

ZONING TABLE			
ZONE: INDUSTRIAL (I)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	30,000 SF	659,681 SF (15.14 AC)	659,681 SF (15.14 AC)
LOT FRONTAGE	100'	768.9'	768.9'
FRONT YARD — SULLIVAN AVENUE	50'	49.9'	49.9'
FRONT YARD — RYE STREET	35'	8.6'	8.6'
SIDE YARD	10'	24.5'	24.5'
REAR YARD	25'	N/A	N/A
BUILDING HEIGHT	40'/2 STORIES	<40'/2 STORIES	<40'/2 STORIES
LOT COVERAGE	50%	13.6%	13.7%
IMPERVIOUS COVERAGE	65%	46.2%***	46.2%***

NOTES:

- \* EXISTING NON-CONFORMING TO FRONT YARD SETBACK. THE NEW BUILDING ADDITION WILL CONFORM TO THE 50' FRONT YARD SETBACK.
- \*\* EXISTING NON-CONFORMING TO FRONT YARD SETBACK.
- \*\*\* IMPERVIOUS COVERAGE INCLUDES EXISTING SOLAR PANELS AND SOLAR PANELS CURRENTLY BEING INSTALLED.

21 EFFEY DRIVE  
P.O. BOX 1167  
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www.designprofessionals.com

**design professionals**  
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS  
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:  
200 SULLIVAN  
AVENUE LLC  
P.O. Box 415  
E Windsor Hill, CT 06028

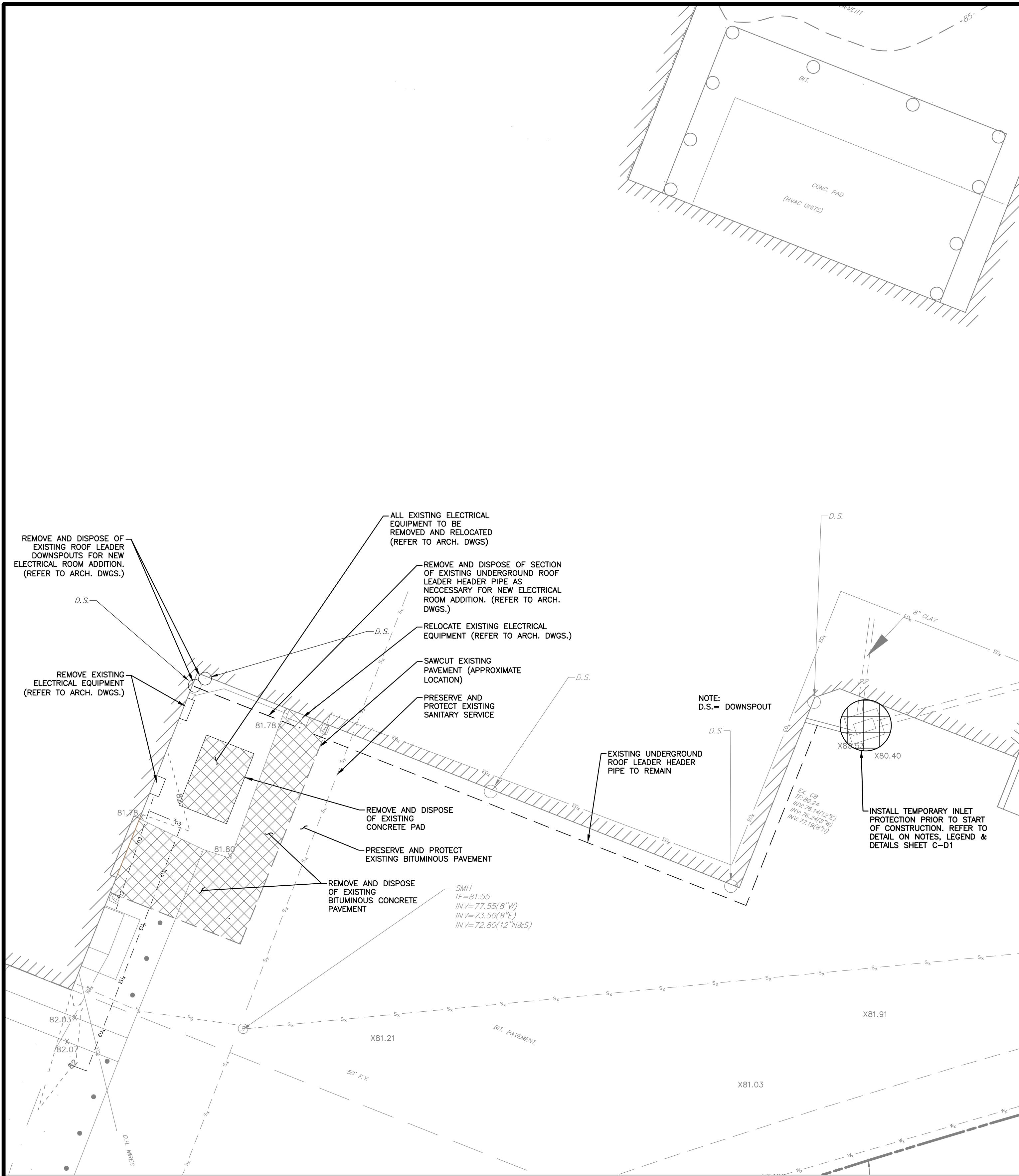
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C-OS1  
DATE:  
12/12/22  
DRAWN BY:  
SPC  
CHECKED BY:  
BKM/CMM  
DATE:  
12/12/22

**NUWAY TOBACCO ELECTRICAL  
BUILDING ADDITION**  
200 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT 06074  
MAP 121, BLOCK 41

NO. DATE BY REVISIONS

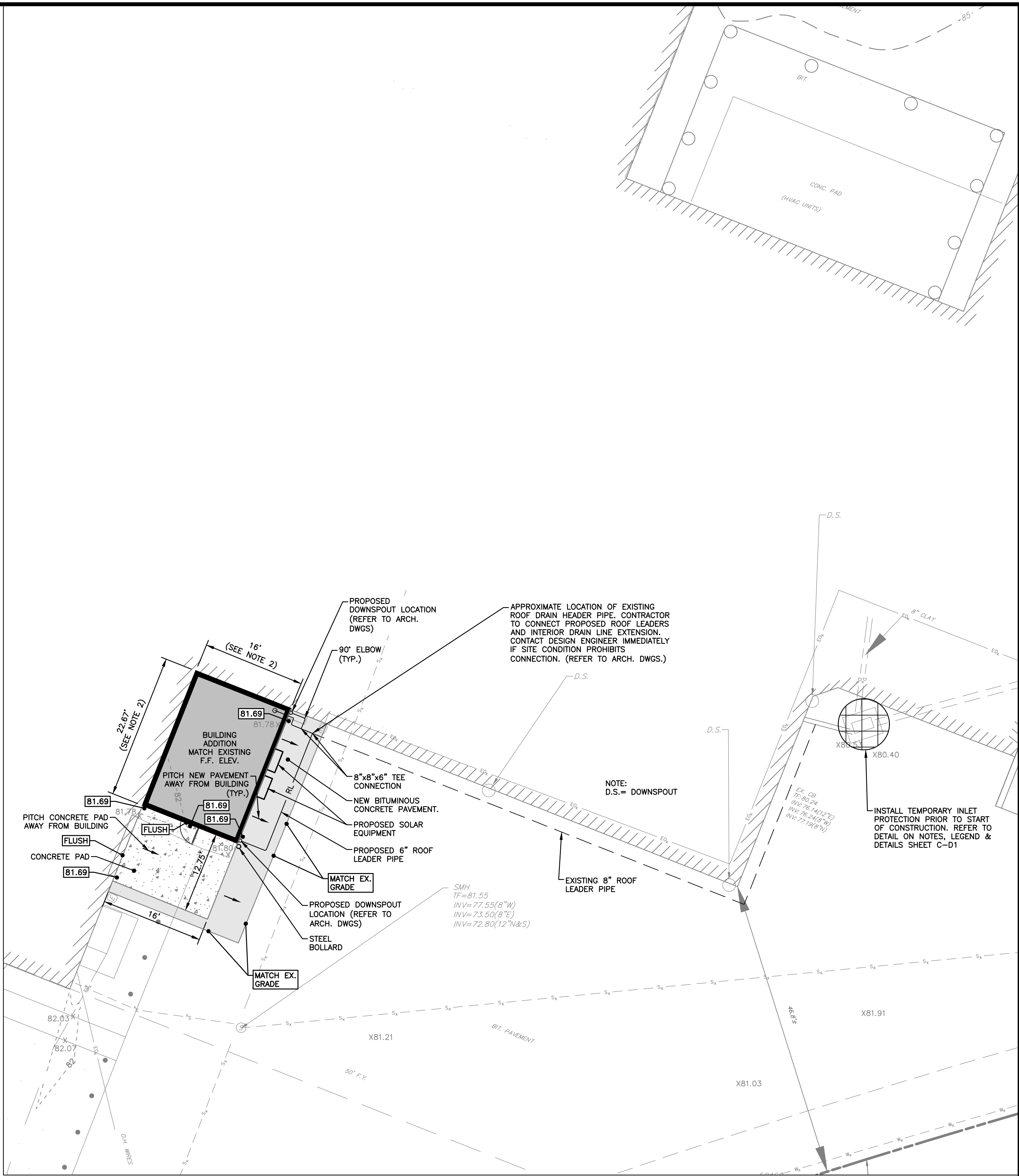
OVERALL  
SITE PLAN  
SCALE: 0' 10' 20' 40'  
T = 20'  
SHEET  
**C-OS1**  
SHEET 1 OF 3





DM1 DEMOLITION PLAN

SCALE: 0' 5' 10' 20'  
1" = 10'



SP1 SITE PLAN

SCALE: 0' 5' 10' 20'  
1" = 10'

**REFERENCES:**  
THIS PLAN REFERS TO THE FOLLOWING:  
1. PLAN ENTITLED "IMPROVEMENT LOCATION SURVEY-RECORD, 200 SULLIVAN AVENUE LLC, 200 SULLIVAN AVENUE, SOUTH WINDSOR, CONNECTICUT" DATED REVISED 10/12/22 PREPARED BY DESIGN PROFESSIONALS, INC.

**SITE PLAN NOTES:**  
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.  
2. AT TIME OF CONSTRUCTION, ALL ARCHITECTURAL DIMENSIONS TO BE VERIFIED WITH ACTUAL FIELD DIMENSIONS. ANY DISCREPANCIES, CONTACT DESIGN ENGINEER.



**PROPERTY OWNER:**  
200 SULLIVAN AVENUE LLC  
P.O. BOX 415  
EAST WINDSOR, CONNECTICUT 06028

**APPLICANT:**  
NUWAY TOBACCO CO.  
200 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT 06074

REVISIONS

DEMOLITION &  
SITE PLAN

SHEET

C-SP1

SHEET 2 OF 3

**NUWAY TOBACCO ELECTRICAL  
BUILDING ADDITION**  
200 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT 06074  
MAP 121, BLOCK 41

**PREPARED FOR:**  
200 SULLIVAN  
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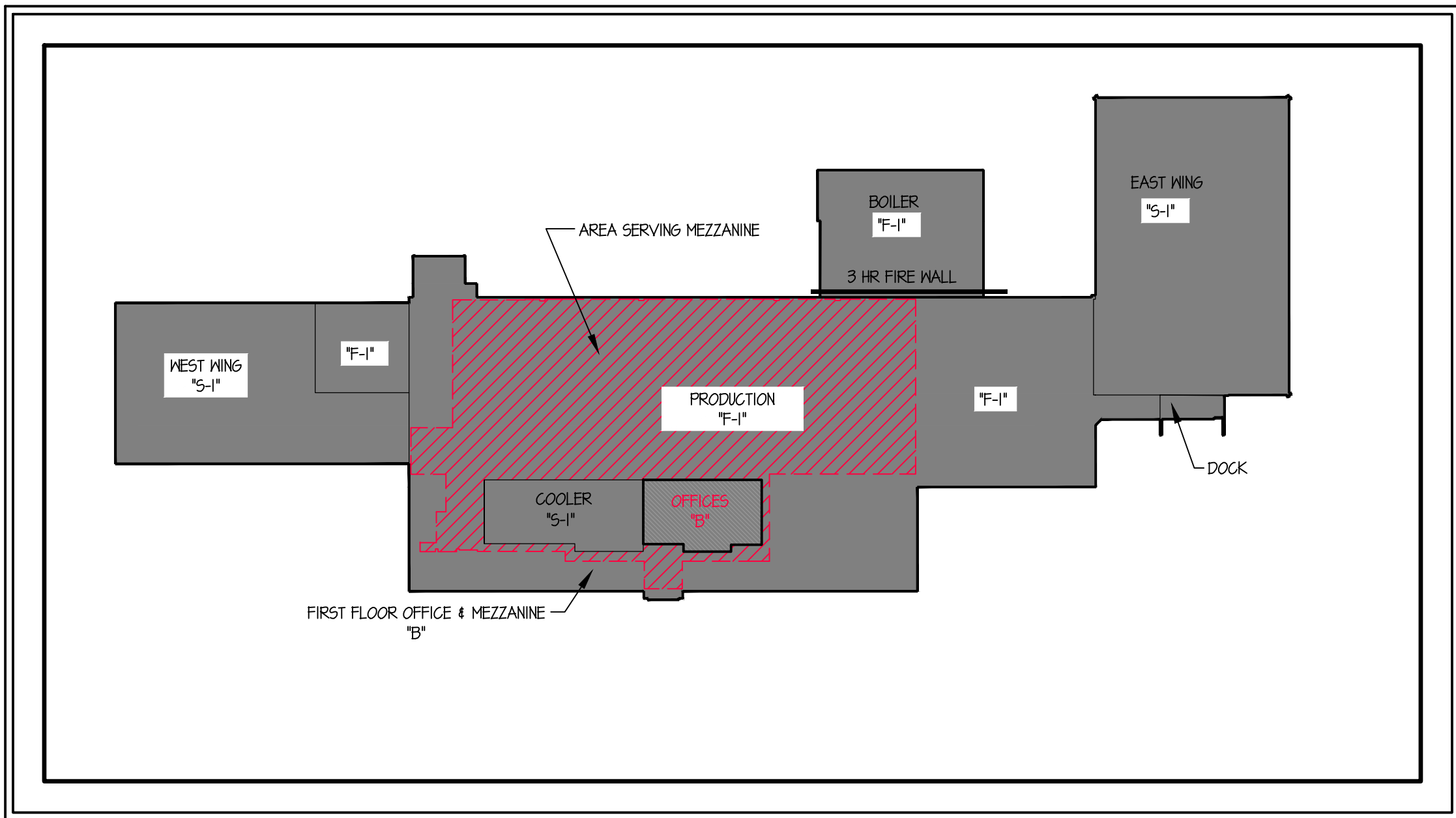


# Electrical Room Addition at NuWay Tobacco Company

DECEMBER 6, 2022  
**PROGRESS SET**

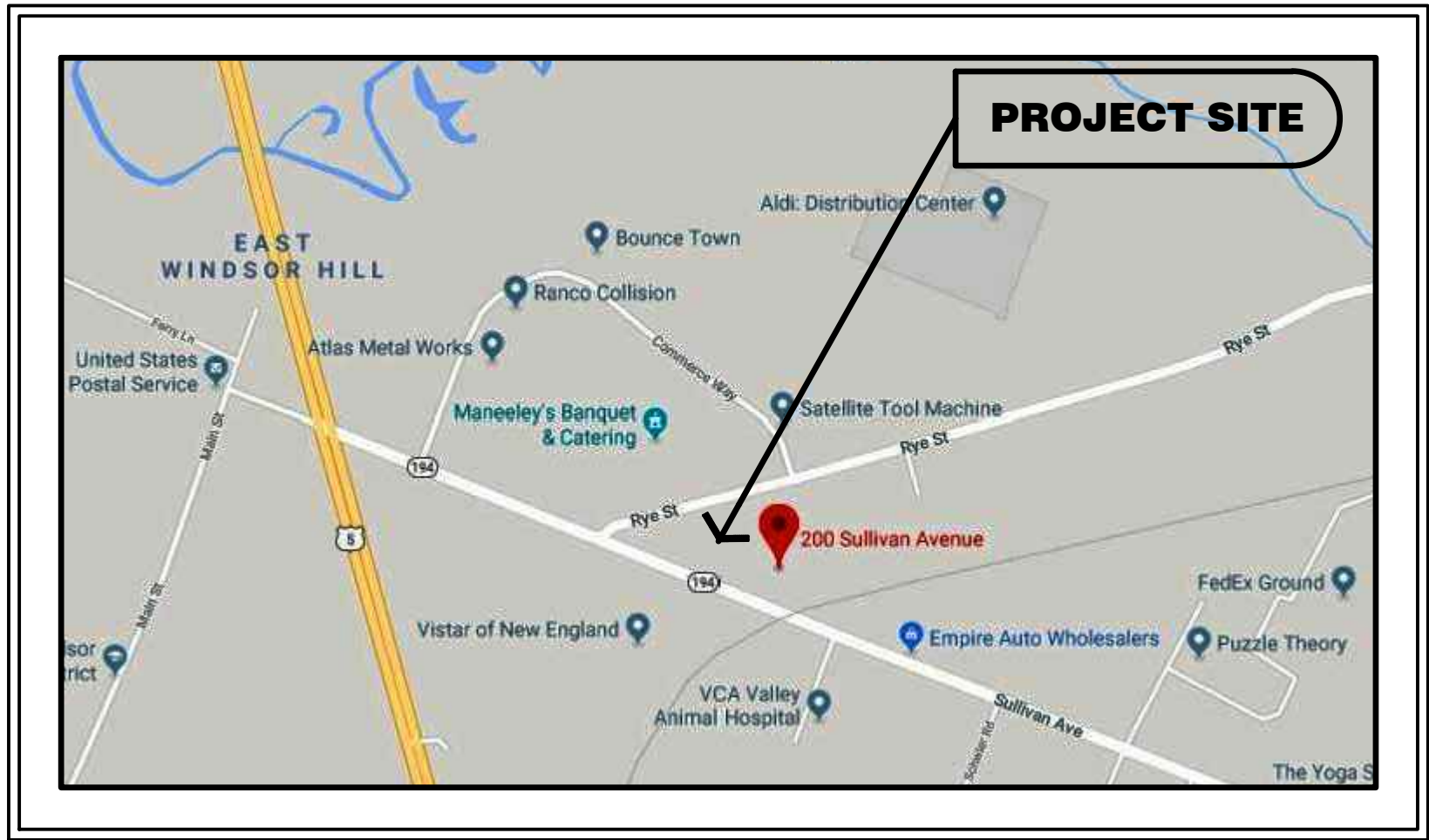
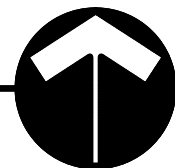
200 Sullivan Avenue  
South Windsor, Connecticut

csa project 21-17



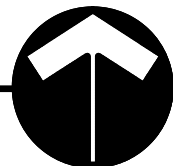
## Building Occupancy

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



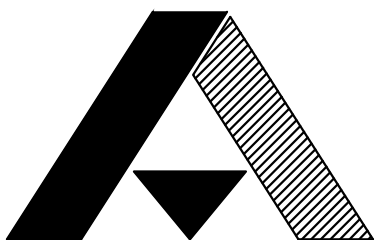
## Location Plan

not to scale



## DRAWING LIST:

- Title Page
- Architectural:
  - S-1.0 Structural Plan
  - G-1 Code Data, General Notes, Legends and Wall Types
  - G-2 Building Square Footage
  - A-0 Building Keyplan
  - A-1 New Electrical Room Plans
  - A-2 Electrical Room Addition Elevations
  - A-3 Electrical Room Sections
  - A-4 Doors, Frames & Schedules



## CONTRACTOR :

Aldrich Construction Company, Inc.  
1395 Tolland Turnpike  
Manchester Connecticut 06042  
tel: 860.647.7544 fax: 860.645.0138



## STRUCTURAL :

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



## ARCHITECT :

Capital Studio Architects, LLC  
1379 Main Street  
East Hartford, Connecticut 06108  
tel: 860.289.3262 fax: 860.289.3163



## GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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 guarded in accordance with safety provisions of the "Manual of Accident Prevention in Construction" published by the Associated General Contractors of America, to the extent that such provisions are not in contradiction of applicable laws.
5. 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.
6. 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 foreseen by such examination will be recognized.
7. 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 drawings.
8. Do not proceed with change in scope of work without written approval from owner or architect.
9. 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.
11. 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 B17 and all updated supplements.

ABBREVIATIONS	
ACOUST.	ACOUSTIC
ALT.	ALTERNATE
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
A.T.	ASPHALT TILE
@	AT
B.C.	BRICK COURSE
BD.	BOARD
B.F.	BOTTOM OF FOOTING
BLDG.	BUILDING
CAB.	CABINET
C/C	CENTER TO CENTER
C.T.	CERAMIC TILE
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CLG.	CEILING
COL.	COLUMN
COMP.	COMPACTED
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DWG.	DRAWING
DN.	DOWN
DP.	DAMP-PROOFING
D.S.	DOWNSPOUT
E	EAST
ELECT.	ELECTRICAL
EXP.	EXPANSION JOINT
ELEV.	ELEVATION
E.P.	ELECTRICAL PANEL
EQUIP.	EQUIPMENT
EXP.	EXPANSION
F.A.P.	FIRE ALARM PANEL
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.H.C.	FIREHOSE CABINET
FIN.	FINISH
FL.	FLOOR
F.M.	FACE OF MASONRY
F.F.	FACE OF FRAMING
F.DN.	FOUNDATION
F.R.	FIRE RATED
FTG.	FOOTING
G	GENERAL
GWB	GYPSUM WALLBOARD
GALV.	GALVANIZED
GL.	GLASS
GLZ.	GLAZING
GYP. BD.	GYPSUM WALL BOARD
HGT.	HEIGHT
H.M.	HOLLOW METAL
HPT.	HIGH POINT
HDWD	HARDWOOD
HDWR	HARDWARE
HWH	HOT-WATER HEATER
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
JAN.	JANITOR
JO.	JOINT
JT.	JUNCTION
KIT.	KITCHEN
LAM.	LAMINATED
L.P.	LOW POINT
LCKR.	LOCKER
MAS.	MASONRY
MAT.	MATERIAL
MAX.	MAXIMUM
M.C.	MASONRY COURSE
MECH.	MECHANICAL
MEM.	MEMBER
MFR.	MANUFACTURER
MIS.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
R	RISER (RADIUS)
RAD.	RADIATOR
R.B.	RUBBER BASE
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCING
R.L.	RAIN LEADER
RM.	ROOM
S	SOUTH
S.F.	SQUARE FOOTAGE
SIM.	SIMILAR
SPEC.	SPECIFICATION
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T&G.	TONGUE AND GROOVE
T	TREAD
T.S.	TOP OF SLAB
TS/L	TOP OF SILL
T/W	TOP OF WALL
TYP.	TYPICAL
V.C.T.	VINYL COMPOSITE TILE
V.B.	VINYL BASE
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W	WITH
W.C.	WATER CLOSET
WOOD	WOOD
WIND.	WINDOW
W.P.	WATER-PROOFING

# CODE DATA

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## APPLICABLE CODES & GUIDELINES:

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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

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1. EXISTING BUILDING CODE (IEBC):
  - A. Method of Compliance: Prescriptive Compliance (sect. 301.3.1) for Alterations.
  - 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 2017 ICC-A117.1
2. USE GROUP CLASSIFICATION - Separated Mixed Use (section 508):
  - FACTORY (existing):
    - F-1: Moderate Hazard (section 306.2).
    - > Tobacco
  - STORAGE (existing):
    - S-1: Moderate Hazard (section 311.2).
    - > Tobacco
  - 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.
3. 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.
4. SEPARATION OF OCCUPANCES: (table 504.4):
  - not required.
5. 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.
6. FIRE RESISTANCE RATINGS (table 601):
  - Primary Structure 0 hour.
  - Bearing Walls (ext.) 0 hour.
  - Bearing Walls (int.) 0 hour.
  - Non-Bearing (int.) 0 hour.
  - Floor Construction: 0 hour.
  - Roof Construction: 0 hour.
7. 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 norm. door (34 inch clear / 0.2 = 170 occupants allowed.
  - 72 inch norm. door (68 inches clear / 0.2 = 340 occupants allowed.


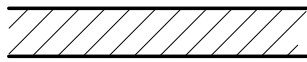


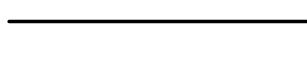

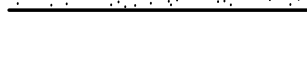


MINIMUM NUMBER OF EXITS (table 1006.2.1)

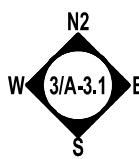
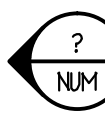
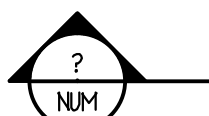

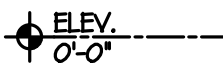
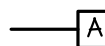
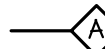



  - Electrical Room: 285 net s.f. + 100 = 3 occupants
  - (1) exit required (less than 49 occupants); (1) provided.
8. ENERGY CODE (IECC):

INSULATION COMPONENTS (table C402.1.3)

  - Insulation Above Roof: Required R-30; Provided R-30
  - Mass Wall (12" CMU Fully Gouted): 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

# MATERIALS LEGEND

	DEMOLISHED ITEM
	BRICK
	CONCRETE BLOCK
	CONCRETE
	EXISTING WALL
	NEW WALL
	GYPSUM BOARD
	FINISH WOOD
	BATT INSULATION

SYMBOLS LEGEND	
	INTERIOR ELEVATIONS
	EXTERIOR ELEVATION
	WALL SECTION
ROOM NAME 	ROOM NAME & NUMBER
	FLOOR ELEVATION
	DEMOLITION KEY NOTE
	WALL PARTITION TYPE
	DOOR TYPE
	INTERIOR ELEVATION
	WINDOW TYPE

# WALL TYPES scale: 1"=1'-0"

NOTE: ALL WALL TYPES DRAWN IN SECTION EXCEPT WHERE INDICATED OTHERWISE.

6 7/8"

EXTEND WALL TO STRUCTURE ABOVE

600S17-43 METAL STUDS 16" O.C.

5.5" (R-21) BATT INSUL.

3/4" FIRE RESISTANT TREATED PLYWOOD FULL HEIGHT (NO FIN)

600T200 TRACK T4B

**A** 6" METAL STUD FURRING (INSULATED WALL)

6 7/8"

EXTEND WALL TO STRUCTURE ABOVE

600S200-54 METAL STUDS 16" O.C.

3/4" FIRE RESISTANT TREATED PLYWOOD FULL HEIGHT (NO FIN)

600T200-54 TRACK T4B

**A1** 6" METAL STUD FURRING (NO INSULATION)

8" CMU

10" CMU

12" CMU

9 GAUGE DUR-O-WALL REINFORCEMENT 16" O.C.

GLASS 1/2-3/4" U.L. RATED 3-HR WALL CMU - FILL CORES SOLID WITH GROUT

**B** CONCRETE BLOCK WALL U.L. Design U-904 (3 hour)



**CAPITAL  
STUDIO**  
architects LLC

1379 MAIN STREET  
860.289.3262

EAST HARTFORD CT. 06108  
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Electrical Room Addition at NuWay Tobacco, South Windsor, CT | CSA Project 21-17: sheet 21-17a\_ New Electrical Room Plans

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

date	description	no.
revisions		

- CODE DATA,
- GENERAL NOTES,
- LEGENDS and
- WALL TYPES

## PROGRESS DRAWING

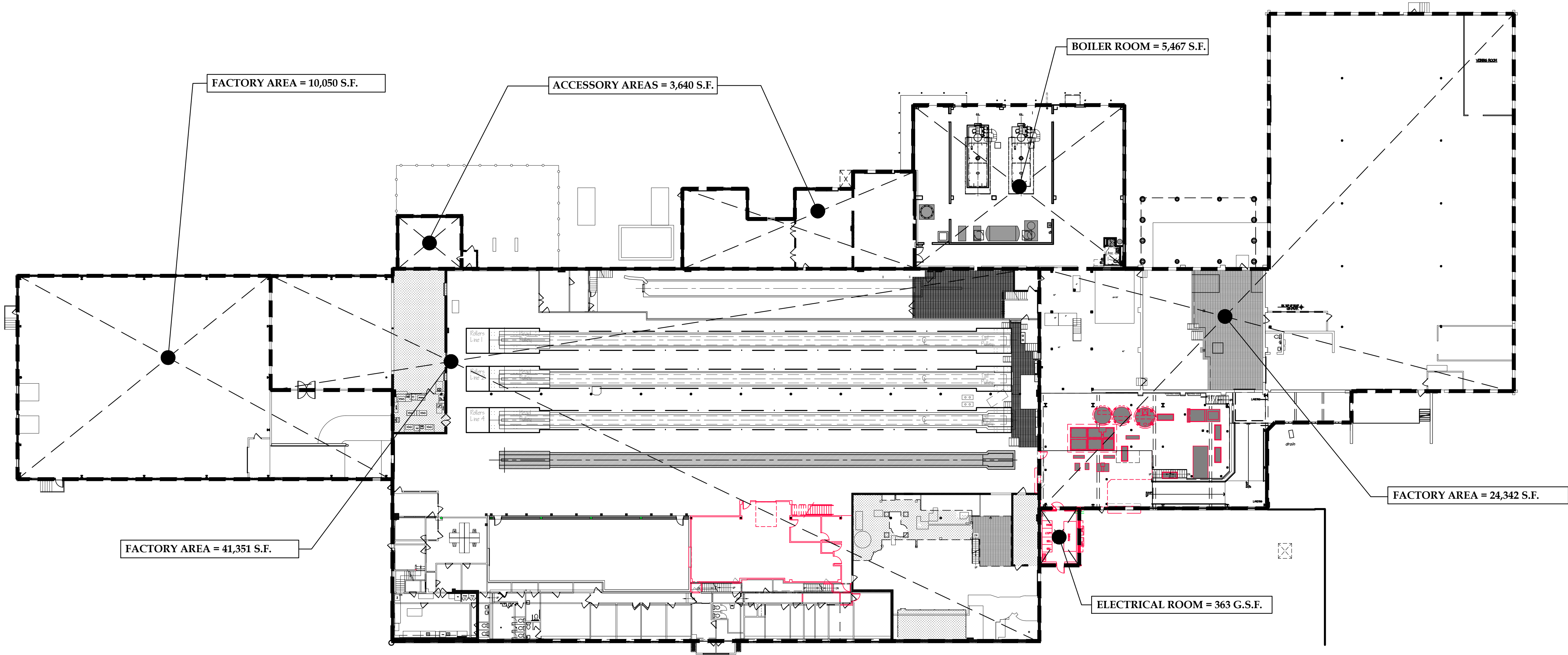
# G-1

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



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

Electrical Room Addition at NuWay Tobacco, South Windsor, CT | CSA Project 21-17: sheet 21-17a, New Electrical Room Plans



**BUILDING USE SQ. FOOTAGE**

NOT TO SCALE

BUILDING S.F. = 85,213

date	description	no.
revisions		

**BUILDING  
SQUARE  
FOOTAGE**

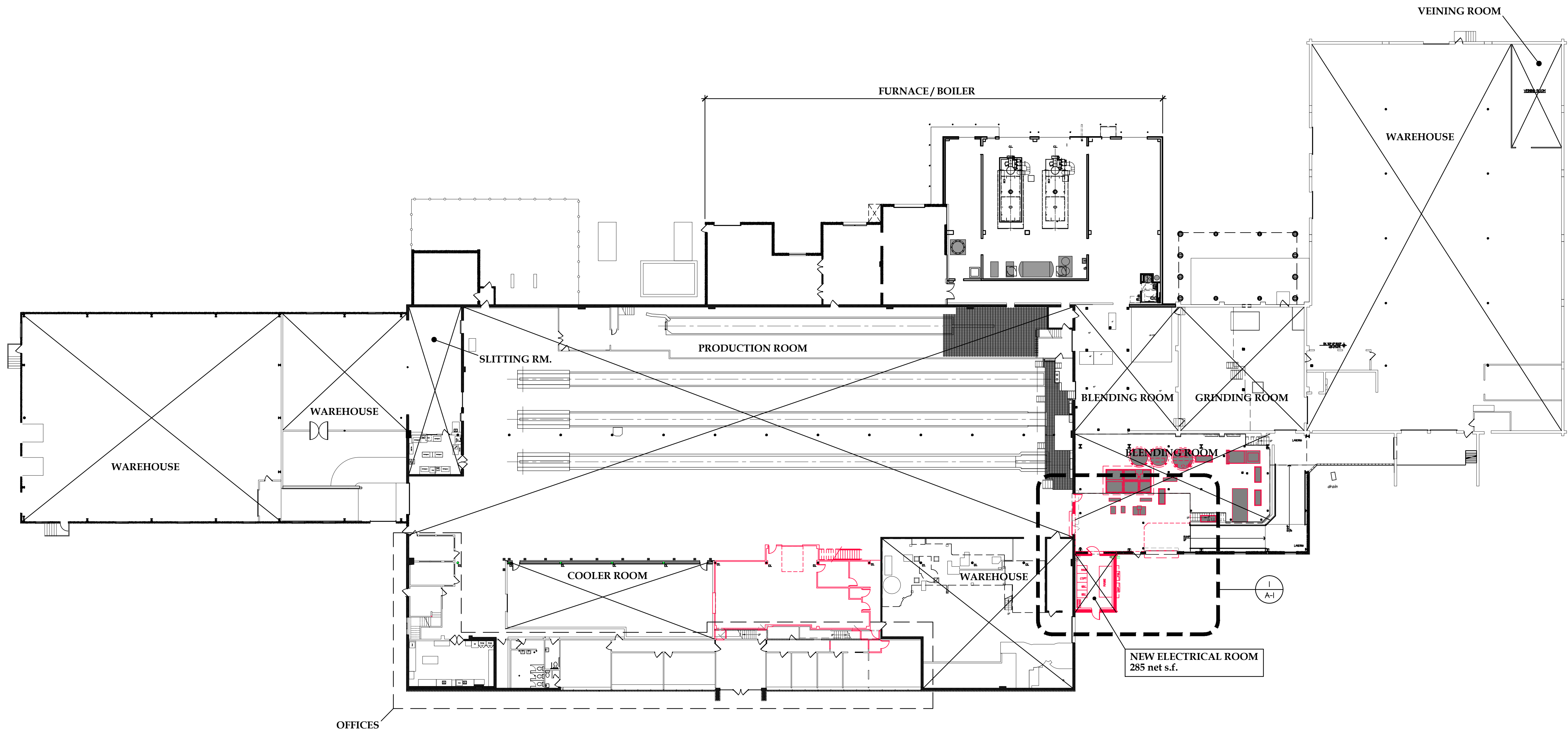
PROGRESS DRAWING

**G-2**

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







## FIRST FLOOR KEYPLAN

NOT TO SCALE

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

date	description	no.
revisions		

## BUILDING KEYPLAN

PROGRESS DRAWING

# A-0

date DEC. 6, 2022  
drawn M6M  
scale AS NOTED  
checked DH  
project no. 21-17a








**CAPITAL  
STUDIO**  
architects LLC

1379 MAIN STREET EAST HARTFORD CT. 06108  
860.289.3262 fax 860.289.3163

## Electrical Room Addition at NuWay Tobacco, South Windsor, CT | CSA Project 21-17: sheet 21-17a New Electrical Room Plans

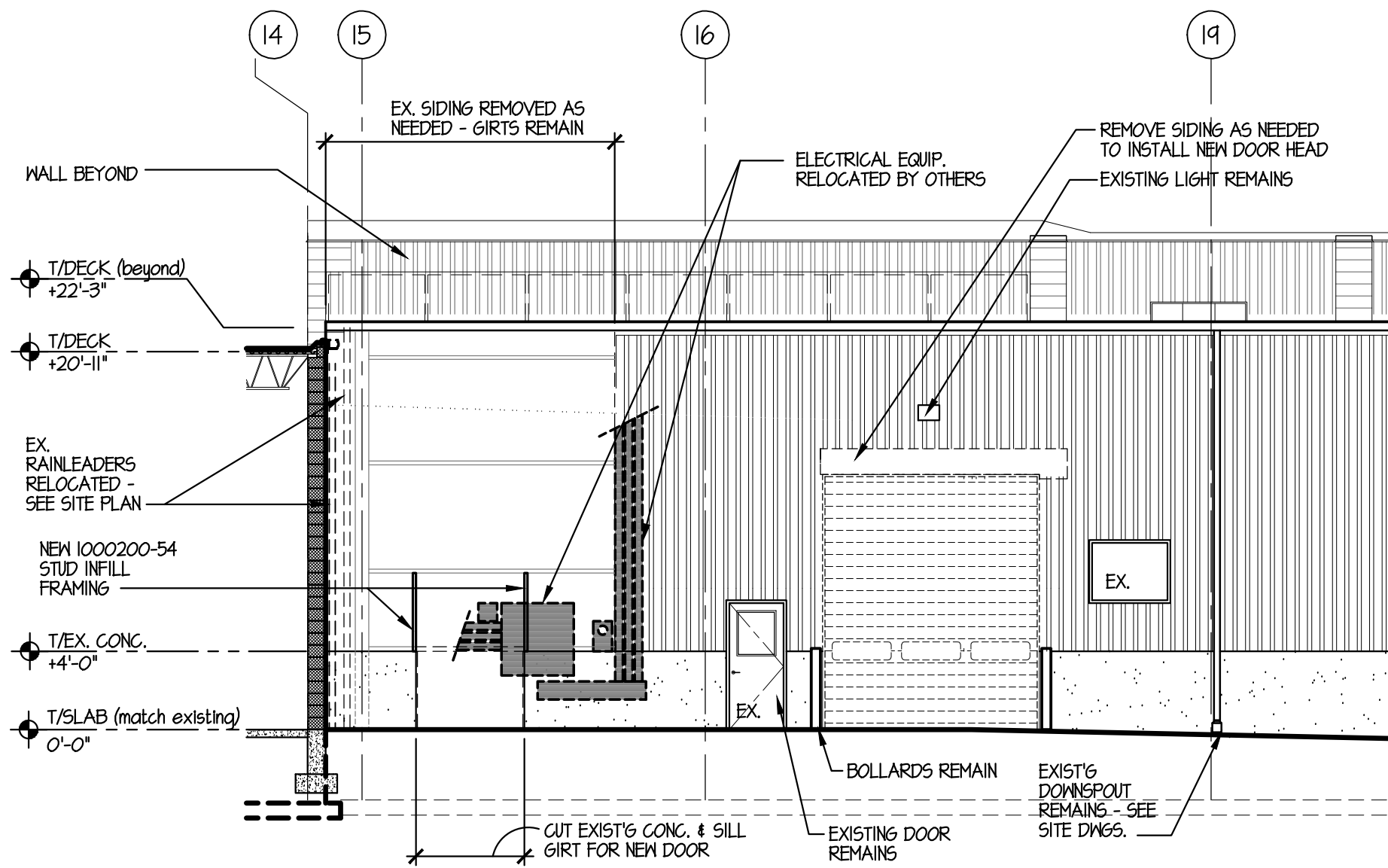
NORTH



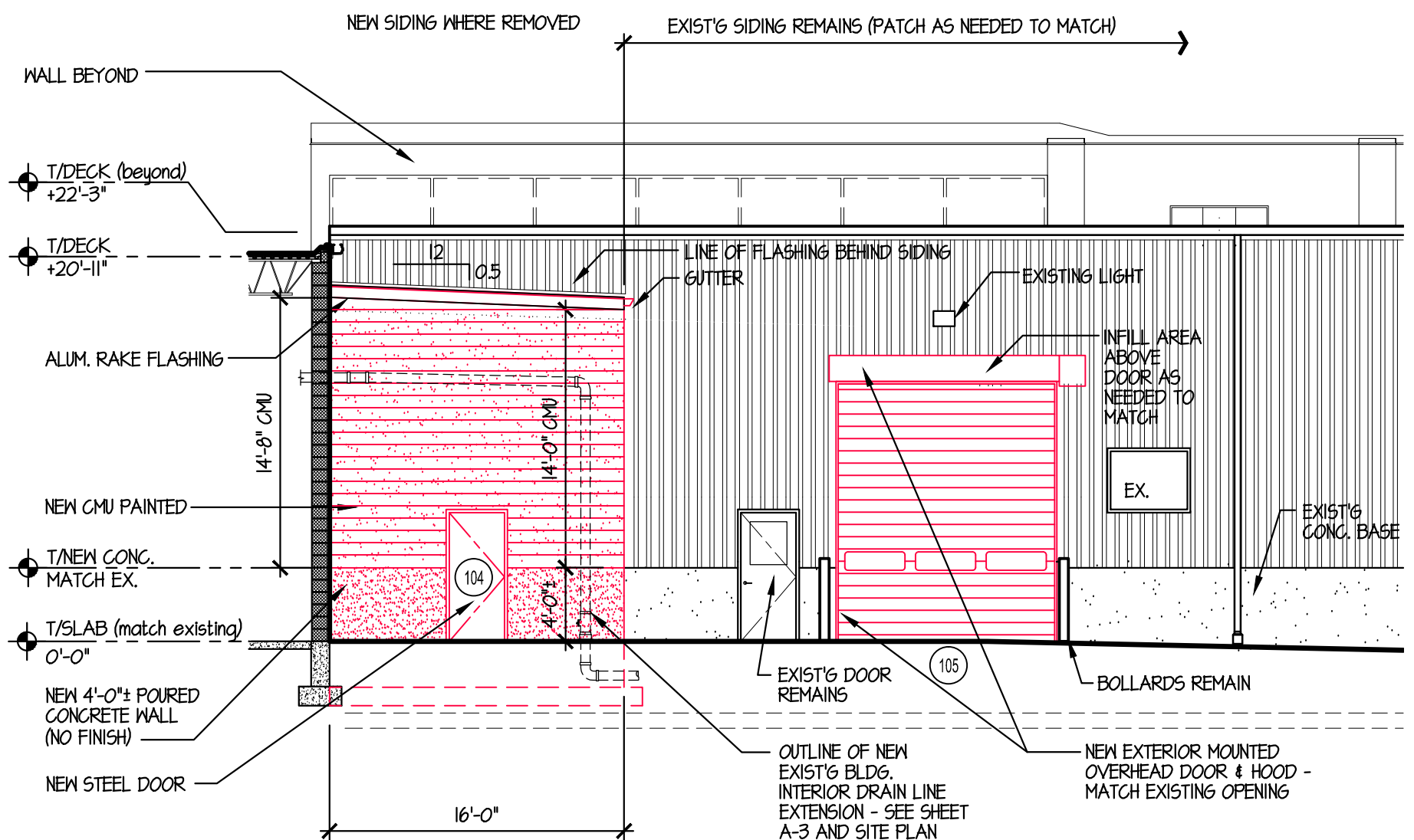
## NEW FIRST FLOOR ELECTRICAL ROOM

PROGRESS DRAWING	
<b>A-1</b>	
date	DEC. 6, 2022
drawn	MGH
scale	AS NOTED
checked	DH
project no.	21-17a

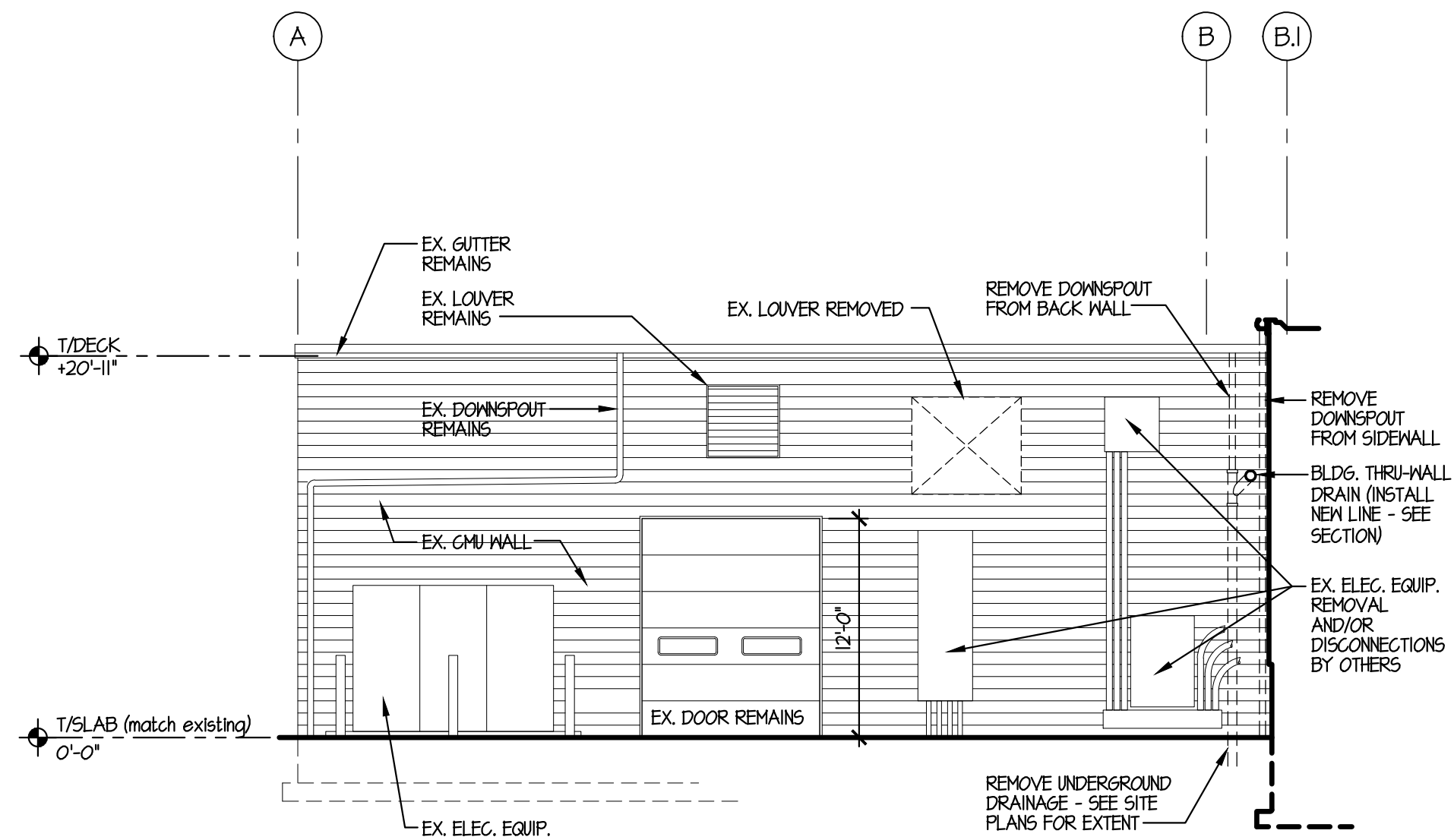




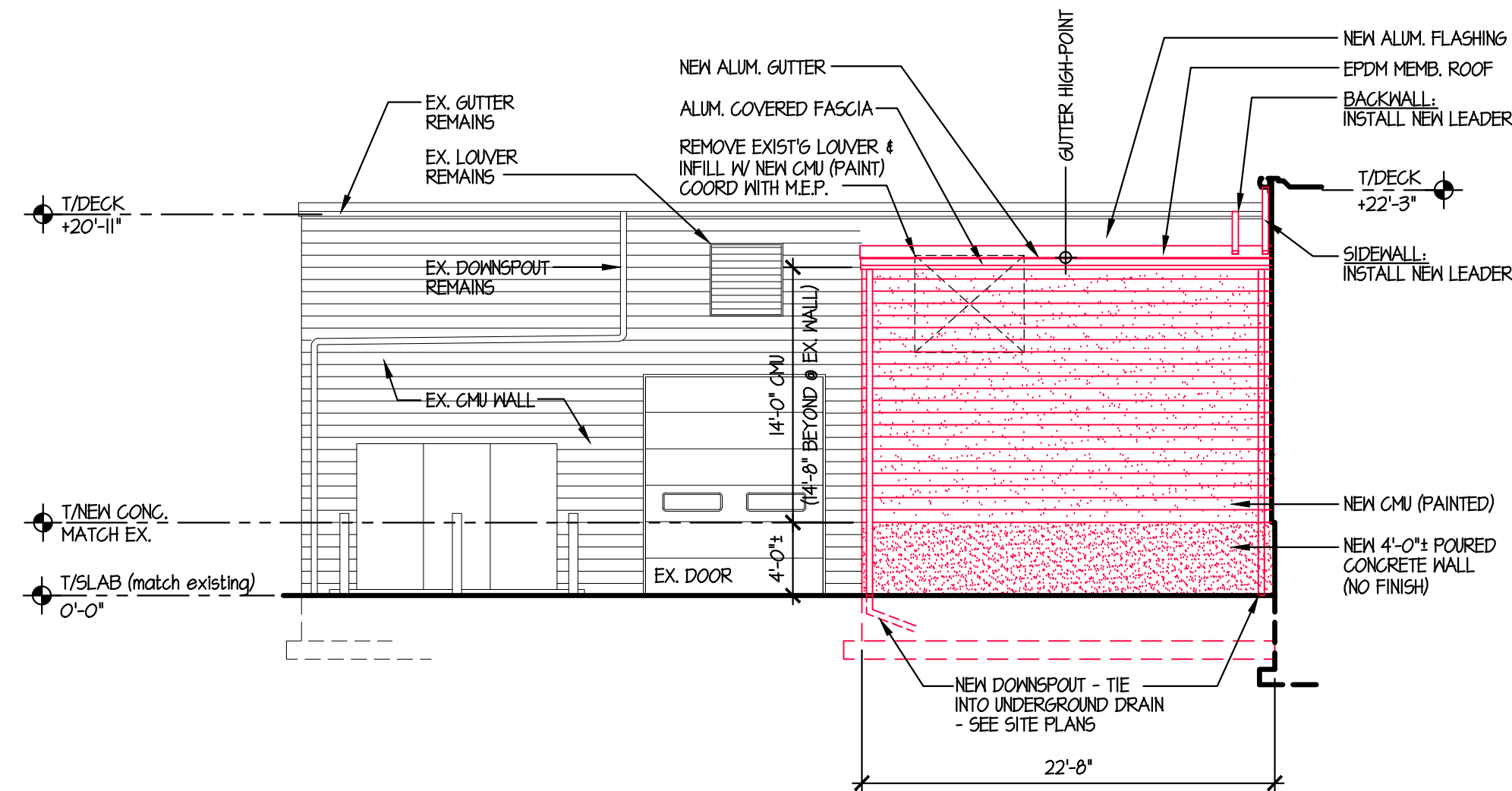
1A SOUTH ELEVATION - NEW WORK  
A-2 SCALE: 1/8"=1'-0"



1B SOUTH ELEVATION - NEW WORK  
A-2 SCALE: 1/8"=1'-0"



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



2B EAST ELEVATION - NEW WORK  
A-2 SCALE: 1/8"=1'-0"

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

date	description	no.

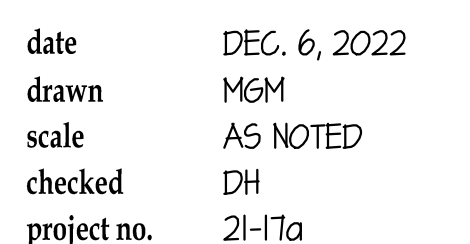
ELECTRICAL  
ROOM  
ADDITION  
ELEVATIONS

PROGRESS DRAWING

A-2


























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



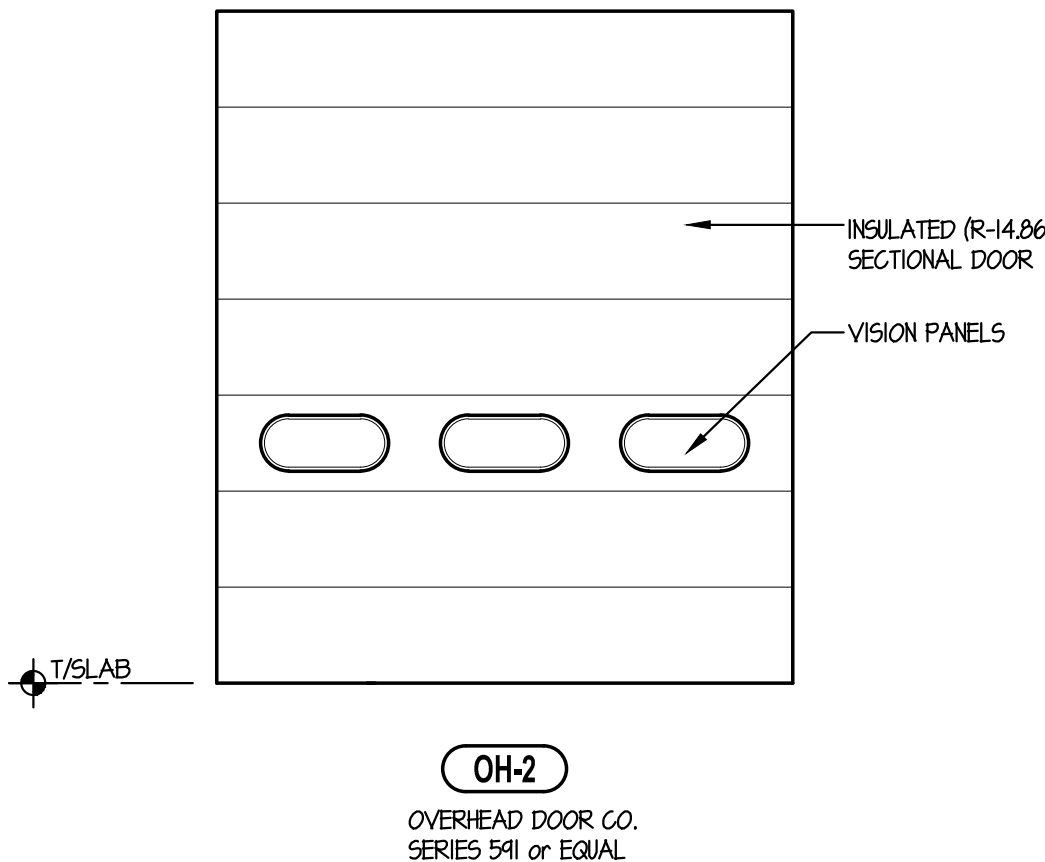
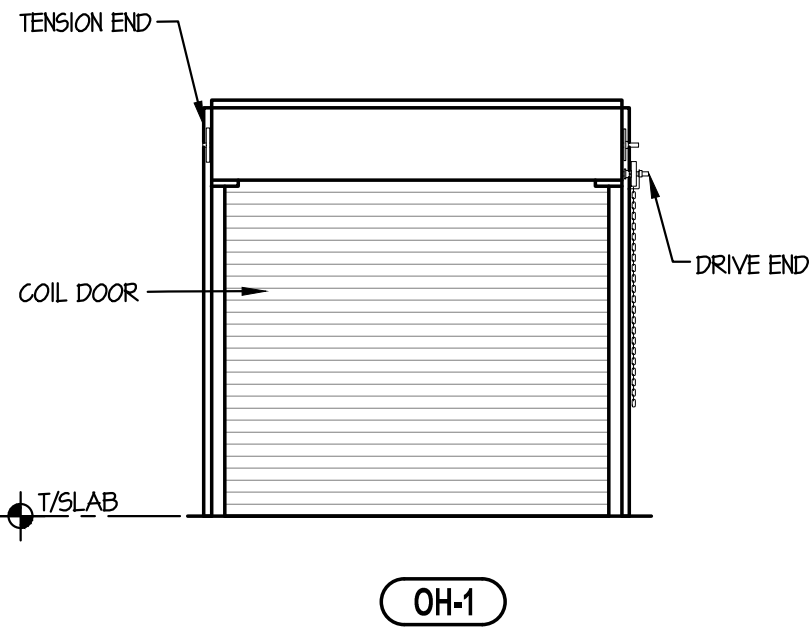
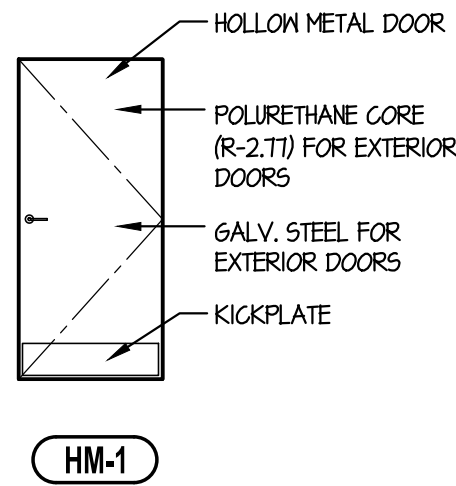




DOOR SCHEDULE													
No.	DOOR						FRAME				HDWE. SET	FIRE RATING	REMARKS
	TO	FROM	SIZE	TYPE	MAT'L	FINISH	TYPE	MAT'L	FINISH	T'HOLD			
FIRST FLOOR	101	BLENDING RM. 102	PRODUCTION 101	3'-0" x 7'-0" x 1 3/4"	HM-1	STEEL	PAINT	HM-F-1	P-1	STEEL	PAINT	---	
	102	BLENDING RM. 102	PRODUCTION 101	8'-0"H x 10'-0"H	OH-1	GALV. STEEL	FACTORY FINISH	---	---	---	BY MFR.	3 HOUR	INFILL EX. 14'-0" H OPENING W/ CMU
	103	BLENDING RM. 102	ELEC. ROOM 103	3'-0" x 7'-0" x 1 3/4"	HM-1	STEEL	PAINT	HM-F-1	P-1	STEEL	PAINT	---	
	104	EXTERIOR	ELEC. ROOM 103	3'-0" x 7'-0" x 1 3/4"	HM-1	GALV. STEEL	PAINT	HM-F-1	P-2	GALV. STEEL	PAINT	T-1	#2 3 HOUR
	105	EXTERIOR	BLENDING RM. 102	12'-0"H x 14'-0"H (MATCH EX. - VERIFY)	OH-2	GALV. STEEL	FACTORY FINISH	---	---	---	BY MFR.	---	EXTERIOR MOUNT DOOR. SEE NOTE #3
GENERAL DOOR & FRAME NOTES:													

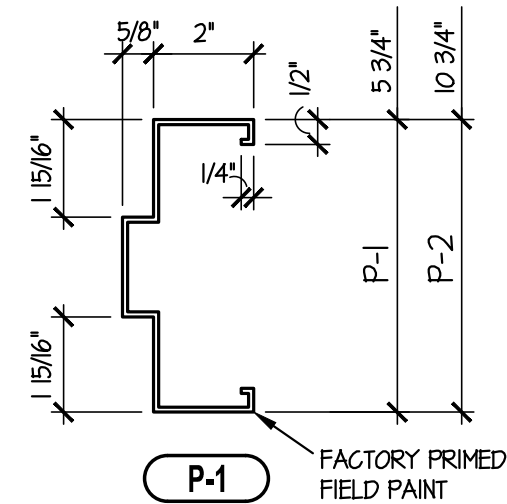
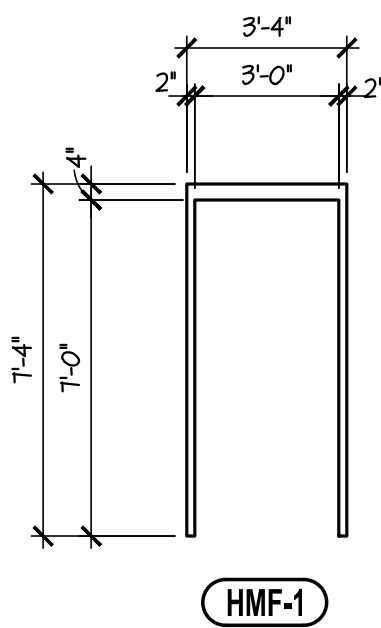
FINISH SCHEDULE												
No.	NAME	FLOOR	WALLS			BASE			CEILING		REMARKS	
									MATERIAL	HEIGHT		
											<div>LEGEND:</div> <div> REFERENCES ALL WALL SURFACES AS ORIENTED ON FLOOR PLAN</div> <div> PARTIAL WORK REQUIRED ONLY - SEE REMARKS</div> <div> REFERENCES NORTH WALL SURFACE AS ORIENTED ON FLOOR PLAN</div> <div>NOTE: FINISH CLASSIFICATION MUST MEET APPLICABLE FIRE CODE REQUIREMENTS AND STANDARDS.</div>	
		EPOXY FLOOR	NONE OR EXISTING	CMU - PAINT	PLYWOOD - NO FINISH	NONE OR EXISTING	CMU - PAINT	PLYWOOD (NO FINISH)	NONE OR EXISTING	NONE OR EXISTING		
FIRST FLOOR	101	PRODUCTION								20'-11 1/2"	PAINT NEW CMU, NEW SPRING DOORS AND NEW HOLLOW METAL FRAMES	
	102	BLENDING RM.								22'-3 1/2"	PAINT NEW CMU, NEW SPRING DOORS AND NEW HOLLOW METAL FRAMES	
	103	ELEC. RM.									14'-0 1/2"	
ROOM FINISH NOTES: 1. PATCH ALL SURFACES DISTURBED BY NEW CONSTRUCTION. INSTALL NEW OR REPLACEMENT MATERIALS TO MATCH. PAINT TO MATCH. 2. ALL DOORS AND FRAMES ON NEW WALLS GET PAINTED.												

FINISH HARDWARE SCHEDULE					
SET	QTY.	ITEM	MODEL No.	FINISH	MFR.
1	3	HINGES	FBB-191 (4 1/2"H x 4 1/2"W x NRP)	US26D	STANLEY
	1	MORTISE LOCKSET (PASSAGE)	7415 x 0 x BL	US26D	SARGENT
	1	CLOSER	351-0 / OZ	EN	SARGENT
	1	CORE	T300	US15	SARGENT
	1	OVERHEAD STOP	540-S	US26D	SARGENT
	1	KICKPLATE (8"H x 34"W)	K1050	US32D	ROCKWOOD
	1	PERIMETER GASKET	303AS	MILL	PENKO
2	3	HINGES	FBB-191 (4 1/2"H x 4 1/2"W x NRP)	US32D	STANLEY
	1	MORTISE LOCKSET (EXIT)	7425 x 0 x BL	US32D	SARGENT
	1	CORE	T300	US15	SARGENT
	1	CLOSER	351-0	EN	SARGENT
	1	KICKPLATE (8"H x 34"W)	K1050	US32D	ROCKWOOD
	1	PERIMETER GASKET	303AS	MILL	PENKO
	1	DOOR SHOE	222AV	MILL	PENKO
	1	DOOR SKEEP & RAIN DRIP	345AV	MILL	PENKO
	1	THRESHOLD	2523X3AF6	MILL	PENKO
HARDWARE NOTES: 1) 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.					

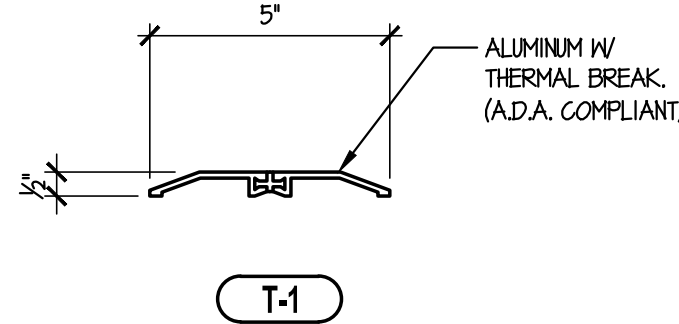


## 1 DOOR ELEVATIONS

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



- HOLLOW METAL DOORS:**
- EXTERIOR FRAMES - 16 GA.
  - INTERIOR DOORS - 18 GA.
- HOLLOW METAL FRAMES:**
- EXTERIOR FRAMES - 14 GA.
  - INTERIOR FRAMES - 16 GA.



## 2 HOLLOW METAL FRAME ELEVATIONS AND PROFILES

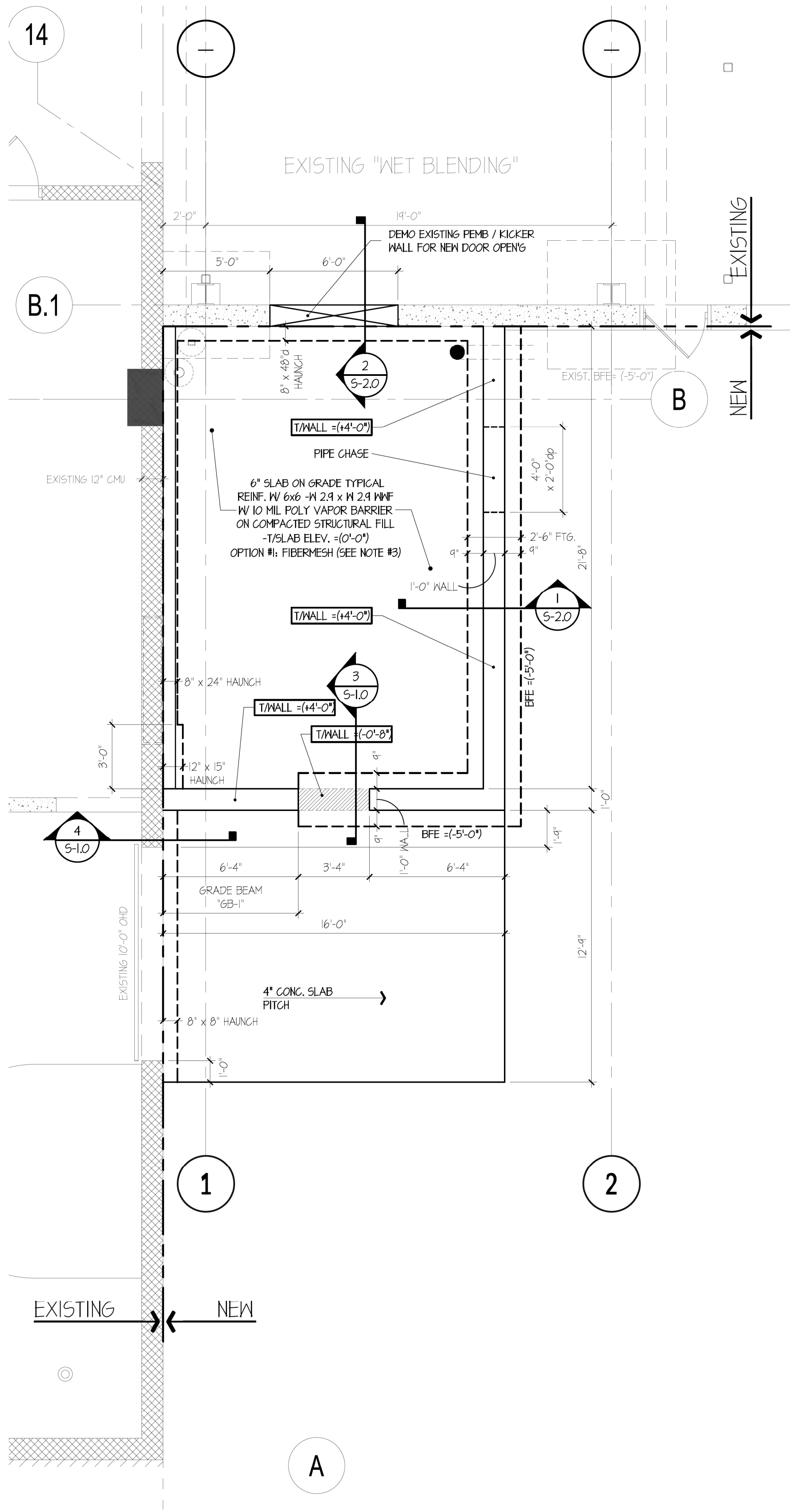
A-4 NOT TO SCALE

## 3 THRESHOLD TYPES

A-4 NOT TO SCALE

date	description	no.
revisions		

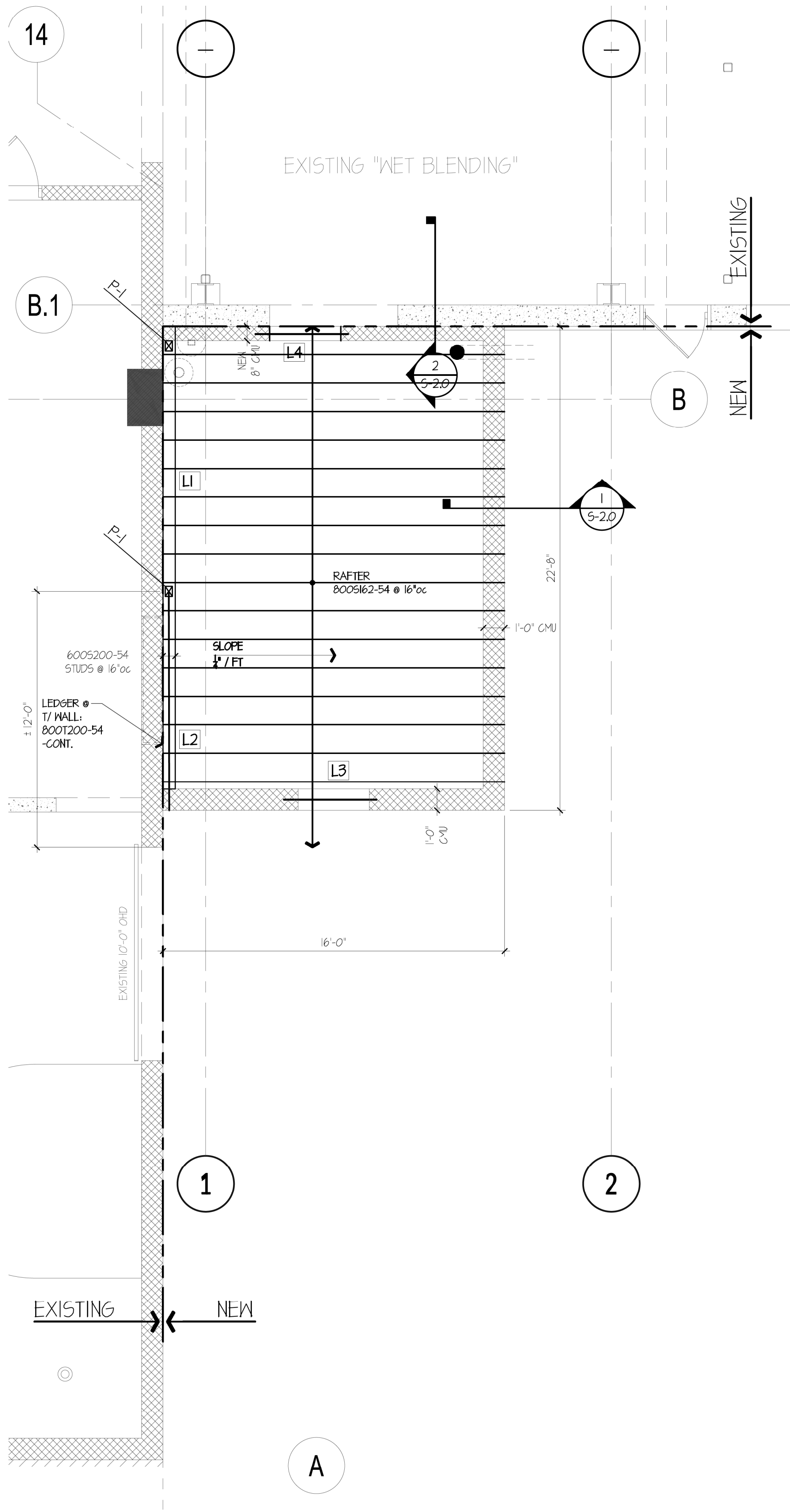




1 FOUNDATION PLAN  
SCALE: 1/4"=1'-0"

- NOTES:
- "BFE" INDICATES "BOTTOM OF FOOTING ELEVATION", ALL FOOTINGS TO BEAR ON UNDISTURBED EARTH
  - "GB-1": GRADE BEAM, 12"x x 60" deep, x 8'-0"long, PROVIDE (2) #5 DOVELS, TOP-MID-BOTTOM. DOVEL INTO EXIST. FNDN WALL

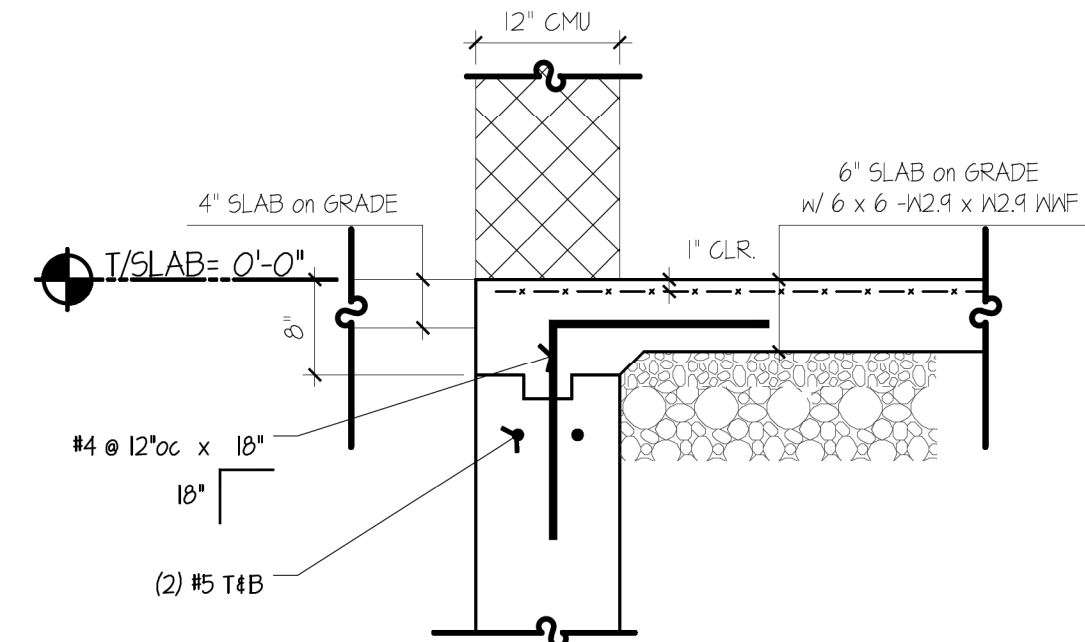
LINTEL SCHEDULE		
SYMBOL	SIZE:	TYPE:
L-1	(2) 10005162-54	L.G. BOX
L-2	(2) 12005162-54	L.G. BOX
L3	∟ 5x5 x <sup>3</sup> / <sub>8</sub> " x 5'-0"lg	GALV. ANGLES
L4	∟ 5x3 <sup>1</sup> / <sub>2</sub> x <sup>1</sup> / <sub>4</sub> " x 5'-0"lg	GALV. ANGLES



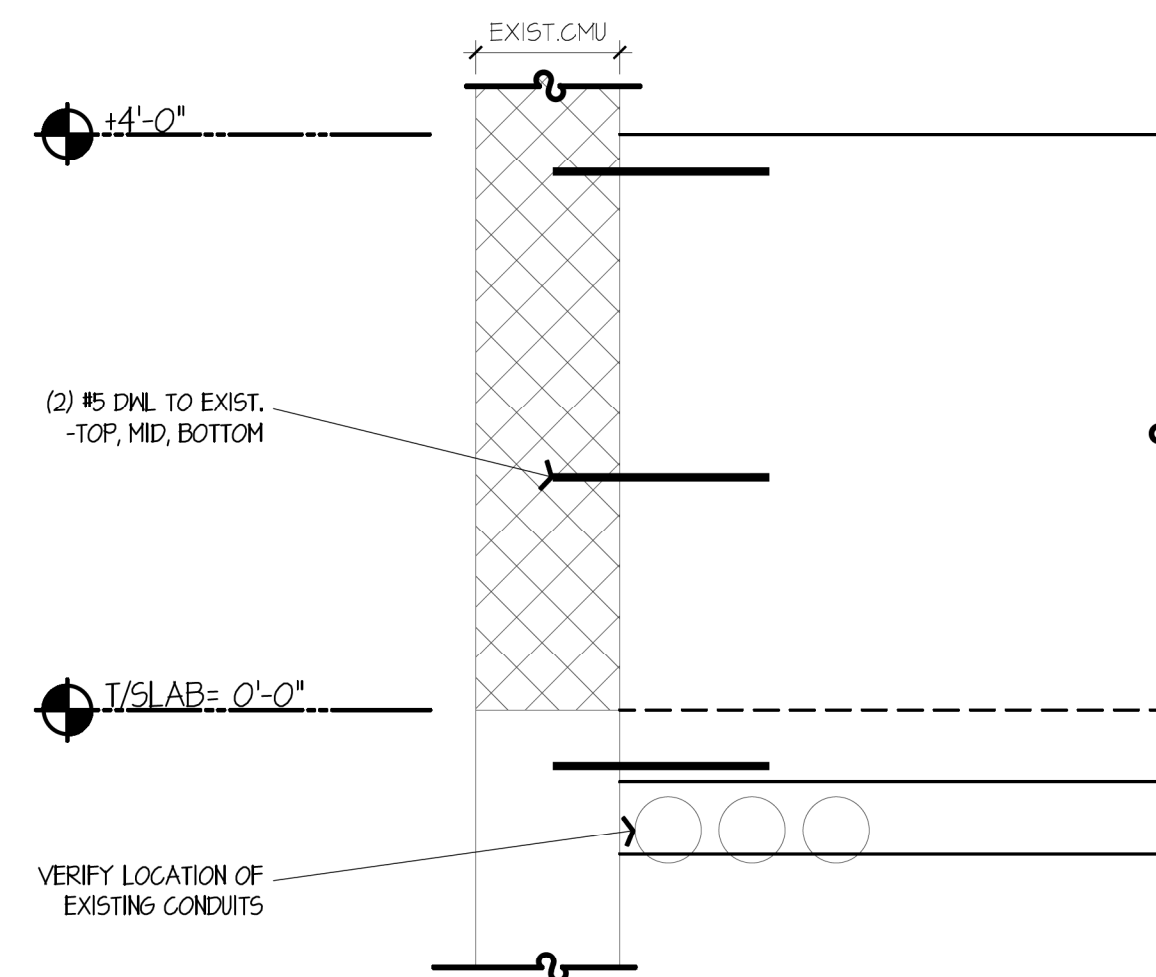
2 ROOF FRAMING PLAN  
SCALE: 1/4"=1'-0"

- NOTES:
- ROOF: 8' LIGHT GAUGE RAFTERS, w/ 1/2", 20ga TYPE 'B' METAL ROOF DECK
  - "P-1": (3) 6005200-54 LIGHT GAUGE BUILT-UP POST

- STRUCTURAL NOTES:**
- A. GENERAL**
- ALL WORK SHALL CONFORM TO THE 2022 CT BUILDING CODES: IBC 2021
  - 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.
- B. FOUNDATION**
- 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"
  - 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)
  - CONCRETE MATERIALS ARE AS FOLLOWS: 3000 psi at WALLS, FOOTINGS, 4000 psi for SLAB-ON-GRADE.
  - REINFORCEMENT: ASTM A615, Fy = 60 ksi.
  - CONCRETE WORK SHALL CONFORM TO ACI 301-03 & ACI 318-03.
  - MINIMUM COVER FOR REBAR:
    - 1 CONCRETE AGAINST EARTH.....3"
    - 2 CONCRETE EXPOSED TO WEATHER.....2"
    - 3 CONCRETE AT INTERIOR SLABS.....1"
  - INTERIOR FLOOR:
    - 6" SLAB (6x6-W2.9xW2.9wdf) on GRADE SHALL HAVE A STEEL TROWEL FINISH.
    - EXTERIOR SLABS SHALL RECEIVE A COURSE BROOM FINISH. VERIFY WITH OWNER ON SLAB TREATMENT BEFORE PRECEEDING.
    - Kure-N-Seal #830 or EQUAL.
  - APPLY CURING COMPOUND TO SLABS IMMEDIATELY FOLLOWING TROWELING.
  - GROUT & RUB ALL EXPOSED SURFACES OF PIERS & WALLS WITHIN 48 HOURS OF POUR.
  - 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 of work).
  - 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 psf
- WIND LOAD .....Vu = 120 mph, Exp B, Cat II
- PRESUMPTIVE SOIL BEARING PRESSURE.....1.5 ton/sq ft



3 DETAIL @ DOOR  
SCALE: 3/4"=1'-0"



4 GRADE BEAM "GB-1"  
SCALE: 3/4"=1'-0"

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

ELECTRICAL  
ROOM  
FOUNDATION  
& ROOF PLAN

S-1.0

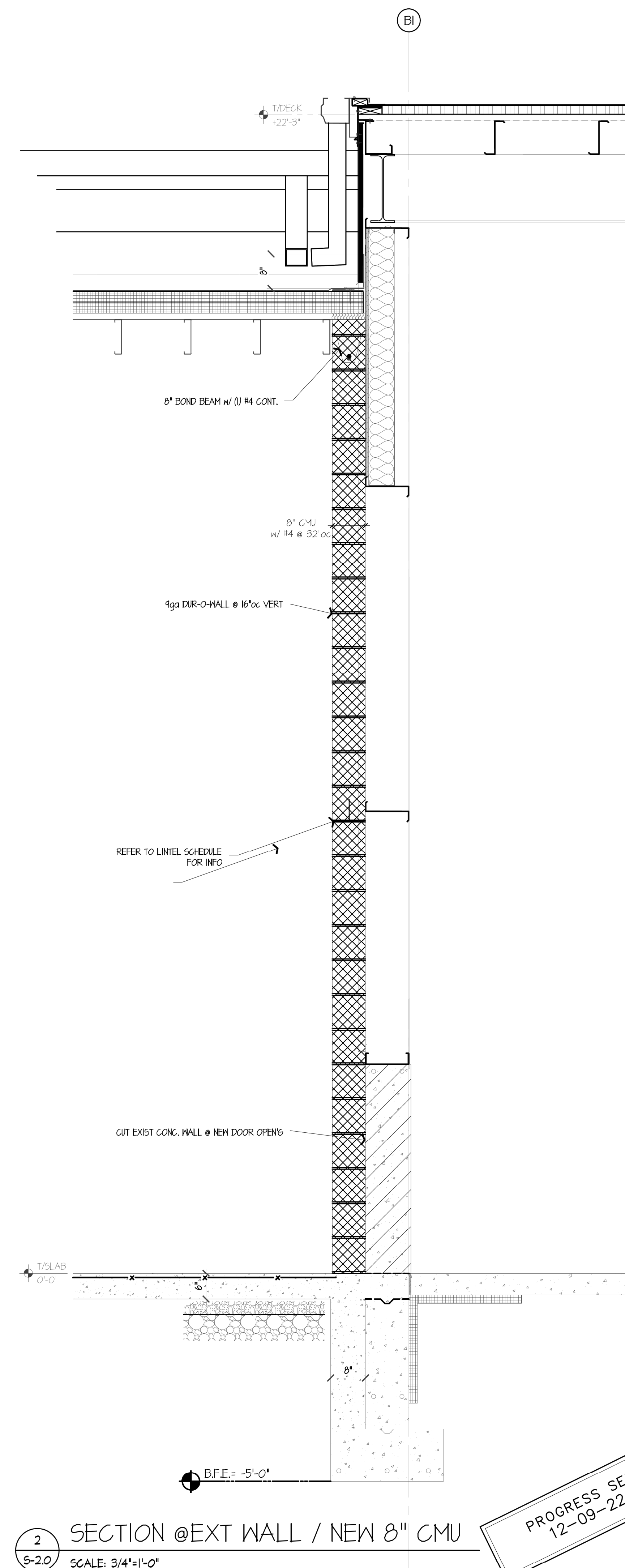
PROGRESS SET  
12-09-22

NUWAY TOBACCO COMPANY

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

## SECTIONS & DETAILS

## S-2.0

PROGRESS SET  
12-09-22