GLASTONBURY PARKS AND RECREATION
NEW STORAGE BUILDING

1086 New London Turnpike
GLASTONBURY, CT
BID NO.: GL-2014-22

Moser Pilon Nelson, Architects
30 JORDAN LANE, WETHERSFIELD, CT 06109

Structural Engineers
Macchi Engineers, LLC
44 GILLETTE STREET
HARTFORD, CT 06105

Mechanical & Electrical Engineers
Bemis Associates, LLC
FENN PLAZA, 101 FENN ROAD
NEWINGTON, CT 06111

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INFO DRAWINGS-LIMITED CONTRACT SCOPE

1 OF 3 SITE PLAN
2 OF 3 SITE DETAILS
3 OF 3 SITE DETAILS

CODE INFORMATION

2005 CT BUILDING CODE W/ AMENDMENTS, ETC.

1. USE GROUP CLASSIFICATION (302.1)
   S-1 (MODERATE HAZARD STORAGE NON-SPRINKLERED)

2. CONSTRUCTION TYPE (CHAPTER 6)
   MINIMUM TYPE REQUIRED:
   VB
   ACTUAL TYPE PROVIDED:
   V

3. BUILDING HEIGHT (503)
   ALLOWABLE HEIGHT (stories/feet):
   1 STORY / 40 FT
   ACTUAL HEIGHT (stories/feet):
   1 STORY / 20 FT

4. BUILDING AREA (503) (INT. FACE OF EXT. WALLS)
   FIRST FLOOR:
   3,215 SF
   MEZZANINE:
   1,029 SF
   TOTAL SF:
   4,243 SF

5. AREA MODIFICATIONS TO TABLE 503
   TOTAL PERIMETER = 35 FT   96 FT   35 FT   96 FT
   OPEN PERIMETER = 35 FT   96 FT   35 FT   96 FT
   N   E   S   W
   TOTAL FRONTAGE (F) = 262 FT   TOTAL PERIMETER (P) = 262 FT
   % PERIMETER = (FRONTAGE/TOTAL PERIMETER) = 100 %
   % TABULAR AREA INCREASE
   = 1 X (% FRONTAGE - 25%) = 75 %
   % OF ALLOWABLE TABULAR AREA (TABLE 503) = 100 %
   % INCREASE FOR FRONTAGE (506.2) = + 75 %
   % INCREASE FOR AUTOMATIC SPRINKLERS (506.3) = 00 %
   TOTAL PERCENTAGE FACTOR = 175 %
   CONVERSION FACTOR (% FACTOR / 100) = 1.75

6. ADJUSTED BUILDING AREA CALCULATION
   A) ADJUSTED BUILDING AREA:
      (ACTUAL BUILDING AREA/CONVERSION FACTOR)
      MUST BE = TABLE 503
      ADJ. 1st FLR + MEZZ. = 4,243 SF/1.75 = 2,425 SF
      ADJ. MAXIMUM ALLOWABLE AREA = 9,000 SF

March 12, 2014
CONSTRUCTION DOCUMENTS