

PB24-0707

SCOPE OF WORK: ADD THIRD
FLOOR RESTAURANT SEAT TO
EXISTING CUP APPROVED UNDER
PB23-0577

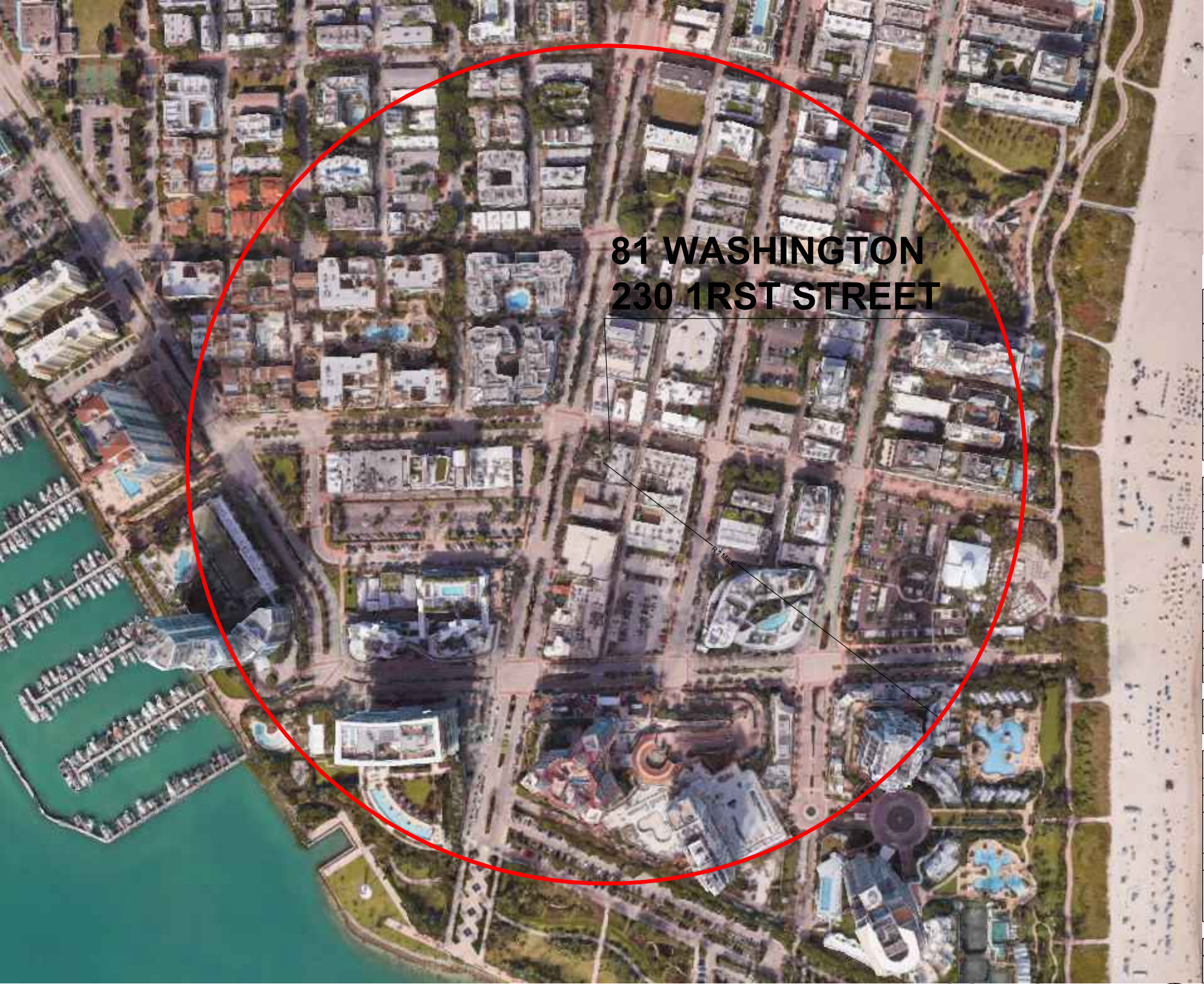
P L A N I N G B O A R D F I R S T S U B M I T T A L - 0 9 - 0 8 - 2 0 2 4

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Digitally signed by Jose L
Gomez
Date: 2024.09.27 16:11:38
-04'00'

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230 1RST STREET

1/4 MILE

LOCATION MAP

SCALE: N.T.S.

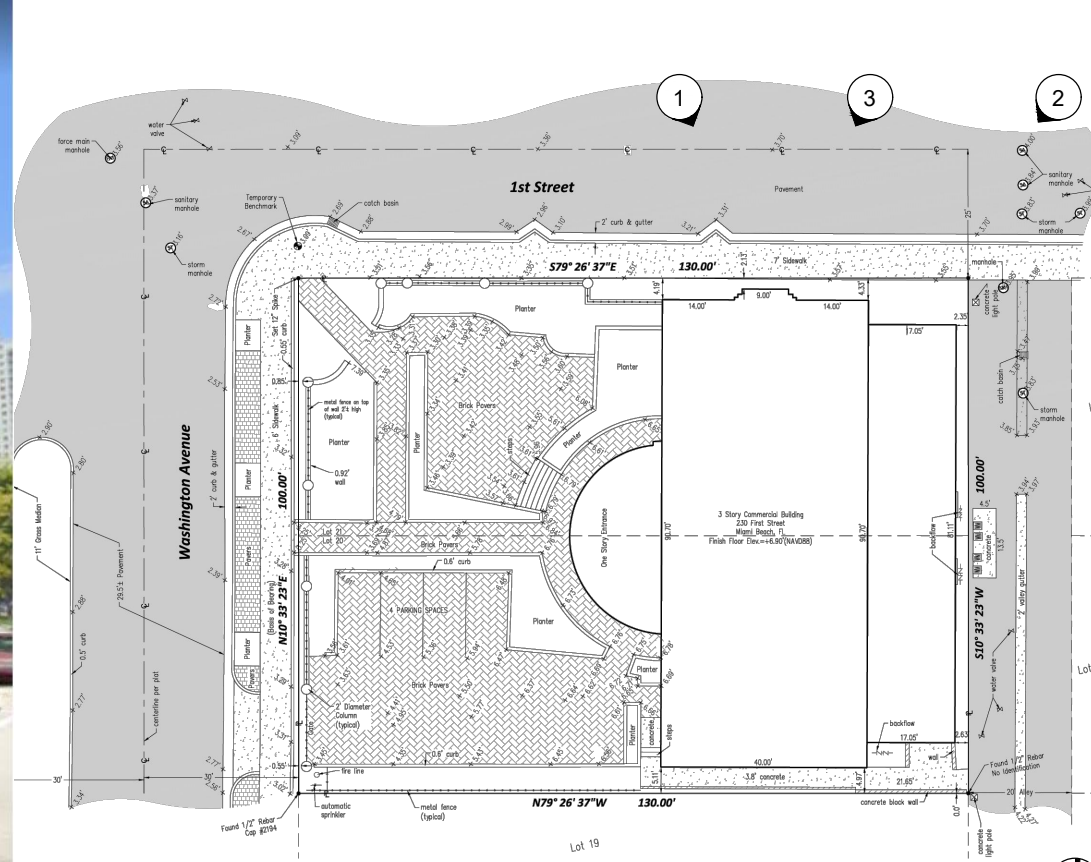
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information:				
1	Address:	230 1st STREET			
2	Board and file numbers:				
3	Folio number(s):	02-4203-003-1410			
4	Year constructed:	1938	Zoning District:	C-PS1	
5	Base Flood Elevation:	8.00'	Grade value in NGVD:	4.50'	
6	Adjusted grade (Flood+Grade/2):	6.25'	Lot Area (SF):	13,000.00	
7	Lot width (FT):	100.00	Lot Depth (FT):	130.00	
8	Existing use:	Restaurant	Proposed use:	Restaurant	
		Maximum	Existing	Proposed	Deficiencies
9	Height:	40'-0"	43'-5"	43'-5"	
10	Number of Stories:		3.00	3.00	
11	FAR:	1.00	1.13	1.13	
12	Gross square footage:	13,000.00	14,652.00	14,652.00	
	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:				
13	Front Setback:	0'-0"	52'-6"	52'-6"	
14	Side Setback:	0'-0"	5'-0"	5'-0"	
15	Side Setback facing street:	0'-0"	2'-1"	2'-1"	
16	Rear Setback:	5'-0"	2'-4"	2'-4"	
	Parking	Required	Existing	Proposed	Deficiencies
17	Total # of parking spaces:	N/A Historic Distric	5	0	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
18	Type of use:		Restaurant	Restaurant	
19	Total # of seats:		415*	517	
20	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			See Seating Capacity Table	
21	Total occupant load:		623*	768	
22	Occupant load per venue (Provide a separate chart for a breakdown calculation)			See Total Occupancy Load Table	
23	Is this a contributing building?	Yes			
24	Located within a Local Historic District?	Ocean Beach Historic District			

*NOTE: SEAT COUNT AND OCCUPANCY PREVIOUSLY APPROVED UNDER PB23-0577

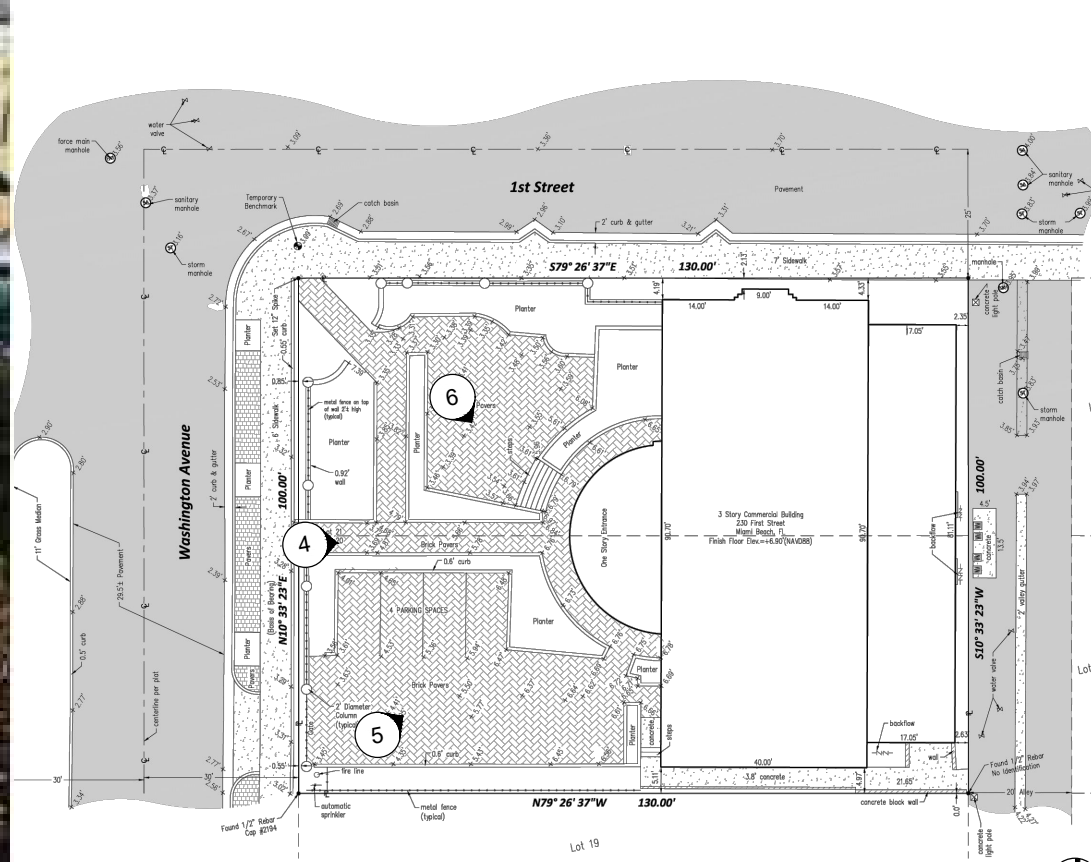
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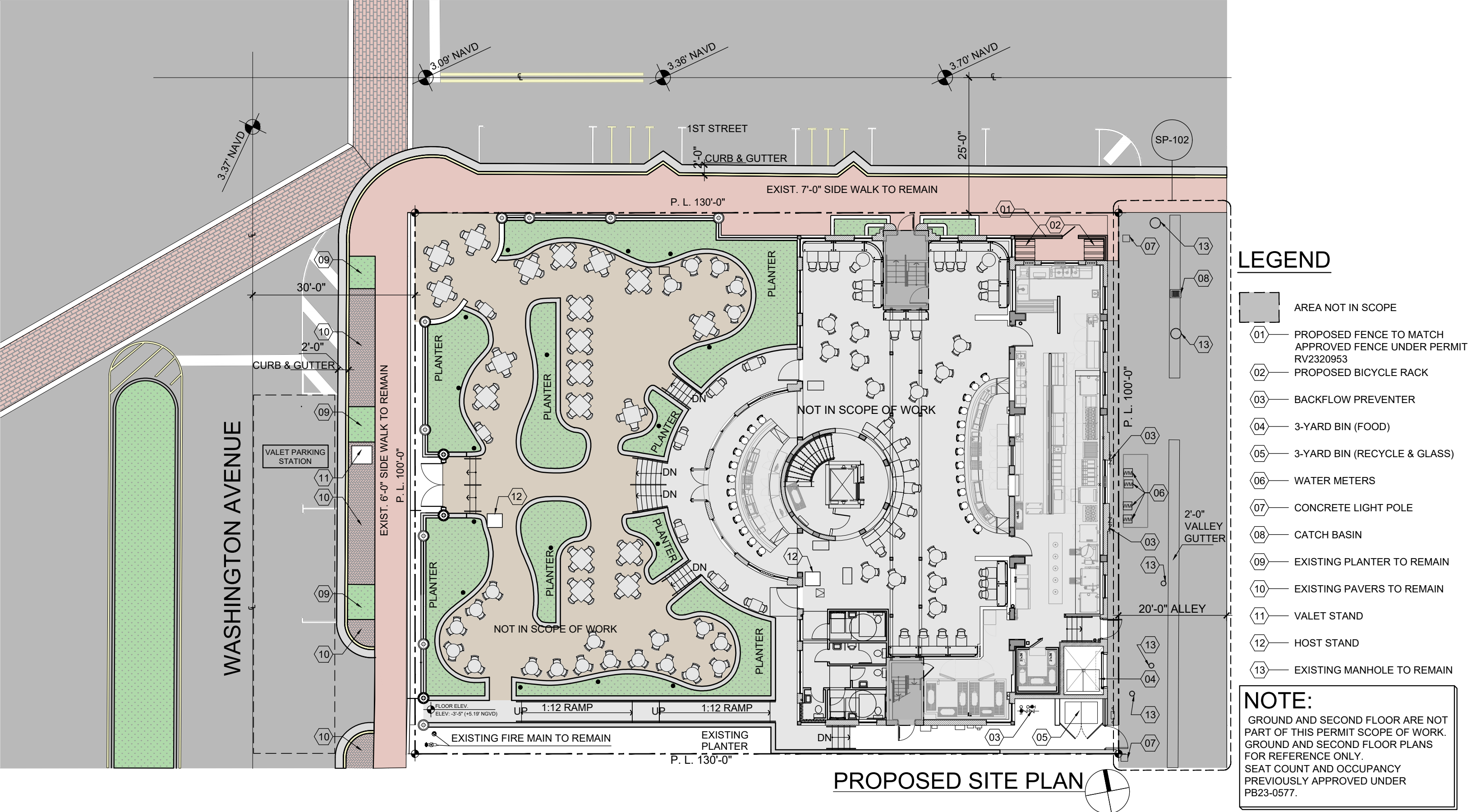
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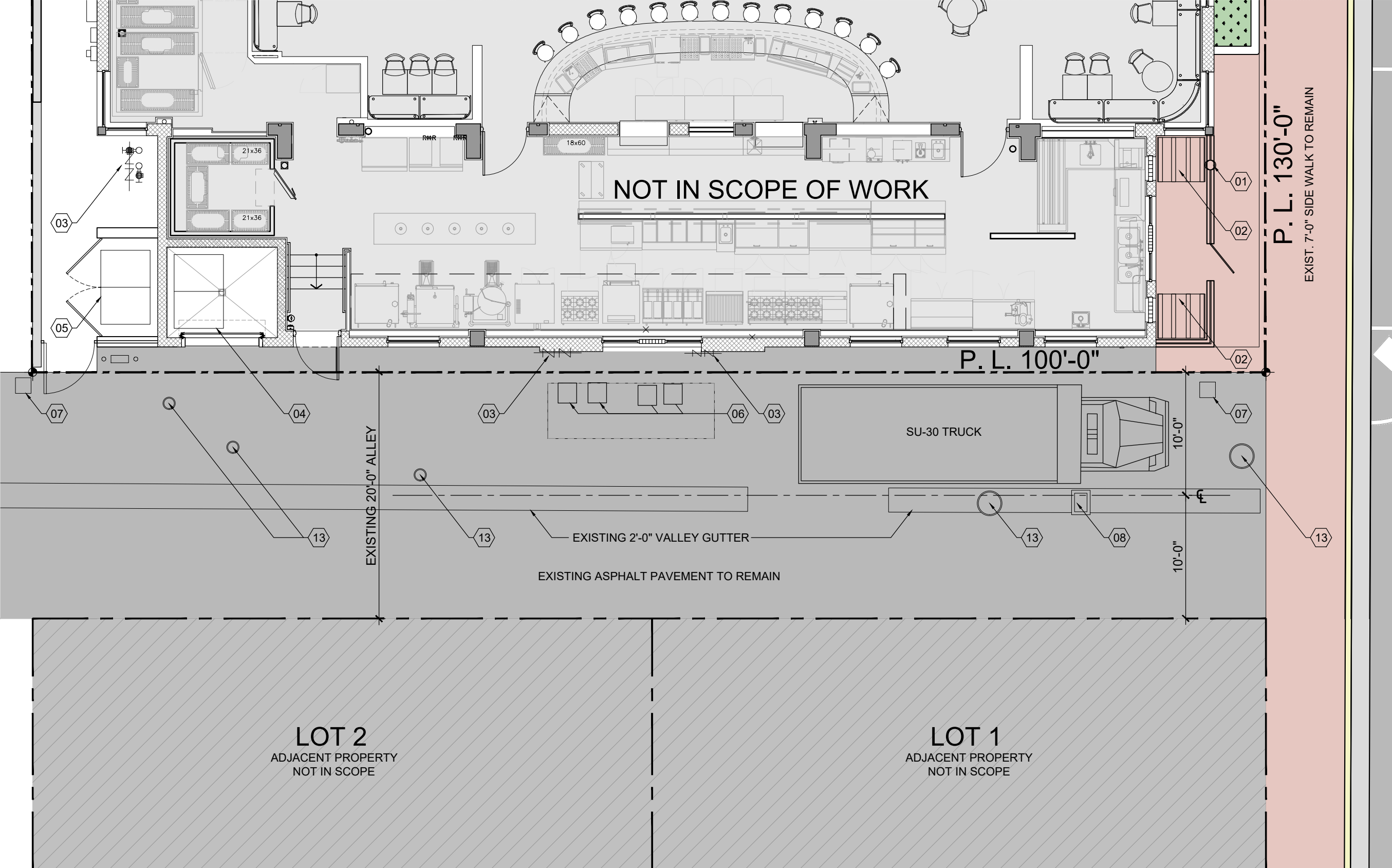
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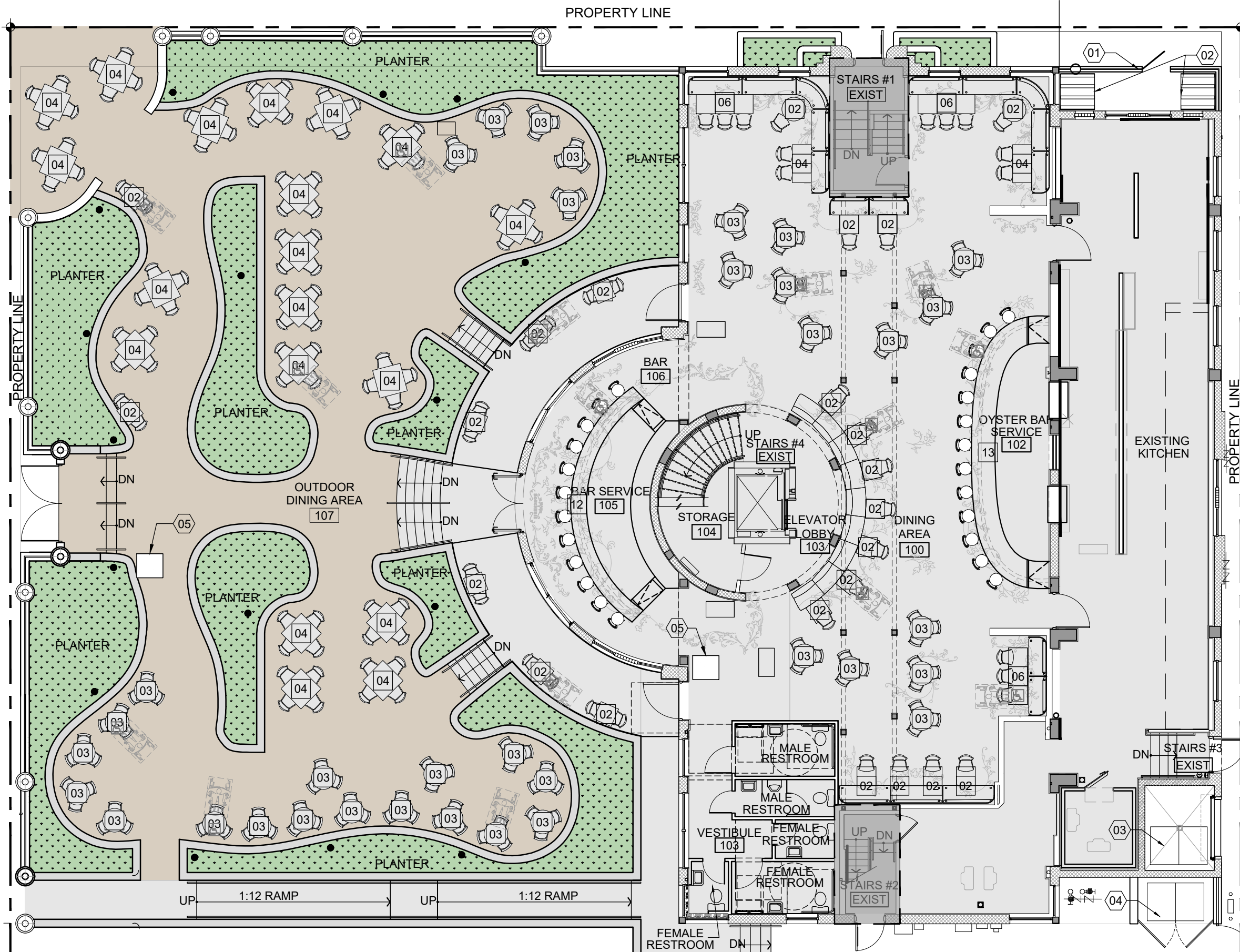


LEGEND

- AREA NOT IN SCOPE
- 01 — PROPOSED FENCE TO MATCH APPROVED FENCE UNDER PERMIT RV2320953
- 02 — PROPOSED BICYCLE RACK
- 03 — BACKFLOW PREVENTER
- 04 — 3-YARD BIN (FOOD)
- 05 — 3-YARD BIN (RECYCLE & GLASS)
- 06 — WATER METERS
- 07 — CONCRETE LIGHT POLE
- 08 — CATCH BASIN
- 09 — EXISTING PLANTER TO REMAIN
- 10 — EXISTING PAVERS TO REMAIN
- 11 — VALET STAND
- 12 — HOST STAND
- 13 — EXISTING MANHOLE TO REMAIN

NOTE:
GROUND AND SECOND FLOOR ARE NOT PART OF THIS PERMIT SCOPE OF WORK. GROUND AND SECOND FLOOR PLANS FOR REFERENCE ONLY. SEAT COUNT AND OCCUPANCY PREVIOUSLY APPROVED UNDER PB23-0577.

ENLARGED ALLEY PLAN



LEGEND

-  CARPET (AS PER I.D. DWG'S)
-  TILE (AS PER I.D. DWG'S)
-  TILE (AS PER I.D. DWG'S)
-  WOOD PLANKS (AS PER I.D. DWG'S)
-  EPOXY (AS PER I.D. DWG'S)
-  AREA NOT IN SCOPE

-  PROPOSED FENCE TO MATCH APPROVED FENCE UNDER PERMIT RV2320953
-  PROPOSED BICYCLE RACK
-  3-YARD BIN (FOOD)
-  3-YARD BIN (RECYCLE & GLASS)
-  HOST STAND

NOTE:

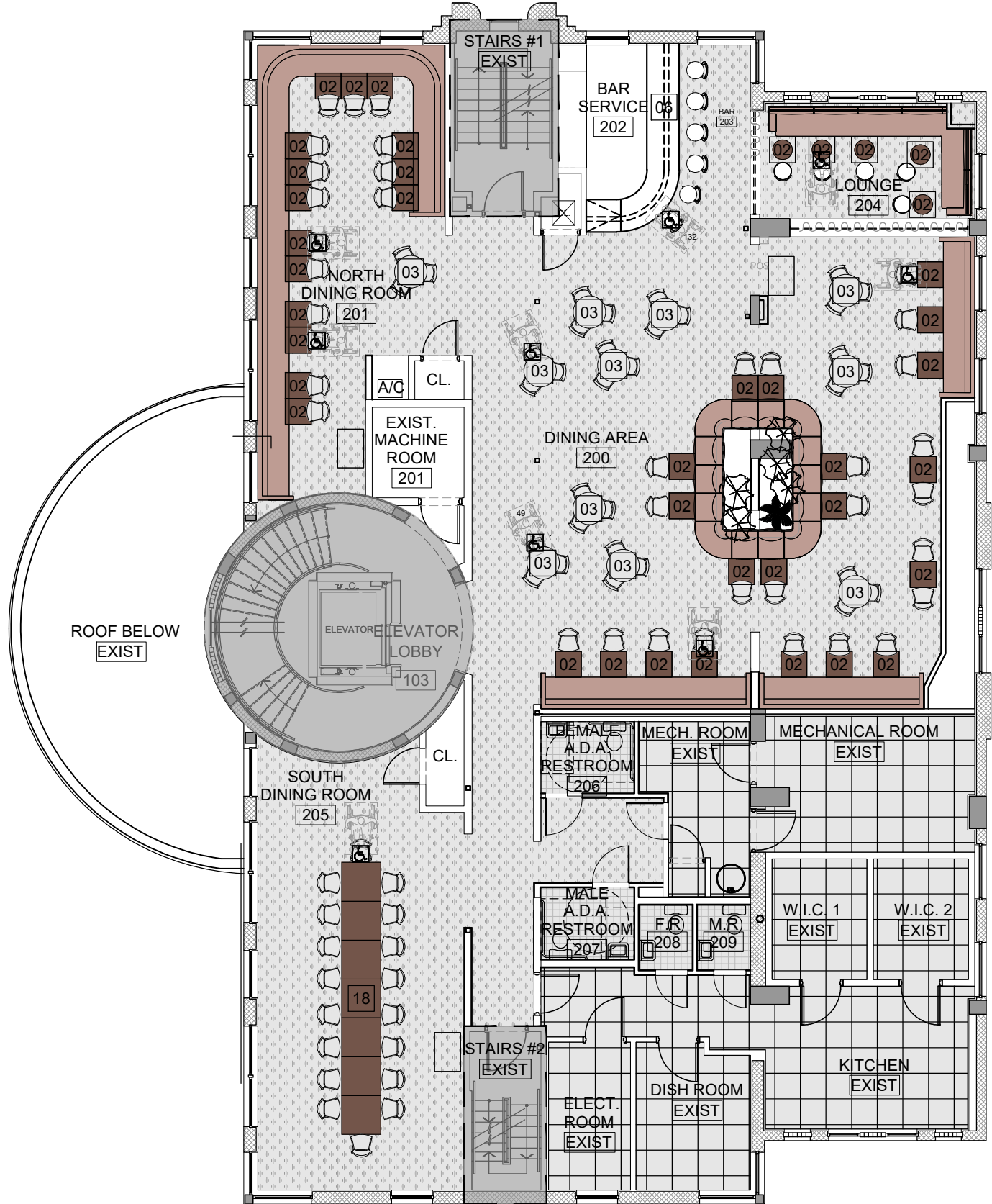
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GROUND FLOOR PLAN



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PROPOSED SECOND FLOOR PLAN

GROUND FLOOR SEATING CALCULATION

LABEL	ROOM NAME	NO.
107	OUTDOOR DINING	158
106	BAR	12
100	INTERIOR DINING	95
102	OYSTER BAR	13
TOTAL # OF SEATS		278

GROUND FLOOR ACCESS. SEAT CALC.

MAIN DINING: 36 SEATS
5% OF 36 = 1.8
ACCESSIBLE SEATS PROVIDED = 2

TATAMI ROOM: 8 SEATS
5% OF 8 = 0.4
ACCESSIBLE SEATS PROVIDED = 1

SPEAKEASY: 9 SEATS
5% OF 0.45 = 1
ACCESSIBLE SEATS PROVIDED = 1

TOTAL ADA ACCESSIBLE SEATING: 4 SEATS

TO COMPLY FAC 226 & 902

SECOND FLOOR SEATING CALCULATION

LABEL	ROOM NAME	NO.
200	MAIN DINING	70
201	NORTH DINING ROOM	33
203	BAR	6
204	LOUNGE	10
205	SOUTH DINING ROOM	18
TOTAL # OF SEATS		137

SECOND FLOOR ACCESS. SEAT CALC.

MAIN DINING: 70 SEATS
5% OF 36 = 3.5
ACCESSIBLE SEATS PROVIDED = 4

NORTH DINING: 33 SEATS
5% OF 33 = 1.65
ACCESSIBLE SEATS PROVIDED = 2

BAR: 6 SEATS
5% OF 6 = 0.3
ACCESSIBLE SEATS PROVIDED = 1

LOUNGE: 10 SEATS
5% OF 10 = 0.5
ACCESSIBLE SEATS PROVIDED = 1

SOUTH DINING: 18 SEATS
5% OF 18 = 0.9
ACCESSIBLE SEATS PROVIDED = 1

TOTAL ADA ACCESSIBLE SEATING: 9 SEATS

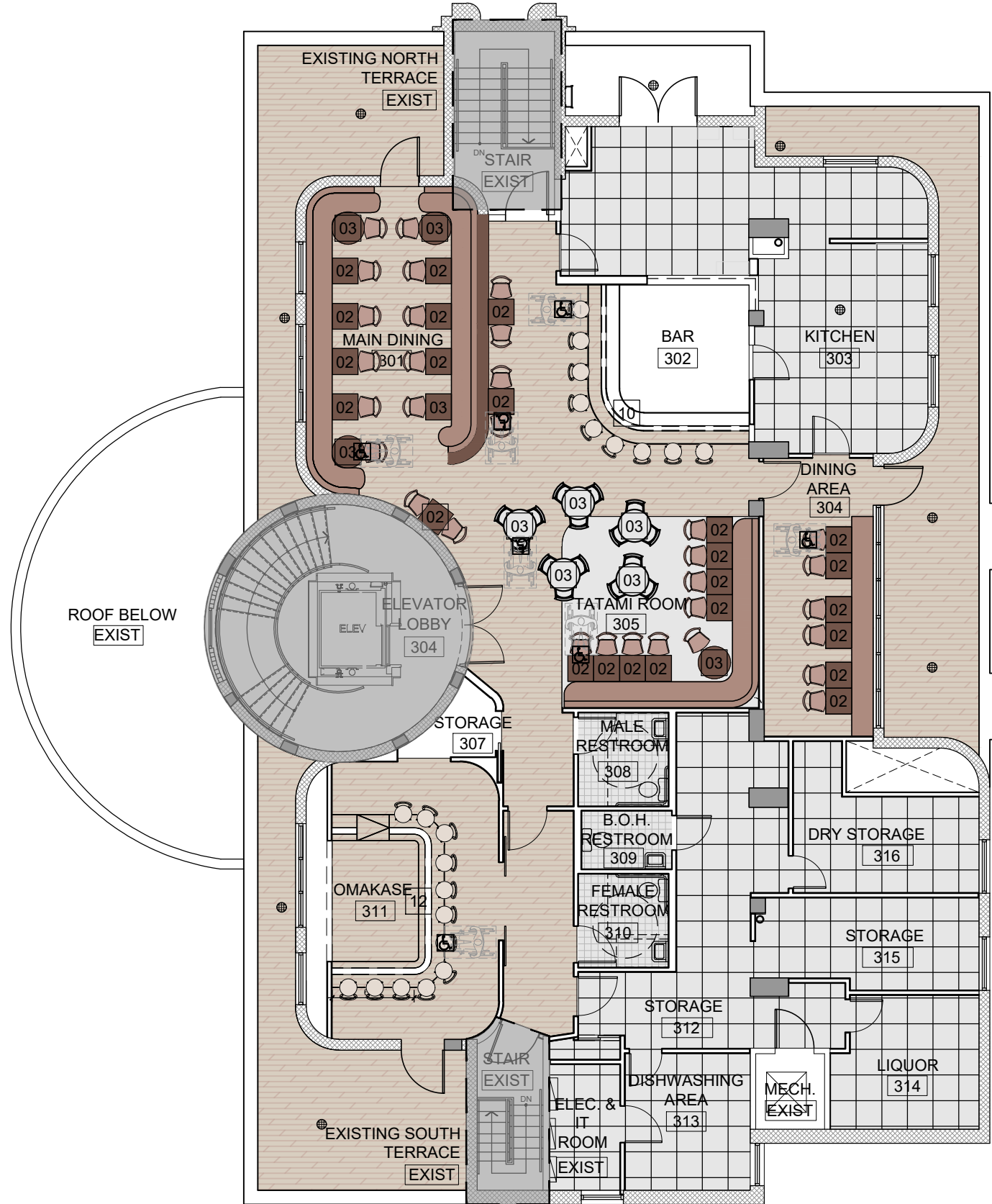
TO COMPLY FAC 226 & 902

LEGEND

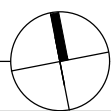
- CARPET (AS PER I.D. DWG'S)
- TILE (AS PER I.D. DWG'S)
- TILE (AS PER I.D. DWG'S)
- WOOD PLANKS (AS PER I.D. DWG'S)
- EPOXY (AS PER I.D. DWG'S)
- AREA NOT IN SCOPE

NOTE:

GROUND AND SECOND FLOOR ARE NOT PART OF THIS PERMIT SCOPE OF WORK. GROUND AND SECOND FLOOR PLANS FOR REFERENCE ONLY. SEAT COUNT AND OCCUPANCY PREVIOUSLY APPROVED UNDER PB23-0577.



PROPOSED THIRD FLOOR PLAN



SEATING CALCULATION		
LABEL	ROOM NAME	NO.
301 301	MAIN DINING & TATAMI	68
302	BAR	10
304	DINING AREA	12
311	OMAKASE	12
TOTAL # OF SEATS		102

THIRD FLOOR ACCESS. SEAT CALC.

MAIN DINING AND TATAMI: 68 SEATS
5% OF 68 = 3.4
ACCESSIBLE SEATS PROVIDED = 4

DINING AREA: 12 SEATS
5% OF 12 = 0.6
ACCESSIBLE SEATS PROVIDED = 1

BAR: 10 SEATS
5% OF 10 = 0.6
ACCESSIBLE SEATS PROVIDED = 1

SPEAKEASY: 12 SEATS
5% OF 12 = 0.6
ACCESSIBLE SEATS PROVIDED = 1

TOTAL ADA ACCESSIBLE SEATING: 7 SEATS

TO COMPLY FAC 226 & 902

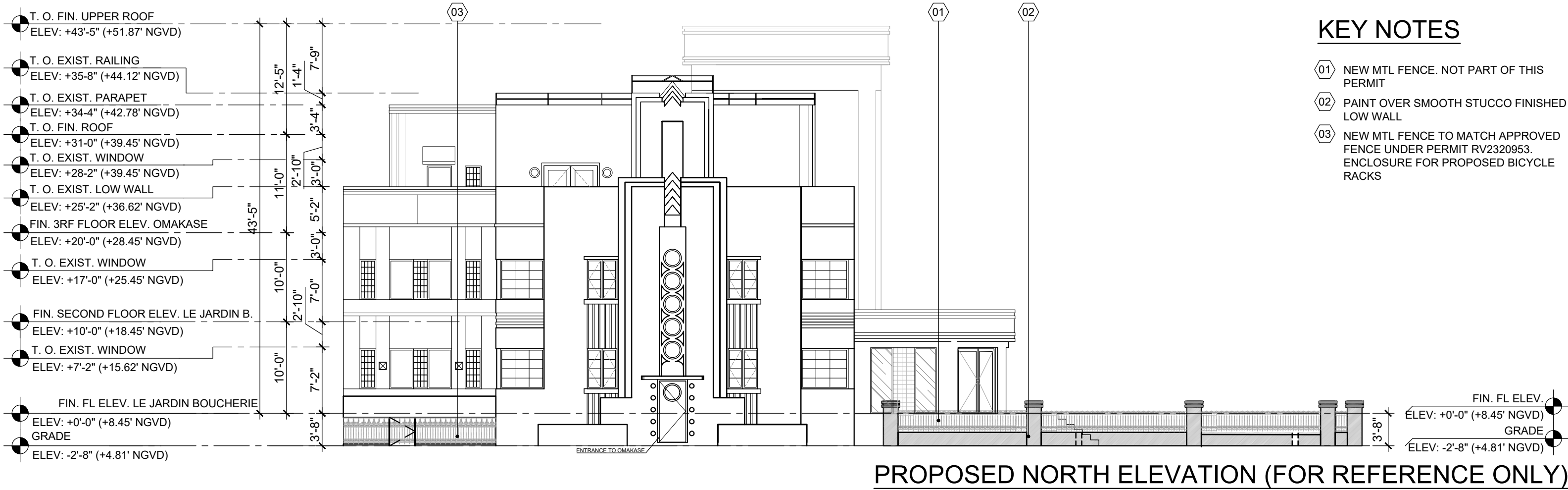
LEGEND

- CARPET (AS PER I.D. DWG'S)
- TILE (AS PER I.D. DWG'S)
- TILE (AS PER I.D. DWG'S)
- WOOD PLANKS (AS PER I.D. DWG'S)
- EPOXY (AS PER I.D. DWG'S)
- AREA NOT IN SCOPE

NOTE:
TERRACE IS ACCESSIBLE TO AUTHORIZED PERSONNEL ONLY

OCCUPANCY LOAD CALCULATION											
FUTURE RESTAURANT - GROUP A-2: ASSEMBLY											
NOTE: BASED ON NFPA 101, F.F.P.C. 2023 ED TBL. 7.3.1.2 AND 2023 F.B.C. TABLE 1004.1.2 OCCUPANCY FACTOR WAS USED TO DETERMINED HIGHEST OCCUPANCY LOAD.						AS PER F.B.C. 2023			AS PER F.P.C. 2023 / N.F.P.A 101 2023		
ID	ROOM	GROSS AREA	NET AREA	LENGTH	FUNCTION	OCUPANT LOAD	NUMBER OF OCUPANTS	TOTAL OF OCUPANTS	OCUPANT LOAD	NUMBER OF OCUPANTS	TOTAL OF OCUPANTS
GROUND FLOOR - FOR REFERENCE ONLY - APPROVED UNDER PERMIT PB23-0577											
100	DINING AREA (UNCONCENTRATED)	-	1,319.0 SQ.FT.	-	ASSEMBLY	15	87.9	88.0	15	87.9	88.0
100	DINING AREA (WITH FIXED SEATING)	-	-	98.16 FT.	ASSEMBLY	LX4/7	56.0	56.0	LX4/7	56.0	56.0
101	BAR	-	-	38.26 FT.	KITCHEN	LX4/7	21.9	22.0	LX4/7	21.9	22.0
102	OYSTER BAR (SERVICE AREA)	191.0 SQ.FT.	-	-	ASSEMBLY	200	1.0	1.0	100	1.9	2.0
103	ELEVATOR LOBBY	61.0 SQ.FT.	-	-	WAITING AREA	15	4.1	5.0	15	4.1	5.0
104	STORAGE	123.0 SQ.FT.	-	-	STORAGE	300	0.4	1.0	500	0.2	1.0
105	BAR (SERVICE AREA)	163.0 SQ.FT.	-	-	KITCHEN	200	0.8	1.0	100	1.6	2.0
106	BAR SERVICE	-	-	29.16 FT.	ASSEMBLY	LX4/7	16.7	17.0	LX4/7	16.7	17.0
107	OUTDOOR DINNIG	-	2,857.0 SQ.FT.	-	ASSEMBLY	15	190.5	191.0	15	190.5	191.0
EXIST	EXISTING KITCHEN	1,453.0 SQ.FT.	-	-	KITCHEN	200	7.3	8.0	100	14.5	15.0
	TOTAL PATRONS / OCCUPANTS							389.0			399.0
SECOND FLOOR - FOR REFERENCE ONLY - APPROVED UNDER PERMIT PB23-0577											
200	DINING AREA (UNCONCENTRATED)	-	905.0 SQ.FT.	-	ASSEMBLY	15	60.3	61.0	15	60.3	61.0
200	DINING AREA (WITH FIXED SEATING)	-	-	72.3 FT.	ASSEMBLY	LX4/7	41.3	42.0	LX4/7	41.3	42.0
201	NORTH DINING AREA (UNCONCENTRATED)	-	220.0 SQ.FT.	-	ASSEMBLY	15	14.7	15.0	15	14.7	15.0
201	NORTH DINING AREA (WITH FIXED SEATING)	-	-	54.33 FT.	ASSEMBLY	LX4/7	31.0	32.0	LX4/7	31.0	32.0
202	BAR (SERVICE AREA)	113.0 SQ.FT.	-	-	KITCHEN	200	0.6	1.0	100	1.1	2.0
203	BAR	-	-	17.3 FT.	ASSEMBLY	LX4/7	9.9	10.0	LX4/7	9.9	10.0
204	LOUNGE (UNCONCENTRATED)	-	60.0 SQ.FT.	-	ASSEMBLY	15	4.0	4.0	15	4.0	4.0
204	LOUNGE (WITH FIXED SEATING)	-	-	19 FT.	ASSEMBLY	LX4/7	10.9	11.0	LX4/7	10.9	11.0
205	SOUTH DINNING AREA (UNCONCENTRATED)	-	521.0 SQ.FT.	-	ASSEMBLY	15	34.7	35.0	15	34.7	35.0
209	ELEVATOR LOBBY	45.0 SQ.FT.	-	-	WAITING AREA	15	3.0	3.0	15	3.0	3.0
EXIST	EXISTING MECH. ROOM	312.0 SQ.FT.	-	-	STORAGE	300	1.0	2.0	500	0.6	1.0
EXIST	KITCHEN	310.0 SQ.FT.	-	-	KITCHEN	200	1.6	2.0	100	3.1	4.0
EXIST	EXISTING ELECT. ROOM	87.0 SQ.FT.	-	-	STORAGE	300	0.3	1.0	500	0.2	1.0
EXIST	DISH ROOM	121.0 SQ.FT.	-	-	KITCHEN	200	0.6	1.0	100	1.2	2.0
	SUB-TOTAL PATRONS / OCCUPANTS							220.0			224.0
THIRD FLOOR											
301	MAIN DINING AREA (WITH FIXED SEATING)	-	-	53.33 FT.	ASSEMBLY	1 PER 18"	35.6	36.0	LX4/7	30.5	31.0
301	MAIN DINING AREA (UNCONCENTRATED)	-	435.0 SQ.FT.	-	ASSEMBLY	15	29.0	29.0	15	29.0	29.0
302	BAR	-	-	22.75 FT.	ASSEMBLY	LX4/7	13.0	13.0	LX4/7	13.0	13.0
302	BAR (SERVICE AREA)	123.0 SQ.FT.	-	-	KITCHEN	200	0.6	1.0	100	1.2	2.0
303	KITCHEN	505.0 SQ.FT.	-	-	KITCHEN	200	2.5	3.0	100	5.1	6.0
304	DINING AREA (UNCONCENTRATED)	-	147.3 SQ.FT.	-	ASSEMBLY	15	9.8	10.0	15	9.8	10.0
305	TATAMI ROOM (UNCONCENTRATED)	-	121.0 SQ.FT.	-	ASSEMBLY	15	8.1	9.0	15	8.1	9.0
305	TATAMI ROOM (WITH FIXED SEATING)	-	-	27.16 FT.	ASSEMBLY	1 PER 18"	18.1	19.0	LX4/7	15.5	16.0
306	ELEVATOR LOBBY	-	63.0 SQ.FT.	-	ASSEMBLY	15	4.2	5.0	15	4.2	5.0
307	STORAGE	34.0 SQ.FT.	-	-	STORAGE	300	0.1	1.0	500	0.1	1.0
311	BAR (SERVICE AREA)	105.0 SQ.FT.	-	-	KITCHEN	200	0.5	1.0	100	1.1	2.0
312	OMAKASE	-	-	25.66 FT.	ASSEMBLY	LX4/7	14.7	15.0	LX4/7	14.7	15.0
312	STORAGE	293.0 SQ.FT.	-	-	STORAGE	300	1.0	1.0	500	0.6	1.0
313	DISHWASHING AREA	120.0 SQ.FT.	-	-	KITCHEN	200	0.6	1.0	100	1.2	2.0
314	LIQUOR	139.0 SQ.FT.	-	-	STORAGE	300	0.5	1.0	500	0.3	1.0
315	OFFICE	131.0 SQ.FT.	-	-	BUSINESS	150	0.9	1.0	150	0.9	1.0
316	DRY STORAGE	183.0 SQ.FT.	-	-	STORAGE	300	0.6	1.0	500	0.4	1.0
	SUB-TOTAL PATRONS / OCCUPANTS							147.0			145.0
	TOTAL PATRONS / OCCUPANTS							756.0			768.0

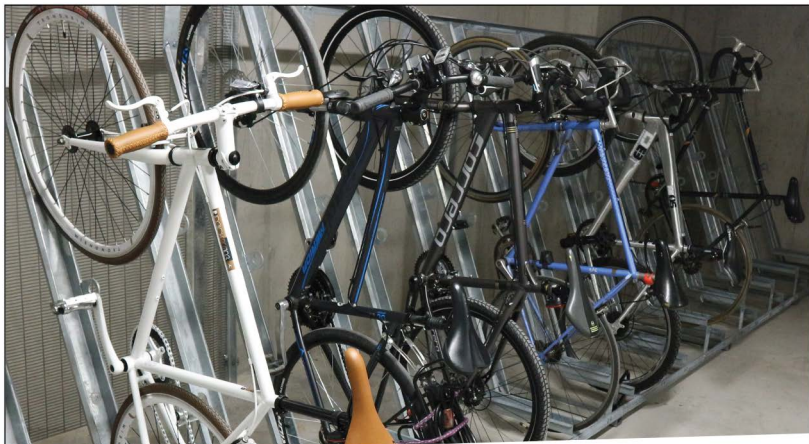
SEATING CAPACITY PROPOSED				
	INTERIOR	BAR	EXTERIOR	TOTAL
GROUND FLOOR PLAN	95	25	158	278
2ND FLOOR PLAN	131	6	0	137
SUBTOTAL APPROVED				415
3RD FLOOR PLAN	80	22	0	102
TOTAL SEATING:	261	31	158	517





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Snowdon Semi Vert Cycle Stands

Product Guide

For all queries call 01625 879 442

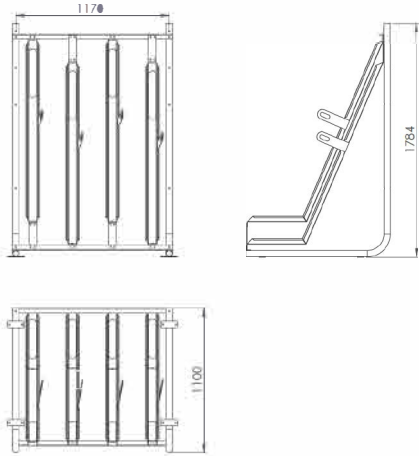


Snowdon Semi Vert Cycle Stands

DETAILS + DRAWINGS

Details based on 4 space cycle rack

- Height of the stand without a bike 1784mm.
- Depth 1100mm.
- Width of the stand 1170mm.



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Product Guide

TRUSTED BY

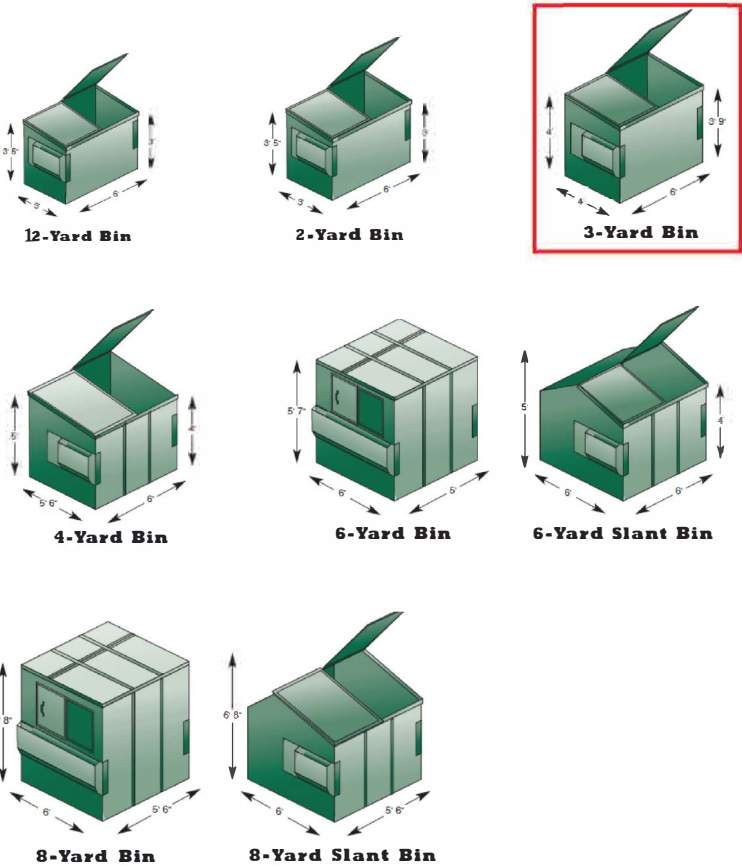
Customers and sites that have benefitted from our Cycle Racks.



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Snowdon Semi Vert Cycle Stands

SPECIFICATION

The Snowdon Semi Vertical Cycle Rack has been designed for space saving and are ideal for areas where space is at a premium such as Train Stations, Shopping Centres, Car Parks, Offices, Apartments.

The bicycles are stored diagonally with the front and rear wheel supported in a custom designed trough. The Snowdon Semi Vertical Rack Stand has been designed to hold everything from Road Bikes to Mountain Bikes with extra wide tyres.

The Modular nature of the design allows for any number cycle spaces to accommodate as many bicycles as you need, it just comes down to how much space there is available.

We are able to offer free site visits on certain projects depending on location and quantity required - please contact our team for more informations.

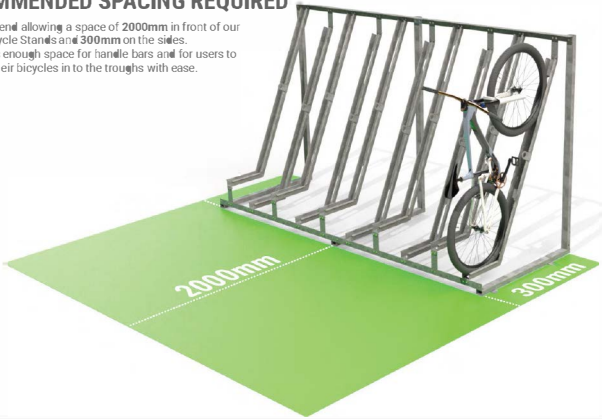


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Product Guide

RECOMMENDED SPACING REQUIRED

We recommend allowing a space of 2000mm in front of our Semi Vert Cycle Stands and 300mm on the sides. This creates enough space for handle bars and for users to manoeuvre their bicycles in to the troughs with ease.



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t: 01625 879 442

e: enquiries@streetfurnituredirect.co.uk

Product Guide

FEATURES + BENEFITS

MINIMAL SPACE REQUIREMENT

Enables an increase of cycle parking spaces

COST EFFECTIVE

Where space is at a premium

HIGH QUALITY

Designed to last through the construction and mechanisms. 1 year warranty as standard. 10 year warranty on the galvanising.

SECURE AND SAFE

Each bike has multiple locking points. The bike frame doesn't rest on the stands removing the risk of scratching.

SIMPLE TO INSTALL

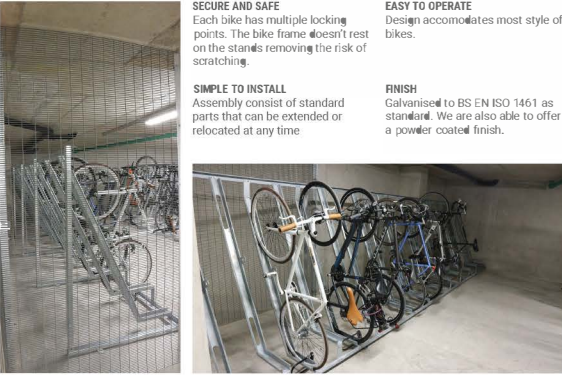
Assembly consist of standard parts that can be extended or relocated at any time.

EASY TO OPERATE

Design accommodates most style of bikes.

FINISH

Galvanised to BS EN ISO 1461 as standard. We are also able to offer a powder coated finish.



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Snowdon Semi Vert Cycle Stands



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