

- 2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
- 3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
- 4. The contractor must comply, to the fullest extent, with the latest Occupational Health and Safety (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the
- 5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
- 6. Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.
- 7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
- 8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.
- 9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
- 10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.
- 11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or
- 12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.
- 13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further
- 14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.
- 15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the
- 16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre—construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.
- 17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.
- 18. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.
- 19. The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.

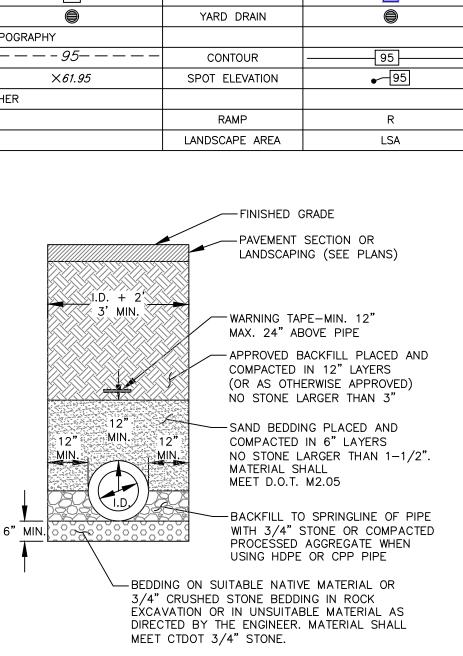
- 20. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal
- 21. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.
- 22. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from
- 23. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre—damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.
- 24. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also responsible for all notification, inspection, monitoring or testing as may be required.
- 25. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal
- 26. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
- 27. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
- 28. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
- 29. All materials and work shall conform to the state Department of Transportation standard specifications (latest edition, and any amendments or revisions thereto), unless otherwise specified in these plans.
- 30. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.
- 31. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.
- 32. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.
- 33. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
- 34. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:
 - Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.
 - High—Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.
 - Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
- 35. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.
- 36. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of
- 37. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip—on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.

- 38. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working
- 39. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.
- 40. The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the
- 41. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.
- 42. For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the façade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.
- 43. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.
- 44. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
- 45. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean—up work as deemed necessary by the Engineer orthe authority having jurisdiction.
- 46. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.
- 47. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.
- 48. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
- 49. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

CONSTRUCTION DUST CONTROL NOTES

- 1. Identify and address sources of dust generated by construction activities. limit construction traffic to predetermined routes, payed surfaces require mechanical sweepers to remove soil that has been deposited or tracked onto the pavement. on unpaved travelways and temporary haul roads, use road construction stabilization measures and/or water as needed to keep surface damp. stationary sources of dust, such as rock crushers, use fine water sprays to control dust. if water is expected to be needed for dust control, identify the source of water in advance. pumping from streams, pond and similar waterbodies may require approval from the municipal inland wetland agency.
- 2. Identify and address sources of wind generated dust. provide special consideration to hill tops and long reaches of open ground where slopes may be exposed to high winds. consider breaking up long reaches with temporary windbreaks constructed from brush piles, geotextile silt fences or hay bales. plan on stabilizing slopes early. mulch for seed will require anchoring when
- 3. consider water quality when selecting the method and/or materials used for dust control. when considering the use of calcium chloride, be aware of the following: the receiving soil's permeability so as to prevent groundwater contamination; the timing of the application to rainfall to prevent washing of salts into sensitive greas such as wetlands and watercourses; and proximity to sensitive areas such as watercourses, ponds, established or soon to be established area of plantings, where salts could impair or destroy plant and animal life. additionally, some materials used for dust control may be rendered ineffective by degraded water quality if it is used for mixing.
- 4. Consider using dust control measures only after it is determined that other measures for soil stabilization cannot be practically applied.
- 5. Use mechanical sweeping on paved areas where dust and fine materials accumulate as a result of truck traffic, pavement saw cutting spillage, and wind or water deposition from adjacent disturbed areas. sweep daily in heavily
- 6. Periodically moisten exposed soil surfaces on unpaved travelways to keep the
- 7. Non-asphaltic soil tackifier consists of an emulsified liquid soil stabilizer of organic, inorganic or mineral origin, including, but not limited to the following: modified resins, calcium chloride, complex surfactant, copolymers or high grade latex acrylics. the solutions shall be nonasphaltic, nontoxic to human, animal and plant life, noncorrosive and nonflammable. materials used shall meet local, state and federal guidelines for intended use. all materials are to be applied according to the manufacturer's recommendations and all safety guidelines shall be followed in storing, handling and applying materials.
- 8. Repeat application of dust control measures when fugitive dust becomes

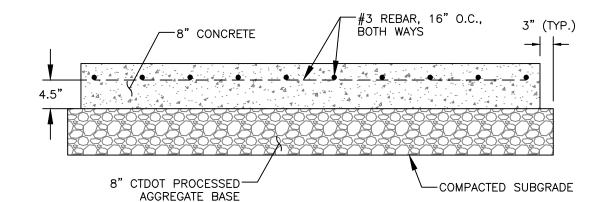
	LEGEND	
EXISTING	DESCRIPTION	PROPOSED
BORINGS	DODING / TEST DIT	TD
lacksquare	BORING / TEST PIT LOCATION	₽
COMMUNICATION		
c _x c _x	UNDERGROUND COMMUNICATION LINES	C
OOMESTIC WATER		
w _x w _x _	WATER MAIN	W
ws _x	WATER SERVICE	———— ws ————
F _x F _x	FIRE SERVICE LINE	—
NPW _X	NON-POTABLE WATER LINE	NPW
W W	WATER VALVE /	o A NA A
	FIXTURES	
<u>A</u>	FIRE HYDRANT	<u> </u>
IQUID FUEL	MAIN LIQUID FUEL LINE	1.5
LF _X	MAIN LIQUID FUEL LINE LIQUID FUEL SERVICE	LF
——— — LFS _X ———	LINE	LFS
LF ₀	LIQUID FUEL LINE, ABANDONED	
RRIGATION		
	IRRIGATION LINES	
IGHTING		
	POLE / GROUND	* / €
NATURAL GAS	MOUNTED LIGHT	, , ,
— — G _x — — G _x —	GAS MAIN	G
	GAS SERVICE LINE	GS
POWER	O, TO SERVICE LINE	
EO _x	ELECTRICAL LINES,	
	OVERHEAD ELECTRICAL LINES,	EО
EU _x	UNDERGROUND	EU
ල	UTILITY POLE	D
PROPERTY		
	PROPERTY LINE	
	EASEMENT LINE	
0	IRON PIPE	
<u> </u>	IRON ROD	•
•	MONUMENT	
COADS		
0 0	- GUARD RAIL	
ROSION CONTROL		
	SILT FENCE	SF
ITE FEATURES	4" DOUBLE 00:15	
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE	SSWL
	LINE BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE	
	CURB	PCC
SANITARY SEWER		
s _x s _x	SANITARY SEWER MAIN SANITARY SEWER	S
ss _x ss _x -	SERVICE LINE	ss
\bigcirc	SANITARY SEWER MANHOLE	
STORM SEWER	WWW. WINCE	
	STORM DRAIN PIPE	
RL _x RL _x -		RL
— — up — — up —	- UNDERDRAIN	UD UD _
<i>Ø</i>	STORM DRAIN MANHOLE	<u> </u>
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
OPOGRAPHY		
- — — — <i>- 95</i> — — — — –	- CONTOUR	95
×61.95	SPOT ELEVATION	95
OTHER		
	RAMP	R



REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF AASHTO M 170 CLASS IV WITH SILT TIGHT JOINTS. 2. RCP CLASS V PIPE SHALL BE USED IN PAVED AREAS WITH LESS THAN 1 FT. OF COVER OR IN LOCATIONS NOTED ON THE PLANS. 3. HIGH-DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO AASHTO M 294, TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKETS FOR SILT TIGHT JOINTS. 4. POLYVINYL CHLORIDE (PVC) PIPE FOR ROOF DRAIN CONNECTIONS SHALL BE SDR 35 GASKET PIPE.

1.5" WEARING COURSE-(CTDOT 2004 FORM 816 M.04, CLASS 2 BITUMINOUS CONCRETE) 1.5" BINDER COURSE-(CTDOT 2004 FORM 816 M.04. CLASS 1 BITUMINOUS CONCRETE) 8" CTDOT PROCESSED — AGGREGATE BASE COMPACTED SUBGRADE -

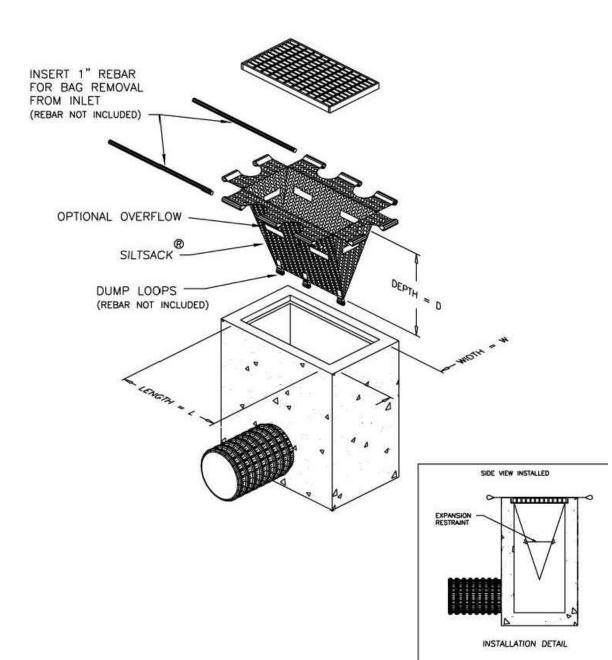
BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY Not to Scale



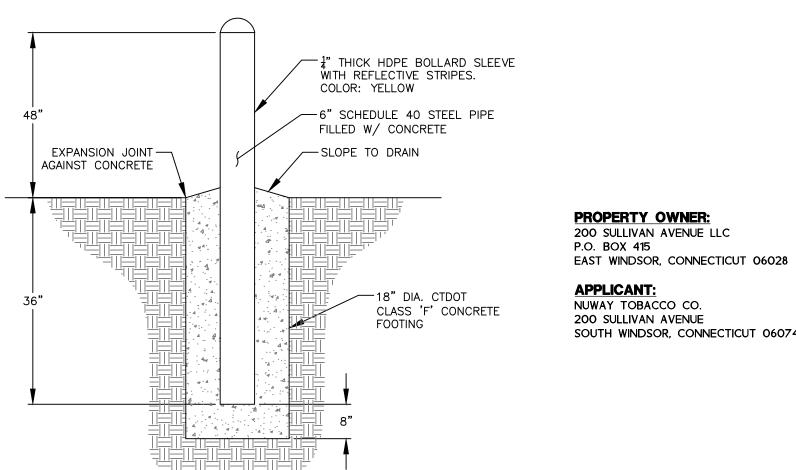
- 1. PAVEMENT AND JOINT CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS", ACI 330R, AS REVISED 2. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
- 3. MAINTAIN MINIMUM OF 3" BETWEEN REBAR AND TOP, BOTTOM, AND SIDES OF
- 4. PROVIDE MEDIUM BROOMED FINISH PERPENDICULAR TO THE MAIN DIRECTION OF

(W/ CONTINUOUS REINFORCING)

CONCRETE PAD Not to Scale



CURB-LESS INLET PROTECTION DETAIL



Not to Scale

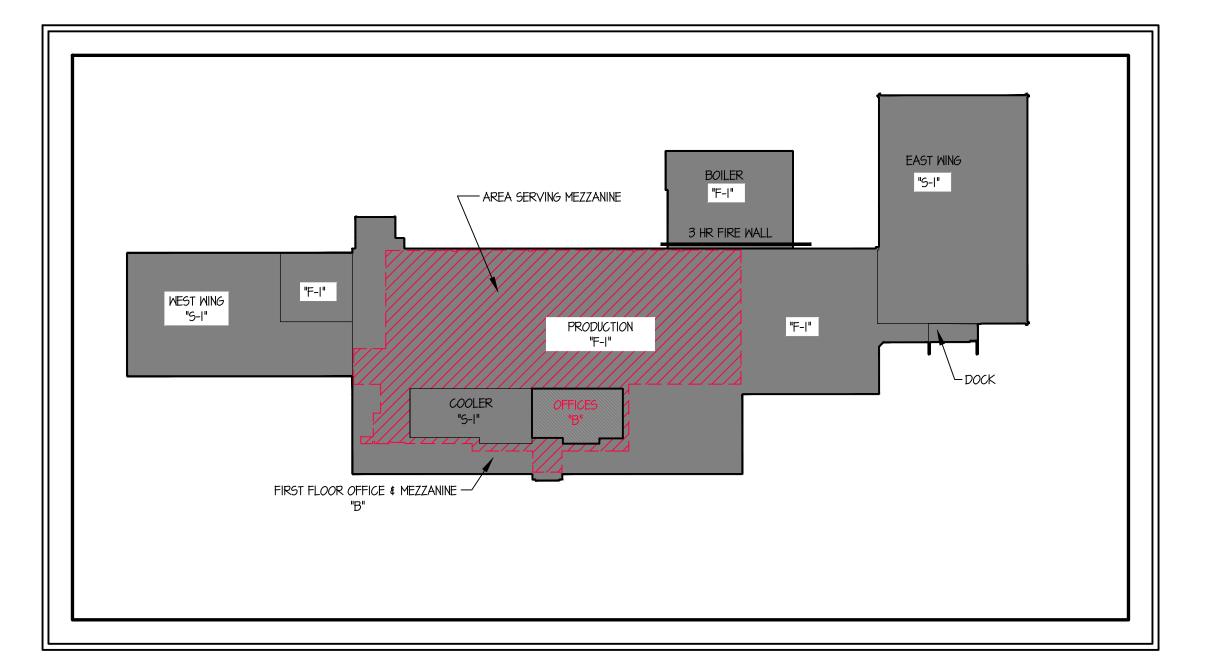
Electrical Room Addition at NuWay Tobacco Company

DECEMBER 6, 2022

PROGRESS SET

csa project 21-17

200 Sullivan Avenue South Windsor, Connecticut



PROJECT SITE O Bounce Town EAST WINDSOR HILL Ranco Collision FedEx Ground Q Vistar of New England Q Empire Auto Wholesalers Puzzle Theory VCA Valley Q

Location Plan

not to scale

DRAWING LIST:

Title Page

Architectural

S-1.0 Structural Plan

Code Data, General Notes, Legends and Wall Types

Building Square Footage

Building Keyplan

New Electrical Room Plans

Electrical Room Addition Elevations

A-3 Electrical Room Sections

A-4 Doors, Frames & Schedules

Building Occupancy

SCALE: 1/64 " = 1'-0"





CONTRACTOR:





William M. Lapoint, PE 1379 Main Street East Hartford, Connecticut 06108 tel: 860.622.0840



ARCHITECT:

tel: 860.289.3262 fax: 860.289.3163

Capital Studio Architects, LLC 1379 Main Street East Hartford, Connecticut 06108

GENERAL NOTES

- All work shall be done in strict accordance with applicable state of connecticut building and fire codes and safety codes. Before work begins contractor is to contact call before you dig at 8-1-1 to locate all underground utilities.
- All materials and equipment that will be used in the construction of this project are subject to the approval of the owner. all materials and equipment required by notes or specifications shall be submitted in the form of samples and shop drawings for approval by architect. Where color selections are made, complete samples shall be furnished to the architect.
- All existing or new construction disturbed or damaged during the course of this work shall be restored to match existing adjacent surfaces or original construction.
- Precaution must be exercised at all times for the protection of persons and property. the safety provisions of applicable laws and construction codes must be observed. Contractor shall take or cause to be taken such additional safety and health measures as are reasonably necessary machinery, equipment and other hazards quarded in accordance with safety provisions of the "Manual of Accident Prevention in Construction" published by the Associated General Contractors of Ámerica, to the extent that such provisions are not in contradiction of applicable laws.
- It shall be the responsibility of the contractor to protect and preserve in operational condition all utilities traversing the work area. Damage to any utility due to work under this contract shall be repaired to the satisfaction of the owner at no addition cost to the owner. Utility shut downs must be coordinated with the owner.
- Each bidder will be held to have examined the premises and satisfied himself with the conditions which would in any manner affect the work under the contract and no later claims for extra compensation for labor, materials and equipment which could have been forseen by such examination will be recognized.
- The contractor shall take all necessary measurements for his work at the site and shall verify all measurements and dimension given on the drawings. Do not scale drawinas.
- Do not proceed with change in scope of work without written approval from owner or architect.
- All demolition shown on these drawings is diagrammatic. Contractor is responsible for all demolition and relocation work necessary to properly complete the project, regardless if demolition work is shown or not on drawings.
- 10. The contractor is responsible for legal disposal of all construction waste and removed elements, unless noted otherwise on drawings. Debris shall be disposed of on a daily basis.
- The contractor shall provide all structural shoring, bracing and sheathing as required for safety and for proper execution of work and have same removed when work is completed.
- 12. All site work including grading, exterior concrete, subsurface work and utilities shall conform to current Connecticut Department of Transportation Standards Form 817 and all updated supplements.

ABBREVIATIONS

ACOUST. ALT. ACOUSTIC ALTERNATE ALUMINUM ARCH. ARCHITECTURAL **ASBESTOS** ASPHALT TILE

ASB. A.T. B.C. BRICK COURSE BD. B.F. BOARD BOTTOM OF FOOTING BLDG. BUILDING

CABINET CENTER TO CENTER CERAMIC TILE CONTROL JOINT CENTER LINE

CAB. C/C C.T. C.J. C.L. CLG. CEILING COLUMN COMP. COMPACTED CONC. CONCRETE CONN. CONNECTION CONTINUOUS CORR. CORRIDOR

D.F. DRINKING FOUNTAIN DET. DWG. DN. DP. D.S. DETAIL DRAWING DOWN DAMPPROOFING DOWNSPOUT

ELECT. ELECTRICAL E.J. ELEV. E.P. EQUIP. **EXPANSION JOINT ELEVATION** ELECTRICAL PANEL **EQUIPMENT** EXP. **EXPANSION**

F.A.P. FIRE ALARM PANEL F.D. F.E. F.H.C. FIN. FL. F/M FLOOR DRAIN FIRE EXTINGUISHER FIREHOSE CABINET **FLOOR** FACE OF MASONRY FACE OF FRAMING FDN F.R. FTG. **FOUNDATION** FIRE RATED

FOOTING GENERAL GWB GYPSUM WALLBOARD GALVANIZED

GALV. GL. GLZ. GYP. BD. GLASS GLAZING GYPSUM WALL BOARD HGT. H.M. H.P. HEIGHT HOLLOW METAL HIGH POINT HDWD. HARDWOOD

HARDWARE HOT-WATER HEATER INSIDE DIAMETER INSUL INSULATION JAN. JT.

JOINT KIT. KITCHEN LAM. L.P. LCKR. LAMINATED LOW POINT LOCKER MASONRY

MAS. MAX. MAXIMUM M.C. MASONRY COURSE MECH. MECHANICAL MEM. MEMBRANE MANUFACTURER MIN. MISC. M.O. MINIMUM MISCELLANEOUS MASONRY OPENING

M.R. MOISTURE RESISTANT N.I.C. NOT IN CONTRACT NO. N.T.S. NUMBER NOT TO SCALE O/C O.D. OPNG. ON CENTER OUTSIDE DIAMETER

OPENING OPP. OPPOSITE RISER (RADIUS) RAD. **RADIATOR** R.B. RUBBER BASE R.D. REF. **ROOF DRAIN** REFERENCE

REINF. REINFORCING RAIN LEADER ROOM SOUTH S.F. SIM. SQUARE FOOTAGE SIMILAR SPEC. STL. STRUCT. SPECIFICATION STEEL

STRUCTURAL SUSP. SUSPENDED TONGUE AND GROOVE

TOP OF SLAB T/STL T/W TYP. TOP OF STEEL TOP OF WALL TYPICAL V.C.T. V.B. VERT. VEST. VINYL COMPOSITE TILE VINYL BASE VERTICAL VESTIBULE V.I.F.

VERIFY IN FIELD W/ W.C. WD. WITH WATER CLOSET WOOD WIND. WINDOW WATERPROOFING

APPLICABLE CODES & GUIDELINES:

2022 CT State Building Code, includes the following:

 2021 International Building Code (IBC) • 2021 International Existing Building Code (IEBC).

 2021 International Energy Conservation Code (IECC) • 2017 ICC-117.1 Accessibility Standards

EXISTING BUILDING CODE (IEBC):

A. Method of Compliance: Prescriptive Compliance (sect. 301.3.1)

CODE DATA

B. Existing Materials: Materials and systems in use at time of erection will be maintained - (sect. 302.3).

C. Accessibility (Alterations): Compliance per IBC Chapter 11 and

USE GROUP CLASSIFICATION - Separated Mixed Use (section 508):

- <u>FACTORY</u> (existing):

> Tobacco - STORAGE (existing): S-1: Moderate Hazard (section 311.2).

F-1: Moderate Hazard (section 306.2).

- BUSINESS (existing): B: (section 304.1).

- ELECTRICAL ROOM (Proposed): F-1: Moderate Hazard (section 306.2). Separated from main building with 3-hour rated Firewall.

ALLOWABLE NUMBER OF STORIES ABOVE GRADE: (table 504.4):

- Type IIB Construction & Sprinklered: Allowed: B = 4 stories Allowed: F-1 = 3 stories Allowed: S-1 = 4 stories - Existing stories = 1 story.

SEPARATION OF OCCUPANCES: (table 508.4):

- not required.

BUILDING AREA: (table 506.2):

- Main Building (85,213 total g.s.f.): • B use: 76,000 s.f. • S1 use: 70,000 s.f.

• B use: 76,000 s.f. • Fire Areas Separated with Firewalls. • 3 hour Firewall proposed at new Electrical Room.

FIRE RESISTANCE RATINGS (table 601): - Primary Structure 0 hour. - Bearing Walls (ext.) 0 hour. - Bearing Walls (int.) 0 hour. 0 hour. - Non-Bearing (int.) 0 hour. - Floor Construction: 0 hour. - Roof Construction:

MEANS OF EGRESS: (chapter 10):

AREA ALLOWANCE PER OCCUPANT (table 1004.5)

- Business: 1/150 gross. - Industrial Areas: 1/100 gross - Warehouses: 1/500 gross.

EGRESS CAPACITY - Stairways = 0.3 inch per occupant (section 1005.3.1)

- Doors = 0.2 inch per occupant (section 1005.3.2)

- 36 inch nom. door (34 inch clear / 0.2 = 170 occupants allowed. - 72 inch nom. door (68 inches clear / 0.2 = 340 occupants allowed.

MINIMUM NUMBER OF EXITS (table 1006.2.1)

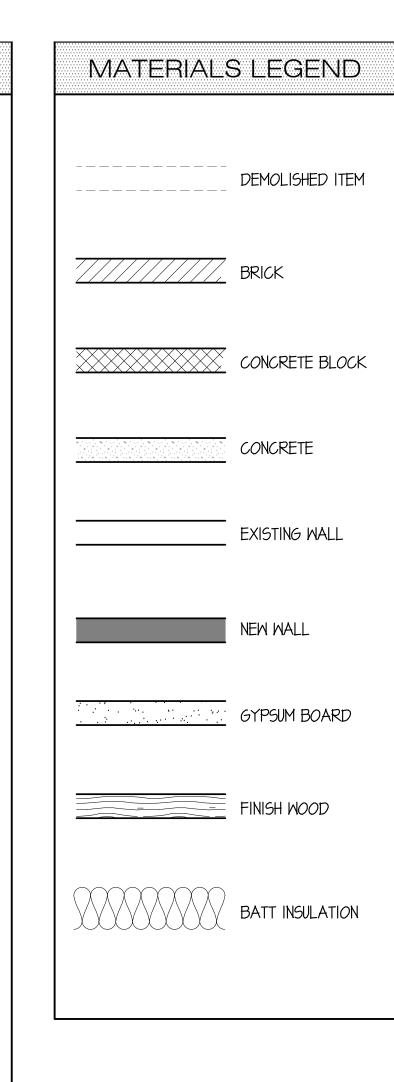
- Electrical Room: 285 net s.f. ÷ 100 = 3 occupants - (1) exit required (less than 49 occupants); (1) provided.

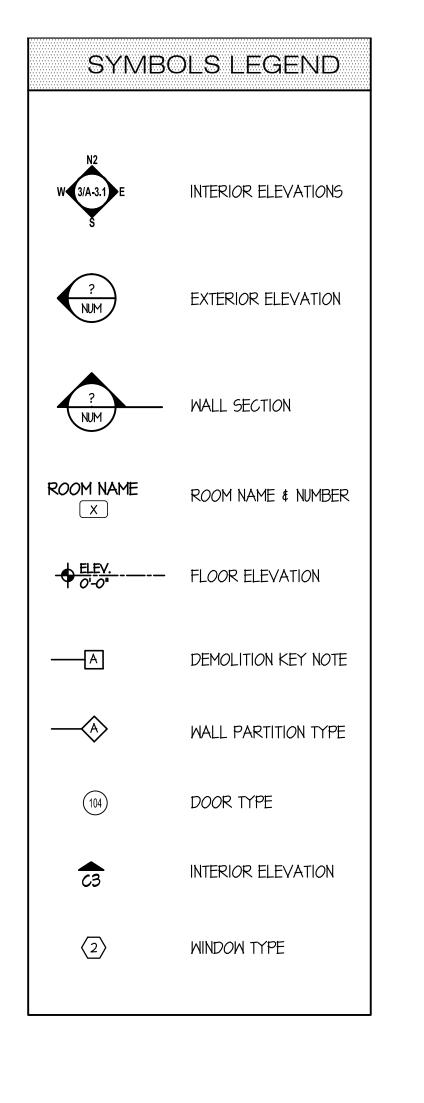
ENERGY CODE (IECC):

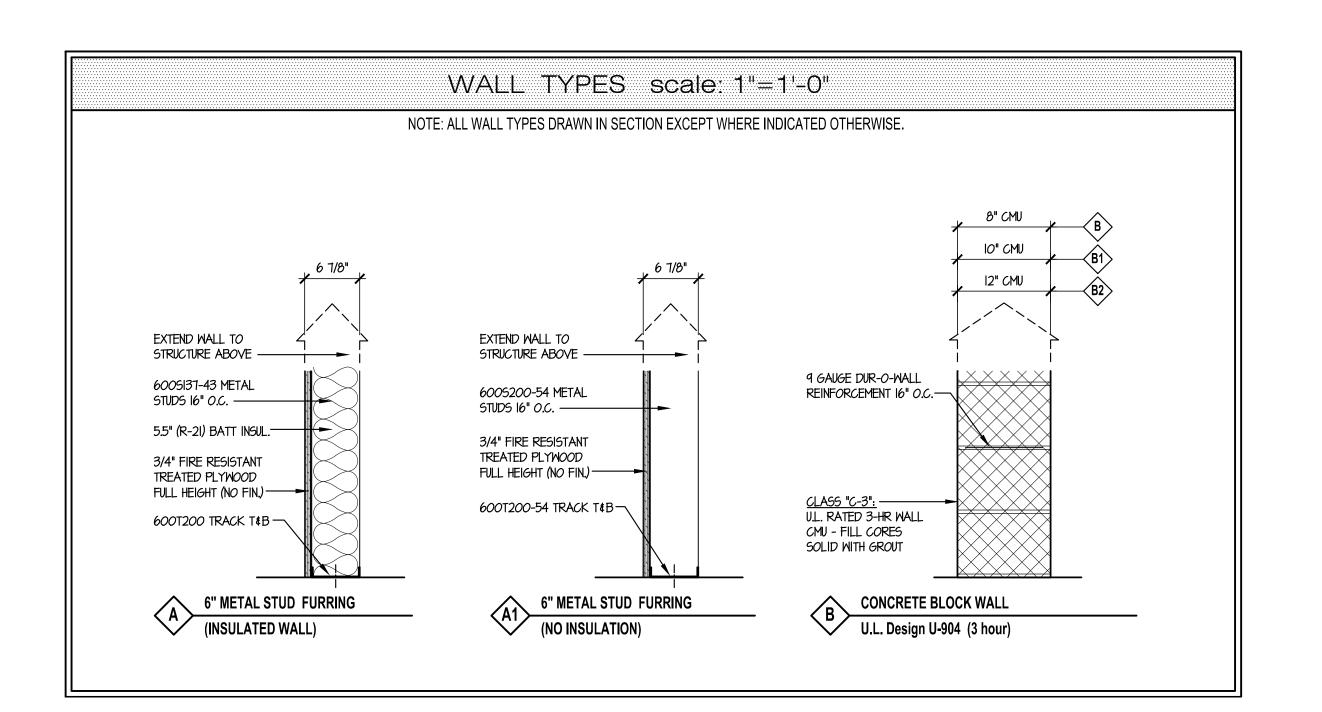
INSULATION COMPONENTS (table C402.1.3)

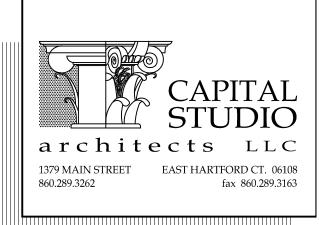
- Insulation Above Roof: Required R-30; Provided R-30 - Mass Wall (12" CMU Fully Grouted): Required R-5.7 c.i.; Provided R-31 - Below Grade Walls: Required R-15; Provided R-15

- Swinging Opaque Doors: Required R-2.70; Provided R-2.77 - Garage Overhead Doors: Required R-2.27; Provided R-14.86









ELECTRICAL ROOM ADDITION NuWay Tobacco Company 200 Sullivan Ave. South Windsor, CT

• CODE DATA, • GENERAL NÓTES, • LEGENDS and

description

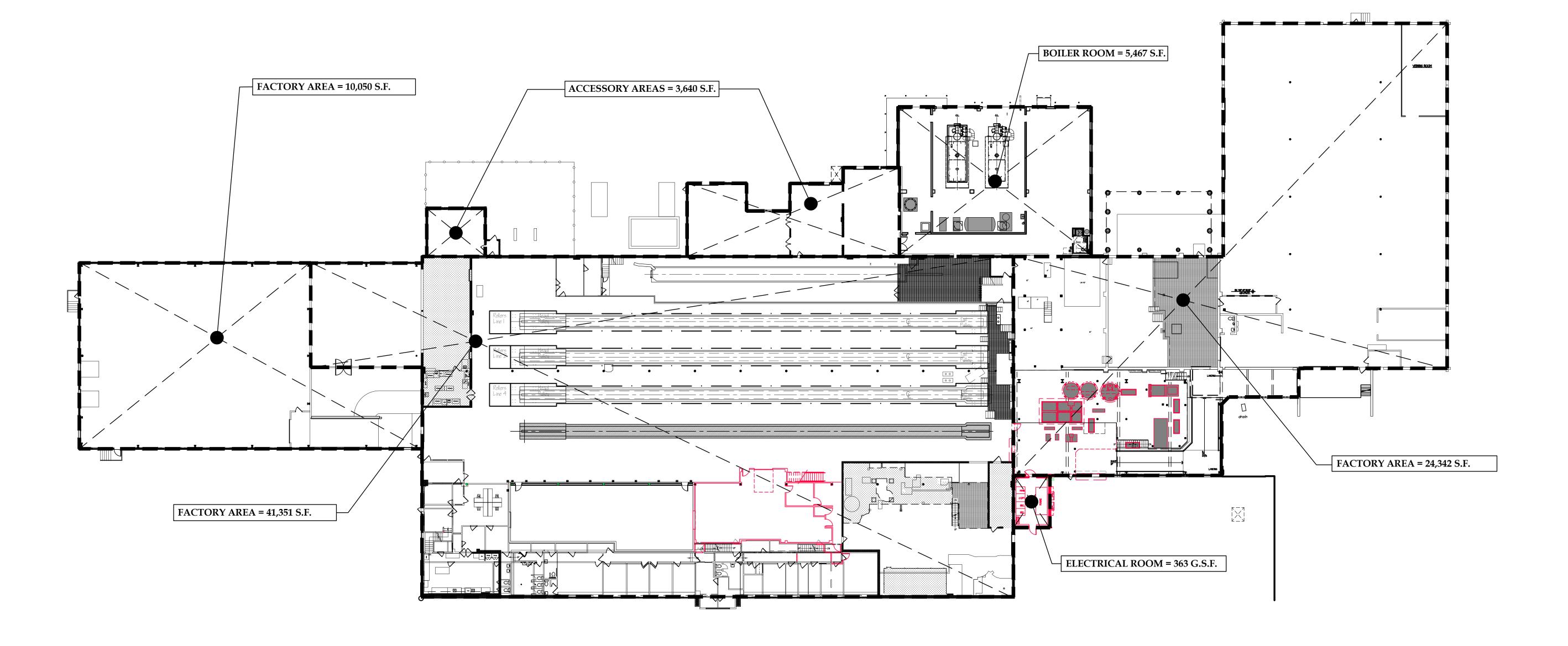
date

revisions

PROGRESS DRAWING

• WALL TYPES

DEC. 6, 2022 MGM AS NOTED DH project no. 21-17a



BUILDING USE SQ. FOOTAGE

NOT TO SCALE

BUILDING S.F. = 85,213



ELECTRICAL
ROOM ADDITION
AT
NuWay Tobacco
Company
200 Sullivan Ave.
South Windsor, CT

Electrical Room Addition of NuMey Tobaco

date description no.

BUILDING SQUARE FOOTAGE

PROGRESS DRAWING

G-2

date DEC. 6, 2022
drawn MGM
scale AS NOTED
checked DH
project no. 21-17a



NOT TO SCALE



ELECTRICAL ROOM ADDITION AT

VEINING ROOM

NuWay Tobacco Company

200 Sullivan Ave. South Windsor, CT

date description revisions

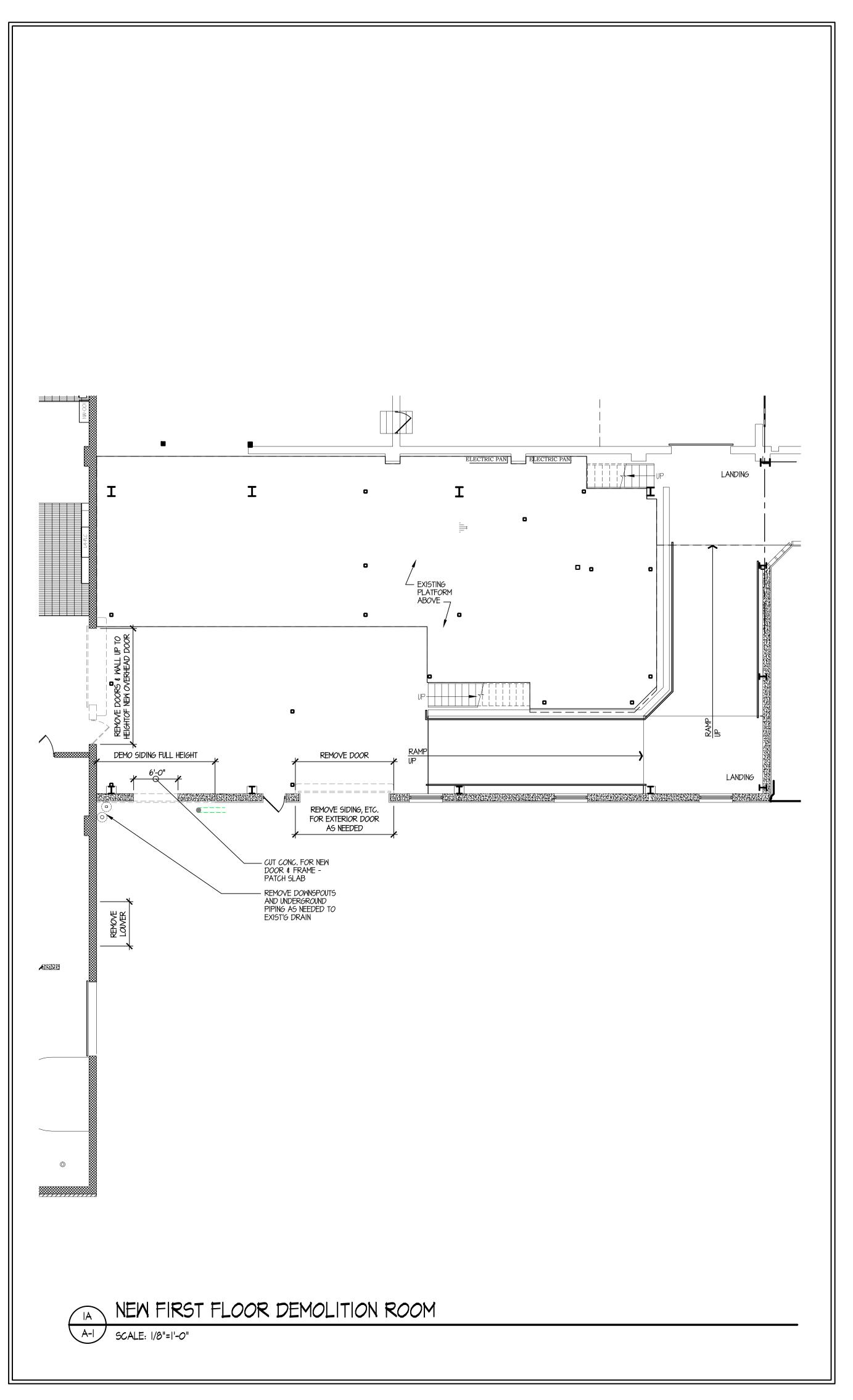
BUILDING KEYPLAN

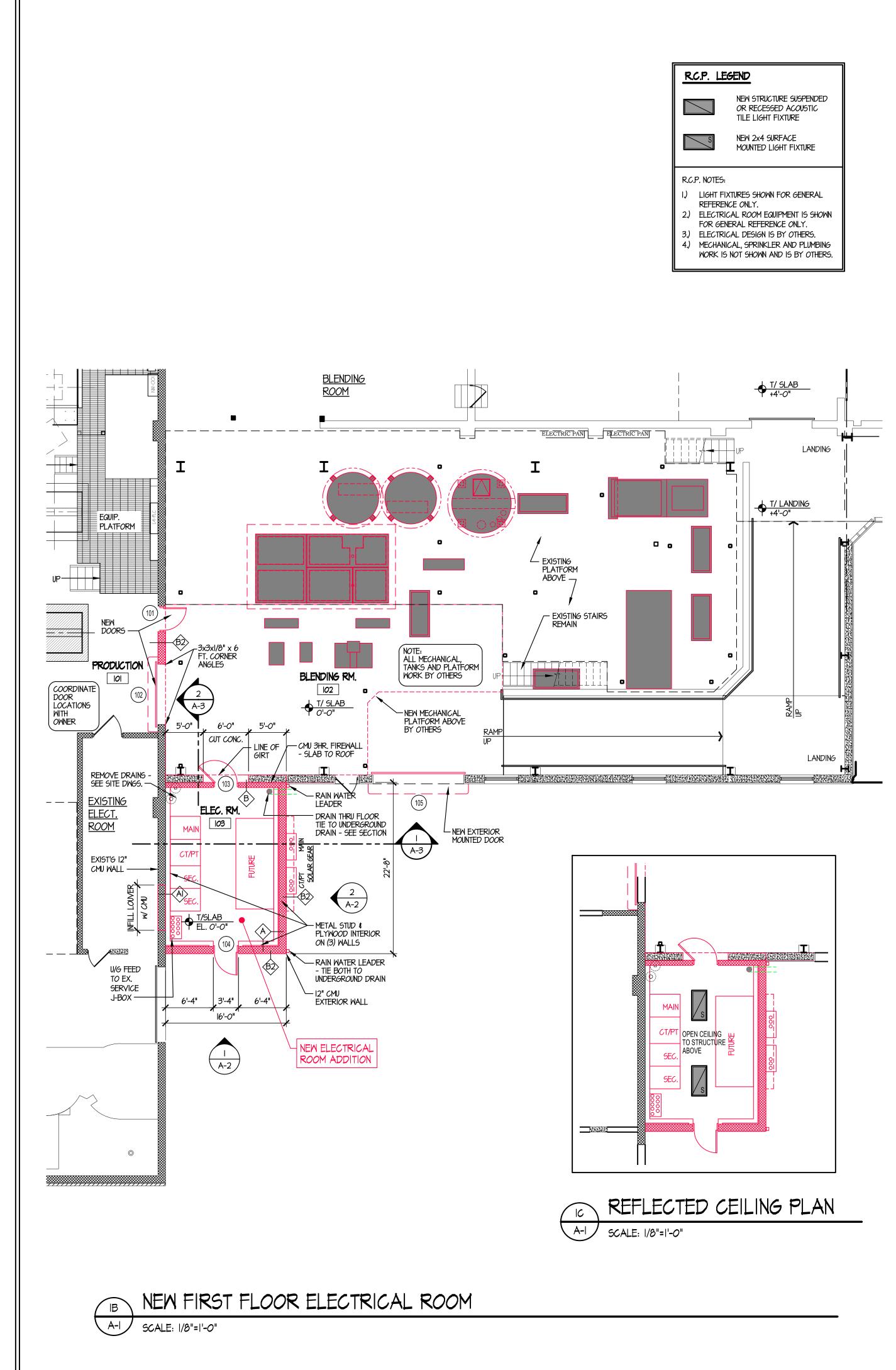
PROGRESS DRAWING



DEC. 6, 2022 AS NOTED









ELECTRICAL ROOM ADDITION AT NuWay Tobacco Company 200 Sullivan Ave. South Windsor, CT

date description



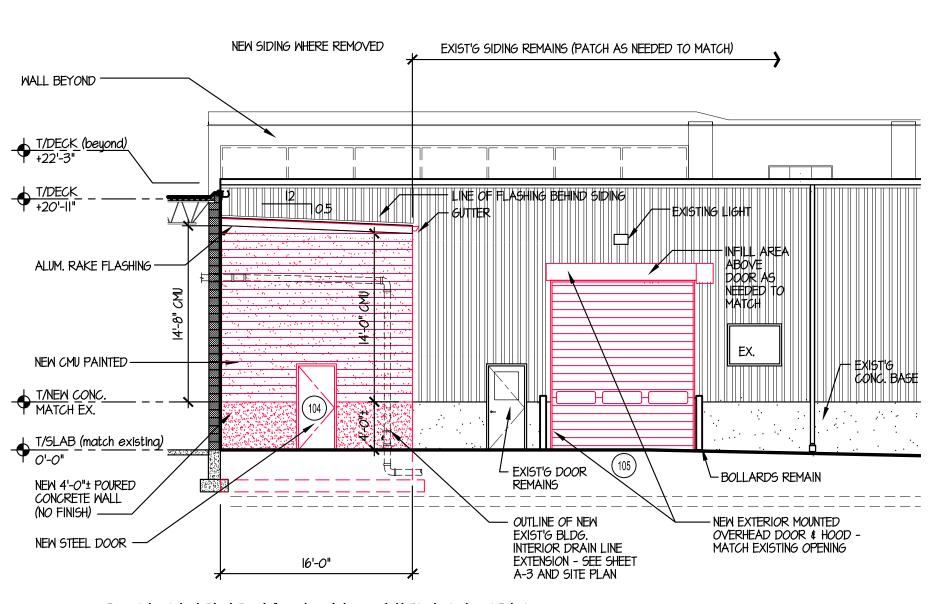
FLOOR ELECTRICAL ROOM

PROGRESS DRAWING A-1

DEC. 6, 2022 MGM AS NOTED checked 21-17a

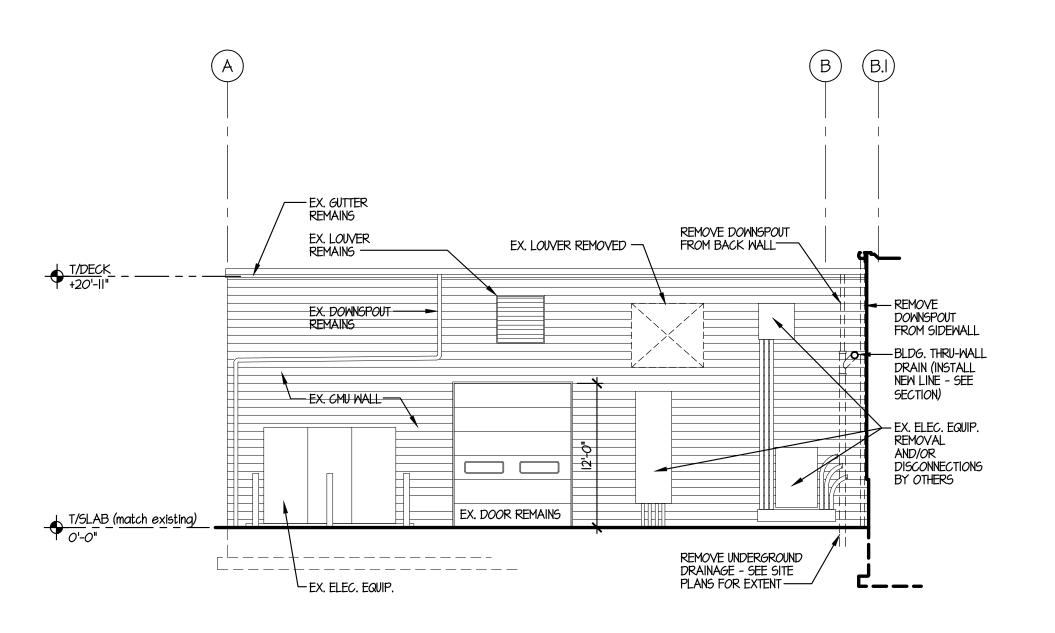
SOUTH ELEVATION - NEW WORK

A-2 SCALE: 1/8"=1'-0"



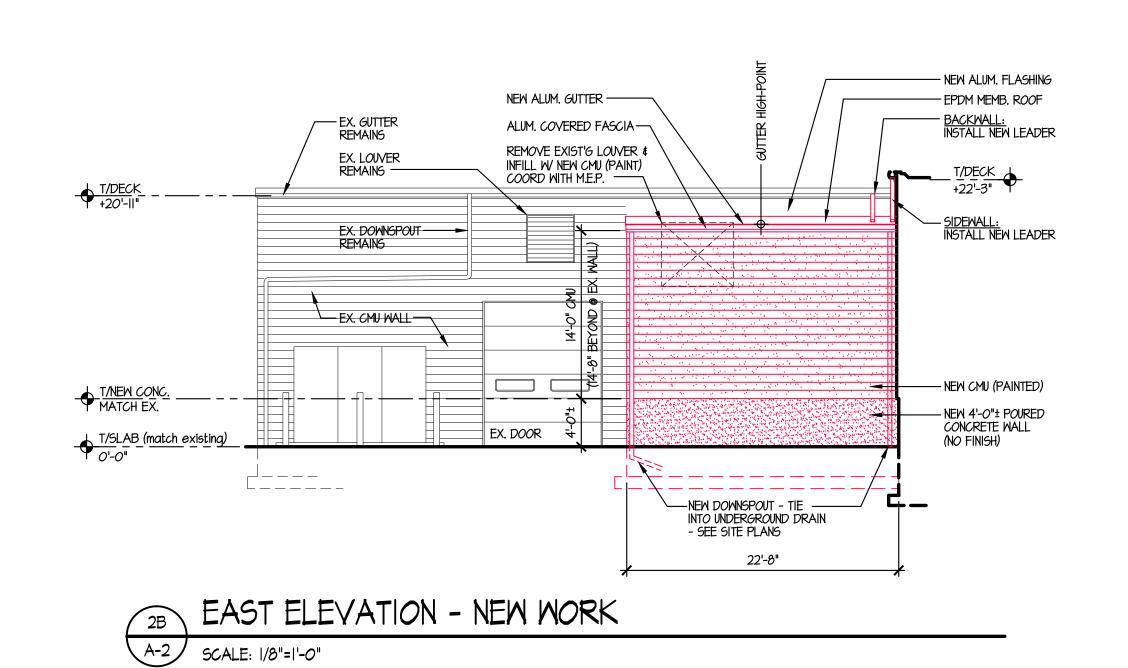
SOUTH ELEVATION - NEW WORK

SCALE: 1/8"=1'-0"



EAST ELEVATION - DEMOLITION

-2 | SCALE: 1/8"=1'





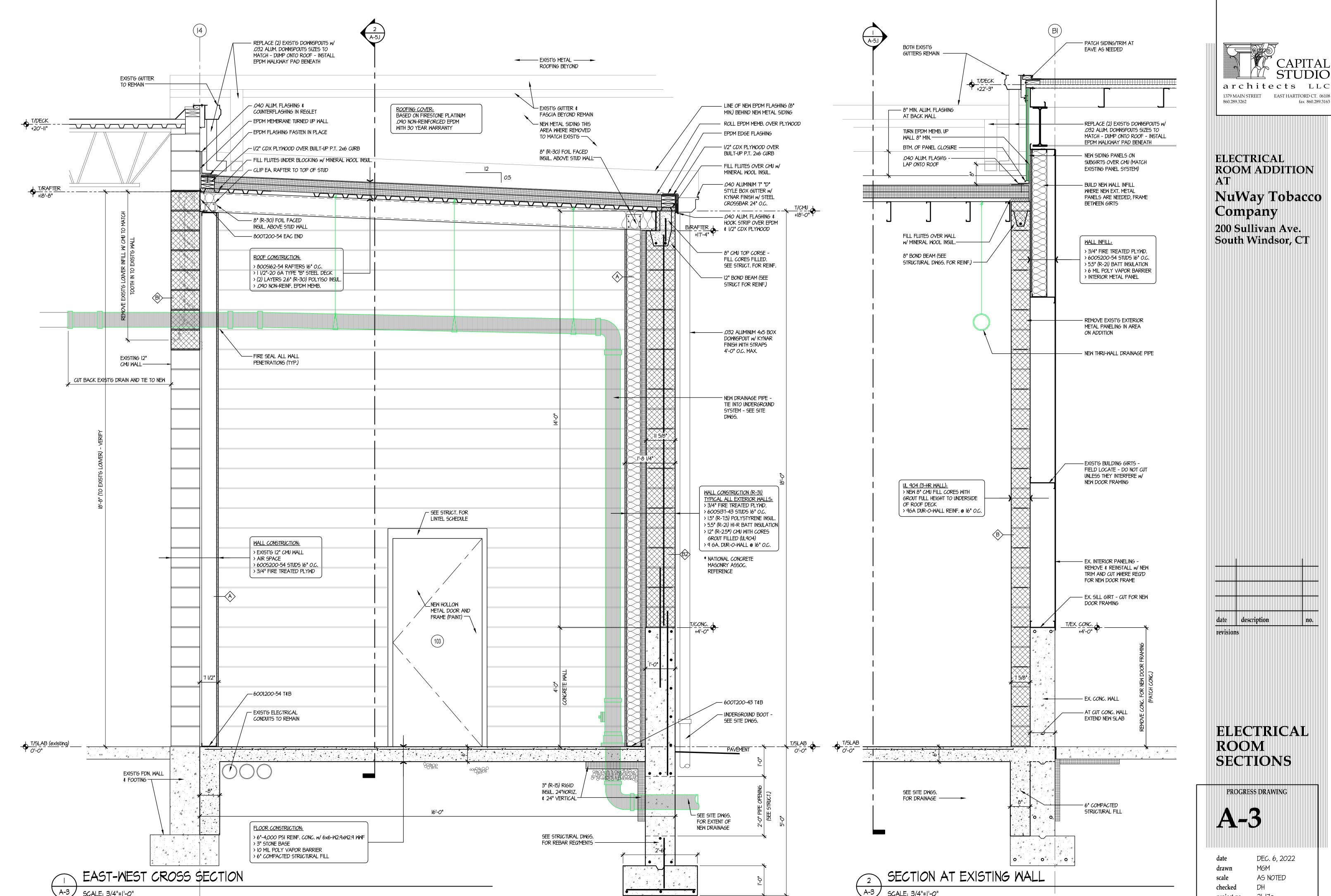
ELECTRICAL
ROOM ADDITION
AT
NuWay Tobacco
Company
200 Sullivan Ave.
South Windsor, CT

date description

ELECTRICAL ROOM ADDITION ELEVATIONS

PROGRESS DRAWING

date DEC. 6, 2022
drawn MGM
scale AS NOTED
checked DH
project no. 21-17a





21-17a

							DOO	R SCH	EDU						
	NI.			DOOR				FRA	ME		HDWE.	FIRE	REMARKS		
	No.	то	FROM	SIZE	TYPE	MAT'L.	FINISH	TYPE	MAT'L	FINISH	T'HOLD	SET	RATING	TALIII/AIAA	
	101	BLENDING RM. 102	PRODUCTION IOI	3'-0" x 7'-0" x 3/4"	HM-I	STEEL	PAINT	HMF-I P-I	STEEL	PAINT	~~~	#1	3 HOUR		
	102	BLENDING RM. 102	PRODUCTION 101	8'-0"W x 10'-0"H	OH-I	GALV. STEEL	FACTORY FINISH	FACTORY FRAME	~~~	~~~	~~~	BY MFR.	3 HOUR	INFILL EX. 14'-O" H OPENING W CMU	
FIRST FLOOR	103	BLENDING RM. 102	ELEC. ROOM 103	3'-0" x 7'-0" x 3/4"	HM-I	STEEL	PAINT	HMF-I P-I	STEEL	PAINT	~~~	#1	3 HOUR		
FIRST	104	EXTERIOR	ELEC. ROOM 103	3'-0" x 7'-0" x 3/4"	HM-I	GALV. STEEL	PAINT	HMF-I P-2	GALV. STEEL	PAINT	T-l	#2	3 HOUR		
	105	EXTERIOR	BLENDING RM. 102	12'-0"W x 14'-0"H (MATCH EX VERIFY)	<i>O</i> H-2	GALV. STEEL	FACTORY FINISH	FACTORY FRAME	~~	~~~	~~~	BY MFR.	~~~	EXTERIOR MOUNT DOOR. SEE NOTE #3	
	GENERAL DOOR & FRAME NOTES:														

							Fl	NIS	H S	SCF	lED	ULE	
No.	NAME	FLC	OOR	W	ALLS	S	В	ASE	! !	(CEIL	ING	REMARKS
				•••						MATI	ERIAL	HEIGHT	LEGEND:
		EPOXY FLOOR	NONE OR EXISTING	CMJ - PAINT	HSINIH ON - DOMATA	NONE OR EXISTING	CMJ - PAINT	PLYWOOD (NO FINISH)	NONE OR EXISTING	NONE OR EXISTING			REFERENCES ALL WALL SURFACES AS ORIENTED ON FLOOR PLAN PARTIAL WORK REQUIRED ONLY - SEE REMARKS REFERENCES NORTH WALL SURFACE AS ORIENTED ON FLOOR PLAN NOTE: FINISH CLASSIFICATION MUST MEET APPLICABLE FIRE CODE REQUIREMENTS AND STANDARDS.
101	PRODUCTION		•	\	X		\	X	>			20'-II"±	PAINT NEW CMU, NEW SWING DOORS AND NEW HOLLOW METAL FRAMES
102	BLENDING RM.		•	•••		•	•••		*			22'-3"±	PAINT NEW CMU, NEW SWING DOORS AND NEW HOLLOW METAL FRAMES
103	ELEC. RM.	•										14'-0"±	

ROOM FINISH NOTES:

PATCH ALL SURFACES DISTURBED BY NEW CONSTRUCTION. INSTALL NEW OR REPLACEMENT MATERIALS TO MATCH. PAINT TO MATCH.
 ALL DOORS AND FRAMES ON NEW WALLS GET PAINTED.

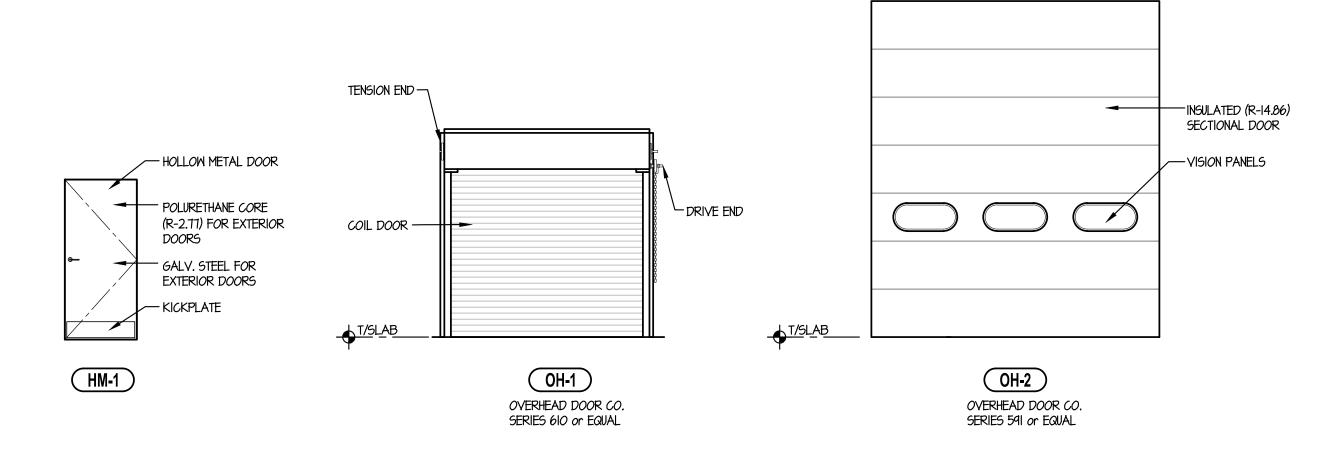
	FINISH HARDWARE SCHEDULE									
SET	QTY.	ITEM	MODEL No.	FINISH	MFR.					
	3	HINGES	FBB-191 (4 1/2"H x 4 1/2"W x NRP)	US26D	STANLEY					
	1	MORTISE LOCKSET (PASSAGE)	7915 x O x BL	U526D	SARGENT					
	1	CL0SER	35I-O / OZ	EN	SARGENT					
······	ı	CORE	7300	USI5	SARGENT					
	ı	OVERHEAD STOP	590-5	US26D	SARGENT					
	ı	KICKPLATE (8"H x 34"W)	KI050	U532D	ROCKWOOD					
	1	PERIMETER GASKET	303AS	MILL	PEMKO					
	3	HINGES	FBB-191 (4 1/2"H x 4 1/2"W x NRP)	U532D	STANLEY					
	ı	MORTISE LOCKSET (EXIT)	7925 x O x BL	U532D	SARGENT					
	I	CORE	T300	USI5	SARGENT					
	ı	CL0SER	351-0	EN	SARGENT					
9	ı	KICKPLATE (8"H x 34"W)	KI050	U532D	ROCKWOOD					
	ı	PERIMETER GASKET	303AS	MILL	PEMKO					
	ı	DOOR SHOE	222AV	MILL	PEMKO					
	ı	DOOR SWEEP & RAIN DRIP	345AV	MILL	PEMKO					
	ı	THRESHOLD	2523X3AF <i>G</i>	MILL	PEMKO					

HARDWARE NOTES:

I.) METAL FRAMES TO HAVE (3) RUBBER SILENCERS.

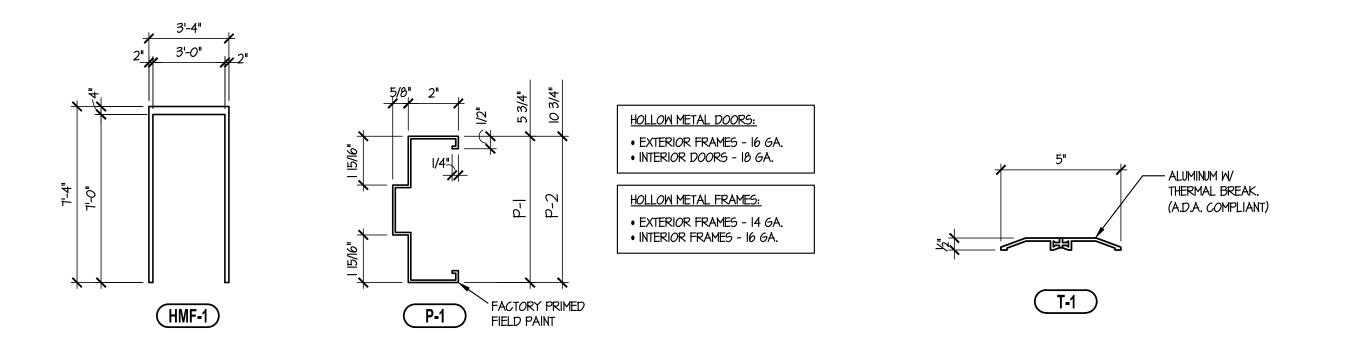
2.) HINGES TO HAVE NON-REMOVABLE PINS.

3.) ALL MORTISE LOCKSETS TO HAVE INTERCHANGEABLE CORES (IC).
4.) COORDINATE KEYING WITH OWNERS MASTER KEY SYSTEM.



DOOR ELEVATIONS

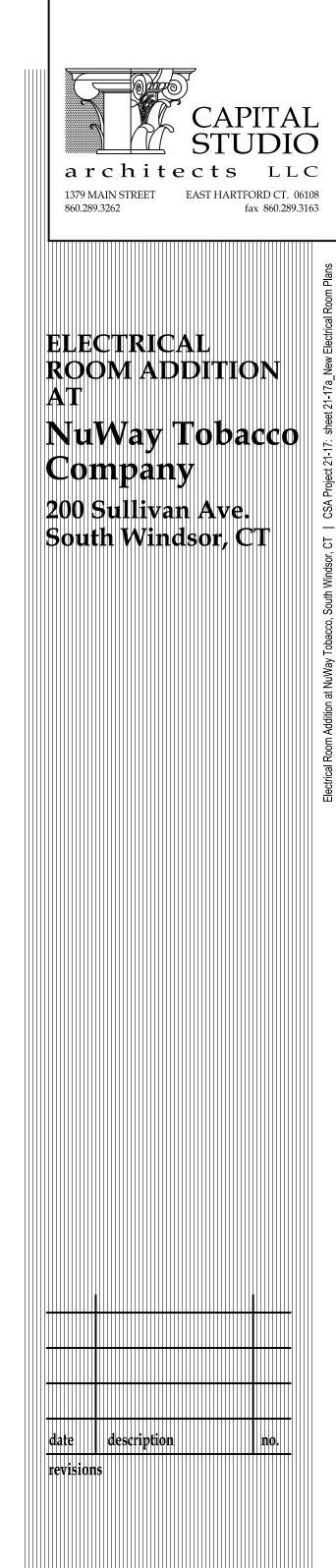
A-4 SCALE: 1/4" = 1'-0"



HOLLOW METAL FRAME ELEVATIONS AND PROFILES

NOT TO SCALE

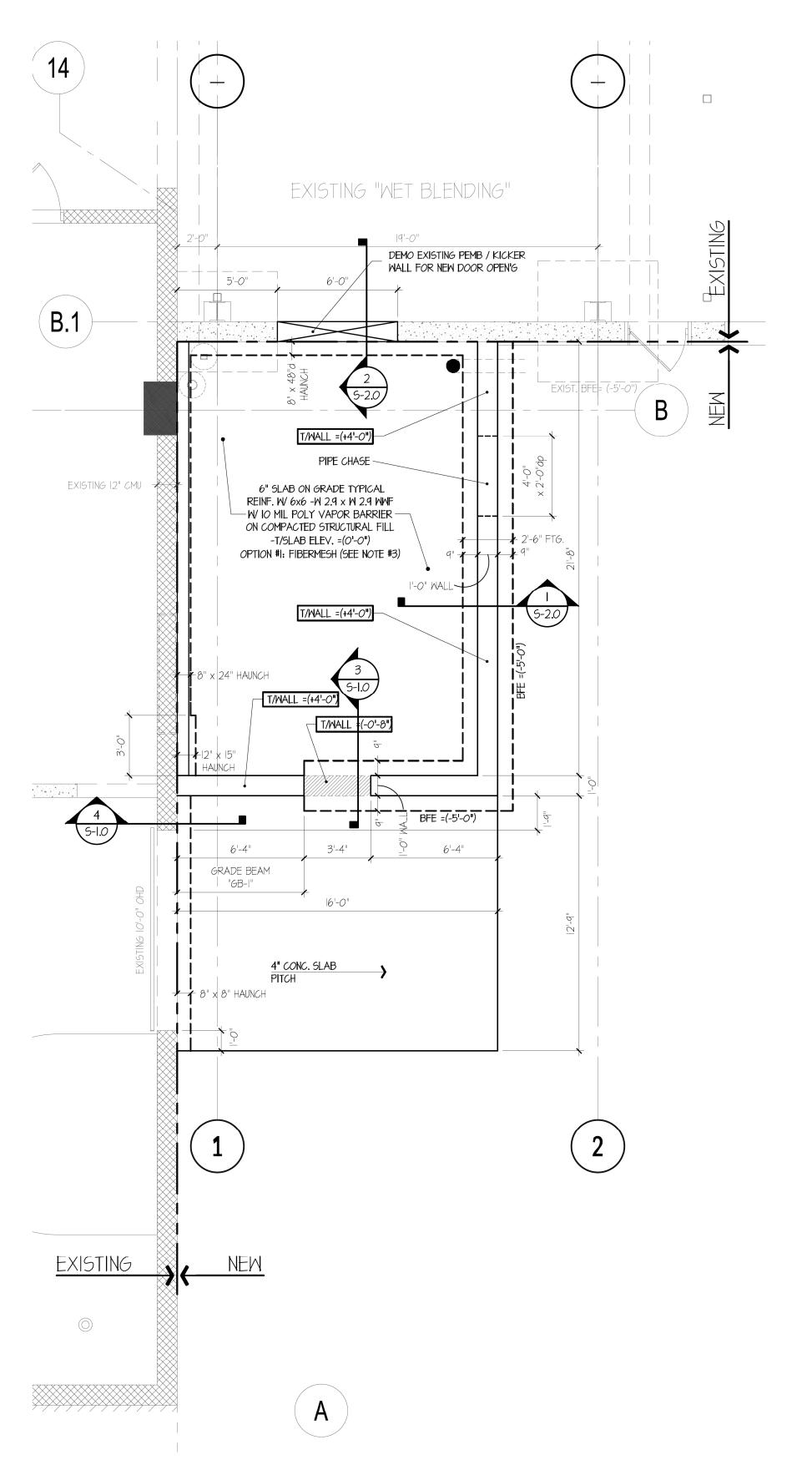


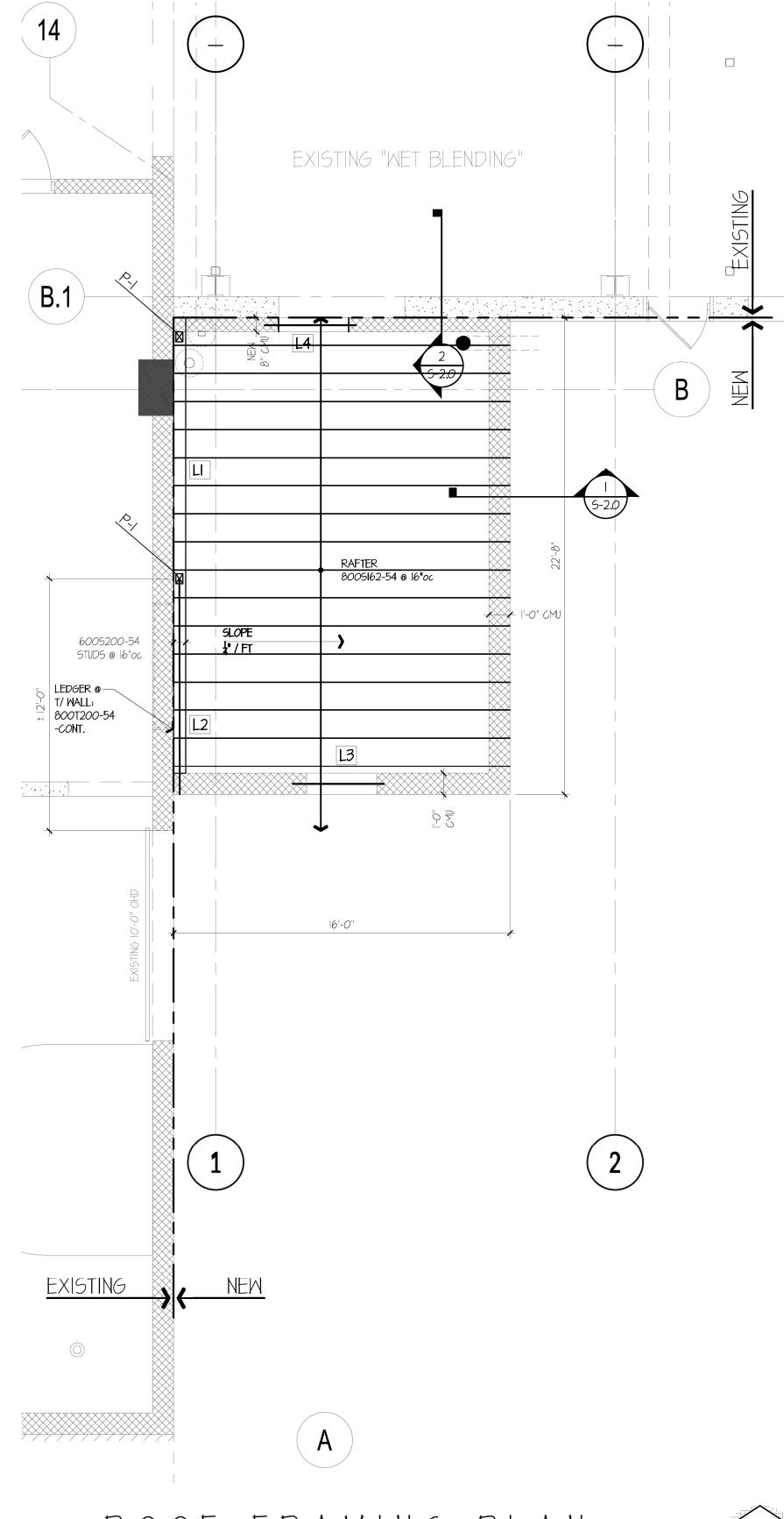


DOORS, FRAMES & SCHEDULES



date DEC. 6, 2022
drawn MGM
scale AS NOTED
checked DH
project no. 21-17a





FOUNDATION PLAN SCALE: 1/4"=1'-0"

NOTES:

I. <u>"BFE"</u> INDICATES "BOTTOM OF FOOTING ELEVATION", ALL FOOTINGS TO BEAR ON UNDISTURBED EARTH

2.	<u>"GB-I":</u> GRADE BEAM, I2"w x 60" deep, x 8'-0"long. PROVIDE (2) #5 DOWELS,
	TOP-MID-BOTTOM. DOWEL INTO EXIST. FNDN WALL

ROOF FRAMING PLAN S-1.0 SCALE: 1/4"=1'-0"

NOTES:

LINTEL SCHEDULE

TYPE:

L.G. BOX

L.G. BOX

GALV. ANGLES

GALV. ANGLES

SIZE:

(2) 10005162-54

(2) 12005162-54

JL $5x5 \times \frac{5}{16}$ " x 5'-0" lg

 $JL 5x3\frac{1}{2}x\frac{1}{4}$ " x 5'-0" lg

SYMBOL

L-I

L-2

L3

L4

I. ROOF: 8" LIGHT GAUGE RAFTERS, W/ I_2^{\perp} ", 20ga TYPE 'B' METAL ROOF DECK 2. "P-1": (3) 6005200-54 LIGHT GAUGE BUILT-UP POST

STRUCTURAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2022 CT BUILDING CODES: IBC 2021 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF EXISTING DURING CONSTRUCTION. IF REQ'D BY BLFG DEPT ALL FIELD TESTING SHALL PERFORMED BY AN ACCREDITED

TESTING LABORATORY.

4. ALL FOUNDATIONS SHALL BEAR ON VIRGIN or approved COMPACTED STRUCTURAL FILL. ANY UNSUITABLE SOIL CONDITIONS UNDER FOUNDATIONS SHALL BE BROUGHT TO THE

ATTENTION OF THE OWNER/ARCHITECT/ENGINEER.

SUB-GRADE SHALL BE COMPACTED USING A VIBRATORY TAMPER OR JUMPING SOIL RAMMER AFTER THE STRUCTURAL BACKFILL HAS BEEN APPROVED.

PROVIDE 3" Stone, 10 Mil Vapor Barrier & 6" Compacted Fill MATERIAL (Submit for Approval) BELOW SLAB-ON-GRADE & SHALL BE PLACED IN LAYERS NOT TO EXCEED 8".

7. WHERE BOTT/FOOTINGS ARE BELOW THE GROUNDWATER ELEVATION, PLACE FILTER FABRIC & 8" OF 3/8" CRUSHED STONE.

C. CONCRETE (All materials to be submitted for Review before start of work) 8. CONCRETE MATERIALS ARE AS FOLLOWS: 3000 psi at WALLS, FOOTINGS, 4000 psi for SLAB-

9. REINFORCEMENT: ASTM A615, Fy = 60 ksi.

10. CONCRETE WORK SHALL CONFORM TO ACI 301-03 & ACI 318-03.

11. MINIMUM COVER FOR REBAR: 1 CONCRETE AGAINST EARTH....

2 CONCRETE EXPOSED TO WEATHER.....2"

3 CONCRETE AT INTERIOR SLABS......1" INTERIOR FLOOR

6" SLAB (6x6-W2.9xW2.9wwf) on GRADE SHALL HAVE A STEEL TROWEL FINISH. EXTERIOR SLABS SHALL RECEIVE A COURSE BROOM FINISH. VERIFY WITH OWNER

ON SLAB TREATMENT BEFORE PRECEEDING. 13. APPLY CURING COMPOUND TO SLABS IMMEDIATELY FOLLOWING TROWELING,

Kure-N-Seal #830 or EQUAL. 14. GROUT & RUB ALL EXPOSED SURFACES OF PIERS & WALLS WITHIN 48 HOURS OF POUR. 15. SAW CUT SLAB-ON-GRADE CONTROL JOINTS AT A MAX. (16' x 11') MAX. JOINTS SHALL BE

CUT 1/4" min. and WITHIN 24 HOURS OF POUR. FILL JOINTS WITH NON SHRINK GROUT.

D. COLD FORMED METAL (All materials to be submitted for Review before start

<u>of work)</u>

16. MATERIALS: (All exposed steel shall be galvanized) ASTM A1003, Structural Type H

18-20 gauge......Fy = 33 ksi. 12-16 gauge......Fy = 50 ksi.

ASTM C1513.....Self Tapping Fasteners

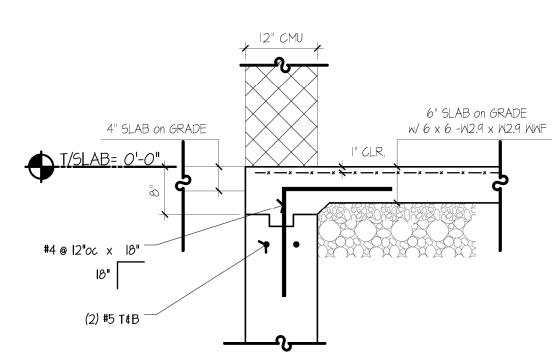
No. 10 Screw.....d = 0.190 in STEEL: Anchor Bolts, A307, Galvanized

E. MASONRY ALL MASONRY UNITS SHALL BE REINFORCED with VERT REBAR & HORIZ (Dur-o-wal, 9 ga, Truss-Type).

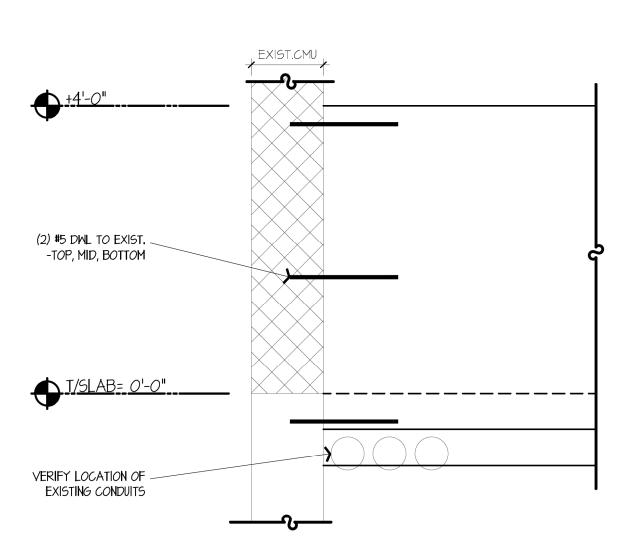
F. DESIGN CRITERIA (South Windsor, CT)

ROOF LIVE LOAD = 30 psfWIND LOADVu = 120 mph, Exp B, Cat II

PRESUMPTIVE SOIL BEARING PRESSURE.........1.5 ton/sq ft









WILLIAM M. LAPOINT, PE

1379 Main Street East Hartford, CT 06108 voice: 860.622.0840 wmlpengineer@gmail.com

SCALE: AS NOTED JOB NO.: 2022-**DRAWN BY:** CK'D BY: WML **DATE DRAWN:** 11- 10-2022

> **ELECTRICAL ROOM FOUNDATION** & ROOF PLAN

> > **S-1.0**

