

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
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COMMERCIAL SPACE CONVERSION
INSTITUTIONAL TO BUSINESS USE

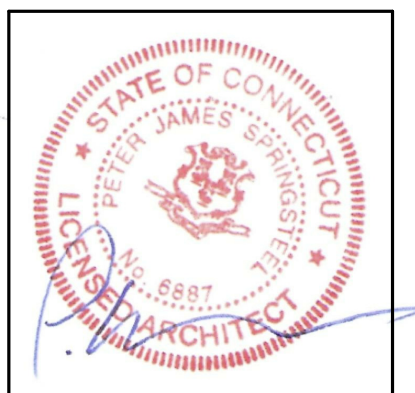
18 THAMES ST - GROTON, CONNECTICUT

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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OWNER
THAMES LEASING LLC

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PETER J. SPRINGSTEEL
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105 STARR STREET
MYSTIC, CT 06355
T: (860) 572-7306

DATE: 30 MAY 2019

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3RD FLOOR PLAN

3RD FLOOR AREA:	1,032 G.S.F.
STAIRS:	261 S.F.
CORRIDOR:	574 S.F.
BATHROOMS:	122 S.F.
TENANT AREAS:	3,455 S.F.



1 RIGHT SIDE / SOUTH ELEVATION
1/4" = 1'-0"

PROPOSED STAIRWAY
ADDITION @ 3RD FLOOR

THIRD FLOOR
71' - 2 1/2"

PROPOSED DECK

2ND FLOOR
61' - 4"

FIRST FLOOR
48' - 0"

ROOF
82' - 9 7/16"



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

PROPOSED STAIRWAY
ADDITION @ 3RD FLOOR

PROPOSED NEW DECK

THIRD FLOOR
71' - 2 1/2"

2ND FLOOR
61' - 4"

FIRST FLOOR
48' - 0"

ROOF
82' - 9 7/16"

PROPOSED ELEVATIONS

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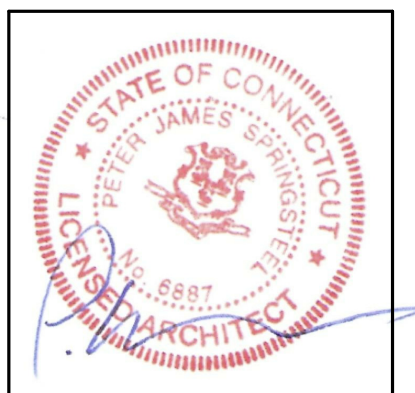
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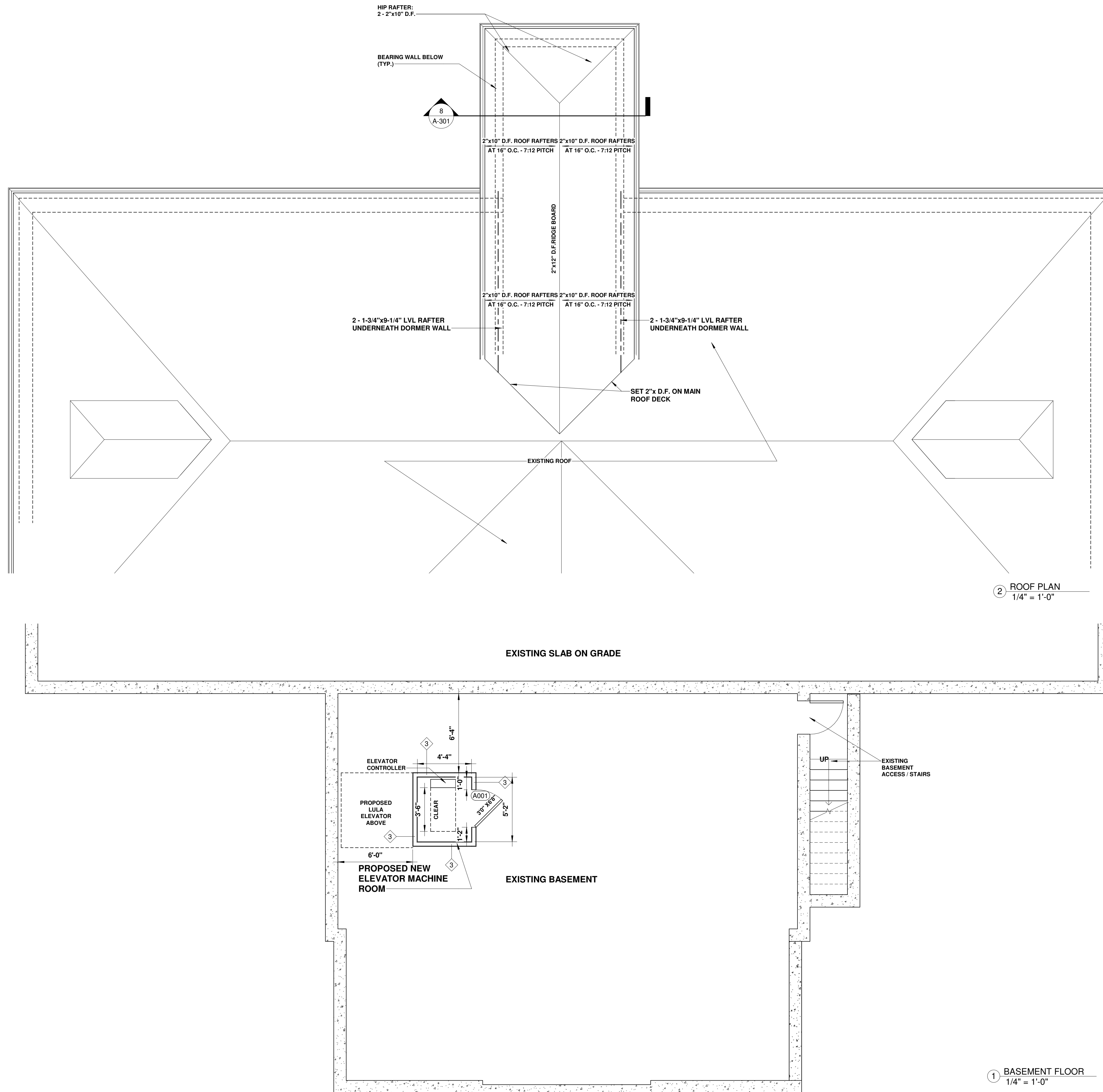
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A-105



② ROOF PLAN
1/4" = 1'-0"

① BASEMENT FLOOR
1/4" = 1'-0"

BASEMENT PLAN

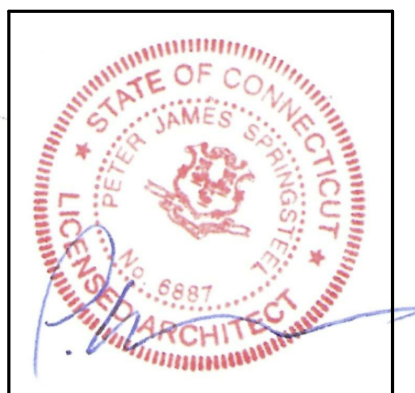
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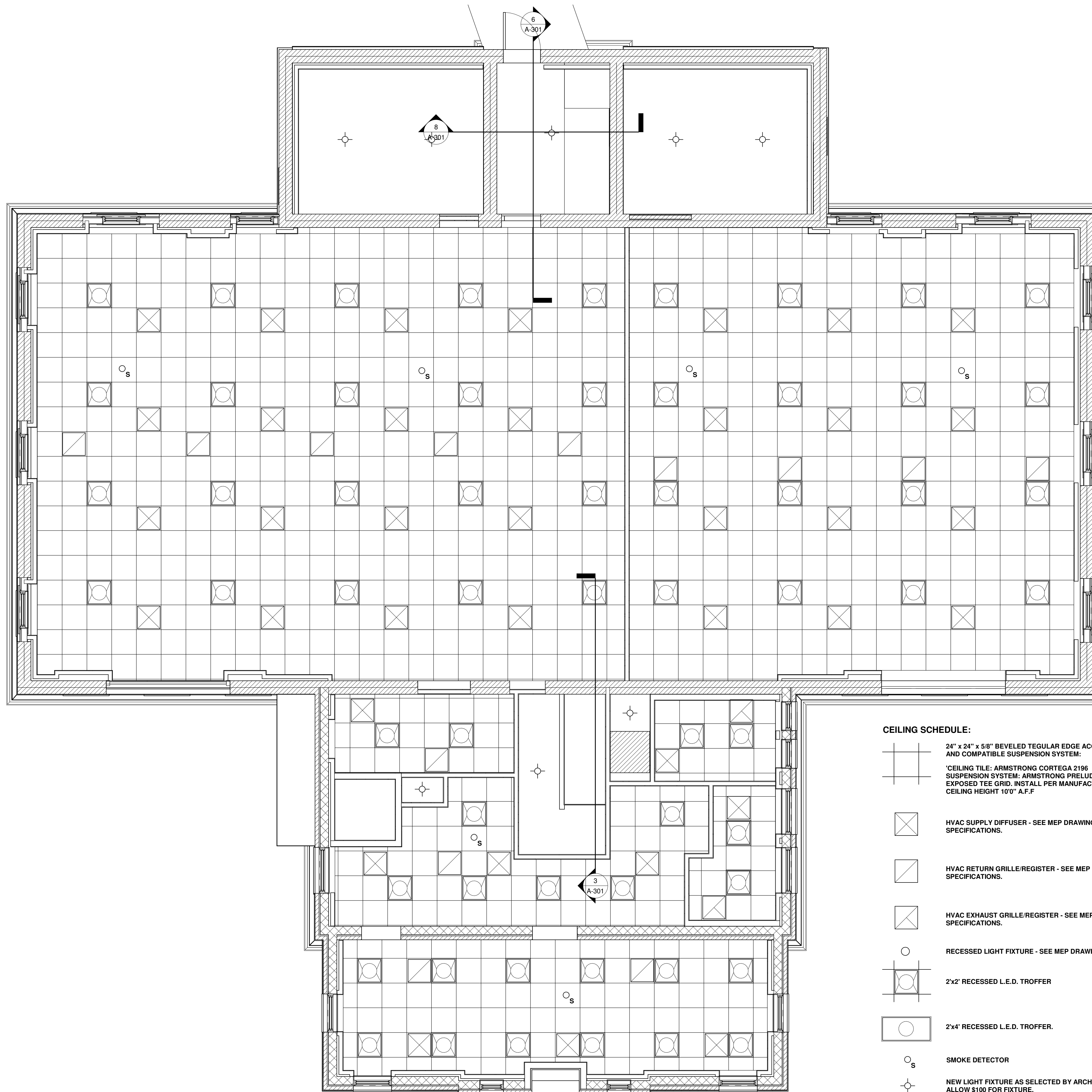


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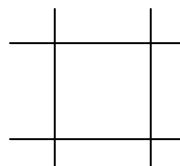




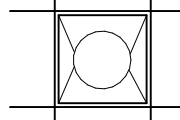
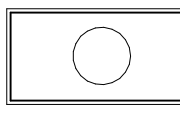


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CEILING SCHEDULE:

- 
 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 10'0" A.F.F.
- 
 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 - SEE MEP DRAWINGS FOR SPECIFICATIONS.
- 
 2'x2' RECESSED L.E.D. TROFFER
- 
 2'x4' RECESSED L.E.D. TROFFER.
- 
 SMOKE DETECTOR
- 
 NEW LIGHT FIXTURE AS SELECTED BY ARCHITECT.
 ALLOW \$100 FOR FIXTURE.

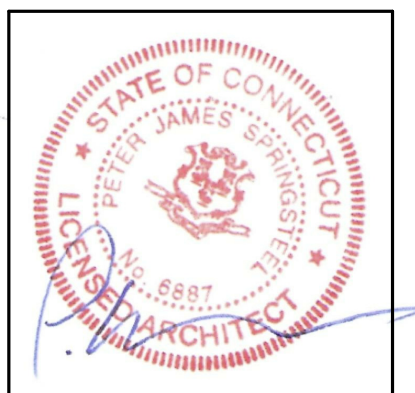
1ST FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"
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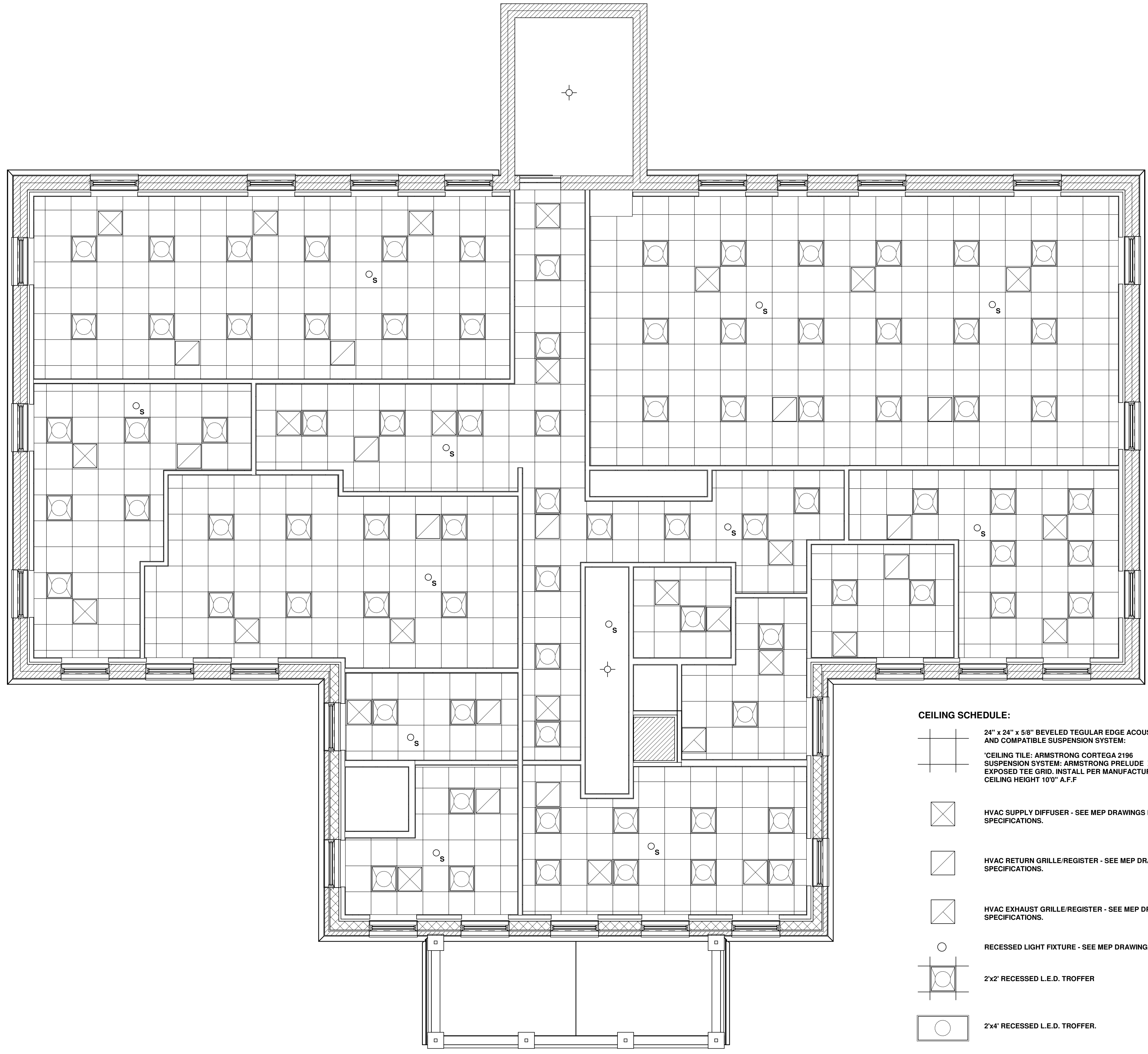
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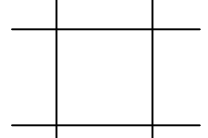
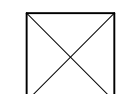
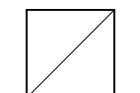
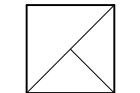
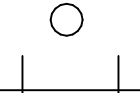
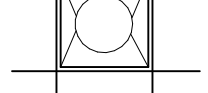
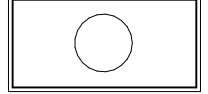
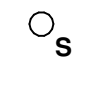
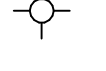
A-201

**COMMERCIAL SPACE CONVERSION
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18 THAMES ST - GROTON, CONNECTICUT

2ND FLOOR REFLECTED CEILING PLAN



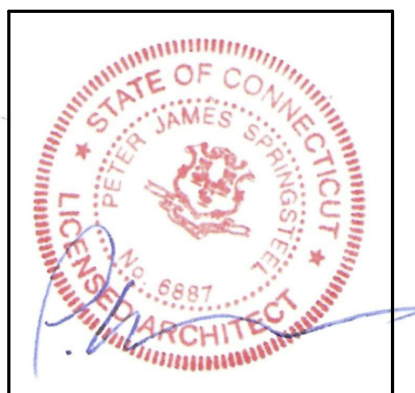
- CEILING SCHEDULE:**
-  24" x 24" x 5/8" BEVELED TEGULAR EDGE ACOUSTICAL CEILING TILE AND COMPATIBLE SUSPENSION SYSTEM:
 - *CEILING TILE: ARMSTRONG CORTEGA 2196
SUSPENSION SYSTEM: ARMSTRONG PRELUDE XL FIRE GUARD 15/16" EXPOSED TEE GRID. INSTALL PER MANUFACTURER SPECIFICATIONS. CEILING HEIGHT 10'0" A.F.F.
 -  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 - SEE MEP DRAWINGS FOR SPECIFICATIONS.
 -  2'x2' RECESSED L.E.D. TROFFER
 -  2'x4' RECESSED L.E.D. TROFFER.
 -  SMOKE DETECTOR
 -  NEW LIGHT FIXTURE AS SELECTED BY ARCHITECT: ALLOW \$100 FOR FIXTURE.

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① 2ND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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

DOOR SCHEDULES & ROOM FINISH SCHEDULES

COMMERCIAL SPACE CONVERSION
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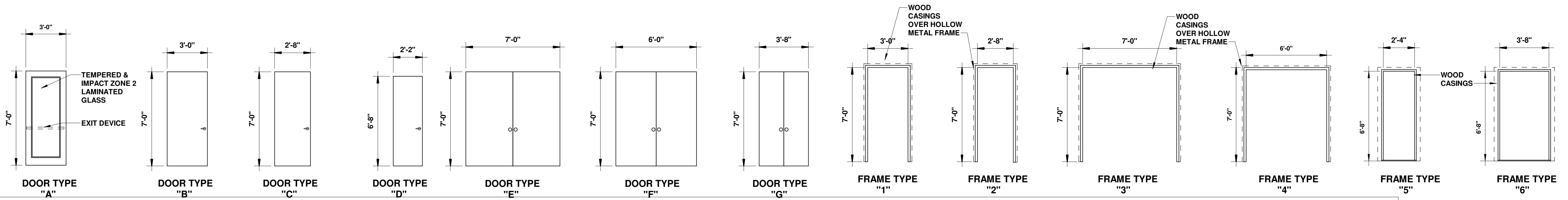
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Door Schedule									
TYPE	LOCATION	SIZE	TYPE	FIRE RATING	MATERIALS		FRAME TYPE	HARDWARE	REMARKS
					DOOR	FRAME			
A101	LOBBY	36" X 84"	A	N/A	CLAD WOOD OR COMPOSITE	HOLLOW METAL	1 - KNOCK DOWN	3	
A102	CLOSET	32" X 84"	C	N/A	M.D.F.	HOLLOW METAL	2 - KNOCK DOWN	6	
A103	GE AKTA SERVICE DEPT	36" X 84"	B	N/A	M.D.F.	HOLLOW METAL	1 - KNOCK DOWN	1	
A104	JANITOR	26" X 80"	D	N/A	M.D.F.	HOLLOW METAL	5	6	
A106	ELEVATOR	36" X 84"	B	C-LABEL 60 MIN.	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	N/A	
A107	SHIPPING / RECEIVING / STORAGE	84" X 84"	E	N/A	M.D.F.	HOLLOW METAL	3 - KNOCK DOWN	2	
A108	SECURED INVENTORY RM.	36" X 84"	B	C-LABEL 60 MIN.	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	1	
A109	STAIRS 2	36" X 84"	B	C-LABEL 60 MIN.	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	7	
A110	UNSECURED PARTS & TOOLS RM.	36" X 84"	B	C-LABEL 60 MIN.	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	1	
A111	STAIRS 2	36" X 84"	B	N/A	M.D.F.	HOLLOW METAL	1 - KNOCK DOWN	4	
A201	STAIRS 2	36" X 84"	B	N/A	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	4	
A202	OFFICE	36" X 84"	B	N/A	M.D.F.	HOLLOW METAL	1 - KNOCK DOWN	1	
A203	OFFICE	36" X 84"	B	N/A	M.D.F.	HOLLOW METAL	1 - KNOCK DOWN	1	
A204	ELEVATOR	36" X 84"	B	N/A	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	N/A	
A205	STAFF	36" X 84"	B	N/A	M.D.F.	HOLLOW METAL	1 - KNOCK DOWN	1	
A206	MEETING RM.	36" X 84"	B	N/A	M.D.F.	HOLLOW METAL	1 - KNOCK DOWN	1	
A207	CONFERENCE RM.	72" X 84"	F	N/A	M.D.F.	HOLLOW METAL	4 - KNOCK DOWN	2	
A208	MD LAB	72" X 84"	F	N/A	M.D.F.	HOLLOW METAL	4 - KNOCK DOWN	2	
A209	WC	36" X 84"	B	N/A	M.D.F.	HOLLOW METAL	1 - KNOCK DOWN	5	
A210	WC	36" X 84"	B	N/A	M.D.F.	HOLLOW METAL	1 - KNOCK DOWN	5	
A211	SERVER / RECORD STORAGE RM.	36" X 84"	B	N/A	M.D.F.	HOLLOW METAL	1 - KNOCK DOWN	1	
A212	FINANCE OFFICE	36" X 84"	B	C-LABEL 60 MIN.	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	1	
A213	CLOSET	44" X 80"	G	N/A	M.D.F.	HOLLOW METAL	6 - KNOCK DOWN	2	
A214	CLOSET	44" X 80"	G	N/A	M.D.F.	HOLLOW METAL	6 - KNOCK DOWN	2	
A215	JANITOR	26" X 80"	D	N/A	M.D.F.	HOLLOW METAL	5	6	
S101	STAIRS 1	36" X 84"	B	C-LABEL 60 MIN.	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	7	
S201	STAIRS 1	36" X 84"	B	C-LABEL 60 MIN.	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	7	
S202	STAIRS 2	36" X 84"	B	C-LABEL 60 MIN.	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	7	
S301	STAIRS 2	36" X 80"	B	C-LABEL 60 MIN.	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	1	
U301	MECH.	36" X 80"	B	C-LABEL 60 MIN.	HOLLOW METAL INSULATED	HOLLOW METAL INSULATED	1 - KNOCK DOWN	1	

Window Schedule							
TYPE MARK	ROUGH OEPNING		TYPE	MATERIAL	GLAZING TYPE	HEAD HEIGHT	COMMENTS
	WIDTH	HEIGHT					
A	3' - 0"	4' - 3"					
B	3' - 1"	4' - 11"				7' - 7"	
C	3' - 8 1/2"	6' - 2"				7' - 7"	
D	2' - 4"	4' - 0"				7' - 7"	
E	3' - 8 1/2"	5' - 6"					
F	4' - 6 1/2"	5' - 6"				7' - 7"	
G	2' - 4"	4' - 4"				7' - 7"	
H	1' - 10"	3' - 9"				6' - 3"	
I	3' - 0"	5' - 4"					
J	4' - 8"	3' - 0"				9' - 0"	

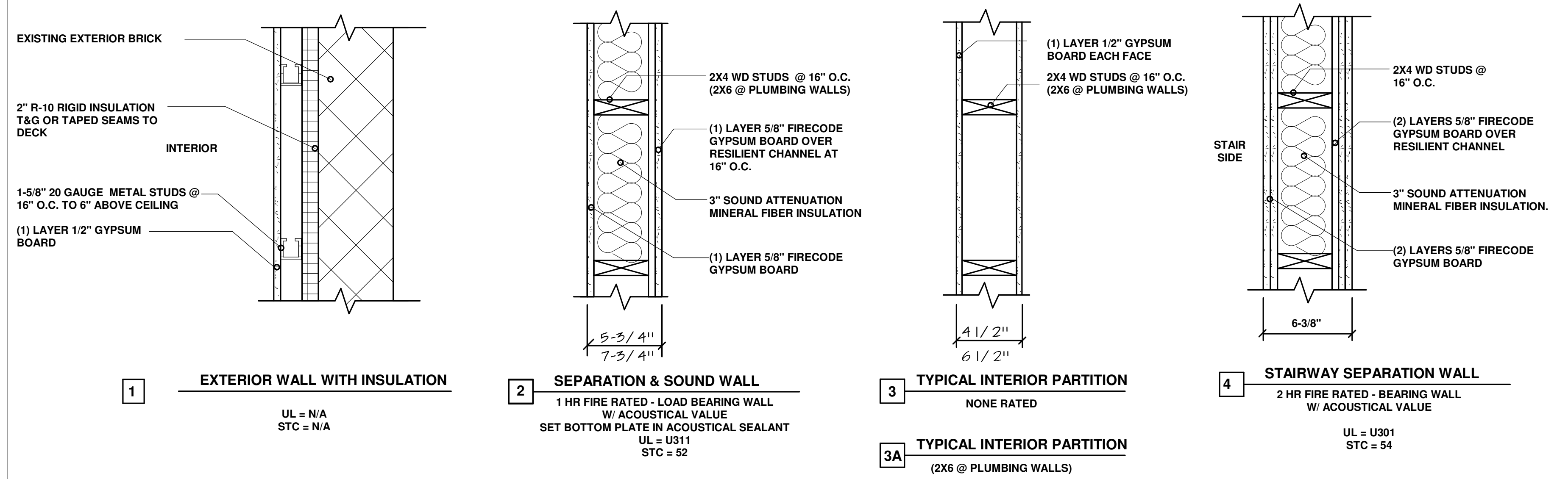
- NOTES:**
1. ALL EXTERIOR DOORS ARE PAINTED GALVANIZED STEEL.
 2. ALL EXTERIOR FRAMES ARE PAINTED GALVANIZED HOLLOW METAL.
 3. INSUL. = INSULATED
 4. H. METAL = HOLLOW METAL
 5. M.D.F. = MEDIUM DENSITY FIBERBOARD, PAINTED.
 6. PTD. WD. - PAINTED WOOD
 7. A.S. = ALUMINUM STOREFRONT
 8. I.A.G. = INSULATED ARGON GAS
 9. ALL WINDOWS & DOORS SHALL BE FLASHED & SEALED PER MANUFACTURER SPECIFICATIONS.
 10. EXTERIOR DOORS ARE 1-3/4" THICK.
 11. INTERIOR DOORS ARE 1-3/8" THICK.
 12. ALL DOOR HANDLES SHALL BE ADA ACCESSIBLE TYPE LEVERS.

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WALL TYPES

SCALE: NTS



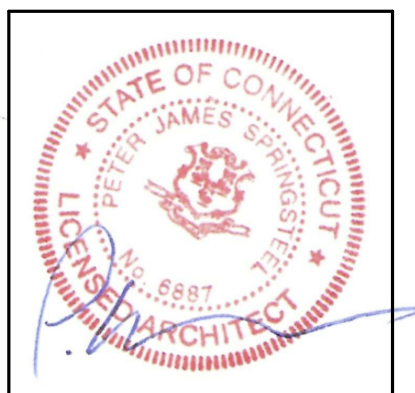
WALL TYPE NOTES:

1. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AND SOUND ATTENUATING BATTS AT ALL BATHROOM WALLS.
2. USE U.L. APPROVED FIRE STOP AT ALL FLOOR PENETRATIONS WHERE REQUIRED.
3. PROVIDE ACOUSTIC SEALANT AT ALL MECH., PLUMBING, AND ELECTRICAL PENETRATIONS.
4. ALL INTERIOR PARTITION WALLS ARE TYPE 3 UNLESS NOTED OTHERWISE
5. REFER TO STRUCTURAL DWGS FOR ADDITIONAL REQUIREMENTS
6. ALL EXTERIOR WALLS TO BE INSULATION.

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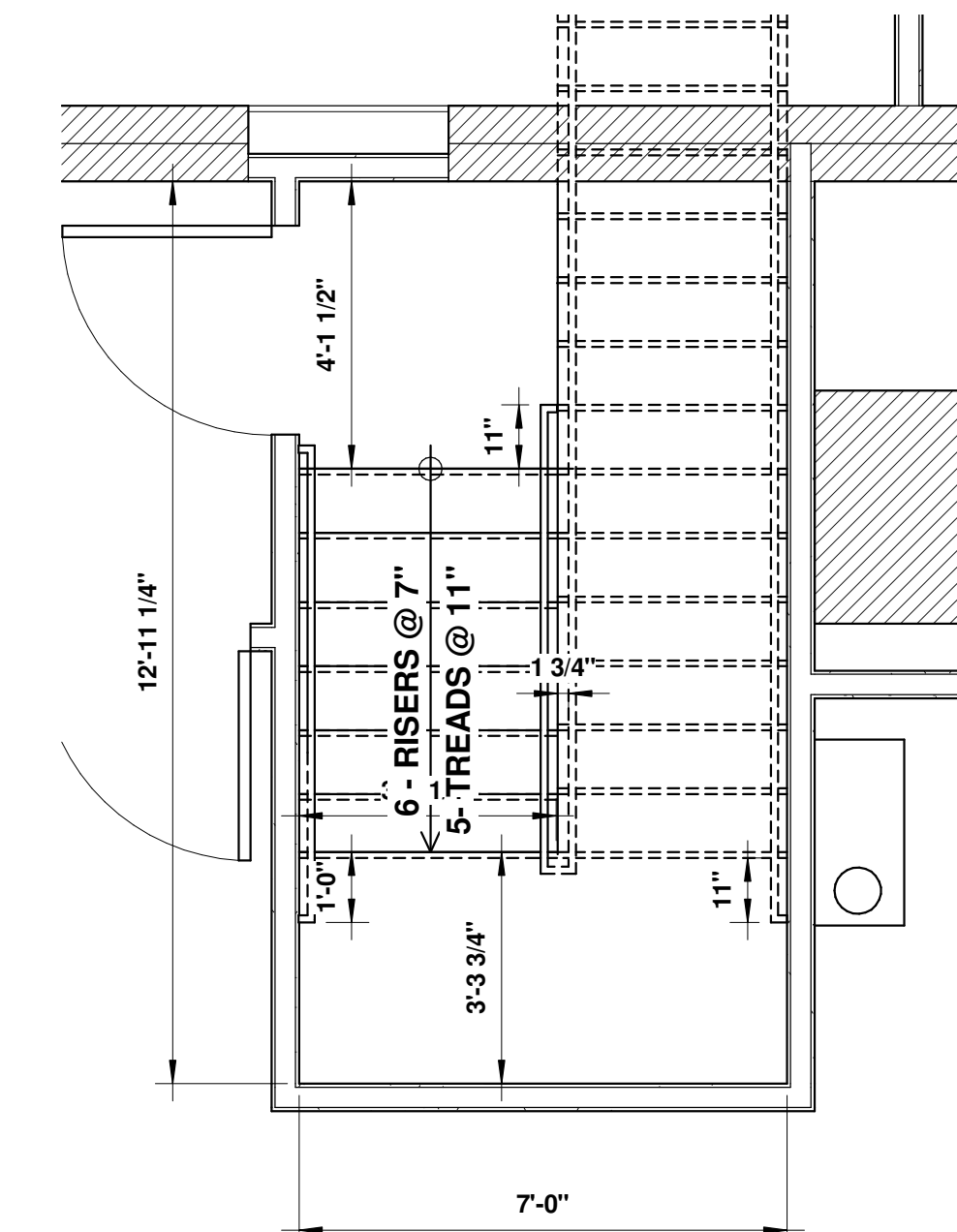
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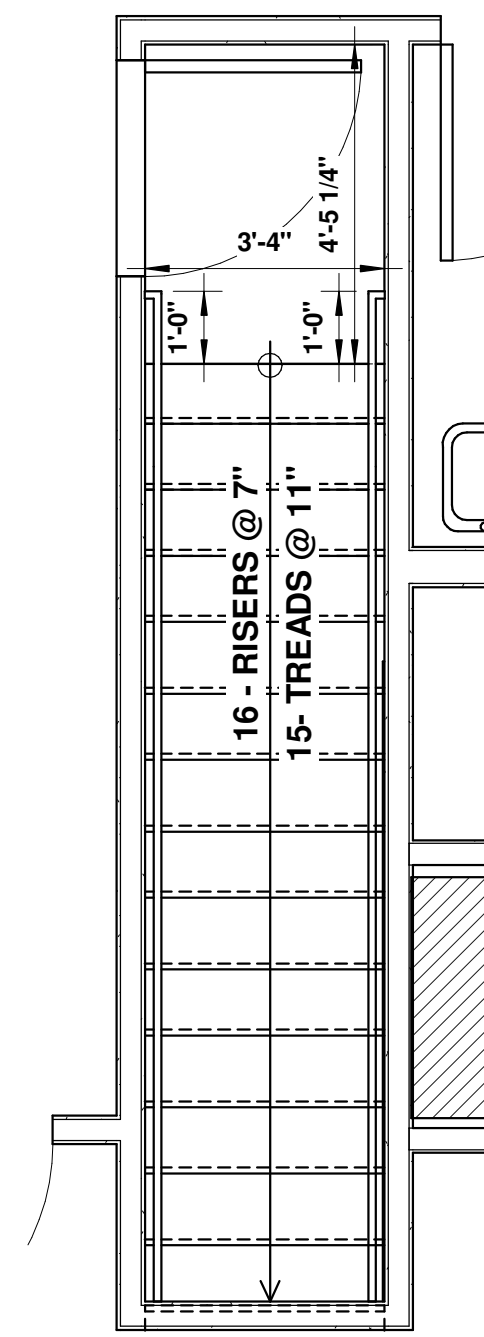
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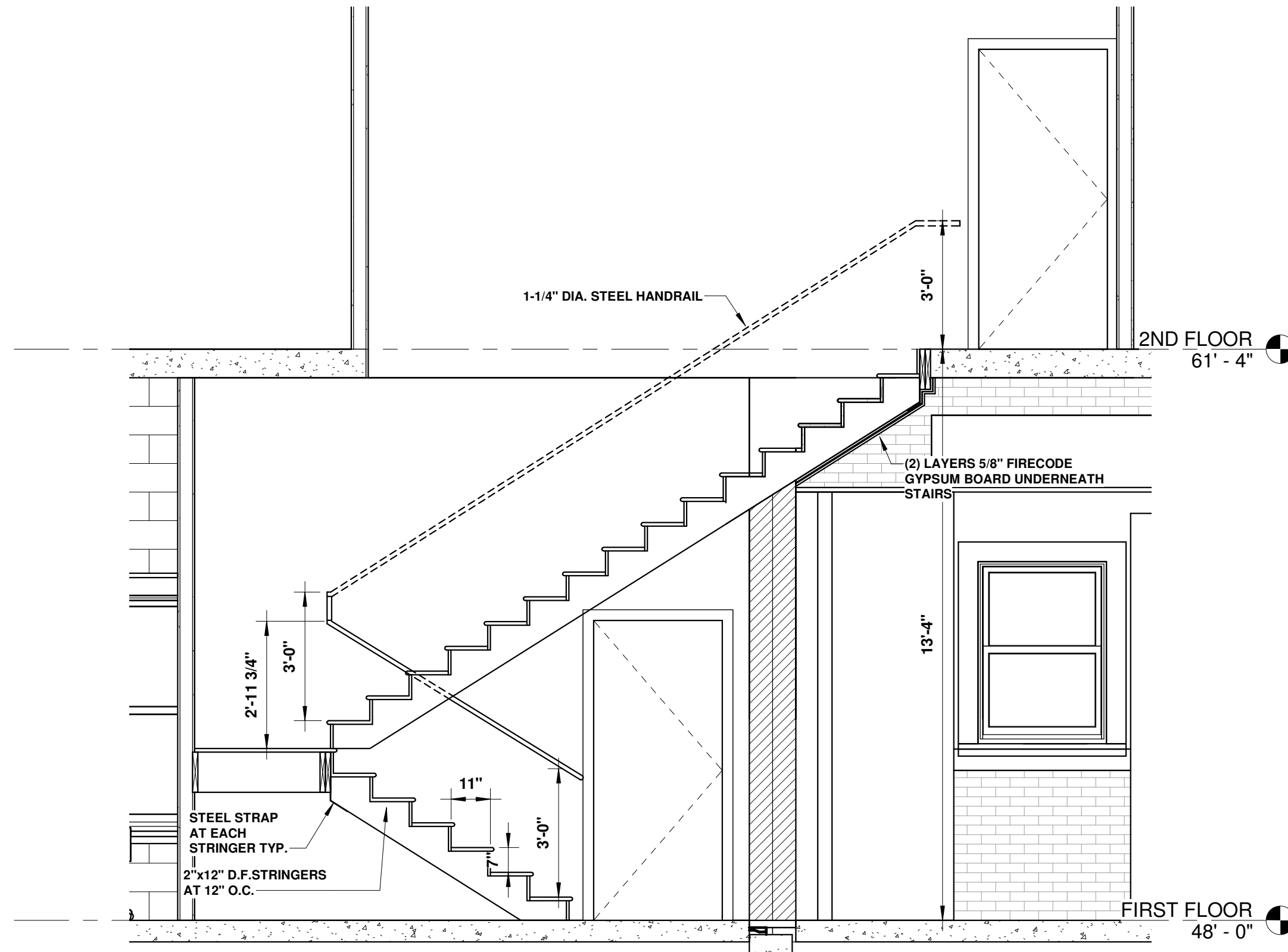
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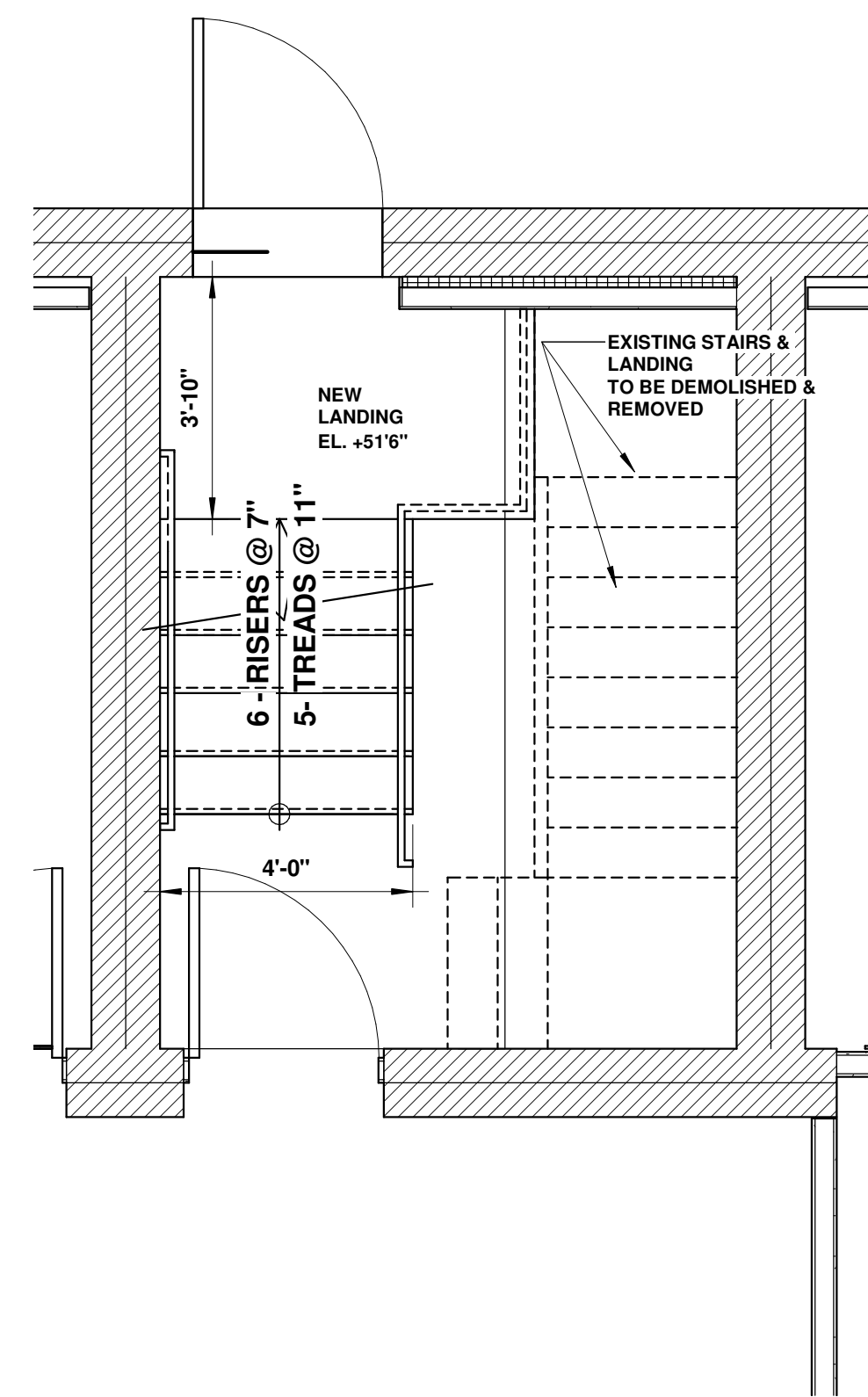
1 STAIR 1 - 1ST FLOOR PLAN
3/8" = 1'-0"



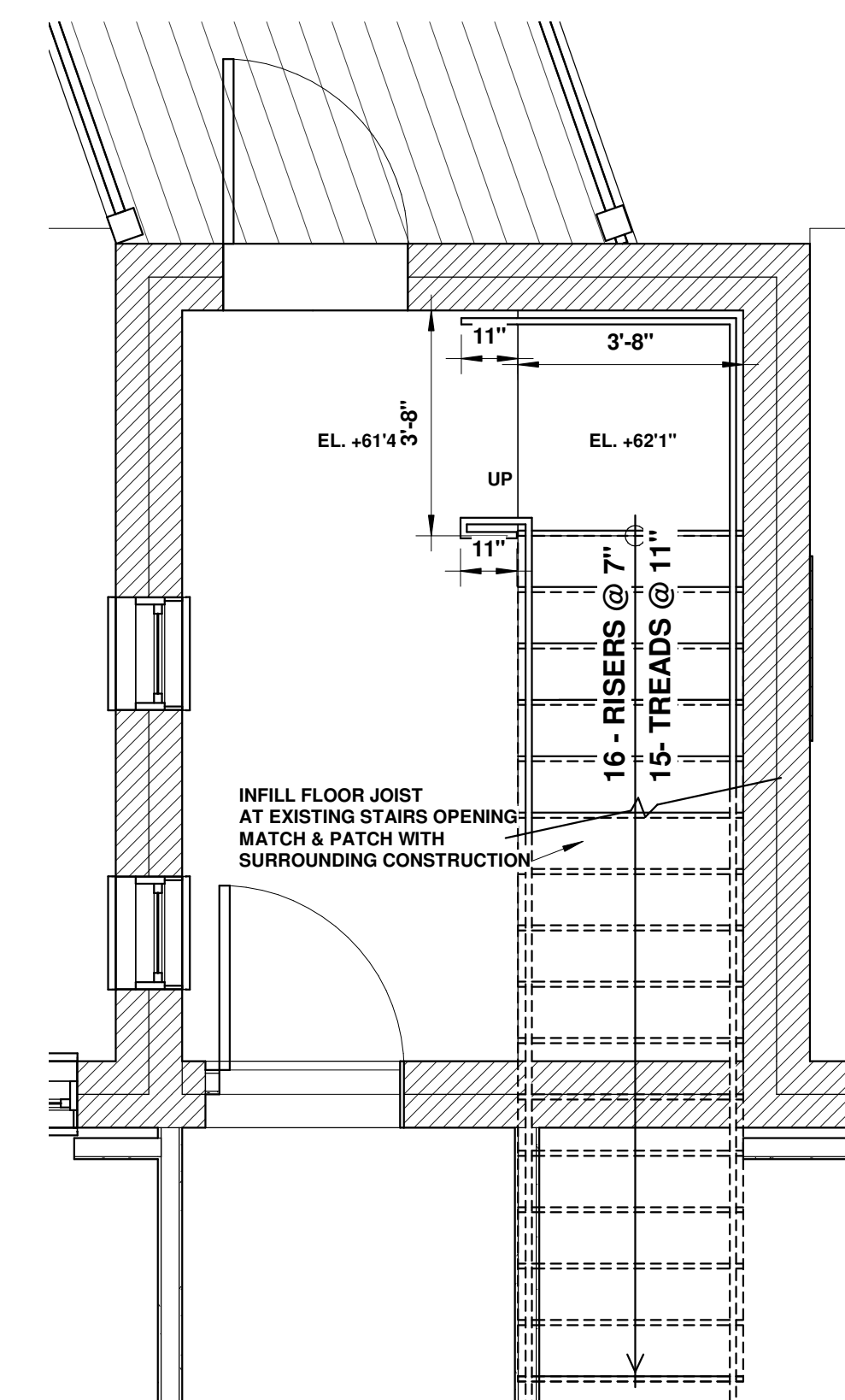
2 STAIR 1 - 2ND FLOOR PLAN
3/8" = 1'-0"



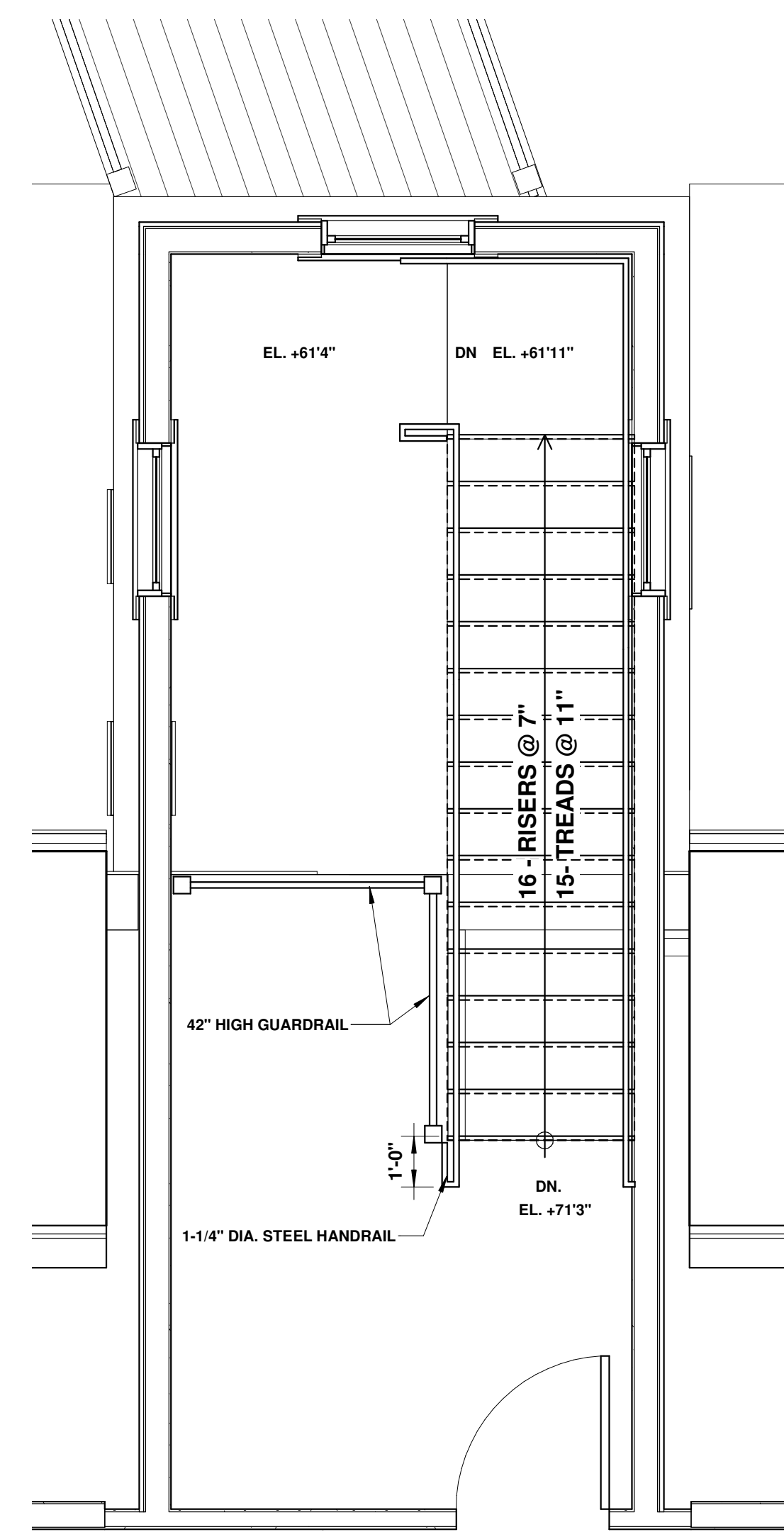
3 SECTION @ STAIRS 1
3/8" = 1'-0"



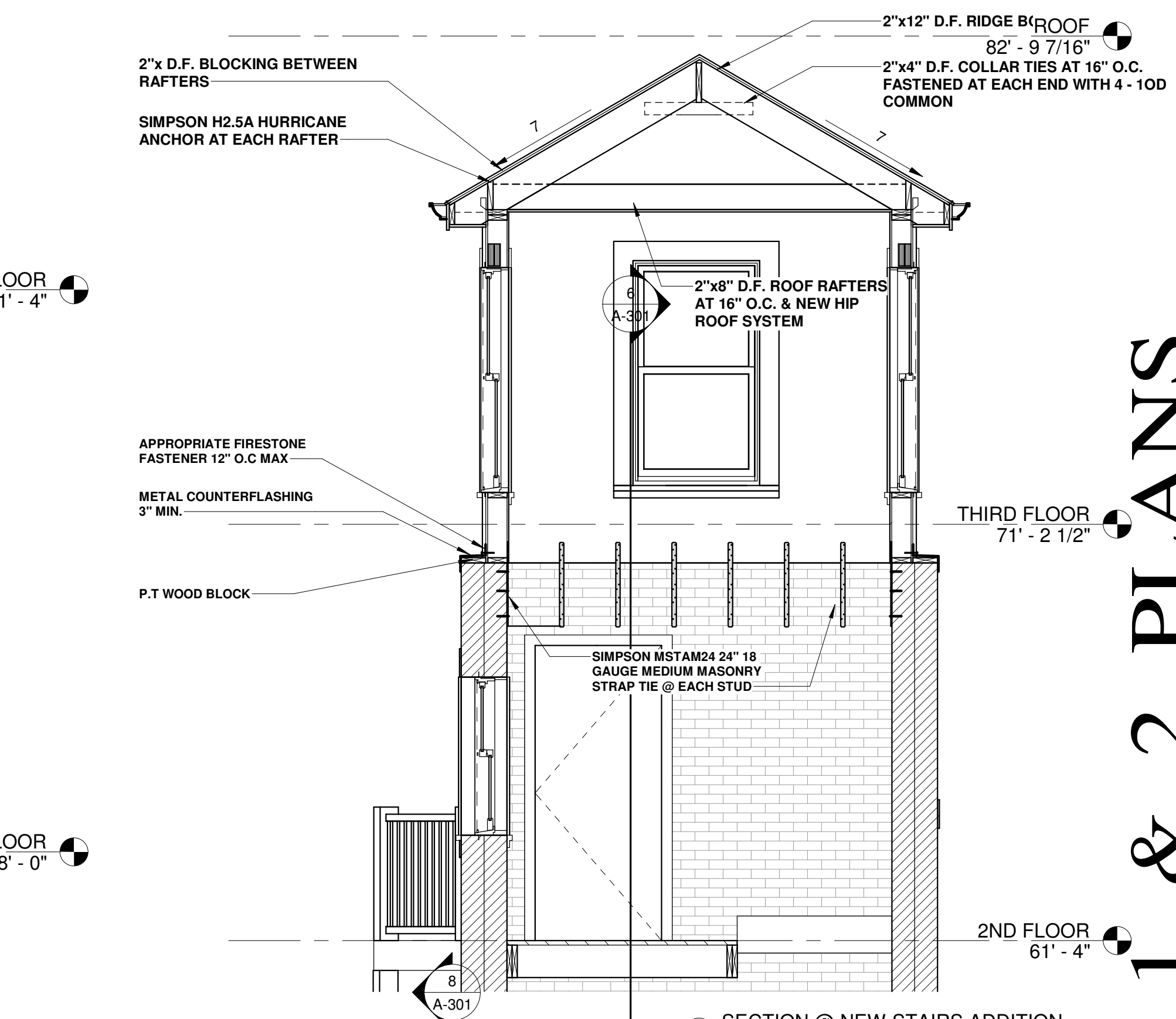
4 STAIR 2 - 1ST FLOOR PLAN
3/8" = 1'-0"



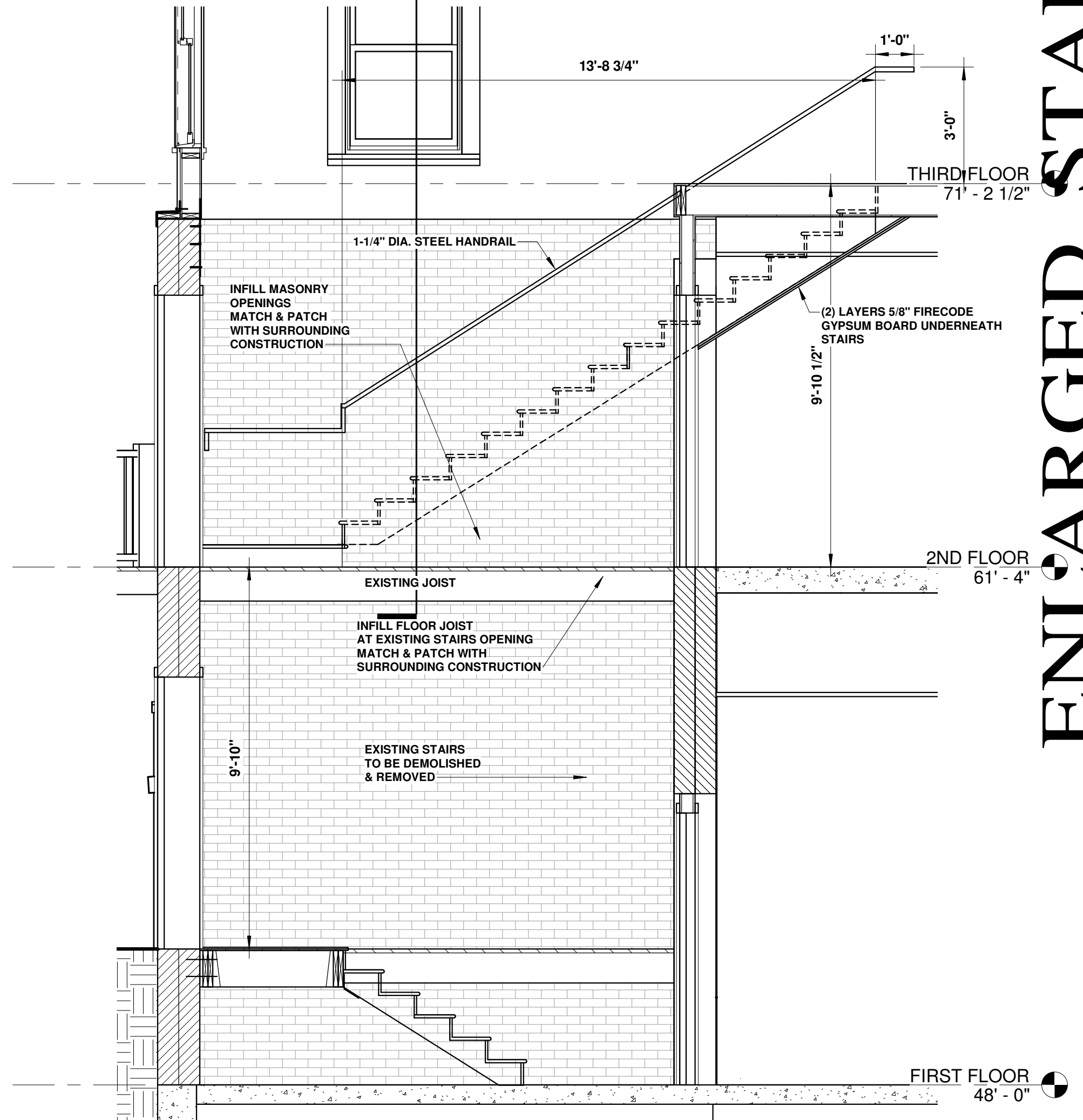
5 STAIR 2 - 2ND FLOOR PLAN
3/8" = 1'-0"



7 STAIR 2 - 3RD FLOOR PLAN
3/8" = 1'-0"



8 SECTION @ NEW STAIRS ADDITION
3/8" = 1'-0"

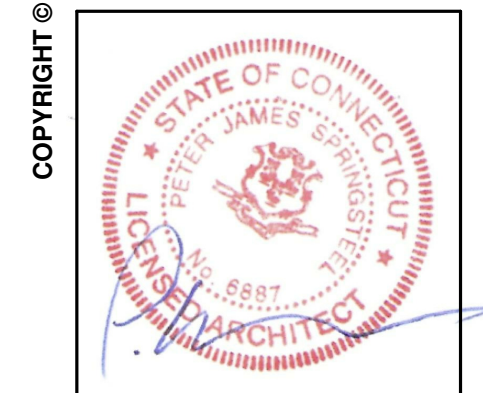


6 SECTION @ STAIRS 2
3/8" = 1'-0"

ENLARGED STAIR 1 & 2 PLANS

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E - Mail:
peter.springsteel@snet.net
P J SPRINGSTEEL ARCHITECT
860 572 7366



OWNER
THAMES LEASING LLC

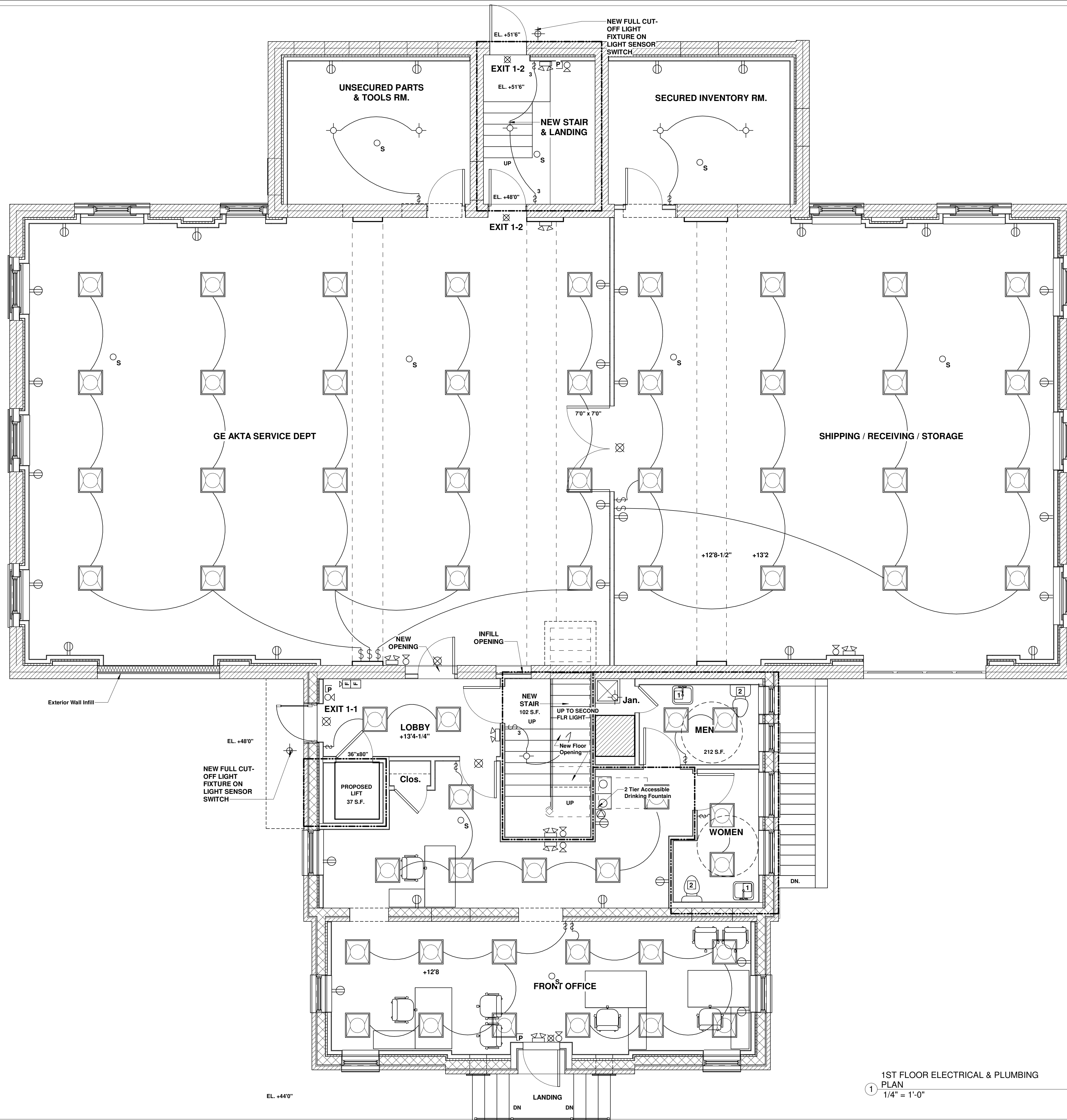
ARCHITECT
PETER J. SPRINGSTEEL ARCHITECT LLC
105 STARR STREET
MYSTIC, CT 06355
T:(860)572-7366

DATE: 30 MAY 2019

A-301

COMMERCIAL SPACE CONVERSION
INSTITUTIONAL TO BUSINESS USE
18 THAMES ST - GROTON, CONNECTICUT

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SCALE: 3/8" = 1'-0"



ELECTRICAL SCHEDULE:

- NEW OR RELOCATED FIRE ALARM SYSTEM MANUAL PULL STATION
- NEW OR RELOCATED FIRE ALARM SYSTEM ANNUCIATOR HORN AND STROBE ALARM
- NEW DUAL HEAD EMERGENCY LIGHT FIXTURE W/ BATTERY BACK-UP
- NEW SINGLE POLE OCCUPANCY SENSOR LIGHT SWITCH
- NEW 3-WAY OCCUPANCY SENSOR LIGHT SWITCH
- NEW 4-WAY OCCUPANCY SENSOR LIGHT SWITCH
- NEW LIGHT FIXTURE AS SELECTED BY ARCHITECT. ALLOW \$100 FOR FIXTURE.
- NEW LED EXIT SIGN
- SMOKE DETECTOR
- NEW COMMERCIAL GRADE DUPLEX RECEPTACLE MOUNTED AT HEIGHT APPROVED BY THE OWNER. ALL WIRING IS METALLIC SHEATHING CONCEALED.
- RECESSED LIGHT FIXTURE - SEE MEP DRAWINGS FOR SPECIFICATIONS.
- 2'x2' RECESSED L.E.D. TROFFER
- FIREFIGHTER CONTROL PANEL
- FIRE EXTINGUISHER
- BRANCH CIRCUIT WIRING, CONCEALED IN WALLS OR CEILINGS
- HOMERUN TO PANELBOARD, UNLESS INDICATED OTHERWISE SHALL BE CONNECTED TO A 1 POLE, 20 AMP CIRCUIT BREAKER
- SPECIAL PURPOSE CONNECTION
- DUPLEX RECEPTACLE, HALF SWITCHED / DIMMED
- FLOORBOX OUTLET, HALF SWITCHED / DIMMED

PLUMBING SCHEDULE:

- 1 HANDICAP APPROVED WALL HUNG LAVATORY WITH HANDICAP APPROVED LEVER FAUCET AND COMPLETE PIPE PADDING BENEATH FIXTURE. TOP OF FIXTURE MOUNTED AT 34" A.F.F. IN WHITE CHINA.
- 2 HANDICAP APPROVED FLOOR MOUNTED, 1.6 GALLON MAX., 2-PIECE, TOILET WITH FLUSH CONTROL ON OPEN SIDE OF TOILET. TOP OF FIXTURE MOUNTED AT 17" A.F.F. MAXIMUM IN WHITE CHINA.
- 3 SINGLE BOWL STAINLESS OR ENAMELED STEEL SINK WITH FAUCET AND DISPOSAL AS SELECTED BY THE OWNER, SEE SPECIFICATIONS FOR ALLOWANCES.
- 4 COLD WATER SUPPLY CONNECTION WITH SHUT-OFF TO REFRIGERATOR.
- 5 HANDICAP APPROVED WALL HUNG 2 TIER ACCESSIBLE DRINKING FOUNTAIN, TOP OF FIXTURE MOUNTED AT 34" A.F.F. COLD WATER SUPPLY CONNECTION WITH SHUT-OFF TO DRINKING FOUNTAIN

1ST FLOOR ELECTRICAL PLAN

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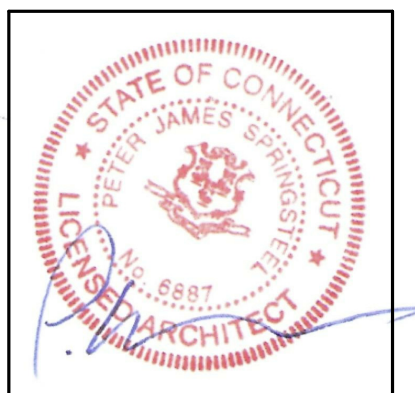
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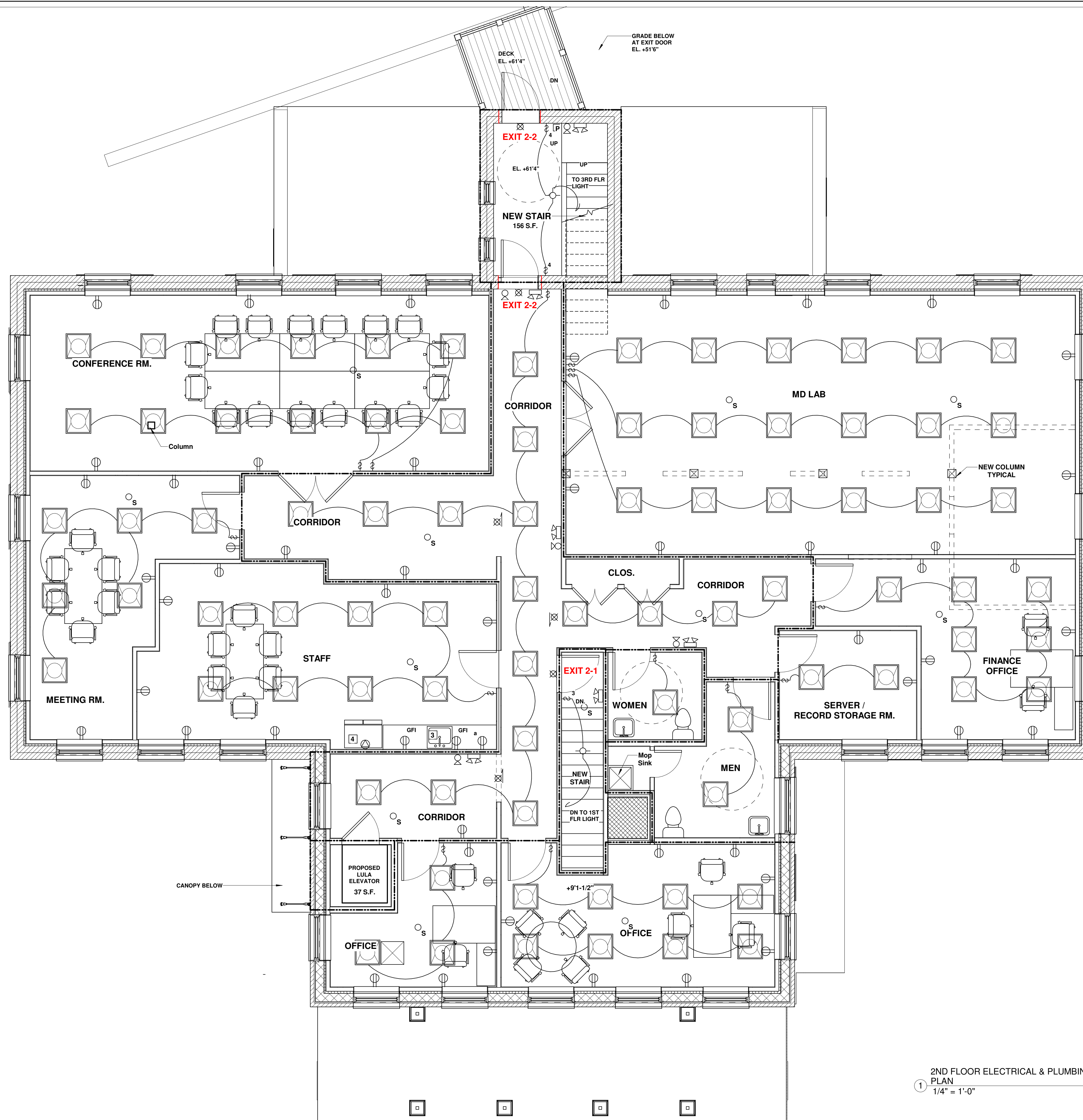
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1ST FLOOR ELECTRICAL & PLUMBING PLAN
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
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2ND FLOOR ELECTRICAL & PLUMBING PLAN
 1/4" = 1'-0"

2ND FLOOR ELECTRICAL & PLUMBING PLAN

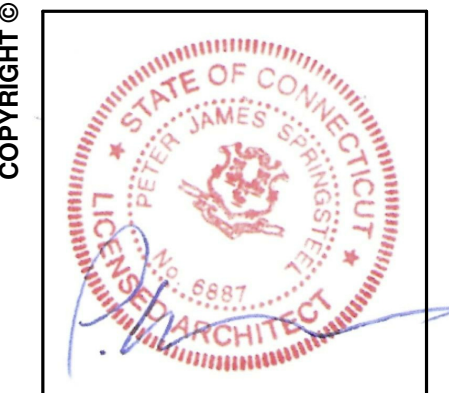
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