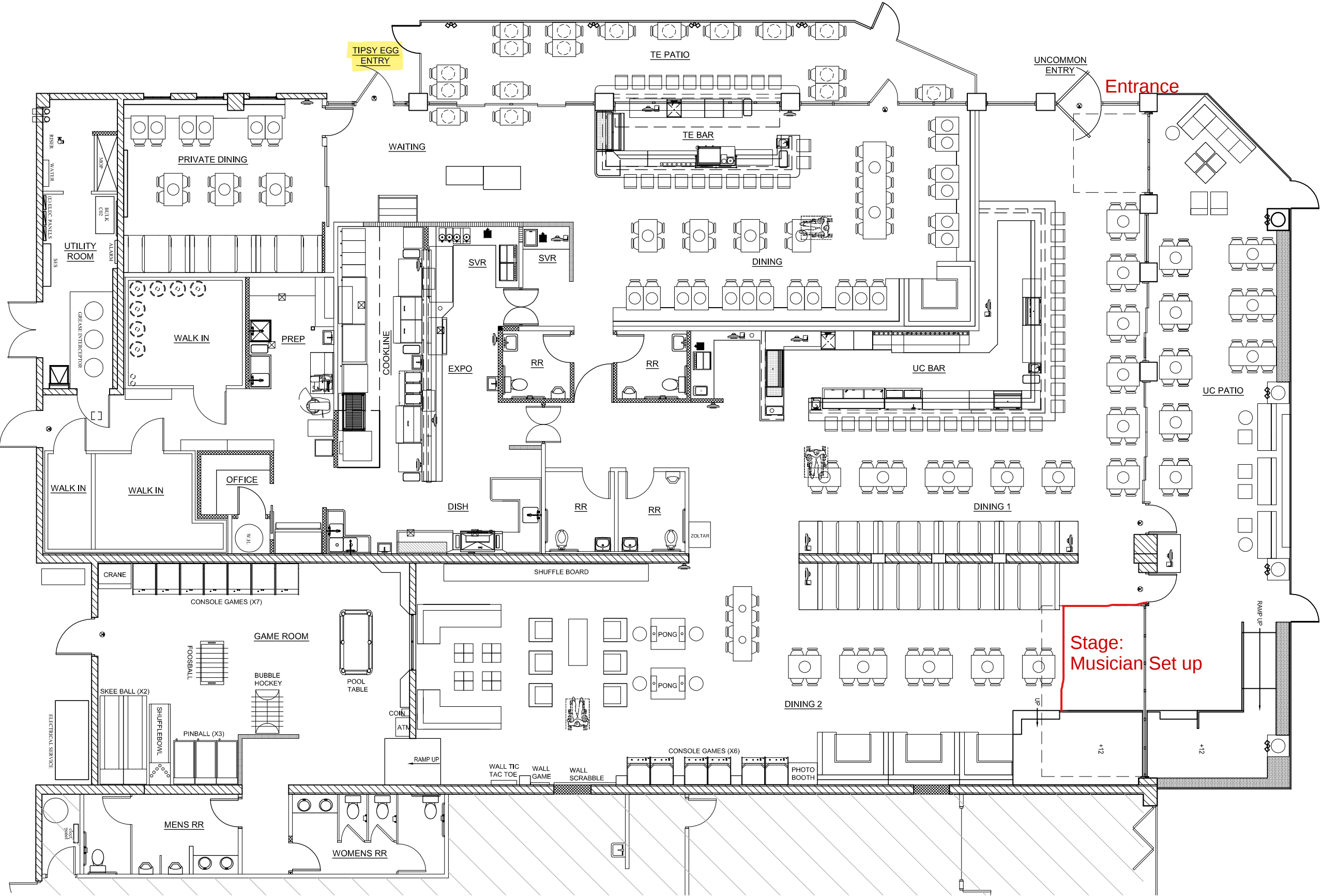


PLH22-0056 Topsy Egg & The Uncommon



PROJECT ADDRESS:
1 EAST BOSTON STREET
CHANDLER, ARIZONA 85225

PROJECT NAMES:
TIPSY EGG
UNCOMMON

GROSS AREA:
INTERIOR = 9,000sf TOTAL
5,983sf (PREVIOUS RESTAURANT) EXISTING
3,017sf (PREVIOUS RESTAURANT DINING AREA)

EXTERIOR = 1,418sf TOTAL
1,000sf NORTH PATIO
418sf WEST PATIO

OCCUPANCY LOAD:
INTERIOR:
TIPSY EGG (TE) = (124 OCC)
MAIN DINING 71 SEATS
PRIVATE DINING 32 SEATS
BAR 12 SEATS
UNCOMMON (UC): (254 OCC)
MAIN DINING 1 58 SEATS
MAIN DINING 2 101 SEATS
BAR 25 SEATS
GAME ROOM 692sf / 15 = 46 OCC
WAITING 166sf / 15 = 11 OCC
STAGE 198sf / 15 = 13 OCC

SERVICE: (12 OCC)
KITCHEN (SERVICE) (1,626 SF / 200) = 7
BAR (TE) (227 SF / 200) = 1
BAR + SERVICE (UC) (478 SF / 200) = 3
UTILITY (250 SF / 300) = 1

TOTAL OCCUPANT LOAD = 390 INTERIOR

EXTERIOR: (79 OCC)
TE PATIO (WEST) 30 SEATS
UC PATIO (NORTH) 49 SEATS

TOTAL OCCUPANT LOAD = 79 EXTERIOR



FLOOR PLAN

SCALE: 3/32" = 1'-0"