

PROPOSED RETAIL & PRE-ORDER - PICK UP WINDOW
#1000, #1006 & #1014 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
PARCEL ID: 100-30 & 100-31

OWNER #1 (MAP 100 LOT 31 - 1014 SULLIVAN AVE.)

GLASTONBURY 2815, LLC
110 LAVENDER LANE
ROCKY HILL, CT 06067

OWNER #2 (MAP 100 LOT 30 - 1000 & 1006 SULLIVAN AVE.)

MEGL 1000-1006 SULLIVAN AVE LLC
110 LAVENDER LANE
ROCKY HILL, CT 06067

PREPARED FOR

MEGL
C/O SCOTT LEONARD
P.O. BOX 412
ROCK HILL, CT 06067

CIVIL ENGINEER:

CMG ENVIRONMENTAL, INC.
67 HALL ROAD
STURBRIDGE, MA 01560
CONTACT: JAMES BERNARDINO, P.E.
(774) 241 - 0901

TRAFFIC ENGINEER:

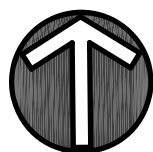
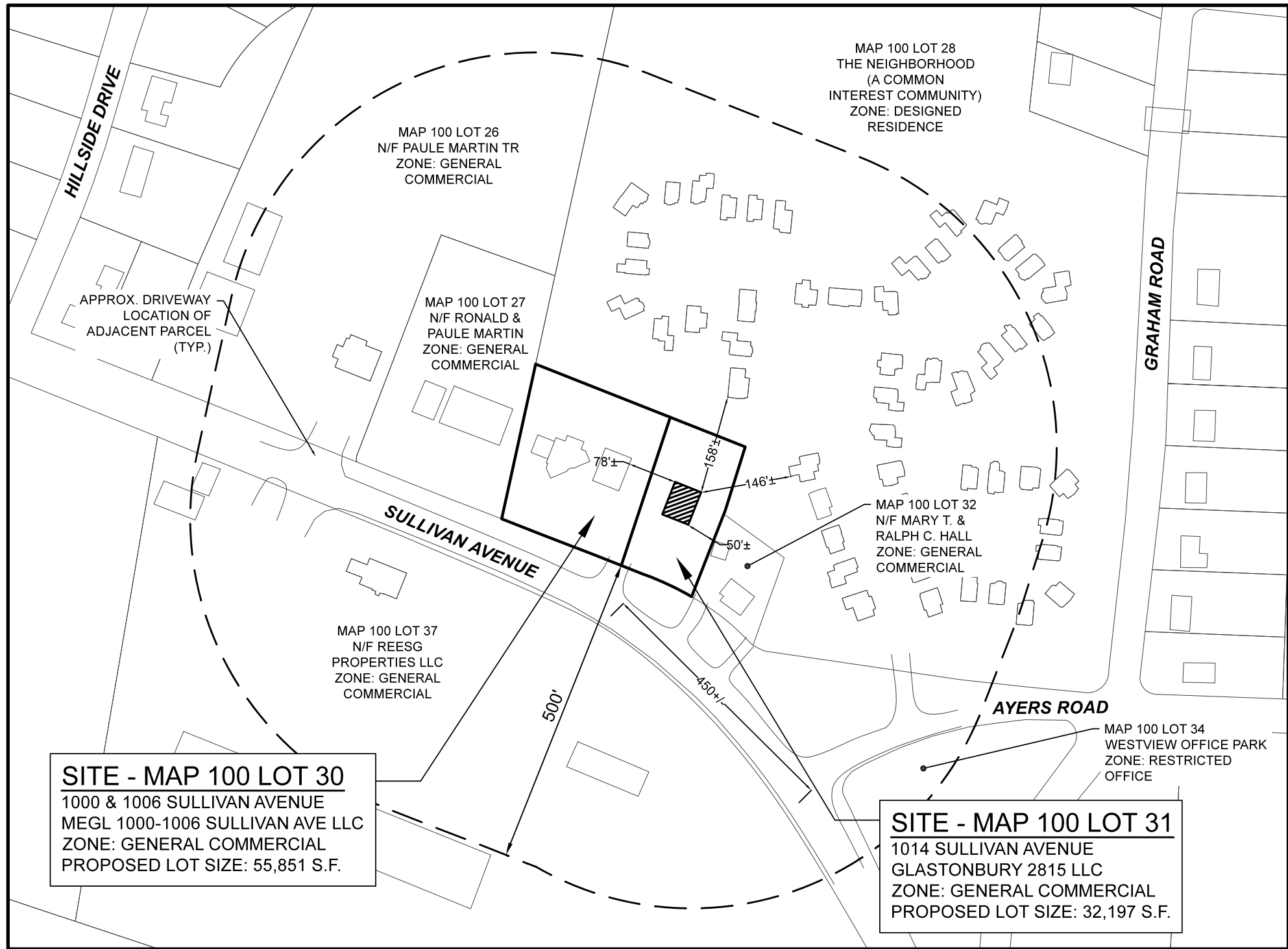
BUBARIS TRAFFIC ASSOCIATES
405 MAIN STREET
WALLINGFORD, CT 06492

SURVEYOR:

BSC GROUP
655 WINDING BROOK DRIVE
GLASTONBURY, CT 06033
(860) 652 - 8227

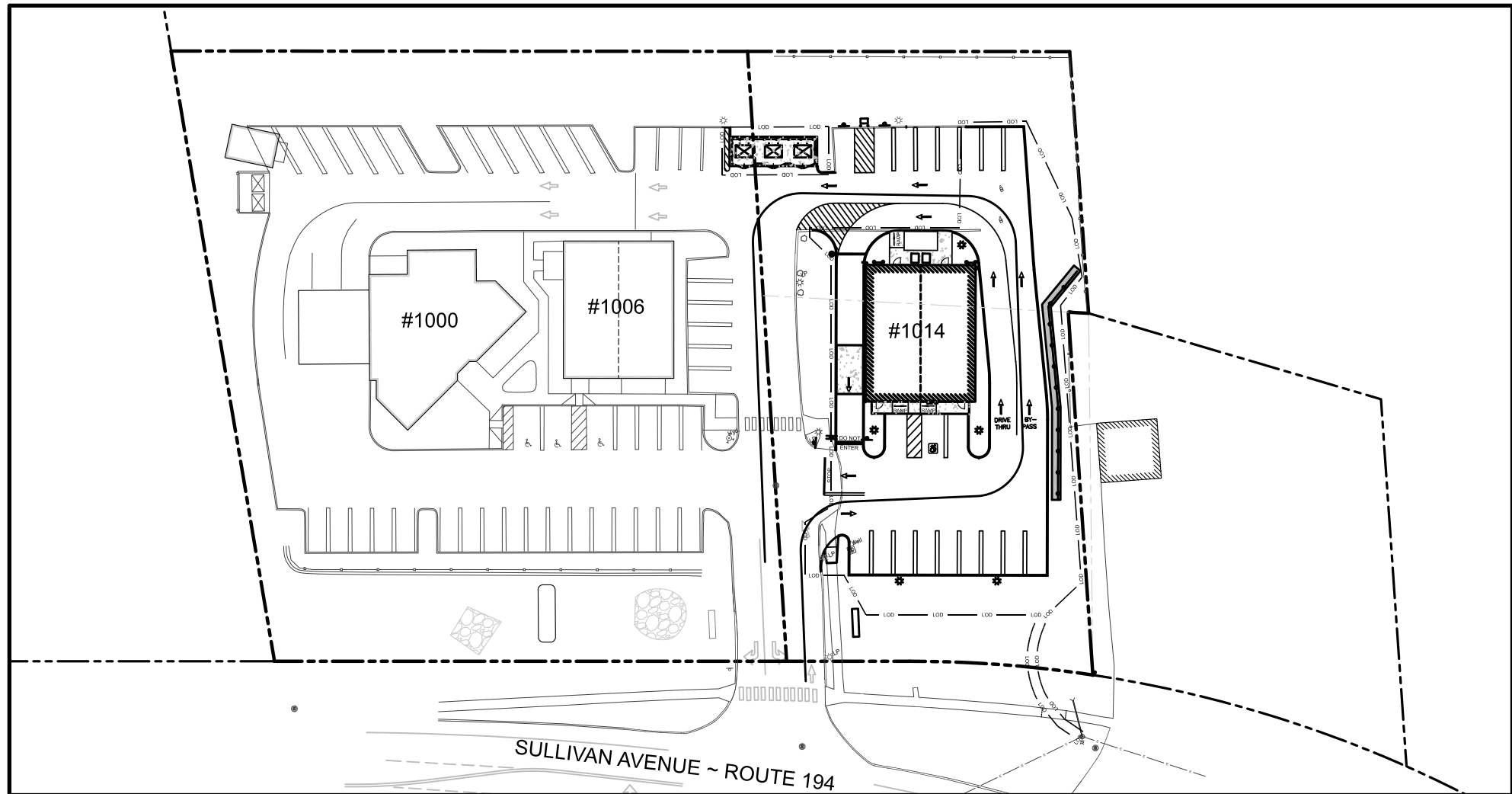
ARCHITECT:

NEW ENGLAND DESIGN, INC.
25 LEDGEBROOK DRIVE
MANSFIELD, CT 06250
(860) 423 - 0334



LOCUS MAP

APPROXIMATE SCALE: 1" = 200'

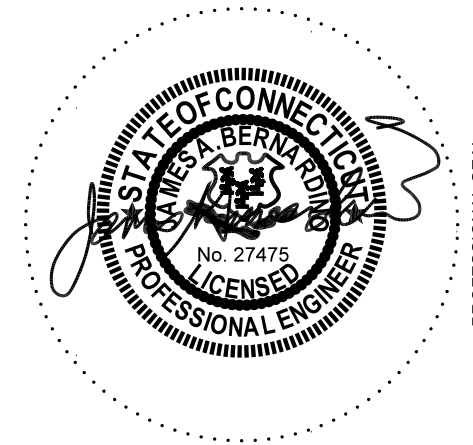


LOCATION PLAN

APPROXIMATE SCALE: 1" = 60'

SHEET #	SHEET NAME
C-1.0	TITLE SHEET
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)
C-2.0	GENERAL NOTES SHEET
C-3.0	CONCEPTUAL LOT LINE ADJUSTMENT PLAN
C-3.1	CONCEPTUAL EASEMENT PLAN
C-4.0	SITE LAYOUT PLAN
C-5.0	GRADING & DRAINAGE PLAN
C-6.0	UTILITY PLAN
C-7.0	EROSION & SEDIMENT CONTROL PLAN
C-8.0	CONSTRUCTION DETAILS
C-8.1	CONSTRUCTION DETAILS
L-1	PLANTING PLAN (BY JCLA)
L-2	PLANTING DETAILS (BY JCLA)
-----	LIGHTING PLAN (BY OTHERS)

OWNER OF RECORD	
1014 SULLIVAN AVENUE GLASTONBURY 2815, LLC 110 LAVENDER LANE ROCKY HILL, CT 06067	1000 & 1006 SULLIVAN AVENUE MEGL 1000 TO 1006 SULLIVAN AVE, LLC 110 LAVENDER LANE ROCKY HILL, CT 06067



PROJECT:
PROPOSED RETAIL & PRE-ORDER - PICKUP WINDOW
1014 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074

PREPARED FOR:
MEGL C/O SCOTT LEONARD
P.O. BOX 412
ROCK HILL, CT 06067
860-550-2323

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES

67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906



ISSUE DATE: 2/23/2023
DRAWN BY: MSM | CHECKED BY: JAB
SCALE: AS NOTED
PROJECT NO.: 2021-010

TITLE SHEET

C-1.0

SURVEY NOTES

- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AS REVISED AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- THE SURVEY WAS PERFORMED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 BOUNDARY SURVEY.
- THIS IS A PROPERTY SURVEY WITH A BOUNDARY DETERMINATION CATEGORY AS FOLLOWS: RESURVEY.
- TOPOGRAPHIC ACCURACY CONFORMS WITH T-2 STANDARDS AND IS BASED ON AN ACTUAL FIELD SURVEY.
- THE INTENT OF THIS SURVEY AND PLAN: DOCUMENT EXISTING CONDITIONS
- THE FIELD SURVEY WAS PERFORMED ON THE GROUND BY BSC GROUP, MAY 2022.
- THE VERTICAL DATUM SHOWN IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), THE REFERENCE MERIDIAN (NORTH ARROW) AND BEARINGS SHOWN ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83).
- THE PARCEL SURVEYED LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP PANEL NUMBER 09003C0381F, EFFECTIVE 9/26/2008.
- EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS, COMMENCING DEMOLITION OR CONSTRUCTION. "CALL BEFORE YOU DIG" 811 OR 1-800-922-4455.

MAP REFERENCES

- "PROPERTY SURVEY PREPARED FOR SCOTT LEONARD 1000 & 1006 SULLIVAN AVENUE SOUTH WINDSOR, PLOT PLAN" DATE: 9-29-04 REVISED TO 2-3-05, SCALE: 1"=20'. PREPARED BY DESIGN PROFESSIONALS, INC. (MAP #3197)
- "PROPERTY MAP FOR LORI-ANNE FOWLER 1000-1006 SULLIVAN AVE. SOUTH WINDSOR, CONN." DATE: 9-1-88 REVISED TO 9/27/88, SCALE: 1"=40'. PREPARED BY FUSS & O'NEILL INC. (MAP #1317-A)
- "SUBDIVISION PLAN PROPOSED EARTH REMOVAL AND LAND RESTORATION PLAN PREPARED FOR JOHN J. MITCHELL, TRUSTEE SOUTH WINDSOR, CONNECTICUT" DATE: 3/16/81 REVISED TO 6/9/81, SCALE: 1"=40'. PREPARED BY FUSS & O'NEILL CONSULTING ENGINEERS (MAP #172-B)
- "PLAN PREPARED FOR ANTONIO PACHECO, ET AL. SULLIVAN AVENUE-SOUTH WINDSOR-CONNECTICUT, BOUNDARY SURVEY" DATE: JULY 3, 1997, SCALE: 1"=20'. PREPARED BY DESIGN PROFESSIONALS, INC. (MAP #2385-B)
- BOUNDARY SURVEY PREPARED FOR FRANK MANNARINO & SONS, INC. THE NEIGHBORHOOD CORNER OF GRAHAM ROAD & AYRES ROAD EXTENSION SOUTH WINDSOR, CONN." DATE: 6/28/1990, SCALE: 1"=40'. PREPARED BY ALFORD ASSOCIATES, INC. (MAP #2121-A)
- "DEPENDENT RESURVEY PREPARED FOR SCOTT LEONARD 1000 & 1006 SULLIVAN AVENUE SOUTH WINDSOR, CONNECTICUT CT WATER EASEMENT MAP EASEMENT AREA GRANTED TO THE CONNECTICUT WATER COMPANY ACROSS THE PROPERTY OF SCOTT LEONARD" DATE: MAY 20, 2005 REVISED TO 08-30-05, SCALE: 1"=20'. PREPARED BY DESIGN PROFESSIONALS, INC. (MAP #3259)

N/F
M E G L 1000-1006
SULLIVAN AVE. LLC
Map 100 Lot 29
1000 & 1006 Sullivan Ave.
Vol. 1728 Pg. 149

BENCHMARK
Drill Hole in Southerly
Flange Bolt of Hydrant
EL. = 131.93

San MH
TF=129.93
INV(CL)=120.48

San MH
TF=120.74
INV(NW)=112.83
INV(SE)=114.51

San MH
TF=125.25
INV(N)=118.84
INV(W)=118.84

San MH
TF=127.32
INV(CL)=118.87

San MH
TF=127.74
INV(NW)=123.04
INV(SE)=123.18
INV(S)=123.14

San MH
TF=127.74
INV(NW)=123.04
INV(SE)=123.18
INV(S)=123.14

San MH
TF=127.74
INV(NW)=123.04
INV(SE)=123.18
INV(S)=123.14

San MH
TF=127.74
INV(NW)=123.04
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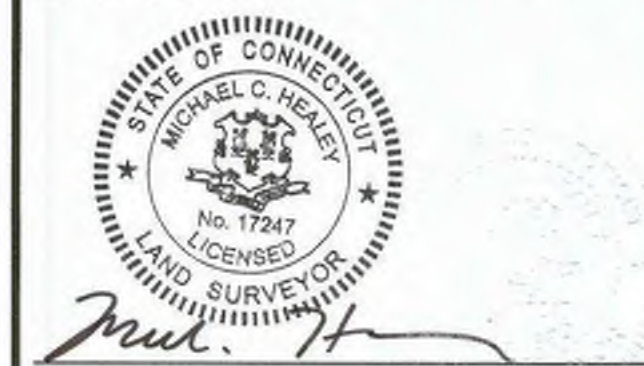
LEGEND & ABBREVIATIONS

- MONUMENT (MON)
- IRON PIN (IP)
- IRON ROD (IR)
- FLAG POLE (FP)
- POST (P) / BOLLARD (BOL)
- SIGN
- LIGHT POLE (LP)
- UTILITY POLE WITH LIGHT
- CATCH BASIN (CB)
- SEWER MANHOLE
- DRAINAGE MANHOLE
- WATER GATE VALVE (WG)
- GAS GATE VALVE (GG)
- WELL
- HYDRANT (HYD)
- N/F NOW OR FORMERLY
- CONC CONCRETE
- BIT BITUMINOUS
- AG ABOVE GRADE
- BG BELOW GRADE
- FE FLARED END
- TF TOP OF FRAME (ELEVATION)
- INV INVERT (ELEVATION)
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- SAN SANITARY SEWER
- NATURAL GAS LINE
- WATER LINE
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- PROPERTY BOUNDARY
- ABUTTER PROPERTY BOUNDARY
- EASEMENT
- TREE LINE
- BRUSH LINE
- OVERHEAD WIRE
- CHAINLINK FENCE
- STOCKADE FENCE
- PICKET FENCE

LOCUS MAP

SCALE: 1"=1000'

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY IS NOT VALID UNLESS IT CONTAINS THE LIVE SIGNATURE AND EMBOSSED SEAL CONTAINED HEREON. SUBSEQUENT REVISIONS TO THIS PLAN OTHER THAN BY THE ORIGINAL SURVEYOR EFFECTUALLY VOID THIS CERTIFICATION.



MICHAEL C. HEALEY
P.L.S. #17247

PROPERTY & TOPOGRAPHIC SURVEY

OF

1014 SULLIVAN AVENUE

SOUTH WINDSOR CONNECTICUT

JUNE 9, 2022

REVISIONS:

NO.	DATE	DESC.

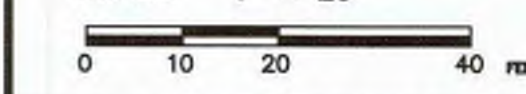
PREPARED FOR:
FENNWOOD CONSULTING CORP.
110 LAVENDIER LANE
ROCKY HILL, CT 06067

BSC GROUP

655 Winding Brook Drive
Glastonbury, Connecticut
06033
860 652 8227

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SCALE: 1" = 20'



FILE: P:\8384900\SURVEY\DRAWINGS

DWG.: 8384900_EC

JOB. NO: 83849.00

SHEET 1 OF 1

OWNER OF RECORD:

GLASTONBURY 2815, LLC
110 LAVENDIER LANE
ROCKY HILL, CT 06067
Vol. 2930 Pg. 213

GENERAL NOTES:

- 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. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
"PROPERTY & TOPOGRAPHIC SURVEY OF 1014 SULLIVAN AVENUE, SOUTH WINDSOR, CONNECTICUT", PREPARED FOR FENNWOOD CONSULTING CORP., DATED JUNE 9, 2022.
- THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO PERFORMING ANY WORK ON-SITE OR OFF-SITE. THE CONTRACTOR SHALL THOROUGHLY REVIEW AND UNDERSTAND ALL PERMITS AND PERMIT CONDITIONS, AND NOTIFY THE ENGINEER OF ANY CONFLICT WITH THE DESIGN PLAN PRIOR TO FABRICATION OF ANY MATERIALS OR PRODUCTS TO BE USED AS PART OF THE PROJECT.
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THESE PLANS, THE PROJECT'S SPECIFICATIONS, CONDITIONS OF APPROVALS AND PERMITS, AND ALL APPLICABLE RULES, REGULATIONS, CODES, LAWS AND STANDARDS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS NOTED HEREIN ARE A PART OF THE CONSTRUCTION PLANS AND DOCUMENTS. IF DISCREPANCY OR AMBIGUITY EXISTS, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT GOVERN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING SHOULD ANY CONFLICTS BE IDENTIFIED PRIOR TO COMMENCING WITH ANY ADDITIONAL WORK. IN THE ABSENSE OF A GEOTECHNICAL REPORT THE STANDARD DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST ADDITION) SHALL GOVERN.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND PROPOSED LAYOUT DIMENSIONS AND MUST NOTIFY CMG ENVIRONMENTAL, INC. IN WRITING IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER OR ARE IN CONFLICT WITH THE PROPOSED WORK. NO COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ADDITIONAL WORK THAT HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS UNLESS THE CONTRACTOR RECEIVES WRITTEN PERMISSION FROM CMG.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/ BUILDING PLANS FOR ALL BUILDING AND ADJACENT APPURTENANCES FOR EXACT LOCATIONS AND DIMENSIONS SUCH AS ENTRY/ EXIT DOOR LOCATIONS, ELEVATIONS, BUILDING DIMENSIONS, AND EXACT UTILITY CONNECTION LOCATIONS.
- PRIOR TO PERFORMING ANY WORK ONSITE, THE CONTRACTOR SHALL REVIEW 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 PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY ARCHITECT AND SITE ENGINEER IN WRITING OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES WHICH EXIST.
- DEBRIS MUST NOT BE BURNED OR BURIED ON SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS AND PLANS, AND ALL LOCAL STATE, AND FEDERAL RULES AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS AND THE DESIGN AND INSTALLATION OF ANY SHORING THAT MAY BE REQUIRED, ALL OF WHICH SHALL BE IN ACCORDANCE WITH CURRENT OSHA STANDARDS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR IMPLEMENTING ANY ADDITIONAL PRECAUTIONS TO PROTECT AND ASSURE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
- THE CONTRACTOR SHALL PROTECT AND ASSURE STABILITY OF STRUCTURES (SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE) ADJACENT TO THE WORK AREA THAT ARE TO REMAIN, AND IMPLEMENT ANY APPROPRIATE MEASURES REQUIRED TO ENSURE STRUCTURAL STABILITY OF THE SAME. CONTRACTOR SHALL ASSURE A SAFE WORK AREA FOR WORKERS, PEDESTRIANS, ANY THIRD PARTY, AND ABUTTING PROPERTIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING OR PROPOSED STRUCTURES (INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC.) AND ANY OTHER IMPROVEMENTS THAT ARE TO REMAIN AND SHALL BEAR ANY AND ALL COSTS THAT MAY BE ASSOCIATED WITH THE SAME. IF ANY EXISTING STRUCTURES THAT ARE TO REMAIN ARE DAMAGED DURING DEMOLITIONS, REPAIRS SHALL BE MADE USING NEW PRODUCT/ MATERIALS RESULTING IN A PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- 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, OR IN ITS ABSENCE, THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST ADDITION) SHALL GOVERN.
- CMG ENVIRONMENTAL, INC. HAS NO RESPONSIBILITY REGARDING JOB SAFETY AND/OR OVERSIGHT/ SUPERVISION, OR ANYTHING RELATED TO THE SAME, LEGALLY NOR CONTRACTUALLY. AT ANY TIME, CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SAFETY ISSUES.
- CMG ENVIRONMENTAL, INC. WILL REVIEW CONTRACTOR SUBMITTALS WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE SOLE PURPOSE OF CHECKING FOR CONFORMANCE WITH THE INTENT OF THE DESIGN AND CONTRACT DOCUMENTS. CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE FOR ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS UNLESS CONTRACTOR RECEIVED EXPLICIT DIRECTION TO DO SO, IN WRITING, FROM CMG ENVIRONMENTAL, INC.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING A TRAFFIC PROTECTION PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER ON AND/OR OFF-SITE. THE COST ASSOCIATED WITH THE PREPARATION AND IMPLEMENTATION OF SAID PLAN SHALL BE INCLUDED IN THE BASE BID/ CONTRACT COST.
- ALL ONSITE AND OFF-SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO MANUAL IF UNIFORM CONTROL DEVICES OR LOCAL APPROVAL REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL AND/OR CONSTRUCT ALL ASPECTS OF THE PROJECT IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S INSTALLATION STANDARDS, RECOMMENDATIONS AND SPECIFICATIONS, AND IN CASE OF CONFLICT, THE MORE RESTRICTIVE SHALL GOVERN.

GENERAL DEMOLITION NOTES:

- THE DEMOLITION PLAN IS INTENDED TO PROVIDE ONLY GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED.
- THIS PLAN REFERENCES MATERIALS AND DOCUMENTS NOTED HEREIN, IN PARTICULAR BUT NOT LIMITED TO THOSE LISTED IN THE GENERAL NOTES SECTION.
- CONTRACTOR MUST NOTIFY, IN WRITING, CMG ENVIRONMENTAL, INC., IF THEY HAVE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS, RELATED SPECIFICATIONS, ANY APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. IF SUCH NOTIFICATION IS GIVEN, NO DEMOLITION OR SITE ACTIVITY MAY BEGIN UNTIL SUCH TIME THAT CMG ENVIRONMENTAL, INC. PROVIDES A WRITTEN RESPONSE TO SAME. ALL DEMOLITION WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- CONTRACTOR SHALL PERFORM ALL WORK IN A SYSTEMATIC AND SAFE MANNER AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.), AMENDMENTS TO AND/OR REVISIONS TO SAME.
- PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (LOCAL, STATE, AND/OR FEDERAL) AND MAINTAIN SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER REGULATORY AGENCIES THROUGHOUT THE DURATION OF THE PROJECT.
- PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL NOTIFY, AT A MINIMUM, THE BUILDING OFFICIAL, CITY ENGINEER, DEPARTMENT OF PUBLIC WORKS, PLANNING AND/OR ZONING COMMISSIONS/BOARDS, THE DESIGN ENGINEER, AND LOCAL WETLAND COMMISSION, 72 HOURS PRIOR TO THE START OF WORK.
- PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL IMPLEMENT THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NOTED ON THE PLANS AND PRIOR TO ANY SITE DISTURBANCE.
- PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL "CALL BEFORE YOU DIG" AND/OR THE APPLICABLE STATE DAMAGE CONTROL SYSTEM FOR THE REQUIRED UTILITY MARK OUTS IN ADVANCE OF ANY EARTH DISTURBANCE. IN ADDITION TO THIS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AL EXISTING ONSITE UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY, AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF THE WORK.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SECURE THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE OPERATION AND SERVICE OF ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION 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 USER TO MINIMIZE IMPACT AND SERVICE INTERRUPTION.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES FOR THE TEMPORARY AND PERMANENT TERMINATION OF ANY AND ALL SERVICES THAT ARE REQUIRED FOR THE PROPERTY WHETHER SHOWN ON THE SITE PLANS OR NOT. TERMINATION OF UTILITIES SHALL BE PERFORMED IN COMPLIANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.
- SHOULD HAZARDOUS MATERIAL BE DISCOVERED/ ENCOUNTERED, WHICH WAS NOT ANTICIPATED AND/OR ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, CEASE ALL WORK IMMEDIATELY AND NOTIFY OWNER AND ENGINEER OF RECORD REGARDING THE DISCOVERY OF SAME.
- CMG ENVIRONMENTAL, INC. HAS NO RESPONSIBILITY REGARDING JOB SAFETY AND/OR OVERSIGHT AND SUPERVISION, OR ANYTHING RELATED TO SAME, LEGALLY NOR CONTRACTUALLY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE TO REMAIN. IF ANY EXISTING STRUCTURES THAT ARE TO REMAIN ARE DAMAGED DURING DEMOLITION, REPAIRS SHALL BE MADE USING NEW PRODUCT/ MATERIALS RESULTING IN A PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIR COSTS.
- ALL BACKFILLING REQUIRED AS A RESULT OF DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE OF THE OF THE GEOTECHNICAL REPORT, OR IN ITS ABSENCE, THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
- THE USE OF EXPLOSIVES FOR THE PURPOSE OF DEMOLITION OR ROCK REMOVAL MUST BE IN COMPLIANCE OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE FEDERAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTIONS, MONITORING, OR TESTING AS MAY BE REQUIRED BY ANY AND ALL PERMITS AND REGULATIONS.
- CONTRACTOR SHALL CONTROL TRAFFIC ON AND OFFSITE IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS FOR ALL ASPECTS OF DEMOLITION AND SITE WORK.
- CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE FOR THE MEANS, METHOD, AND/OR PROCEDURES TO BE IMPLEMENTED FOR THE PROJECT. ALL WORK MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS.
- DEBRIS SHALL NOT BE BURIED ON SITE. ALL DEMOLITION MATERIALS TO BE DISPOSED OF SHALL BE DONE SO IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS OF ALL DISPOSAL AND TRANSPORT ACTIVITIES INCLUDING DEBRIS AND SOIL REMOVAL.
- CONTRACTOR MUST PREPARE RECORD DRAWINGS OF ALL SUBTERRANEAN UTILITIES PRIOR TO BURIAL DEPICTING THE LOCATION OF EXISTING UTILITIES THAT ARE CAPED, ABANDONED IN PLACE, OR RELOCATED AS WELL AS NEW UTILITY SERVICES AND PROVIDE TO THE PROPERTY OWNER AND THE ENGINEER OF RECORD.

GENERAL GRADING & UTILITY NOTES:

- PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL "CALL BEFORE YOU DIG", "DIG SAFE" AND/OR APPLICABLE STATE DAMAGE CONTROL SYSTEM FOR THE REQUIRED UTILITY MARK OUTS IN ADVANCE OF ANY EARTH DISTURBANCE. IN ADDITION TO THIS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF THE PROJECT ACTIVITIES. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES AND THE CONTRACTOR. WATER, SANITARY SEWER, AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- CONSTRUCTION SHALL BEGIN AT THE LOWEST ELEVATION AND/OR INVERT (POINT OF CONNECTION) AND PROGRESS UPWARD UNTIL 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 TO VERIFY EXISTING UTILITY LOCATIONS, ELEVATIONS, AND/OR INVERTS. SHOULD THE FIELD VERIFIED EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED SITE DESIGNS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING AND SHALL NOT PROCEED WITH SAID UTILITY CONSTRUCTION UNTIL FURTHER DIRECTION IS GIVEN FROM THE DESIGN ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONSTRUCTION AND CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE PERMITS AND CONDITIONS, DRAWINGS, REPORTS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT PRIOR TO MOBILIZATION FOR AND COMMENCEMENT OF CONSTRUCTION. SHOULD THERE BE ANY CONFLICT AND/OR DISCREPANCY BETWEEN ANY OF THE DOCUMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER IN WRITING OUTLINING SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR MUST INSTALL ALL UTILITIES THAT FUNCTION BY GRAVITY, INCLUDING STORM SEWER AND SANITARY SEWER COMPONENTS, PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS AND SERVICE SIZES, GREASE TRAP REQUIREMENTS/ DETAILS, DOOR ACCESS, AND EXTERIOR GRADING AND REPORT CONFLICT WITH THE SITE PLAN TO THE ENGINEER.
- THE CONTRACTOR MUST COORDINATE INSTALLATION OF ALL UTILITY'S SERVICES WITH THE INDIVIDUAL SERVICE PROVIDER TO ASSURE INDIVIDUAL INSTALLATION REQUIREMENTS ARE MET. THE CONTRACTOR SHALL ENSURE THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS SET FORTH BY THE JURISDICTION HAVING AUTHORITY AND CONTROL OF SAID UTILITY.
- WATER SERVICE AND WATER MAIN INSTALLATIONS SHALL BE PER THE SPECIFICATIONS OF THE LOCAL UTILITY COMPANY HAVING JURISDICTION OF THE UTILITY INCLUDING, BUT NOT LIMITED TO PRODUCT MATERIALS AND BURIAL DEPTHS. CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY COMPANY AND THE ARCHITECT TO ASSURE PROPER WATER METER SIZING PRIOR TO CONSTRUCTION.
- SERVICES FOR ELECTRICAL, CABLE TV, FIBER OPTIC, TELEPHONE, ETC. SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED ON THE PLANS AND INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER'S SPECIFICATIONS AND STANDARDS.
- SITE GRADING, EXCAVATION, FILL, COMPACTION AND MATERIALS USED FOR EARTH WORK AND UTILITY INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS SET FORTH IN GEOTECHNICAL REPORT REFERENCED FOR THIS PROJECT OR THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS, WHEN GEOTECHNICAL REPORT OR RECOMMENDATIONS HAVE NOT BEEN DEVELOPED. ALL SOILS/ MATERIALS, FILLS, AND COMPACTION SHALL COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO. CMG ENVIRONMENTAL, INC. SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION, AND BACKFILL.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA STANDARD AND REGULATIONS, AS WELL AS ANY LOCAL AUTHORITY THAT MAY HAVE JURISDICTION OVER TRENCHING PROCEDURES. CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE FOR ANY MEANS AND METHODS OR PERFORMANCE CRITERIA ASSOCIATED WITH EXCAVATION TRENCHING AND IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR APPROPRIATE PROCEDURES ARE ADHERED TO.
- CONTRACTOR SHALL ADJUST FRAMES, COVERS, AND GRATES OF ALL EXISTING MANHOLES, INLET STRUCTURES, WATER GATE BOXES, AND SANITARY CLEANOUT RISERS AS NECESSARY, TO MATCH PROPOSED GRADES.
- STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. IF HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS SPECIFIED ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. ROOF DRAINS MUST BE PVC SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY SEWER LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.
- PIPE LENGTHS INDICATED FOR SANITARY AND STORM SEWERS ARE MEASURED CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ROOF DRAIN LOCATIONS ARE APPROXIMATE; IT IS THE CONTRACTOR'S RESPONSIBILITY FOR COORDINATING THE RROF CONNECTIONS WITH FINAL ARCHITECTURAL PLAN LOCATIONS.
- WATER MAIN AND WATER SERVICE PIPING SHALL BE INSTALLED PER THE LOCAL WATER COMPANY'S OR THE AUTHORITY HAVING JURISDICTION SPECIFICATIONS. IN THE ABSENCE OF SUCH SPECIFICATIONS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS MUST COMPLY WITH THE APPLICABLE AWWWA STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ENSURE THAT ANY AND ALL WORK LOCATED IN THE EXISTING PAVED ROADWAYS AND/OR STREETS BE REPAIRED IN ACCORDANCE WITH THE REFERENCED 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 PROPOSED WORK.
- THE RELOCATION OF EXISTING AND/OR THE INSTALLATION OF NEW UTILITY POLES AND TRANSFORMERS ARE AT THE SOLE DISCRETION OF UTILITY COMPANIES TO FINALIZE ALL UTILITY SERVICES AND/OR RELOCATIONS TO ASSURE NO CONFLICT WITH THE DESIGN PLANS. SHOULD A CONFLICT ARISE DUE TO THE FINAL DESIGNS OF THE UTILITY COMPANY, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING AND AWAIT A WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH FURTHER UTILITY INSTALLATIONS.

ADA INSTRUCTIONS TO CONTRACTOR:

- THE CONTRACTOR SHALL REVIEW THE PROPOSED CONSTRUCTION WITH THE LOCAL BUILDING OFFICIAL PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTORS SHALL BE PRECISE IN THE CONSTRUCTION OF AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE PARKING, COMPONENTS, AND ACCESS ROUTES FOR THE PROJECT. THESE COMPONENTS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA REGULATIONS AND CONSTRUCTION STANDARDS. THESE COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PARKING SPACES AND PARKING AISLES SHALL NOT EXCEED A 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) SLOPE IN ANY DIRECTION
 - CURB RAMPS SHALL NOT EXCEED A 1:12 (8.3%) SLOPE FOR A MAXIMUM LENGTH OF SIX (6) FEET
 - RAMPS SHALL BE EQUIPPED WITH LANDINGS AT EACH END, SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION, AND HAVE POSITIVE DRAINAGE AWAY FROM THE LANDING.
 - ACCESSIBLE ROUTES SHALL BE A MINIMUM OF 36" WIDE (UNOBSTRUCTED). HANDRAILS AND CAR OVERHANGS MAY NOT OBSTRUCT THESE AREAS. LONGITUDINAL SLOPES (DIRECTION OF TRAVEL) SHALL NOT EXCEED 1:20 (5.0%) AND SHALL HAVE A CROSS SLOPE NO GREATER THAN 1:50 (2.0%)
 - ACCESSIBLE ROUTES EXCEEDING 1:20 (5.0%) SHALL BE CONSIDERED A "RAMP". MAXIMUM SLOPES OF A RAMP SHALL BE 1:12 (8.3%) IN THE DIRECTION OF TRAVEL, AND A CROSS SLOPE OF 1:50 (2.0%). RAMPS SHALL HAVE MAXIMUM RISE OF 2.5 FEET, SHALL BE EQUIPPED WITH HAND RAILS AND LANDINGS AT THE TOPS AND BOTTOM OF THE RAMP. LANDINGS SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION AND HAVE POSITIVE DRAINAGE AWAY FOR THE LANDING.
 - A LANDING SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS. LANDINGS SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION AND HAVE POSITIVE DRAINAGE AWAY FOR THE LANDING. THE LANDING SHALL BE NO LESS THAN 60 INCHES LONG UNLESS PERMITTED OTHERWISE PER THE ADA REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN IN AREAS OF EXISTING DOORWAYS, ACCESSIBLE ROUTES OR OTHER AREAS WHERE RE-CONSTRUCTION IS PROPOSED. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY FIELD CONDITIONS THAT DIFFER IN ANY MANNER FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK

LEGEND		
EXISTING		PROPOSED
----	PROPERTY LINE	----
----	ABUTTING PROPERTY LINE	----
○	IRON PIPE	○
□	MONUMENT	□
○	UTILITY POLE	○
⦿	FIRE HYDRANT	⦿
W	WATER GATE	W
W	WATER LINE	W
G	GAS VALVE	G
G	GAS LINE	G
⊞	CATCH BASIN	⊞
⊕	DRAINAGE MAINHOLE	⊕
----	DRAINAGE LINE	----
⊗	SEWER MANHOLE	⊗
S	SEWER LINE	S
OHW	OVERHEAD ELECTRIC	OHW
UGE	UNDERGROUND ELECTRIC	UGE
50	CONTOUR LINE	50
⊞	SOIL TEST PIT	⊞
⊕	PERCOLATION TEST	⊕
* * *	FENCE	* * *
~~~~~	TREELINE	~~~~~
○	BOLLARD	○
— · — · —	EDGE OF WETLANDS	— · — · —
⦿	WETLAND SYMBOL	⦿
— · — · —	WETLAND BUFFER	— · — · —
-----	EROSION CONTROL BARRIER	-----
○	CATCH BASIN PROTECTION	○
---	LIMIT OF WORK	---
---	LOW	---

TYPICAL ABBREVIATIONS

PROP.	PROPOSED	E.O.P.	EDGE OF PAVEMENT	VAC.	VACUUM
EX.	EXISTING	V.G.C.	VERTICAL GRANITE CURB	TRANS.	TRANFORMER
N/F	NOW OR FORMERLY	S.G.C.	SLOPED GRANITE CURB	GEN.	GENERATOR
ND	NOT DETERMINED	C.C.B.	CAPE COD BERM	APPROX. LOC.	APPROXIMATE LOCATION
TBR	TO BE REMOVED	B.C.C.	BITUMINOUS CONCRETE CURB	INV.	INVERT
CONC.	CONCRETE	C.C.	CONCRETE CURB	TBD	TO BE DETERMINED
BIT.	BITUMINOUS	W.G.	WATER GATE	FF	FINISH FLOOR ELEVATION
UP	UTILITY POLE	G.G.	GAS GATE	TF	TOP OF FOUNDATION ELEVATION
L.S.A.	LANDSCAPE AREA	M.E.	MATCH EXISTING	OHD	OVERHEAD DOOR



PROJECT: **PROPOSED RETAIL & PRE-ORDER - PICKUP WINDOW**  
**1014 SULLIVAN AVENUE**  
**SOUTH WINDSOR, CT 06074**

PREPARED FOR: **MEGL C/O SCOTT LEONARD**  
**P.O. BOX 412**  
**ROCK HILL, CT 06067**  
**880-550-2323**

ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES

67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906

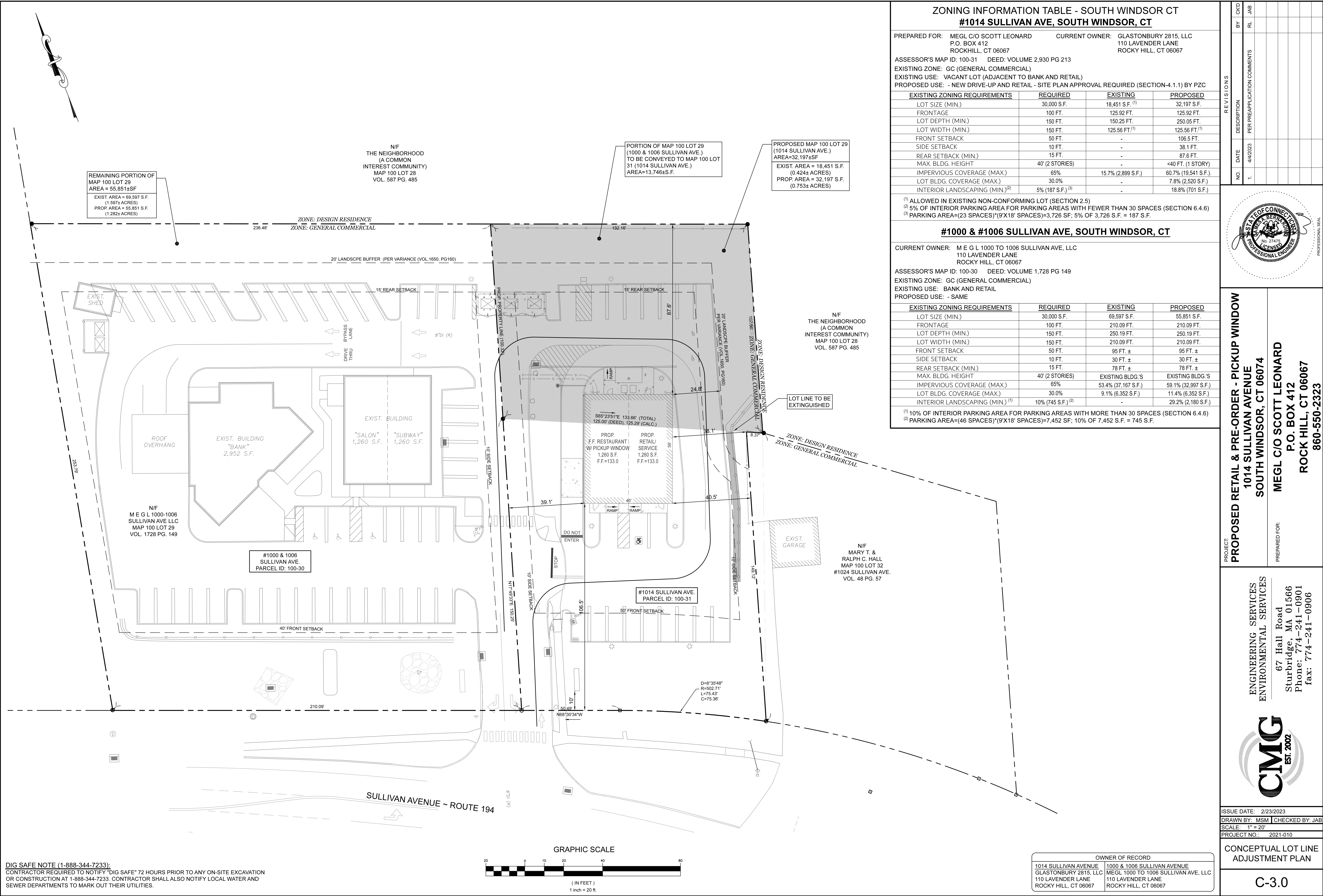


ISSUE DATE: 2/23/2023  
DRAWN BY: MSM | CHECKED BY: JAB  
SCALE: NONE  
PROJECT NO.: 2021-010

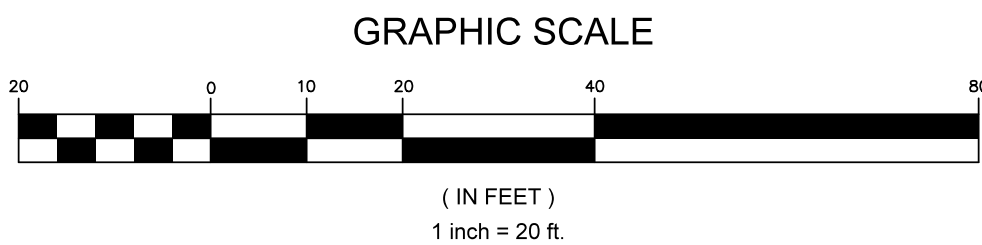
GENERAL NOTES  
SHEET

C-2.0

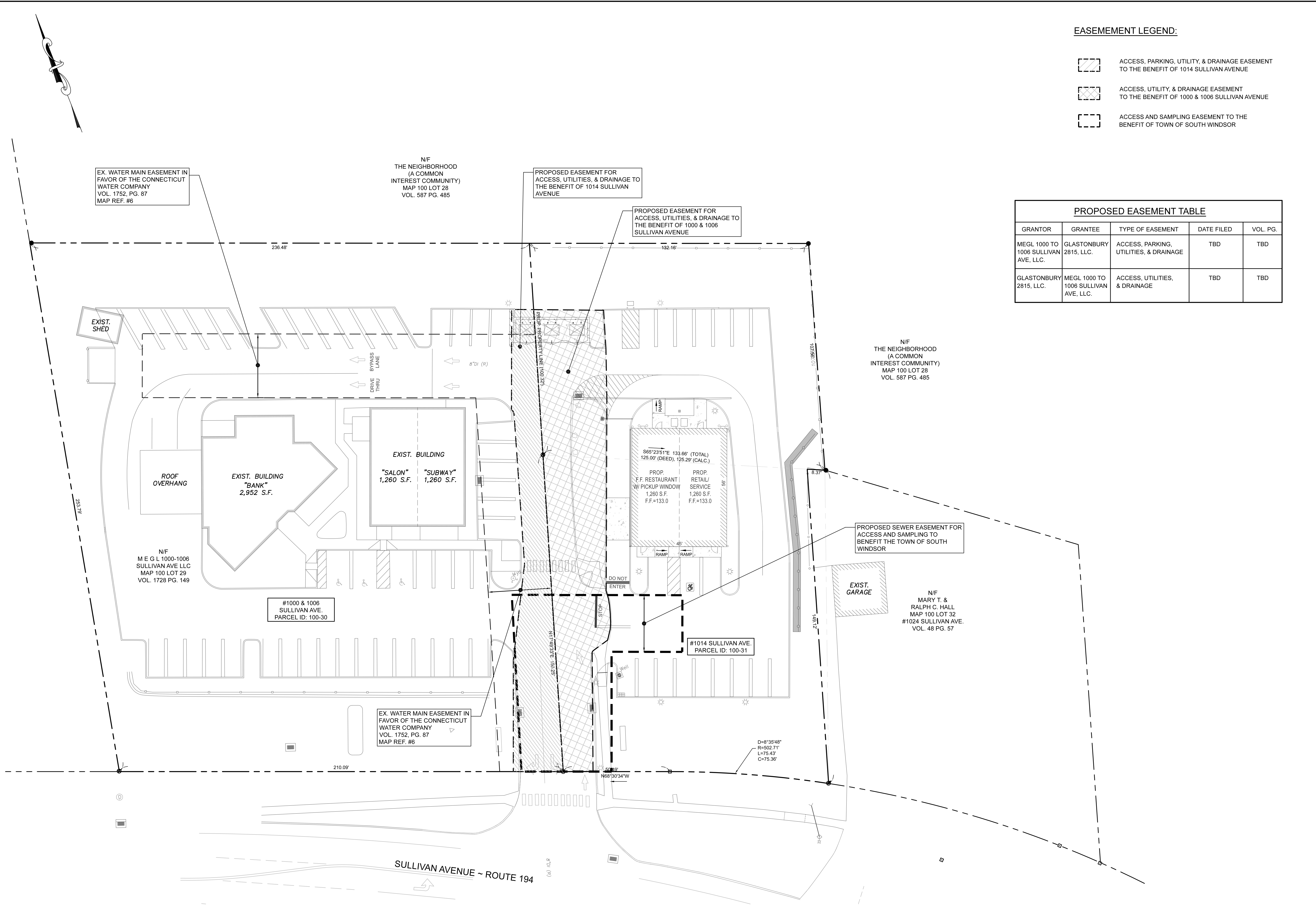
OWNER OF RECORD	
1014 SULLIVAN AVENUE GLASTONBURY 2815, LLC	1000 & 1006 SULLIVAN AVENUE MEGL 1000 TO 1006 SULLIVAN AVE, LLC
110 LAVENDER LANE ROCKY HILL, CT 06067	110 LAVENDER LANE ROCKY HILL, CT 06067



DIG SAFE NOTE (1-888-344-7233):  
 CONTRACTOR REQUIRED TO NOTIFY DIG SAFE 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION  
 OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND  
 SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.



OWNER OF RECORD	
1014 SULLIVAN AVENUE GLASTONBURY 2815, LLC ROCKY HILL, CT 06067	1000 & 1006 SULLIVAN AVENUE MEGL 1000 TO 1006 SULLIVAN AVE, LLC 110 LAVENDER LANE ROCKY HILL, CT 06067



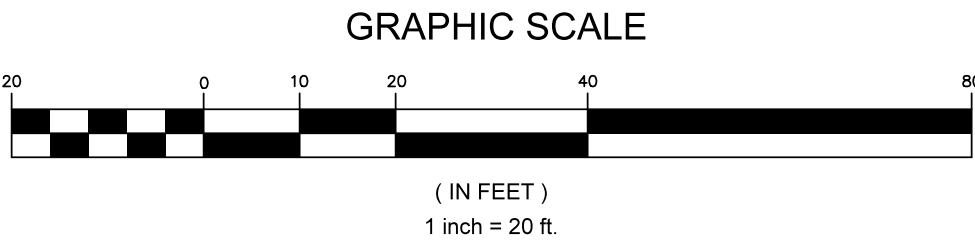
EASEMENT LEGEND:

- ACCESS, PARKING, UTILITY, & DRAINAGE EASEMENT TO THE BENEFIT OF 1014 SULLIVAN AVENUE
- ACCESS, UTILITY, & DRAINAGE EASEMENT TO THE BENEFIT OF 1000 & 1006 SULLIVAN AVENUE
- ACCESS AND SAMPLING EASEMENT TO THE BENEFIT OF TOWN OF SOUTH WINDSOR

PROPOSED EASEMENT TABLE

GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL. PG.
MEGL 1000 TO 1006 SULLIVAN AVE, LLC.	GLASTONBURY 2815, LLC.	ACCESS, PARKING, UTILITIES, & DRAINAGE	TBD	TBD
GLASTONBURY 2815, LLC.	MEGL 1000 TO 1006 SULLIVAN AVE, LLC.	ACCESS, UTILITIES, & DRAINAGE	TBD	TBD

DIG SAFE NOTE (1-888-344-7233):  
CONTRACTOR REQUIRED TO NOTIFY DIG SAFE® 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.



OWNER OF RECORD	
1014 SULLIVAN AVENUE GLASTONBURY 2815, LLC ROCKY HILL, CT 06067	1000 & 1006 SULLIVAN AVENUE MEGL 1000 TO 1006 SULLIVAN AVE, LLC 110 LAVENDER LANE ROCKY HILL, CT 06067

REVISIONS		BY	CHKD
NO.	DESCRIPTION	DATE	DATE
1.	PER PREAPPLICATION COMMENTS	4/4/2023	



PROJECT: **PROPOSED RETAIL & PRE-ORDER - PICKUP WINDOW**  
**1014 SULLIVAN AVENUE**  
**SOUTH WINDSOR, CT 06074**

PREPARED FOR: **MEGL C/O SCOTT LEONARD**  
**P.O. BOX 412**  
**ROCK HILL, CT 06067**  
**860-550-2323**

ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES

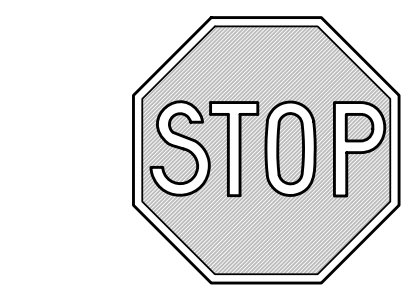
67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906



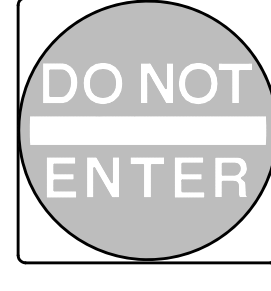
ISSUE DATE: 2/23/2023  
DRAWN BY: MSM | CHECKED BY: JAB  
SCALE: 1" = 20'  
PROJECT NO.: 2021-010

CONCEPTUAL  
EASEMENT PLAN

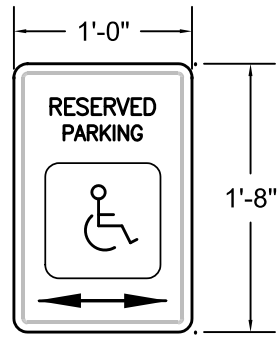
## SIGN LEGEND:



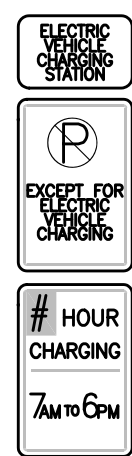
**A** R1-1  
30" STOP SIGN



**B** 31-0119  
"DO NOT ENTER"  
SIGN



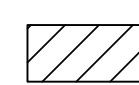
**C** R7-8  
ACCESSIBLE PARKING  
SIGN



**D** E.V. CHARGING STATION  
SIGN

## PAVEMENT STRIPING LEGEND:

4" WIDE WHITE  
PARKING STALL LINE



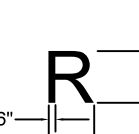
4" WIDE @ 3'o.c.  
WHITE STRIPING

WHITE LEGEND



12" WIDE WHITE  
CROSS- WALK STRIPE  
& STOP BAR

PAINTED  
TRAFFIC FLOW  
ARROWS



WHITE LEGEND

## ZONING INFORMATION TABLE - SOUTH WINDSOR CT

## PRELIMINARY PERMITTING OUTLINE

SITE PLAN REVIEW - PZC  
EXISTING VARIANCE-5 FT. LANDSCAPED BUFFER BETWEEN PARCELS (VOL.1650 PG 160)  
EXISTING VARIANCE - FOR 20 FT. LANDSCAPED BUFFER TO ADJ. RES. ZONE VOL.1650 PG160

## #1014 SULLIVAN AVE, SOUTH WINDSOR, CT

PREPARED FOR: MEGL C/O SCOTT LEONARD CURRENT OWNER: GLASTONBURY 2815, LLC  
P.O. BOX 412 110 LAVENDER LANE  
ROCKHILL, CT 06067 ROCKY HILL, CT 06067  
ASSESSOR'S MAP ID: 100-31 DEED: VOLUME 2,930 PG 213  
EXISTING ZONE: GC (GENERAL COMMERCIAL)  
EXISTING USE: VACANT LOT (ADJACENT TO BANK AND RETAIL)  
PROPOSED USE: - NEW DRIVE-UP AND RETAIL - SITE PLAN APPROVAL REQUIRED (SECTION-4.1.1) BY PZC

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	30,000 S.F.	18,451 S.F. ⁽¹⁾	32,197 S.F.
FRONTAGE	100 FT.	125.92 FT.	125.92 FT.
LOT DEPTH (MIN.)	150 FT.	150.25 FT.	250.05 FT.
LOT WIDTH (MIN.)	150 FT.	125.56 FT. ⁽¹⁾	125.56 FT. ⁽¹⁾
FRONT SETBACK	50 FT.	-	106.5 FT.
SIDE SETBACK	10 FT.	-	38.1 FT.
REAR SETBACK (MIN.)	15 FT.	-	87.6 FT.
MAX. BLDG. HEIGHT	40' (2 STORIES)	-	<40 FT. (1 STORY)
IMPERVIOUS COVERAGE (MAX.)	65%	15.7% (2,899 S.F.)	61.3% (19,751 S.F.)
LOT BLDG. COVERAGE (MAX.)	30.0%	-	7.8% (2,520 S.F.)
INTERIOR LANDSCAPING (MIN.) ⁽²⁾	5% (178 S.F.) ⁽³⁾	-	13.7% (491 S.F.)

⁽¹⁾ ALLOWED IN EXISTING NON-CONFORMING LOT (SECTION 2.5)  
⁽²⁾ 5% OF INTERIOR PARKING AREA FOR PARKING AREAS WITH FEWER THAN 30 SPACES (SECTION 6.4.6)  
⁽³⁾ PARKING AREA=(22 SPACES)*(9'X18' SPACES)=3,726 SF; 5% OF 3,726 S.F. = 178 S.F.

## #1000 &amp; #1006 SULLIVAN AVE, SOUTH WINDSOR, CT

CURRENT OWNER: M E G L 1000 TO 1006 SULLIVAN AVE, LLC  
110 LAVENDER LANE  
ROCKY HILL, CT 06067  
ASSESSOR'S MAP ID: 100-30 DEED: VOLUME 1,728 PG 149  
EXISTING ZONE: GC (GENERAL COMMERCIAL)  
EXISTING USE: BANK AND RETAIL  
PROPOSED USE: - SAME

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	30,000 S.F.	69,597 S.F.	55,851 S.F.
FRONTAGE	100 FT.	210.09 FT.	210.09 FT.
LOT DEPTH (MIN.)	150 FT.	250.19 FT.	250.19 FT.
LOT WIDTH (MIN.)	150 FT.	210.09 FT.	210.09 FT.
FRONT SETBACK	50 FT.	95 FT. ±	95 FT. ±
SIDE SETBACK	10 FT.	30 FT. ±	30 FT. ±
REAR SETBACK (MIN.)	15 FT.	78 FT. ±	78 FT. ±
MAX. BLDG. HEIGHT	40' (2 STORIES)	EXISTING BLDG.'S	EXISTING BLDG.'S
IMPERVIOUS COVERAGE (MAX.)	65%	53.4% (37,167 S.F.)	59.1% (32,997 S.F.)
LOT BLDG. COVERAGE (MAX.)	30.0%	9.1% (6,352 S.F.)	11.4% (6,352 S.F.)
INTERIOR LANDSCAPING (MIN.) ⁽¹⁾	10% (745 S.F.) ⁽²⁾	-	29.2% (2,180 S.F.)

⁽¹⁾ 10% OF INTERIOR PARKING AREA FOR PARKING AREAS WITH MORE THAN 30 SPACES (SECTION 6.4.6)  
⁽²⁾ PARKING AREA=(46 SPACES)*(9'X18' SPACES)=7,452 SF; 10% OF 7,452 S.F. = 745 S.F.

## PARKING CALCULATION TABLE

## #1000, #1006 &amp; #1014 SULLIVAN AVE, SOUTH WINDSOR, CT

EXISTING PARKING REQUIREMENTS:  
BANK: 2,952 S.F. x 1 Space / 200 S.F. (Retail / Personal Services) = 14.76 Spaces  
SALON: 1,260 S.F. x 1 Space / 200 S.F. (Retail / Personal Services) = 6.30 Spaces  
SUBWAY: 1,260 S.F. x 1 Space / 200 S.F. (F.F. Restaurant - Small) = 6.30 Spaces  
27.36 Spaces

PROPOSED PARKING REQUIREMENTS:  
F.F. RESTAURANT: 1,260 S.F. x 1 Space / 200 S.F. (F.F. Rest.) = 6.3 Spaces  
RETAIL / SERVICE: 1,260 S.F. x 1 Space / 200 S.F. (Retail / Service) = 6.3 Spaces  
12.6 Spaces

	REQUIRED	PROPOSED
Existing Parking Requirements: 28 Spaces		
Proposed Parking Requirements: 13 Spaces		
Total Spaces =	41 Spaces	65 Spaces
Marked Handicap Accessible Spaces (51-75 Spaces) 1 Van Accessible	3 HC Spaces	4 HC Spaces

THERE ARE NO REGULATED WETLANDS  
AND/OR 100 YEAR FLOOD PLAINS  
LOCATED ON OR ADJACENT TO THE  
SITE

REVISIONS	BY	CHKD
NO	DATE	DESCRIPTION
1.	4/4/2023	PER PREAPPLICATION COMMENTS



PROJECT: PROPOSED RETAIL & PRE-ORDER - PICKUP WINDOW  
1014 SULLIVAN AVENUE  
SOUTH WINDSOR, CT 06074  
PREPARED FOR: MEGL C/O SCOTT LEONARD  
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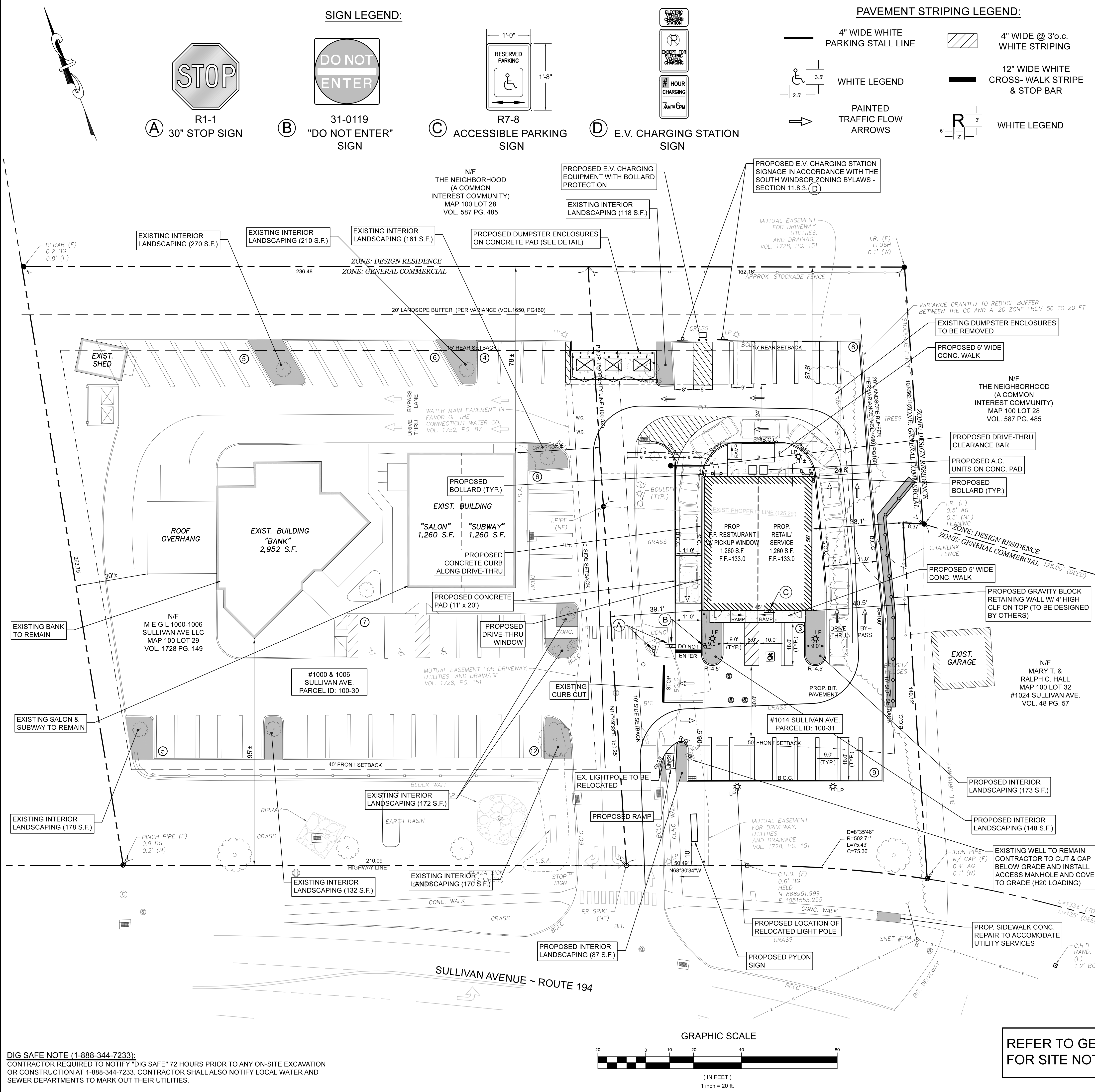
ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES  
67 Hall Road  
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Phone: 774-241-0901  
fax: 774-241-0906



ISSUE DATE: 2/23/2023  
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SCALE: 1" = 20'  
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SITE LAYOUT  
PLAN

C-4.0

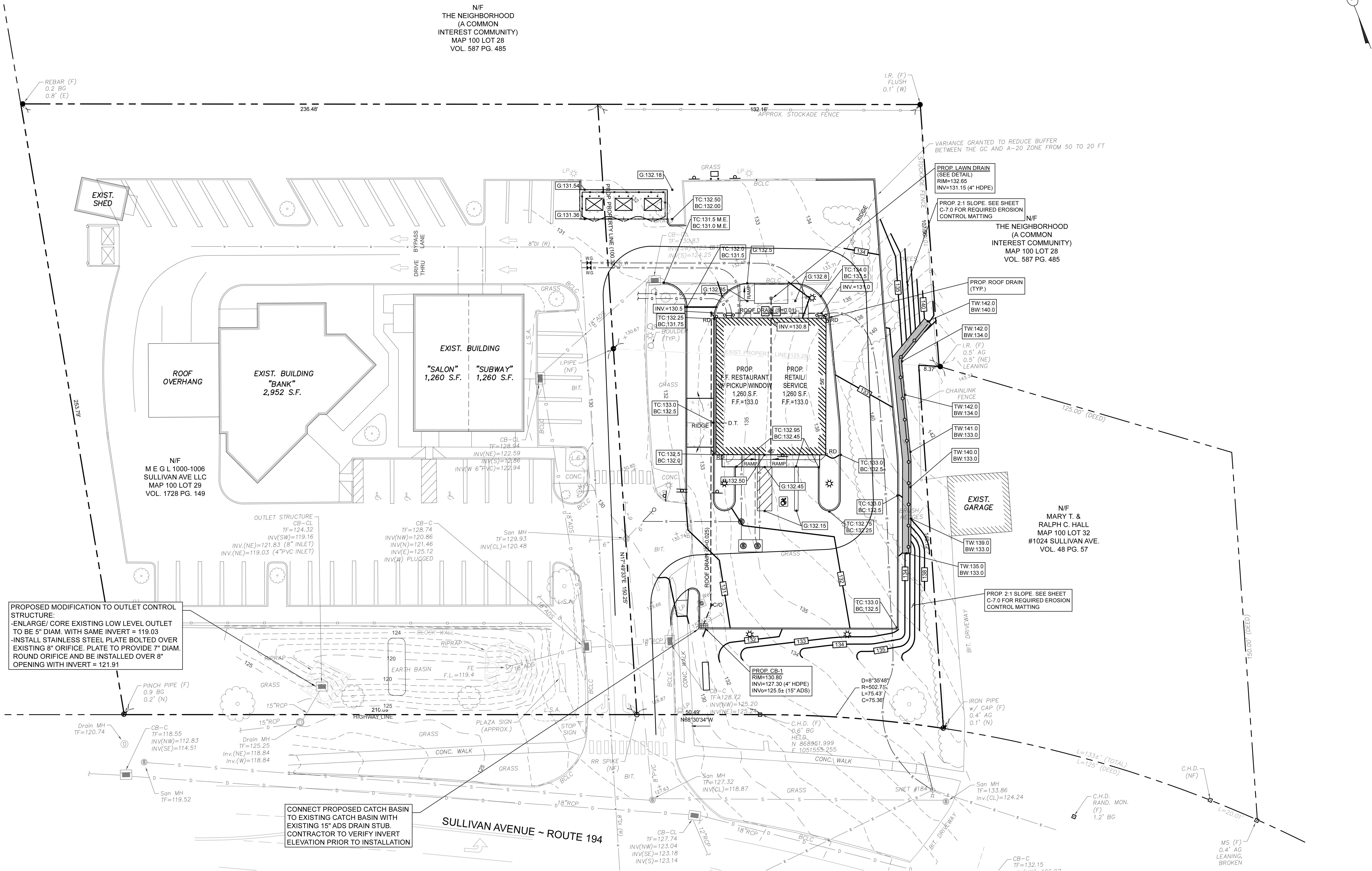


REFER TO GENERAL NOTE SHEET  
FOR SITE NOTES

OWNER OF RECORD	
1014 SULLIVAN AVENUE GLASTONBURY 2815, LLC ROCKY HILL, CT 06067	1000 & 1006 SULLIVAN AVENUE MEGL 1000 TO 1006 SULLIVAN AVE, LLC 110 LAVENDER LANE ROCKY HILL, CT 06067

## DIG SAFE NOTE (1-888-344-7233):

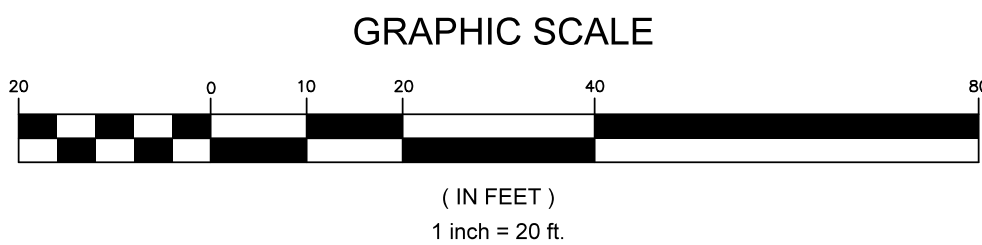
CONTRACTOR REQUIRED TO NOTIFY DIG SAFE® 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION  
OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND  
SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.



PROPOSED MODIFICATION TO OUTLET CONTROL STRUCTURE:  
-ENLARGE/ CORE EXISTING LOW LEVEL OUTLET TO BE 5" DIAM. WITH SAME INVERT = 119.03  
-INSTALL STAINLESS STEEL PLATE BOLTED OVER EXISTING 8" ORIFICE. PLATE TO PROVIDE 7" DIAM. ROUND ORIFICE AND BE INSTALLED OVER 8" OPENING WITH INVERT = 121.91

CONNECT PROPOSED CATCH BASIN TO EXISTING CATCH BASIN WITH EXISTING 15" ADS DRAIN STUB. CONTRACTOR TO VERIFY INVERT ELEVATION PRIOR TO INSTALLATION

SULLIVAN AVENUE ~ ROUTE 194



REFER TO GENERAL NOTE SHEET FOR GRADING & DRAINAGE NOTES

OWNER OF RECORD	
1014 SULLIVAN AVENUE GLASTONBURY 2815, LLC 110 LAVENDER LANE ROCKY HILL, CT 06067	1000 & 1006 SULLIVAN AVENUE MEGL 1000 TO 1006 SULLIVAN AVE, LLC 110 LAVENDER LANE ROCKY HILL, CT 06067

REVISIONS		BY	CHKD
NO	DATE	DESCRIPTION	PER PREAPPLICATION COMMENTS
1.	4/4/2023		



PROJECT: **PROPOSED RETAIL & PRE-ORDER - PICKUP WINDOW**  
**1014 SULLIVAN AVENUE**  
**SOUTH WINDSOR, CT 06074**

PREPARED FOR: **MEGL C/O SCOTT LEONARD**  
**P.O. BOX 412**  
**ROCK HILL, CT 06067**  
**860-550-2323**

ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES

67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906

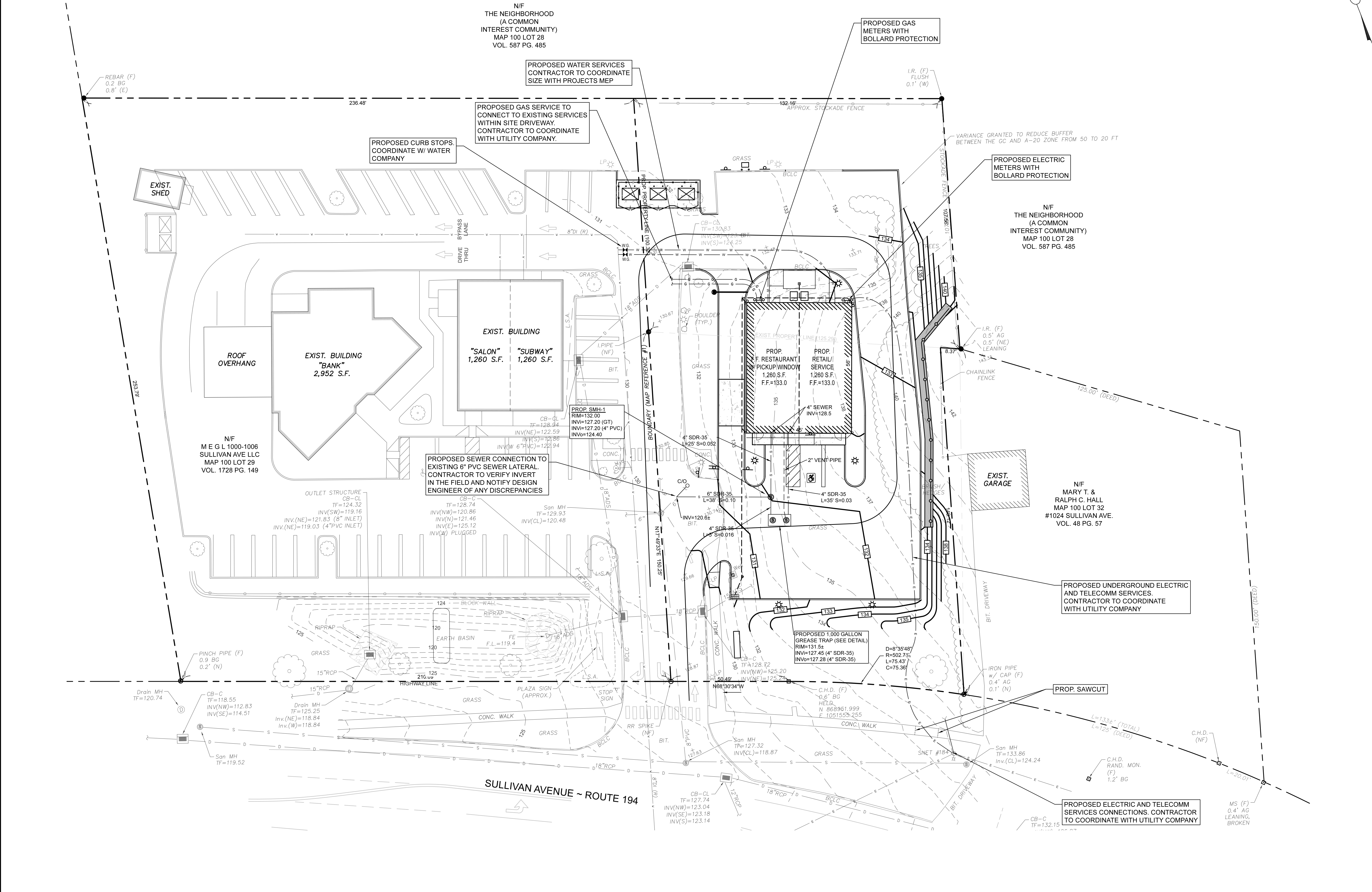


ISSUE DATE: 2/23/2023  
DRAWN BY: MSM | CHECKED BY: JAB  
SCALE: 1" = 20'  
PROJECT NO.: 2021-010

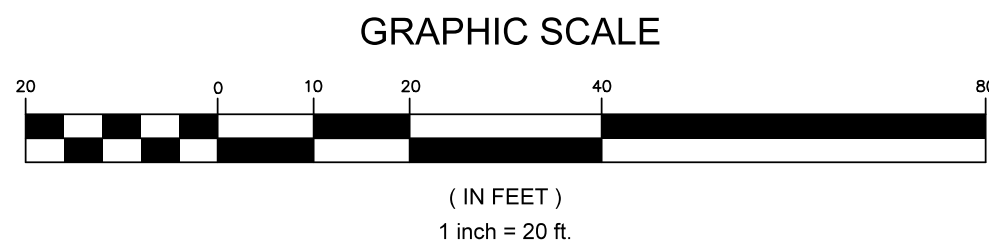
GRADING & DRAINAGE PLAN

C-5.0

DIG SAFE NOTE (1-888-344-7233):  
CONTRACTOR REQUIRED TO NOTIFY DIG SAFE 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.



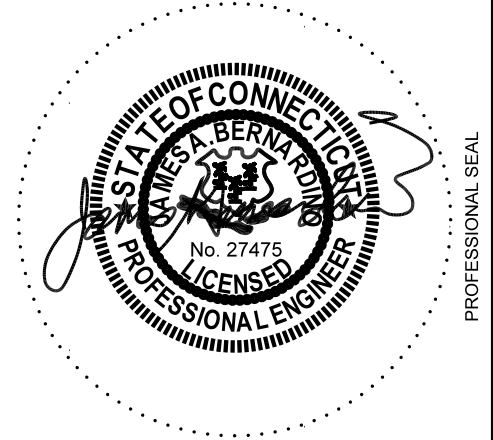
DIG SAFE NOTE (1-888-344-7233):  
CONTRACTOR REQUIRED TO NOTIFY DIG SAFE 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION  
OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND  
SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.



REFER TO GENERAL NOTE SHEET  
FOR UTILITY NOTES

OWNER OF RECORD	
1014 SULLIVAN AVENUE GLASTONBURY 2815, LLC ROCKY HILL, CT 06067	1000 & 1006 SULLIVAN AVENUE MEGL 1000 TO 1006 SULLIVAN AVE, LLC ROCKY HILL, CT 06067

REVISIONS	
NO	DESCRIPTION
1.	4/4/2023 PER PREAPPLICATION COMMENTS



PROJECT: **PROPOSED RETAIL & PRE-ORDER - PICKUP WINDOW**  
**1014 SULLIVAN AVENUE**  
**SOUTH WINDSOR, CT 06074**

PREPARED FOR: **MEGL C/O SCOTT LEONARD**  
**P.O. BOX 412**  
**ROCK HILL, CT 06067**  
**860-550-2323**

ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES

67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906

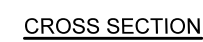
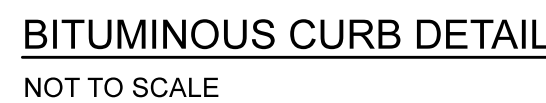


ISSUE DATE: 2/23/2023  
DRAWN BY: MSM | CHECKED BY: JAB  
SCALE: 1" = 20'  
PROJECT NO.: 2021-010

UTILITY PLAN

C-6.0





- NOTES**
1. PROVIDE EXPANSION JOINTS EVERY 20 FT. ALONG SIDEWALK AND CURBING. EXPANSION JOINTS IN CURBING AND SIDEWALK SHALL BE COINCIDENT.
  2. PROVIDE CONSTRUCTION JOINTS EVERY 4 FT. ALONG SIDEWALK.
  3. PROVIDE CONTINUOUS CONSTRUCTION JOINT ALONG BACK OF CURBING.
  4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.

CONC. WALK WITH FLUSH CURB DETAIL  
NOT TO SCALE

STATE OF CONNECTICUT  
JAMES S. BERLAND  
No. 27475  
LICENSED  
PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

PROJECT: **PROPOSED RETAIL & PRE-ORDER - PICKUP WINDOW**

1014 SULLIVAN AVENUE  
SOUTH WINDSOR, CT 06074

**MEGL C/O SCOTT LEONARD**

**P.O. BOX 412**

**ROCK HILL, CT 06067**

**860-550-2323**

---

67 Hall Road

67 Hall Road

07 Main Road  
Sturbridge, MA 01566  
Tel: 508-344-3441 Fax: 508-344-3441

07 Main Road  
 turbridge, MA 01566  
 413-237-7741 241-0001

phone: 774-241-0901  
fax: 774-241-0906

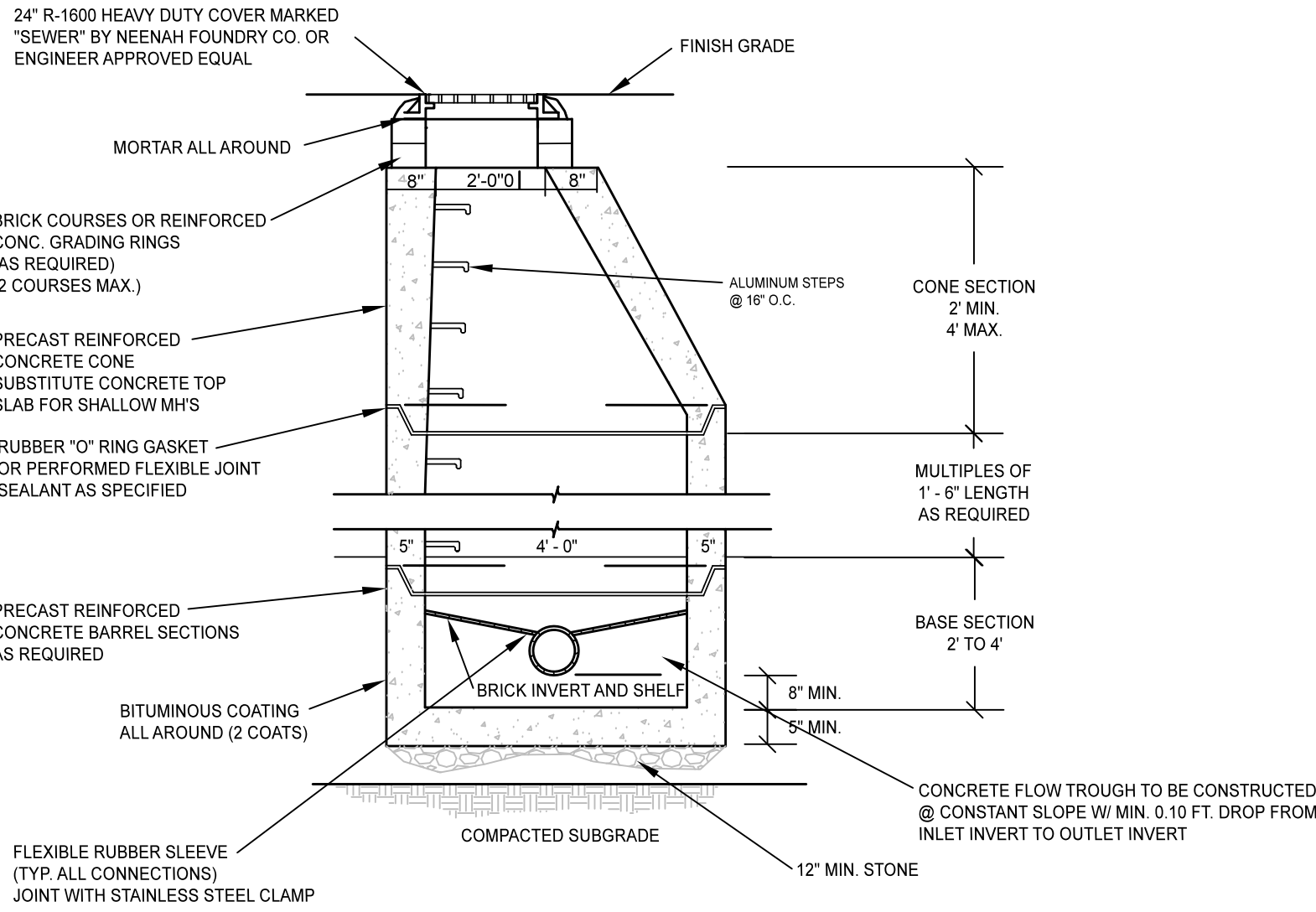


ISSUE DATE: 2/23/2023	
DRAWN BY: MSM	CHECKED BY: JAE
SCALE: NTS	
PROJECT NO.: 2021-010	

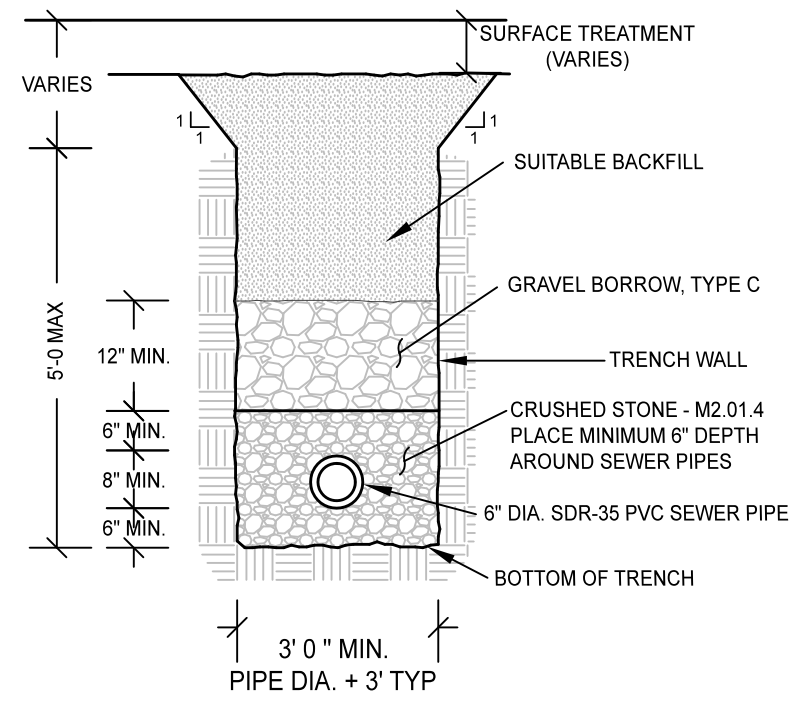
## CONSTRUCTION DETAILS

C-8.0

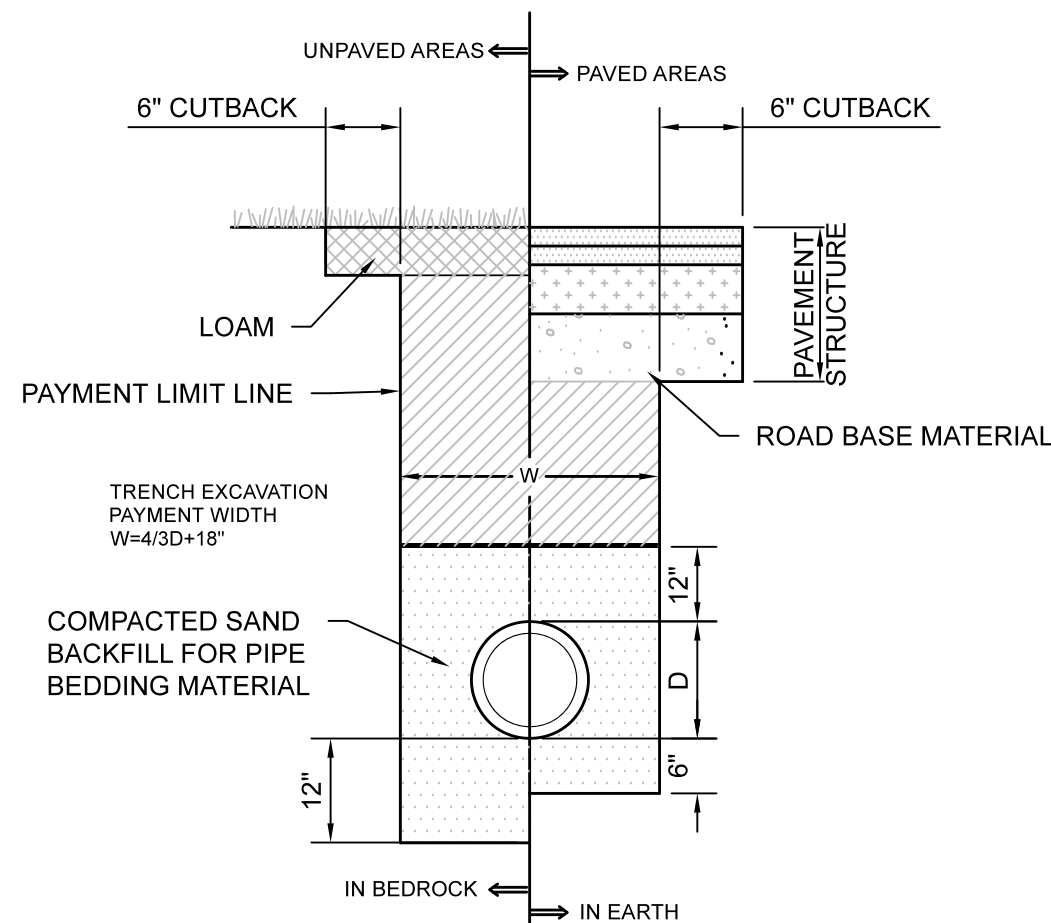
OWNER OF RECORD	
<u>1014 SULLIVAN AVENUE</u> GLASTONBURY 2815, LLC 110 LAVENDER LANE ROCKY HILL, CT 06067	<u>1000 &amp; 1006 SULLIVAN AVENUE</u> MEGL 1000 TO 1006 SULLIVAN AVE, LLC 110 LAVENDER LANE ROCKY HILL, CT 06067



**PRECAST SEWER MANHOLE DETAIL**  
NOT TO SCALE

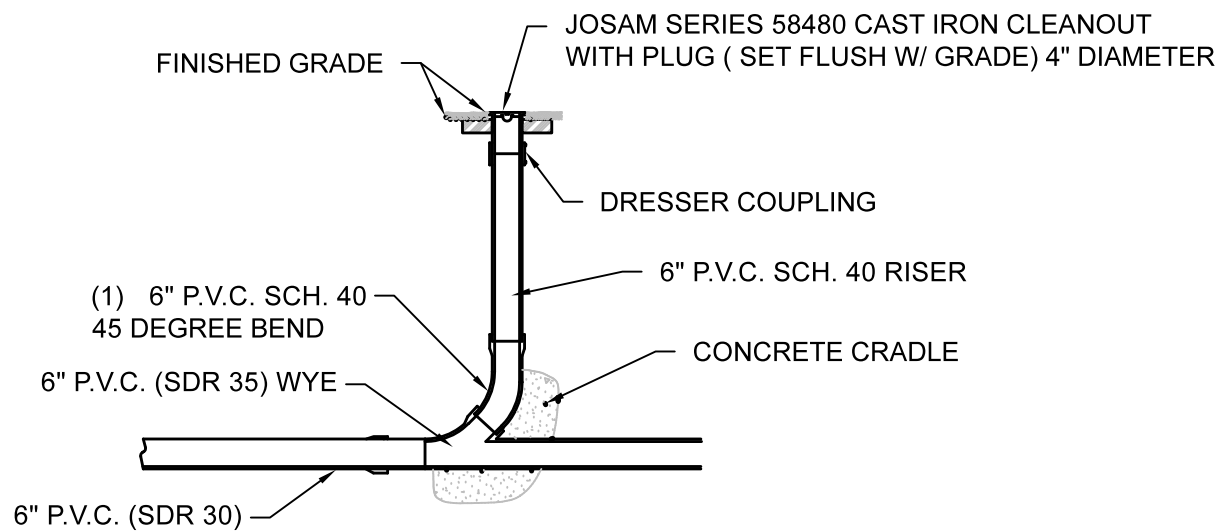


**SEWER TRENCH DETAIL**  
NOT TO SCALE

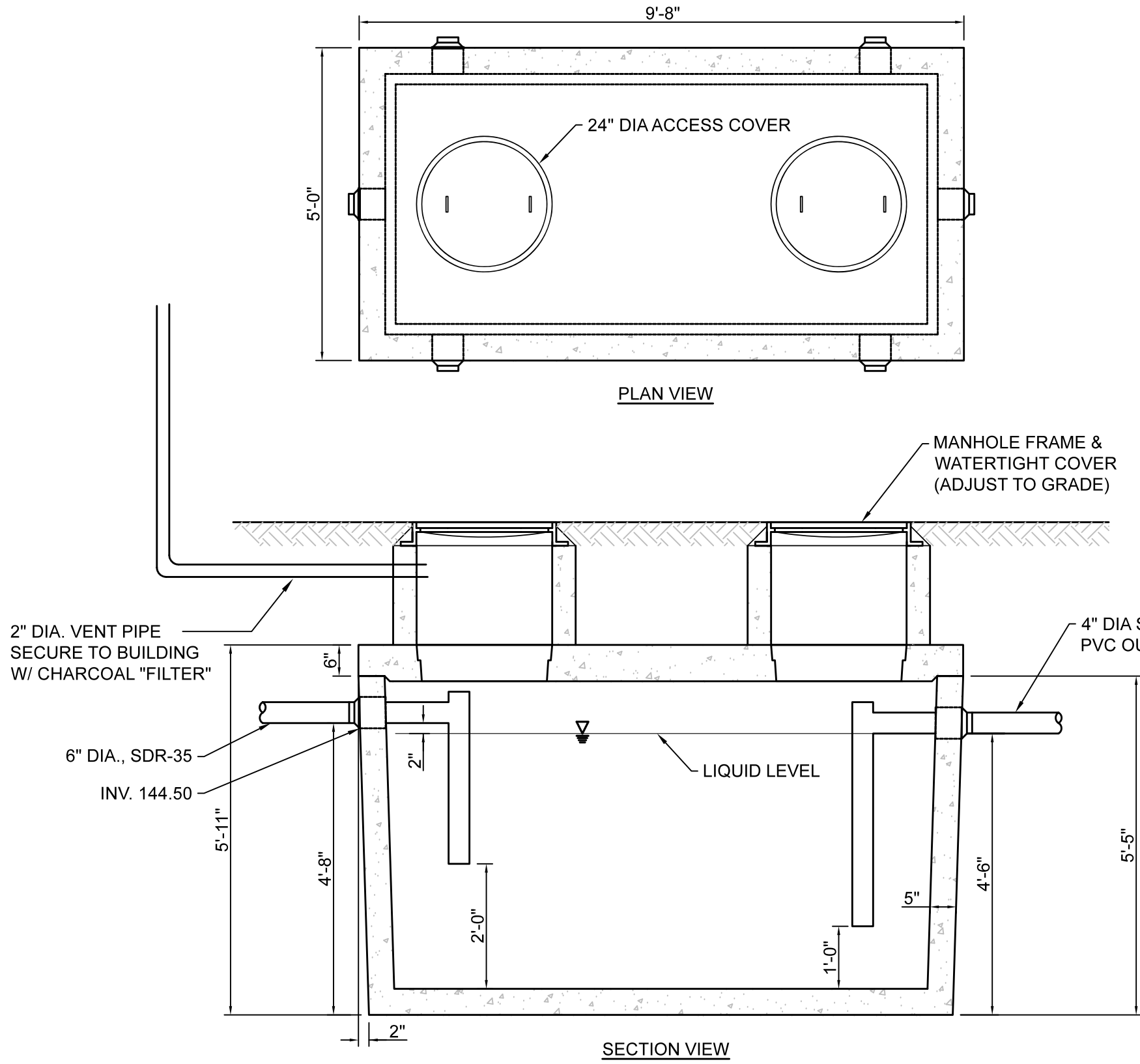


- NOTES:**
1. THIS DETAIL APPLIES TO CONSTRUCTION OF WATER, GAS, TELEPHONE, ELECTRIC, AND CABLE TELEVISION UTILITIES. UNLESS DIRECTED OTHERWISE BY APPLICABLE UTILITY COMPANIES.
  2. PROVIDE 5" MINIMUM COVER OVER WATER SERVICE LINE UNLESS DIRECTED OTHERWISE BY WATER COMPANY.

**UTILITY TRENCH DETAIL**  
NOT TO SCALE

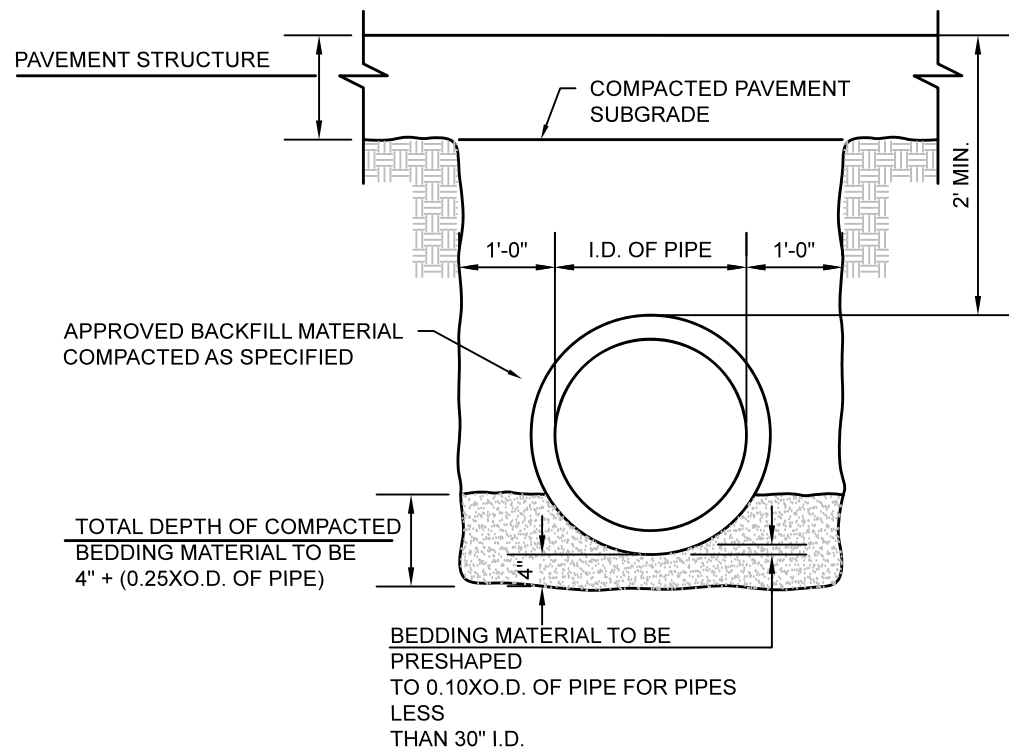


**CLEANOUT DETAIL**  
NOT TO SCALE

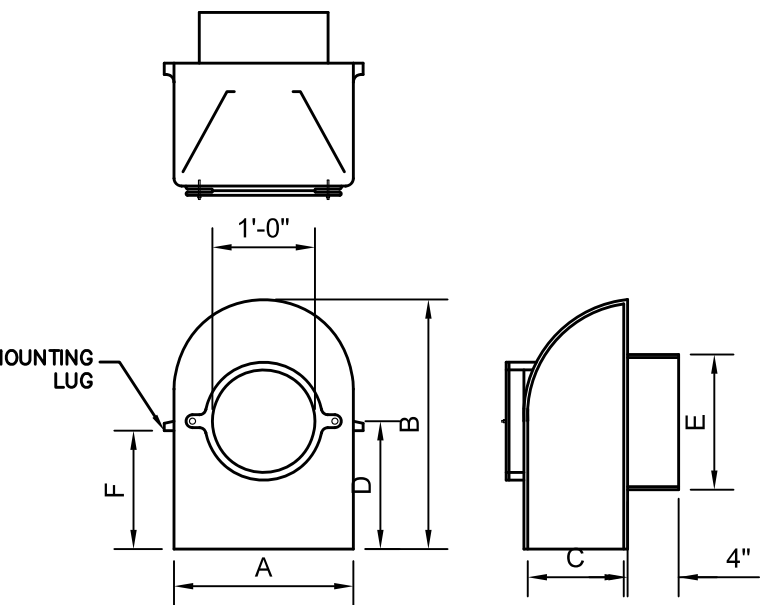


- NOTES:**
1. CONCRETE STRENGTH 4,000 psi MINIMUM STRENGTH @ 28 DAYS
  2. STEEL REINFORCEMENT - ASTM C-1227
  3. COVER TO STEEL - 1" MINIMUM
  4. TANKS ARE DESIGNED TO MEET ASTM C858 AND ACI 318 WITH AASHTO HS-20 LOADING
  5. EARTH COVER - 0 TO 4 FEET
  6. CONSTRUCTION JOINT - SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIVALENT
  7. PRECAST CONC. GREASE TRAP MUST CONFORM TO ALL STATE & LOCAL PLUMBING CODES.
- *NEENAH R-1594 W/SELF SEALING LIDS OR EQUIVALENT

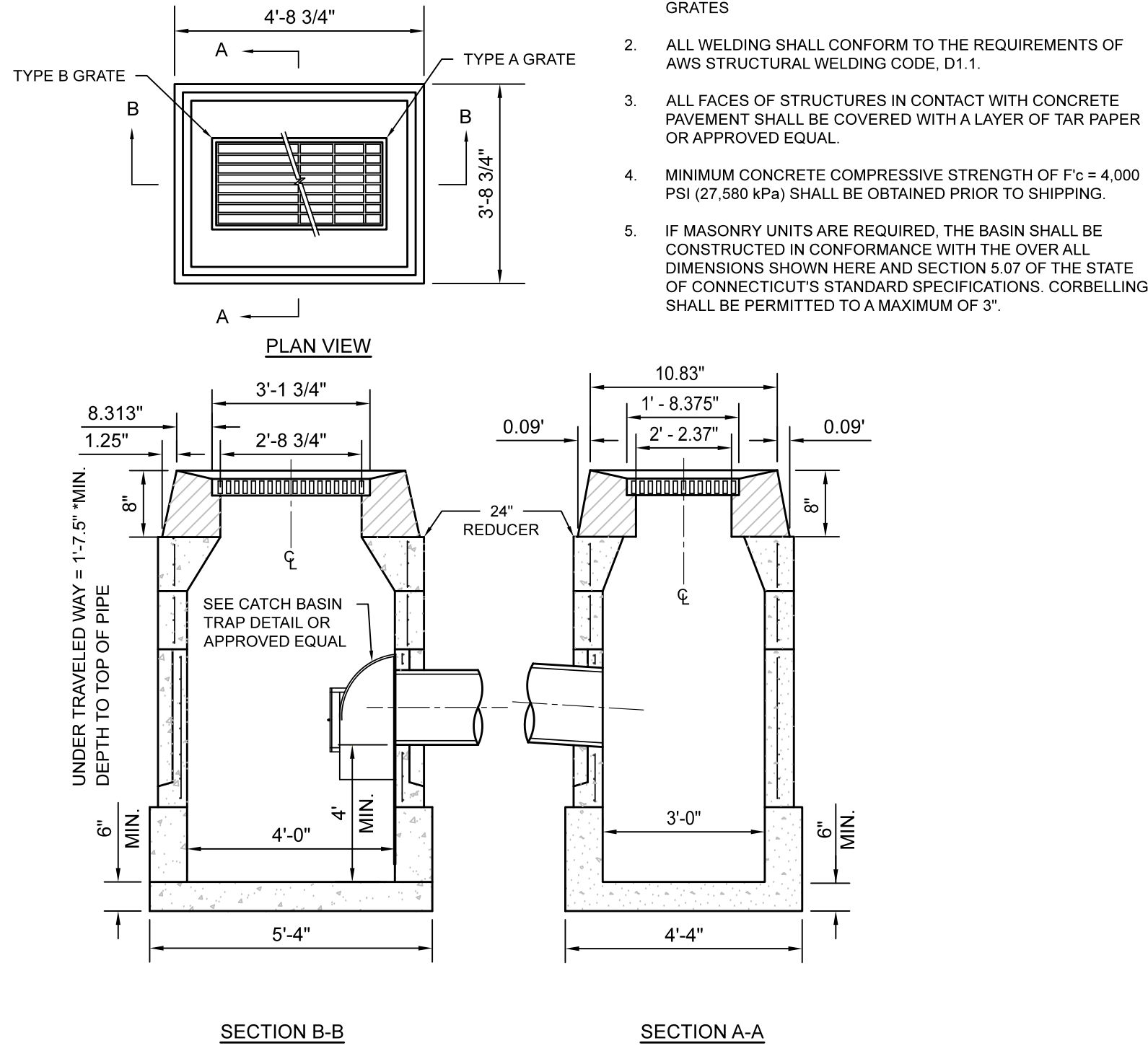
**1,000 GAL. GREASE TRAP (H-20)**  
NOT TO SCALE



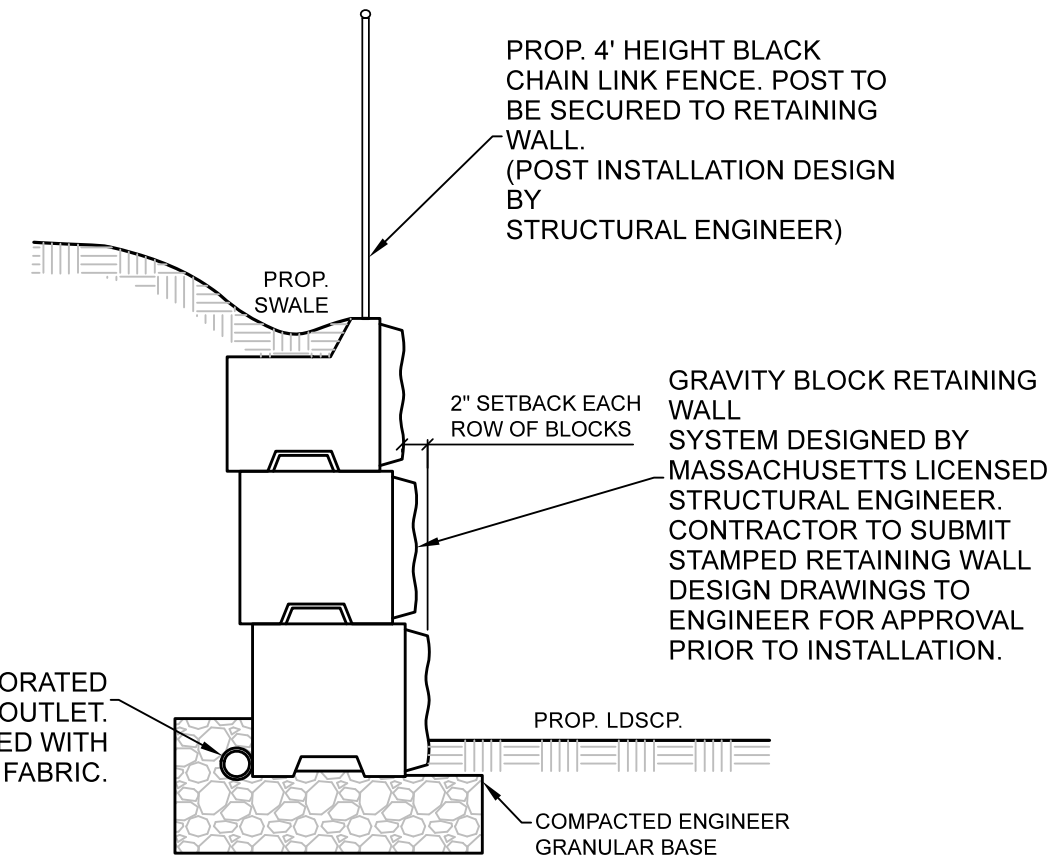
**STORM SEWER TRENCH DETAIL**  
NOT TO SCALE



**CB TRAP DETAIL**  
NOT TO SCALE



**SLAB TOP CATCH BASIN DETAIL**  
NOT TO SCALE



**TYPICAL BLOCK RETAINING WALL DETAIL**  
NOT TO SCALE

- NOTES:**
1. ALL CATCH BASINS TO USE TYPE "A" GALVANIZED STEEL GRATES
  2. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS STRUCTURAL WELDING CODE, D1.1.
  3. ALL FACES OF STRUCTURES IN CONTACT WITH CONCRETE PAVEMENT SHALL BE COVERED WITH A LAYER OF TAR PAPER OR APPROVED EQUAL
  4. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF  $F_c = 4,000$  PSI (27,580 KPa) SHALL BE OBTAINED PRIOR TO SHIPPING.
  5. IF MASONRY UNITS ARE REQUIRED, THE BASIN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE OVER ALL DIMENSIONS SHOWN HERE AND SECTION 5.07 OF THE STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS. CORBELLING SHALL BE PERMITTED TO A MAXIMUM OF 3".

PATTERN NUMBER	DIMENSIONS IN INCHES						PIPE SIZE
	A	B	C	D	E	F	
9500-06	14	19 1/2	7 1/2	10	5 5/8	9 1/2	6
9500-08	14	19 1/2	7 1/2	10	7 7/8	9 1/2	8
9500-10	14	19 1/2	7 1/2	10	9 5/8	9 1/2	10
9500-12	14	19 1/2	7 1/2	10	11 5/8	9 1/2	12
9500-15	23	28 1/2	10	16 1/2	14 5/8	15	15
9500-18	23	28 1/2	10	16 1/2	17 5/8	15	18

OWNER OF RECORD	
1014 SULLIVAN AVENUE GLASTONBURY 2815, LLC 110 LAVENDER LANE ROCKY HILL, CT 06067	1000 & 1006 SULLIVAN AVENUE MEGL 1000 TO 1006 SULLIVAN AVE, LLC 110 LAVENDER LANE ROCKY HILL, CT 06067



**PROPOSED RETAIL & PRE-ORDER - PICKUP WINDOW**  
**1014 SULLIVAN AVENUE**  
**SOUTH WINDSOR, CT 06074**  
**MEGL C/O SCOTT LEONARD**  
**P.O. BOX 412**  
**ROCK HILL, CT 06067**  
**860-550-2323**

**ENGINEERING SERVICES**  
**ENVIRONMENTAL SERVICES**  
67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906



ISSUE DATE: 2/23/2023  
DRAWN BY: MSM | CHECKED BY: JAB  
SCALE: NTS  
PROJECT NO.: 2021-010

**CONSTRUCTION DETAILS**

**C-8.1**

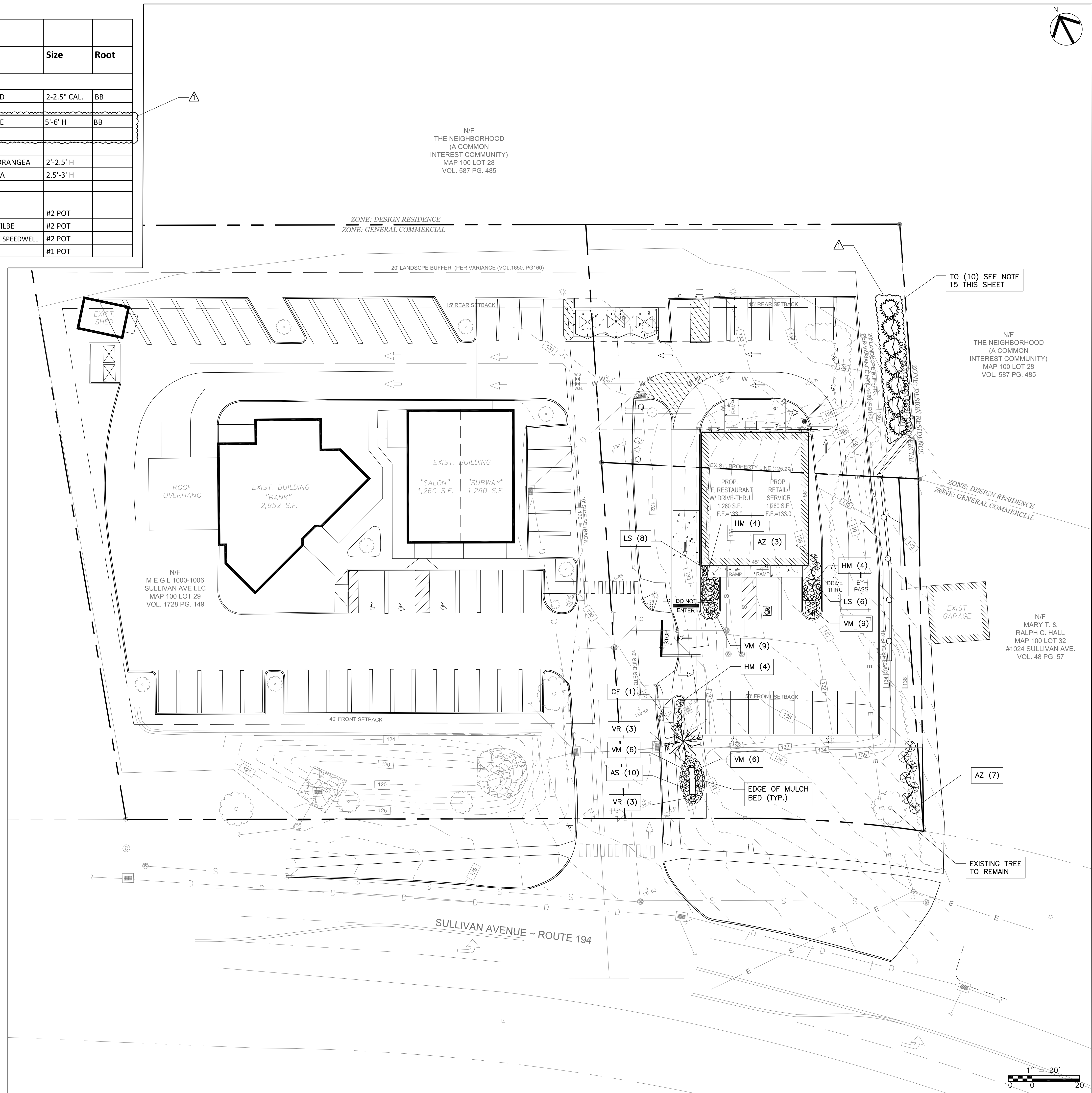
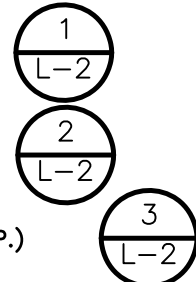
**LANDSCAPE NOTES**

1. UNLESS OTHERWISE NOTED, ALL EXISTING TREES AND OTHER PLANT MATERIAL TO BE PROTECTED FOR THE DURATION OF THE PROJECT.
2. PRIOR TO THE PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" TO HAVE EXISTING UTILITIES MARKED. CONTRACTOR SHALL MAINTAIN MARKINGS FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN AS SHOWN ON THE PLANS.
4. ALL PLANT MATERIAL TO CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1 -LATEST EDITION.
5. ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT
6. STAKE LOCATIONS OF PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
7. ALL MULCH BEDS SHALL CONSIST OF A 5" LAYER SCREENED LOAM AND A 3" LAYER SHREDDED PINE BARK MULCH.
8. EDGE OF MULCH BEDS TO BE MECHANICALLY EGGED.
9. ALL DISTURBED AREAS NOT SHOWN AS PAVEMENT, MULCH BEDS, OR OTHER SPECIFIED MATERIAL SHALL RECEIVE A MINIMUM 5" LAYER OF LOAM AND SEED.
10. LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR TWO FULL YEARS FROM DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL REPAIR OR REPLACE ANY MATERIALS DAMAGED DURING CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
12. CONTRACTOR TO SUBMIT A WATERING SCHEDULE FOR THE SIXTY DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER FOR ALL PROPOSED PLANT MATERIAL.
13. SEE LANDSCAPE DETAILS ON SHEET L-2 FOR PLANTING INFORMATION
14. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE PLAN SHALL TAKE PRECEDENCE.
15. CONTRACTOR TO CREATE A 4' FLAT PLANTING SHELF ON SLOPE FOR ARBORVITAE PLANTINGS.

SHRUB PLANTING (TYP.)

TREE PLANTING (TYP.)

PERENNIAL PLANTING (TYP.)



NO.	DATE	BY	CHECKED	DESCRIPTION
1	4/4/23	JC	JC	ADDITIONAL PLANTING IN BUFFER
				REVISIONS

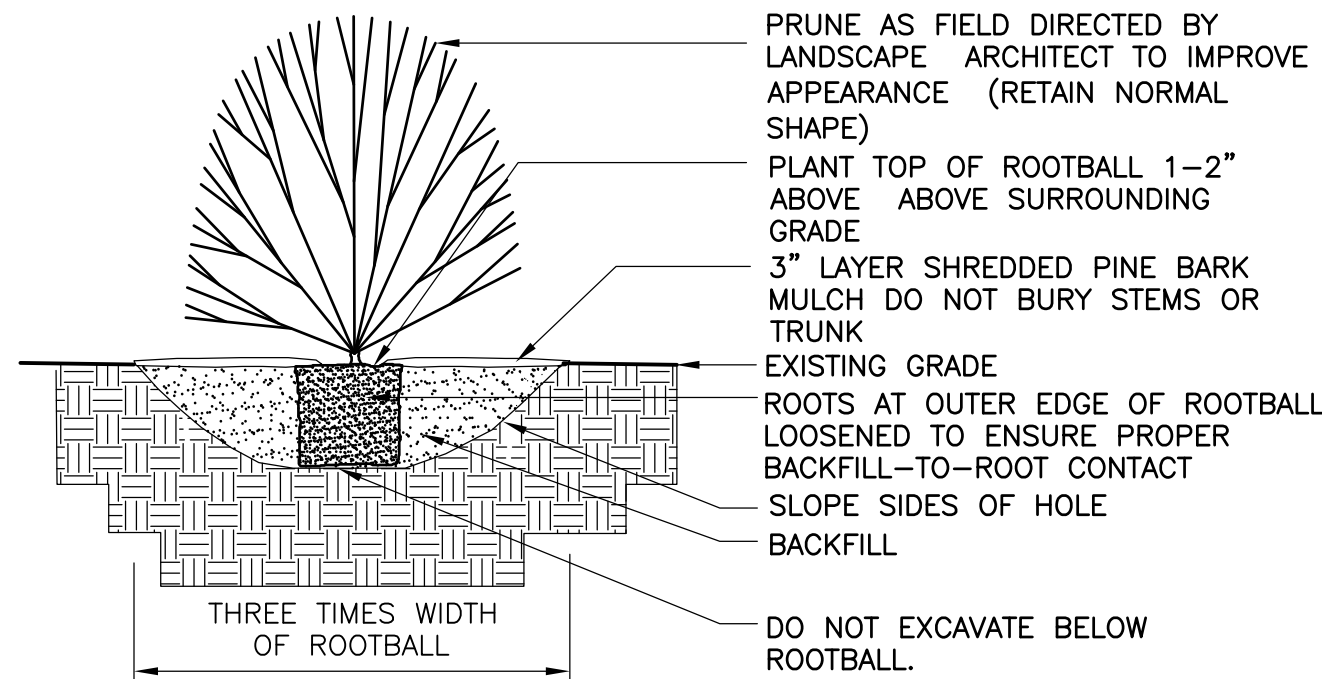


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Designed : JC  
Drawn : JC  
Checked : DF  
Scale : AS NOTED  
Date :MARCH 2023

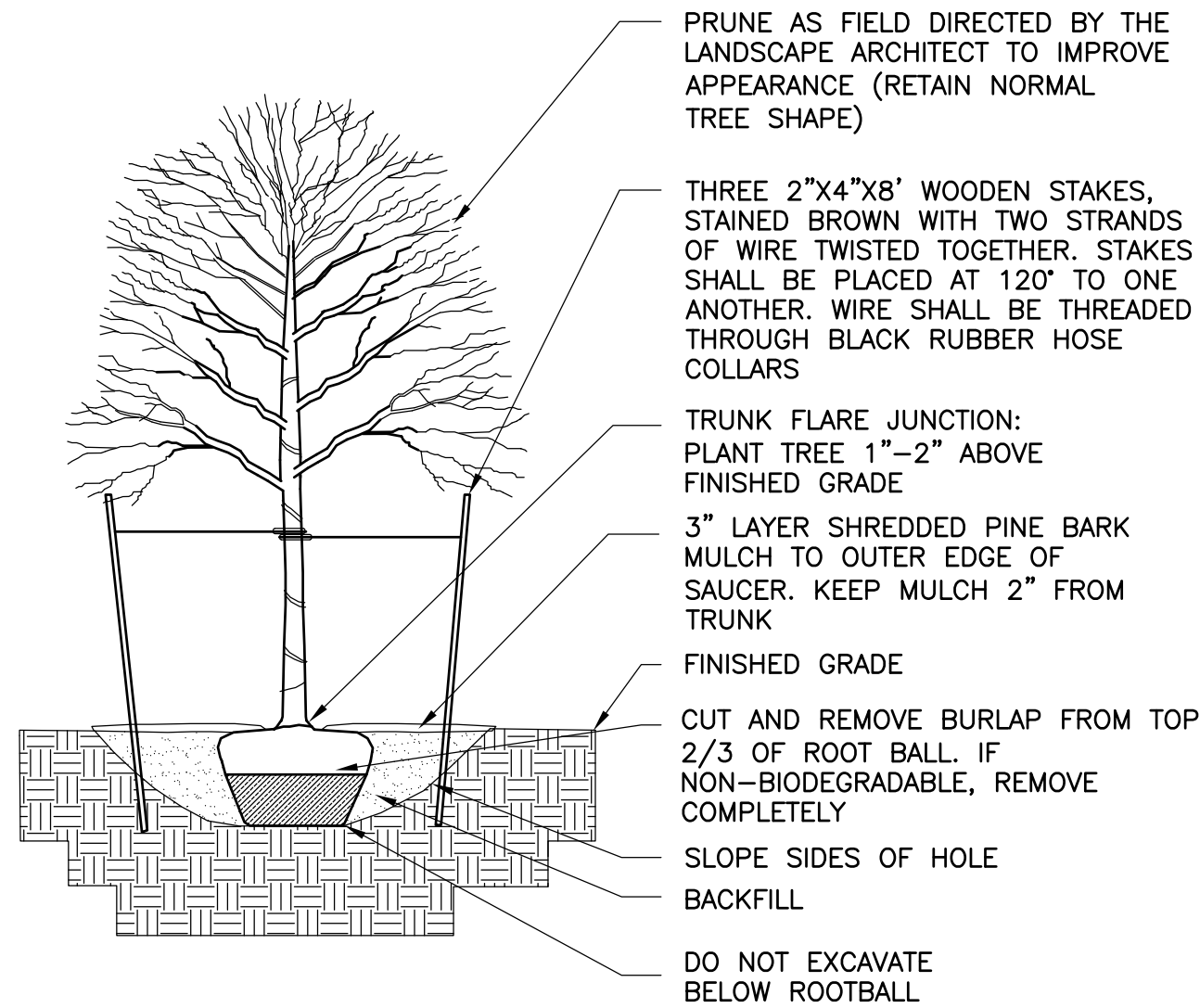
PLANTING PLAN

Proj. No.
Dwg. No.

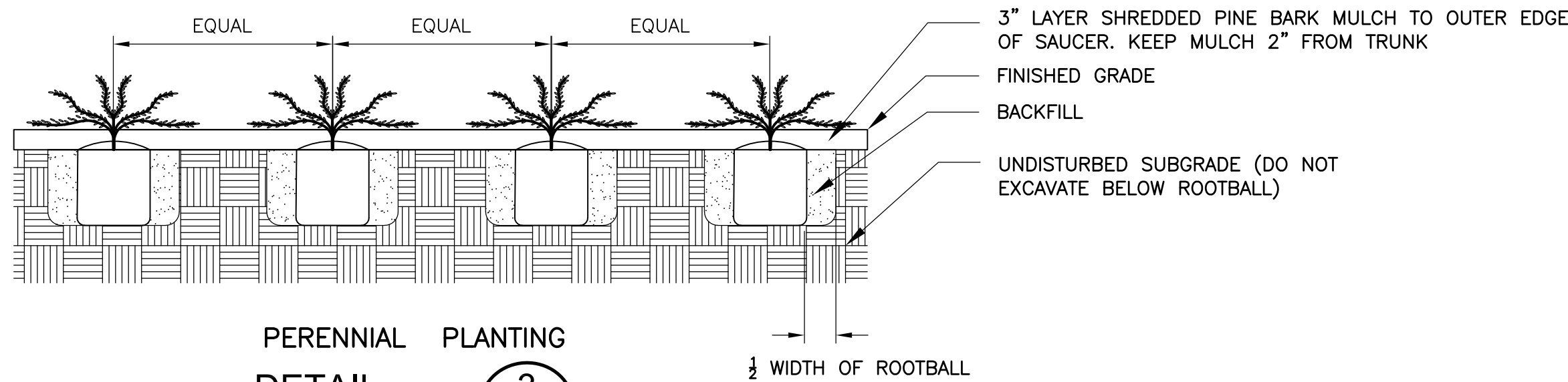
L-1



SHRUB PLANTING  
DETAIL 1  
NOT TO SCALE L-2



TREE PLANTING  
DETAIL 2  
NOT TO SCALE L-2



PERENNIAL PLANTING  
DETAIL 3  
NOT TO SCALE L-2

NO.	DATE	BY	CHECKED	DESCRIPTION

--

JCLA

JOSEPH COAN LANDSCAPE ARCHITECTURE  
STURBRIDGE MA 0137-668-4553

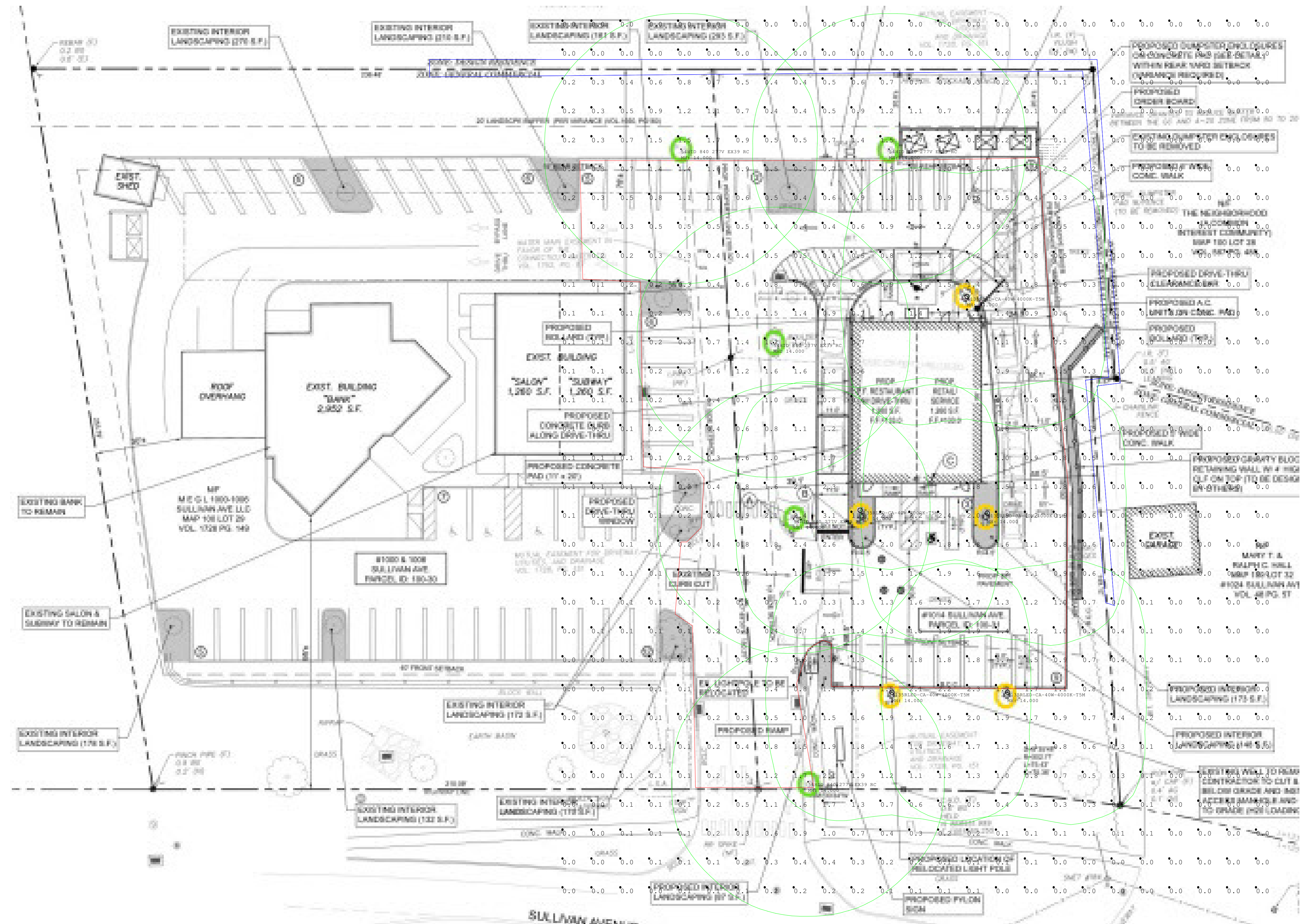
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Designed: JC
Drawn: JC
Checked: DF
Scale: AS NOTED
Date: MARCH 2023

PLANTING DETAILS

PROPOSED RETAIL AND DRIVE-THRU  
1014 SULLIVAN AVENUE,  
SOUTH WINDSOR, CT

Proj. No.
-----------

Dwg. No.
----------



Luminaire Schedule									Calculation Summary							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
☉	5	6135RLED-CA-40W-4000K-T5M	Single	6135RLED-[All Options]-CA-40W-4000K-T5M	1.000	4632	40.8	204	CalcPts_1	Illumina nce	Fc	0.50	3.1	0.0	N.A.	N.A.
☒	5	54HID 840 277V EX39 RC	Single	CORN COB	1.000	8462	53.51	267.55	PARKING AREA	Illumina nce	Fc	0.98	3.1	0.1	9.80	31.00



Revisions			
#	Date	Comments	

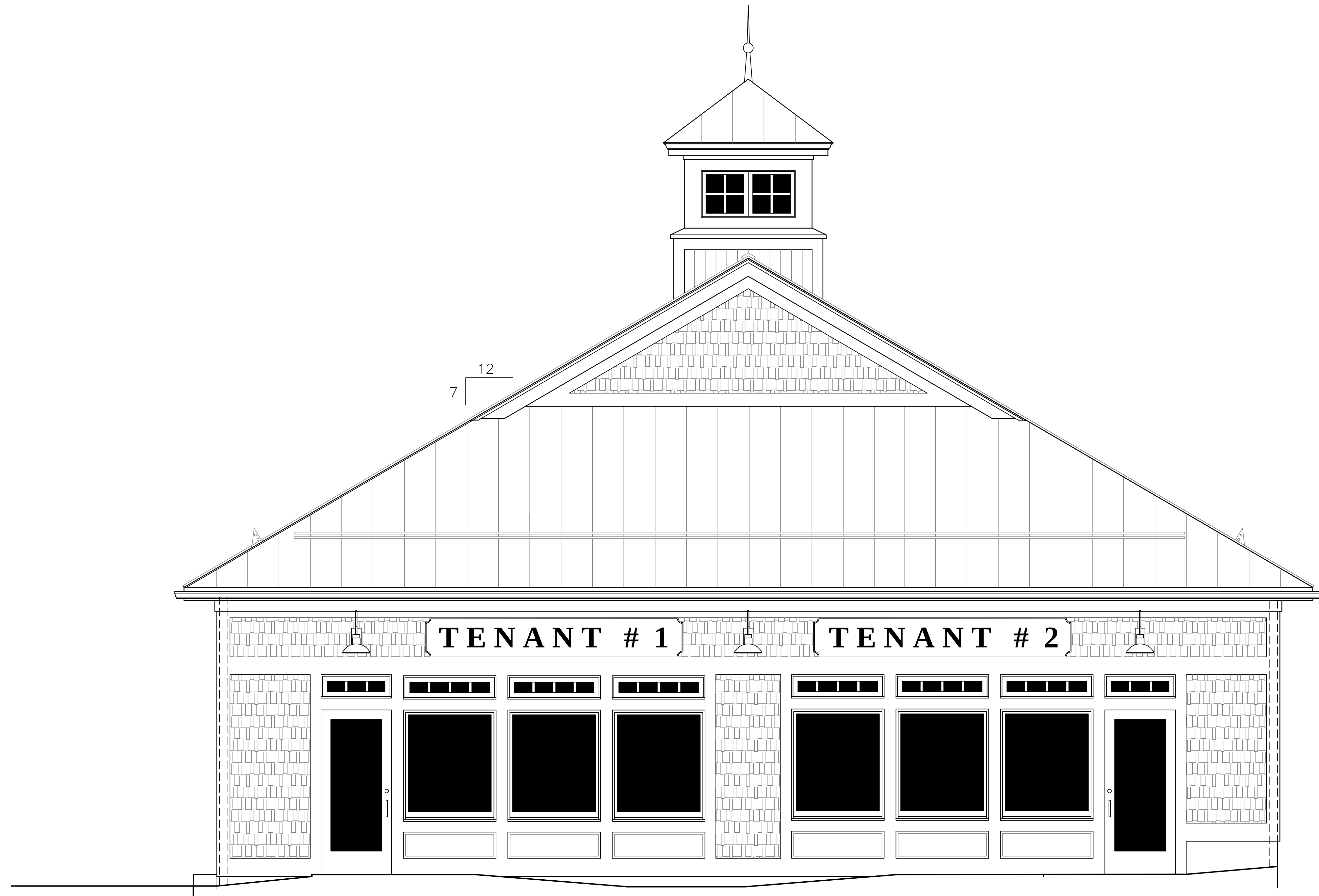
Drawn By:
Checked By:
Date: 4/24/2023
Scale:

# MIXED USE BUILDING

1014 Sullivan Avenue  
South Windsor, CT 06074

PROPERTY OWNER  
**Scott Leonard**

110 Lavendar Lane, Rocky Hill, CT 06067



PROJECT PLANNERS  
**New England Design, Inc.**  
25 Ledgebrook Drive, Mansfield, CT 06250

CIVIL ENGINEER  
**CMG Environmental**  
67 Hall Road, Sturbridge, Massachusetts 01566

ARCHITECT  
**Karl Norton Architect, LLC**  
25 Ledgebrook Drive, Mansfield, CT 06250

STRUCTURAL ENGINEER  
**Girard & Co. Engineers, LLC**  
10 Waterchase Drive, Rocky Hill, CT 06067

## BUILDING DATA

1. APPLICABLE CODES  
2022 CONNECTICUT STATE BUILDING CODE, CONSISTING OF:  
A. 2021 INTERNATIONAL BUILDING CODE WITH CONNECTICUT AMENDMENTS  
THE BUILDING IS NOT A THRESHOLD STRUCTURE  
B. 2021 INTERNATIONAL PLUMBING CODE WITH CONNECTICUT AMENDMENTS  
C. 2021 INTERNATIONAL MECHANICAL CODE WITH CONNECTICUT AMENDMENTS  
D. 2021 INTERNATIONAL ENERGY CODE WITH CONNECTICUT AMENDMENTS  
E. 2020 NFPA 70, NATIONAL ELECTRICAL CODE, OGF THE NATIONAL FIRE PROTECTION ASSOC. INC.  
F. ICC(ANSI) A117.1-2017 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES WITH CONNECTICUT AMENDMENTS  
M. OTHER CODES AND STANDARDS IN EFFECT AS REFERENCED BY THE ABOVE DOCUMENTS

2. OCCUPANCY CLASSIFICATION  
A. THE BUILDING IS GROUP A-2 ASSEMBLY (RESTUARANT) & M MERCANTILE  
B. THE STRUCTURE IS RISK CATEGORY II  
C. THE SITE IS NOT WITHIN A WIND BORNE DEBRIS REGION

3. GENERAL  
A. HEIGHT  
STORIES 1  
FEET (MEASURED FROM GRADE PLANE TO THE HEIGHT 26'-11" OF THE HIGHEST ROOF SURFACE)  
B. BUILDING AREA (GROSS SF)  
1ST FLOOR 2,520 SF  
C. SPRINKLERS NO  
E. CONSTRUCTION TYPE V-B  
F. ALLOWABLE AREA & HEIGHT CALCULATIONS  
NON SEPARATED MIXED USE OCCUPANCY-A2 ASSEMBLY MOST RESTRICTIVE  
THE BUILDING IS NOT A THRESHOLD STRUCTURE  
ALLOWABLE HEIGHT 1 STORIES, 40 FEET  
ALLOWABLE AREA 6,000 SF  
OPEN PERIMETER NOT USED

4. STRUCTURAL FIRE RESISTANCE  
A. BEARING WALLS 0 HRS  
B. NON-BEARING WALLS 0 HRS  
C. FLOOR CONSTRUCTION 0 HRS  
D. ROOF CONSTRUCTION 0 HRS  
E. EXTERIOR FIRE SEPARATION (> 30') 0 HRS

5. EGRESS  
• MULTIPLE MEANS OF EGRESS ARE REQUIRED AS FOLLOWS:  
ROOMS OR SPACES WITH OCCUPANT LOAD OF 49 OR LESS 1 EXIT  
EACH FLOOR, AND ROOMS OR SPACES WITH OCCUPANT LOAD OF 50 - 500 2 EXITS  
• TRAVEL DISTANCE TO NEAREST EXIT  
GROUP A 250 FT  
• DEAD END CORRIDORS  
GROUP A 20 FT  
• COMMON PATH OF TRAVEL  
GROUP A 75 FT  
• REMOTENESS OF MULTIPLE EXITS IS REQUIRED TO BE 1/3 THE DIAGONAL DISTANCE OF THE SPACE.  
• THE MINIMUM WIDTH OF RAMPS AND CORRIDORS IS 44 INCHES OR 0.2 INCHES PER PERSON SERVED.  
• THE MINIMUM CLEAR WIDTH OF DOOR OPENINGS IS 32 INCHES OR 0.2 INCHES PER PERSON. PROJECTIONS INTO THE CLEAR WIDTH OF LESS THAN 4 INCHES, BETWEEN 34 AND 80 INCHES ABOVE THE FLOOR, MAY BE IGNORED.
6. OCCUPANT LOAD  
M MERCANTILE SPACE FINAL OCCUPANT LOAD TO BE DETERMINED BASED ON TENANT LAYOUT  
• MERCANTILE OCCUPANTS  
60 SF GROSS SF TBD. TBD  
• STORAGE, STOCK, SHIPPING OCCUPANTS  
300 GROSS SF / OCCUPANT SF TBD. TBD  
TOTAL M MERCANTILE TENANT OCCUPANT LOAD TBD  
A-2 ASSEMBLY SPACE FINAL OCCUPANT LOAD TO BE DETERMINED BASED ON TENANT LAYOUT  
• ASSEMBLY W/O FIXED SEATS OCCUPANTS  
15 NET SF / OCCUPANT SF TBD. TBD  
• ASSEMBLY CONCENTRATED CHAIRS ONLY - NOT FIXED  
7 NET SF / OCCUPANT SF TBD. TBD  
• ASSEMBLY STANDING SPACE  
5 NET SF / OCCUPANT SF TBD. TBD  
• KITCHENS, COMMERCIAL  
200 GROSS SF / OCCUPANT SF TBD. TBD  
• STORAGE, STOCK, SHIPPING  
300 GROSS SF / OCCUPANT SF TBD. TBD  
• BUSINESS AREAS  
100 GROSS SF / OCCUPANT SF TBD. TBD  
TOTAL A2 ASSEMBLY OCCUPANT LOAD TBD

7. PLUMBING FIXTURES(FIXTURE COUNTS TO BE ADJUSTED AS REQUIRED BASED ON FINAL TENANT CONFIGURATION)  
• PLUMBING FIXTURE FACTORS AS FOLLOWS:  

OCCUPANCY	MALE WC	FEMALE WC	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK
A-2	1:75	1:75	1:200	1:500	1
REQUIRED	2	2	2		1
PROVIDED	1	1	2	WATER PROVIDED	1
M	1:500	1:750	1:200	1:1000	1
REQUIRED	1* NOTE 6	1* NOTE 6	2* NOTE 6	1* NOTE 5	1* NOTE 4
PROVIDED	1	1	2	NOTE 5	1

1. FINAL OCCUPANT LOAD WILL BE BASED ON THE NUMBERS CALCULATED FOR EGRESS.

2. THE OCCUPANT LOAD IS TO BE ASSUMED TO BE 1/2 MALE AND 1/2 FEMALE.

3. RESTROOMS ARE REQUIRED TO BE POSTED BY GENDER.

4. NOT REQUIRED FOR OCCUPANT LOAD OF 15 OR FEWER

5. NOT REQUIRED FOR OCCUPANT LOAD OF 15 OR FEWER

6. SEPARATE FACILITIES NOT REQUIRED WHERE OCCUPANT LOAD IS 100 OR FEWER.

## DEFERED SUBMITTALS

THE FOLLOWING DEFERRED SUBMITTALS WILL BE PROVIDED UNDER SEPARATE COVER.

- DESIGN BUILD MEP DRAWINGS FOR THE PROPOSED BUILDING INCLUDING PLANS, DETAILS AND SPECIFICATIONS
- PRE-ENGINEERED PLATE CONNECTED WOOD ROOF TRUSSES

## DRAWING LIST:

### Cover Sheet - Mixed Use Building

- |     |                            |
|-----|----------------------------|
| A-1 | Foundation Plan            |
| A-2 | Floor Plan                 |
| A-3 | Roof Framing Plan          |
| A-4 | Building Elevations        |
| A-5 | Building Elevations        |
| A-6 | Building Section & Details |
| A-7 | Ground Sign                |

MIXED USE  
BUILDING

1014 SULLIVAN AVENUE  
SOUTH WINDSOR, CT 06074

PROJECT PLANNERS

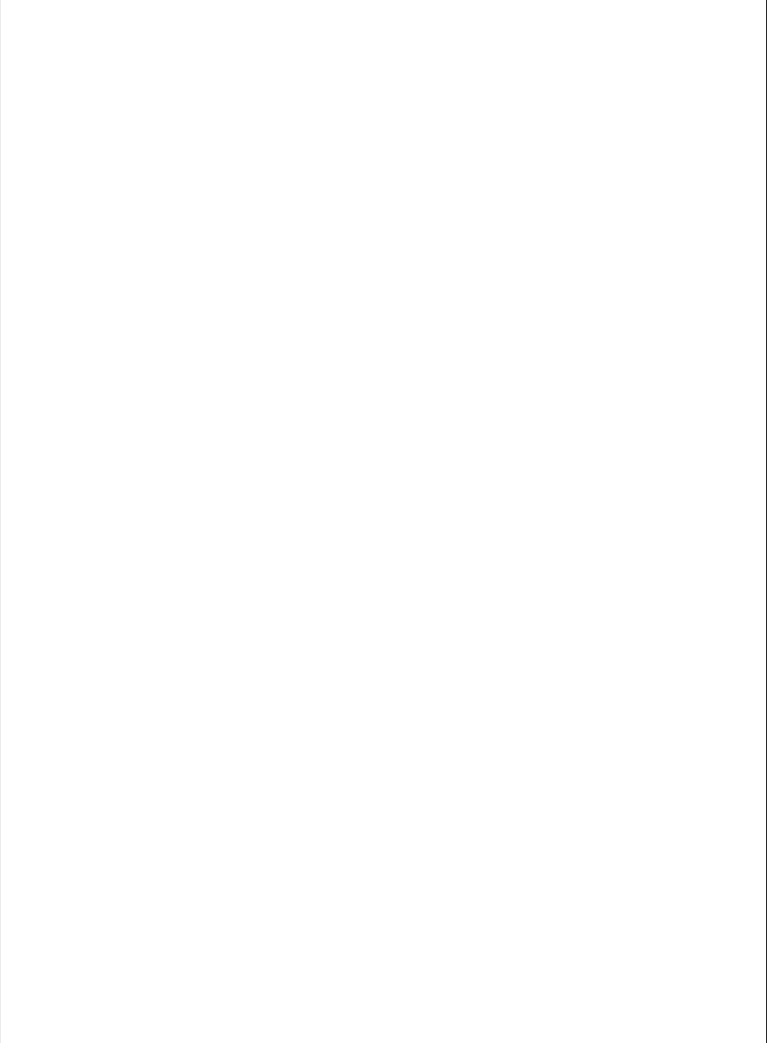
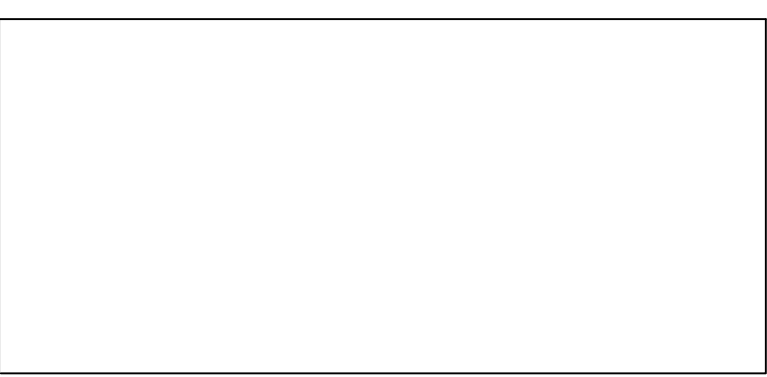


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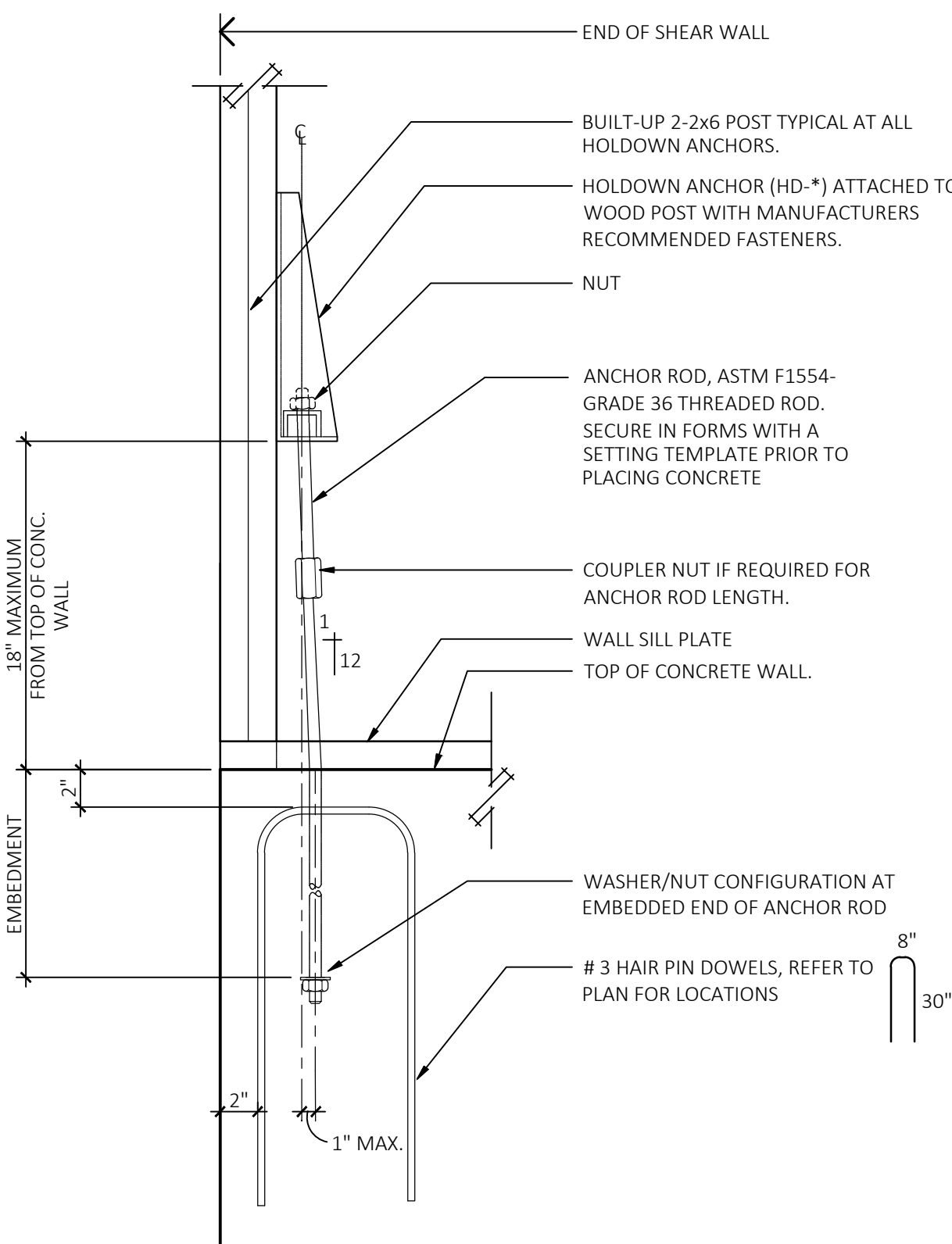


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DATE	04-18-23
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SCALE	KN

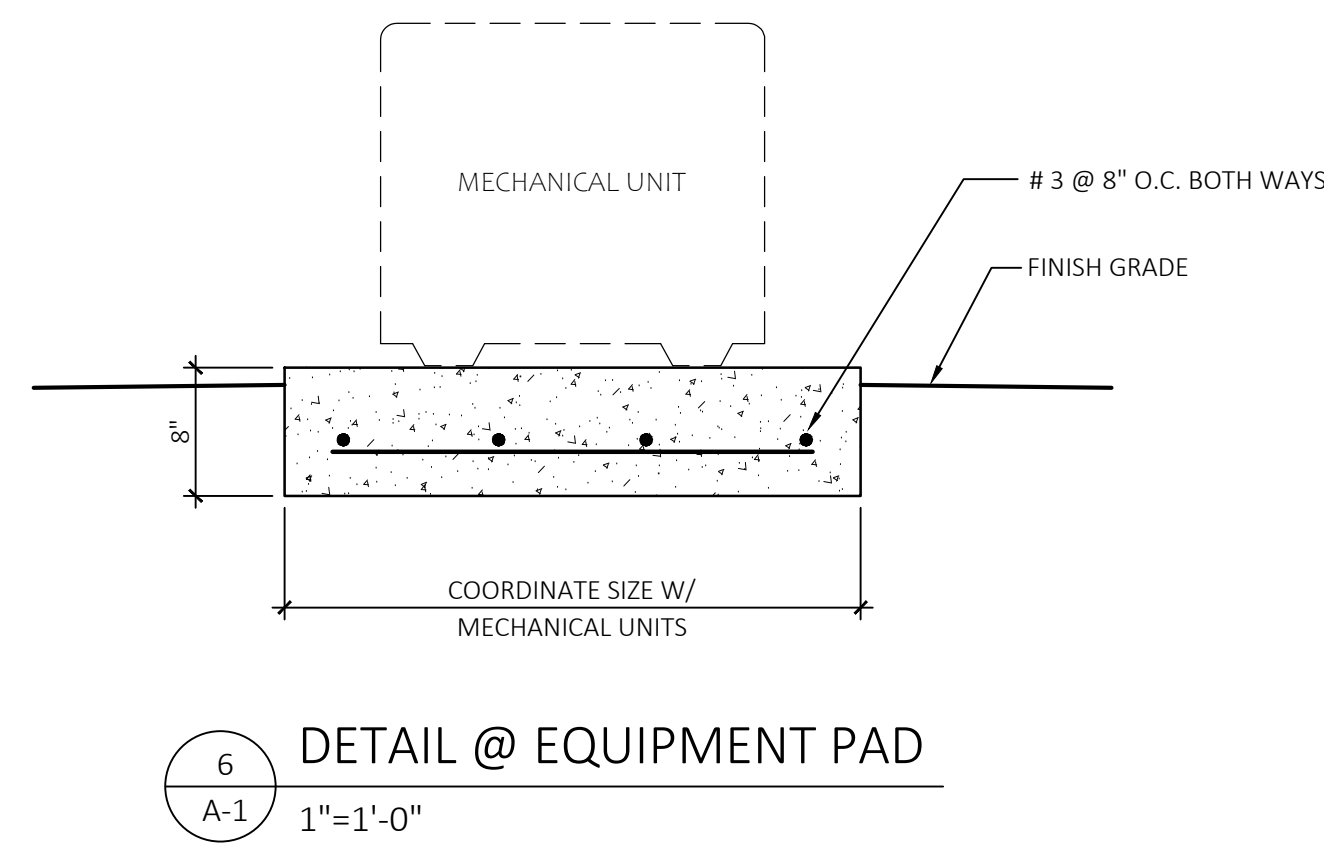
REVISIONS	

FOUNDATION  
PLAN AND  
DETAILS

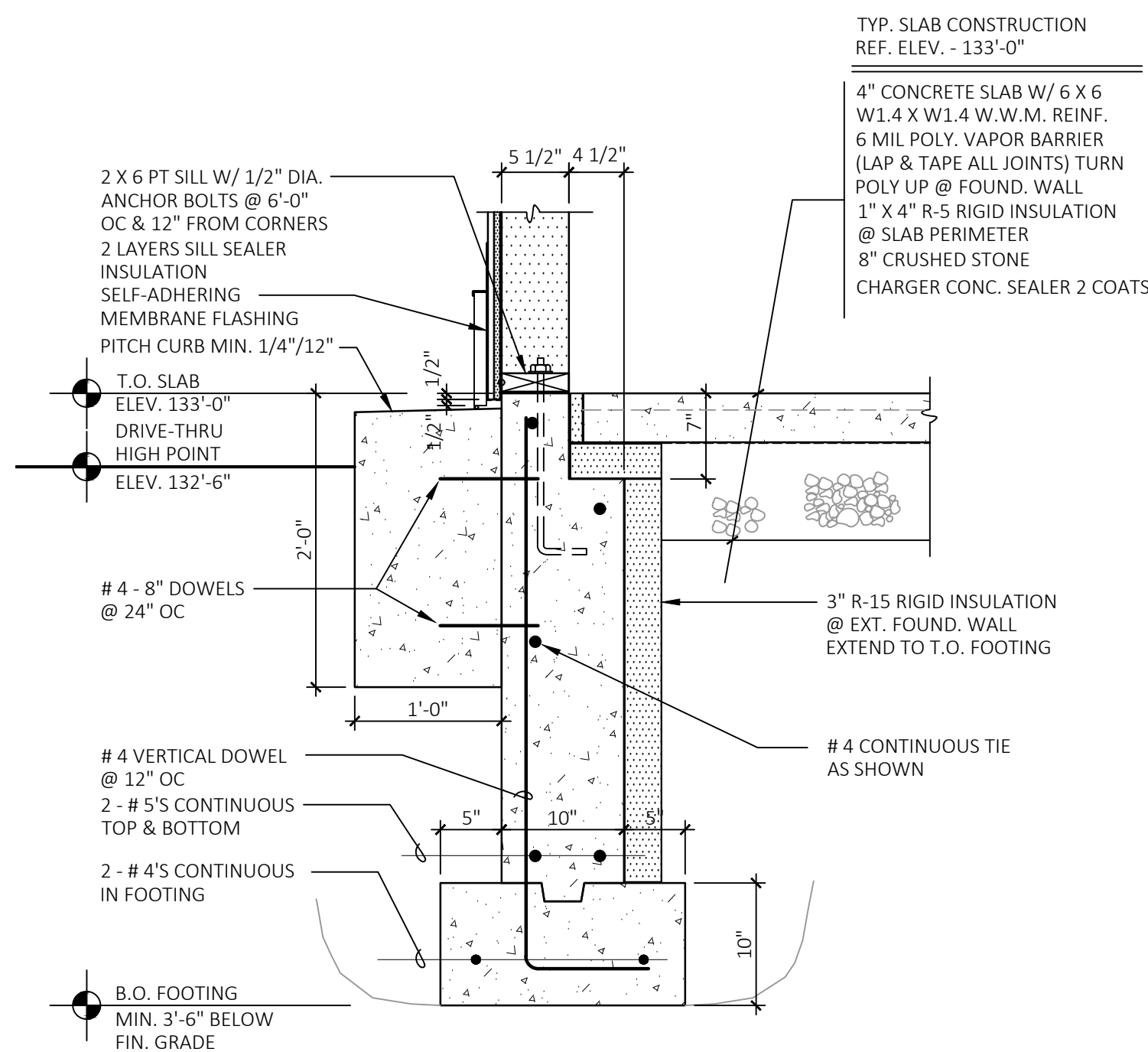
A-1



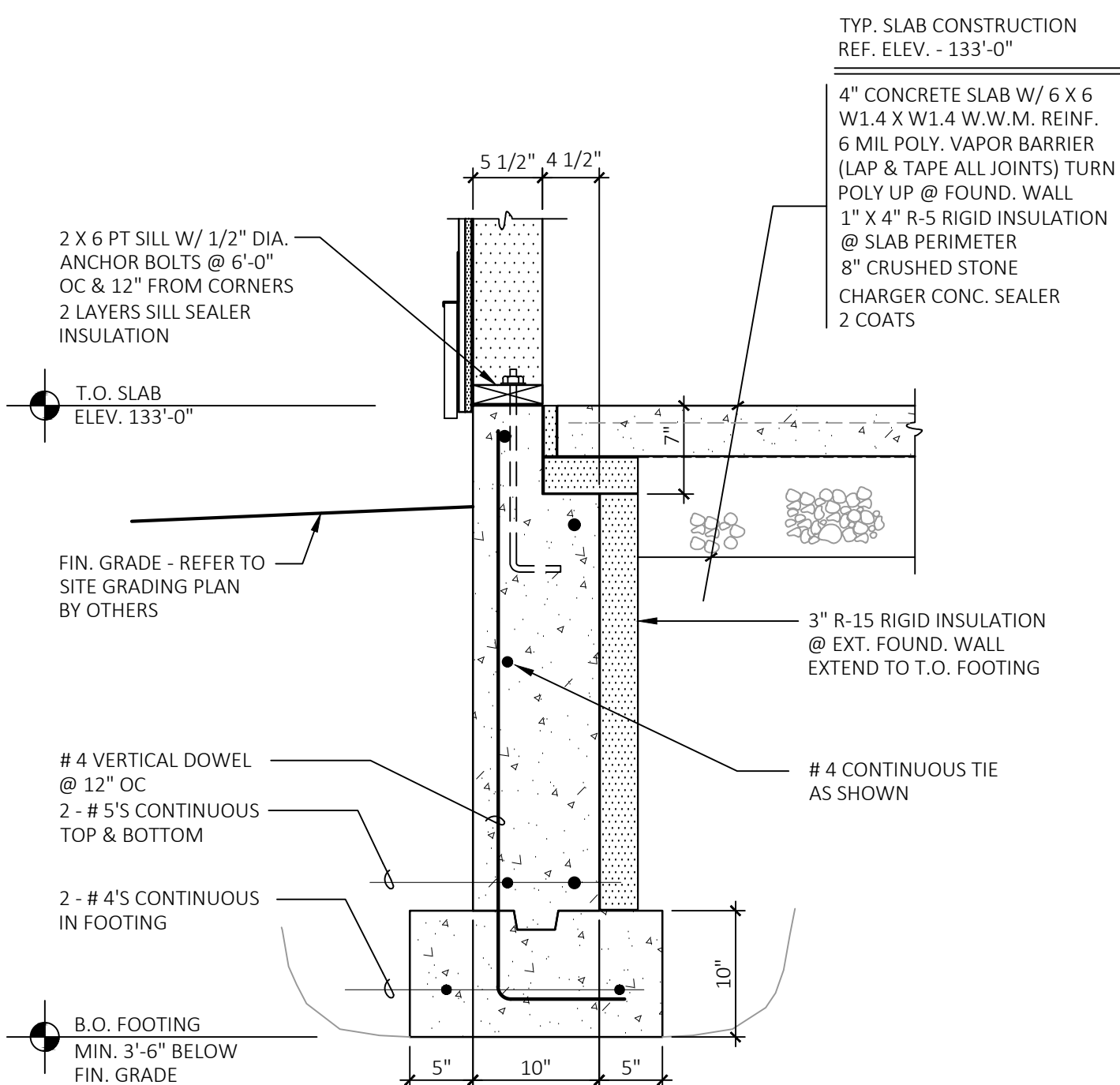
6 TYPICAL HOLDOWN ANCHOR DETAIL  
1"=1'-0"



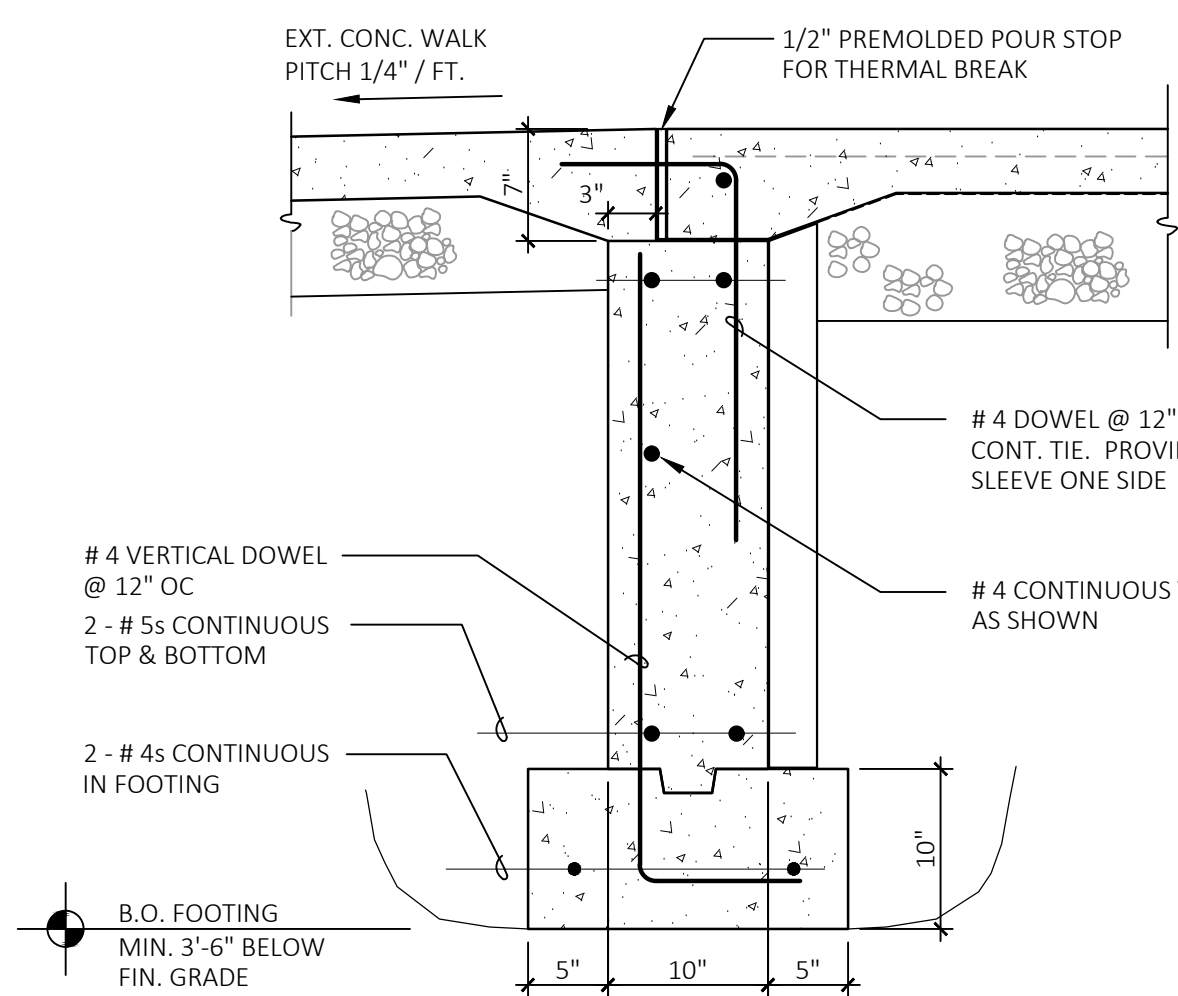
6 DETAIL @ EQUIPMENT PAD  
1"=1'-0"



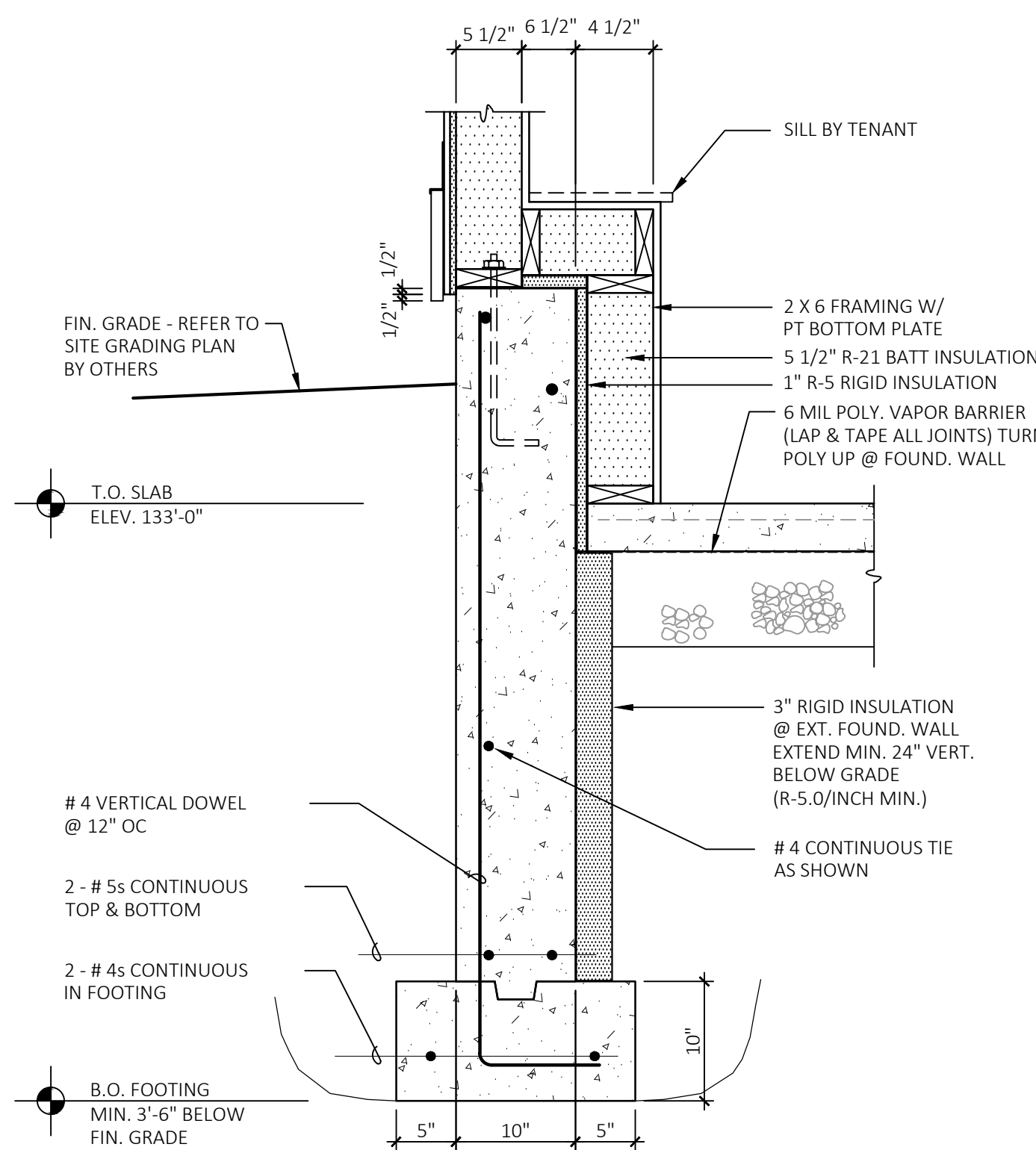
5 DETAIL @ DICK UP LANE  
1"=1'-0"



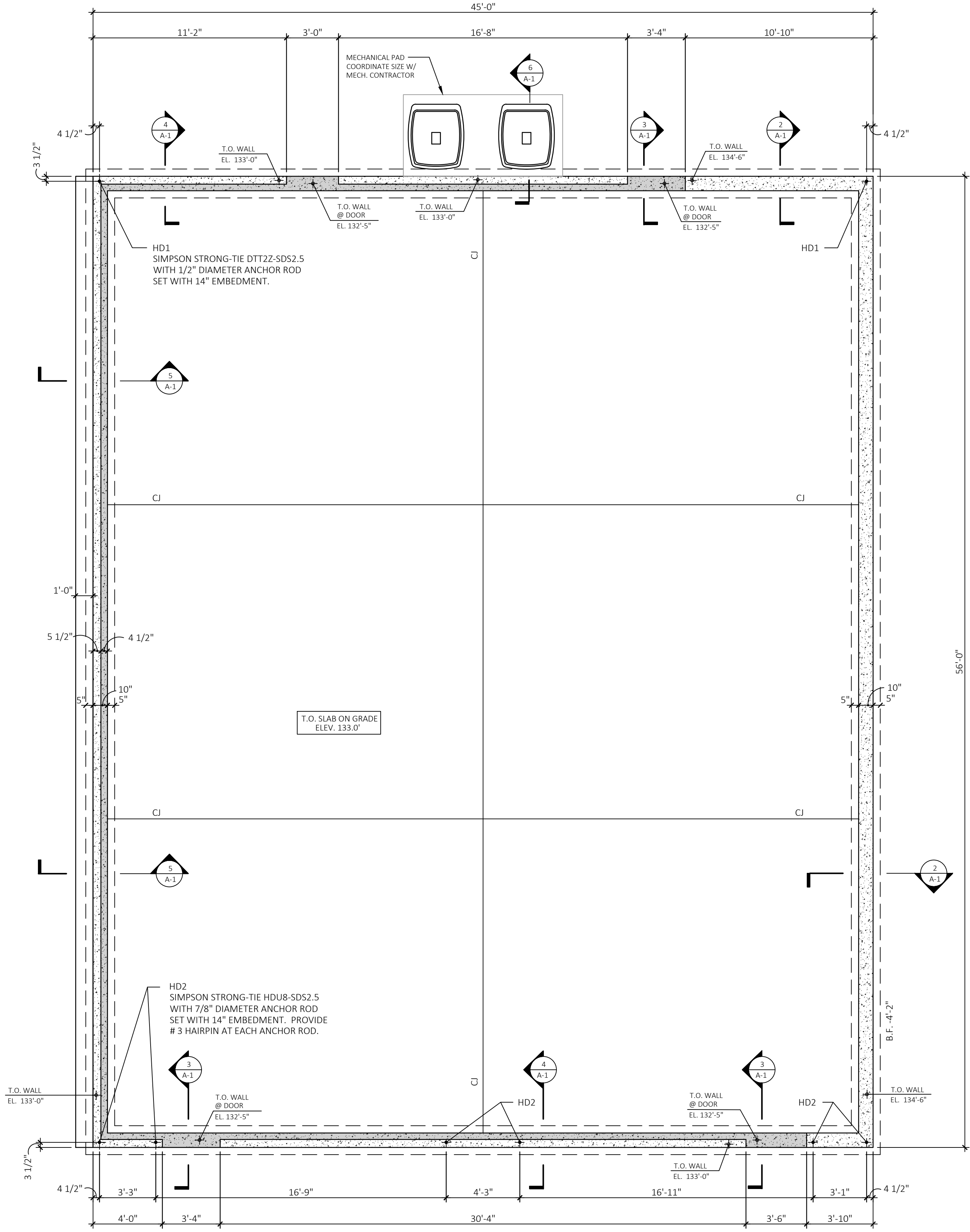
4 DETAIL @ FOUNDATION WALL  
1"=1'-0"



3 DETAIL @ EXTERIOR DOOR  
1"=1'-0"

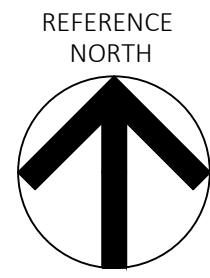


2 DETAIL @ FOUNDATION WALL  
1"=1'-0"



- FOUNDATION GENERAL NOTES:
- ALL CONCRETE TO BE 3,500 PSI @ 28 DAYS W/ 4 INCH SLUMP.
  - ALL CONCRETE TO BE PROTECTED FROM FREEZING OR RAPID DRYING. AUXILIARY HEAT TO BE PROVIDED IN SUB-FREEZING WEATHER. CONCRETE TO BE COVERED AND KEPT WET FOR THREE DAYS IN HOT, DRY WEATHER.
  - CONCRETE FLOOR SLABS TO BE FINISHED SMOOTH BY POWER TROWEL.
  - REFER TO FOUNDATION PLAN FOR LOCATION OF CONTROL JOINTS (CJ).
  - PROVIDE SLEEVES IN FOUNDATION WALLS AS REQUIRED FOR UTILITIES. COORDINATE LOCATIONS AND SIZES WITH APPROPRIATE SUBCONTRACTORS.
  - GROUND FOUNDATION WALL REBAR AS REQUIRED BY THE STATE OF CT 2020 NATIONAL ELECTRICAL CODE (NFPA 70) ARTICLE 250.68 (C).
  - REFER TO WALL BRACING PLAN FOR LOCATIONS OF SHEAR WALLS AND ASSOCIATED HOLDOWN ANCHORS.

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



# MIXED USE BUILDING

1014 SULLIVAN AVENUE  
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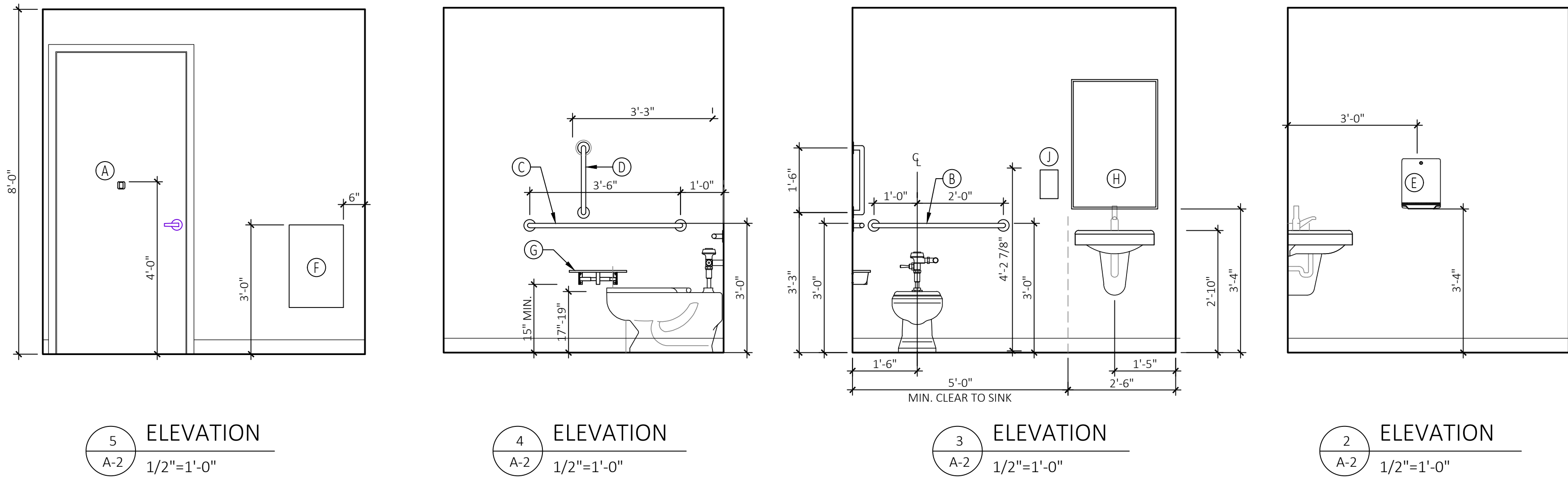
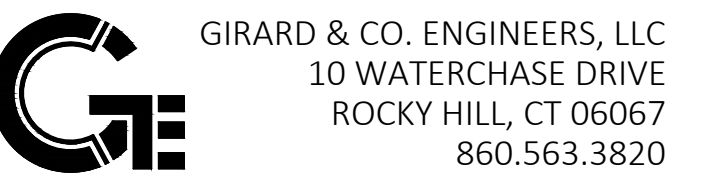
## PROJECT PLANNERS



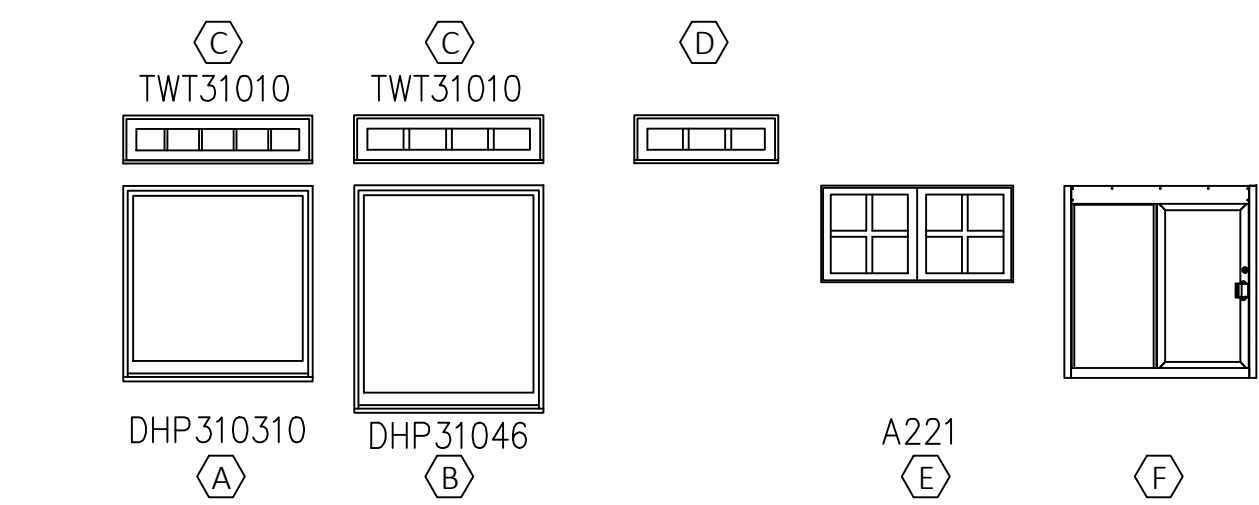
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## PROJECT ARCHITECT

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TOILET ACCESSORIES		
A	SINGLE ROBE HOOK 2" X 2" X 1 5/8" PROJECTION	BOBRICK B-76717 SATIN FINISH STAINLESS STEEL
B	36" GRAB BAR	BOBRICK B-5806 x 36
C	42" GRAB BAR	BOBRICK B-5806 x 42
D	38" GRAB BAR (VERTICAL)	BOBRICK B-5806 x 18
E	PAPER TOWEL DISPENSER 10 13/16" W X 14 1/16" H X 3 15/16" D SURFACE MOUNTED	BOBRICK B-262
F	WASTE RECEPTACLE 15 1/8" W X 23 3/4" H X 8 1/2" D SURFACE MOUNTED	BOBRICK B-277
G	TOILET TISSUE DISPENSER AND UTILITY SHELF 16" W X 3 7/8" H X 5" D SURFACE MOUNTED	BOBRICK B-2840
H	MIRROR 24" W X 36" H INCLUDING FRAME	BOBRICK B-290 2436
I	SOAP DISPENSER SURFACE MOUNTED	BOBRICK B-2111



### WINDOW TYPES

### DOOR SCHEDULE

EXT. DOORS #4 & 8 (3'-0" X 7'-0" X 1 3/4")

18 GA. FLUSH H.M. DOOR WITH POLYURETHANE CORE  
AMWELD OR EQUAL MANUF.

16 GA. H.M. FRAME & ALUM. H/C ACCESSIBLE SILL,  
NOTE: EXTERIOR OF FRAME CLAD WITH PVC TRIM

HARDWARE AS FOLLOWS EA. DOOR

1 1/2 BUTTS, NRP

1- LEVER TYPE MORTISE LOCK

ENTRANCE FUNCTION

1 PARALLEL ARM CLOSER

INTERIOR DOORS #2, 3, 6 & 7 (3'-0" X 7'-0" X 1 3/4")

18 GA. FLUSH H.M. DOOR WITH HONEYCOMB CORE  
AMWELD OR EQUAL MANUF.

16 GA. H.M. FRAME

HARDWARE AS FOLLOWS EA. DOOR

1 1/2 BUTTS

1- LEVER TYPE CYLINDER LOCK

PRIVACY FUNCTION

2- BUMPER STOP

1 PARALLEL ARM CLOSER

EXT. DOORS #1 & 5 (3'-0" X 7'-0" X 1 3/4")

16 GA. STILE & RAIL H.M. DOOR WITH TEMPERED FULL  
GLASS INSULATING LIGHT, AMWELD OR EQUAL MANUF.

16 GA. H.M. FRAME & ALUM. H/C ACCESSIBLE SILL,  
NOTE: EXTERIOR OF FRAME CLAD WITH PVC TRIM

HARDWARE AS FOLLOWS EA. DOOR

1 1/2 BUTTS, NRP

1- LEVER TYPE MORTISE LOCK

ENTRANCE FUNCTION

1- PARALLEL ARM CLOSER

1. HARDWARE FINISH TO MATCH ADJACENT MIXED USE BUILDING

2. ALL HARDWARE SHALL MEET ADA REQUIREMENTS

### WINDOW SCHEDULE

A ANDERSEN DHP 310310  
R.O. 3'-11 13/16" W X 3'-11 5/8" H

B ANDERSEN DHP 31046  
R.O. 3'-11 13/16" W X 4'-8 7/8" H

C ANDERSEN TWT31010  
R.O. 3'-11 7/8" W X 1'-0 1/2" H

D ANDERSEN TWT  
CUSTOM W X 1'-0 1/2" H MATCH WIDTH BETWEEN FIN.  
DOOR CASINGS V.I.F.

E ANDERSEN A221 FIXED  
A21-2 FIXED  
R.O. - 4'-0 1/2" W X 2'-0 5/8" H

F QUICKSERV PICK UP WINDOW OR EQUAL  
IFSC-4040 (CONFIRM LEFT OR RIGHT) 48" X 48"

R.O. - 4'-0 3/8" W X 4'-0 3/8" H

CLEAR ANODIZED FINISH WITH INSULATED GLASS

WINDOW NOTES

1. BASIS OF DESIGN: ANDERSEN 400 SERIES WITH LOW E4 GLASS

2. VERIFY WINDOW ROUGH OPENINGS WITH MANUFACTURER  
BEFORE FRAMING

3. 7/8" FULL DIVIDED LITES

4. STANDARD HARDWARE - VERIFY FINISH WITH OWNER

5. EXTERIOR COLOR: SANDTONE

6. PREFINISHED WHITE INTERIOR - VERIFY WITH OWNER

7. REFER TO FRAMING PLANS FOR BEARING WALLS, POSTS AND BEAMS.

8. PROVIDE SOLID BLOCKING FOR ALL ITEMS REQUIRING CONCEALED  
SUPPORT SUCH AS TOILET ACCESSORIES, GRAB BARS, ETC.

9. PROVIDE 3 1/2" UNFACED BATT INSULATION AT INTERIOR PARTITIONS  
FOR ACOUSTIC SEPARATION.

10. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES TO THIS  
DESIGN. CONTACT ARCHITECT FOR MODIFICATIONS TO THE DESIGN,  
AS EVEN MINOR CHANGES IN ONE AREA MAY AFFECT OTHER AREAS.

GENERAL NOTES:

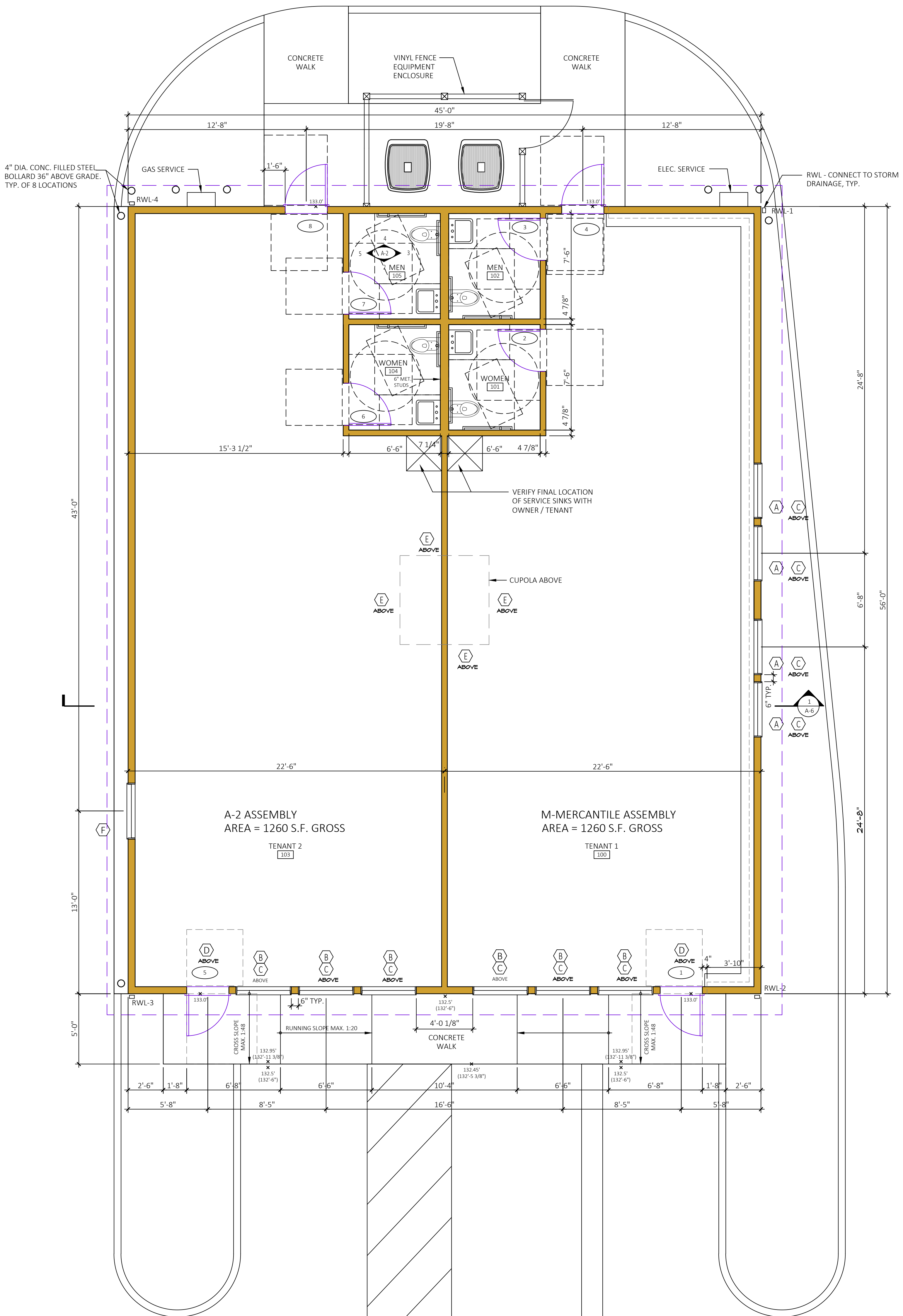
1. THE OUTSIDE F.O. STUD AT EXTERIOR WALLS ALIGNS WITH THE  
OUTSIDE F.O. THE CONCRETE FOUNDATION WALLS.

2. INTERIOR PARTITIONS ARE DIMENSIONED TO THE CENTERLINE OF  
WALL OR THE F.O. FINISHED WALL UNLESS INDICATED OTHERWISE.

3. EXTERIOR PARTITIONS ARE 2 X 6 WOOD FRAMING 16" O.C. UNLESS  
INDICATED OTHERWISE.

4. INTERIOR PARTITIONS ARE 3 5/8" METAL STUD FRAMING 16" O.C.  
UNLESS INDICATED OTHERWISE.

5. OFFSET DOORS FROM ADJACENT WALLS A MINIMUM OF 3 1/2" TO  
ALLOW FOR FULL WIDTH OF DOOR CASING UNLESS NOTED  
OTHERWISE.



1 FLOOR PLAN  
A-2 1/4"=1'-0"

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BUILDING

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PROJECT PLANNERS



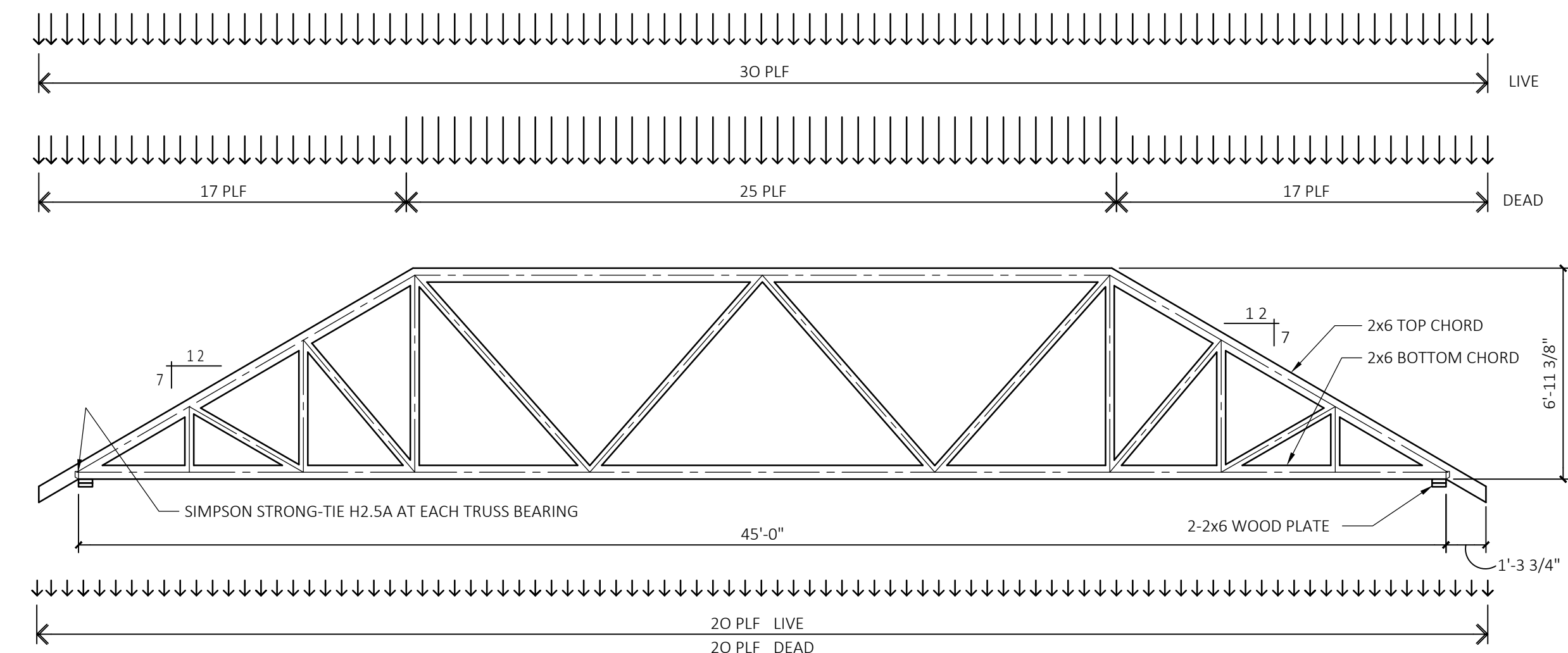
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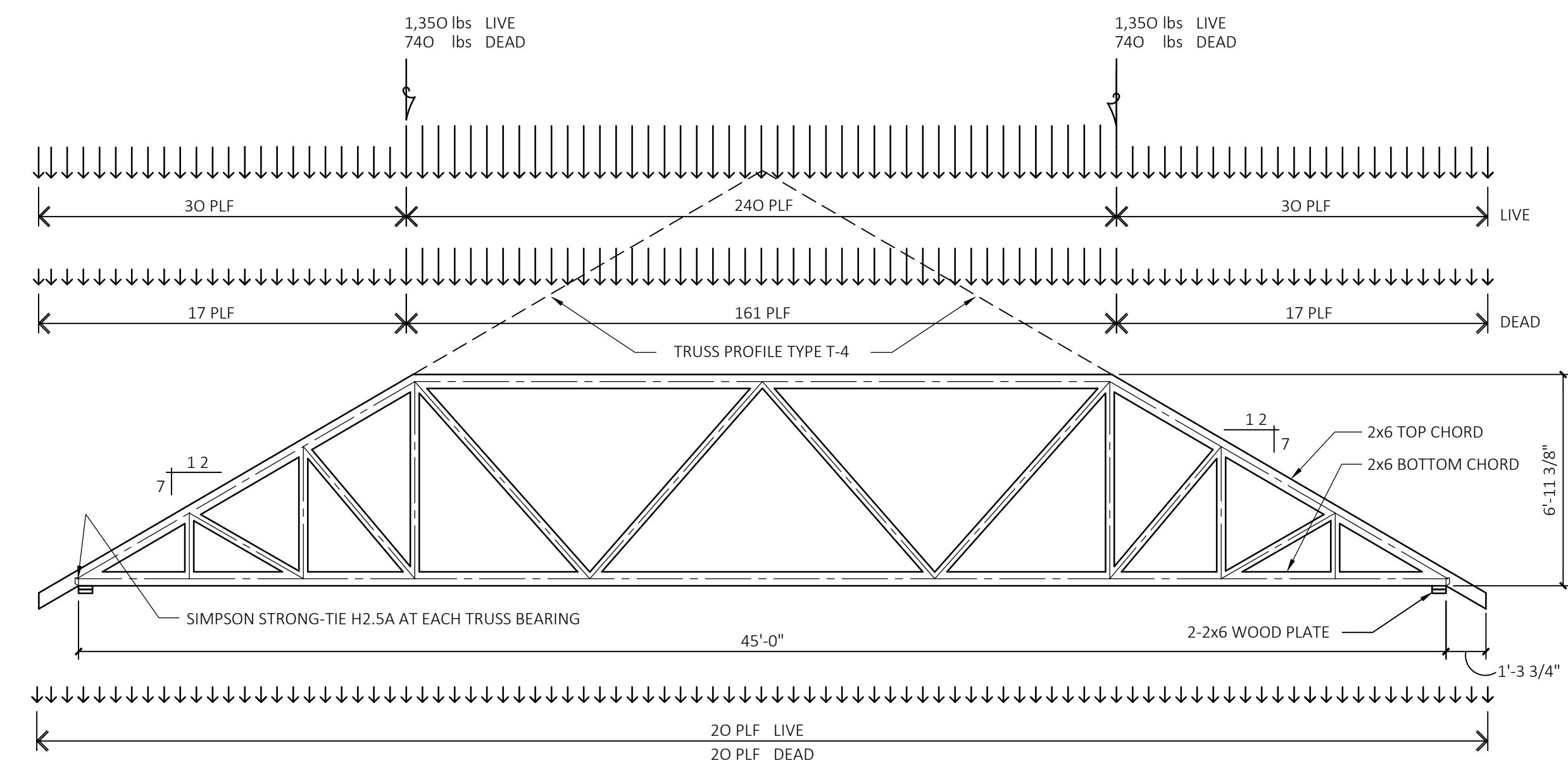
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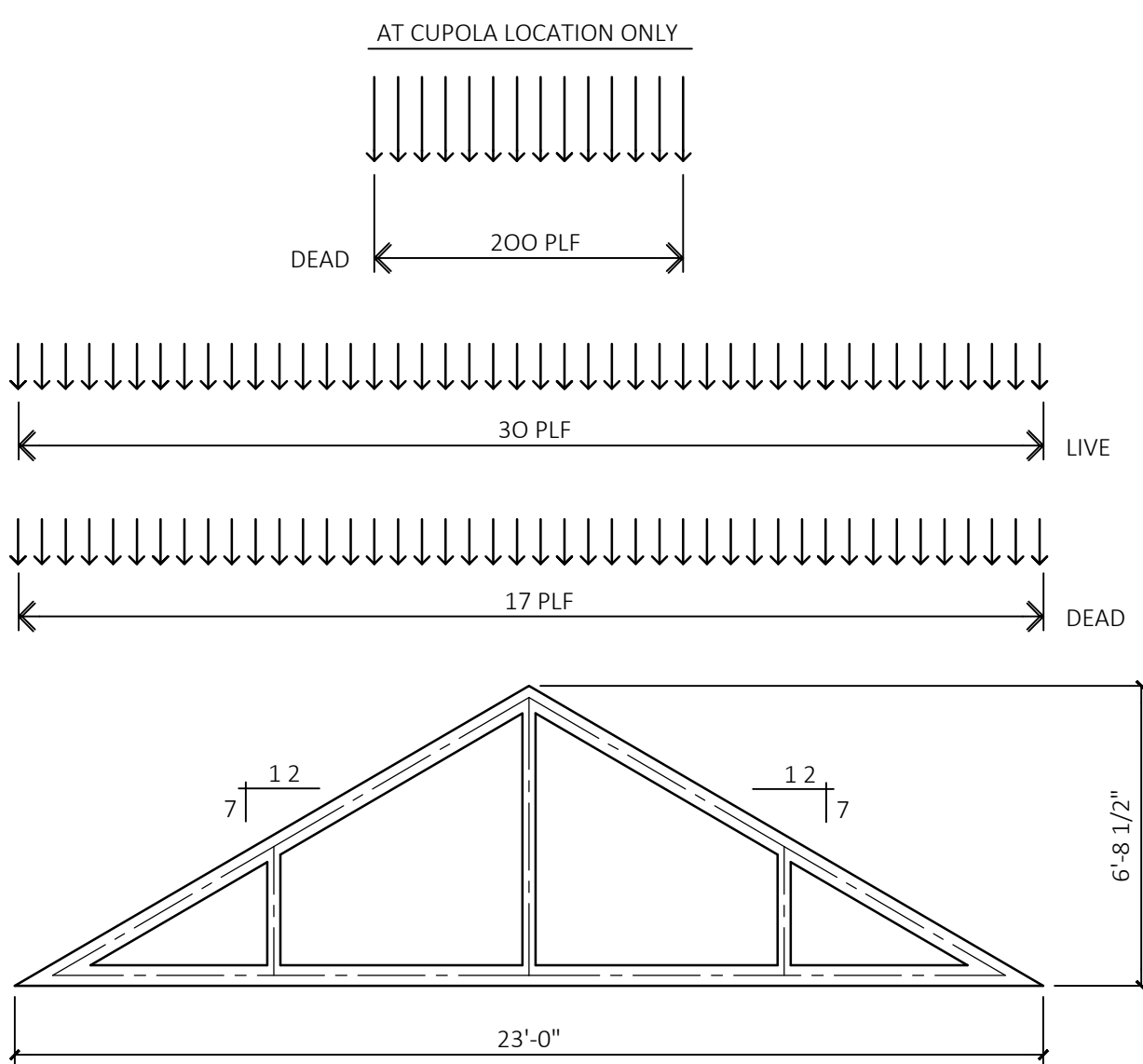
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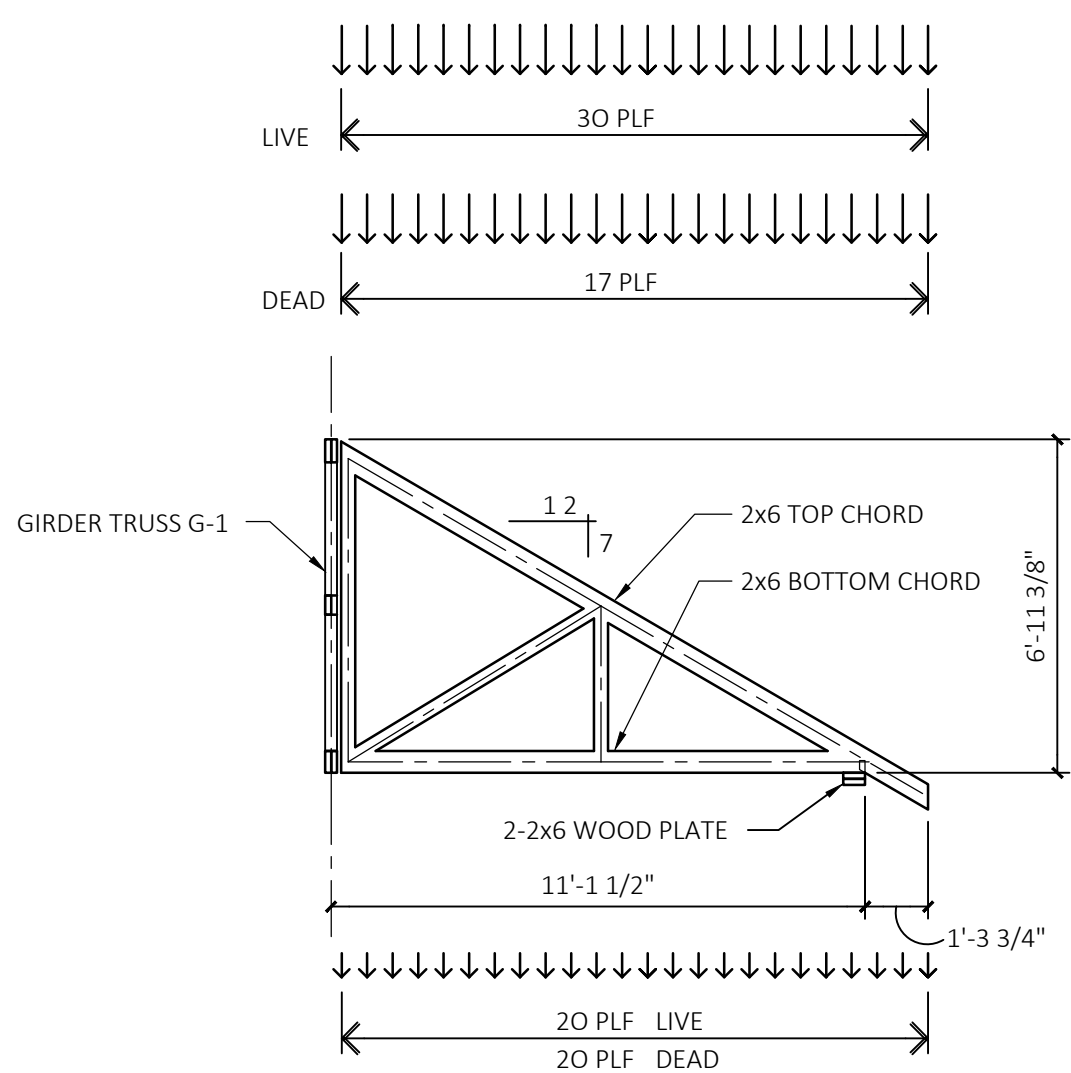
TRUSS TYPE T-1



GIRDER TRUSS TYPE G-2

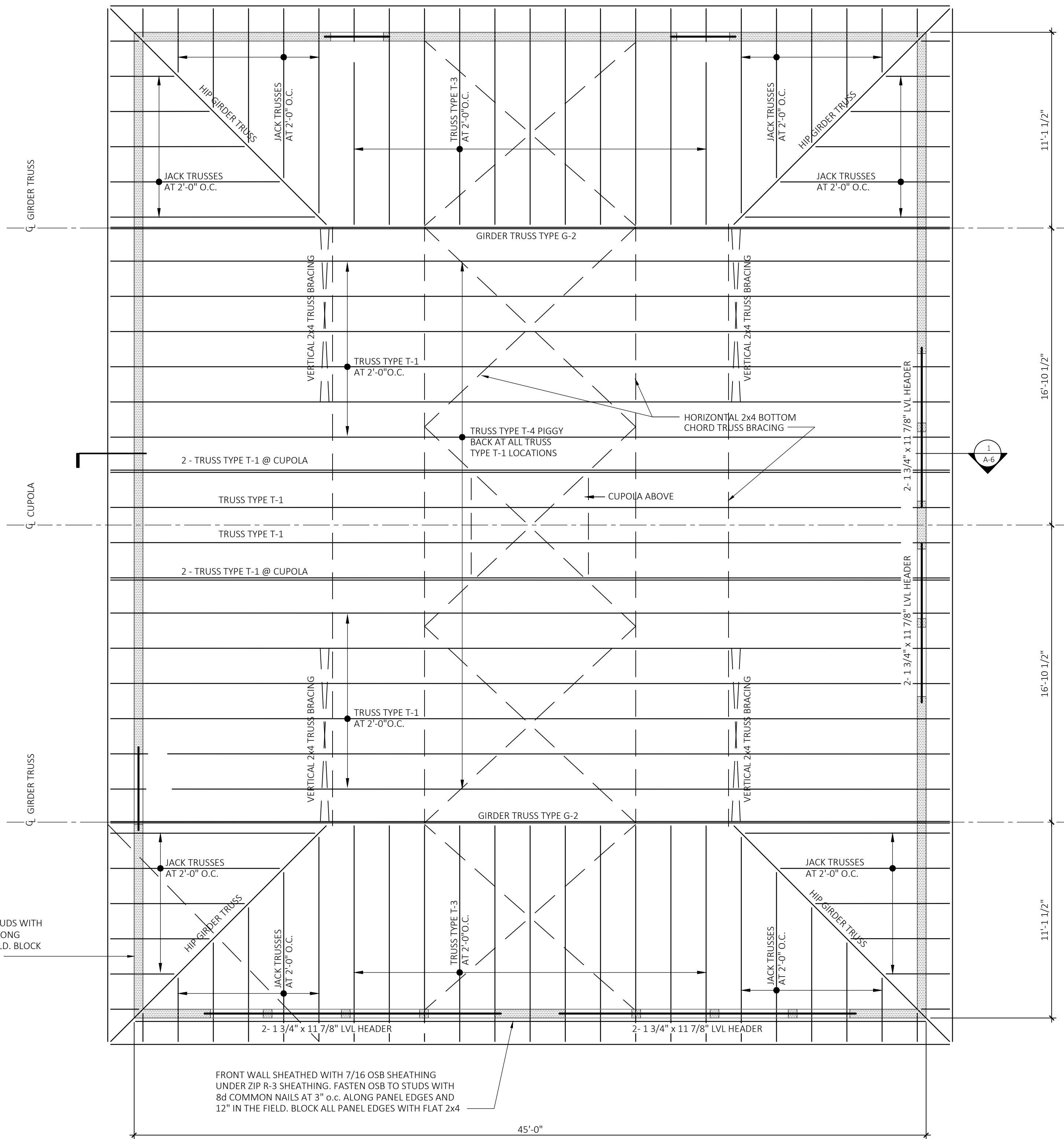


TRUSS TYPE T-4



TRUSS TYPE T-3

NOTE AT BACK AND SIDE WALLS:  
ZIP R-3 SHEATHING FASTEN TO STUDS WITH  
10d COMMON NAILS AT 4" o.c. ALONG  
PANEL EDGES AND 12" IN THE FIELD. BLOCK  
ALL PANEL EDGES WITH FLAT 2x4



1  
A-3  
ROOF FRAMING PLAN  
1/4"=1'-0"

ROOF TRUSS NOTES

PREFABRICATED WOOD ROOF TRUSSES

- MINIMUM LOADING TRUSS SPACING = 24" o.c.  
TOP CHORD  
LIVE LOAD 60 PLF  
DEAD LOAD 18 PLF + CUPOLA  
WIND LOAD REFER TO DESIGN DATA  
BOTTOM CHORD  
LIVE LOAD 20 PLF  
DEAD LOAD 20 PLF
- ROOF TRUSSES SHALL BE PREFABRICATED FROM No. 2 KILN DRIED OR BETTER MATERIAL.
- TRUSS DETAILS AND TRUSS MANUFACTURER SHALL BE IN ACCORDANCE WITH THE LATEST T.P.I. (TRUSS PLATE INSTITUTE) PUBLICATION "DESIGN SPECIFICATION METAL PLATE CONNECTED WOOD TRUSSES"
- TRUSS MANUFACTURER SHALL HAVE A MINIMUM OF 5 YEARS OF CONTINUOUS TRUSS FABRICATION EXPERIENCE.
- PRIOR TO TRUSS FABRICATION PREPARE AND SUBMIT SHOP DRAWINGS OF THE TRUSSES SHOWING LUMBER SIZES, LUMBER SPECIES AND GRADE, STRESSES, LOADING, TYPE OF CONNECTORS, DETAILS OF FABRICATION AND TRUSS LAYOUT PLAN WITH TRUSS DESIGNATIONS.
- ALL TRUSS DESIGNS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN THE STATE OF CONNECTICUT. ALL SUBMISSIONS SHALL BEAR THE REGISTRATION SEAL OF THE PROFESSIONAL ENGINEER.
- PROVIDE TEMPORARY AND PERMANENT TRUSS BRACING PER T.P.I. RECOMMENDATIONS NOTED IN T.P.I. LATEST PUBLICATION "BRACING WOOD TRUSSES" AND ALSO AS SHOWN ON PLANS.
- TEMPORARY TRUSS BRACING SHALL NOT BE REMOVED UNTIL PERMANENT LATERAL TRUSS BRACING IS INSTALLED AND ALL OTHER IMPROVEMENTS ARE COMPLETE.
- ATTACH EACH TRUSS TO THE BEARING WALL PLATES WITH NAILED BENT STEEL CONNECTORS AS NOTED.
- ATTACH EACH TRUSS TO TRUSS CONNECTION WITH NAILED BENT STEEL CONNECTORS SIZED BY THE TRUSS MANUFACTURE FOR THE DESIGN LOADS NOTED.
- PROVIDE DOUBLE TRUSSES AT LOCATIONS AS SHOWN ON THE DRAWINGS.
- NO SPLICES, CUTS, OR OTHER MODIFICATIONS SHALL BE MADE TO THE TRUSS MEMBERS UNLESS APPROVED BY THE TRUSS MANUFACTURER'S DESIGN ENGINEER. WEB MEMBER CONFIGURATION TO BE AT THE OPTION OF THE TRUSS THE MANUFACTURER AND AS APPROVED BY THE TRUSS MANUFACTURER'S DESIGN ENGINEER.
- LAP SPLICES IN BRACING OVER A MINIMUM OF TWO TRUSSES. EXTEND THE ENDS OF THE BRACING A MINIMUM OF 6' BEYOND THE CENTERLINE OF THE TRUSS.

ROOF FRAMING PLAN NOTES:

- TOP OF BEARING WALL ELEVATION = (+12'-6") REFERENCED FROM TOP OF SLAB ELEVATION = (-0'-0")
- ROOF DECK TO BE 5/8" TONGUE AND GROOVE CDX PLYWOOD SHEATHING.
- ALL ROOF TRUSSES ARE SPACED AS INDICATED IN FRAMING PLANS.
- INDICATES BEARING WALLS. ALL BEARING WALLS SHALL BE 2 x 6 STUDS SPACED @ 16" O.C. WITH DOUBLE 2 x 6 TOP PLATE, SEE TYPICAL DETAIL. WALLS SHALL BE BRACED WHERE INDICATED IN PLAN. SEE FLOOR PLAN FOR COMPLETE WALL LAYOUT.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED TO MAINTAIN STABILITY DURING CONSTRUCTION. THE STRUCTURE SHALL NOT BE CONSIDERED BRACED UNTIL ALL EXTERIOR SHEATHING, ROOF AND WALLS, HAVE BEEN INSTALLED.
- CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND SLEEVES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

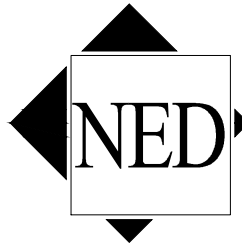
ROOF FRAMING  
PLAN

A-3

MIXED USE  
BUILDING

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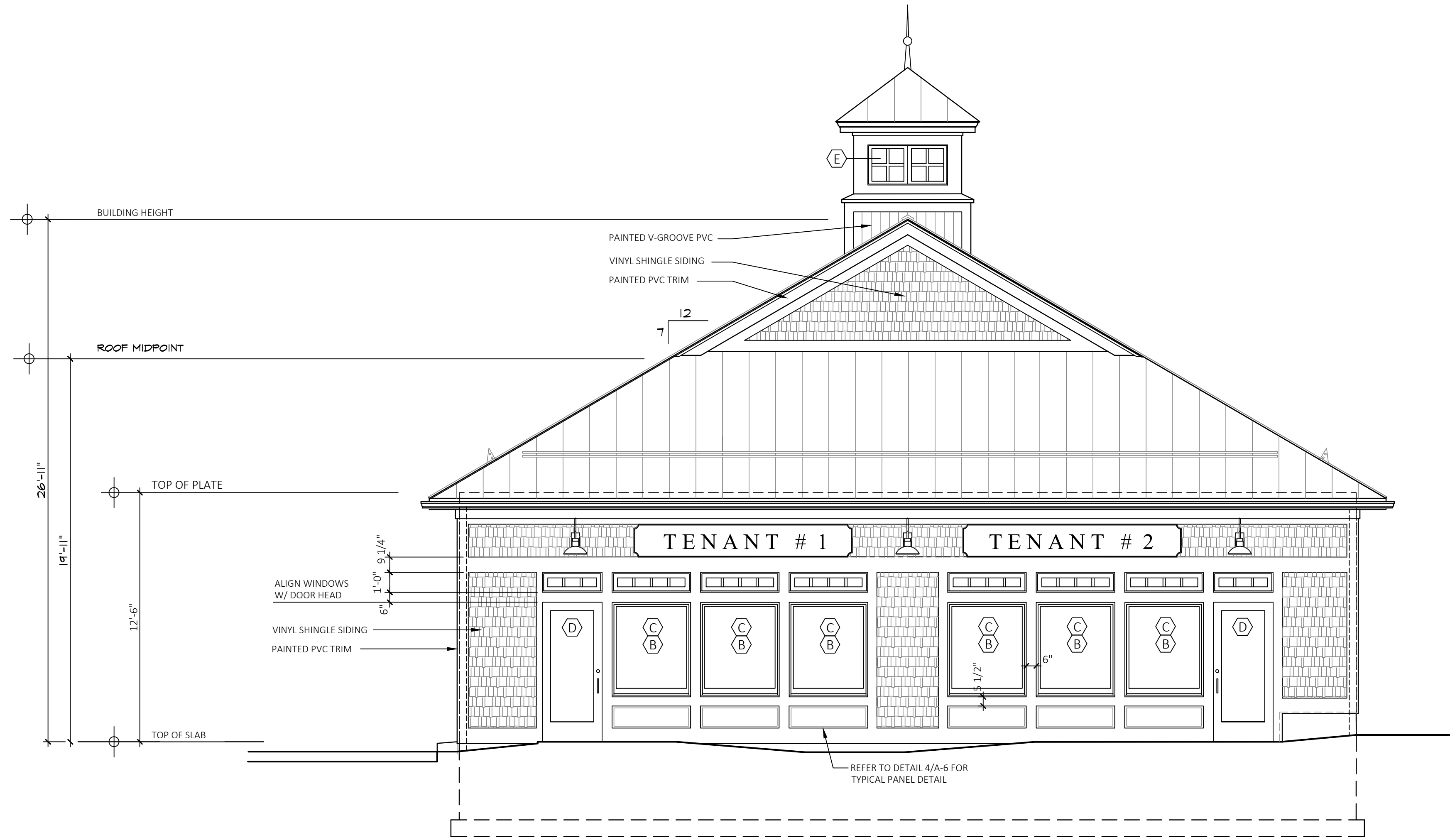
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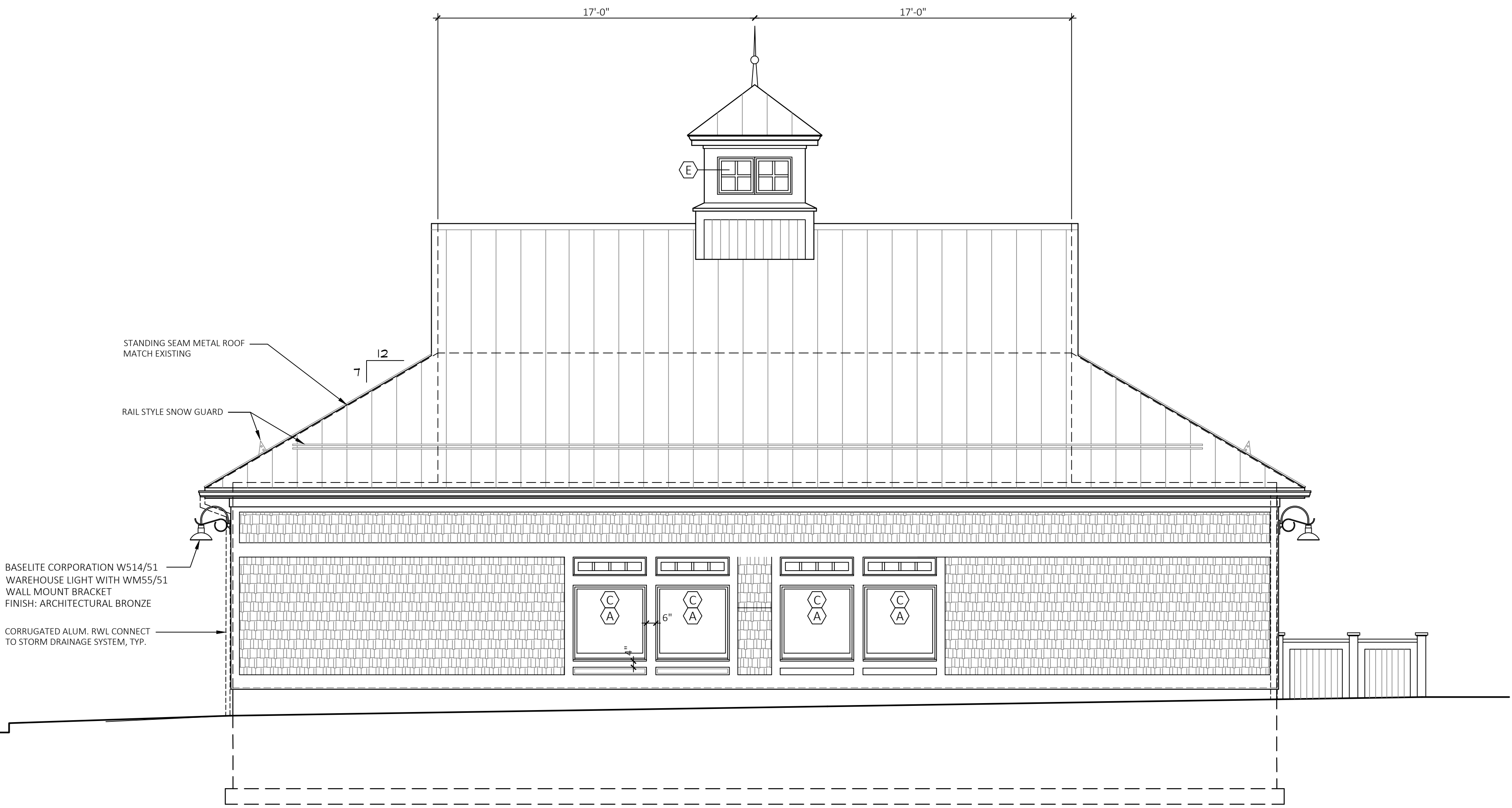
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1 SOUTH ELEVATION  
A-4 1/4"=1'-0"



2 EAST ELEVATION  
A-4 1/4"=1'-0"

TYPICAL EXTERIOR SIDING AND TRIM NOTES

1. TYPICAL SIDING MATERIALS UNLESS NOTED:  
A. VINYL SIDING: VERIFY COLOR MATCH  
MANUF: CERTANTEED  
PRODUCT: CEDAR IMPRESSIONS 07  
COLOR: DESERT TAN  
B. VERTICAL SIDING @ CUPOLA  
1/2" X 5 1/2" V-GROOVE PVC  
PAINTED FINISH

2. TYPICAL TRIM MATERIALS UNLESS NOTED:  
A. WINDOW & DOOR CASINGS  
5/4 x 6 PVC TRIM  
PAINTED FINISH  
B. CORNER BOARDS  
5/4 x 6 PVC TRIM  
PAINTED FINISH

C. FASCIAS & SOFFITS, GABLE END TRIM  
1 X PVC TRIM  
PAINTED FINISH  
D. FRIEZE BOARDS  
5/4 PVC TRIM- SEE DETAILS  
PAINTED FINISH  
E. SKIRT BOARD  
5/4 X 10 PVC TRIM  
F. LATTICE  
1 X 2 CEDAR 6" O.C.  
PAINTED TRIM  
G. WALL PLAQUES @ LIGHTS, OUTLETS, HOSE BIBS,  
ETC. LOCATED WITHIN FIELD OF SHINGLES - ALIGN  
TOP AND BOTTOM EDGES WITH COURSING  
1 X PVC

EXTERIOR FINISH SCHEDULE

PT-1	BENJAMIN MOORE, HC-134, TARRYTOWN GREEN, SATIN LATEX EXTERIOR DOORS
PT-2	BENJAMIN MOORE, HC-93 CARRINGTON BEIGE, SATIN LATEX RECESSED FLAT PANELS, V-GROOVE PVC & LATTICE
PT-3	BENJAMIN MOORE, OC-110 MILKYWAY, SATIN LATEX ALL OTHER TRIM - CASINGS, CORNER BOARDS, FASCIAS, ETC.
METAL ROOF	SHERWOOD GREEN (VERIFY MATCH TO EXISTING)
SIGN	TBD W/TENANTS

SIGN SCHEDULE	
TENANT#1 WALL SIGN	22.5 SF
TENANT #2 WALL SIGN	22.5 SF
TOTAL	45 SF
LINEAR FEET OF FRONT FACADE	45'

NEW BUILDING MOUNTED INTERNALLY ILLUMINATED SIGN  
22.5 SQUARE FEET-MAX. TENANT T.B.D. TYP. OF 2.

TYPICAL EXTERIOR FLASHING NOTES

1. WEATHER RESISTANT BARRIER (WRB)  
A. EXTERIOR WALL SHEATHING  
1" HUBER ZIP R SYSTEM SHEATHING  
TAPE ALL JOINTS PER MANUFACTURER'S WRITTEN REQUIREMENTS  
B. EXTERIOR ROOF SHEATHING  
5/8" HUBER ZIP SHEATHING SYSTEM  
TAPE ALL JOINTS PER MANUFACTURER'S WRITTEN REQUIREMENTS
2. EXTERIOR FLASHING:  
A. VERTICAL INTERIOR AND EXTERIOR CORNERS:  
SELF-ADHERING MEMBRANE FLASHING 12" WIDE MIN.  
EACH SIDE AND FULL HEIGHT OF WALL OVER HUBER ZIP  
WALL SHEATHING  
B. TOP EDGE OF HORIZONTAL TRIM @ WINDOWS, DOORS, SKIRT  
BOARD, ETC.  
ALUMINUM w/DRIP EDGE (MATCH TRIM COLOR)  
COUNTER-FLASH TOP EDGE OF ALUMINUM DRIP W/  
SELF-ADHERING MEMBRANE  
NOT REQUIRED WHERE FRIEZE BOARD AND WINDOW & DOOR  
CASINGS ABUT SOFFIT PANELS  
C. FLASHING @ WINDOWS WITH NAILING FLANGE  
SELF-ADHERING MEMBRANE FLASHING  
INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS FOR  
FLASHING INSTALLATION OVER HUBER SYSTEM WRB  
1. INSTALL SLOPED SILL AT WINDOW SILL FOR DRAINAGE  
ADJUSTING ROUGH OPENING AS REQUIRED  
2. INSTALL MEMBRANE FLASHING FULL DEPTH OF OPENING AT  
HEAD, JAMBS & SILL  
3. APPLY HEAVY BEAD OF CAULK AROUND HEAD & JAMBS AND  
INSTALL WINDOW (LEAVE BOTTOM OPEN)  
4. INSTALL FLASHING OVER HEAD AND JAMB NAILING  
FLANGE, AND LAP OVER WINDOW FRAME  
5. PROVIDE BACKER ROD AND SEALANT AROUND INSIDE OF WINDOW  
BETWEEN FRAME AND OPENING ALL SIDES  
DESIGN INTENT IS TO PROVIDE DEAD AIR SPACE AT TOP AND SIDES,  
AND OPEN AT BOTTOM TO DRAIN  
D. FLASHING @ DOORS WITH APPLIED PVC CASINGS  
SELF-ADHERING MEMBRANE FLASHING  
1. INSTALL WRB / MEMBRANE FLASHING FROM EXTERIOR FACE OF WALL  
TO FULL DEPTH OF OPENING  
2. PROVIDE BACKER ROD AND SEALANT BOTH SIDES OF HEAD AND JAMBS,  
AND SET BOTH SIDES OF SILL IN SEALANT  
E. FLASHING AT LOCATIONS WHERE T.O. SLAB IS LESS THAN 8" ABOVE  
FINAL GRADE  
WALLS ADJACENT TO GRADE AT ENTRY DOORS/SIDEWALKS  
PROVIDE J-SHAPED SELF-ADHERING MEMBRANE FLASHING OVER  
BOTTOM EDGE OF SHEATHING. INSTALL SHORT LEG BETWEEN SILL  
AND SHEATHING AND EXTEND FLASHING MIN. 8" VERTICAL ON  
EXTERIOR FACE - LAP AND SEAL ALL JOINTS.

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REVISIONS	

SOUTH AND EAST  
EXTERIOR  
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MIXED USE  
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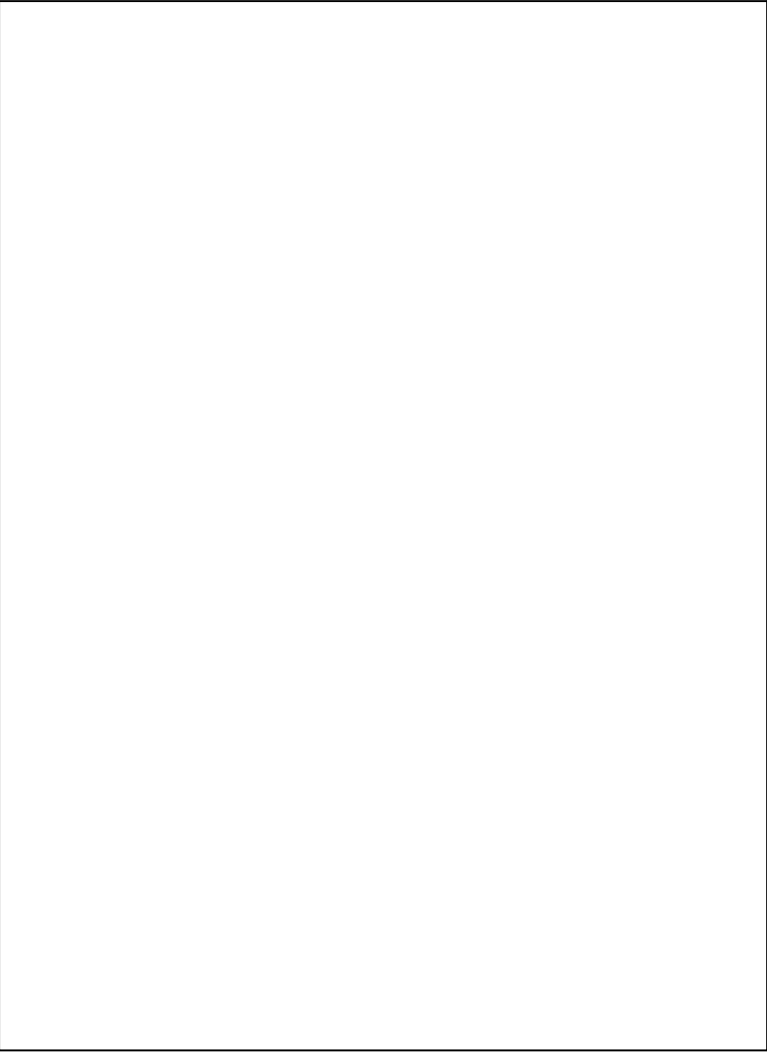
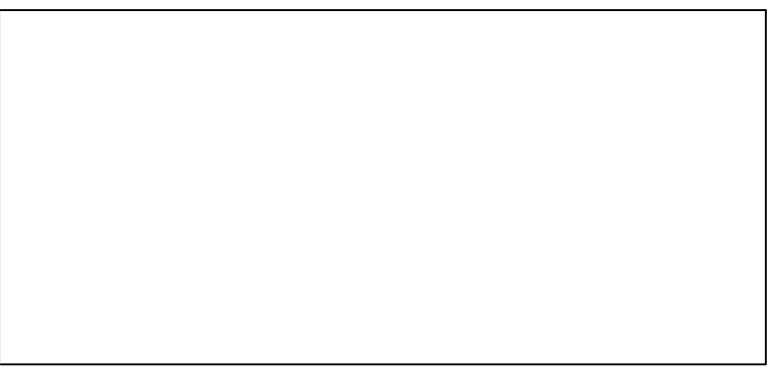
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860.563.3820

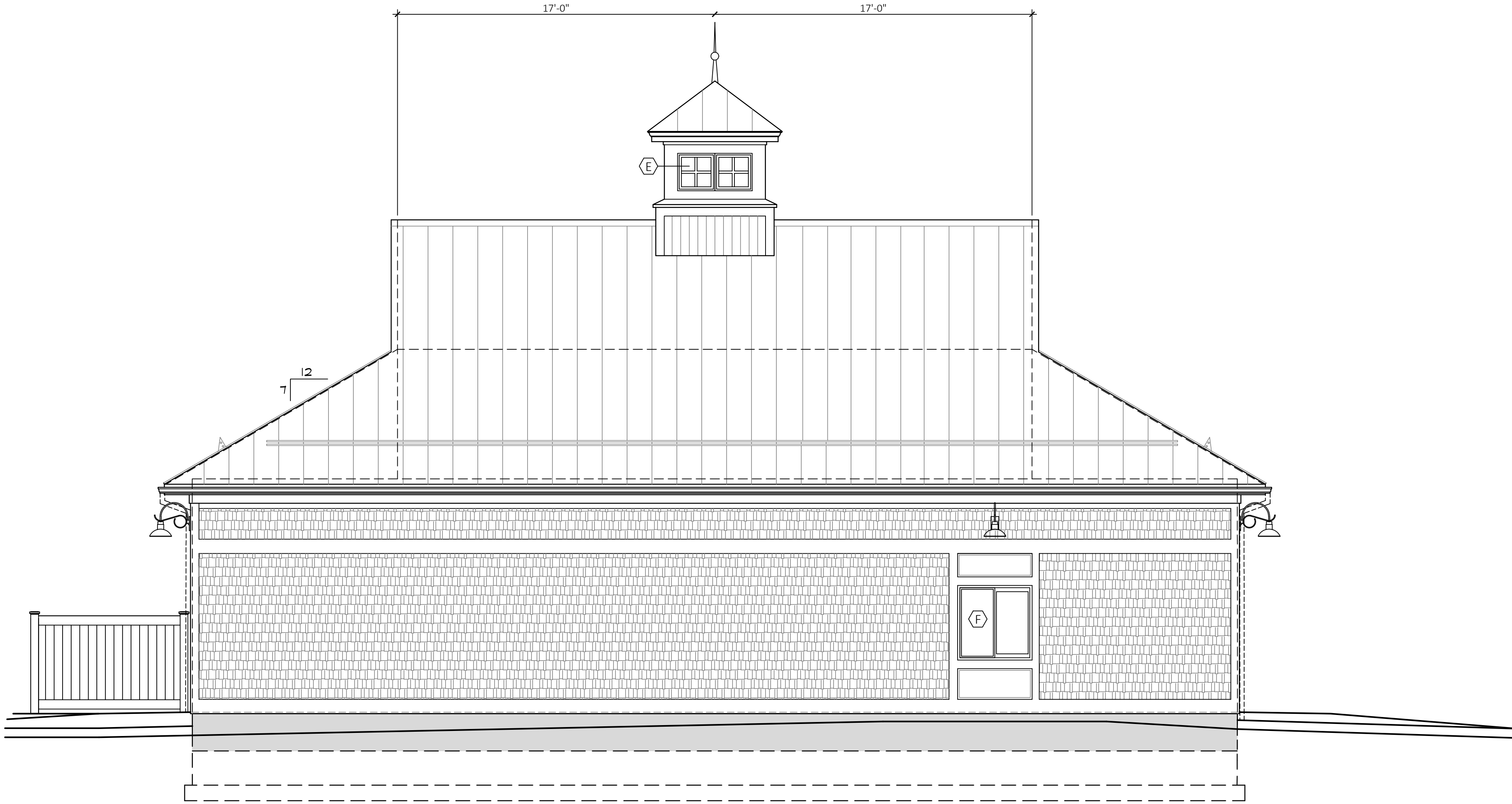


PROJECT NO	2023-401
DATE	04-18-23
DRAWN BY	AS NOTED
CHECKED BY	JE/KN
SCALE	KN

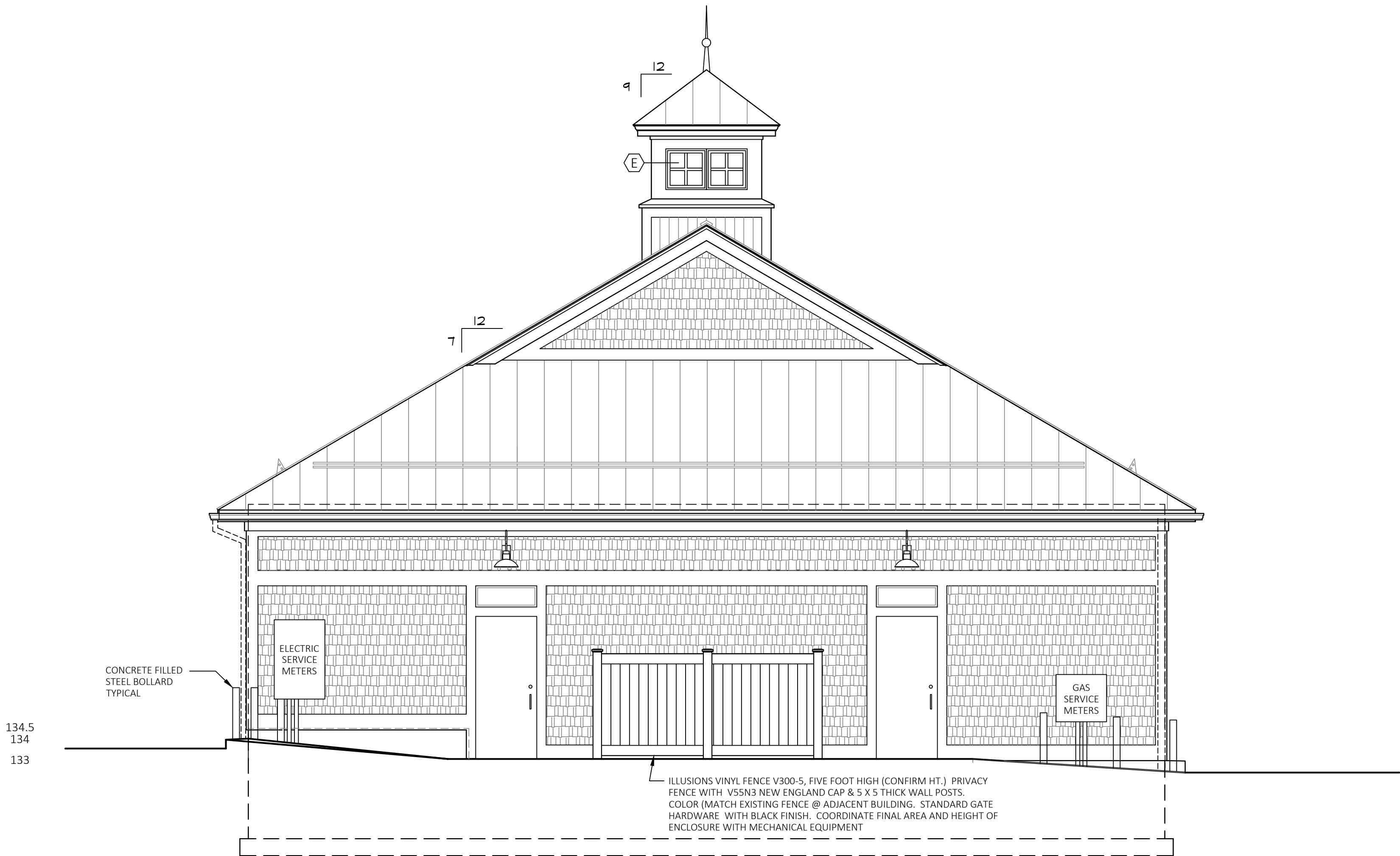
REVISIONS		

NORTH AND  
WEST EXTERIOR  
ELEVATIONS

A-5



1 WEST ELEVATION  
A-5 1/4"=1'-0"



2 NORTH ELEVATION  
A-5 1/4"=1'-0"

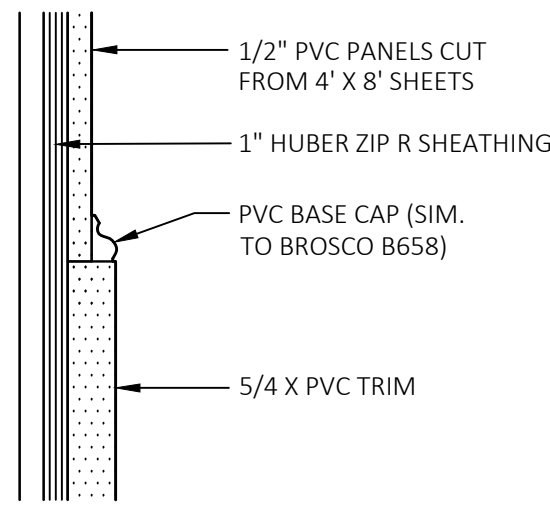
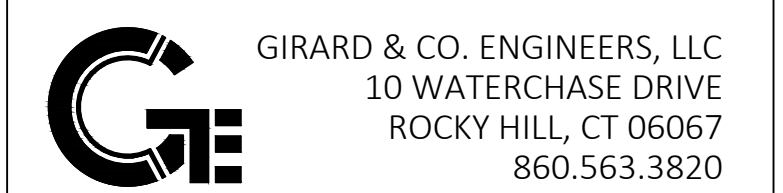
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SOUTH WINDSOR, CT 06074



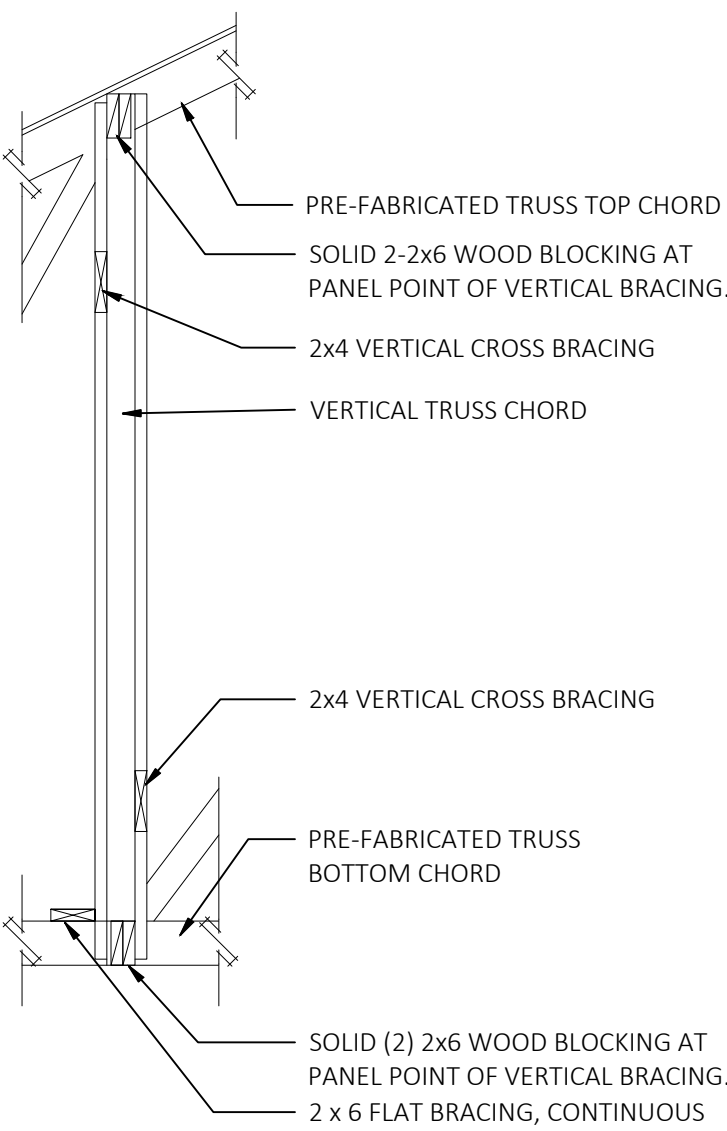
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860-423-0334

25 Ledgebrook Drive Mansfield CT 06250 860-423-0334  
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Carl Norton Architect, LLC  
25 Ledgebrook Drive, Mansfield, CT 06250



NTS

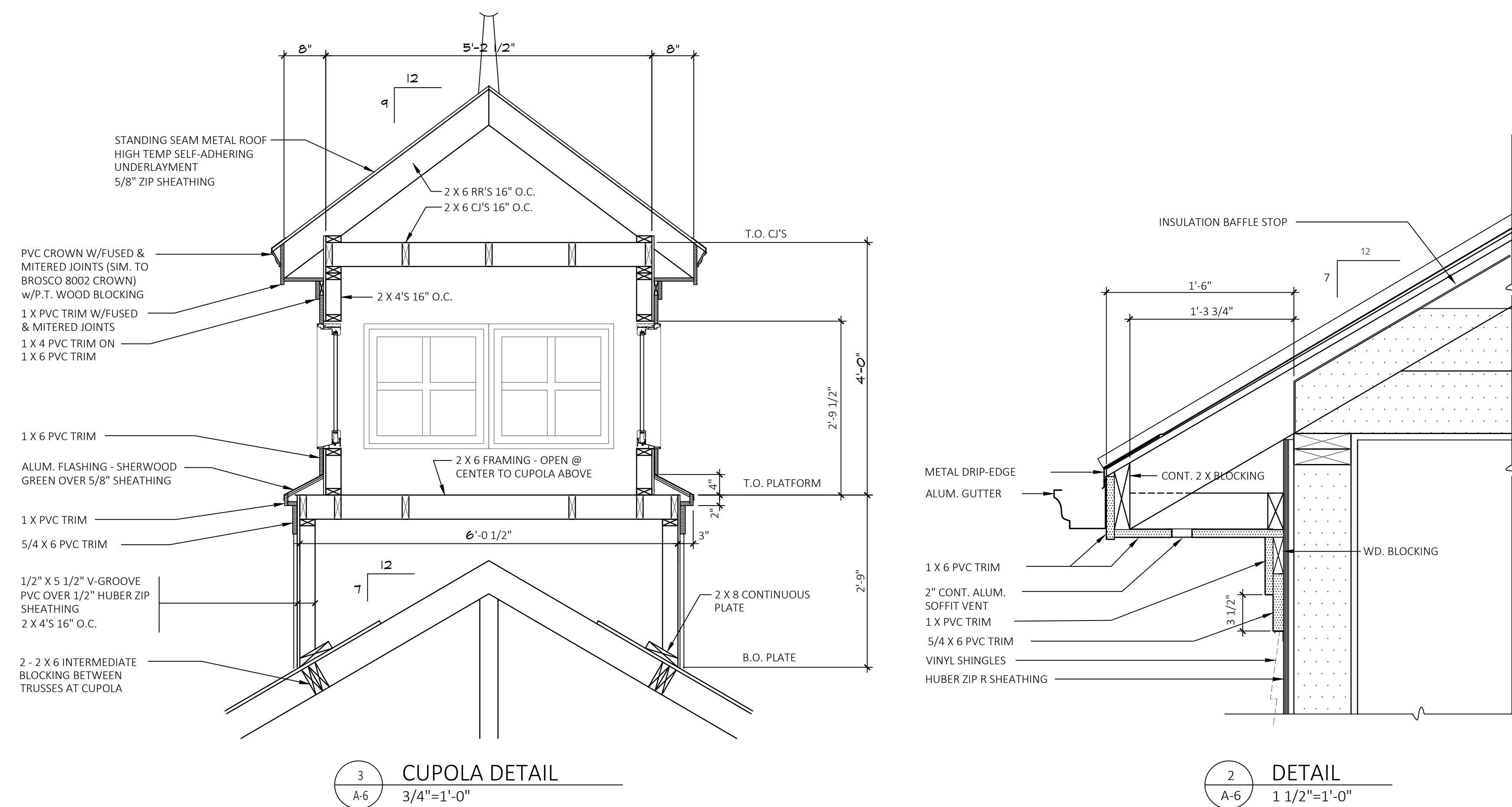
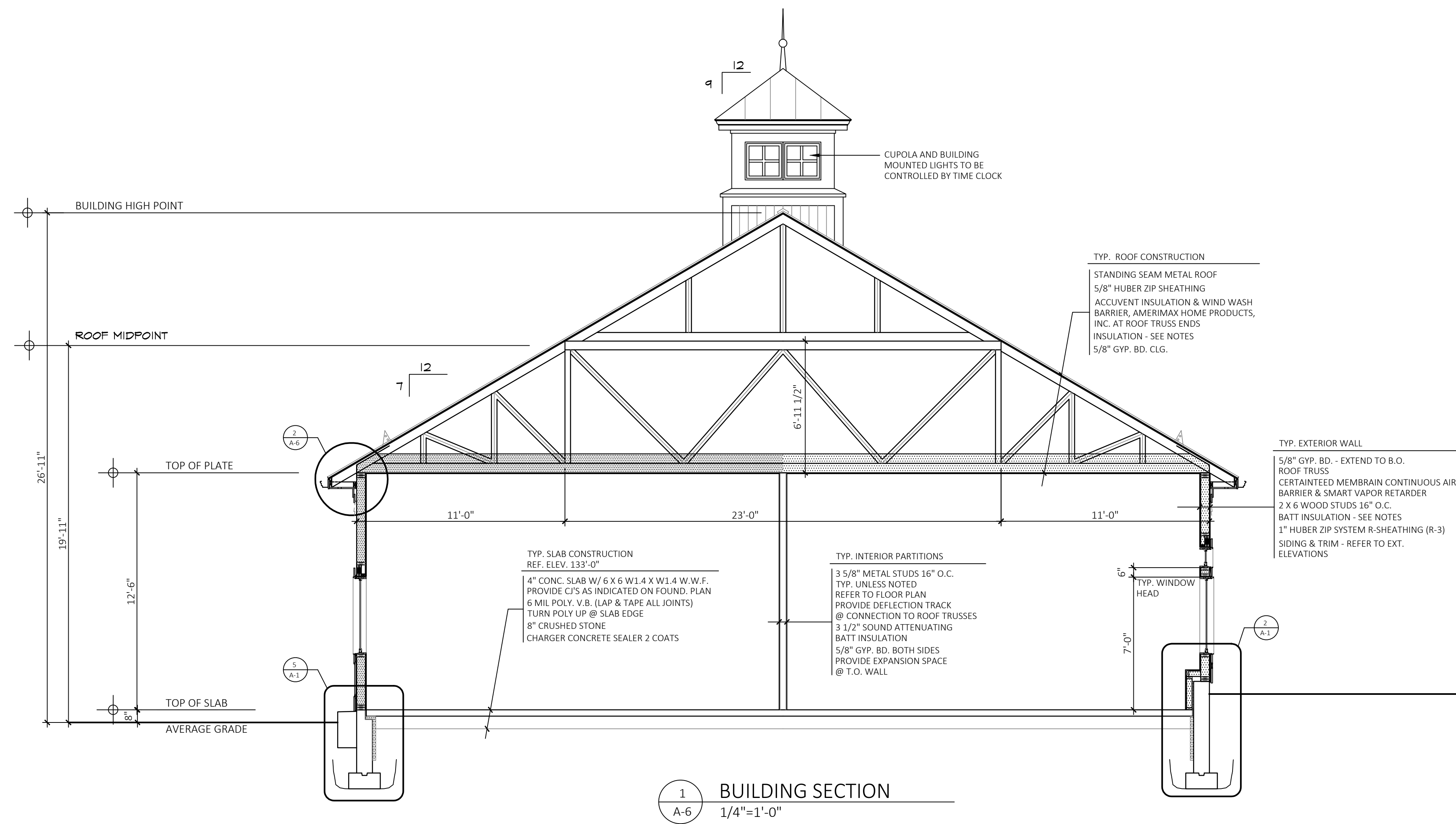


PROVIDE THE FOLLOWING MINIMUM ATTACHMENTS FOR THE MEMBERS NOTED ABOVE.

NAIL 2x4 FLAT CONTINUOUS TO TOP OF BOTTOM CHORD WITH (2) - 10d COMMON NAILS  
NAIL 2-2x6 SOLID WOOD BLOCKING TO TRUSS CHORDS WITH (2) - 10d COMMON NAILS EACH END

### TYPICAL ROOF TRUSS VERTICAL 'X' BRACING DETAIL

NOT TO SCALE


$$3/4'' = 1' - 0''$$
 $1\frac{1}{2}'' = 1'-0''$ 
$$1/4'' = 1' - 0''$$

GENERAL INSULATION MATERIALS AND NOTES:

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p>PROVIDE INSULATION AT LOCATIONS INDICATED IN THE FLOOR PLANS, BUILDING SECTIONS, TYPICAL WALL SECTIONS AND IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED BELOW. THE DESIGN INTENT IS TO PROVIDE A CONTINUOUS INSULATED EXTERIOR ENVELOPE AROUND ALL CONDITIONED SPACES.</p> <p>A. UNHEATED SLAB ON GRADE R-15<br/>R-15 3" RIGID INSULATION EXTEND MINIMUM 24" VERTICAL BELOW SLAB @ BUILDING PERIMETER</p> <p>B. EXTERIOR WALLS U-0.49<br/>R-15 1/2" HUBER ZET SYSTEM R SHEATHING<br/>R-21 5 1/2" UNFACED FIBERGLASS BATT INSULATION<br/>CERTAINTED MEMBRAN 2-MIL VAPOR RETARDER &amp; AIR BARRIER</p> <p>C. ROOF R-49 MINIMUM<br/>ATTIC ROOF TRUSSES WITH VENTED SOFFIT AND RIDGE<br/>ACCIDENT INSULATION &amp; WIND WASH BARRIER, AMERIMAX HOME PRODUCTS INC. AT ROOF TRUSS ENDS<br/>CERTAINTED MEMBRAN 2-MIL VAPOR RETARDER &amp; AIR BARRIER INSTALLED TO UNDERSIDE OF ROOF TRUSSES<br/>ALTERNATE: 2 LAYERS UNFACED BATT INSUL. INSTALL 5.5" R-21 BETWEEN BOTTOM CHORDS OF ROOF TRUSSES. INSTALL 9" R-30 ABOVE AND PERPENDICULAR TO LOWER LAYER R-51 TOTAL</p> <p>D. INSULATED ATTIC ACCESS HATCHES<br/>PROVIDE INSULATED AND GASKETED 42" HATCH ATTIC ACCESS SCUTTLE DOOR WITH LOCK, R-50 (12.5" R-50 MANUFACTURED BY BATTIC DOOR)<br/>PROVIDE 1/2" PLYWOOD EXTENSIONS TO OUTSIDE OF SCUTTLE BOX AND EXTEND 2" PAST REQUIRED INSULATION DEPTH AT LOCATIONS NOTED ON FLOOR PLANS. COORDINATE LOCATIONS WITH OWNER</p> | <p>2. ACOUSTIC SEPARATION<br/>INTERIOR PARTITIONS<br/>3 1/2" SOUND ATTENUATING BATTS KRAFT FACED<br/>CERTAINED NOISE REDUCER</p> <p>3. EXTERIOR ENVELOPE AIR INFILTRATION SEALING<br/>A. PROVIDE 2 LAYERS SILL SEALER INSULATION BELOW WOOD PLATES @ FOUNDATION WALLS<br/>B. PROVIDE P.I. ADHESIVE CONTINUOUS AIR SEAL @ THE FOLLOWING LOCATIONS:<br/>1. BETWEEN SILL PLATES, TOP &amp; BOTTOM WALL PLATES AND EXTERIOR SHEATHING<br/>2. BETWEEN FRAMING AND SHEATHING AT ALL WINDOWS, DOORS AND PENETRATIONS<br/>3. BETWEEN FRAMING AND SHEATHING AT THE TOP WALL PLATE<br/>4. AROUND INSULATION Baffle AT SOFFITS<br/>C. PROVIDE EXTERIOR ZIP WALL SYSTEM TAPE AT ALL CORNERS &amp; VERTICAL JOINTS AND PENETRATIONS AS REQ'D PER THE MANUF'S INSTALLATION GUIDELINES<br/>D. AIR SEAL ALL WIRING, PIPE AND VENT STACK PENETRATIONS, EXHAUST FANS, ETC. THROUGH CEILING AND OUTSIDE WALLS<br/>E. SEALATE SANITARY LINE VENTS ENTERING THE ATTIC AT INTERIOR PARTITIONS WHERE POSSIBLE<br/>F. AIR SEAL PERIMETER OF GYPSUM BOARD CEILINGS AT ALL ROOF TRUSS LOCATIONS NOTE: DESIGN INTENT IS TO MINIMIZE AIR LEAKAGE AT CEILING PLANE AS THE ATTIC IS VENTED</p> | <p>5. EXTERIOR ENVELOPE AIR INFILTRATION TESTING<br/>PERFORM A MULTIPLE-POINT (50 Pa) ENVELOPE LEAKAGE DEPRESSURIZATION / PRESSURIZATION TEST IN COMPLIANCE WITH CHAPTER 8, PARAGRAPH 801, RESNET MORTGAGE INDUSTRY NATIONAL HERF STANDARDS. THE TEST SHALL BE PERFORMED IN ACCORDANCE WITH ASTM E779-10 REQUIREMENTS.</p> <p>THE BENCHMARK REQUIREMENT FOR THIS BUILDING IS <i>SACHS</i>90 LEAK.</p> <p>PROVIDE BLOWER DOOR TESTS TO COMPLY WITH THE FOLLOWING REQUIREMENTS:</p> <ol style="list-style-type: none"> <li>1. SET UP THE BLOWER DOOR CRAMES AND FANS IN THE DESIGNATED AREAS. MULTIPLE FRAMES WILL BE NEEDED DUE TO THE VOLUME OF THE BUILDING. FOLLOW THE DEPRESSURIZATION PROCESS FOR THE BLOWER DOOR FAN CONTROL SYSTEM. THE FAN BLOWS AIR OUT OF THE BUILDING TO CREATE A SLIGHT PRESSURE DIFFERENCE BETWEEN THE INTERIOR AND OUTSIDE. THIS PRESSURE DIFFERENCE FORCES AIR THROUGH ALL HOLES AND PENETRATIONS IN THE EXTERIOR ENVELOPE.</li> <li>2. CLOSE EXTERIOR DOORS, WINDOWS, DAMPERS THAT ARE CONNECTED TO THE CONDITIONED SPACES. IT IS IMPORTANT TO NOTE THAT THESE ITEMS MUST BE MAINTAINED CLOSED FOR THE DURATION OF THE TEST PROCEDURE. OPEN ALL INTERIOR DOORS THAT ARE WITHIN THE CONDITIONED SPACES OF THE BUILDING, INCLUDING THE BASEMENT AND ATTIC.</li> <li>3. TEMPORARILY TURN OFF ALL COOLING AND HEATING EQUIPMENT, VENTILATION SYSTEMS, AND ALL SIBRE-CONTROLLED AIR-TO-OUTDOOR. TO AVOID CREATING HIGH CARBON MONOXIDE LEVELS OR NEGATIVELY IMPACTING THE RESULTS OF THE TEST.</li> <li>4. TAKE 15-MINUTE OPENINGS THAT MAY NOT HAVE THE ABILITY TO BE PROPERLY CLOSED.</li> <li>5. DEPRESSURIZE THE BUILDING WITH THE BLOWER DOOR "CRUSING" AT A NEGATIVE 50 Pa AND WALK THROUGH THE BUILDING WITH CHEMICAL SMOKE EMITTERS AND INFRARED CAMERA TO IDENTIFY WHERE THE BLOWER DOOR FORCES AIR THROUGH HOLES AND PENETRATIONS. DOCUMENT THE TYPES OF TYPICAL AIR LEAKAGE. SEAL ALL LEAKS WITH PERMANENT SILLING MATERIALS AND RE-TEST UNTIL THE PRESSURE DIFFERENCE HAS BEEN REACHED.</li> <li>6. PROVIDE A REPORT STATING THE RESULTS.</li> </ol> |
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THE BENCHMARK REQUIREMENT FOR THIS BUILDING IS 5ACH50 OR LESS.

PROVIDE BLOWER DOOR TESTS TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. SET UP THE BLOWER DOOR FRAMES AND FANS IN A CENTRALIZED AREA. MULTIPLE FRAME/FAN COMBINATIONS MAY BE USED TO COVER THE ENTIRE BUILDING.
2. FOLLOW THE DEPRESSURIZATION PROCESS FOR THE BLOWER DOOR FAN CONTROL SYSTEM. THE FAN BLOWS AIR OUT OF THE BUILDING TO CREATE A SLIGHT PRESSURE DIFFERENCE BETWEEN THE INSIDE AND OUTSIDE. THIS DIFFERENCE CAUSES AIR FLOW THROUGH ALL HOLES AND PENETRATIONS IN THE EXTERIOR ENVELOPE.
3. CLOSE ALL EXTERIOR DOORS, WINDOWS, DAMPERS THAT ARE CONNECTED TO THE EXTERIOR AND UNCONDITIONED SPACES. THESE ITEMS MUST BE MAINTAINED CLOSED FOR THE DURATION OF THE TEST PROCEDURE. OPEN ALL INTERIOR DOORS THAT ARE WITHIN THE CONDITIONED SPACES OF THE BUILDING, INCLUDING THE BATHROOMS.
4. TEMPORARILY TURN OFF ALL COOLING AND HEATING EQUIPMENT, VENTILATION SYSTEMS, AND ALL GAS FIRED EQUIPMENT, ETC., TO AVOID HAZARDOUS FIRE AND HIGH CARBON MONOXIDE LEVELS OR NEGATIVELY IMPACTING THE RESULTS OF THE TEST.
5. TAPE PLASTIC OVER OPENINGS THAT MAY NOT HAVE THE ABILITY TO BE PROPERLY CLOSED.
6. DEPRESSURIZE THE BUILDING THROUGH THE BLOWER DOOR "CHUSING" AT A NEGATIVE 50 Pa and WALK THROUGH THE BUILDING WITH CHAMBER, SMOKE EMITTERS AND INFRARED CAMERAS TO IDENTIFY WHERE THE BLOWER DOOR FORCES AIR THROUGH HOLES AND PENETRATIONS. DOCUMENT THE TYPES OF TYPICAL AIR LEAKAGE. SEAL ALL LEAKS WITH PERMANENT SOLUTION MATERIALS AND RETEST UNTIL THE LEAKS HAVE BEEN REACHED.
7. PROVIDE A REPORT STATING THE RESULTS.

A-6

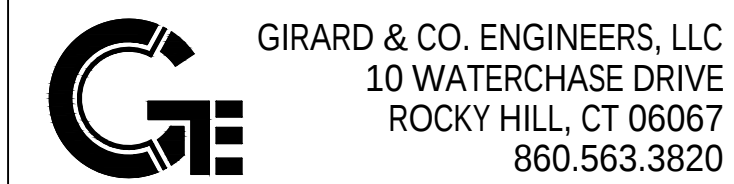
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Carl Norton Architect, LLC  
25 Ledgebrook Drive, Mansfield, CT 06250



EXISTING SIGN @1000-1006 SULLIVAN AVENUE.  
NEW SIGN DESIGN WILL MATCH THIS SIGN DESIGN

## GROUND SIGN

A-7

PROJECT NO	<b>2023-401</b>
DATE	<b>04-24-23</b>
DRAWN BY	<b>AS NOTED</b>
CHECKED BY	<b>JE/KN</b>
SCALE	<b>KN</b>

[illegible]