OCCUPANT CLASSIFICATION
(IBC Table from 2021)

A-2 Restaurant
S-2 Low Hazard Storage

OCCUPANT LOAD
(IBC Table 1004.1.2)

A-2 Restaurant

	Area	Factor	Occupant Load
North Lounge	831	15	57
North Bar	170	200	1
East Lounge	1,187	15	79
Service	131	200	1
Lounge	591	15	39
Lounge Bar	135	200	1
Dining	1,308	15	88
Platform	179	15	12
Service	46	200	1
Kitchen	531	200	2
Seating Subtotal	5,142		283
Future West Dining	2587	15	172
South Terrace	283	15	19
North Terrace	331	15	23
Total Existing + Future	8,343		497

S-2 Storage

	Area	Factor	Occupant Load
Storage	61	300	1
Storage	93	300	1
Pantry	77	300	1
Storage	1,109	300	4
Storage	99	300	1
Total	1,421		5

PLUMBING FIXTURES - SCOPE OF WORK
(IBC Table 2902.1)

A-2 Restaurant	WC - Men	WC - Women	Lav - Men	Lav - Women
Men @ 50% occ = 142	1 per 75	1 per 75	1 per 200	1 per 200
Women @ 50% occ = 142	1	1.9	0.7	0.7
S-2 Storage	WC - Men	WC - Women	Lav - Men	Lav - Women
Men @ 50% occ = 4	1 per 100	1 per 100	1 per 100	1 per 100
Women @ 50% occ = 4	0.1	0.1	0.1	0.1
Total Required	1	2	2	2
Total Provided	1	2	2	2

PLUMBING FIXTURES - SCOPE OF WORK + FUTURE WORK (see notes #8 and #10)
(IBC Table 2902.1)

A-2 Restaurant	WC - Men	WC - Women	Lav - Men	Lav - Women
Men @ 50% occ = 344	1 per 75	1 per 75	1 per 200	1 per 200
Women @ 50% occ = 344	2.3	2.3	1.7	1.7
S-2 Storage	WC - Men	WC - Women	Lav - Men	Lav - Women
Men @ 50% occ = 4	1 per 100	1 per 100	1 per 100	1 per 100
Women @ 50% occ = 4	0.1	0.1	0.1	0.1
Total Required	3	4	2	2
Total Provided	4	5	4	5

KEY NOTES

1. REMOVE PORTION OF EXIST. MASONRY WALL FOR NEW DOOR ASSEMBLY. SEE ATTACHED STRUCT. DR. PREPARED BY LARSON ENGINEERING (3/12/10)
2. REMOVE PORTION OF EXIST. MASONRY WALL FOR NEW DOOR ASSEMBLY. PROVIDE (4) 3 1/2" x 3/16" ANGLES FOR (4) 4" THICKNESS OF WALL. 8" MIN. EA. END
3. REMOVE PORTION OF EXIST. RED TERRACE WALL FOR NEW OPENING/DOOR ASSEMBLY
4. REMOVE EXIST. DOOR ASSEMBLY AND L OPENING TO MATCH EXIST. WALL CONSTRUCTION & FINISH
5. REMOVE EXIST. STEPS
6. NEW ACCESSIBLE RAMP (SLOPE 1:12 MAX.) W/ HANDRAILS @ 36" A.F.F. EA. SIDE
7. EXTERIOR TERRACE PLATFORM - NEW RATED MID 3-JOISTS @ 16" O.C. W/ RATED DECKING (STAND-PIPE FOR) SUBFLOOR - FLOOR FINISH BY OWNER. NEW PERIMETER KNEE WALL - FULL WALL BY ARCHITECTURAL PKG SUB
8. NEW WALL TO MATCH EXIST. WALL CONSTRUCTION & FINISH
9. NEW SERVICE BAR AND COUNTER. ELEC. & PLUMBING BY FUTURE PERMIT
10. FUTURE ACCESSIBLE UNISEX TOILET ROOM
11. FUTURE ACCESSIBLE PLATFORM LIFT
12. FUTURE TOILET ROOM
13. FUTURE TERRACE
14. FUTURE EXTERIOR EXIT STAIR
15. FUTURE STAIR & ELEVATOR ACCESS TO FUTURE ROOFTOP TERRACE

SYMBOLS KEY

- EXISTING
- AREA OF FUTURE WORK
- EXISTING WALL
- DEMO WALL
- NEW WALL
- PROVIDED EXIT WIDTH / REQUIRED EXIT WIDTH / NUMBER OF OCCUPANTS

AREA OF FUTURE WORK

AREA OF FUTURE WORK

AREA OF FUTURE WORK

AREA OF FUTURE WORK

EXISTING

WESTERN AVENUE

HOLLY AVENUE

1ST FLOOR PLAN

3/32" = 1'-0"

Ex #59

EXHIBIT
tabbies
18

RESTAURANT INTERIOR ALTERATIONS
THE COMMODORE
79 WESTERN AVE N
ST. PAUL, MINNESOTA

SHEET TITLE: CODE PLAN

SHEET NO: A1

DATE: 01.19.2012
DRAWN: [illegible]
CHECKED: P.F.M.
JOB NO: 0901.01C

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Signature: [signature]
Printed Name: Peter F. Mahowald
Date: 1/19/2012 Reg. No. 18553

MECHANICAL CONSULTANTS
(COMPANY NAME)
(Address)
(City, State, Zip)
(Phone)

ELECTRICAL CONSULTANTS
(COMPANY NAME)
(Address)
(City, State, Zip)
(Phone)

CIVIL CONSULTANTS
(COMPANY NAME)
(Address)
(City, State, Zip)
(Phone)

STRUCTURAL CONSULTANTS
(COMPANY NAME)
(Address)
(City, State, Zip)
(Phone)

Commonwealth Properties, Inc.
5 West 5th Street, Suite 900
St. Paul, MN 55102
651.224.5641

EXHIBIT
25