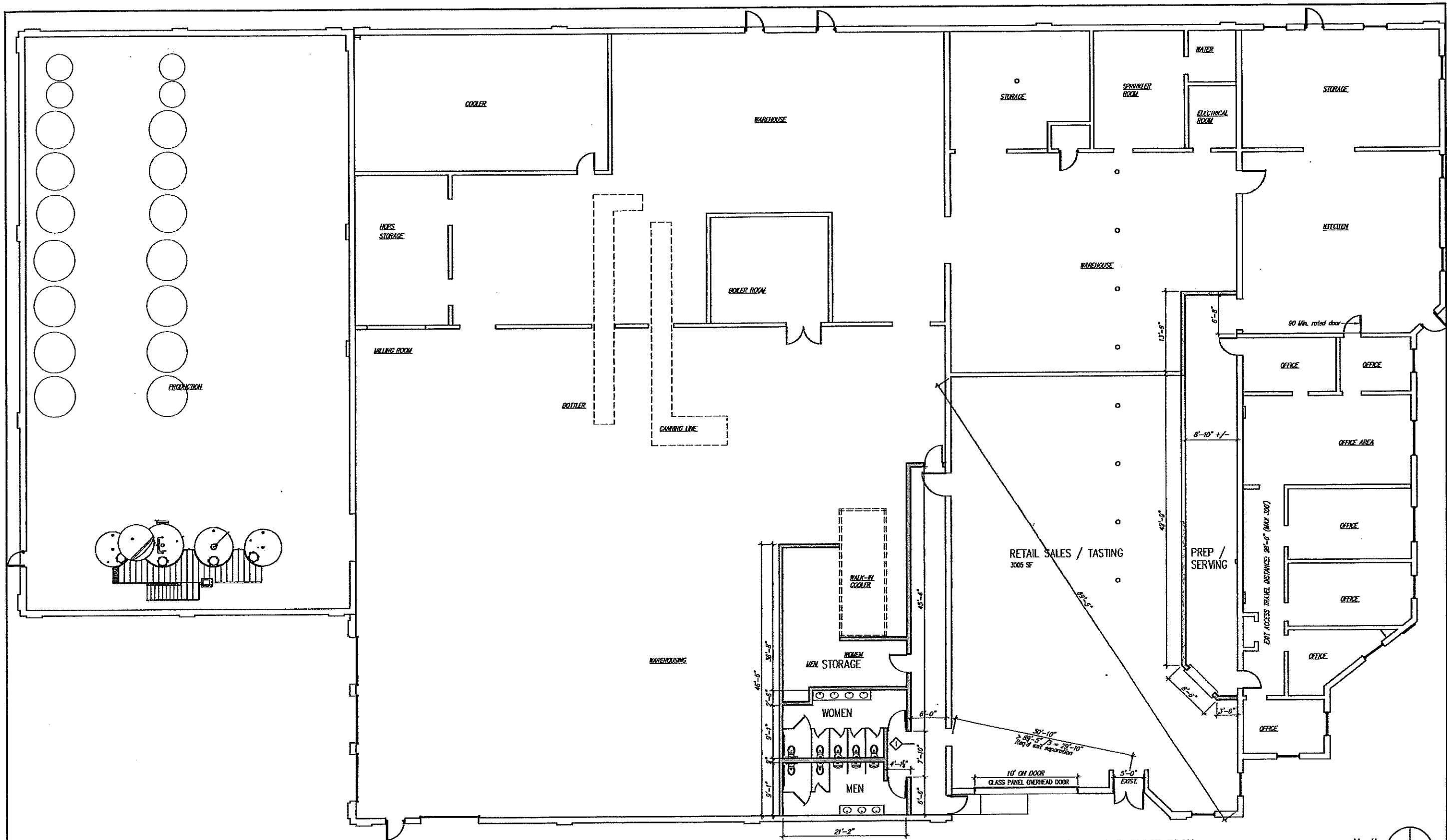




BUILDING CODE NOTES

NOTE: Building protected by existing sprinkler system.

Gross Area: 30,050 GSF
 Use Group: B (Business/Light Mfg.)
 Construction Type: IIB, Non-combustible
 Occupancy: 354 (see calculation at right)
 Egress Width: 354 x 0.15" (Section 1005.3.2/ Sprinklered) = 53.1" (324" Provided)

AREA	
Office Area (B)	3,884 GSF
Retail / Tasting Room (A-2)	3,005 RSF
Light Manufacturing (F-2)	5,756 GSF
Storage (S-2)	16,825 GSF

OCCUPANT LOAD	
Office Area	3,884 SF / 100 = 38.84 = 39
Retail / Tasting Room	3,005 SF / 15 = 200.33 = 201
Light Manufacturing	5,756 SF / 100 = 57.56 = 58
Storage	16,825 SF / 300 = 56.08 = 56

MIN. NUMBER OF REQ'D PLUMBING FIXTURES

Office Area: WC's 1 per 25 occupants, 39/25 = 1.56 WC
 LAV's 1 per 40 occupants, 39/40 = .98 LAV

Tasting Rm: WC's 1 per gender per 75 occupants, 201/75 = 2.68 WC Per Gender = 5.36 WC total
 & Events Rm: LAV's 1 per 200 occupants, 201/200 = 1.005 = 1 LAV

Light Mfg: WC's 1 per 100 occupants, 58/100 = .58 WC
 LAV's 1 per 100 occupants, 58/100 = .58 LAV

Storage: WC's 1 per 100 occupants, 56/100 = .56 WC
 LAV's 1 per 100 occupants, 56/100 = .56 LAV

NUMBER OF PLUMBING FIXTURES REQUIRED/PROVIDED

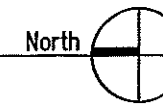
WC's Required: 8 WC's Provided: 5 Urinals Provided: 2
 LAV's Required: 4 LAV's Provided: 5

Existing 2+ hour rated wall

New wall

All existing walls are CMU except within the Office area

BUILDING 16 FLOOR PLAN 1/8"=1'-0"



NELSON & EDWARDS COMPANY
 ARCHITECTS, LLC
 168 MAIN STREET
 BRANFORD, CONNECTICUT 06405
 (203) 481-8811 Fax (203) 481-1992

INTERIOR ALTERATIONS
 Thible Island Brewing Company
 Building 16 Business Park Drive
 Branford CT 06405

DRAWING TITLE:
 PLAN

Scale: AS NOTED
 Project No.: 20206.00
 Date: 5-12-20

REVISIONS
 NO. DATE DESC.

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Sheet No.

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