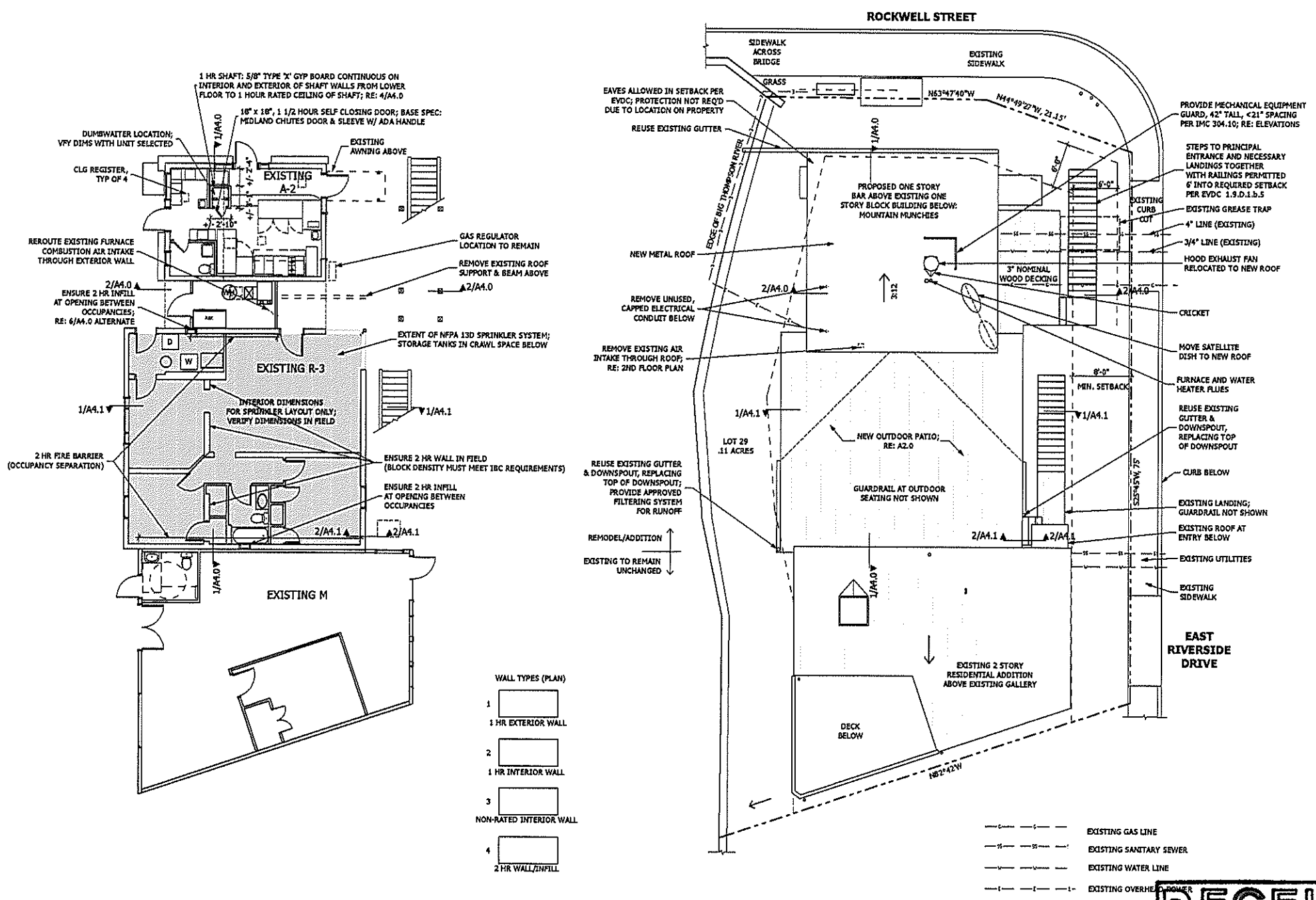


GENERAL NOTES

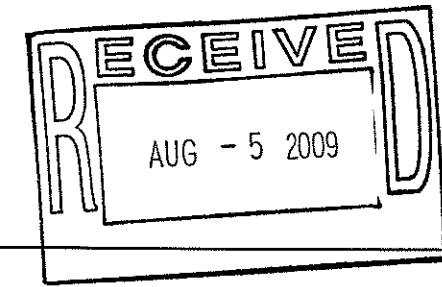
- 1) All construction shall conform to the following applicable codes; as amended by Town of Estes Park

International Building Code	2003
International Plumbing Code	2003
International Mechanical Code	2003
National Electrical Code	2008 ed.
All other applicable codes.	
- The Contractor and its sub-contractors shall obtain all licenses and permits required by the authorities having jurisdiction.
- The Contractor and sub-contractors are to become familiar with the site and the drawings, and shall report, to the Architect, any discrepancies within or between the Contract Documents and the Work, discovered during the course of their review of the drawings and/or examination of the Work.
- The Contractor shall be solely responsible for safety on the jobsite and shall take all necessary precautions to protect the public and adjacent properties from damage during construction.
- Construction debris shall be legally removed on a continuing basis. The site shall be maintained in a "neat" appearance.
- Dimensions are to face of stud, concrete or masonry unless otherwise noted. Column dimensions are to centerline. Vertical dimensions are to concrete slab, wood subfloor or top of wall or beam. Dimensional discrepancies discovered shall be reported to the Architect prior to installation of Work potentially affected. Scaling drawings to determine exact dimensions for construction is not permitted. If dimensions are required but not indicated, request necessary information from the Architect.
- Provide fire-blocking per IBC Section 717. Fire blocking is required in concealed spaces, including but not limited to, in stud walls at the floor-ceiling level and at 10-foot intervals, in openings around vents, ducts, etc and at all interconnections between concealed horizontal and vertical spaces. Provide draft-stopping as indicated on drawings.
- Provide adequate blocking in walls and ceilings for all installations occurring later in construction, including, but not limited to, equipment, accessories, cabinets, door tracks, finish carpentry, etc.
- All construction shall be adequately braced to resist construction loads and to prevent distortion or damage due to construction activities, wind, weather, etc.
- All fire-resistive assemblies are to comply with the complete listings indicated, as described in the I.B.C., Underwriters Laboratories and Gypsum Association references, most current edition.
- All penetrations of fire-resistive assemblies shall be protected by listed materials which conform to approved Underwriters Laboratories listings for "Through penetration fire-stop assemblies" and/or as otherwise permitted by the Building code. Each subcontractor shall be responsible for fire-stops required by penetrations by their portion of the Work, unless otherwise directed by the General Contractor.
- All components, equipment and other installations shall comply with the manufacturer's written instructions and recommendations.
- not used
- Use metal edge at all gypsum wallboard corners. Ensure factory edge or provide metal edge trim where gypsum wallboard meets a different material. Provide water-resistant (type 'X' where req'd) gypsum wallboard at all wet locations, u.o.n.
- Materials and finishes shall be as detailed on drawings or as described by clarification drawings issued by the Architect for items not described.
- Insulation shall be as detailed on drawings. Batt insulation is to be installed where blown-in insulation is impractical, for fire-safety and fire-blocking and where otherwise required. Minimum value for roof insulation is to be R-38.
- not used
- All openings into the building envelope, including, but not limited to exterior joints at windows and doors, openings between wall and foundation, between wall and roof construction, penetrations of utility services, etc shall be sealed, caulked, gasketed or weatherstripped to prevent air leakage.
- not used
- Fabrication of all manufactured installations dependent on finished dimensions of other aspects of the Work shall be field verified.
- not used
- Do not split apart sets of construction documents. The general condition of the contract for construction affirm that what is required by one part of the construction documents shall be "as required by all."



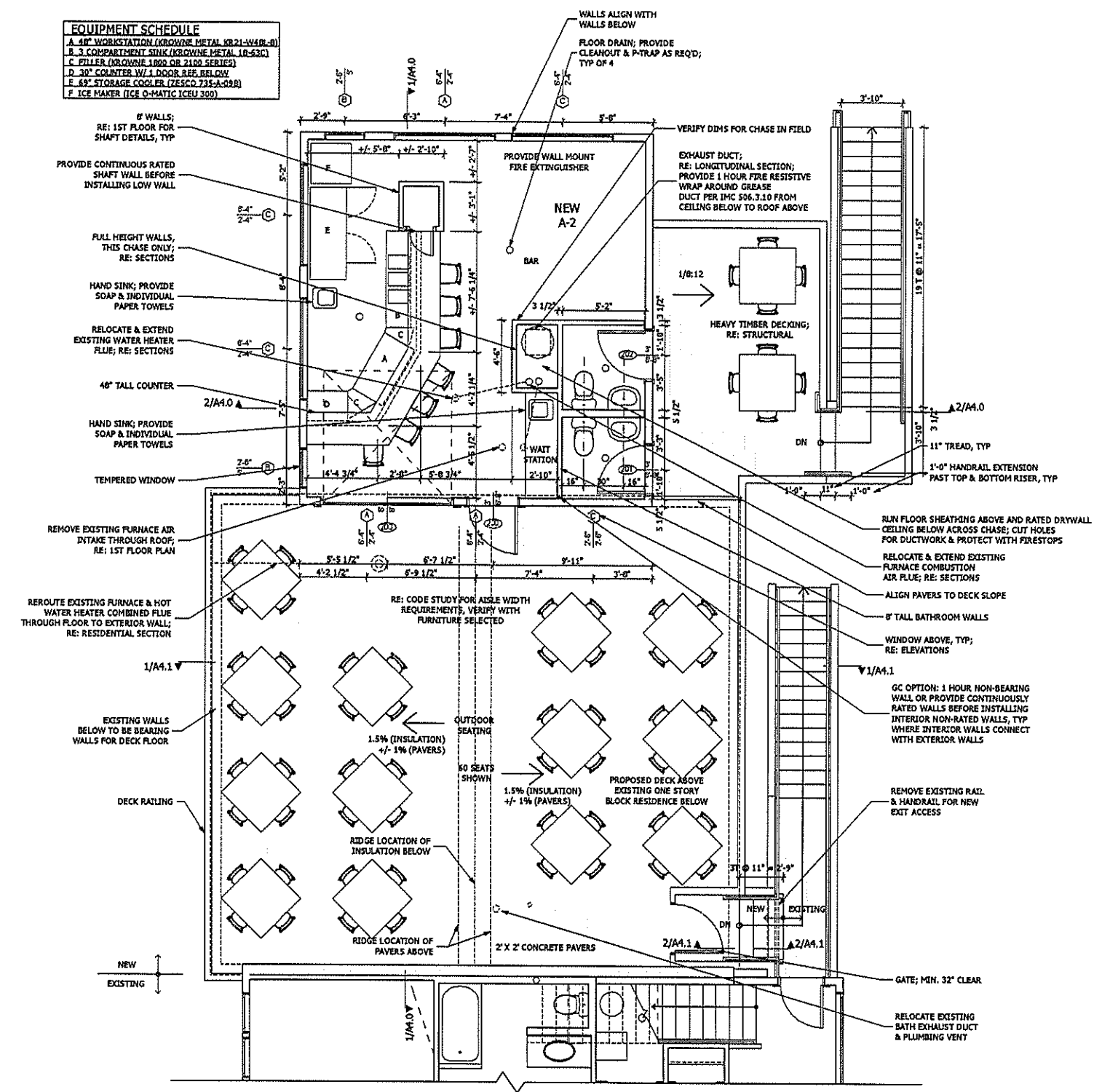
2 1st Floor Plan
1/8" = 1'-0"

1 Site/Roof Plan
1/8" = 1'-0"



EQUIPMENT SCHEDULE

- 48" WORKSTATION (KROWNE METAL KB21-W48-R)
- 3 COMPARTMENT SINK (KROWNE METAL 1R-53C)
- FILTER (KROWNE 1800 OR 2100 SERIES)
- 30" COLLATER W/ 1 DOOR REE BELOW
- 69" STORAGE COOLER (TESCO 735A-03R)
- ICE MAKER (ICE O-MATIC ICEU 309)



1 2nd Floor 'Tiki Bar' Plan
 1/4" = 1'-0"
 BAR: 510 SF
 DECK: 1200 SF
 TOTAL: 1710 SF

WALL TYPES (PLAN)

- 1 HR EXTERIOR WALL
- 1 HR INTERIOR WALL
- NON-RATED INTERIOR WALL

**Whyard Bar Addition
 2003 IEBC Code Study**

Change of Occupancy - Chapter 8
 Stairs to residence changed from R-3 to A-2; Table 612.4.1: relative hazard class for life safety and exit changed from 4 to 3, a higher hazard class
 612.4.1.1 means of egress for change of use to higher hazard class; any exception; existing stairs including handrails and guards complying with the requirements of chapter 7 (which refers to chapter 6) shall be permitted for continued use subject to approval of the code official

Alterations Level-2 - Chapter 6
 605.2 exception 2: means of egress conforming to the requirements of the IBC under which the building was constructed shall be considered compliant means of egress, in the opinion of the code official, if they do not constitute a distinct hazard to life

Additions - Chapter 9
 901.1 Scope: an addition shall comply with the building, plumbing, electrical, and mechanical codes, without requiring the existing building or structure to comply with any requirements of those codes or of these provisions

902.3 Fire Protection Systems: existing fire areas increased by the addition shall comply with chapter 9 of the IBC (req'd in residence per meeting with town building official)

2003 IBC Code Study

Use & Occupancy Class - Chapter 3
 M Business (existing gallery)
 R-3 2 Residence (existing)
 A-2 Restaurant (existing - formerly classified as 'M', but re-aligned to A-2 with bar addition)
 A-2 Tavern/Bar (proposed)

Table 302.1.1: Liv: Mech room separation not req'd, equip < 400,000 BTL's
 Table 302.3.2: 2 hour separation between R-3 and M & between R-3 and A-2

Height & Area Limitations - Chapter 5
 Table 503
 Type V-A building
 Use Group: M
 Allowable area: 14,000 sf (3 story, Max ht: 30')
 Increase for separation: Not taken
 Increase for sprinkler: Not sprinklered
 Total Allowable: 14,000sf
 Existing: 1020sf

Use Group: R-3
 Allowable area: unlimited sf (3 story, Max ht: 30')
 Total Allowable: unlimited sf
 Existing 1st Floor: 990sf
 Existing 2nd Floor: 1020sf
 Existing 3rd Floor: 723sf
 Total: 2,733sf

Use Group: A-2
 Allowable area: 11,500 sf (2 story, Max ht: 30')
 not taken
 Total Allowable: 11,500sf
 Existing: 420sf
 Proposed 2nd Floor: 1,210sf
 Total: 2,140sf

Building Total: 5,943sf
 Per discussion with town building official, only the existing 1st story residence will be req'd to be sprinklered (R-3 fire area)

Types of Construction - Chapter 6
 Type V-A: Any material permitted by code

Fire-resistive ratings Table 601 - Type V-A
 Structural Frame: 1 hr (2 hr bearing fire 2 hr floor)
 Bearing walls: 1 hr (2 hr bearing fire 2 hr floor)
 Floor: 1 hr (2 hr for outdoor seating above residence / RV for exterior deck)
 Roof: 1 hr

Exterior wall protection per Table 602
 A-2 occupancy: NR > 3"

Fire - Resistive Construction - Chapter 7

Opening Protection: per table 704.8: Unlimited unprotected openings in bar > 30" (fire separation distance to center of roof)
 Parapets: not required per 704.11
 Shaft enclosures required for openings through a floor/ceiling assembly per 707.2
 Exception 3: a shaft enclosure is not required for penetrations by pipe, tube, conduit, wire, cable, & vents protected in accordance with section 712.4

Exception 4: a shaft enclosure is not required for penetrations by ducts protected in accordance with section 712.4. Grease ducts shall be protected in accordance to the IMC.

Rating: shaft enclosures shall have a 1 hour rating per 707.4 (506.3.10 of 2003 IMC: Grease Duct Enclosure grease duct shall be enclosed from the point of penetration to the outlet terminal)

Enclosure at top: a shaft enclosure that does not extend to the underside of a roof deck shall be enclosed at the top with a 1 hour rating
 Penetrations: Penetrations in rated assemblies must be protected per Sec 712.1 hr through penetration fire stop assemblies required at all rated wall and ceiling assemblies. For Town Building Department, a separate fire stop contractor is required.

Concealed Spaces: Provide fireblocking in wood frame construction per Sec 717

Interior Finishes - Chapter 8
 Flame Spread:
 A-2: Rooms & Enclosed spaces: Interior wall & ceiling finish - Class C (occupant load < 300)

Fire Protection Systems - Chapter 9
 Automatic sprinkler systems -
 NFPA 13D System provided in R-3 area with A-2 above

Means of Egress - Chapter 10
 Bar: Bar back / commercial kitchen: 212 sf @ 200 sf/occ gross = 2 seats
 Assembly without fixed seats: 172 sf @ 15 sf/occ net = 12 seats
 Total = 14 seats (1 exit required < 75' travel distance)
 Deck: 1200 sf @ 15 sf/occ = 80 seats (2 exits required)
 Total = 94 seats (2 exits required)

Occupancy must be posted in assembly areas per 1004.3
 Means of egress illumination per 1006.6
 Accessible means of egress:
 not required in alterations to existing buildings per 1007.1 exception 1
 Floor Elevation: There shall be a landing on each side of a door (1008.1.4)
 Stairway width shall not be less than 44" per 1009.1
 Vertical rise: a flight of stairs shall not have a vertical rise of greater than 12" between floor levels or landings

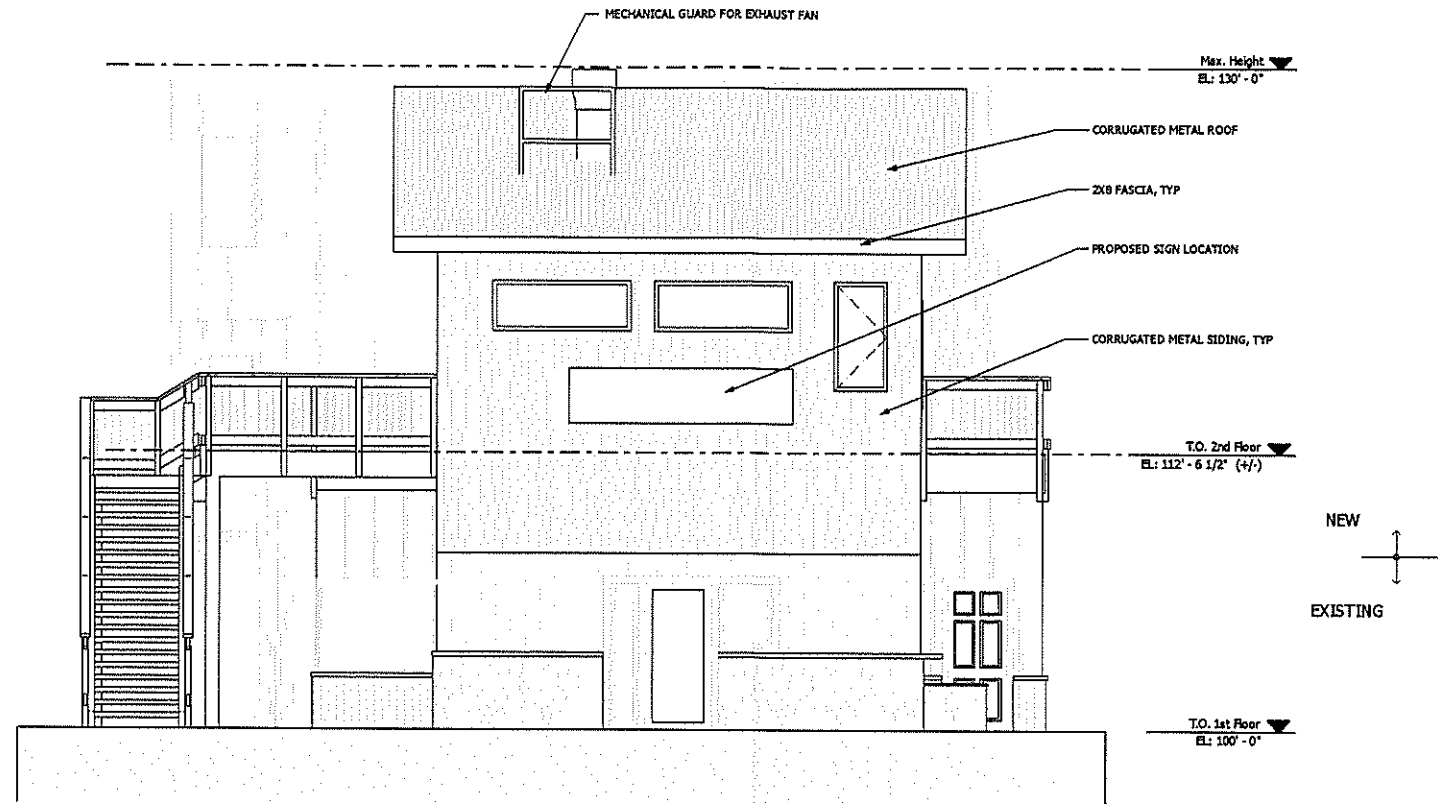
Exit signs per 1011
 Minimum side width: 36" where side does not serve more than 50 seats, 30" where side does not serve more than 14 seats per 1024.3.1.4 exceptions 1 & 2
 Aisle width measured 19" from parallel side of table with seating per 1013.4.2
 Table & seating accessway width: side accessways = 12" + 3" (length of side beyond 12"), except for portions of an aisle accessway not exceeding 6' and used by a total of not more than 4 persons, there is no minimum width per 1013.4.2.2
 Open space under exterior stairways shall not be used for any purpose per 1102.1.5
 Exterior stairway protection (1022.6 exception 2) stairways are not req'd to be enclosed; 2 remote exterior stairways provided & perimeter > 50% open

Accessibility - Chapter 11
 Accessible route not req'd per 1104.4 exception 1

Exterior Walls - Chapter 14
 Ralcocon: balconies shall be of 1-hour or heavy timber construction per 1406.3 (same fire resistive rating as req'd by table 601 for floors)

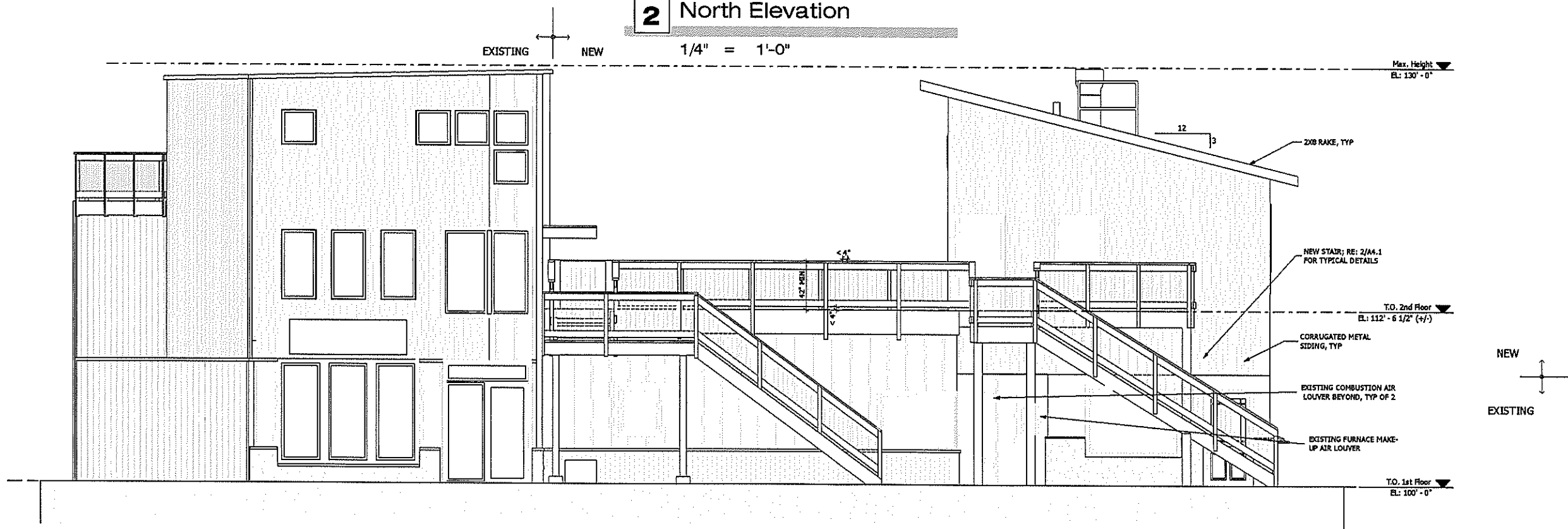
Plumbing Systems - Chapter 29
 Bar (94 seats): 1 w.c./75 occs ea sex 2 req'd ea sex
 1 lav/75 occs ea sex 1 req'd ea sex
 3 public w.c. & lavs provided within 50'
 1 w.c. & 1 lav ea sex provided on 2nd floor

Signage: a sign designating the sex shall be provided near each toilet facility
 Drinking fountains - not required - water service provided in bar
 Location of public facilities shall not exceed a travel distance of 500' per 2902.6



2 North Elevation

1/4" = 1'-0"



1 East Elevation

1/4" = 1'-0"

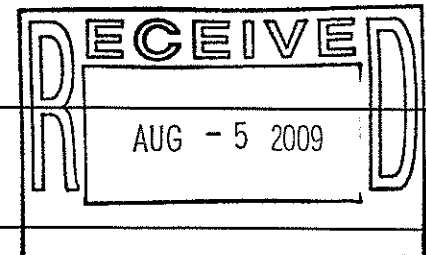
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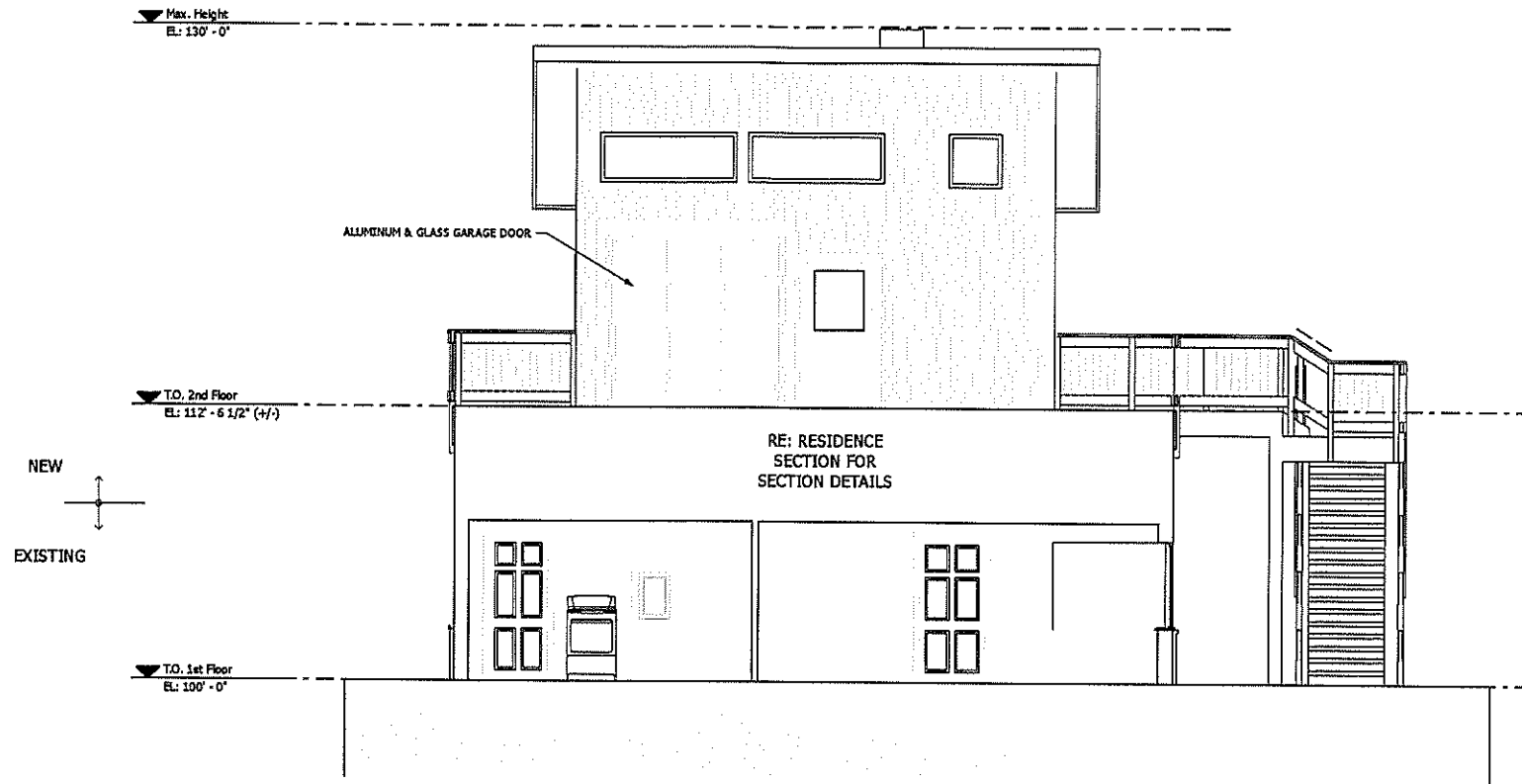
Paul & Sally Whyard
Whyard 'Tiki Bar'
189 East Riverside Drive
Estes Park, Colorado 80517

Sheet Title:
East & North Elevations
Sheet No:



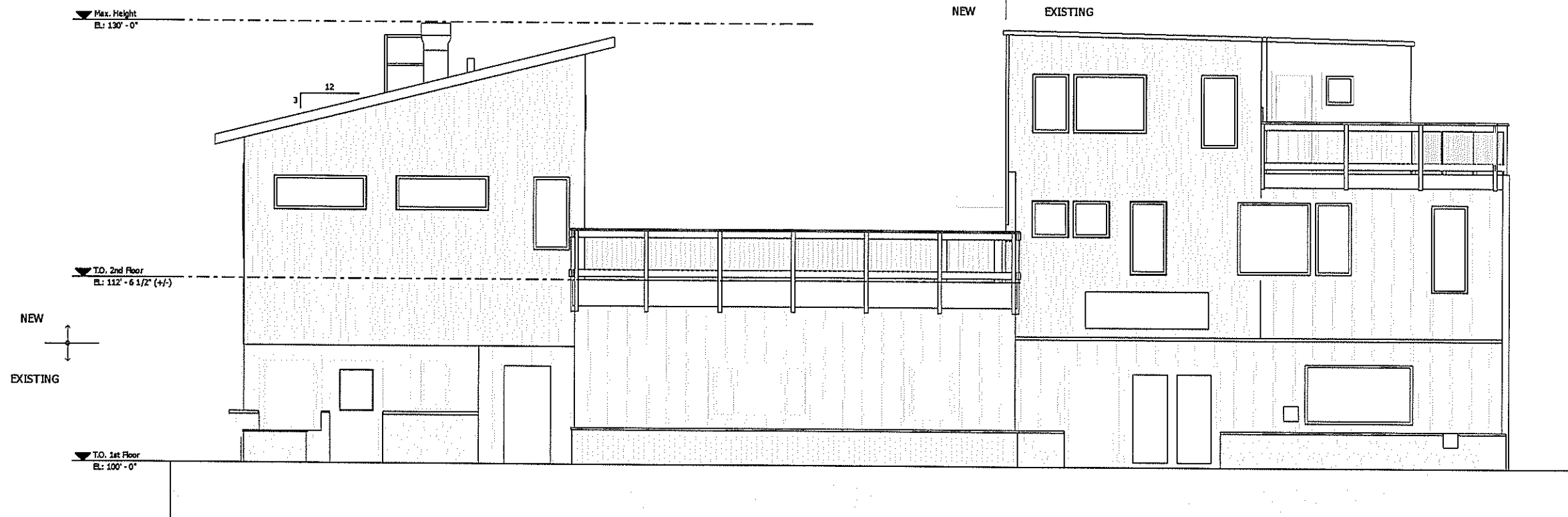
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2 South Elevation

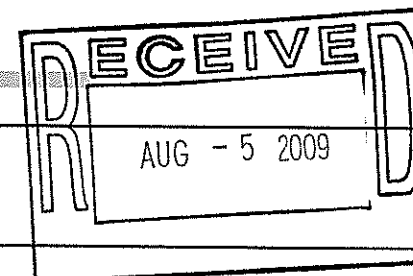
1/4" = 1'-0"



1 West Elevation

1/4" = 1'-0"

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Sheet Title:
 West & South
 Elevations

Sheet No:
A3.1
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