

D'AMICO'S RESTAURANT HOUSTON, TX

ISSUE FOR PERMIT AND CONSTRUCTION - 22 FEBRUARY 2011

GRAPHIC SYMBOLS

- REVISION
- NOTE NUMBER
- INTERIOR WINDOW TYPE
- EXTERIOR WINDOW TYPE
- DOOR TYPE
- INTERIOR ELEVATION
- EXTERIOR ELEVATION
- ROOM NAME AND NUMBER
- WALL SECTION
- DETAIL SECTION
- DETAIL REFERENCE
- BUILDING SECTION
- PARTITION TYPE
- DETAIL NUMBER
- SHEET NUMBER
- DETAIL NUMBER
- SHEET NUMBER
- LEVEL LINE
- NEW POINT ELEVATION
- CENTERLINE
- PLATE
- AT
- RADIUS
- DIAMETER
- AND
- PER

CODE INFORMATION

APPLICABLE CODES:
THIS PROJECT SCOPE INVOLVES CONSTRUCTION OF A NEW TENANT BUILD-OUT IN AN EXISTING 10,229 S.F. MIXED-USE RETAIL CENTER AND SHALL BE GOVERNED BY:
-2006 INTERNATIONAL BUILDING CODE (IBC) EDITION W/ CITY OF HOUSTON AMENDMENTS
-2008 NATIONAL ELECTRICAL CODE (NEC)
-2006 UNIFORM MECHANICAL CODE (UMC)
-2006 UNIFORM PLUMBING CODE (UPC)
-2006 INTERNATIONAL FIRE CODE (IFC)
-2008 COMMERCIAL ENERGY CONSERVATION CODE (CECC)

OCCUPANCY CLASSIFICATION:
A-2 RESTAURANT

BUILDING AREA:
10,229 S.F. GROSS (EXISTING RETAIL CENTER)
3,287 S.F. RESTAURANT (CONDITIONED)
450 S.F. RESTAURANT (UNCONDITIONED)

CONSTRUCTION TYPE:
TYPE II-B

ALLOWABLE HEIGHT AND BUILDING AREAS:

GROUP	ALLOWABLE AREA	ALLOWABLE HEIGHT
GROUP A-2	9,500 S.F.	2 STORY (40 FT.)
GROUP A-2	3,373 S.F.	1 STORY (< 40 FT.)

OCCUPANCY SEPARATION:
PER TABLE 302.3.2, FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER INSTALLED PER SECTION 903.3.1.1.

SPRINKLER REQUIREMENTS:
THIS RESTAURANT TENANT SPACE IS TO BE 100% TO BE SPRINKLERED.

FIRE ALARM REQUIREMENTS:
FIRE ALARM SYSTEM WILL BE PROVIDED AND PERMITTED SEPARATELY PRIOR TO INSTALLATION.

BUILDING OCCUPANT LOAD:

GROUP	RESTAURANT DINING	RESTAURANT OUTDOOR DINING	RESTAURANT KITCHEN	TOTAL
A-2	1,317 S.F. (15 S.F./PERSON) = 88 PEOPLE	475 S.F. (15 S.F./PERSON) = 32 PEOPLE	1,449 S.F. (200 S.F./PERSON) = 7 PEOPLE	127 TOTAL OCCUPANT LOAD

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):

TYPE II-B

STRUCTURAL FRAME
-INCLUDING COLUMNS, GIRDERS, TRUSSES 0 HR.
BEARING WALLS
-EXTERIOR 0 HR.
-INTERIOR 0 HR.
NONBEARING WALLS AND PARTITIONS
-EXTERIOR SEE TABLE 602
-INTERIOR 0 HR.
FLOOR CONSTRUCTION
-INCLUDING SUPPORTING BEAMS AND JOISTS 0 HR.
ROOF CONSTRUCTION
-INCLUDING SUPPORTING BEAMS AND JOISTS 0 HR.

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE:

TYPE II-B

GROUP A, B, E, F-2, I, R, S-2, U

FIRE SEPARATION DISTANCE (FEET)

< 5	= 1 HR.
≥ 5 < 10	= 1 HR.
≥ 10 < 30	= 0 HR.
≥ 30	= 0 HR.

EXIT WIDTH REQUIREMENTS:
PER IBC 2003 TABLE 1005.1 EGRESS COMPONENTS OF A BUILDING WITH AN AUTOMATIC FIRE SPRINKLER SHALL HAVE A (0.15"/OCCUPANT) MINIMUM EXIT WIDTH REQUIREMENT.
127 OCCUPANTS X 0.15" PER OCCUPANT = 19.05" EXIT WIDTH REQUIRED
(1 @ 72") + (3 @ 36") = 180" EXIT WIDTH PROVIDED

EXIT AND EXIT ACCESS DOORWAYS:
PER IBC 2003 TABLE 1014.1 OCCUPANCY GROUP A WITH AN OCCUPANT LOAD GREATER THAN 49 SHALL HAVE MORE THAN ONE EXIT FOR THE SPACE THAT THEY SERVE. PER SECTION 1014.2.1 EXCEPTION #2 BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SHALL HAVE EXIT DOORS ARRANGED SO THAT SEPARATION DISTANCE IS NOT LESS THAN 1/3 THE MAXIMUM OVERALL DIAGONAL LENGTH OF THE SPACE THAT THEY SERVE.
A-2 DINING AREA DIAGONAL DISTANCE = 70'-8-3/8"
REQUIRED EXIT DOORWAY SEPARATION 70'-8-3/8" x 1/3 = 23'-7" REQUIRED
PROVIDED EXIT DOORWAY SEPARATION = 27'-5" PROVIDED (2 @ DOOR TO @ DOOR)

PARKING ANALYSIS:
CLASS 7 - BAR AND RESTAURANT (8 SPACE/1,000 S.F. OF GROSS AREA)
3,734 S.F./1,000 S.F. = 3.7 * (8 SPACES/S.F.) = 29 PARKING SPACES
29 PARKING SPACES REQUIRED (2 ADA SPACES INCLUDING 1 VAN ACCESSIBLE SPACE REQUIRED PER TAS)
55 PARKING SPACES PROVIDED (2 ADA SPACES INCLUDING 1 VAN ACCESSIBLE SPACE PROVIDED)

PLUMBING FIXTURE REQUIREMENTS [IBC TABLE 2902.1]

DESCRIPTION	WATER CLOSET		LAV'S		DRINKING FOUNTAIN	WATER CLOSETS REQUIRED		LAVATORIES REQUIRED		DRINKING FOUNTAIN	SERVICE SINK
	M	W	M	W		M	W	M	W		
A-2 RESTAURANT (OCC. TOTAL=127)	1:75	1:75	1:200		1:500	0.85	0.85	0.64	0.25		1
REQUIRED TOTALS						1	1	1	1	1	1
PROVIDED TOTALS						2	1	1	1	0	1

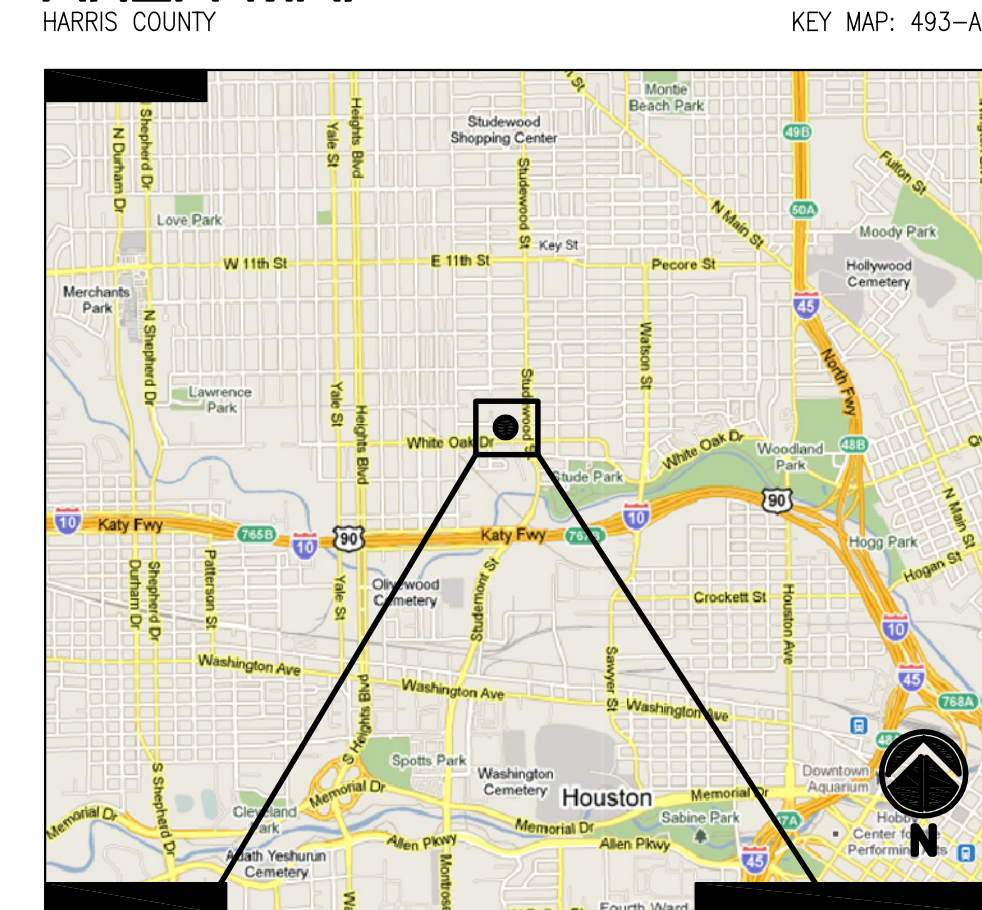
PLUMBING NOTES:
A. PER TABLE 2902.1 NOTE E: BUILDINGS WHERE WATER IS SERVED FROM BOTTLED WATER COOLERS OR BUILDINGS HAVING AN OCCUPANT LOAD LESS THAN 30 SHALL NOT BE REQUIRED TO PROVIDE DRINKING FOUNTAINS.

PROJECT INFORMATION

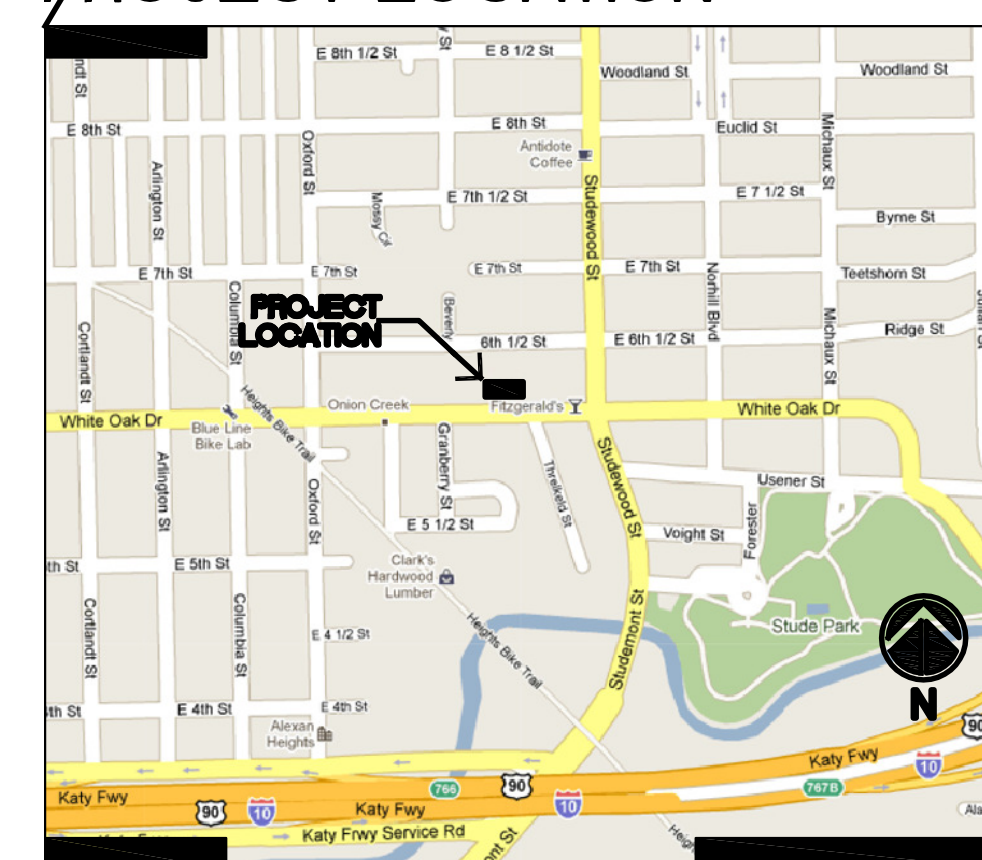
PROJECT DESCRIPTION:
PROJECT SCOPE CONSISTS OF NEW RESTAURANT TENANT BUILD-OUT CONSTRUCTION IN AN EXISTING MIXED-USE RETAIL CENTER BUILDING. WORK INCLUDES BUT IS NOT LIMITED TO: METAL STUD FRAMING, DRYWALL, MILLWORK, LIGHTING, ELECTRICAL, HVAC, AND PLUMBING.

LEGAL DESCRIPTION:
LOTS 17, 18, 19, AND 7C OF BLOCK 56 IN THE STUDE SEC 2 SUBDIVISION IN HARRIS COUNTY, TEXAS

AREA MAP



PROJECT LOCATION



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NOT FOR REGULATORY
APPROVAL PERMITTING
OR CONSTRUCTION

ENGINEER:

REVISIONS:

DATE ISSUED: 21 FEB. 2011

SHEET:

GN1.0

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