

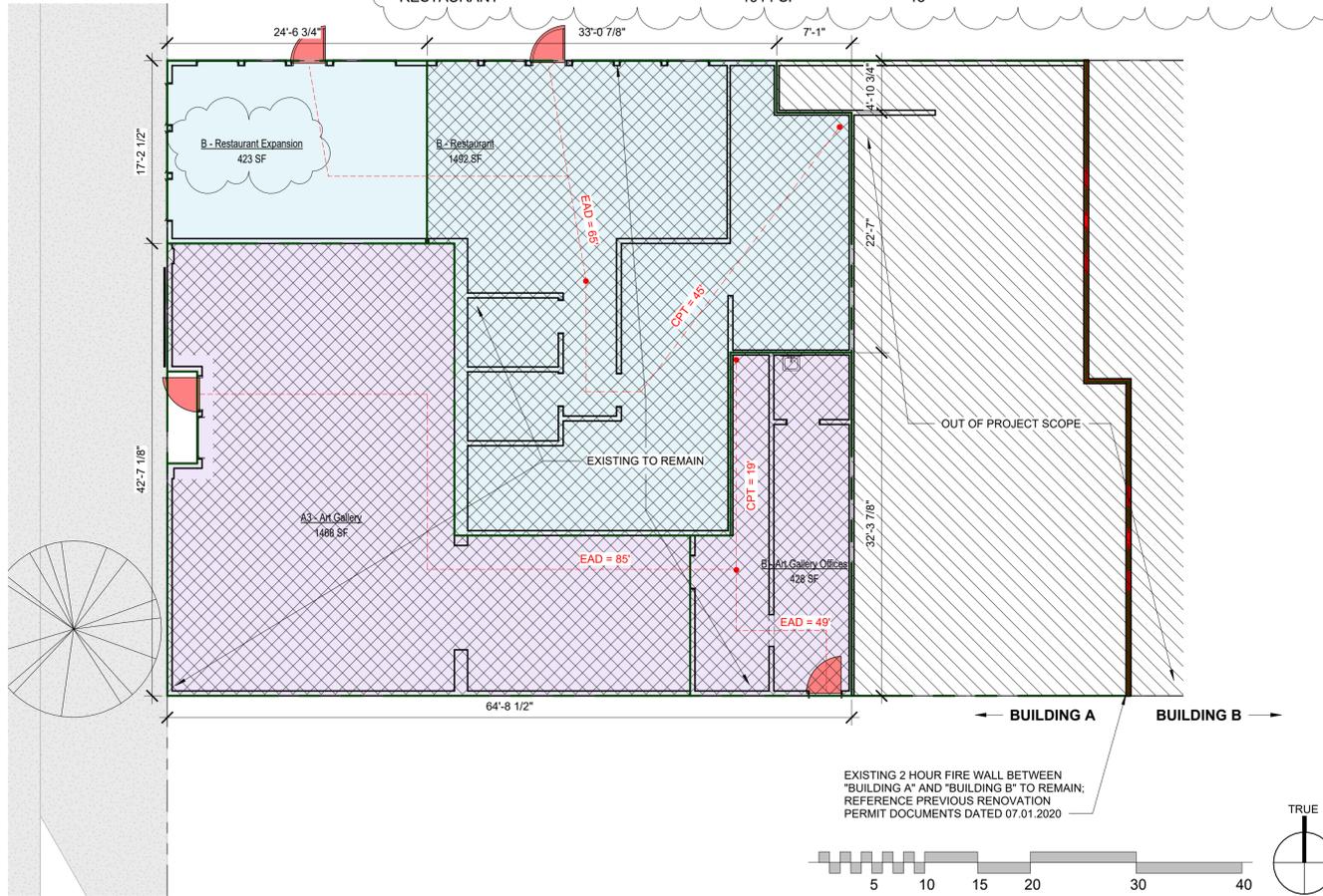
NOT FOR CONSTRUCTION

AREA ANALYSIS

Area Types

- ART GALLERY
- RESTAURANT

BUILDING A AREA SCHEDULE						
Sort Order	Name	Area	Occupant Load	Total Occupants	Parking	Parking Load (Moab LUC 17.09.220)
ART GALLERY	B - Art Gallery Offices	428 SF	150	3	NO CHANGE	1 SPACE / 200 SF
ART GALLERY	A3 - Art Gallery	1468 SF	30	49	NO CHANGE	1 SPACE / 200 SF
ART GALLERY		1896 SF		52		
RESTAURANT	B - Restaurant	1492 SF	150	10	NO CHANGE	1 SPACE / 300 SF
RESTAURANT	B - Restaurant Expansion	423 SF	150	3	INCREASE OF .7 SPACES	INCREASE FROM 1 SPACE / 200 SF TO 1 SPACE / 300 SF
RESTAURANT		1914 SF		13		



GENERAL NOTES

- A. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- B. ALL WORK, MATERIALS AND ASSEMBLIES SHALL COMPLY WITH ALL STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3.
- C. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND / OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- D. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
- F. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DIMENSIONAL ERRORS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- G. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
- H. CONTRACTOR WILL ASSUME RESPONSIBILITY FOR SUBCONTRACTOR AND MATERIAL TAKE-OFFS.
- I. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK SHALL REMOVE HIS OR HER TRASH AND DEBRIS.
- J. MEANS OF EGRESS ILLUMINATION (IBC 1008):
 - A. PROVIDE ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES WHEN THE SPACE SERVED THE MEANS OF EGRESS IS OCCUPIED.
 - B. POWER SUPPLY TO BE PROVIDED BY PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE AREAS REQUIRED PER IBC 1006.3 INCLUDING: CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS, INTERIOR EXIT DISCHARGE ELEMENTS AND EXTERIOR LANDINGS FOR EXIT DISCHARGE DOORWAYS.
 - C. REFER TO THE ELECTRICAL PLANS OR BIDDER/DESIGN PLANS FOR SYSTEM DESIGN.
- K. EXIT SIGNS (IBC 1013):
 - A. PROVIDE AN APPROVED EXIT SIGN AT ALL EXITS AND EXIT ACCESS DOORWAYS (FROM SPACE REQUIRING TWO EXITS) IN A LOCATION THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. PLACE SIGNS SUCH THAT NO POINT IN CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FT FROM THE NEAREST VISIBLE EXIT SIGN.
 - B. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED PER IBC 1013.5 AND 1013.6.
 - C. PROVIDE A TACTILE EXIT SIGN STATING "EXIT" AND COMPLYING WITH ICC A117.1 ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, EXTERIOR AREA FOR ASSISTED RESCUE, EXIT STAIRWAY, EXIT RAMP, EXIT PASSAGEWAY AND/OR AN EXIT DISCHARGE.
- L. POSTING OF OCCUPANT LOAD (IBC 1004.9): EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE SPACE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. POSTED SIGNS SHALL BE MAINTAINED. SEE OCCUPANCY & EGRESS PLANS FOR OCCUPANT LOADS.

DEFINITIONS:

SQUARE FOOT: As defined by ANSI Z765-2003: Livable floor area as measured from exterior dimensions including thickness of all walls, interior and exterior, excluding fireplace bump-outs, mechanical spaces, garage spaces, and unfinished basement and/or attic space.

GROSS SQUARE FOOT: The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

NET SQUARE FOOT: The actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

PROJECT TEAM

OWNER:
 BEN BYRD
 853 RAINBOW ROAD
 MOAB, UT 84532
 435.259.9785
 BENBYRDCONSTRUCTIONMOAB@GMAIL.COM

ARCHITECT:
 ARCHITECTURAL SQUARED
 301 S 400 E, STE 207
 MOAB, UT 84532
 512.656.1745
 INFO@ARCH-SQUARED.COM

CONTRACTOR:
 BEN BYRD CONSTRUCTION LLC
 853 RAINBOW ROAD
 MOAB, UT 84532
 435.259.9785
 BENBYRDCONSTRUCTIONMOAB@GMAIL.COM

VICINITY MAP



CODE & ZONING ANALYSIS

PARCEL I.D.: 01-0B16-0006
 ZONING: C-3 CENTRAL COMMERCIAL ZONE
 BUILDING DEPT: MOAB CITY (moab.municipal.codes/Code)
 BUILDING DEPT PHONE: (435) 259-5129
 CODE JURISDICTION: ALL UTAH STATE AMENDMENTS APPLY:
 2021 INTERNATIONAL BUILDING CODE (2021 IBC)
 2021 INTERNATIONAL PLUMBING CODE (2021 IPC)
 2021 INTERNATIONAL MECHANICAL CODE (2021 IMC)
 2021 INTERNATIONAL FUEL GAS CODE (2021 IFGC)
 2020 NATIONAL ELECTRIC CODE (2020 NEC)
 2021 INTERNATIONAL ENERGY CONSERVATION CODE FOR COMMERCIAL (2021 IECC)
 2021 INTERNATIONAL EXISTING BUILDING CODE (2021 IEBEC)

	MINIMUM LOT AREA	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
REQUIRED	N/A	N/A	40' MAX
ACTUAL	.53 ACRES	NO CHANGE	NO CHANGE

	PROPERTY SETBACKS		
	FRONT (ROAD)	SIDE	REAR
REQUIRED	N/A	N/A	N/A
ACTUAL	NO CHANGE	NO CHANGE	NO CHANGE

	ART GALLERY	RESTAURANT
OCCUPANCY	A3: ART GALLERY (REF IBC 303.4)	B: DINING FACILITIES < 2500 SF (REF IBC 304.1)
NUMBER OF EXITS	TWO EXITS SHALL BE REQUIRED FROM ANY SPACE WHERE THE OCCUPANT LOAD EXCEED THE FOLLOWING VALUES PER IBC TABLE 1006.2.1: SEE EXITING PLANS THIS SHEET. (IBC 1006)	
	GROUP A3 = MAX 49 OCCUPANTS / PROJECT 52 OCCUPANTS TWO EXITS REQUIRED & PROVIDED FOR THIS SPACE	GROUP B = MAX 49 OCCUPANTS / PROJECT 13 OCCUPANTS ONLY ONE EXIT NOT REQUIRED FOR THIS SPACE
COMMON PATH OF EGRESS TRAVEL	GROUP A3 = 75 FT MAX W/OUT SPRINKLERS & OL>30 (IBC TABLE 1006.2.1) ACTUAL DISTANCE = 19 FT	GROUP B = 100 FT MAX W/OUT SPRINKLERS & OL<30 (IBC TABLE 1006.2.1) ACTUAL DISTANCE = 45 FT
EXIT ACCESS TRAVEL DISTANCE	GROUP A3 = 200 FT MAX W/OUT SPRINKLERS (IBC TABLE 1017.2) ACTUAL DISTANCE = 85 FT	GROUP B = 200 FT MAX W/OUT SPRINKLERS (IBC TABLE 1017.2) ACTUAL DISTANCE = 65 FT

FIRE RESISTANCE REQUIREMENTS

CONSTRUCTION TYPE V-B TABLE 601, UNLESS NOTED OTHERWISE

STRUCTURAL FRAMING	0 HOUR
BEARING WALLS - EXTERIOR	0 HOUR
NON-BEARING WALLS - INTERIOR	0 HOUR
ROOF CONSTRUCTION	0 HOUR
SHAFT CONSTRUCTION (NO HOODS OR SHAFTS PROPOSED)	1 HOUR

IEBC SECTION 1003:

FIRE PROTECTION REQUIREMENTS OF SECTION 1011 SHALL APPLY WHERE A BUILDING OR PORTIONS THEREOF UNDERGO A CHANGE OF OCCUPANCY CLASSIFICATION OR WHERE THERE IS A CHANGE OF OCCUPANCY WITHIN A SPACE WHERE THERE IS A DIFFERENT FIRE PROTECTION SYSTEM THRESHOLD REQUIREMENT PER CHAPTER 9 IBC.

IEBC SECTION 1011.3:

SEPARATION FROM REST OF EXISTING BUILDING:
 VERTICAL PARTITIONS N/A
 HORIZONTAL ASSEMBLIES N/A

***DUE TO NO OCCUPANCY CHANGE, THE IEBC WILL NOT REQUIRE A CHANGE OR IMPROVEMENT TO FIRE-SEPARATING ASSEMBLIES.

SPRINKLER REQUIREMENTS A-3 (IBC 903.2.1.3):

1. THE FIRE AREA EXCEEDS 12,000 SQ/FT
 PROJECT: FIRE AREA SQ FT = 1,896 SF
NO SPRINKLER REQ
2. THE FIRE AREA HAS AN OCCUPANT LOAD >300 PAX
 PROJECT: FIRE AREA OCCUPANT LOAD = 52 PAX
NO SPRINKLER REQ
3. THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE
 PROJECT: LEVEL OF EXIT DISCHARGE = GROUND FLOOR
NO SPRINKLER REQ

BUILDING DEPARTMENT COMMENTS

McSTIFFS PLAZA #1&2 RENO

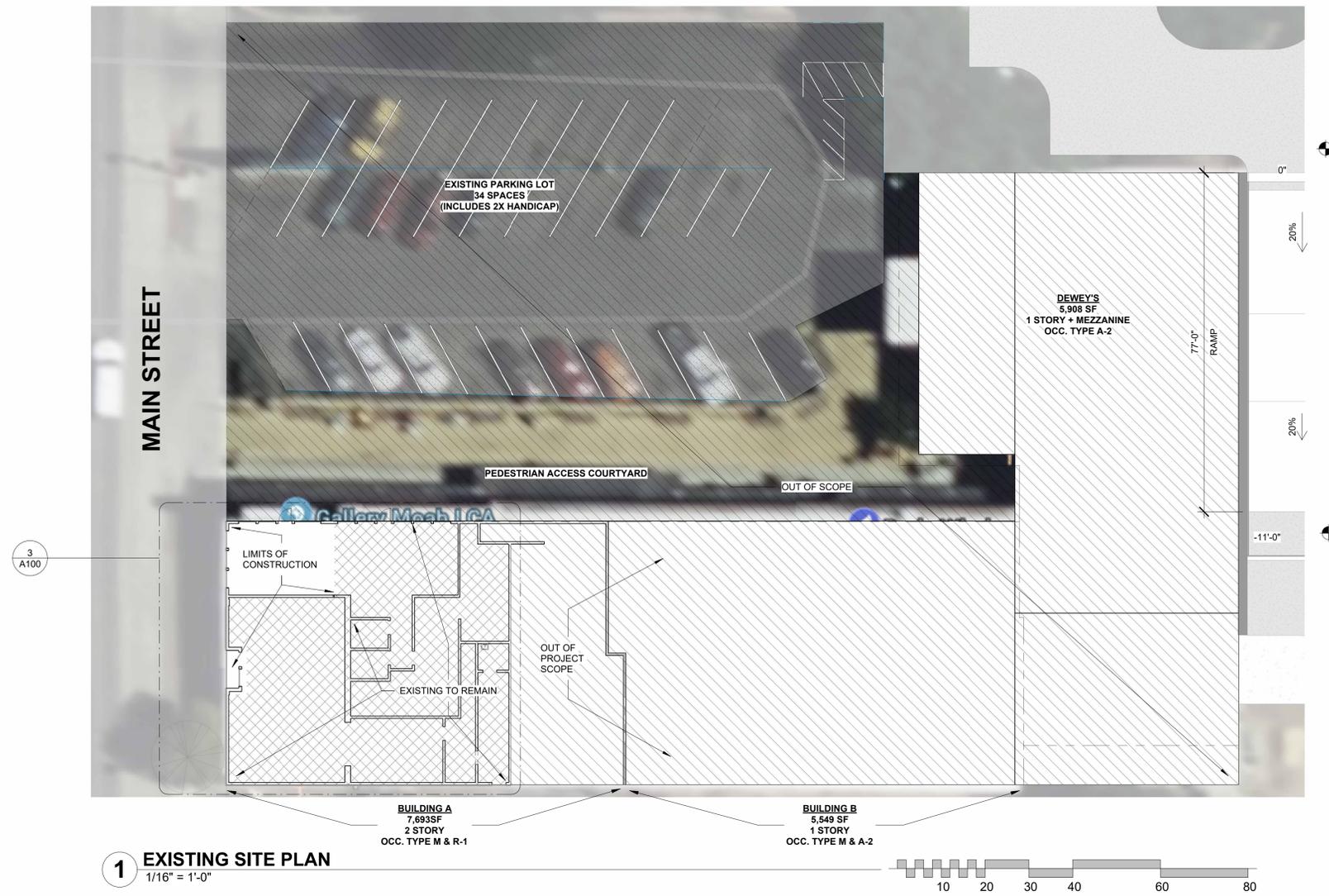
59 SOUTH MAIN STREET
 SUITE #1 & #2
 MOAB, UT 84532

REVISIONS:
 25.11.07 PERMIT SET
 26.02.04 PARKING EXCEPTION APPLICATION

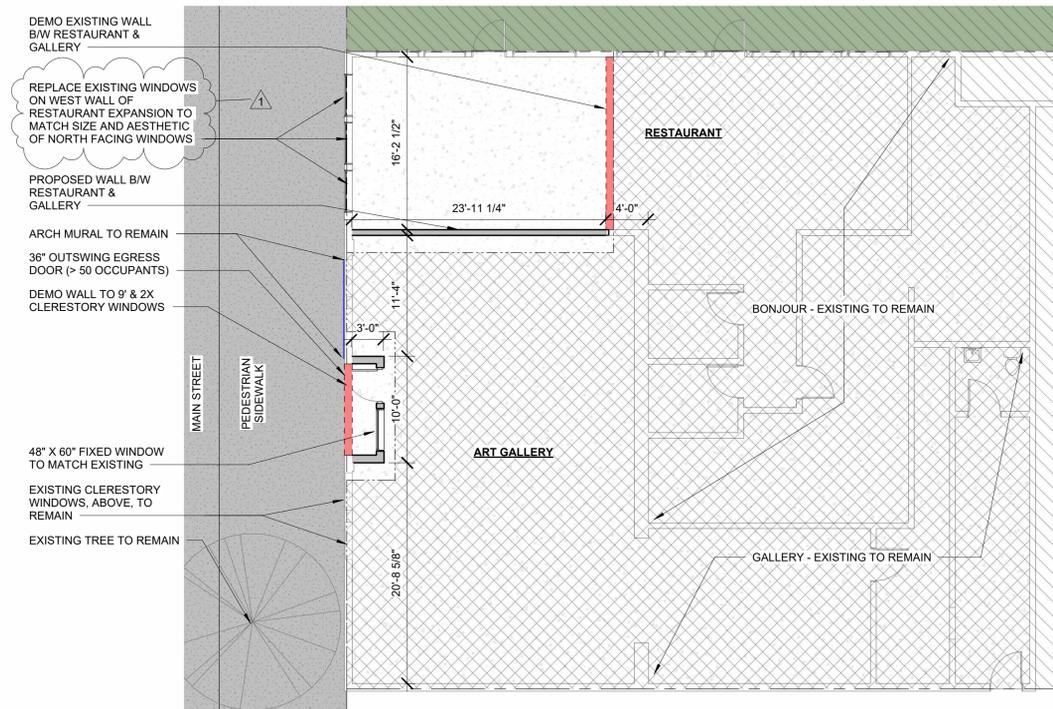
SHEET NAME SHEET NUMBER

COVER SHEET A000

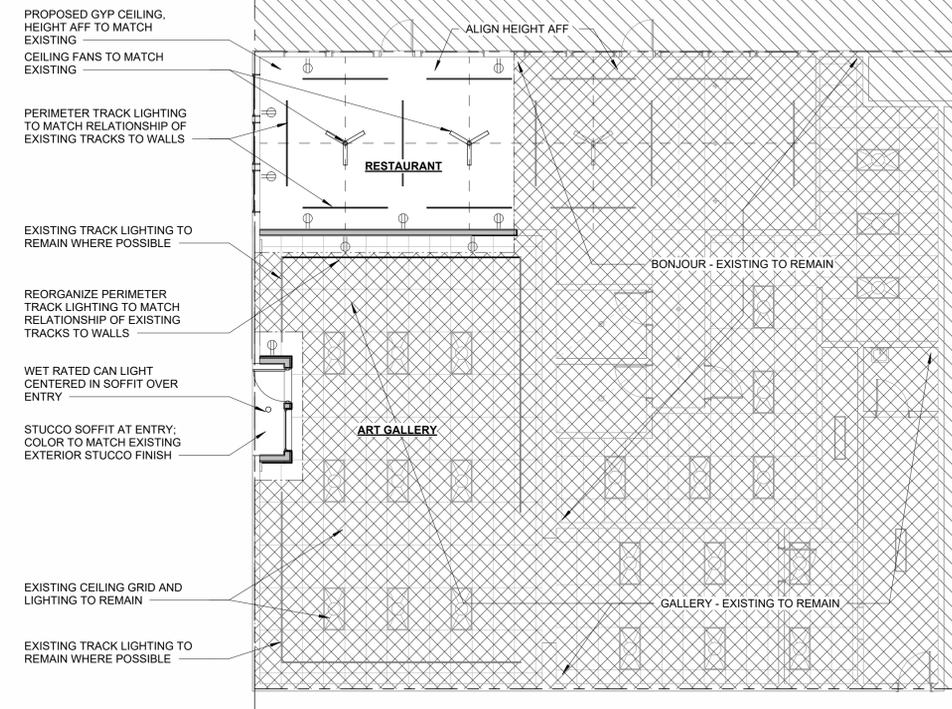
NOT FOR CONSTRUCTION



1 EXISTING SITE PLAN
1/16" = 1'-0"



3 PROPOSED FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED RCP
1/8" = 1'-0"

ELECTRICAL LEGEND

- CAN LIGHT; TYPICAL
- WET-RATED EXTERIOR DISC LED LIGHT
- CEILING FAN / LIGHT FIXTURE
- FLORESCENT LIGHT
- LINEAR FLORESCENT LIGHT
- PENDANT
- RECEPTACLE OUTLET
- CEILING SUSPENDED TRACK LIGHTING

McSTIFFS PLAZA #1&2 RENO

59 SOUTH MAIN STREET
SUITE #1 & #2
MOAB, UT 84532

REVISIONS:
25.11.07 PERMIT SET
26.02.04 PARKING EXCEPTION APPLICATION

SHEET NAME SHEET NUMBER

SITE & FLOOR PLAN **A100**