

WALL TYPES/NOTES

- 2X4 / 2X6 PARTITION WALL**
 - 2X4 OR 2X6 WOOD STUDS AT 16" O.C.
 - 3" ROXUL SAFE N SOUND INSUL- W/ WD. BLOCKING FOR CABINETS
 - 1/2" GWB - PTD. - BOTH SIDES
 - *SEE FIRE RATING ASSEMBLY NOTES FOR ANY PARTITION WALLS THAT ARE INCLUDED IN THE NECESSARY PERIMETER FIRE ASSEMBLY
- LOAD BEARING BRICK WALL-EXIST.**
 - 8" MIN. SOLID BRICK WALL
- ALUMINUM STOREFRONT GLASS WALL**
 - 2" X 4-1/2" ALUM. STOREFRONT SYSTEM
 - 1" INSULATED CLEAR GLASS
- STRAPPING OVER EXISTING BRICK**
 - 1X4 STRAPPING FASTENED TO BRICK @ 16" O.C.
 - 1/2" SHEETROCK FINISH
- FIRE RATED PARTITION-UL 505 (2-HOUR)**
 - SEE W1 FOR BASE CONSTRUCTION LAYERS
 - SEE FIRE RATED WALL ASSEMBLY DETAILS
- CEILING ASSEMBLY-2 HOUR RATED**
 - 2-LAYERS 5/8" SHEETROCK (GWB)
 - RC-1 METAL CHANNEL
 - EXISTING 12" DEEP WOOD FRAMING @ 16" O.C.
 - ROXUL SAFE-N-SOUND BATT R-19
 - NOM. 1X SUBFLOOR
- CEILING ASSEMBLY-FRAME BELOW RATING**
 - 5/8" SHEETROCK (GWB)
 - 1X4 WOOD STRAPPING @ 16" O.C.
 - 1-5/8" X 3-1/2" METAL FRAMING @ 16" O.C.
 - SEE DETAIL FOR HANGING
- FLOOR ASSEMBLY**
 - TILE/STONE FINISH- THINSET APPLIED
 - 1/2" CEMENT BD.- SCREWED TO FRAMING
 - OR WOOD FLOORING INSTALLED OVER ROSIN PAPER OVER SUBFLOOR
 - EXISTING 3/4" MIN. THICKNESS PLANK SUBFLOOR
 - EXISTING FLOOR FRAMING
- 2-HOUR FIRE RATED ASSEMBLY- SEE FIRE RATING DETAILS**
- EXIST. WALL**
- WALL FINISH MATERIALS**
 - A HORIZONTAL 1X4/1X6 NICKEL GAP NO. 1 PINE- STAINED
 - B PREFINISHED BAMBOO FLOORING OVER 2X4 VERTICAL FURRING
 - C EXPOSE EXISTING BRICK
 - D PAINTED GWB
 - E STRIP EXISTING WOOD, STAIN AND POLY

SYMBOL LEGEND

- SD** SMOKE DETECTOR
- W1** ceiling mounted wall mounted
- W2** ILLUMINATED EXIT SIGN (LOCATE ABOVE DOOR)
- FE** FIRE EXTINGUISHER MOUNT @ 36"-60" AFF
- 30** EMERGENCY BACKUP LIGHT (MOUNT @ 6"-8" AFF)
- P** C.D. POWER DESIGNATION
- PA** FIRE ALARM PULL STATION
- MAX. TRAVEL DISTANCE 67'-4" (75' ALLOWED)**
- 24 X 24 MOP SINK: FIAT MSB02424 MOLDED STONE MOP SINK WWW.GLOBALINDUSTRIAL.COM**

SEATING SUMMARY

SEATING ARRANGEMENT	TABLE QTY.	SEATING TOTAL
5	1	5
4	2	8
2	4	8
1	8	8
H.C. (SEE NOTE)	1	
MAX. SEATING CAPACITY		29

NOTE: HANDICAP AND COMPANIONS SEATS POSSIBLE AT ALL TABLE SEATING.

FINISH SCHEDULE- FIT-UP

ROOM NAME	FLOOR MATERIAL	BASE TRIM	WALL				CEILING	CLG. HT.	REMARKS
			N	E	S	W			
VESTIBULE	PORCELAIN	1X6- PTD.	GLASS	BRICK	BAMBOO	BRICK	GWB	9'-10"	MATCH EXIST. FRONT BULKHEAD
FRONT DINING	PORCELAIN	1X6- PTD.	GLASS	GLASS	GWB	NICKEL GAP	GWB	11'-10"*	* 2 HOUR RATED FINISH SURFACE HT.
MAIN DINING	PORCELAIN	1X6- PTD.	BAMBOO	BAMBOO	BAMBOO	-	BAMBOO	11'-10"/VARIES	SUSP. BAMBOO FIN.- SELECTION REQUIRES CLASS C FIRE RATING
FOOD PREP LINE	PORCELAIN	1X6- PTD.	GWB	-	GWB	BRICK	GWB/BAMB.	7'-6"	SEE SECTION FOR DETAIL
KITCHEN STORAGE	PORCELAIN	1X6- PTD.	GWB	GWB	GWB	GWB	ACT	9'-0"	9/16" GRID WITH TEGULAR CEILING TILE
BATHROOM 1	PORCELAIN	1X6- PTD.	GWB	GWB	GWB	GWB	ACT	9'-0"	9/16" GRID WITH TEGULAR CEILING TILE
BATHROOM 2	PORCELAIN	1X6- PTD.	GWB	GWB	GWB	GWB	ACT	9'-0"	9/16" GRID WITH TEGULAR CEILING TILE
HALL	PORCELAIN	1X6- PTD.	GWB	GWB	GWB	GWB	ACT	9'-0"	9/16" GRID WITH TEGULAR CEILING TILE

DOOR SCHEDULE

HINGES: EMTEK BRUSHED NICKEL W/ STANDARD RADIUS HINGES
 INTERIOR HARDWARE SET: EMTEK LUZERN LEVER STYLE- BRUSHED NICKEL
 STYLE: 1 PANEL

NUMBER	QTY.	SIZE (Width x Height)	TYPE	ROOM NAME	MANUFACTURER	HARDWARE	NOTES
D101	1	2'-8" X 6'-9" X 1-3/4"	ALUM. GLASS	ENTRY	EXISTING	HANDLE	DEADBOLT
D102	1	3'-0" X 6'-9" X 1-3/4"	ALUM. GLASS	VESTIBULE	TUBELITE	HANDLE	DEADBOLT
D103	1	3'-0" X 6'-8" X 1-3/4"	SC FLUSH MINERAL CORE PAINTED	BASEMENT	MASONITE	PASSAGE	90 MIN. RATED W/ SPRING HINGES
D104	1	3'-0" X 6'-8" X 1-3/4"	SC- 1 PANEL	KITCHEN PREP	MASONITE HERITAGE SERIES, LINCOLN PARK 1 PANEL INTERIOR DR.	PASSAGE	
D105	1	PR. 1'-6" X 6'-8" X 1-3/4"	FLUSH	KITCHEN STOR.	ELIASON SCP-4	PRIVACY	BI-SWINGING W/ ANOD. ALUM. FINISH
D106	1	3'-0" X 6'-8" X 1-3/4"	SC- 1 PANEL	BATHROOM 1	MASONITE HERITAGE SERIES, LINCOLN PARK	PRIVACY	
D107	1	3'-0" X 6'-8" X 1-3/4"	SC- 1 PANEL	BATHROOM 2	MASONITE HERITAGE SERIES, LINCOLN PARK	PRIVACY	
D108	1	3'-0" X 6'-8" X 1-3/4"	SC FOAM: FLUSH	REAR EGRESS	TRUDOOR	CLASSROOM SECURITY INSUL. POLYSTYRENE CORE, W/ LOCKSET	1 HOUR MIN. RATED, CLOSER

CODE INFORMATION

CURRENT BLDG. CODE: MUBEC 2009- IBC/IEEC 2009
 NFPA 101: 2009
 CONSTRUCTION TYPE 3B (BASED ON VISUAL INSPECTION)
 TENANT SPACE IS UNSPRINKLERED
 ZONE B3
 HISTORIC DISTRICT- YES
 USE CLASSIFICATION: A-2 RESTAURANT
 49 MAX. OCCUPANCY WITH ONE EXIT (DESIGN TOTAL: 34)
 2 HR. SEPARATION BETWEEN TENANTS AT WALLS & CLG.
 TABLE 1004.1.2 IBC 2009:
 UNCONCENTRATED SEATING- 15 SF/OCCUPANT
 COMMERCIAL KITCHEN-200SF / OCCUPANT
DESIGN:
 SEATING AREA- 466 SF/15 = 40.67 (31 OCCUPANTS)
 DESIGN SEATING = 29 SEATS
 PREP AREA (FOOD ASSEMBLY LINE)
 304 SF/200SF/OCC. = 1.5 OCCUPANTS
 CIRCULATION AND ACCESSORY AREA = 285 SF
NET TENANT SQ. FT. = 1055 SF
 MAX. TRAVEL DISTANCE TO EXIT (CODE)- 75'
 MAX. TRAVEL DISTANCE TO EXIT (DESIGN)- 67'-4"

STRUCTURAL NOTES

WINDOW HEADERS:
 TWO 2X6 WITH (1) KING AND (1) JACK- TYP. UNLESS NOTED BELOW OR OTHERWISE ON THE FRAMING PLANS.
 OPENINGS OVER 5'-0"- TWO 2X8 HEADER OPENINGS OVER 6'-0": (2) JACKS/(1) KING

ALL FRAMING NAILS TO BE 16D
 ALL EXTERIOR FASTENERS TO MIN. HOT DIPPED GALVANIZED (HDG) OR STAINLESS STEEL. SEE SPECIFICATIONS FOR DETAILS.

ALL EXTERIOR JOIST/BEAM HANGERS TO BE Z-MAX. PROTECTED.

CONFIRM ALL BEAM SUPPORTS HAVE A CONTINUOUS LOAD PATH INTO FOUNDATION.

ALL FRAMING LUMBER TO BE NO. 1 OR BETTER
 ALL WALL SHEATHING TO BE 1/2" APA RATED OR ADVANTECH FASTENED WITH 8D NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD.
 ALL ROOF SHEATHING TO BE 3/4" APA RATED OR ADVANTECH FASTENED WITH 8D NAILS AT 6" O.C. AT PANEL EDGES AND 8" O.C. IN THE FIELD

ALL FLOOR SHEATHING TO BE 3/4" ADVANTECH FASTENED WITH SUBFLOOR ADHESIVE AND 8D RING SHANK NAILS AT 6" O.C. AT PANEL EDGES AND 8" O.C. IN THE FIELD
 ALL FLOOR JOISTS TO HAVE FULL DEPTH SOLID BRIDGING AT MIDSPAN FOR ALL SPANS OVER 8'-0".

GENERAL NOTES

ROUGH OPENINGS FOR DOOR JAMBS ARE 6" FROM ADJACENT WALL- U.N.O.

ALL DIMENSIONS ARE TO FRAMING OF NEW WALLS OR TO EXISTING SHEETROCK/FINISH OF EXISTING WALLS.

EXISTING STRUCTURE IS ASSUMED TO BE IN SOUND STRUCTURAL CONDITION. ANY PORTION OF THE STRUCTURE WHICH IS FOUND TO BE IN ANY STATE OF DECAY OR THAT IS DIFFERENT THAN ASSUMED, SHALL BE COMMUNICATED TO THE ARCHITECT PRIOR TO PROCEEDING.

VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK- NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING.

CONSULT ARCHITECT PRIOR TO MAKING ANY CHANGES TO DIMENSIONS SHOWN THIS DRAWINGS SET AS THEY MAY RESULT IN ITEMS NOT FITTING PROPERLY OR DISRUPTING INTENDED ALIGNMENTS.

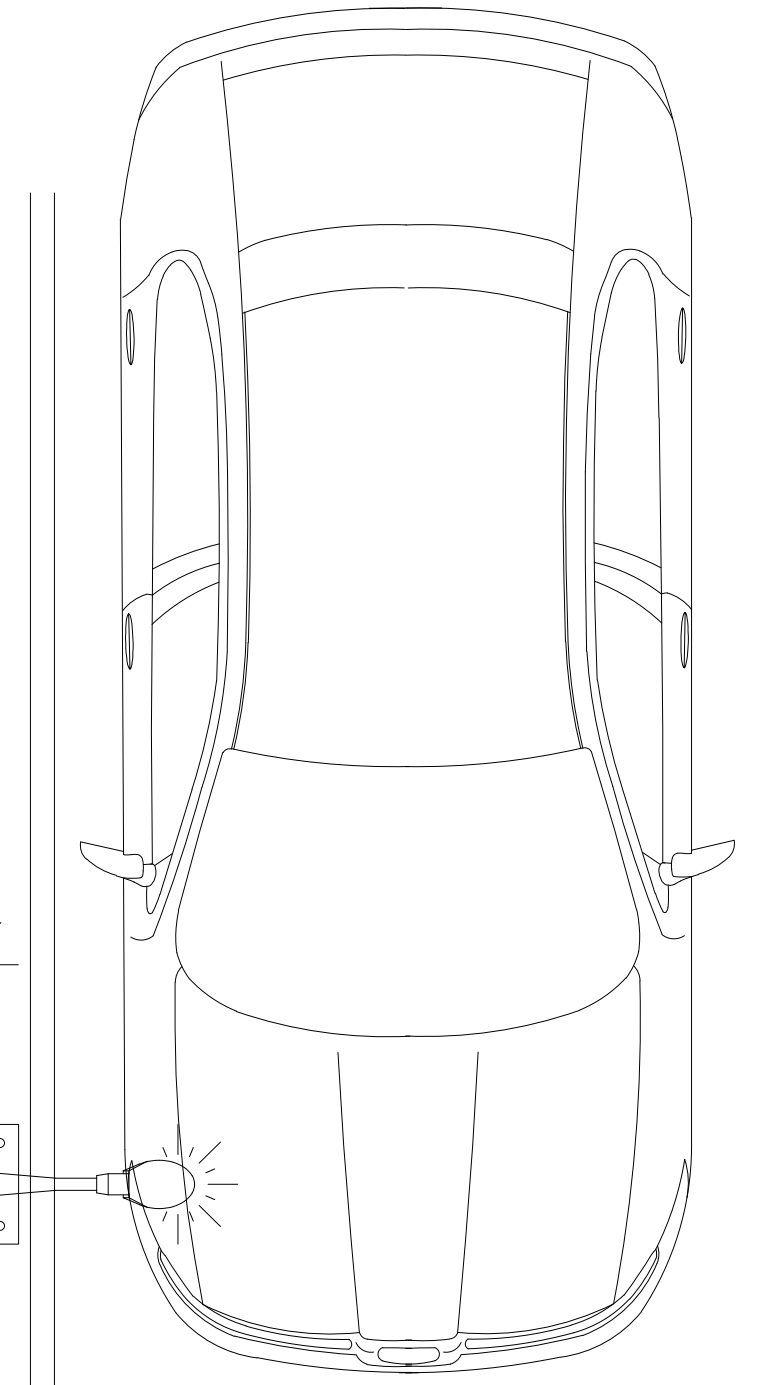
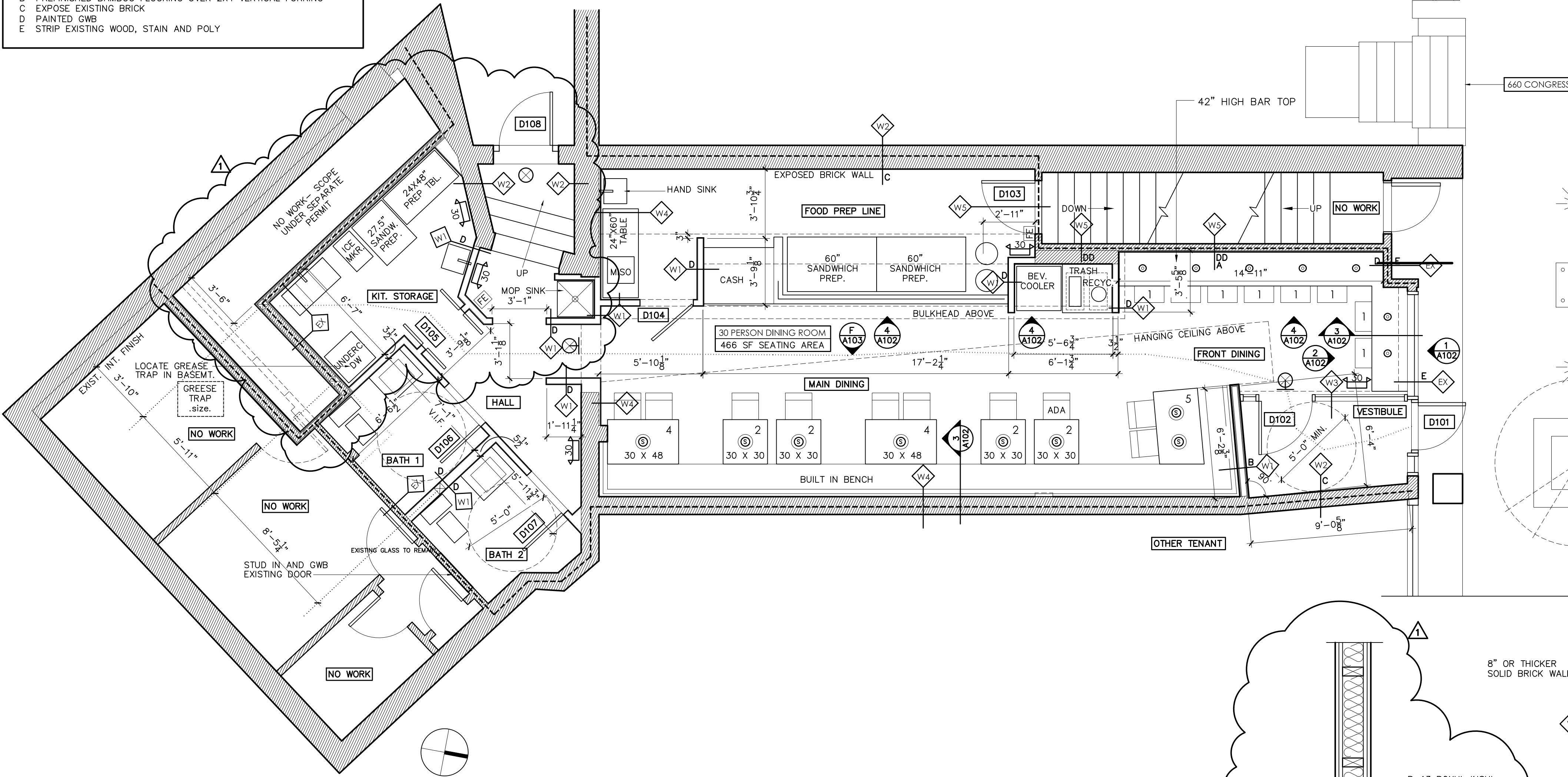
FRAMING NOTES

ALL FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (PT)

SILL SEALER TO BE USED BETWEEN TOP OF FOUNDATION AND SILL PLATE.

ANCHOR BOLTS TO BE HOT-DIPPED GALVANIZED (HDG) 3/4" DIAMETER X 12" LONG WITH STANDARD HOOK AND WET SET INTO TOP OF CONCRETE WALL AT SPACING ACCORDING TO APPLICABLE CODES.

IN FLOOR ENGINEERED LUMBER:
 DROP IN-FLOOR LVL DOWN 1/2" FROM TOP OF OTHER SAWN LUMBER FRAMING TO ALLOW FOR DIFFERENTIAL SHRINKAGE

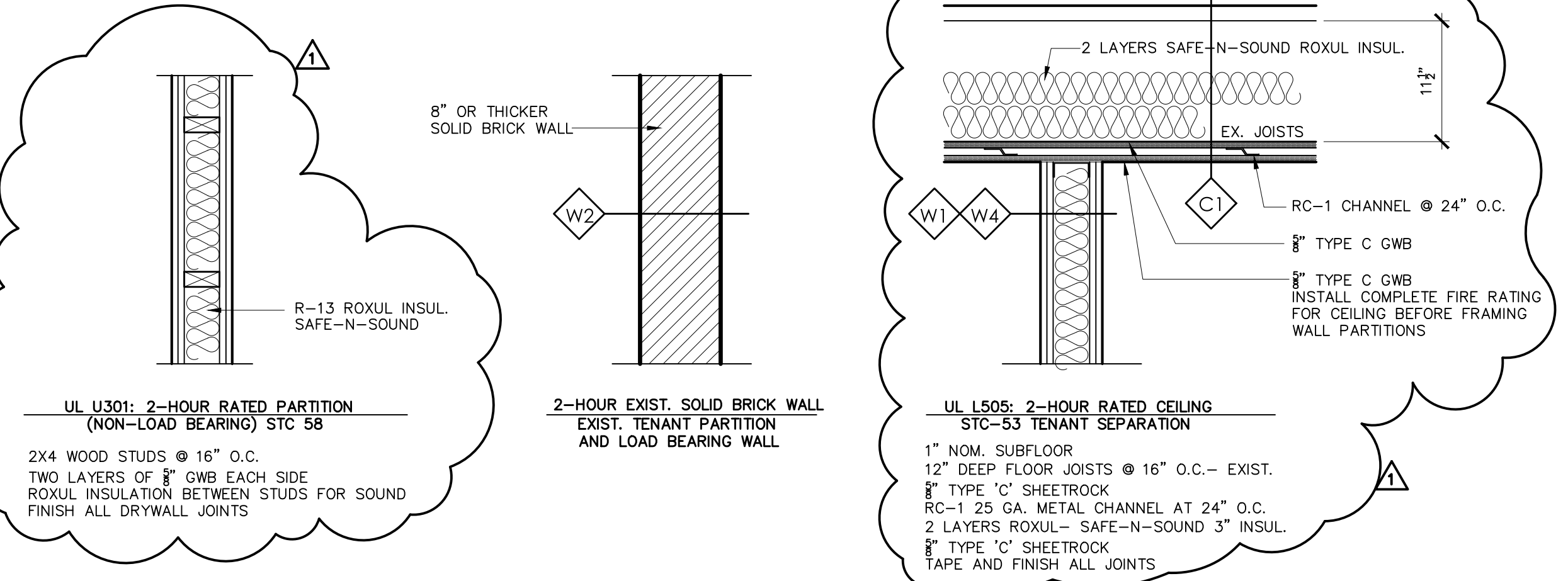


1 DESIGN FLOOR PLAN

SCALE: 1/4" = 1'-0" = 1'-0"

3 FIRE RATED ASSEMBLY DETAILS

SCALE: 1" = 1'-0" = 1'-0"



JULY 28, 2017

DESIGN FLOOR PLAN
 SCHEDULES & WALL TYPES

OCTOBER 5, 2017
 PERMIT REVISIONS

