

APPLICATION FOR SPECIAL PERMIT

Date of Application: 11/24/2020 Zone: CA

Applicant's Name: Theodore A. Harris, Agent for Owner

Applicant's Address: 351 Main St., Niantic, CT 06357 Telephone: (860)739-6906

Location of Affected Premises: 159 Boston Post Rd. Assessor's Map/Block/Lot: 31.1/32

Owner of Record: 159 Boston Post Rd., LLC Volume/Page: 1017/447

Owner's Address: 360 Boston Post Rd. Telephone: (860)235-8500

DESCRIPTION OF SPECIAL PERMIT REQUESTED {Requires compliance with Zoning Regulations 24, 25 & 9 and all other applicable Zoning Regulations of the Town of East Lyme; also state which sections of Zoning Regulations Special Permit is subject to};

Special permit for Mixed Use (CA) pursuant to

ZR8.2.2, 25

Signature of Owner: [Handwritten Signature]

Signature of Applicant: [Handwritten Signature]

Attach a true copy of the Deed and a Site Plan {10 copies required}. A copy of the deeds for all affected properties and a site plan demonstrating compliance with all applicable zoning code requirements must accompany this application.

Proof of posting of Special Permit Application public notice sign (Section 25.4.3-1). Proof of posting of the Special Permit Application for Public Notice must be submitted.

Below this line for Office Use Only:

Table with columns for fees: Deed Copies Attached, PERMIT FEE, OUTDOOR DINING RENEWAL, Site Plan Attached, SITE PLAN FEE, STORM WATER, STATE FEE, TOTAL DUE. Includes handwritten values like 500, 300, 300, 60.00, and 1160.

CHECK #: 29223

Approval box containing Date Approved, Date Denied, Approval subject to conditions below, and Attest East Lyme Zoning Chairman.

**APPLICATION NARRATIVE
PETRIT MARKU**

This is an Application for a Special Permit for a Mixed Use Development in a CA Zone, as outlined in the Application..

The property is a pre-existing lot created long before Zoning, which is deficient as to frontage and therefore, lot width. This deficiency has direct implication in the site design. The first floor of the proposed building contains 2,950 s.f of commercial space, with a central entry and access to portions of the second floor by way of a stairway. The second floor contains four (4) one bedroom apartments and one two (2) bedroom apartment. There is additional apartment access from a separate stairway at the end of the building. There is also storage in a third floor attic.

The site is surrounded on two sides by parking area supporting the East Lyme High School, including planted buffers along the premises at both of these locations. The narrow nature of the lot had direct implications with respect to the site design and layout. The East Lyme Zoning Boards of Appeals, in recognition of the hardship this pre-existing nonconformity created, granted an 8 foot setback variance with respect to the Westerly side of the premises. This allowed an additional 4 foot to the total planted buffer along the existing High School parking. On the East, there is a parking lot serving a pizza restaurant. The nature of this use and the narrow nature of the site, has made the installation of a vinyl architectural fence, the better means of providing a buffer between the two parcels. This fence is shown on the plan and would be in lieu of a planted buffer as allowed by Section 24.6 of the Regulations.

Nineteen (19) parking spaces have been provided in accordance with the calculation for parking required by the Standards for Mix Use Development, which calculations are shown on the site plan.

Finally, the residential portion of the building does not exceed fifty (50%) percent of the improved floor area, as required by Section 8.2.2 of the Zoning Regulations.

Application to Zoning Board of Appeals

Exhibit C

108 Pennsylvania Avenue, Niantic, CT 06357

Telephone: (860) 691-4114 Fax: (860) 691-0351

INST: 00003276

APPLICATION MUST BE FILLED OUT COMPLETELY IN INK AND BE ACCOMPANIED BY NINE COPIES OF ALL ITEMS LISTED ON THE CHECKLIST BELOW AND A FEE OF \$360.00 PAYABLE TO "TOWN OF EAST LYME".

ALL PERTINENT QUESTIONS MUST BE ANSWERED. WHERE ADDITIONAL SPACE IS NEEDED, PLEASE ATTACH A SEPARATE SHEET OF PAPER. WHERE ILLUSTRATIVE MATERIAL IS NEEDED, PLEASE ATTACH A FLOOR PLAN, SKETCHES, PHOTOS, OR OTHER ILLUSTRATIVE MATERIAL TO ENSURE COMPREHENSION OF ALL CIRCUMSTANCES.

Applicant Name: Petrit Marku

Address: c/o Theodore A. Harris, 351 Main Street, Niantic, CT 06357

Phone Number: (860) 739-6906 Email: tedharris@snet.net

Property Owner's Name: Petrit Marku

Address: 360 Boston Post Road, East Lyme, CT 06333

AFFECTED PROPERTY INFORMATION:

Street Address of Affected Parcel: 159 Boston Post Road

Zone: CA Assessor's Map Number: 31.1 Lot Number: 32

Is affected property within 500 feet of Town Line? Yes No

Has any previous variance request or appeal relative to this property been filed with the Zoning board of appeals? Yes No

If Yes, was the variance request granted or denied? _____

Describe how the front, side and rear property boundaries were determined? Do you have an A-2 Survey?
survey

Approved: <u>[Signature]</u>	Date: <u>10/05/20</u>
Denied: _____	Date: _____
Comments: <u>APPROVED AS REQUESTED</u>	

(A) Name: See attached

Mailing Address: _____

(B) Name: _____

VOL: 1042 PG: 366
INST: 00003276

Mailing Address: _____

(C) Name: _____

Mailing Address: _____

(D) Name: _____

Mailing Address: _____

Application relates to (check appropriate item):

Request for Variance of Section(s) 8.3.3 of East Lyme Zoning Regulations.
Applicants should understand that the terms "exceptional difficulty" and "unusual hardship" refer to the ability or practical use of property in a manner that conforms to the town's zoning regulations. They DO NOT refer to the owners inability to fulfill a purely personal wish. An "exceptional difficulty" or "unusual hardship" can't be economic or personal and must be unique to the subject property. The Board is not permitted to approve variances, which, in effect, constitute a personal license to violate the zoning ordinance.

Alleged error in Zoning Official's action under Section Number _____.
When an applicant enters an appeal charging the zoning official with an error, a detailed explanation of the basis of the allegation must be attached to this form.

Approval of location of Gas Station or Motor Vehicle Business.
Applications seeking approval of a proposed location for a Gas Station or Automobile Dealer's or Repairer's Business must be accompanied by the appropriate Department of Environmental Protection or Department of Motor Vehicles form.

I hereby certify that the above information is true and correct to the best of my knowledge and authorize the Zoning Board of Appeals' members to inspect the property in question.

Petrit Marku

Signed: By: [Signature] Dated: 7/24/2020

Theodore A. Harris, Esq.

IMPORTANT: Applicant must execute this form and submit it to the Chairman or Secretary of the Zoning Board of Appeals, together with NINE COPIES EACH OF THE FOLLOWING:

1. N/A DENIAL FROM ZONING OFFICIAL
2. ✓ APPLICATION FULLY COMPLETED
3. ✓ \$360.00 APPLICATION FEE TO "TOWN OF EAST LYME"
4. ✓ COPY OF DEED
5. ✓ COPY OF ASSESSOR'S MAP
6. ✓ LETTER FROM APPLICANT DESCRIBING HARDSHIP
7. ✓ SITE PLAN REQUEST AND ANY OTHER DOCUMENTATION BEING SUBMITTED

Schedule A
VOL: 1042 PG: 367
INST: 00003276

360 Boston Post Road, East Lyme, CT

That certain piece or parcel of land, located in the Town of East Lyme, County of New London and State of Connecticut of land designated as Lot "6" and "TO BE DEEDED WITH LOT 6" on a map entitled "Scotland Acres, Owner and Developer Jane Scott, Boston Post Road, East Lyme, Connecticut, Land to be Deeded to Lots No. 4, No. 5 and No. 6, REVISION I OF SECTION ONE, 1" = 40' Date: May 23, 1967, Sheet 1 of 1, DWG NO. 45-66-43 Engineer/Landscape Collaborative, Norwich, Connecticut" which map is on file in Map Book 8, Page 101 and more particularly described as follows:

NORTHERLY: by the Boston Post Road, 146.46 feet;

EASTERLY: by Lot 7 and other land of now or formerly of Jane Scott, 416.27 feet;

SOUTHERLY: by other land now or formerly of Jane Scott, 168.54 feet ; and

WESTERLY: by Lot 5 and land TO BE DEEDED WITH LOT 5, 411.38 feet.

Said premises are subject to any and all provisions of any municipal ordinance or regulation, any federal, state, or local law, including, but not limited to, the provisions of any zoning, planning or inland wetland rules and regulations governing the subject property.

Said premises are subject to taxes on the Grand List of October 1, 2015 and thereafter, as well as any Certificate of Occupancy taxes, to the Town of East Lyme, which the Grantee herein assumes and agrees to pay.

Recorded May 27 2016
AM
3:25 PM Lesly A. Blaw
East Lyme Town Clerk

SCHEDULE "A"

That certain piece or parcel of land situated on the New London-Lyme Turnpike, in the Flanders section of said East Lyme, with the buildings thereon standing, bounded and described as follows, to wit;

Commencing at an iron pin set in the northerly line of said highway at the intersection of the land herein described, with the land of the Town of East Lyme (on which stands the Flanders School) ~~thence~~ running Easterly along the Northerly line of said New London-Lyme Turnpike, a distance of seventy-five (75') feet to other land now or formerly of Ambrose Tylla; ~~thence~~ running Northerly, bounded easterly, by said other land now or formerly of Ambrose Tylla about two hundred fifteen (215') feet, be the same more or less to land now or formerly of the estate of Frederick Newton; ~~thence~~ running Westerly, bounded Northerly by said Newton land, a distance of seventy-five (75') feet to land of the Town of East Lyme, as aforesaid; ~~thence~~ running Southerly, bounded Westerly by said land of the Town of East Lyme, to said iron pin at the point of beginning.

Recorded Feb 19 1899
3:55 PM Car. B. Williams
East Lyme Town Clerk

RECEIVED FOR RECORD
Nov 09, 2020 01:15:45P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT



Exhibit D

47 Eugene O'Neill Drive
New London, CT 06320
860-442-2200
www.theday.com

Classified Advertising Proof

Order Number: d00883207

EAST LYME ZONING BOARD OF APPEALS
PO BOX 519
NIANTIC, CT 06357
860-691-4114

Title: The Day | **Class:** Public Notices 010
Start date: 1/9/2021 | **Stop date:** 1/17/2021 |
Insertions: 2 | **Lines:** 0 ag

Title: Day Website | **Class:** Public Notices 010
Start date: 1/9/2021 | **Stop date:** 1/17/2021 |
Insertions: 2 | **Lines:** 0 ag

Title: Digital-Legal | **Class:** Public Notices 010
Start date: 1/9/2021 | **Stop date:** 1/9/2021 |
Insertions: 1 | **Lines:** 0 ag

A preview of your ad will appear between the two solid lines.

883207

TOWN OF EAST LYME
ZONING COMMISSION
Notice of Public Hearing

The East Lyme Zoning Commission will hold a Public Hearing on January 21, 2021, at 7:30 p.m., via Zoom virtual meeting, (meeting instructions below)

to consider the following:

1. Application of Theodore A. Harris, Esq., Agent for 159 Boston Post Road, LLC, Owner, for a special permit for Mixed Use (CA) pursuant to Section 8.2.2. and Section 25 at property located at 159 Boston Post Road, East Lyme Assessor's Map 31.1 Lot 32.
2. Application of Jonathan Tunsky, Senior Landscape Architect, to design, for Town of East Lyme/Miracle League for the renovation of an existing play area and addition of a new bathroom/storage building at 171 Boston Post Road, subject to Section 5, 8, 24 and 25 of the East Lyme Zoning Regulations.

Join Zoom Meeting <https://us02web.zoom.us/j/88916910946?pwd=U1NyUVZVQ0s1bm5lRUdJdVlyK1Y1UT09>
Meeting ID: 889 1691 0946 Passcode: 732068

A copy of the proposed Site Plan Approval and Zone Change is available on the East Lyme Town Website for Review and in the East Lyme Land Use Office.

Terence Donovan, Secretary

Total Order Price: \$574.40

Please call your ad representative by 3PM today with any ad changes.

Salesperson: Matt Suraci | **Printed on:** 1/4/2021
Telephone: 860-701-4276 | **Fax:** 860-442-5443
Email: Legal@theday.com

Town of

P.O. Drawer 519
Zoning Commission



Exhibit E
East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357
Phone: (860) 691-4114
Fax: (860) 860-691-0351

January 4, 2021

Account #D20607

Advertising Department
The Day Publishing Co.
Eugene O'Neill Drive
New London, CT 06320

Please publish the following notice on January 9, and January 17, 2021

TOWN OF EAST LYME
ZONING COMMISSION
Notice of Public Hearing

FILED

Dec 31 2020 AT 1:30 AM/PM
Karen Mulvan
EAST LYME TOWN CLERK

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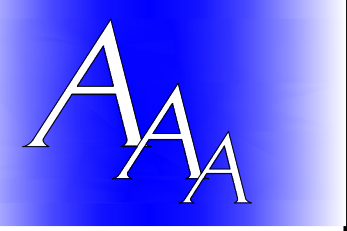
Join Zoom Meeting

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Meeting ID: 889 1691 0946 Passcode: 732068

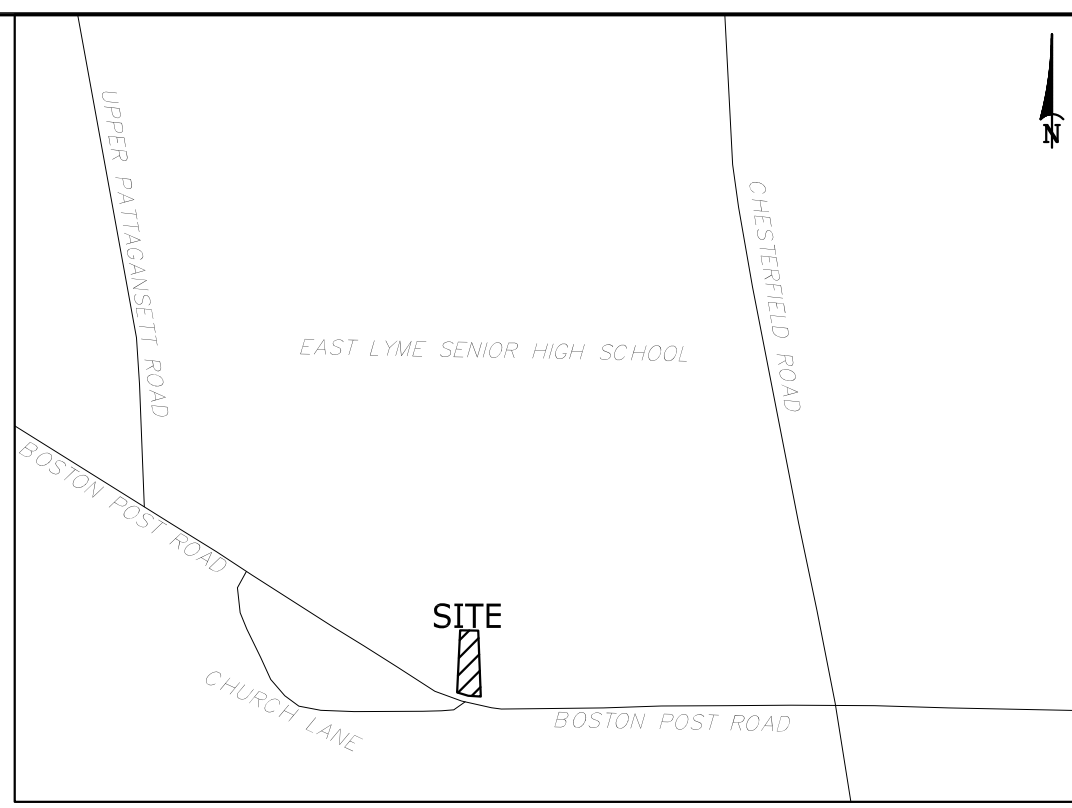
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Terence Donovan, Secretary



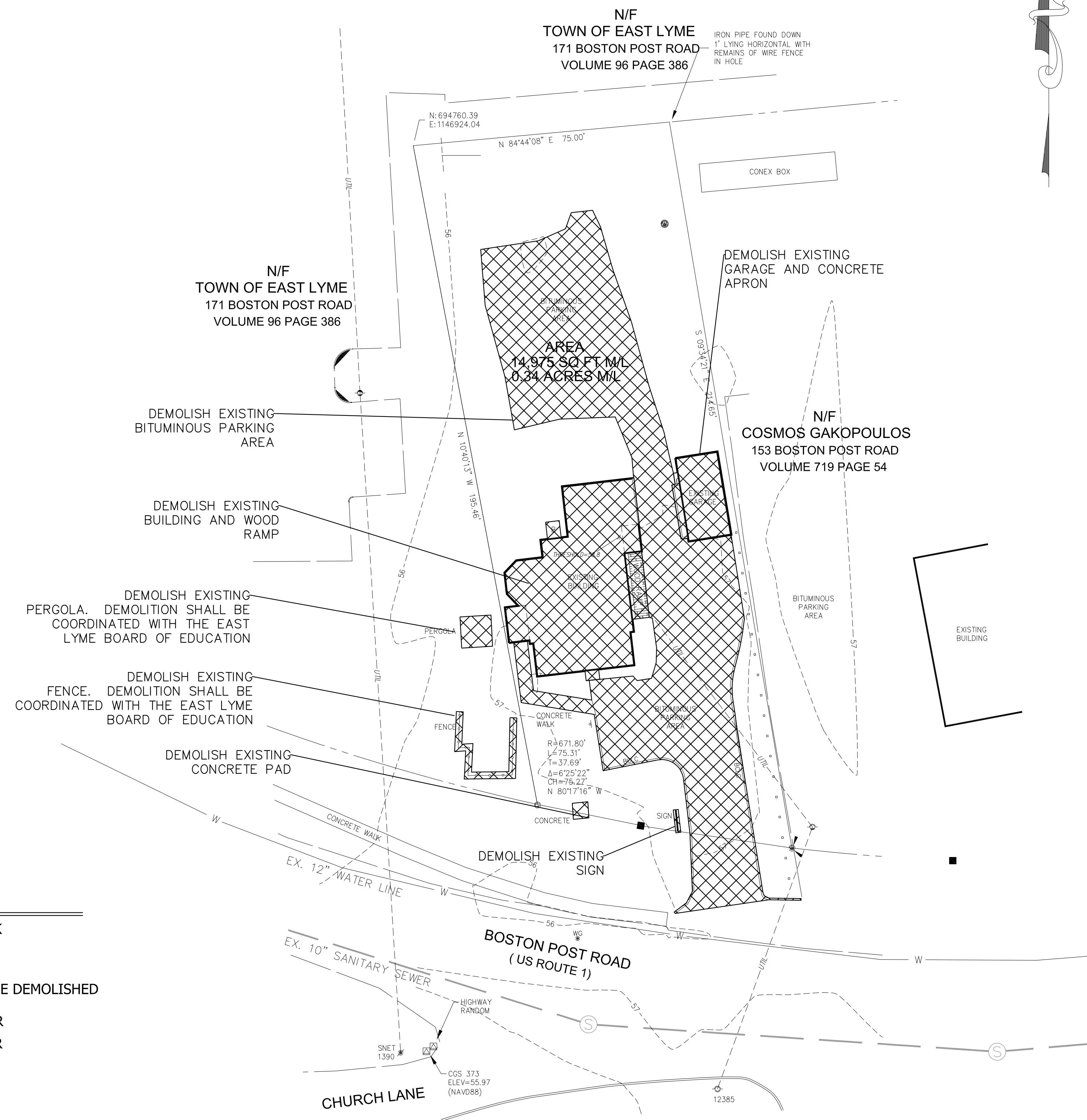
ARTIS ASSOCIATES, LLC
 ARCHITECTURAL ENGINEERS
 PO Box 5372
 Groton, CT 06349
 AAAENG@AOL.COM
 860-460-4170

SCALE: AS SHOWN 11/19/2020



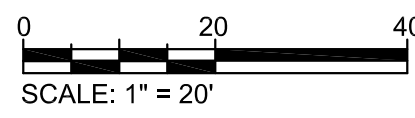
VICINITY MAP
NOT TO SCALE

Exhibit F



- LEGEND**
- CONCRETE WALK
 - - - - - CONTOURS
 - ▨ SITE ITEMS TO BE DEMOLISHED
 - W — EXISTING WATER
 - — — EXISTING SEWER

FOR REVIEW ONLY

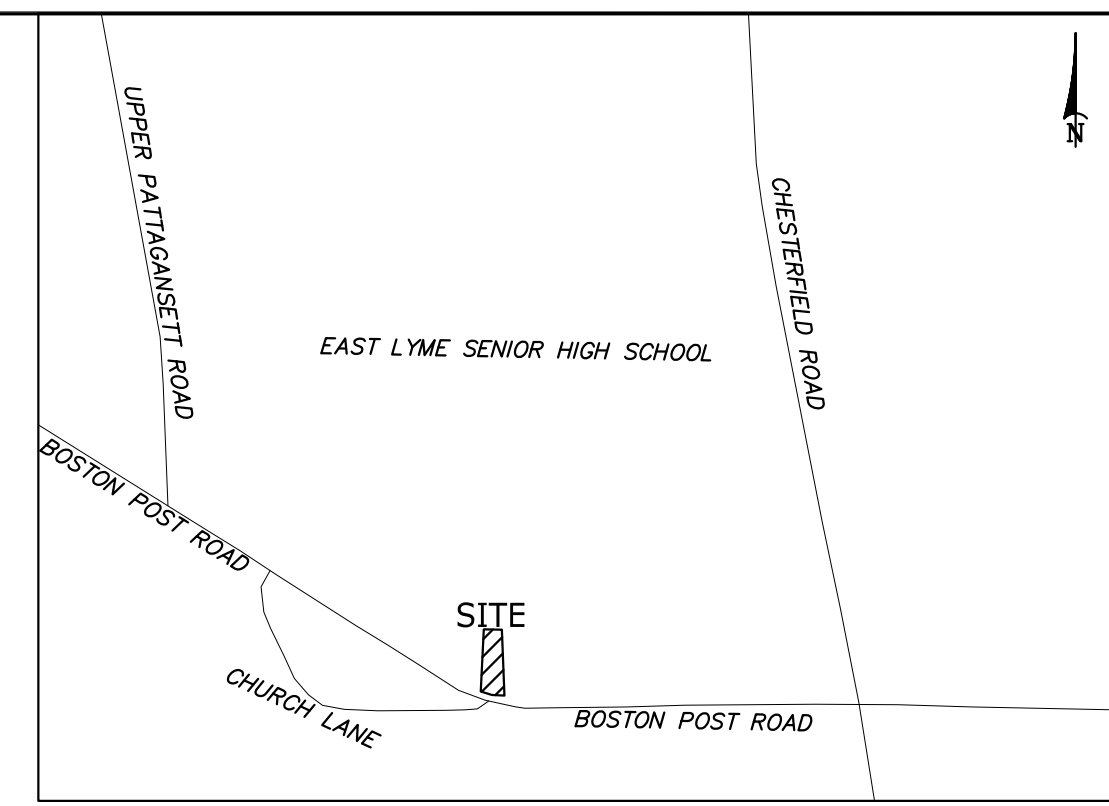


CLIENT
 ABeautiful Company
 159 Boston Post Road
 East Lyme, CT

REVISIONS

PROJECT
 MIXED USE BUILDING
 DEMOLITION PLAN

C-101



VICINITY MAP
NOT TO SCALE

SCALE: AS SHOWN 11/19/2020

A Beautiful Company

REVISIONS

PROJECT
MIXED USE BUILDING
SITE LAYOUT

C-200

DEVELOPMENT SUMMARY

SITE SUMMARY

PIN: 31.1 32

Real Estate ID: 0.34 ACRES (14,975 SF)

R/W DEDICATION: 0.34 ACRES (14,975 SF)

GROSS LAND AREA: 3,500 SF (14,975 SF)

% SITE COVERAGE: 23% PROVIDED/30% MAX

AREA OF DISTURBANCE: CA

EXISTING ZONING: COMMERCIAL

LAND CLASS:

LOT SUMMARY

MAX BUILDING HEIGHT: 30 FT MEAN

STREET YARD SETBACK: 20 FT

SIDE SETBACK: 12 FT

OPEN SPACE/TREE CONSERVATION SUMMARY

OUTDOOR AMENITY AREA 10% REQUIRED:

BUILDING SUMMARY

EXISTING BUILDING AREA: 3,076 SF GROSS

PROPOSED BUILDING AREA: 12,700 SF GROSS (BASEMENT AND ATTIC INCL)

PARKING SUMMARY

3,600 SF/250 SF = 14 SPACES

6 BEDROOMS x 1.5 PER BEDROOM = 9 SPACES

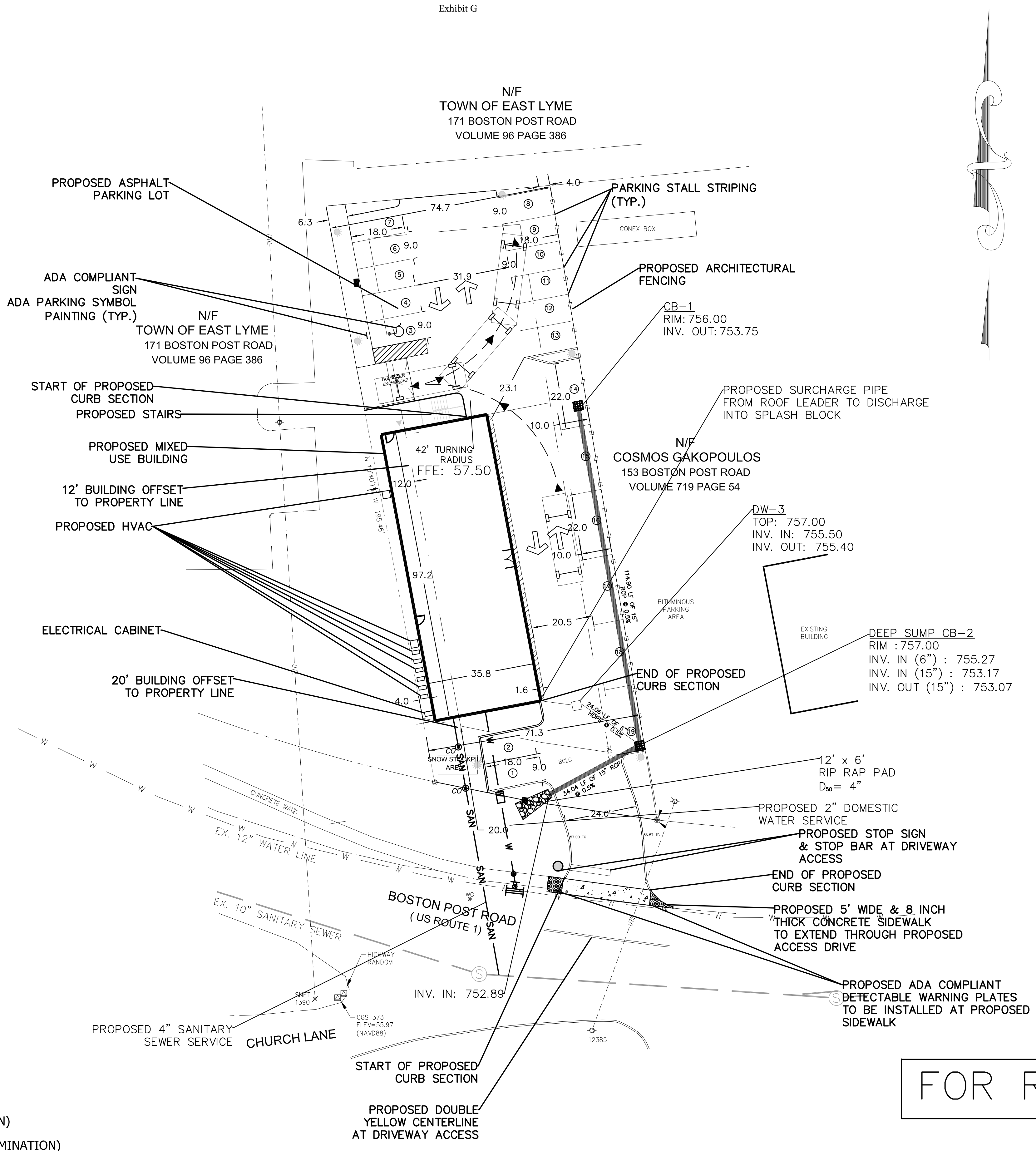
TOTAL PARKING REQUIREMENT = 14 SPACES + (9 SPACES x 50%) = 18.5 or 19 SPACES

HANDICAP REQUIRED = 1 SPACE / PROVIDED 1 SPACE

IMPERVIOUS SURFACE SUMMARY

EXISTING IMPERVIOUS AREA = 7,774.0557 SF/ 0.178 AC.

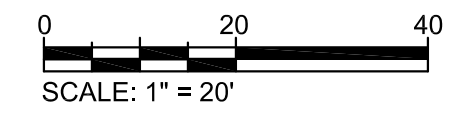
PROPOSED IMPERVIOUS SURFACE = 13,684.1421 SF/ 0.314 AC.

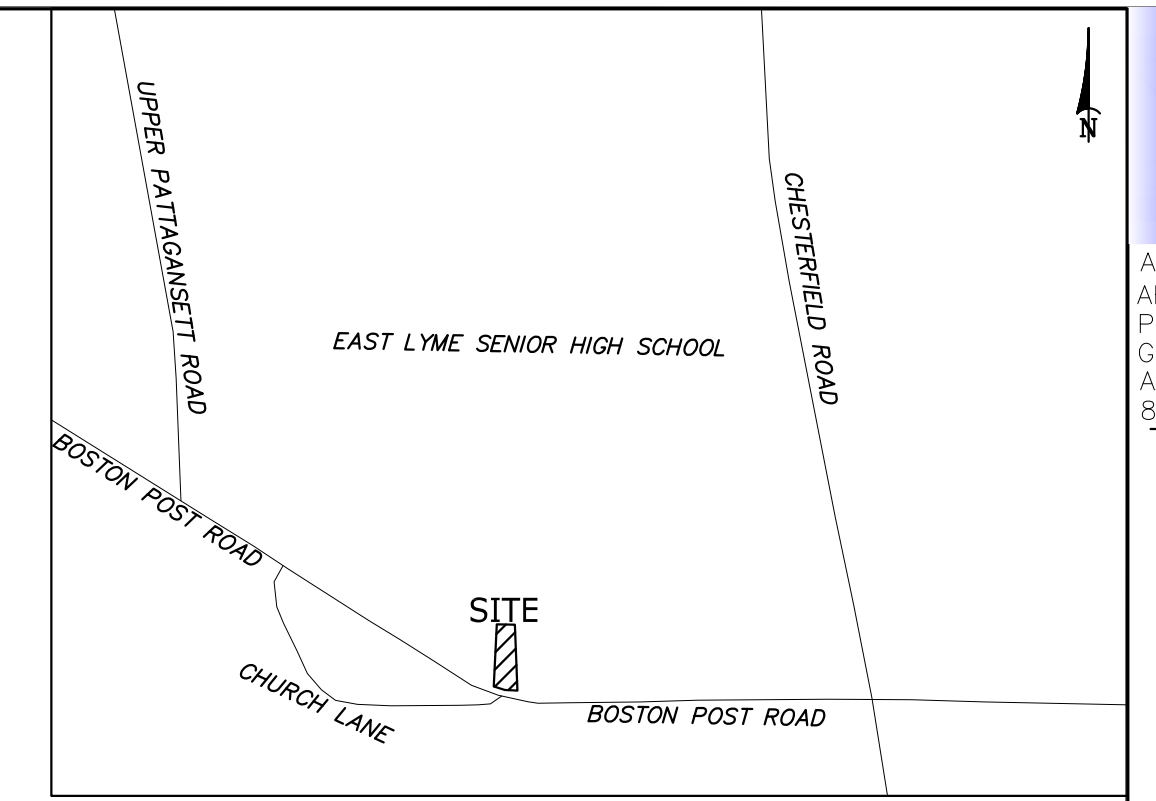


LEGEND

- CONCRETE WALK
- CONTOURS
- SITE ITEMS TO BE DEMOLISHED
- EXISTING WATER
- EXISTING SEWER
- DOMESTIC WATER SERVICE
- SANITARY SEWER SERVICE
- GRASSED AREA
- CANOPY TREE
- SHRUBS
- UNDERSTORY TREE
- ASPHALT PARKING
- ASPHALT CURB
- PROPOSED CONTOURS
- CLEAN OUT
- LIGHT POLE (FULL ILLUMINATION)
- LIGHT POLE (DIRECTIONAL ILLUMINATION)
- UNDERGROUND POWER SERVICE

FOR REVIEW ONLY





VICINITY MAP
NOT TO SCALE

Exhibit H

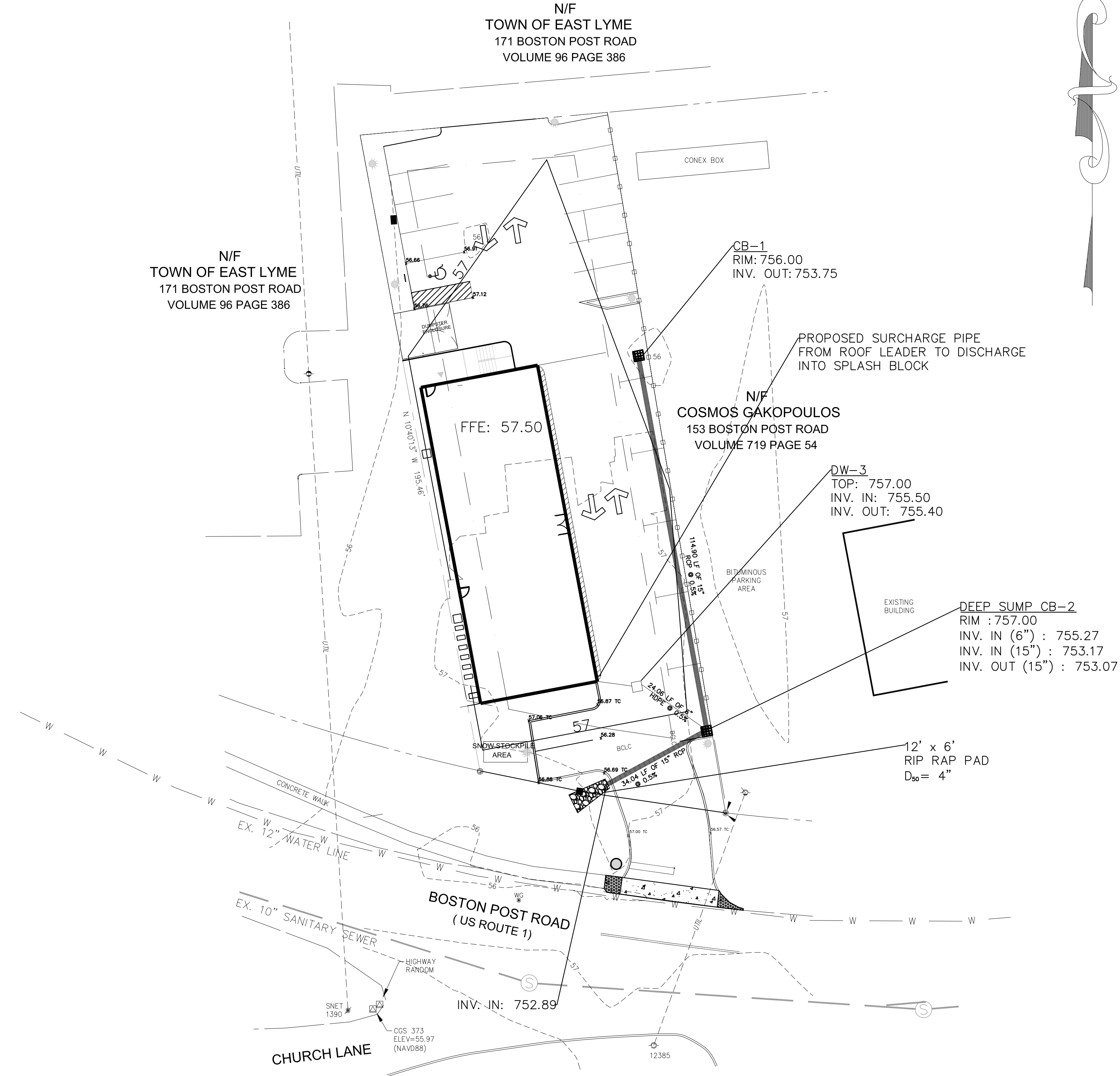
N/F
TOWN OF EAST LYME
171 BOSTON POST ROAD
VOLUME 96 PAGE 386

N/F
TOWN OF EAST LYME
171 BOSTON POST ROAD
VOLUME 96 PAGE 386

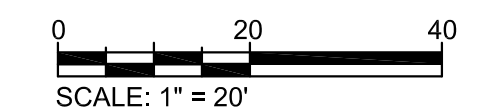
N/F
COSMOS GAKOPOULOS
153 BOSTON POST ROAD
VOLUME 719 PAGE 54

LEGEND

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FOR REVIEW ONLY



ABeautiful Company

REVISIONS

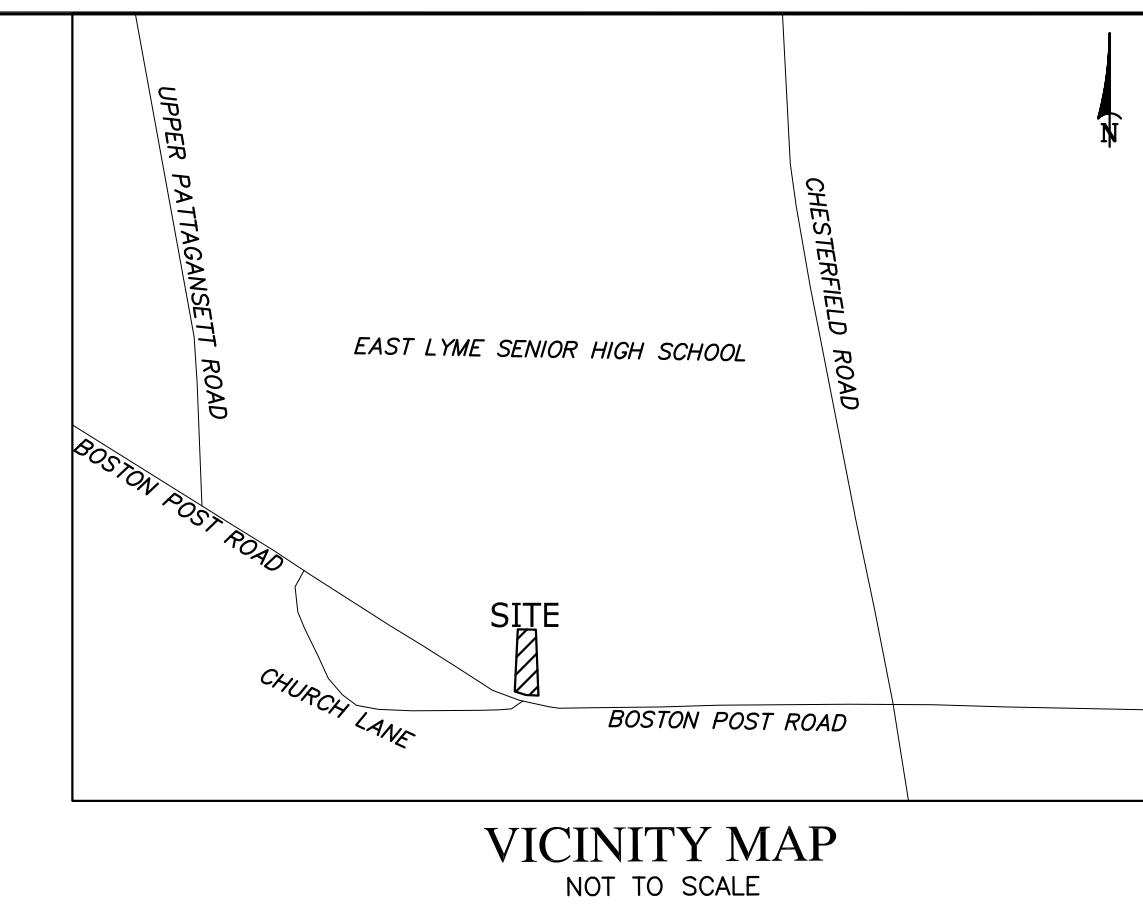
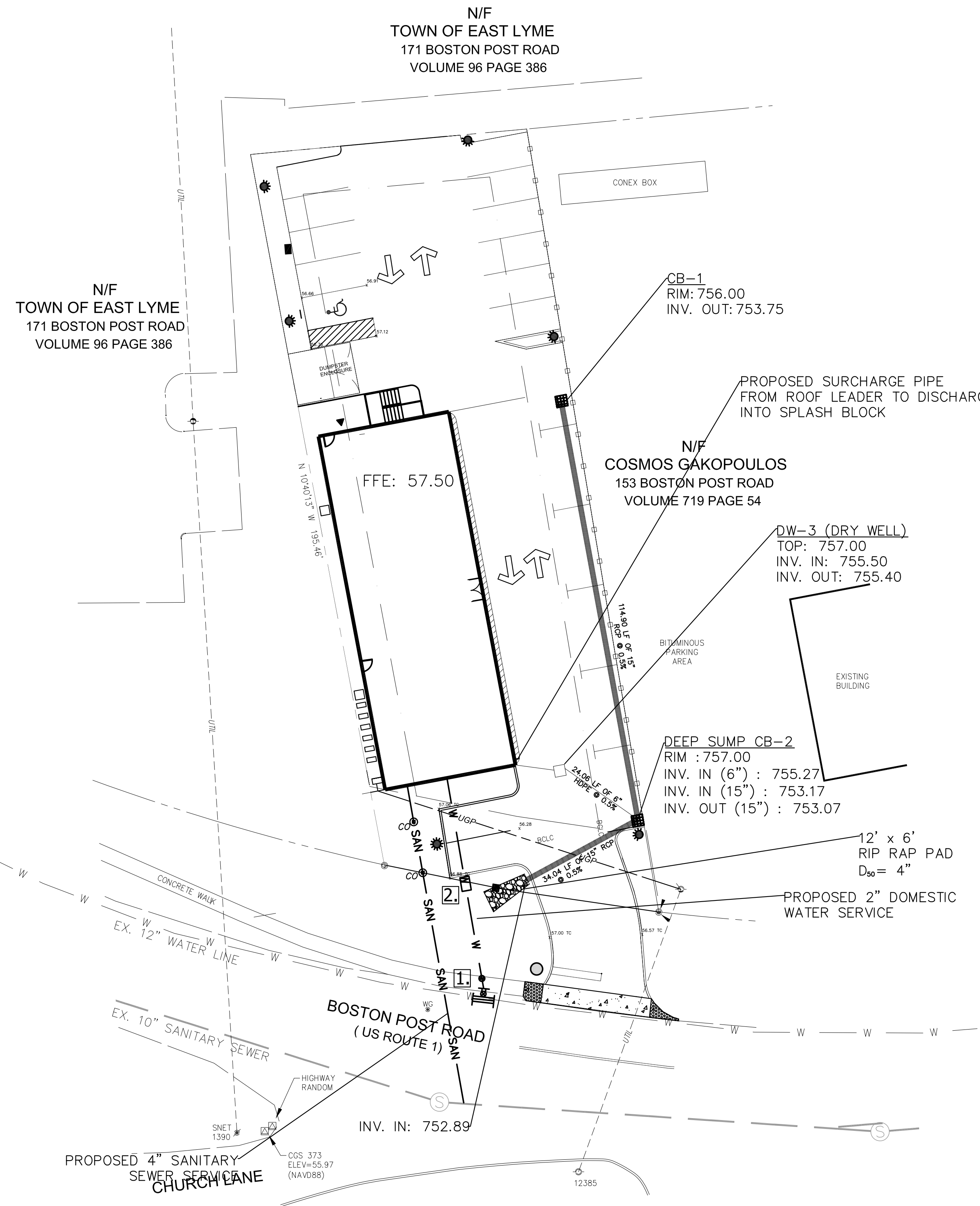
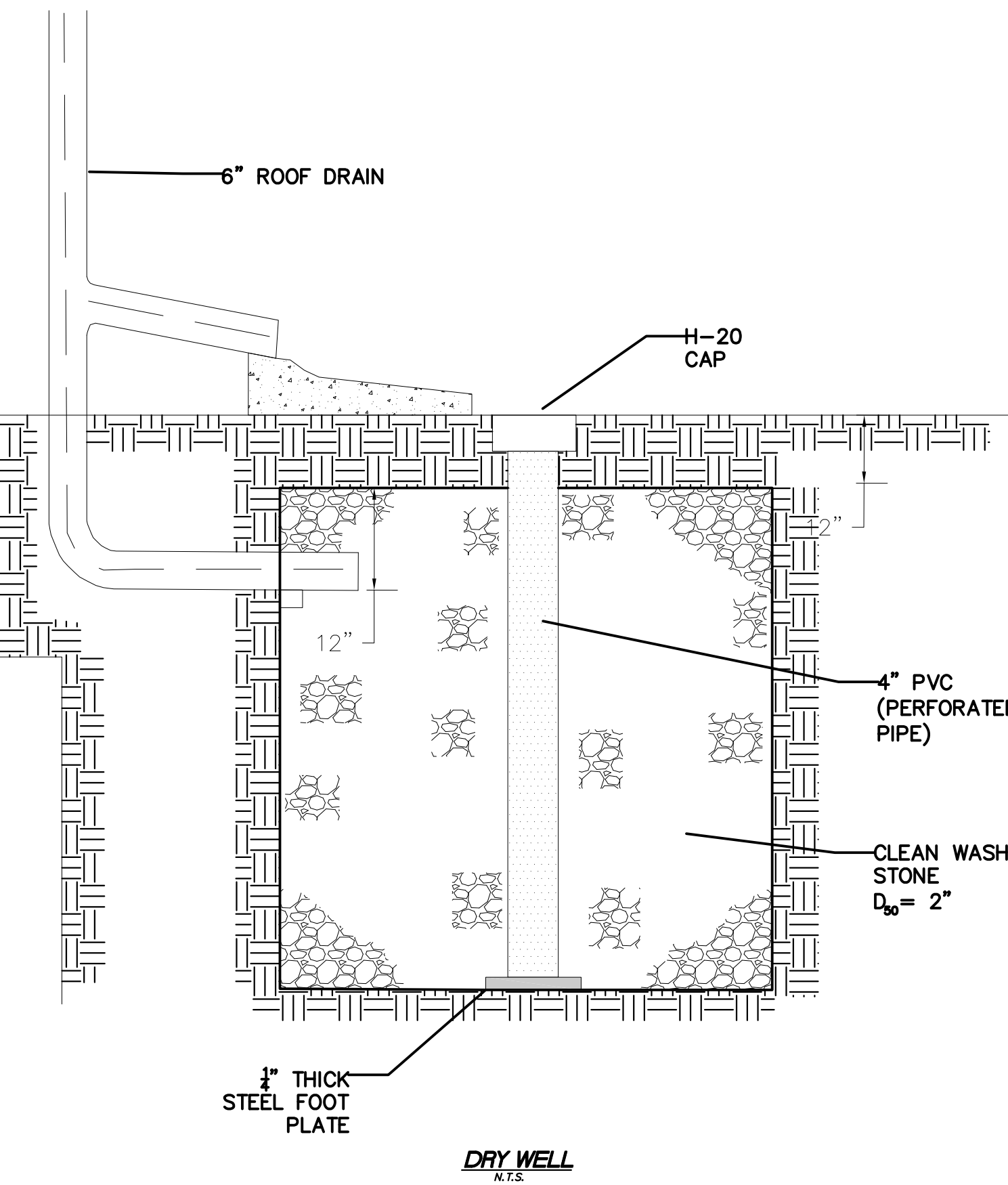
PROJECT
MIXED USE BUILDING
GRADING PLAN

C-300

UTILITY KEY NOTES

- 1 12" X 2" TAPPING SLEEVE AND VALVE
- 2 2" WATER METER

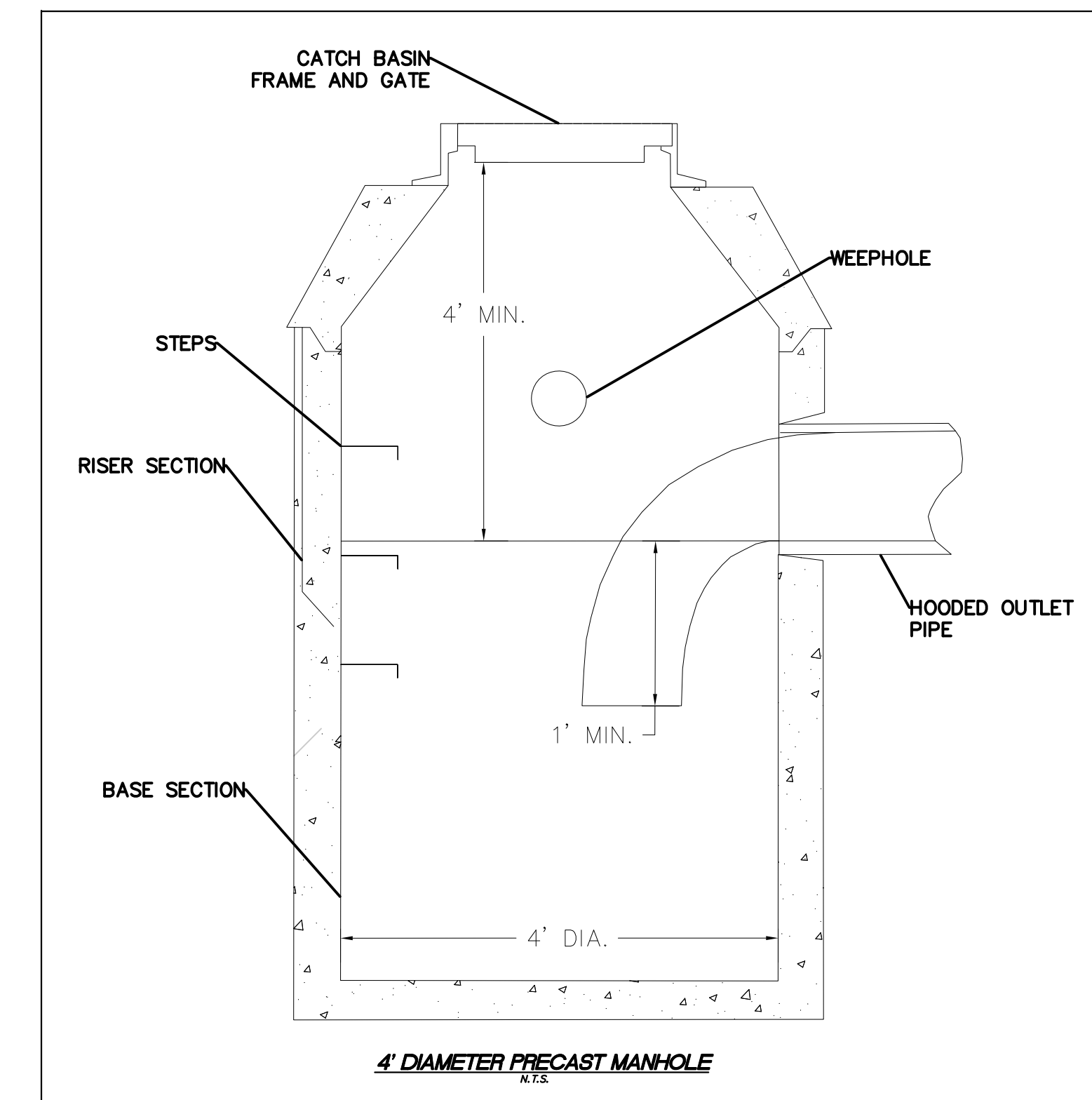
Exhibit I



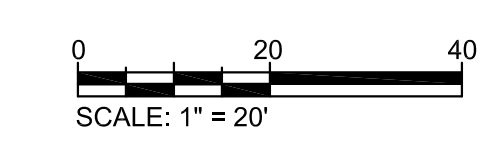
AAA
 ARTIS ASSOCIATES, LLC
 ARCHITECTURAL ENGINEERS
 PO Box 5372
 Groton, CT 06349
 AAAENG@AOL.COM
 860-460-4170

SCALE: AS SHOWN
 DATE: 11/19/2020

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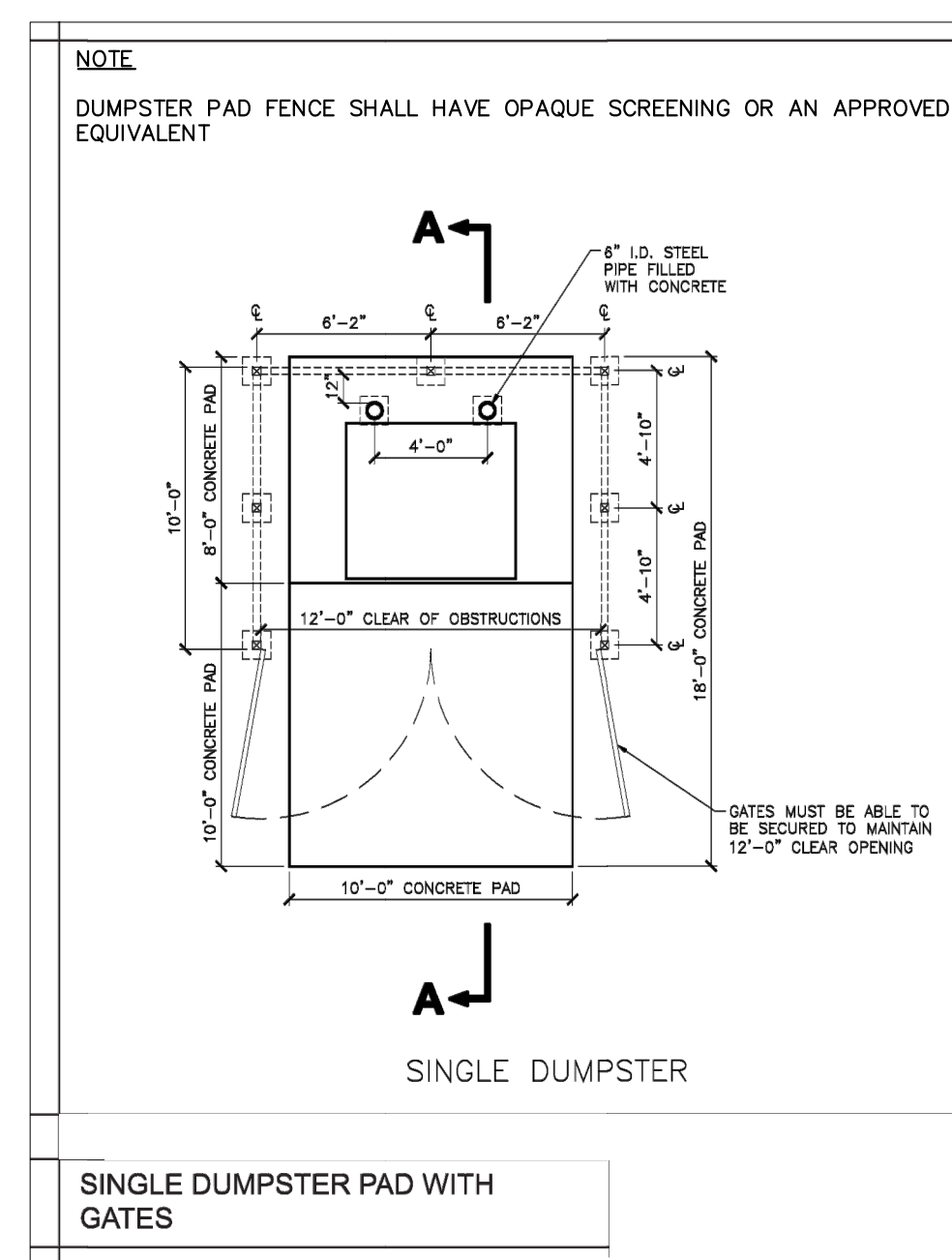
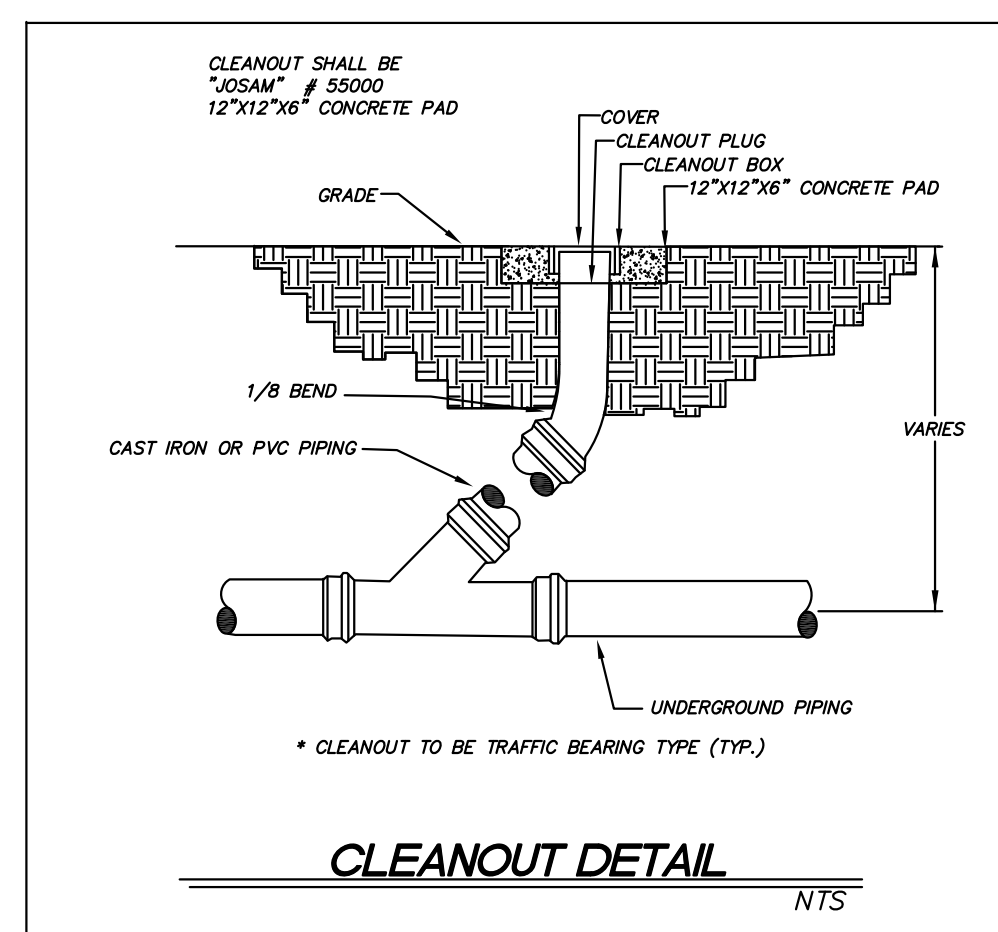
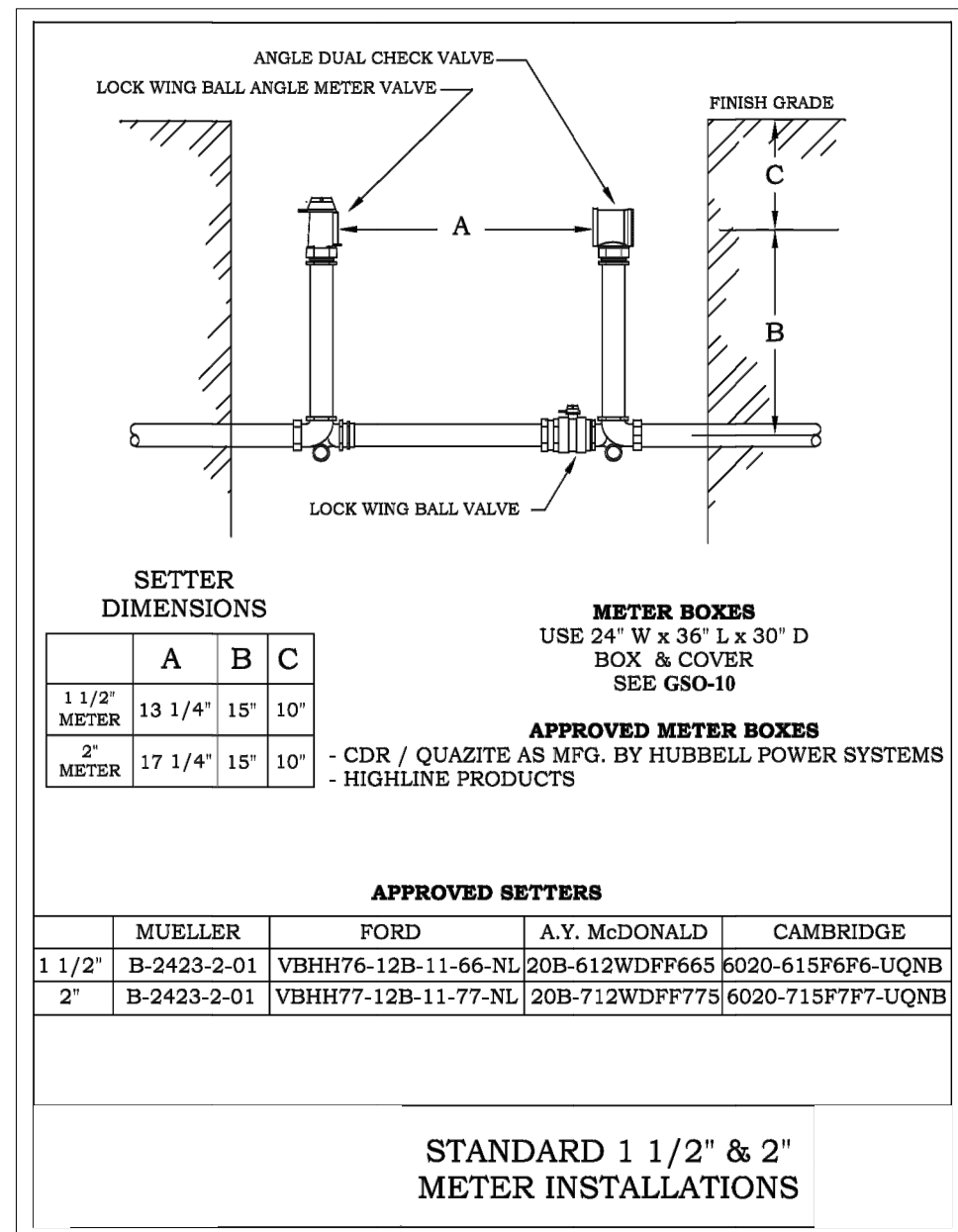
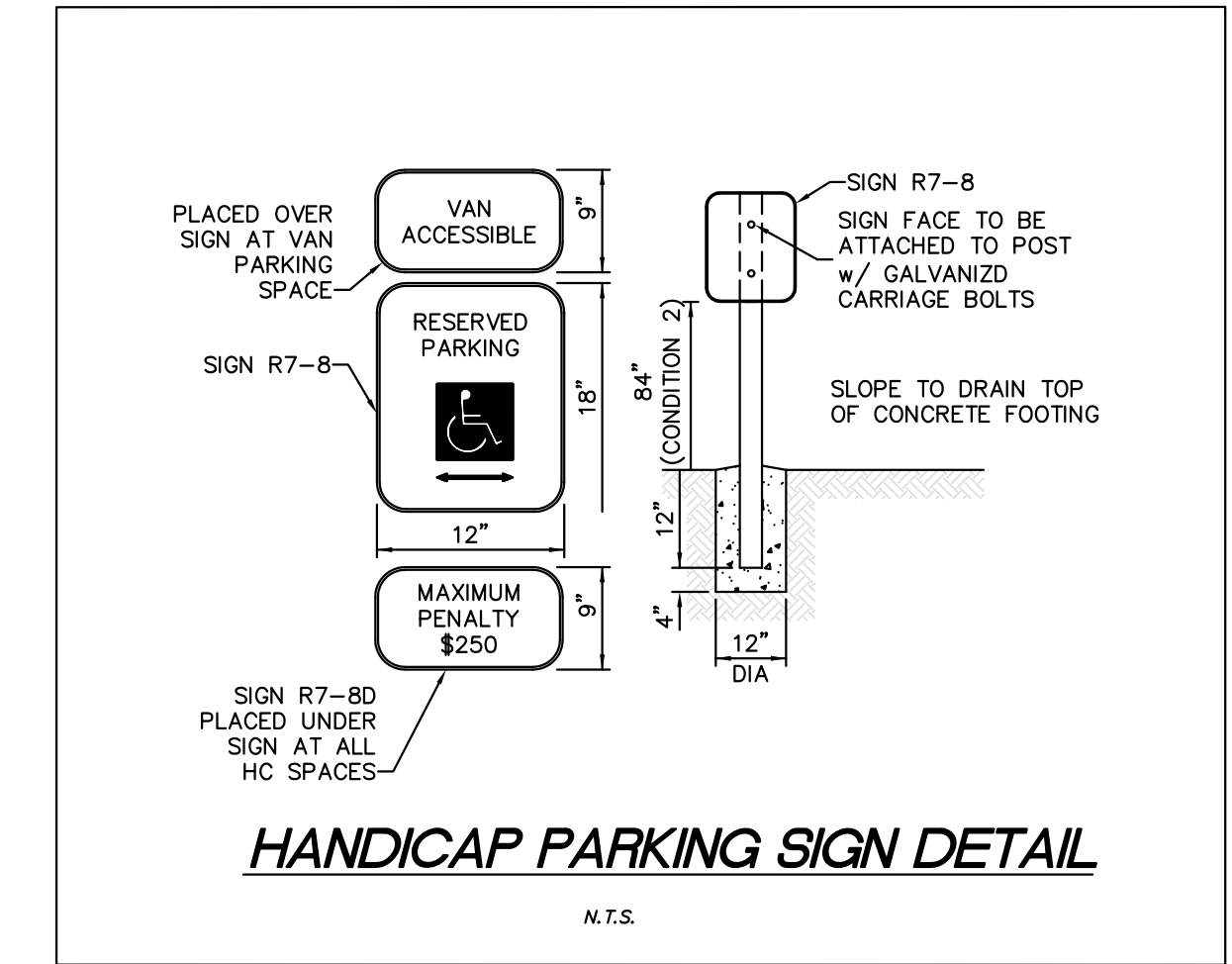
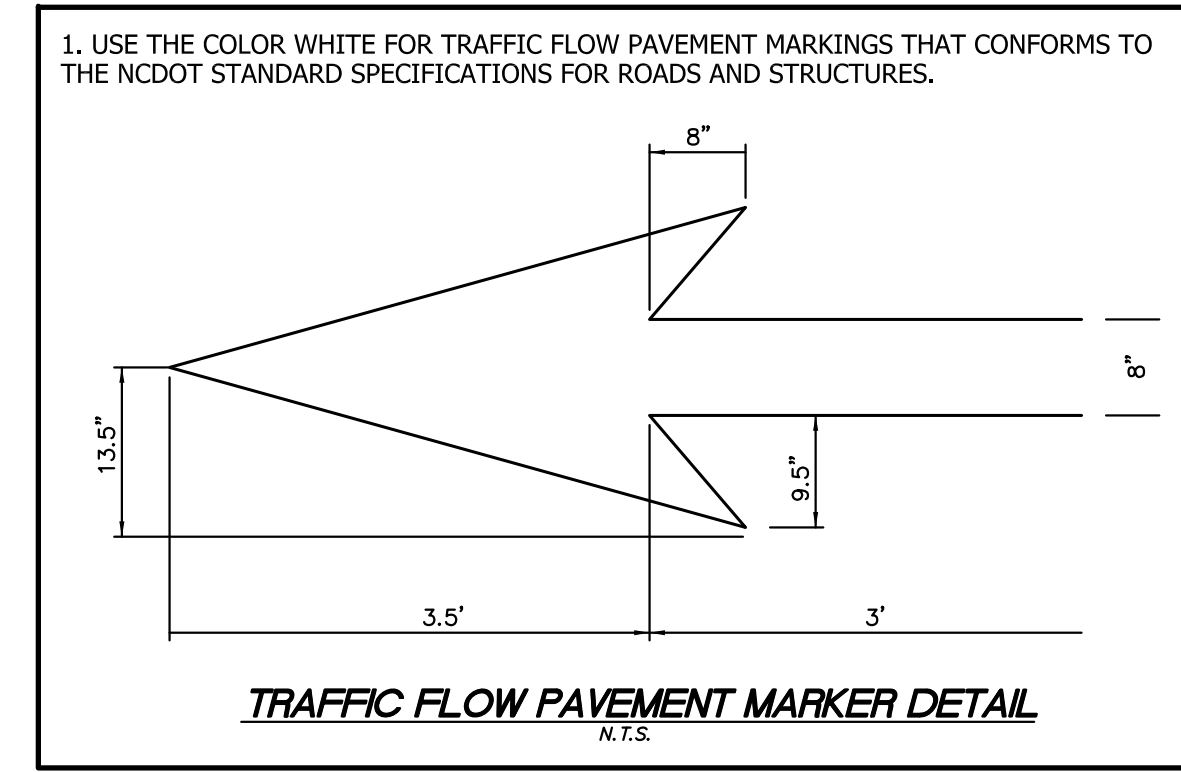
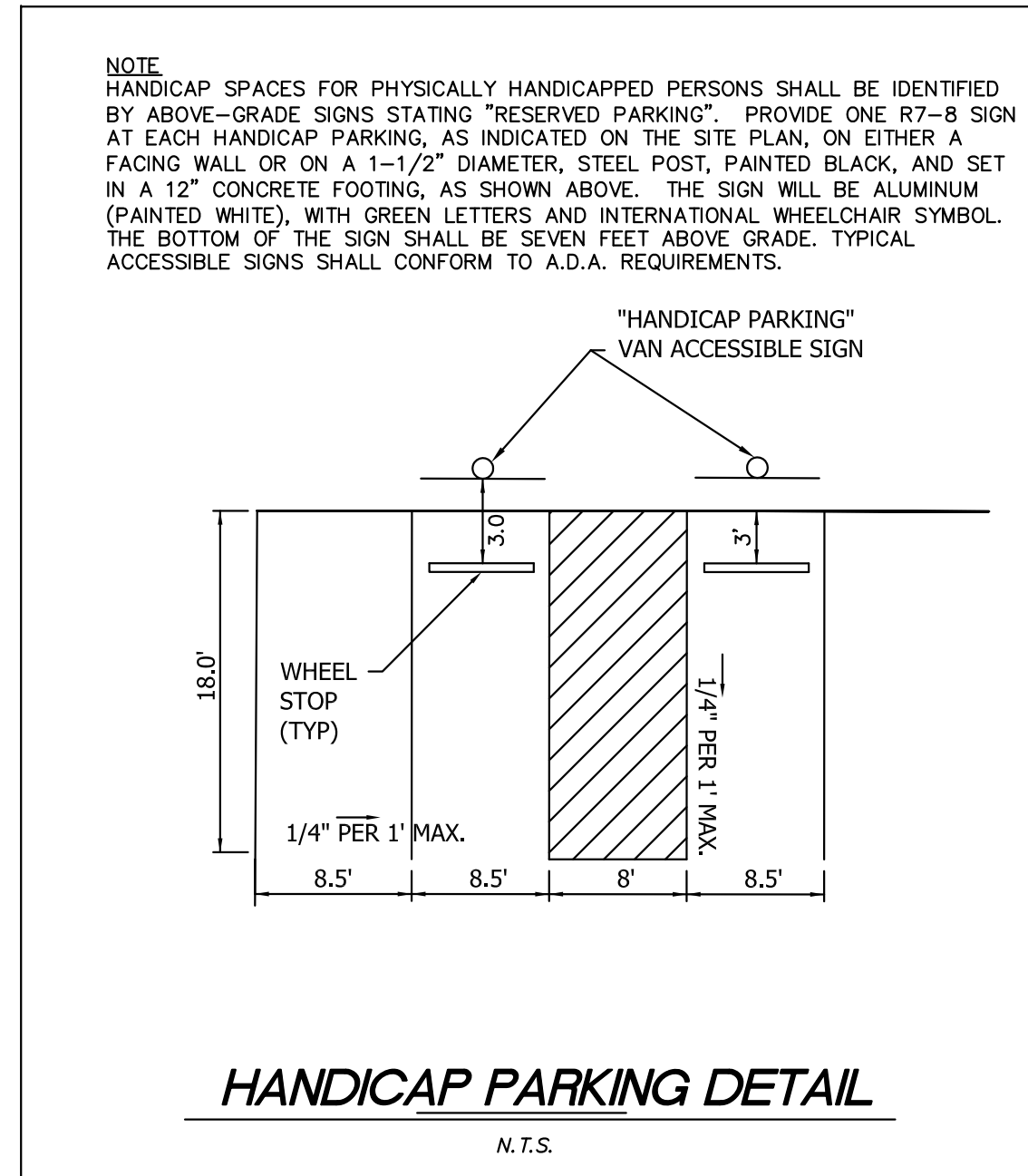
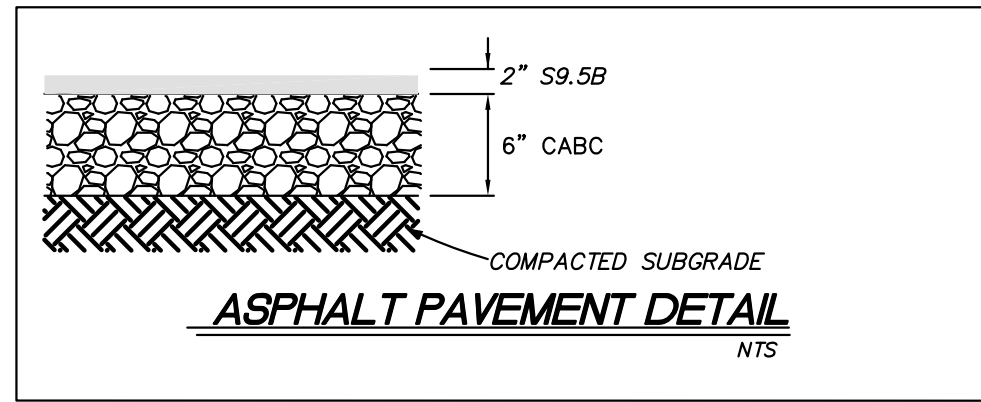


A Beautiful Company

REVISIONS

PROJECT: MIXED USE BUILDING LIGHTING & UTILITY PLAN

C-400



SOIL AND VEGETATION

PREPARE SEEDBED BY RIPPING, CHISELING, HARROWING, OR PLOWING TO DEPTH OF SIX INCHES SO AS TO PRODUCE A LOOSE, FRIABLE SURFACE. REMOVE ALL STONES, BOULDERS, STUMPS, OR DEBRIS FROM THE SURFACE WHICH WOULD PROHIBIT GERMINATION OR PLANT GROWTH.

INCORPORATE INTO THE SOIL 800 TO 1,000 POUNDS OF 10-10-10 FERTILIZER PLUS 500 POUNDS OF 20-PERCENT SUPERPHOSPHATE PER ACRE AND TWO TONS OF DOLOMITIC LIME PER ACRE UNLESS SOIL TESTS INDICATE THAT A LOWER RATE OF LIME CAN BE USED.

MULCH AFTER SEEDING WITH 2 TONS OF CRAIN STRAW PER ACRE AND EITHER CRIMP STRAW INTO SOIL OR TACK WITH LIQUID ASPHALT AT 400 GALLONS PER ACRE OR EMULSIFIED ASPHALT AT 300 GALLONS PER ACRE.

PERMANENT SEEDINGS:

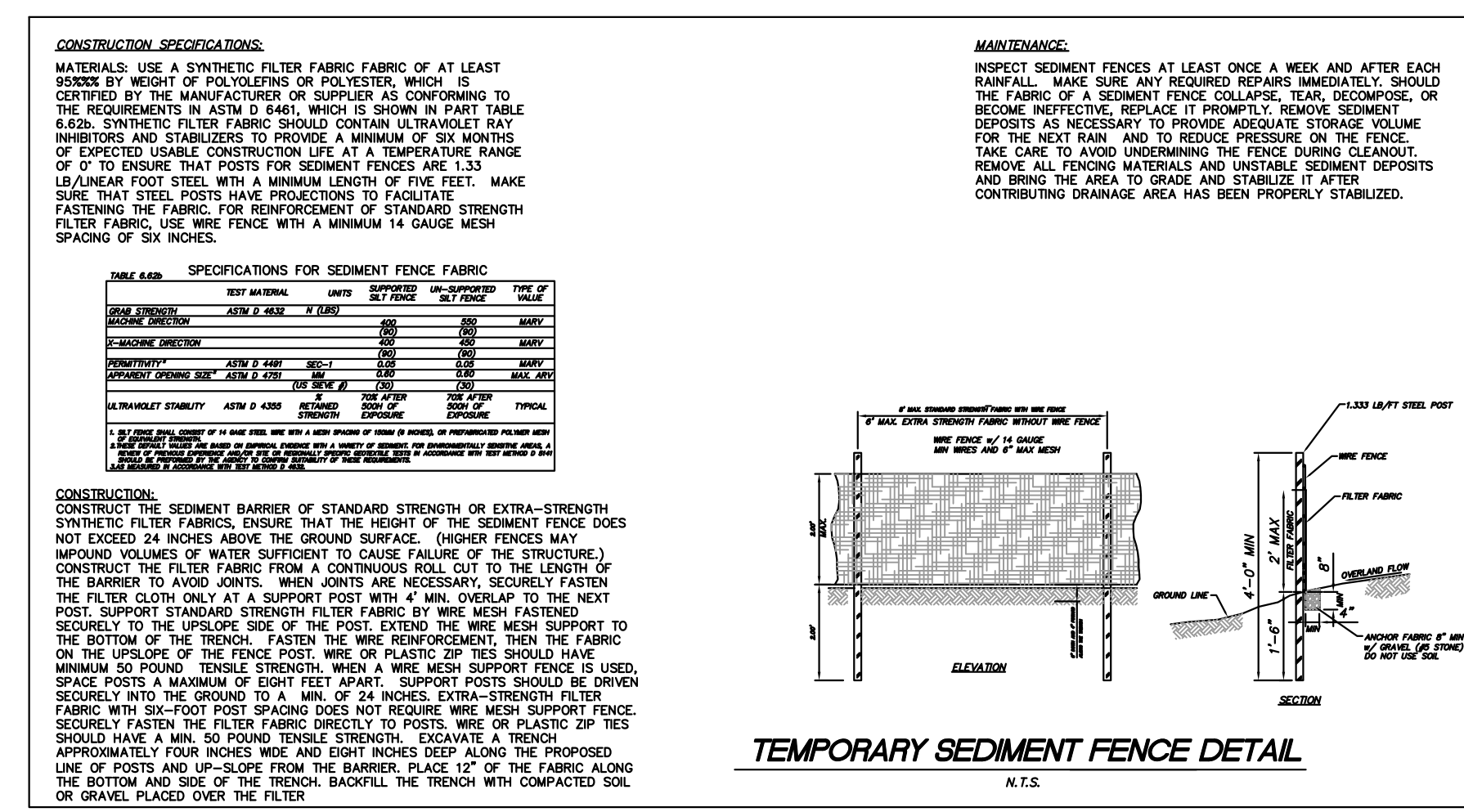
PLANTS & MIXTURE	PLANTING RATE/ACRE	PLANTING DATES
TALL FESCUE (LOW MAINTENANCE)	100 - 150 LBS	AUG 15 - OCT 15 FEB 15 - MAY 1
TALL FESCUE WATERWAYS AND LAWNS (HIGH MAINTENANCE)	200 - 250 LBS	AUG 15 - OCT 15 FEB 15 - MAY 1
BLEND OF TWO TURFTYPE TALL FESCUES (90%) AND TWO OF MORE IMPROVED KENTUCKY BLUEGRASS VARIETIES (10%) (HIGH MAINTENANCE)	200 - 250 LBS	AUG 15 - OCT 15 FEB 15 - MAY 1
TALL FESCUE and KOBE OR KOREAN LESPEDEZA (SEE NOTE 1 BELOW)	100 LBS and 20 - 25 LBS	FEB 15 - MAY 1 AUG 15 - OCT 15
TALL FESCUE and SERICEA LESPEDEZA	50 LBS and 60 LBS	NOV 1 - FEB 1 (UNSCARIFIED)
TALL FESCUE and GERMAN MILLET or SUDANGRASS (SEE NOTE 2 BELOW)	60 LBS and 30 LBS	JULY and AUGUST
TALL FESCUE and RYEGRASS (SEE NOTE 2 BELOW)	70 LBS and 25 LBS	NOV 1 - JAN 30
COMMON BERMUDAGRASS	8 LBS (HULLED)	APR 15 - JUN 30

2. ANNUALS SUCH AS MILLET, SUDANGRASS AND RYEGRASS MUST BE MAINTAINED TO 10"-12" MAXIMUM HEIGHT.

NOTES

1. FOR SPRING SEEDINGS, USE SCARIFIED LESPEDEZA SEED. FOR LATE FALL AND WINTER SEEDINGS, USE UNSCARIFIED SEEDS.

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE, AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.



- EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE**
- OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS AS REQUIRED BY THE PROJECT.
 - CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING ANY LAND DISTURBANCE. INLET PROTECTION SHALL BE PROVIDED FOR ALL YARD/DROP/CURB INLETS WITHIN CONSTRUCTION LIMITS.
 - CONDUCT DEMOLITION, CLEARING, GRUBBING, AND GRADING OPERATIONS IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
 - CONFIRM THAT THE EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL PERFORM A SELF INSPECTION EACH MONTH AT A MINIMUM AND SHALL CONDUCT A SELF INSPECTION AFTER EACH RAIN EVENT. ANY REPAIRS NOTED SHALL BE MADE IMMEDIATELY.
 - THE EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL SUCH TIME THAT IT IS DETERMINED BY THE ENGINEER THAT THE SITE IS STABILIZED. UPON SITE STABILIZATION, THE CONTRACTOR SHALL REMOVE ALL MEASURES; BACKFILL AND GRADE ALL DISTURBED AREAS IN ACCORDANCE WITH THE GRADING PLAN; AND SEED AND STRAW ALL REMAINING DISTURBED AREAS.

SYMBOL LEGEND

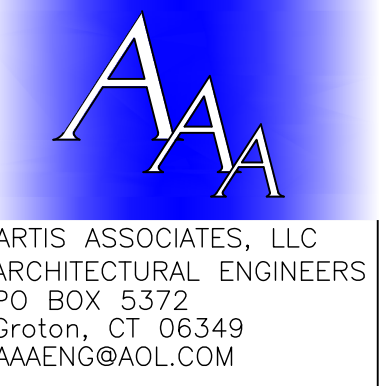
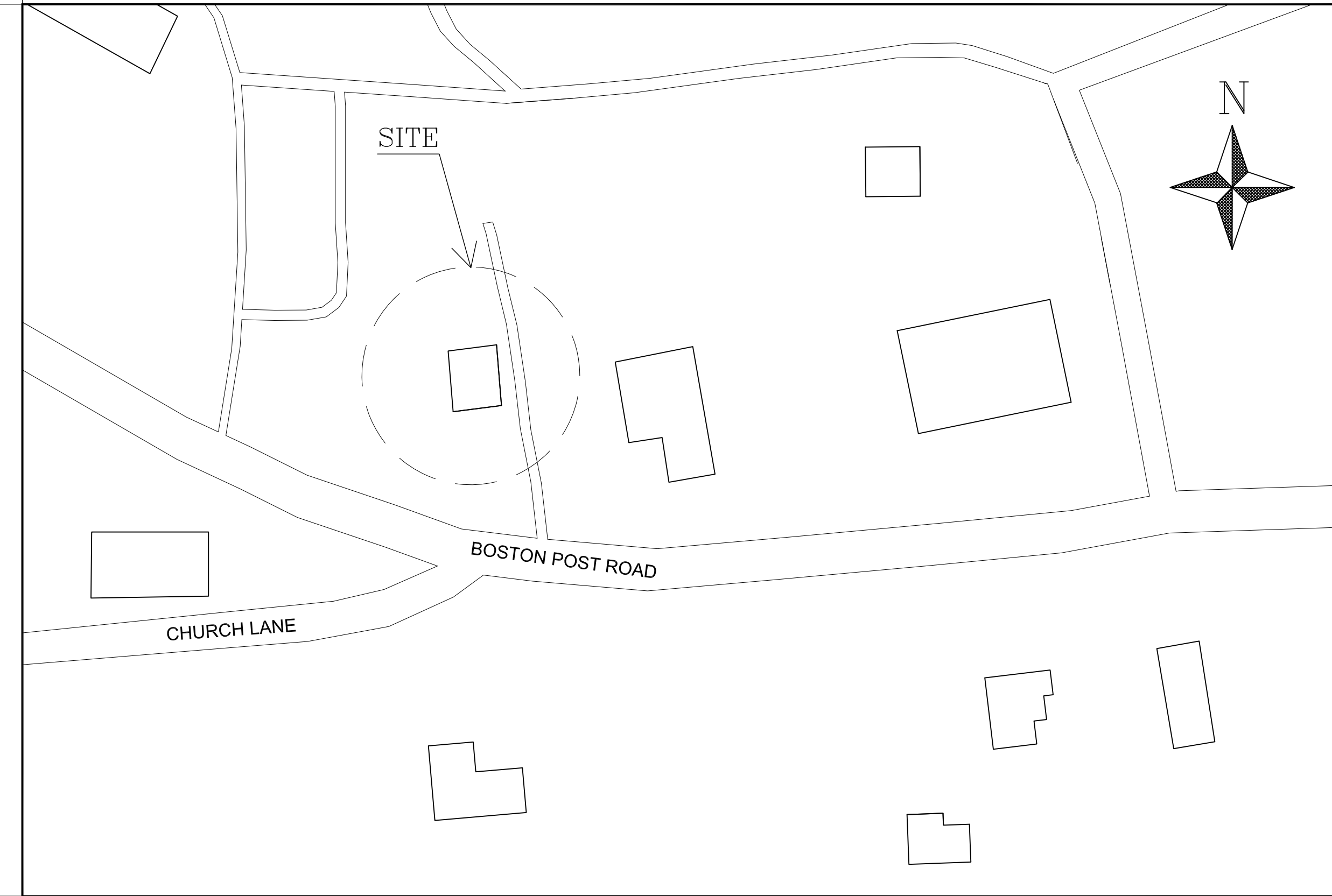
COLUMN LINE	SECTION DETAIL
GRID LINE	DETAIL REFERENCE
DOOR SYMBOL	INTERIOR ELEVATION
WINDOW TYPE	ROOM NAME/NUMBER
EQUIPMENT TYPE	TEST BORING
REVISION	POINT ELEVATION
MATCH LINE	BREAK LINE
REFERENCE OR LEVEL LINE	PARTITION TYPE

DRAWING INDEX

T1.0	COVER SHEET
C100	EXISTING CONDITIONS SITE PLAN
C101	BASEMENT PLAN
C200	SITE LAYOUT -NEW
C300	GRADING PLAN
C400	UTILITY PLAN
C500	LANDSCAPE
T2.0	DEMOLITION PLAN
T3.0	BASEMENT PLAN
T4.0	PROPOSED FIRST FLOOR COMMERCIAL PLAN
T5.0	PROPOSED SECOND FLOOR RESSIDENTIAL PLAN
T6.0	PROPOSED ATTIC FLOOR PLAN
T7.0	SCHEDULES SECTIONS
T8.0	REFLECTIVE CEILING PLAN
T9.0	FRONT ELEVATION
T10.0	REAR ELEVATION
T11.0	SIDE ELEVATIONS
S1.0	FOUNDATION PLAN
S2.0	FIRST & SECOND FLOOR FRAMING PLANS
S3.0	THIRD FLOOR & ROOF FRAMING PLANS
P1.0	BASEMENT PLUMBING PLAN
P2.0	COMMERCIAL FLOOR PLUMBING PLAN
P3.0	APARTMENT FLOOR PLUMBING PLAN
P4.0	PLUMBING FIXTURES
P5.0	PLUMBING DETAILS
H1.0	FIRST FLOOR HVAC PLAN
H2.0	SECOND FLOOR HVAC PLAN
H3.0	HVAC DETAILS
H4.0	HVAC SCHEDULES
E1.0	ELECTRICAL NOTES AND LEGEND
E2.0	BASEMENT & COMMERCIAL ELECTRICAL PLAN
E3.0	RESIDENTIAL & ATTIC ELECTRICAL PLAN
E4.0	PANEL SCHEDULES

LOCATION MAP

Exhibit L



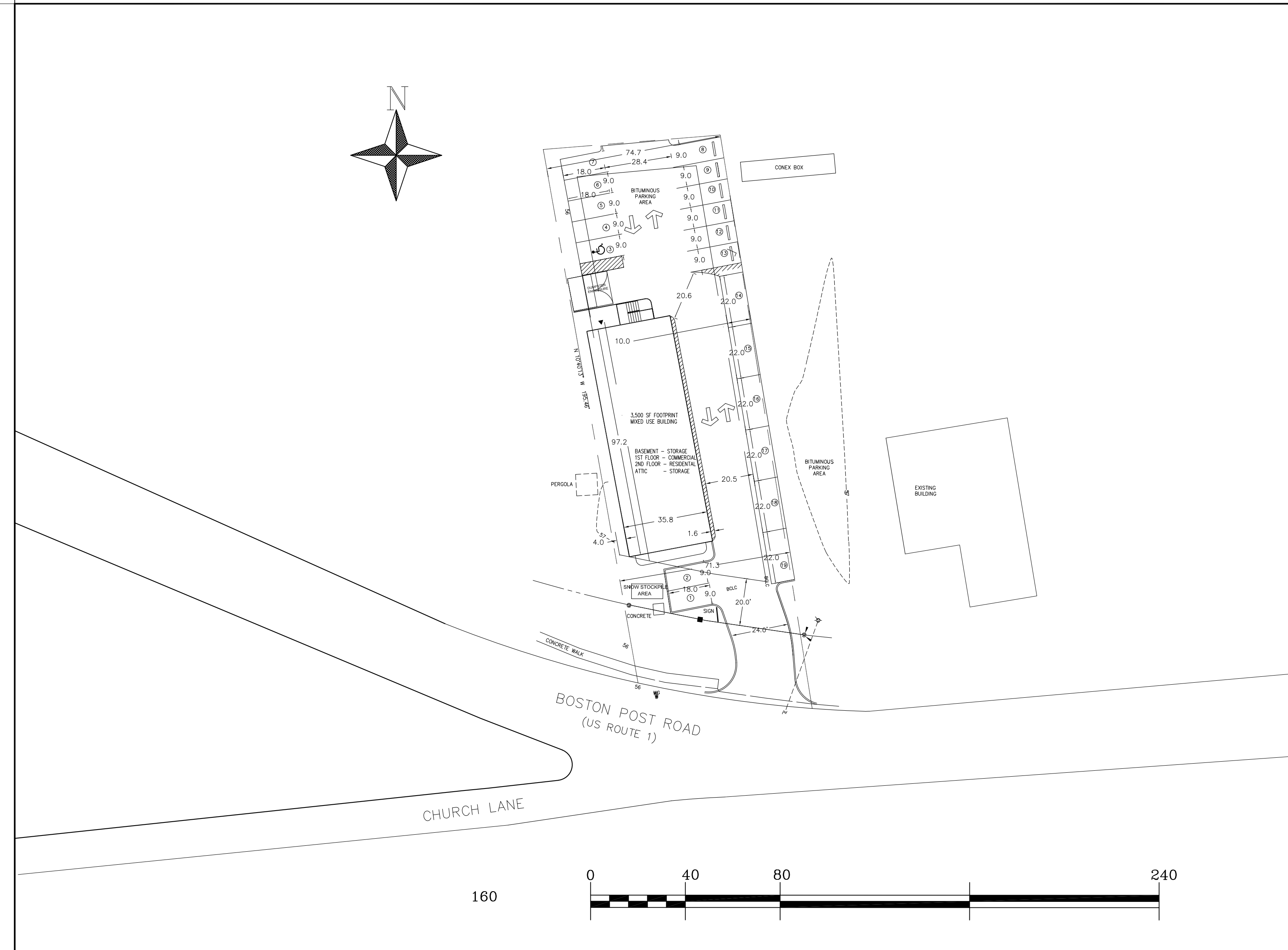
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AAAENG@AOL.COM

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GENERAL NOTES – ADMINISTRATION

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE PORTIONS OF THE 2018 CONNECTICUT STATE BUILDING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES DURING CONSTRUCTION.
3. ALL NOTES MENTIONED HEREIN ON THE VARIOUS DRAWINGS SHALL BE ADHERED TO AND FORM PART OF THE CONTRACT.
4. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE PROJECT DESIGNER. FOR RESOLUTION.
5. ALL DIMENSIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF WORK BY THE RESPECTIVE CONTRACTORS.
6. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
7. THE SITE SHALL BE KEPT CLEAN AND FREE OF DEBRIS ON A DAILY BASIS.
8. ALL PROJECT DEBRIS SHALL BE TRANSPORTED AND DISPOSED OF IN ACCORDANCE WITH CURRENT STATE OF CONNECTICUT REGULATIONS.
9. ANY HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH CURRENT CT DEP REQUIREMENTS BY LICENSED PERSONNEL.

SITE PLAN



PERMIT SET

CLIENT

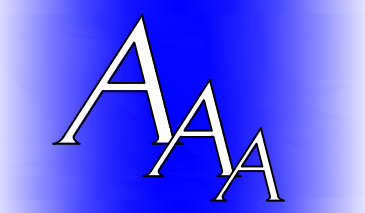
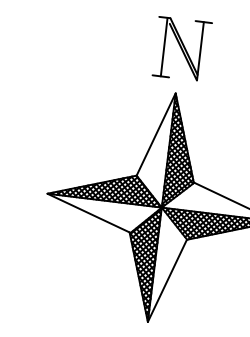
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REVISIONS

PROJECT OFFICE RENOVATIONS

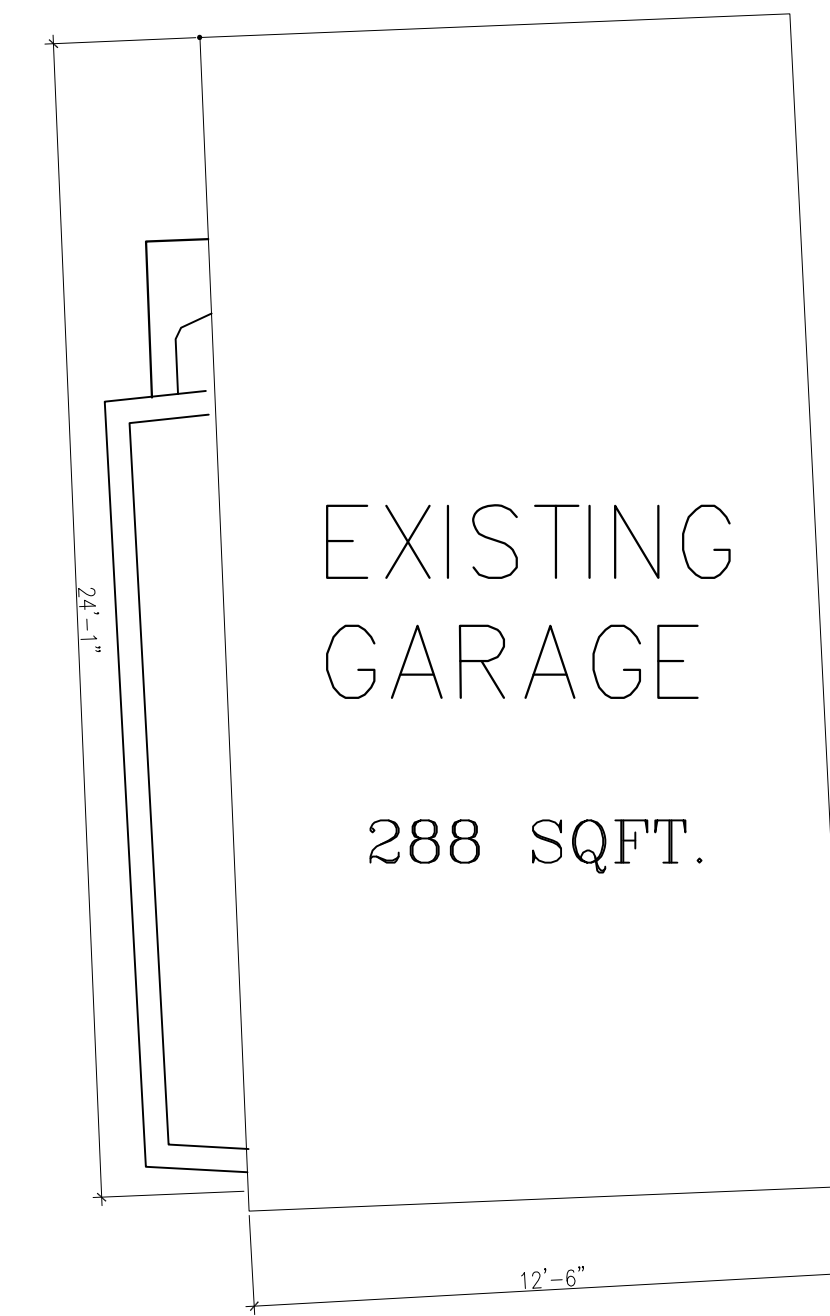
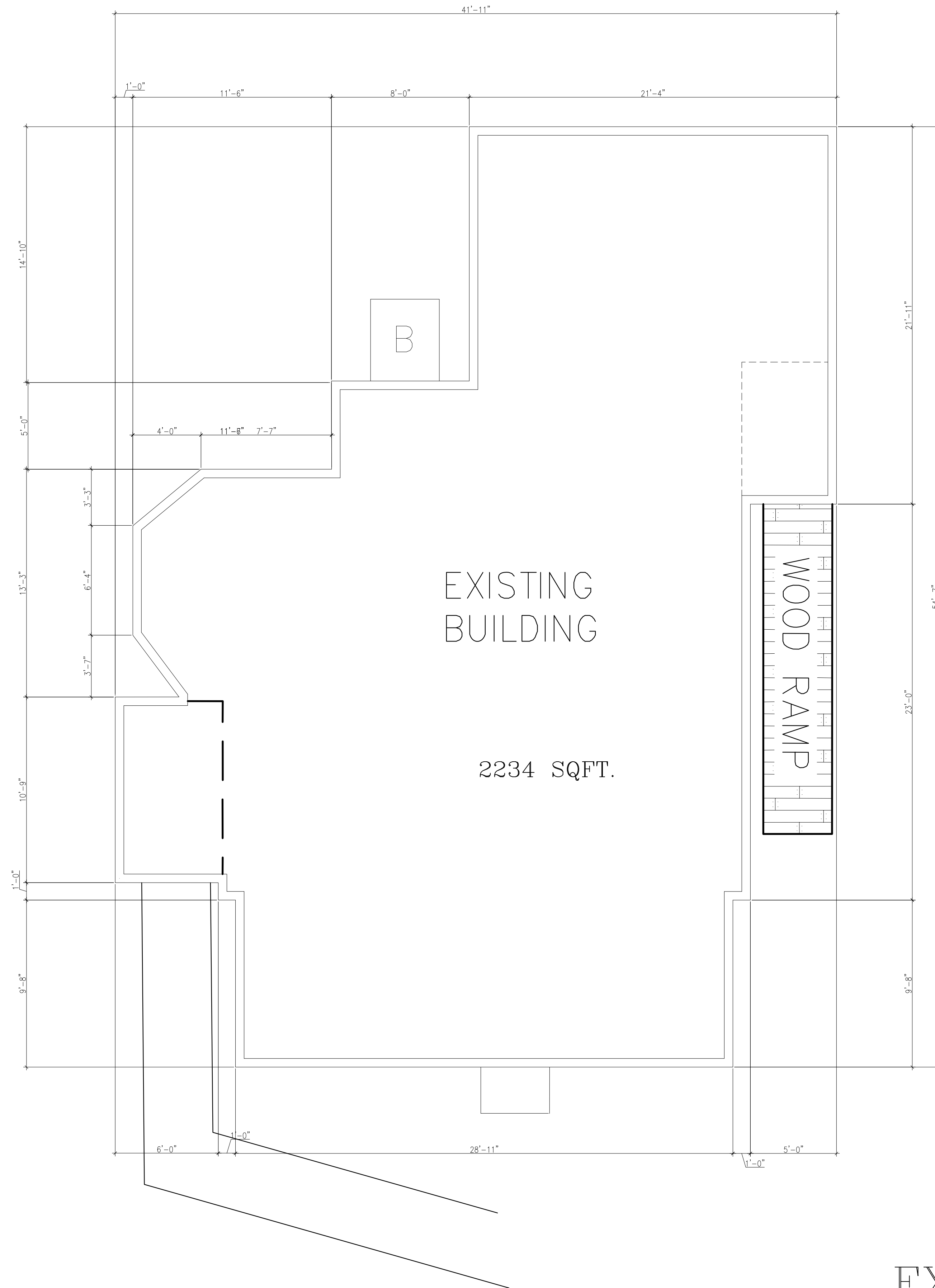
COVER SHEET

T-1.0



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DEMOLITION & SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS STORED.
3. UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL (REM) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE IN ACCORDANCE WITH CT STATE LAW.
4. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
5. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
6. IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.
7. ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
8. 'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF ASPHALT, GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
9. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
12. LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.
13. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.
13. THE EXISTING BUILDINGS ON THE SITE SHALL BE RENDERED ASBESTOS AND OTHER HAZARDOUS MATERIALS FREE PRIOR TO DEMOLITION.

EXISTING CONDITIONS/DEMO

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

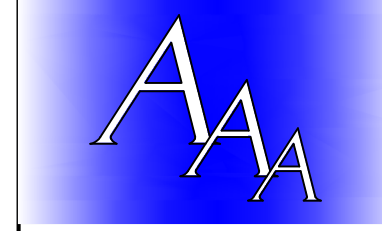
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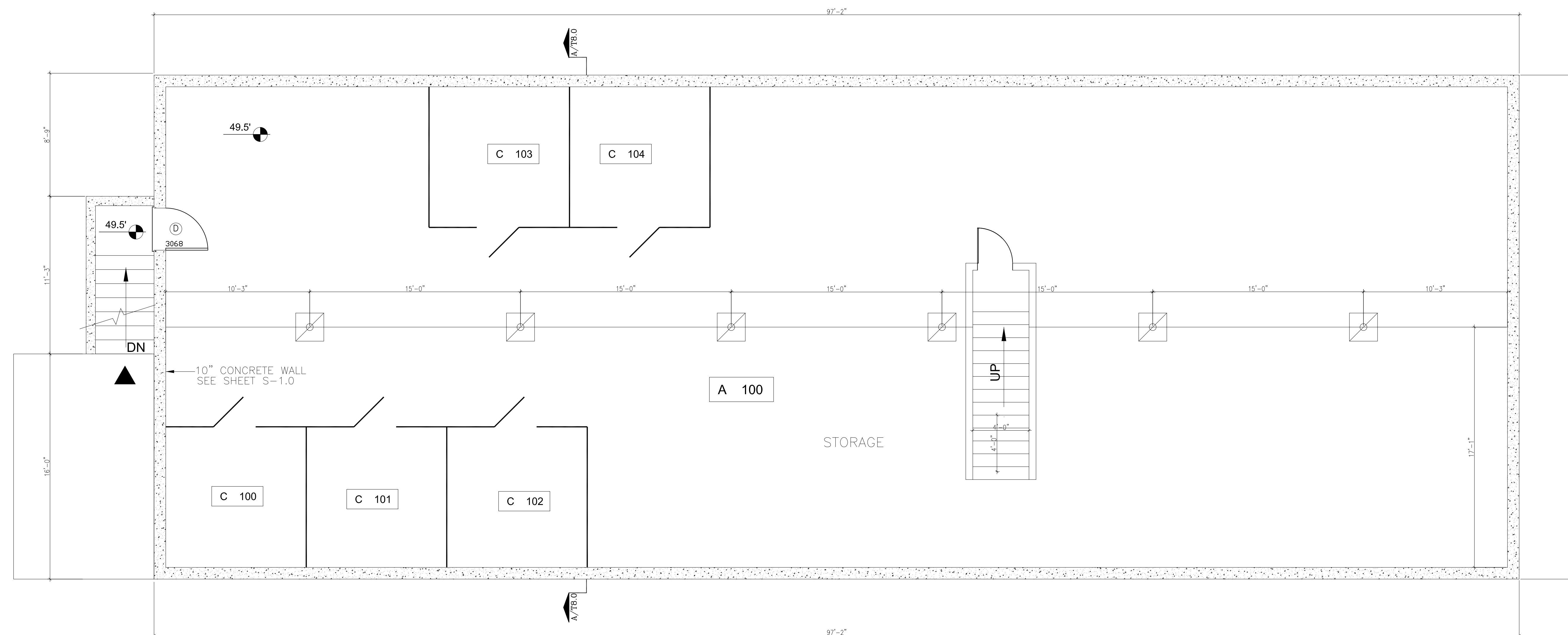
PROJECT
 MIXED USE BUILDING
 EXISTING STRUCTURE TO BE DEMOLISHED

T-2.0

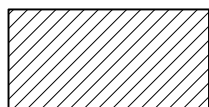
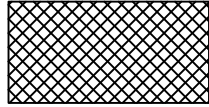
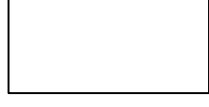
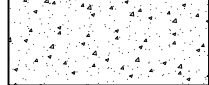


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FRONT OF BUILDING



WALL LEGEND

-  EXTERIOR WALL
-  2 HR RATED FIRE SEPARATION WALL
-  2x4 or 2x6 NON-RATED WALL
-  CONCRETE WALL

PERMIT SET

BASEMENT

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

CLIENT

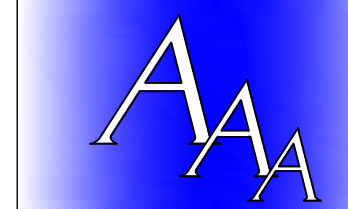
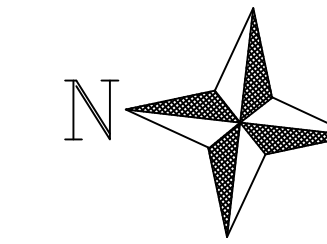
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PROJECT
 MIXED USE BUILDING
 BASEMENT PLAN

SCALE
 AS SHOWN 01/27/2021

T-3.0



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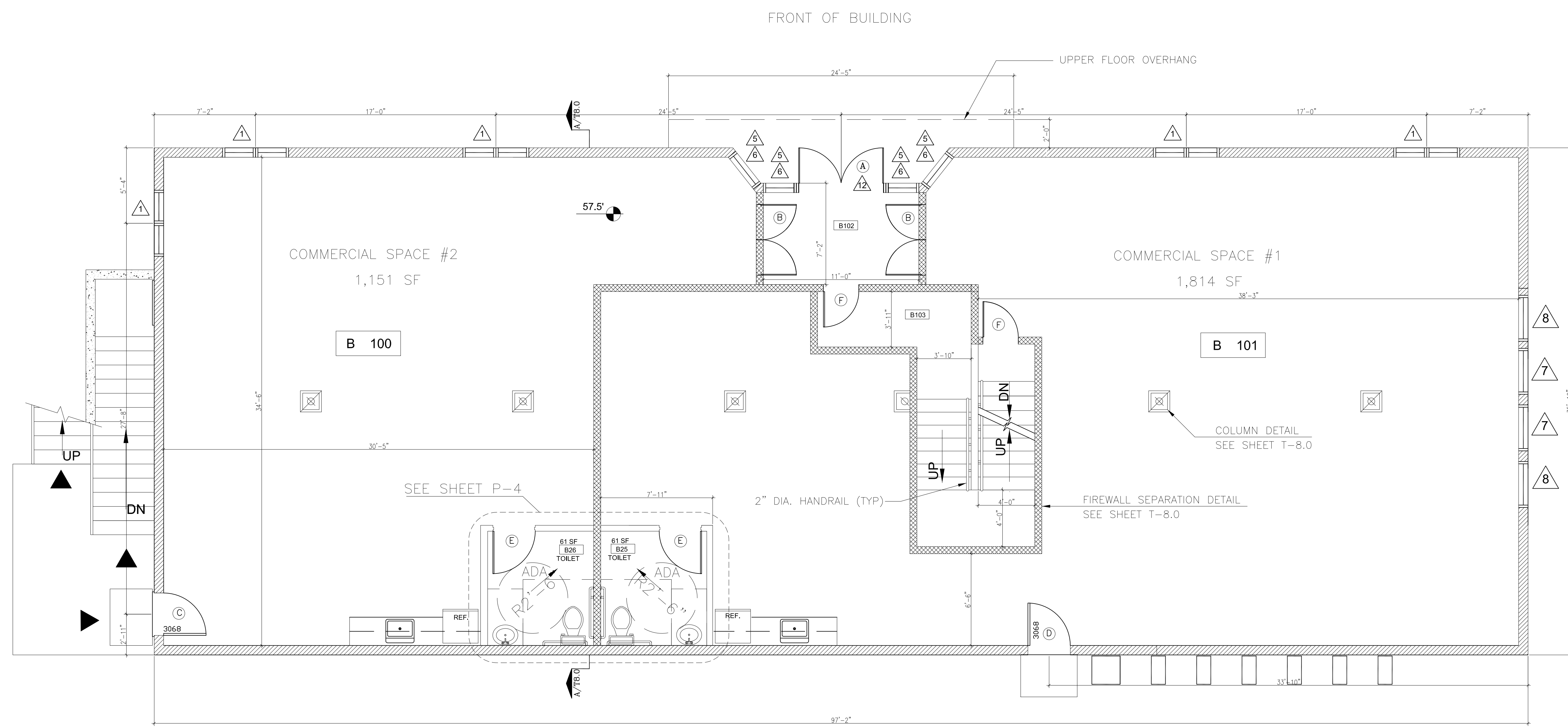
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REVISIONS

PROJECT
 MIXED USE BUILDING
 FLOOR PLAN-PROPOSED LAYOUT (NEW)

T-4.0



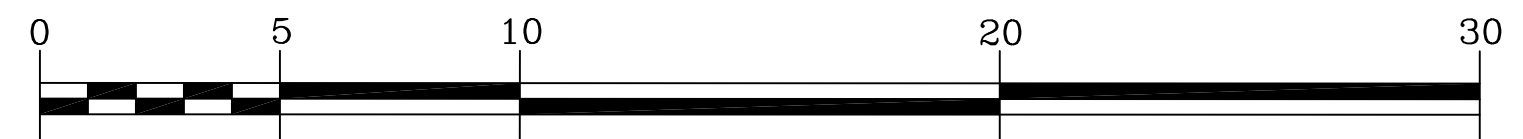
WALL LEGEND

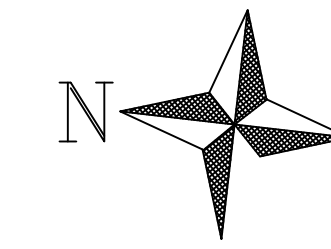
- EXTERIOR WALL
- 2 HR RATED FIRE SEPARATION WALL
- 2x4 or 2x6 NON-RATED WALL
- CONCRETE WALL

1ST FLOOR – COMMERCIAL SPACE

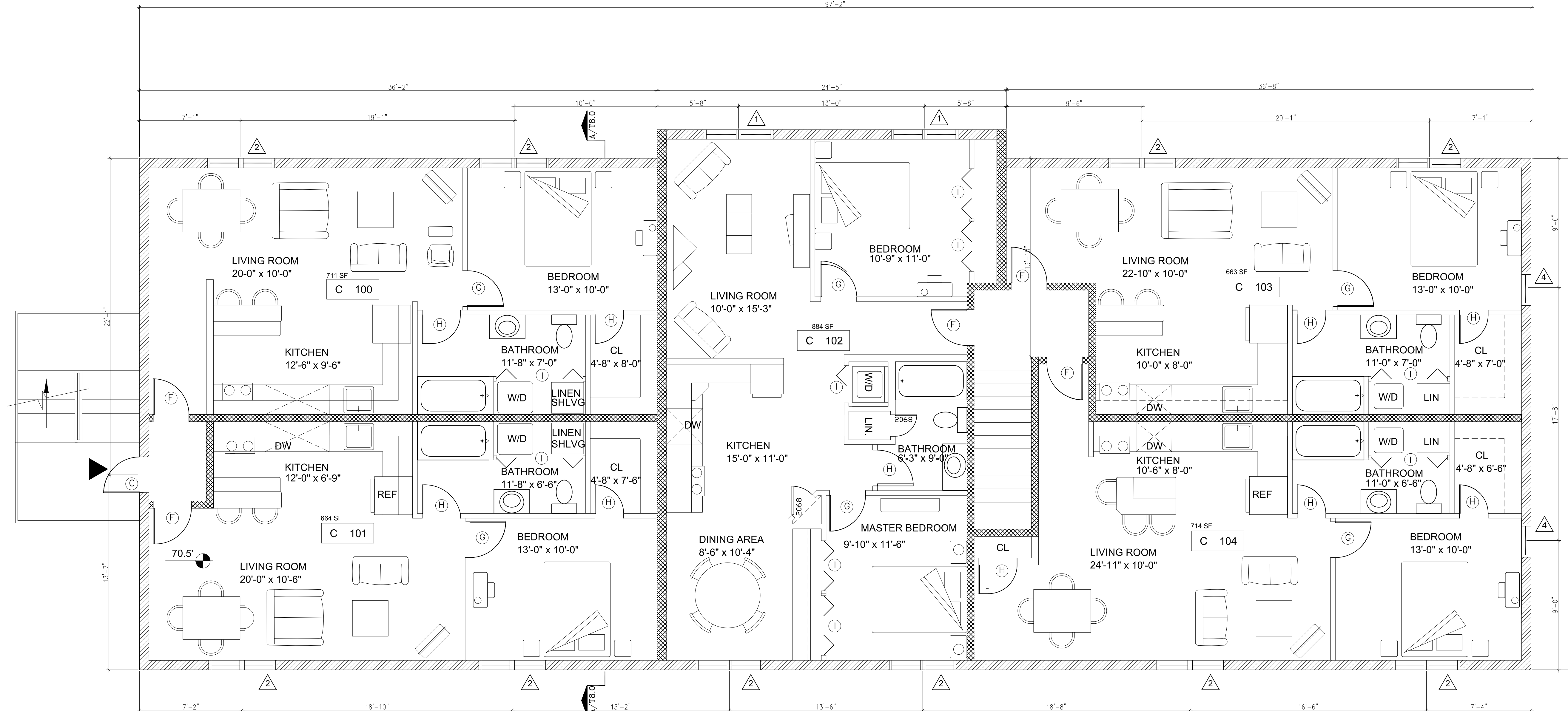
SCALE: 1/4" = 1'-0"

PERMIT SET

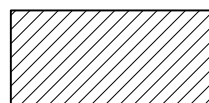
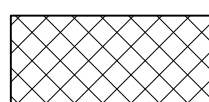
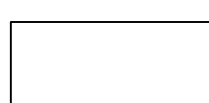
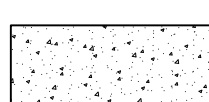




FRONT OF BUILDING



WALL LEGEND

-  EXTERIOR WALL
-  2 HR RATED FIRE SEPARATION WALL
-  2x4 or 2x6 NON-RATED WALL
-  CONCRETE WALL

SECOND FLOOR – APARTMENTS

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



PERMIT SET

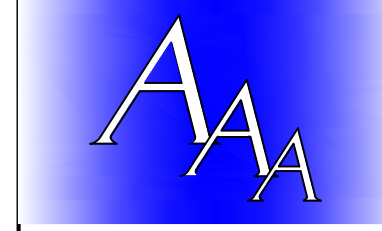
SCALE
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REVISIONS

PROJECT
 MIXED USE BUILDING
 SECOND FLOOR PLAN – APARTMENTS

T-5.0



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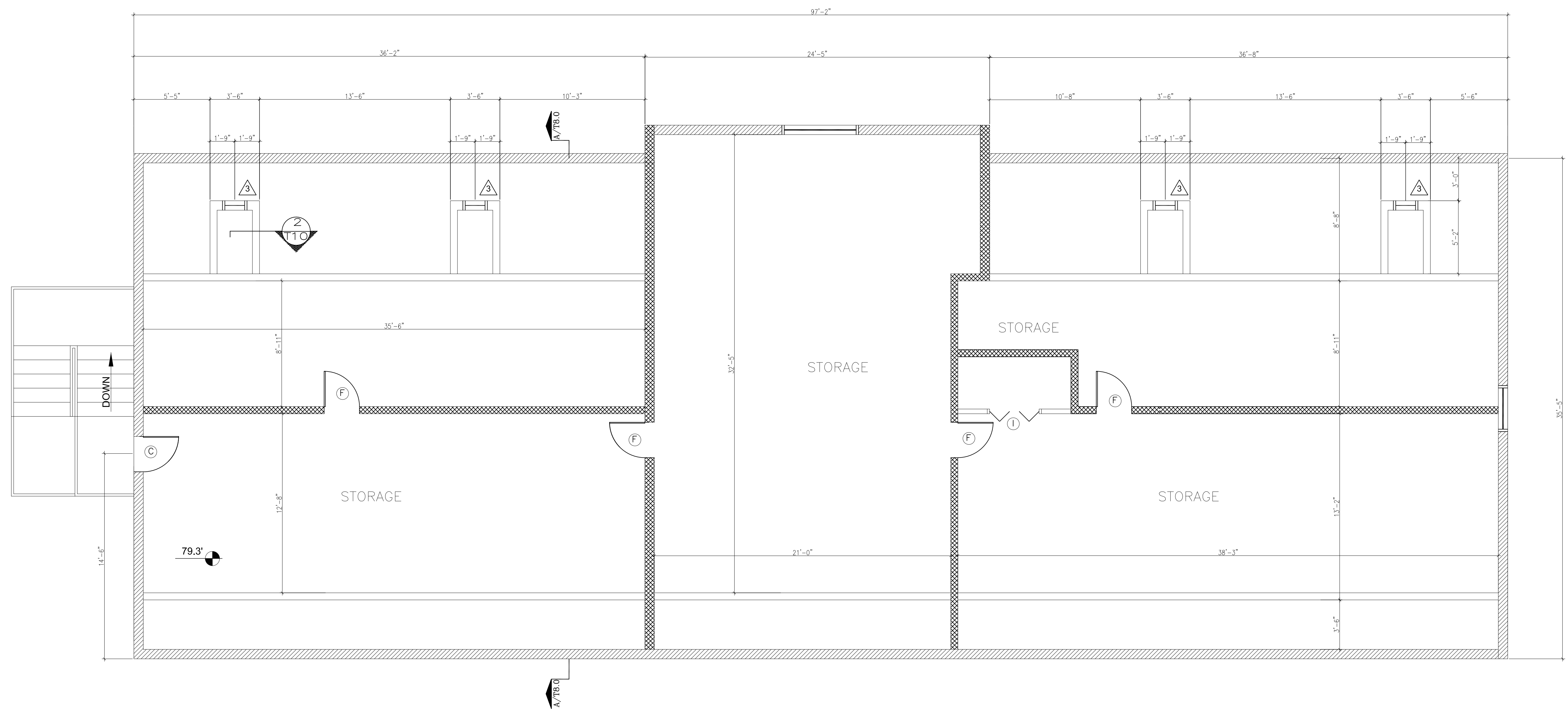
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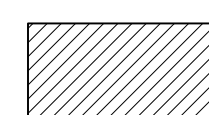
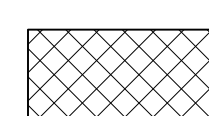
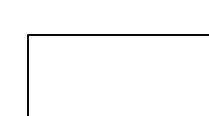
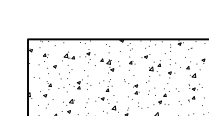
REVISIONS

PROJECT
 MIXED USE BUILDING
 THIRD FLOOR PLAN - ATTIC
 ROOFING DETAILS

T-6.0



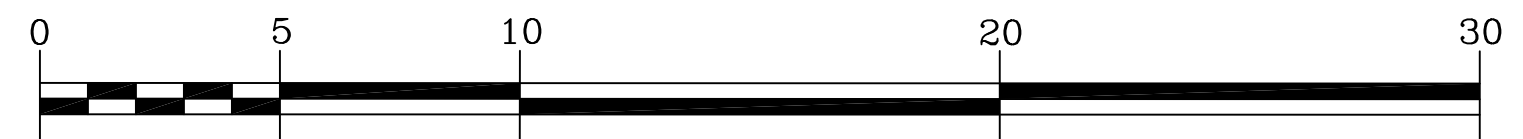
WALL LEGEND

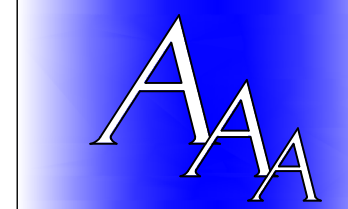
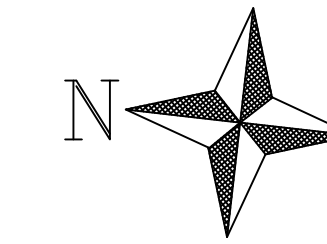
-  EXTERIOR WALL
-  2 HR RATED FIRE SEPARATION WALL
-  2x4 or 2x6 NON-RATED WALL
-  CONCRETE WALL

ATTIC - STORAGE

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

PERMIT SET





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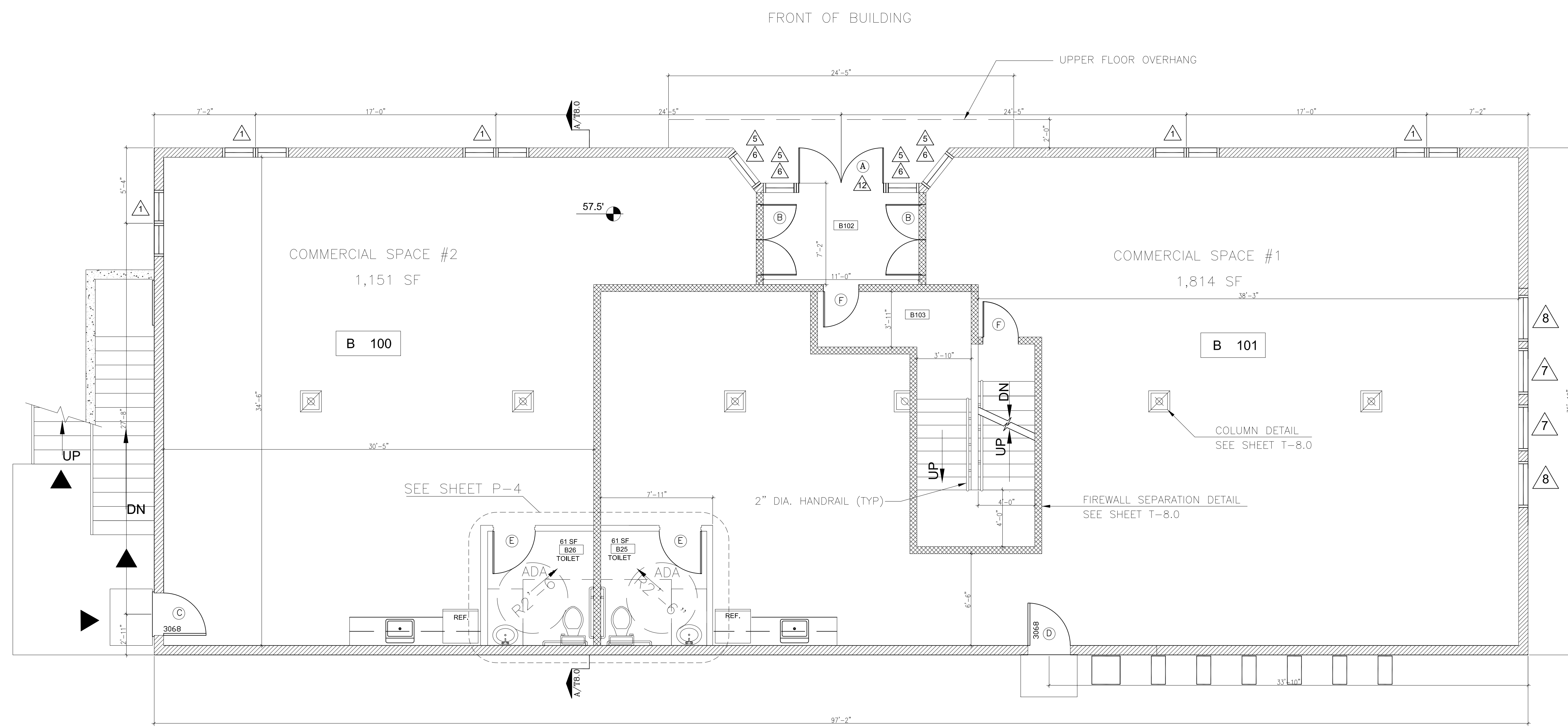
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REVISIONS

PROJECT
 MIXED USE BUILDING
 FLOOR PLAN-PROPOSED LAYOUT (NEW)

T-4.0



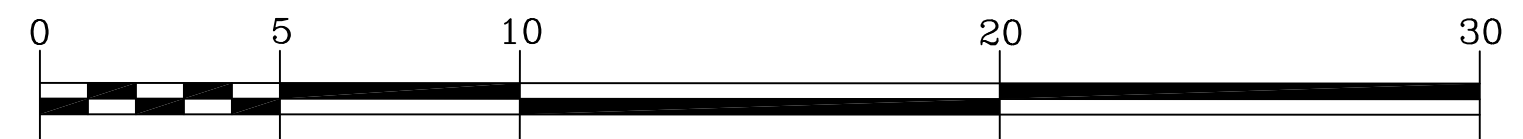
WALL LEGEND

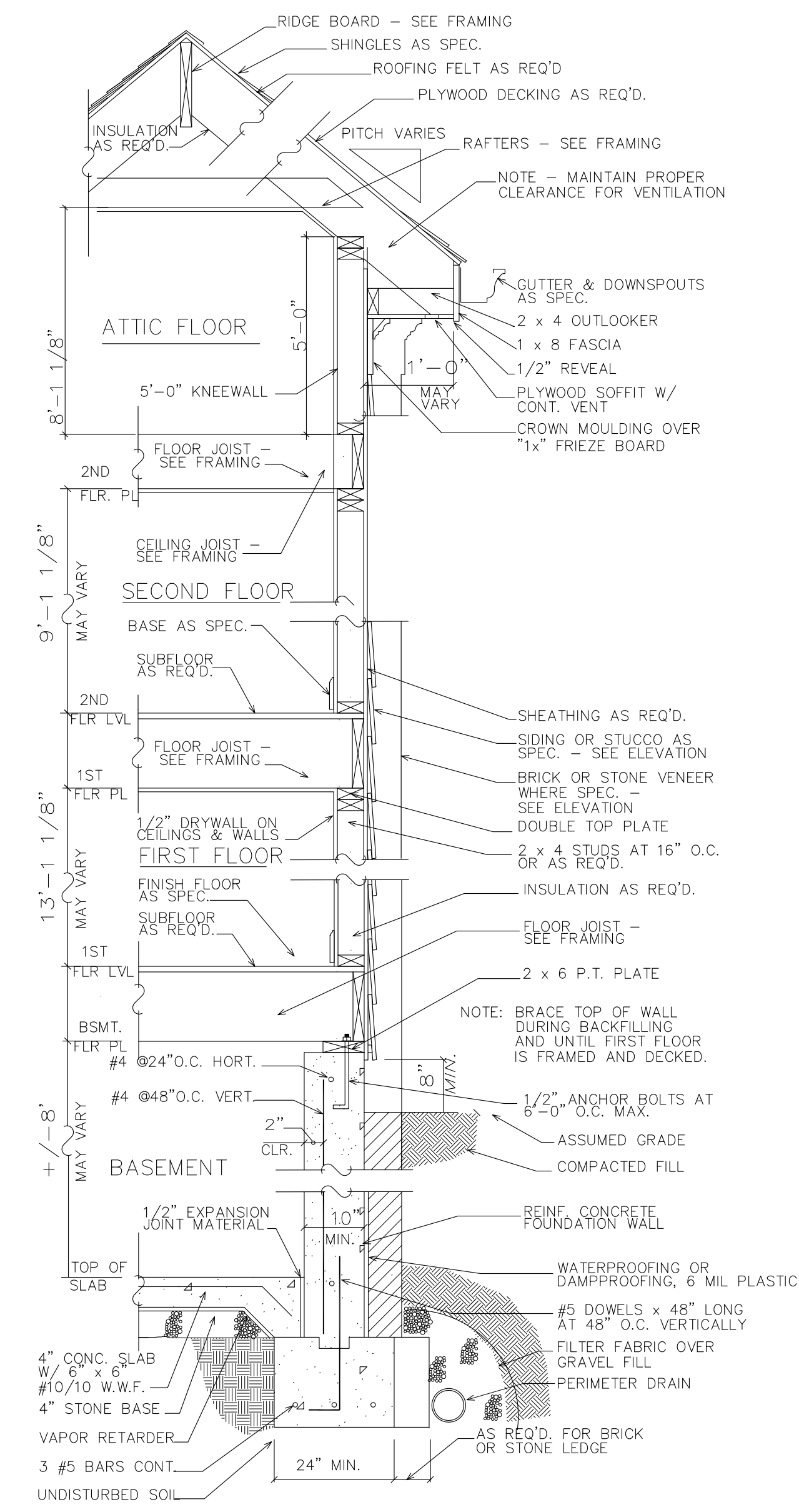
- EXTERIOR WALL
- 2 HR RATED FIRE SEPARATION WALL
- 2x4 or 2x6 NON-RATED WALL
- CONCRETE WALL

1ST FLOOR – COMMERCIAL SPACE

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

PERMIT SET

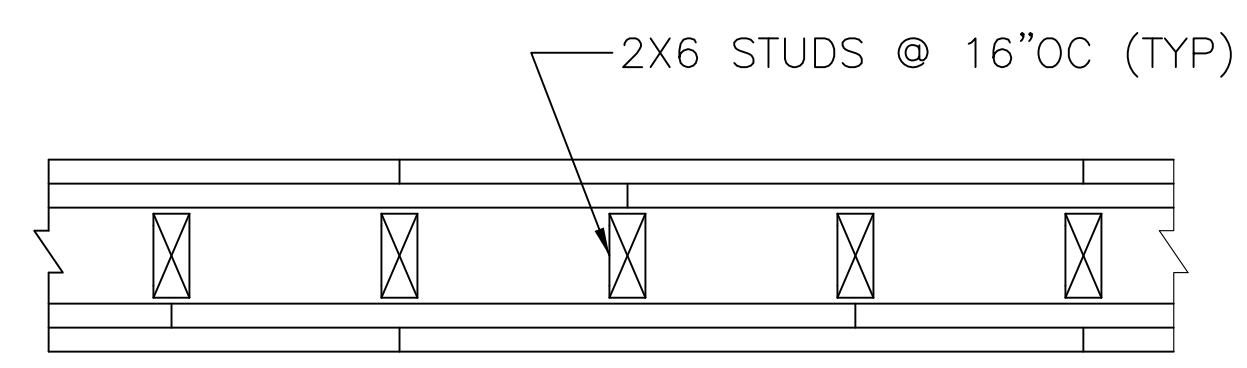




A TYP. WALL SECTION
 3/4" = 1'-0"

Fire Rated Wall Assembly – UL U301

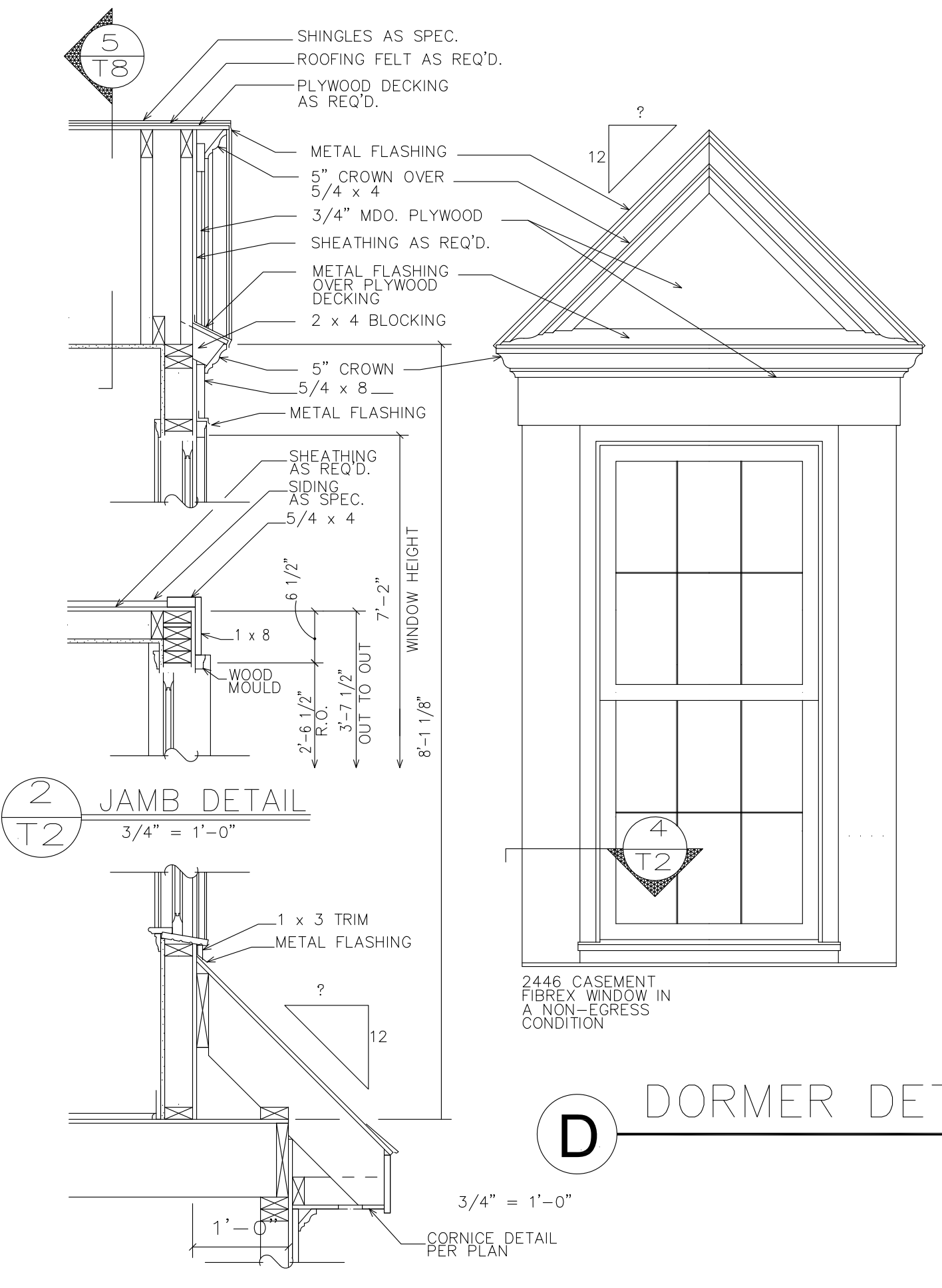
- NOTES:
 1. ALL DOORS TO HAVE CLOSERS.
 2. 20 MIN "B" LABELED FIRE RATED DOORS AT ALL TENANT SEPARATIONS.



GYPSUM BOARD APPLIED VERTICALLY.
 JOINTS IN FINISH LAYER TO RECEIVE SHEETROCK TAPE AND JOINT COMPOUND

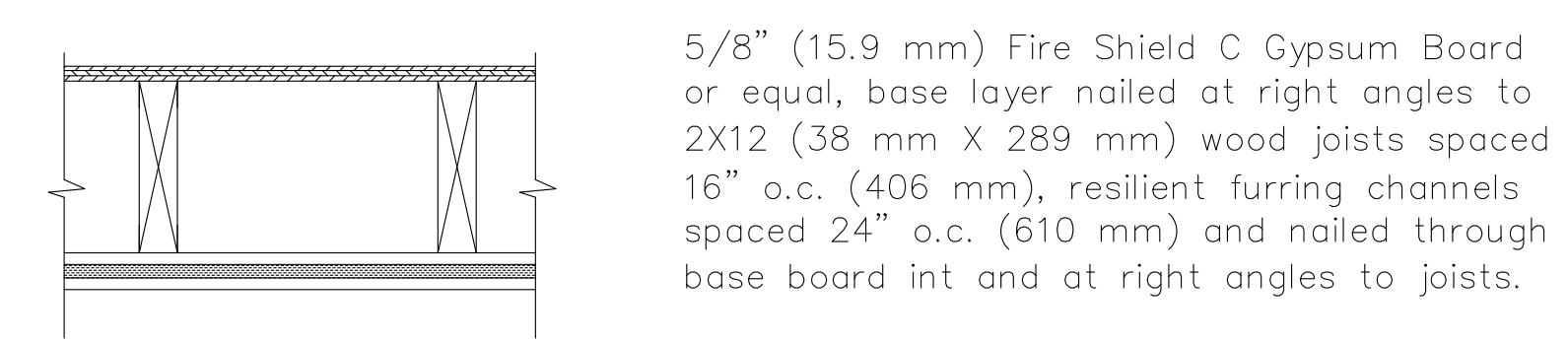
PARTITION – MULTILAYER JOINT CONFIGURATION 2-HOUR WALL
 SCALE: N.T.S.

PERMIT SET

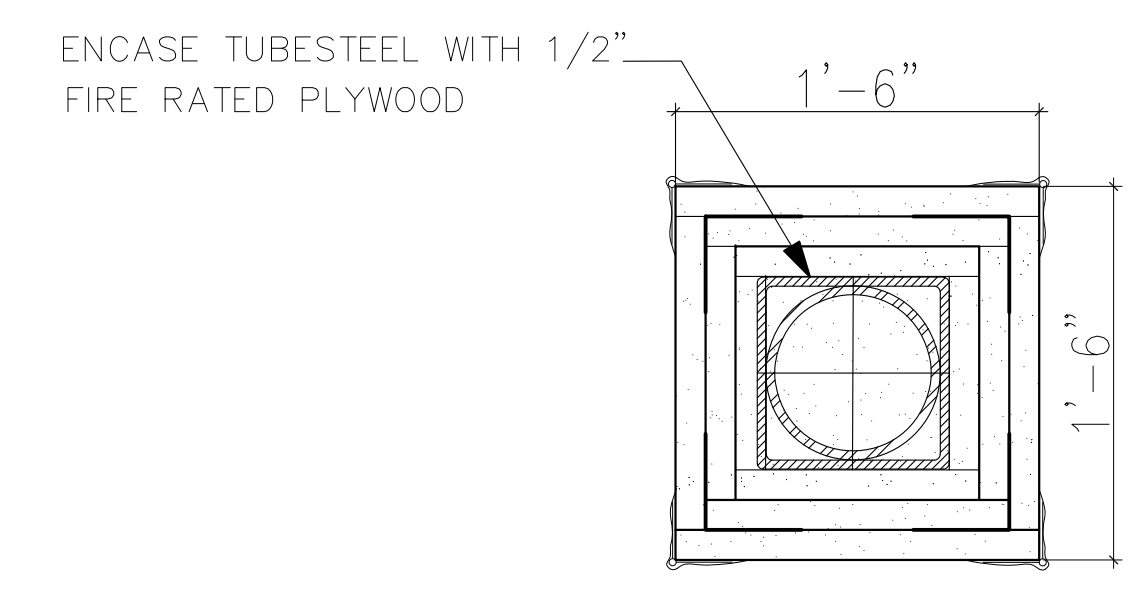


D DORMER DETAIL

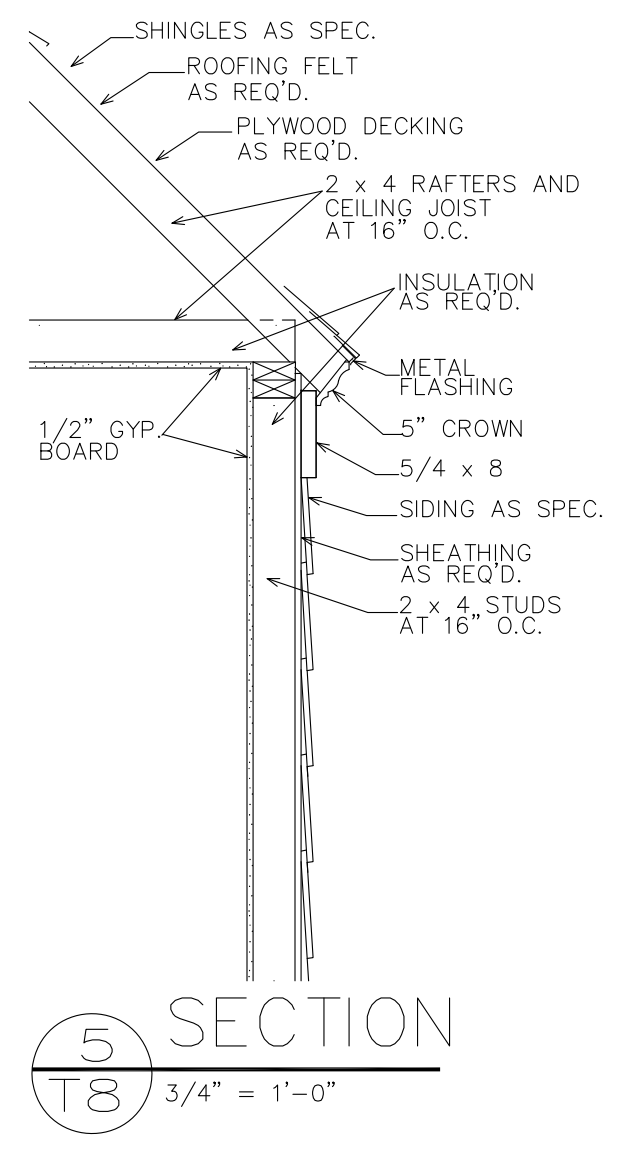
C WALL SECTION
 3/4" = 1'-0"



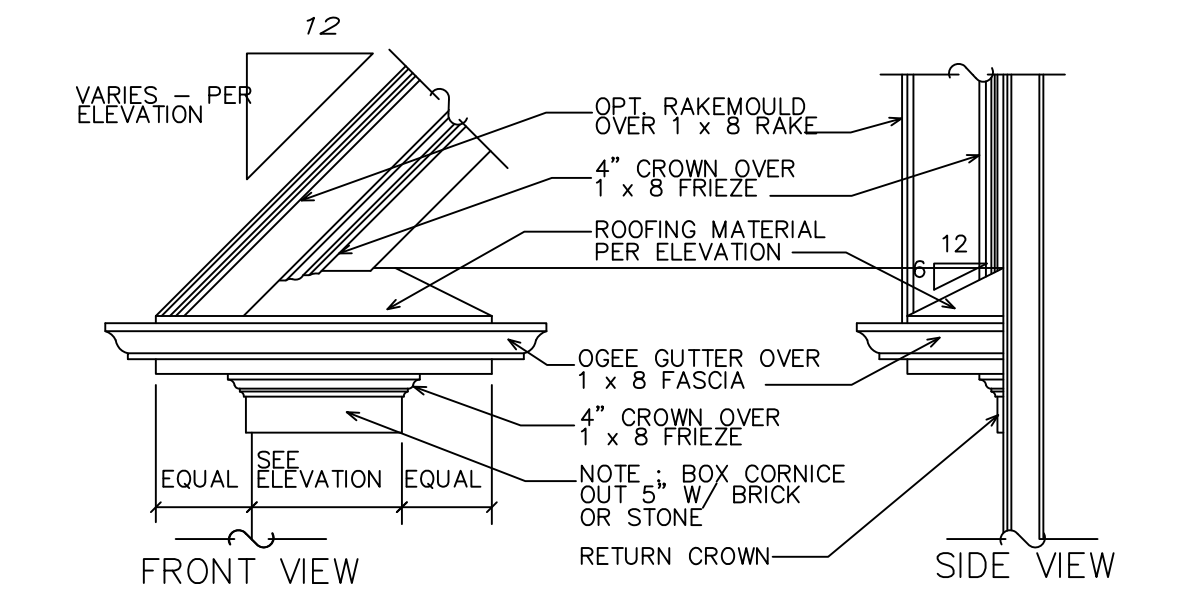
Fire Rated Ceiling Assemblies
 UL L505 – 2 HR RATED



CIRCULAR TUBE STEEL COLUMN ENCLOSER-X528-2 HR
 SCALE:

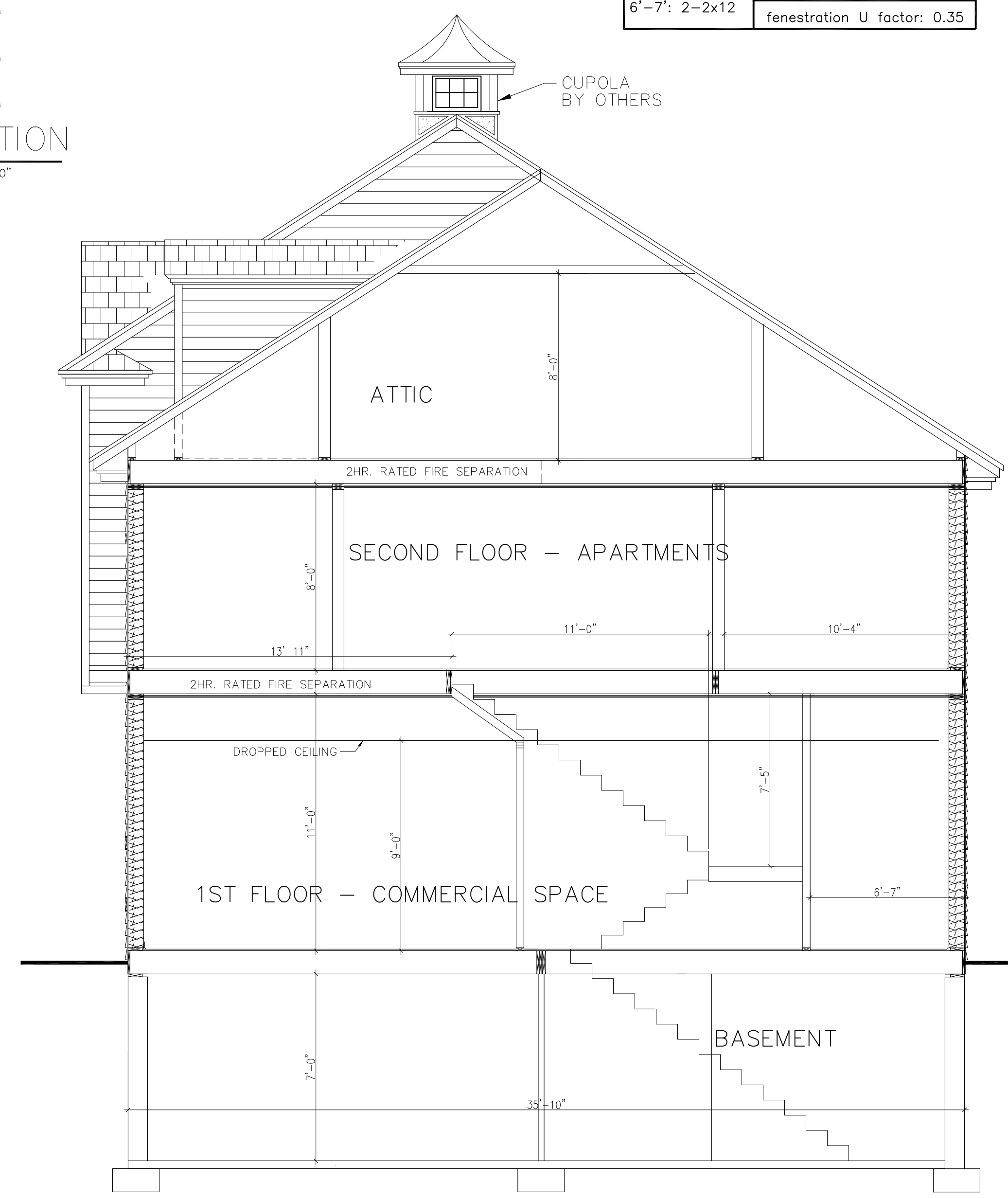


5 SECTION
 3/4" = 1'-0"

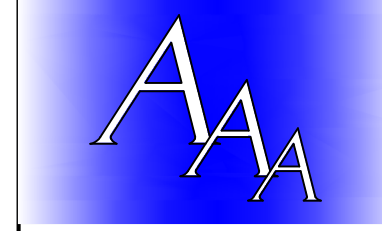
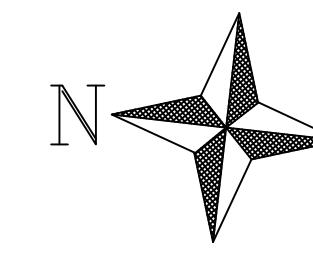


B TYP. ROOF RETURN DETAIL
 SCALE: 1/2" = 1'-0"

INTEL SIZES	INSULATION VALUES
2'-3': 2-2x6	ceiling: R-49
4'-5': 2-2x8	walls: R-20
5'-6': 2-2x10	walls: R-10
6'-7': 2-2x12	fenestration U factor: 0.35

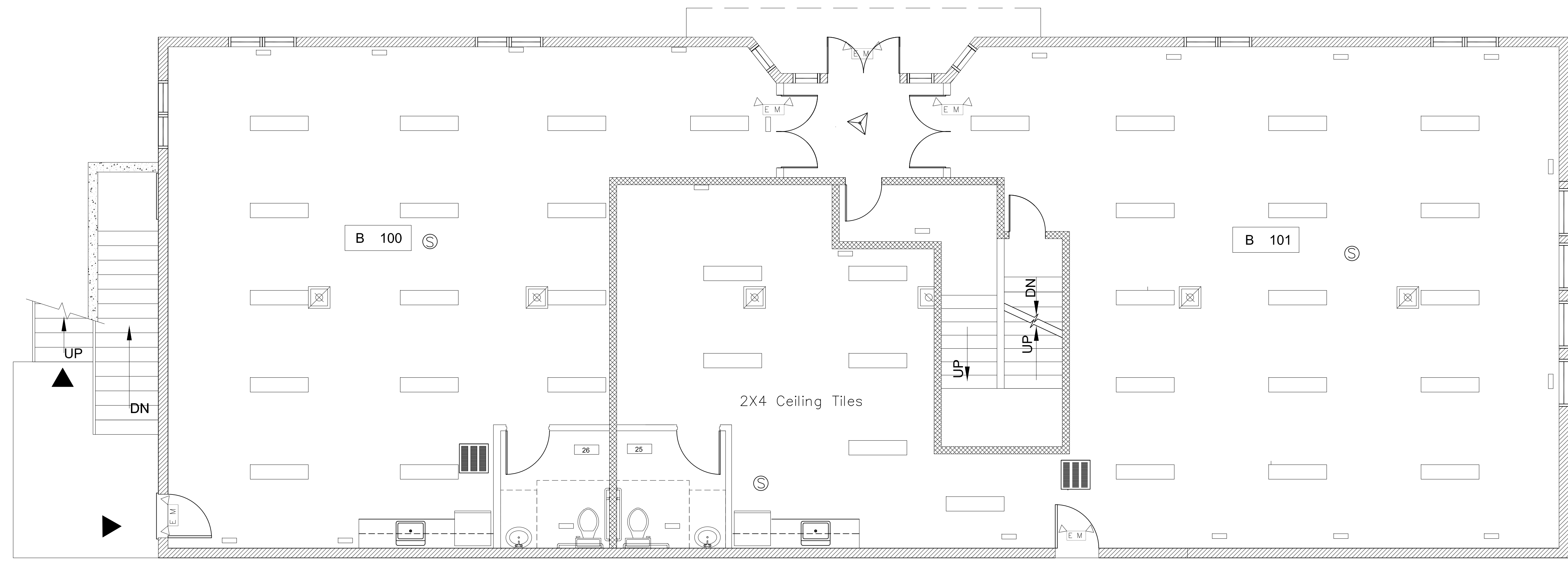


A SECTION CUT DETAIL
 SCALE: 1/4" = 1'-0"



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FRONT OF BUILDING



COMMERCIAL SPACE REFLECTIVE CEILING PLAN

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

LEGEND

- | | | | |
|--|--|--|---------------------------------------|
| | HVAC Return Vent | | Linear LED Rope Lighting |
| | Recessed Can Flush Mount Fixture | | Architectural Wall Sconce or Up light |
| | Flush Mount Ceiling Eyeball Fixture | | 1x4 Cree Lighting Fixtures |
| | Architectural Entry Hanging Chandelier | | Ventilation Fan |
| | Ceiling Fsn (Reversible) | | Ceiling Mounted Hanging Fixtures |
| | EXIT LIGHTS W/ BACKUP BATTERY | | Smoke Detectors |
| | | | Registers |

PERMIT SET



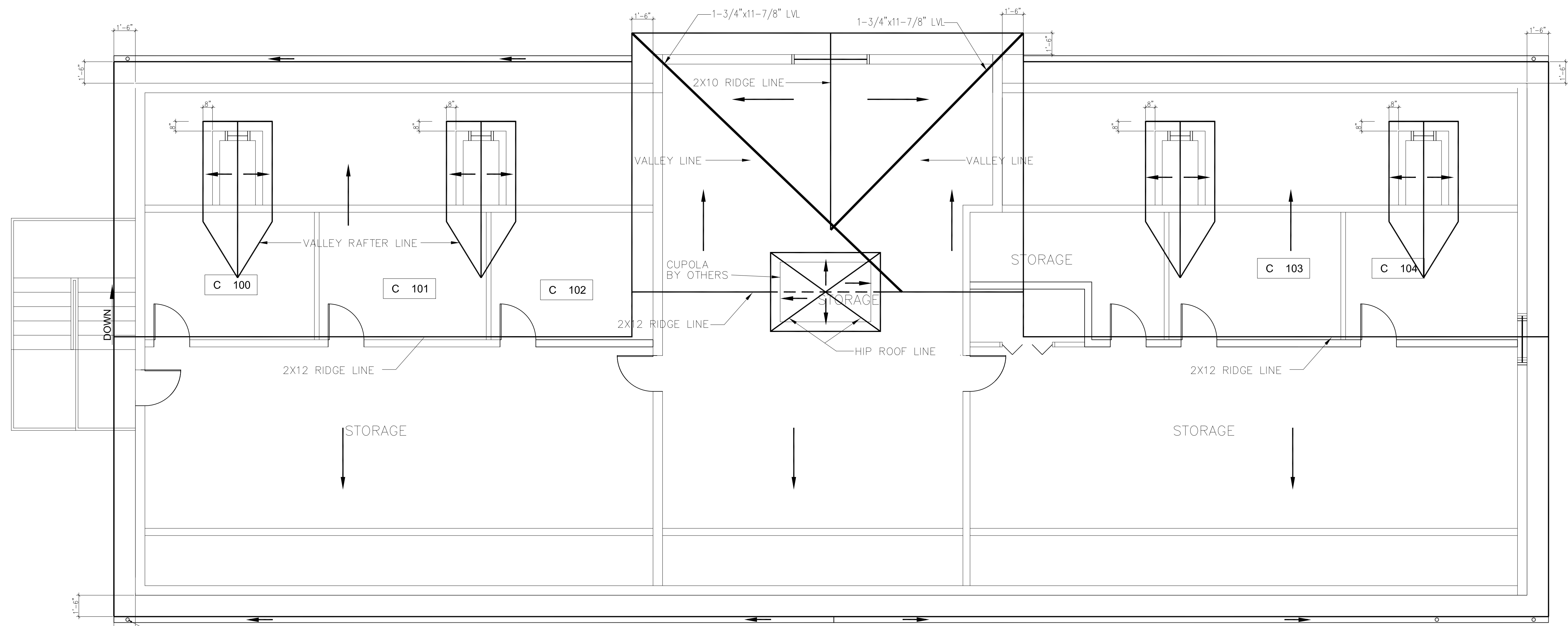
SCALE
 AS SHOWN 01/27/2021

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REVISIONS

PROJECT
 MIXED USE BUILDING
 REFLECTIVE CEILING PLAN

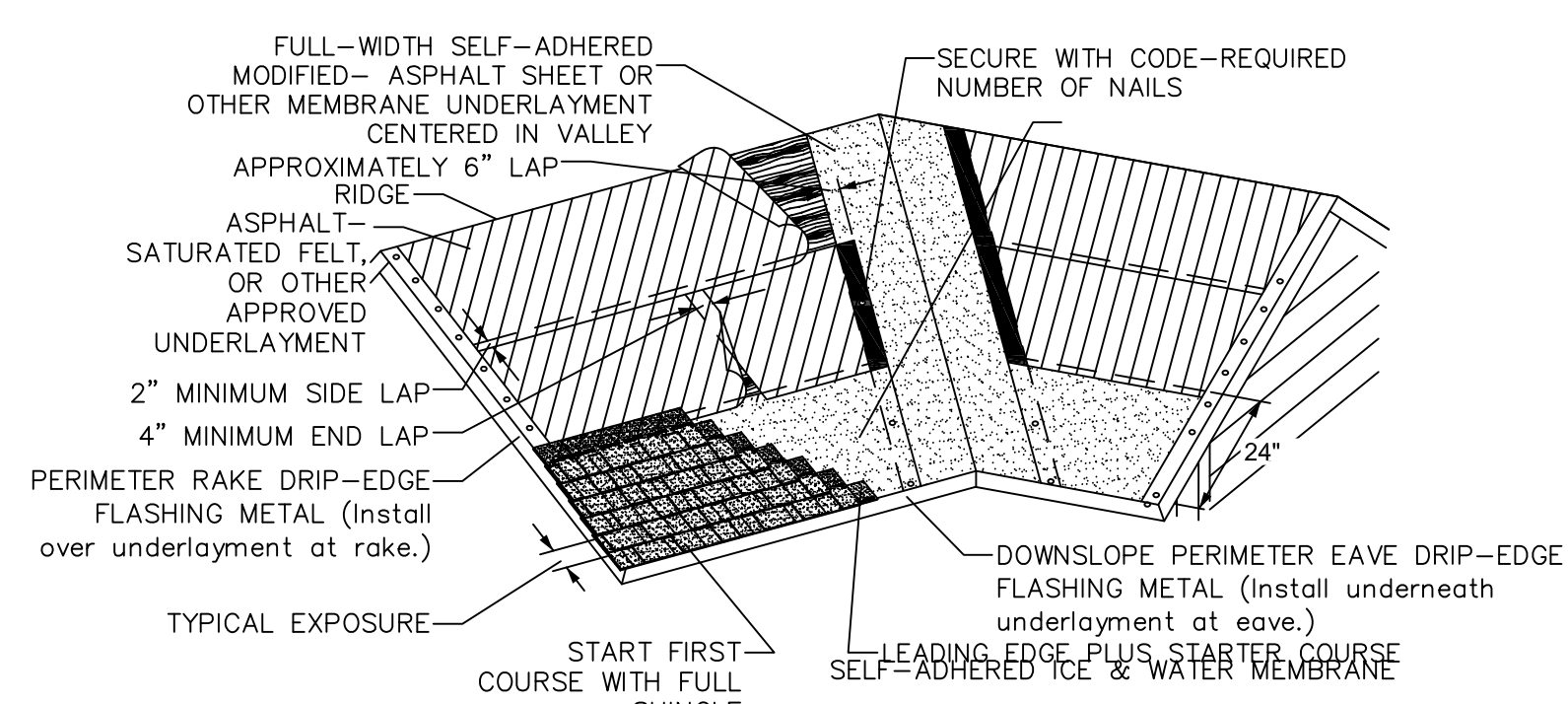
T-9.0



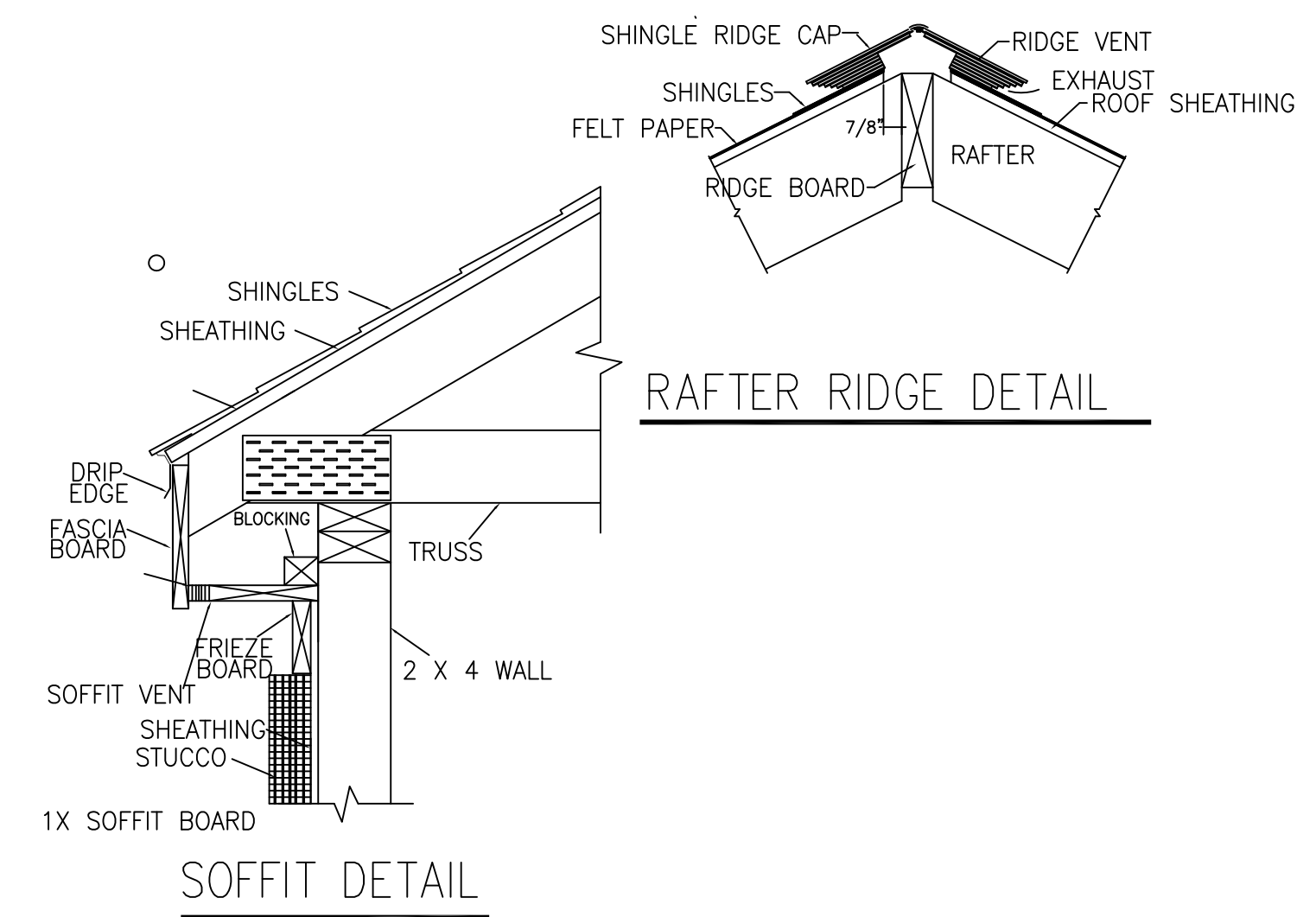
5" K-STYLE GUTTERS AND
DOWNSPOUTS W/ LEAF FILTERS
TIE DOWNSPOUTS INTO
BUILDING CURTAIN DRAINAGE
SYSTEM (TYP)

ROOF PLAN

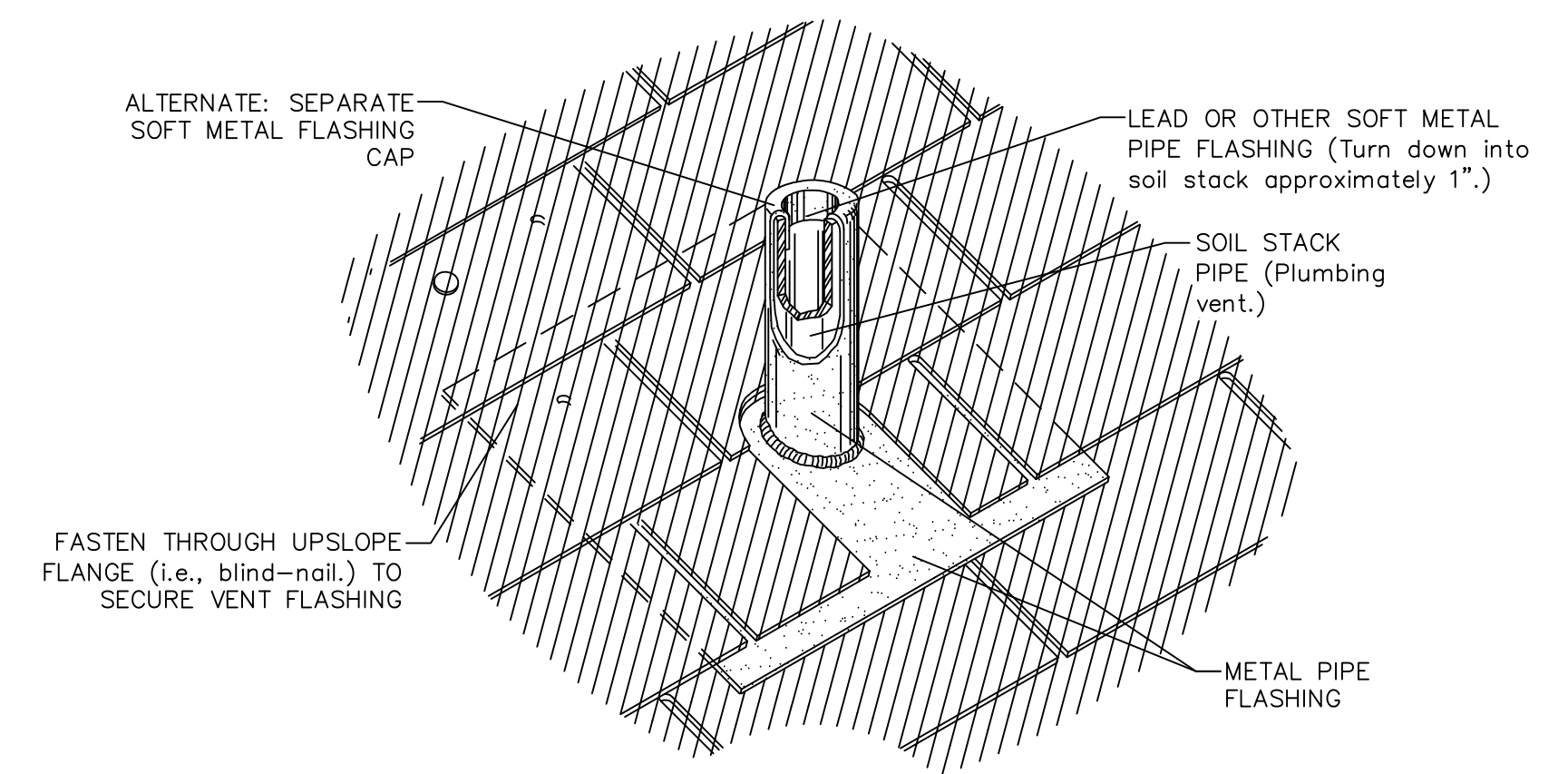
ATTIC VENT CALCULATIONS	
attic s.f.:	3,500 s.f.
soffit vent size:	6"x12" = 72 s. inches
$3,500/150 = 23.33/.5 = 46.6$ or 47 vents	



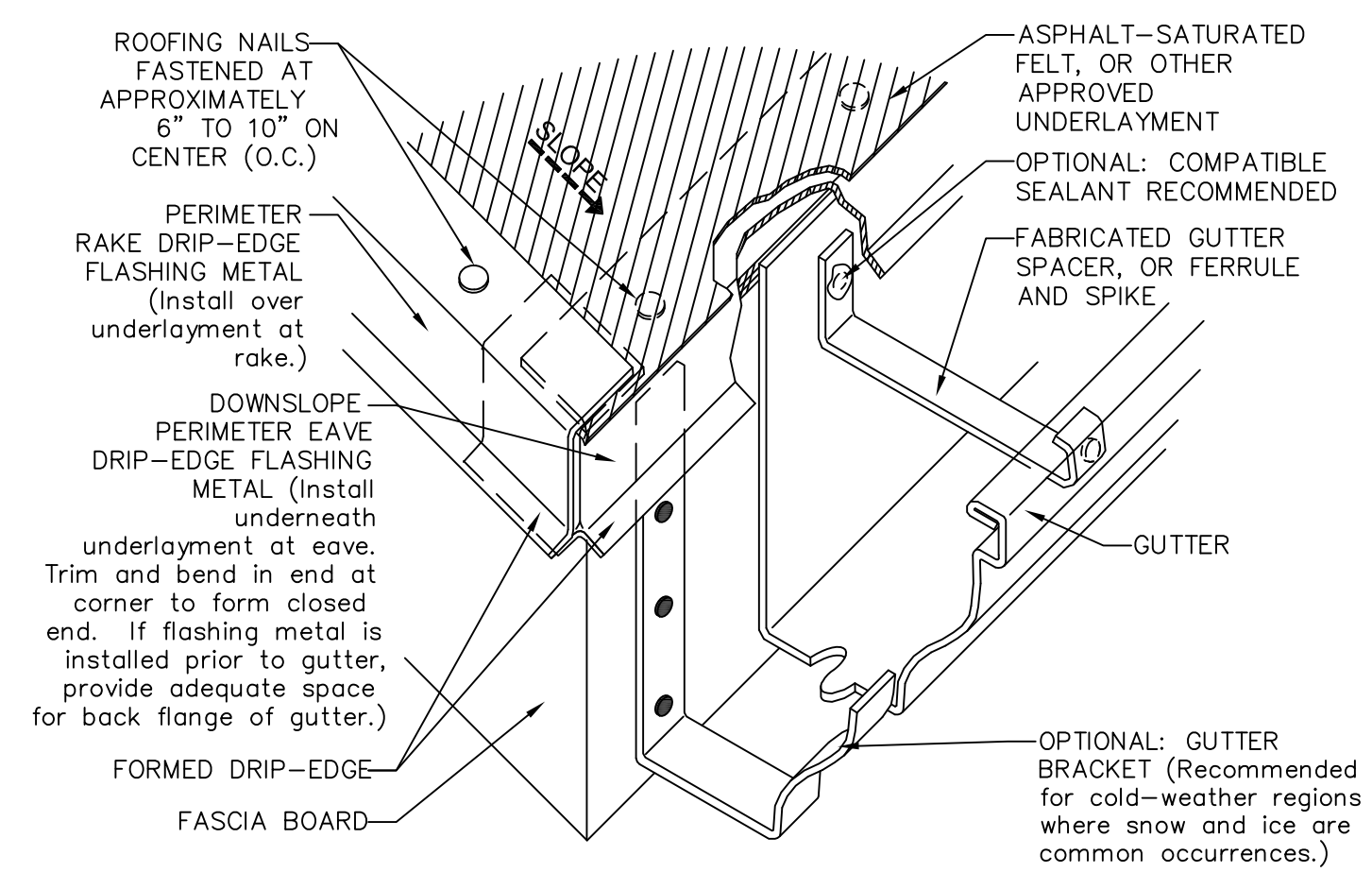
VALLEY UNDERLAYMENT



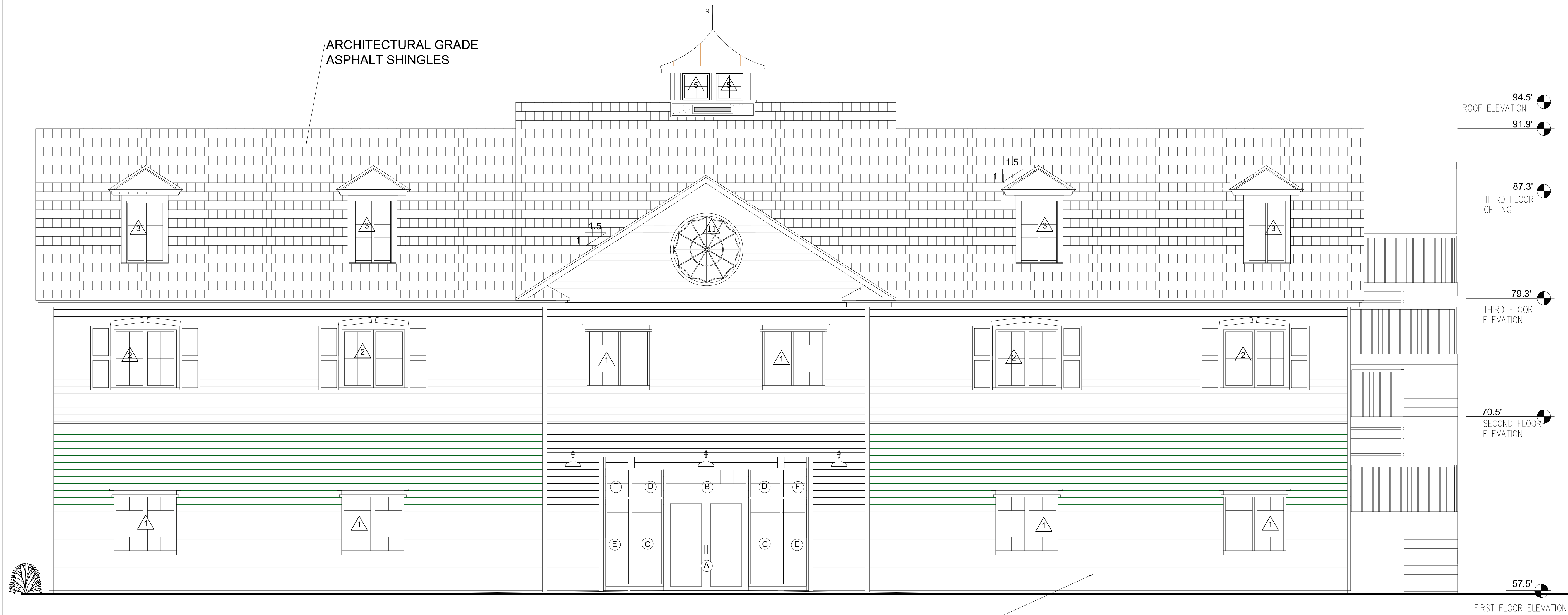
E ROOF DETAILS



PLUMBING VENT RISER



DRIP EDGE AND GUTTER DETAIL



NOTE: SEE T7.0 FOR WINDOW SCHEDULES

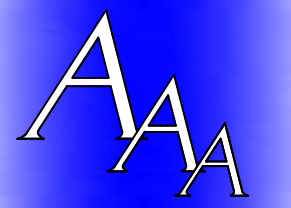
G FRONT ELEVATION
 USE BAR SCALE

PERMIT SET

CLIENT
 A Beautiful Company
 159 Boston Post Road.

REVISIONS

PROJECT
 MIXED USE BUILDING
 ELEVATIONS FRONT & STREETSIDE



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 ARCHITECTURAL ENGINEERS
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 Groton, CT 06349
 AAAENG@AOL.COM

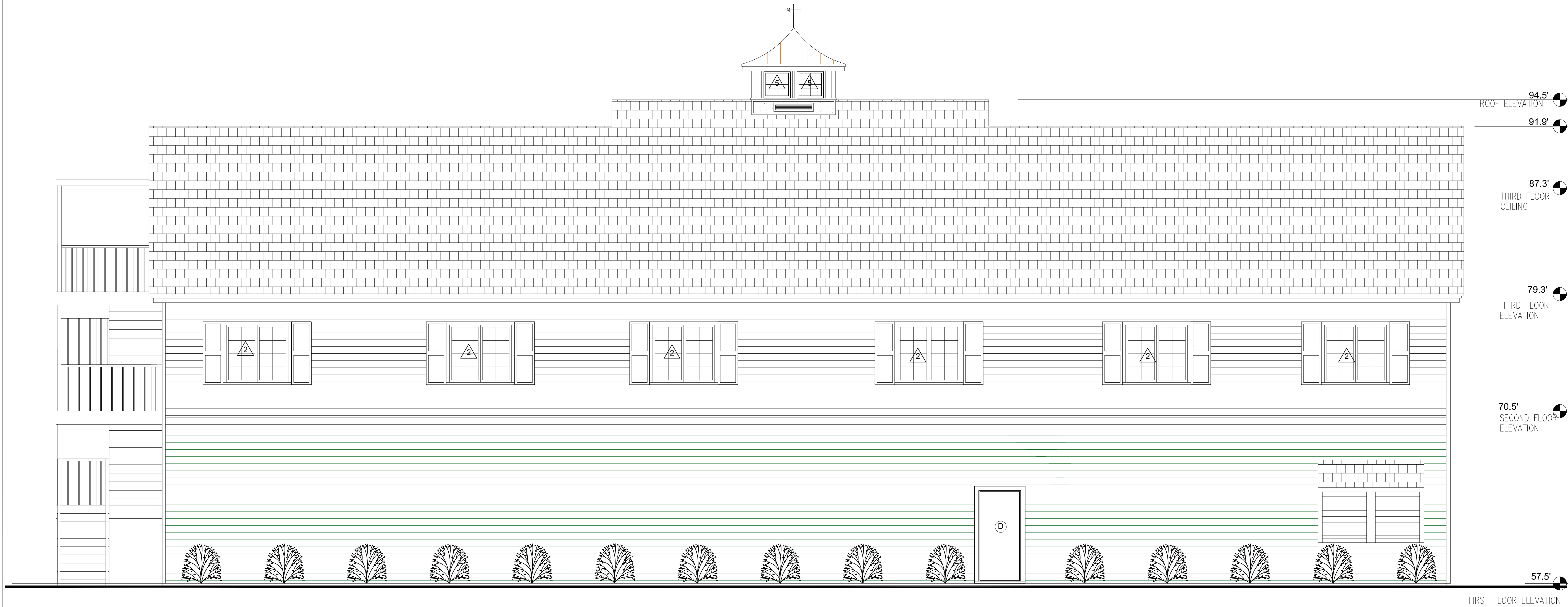
SCALE
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REVISIONS

PROJECT
 MIXED USE BUILDING
 ELEVATIONS REAR & NORTH SIDE

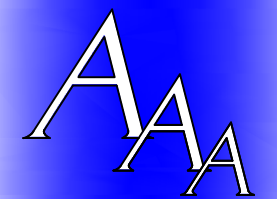
T-12.0



1 REAR ELEVATION
 USE BAR SCALE

NOTE: SEE T7.0 FOR WINDOW SCHEDULES

PERMIT SET



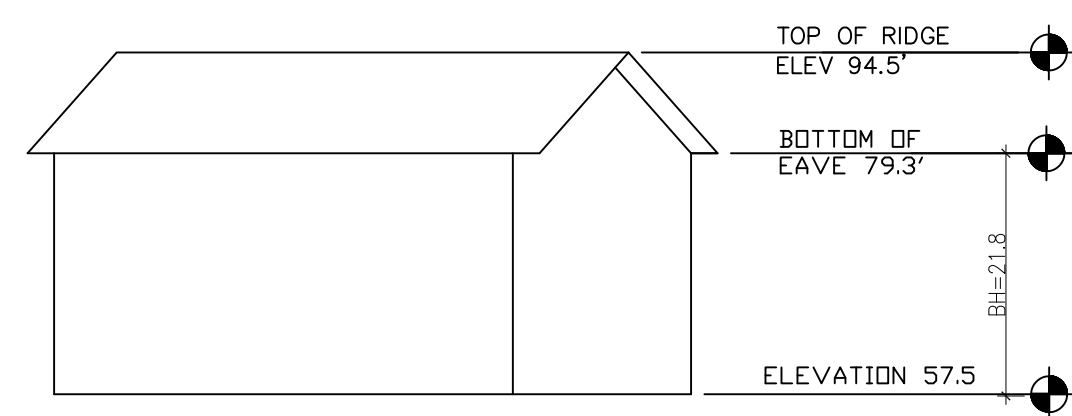
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 Groton, CT 06349
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SCALE AS SHOWN 08/29/2020



F STREETSIDE ELEVATION -B
 USE BAR SCALE

NOTE: SEE T7.0 FOR WINDOW SCHEDULES



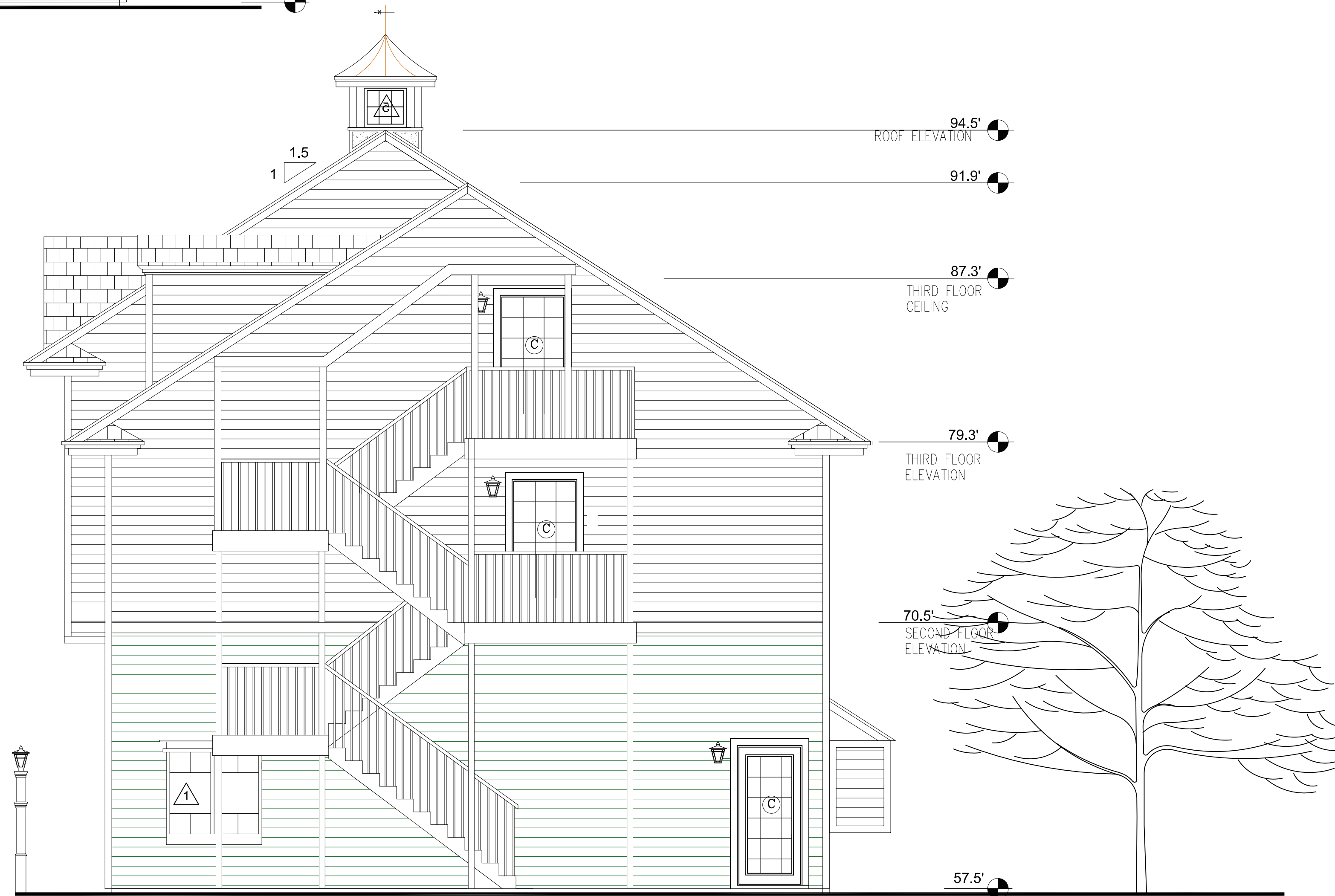
MEAN HEIGHT CALCULATION

SCALE: N.T.S.

$$MH = (((R+E)/2) - E) + BH$$

$$MH = ((94.5 + 79.3) / 2 - 79.3) + 21.8$$

$$MH = 7.6 + 21.8 = 29.4 \text{ FT}$$

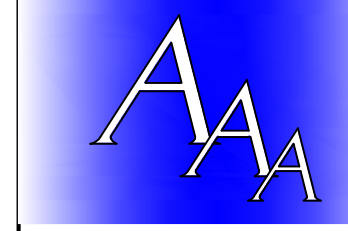
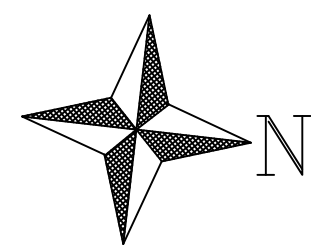


G NORTH ELEVATION

CLIENT
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REVISIONS

PROJECT
 MIXED USE BUILDING
 STREET SIDE & REAR ELEVATIONS



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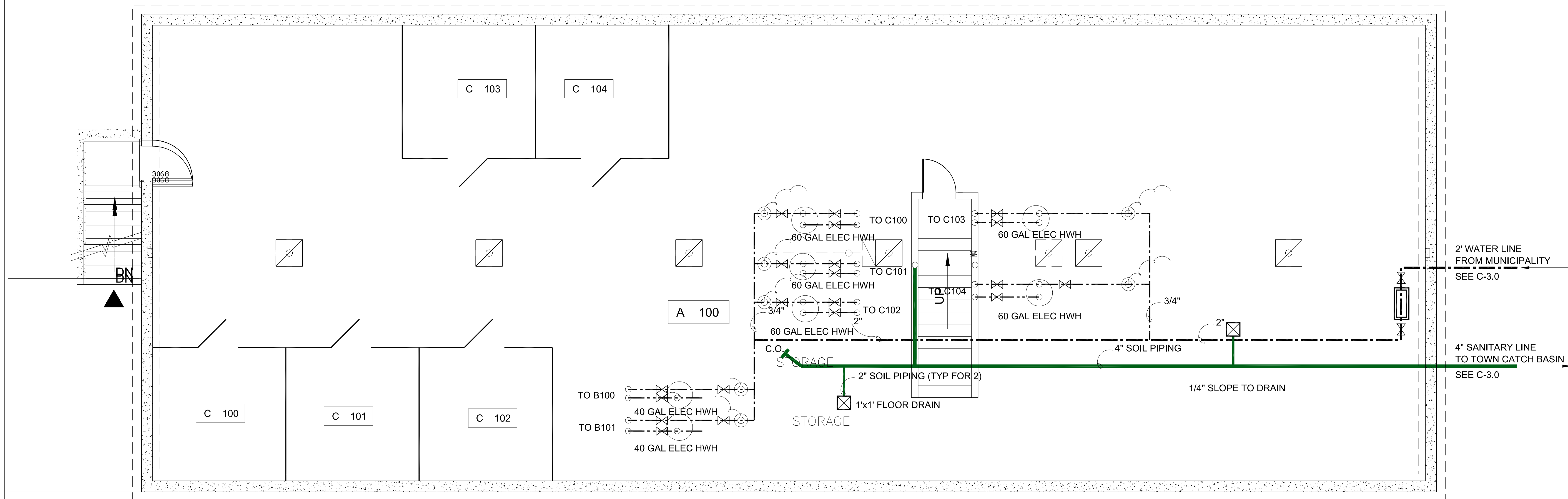
SCALE AS SHOWN 01/27/2021

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REVISIONS

PROJECT
 MIXED USE BUILDING
 BASEMENT PLUMBING PLAN AND ISO

P-1.0

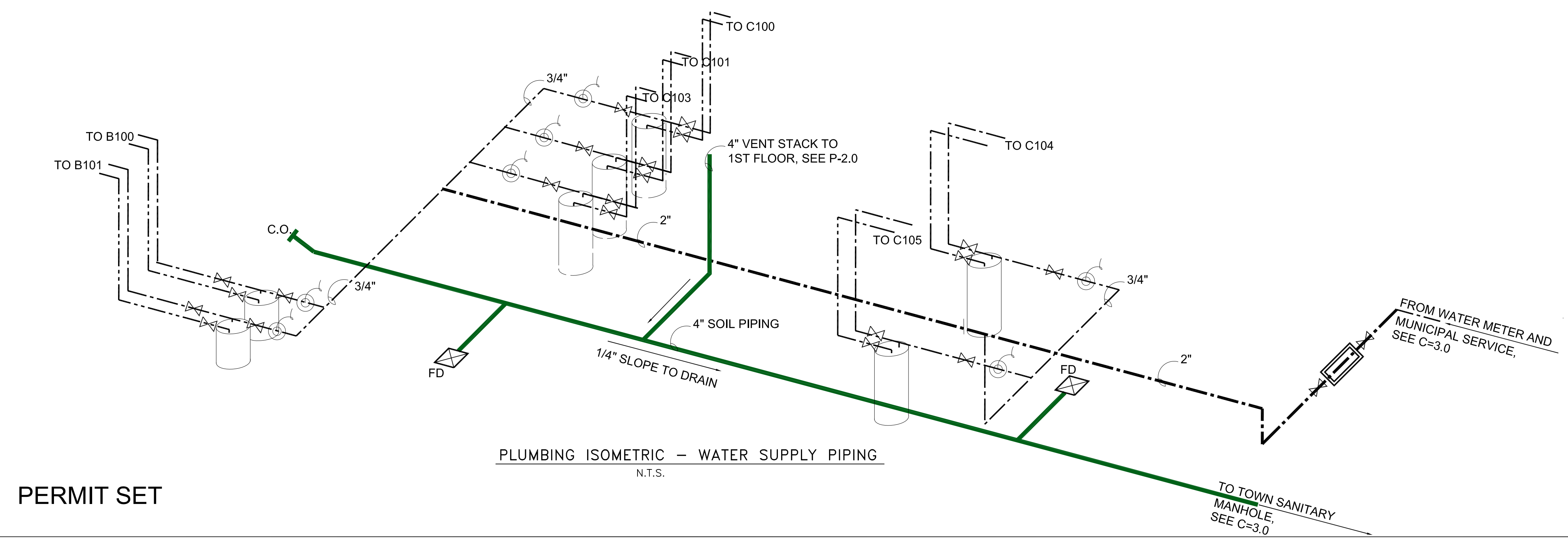


NOTE:
 ACTUAL LOCATION OF HWH
 TO BE DETERMINED BY OWNER.

PLUMBING LEGEND

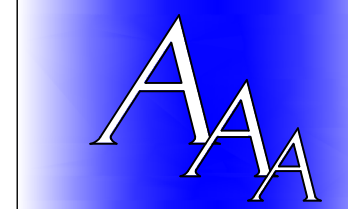
- Cold Water
- - - Hot Water
- ⋈ Check or Gate Valve
- ⊠ Backflow Preventer (BFP)
- ⊞ Hot Water Heater (HWH)
- ⊙ Inline Water Meter w/ Remote Reader
- C.O. Sewer Cleanout
- WC - Water Closet
- LAV - Lavatory
- SK - Sink
- HWH - Hot Water Heater
- FD - Floor Drain
- W/D - Washer/Dryer
- BT - Bath Tub
- MV - Mixing Valve
- MV/S - Mixing Valve w/ Shower Head

A BASEMENT PLUMBING PLAN
 USE BAR SCALE



PERMIT SET

PLUMBING ISOMETRIC - WATER SUPPLY PIPING
 N.T.S.



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REMOTE WATER
 METER READING
 STATION, SEE P-1.0
 FOR METER LOCATIONS

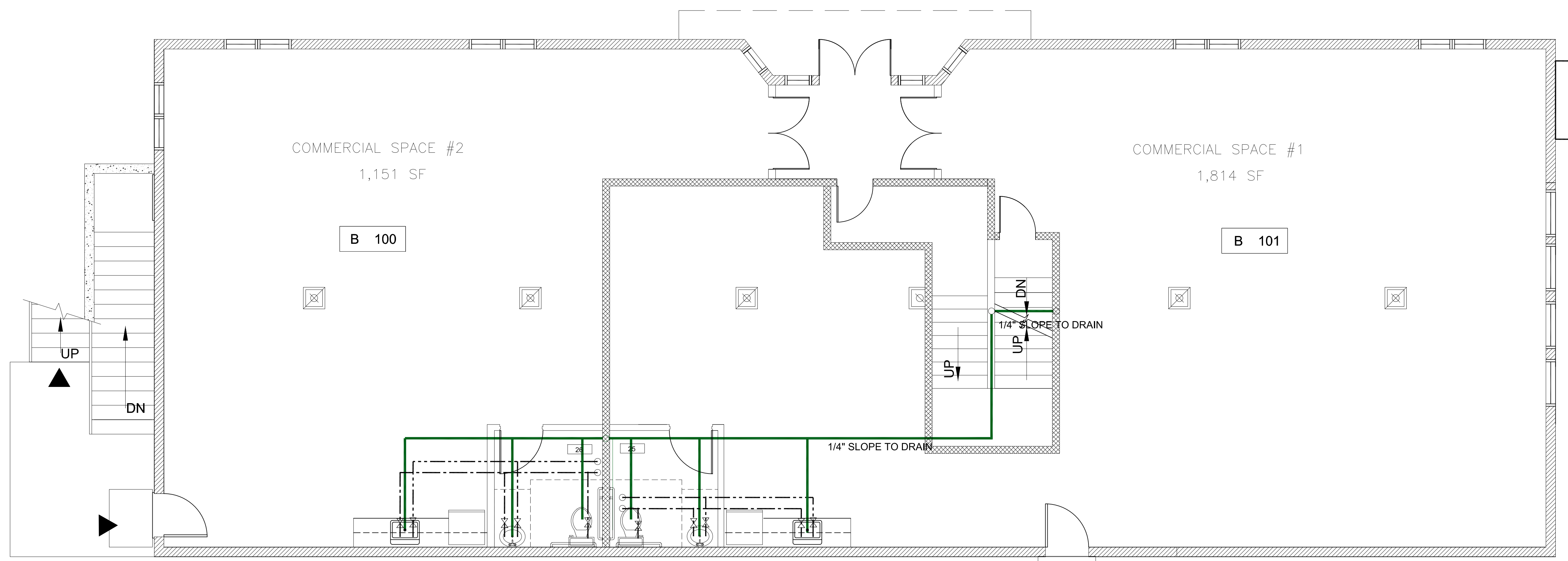
SCALE
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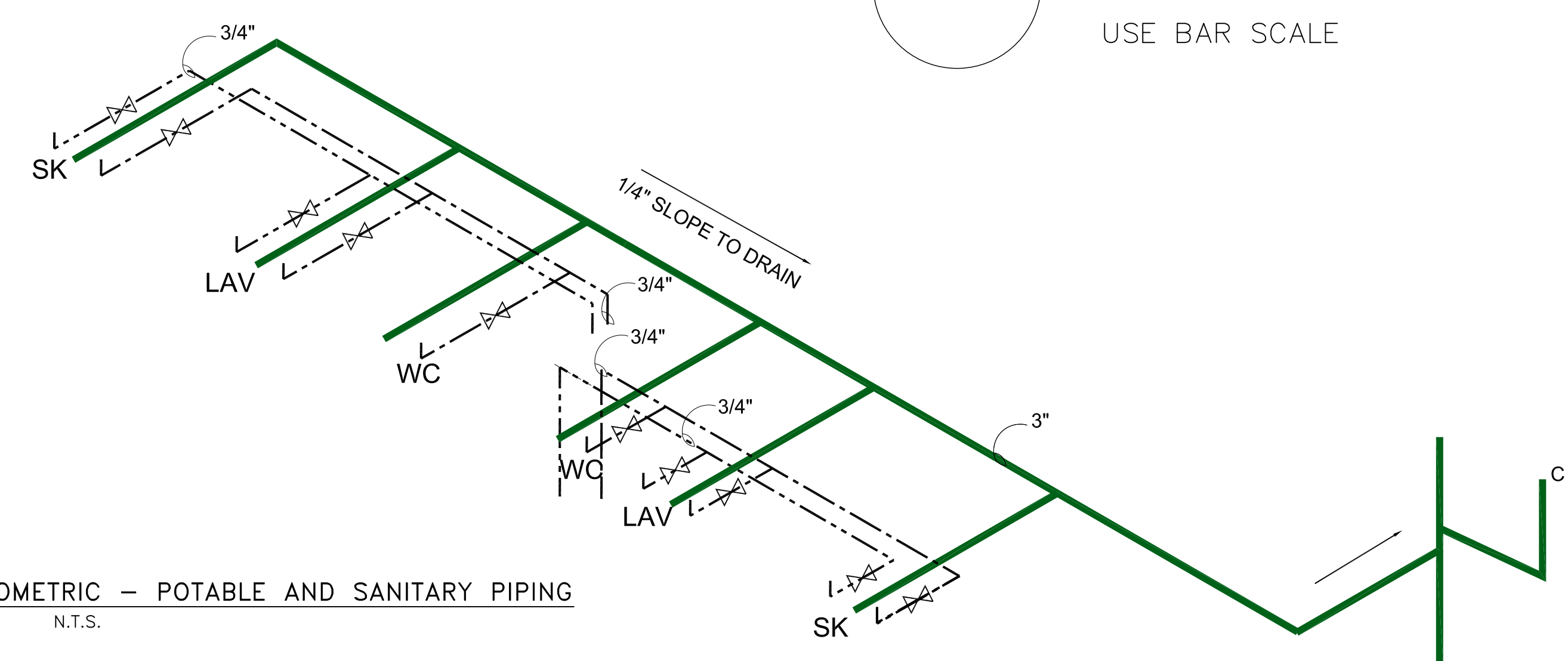
PROJECT
 MIXED USE BUILDING
 1ST FLOOR PLUMBING PLAN AND ISO

P-2.0

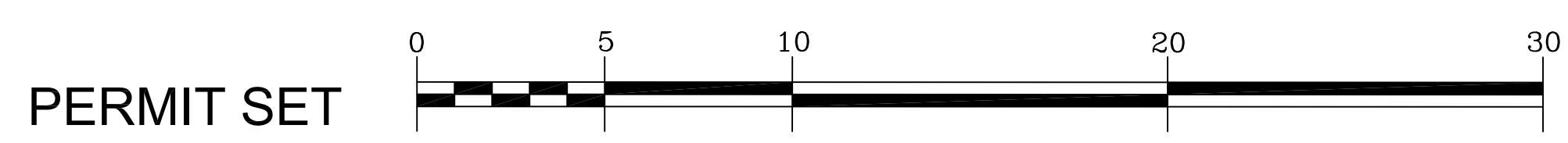


- NOTE:
1. PIPING SHOWN RUNS BELOW 1ST FLOOR JOIST BAY IN BASEMENT.
 2. SINKS AND LAVS IN COMMERCIAL SPACES TO BE HANDICAPPED ACCESSIBLE.

B 1ST FLOOR - PLUMBING PLAN
 USE BAR SCALE



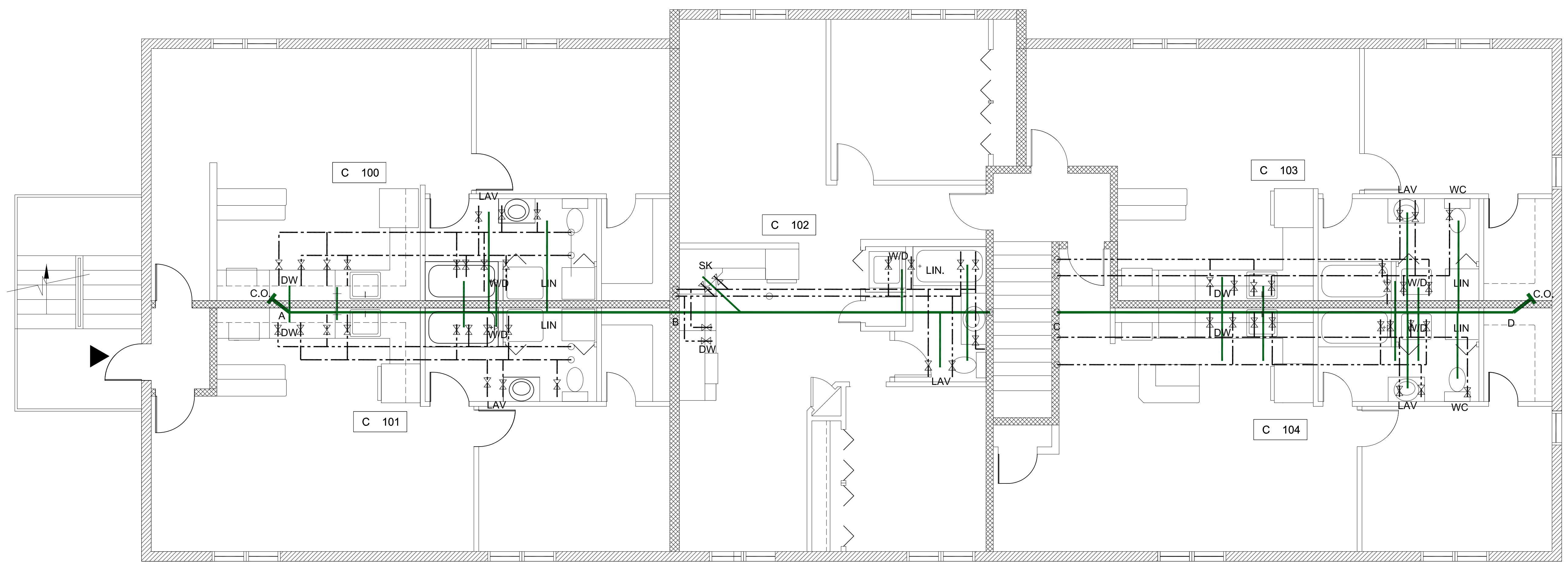
PLUMBING ISOMETRIC - POTABLE AND SANITARY PIPING
 N.T.S.



PERMIT SET

REVISIONS

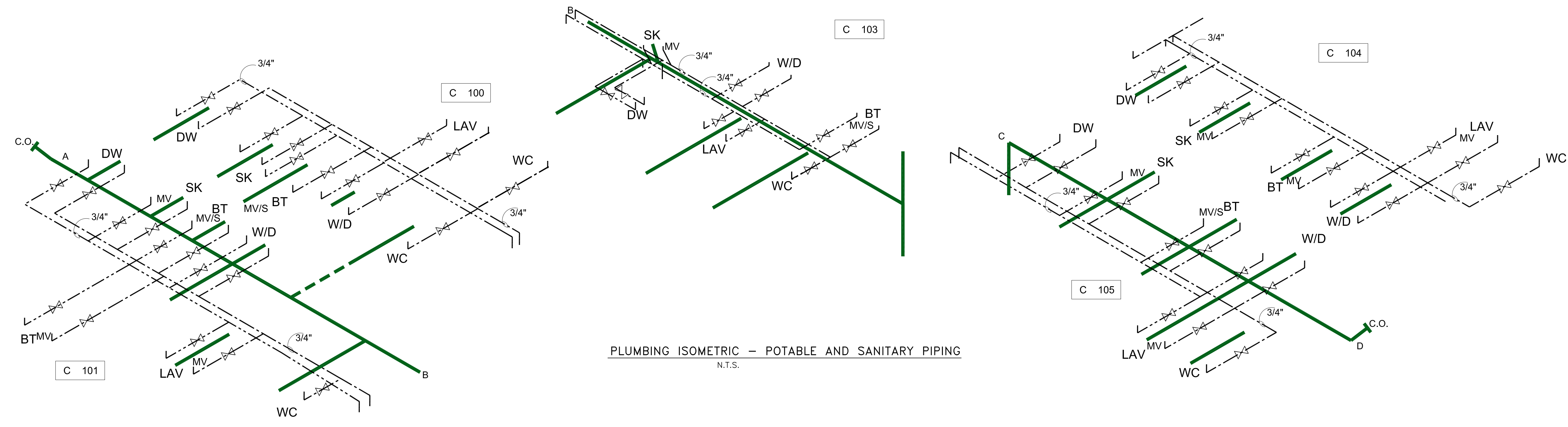
PROJECT
 MIXED USE BUILDING
 2ND FLOOR PLUMBING PLAN AND ISO



- NOTES:
1. PIPING SHOWN RUNS BELOW 2ND FLOOR JOIST BAY AND ABOVE 1ST FLOOR CEILING.
 2. SEE FIXTURE SCHEDULE ON P-4.0 FOR FIXTURE PIPING CONNECTION SIZING.

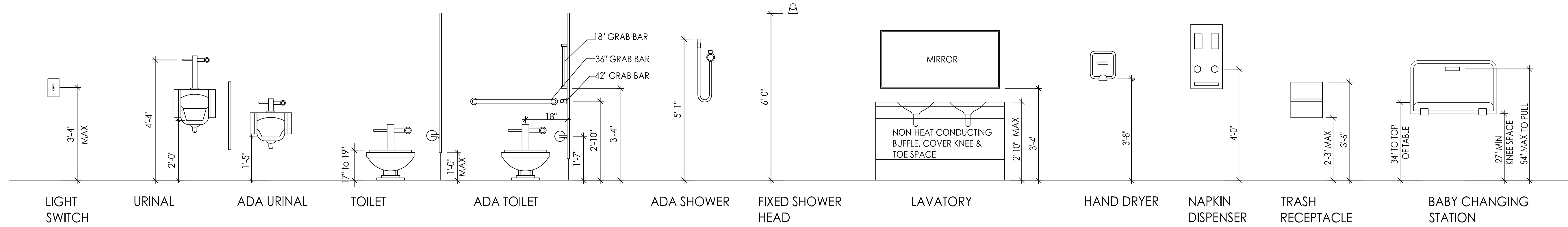
SECOND FLOOR – APARTMENTS

USE BAR SCALE



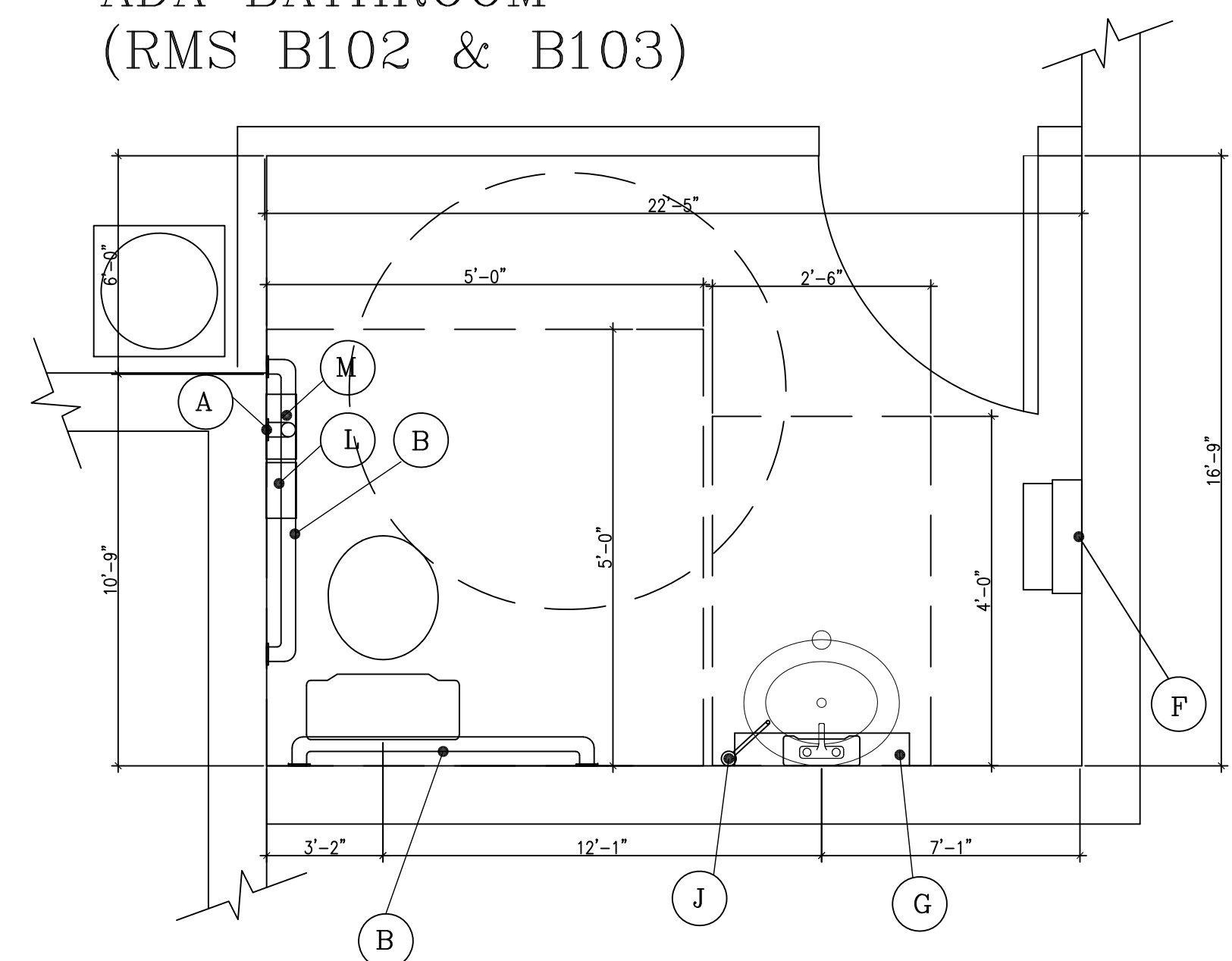
PLUMBING ISOMETRIC – POTABLE AND SANITARY PIPING
 N.T.S.





TYPICAL MOUNTING HEIGHTS
SCALE: 1/4"=1'-0"

ADA BATHROOM
(RMS B102 & B103)



1 ADA ACCESSIBLE BATHROOM ACCESSORY PLANS
SCALE: 1/2" = 1'-0"

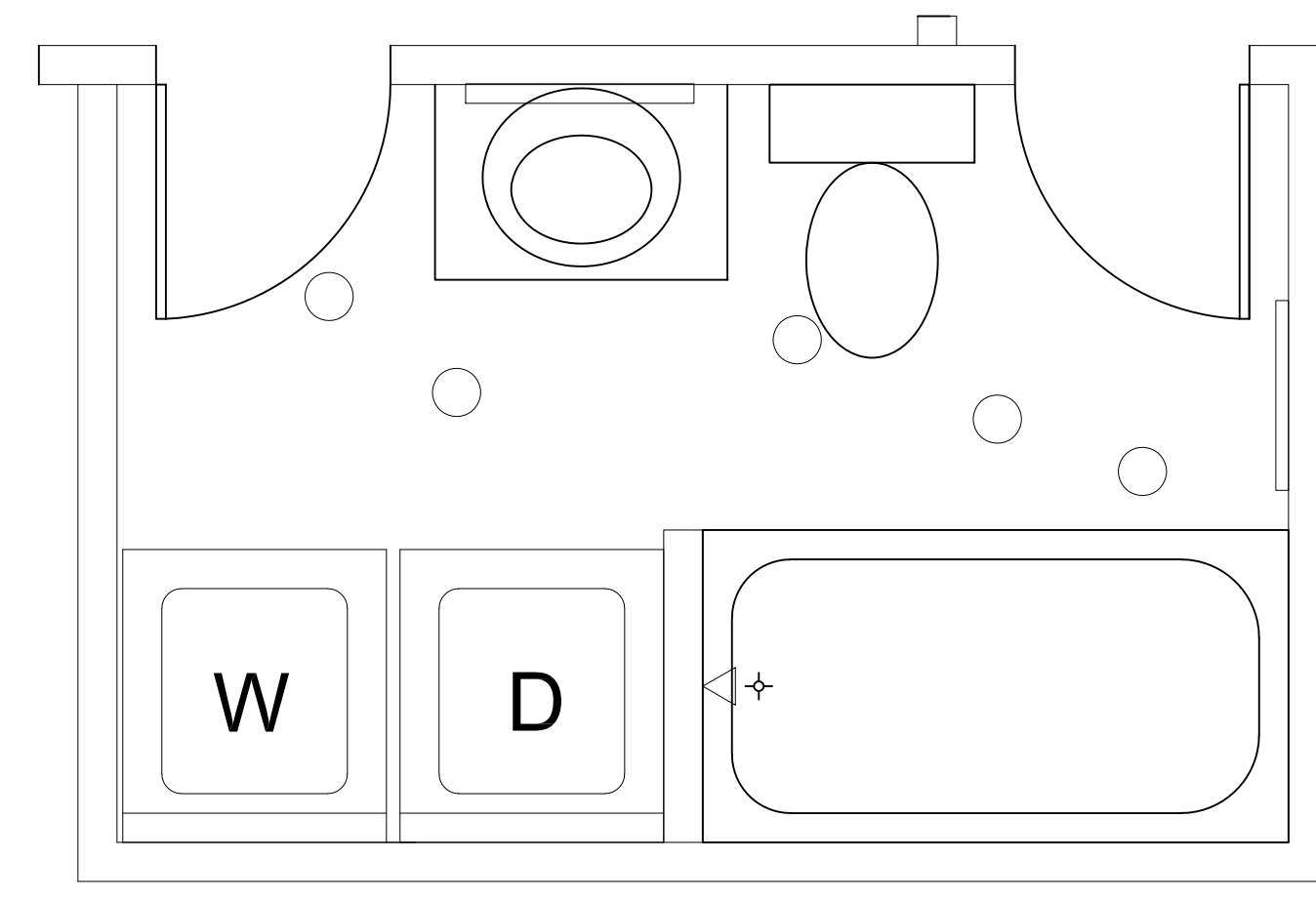
ADA BATHROOM ACCESSORIES

- B. B-5806 x 42 HORIZONTAL GRAB BAR
- C. B-4998 WALL MOUNTED SWING BAR
- D. B-3574 CLASSIC SERIES SEAT-COVER DISPENSER SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER
- E. B-2210 SURFACE MOUNTED DIAPER CHANGING
- F. B-3944 RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
- G. B-293 SERIES TILT MIRROR #2436
- H. B-165 FRAMED MIRROR # 2436
- I. B-357 CLASSIC SERIS SEAT-COVER DISPENSER SANITARY NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER (UP)
- J. B-822 LOTION SOAP DISPENSER 34 FL. OZ.
- K. B-5806 x 36 HORIZONTAL GRAB BAR
- L. B-2888 SURFACE-MOUNTED TOILET TISSUE DISPENSER
- M. B-221 SURFACE-MOUNTED TOILET-SEAT-CONVER DISPENSER

NOTES:

WASHROOM ACCESSORIES AND TOILET PARTITIONS HAVE BEEN SPECIFIED USING BOBRICK EQUIPMENT IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).

RESIDENTIAL BATHROOM
(RMS C100,C101,C103, C104 & C105)



RESIDENTIAL BATHROOM ACCESSORIES

1. 29" WIDE VANITY BASE CABINET
2. 1.6 LITER PER FLUSH WATER CLOSET
3. 1 - MIRROR AND MEDICINE CABINET COMBINATION
4. 1 - TOILET PAPER HOLDER
5. 1- STANDARD 30" TOWEL BAR

2 RESIDENTIAL BATHROOM ACCESSORY PLAN
SCALE: N.T.S.

GENERAL PLUMBING NOTES

PROVIDE MATERIAL, LABOR, EQUIPMENT, AND ALL SERVICES NECESSARY TO FINISH AND INSTALL ALL WORK AS SHOWN ON THE DRAWINGS, AS SPECIFIED AND AS REQUIRED BY JOB CONDITIONS.

ALL PLUMBING INSTALLATIONS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES.

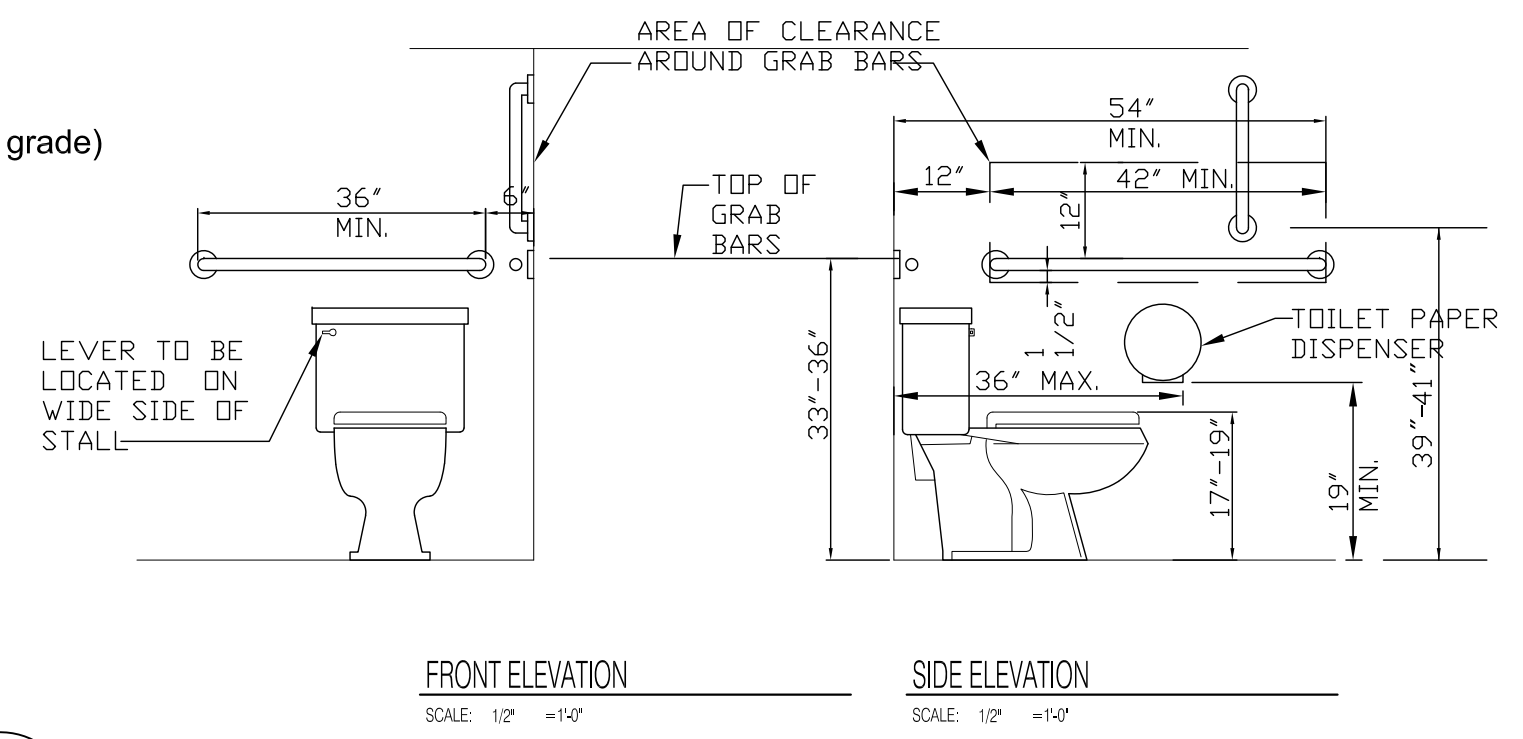
THESE DRAWINGS ARE INTENDED TO SHOW ONLY THE GENERAL DESIGN AND ARRANGEMENT OF THE INSTALLATIONS AND THE DETAILS ARE ONLY DIAGRAMMATIC AND SHALL NOT BE SCALED.

PIPING SHALL BE:

- DOMESTIC COLD WATER: Copper, Type-L (Min.)
- DOMESTIC HOT WATER: Copper, Type-L (Min.)
- SANITARY DRAINAGE: Cast Iron (below grade), PVC or ABS (above grade)
- PLUMBING VENT PIPING: SCH 40 PVC
- HOT AIR VENTING: Aluminum or Stainless Steel

DRAINAGE AND VENT PIPE SLOPE TO BE 1/4"/FT.

INSULATE ALL SUPPLY WATER PIPING.



1 ADA BAR ARRANGEMENT
SCALE: 1/2" = 1'-0"

PLUMBING FIXTURE CONNECTION SCHEDULE

FIXTURE TYPE	HOT WATER	COLD WATER	TEMPERED WATER	WASTE OR SAN	VENT	NOTES
LAV - LAVATORY(PROVIDE LAV GUARD	1/2"	1/2"	YES	1 1/4"	1 1/2"	
WC - WATER CLOSET (TANK TYPE)	--	1/2"	--	3"	2"	1
SK - KITCHEN SINK	1/2"	1/2"	--	1 1/2"	2"	
BT - BATH TUB w/ SHOWER HEAD	1/2"	1/2"	--	1 1/2"	2"	2
DW - DISHWASHER	1/2"	1/2"	--	1 1/2"	2"	
W/D - WASHER/ DRYER COMBINATION	1/2"	1/2"	--	2"	2"	

- NOTES:
1. SEE P-4 FOR PLUMBING FIXTURE MOUNTING HEIGHTS.
 2. CONTRACTOR TO COORDINATE MOUNTING WITH CABINET DETAILS.
 3. PROVIDE SYMMONS 5-210-OK MIXING VALVE. SET TEMP TO 105 DEGS.

PERMIT SET

CLIENT

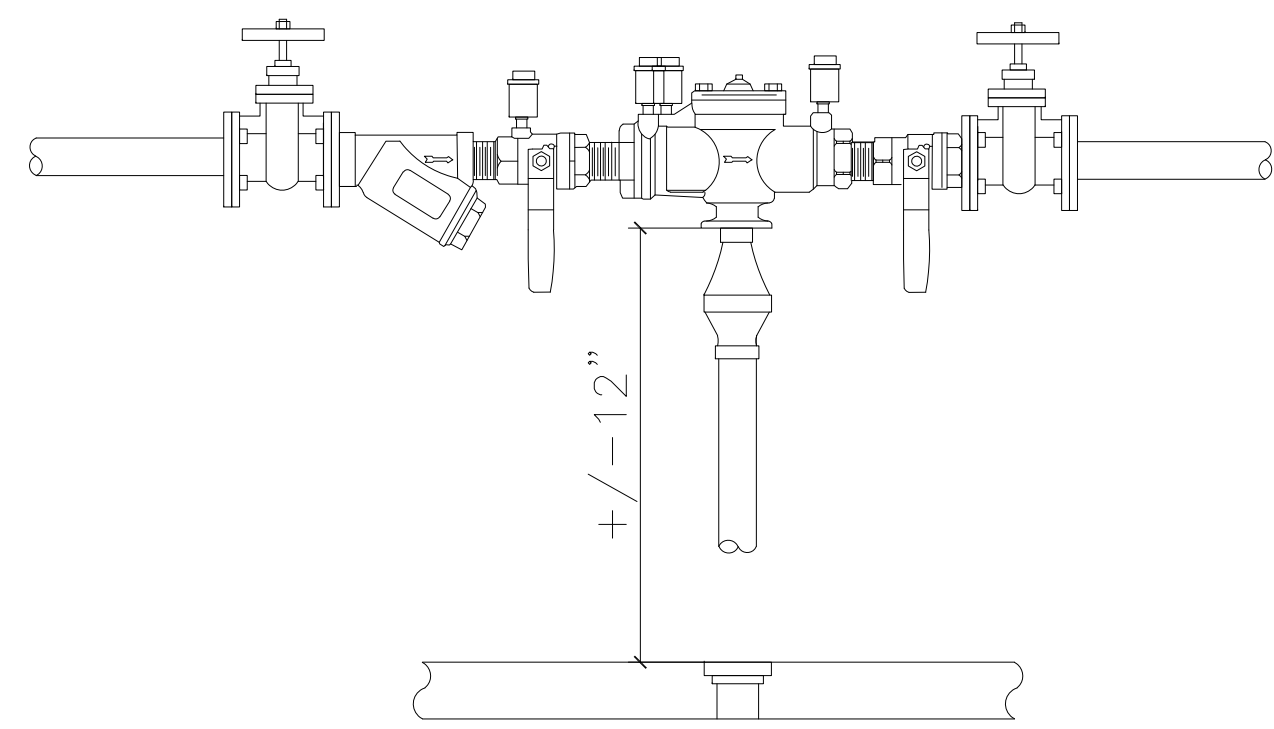
A Beautiful Company
159 Boston Post Road.
East Lyme, CT 06333

REVISIONS

Response to Durham plumbing inspector comment dtd 2/2/18

PROJECT

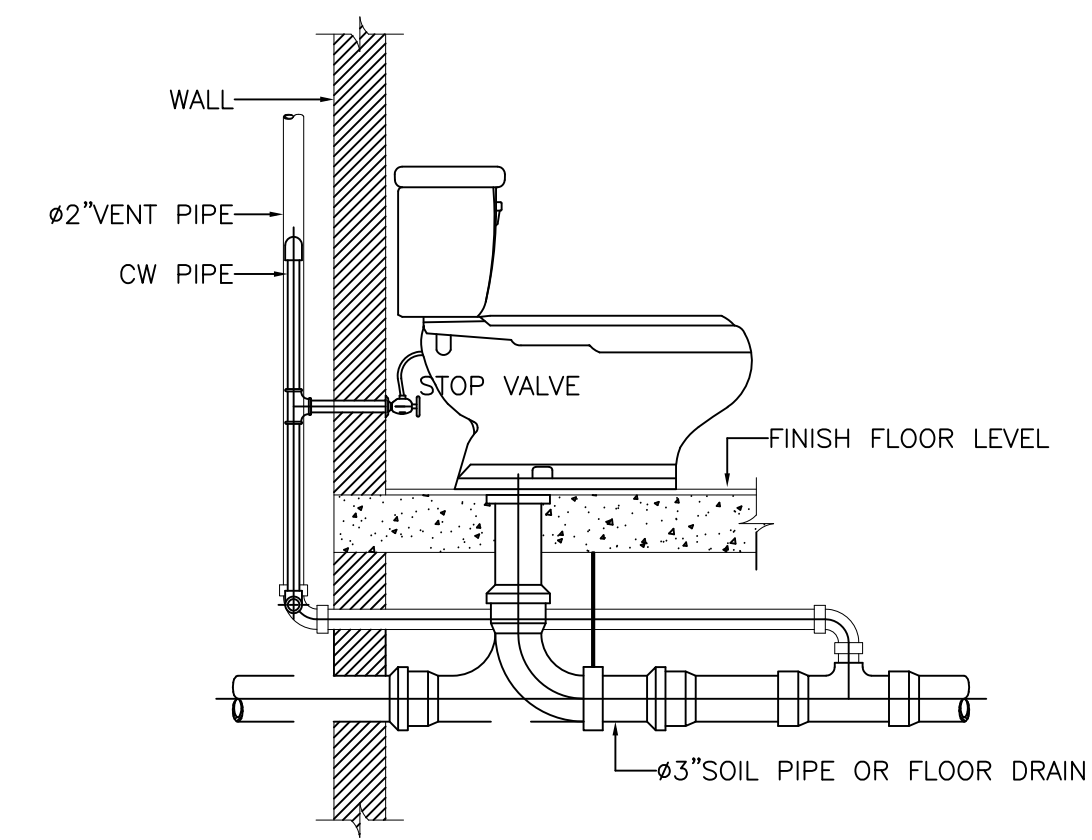
MIXED USE BUILDING
BATHROOMS AND PLUMBING FIXTURES



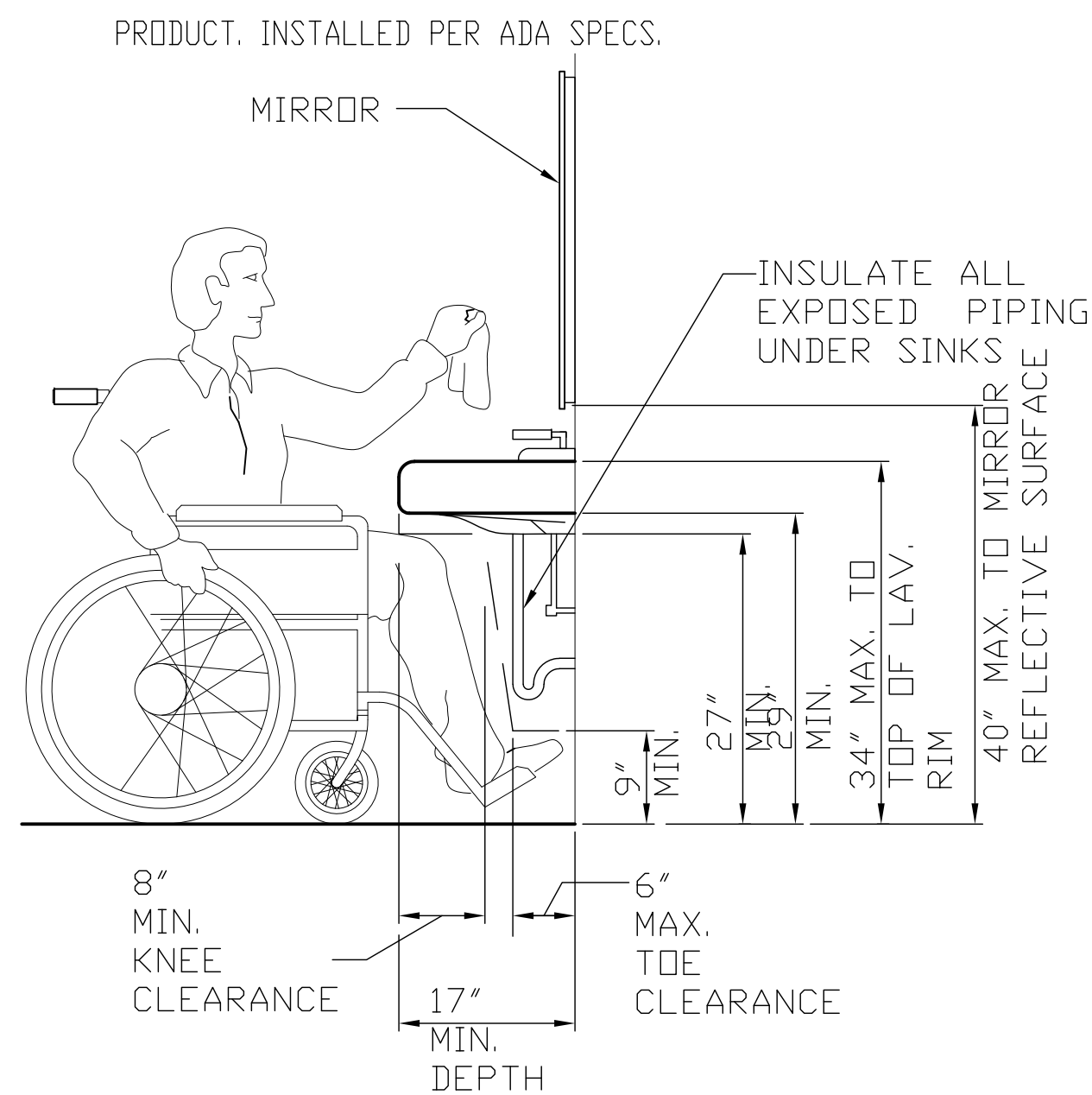
B BACK FLOW PREVENTOR ASSEMBLY
NO SCALE

NOTE:

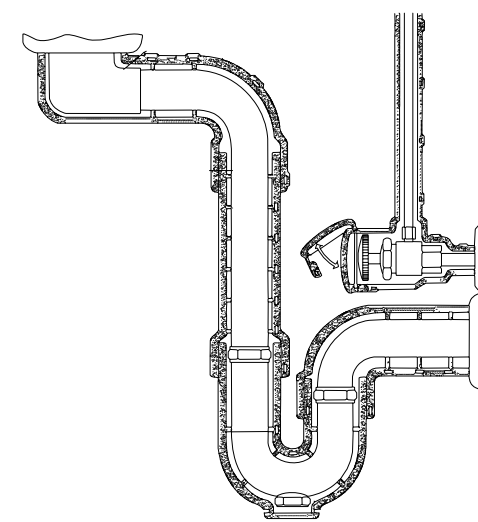
1. INSTALL BACKFLOW SO THAT ALL TEST COCKS ARE EASILY ACCESSIBLE. INSTALL A DRAIN LINE WITH AIR GAP TO DRAIN AS SHOWN. PROVIDE MINIMUM 1' CLEARANCE FROM WALLS.
2. CONTRACTOR TO ACQUIRE PERMIT AND INSPECTION FROM EAST LYME CROSS CONNECT OFFICE.



C WATER CLOSET WITH FLUSH TANK (WC)
NO SCALE



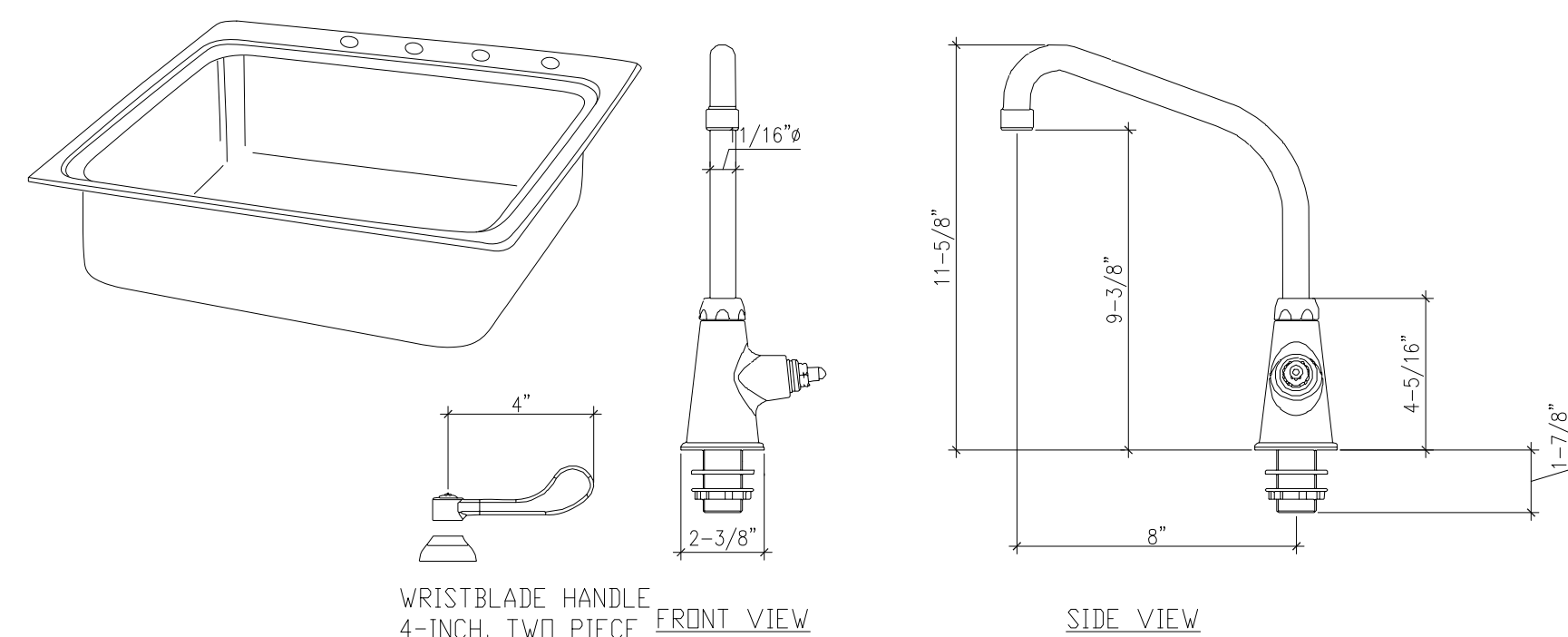
LAVATORY CLEARANCES
SCALE: 1/2" = 1'-0"



UNDER LAVATORY PIPING INSULATION (LAV)

ADA-COMFORMING, WHEELCHAIR ACCESSIBLE LAVATORY P-TRAP AND ANGLE VALVE ASSEMBLIES SHALL BE COVERED WITH MOLDED, ANTI MICROBIAL UNDER SINK GRAY PROTECTIVE PIPE COVER AND SHALL BE SECURED WITH FLUSH REUSABLE FASTENERS. ANGLE STOPS SHALL HAVE LID LOCKING ACCESS COVERS. THE MATERIAL SHALL MEET THE FOLLOWING: MATERIAL - MOLDED CLOSED CELL VINYL, NOMINAL WALL - 1/8 INCH, DUREMETER - 60-70 SHORE A, FLAME CHARACTERISTICS - ASTM D-635 (ATB), 0 SEC. (AEB), 0 MM, THERMAL CONDUCTIVITY - K VALVE OF 1.17 PLUS DEAD AIR SPACE, AND BACTERIA RESISTANCE - ANTI MICROBIAL VINYL FORMULA.

E LAVATORIES (LAV) WALL HANGERS & PIPING INSULATION
NO SCALE



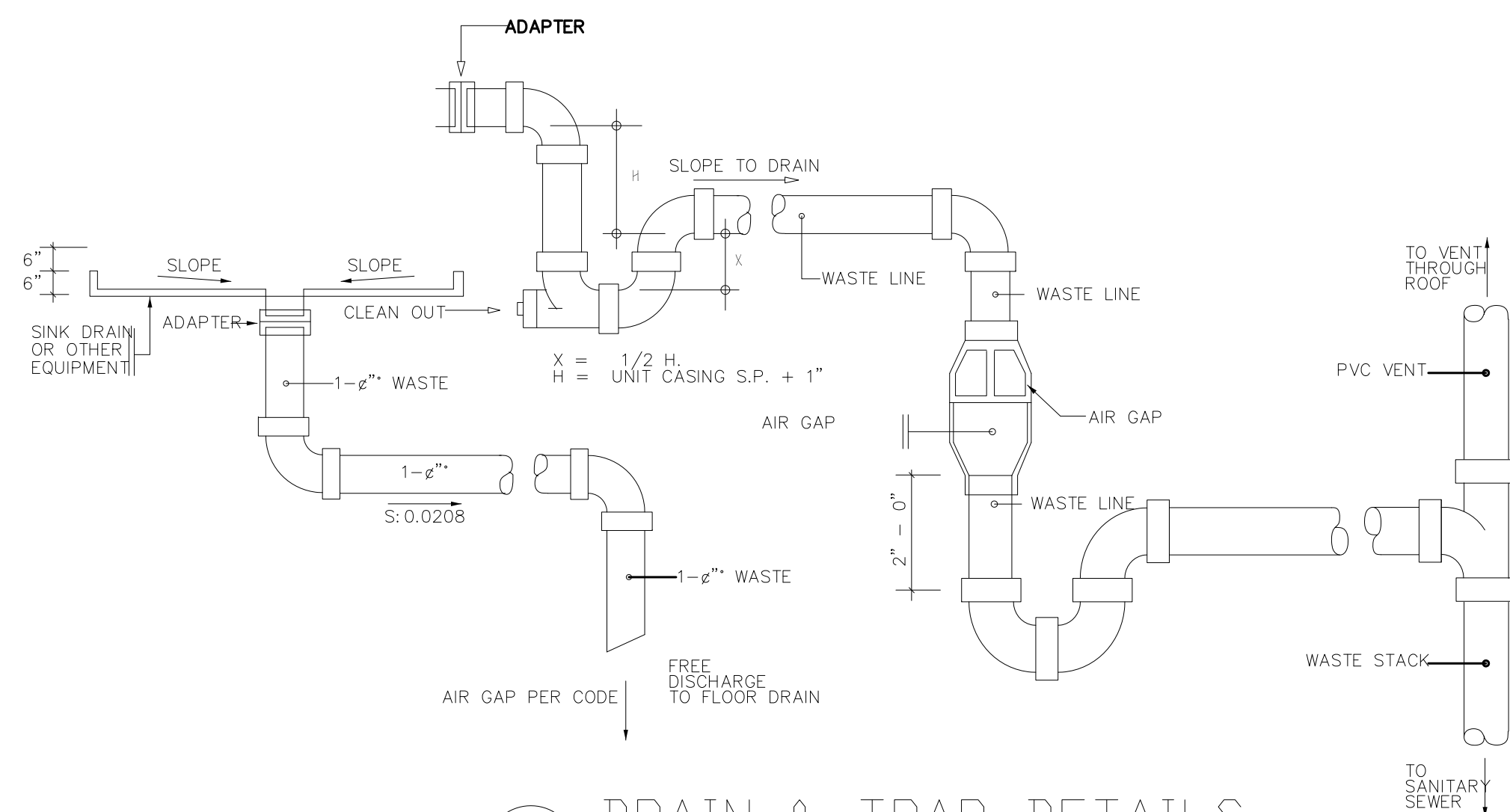
SINK (SK):

ASME A112.19.3M, 18 GAGE STAINLESS STEEL WITH INTEGRAL MOUNTING RIM FOR FLUSH INSTALLATION, MINIMUM DIMENSIONS OF 25 INCHES WIDE BY 22 INCHES FRONT TO REAR, 8-1/8 INCHES DEEP, SINGLE COMPARTMENT, WITH UNDERSIDES FULLY SOUND DEADENED, WITH SINGLE FAUCET HOLE SUPPLY OPENING FOR USE WITH TOP MOUNTED WASHERLESS SINK FAUCET, AND WITH 3/5 INCH DRAIN OUTLET. PROVIDE AERATOR WITH FAUCET. WATER FLOW RATE SHALL NOT EXCEED 2.2 GPM WHEN MEASURED AT A FLOWING WATER PRESSURE OF 60 PSI. PROVIDE STAINLESS STEEL DRAIN OUTLETS AND STAINLESS STEEL CUP STRAINERS. PROVIDE SEPARATE 1.5 INCH P-TRAP AND DRAIN PIPING TO VERTICAL VENT PIPING FROM EACH COMPARTMENT.

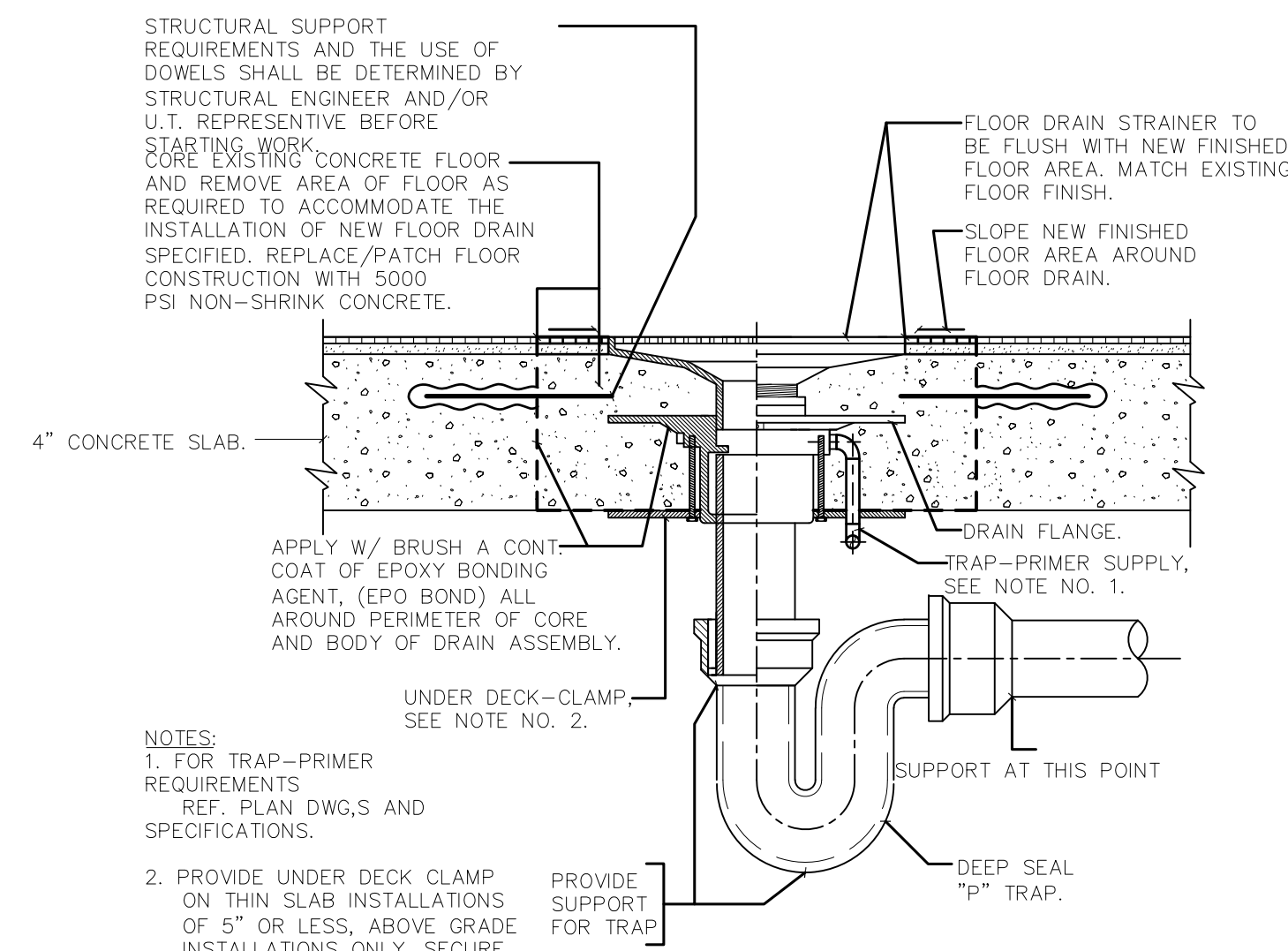
FAUCET:

ASME A112.18.1, CHROME PLATED, SOLID BRASS, DUAL CONTROL FAUCET, WITH QUARTER TURN CERAMIC DISC VALVE CARTRIDGE, INTEGRAL HOT LIMIT SAFETY STOP, CAST BRASS WATERWAY WITH 1/2" MALE INLET SHANKS, CAST BRASS 9-1/4" SWIVEL SPOUT, METAL ESCUTCHEON PLATE (ESCUTCHEON SIZE 10" L X 2-5/16" W), METAL HANDLE AND 2.2 GPM MAXIMUM FLOW RATE.

6 KITCHENETTE SINK (SK) & FAUCET
NO SCALE



7 DRAIN & TRAP DETAILS
NOT TO SCALE
H SHALL BE EQUAL OR GREATER TO THE UNITS TOTAL STATIC PRESSURE



STRUCTURAL SUPPORT REQUIREMENTS AND THE USE OF DOWELS SHALL BE DETERMINED BY STRUCTURAL ENGINEER AND/OR U.T. REPRESENTATIVE BEFORE STARTING WORK. COAT OF EPOXY BONDING AGENT (EPO BOND) ALL AROUND PERIMETER OF CORE AND BODY OF DRAIN ASSEMBLY.

- NOTES:**
1. FOR TRAP-PRIMER REQUIREMENTS REF. PLAN DWGS AND SPECIFICATIONS.
 2. PROVIDE UNDER DECK CLAMP ON THIN SLAB INSTALLATIONS OF 5" OR LESS, ABOVE GRADE INSTALLATIONS ONLY. SECURE CLAMP TO DRAIN, REF. SPECIFICATIONS.

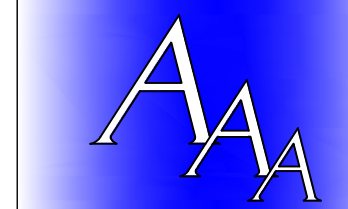
8 FLOOR DRAIN DETAIL
SCALE: NONE

CLIENT
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REVISIONS

PROJECT
MIXED USE BUILDING
PLUMBING DETAILS

P-5.0



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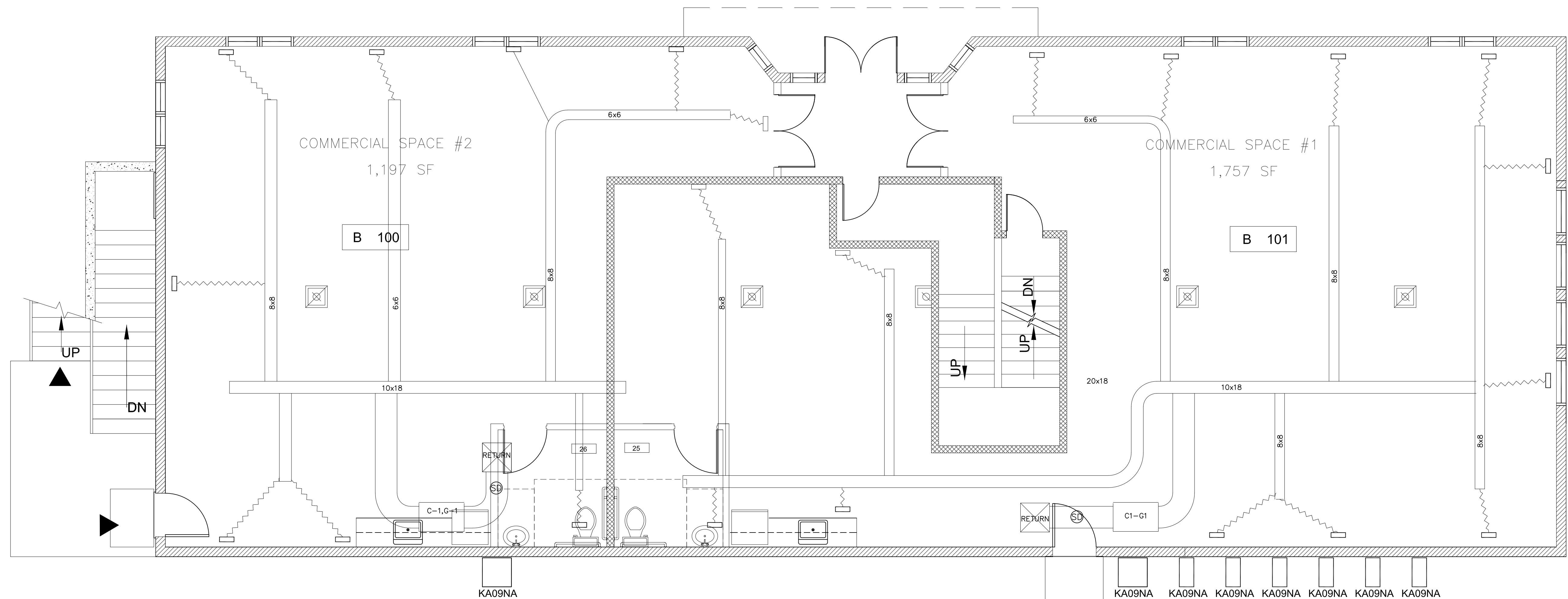
SCALE AS SHOWN 01/27/2021

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East Lyme, CT 06333

REVISIONS

PROJECT
MIXED USE BUILDING
COMMERCIAL HVAC PLAN

H-1.0



B 1ST FLOOR – COMMERCIAL SPACE
USE BAR SCALE

PERMIT SET

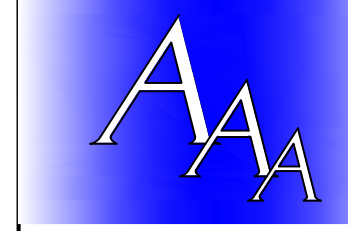


1 HVAC PLAN
SCALE: 1/4" = 1'-0"

- HVAC NOTES
- PROVIDE NEW DUCTWORK, DIFFUSERS AND GRILLES WHERE SHOWN, SEE SPECIFICATIONS, COORDINATE NEW DIFFUSER LOCATIONS WITH ARCHITECT'S REFLECTED CEILING PLAN.
 - COORDINATE NEW DUCTWORK WITH STRUCTURAL STEEL, PLUMBING PIPING, LIGHTS, ETC. OFFSET NEW DUCTWORK AS REQUIRED. CONTRACTOR SHALL FIELD VERIFY AVAILABLE CEILING CLEARANCE PRIOR TO BID.
 - DUCT SIZING SHOWN INDICATES CLEAR INSIDE DIMENSIONS OF DUCT AND INSULATION.
 - THIS PLAN IS GENERALLY SCHEMATIC IN NATURE. EVERY ELBOW, FITTING, ETC. IS NOT SHOWN. PROVIDE SUCH COMPONENTS AS REQUIRED FOR COMPLETE INSTALLATION, PROPERLY COORDINATED WITH ALL TRADES.
 - PROVIDE VOLUME DAMPERS IN ALL SUPPLY, RETURN, OUTSIDE AIR AND EXHAUST BRANCH DUCTS AS REQUIRED TO PROPERLY BALANCE THE ENTIRE AIR SYSTEM.
 - BRANCH DUCT AND FLEXIBLE DUCT RUNOUTS TO SUPPLY DIFFUSERS ARE SAME SIZE AS DIFFUSER INLET UNLESS INDICATED OTHERWISE.
 - INSTALL ACCESS DOORS AT ALL COILS, DAMPERS AND CONTROL DEVICES.
 - ALL MATERIALS, METHODS AND EQUIPMENT INSTALLED UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 - PROVIDE SEISMIC RESTRAINTS ON ALL EQUIPMENT AND PIPING IN COMPLIANCE WITH PROJECT SPECIFICATIONS AND APPLICABLE CODES.
 - ALL MAIN DUCTWORK (SUPPLY, RETURN, EXHAUST, OUTSIDE AIR) SHALL BE GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS. RUNOUTS FROM MAIN BRANCHES MAY BE FLEXIBLE DUCT CONFORMING TO THE REQUIREMENTS OF UL-181 FOR CLASS 1 FLEXIBLE AIR DUCTS. MAX LENGTH OF FLEX PER RUNOUT TO BE 6FT UOS.
 - ALL SUPPLY AND RETURN DUCTWORK AND PLENUMS SHALL BE INSULATED. INSULATION OF DUCTWORK IN UNCONDITIONED SPACE SHALL BE MIN. R-5 PER 2012 IMECC. INSULATION OF OUTSIDE BUILDING THERMAL ENVELOPE (I.E. ROOF ATTIC, CRAWLSPACES) SHALL BE MIN. R-8 PER NCECC.
 - CONCEALED SHEET METAL SUPPLY & RETURN DUCT MAY BE EXTERNALLY INSULATED WITH MINERAL FIBER BOARD OR BLANKET OR MAY BE INTERNALLY INSULATED WITH ACOUSTICAL DUCT LINER. EXPOSED SPIRAL DUCTWORK DOES NOT REQUIRE INSULATION UOS WHEN INSTALLED IN CONDITIONED SPACES.
 - OUTSIDE AIR DUCTWORK SHALL BE WRAPPED WITH 1" FIBERGLASS DUCT WRAP WITH VAPOR BARRIER. EXPOSED OUTSIDE AIR DUCTWORK IN CONDITIONED SPACES SHALL BE DOUBLE WALL INSULATED SPIRAL.
 - CONDENSATE DRAIN PIPING AND FITTINGS SHALL BE SCHEDULE 40 PVC. DRAINS FROM AIR HANDLING UNITS SHALL BE TRAPPED (2" MINIMUM). TRAPS ON INTERIOR OF BUILDING TO BE INSULATED.
 - ALL REFRIGERANT LINE MATERIAL AS PER MFG'S REQUIREMENT. SIZE PER MFG'S INSTRUCTIONS. SUCTION LINE TO BE INSULATED W/ MIN. 1-1/2" ARMAFLEX W/ TAPED OF SEALED SEAMS.
 - ALL FIRE AND SMOKE DAMPER DAMPERS TO BE U.L. LISTED AND APPROVED FOR CORRECT PRESSURE CLASS, APPLICATION (STATIC, DYNAMIC), ORIENTATION (HORIZONTAL, VERTICAL), AND INSTALLATION (WALL, FLOOR, CEILING U.L. ASSEMBLY) TO INCLUDE 165 DEG FUSIBLE LINKS UNLESS OTHERWISE NOTED.
 - ALL FIRE SEALANTS TO BE U.L. LISTED AND APPROVED FOR USE W/ APPROPRIATE U.L. PENETRATION DETAIL.
 - ALL PROGRAMMABLE THERMOSTATS TO INCLUDE BATTERY BACK-UP AND HAVE CAPABILITY TO SETBACK TO 55 DEG F (HEATING) & 85 DEG F (COOLING). AUTO-CHANGE OVER THERMOSTATS TO HAVE A MIN. 5 DEG F DEADBAND.
 - ELECTRICAL CONTRACTOR TO CONNECT ALL HARDWARE EQUIPMENT INCLUDING MECHANICAL EQUIPMENT.

MECHANICAL LEGEND
AIR SYSTEMS

SYMBOL	DESCRIPTION
	SUPPLY DUCT UP
	SUPPLY DUCT DOWN
	RETURN OR EXHAUST DUCT UP
	RETURN OR EXHAUST DUCT DN.
	RECTANGULAR DUCT
	ROUND METAL DUCT
	FLEX/RIGID ROUND DUCT
	VOLUME DAMPER
	SUPPLY TAP WITH VOLUME DAMPER
	SUPPLY TAP
	SUPPLY DIFFUSER/GRILLE OR RISER
	EXHAUST REGISTER/GRILLE OR RISER
	SIDEWALL DIFFUSER/GRILLE
	CEILING EXHAUST FAN
	T-STAT
	DUCT SMOKE DETECTOR
	SUPPLY AIR FLOW
	RETURN/EXHAUST AIR FLOW
	LOUVER DOOR (SIZE AS NOTED)
	UNDER CUT DOOR 3/4"
	U.L. FIRE DAMPER W/ ACCESS DOOR
	FIRE DAMPER (PLAN VIEW)



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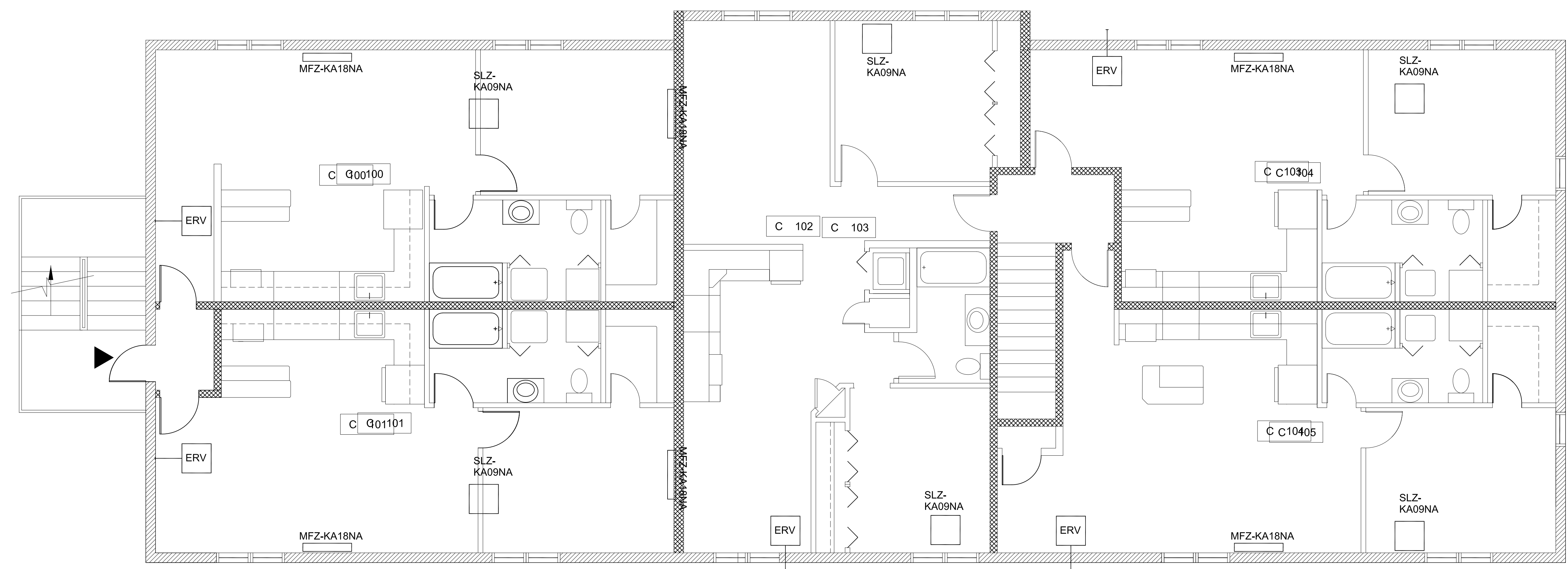
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 A Beautiful Company
 159 Boston Post Road,
 East Lyme, CT 06333

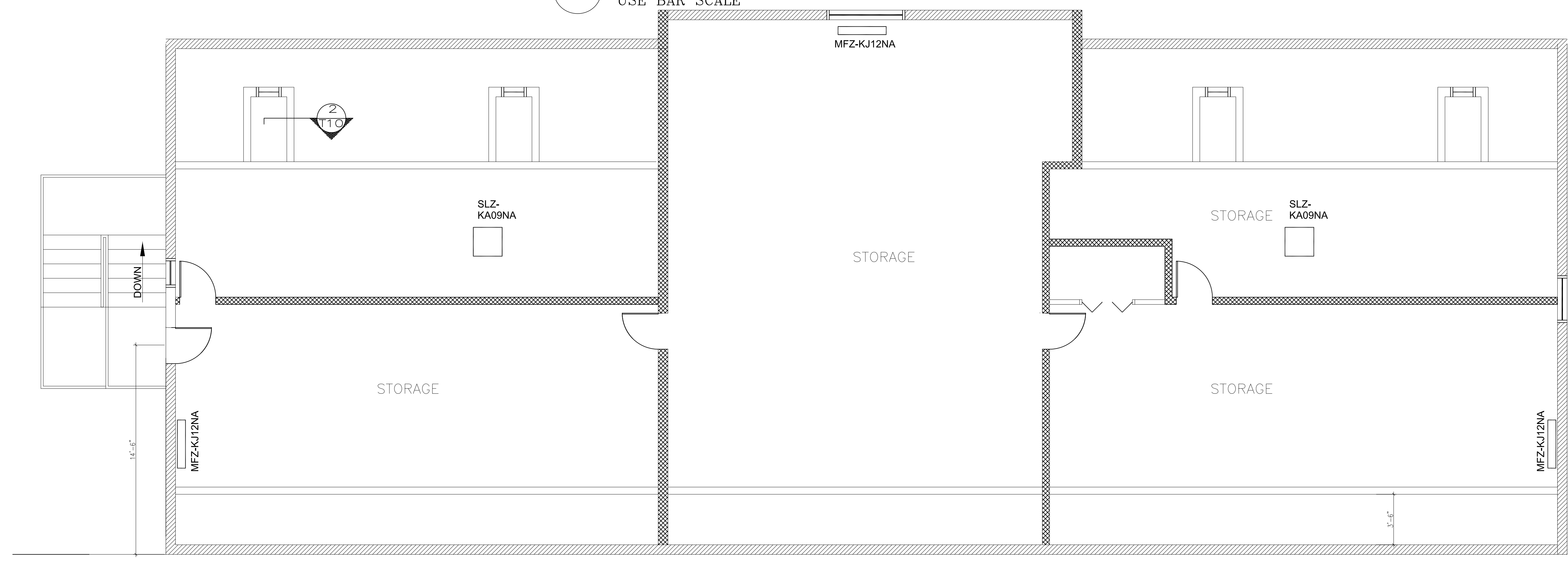
REVISIONS

PROJECT
 MIXED USE BUILDING
 APARTMENT FLOOR HVAC PLAN
 ATTIC FLOOR HVAC PLAN

H-2.0

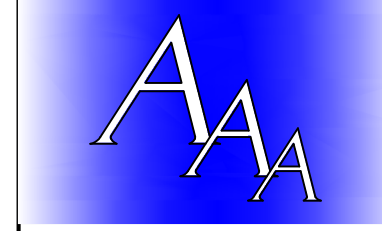


B 2ND FLOOR - APARTMENT SPACE
 USE BAR SCALE



B ATTIC - STORAGE
 USE BAR SCALE





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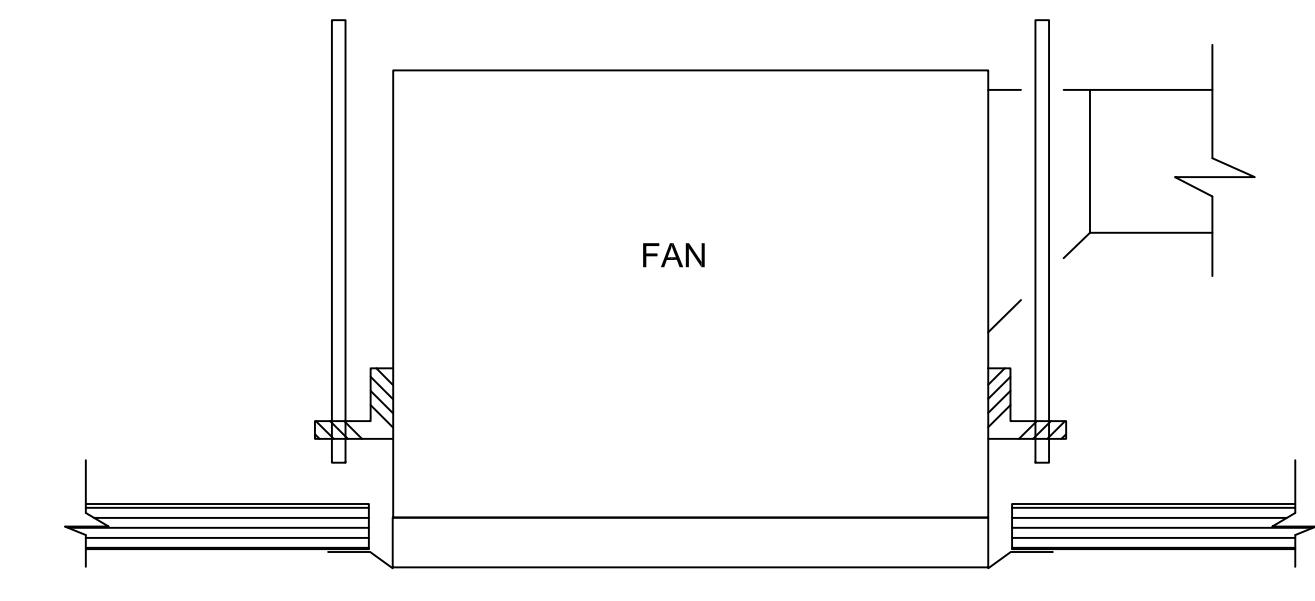
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GAS/ELEC SPLIT SYSTEM CONDENSER/COIL/FURNACE UNIT SCHEDULE

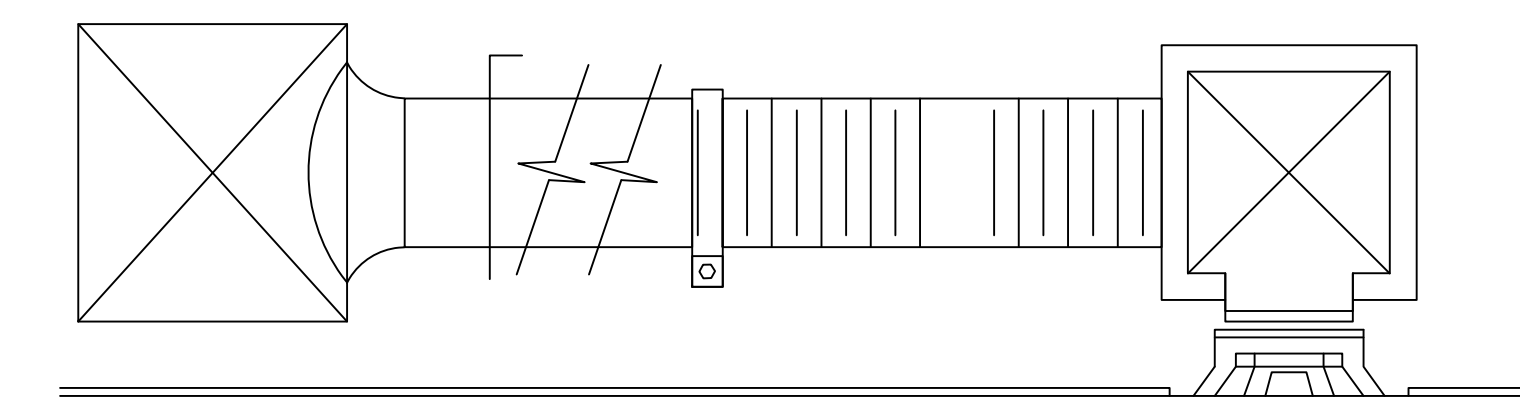
UNIT NO.	AREA SERVED	MANUF MODEL	COOLING		HEAT AUX		ELECTRICAL DATA	
			RATED CAPACITY	CAPACITY RANGE	RATED CAPACITY	CAPACITY RANGE	VOLTAGE (V/PH)	MCA (A)
CONDENSOR								
AH-1	B100	GOODMAN GSX16 0301F	29,000				208/230V 1 PH/60 HZ	25 AMP
AH-2	B101	GOODMAN GSX16 0371A	36,000				230V/1PH/ 60 HZ	35 AMP
EVAPORATOR COIL								
C-1	B100, B101	GOODMAN CAUF3636CG	36,000				230V/1PH/ 60 HZ	40 AMP
GAS FURNACE								
G-1	B100, B101	GOODMAN GMES960403AN			40,000		115VAC 60 HZ/ 1PH	15 AMP

NOTES:

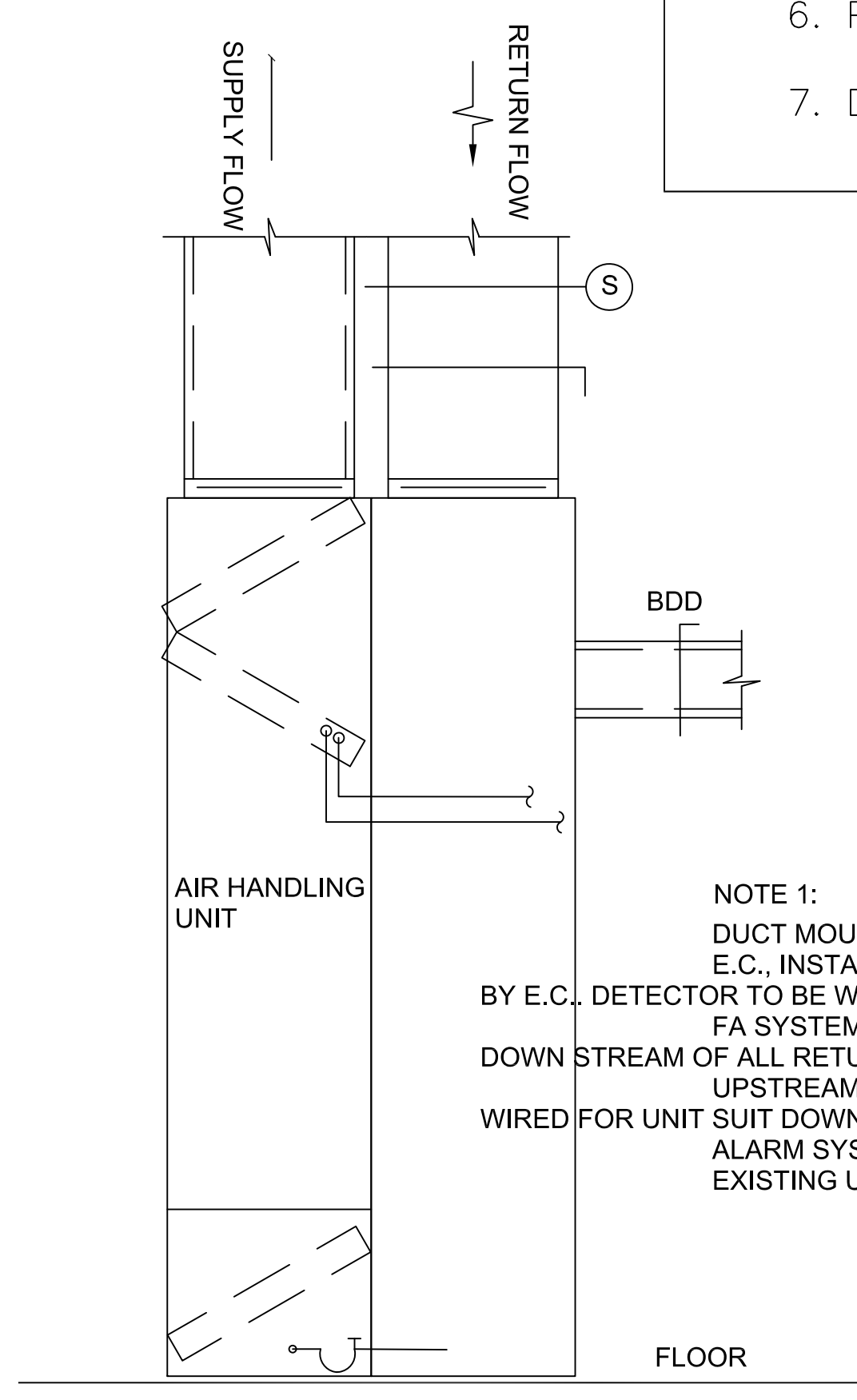
1. AC AND HVAC UNITS ARE CURRENTLY OPERATING IN FIELD. MC IS TO VERIFY PROPER OPERATION OF UNITS AND REDUCT AS SHOWN ON PLANS.
2. COOLING CAPACITY ARE RATED IN ACCORDANCE WITH ARI STANDARD 210/240 AT 92 deg F AMBIENT OUTDOOR AIR TEMP, 75 deg F DRY BULB AND 62 deg F WET BULB.
3. KEEP OUTSIDE UNIT WITHIN MANUFACTURER DISTANCE RECOMMENDATIONS AND SIZE REFRIGERATE LINES ACCORDINGLY.
4. PROVIDE SINGLE POINT DISCONNECT WITHIN 5 FT OF CONDENSOR UNIT.
5. PROVIDE 3 NEW SETS OF FILTERS FOR EACH UNIT. ONE FOR NEW INSTALLATION, ONE PRIOR TO AIR BALANCING AND ONE AT TURNOVER.
6. PROVIDE HONEYWELL TH8321 THERMOSTATS W/ MANUAL OVERRIDE OR EQUAL.
7. DIVERT CONDENSATE TO EXTERIOR AWAY FROM FOOT TRAFFIC.



EXHAUST FAN DETAIL
USE BAR SCALE

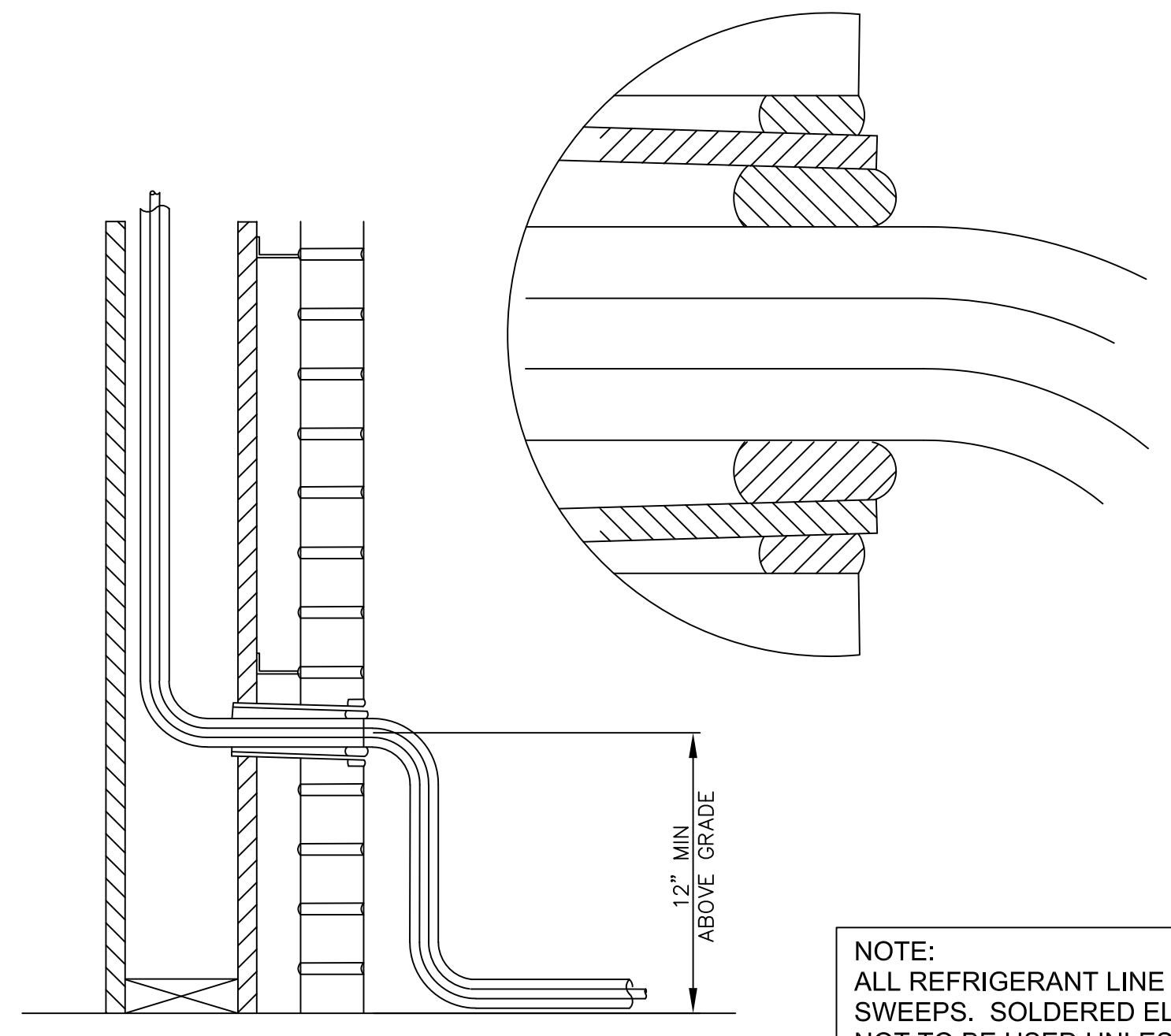


SUPPLY AIR DIFFUSER DETAIL
USE BAR SCALE



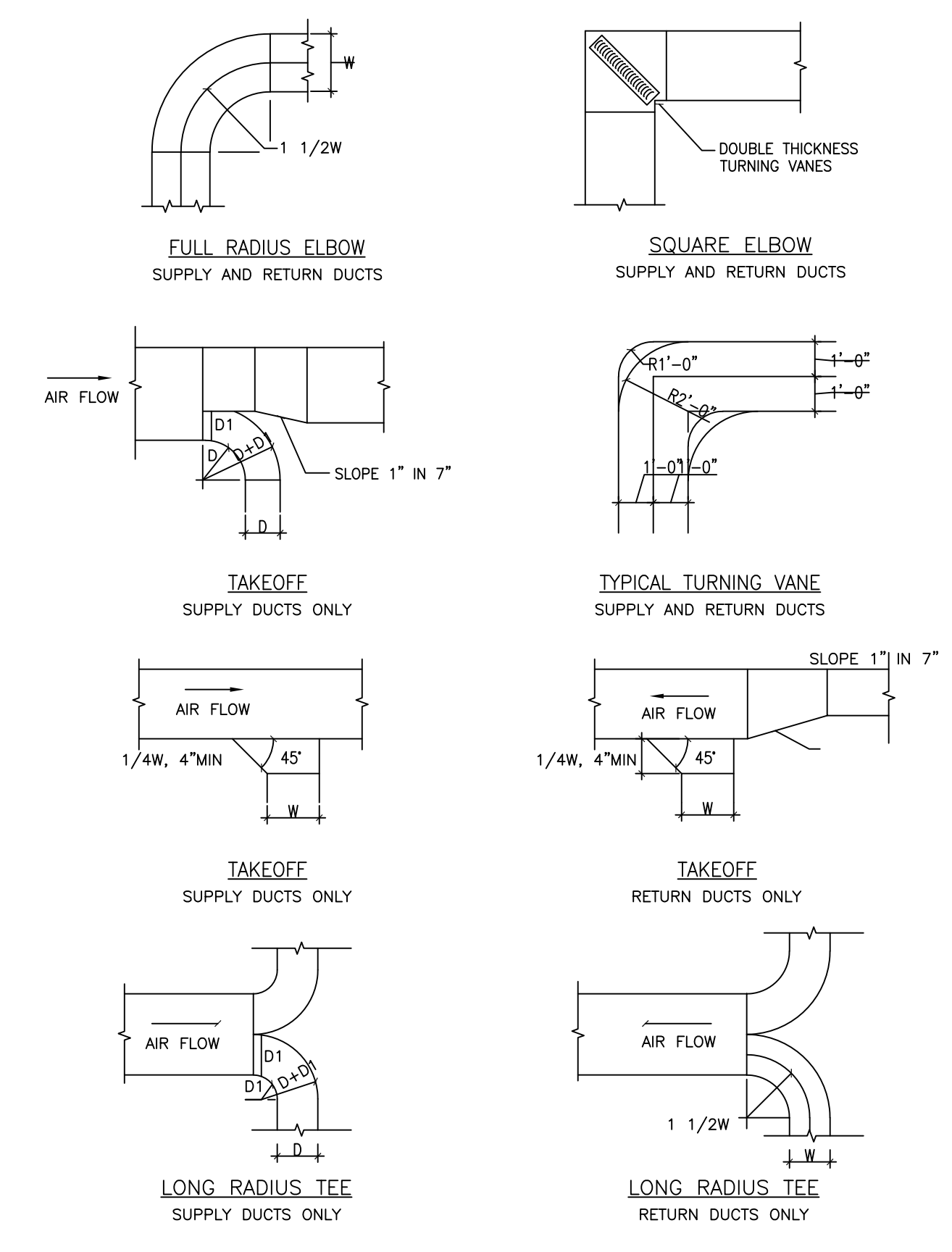
NOTE 1:
DUCT MOUNTED SMOKE PROVIDED BY E.C., INSTALLED IN DUCT BY M.C., WIRED BY E.C. DETECTOR TO BE WIRED TO BLDG FA SYSTEM BY E.C.. DETECTOR TO BE DOWN STREAM OF ALL RETURN TAPS AND UPSTREAM OF OA CONNECTION AND WIRED FOR UNIT SUIT DOWN & BLDG FIRE ALARM SYSTEM. VERIFY FOR NEW AND EXISTING UNITS.

AIR HANDLING UNIT DETAIL
USE BAR SCALE



NOTE:
ALL REFRIGERANT LINE BEND TO BE BENT SWEEPS. SOLDERED ELBOE FITTINGS ARE NOT TO BE USED UNLESS ABSOLUTELY NECESSARY.

HVAC LINE SET PENETRATION DETAIL FOR MASONRY
USE BAR SCALE



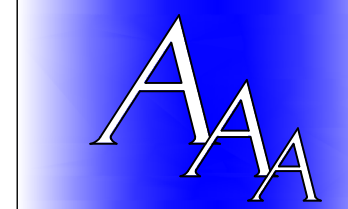
2 TYPICAL DUCT DETAILS
H-2.0 SCALE: NOT TO SCALE

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REVISIONS

PROJECT
MIXED USE BUILDING
HVAC DETAILS

H-3.0



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REVISIONS

PROJECT
MIXED USE BUILDING
HVAC SCHEDULES

H-4.0

DIFFUSER SCHEDULE

SYMBOL	CFM	NECK SIZE	FRAME TYPE	PATTERN	DAMPER	MATERIAL	SERVICE	FINISH	MANUF MODEL	NOTES
A	AS NOTED ON PLAN	AS NOTED ON PLAN	SURFACE CEILING	LOUVERED DBL. DEFL.	YES	EXTRUDED ALUMINUM	SUPPLY	WHITE	PRICE PDS 12 x 12	1, 2, 3, 4
B	AS NOTED ON PLAN	AS NOTED ON PLAN	SIDE WALL CEILING	SLOTTED	NO	COATED STEEL	SUPPLY	WHITE	PRICE ASP DRYWALL PLENUM	" " " "
C	AS NOTED ON PLAN	AS NOTED ON PLAN	SURFACE CEILING	PERFORATED	NO	EXTRUDED ALUMINUM	RETURN	WHITE	PRICE SERIES 10	" " " "

NOTES:
GENERAL – MC RESPONSIBLE FOR VERIFYING QTY., COLOR AND FRAME TYPE OF DIFFUSERS AND GRILLES PRIOR TO ORDERING PROVIDE SQR TO RND TRANSITIONS & PLENUMS AS NECESSARY.

1. DIFFUSER DESIGNATIONS ON PLANS ARE AS FOLLOWS:

2. FINISH TO MATCH CEILING, WALL, SOFFIT, ETC.
3. PROVIDE FACTORY INSULATION BACKING ON GRILLES EXPOSED TO NON-CONDITIONED AREAS.

EXHAUST FAN SCHEDULE

UNIT NO.	SERVICE	AREA SERVED	CFM	S.P.	RPM	TYPE & ARRANGEMT	MIN. MOTOR HP & VOLTAGE	MANUFACTURER AND MODEL #	DRIVE	CONTROL SCHEME	NOTES
EF1,2,3,4	EXHAUST	BATHROOM	75	0.35"	MFG	CEILING CENTRIFUGAL	49 WATTS 120V/1PH	GREEN NECK SPA-110	DIRECT	A	1, 2, 3, 4

NOTES:
1. SCREEN
2. BACKDRAFT DAMPER INCLUDED
3. COLOR – WHITE
4. INTEGRAL DISCONNECT SWITCH

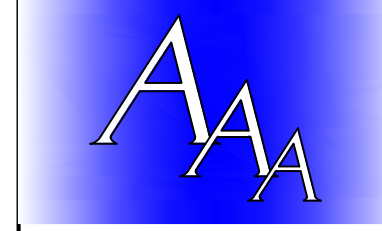
CONTROL OPTIONS:
A. CONTROL WITH LIGHT SWITCH (MOTION – TIMER).

PERMIT SET

SPLIT SYSTEM AIR HANDLER/AC UNIT SCHEDULE

UNIT NO.	AREA SERVED	MANUF MODEL	FAN DATA				COOLING		HEAT	AUX	ELECTRICAL DATA			AC DATA				ELECTRICAL DATA			NOTES
			FAN. (CFM)	ESP (WG)	MOTOR (HP)	OA (CFM)	TOTAL (MBH)	SENS (MBH)	TOTAL (MBH)	HEAT (KW@208)	VOLTAGE (V/PH)	MCA (A)	MOCP (A)	UNIT TAG	MANUF MODEL	TONNAGE	EFF	VOLTAGE (V/PH)	MCA (A)	MOCP (A)	
AH-1	ZONE 1	LENNOX CB26UH	1,405	0.5"	1/2	100.0	48.0	38.4	48.0	10.0	208/1	48.3	50.0	AH-7		48.0		208/1			1 TO 9.
AH-2	ZONE 1	ICP FEM2X6000A	1,600	0.5"	3/4	100.0	60.0	48.0	60.0	10.0	208/1	32.0	35.0	AC-8		60.0		208/1			1 TO 9.
AH-3	ZONE 2	LENNOX CBX40UHV-42	1,600	0.5"	1	100.0	42.0	33.6	42.0	12.5	208/1	24.0	30	AC-9	LENNOX	42.0	13.0	208/1	24.1	40.0	2 TO 9

- NOTES:
- AC AND HVAC UNITS ARE CURRENTLY OPERATING IN FIELD. MC IS TO VERIFY PROPER OPERATION OF UNITS AND REDUCT AS SHOWN ON PLANS.
 - COOLING CAPACITY ARE RATED IN ACCORDANCE WITH ARI STANDARD 210/240 AT 92 deg F AMBIENT OUTDOOR AIR TEMP, 75 deg F DRY BULB AND 62 deg F WET BULB.
 - KEEP OUTSIDE UNIT WITHIN MANUFACTURER DISTANCE RECOMMENDATINS AND SIZE REFRIGERATE LINES ACCORDINGLY.
 - PROVIDE SINGLE POINT DISCONNECT FOR NEW AIR HANDLING UNIT.
 - PROVIDE 3 NEW SETS OF FILTERS FOR EACH UNIT. ONE FOR NEW INSTALLATION, ONE PRIOR TO AIR BALANCING AND ONE AT TURNOVER.
 - NEW OUTSIDE UNIT SHALL HAVE A MINIMUM SEER OF 13.
 - OUTDOOR THERMOSTAT TO LOCK-OUT ELECTRIC HEAT ABOVE 40 deg F. PROVIDE EMERGENCY HEAT OVERRIDE OPTION.
 - PROVIDE HONEYWELL TH8321 THERMOSTATS W/ MANUAL OVERRIDE.
 - DIVERT CONDENSATE TO EXTERIOR AWAY FROM FOOT TRAFFIC.



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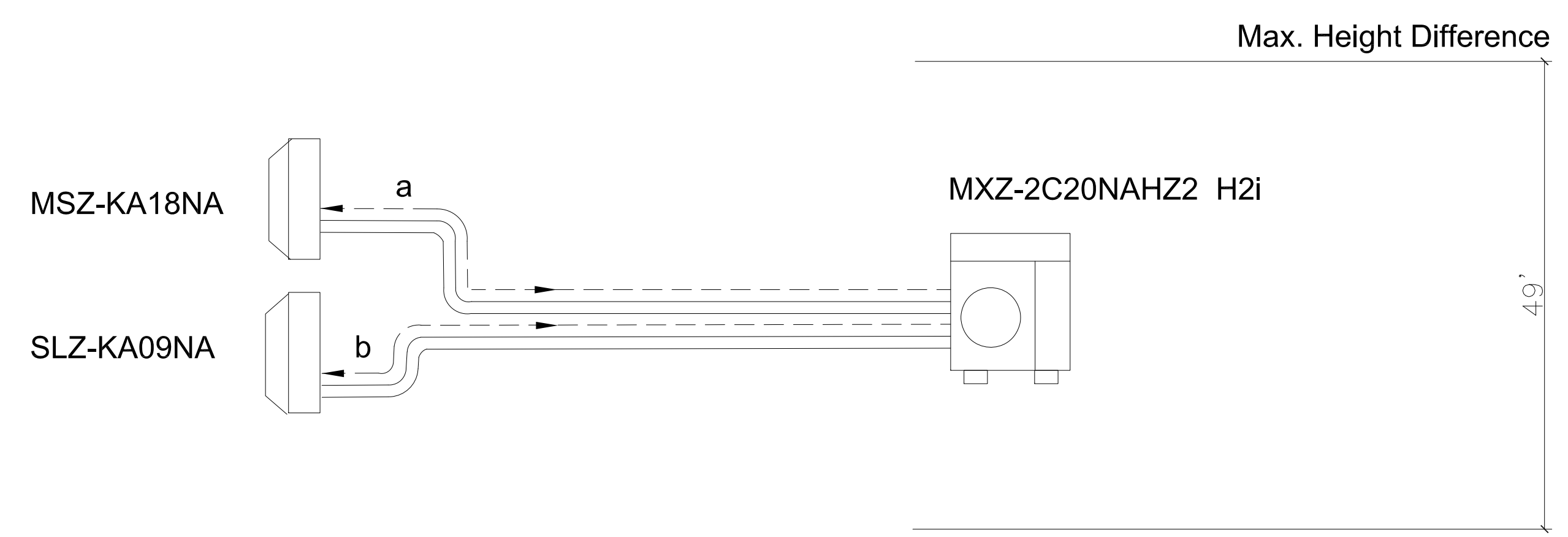
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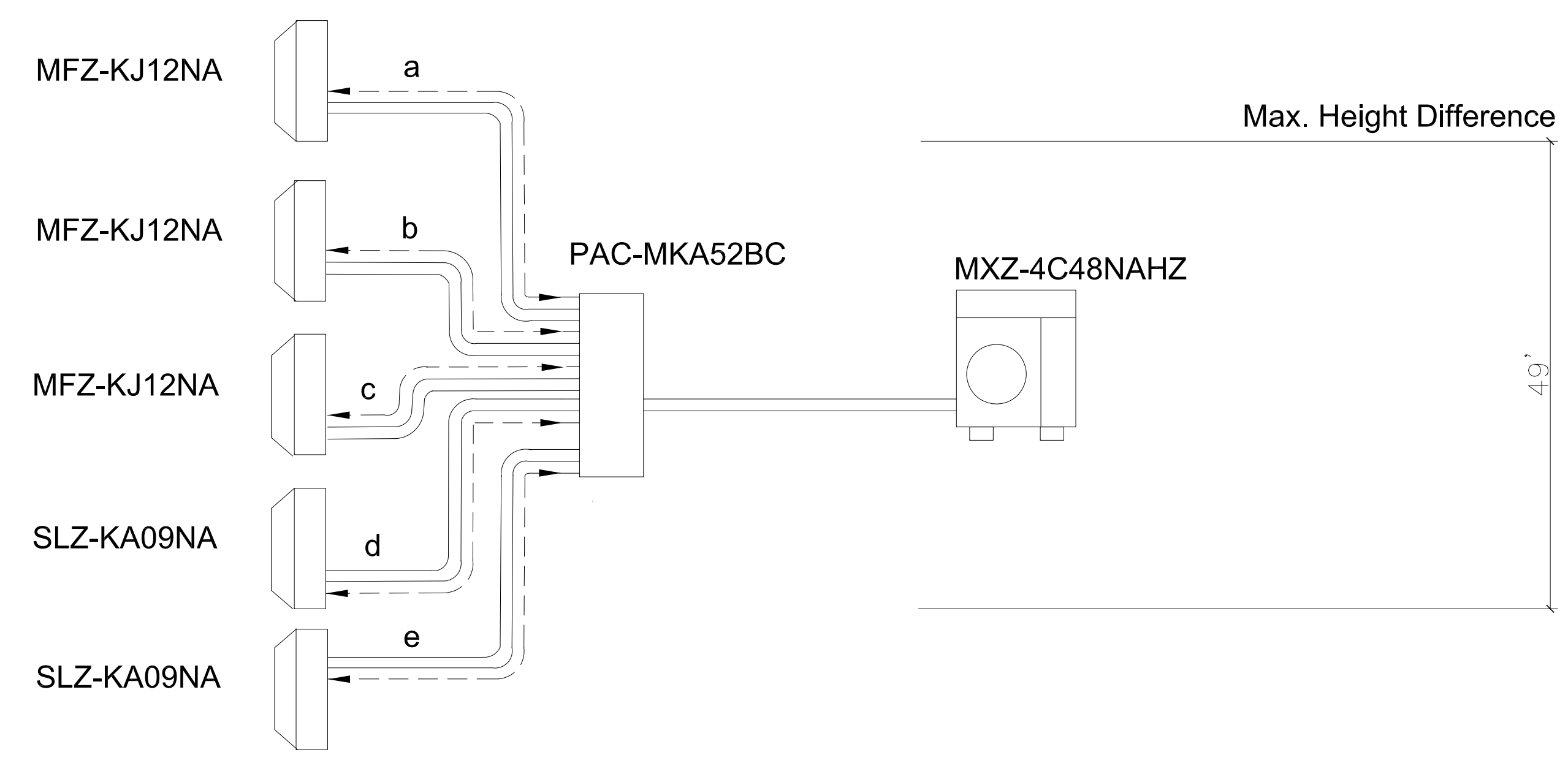
REVISIONS

PROJECT
MIXED USE BUILDING
HVAC SCHEDULES

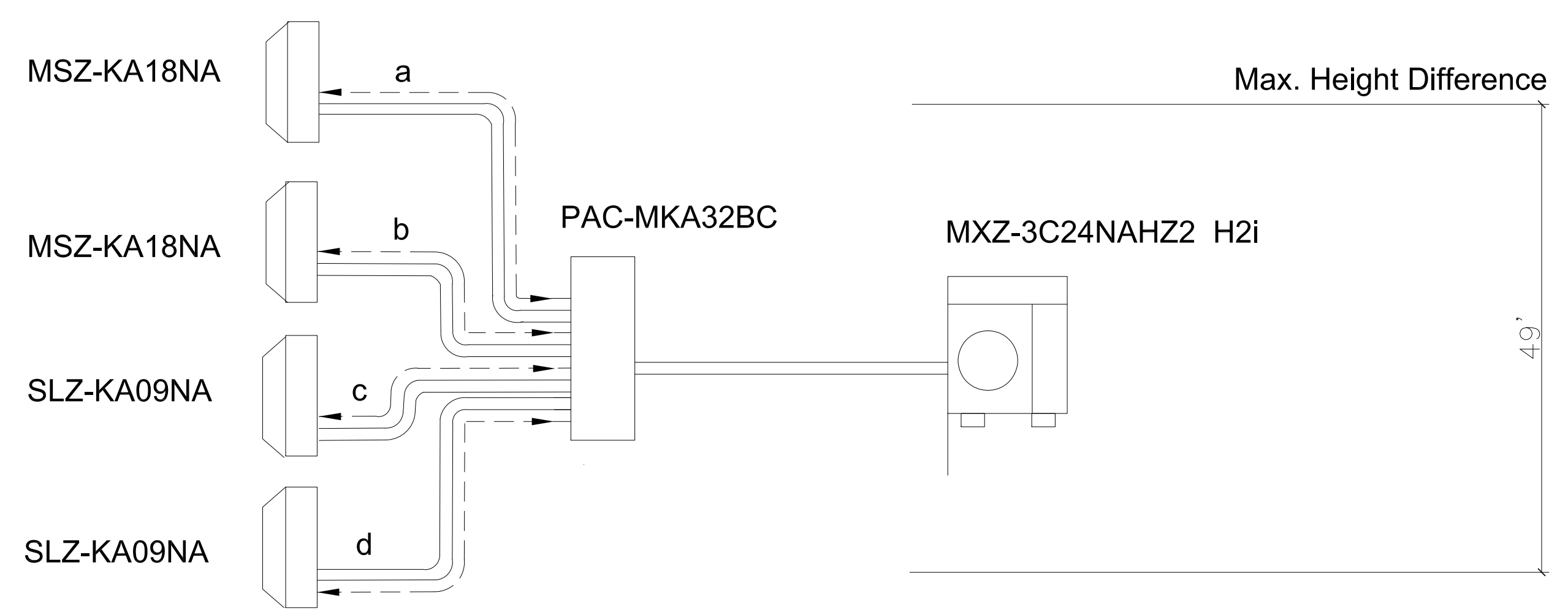
H-5.0



OPERATING CONFIGURATION - C100, C101, C103 & C104



OPERATING CONFIGURATION - ATTIC



OPERATING CONFIGURATION - C102

MITSUBISHI SPLIT SYSTEM CONDENSER/INDOOR UNIT SCHEDULE

UNIT NO.	AREA SERVED	MANUF MODEL	COOLING		HEAT		AUX		ELECTRICAL DATA	
			RATED CAPACITY	CAPACITY RANGE	RATED CAPACITY	CAPACITY RANGE	VOLTAGE (V/PH)	MCA (A)		
OUTDOOR UNIT										
O-1	C100, C101 & C103 & C104	MITSUBISHI MXZ-2C20NAHZ2	18,000	5,700 - 20,000	22,000	9,400 - 25,000	230V/1PH/60 HZ	20 AMP		
O-2	C102	MITSUBISHI MXZ-3C24NAHZ2	22,000	6,000 - 24,000	25,000	7,400 - 25,000	230V/1PH/60 HZ	25 AMP		
O-1	HOUSE	MITSUBISHI MXZ-4C48NAHZ2	48,000	15,500 - 48,000	54,000	22,500 - 54,000	230V/1PH/60 HZ	40 AMP		
INDOOR UNITS										
O-1	C100, C101 & C103 & C104	MITSUBISHI MFZ-KA18NA	18,000	5,700 - 20,000	18,000	5,700 - 20,000	230V/1PH/60 HZ	20 AMP		
O-2	C102, HOUSE	MITSUBISHI SLZ-KA09NA	9,000	6,000 - 24,000	11,000	11,000 - 12,000	230V/1PH/60 HZ	14 AMP		
O-1	HOUSE	MITSUBISHI MFZ-KJ12NA	12,000	2,300 - 15,000	11,000	2,900 - 19,000	230V/1PH/60 HZ	15 AMP		

- NOTES:
- COOLING CAPACITY ARE RATED IN ACCORDANCE WITH ARI STANDARD 210/240 AT 90 deg F AMBIENT OUTDOOR AIR TEMP, 90 deg F DRY BULB AND 67 deg F WET BULB.
 - KEEP OUTSIDE UNIT WITHIN MANUFACTURER DISTANCE RECOMMENDATIONS AND SIZE REFRIGERATE LINES ACCORDINGLY.
 - PROVIDE SINGLE POINT DISCONNECT FOR OUTDOOR CONDENSOR.
 - UNITS TO BE CONTROLLED USING WIRELESS HAND HELD REMOTE CONTROL. WHICH SHOULD BE PROVIDED WITH THE UNITS BY THE INSTALLER.
 - DIVERT ALL CONDENSATE TO EXTERIOR AWAY FROM FOOT TRAFFIC.

MAX. REFRIGERANT PIPING LENGTH

Piping length each indoor unit after branch box	82 ft, Max.
Max refrigerant line length	492 ft Max
Bending point for each unit	25 ft Max
Total piping length btw branch box and indoor units	311 ft Max

PANASONIC ENERGY RECOVERY VENTILATION (ERV) FV-04E1

ERV shall be of the ceiling or wall mount type with no less than 40 CFM on the exhaust port, 30 CFM on the supply port, and no more than 0.8 sone as tested in accordance with HVI 915 and 916 standards at 0.1 static pressure in inches water gauge. Power consumption shall be no greater than 23 watts. Apparent Sensible Effectiveness for heating shall be no less than 66% at 30 CFM net air flow under 32°F (0°C) as tested in accordance with CSA-C439. Total Recovery Effectiveness for cooling shall be no less than 36% at 29 CFM net air flow under 95°F (35°C). The supply port damper shall close below 20°F (-7°C) to prevent freezing of the core. The motor shall be totally enclosed, AC condenser type engineered to run continuously. Power rating shall be 120v/60Hz. Duct diameter shall be no less than 4".

ELECTRICAL GENERAL NOTES:

1. Unless otherwise indicated, provide a complete and operational electrical system including all necessary material, labor and equipment.
2. Electrical plans, details and one line diagrams show the general location and arrangement of the electrical system. They are diagrammatic and do not show all conduit bodies, connections, bends, fittings, hangers and additional pull and junction boxes which the contractor must provide to complete the electrical system.
3. All equipment and material shall be UL labeled and listed, and installed in accordance with their listing.
4. The Contractor shall obtain all required permits and arrange for all required inspections in accordance with governing authorities.
5. All work shall be done with licensed workmen in accordance with governing authorities.
6. The definition of electrical terms used shall be as defined in the Latest Edition of the National Electrical Code (NEC).
7. Unless otherwise indicated, all conductors sizes have been based on and shall be copper THHN/THWN. be galvanized rigid or IMC.
8. Before selecting material and equipment, and proceeding with work, inspect areas where material and equipment are to be installed to insure suitability, and check needed space for placement, clearances and interconnections.
9. Before cutting or drilling into building elements inspect and layout work to avoid damaging structural elements and building utilities.
10. The electrical contractor shall be responsible for all electrical connections including the mechanical equipment hardwire connections, etc.
11. Night lights, exit lights and emergency lights shall be powered from the unswitched leg of the lights in the immediate area or receptacle circuits.
12. All equipment termination provisions shall be listed and identified for use with 75 degrees C copper conductors.
13. All receptacles in the bathrooms and break rooms to have GFCI protection.

REVIEW SET



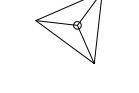
ELECTRICAL SERVICE RISER DIAGRAM EXISTING CONDITIONS

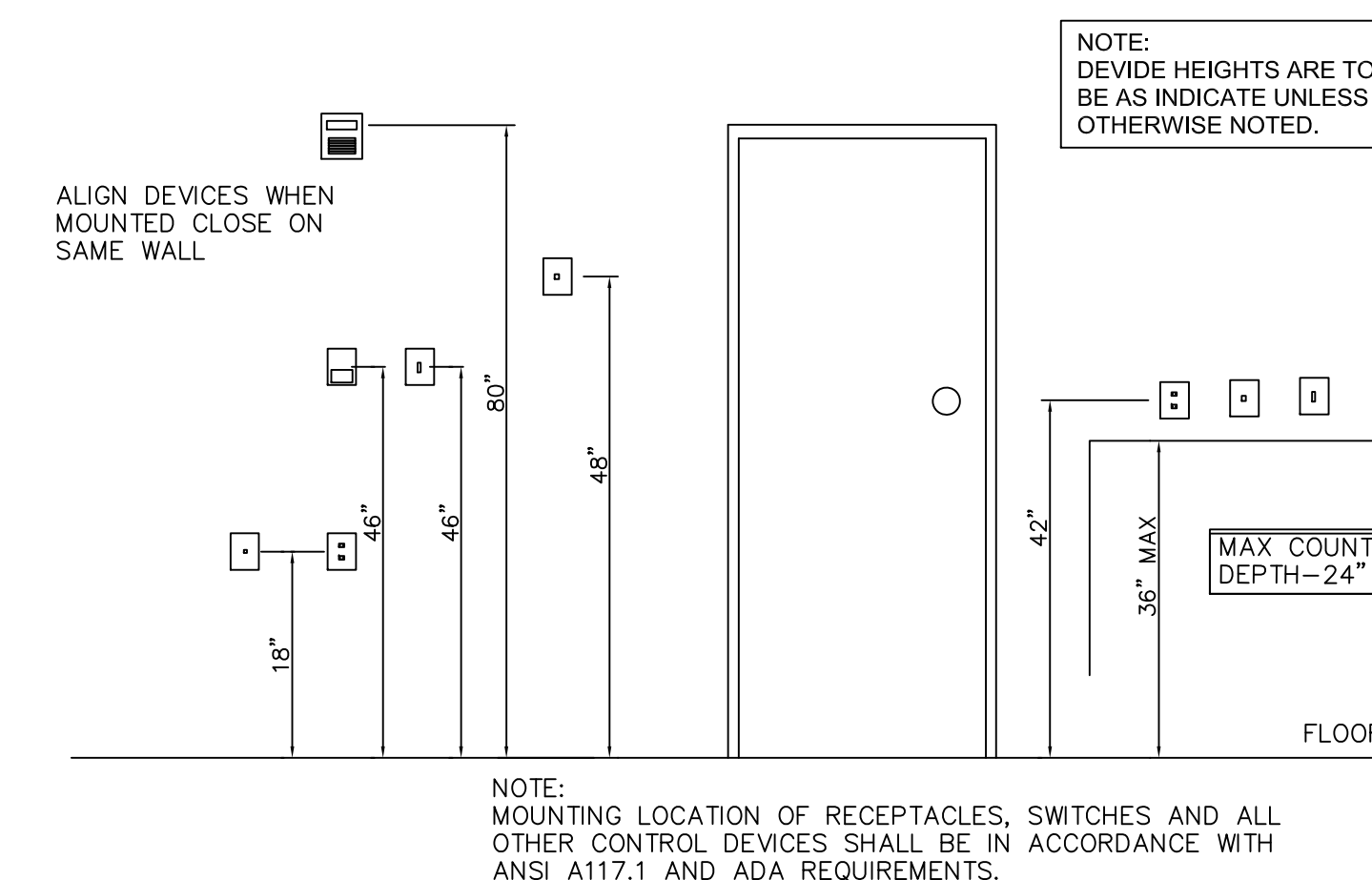
N.T.S.

LEGEND

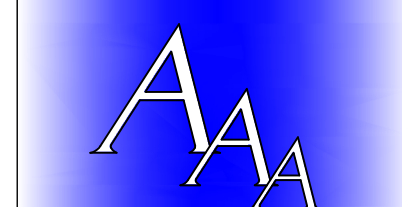
	Surface Mounted Distribution Panel	NL	NIGHT LIGHT
	Hard Wired Smoke Alarm	(LS)	Lights to be on light sensor for automatic night operation when switched on. Switch to also provide manual override.
	Self Contained Emergency Exit Light		HORN AND STROBE LIGHT
	K Rated Fire Extinguisher	AV	
	Emergency Light w/ Battery Backup		FIRE DEPARTMENT PULL STATION
	Recessed Emergency Light	F	
	DUPLEX RECEPTABLE OUTLET		SECURITY CAMERA
	TELEPHONE OUTLET	\$	LIGHT SWITCH
	CABLE TV DROP	\$ ^{MT}	LIGHT SWITCH W/ MOTION TIMER FUNCTION
	DUPLEX ETHERNET CONNECTION	\$ ^D	LIGHT SWITCH W/ DIMMER FUNCTION
	BRANCH CIRCUIT HOME RUN (ARROW INDICATES CIRCUIT NUMBER)		DISCONNECT
	METER SOCKET		GROUNDING ROD OR PLATE

LIGHTING LEGEND

	2x2 Troffers w/ Parabolic Lens
	Chrome Pendant Hanging Fixtures With Halogen Bulb
	Recessed Can Flush Mount Fixture
	Flush Mount Ceiling Eyeball Fixture
	Architectural Entry Hanging Fixture
	Architectural Wall Sconce or Up light
	Linear LED Light Fixture
	2' Fluorescent Fixture w/ Parabolic Diffuser



TYPICAL DEVICE MOUNTING HEIGHTS
N.T.S.



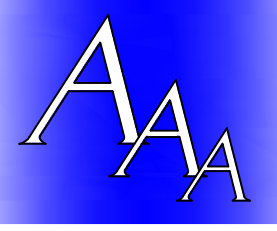
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REVISIONS

PROJECT
MIXED USE BUILDING
ELECTRICAL NOTES AND LEGENDS



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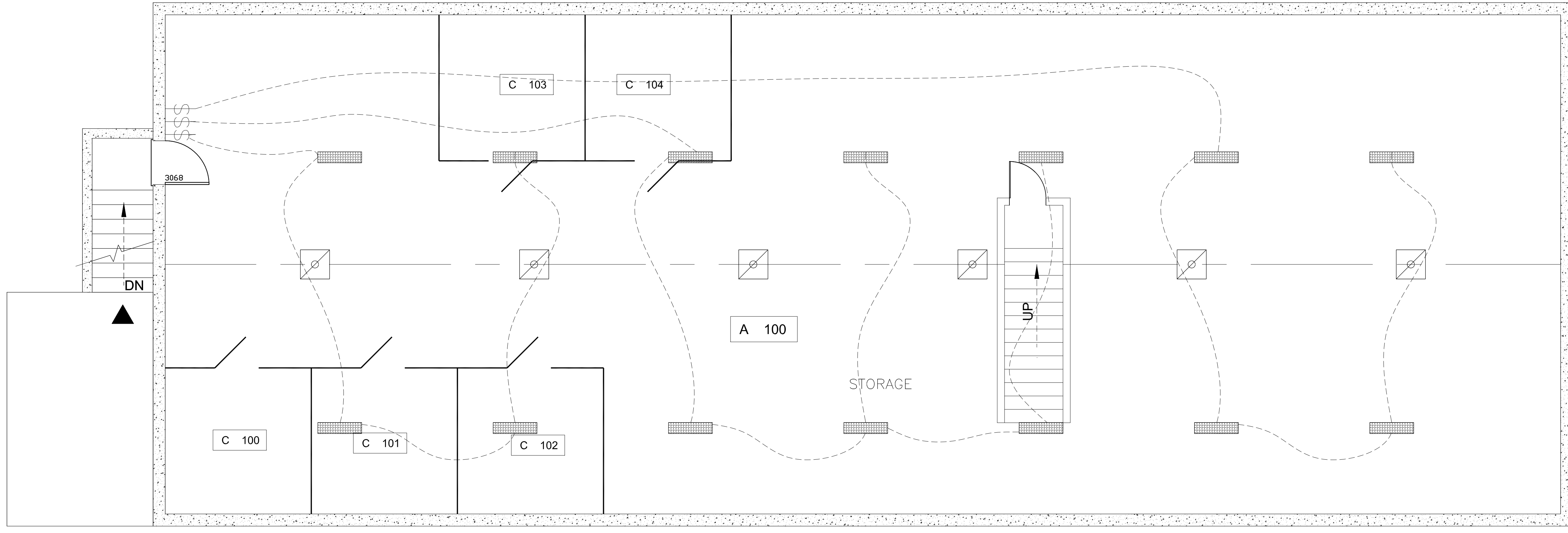
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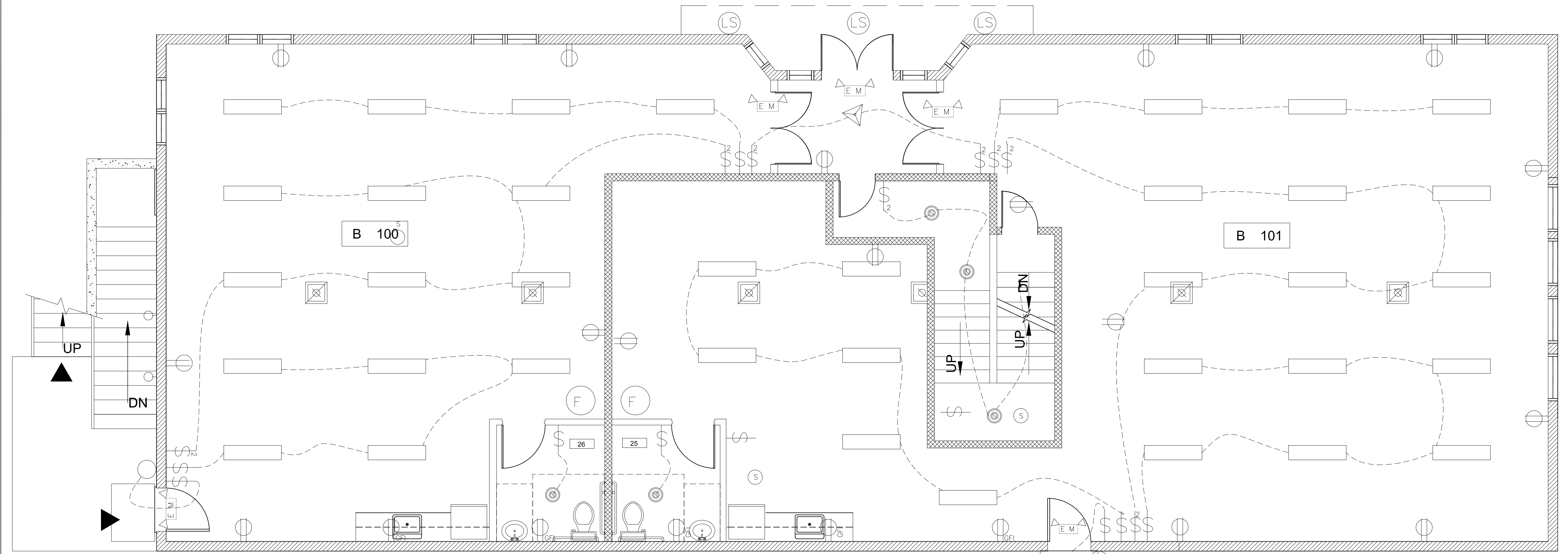
REVISIONS

PROJECT
 MIXED USE BUILDING
 BASEMENT FLOOR RECEPTICAL PLAN
 BASEMENT FLOOR LIGHTING PLAN
 COMMERCIAL FLOOR RECEPTICAL PLAN
 COMMERCIAL FLOOR LIGHTING PLAN

E-2.0



(A) BASEMENT
 USE BAR SCALE



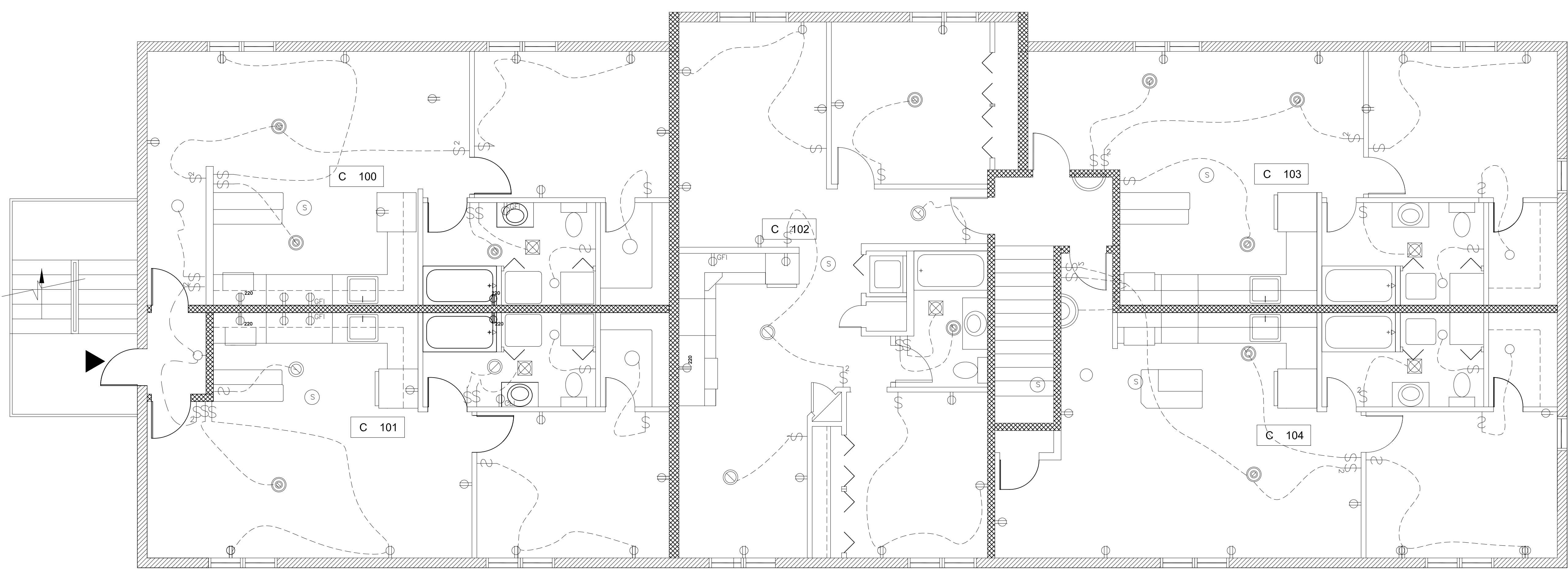
(B) COMMERCIAL
 USE BAR SCALE



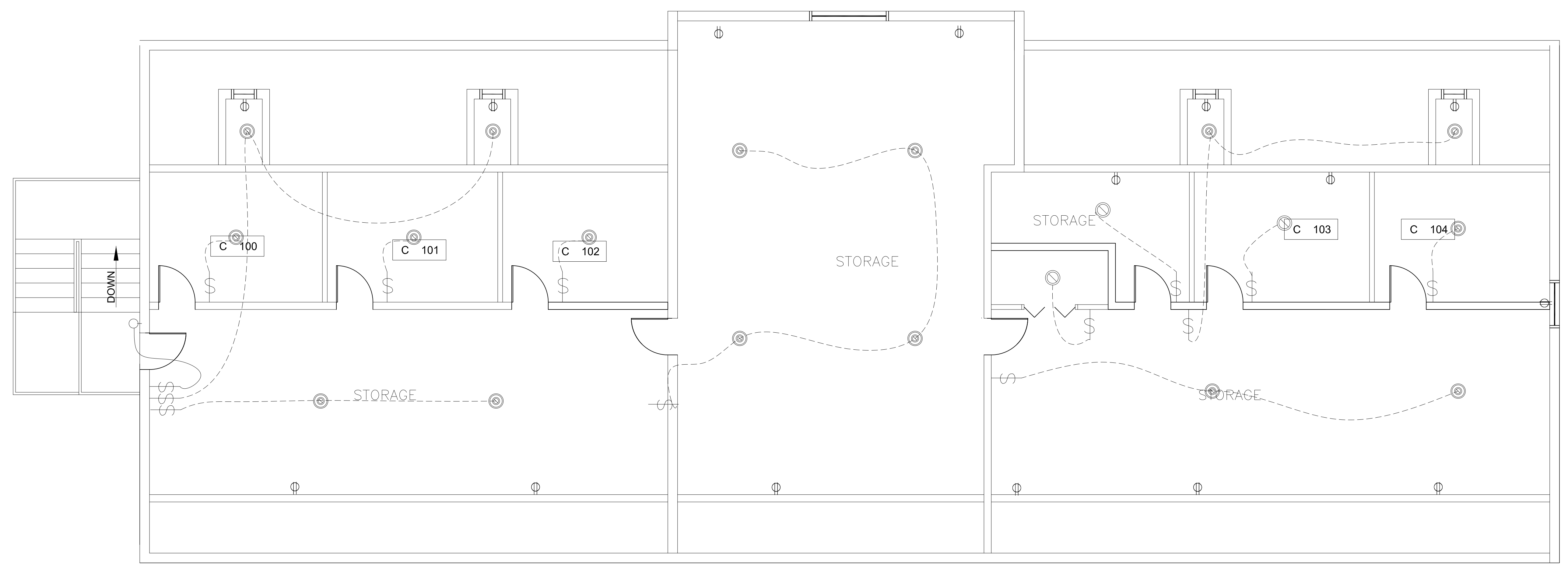
REVIEW SET

REVISIONS

PROJECT
MIXED USE BUILDING
APARTMENT FLOOR RECEPICAL PLAN
APARTMENT FLOOR LIGHTING PLAN
ATTIC FLOOR RECEPICAL PLAN
APARTMENT FLOOR LIGHTING PLAN



C RESIDENTIAL
 USE BAR SCALE



D ATTIC - STORAGE
 USE BAR SCALE



REVIEW SET

From: [Ted Harris](#)
To: [Bill Mulholland](#)
Cc: [Jennifer Lindo](#); [Victor Benni](#)
Subject: 159 BPR Public Hearing scheduled for February 4, 2020
Date: Wednesday, February 03, 2021 10:13:04 AM

Please accept this email as the applicant's request to continue the public hearing to the next Commission meeting on February 18, 2020. This request is made to allow sufficient time for staff review of plan revisions which were only recently transmitted, and response by the applicant to any remaining comments.

Theodore A. Harris
Stevens, Harris & Guernsey, P.C.
351 Main Street
Niantic, CT 06357
(860) 739-6906 - Telephone
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