

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

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

PONEMAH MILL LANDING
FORMER PONEMAH MILLS
NORWICH AVENUE
TAFTVILLE, CT

555 SOUTH MILL . LLC

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND M

EGRESS PLAN CODE ANALYSIS

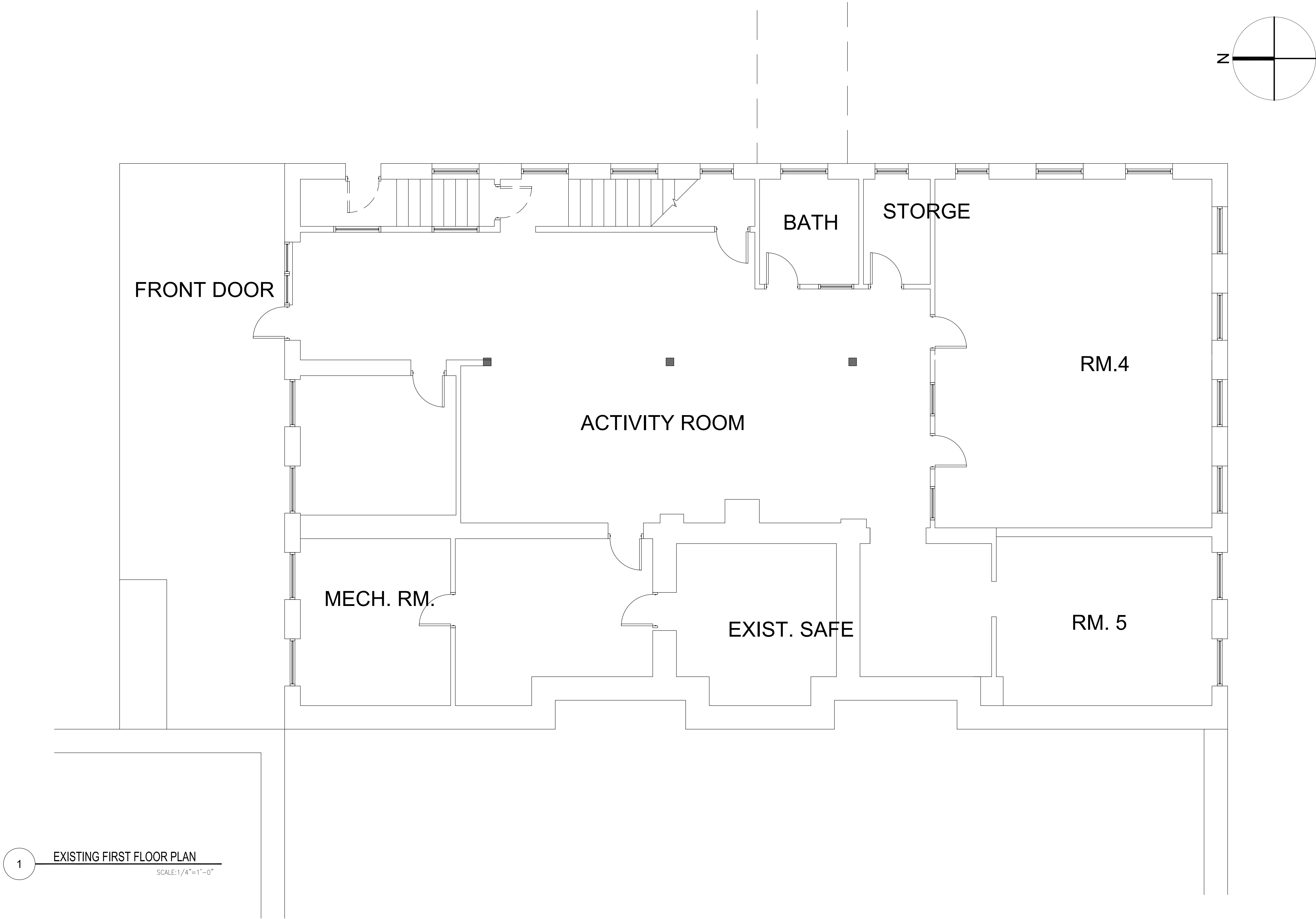
DO NOT SCALE DRAWINGDRAWING NUMBER

FOR REVIEW

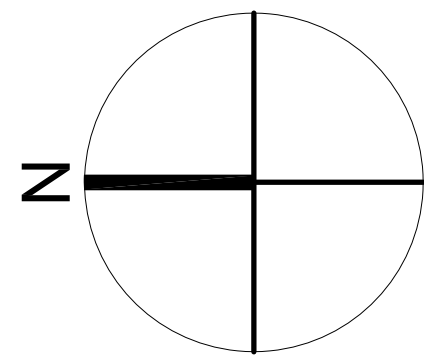
TOTAL OCCUPANT LOAD :288 OCCUPANTS

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

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



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



ASSOCIATE ARCHITECTS



N.J. AC. 669

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ARCHITECT

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PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING			DATE:
1	FOR REVIEW		09/04/2024
2	FOR REVIEW		11/12/2024

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DRAWING TITLE:

EXISTING
FIRST FLOOR

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-006

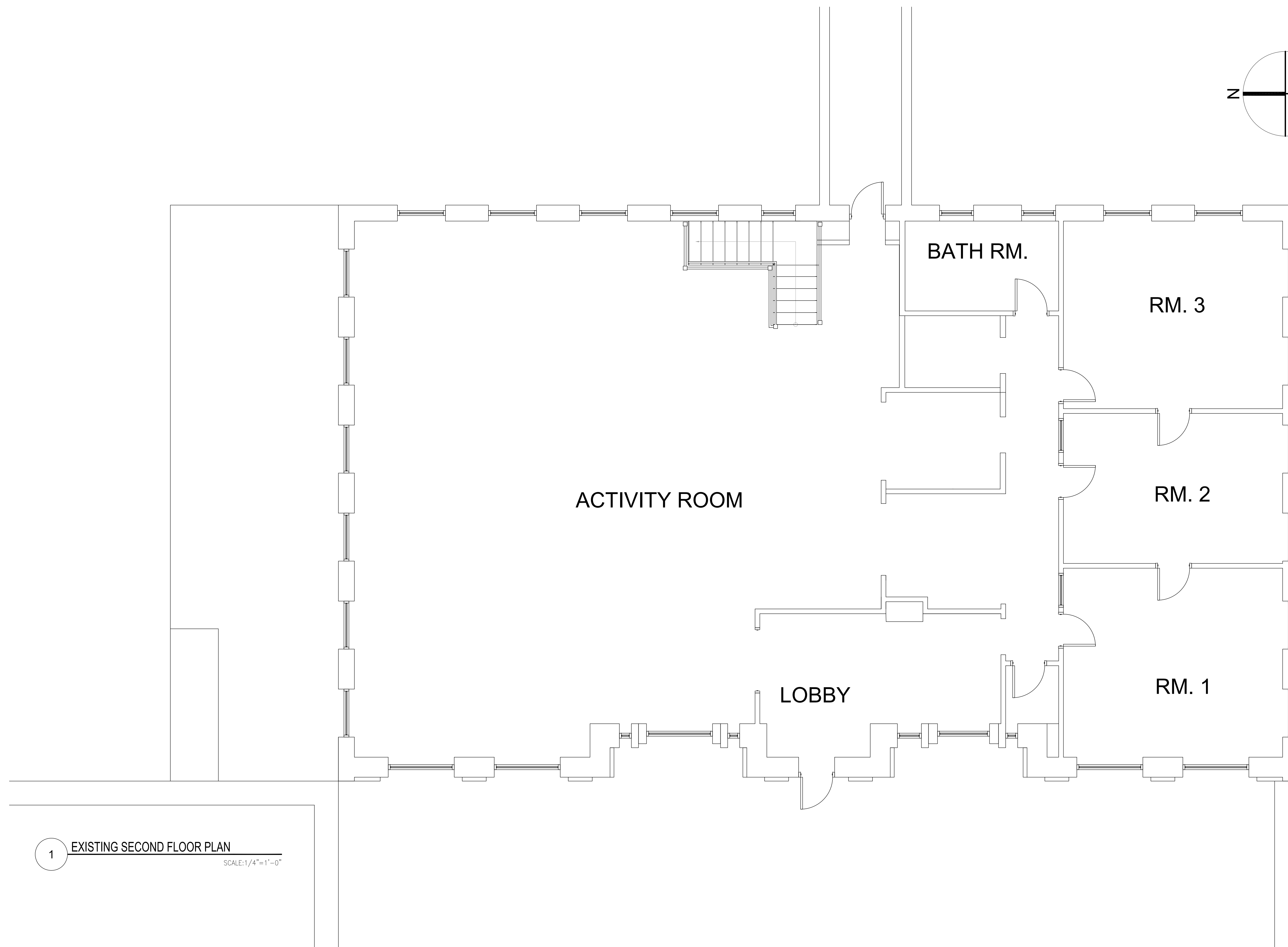
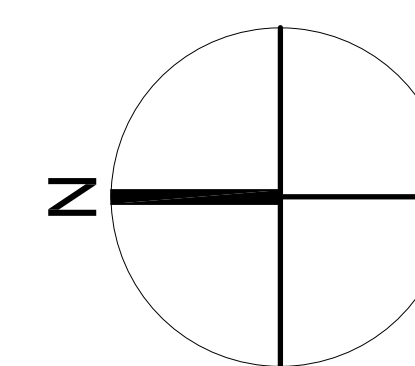
FOR REVIEW

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[illegible]

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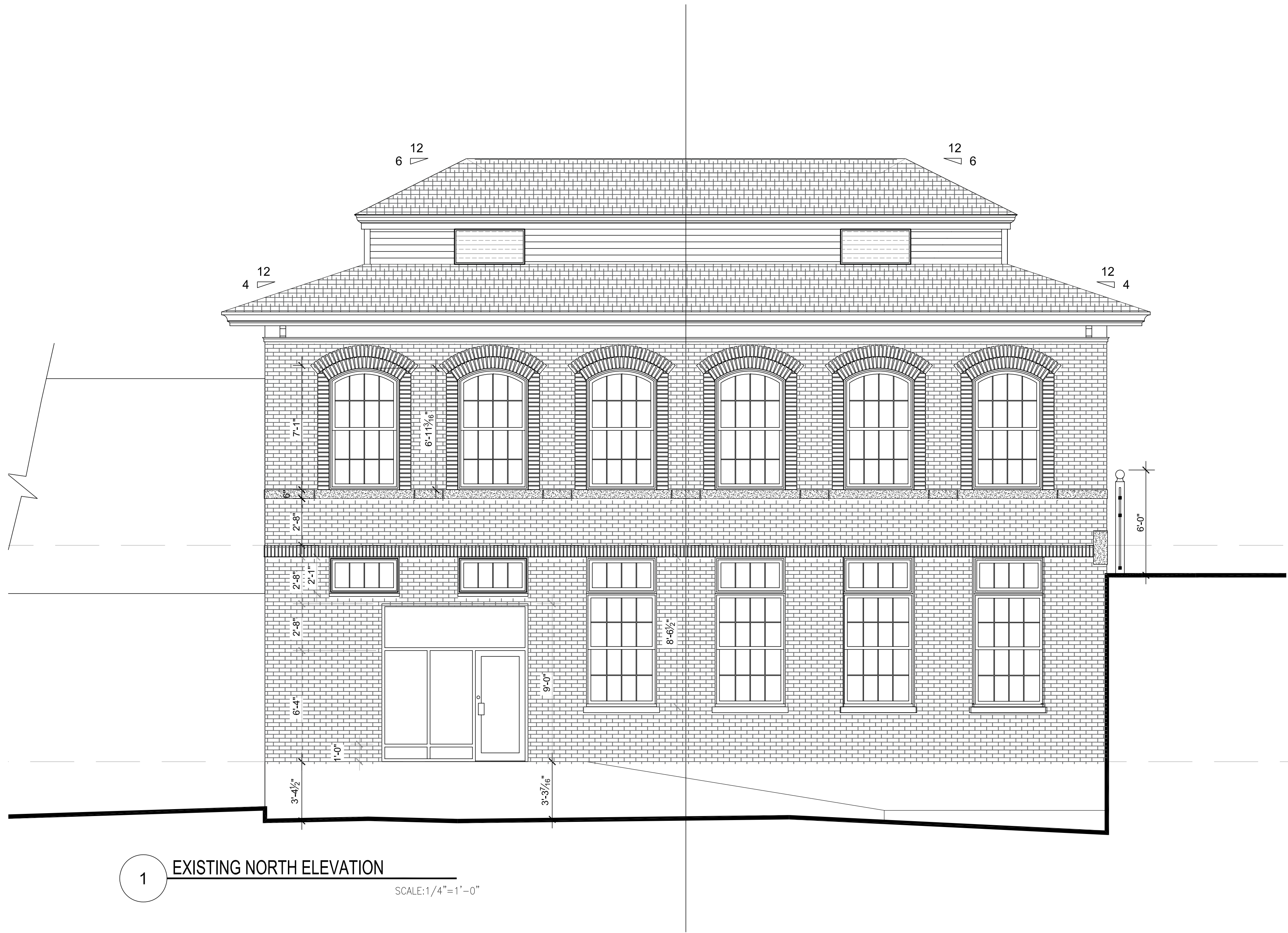


1

EXISTING SECOND FLOOR PLAN

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

FOR REVIEW



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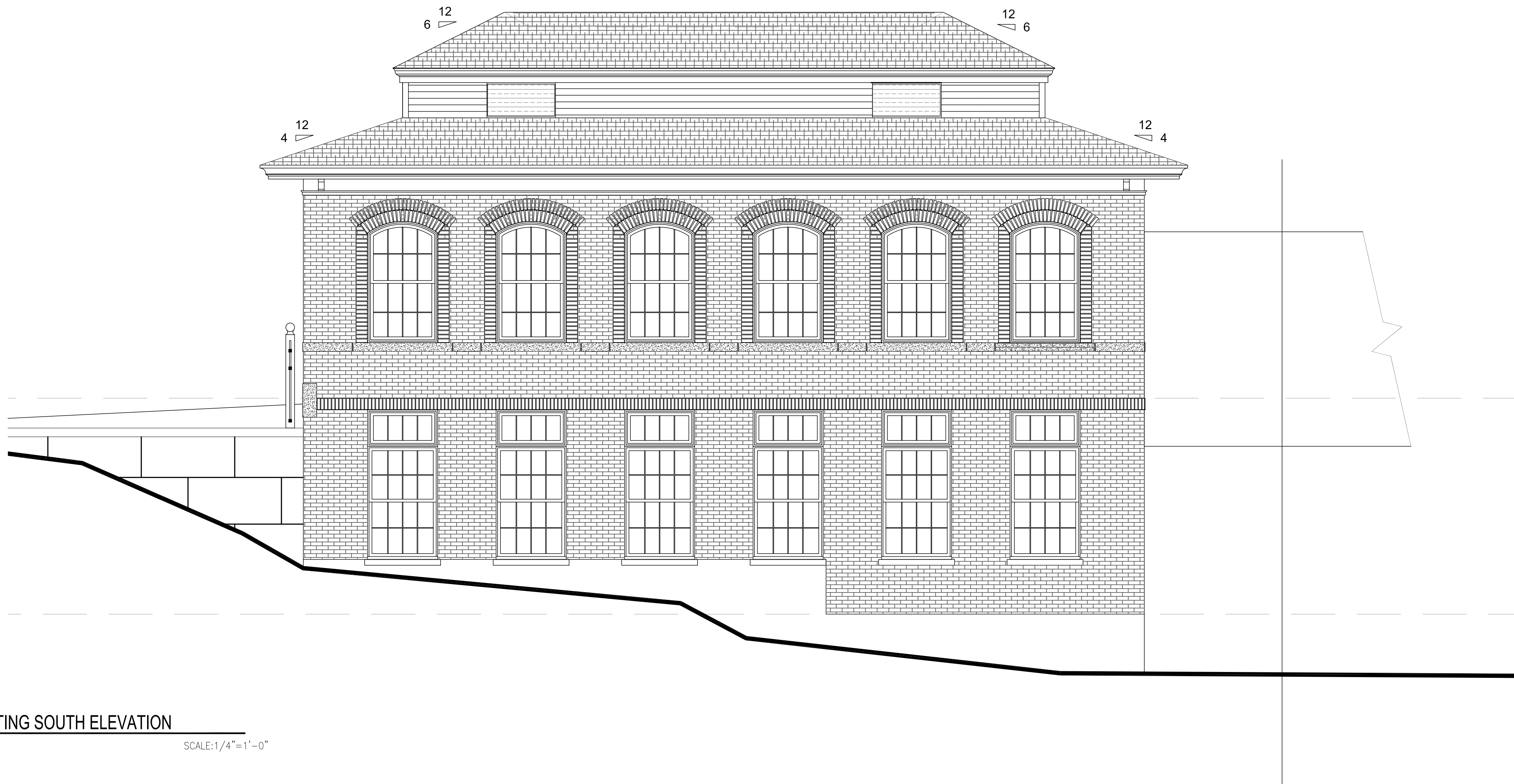
EXISTING
NORTH ELEVATION

REVISIONS			
NO	DATE	DWN/CHK	REMARKS

DO NOT SCALE DRAWINGS	
DATE:	05/20/24
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PROJECT NUMBER:	062919
DRAWING NUMBER:	

A-006.2

FOR REVIEW



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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N.J. AC. 669

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HACKENSACK, NJ 07601
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EXISTING
SOUTH ELEVATION

REVISIONS				
NO	DATE	DWN	CHK	REMARKS

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DRAWING NUMBER:

A-006.3

FOR REVIEW



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DRAWING TITLE:

EXISTING
WEST ELEVATION

REVISIONS			
NO	DATE	DWN/CHK	REMARKS

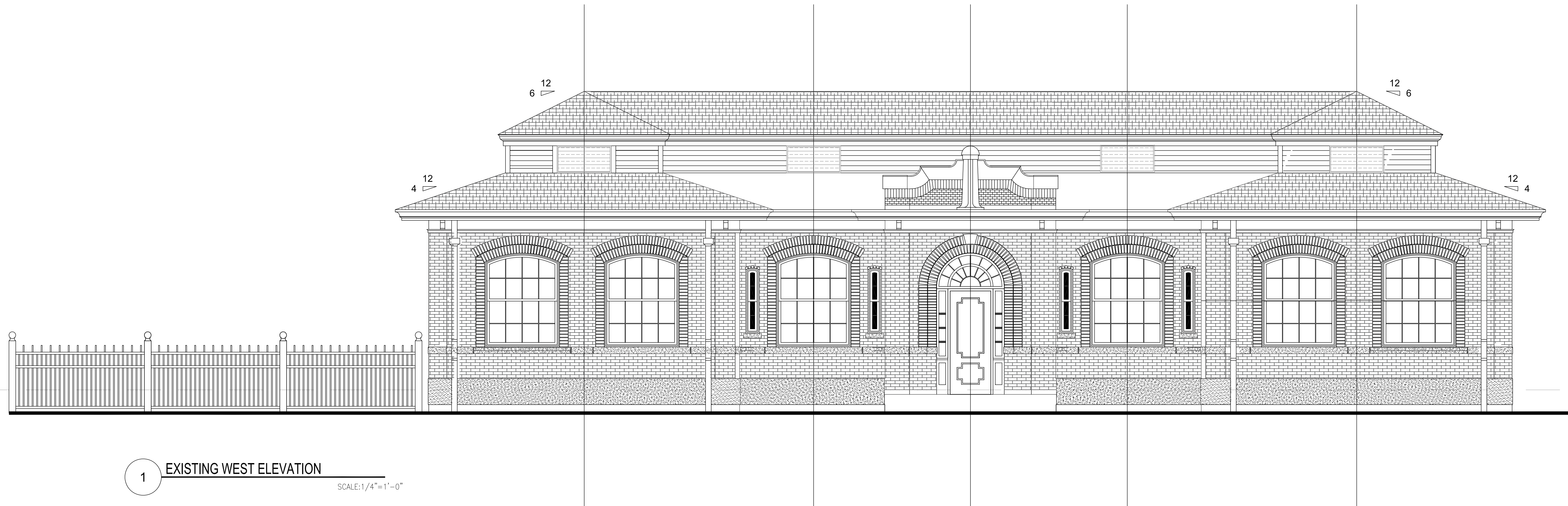
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DRAWING NUMBER:

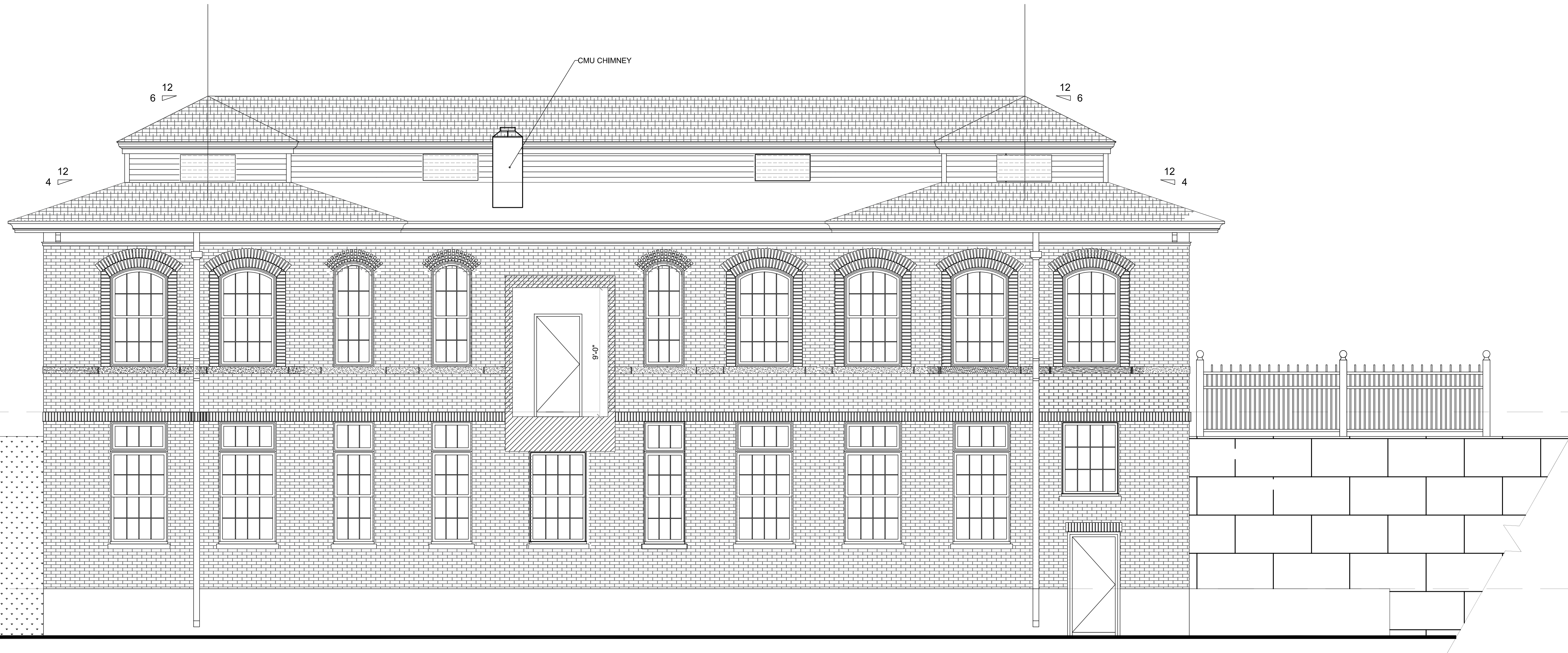
A-006.4

FOR REVIEW



1 EXISTING WEST ELEVATION

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



1 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

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REVISIONS				
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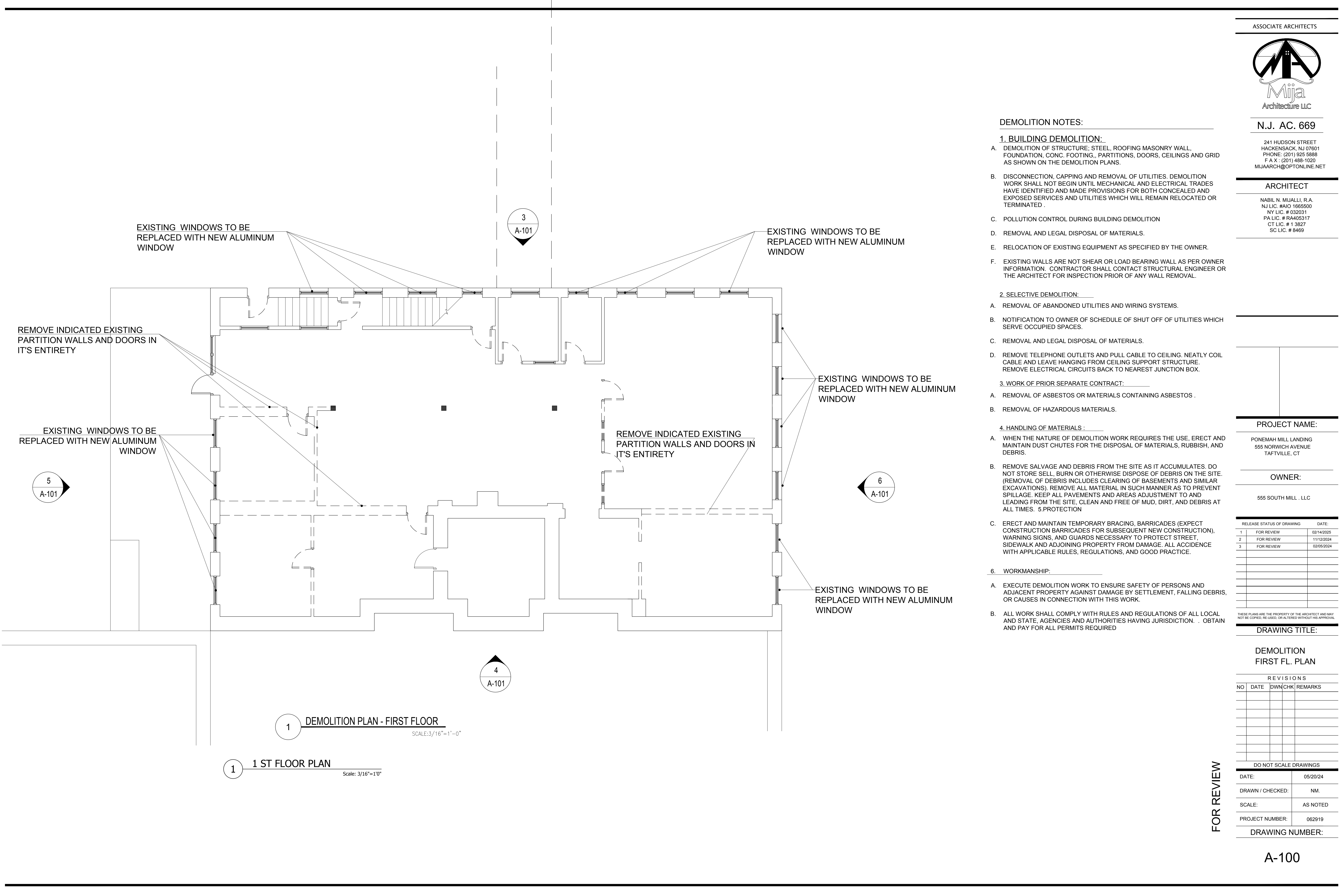
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DRAWING NUMBER:

A-006.5

FOR REVIEW



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DEMOLITION NOTES:

1. BUILDING DEMOLITION:

- A. DEMOLITION OF STRUCTURE: STEEL, ROOFING MASONRY WALL, FOUNDATION, CONC. FOOTING,, PARTITIONS, DOORS, CEILINGS AND GRID AS SHOWN ON THE DEMOLITION PLANS.
- B. DISCONNECTION, CAPPING AND REMOVAL OF UTILITIES. DEMOLITION WORK SHALL NOT BEGIN UNTIL MECHANICAL AND ELECTRICAL TRADES HAVE IDENTIFIED AND MADE PROVISIONS FOR BOTH CONCEALED AND EXPOSED SERVICES AND UTILITIES WHICH WILL REMAIN RELOCATED OR TERMINATED .
- C. POLLUTION CONTROL DURING BUILDING DEMOLITION
- D. REMOVAL AND LEGAL DISPOSAL OF MATERIALS.
- E. RELOCATION OF EXISTING EQUIPMENT AS SPECIFIED BY THE OWNER.
- F. EXISTING WALLS ARE NOT SHEAR OR LOAD BEARING WALL AS PER OWNER INFORMATION. CONTRACTOR SHALL CONTACT STRUCTURAL ENGINEER OR THE ARCHITECT FOR INSPECTION PRIOR OF ANY WALL REMOVAL.

2. SELECTIVE DEMOLITION:

- 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.

3. WORK OF PRIOR SEPARATE CONTRACT:

- A. REMOVAL OF ASBESTOS OR MATERIALS CONTAINING ASBESTOS .
- B. REMOVAL OF HAZARDOUS MATERIALS.

4. HANDLING OF 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 ADJUSTMENT 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 ACCIDENCE WITH APPLICABLE RULES, REGULATIONS, AND GOOD PRACTICE.

6. WORKMANSHIP:

- 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

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL . LLC

RELEASE STATUS OF DRAWING		DATE:
1	FOR REVIEW	02/14/2025
2	FOR REVIEW	11/12/2024
3	FOR REVIEW	02/05/2024

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DRAWING TITLE:

DEMOLITION
FIRST FL. PLAN

REVISIONS			
NO	DATE	DWN	CHK

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DATE:	05/20/24
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DRAWING NUMBER:

A-100



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PHONE: (201) 925 5888
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PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL . LLC

RELEASE STATUS OF DRAWING		DATE
1	FOR REVIEW	02/14/2025
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3	FOR REVIEW	02/05/2024

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DRAWING TITLE:

DEMOLITION
SECOND FL. PLAN

REVISIONS			
NO	DATE	DWN/CHK	REMARKS

DO NOT SCALE DRAWINGS

DATE:	05/20/24
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DRAWING NUMBER:

A-100.1

DEMOLITION NOTES:

1. BUILDING DEMOLITION:

- A. DEMOLITION OF STRUCTURE: STEEL, ROOFING MASONRY WALL, FOUNDATION, CONC. FOOTING, PARTITIONS, DOORS, CEILINGS AND GRID AS SHOWN ON THE DEMOLITION PLANS.
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- C. POLLUTION CONTROL DURING BUILDING DEMOLITION
- D. REMOVAL AND LEGAL DISPOSAL OF MATERIALS.
- E. RELOCATION OF EXISTING EQUIPMENT AS SPECIFIED BY THE OWNER.
- F. EXISTING WALLS ARE NOT SHEAR OR LOAD BEARING WALL AS PER OWNER INFORMATION. CONTRACTOR SHALL CONTACT STRUCTURAL ENGINEER OR THE ARCHITECT FOR INSPECTION PRIOR OF ANY WALL REMOVAL.

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- 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.

3. WORK OF PRIOR SEPARATE CONTRACT:

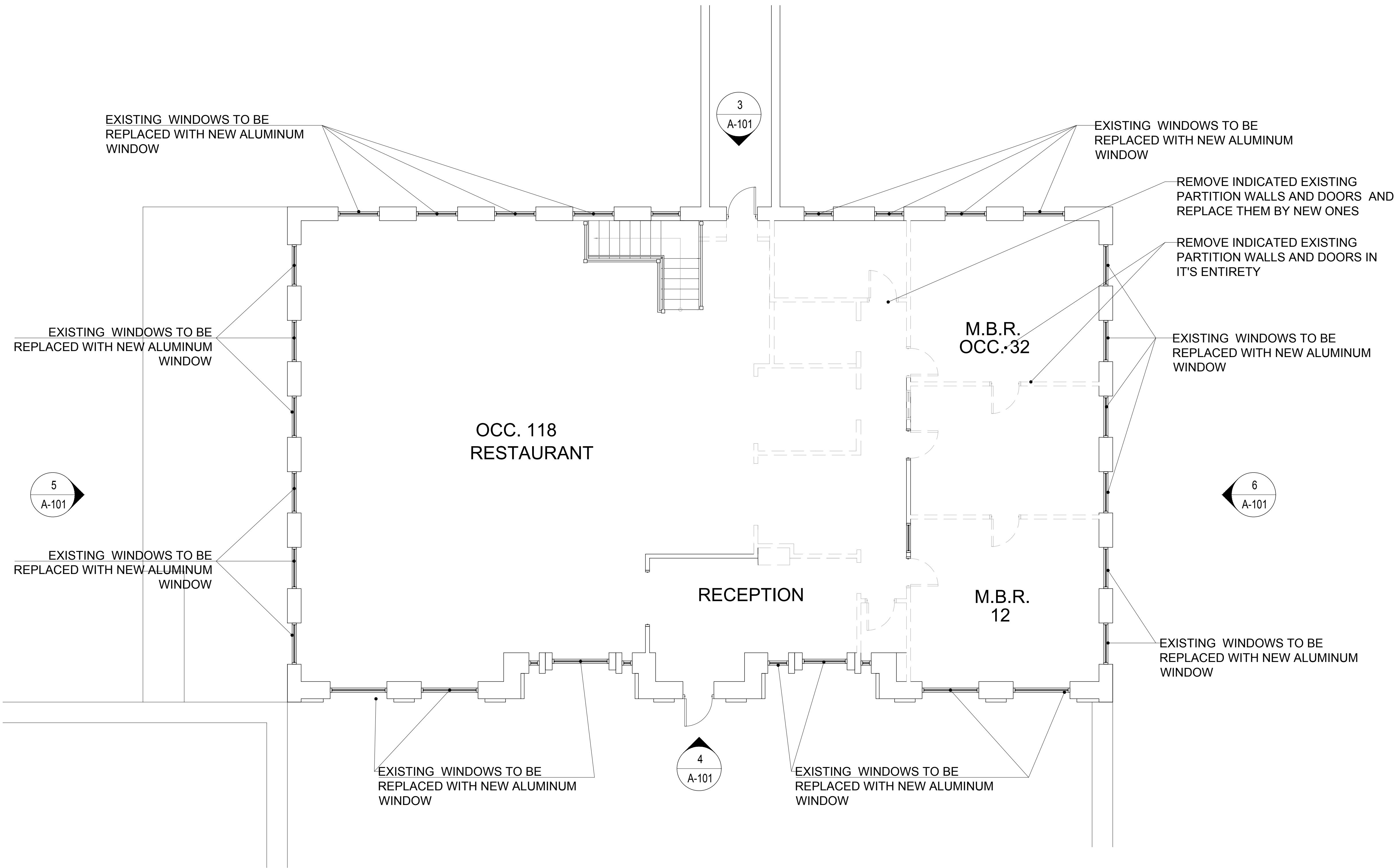
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- C. ERECT AND MAINTAIN TEMPORARY BRACING, BARRICADES (EXPECT CONSTRUCTION BARRICADES FOR SUBSEQUENT NEW CONSTRUCTION), WARNING SIGNS, AND GUARDS NECESSARY TO PROTECT STREET, SIDEWALK AND ADJOINING PROPERTY FROM DAMAGE. ALL ACCIDENCE WITH APPLICABLE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

6. WORKMANSHIP:

- 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



2 DEMOLITION PLAN - SECOND FLOOR

SCALE:3/16"=1'-0"

FOR REVIEW



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PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING		DATE
1	FOR REVIEW	09/04/2024
2	FOR REVIEW	11/12/2024
3	FOR REVIEW	02/05/2024

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DRAWING TITLE:

DEMOLITION
EAST ELEVATION

REVISIONS

NO	DATE	DWN	CHK	REMARKS

DO NOT SCALE DRAWINGS

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A-101.1

INSPECT AND REPLACE
DAMAGED WOOD FRAMING,
INSTALL NEW ALUMN. SIDING TO
MATCH EXISTING

REPLACE MISSING DAMAGED DECKING,
EXISTING OR DETERIORATED DECKING,
ROOF SLATE SHALL BE INSPECTED
REPLACED OR REPAIRED AS REQUIRED

REMOVE EXISTING ROOF SYSTEM.
INSPECT DECKING, REPLACE MISSING,
DAMAGED OR DETERIORATED DECKING.
INSTALL NEW INSULATED SINGLE PLY
MEMBRANE ROOFING

EXISTING ROOF SLATE
SHALL BE INSPECTED
REPLACED OR REPAIRED AS REQUIRED

REMOVE AS EXIST. CORNICE, DENTAL
MOLDING, AND SOFFIT AS NEEDED,
DELIVER WOOD SECTION TO OWNER
FOR REUSE/DUPLICATE. REINSTALL
NEW ALUMINUM CORNICE ALONG THE
ENTIRE WIDTH OF THE BUILDING.

EXISTING WINDOWS TO BE REPLACED
WITH NEW ALUMINUM WINDOW AND
RESTORE DOOR OPENING TO THE
ORIGINAL CONDITION

EXISTING WINDOWS TO BE
REPLACED WITH NEW ALUMINUM
WINDOW AND RESTORE DOOR
OPENING TO THE ORIGINAL
CONDITION

PROPOSED APPROXIMATE GRADE (TYP.)

EXIST. DOOR SHALL BE REPLACED
WITH ALUMINUM PANEL TO MATCH
EXIST.

ELEVATION DEMOLITION NOTES:

- 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.
- 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.
- AREA OF EQUIPMENTS OWNED BY CONNECTICUT LIGHT AND POWER. NOT IN THE SCOPE OF WORK.
- REMOVE EXISTING BRICK WALL MASONRY TO PROVIDE OPENING FOR NEW DOOR.

FOR REVIEW



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DEMOLITION
WEST ELEVATIONS

REVISIONS			
NO	DATE	DWN	CHK

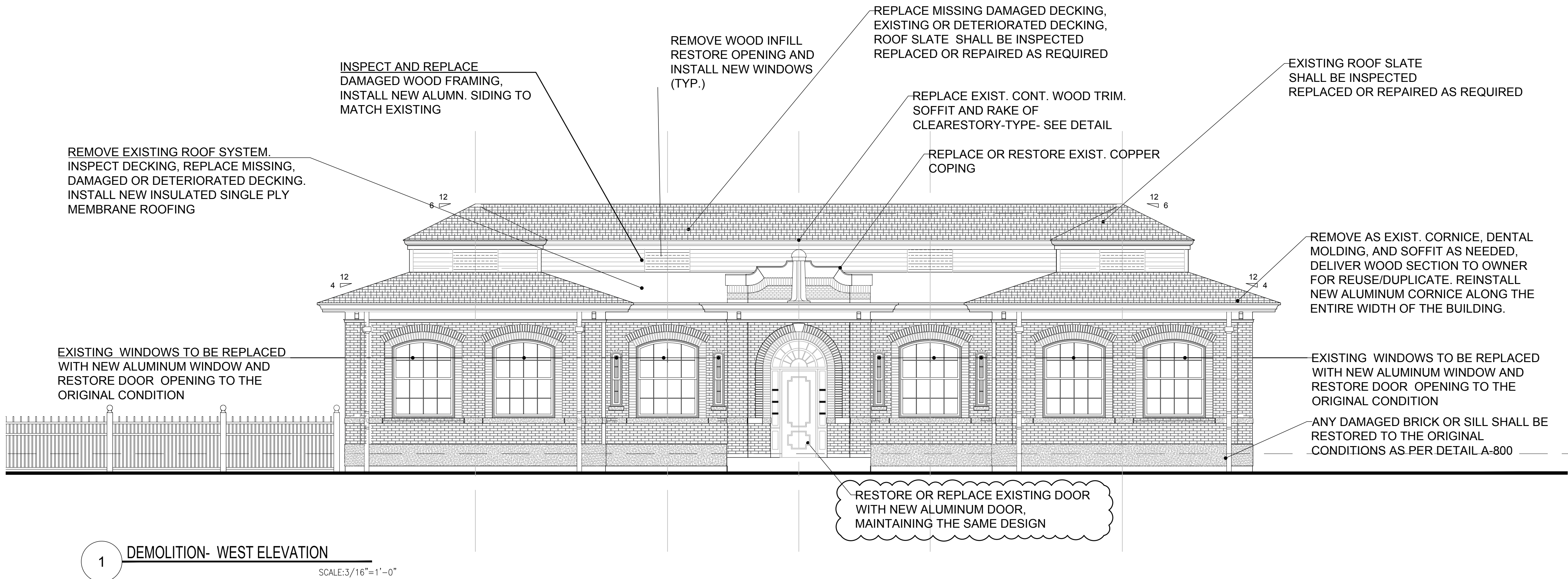
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A-101.2

FOR REVIEW



ELEVATION DEMOLITION NOTES:

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- 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.
- AREA OF EQUIPMENTS OWNED BY CONNECTICUT LIGHT AND POWER. NOT IN THE SCOPE OF WORK.
- REMOVE EXISTING BRICK WALL MASONRY TO PROVIDE OPENING FOR NEW DOOR.



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DEMOLITION
SOUTH ELEVATIONS

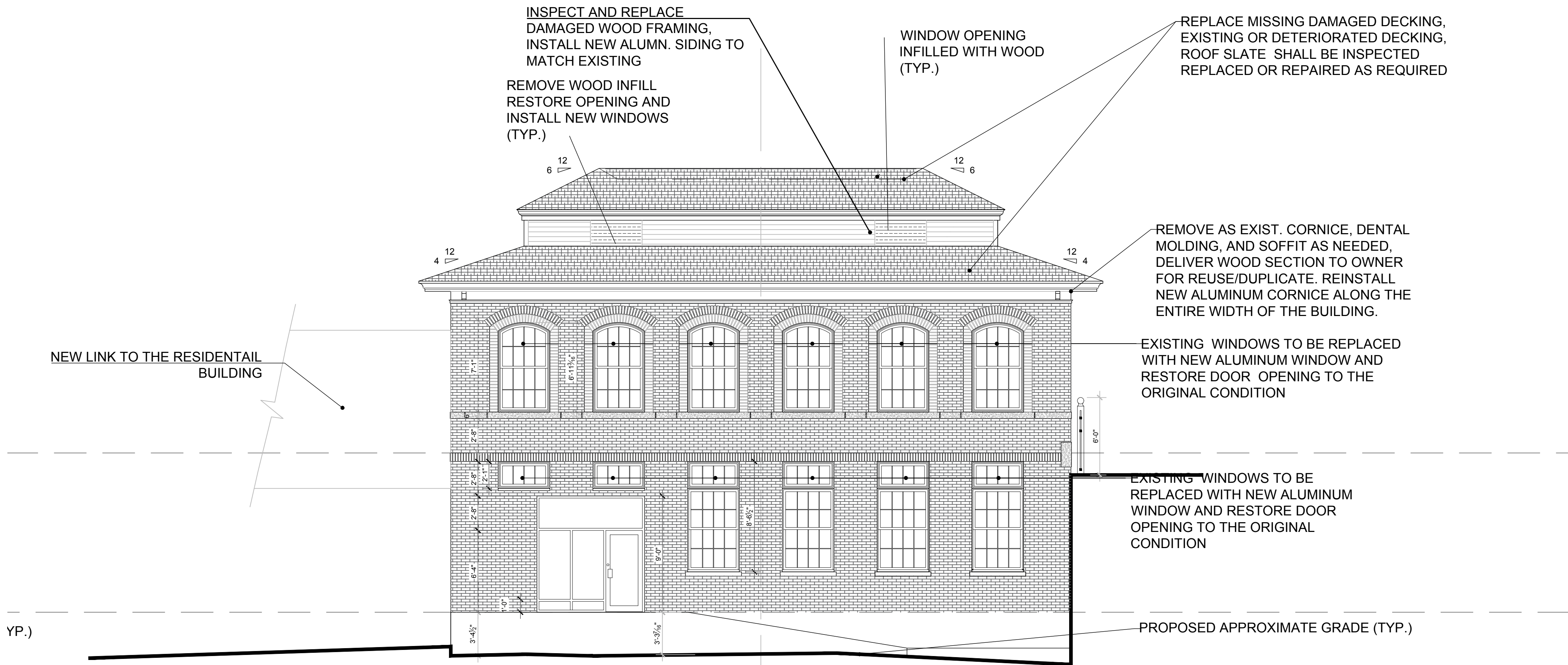
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A-101.3



1 DEMOLITION- SOUTH ELEVATION

SCALE:3/16"=1'-0"

ELEVATION DEMOLITION NOTES:

- 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.
- 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.
- AREA OF EQUIPMENTS OWNED BY CONNECTICUT LIGHT AND POWER. NOT IN THE SCOPE OF WORK.
- REMOVE EXISTING BRICK WALL MASONRY TO PROVIDE OPENING FOR NEW DOOR.

FOR REVIEW



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. #AJO 1665500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL , LLC

RELEASE STATUS OF DRAWING			DATE
1	FOR REVIEW		09/04/2024
2	FOR REVIEW		11/12/2024
3	FOR REVIEW		02/05/2024

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DRAWING TITLE:

DEMOLITION
NORTH ELEVATIONS

REVISIONS			
NO	DATE	DWN CHK	REMARKS

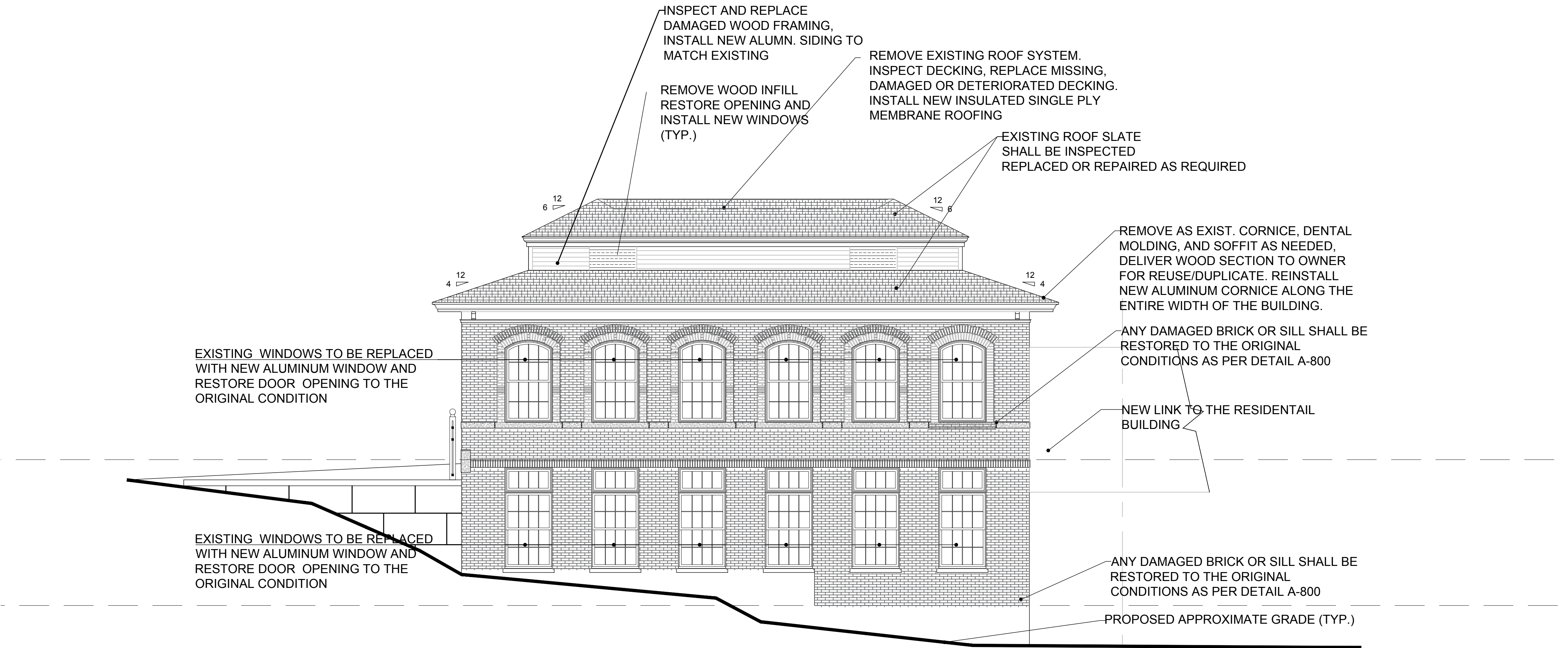
DO NOT SCALE DRAWINGS

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

DRAWING NUMBER:

A-101.4

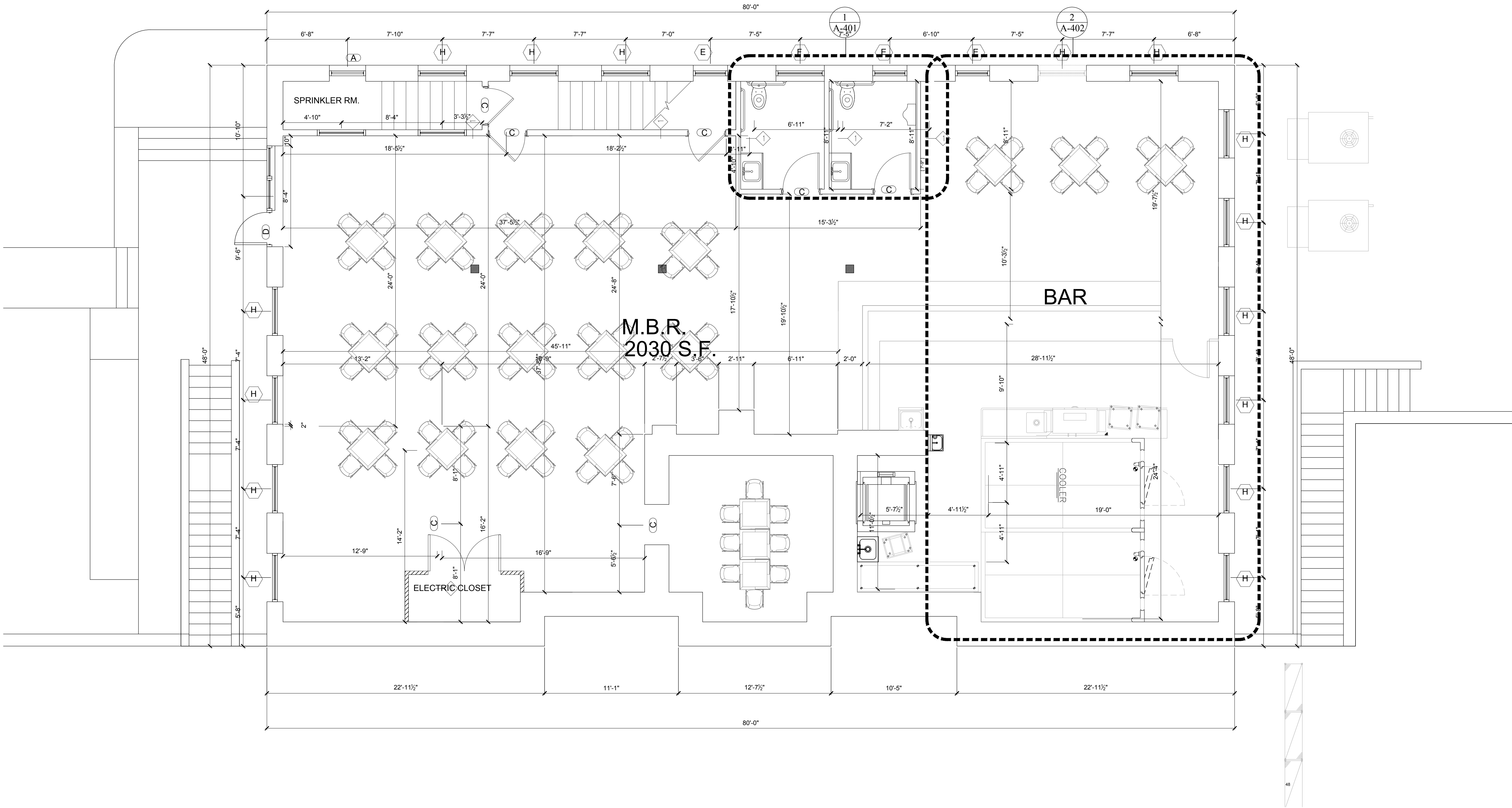
FOR REVIEW



1 DEMOLITION- NORTH ELEVATION
SCALE: 3/16"=1'-0"

ELEVATION DEMOLITION NOTES:

- 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.
- 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.
- AREA OF EQUIPMENTS OWNED BY CONNECTICUT LIGHT AND POWER. NOT IN THE SCOPE OF WORK.
- REMOVE EXISTING BRICK WALL MASONRY TO PROVIDE OPENING FOR NEW DOOR.



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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. #AJO 1665500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING		DATE
1	FOR REVIEW	02/14/2025
2	FOR REVIEW	11/12/2024
3	FOR REVIEW	02/05/2024

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DRAWING TITLE:

1ST FLOOR PLAN

REVISIONS			
NO	DATE	DWN CHK	REMARKS

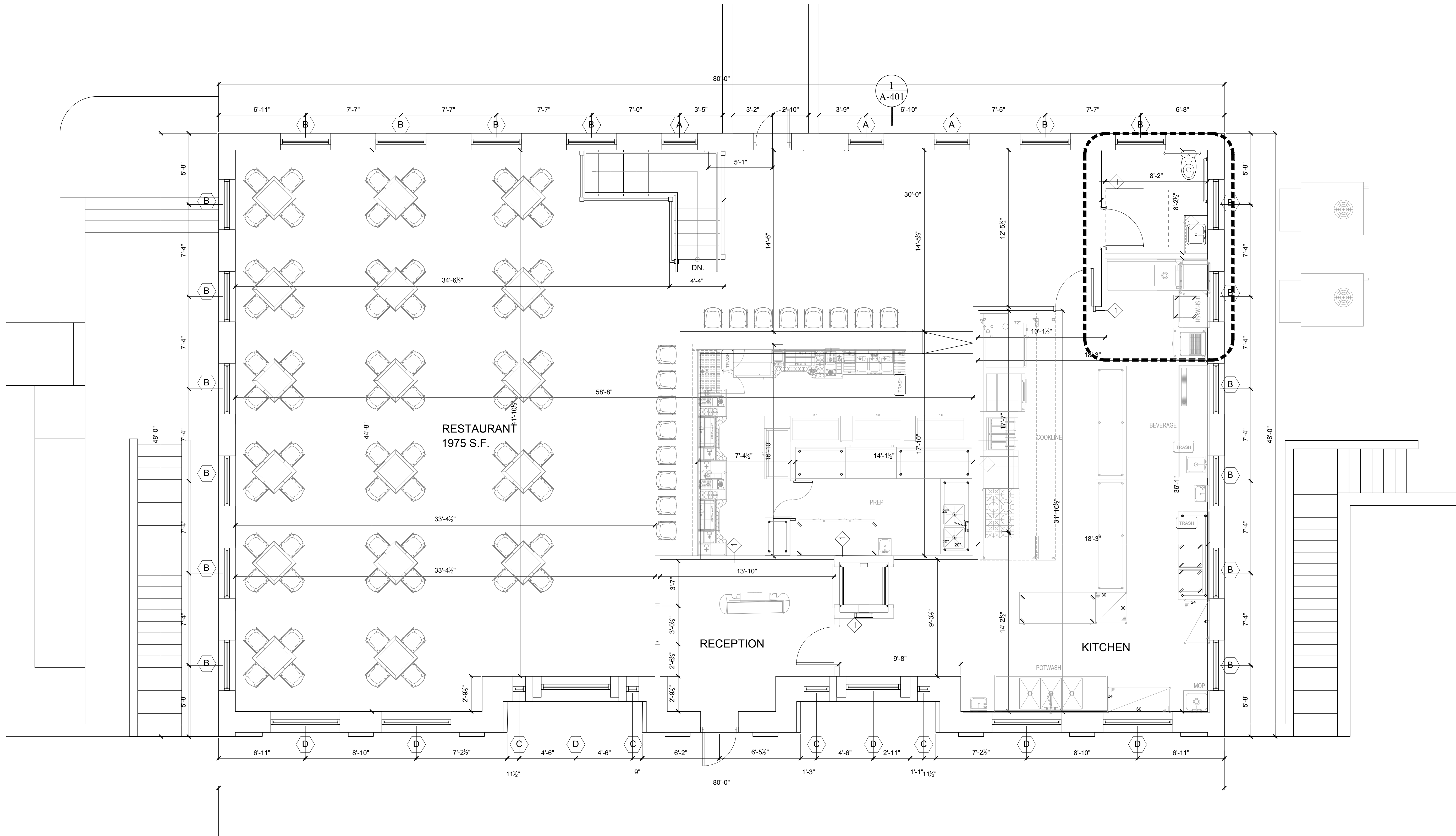
DO NOT SCALE DRAWINGS

DATE:	05/20/24
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SCALE:	AS NOTED
PROJECT NUMBER:	062919

DRAWING NUMBER:

A-101

FOR REVIEW



1 SECOND FLOOR FURNITURE PLAN
SCALE: 1/4" = 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. #AJO 1965500
NY LIC. # 0320331
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING	DATE
1 FOR REVIEW	02/14/2025
2 FOR REVIEW	11/12/2024
3 FOR REVIEW	02/05/2024

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DRAWING TITLE:

2ND FLOOR
FURNITURE PLAN

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-102

FOR REVIEW



N.J. AC. 669

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

ARCHITECT

NABIL N. MIJALLI, R.A.
NJ LIC. #AJO 1065500
NY LIC. # 052031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL , LLC

RELEASE STATUS OF DRAWING			DATE:
1	FOR REVIEW		09/04/2024
2	FOR REVIEW		11/12/2024

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DRAWING TITLE:

EXISTING ROOF PLAN

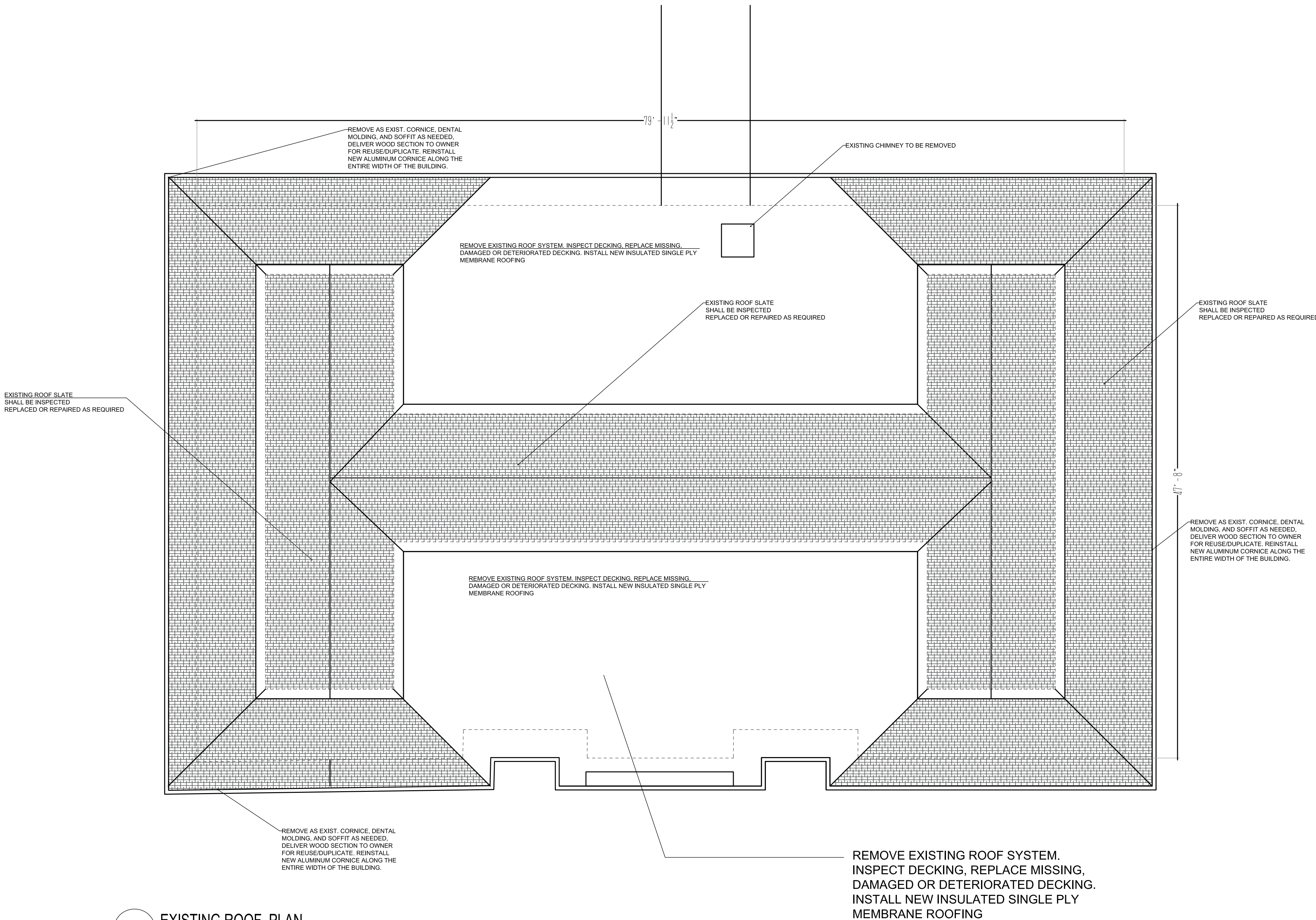
REVISIONS				
NO	DATE	DWN	CHK	REMARKS

DO NOT SCALE DRAWINGS

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

DRAWING NUMBER:

A-105



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1' - 0"

FOR REVIEW



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. #AJO 1665500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL , LLC

RELEASE STATUS OF DRAWING		DATE:
1	FOR REVIEW	09/04/2024
2	FOR REVIEW	11/12/2024

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DRAWING TITLE:

PROPOSED ROOF PLAN

REVISIONS				
NO	DATE	DWN	CHK	REMARKS

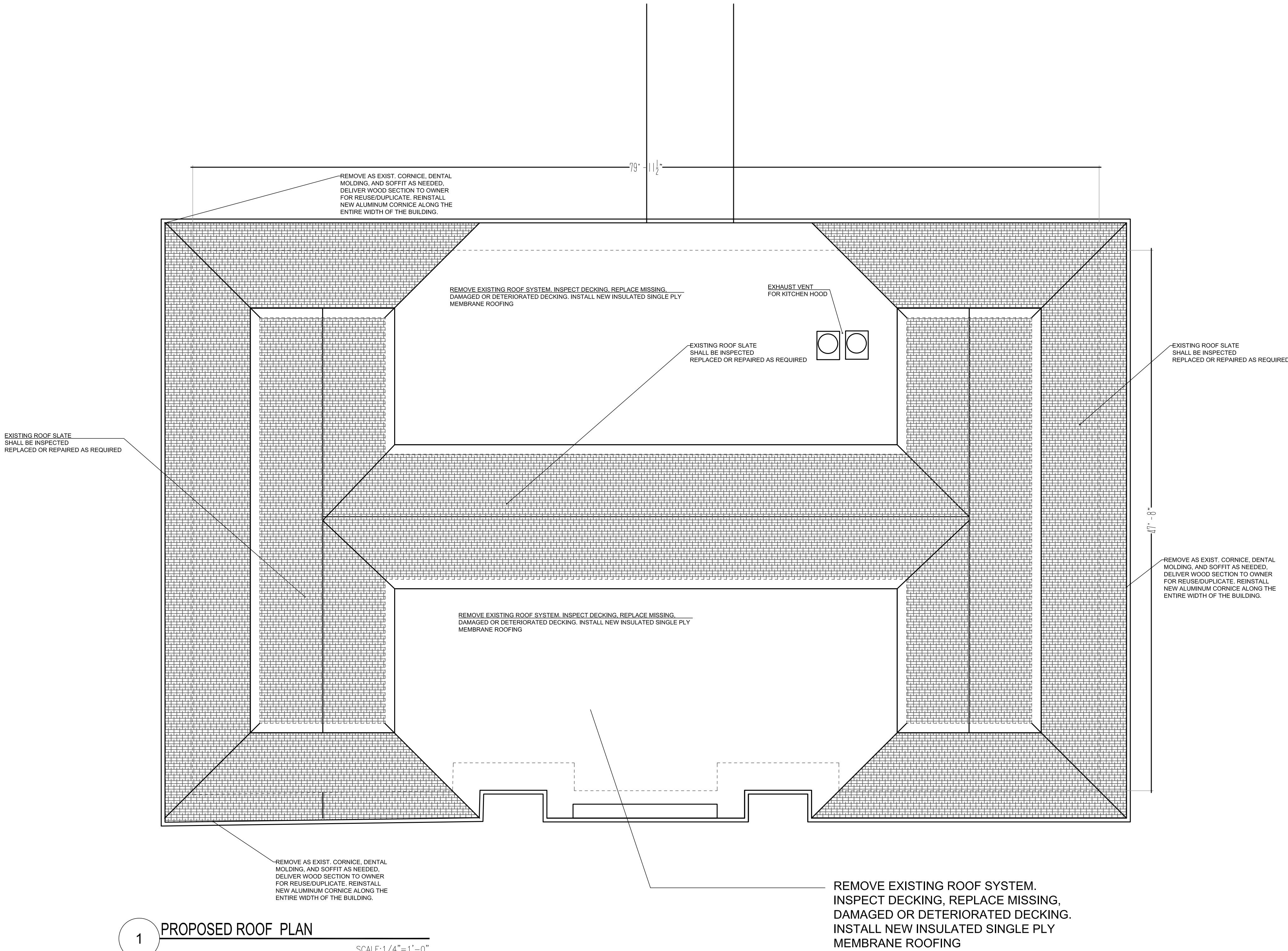
DO NOT SCALE DRAWINGS

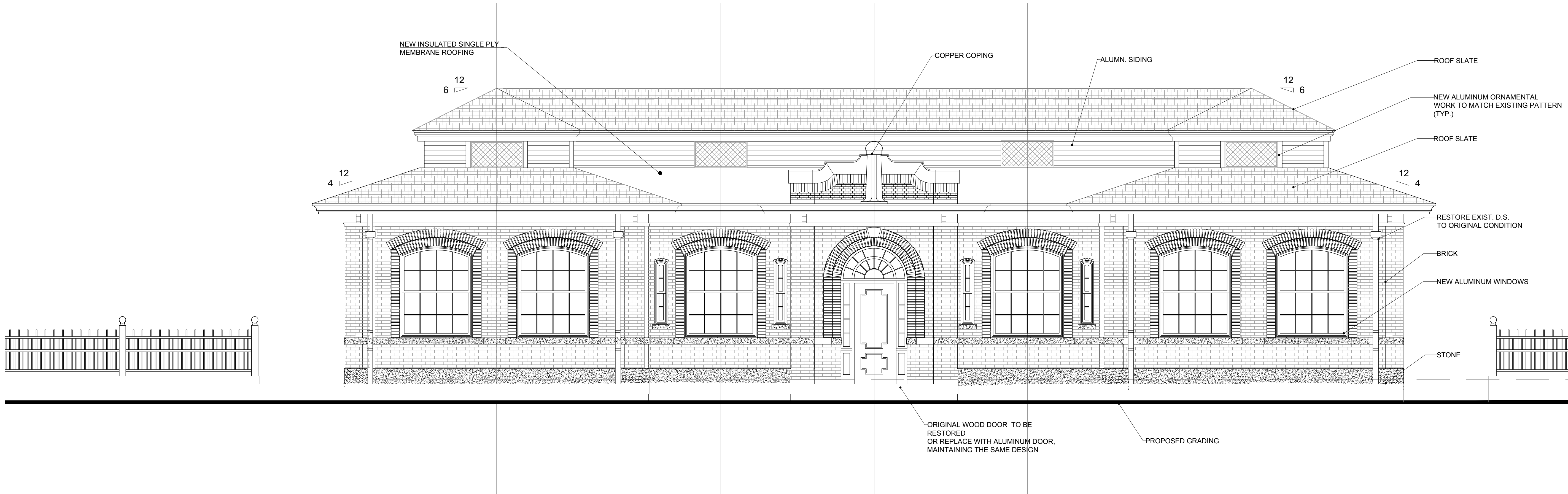
DATE:	05/20/24
DRAWN / CHECKED:	NM.
SCALE:	AS NOTED
PROJECT NUMBER:	062919

DRAWING NUMBER:

A-105.1

FOR REVIEW





1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 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. #AIO 1665500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING		DATE
1	FOR REVIEW	02/14/2025
2	FOR REVIEW	11/12/2024
3	FOR REVIEW	02/05/2024

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DRAWING TITLE:

WEST ELEVATION

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-200

FOR REVIEW



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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. #AJO 1665500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING		DATE
1	FOR REVIEW	02/14/2025
2	FOR REVIEW	11/12/2024
3	FOR REVIEW	02/05/2024

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DRAWING TITLE:

EAST ELEVATION

REVISIONS			
NO	DATE	DWN CHK	REMARKS

DO NOT SCALE DRAWINGS

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

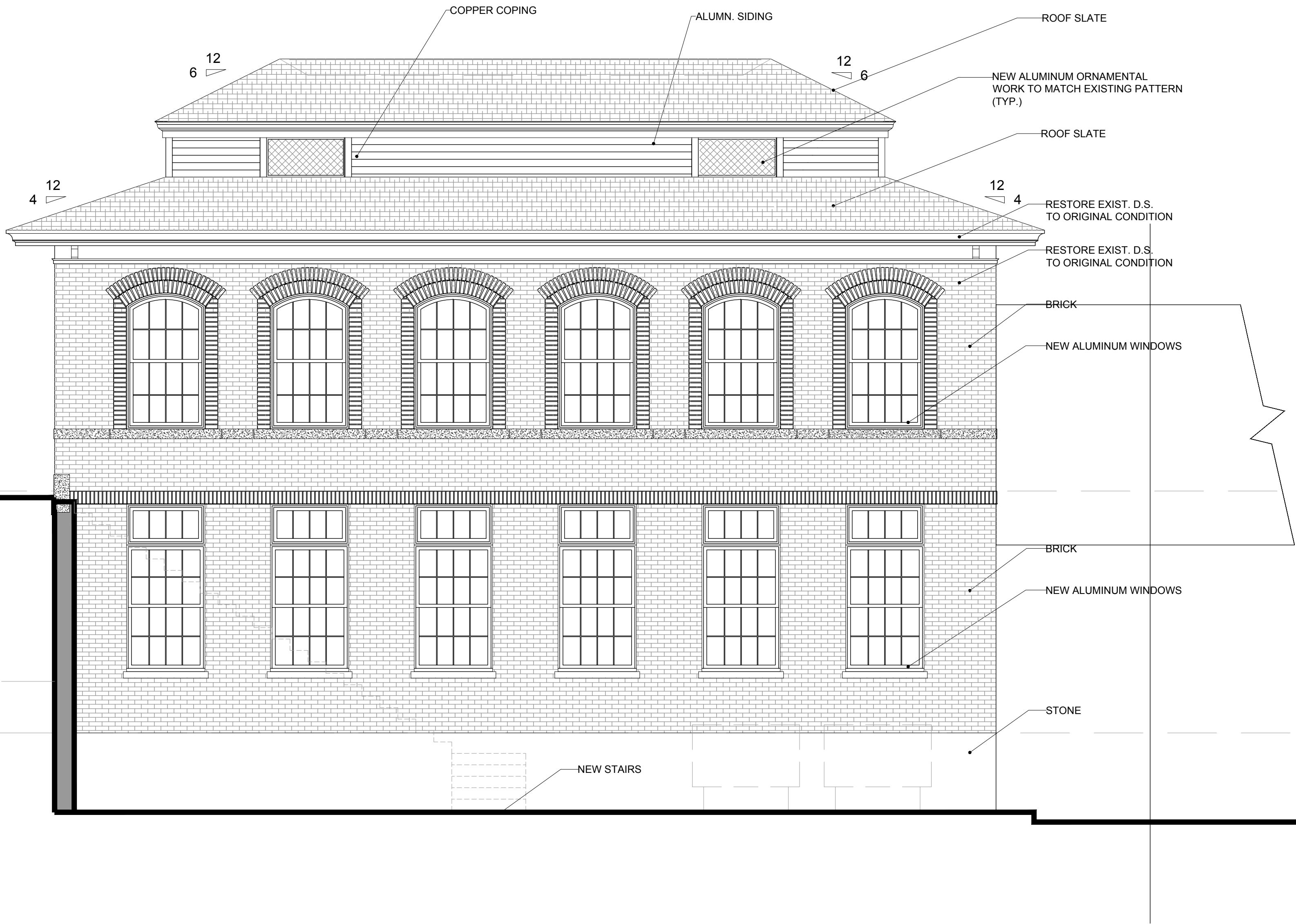
DRAWING NUMBER:

FOR REVIEW

1

PROPOSED SOUTH ELEVATION

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



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. #AIO 1965500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL , LLC

RELEASE STATUS OF DRAWING		DATE
1	FOR REVIEW	02/14/2025
2	FOR REVIEW	11/12/2024
3	FOR REVIEW	02/05/2024

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DRAWING TITLE:

SOUTH ELEVATION

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-202

FOR REVIEW



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 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
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING		DATE:
1	FOR REVIEW	02/14/2025
2	FOR REVIEW	11/12/2024
3	FOR REVIEW	02/05/2024

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DRAWING TITLE:

NORTH ELEVATION

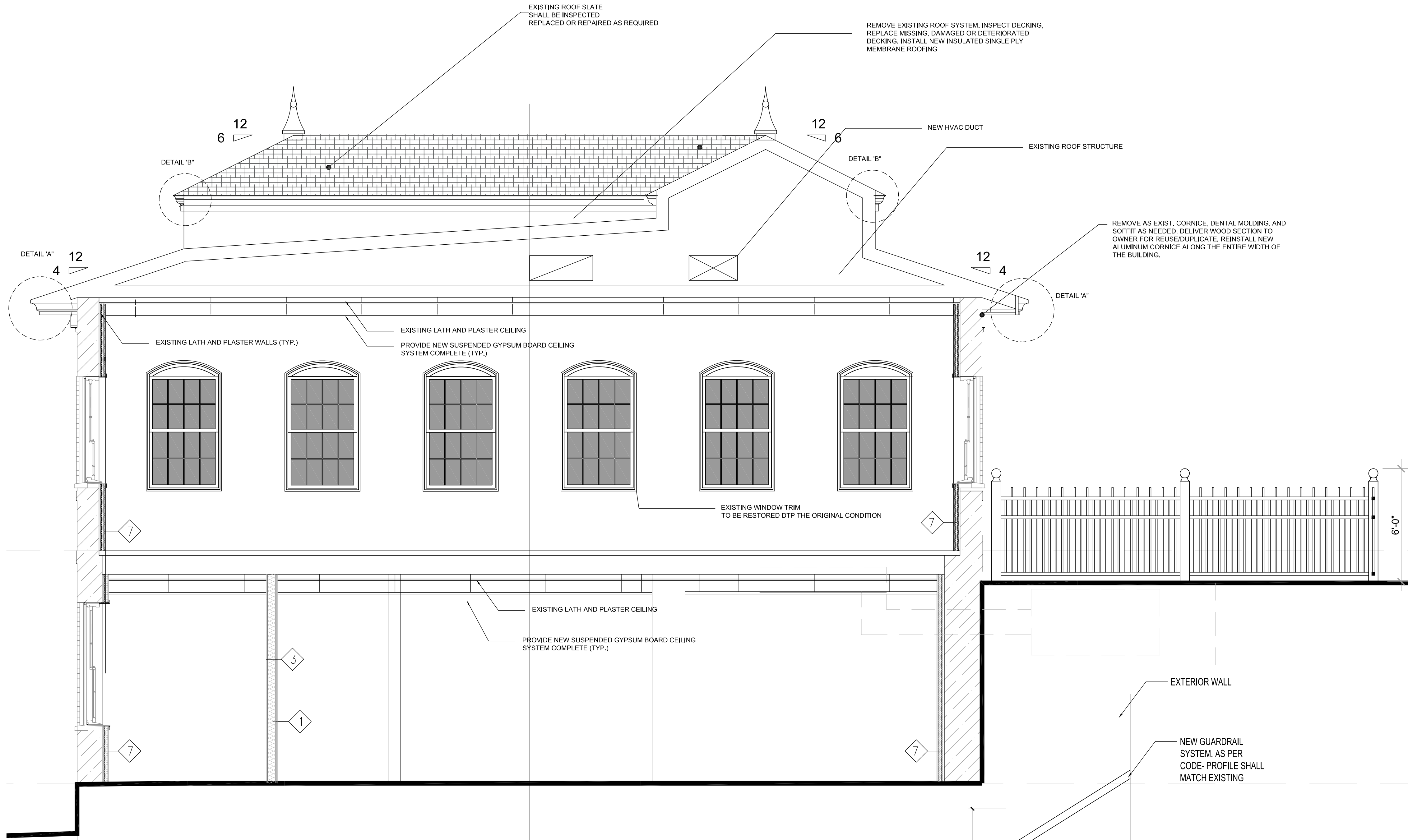
REVISIONS				
NO	DATE	DWN	CHK	REMARKS

DO NOT SCALE DRAWINGS	
DATE:	05/20/24
DRAWN / CHECKED:	NM.
SCALE:	AS NOTED
PROJECT NUMBER:	062919

DRAWING NUMBER:

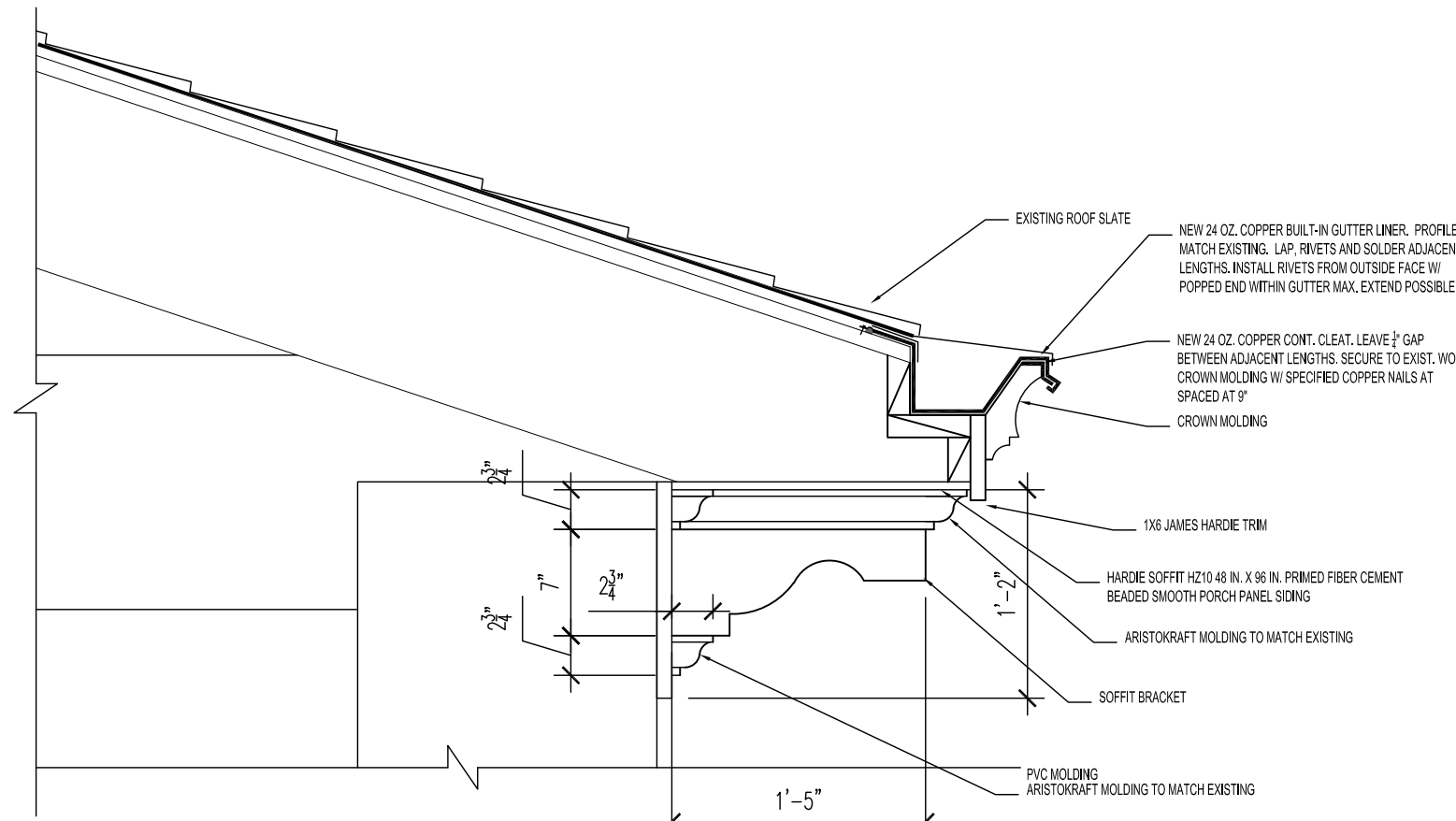
A-203

FOR REVIEW

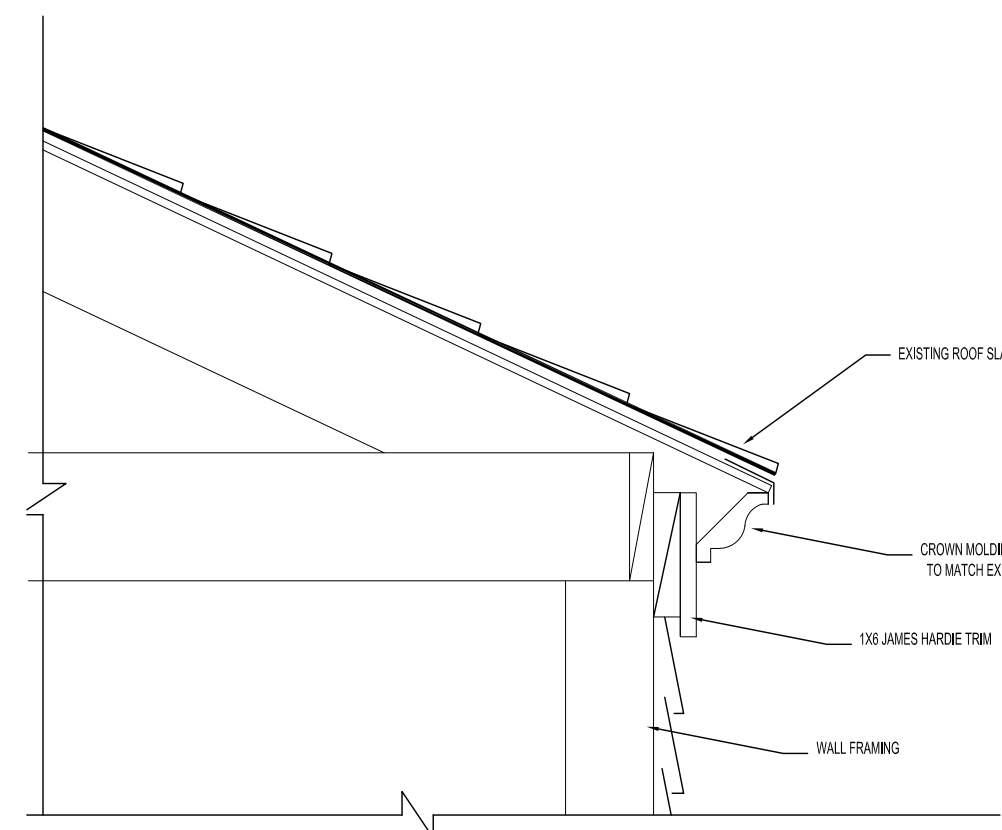


1 BUILDING SECTION
SCALE:3/8"=1'-0"

3 STAIR DETAIL
SCALE:1"=1'-0"

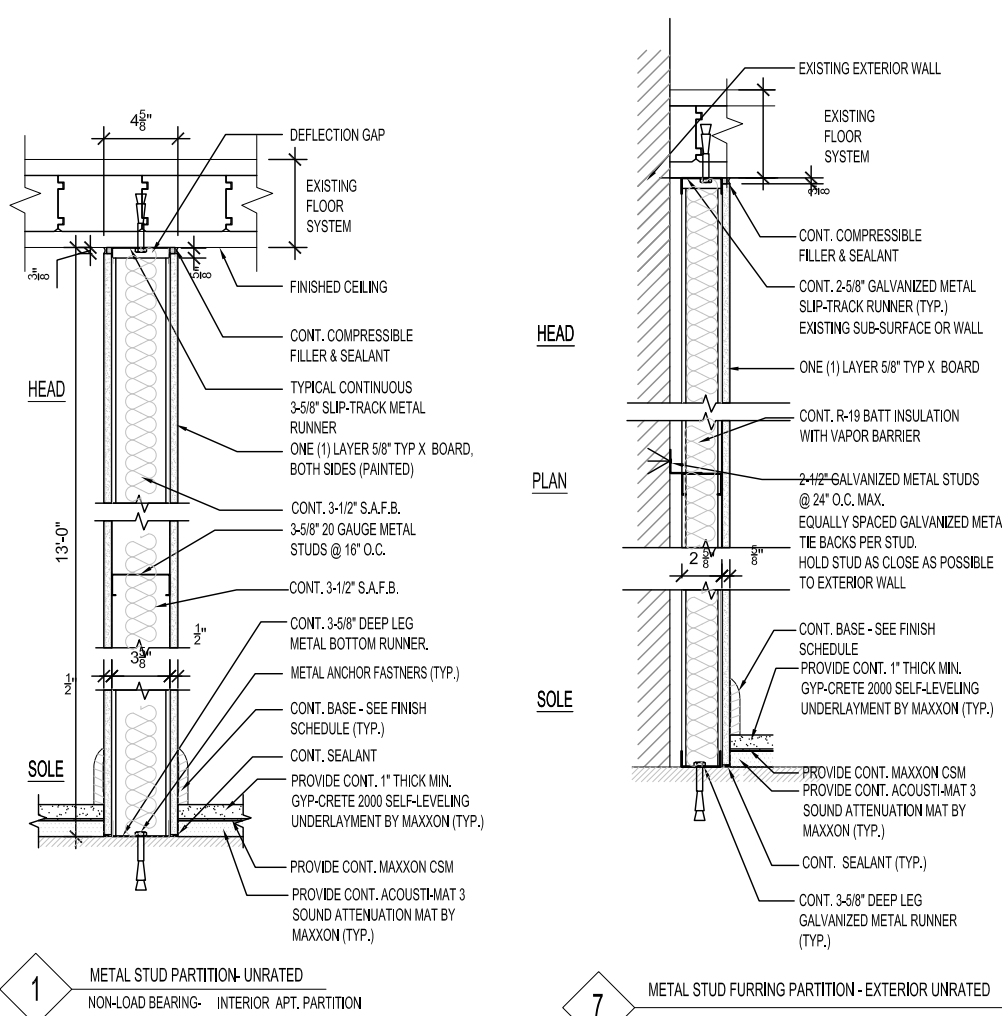


DETAIL 'A'



DETAIL 'B'

2 CORNICE DETAIL
SCALE:1"=1'-0"



FOR REVIEW

ASSOCIATE ARCHITECTS


Mija
Architecture LLC

N.J. AC. 669

241 HUDSON STREET
HACKENSACK, NJ 07601
PHONE: (201) 925 5588
F A X : (201) 488-1020
MJAARCH@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:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL . LLC

RELEASE STATUS OF DRAWING		DATE
1	FOR REVIEW	09/04/2024
2	FOR REVIEW	10/24/2024

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DRAWING TITLE:

BUILDING SECTION

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:	

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

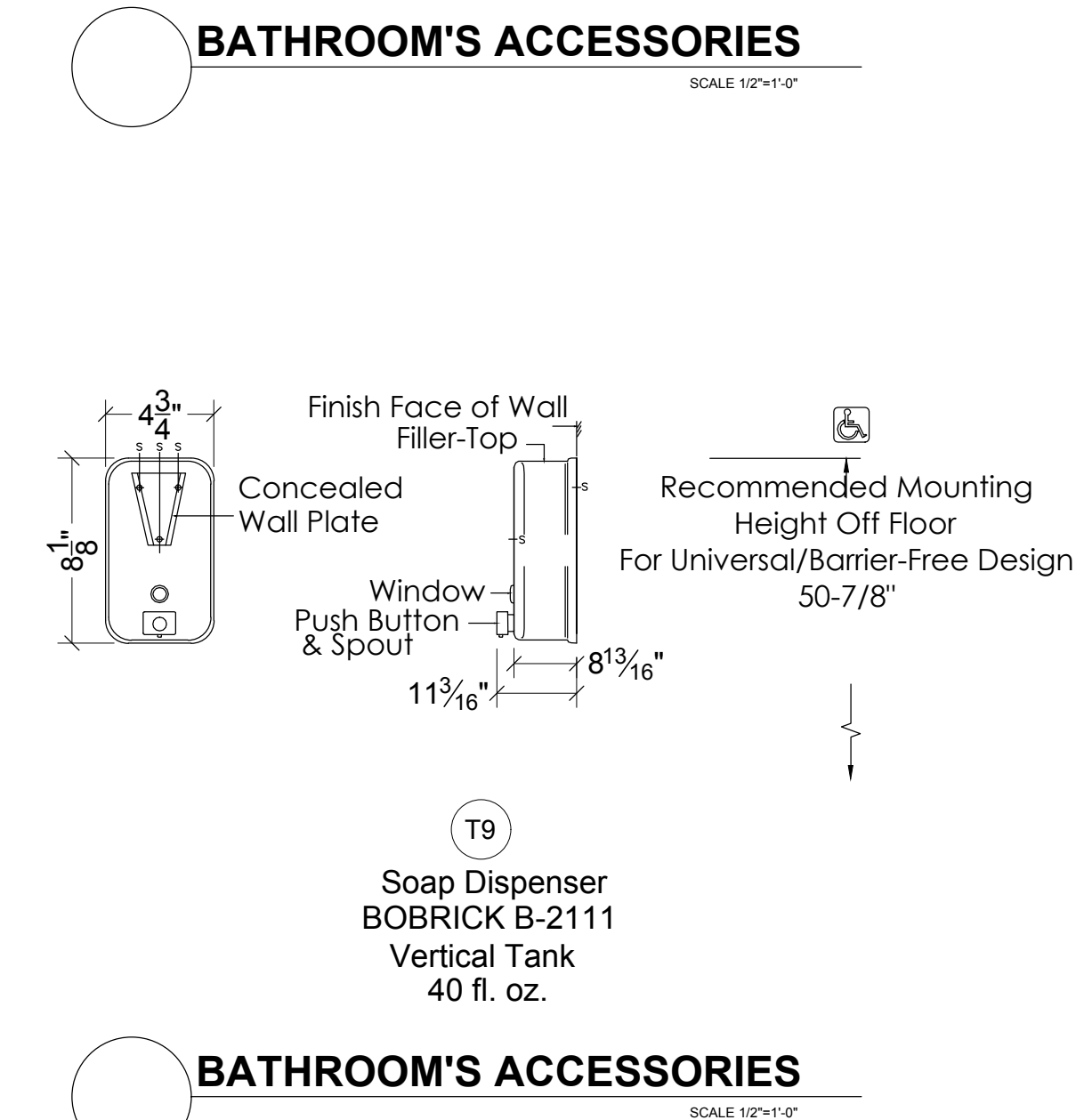
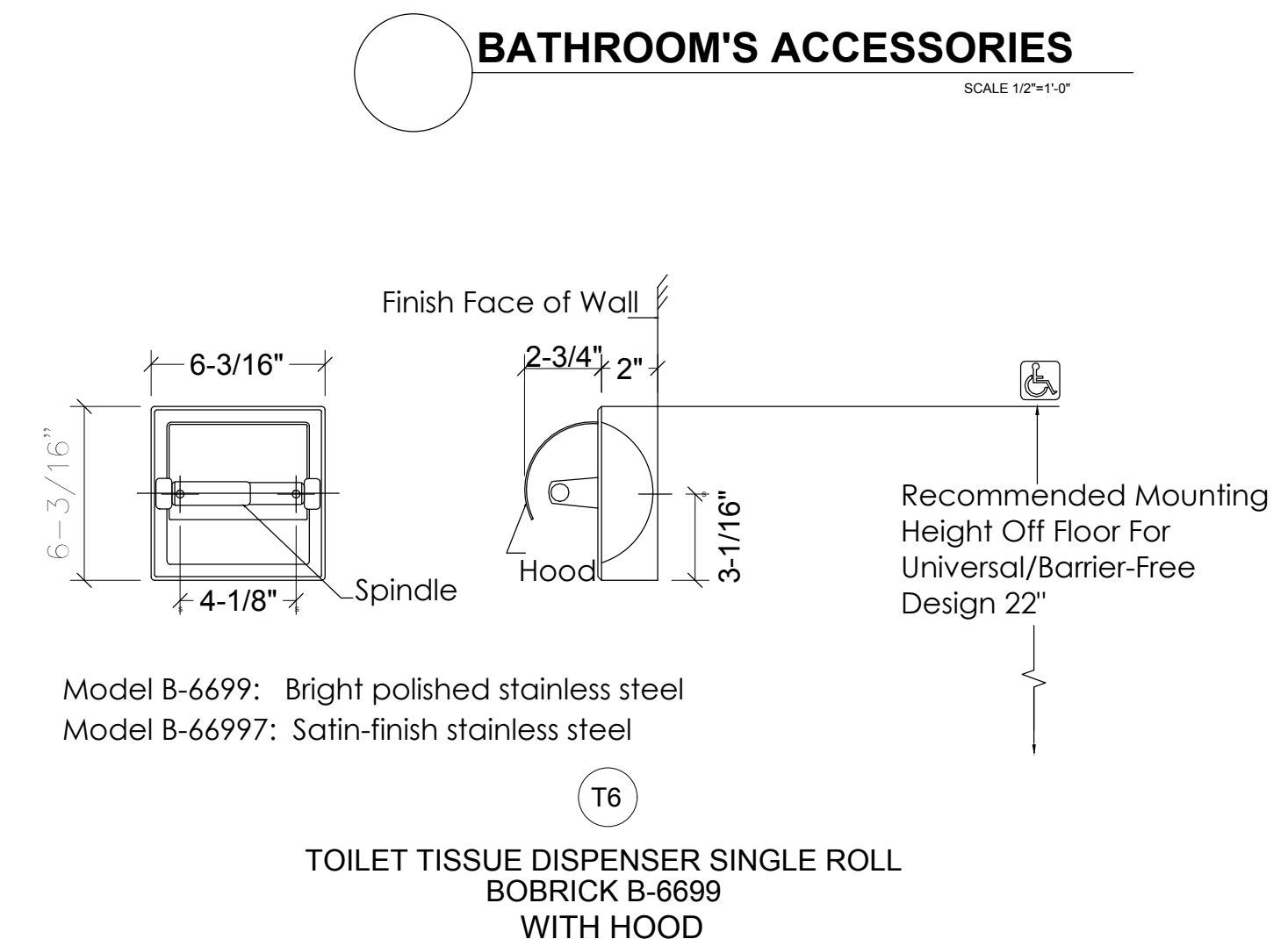
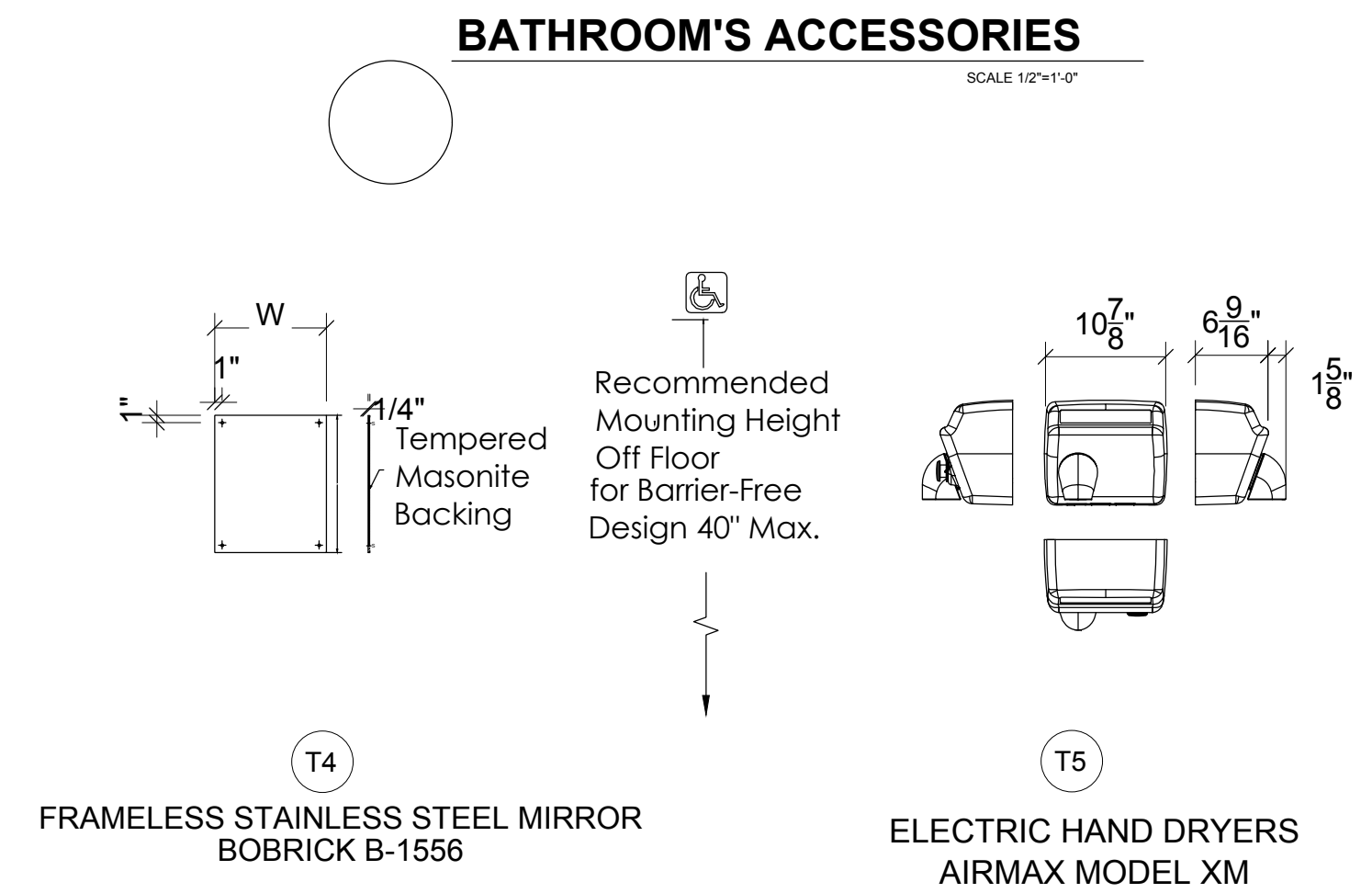
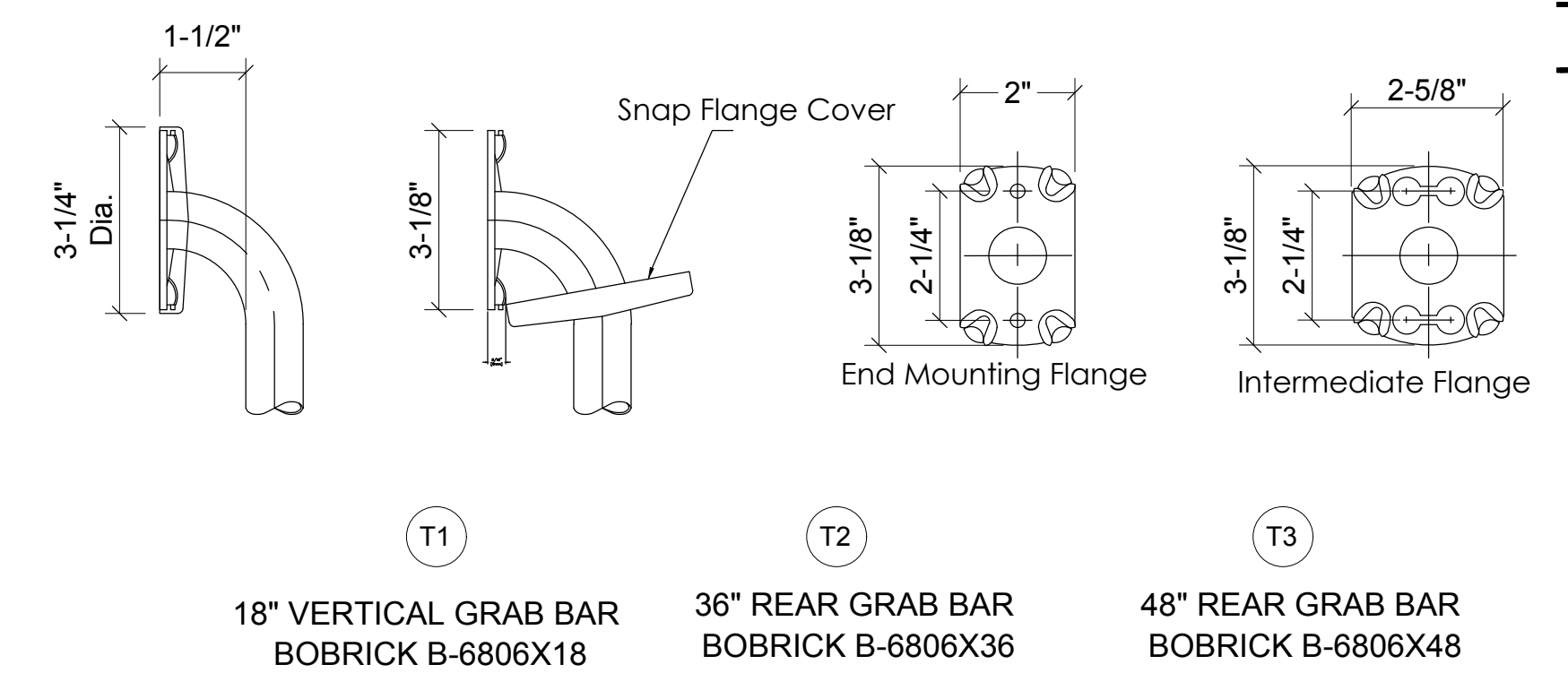
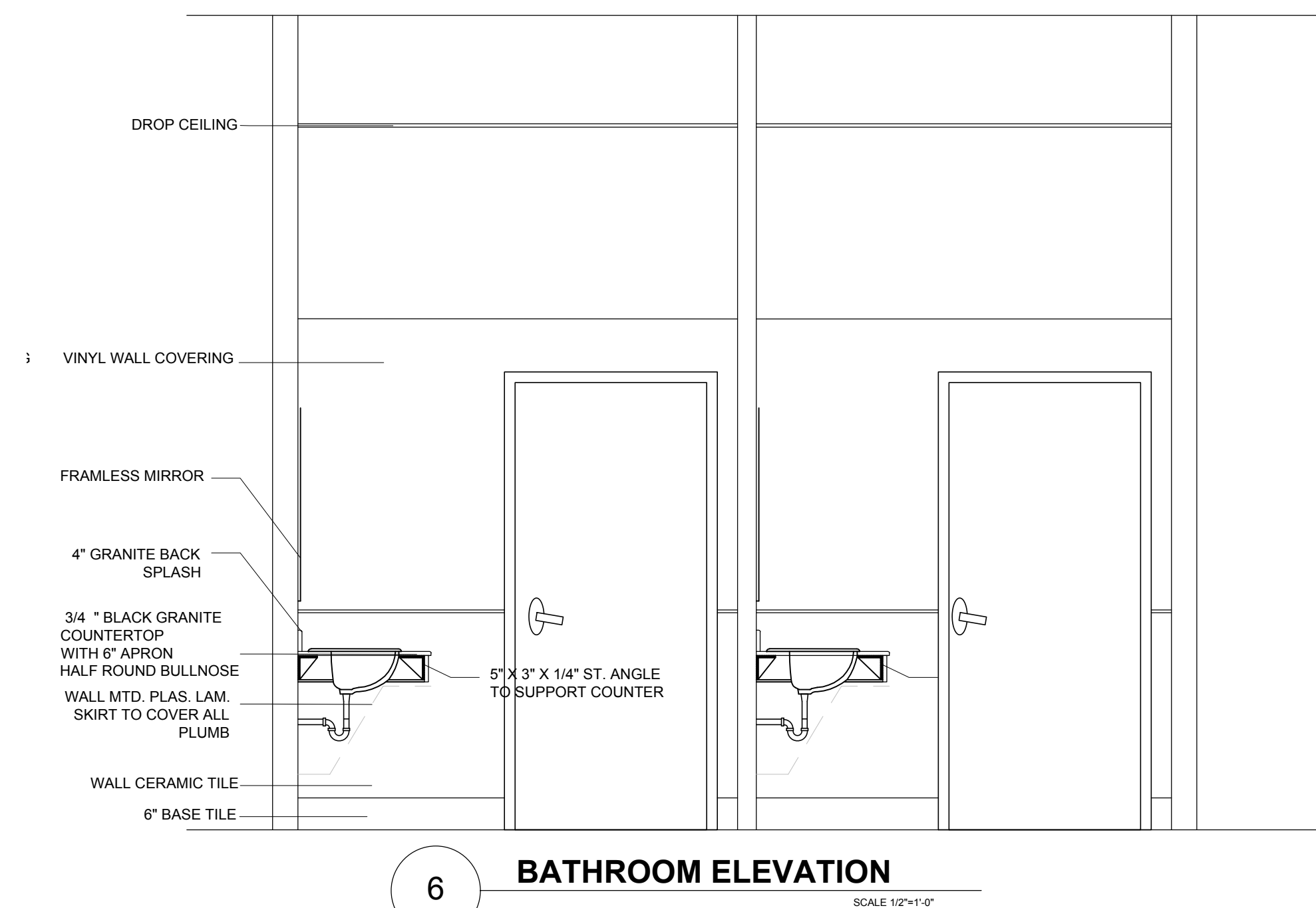
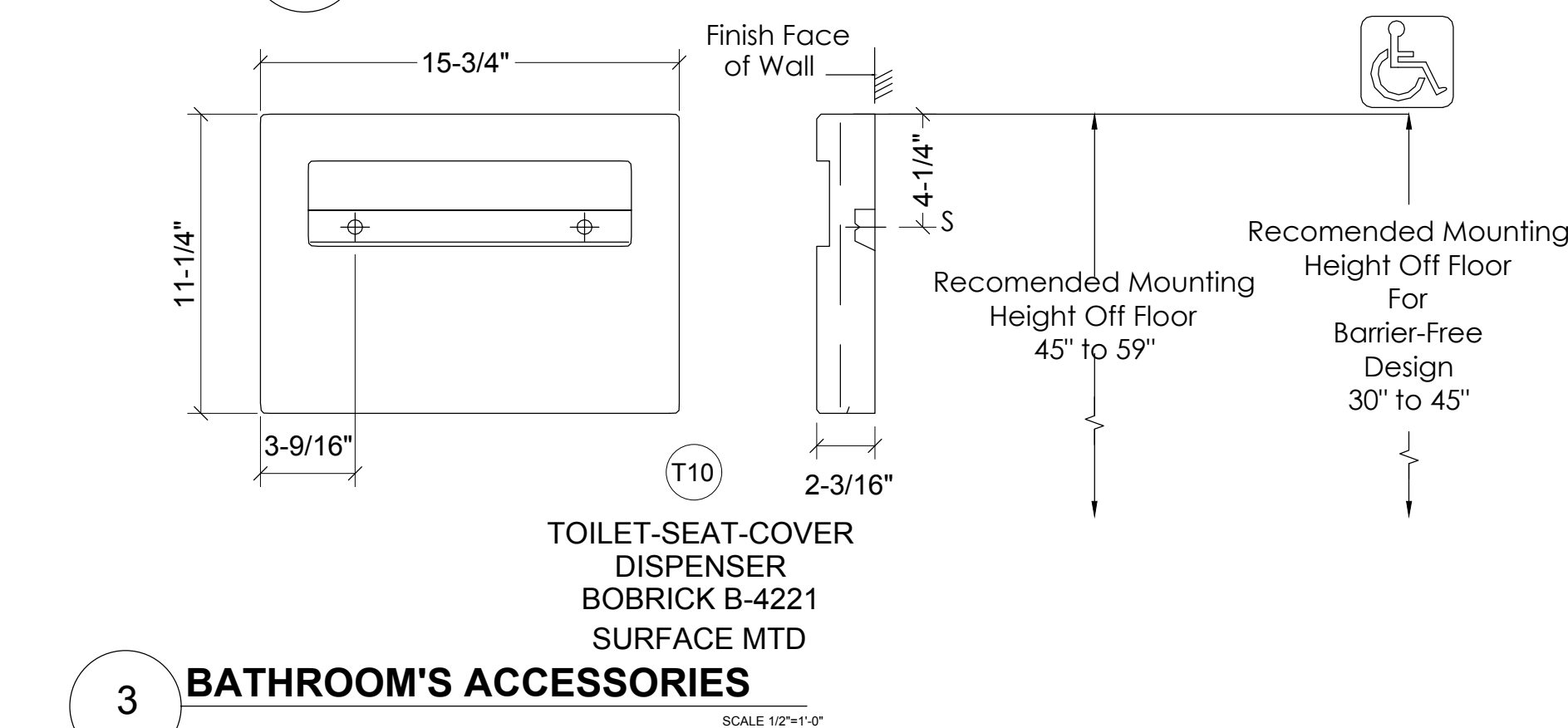
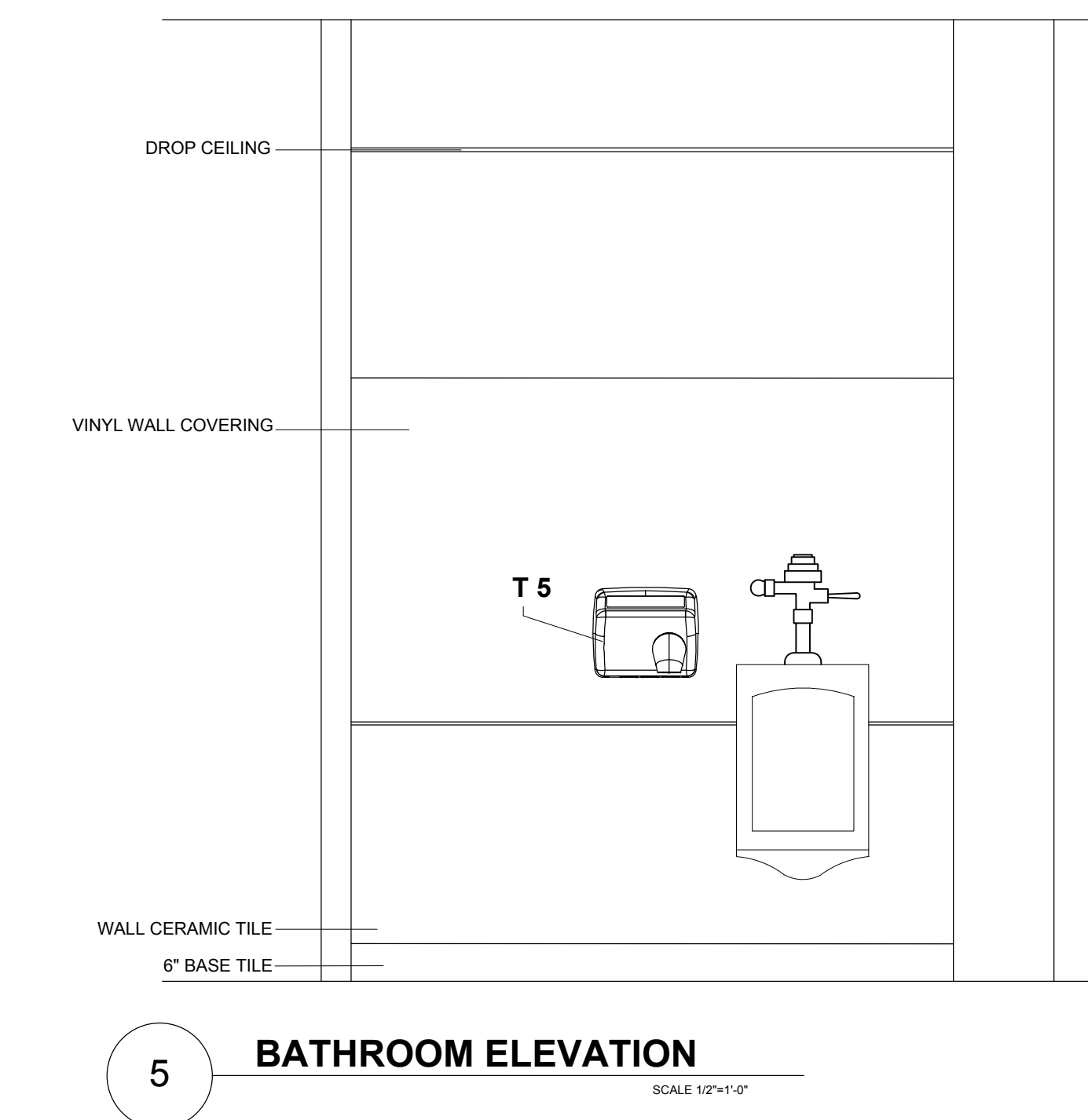
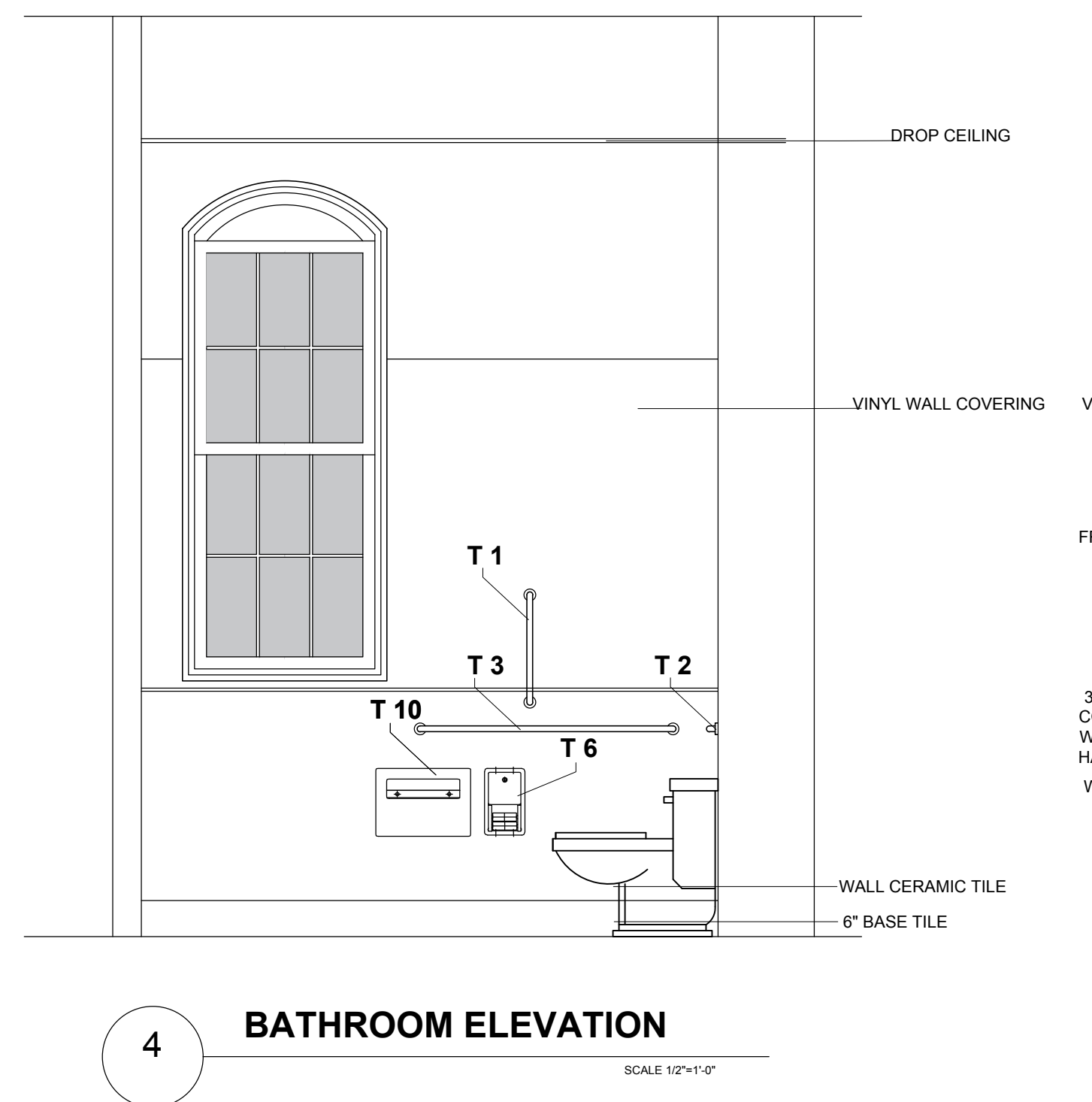
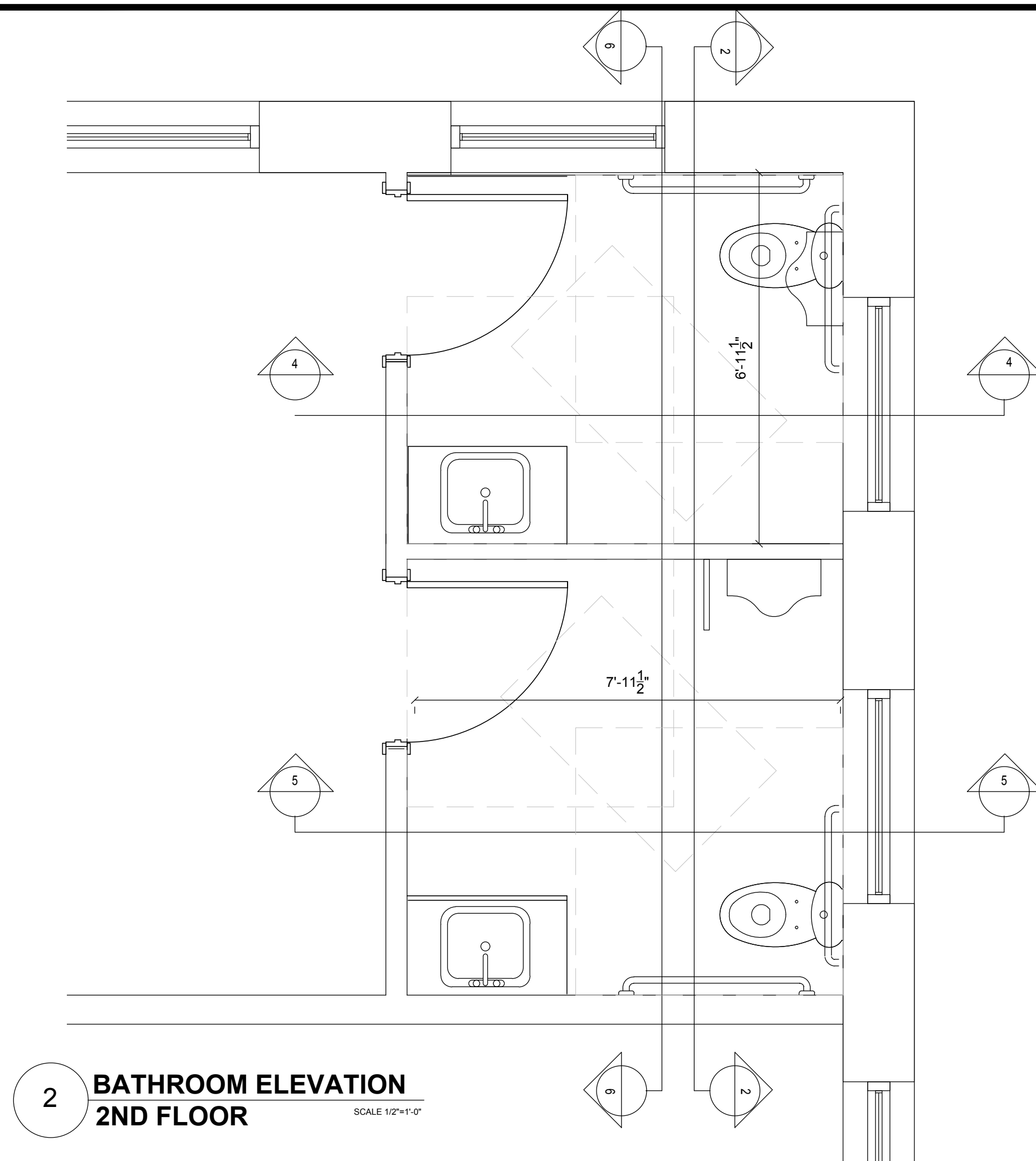
NABIL N. MIJALLI, R.A.
NJ LIC. #AIO 1665500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

[illegible][illegible]

DRAWING NUMBER:

A-401

FOR REVIEW



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:

555 SOUTH MILL . LLC

[illegible]

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DRAWING TITLE:

BATHROOM ELEVATIONS AND DETAILS

[illegible]

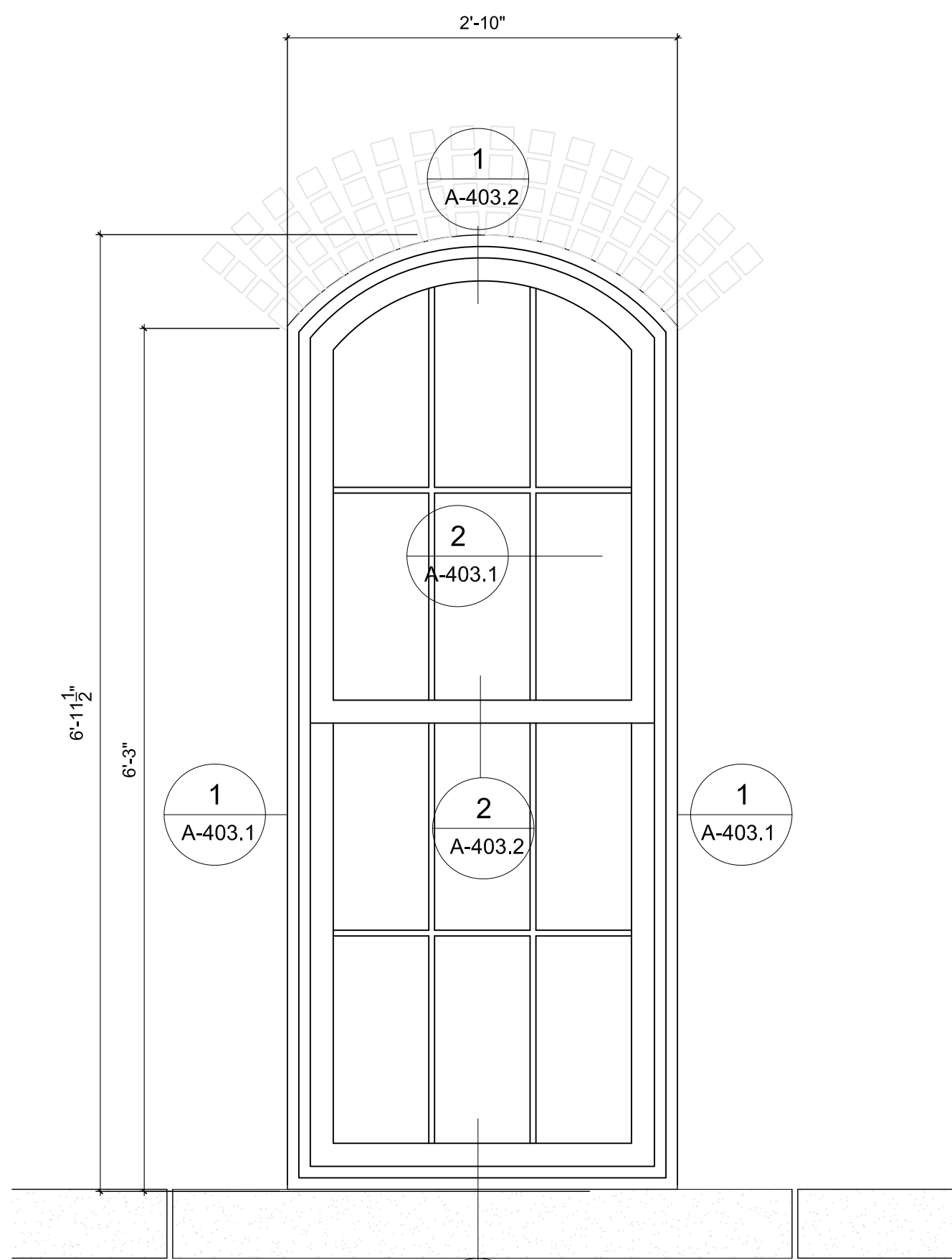
DO NOT SCALE DRAWINGS

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

DRAWING NUMBER:

A-402

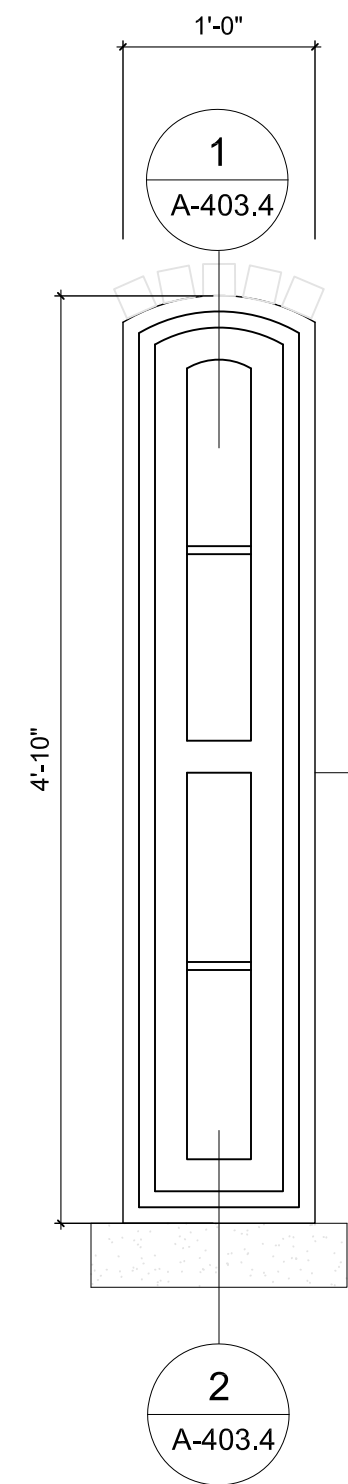
FOR REVIEW



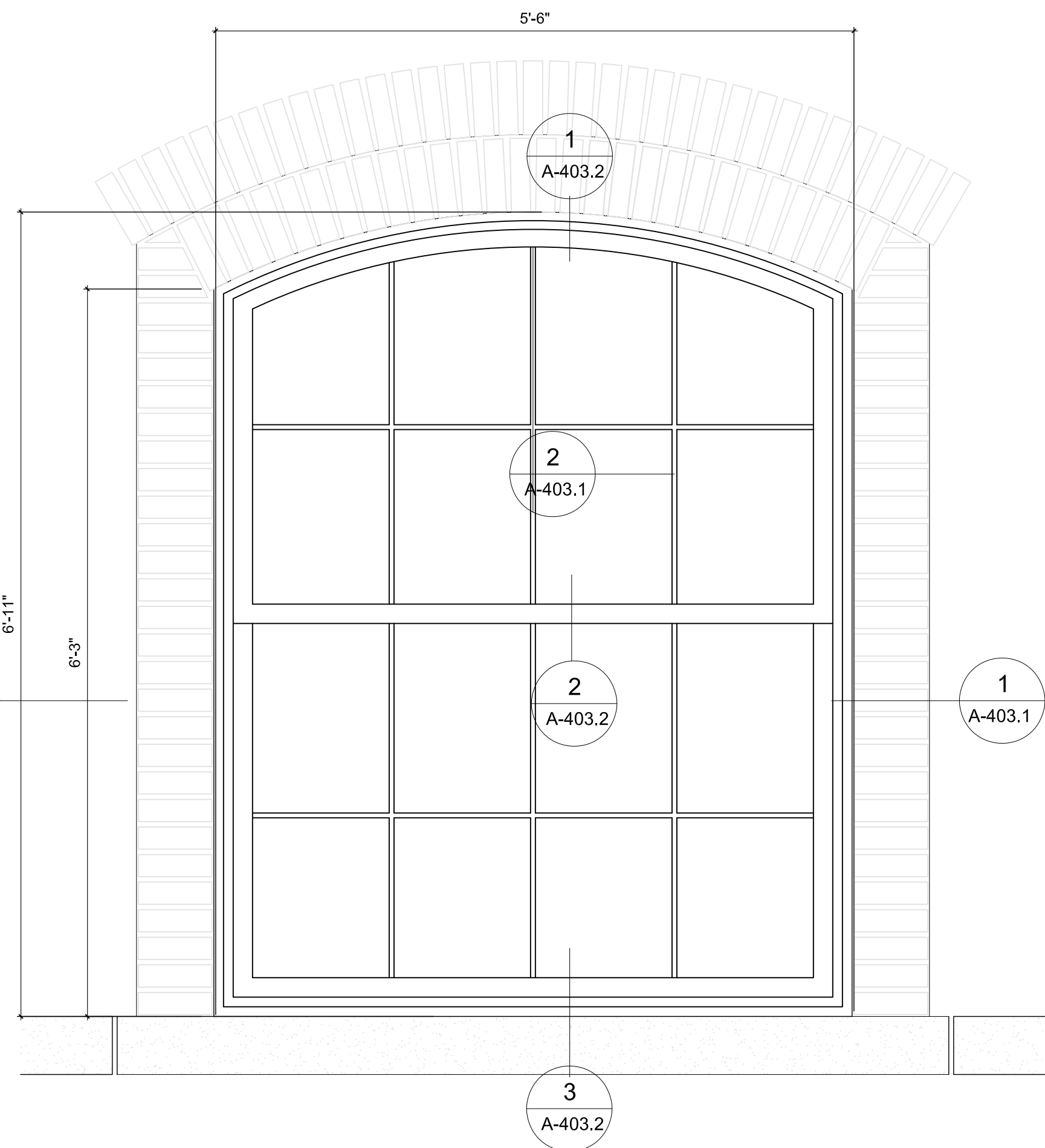
EXISTING HISTORIC WINDOW - TYPE 'A' - ELEVATION
SCALE: 1"=1'-0"



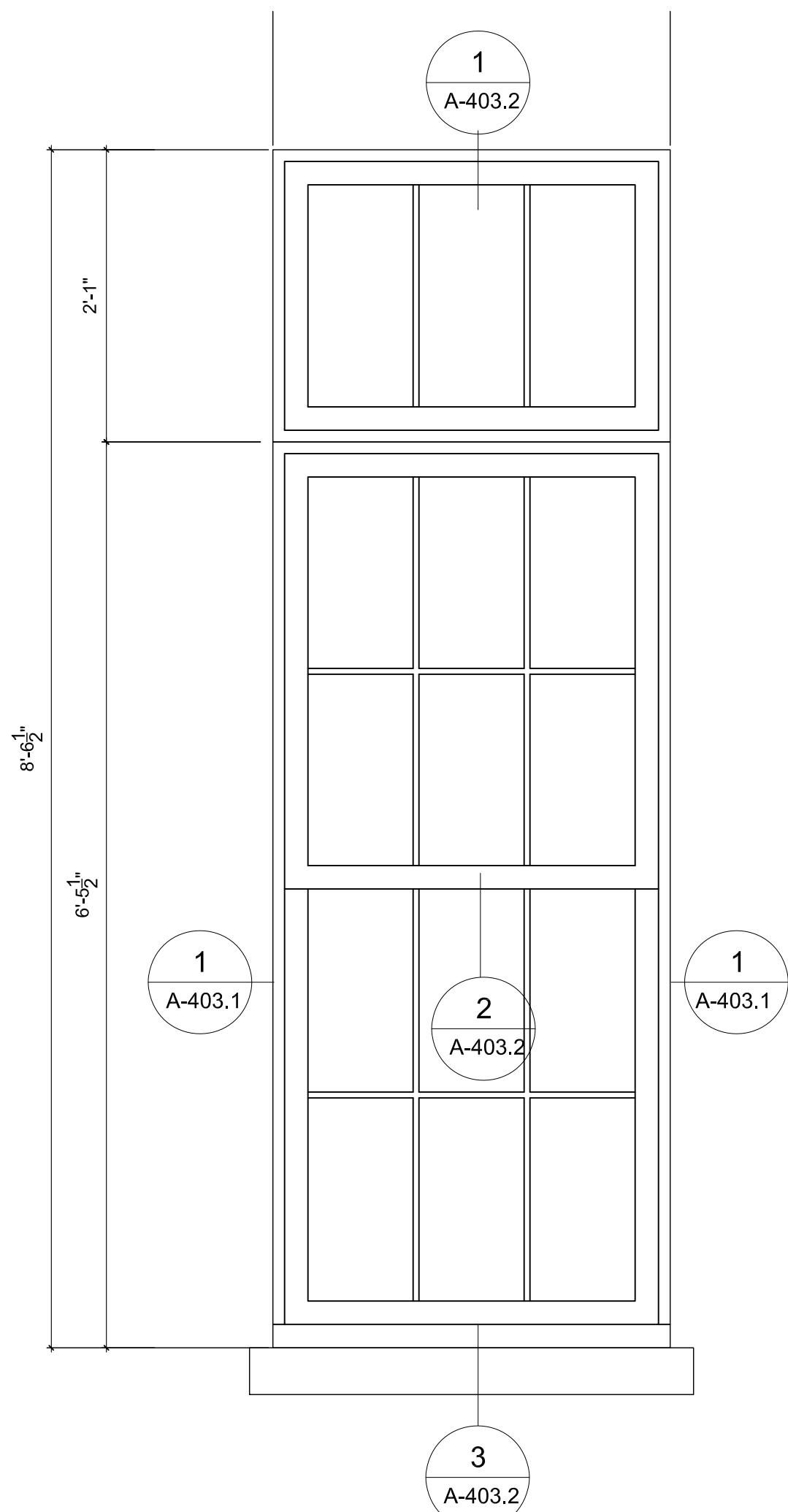
EXISTING HISTORIC WINDOW - TYPE 'B' - ELEVATION
SCALE: 1"=1'-0"



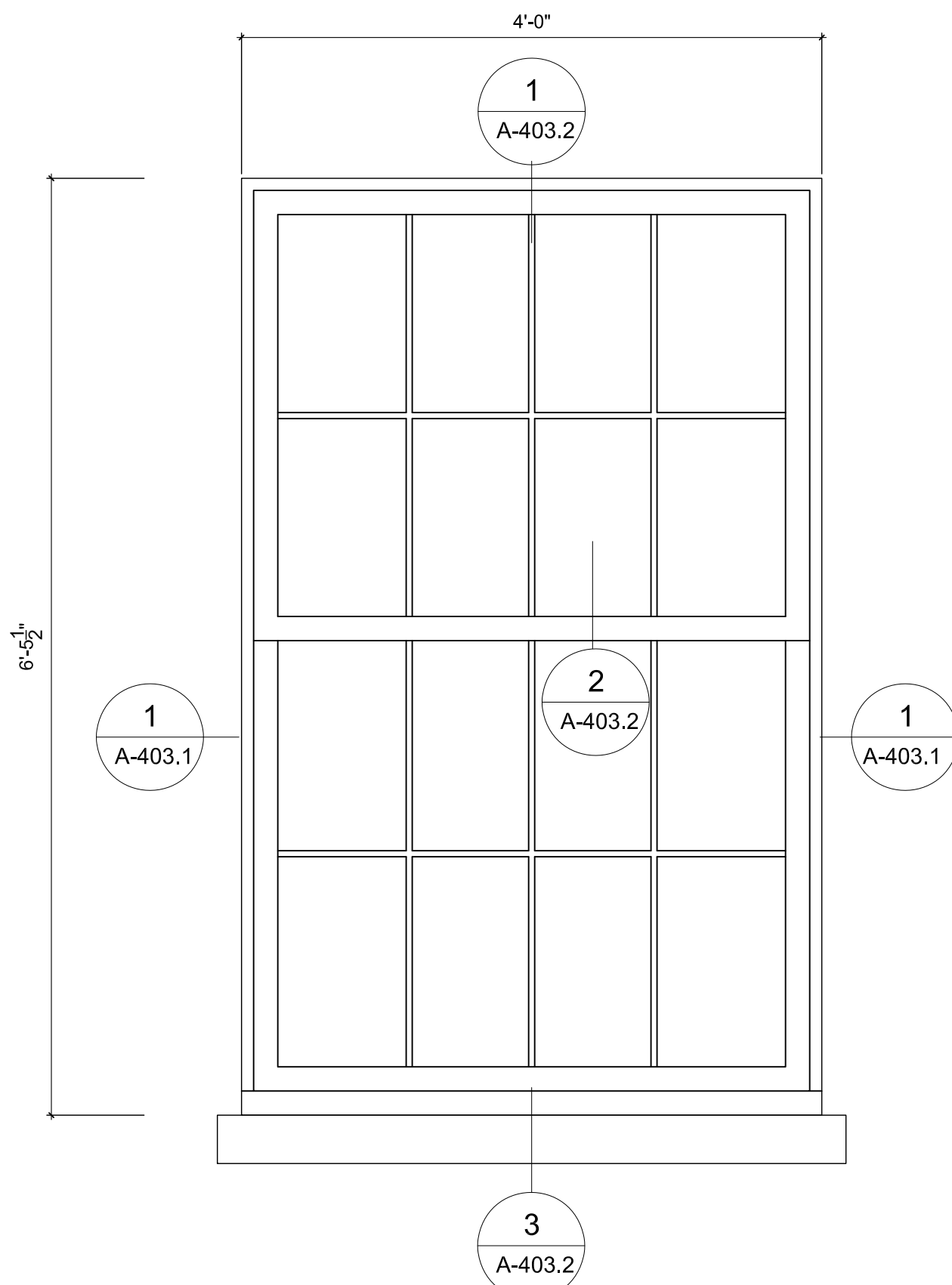
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SCALE: 1"=1'-0"



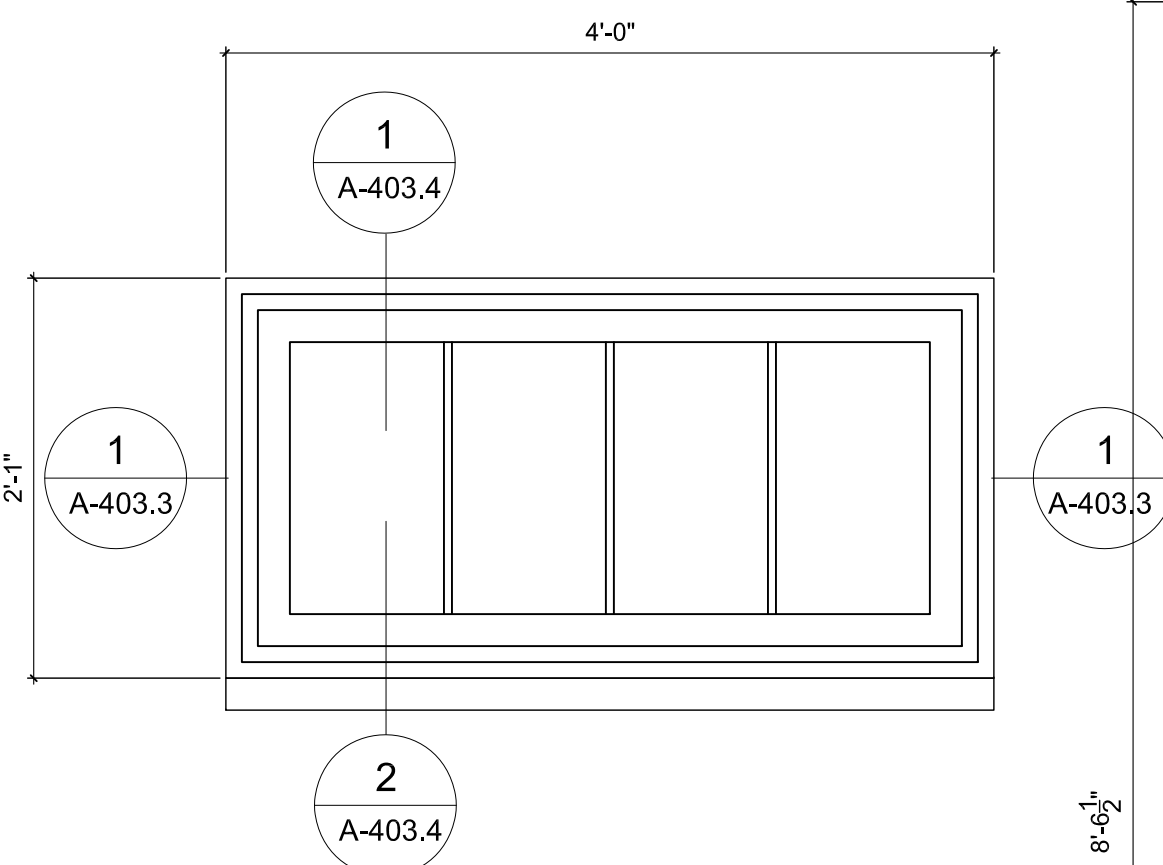
EXISTING HISTORIC WINDOW - TYPE 'D' - ELEVATION
SCALE: 1"=1'-0"



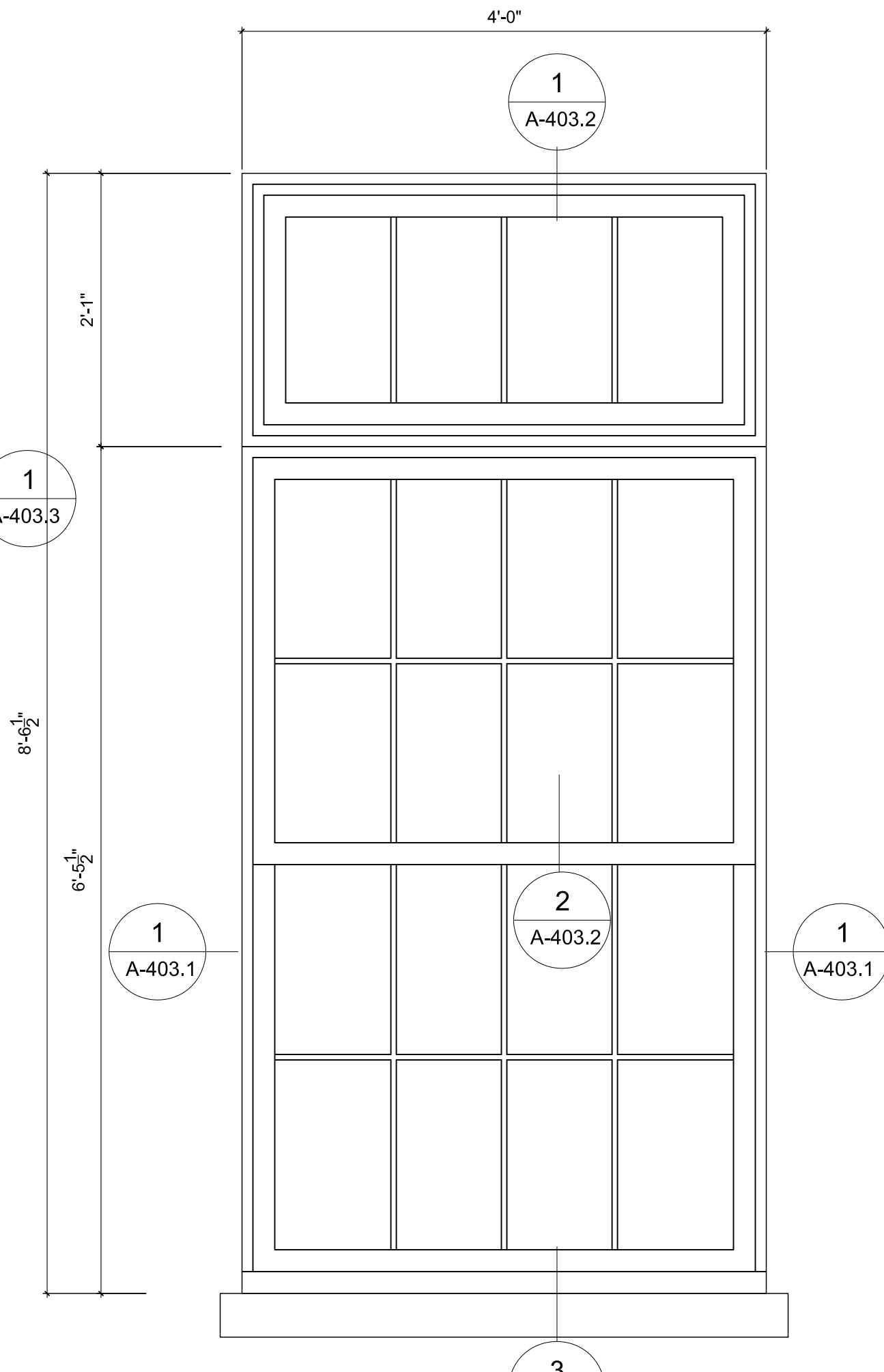
EXISTING HISTORIC WINDOW - TYPE 'E' - ELEVATION
SCALE: 1"=1'-0"



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



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. #AJO 1065500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING		DATE:
1	FOR REVIEW	09/04/2024
2	FOR REVIEW	10/24/2024

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DRAWING TITLE:

WINDOWS DETAILS

REVISIONS				
NO	DATE	DWN	CHK	REMARKS

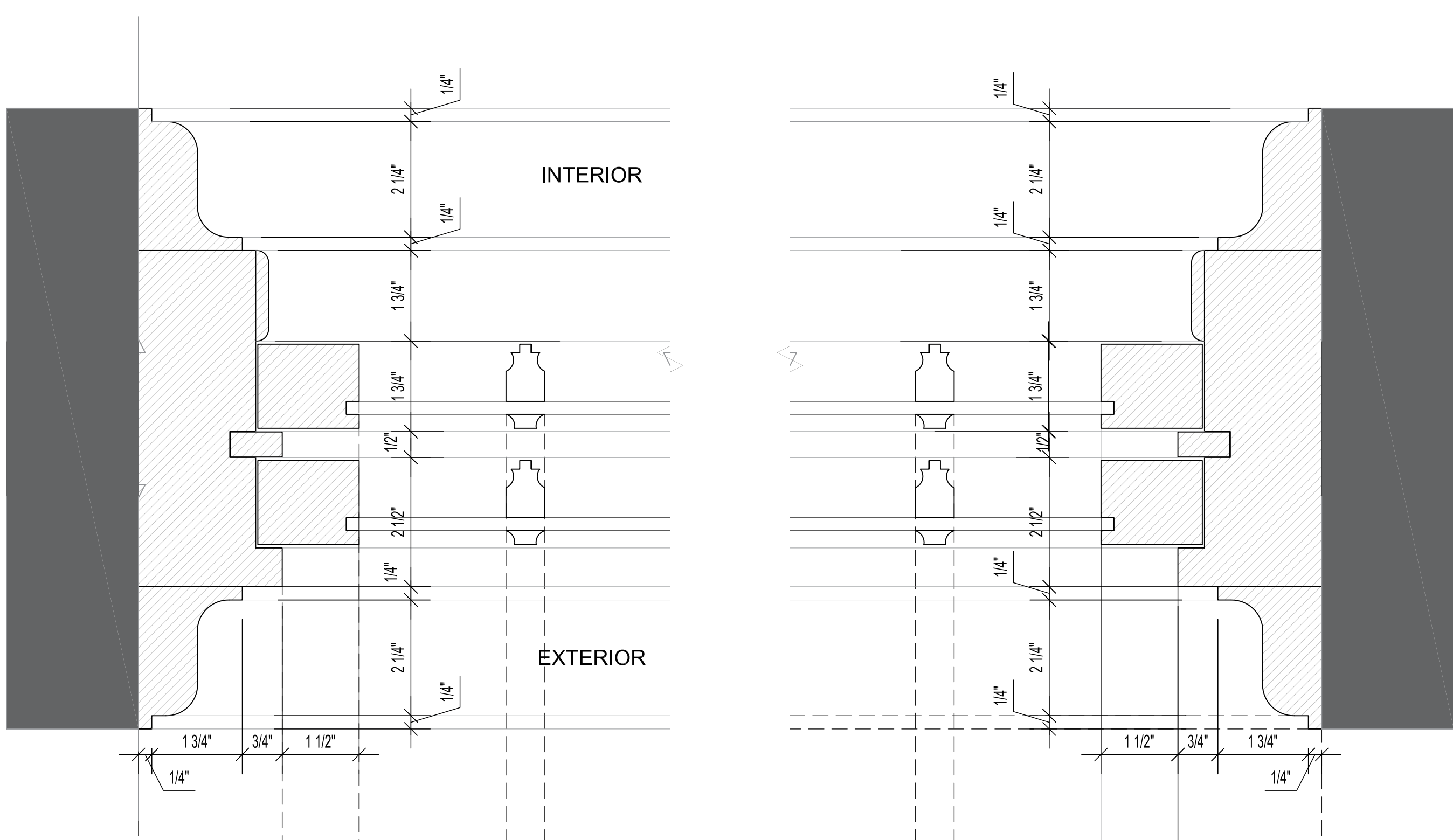
DO NOT SCALE DRAWINGS

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

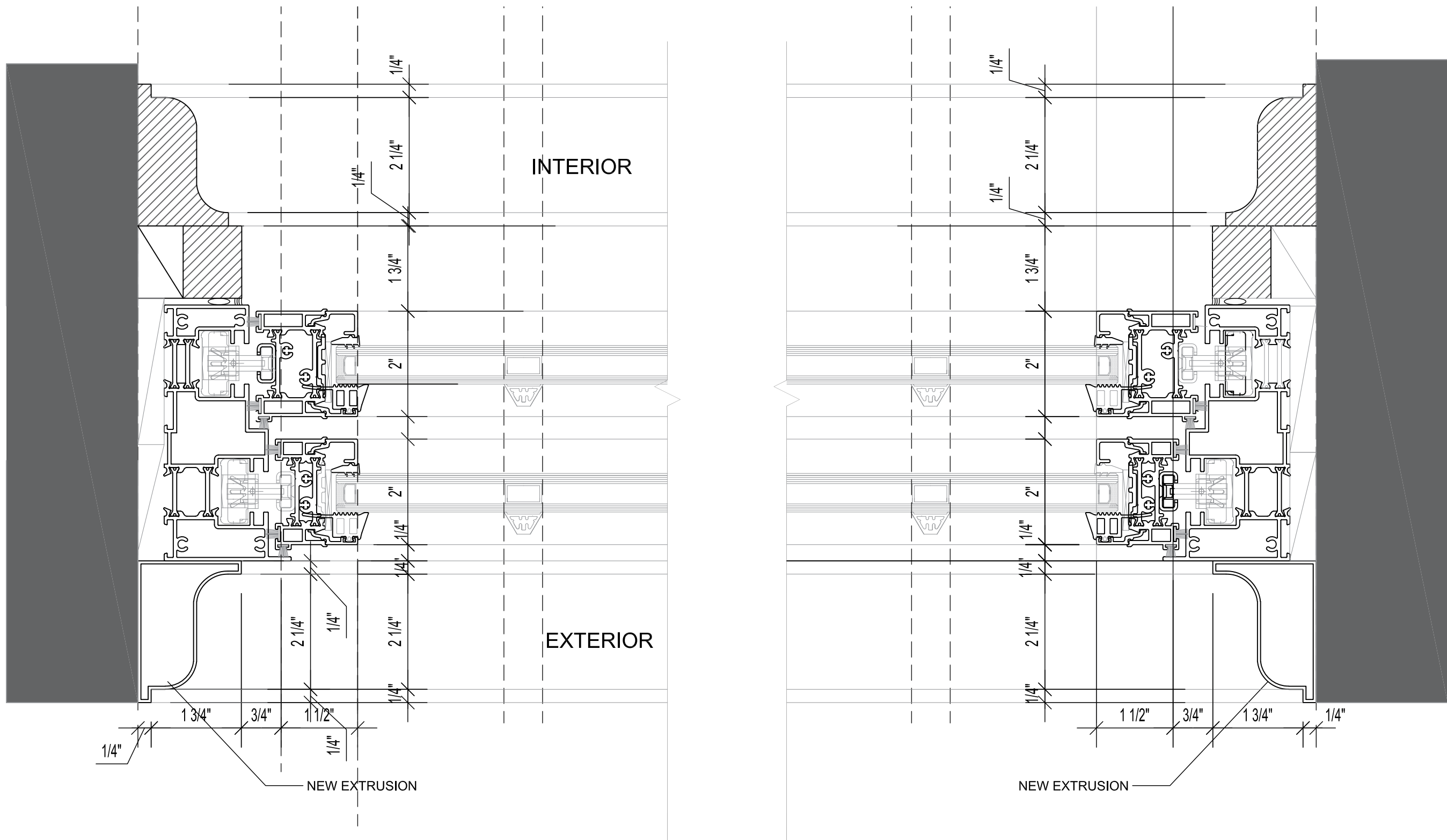
DRAWING NUMBER:

A-403

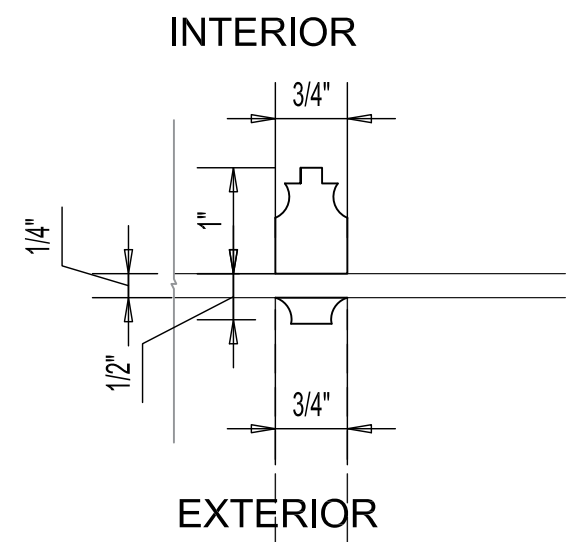
FOR REVIEW



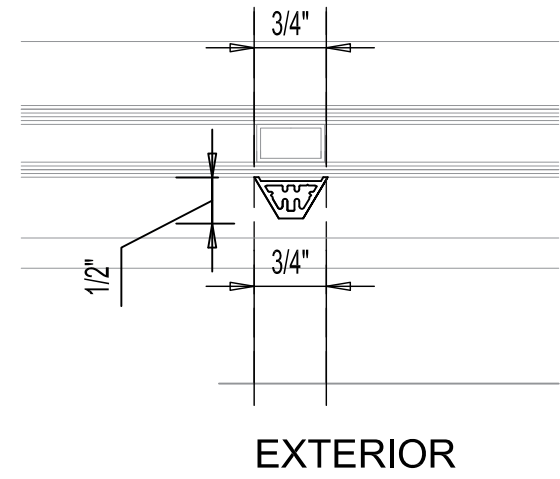
1 HISTORIC WINDOW - EXISTING WINDOW JAMB
SCALE: 6" = 1'-0"



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



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



2 HISTORIC WINDOW - PROPOSED MULLION 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
MJAARCH@OPTONLINE.NET

ARCHITECT

NABIL N. MIJALLI, R.A.
NJ LIC. #AJO 1065500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING		DATE:
1	FOR REVIEW	09/04/2024
2	FOR REVIEW	10/24/2024

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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-403.1

FOR REVIEW

EXISTING MASONRY WALL

1

HISTORIC WINDOW - EXISTING WINDOW HEAD DETAIL

SCALE: 6" = 1'-0"

INTERIOR

EXTERIOR

2

HISTORIC WINDOW - EXISTING WINDOW CONNECTION DETAIL

SCALE: 6" = 1'-0"

3

HISTORIC WINDOW - EXISTING WINDOW SILL DETAIL

SCALE: 6" = 1'-0"

EXISTING MASONRY WALL
NEW EXTRUSION

1

HISTORIC WINDOW - PROPOSED WINDOW HEAD DETAIL

SCALE: 6" = 1'-0"

INTERIOR

EXTERIOR

2

HISTORIC WINDOW - PROPOSED WINDOW CONNECTION DETAIL

SCALE: 6" = 1'-0"

NEW EXTRUSION

EXISTING MASONRY WALL

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. #AJO 1665500
NY LIC. # 032031
PA LIC. # RA405317
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

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555 NORWICH AVENUE
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DRAWING TITLE:

WINDOWS DETAILS

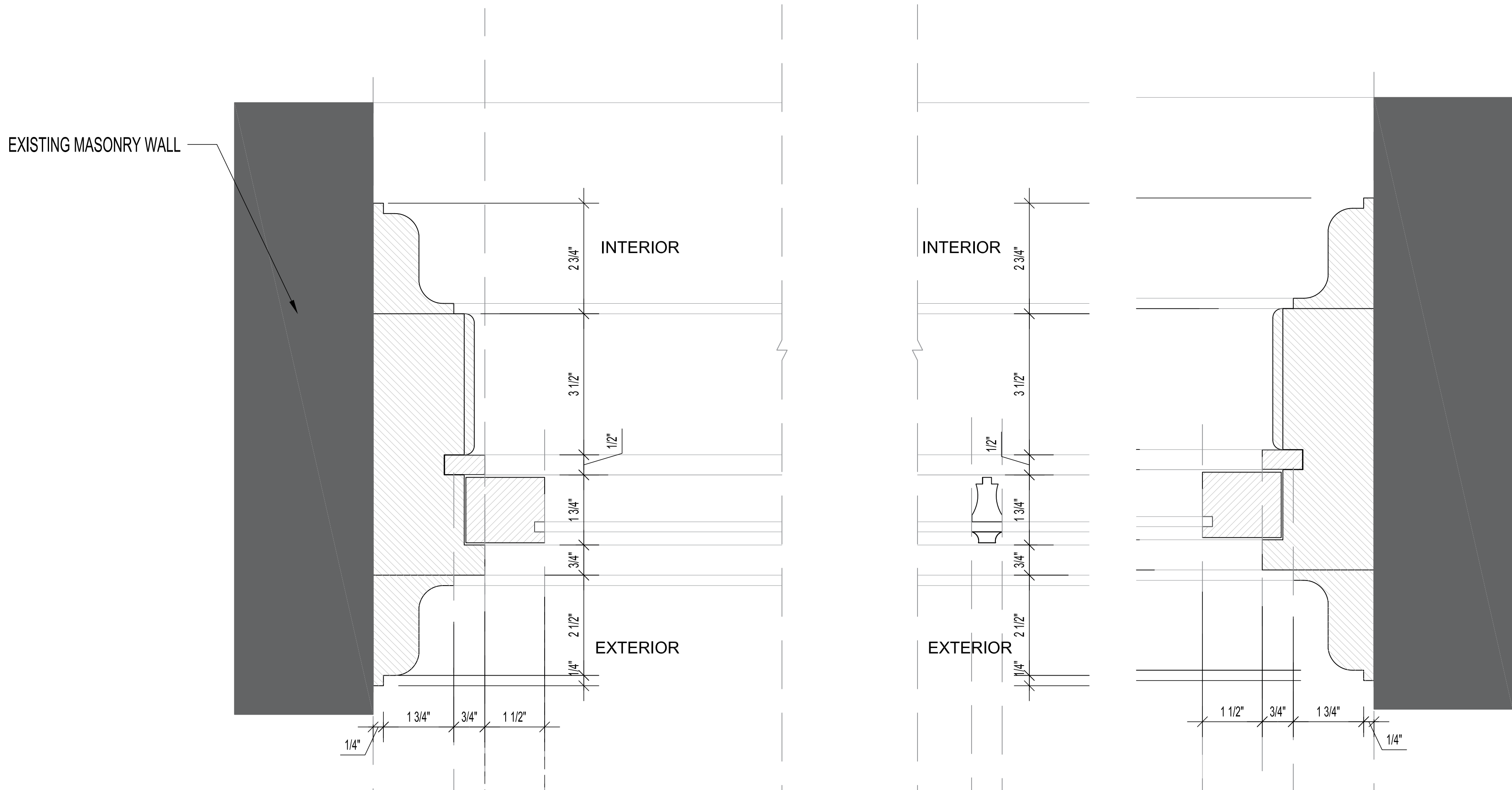
REVISIONS				
NO	DATE	DWN	CHK	REMARKS

DO NOT SCALE DRAWINGS

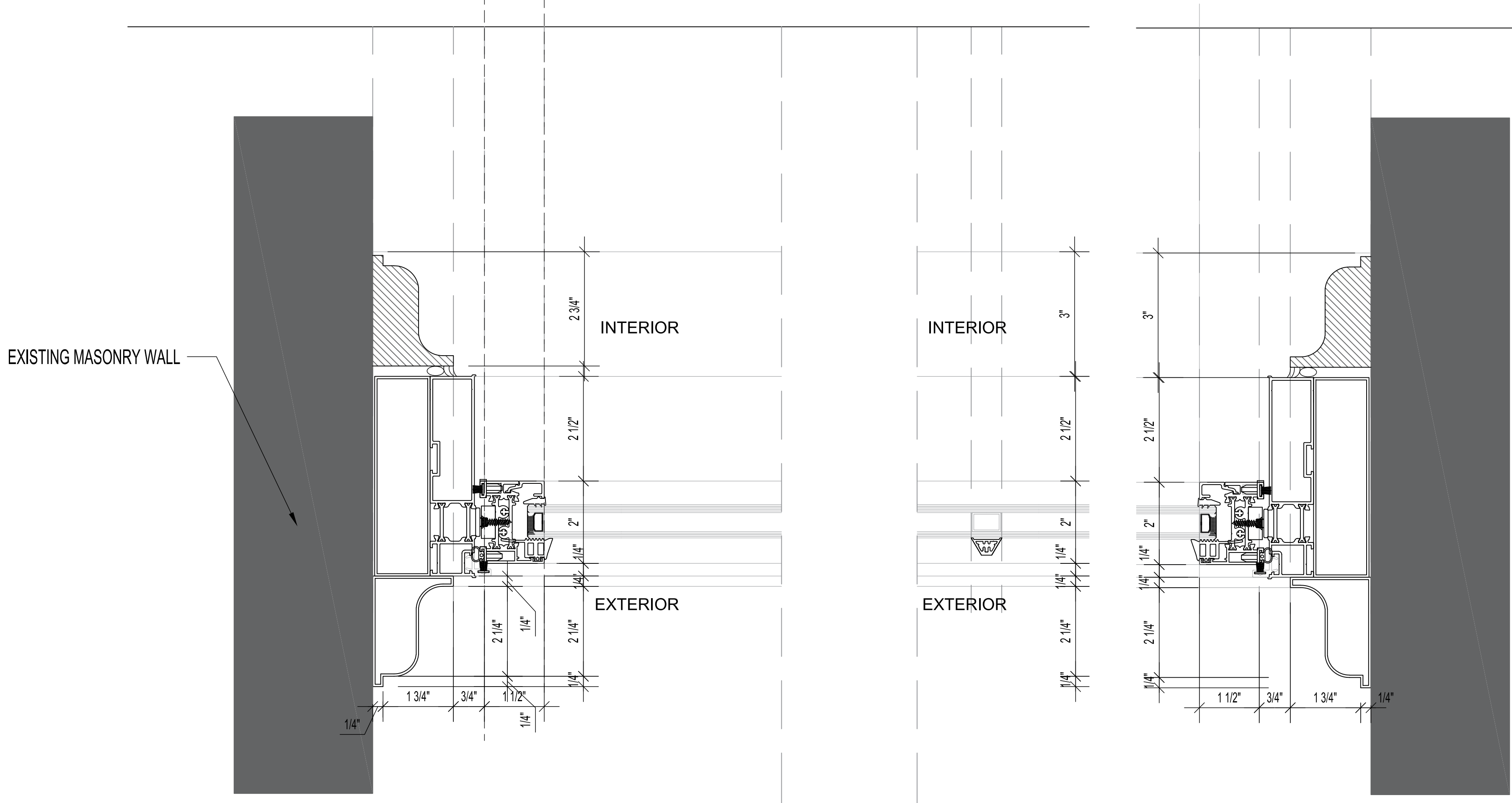
DATE:	05/20/24
DRAWN / CHECKED:	NM.
SCALE:	AS NOTED
PROJECT NUMBER:	062919

DRAWING NUMBER:

A-403.2



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



1 HISTORIC WINDOW - PROPOSED WINDOW JAMB
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
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING		DATE:
1	FOR REVIEW	09/04/2024
2	FOR REVIEW	10/24/2024

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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-403.3

FOR REVIEW



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
CT LIC. # 1 3827
SC LIC. # 8469

PROJECT NAME:

PONEMAH MILL LANDING
555 NORWICH AVENUE
TAFTVILLE, CT

OWNER:

555 SOUTH MILL, LLC

RELEASE STATUS OF DRAWING		DATE:
1	FOR REVIEW	09/04/2024
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DRAWING TITLE:

WINDOWS DETAILS

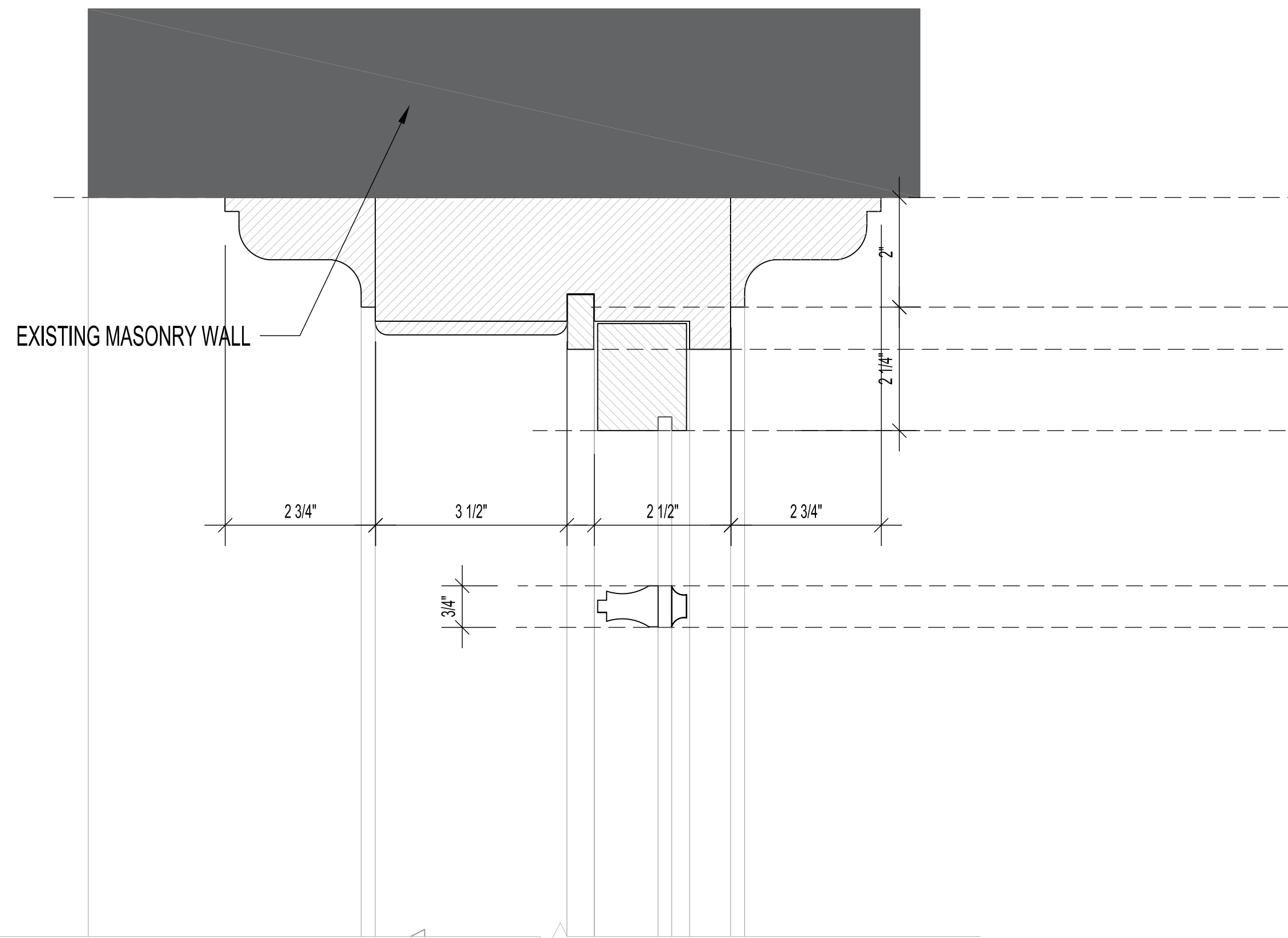
REVISIONS			
NO	DATE	DWN/CHK	REMARKS

DO NOT SCALE DRAWINGS

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

DRAWING NUMBER:

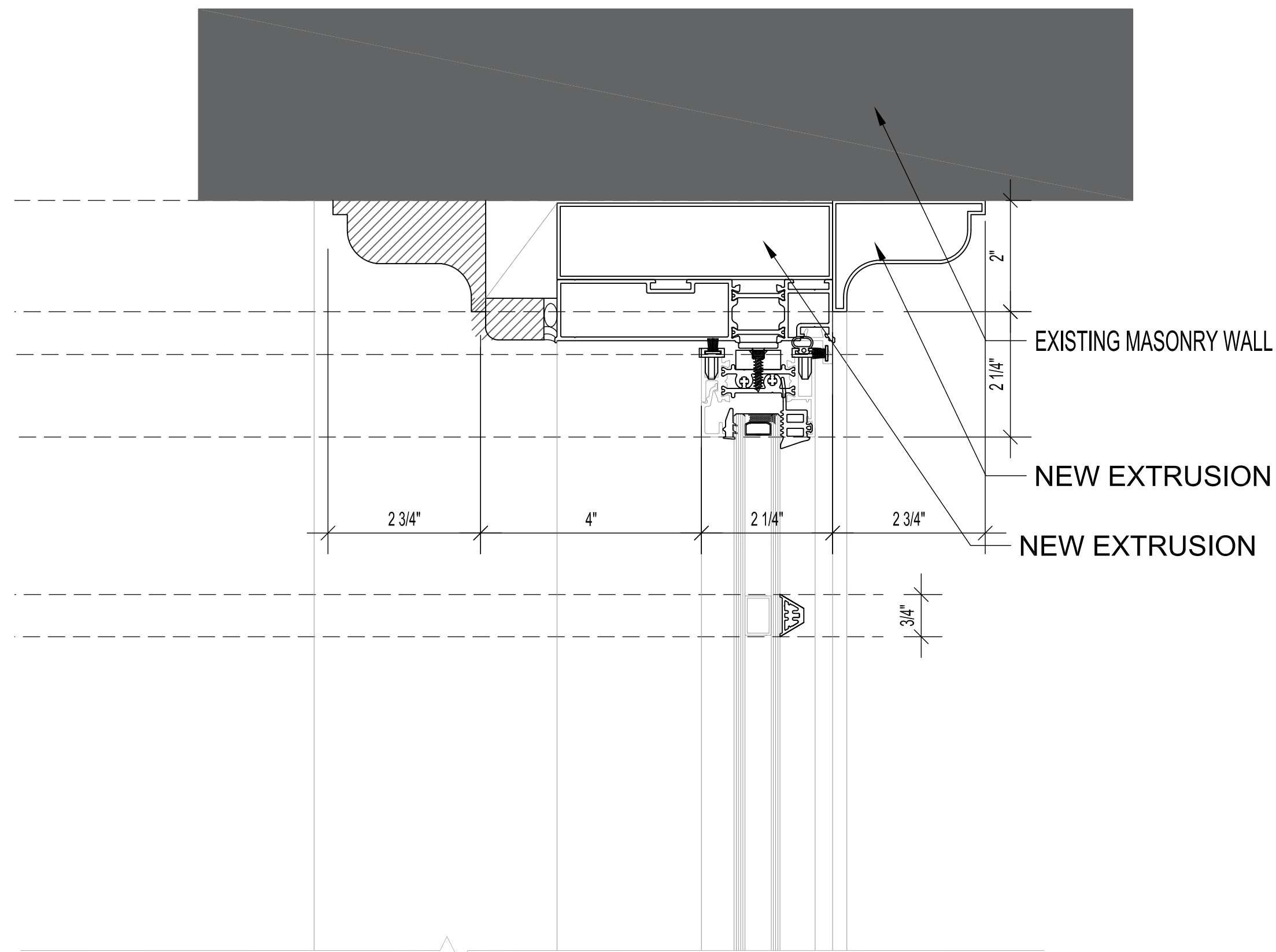
A-403.4



1

HISTORIC WINDOW - EXISTING WINDOW HEAD DETAIL

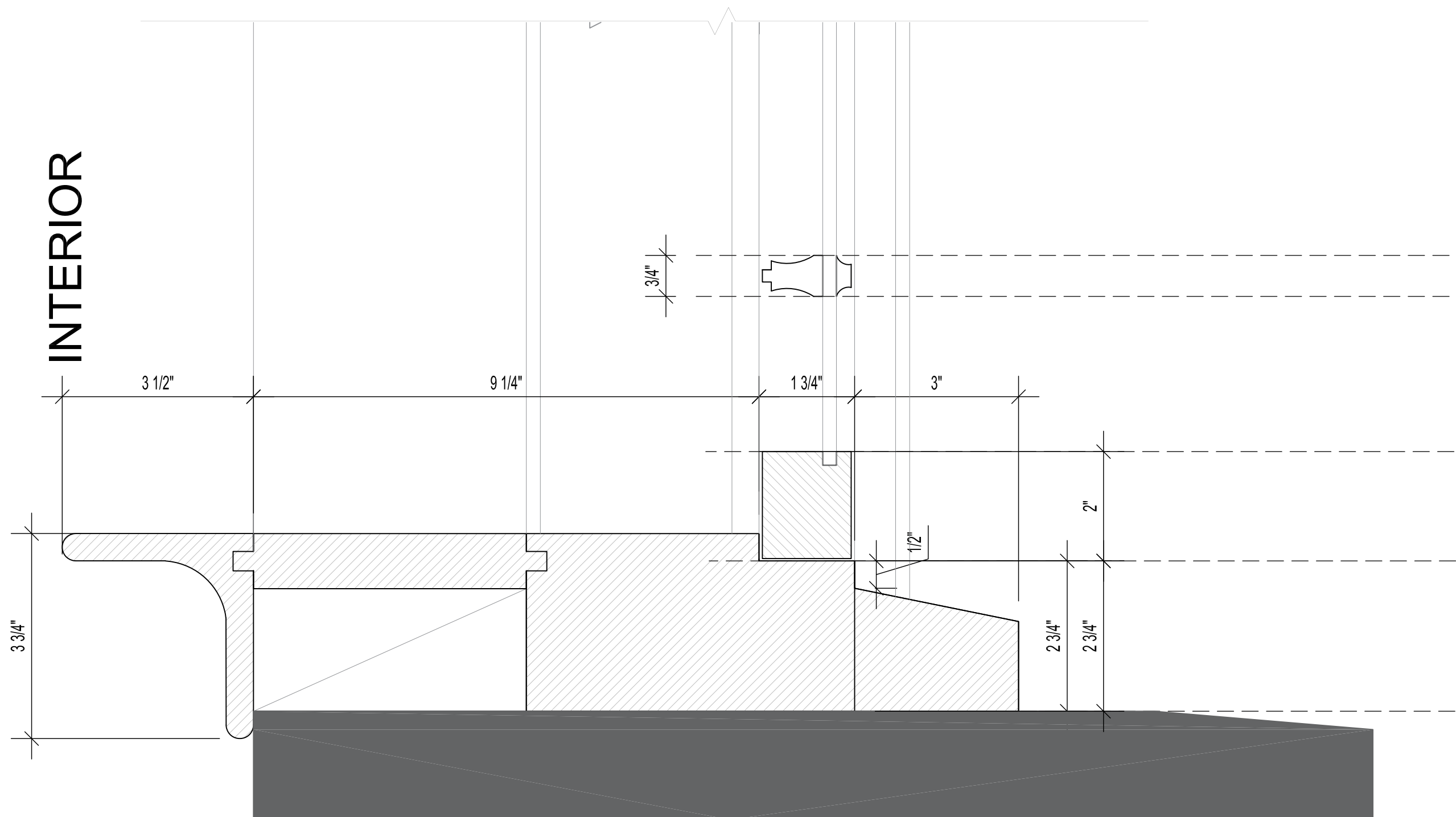
SCALE: 6" = 1'-0"



1

HISTORIC WINDOW - PROPOSED WINDOW HEAD DETAIL

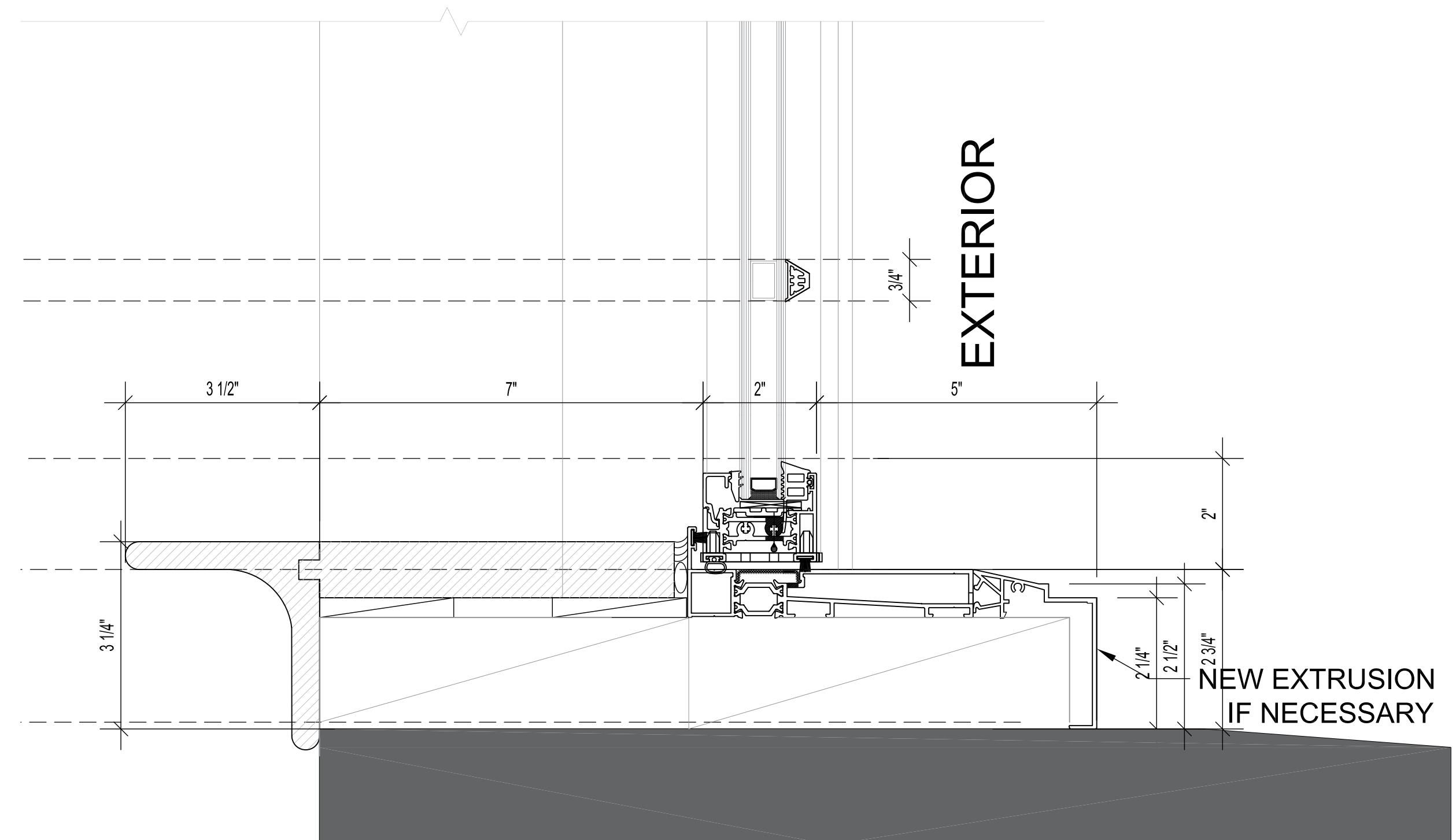
SCALE: 6" = 1'-0"



1

HISTORIC WINDOW - EXISTING WINDOW SILL DETAIL

SCALE: 6" = 1'-0"

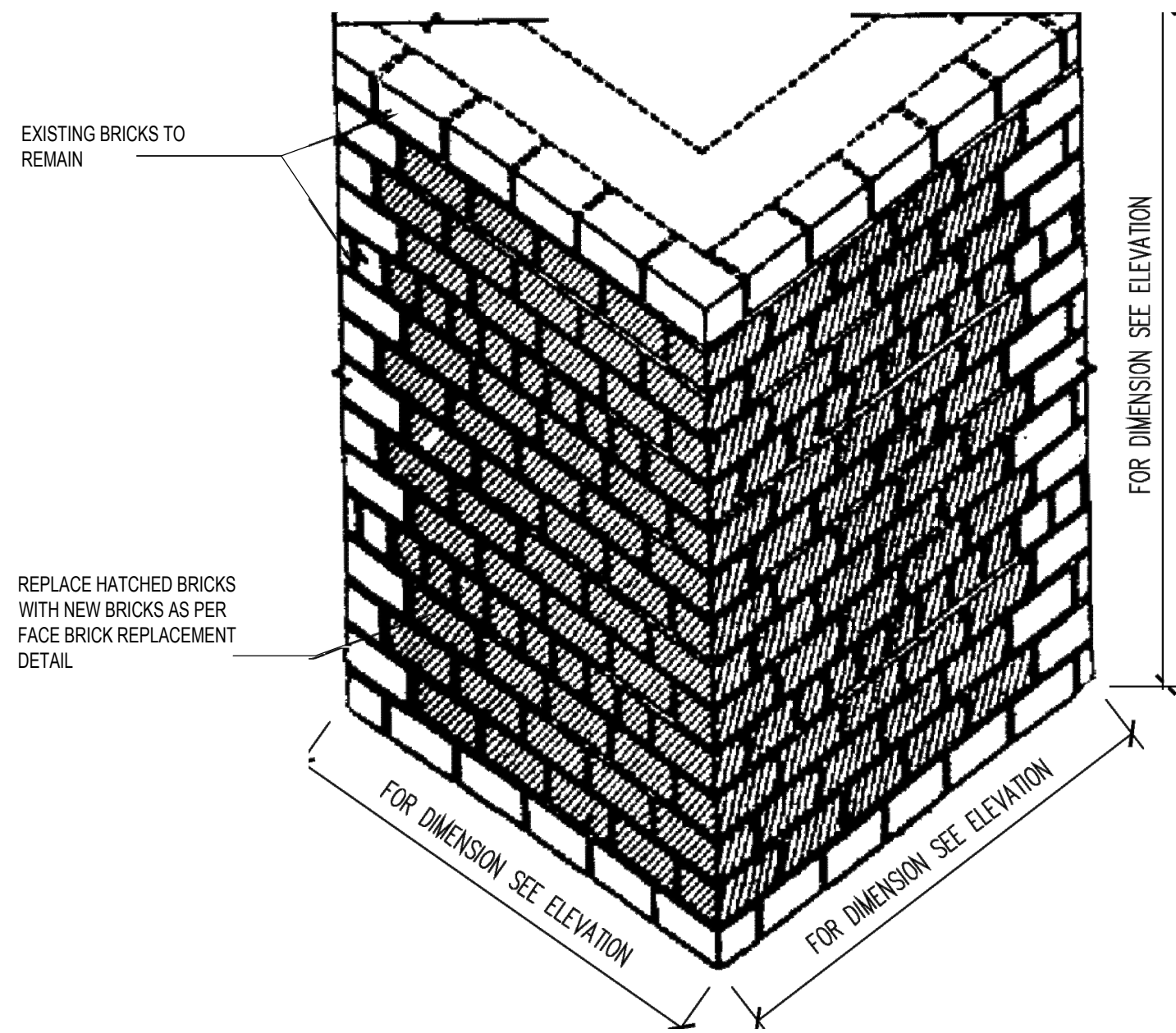


1

HISTORIC WINDOW - PROPOSED WINDOW SILL DETAIL

SCALE: 6" = 1'-0"

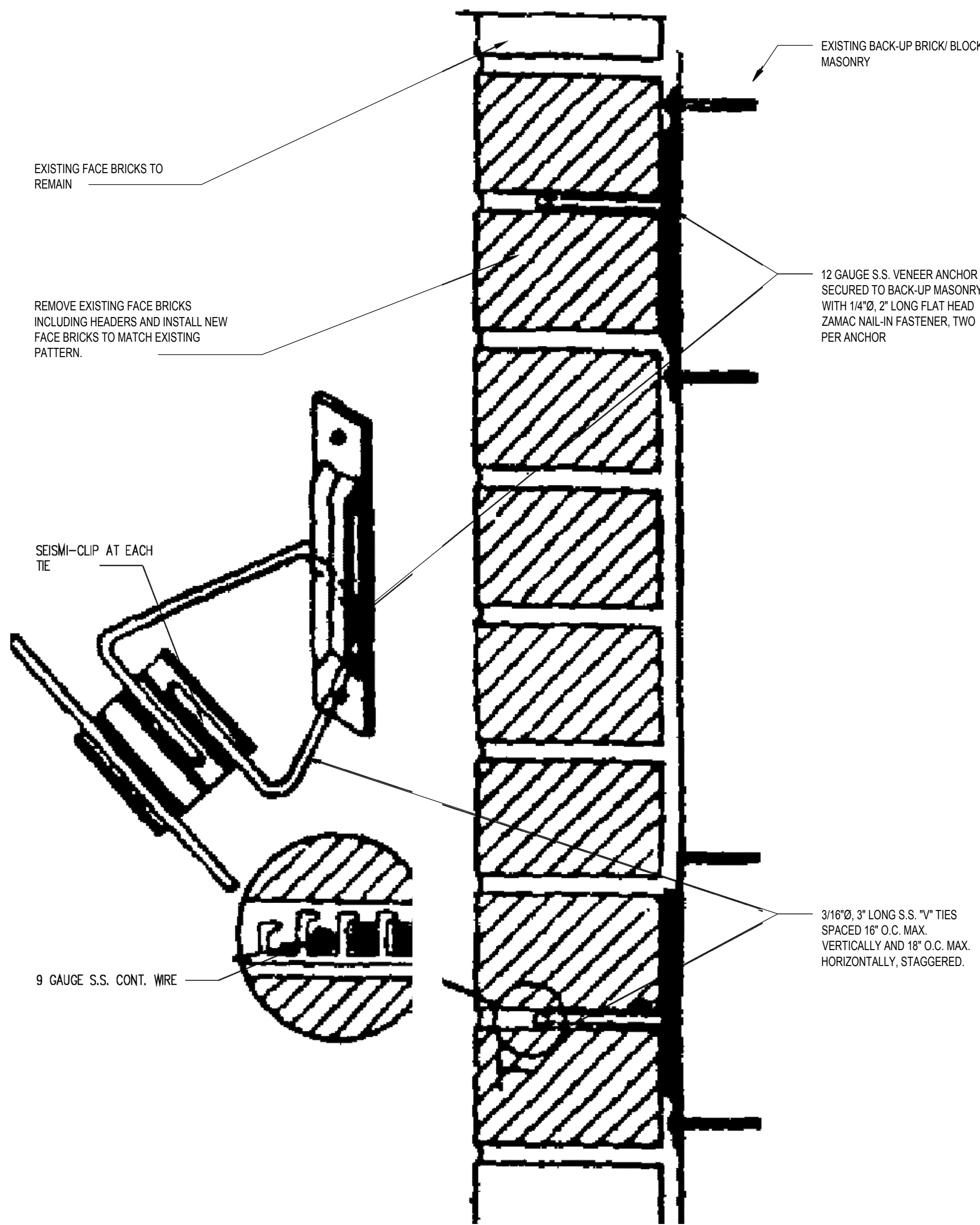
FOR REVIEW



CORNER BRICK FACE (ONLY) REPLACEMENT (PARTIAL REPLACEMENT)

1

SCALE: N.T.S.

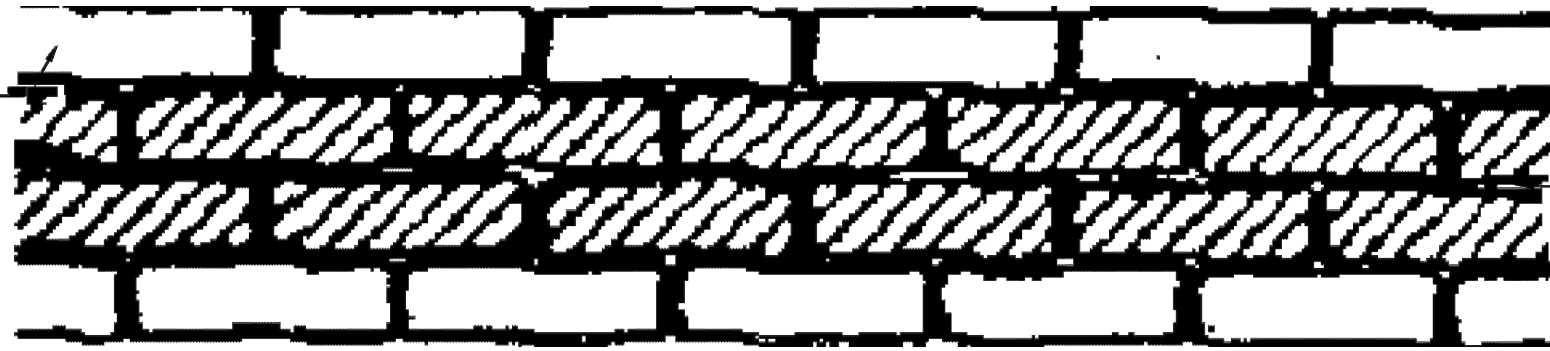


3

BRICK FACE (ONLY) REPLACEMENT SECTION DETAIL

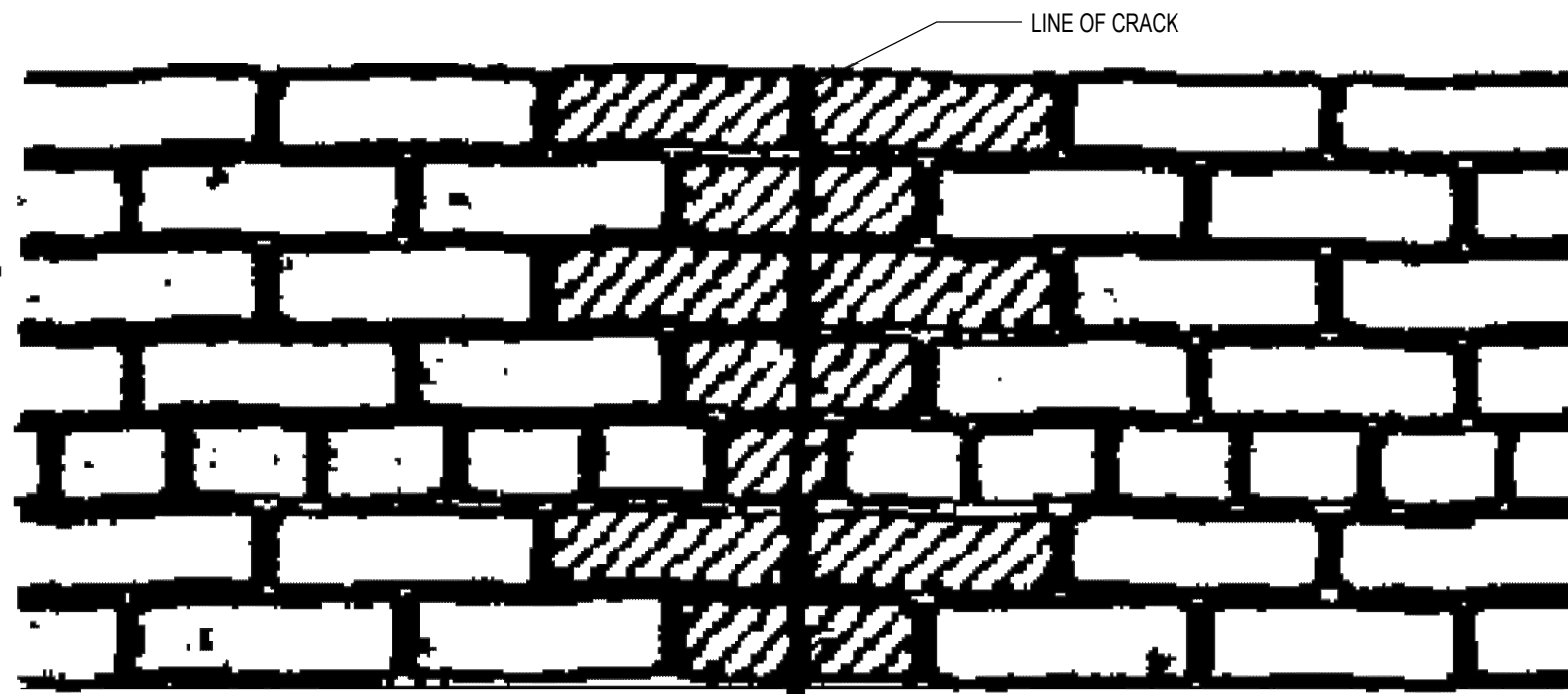
SCALE: N.T.S.

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



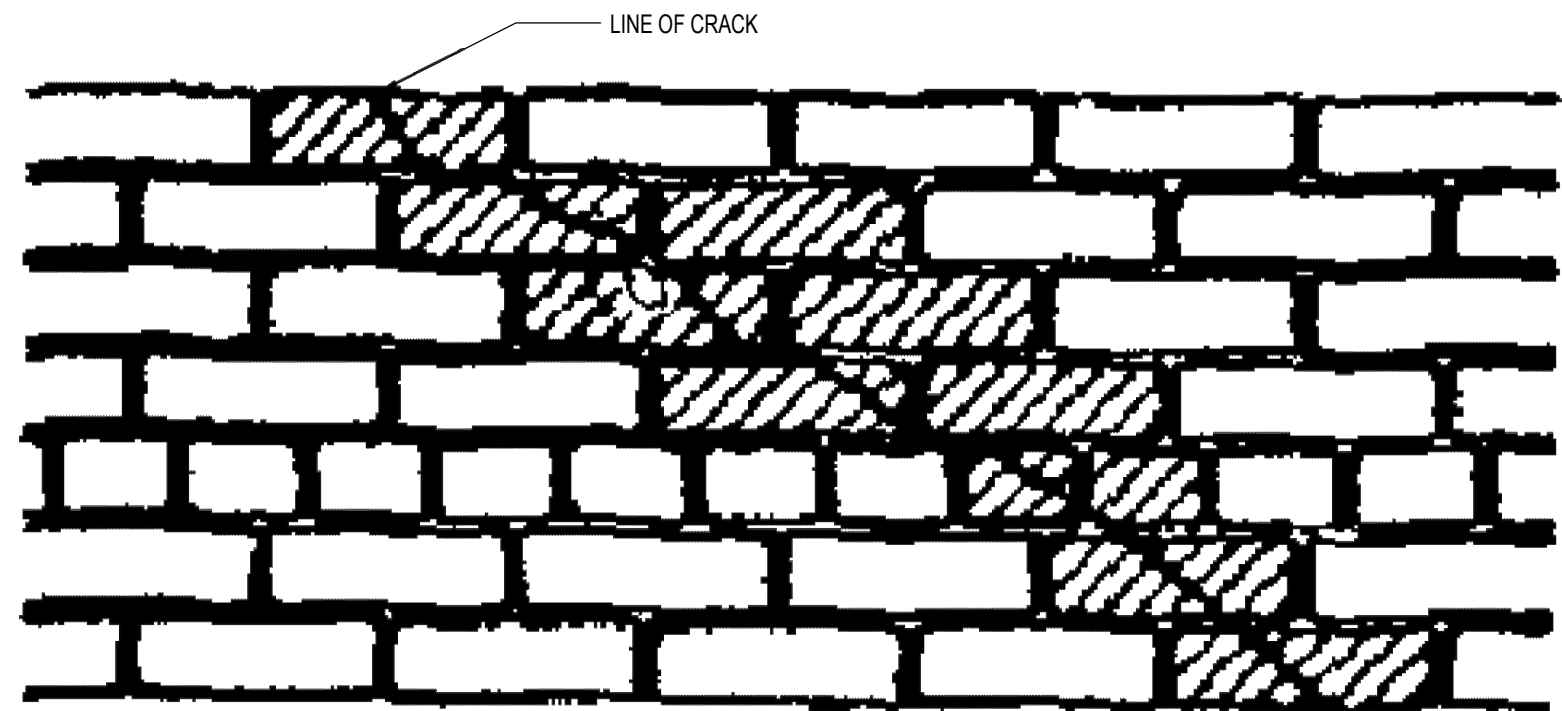
NOTE: AT HORIZONTAL CRACK, THE REPLACEMENT OF BRICKS SHALL BE
PERFORMED IN SECTIONS OF 3'-0\"/>

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
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:

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

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