

Interior Build-Out
 Rule of 3 Brewing
 201 West High Street
 East Hampton, CT 06424



Issued: 10/1/21

PEGARCH

ARCHITECTURE & DESIGN SERVICES

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PEGARCH.COM

TOWN OF EAST HAMPTON

DESIGN VALUES

2018 CT IBC APPX 'N'

ULTIMATE WIND SPEED..... 130 MPH
 DESIGN WIND SPEED..... 101 MPH
 SEISMIC DESIGN CAT..... B
 FROST DEPTH..... 42"
 WEATHERING..... SEVERE
 ICE BARRIER UNDERLAYMENT..... YES
 DESIGN LOADS:
 GROUND SNOW LOAD..... 30 PSF

GENERAL INFO

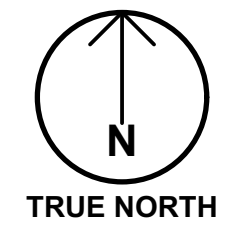
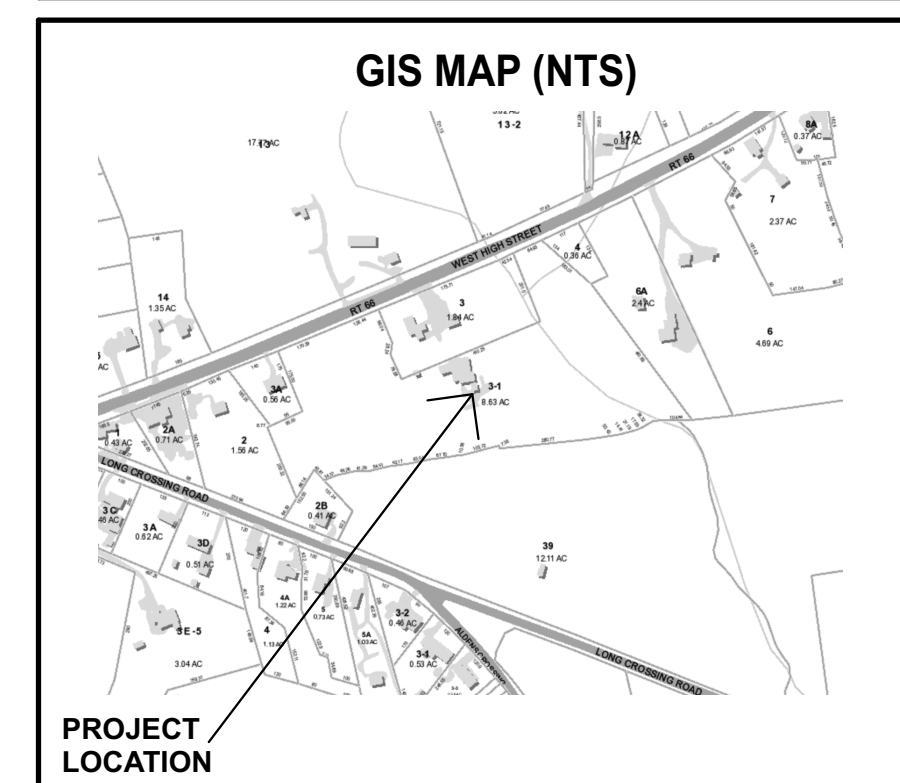
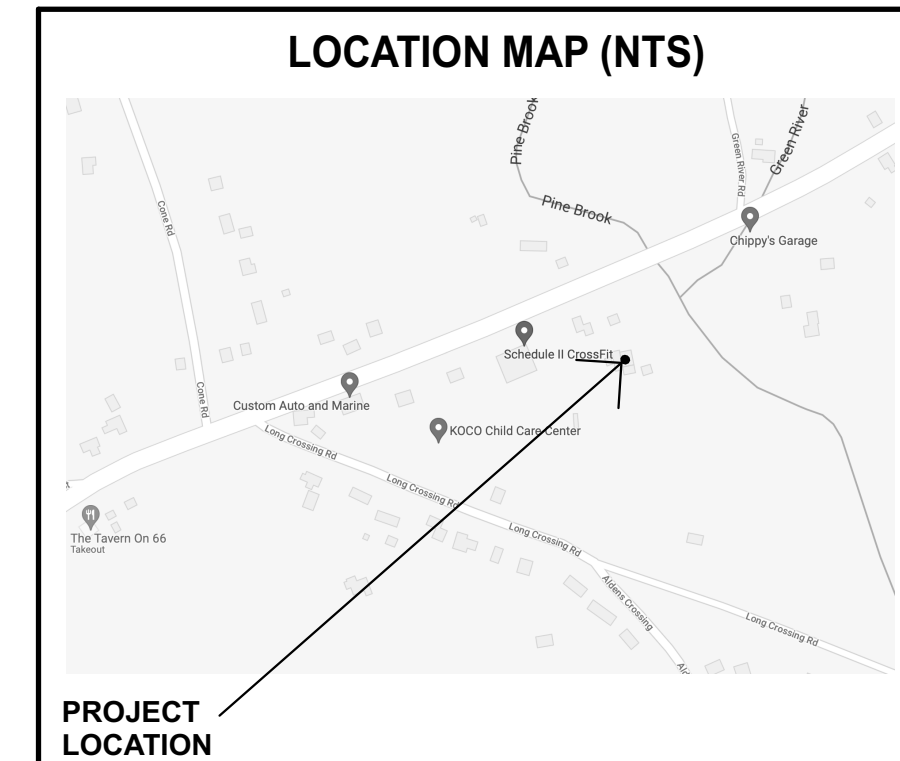
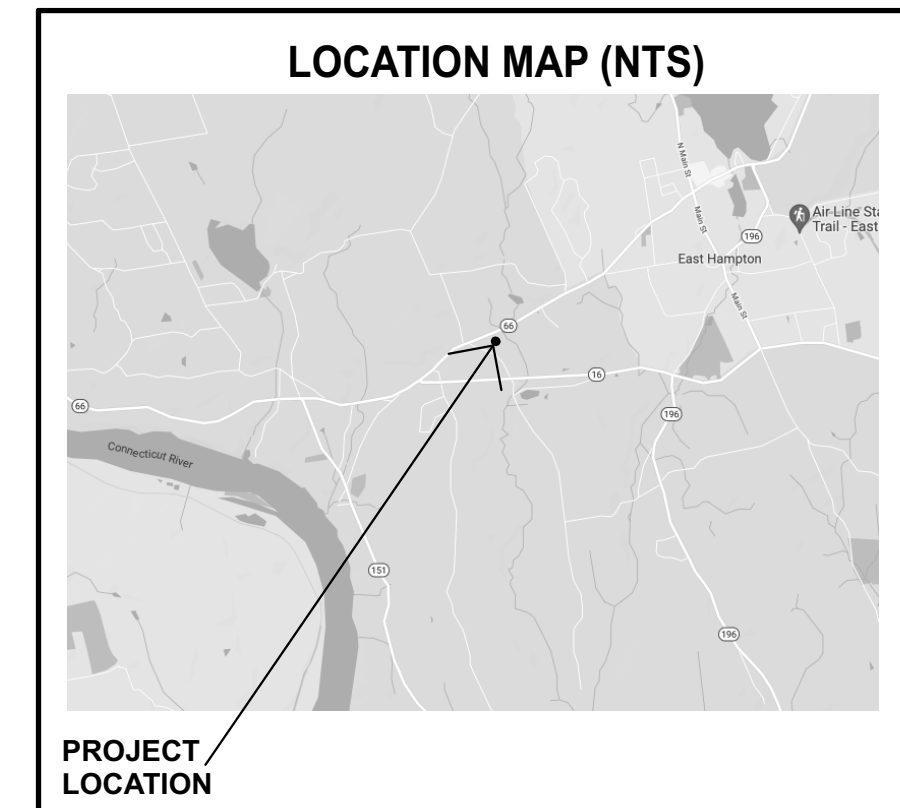
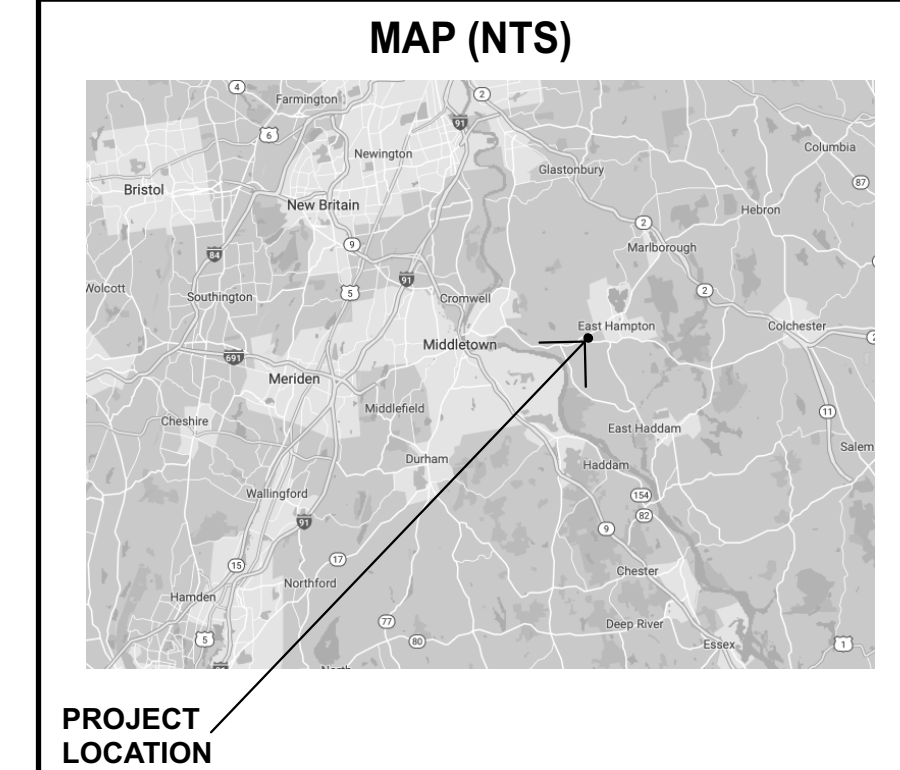
ADDRESS: 201 West High Street
 MIBL: 12 360 3' 11"
 LAND USE CODE: 201
 ZONE: C
 LOT: 8.63 ACRES

BUILDING CODES:

THIS PROJECT IS TO BE TO 2018 CT STATE BUILDING CODE.

The 2018 CT SBC adopts the following model codes:

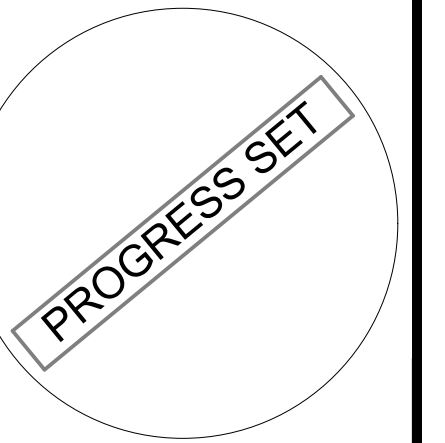
- 2015 International Building Code
- 2015 International Existing Building Code
- 2015 International Plumbing Code
- 2015 International Mechanical Code
- 2015 International Residential Code
- 2012 International Energy Conservation Code
- 2017 National Electrical Code (NFPA 70)
- 2018 CT State Fire Prevention Code



DRAWING LIST	
#	TITLE
	COVERSHEET
A-100	EXISTING DRAWINGS
A-101	PRELIM DESIGN DRAWINGS
A-102	CODE PLAN

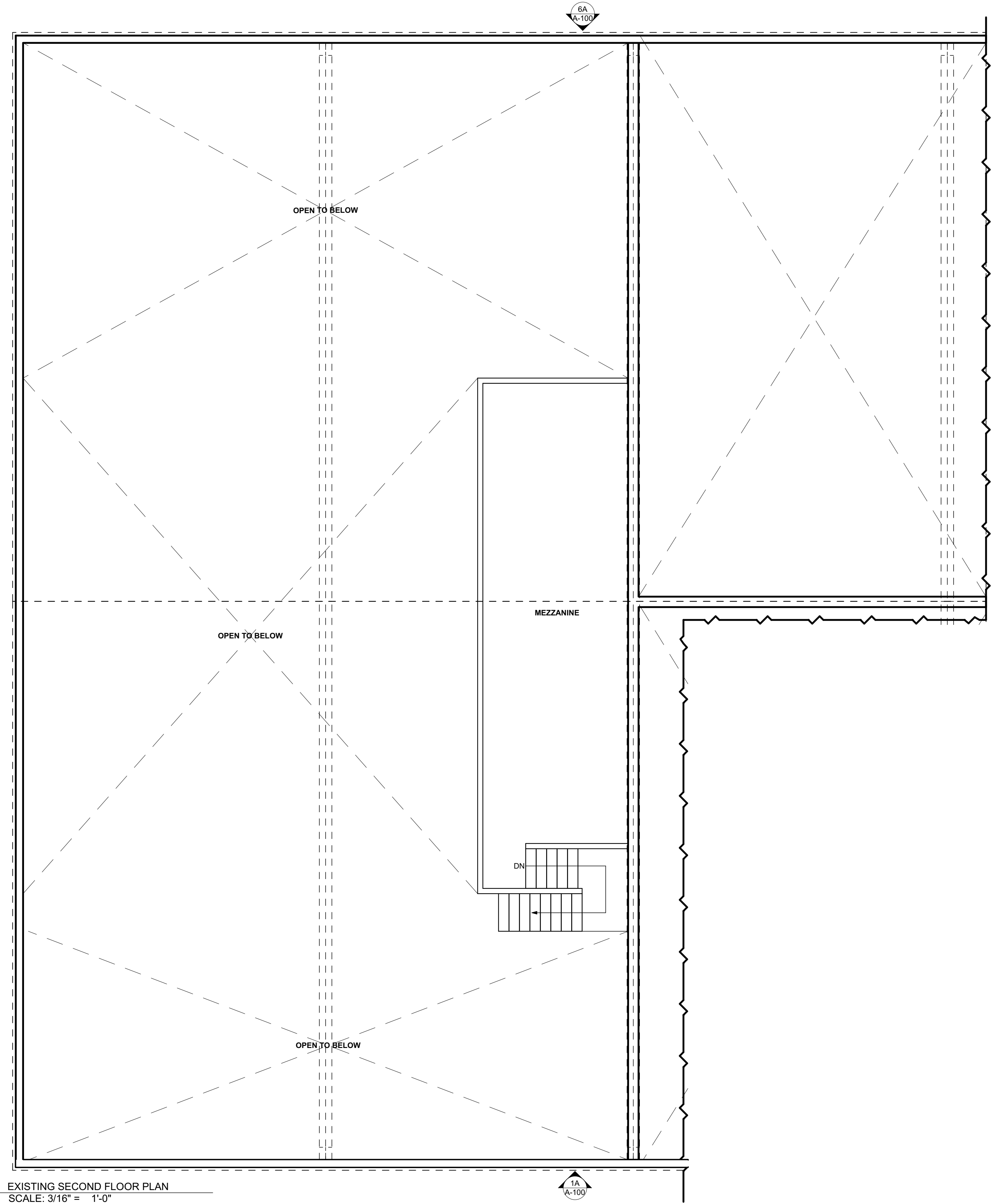
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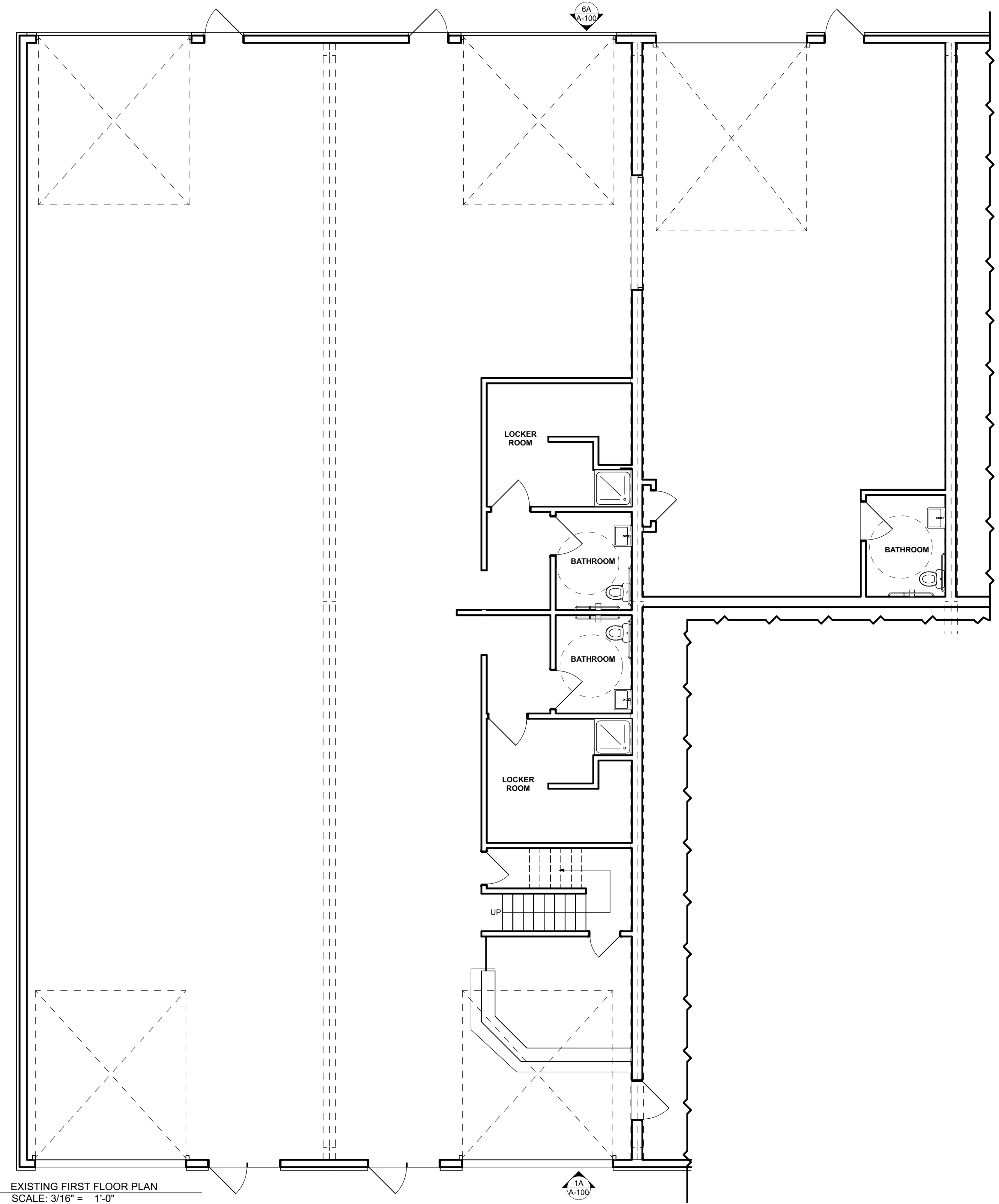


SHEET NAME
EXISTING DRAWINGS

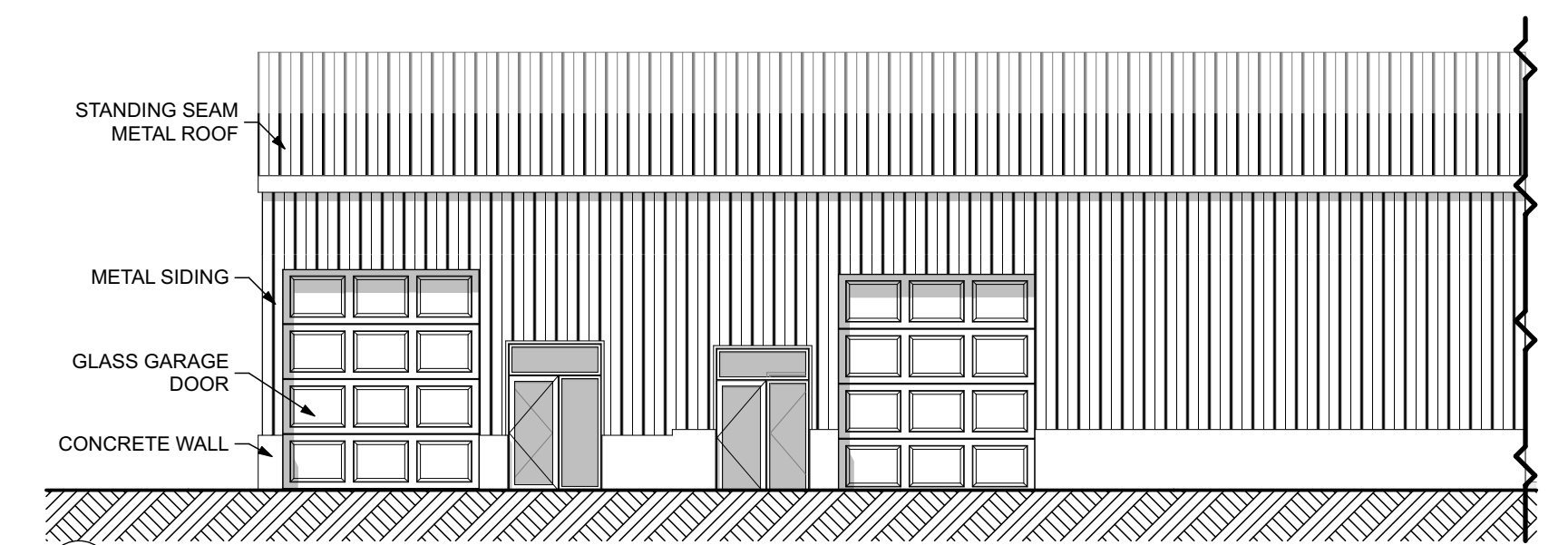
SHEET ID
A-100



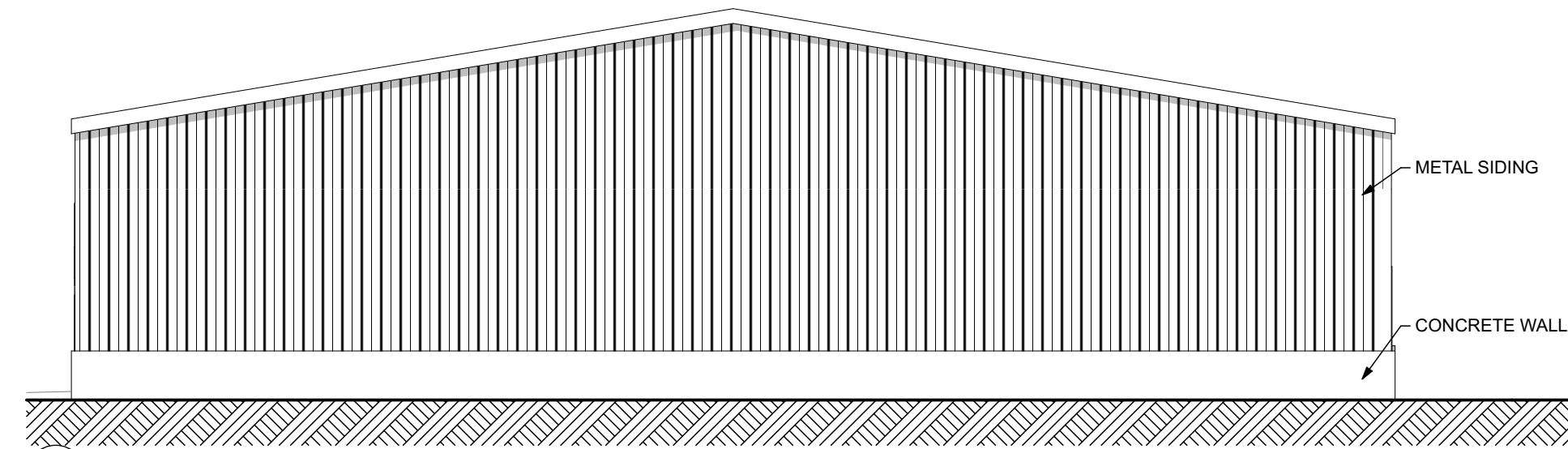
5B EXISTING SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



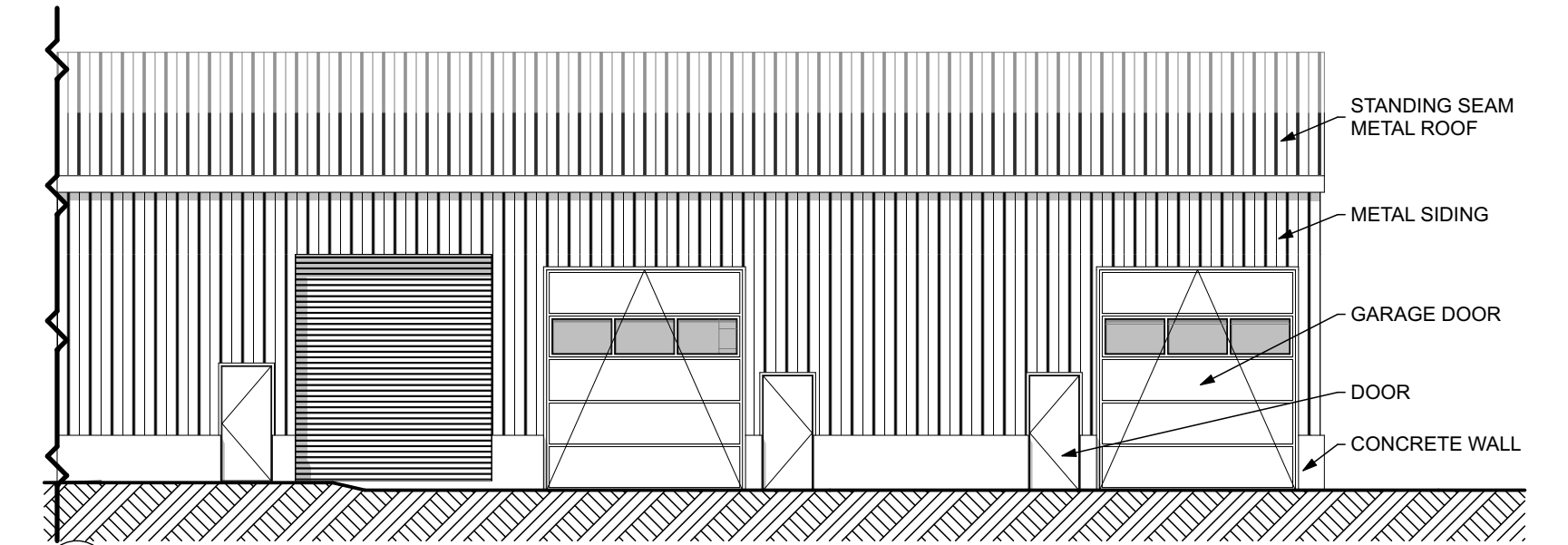
1B EXISTING FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



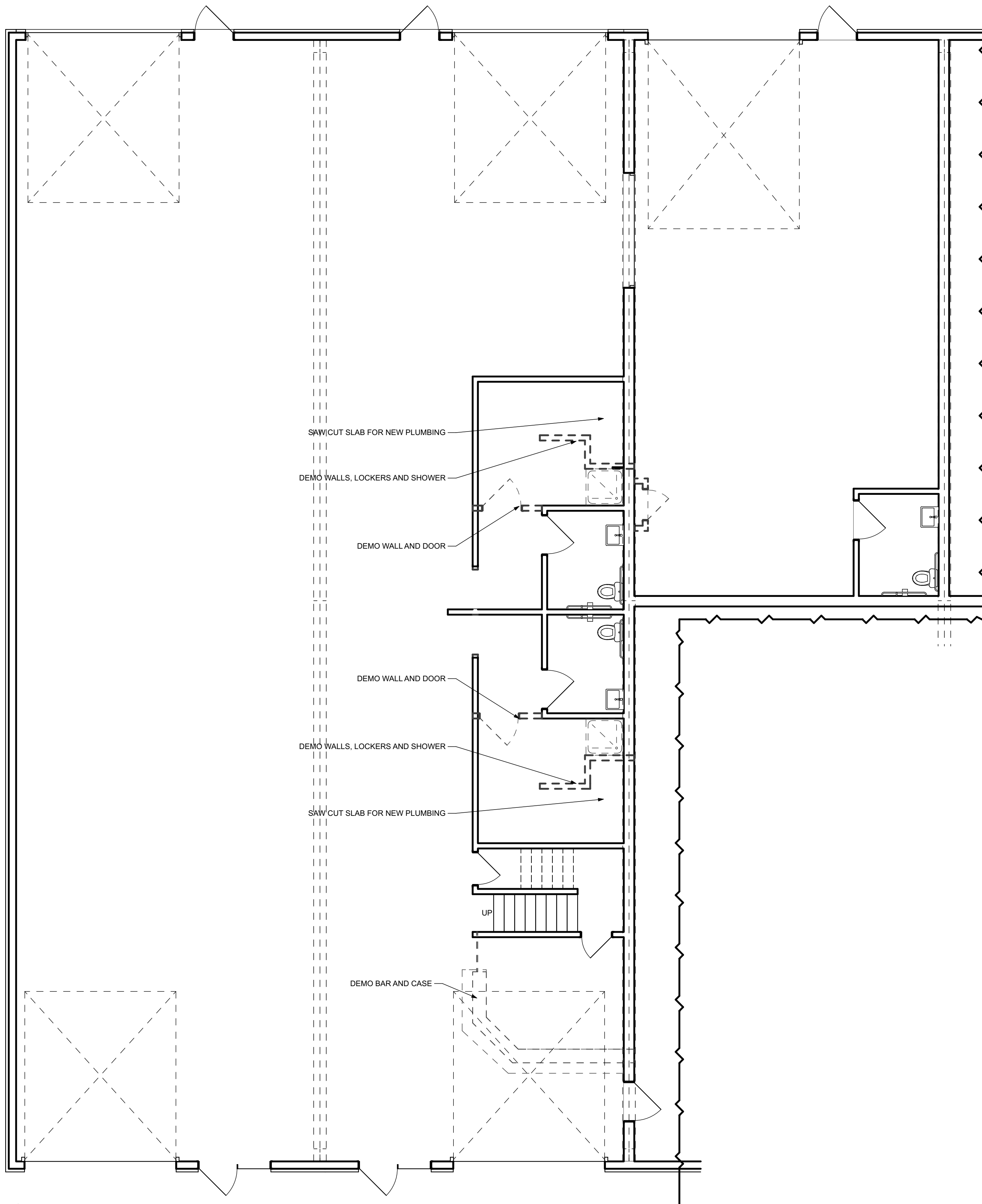
1A EXISTING NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



3A EXISTING EAST ELEVATION
 SCALE: 3/32" = 1'-0"

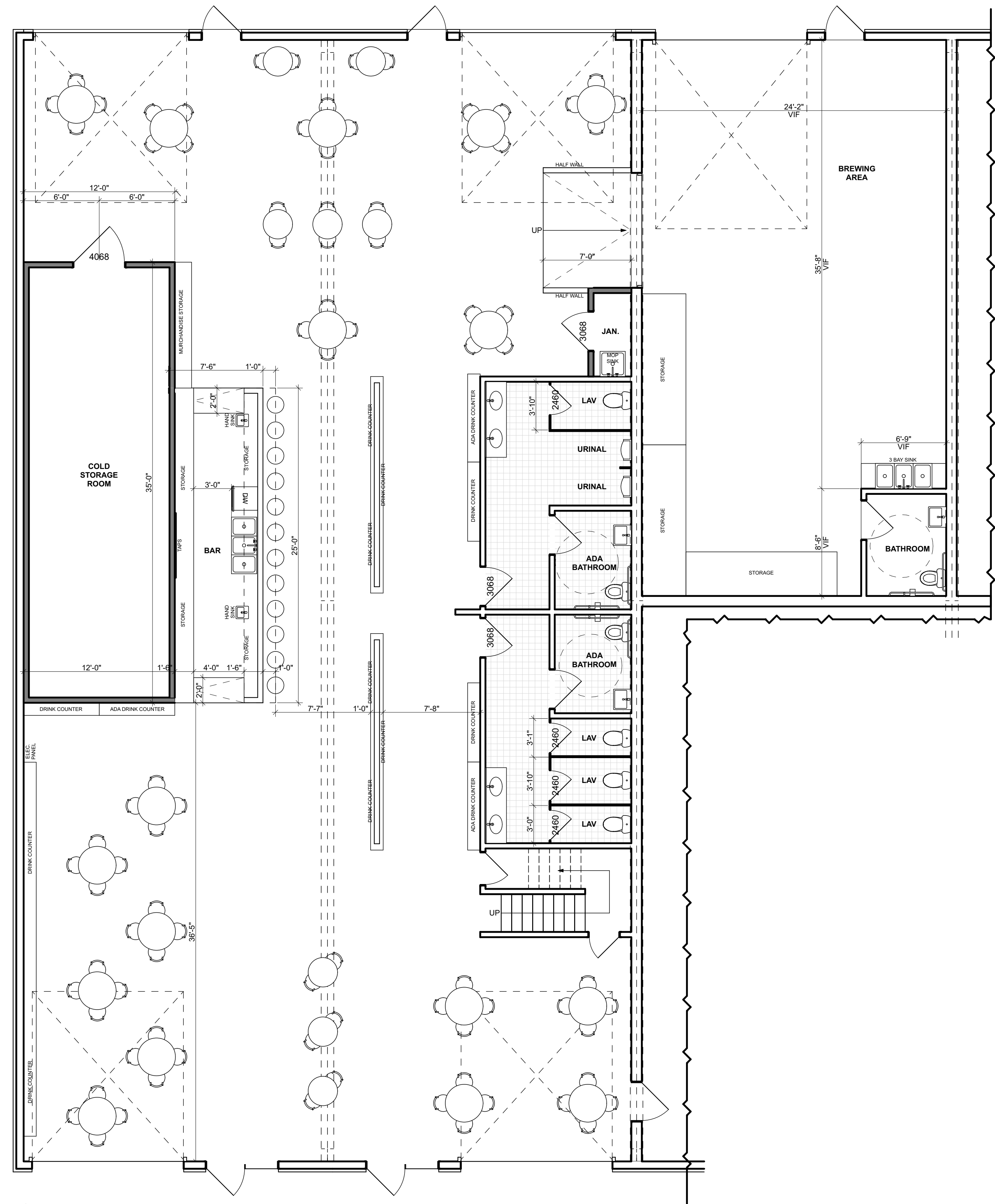


6A EXISTING SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



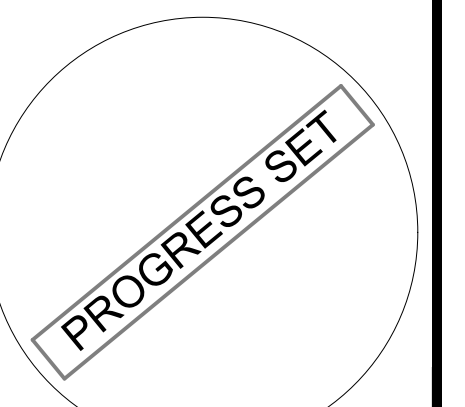
1A FIRST FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"

Friday, October 1, 2021



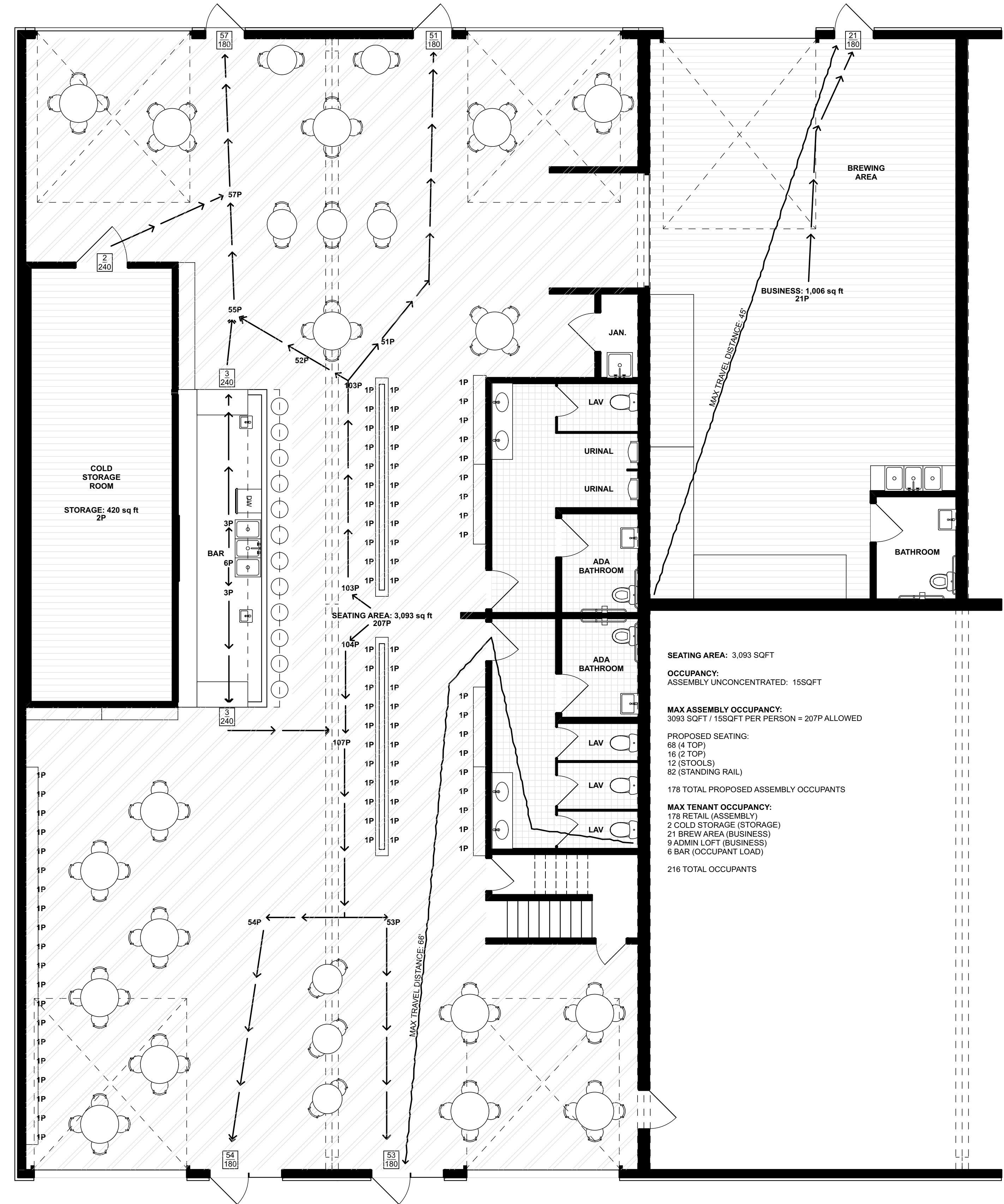
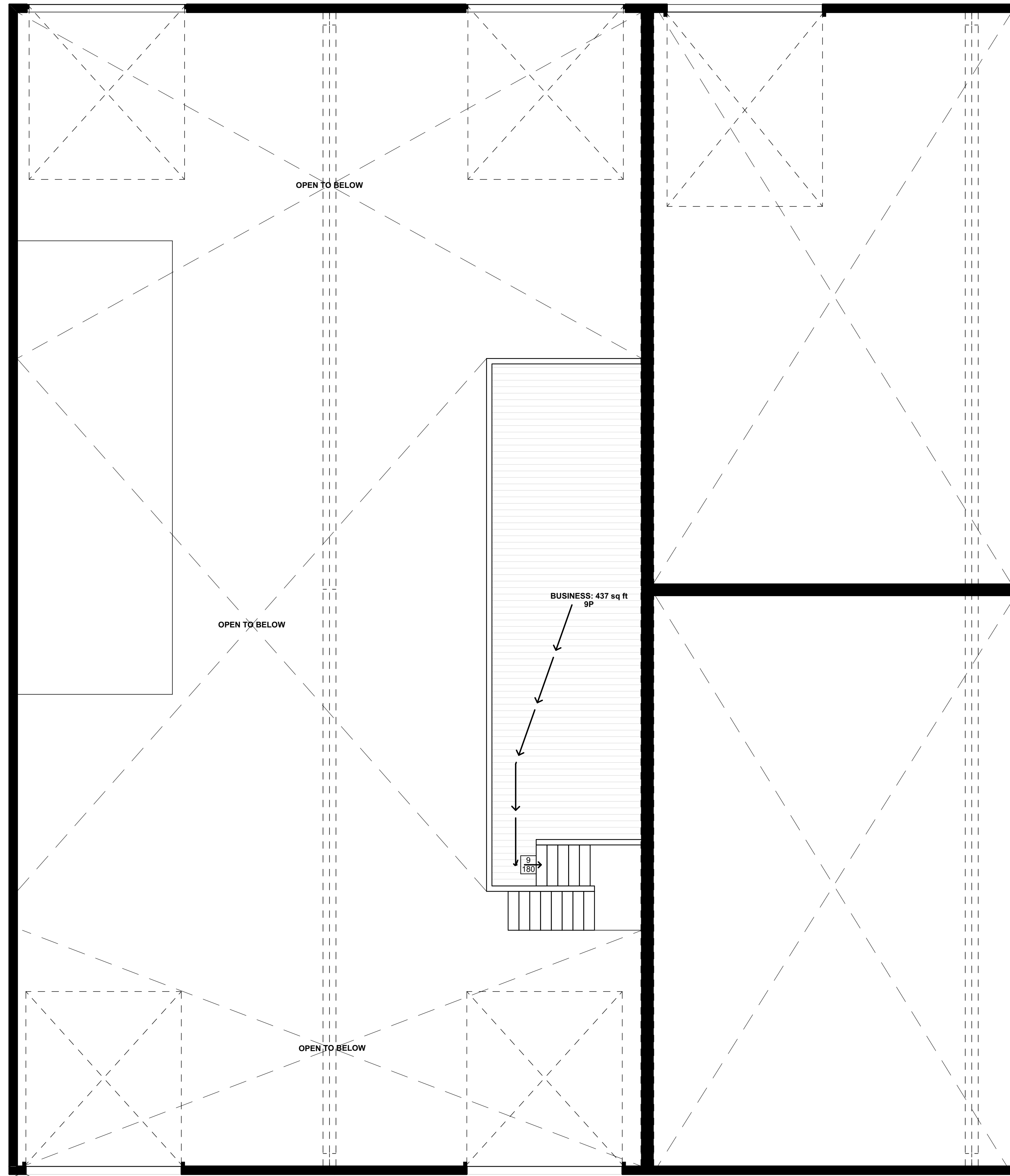
5A FIRST FLOOR CONSTRUCTION PLAN
SCALE: 3/16" = 1'-0"

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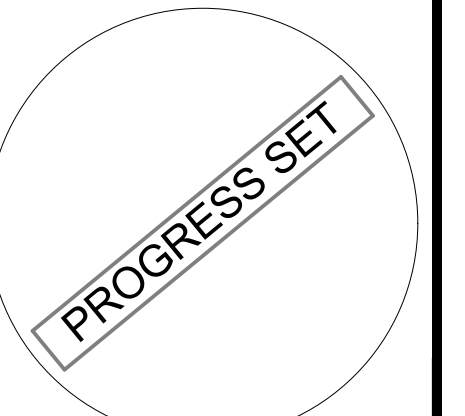
SHEET NAME
**PRELIM DESIGN
DRAWINGS**

SHEET ID



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SHEET NAME
CODE PLAN

SHEET ID
A-102