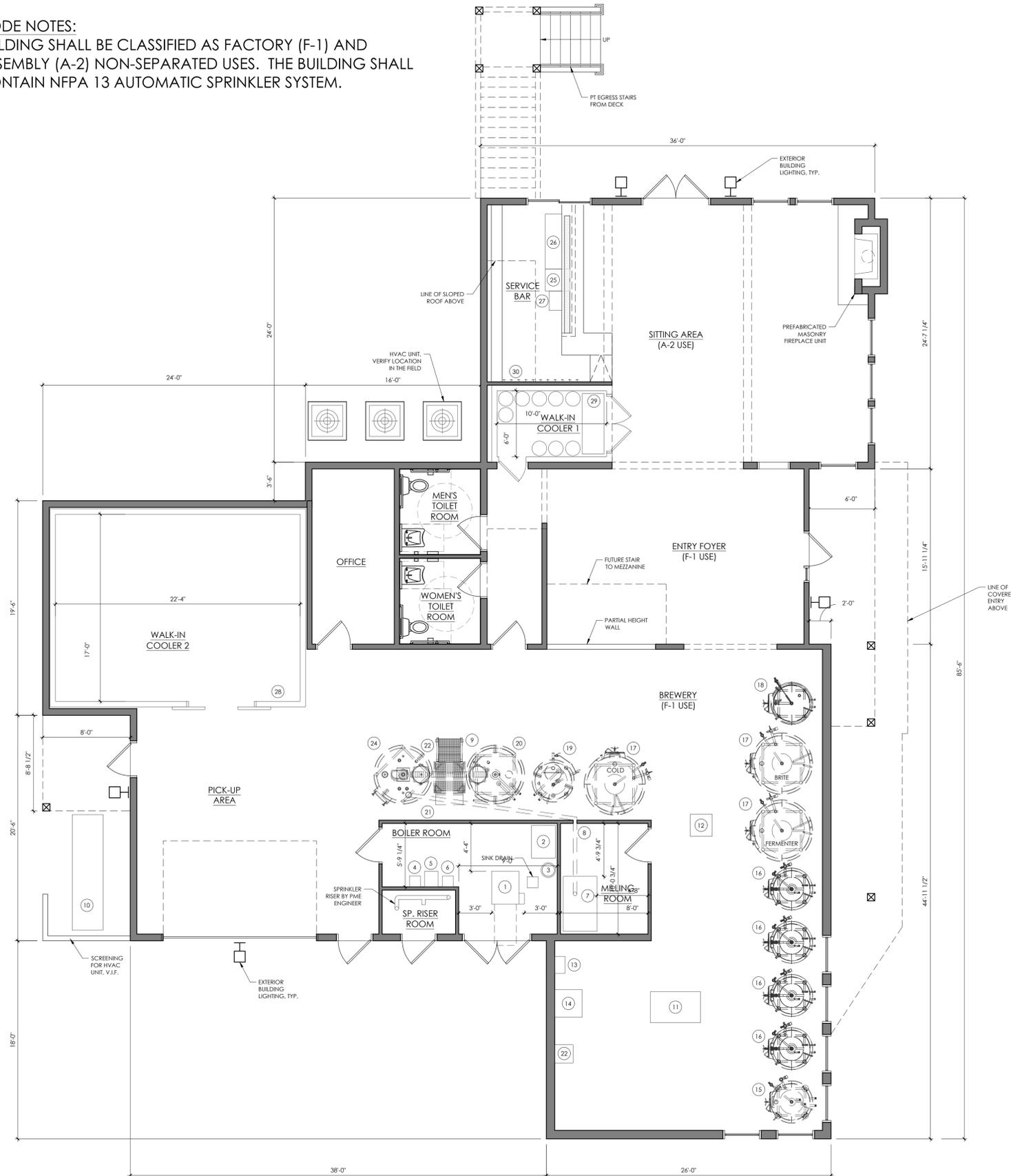


CODE NOTES:
 BUILDING SHALL BE CLASSIFIED AS FACTORY (F-1) AND ASSEMBLY (A-2) NON-SEPARATED USES. THE BUILDING SHALL CONTAIN NFPA 13 AUTOMATIC SPRINKLER SYSTEM.



GENERAL NOTES:

1. INSPECT AND VERIFY ALL DIMENSIONS ON THE PROJECT AND SITE AS MAY RELATE TO THE EXTENT OF CONSTRUCTION AND/OR DEMOLITION.
2. THE CONTRACTOR/OWNER SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS AS MAY BE REQUIRED TO PROCEED WITH DEMOLITION AND CONSTRUCTION.
3. ALL WORK PERFORMED SHALL MEET ALL TOWN, COUNTY AND STATE CODES.
4. DO NOT SCALE DRAWINGS.
5. VERIFY ALL DOOR/WINDOW ROUGH OPENINGS WITH DOOR MFG. SPEC.
6. CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND MECHANICAL WORK. ALL SUCH WORK MUST CONFORM TO NORTH CAROLINA CODES.
7. CONTRACTOR TO CONFIRM PLAN DIMENSIONS PRIOR TO CONSTRUCTION WITH EXISTING SITE CONSTRAINTS. CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT OF ANY PROBLEMS PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL MANUALS AND MAINTENANCE INFORMATION BEFORE THE FINAL PAYMENT. THE CONTRACTOR SHALL WARRANTY THE WORK FOR THE PERIOD OF ONE YEAR.

- 1 GAS BOILER- 30" W x 36" L x 60" H x 1,890 lbs
- 2 BOILER FEED WATER SYSTEM (46 GAL.)- 26" W x 36" L x 38" H x 877 lbs
- 3 BLOW DOWN TANK- 16" O.D. x 75" H x 935 lbs
- 4 CONDENSATE PUMP- SIZE UNKNOWN, OWNER TO LOCATE
- 5 WATER SOFTENER- 15" W x 17" L x 33" H x 275 lbs, OWNER TO LOCATE
- 6 CHEMICAL PUMP- SIZE UNKNOWN, OWNER TO LOCATE
- 7 ROLL MILL- 60" W x 37" L x 32" H, OWNER TO LOCATE
- 8 AUGER- OWNER TO CONFIRM LAYOUT WILL WORK
- 9 HEAT EXCHANGER- 36" L x 36" H, OWNER TO LOCATE UNDER PLATFORM
- 10 BREWERY CHILLER- 34" W x 126" L x 84" H, OWNER TO LOCATE
- 11 KEG WASHER- 34" W x 55" L x 34" H, OWNER TO LOCATE
- 12 PORTABLE CIP/TRANSFER PUMP CART- SIZE UNKNOWN
- 13 TANKLESS NATURAL GAS HOT WATER HEATER - 18.5" W x 11.4" D x 26.4" H, OWNER TO LOCATE
- 14 RO WATER TREATMENT SYSTEM- 30" W x 30" L x 53" H, OWNER TO LOCATE
- 15 FERMENTATION TANK TYPE #1- 46" O.D. x 117" H x 4,533 lbs full
- 16 FERMENTATION TANK TYPE #2- 40" O.D. x 99" H x 4,387 lbs full
- 17 FERMENTATION TANK TYPE #3- 67" O.D. x 118" H x 7,950 lbs full
- 18 BRITE TANK- 46" O.D. x 94" H x 3,352 lbs full
- 19 HOT LIQUOR TANK- 46" O.D. x 94 1/2" H x 4,640 lbs full
- 20 BREW KETTLE- 64" O.D. x 80" H x 6,300 lbs full
- 21 CONTROL PANEL- 48" W x 38" L x 12" H, INTEGRATED WITH THE PLATFORM
- 22 CELLAR PANEL- 20" W x 20" L x 8" H, OWNER TO LOCATE
- 23 WORK PLATFORM- 34" W x 34" L x 74" H
- 24 LAUER TUN 64" O.D. x 104" H x 4,640 lbs full
- 25 UNDER COUNTER DISHWASHER- 24" W x 27" D x 33 1/2" H
- 26 UNDER BAR SINK- 60" W x 18" D x 29 1/2" H
- 27 UNDER BAR HANDSINK- 21" W x 14" D x 29" H
- 28 WALK-IN REFRIGERATOR- SIZE AND SPECS BY OWNER
- 29 WALK-IN REFRIGERATOR- SIZE AND SPECS BY OWNER
- 30 WALL MOUNTED BEER TAPS BY OWNER

1 FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

2 EQUIPMENT LEGEND
 NOT TO SCALE

BEACON
 ARCHITECTURE + DESIGN, P.L.L.C.
 P.O. BOX 1827
 KITTY HAWK, NC 27949
 PH: (252) 441-6767, FAX (252) 261-6045

PME ENGINEER: **COASTAL**
 ENGINEERING
 2406 Princess Anne Road
 Suite 200
 Virginia Beach, VA 23456
 Phone (757) 563-9027
 Facsimile (757) 563-9028

STRUCTURAL ENGINEER:
MICHAEL D. O'STEEN, PE
 1720 BAY DRIVE, KILL DEVIL HILLS,
 NORTH CAROLINA
 PH: (252) 423-2300

PROJECT NAME:
SWELL BREWERY
 1802 S. VA. DARE TRAIL
 KILL DEVIL HILLS
 NORTH CAROLINA

REVISIONS:	DATE:
CLIENT REVIEW	6 / 8 / 20
BREW KETTLE EXHAUST	6 / 12 / 20
BREW KETTLE EXHAUST	6 / 15 / 20
BREW KETTLE EXHAUST	6 / 18 / 20
CLIENT REVIEW	6 / 24 / 20
CLIENT REVIEW	6 / 25 / 20
TOWN REVIEW	6 / 30 / 20

DRAWING NAME:
BUILDING PLAN

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

DRAWN BY: CN

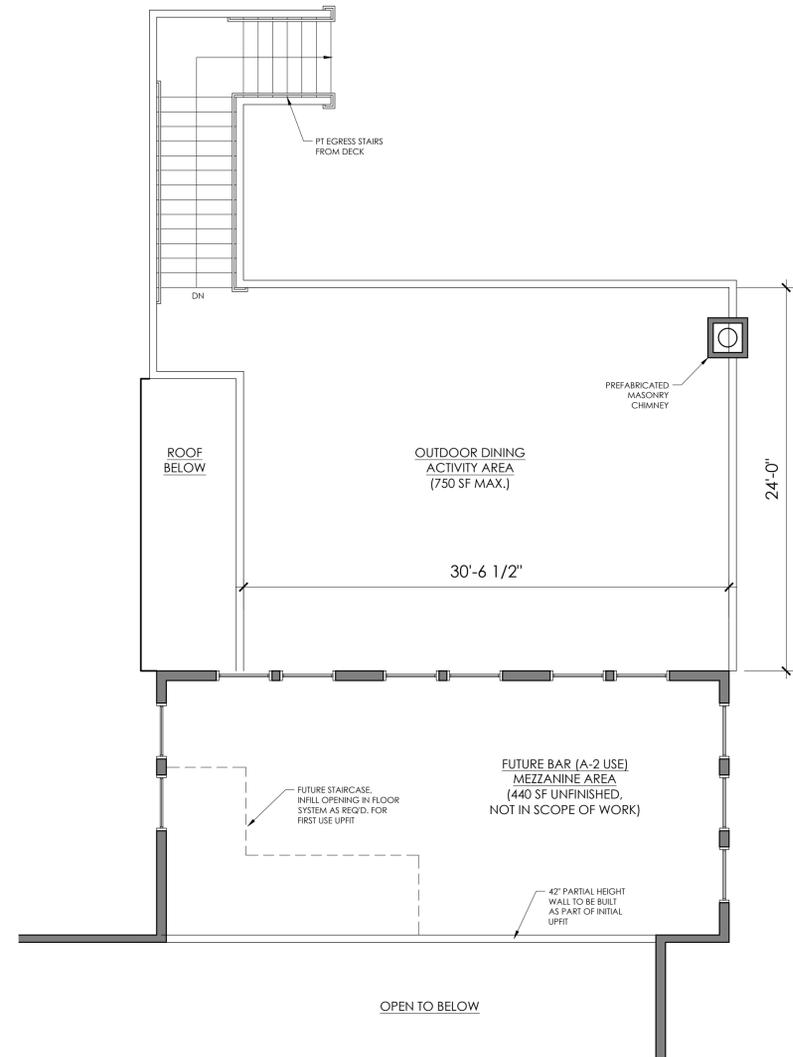
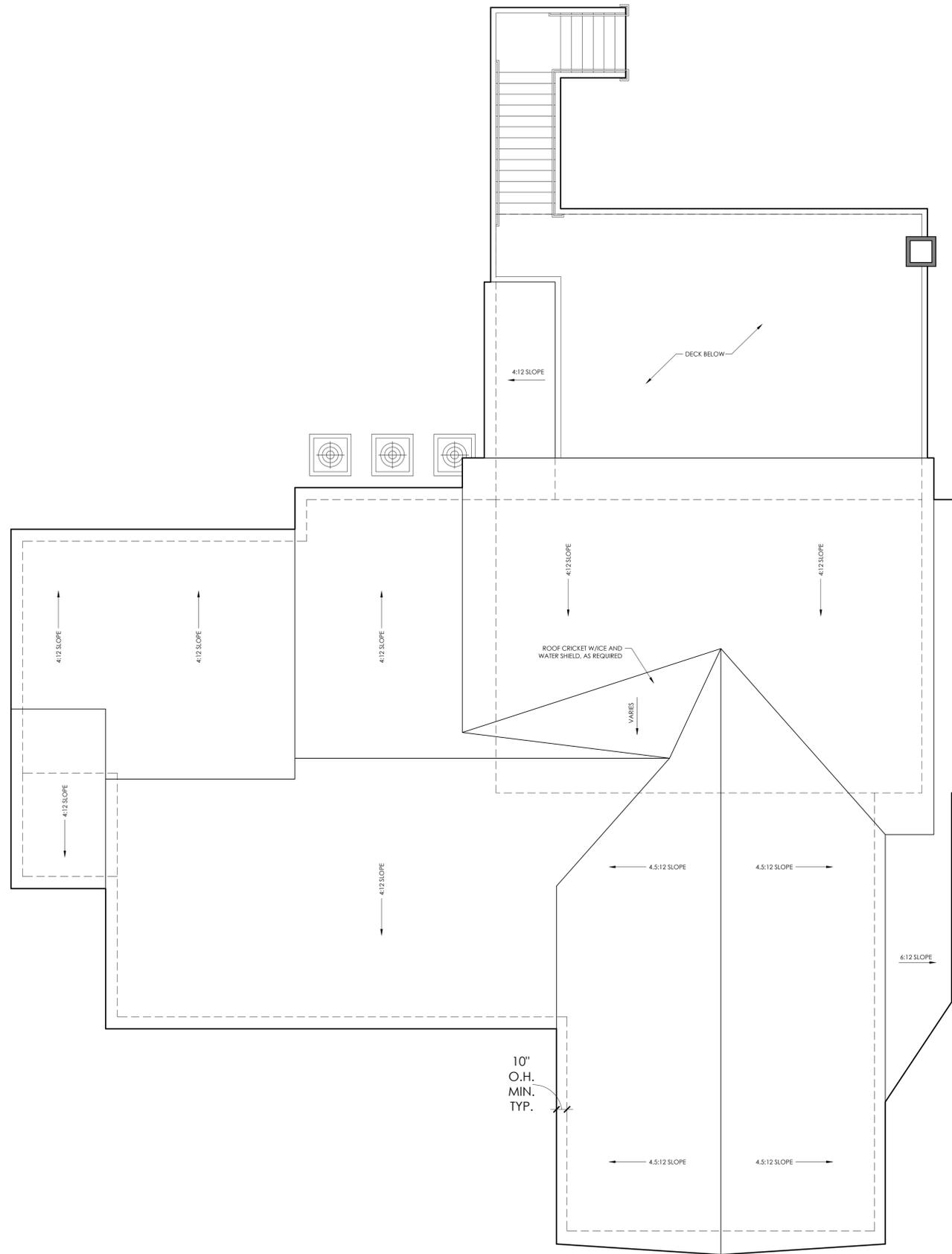
DATE: 6 / 30 / 20

SCALE: -

STAMP:
NOT FOR CONSTRUCTION

© 2020 BEACON ARCHITECTURE + DESIGN
 P.L.L.C.- ALL RIGHTS RESERVED

SHEET:
A1.1



2 FUTURE MEZZANINE FLOOR PLAN
SCALE: $\frac{3}{16}" = 1'-0"$

1 ROOF PLAN
SCALE: $\frac{3}{16}" = 1'-0"$

BEACON
ARCHITECTURE + DESIGN, P.L.L.C.
P.O. BOX 1827
KITTY HAWK, NC 27949
PH: (252) 441-6767, FAX (252) 261-6045

PME ENGINEER: **COASTAL**
ENGINEERING
2406 Princess Anne Road
Suite 200
Virginia Beach, VA 23456
Phone (757) 563-9027
Facsimile (757) 563-9028

STRUCTURAL ENGINEER:
MICHAEL D. O'STEEN, PE
1720 BAY DRIVE, KILL DEVIL HILLS,
NORTH CAROLINA
PH: (252) 423-2300

PROJECT NAME:
SWELL BREWERY
1802 S. VA. DARE TRAIL
KILL DEVIL HILLS
NORTH CAROLINA

REVISIONS:	DATE:
CLIENT REVIEW	6 / 8 / 20
BREW KETTLE EXHAUST	6 / 12 / 20
BREW KETTLE EXHAUST	6 / 15 / 20
BREW KETTLE EXHAUST	6 / 18 / 20
CLIENT REVIEW	6 / 24 / 20
CLIENT REVIEW	6 / 25 / 20
TOWN REVIEW	6 / 30 / 20

DRAWING NAME:
BUILDING PLAN

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION:

DRAWN BY: CN

DATE: 6 / 30 / 20

SCALE: -

STAMP:
NOT FOR CONSTRUCTION

© 2020 BEACON ARCHITECTURE + DESIGN
P.L.L.C. - ALL RIGHTS RESERVED

SHEET:
A1.2

PROJECT NAME:
SWELL
BREWERY
 1802 S. VA. DARE TRAIL
 KILL DEVIL HILLS
 NORTH CAROLINA

REVISIONS:	DATE:
CLIENT REVIEW	6 / 8 / 20
BREW KETTLE EXHAUST	6 / 12 / 20
BREW KETTLE EXHAUST	6 / 15 / 20
BREW KETTLE EXHAUST	6 / 18 / 20
CLIENT REVIEW	6 / 24 / 20
CLIENT REVIEW	6 / 25 / 20
TOWN REVIEW	6 / 30 / 20

DRAWING NAME:
EXTERIOR ELEVATIONS

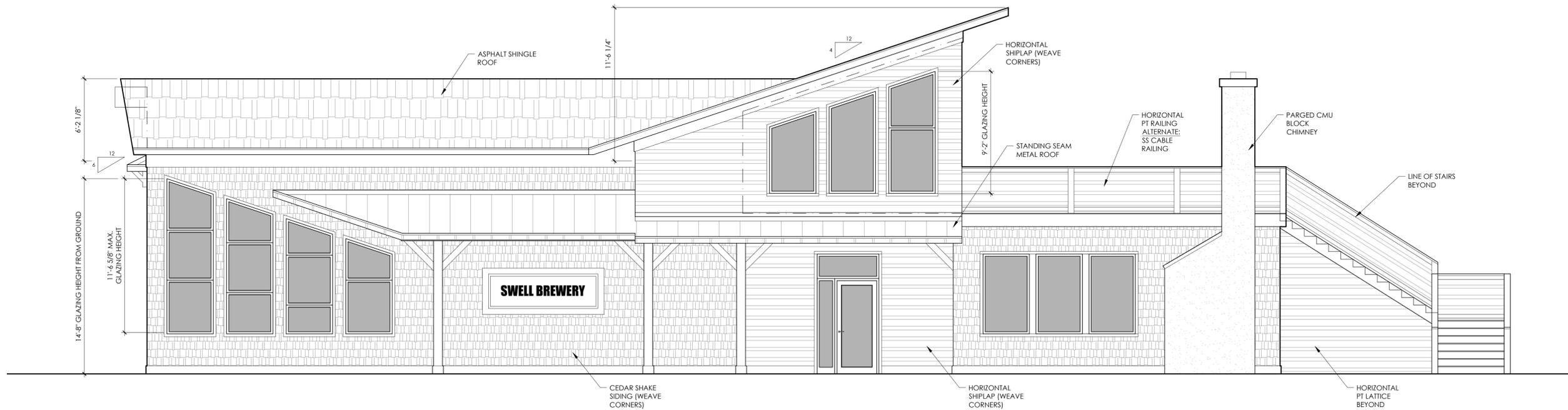
PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION:

DRAWN BY: CN

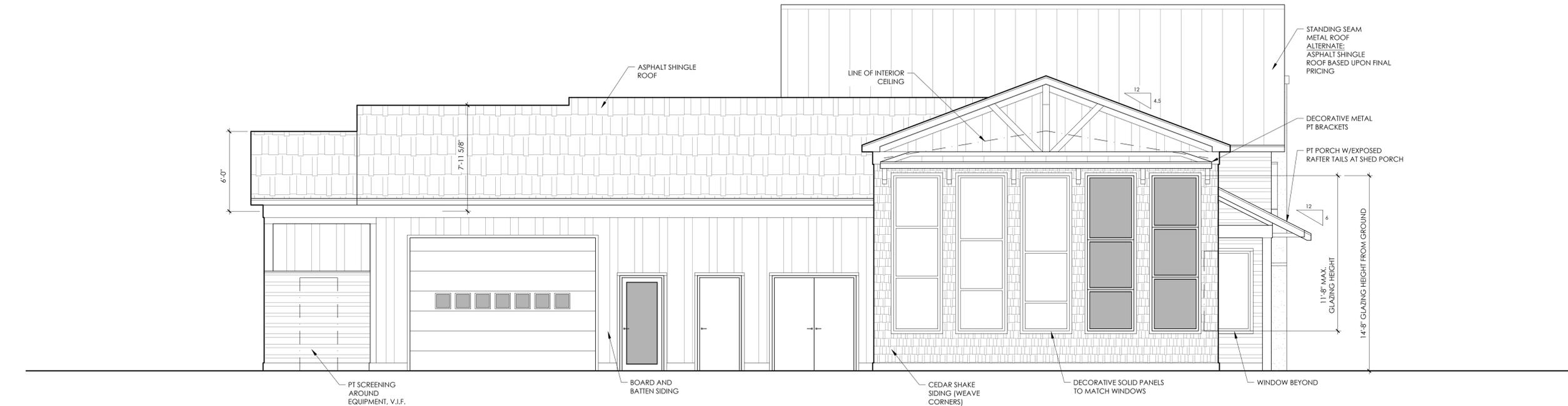
DATE: 6 / 30 / 20

SCALE: -

STAMP:
NOT FOR CONSTRUCTION



1 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

PROJECT NAME:
SWELL
BREWERY
 1802 S. VA. DARE TRAIL
 KILL DEVIL HILLS
 NORTH CAROLINA

REVISIONS:	DATE:
CLIENT REVIEW	6 / 8 / 20
BREW KETTLE EXHAUST	6 / 12 / 20
BREW KETTLE EXHAUST	6 / 15 / 20
BREW KETTLE EXHAUST	6 / 18 / 20
CLIENT REVIEW	6 / 24 / 20
CLIENT REVIEW	6 / 25 / 20
TOWN REVIEW	6 / 30 / 20

DRAWING NAME:
EXTERIOR ELEVATIONS

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION:

DRAWN BY: CN

DATE: 6 / 30 / 20

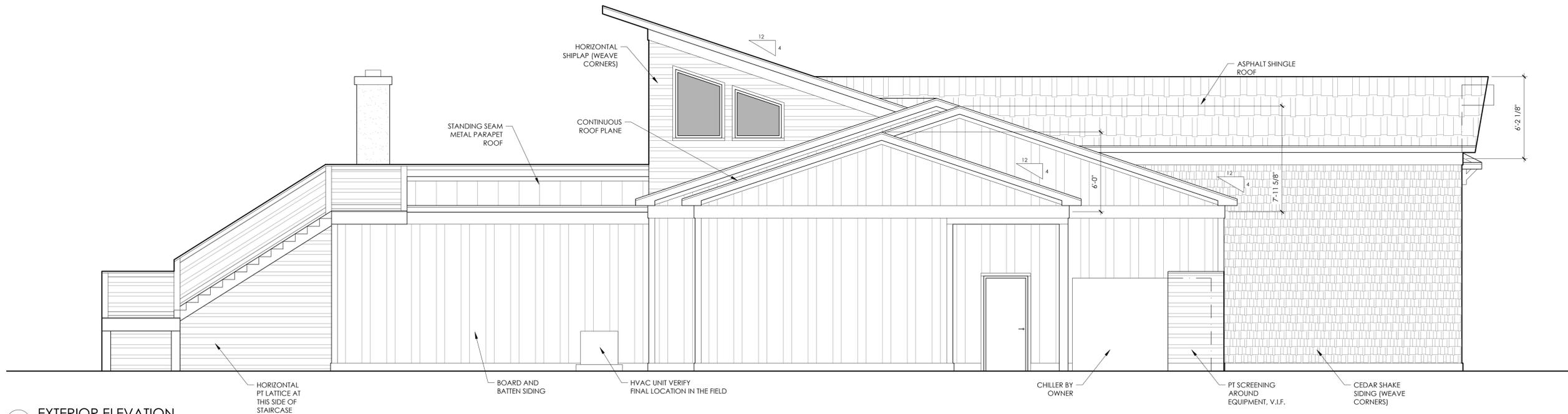
SCALE: -

STAMP:

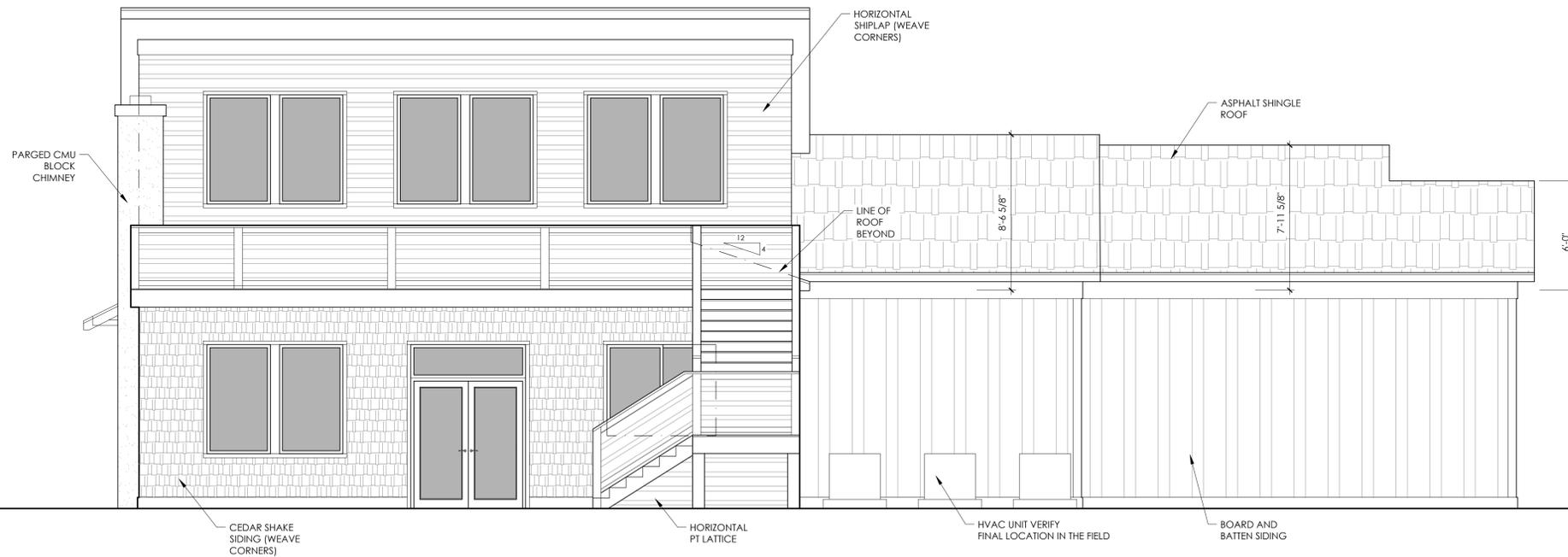
NOT FOR CONSTRUCTION

© 2020 BEACON ARCHITECTURE + DESIGN
 P.L.L.C. - ALL RIGHTS RESERVED

SHEET:
A2.2



1 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

REVISIONS:	DATE:
CLIENT REVIEW	6 / 8 / 20
BREW KETTLE EXHAUST	6 / 12 / 20
BREW KETTLE EXHAUST	6 / 15 / 20
BREW KETTLE EXHAUST	6 / 18 / 20
CLIENT REVIEW	6 / 24 / 20
CLIENT REVIEW	6 / 25 / 20
TOWN REVIEW	6 / 30 / 20

DRAWING NAME:
EXTERIOR ELEVATIONS

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION:

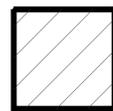
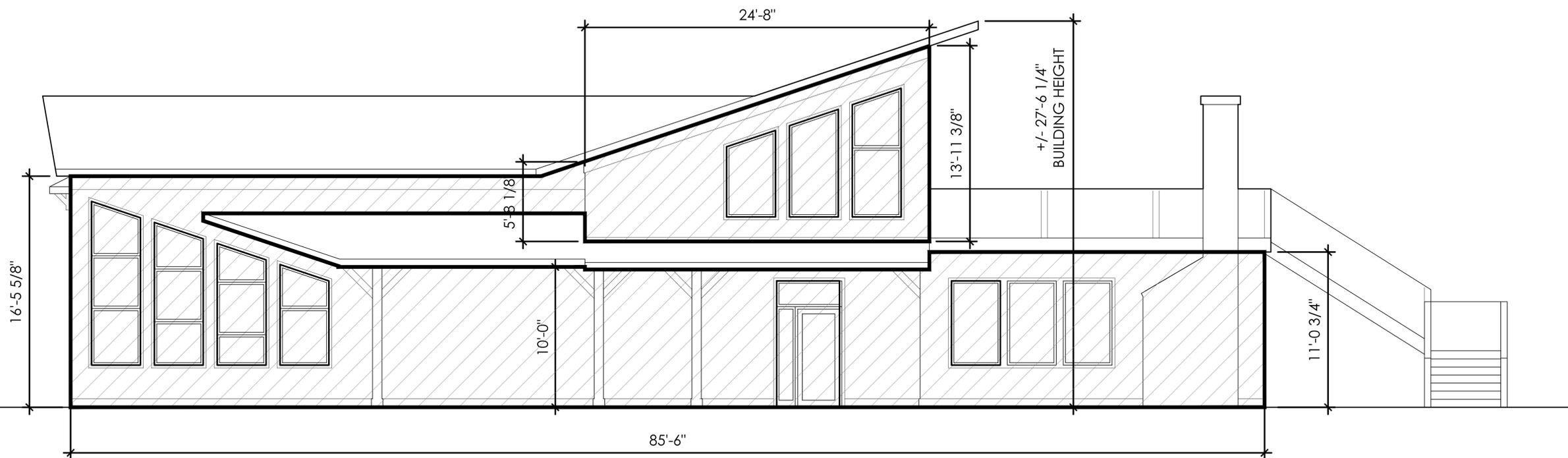
DRAWN BY: CN

DATE: 6 / 30 / 20

SCALE: -

STAMP:

NOT FOR CONSTRUCTION

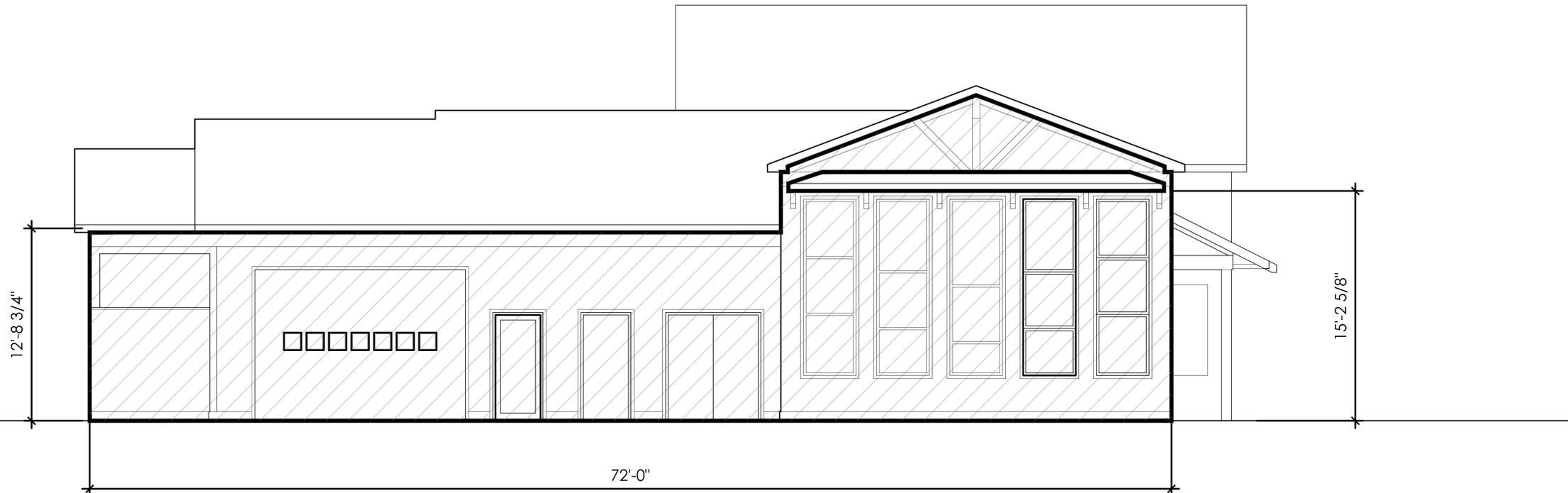


FACADE SQUARE FOOTAGE
 1,270 SF TOTAL

PERCENTAGE OF GLAZING:
 TOTAL GLAZING= 274 SF
 274 SF/1,279 SF= 19.4%
 DESIGN COMPLIES
 GLAZING BETWEEN 10-40%

ROOF STANDARDS:
 ALL ROOFS HAVE MIN PITCH OF 4:12
 AND MIN OVERHANG OF 10"

1 EXTERIOR ELEVATION- FACING NC 12 SOUTH VIRGINIA DARE TRAIL (EAST)
 SCALE: 1/4" = 1'-0"



FACADE SQUARE FOOTAGE
 1,040 SF TOTAL

PERCENTAGE OF GLAZING:
 TOTAL GLAZING= 274 SF
 111 SF/1,040 SF= 10.6%
 DESIGN COMPLIES
 GLAZING BETWEEN 10-40%

ROOF STANDARDS:
 ALL ROOFS HAVE MIN PITCH OF 4:12
 AND MIN OVERHANG OF 10"

2 EXTERIOR ELEVATION- FACING LAKE DRIVE (SOUTH)
 SCALE: 1/4" = 1'-0"

PROJECT NAME:
SWELL
BREWERY
 1802 S. VA. DARE TRAIL
 KILL DEVIL HILLS
 NORTH CAROLINA

REVISIONS:	DATE:
CLIENT REVIEW	6 / 8 / 20
BREW KETTLE EXHAUST	6 / 12 / 20
BREW KETTLE EXHAUST	6 / 15 / 20
BREW KETTLE EXHAUST	6 / 18 / 20
CLIENT REVIEW	6 / 24 / 20
CLIENT REVIEW	6 / 25 / 20
TOWN REVIEW	6 / 30 / 20

DRAWING NAME:
ACCESSORY
BATHROOM
STRUCTURE

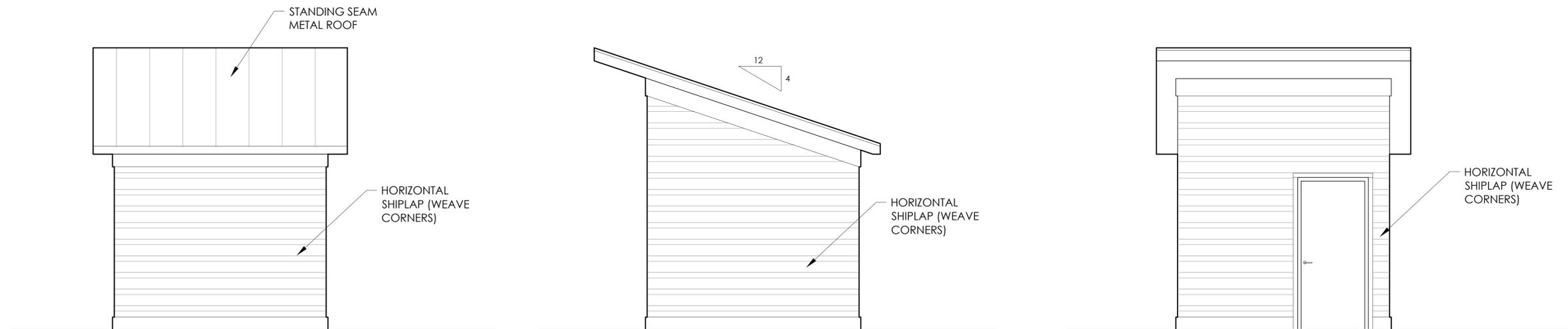
PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION:

DRAWN BY: CN

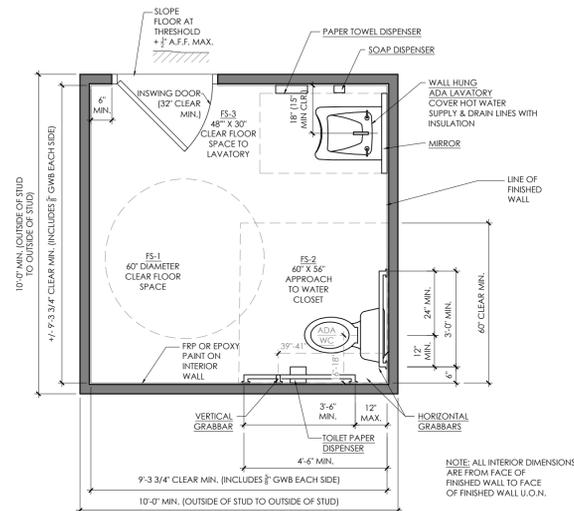
DATE: 6 / 30 / 20

SCALE: -

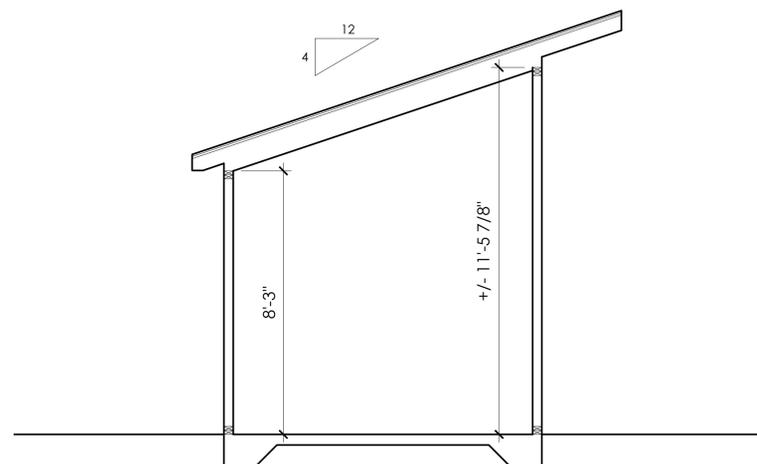
STAMP:
NOT FOR
CONSTRUCTION



1 EXTERIOR ELEVATIONS
 SCALE: 3/8" = 1'-0"



NOTE: ALL INTERIOR DIMENSIONS
 ARE FROM FACE OF
 FINISHED WALL TO FACE
 OF FINISHED WALL U.O.N.



3 BUILDING SECTION
 SCALE: 3/8" = 1'-0"

2 FUTURE ACCESSORY BATHROOM FLOOR PLAN
 SCALE: 3/8" = 1'-0"