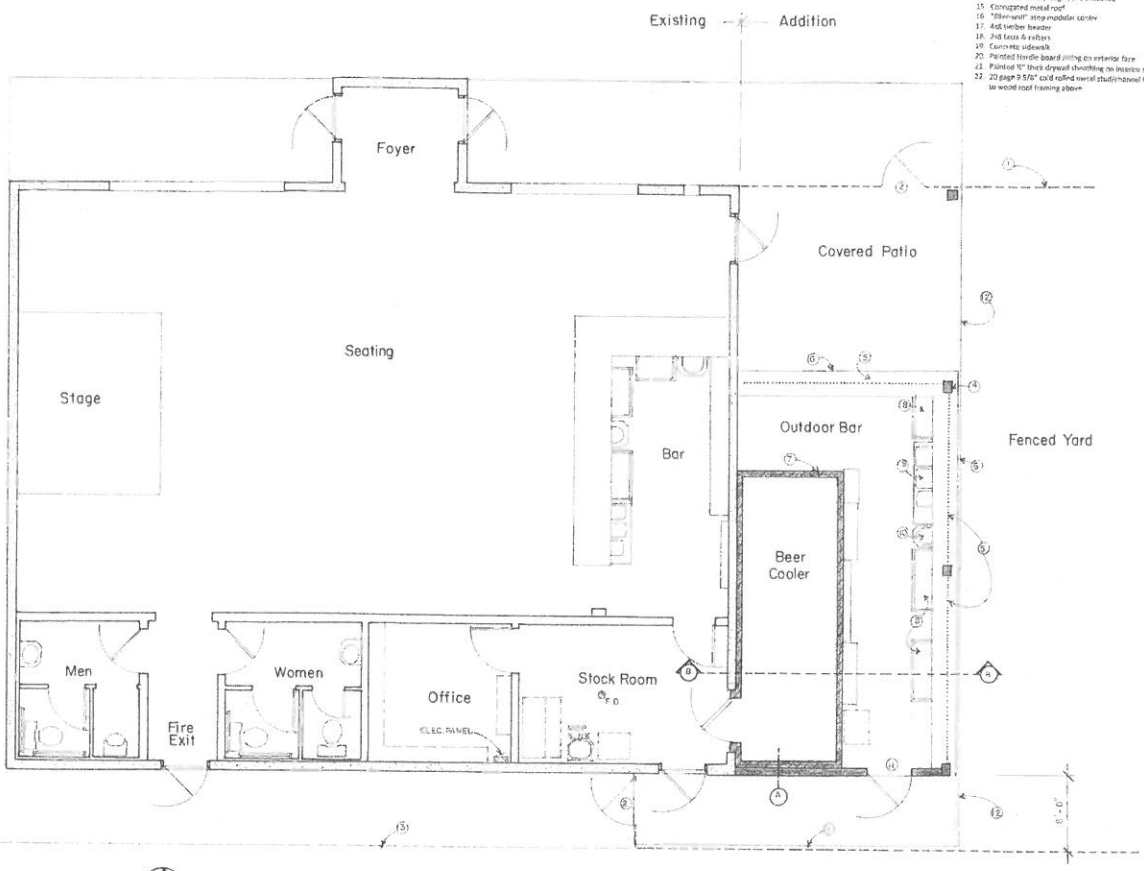
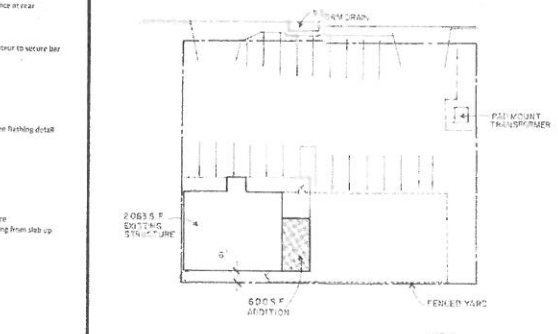
Keyed Notes

1. Existing 4' high wire fencing (parking lot), wood fence at rear
2. Existing wood gate
3. Existing chain link fencing on property line
4. Heavy wood timber structural column
5. Drop-down corrugated metal panels on metal armour to secure bar
6. Bar top on 2x8 wood framing
7. Modular walk-in beer cooler
8. Ice bin bottled beer cooler
9. Triple Compartment sink with drain boards
17. Hand sink
11. 3'-0" x 6'-8" hollow metal door & frame
12. Edge on new concrete slab, see A.2 for details
13. Top of existing building's concrete tilt wall panel, see flashing detail on A.3
14. 2x8 wood nailer/ledger, see sheet A.2
15. Corrugated metal roof
16. "Mini-wall" step modular cooler
17. 4x8 timber header
18. 2x8 joists & rafters
19. Concrete sidewalk
20. Painted hardie board siding on exterior face
21. Painted 5/8" thick drywall sheathing on interior surface
22. 20 gage 3 5/8" cold rolled metal stud/channel framing from slab up to wood roof framing above



FLOOR PLAN
SCALE 1/4" = 1'-0"
PLAN NORTH



SITE PLAN
SCALE 1" = 30'
PLAN NORTH

Code Analysis-

Building Construction – type IIB non-sprinklered
Concrete tilt wall panels on 4 steel bar joist & metal decking above

Total Building Area – 2663 sq.ft. 2063 sq.ft. Existing Structure + 600 sq.ft. New covered Patio Bar

Occupancy load – 175 people based on the following computations;

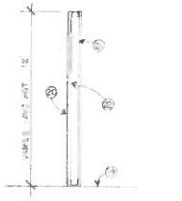
Office 150 sq.ft. – 1 person
Stock Room & Office 280 sq.ft. – 1 person
Bar, Rest Rooms & Exit Foyer – 4 people
Bar (Main Area excluding Stage) – 1663 sq.ft. (rent at one person per 15 sq.ft. – 97 people

Life Safety – Two exits required, four exits provided

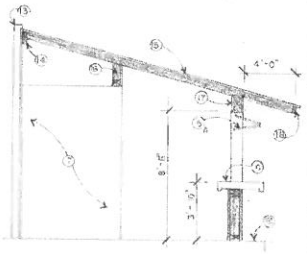
Plumbing fixture count & ADA fixture count comply with Table 290.1 of Chapter 29 of the 2015 IECAPC

Code Summary

2015 International Commercial Building Code
2015 International Fire Code
2015 International Plumbing Code
2015 International Commercial Building Code
2015 International Mechanical Code
2015 National Electrical Code
And all current local amendments to Chapter 10 of the Bulloch Development Code



Wall Section A
1/4" = 1'



Section B-B
1/4" = 1'

Sheet A.1 – Site plan, Code Analysis, Keyed Plan, Floor Section, Keyed Notes

Sheet A.2 – Slab Section, Lighting/Power with Branch Circuit Diagram, Plumbing

Attached Letters – Geotechnical Report for Slab Design, Holiday & Design Review Commission

AN ADDITION PLAN FOR:

Pigpen Bar

105 Pecanway Ave. San Antonio, Texas 78209

SHEET 1 OF 2

A.1

PLAN DATE
12 MAY 2016