FALLS ROAD

BUILDING 1
FLOOR EL = 395.50
ONE STORY FRAME STRUCTURE

BUILDING 2
FLOOR EL = 392.84
TWO STORY FRAME STRUCTURE
SANITARY NEEDED FOR ENTIRE BLDG.

BUILDING 3
FLOOR EL = 387.20
ONE STORY FRAME STRUCTURE
SANITARY NEEDED FOR ENTIRE BLDG.

BUILDING 4
FLOOR EL = 396.33
ONE STORY BLOCK STRUCTURE
SANITARY NEEDED FOR ENTIRE BLDG.

BUILDING 5
FLOOR EL = 398.30
ONE STORY FRAME STRUCTURE
SANITARY NEEDED FOR ENTIRE BLDG.

BUILDING 6
FLOOR EL = 395.02
ONE STORY BLOCK & FRAME STRUCTURE
SANITARY NEEDED FOR ENTIRE BLDG.

MAST

FUTURE ROAD EXTENSION

EXISTING BUILDING STRUCTURE

EXISTING BUILDING STRUCTURE

ALICE T. SMITH

THOMAS & CAROL MEDAN

GARY & DONNA EDGAN

VIZCAINO

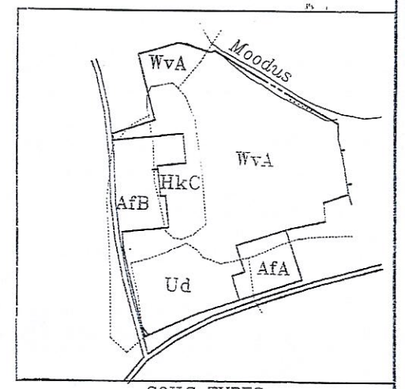
SHERMAN

EDGAN

MOODUS RIVER

NORTH

LOCATION PLAN
SCALE: 1" = 1000'



SOILS TYPES
SCALE: 1" = 250'

LEGEND

- FLAGGED TREES(TO BE SAVED)
- TEST PITS
- PERC TEST
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UNDERGROUND UTILITIES
- IRON PINS RECOVERED
- IRON PINS TO BE SET
- BUILDING SETBACK LINES
- STONE WALL
- APPROX. TREELINE
- FOOTING DRAINS
- PROPOSED WELL
- EXISTING WELL
- SILT FENCE BARRIER
- MONUMENT RECOVERED
- MONUMENT TO BE SET
- RESERVE LEACHING TRENCH
- TYP. GRADE TO DRAIN SWALE
- UTILITY POLE

EAST HADDAM
OLD LUMBER YARD

MAP REFERENCE:
SURVEY FOR WILLIAM A. BERNER AND THE MOODUS LUMBER AND COAL COMPANY TO A SCALE OF 1"=40' AND DATED MARCH 26, 1998 AND LAST REVISED ON MAY 16, 1998 AS PREPARED BY RICHARD DIBRON, LAND SURVEYOR, LIC NO 11389, FROM EAST HADDAM, CONNECTICUT.

SPECIAL NOTES
1. ALL SITE LIGHTING WILL BE PROVIDED FROM THE FACES OF THE BUILDINGS.

APPROVED BY THE EAST HADDAM PLANNING & ZONING COMMISSION

CHAIRMAN: DATE:

THE EAST HADDAM CONSERVATION COMMISSION ACTING AS THE INLAND WETLANDS AGENCY FOR THE TOWN OF EAST HADDAM APPROVES THE PLAN AS DEPICTED. ANY CHANGES IN THE PLAN THAT MAY HAVE ANY IMPACT UPON REGULATED WETLANDS OR WATERCOURSES ARE SUBJECT TO REVIEW BY THE COMMISSION AND MAY REQUIRE ADDITIONAL PERMIT.

CHAIRMAN: DATE:

OVERALL BOUNDARY PLAN
OLD LUMBER YARD
25 FALLS ROAD
EAST HADDAM, CONNECTICUT

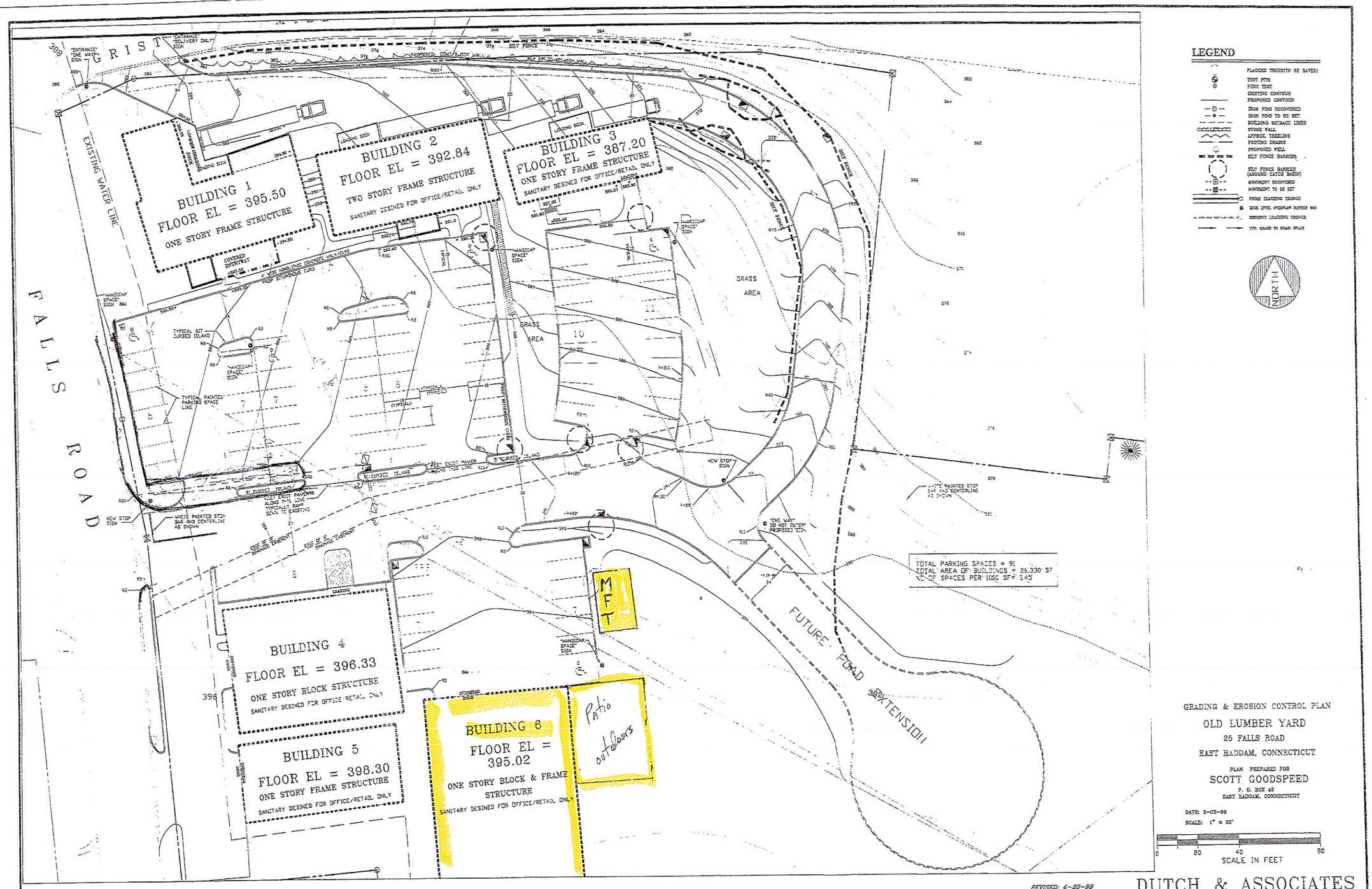
PLAN PREPARED FOR
SCOTT GOODSPEED
P.O. BOX 42
EAST HADDAM, CONNECTICUT

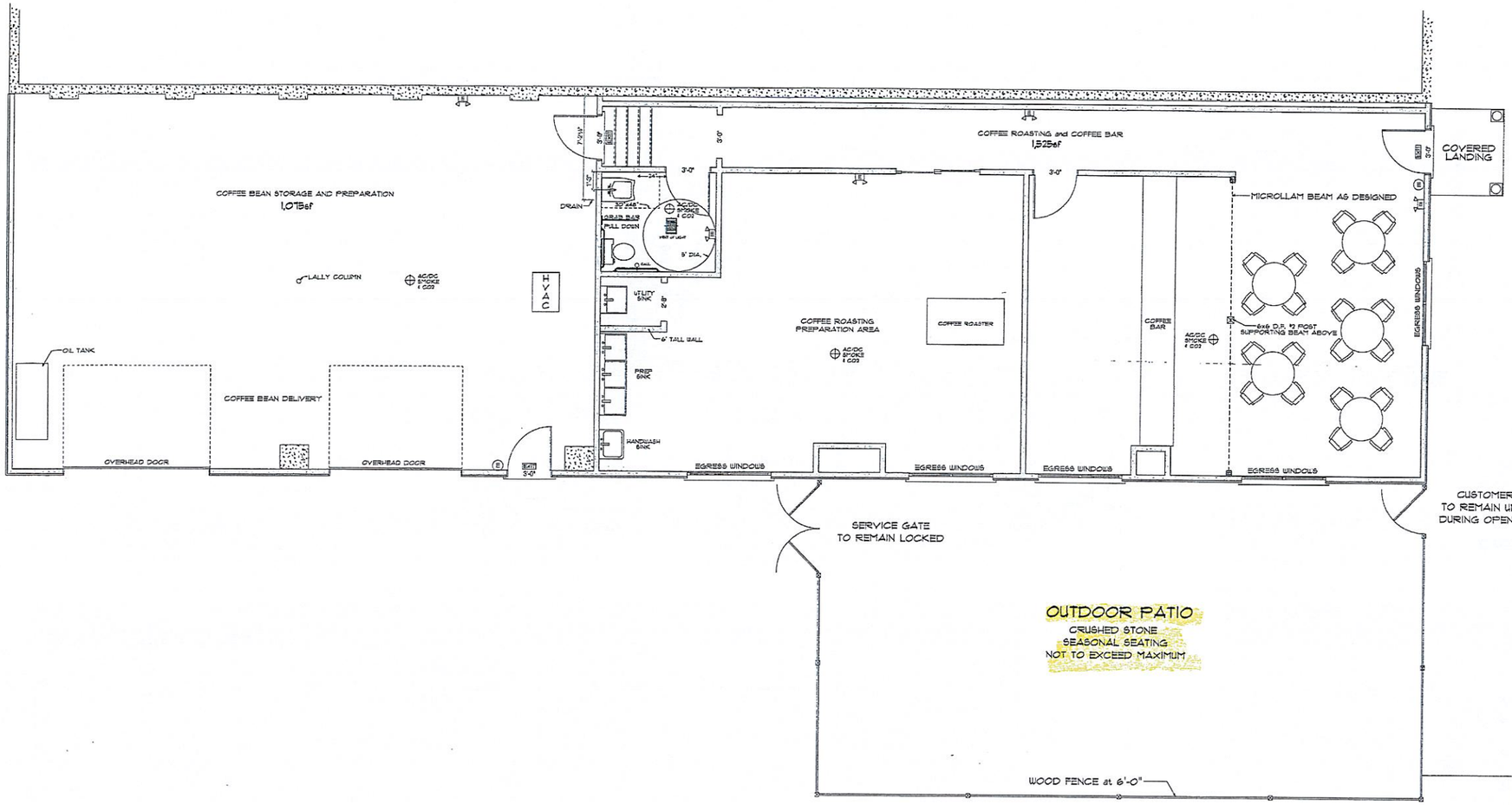
Scale: 1"=40' DATE: 8-15-98 SHEET: 1 OF 1

100 40 0 40 100
SCALE IN FEET

DUTCH & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
392 SOUTH MAIN STREET, COLCHESTER, CONN.

JOB NO 98-174bas5


BUILDING 1
FLOOR EL = 395.50
ONE STORY FRAME STRUCTURE
BUILDING 2
FLOOR EL = 392.84
TWO STORY FRAME STRUCTURE
SANITARY DESIGNED FOR OFFICE/RETAIL ONLY
BUILDING 3
FLOOR EL = 387.20
ONE STORY FRAME STRUCTURE
SANITARY DESIGNED FOR OFFICE/RETAIL ONLY
BUILDING 4
FLOOR EL = 396.33
ONE STORY BLOCK STRUCTURE
SANITARY DESIGNED FOR OFFICE/RETAIL ONLY
BUILDING 5
FLOOR EL = 398.30
ONE STORY FRAME STRUCTURE
SANITARY DESIGNED FOR OFFICE/RETAIL ONLY
BUILDING 6
FLOOR EL = 395.02
ONE STORY BLOCK & FRAME STRUCTURE
SANITARY DESIGNED FOR OFFICE/RETAIL ONLY
Patio
outdoors
MFT
FALLS ROAD
GRIST
EXISTING WATER LINE
GRASS AREA
FUTURE ROAD EXTENSION
TOTAL PARKING SPACES = 91
TOTAL AREA OF BUILDINGS = 25,330 SF
NO. OF SPACES PER 1000 SF = 3.45
LEGEND
FLAGGED TREES(TO BE SAVED)
TEST PITS
PERC TEST
EXISTING CONTOUR
PROPOSED CONTOUR
IRON PINS RECOVERED
IRON PINS TO BE SET
BUILDING SETBACK LINES
STONE WALL
APPROX. TREELINE
FOOTING DRAINS
PROPOSED WELL
SILT FENCE BARRIER
SILT FENCE BARRIER (AROUND CATCH BASIN)
MONUMENT RECOVERED
MONUMENT TO BE SET
FENCE SEARCHING TRENCH
100 YEAR FLOOD ELEVATION DATUM 900
RESIDENT LEACHING TRENCH
TYP. GRADE TO DRAIN SWALE
NORTH
GRADING & EROSION CONTROL PLAN
OLD LUMBER YARD
25 FALLS ROAD
EAST HADDAM, CONNECTICUT
PLAN PREPARED FOR
SCOTT GOODSPEED
P. O. BOX 42
EAST HADDAM, CONNECTICUT
DATE: 5-03-99
SCALE: 1" = 20'
0 20 40 80
SCALE IN FEET
REVISED: 4-20-99
DUTCH & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
392 SOUTH MAIN STREET, COLCHESTER, CONN.
JOB NO 98- 17420US
PAGE 2
APPROVED BY THE EAST HADDAM PLANNING & ZONING COMMISSION
CHAIRMAN: DATE:
THE EAST HADDAM CONSERVATION COMMISSION ACTING AS THE INLAND WETLANDS AGENCY FOR THE TOWN OF EAST HADDAM APPROVES THE PLAN AS DEPICTED. ANY CHANGES IN THE PLAN THAT MAY HAVE ANY IMPACT UPON REGULATED WETLANDS OR WATERCOURSES ARE SUBJECT TO REVIEW BY THE COMMISSION AND MAY REQUIRE ADDITIONAL PERMIT.
CHAIRMAN: DATE:



Proposed Exterior Areas

1/4" = 1'-0"

J. Brian Buckley
DESIGN
Residential Design & Space Planning
59 Wig Hill Road Chester, CT 860.227.9177

REVISIONS

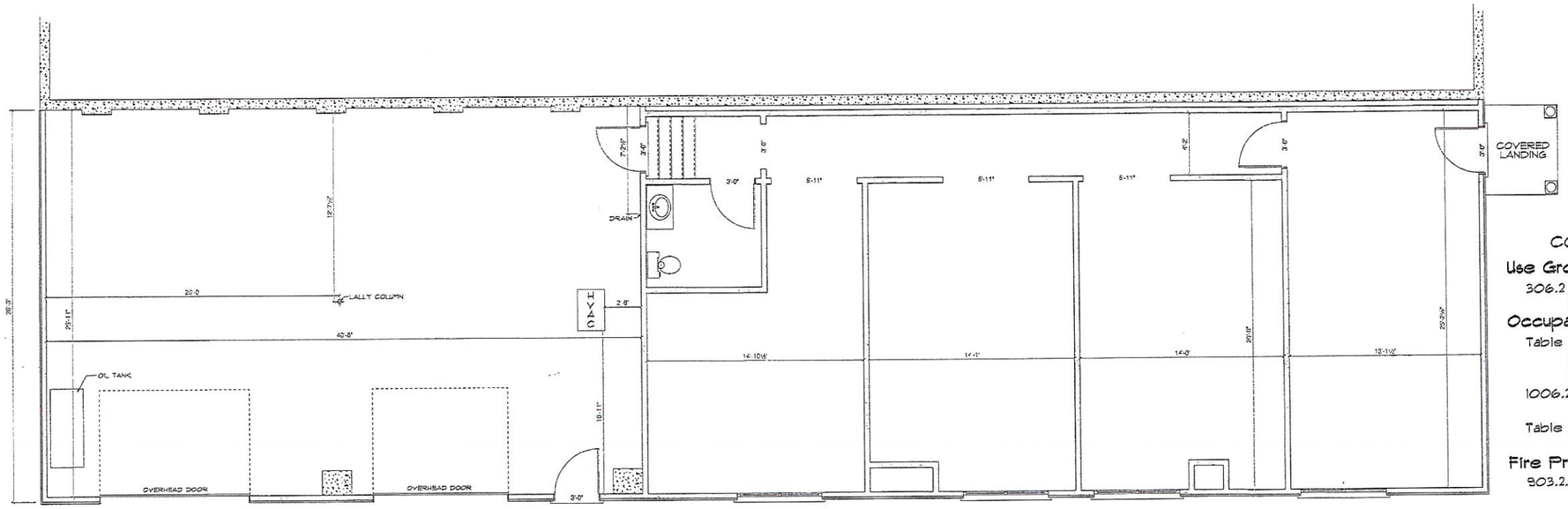
Interior Remodeling

Moodus Mud Coffee Roasters

25 Falls Road
Moodus, Connecticut

August 31, 2023

Sheet 2 of 2



Existing Floor Plan 2,600 sf
1/4"= 1'-0"

CODE REFERENCES - 2018 IBC

Use Group

306.2 Moderate-hazard factory industrial, Group F-1
Bakeries

Occupancy

Table 1004.1.2
Maximum floor area allowances per occupant
Industrial areas - 100 Gross / 2,600sf = 26

1006.2.1 Egress based o occupant load and common path of egress travel distance.

Table 1006.2.1 - Spaces with one exit or exit access
Max occupant load - 49 = 75ft.

Fire Protection and Life Safety

903.2.4 Group F-1
Fire area does not exceed 12,00sf. An automatic sprinkler system is not required.

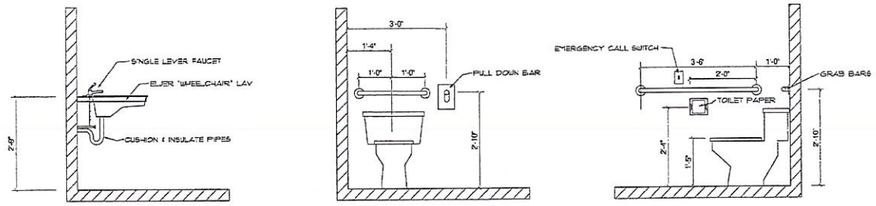
Group F-1
Existing exterior walls, separation from assesory storage and suspended ceilings are rated 1hr.
Door assemblies are rated 20min.

CONNECTICUT PUBLIC HEALTH CODE

Design Flow

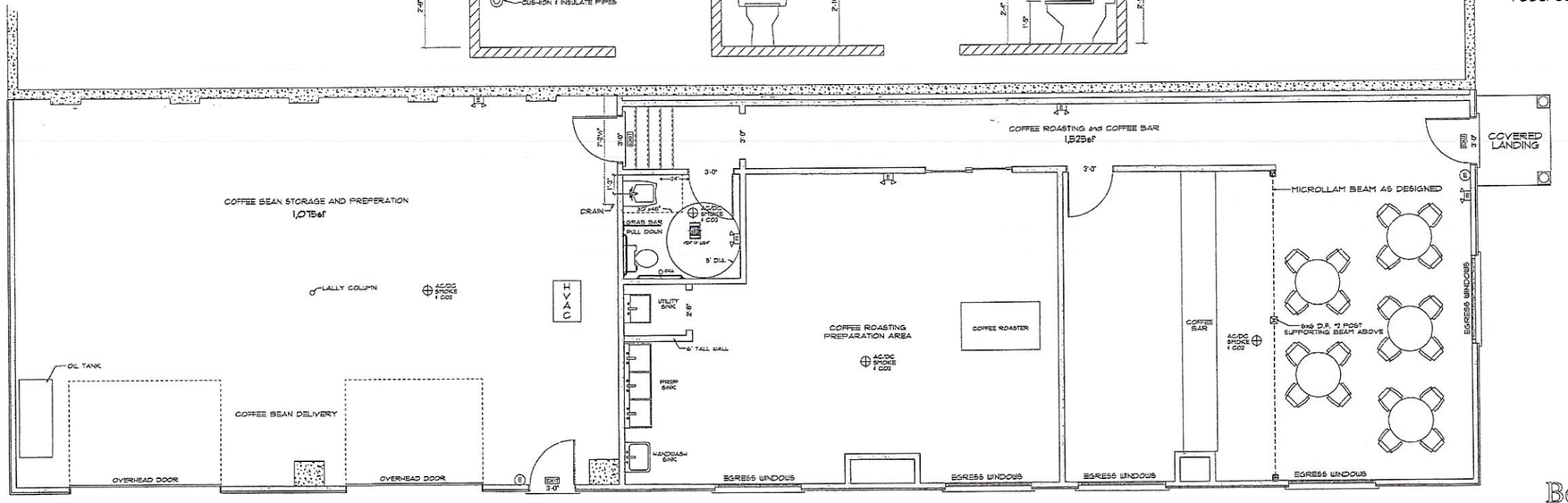
Table No. 4

Building Type	Design Flow (GPD)
Small Retail (Less than 2,000sf)	20 per employee = 100
Food Service (No Meals)	15 per seat x 20 = 300
	400 Gallons per Day

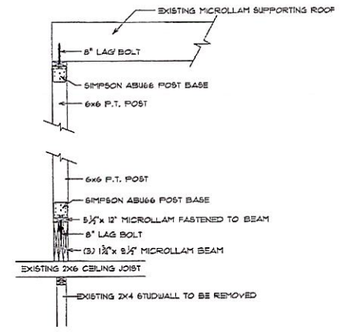


KEY TO SYMBOLS

- ILLUMINATED EXIT SIGN
- EMERGENCY LIGHTING
- FIRE EXTINGUISHER
- AC/DC SMOKE & CO2 DETECTOR SMOKE & CO2 DETECTOR



Proposed Floor Plan 2,600 sf
1/4"= 1'-0"



Beam Connection Detail
1/2"= 1'-0"

J. Brian Buckley
D E S I G N
Residential Design & Space Planning
59 Wig Hill Road Chester, CT 860.227.8177

REVISIONS

Interior Remodeling
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Moodus, Connecticut

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