

THE  
JOHNSON  
STUDIO  
AT COOPER CARRY



ATLANTA NEW YORK WASHINGTON

2016 COOPER CARRY

## C.U.P. APPLICATION

June 28, 2016

| ISSUANCES |                           |      |
|-----------|---------------------------|------|
| No.       | Drawing Issue Description | Date |



LOCATION MAP

## GENERAL SCOPE OF WORK

INTERIOR RENOVATION OF EXISTING RESTAURANT/BAR.  
NO CHANGE IN USE.

ALL INTERIOR WALLS AND CEILINGS TO BE REPAIRED OR REPLACED WITH EXCEPTION OF RESTROOMS AND B.O.H.  
KITCHEN AREA. GENERAL CLEAN UP THOSE AREAS.

ALL EXISTING FIRE RATED WALLS, SHAFTS, AND/OR CEILINGS ARE EXISTING TO REMAIN. ALL RATED SHAFTS, WALLS,  
AND/OR CEILINGS COMPROMISED DURING CONSTRUCTION TO BE RESTORED TO RATED CONDITION.

FIRE RATING TO BE MAINTAINED DURING CONSTRUCTION.

Modification of Existing Conditional Use Permit Under Planning Board File No. 2139

LOBSTER BAR SEA GRILLE

404 Washington Avenue

Buckhead Life Restaurant Group

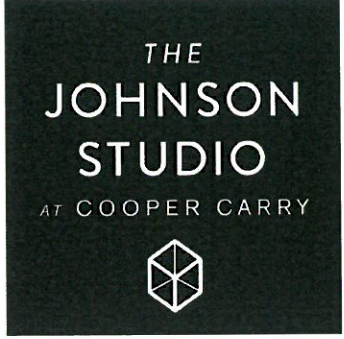
## COVER SHEET

|                     |                 |
|---------------------|-----------------|
| <b>Designer</b>     | <b>20153200</b> |
| Principal-in-Charge | Project No.     |
| <b>Approver</b>     | <b>06/27/16</b> |
| Project Manager     | Date            |
| <b>Checker</b>      |                 |
| Project Architect   |                 |
| <b>Author</b>       | <b>G0.00A</b>   |
| Staff Architect     |                 |
|                     |                 |
|                     |                 |
|                     | Drawing No.     |

PROJECT NUMBER: 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE  
SHEET NUMBER: G3-00A - COVER SHEET  
FILE: \\201520153200d-7 drawingsd-7-1 revit\\20153200-2015-bailey02083.rvt  
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PROJECT NUMBER: 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE  
SHEET NUMBER: G1.00A - SITE, SERVICE, VALET LOCATION PLAN  
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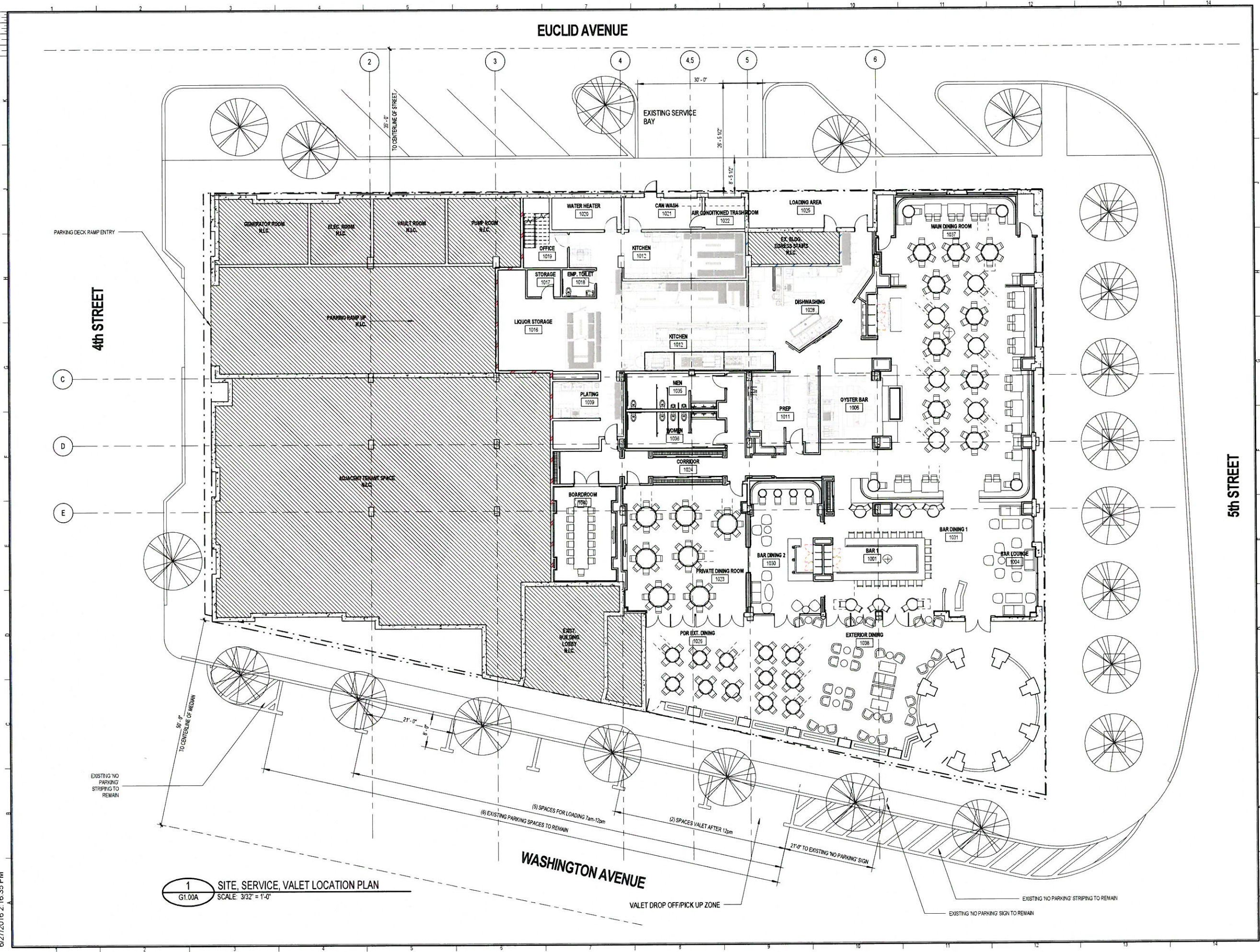
| ISSUANCES |                           |      |
|-----------|---------------------------|------|
| No.       | Drawing Issue Description | Date |

LOBSTER BAR SEA GRILLE

404 Washington Avenue  
Buckhead Life Restaurant Group

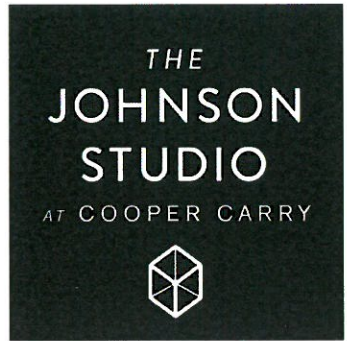
SITE, SERVICE, VALET  
LOCATION PLAN

|                   |             |
|-------------------|-------------|
| Designer          | 20153200    |
| Project in Charge | Project No. |
| Approver          | 05/25/16    |
| Project Manager   | Date        |
| Checker           |             |
| Project Architect |             |
| Author            |             |
| Staff Architect   |             |
| G1.00A            |             |
| Drawing No.       |             |



1 SITE, SERVICE, VALET LOCATION PLAN  
G1.00A SCALE: 3/32" = 1'-0"





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SCOPE DOCUMENTS

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| ISSUANCES |                           |            |
|-----------|---------------------------|------------|
| No.       | Drawing Issue Description | Date       |
| 1         | PERMIT COMMENTS           | 06-10-2016 |

LOBSTER BAR SEA GRILLE

404 Washington Avenue

Buckhead Life Restaurant Group

MEANS OF EGRESS PLAN

|                     |             |
|---------------------|-------------|
| Designer            | 20153200    |
| Principal in Charge | Project No. |
| Approver            | 06/25/16    |
| Project Manager     | Date        |
| Checker             |             |
| Project Architect   |             |
| Author              |             |
| Staff Architect     |             |

G1.01A

NOT ISSUED FOR CONSTRUCTION

| EXIT CAPACITY: FLOOR LEVEL 1                    |                      |                            |
|-------------------------------------------------|----------------------|----------------------------|
| (LSC TABLE 7.3.3.1)                             |                      |                            |
| LEVEL EXITS                                     | DOOR CAPACITY (0.20) | OCCUPANT LOAD @ LEVEL EXIT |
| EGRESS WIDTH (inches per occupant)              |                      |                            |
| LEVEL EXIT NO. 1 - DOOR EX-1 EXIT TO GRADE      | 340                  | 182                        |
| LEVEL EXIT NO. 2 - DOOR EX-24 EXIT TO GRADE     | 170                  | 93                         |
| LEVEL EXIT NO. 3 - HORIZONTAL EXIT - DOOR EX-12 | 170                  | 56                         |
| LEVEL EXIT NO. 4 - HORIZONTAL EXIT - DOOR EX-14 | 170                  | 3                          |
| LEVEL EXIT NO. 5 - HORIZONTAL EXIT - DOOR EX-06 | 170                  | 28                         |
| TOTAL EXIT CAPACITY REQUIRED FOR FLOOR:         |                      | 362                        |
| TOTAL EXIT CAPACITY PROVIDED FOR FLOOR:         |                      | 1020                       |

NOTE: EXISTING STAIR LEADS TO 2nd FLOOR OFFICE LOCATED WITHIN THE TENANT SPACE. ACCESS TO 2nd LEVEL OFFICE IS FOR AUTHORIZED PERSONNEL ONLY. THE STAIR DOES NOT CONNECT TO THE BUILDING 2nd FLOOR AND IS NOT PART OF THE BUILDING'S EGRESS PATH. NO WORK IS PROPOSED AT THE 2nd LEVEL AND IS EXISTING TO REMAIN. EXISTING EMERGENCY LIGHTING, EXIT LIGHTING, FIRE SPRINKLER, AND ALARM SYSTEMS ARE EXISTING TO REMAIN. G.C. TO VERIFY ADEQUATE COVERAGE/PLACEMENT IN FIELD AND MAKE CHANGES/REPLACE FIXTURES AS REQUIRED. 2nd LEVEL OCCUPANCY IS INCLUDED IN OCCUPANCY LOAD CALCULATIONS. SEE LAYOUT A2.10.

| SEATING COUNT                  |               |
|--------------------------------|---------------|
| MAIN DINING                    | 144           |
| BAR                            | 22            |
| BAR DINING                     | 44            |
| PRIVATE DINING                 | 56            |
| BOARD ROOM                     | 18            |
| EXTERIOR DINING                | 64            |
| TOTAL:                         | 348           |
| H/C SEATING REQUIRED:          | 348 x 5% = 18 |
| H/C ACCESSIBLE SEATS PROVIDED: | 19            |

1 MEANS OF EGRESS PLAN/CODE ANALYSIS  
G1.01A SCALE: 3/32" = 1'-0"

| OCCUPANT CONTENT |               |
|------------------|---------------|
| INTERIOR DINING: | 342 OCCUPANTS |
| EXTERIOR DINING: | 116 OCCUPANTS |
| PRIVATE DINING:  | 90 OCCUPANTS  |
| TOTAL:           | 548 OCCUPANTS |

PROJECT NUMBER: 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE  
SHEET NUMBER: G1.01A - MEANS OF EGRESS PLAN  
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|                     |              |
|---------------------|--------------|
| <b>Designer</b>     | 20153200     |
| Principal-in-Charge | Project No.  |
| <b>Approver</b>     | 06/27/16     |
| Project Manager     | Date         |
| <b>Checker</b>      |              |
| Project Architect   |              |
| <b>Author</b>       | G1.04        |
| Staff Architect     |              |
|                     |              |
|                     |              |
|                     |              |
|                     | Drawing Name |



BAR LOOKING SOUTHEAST



MAIN DINING ROOM LOOKING NORTHWEST



MAIN DINING ROOM LOOKING WEST



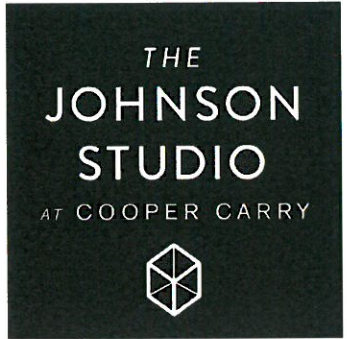
PROJECT NUMBER: 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE  
SHEET NUMBER: G1.05 - INTERIOR RENDERINGS  
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SERVICE BAR FROM MAIN DINING ROOM



MAIN DINING ROOM LOOKING WEST



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INTERIOR RENDERINGS

|                     |          |
|---------------------|----------|
| Designer            | 20153200 |
| Principal in Charge |          |
| Approver            | 06/27/16 |
| Project Manager     |          |
| Checker             |          |
| Project Architect   |          |
| Author              |          |
| Staff Architect     |          |
| G1.05               |          |
| Drawing No.         |          |



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|                                                                                                                                                                                                |                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>Designer</b><br>Principal-in-Charge<br><b>PROJECT MANAGER</b><br>Project Manager<br><b>Checker</b><br>Project Architect<br><b>Author</b><br>Staff Architect<br><br><br><br><br><br><br><br> | 2015/3200<br>Project No.<br>07/05/16<br>Date<br><br><br><br><br><br><br><br> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|

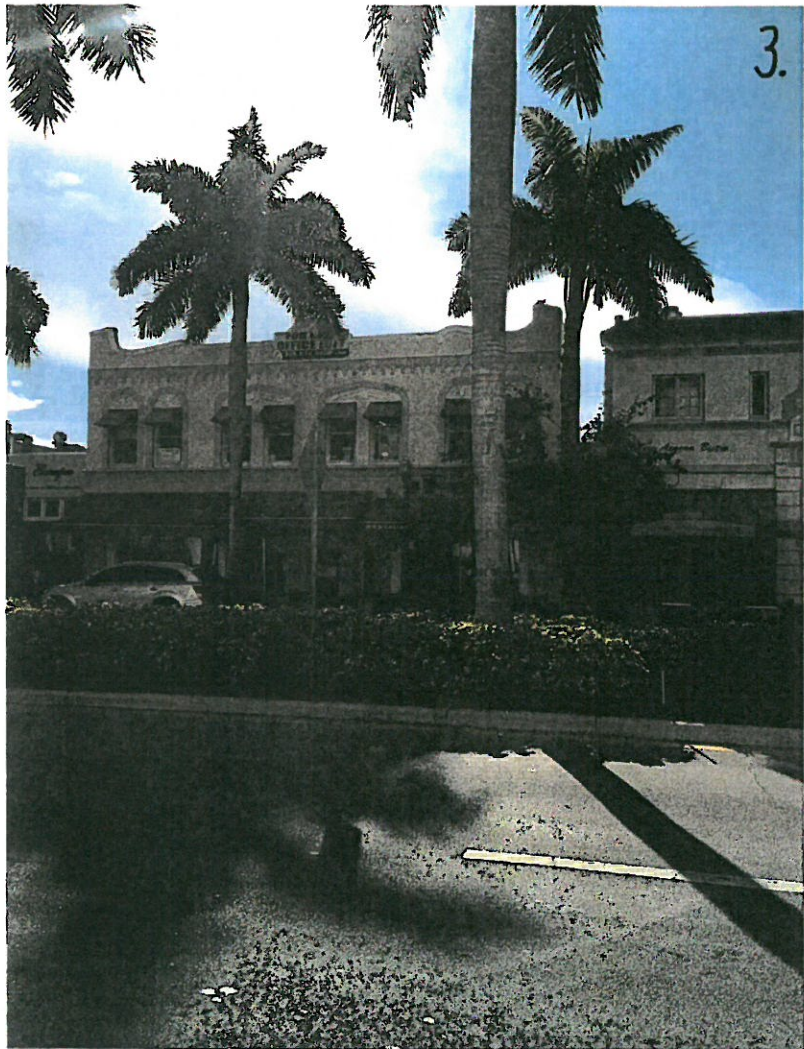
G1.06











June 23, 2016



June 06, 2016

# THE JOHNSON STUDIO

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| ISSUANCES |                           |      |
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| No.       | Drawing Issue Description | Date |

## LOBSTER BAR SEA GRILLE

404 Washington Avenue  
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## KEY DIRECTIONAL PLANS

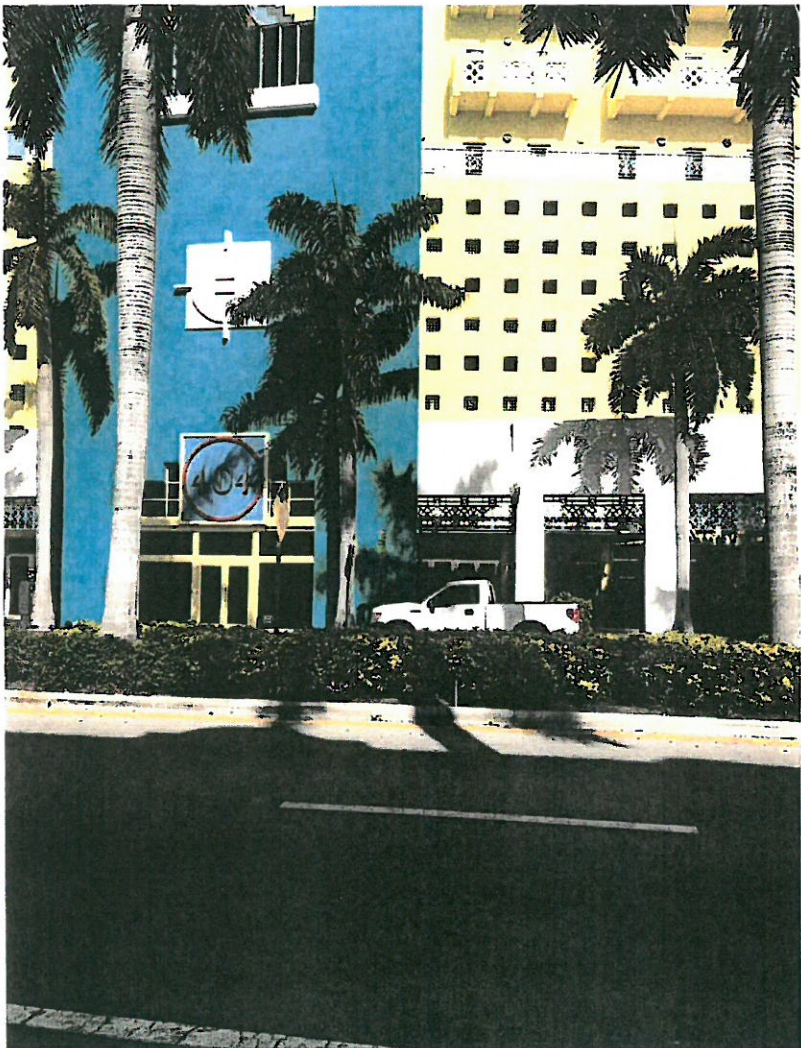
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| Designer            | 20153200    |
| Principal-in-Charge | Project No. |
| Approver            | 07/05/16    |
| Project Manager     | Date        |
| Checker             |             |
| Project Architect   |             |
| Author              |             |
| Staff Architect     |             |

G1.08









June 27, 2016



June 27, 2016

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KEY DIRECTIONAL PLANS

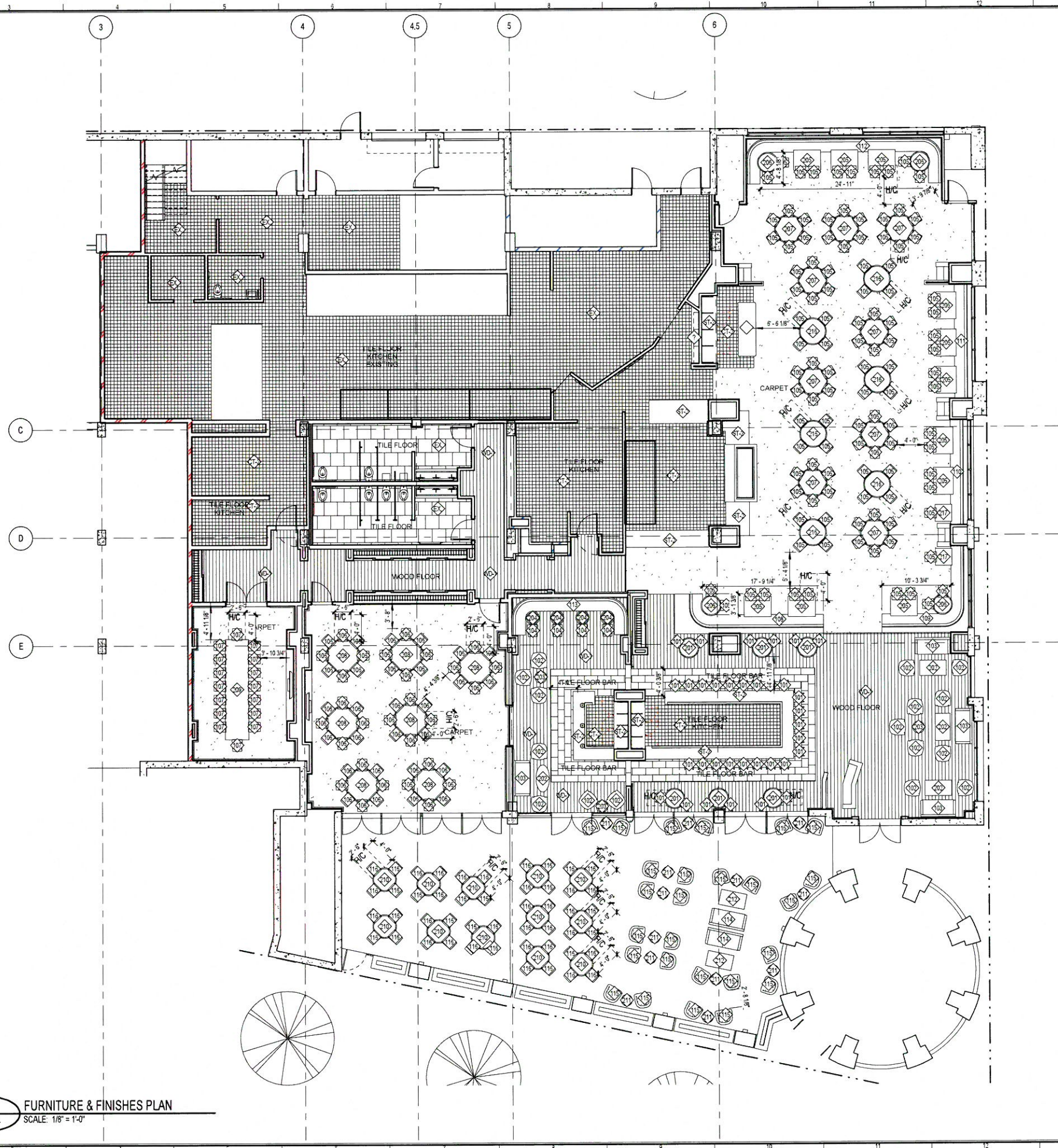
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|---------------------|-------------|
| Designer            | 20153200    |
| Principal in Charge | Project No. |
| Approver            | 07/05/16    |
| Project Manager     | Date        |
| Checker             |             |
| Project Architect   |             |
| Author              |             |
| Staff Architect     |             |
| G1.10               |             |
| Drawing No.         |             |

PROJECT NUMBER: 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE  
SHEET NUMBER: G1.10 - KEY DIRECTIONAL PLANS  
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PROJECT NUMBER 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE  
SHEET NUMBER A2.30A - FURNITURE PLAN  
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1  
A2.30A FURNITURE & FINISHES PLAN  
SCALE: 1/8" = 1'-0"



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SCOPE DOCUMENTS

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ISSUANCES

| No. | Drawing Issue Description | Date |
|-----|---------------------------|------|
|-----|---------------------------|------|

LOBSTER BAR SEA GRILLE

404 Washington Avenue  
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FURNITURE PLAN

|                     |             |
|---------------------|-------------|
| Designer            | 20153200    |
| Principal in Charge | Project No. |
| Approver            | 06/25/16    |
| Project Manager     | Date        |
| Checker             |             |
| Project Architect   |             |
| Author              |             |
| Staff Architect     |             |

A2.30A

NOT ISSUED FOR CONSTRUCTION