

PICANTE RESTAURANT RENOVATION
1328 SIXTH STREET
BERKELEY
CA 94710
APN # 59-2348-21-1

2022 OCT 19 BLDG PERMIT
2023 FEB 24 PLAN CHECK RESP 01
2023 APR 14 PLAN CHECK RESP 02



2023 APR 14

FLOOR PLAN
CONSTRUCTION

A2.1

GENERAL FLOOR PLAN NOTES

- REVIEW ALL (H) EQUIPMENT DIMENSIONS & FLOOR CLEARANCES WITH ARCHITECT PRIOR TO FINAL FRAMING.
- REVIEW ALL ROUGH-IN ELECTRICAL & PLUMBING PRIOR TO FINAL INSTALLATION & DRY WALL SHEATHING.
- WALL DIMENSIONS ARE TAKEN FROM FACE-OF-STUD TO FACE-OF-STUD. VERIFY W/ DETAILS FOR FINISH MATERIAL & THICKNESS, ETC.
- VERIFY ALL EQUIPMENT CLEARANCES W/ ARCHITECT PRIOR TO WALL FRAMING.
- DE WALL ROUGH FRAMING LOCATIONS DENOTED BY [] BEFORE THE DIMENSION CALLOUTS; IN INCHES.
I.E.: [1"]

- MIN. ACCESSIBILITY FLOOR CLEARANCE - 60" DIAMETER
- MIN. ACCESSIBILITY FLOOR CLEARANCE - 30" x 48"
- MIN. ACCESSIBILITY FLOOR CLEARANCE - 60" SQUARE
- MIN. ACCESSIBILITY PATH OF TRAVEL CLEARANCE - 3'-8" [44]
- ALL FRAMING MATERIAL SHALL BE METAL STUD FRAMING
- REVIEW ALL FINISHES & COLORS WITH ARCHITECT PRIOR TO FINAL INSTALLATION.
- STORE ALL PRODUCTS MIN. 6" OFF THE FLOOR ON NSF APPROVED SHELVING.
- ALL FOOD CONTAINERS TO BE NSF APPROVED OR EQUAL APPROVED FOOD-GRADE CONTAINERS. ALL FOOD CONTAINERS FINIS TO BE LABELED AS TO CONTENTS.
- SHATTERPROOF COVERS TO BE INSTALLED ON ALL LIGHT FIXTURES IN THE KITCHEN, FOOD PREP, AND STORAGE AREAS.
- CABINETS GAPS BETWEEN WALL AND HAND SINKS, COUNTERTOPS, BACK SPLASHES, ETC. INSTALLED BELOW EXISTING GYP BOARD CEILING TO BE PAINTED OUT TO MATCH ADJACENT CEILING COLOR. IN ALL KITCHEN AND FOOD PREP AREAS - SMOOTH, WASHABLE, CLEANABLE, LIGHT COLORED WITH SEMI-GLOSS PAINT PER HEALTH DEPARTMENT REQUIREMENTS.
- REFER TO SHEET A0.1 FOR ACCESSIBILITY NOTES AND DETAILS
- VERIFY LOCATION AND CONDITION OF EXISTING WALLS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO WORK PROCEEDING.
- ALL PENETRATIONS MUST BE SEALED INCLUDING RECESSED LIGHTING CANS, ELECTRICAL BOXES, PIPES, ETC.. BOXES SHALL HAVE ELECTRICAL BOX PROVIDED COMPLETELY AROUND THE BOXES
- ALL JOIST HD STUD CAVITIES SHALL BE FILLED WITH FIBERGLASS Batts, SIX INCH THICK FOR THE STUDS, MIN R-19, AND NINE INCH THICK FOR THE JOIST. TWO LAYERS OF Batts ARE ACCEPTABLE IF NEEDED.
- REFER TO FS DWGS FOR BACK OF HOUSE LAYOUT, FINISHES, ETC.
- ALL EXTERIOR WINDOWS TO REMAIN
- CEILING BELOW 8' OCCUPANCIES TO BE 2-HOURS RATED
- PERIMETER WALLS ADJACENT & OCCUPANCIES TO BE 2-HOURS RATED
- WALLS AT PROPERTY LINES MUST BE 1-HOUR RATED ASSEMBLY
- INTERIOR FINISHES MUST COMPLY WITH CFC 803

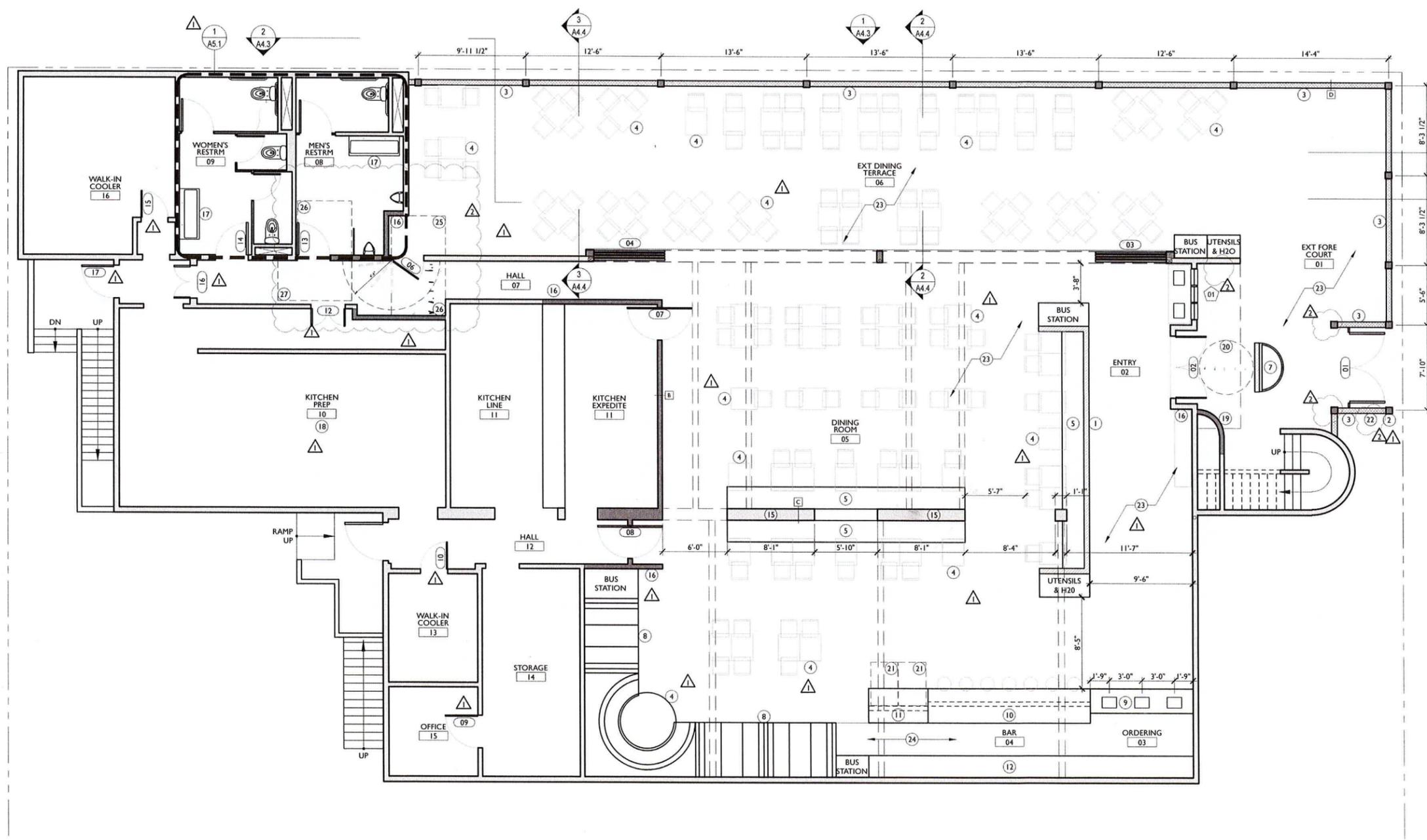
FLOOR PLAN KEYNOTES

- (N) PARTIAL HEIGHT WALL, SEE INT ELEV
- (N) VD COLUMN, TYP OF 14, SSD
- (N) 6 FT HIGH STUCCO WALL, SEE EXT ELEV
- DESIGNATED ACCESSIBLE SEAT (NOT LESS THAN 5% OF TOTAL SEATS) W/ 30" x 48" ACCESSIBLE FLOOR AREA, SEE A0.1 FOR DETAILS
- (N) BUILT-IN BANQUETTE
- NOT USED
- (N) FOUNTAIN, SEE A0.0 / DEFERRED SUBMITTALS
- (N) BUILT-IN BOOTH SEATING
- (N) POS COUNTER
- (N) BAR COUNTERTOP
- (N) ACCESSIBLE BAR COUNTER, LENGTH 60" MIN
- (N) BACK BAR COUNTERTOP
- (N) COLUMN, TYP OF 3, SSD
- (N) BEAM, TYP OF 3, SSD
- PORTION OF EXISTING WALL TO REMAIN
- CONFIRM OR PROVIDE CLASS A FIRE EXTINGUISHERS IN ACCORDANCE W/ CFC 906.3, LOCATED WITHIN 75 FT OF TRAVEL, NEAR EXITS, OR ALONG EXIT PATHS.
- (N) LAVATORY SINK & FAUCETS. FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 0.5 GPM AT 60 PSI.
- CONFIRM OR PROVIDE ONE CLASS K FIRE EXTINGUISHER IN THE KITCHEN
- EXTEND EXIST UTIL CLOSTO TO INCLUDE METERS
- ACCESSIBLE 5 FT TURNING RADIUS
- ACCESSIBLE 30" x 48" CLR SPACE AT LAV / CNTR
- INSTALL NEW KNOX BOX WITHIN 6 FT OF FINISH GRADE, VERIFY LOCATION W/ OWNER & FIRE INSPECTOR PRIOR
- (N) POLISHED CONC FLOOR
- (N) ECOGRIP FLOOR OI CONC
- ACCESSIBLE DOOR CLEARANCE, LATCH APPROACH, PUSH SIDE WITH CLOSER
- ACCESSIBLE DOOR CLEARANCE, FRONT APPROACH, PULL SIDE WITH CLOSER
- ACCESSIBLE DOOR CLEARANCE, BOTH LATCH AND HINGE APPROACH, PUSH SIDE WITH CLOSER

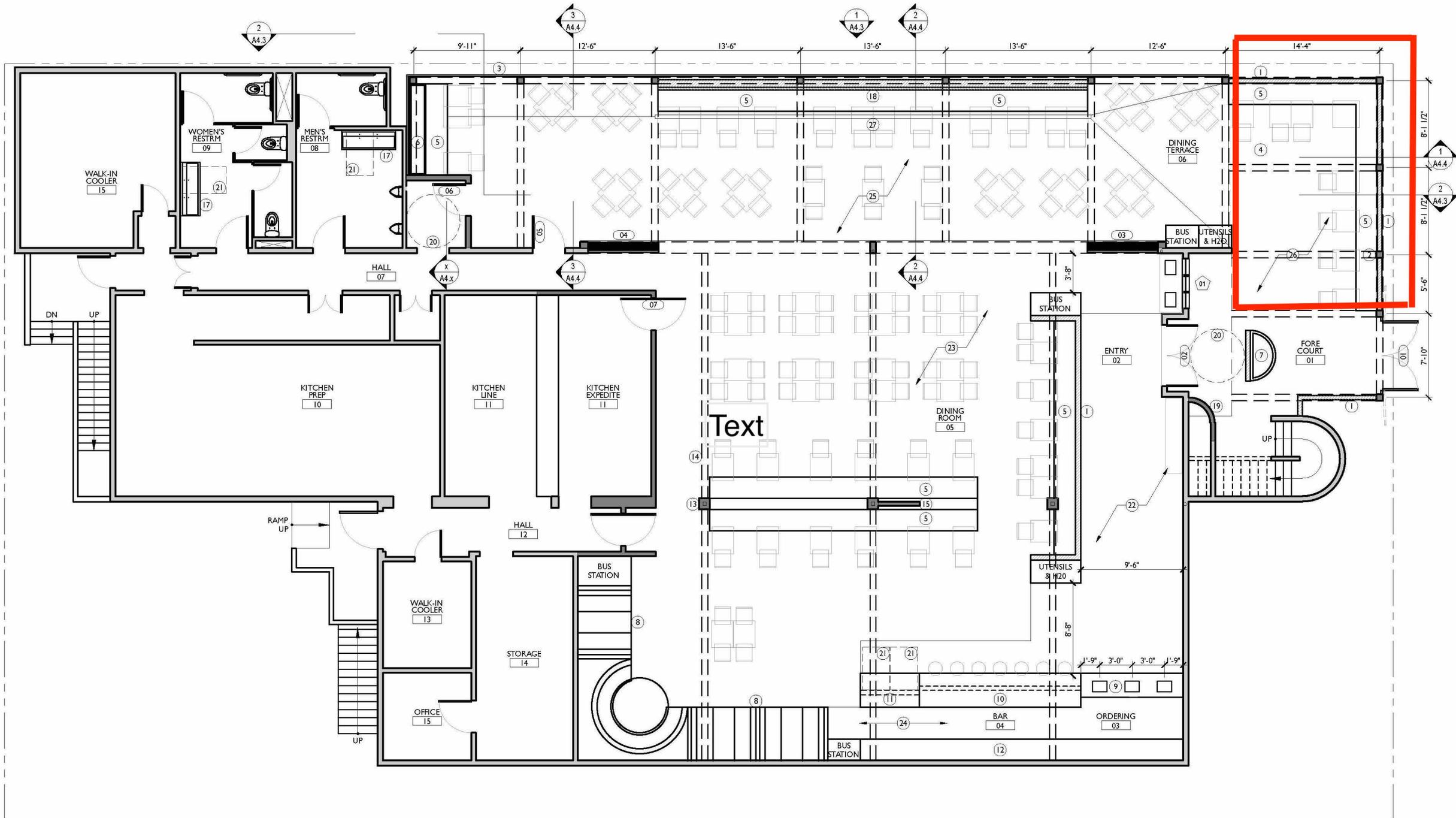
LEGEND

SYMBOL	DESCRIPTION
	2x WALL EXISTING
	2x WALL NEW
	NEW 2x PARTIAL-HEIGHT EXTERIOR WALL, SEE EXT ELEV
	NEW 2x PARTIAL-HEIGHT INTERIOR WALL, SEE INT ELEV
	WALL TYPE, SEE A8.1 FOR DETAIL

ALL WALLS TO BE 2x4 STUDS, 16" OC, PTD GWB, U.O.N.

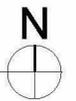


1 FLOOR PLAN CONSTRUCTION
 3/16" = 1'-0" @ 36x24 (200%) | 3/32" = 1'-0" @ 17x11 (100%)



Text

1 FLOOR PLAN CONSTRUCTION
3/16" = 1'-0" @ 36x24 (200%) | 3/32" = 1'-0" @ 17x11 (100%)



meshwork organization
design + planning
440 42nd Street | 4th Floor | New York, NY 10018
Tel: 212 733 8888 | www.meshwork.org

andrew lee architecture
7515 Park & Street, 2nd Fl.
Berkeley, CA 94703
415.829.9240 | andrew@andrewlee.com

PLAN REVIEW ACCEPTANCE

May 01 2023

WEST COAST CODE CONSULTANTS

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
May 10, 2023
REVIEWED FOR
CODE COMPLIANCE

PICANTE RESTAURANT RENOVATION
1328 SIXTH STREET
BERKELEY
CA 94710
APN # 59-2348-21-1

2022 OCT 19 BLDG PERMIT
2023 FEB 24 PLAN CHECK RESP 01
2023 APR 14 PLAN CHECK RESP 02



2023 APR 14

EXTERIOR
ELEVATIONS
EXISTING / DEMO

1 EAST ELEVATION - EXISTING / DEMOLITION
1/4" = 1'-0" @ 36x24 | 1/8" = 1'-0" @ 17x11

A4.0

PICANTE RESTAURANT RENOVATION
1328 SIXTH STREET
BERKELEY
CA 94710
APN # 59-2348-21-1

2022 OCT 19 BLDG PERMIT
2023 FEB 24 PLAN CHECK RESP 01
2023 APR 14 PLAN CHECK RESP 02



1 EAST ELEVATION - PROPOSED
1/4" = 1'-0" @ 36x24 | 1/8" = 1'-0" @ 17x11



2023 APR 14

EXTERIOR
ELEVATIONS
PROPOSED

A4.2