



62 Kings Highway ByPass
Chester, NY

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v. baras ARCHITECTS

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Becker Engineering

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Sullivan Fire Protection

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This is to verify that these drawings were either personally drawn by me, and or under my direct supervision by my office, and is affixed with my professional seal. These drawings were NOT drawn by any outside drafting service.

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62 Kings Highway Bypass
Chester, NY

ISSUED FOR
PLANNING / ZONING
CONSTRUCTION
BUILDING DEPT
REVIEW
BIO

DESIGN / FINAL APPROVAL
Owner
Owner
BUILDER
Date

1954
PROJECT NO.

Reviewed:
08/25/20
Revisions

December 2, 2019
DRAWING DATE:

G-1
DRAWING NO.

12/18/2020 4:58 PM

BUILDING WILL BE SPRINKLERED
PER NFPA 13

FIRE RATINGS & EGRESS NOTES

BREWERY AND TAP ROOM WITH KITCHEN

PREVIOUS USE WAS MERCANTILE

BUILDING DATA: CHANGE OF OCCUPANCY
F2, A2, S2

CONSTRUCTION TYPE 2B
MIXED CONSTRUCTION TYPES: NO
AUTOMATIC SPRINKLER SYSTEM YES

BUILDING HEIGHT
ALLOWABLE PER 504.4 3 STORIES
ACTUAL 1 STORIES
ALLOWABLE PER 504.3 75 FEET
ACTUAL +- 38 FEET TO RIDGE

BUILDING AREA
ALLOWABLE PER 506.2 38,000 SQ. FT.
ACTUAL 12,000 SQ. FT. TOTAL FIRST FLOOR

USE & OCCUPANCY

GROUND FLOOR
MAIN OCCUPANCY TAP HOUSE/RESTAURANT 5,785 SQ. FT.
STANDING 310 SQ. FT.
TABLES & CHAIRS 3,460 SQ. FT.
CIRCULATION 2,698 SQ. FT.
BREWERY 2,390 SQ. FT.
KITCHEN 785 SQ. FT.
STORAGE & MECH. ROOMS 1,744 SQ. FT.
OFFICE 120 SQ. FT.
LAVATORIES 493 SQ. FT.

FIRE RESISTANCE RATING (TABLE 601) 2B CONSTRUCTION

STRUCTURAL FRAME 0 HOUR RATING
BEARING WALLS
EXTERIOR 0 HOUR RATING
INTERIOR 0 HOUR RATING
NON BEARING WALLS & PARTITIONS
EXTERIOR 0 HOUR RATING
INTERIOR 0 HOUR RATING
FLOOR CONSTRUCTION 0 HOUR RATING
ROOF CONSTRUCTION 0 HOUR RATING

FIRE RESISTANCE RATING (TABLE 602) BASED ON FIRE SEPARATION DISTANCE

10-30 FEET 0 HOUR RATING

MEANS OF EGRESS

GROUND FLOOR

MAIN OCCUPANCY	TAP HOUSE/RESTAURANT/BREWERY			
OCCUPANT LOAD	SQ. FT.	SQ. FT. PER OCC.	OCCUPANTS	
STANDING	310 SQ. FT.	5	62	
TABLES & CHAIRS	3,460 SQ. FT.	15	231	
BREWERY	2,390 SQ. FT.	300	8	
KITCHEN	785 SQ. FT.	200	4	
STORAGE & MECH. RM.	1,744 SQ. FT.	300	6	
OFFICE	120 SQ. FT.	100	2	
LAVATORIES	493 SQ. FT.	300	2	
TOTAL INTERIOR OCCUPANTS		315 OCCUPANTS		
REQUIRED EGRESS WIDTH	INCH/OCC	REQUIRED WIDTH	PROVIDED	
DOORS	.20	63"	252"	

TRAVEL DISTANCE

ALLOWABLE PER TABLE 1017.2 250 FT.
ACTUAL 77 FT.

These plans and specifications, to the best of my knowledge, belief, and professional judgment comply with the IBC/ NYS 2015, IECC/NYS 2015, 2016 NYS Energy Code supplement, IFC/NYS 2015, IEBC/NYS 2015, IPC/NYS 2015, IMC/NYS 2015, ICC A117.1 and NYS 2017 Uniform Code Supplement.

RTU #1

RTU #2

RTU #3

RTU #4

RTU #5

RTU #6

RTU #7

RTU #8

RTU #9

RTU #10

RTU #11

RTU #12

RTU #13

RTU #14

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