

Abbreviations			
A.F.F.	ABOVE FINISHED FLOOR	M.L.D.	MOULDING
B./	BOTTOM OF BOARD	M.T.D.	METAL MOUNTED
B.L.O.G.	BUILDING BLOCKING	M.O.	MASONRY OPENING
B.L.K.G.	BLOCKING	N.C.	NOT IN CONTRACT
B.M.	BEAM	N.O.	NUMBER
B.R.C.	BEARING CONTROL JOINT	N.T.S.	NOT TO SCALE
C.L.	CENTERLINE	O.C.	ON CENTER
C.L.R.	CLEAR	O.P.N.G.	OPENING
C.M.U.	CONC. MASONRY UNIT	O.T.O.	OUT TO OUT
C.O.C.	COLUMN	P.A.R.T.	PARTIAL
C.O.N.C.	CONCRETE	P.L.Y.	PLYWOOD
C.O.N.T.	CONTINUOUS	P.P.T.	PROPERTY LINE
C.P.T.	CARPET	P.T.D.	PRESERVATIVE TREATED
D.B.L.	DOUBLE	R.E.N.F.	REINFORCEMENT
D.E.T.	DETAIL	R.E.V.	REVERSE
D.S.	DOWNPOUT	R.M.	ROOM
D.W.S.	DOWN	R.O.	ROUGH OPENING
D.W.G.	DRAWINGS	R.T.U.	ROOF TOP UNIT
E.A.	EACH	S.A.N.	SANITARY
E.L.E.V.	ELEVATION	S.B.	SPLASH BLOCK
E.L.E.C.	ELECTRIC	S.E.C.T.	SECTION
E.J.	EXPANSION JOINT	S.F.T.	SQUARE FEET
E.X.T.	EXTERIOR	S.O.	STORM DRAIN
F.N.	FRESH FLOOR	S.H.T.	SHEET
F.L.R.	FLOOR	S.H.T.	SHEET
F./	FACE OF	S.M.	SIMILAR
F./S.	FACE OF STUD	S.S.	STORM SEWER
F.N.D.	FOUNDATION	S.T.D.	STANDARD
F.T.D.	FOOTING	S.T.R.	STRUCTURAL
G.A.	GAGE	T.E.L.	TELEPHONE
G.A.L.V.	GALVANIZED	T.	TOP OF THICK
G.W.B.	GYPSON WALL BOARD	T.H.K.	THICK
H.	HORIZONTAL	T.P.	TYPICAL
H.M.	HOLLOW METAL	U.N.D.	UNLESS OTHERWISE NOTED
I.N.S.U.L.	INSULATION	V.	VERTICAL
I.N.V.	INVERT	W.	WITH
J.T.	JT	W.D.W.	WINDOW
K.T.	KITCHEN	W.D.	WOOD
L.A.V.	LAVATORY	W.H.	WATER HEATER
M.A.S.	MASONRY	W.P.	WATERPROOFING
M.A.X.	MAXIMUM		
M.E.C.H.	MECHANICAL		
M.I.N.	MINIMUM		

Project Address	Code Data
1140 International Parkway Fredericksburg, Virginia 22406	Virginia USBC (current edition) / 2012 IBC 2012 IMC 2012 IPC 2012 IEC 2012 IECC 2012 IFC
Agency with Jurisdiction	2009 ANSI A117.1 Accessible Standards
Stafford County, VA 1300 Courthouse Road Stafford, VA 22554 540-658-8650	Use Group F2 - Light Industrial A2 - Assembly
Tenant Area	Construction Type II-B - Fully Sprinklered Maximum Allowable Area: 23,000 SF Building Area = 9,975 SF
9,840 sq ft, gross	Travel Distance Maximum allowable length of travel to exit = 400' (F2) Maximum length of travel to exit = 120'
Vicinity Map	Exit Requirements Exits: 2 Required, 2 Provided 23 Occupants/exit Exit Width: 36"

Tenant	Building Owner	Designer	MEP Engineer	General Contractor
6 Bears and a Goat Brewing Co., LLC Mark Faller mfaller@6bgbrewingco.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 Gentry jgentry@dcpgc.com 1840 W Broad Street #300 Richmond, VA 23200 804-249-2600
Construction Notes	Construction Notes (Cont.)	Construction Notes (Cont.)	General Notes	General Notes (Cont.)
NOTE: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES. ALL S.D.S., 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 FINISHES SHALL HAVE THE SAME FLAME SPREAD RATING AS THE INSULATION. 4. ALL INTERIOR FINISHES SHALL COMPLY WITH REQUIREMENT OF USBC, SECT 803. LOCKS 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 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 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, 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 SOUND LETTER OR CHANGES ORDER FROM THE ARCHITECT. 15. THE CONTRACTOR WILL PROVIDE ALL NECESSARY LABOR, MATERIALS, ACCESSORIES AND INCIDENTALS NECESSARY FOR A COMPLETE AND FUNCTIONAL INSTALLATION AS ILLUSTRATED AND NOTED. 16. THE CONTRACTOR WILL PROVIDE ADA SIGNAGE IDENTIFYING ALL ROOMS AT THE RIGHT OR LATCH SIDE OF THE DOOR OR DOOR WAY.	1. 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. 2. 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. 3. 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. 4. SECURE WORK TRUE TO LINE AND LEVEL, AND WITHIN RECOGNIZED INDUSTRY TOLERANCES. ALLOW FOR EXPANSION AND BUILDING MOVEMENT. 5. PROVIDE JOINT MESH IN EXPOSED WORK TO OBTAIN THE BEST VISUAL EFFECT. REFER QUESTIONABLE VISUAL EFFECTS TO SDS, LLC FOR FINAL DECISION. 6. VERIFY DIMENSIONS IN THE FIELD, AND NOTIFY SDS, LLC OF ANY APPARENT DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. 7. B. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION. 8. C. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLOUGED OR CAPPED, AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICE. 9. D. THESE DRAWINGS ARE DIAGNOSTIC 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, DIAGNOSTIC, THEY ONLY ILLUSTRATE THE GENERAL NATURE AND SCOPE OF THE WORK; FURTHER, THEY DO NOT SHOW EACH COMPONENT OR SUB-COMPONENT OF THE WORK. 10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS REQUIRED TO CARRY OUT THE INTENT OF THE CONTRACT DOCUMENTS. DIMENSIONS 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. 11. 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 DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK. 12. E. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM SDS, LLC. 13. 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.	1. 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. 2. 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. 3. 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 2304-11.6. 4. J. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES. 5. 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. 6. L. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND TRIMMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY CHANGES IN THE WALL PLANE. 7. M. COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES. 8. 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. 9. 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. 10. P. INTERRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE. 11. 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. 12. 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. 13. S. SET PLUMBING AND ELECTRICAL, BY DIMENSION ONLY (NOT BY SCALING). COORDINATE INSTALLATION BY COORDINATING WITH INTERIOR STUD INSTALLER.	
Plumbing Requirements	Plumbing Provided	Occupant Load	List of Drawings	ADDENDA / REVISIONS
Water Closet: (F2) M/F: 1 per 100 (A2) M/F: 1 per 40 Lavatories: (F2) M/F: 1 per 100 (A2) M/F: 1 per 75 1 Service Sink	Water Closet: 3M/3F/1 Employee Lavatories: 2M/2F 1 Service Sink	Brewery 200 Gross @ 2,600 SF = 13 Occupants Kitchen 200 Gross @ 1,175 SF = 5 Occupants Offices 100 @ 842 SF = 8 Occupants Dining Room 15 Net @ 1,664 SF = 110 Occupants Total = 136 Occupants	A0.0 Cover Sheet ADA1.0 ADA Accessibility ADA1.1 ADA Accessibility A1.0 Existing Plan (Phase 1 - Brewery) A1.1 Building Floor Plan A1.2 Kitchen Plan and Equipment Schedule A1.3 N/A A1.4 Dining and Bar Plan, Bar Equipment Schedule A1.5 Life Safety Plan A1.6 Dining Room - Reflected Ceiling Plan and Lighting Schedule A1.7 Kitchen - Reflected Ceiling Plan A1.8 Finish Plan and Schedule A4.0 Interior Elevations A4.1 Interior Elevations A5.0 Details	DATE USE INITIALS 2015.08.10 REVIEW KMP 2015.08.30 DRAFT KMP

DATE	USE	INITIALS
2015.08.10	REVIEW	KMP
2015.08.30	DRAFT	KMP

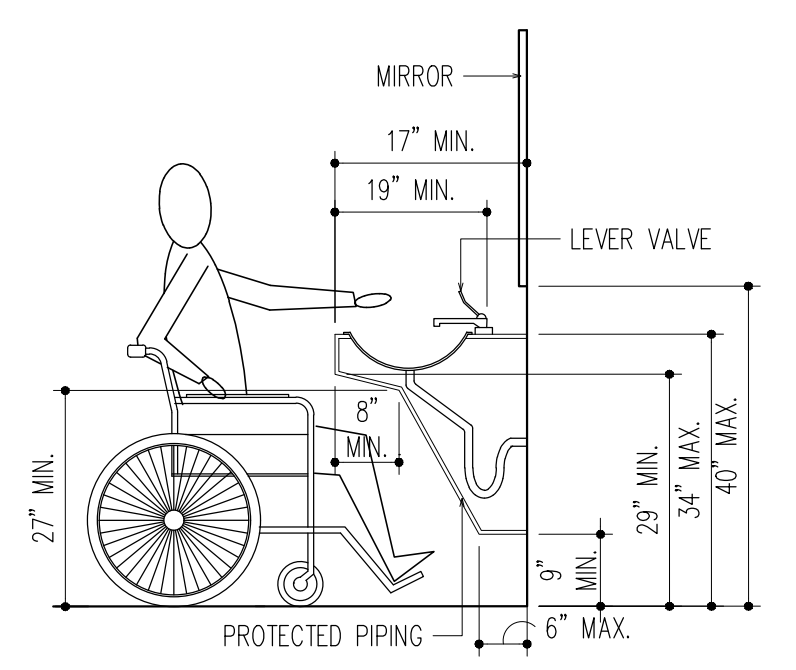
Project:
6 Bears and a Goat Brewery
Stafford, VA
Sheet:
List of Drawings
Notes:
Code Data
Issue:
Date:
2015.08.30
Sheet No:
A0.0

ACCESSIBILITY NOTES

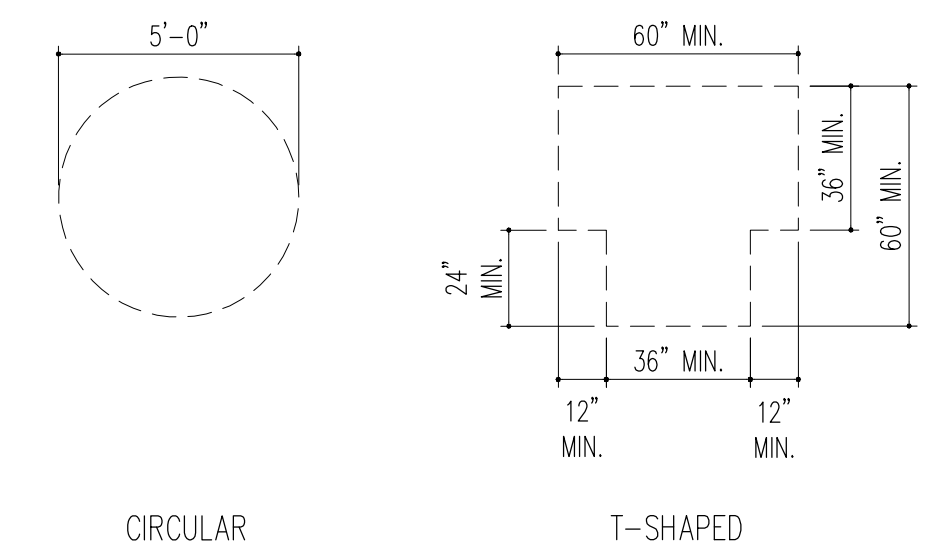
IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THAT ALL FINAL WALL LOCATIONS WILL BE SO INSTALLED THAT THEY WILL ACCOMMODATE THE INSTALLATION OF ALL FIXTURES NOTED ON THIS SHEET.

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.

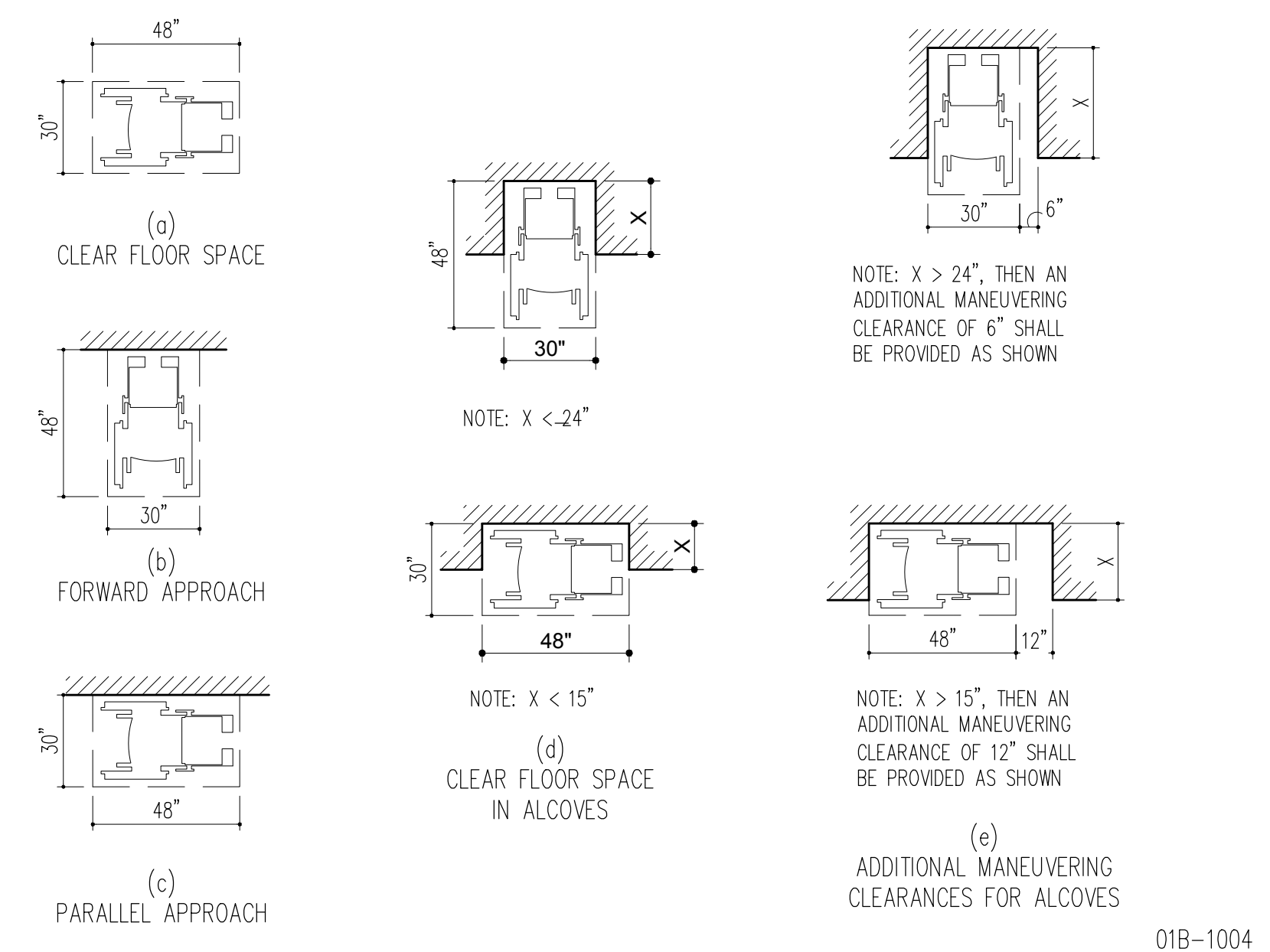
- 1) CHANGES IN FLOOR FINISH LEVEL BETWEEN 1/4" HIGH AND 1.2" HIGH MAXIMUM SHALL BE MADE BY A MEANS OF A TRANSITION STRIP WITH A SLOPE NOT STEEPER THAN 1:2.
- 2) AT ALL DOORS:
 - A. PROVIDE LEVER HANDLE TYPE LOCK SETS HARDWARE FOR ALL DOORS. PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
 - B. THE BOTTOM 12" OF DOORS SHALL HAVE A SMOOTH AND UNINTERRUPTED SURFACE. 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. 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

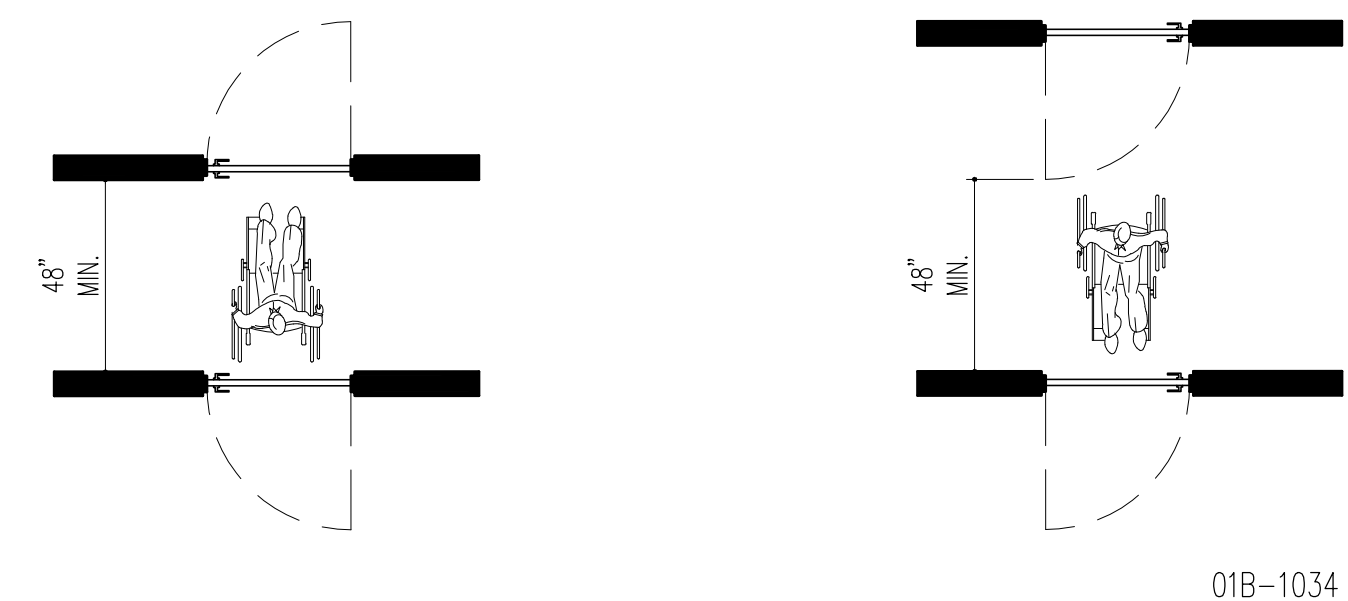


TURNING SPACES 1/4"=1'-0" 5



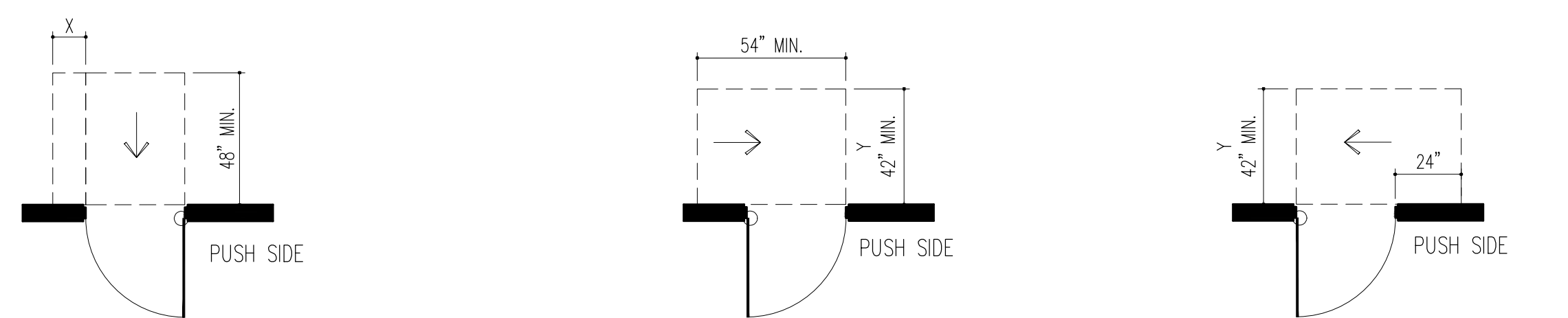
01B-1004

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

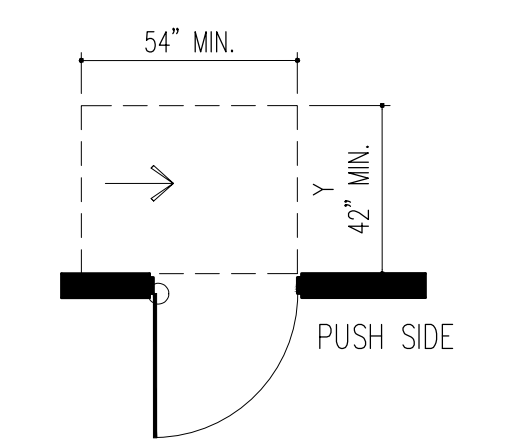


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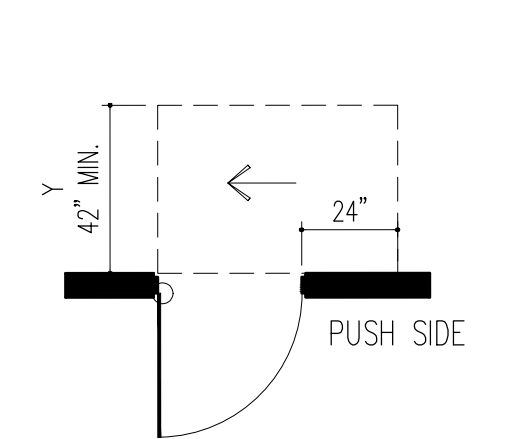
TWO DOORS IN SERIES 1/4"=1'-0" 3



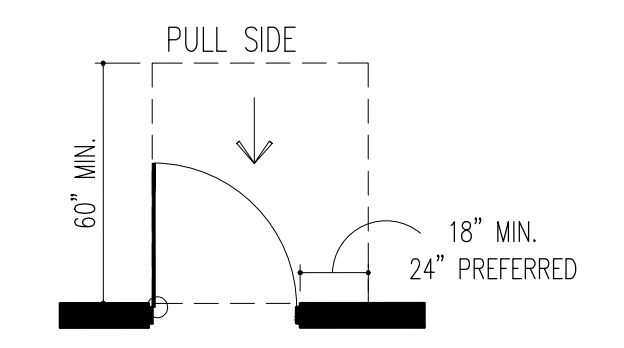
NOTE: X=12" IF DOOR HAS LATCH & CLOSER



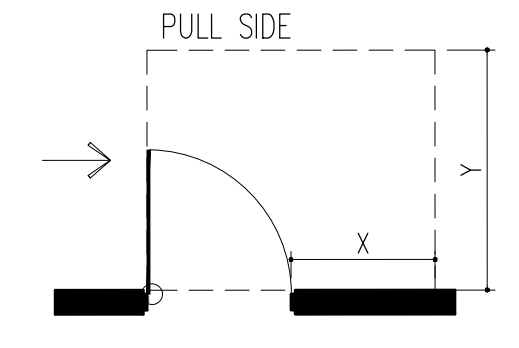
NOTE: Y=48" IF DOOR HAS LATCH & CLOSER



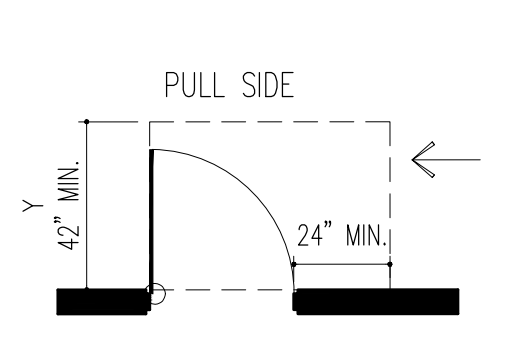
NOTE: Y=48" IF DOOR HAS CLOSER



(a) FRONT APPROACHES SWINGING DOORS



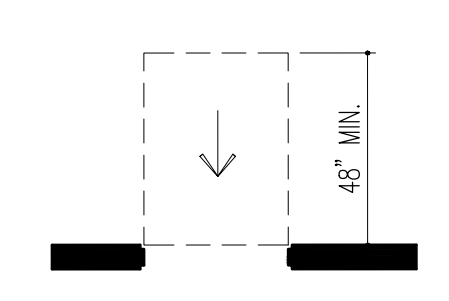
NOTE: IF Y=60" THEN X=36" MIN. IF Y=54" THEN X=42" MIN.



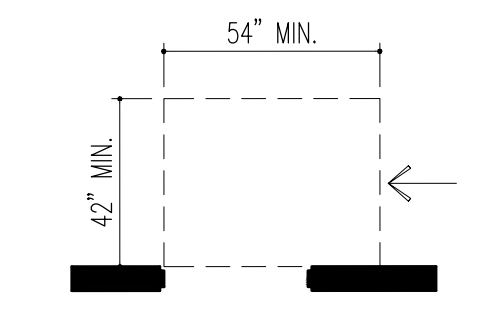
NOTE: Y=54" IF DOOR HAS CLOSER

(e) LATCH SIDE APPROACHES - SWINGING DOORS

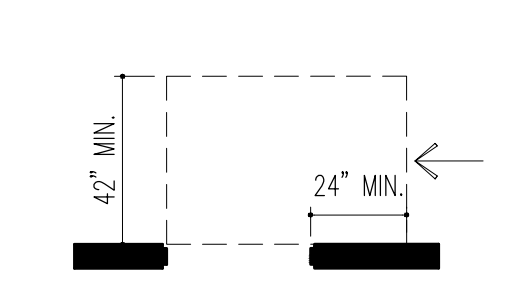
(c) HINGE SIDE APPROACHES SWINGING DOORS



(b) FRONT APPROACHES - SLIDING & FOLDING DOORS



(d) SLIDE SIDE APPROACHES - SLIDING & FOLDING DOORS



(f) LATCH SIDE APPROACHES - SLIDING & FOLDING DOORS

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

01B-1033

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

ADDENDA / REVISIONS

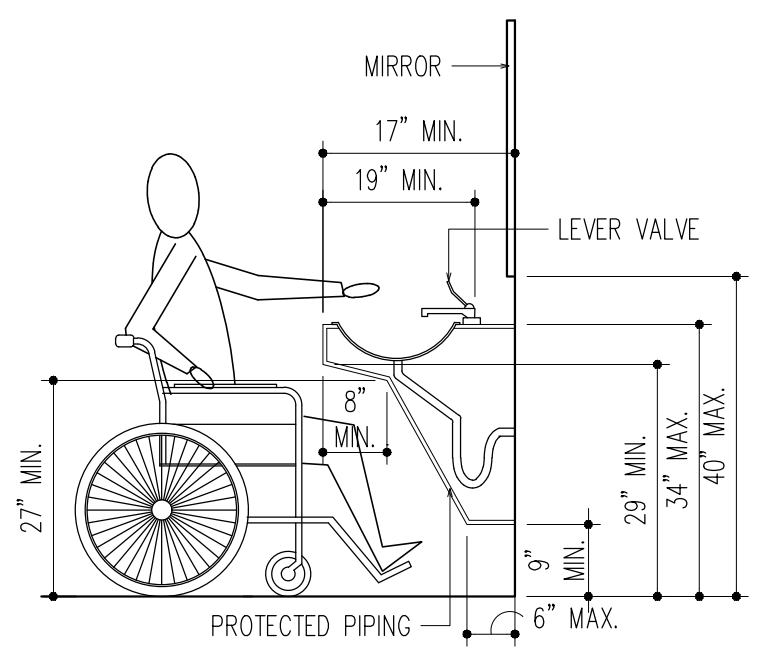
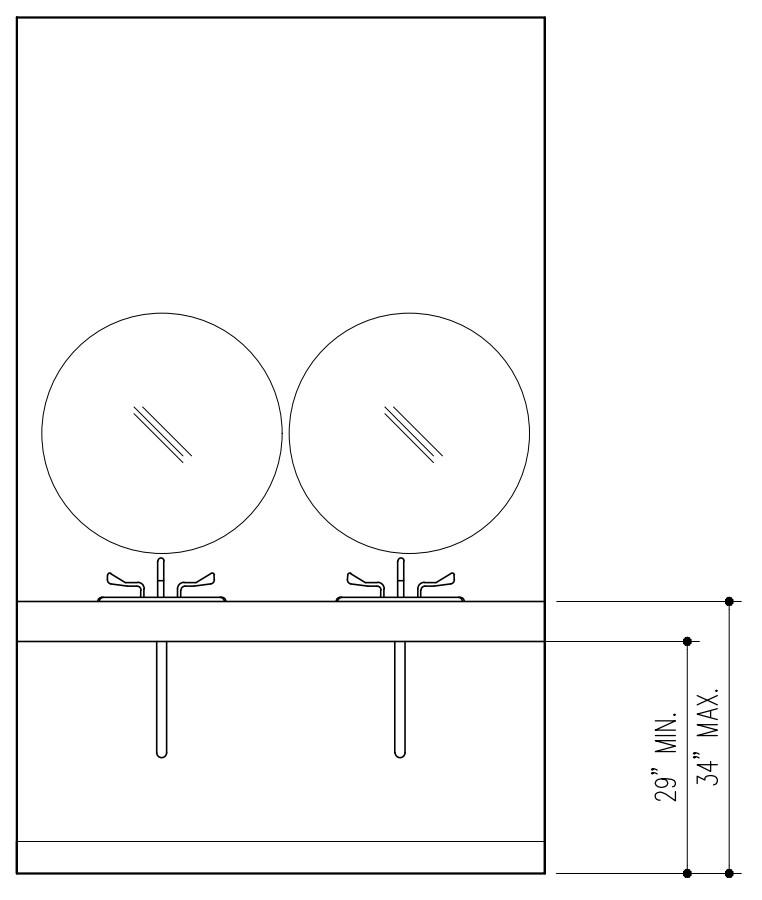
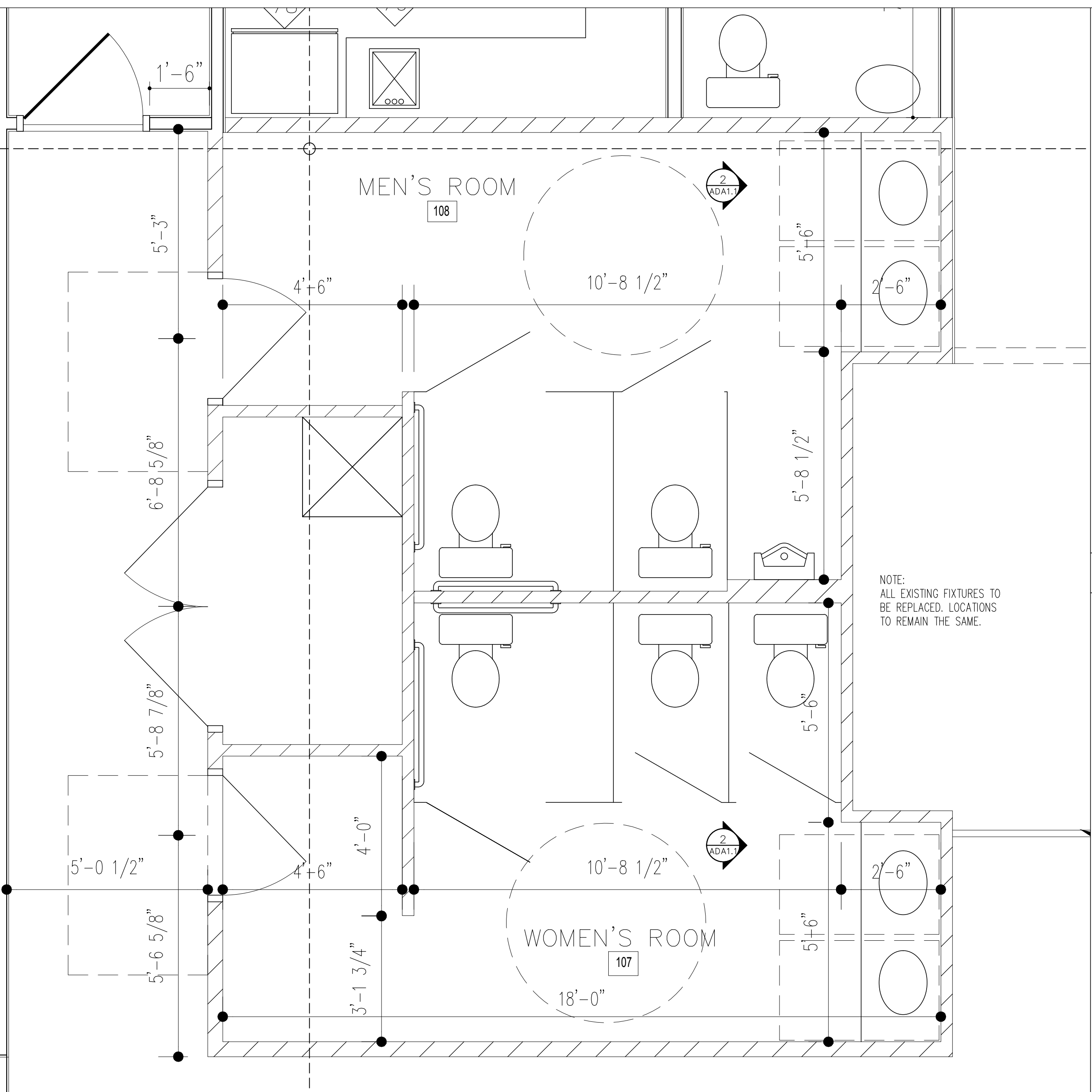
DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.09.07	REVIEW	KMP

ACCESSIBILITY NOTES

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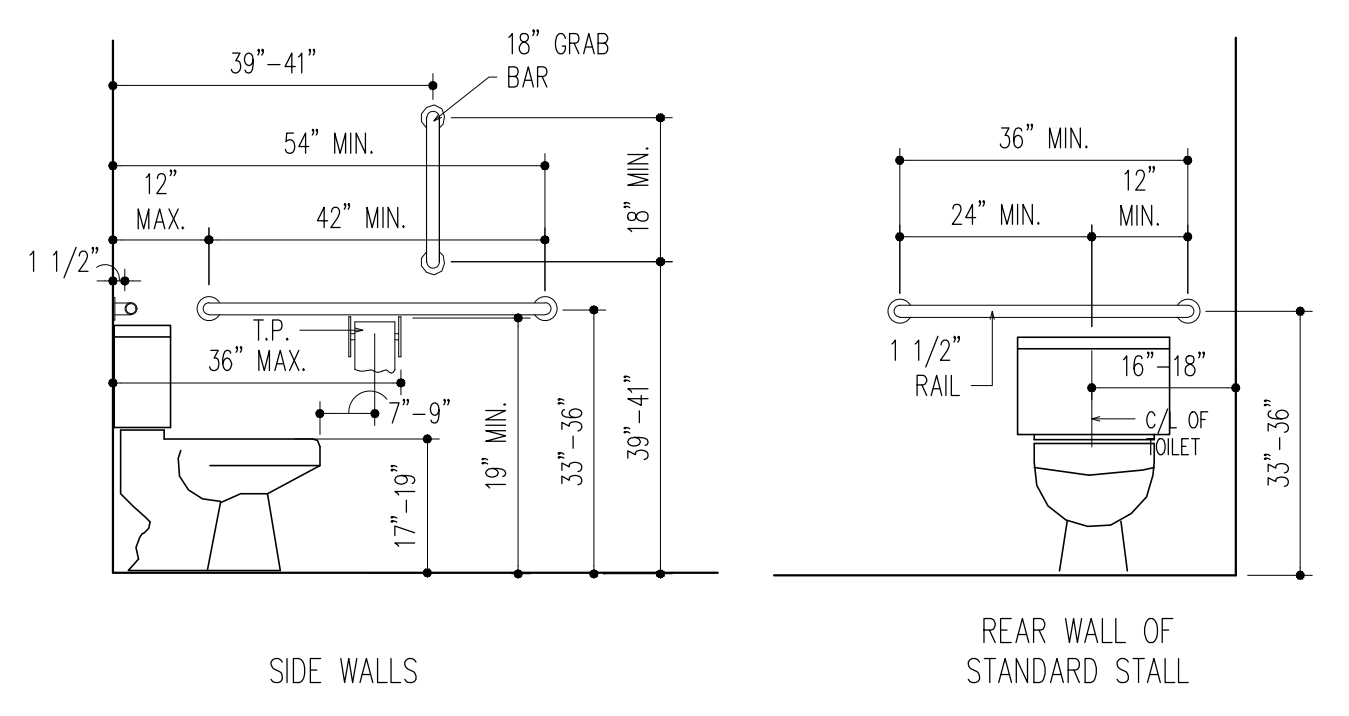
IF THE GENERAL CONTRACTOR NOTICES ANY DIMENSIONED PARTITIONS THAT DO NOT ALLOW THE FIXTURE DIMENSIONS NOTED ON THIS SHEET HE SHALL NOTIFY SPACES DESIGN STUDIO BEFORE INSTALLING SAID PARTITIONS.

- 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.
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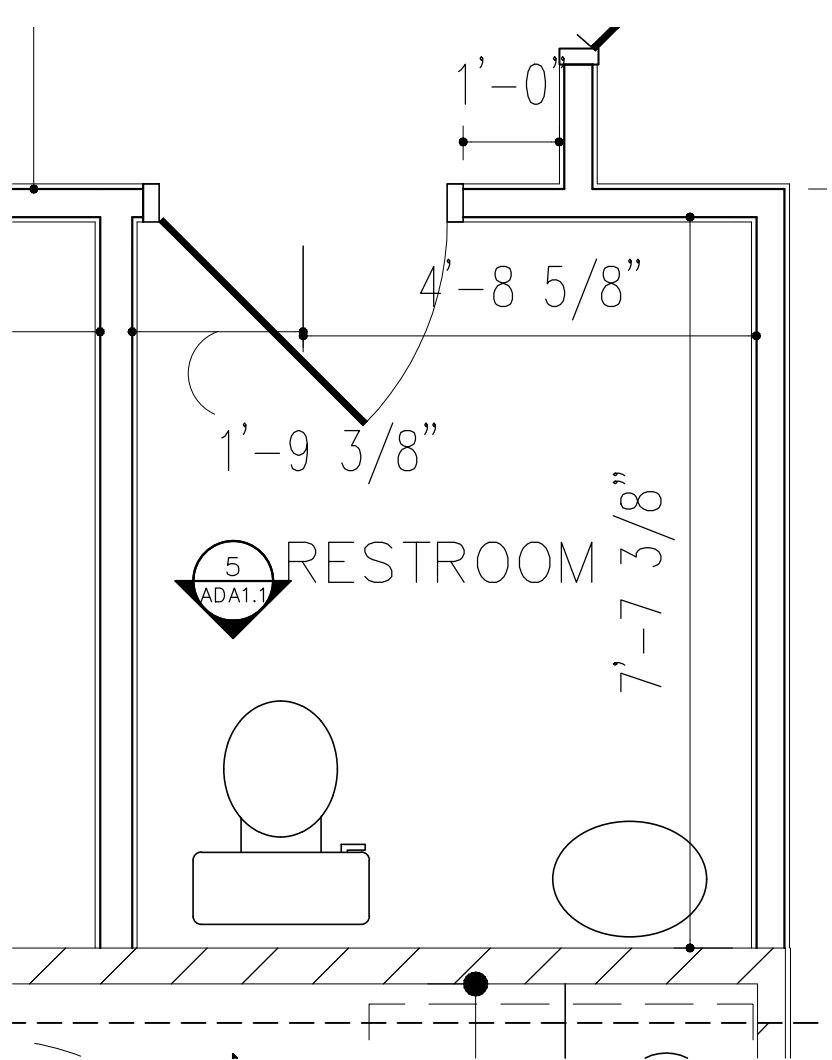
HEIGHTS AND CLEARANCES AT LAVATORIES

EXISTING SINK ELEVATIONS/CLEARANCES 1/2"=1'-0" 3

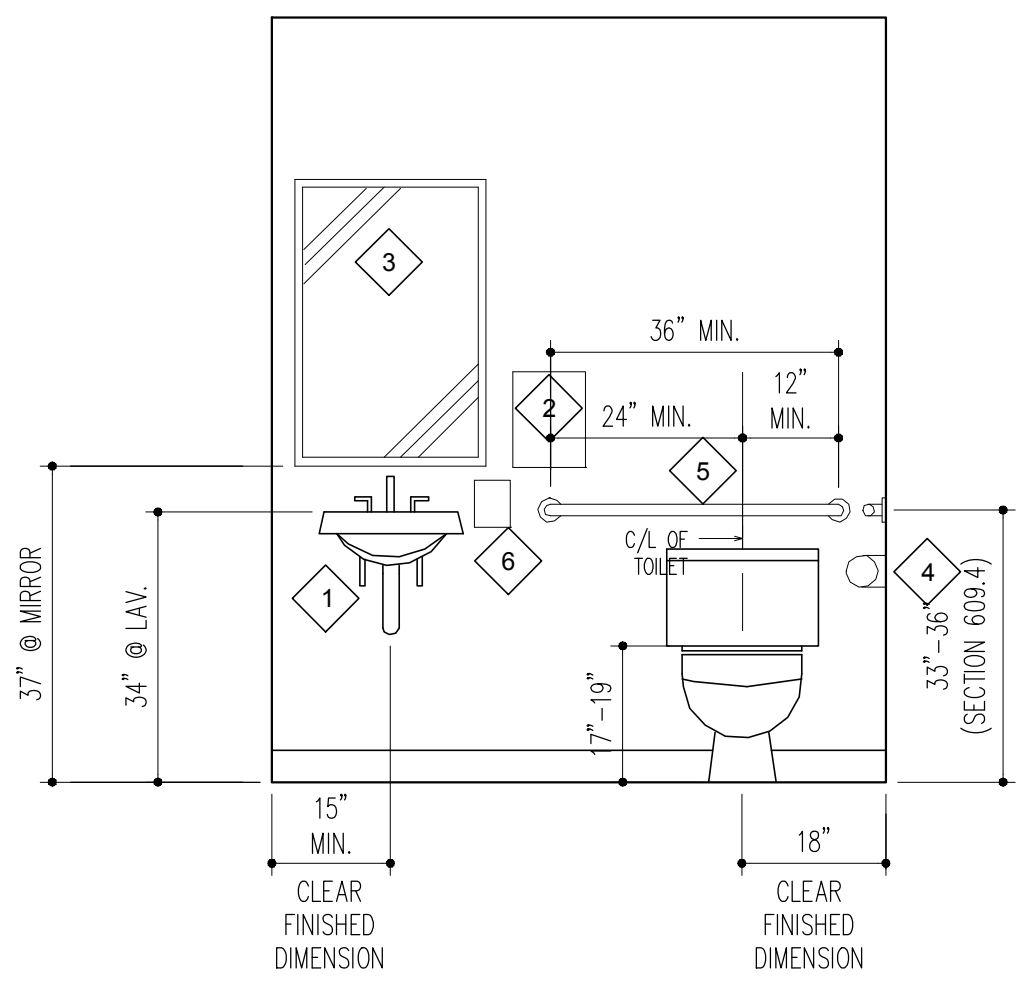


SINK ELEVATIONS/CLEARANCES 1/2"=1'-0" 4

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



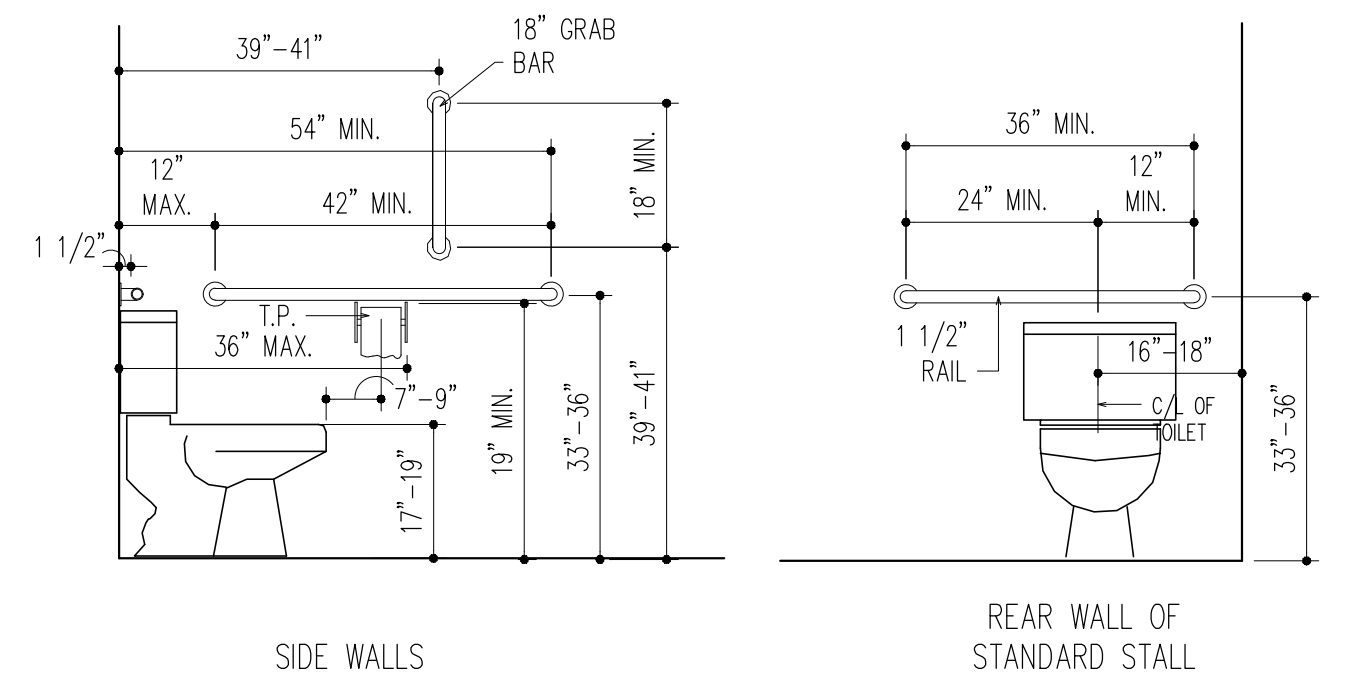
EXISTING EMPLOYEE BATHROOM 1/2"=1'-0" 2



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



EMPLOYEE TOILET ROOM ELEVATIONS / CLEARANCES 1/2"=1'-0" 5

ADDENDA / REVISIONS

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



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417 William Street
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www.fredericksburgspaces.com
540.371.3674

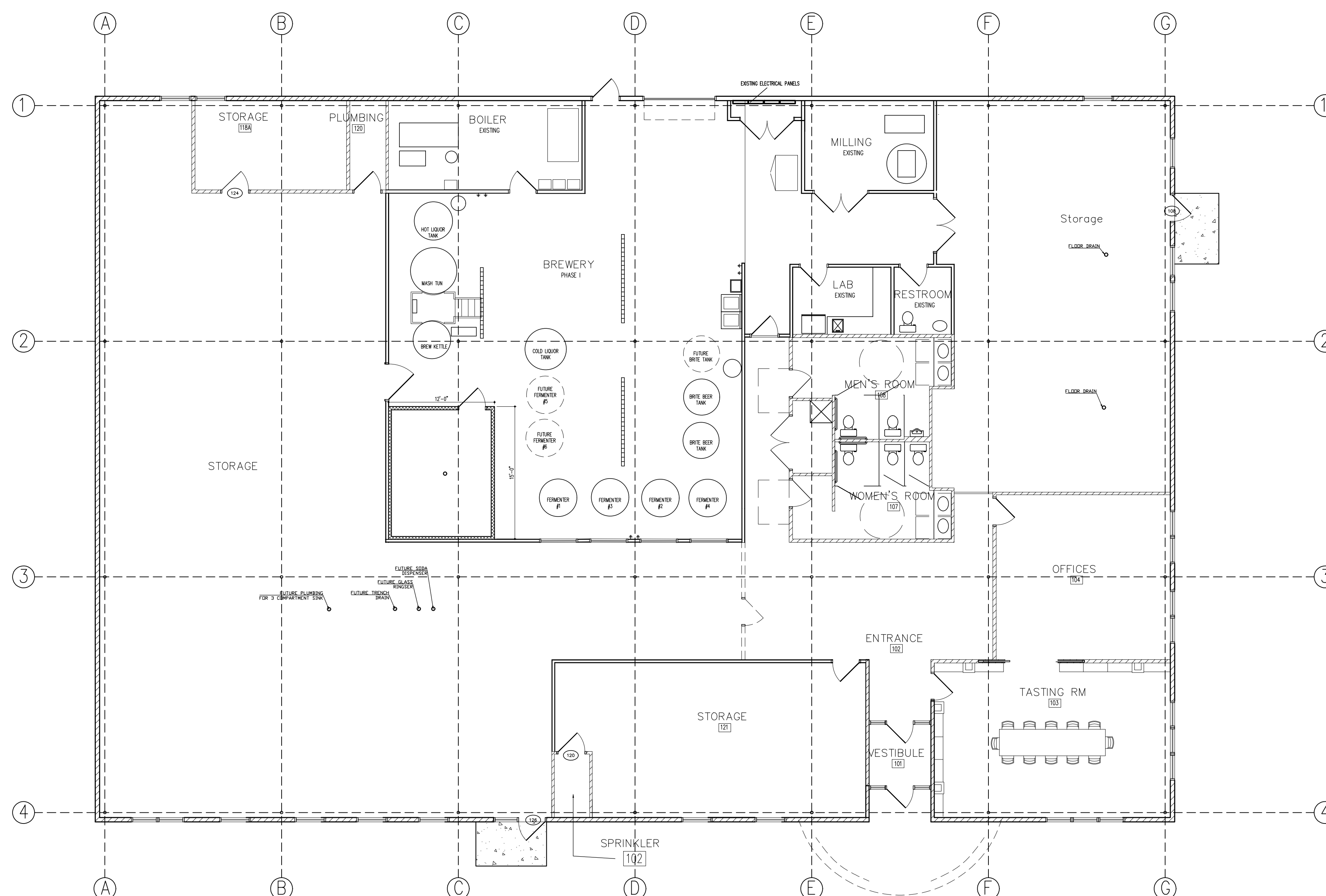
SYMBOLS:

101 ROOM NUMBER

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

DOORS AND HARDWARE TO BE REMOVED



- NOTES:**
- 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.
 - REMOVE ALL CABINETRY, SHELVING, DESKS, BUILT-INS, AND ANY REMAINING FURNITURE.
 - REMOVE ALL CEILING TILE AND GRID IN DEMO AREAS.
 - REMOVE ALL FINISHED FLOORING INCLUDING CARPET, VCT, TRANSITION STRIPS, AND ANY PADDING. PREPARE CONCRETE FLOOR AS REQUIRED.
 - 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.
 - WHERE WINDOWS ARE TO BE REMOVED, INFILL TO MATCH

ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.05.22	REVIEW	MTC
2016.04.10	REVIEW	KMP
2016.09.07	REVIEW	KMP

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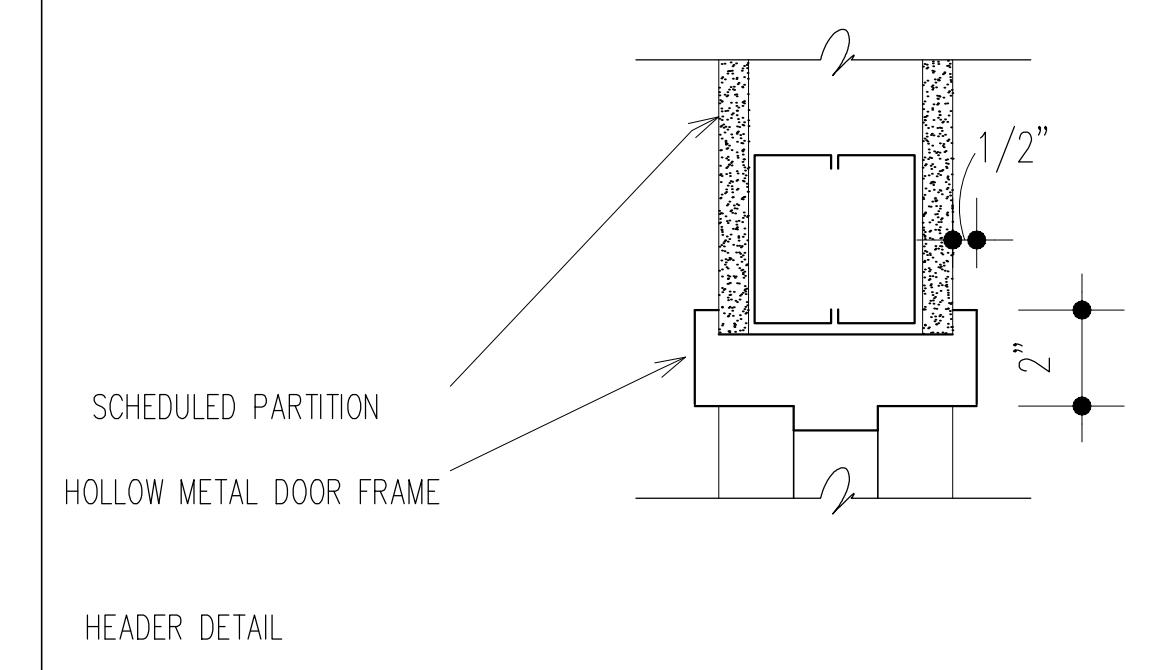
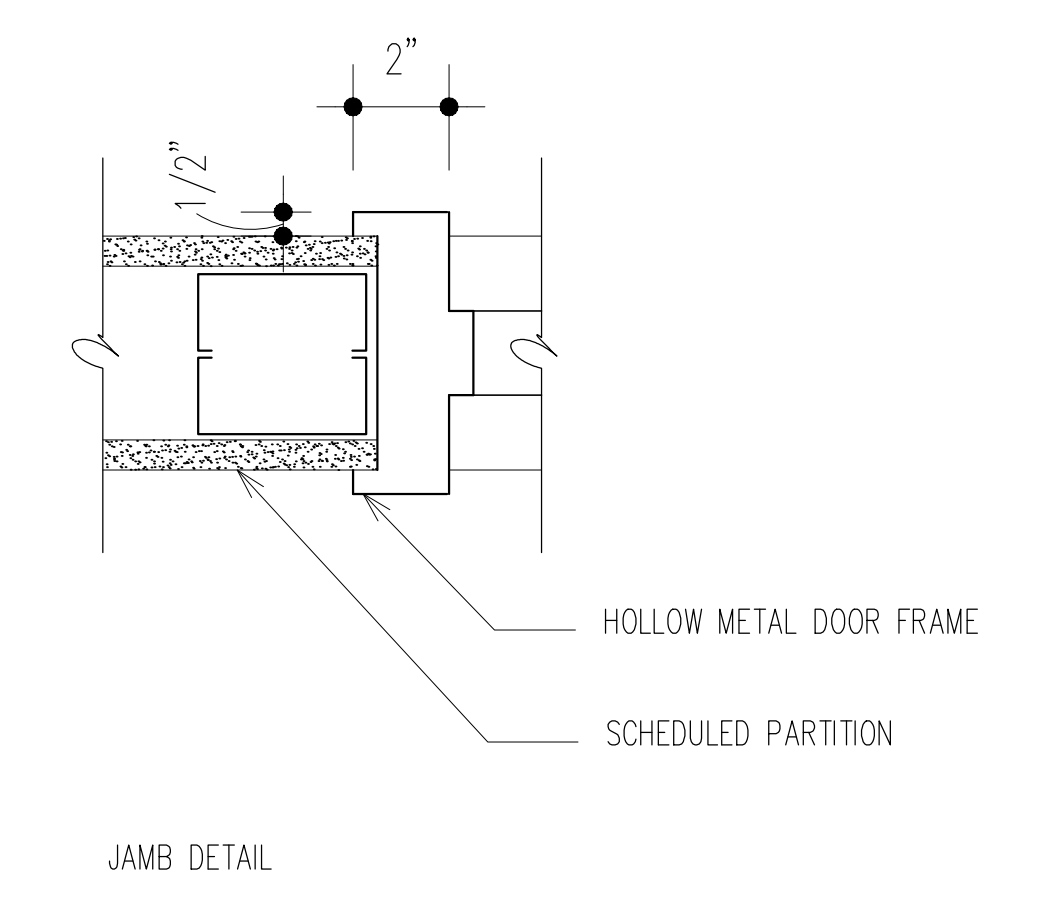
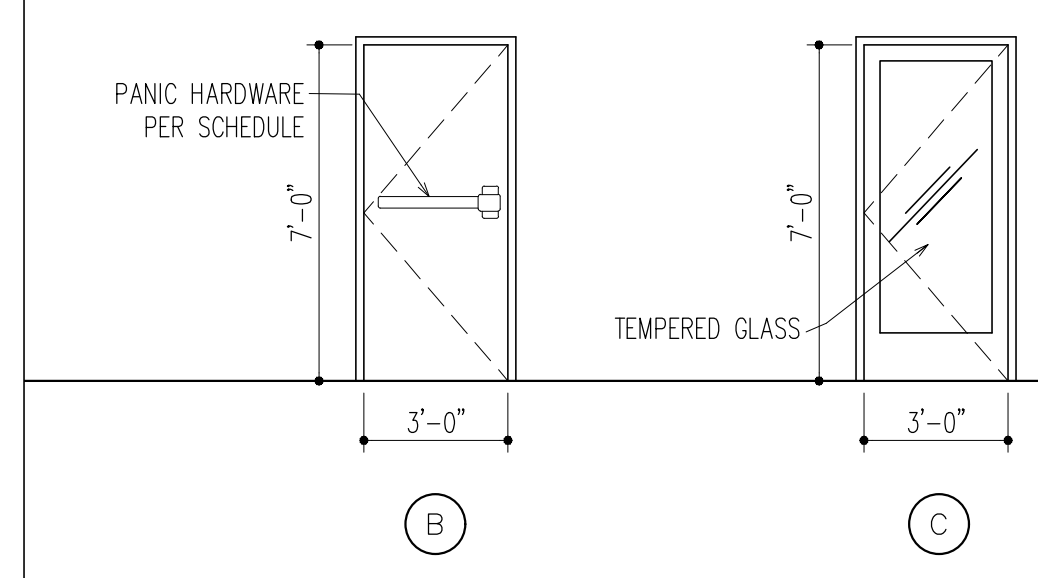
Project:
6 Bears and a Goat Brewery
Stafford, VA
Sheet:
Existing Floor Plan

Issue:
DRAFT - NOT FOR CONSTRUCTION
Sheet No.:
Date: 2016.09.07
A1.0

Door Schedule										
Door #	Door					Door Frame		Hardware	Threshold	Notes
	Width	Height	Thickness	Material	Type	Material	Finish	Finish		
126	3'-0"	7'-0"		MTL	C	MTL				STDFRONT, ACL
129	6'-6"	7'-0"		FRP-1						CO
130	3'-0"	7'-0"		WD	B					30" KICKPLATE
131	3'-0"	7'-0"	1-3/4"	MTL	B	MTL	PT-X			30" KICKPLATE, PH, ACL

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

Notes:
 1) See 2/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.

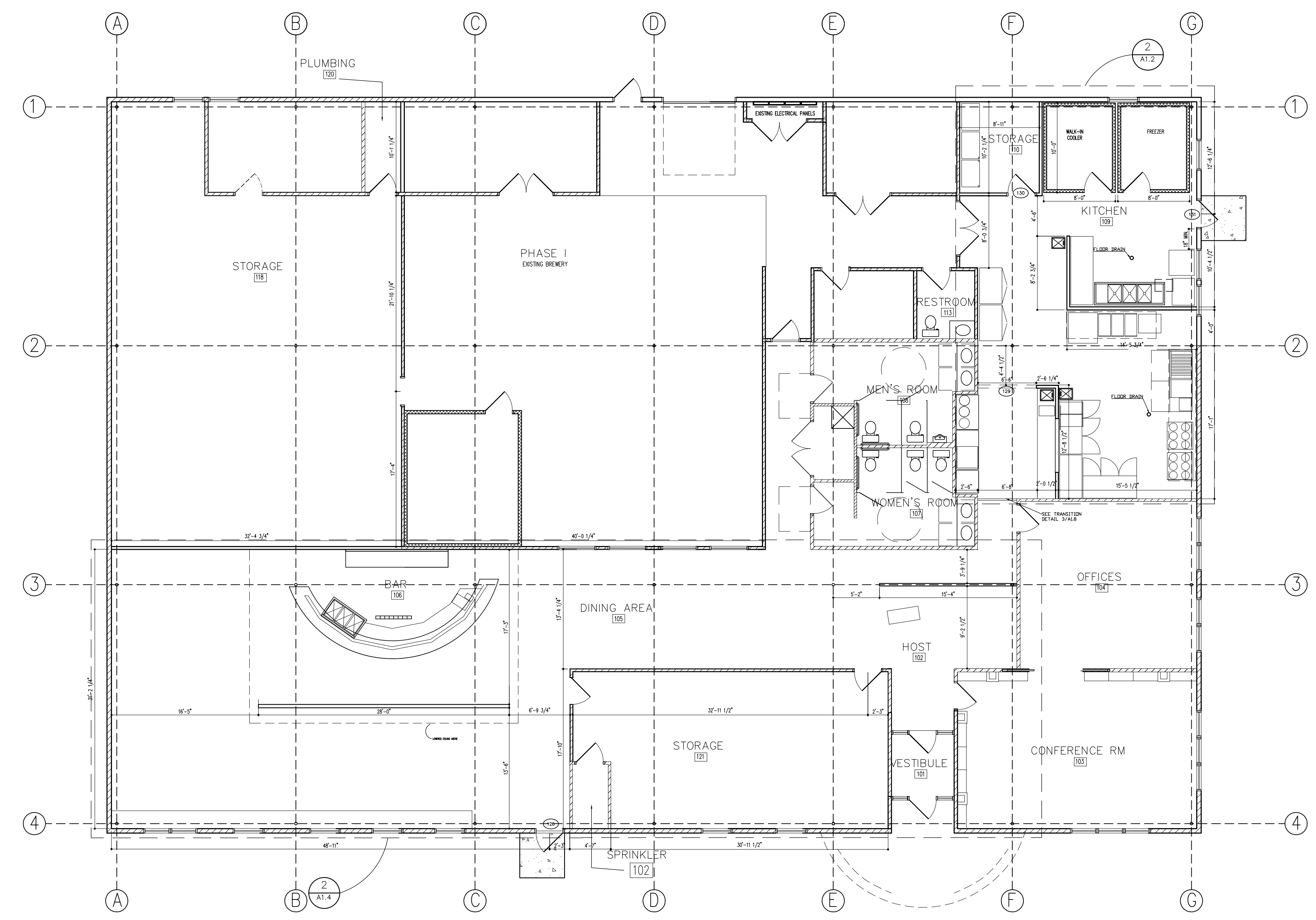


SYMBOLS:

	WALL TYPE
	ROOM NUMBER
	EQUIPMENT NUMBER
	WINDOW NUMBER
	DOOR NUMBER
	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/A5.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
 - REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 - IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS AND REQUIREMENTS.

DOOR SCHEDULE | 1 DOOR TYPES | 2 DOOR DETAILS | 3"=1'-0" | 3



ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.04.10	REVIEW	KMP
2016.09.07	DRAFT	KMP

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Project:
 6 Bears and a Goat Brewery
 Stafford, VA
Sheet:
 New Work Plan
 Door, Finish, Window Schedules
 Finish Legend
Issue:
 DRAFT - NOT FOR CONSTRUCTION
Date:
 2016.09.07
Sheet No:
A1.1

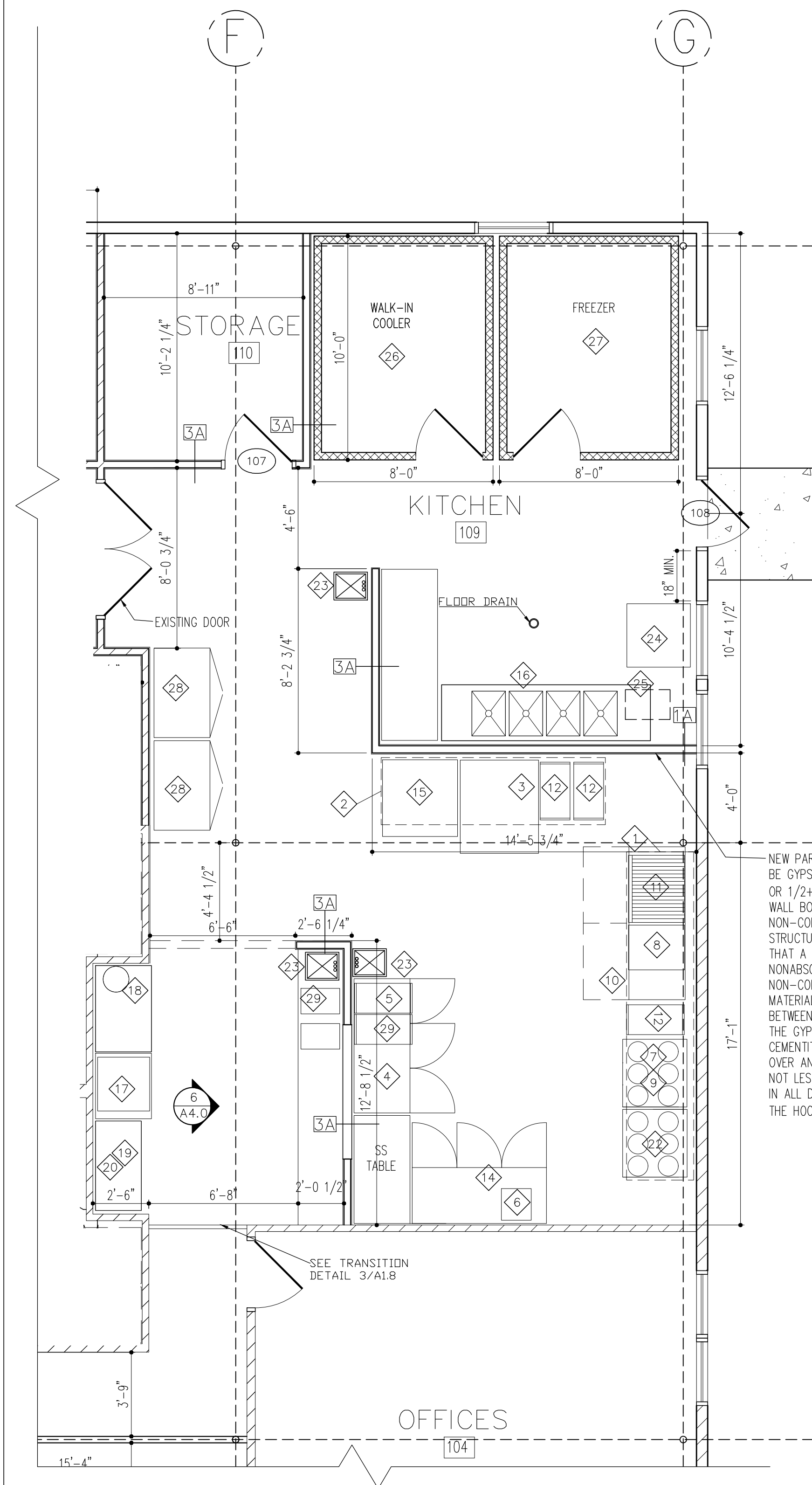
BUILDING PLAN | 1/8"=1'-0" | 5

Kitchen Equipment Schedule

Item #	Description	manufacturer	Model #	QTY	Dimensions / Size	Voltage	Phase	Amps	BTU/hour	Floor Drain
1	Hood	Captive Aire Systems	4824-ND-2-BR	1	14'-8"					
2	Hood	Captive Aire Systems	ND-PSP-F	1	48"x24"x120"					
3	Pizza Oven	Wood Stone	WS-BL-4343	1	42-1/4"x50"x69-3/4"	120		2	80,500	
4	Sandwich Prep Refrigeration	TRUE	TUC-72	1	72-3/8"x30-1/8"	115	1	8.5		
5	Hot Well	APW-Wyott	W-43V	2	14"x30"	208/240		6.7		
6	Sandwich Press	Waring	WDG-250	1	17.5"x16"	120		15		
7	Range	US Range	G36-6R	1	35-1/2"x34-1/2"				236,000	
8	charbroiler	Starmax	6124RCBF	1	24"x29"				80,000	
9	Salamander	US Range	GIR36	1	35-1/2"x16-5/8"				40,000	
10	4 Drawer Refrigerator	TRUE	TRCB-72	1	84"x32-1/8"	115	1	15		
11	Grill	Starmax	FTG9036	1	36"x27"				84,000	
12	Fryer	Avantco	FF400	3	15 1/2" x 30 1/4"				120,000	
13	N/A									
14	6 Drawer Refrigerator	TRUE	TFP-72-30M-D-6	1	72-1/8"x33-1/2"	115	1	5.1		
15	Double Stack Oven	Hobart	HEC502	1	40-1/4"x41-1/8"	208/230	1 or 3			
16	4 Compartment Sink			1	112" W					
17	Soda			1	23"x23"					
18	Tea Brewer	Bunn	TB3Q	1	10" x 22"	120	14.4			
19	Ice Maker	Manitowoc	SY1804A	1	48"x24.5	208-230	1	23.5		
20	Ice Bin			1	48"					
21	6 burner	Star	806HA	1	24"x30"				180,000	
22	N/A									
23	Handsink			3						
24	Dishwasher	EcoLab	ES-2000HT	1	32 1/4"W x 29 3/4"	220V	1 or 3	68.8		2" Minimum
25	Grease Interceptor	Boos		1						
26	Walk-in Cooler	Norlake	8101	1	8'-0"x10'-0"x7'-4"	220V	3			
27	Walk-in Freezer	Norlake	8101	1	8'-0"x10'-0"x7'-4"	220V	3			
28	Reach-in Refrigerator	TRUE	TS-49	2	55" x 30"	115V	1	5.8		
29	POS system									

KITCHEN EQUIPMENT SCHEDULE

1



NEW PARTITION WALL SHALL BE GYPSUM WALL BOARD OR 1/2+ CEMENTITIOUS WALL BOARD ATTACHED TO NON-COMBUSTIBLE STRUCTURES PROVIDED THAT A SMOOTH CLEANABLE NONABSORBANT, AND NON-COMBUSTIBLE MATERIAL IS INSTALLED BETWEEN THE HOOD AND THE GYPSUM OR CEMENTITIOUS WALL BOARD OVER AN AREA EXTENDING NOT LESS THAN 18 INCHES IN ALL DIRECTIONS FROM THE HOOD (2012 IMC 507.9)



- SYMBOLS:**
- 3A WALL TYPE
 - 101 ROOM NUMBER
 - ◇ EQUIPMENT NUMBER
 - ① WINDOW NUMBER
 - ② DOOR NUMBER
 - ② A4.0 ENLARGED PLAN
 - 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/A5.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
 4. REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 5. IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS AND REQUIREMENTS.

ADDENDA / REVISIONS

DATE	USE	INITIALS
2016.03.15	DRAFT	KP
2016.09.07	REVIEW	KMP

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

Date: 2016.09.07
Sheet No: **A1.2**

KITCHEN EQUIPMENT PLAN

1/4" = 1'-0" 2

Item #	Description	Manuf	Model #	Qty	Dimensions / Size	Volume	Voltage	Phase	Amps	Drain Type	BTU/hr	Notes
50	Brew Kettle	Stout	BK725TW-TI-SG-JKT	1	63"wx34" h	15 Bbl / 725 Gal						
51	Jacketed Mash Tun w/ Rakes and Plow	Stout	MT158BL-PLW-JKT-465	1	51"wx103" h	15 Bbl / 465 Gal						3KW motor
52	Steam Jacketed Hot Liquor Tank	Stout	HL600TW-SG-XP-JKT	1	52"wx34" h	15 Bbl / 600 Gal						
53	Cold Liquor Tank	Stout	CL288BL-JKT	1	56"wx101" h	20 Bbl / 620 Gal						
54	Brite Beer Tank	Stout	BB158BL-JKT (63270)	2	50"wx103" h	15 Bbl						1/4" NPT FEMALE, 1 Brite Tank to be added in the future
55	Fermenter	Stout	CF158BL-JKT (8680)	4	52"wx125" h	15 Bbl						2 Fermentation Tanks to be added in future
56	Wort Chiller	Thermaline	TC-71	1	12"x34"	15 Bbl / 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	1,260,000	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" Dx 39.5" Hx 20.5W	50 Gal						
60	Malt Mill	Stout		1	28" Dx 36" Wx 27" H + 26" cabinet	300 / minute						100# Hopper Capacity, 3/4 HP motor. Mounted on Enclosed Cabinet
61	Flexible Auger	Stout		1		1000 / minute	115/220v	1				3/4 HP Drive Motor, 30" Flex Auger. Control Unit 1120V
62	Floor Hopper	Stout	HOP15FLOOR-FF (630)	1	54"wx92" h	60 cubic ft / 1700L						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	600S21717	1	41"x22-1/2"							Or Similar, Owner to approve
68	Hand sink	Regency	SEHS17	1	17"x15"							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	PM108F284100-A	1	75"X47"X76", 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-COM(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"							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								



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

- GENERAL NOTES:**
- INTERIOR WALL PARTITIONS ARE 3-5/8" METAL STUD UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL...

- KEY NOTES:**
- 4" CHANNEL DRAIN WITH FIBERGLASS OR STAINLESS STEEL GRATING
 - PREFABRICATED WALK-IN COOLER. SEE MANUFACTURERS SPECIFICATION FOR ASSEMBLY.
 - FLOOR DRAIN
 - HALF-HEIGHT WALL, SEE ELEVATION FOR DETAILS
 - HOT/COLD HOSE BIB
 - 15 BBL TANKS TO BE REPLACED WITH 30 BBL TANKS IN THE FUTURE AS DIRECTED BY OWNER
 - IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS.
 - ALL OUTLETS IN BREWERY TO BE WATERPROOF, GFI
 - FOR INSTALLATION DETAILS, SEE STOUT SPECIFICATIONS
 - 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

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Project:
6 Bears and a Goat Brewery
Stafford, VA

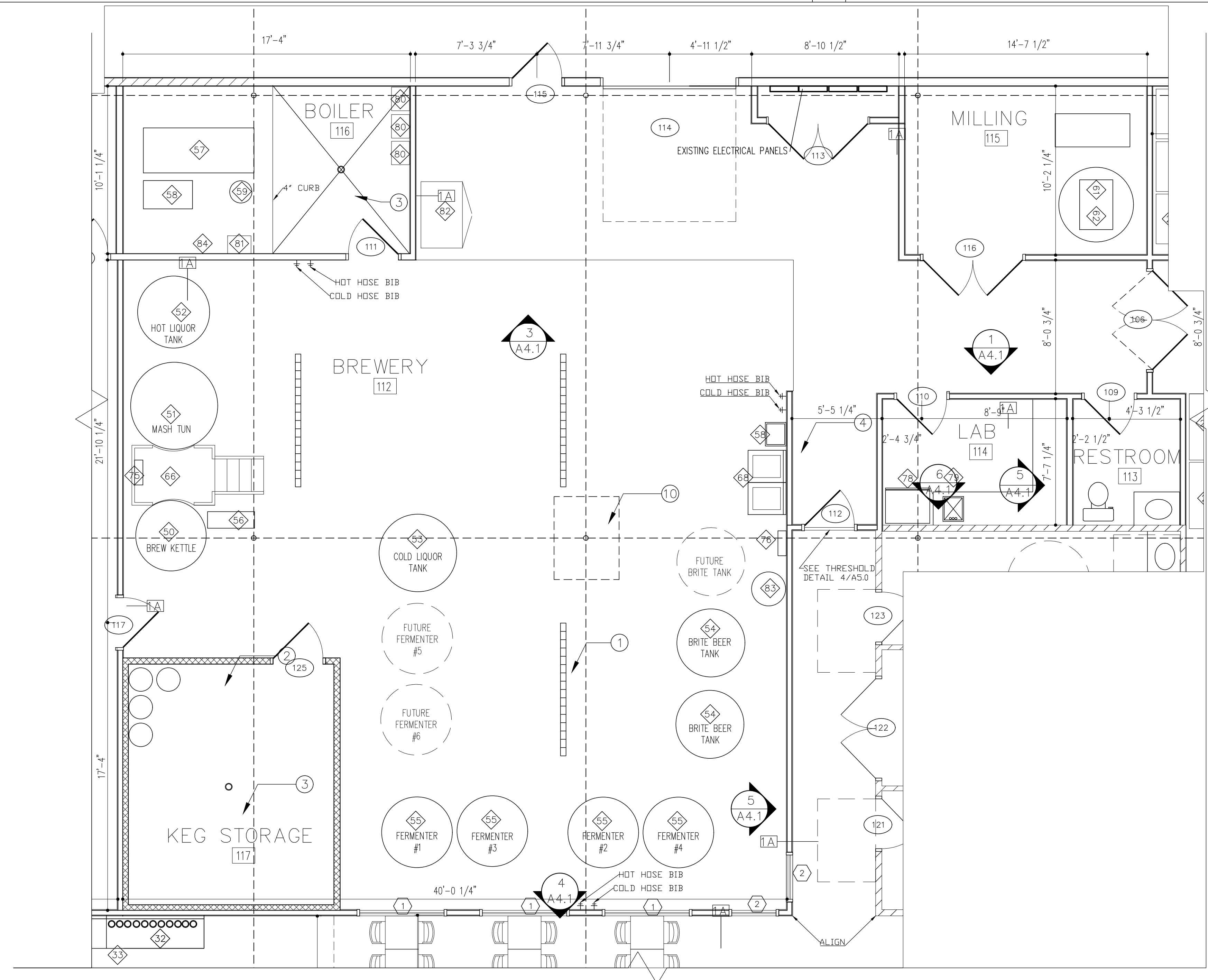
Sheet:
Brewery Equipment Plan
Equipment Schedule

Issue:

Date: 2015.07.21

Sheet No: A1.3

BREWERY EQUIPMENT SCHEDULE



BREWERY EQUIPMENT PLAN

1/4" = 1'-0" 2

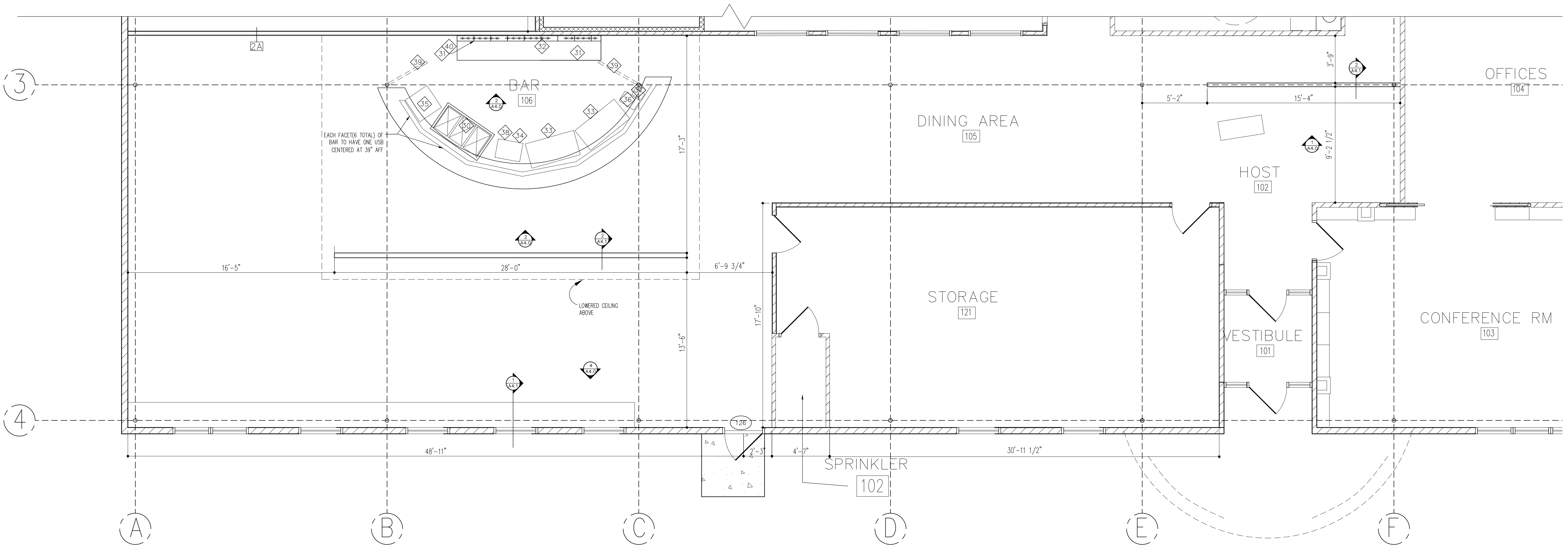


Item #	Description	Manuf	Model #	Quantity	Dimensions / Size	Voltage	Phase	Breaker	Amps	Water Supply	Drain	Floor Drain / Sink	Notes
30	3 compartment sink (bar)	Advanced Tabco	FC-3-1515	1	50"Wx20-1/2"D								OR SIMILAR
31	Bar top glass rinser	Micromatic	MM-5821	1	6-3/8"X6-3/8"								SRF MNTD. OR SIMILAR
32	Bar taps			20									INSTALLED BY OTHER
33	Undercounter coolers	Avantco	UBB-24-48G 48"	2	48"Wx24"D	115	1		7.2				OR SIMILAR
34	Soda Gun Dispenser (bar unit)			1									INSTALLED BY OTHER
35	Dishwasher	ECOLAB	U-HT	1	24"Wx25"Dx33.75"H	240	1		60	1/2" min.	1" min.		FUTURE
36	POS Station			2									INSTALLED BY OTHER
37	POS printer			1									INSTALLED BY OTHER
38	Ice Bin	Advanced Tabco	PRI-19-24-10	1	24"Wx18"D								OR SIMILAR
39	TV			2	48"								OWNER PROVIDED
40	Drip Tray with Drain	Micromatic	DP-120D	TBD	16"x5"								SRF MNTD. OR SIMILAR

- SYMBOLS:**
- 3A WALL TYPE
 - 101 ROOM NUMBER
 - 4 EQUIPMENT NUMBER
 - 1 WINDOW NUMBER
 - 102 DOOR NUMBER
 - 2
AT2 ENLARGED PLAN
 - 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/A5.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
 4. REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 5. IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS AND REQUIREMENTS.

BAR EQUIPMENT SCHEDULE



ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.09.07	REVIEW	KMP

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BAR EQUIPMENT PLAN

Project:
6 Bears and a Goat Brewery
Stafford, VA

Sheet:
Bar Equipment Plan
Equipment Schedule

Issue:

Date:
2016.09.07

Sheet No:
A1.4



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417 William Street
Fredericksburg, VA 22401
www.fredericksburgspaces.com
540.371.3674

SYMBOLS:

- 3A WALL TYPE
- 101 ROOM NUMBER
- ◇ EQUIPMENT NUMBER
- ① WINDOW NUMBER
- 102 DOOR NUMBER
- 2/RTZ ENLARGED PLAN
- 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/A5.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
4. REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
5. IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS AND REQUIREMENTS.

ADDENDA / REVISIONS

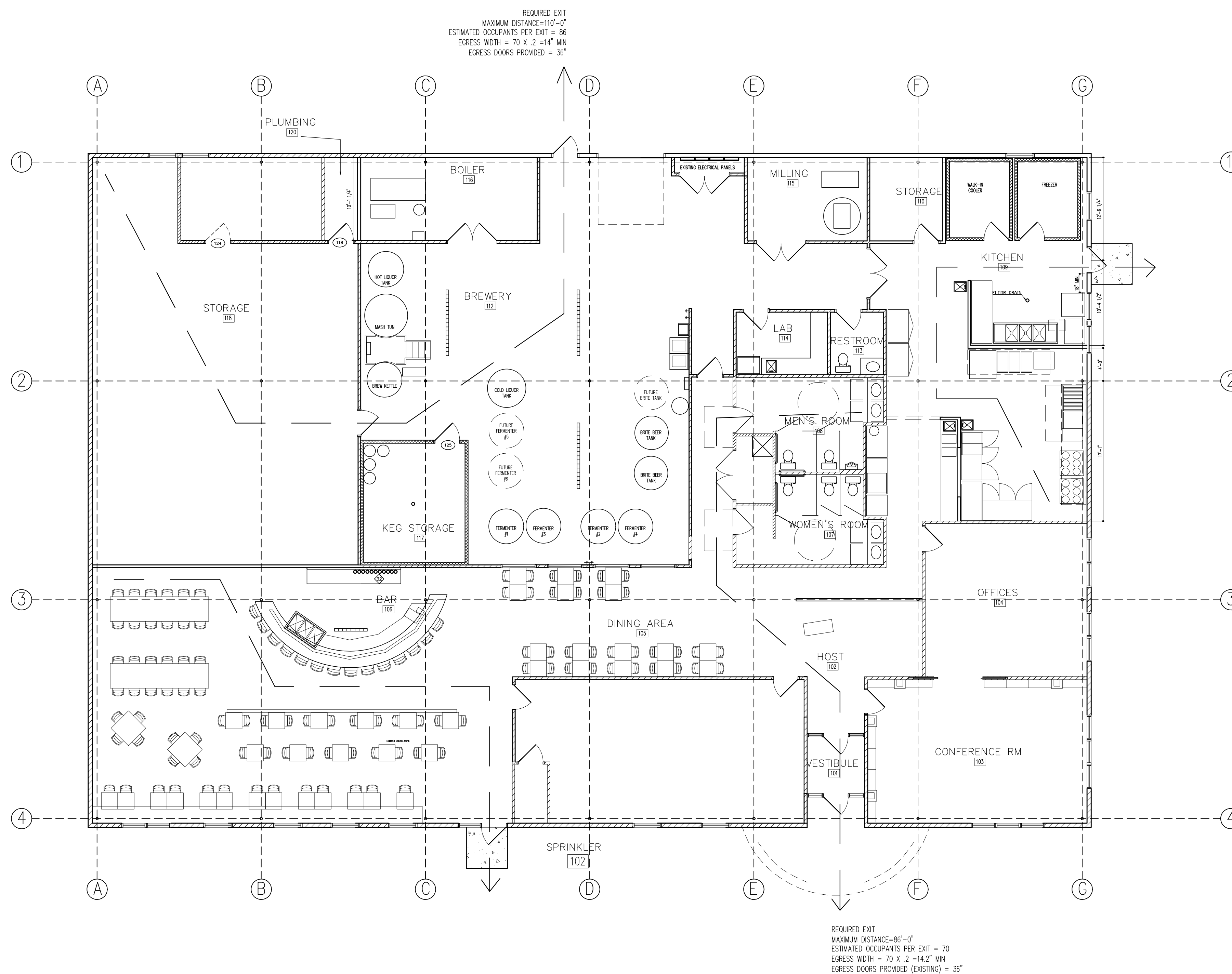
DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.09.07	REVIEW	KMP

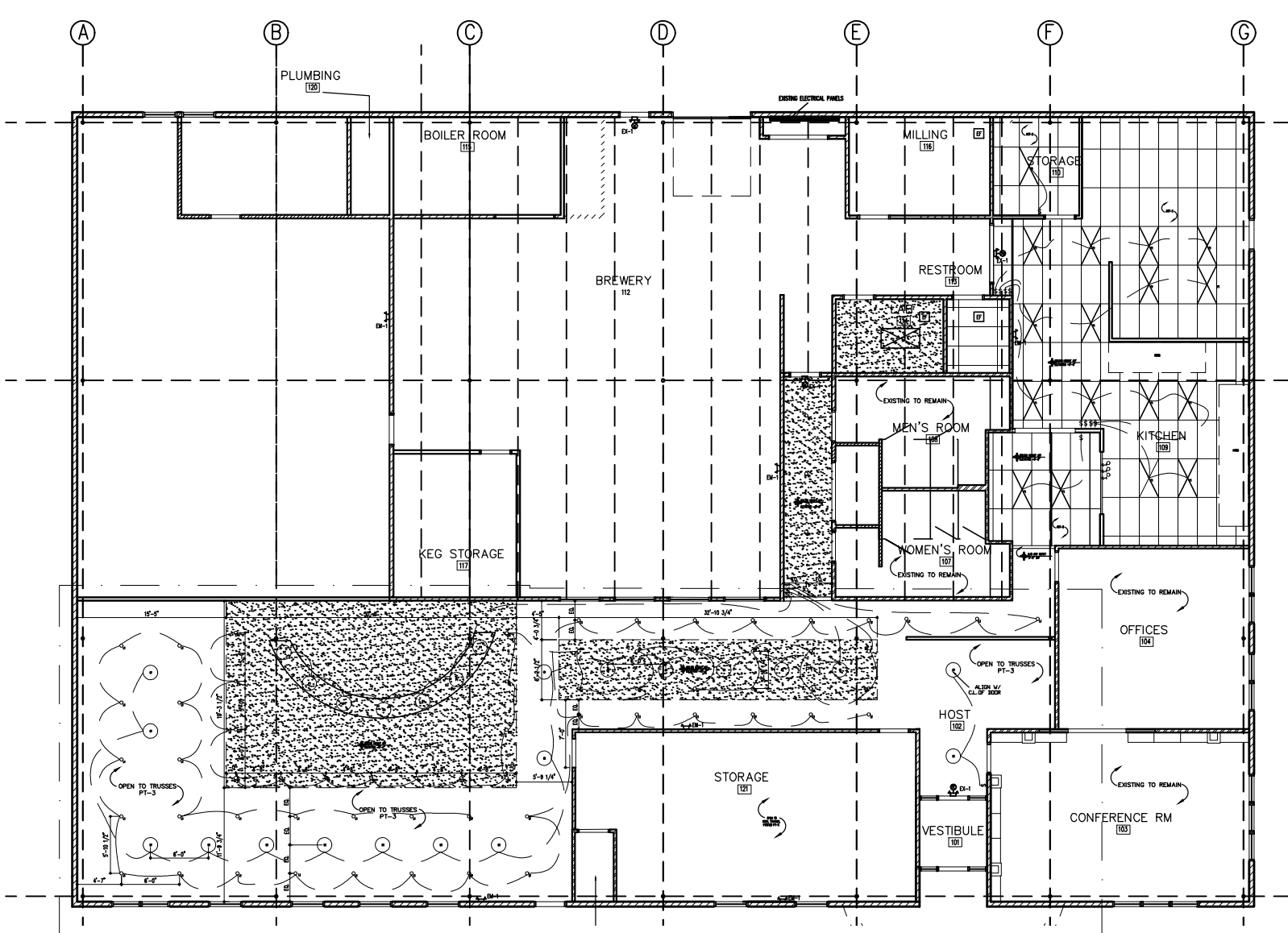
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Project:
6 Bears and a Goat Brewery
Stafford, VA
Sheet:
Life Safety Plan

Issue:

Sheet No:
Date: 2016.09.07 **A1.5**





Lighting Schedule								
Item #	Qty.	Description	Manufacturer	Model	Mounting	Lamp Type	Lamp Qty.	Remarks
P1	7	PENDANT	BARN LIGHT ELECTRIC	HAMPTON CHAIN HUNG GLOB PENDANT 1609	54 IN. CHAIN HUNG	INCANDESCENT	1	100 WATTS/12 IN. SHADE
L1	37	FLUSH MOUNT BULB FITTING	CRAFTMADE	K212-P; WHITE PLASTIC ONE PIECE KEYLESS LAMP HOLDER	B/D TRUSS	INCANDESCENT	1	
R1	25	RECESSED CAN	LITHONIA	4BP MW LED 30K90CR1	GYP. CEILING	LED	1	10.3 WATTS
F1	17	2x4FLUORESCENT	LITHONIA	2GTL 4 30L LP835	CEILING GRID			128 WATTS
HL-1	3	HEAT LAMP						
C1	18	11" FROSTED GLOBE SHADE	ELK LIGHTING	10710/1-LED	5 IN. BACKPLATE	LED	1	60 WATTS
EM1	TBD	EMERGENCY LIGHT	DUAL LITE	LZ SERIES	WALL			
X1	TBD	EXIT LIGHTING	DUAL LITE	HGX SERIES	WALL OR CEILING			W/ BATTERY BACKUP

REFLECTED CEILING PLAN KEY 1/16"=1'-0" 1



- SYMBOLS:**
- WALL TYPE
 - ROOM NUMBER
 - EQUIPMENT NUMBER
 - WINDOW NUMBER
 - DOOR NUMBER
 - LIGHT SWITCH
 - ELECTRICAL OUTLET
 - 2 X 4 FLUORESCENT
 - 4" LED RECESSED CAN
 - EXISTING CONSTRUCTION
 - EXHAUST FAN
 - EXIT LIGHT W/ BATTERY BACKUP
 - 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	MTC
2015.09.07	REVIEW	KMP

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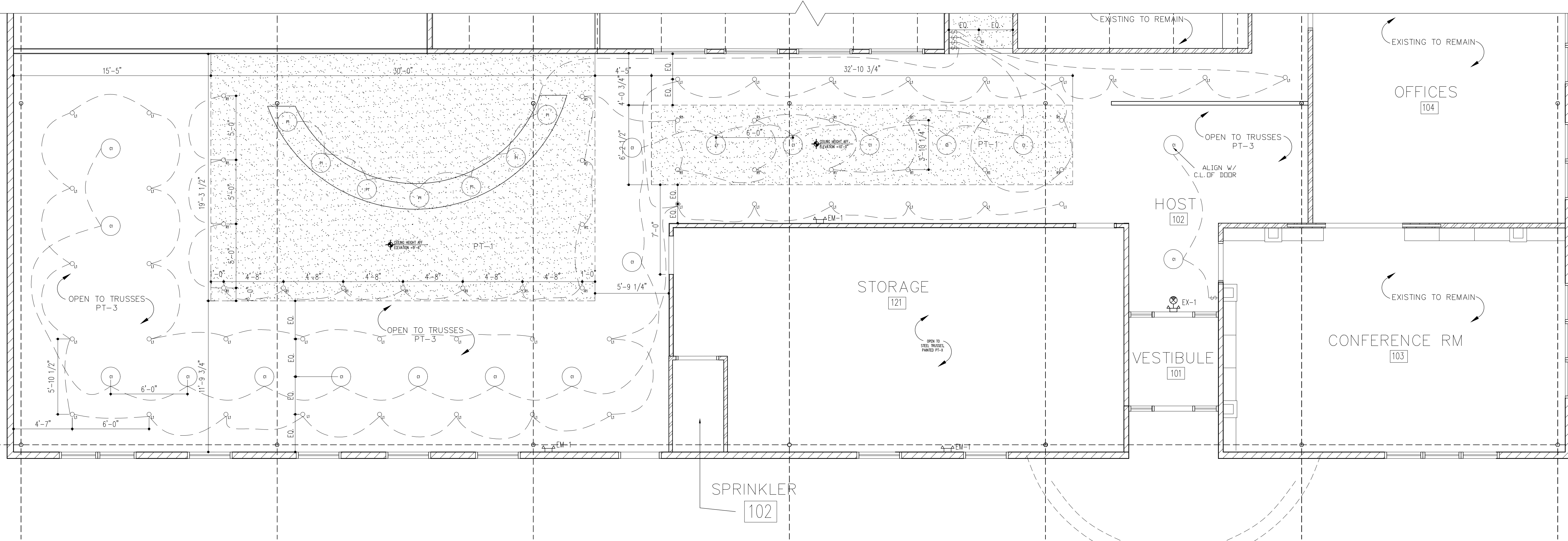
Project:
6 Bears and a Goat Brewery
Stafford, VA

Sheet:
Reflected Ceiling Plan Key
Reflected Ceiling Plans

Issue:

Date: 2016.09.30

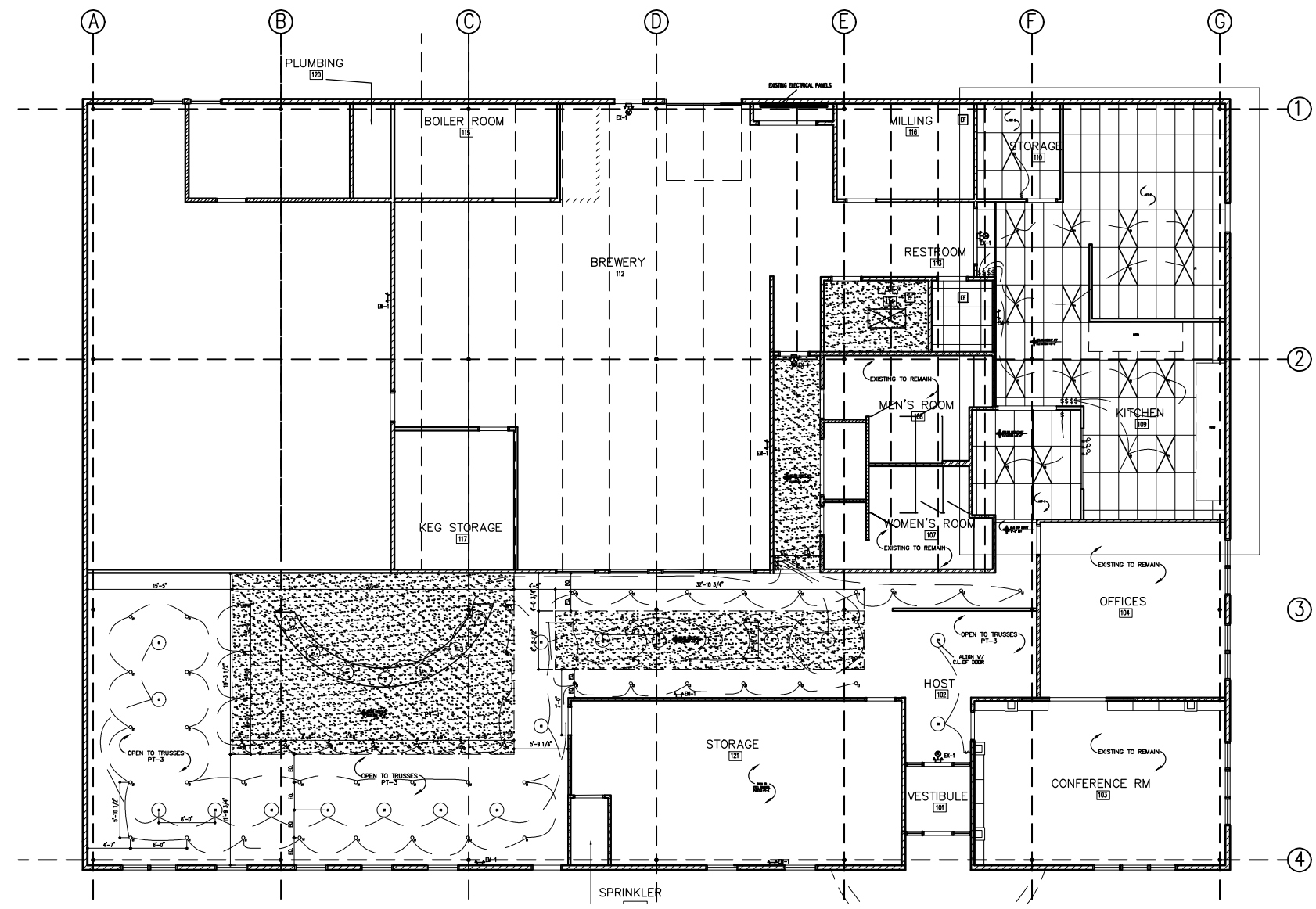
Sheet No:
A1.6



REFLECTED CEILING PLAN - BAR AND DINING AREA 1/4"=1'-0" 3

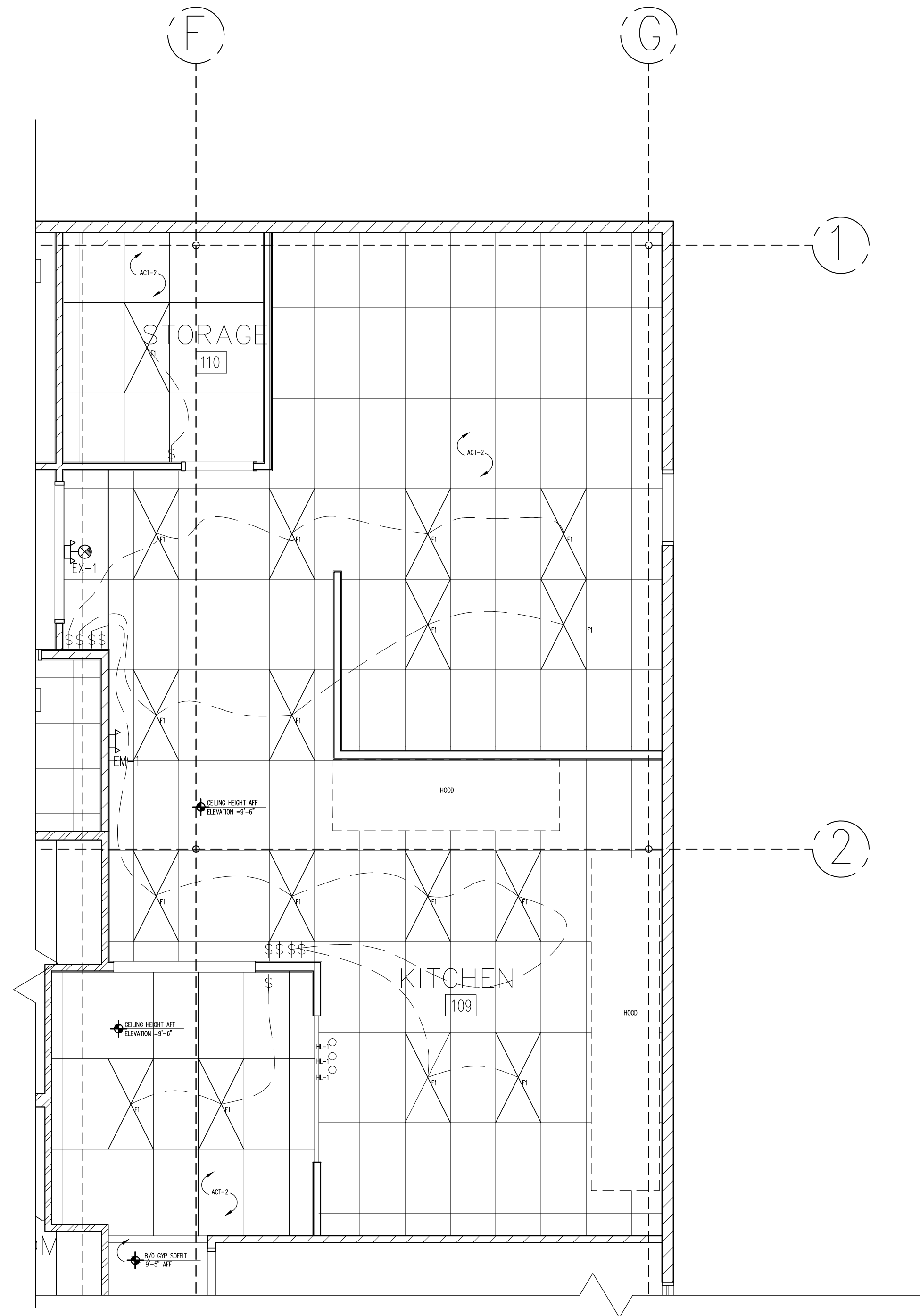


SPACES DESIGN STUDIO, LLC.
417 William Street
Fredericksburg, VA 22401
www.fredericksburgspaces.com
540.371.3674



REFLECTED CEILING PLAN KEY

1/16"=1'-0" 1



REFLECTED CEILING PLAN

1/4"=1'-0" 2

SYMBOLS:

- 3A WALL TYPE
- 101 ROOM NUMBER
- 1 EQUIPMENT NUMBER
- 1 WINDOW NUMBER
- 102 DOOR NUMBER
- \$ LIGHT SWITCH
- ELECTRICAL OUTLET
- 2 X 4 FLUORESCENT
- 4" LED RECESSED CAN
- EXISTING CONSTRUCTION
- EF EXHAUST FAN
- EXIT LIGHT W/
BATTERY BACKUP
- WALL MOUNTED
EXIT LIGHTING

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. 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
2016.09.07	REVIEW	KMP

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Project:
6 Bears and a Goat Brewery
Stafford, VA
Sheet:
Reflected Ceiling Plan Key
Reflected Ceiling Plans
Issue:

Sheet No:
A1.7
Date:
2016.09.07

Finish Schedule									
Room #	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Cloud Finish	Cloud Height	Remarks
101	Vestibule	LVT-1	WB-1	PT-1	PT-3		N/A	N/A	
102	Host	LVT-1	WB-1	PT-1/SP-1	PT-3	OPEN TO TRUSSES	N/A	N/A	
103	Conference Room	ETR	ETR	PT-1	ETR	ETR	N/A	N/A	
104	Offices	ETR	ETR	PT-1	ETR	ETR	N/A	N/A	
105	Dining Area	LVT-1	WB-1	PT-1/PT-2/ SHPLP-1	PT-3	OPEN TO TRUSSES	PT-1	10'-0"	
106	Bar	LVT-1	WB-1	PT-1	PT-3	OPEN TO TRUSSES	PT-1/PT-4	9'-6"	
109	Kitchen	DRF-1	DRFB-1	PT-1/FRP-2	ACT-1		N/A	9'-6"	
110	Storage	DRF-1	DRFB-1	PT-1/FRP-2	ACT-1		N/A	N/A	
111	Sprinkler	ETR	ETR	ETR	ETR	ETR	N/A	N/A	
118/A	Storage			PT-1	PT-3		N/A	N/A	
120	Plumbing	ETR	ETR	ETR	ETR	ETR	N/A	N/A	
121	Dining 2	LVT-1	WB-1	PT-1	PT-3	OPEN TO TRUSSES	N/A	N/A	
121	STORAGE	ETR	ETR	PT-1	PT-3	OPEN TO TRUSSES	N/A	N/A	

See Z/A1.8 for Finish Legend

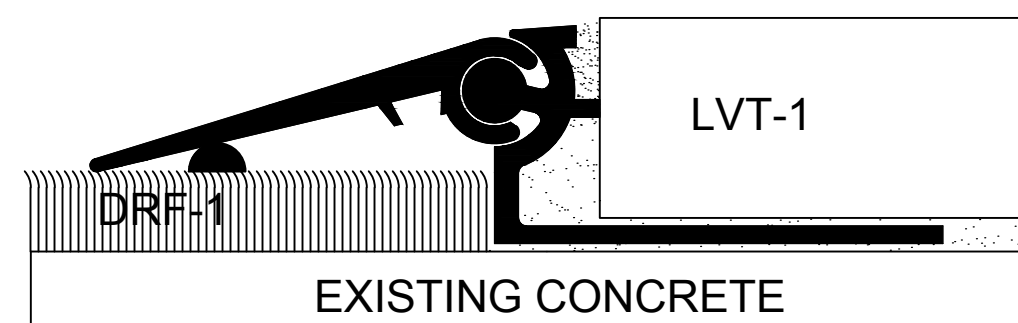
FINISH SCHEDULE

1

Finish Legend					
Tag	Material	Manufacturer	Style/No.	Color/No.	Remarks
LVT-1	LUXURY VINYL TILE	FORBO	ALLURA WOOD	SILVER RUSTIC PINE/W60087	INSTALL PER MANUFACTURER SPECS, SEE DRAWINGS FOR PATTERN
VB-1	VINYL BASE	TBD	TBD	TO MATCH WALL	
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	HC-155	NEWBURYPORT BLUE	CEILING PAINT, FLAT FINISH
PT-4	METALLIC PAINT	MDC WALL	TBD	TBD	CEILING PAINT @ DROP CEILING @ BAR, FLAT FINISH
PT-5	CHALKBOARD PAINT	BENJAMIN MOORE	TBD	TBD	
PLAM-1	PLASTIC LAMINATE	WILSON ART	4886-36		
PLAM-2	PLASTIC LAMINATE	CHEMMETAL	TBD	TBD	BACK BAR COUNTER
PLAM-3	PLASTIC LAMINATE	CHEMMETAL	TBD	TBD	BACK BAR COUNTER
WB-1	WOOD BASE	CUSTOM	1X4 WOOD BASE TYP.	TO MATCH WALL	
FRP-2	FRP	MARLITE	STANDARD FRP / PEBBLED	LIGHT GRAY / P-151	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
SHPLP-1	SHIPLAP PINE BOARD	TBD	TBD	PT-1	6"
UPH-1	UPHOLSTERY	MAHARAM	REGATTA/466189	DRIFT/001	
UPH-2	UPHOLSTERY	MAHARAM	PITCH/466186	VOYAGE/011	
SF-1	SPECIAL FINISH	3-FORM	WAVE	TBD	HOST WALL/BAR OPTION 1
ACT-2	ACOUSTICAL CEILING TILE	ARMSTRONG	CERAMAGUARD	WHITE	24X48, NONPERFORATED

FINISH LEGEND

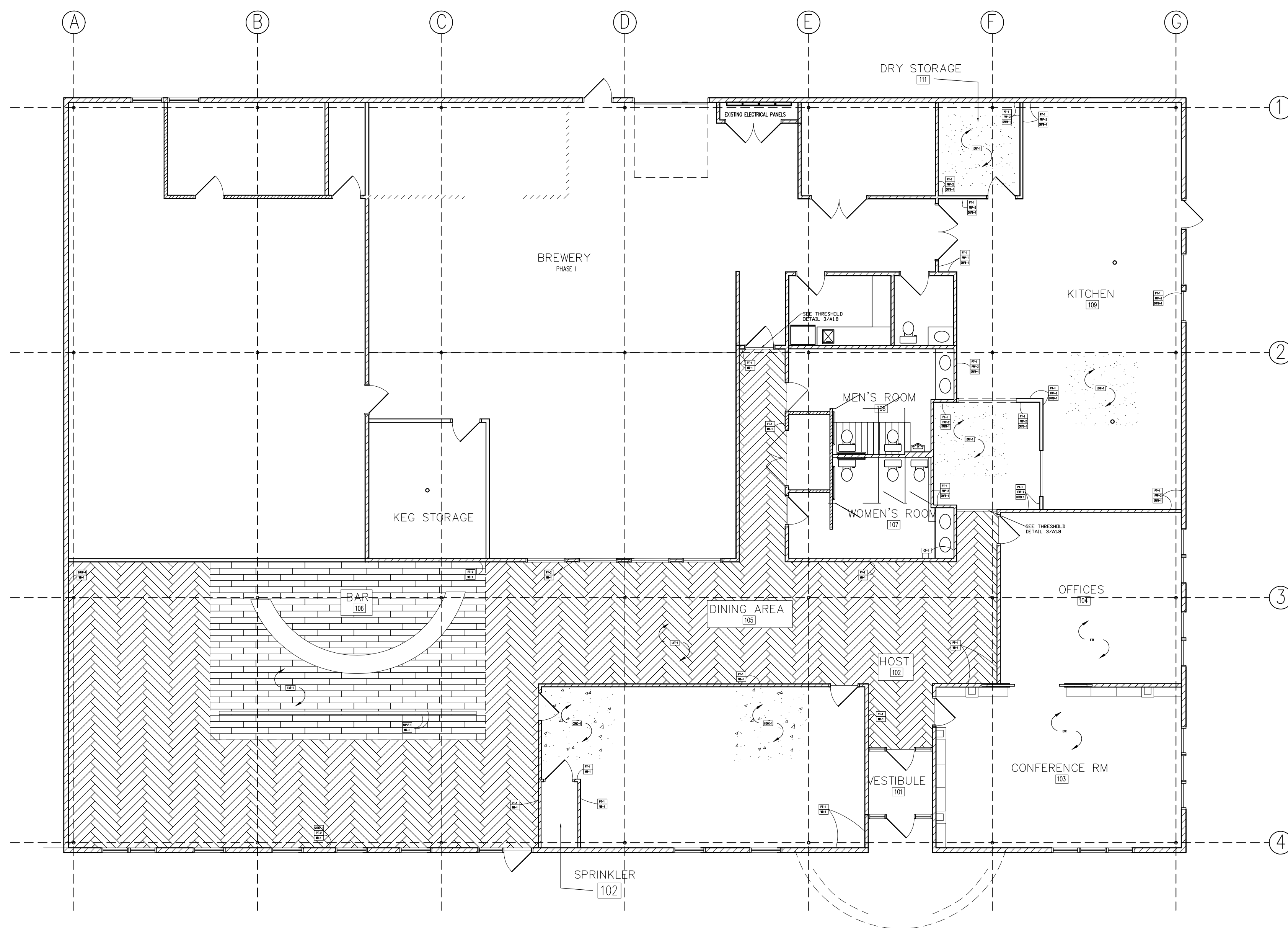
2



Scale: N.T.S.
Schluter® - RENO-V

TRANSITION DETAIL

3



FINISH PLAN

1/4" = 1'-0"

3



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

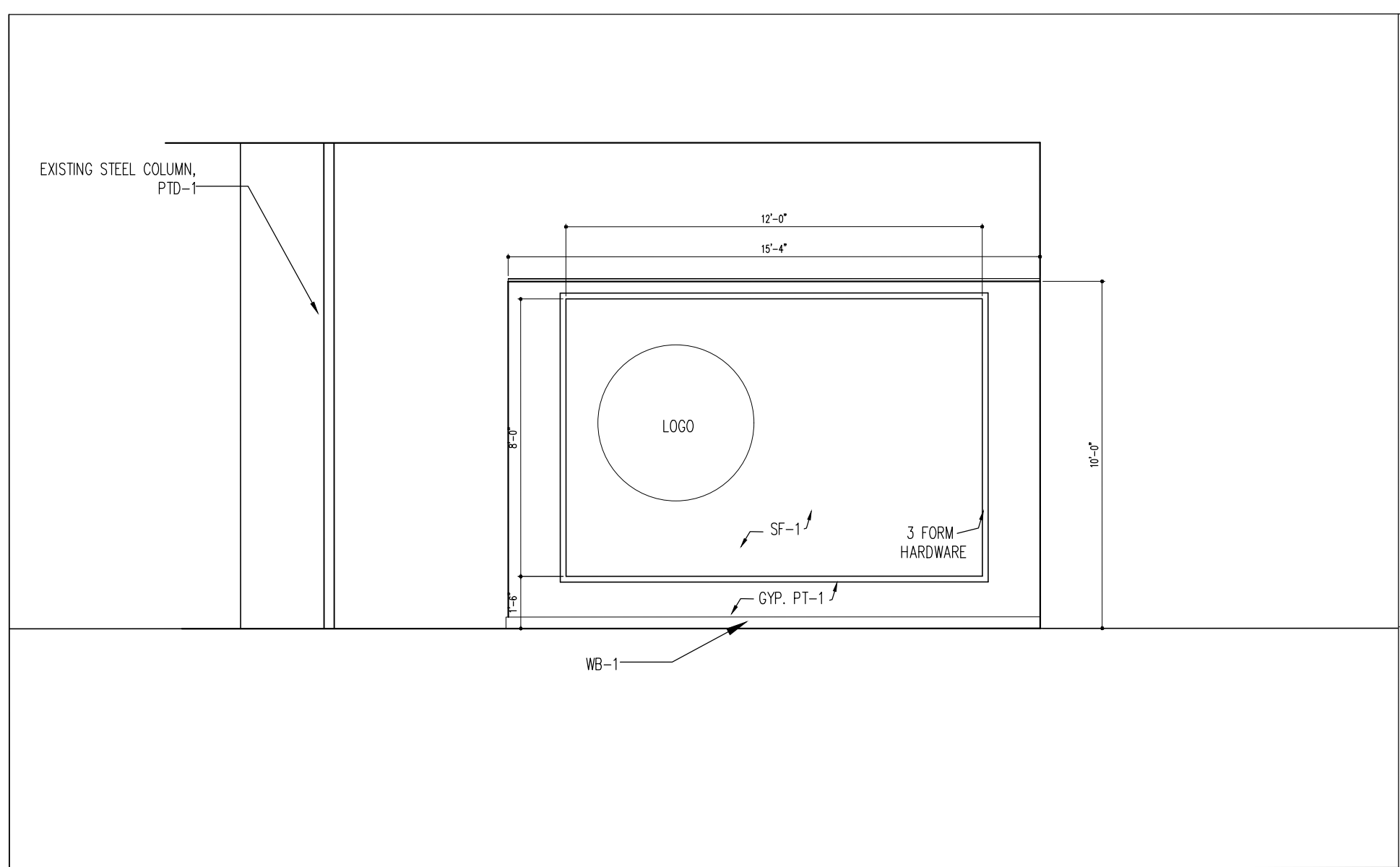
- GENERAL NOTES:
- INTERIOR WALL PARTITIONS ARE 3-5/8" METAL STUD UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
 - REFER TO A4.0/A5.0 FOR PLAN DETAILS, WALL TYPES AND INTERIOR ELEVATIONS.
 - REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 - IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS AND REQUIREMENTS.

ADDENDA / REVISIONS

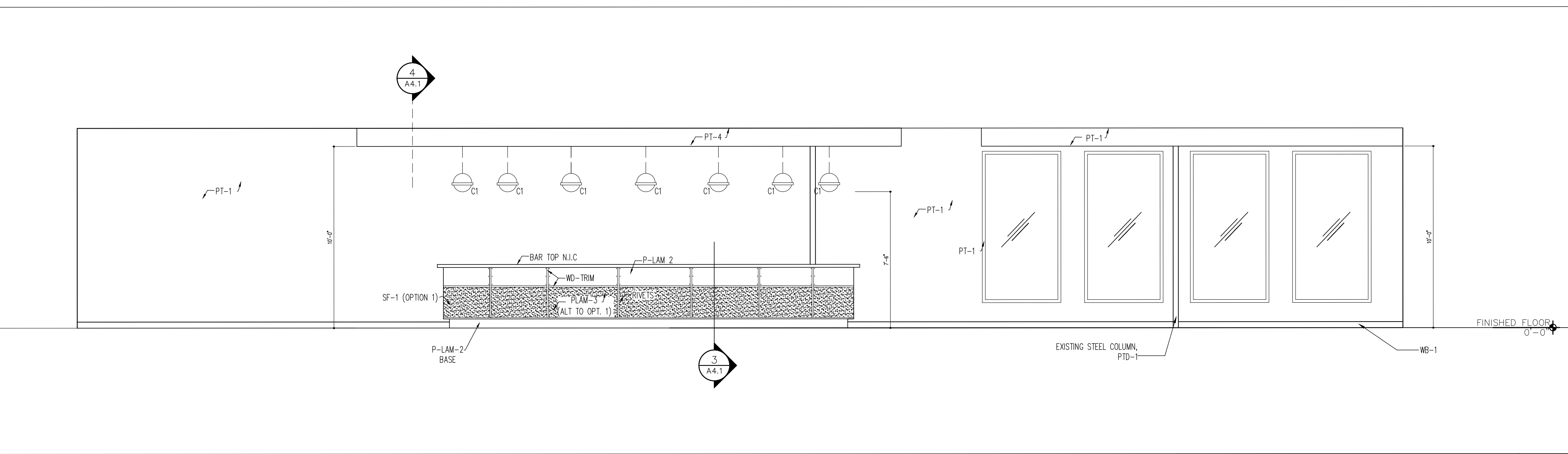
DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2015.07.21	REVIEW	MTC
2016.09.07	REVIEW	KMP

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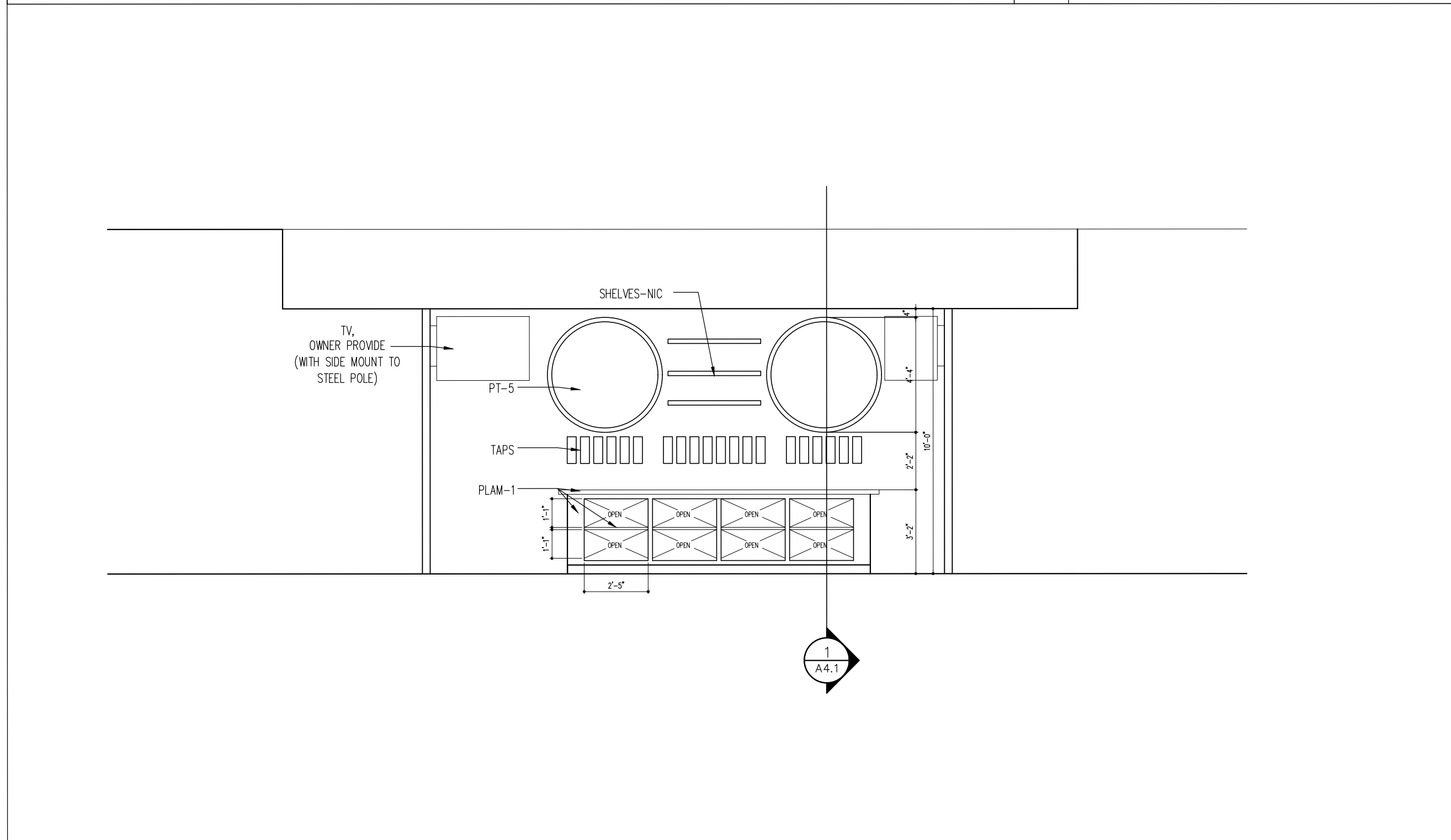
Project:
6 Bears and a Goat Brewery
Stafford, VA
Sheet:
Reflected Ceiling Plan Key
Reflected Ceiling Plans
Issue:
Date: 2016.09.06
Sheet No:
A1.8



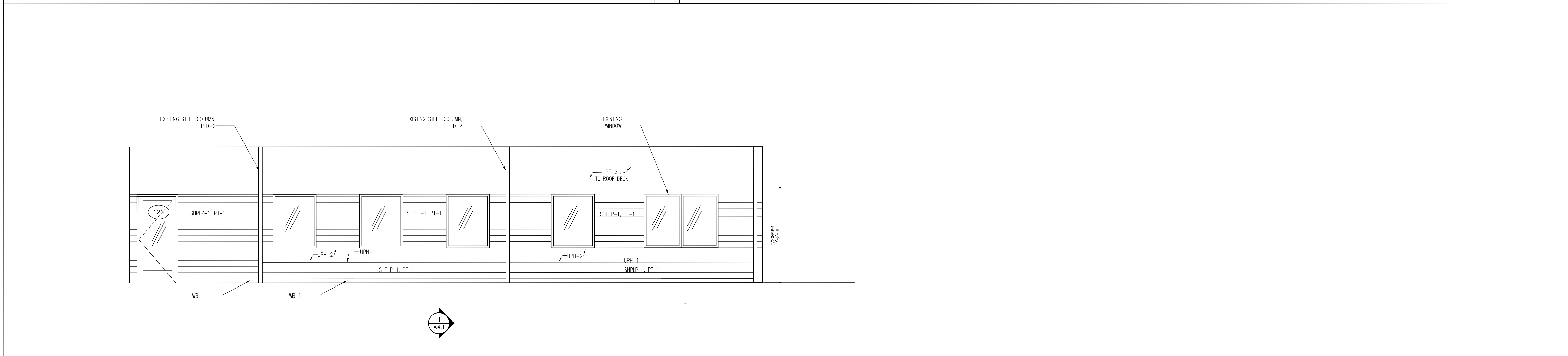
HOST ELEVATION 1/4"=1'-0" 1



BAR AND DINING ROOM ELEVATION 1/4"=1'-0" 2



DINING AREA ELEVATION 1/4"=1'-0" 3



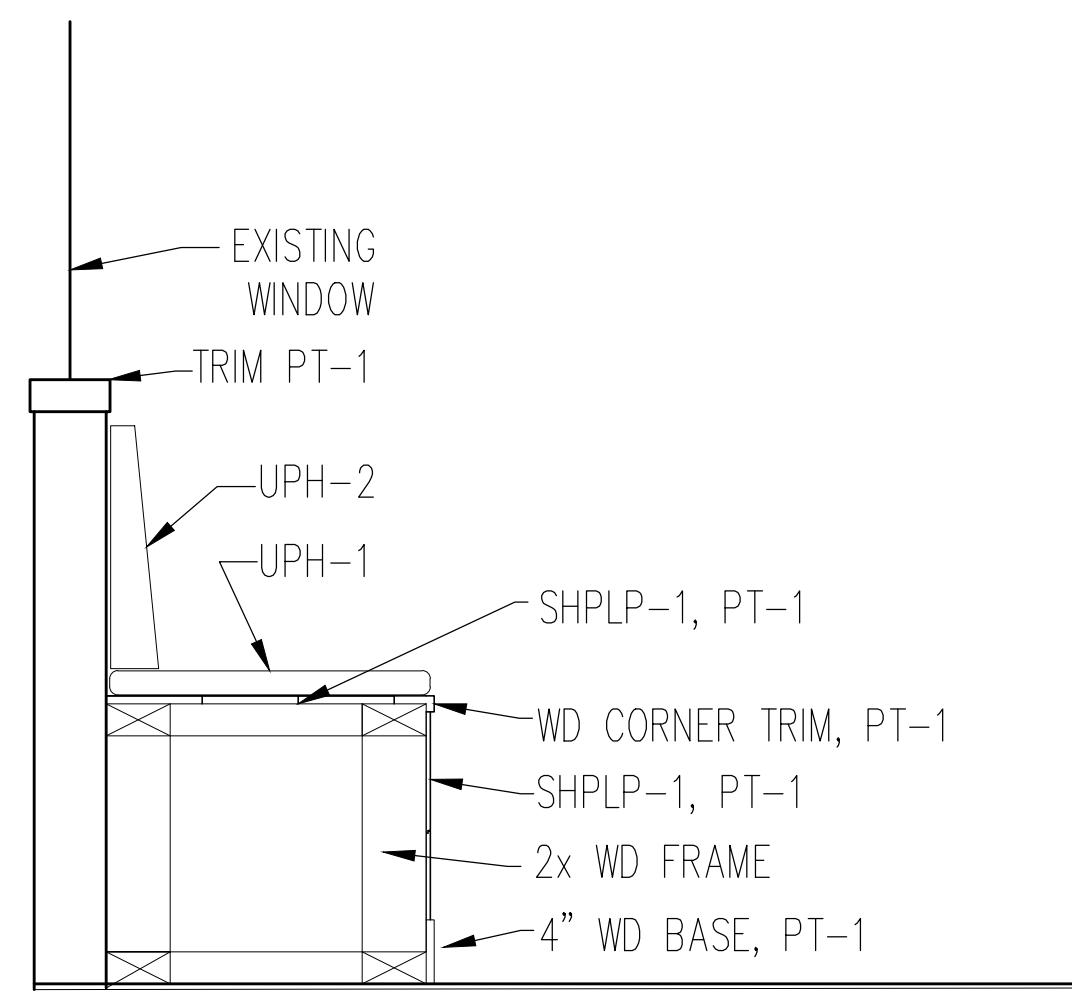
DINING AREA ELEVATION 1/4"=1'-0" 4

ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MTC

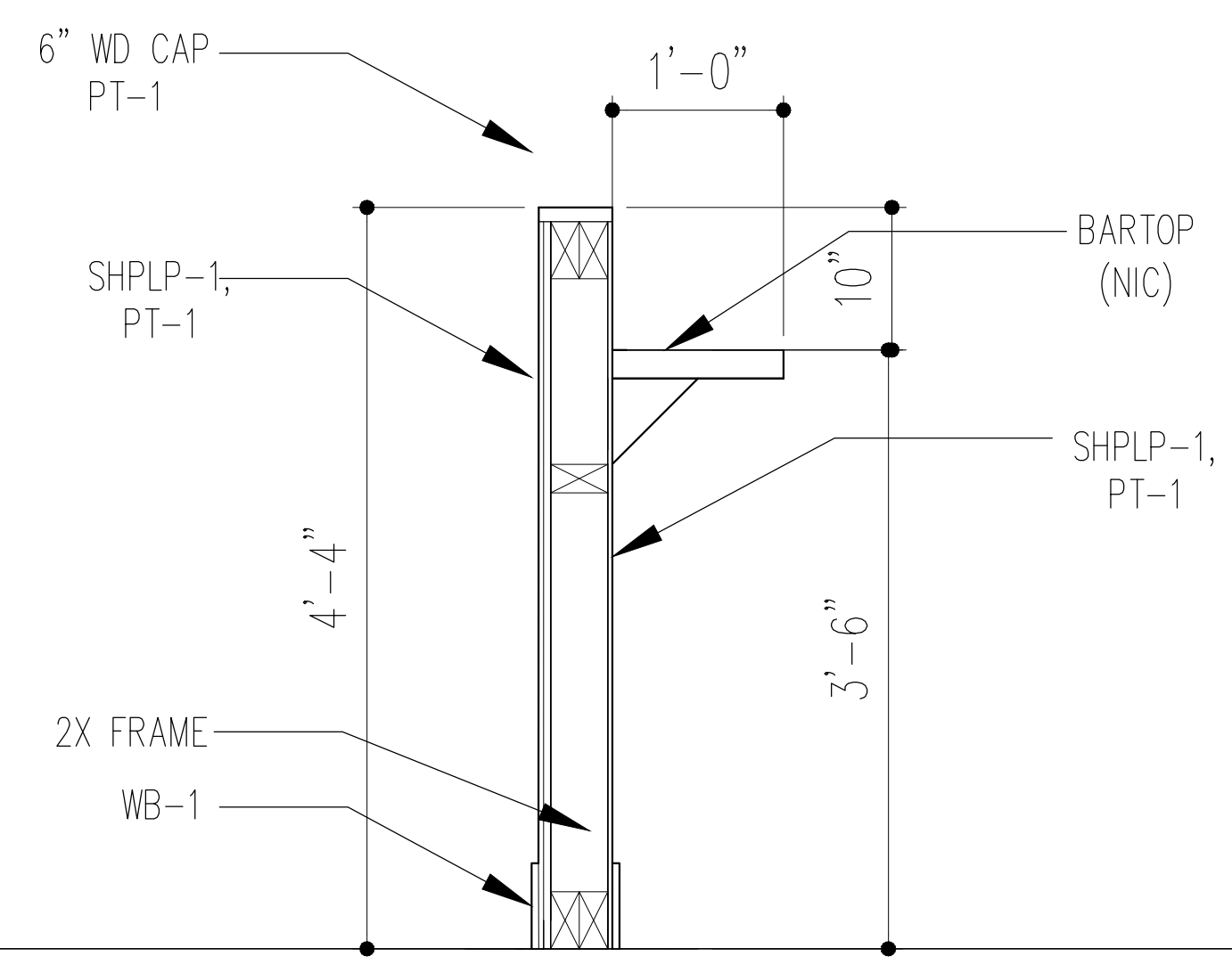
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Project:
 6 Bears and a Goat Brewery
 Stafford, VA
 Sheet:
 ELEVATIONS
 Issue:
 Date:
 2016.08.10
 Sheet No:
A4.0



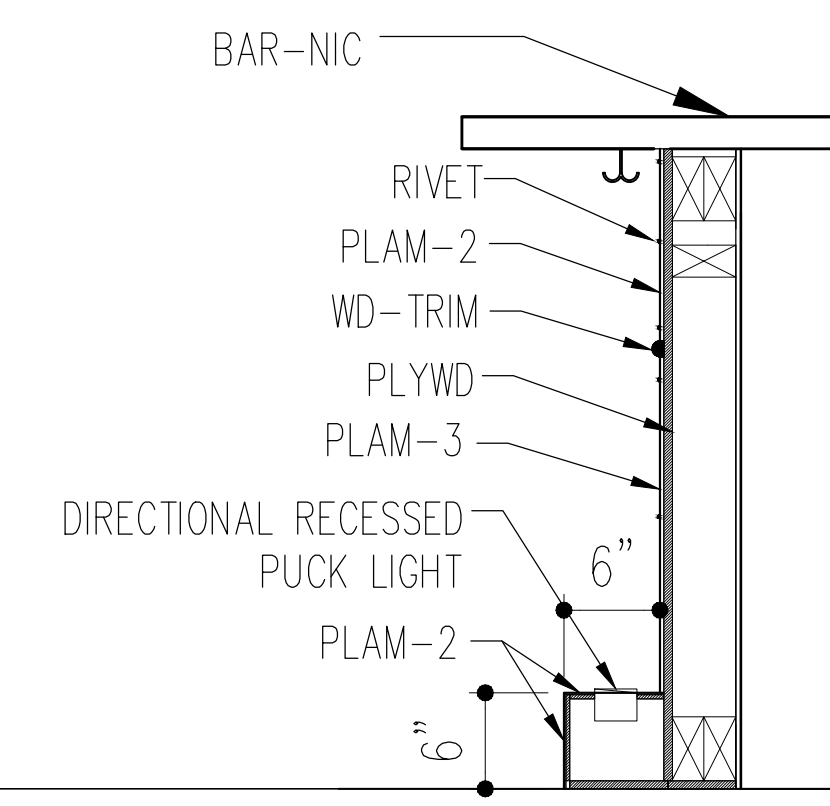
BANQUETTE SECTION

1"=1'-0" 1



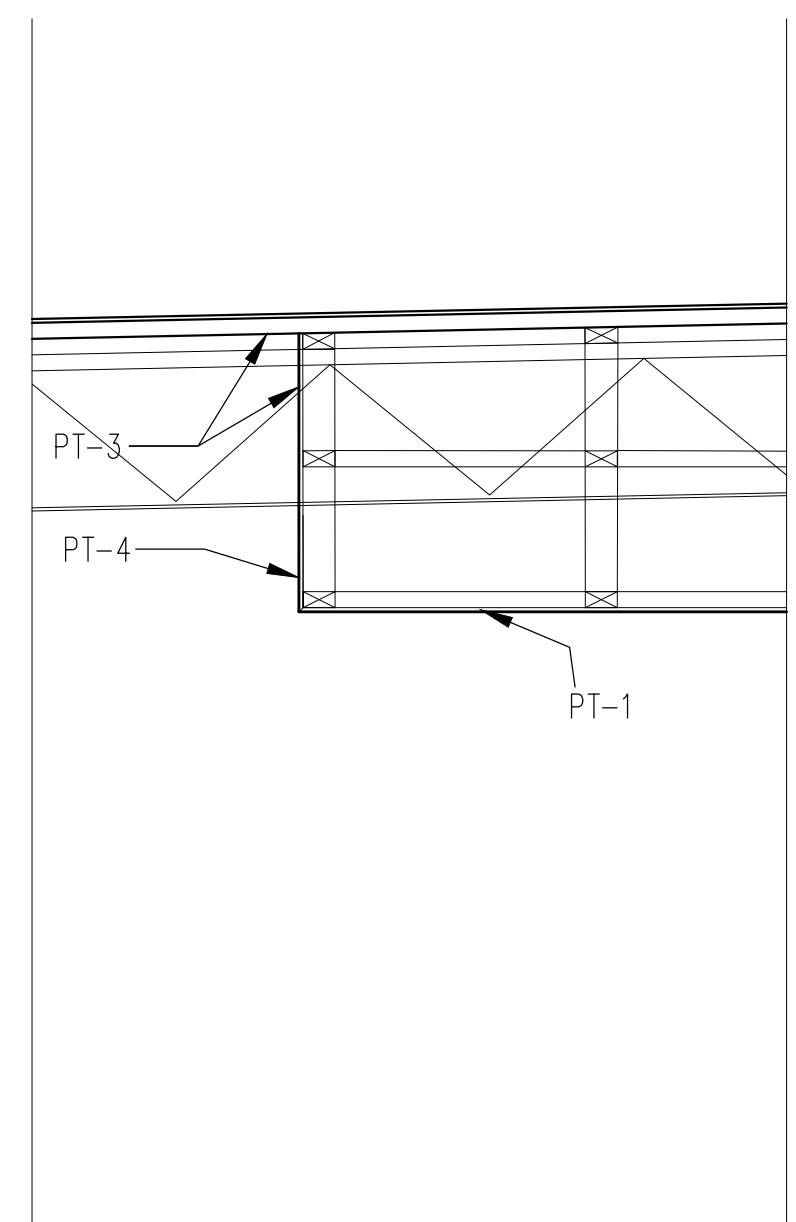
HALF-WALL STANDING BAR SECTION

1"=1'-0" 2



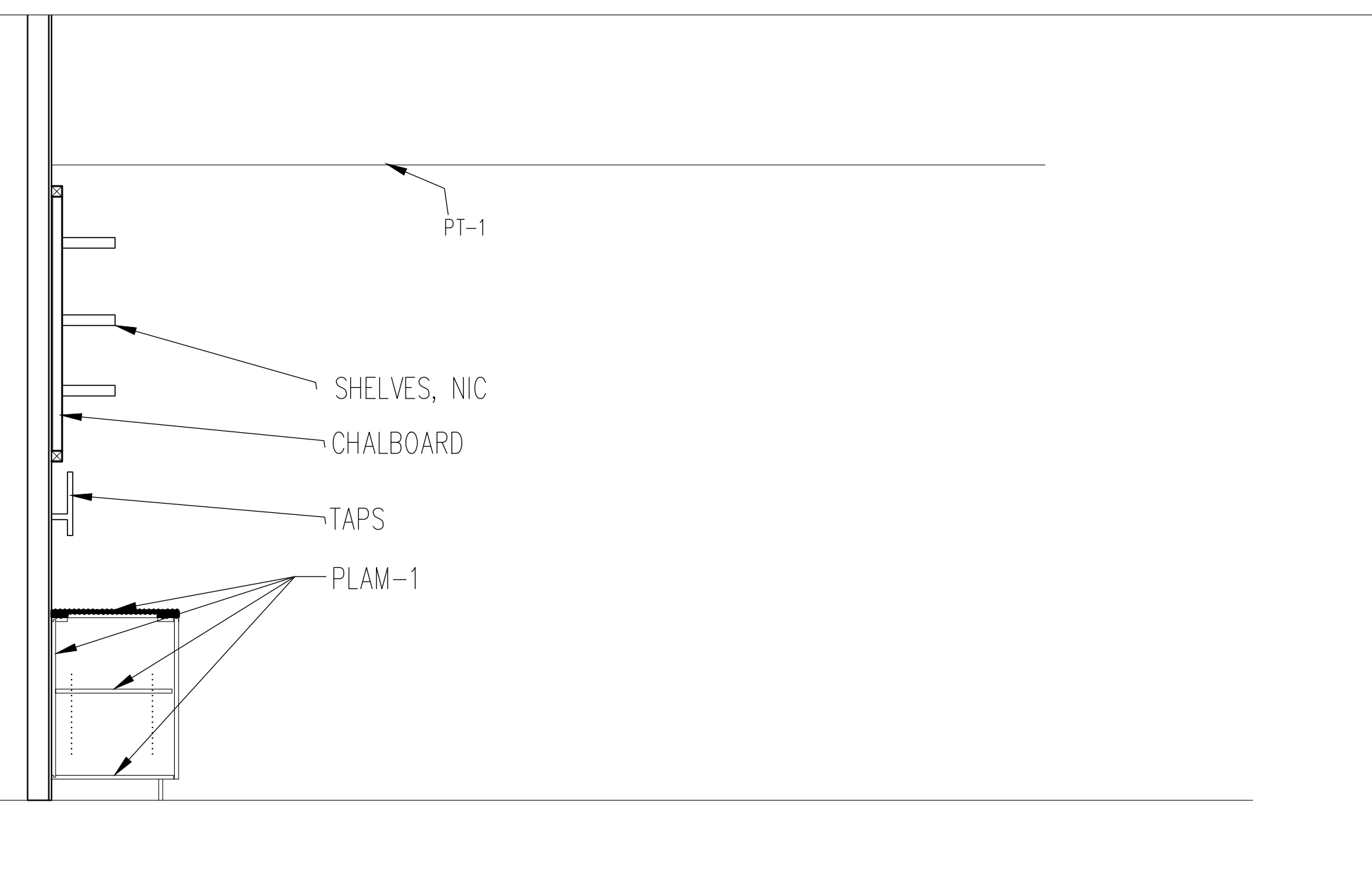
BAR SECTION

1"=1'-0" 3



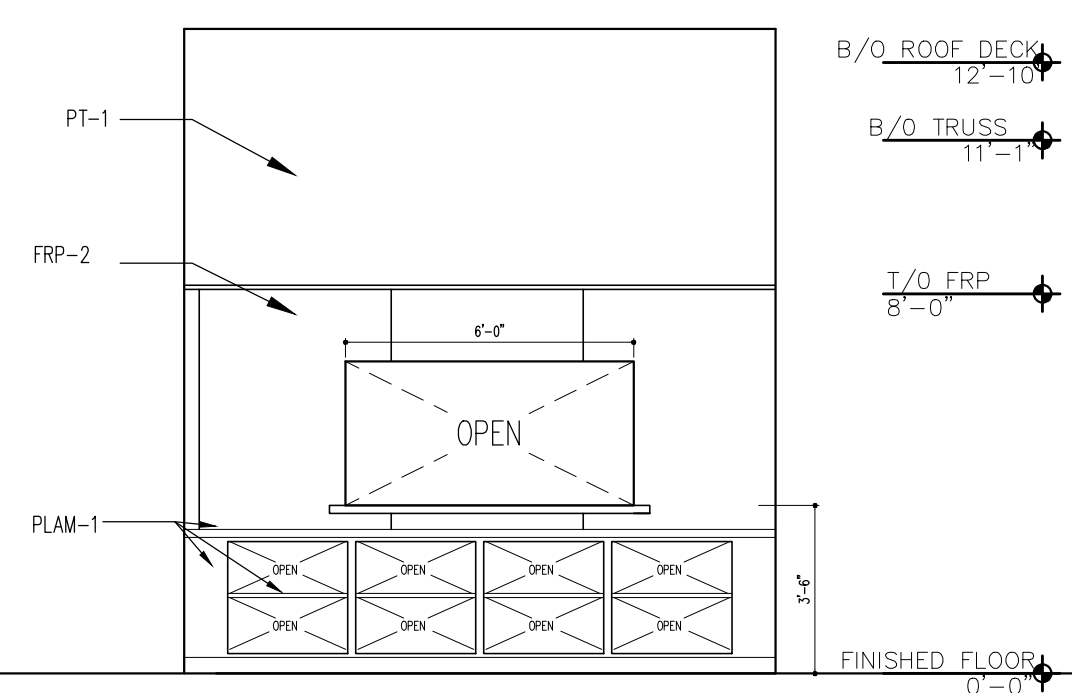
DROP CEILING DETAIL

1/2"=1'-0" 4



BACK BAR SECTION

1/2"=1'-0" 5



KITCHEN WAIT STATION ELEVATION

1/4"=1'-0" 6

ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.08.30	DRAFT	KMP

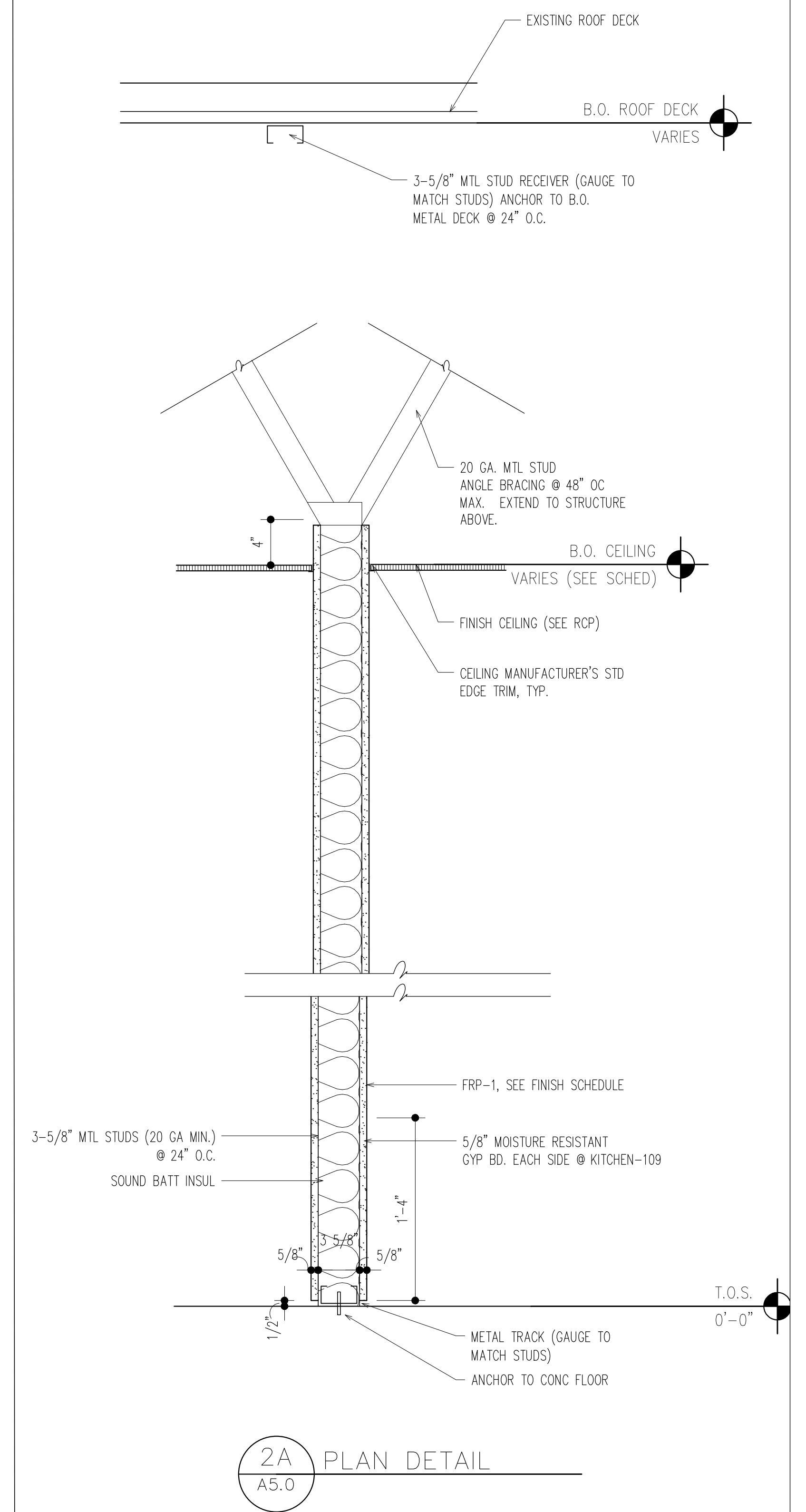
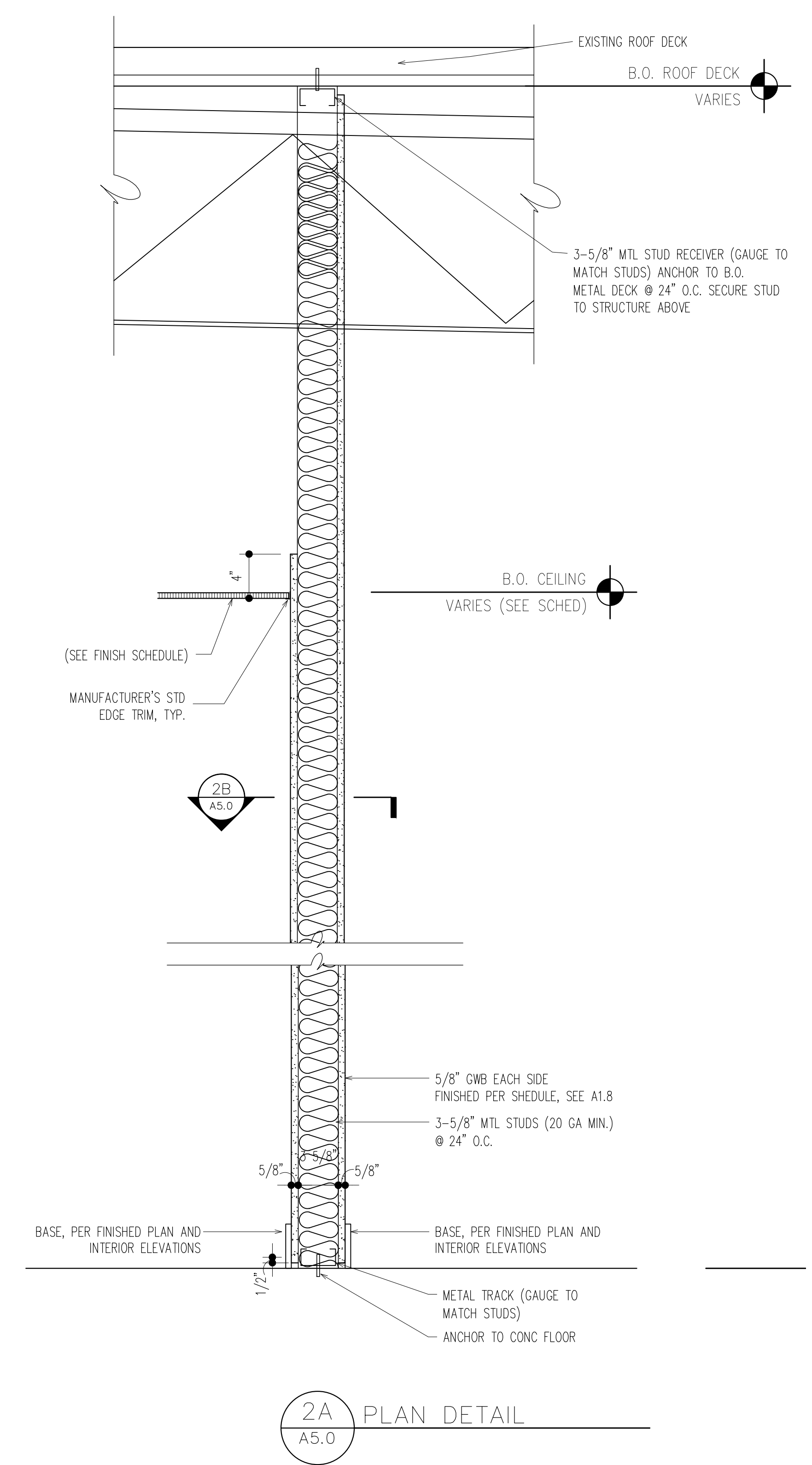
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Project:
6 Bears and a Goat Brewery
Stafford, VA
Sheet:
ELEVATIONS

Issue:
DRAFT

Date:
2016.08.30

Sheet No:
A4.1



ADDENDA / REVISIONS

DATE	USE	INITIALS
2015.07.21	REVIEW	MTC
2016.09.07	REVIEW	KMP