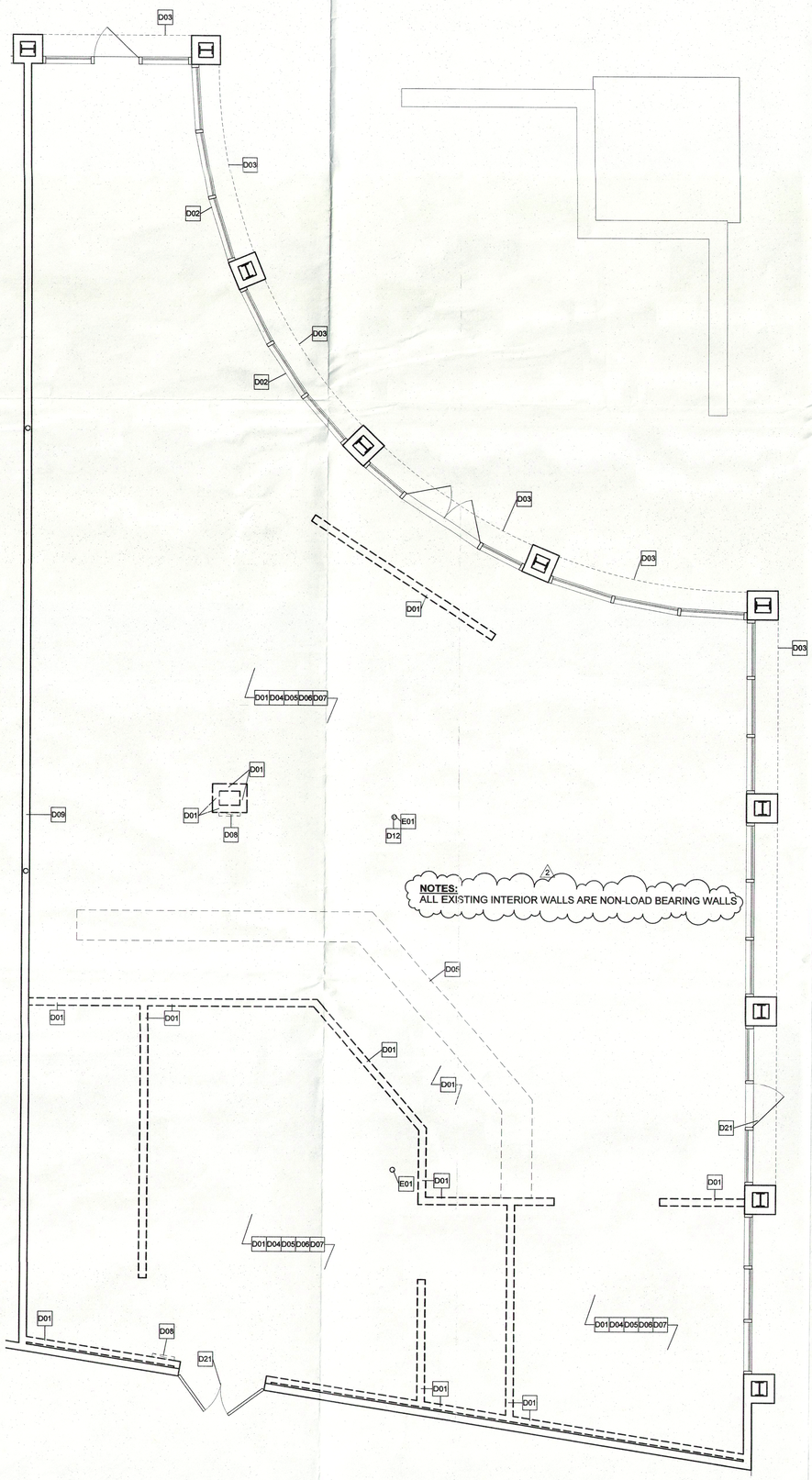
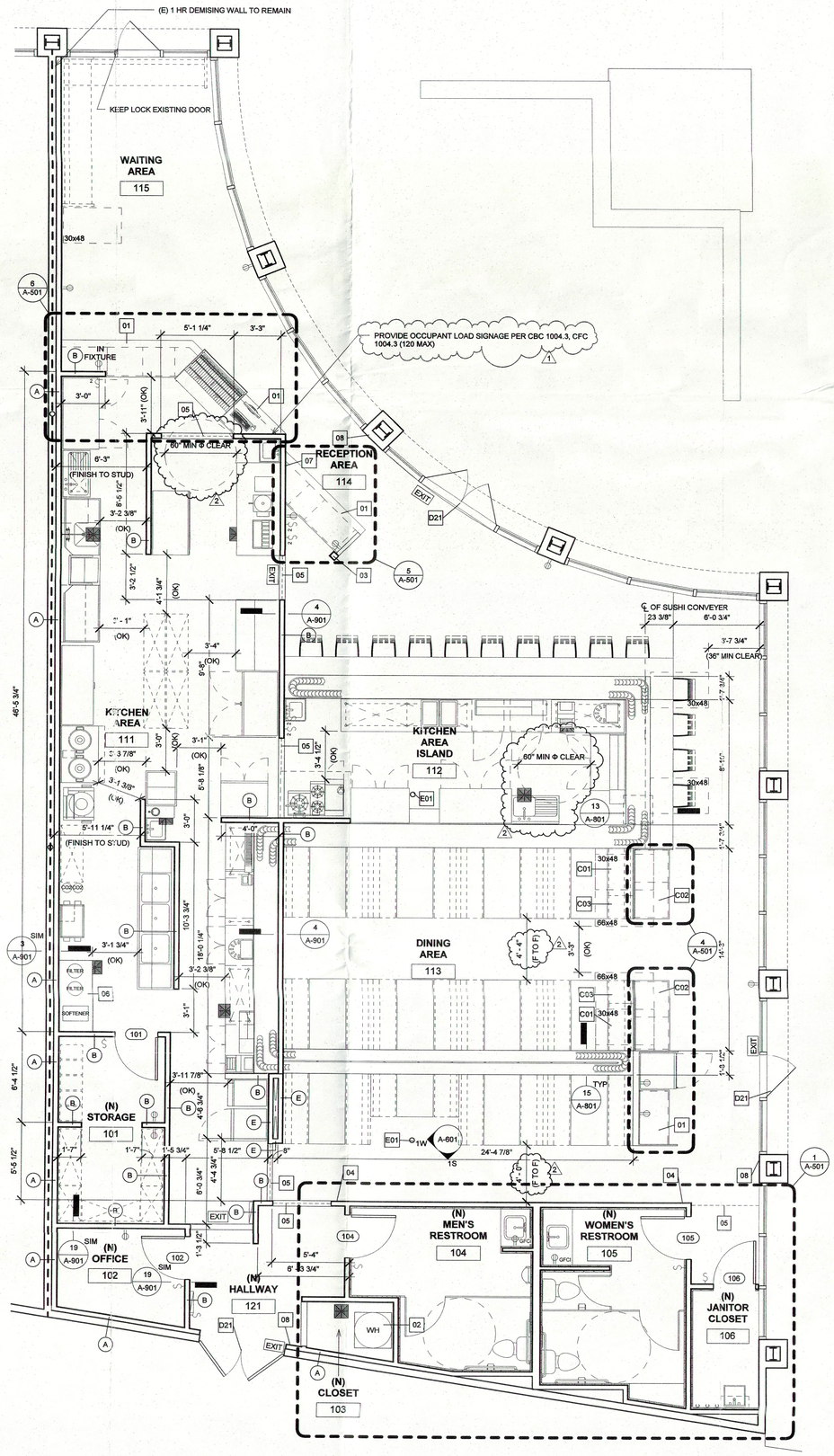


2 DEMO PLAN
1/4" = 1'-0"



1 NEW FLOOR PLAN
1/4" = 1'-0"

NOTES

1. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS OR MISSING DIMENSIONS FOR CORRECTION BEFORE PROCEEDING WITH WORK.

2. ALL DIMENSIONS TO METAL/WOOD STUD WALLS/PARAPET ARE TO FACE OF STUDS, U.N.O. "CLR." OR "MIN." DIMENSIONS SHALL BE TO FACE OF FINISHES, U.N.O.

3. ALL DIMENSIONS TO CONCRETE OR CMU WALLS ARE FACE OF CONCRETE OR CMU, U.N.O. "CLR." OR "MIN." DIMENSIONS SHALL BE TO FACE OF FINISHES, U.N.O.

4. DOORS SHALL BE LOCATED AS DIMENSIONED ON THE PLANS. WHERE DOOR IS LOCATED NEXT TO A WALL, THERE SHALL BE A 3-1/2" CLEARANCE BETWEEN WALL FINISH SURFACE AND FACE OF DOOR IN A 90° OPEN POSITION, U.N.O.

5. SEE FINISH SCHEDULE FOR ROOM FINISHES.

6. SEE A-901 FOR ACCESSIBLE TOILET FACILITIES AND ACCESSORIES

7. ELECTRICAL (SUB-)CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL FIXTURES TO REUSE/RELOCATE. ALL ELECTRICAL FIXTURE COVER SHALL BE NEW.

8. ALL GLASS WINDOWS SHALL BE FIXED PANELS

9. PROVIDE PROTECTION FROM CUSTOMER CONTAMINATION FOR THE FOOD ON THE CONVEYOR

10. ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH CFC: CHAPTER 8, SECTION 807.1.

11. PROVIDE AN APPROVED FIXED FIRE EXTINGUISHER SYSTEM FOR THE KITCHEN HOOD, DUCTS AND COOKING SURFACES. INDICATE U.L. APPROVAL, SYSTEM NUMBER, AND SUBMIT U.L. APPROVED SHEMATIC DRAWING TO AREA INSPECTION UNIT. (CFC: CHAPTER 9, SECTION 904.2.1)

1

KEYNOTES

DEMOLITION
*REMOVE UNNECESSARY EXISTING WIRINGS(HIGH VOLTAGE AND LOW VOLTAGE) AND UNNECESSARY EXISTING CONDUITS. NEED TO COORDINATE WITH ELECTRICAL (SUB-)CONTRACTOR BEFORE REMOVING.

D01 REMOVE ALL EXISTING INTERIOR WALLS / FURRING WALLS ON SOUTH SIDE EXTERIOR WALL EXCEPT EXISTING DEMISING WALL
D02 REMOVE ALL EXISTING SIGNAGE ON EXTERIOR WINDOW
D03 REMOVE ALL EXISTING SIGNAGE ON EXTERIOR WALL WITHIN PROJECT AREA
D04 REMOVE ALL EXISTING FLOOR FINISH
D05 REMOVE ALL EXISTING CASEWORK/COUNTERTOPS/EQUIPMENT/ FURNITURE
D06 REMOVE ALL EXISTING CEILING EXCEPT CURVED/STRAIGHT SOFFIT ALONG STOREFRONT
D07 REMOVE ALL EXISTING LIGHTING FIXTURES
D08 RELOCATE EXISTING ELECTRICAL PANELS PER NEW LAYOUT
D09 EXISTING DEMISING WALL TO REMAIN, PROTECT IN PLACE

~~D11 RELOCATE EXISTING STOREFRONT BETWEEN PILASTERS IF APPLICABLE PER NEW LAYOUT. VERIFY IN FIELD~~
D12 REMOVE DECORATIVE MATERIAL ON EXISTING COLUMN 1

D21 EXISTING EXIT DOOR W/ PANIC HARDWARE AND CLOSER, TYPICAL

NEW
*PROVIDE NEW WALL PER WALL TYPE

01 PROVIDE (N) COUNTERTOP & CASEWORK (SEE 7/A-501 FOR DETAILS 2
02 PROVIDE NEW WATER HEATER PER MECHANICAL
03 PROVIDE NEW 6"x6" (FINISH TO FINISH SIZE) FAUX COLUM BY GYPSUM BOARD OVER METAL FRAMING
04 PROVIDE RESTROOM SIGN W/ DIRECTION FOR EACH RESTROOM
05 PROVIDE REMOVABLE NOREN W/ RESTAURANT LOGO (JAPANESE STYLE FABRIC CURTAIN) TO BE COMPLY WITH CFC 807.1
06 PROVIDE PLATFORM, SEE DETAIL
07 PROVIDE OCCUPANT LOAD SIGNAGE PER CBC 1004.3 (MAX 109)
08 PROVIDE TACTILE EXIT SIGNAGE, SEE DETAIL

C01 REMOVABLE ACCESSIBLE SEAT
~~C02 MOBILE ACCESSIBLE PEDESTAL, SEE DETAIL~~ 2
C03 REMOVABLE SEAT

E01 EXISTING STRUCTURAL COLUMN TO REMAIN, PROTECT IN PLACE

WALL TYPES

A 3 5/8" METAL STUD @ 16" O.C. W/ 5/8" MOISTURE & MOLD RESISTANCE TYPE 'X' GYPSUM BOARD W/ R-13 THERMAL INSULATION

B 3 5/8" METAL STUD @ 16" O.C. W/ 5/8" MOISTURE & MOLD RESISTANCE TYPE 'X' GYPSUM BOARD ON BOTH SIDES

C 6" METAL STUD @ 16" O.C. W/ 5/8" MOISTURE & MOLD RESISTANCE TYPE 'X' GYPSUM BOARD ON BOTH SIDES

D 2 1/2" METAL STUD @ 16" O.C. W/ 5/8" MOISTURE & MOLD RESISTANCE TYPE 'X' GYPSUM BOARD ON BOTH SIDES

E 3 5/8" METAL STUD @ 16" O.C. W/ 5/8" MOISTURE & MOLD RESISTANCE TYPE 'X' GYPSUM BOARD ONE SIDE 2

SEE COVE BASE TILE DETAILS
*PROPOSED HIGHEST CEILING HEIGHT IS 11'-0" AFF, SO APPROXIMATELY MAXIMUM STUD HEIGHT IS NOT MORE THAN 12'-0" 2

PLUMBING FIXTURE CALCULATIONS

PER CPC TABLE 4-1 AND TABLE A

TOTAL AREA: 3694.50 SF
GROUP A-2 TOTAL=2863.65/30=95.46
KITCHEN 1353.24 SF
DINING/WAITING 1510.41 SF

GROUP B TOTAL=120.42/200=0.60
OFFICE 69.04 SF
LOCKER ROOM 51.38 SF

GROUP S
STORAGE 56.15 SF/5000=0.01

ACCESSORY AREA TOTAL=654.28 SF
RESTROOMS 291.84 SF
CLOSETS 60.58 SF
HALLWAY 301.86 SF

TOTAL= 95.46+0.6+0.01=96.07 OCC 2

RESTAURANT (M:48.04, F:48.04)	(M) WC	(W) WC	U	(M) LAV	(W) LAV
	1	1	1	1	1

OCCUPANT LOAD CALCULATIONS

PER CBC SECTION 1004

TOTAL AREA:	3694.50 SF			
ACCESSORY	128.55 SF	/300	=	0.43
KITCHEN	1353.24 SF	/200	=	6.77
DINING/WAITING	1800 SF	/15	=	120
RESTROOM	291.84 SF	(6 FIXTURES)	=	6
LOCKER ROOM	51.83 SF	/50	=	1.04
OFFICE	69.04 SF	/100	=	0.69

DESIGN OCCUPANT LOAD: 134.93 1

PER CBC SECTION 1005
134.93 x 0.15 = 20.24 INCHES

OCCUPANT LOAD SIGNAGE AT DINING/WAITING AREA:
MAXIMUM 120 PERSONS (COMPLY WITH CBC 1004.3)

90-242-(4)

LEGEND CUP 201100037

EXIT PROPOSED EXIT DOORS, PROVIDE EXIT SIGNS 1

NOTE: ILLUMINATED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION. (CFC CHAPTER 10, SECTION 1011)

NOTE: PANIC AND FIRE EXIT HARDWARE WILL BE INSTALLED AND SATISFY THE FOLLOWING:

A. THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH

B. THE MAXIMUM UNLATCHING FORCE DOES NOT EXCEED 15 POUNDS.

C. PIVOTED OR BALANCED DOORS SHALL BE OF THE PUSH-PAD TYPE WHERE PANIC HARDWARE IS REQUIRED, AND THE PAD SHALL NOT EXTEND ACROSS MORE THAN ONE-HALF OF THE DOOR WIDTH, MEASURED FROM THE LATCH SIDE. 2

Issues:		
No.	Date:	
1	12/30/10	PLAN CHECK SUBMITTAL
1	03/17/11	FIRE DEPT. CORRECTION
2	04/17/11	PLAN CHECK CORRECTION
	Date 2	HEALTH CORRECTION

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LICENSED ARCHITECT YOSHIO SATOH NO. 11294 REN. 08/11 STATE OF CALIFORNIA

DEMO & NEW FLOOR PLAN

KULA Revolving Sushi Bar Restaurant T.I.

1370 Fullerton Road Suite 105 & 106
Rowland Heights, California 91748

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SHEET NO.

A-201