BARLEY BARN TAP HOUSE
608-1/2 SUTTER STREET
FOLSOM, CA 95630
APN: 070-0061-011-0000

PROJECT INFORMATION:
OWNER:
MURPHY HAYES
SMITH DESIGN I.T.
608 SUTTER STREET
FOLSOM, CA 95630
EMAIL: powerhousepub@aol.com
PHONE: 916-932-4222

ARCHITECT:
MURRAY WEAVER
WILLIAM WEAVER I.T.
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EMAIL: powerhousepub@aol.com
PHONE: 916-932-4222

SURVEYOR:
MCGUINNESS SURVEYING
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STRUCTURAL:
KONET ARCHITECTURE
REGGIE KONET, AIA NCARB
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MECHANICAL, ELECTRICAL, PLUMBING ENGINEERS:
CONTRACTOR:
MURRAY WEAVER
MURRAY WEAVER I.T.
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PROPOSED PROJECT SUMMARY:
The proposed project will consist of a change in occupancy use group from F-1: LOW-HAZARD STORAGE, INDUSTRIAL, TO A. ASSEMBLY USE INTENDED FOR OCCUPANCY USE GROUP B-2: LOW-HAZARD STORAGE.

PROPOSED AREA OF REMODELING:
EXISTING LEVEL ONE AREA: 2433 SF
EXISTING LEVEL TWO STORAGE AREA: 1366 SF
TOTAL AREA OF EXISTING BUILDING: 3799 SF
PROPOSED AREA OF REMODELING: 4413 SF
PROPOSED REMODELED STORAGE AREA: 2594 SF
TOTAL AREA OF PROPOSED BUILDING: 7393 SF

THE PERCENTAGE REMODELED CONSTRUCTION IS 55.6% OF THE TOTAL EXISTING BUILDING AREA AND IS CLASSIFIED AS OCCUPANCY USE GROUP B-2: LOW-HAZARD STORAGE.

NOTE! THIS SET OF DOCUMENTS IS IN DESIGN PHASE. THEREFORE, NOT ALL DRAWINGS HAVE BEEN INCLUDED IN THIS SET AT THIS STAGE.
FIRE AND LIFE SAFETY NOTES:

A. PER 2019 CBC SECTION 11B - 403.3 SLOPE.
The running slope of walking surfaces throughout the building shall be a maximum of 1:20. The cross slope of walking surfaces shall be a maximum of 1:48. The final grades established for the building area shall be suitable for the intended use.

B. PER 2019 CBC SECTION 603.2.3(1) - PORTABLE FIRE EXTINGUISHERS.
Portables shall be installed in new and existing Group A Occupancies. Note: The requirements for portable fire extinguishers are to be installed in the building.

C. PER 2019 CBC TABLE 1004.1.2 - OCCUPANT LOAD FACTOR.
The occupant load factor (OLF) for an assembly occupancy without fixed seats: unconfined (Tables + Chairs) is 15 NET. The occupant load is based on the net floor area. The calculation is based on the actual occupied area. Non-occupied spaces like corridors, bathrooms, and equipment are subtracted from the total area to determine the net floor area. Outdoor seating area shall be included in the occupant load. Therefore, the total occupant load for the project is 139 (2080 SF divided by 15 OLF = 139 occupant load).

ACCESSIBILITY NOTES:

PER 2019 CBC SECTION 11B - 1008.2.6.1 ACCESSIBLE GROUND SURFACES.
Ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces shall comply with ASTM F 1951. Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with this requirement.

PER 2019 CBC 11B - 403.3 SLOPE.
The running slope of walking surfaces throughout the building shall be a maximum of 1:20. The cross slope of walking surfaces shall be a maximum of 1:48.

NOT FOR CONSTRUCTION

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G3.0

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www.konetarchitecture.com
SITE PLAN NOTES:

1. All site and building location information to be verified by licensed surveyor or civil engineer. All information shown on this drawing was derived from the survey by William D. Packard, licensed land surveyor, dated 1/22/78.

2. Legal description: Parcel 11, 608.5 Sutter Street, Folsom, CA APN 70-061-11.

3. Lot size: 0.1238 acre.

4. For landscape information and drawings, see landscape plan by Five Star Landscape, Michael Shular LA, 916-989-3372 or info@msladesign.com.

5. Existing building and site location information to be verified by licensed surveyor or civil engineer. The information shown on this drawing was derived from the survey by William D. Packard, licensed land surveyor, dated 1/22/78.

6. Lot size: 0.1238 acre.

7. For landscape information and drawings, see landscape plan by Five Star Landscape, Michael Shular LA, 916-989-3372 or info@msladesign.com.

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12. Lot size: 0.1238 acre.

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29. Existing building and site location information to be verified by licensed surveyor or civil engineer. The information shown on this drawing was derived from the survey by William D. Packard, licensed land surveyor, dated 1/22/78.

30. Lot size: 0.1238 acre.

31. For landscape information and drawings, see landscape plan by Five Star Landscape, Michael Shular LA, 916-989-3372 or info@msladesign.com.

32. Existing building and site location information to be verified by licensed surveyor or civil engineer. The information shown on this drawing was derived from the survey by William D. Packard, licensed land surveyor, dated 1/22/78.

33. Lot size: 0.1238 acre.

34. For landscape information and drawings, see landscape plan by Five Star Landscape, Michael Shular LA, 916-989-3372 or info@msladesign.com.
DEMOlITION

As necessary prior to provide adequate shoring construction to enable exterior wall

demolish portion of (E) per owner's instructions and store or dispose of remove (E) barn door

PREVIOUS DEMOLITION

1/4" = 1'
NOT FOR CONSTRUCTION

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LEVEL ONE NOTES:

1. CONTRACTOR TO VERIFY CONDITIONS, DIMENSIONS, AND SYSTEMS OF EXISTING BUILDING IN THE FIELD PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND NOT PROCEED WITH WORK UNTIL THE ARCHITECT HAS THE OPPORTUNITY TO CLARIFY OR REVIEW THE DISCREPANCY.

2. NEW AND UPDATED ELECTRICAL PANELS FIRE ALARM PANEL SHALL BE RELOCATED TO (N) CLOSET AS SHOWN. SEE ELECTRICAL PLANS FOR INFORMATION.

3. PROVIDE (N) FAUX STONE VENEER AS INDICATED ON PLANS AND ELEVATIONS. STONE VENEER SHALL WRAP AROUND THE SOUTH ELEVATIONS FOR 4 FEET IN LENGTH AND SHALL TERMINATE AS DETAILED PER SHEET  G1.0 DIVISION. REMAINING UNCLAD EXTERIOR WALL SHALL BE PAINTED DARK GREY. SEE SHEET G1.0 DIVISION.

4. ALIGN (N) NORTH STAIRWELL WALL WITH (E) WOOD POST AS INDICATED.

5. PROVIDE (N) STAIR TO SECOND FLOOR STORAGE ROOM AT THIS LOCATION.

6. PROVIDE (2) NEW POLE LIGHT FIXTURES AT THIS LOCATION. SEE SHEET G1.0 DIVISION FOR ADDITIONAL INFORMATION.

7. PROVIDE (N) STEEL FIRE RATED EGRESS DOORS AT THIS LOCATION; SEE SHEET G1.0 DIVISION FOR ADDITIONAL INFORMATION.

NOTE! CONFIRM CLEARANCE OF (E) UTILITY METER AT THIS LOCATION; PROVIDE PERMANENT PROTECTION DEVICE FOR EQUIPMENT THAT STILL ALLOWS FOR SERVICE ACCESS.
LEVEL TWO NOTES:

1. THE LEVEL TWO STORAGE AREA WILL NOT BE A CHANGE IN USE. THE STORAGE AREA AT LEVEL TWO WILL BE REDUCED IN SIZE AS INDICATED.

2. THE LEVEL TWO STORAGE AREA WILL BE FOR EMPLOYEE USE ONLY AND SHALL HAVE A SECURED LOCKED DOOR AT THE ENTRY TO THE (N) STAIRWELL.

3. CONTRACTOR SHALL CONFIRM WITH STRUCTURAL ENGINEER IF THE (E) LEVEL TWO FLOOR CONSTRUCTION IS ADEQUATE AND COMPLIES WITH THE 2019 CBC. IF NOT, THE CONTRACTOR SHALL ADHERE TO THE STRUCTURAL ENGINEER'S INSTRUCTIONS TO UPGRADE THE (E) CONDITIONS.

4. PROVIDE FIXED VENTILATION PANELS AS REQUIRED AT THIS LOCATION.

5. EXISTING WALL CONSTRUCTION TO REMAIN. NEW WALL CONSTRUCTION TO BE DEMOLISHED.

6. MEPS EQUIPMENT SHALL BE LOCATED IN THIS AREA PER DESIGNED BY MEPS ENGINEERS AND APPROVED BY AHJ. SEE MEP SHEETS FOR ADDITIONAL INFORMATION.

NOT FOR CONSTRUCTION
1. (E) METAL ROOF TO BE REPLACED WITH CORRUGATED METAL ROOFING; SEE SHEET G1.0, DIVISION 08.

2. REMOVE SKYLIGHTS (7 LOCATIONS) AND INFILL OPENINGS WITH NEW ROOF CONSTRUCTION AS DETAILED ON SHEET A11.0

3. FIELD VERIFY (E) ROOF PITCH AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

LEVEL ONE FLOOR AREA: 2433 SF

LEVEL TWO FLOOR AREA: 1366 SF

TOTAL FLOOR AREA: 3799 SF

NET OCCUPANCY LOAD: 2080 SF

ROOM AREA NOTES:

LEVEL ONE AREA CALCULATION

LEVEL TWO AREA CALCULATION

ROOM AREA NOTES:

1. LEVEL ONE TOTAL FLOOR AREA: 2433 SF

2. LEVEL TWO TOTAL FLOOR AREA: 1366 SF

3. TOTAL FLOOR AREA: 3799 SF

2. THE NET OCCUPANCY LOAD FOR THE FOLSOM PRISON BREWS IS 2080 SF.

LEVEL ONE AREA NOTES:

LEVEL TWO AREA NOTES:

PROPOSED ROOF PLAN

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**PROPOSED NORTH & WEST ELEVATIONS**

**BARN LIGHT DIAGRAM**

- **NEW GUARDRAIL**
  - 3'-6" height

- **NEW 72" X 94" DOUBLE EGRESS DOOR: STEEL FIRE RATED**

- **CEILING HT**
  - 8' - 0"

- **MAIN BLDG PL HT**
  - 13' - 8 1/2"

- **CLERESTORY PL HT**
  - 21' - 0"

- **INFILL (E) SKYLIGHTS, TYP.**
  - (E) METAL ROOF TO BE REPLACED WITH NEW CORRUGATED METAL ROOFING.

- **NEW BARN LIGHTS**
  - SEE SHEET G1.0, DIVISION 26.

- **LEAN-TO SHED TO HOUSE AND PROTECT (E) ELEC METERS; ELEC TO BE UPDATED PER E SHEETS.**

- **NEW BARN LIGHT FIXTURES, TYP.**
  - SEE 3/A9.0

- **6'-0" "PIONEER MILLWORKS" RECLAIMED WOOD SIDING**
  - SPECIES: AMERICAN PRAIRIE, GRADE: TAPHOUSE, FINISH: UNFINISHED; FIRE TREATED COATING: FIRE-KOTE 100
  - SEE SHEET G1.0

- **TIN VINTAGE SIGNAGE (NON-ADVERTISEMENT ONLY FOR DECORATION)**

- **BOT. OF CLERESTORY WALL PLATE**
  - 16' - 0"

- **CUSTOM DOOR: FOLDING:**
  - SEE SHEET G1.0 DIVISION 08

- **PROVIDE LAMP POST LIGHT FIXTURES (2 LOCATIONS)**

- **6'-0" LIGHT FIXTURES**

- **48" wide PANEL FOLDING DOORS x 12' high**

- **17'-7 1/4" BUILDING HT.**

- **11'-11" 9'-1" 3696 EGRESS DOOR 3" / 12"**

- **BARN LIGHT FIXTURES, TYP.**
  - SEE 3/A9.0

- **12'-1"**

- **48" wide PANEL FOLDING DOORS x 12' high**

- **LEAN-TO SHED TO HOUSE AND PROTECT ELEC PANELS**

- **BOT. OF CLERESTORY WALL PLATE**
  - 16' - 0"

- **11'-2" 6 1/2" 3'-1 1/2" 14'-10"**

- **24' BUILDING HT.**

- **EXTERIOR WALL MOUNTED LIGHTING FIXTURES:**
  - "BARN LIGHT ELECTRIC COMPANY"
  - THE ORIGINAL; 975-GALVANIZED G22 GOOSENECK ARM

- **NOT FOR CONSTRUCTION**

- **www.konetarchitecture.com**

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- **PROPOSED NORTH & WEST ELEVATIONS**

- **PROPOSED SOUTH ELEVATION**
  - 1/4" = 1'

- **PROPOSED WEST ELEVATION**
  - 1/4" = 1'

- **PROPOSED NORTH ELEVATION**
  - 1/4" = 1'

- **PROPOSED SOUTH ELEVATION**
  - 1/4" = 1'
PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION

NEW LAMP POST LIGHTING
WITH BANNER (2 LOCATIONS)

NEW METAL FENCING TO ENCLOSE
THE NEW BARLEY BARN TAP HOUSE
PATIO (42" HIGH)

REPLACE EXISTING ROOFING WITH
NEW CORRUGATED METAL ROOFING

FIXED ALUM. CLAD WOOD WINDOWS IN
CLERESTORY; SEE SHEET G1.0 DIVISION 08.

BARN LIGHTING FIXTURE (TYP)
SEE 3/A9.0

1/4" = 1'-0"

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PROPOSED SOUTH & EAST
ELEVATIONS

PHOTO ALUM. CLAD WOOD WINGS IN
CLERESTORY; SEE SHEET G1.0 DIVISION 08.

WOODEN ALUMINUM RECLAIMED WOOD WINGS
продуктивnoe боковое окно. Внешний вид
CLERESTORY PLATE

NEW LIGHT FIXTURE
9' MIN. TO B.O.

EXTERIOR WALL
MOUNTED BARN LIGHT FIXTURES;
SEE 3/A9.0.

48" wide x 72" high
ACCESS DOORS TO MECHANICAL
ROOM AT LEVEL TWO

BOT. OF CLERESTORY WALL
PLATE

CEILING HT

LEVEL 1

16'-0"

1/4" = 1'-0"

NOT FOR CONSTRUCTION
**SIGNAGE AND ENTRY DOOR NOTES:**

1. The proposed signage as depicted on drawings 1/A14.0 will be in plywood. They painted directly onto the wood siding to mimic historic ghost signage. The colors will be lettering - antique white, background - red.
2. The total area of the signage is 9'6" x 3'6" or 32.4 square feet. Therefore, the signage is less than 75% of the total area of the front facade.
3. The window and door units at the entry shall be provided by "PELLA WINDOWS". Units shall be aluminum clad-wood units. Cladding color shall be brown.

**SAMPLE SIGNAGE APPLICATIONS**

1. Typical colorations of the historic ghost signage were white lettering on a red background.
POWERHOUSE PARKING LOT
EXISTING

NOTES:
1. CURRENTLY, THERE ARE 20 STANDARD PARKING SPACES AND (1) ONE ACCESSIBLE PARKING SPACE.

The owner shall convert (1) one existing standard parking space in the powerhouse parking lot into an accessible parking space in order to provide the required accessible parking space for the barley barn tap house.

In order to accomplish this, the (E) standard parking space nearest to the proposed barley barn tap house will be converted into an accessible van parking space. Adjacent or near to this new parking space will be the ADA lift, which will allow an accessible route to the barley barn tap house entrance.

EAGLES LODGE PARKING LOT
EXISTING

NOTES:
1. The northeast parking row of the (E) Eagles Lodge parking lot is approximately 95 feet in length. This distance could possibly allow for 10 standard parking spaces which would be 9 feet (108 inches) wide. This statement to be field verified.

The parking row along the north end of the Eagles Lodge building is approximately 45 feet in length. This distance could possibly allow for 3 standard parking spaces which would be 9 feet (108 inches) wide and (1) one accessible van parking space which would be 12 feet (144 inches) wide with an access aisle of 5 feet (60 inches) wide. This statement to be field verified.

Therefore, the total number of possible parking spaces within the (E) Eagles Lodge parking lot would be 13 standard spaces + 1 accessible space = 14 total spaces.

This statement to be field verified.

2. There is no work included in the opinions of engineering and archaeology for upgrade or improvement to the (E) Eagles Lodge parking lot. The architect does not guarantee nor claim that the information provided is correct. Any work to the Eagles Lodge parking lot shall be done at the owner's expense, at the owner's risk and with the assistance of a licensed contractor.

REQUIRED PARKING:

There will be 6 parking spaces provided for the proposed barley barn tap house. The net occupant load of 2080 SF divided by 350 SF = 6 spaces. One space will be an accessible van parking space.

All work to be field verified by contractor prior to construction and during the project close-out to confirm compliance with 2019 California Building Code. If any discrepancies arise between the drawings and site conditions, the contractor shall alert the architect immediately for clarification. If architect has not been notified and work continues, the architect will not be held liable for any outcome of this work.

Document created by Konet Architecture, Inc.

Barley Barn Tap House
658 1/2 Sutter Street
Folsom, CA 95630
APN: 070-0061-011-0000

Murray Weaver
Issue Date
Checker

PARKING LOTS AND DATA

<table>
<thead>
<tr>
<th>Lot</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Eagles Lodge Parking Lot - Existing</td>
<td>9/15/2021</td>
</tr>
<tr>
<td>2</td>
<td>Powerhouse Parking Lot - Existing</td>
<td>9/15/2021</td>
</tr>
</tbody>
</table>

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