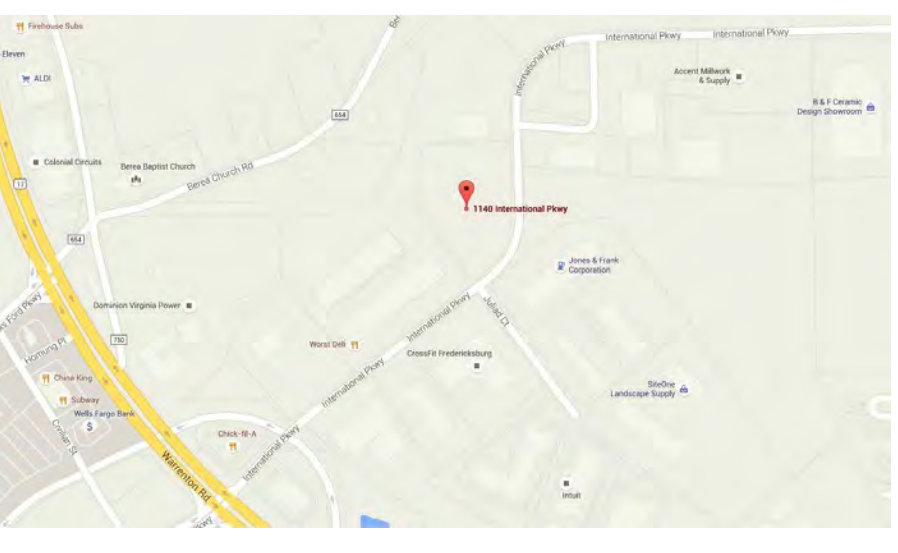


6 Bears and a Goat Brewery - Phase I

Abbreviations			
A.F.F.	ABOVE FINISHED FLOOR	M/LD	MOLDING
B/	BOTTOM OF BOARD	M/L	METAL
BLDG	BUILDING	M/D	MOUNTED
BLKG	BLOCKING	MO	MASONRY OPENING
BM	BEAM	NC	NOT IN CONTRACT
BRG	BEARING	NO	NUMBER
C/L	CENTERLINE	N/S	NOT TO SCALE
CL	CLEAR	OC	ON CENTER
CLG	CEILING	OPNG	OPENING
CLR	CLEAR	OTO	OUT TO OUT
CMU	CONC. MASONRY UNIT	PAR	PART
COL	COLUMN	PLY	PLYWOOD
CONC	CONCRETE	PL	PAINTED
CONT	CONTINUOUS	PT	PREPARED TREATED
CPT	CARPET	REN	REINFORCEMENT
DBL	DOUBLE	REV	REVERSE
DET	DETAIL	RM	ROOM
DS	DOWNPOUT	RO	ROUGH OPENING
DN	DOWN	RTU	ROOF TOP UNIT
DWS	DRAWINGS	SAN	SANITARY
ELEV	ELEVATION	SB	SPRINKLER BLOCK
ELEC	ELECTRIC	SECT	SECTION
EJ	EXPANSION JOINT	SFT	SQUARE FEET
EXT	EXTERIOR	SD	STORM DRAIN
FIN	FINISH	SMT	SHEET
FLR	FLOOR	SMT	SHEET
F/	FACE OF	SS	STORM SEWER
F/F	FACE OF STUD	SQ	SQUARE
FNDN	FOUNDATION	STD	STANDARD
FTG	FOOTING	STL	STEEL
GA	GALVANIZED	STRUC	STRUCTURAL
GRV	GROUPEL WALL BOARD	TEL	TELEPHONE
H	HORIZONTAL	T/	TOP OF
H/M	HOLLOW METAL	TKK	THICK
INSUL	INSULATION	TYP	TYPICAL UNLESS OTHERWISE NOTED
INV	INVERT	UND	UNDER
JT	JOINT	V	VERTICAL
KIT	KITCHEN	W	WITH
LAV	LAVATORY	W/W	WINDOW
MAS	MASONRY	WD	WOOD
MAX	MAXIMUM	WH	WATER HEATER
MECH	MECHANICAL	WP	WATERPROOFING
MIN	MINIMUM		

Project Address	Code Data
1140 International Parkway Fredericksburg, Virginia 22406	Applicable Code Virginia USBC (current edition) / 2012 IBC 2012 IMC 2012 IPC 2012 IEC 2012 IECC 2012 IFC 2009 ANSI A117.1 Accessible Standards
Agency with Jurisdiction	Use Group F2 - Light Industrial A2 - Assembly
Stafford County, VA 1300 Courthouse Road Stafford, VA 22554 540-658-8650	Construction Type II-B - Fully Sprinklered Maximum Allowable Area: 23,000 SF Building Area = 9,975 SF
Tenant Area	Travel Distance Maximum allowable length of travel to exit = 400' (F2) Maximum length of travel to exit = 120'
9,975 SF- gross	Exit Requirements Exits: 2 Required, 2 Provided 23 Occupants/exit Exit Width: 36"
Vicinity Map	Plumbing Requirements
	Water Closet: (F2) M/F: 1 per 100 (A2) M/F: 1 per 75 Lavatories: (F2) M/F: 1 per 100 (A2) M/F: 1 per 75 1 Service Sink
	Plumbing Provided Water Closet: 3M/3F/1 Unisex Lavatories: 2M/2F 1 Service Sink
	Occupant Load F2- Light Industrial 100 Gross @ 2,600 SF = 26 Occupants A2- Industrial 15 Net @ 300 SF = 20 Occupants Total = 46 Occupants

Tenant	Building Owner	Designer	General Contractor	Mechanical/Plumbing Engineer
6 Bears and a Goat Brewing Co., LLC Mark Faller mfaller@6gbrewingco.com 1140 International Parkway Fredericksburg, Virginia 22406 540-623-5040	Harkon, Inc Mark Faller mfaller@harkon.com 1140 International Parkway Fredericksburg, Virginia 22406 540-623-5040	Spaces Design Studio Stacey Lampman Stacey@spacesds.com 417 William Street Fredericksburg, VA 22401 540-371-3674	Dominion Construction Partners John Centry jcentry@dcpgc.com 1840 W Broad Street #300 Richmond, VA 23200 804-249-2600	Brother's Mechanical Steve Smith (804) 878-6622 coolman@yahoo.com
Construction Notes	Construction Notes (Cont.)	General Notes	General Notes (Cont.)	Electrical Engineer
NOTE: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES. ALL SDSURAL, PLUMBING, MECHANICAL, ELECTRICAL AND KITCHEN EQUIPMENT SUPPLIER DRAWINGS ARE TO BE CONSIDERED AS THE ENTIRE CONTRACT DOCUMENTS, EACH DRAWING CARRYING THE SAME IMPORTANCE AS THE OTHERS. EXITS: 1. EXIT SIGNS ARE REQUIRED IN ALL AREAS THAT ARE REQUIRED TO HAVE MORE THAN ONE EXIT (SEC 1003.2.10) 2. IN AREAS WHERE 2 OR MORE EXITS ARE REQUIRED, THE MINIMUM SEPARATION OF 1/2 OF THE MAXIMUM DIAGONAL OF THE AREA SERVED (SEC 1014.2.1) INSULATION: 1. INSULATION THAT IS EXPOSED TO ROOMS OR ATTICS ARE REQUIRED TO HAVE FLAME SPREAD RATING OF 25 OR LESS, AND A SMOKE DEVELOPED RATING OF 450 OR LESS. 2. INSULATION IN CONCEALED SPACES SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS, AND A SMOKE DEVELOPED RATING OF 450 OR LESS. 3. INSULATION FACINGS SHALL HAVE THE SAME FLAME SPREAD RATING AS THE INSULATION. 4. ALL INTERIOR FINISHES SHALL COMPLY WITH REQUIREMENT OF VUSBC, SECT 803. LOOKS AND LATCHES: 1. ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 2. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE. GLAZING: 1. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING MATERIAL PER SECTION 2406 INCLUDING BUT NOT LIMITED TO THESE LOCATIONS: A. GLAZING IN EGRESS AND MEANS OF EGRESS DOORS B. GLAZING IN UNFRAMED SWINGING DOORS C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM OF EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. DOORS: 1. ALL DOORS SHALL COMPLY WITH SECTION 4.13.9 FOR ACCESSIBLE DOOR HARDWARE AND COMPLY WITH SECTION 4.13.14 FOR DOOR SURFACES FOR WHEELCHAIR USERS. 2. ALL INTERIOR FRAMES SHALL BE HOLLOW METAL PAINT FRAMES WITH 2 COATS SEMI-GLOSS OIL-BASE ENAMEL. 3. IF THIS IS A PROJECT WHERE THE MECHANICAL (HVAC) DESIGN IS PREPARED BY THE MECHANICAL SUB-CONTRACTOR, THE GENERAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL SUB-CONTRACTOR TO DETERMINE WHETHER DOORS WILL REQUIRE LOUVERS.	ADDITIONAL NOTES: 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES. 2. ALL MATERIALS SHALL BE HANDLED, STORED AND INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S PRINTED LITERATURE. 3. INSTALLATION OF ALL PRODUCTS AND MATERIALS SHALL FOLLOW MANUFACTURER'S RECOMMENDED PROCEDURES. 4. ALL LUMBER IN CONTACT WITH THE EARTH, CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED LUMBER. 5. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. 6. PROVIDE STEEL STUDS OF ADEQUATE GAUGE FOR DESIGNATED HEIGHTS AS RECOMMENDED BY MANUFACTURER. 7. PROVIDE ADEQUATE BLOCKING IN WALL FOR ALL HUNG FIXTURES, GRAB BARS, CABINETS, ETC. 8. ALL ITEMS, INCLUDING FINISH HARDWARE, RELATING TO HANDICAP ACCESSIBILITY SHALL COMPLY WITH ADA, ANS, AND ALL OTHER LOCAL, STATE AND FEDERAL CODES. 9. CONTRACTOR TO COORDINATE AND SELECT ALL HARDWARE WITH TENANT. 10. PROVIDE FIRE EXTINGUISHERS PER CODE AND AS OTHERWISE DIRECTED BY THE FIRE MARSHALL. 11. ALL MATERIALS SHALL BE HANDLED, STORED AND INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S PRINTED LITERATURE. 12. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE THE DRAWINGS. 13. THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS; WHEN IN THE OPINION OF THE CONTRACTOR, A DISCREPANCY EXISTS HE SHALL PROMPTLY REPORT IT FOR PROPER ADJUSTMENT. BEFORE PROCEEDING WITH THE WORK. 14. SDS IS NOT RESPONSIBLE FOR ANY CHANGES OR DEVIATIONS FROM THESE PLANS UNLESS MADE BY PRIOR BY A SIGNED LETTER OR CHANGES ORDER FROM THE ARCHITECT. 15. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, ACCESSORIES AND INCIDENTALS NECESSARY FOR A COMPLETE AND FUNCTIONAL INSTALLATION AS ILLUSTRATED AND INTENDED. 16. THE CONTRACTOR WILL PROVIDE ADA SIGNAGE IDENTIFYING ALL ROOMS AT THE RIGHT OR LATCH SIDE OF THE DOOR OR DOOR WAY.	A. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH VA USBC, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, AND ALL OTHER FEDERAL AND LOCAL CODES (MOST RECENT EDITION.) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING THE WORK. CONTRACTOR SHALL INSTALL ADEQUATE SEALANT AND FLASHING, WHETHER SHOWN ON THESE DOCUMENTS OR NOT, SO AS TO PROVIDE A COMPLETELY WATER-TIGHT BUILDING. SEAL ALL GAPS BETWEEN DISSIMILAR MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY READING THE CONSTRUCTION DOCUMENTS, VISITING THE SITE, AND BECOMING FAMILIAR WITH ALL ASPECTS OF THE PROJECT AS TO MATERIAL AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL CONSULT WITH SDS, LLC SHOULD ANY ERROR OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS BE FOUND, AND IN NO CASE SHALL THE CONTRACTOR PROCEED WITH UNCERTAINTY. WHERE INSTALLATIONS INCLUDE MANUFACTURED PRODUCTS, GENERAL CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION, TO THE EXTENT THAT SUCH INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT AND/OR MORE STRINGENT THAN REQUIREMENTS INDICATED IN THE CONTRACT DOCUMENTS. SECURE WORK TRUE TO LINE AND LEVEL, AND WITHIN RECOGNIZED INDUSTRY TOLERANCES. ALLOW FOR EXPANSION AND BUILDING MOVEMENT. PROVIDE JOINT WIDTH IN EXPOSED WORK TO OBTAIN THE BEST VISUAL EFFECT. REFER QUESTIONABLE VISUAL EFFECTS TO SDS, LLC FOR FINAL DECISION. VERIFY DIMENSIONS IN THE FIELD, AND NOTIFY SDS, LLC OF ANY APPARENT DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. B. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION. C. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICE. D. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE FROM SDS, LLC THROUGH WRITTEN CLARIFICATION. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK. SINCE THESE CONSTRUCTION DOCUMENTS ARE, BY NATURE, DIAGRAMMATIC, THEY ONLY ILLUSTRATE THE GENERAL NATURE AND SCOPE OF THE WORK. FURTHER, THEY DO NOT SHOW EACH COMPONENT OR SUB-COMPONENT OF THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS REQUIRED TO CARRY OUT THE INTENT OF THE CONTRACT DOCUMENTS. OMISSIONS OR MISPERCEPTIONS OF DETAIL OF THE WORK WHICH EITHER ARE NECESSARY TO CARRY OUT THE INTENT OF THE DOCUMENTS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS TO THE WORK. IN OTHER WORDS, THEY SHALL BE PERFORMED AS IF FULLY AND COMPLETELY DESCRIBED IN THE CONTRACT DOCUMENTS. BEFORE BEGINNING ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL MEASUREMENTS OF ANY EXISTING AND NEW WORK, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY OVERSIGHTS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK. E. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM SDS, LLC. F. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM SDS, LLC BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.	G. ALL WORK AS OUTLINED IN THESE DOCUMENTS, SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET. H. THE CONTRACTOR SHALL APPLY FOR ALL FEES, PERMITS, LICENSES, ETC., NECESSARY FOR PROPER COMPLETION OF THE WORK, UNLESS OTHERWISE PREVIOUSLY ARRANGED WITH THE OWNER. I. FOR NEW RESIDENTIAL CONSTRUCTION, TREAT ALL SOIL AROUND RESIDENCES AND PROVIDE OWNER WITH A ONE (1) YEAR GUARANTEE, BY LICENSED EXTERMINATORS WHO HAVE BEEN IN BUSINESS AT LEAST FIVE (5) YEARS, PER VA USBC 2304.1-1.6. J. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES. K. WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. L. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY CHANGES IN THE WALL PLANE. M. COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES. N. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY. ANY MATERIAL, SYSTEM, EQUIPMENT OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AS IF SPECIFICALLY NOTED. O. DISRUPTED EXISTING CONDITIONS, IE LANDSCAPING, LIGHTING, IRRIGATION, PEDESTRIAN AND VEHICLE ACCESS SHOULD BE MINIMALLY REPLACED AT THE END OF CONSTRUCTION TO THE SAME CONDITIONS PRIOR TO CONSTRUCTION DISRUPTION. P. DISRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE. Q. WHEN WORK IS NOT CALLED OUT AS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER AND BE OF THE BEST MATERIALS AND WORKMANSHIP. R. DIMENSIONS ARE SHOWN FROM FACE OF STUD TO FACE OF STUD AND EDGE OF ROUGH OPENING UNLESS NOTED OTHERWISE. DO NOT SCALE ANY DRAWINGS. S. SET PLUMBING AND ELECTRICAL BY DIMENSION ONLY (NOT BY SCALING.) COORDINATE INSTALLATION BY COORDINATING WITH INTERIOR STUD INSTALLER.	Harold Electric Robert Boutchyard 540-379-1345 rboutchyard@yahoo.com

List of Drawings		
NO.	DESCRIPTION	DATE
A0.0	Cover Sheet	2015.07.21
ADA1.0	Accessibility Requirements	2015.07.21
ADA1.1	Toilet Room Plan Details	2016.06.16
A1.1	New Work Plan, Door and Window Schedule	2016.07.05
A1.3	Brewery Plan and Equipment Schedule	
A1.5	Life Safety Plan	
A1.7	Reflected Ceiling Plan	
A4.1	Interior Elevations	
A5.0	Wall Details	
E1.0	Electrical Plan	
E1.1	Electrical Ceiling Plan	
P1.0	Plumbing - Sanitary Riser	
P1.1	Plumbing - Domestic Riser	
M1.0	Mechanical - Glycol	
M1.1	Wall Details	
M1.2	Gas Riser Diagram	
S1	General Notes	
S2	Structural Floor Plan	
S3	Details	

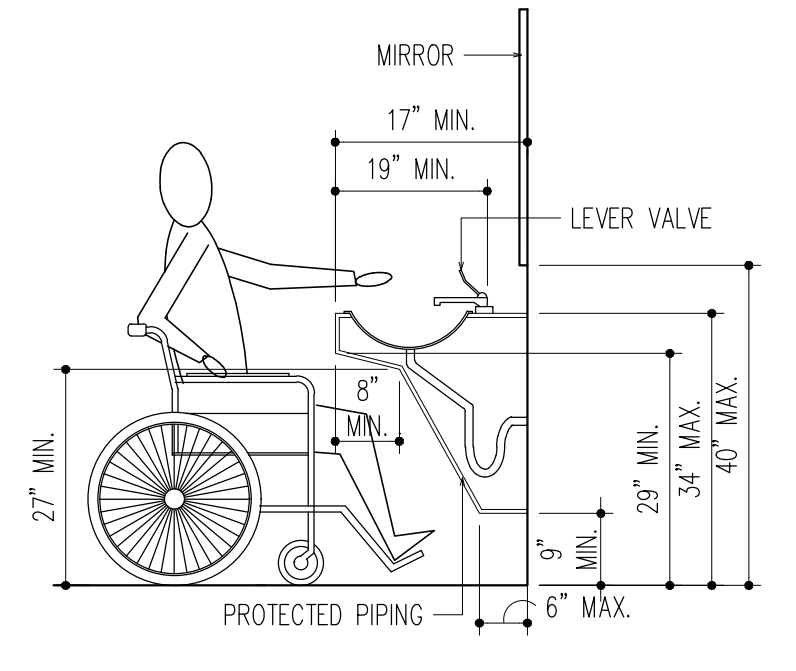
ADDENDA / REVISIONS		
DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.06.16	PERMIT	KMP
2016.07.05	REVISION 1	KMP

ACCESSIBILITY NOTES

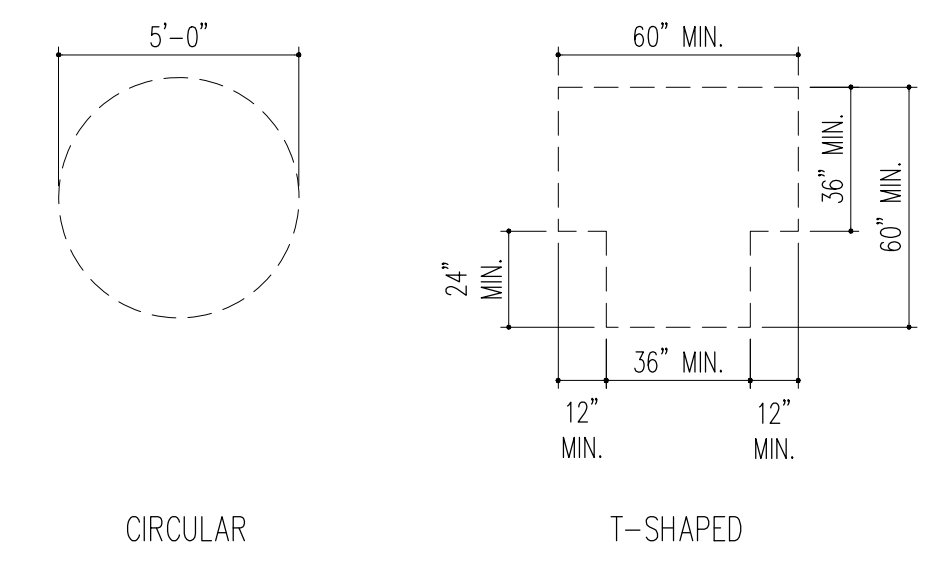
IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THAT ALL FINAL WALL LOCATIONS WILL BE SO INSTALLED THAT THEY WILL ACCOMMODATE THE INSTALLATION OF ALL FIXTURES NOTED ON THIS SHEET.

IF THE GENERAL CONTRACTOR NOTICES ANY DIMENSIONED PARTITIONS THAT DO NOT ALLOW THE FIXTURE DIMENSIONS NOTED ON THIS SHEET HE SHALL NOTIFY SPACES DESIGN STUDIO BEFORE INSTALLING SAID PARTITIONS.

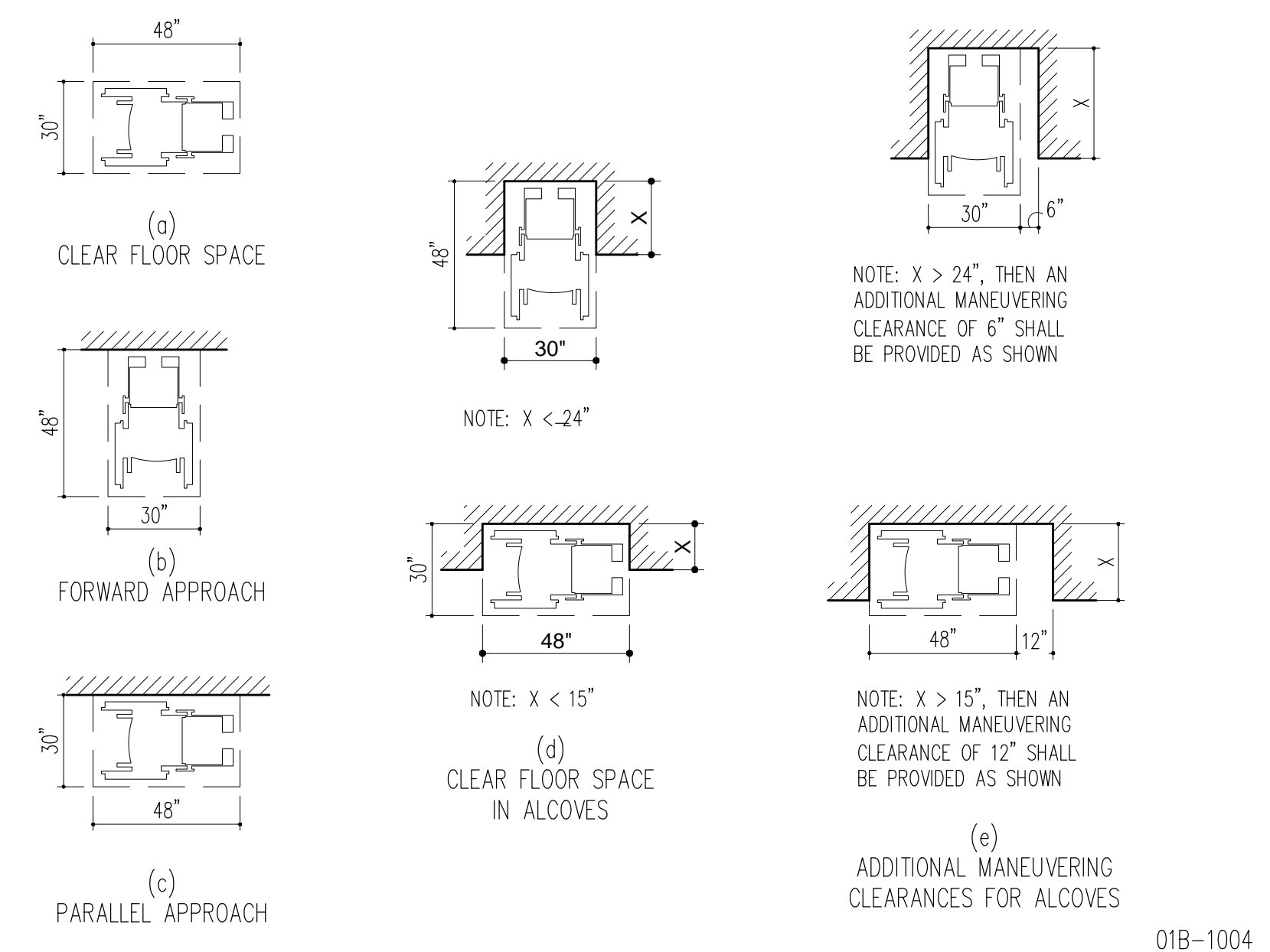
- 1) CHANGES IN FLOOR FINISH LEVEL BETWEEN 1/4" HIGH AND 1.2" HIGH MAXIMUM SHALL BE MADE BY A MEANS OF A TRANSITION STRIP WITH A SLOPE NOT STEEPER THAN 1:2.
- 2) AT ALL DOORS:
 - A. PROVIDE LEVER HANDLE TYPE LOCK SETS HARDWARE FOR ALL DOORS. PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
 - B. THE BOTTOM 12" OF DOORS SHALL HAVE A SMOOTH AND UNINTERRUPTED SURFACE.
 - C. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO OPEN POSITION OF 12 DEGREES. 12 DEGREES WILL BE 5 SECONDS MINIMUM. MAXIMUM INTERIOR OPENING FORCE SHALL NOT EXCEED 5 LBS.



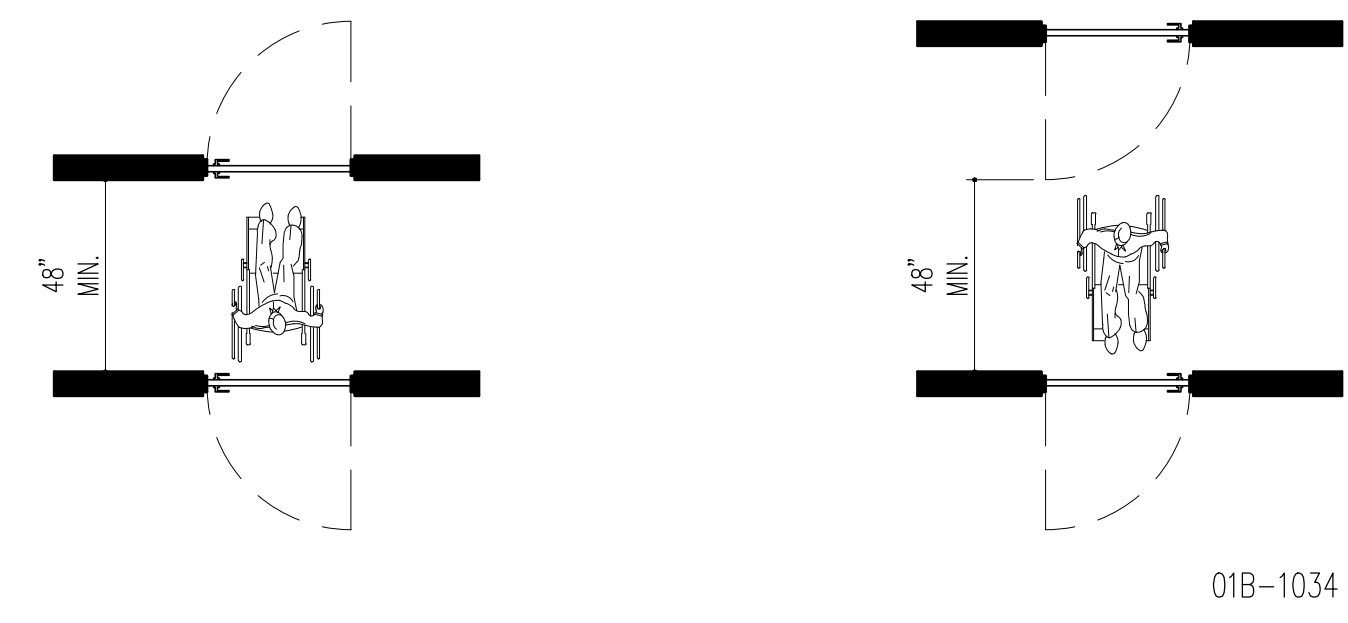
HEIGHTS / CLEARANCE AT LAVS 1/2"=1'-0" 4



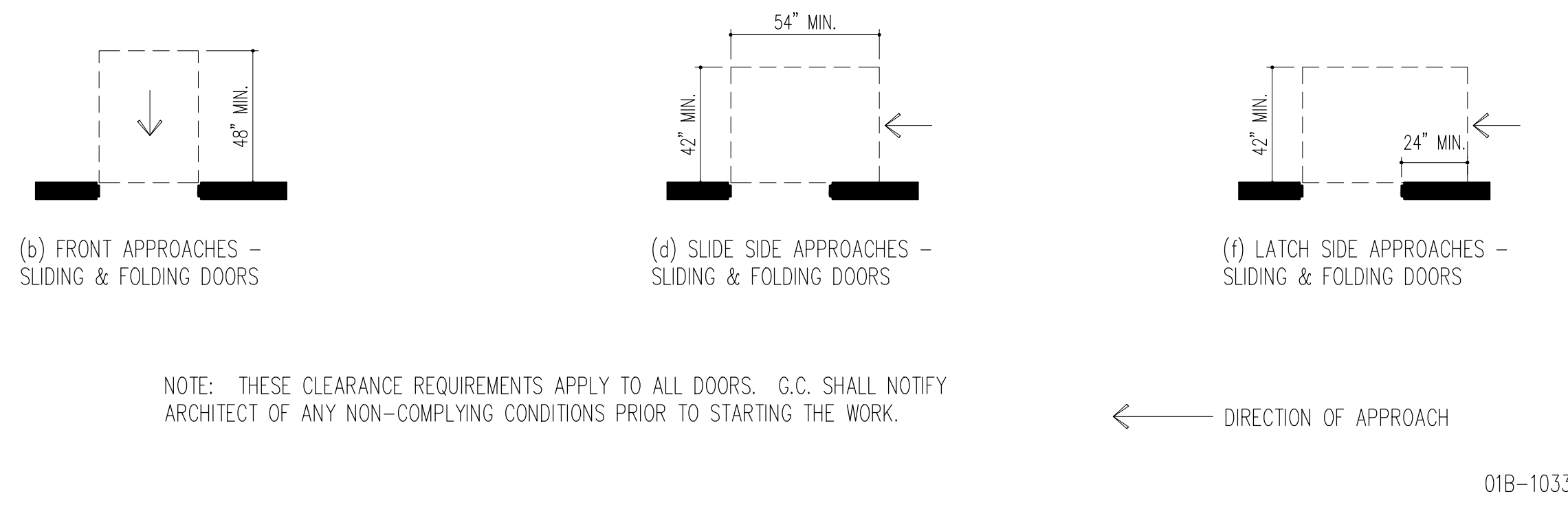
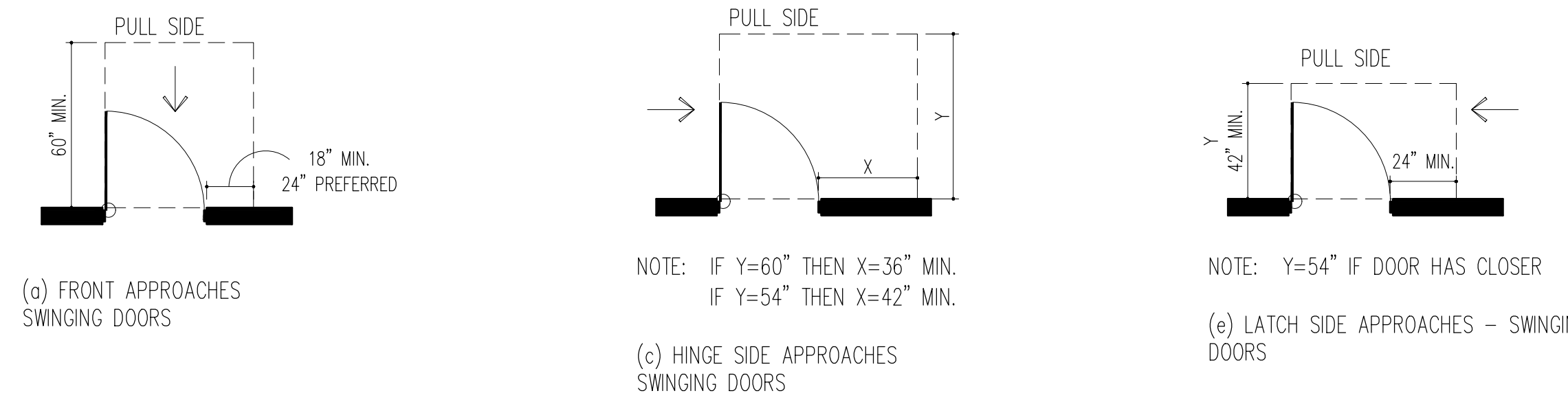
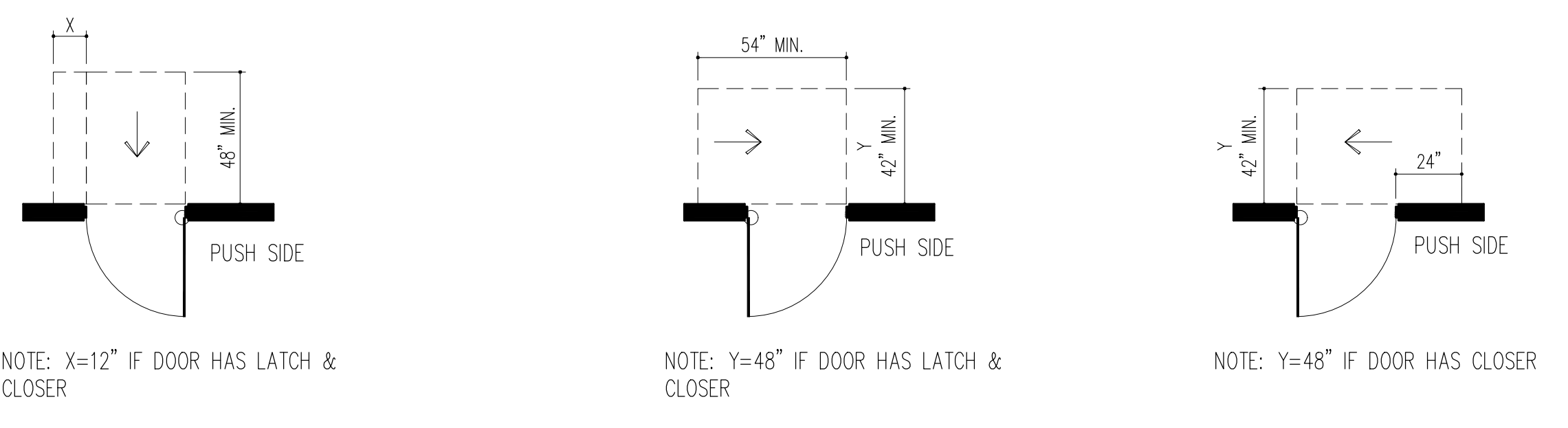
TURNING SPACES 1/4"=1'-0" 5



MIN CLEAR FLOOR SPACE FOR WHEELCHAIRS 1/4"=1'-0" 2



TWO DOORS IN SERIES 1/4"=1'-0" 3



MANEUVERING CLEARANCES AT DOORS 1/4"=1'-0" 1

NOTE: THESE CLEARANCE REQUIREMENTS APPLY TO ALL DOORS. G.C. SHALL NOTIFY ARCHITECT OF ANY NON-COMPLYING CONDITIONS PRIOR TO STARTING THE WORK.

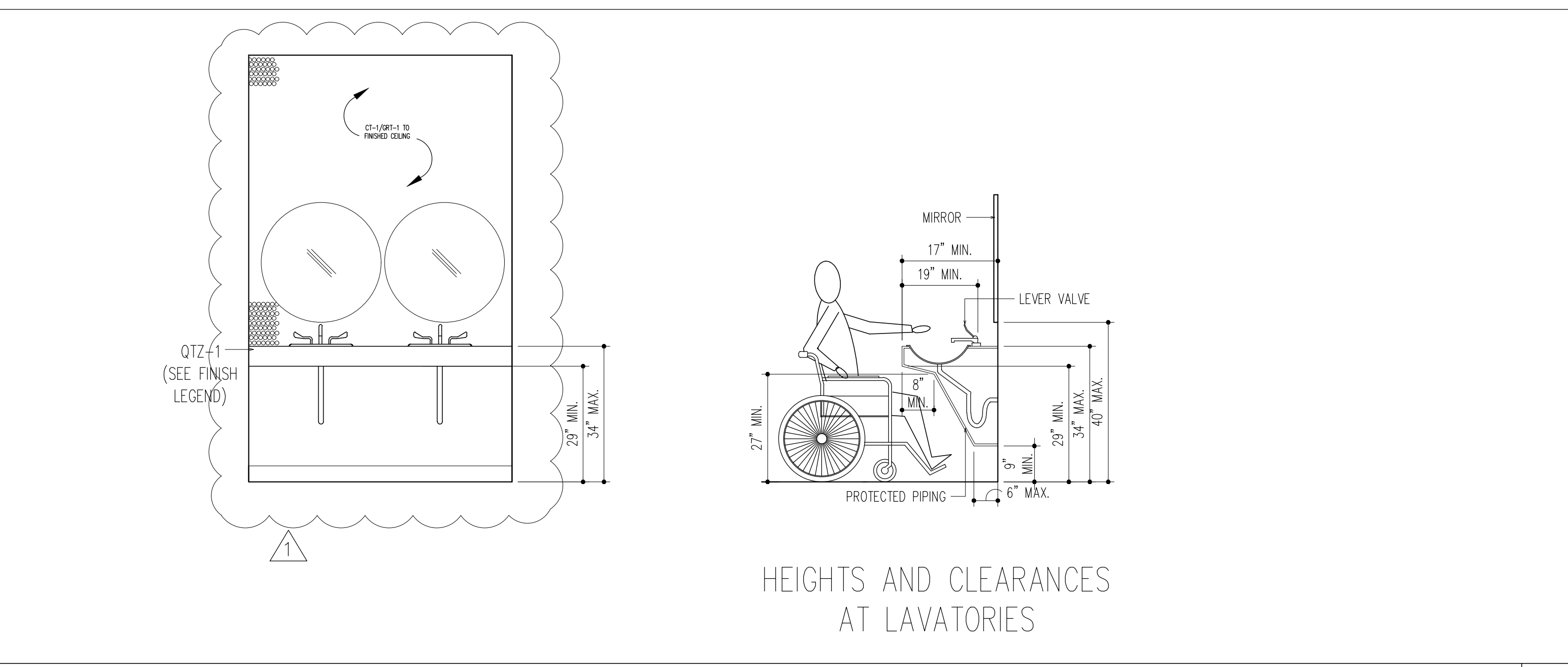
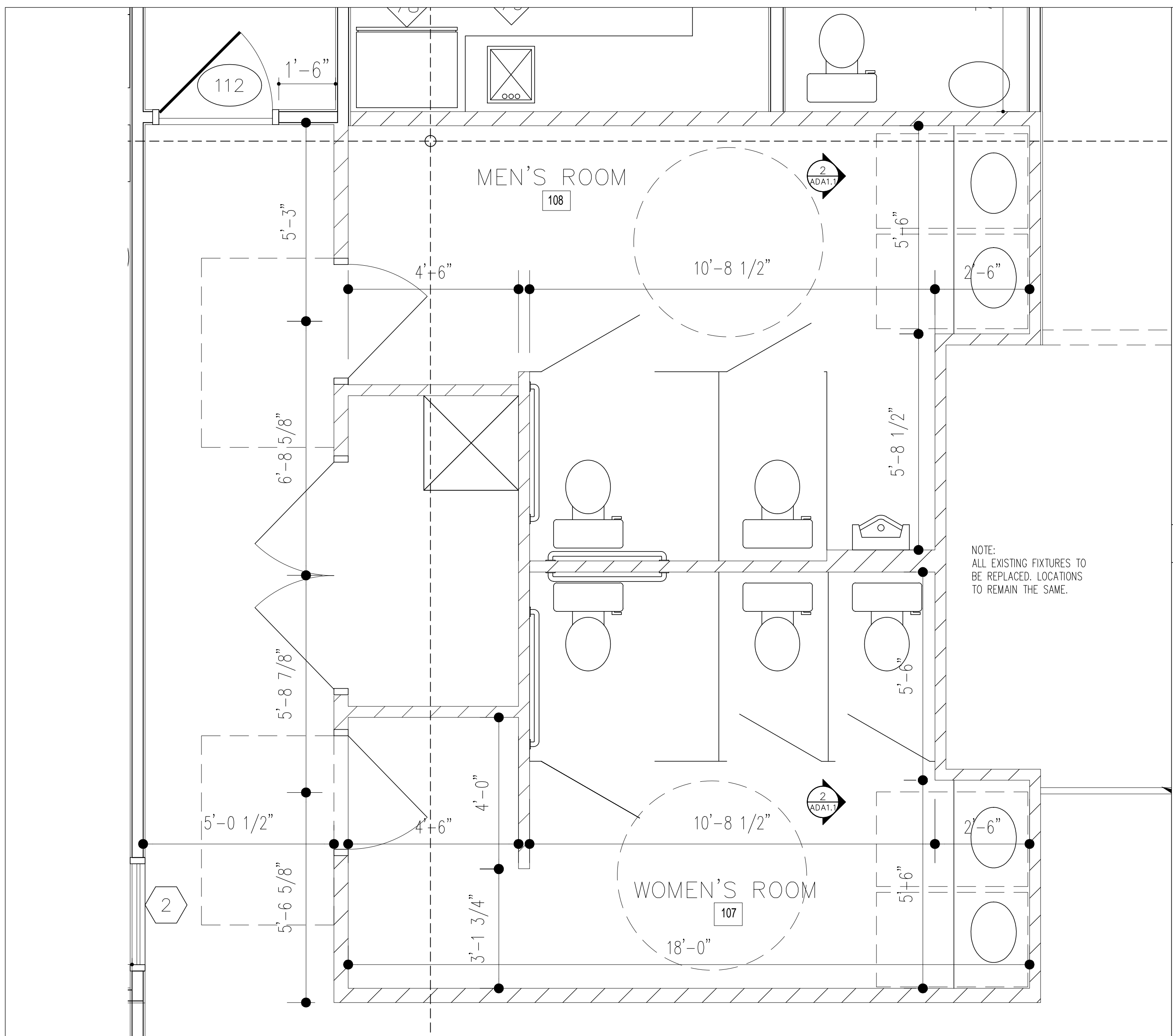
← DIRECTION OF APPROACH

ACCESSIBILITY NOTES

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THAT ALL FINAL WALL LOCATIONS WILL BE SO INSTALLED THAT THEY WILL ACCOMMODATE THE INSTALLATION OF ALL FIXTURES NOTED ON THIS SHEET.

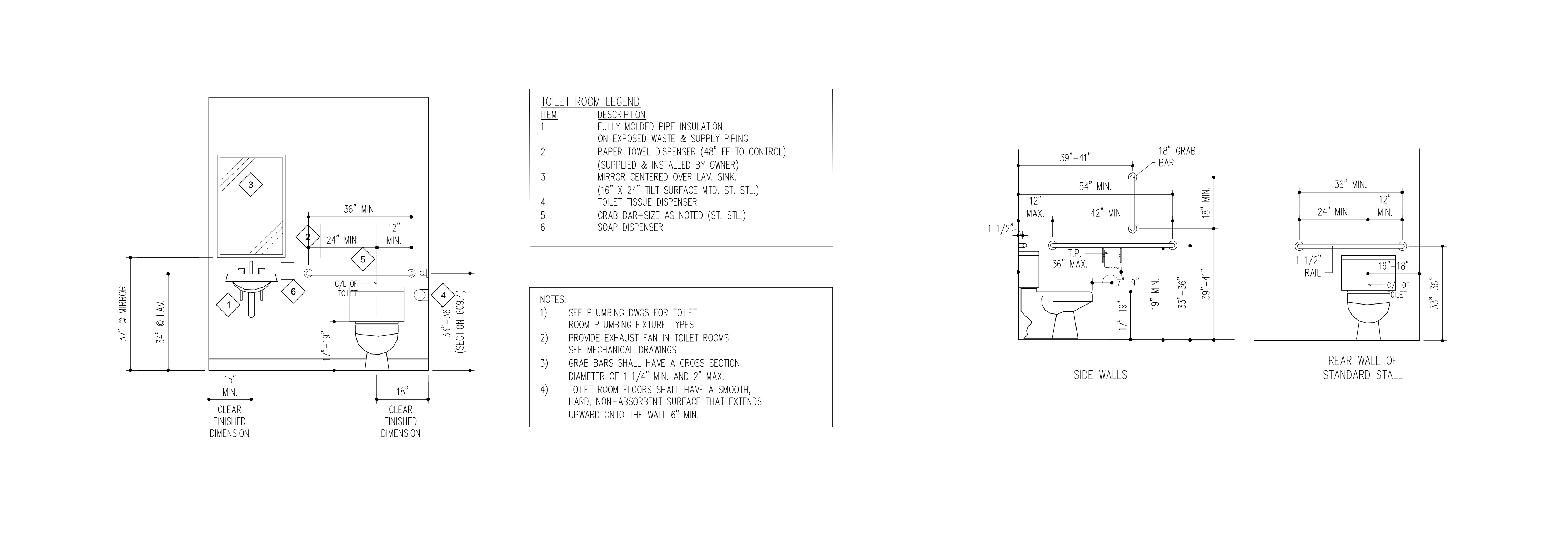
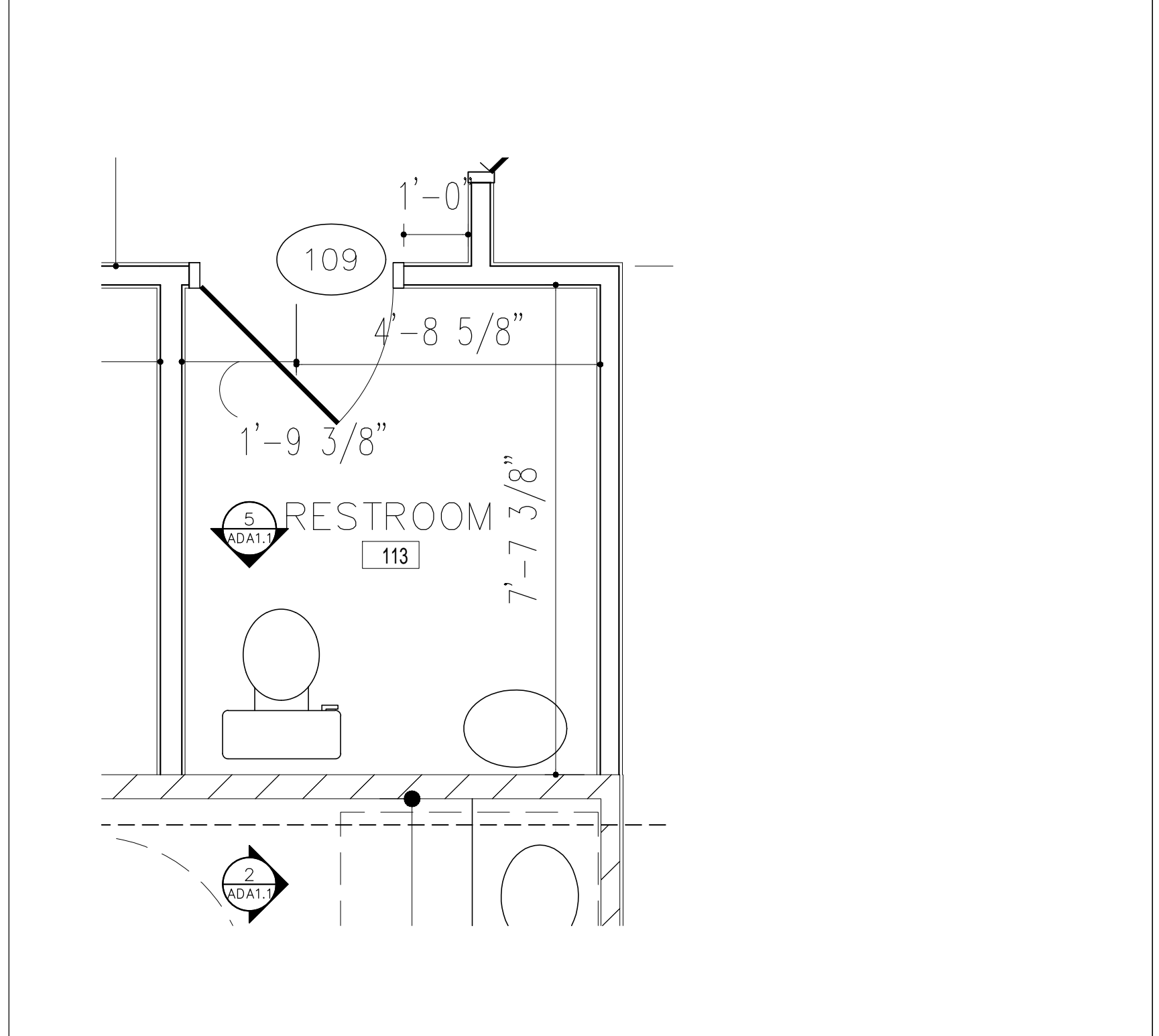
IF THE GENERAL CONTRACTOR NOTICES ANY DIMENSIONED PARTITIONS THAT DO NOT ALLOW THE FIXTURE DIMENSIONS NOTED ON THIS SHEET HE SHALL NOTIFY SPACES DESIGN STUDIO BEFORE INSTALLING SAID PARTITIONS.

- CHANGES IN FLOOR FINISH LEVEL BETWEEN 1/4" HIGH AND 1.2" HIGH MAXIMUM SHALL BE MADE BY A MEANS OF A TRANSITION STRIP WITH A SLOPE NOT STEEPER THAN 1:2.
- AT ALL DOORS:
 - PROVIDE LEVER HANDLE TYPE LOCK SETS HARDWARE FOR ALL DOORS. PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
 - THE BOTTOM 12" OF DOORS SHALL HAVE A SMOOTH AND UNINTERRUPTED SURFACE. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES WILL BE 5 SECONDS MINIMUM. MAXIMUM INTERIOR OPENING FORCE SHALL NOT EXCEED 5 LBS.



EXISTING RESTROOM PLAN 1/2"=1'-0" 1

SINK ELEVATIONS/CLEARANCES 1/2"=1'-0" 4



TOILET ROOM LEGEND

ITEM	DESCRIPTION
1	FULLY MOLDED PIPE INSULATION ON EXPOSED WASTE & SUPPLY PIPING
2	PAPER TOWEL DISPENSER (48" FF TO CONTROL) (SUPPLIED & INSTALLED BY OWNER)
3	MIRROR CENTERED OVER LAV. SINK. (16" X 24" TILT SURFACE MTD. ST. STL.)
4	TOILET TISSUE DISPENSER
5	GRAB BAR-SIZE AS NOTED (ST. STL.)
6	SOAP DISPENSER

NOTES:

- SEE PLUMBING DWGS FOR TOILET ROOM PLUMBING FIXTURE TYPES
- PROVIDE EXHAUST FAN IN TOILET ROOMS SEE MECHANICAL DRAWINGS
- GRAB BARS SHALL HAVE A CROSS SECTION DIAMETER OF 1 1/4" MIN. AND 2" MAX.
- TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALL 6" MIN.

ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2015.06.16	PERMIT	KMP
2015.07.12	REVISION 1	KMP

GENERAL DEMO NOTES

- A. DEMOLISHED MATERIALS SHALL BECOME THE GENERAL CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE WITH FURTHER DISPOSITION AT THE GENERAL CONTRACTOR'S OPINION, UNLESS NOTED OTHERWISE.
- B. SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION.
- C. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.
- D. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE. PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
- E. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, AND SIDEWALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE.
- F. PROVIDE TEMPORARY WEATHER PROTECTION, DURING INTERVAL BETWEEN DEMOLITION REMOVAL OF EXISTING EXTERIOR CONSTRUCTION, AND NEW CONSTRUCTION TO ENSURE THAT NO WATER DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS.
- G. TOTAL SCOPE OF DEMOLITION MAY NOT BE COVERED ON THIS SHEET. REVIEW ALL SHEETS IN THIS DRAWING SET TO DETERMINE TOTAL SCOPE OF DEMOLITION.
- H. REMOVE & TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- I. TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.
- J. CLEAN ALL HORIZONTAL SURFACES OF ACCUMULATED DUST AND DEBRIS.
- K. ALL DEMOLITION ITEMS ON THIS SHEET TO BE PERFORMED BY THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE.
- L. COORDINATE ALL DEMOLITION ACTIVITY WITH BUILDING OWNERS.
- M. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL ADJACENT AND REMAINING BUILDING COMPONENTS.
- N. EXISTING FOUNDATIONS AND STRUCTURAL ITEMS TO BE PROTECTED AND UNDISTURBED.
- O. ALL SALVAGED ITEMS, INCLUDING BUT NOT LIMITED TO LINES, ELECTRICAL PANELS, MAIN COPPER CONDUIT, ETC. SHALL BE CAREFULLY DISASSEMBLED/DISCONNECTED AND STORED IN A SECURE LOCATION FOR POSSIBLE REUSE.



- SYMBOLS:**
- [101] ROOM NUMBER
 - [Solid line] EXISTING CONSTRUCTION TO REMAIN
 - [Hatched pattern] EXISTING CONSTRUCTION TO BE REMOVED
 - [Cross-hatched pattern] AREAS NOT INCLUDED IN DEMOLITION PHASE
 - [Dashed line] DOORS AND HARDWARE TO BE REMOVED
 - [Double line] WINDOWS TO BE REMOVED

- NOTES:**
1. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
 2. REFER TO A4.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
 3. REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 4. REMOVE ALL CABINETS, SHELVING, DESKS, BUILT-INS, AND ANY REMAINING FURNITURE.
 5. REMOVE ALL CEILING TILE AND GRID IN DEMO AREAS.
 6. REMOVE ALL FINISHED FLOORING INCLUDING CARPET, VCT, TRANSITION STRIPS, AND ANY PADDING. PREPARE CONCRETE FLOOR AS REQUIRED.
 7. FLEX DUCT WORK FOR THE HVAC WILL BE REMOVED AS REQUIRED FOR NEW CONSTRUCTION. REGISTERS TO BE SALVAGED AND TERMINATED AT THE TRUNK AND MAIN LINE RESPECTIVELY.
 8. WHERE WINDOWS ARE TO BE REMOVED, INFILL TO MATCH.

ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.05.22	REVIEW	MTC
2016.04.10	REVIEW	KMP

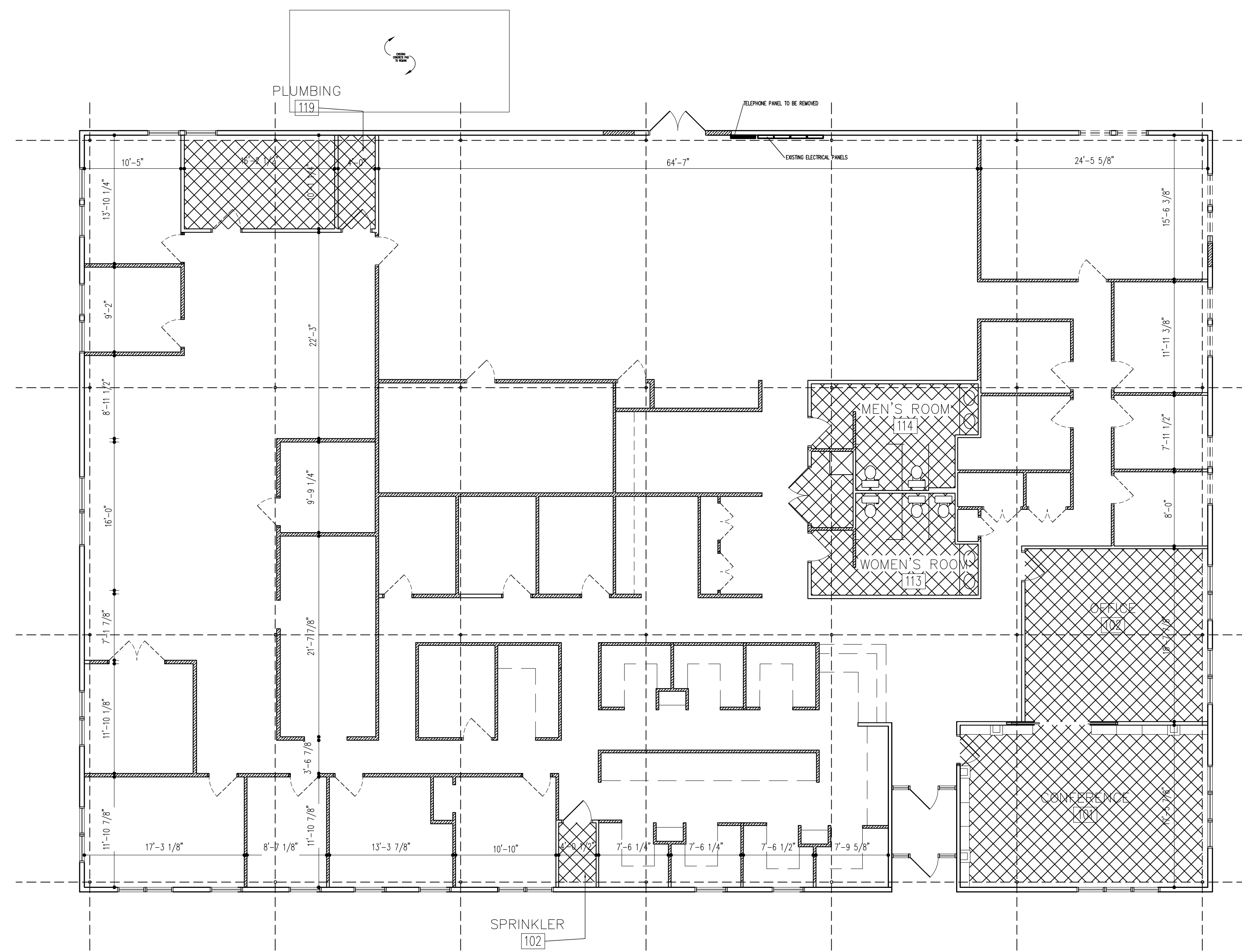
Project:
6 Bears and a Goat Brewery
Stafford, VA

Sheet:
Existing Floor Plan

Issue:
DRAFT - NOT FOR CONSTRUCTION

Date:
2016.09.10

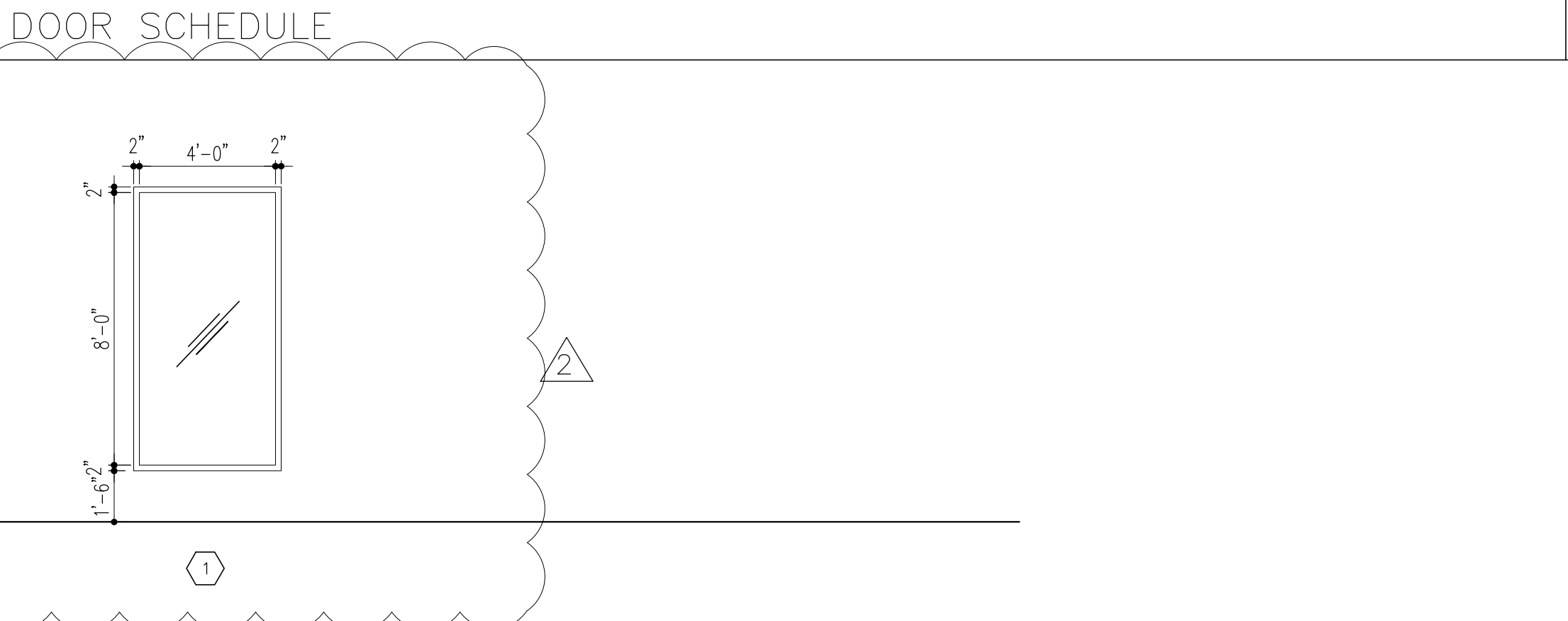
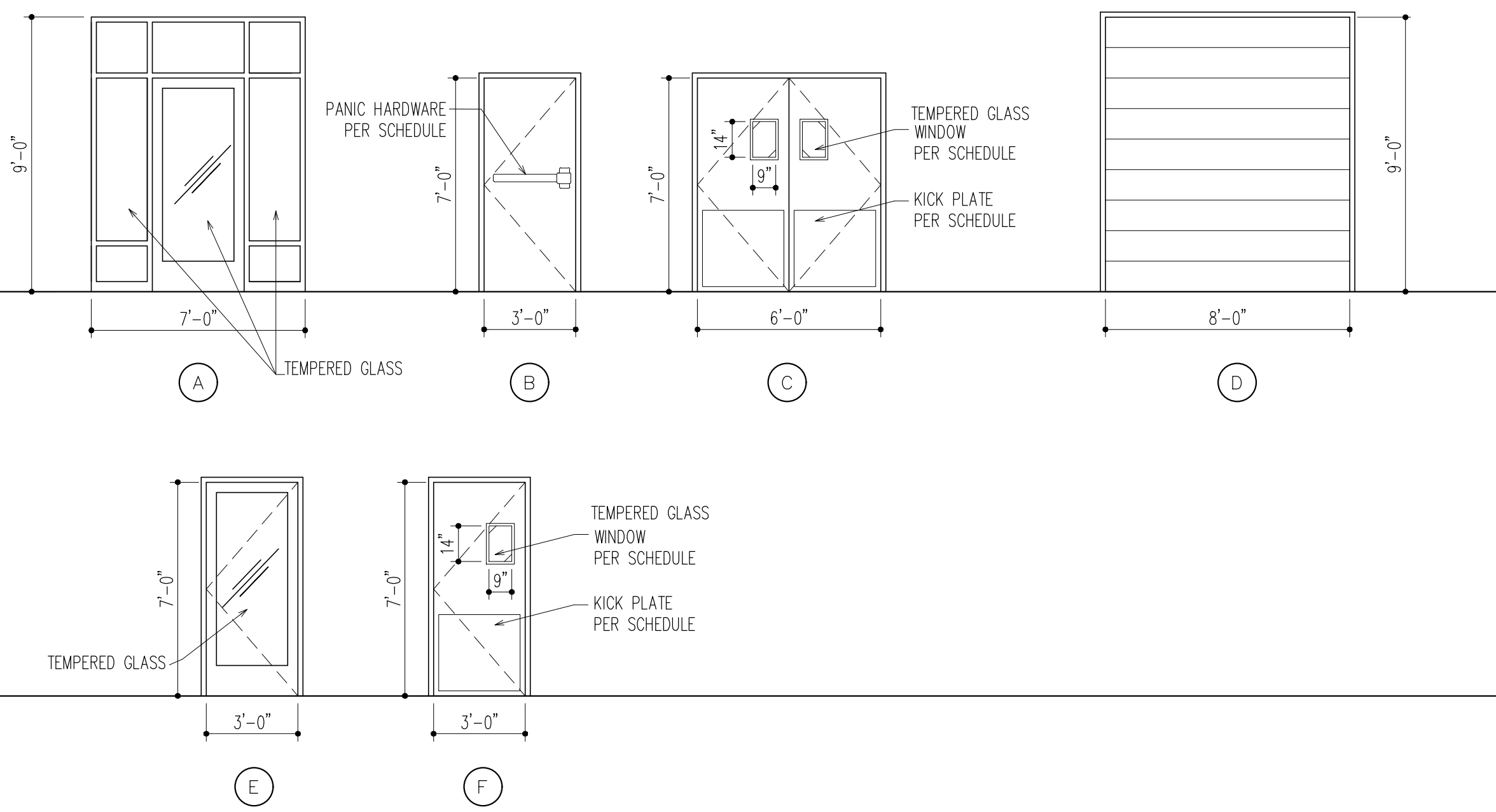
Sheet No:
A1.0



Door Schedule										
Door #	Door					Door Frame		Hardware	Threshold	Notes
	Width	Height	Thickness	Material	Type	Material	Finish			
101	3'-0"				A					EXISTING STOREFRONT, PH
102	3'-0"									EXISTING STOREFRONT, PH
103	3'-0"									EXISTING
104	3'-0"									EXISTING
105	3'-0"									EXISTING
106	(2)3'-0"	7'-0"	1-3/4"	WD	C	HMTL	PT-X			WINDOW, 30" KICKPLATE CLOSER
107										
108										
109	3'-0"	7'-0"	1-3/4"	WD	B	HMTL	PT-X			PL, 15" KICKPLATE
110	3'-0"	7'-0"	1-3/4"	WD	B	HMTL	PT-X	STDR. LOCK		15" KICKPLATE
111	3'-0"	7'-0"	1-3/4"	WD	F	HMTL	PT-X	PASSAGE		30" KICKPLATE, WINDOW
112	3'-0"	7'-0"	1-3/4"	WD	F			PASSAGE	ALUM.	30" KICKPLATE, WINDOW, CLOSER
113	2(3'-0")	7'-0"	1-3/4"	WD	C		PT-X			
114	8'-0"	9'-0"			D					OVERHEAD
115	3'-0"	7'-0"	1-3/4"	MTL	B					30" KICK PLATE", ACL, PH
116	2(3'-0")	7'-0"	1-3/4"	WD	C	HMTL		PASSAGE		30" KICK PLATE"
117	3'-0"	7'-0"	1-3/4"	WD	F	HMTL	PT-X	PASSAGE	ALUM.	30" KICK PLATE", WINDOW
118	3'-0"									EXISTING
120	3'-0"									EXISTING
121	3'-0"									EXISTING, ACL
122	(2)3'-0"									EXISTING
123	3'-0"									EXISTING, ACL
124	3'-0"									EXISTING
125	3'-0"	7'-0"	1-3/4"	WD	B	HMTL				PH
127	3'-0"	7'-0"	1-3/4"	WD	B	HMTL		PASSAGE		

Notes:
 1) See 4/A1.0 for 'Door Types.'
 2) Tenant to select hardware with GC.
 3) All doors shall comply with Section 4.13.9 for Accessible Door Hardware and 4.13.14 for door surfaces for wheelchair users.

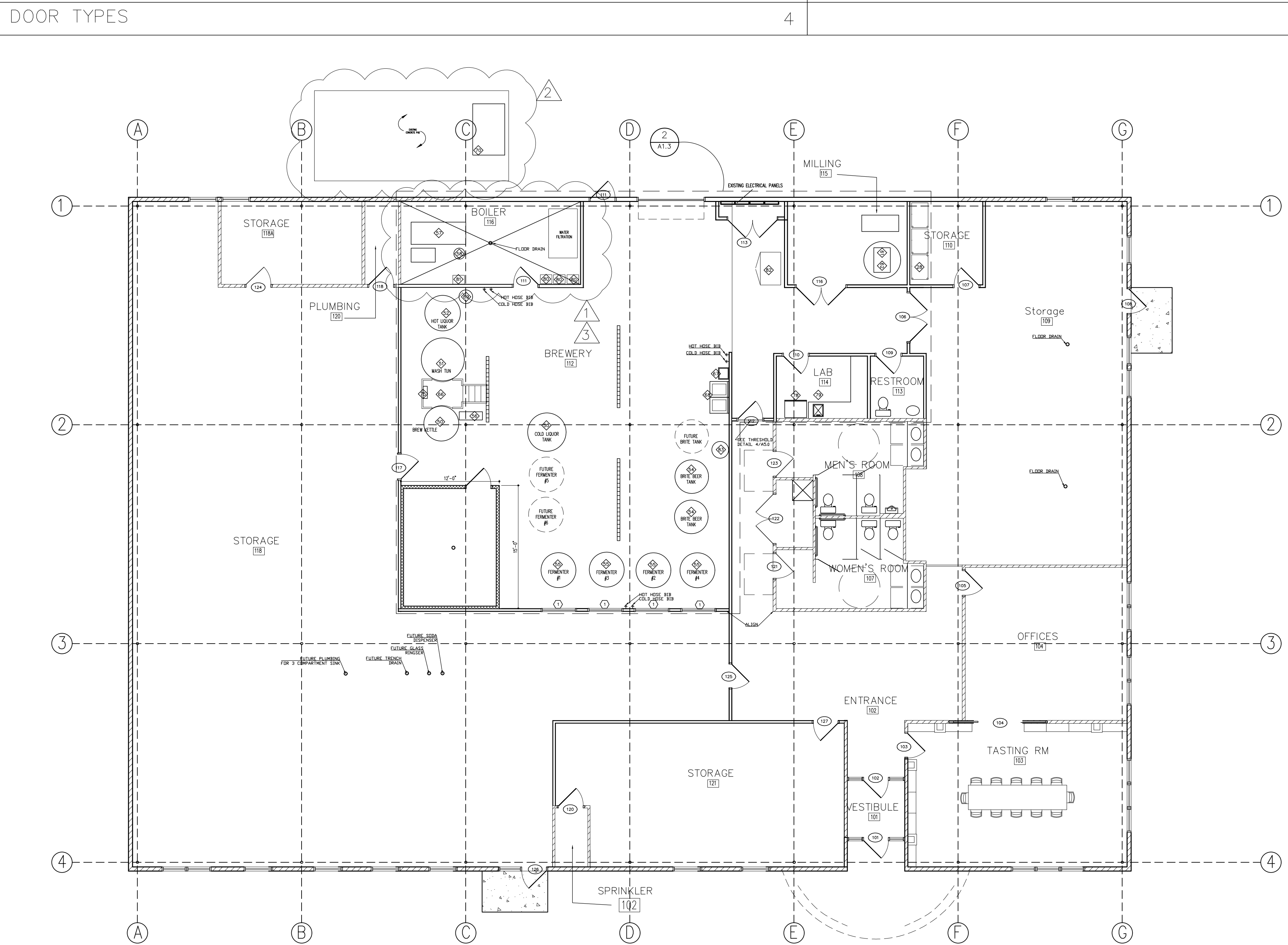
MTL - Insulated Metal
 HMTL - Hollow Metal
 PNT - Painted
 PH - PANIC HARDWARE
 SCW - Solid Core Wood
 CO - Cased Opening
 PL - Privacy Latch
 ACL - Automatic Closer
 TMP - Tempered Glass



Window Schedule									
Wdw	Window				Frame		Hardware	Notes	
	Width	Height	Thickness	Material	Material	Finish			
1	4'-4"	8'-4"	3'-0"	TMP	FIXED	AL, PTD	PT-1	CENTER GLAZE	
2									
3									

Notes:
 1) See 3/A1.0 for 'Window Types.'
 2) Tenant to select hardware with GC.

MTL - Insulated Metal
 HMTL - Hollow Metal
 PNT - Painted
 AL - ALUMINUM
 TMP - Tempered Glass



- SYMBOLS:
- 3A WALL TYPE
 - 101 ROOM NUMBER
 - ◇ EQUIPMENT NUMBER
 - ① WINDOW NUMBER
 - ⑩ DOOR NUMBER
 - ②/①:2 ENLARGED PLAN
 - EXISTING CONSTRUCTION

- GENERAL NOTES:
- INTERIOR WALL PARTITIONS ARE 3-5/8" METAL STUD UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
 - REFER TO A4.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
 - REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 - ALL ELECTRICAL OUTLETS IN BREWERY TO BE WATERPROOF GFI
 - IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS AND REQUIREMENTS.

ADDENDA / REVISIONS		
DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.04.10	REVIEW	KMP
2016.06.16	PERMIT	KMP
2016.07.12	REVISION 1	KMP
2016.07.20	REVISION 2	KMP
2016.08.01	REVISION 3	KMP

Project:
6 Bears and a Goat Brewery
Stafford, VA

Sheet:
New Work Plan
Door, Finish, Window Schedules

Issue:
PERRAWT

Date:
2016.08.16

Sheet No:
A1.1

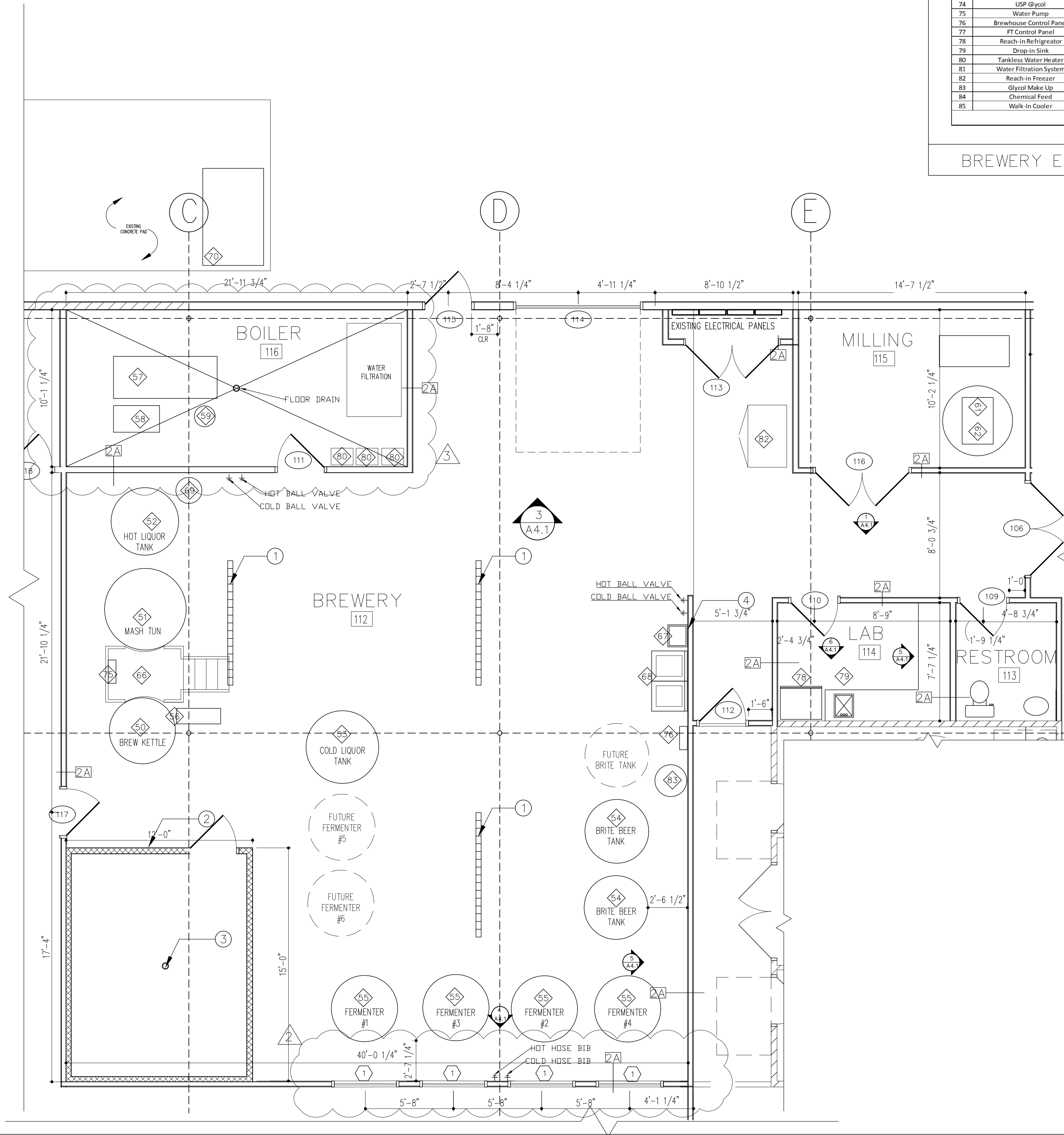


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Item #	Description	Manuf	Model #	Qty	Dimensions / Size	Volume	Voltage	Phase	Amps	Drain Type	BTU/hr	Notes
50	Brew Kettle	Stout	BK25TW-T1-SG-JKT	1	63"wx94"h	15 Bl / 725 Gal						
51	Jacketed Mash Tun w/ Rakes and Plow	Stout	MT158BL-PLOW-JKT-465	1	51"wx103"h	15 Bl / 465 Gal						3KW motor
52	Steam Jacketed Hot Liquor Tank	Stout	HL60TW-SG-XP-JKT	1	52"wx94"h	15 Bl / 400 Gal						
53	Cold Liquor Tank	Stout	CL20BL-JKT	1	50"wx101"h	20 Bl / 620 Gal						
54	Brite Beer Tank	Stout	BB158BL-JKT (8270)	2	50"wx103"h	15 Bl						1/4" NPT FEMALE, 1 Brite Tank to be added in the future
55	Fermenter	Stout	CF158BL-JKT (8680)	4	52"wx125"h	15 Bl						2 Fermentation Tanks to be added in future
56	Wort Chiller	Thermaline	TC-71	1	12"x34"	15 Bl / 45 minutes					745,000	
57	Gas Fired Steam Boiler	Columbia	MPH-30	1	80x32.5w	121 Steam Gal / Max 15 psi	115	1		1.5 NPT	1,200,000	3" Slab platform recommended
58	Blowdown Separator	Columbia	BS-2	1	16"x48"	Max 65 psi						
59	Boiler Feed Systems	Columbia	CRT-8/VRT-8	1	36.5"Dx39.5"Hx20.5W	50 Gal						
60	Malt Mill	Stout		1	28"Dx36"Wx27"H + 20" cabinet	30W / minute						100W Hopper Capacity, 3/4 HP motor, Mounted on Enclosed Cabinet
61	Flexible Auger	Stout		1		1000 / minute						
62	Floor Hopper	Stout	HOP15FLOOR-FF (630)	1	54"wx92"h	60 cubic ft / 1700L	115/230v	1				Below Malt Mill (Stacked), Compatible with Flex Flow Auger Model 350
63	4x4 Brew Filter	TBD		1								On portable cart
64	CO2 Keg Filler / Cart	TBD		1								On portable cart
65	Single Station Semi Auto Keg Cleaner	Stout		1		20 kegs / hour	220V	3		29-Apr		Water @ 50-60 PSI, Air 100 PSI @ 25 CFM, Co2 @ 30 PSI
66	Brewer's Platform			1	44"x95"							
67	2 dip sink	Regency	600521717	1	41"x22-1/2"							Or Similar, Owner to approve
68	Hand sink	Advance Tabco	7-PS-55	1	17 1/4" x 15 1/4"							Or Similar, Owner to approve
69	wort grant	Stout	WG20	1	20"wx22"h	20 GAL.						
70	Glycol Chiller 7.5 HP MA series	Pro-Refrigeration	PM108F2R4100-A	1	75"x47"x78", 2,900 LBS		208-230v	3	56/86		63,800	Located on roof, see structural. Operating Weight 2700#
71	Glycol Pump			1								
72	Fermenter Control Panel			1			120v		15A			
73	Condensate Stack	Stout	SP-158BL-CON(2512)	1								
74	USP Glycol			1		55 gal. drum						
75	Water Pump			1								33 HP, Flow Rate: 30 GPM at 1' of head space
76	Brewhouse Control Panel	Stout		1	12 1/2"							Mounted to Brewer's Platform
77	FT Control Panel	Stout		1								Wall mounted
78	Reach-in Refrigerator			1								
79	Drop in Sink			1								
80	Tankless Water Heater	TBD	TBD	3								
81	Water Filtration System	TBD	TBD	TBD								
82	Reach-in Freezer			1								
83	Glycol Make Up	TBD		1								
84	Chemical Feed	TBD		1								
85	Walk-In Cooler	TBD		1								

BREWERY EQUIPMENT SCHEDULE

1



BREWERY EQUIPMENT PLAN

1/4" = 1'-0" 2

SYMBOLS:

- 3A WALL TYPE
- 101 ROOM NUMBER
- ◇ EQUIPMENT NUMBER
- ① WINDOW NUMBER
- ② DOOR NUMBER
- ③ ENLARGED PLAN
- 2 RTZ
- EXISTING CONSTRUCTION

GENERAL NOTES:

1. INTERIOR WALL PARTITIONS ARE 3-5/8" METAL STUD UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
3. REFER TO A4.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
4. REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
5. ALL ELECTRICAL OUTLETS IN BREWERY TO BE WATERPROOF GFI
6. IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS AND REQUIREMENTS.

KEY NOTES:

1. 4" CHANNEL DRAIN WITH FIBERGLASS OR STAINLESS STEEL GRATING
2. PREFABRICATED WALK-IN COOLER. SEE MANUFACTURER'S SPECIFICATION FOR ASSEMBLY.
3. FLOOR DRAIN
4. HALF-HEIGHT WALL. SEE ELEVATION FOR DETAILS
5. N/A

ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.02.07	DRAFT	KMP
2016.06.16	PERMIT	KMP
2016.07.12	REVISION 1	KMP
2016.08.01	REVISION 3	KMP

Project:
6 Bears and a Goat Brewery
Stafford, VA
Sheet:
Brewery Equipment Plan
Equipment Schedule

Issue:
PERMIT

Date:
8/16/2016

Sheet No:
A1.3

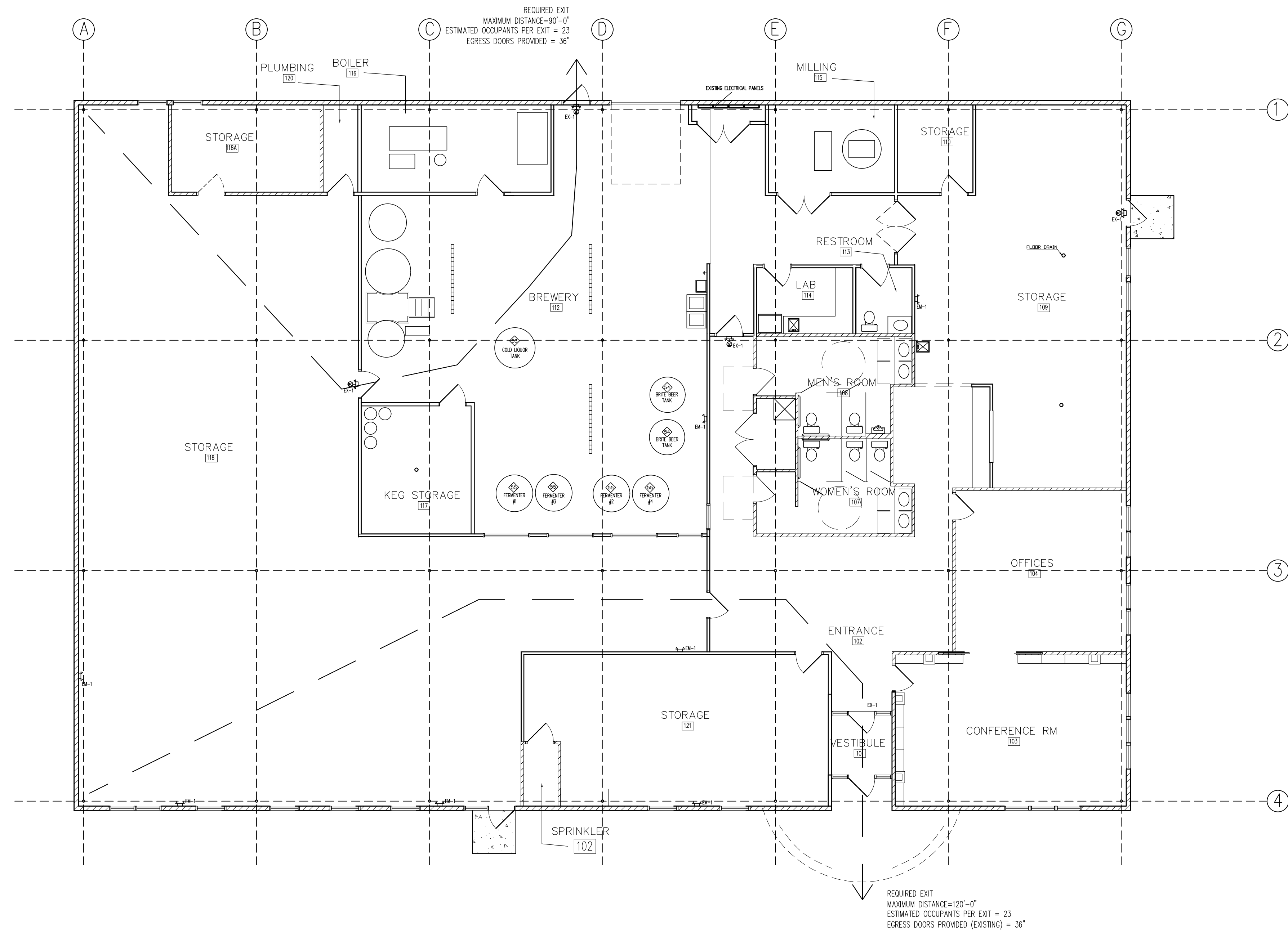


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SYMBOLS:

- 3A WALL TYPE
- 101 ROOM NUMBER
- ◇ EQUIPMENT NUMBER
- 1 WINDOW NUMBER
- 102 DOOR NUMBER
- 2 ENLARGED PLAN
- ▨ EXISTING CONSTRUCTION

- GENERAL NOTES:
1. INTERIOR WALL PARTITIONS ARE 3-5/8" METAL STUD UNLESS OTHERWISE NOTED.
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 3. REFER TO A4.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
 4. REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
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 6. IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS AND REQUIREMENTS.



ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.06.16	PERMIT	KMP

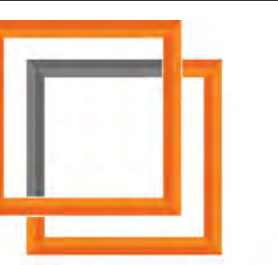
Project:
6 Bears and a Goat Brewery
Stafford, VA

Sheet:
Life Safety Plan

Issue:
PERMIT

Date:
2016.06.16

Sheet No:
A1.5

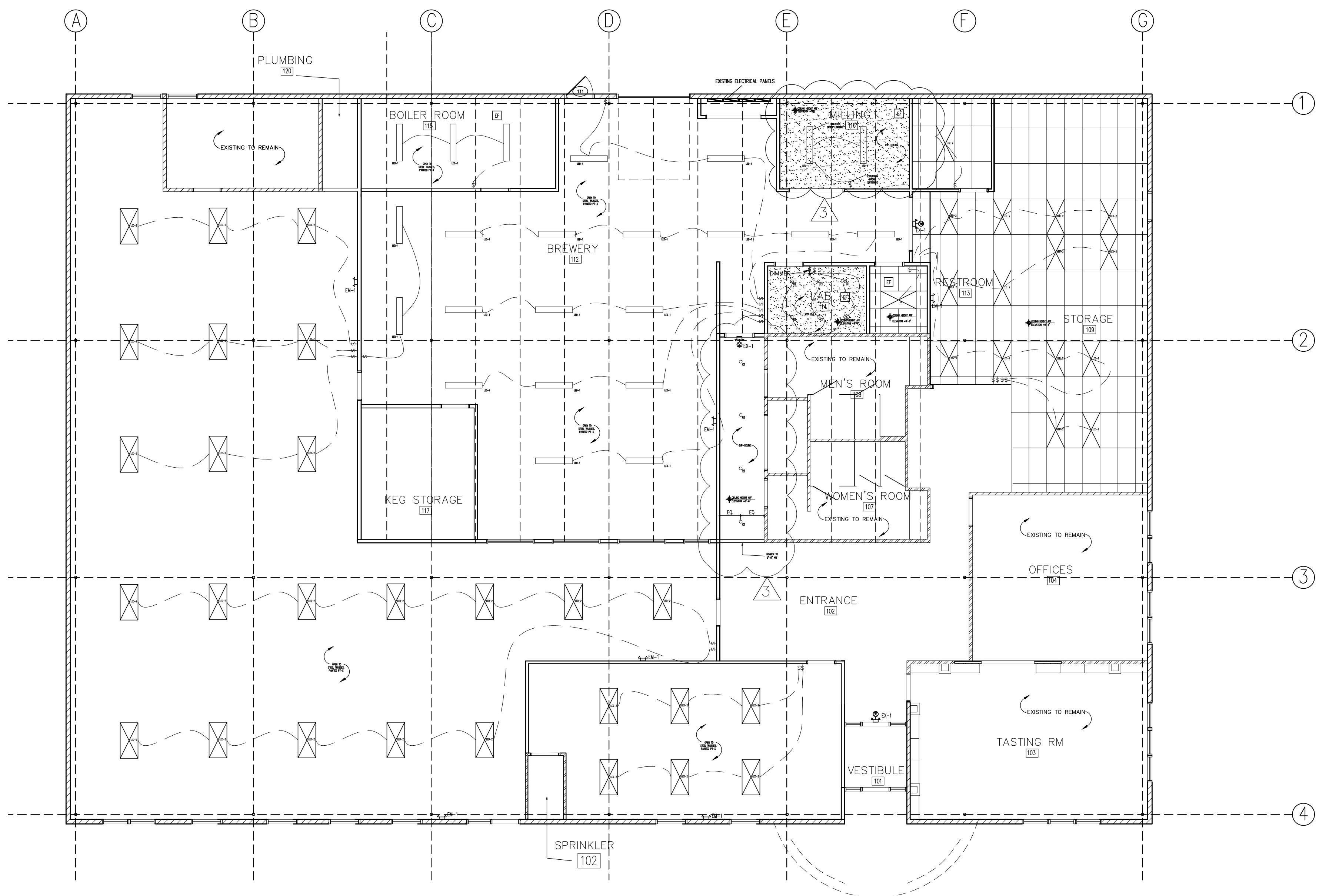


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Lighting Schedule								
Item #	Qty.	Description	Manufacturer	Model	Mounting	Lamp Type	Lamp Qty.	Remarks
R1	15	RECESSED CAN	LITHONIA	4BP MW LED 30K90CR1	GYP. CEILING	LED	1	
LED-1	22	ENLCLOSED LED	LITHONIA	DMW-2-32-MVOLT-GEB101S-WLF	CEILING			BREWERY, WET LOCATION
LED-2	46	2x4 LED	LITHONIA	IBH-9000LM-SD080-MD	CEILING			MATTE BLACK FINISH
C1	4	FUTURE	FUTURE	FUTURE	FUTURE			FUTURE
EM1	TBD	EMERGENCY LIGHT	DUAL LITE	LZ SERIES	WALL			
X1	TBD	EXIT LIGHTING	DUAL LITE	HCX SERIES	WALL OR CEILING			W/ BATTERY BACKUP

- SYMBOLS:**
- 3A WALL TYPE
 - 101 ROOM NUMBER
 - 1 EQUIPMENT NUMBER
 - 1 WINDOW NUMBER
 - 102 DOOR NUMBER
 - ⌘ LIGHT SWITCH
 - 2 X 4 2 X 4 LED
 - 4 4" LED RECESSED CAN
 - LED-1 ENCLOSED LED
 - EXISTING EXISTING CONSTRUCTION
 - EF EXHAUST FAN
 - EXIT EXIT LIGHT W/ BATTERY BACKUP
 - WALL WALL MOUNTED EXIT LIGHTING

- GENERAL NOTES:**
- INTERIOR WALL PARTITIONS ARE 3-5/8" METAL STUD UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
 - REFER TO A4.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
 - REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 - MEP TO DETERMINE FINAL QUANTITY & LOCATION OF EXIT / EGRESS LIGHTING
 - REFER TO MEP DRAWINGS FOR LIGHTING & ELECTRICAL DETAILS.



ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MIT
2016.06.16	PERMIT	KMP
2016.08.01	REVISION 3	KMP

Project:
 6 Bears and a Goat Brewery
 Stafford, VA

Sheet:
 Reflected Ceiling Plan Key
 Reflected Ceiling Plans

Issue:
PERMIT

Date:
 2016.07.23

Sheet No:
A1.7

Finish Schedule								Remarks
Room #	Room Name	Floor Finish	Base Finish	Wainscot Finish	Wall Finish	Ceiling Finish	Ceiling Height	
101	Vestibule	ETR	ETR	ETR	ETR	ETR	ETR	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
102	Entrance	ETR	ETR	ETR	ETR	OPEN TO TRUSSES	-	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
103	Conference Room	ETR	ETR	PT-1	PT-1	ETR	ETR	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
104	Offices	ETR	ETR	PT-1	PT-1	ETR	ETR	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
107	Women's Restroom	CT-02	CT		CT-02/PT-03	ETR	9'-6"	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
108	Men's Restroom	CT-02	CT		CT-02/PT-03	ETR	9'-6"	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
109	Storage	DRF-1	DRFB-1	PT-1	PT-1	ACT-1	9'-6"	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
110	Storage	DRF-1	DRFB-1	PT-1	PT-1	ACT-1	9'-6"	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
111	Sprinkler	ETR		PT-1	PT-1	PT-3	9'-6"	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
112	Brewery	DRF-1	DRFB-1	PT-1	PT-1/FRP-1	OPEN TO TRUSSES	-	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
113	Employee Restroom	DRF-1	DRFB-1	PT-1	PT-1	ACT-1	9'-6"	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
114	Lab	DRF-1	DRFB-1	PT-1	PT-1	PT-3	9'-6"	Semi-Gloss PT-1 with Rustoleum Paint Plus Mildewcide or Similar
115	Milling	DRF-1	DRFB-1	PT-1	PT-1/FRP-1	OPEN TO TRUSSES	-	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
116	Boiler	DRF-1	DRFB-1	PT-1	PT-1/FRP-1	OPEN TO TRUSSES	-	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
117	Keg Storage	DRF-1	DRFB-1					SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
118/A	Storage	CONC						
120	Plumbing	ETR	ETR	ETR	ETR	ETR	ETR	
121	Storage	CONC.		PT-1	PT-1	OPEN TO TRUSSES	-	SEE DRAWINGS & INTERIOR ELEVATIONS FOR INSTALL PLACEMENT
See Z/A1.1 for Finish Legend								

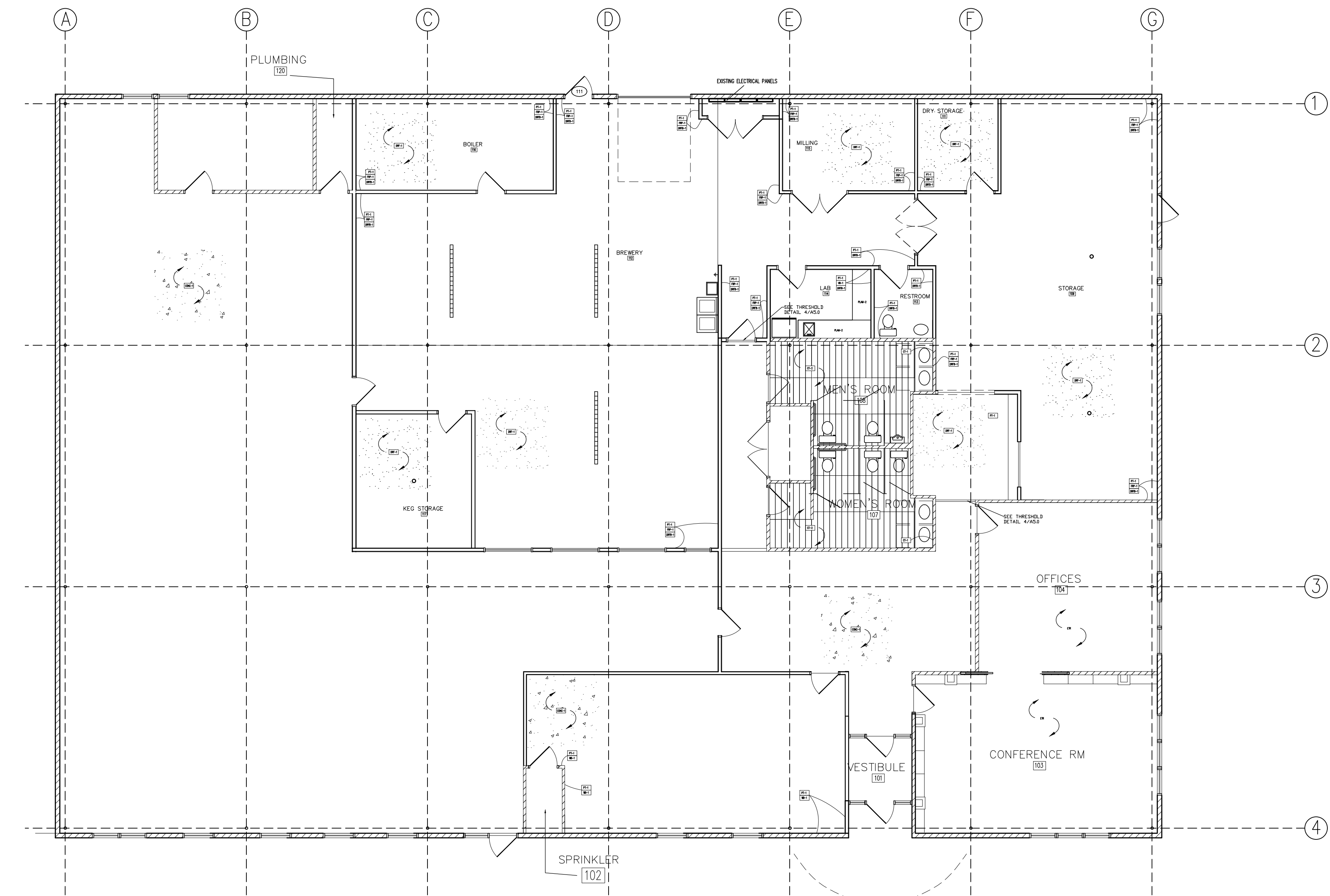
FINISH SCHEDULE

1

Finish Legend					
Tag	Material	Manufacturer	Style/No.	Color/No.	Remarks
CONC-1	EXISTING CONCRETE SLAB				CLEAR SEALED
VB-1	VINYL BASE	TBD	TBD	TBD	EMPLOYEE BATHROOM AND OFFICE
PT-1	PAINT	BENJAMIN MOORE	OC-20	PALE OAK	WALLS, EGGSHELL FINISH
PT-2	PAINT	BENJAMIN MOORE	AC-22	NANTUCKET FOG	ACCENT WALLS, EGGSHELL FINISH
PT-3	PAINT	BENJAMIN MOORE	OC-20	PALE OAK	CEILING PAINT, FLAT FINISH
SEAL-1	SEALANT	THOMPSON	TBD	TBD	BREW CEILING
CT-1	CERAMIC TILE	DALTILE	RETRO ROUNDS, GLAZED PORCELAIN MOSAICS	DENIM BLUE RR10	12X12 SHEET, APPROX 1/8" GROUT LINES
CT-2	CERAMIC TILE	CERAMIC TECHNICS	MURANO STONE WOODBLEND	METAL	8X48 PLANKS, INSTALL WITH 1/8" GROUT LINES
FRP-1	FRP	NELPLAS	STANDARD FRP / PEBBLED	CANYON BLUE	DIMENSIONS TBD
DRFB-1	POLY-CRETE FLOORING	DURAFLEX	TBD	CHARCOAL	
DRF-1	POLY-CRETE FLOORING	DURAFLEX	TBD	CHARCOAL	
GRT-1	GROUT	CUSTOM BUILDING PRODUCTS	EPOXY GROUT	OYSTER GRAY / 386	1/8" GROUT LINES
PLAM-2	PLASTIC LAMINATE	WILSON ART	4886-38	PEARL SOAPSTONE	LAB COUNTER, BACK BAR COUNTER
QTZ-1	QUARTZ	WILSONART	TBD	QUARTZ HAIDA Q4008	RESTROOM COUNTER

FINISH LEGEND

2



FINISH PLAN

1/4" = 1'-0" 3



SYMBOLS:

	WALL TYPE
	ROOM NUMBER
	EQUIPMENT NUMBER
	WINDOW NUMBER
	DOOR NUMBER
	ENLARGED PLAN
	EXISTING CONSTRUCTION

- GENERAL NOTES:
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 - CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
 - REFER TO A4.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
 - REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 - ALL ELECTRICAL OUTLETS IN BREWERY TO BE WATERPROOF GFI.
 - IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION.

KEY NOTES:
1. POLY-CRETE FLOOR TO BE CARRIED 6" UP WALL.

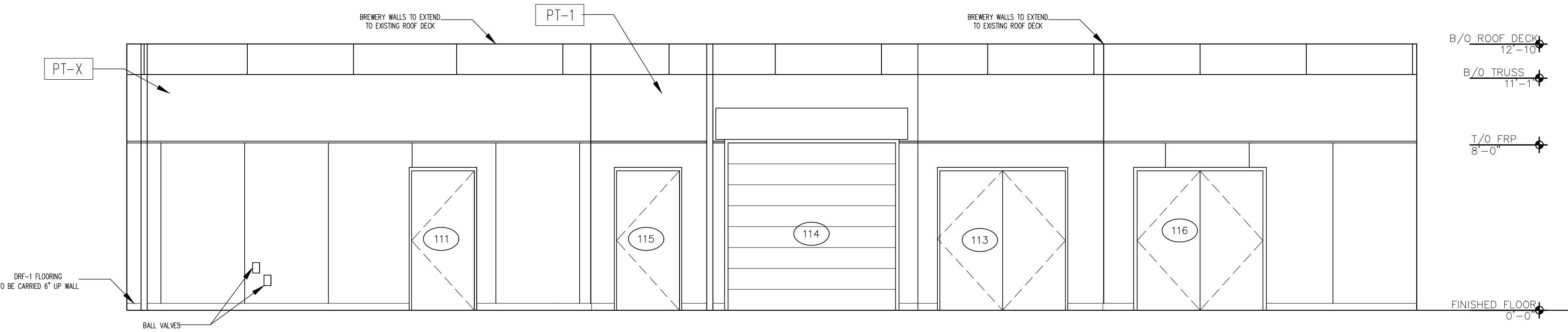
ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.07.12	REVISION 1	KMP

Project:
6 Bears and a Goat Brewery
Stafford, VA
Sheet:
Reflected Ceiling Plan Key
Reflected Ceiling Plans
Issue:
PERMIT
Date:
2016.07.23
Sheet No:
A1.8

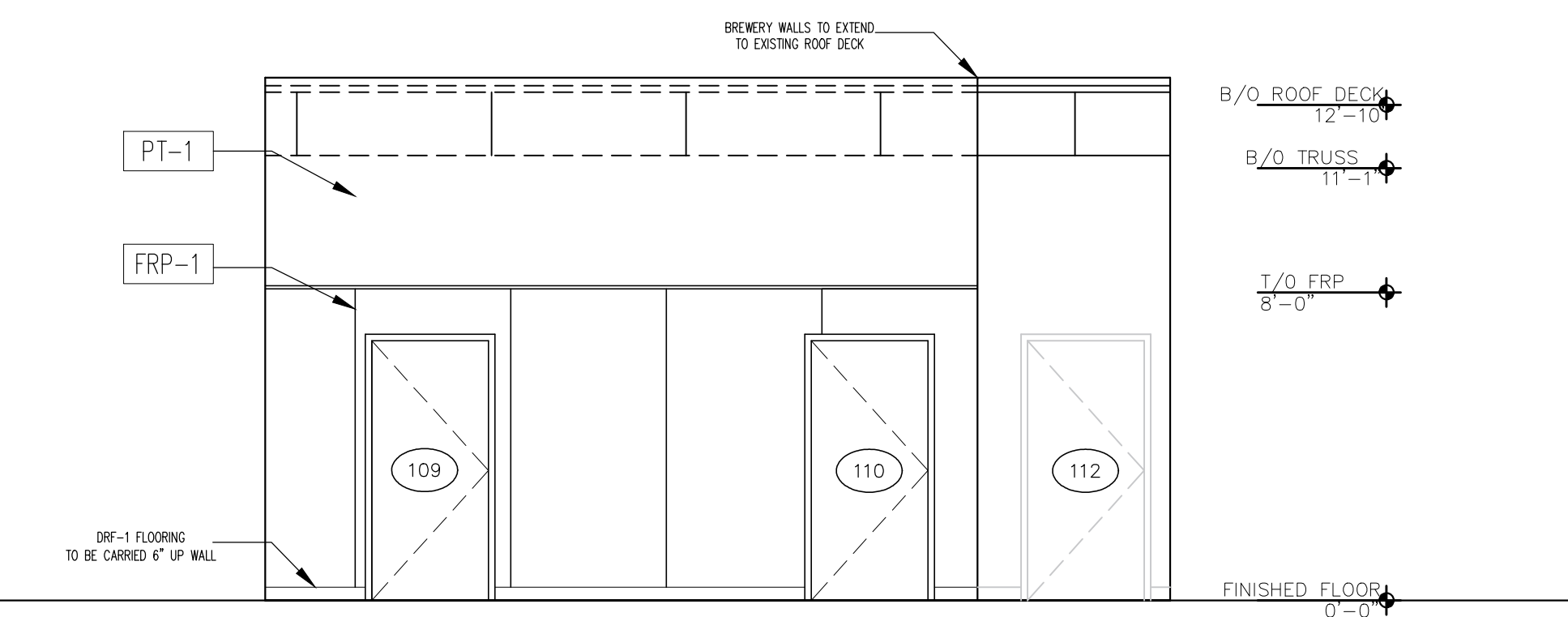


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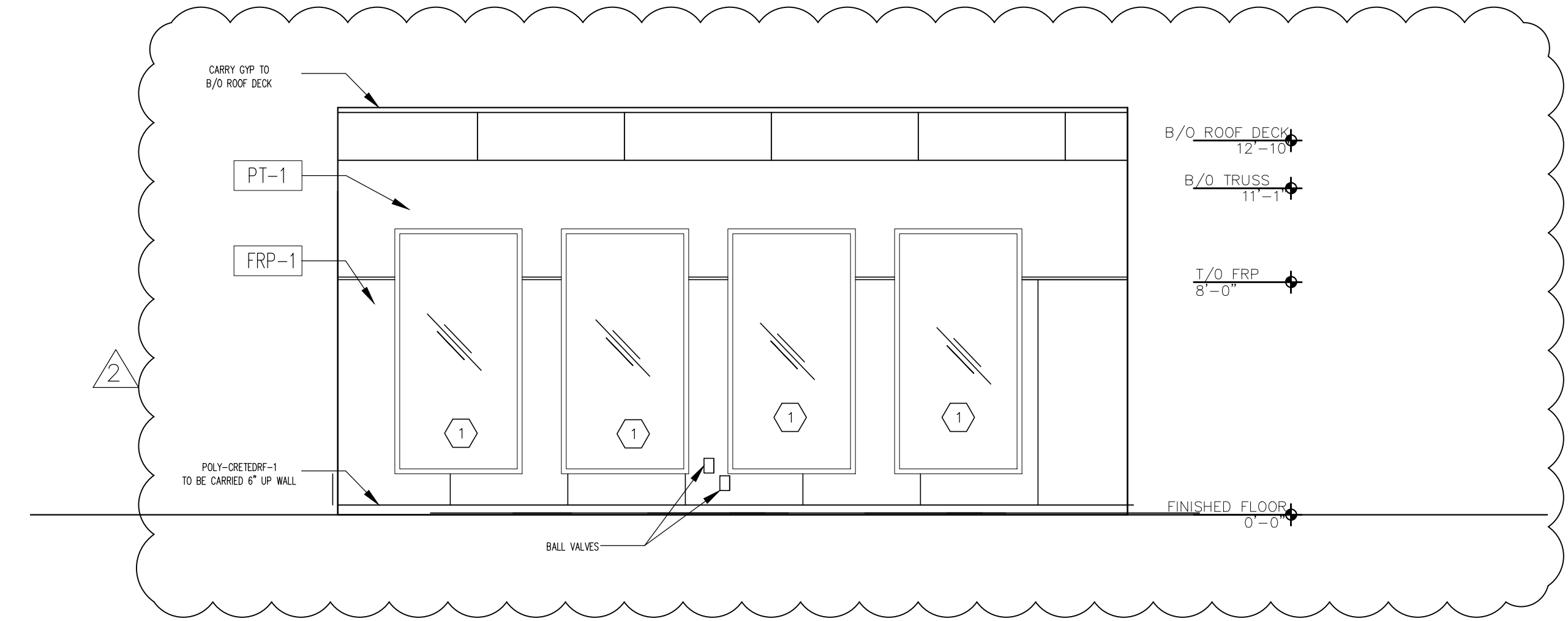
BREWERY ELEVATION

1/4"=1'-0" 1



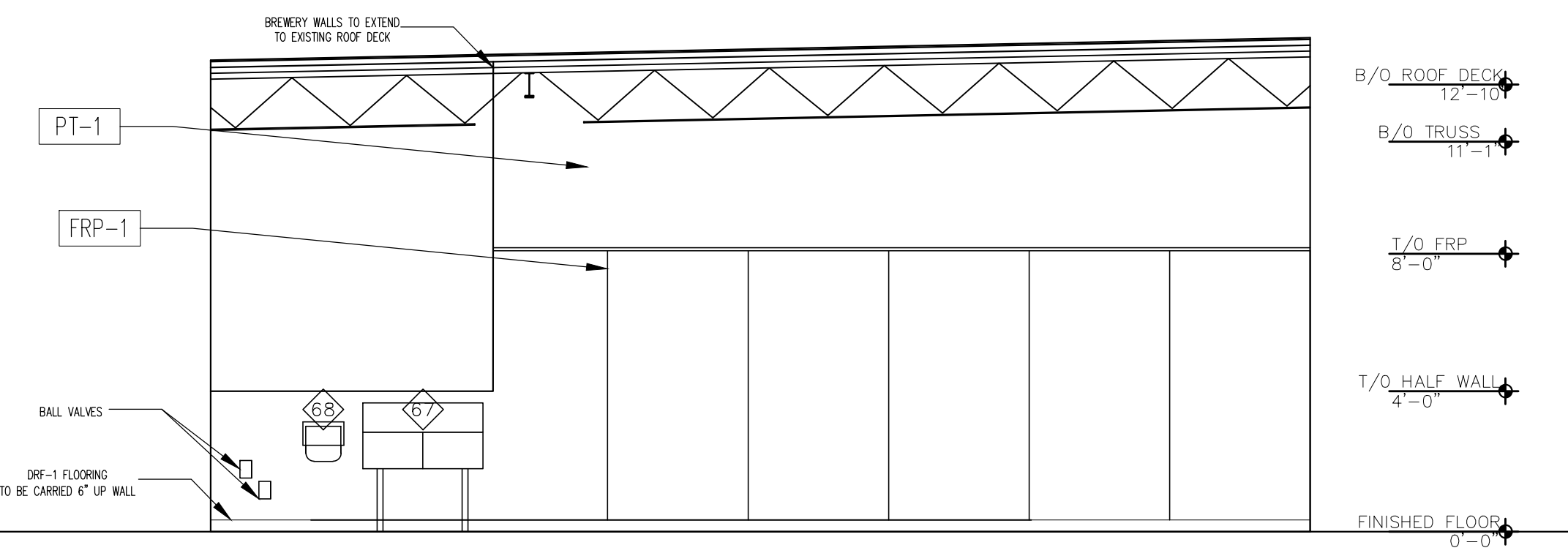
BREWERY ELEVATION

1/4"=1'-0" 3



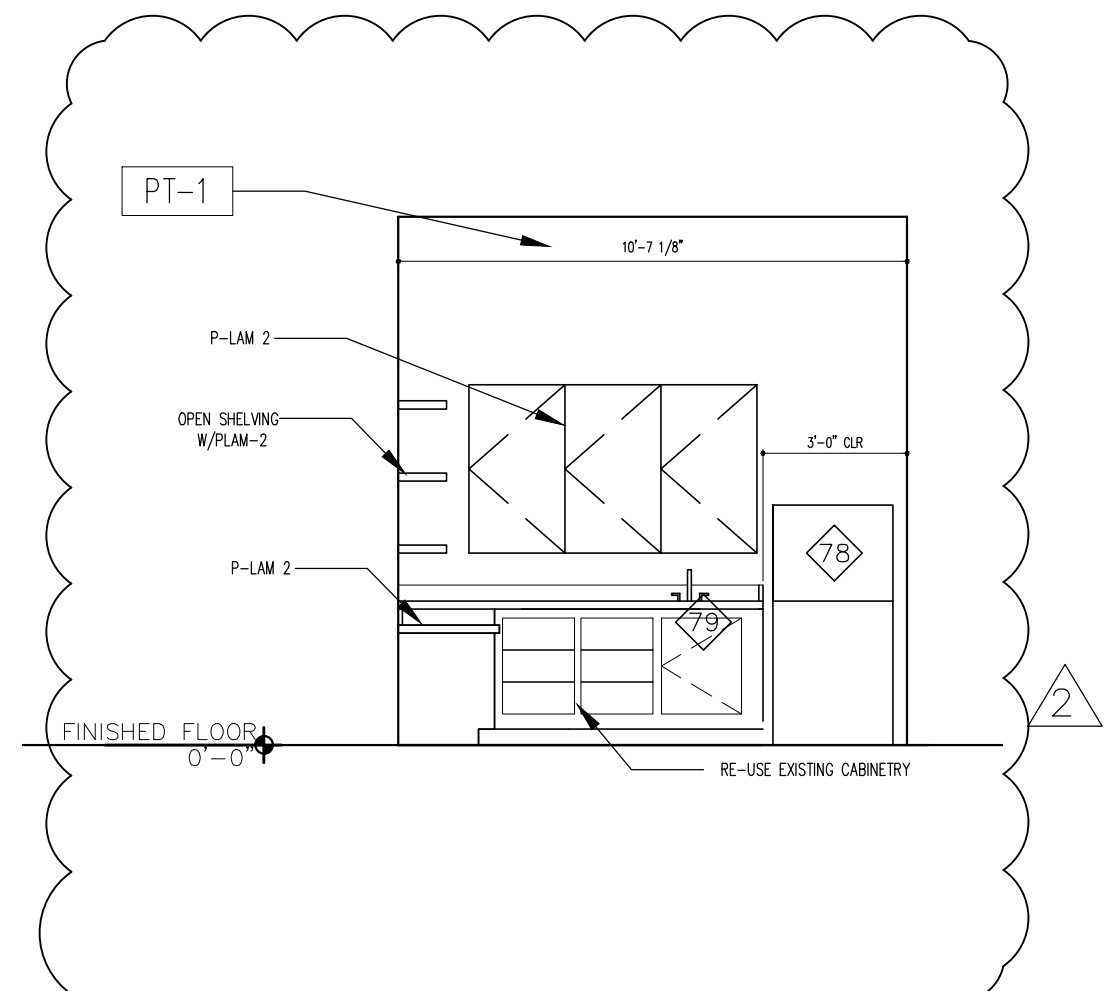
BREWERY ELEVATION

1/4"=1'-0" 4



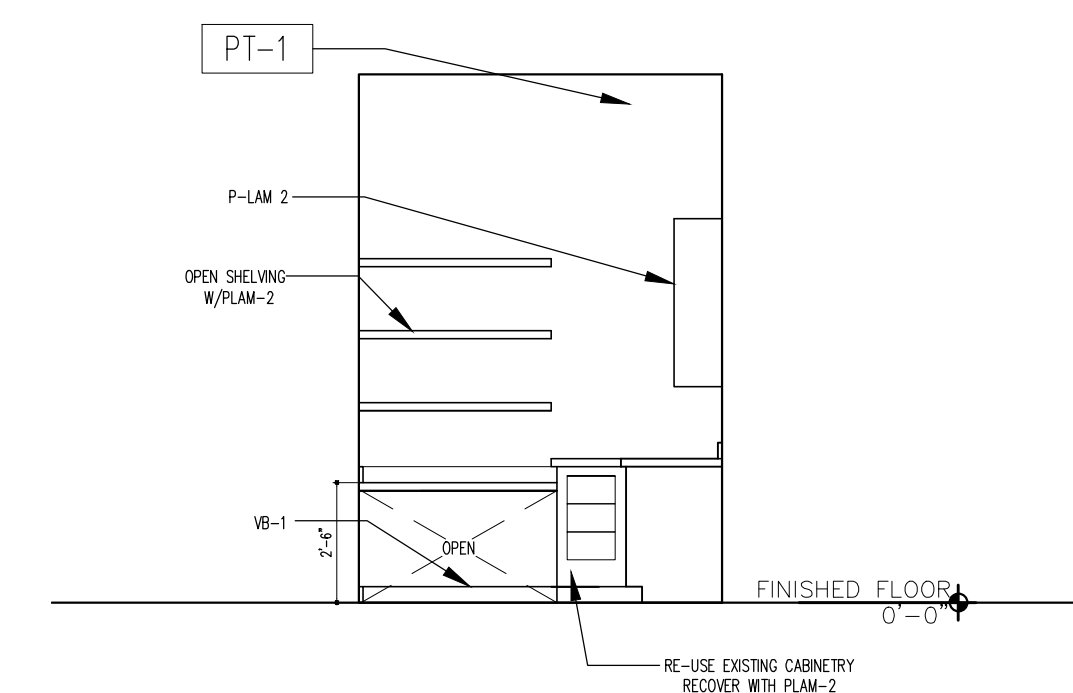
BREWERY ELEVATION

1/4"=1'-0" 5



LAB ELEVATION

1/4"=1'-0" 6



LAB ELEVATION

1/4"=1'-0" 7

ADDENDA / REVISIONS

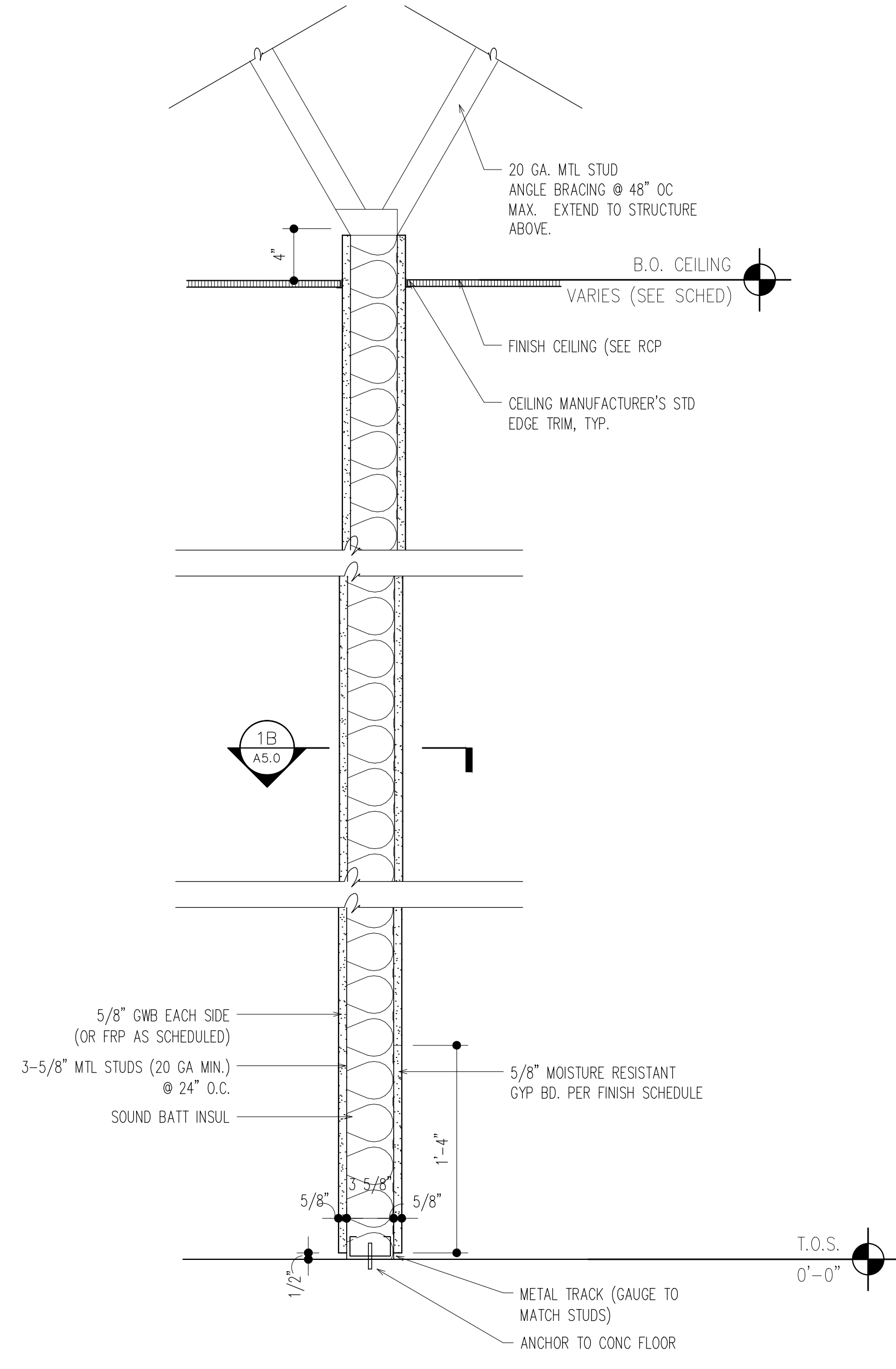
DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.06.13	DRAFT	KMP
2016.06.16	PERMIT	KMP
2016.07.12	REVISION 1	KMP
2016.07.20	REVISION 2	KMP

Project:
6 Bears and a Goat Brewery
Stafford, VA
Sheet:
Interior Elevations

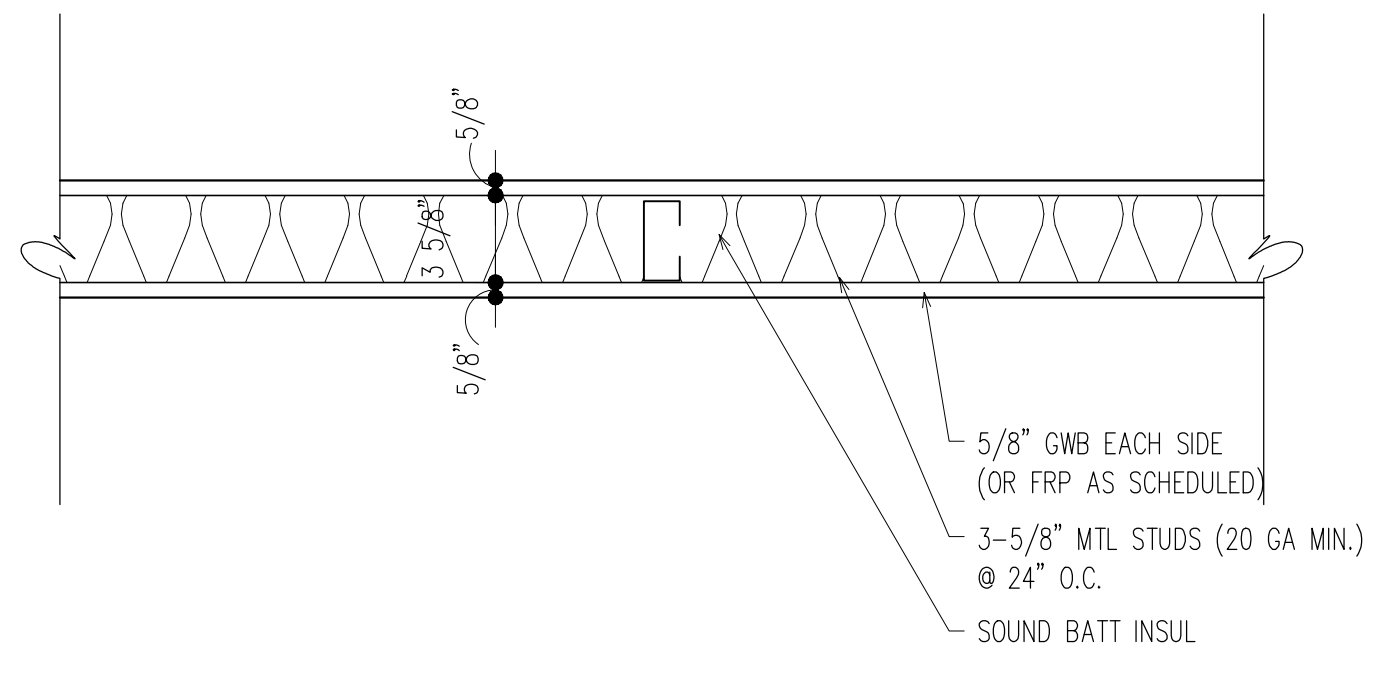
Issue:
PERMIT

Date:
2016.06.16

Sheet No:
A4.1

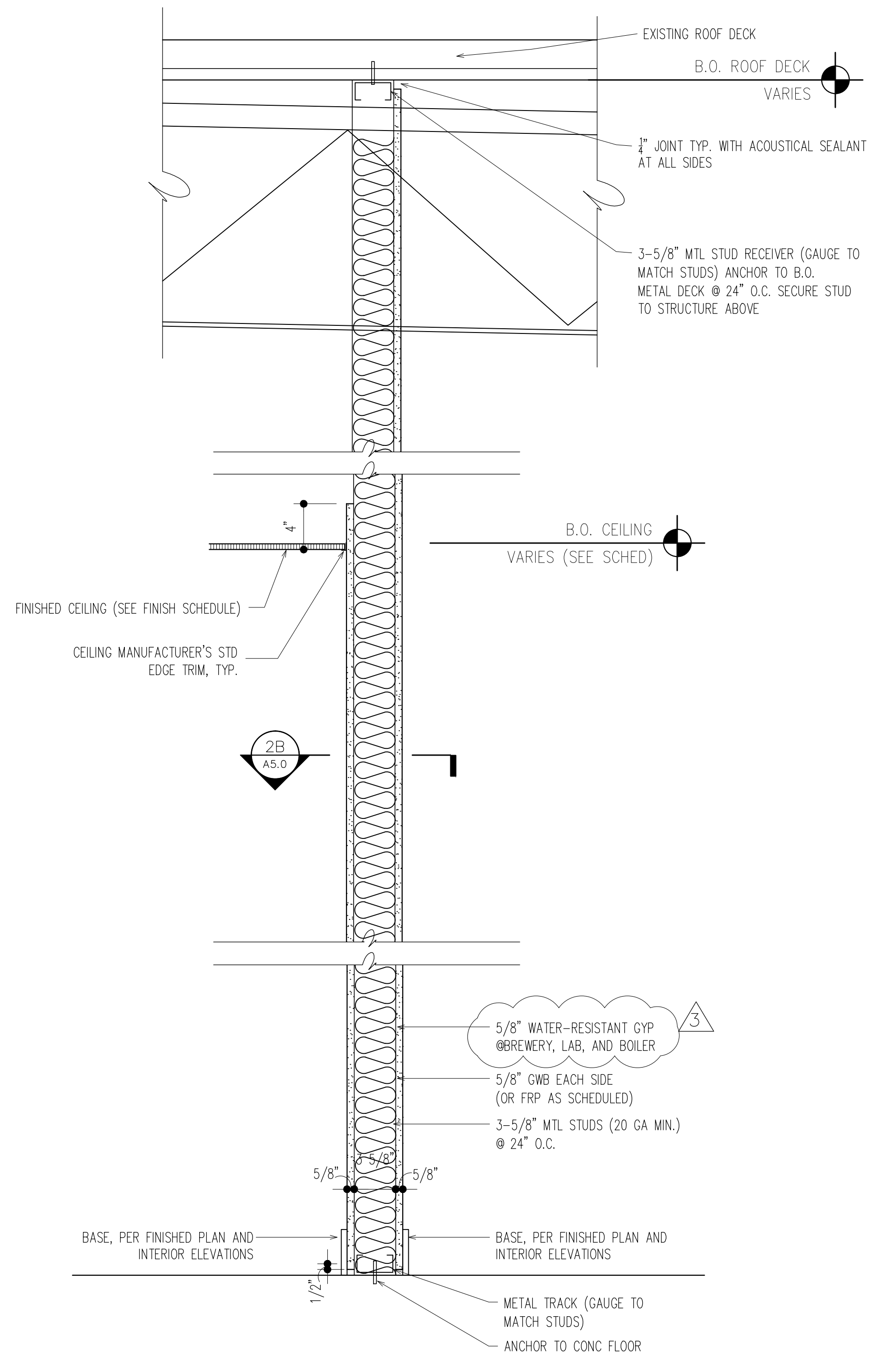


1A PLAN DETAIL
A5.0

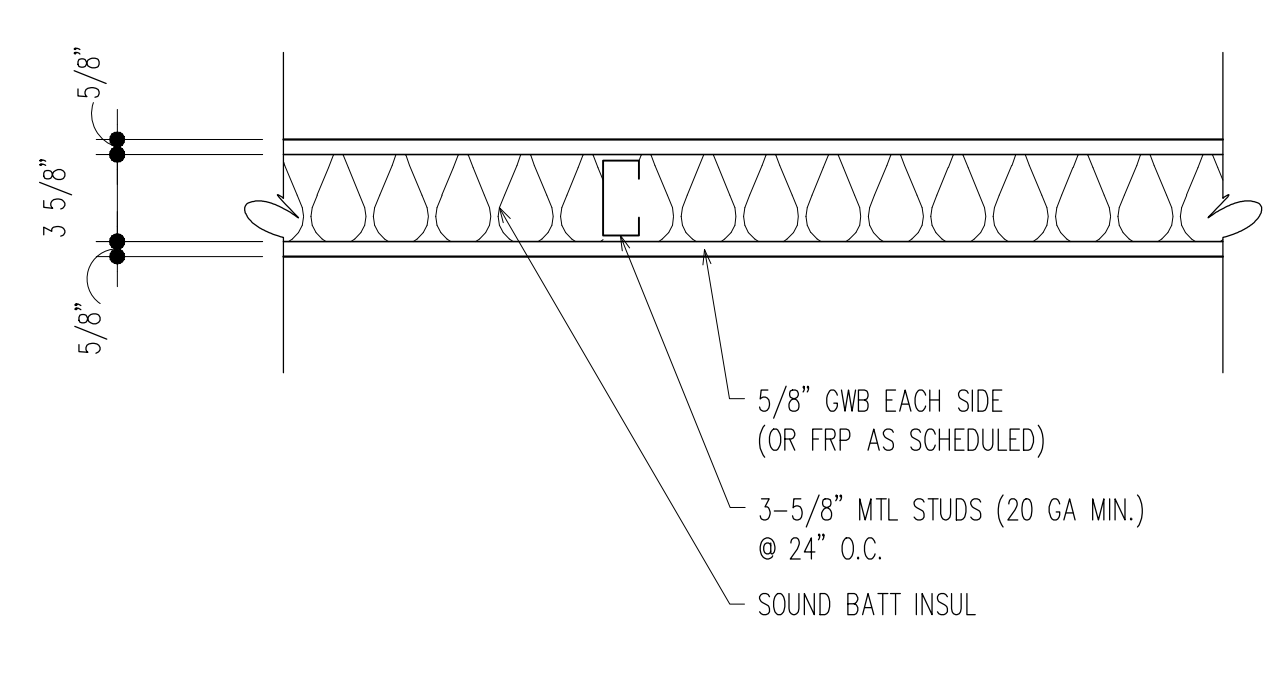


1B PLAN DETAIL
A5.0

WALL TYPE DETAIL (3-5/8" PARTITION) 1-1/2"=1'-0" 1

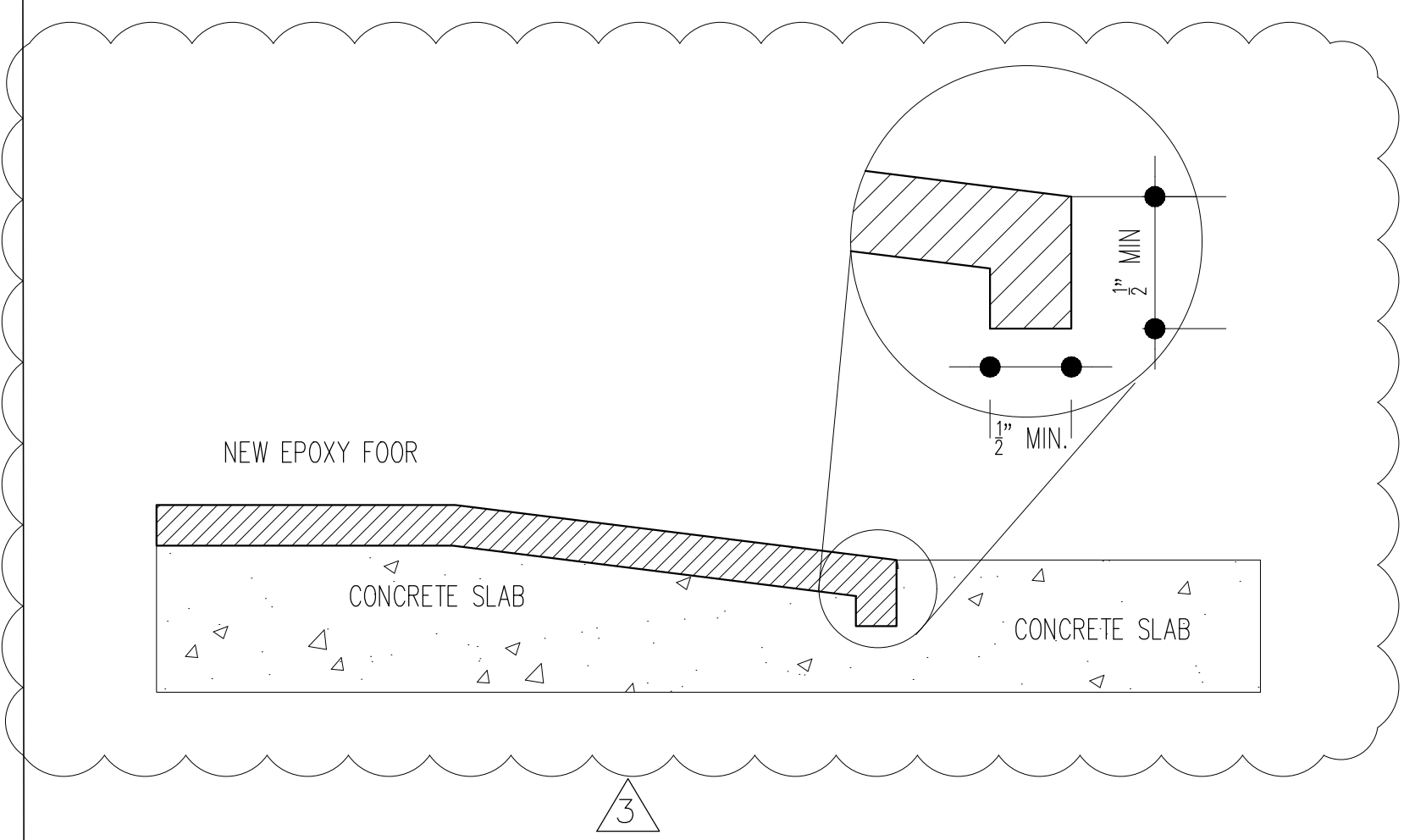


2A PLAN DETAIL
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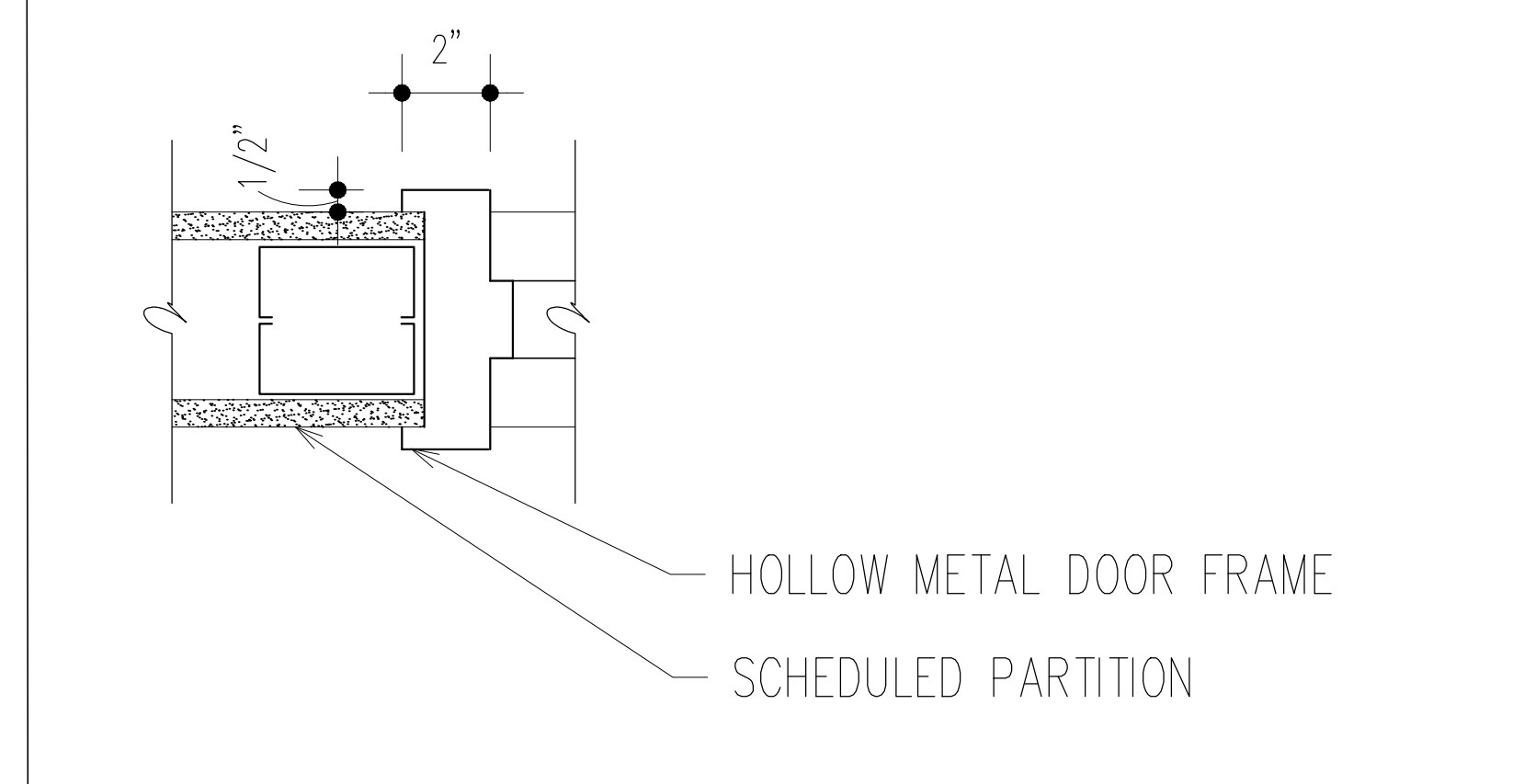


2B PLAN DETAIL
A5.0

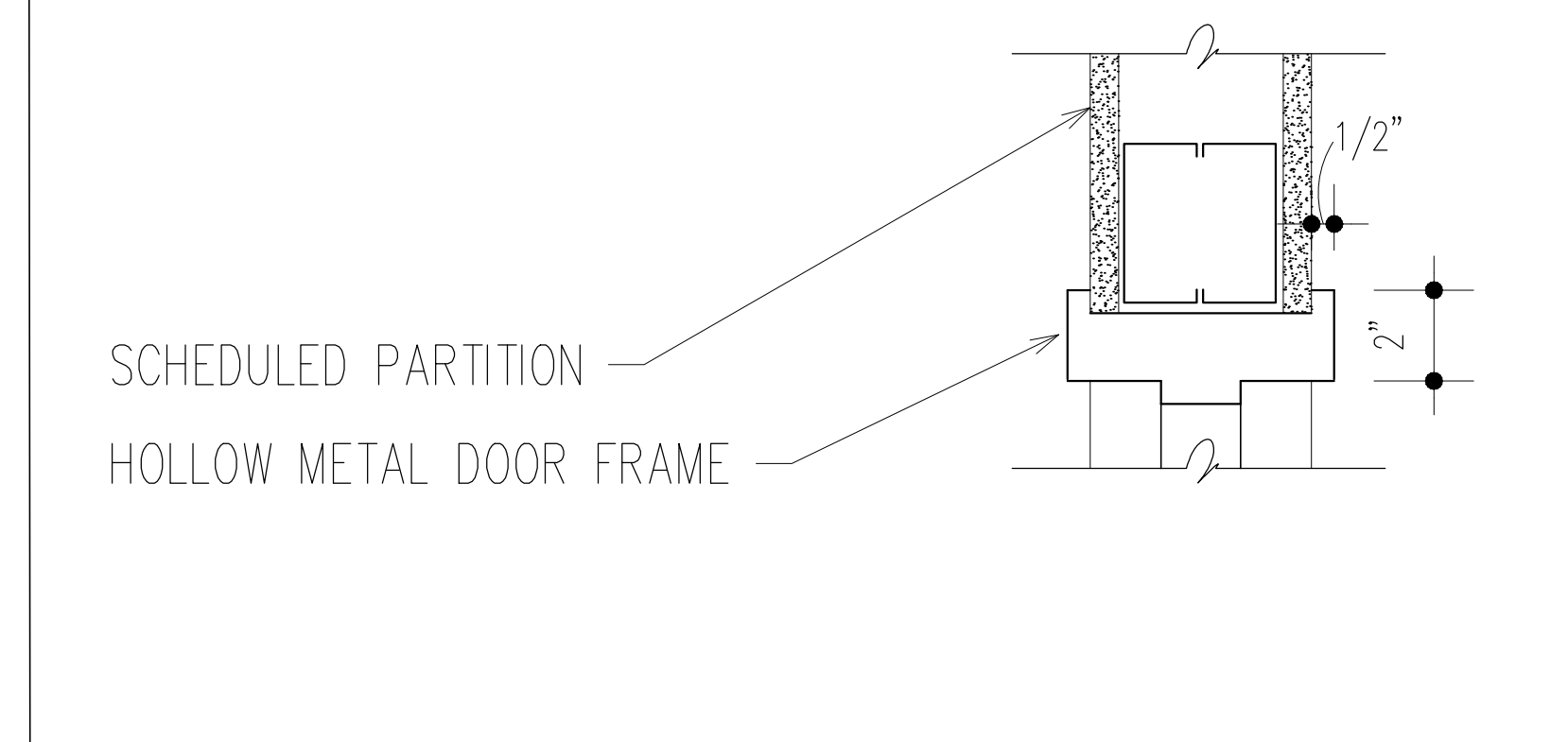
WALL TYPE DETAIL (3-5/8" PARTITION) 1-1/2"=1'-0" 1



TRANSITION DETAIL 6"=1'-0" 4



DOOR JAMB DETAIL 3"=1'-0" 2



DOOR HEAD DETAIL 3"=1'-0" 3

ADDENDA / REVISIONS		
DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.06.16	PERMIT	KMP
2016.08.01	REVISION 3	KMP

Project:
6 Bears and a Goat Brewery
Stafford, VA
Sheet:
Wall Details
Issue:
PERMIT
Date:
2016.08.16
Sheet No:
A5.0

Item #	Description	Manuf	Model #	Qty	Dimensions / Size	Volume	Voltage	Phase	Amps	Drain Type	BTU/hr	Notes
50	Brew Kettle	Stout	84725W-11-SG-KT	1	65" Wx96" h	15 Bbl / 725 Gal						
51	Jacketed Mash Tun w/ Rates and Flow	Stout	MT158BL-PLD-W-KT-465	1	51" Wx102" h	15 Bbl / 660 Gal						3KW motor
52	Steam Jacketed Hot Liquor Tank	Stout	HL600TW-SG-XP-KT	1	52" Wx94" h	15 Bbl / 600 Gal						
53	Cold Liquor Tank	Stout	CL208BL-KT	1	56" Wx101" h	20 Bbl / 620 Gal						
54	Brite Beer Tank	Stout	BB158BL-KT (8270)	2	50" Wx102" h	15 Bbl						1/4" NPT FEMALE, 1 Brite Tank to be added in the future
55	Fermenter	Stout	CF158BL-KT (8680)	4	52" Wx125" h	15 Bbl						2 Fermentation Tanks to be added in future
56	Wort chiller	Thermaline	TC-71	1	22" x 24"	15 Bbl / 45 minutes					745,000	
57	Gas Fired Steam Boiler	Columbia	MPH-30	1	80.32.5w	121 Steam Gal / Max 15 psi	115	1		1.5 NPT	1,260,000	3" Slab platform recommended
58	Blowdown Separator	Columbia	BS-2	1	16" x 48"	Max 65 psi						
59	Boiler Feed System	Columbia	CRT-8/VRT-8	1	36.5" Dx 39.5" H x 20.3W	30 Gal						
60	Malt mill	Stout		1	28" Dx 36" W x 27" H + 26" cabinet	300 / minute						1000 Hopper Capacity, 3/4 HP motor. Mounted on Enclosed Cabinet
61	Flexible Auger	Stout		1		1000 / minute				115/230V		3/4 HP Drive Motor, 30" Flex Auger, Control Unit 110V
62	Floor Hopper	Stout	HOP15FLOOR-FF (630)	1	54" Wx 92" h	60 cubic ft / 1700L						Below Malt Mill (Stacked). Compatible with Flex Flow Auger Model 850
63	4x4 Brew Filter	TBD		1								On portable cart
64	CO2 Keg Filler / Cart	TBD		1								
65	Single Station Semi Auto Keg cleaner	Stout		1		20 kegs / hour	220V	3		29-Apr		Water @ 50-60 PSI, Air 100 PSI @ 25 CFM, Co2 @ 30 PSI
66	Brewer's Platform			1	44" x 95"							
67	2 dip sink	Regency	600521717	1	41" x 22-1/2"							Or Similar, Owner to approve
68	Hand sink	Regency	SE4517	1	17" x 15"							Or Similar, Owner to approve
69	wort grant	Stout	WG20	1	20" Wx 22" h	20 GAL						
70	Glycol Chiller 7.5 HP MA series	Pro-Refrigeration	PM108F264100-A	1	75" x 47" x 78", 2,800 LBS		208-230V	3	56/86		63,800	Located on roof, see structural. Operating Weight 2700#
71	Glycol Pump			1								
72	Fermenter Control Panel			1			120v		15A			
73	Condensate Stack	Stout	SP-158BL-CON(2512)	1								
74	USP Glycol			1		55 gal. drum						
75	Water Pump			1								.33HP, Flow Rate: 30 GPM at 1' of head space
76	Brewhouse Control Panel	Stout		1	32.1"							Mounted to Brewer's Platform
77	FT Control Panel	Stout		1								Wall mounted
78	Reach-in Refrigerator			1								
79	Drop-in Sink			1								
80	Tankless Water Heater	TBD	TBD	3								
81	Water Filtration System	TBD	TBD	TBD								
82	Reach-in Freezer			1								
83	Glycol Make Up	TBD	TBD	1								
84	Chemical Feed	TBD	TBD	1								
85	Walk-in Cooler	TBD	TBD	1								

ELECTRICAL NOTES

Ⓢ RECEPT
 Ⓢ SWITCH

DISCONNECT SIZE PER EQUIPMENT

EXISTING PANEL MP IS 600A 3φ 120/208V
 EXISTING PANEL P IS 225A 3φ 120/208V

BLDG TO BE WIRED USING RMT, MC CABLE
 AND LIQUID TIGHT

ALL RECEPTS TO BE GFCI W/ IN BREWERY



- SYMBOLS:
- 3A WALL TYPE
 - 101 ROOM NUMBER
 - ◇ EQUIPMENT NUMBER
 - ◇ WINDOW NUMBER
 - 102 DOOR NUMBER
 - 2 A1.2 ENLARGED PLAN
 - EXISTING CONSTRUCTION

- GENERAL NOTES:
- INTERIOR WALL PARTITIONS ARE 3-5/8" METAL STUD UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
 - REFER TO A4.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
 - REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 - ALL ELECTRICAL OUTLETS IN BREWERY TO BE WATERPROOF GFI
 - IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS AND REQUIREMENTS.

- KEY NOTES:
- 4" CHANNEL DRAIN WITH FIBERGLASS OR STAINLESS STEEL GRATING
 - PREFABRICATED WALK-IN COOLER. SEE MANUFACTURER'S SPECIFICATION FOR ASSEMBLY.
 - FLOOR DRAIN
 - HALF-HEIGHT WALL. SEE ELEVATION FOR DETAILS
 - GLYCOL CHILLER LOCATED ON ROOF, SEE STRUCTURAL DRAWINGS FOR DETAILS.

ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.02.07	DRAFT	KMP
2016.06.16	PERMIT	KMP

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Project:
 6 Beers and a Goat Brewery
 Stafford, VA

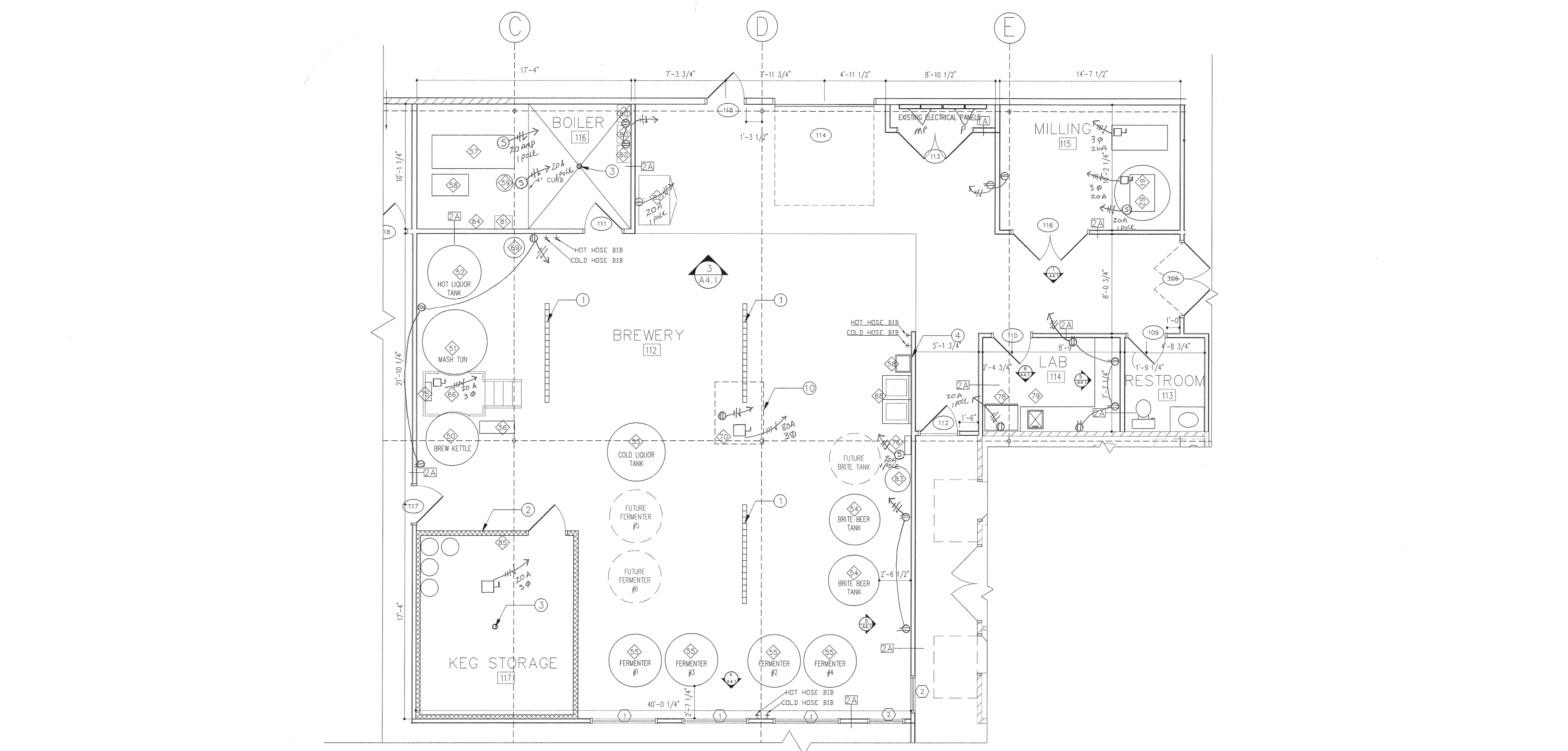
Sheet:
 Brewery Equipment Plan
 Equipment Schedule

Issue:
 PERMIT

Date:
 2015.06.16

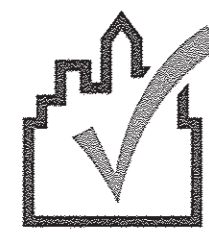
Sheet No:
E1.0

BREWERY EQUIPMENT SCHEDULE



BREWERY EQUIPMENT PLAN

1/4" = 1'-0" 2



Generated by COMcheck-Web Software
Interior Lighting Compliance Certificate

Section 1: Project Information

Energy Code: 2009 IECC
 Project Title: 6 Bears and a Goat Brewery
 Project Type: Alteration

Construction Site: 6 Bears and a Goat Brewery, Stafford, Virginia 22405
 Owner/Agent: Designer/Contractor:

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B x C)
Manufacturing Facility	2600	1.3	3380
Total Allowed Watts =			3380

Section 3: Interior Lighting Fixture Schedule

Fixture ID : Description / Lamp / Wattle Per Lamp / Ballast	A Lamps/ Fixture	B C # of Fixtures	D E Fixture Watt. (C X D)
Manufacturing Facility (2600 sq.ft.)			
Linear Fluorescent: 48" T8 32W, Electronic:	2	22	64
Total Proposed Watts =			1408

Section 4: Requirements Checklist

Interior Lighting PASSES

Lighting Wattage:

- 1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
3380	1408	PASSES

Controls, Switching, and Wiring:

- 2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.
- 3. Daylight zones have individual lighting controls independent from that of the general area lighting.

- Exceptions:
- Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
 - Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.
- 4. Independent controls for each space (switch/occupancy sensor).
- Exceptions:
- Areas designated as security or emergency areas that must be continuously illuminated.
 - Lighting in stairways or corridors that are elements of the means of egress.
- 5. Master switch at entry to hotel/motel guest room.
 - 6. Individual dwelling units separately metered.

Project Title: 6 Bears and a Goat Brewery
 Data filename: Report date: 06/16/16
 Page 2 of 6

- 7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
 - 8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.
- Exceptions:
- Only one luminaire in space.
 - An occupant-sensing device controls the area.
 - The area is a corridor, storeroom, restroom, public lobby or sleeping unit.
 - Areas that use less than 0.6 Watts/sq.ft.
- 9. Automatic lighting shutoff control in buildings larger than 5,000 sq. ft.
- Exceptions:
- Sleeping units, patient care areas, and spaces where automatic shutoff would endanger safety or security.
- 10. Photocell/astromonomical time switch on exterior lights.
- Exceptions:
- Lighting intended for 24 hour use.
- 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).
- Exceptions:
- Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

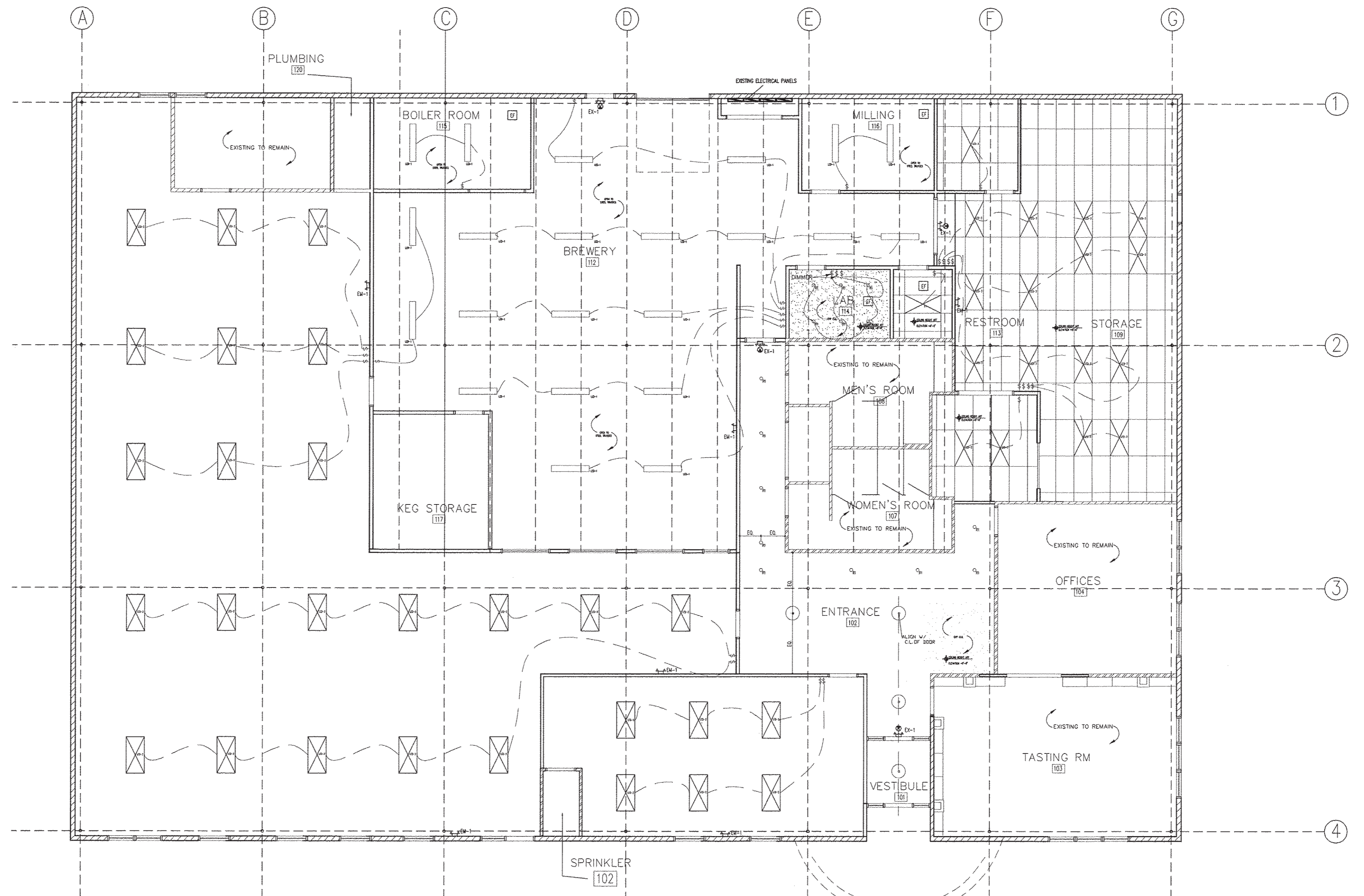
Section 5: Compliance Statement

Compliance Statement: The proposed lighting alteration project represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting alteration project has been designed to meet the 2009 IECC, Chapter 9, requirements in COMcheck-Web and to comply with the mandatory requirements in the Requirements Checklist.

Robert H. Bostain, Jr. Signature Date: 6/16/16
 [Signature]

Project Title: 6 Bears and a Goat Brewery
 Data filename: Report date: 06/16/16
 Page 3 of 6

Item #	Qty.	Description	Manufacturer	Model	Mounting	Lamp Type	Lamp Qty.	Remarks
R1	15	RECESSED CAN	LITHONIA	4BP MW LED 30K90CR1	GYP. CEILING	LED	1	
LED-1	22	ENLCLOSED LED	LITHONIA	DMW-2-32-MVOLT-GEB10IS-WLF	CEILING			BREWERY, WET LOCATION
LED-2	46	2x4 LED	LITHONIA	IBH-9000LM-SD080-MD	CEILING			MATTE BLACK FINISH
C1	4	FUTURE	FUTURE	FUTURE	FUTURE			FUTURE
EM1	TBD	EMERGENCY LIGHT	DUAL LITE	LZ SERIES	WALL			
X1	TBD	EXIT LIGHTING	DUAL LITE	HCX SERIES	WALL OR CEILING			W/ BATTERY BACKUP



- SYMBOLS:**
- 3A WALL TYPE
 - 101 ROOM NUMBER
 - ◇ EQUIPMENT NUMBER
 - ① WINDOW NUMBER
 - 102 DOOR NUMBER
 - ⊞ LIGHT SWITCH
 - ⊞ 2 X 4 LED
 - ⊞ 4" LED RECESSED CAN
 - ⊞ ENCLOSED LED
 - EXISTING CONSTRUCTION
 - EF EXHAUST FAN
 - EXIT LIGHT W/ BATTERY BACKUP
 - WALL MOUNTED EXIT LIGHTING

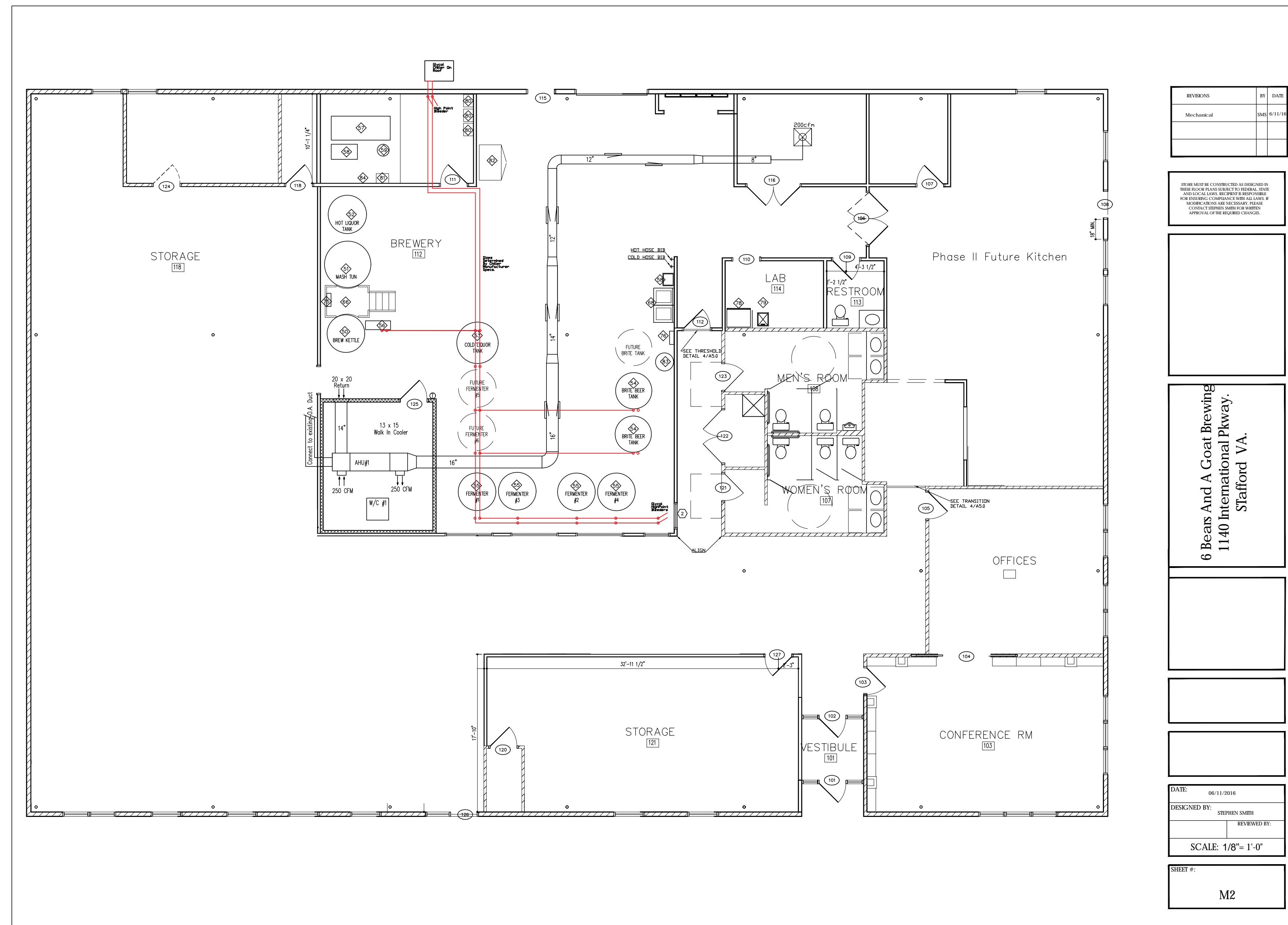
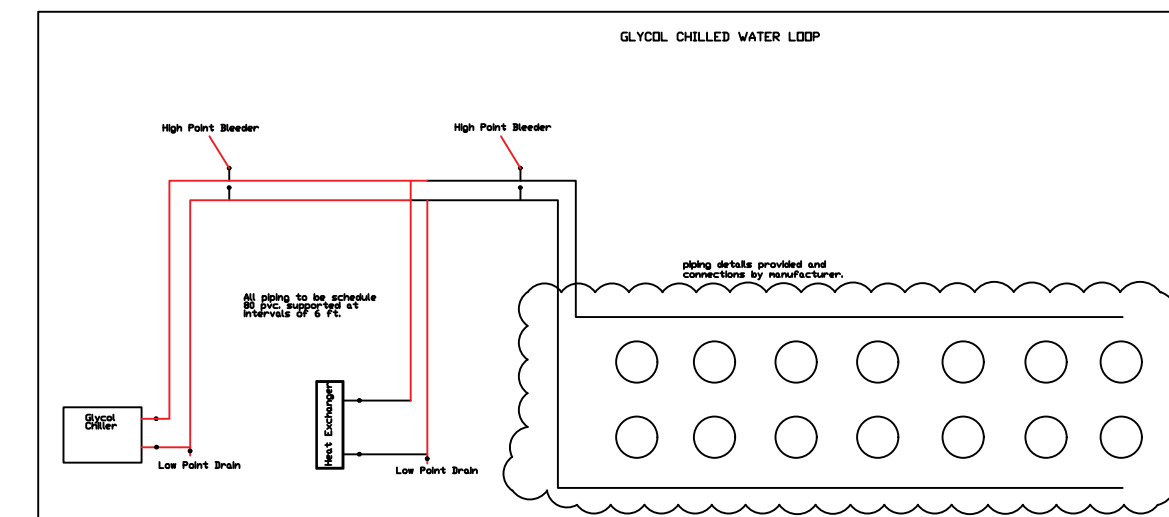
- GENERAL NOTES:**
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 - CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
 - REFER TO A4.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
 - REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 - MEP TO DETERMINE FINAL QUANTITY & LOCATION OF EXIT / EGRESS LIGHTING. REFER TO MEP DRAWINGS FOR LIGHTING & ELECTRICAL DETAILS.

ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.06.16	PERMIT	KMP

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Project: 6 Bears and a Goat Brewery, Stafford, VA
 Sheet: Reflected Ceiling Plan Key
 Issue: PERMIT
 Date: 2015.07.21
 Sheet No: E1.1



REVISIONS	BY	DATE
Mechanical		06/11/2016

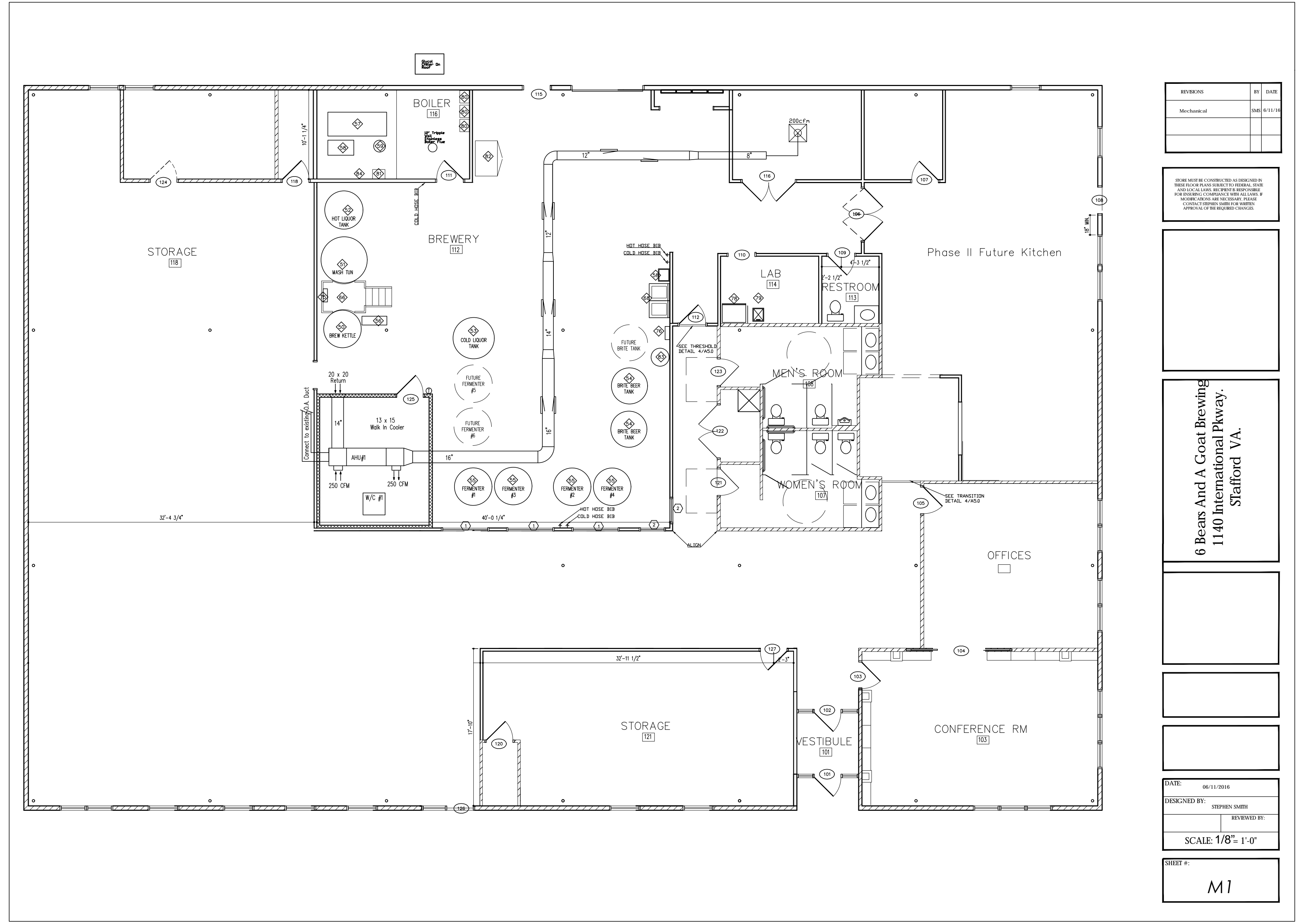
OWNER REVIEW AND APPROVAL REQUIRED FOR ALL CHANGES TO THIS DRAWING. ANY CHANGES TO THIS DRAWING MUST BE MADE IN WRITING AND APPROVED BY THE OWNER AND THE ARCHITECT.

6 Beas And A Goat Brewing
 1140 International Pkwy.
 Stafford, VA.

DATE: 06/11/2016
 DESIGNED BY: STEPHEN SMITH
 REVIEWED BY:
 SCALE: 1/8" = 1'-0"
 SHEET #: M2

BROTHER'S MECHANICAL / STEPHEN M. SMITH
 CLASS A CONTRACTOR : 2705115413
 HVAC TRADESMAN : 2710045743
 7218 Twin Cedars Dr. Woodford Va. 22580
 540-898-6339

ADDENDA / REVISIONS		
DATE	USE	INITIALS



REVISED	BY	DATE

THESE MECHS MUST BE CONSTRUCTED AS DESCRIBED IN THESE PLANS UNLESS OTHERWISE NOTED. THESE ARE LOCAL LAWS. ANY MECHS NOT SHOWN OR NOT SPECIFICALLY NOTED SHALL BE IN ACCORDANCE WITH THE LOCAL LAWS. CONTACT YOUR LOCAL MECHS FOR ANY LOCAL LAWS.

6 Bears And A Goat Brewing
 1140 International Pkwy.
 Stafford VA.

DATE: 06/11/2016
DESIGNED BY: STEPHEN SMITH
REVIEWED BY:
SCALE: 1/8" = 1'-0"
SHEET #:

M1

Type	Volts	Amps	S.P.	CFM	BTU	KW	O.A.
AHU # 1	208/230-3	30/60	.125	1950	60000	15	141 cfm
HP # 1	208/230-3	40	.125	N/A	60000	N/A	N/A

S.A. Calculations Per Virginia Uniform Statewide Building Code Section 403.1 Pages 73-79 Classified as Storage Warehouse
 AHU #1 - 1877 Sq. Ft. / People / (30' x 8' x 7' = 1680) Total Vol = 113 CFM
 ZONE AIR DIST EFF. VOZ = V02/EZ V02-113 / EZ-8 = V02 141 CFM
 AHU #1 and H/P #1 SERVING BREWERY ONLY

Air Device Schedule

6" = 50 to 140 CFM	12" = 401 to 650 CFM
8" = 141 to 275 CFM	14" = 651 to 900 CFM
10" = 276 to 400 CFM	16" = 901 to 1200 CFM

BROTHER'S MECHANICAL / STEPHEN M. SMITH
 CLASS A CONTRACTOR : 2705115413
 HVAC TRADESMAN : 2710045743
 7218 Twin Cedars Dr. Woodford Va. 22580
 540-898-6339

ADDENDA / REVISIONS

DATE	USE	INITIALS

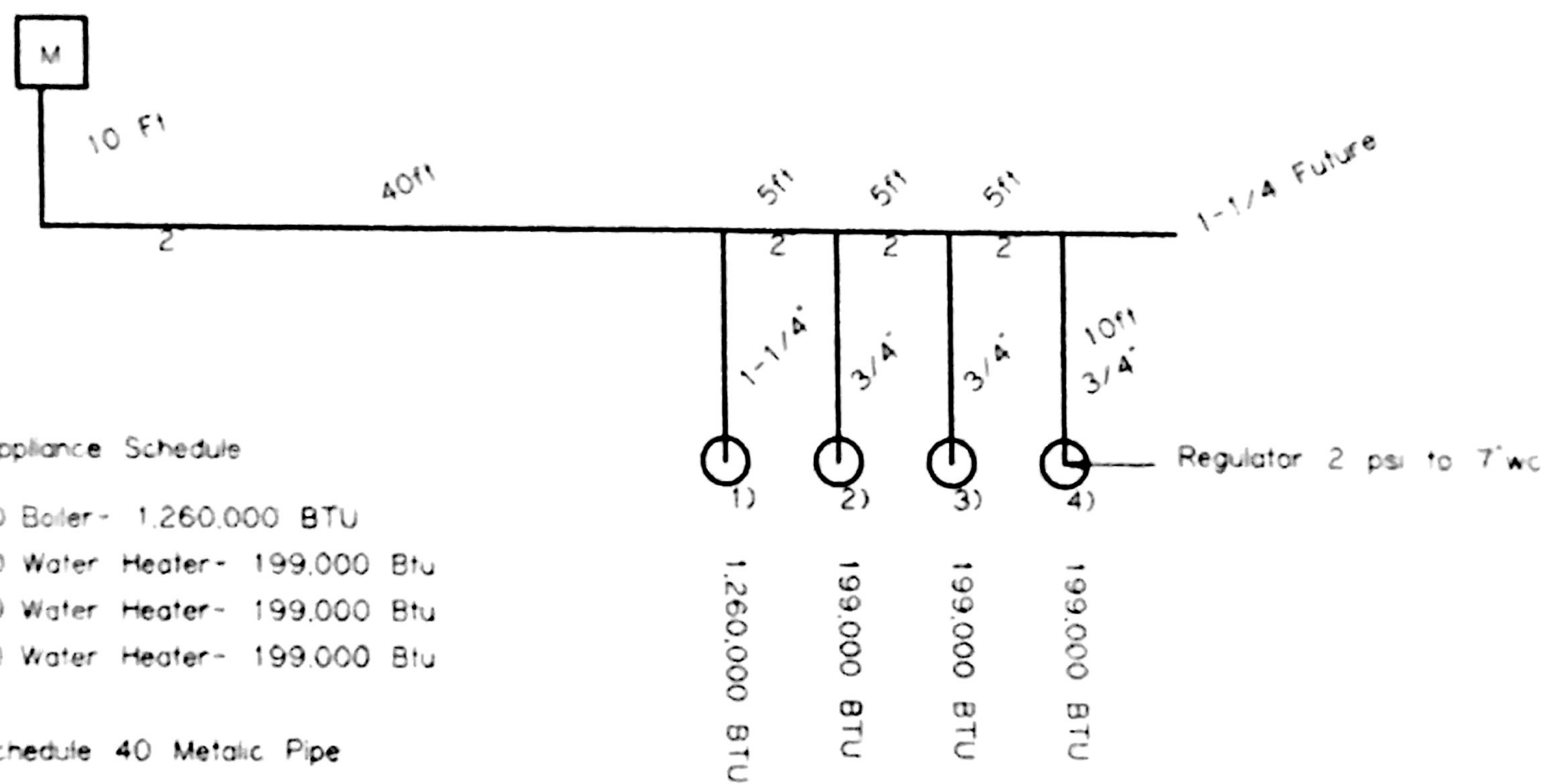


SPACES DESIGN STUDIO, LLC.
 417 William Street
 Fredericksburg, VA 22401
 www.fredericksburgspaces.com
 540.371.3674

6 Bears and a Goat Brewing
 1140 International Pkwy.
 Stafford Va.

Permitted Under
 National Fuel Gas Code 2012

Design By
 William Jones Plumbing
 P.O. Box 7342
 Fredericksburg Va. 22404
 540-898-3195



Appliance Schedule

- 1) Boiler- 1,260,000 BTU
- 2) Water Heater- 199,000 Btu
- 3) Water Heater- 199,000 Btu
- 4) Water Heater- 199,000 Btu

Schedule 40 Metallic Pipe

Gas : Natural
 Inlet Pressure : 2 psi
 Pressure Drop : 1 psi
 Specific Gravity : 0.60

1) 1,260,000 BTU
 2) 199,000 BTU
 3) 199,000 BTU
 4) 199,000 BTU

ADDENDA / REVISIONS

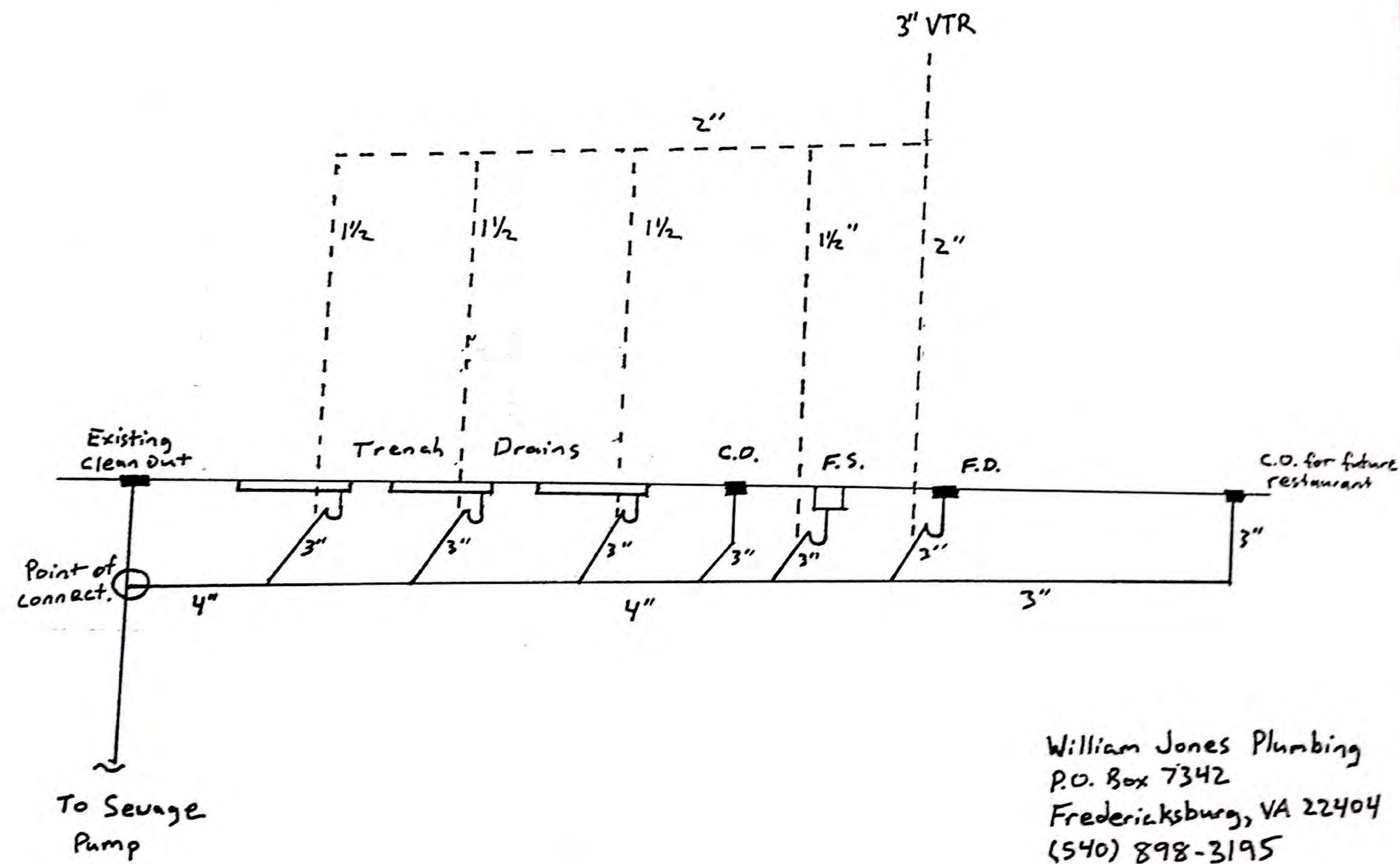
DATE	USE	INITIALS

Project:
 6 Bears and a Goat Brewery
 Stafford, VA
 Sheet:
 Gas Riser Diagram
 Issue:
 PERMIT
 Date:
 07/18/2016
 Sheet No:
 M1.2



SPACES DESIGN STUDIO, L.L.C.
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6 Bears and a Goat Brewing



William Jones Plumbing
 P.O. Box 7342
 Fredericksburg, VA 22404
 (540) 898-3195

ADDENDA / REVISIONS

DATE	USE	INITIALS

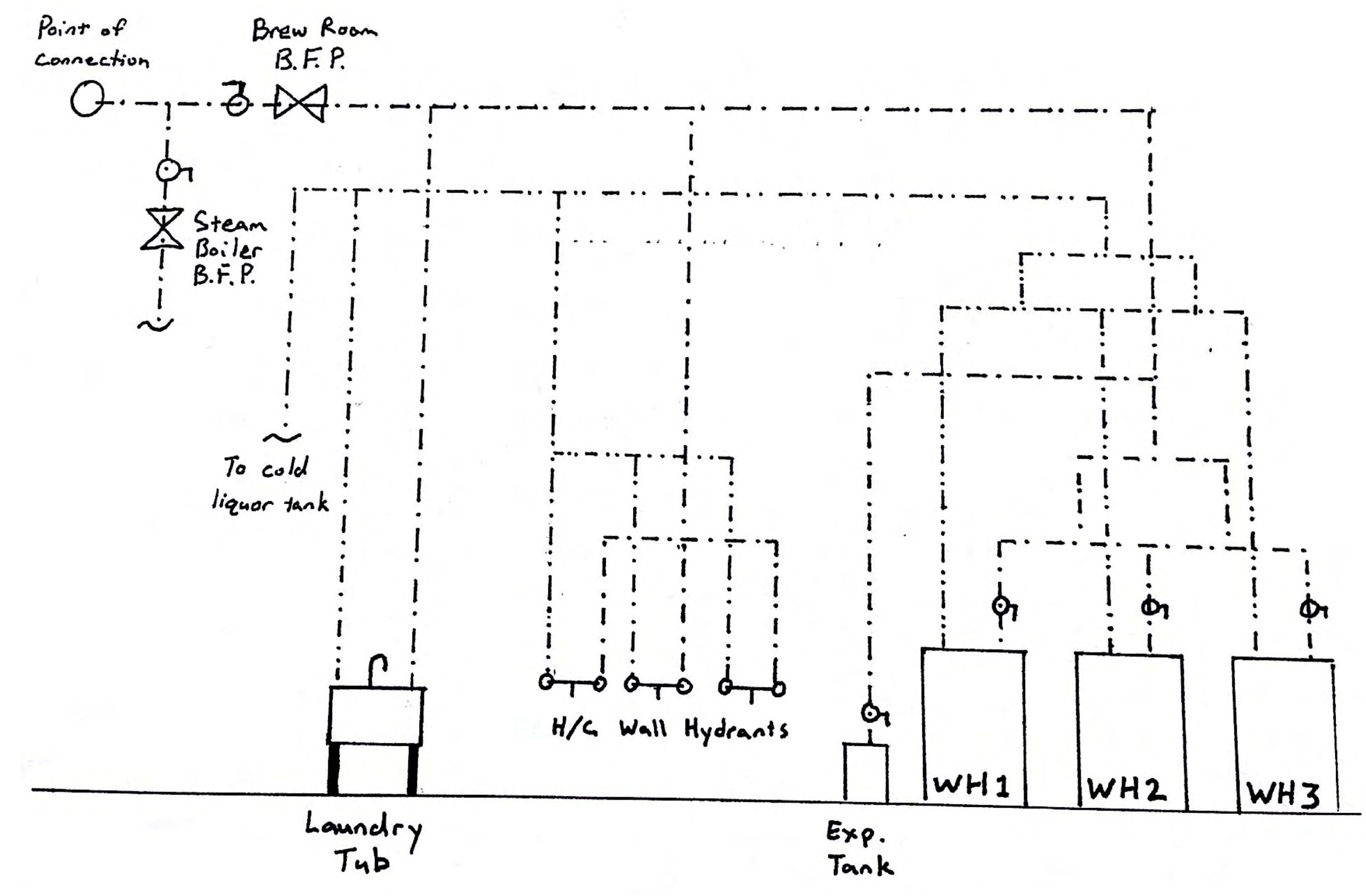
Project:
 6 Bears and a Goat Brewery
 Stafford, VA
 Sheet:
 Issue:
 PERMIT
 Date:
 6-16-2016
 Sheet No:
P1.0



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6 Bears and a Goat

William Jones Plumbing
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ADDENDA / REVISIONS

DATE	USE	INITIALS

Project:
 6 Bears and a Goat Brewery
 Stafford, VA
 Sheet:
 DOMESTIC RISER
 Issue:
 PERMIT
 Date:
 6-16-2016
 Sheet No:
 P1.1

EQUIPMENT WEIGHTS

Item #	Description	Model #	Qty	Dimensions / Size	Operating Wt	w1 (psf)
50	Brew Kettle	BK725TW-TI-SG-JKT	1	63" diam	7282	264
51	Jacketed Mash tun w/ Rakes and Plow	MT15BBL-PLOW-JKT-465	1	51" diam	5410	299
52	Steam Jacketed Hot Liquor Tank	HL600TW-SG-XP-JKT	1	52" diam	6005	320
53	Cold Liquor Tank	CL20BBL-JKT	1	56" diam	5927	272
54	Brite Beer Tank	BB15BBL-JKT (8270)	2	50" diam	4978	287
55	Fermenter	CF15BBL-JKT (8680)	4	52" diam	5077	270
56	Wort chiller	T8-71	1	12"x34"	250	31
57	Gas Fired Steam Boiler	MPH-30	1	54dx32.5w	3578	298

DESIGN LOADS AND FACTORS				DESIGN CODE: INTERNATIONAL BUILDING CODE 2012			
LIVE LOAD DATA		SNOW LOAD DATA		WIND LOAD DATA		EARTHQUAKE DESIGN DATA	
FLOOR OR ROOF AREA	LOAD (psf)	ROOF AREA	LOAD (psf)	FACTOR	VALUE	FACTOR	VALUE
BREWERY FLOOR	100			BASIC WIND SPEED (MPH)	110	SHORT PERIOD MAP VALUE (S_g)	0.187g
				EXPOSURE CATEGORY	C	1.0 SEC PERIOD MAP VALUE (S_1)	0.063g
				IMPORTANCE FACTOR	1.0	SEISMIC DESIGN CATEGORY	B
				WIND PRESSURE (MWFRS)	20	SITE CLASS	D
				WIND PRESSURE (COMP. & CLAD.)	50	OCCUPANCY CATEGORY	II
						SPECTRAL RESPONSE COEFF. (S_{DS})	0.20g
						SPECTRAL RESPONSE COEFF. (S_{D1})	0.10g
						RESPONSE MODIFICATION COEFF. (R)	4
LIVE LOAD REDUCTION APPLIED TO:		FACTOR	VALUE			SEISMIC RESPONSE COEFFICIENT (C_s)	0.05g
<input type="checkbox"/> COLUMNS		GROUND SNOW LD (P_g)				SEISMIC IMPORTANCE FACTOR (I)	1.0
<input type="checkbox"/> GIRDERS		SNOW EXPOSURE (C_e)					
<input type="checkbox"/> BEAMS		SNOW IMPORTANCE (I)					
<input type="checkbox"/> 2-WAY SLABS							
SPECIAL LOADING:		SPECIAL SNOW CONSIDERATIONS:		SPECIAL WIND CONSIDERATIONS:		SPECIAL SEISMIC CONSIDERATIONS:	
SEE TABLE OF EQUIPMENT WEIGHTS FOR BREWERY FLOOR LOADING						LIGHT FRAME WALL SYSTEM WITH FLAT STRAP BRACING	
<input type="checkbox"/> LIVE LOAD GOVERNS ROOF DESIGN		<input type="checkbox"/> GOVERNS ROOF DESIGN		<input checked="" type="checkbox"/> GOVERNS LATERAL DESIGN		<input type="checkbox"/> GOVERNS LATERAL DESIGN	

GOVERNING CODES

1. Work installed under this project shall comply with the following codes:
2. General building code - USBC 2012, Virginia Uniform Statewide Building Code
3. Loads - ASCE 7-10, Minimum Design Loads for Buildings and Other Structures
4. Concrete - ACI 301-2010, Specification for Structural Concrete for Buildings
5. Steel - AISC 13th Ed., Manual of Steel Construction
6. Welding electrodes - AWS A5.1 E70XX
7. Light gage steel framing - AISI S100-10, Specification for the Design of Cold Formed Steel Structural Members

MATERIALS

8. Allowable soil bearing capacity - 2000 psf, based on original building drawing structural notes, Froehling & Robertson, Dec. 27, 1996, report number X74-153
9. Soil, modulus of subgrade - 100 psi/in (assumed, verify after slab demolition)
10. Steel bars, plates, misc - ASTM A 36, Fy=36 ksi
11. Anchors - A325
12. Welded wire reinforcement - ASTM A1064
13. Concrete
 - 13.1. Compressive strength - 4000 psi
 - 13.2. Water/cementitious materials ratio - 0.45
 - 13.3. Cementitious materials - min. 470 lb/yd
 - 13.4. Maximum slump - 5"
 - 13.5. Cement - ASTM C150, Type I
 - 13.6. Air - 3% max
 - 13.7. Submit supplier's mix design to owner for approval prior to start of work. Mix design shall be prepared, and sealed by a professional engineer registered in the Commonwealth of Virginia.
 - 13.8. Aggregate - ASTM C33, well graded, maximum aggregate size 1.5"

GENERAL

14. Do not scale drawings.
15. Refer to the tables for Design Loads and Factors and Inspection requirements.
16. If structural drawings are used for laying out the project, verify dimensions with architectural drawings before work beginning the work.
17. Coordinate materials, schedules and dimensions between sub-contractors.
18. Bring to the attention of the Owner any dimensional discrepancies in the contract drawings before proceeding with the work.
19. Locate and mark all underground utilities and drain lines prior to demolition or excavation.
20. Provide temporary shoring and bulkheads as necessary to support and protect the existing structure during the course of the work.
21. Exercise utmost care at all times to avoid impairing the carrying capacity of the existing structure member.
22. Notify the engineer before cutting or removing of any part of the existing structure not indicated to be modified or demolished.
23. Burning or welding in the building is prohibited except where specifically permitted by the Engineer.
24. If conditions disclosed during the work do not agree with information shown on contract drawings, immediately, in writing, notify the owner of discrepancies.
25. Submit schedule and plan of operations to Architect before proceeding with the work.
26. For location and size of sleeves, conduits, and other minor openings, see other drawings in this project.
27. Sections and details shown, while drawn for specific locations, are intended to establish the general types of details to be used throughout.
28. The Engineer's review of a drawing or submittal shall not relieve the contractor of his responsibility to follow the intent of the contract drawings.
29. Contractor shall use architectural drawings in conjunction with the structural to properly perform the work.

SLAB ON GRADE

30. Concrete slab shall be thickness as noted on plan.
31. Wire mesh and reinforcing steel shall be inspected prior to concrete placement.
32. Areas of concrete slab installed for this project are designed as a single-course, Class 4, concrete slab on grade. Allow additional thickness for sloped surface for drains.
33. Concrete slabs shall receive a hard, steel trowel, finish.
34. Final finish will be a urethane seeding compound. See architectural drawings and coordinate final finish with sealant manufacturer and with concrete finishing operations and curing schedule.
35. Contractor shall obtain services of a Geotechnical Engineer to verify design values after demolition of existing grade slab and excavation to bearing stratum.
36. Base and subbase materials shall be inspected and approved by a registered Professional Geotechnical Engineer prior to placement of concrete slabs.
37. The Geotechnical Engineer shall inspect and report on adequacy of bearing material, suitability for the proposed use, confirm values used in design, and provide revised soil properties as necessary.
38. Unless otherwise specified by the Geotechnical Engineer, the slab shall be placed on vapor barrier over a subgrade of 4" gravel with 2" sand topping. Subgrade shall bear on undisturbed soil. Excavate as necessary to reach suitable bearing material.
39. Any backfill of base and subbase materials shall be type GW, GP, GM, SW, SP, SM classified in accordance with the Unified Soil Classification System (USCS) and placed within 2R of optimum moisture content per Standard Proctor test ASTM D-698 or as otherwise noted by the Geotechnical Engineer.
40. Material to be utilized as structural fill should have a plasticity index (PI) less than 2, subject to final approval by the Geotechnical Engineer.
41. Refer to geotechnical recommendations for suitability of on-site soils for use as bearing material.
42. Top of finish floor elevations are shown on architectural plans.
43. Where pipes pass under wall footings, excavation below bottom of footing shall be backfilled with concrete.
44. Where trench bottoms are dug below adjacent footing bottoms on a slope steeper than one vertical to two horizontal, the trench shall be backfilled with lean concrete to the point where the stated slope crosses the trench.
45. Concrete shall be placed in dry excavations.
46. Do not use air entrainment in slab.
47. Submit slab and aggregate mix design for approval prior to production of concrete.
48. Reinforcing steel shall conform to ASTM A615, Grade 60. Welded wire fabric shall conform to ASTM A185.
49. Install wire mesh 2" from top of slab.
50. Reinforcement not shown on sections and plans is the same as that shown in similar sections and at similar locations.
51. Install unbonded dowels, per detail, at all construction joints.
52. Prefabricated keyed screeds may be used in lieu of construction joints.
53. Extent of depressed slab areas is shown on the structural plans.
54. Expansion and adhesive anchors in concrete shall be 5/8", 6" embedment. Drill and set according to manufacturer's recommendations.
55. See other drawings in this project for size and location of equipment pads, curbs, inserts, and drains.
56. Keep wheel loads off of slab until concrete has reached design strength.
57. Cure concrete with wet spray and curing blanket

STRUCTURAL STEEL

58. Materials shall conform to the following:
 59. Bars, rods and plates - ASTM A36
 60. All other structural shapes ASTM A36
 61. High strength bolts - ASTM A325 (A490)
 62. Connections:
 63. Connections of new work to existing steel shall be standard AISC welded connections.
 64. Minimum size welds shall be in accordance with AISC.
 65. Electrodes shall be suited to grade and metallurgical composition of base metal.
 66. Structural welding shall be performed by AWS certified welders.
 67. Field cutting or burning of structural steel is prohibited except with the written approval of the engineer.
- COLD-FORMED METAL FRAMING
68. Install cold-formed metal framing according to AISI "Standard for Cold-Formed Steel Framing - General Provisions"
 69. Gages shown on the drawings are minimum. Final gage and spacing shall be determined by the system engineer.
 70. Maximum spacing of stud/joist bridging shall be in accordance with AISI specification.



ADDENDA / REVISIONS		
DATE	USE	INITIALS
7/8/2016		DBB

Project:
6 Bears and a Goat Brewery
Stafford, VA
Sheet:
General Notes

Issue:
PERMIT
Date:
2016.06.16

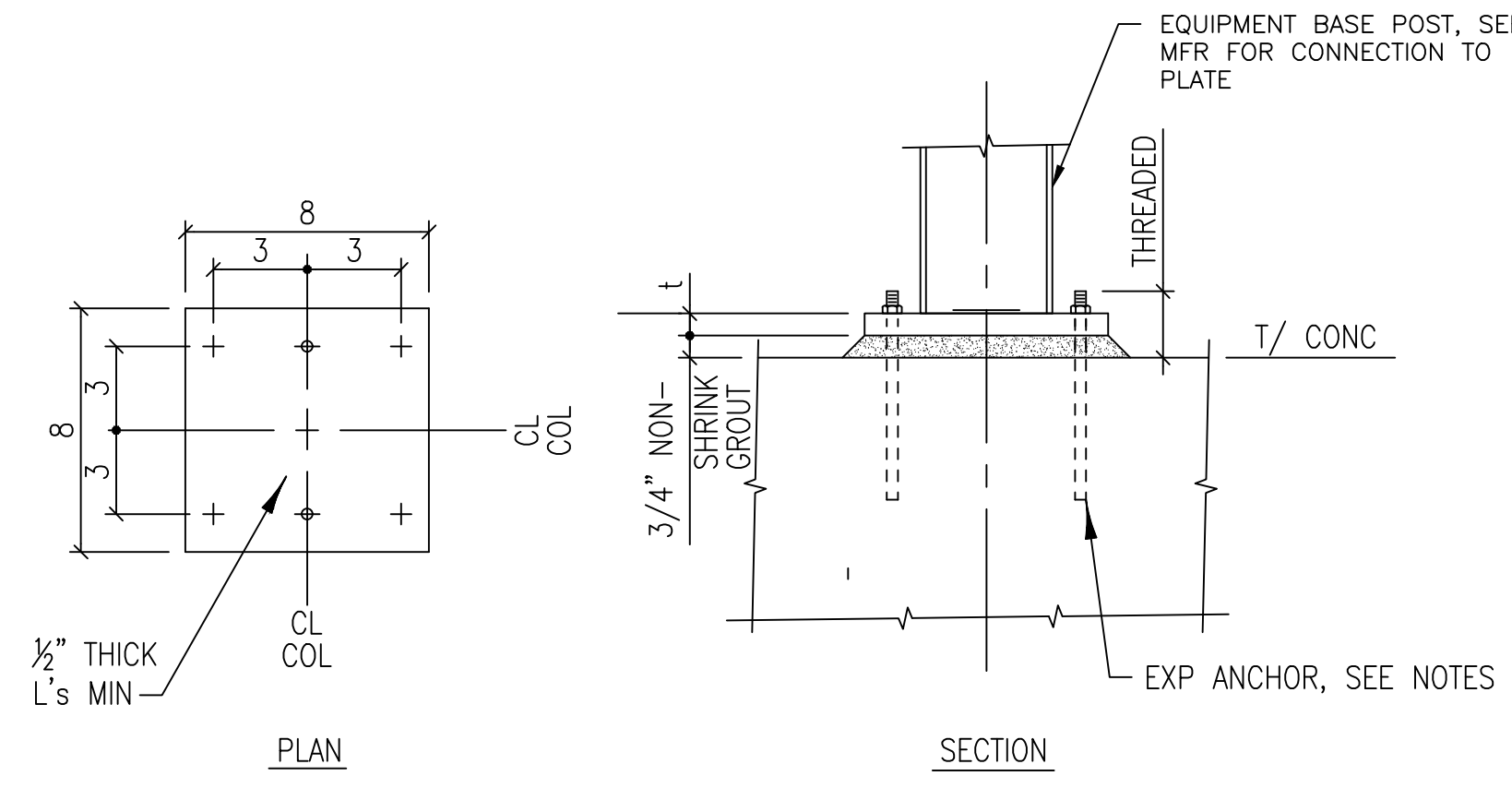
Sheet No:
S-1



SPACES DESIGN STUDIO, LLC
 417 William Street
 Fredericksburg, VA 22401
 www.fredericksburgspaces.com
 540.371.3674

R-R

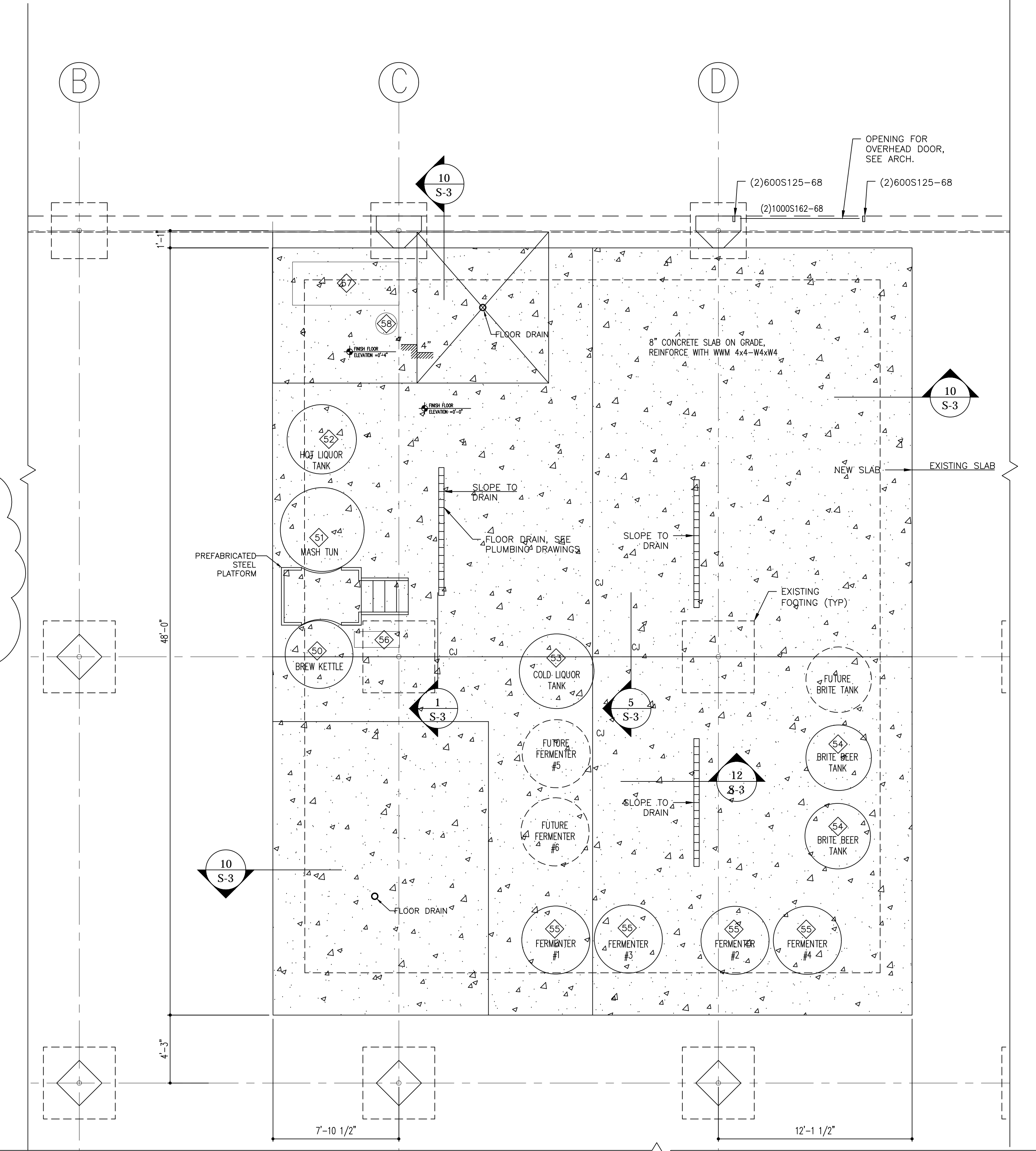
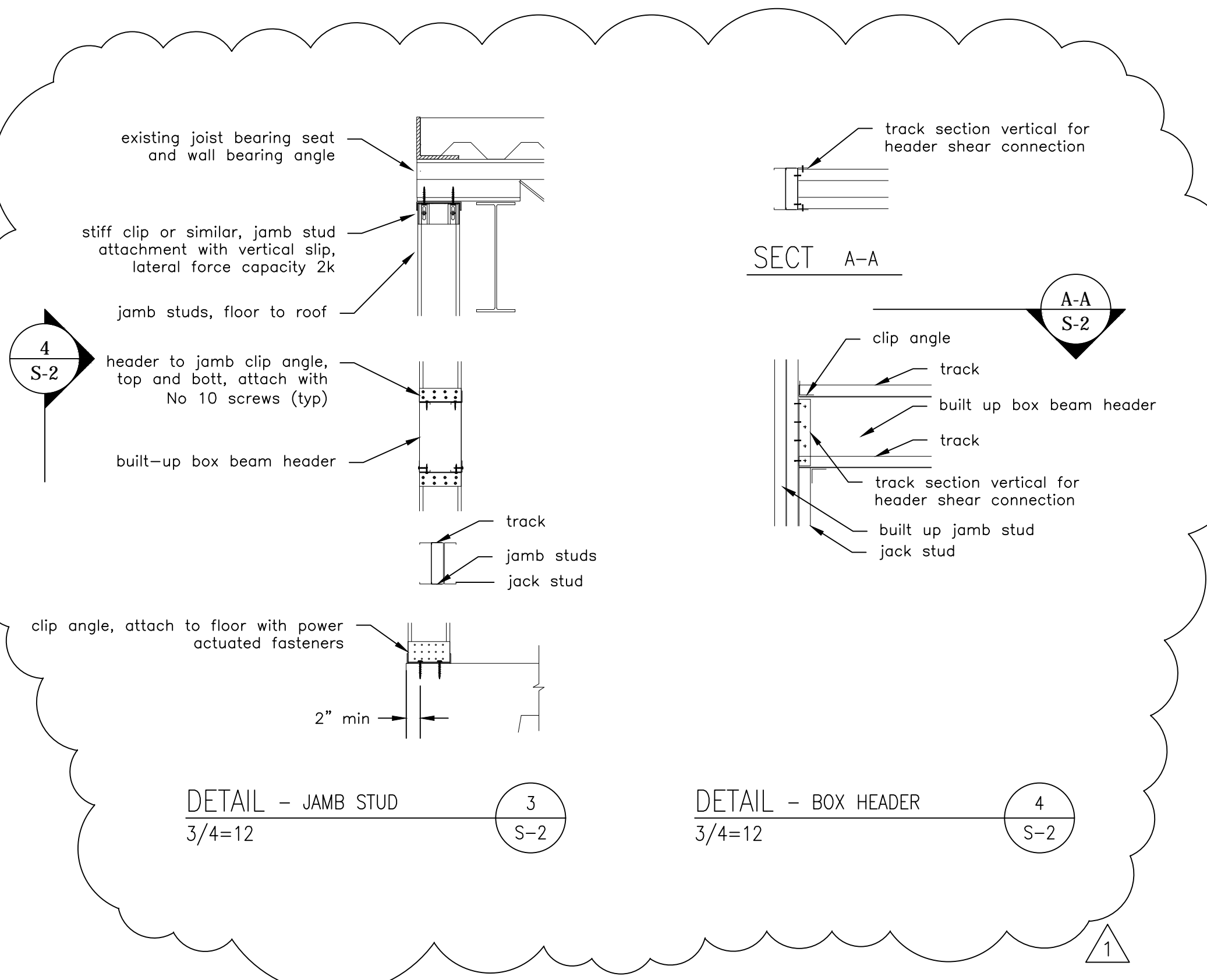
Rock River Engineering
 55 BUTLER RD, FREDERICKSBURG, VA 22405
 540-928-0321



DETAIL - TYPICAL EQUIPMENT BASE PLATE

NTS
 NOTE: MAKE HOLE IN BASE PLATE 1/4" LARGER THAN ANCHOR DIAMETER. PROVIDE OVERSIZED WASHERS.

2
S-2



1 First Floor Structural Plan
 Scale 1:48

- Plan notes
- Refer to architectural drawings for floor elevations and slope for wash drains. Allow additional slab thickness for 1/8" slope.
 - Refer to architectural and plumbing drawings for finishes, slopes and drain locations.
 - Concrete slab on grade shall be 8", reinforced with welded wire mesh. Set steel at 2" from top of slab. Discontinue mesh at control joints. Insert unbonded dowels at control joints per detail.
 - Joint locations are shown in plan, indicated by C.J.
 - Control joints shall be sawcut and filled with 2 part, semi-rigid epoxy.

ADDENDA / REVISIONS

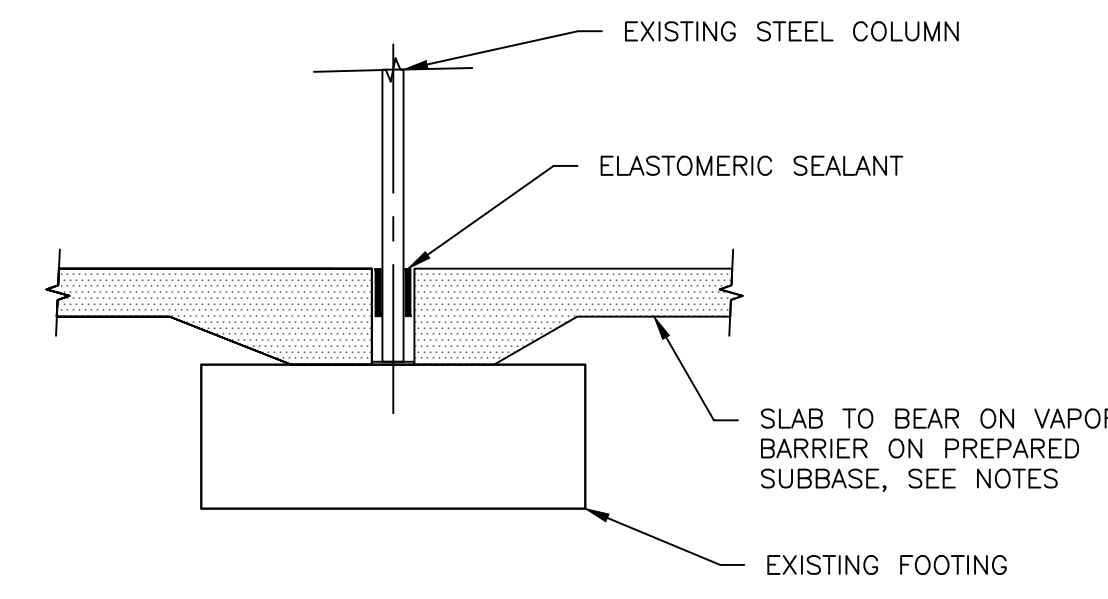
DATE	USE	INITIALS
7/8/2016		DBB

Project:
 6 Bears and a Goat Brewery
 Stafford, VA
 Sheet:
 Structural Floor Plan

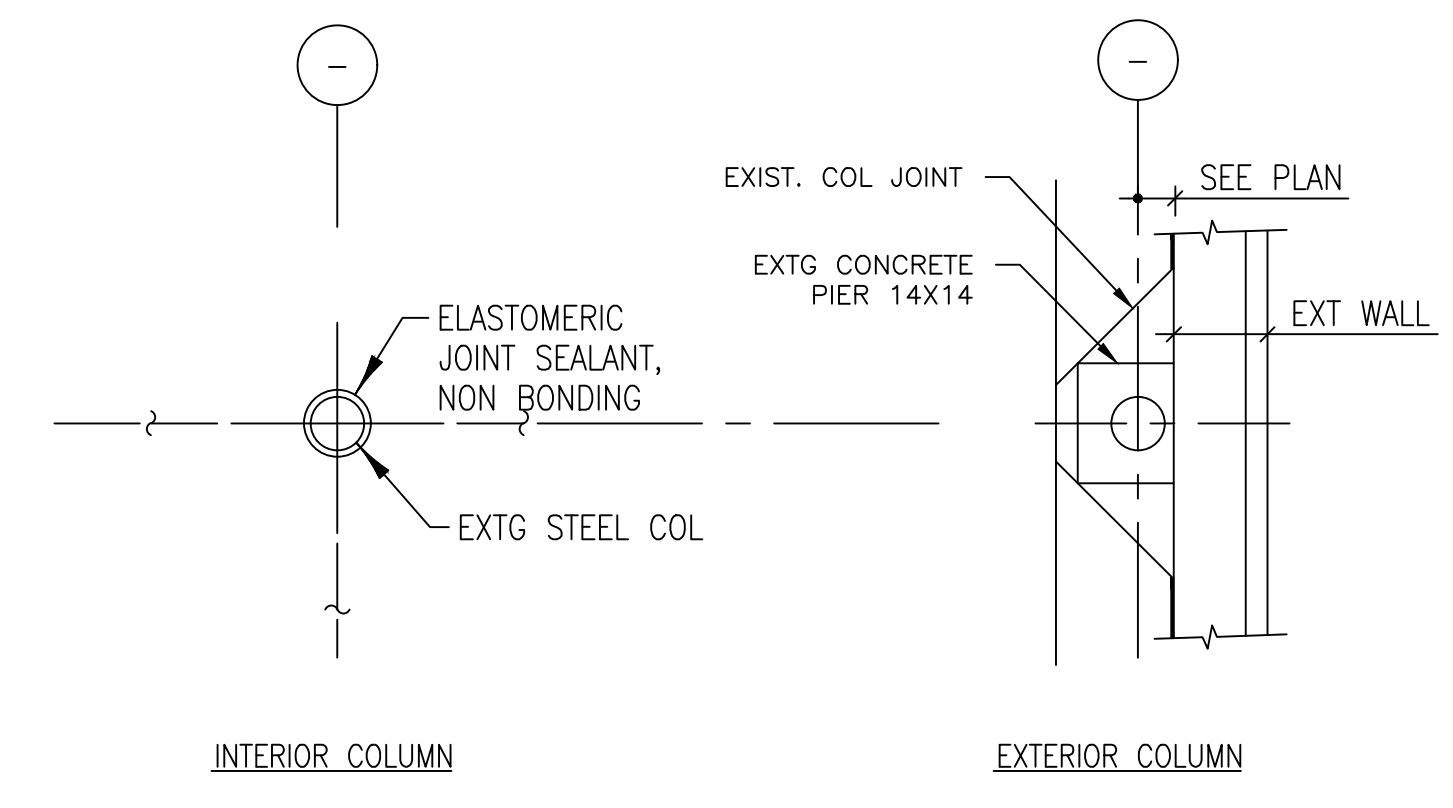
Issue:
 PERMIT

Date:
 2016.06.16

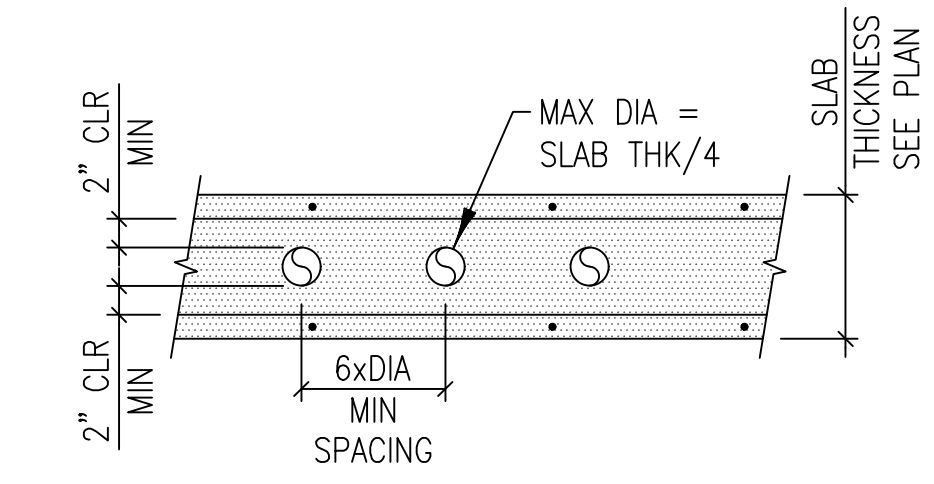
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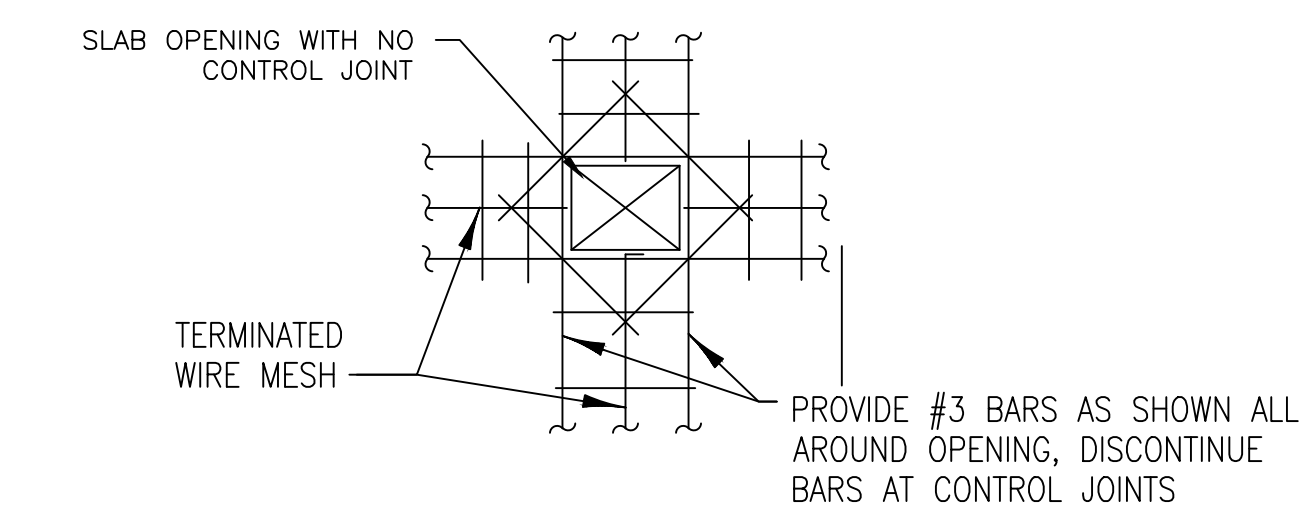
DETAIL - SLAB BEARING AT EXISTING FOOTING
 N.T.S. (1) S-3



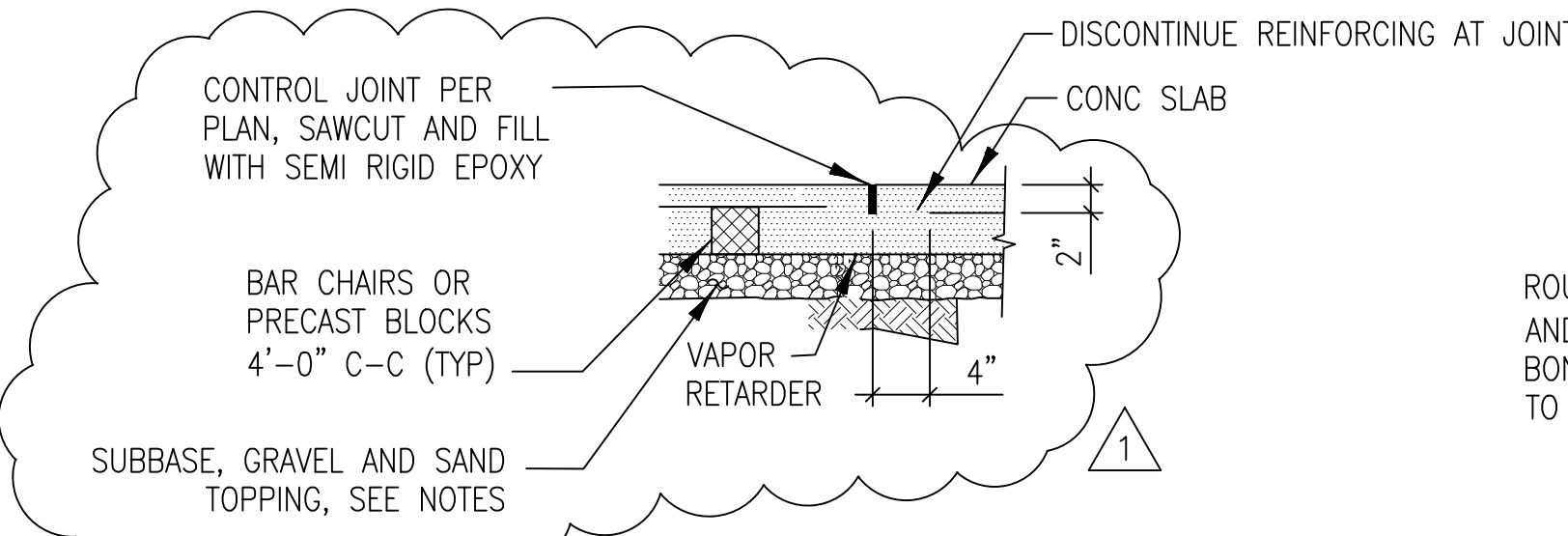
NOTE:
 SEE PLAN FOR COL LOCATION & ORIENTATION.
 DETAIL - ISOLATION JOINTS @ COLUMN BASE
 N.T.S. (2) S-3



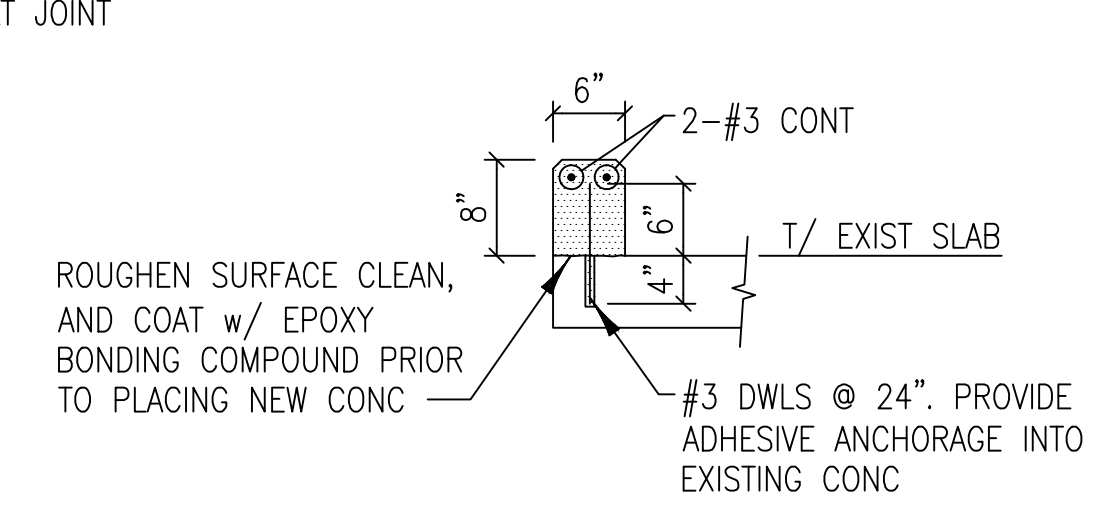
DETAIL - TYPICAL CONDUIT OR PIPE EMBEDDED IN CONCRETE SLAB
 N.T.S. (3) S-3
 NOTES:
 1. CONDUIT OR PIPE SHALL BE GALVANIZED STEEL OR PLASTIC.
 2. USE OF ALUMINUM CONDUIT OR PIPE IS PROHIBITED.



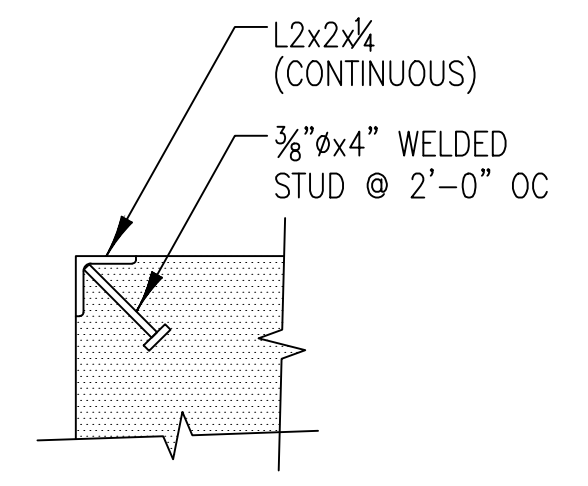
DETAIL - TYPICAL REINFORCING AT SLAB OPENING
 N.T.S. (4) S-3



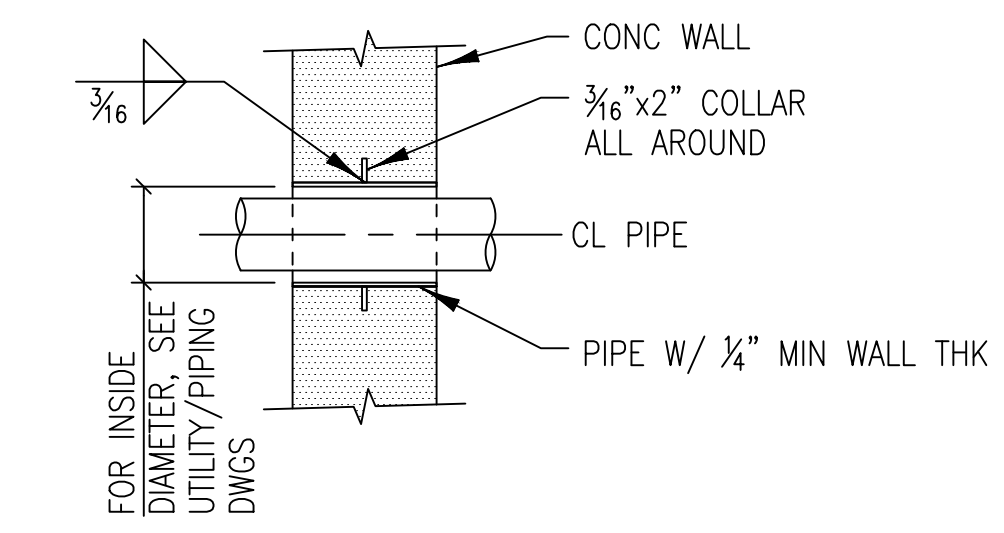
TYP CONTROL JOINT DETAIL
 N.T.S. (5) S-3



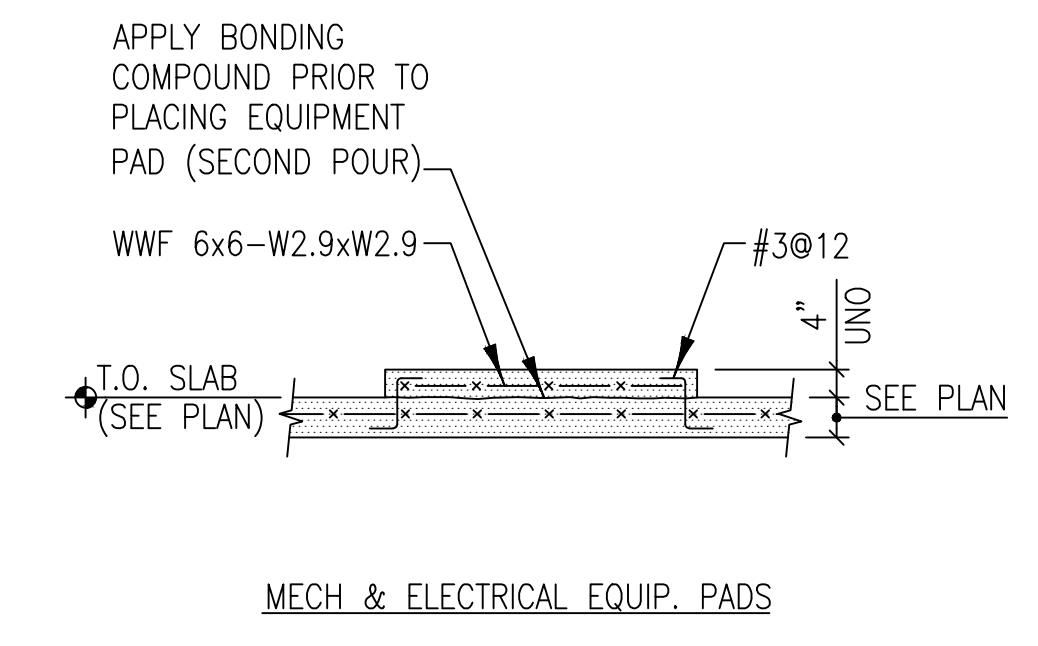
DETAIL - TYPICAL CONCRETE CURB ON EXIST SLAB
 N.T.S. (6) S-3



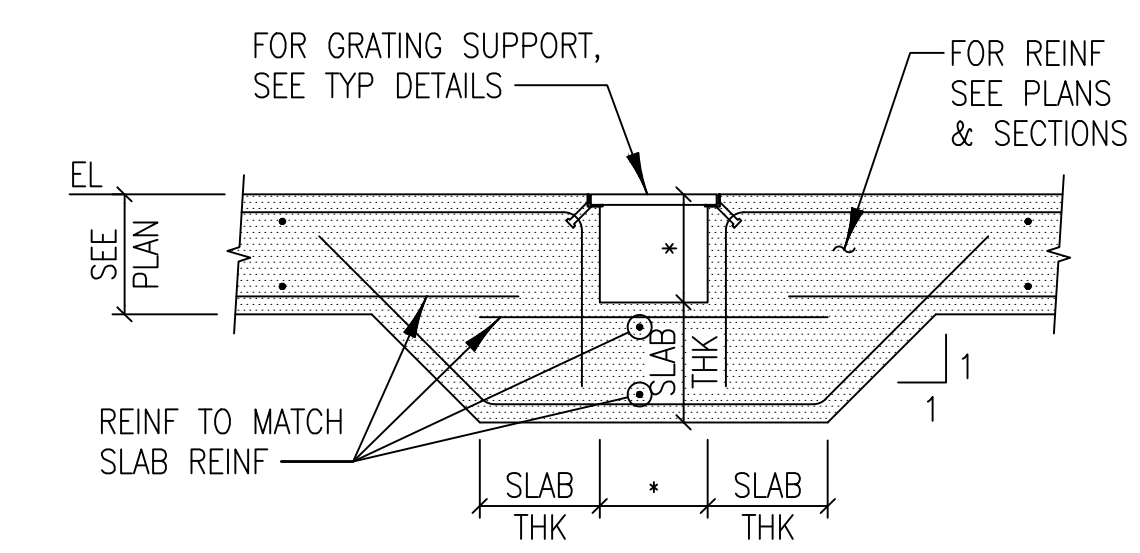
DETAIL - TYPICAL CORNER GUARD
 N.T.S. (7) S-3



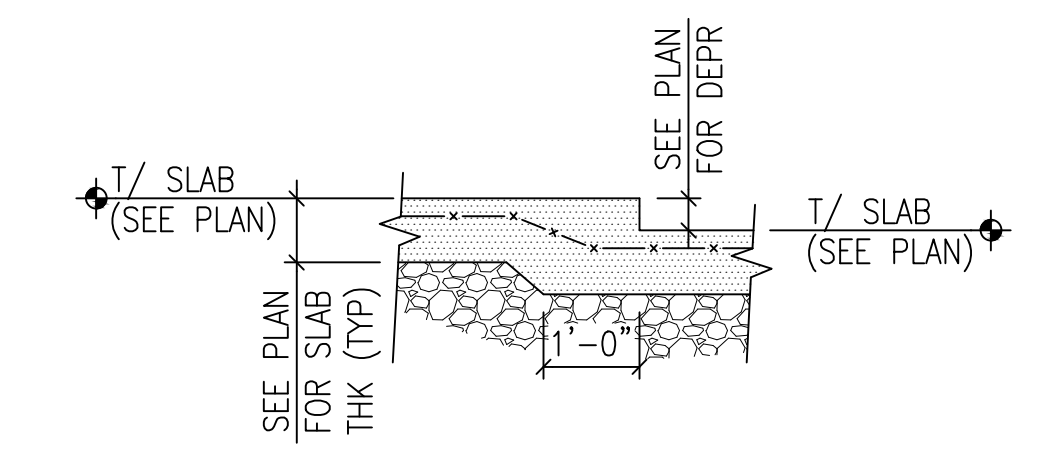
DETAIL - TYPICAL PIPE SLEEVE
 N.T.S. (8) S-3



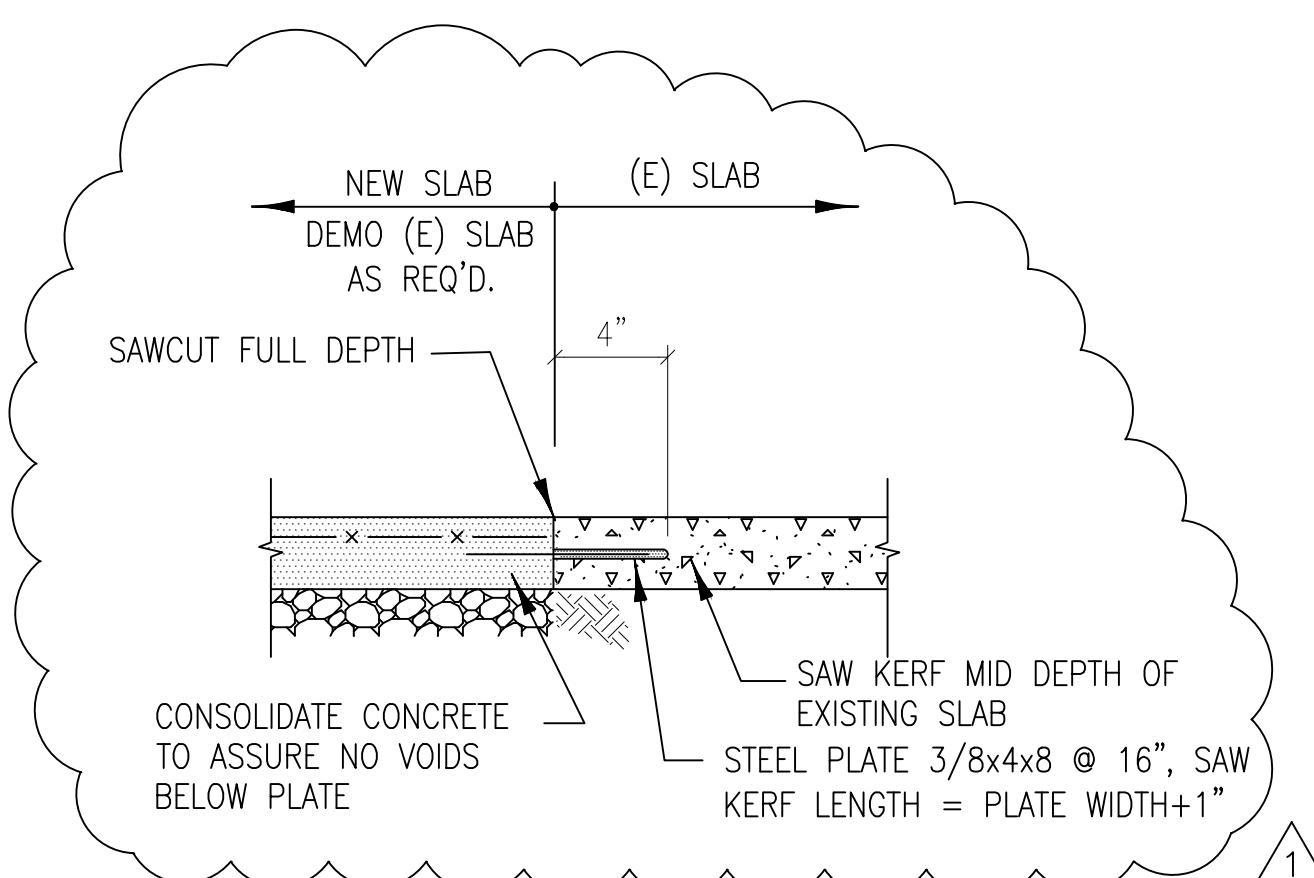
DETAIL - TYPICAL EQUIPMENT PADS @ SLABS ON GRADE
 N.T.S. (9) S-3
 NOTE: COORDINATE LOCATION AND DIMENSIONS w/ MECHANICAL & ELECTRICAL DWGS.



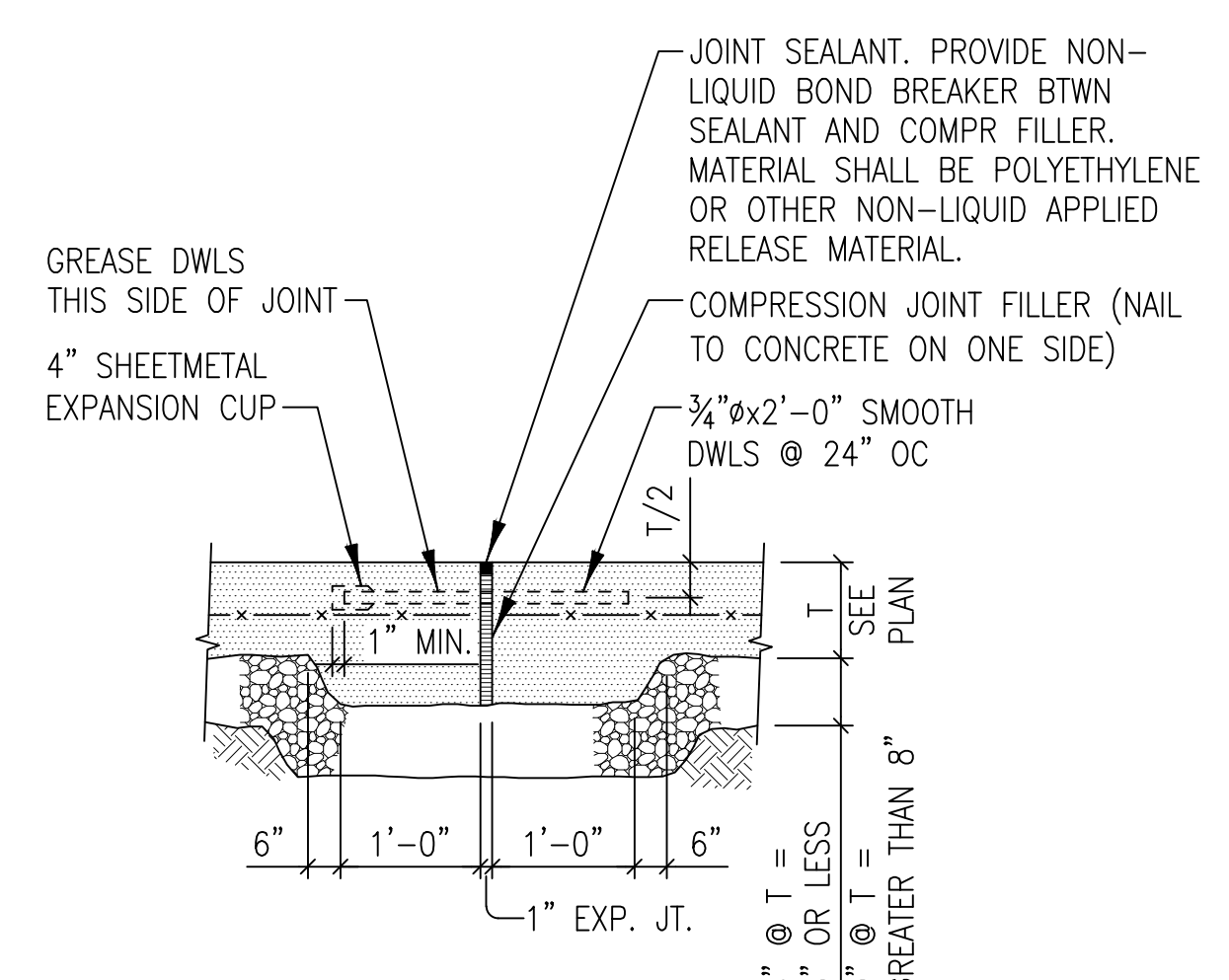
NOTE:
 * - INDICATES DIM TO BE COORD w/ MECH DWGS.
 SECTION - TYPICAL CONCRETE TRENCH REINFORCING
 N.T.S. (12) S-3



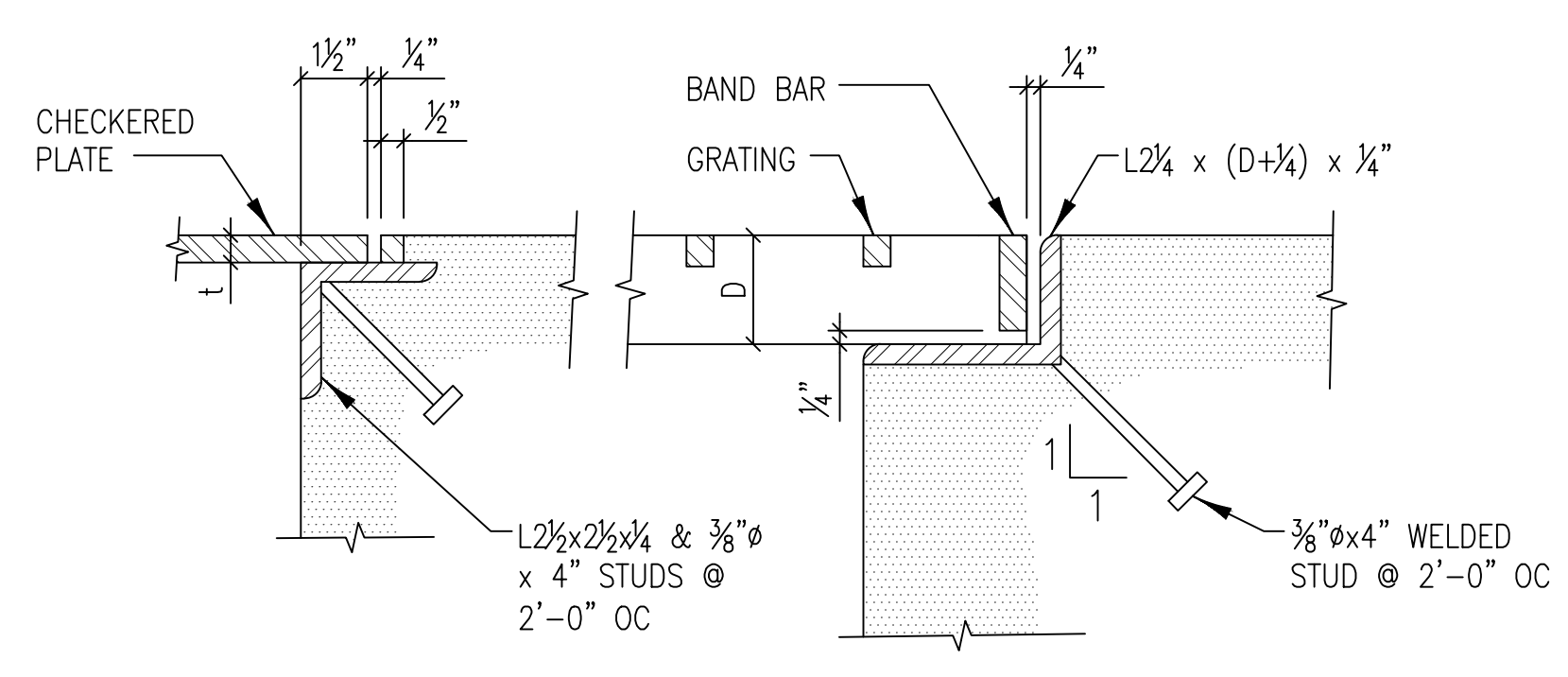
DETAIL - DEPRESSION IN SLAB LESS THAN OR EQUAL TO SLAB THICKNESS
 N.T.S. (14) S-3



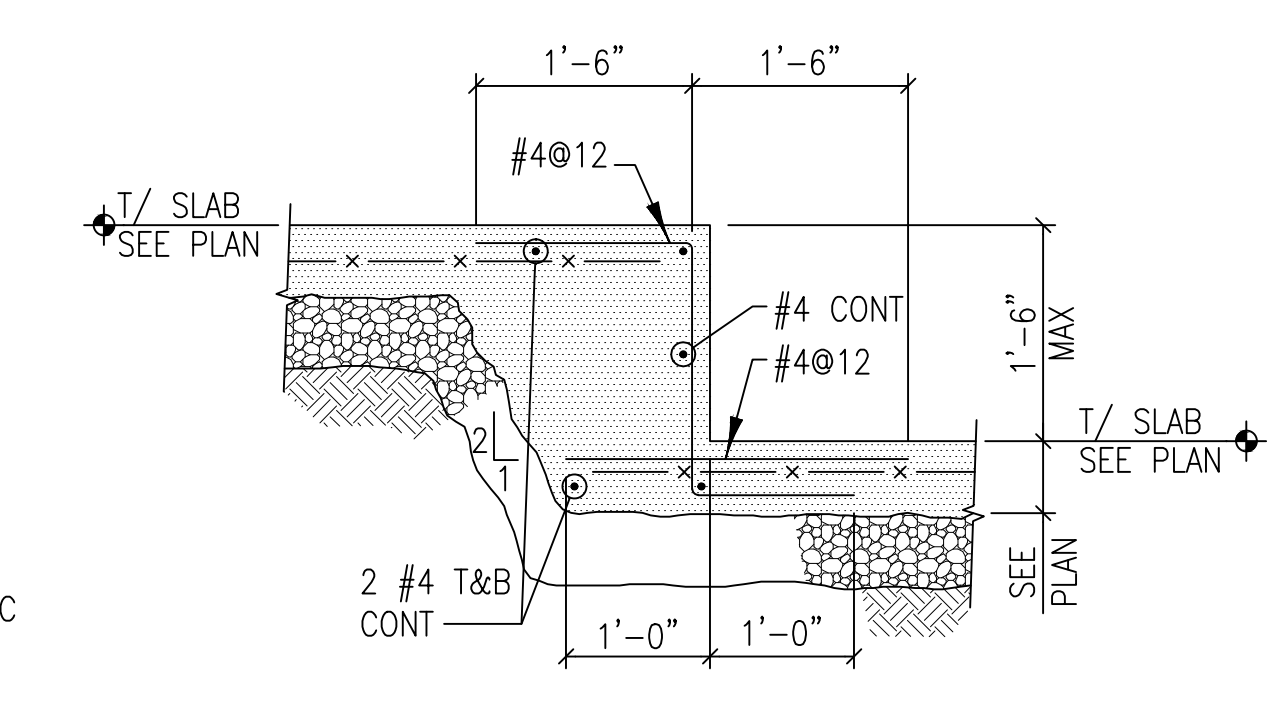
SECTION
 N.T.S. (10) S-3



DETAIL - EXPANSION JOINT @ SLAB ON GRADE
 N.T.S. (11) S-3



DETAIL - TYPICAL GRATING & CHECKERED PLATE SUPPORT
 N.T.S. (13) S-3



DETAIL - DEPRESSION IN SLAB GREATER THAN SLAB THICKNESS
 N.T.S. (15) S-3

ADDENDA / REVISIONS		
DATE	USE	INITIALS
7/8/2016		DBB