

SOUTH MILL
FORMER PONEMAH MILLS , NORWICH AVENUE
TAFTVILLE , CT

This architectural elevation drawing depicts the South Mill, a long, single-story industrial building. The structure features a central entrance with a prominent arched doorway. On either side of the entrance are large, multi-paned arched windows. The roof is gabled with a central section and two side sections, each topped with a small cupola. Roof pitches are indicated as 12/6 on the left and right sides, and 12/4 on the far right. A small fence is shown on the left side of the building. The drawing is a black and white line art representation.

PROJECT TEAM	
<u>OWNER</u>	
555 SOUTH MILL . LLC	
<u>CIVIL ENGINEER</u>	
<u>ARCHITECT</u>	
NABIL N. MIJALLI, R.A. MIJA ARCHITECTURE LLC 241 HUDSON STREET HACKENSACK, NJ 07601 241 HUDSON STREET P: 201-525-3000 F: 201.488.1020 mijaarch@optonline.net	
<u>STRUCTURAL & MEP ENGINEER</u>	

DRAWING INDEX					
			15/05/2024		
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A-004	UL RATED THROUGH PENETRATION	●			
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A-502	STAIRS	●			
A-601	WALL SECTIONS	●			
A-602	WALL SECTIONS	●			
A-701	EXTRA DETAILS	●			
A-702	EXTRA DETAILS	●			
A-801	KITCHEN ELEVATION	●			
A-802	KITCHEN DETAILS	●			
A-902	GENERAL NOTES	●			
	DORMER DETAILS	●			
	DOOR SCHEDULE	●			
	DOOR DETAILS	●			
		●			
	WINDOW FLASHING DETAILS	●			
	COUNTER DETAILS	●			
	FINISH AND PARTITION SCHEDULES	●			

N.J. AC. 669

241 HUDSON STREET
HACKENSACK, NJ 07601
PHONE: (201) 925 5888
F A X : (201) 488-1020
MIJAARCH@OPTONLINE.NET

ARCHITECT

NABIL N. MIJALLI, R.A.
NJ LIC. #AIO 1665500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

SOUTH MILL
FORMER PONEMAH MILLS
NORWICH AVENUE
TAFTVILLE, CT

OWNER:

[illegible]

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DRAWING TITLE:

COVER SHEET

REVISIONS			
DATE	DWN	CHK	REMARKS

DO NOT SCALE DRAWINGS

DATE:	05/30/24
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DATE:	03/20/24
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RAWN / CHECKED: NM.

SCALE:	AS NOTED
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PROJECT NUMBER:	000010
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KEY MAP

MATERIAL SYMBOLS			
	EARTH: UNDISTURBED		RESILIENT FLRG
	EARTH: BACKFILL		CARPET AND PAD
	WOOD: FINISH		CERAMIC TILE: LARGE SCALE
	WOOD: ROUGH		CERAMIC TILE: PROFILE
	WOOD: BLOCK'G		GLASS: LARGE SCALE
	PLYWOOD: LARGE SCALE		GLASS: SMALL SCALE
	STEEL		BATT OR BLOWN INSULATION
	ROCK OR STONE		BRICK
	CONCRETE MASONRY UNIT		CAST IN PLACE OR PRE-CAST CONC.
	LIGHT WEIGHT CONCRETE		CRUSHED STONE, GRAVEL OR POROUS FILL
	METAL, ALUMINUM, ECT.		PLYWOOD: SMALL SCALE
	RIGID INSULATION		GYPSUM WALL BOARD

PROJECT DATA	
<u>LOCATION:</u>	
SOUTH MILL FORMER , PONEMAH MILLS,NORWICH AVENUE TAFTVILLE, CT	
<u>PROJECT DESCRIPTION:</u>	
RESTAURANT	
BUILDING AREA = 000 SF	
BUILDING HEIGHT = 00'	
<u>BUILDING CODE:</u>	
NJ-UCC, INTERNATIONAL BUILDING CODE 2018, NATIONAL ELECTRICAL CODE (N.E.C) 2017, INTERNATIONAL MECHANICAL CODE 2018, NATIONAL STANDARD PLUMBING CODE 2018, ASHRAE 90.1 - 2016, BARRIER FREE SUBCODE (ICC/ANSI A117.1-2009), AND OTHER LOCAL CODES,	
SEE SHEET A -002,003&004FOR ADDITIONAL CODE ANALYSIS	USE GROUP INFORMATION CONSTRUCTION CLASSIFICATION SPRINKLER SYSTEM
	A-2 IIIB NFPA 13

	EARTH: UNDISTURBED		RESILIENT FLTG		STEEL		LIGHT WEIGHT CONCRETE
	EARTH: BACKFILL		CARPET AND PAD		BATT OR BLOWN INSULATION		CRUSHED STONE, GRAVEL OR POROUS FILL
	WOOD: FINISH		CERAMIC TILE: LARGE SCALE		ROCK OR STONE		METAL, ALUMINUM, ECT.
	WOOD: ROUGH		CERAMIC TILE: PROFILE		BRICK		PLYWOOD: SMALL SCALE
	WOOD: BLOCK'G		GLASS: LARGE SCALE		CONCRETE MASONRY UNIT		RIGID INSULATION
	PLYWOOD: LARGE SCALE		GLASS: SMALL SCALE		CAST IN PLACE OR PRE-CAST CONC.		GYPSUM WALL BOARD

A.C.T.	ACOUSTICAL CEILING TILE	FD	FLOOR DRAIN		
A.F.F.	ABOVE FINISH FLOOR	FDN.	FOUNDATION	N.T.S.	NOT TO SCALE
ALT.	ALTERNATE	F.L.	FLOW LINE	O.D.	OUTSIDE DIAMETER
APPROX.	APPROXIMATE	FLR.	FLOOR	O.R.D.	OVERFLOW ROOF DRAIN
ALUM.	ALUMINUM	FURR.	FURRING	OH.	OVERHEAD
A.B.	ANCHOR BOLT	FTG.	FOOTING	OPP.	OPPOSITE
ACoust.	ACOUSTICAL	FIN.	FINISHED	OP.C.	ON CENTER
ASPH.	ASPAIT	F.R.T.	FIRE RESISTANT TREATED	OPENG.	OPENING
CK G	CLOCKING	GA.	GALVE	PLAS. LAM.	PLASTIC LAMINATE
BD.	BOARD	GD.	GALVANIZED	PL.	PLATE
BLDG.	BUILDING	GLV.	GUTTER DRAIN	PLYWD	PLYWOOD
BM.	BEAM	GL.	GLASS	PR	PAIR
BOT.	BOTTOM	GYP.	GYPSUM	RAD.	RADIUS
CONTR.	CONTRACTOR	GRD.	GRADE	REQD	REQUIRED
CLG.	CEILING	G.W.B.	GYSUM WALL BOARD	REINF.	REINFORCED
CONC.	CONCRETE	HWD	HARDWOOD	RESIL.	RESILIENT
CONT.	CONTINUOUS	HT.	HEIGHT	RM.	ROOM
....	CONTROL JOINT	HC.	HOLLOW CORE	R.O.	ROUGH OPENING
COL.	COLUMN	HORIZ.	HORIZONTAL	SFRM.	SPRY APPLIED FIRE
C.M.	CONSTRUCTION MANAGER	H.M.	HOLLOW METAL		RESISTIVE MATERIAL
C.M.U.	CONCRETE MASONRY UNIT	H.P.	HIGH POINT	STL.	STEEL
CLR.	CLEAR	I.D.A.	INSIDE DIMENSION CLEAR	SUSP. CLG.	SUSPENDED CEILING
CLR.	CENTER	I.D.	INSIDE DIAMETER	SIM.	SMILAR
DN.	DOWN	INSUL.	INSULATION	S.G.	SLAB GRADE
DIA.	DIAMETER	INT.	INTERIOR	SPEC'S	SPECIFICATIONS
DWG.	DRAWING	JT.	JOINT	SQ.	SQUARE
DS.	DOWNSPOUT	JAN.	JANITOR	STD.	STANDARD
DR.	DOOR	LAM.	LAMINATE	STRUCT.	STRUCTURAL
DET.DET.	DETAIL	LAV.	LAVATORY	T.M.	TOP OF MASONRY
	ELECTRIC WATER COOLER	L.P.	LOW POINT	T.S.	TOP OF STEEL
EXIST.	EXISTING	MAN.	MANUFACTURER	TRC	TOP OF PRE-CAST DOUBLE T
EXP.	EXPANSION	MAX.	MAXIMUM	TTS.	TOP OF CONCRETE TOPPING SLAB
ELEC.	ELECTRICAL	MTL.	METAL	TYP.	TYPICAL
EQUIP.	EQUIPMENT	MIN.	MINIMUM	U.O.N	UNLESS OTHERWISE NOTED
EA.	EACH	MECH.	MECHANICAL	V.C.A.	VINYL COMPOSITION TILE
ELEV.	ELEVATION	MISC.	MISCELLANEOUS	W/	WITH
EQ.	EQUAL	MTD.	MOUNTED	WD.	WOOD
		M.O.	MASONRY OPENING		
		N.I.C.	NOT IN CONTRACT		
		NO.	NUMBER		

INTERIOR FINISHING

CEILING FIN. NO. (Diamond symbol with 3, 2, 1)

PARTITIONS FIN. NO. (Diamond symbol with 3, 2, 1)

FLOOR FIN. NO. (Diamond symbol with 1, A-5)

ELEVATION NO. (Diamond symbol with 1, A-5)

SHEET NO. (Diamond symbol with 1, A-5)

(DP) DATUM POINT (Circle with crosshair)

DATUM ELEVATION (Circle with crosshair)

C.T. FLOOR BREAK (Circle with crosshair)

CPT. (Circle with crosshair)

DETAIL (Circle with 40, D-2)

DETAIL NUMBER (Circle with 40, D-2)

SHEET NUMBER (Circle with 40, D-2)

DETAIL (Circle with 50, D-2)

DETAIL NUMBER (Circle with 50, D-2)

SHEET NUMBER (Circle with 50, D-2)

SECTION NUMBER (Triangle with 20, UA-3)

SHEET NUMBER (Triangle with 20, UA-3)

BUILDING & WALL SECTION (Triangle with 20, UA-3)

DOOR SYMBOL (X in circle)

WINDOW SYMBOL (X in hexagon)

WALL TYPE SYMBOL (# in diamond)

REVISION NUMBER (X in triangle)

INTERIOR BEARING WALL (Hatched rectangle)

HEADER ABOVE (Double line)

LOW PARTITION (Single line)

E-202	POWER PLAN			
E-301	SECOND FLOOR ELECTRICAL POWER PLAN	●		
E-401	ELECTRICAL POWER RISER	●		
E-402	ELECTRICAL LIGHTING FIXTURE SCHEDULES&DISTRIBUTION BOARDS	●		
E-402	ELECTRICAL PANEL SCHEDULES- SHEET 1	●		
E-403	ELECTRICAL PANEL SCHEDULES- SHEET 2	●		
E-501	ELECTRICAL DETAILS - SHEET 1	●		
E-502	ELECTRICAL DETAILS - SHEET 2	●		
E-503	ELECTRICAL DETAILS - SHEET 3	●		
FA-001	FIRE ALARM SYMBOLS, LEGENDS & GENERAL NOTES	●		
FA-101.M	FIRST FLOOR ELECTRICAL FIRE ALARM PLAN	●		
FA-102.M	SECOND FLOOR ELECTRICAL FIRE ALARM PLAN	●		
FA-201	FIRE ALARM RISER DIAGRAM	●		
FA-301	FIRE ALARM DETAILS	●		

PROGRESS SET - FOR REVIEW

241 HUDSON STREET
HACKENSACK, NJ 07601
PHONE: (201) 925 5888
F A X : (201) 488-1020
MIJAARCH@OPTONLINE.NET

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EGRESS PLAN CODE ANALYSIS

DO NOT SCALE DRAWINGSDRAWING NUMBER:

PROGRESS SET - FOR REVIEW

VESTIBULE
[101]
EXIT DOOR
220 0.20
44" 72"
360

SPRINKLER ROOM
57

M.B.R.
[100]
1421 SF.
OCC. 1421/15= 94

M.B.R.
[102]
153 SF.
OCC. 153/15= 10

KITCHEN
[101]
1020 SF.
OCC. 4

SITTING AREA
153 SF.
OCC. 153/15= 10
[102]

ELECTRIC CLOSET

DELIVERY

HAND SINK

JUNGLE

W.I.R. (6)

W.I.F. (7)

102

1

SUB-LEVEL FLOOR PLAN

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

TOTAL OCCUPANT LOAD : 288 OCCUPANTS.

LOAD

UP

DN

VESTIBULE
[101]

EXIT DOOR	
113	0.20
22"	36"
180	

113

85

28

169

MAIN ROOM
[200]
1583 SF.
OCC. 105
RESTAURANT

203
329 SF.
OCC. 4

89 FT (1/3) DIAGONAL LENGTH OF EGRESS TRAVEL=30 FT)

VESTIBULE
RECEPTION [204]

CT.

M.B.R. PRIVATE ROOM
[201]
543 SF.
OCC. 36

PRIVATE ROOM
M.B.R. [202]
287 SF.
OCC. 19

VESTIBULE
[101]

EXIT DOOR	
110	0.20
22"	36"
180	

2

MAIN LEVEL FLOOR PLAN

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

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[illegible]

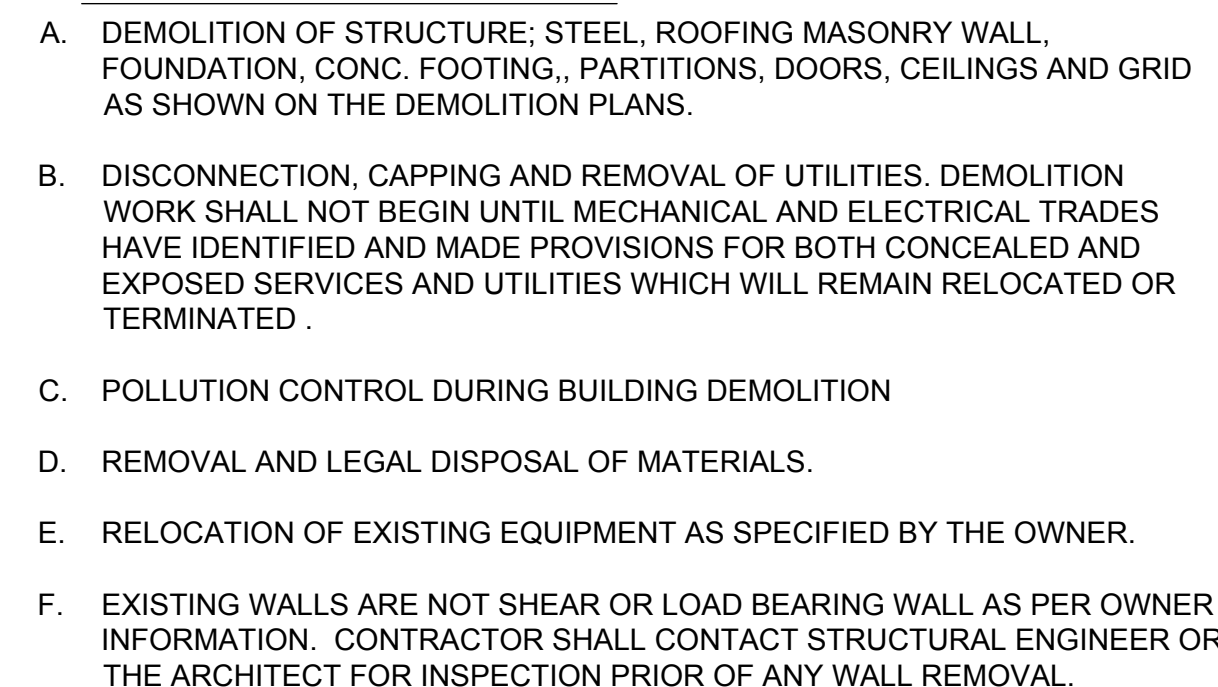
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DEMOLITION PLANS AND ELEVATIONS

[illegible]

DATE:	05/20/24
DRAWN / CHECKED:	NM.
SCALE:	AS NOTED
PROJECT NUMBER:	062919

A-100



- A. REMOVAL OF ABANDONED UTILITIES AND WIRING SYSTEMS.
- B. NOTIFICATION TO OWNER OF SCHEDULE OF SHUT OFF OF UTILITIES WHICH SERVE OCCUPIED SPACES.
- C. REMOVAL AND LEGAL DISPOSAL OF MATERIALS.
- D. REMOVE TELEPHONE OUTLETS AND PULL CABLE TO CEILING. NEATLY COIL CABLE AND LEAVE HANGING FROM CEILING SUPPORT STRUCTURE. REMOVE ELECTRICAL CIRCUITS BACK TO NEAREST JUNCTION BOX.

A. REMOVAL OF ASBESTOS OR MATERIALS CONTAINING ASBESTOS .

B. REMOVAL OF HAZARDOUS MATERIALS.

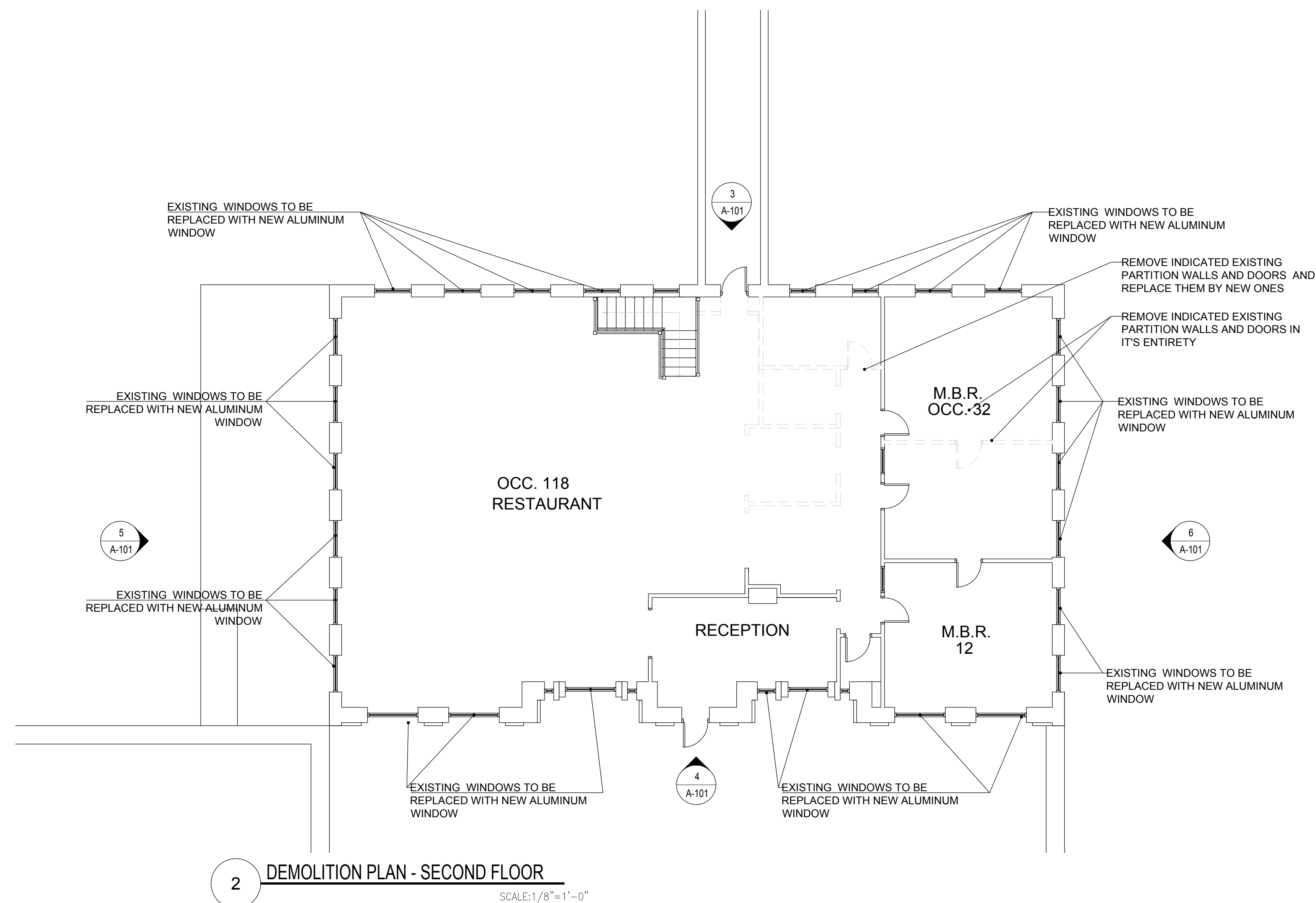
A. WHEN THE NATURE OF DEMOLITION WORK REQUIRES THE USE, ERECT AND MAINTAIN DUST CHUTES FOR THE DISPOSAL OF MATERIALS, RUBBISH, AND DEBRIS.

- B. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF DEBRIS ON THE SITE. (REMOVAL OF DEBRIS INCLUDES CLEARING OF BASEMENTS AND SIMILAR EXCAVATIONS). REMOVE ALL MATERIAL IN SUCH MANNER AS TO PREVENT SPILLAGE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE, CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. 5.PROTECTION

C. ERECT AND MAINTAIN TEMPORARY BRACING, BARRICADES (EXPECT CONSTRUCTION BARRICADES FOR SUBSEQUENT NEW CONSTRUCTION), WARNING SIGNS, AND GUARDS NECESSARY TO PROTECT STREET, SIDEWALK AND ADJOINING PROPERTY FROM DAMAGE. ALL ACCIDENTS WITH APPLICABLE RULES, REGULATIONS, AND GOOD PRACTICE.

A. EXECUTE DEMOLITION WORK TO ENSURE SAFETY OF PERSONS AND ADJACENT PROPERTY AGAINST DAMAGE BY SETTLEMENT, FALLING DEBRIS, OR CAUSES IN CONNECTION WITH THIS WORK.

- B. ALL WORK SHALL COMPLY WITH RULES AND REGULATIONS OF ALL LOCAL AND STATE, AGENCIES AND AUTHORITIES HAVING JURISDICTION. . OBTAIN AND PAY FOR ALL PERMITS REQUIRED



PROGRESS SET - FOR REVIEW

1. REMOVE EXISTING WINDOW IN ITS ENTIRETY AND PREPARE OPENING TO RECEIVE NEW WINDOW. COORDINATE WITH G.C. THE REMOVAL OF THE EXISTING WINDOW & ITS REPLACEMENT OF THE NEW WINDOW IN ITS ENTIRETY
2. REMOVE EXISTING BRICK WALL MASONRY TO PROVIDE OPENING FOR NEW WINDOW. COORDINATE WITH G.C. THE SCHEDULE OF THE OPENING & THE WINDOW TO BE REPLACED IN ITS ENTIRETY.
3. AREA OF EQUIPMENTS OWNED BY CONNECTICUT LIGHT AND POWER. NOT IN THE SCOPE OF WORK.
4. REMOVE EXISTING BRICK WALL MASONRY TO PROVIDE OPENING FOR NEW DOOR.



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DEMOLITION PLANS
AND ELEVATIONSDO NOT SCALE DRAWINGSDRAWING NUMBER:



SOUTH MILL
FORMER PONEMAH MILLS
NORWICH AVENUE
TAFTVILLE, CT

555 SOUTH MILL . LLC

[illegible]

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1ST FLOOR PLAN

[illegible]

DO NOT SCALE DRAWINGS

DATE:	05/20/24
DRAWN / CHECKED:	NM.
SCALE:	AS NOTED
PROJECT NUMBER:	062919

DRAWING NUMBER

241 HUDSON STREET
HACKENSACK, NJ 07601
PHONE: (201) 925 5888
F A X : (201) 488-1020
MIJAARCH@OPTONLINE.NET

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NY LIC. # 032031
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555 SOUTH MILL . LLC

[illegible]

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2ND FLOOR PLAN

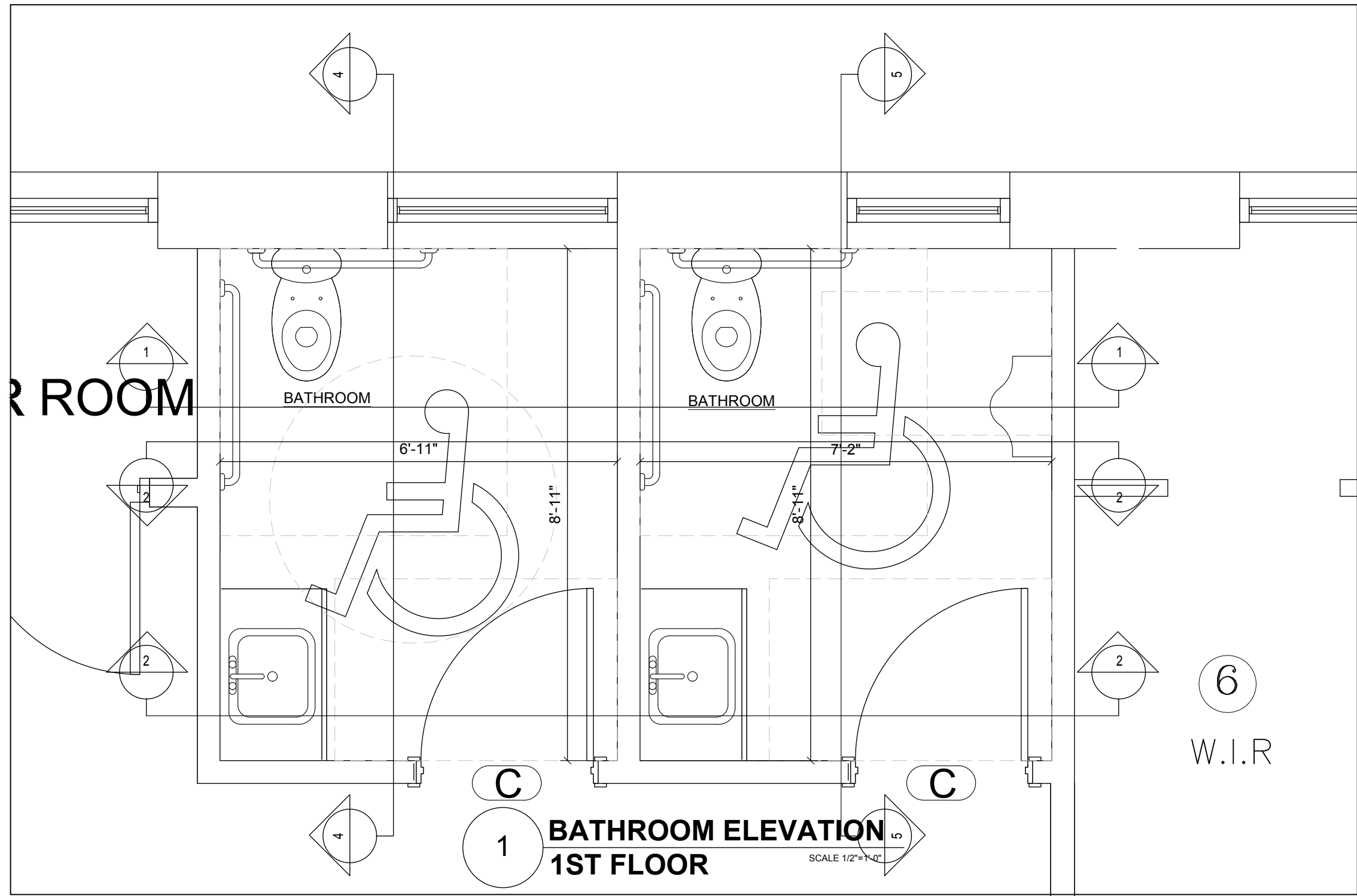
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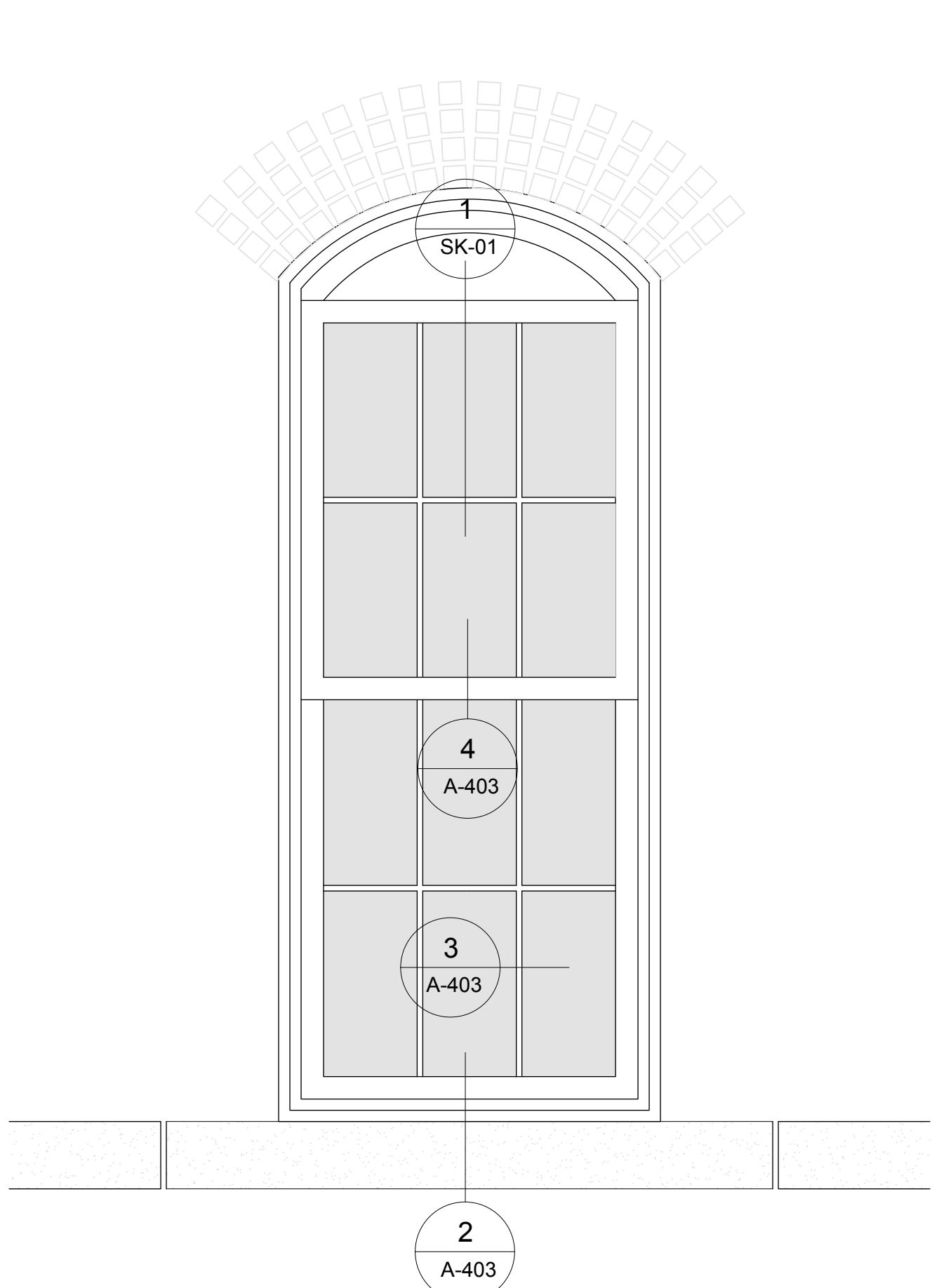
DATE:	05/20/24
DRAWN / CHECKED:	NM.
SCALE:	AS NOTED
PROJECT NUMBER:	062919

A-102

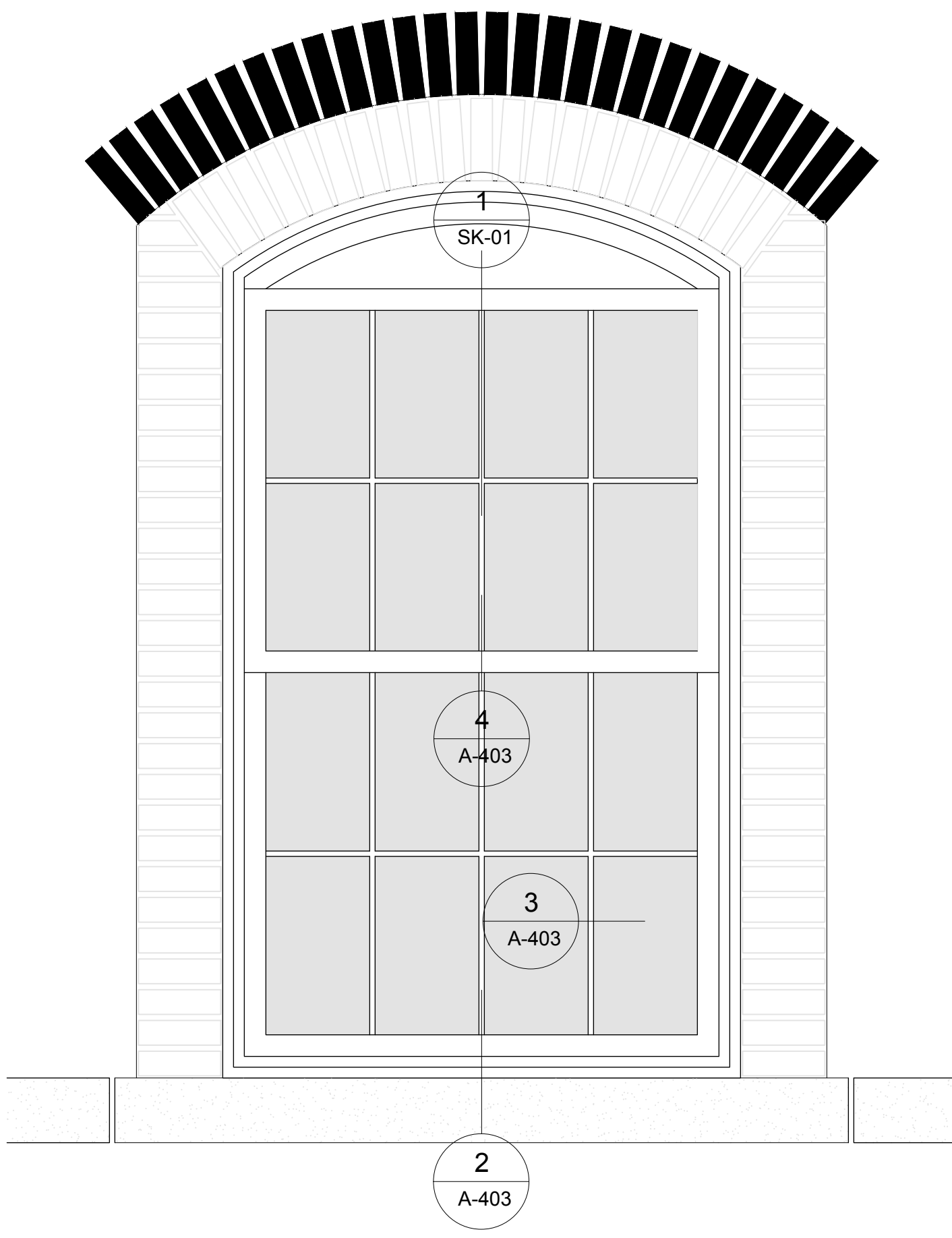


PROGRESS SET - FOR REVIEW

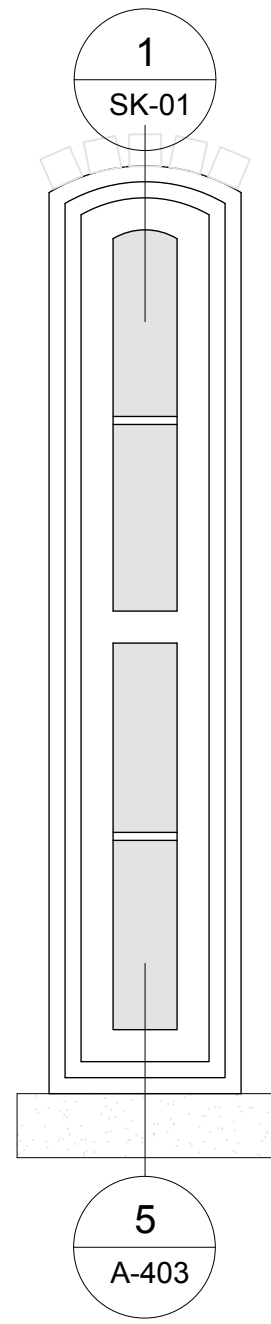




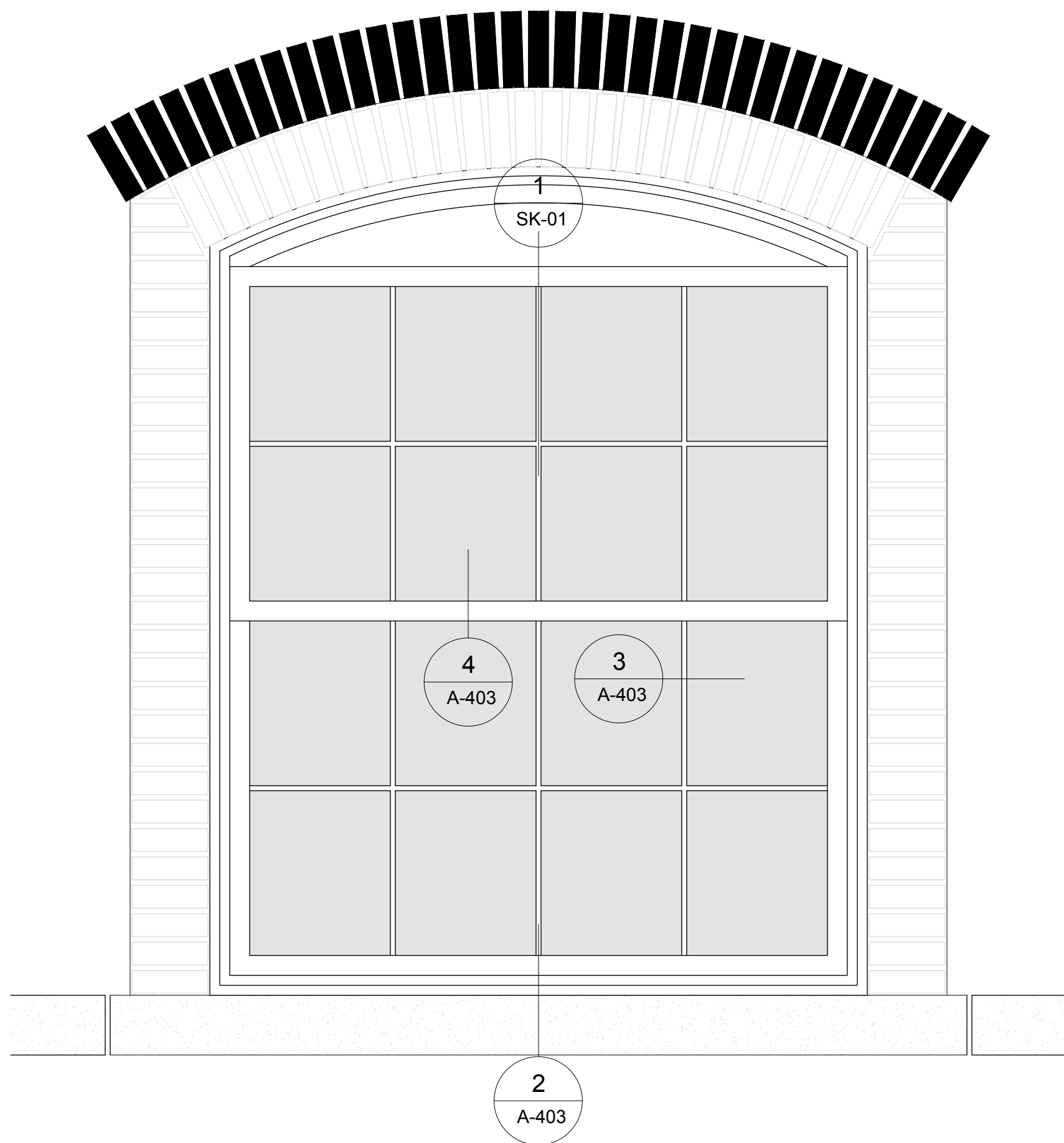
EXISTING HISTORIC WINDOW - TYPE 'A' - ELEVATION
SCALE:1"=1'-0"



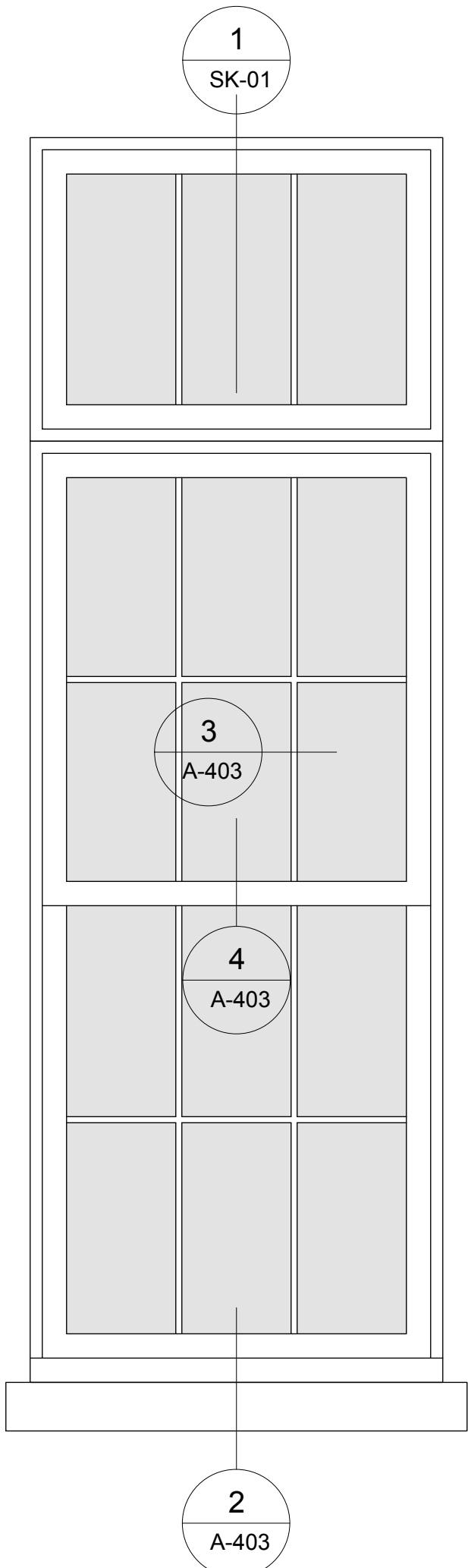
EXISTING HISTORIC WINDOW - TYPE 'B' - ELEVATION
SCALE:1"=1'-0"



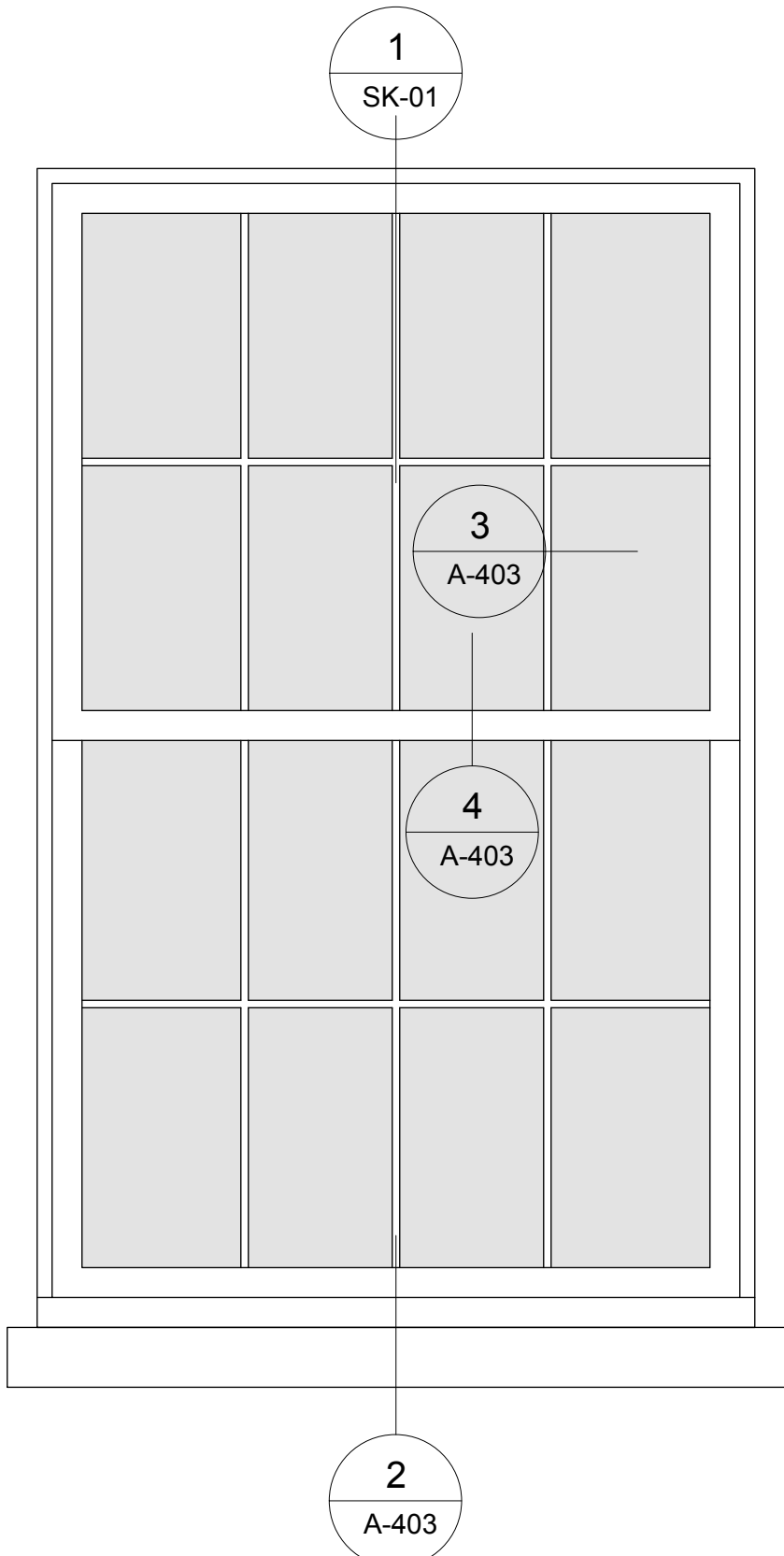
EXISTING HISTORIC WINDOW - TYPE 'C' - ELEVATION
SCALE:1"=1'-0"



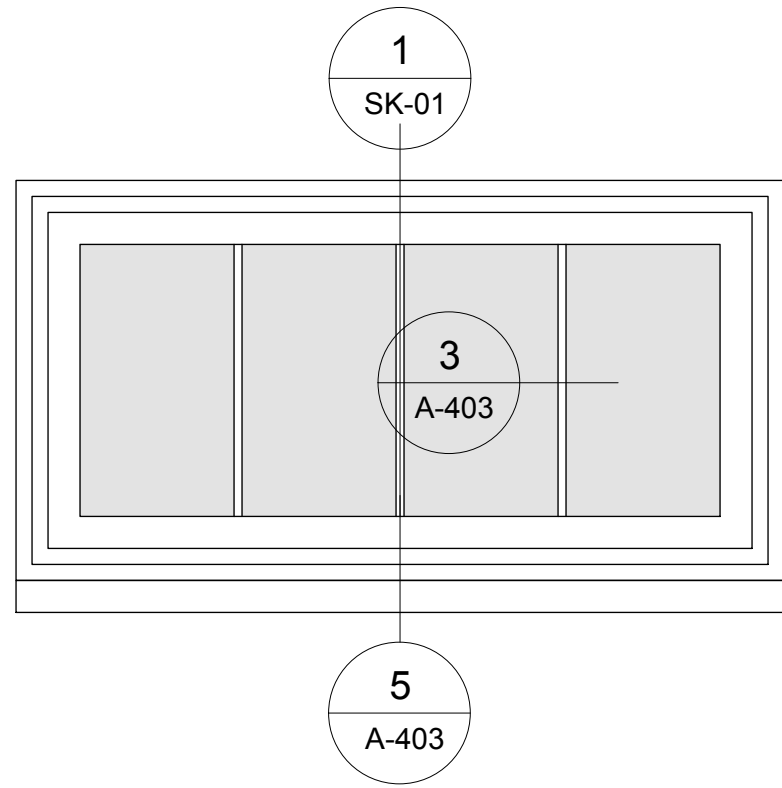
EXISTING HISTORIC WINDOW - TYPE 'D' - ELEVATION
SCALE:1"=1'-0"



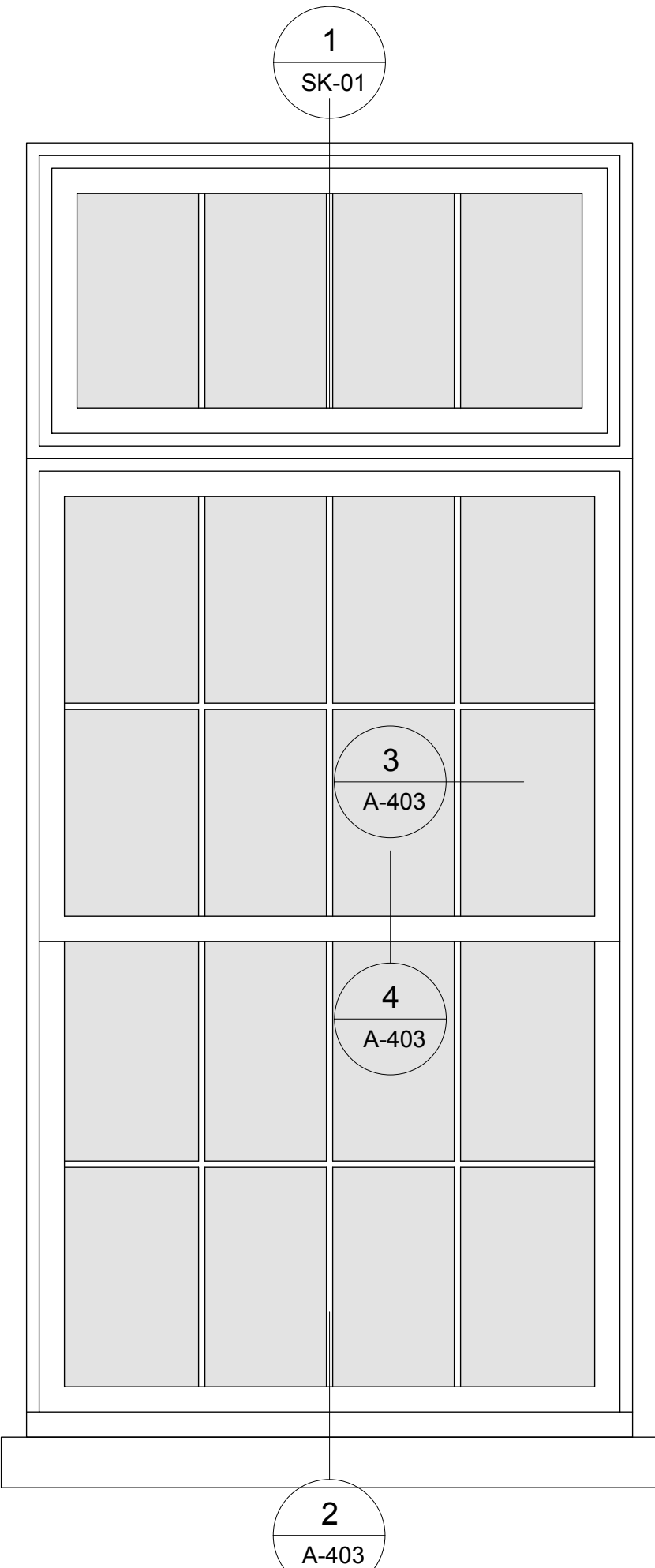
EXISTING HISTORIC WINDOW - TYPE 'E' - ELEVATION
SCALE:1"=1'-0"



EXISTING HISTORIC WINDOW - TYPE 'F' - ELEVATION
SCALE:1"=1'-0"



EXISTING HISTORIC WINDOW - TYPE 'G' - ELEVATION
SCALE:1"=1'-0"



EXISTING HISTORIC WINDOW - TYPE 'H' - ELEVATION
SCALE:1"=1'-0"

ASSOCIATE ARCHITECTS



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PROJECT NAME:
SOUTH MILL
FORMER PONEMAH MILLS
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TAFTVILLE, CT
OWNER:
555 SOUTH MILL , LLC

RELEASE STATUS OF DRAWING		DATE:
1		

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DRAWING TITLE:

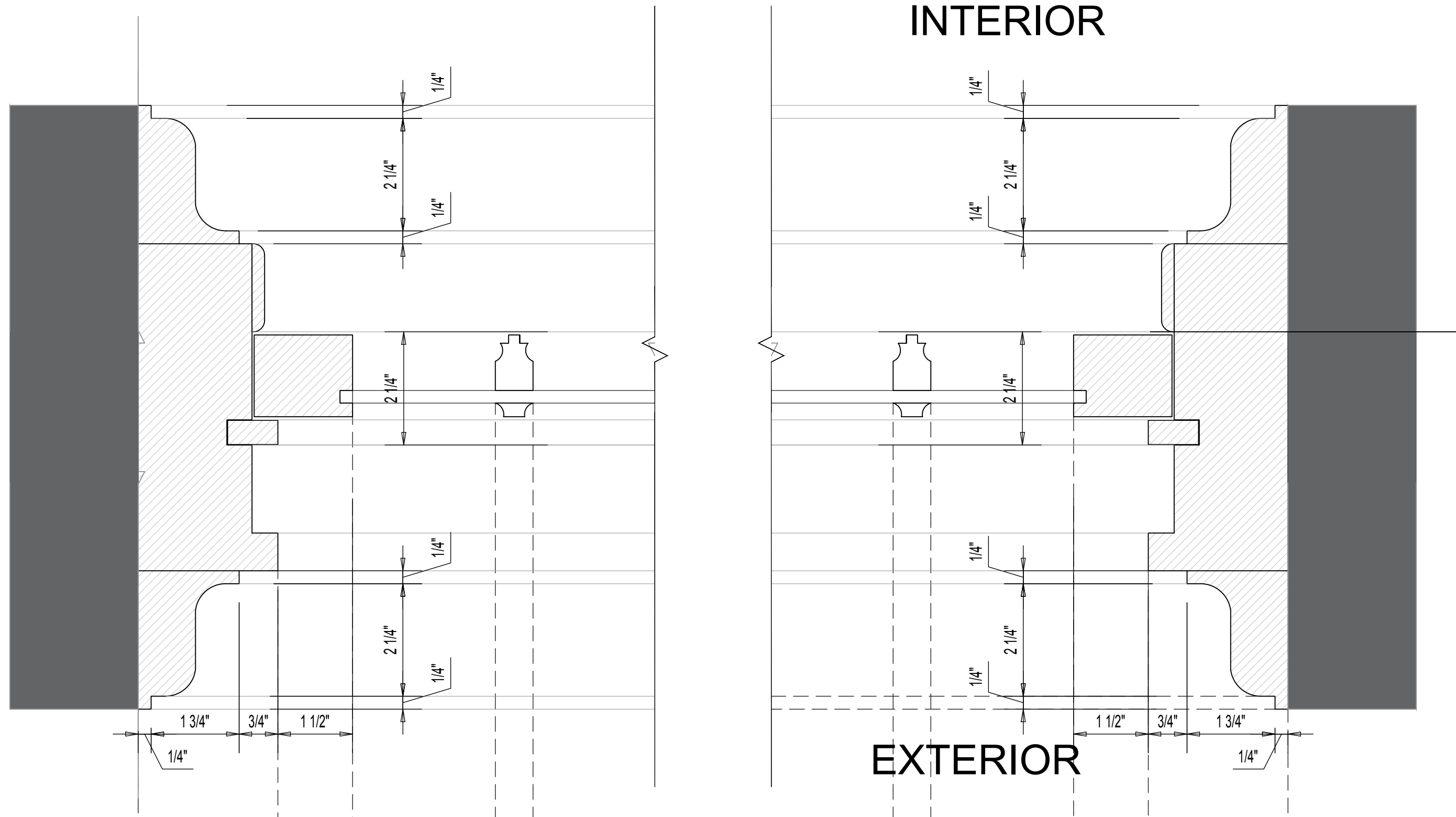
WINDOWS DETAILS

REVISIONS				
NO	DATE	DWN	CHK	REMARKS

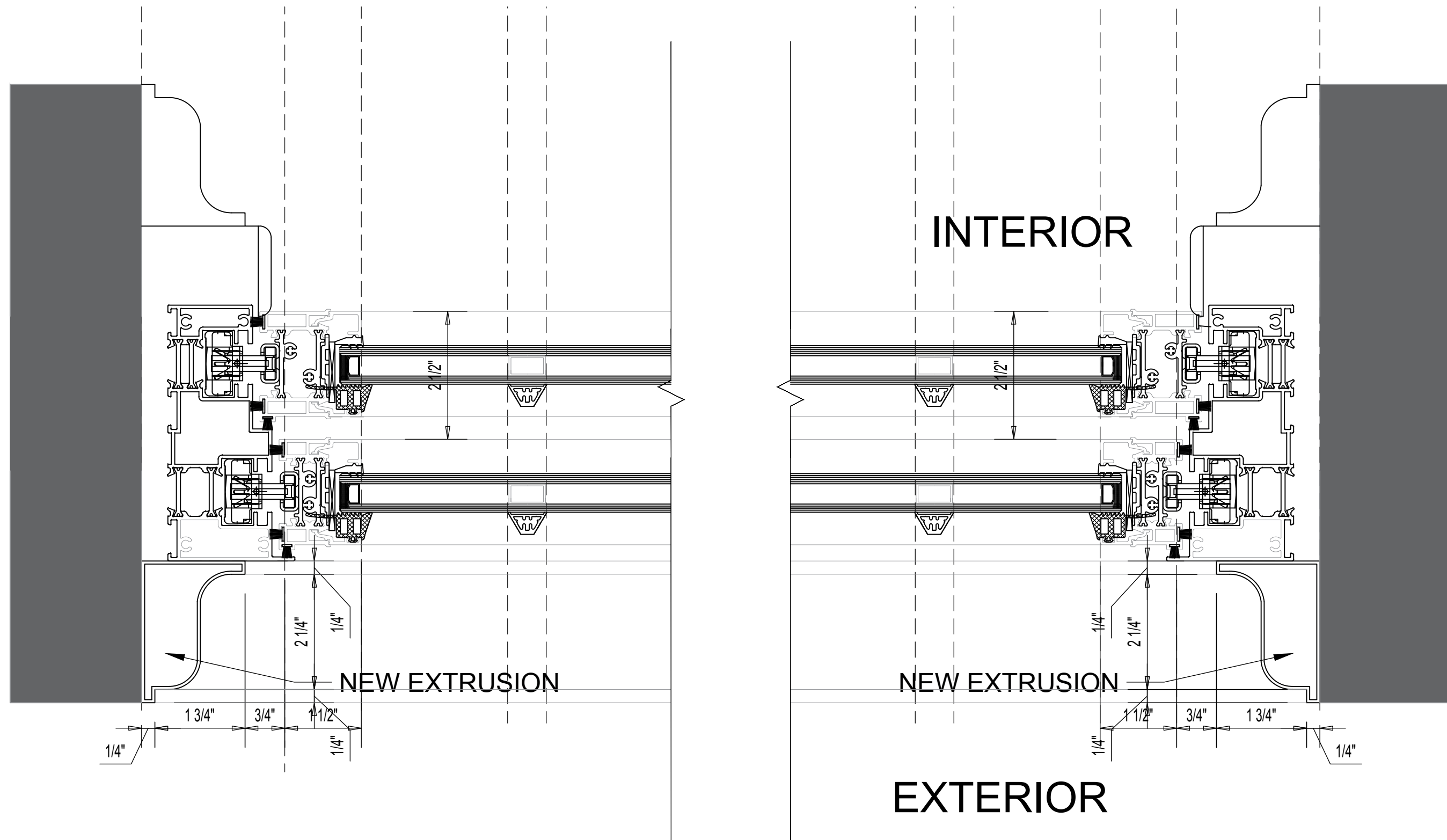
DO NOT SCALE DRAWINGS

DATE:	05/20/24
DRAWN / CHECKED:	NM.
SCALE:	AS NOTED
PROJECT NUMBER:	062919
DRAWING NUMBER:	

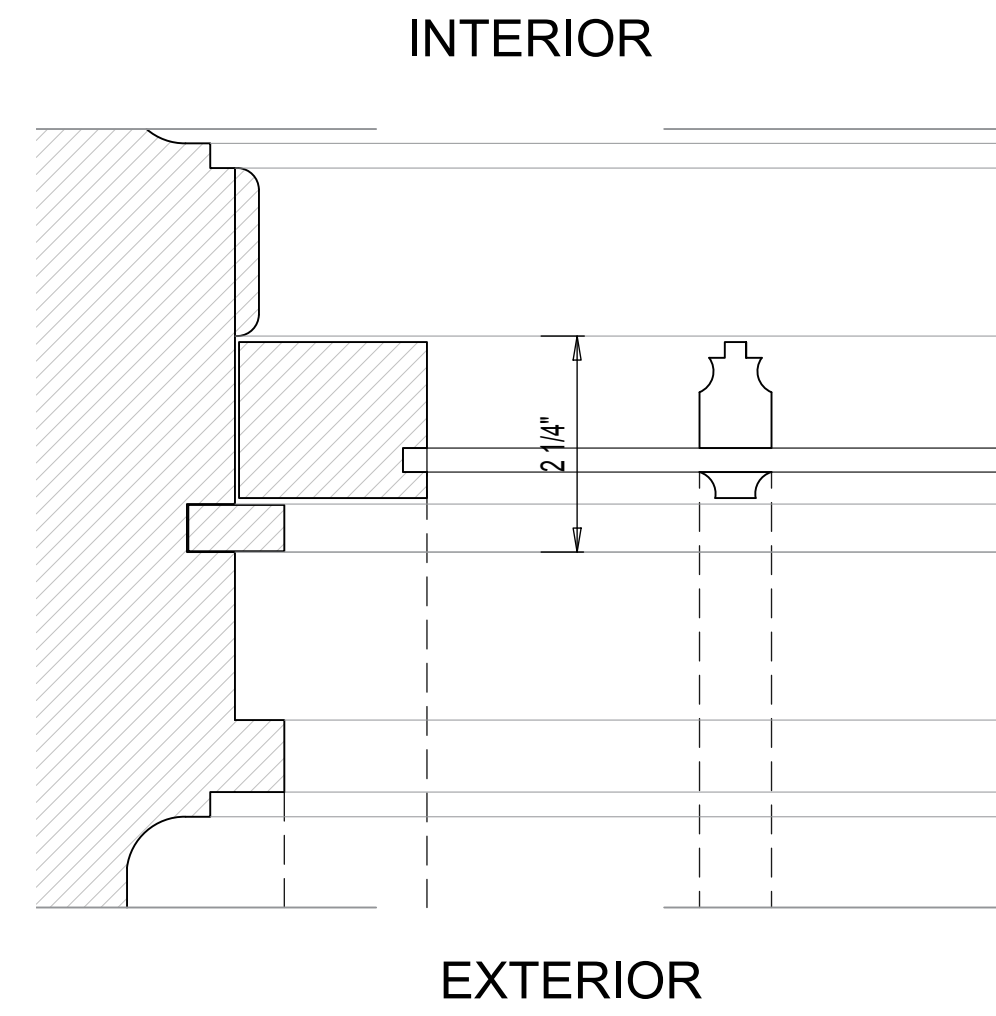
PROGRESS SET - FOR REVIEW



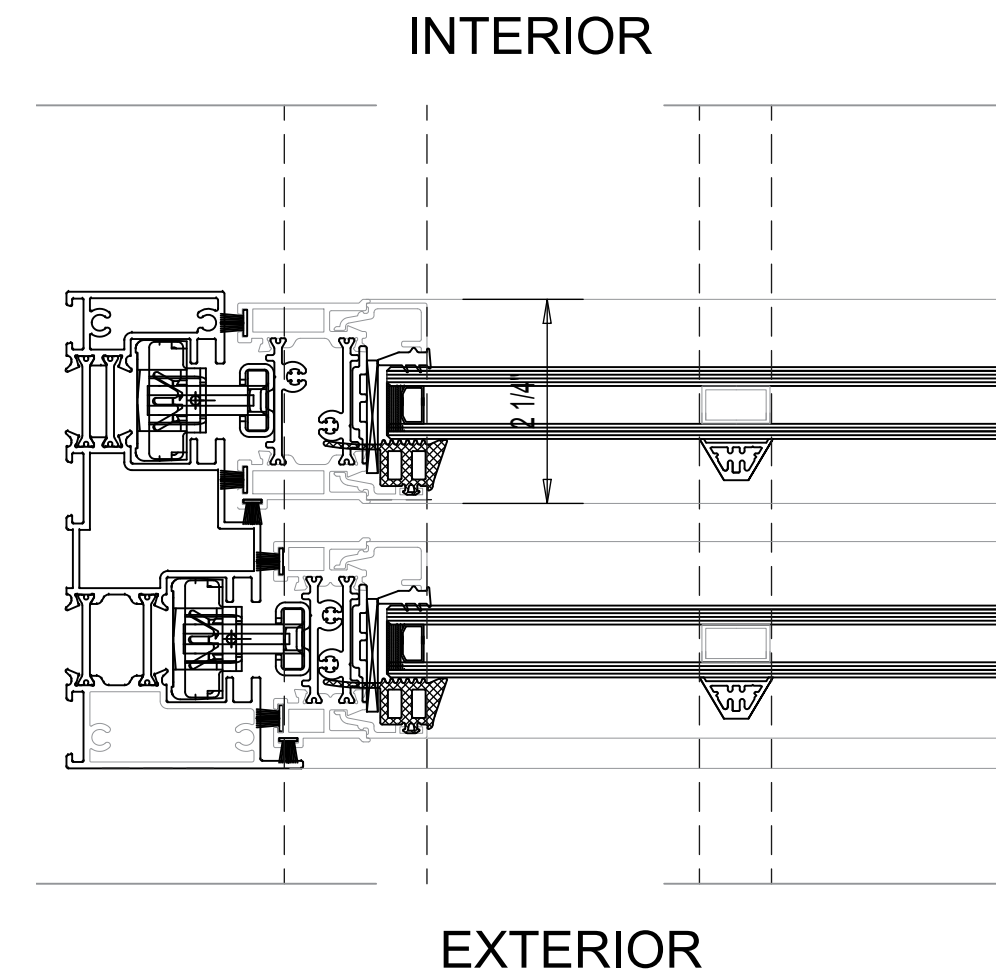
1 HISTORIC WINDOW - EXISTING WINDOW JAMB
SCALE: 6" = 1'-0"



1 HISTORIC WINDOW - PROPOSED WINDOW JAMB
SCALE: 6" = 1'-0"



3 HISTORIC WINDOW - EXISTING MULLION DETAIL
SCALE: 6" = 1'-0"



3 HISTORIC WINDOW - PROPOSED MULLION DETAIL
SCALE: 6" = 1'-0"

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NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

SOUTH MILL
FORMER PONEMAH MILLS
NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING DATE:

1		

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DRAWING TITLE:

WINDOWS DETAILS

REVISIONS			
NO	DATE	DWN/CHK	REMARKS

DO NOT SCALE DRAWINGS

DATE:	05/20/24
DRAWN / CHECKED:	NM.
SCALE:	AS NOTED
PROJECT NUMBER:	062919

DRAWING NUMBER:

A-403.2

PROGRESS SET - FOR REVIEW

EXISTING MASONRY WALL

4"

2 1/2"

2 3/4"

1

HISTORIC WINDOW - EXISTING WINDOW HEAD DETAIL

SCALE: 6" = 1'-0"

INTERIOR

EXTERIOR

2"

4

HISTORIC WINDOW - EXISTING WINDOW CONNECTION DETAIL

SCALE: 6" = 1'-0"

1 3/4"

5 1/4"

6 1/2"

2

HISTORIC WINDOW - EXISTING WINDOW SILL DETAIL

SCALE: 6" = 1'-0"

ASSOCIATE ARCHITECTS



N.J. AC. 669

241 HUDSON STREET
HACKENSACK, NJ 07601
PHONE: (201) 925 5888
FAX: (201) 488-1020
MIJAARCH@OPTONLINE.NET

ARCHITECT

NABIL N. MIJALLI, R.A.
NJ LIC. #A10 1665500
NY LIC. # 032031
PA LIC. # RA405317
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WINDOWS DETAILS

REVISIONS

NO	DATE	DWN	CHK	REMARKS

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SCALE:	AS NOTED
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DRAWING NUMBER:	

A-403.3

PROGRESS SET - FOR REVIEW

EXISTING MASONRY WALL

2 3/2"

2 1/4"

2 3/4"

NEW EXTRUSION

NEW EXTRUSION

1

HISTORIC WINDOW - PROPOSED WINDOW HEAD DETAIL

SCALE: 6" = 1'-0"

INTERIOR

EXTERIOR

2"

4

HISTORIC WINDOW - PROPOSED WINDOW CONNECTION DETAIL

SCALE: 6" = 1'-0"

2"

5"

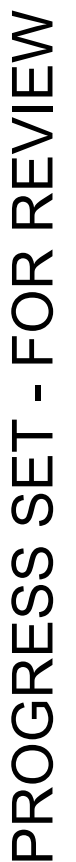
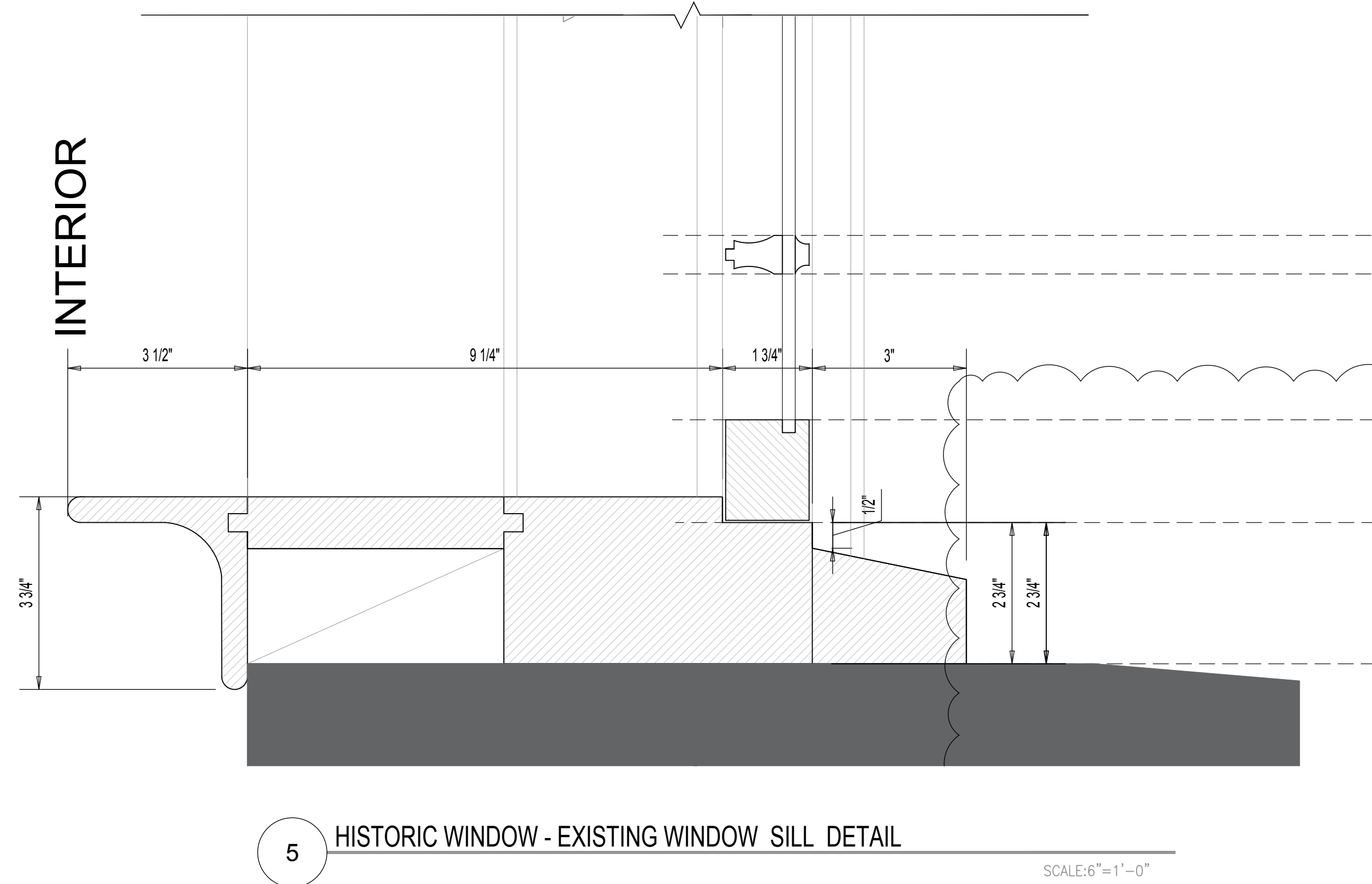
6 1/2"

2

HISTORIC WINDOW - PROPOSED WINDOW SILL DETAIL

SCALE: 6" = 1'-0"

NEW EXTRUSION
IF NECESSARY



SOUTH MILL
FORMER PONEMAH MILLS
NORWICH AVENUE
TAFTVILLE, CT

555 SOUTH MILL . LLC[illegible]

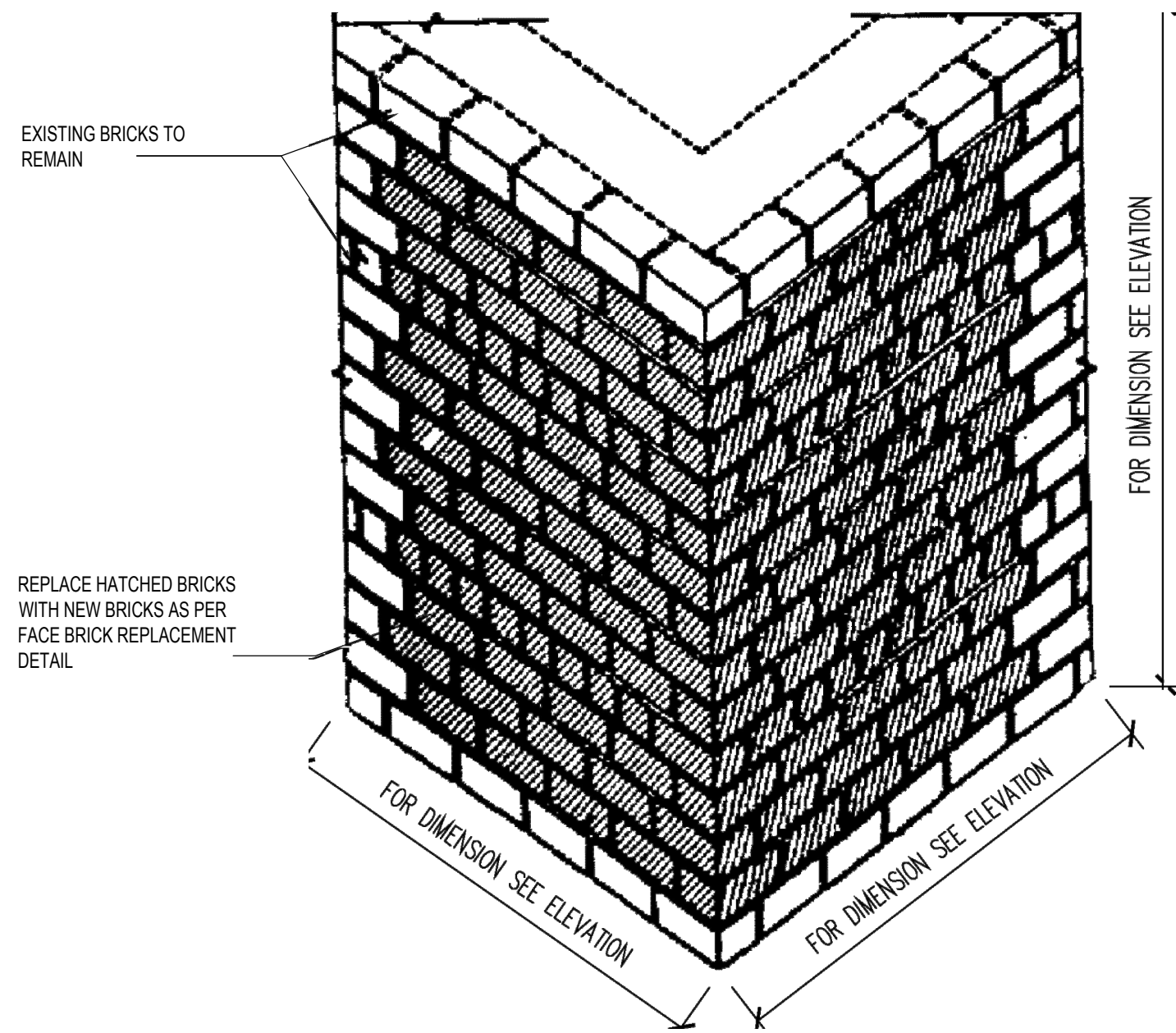
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND MUST NOT BE COPIED, RE-USED, OR ALTERED WITHOUT HIS APPROVAL

WINDOWS DETAILS

[illegible]DO NOT SCALE DRAWINGS

DATE:	05/20/24
DRAWN / CHECKED:	NM.
SCALE:	AS NOTED
PROJECT NUMBER:	062919

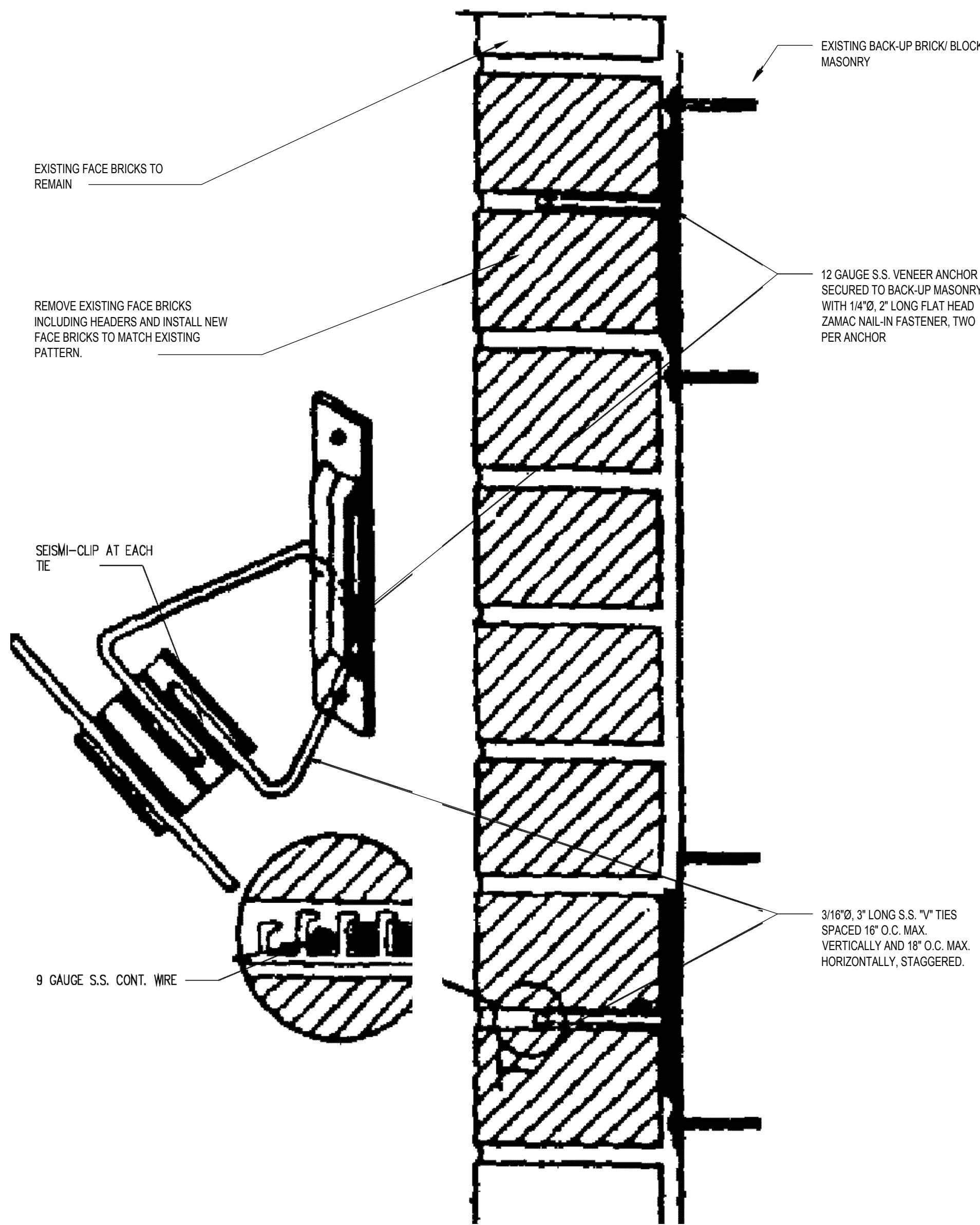
A-403.4



CORNER BRICK FACE (ONLY) REPLACEMENT (PARTIAL REPLACEMENT)

1

SCALE: N.T.S.

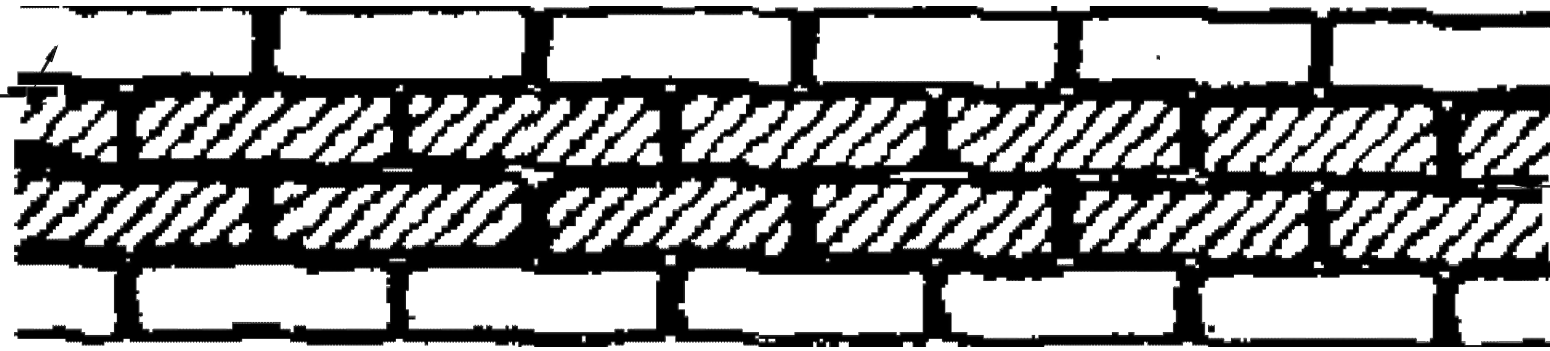


3

BRICK FACE (ONLY) REPLACEMENT SECTION DETAIL

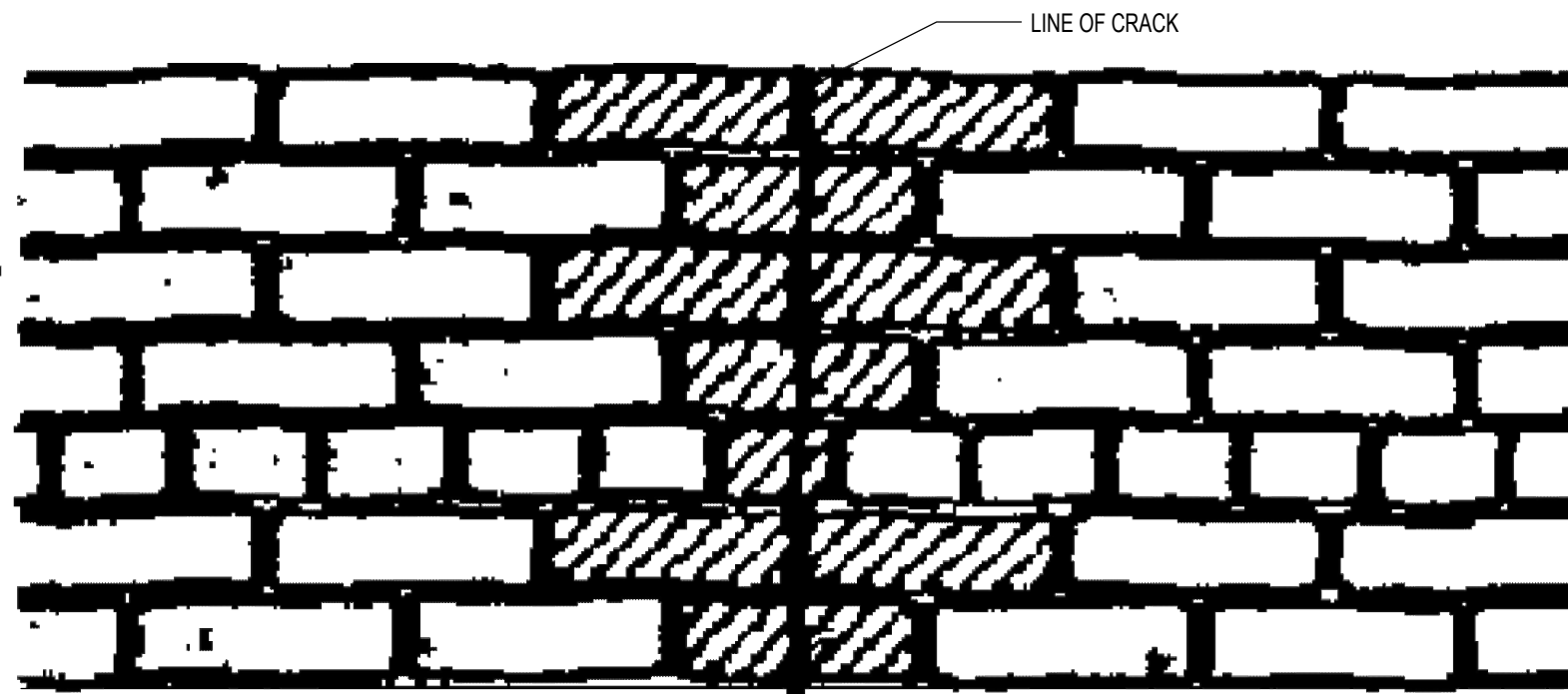
SCALE: N.T.S.

OF DEFECTIVE FACE BRICKS. SECURE
EXIST FACE BRICKS WITH 8 mm S.S.
PATCH ENTRY HOLES WITH COLORED
MORTAR TO MATCH EXISTING BRICK.



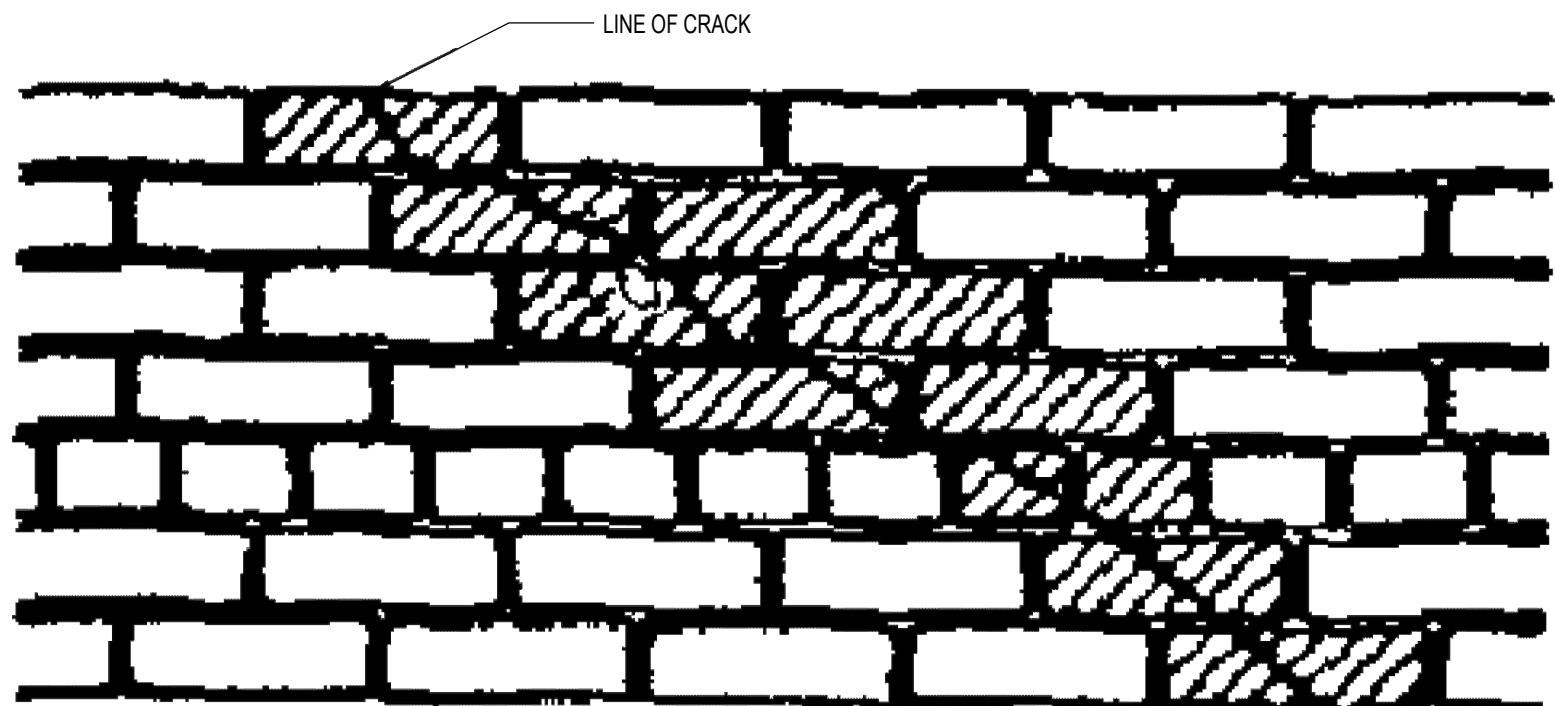
NOTE: AT HORIZONTAL CRACK, THE REPLACEMENT OF BRICKS SHALL BE
PERFORMED IN SECTIONS OF 3'-0\"/>

HORIZONTAL CRACK



VERTICAL CRACK

NOTES:
1. REPLACE HATCHED BRICKS WITH NEW BRICKS.
2. DO NOT REPLACE HEADER BRICKS IF NOT CRACKED.



ZIG-ZIG CRACK

2

BRICKFACE (ONLY) CRACK RESTORATION DETAILS

SCALE: N.T.S.

MASONRY RESTORATION NOTES

GENERAL NOTES:

SEQUENCING AND SCHEDULING:

- ORDER REPLACEMENT MATERIALS AT EARLIEST POSSIBLE DATE TO AVOID DELAYING COMPLETION OF THE WORK.
- PERFORM MASONRY RESTORATION WORK IN THE FOLLOWING SEQUENCE:

- REMOVE PLANT GROWTH IN ITS ENTIRETY.
- INSPECT FOR OPEN MORTAR JOINTS AND REPAIR BEFORE CLEANING TO PREVENT THE INTRUSION OF WATER AND OTHER CLEANING MATERIALS INTO THE WALL.
- REMOVE PAINT.
- CLEAN MASONRY SURFACES.
- RAKE OUT MORTAR FROM JOINTS SURROUNDING MASONRY TO BE REPLACED AND FROM JOINTS ADJACENT TO MASONRY REPAIRS ALONG JOINTS.
- REPAIR MASONRY, INCLUDING REPLACING EXISTING MASONRY WITH NEW MASONRY MATERIALS.
- RAKE OUT MORTAR FROM JOINTS TO BE REPOINTED.
- POINT MORTAR JOINTS.
- AFTER REPAIRS AND REPOINTING HAVE BEEN COMPLETED AND CURED, PERFORM A FINAL CLEANING TO REMOVE RESIDUES FROM THIS WORK.

A. RAKE OUT AND REPOINT JOINTS TO THE FOLLOWING EXTENT:

- JOINTS WHERE MORTAR IS MISSING OR WHERE THEY CONTAIN HOLES.
- CRACKED JOINTS WHERE CRACKS CAN BE PENETRATED AT LEAST 1/4 INCH BY A KNIFE BLADE 0.027 INCH THICK.
- CRACKED JOINTS WHERE CRACKS ARE 1/16 INCH OR MORE IN WIDTH AND OF ANY DEPTH.
- JOINTS THAT SOUND HOLLOW WHEN TAPPED BY METAL OBJECT.
- JOINTS THAT ARE WORN BACK 1/4 INCH OR MORE FROM SURFACE.
- JOINTS THAT ARE DETERIORATED TO POINT THAT MORTAR CAN BE EASILY REMOVED BY HAND, WITHOUT TOOLS.
- JOINTS THAT HAVE BEEN FILLED WITH SUBSTANCES OTHER THAN MORTAR.
- DO NOT REPAIR JOINTS UNLESS REQUIRED.

- NEW MORTAR SHALL MATCH EXISTING IN CONTENT AND APPEARANCE. NEW MORTAR SHALL CONFORM TO THE FOLLOWING CRITERIA:
 - NEW MORTAR SHALL MATCH THE HISTORIC MORTAR IN COLOR, TEXTURE AND TOOLING. MATCH BINDER COMPONENTS AND THEIR PROPORTIONS WITH HISTORIC MORTAR IF MATERIALS ARE AVAILABLE.
 - SAND SHALL MATCH THE SAND IN HISTORIC MORTAR.
 - NEW MORTAR SHALL HAVE GREATER VAPOR PERMEABILITY AND BE SOFTER (IN COMPRESSIVE STRENGTH) THAN THE MASONRY UNITS.
 - NEW MORTAR SHALL BE AS VAPOR PERMEABLE AND AS SOFT OR SOFTER (IN COMPRESSIVE STRENGTH) THAN THE HISTORIC MORTAR.ALL LABORATORY ANALYSIS USED IN ACHIEVING THE ABOVE CRITERIA SHALL BE RESPONSIBILITY OF THE MASONRY CONTRACTOR.
- NEW MORTAR SHALL MATCH THE UNWEATHERED INTERIOR PORTIONS OF THE HISTORIC MORTAR. CONTRACTOR SHALL MAKE SAMPLE OF PROPOSED MIX AND ALLOW TO CURE AT SEVENTY DEGREES FAHRENHEIT (70° F.) FOR SEVEN (7) DAYS. BAKING SAMPLE IN OVEN TO SPEED UP CURING IS ACCEPTABLE. SAMPLE SHALL BE BROKEN OPEN AND COMPARED WITH SURFACE OF LARGEST "SAVED" SAMPLE OF HISTORIC MORTAR.
- MODERN MORTAR PIGMENT MAY BE USED AS AN ALTERNATIVE IF PROPER COLOR MATCH CANNOT BE ACHIEVED THROUGH THE USE OF NATURAL SAND OR COLORED AGGREGATES.
- IF LIME PUTTY IS USED, IT SHALL CONFORM TO ASTM C 5. MORTAR CAN BE MIXED USING LIME PUTTY ACCORDING TO ASTM C 270 PROPERTY OR PROPORTION SPECIFICATION.
- REPOINTING SHALL BE PERFORMED WITH A WALL TEMPERATURE RANGE BETWEEN FORTY AND NINETY-FIVE DEGREES FAHRENHEIT (40-95° F.). REPOINTING SHALL NOT BE PERFORMED IN DIRECT SUNLIGHT. MASONRY CONTRACTOR SHALL PROVIDE APPROPRIATE SHADING OVER WORK AREAS.
- MASONRY CONTRACTOR SHALL PREPARE A TEST PANEL FOR APPROVAL BY ARCHITECT AND NATIONAL PARKS SERVICE APPROVAL. TEST PANEL SHALL BE IN AN INCONSPICUOUS PLACE LOCATED AT THE REAR OF THE STRUCTURE. TEST PANEL SHALL ADDRESS MASONRY TYPE, JOINT STYLES, MORTAR COLORS, ETC.
- CLEANING TESTS SHALL BE CARRIED OUT IN SAME LOCATION AS TEST PANEL. CLEANING TEST SHALL BE PERFORMED OVER A THREE FOOT BY THREE FOOT (3'-0" X 3'-0") AREA.
- TEST PANELS AND CLEANING PANELS, UPON APPROVALS, SHALL SERVE AS BENCHMARK FOR EVALUATING AND ACCEPTING SUBSEQUENT WORK. PANELS SHALL BE PRESERVED BY CONTRACTOR FOR DURATION OF PROJECT.
- OLD MORTAR SHALL BE REMOVED TO A MINIMUM OF TWO TO TWO AND ONE HALF TIMES THE WIDTH OF THE JOINT (1/2" - 1") TO ENSURE AN ADEQUATE BOND AND TO PREVENT MORTAR POP-OUTS. REMOVE ANY DISINTEGRATED MORTAR BEYOND THE MINIMUM DEPTHS.

- TO MINIMIZE DAMAGE TO BRICKWORK, CONTRACTOR SHALL REMOVE OLD MORTAR WITH HAMMER AND CHISEL. THE USE OF POWER SAWS AND GRINDERS MAY ONLY BE USED BY SKILLED MASONS AND UNDER CLOSE SUPERVISION BY THE G.C.
- ALL MORTAR COMPONENTS SHALL BE MEASURED AND MIXED CAREFULLY TO ENSURE THE UNIFORMITY OF VISUAL AND PHYSICAL CHARACTERISTICS. MASON SHALL BE RESPONSIBLE FOR MORTAR MIXING METHODS. WATER SHALL BE KEPT TO A MINIMUM TO MINIMIZE SHRINKAGE CRACKS. MORTAR SHALL BE USED WITHIN THIRTY (30) MINUTES OF FINAL MIXING AND RE-TEMPERING SHALL NOT BE PERMITTED.
- WHERE EXISTING MORTAR HAS BEEN REMOVED TO A DEPTH GREATER THAN ONE INCH (1"), THESE DEEPER AREAS SHALL BE FILLED FIRST. NEW MORTAR SHALL BE COMPACTED IN SEVERAL LAYERS, ONE QUARTER INCH (1/4") AT A TIME. THE BACK OF THE ENTIRE JOINT SHALL BE FILLED, PACKING IT WELL INTO THE BACK CORNERS. AS SOON AS THE MORTAR HAS REACHED THUMB-PRINT HARDNESS, ANOTHER 1/4 INCH LAYER - APPROXIMATELY THE SAME THICKNESS - SHALL BE APPLIED. LAYERS SHALL BE ADDED UNTIL THE JOINT IS FLUSH WITH THE OUTER SURFACE OF THE MASONRY. EACH LAYER MUST BE ALLOWED TO HARDEN BEFORE THE NEXT LAYER IS APPLIED TO MINIMIZE THE OVERALL SHRINKAGE.
- THE MASONRY CONTRACTOR SHALL PERIODICALLY WET THE REPOINTED AREAS AFTER THE MORTAR IS THUMB-PRINT HARD AND FINISH TOOLED. LOCAL CONDITIONS SHALL DICTATE THE FREQUENCY OF WETTING. INITIAL WETTING SHALL BE EVERY HOUR AND GRADUALLY REDUCED TO EVERY THREE TO FOUR HOURS. WALLS SHALL BE COVERED WITH BURLAP FOR THE FIRST THREE (3) DAYS AFTER REPOINTING. PLASTIC MAY BE USED, BUT SHALL BE TENTED OUT AND NOT PLACED DIRECTLY AGAINST THE WALL.
- INITIAL CLEANING OF MASONRY WALL AFTER REPOINTING SHALL BE DONE WITH STIFF NATURAL BRISTLE OR NYLON BRUSH. CLEANING SHALL BE DONE AFTER MORTAR HAS DRIED, BUT BEFORE IT HAS INITIALLY SET (ONE TO TWO HOURS).
- FURTHER CLEANING SHALL BE ACCOMPLISHED WITH PLAIN WATER AND NATURAL BRISTLE OR NYLON BRUSHES. IF CHEMICALS OR MILD DETERGENTS ARE USED, THEY SHALL MEET NATIONAL PARKS SERVICE APPROVAL. ALL MANUFACTURER'S INSTRUCTIONS AND DIRECTIONS SHALL BE FOLLOWED. AFTER CLEANING, WALLS SHALL BE FLUSHED WITH PLAIN WATER TO REMOVE ALL TRACES OF CHEMICALS OR DETERGENTS.
- CLEANING OF MASONRY WALLS SHALL NOT OCCUR UNTIL A MINIMUM OF THIRTY (30) DAYS AFTER MORTAR IS APPLIED. TEST PANELS SHALL BE PREPARED TO EVALUATE DIFFERENT CLEANING METHODS. CLEANING METHODS SHALL BE APPROVED BY ARCHITECT AND NATIONAL PARKS SERVICE. WATER PRESSURE USED FOR ANY CLEANING SHALL NOT EXCEED ONE HUNDRED (100) P.S.I.
- IF EFFLORESCENCE APPEARS, EITHER NATURAL PROCESSES OR STIFF NATURAL OR NYLON BRISTLE BRUSHES ARE ONLY PERMITTED TO REMOVE IT.

ASSOCIATE ARCHITECTS



N.J. AC. 669

241 HUDSON STREET
HACKENSACK, NJ 07601
PHONE: (201) 925 5888
F A X : (201) 488-1020
MIJAARCH@OPTONLINE.NET

ARCHITECT

NABIL N. MIJALLI, R.A.
NJ LIC. #A10 1665500
NY LIC. # 032031
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PROJECT NAME:

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FORMER PONEMAH MILLS
NORWICH AVENUE
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OWNER:

555 SOUTH MILL . LLC

RELEASE STATUS OF DRAWING	DATE:
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DRAWING TITLE:

TYPICAL MASONRY RESTORATION
DETAILS

REVISIONS			
NO	DATE	DWN/CHK	REMARKS

DO NOT SCALE DRAWINGS

DATE:	05/20/24
DRAWN / CHECKED:	NM.
SCALE:	AS NOTED
PROJECT NUMBER:	062919

DRAWING NUMBER:

A-818.00