

MARIACHIS RESTAURANT LANCASTER, SC

1229 HIGHWAY 9 BYPASS WEST
LANCASTER, SC

City of Lancaster
BUILDING & ZONING DEPARTMENT
PLAN APPROVED
By _____ Date 2/5/24
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the current adopted building codes or any other ordinances of the City of Lancaster.

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NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	CURRENT REVISION DATE
P0.1	PLUMBING LEGEND, NOTES, AND SCHEDULES	05 AUG. 24		
P0.2	PLUMBING DETAILS & G.I. SIZING	05 AUG. 24		
P1.1	PLUMBING SANITARY WASTE & VENT PLAN	05 AUG. 24		
P1.2	PLUMBING DOMESTIC WATER PLAN	05 AUG. 24		
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FP1.1	FIRE PROTECTION CRITERIA PLAN	05 AUG. 24		

GENERAL NOTES

1. THE TERM "WORK AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
2. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUB-CONTRACTOR FOR ANY PART OF THE WORK.
3. THE CONTRACTOR SHALL INCLUDE AND PROVIDE LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, TAXES, PERMIT, AND FEES, AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL.
4. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR THE SAME.
5. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
6. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
7. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN.
8. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.
10. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE BUILDING CLEAN, AND IN NEW CONDITION.
11. THE ARCHITECT SHALL BE AVAILABLE TO VISIT THE SITE WHEN REQUESTED. IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR STRUCTURAL ENGINEER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
12. THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
13. THE CONTRACTOR SHALL PAY ALL TAXES, SECURE ALL PERMITS AND PAY ALL FEES INCURRED IN THE COMPLETION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, WATER, ELECTRIC AND TELEPHONE SERVICE CONNECTION IMPACT FEE, CERTIFICATE OF OCCUPANCY, AND INSPECTIONS.
14. WORKMEN'S COMPENSATION INSURANCE, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.
15. THE CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESS, PHONE NUMBERS AND COPIES OF ALL WARRANTIES AND OPERATIONS AND MAINTENANCE MANUALS.

COORDINATION NOTE

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT AND ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

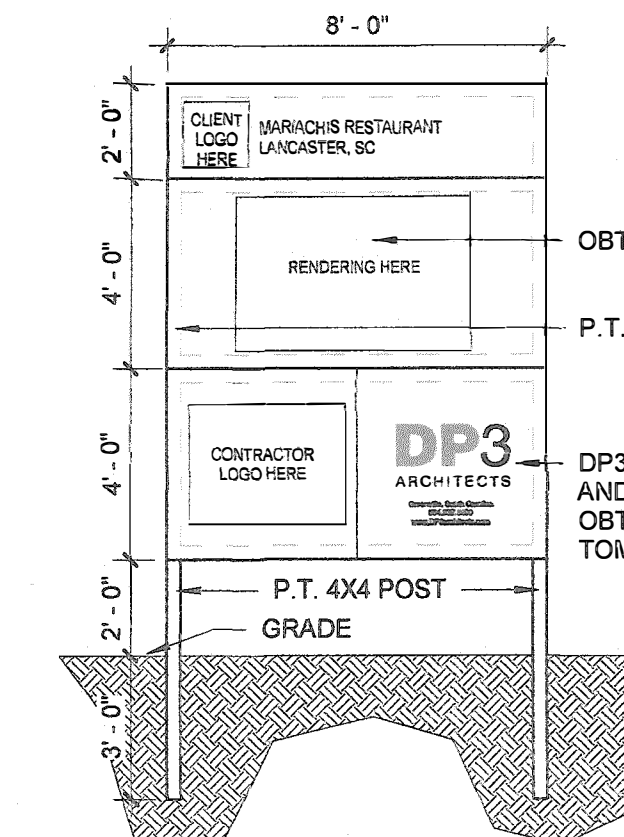
SEPARATE CONTRACTS (N.I.C.):

1. TELECOMMUNICATIONS, DATA AND TV CABLING
2. FURNITURE AND EQUIPMENT (U.N.O.)
3. CONSTRUCTION MATERIALS TESTING (CHAPTER 17 SPECIAL INSPECTIONS)
4. SECURITY SYSTEM
5. ARTWORK
6. SIGNAGE (BUILDING, PYLON, AND NEON)

VICINITY MAP



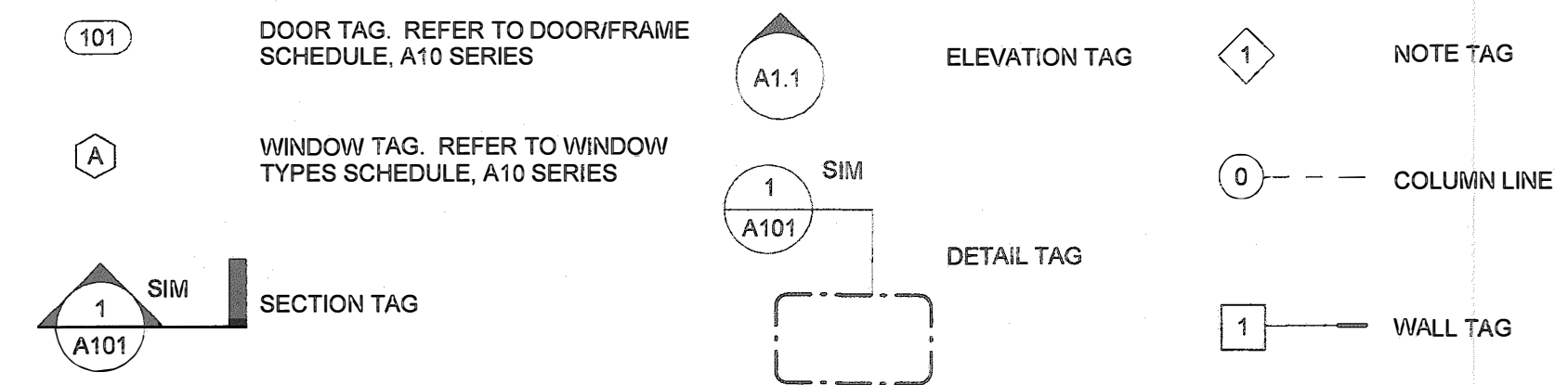
JOB SIGN



NOTES:

1. GC TO PROVIDE AND INSTALL ONE PROJECT SIGN. LOCATION TO BE DETERMINED IN FIELD. VERIFY LOCATION WITH OWNER.
2. PROJECT SIGN TO REMAIN PROMINENTLY DISPLAYED DURING ENTIRE CONSTRUCTION PERIOD. REMOVE FROM PROJECT SITE WHEN BUILDING OCCUPIED AND OPEN FOR BUSINESS.
3. SIGN PAINTED ON 3/4" EXTERIOR PLYWOOD. LETTER STYLE AND PLACEMENT SHOULD BE SIMILAR TO THAT SHOWN.
4. PROVIDE KICK BACK TREATED WOOD POSTS AS NEEDED. PAINTED DURON "SHELL WHITE".

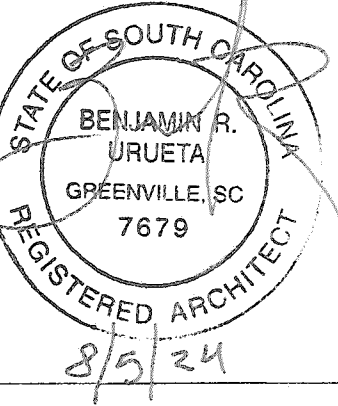
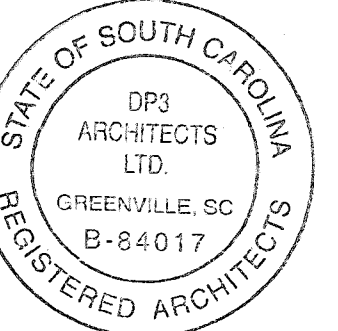
DRAWING SYMBOL LEGEND



PROJECT CONTACTS

ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER	MEP ENGINEER	FOOD SERVICE CONSULTANT
DP3 ARCHITECTS, LTD 15 S. MAIN STREET SUITE 400 GREENVILLE, SC 29601 CONTACT: MARGARITA ODINTSOVA	P3 ENGINEERING GROUP, LLC 8650 E SR 32 ZIONSVILLE, IN 46077 CONTACT: KEVIN PULIS	BRITT PETERS & ASSOCIATES 101 FALLS PARK DRIVE SUITE 601 GREENVILLE, SC 29601 CONTACT: ROBERT GERON	DEVITA & ASSOCIATES, INC. 1150 E WASHINGTON STREET GREENVILLE, SC 29601 CONTACT: MELISSA ANGULO	TRIMARK USA, LLC 3800 CAMP CREEK PKWY SW SUITE 114 ATLANTA, GA 30349 CONTACT: REED NEWELL
T: 864.232.8200	T: 843.633.3579	T: 864.448.0414	T: 864.232.6642	T: 770.952.4147
MODINTSOVA@DP3ARCHITECTS.COM	KEVIN@P3EG.COM	RGERNON@BRITTPETERS.COM	MANGULO@DEVITAINC.COM	REED.NEWELL@TRIMARKUSA.COM

Seal



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Project

MARIACHIS
RESTAURANT
LANCASTER, SC

Project Number 23213
Drawn By IMO
Checked By KMWV
Date 05 AUG. 24

Revisions

Drawing

COVER SHEET

T1.1

PROJECT:

MARIACHIS RESTAURANT
1229 HIGHWAY 9 BYPASS WEST
LANCASTER, SC 29720

ADMINISTRATION

BUILDING REVIEW AGENCY	CITY OF LANCASTER	ZONING SETBACKS	
OFFICIAL	BUILDING AND ZONING DEPARTMENT	FRONT	50'
PHONE NUMBER	(803) 283-4253	SIDE	15'
		REAR	15'
TAX MAP NUMBER	0067G-0A-006 00		
ZONING CLASS	B3	FLOOD ZONE	No
ALLOWED HEIGHT	60'	WETLANDS	No
ALLOWED STORIES	2	FIRE DISTRICT	Yes
FINISH FLOOR ELEVATION	448 25	DARK SKY REQUIREMENTS	No
OVERLAY DISTRICT	N/A	CLIMATE ZONE	3A

PROJECT DESIGNED IN ACCORDANCE WITH	
CODE	VERSION
INTERNATIONAL BUILDING CODE	2021 EDITION
INTERNATIONAL MECHANICAL CODE	2021 EDITION
INTERNATIONAL PLUMBING CODE	2021 EDITION
SOUTH CAROLINA ELECTRICAL CODE	2020 EDITION
INTERNATIONAL FIRE CODE	2021 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2009 EDITION
INTERNATIONAL FUEL GAS CODE	2021 EDITION
ACCESSIBILITY CODE	ANSI A117.1 2017

USE AND OCCUPANCY INFORMATION			
ITEM DESCRIPTION	PROVIDED	CODE SECTION	COMMENTS
SINGLE OCCUPANCY OR MAIN OCCUPANCY GROUP	A-2	IBC SECTION 303.3	

ALLOWABLE BUILDING HEIGHTS AND AREAS									
BUILDING	GROUP	CONST. TYPE	SPRINKLER TYPE	BUILDING HEIGHT		No. OF STORIES		BUILDING AREA	
				ALLOWED	PROVIDED	ALLOWED	PROVIDED	ALLOWED (A ₅)	PROVIDED
RESTAURANT	A-2	TYPE V-B	S1	60'-0"	23'-8"	2	1	24000 SF	4259 SF

ALLOWABLE AREA (A₅) DETERMINATION CALCULATION

$h = (FIP - 0.25) * W/30$

$0 = (0' - 0' / 0' - 0' - 0.25) * (0' - 0' / 30)$

$A_5 = [A_1 + (NS * h)] * S_2$

$0 SF = 0 SF + (0 SF * 0) * 1$

F BUILDING PERIMETER THAT FRONTS A PUBLIC WAY OR OPEN SPACE
 P PERIMETER OF ENTIRE BUILDING
 W WIDTH OF PUBLIC WAY OR OPEN SPACE
 A₅ CALCULATED ALLOWABLE AREA
 A₁ TABULAR ALLOWABLE AREA (TABLE 508.2)
 NS TABULAR ALLOWABLE AREA FOR NON-SPRINKLERED (TABLE 508.2)
 S₂ NUMBER OF BUILDING STORIES ABOVE GRADE PLANE

OCCUPANT LOADS					
ROOM/AREA	IBC TABLE 1004.1.2		AREA	FIXED SEATS	OCCUPANTS
	FUNCTION OF SPACE	LOAD FACTOR			
LEVEL 1					
A-2 FIXED SEATING	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		12	12
A-2 FIXED SEATING	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		40	40
A-2 FIXED SEATING	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		16	16
A-2 UNCONC. SEATING	ASSEMBLY - UNCONCENTRATED	15 NET	380 SF		26
A-2 UNCONC. SEATING	ASSEMBLY - UNCONCENTRATED	15 NET	159 SF		11
BAR	KITCHEN - COMMERCIAL	200 GROSS	208 SF		2
BAR SEATING	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		12	12
KITCHEN COMMERCIAL	KITCHEN - COMMERCIAL	200 GROSS	1106 SF		6
S-2 STORAGE	MERCANTILE - STORAGE, STOCK OR SHIPPING	300 GROSS	75 SF		1
S-2 STORAGE	MERCANTILE - STORAGE, STOCK OR SHIPPING	300 GROSS	48 SF		1
WAITING AREA	ASSEMBLY - STANDING	5 NET	104 SF		21
TOTAL OCCUPANTS					148

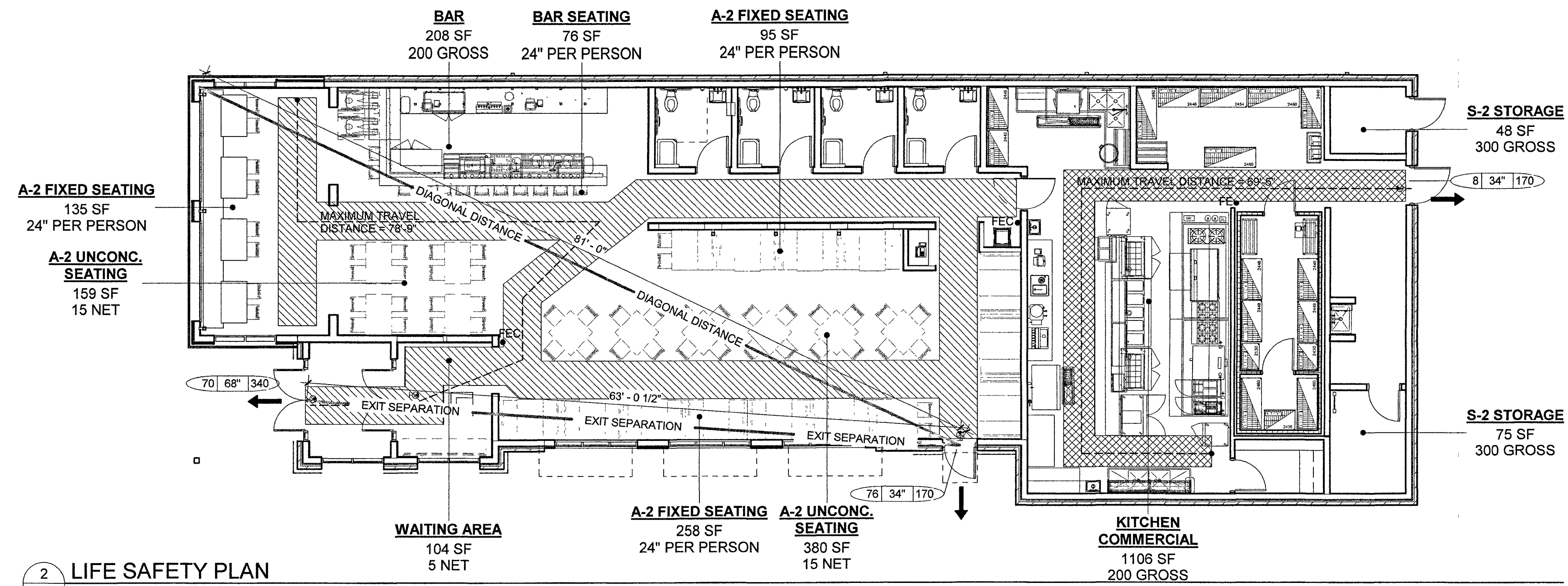
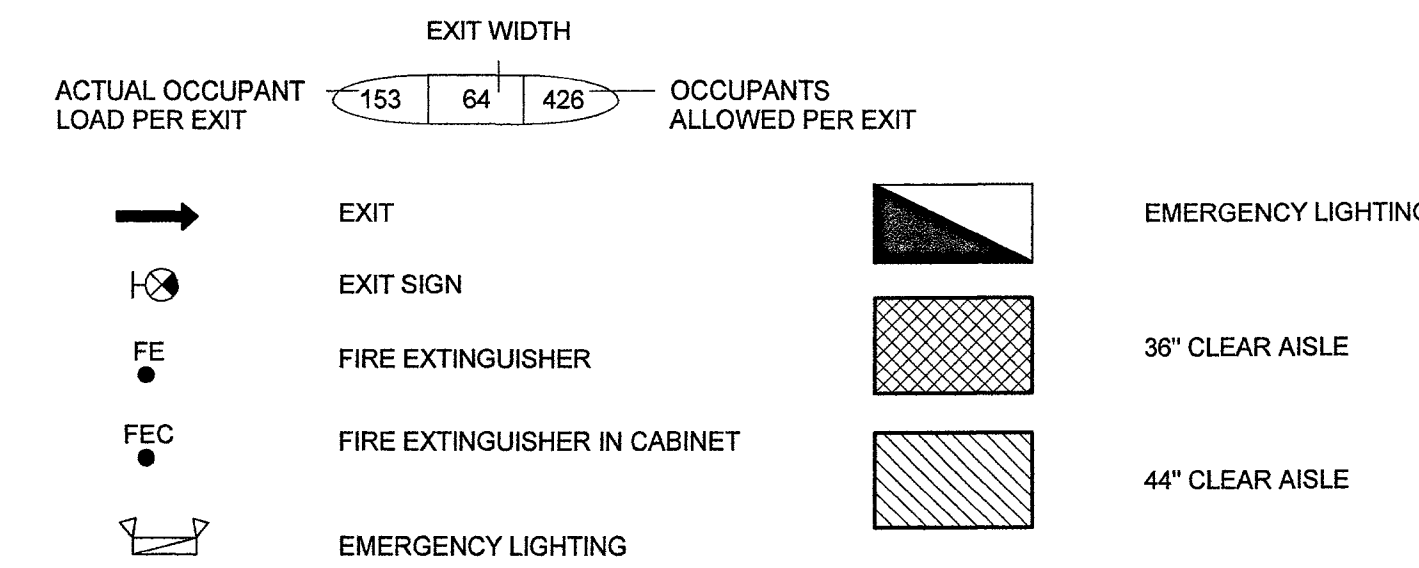
FIRE PROTECTION / LIFE SAFETY SYSTEM			
LIFE SAFETY SYSTEM	NO	YES	CODE SECTION
EMERGENCY LIGHTING AND EXIT SIGNS		X	IBC 1013
PANIC HARDWARE		X	IBC 1010
FIRE ALARM SYSTEM REQUIRED	X		IBC SECTION 907
EMERGENCY ALARM SYSTEM REQUIRED	X		IBC SECTION 908
PORTABLE EXTINGUISHERS REQUIRED		X	IBC SECTION 906
ALTERNATE FIRE EXTINGUISHING SYSTEM	X		IBC SECTION 904

FIRE RATING FOR EXTERIOR WALLS AND WALL OPENINGS				
SEPARATION DISTANCE TO PROPERTY LINE OR PUBLIC WAY	NORTH	SOUTH	EAST	WEST
	15' - 1"	40' - 8"	105' - 4"	70' - 9"
EXTERIOR WALLS (IBC TABLE 602)				
EXTERIOR WALL REQUIRED FIRE RATING	0	0	0	0
PROJECTIONS (IBC TABLE 705.2)				
MINIMUM CLEAR DISTANCE TO PROPERTY LINE OR PUBLIC WAY	10' - 8"	20' - 0"	20' - 0"	20' - 0"
MAXIMUM PROJECTION DISTANCE FROM EXTERIOR WALL	4' - 5"	20' - 8"	85' - 4"	50' - 9"
OPENINGS (IBC TABLE 705.8)				
DEGREE OF OPENING PROTECTION ("UPS", "UPS", OR "P")	UPS	UPS	UPS	UPS
ALLOWABLE OPENING AREA	75	UL	UL	UL

FIRE RESISTANCE RATING REQUIREMENTS (HOURS)				
BUILDING ELEMENT	REQUIRED	PROVIDED	CODE SECTION	LISTING No.
STRUCTURAL FRAME	0	0	IBC TABLE 601	
BEARING WALLS				
EXTERIOR	0	0	IBC TABLE 601	
INTERIOR	0	0	IBC TABLE 601	
NON-BEARING WALLS				
EXTERIOR	REFER TO FIRE RATING FOR EXTERIOR WALLS AND WALL OPENINGS			
INTERIOR	0	0	IBC TABLE 601	
FLOOR CONSTRUCTION	0	0	IBC TABLE 601	
ROOF CONSTRUCTION	0	0	IBC TABLE 601	
VERTICAL SHAFT CONSTRUCTION	0	0	IBC SECTION 713	

PLUMBING FIXTURES (REF. IBC TABLE 2902.1)												
OCCUPANCY	OCCUPANT LOAD M/F	WATER CLOSETS		LAVATORY		DRINKING FOUNTAINS		SERVICE SINK		SHOWER		
		REQ	PROV	REQ	PROV	REQ	PROV	REQ	PROV	REQ	PROV	
A-2	74/74	1	2	0	1	2	1	2	1	2	1	1

LIFE SAFETY PLAN LEGEND



2 LIFE SAFETY PLAN
T1.2 1/8" = 1'-0"

SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS AND CONSTRUCTION MATERIALS TESTING WILL BE PROVIDED BY ENGINEERING AND SURVEYING PROFESSIONALS, INC (EAS)

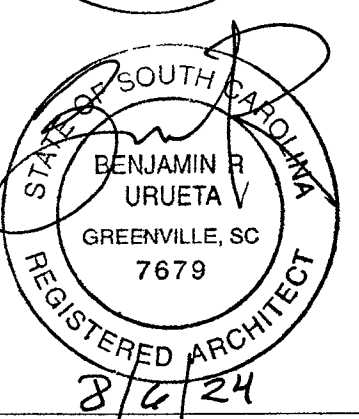
- TASK 1 Soils Special Inspections and Tests**
- Observe stripping of organic laden soils, removal of any deleterious materials, and undercut of any unsuitable (plastic and organic) soils
 - Prior to placement of compacted fill, EAS will observe proof-rolling of the subgrade to observe near surface soil stability and identify potential unstable areas. Observe scarification, moisture conditioning and re-compaction of top 12 inches of exposed subgrade, if necessary
 - Monitor placement and the compaction of fill materials within the construction limits when requested to verify conformance to project specifications. Proof roll select fill and/or aggregate base course as needed based on inclement weather or extended exposure of the recently placed lift
 - Perform density testing of fill soils on each lift of structural fill placed for the building pad
 - Perform density testing of backfill soils within utility trenches on a linear footage spacing
- TASK 2 Foundation Inspections**
- Verify the materials below shallow foundations are adequate to achieve the design bearing capacity
 - Verify excavations are the proper dimensions and have reached a suitable bearing material
 - Periodically inspect the placement, size, and quantity of the reinforcing steel and/or anchor bolts prior to concrete placement
- TASK 3 Reinforced Concrete Special Inspections and Tests**
- Observe formwork for shape, location, and dimensions of the concrete member being formed
 - Verify concrete upon arrival to the site to ascertain that the required concrete mix design, type, and strength is being placed
 - Observe the mix consistency including the slump, temperature, and air entrainment throughout concrete placement
 - Test the concrete during placement and fabricate 5 test cylinders for each day's pour of each concrete mixture exceeding 5 cubic yards but less than 25 cubic yards and every additional 50 cubic yards of concrete placed. Compressive Strength Testing at 7 day and 28-day strength.
 - Observe/inspect anchors cast in concrete
 - Inspect adhesive anchors installed horizontally or upwardly inclined and mechanical and adhesive anchors not defined in section 4A of the schedule of special inspections.
 - Inspect reinforcing steel prior to concrete pours
- TASK 4 Structural Masonry Special Inspections and Tests**
- Verify compliance of masonry materials to the submittals prior to installation
 - Verify proportions of site-prepared mortar and construction of mortar joints
 - Verify placement and specification reinforcing steel and cleanliness of space to be grouted
 - Observe anchorage of masonry to structural members
 - Perform strength testing on mortar and grout for adherence to specifications and observe filling/consolidation of cells of load bearing walls
- TASK 5 Structural Steel Special Inspections and Tests:**
- Verify structural steel is in accordance with the quality assurance inspection requirements of AISC 360
 - Identify markings to conform to ASTM standards specified in the construction documents
 - Verify manufacturer's certificate test reports
 - Inspect floor and roof deck welds per AWS D1.3 and IBC 1705.3
 - Perform testing of seismic resistance components as outlined in section 1705.13 of the schedule of special inspections
 - Periodically inspect the installation and anchorage of vibration isolation systems and installation of fire protecting piping and equipment per the schedule of special inspections

TRAVEL DISTANCE, DEAD END LENGTH		
FLOOR, ROOM, OR SPACE	MAX. TRAVEL DISTANCE TO EXIT (FT.) ALLOWED	PROVIDED
DINING	250' - 0"	78' - 9"
KITCHEN	250' - 0"	69' - 5"
MAX. DEAD END CORRIDOR LENGTH (FT.)	35' - 0"	NONE

ARRANGEMENT OF EXITS			
FLOOR	DIAGONAL DISTANCE	DISTANCE APART	
		MIN. ALLOWED	PROVIDED
LEVEL 1	81' - 0"	27' - 0"	63' - 0"

EXIT REQUIREMENTS			
NAME	OCCUPANCY	REQ	PROV
RESTAURANT	A-2	2	3

Seal



DP3
ARCHITECTS

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Project

MARIACHIS RESTAURANT
LANCASTER, SC

Project Number 23213
Drawn By MO
Checked By KMW
Date 05 AUG. 24

Revisions

Drawing

CODE REVIEW AND
LIFE SAFETY PLAN,
SPECIAL
INSPECTIONS

T1.2