

# 226, 230, 238, NORWICH RD., PLAINFIELD, CT

## Redevelopment: Medical, Office, Flex



**FOR SALE OR LEASE  
CALL FOR  
PRICING**

- ⇒ Total Acres: 34.06
- ⇒ Public Water & Public Gas
- ⇒ Zone: C-I Commercial Industrial
- ⇒ Allowed Uses:
  - Medical Facility
  - Cannabis Cultivation & Sales
  - Distribution
  - Special Education
  - Office
  - Flex space
  - Retail
  - Warehouse
  - Manufacturing

### Proposed Changes

- ⇒ New City gas heat & central AC
- ⇒ New building exteriors
- ⇒ New roofs
- ⇒ New windows
- ⇒ New asphalt
- ⇒ New landscaping

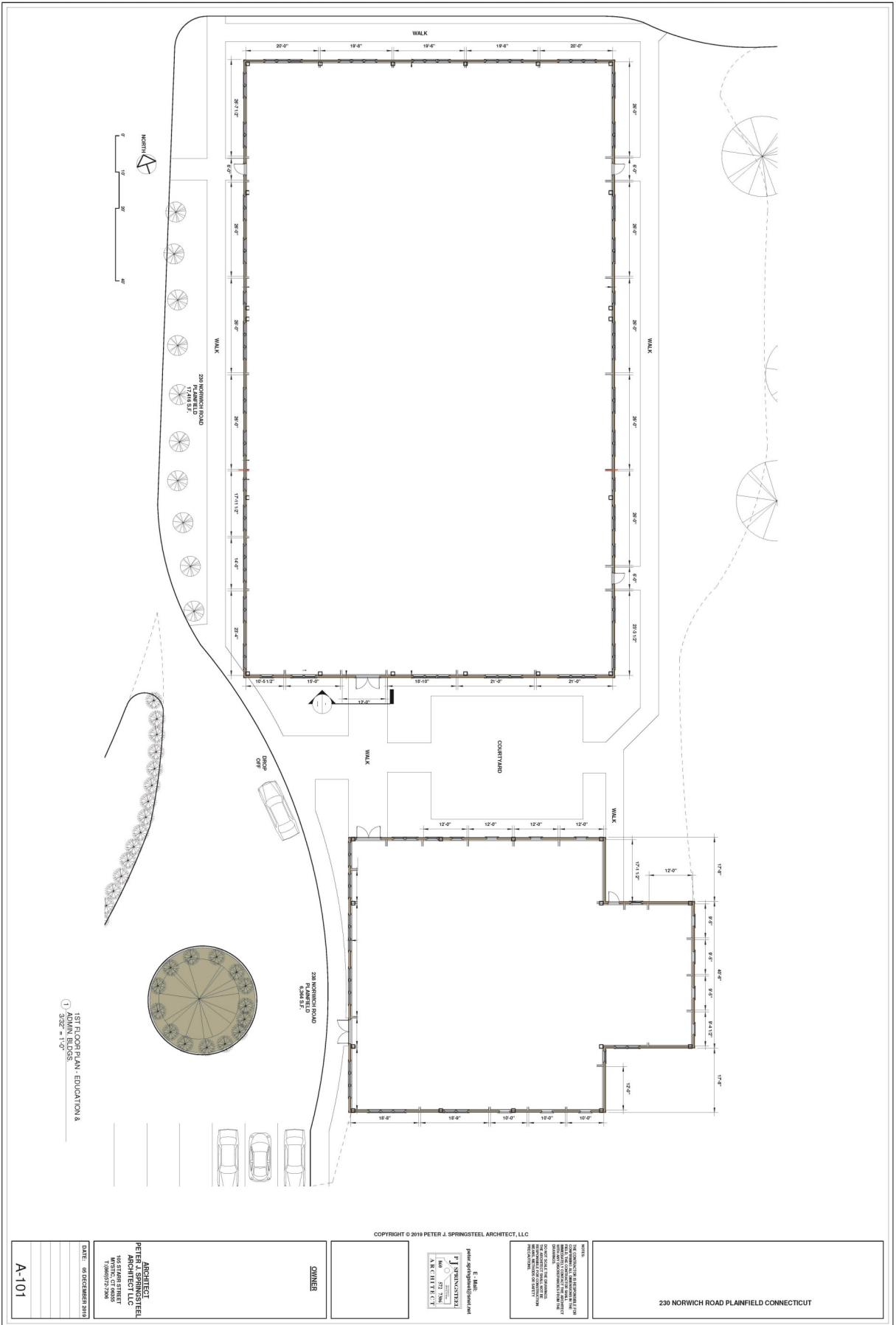
Demographics	10 Miles	15 Miles	25 Miles
Total Population	67,575	144,618	777,714
Total Households	25,630	55,668	293,503
Average Household Income	\$83,506	\$86,340	\$91,805

# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**  
[www.LymanRE.com](http://www.LymanRE.com)

### RON LYMAN

Main Office:  
 1160 Boston Post Rd.  
 Westbrook, CT 06498  
 Mailing Address:  
 73 Second Ave.  
 Westbrook, CT 06498  
 860-887-5000 x1 Office  
 860-884-4666 Cell  
[ronl@lymanre.com](mailto:ronl@lymanre.com)



DATE: 06 DECEMBER 2010  
 A-101

**ARCHITECT**  
**PETER J. SPRINGSTEEL**  
 105 STEWART STREET  
 WESTFIELD, CT 06097  
 407-875-2500

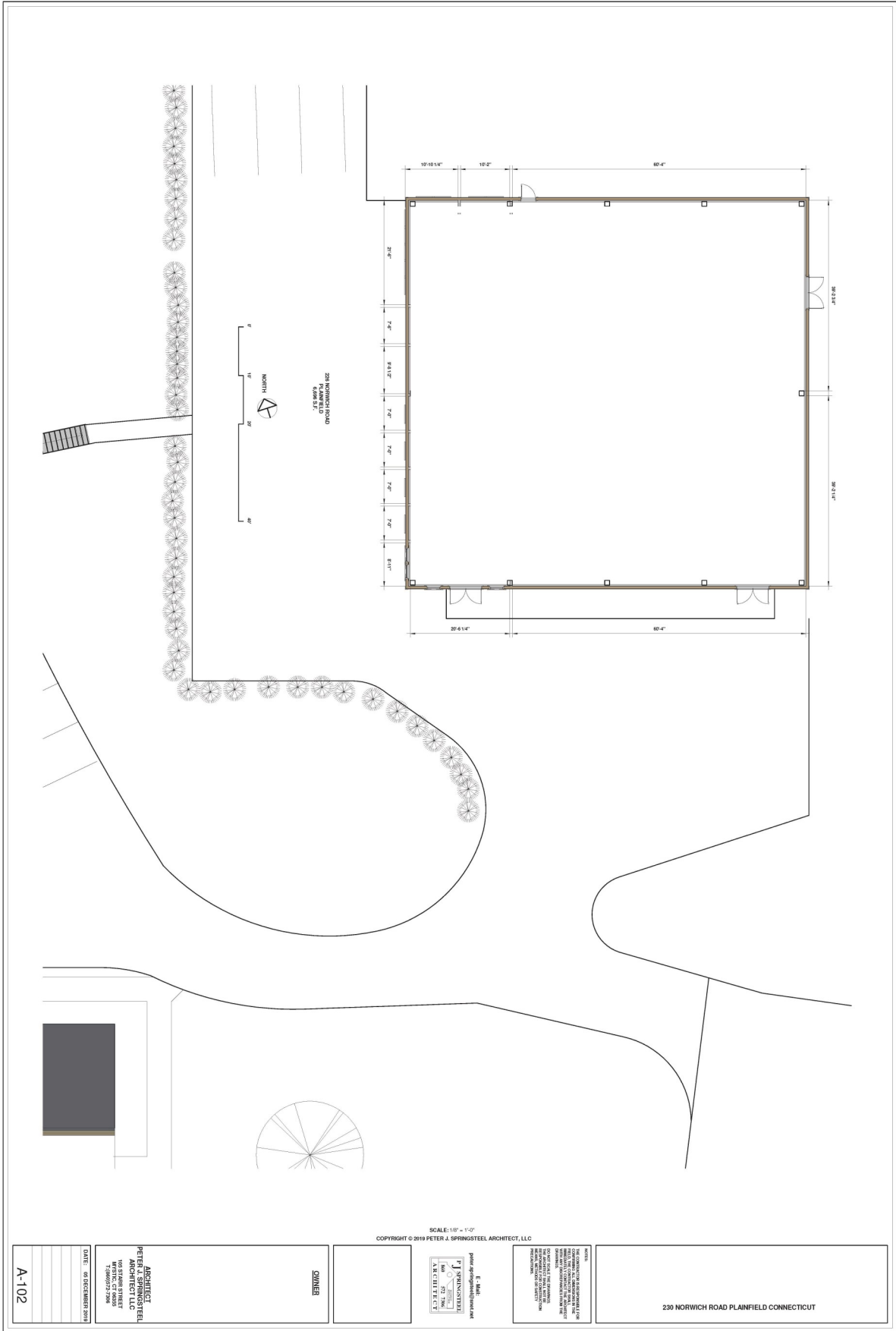
**OWNER**

E-MAIL:  
 peter.springsteel@pja.com  
**PETER J. SPRINGSTEEL**  
 105 STEWART STREET  
 WESTFIELD, CT 06097  
**ARCHITECT**

**NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL WALLS ARE 12\"/>

230 NORWICH ROAD PLAINFIELD CONNECTICUT

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

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Project: 230 NORWICH ROAD  
 230 NORWICH ROAD  
 PLAINFIELD, CT 06460

DATE: 12/13/19  
 12/13/19

OWNER

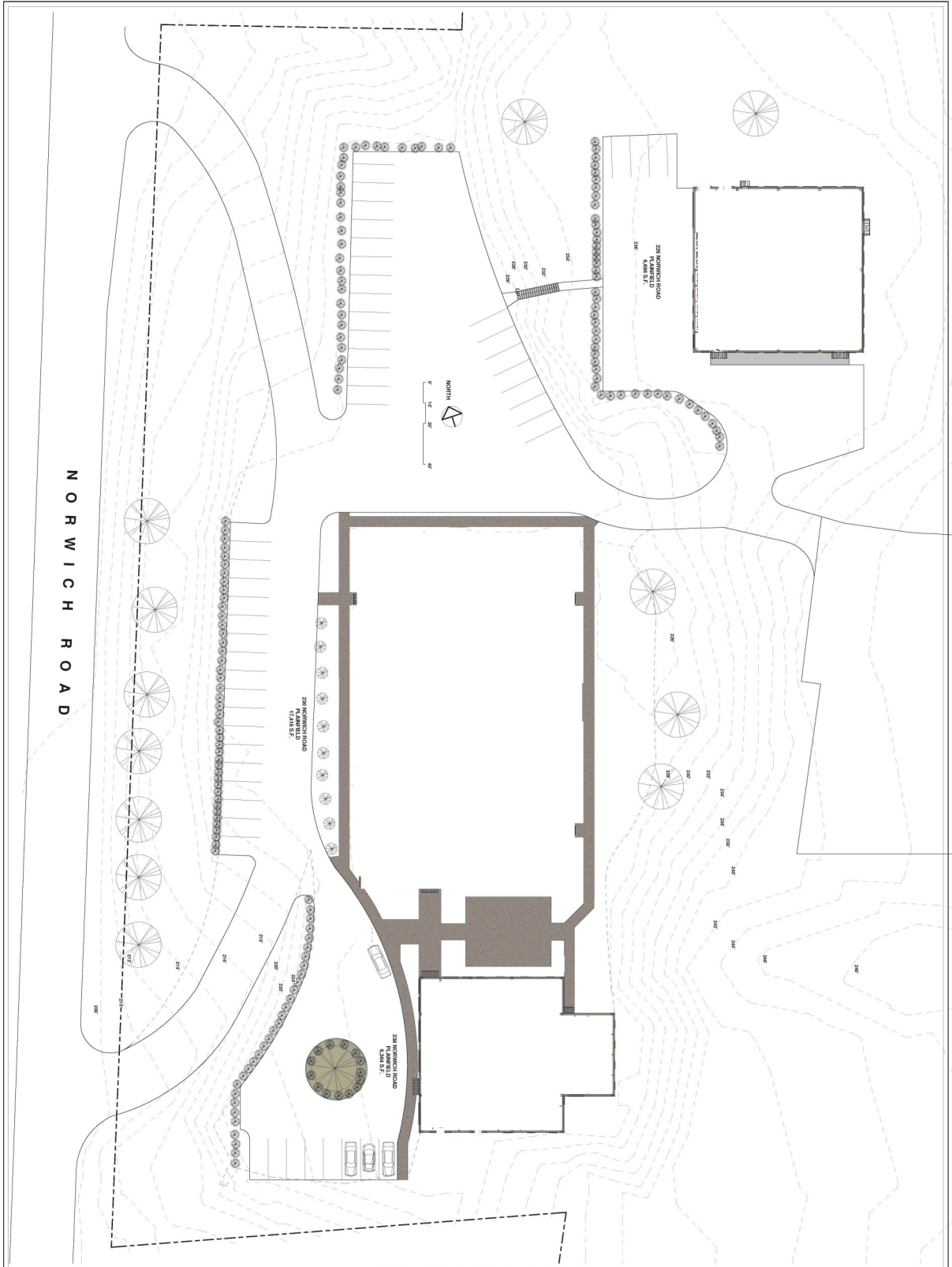
ARCHITECT  
 PETER J. SPRINGSTEEL  
 105 STATE STREET  
 WYOMING, CT 06498  
 (860) 273-7300  
 peter@springsteel.com

DATE: 06/06/2019

A-102

230 NORWICH ROAD PLAINFIELD CONNECTICUT

NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.  
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.  
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE.



# SITE PLAN

SCALE: 1" = 20'-0"

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S-101

DATE: DECEMBER 2019

ARCHITECT  
**PETER J. SPRINGSTEEL**  
 ARCHITECT LLC  
 100 STATE ST. SUITE 200  
 FARMINGTON, CT 06030  
 TEL: 860.675.2900

OWNER  
 [Blank]

REGISTERED PROFESSIONAL ARCHITECT  
**PETER J. SPRINGSTEEL**  
 No. 17000  
 State of Connecticut  
 License Expires 12/31/2021

NOTES:  
 1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.  
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.  
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND CONNECTIONS.  
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING INFORMATION AND CONNECTIONS.  
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL INFORMATION AND CONNECTIONS.  
 6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORIC PRESERVATION INFORMATION AND CONNECTIONS.  
 7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL RECORD INFORMATION AND CONNECTIONS.  
 8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION INFORMATION AND CONNECTIONS.  
 9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE INFORMATION AND CONNECTIONS.  
 10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY OPERATIONAL INFORMATION AND CONNECTIONS.

230 NORWICH ROAD PLANFIELD CONNECTICUT

# 3D Views



## 3D VIEWS

THE  
CREATING THE ENVIRONMENT

NO. 1000000000			
A-105			

# Building Elevations

The image displays eight architectural elevations of a building, arranged in two rows of four. Each elevation is oriented vertically on the page. The elevations are:

- Top Row (Left to Right):**
  - North Elevation: Shows a long facade with a series of windows and a small entrance on the left side.
  - South Elevation: Shows a similar facade with a different window arrangement and a small entrance on the left.
  - East Elevation: Shows a shorter facade with a prominent entrance on the left and a series of windows.
  - West Elevation: Shows a long facade with a series of windows and a small entrance on the right side.
- Bottom Row (Left to Right):**
  - Section A-A: A cross-section showing the building's profile, including a pitched roof on the right side.
  - Section B-B: A cross-section showing a long, narrow profile with a flat roof.
  - Section C-C: A cross-section showing a profile with a pitched roof on the left side.
  - Section D-D: A cross-section showing a long, narrow profile with a flat roof.

Each elevation includes a north arrow pointing to the right and a scale bar below it. The building has a light-colored, vertically-ribbed facade and blue-tinted windows.

<p>Architectural Firm Logo</p>	<p>Project Name</p>	<p>Scale</p>	<p>North Arrow</p>	<p>Section Labels</p>	<p>Project Information</p>
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