

Interior Alterations to JED Martial Arts LLC.

30 SOUTH WATER STREET
GREENWICH CT, 06830

GENERAL NOTES

DESIGN DATA:
ALL WORK SHALL BE IN ACCORDANCE WITH:
2020 CONNECTICUT STATE BUILDING CODE
BASED ON 2021 IBC, 2021 IFC, 2021 IMC, 2021 IECC,
2020 NEC, 2011 ICC A111
2022 CONNECTICUT STATE FIRE SAFETY CODE
BASED ON 2021 IFC & 2021 NFPA 101
2022 CONNECTICUT STATE FIRE PREVENTION CODE

USE SEPARATION: NON-SEPARATED

USE GROUP: B (BUSINESS)

CONSTRUCTION TYPE: 3B

BUILDING ZONE: UB & COZ (WATERFRONT BUSINESS
& COASTAL OVERLAY ZONE)

FIRE SUPPRESSION: NON-SPRINKLERED

BUILDING HEIGHT: 2-STORY / LESS THAN 40'

BUILDING FOOTPRINT (EXISTING): 3200 SF

AREA OF WORK: 5511 SF

PROJECT SUMMARY:
INTERIOR TENANT ALTERATIONS FOR BUSINESS USE. THE
REMOVAL OF EXISTING INTERIOR FINISHES, WALLS, DOOR
FRAMES, VISION PANELS, CEILING SYSTEMS AND FIXTURES.
CAP & CUT BACK ANY ELECTRICAL AND PLUMBING
THROUGH OUT THE SPACES AS REQUIRED. EXISTING HVAC
TO REMAIN & REWORKED FOR NEW LAYOUT. THE
CONSTRUCTION OF NEW WALLS & DOOR FRAMES, FLOORING
AND CEILING SYSTEM FOR NEW TENANT.

DRAWING LIST

ARCHITECTURAL DRAWINGS

CVR	COVER SHEET
A1	LOWER & FIRST FL. PLANS - CONSTRUCTION
A2	LOWER & FIRST FL. PLANS - ELECTRICAL
A3	LOWER & FIRST FL. PLANS - REFLECTED CEILING
A4	INTERIOR ELEVATIONS
A5	INTERIOR ELEVATIONS
A6	SCHEDULES & NOTES

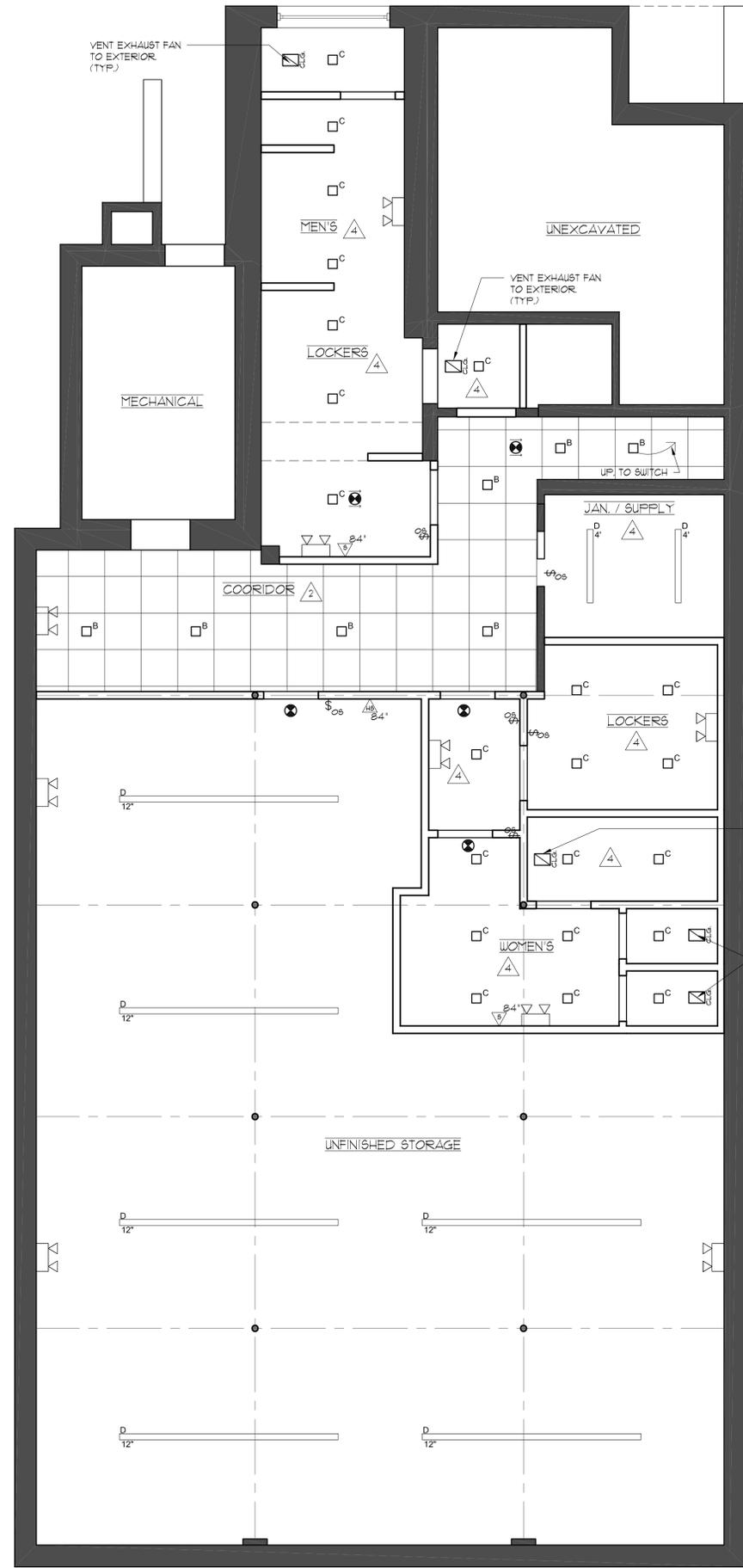
PROJECT:
JED MARTIAL ARTS LLC.

30 South Water Street
Greenwich CT, 06830

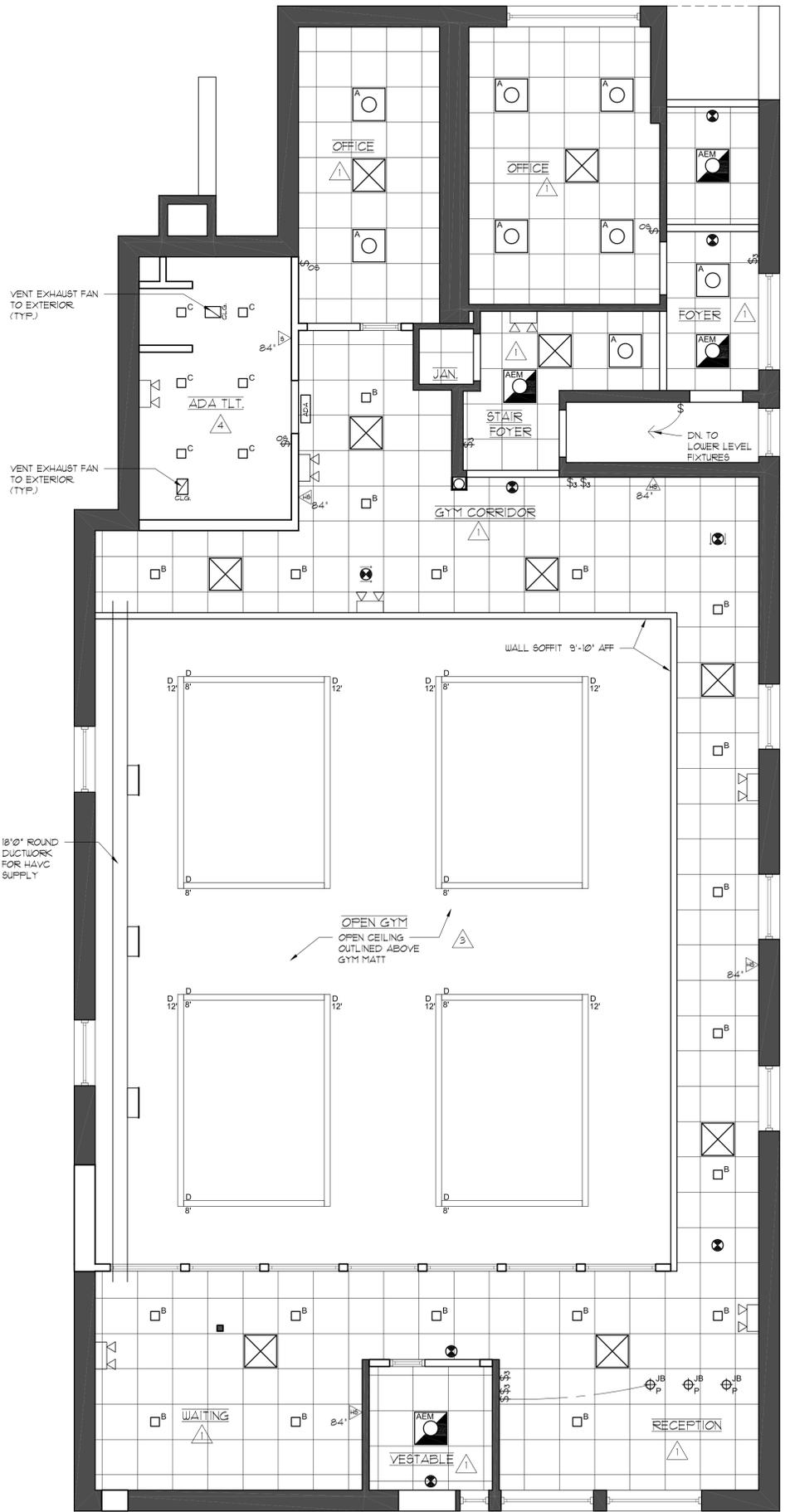
ISSUED:
FOR PERMIT AUGUST 18, 2025
PARCEL ID #04-1852/S

ARCHITECT:
RIDBERG + Associates

Ridberg & Associates,
Architects, PC
P.O. Box 1687
Greenwich, CT 06836
203 625 0491
www.ridarch.com

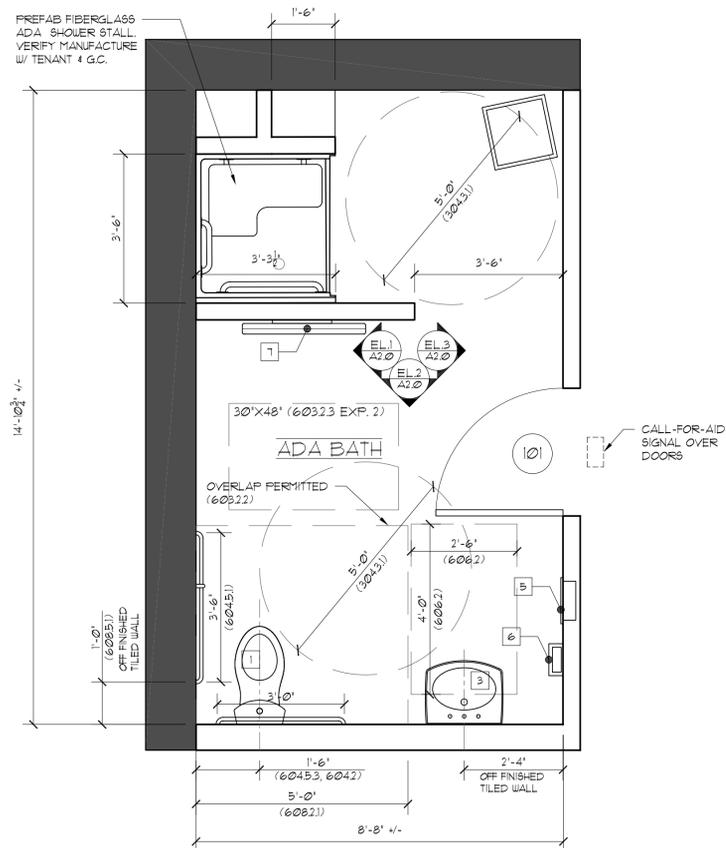


1 LOWER FL. PLAN - REFLECTED CEILING
SCALE: 1/4" = 1'-0"

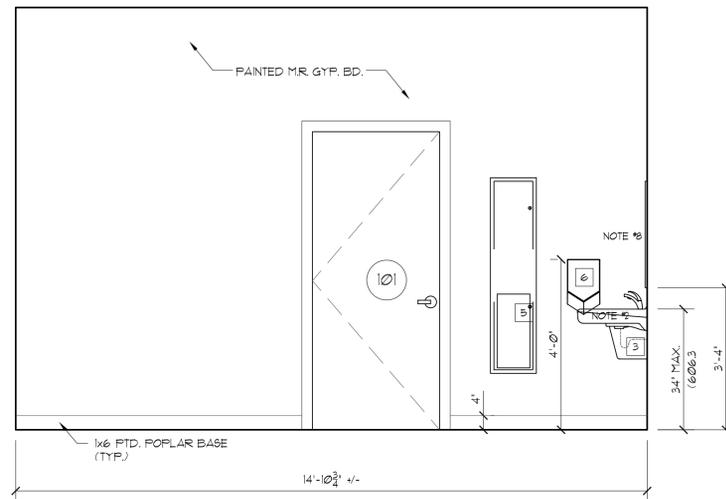


1 FIRST FL. PLAN - REFLECTED CEILING
SCALE: 1/4" = 1'-0"

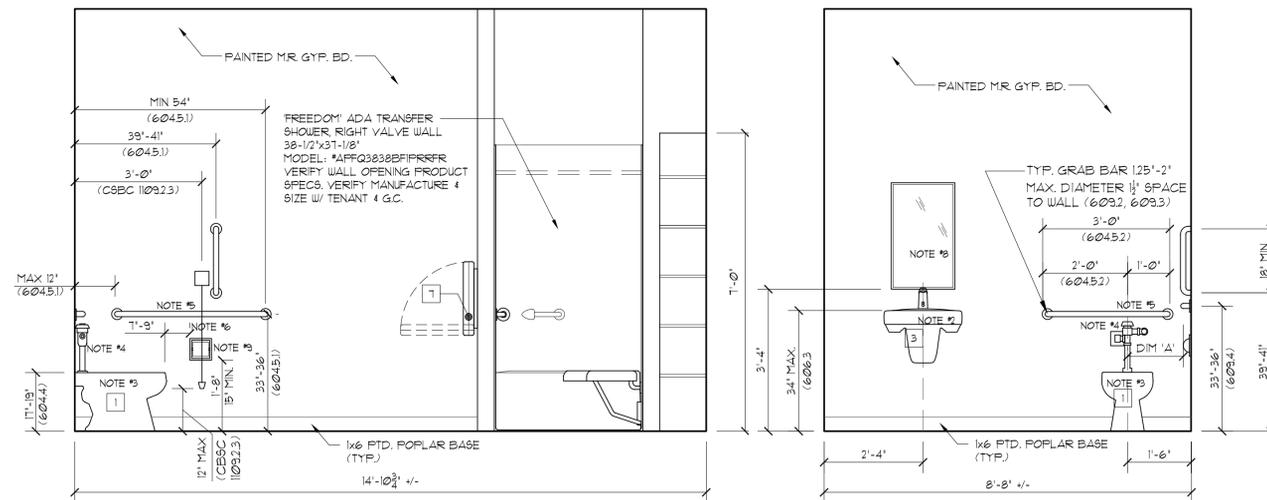
CEILING TYPES		LIGHTING LEGEND							
	BLDG. STD. 2'x2' x 1/2" LAY-IN CEILING, ARMSTRONG #588 CIRRIUS REGULAR EDGE TILE & FINELINE WHITE GRID SEISMIC BRACING OF HANG CEILING AS REQUIRED BY CODE. CLG. HT. # BLDG. STD. 9'-11" AFF. UNO.		NEW BLDG. STD. 2'x2' LED FIXTURES, FIXTURE INSTALLED BY ELECTRICIAN						
	SAME AS TYPE 1 BUT # MAX. HT. AFF. UNO.		NEW BLDG. STD. 2'x2' LED FIXTURES, WITH EMERGENCY FEATURE, FIXTURE INSTALLED BY ELECTRICIAN						
	OPEN CEILING, PAINT & REPAIR AS REQ. REWORK UNUSED ELECTRICAL & DUCTWORK.		BLDG. STD. SQUARE LED DOWN LIGHT, FIXTURE INSTALLED BY ELECTRICIAN						
	BLDG. STD. 5/8" MILDEW RESISTANT GYP. BD. CEILING # MAX. HT. VERIFY HT. IN FILED.		BLDG. STD. SQUARE WET-LOCATION LED DOWN LIGHT, FIXTURE INSTALLED BY ELECTRICIAN						
NOTE: MAX OUT CEILING HEIGHTS WERE EVER POSSIBLE. ALL CEILING TO BE TYPE 1 UNLESS OTHERWISE NOTED.			LINEAR SUSPENSION LED FIXTURE, W/ TEMP. CONTROL, LENGTH AS NOTED, FIXTURE INSTALLED BY ELECTRICIAN						
CEILING NOTES			JUNCTION BOX FOR PENDANT, OWNER SUPPLIED, FIXTURE INSTALLED BY ELECTRICIAN						
1. ALL CEILING TO BE TYPE 1 UNLESS NOTED. PROVIDE SEISMIC BRACING AS REQUIRED BY CODE.			BLDG. STD. CEILING MOUNTED EXHAUST FAN, VENT TO BLDG. EXTERIOR.						
2. LOCATION OF HVAC DIFFUSER AND REGISTER AS REQUIRED BY LANDLORD'S DESIGN BUILD HVAC CONTRACTOR.			BLDG. STD. ADA ANNUNCIATOR LIGHT/ALARM, AT 84" AFF. UNLESS OTHERWISE NOTED						
3. PROVIDE BLDG. STD. ADDRESSABLE SMOKE AND HEAT DETECTORS AS PER FIRE MARSHALL.			WALL & CEILING MOUNTED EMERGENCY LIGHT, 2 HEAD, 1/2" R-16 DUALITE OR EQUAL						
			BLDG. STD. LED EDGELIT EXIT SIGN, OFF-WHITE, ARROW INDICATES DIRECTION						
			BLDG. STD. SINGLE POLE LIGHT SWITCH, TOP # 48" AFF						
			BLDG. STD. THREE-WAY LIGHT SWITCH, TOP # 48" AFF						
			BLDG. STD. FOUR-WAY LIGHT SWITCH, TOP # 48" AFF						
			BLDG. STD. SINGLE POLE LIGHT SWITCH, W/ DIMMER, TOP # 48" AFF						
			BLDG. STD. SINGLE POLE LIGHT SWITCH, W/ OCCUPANCY SENSOR, TOP # 48" AFF						
			BLDG. STD. HEAT DETECTOR						
			BLDG. STD. ADDRESSABLE SMOKE DETECTOR						
			BLDG. STD. CEILING MTD. SPEAKER						
			BLDG. STD. FA HORN STROBE - MTD. # BLD. STD.						
			BLDG. STD. FA STROBE - MTD. # BLD. STD.						
			HVAC AIR SUPPLY DIFFUSER, DESIGN BUILD.						
			HVAC AIR RETURN REGISTER, DESIGN BUILD.						
		NOTES: 1. HVAC AIR RETURN REGISTERS SHOWN FOR LOCATION ONLY, DESIGN BUILD BY CONTRACTOR							
		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/18/2025</td> <td>FOR FOR PERMIT</td> </tr> </tbody> </table>		NO.	DATE	ISSUE	1	08/18/2025	FOR FOR PERMIT
NO.	DATE	ISSUE							
1	08/18/2025	FOR FOR PERMIT							
		PROJECT: Parcel ID #04-1852/S							
		JED MARTIAL ARTS LLC. 30 SOUTH WATER ST. GREENWICH, CT							
		DRAWING TITLE: FIRST & LOWER FL. PLANS - REFLECTED CEILING							
		RIDBERG + Associates Ridberg & Associates, Architects, PC P.O. Box 1687 Greenwich, CT 06836 203 625 0491 www.ridarch.com							
		DATE: AUG. 18, 2025	DWG NO.:						
		SCALE: 1/4" = 1'-0"	A3						
		DRAWN BY: RVR/CJR							
		PROJECT NO. 45041							



1 ADA TOILET & SHOWER - PLAN
SCALE: 1/2" = 1'-0"



4 ADA TOILET & SHOWER - ELEV. 3
SCALE: 1/2" = 1'-0"



2 ADA TOILET & SHOWER - ELEV. 1
SCALE: 1/2" = 1'-0"

3 ADA TOILET & SHOWER - ELEV. 2
SCALE: 1/2" = 1'-0"

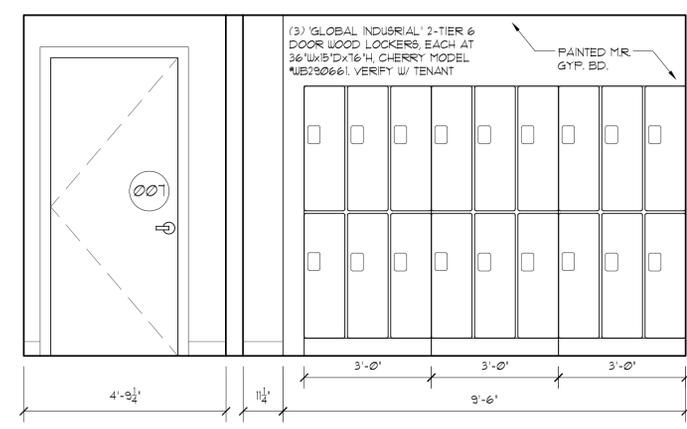
FIXTURE SCHEDULE		ADA TOILET NOTES	
1	KOHLER 'HIGHCREST' FLOOR-MOUNT ADA TOILET, MODEL K-4301, WHITE, ELONGATED BOWL, REAR SPUD. KOHLER 'LUSTRA' SEAT, MODEL K-4670-A, WHITE. KOHLER 'WAVE TOUCHLESS' AUTOMATIC FLUSH VALVE (1/6 GFF)	NOTE #1: FINISH WALL TO EDGE OF LAVATORY OR OTHER OBSTRUCTION. NO OTHER FIXTURE OR OBSTRUCTION SHALL BE WITHIN THIS SPACE. (60456) (6043) NOTE #2: WALL HUNG ACCESSIBLE LAVATORY w/ PROTECTIVE SHROUD. SEE FIXTURE SCHEDULE. NOTE #3: FLOOR-MOUNTED ACCESSIBLE TOILET. SEE LAV. FIXTURE SCHEDULE. SEAT HEIGHT # 19" AFF. PROVIDE 4" INSTALL TRAP PRIMER AS REQ'D. NOTE #4: AUTOMATIC FLUSHOMETER VALVE.	
2	KOHLER 'DEXTER' WALL-MOUNT ADA URINAL, MODEL K-5010-ER-0, WHITE, REAR SPUD. KOHLER 'WAVE TOUCHLESS' AUTOMATIC FLUSH VALVE	NOTE #5 (GRAB BARS): INSTALL GRAB BARS PER SECTION 609.4	
3	KOHLER 'BRENHAM' WALL-MOUNT ADA SINK w/ SHROUD, MODEL K-1999, WHITE. KOHLER 'TOUCHLESS' AUTOMATIC SINGLE-HOLE FAUCET.	GRAB BAR (LONG): BOBRICK 'B-5507-42' 1 1/4" DIAMETER IN SATIN FINISH. GRAB BAR (SHORT): BOBRICK 'B-5507-36' 1 1/4" DIAMETER IN SATIN FINISH.	
4	ELKAY EZ420 WATER COOLER & BOTTLE FILLER, #1MABF08USLK, 115V/60 HZ. VERIFY WITH TENANT & G.C.	GRAB BAR (VERT.): BOBRICK 'B-5507-18' 1 1/4" DIAMETER IN SATIN FINISH	
5	BOBRICK 'B-38034' RECESSED PAPER TOWEL DISPENSER/WASTE. VERIFY WITH TENANT & G.C.	NOTE #6 (EMERGENCY CALL): EMERGENCY CALL SYSTEM: PROVIDE WALL MOUNTED PULL CORD AS SHOWN WHICH IS TO ACTIVATE A VISIBLE AND AUDIBLE ALARM IN THE CORRIDOR SPACE ADJACENT TO THE ENTRANCE DOOR. PROVIDE A SET OF EMERGENCY INSTRUCTIONS WITHIN THE TOILET ROOM SPACE.	
6	DYSON AIRBLADE V (AB12) WALL MTD HAND DRYER OR EQ. VERIFY WITH TENANT & G.C.	NOTE #7: ADA COMPLIANT SHOWER STALL FOLDABLE, WALL MOUNTED SEAT	
7	'KOALA KARE' HORIZONTAL SURFACE-MOUNTED WITH STAINLESS STEEL VENEER, #KB300-55. VERIFY WITH TENANT & G.C.	NOTE #8: SHOWER CONTROL & HANDLE TO BE 15" FROM CENTERLINE OF CONTROL WALL TOWARD THE SHOWER OPENING	
8	STACKABLE WASHER & DRYER. VERIFY WITH TENANT & G.C.	NOTE #9: ROOM DIMENSIONS ARE MINIMUM TO INSIDE FINISHED WALL SURFACES	

NO.	DATE	ISSUE
1	08/18/2025	FOR FOR PERMIT

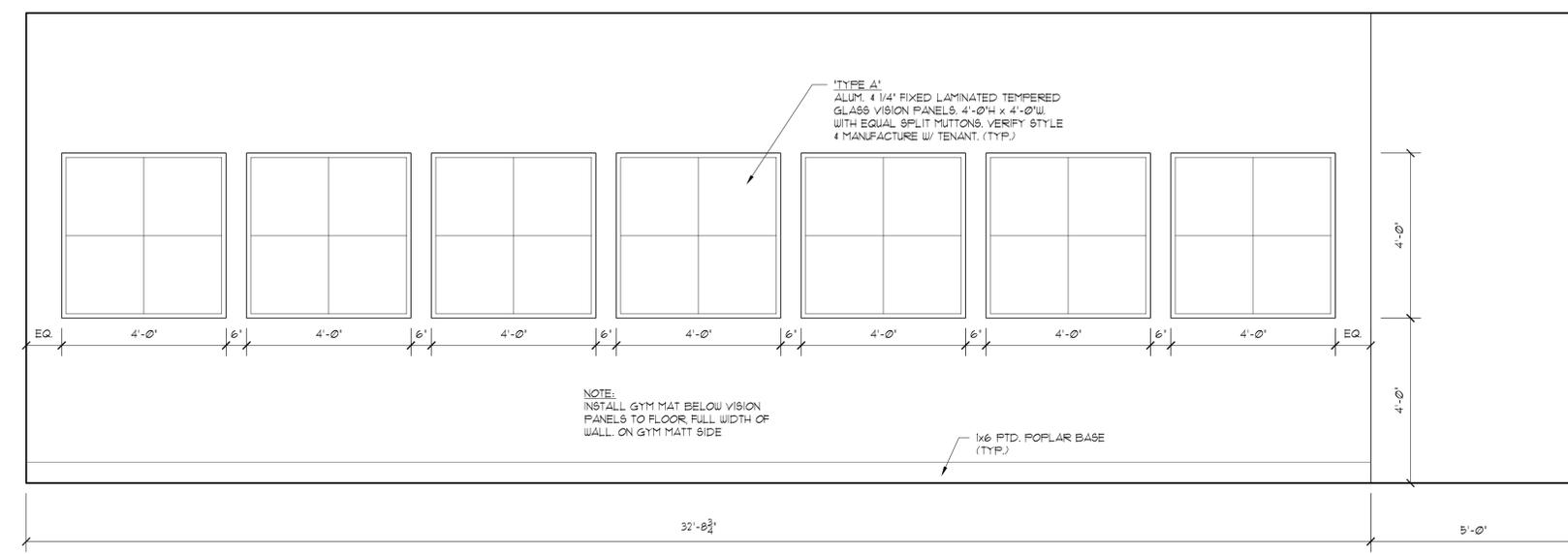
PROJECT:	Parcel ID #04-1852/S	
JED MARTIAL ARTS LLC.		
30 SOUTH WATER ST. GREENWICH, CT		
DRAWING TITLE:	INTERIOR ELEVATIONS	
RIDBERG + Associates Ridberg & Associates, Architects, P.C. P.O. Box 1687 Greenwich, CT 06836 203 625 0491 www.ridarch.com		
DATE	AUG. 18, 2025	DWG NO.
SCALE	1/4" = 1'-0"	
DRAWN BY	RVR/CJR	A4
PROJECT NO.	45041	

FIXTURE SCHEDULE

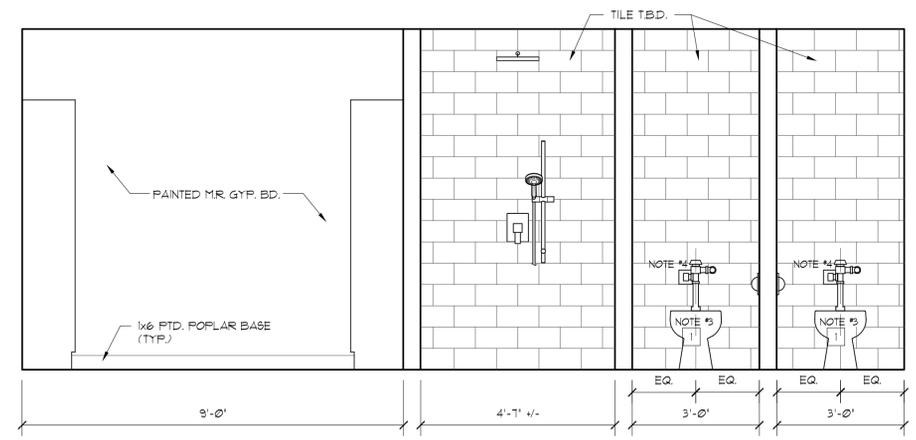
- 1 KOHLER 'HIGHCREST' FLOOR-MOUNT ADA TOILET, MODEL K-4301, WHITE, ELONGATED BOWL, REAR SPUD.
KOHLER 'LUSTRA' SEAT, MODEL K-4610-A, WHITE.
KOHLER 'WAVE TOUCHLESS' AUTOMATIC FLUSH VALVE (1/6 GPF)
- 2 KOHLER 'DEXTER' WALL-MOUNT ADA URINAL, MODEL K-5016-ER-0, WHITE, REAR SPUD.
KOHLER 'WAVE TOUCHLESS' AUTOMATIC FLUSH VALVE
- 3 KOHLER 'BRENHAM' WALL-MOUNT ADA SINK w/ SHROUD, MODEL K-1999, WHITE.
KOHLER 'TOUCHLESS' AUTOMATIC SINGLE-HOLE FAUCET.
- 4 ELKAY EZH2O WATER COOLER & BOTTLE FILLER, #LMAEP08LK, 15V/60 HZ. VERIFY WITH TENANT & G.C.
- 5 BOERICK #B-30034 RECESSED PAPER TOWEL DISPENSER/WASTE. VERIFY WITH TENANT & G.C.
- 6 DYSON AIRBLADE V (AB10) WALL MTD HAND DRYER OR EQ. VERIFY WITH TENANT & G.C.
- 7 'KOALA KARE' HORIZONTAL SURFACE-MOUNTED WITH STAINLESS STEEL VENEER #B300-SS. VERIFY WITH TENANT & G.C.
- 8 STACKABLE WASHER & DRYER. VERIFY WITH TENANT & G.C.



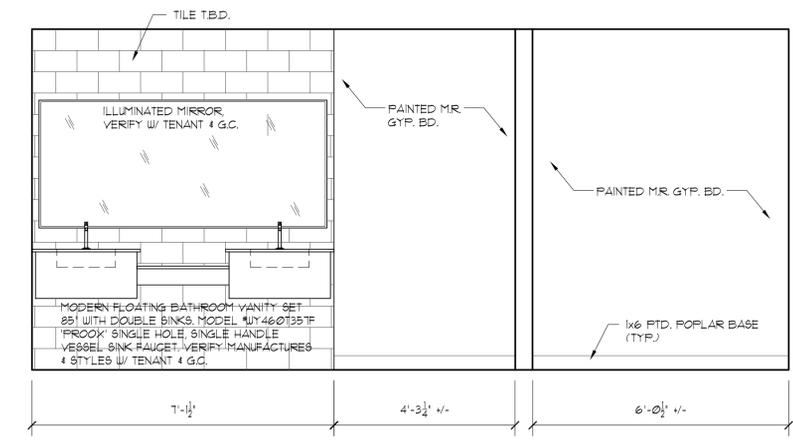
5 WOMEN'S BATH & LOCKERS - ELEV. 3
SCALE: 1/2" = 1'-0"



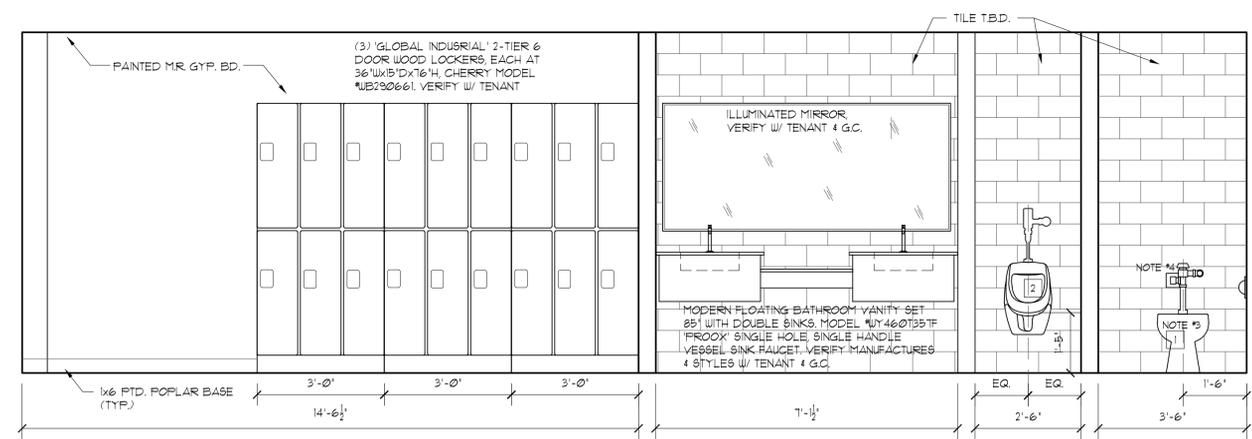
6 GYM WALL
SCALE: 1/2" = 1'-0"



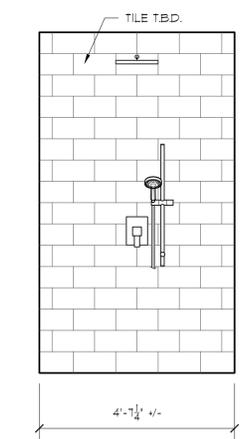
3 WOMEN'S BATH & LOCKERS - ELEV. 1
SCALE: 1/2" = 1'-0"



4 WOMEN'S BATH & LOCKERS - ELEV. 2
SCALE: 1/2" = 1'-0"



1 MEN'S BATH & LOCKERS - ELEV. 1
SCALE: 1/2" = 1'-0"



2 MEN'S BATH & LOCKERS - ELEV. 2
SCALE: 1/2" = 1'-0"

NO.	DATE	ISSUE
1	08/18/2025	FOR FOR PERMIT

PROJECT: Parcel ID #04-1852/S
JED MARTIAL ARTS LLC.
30 SOUTH WATER ST.
GREENWICH, CT

DRAWING TITLE:
INTERIOR ELEVATIONS

RIDBERG + Associates
Ridberg & Associates,
Architects, P.C.
P.O. Box 1687
Greenwich, CT 06836
203 625 0491
www.ridarch.com

DATE	AUG. 18, 2025	DWG NO.
SCALE	1/4" = 1'-0"	
DRAWN BY	RVR/CJR	A5
PROJECT NO.	45041	

