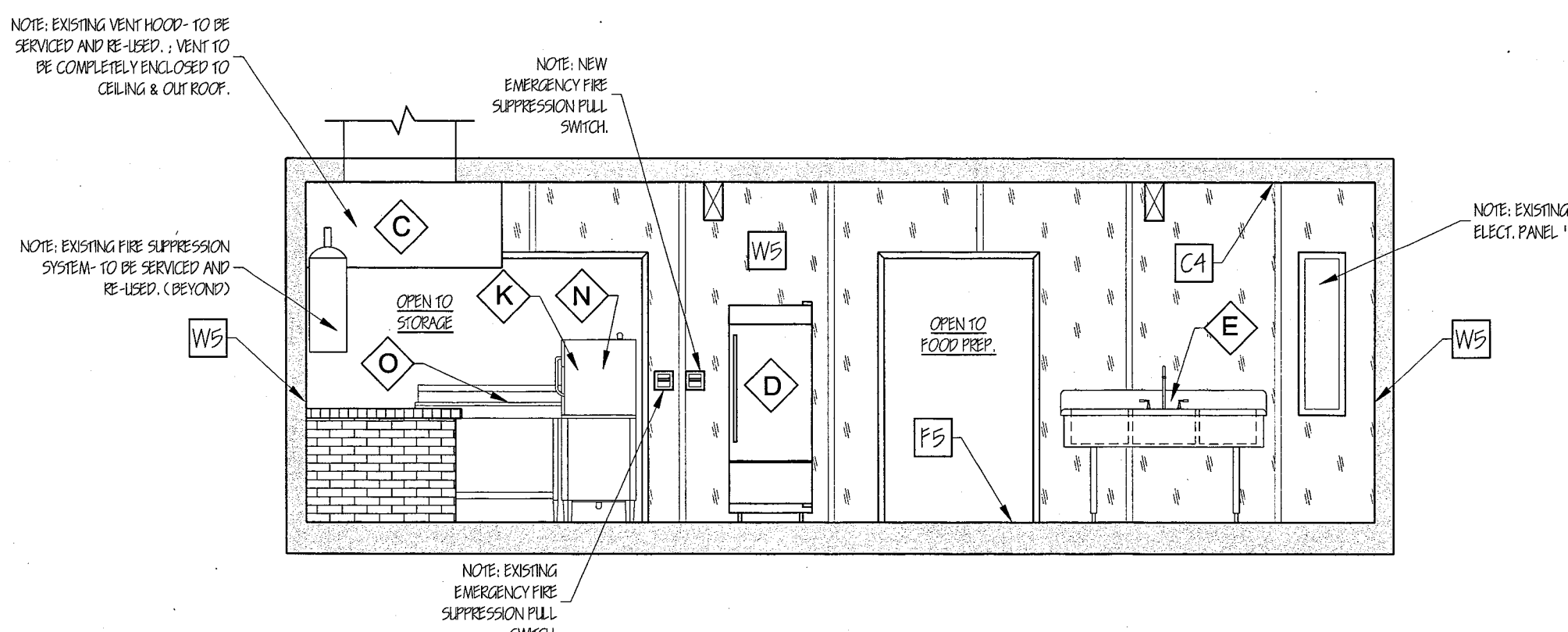


SECTION "A"

SCALE: 1/4" = 1'-0"

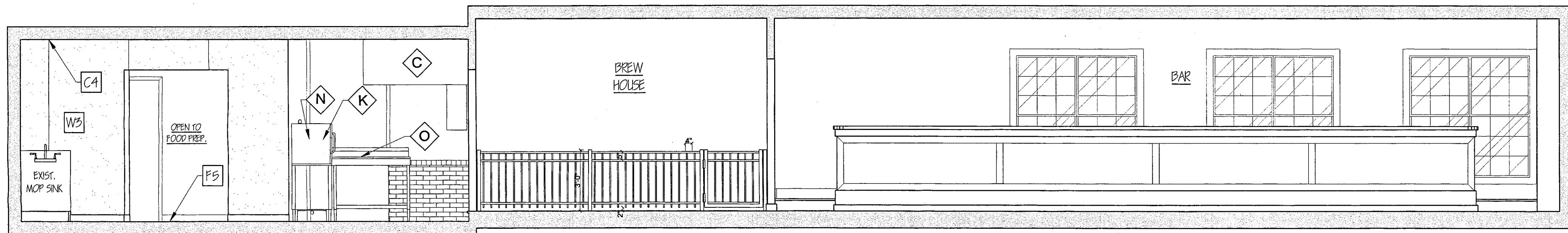
A



SECTION "B"

SCALE: 1/4" = 1'-0"

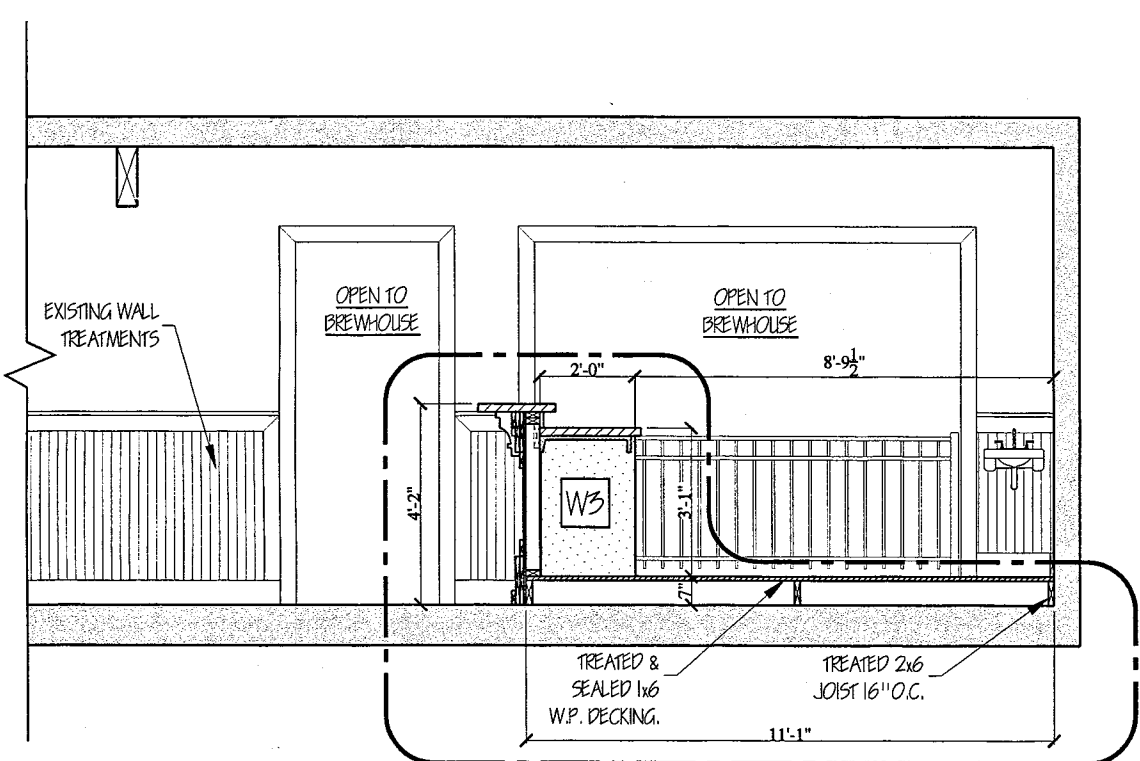
B



SECTION "C"

SCALE: 1/4" = 1'-0"

D



SECTION "D"

SCALE: 1/4" = 1'-0"

C

**SYMBOL LEGEND**

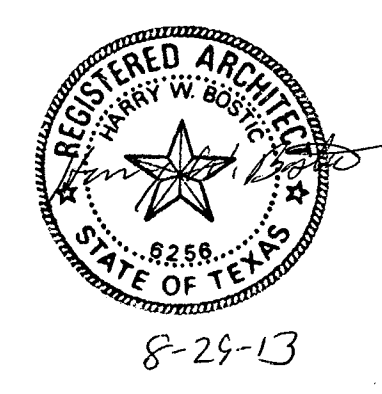
	FINISH SCHEDULE CALLOUTS FOR EACH ROOM
	SECTION CALLOUTS, DETAILS FOUND ON SHEET A-7
	WINDOW TAGS
	EXISTING STUD WALLS
	NEW STUD WALLS

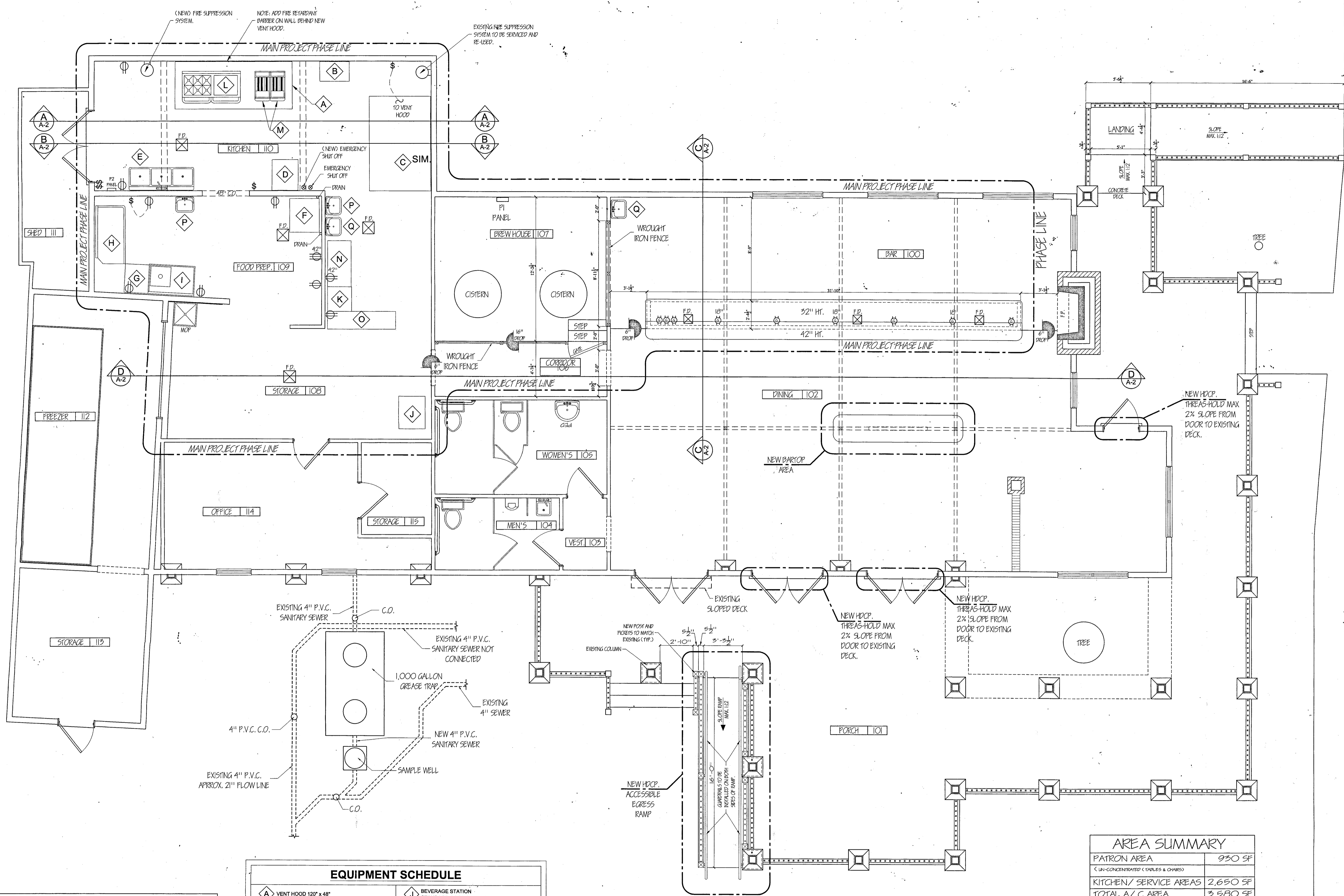
**EXISTING FINISH SCHEDULE**

I.D.	DESCRIPTION
B1	1x6 YELLOW PINE #2
B2	RUBBER COVE BASE
B3	CERAMIC TILE
B4	QUARRY TILE
C1	EXPOSED TO STRUCTURE
C2	2x4 SUSPENDED ACOUSTICAL TILE
C3	2x4 VINYL FACED CEILING TILE
C4	F.R.P.
F1	CERAMIC TILE
F2	CARPET
F3	QUARRY TILE
F4	VINYL COMPOSITION TILE
F5	EXPOSED CONCRETE
W1	PAINTED GYP. BD.
W2	ALUM. STOREFRONT
W3	F.R.P.
W4	PAINTED GYP. BD. w/ 5'-0" TILE WAINSCOT
W5	EXISTING STAINLESS STEEL WALL PANELING

- GENERAL NOTES (UNLESS OTHERWISE NOTED)**
- MECHANICAL OR NATURAL VENTILATION IS REQUIRED AT ALL BATHROOMS AND UTILITY ROOMS.
  - WALLS AND CEILINGS SHALL BE 5" GYPSUM BOARD.
  - ANY STRUCTURAL BEAMS AND HEADERS SHALL BE DESIGNED BY ENGINEER.
  - AN APPROVED EXPANSION TANK FOR THERMAL EXPANSION CONTROL SHALL BE PROVIDED FOR BUILDINGS UTILIZING STORAGE WATER HEATING EQUIPMENT AND A PRESSURE REDUCING VALVE WHICH CREATES A CLOSED SYSTEM.
  - EXISTING HOT WATER HEATERS IS TO BE USED.
  - HVAC CONNECTIONS AND BATTERY BACKUP REQUIRED FOR SMOKE DETECTORS.
  - VENT ALL EXHAUST FANS TO THE OUTSIDE.
  - OUTLETS WITHIN A 6'-0" RADIUS OF A WATER SOURCE SHALL BE GROUND FULT INTERLOCK (G.F.I.).
  - PROVIDE LIGHT FIXTURE AND SMOKE DETECTOR AT EACH HOT WATER HEATER AND AIR CONDITIONING UNIT LOCATION IN ATIC.
  - PROVIDE ELECTRIC DISCONNECT FOR AIR CONDITIONING UNIT (C-5).
  - VERIFY LOCATION OF ANY FLOOR PLUG WITH OWNER.
  - SHALL ADVERTISE ONLY THE NAME OF, USES OF, OR GOODS OR SERVICES AVAILABLE WITHIN THE BUILDING OR TENANT LEASE SPACE, TO WHICH THE BANNER IS ATTACHED. SHALL BE MOUNTED PARALLEL TO THE FACE OF THE BUILDING. SHALL NOT BE CANTILEVERED AWAY FROM THE STRUCTURE. SHALL NOT EXTEND MORE THAN ONE FOOT FROM ANY EXTERIOR BUILDING FACE, AWAY FROM, OR CANOPY. SHALL NOT OBSTRUCT AND WINDOW, DOOR, AIRWAY, OR ANY OTHER OPENING INTENDED FOR INGRESS, EGRESS, OR FOR NEEDED VENTILATION OR LIGHT.
  - ALL WINDOW DEVICES MUST BE TESTED UPON INSTALLATION BY A CERTIFIED TESTER REGISTERED WITH THE CITY OF COLLEGE STATION PUBLIC UTILITIES DEPT. LAWN IRRIGATION MAY USE A PRESSURE VACUUM BREAKER. ALL DEVICES SHALL BE INSTALLED PER ANWA STANDARDS AND CITY'S ORD. # 2594.
  - PROVIDE CONDUIT AND RACE FOR GAS-FREE APPLIANCES PER SECTION 504 OF THE 2009 INTERNATIONAL FUEL GAS CODE. FOR OTHER FUELS TO COMPLY WITH CHAPTER 7 OF THE 2009 IBC.
  - INSTALL EMERGENCY LIGHTING IN ALL COMMON AREAS, CORRIDORS, EGRESS PATHS, AND EXTERIOR "EXIT DISCHARGE" LANDING AREAS AT EACH EXIT DOOR TO COMPLY WITH SECTION 1005.9 OF 2009 IBC.
  - INSTALL EXIT SIGNS IN LOCATIONS AND ILLUMINATED PER SECTION 1011 OF THE 2009 IBC. SEE BUILDING CODES AND NOTES ON CITY STAMPED APPROVED BUILDING PLANS FOR EXIT SIGN LOCATIONS.
  - PROVIDE EXTERIOR LANDING (6'-0" X 6'-0" FOR ACCESSIBILITY) LEVEL WITH THE INTERIOR FLOOR AT EACH REQUIRED EXIT DOOR.
  - PROVIDE FIRE EXTINGUISHER (C-5) - VERIFY LOCATION AND PLACEMENT WITH THE FIRE MARSHAL'S OFFICE (MIN. 2A:10C) POST PERMIT CARD ON JOB SITE TO BE VISIBLE FROM ROAD OR PARKING LOT. MUST BE IN PLACE BEFORE ANY INSPECTIONS WILL BE PERFORMED.
  - ALL PLUMBING, ELECTRICAL, MECHANICAL (HVAC) WORK MUST BE PERFORMED BY A LICENSED CONTRACTOR. CONTACT BUILDING DEPARTMENT FOR PERMITS PRIOR TO WORK, AND INSPECTIONS PRIOR TO COVERING ANY AND ALL WORK. (979) 764-5970
  - SAFETY GLAZING REQUIRED IN WINDOWS WITHIN 24" OF DOORS IN ABOVE GRADE.
  - ALL OUTDOOR LIGHTING WITHIN DEVELOPMENTS OTHER THAN SINGLE-FAMILY RESIDENTIAL AND DUPLEXES SHALL MEET THE REQUIREMENTS OF SECTION 710 OF THE UNIFIED DEVELOPMENT ORDINANCE. LIGHT FIXTURES-THE LIGHT SOURCE (LIGHT BULB) SHALL NOT PROJECT BELOW AN OPACULE HOUSING. NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES SHALL BE LOCATED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINES.
  - PROVIDE PANIC HARDWARE ON EXIT DOORS.
  - PROVIDE VISUAL AND AUDIBLE SIGNAL DEVICE, MOUNTED IN A NORMALLY OCCUPIED AREA FOR EACH RETURN AIR DUCT SMOKE DETECTOR FOR EACH UNIT GREATER THAN 2000 CFM IN A BUILDING WITHOUT AN APPROVED FIRE ALARM SYSTEM, PER NFPA 90A CHAPTER 7.
  - PROVIDE MINIMUM 42" CLEARANCE FROM CENTER LINE OF WATER CLOSET TO EDGE OF LAVATORY OR WALL TO COMPLY WITH ANSI A117.1-2003, ACCESSIBLE STANDARDS
  - HANDRAILS SHALL COMPLY WITH SECTION 1012 OF THE 2009 IBC. HANDRAIL HEIGHT SHALL BE MOUNTED BETWEEN 34"-42" ABOVE STAIR TREAD NOSINGS AND FINISH RAMP WALKING SURFACE. PROVIDE HANDRAILS ON BOTH SIDES AND HANDRAIL EXTENSIONS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS OR RAMPS.
  - PROVIDE A HAND RAMP FOR THE DEPARTMENT ACCESS. A KEY FOR EACH BUILDING DOOR AND/OR TENANT ENTRY DOOR IS REQUIRED. CONTACT FIRE MARSHAL'S OFFICE (979) 764-5709
  - INTERIOR LIGHTING SHALL MEET THE CONTROLS AND WATTAGE REQUIREMENTS OF SECTION 508 OF THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE.
  - SIGNS SHALL NOT EXTEND MORE THAN ONE FOOT AWAY FROM EXTERIOR BUILDING FACE.
  - INSTALL FULL-OPEN SHUT-OFF VALVE ON WATER DISTRIBUTION SUPPLY PIPE AT THE ENTRANCE INTO THE STRUCTURE, ON THE DISCHARGE SIDE OF EVERY WATER METER. SECTION 506 OF IBC.
  - INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH THE "FLAME SPREAD AND SMOKE DEVELOPMENT" CLASSIFICATIONS OF TABLE 805.9 OF THE 2009 IBC.
  - CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
  - CONTRACTORS TO ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES.
  - REQUIRED EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE/ EFFORT. SLIDE FRONT EXIT DOORS WITHOUT A THUMB LATCH REQUIRE STATEMENT "DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" ON THE DOOR WITH 1" LETTERS.
  - IF "TRENCH" WATER SUPPLY PIPING IS SLEEVED BELOW THE SLAB, SEAL ANNULAR SPACE AT ENDS WITH CALK, FOAM OR OTHER MEANS. ALSO ASSURE PROPER PROTECTION OF PIPE TO LIV. LGHT.
  - WHEN WATER MAIN PRESSURE EXCEEDS 80 PSI, AN APPROVED PRESSURE REDUCING VALVE SHALL BE PROVIDED THAT LIMITS THE MAXIMUM STATIC WATER PRESSURE TO 80 PSI.
  - ALL TRASH AND DEBRIS GENERATED ON THE JOB SITE SHALL BE PICKED UP AND CONCENTRATED IN ALL APPROVED AREA WITHIN THE PROPERTY BOUNDARIES.
  - ALL SILLS AND BOTTOM PLATES IN CONTACT WITH CONCRETE MUST BE TREATED OR NATURALLY RESISTANT TO INSECTS AND DECAY.
  - ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150 FEET OF THE SUBJECT LOT, MEASURED FROM A POINT OF 9 FEET ABOVE GROUND. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE. ACCEPTABLE METHODS OF SCREENING ROOFTOP EQUIPMENT MAY INCLUDE OWNERSHIP OF THIS PLAN AND/OR DRAWINGS BELONGS TO R.A.I. DESIGNS, INC., 4500 CARTER CREEK SUITE 209, BRYAN, TX 77802. EVERY ATTEMPT HAS BEEN MADE BY THE DESIGNER TO INSURE THE ACCURACY OF THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CLIENT AND CONTRACTORS TO CHECK THESE DRAWINGS AND SITE PLAN BEFORE ANY CONSTRUCTION BEGINS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR OMISSIONS OR ERRORS IN THESE DRAWINGS OR SITE PLAN AFTER CONSTRUCTION BEGINS. ANY CHANGE MADE ON THE JOB WITHOUT CONSULTING THE DESIGNER DUE TO CLIENT OR CONTRACTORS PREFERENCE OR ERROR ON PLANS, SITE PLANS, DRAWINGS, ETC. IS NOT THE RESPONSIBILITY OF THE DESIGNER AND THE OWNER. THIS PLAN AND/OR DRAWINGS MAY NOT BE USED FOR REPEAT CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF R.A.I. DESIGNS, INC.

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 4500 Carter Creek Dr. #203 Bryan, TX 77802 www.raidsgns.com  
**R.A.I. DESIGNS, INC.**  
 PROJECT SITE INFO: 303 BOYETT ST. COLLEGE STATION, TX  
 CLIENT: 8-19-13 BLACKWATER BREW (979) 575-9828  
 8-26-13  
 8-28-13  
 JTR/KKA-EXISTING PLAN  
 JTR-FINAL PLAN  
 JTR-REVISIONS PER CITY  
 SHEET: A-2 OF TWO  
 DATE: 08-28-2013





**MECHANICAL NOTES**

- RTU #1 AND RTU #2 SMOKE DETECTORS WITH ANIONICATORS ON EACH R/A.
- FLAT 14" ROOF CURBS.
- DRAINS TO RESTROOM SINK WET TRAPS.
- VERTICAL IN-LINE SAFETY FLOOR SWITCHES.
- RTU #1 AND RTU #2 208V/250V 3-Ø ELECTRIC HEAT.
- CFM SIZED AT 750 CFM PER SQUARE FOOT.
- DIGITAL THERMOSTATS AT R/A ALLOCATIONS.
- SHEET METAL DUCT THROUGH SUPPLY AND R/A.
- DUCT BOARD TRUNK LINES, FLEX RUNGINS TO REGISTERS.
- EXHAUST IN R/R. TWINNED TOGETHER. 6" DUCT OUT ROOF TO CURB AND CAP.
- CONTRACTORS TO FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES.

**DEMOLITION NOTES:**

- VERIFY ALL EXISTING DIMENSIONS IN FIELD.
- REMOVE EXISTING SOIL AROUND BUILDING A MINIMUM OF 6'-8" BELOW F.F..
- CONTRACTORS TO ABIDE BY ALL FEDERAL, STATE, AND LOCAL BUILDING CODES.
- ASBESTOS REPORT TO BE PROVIDED PRIOR TO ANY DEMOLITION.

EQUIPMENT SCHEDULE			
A	VENT HOOD 120" x 48"	J	BEVERAGE STATION STANDARD COCA COLA FOUNTAIN
B	2 DOOR REFRIGERATOR 20" x 30"	K	PLANETARY MIXER VOLLRATH MODEL NO. 40788
C	EXISTING VENT HOOD 63" x 96" 120 VAC/ 20 AMP	L	6 BURNER RANGE W/ 24" GRIDDLE & 2 OVENS AMERICAN RANGE MODEL NO. AR24G-6B
D	1 DOOR STAND UP FREEZER 31" x 28.75" x 82.75" 23 CU. FT.	M	FRYER 15" WIDE AMERICAN RANGE MODEL NO. AF35/50
E	EXISTING 3 COMPARTMENT SINK	N	COLD PREP
F	ICE MACHINE 34" x 30" x 50" MANITOWOC ICE MODEL NO. B570	O	SERVICE TABLE
G	COMMERCIAL DISHWASHER 29" x 24.8" x 38"	P	EXISTING HAND WASHING SINK
H	CLEAN DISH TABLE 59" LONG 16 GAUGE 304 SERIES STAINLESS STEEL	Q	NEW HAND WASHING SINK
I	SOILED DISH TABLE 47" LONG 16 GAUGE 304 SERIES STAINLESS STEEL		

BUILDING CODE DATA	
<b>BUILDING CODE:</b>	THE INTERNATIONAL BUILDING CODE (2012 EDITION) w/ ADOPTED AMENDMENTS
<b>ACCESSIBILITY CODE:</b>	TEXAS ACCESSIBILITY STANDARDS
<b>PLUMBING CODE:</b>	THE INTERNATIONAL PLUMBING CODE (2012 EDITION) w/ ADOPTED AMENDMENTS
<b>MECHANICAL CODE:</b>	THE INTERNATIONAL MECHANICAL CODE (2012 EDITION) w/ ADOPTED AMENDMENTS
<b>ELECTRICAL CODE:</b>	THE NATIONAL ELECTRICAL CODE (2011 EDITION) w/ ADOPTED AMENDMENTS
<b>ENERGY CODE:</b>	THE INTERNATIONAL ENERGY CONSERVATION CODE (2012 EDITION) w/ ADOPTED AMENDMENTS
<b>FIRE PREVENTION CODE:</b>	THE INTERNATIONAL FIRE PREVENTION CODE (2012 EDITION) w/ ADOPTED AMENDMENTS
<b>TYPE OF CONSTRUCTION:</b>	TYPE V-B
<b>OCCUPANCY CLASSIFICATION:</b>	ASSEMBLY "A-2"

AREA SUMMARY	
PATRON AREA	930 SF
(CLIN-CONCENTRATED (TABLES & CHAIRS))	
KITCHEN/ SERVICE AREAS	2,650 SF
TOTAL A/C AREA	3,580 SF
COVERED PORCH	1,365 SF
TOTAL FRAMED	4,945 SF

OCCUPANT LOAD CALCULATIONS	
ASSEMBLY A-2, w/ 0 FIXED SEATS.	
TOTAL TENANT SPACE = 3,580 sq. ft.	
ASSEMBLY w/ 0 FIXED SEATING: 930 sq. ft. / 15 net = 62 UNCONCENTRATED (TABLES & CHAIRS)	
KITCHEN/ BAR: 2,650 sq. ft. / 200 gross = 13.25	
MAX. OCCUPANCY = 76	
EXTERIOR PORCH LOAD CALCULATIONS	
PATIO w/ 0 FIXED SEATING: 1,365 sq. ft. / 15 net = 91	
MAX. PORCH OCCUPANCY = 91	

SYMBOL LEGEND	
[B] [d] [FI] [W]	FINISH SCHEDULE CALLOUTS FOR EACH ROOM
[A-2]	SECTION CALLOUTS, DETAILS FOUND ON SHEET A-7
[A]	WINDOW TAGS.
[---]	EXISTING STUD WALLS.
[---]	NEW STUD WALLS.



CITY OF COLLEGE STATION  
BUILDING INSPECTION DEPARTMENT  
REVIEWED FOR COMPLIANCE  
PER NOTES ON PERMIT  
NO COMMENTS  
PER NOTES ON PLANS SHEETS  
DATE 8/29/2013  
BY [Signature]

PROJECT SITE INFO: 303 BOYETT ST. COLLEGE STATION, TX  
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 CONTRACTOR'S SET

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R.A.I. DESIGNS, INC.  
 JOB# 13-081