**Building Information**

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<th><strong>First Floor Uses:</strong></th>
<th><strong>First Floor Total (R + B):</strong> 12,023 SF.</th>
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<tbody>
<tr>
<td>- Restaurant (R)</td>
<td>8,058 SF.</td>
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<tr>
<td>- Brewery (B)</td>
<td>3,965 SF.</td>
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**Zoning Information Data**

- **Description:** Existing 1-story commercial building w/ restaurant, retail & business spaces partial 2nd floor private party room building constructed in 1986.
- **Zone:** T-5 (Former CDD9)
- **Lot Size:** 0.59 Acre / 25,700 SF.
- **Book/Page:** 4372/0001
- **Building Sq. Ft.:**
  - **Existing 1st Floor:** 11,349 SF.
  - **Added 1st Floor:** 314 SF.
  - **Expanded Dining Room:** 540 SF.
  - **Total 1st Floor:** 12,203 SF.
  - **Existing 2nd Floor:** 2,071 SF.
  - **Added 2nd Floor:** 492 SF.
  - **Total 1st Floor:** 13,007 SF.
  - **Roof Terrace (Bridge + Terrace):** 4,257 SF.

**Legend**

- **Detail Park:**
- **Exterior Partition Type:**
- **Business Park:**
- **Roof Terrace:**
- **Typical Designation:**
- **Elevation:**
- **Window Symbol:**

**Project Directory**

- **Project:** Whitney Brewery
- **Address:** 2323 Whitney Street
  Hamden, CT 06518
- **Architect:** Gregg, Wies & Gardner Architects, LLC
  151 East Street
  New Haven, CT 06511
- **Civil / Site Engineer:** Nafis & Young Engineers, Inc.
  1355 Middletown Ave Unit 304
  Northford, CT 06472
- **Owner:** HC2 Associates, LLC
  C/O CA White, LLC
  1211 Chapel Street
  New Haven, CT 06510
- **Planning & Zoning Set:**
  - **Revision to:** 2221.00
  - **Issue Date:** October 21, 2022
  - **Checked by:** SG
  - **Drawn by:** JP, APC

**Zoning Information**

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  - **Total 1st Floor:** 13,007 SF.
  - **Roof Terrace (Bridge + Terrace):** 4,257 SF.
These drawings and specifications are instruments of professional services and shall remain the property of the architect. These documents cannot be used in whole or in part for any parties other than as properly authorized by contract without the specific authorization of the architect.

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JOB NUMBER:

DRAWN BY:

CHECKED BY:

ISSUE DATE:

REVISED:

WHITNEY BREWERY
2323 WHITNEY AVENUE
HAMDEN, CT 06518

2221.00
JP, APC
SG
OCTOBER 21, 2022

NOVEMBER 4, 2022

PLANNING & ZONING SET

SITE PLAN BASED ON SURVEY PRODUCED BY NAFIS & YOUNG ENGINEERS, INC.
SIGNED BY DAVID L. NAFIS L.S. #22924
DATE: 05/05/2012

NEW ELEVATOR PENTHOUSE 422 SF
CONNECTOR BRIDGE
NEW EXTERIOR EXIT STAIR UP
UP
DN
PRIVATE PARTY ROOM
EXISTING ROOF
PROPERTY LINE
NEW ROOFTOP TERRACE 4,257 SF
PRIVATE PARTY ROOM 2,071 SF
EXISTING WALL
NEW WALL
WALL LEGEND
SCREEN
SCREEN
METAL & GLASS GUARDRAIL
AWNINGS
EXISTING WALL
NEW WALL
UPPER LEVEL W/ PROPOSED ROOF TERRACE
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JOB NUMBER: 2221.00
DRAWN BY: JP, APC
CHECKED BY: SG
ISSUE DATE: OCTOBER 21, 2022
REVISED: NOVEMBER 4, 2022

WHITNEY BREWERY
2323 WHITNEY AVENUE
HAMDEN, CT 06518

PLANNING & ZONING SET
DESIGNER: METHO
CHARGED AS: NA
DRAWN AS: NA
DESIGN DATE: OCTOBER 21, 2022
REVISIONS: NOVEMBER 4, 2022

2ND FLOOR SEATING PLAN
A-2.3

PRIVATE PARTY ROOM + ROOF TERRACE SEATING PLAN
1/8" = 1'-0"
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WHITNEY BREWERY
2323 WHITNEY AVENUE
HAMDEN, CT 06518

GREGG WIES & GARDNER ARCHITECTS, LLC

PLANNING & ZONING SET

EXTERIOR ELEVATION TOWARDS DIXWELL AVE (WEST)

1/8"=1'-0"

EL.: 0'-0" 1ST FLR
EL.: 12'-0" 2ND FLR
EL.: 13'-10" T.O. PARAPET
EL.: 13'-4" T.O. ROOF

ELEVATION DETAIL @ EXIT STAIR

NEW EXTERIOR EXIT STAIR

EXTERIOR SCONCE, TYP.

EXTERIOR ELEVATION TOWARDS DIXWELL AVE (WEST)

1/8"=1'-0"
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EXTERIOR ELEVATION TOWARDS COURTYARD (SOUTH)
1/4"=1'-0"

EXTERIOR ELEVATION TOWARDS PARKING LOT (EAST)
1/8"=1'-0"
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JOB NUMBER:

DRAWN BY:

CHECKED BY:

ISSUE DATE:

REVISED:

1. COURTYARD SECTION VIEW @ NEW TERRACE

A-6.0 3/16" = 1'-0"

2. ELEVATION DETAIL @ COURTYARD

A-6.0 3/16" = 1'-0"
PLANT MATERIAL TO BE BARE

PLANT SPACING FOR BAREFOOT MATERIAL TO BE 24" OC.

ALL PLANT MATERIAL SHALL BE BAREFOOT GROWN; NO COLLECTED MATERIALS SHALL
BE ACCEPTED, UNLESS SPECIFICALLY INDICATED

PLANTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS
IN ALL WAYS INCLUDING DIMENSIONS.

THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY PLANT MATERIALS UPON
DELIVERY TO THE PROJECT. SELECTIONS BY THE LANDSCAPE ARCHITECT DOES NOT
NECESSARILY MEAN ACCEPTANCE OF THE MATERIAL.

ALL REPLACEMENTS SHALL BE PLANTED OF THE SAME KIND AND SIZE AS SPECIFIED IN THE
PLANT LIST OR AS NECESSARY TO MATCH SURVIVING PLANTS OF THE SAME PLANTING
GROUP. ALL COSTS SHALL BE BORN BY THE LANDSCAPE CONTRACTOR EXCEPT FOR
REPLACEMENTS RESULTING FROM LOSSES OR DAMAGE DUE TO VANDALISM OR ACTS OF
NEGLECT ON THE PART OF OTHERS, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, FIRE,
ETC., AS MAY BE DETERMINED BY THE LANDSCAPE ARCHITECT.

ALL PLANT MATERIALS SHALL BE PLACED, OR LOCATION STAKED, ON THE SITE AS
SUMMONED. THE PLANTING PLAN PRIOR TO COMMENCEMENT OF PLANT EXCAVATION FOR
THE LANDSCAPE ARCHITECT'S APPRAISAL. THE CONTRACTOR MUST NOTIFY THE
LANDSCAPE ARCHITECT OF ALL PLANTING OPERATIONS A MINIMUM OF 48 HOURS IN
ADVANCE.

ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN OR
AS OTHERWISE SPECIFIED. NO CONSTRUCTED BALLS SHALL BE ACCEPTED. REMOVE
ALL PLANT WRAP, NO EXCUSE WILL BE GIVEN FOR NOT REMOVING WRAP OR THE USE
OF BURLAP BASKETS FROM ROOT BALLS WHEN THE ROOT BALL HAS BEEN PERFORATED IN
THE PLANTINGG. REMOVE WRAP AS NECESSARY TO PROTECT THE ROOT BALL FROM
INJURY DURING THIS OPERATION.

GENERAL NOTES

1. DRAWING IS FOR USE OF TAVELLA DESIGN GROUP LLC. THESE MATERIALS ARE THE EXCLUSIVE PROPERTY OF TAVELLA DESIGN GROUP LLC. AUTHORIZED INSTRUMENTS OF PROFESSIONAL SERVICE, PROTECTED UNDER COPYRIGHT LAW, THESE MATERIALS EXPRESSLY FOR THE PURPOSES OF THIS PROJECT.

2. PROPRIETARY CONDITIONS INFORMATION TAKEN FROM A PREVIOUSLY PREPARED PROJECT CONCEPT DESIGN. EXISTING CONDITIONS INFORMATION TAKEN FROM A PREVIOUSLY PREPARED PROJECT CONCEPT DESIGN.

3. DRAWING PREPARED BY COASTAL ENGINEERING COMPANY, INC.

4. DRAWING PREPARED BY COASTAL ENGINEERING COMPANY, INC.

5. DRAWING PREPARED BY COASTAL ENGINEERING COMPANY, INC.

6. DRAWING PREPARED BY COASTAL ENGINEERING COMPANY, INC.

7. DRAWING PREPARED BY COASTAL ENGINEERING COMPANY, INC.

8. DRAWING PREPARED BY COASTAL ENGINEERING COMPANY, INC.

9. DRAWING PREPARED BY COASTAL ENGINEERING COMPANY, INC.

PLANT LIST

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4. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN OR AS OTHERWISE SPECIFIED. NO CONSTRUCTED BALLS SHALL BE ACCEPTED. REMOVE ALL PLANT WRAP, NO EXCUSE WILL BE GIVEN FOR NOT REMOVING WRAP OR THE USE OF BURLAP BASKETS FROM ROOT BALLS WHEN THE ROOT BALL HAS BEEN PERFORATED IN THE PLANTINGG. REMOVE WRAP AS NECESSARY TO PROTECT THE ROOT BALL FROM INJURY DURING THIS OPERATION.

5. ALL PLANTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS IN ALL WAYS INCLUDING DIMENSIONS.

6. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY PLANT MATERIALS UPON DELIVERY TO THE PROJECT. SELECTIONS BY THE LANDSCAPE ARCHITECT DO NOT NECESSARILY MEAN ACCEPTANCE OF THE MATERIAL.

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10. THE LANDSCAPE ARCHITECT WILL SELECT AND APPROVE THE PLANT MATERIALS. THE LANDSCAPE CONTRACTOR MAY CONFER WITH THE LANDSCAPE ARCHITECT/cartographer AS DEE

11. NO CONSTRUCTED BALLS SHALL BE ACCEPTED. REMOVE ALL PLANT WRAP, NO EXCUSE WILL BE GIVEN FOR NOT REMOVING WRAP OR THE USE OF BURLAP BASKETS FROM ROOT BALLS WHEN THE ROOT BALL HAS BEEN PERFORATED IN THE PLANTINGG. REMOVE WRAP AS NECESSARY TO PROTECT THE ROOT BALL FROM INJURY DURING THIS OPERATION.

12. THE LANDSCAPE CONTRACTOR MAY CONFER WITH THE LANDSCAPE ARCHITECT CARTOGRAPHER AS DEE
Note on this Design: This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design, as approved by others.

Note on these Photometric Calculations: This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source lamp and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report.

Scale: 1 inch = 20 Ft.

LIGHTING DETAILS

Luminaire Schedule

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Date: 11/10/2022

Drawn By: B.C.