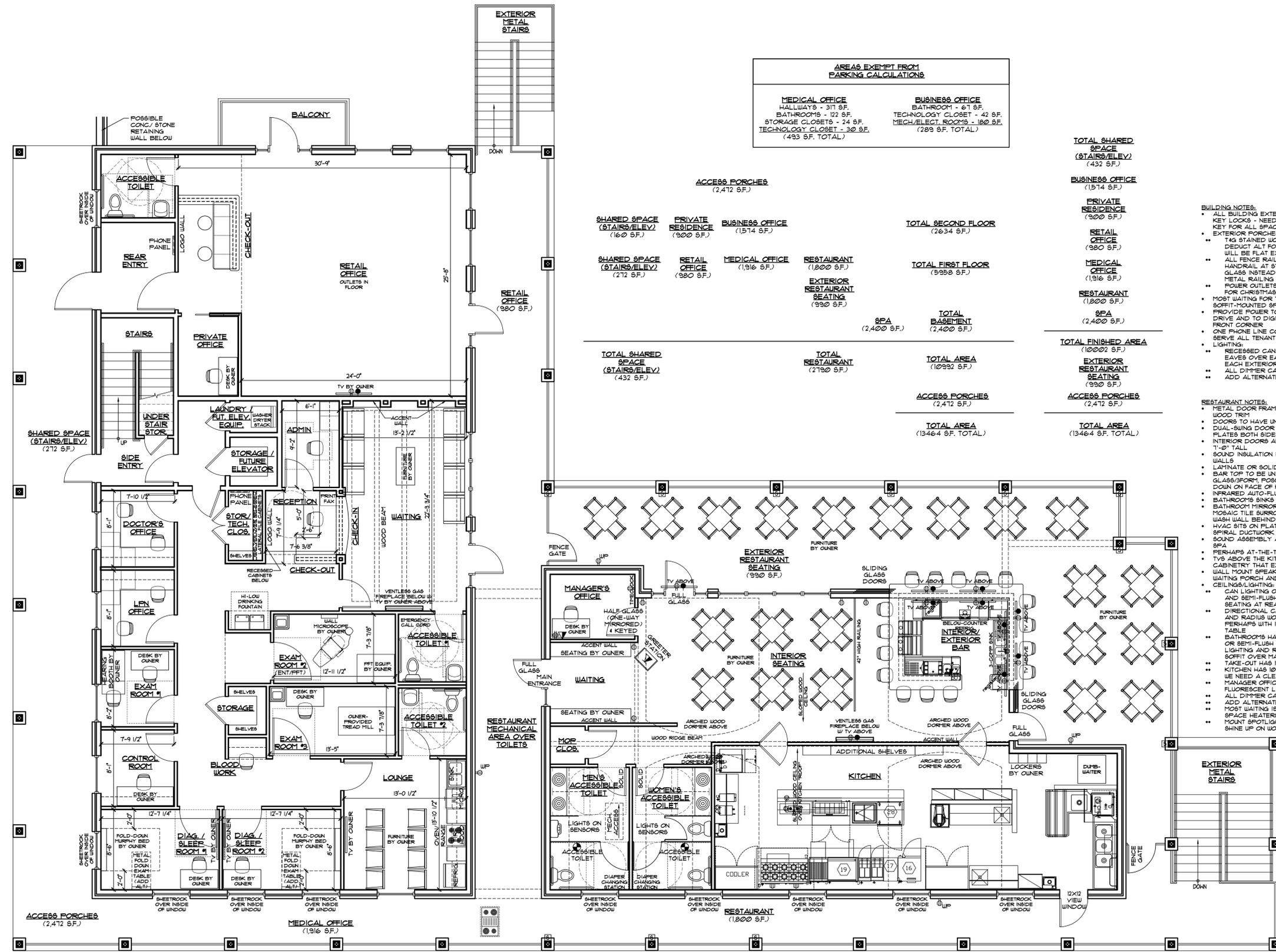
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SHEET FIRST FLOOR PLAN
A-1.1



AREAS EXEMPT FROM PARKING CALCULATIONS

MEDICAL OFFICE HALLWAYS - 317 SF. BATHROOMS - 122 SF. STORAGE CLOSETS - 24 SF. TECHNOLOGY CLOSET - 30 SF. (493 SF. TOTAL)	BUSINESS OFFICE BATHROOM - 61 SF. TECHNOLOGY CLOSET - 42 SF. MECH/ELECT. ROOMS - 180 SF. (283 SF. TOTAL)
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ACCESS PORCHES (2,412 SF.)	SHARED SPACE (STAIRS/ELEV.) (160 SF.)	PRIVATE RESIDENCE (900 SF.)	BUSINESS OFFICE (1,514 SF.)	TOTAL SECOND FLOOR (2,634 SF.)
SHARED SPACE (STAIRS/ELEV.) (212 SF.)	RETAIL OFFICE (980 SF.)	MEDICAL OFFICE (1,916 SF.)	RESTAURANT (1,800 SF.)	TOTAL FIRST FLOOR (5,958 SF.)
SPA (2,400 SF.)	RETAIL OFFICE (980 SF.)	RESTAURANT SEATING (990 SF.)	TOTAL BASEMENT (2,400 SF.)	TOTAL AREA (10,992 SF.)
ACCESS PORCHES (2,412 SF.)	TOTAL RESTAURANT (2,190 SF.)	TOTAL AREA (13,464 SF. TOTAL)	ACCESS PORCHES (2,412 SF.)	TOTAL AREA (13,464 SF. TOTAL)

TOTAL SHARED SPACE (STAIRS/ELEV.) (432 SF.)	BUSINESS OFFICE (1,514 SF.)	PRIVATE RESIDENCE (900 SF.)	RETAIL OFFICE (980 SF.)	MEDICAL OFFICE (1,916 SF.)	RESTAURANT (1,800 SF.)	SPA (2,400 SF.)	TOTAL FINISHED AREA (10,002 SF.)	EXTERIOR RESTAURANT SEATING (990 SF.)	ACCESS PORCHES (2,412 SF.)	TOTAL AREA (13,464 SF. TOTAL)
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- BUILDING NOTES:**
- ALL BUILDING EXTERIOR DOORS TO HAVE DEADBOLTS AND KEY FOR ALL SPACES
 - EXTERIOR PORCHES
 - 14G STAINED WOOD CEILING ON BOTH LEVELS, WITH DEDUCT ALT FOR STAINED BEAD BOARD CEILING - ALL WILL BE FLAT EXCEPT FOR FAR SIDE OF RESTAURANT
 - ALL FENCE RAILS TO BE AIRPLANE WIRING W/ 1 1/4" PIPE HANDRAIL AT STAIRS, WITH PRICING ALTERNATES FOR GLASS INSTEAD AND A DEDUCT ALT FOR STANDARD METAL RAILING PICKETS
 - POWER OUTLETS ON WALLS JUST BELOW WOOD CEILING FOR CHRISTMAS DECORATIONS
 - MOST WAITING FOR THE RESTAURANT IS ON EXTERIOR, SO SOFFIT-MOUNTED SPACE HEATERS AND SPEAKERS
 - PROVIDE POWER TO LIGHTS AT MONUMENT SIGN BY FRONT DRIVE AND TO DIGITAL SIGN IN MONUMENT SIGN AT OTHER FRONT CORNER
 - ONE PHONE LINE COMING IN TO BUILDING, WITH 23 LINES TO SERVE ALL TENANT SPACES
 - LIGHTING
 - RECESSED CANS IN PORCHES, AND RECESSED CANS IN EAVES OVER EACH COLUMN, WITH WALL LIGHTS BESIDE EACH EXTERIOR DOOR
 - ALL DIMMER CANS TO BE INCANDESCENT
 - ADD ALTERNATE FOR LED CANS & FLUORESCENTS

- RESTAURANT NOTES:**
- METAL DOOR FRAMES TO BE PAINTED OR COVERED W/ WOOD TRIM
 - DOORS TO HAVE UNIQUE PANELING, SOLID CORE, PAINTED
 - DUAL-SWING DOOR TO TAKE-OUT TO HAVE PUSH & KICK PLATES BOTH SIDES
 - INTERIOR DOORS ARE 6'-8" TALL & EXTERIOR DOORS ARE 7'-0" TALL
 - SOUND INSULATION IN BATHROOMS, MANAGER, AND TAKE-OUT WALLS
 - LAMINATE OR SOLID SURFACE BAR WORK SURFACE
 - BAR TOP TO BE UNIQUE - S.S. OR CONCRETE OR BACKLIT GLASS/FORM, POSSIBLY WITH LED TAPE LIGHT SHINING DOWN ON FACE OF KNEE WALL (INSIDE AND EXTERIOR)
 - INFRARED AUTO-FLUSH AND AIR-ASSISTED FLUSH ON TOILETS
 - BATHROOM SINKS ARE NICE & UNIQUE - ON S.S. COUNTERS
 - BATHROOM MIRRORS ARE FRAMED OUT FROM WALL WITH MOSAIC TILE SURROUND AND LED TAPE LIGHT BEHIND TO WASH WALL BEHIND MIRRORS
 - HVAC SITS ON PLATFORM OVER BATHROOMS - UNFINISHED SPIRAL DUCTWORK IN MAIN AREAS
 - SOUND ASSEMBLY AT FLOOR BELOW TO SEPARATE FROM SPA
 - PERHAPS AT-THE-TABLE IPAD ORDERING
 - TVS ABOVE THE KITCHEN AREA TO BE CONCEALED IN CABINETRY THAT EXTENDS UP FROM WINDOW WALL AREA
 - WALL MOUNT SPEAKERS JUST BELOW CEILING IN FRONT WAITING PORCH AND REAR SEATING AREAS - ON SONOS CEILING/LIGHTING
 - CAN LIGHTING OVER EXTERIOR SEATING ON FAR SIDE AND SEMI-FLUSH MOUNT LIGHTING OVER EXTERIOR SEATING AT REAR
 - DIRECTIONAL CAN LIGHTS IN WOOD VAULTED CEILING AND RADIUS WOOD DORMER CEILING IN MAIN AREA - PERHAPS WITH INDIVIDUAL LIGHTING OVER EACH DINING TABLE
 - BATHROOMS HAVE 9' SHEETROCK CEILING W/ TWO FLUSH OR SEMI-FLUSH CEILING LIGHTS EACH PLUS MIRROR LIGHTING AND RECESSED CANS IN 8' HIGH SHEETROCK SOFFIT OVER MAIN PLUMBING WALL
 - TAKE-OUT HAS 10' SHEETROCK CEILING W/ CANS
 - KITCHEN HAS 10' SHEETROCK CEILING W/ CANS (UNLESS WE NEED A CLEANABLE ACT CEILING AT 10' W/ 2X4 FLUORESCENT LIGHT)
 - MANAGER OFFICE HAS ACT CEILING AT 10' W/ 2X4 FLUORESCENT LIGHT
 - ALL DIMMER CANS TO BE INCANDESCENT
 - ADD ALTERNATE FOR LED CANS & FLUORESCENTS
 - MOST WAITING IS ON EXTERIOR, SO SOFFIT-MOUNTED SPACE HEATERS AND SPEAKERS
 - MOUNT SPOTLIGHTS ABOVE THE KITCHEN CEILING TO SHINE UP ON WOOD CEILING

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



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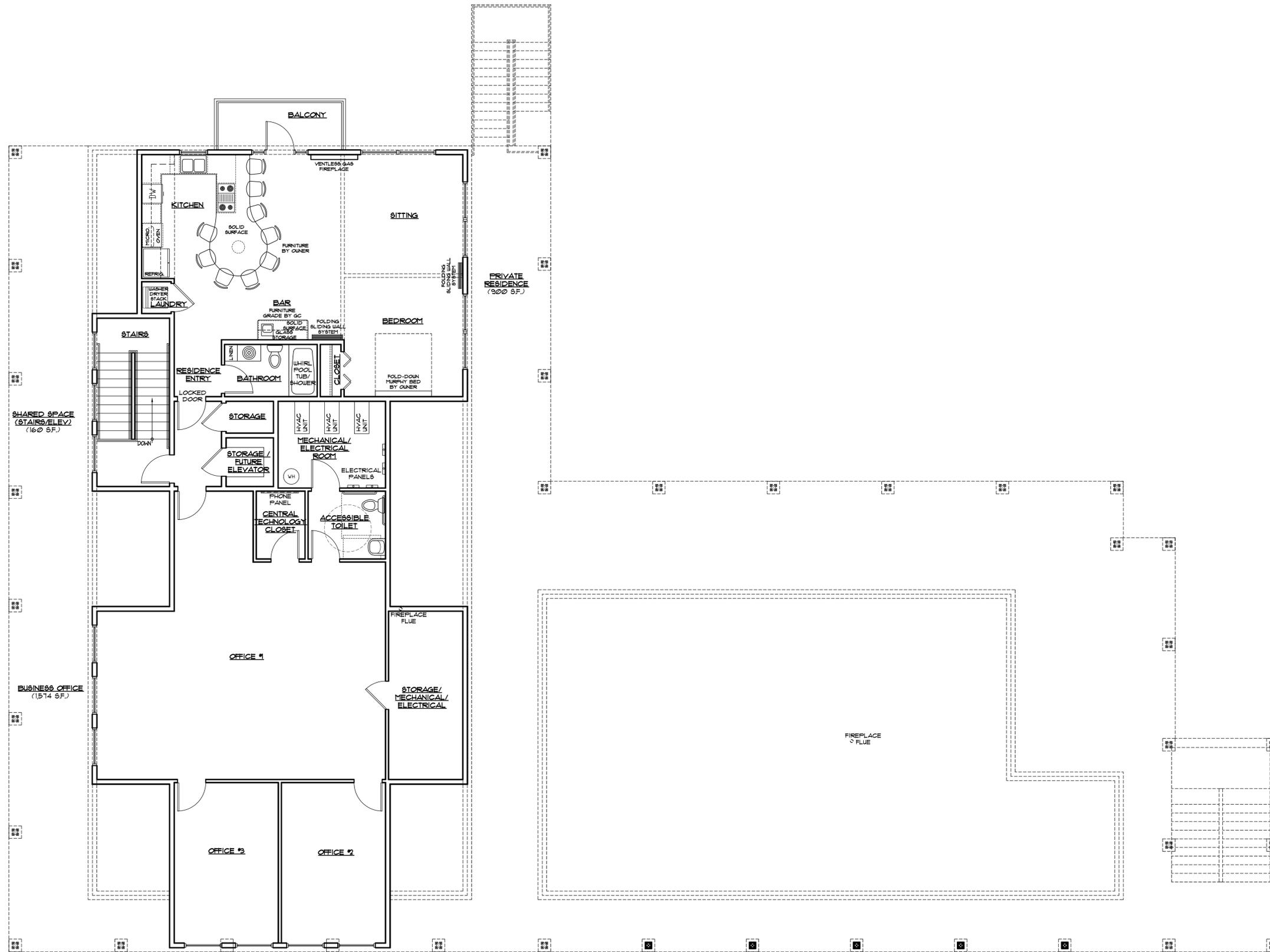
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SHEET
 SECOND FLOOR PLAN
A-1.2



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