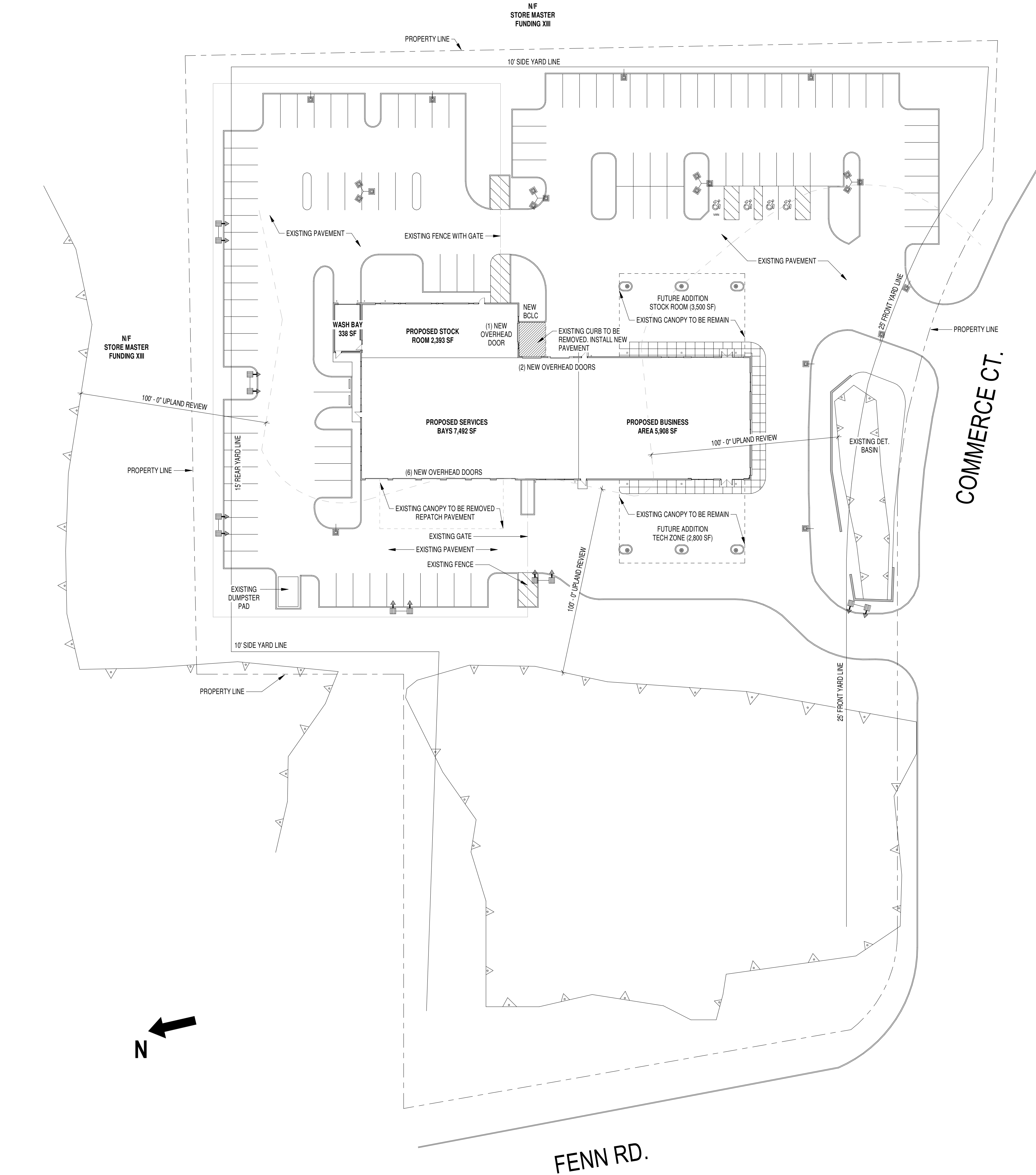


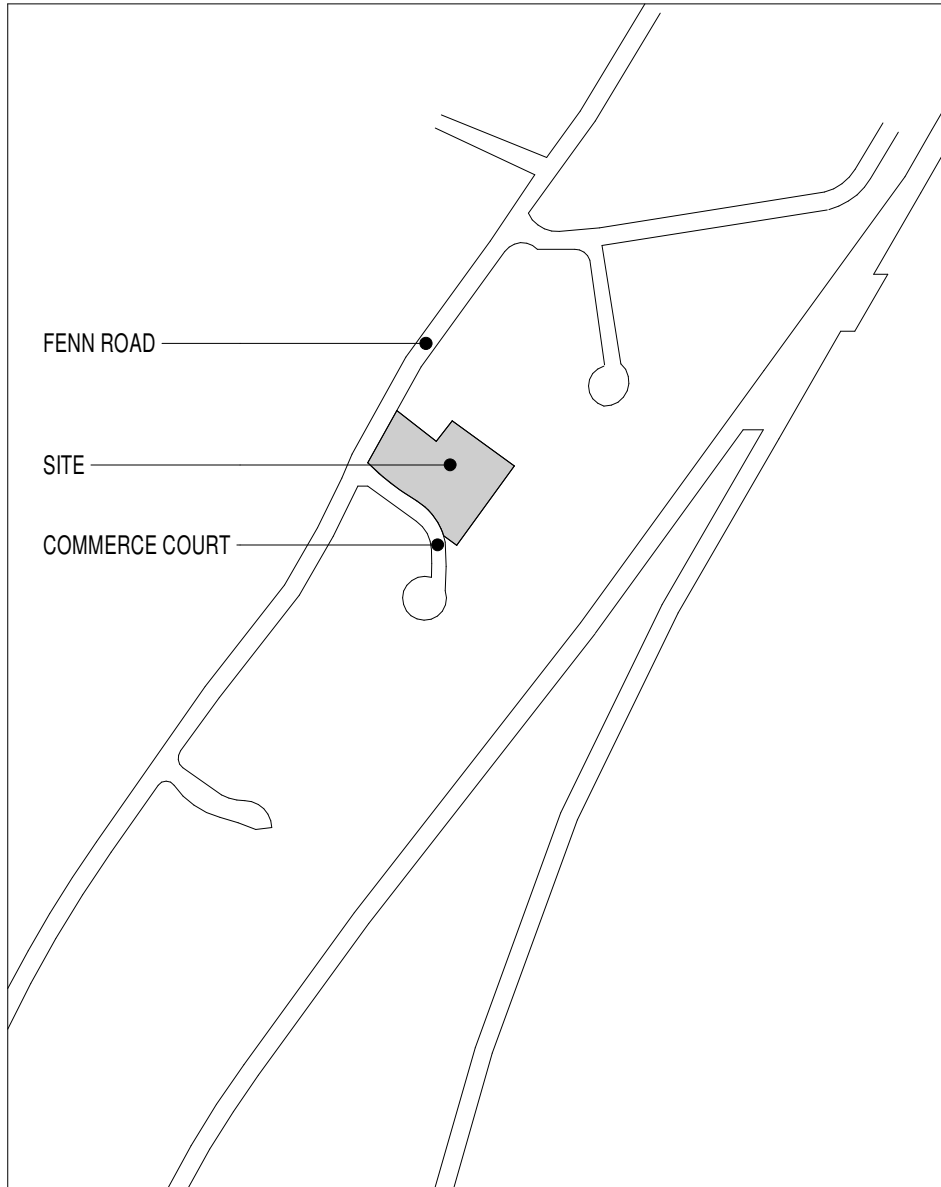


1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

ZONING DATA TABLE		
40 COMMERCE COURT ZONE: I		
	REQUIRED	EXISTING (NO CHANGES)
LOT AREA	20,000 SF	187,933 SF
LOT FRONTAGE	70 FT	449'-7" FT
FRONT YARD	25 FT	78'-10" FT
SIDE YARD	10 FT	107'-4" FT
REAR YARD	15 FT	76'-0" FT
BUILDING AREA	-----	22,431 SF
BUILDING HEIGHT	3 STORIES/45'	1 STORY / 21'-4" FT
BUILDING COVERAGE	-----	11.93%
REQUIRED PARKING:		
SERVICE 3/BAY = 13(3) = 39		
OFFICE AREA = 5,908 SF / 1,000 (5) = 30		
WAREHOUSE AREA = 2,393 SF / 1,000 (3) = 8		
FUTURE ADDITION:		
FUTURE TECH ZONE: 3/BAY = 3(3) = 9		
FUTURE STOCK ROOM - WAREHOUSE AREA: 3,500 SF / 1,000 (3) = 11		
TOTAL PARKING REQUIRED = 97 (4 HANDICAP)		
TOTAL PARKING PROVIDED = 114 (4 HANDICAP)		

REQUIRED PARKING LOT LANDSCAPING:
EXISTING PAVEMENT AREA: 71,257 SF
10% REQUIRED LANDSCAPE AREA = 7,125
LANDSCAPE AREA PROVIDED = 8,488 (11.9%)

LEGEND	
	WELAND LIMIT
	PROPERTY LINE



LOCATION MAP

DATE	ISSUE
4.9.2025	PROPOSED DESIGN

REVISIONS		
NO	DATE	DESCRIPTION



107 Old Windsor Road
Bloomfield, Connecticut.06002
Telephone: (860) 242-8586
FAX (860) 242-8587

CONSULTANTS:

PROJECT NAME:
**ATTENTION TO DETAIL
RENOVATION**

**40 COMMERCE COURT
NEWINGTON, CT**

DRAWING TITLE:
SITE PLAN

SEAL	
ENGINEER: FB	
ARCHITECT:	
PROJECT MGR:	
DRAFTED BY: RT	

A-100



REVISIONS		
NO	DATE	DESCRIPTION



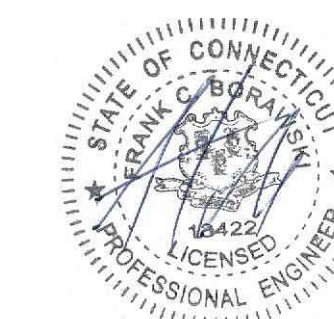
107 Old Windsor Road
Bloomfield, Connecticut 06002
Telephone: (860) 242-8586
FAX (860) 242-8587

CONSULTANTS:

PROJECT NAME: **ATTENTION TO DETAIL RENOVATION**

40 COMMERCE COURT
NEWINGTON, CT

DRAWING TITLE:
PROPOSED FLOOR PLAN



ENGINEER: FB
ARCHITECT:
PROJECT MGR
DRAFTED BY:

A-101

DATE	ISSUE
4.9.2025	PROPOSED DESIGN

REVISIONS		
NO	DATE	DESCRIPTION



107 Old Windsor Road
Bloomfield, Connecticut.06002
Telephone: (860) 242-8586
FAX (860) 242-8587

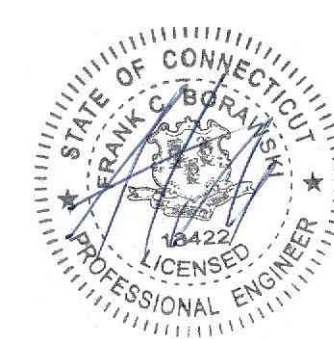
CONSULTANTS:

PROJECT NAME:
**ATTENTION TO DETAIL
RENOVATION**

**40 COMMERCE COURT
NEWINGTON, CT**

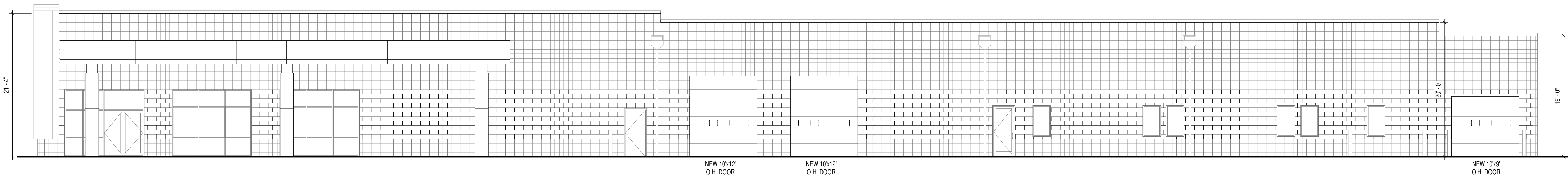
DRAWING TITLE:
EXTERIOR ELEVATIONS

SEAL

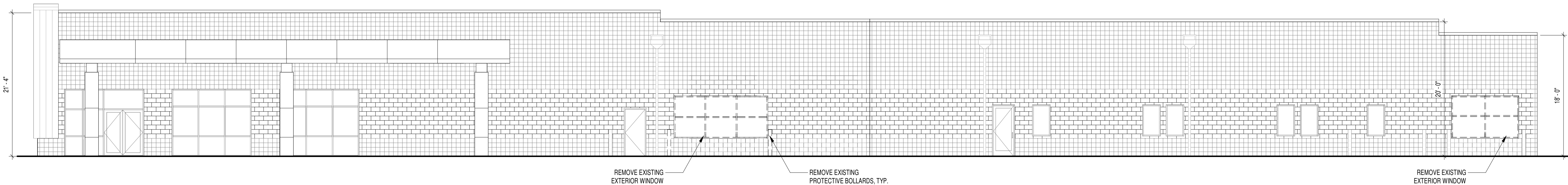


ENGINEER: FB
ARCHITECT:
PROJECT MGR:
DRAFTED BY: RT

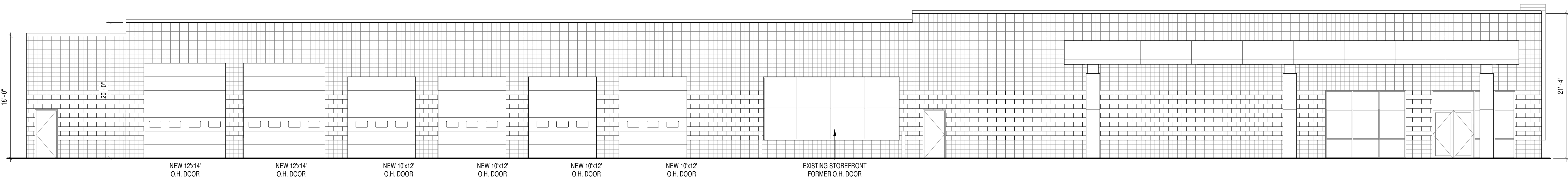
A-500



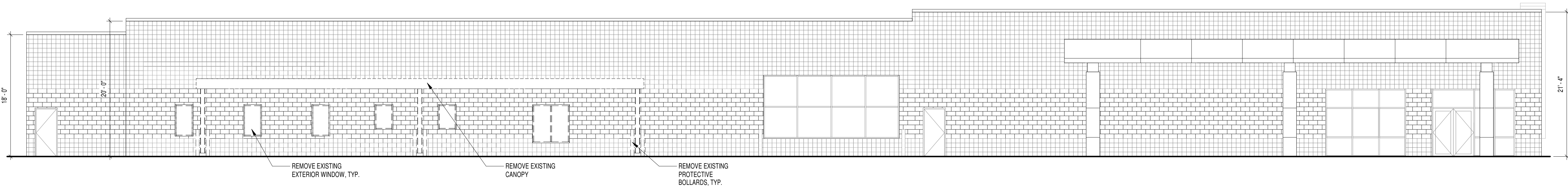
4 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"



3 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"



1 NORTH ELEVATION - EXISTING
1/8" = 1'-0"

