

**ALTERATIONS TO:
14 COMMERCIAL ST.**
BRANFORD, CONNECTICUT

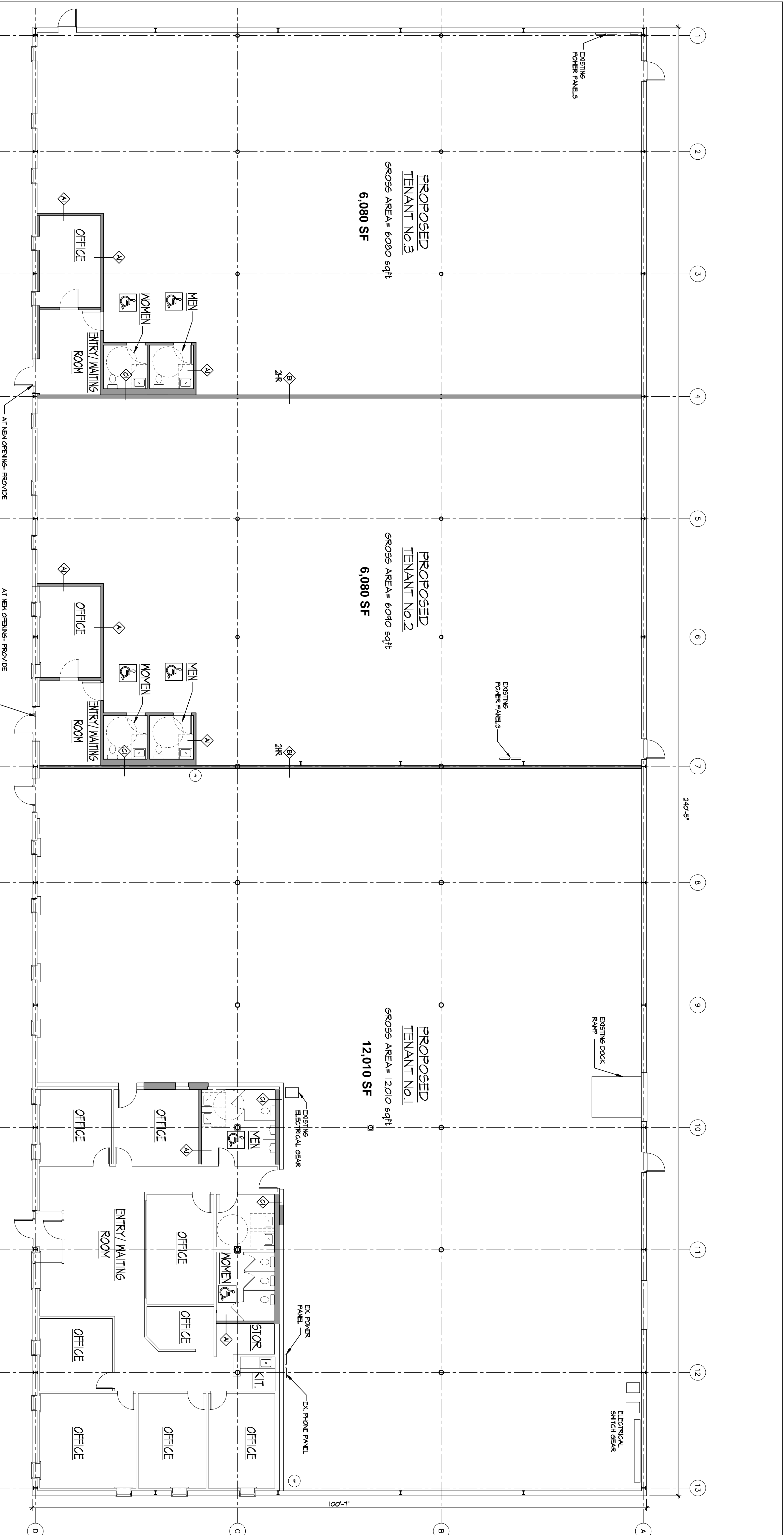
**PROPOSED
TENANT LAYOUT**

SCALE: AS NOTED
DRAWN BY: JCR

DATE: 09/13/08
REVISIONS:

A101

PROJECT No.: 0295

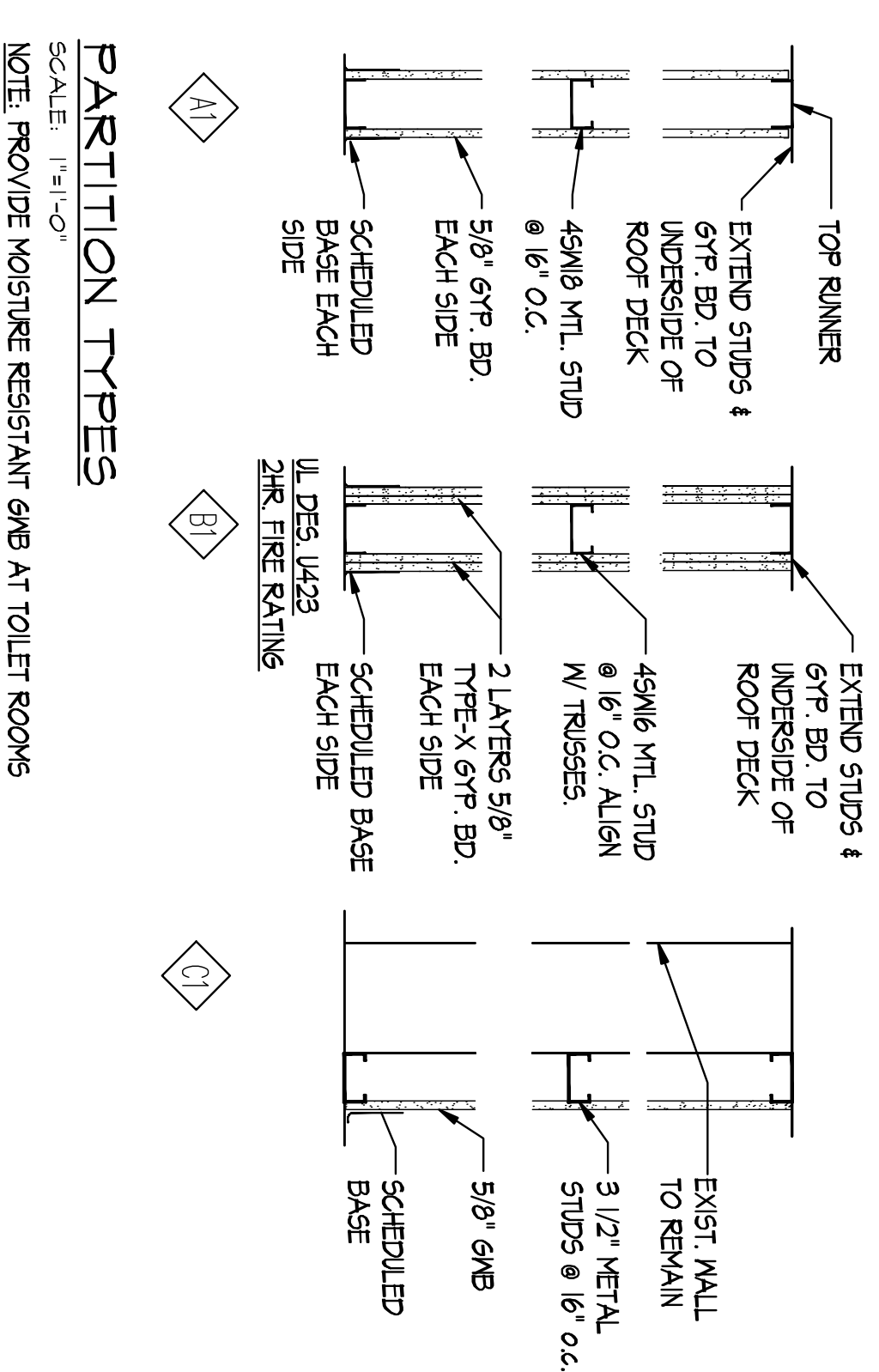
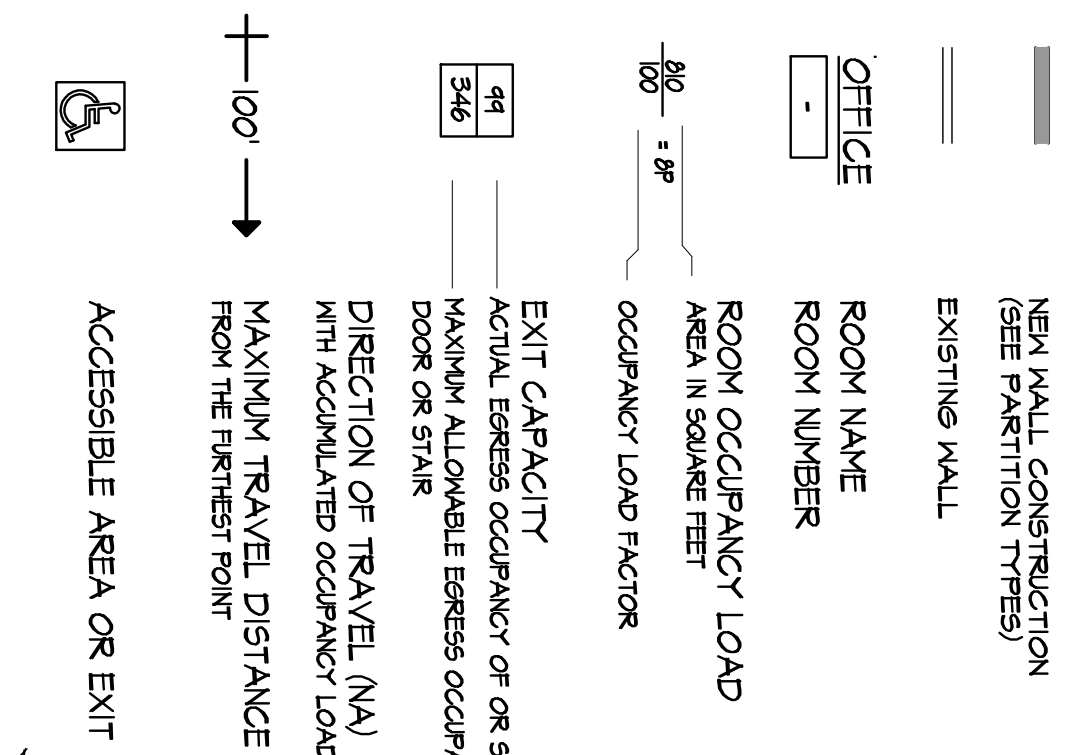


GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CODE INFORMATION

1. USE GROUP CLASSIFICATION:	2. AREA TABULATION (FIRE AREA):	3. MIXED USE (Bldg.):
PRIMARY: F-1 FACTORY/INDUSTRIAL	TOTAL PERIMETER = 240' 100' 240' 100'	NON-SEPARATED USES
SECONDARY: B BUSINESS	OPEN PERIMETER = 240' 100' 240' 100'	
2. CONSTRUCTION TYPE (Chapter 6):	TOTAL PERIMETER (TOTAL) 880' OPEN PERIMETER (TOTAL) 880'	1. OCCUPANT LOAD:
MINIMUM TYPE REQUIRED: IIB	% INCREASE FOR OPEN PERIMETER = (880 / 880 - .25) x 200 = 150 %	DESIGN TOTAL FOR BUILDING
ACTUAL TYPE PROVIDED: IIB	% OF ALLOWABLE TABULAR AREA (TABLE 509) = 100 %	TOTAL EXIT CAPACITY FOR BUILDING
3. BUILDING HEIGHT (Chapter 5):	% REDUCTION FOR HEIGHT (608.4) = 0 %	
ALLOWABLE HEIGHT (STORY/FEET): 21.55'	% INCREASE FOR OPEN PERIMETER (608.2) = 0 %	
ACTUAL HEIGHT (STORY/FEET): 1 EXISTING	% INCREASE FOR TALL FLOOR SURPRESSION (608.3) = 200 %	
(STORIES ABOVE GRADE): 1	TOTAL PERCENTAGE FACTOR = 450 %	
4. BUILDING AREA (Chapter 5):	CONVERSION FACTOR (1/100)	
a) GROSS BUILDING AREA	24180 SQ. FT.	
b) ADJUSTED TABULAR AREA	ACTUAL FL. AREA 24180 / CONVERSION FACTOR 450 = 5373 SQ. FT.	
c) ALLOWABLE AREA PER FLOOR	TABULAR AREA 15500 x CONVERSION FACTOR 450 = 64150 SQ. FT.	
d) ACTUAL AREA	24180 SQ. FT.	

PLAN LEGEND



PARTITION TYPES
SCALE: 1/4" = 1'-0"
NOTE: PROVIDE MOISTURE RESISTANT GWB AT TOILET ROOMS