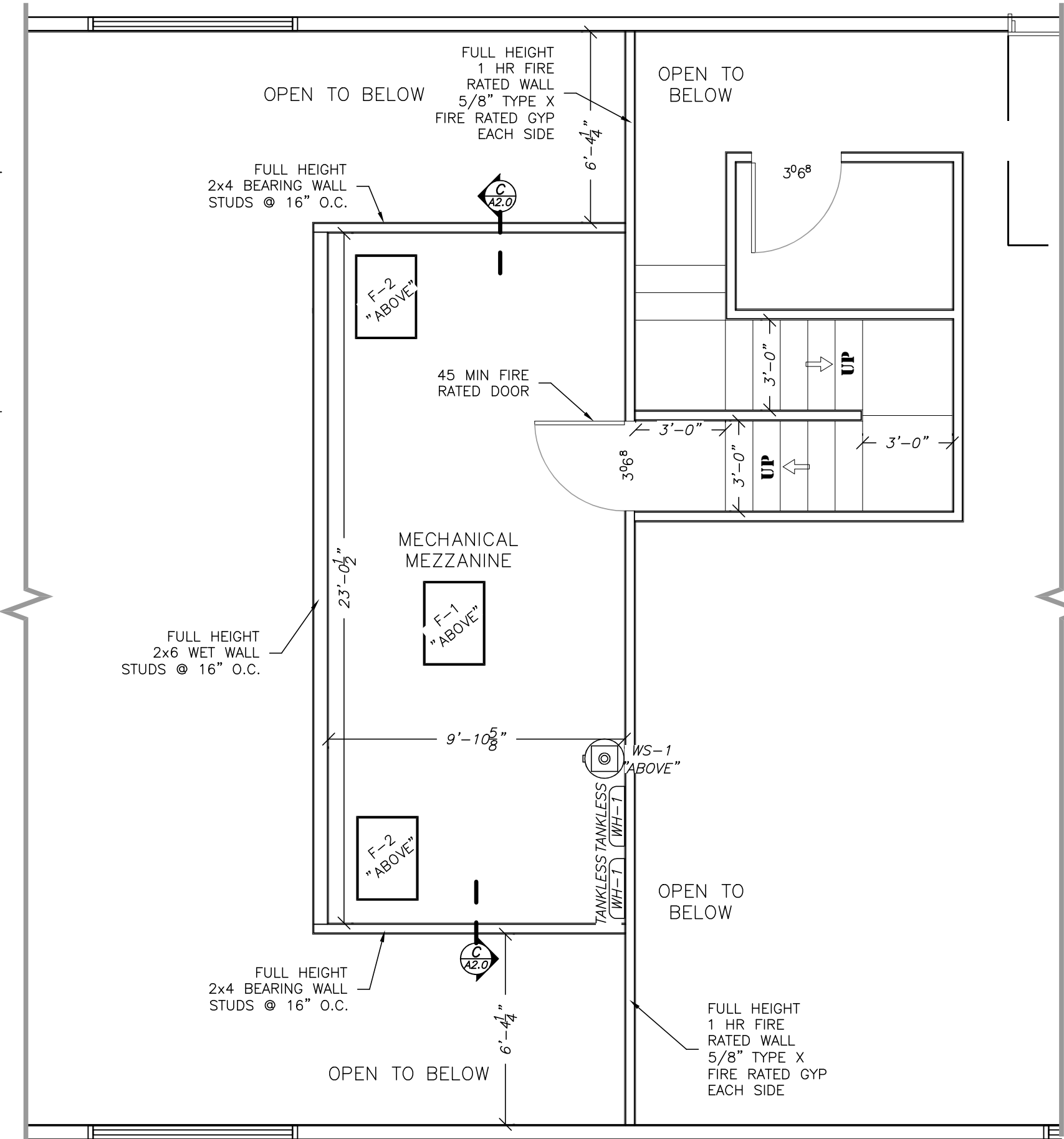


**FLOOR PLAN**  
SCALE - 1/4" = 1'-0"



**MECHANICAL MEZZANINE PLAN**  
SCALE - 1/4" = 1'-0"

## CODE STUDY

ASCENT BREWERY LLC: 2,700 sqft w/ 228 sqft Mechanical Mezzanine

CODE STUDY (IBC 2015):  
Proposed Occupancy: A-2 (IBC 303.3)

BUILDING OCCUPANCY TOTALS			
USE	NET AREA (Sq Ft)	FLOOR AREA / OCC.	OCCUPANTS
BAR SEATING AREA W/ UNCONCENTRATED	873	15	59
RESTROOMS, HALLWAYS, NON OCCUPIABLE	601	-	-
OFFICE / BUSINESS AREAS	285	100	3
FACTORY AREA	818	100	9
STOCK AREA & MECHANICAL MEZZANINE	351	300	2
TOTALS	2,928		73

BUILDING OCCUPANCY LIMITED TO 60 PER EL PASO COUNTY  
ZONING VARIANCE VA-221 & PPR-2247

Type of Construction: V-B (IBC Chapter 6) Concrete Foundation, Wood Framing  
(Table 504.4) Allowable Height: 1-Story  
(Table 506.2) Allowable Area: 6,000 s.f. Per Building

Fire Resistance  
Exterior Bearing Walls: 0 HR (IBC Table 721.1(2))  
Ext Wall Openings: per IBC Table 705.8  
Int Bearing Walls: 0 Hr (IBC Table 721.1(2))  
Roof Construction: 0 Hr  
Floor Construction: 0 Hr  
Structural Frame: 0 Hr  
Doors in Fire Rated Assemblies per IBC Table 716.5  
Windows in Fire Rated Assemblies per IBC Table 716.6

Automatic Fire Sprinkler System (IBC 903.2.1.2)  
Occupancy A-2 (VB): Not Required

Exits (IBC Table 1006.2.1)  
Exits Required: 2  
Exits Provided: 4

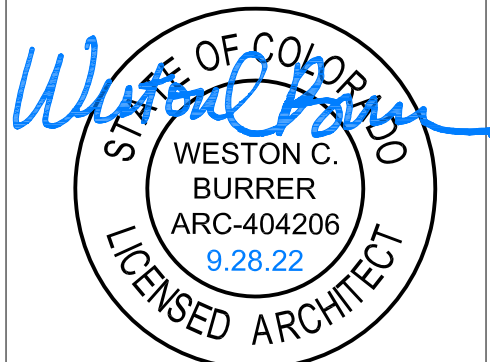
Plumbing (IBC Table 2902.1)  
Required:  
2 Restrooms with (1) Water Closet & (1) Lavatory  
1 Service Sink

Provided:  
1 Restroom with (2) Water Closet & (1) Lavatory  
1 Restroom with (1) Water Closet, (1) Urinal, & (1) Lavatory  
1 Mop Sink

**WESTON C. BURRER**  
ARCHITECT  
719.250.4257  
weston.burrer@gmail.com  
3335 Bobcat Lane Pueblo CO 81005

**ASCENT BREWERY LLC**  
6550 CHIEF RD.  
PEYTON, COLORADO 80831

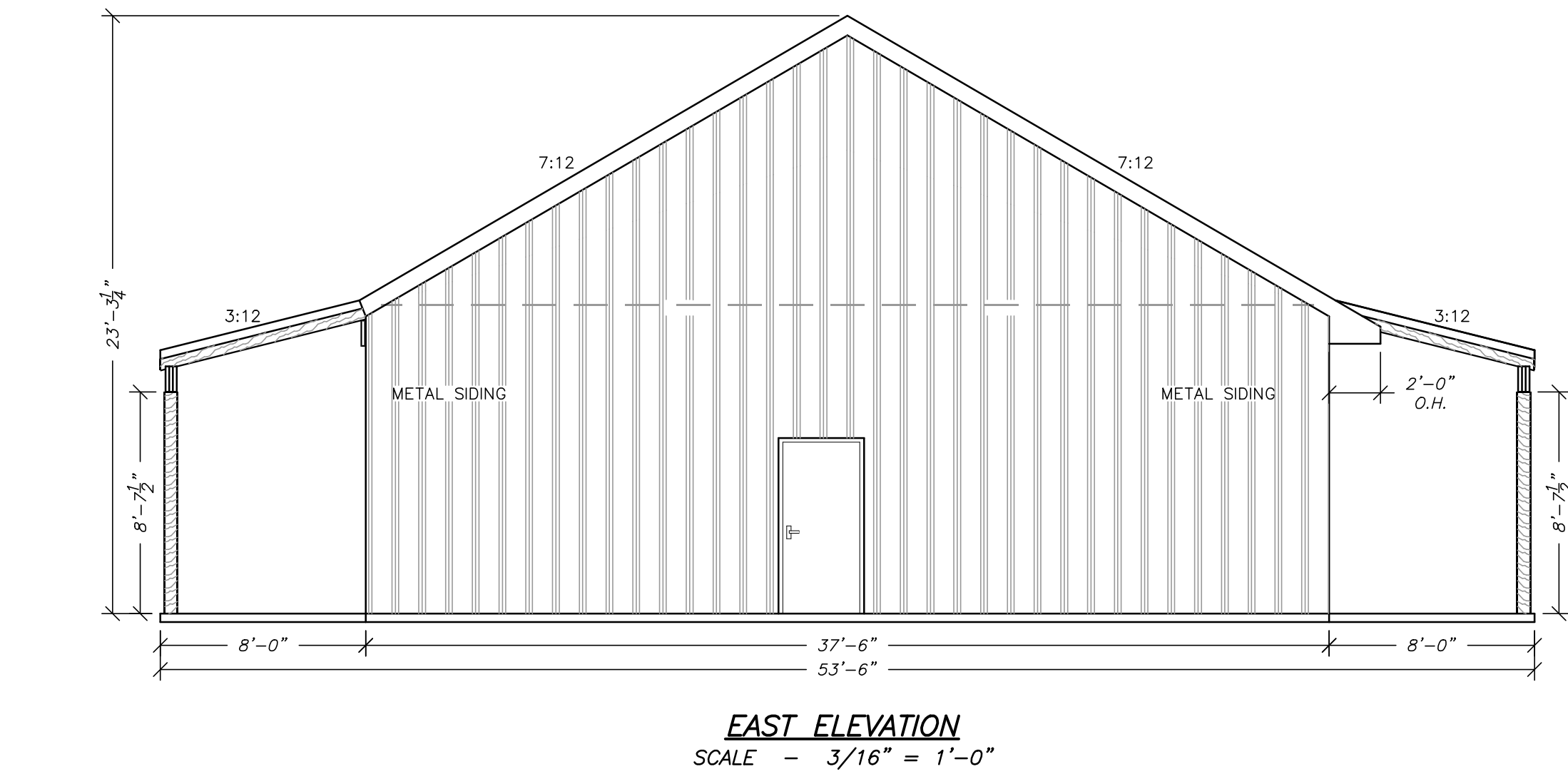
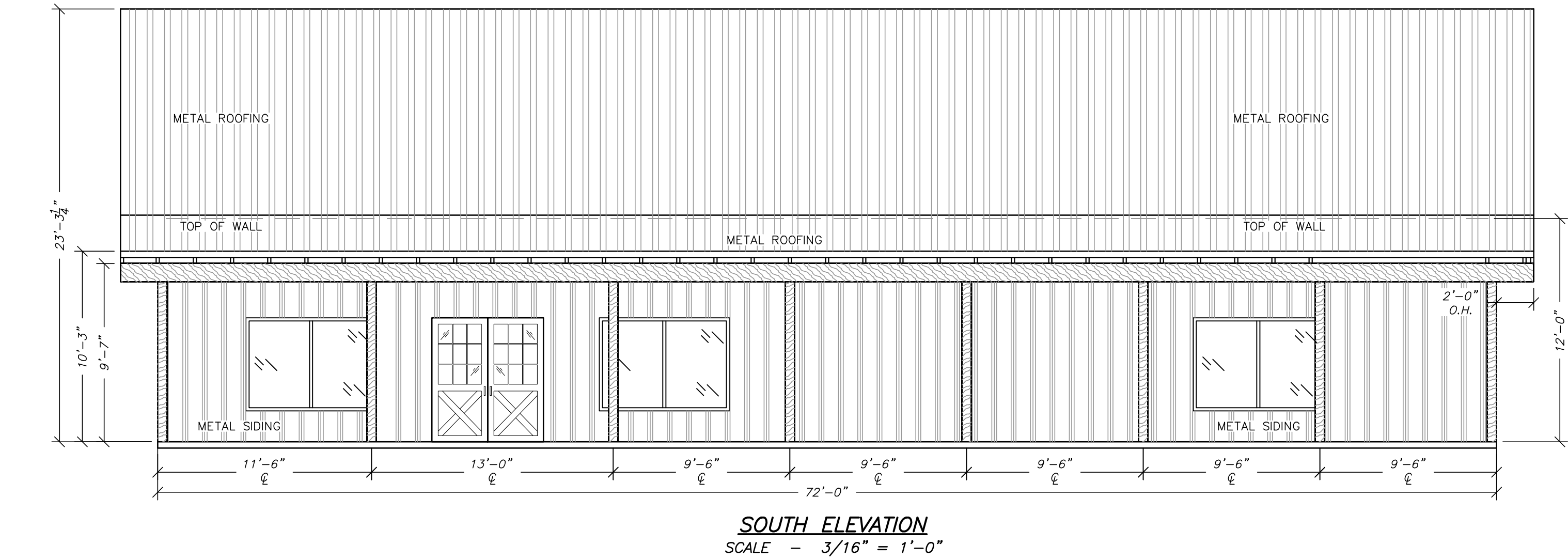
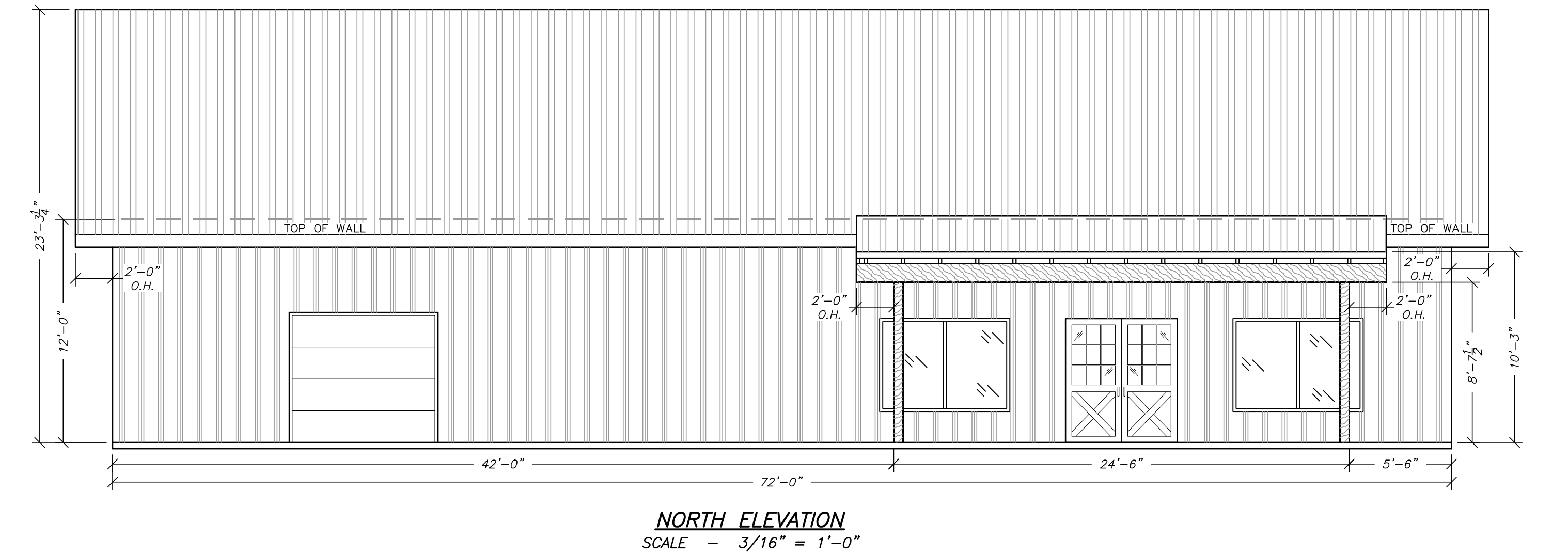
**REVISIONS**  
09.27.2022



SHEET

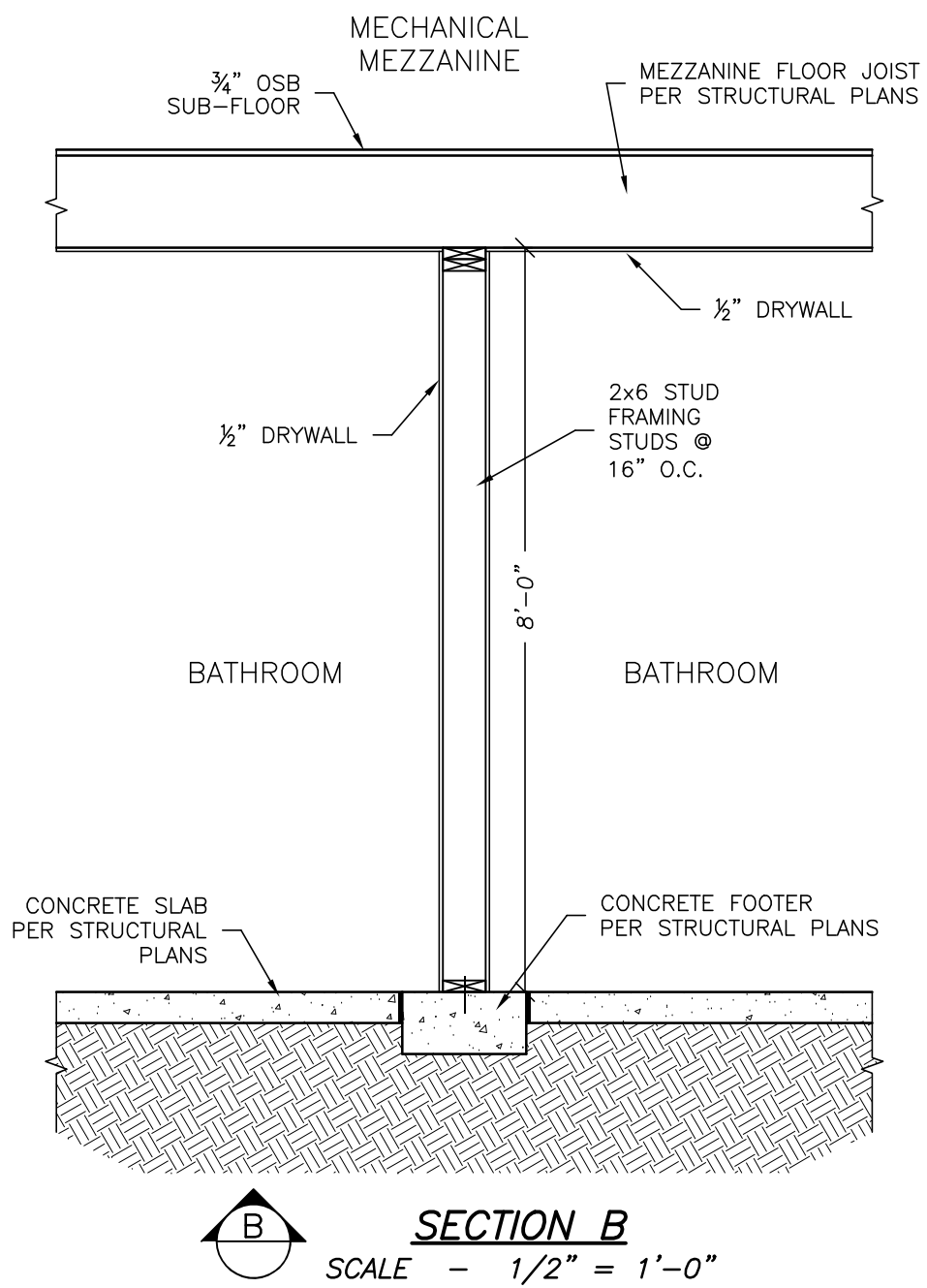
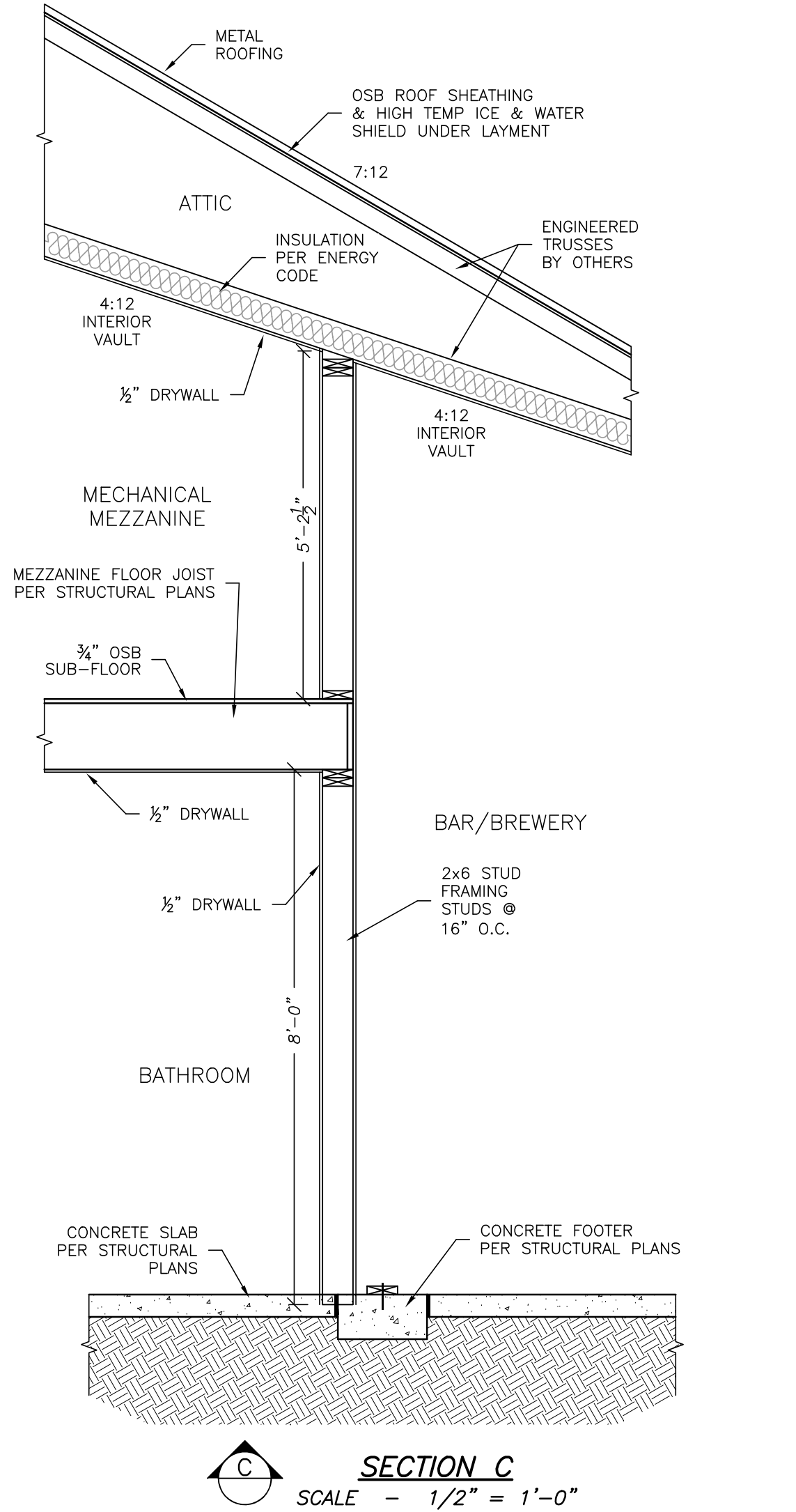
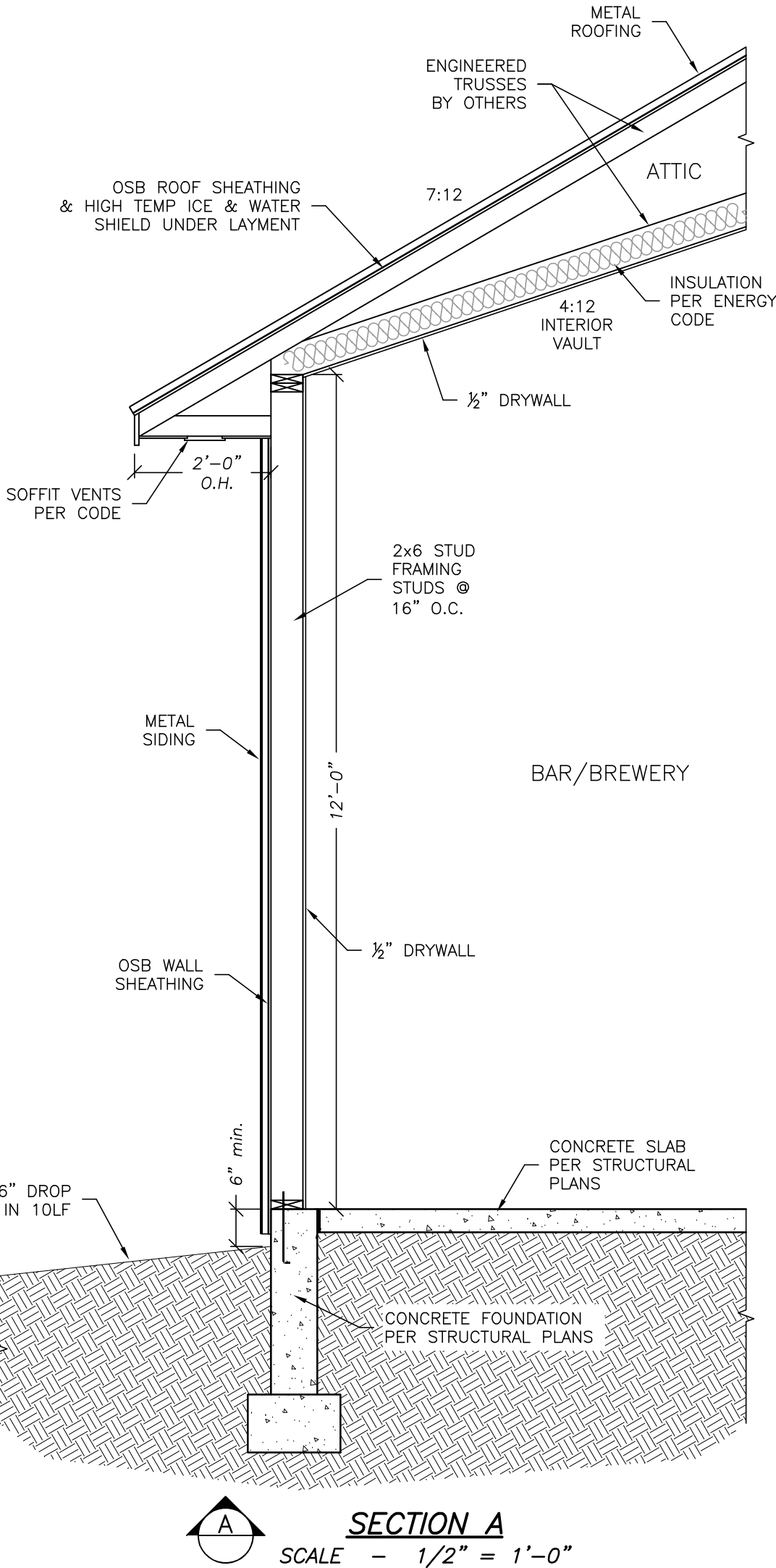
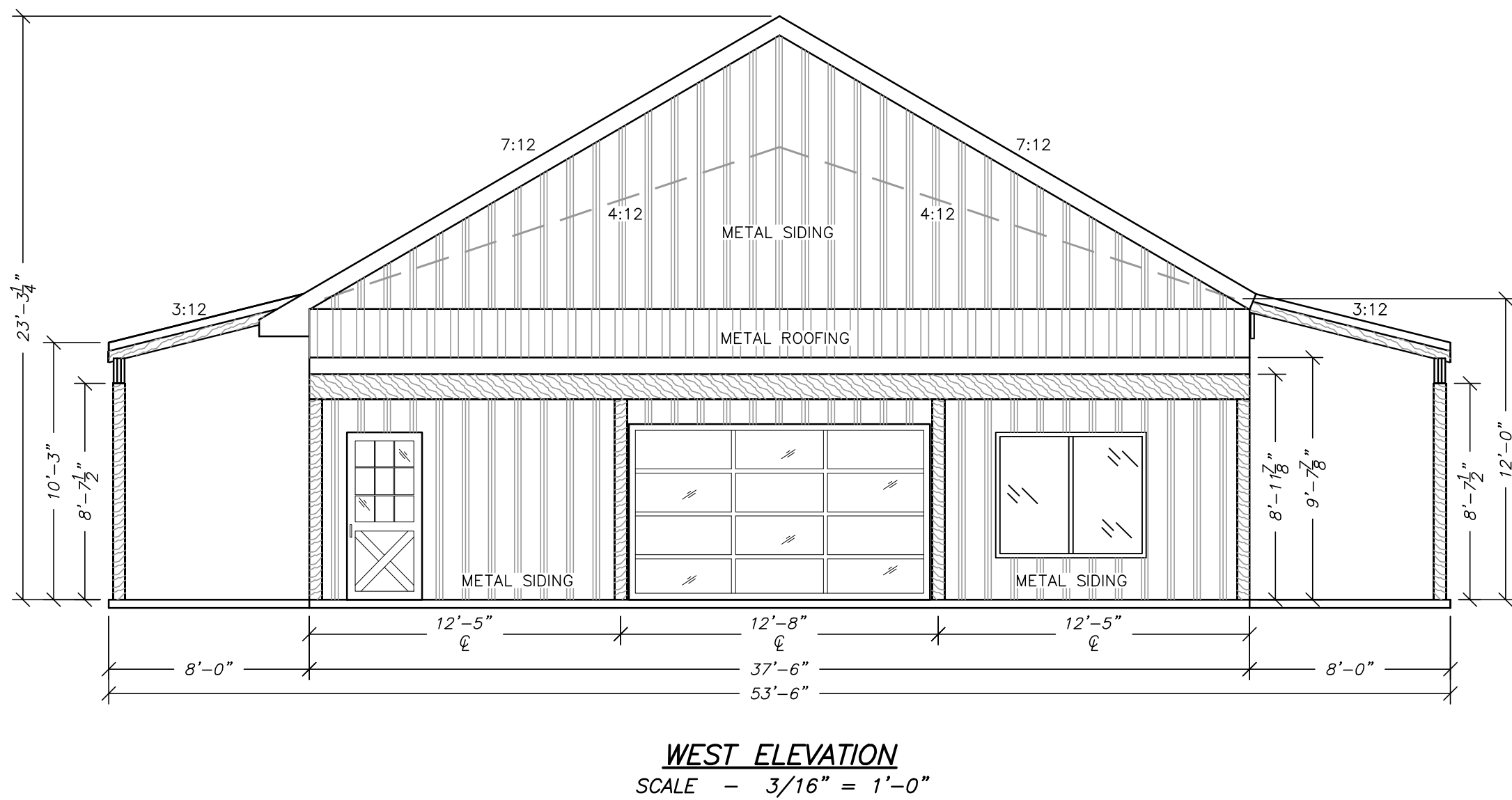
**A1.0**





Owners: Joe Prue & Stephanie McDiarmid  
719 360-2320 & 805 478-1889  
jlprue@gmail.com & kb6sns@aol.com

PCD File#: PPR-2247



Weston C. Burrer  
ARCHITECT  
719.250.4257  
weston.burrer@gmail.com  
3335 Bobcat Lane Pueblo CO 81005

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6550 CHIEF RD.  
PEYTON, COLORADO 80831

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