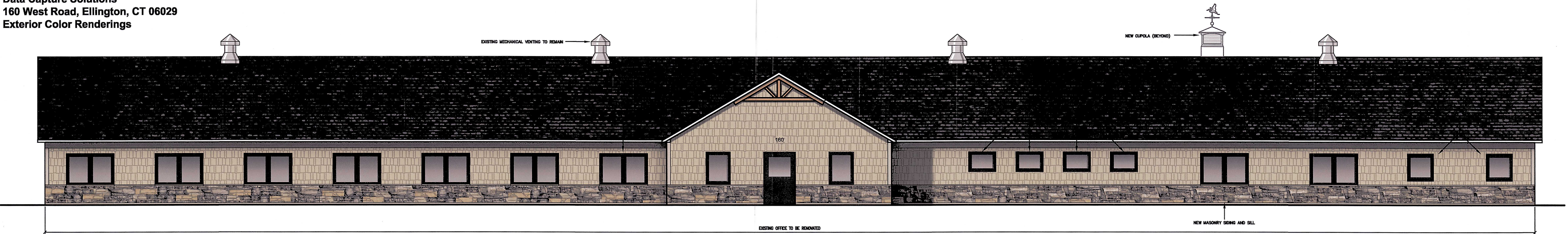




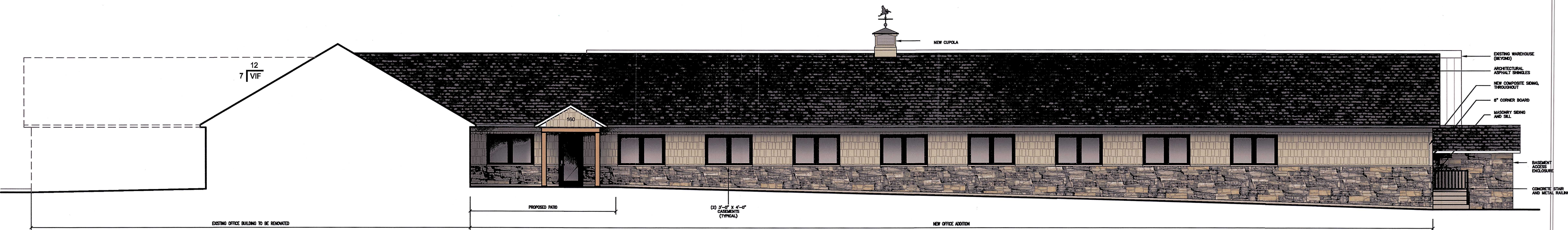
Cheryl Newton
Architects LLC
www.cnarchitectsllc.com



Data Capture Solutions
160 West Road, Ellington, CT 06029
Exterior Color Renderings



1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



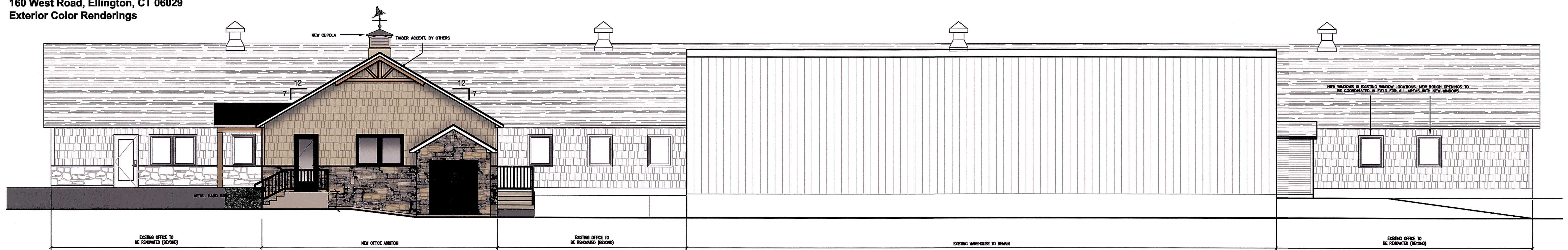
2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



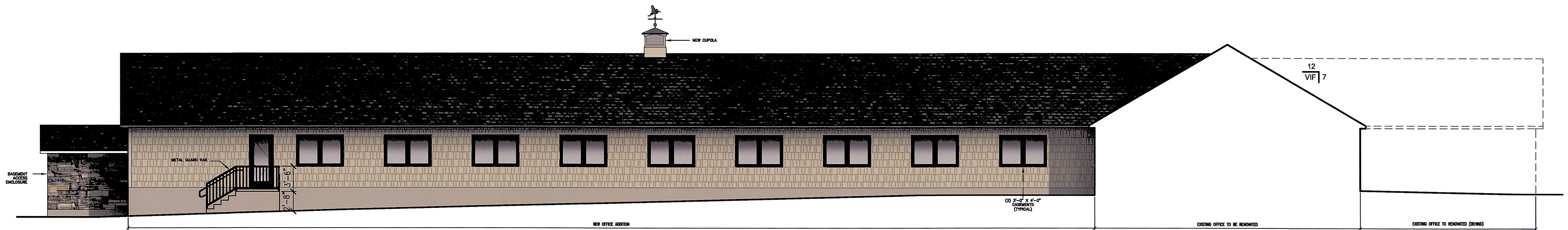
Cheryl Newton
Architects LLC
www.cnarchitectsllc.com



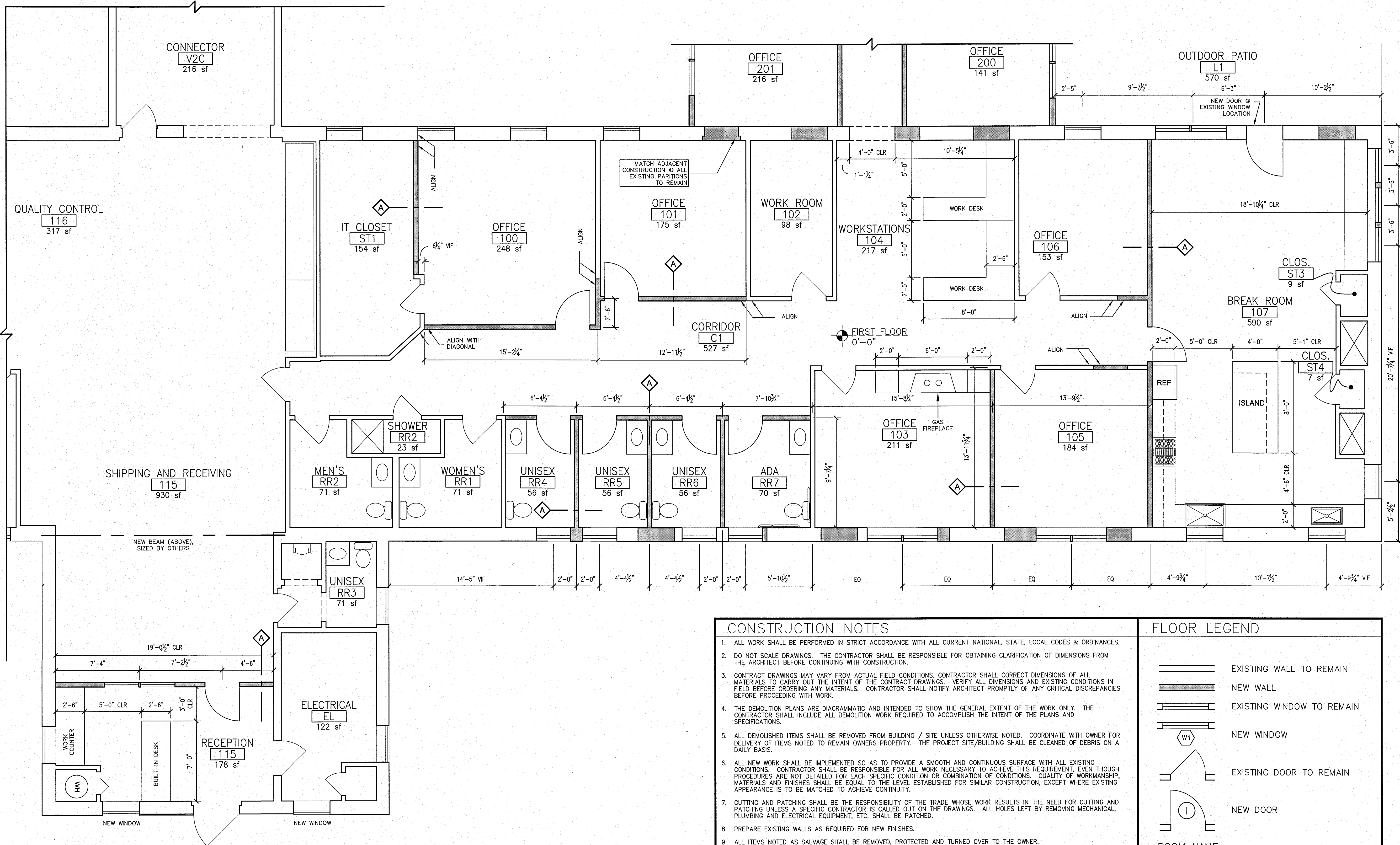
Data Capture Solutions
160 West Road, Ellington, CT 06029
Exterior Color Renderings



3 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



1.1 PARTIAL FIRST FLOOR - EXISTING OFFICE BUILDING
1/4" = 1'-0"

CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL CURRENT NATIONAL, STATE, LOCAL CODES & ORDINANCES.
2. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION OF DIMENSIONS FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
3. CONTRACT DRAWINGS MAY VARY FROM ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL CORRECT DIMENSIONS OF ALL MATERIALS TO CARRY OUT THE INTENT OF THE CONTRACT DRAWINGS. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN FIELD BEFORE ORDERING ANY MATERIALS. CONTRACTOR SHALL NOTIFY ARCHITECT PROMPTLY OF ANY CRITICAL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
4. THE DEMOLITION PLANS ARE DIAGRAMMATIC AND INTENDED TO SHOW THE GENERAL EXTENT OF THE WORK ONLY. THE CONTRACTOR SHALL INCLUDE ALL DEMOLITION WORK REQUIRED TO ACCOMPLISH THE INTENT OF THE PLANS AND SPECIFICATIONS.
5. ALL DEMOLISHED ITEMS SHALL BE REMOVED FROM BUILDING / SITE UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER FOR DELIVERY OF ITEMS NOTED TO REMAIN OWNERS PROPERTY. THE PROJECT SITE/BUILDING SHALL BE CLEANED OF DEBRIS ON A DAILY BASIS.
6. ALL NEW WORK SHALL BE IMPLEMENTED SO AS TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE WITH ALL EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO ACHIEVE THIS REQUIREMENT, EVEN THOUGH PROCEDURES ARE NOT DETAILED FOR EACH SPECIFIC CONDITION OR COMBINATION OF CONDITIONS. QUALITY OF WORKMANSHIP, MATERIALS AND FINISHES SHALL BE EQUAL TO THE LEVEL ESTABLISHED FOR SIMILAR CONSTRUCTION, EXCEPT WHERE EXISTING APPEARANCE IS TO BE MATCHED TO ACHIEVE CONTINUITY.
7. CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE TRADE WHOSE WORK RESULTS IN THE NEED FOR CUTTING AND PATCHING UNLESS A SPECIFIC CONTRACTOR IS CALLED OUT ON THE DRAWINGS. ALL HOLES LEFT BY REMOVING MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT, ETC. SHALL BE PATCHED.
8. PREPARE EXISTING WALLS AS REQUIRED FOR NEW FINISHES.
9. ALL ITEMS NOTED AS SALVAGE SHALL BE REMOVED, PROTECTED AND TURNED OVER TO THE OWNER.
10. ALL OPENINGS WHERE EXISTING CONSTRUCTION HAS BEEN REMOVED, AND WHICH ARE NOT NOTED TO REMAIN, SHALL BE FILLED AND / OR PATCHED TO MATCH THE ADJACENT EXISTING OR NEW FINISH, INCLUDING ANY FIRE RATINGS REQUIRED.
11. ALL AREAS OF FLOORS, WALLS AND CEILINGS DISTURBED BY DEMOLITION SHALL BE FILLED, PATCHED OR OTHERWISE REFINISHED TO MATCH EXISTING OR NEW FINISH AS DESIGNATED, INCLUDING ALL REQUIRED RATINGS.
12. CONTRACTOR MUST VERIFY LOCATIONS OF ALL EXISTING STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL ELEMENTS PRIOR TO START OF DEMOLITION.

FLOOR LEGEND

	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING WINDOW TO REMAIN
	NEW WINDOW
	EXISTING DOOR TO REMAIN
	NEW DOOR
	ROOM NAME ACC ## SF
	WALL TYPE TAG

CERTIFICATION:

STATUS: NOT FOR CONSTRUCTION
ISSUED FOR OWNER REVIEW

CONSULTANT:

CHERYL NEWTON ARCHITECTS, LLC
38 New London Tpk, Suite 200
Glastonbury CT 06033
Tel: (860) 638-2477
www.cnarchitectsllc.com

REVISIONS:		
MARK	DATE	DESCRIPTION
	•	•

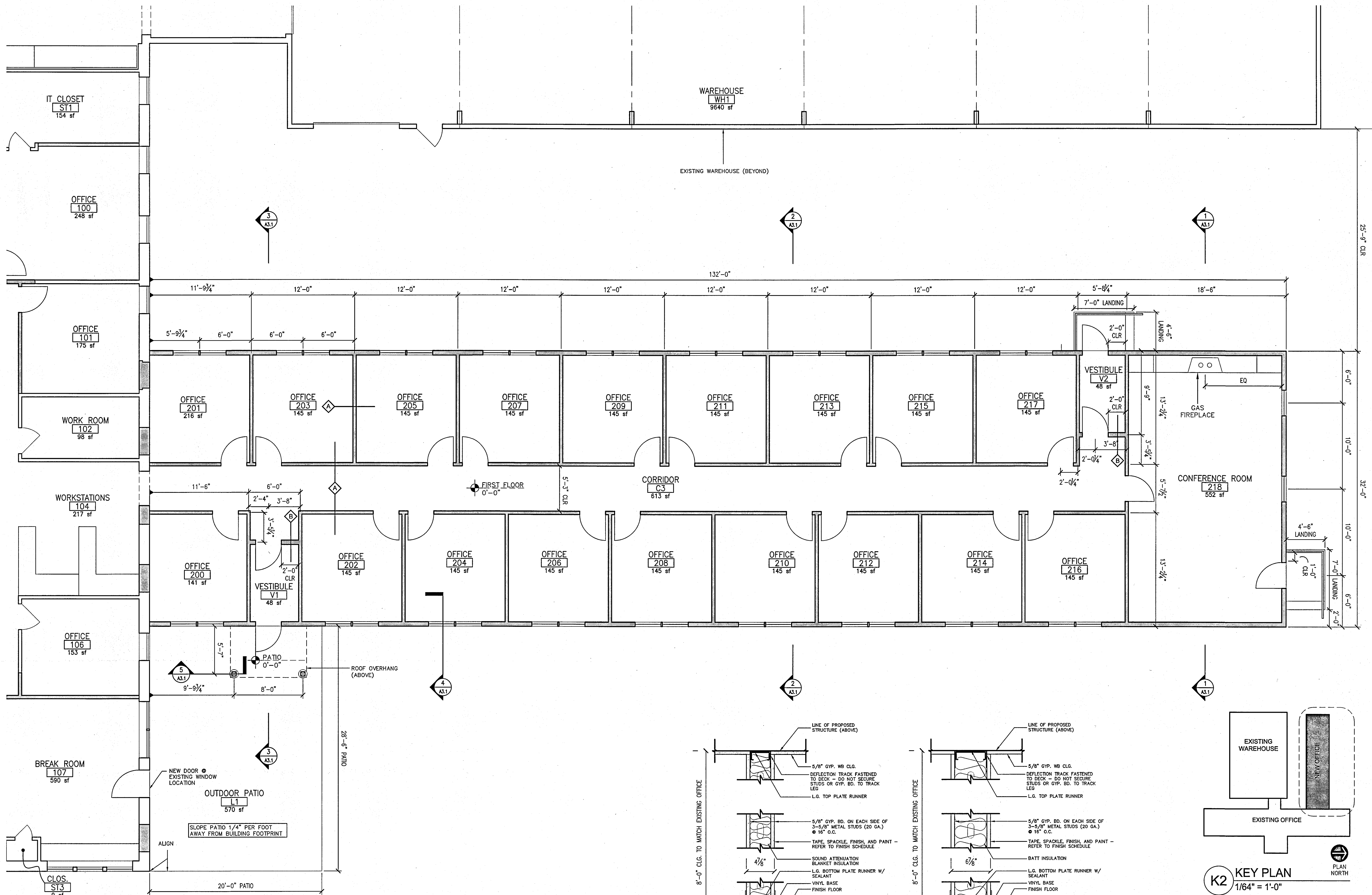
DATA CAPTURE SOLUTIONS INC.
160 West Road Ellington, CT 06029
Tel: (860) 812-0008

PROJECT:
Data Capture Solutions
Office Building
Renovations & Addition

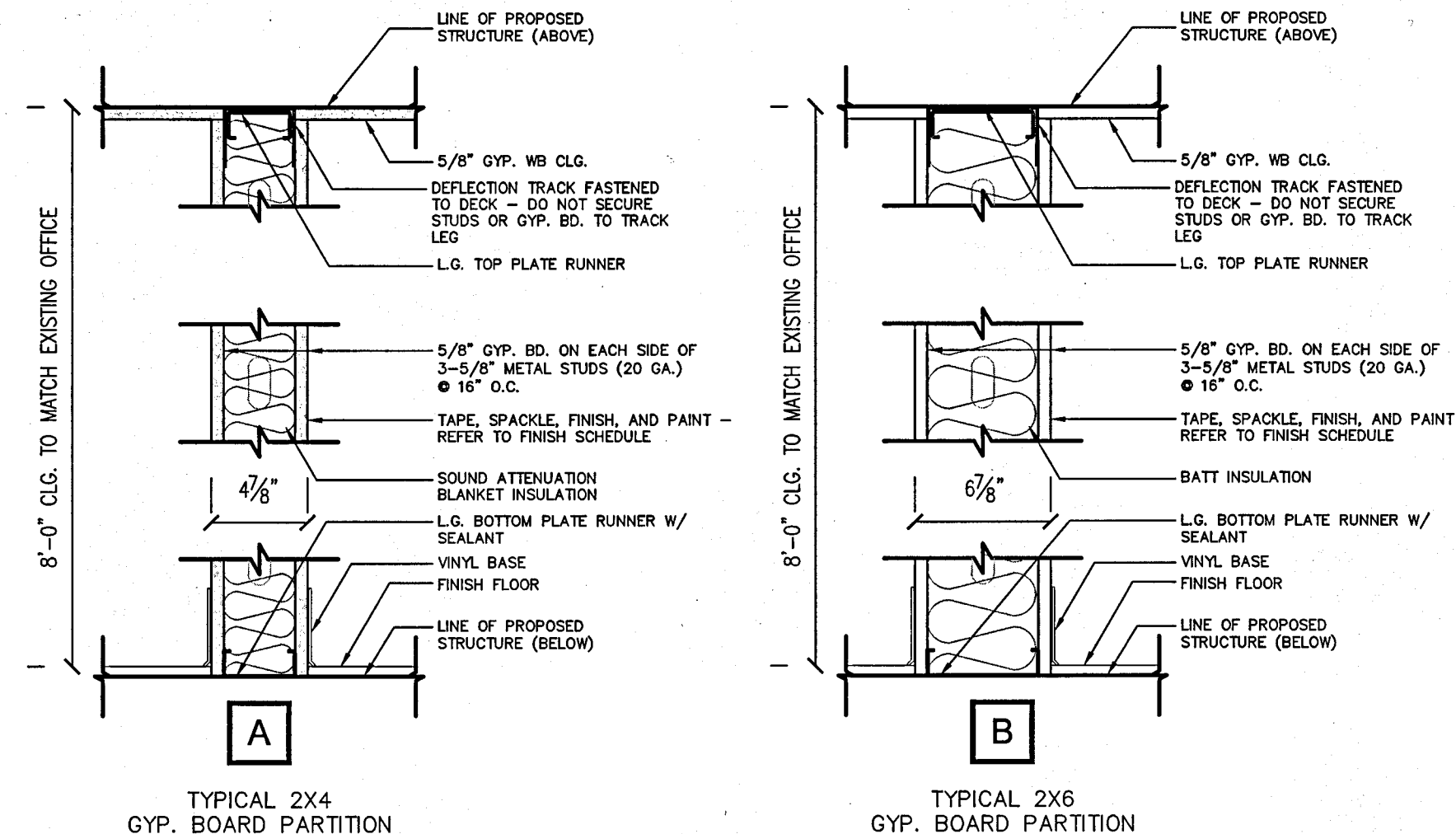
PROJECT NO.: 21-26
PLOT SHEET SIZE: 24" x 36"
FILE NAME:
CAUSERS\SVS\INTERN\ARCHITECT\CNIAIA
DRAWINGS\21-26 DATA CAPTURE SOLUTIONS\21-26
DRAWINGS\21-26-44 CONSTRUCTION
DRAWINGS\21-26-44 CONSTRUCTION
AUTHOR: CN
DRAFTER: PS
SCALE: AS NOTED
PRINT DATE: 12/3/2024
SHEET TITLE:
Partial First Floor Plan
(Existing Office Building)
Notes & Legend

SHEET NUMBER:
A1.1R
SHEET SEQUENCE: 1 of 5

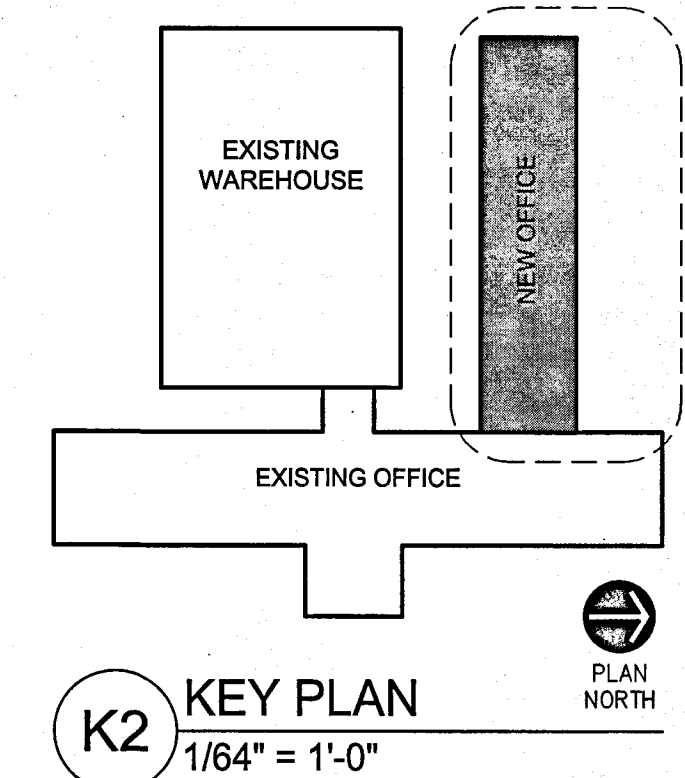




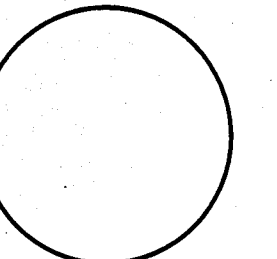
1.2 PARTIAL FIRST FLOOR PLAN - NEW OFFICE ADDITION
3/16" = 1'-0"



2 WALL TYPES
1-1/2" = 1'-0"



CERTIFICATION:



STATUS: NOT FOR CONSTRUCTION
ISSUED FOR OWNER REVIEW

CONSULTANT:



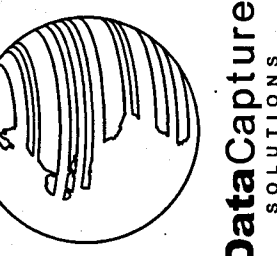
CHERYLL NEWTON ARCHITECTS, LLC
39 New London Tpke, Suite 320
Glastonbury CT 06033
Tel: (860) 639-2477
www.cnarchitectsllc.com

REVISIONS:

MARK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATA CAPTURE SOLUTIONS INC.

160 West Road Ellington, CT 06029
Tel.: (860) 812-0008



PROJECT:

Data Capture Solutions
Office Building
Renovations & Addition

PROJECT NO.: 21-26
PLOT SHEET SIZE: 24" x 36"

FILE NAME:
C:\USERS\KSN\INTERN\ARCHITECT\CNIAIA
DRAWINGS\21-26 DATA CAPTURE SOLUTIONS\21-26
DRAWINGS\21-26-04 CONSTRUCTION
DOCUMENTS\DWG\CD 12.03.24

AUTHOR: CN

DRAFTER: PS

SCALE: AS NOTED

PRINT DATE: 12/3/2024

SHEET TITLE:
Partial First Floor Plan
(New Office Addition) &
Wall Types

SHEET NUMBER:

A1.2R

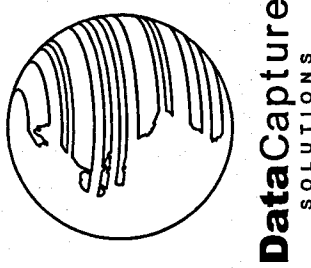
SHEET SEQUENCE: 3 of 5



REVISIONS:

MARK	DATE	DESCRIPTION
Δ	*	*

DATA CAPTURE SOLUTIONS INC.
160 West Road Ellington, CT 06029
Tel. (860) 812-0008



PROJECT:

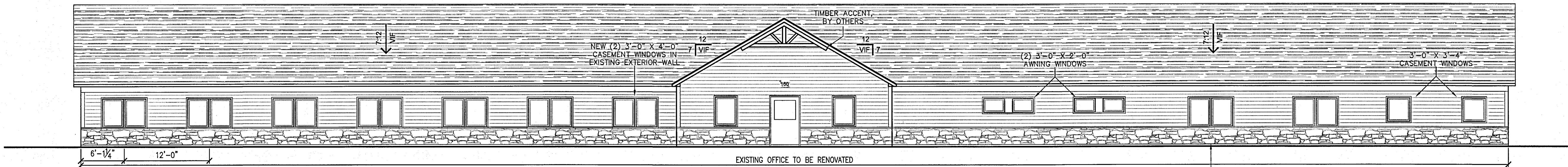
Data Capture Solutions
Office Building
Renovations & Addition

PROJECT NO.: 21-26
PLOT SHEET SIZE: 24" x 36"
FILE NAME:
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DROPOFF\CNATA TEAM FOLDER\2021
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DRAWINGS\21-26-04 CONSTRUCTION
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AUTHOR: CN
DRAFTER: PS
SCALE: AS NOTED
PRINT DATE: 12/3/2024
SHEET TITLE:
Exterior Elevations

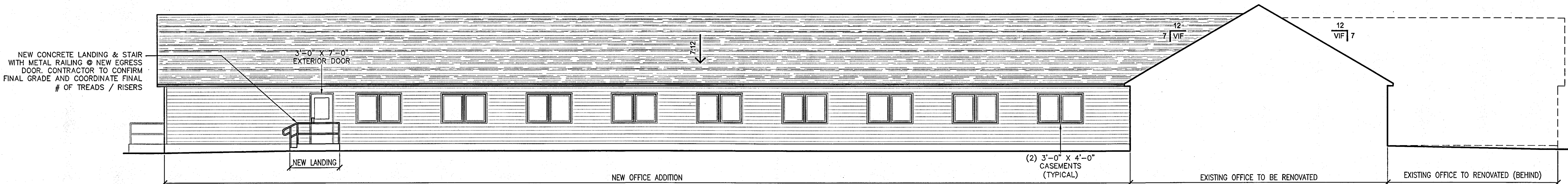
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A2.1R

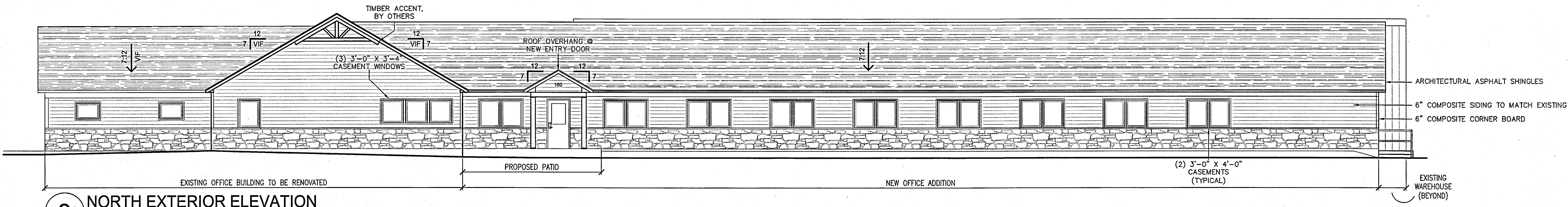
SHEET SEQUENCE: 4 of 5



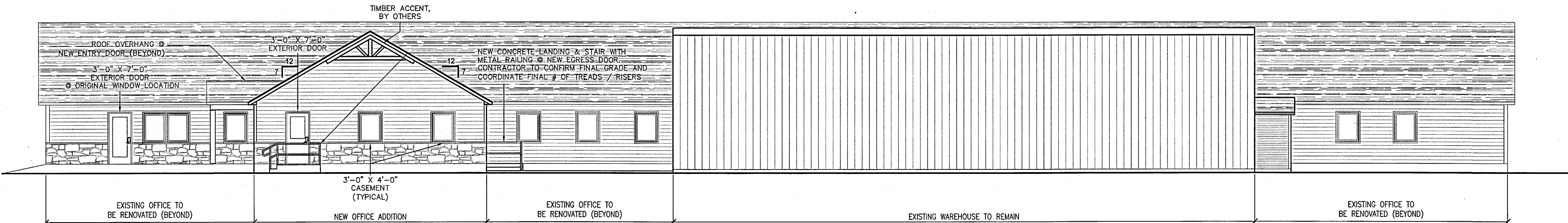
1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



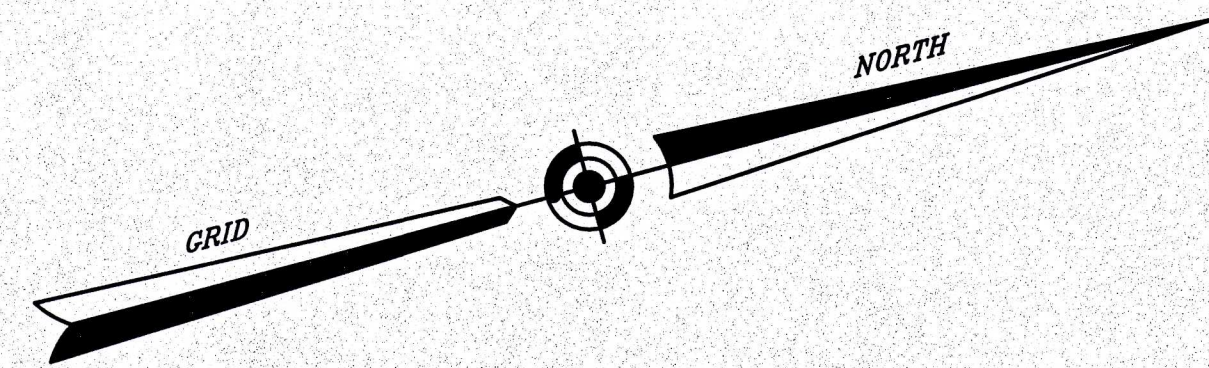
2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



BJJM FAMILY LLC
156 WEST ROAD
A.P.N.# 046-002-0000

A.P.N.# 046-003-0001

ENTIRE PARCEL
CONTAINS: 5.83 ACRES

AREA WITHIN PLANNED COMMERCIAL ZONE
CONTAINS: 5.06 ACRES

LEGEND:

REINFORCING BAR (SET)	—	ReBAR (S)
CONCRETE MONUMENT	—	C.H.D. MON.
UTILITY POLE	—	SNET 166
BOARD FENCE	—	
WIRE FENCE	—	
STONE WALL	—	
WATER COURSE	—	
WETLAND FLAGS	—	
WATER LINE	—	
GAS LINE	—	
SANITARY MANHOLE	—	
TOP OF FRAME	—	
INVERT	—	
FIRST FLOOR	—	
EXISTING CONTOUR	—	
EXISTING ELEVATION	—	

BJJM FAMILY LLC
156 WEST ROAD
A.P.N.# 046-002-0000

BJJM FAMILY LLC
166 WEST ROAD
A.P.N.# 046-003-0000

LOCATION PLAN Scale: 1" = 1000'

NOTES:

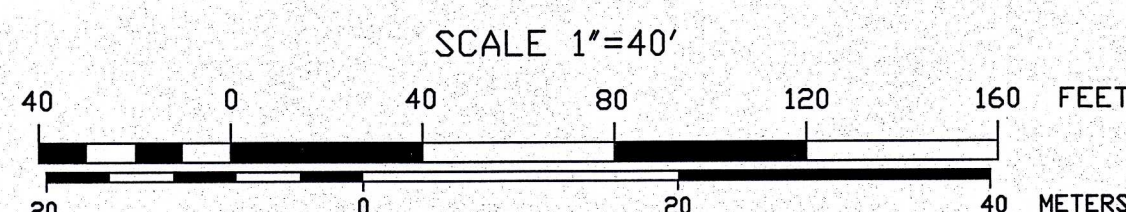
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS A "ZONING LOCATION SURVEY" BASED UPON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- PRESENT OWNER OF RECORD - BJJM FAMILY LLC
- BOUNDARY INFORMATION BASED UPON GRID NORTH.
- WETLANDS INVESTIGATED AND FLAGGED BY JOHN IANNI, C.S.S., 10/15/96.
- TOTAL AREA = 5.83 ACRES
IMPERVIOUS AREA = 2.51 ACRES = 43%
MAXIMUM ALLOWABLE IMPERVIOUS = 60%
- PARKING SPACES =
WAREHOUSE - 9600 S.F. / 1 SPACE/2000 S.F. = 5 SPACES
OFFICE = 6000 S.F. / 1SPACE/200 S.F. = 30 SPACES
PROPOSED OFFICE = 4000 S.F. / 1 SPACE/200 S.F. = 20 SPACES
TOTAL SPACES = 55 REQUIRED AND 55 PROPOSED

ZONING TABLE		
	REQUIRED	PROVIDED
FRONT YARD	100'	180'
SIDE YARD	10'	70'
REAR YARD	50'	115'
IMPERVIOUS AREA	60%	43%

RECEIVED
DEC 11 2024
TOWN OF ELLINGTON
PLANNING DEPARTMENT

PROPOSED 32'x132' BUILDING ADDITION

REVISIONS 12/11/24 add topo			
ZONING LOCATION SURVEY PREPARED FOR PROPERTY LOCATED AT 160 WEST ROAD ELLINGTON, CONNECTICUT			
LANDMARK SURVEYS, LLC 62 LOWER BUTCHER RD ~ 860-875-8204 ELLINGTON, CONNECTICUT			
DRAWN BY M.O.H.	SCALE 1"=40'	DATE 11/26/2024	JOB NO. 201010-3A



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Rachel Dearborn 12/11/24 L.S. 70285
RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE LICENSE NO.