

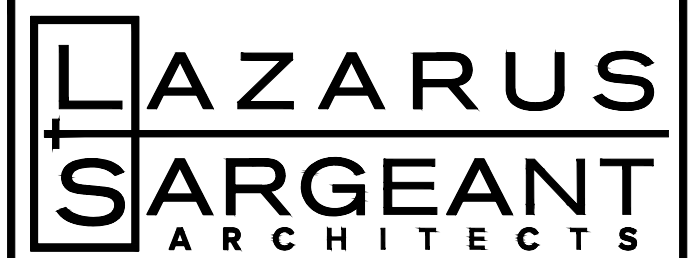
GENERAL NOTES

FOR FINAL REVIEW

SHEET REV.	DESCRIPTION	DATE
--	MISC. OWNER CHANGES	9-2-25
2	NEW DEMISING WALL, DELETION OF DRAWING SK-SP FROM SET, MISC. CHANGES, ADDITION OF DRAWING A2.1 TO SET	8-21-25
1	EXIT SIGNAGE	7-30-25
--	NEW H.C. BATHROOM AND UNIT ENTRANCE	7-16-25
--	REVISIONS BASED ON CONTRACTOR COMMENTS	7-11-25
--	FIRE WALL LOCATION CHANGE	7-9-25
--	FOR FINAL REVIEW	3-26-25
--	FOR REVIEW	3-18-25
--	FOR REVIEW	1-23-25

REV. DESCRIPTION DATE

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ARCHITECTS - PLANNERS - INTERIOR DESIGNERS
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PROJECT TITLE:

MULTI TENANT FACILITY BUILDING MODS

430 CHAPEL HILL RD

OAKDALE (MONTVILLE) CT.

DRAWING TITLE:

BUILDING PLAN BUILDING DATA

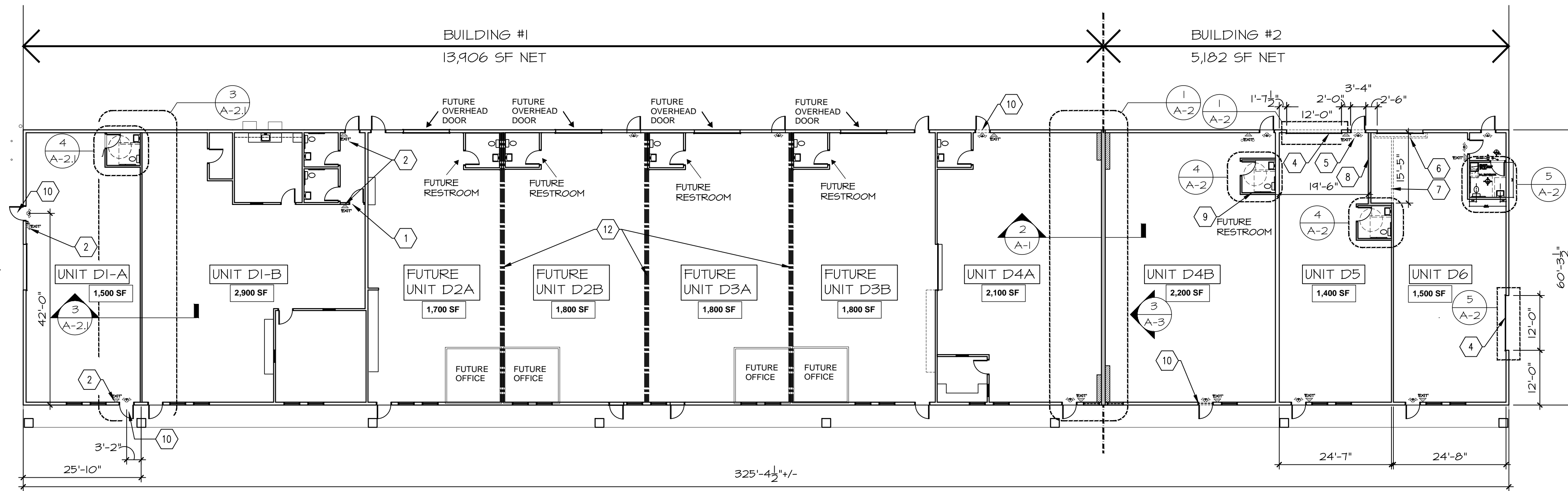
SCALE: AS NOTED	DRAWING No. A-1
DWN. BY: JD	
CHECKED: SCS	
DATE: 03/25	

DRAWING LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- EXISTING TO BE REMOVED
- DRAWING NOTE
- 2017 ICC A117.1 W/ 2022 CT AMENDMENTS COMPLIANT SIGNAGE WITH TEXT SHOWN. ALL NEW SIGNAGE TO MATCH EXISTING BUILDING STANDARD.
- ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS

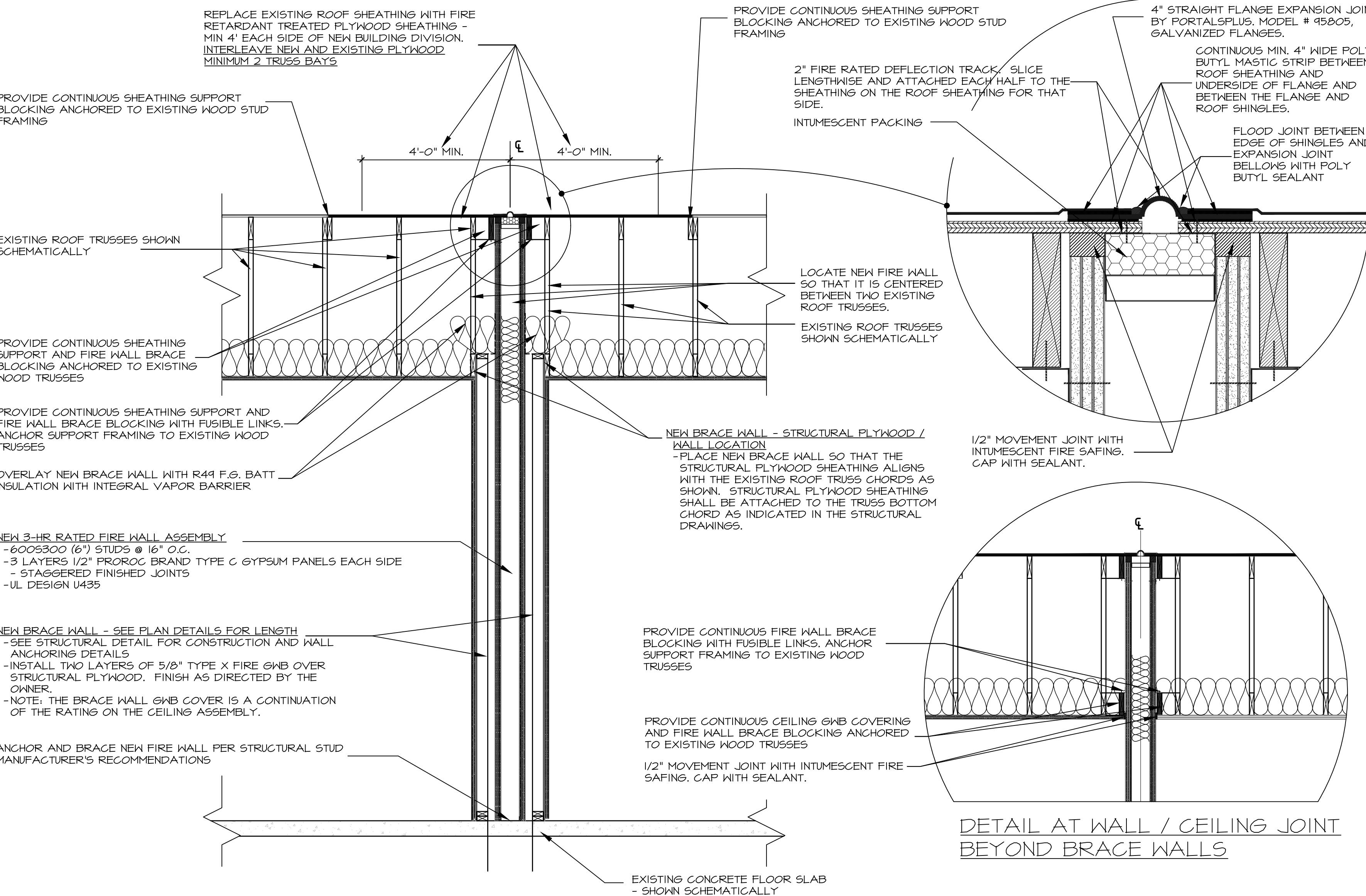
DRAWING NOTES

- 1 NEW PARTITION AND 3x7 DOOR ASSEMBLY
- 2 NEW ADA COMPLIANT EXIT SIGN
- 3 REPLACE EXISTING DOOR/FRAME ASSEMBLY WITH NEW 45-MIN RATED DOOR/FRAME ASSEMBLY
- 4 NEW INSULATED SECTIONAL OVERHEAD DOOR AS SELECTED BY THE BUILDING OWNER. ALL OPENING REFRAMING STRUCTURE BY OTHERS.
- 5 NEW 3x7' INSULATED METAL EXTERIOR DOOR AS SELECTED BY THE BUILDING OWNER. ALL OPENING REFRAMING STRUCTURE BY OTHERS.
- 6 REMOVE EXISTING DRYWALL AND WOOD FRAMED ASSEMBLY AND REACTIVATE EXISTING OVERHEAD DOOR ASSEMBLY. CONFIRM THAT EXISTING RATED CEILING ASSEMBLY IS INTACT.
- 7 REMOVE EXISTING DRYWALL AND WOOD FRAMED ASSEMBLY TENANT WALL. CONFIRM THAT EXISTING RATED CEILING ASSEMBLY IS INTACT.
- 8 NEW UNRATED DRYWALL AND WOOD FRAMED ASSEMBLY TENANT WALL.
- 9 NEW ACCESSIBLE BATHROOM FACILITY - EXACT LOCATION TO BE DETERMINED BY THE OWNER AND TENANT
- 10 NEW UNIT ENTRANCE DOOR IN REFRAMED OPENING OF EXISTING WINDOW. DOOR ASSEMBLY AND HARDWARE TO MATCH BUILDING STANDARD. RETRIM OPENING INSIDE AND OUT TO MATCH BUILDING STANDARD.
- 11 NEW UNIT EXIT DOOR IN EXISTING WALL. DOOR ASSEMBLY AND HARDWARE TO MATCH BUILDING STANDARD. TRIM OPENING INSIDE AND OUT TO MATCH BUILDING STANDARD.
- 12 PROPOSED LOCATIONS OF FUTURE UNIT DEMISING WALLS SHOWN SCHEMATICALLY, BATHROOM FACILITIES AND ENTRANCE / EXIT OPENINGS TO BE ADDED AT TIME OF LEASING.



FLOOR PLAN

1/16" = 1'-0"



DETAIL AT WALL / CEILING JOINT BEYOND BRACE WALLS

NEW FIRE WALL SECTION AT COILING DOORS

1/2" = 1'-0"

APPLICABLE CODES

- 2022 CT STATE BUILDING CODE - 2021 INTERNATIONAL BUILDING CODE (IBC) W/2022 CT AMENDMENTS
- 2022 CT STATE EXISTING BUILDING CODE - 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) W/2022 CT AMENDMENTS
- 2022 CT FIRE SAFETY CODE - 2021 INTERNATIONAL FIRE CODE (IFC) W/2022 CT AMENDMENTS
- 2022 CT FIRE PREVENTION CODE - 2021 NATIONAL FIRE PROTECTION ASSOCIATION - UNIFORM FIRE CODE 2021 (NFPA 1) W/ 2022 CT REGULATIONS SECTION 24-291a-1a TO 24-191a-10a
- 2022 CT STATE MECHANICAL CODE - 2021 INTERNATIONAL MECHANICAL CODE (IMC) W/ 2022 CT AMENDMENTS
- 2022 CT STATE PLUMBING CODE - 2021 INTERNATIONAL PLUMBING CODE (IPC) W/ 2022 CT AMENDMENTS
- 2022 CT STATE ELECTRICAL CODE - NATIONAL ELECTRICAL CODE - NFPA 70/2020 NEC W/ 2022 CT AMENDMENTS
- 2022 CT STATE ENERGY CODE - 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ 2022 CT AMENDMENTS
- 2022 CT ACCESSIBILITY CODE - 2017 ICC A117.1 W/ 2022 CT AMENDMENTS

NEW BUILDING SEPARATION STRUCTURE CODE
- NFPA 221, 2021 EDITION, "STANDARD FOR HIGH CHALLENGE FIRE WALLS, FIRE WALLS, AND FIRE BARRIER WALLS"
- FIRE WALL RATING - 3 HOURS PER CTIBC, TABLE 106.4 - "FIRE WALL FIRE-RESISTANCE RATINGS", USE GROUP FI - MODERATE HAZARD FACTORY INDUSTRIAL

PROJECT SCOPE

- THESE DRAWINGS ARE INTENDED TO PROVIDE THE FOLLOWING:
1. DEFINE THE DIVISION OF THE EXISTING STRUCTURE INTO TWO SEPARATE BUILDINGS BY WAY OF A NEW 3-HOUR RATED FIRE WALL ASSEMBLY. ALL WORK WILL FOLLOW NFPA 221, 2021 EDITION, "STANDARD FOR HIGH CHALLENGE FIRE WALLS, FIRE WALLS, AND FIRE BARRIER WALLS".
 2. THE NEW FIRE WALL WILL DIVIDE THE TENANT SPACE FORMALLY REFERRED TO AS "UNIT D4" INTO TWO TENANT SPACES NOW LABELED AS "UNIT D4A" AND "D4B". ALL NEW CODE REQUIRED AMENITIES WILL BE ADDED AS PART OF THE TENANT BUILD OUT AT A FUTURE TIME.
 3. MODIFY THE EXISTING BUILDING TO CREATE TWO NEW TENANT SPACES LABELED "UNIT D5" AND "UNIT D6". THESE UNITS WILL EACH HAVE CODE REQUIRED PLUMBING FIXTURES.
 4. INSTALL A NEW PARTITION AND DOOR/FRAME ASSEMBLY IN UNIT D1 TO ALLOW COMMON USE OF THE TWO EXISTING ACCESSIBLE BATHROOMS.
 5. NO OTHER CHANGES TO THE EXISTING BUILDINGS ARE PROPOSED.

BUILDING DATA

CONSTRUCTION TYPE - VA (5A) - PROTECTED/COMBUSTIBLE (WOOD FRAMED)
BUILDING IS NOT PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING OCCUPANCY GROUP - UNSEPARATED MIXED USES - POSSIBLE USES INCLUDE:
S1 - MODERATE HAZARD STORAGE
S2 - LOW HAZARD STORAGE
FI - MODERATE HAZARD FACTORY / INDUSTRIAL (MOST RESTRICTIVE)
F2 - LOW HAZARD FACTORY / INDUSTRIAL
B - BUSINESS
M - MERCANTILE
A-3 - ASSEMBLY (ONLY IN BUILDING #2)

NO RATED SEPARATION REQUIRED BETWEEN ABOVE SPACES

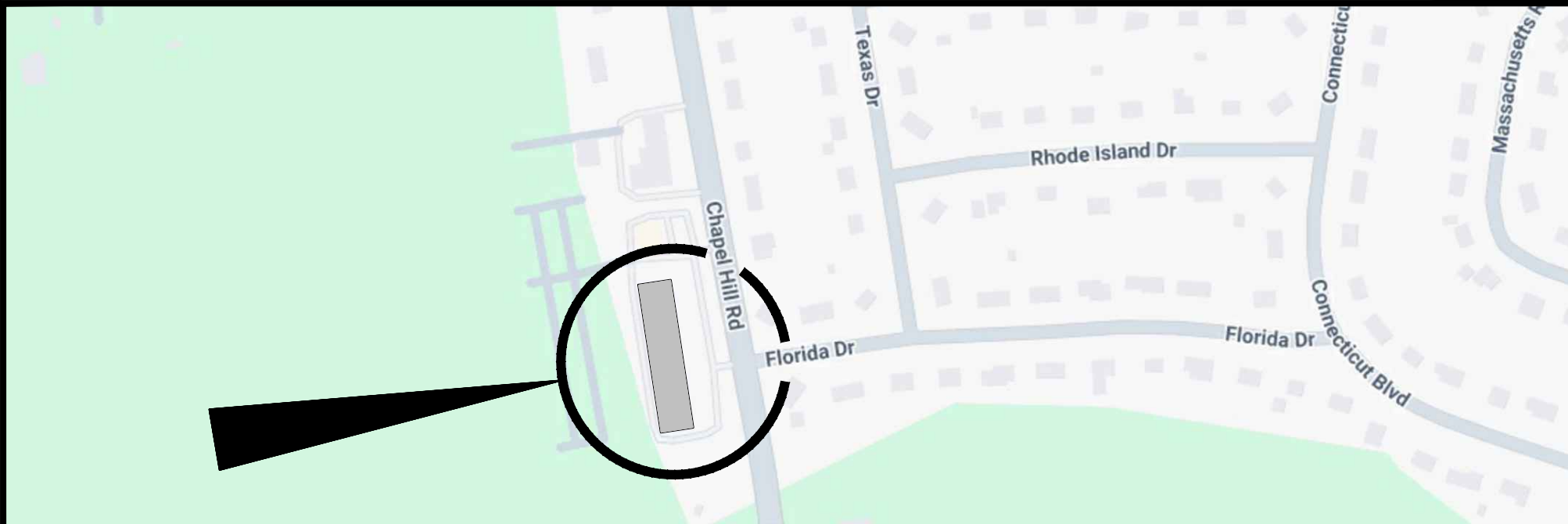
ALLOWED BUILDING AREA / HEIGHT / STORIES FOR OCCUPANCY - MOST RESTRICTIVE - CTIBC TABLES 504.3, 504.4 & 506.2
14,000 SF AREA / 50' HEIGHT / 2 STORIES

BUILDING #1 - ACTUAL BUILDING AREA / HEIGHT / STORIES
13,906 SF AREA / 30' HEIGHT / 1 STORY

BUILDING #2 - ACTUAL BUILDING AREA / HEIGHT / STORIES
5,182 SF AREA / 30' HEIGHT / 1 STORY

BUILDING DATA

NA



LOCATION MAP

NTS

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