

BUILDING WILL BE SPRINKLERED PER NFPA 13

FIRE RATINGS & EGRESS NOTES

BREWERY AND TAP ROOM WITH KITCHEN

PREVIOUS USE WAS MERCANTILE

CHANGE OF OCCUPANCY F2, A2, S2 **BUILDING DATA:** CONSTRUCTION TYPE MIXED CONSTRUCTION TYPES: NO AUTOMATIC SPRINKLER SYSTEM YES **BUILDING HEIGHT** ALLOWABLE PER 504.4 3 STORIES 1 STORIES +- 38 FEET TO RIDGE **BUILDING AREA** ALLOWABLE PER 506.2 38,000 SQ. FT. 12,000 SQ. FT. TOTAL FIRST FLOOR ACTUAL **USE & OCCUPANCY GROUND FLOOR** 5,785 SQ. FT. MAIN OCCUPANCY TAP HOUSE/RESTAURANT 310 SQ. FT. 3,460 SQ. FT. 2,698 SQ. FT. STANDING TABLES & CHAIRS CIRCULATION 2,390 SQ. FT. **BREWERY** 785 SQ. FT. KITCHEN 1,744 SQ. FT. STORAGE & MECH. ROOMS 120 SQ. FT. OFFICE 493 SQ. FT. **LAVATORIES** FIRE RESISTANCE RATING (TABLE 601) 2B CONSTRUCTION STRUCTURAL FRAME **BEARING WALLS EXTERIOR** 0 HOUR RATING INTERIOR 0 HOUR RATING NON BEARING WALLS & PARTITIONS

0 HOUR RATING

0 HOUR RATING

0 HOUR RATING

0 HOUR RATING

BASED ON FIRE SEPARATION DISTANCE

10-30 FEET 0 HOUR RATING **MEANS OF EGRESS**

GROUND FLOOR

EXTERIOR

INTERIOR

FLOOR CONSTRUCTION

FIRE RESISTANCE RATING (TABLE 602)

ROOF CONSTRUCTION

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	H INCH/OCC	REQUIRED V	VIDTH PROVIDED
DOORS	.20	63"	252"

TRAVEL DISTANCE

ALLOWABLE PER TABLE 1017.2 250 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, IEBCC/NYS 2015, IPC/NYS 2015, IMC/NYS 2015, ICC A117.1 and NYS 2017 Uniform Code Supplement.





62 Kings Highway ByPass Chester, NY

List of Drawings

v. baras ARCHITECTS

Schedules, Legends, and Egress Plans General Notes & Specifications G-2 First Floor Plan & Partition Types A-1.1A-5.1 Stair Details RCP-1.1 Reflected Ceiling Plans ADA-1 **ADA Notes** FA-1 Fire Alarm Plan

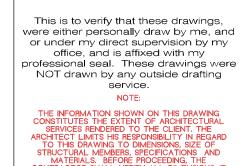
Becker Enginnering



Electrical Design Notes Electrical Symbols Power Plan E-004.00 Lighting Plan E-005.00 Panel Schedule E-006.00 One Line Diagram

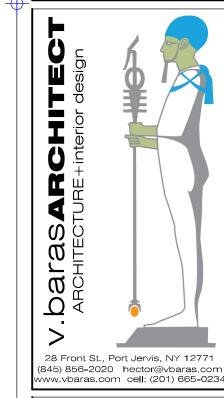
G-002.00 P-001.00 P-002.00 P-003.00 P-004.00 P-005.00 P-006.00 Plumbing Notes Plumbing Legends Equipment Schedule Plumbing Plan Riser Diagram Plumbing Details I Plumbing Details II

Sullivan Fire Protection Sprinkler Plan



List of Drawings:

lector V. Muñoz-Baras





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