

CODE INFORMATION:

APPLICABLE CODES:

- 2022 CONNECTICUT STATE BUILDING CODE W/ ERRATA #1.
- 2021 INTERNATIONAL BUILDING CODE.
- 2021 INTERNATIONAL PLUMBING CODE.
- 2021 INTERNATIONAL MECHANICAL CODE.
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE.
- 2020 NATIONAL ELECTRICAL CODE, NFPA 70.

- 2017 ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

- 2022 CT STATE FIRE SAFETY CODE AMMENDMENTS W/ ERRATA.
- 2022 CT STATE FIRE SAFETY CODE ERRATA #1.
- 2022 CT STATE FIRE PREVENTION CODE AMMENDMENTS W/ ERRATA.
- 2022 CT STATE FIRE PREVENTION CODE ERRATA #1.

- AMERICANS WITH DISABILITY ACTS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- LOCAL ZONING REGULATIONS.

OCCUPANCY CLASSIFICATION:

- THE PROPOSED AREA IS A MIXED USE WITHIN AN EXISTING BUILDING:
 - A PORTION OF THE 1ST FLOOR AREA IS A MODERATE - HAZARD FACTORY USE BUILDING, USE GROUP F-1 - SECTION 306.2 AND A BUSINESS OFFICE, USE GROUP B - SECTION 304.1:
 - THE BASEMENT IS A MODERATE - HAZARD STORAGE AREA, USE GROUP S-1.

- THE BUILDING IS NOT CONSIDERED A THRESHOLD BUILDING.

GENERAL APPROACH:

- THE OCCUPANCY AREAS WILL BE CONSIDERED PORTIONS OF THE SAME BUILDING, AND REGULATED AS A SINGLE STRUCTURE.
- THE WORK IS CONSIDERED NEW CONSTRUCTION.

BUILDING GEOMETRY:

- FOOTPRINT AREA - TABLE 506.2:
 - 1ST FLOOR
 - USE GROUP F-1: 3,803 G.S.F.
 - USE GROUP B: 3,803 G.S.F.
- BASEMENT
- USE GROUP S-1: 3,803 G.S.F.

- HEIGHT IN STORIES - TABLE 504.4:
 - USE GROUP F-1 1 STORY
 - USE GROUP B 1 STORY
 - USE GROUP S-1 1 STORY

- HEIGHT IN FEET (GRADE PLANE TO AVERAGE OF HIGHEST ROOF) - TABLE 504.3:
 - 2 STORY HEIGHT TO RIDGE: 30'0"

- SPRINKLERS: NO

- CONSTRUCTION TYPE - TABLE 506.2, TABLE 504.4 & TABLE 504.3:
 - TYPE VB: COMBUSTIBLE UNPROTECTED

ANALYSIS:

- AREA - TABLE 506.2:
 - BASE ALLOWABLE AREA (GROUP F-1/NS): 9,000 G.S.F.
 - AREA PROVIDED: 2,400 G.S.F.
- BASE ALLOWABLE AREA (GROUP B/NS): 9,000 G.S.F.
- AREA PROVIDED: 1,800 G.S.F.
- BASE ALLOWABLE AREA (GROUP S-1/NS): 9,000 G.S.F.
- AREA PROVIDED: 4,200 G.S.F.

- STORIES:
 - BASE ALLOWABLE STORIES - TABLE 504.4:
 - USE GROUP F-1/NS: 1 STORY
 - STORIES PROVIDED: 1 STORY
 - USE GROUP B/NS: 2 STORIES
 - STORIES PROVIDED: 1 STORY
 - USE GROUP S-1/NS: 1 STORY
 - STORIES PROVIDED: 1 STORY

- HEIGHT:
 - BASE ALLOWABLE HEIGHT ABOVE GRADE PLANE - TABLE 504.3:
 - USE GROUP F-1/NS: 40'0"
 - HEIGHT PROVIDED: 30'0"
 - USE GROUP B/NS: 40'0"
 - HEIGHT PROVIDED: 30'0"
 - USE GROUP S-1/NS: 40'0"
 - HEIGHT PROVIDED: 30'0"

CONSTRUCTION TYPE:

- FIRE RATINGS ARE REQUIRED AS FOLLOWS (TABLE 601):
 - STRUCTURES SUPPORTING A RATED ASSEMBLY ARE TO BE RATED TO THE SAME LEVEL AS THE RATED ASSEMBLY.
 - STRUCTURE: 0 MIN.
 - ROOF: 0 MIN.
 - CORRIDORS: 0 MIN.
 - BETWEEN FLOORS: 0 MIN.
 - BETWEEN FIRE AREAS: N.A.
 - STAIRWELLS: N.A.

BARRIERS TO FIRE SPREAD:

- EGRESS STAIRS
 - EGRESS STAIRS: N.A.
- ELEVATOR SHAFT & MACHINE ROOM: N.A.
- FIRE AND SMOKE DAMPERS FOR DUCT PENETRATIONS: NOT REQUIRED.
- AMBULANCE SIZED ELEVATOR: NOT REQUIRED.
- MECHANICAL SHAFTS -N.A.
- EXTERIOR WALLS
 - THE FIRE SEPARATION DISTANCE IS MEASURED PERPENDICULAR TO THE LOT LINE.
 - EXTERIOR WALLS MUST BE ONE HOUR RATED FOR FIRE SEPARATION DISTANCE OF LESS THAN 10 FEET.
 - OPENINGS (PROTECTED OR NOT) ARE LIMITED AS FOLLOWS:
 - 0'-3': NOT PERMITTED
 - GREATER THAN 3'-5': 15%
 - GREATER THAN 5'-10': 25%
 - GREATER THAN 10'-15': 45%
 - GREATER THAN 15' - 20': 75%
 - GREATER THAN 20': NO LIMIT
- ATTIC DRAFTSTOPPING: AT CORRIDOR WALLS

INTERIOR AND EXTERIOR FINISH:

- PERMITTED INTERIOR WALL AND CEILING FINISH IS PERMITTED TABLE 803.13:
 - USE GROUP F, B & S NOT SPRINKLERED: CLASS C

EGRESS:

- DESIGN OCCUPANT LOADS ARE THE GREATER OF EITHER THE ACTUAL NUMBER OF PERSONS IN THE SPACE OR THE OCCUPANT LOAD BASED ON THE FOLLOWING CALCULATIONS.
- THE OCCUPANT LOAD OF EACH PORTION OF THE BUILDING IS:

- 1ST FLOOR F-1: 2,400 G.S.F. / 300 S.F. = 8 OCCUPANTS
- 1ST FLOOR B: 1,800 G.S.F. / 150 S.F. = 12 OCCUPANTS
- 1ST FLOOR S-1: 4,200 G.S.F. / 300 S.F. = 14 OCCUPANTS

- TOTAL: = 34 OCCUPANTS

- THE FOLLOWING REQUIRE AT LEAST TWO EXITS:
 - EACH FLOOR & EACH SPACE WITH 50 OR MORE OCCUPANTS

- TRAVEL DISTANCE IS LIMITED TO 200 FT IN USE GROUP F-1, B & S-1. (TABLE 1017.2)
- DEAD END CORRIDORS ARE LIMITED TO 20 FT. WITHOUT SPRINKLER SYSTEM. (SECTION 1020.5).
- COMMON PATH OF EGRESS TRAVEL FOR F-1, B & S-1 IS 100' MAXIMUM. (TABLE 1006.2.1).
- REMOTENESS OF MULTIPLE EXITS IS REQUIRED TO BE 1/3 OF THE DIAGONAL DISTANCE OF THE SPACE.
- THE MINIMUM WIDTH OF CORRIDORS IS 44 INCHES OR 0.2 INCHES PER PERSON SERVED.
- THE MINIMUM CLEAR WIDTH OF DOOR OPENINGS IS THE GREATER OF 32 INCHES OR 0.2 INCHES PER PERSON SERVED.
- ACCESSIBLE EGRESS:
 - AREA OF REFUGE AND 48" CLEAR WIDTH STAIRS ARE NOT REQUIRED.

ACCESSIBILITY:

- EXTERIOR:
 - ROUTES FROM PUBLIC STREETS AND SIDEWALKS ONTO THE SITE MUST BE ACCESSIBLE.
 - PASSENGER LOADING ZONES MUST BE ACCESSIBLE.
 - 50% OF PUBLIC ENTRANCES MUST BE ACCESSIBLE.
 - ACCESSIBLE PARKING MUST BE PROVIDED PER CSBC 1106.1.
 - ACCESSIBLE SPACES TO BE PER 1106.5.

- INTERIOR ROUTES AND COMMON SPACES:
 - INTERIOR ROUTES AND COMMON SPACES MUST BE ACCESSIBLE.

FIRE PROTECTION SYSTEMS:

- FIRE ALARM SYSTEM: NOT REQUIRED FOR B USES (SECTION 907.2.2)
 - MANUAL PULL STATIONS. NOT REQUIRED
 - SMOKE DETECTION FOR HVAC SHUTDOWN, CORRIDOR SMOKE
 - AUDIBLE ALARMS. NOT REQUIRED
 - VISUAL ALARMS. NOT REQUIRED
 - ANNUCIATOR PANEL. NOT REQUIRED
 - DIGITAL FIRE ALARM MASTER BOX. NOT REQUIRED
 - CARBON MONOXIDE DETECTION: NOT REQUIRED UNLESS FUEL FIRED EQUIPMENT USED.
- SPRINKLER SYSTEM: NOT REQUIRED FOR F-1, B OR S-1 FOR LESS THAN 12,000 S.F. PER SECTION 903.2.4 & 903.2.9 AND LESS THAN 2,500 S.F FOR USE GROUP F-1 PER SECTION 903.2.4.1
- STANDPIPE SYSTEM: NOT REQUIRED
- PORTABLE FIRE EXTINGUISHERS: REQUIRED PER INTERNATIONAL FIRE CODE
- ILLUMINATED EXIT SIGNS: REQUIRED
- EMERGENCY LIGHTING: REQUIRED

PLUMBING FIXTURE COUNTS: TABLE 2902.1

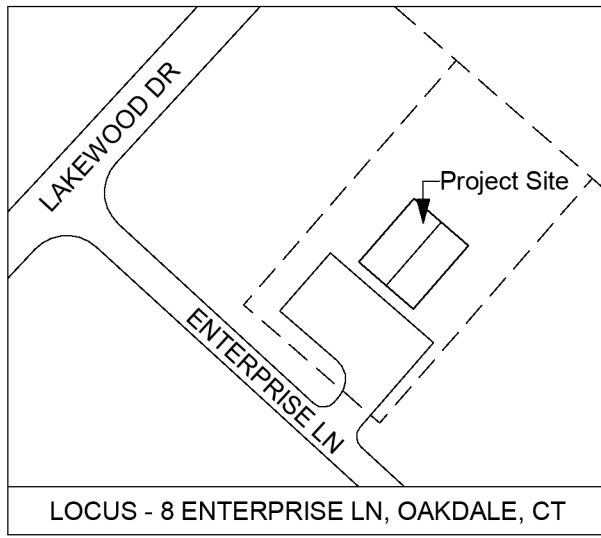
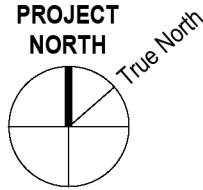
- THE FOLLOWING ARE REQUIRED:
 - TOTAL BUILDING OCCUPANTS USE: 34
 - MALE OCCUPANTS: 17
 - FEMALE OCCUPANTS: 17
 - BUSINESS USE:
 - MALE WATER CLOSETS: 1/25 = 1 (1 W.C. PROVIDED).
 - FEMALE WATER CLOSETS: 1/25 = 1 (1 W.C. PROVIDED).
 - MALE LAVS.: 1/40 = 1 (1 PROVIDED)
 - FEMALE LAVS.: 1/40 = 1 (1 PROVIDED)
 - DRINKING FOUNTAINS: = 1 (1 PROVIDED)
 - SERVICE SINK: 1 REQUIRED & PROVIDED

TABLE OF CONTENTS:

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A-105	FACADE & PILASTER DETAILS
M-101	M.E.P. PLANS

NOTES:

1. SEPARATE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE ALARM SYSTEMS SHALL PERMIT APPLICATIONS SHALL BE PREPARED AND SUBMITTED TO THE LOCAL BUILDING OFFICIAL AND FIRE MARSHAL FOR APPROVAL BY DESIGN / BUILD SUBCONTRACTORS LICENSED IN THE STATE OF CONNECTICUT IN THEIR RESPECTIVE TRADES.



1 SITE PLAN
1" = 10'-0"

TITLE PAGE & CODE REVIEW

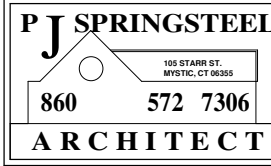
PVC DIRECT
FACADE & DOOR RENOVATIONS

8 ENTERPRISE LANE, OAKDALE - MONTVILLE, CONNECTICUT

NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS.

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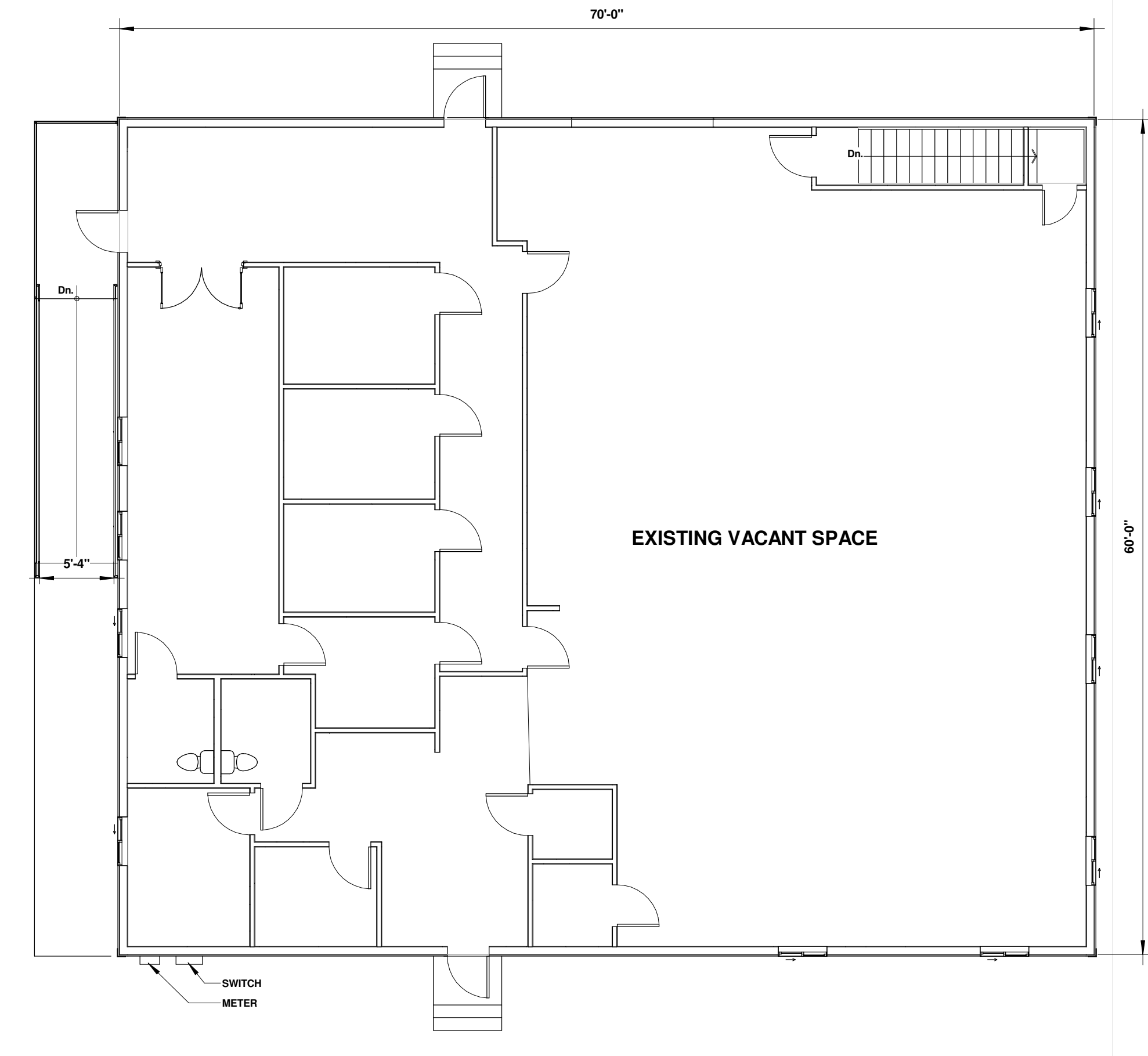
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PETER J. SPRINGSTEEL
ARCHITECT LLC

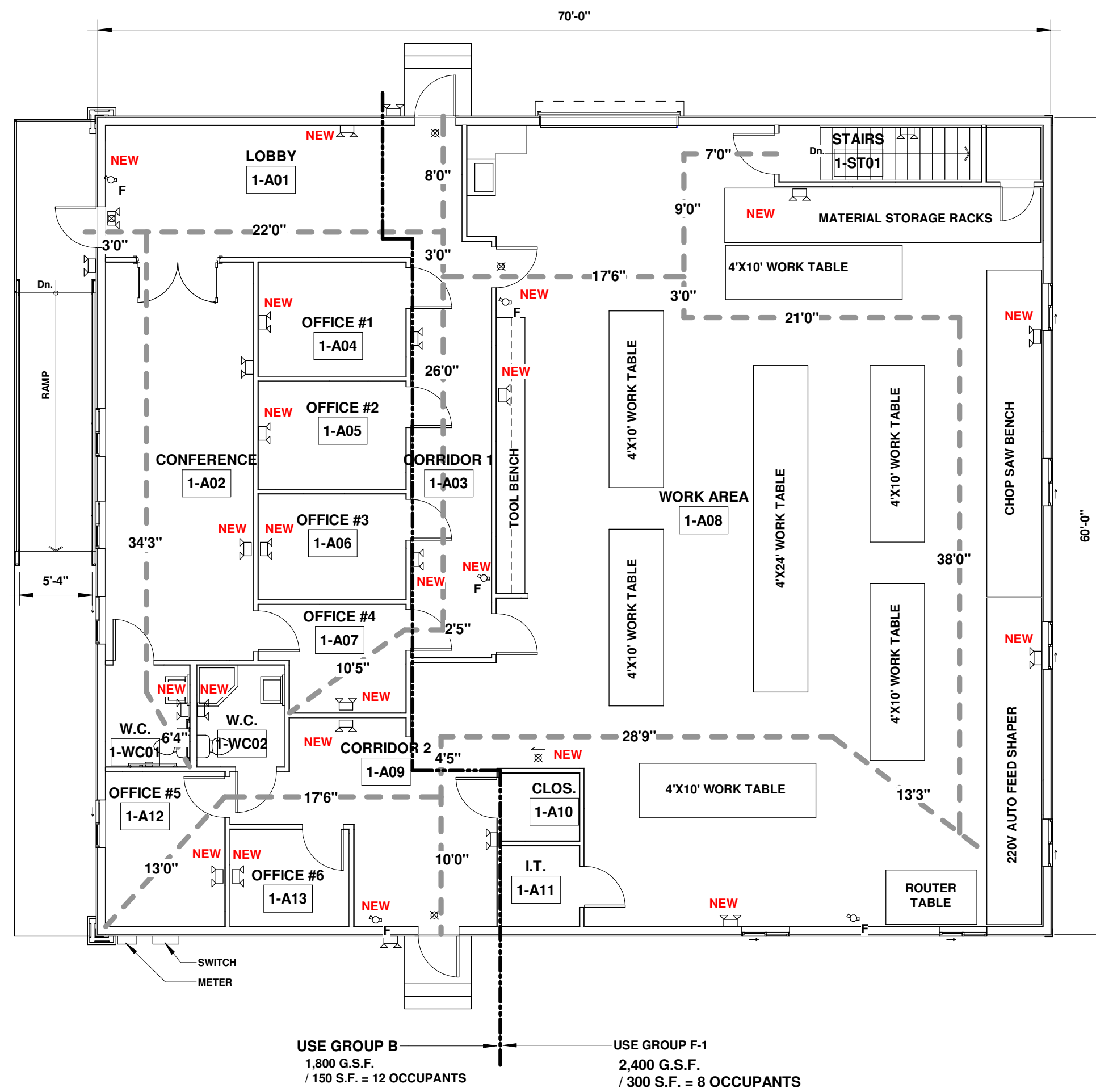
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A-001

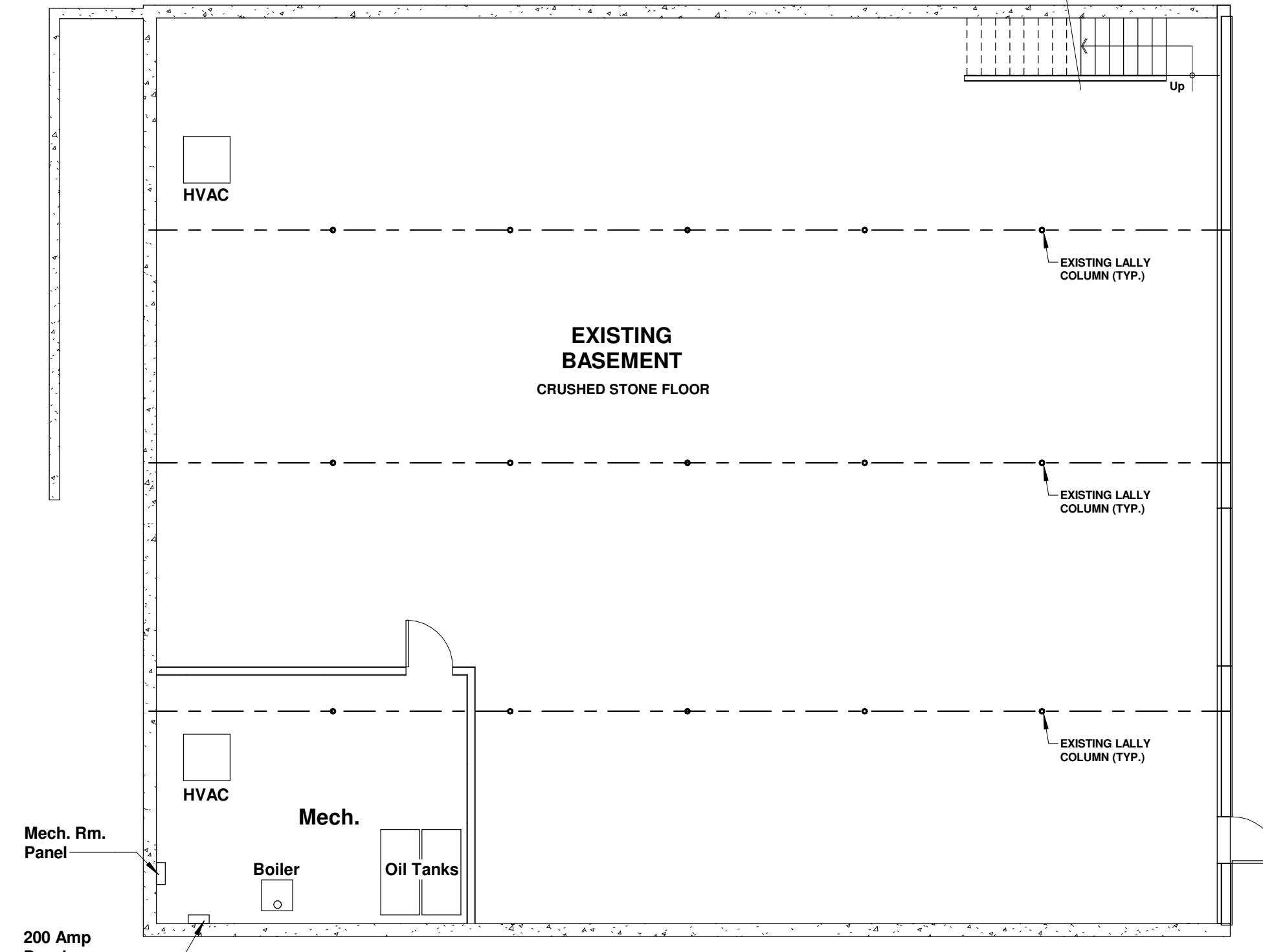


2 EXISTING 1ST FLOOR PLAN
1/8" = 1'-0"

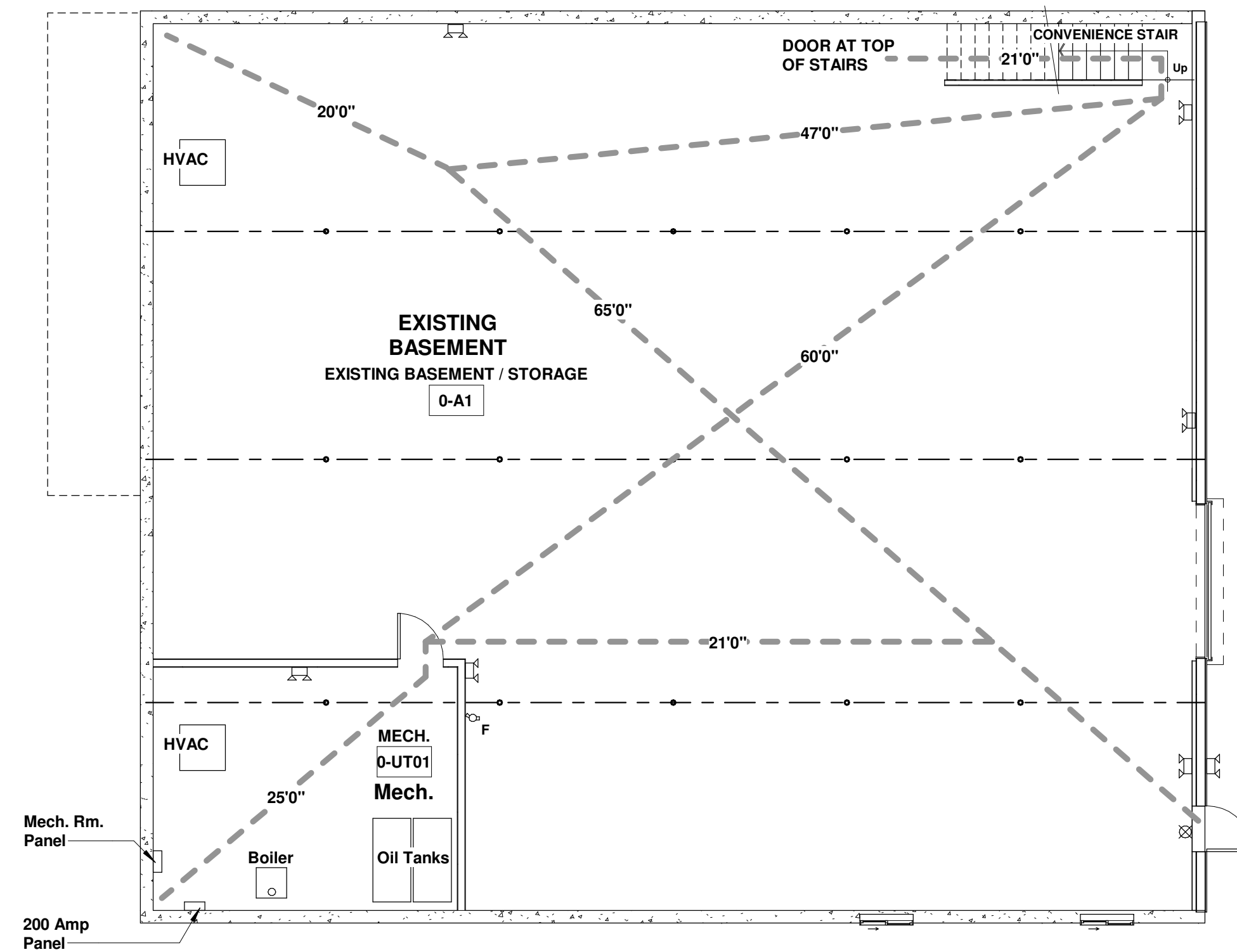


1 1ST FLOOR PLAN-LIFE SAFETY PLAN
1/8" = 4,200 G.S.F.

- Schedule**
- ☒ L.E.D. EXIT SIGN W/ BATTERY BACKUP
 - ☒ FIRE EXTINGUISHER
 - ☒ DUAL HEAD EMERGENCY LIGHT FIXTURE W/ BATTERY BACK-UP
 - NEW ☒ NEW DUAL HEAD EMERGENCY LIGHT FIXTURE W/ BATTERY BACK-UP, WITH L.E.D. EXIT SIGN
 - ☒ NEW L.E.D. EXIT SIGN W/ BATTERY BACKUP
 - NEW ☒ NEW FIRE EXTINGUISHER
 - NEW ☒ NEW DUAL HEAD EMERGENCY LIGHT FIXTURE W/ BATTERY BACK-UP
 - NEW ☒ NEW DUAL HEAD EMERGENCY LIGHT FIXTURE W/ BATTERY BACK-UP, WITH L.E.D. EXIT SIGN



3 EXISTING BASEMENT PLAN
1/8" = 1'-0"



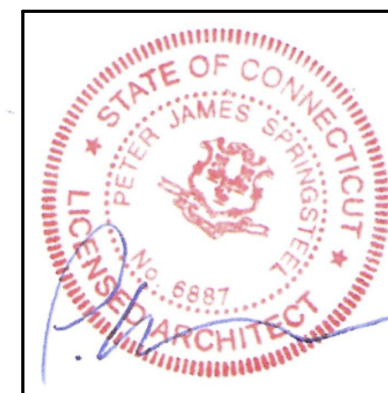
4 BASEMENT LIFE SAFETY PLAN
1/8" = 1'-0" 4,200 G.S.F.

EXIST. CONDITIONS & LIFE SAFETY PLANS

PVC DIRECT
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8 ENTERPRISE LANE, OAKDALE - MONTVILLE, CONNECTICUT

NOTES:
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A-002



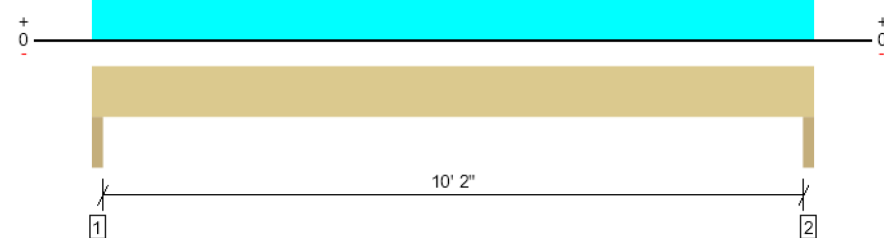
MEMBER REPORT

Level, Wall, Header

3 piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL

PASSED

Overall Length: 10' 8"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	7587 @ 1 1/2"	11419 (3.00")	Passed (66%)	--	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	5824 @ 9' 5 1/8"	14807	Passed (39%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (ft-lbs)	19293 @ 9' 5 1/8"	23465	Passed (83%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.185 @ 9' 5 1/8"	0.260	Passed (L/673)	--	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.293 @ 9' 5 1/8"	0.521	Passed (L/427)	--	1.0 D + 1.0 Lr (All Spans)

* Deflection criteria: LL (L/480) and TL (L/240).

* Allowed moment does not reflect the adjustment for the beam stability factor.

Supports	Total	Available	Required	Dead	Roof Live	Factored	Accessories
1 - Trimmer - SPF	3.00"	3.00"	1.99"	2787	4800	7587	None
2 - Trimmer - SPF	3.00"	3.00"	1.99"	2772	4800	7572	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	10' 8" o/c	
Bottom Edge (Lu)	10' 8" o/c	

*Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Roof Live (1.25)	Comments
0 - Self Weight (PLF)	0 to 10' 8"	N/A	18.2	--	
1 - Uniform (PSF)	0 to 10' 8"	30'	15.8	30.0	Default Load
2 - Uniform (PLF)	0 to 10' 2"	N/A	30.0	--	

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The product application, input design loads, dimensions and support information have been provided by P. Springsteel

ForteWEB Software Operator

Job Notes
OVERHEAD DOOR BEAM WORST CASE 1ST FLOOR



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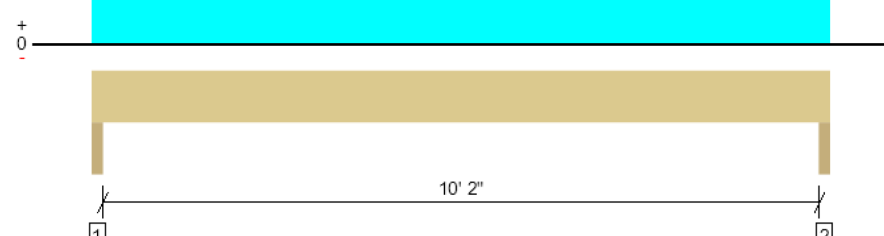
MEMBER REPORT

Level, Wall, Header

2 piece(s) 1 3/4" x 14" 2.0E Microllam® LVL

PASSED

Overall Length: 10' 6"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	7566 @ 1 1/2"	7613 (3.00")	Passed (99%)	--	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	5557 @ 9' 2"	11638	Passed (48%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (ft-lbs)	19240 @ 9' 2"	30323	Passed (63%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.178 @ 9' 2"	0.260	Passed (L/704)	--	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.280 @ 9' 2"	0.521	Passed (L/446)	--	1.0 D + 1.0 Lr (All Spans)

* Deflection criteria: LL (L/480) and TL (L/240).

* Allowed moment does not reflect the adjustment for the beam stability factor.

Supports	Total	Available	Required	Dead	Roof Live	Factored	Accessories
1 - Trimmer - SPF	3.00"	3.00"	2.98"	2766	4800	7566	None
2 - Trimmer - SPF	3.00"	3.00"	2.98"	2751	4800	7551	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 8" o/c	
Bottom Edge (Lu)	10' 8" o/c	

*Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Roof Live (1.25)	Comments
0 - Self Weight (PLF)	0 to 10' 8"	N/A	14.3	--	
1 - Uniform (PSF)	0 to 10' 8"	30'	15.8	30.0	Default Load
2 - Uniform (PLF)	0 to 10' 2"	N/A	30.0	--	

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ForteWEB Software Operator

Job Notes
OVERHEAD DOOR BEAM WORST CASE 1ST FLOOR

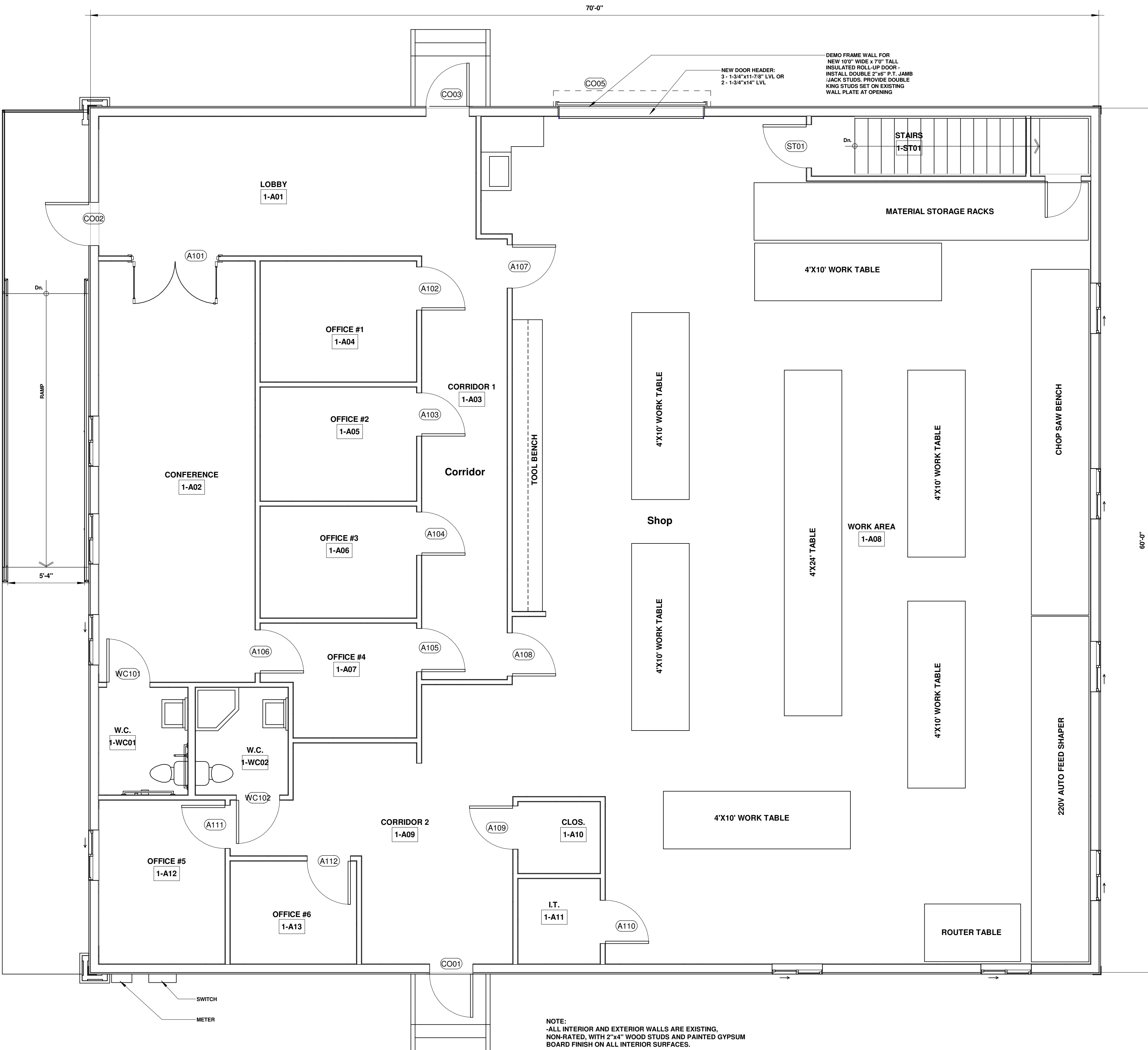


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ForteWEB v3.8, Engine: VB.4.1.24, Data: VB.1.6.3

File Name: PVC DIRECT

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NOTE:
-ALL INTERIOR AND EXTERIOR WALLS ARE EXISTING.
-NON-RATED, WITH 2"x4" WOOD STUDS AND PAINTED GYPSUM BOARD FINISH ON ALL INTERIOR SURFACES.

PROPOSED 1ST FLOOR PLAN

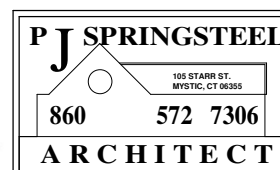
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8 ENTERPRISE LANE, OAKDALE - MONTVILLE, CONNECTICUT

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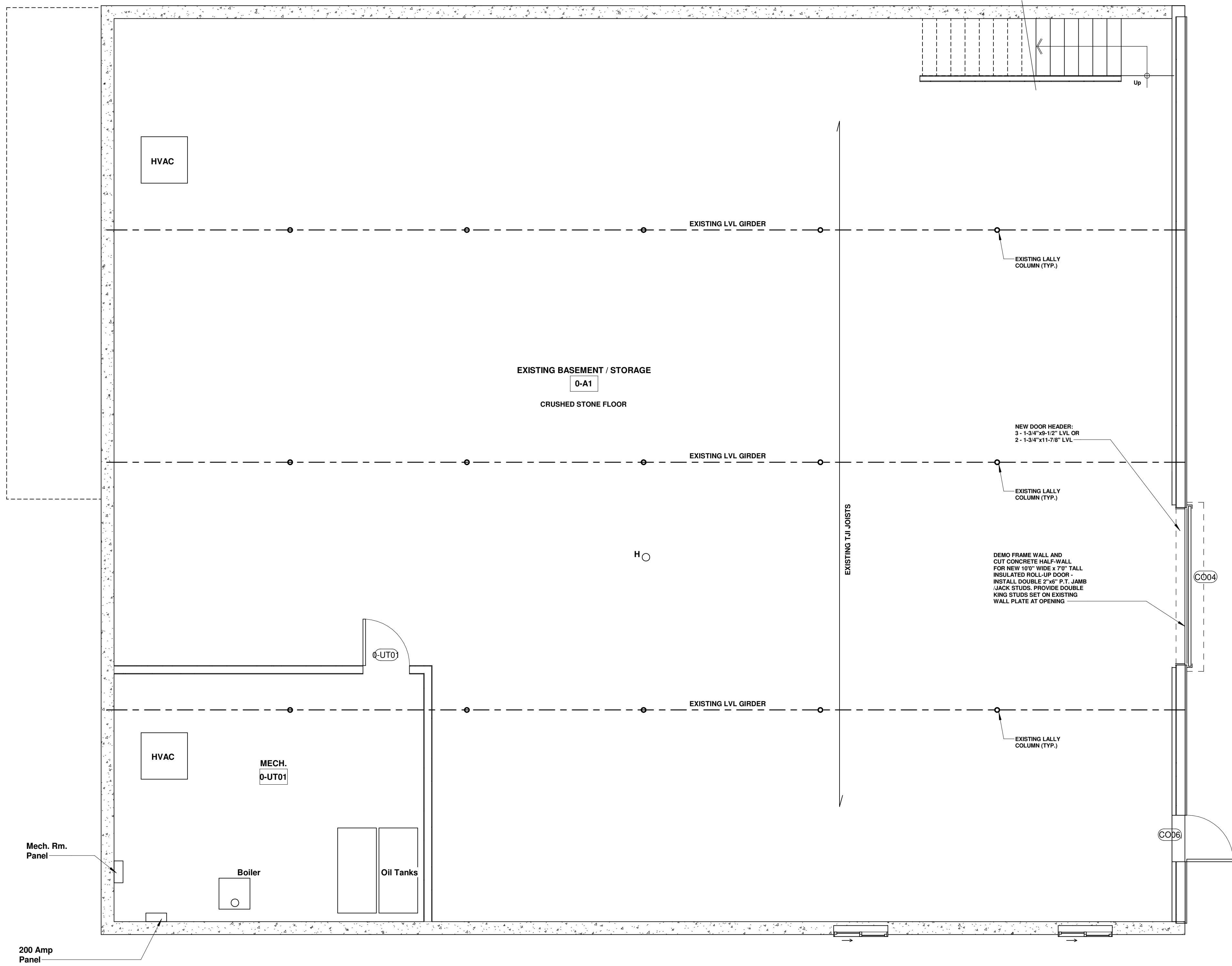
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DATE: 13 FEBRUARY 2025

A-101



1 PROPOSED BASEMENT PLAN 1
1/4" = 1'-0"

PROPOSED BASEMENT PLAN

PVC DIRECT
FACADE & DOOR RENOVATIONS
8 ENTERPRISE LANE, OAKDALE - MONTVILLE, CONNECTICUT

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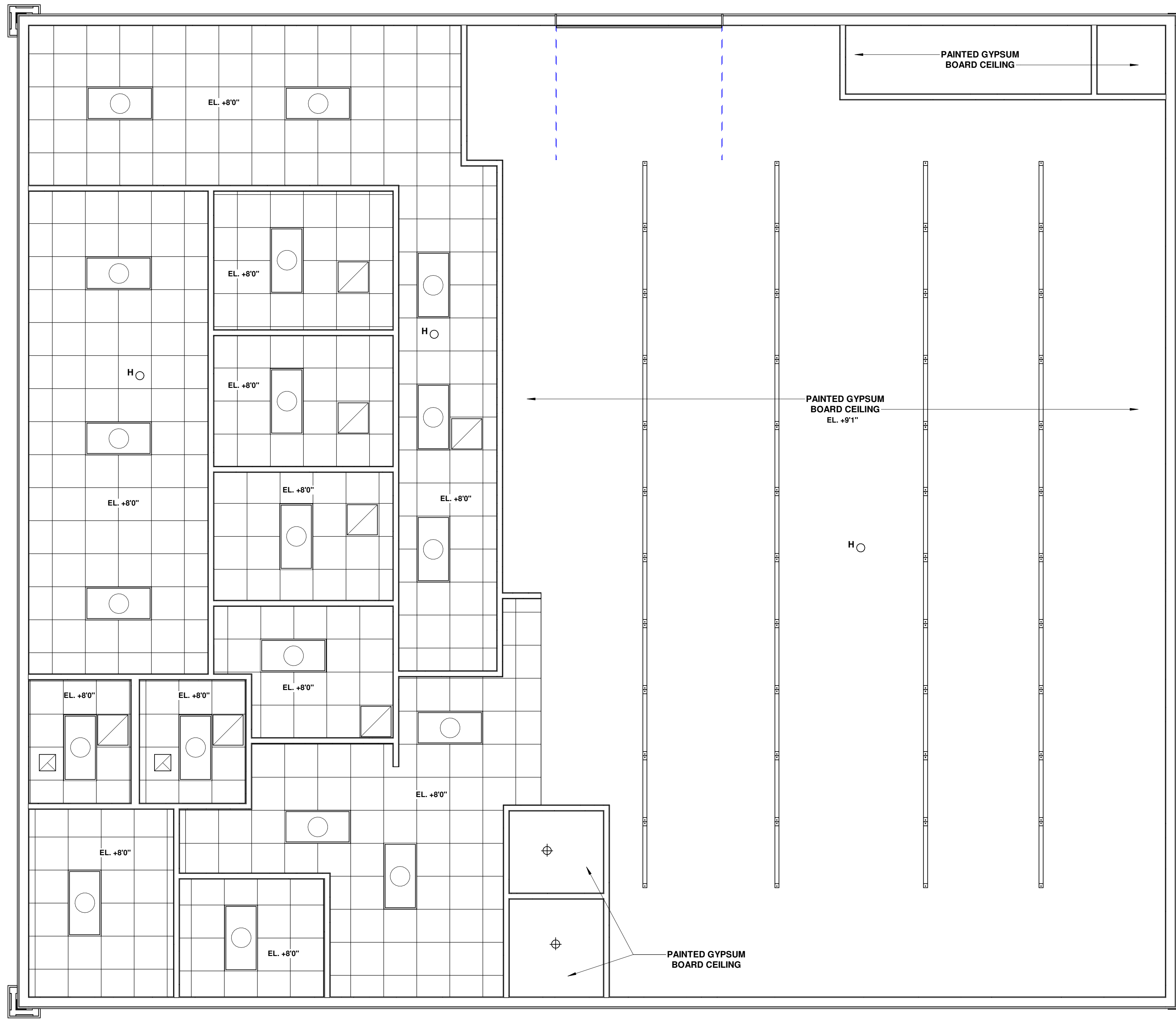


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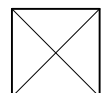
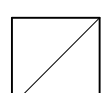
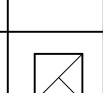
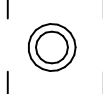
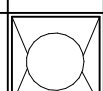
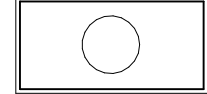
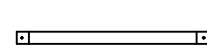
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DATE: 13 FEBRUARY 2025

A-102



CEILING SCHEDULE:

-  HVAC SUPPLY DIFFUSER - SEE MEP DRAWINGS FOR SPECIFICATIONS.
-  HVAC RETURN GRILLE/REGISTER - SEE MEP DRAWINGS FOR SPECIFICATIONS.
-  HVAC EXHAUST GRILLE/REGISTER - SEE MEP DRAWINGS FOR SPECIFICATIONS.
-  RECESSED LIGHT FIXTURE
-  2'x2' RECESSED L.E.D. TROFFER
-  2'x4' RECESSED L.E.D. TROFFER.
-  LINEAR UP/DOWN 4' LED PENDANT LIGHT

24" x 24" x 5/8" BEVELED TEGULAR EDGE ACOUSTICAL CEILING TILE AND COMPATIBLE SUSPENSION SYSTEM.

*CEILING TILE: ARMSTRONG CORTEGA 2196
SUSPENSION SYSTEM: ARMSTRONG PRELUDE XL FIRE GUARD 15/16" EXPOSED TEE GRID. INSTALL PER MANUFACTURER SPECIFICATIONS. CEILING HEIGHT 9'0" A.F.F

1 1ST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

1ST FLOOR REFLECTED CEILING PLAN

PVC DIRECT
FACADE & DOOR RENOVATIONS
8 ENTERPRISE LANE, OAKDALE - MONTVILLE, CONNECTICUT

NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS.
DO NOT SCALE THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

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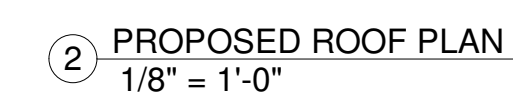
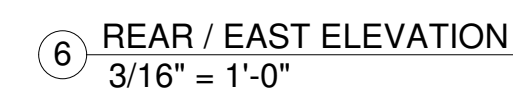
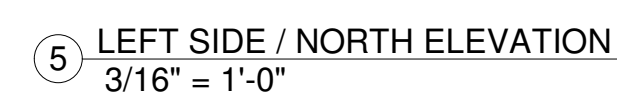
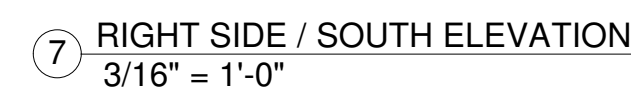
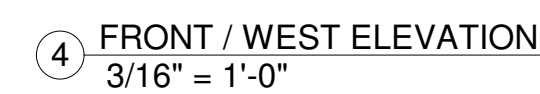
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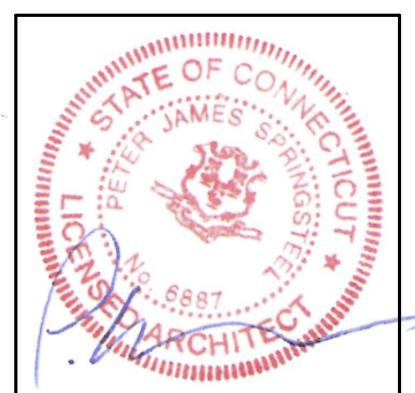
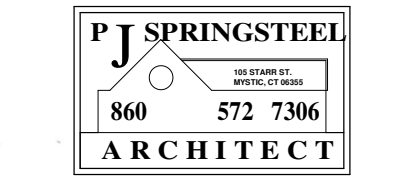
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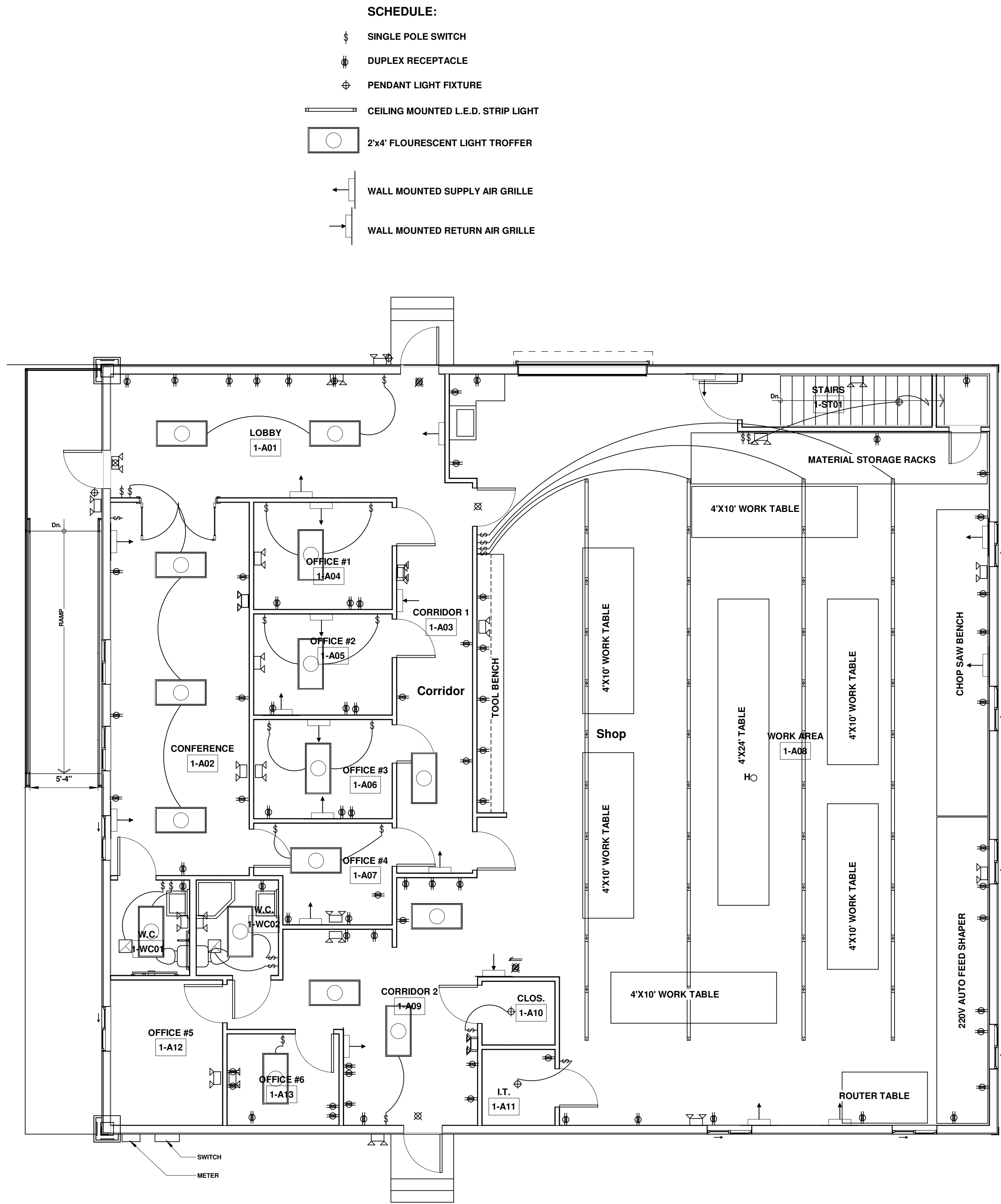
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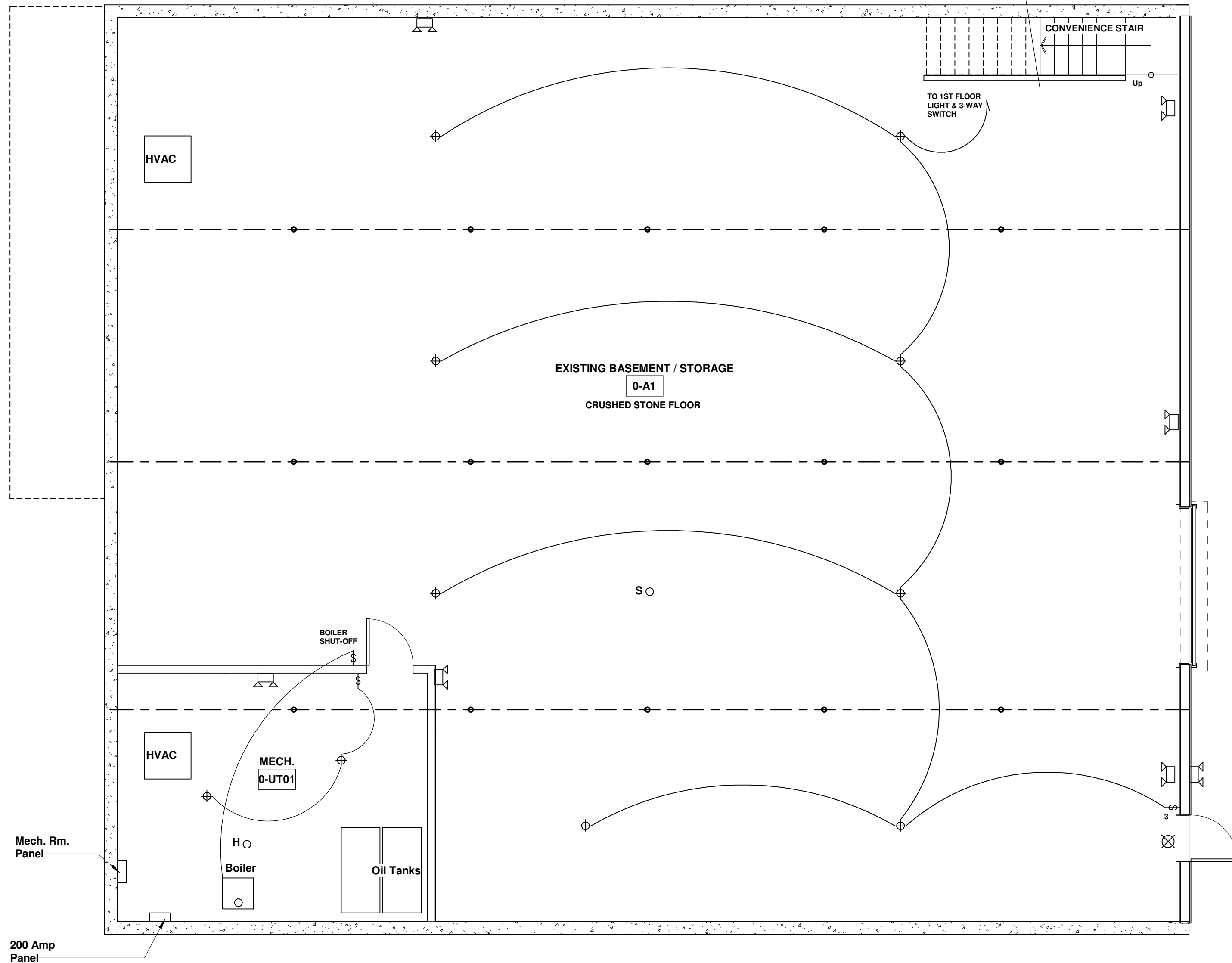


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8 ENTERPRISE LANE, OAKDALE - MONTVILLE, CONNECTICUT

A-105



1 1ST FLOOR M.E.P. PLAN
3/16" = 1'-0"



2 BASEMENT M.E.P. PLAN
3/16" = 1'-0"

M.E.P. PLAN PLANS

SCALES 1/8" = 1'-0"
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