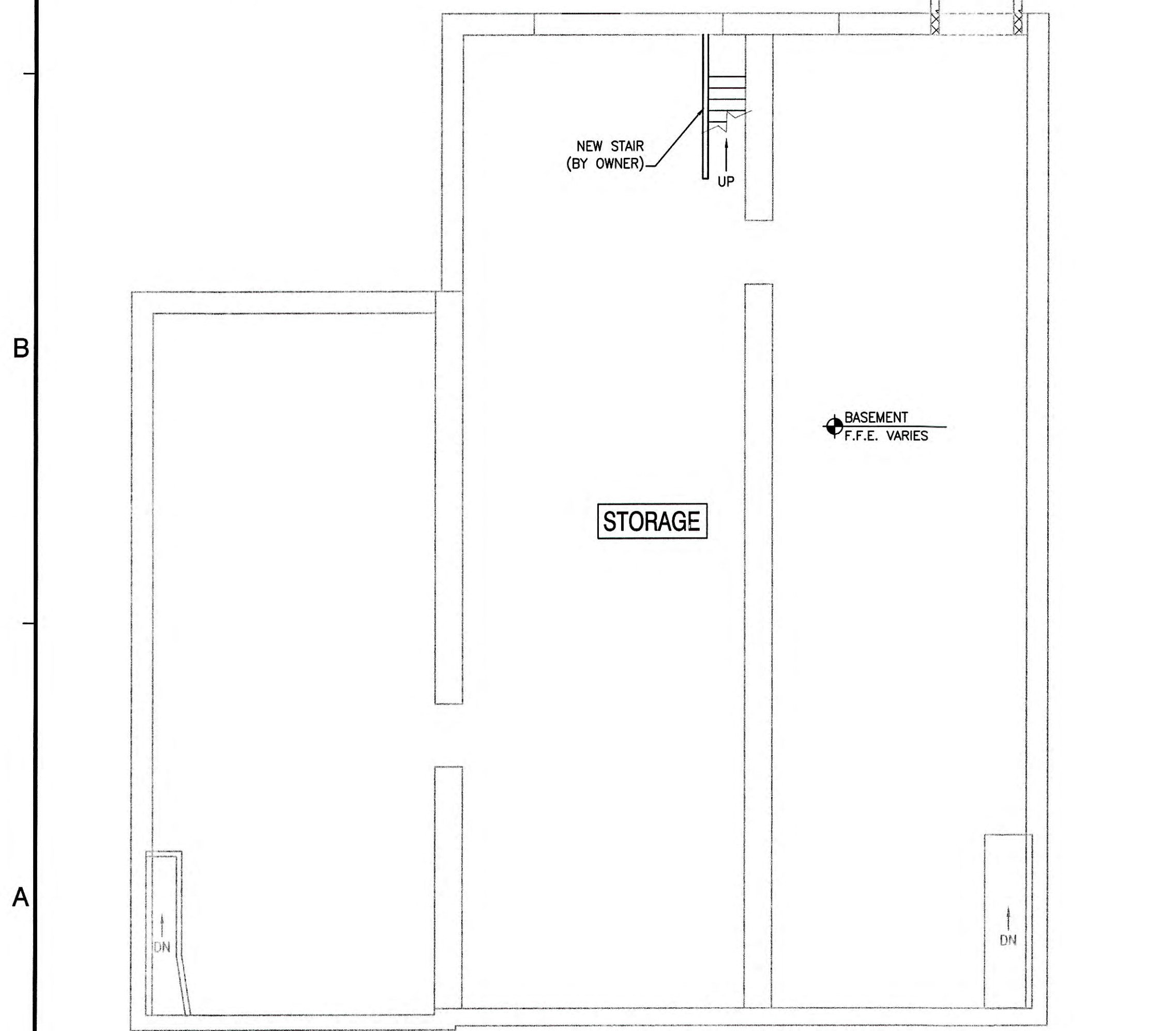
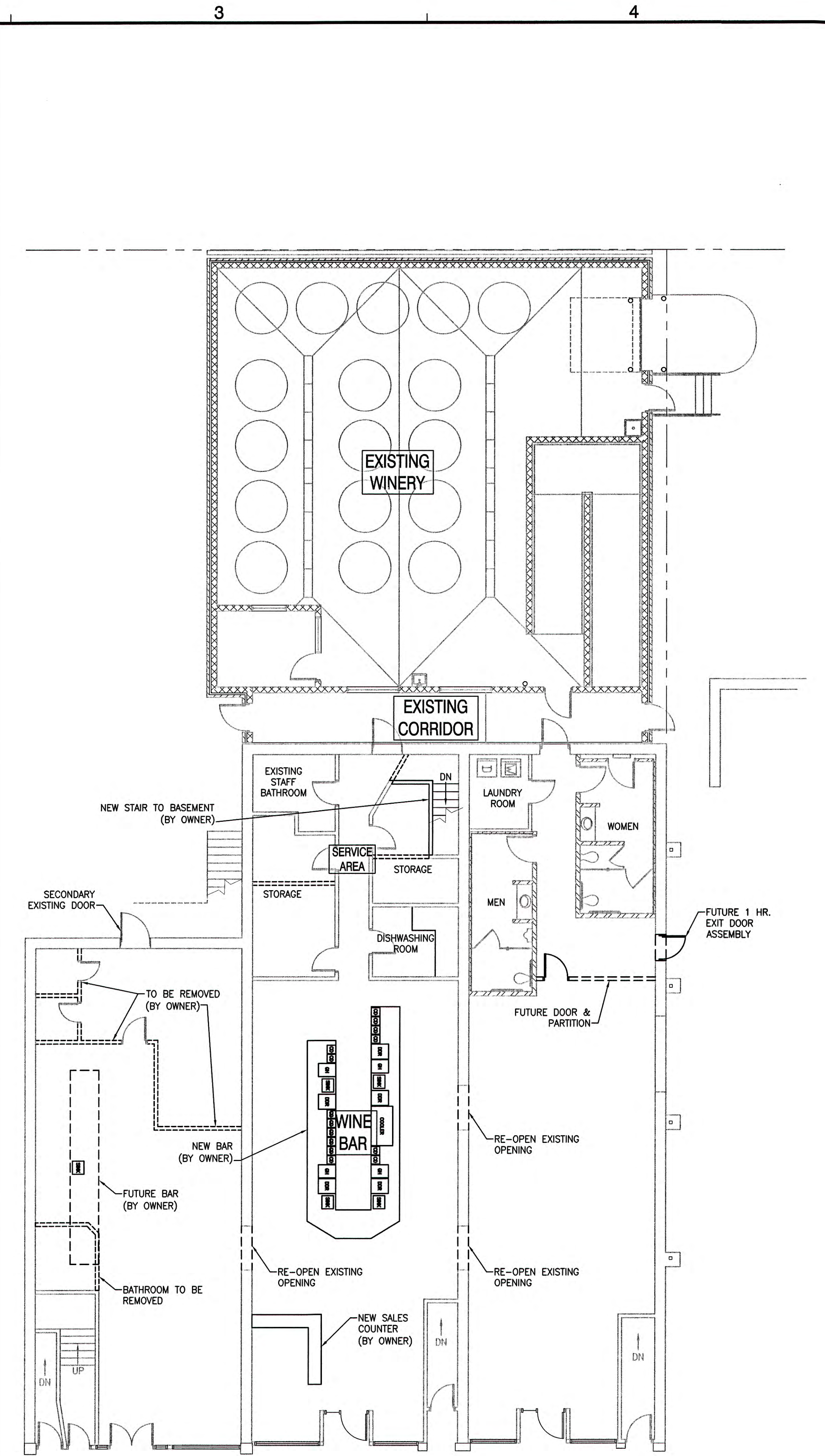


C1 ENLARGED TOILET PLAN
SCALE: 1/4" = 1'-0"



A1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



A3 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET GENERAL NOTES

- ALL SURFACES DAMAGED DURING DEMOLITION SHALL BE REPAIRED FOR APPLICATION OF NEW FINISHES OR PATCHED TO MATCH EXISTING.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WHICH ARE TO MATCH EXISTING CONSTRUCTION. CONTACT A/E WITH DISCREPANCIES IMMEDIATELY.
- REFER TO STRUCTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL INFORMATION.

CODE ANALYSIS

THIS PROJECT REPRESENTS A PHASE II SUBMITTAL FOR THE DEVELOPMENT OF THE MAIN FLOOR AS A WINERY AND WINE BAR. THE PHASE I PROJECT PREVIOUSLY INCLUDED A WINERY ADDITION AND INTERIOR RESTROOMS. THE INTERIOR RESTROOMS WERE NOT COMPLETED IN PHASE I CONSTRUCTION, AND AS SUCH, WILL BE INCLUDED IN THIS SUBMITTAL WITH SOME REVISIONS.

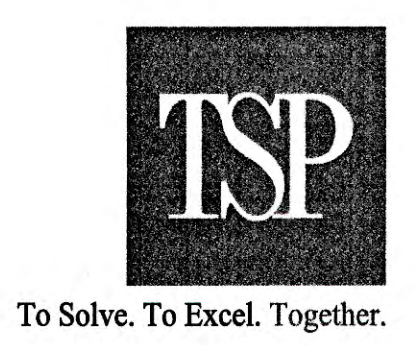
THIS "PHASE II PROJECT" CONSISTS OF INTERIOR RENOVATIONS TO THE MAIN LEVEL OF THE HISTORIC PORTION OF THE FACILITY. RENOVATIONS GENERALLY INCLUDE:

FIRST FLOOR
THE CONVERSION OF THREE EXISTING "MERCANTILE" (A) OCCUPANCIES TO A SINGLE USE GROUP CLASSIFIED "A" ASSEMBLY SPACE FOR LOW DENSITY RESTAURANT/WINE BAR USE (AND NOT NIGHT CLUB USE). CONSTRUCTION OF NEW ADA COMPLIANT RESTROOMS. CODE REQUIRED IMPROVEMENTS WILL BE PROVIDED INCLUDING ADDRESSING EXIT REQUIREMENTS, MECHANICAL SYSTEM UPGRADES, LIGHTING AND POWER. RESTORING EXISTING HISTORIC WALL FINISHES, AND CEILING WHERE FEASIBLE AND REFINISHING OF SPACES WITH MINIMUM CLASS "C" TYPE FINISHES.

CONVERSION OF UNOCCUPIED BASEMENT FOR ESSENTIALLY WINE AND KITCHEN STORAGE (S-2) INCLUDING THE PROVISION OF A NEW SERVICE ACCESS STAIR. NO CHANGES TO THE RECENT ADDITION OR TO THE SECOND FLOOR OFFICE AREAS.

GENERAL NOTES:
THIS SUBMITTAL INCLUDES ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS. THE OWNER WILL PROVIDE ELECTRICAL "AS-BUILT" DRAWINGS AT PROJECT COMPLETION PRIOR TO OCCUPANCY. THE WINERY FACILITY AS A WHOLE IS CURRENTLY OWNED UNDER ONE OWNERSHIP GROUP. THE PROPERTY TO THE EAST (FIRE HOUSE) IS CURRENTLY OWNED UNDER A SEPARATE OWNERSHIP GROUP.

- OCCUPANCY GROUP (SECTIONS 508 & 311) - MIXED USE; NON SEPARATED TYPE A-2 (MOST RESTRICTIVE)
- TYPE OF CONSTRUCTION (SECTION 602.5, AND TABLE 503) - TYPE V-B
- FIRE RESISTANCE OF EXTERIOR WALLS (TABLE 602)
NORTH WALL - 0 HOURS
EAST WALL - 1 HOUR
SOUTH WALL - 0 HOURS
WEST WALL - 1 HOUR
- ALLOWABLE FLOOR AREA & BUILDING HEIGHT (CHAPTER 5, TABLE 503)
BASE ALLOWABLE AREA - GROUP A-2 = 6,000 S.F. 1-STORY
ALLOWABLE AREA INCREASES:
FRONTAGE INCREASE (506.2): (125'/317.25') X 30/30 = 39% INCREASE
ALLOWABLE AREA INCREASES -PER FLOOR: (506.3) + 200%
EQUATION 5-1 (506.1) 6000SF + (6000X39%) + (6000X200%) = TOTAL
ALLOWABLE AREA/FL = 20,340SF/FL
ALLOW HEIGHT INCREASE: + 1 STORY (504.2), TOTAL ALLOWABLE HEIGHT - 2 STORIES.
ACTUAL/ALLOWABLE FLOOR AREA:
MAIN LEVEL (FIRST FLOOR): 8,323 GSF < ALLOWABLE 20,340 SF/FLOOR
BASEMENT LEVEL 5,446 GSF < ALLOWABLE 20,340 SF/FLOOR
SECOND FLOOR LEVEL 5,446 GSF < ALLOWABLE 20,340 SF/FLOOR
- OCCUPANCY SEPARATIONS - FIRE BARRIER (SECTION 508, TABLE 508.4) - NONE REQUIRED. INCIDENTAL USE AREAS AS PER TABLE 508.3.5 - NONE APPLICABLE
- FIRE-RESISTANT MATERIALS AND CONSTRUCTION (CHAPTER 8)
ALL FINISHES SHALL COMPLY WITH MINIMUM CLASS C FINISH REQUIREMENTS (OR 803.1.2)
- FIRE PROTECTION REQUIREMENTS - (SECTION 903) - AN AUTOMATIC SPRINKLER SYSTEM HAS BEEN INSTALLED UNDER THE PREVIOUS INITIAL PHASE PROJECT. OWNER WILL PROVIDE A SPRINKLER CONTRACTOR REVIEW (AND MODIFICATIONS, IF ANY) FOR OF CODE COMPLIANCE IMPROVEMENTS.
- OCCUPANT LOAD (TABLE 1004.1.1): TOTAL BUILDING OCCUPANT LOAD/FLOOR:
MAIN LEVEL (252)
USE GROUP A-2 (MAIN FACILITY) 3635 SF (NET OCCUPIED) ASSEMBLY UN-CONCENTRATED @ 1/15 = 242.33 OCCUPANTS
USE GROUP F-2 (ADDITION) 1986 SF (NET OCCUPIED) KITCHEN/COMMERCIAL @ 1/200 = 9.93 OCCUPANTS
BASEMENT LEVEL (15)
USE GROUP S-2 1552 SF (NET OCCUPIED) @ 1/300 ACCESSORY STORAGE = 5.17
CENTER COMPARTMENT 1773 SF (NET OCCUPIED) @ 1/300 ACCESSORY STORAGE = 5.91
WEST COMPARTMENT 1255 SF (NET OCCUPIED) @ 1/300 ACCESSORY STORAGE = 4.18
SUBTOTAL: 4580 SF (NET OCCUPIED) @ 1/300 ACCESSORY STORAGE 15 OCCUPANTS.
SECOND LEVEL
USE GROUP S-2 (46) ALLOW 4580 SF (NET OCCUPIED) @ 1/100 BUSINESS USE. 46 OCCUPANTS
- RESTROOMS FIXTURE REQUIREMENTS: (SERVING FIRST FLOOR AND BASEMENT)
OCCUPANT LOAD 267/2 = 134 MALE, 134 FEMALE
STALLS REQUIRED (@1/75): 1 MALE (< 150) PLUS 1 URINAL (IPC409.2); 2 FEMALE (<150)
SINKS REQUIRED @ 1/200, 1 EACH MALE AND FEMALE.
DRINKING FOUNTAIN - NOT REQUIRED (IPC 410.2)
SLOP SINK - PROVIDED.
- EXITING (CHAPTER 10):
B. EXITS REQUIRED:
FIRST FLOOR 2 (1021.1)
BASEMENT - 1 (OCCUPANT LOAD <29) 5 PROVIDED.
EXIT WIDTH/FIRST FLOOR 267 OCCUPANTS X .2'/OCCUPANT = 53 INCHES 5 DOORS PROVIDED AT 160"
C. EXIT HARDWARE
PROVIDE @ MAIN (SOUTH EAST) EXIT DOOR, KEY OPERATED LOCK/LATCH DEVICE PER IBC 1008.1.19.3, (ITEM TWO).
PROVIDE AT SECOND DOOR, (NORTHWEST) PANIC/FIRE EXIT HARDWARE-PROVIDE PER IBC 1008.1.10
D. EXIT SEPARATION (SECTION 1015.2)
1. BUILDING - N.A. - EXISTING



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Architecture
Engineering
Construction

CONSULTANTS:

PROJECT TITLE:
**Wine Bar Modifications
FATTER BOYS
616-620 Main Street
Historic Building
Rapid City, South Dakota**

ISSUES:

MARK	DATE	DESCRIPTION

REVISIONS:

MARK	DATE	DESCRIPTION
0	11/26/13	HISTORICAL REVIEW

TSP PROJECT #: 03100749
DRAWN BY: DNS
CHECK BY: TJR
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SHEET TITLE:

CODE PLAN

SHEET NUMBER:
A-CODE