

[illegible]

PROJECT	
SCALE:	AS NOTED
DRAWN BY:	DEREK CHAU
SHEET TITLE	
PROPOSED FLOOR PLAN	
SHEET	
A-2.1	
SHEET	OF



1. 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. STUDS TO BE PLACED PARALLEL TO PARTITIONS EXTENDING TO UNDERSIDE OF STRUCTURE. STUDS TO BE SPACED SLIGHTLY TO THE RIGHT OF COLLECTION IN FLOOR DECK ABOVE.
2. INTERIOR STOREFRONT PARTITIONS SHALL BE CONSTRUCTED OF 4 1/2" DEEP ALUMINUM STOREFRONT PARTITIONS SHALL BE SPACED ABOUT 60" TO CEILING TO STRUCTURE ABOVE.
3. PARTITION FRAMING SHALL EXTEND FROM THE FLOOR TO THE STRUCTURE ABOVE AND HAVE DRYWALL TERMINATING AT CEILING TYPICALLY, EXCEPT AS NOTED OTHERWISE.
4. 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.
5. PARTITIONS CONTAINING STUD FRAMING THAT DOES NOT EXTEND DIRECTLY TO THE BOTTOM OF STRUCTURE ABOVE SHALL BE BRACED FROM THE TOP OF THE PARTITION STUDS TO THE STRUCTURE ABOVE. BRACING SHALL BE 2X4 GUAGE 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.
6. CEILINGS 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.
7. FRAME OPENINGS AT FIRE EXTINGUISHER CABINETS, TYPE 1 FIRE EXTINGUISHER FRAME SHALL BE BY J.I. INDUSTRIES MODEL # 618501 (FULLY RECESSED) AND 561852 (SEMI-RECESSED), AMBASSADOR SERIES, PAINTED TO MATCH ADJACENT WALL COLOR AND SHALL CONTAIN FIRE EXTINGUISHER BY J.I. INDUSTRIES, MODEL COSMIC 10E WITH 10 LB RATING. SEE PLAN FOR 2X4 GUAGE METAL STUDS AT LOCATION OF FULLY RECESSED AND SEMI-RECESSED EXTINGUISHER CABINETS.
8. 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 GUAGE TRACK CHANNEL ATTACHED TO EACH STUD WITH 3/8, 8 FLAT SHEET MET. SCREWS. SEE PLAN FOR 50 POUNDS PER FOOT TO 100 POUNDS PER FOOT, 6" X 16 GUAGE TRACK CHANNEL WELDED TO EACH STUD, NOTCH CHANNELS AT STUDS.
9. ALL DIMENSIONS FOR PARTITIONS ARE TO FACE OF GYPSUM BOARD.
10. WALLS TERMINATING AT AN EXTERIOR WINDOW MULLION SHALL BE CENTERED ON THE MULLION.
11. PLACE OUTSIDE EDGE OF DOOR FRAME 2 1/2" FROM WALL AT CORNER OF ROOM OR MULLION.
12. PROVIDE R-13 BATT INSULATION AT ALL NEW INTERIOR WALLS U.O.N.
13. NO NEW RATED PARTITIONS ARE REQUIRED FOR THIS PROJECT.
14. SFF-SHEET A1.0 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	462	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
DRESSING	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

PROPOSE FLOOR PLAN

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