

City of Tampa
CONSTRUCTION SERVICES DIVISION
PLAN APPROVAL
BLD-22-0484152-REV4 7/5/2024
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It is unlawful to make changes or alterations without written approval from the City of Tampa Construction Services Division.
The Stamping of this plan shall not be held to permit or approve the violation of any City or State Codes
REVIEWED FOR CODE COMPLIANCE

Building - Chuck Quade - Approved - 7/5/2024
Plumbing - Ricardo Colon - Not Applicable - 6/28/2024
Fire - David Cogan - Approved - 7/2/2024
Electrical - Ricardo Colon - Not Applicable - 6/28/2024
Mechanical - Ricardo Colon - Not Applicable - 6/28/2024

NO	DATE	NOTES
1	08/22/2022	COUNTY COMMENTS
4	06/11/2024	COUNTY COMMENTS

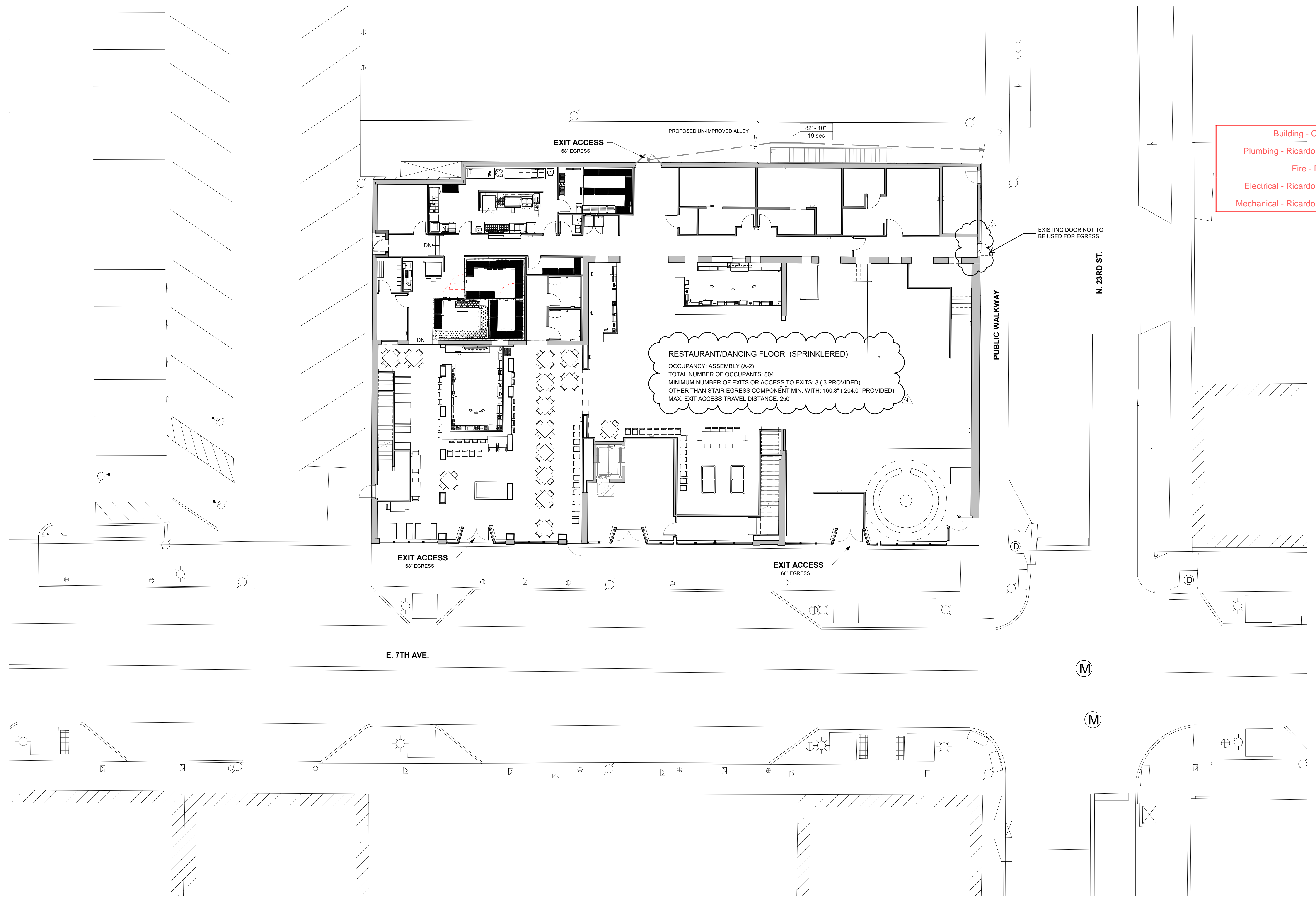
PROJECT NAME:
2234 E. 7th AVE. RESTAURANT TENANT BUILD OUT
PROJECT ADDRESS:
2234 E 7TH AVE. TAMPA, FL. 33605
SET NOTES:
RESTAURANT USE PERMIT
DRAWN BY: E. BLANCO
CHECKED BY: D. DURAN
ISSUE DATE: 11-15-2022
6/11/2024 4:08:37 PM

SHARP DESIGN STUDIO
12100 RACE TRACK ROAD, UNIT Q1
TAMPA, FL 33626
OFFICE: (813) 408-8404
AA26003627

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STATE OF FLORIDA
DIEGO H. DURAN
AR99267
REGISTERED ARCHITECT
DIEGO H. DURAN, AIA
AR99267

SHEET NAME:
LIFE SAFETY SITE PLAN
SHEET NUMBER:
LS10



1 LIFE SAFETY SITE PLAN
SCALE: 3/32" = 1'-0"

K:\Clients\Sharp Design Studio\2234 E 7th Ave Floor Restaurant 2024.rvt

STUD WALL SCHEDULE

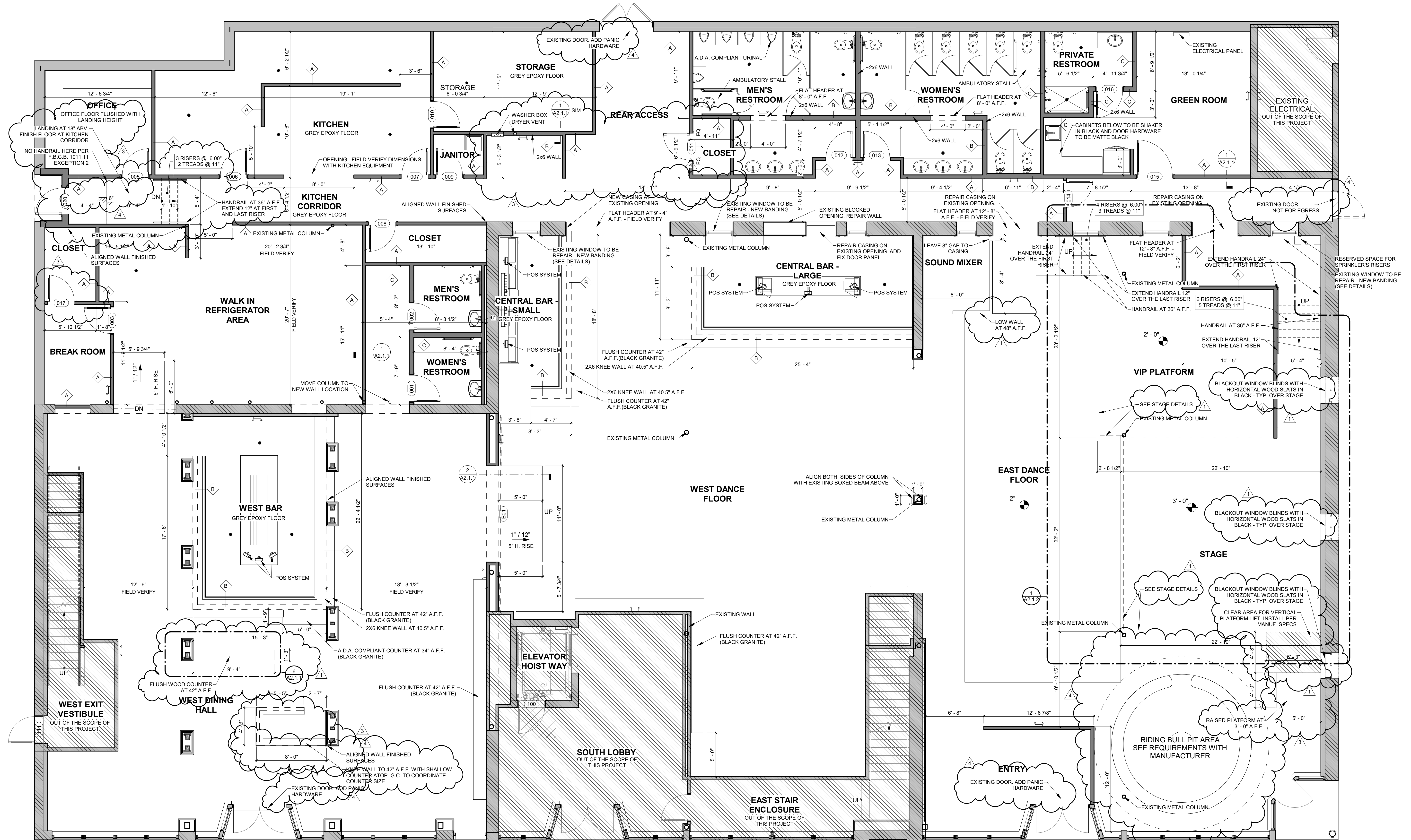
MARK	UPPER TRACK	LOWER TRACK	STUD	STUD SEPARATION	COMMENTS
A	2X4	2X4	2X4	16"	
B	2X6	2X6	2X6	16"	
C	2X6	2X6	2X4	12"	SEE DETAIL 4 AT THIS SHEET

BASEBOARDS AT PERIMETER WALL ON BOTH FLOOR TO BE TRADITIONAL WOOD, PAINTED, AUTHENTIC, AND DIMENSIONALLY SIMILAR TO MATCH EXISTING BASEBOARDS

SELECTIVE REPOINTING OF BRICK AS NEEDED WILL MATCH HISTORIC MORTAR IN COLOR, CHEMICAL COMPOSITION, AND PROFILE PER NPS BRIEF #2.

NO CHANGES TO EXISTING EXTERIOR MASONRY OR MASONRY OPENINGS. ONLY EXISTING OPENINGS TO BE MODIFIED WITHIN EXISTING STRUCTURAL FRAME. NO EXISTING STRUCTURAL BRICK TO BE DISTURBED. ANY MODIFICATIONS TO EXISTING STRUCTURAL ELEMENTS OR FIELD FINDINGS OF SIGNS OF STRUCTURAL DEFICIENCIES MUST BE REPORTED IMMEDIATELY TO STRUCTURAL ENGINEER, OWNER AND ARCHITECT. IN SUCH EVENT BRACE AND STOP ALL WORK IMMEDIATELY.

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

HARDWARE SCHEDULE

SET 1	6 HINGES 1 ENTRY FUNCTION LOCKSET WITH KEYPAD TRIM LEVERS (HANDICAP ACCESSIBLE) OUTSIDE AND PANIC HARDWARE INSIDE 2 CLOSER 2 STOPS - FLOOR	SET 3	6 HINGES 1 ENTRY FUNCTION LOCKSET WITH KEYPAD TRIM LEVERS (HANDICAP ACCESSIBLE) 1 STOPS - FLOOR 2 STOPS - FLOOR	SET 5	3 HINGES 1 PUBLIC FUNCTION LOCKSET (NO LATCH) 1 CLOSER 1 STOPS - FLOOR
SET 2	3 HINGES 1 ENTRY FUNCTION LOCKSET WITH KEYPAD TRIM LEVERS (HANDICAP ACCESSIBLE) OUTSIDE AND PANIC HARDWARE INSIDE 1 CLOSER 1 STOPS - FLOOR	SET 4	3 HINGES 1 OFFICE FUNCTION LOCKSET 1 CLOSER 1 STOPS - FLOOR	SET 6	3 HINGES 1 PRIVATE RESTROOM FUNCTION LOCKSET 1 CLOSER 1 STOPS - FLOOR
				SET 7	3 HINGES 1 CLOSER FUNCTION LOCKSET 1 CLOSER 1 STOPS - FLOOR

DOOR SCHEDULE

TAG	TYPE	FROM	LOCATION	TO	WIDTH	HEIGHT	DOOR MATERIAL	HARDWARE	REMARKS
001	3070	WOMEN'S RESTROOM	RESTROOM HALL	3'-0"	7'-0"	FIBERGLASS	SET 6		
002	3070	MEN'S RESTROOM	RESTROOM HALL	3'-0"	7'-0"	FIBERGLASS	SET 6		
003	3070	BREAK ROOM	WALK IN REFRIGERATOR AREA	3'-0"	7'-0"	FIBERGLASS	SET 4		
005	3070	OFFICE	KITCHEN CORRIDOR	3'-0"	7'-0"	FIBERGLASS	SET 4		
006	3070	KITCHEN	KITCHEN CORRIDOR	3'-0"	7'-0"	FIBERGLASS	SET 4		
007	3070	KITCHEN CORRIDOR	KITCHEN	3'-0"	7'-0"	FIBERGLASS	SET 4		
008	3070	CLOSET	KITCHEN CORRIDOR	3'-0"	7'-0"	FIBERGLASS	SET 7		
009	3070	JANITOR	KITCHEN CORRIDOR	3'-0"	7'-0"	FIBERGLASS	SET 7		
010	3070	KITCHEN	STORAGE	3'-0"	7'-0"	FIBERGLASS	SET 4		
011	3070	KITCHEN	REAR ACCESS	3'-0"	7'-0"	FIBERGLASS	SET 7		
012	3070	MEN'S RESTROOM	REAR ACCESS	3'-0"	7'-0"	FIBERGLASS	SET 5		

DOOR SCHEDULE

TAG	TYPE	FROM	LOCATION	TO	WIDTH	HEIGHT	DOOR MATERIAL	HARDWARE	REMARKS
013	3070	REAR ACCESS	WOMEN'S RESTROOM	3'-0"	7'-0"	FIBERGLASS	SET 5		
014	3070	GREEN ROOM HALL	REAR ACCESS	3'-0"	7'-0"	FIBERGLASS	SET 2		
015	4070	GREEN ROOM	GREEN ROOM HALL	4'-0"	7'-0"	FIBERGLASS	SET 4		
016	3070	GREEN ROOM	PRIVATE RESTROOM	3'-0"	7'-0"	FIBERGLASS	SET 4		
017	3070	BREAK ROOM	CLOSET	3'-0"	7'-0"	FIBERGLASS	SET 7		
020	3070	EXTERIOR	KITCHEN CORRIDOR	3'-0"	7'-0"	FIBERGLASS	SET 7		
B01	11094 BRN. DR.	WEST DANCE FLOOR	WEST DINING HALL	11'-0"	9'-0"	WOOD			

WALL LEGEND

	EXISTING WALL
	INT. NON-BEARING WALL
	INT. NON-BEARING WALL W/FIRE PROTECTION

PROJECT NAME
2234 E. 7th AVE. RESTAURANT TENANT BUILD OUT

PROJECT ADDRESS
2234 E 7TH AVE. TAMPA, FL. 33605

SET NOTES
RESTAURANT USE PERMIT

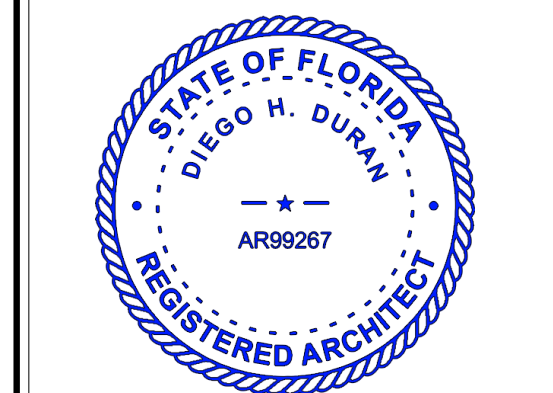
DRAWN BY: E. BLANCO
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DIEGO H. DURAN, AIA
AR99267

SHEET NAME:
FIRST FLOOR PLAN

SHEET NUMBER:
A2.0.0

2234 E. 7th AVE. RESTAURANT TENANT BUILD OUT SADDLE BAGS



This item has been electronically signed and sealed by Diego H. Duran, Architect, using a Digital Signature. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies. Sealed for Architecture only. 2024.06.19 12:09:46-04'00"

INDEX OF DRAWINGS

SHEET#	COVER	SHEET NAME
CS	COVER	
LS1.0	LIFE SAFETY SITE PLAN	
LS1.1	LIFE SAFETY PLAN FIRST FLOOR	
A1.0	FIRST FLOOR EXISTING AND DEMO	
A1.2	PLUMBING PLAN	
A2.0.0	FIRST FLOOR PLAN	
A2.1.1	DETAILS	
A2.1.2	DETAILS	
AS.0	CEILING PLAN	
A6.0	EQUIPMENT PLAN	
A6.1	EQUIPMENT PLAN	
A6.2	EQUIPMENT PLAN	

- ### ARCHITECTURAL NOTES
- THE CONTRACTOR MUST READ ALL DOCUMENTS BEFORE COMMENCING ANY ON-SITE WORK FOR THIS PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY INFORMATION NOT CONTAINED WITHIN THESE DRAWINGS OR ANY ASSUMPTIONS MADE BY THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS DURING CONSTRUCTION.
 - ALL WORK SHALL COMPLY WITH NATIONAL, STATE, AND LOCAL CODES FOR THE APPLICABLE AUTHORITY HAVING JURISDICTION OVER THE PROJECT, INCLUDING BUT NOT LIMITED TO ADA, NFPA, AND FBC.
 - WORK MUST INCLUDE ALL REQUIRED PERMITS (IF PERMITTED BY OTHERS), LABOR, AND MATERIALS TO COMPLETE ALL WORK INDICATED WITHIN THE DRAWINGS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SAFETY TRAINING, EQUIPMENT, AND PRECAUTIONS AS WELL AS METHODS AND SCHEDULING OF WORK ON-SITE.
 - THE ARCHITECT IS NOT RESPONSIBLE FOR AN OWNER'S DECISION OR SUBSTITUTION MADE WITHOUT THE ARCHITECT'S KNOWLEDGE OR WRITTEN APPROVAL.
 - ARCHITECT MAY, AT TIMES, IDENTIFY CERTAIN BUILDING MATERIALS AND/OR SUPPLIERS AND/OR MANUFACTURERS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE FAILURE OF SUCH PRODUCTS OR ANY DEFECT IN SUCH PRODUCT. CONTRACTOR SHALL BEAR RESPONSIBILITY TO INDEPENDENTLY ASCERTAIN THE PROPER INSTALLATION METHODOLOGY INCLUDING, WITHOUT LIMITATION, COMPLIANCE WITH ALL MANUFACTURERS' INSTRUCTIONS AND/OR ANY APPLICABLE BUILDING CODE.
 - THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY ACTS OR OMISSIONS BY THE CONTRACTOR, SUBCONTRACTORS, MATERIALS, EQUIPMENT SUPPLIERS, OR ANY OTHER AGENT OR EMPLOYEE NOT DIRECTLY WORKING ON BEHALF OF SHARP DESIGN STUDIO, LLC.
 - ARCHITECTURAL DRAWINGS MUST ALWAYS BE USED IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE DRAWINGS AND DOCUMENTS SHOULD BE REPORTED TO THE OWNER, ARCHITECT, OR ENGINEER FOR CLARIFICATION AND VERIFICATION.
 - FIELD VERIFY ALL DIMENSIONS BEFORE MANUFACTURING ANY MILLWORK, ETC.
 - SUPPLY ALL FIXTURES COMPLETE WITH APPROPRIATE FITTINGS AND ACCESSORIES TO ENSURE PROPER FUNCTION OF ALL FIXTURES.
 - ALL DRAWINGS CONTAINED WITHIN THIS SET, INCLUDING ARCHITECTURAL, MECHANICAL, AND ELECTRICAL, ARE BASED ON INFORMATION PROVIDED BY THE CLIENT/OWNER AND THEIR CONSULTANTS. ACTUAL ON-SITE CONDITIONS HAVE NOT BEEN VERIFIED BY THE ARCHITECT, MECHANICAL, OR ELECTRICAL ENGINEERS. THE CONTRACTOR, ALL SUBCONTRACTORS, SUPPLIERS, AND TRADES WILL BE RESPONSIBLE TO FIELD VERIFY EXISTING CONDITIONS DURING BIDDING AND CONSTRUCTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE OWNER AND SHARP DESIGN STUDIO'S ATTENTION IMMEDIATELY.
 - PROVIDE FIRE EXTINGUISHERS WITHIN 75 FEET TRAVEL DISTANCE OF ALL POINTS OF OCCUPANCY. EXTINGUISHERS MUST BE MOUNTED AT A MINIMUM OF 48" FROM THE TOP TO FINISHED FLOOR.
 - FLUSH CONTROLS ARE TO BE LOCATED ON ACCESSIBLE SIDE OF THE TOILET.
 - PER ADA, ONE LAVATORY MUST MEET ADA SPECIFICATIONS AND NOT BE IN A STALL.
 - ALL SINK RIMS SHOULD BE MOUNTED AT 2'-10" MAXIMUM.
 - CLEAR FLOOR SPACES OF 30"x48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY MINIMUM OF 29" VERTICAL, 6" HORIZONTAL, AND 17" HORIZONTAL DEPTH AT FLOOR.
 - WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS WITHIN 48" MAXIMUM FROM FINISHED FLOOR.
 - ALL DOORS MUST COMPLY WITH ADA REQUIREMENTS FOR CLEAR AREA ON DOOR STRIKE SIDE OF THE DOOR BASED ON LOCATION, ORIENTATION, AND APPROACH TO THE DOOR.
 - ANY CHANGE IN LEVEL BELOW 1/2" ARE PERMISSIBLE. CHANGES GREATER THAN 1/2" BUT LESS THAN 1" MUST BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1" MUST BE RAMPED PER ADA. APPROVED ADA THRESHOLDS MUST BE USED WHERE A THRESHOLD IS REQUIRED.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL PATHWAYS ARE COMPLIANT WITH ADA AND NFPA.

CODE DATA

- FBC BUILDING 2020, 7TH ED.
- FBC EXISTING 2020, 7TH ED.
- NEC 2017
- NFPA 101
- FPFC 2020, 7TH ED.
- ASCE 7-16

PROJECT DESCRIPTION

SHELL BUILD OUT FOR A RESTAURANT TENANT FEATURING DINING SPACE, KITCHEN, SERVICE BARS, AND ENTERTAINMENT SPACE

CONTACT INFORMATION

ARCHITECT
SHARP DESIGN STUDIO LLC.
ADDRESS: 12100 RACE TRACK ROAD, UNIT Q1, TAMPA, FL 33636
PHONE: (813) 406-8404

- ### PROJECT NOTES:
- SITE DEVELOPMENT TO INCLUDE REMOVAL OF SUBSURFACE UTILITIES AND INFRASTRUCTURE ON PARCEL RELATED TO PRIOR DEVELOPMENT.
 - G.C. TO COORDINATE UTILITY SERVICES PRIOR TO DEVELOPMENT.
 - CONTRACTOR SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE WITH LABELS ON EACH ITEM THAT IDENTIFY THEM AS NOTED ON THE STRUCTURAL OR ARCHITECTURAL DRAWING.
 - G.C. SHALL INVENTORY SHIPMENTS FROM METAL BUILDING VENDOR IMMEDIATELY UPON ARRIVAL. G.C. SHALL SIGN ON ALL SUCH SHIPMENTS.
 - ALL WALL PANELS AND BUILDING COMPONENTS SHALL BE PROTECTED FROM WEATHER AND DIRT OR MUD DURING ON-SITE STORAGE.
 - SHOP DRAWINGS TO BE PROVIDED TO OWNER, AND OWNER'S ENGINEER & ARCHITECT FOR REVIEW.
 - ANY FOUNDATION WORK SHALL BE SEALED WITHIN 24 HOURS AND SAW CUTS SHALL BE COMPLETED WITHIN 24 HOURS OF FOUNDATION CONSTRUCTION.
 - ALL ELECTRICAL SITE AND BUILDING VIDEO SURVEILLANCE & SECURITY WIRING TO BE IN CONDUIT.
 - FINAL PROJECT 3-RING BINDER OF ALL PERMITS, APPROVALS, TESTING AND SUB CONTRACTS CONTACT INFORMATION FOR ALL PRODUCTS USED ON THE SITE THE MANUFACTURERS CONTACTS, SPECS AND MANUALS SHALL BE PROVIDED IN BINDER FORMAT TO OWNER.

- ### GENERAL PROJECT NOTES:
- IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO REVIEW THESE PLANS. IF A CONFLICT EXISTS, THE GENERAL CONTRACTOR MUST CONTACT THE STRUCTURAL ENGINEER OF RECORD IMMEDIATELY PRIOR TO THE BEGINNING OF ANY WORK TO RESOLVE THE CONFLICT. ADDITIONAL CONSTRUCTION COSTS AS A RESULT OF NON-COMPLIANCE CANNOT BE USED AS A BASIS FOR BACK CREDIT.
 - DO NOT SCALE THESE DRAWINGS. CONTACT THE CONSTRUCTION MANAGER WITH ANY CONFLICTS IN THE PLANS PRIOR TO BEGINNING ANY WORK.
 - IT IS THE INTENT THAT THESE DRAWINGS BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 6th EDITION (2017), THE NEC 2014 AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND RESTRICTIVE COVENANTS GOVERNING THE SITE OF WORK.
 - SEE THE GENERAL CONTRACTOR FOR SCOPE OF WORK AND OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - ALL WALL CHASES TO BE CAPPED WITH O.S.B. BOARD AT WALL HEIGHT.
 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DETERMINE ERECTION PROCEDURES, MEANS AND METHODS, AND SEQUENCE OF CONSTRUCTION.
 - CONTRACTOR TO FURNISH AND INSTALL CONCEALED WOOD BLOCKING (WITHIN WALLS) AS REQUIRED TO FIRMLY SECURE WALL-MOUNTED EQUIPMENT AND/OR ACCESSORIES. ALL WOOD BLOCKING IN CONTACT WITH MASONRY IS TO BE PRESSURE TREATED.
 - THE GENERAL CONTRACTOR SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE, TO THE STRUCTURAL ENGINEER. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. THE GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.

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REVISION

NO	DATE	NOTES
1	08/22/2022	COUNTY COMMENTS
2	11/15/2022	COUNTY COMMENTS
3	04/07/2023	CLIENT CHANGES
4	06/11/2024	COUNTY COMMENTS

PROJECT NAME
2234 E. 7th AVE. RESTAURANT TENANT BUILD OUT

PROJECT ADDRESS
2234 E 7TH AVE. TAMPA, FL. 33605

SET NOTES
RESTAURANT USE PERMIT

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SHEET NAME:
COVER

SHEET NUMBER:
CS

F.B.C. CHAPTER 6: GENERAL BUILDING HEIGHTS AND AREAS

BUILDING OCCUPANCY:	ASSEMBLY: A-2
TYPE OF CONSTRUCTION:	III-B
SPRINKLERED:	YES
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE:	75'
BUILDING HEIGHT IN FEET ABOVE GRADE:	12' - 8"
ALLOWABLE NUMBER OF STORIES ABOVE GRADE:	3
NUMBER OF STORIES ABOVE GRADE:	3
ALLOWABLE AREA:	38,000.00 SF
PROPOSED AREA:	6,600.00 SF
RISK CATEGORY:	3

F.B.C. CHAPTER 8: INTERIOR FINISHES

GROUP	INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY
A-2	CLASS 'B'

RESTAURANT/DANCING

RESTAURANT EGRESS WIDTH: 804 OCCUPANTS X 0.02' = 160.8' / 204.0' PROVIDED MINIMUM NUMBER OF EXITS = 3 REQUIRED / 3 PROVIDED

THE REQUIREMENT FOR THE 2 HR EXTERIOR WALLS BASED ON TYPE OF CONSTRUCTION IS CURRENTLY BEING MET PER CALCULATED FIRE RESISTANCE METHOD PER FBC TABLE 721.1(2). THE EXISTING EXTERIOR WALLS ARE CONSTRUCTED OF THREE WYTHES OF SOLID AND HOLLOW BRICK. THE AVERAGE WIDTH PER BRICK IS 2.7" WITH A TOTAL ASSEMBLY FINISHED WIDTH OF 4.8" PER TABLE 72.1.1(2). THE 2 HR RESISTANCE IS ACHIEVED WITH 4.4" IN WIDTH

F.B.C. CHAPTER 10: MEANS OF EGRESS SIZING

RESTAURANT EGRESS WIDTH: 804 OCCUPANTS X 0.02' = 160.8' / 204.0' PROVIDED MINIMUM NUMBER OF EXITS = 3 REQUIRED / 3 PROVIDED

City of Tampa
FIRE MARSHAL OFFICE
FIRE MARSHAL PLAN REVIEW
Signed: David Ogden Date: 7/2/2024
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