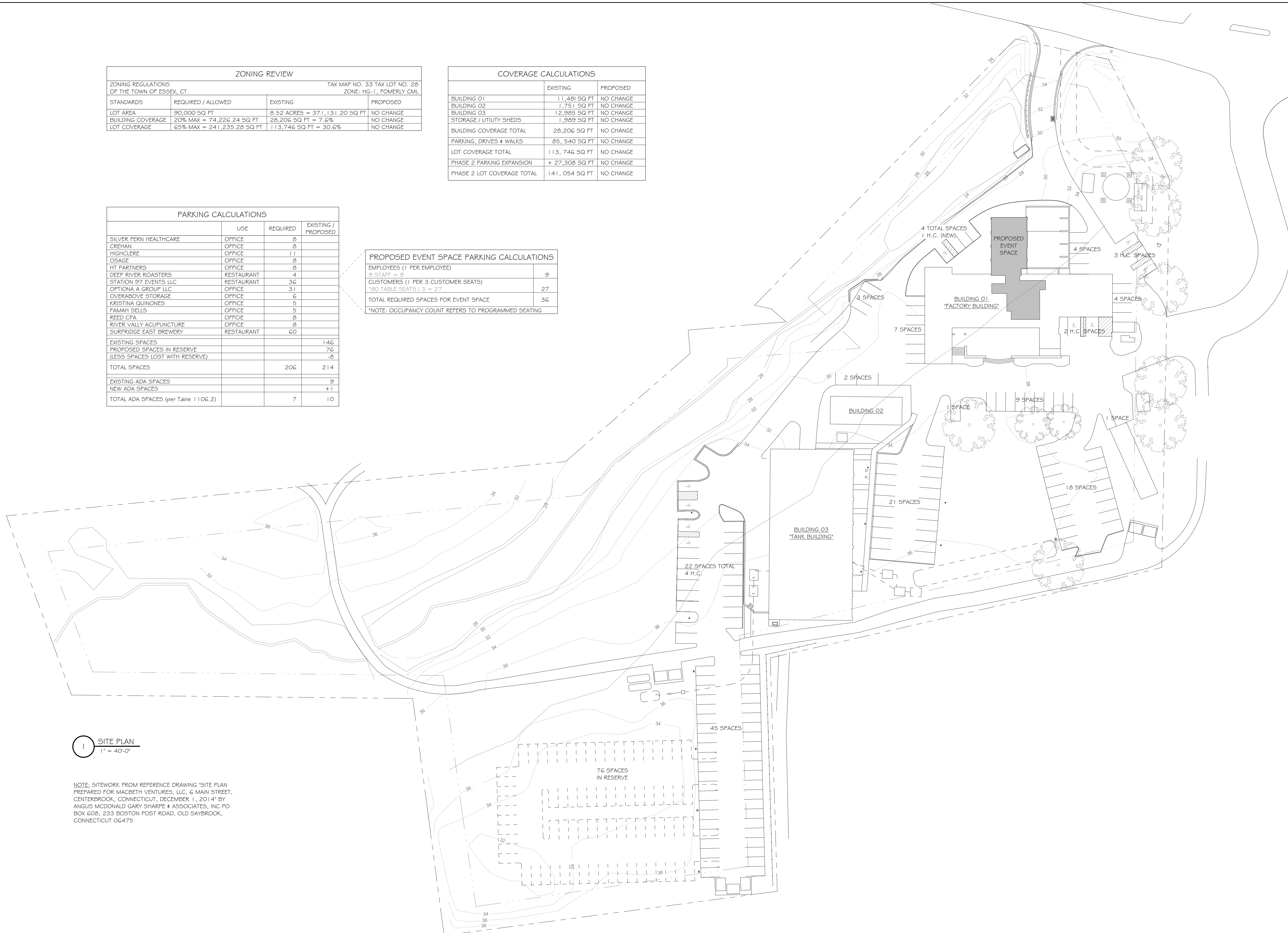


ZONING REVIEW			
ZONING REGULATIONS OF THE TOWN OF ESSEX, CT		TAX MAP NO. 33 TAX LOT NO. 28 ZONE: HG-1, FORMERLY CML	
STANDARDS	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT AREA	90,000 SQ FT	8.52 ACRES = 371,131.20 SQ FT	NO CHANGE
BUILDING COVERAGE	20% MAX = 74,226.24 SQ FT	28,206 SQ FT = 7.6%	NO CHANGE
LOT COVERAGE	65% MAX = 241,235.28 SQ FT	113,746 SQ FT = 30.6%	NO CHANGE

COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
BUILDING 01	11,481 SQ FT	NO CHANGE
BUILDING 02	1,751 SQ FT	NO CHANGE
BUILDING 03	12,985 SQ FT	NO CHANGE
STORAGE / UTILITY SHEDS	1,989 SQ FT	NO CHANGE
BUILDING COVERAGE TOTAL	28,206 SQ FT	NO CHANGE
PARKING, DRIVES & WALKS	85,540 SQ FT	NO CHANGE
LOT COVERAGE TOTAL	113,746 SQ FT	NO CHANGE
PHASE 2 PARKING EXPANSION	+ 27,306 SQ FT	NO CHANGE
PHASE 2 LOT COVERAGE TOTAL	141,054 SQ FT	NO CHANGE

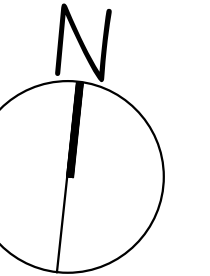
PARKING CALCULATIONS			
	USE	REQUIRED	EXISTING / PROPOSED
SILVER FERN HEALTHCARE	OFFICE	8	
CREHAN	OFFICE	8	
HIGHCLERE	OFFICE	11	
OSAGE	OFFICE	8	
HT PARTNERS	OFFICE	8	
DEEP RIVER ROASTERS	RESTAURANT	4	
STATION 97 EVENTS LLC	RESTAURANT	36	
OPTIONA A GROUP LLC	OFFICE	31	
OVERABOVE STORAGE	OFFICE	6	
KRISTINA QUINONES	OFFICE	5	
FAMAH SELLS	OFFICE	5	
REED CPA	OFFICE	8	
RIVER VALLEY ACUPUNCTURE	OFFICE	8	
SURFRIDGE EAST BREWERY	RESTAURANT	60	
EXISTING SPACES			146
PROPOSED SPACES IN RESERVE (LESS SPACES LOST WITH RESERVE)			76
TOTAL SPACES		206	214
EXISTING ADA SPACES			9
NEW ADA SPACES			+1
TOTAL ADA SPACES (per Table 11.06.2)		7	10

PROPOSED EVENT SPACE PARKING CALCULATIONS	
EMPLOYEES (1 PER EMPLOYEE)	
9 STAFF = 9	9
CUSTOMERS (1 PER 3 CUSTOMER SEATS)	
*80 TABLE SEATS / 3 = 27	27
TOTAL REQUIRED SPACES FOR EVENT SPACE	36
*NOTE: OCCUPANCY COUNT REFERS TO PROGRAMMED SEATING	



1 SITE PLAN
1" = 40'-0"

NOTE: SITEWORK FROM REFERENCE DRAWING "SITE PLAN PREPARED FOR MACBETH VENTURES, LLC, 6 MAIN STREET, CENTERBROOK, CONNECTICUT, DECEMBER 1, 2014" BY ANGUS MCDONALD GARY SHARPE & ASSOCIATES, INC PO BOX 608, 233 BOSTON POST ROAD, OLD SAYBROOK, CONNECTICUT 06475



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WITCH HAZEL WORKS
BUILDING 1
6 MAIN STREET
CENTERBROOK, CT 06409

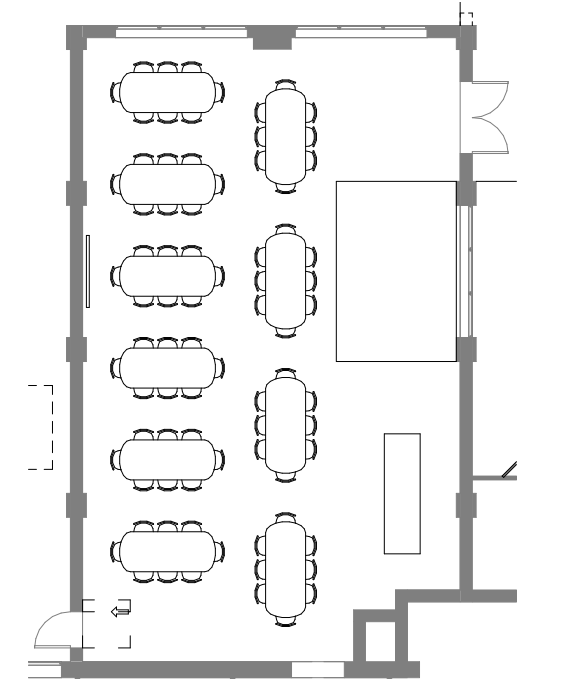
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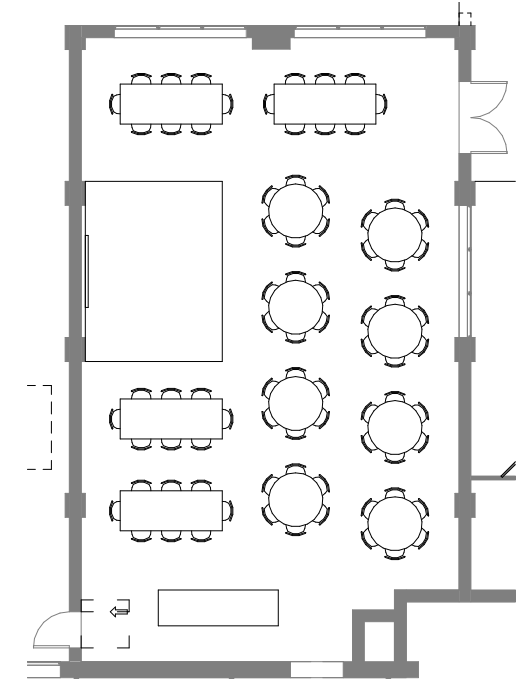
REVISIONS:	DATE	DESCRIPTION

SITE PLAN

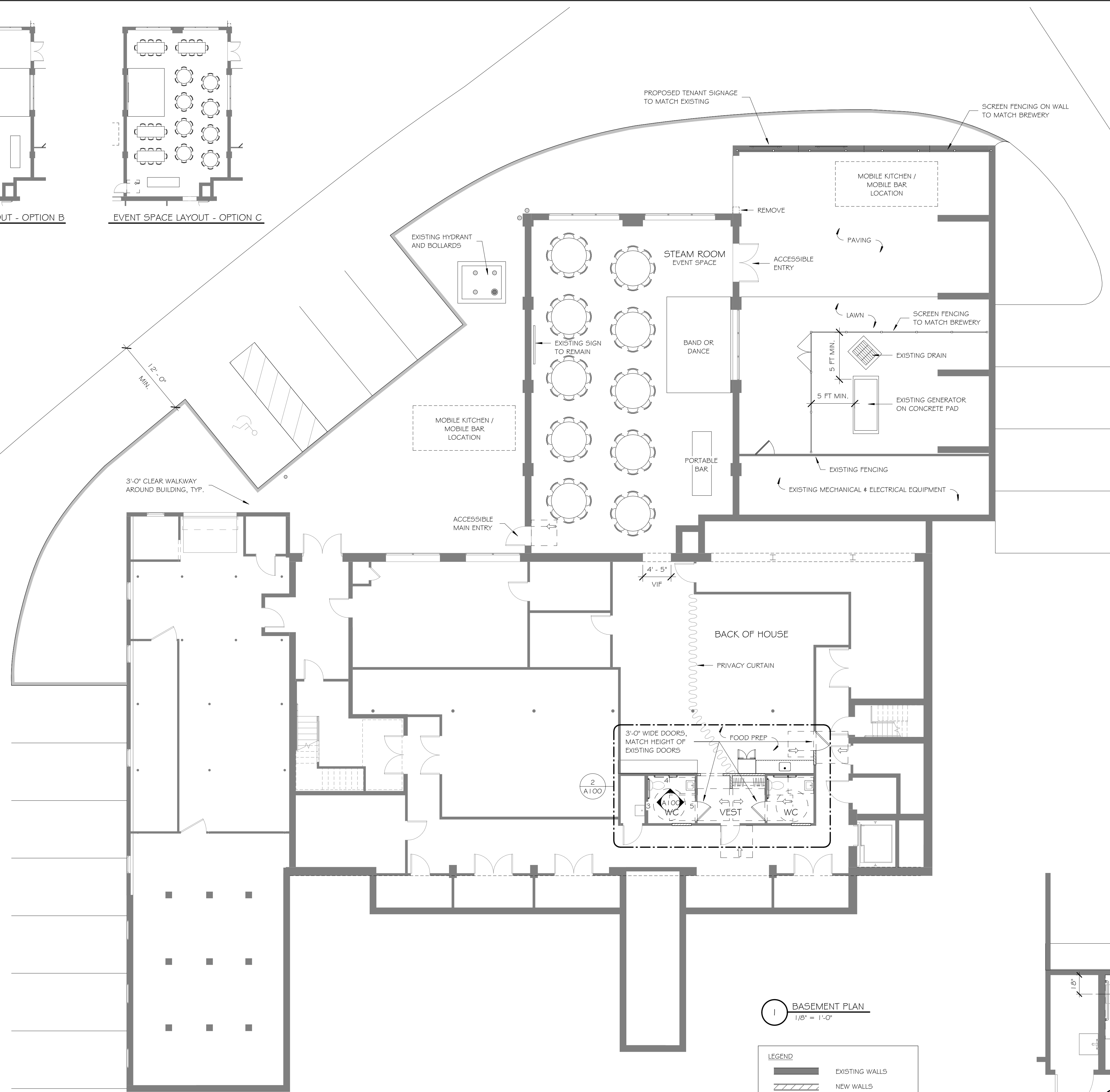
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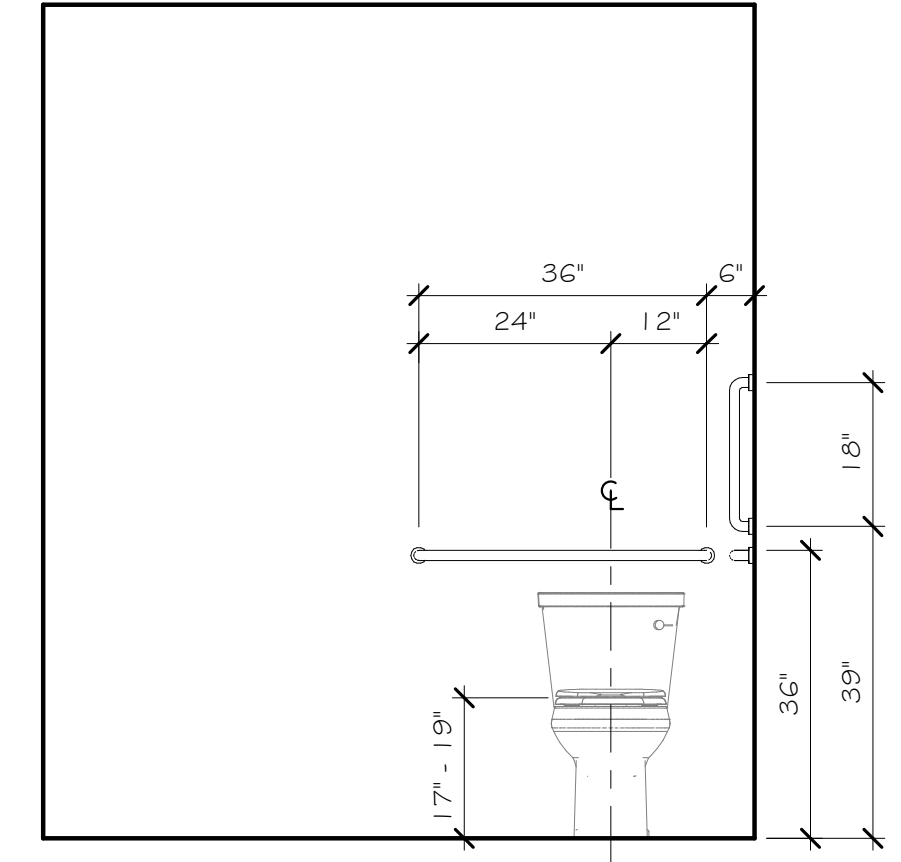
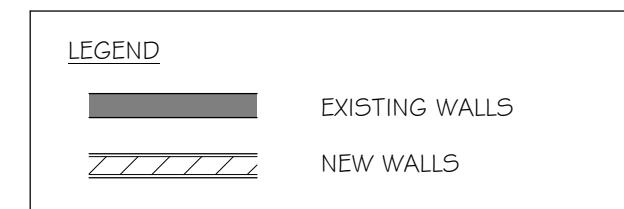
EVENT SPACE LAYOUT - OPTION B



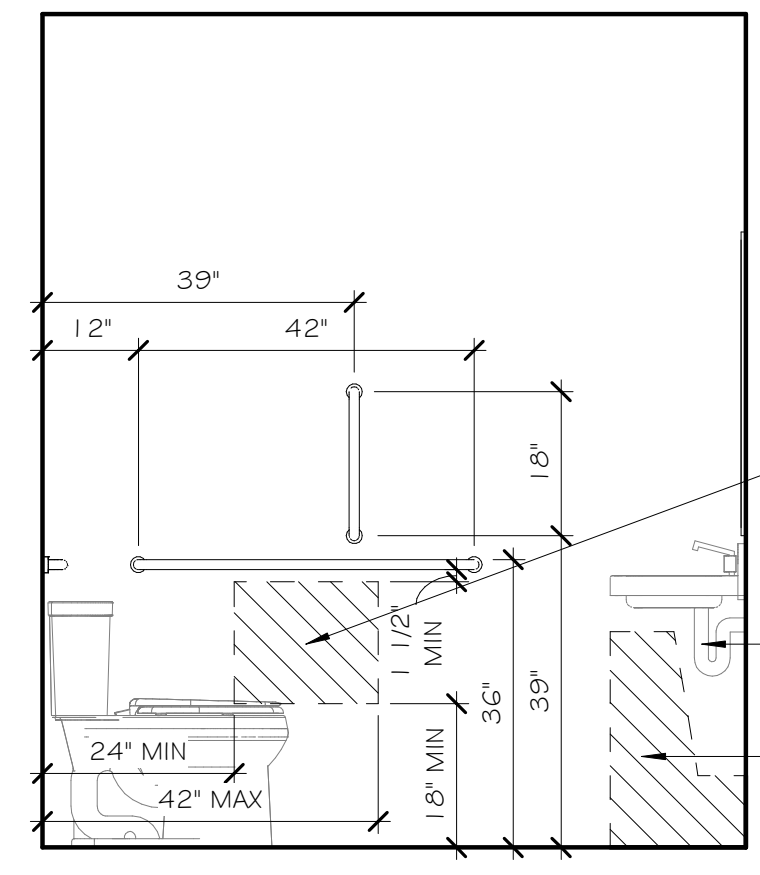
EVENT SPACE LAYOUT - OPTION C



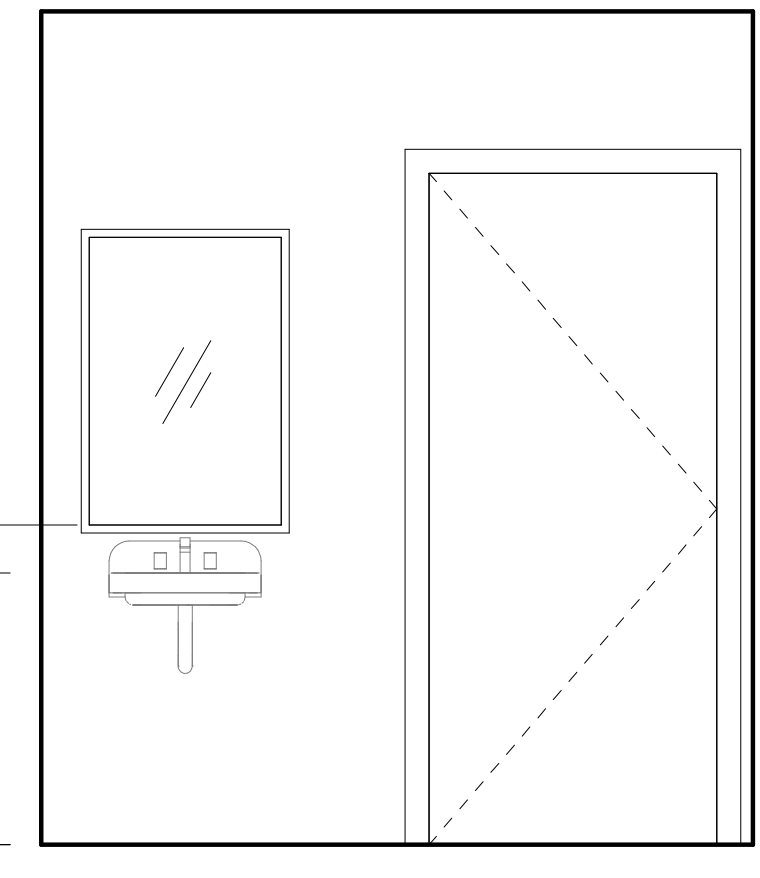
1 BASEMENT PLAN
1/8" = 1'-0"



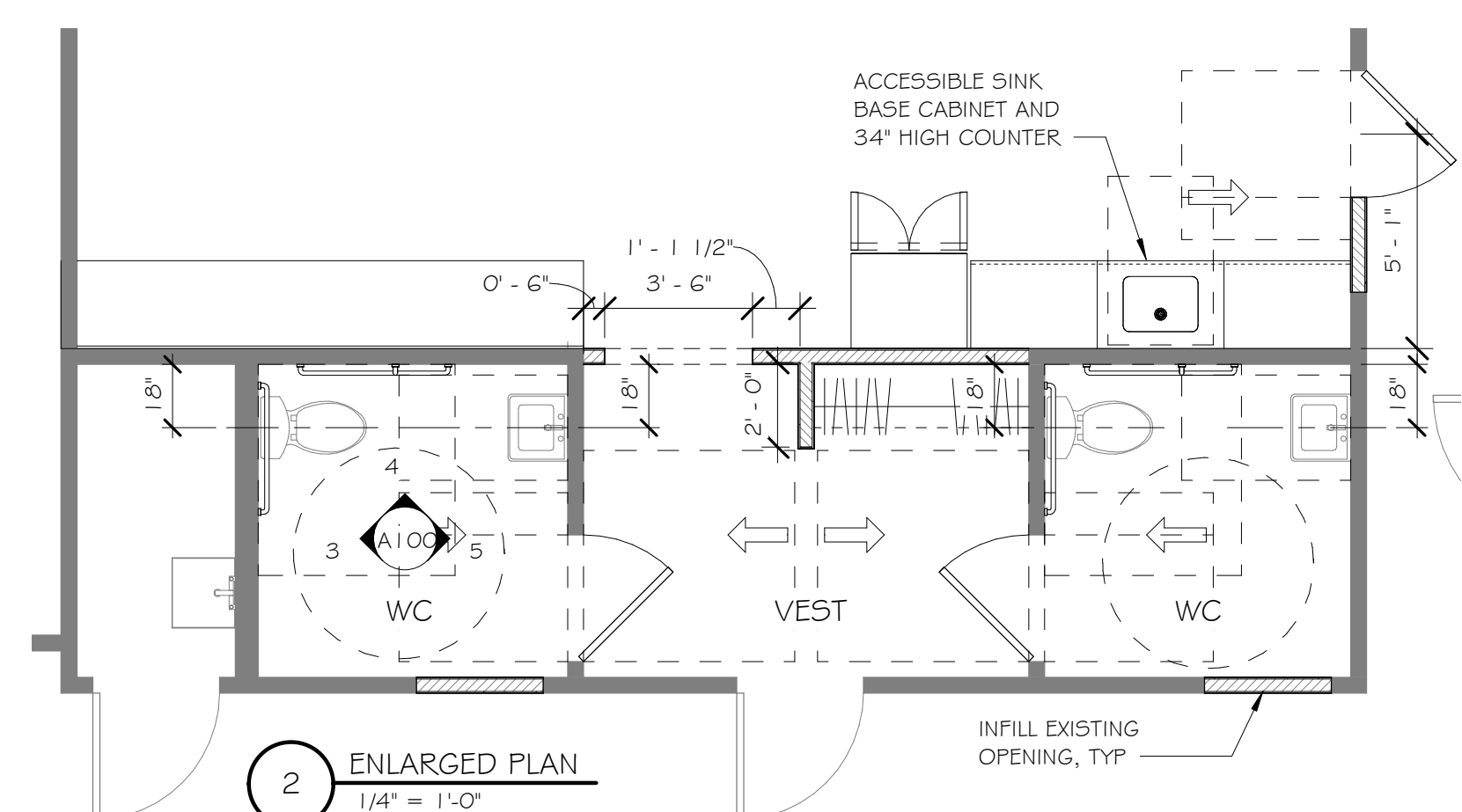
3 TYPICAL WC REAR WALL ELEVATION
1/2" = 1'-0"



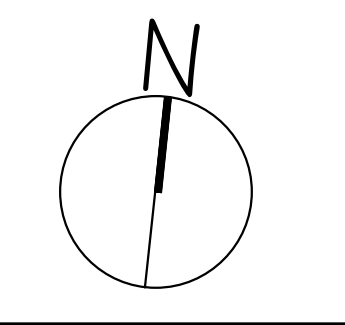
4 TYPICAL WC SIDE WALL ELEVATION
1/2" = 1'-0"



5 TYPICAL WC FRONT WALL ELEVATION
1/2" = 1'-0"



2 ENLARGED PLAN
1/4" = 1'-0"



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WITCH HAZEL WORKS
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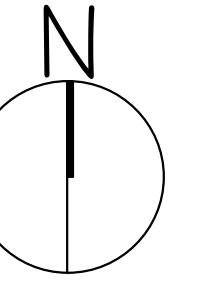
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REVISIONS:

EVENT SPACE FLOOR
PLAN & INTERIOR
ELEVATIONS

A100



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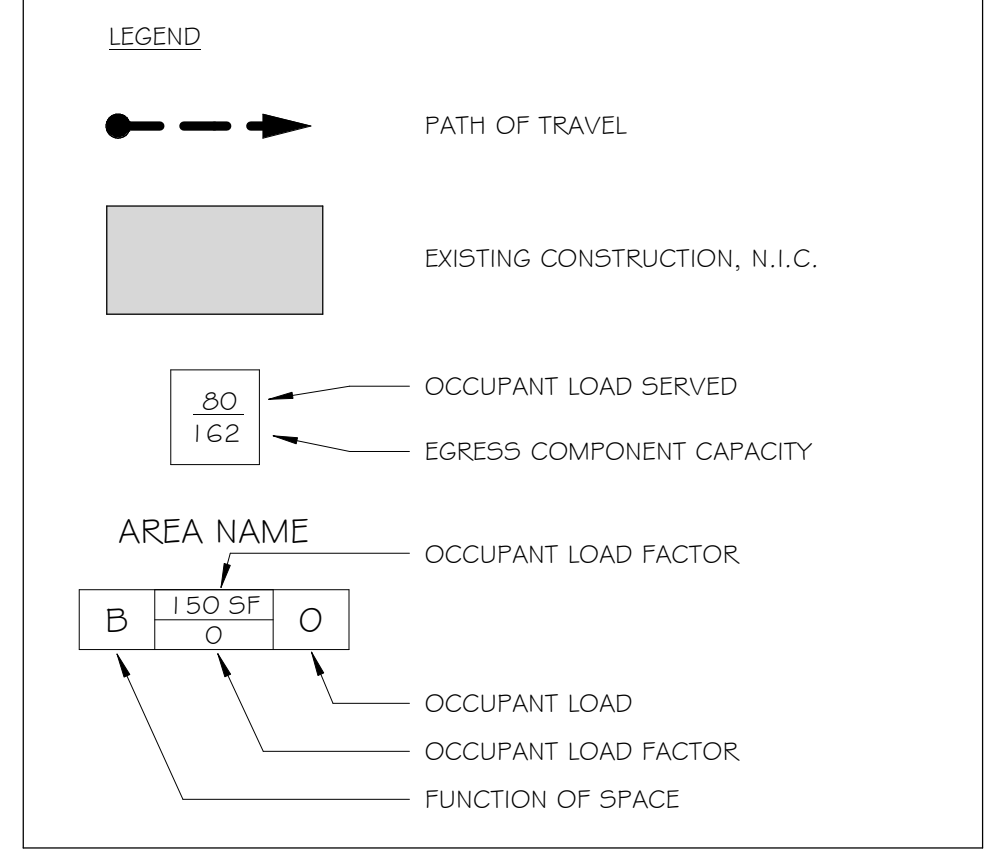
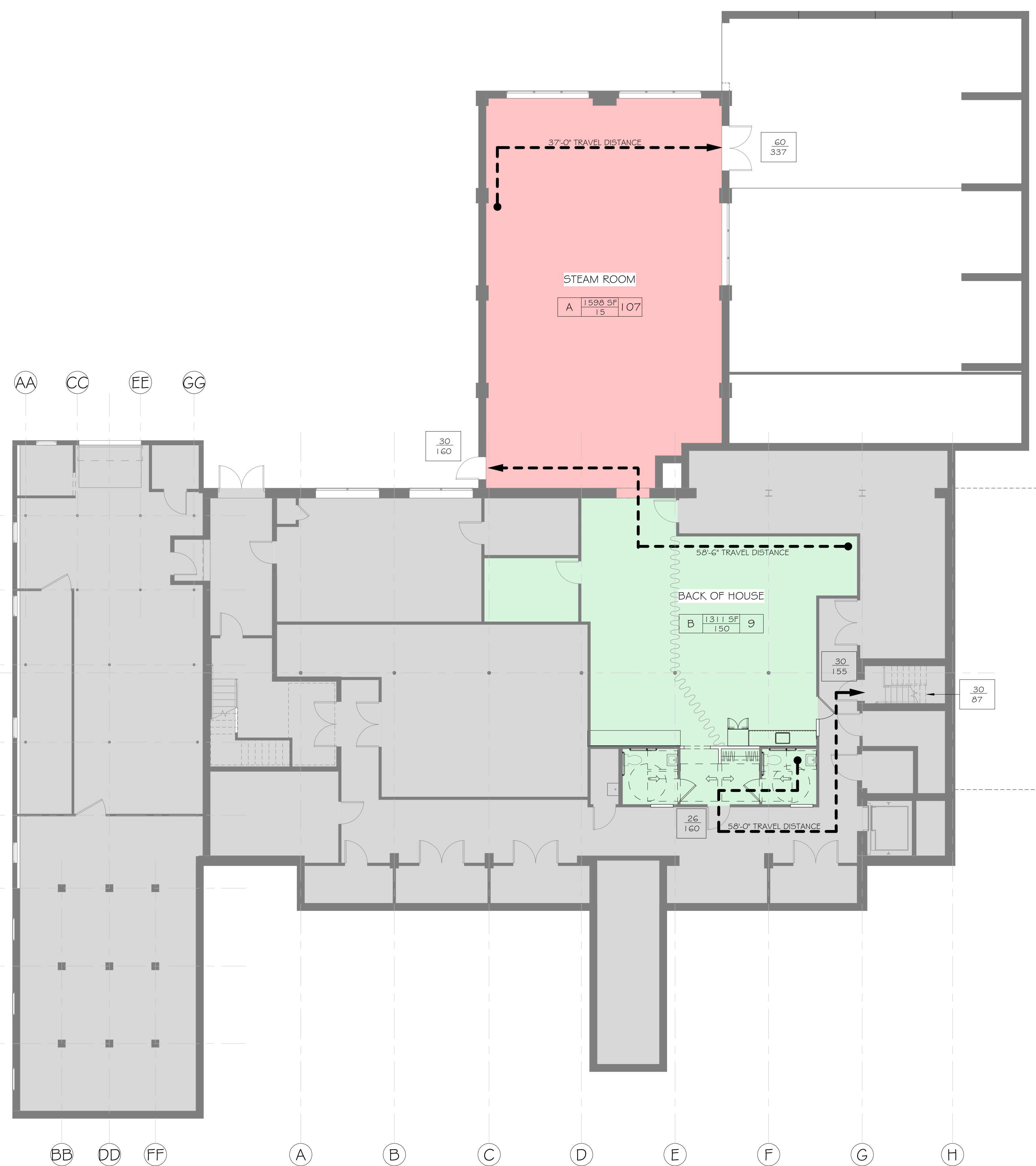
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REVISIONS:

NO.	DESCRIPTION

BASEMENT CODE
PLAN

G100



OCCUPANT LOAD

SPACE	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	AREA	OCCUPANT LOAD
STEAM ROOM	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	1,598 SF	107
BACK OF HOUSE	BUSINESS AREAS	150 GROSS	1,311 SF	9
TOTAL				116

EGRESS WIDTH

MEANS OF EGRESS COMPONENT	WIDTH FACTOR	OCCUPANT LOAD SERVED	WIDTH REQUIRED	WIDTH PROVIDED
STAIRWAYS	0.3 INCH / OCCUPANT	30	9"	28"
DOORS (AND OTHER COMPONENTS)	0.2 INCH / OCCUPANT	116	23.2"	657"

PLUMBING FIXTURES

OCCUPANCY	WATER CLOSETS		LAVATORIES	OTHER
	M	F		
A-2 (BANQUET)	1 PER 75	1 PER 75	1 PER 200	1 SERVICE SINK
B (BUSINESS)	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	0 SERVICE SINK ^c	
TOTAL REQUIRED	0.89	0.89	0.76	1
PROVIDED	1 ^A	1 ^A	2 ^B	1

NOTES 107
^A ONE FIXTURE PROVIDED AT BASEMENT LEVEL, TWO ADDITIONAL FIXTURES PER SEX PROVIDED AT LEVEL ABOVE
^B TWO FIXTURES PROVIDED AT BASEMENT LEVEL, FOUR ADDITIONAL FIXTURES PROVIDED AT LEVEL ABOVE
^C FOR BUSINESS CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 15 OR FEWER, A SERVICE SINK SHALL NOT BE REQUIRED

1 BASEMENT PLAN
1/8" = 1'-0"