



Derek Chau
 DEREK CHAU

REVISION		
NO.	DATE	COMMENT
1.0	2020.03.11	RESPOND TO 3RD REVIEW
1.1	2020.05.27	RESPOND TO 4TH REVIEW
1.2	2020.06.11	RESPOND TO 5TH REVIEW

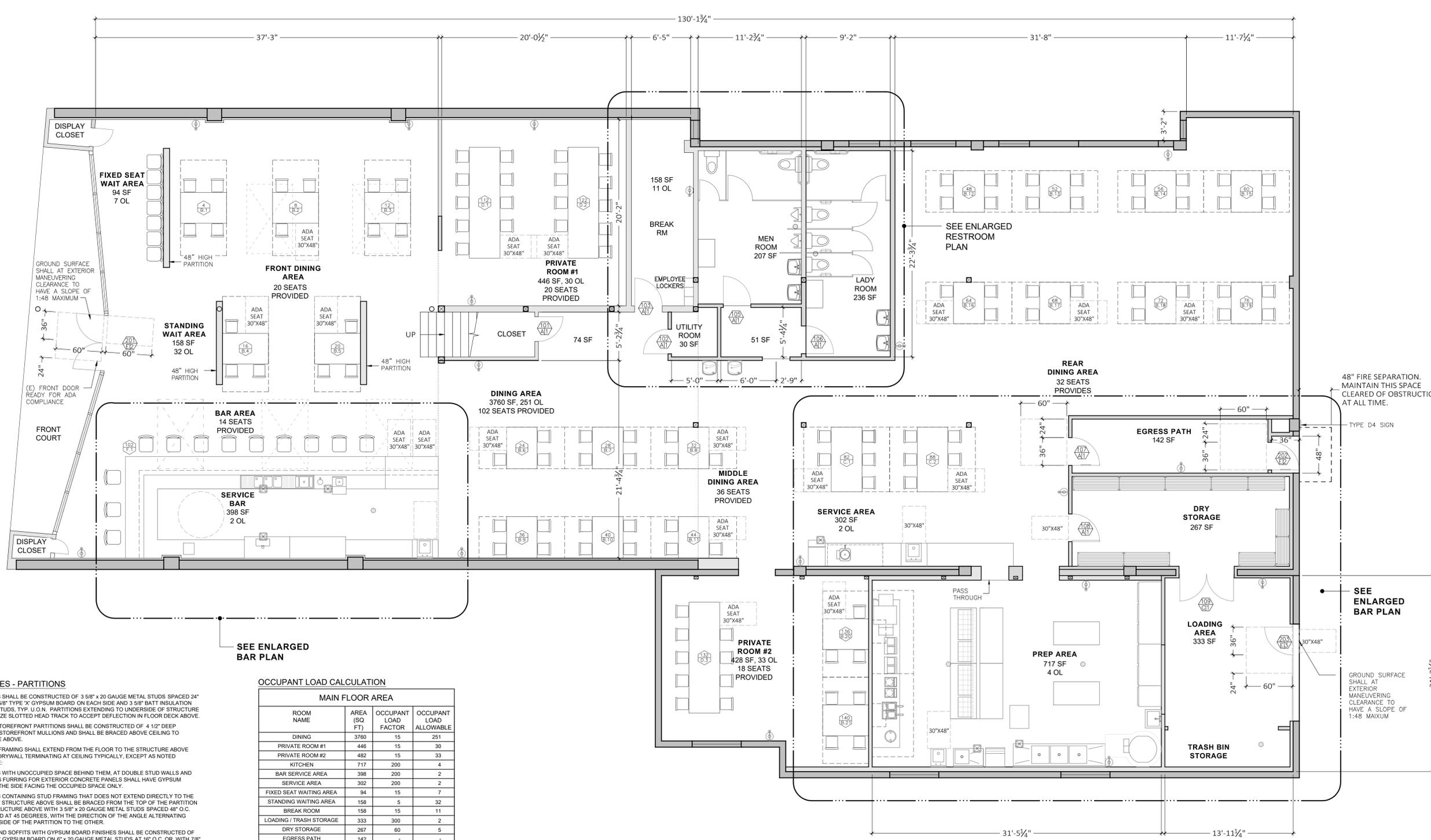
REVISION		
NO.	DATE	COMMENT

**TENANT IMPROVEMENT
 PARK STREET BAR & GRILL**
 1511 PARK STREET, ALAMEDA, CALIFORNIA 94501

PROJECT: AS NOTED
 SCALE: AS NOTED
 DRAWN BY: DEREK CHAU
 SHEET TITLE:

PROPOSED FLOOR PLAN

SHEET: A-2.1
 SHEET OF



- SHEET NOTES - PARTITIONS**
- PARTITIONS SHALL BE CONSTRUCTED OF 3/8" x 20 GAUGE METAL STUDS SPACED 24" O.C. WITH 5/8" TYPE 'X' GYPSUM BOARD ON EACH SIDE AND 3/8" BATT INSULATION BETWEEN STUDS. TYP. U.O.N. PARTITIONS EXTENDING TO UNDERSIDE OF STRUCTURE SHALL UTILIZE SLOTTED HEAD TRACK TO ACCEPT DEFLECTION IN FLOOR DECK ABOVE.
 - INTERIOR STOREFRONT PARTITIONS SHALL BE CONSTRUCTED OF 4 1/2" DEEP ALUMINUM STOREFRONT MULLIONS AND SHALL BE BRACED ABOVE CEILING TO STRUCTURE ABOVE.
 - PARTITION FRAMING SHALL EXTEND FROM THE FLOOR TO THE STRUCTURE ABOVE AND HAVE DRYWALL TERMINATING AT CEILING TYPICALLY, EXCEPT AS NOTED OTHERWISE.
 - PARTITIONS WITH UNOCCUPIED SPACE BEHIND THEM, AT DOUBLE STUD WALLS AND SERVING AS FURRING FOR EXTERIOR CONCRETE PANELS SHALL HAVE GYPSUM BOARD ON THE SIDE FACING THE OCCUPIED SPACE ONLY.
 - PARTITIONS CONTAINING STUD FRAMING THAT DOES NOT EXTEND DIRECTLY TO THE BOTTOM OF STRUCTURE ABOVE SHALL BE BRACED FROM THE TOP OF THE PARTITION TO THE STRUCTURE ABOVE WITH 3/8" x 20 GAUGE METAL STUDS SPACED 48" O.C. AND ANGLED AT 45 DEGREES, WITH THE DIRECTION OF THE ANGLE ALTERNATING FROM ONE SIDE OF THE PARTITION TO THE OTHER.
 - CEILING AND SOFFITS WITH GYPSUM BOARD FINISHES SHALL BE CONSTRUCTED OF 5/8" TYPE 'X' GYPSUM BOARD ON 6" x 20 GAUGE METAL STUDS AT 16" O.C. OR WITH 7/8" FURRING CHANNELS AT 16" ON 3" CHANNELS AT 48" O.C.
 - FRAME OPENINGS AT FIRE EXTINGUISHER CABINETS, TYP. FIRE EXTINGUISHER CABINETS SHALL BE J.L. INDUSTRIES MODEL S615S21 (FULLY RECESSED) AND S616S21 (SEMI-RECESSED), AMBASSADOR SERIES, PAINTED TO MATCH ADJACENT WALL COLOR, AND SHALL CONTAIN FIRE EXTINGUISHER BY J.L. INDUSTRIES, MODEL COSMIC 10E MEETING UL RATING 4A-80BC. SEE PLAN FOR LOCATION OF FULLY RECESSED AND SEMI-RECESSED EXTINGUISHER CABINETS.
 - PROVIDE BACKING PLATES IN WALLS FOR OVERHEAD CABINETS. BACKING SHALL BE CONTINUOUS ACROSS NOT FEWER THAN 3 STUDS. FOR LOADS LESS THAN 50 POUNDS PER FOOT: 6" x 16 GAUGE TRACK CHANNEL ATTACHED TO EACH STUD WITH 3 NO. 8 FLAT-HEAD SHEET METAL SCREWS. FOR LOADS OF 51 POUNDS PER FOOT TO 100 POUNDS PER FOOT: 6" x 16 GAUGE TRACK CHANNEL WELDED TO EACH STUD. NOTCH CHANNELS AT STUDS.
 - ALL DIMENSIONS FOR PARTITIONS ARE TO FACE OF GYPSUM BOARD.
 - WALLS TERMINATING AT AN EXTERIOR WINDOW MULLION SHALL BE CENTERED ON THE MULLION.
 - PLACE OUTSIDE EDGE OF DOOR FRAME 2 1/2" FROM WALL AT CORNER OF ROOM U.O.N.
 - PROVIDE R-13 BATT INSULATION AT ALL NEW INTERIOR WALLS U.O.N.
 - NO NEW RATED PARTITIONS ARE REQUIRED FOR THIS PROJECT.
 - SEE SHEET A10.1 FOR TYPICAL PARTITION DETAILS.

OCCUPANT LOAD CALCULATION

MAIN FLOOR AREA			
ROOM NAME	AREA (SQ FT)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD ALLOWABLE
DINING	3760	15	251
PRIVATE ROOM #1	446	15	30
PRIVATE ROOM #2	482	15	33
KITCHEN	717	200	4
BAR SERVICE AREA	398	200	2
SERVICE AREA	302	200	2
FIXED SEAT WAITING AREA	94	15	7
STANDING WAITING AREA	158	5	32
BREAK ROOM	158	15	11
LOADING / TRASH STORAGE	333	300	2
DRY STORAGE	267	60	5
EGRESS PATH	142	-	-
REST ROOMS	494	-	-
UTILITY ROOM	30	-	-
STAIRS AND CLOSETS	179	-	-
	7962		379

OL = 379 (2) EXITS REQUIRED (2) EXITS PROVIDED.
 NUMBER OF DINING SEAT ALLOWED = 251 + 30 + 33 = 314
 314 DINING SEATS * 5% = 16 ADA SEATS.

PLUMBING FIXTURE COUNT:

PER CPC TABLE A, GROUP A-2:	OCCUPANT LOAD FACTOR = 30
ACCUMULATED FLOOR AREA:	6848 SF
OCCUPANT LOAD:	6848 / 30 = 228 (114 MALE, 114 FEMALE)
PER TABLE 422.1:	REQ'D PROVIDED
MALE WATER CLOSET:	2 2 WC AND 2 URINALS
MALE LAVATORY:	1 2
FEMALE WATER CLOSET:	3 4
FEMALE LAVATORY:	1 2
DRINKING FOUNTAIN	1 2

**Exhibit 1
 Item 3-A, June 5, 2023
 Zoning Administrator Hearing**

C PROPOSE FLOOR PLAN

SCALE: 3/16" = 1'-0"