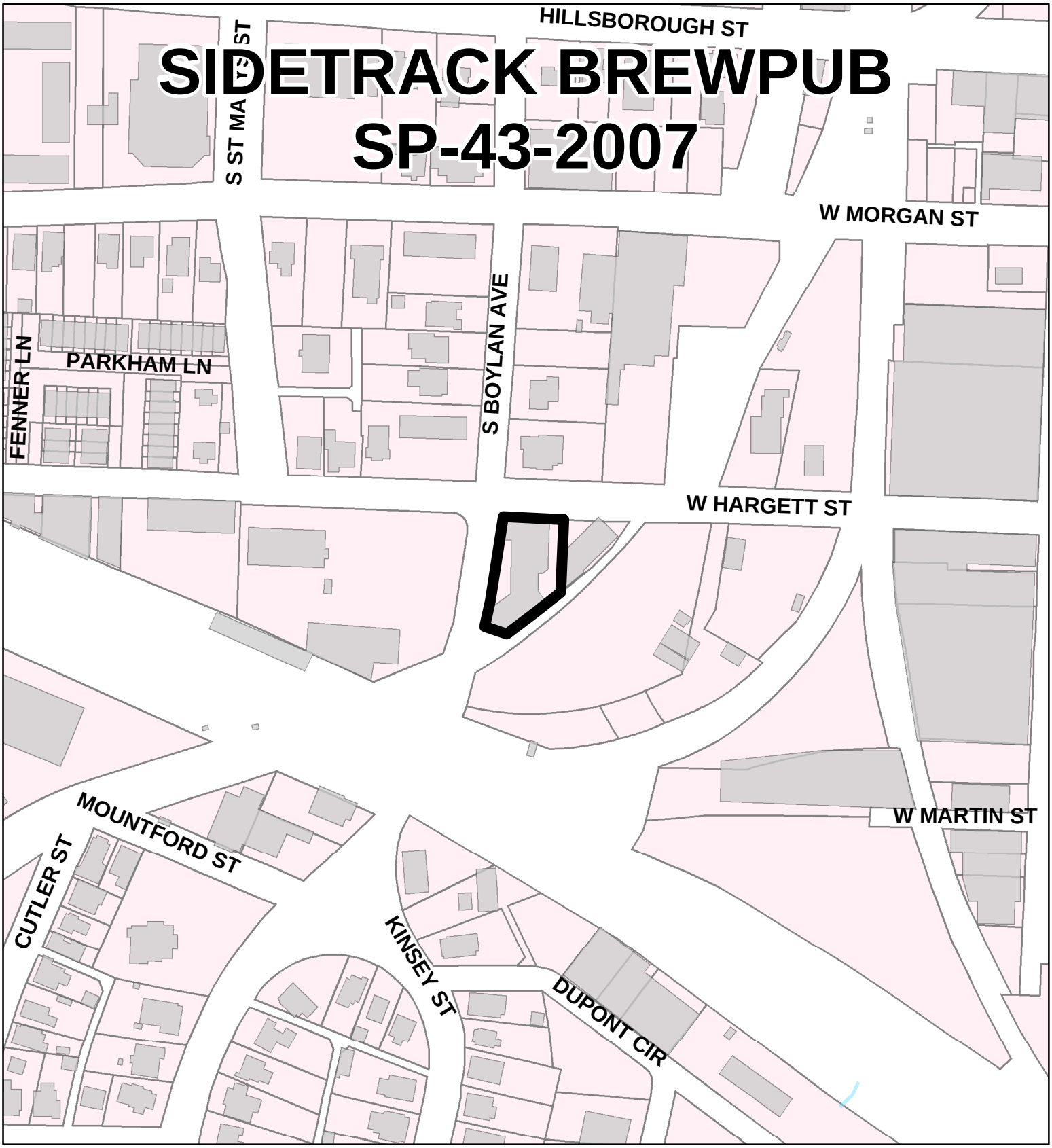
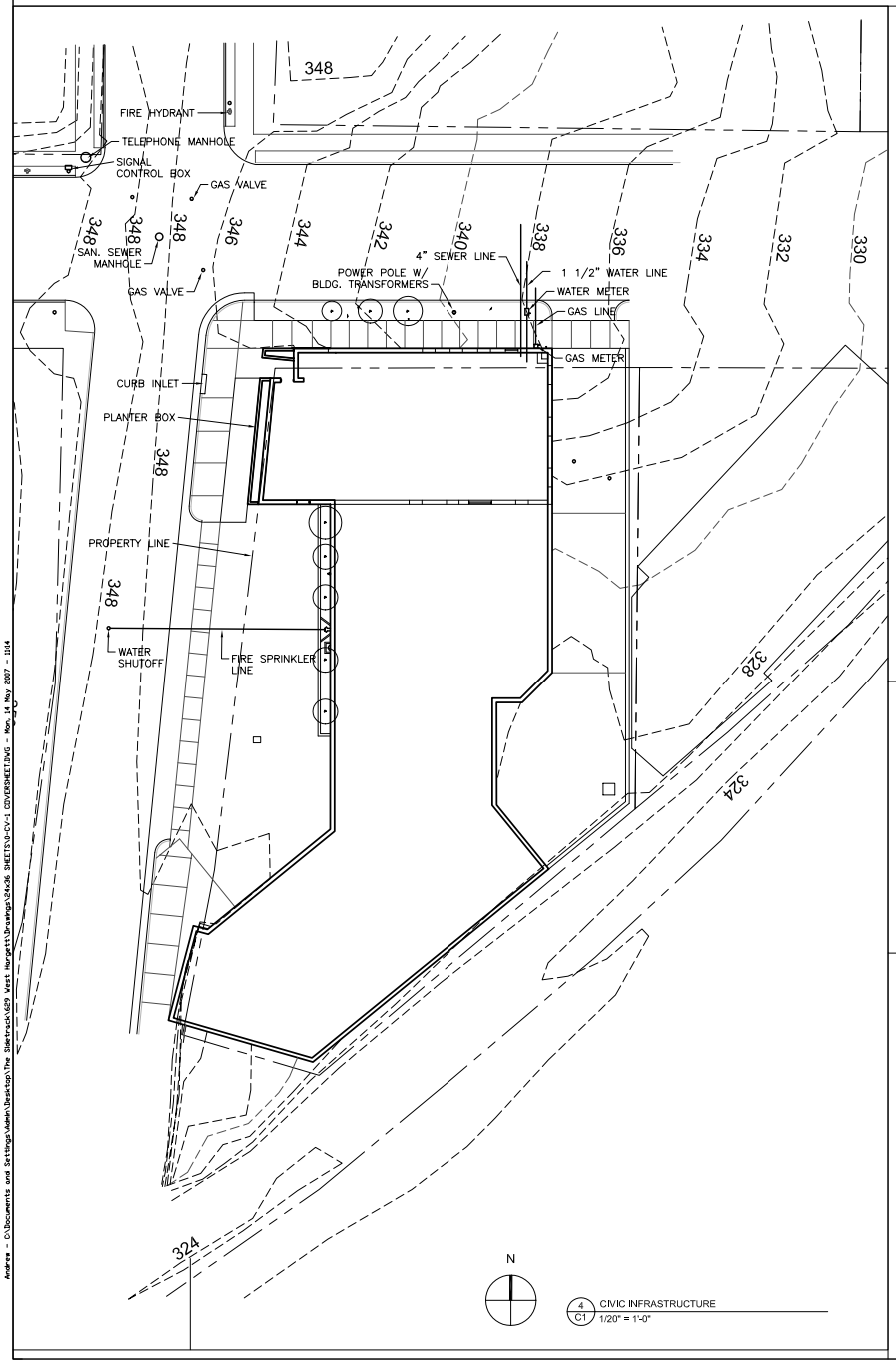


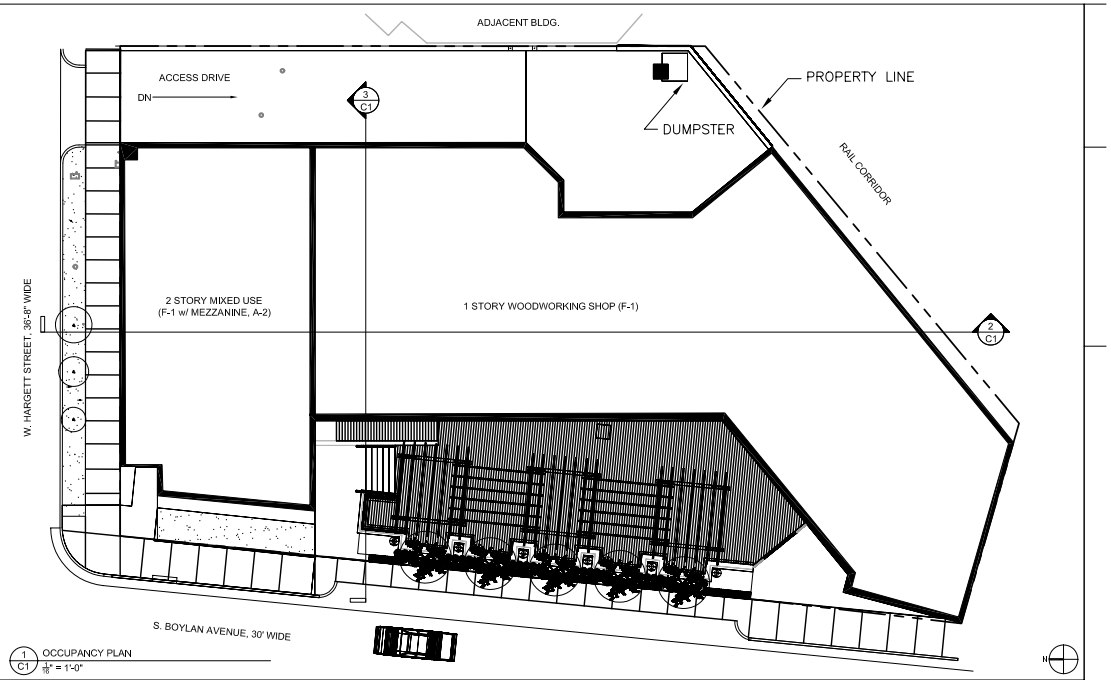
SP-43-07 SIDETRACK BREWPUB, 0.42 ACRES
15,553 SQ FT, ZONED I-2 DOD, CENTRAL PLANNING DISTRICT
HILLSBOROUGH CAC, PLANNER: S. BARBOUR (919) 516-2631
APPLICANT CONTACT: ANDREW LEAGER (919) 839-1888
ROCKY BRANCH DRAINAGE BASIN

0 65 130 260 390 520
Feet

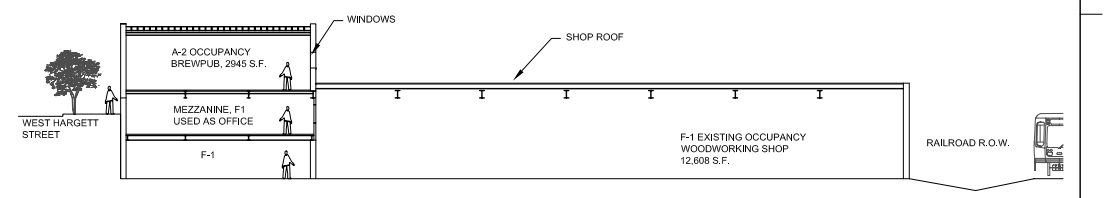
SIDETRACK BREW PUB
RALEIGH, NORTH CAROLINA



4 C1 CIVIC INFRASTRUCTURE
1/20" = 1'-0"



1 C1 OCCUPANCY PLAN
1/16" = 1'-0"



2 C1 BUILDING SECTION SHOWING USE
1/16" = 1'-0"

Architect's Summary

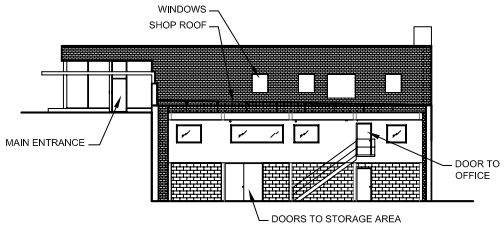
This building has two addresses. The address of the top floor is 201 South Boylan Avenue, and the address of the first floor and mezzanine is 629 West Hargett Street.

The building qualifies according to construction type III-B, fully sprinkled according to NFPA 13 using the pipe schedule method. The final load on the sprinkler system will be slightly reduced from current loads after construction because existing interior construction of top floor will be demolished. The new construction has greatly reduced attic space requiring fewer sprinkler heads.

We propose to change the use of the top floor from M to A2, triggering a Chapter 34 analysis.

All floors of the building have adequate means of egress at grade without interior exit stairways. This is because the building is built into a steep bank, and as the exterior grade rises from back to front, each existing floor has exterior doors exiting directly to the outside at grade. No stairways in the building serve as a means of egress.

Footprint for the building is not uniform through all floors. Mezzanine and second floor are roughly 0.22 and 0.29 times the size of the first floor respectively. See 2/C1.



3 C1 SECTION/ELEVATION OF EXISTING WALL
1/16" = 1'-0"

Andrew - C:\Documents and Settings\Admin\Desktop\The Sidetrack\629 West Hargett\Drawings\24x36 SHEETS\0-CV-1 COVERSHEET.DWG - Mon, 14 May 2007 - 11:14