

#### DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 38-40 Hungerford Street, Hartford, CT 06106

For consideration: January 20, 2021

#### STAFF REPORT

To: HARTFORD PRESERVATION COMMISSION

**FROM:** Autumn Florek, Senior Planner

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**PROJECT:** 38-40 Hungerford Street

PARCEL ID: 225-435-070

ENERGOV ID: COMM-2021-0309

**ZONE:** NX-3 **HISTORIC DISTRICT:** Frog Hollow National Historic District

Type: Article XII Historic Preservation Commission

Sec. 28-170 through 28-221

**APPLICANT:** Infinity Office Interiors, LLC c/o Martin Gedek

**OWNER:** Connecticut Conference of Municipalities



Figure 1: Location Map

#### **BACKGROUND INFORMATION**

The subject structure is a 'half perfect six' at 38-40 Hungerford Street. The subject property is a contributing property in the Frog Hollow National Historic District. According to the Hartford Architecture Conservancy's 1980 survey, the subject structure was built in approximately 1890. The original front porch and steps have been removed. The current porch is enclosed by a metal railing installed on top of a concrete slab and steps.



Figure 1: 38-40 Hungerford Street, Staff Photo, January 10, 2021



Figure 2: Existing Front Porch, Staff Photo, January 10, 2021

**Proposed Project:** The Applicant proposes to demolish the existing porch and replace it with a concrete porch with a wheelchair lift. The proposed lift would be installed on top of a concrete landing. The Applicant proposes to install a 5' wide concrete sidewalk that would provide access to the lift.

The proposed porch would be similar to the existing porch. To provide proper access, the proposed porch would have the same height as the existing porch (4 ft 2 5/8 in). The width and depth of the proposed porch, 7 ft 10 in and 21 ft 9 in, would be almost identical to those of the existing porch, or 7 ft 8 ½ in and 21 ft 8 in, respectively. The proposed stairs would have the same width and location as the existing stairs.

The proposed railing would be comprised of vertical metal balusters. The Applicant initially submitted elevations that showed a tube railing. Staff recommended that they install a balustrade railing which are typically installed on porches and stairs in Frog Hollow. The 3.5 ft railing proposed would be slightly higher than the 3 ft railing that exists now to comply with the building code. To provide access to the porch, the railing would have a 4 ft opening at the railing to provide access to and from the wheelchair lift.

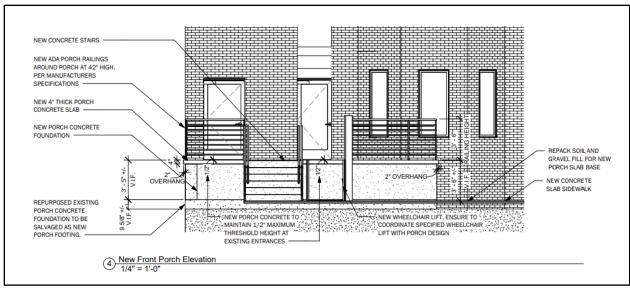


Figure 3: Elevation of Proposed Front Porch, Originally Submitted by Applicant

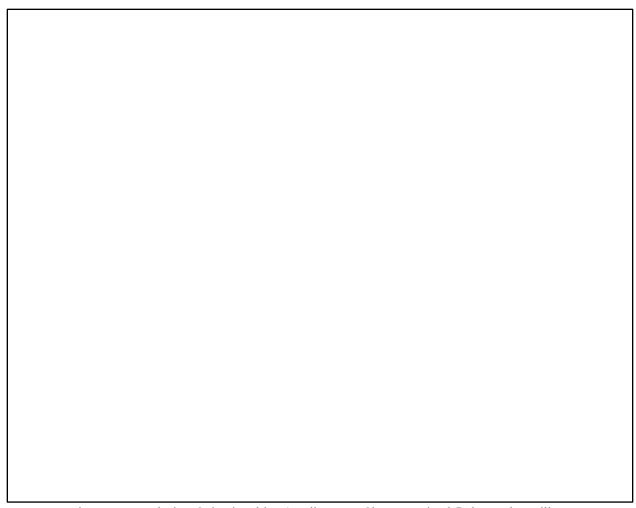


Figure 4: Rendering Submitted by Applicant to Show Revised Balustrade Railing

#### **LEGAL STANDARD**

The Commission reviews and acts upon all applications for Document of Suitability. No person or entity may, without first applying and obtaining the approval of the Commission, file an application for a demolition permit, or for a building permit for any protected property as designated in the Historic Preservation Ordinance Sec. 28-219.

#### STANDARDS SPECIFIC TO THE USE

The commission shall adopt the Secretary of the Interior's Standards for Rehabilitation and the City of Hartford's Guidelines for Renovations and Additions to Historic Buildings.

The following sections of the *Guidelines for* Renovations are relevant:

- o Entrances and Porches, page 22:
  - "Recommended: Retain and repair porches."
  - "Recommended: Replace missing porch features."
  - "Not Recommended: Removing porches and not replacing them."
  - "Not Recommended: Applying inappropriate new materials."
- o Designing Alterations and Additions, page 28:
  - "Massing: Avoid single massive forms which are not compatible with the original building's massing. Try to relate the addition to the type and variety of original forms and their composition."
  - "Location: Avoid additions which obscure and/or damage the original building's features."

#### **FINDING OF FACTS**

CURRENT USE: Office Proposed USE: Office

YEAR BUILT: c. 1890 STYLE: Half Perfect Six

Particular mention in Historic nomination: The site is a contributing property of the Frog Hollow National Historic District. The nomination did not specifically mention the property beyond that, it did note the importance of the brick multifamily structures to Frog Hollow as a whole. It notes that notes that development boomed especially between 1880 and 1896, when "brick dwellings with wood trim filled in the southern and northern ends of the district." The nomination goes on to state that by "1909 about 247 perfect sixes and triple-deckers" had been built in the neighborhood.

**Current Conditions:** The structure is significantly altered. The front concrete porch and metal railings are non-historic. The original entrance – and the windows that were once above it - have been

removed and replaced with a contemporary entrance and a vertical band of windows and paneling. The masonry appears to be well-maintained.

**Nearby Conditions:** This block of Hungerford Street is lined mostly with three-story brick residential structures, including several half perfect sixes. These structures were built in the 1890s, have front porches and have railings with balusters. These structures appear generally to be in good or fair condition. Most of the front porches, however, had features that were missing or had elements that were made of materials introduced in the twentieth century. Some of the porches had elements derived from concrete including the steps, flooring, and structural supports.



Figure 5: Half Perfect Sixes on East Side of Street, Staff Photo, January 10, 2021



Figure 6: Brick Dwellings on West Side of Street, Staff Photo, January 10, 2021

<u>COMMENTS RECEIVED</u> (None received as of January 14, 2020)

#### **ANALYSIS**

The subject structure has been altered in several ways since it was first constructed. The front porch, which has a metal railing and is made of concrete, is one of the more notable alterations. The Applicant proposes to demolish the existing porch and replace it with a similar porch. Like the existing porch, the proposed porch would consist mainly of a metal balustrade railing and a concrete slab foundation. The height, depth and width of the proposed porch and its individual elements would also be similar, if not identical to the dimensions of the existing porch.

The proposed wheelchair lift would introduce some changes to the structure. Unlike the existing porch, the proposed porch would have a gap in the metal rail enclosing it. The lift, though, would be installed next to the front steps. When viewed from the street, the effect would be a single opening to allow passage to the entrance. The lift would obstruct only a small part of the non-historic concrete slab. Staff believes that the lift would not diminish the structure's historical value.

#### **STAFF RECOMMENDATION**

Staff recommends approval of this application.

#### **ATTACHMENTS**

- Completed and signed application form.
   Photographs submitted by the Applicant.
   Photographs taken by Staff.
   Plans and elevations.

- 5. Rendering of revised design.

REVIEWED,	
Aimee Chambers, Director	



# Connecticut Conference of Municipalities CCM

**infinity**group

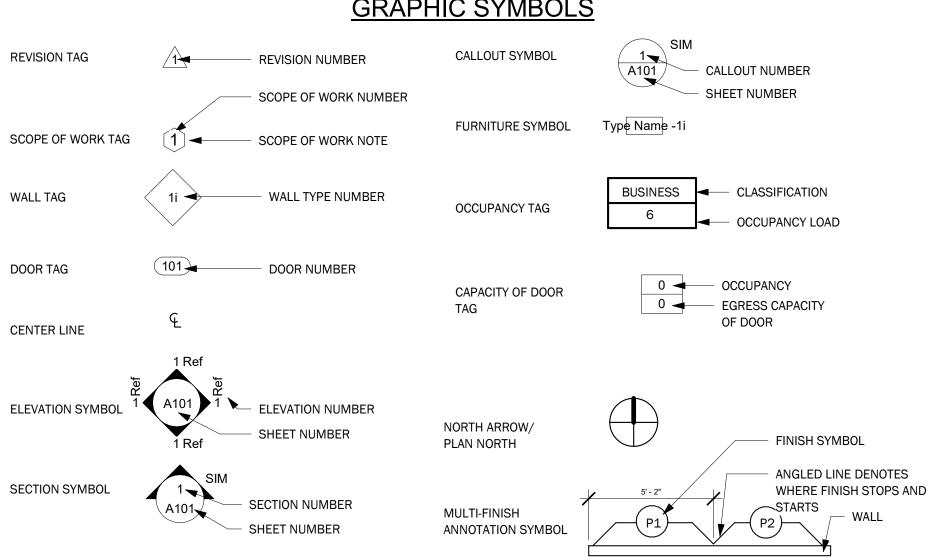
## 40 Hungerford Street, Hartford, CT 06106

### ABBREVIATIONS & DEFINITIONS

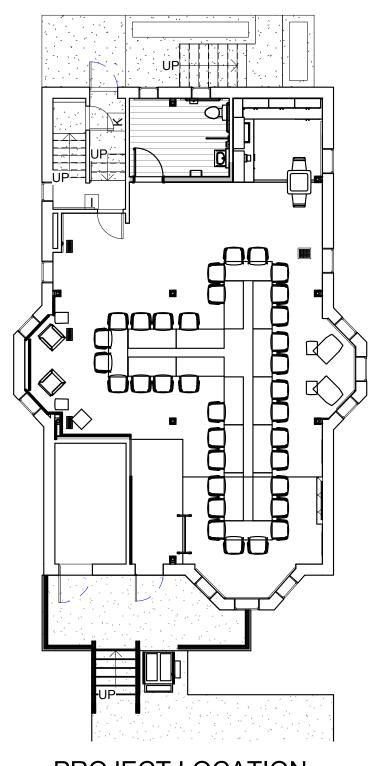
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ш	POLIND OD NIJMBED		
#	POUND OR NUMBER	IDOMB	IMPACT DECICTANT CVDCUM WALL DOADD
&	AND	IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
@	AT	ILO	IN LIEU OF
ACT	ACOUSTIC CEILING TILE	INSUL	INSULATED OR INSULATION
AD	AREA DRAIN	INT	INTERIOR
AFF	ABOVE FINISHED FLOOR	LAM	LAMINATE
ALUM	ALUMINUM	LO	LOW
ANOD	ANODIZED	LVT	LUXURY VINYL TILE
B-CAB	BASE CABINET (MILLWORK)	MAX	MAXIMUM
BSMT	BASEMENT	MO	MASONRY OPENING
BYND	BEYOND	MECH	MECHANICAL
BOT	BOTTOM	MEMBR	MEMBRANE
CAB	CABINET (MILLWORK)	MIN	MINIMUM
CIP	CAST IN PLACE	MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOAF
CHNL	CHANNEL	MTL	METAL
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLR	CLEAR	NOM	NOMINAL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OH	OPPOSITE HAND
COMPR	COMPRESSIBLE	OZ DOO	OUNCE DDF CAST CONCDETE
CONC	CONCRETE	PCC	PRE-CAST CONCRETE
CONT	CONTINUOUS	PLUMB	PLUMBING
CPT	CARPET (BROADLOOM OR TILE)	PLYD	PLYWOOD
CT	CERAMIC OR PORCELAIN HARD SURFACE TILE	PT	PRESSURE TREATED
CTYD	COURTYARD	PNT	PAINT OR PAINTED
DBL	DOUBLE	PVC	POLYVINYL CHLORIDE
DEMO	DEMOLISH OR DEMOLITION	RBR	RUBBER
DIA	DIAMETER	RCP	REFLECTED CEILING PLAN
DIM	DIMENSION	RD	ROOF DRAIN
DIMS	DIMENSIONS	REQD	REQUIRED
DN	DOWN	RF	RESILIENT FLOORING
DPL	DOOR PULL	RM	ROOM
DR	DOOR	SIM	SIMILAR
DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION
EA	EACH	SPK	SPRINKLER OR SPEAKER
EJ	EXPANSION JOINT	SSTL	STAINLESS STEEL
EL	ELEVATION	STC	SOUND TRANSMISSION COEFFICIENT
ELEC	ELECTRICAL	STL	STEEL
ELEV	ELEVATOR OR ELEVATION	STRUCT	STRUCTURE OR STRUCTURAL
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)	T&G	TONGUE AND GROOVE
EQ	EQUAL	TELE	TELEPHONE
ETR	EXISTING TO REMAIN	TLT	TOILET
EXIST	EXISTING	TO	TOP OF
EXP JT	EXPANSION JOINT	TOC	TOP OF CONCRETE
EXT	EXTERIOR	TOS	TOP OF STEEL
FD	FLOOR DRAIN OR FIRE DEPARTMENT	TPD	TOILET PAPER DISPENSER
FEC	FIRE EXTINGUISHER CABINET	T/D	TELEPHONE/DATA
FIXT	FIXTURE	ΤΥΡ	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FM	FILLED METAL	U/S	UNDERSIDE
FO	FACE OF	VIF	VERIFY IN FIELD
FND	FOUNDATION	VP VCT	VISION PANEL
GA	GALVANIZER	VCT	VINYL COMPOSITE TILE
GALV	GALVANIZED	W-CAB	WALL CABINET (MILLWORK)
GWB	GYPSUM WALL BOARD	WB	WALL BASE
HC	HOLLOW CORE	WC	WATERCLOSET
HI	HIGH	WCV	WALLCOVERING
HM	HOLLOW METAL	W/	WITH
HP	HIGH POINT	WD	WOOD
HR	HOUR		
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING		
	IMPACT DESIGNANT CODELIM WALL BOARD		

#### **GRAPHIC SYMBOLS**

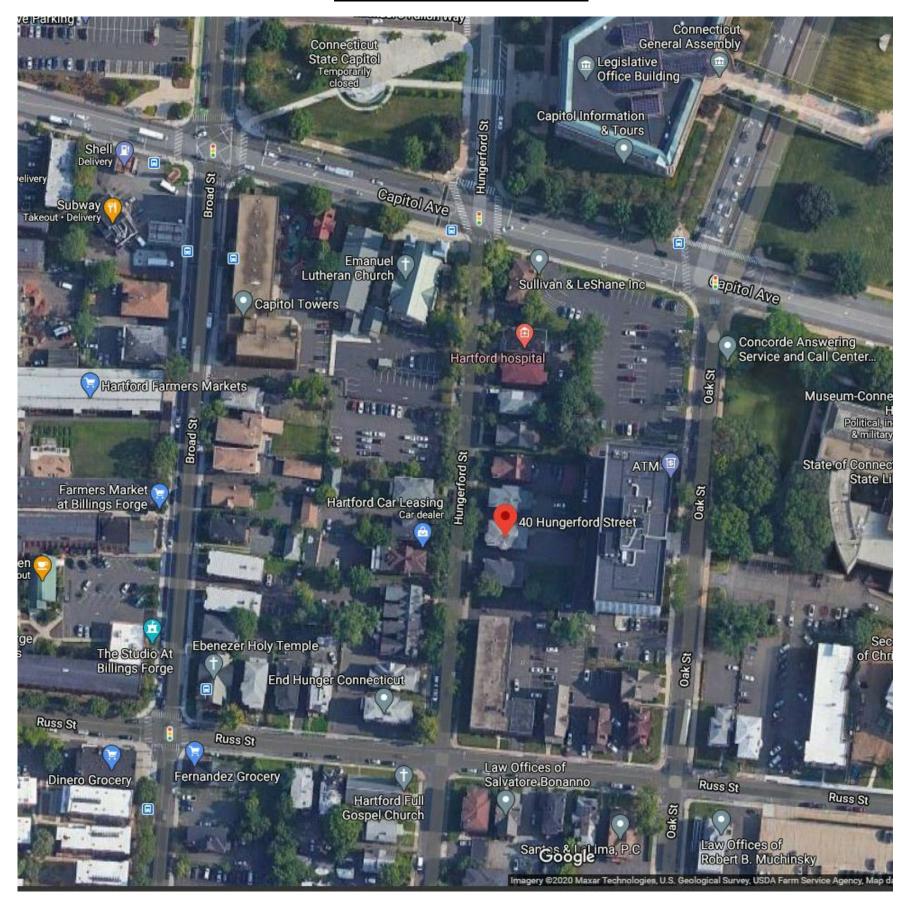
IMPACT RESISTANT GYPSUM WALL BOARD



### SCOPE OF WORK PLAN



**PROJECT LOCATION** 



#### SHEET LIST

	1. Sheet List
Sheet Number	<u>Sheet Name</u>
GENERAL	
101	Coversheet
102	Egress Plan
104.1	Specifications
104.2	Specifications
STRUCTURAL	
S-101.1	Existing Basement Ceiling Framing Plan
S-101.2	Existing First Floor Structural Framing Plan
S-101.3	New Construction Basement Structural Plan
S-101.4	New Construction First Floor Structural Plan
ARCH	
A-100	Front Porch Renovation and Accessibility Upgrade
A-101	Existing Floor Plan
A-102	Demolition Plan
A-103	Construction Details
A-104	New Construction Floor Plan
A-106	Reflected Ceiling Plan-Demolition
A-107	Reflected Ceiling Plan-New
A-108	Elevations
A-108.1	Elevations
A-108.2	Sections
A-108.3	Misc Details
A-109	Finish Plan
A-109.1	Finish Schedule
A-110	Furniture Plan
A-202	Door and Equipment Schedule
ELEC	
EP-101	Electrical and Plumbing Demolition Plan
EP-102	Electrical and Plumbing New Construction Plan
MECH	
M-101	Mechanical Demolition and New Construction Plan

### **BUILDING CODE INFORMATION**

1.	USE GROUP (302.1)	B (BUSINESS)
	BUILDING TYPE	TYPE V
2.	FIRE PROTECTION SYSTEMS (602.1)	NOT SPRINKLERED
3.	OCCUPANCY LOAD (1004.5)	
	USABLE SQUARE FOOTAGE (CONSTRUCTION AREA)	1126
	BUILDING AREA	1126 SF / 100= 12
	TOTAL OCCUPANT LOAD	12
	EGRESS INFORMATION (1006.3.2)	
4.	REQUIRED EXITS	1
	PROVIDED EXITS	2
	LONGEST PATH OF TRAVEL	53'-0"
	LEVEL WITHIN BUILDING	FIRST FLOOR
	FIXTURE INFORMATION (2902.1)	
5.	SINKS PER CODE	1
	SINKS PROVIDED	1
	TOILETS PER CODE	1
	TOILETS PROVIDED- UNISEX	1

NOTE: SEPARATE PLBG FACILITIES NOT REQUIRED PER CODE SECTION 2902.2 - EXCEPTION 2.

2018 CONNECTICUT STATE BUILDING CODE, 2015 IBC, 2015 IPC, 2015 IMC, 2015 IFC, 2017 NEC (NFPA 70)



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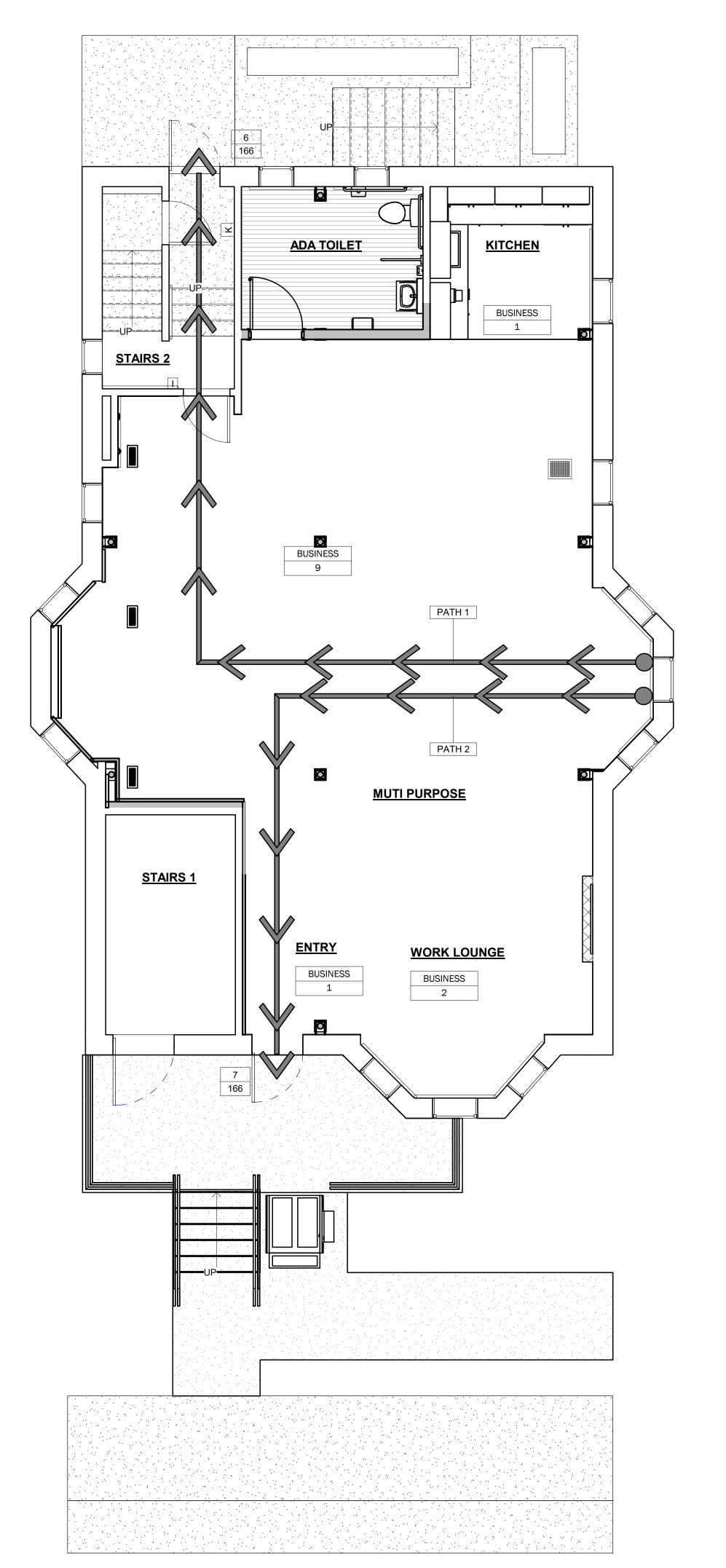
40 Hungerford Street, Hartford, CT 06106 PROJECT NO: Project Number

Coversheet

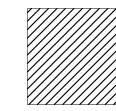
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As indicated

Author



#### Egress Notes



Hatch Area denotes area not in scope of work

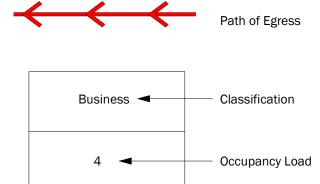
- 1. ALL WORK OF THIS PROJECT SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES. ALL CONTRACTORS PERFORMING WORK ON THE PROJECT SHALL BE RESPONSIBLE FOR KNOWING THE QUALITY AND PUBLIC SAFETY REGULATIONS SET FORTH IN THESE GOVERNING CODES AND ALL OTHER APPLICABLE REGULATIONS OF LOCAL AND STATE AGENCIES HAVING JURISDICTION OVER THE WORK OF THIS PROJECT.
- 2. MAIN EXIT AISLES SERVING 50 OR MORE OCCUPANTS SHALL BE A MINIMUM OF 44" IN WIDTH & SECONDARY AISLES SHALL BE A MINIMUM OF 36" IN WIDTH.
- 3. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITH A SINGLE EFFORT WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- 4. PROVIDE A TACTILE EXIT SIGN ADJACENT TO EGRESS DOORS IN COMPLIANCE WITH CONNECTICUT ACCESSIBILITY STANDARDS. SIGNS SHALL READ, "EXIT" AND SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE 1" TALL LETTERS RAISED 1/32" ABOVE THE SIGN BACKGROUND. SIGNS SHALL BE MOUNTED 48" A.F.F. TO CENTERLINE OR AT LOCATIONS AS APPROVED BY THE LOCAL BUILDING OFFICIAL.
- 5. PROVIDE MAXIMUM OCCUPANCY SIGN AND POST PER LOCAL CODE AT MAIN ENTRANCE AREA. CONTRACTOR SHALL CLARIFY MAX. OCCUPANCY LOAD AND SIGNAGE REQUIREMENTS WITH LOCAL INSPECTOR.
- 6. PROVIDE 10 LB. A,B,C, MULTI-PURPOSE FIRE EXTINGUISHERS AS REQUIRED BY AUTHORITY HAVING JURISDICTION. FIELD VERIFY & COORDINATE EXACT QUANTITY AND LOCATIONS w/LOCAL FIRE PREVENTION BUREAU HAVING JURISDICTION OVER THE
- 7. MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.

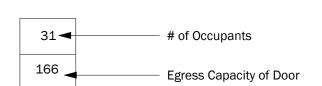
Code Data Notes

- 1. A value of 0.2 inches of width per occupant has been used to calculate door and corridor egress capacity. In all cases, the actual clear opening of the doors and actual clear width of corridors is used. (Section 1005.3.2)
- 2. A value of 0.3 inches of width per occupant has been used to calculate stair egress capacity if applicable. (Section 1005.3.1)

DOOR CLEARANCE OPENING AND OCCUPANT TABLE

2'-6" DOOR = 27.25" / .2 = 136 OCCUPANTS 3'-0" DOOR = 33.25" / .2 = 166 OCCUPANTS 3'-4" DOOR = 37.25" / .2 = 186 OCCUPANTS 3'-6" DOOR = 39.25" / .2 = 196 OCCUPANTS 4'-0" DOOR = 45.25" / .2 = 226 OCCUPANTS PAIR 3'-0" DOORS = 67.5" / .2 = 337 OCCUPANTS PAIR 2'-8" DOORS = 59.5" / .2 = 297 OCCUPANTS PAIR 2'-6" DOORS = 55.5" / .2 = 277 OCCUPANTS





	2. Pa	th of Egress
Type Mark	Type	Length
PATH 1	Egress Path 1	53' - 0"
PATH 2	Egress Path 2	41' - 0"



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Revisions Construction 12/23/2020 Documents

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40 Hungerford Street, Hartford, CT 06106 PROJECT NO: Project Number

Egress Plan

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PLAN

NORTH

As indicated

1 Egress Plan 1/4" = 1'-0"

#### **Description of Requirements:**

Definition: "Cutting and patching" includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition.

Before Cutting and Patching any items required, obtain the Owner's designated Field Superintendent's approval to proceed.

#### Materials:

Except as otherwise indicated, or as directed by the Construction Team, use materials for cutting and patching that are identical to existing materials. If identical materials are not available, or cannot be used, use materials that match existing adjacent surfaces to the fullest extent possible with regard to visual effect. Use materials for cutting and patching that will result in equal-or-better performance characteristics than existing construction.

#### Execution:

Before cutting, examine the surfaces to be cut and patched and the conditions under which the work is to be performed. If unsafe or otherwise unsatisfactory conditions are encountered, take corrective action before proceeding with the work.

Before the start of cutting work, meet at the work site with all parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict between the various trades. Coordinate layout of the work and resolve potential conflicts before proceeding with the work.

#### Performance:

Cut the work using methods that are least likely to damage work to be retained or adjoining work. Where possible review proposed procedures with the original installer; comply with original installer's recommendations. Patch with seams which are durable and as invisible as possible. Comply with specified tolerances for the work. Where removal of walls or partitions extends one finished area into another finished area, patch and repair floor and wall surfaces in the new space to provide an even surface of uniform color and appearance. If necessary to achieve uniform color and appearance, remove existing floor and wall coverings and replace with new materials. Where patch occurs in a smooth painted surface, extend final paint coat over entire unbroken surface containing patch, after patched area has received prime and base

provide an even plane surface of uniform appearance.

Patch, repair or rehang existing ceilings as necessary to

#### SECTION 01340 - SHOP DRAWINGS, PRODUCT DATA & SAMPLES

#### Shop Drawings:

Present in a clear and thorough manner. Title each drawing with Project and Contract name and number; identify each element of drawings by reference to sheet number and detail, schedule, or room number of Contract

Identify field dimensions; show relation to adjacent or critical features or work or products. Minimum Sheet Size: Multiples of 11" X 17".

#### Product Data:

Documents.

Submit only pages which are pertinent; mark each copy of standard data to identify pertinent products, referenced to Specification Section. Show reference standards, performance characteristics, and capacities; wiring and piping diagrams and controls; component parts; finishes; dimensions; and related clearances. Modify manufacturer's standard schematic drawings and diagrams to supplement standard information and to provide information specifically applicable to the work. Delete information which is not applicable.

#### <u>Samples:</u>

Submit full range of manufacturer's standard finishes except when more restrictive requirements are specified, indicating colors, textures, and patterns, for Infinity Group selection. Submit samples to illustrate functional characteristics of products, including parts and attachments.

Label each sample with identification required by individual Specifications section.

**Construction Team Review:** 

Review submittals prior to transmittal; determine and verify field measurements, field construction criteria, manufacturer's catalog numbers, and conformance of submittal with requirements of Contract Documents.

Sign or initial each sheet of shop drawings and product data, and each sample label to certify compliance with requirements of Contract Documents. Notify Infinity Group of any deviations from requirements of Contract Documents.

Do not fabricate products or begin work which requires submittals until return of submittal with Infinity Group acceptance.

#### Submittal Requirements:

Submit number of copies of product data and manufacturer's instructions Construction Team requires, plus two copies which will be retained by the Infinity Group.

Submit number of samples specified in individual Specifications section.

Submit under Infinity Group accepted form transmittal letter. Identify Project by title and number. Identify work and product by Specifications section.

#### Infinity Group Review:

Infinity Group will review shop drawings, product data, and samples and return submittals within 30 days. The Infinity Group's stamp will read as follows:

NO EXCEPTION TAKEN means that fabrication, manufacture or construction may proceed, providing submittal complies with Contract Documents. Construction Team assumes sole responsibility for the required compliance. No response is required of the Construction Team.

MAKE CORRECTIONS NOTED means that fabrication, manufacture or construction may proceed, provided submittal is amended and resubmitted to comply with Infinity Group's notations and the Contract Documents, or the Construction Team confirms in writing that he will do so. If for any reason, Construction Team cannot confirm compliance with notations, Construction Team shall resubmit as described for submittals stamped "Rejected".

REJECTED means that submittal does not comply with Contract Documents, and that fabrication, manufacture or construction as submitted must not proceed under any circumstances. Submittals stamped "Rejected" are not permitted on the job site.

REVISE AND RESUBMIT means that fabrication, manufacture or construction may not proceed until submittal is amended and resubmitted to comply with Infinity Group's notations and the Contract Documents.

#### **Distribution:**

Duplicate and distribute reproductions of shop drawings, copies of product data, and samples, which bear the Infinity Group stamp of approval, to job site file, Record Documents file, subcontractors, suppliers, other affected contractors, and other entities requiring the information.

#### SECTION 05500 - METAL FABRICATIONS

#### **Description of Work:**

The extent of metal fabrications is indicated on the drawings and by provisions of this section and shall include, but not be limited to the following:

Miscellaneous clips, plates, channels and angles

This section includes items made of iron or steel which are not included as part of Division 5 - Structural Steel, or other metal systems specified elsewhere.

#### Submittals:

Shop Drawings: Show application to project. Furnish setting drawings and templates for installation of bolts and anchors in other work. Indicate shop and field welds by standard AWS welding symbols in accordance with AWS

Product Data: Submit catalog sheets, specifications, and installation instructions for each fabricated item specified, except submit data for fasteners only when directed.

#### Quality Assurance:

Shop fabricate work to the greatest extent possible. Clearly label pieces in shop to facilitate field assembly.

Perform welding in compliance with American Welding Society Code. Shop weld and grind connections to the greatest extent possible.

Take accurate field measurements before preparation of shop drawings and fabrication. Do not delay job progress, allow for field cutting and fitting where taking field measurements before fabrication is not possible. Do not field cut or fit items which have been hot dip galvanized after fabrication.

#### Materials:

Steel shapes, plates and bars: ASTM A36 Steel plates to be bent or cold formed: ASTM A 283, Steel bars and bar size shapes: ASTM A 675, Grade 70, or ASTM A36 Steel tubing: Hot formed, welded or seamless, structural tubing: ASTM A501

Steel pipe: ASTM A53, type as selected, Grade A, black finish unless galvanizing is required, standard weight (Schedule 40), unless otherwise shown or specified.

#### Fasteners:

Galvanize fasteners for exterior use or for anchorage of metal work to exterior walls. If not indicated, use type, size, style, grade and class as required for secure installation of metal fabrications. Standard nuts and bolts: ASTM A307, Grade A, regular hexagon head Lag Bolts: FS FF-B-561 square head Machine bolts: FS FF-B-584 heads; FS FF-N-836 nuts Machine screws: FS FF-S-92, cadmium plated steel Plain washers: FS FF-W-92, round, general assembly Lock washers: FS FF-W-84, helical spring type, carbon

Stainless steel fasteners: ASTM A666; Type 302/304 for interior work; Type 316 for exterior work; Philips flathead

(countersunk) screws and bolts.

bolts): FS FF-S-325, Group II, Type 2.

Concrete inserts: Galvanized ferrous castings; ASTM A47 or ASTM A27; or galvanized pressed steel plate, ASTM A283; type required for anchorage indicated. Externally threaded expansion bolt anchors: FS FF-S-325, Group II, Type 4, Class 1. Internally threaded expansion shield anchors (for lag bolts): FS FF-S-325, Group II, Type 1. Internally threaded expansion shield anchors (for machine

#### Fabrication:

Use materials of size and thickness indicated. If not indicated, use material of required size and thickness to produce adequate strength and durability for the intended use of the finished product. Provide suitable, compatible anchors and fasteners to support the assembly.

Fabricate items to be exposed to view of material entirely free of surface blemishes including pitting, seam marks, roller marks, rolled trade names and roughness. Remove surface blemishes by grinding or by welding and grinding prior to cleaning, treating, and finishing. Ease exposed edges to a radius of approximately 1/32" unless otherwise noted. Fabricate joints accurately for close fit. Weld exposed joints continuously unless otherwise noted. Dress exposed welds flush and smooth. Punch, reinforce, drill and tap metal work as required to

receive hardware and other accessory items.

Thoroughly clean all steel surfaces. Remove oil, grease and similar contaminants in accordance with SSPC SP-1 "Solvent Cleaning". Remove loose mill scale, loose rust, weld slag, spatter and other detrimental material in accordance with SSPC SP-2 "Hand Tool Cleaning", SSPC SP-3 ''Power Tool Cleaning", or SSPC SP-7 ''Brush Off Blast Cleaning". Apply high quality, lead free, rust inhibitive primer; Benjamin Moore Ironclad Retardo or Infinity Group approved

#### Installation:

Fit and set fabricated metal work accurately in location, alignment and elevation, level, plumb, true and free of rack, measured from established lines and levels. Securely fasten in place and cut off exposed threaded portion of bolts flush with nut. Adjust railings prior to securing in place to insure alignment and proper matching of joints. Touch up damaged coatings and finishes to eliminate evidence of repair. Repair minor damage to eliminate all evidence of repair. Remove and replace any work which can not be satisfactorily repaired.

#### SECTION 06400 - ARCHITECTURAL WOODWORK

#### **Description of Work:**

Extent of each type of architectural woodwork is indicated on the drawings and in the schedules.

Types of architectural woodwork include the following: Countertops, Upper Cabinets and Base Cabinets, Closet Pole and Shelf, other Shelving.

#### **Quality Assurance:**

AWI Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standards" published by the Architectural Woodwork Institute (AWI), except as otherwise indicated.

#### Submittals:

Shop Drawings: Submit Shop Drawings showing location of each item, dimensioned plans and elevations, large scale details, attachment devices and other components.

Measurements:

Before proceeding with fabrication of woodwork required to be fitted to other construction, obtain field measurements and verify dimensions and shop drawing details as required for accurate fit.

#### Installation:

Install woodwork plumb, level, true and straight with no distortions. Shim as required using concealed shims. Install to a tolerance of 1/8" on 8'-0" for plumb and level (including tops); and with no variations in flushness of adjoining surfaces.

Scribe and cut woodwork to fit adjoining work, and refinish cut surfaces or repair damaged finish at cuts. Seal any cut areas for moisture protection and seal or chalk any material joints or transition points including backsplash and sidesplash locations.

Anchor woodwork to anchors or blocking built-in or directly attached substrates. Secure to grounds, stripping and blocking with countersunk, concealed fasteners and blind nailing as required for a complete installation.

#### SECTION 07200 - BUILDING INSULATION

#### **Description of Work:**

Provide all materials, labor, services and equipment to install all building insulation as indicated on the drawings and as specified herein.

#### Quality Assurance:

Comply with fire-resistance, flammability and insurance ratings indicated, and comply with regulations as interpreted by governing authorities.

#### Submittals:

Submit physical samples of each type of insulation for approval in accordance with the general requirements. With product data, submit copies of certified test reports showing compliance with specified performance values, including K-values, densities, burning characteristics, perm ratings, water absorption ratings and similar ratings.

#### <u>Installation:</u>

Comply with manufacture's instructions for particular conditions of installation in each case. If printed instructions are not available or do not apply to project conditions, consult manufacture's representative for specific recommendations before proceeding with work.

Extend insulation full thickness as shown over entire area to be insulated. Cut and fit tightly around obstructions and fill voids with insulation.

Apply a single layer of insulation of required thickness, unless otherwise shown or required to make up total

Tape joints and ruptures in vapor barriers and seal each continuous area of insulation to surrounding construction to ensure vapor tight installation. Always place vapor barrier on warm side.

Do not install fiberglass insulation on top of or within three inches of recessed light fixtures. This is a requirement of the National Electrical Code, to prevent fixture overheating.

#### SECTION 06100 - ROUGH CARPENTRY

#### Description of Work:

Rough Carpentry includes carpentry work not specified as part of other sections and which is generally not exposed, except as otherwise indicated. Types of work in this section include rough carpentry for wood nailers and blocking, interior blocking (fire retardant treated), and plywood panel boards (fire retardant treated). Fit carpentry work to other work; scribe and cope as required for accurate fit. Coordinate location of furring, nailers, blocking, grounds and similar supports to allow proper attachment of other work.

#### Fire Retardant Treatment:

Where lumber or plywood is specified or otherwise indicated, provide materials which comply with AWPA Standards for pressure impregnation with fire retardant chemicals, and which have a flame spread rating of not more than 25 when tested in accordance with UL Test 723 or ASTM E 84, and show no increase in flame spread and significant progressive combustion upon continuation of test for additional 20 minutes.

#### Execution:

Set carpentry work accurately to required levels and lines, with members plumb and true and accurately cut and Securely attach carpentry work to substrate by anchoring and fastening as shown and as required by recognized standards.

#### SECTION 08210 - WOOD STILE AND RAIL DOORS

#### **DESCRIPTION OF WORK:**

The work of this section includes, but is not limited to, the following: 1. Solid core flush wood Stile and Rail doors. 2. Prefitting and premachining of wood doors. 3. Factory finishing of wood doors.

#### **RELATED WORK:**

Standards: Unless otherwise specified, comply with the applicable requirements of the "Architectural Woodwork Quality Standards" Section 1300, (Latest Edition) by The Architectural Woodwork Institute.

**SUBMITTALS:** Shop Drawings: Show details, elevation, and construction for each door type, location and installation requirements for Finish Hardware (including cutouts

and reinforcements), and accessory items. 1. Include a schedule of doors using the same reference numbers for details and openings as those on the Contract Drawings. Product Data: Catalog sheets, specifications, and installation instructions for

#### Samples: 1. 12 x 12 inch sample

2. Factory Finished Doors: Include shop finish on samples.

<u>Finishing Specifications:</u> Provide detailed specifications for all factory applied coatings and finishes.

### 1. Submit certified reports for fire tests

#### **QUALITY ASSURANCE:**

each type door specified.

<u>Certifications:</u> Affidavit by door manufacturer certifying that each door meets the specified requirements and standards.

Fire Rated Doors: Carry metal label, fastened on hinge edge with drive screws, indicating fire class/rating certified by an independent testing agency. Doors shall comply with NFPA 80 Standard For Fire Doors and Windows.

Quality Hallmark: Provide doors bearing WDMA Hallmark certifying compliance with ANSI/WDMA I. S.1-A-97 Architectural Wood Flush Doors and ANSI/WDMA I. S. 6-A-01 Wood Stile and Ral Doors.

#### **DELIVERY, STORAGE, AND HANDLING:**

<u>Factory Finished Doors:</u> Deliver doors in factory applied plastic bags or heavy paper protective cartons. Mark packaging with sufficient identification to insure proper door location.

#### Comply with manufacturer's storage instructions.

Comply with requirements of on-site care recommendations of WDMA Care and Finishing of Wood Doors.

#### **PROJECT CONDITIONS:**

<u>Environmental Requirements:</u> Do not store doors within the building or install doors until after completion of cast -in -place concrete, masonry, plastering, gypsum board and tile Work, and until after the building has dried out.

### **ON-SITE CONFERENCE:**

<u>Conference:</u> Convene a pre-installation conference to establish procedures to maintain optimum working conditions and to coordinate this work with related and adjacent work.

#### WARRANTY:

<u>Provide written warranty</u> signed by manufacturer agreeing to repair or replace work which exhibits defects in materials or workmanship for the following periods from date of Substantial Completion. "Defects" is defined to include, but is not limited to, warping, bowing, cupping, twisting, telegraphing of core construction, exceeding tolerance limitations of WDMA and AWI, abnormal aging or deterioration, and failure to perform as required. 1. Interior Doors: Life of Installation

<u>Include requirement for refinishing</u> and reinstalling doors repaired or replaced under warranty. Manufacturer or fabricator shall not defer action on any claim; claims shall be satisfied immediately.

#### PRODUCTS: **ACCEPTABLE MANUFACTURERS:**

5. Infinity Group-approved equal.

Subject to compliance with requirements, provide products of one of the following manufacturers or approved equal: 1. Algoma Hardwoods 2. Eggers Industries 3. Marshfield DoorSystems, Inc.

#### **MATERIALS:**

4. VT Industries

General: Provide AWI PC-5 construction as specified in AWI Quality Standards Section 1300-S. Core, stiles, and rails shall be glued together before sanding. Wood for stiles and rails shall be thoroughly seasoned, kiln-dried stock with 5% to 8% moisture content.

#### <u>Provide same exposed surface</u> on both sides of door, unless indicated otherwise.

<u>Cut and trim openings</u> (if shown), comply with applicable requirements of referenced standards.

All factory-finished doors shall be shipped in individual protective packaging

#### **DOORS AND COMPONENTS:**

receive surface mounted hardware.

Solid Core Doors: 1. Core for non-fire-rated doors shall be 28 to 32 lb./cu. ft., Grade 1-L-1 particleboard conforming to ANSI A208.1, consisting of wood particles bonded together with synthetic resins, except as specified otherwise. 2. Core for fire—rated doors shall be manufacturer's standard mineral core conforming to ANSI A208.1, Algoma Weldrok core, or approved equal. 3. Core for stave core doors shall be lumber staves, edge glued, kiln-dried softwood lumber of single species, with horizontal joints staggered in contiguous rows. 4. Crossbands shall be 1/16 in. thick hardwood, full width of door, with grain at right angle to face veneer grain. 5. Blocking: Provide blocking with screw holding capability for doors to

#### SECTION 08210 WOOD STILE AND RAIL DOORS (CONTINUED)

#### 6. Veneers for transparent finishes shal be sib matched to match existing standard at least 1/50 in. thick, adhered to 1/16 in. hardwood crosaband. core, rails,

and sties by hot dress method. 7. All exposed surfaces shall match veneer species and finish. 8. Glass for glazed wood doors shall be tempered, minimum 1/4 in. thick, clear safety wire and shall comply with Section 08 80 00, GLASS AND GLAZING.

Solid Core Doors - Fire-Rated: Provide faces, grade, and quality to match non —rated doors, unless otherwise indicated. Provide manufacturer's standard core construction to obtain fire\_resistance rating indicated or required. Provide laminated edge construction for improved screw —holding resistance and split resistance.

Glazing: Provide loose glazing stops as required for use under Section 08 81 00, Glass and Glazing.

#### **FABRICATION:**

<u>Light Openings:</u> Fully trimmed openings. Comply with the applicable provisions of the referenced standards for core treatment and stop 1. Light Openings For Fire Rated Doors: Factory cut and trim openings to comply with applicable codes.

#### **FACTORY PREFITTING. AND PREPARATION FOR HARDWARE:**

At factory, prefit doors to frames and premachine doors for hardware listed on final schedules.

<u>Comply with tolerance requirements</u> of AWI for non —rated doors and NFPA for

Bevel non-rated doors 1/8" in 2" at lock and hinge stiles. Bevel rated doors

1/8" in 2" at lock edge only. <u>Factory Prefitting and Premachining for Hardware:</u> Prefit doors scheduled or indicated to receive factory finishing. Premachine these doors for hardware. 1. Comply with AWI clearance requirements for prefitting. Machine doors for hardware requiring cutting of doors. Comply with finish hardware schedule, door frame shop drawings, and hardware templates to insure proper

fit and alignment of doors and hardware. 2. Verify hardware mortises in steel frames in the field to verify dimensions and proper alignment prior to proceeding with factory machining of doors.

#### FINISHES:

General: Comply with referenced quality standard's requirements for factory finishing. 1. Quality Standard: Provide AWI Custom Grade for finishing, complying with AWI Quality Standards, Section 1500.

2. Preparation for Finishing: Comply with AWI Quality Standards for sanding

filling, countersinking, sealing of concealed surfaces, and similar preparation

requirements for finishing of work of this Section. <u>Transparent Finish:</u> Comply with requirements indicated for grade, finish

#### **EXECUTION:**

system, staining effect and sheen.

The Installer shall examine frames and conditions under which this work is to be installed and notify Construction Team, in writing, of conditions detrimental to

proper completion of the work. Do not proceed with work until unsatisfactory conditions are corrected. Beginning work means Installer accepts substrates and

PREPARATION: <u>Condition doors</u> to overage prevailing humidity in installation orea prior to

<u>Prepare doors to receive</u> scheduled mortise hardware. Coordinate doors with the finish hardware schedule and with the door frame shop drawings for proper location of mortise hardware. Machine doors for hardware.

<u>Touch-up cut surfaces</u> of factory primed doors with primer compatible with

#### primer specified for factory priming. **INSTALLATION:**

<u>Install the Work of this Section</u> in accordance with manufacturer's printed installation instructions, except as shown or specified otherwise.

<u>Fit doors</u> to prepared frames for proper fit. Allow 3/32 to 1/8 inch clearance at head and both jambs. Trim doors when necessary by planning. Slightly chamfer edge of lock stiles. Bevel lock stile os follows: 1. Non-fire Rated Doors: 1/8 inch in 2 inches. 2. Fire Rated Doors: 1/16 inch in 2 inches.

#### <u>Prefit Doors</u>: Do not alter prefit factory finished doors.

<u>Fire Rated Doors</u>: Install doors in corresponding fire rated frames in accordance with the requirements of NFPA No. 80.

#### Adjust doors to work easily, smoothly and correctly.

ADJUSTING. CLEANING. PROTECTION:

Repair minor damage to eliminate all evidence of repair. Remove and replace work which cannot be satisfactorily repaired.

<u>Clean exposed surfaces</u> using materials and methods recommended by

Touch up damaged coatinas and finishes to eliminate evidence of repair.

that cannot be successfully cleaned. <u>Provide temporary protection</u> to ensure work being without damage or deterioration at time of final acceptance. Remove protections and reclean as necessary immediately before final acceptance.

manufacturer of material or product being cleaned. Remove and replace work



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necticut Conference unicipalities

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Revisions No. Description Date Construction 12/23/2020 Documents

40 Hungerford Street, Hartford, CT 06106

PROJECT NO: Project Number

104.1

Specifications

Construction Documents

12/22/2020 12:15:47 PM

1" = 1'-0"

**NORTH** 

**PLAN** 

Author

#### **General Requirements:**

Provide the proper hardware which permits the swing and hand of each door as indicated on the drawings.

Base Metal: Provide plated brass or bronze with the exception of stainless steel and aluminum items.

Fasteners: Provide concealed fasteners to the greatest extent possible. Do not use through bolts unless otherwise acceptable to the Infinity Group.

Coordinate items to be provided by the owner's security vendor prior to generating the hardware schedule.

#### <u>Submittals:</u>

Hardware Schedule: Prepare and submit a complete schedule for approval by the Infinity Group. The schedule submitted will be based upon an examination of the Drawings and this Specification and review of on —site standard hardware items. The schedule should include all catalog numbers of all items listed.

each hardware item used. Submit certifications of fire ratings for hardware items located in rated assemblies.

Product Data: Submit manufacturer's product data, catalog cuts,

descriptive data, UL listings and other pertinent technical data for

Samples: Submit samples of each finish to be exposed. Show full range of color and finish variations expected.

#### Quality Assurance:

Source: For each type of hardware required for the work of this section, provide products of a single manufacturer.

Comply with Americans with Disabilities Act Accessibility Guidelines (ADAAG) and applicable local requirements.

#### Delivery, Storage and Handling:

Packaging: Package and label each hardware item separately with all screws, bolts and accessories required for a complete and proper installation. Coordinate the labeling of packages with hardware set

Store hardware items in locked spaces. Replace all hardware items lost or damaged. Provide copies of supplier receipts for hardware items delivered to the project site.

#### Products:

Locksets: Building Standard Lever Lockset

Trim Style: Match Building Standard

Vertical Rod Exit Device: Corbin Russwin - Match Building Standard or ED5400 Series

Closers: Match Building Standard or LCN Smoothie 4110

Hinges: Match Building Standard or Stanley #FBB 179 4-1/2"

Push Plates: Match Building Standard

Pulls: Match Building Standard

Floor Stop: Match Building Standard or Rockwood #442

Wall Bumper: Match Building Standard or Rockwood §409

Kick Plate: Match Building Standard or Rockwood 8" H x 2" less than door width

Armor Plate: Match Building Standard or Rockwood 36" H x 2" less than door width

Finish: Match Standard Finish

Installation:

Comply with manufacturer's instructions and recommendations, except where more restrictive requirements are specified in this section.

Install hardware on doors and frames at locations conforming to ANSI and NAHM standards, DHI mounting heights, except where specifically indicated otherwise or required by authorities having jurisdiction.

Set hardware plumb, level and in exact alignment and location. Conceal and countersink fasteners wherever possible.

Set exterior thresholds in a continuous bed of sealant.

#### Adjust, Clean and Protect:

Adjust and check each operating item of hardware and each door, to ensure proper operation and function of every unit. Replace units which cannot be adjusted to operate freely and smoothly as intended for the application made.

Clean exposed surfaces using non-abrasive materials and methods recommended by manufacturer of hardware being cleaned. Remove and replace work which cannot be successfully cleaned.

Provide temporary protection to ensure work being without damage or deterioration at time of final acceptance. Remove protections and re-clean as necessary immediately prior to final acceptance.

#### SECTION 08800 - GLASS & GLAZING

Description of Work:

"Glass" includes prime glass, processed glass, and fabricated glass products. "Glazing" includes glass installation and materials used to install glass.

#### **Quality Assurance:**

Prime Glass Standard: FS DD—G—451

Heat-Treated Glass Standard: FS DD-G-1403 Location: Generally all areas where indicated new.

Glass Products:

Float/Plate Glass: Type I, Quality g3, clear unless otherwise indicated; where indicated to be tinted, provide manufacturer's standard color.

#### Processed Glass:

Tempered Glass: Provide prime glass of color and type indicated, which has been treated to strengthen glass in bending to not less than 4.5 times annealed strength. Provide tempered glass produced by manufacturer's special process which eliminates tong marks. Where indicated to be tinted, provide manufacturer's standard

Mirror Glass: 1/4" thick, ASTM C 1503, Quality q2 clear float glass; full silver coating, copper coating and organic coating. Edges to be uniformly ground and polished.

#### Fabricated Glass Units:

Insulating Glass: Provide 2 sheets of glass as follows, and 1/2" dry air or gas filled space with -20 degrees F dew point, with Class A sealant type edge construction to maintain a hermetic seal and fabricated with the following characteristics:

Vision Unit: 1/4" bronze annealed (exterior); 1/2" air space; 1/4" clear annealed (interior).

Edge Construction: Twin primary seals of polyisobutylene; tubular aluminum or galvanized steel spacer bar frame with welded or soldered sealed corners, and filled with desiccant; and secondary seal outside of bar, bonded to both sheets of glass and bar, of polysulfide, silicone or hot melt butyl elastomeric sealant (fabricator's option).

Warranty: Provide manufacturer's standard 10 year product Joint Treatment Materials: warranty on maintained hermetic seal.

Install setting blocks of proper size in sill rabbet, located 1/4 of glass width from each corner. Set blocks in thin course of heel bead compound.

Set units of glass in each series with uniformity of pattern, draw, bow, and similar characteristics.

#### Clean Protection and cleaning:

Protect exterior glass from breakage immediately upon installation, by use of crossed streamers attached to framing and held away from glass. Do not apply markers flame spread; 1" thick at shaftwall assemblies. Sound to glass surfaces. Remove nonpermanent labels and clean attenuation blankets outlined here are based on USG surfaces.

Remove and replace glass which is broken, chipped, cracked, abraded or damaged in other ways during construction period, including natural causes, accidents and vandalism.

Wash and polish glass on both faces and comply with manufacturer's recommendations for final cleaning.

#### SECTION 09250 - GYPSUM DRYWALL

Description of Work:

Types of work include: Gypsum drywall including screw type support system, and drywall finishing - joint tape and compound treatment.

#### Quality Assurance:

Gypsum Board Standard: Moisture and fire resistive rating ASTM C-1396 by Gypsum Association.

Metal Support Standard: ASTM C-754

Fire Resistance Rating: Where gypsum drywall systems with fire resistance ratings are indicated or are required to comply with governing regulations, provide materials and installations identical with applicable assemblies which have been tested and listed by recognized authorities including UL, F.M. and or other testing agencies acceptable to authorities having jurisdiction.

#### Materials:

#### Metal Support Materials:

Studs: ASTM C 645, 7/8" furring channels, 1 5/8", 2 1/2", 3 5/8", 6", 25 gauge at 16" on center. Runners: Match studs, type recommended by stud manufacturer for floor and ceiling support of studs, and for vertical abutment of drywall work at other work. Stud System Accessories: Provide stud manufacturer's standard clips, shoes, ties, reinforcements, fasteners and other accessories as needed for a complete stud system.

#### Gypsum Board Products:

Gypsum Wallboard: ASTM C36, with tapered long edges, 5/8" thickness except as otherwise indicated; in maximum lengths available to minimize end to end butt joints. Regular Type except Type X for fire-resistant rated assemblies

#### Trim Accessories:

Provide manufacturer's standard trim accessories of types indicated for drywall work, formed of galvanized steel unless otherwise indicated, with either knurled and perforated or expanded flanges for nailing or stapling, and beaded for concealment of flanges in joint compound. Provide corner beads, trim beads, (USG No. 200-A), and one piece control joint beads.

General: ASTM c 475, type recommended by the manufacturer for the application, except as otherwise indicated.

Joint Tape: Perforated type.

Joint Compound: Ready-mixed vinyl type for interior use, 2 separate grades; one specifically for bedding tapes and filling depressions, and one for topping and sanding.

#### Miscellaneous Materials:

Sound Attenuation Blankets: FS HH-I-251, Type I; semi rigid mineral fiber blanket without membrane, Class 25 Thermafiber SAFB Blankets or Infinity Group approved equal.

#### Installation:

Installation of interior metal wall support system:

Install supplementary framing, blocking and bracing to support fixtures, equipment, services, heavy trim, furnishings and similar work which cannot be adequately supported on gypsum alone. Isolate stud system from transfer of structural loading to system, both horizontally and vertically. Provide slip or cushioned type joints to attain lateral support and avoid axial loading. Install runner tracks at floors, ceilings and structural walls and columns where gypsum drywall stud system abuts other work, except as otherwise indicated. Frame door openings with vertical studs securely attached by screws at each jamb either directly to frames or to jamb anchor clips on door frame, install runner track sections (for jack studs) at head and secure to jamb

#### General gypsum board installation requirements:

Install sound attenuation blankets in the walls of all rooms indicated on plans prior to gypsum board unless product can be readily installed after board has been installed. Install wall/partition boards vertically to avoid end butt joints wherever possible. Install exposed gypsum board with face side out. Butt boards together with not more than 1/16" open space between boards. Form control joints and expansion joints where indicated or as recommended by the manufacturer or industry standards with space between edges of boards, prepared to receive trim accessories. Space fasteners in gypsum boards in accordance with referenced standards and manufacturer's recommendations, except as otherwise indicated.

#### Installation of drywall trim accessories:

General: Where feasible, use the same fasteners to anchor trim accessory flanges as required to fasten gypsum board to the supports. Otherwise, fasten flanges by nailing or stapling in accordance with manufacturer's instructions and recommendations.

#### Installation of drywall finishing:

General: Apply treatment at gypsum board joints (both directions), flanges of trim accessories, penetrations, fasteners heads, surface defects and elsewhere as required to prepare work for decoration. Pre-fill open joints and rounded or beveled edges, using type of compound recommended by manufacturer. Apply joint compound in 3 coats (not including pre-fill of openings in base), and sand between last 2 coats and after last coat.

#### SECTION 09510 - ACOUSTICAL CEILING

**Description of Work:** 

Extent of each type of acoustical ceiling is shown on the Drawings and includes:

Acoustical panel ceiling: Match Building Standard.

#### Ceiling Suspension System:

Comply with ASTM C 635, as applicable to the type of suspension system required for the type of ceiling unit indicated. Coordinate with other work supported by or penetrating through the ceilings, including light fixtures, HVAC equipment, partition system, and sprinkler heads.

Acoustical Panel System: 2'-0" x 2'-0" or 2'-0" x 4'-0", as shown.

#### Location: Areas where indicated new.

Type: Exposed non-fire rated direct hung suspension system.

Structural Class: Intermediate duty (ASTM C 635).

System: Match Building Standard. Color: White.

Ceiling Units:

Location: Generally all areas where indicated new and any stained or damaged tiles to be replaced.

Match Building Standard. Size: 24" x 24" x 1 " or 24" x 48" x 1", as shown.

Fire Rating: Class A

CAC: 40-44

NRC: .65-,75

#### Installation:

Color: White

Install materials in accordance with manufacturer's printed instructions, and to comply with governing regulations, fire resistance rating requirements as indicated, and industry standards applicable to work.

Layout acoustical units to comply with Reflected Ceiling

Install tile and panels with pattern running in one direction.

Install suspension systems to comply with ASTM C 636, with hangers supported only from building structural members. Locate hangers near each end and spaced 4'-0" along each carrying channel or direct hung runner. unless otherwise indicated, leveling to tolerance of 1/8" in

Install edge moldings of type indicated at perimeter of acoustical ceiling area and at locations where necessary to conceal edges of acoustical units. Screw attach moldings to substrates at intervals not over 24" o.c. and not more than 3" from ends. Miter corners accurately

and connect securely.

Install acoustical panels in coordination with suspension system, with edges concealed by support of suspension members. Scribe and cut regressed edge of panels to fit accurately at borders and at penetrations. Paint or finish cut edges of tile as recommended by manufacturer to provide uniform appearance.

#### SECTION 09650 - RESILIENT FLOORING SECTION 09680 - CARPET TILE

Description of Work:

The extent of resilient flooring required is indicated on

#### **Quality Assurance:**

Submittals:

and accessory.

height installed.

Preparation:

subfloors.

Installation:

adhesion.

required.

Rubber/ Vinyl Base:

Vinyl Composition Tile:

inspect subfloor.

and size as installed

The extent of carpet tile work is shown on the drawings, and in the the Finish Treatment Plan. Finish Schedule and is defined to include carpet tile, adhesive, edge treatment and accessories.

#### Manufacturer: Provide each type of resilient flooring and

accessories as produced by the manufacturer specified,

Product Data: Submit manufacturer's technical data and

installation instructions for each type of resilient flooring

Samples: Submit 3 sets of samples of each type, color

finish of resilient flooring and accessory required, including

full range of color and pattern variation. Provide full size

manufacturer's recommended maintenance practices for

each type of resilient flooring and accessory required.

Replacement materials: After completion of work, deliver

Vinyl Base: 12-4' lengths of each, same type, color and

Vinyl Composition Tile: 2 boxes of each, same color, lot

Broom clean or vacuum surfaces to be covered, and

Use leveling compound as recommended by flooring

manufacturer for filling small cracks and depressions in

Place flooring with adhesive cement in strict compliance

obstructions to produce neat joints, laid tight, even and

raising and puckering at joints, telegraphing of adhesive

flooring at perimeter of each covered area to assure

Apply base to walls, columns, pilasters, casework and

Install base in lengths as long as practical, with

with mitered or coped inside corners.

paper or other protective covering.

Cleaning and Protection:

other permanent fixtures in rooms or areas where base is

preformed corner units or fabricated from base materials

Remove any excess adhesives or other surface blemishes

using neutral type cleaners as recommended by flooring

manufacturer. Protect installed flooring with heavy Kraft

After completion of project, and just prior to final

accessories. Apply polish and buff, with type of polish,

number of coats, and buffing procedures in compliance

inspection of work, thoroughly clean floors and

with flooring manufacturer's instructions.

spreader marks or other surface imperfections. Hand roll

with manufacture's recommendations. Butt tightly to

vertical surfaces, thresholds, etc. Scribe around

and into closets and similar openings.

to project site the following replacement materials:

tile units, and 6" long samples of accessories.

Maintenance Instructions: Submit 2 copies of

Installer: A firm with not less than 5 years of experience in installation including recommended primers, adhesives and sealants. of commercial carpet tile, by methods similar to those reguired for this project.

#### Flammability Test Compliance:

**Description of Work:** 

**Quality Assurance:** 

Carpet Tile to comply with the following standards:

NFPA 253 Flooring Radiant Panel Test Standard (0.22 watts/sq/cm o

NFPA 258 Optical Density Standard (450 or less). ASTM D2859 Pilltest Standard.

Manufacturer's Data: Submit data to show compliance with quality standard requirements, including manufacturer's instructions and recommendations for installation and maintenance.

Test Reports: Submit three copies of Certified Test Reports to show Carpet Tile materials comply with flammability requirements of this Section.

Samples: Submit one (1) full tile sample of each solid color and pattern noted in Finish Legend to Infinity Group for approval.

#### Product Delivery and Storage:

Deliver carpet tile in original packaging with manuf. label and order no. intact. Follow manufacturer's guidelines for storing prior to installation. Protect from other trades.

#### Maintenance:

Maintenance Materials: Confirm replacement stock percentage with client/owner prior to ordering.

Maintenance Manual: Submit manufacturer's complete recommendations for the care, cleaning and maintenance of carpet tile prepared after detailed analysis of Owner's intended occupancies and resulting traffic conditions.

#### Warranty:

straight. Extend flooring into toe spaces, door reveals, Provide special warranty, signed by Construction Team, Installer and Manufacturer (Carpet mill) on agreed upon wear performance and Tightly cement flooring to subbase without cracks, voids appearance, backing, adhesive, and installation.

#### Execution:

#### Per-Installation Requirements:

Examine substrates for moisture content and other conditions under which carpeting is to be installed. Repair minor holes, cracks, depressions or rough areas using material recommended by carpet or Panel Construction— Nominal 3" thick panels in adhesive manufacturer. Notify Construction Team in writing of major conditionanufacturer's standard 48" widths. All panel horizontal detrimental to proper completion of the work. Do not proceed until unsatisfactory conditions have been corrected.

Clear away debris and scrape up cementitious deposits from surfaces to support suspension system components. Frame to receive carpeting; vacuum clean immediately before installation, check concrete surfaces to ensure no "dusting" through installed carpet; apply sealer where required to prevent dusting. Sequence carpeting with other work so as to minimize possibility of

damage and soiling of carpet during remainder of construction period.

### Installation:

Comply with manufacturer's instructions and recommendations for seam Hinges for Closure Panels—Shall be: Full leaf butt locations and direction of carpet; maintain uniformity of direction and lay of pile. At doors, center seams under door; do not seam in traffic direction at doorways.

Extend carpet tile under open-bottomed and raised-bottom obstructions, and under removable flanges of obstructions. Extend carpet into closets and alcoves of rooms indicated to be carpeted, unless another floor finish is indicated for such spaces. Extend carpet under movable furniture and equipment.

### Cleaning and Protection:

Vacuum carpet after installation. Clean carpet if required as per manufacturer's instructions to ensure warranty compliance.

Protect carpet from other trades and finish work prior to final walk-thru and agreed upon substantial completion.

#### SECTION 102226 - OPERABLE PARTITIONS

#### **Quality Assurance:**

Installer Qualifications: An experienced installer who is certified by the operable partition manufacturer, as qualified to install the manufacturer's partition systems for work similar in material, design and extent to that indicated for the Project.

Acoustical Performance: Test operable partitions in an independent acoustical laboratory in accordance with ASTM E90 test procedure to attain no less than the STC rating specified. Provide a complete and unedited written test report upon request.

Preparation of the opening shall confirm to the criteria set forth per ASTM E557 Standard Practice for

#### Submittals:

Product Data: Material descriptions, construction details, finishes, installation details and operating instructions for each type of operable partition, component and accessory specified.

Shop Drawings: Show location of operable partitions.

Architectural Application and Installation of Operable

Include plans, elevations, sections, details, attachments to other construction, and accessories. Indicate dimensions, weights, conditions at openings, and at storage areas, and required installation, storage and operating clearances. Indicate location and installation requirements for hardware and track, including floor tolerances required and the direction of travel. Indicate blocking to be provided by others.

Setting Drawings: Show imbedded items and cutouts required in other working, including support beam punching template.

Samples: Color samples demonstrating full range of

available in same thickness and material indicated for the Delivery, Storage and Handling:

finishes available by Infinity Group. Verification samples will be

#### Clearly mark packages and panels with numbering systems

used in Shop Drawings. Do not use permanent marking

Protect panels during delivery, storage, and handling to

comply with manufacturer's direction and as required to

### prevent damage.

Materials:

Manually Operated Individual Panel Operable Partition. Operation- Series of individual flat panels, manually operated, top supported with operable floor seals and hinged panel closure.

and vertical framing members fabricated from minimum 18-gage or 16-gage formed steel with overlapped and welded corners for rigidity. Tope channels is reinforced Protect work of other trades, whether to be painted or designed to have full vertical edges of panels are of not, against damage by painting and finishing work. formed steel and provided concealed protection of the edges of panel skin. Panel Skin-thick tackable 100% recycled gypsum

hinges, attached directly to panel frame with welded hinge anchor plates within panel to further support hinge mounting to frame. Panel Trim- No vertical trim required or allowed on edges

board, class "A" rated single material or composite layers

panels with this construction shall be no lower than 28

continuously bonded to panel frame. Acoustical ratings of

Panel Finishes: Panel face shall be acoustical upholstery fabric with surface treatment resistant to stains. Exposed panel trim of one consistent color from manufacturer's standard offering.

of panel; minimal groove appearance at panel joints.

Vertical Interlocking Sound Seals between panels roll-formed steel astragals, with reversible tongue and groove configuration in each panel edge for universal panel operation. Horizontal top seals with continuous contact extruded vinyl bulb shape with pairs of non-contacting vinyl fingers to prevent distortion with the need for mechanically operated

Bottom seals, automatic operable seals providing nominal

inches to 1.5 inches which automatically drop as panels

2" operating clearance with an operating range of +.5

are positioned, without the need for tools or cranks.

Suspension System: Manufacturer's pre-fabricated, self-supporting header system for the support of operable partitions.

#### Installation:

Sound Seals:

written installation instructions, Drawings and spproved Shop Drawings. Install operable partitions and accessories after other finishing operation, including painting have been Match operable partition by installing panels from manufacturer's marked packages in numbered sequence indicated on Shop Drawings. Broken, cracked, chipped, deformed or unmatched panels are not acceptable.

Comply with ASTEM E557, operable partition manufacturer's

#### Clean up and Protection:

other foreign materials according to manufacturer's written instructions. Provide finish protection and maintain conditions in a manner acceptable to the manufacturer and installer that insure operable partitions are without damage or deterioration at time of Substantial Completion.

Clean partition surfaces upon completing installation of

operable partitions to remove dust, dirt, adhesives, and

#### SECTION 09900 - PAINTING

#### **Quality Assurance:**

Provide primers and other undercoat paint produced by same manufacturer as finish coats. Use only thinners approved by paint manufacturer, and use only within recommended limits.

Review prime paints which are to be used to ensure compatibility of total coatings system for various substrates. Upon request from other trades, furnish information or characteristics of finish materials provided for use, to ensure compatible prime coats are used.

#### Submittals:

Product Data: Submit manufacturer's technical information including paint label analysis and application instructions for each material proposed for use.

On 12" x 12" hardboard, provide two samples of each color and material, with texture to simulate actual conditions. Resubmit samples as requested by Infinity Group until acceptable sheen, color, and texture is achieved.

#### Materials:

Provide best quality grade of various types of coatings as regularly manufactured by acceptable paint materials manufacturers. Materials not displaying manufacturer's identification as a standard, best grade product will not be acceptable.

Gypsum Wallboard: Acrylic latex flat, 2 coats and 1 primer coat.

and 1 primer coat. (Primer coat can be omitted on frames that are provided shop primed.

Hollow Metal Frames: Acrylic latex semi-gloss, 2 coats

Painted Wood Doors: Acrylic latex semi-gloss, 2 coats

Ferrous Metal: Acrylic latex semi-gloss enamel, 2 coats

and 1 coat rust inhibitive primer. Primer coat required on items that are shop primed.

Colors: As indicated on Finish Treatment Plan.

#### Application:

and 1 primer coat.

Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied.

Apply additional coats when undercoats, stains or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Give special attention to ensure that surfaces, including edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.

#### Clean up and Protection:

During progress of work, remove from the site, discarded paint materials, rubbish, cans and rags at the end of each work day.

Correct any damage by cleaning, repairing or replacing and repainting, as acceptable to Infinity Group. Upon completion of painting work, clean window glass and other paint spattered surfaces. Remove spattered paint by

proper methods of washing and scraping, using care not

to scratch or otherwise damage finished surfaces. At the completion of work of other trades, touch-up and

restore all damaged or defaced surfaces.



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Revisions No. Description Date Construction 12/23/2020 Documents

40 Hungerford Street, Hartford, CT 06106 PROJECT NO: Project Number

Construction Documents 12/22/2020 12:16:15 PM

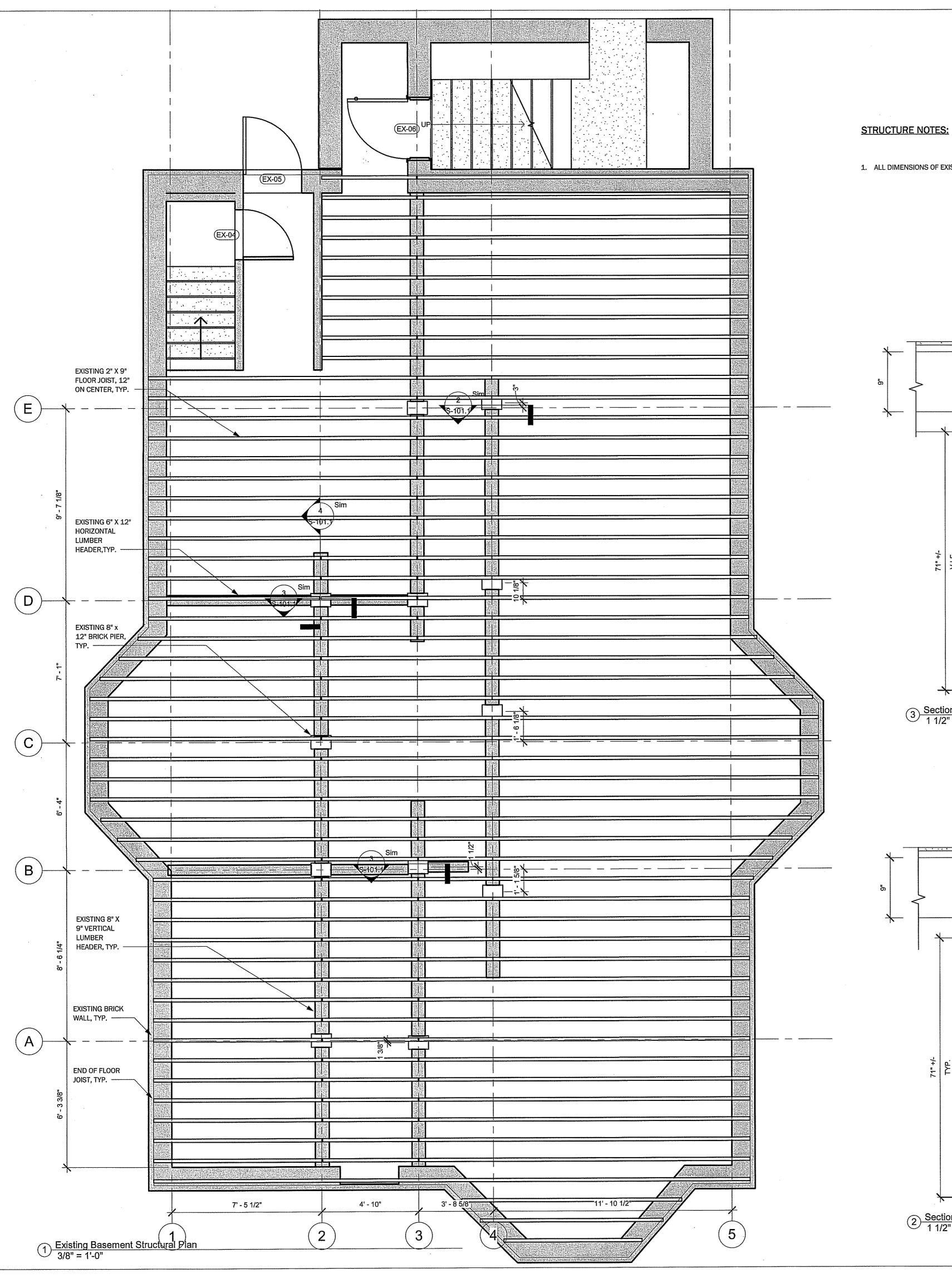
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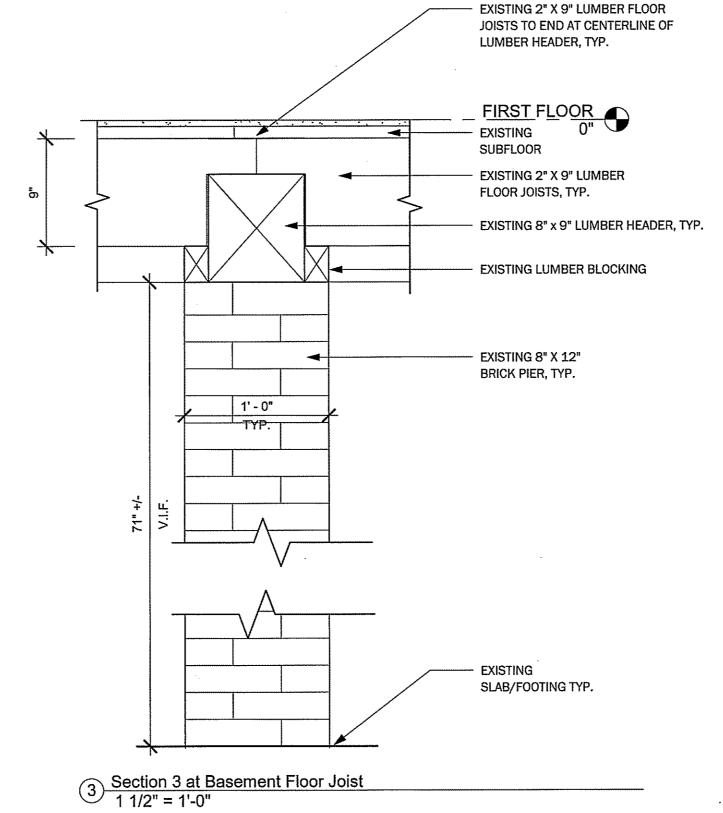
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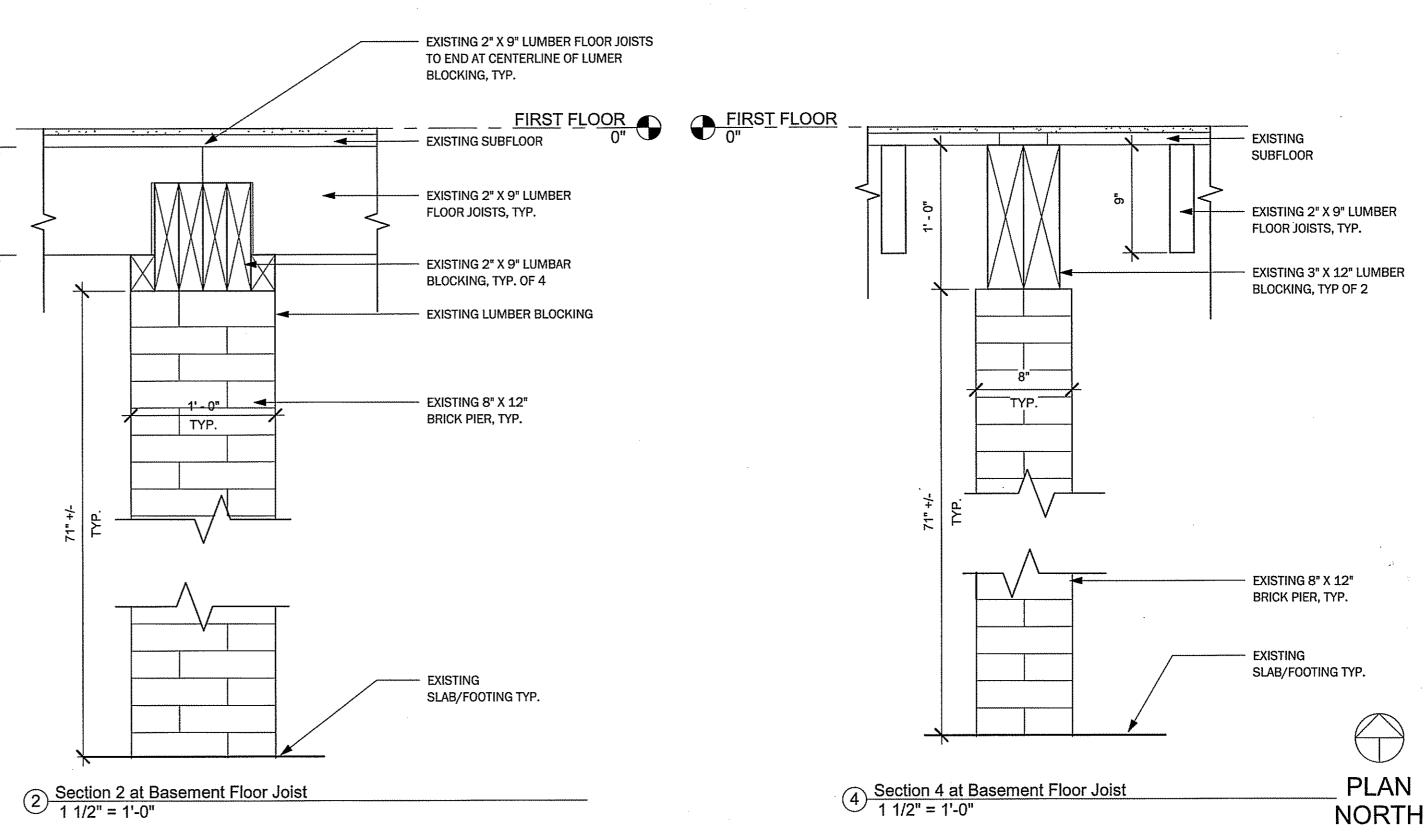
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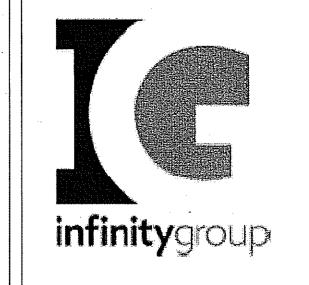
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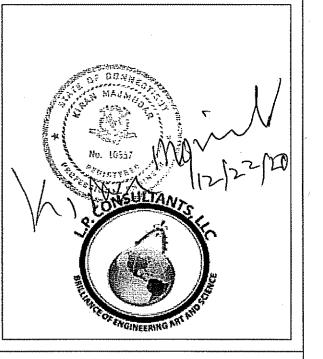
1. ALL DIMENSIONS OF EXISTING STRUCTURAL ELEMENTS ARE TO BE VERIFIED IN FIELD, TYP.







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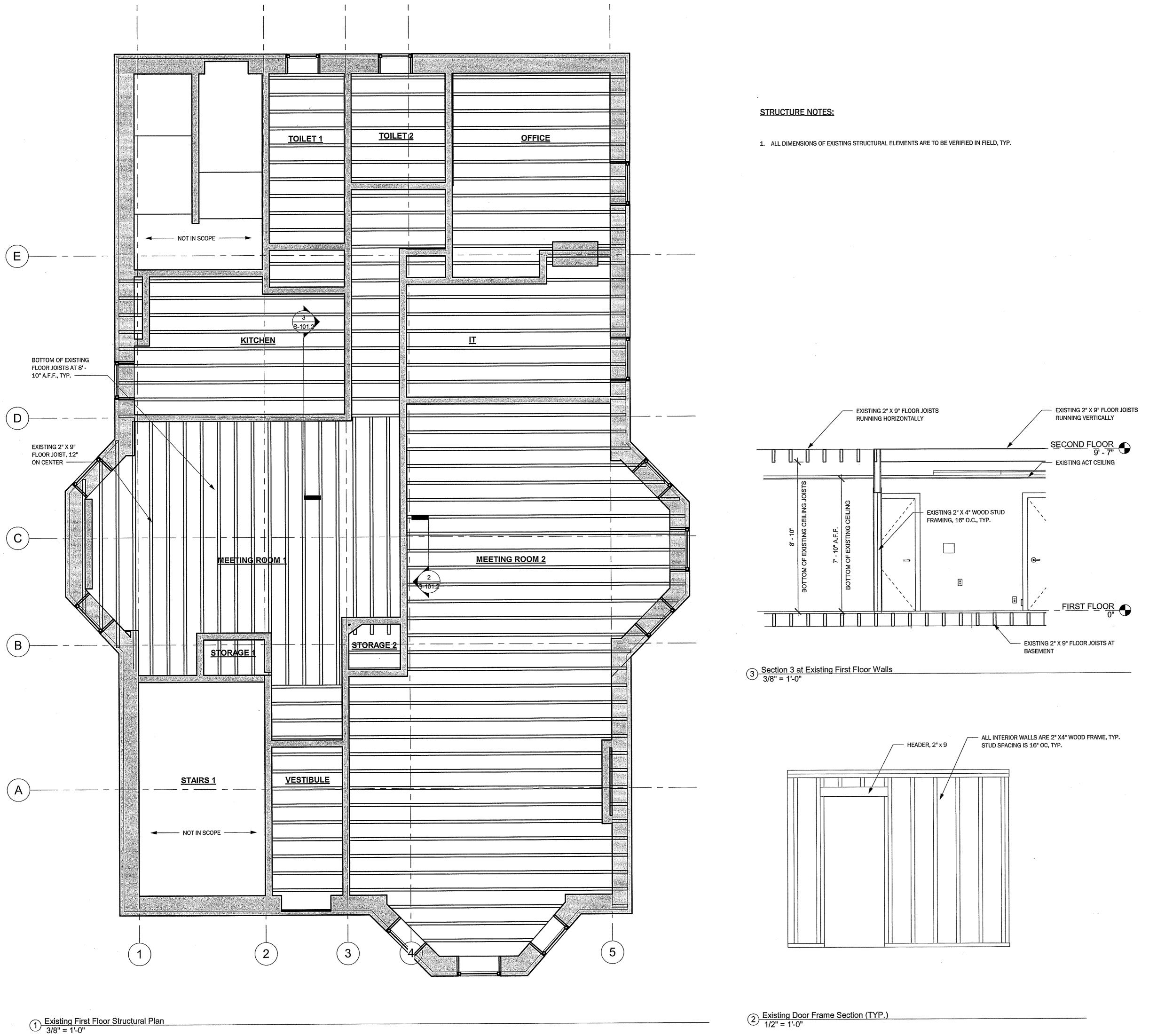


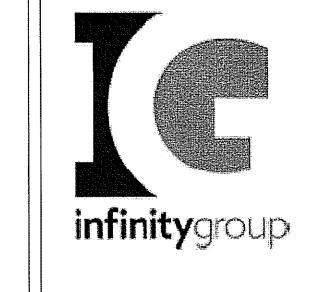
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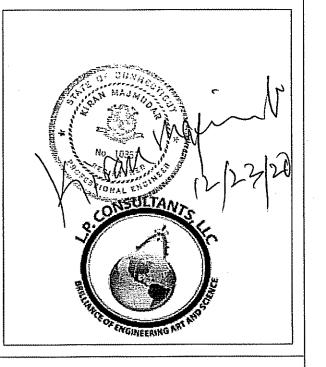
No.	Description	Date	Issued by
1	Construction Documents	12/23/2020	PM

40 Hungerford Street, Hartford, CT 06106 PROJECT NO: Project Number S-101.1 Existing Basement Ceiling Framing Plan Construction Documents 12/22/2020 9:56:37 AM DRAWN BY: As indicated Author





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1	Construction Documents	12/23/2020	РМ

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Existing First Floor Structural Framing Plan

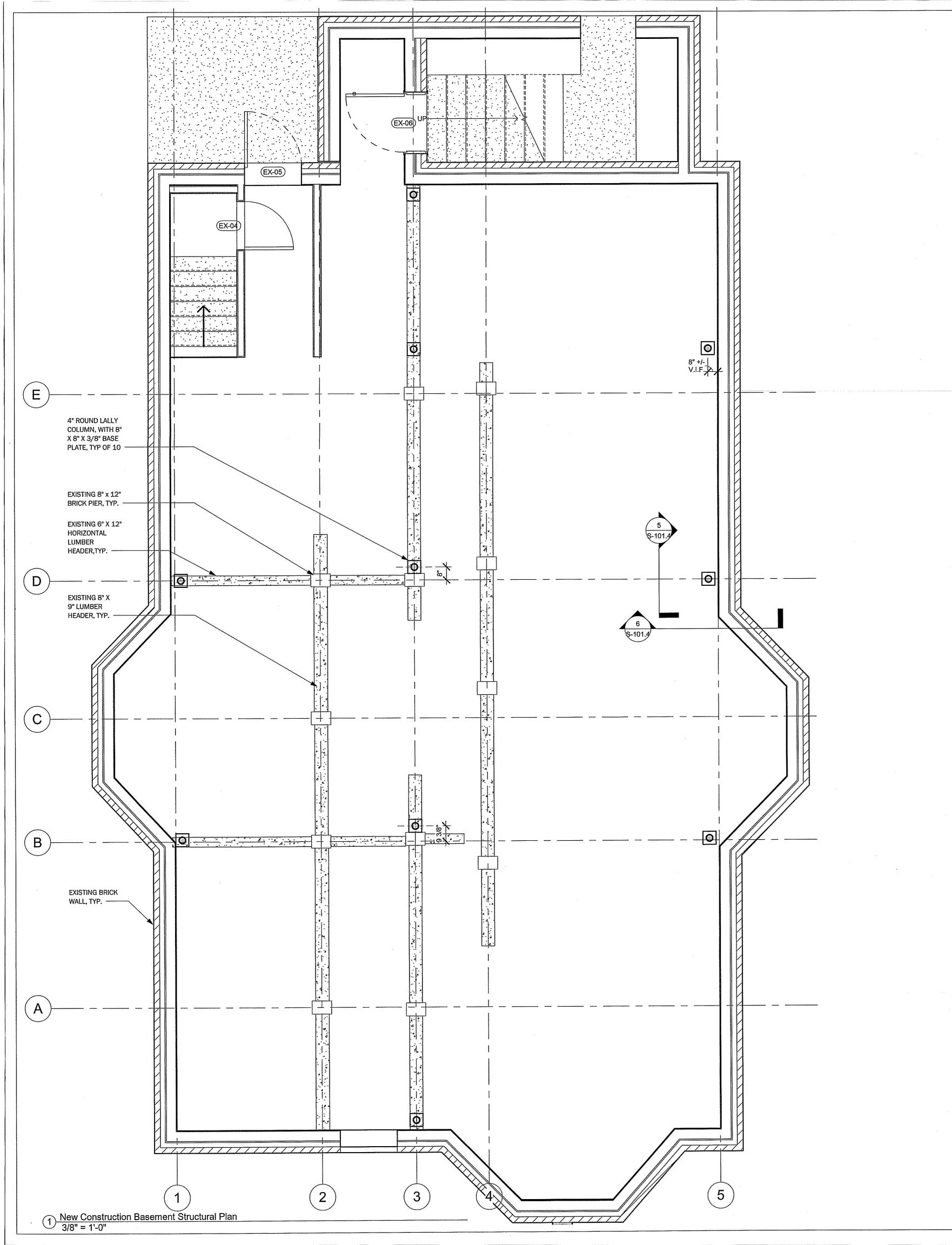
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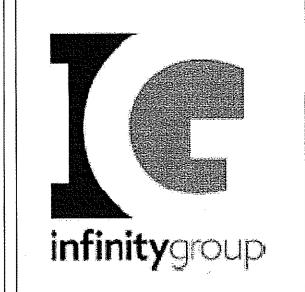
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PLAN

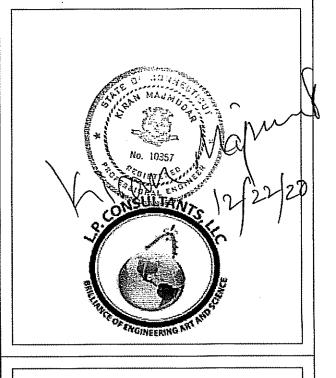
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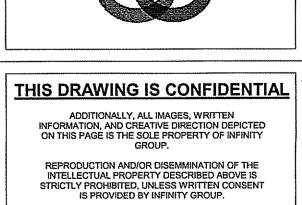




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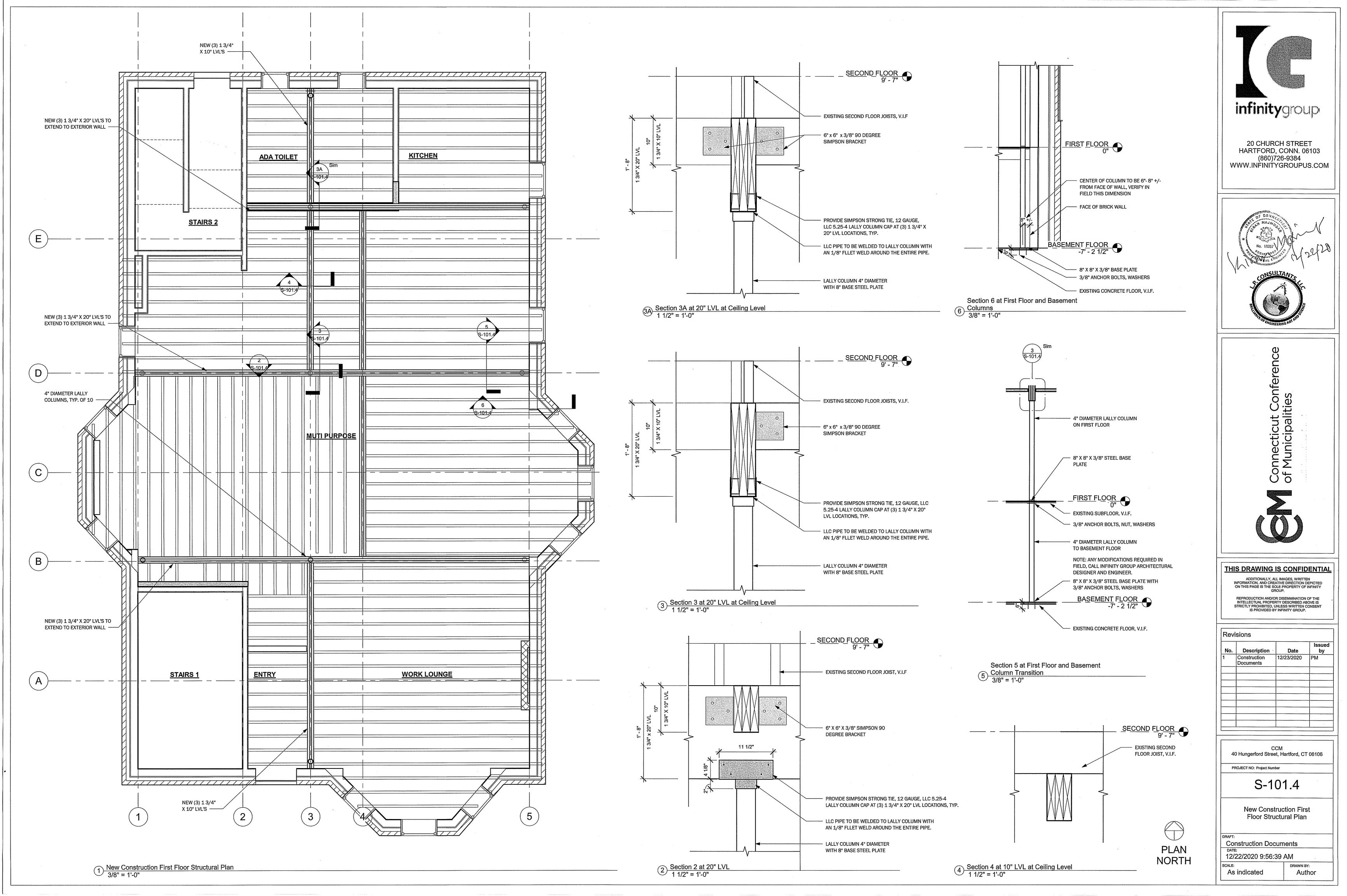
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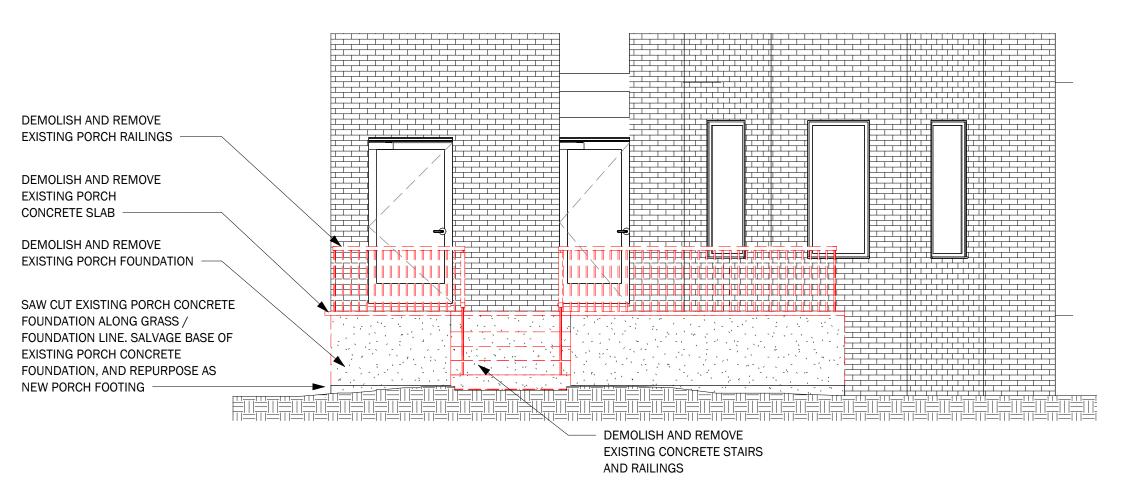


No.	Description	Date	Issued by
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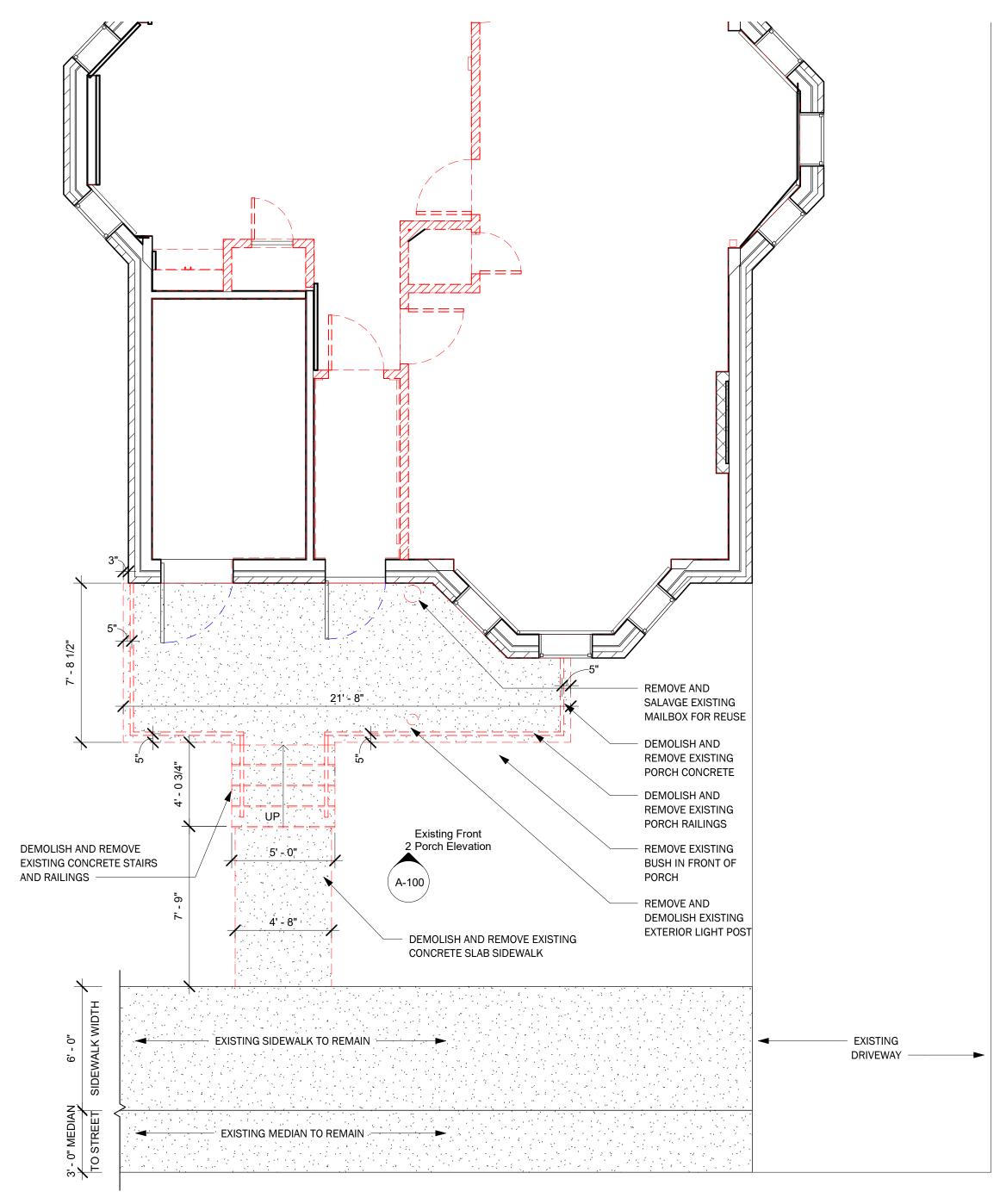
PLAN NORTH 40 Hungerford Street, Hartford, CT 06106

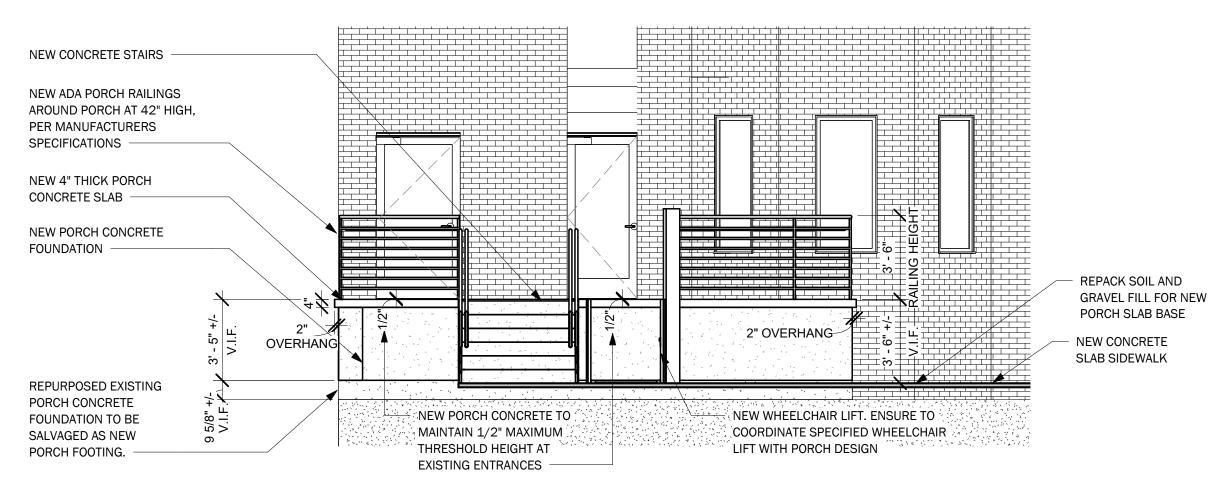




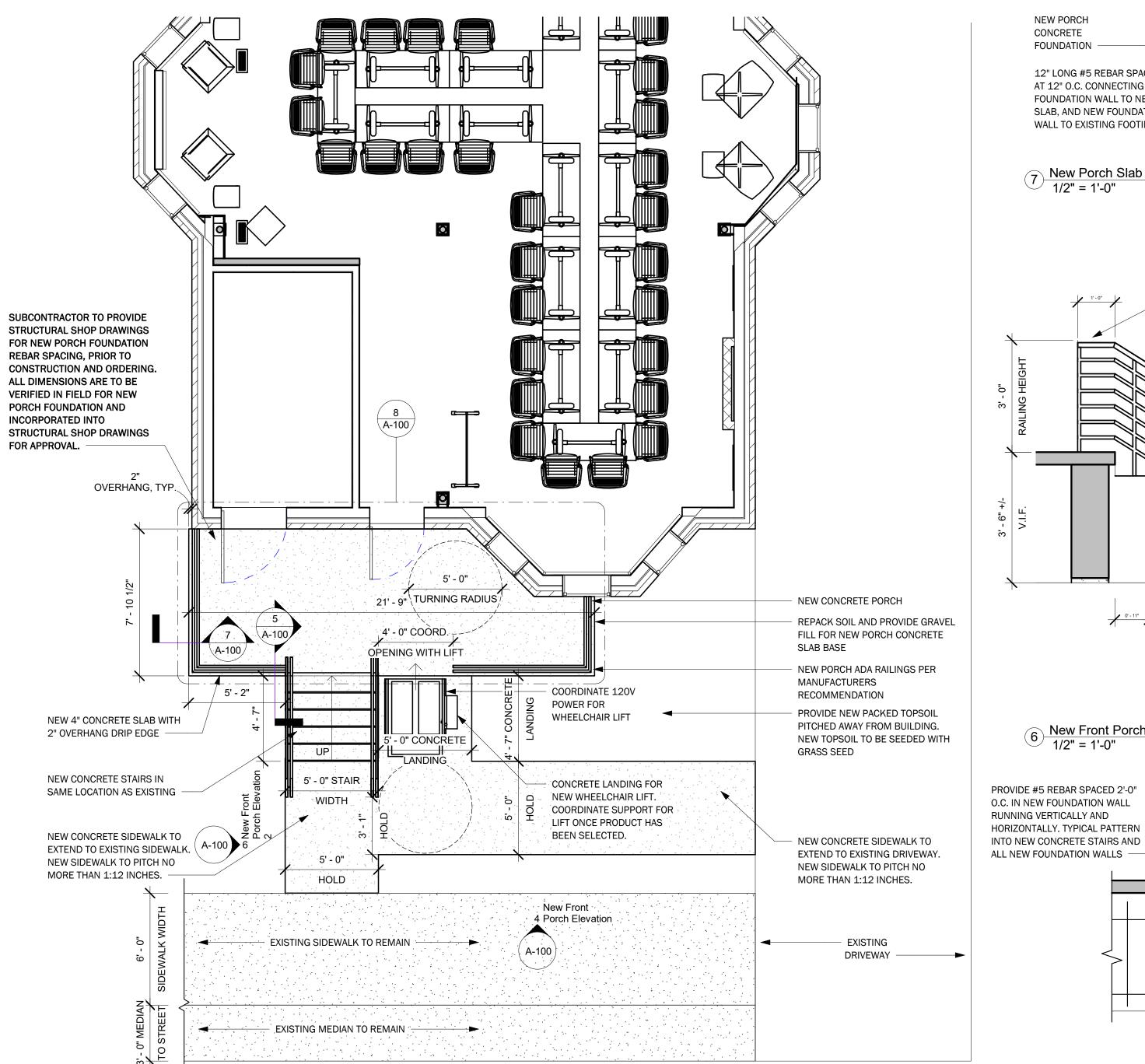
2 Existing Front Porch Elevation 1/4" = 1'-0"

1 Existing Plan\_First Floor\_Site Plan 1/4" = 1'-0"

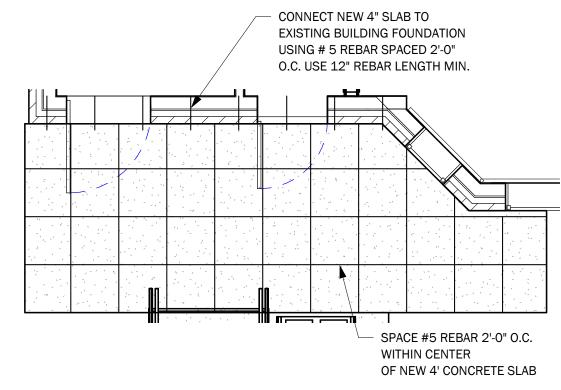




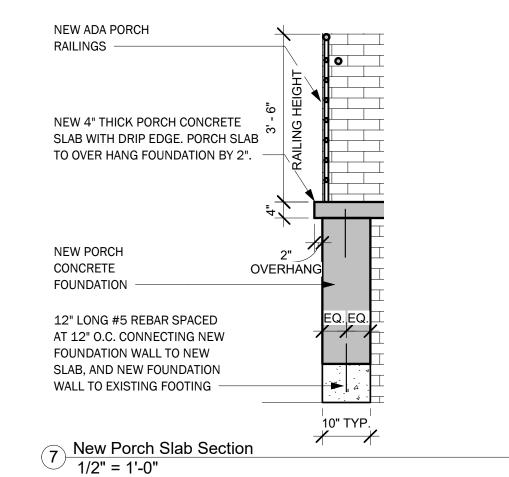
New Front Porch Elevation
1/4" = 1'-0"

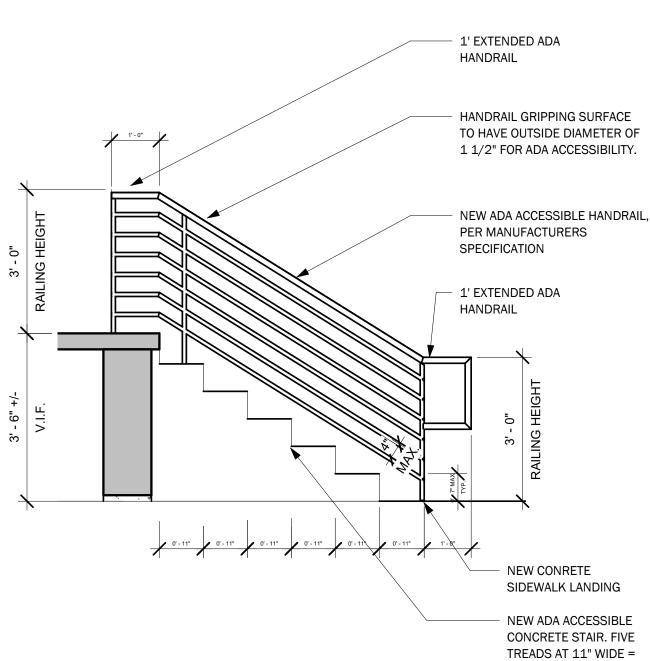


New Construction Plan\_First Floor\_Site Plan
1/4" = 1'-0"



8 Rebar Detail at New Porch Slab
1/4" = 1'-0"





New Front Porch Elevation 2 1/2" = 1'-0"

ALL NEW FOUNDATION WALLS -10" TYP.

8 Rebar Foundation Detail PLAN 1/2" = 1'-0" NORTH



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Revisions

4' - 7". SIX RISERS AT 7"

HIGH = 3' - 6" +/-

1	Construction Documents	12/23/2020	PM

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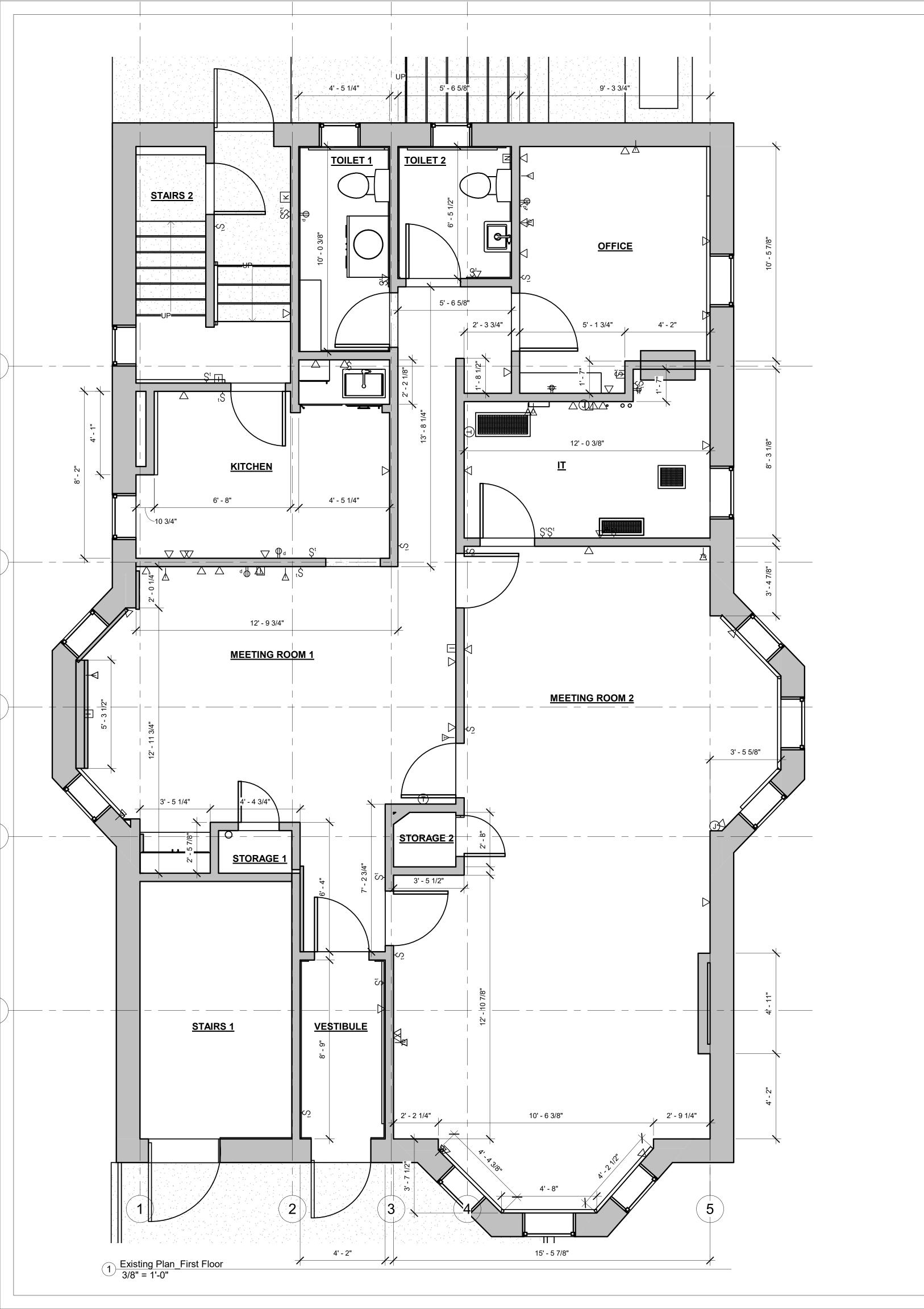
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Front Porch Renovation and Accessibility Upgrade

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PROJECT NO: Project Number

A-101

**Existing Floor Plan** 

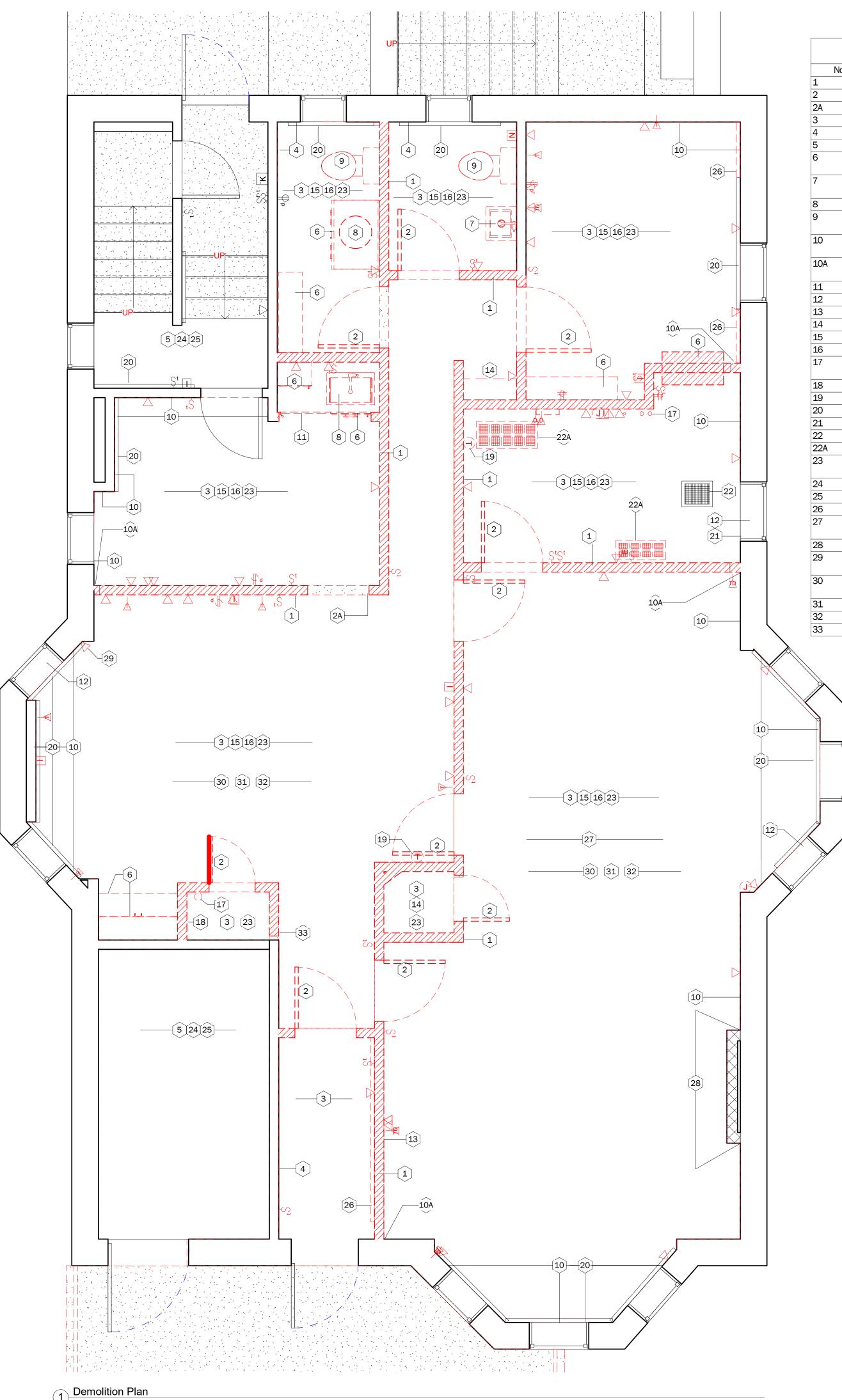
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PLAN

NORTH

3/8" = 1'-0"

Author



<sup>1</sup>/<sub>3</sub>/8" = 1'-0"

	4. Scope of Work Notes - Demolition	
Note Number	Note Text	
1	DEMOLISH PARTITION AS INDICATED. COORDINATE REMOVAL OF EXSITING PLUMBING, ELECTRICAL, AND MECHANICAL, ECT. IN WALL.	
2	REMOVE DOOR, FRAME, HARDWARE, AND ALL ASSOCAITED ITEMS IN THEIR ENTIRETY.	
2A	REMOVE CASED OPENING AND ALL ASSOCIATED ITEMS IN FULL ENTIRETY.	
3	REMOVE EXISTING FLOORING AND ALL ASSOCIATED WALL BASE. PREP FLOOR TO RECEIVE NEW FLOORING.	
4	REMOVE EXISTING WOOD BASE. PREP EXISTING WALL TO RECEIVE NEW VINYL FLOOR BASE.	
 5	EXISTING FLOORING AND WALL BASE TO REMAIN.	
6	REMOVE EXISTING CASEWORK AND MILLWORK. INCLUDING BUT NOT LIMITED TO CABINETS, COUNTERTOPS, AND FINISHES. PREP AND PATCH EXISTING WALL TO RECEIVE NEW WALL FINISH.	
7	EXISTING WALL MOUNTED PORCELAIN SINK TO BE REMOVED. CAP WATER, WASTE, AND VENTS AS REQUIRED. SALVAGE AND PROTECT ALL WATER SUPPLY DRAIN AND VENT PIPING ABOVE CEILING.	
8	REMOVE EXISTING PLUMBING SINK. CAP WATER, WASTE, AND VENTS AS REQUIRED.	
9	REMOVE EXISTING PLUMBING TOILET FIXTURE AND ALL FITTINGS IN THEIR ENTIRETY. CAP WATER, WASTE, AND VENTS AS REQUIRED. PATCH EXISTING SUPPLY VALVES, DRAINS, AND VENT PIPING. REFER TO NEW CONSTRUCTION PLAN FOR NEW FIXTURE LOCATIONS.	
10	ALL EXISTING WOOD WALL PANELING ON WALLS, IS TO REMAIN. SALVAGE AND REPAIR EXISTING WOOD PANELING AS REQUIRED DUE TO ANY BASE AND WALL DEMOLITION.	
10A	PATCH AND REPAIR EXISTING WOOD WALL PANEL DUE TO WALL DEMOLTION. TYP. OF ALL WALL DEMOLITION SPACES. PREP AND PREPARE EXISTING WOOD PANEL FOR NEW PAINT FINISH.	
11	REMOVE EXSITING UNDER COUNTER REFRIGERATOR. RETURN EQUIPMENT TO OWNER.	
12	REMOVE EXISTING AIR CONDITIONING WINDOW UNIT. RETURN EQUIPMENT BACK TO OWNER.	
13	REMOVE EXISTING WALL MOUNTED MONITOR AND MOUNTING EQUIPMENT. RETURN EQUIPMENT BACK TO OWNER FOR POTENTIAL REUSE.	
14	DEMOLISH ALL EXISTING WALL MOUNTED SHELVING.	
15	PREP ALL EXISTING WALLS TO REMAIN FOR NEW PAINT FINISH.	
16	REMOVE ALL EXISTING FURNITURE AND EQUIPMENT AND RETURN TO OWNER.	
17	DEMOLISH EXISTING ELECTRICAL CONDUIT. TERMINATE ELECTRICAL WIRES ABOVE THE CEILING GRID. REFER TO ELECTRICAL PLAN FOR SCOPE OF WORK AND RE-DISTRIBUTION.	
18	REMOVE EXISTING DOOR BELL SYSTEM.	
19	REMOVE EXISTING THERMOSTAT. SALVAGE THERMOSTAT FOR REUSE.	
20	EXISTING BASE RADIATOR TO REMAIN. REFER TO MECHANICAL DEMO PLAN FOR BASE RADIATORS THAT ARE AFFECTED DURING NEW CONSTRUCTION.	
21	EXISTING WINDOW BARS TO BE REMOVED AND RETURNED TO OWNER.	
22	EXISTING FLOOR REGISTER TO REMAIN.	
22A	EXISTING FLOOR REGISTER TO BE REMOVED.	
23	REMOVE EXISTING CEILING TILE AND CEILING GRID. REMOVE ALL ASSOCIATED CEILING FIXTURES, DEVICES, AND EQUIPMENT IN THEIR FULL ENTIRETY. REFER TO MEP DRAWINGS FOR NEW LOCATIONS.	
24	EXISTING FINISHES IN SPACE TO REMAIN.	
25	EXISTING CEILING AND CEILING FIXTURES TO REMAIN.	
26	EXISTING BASE RADIATOR TO BE REMOVED. REFER TO MEP DRAWINGS.	
27	DURING DEMOLITION OF WALLS, ENSURE A 10' SPAN OF THE EXISTING WOOD PANEL IS SALVAGED. THE EXISTING WOOD PANEL SYSTEM WILL BE REUSED AND REINSTALLED IN SEVERAL LOCTIONS. REFER TO FINISH PLAN FOR ALL LOCATIONS.	
28	EXISTING BRICK AROUND BUILD OUT IS TO REMAIN.	
29	EXISTING OUTLETS ON EXTERIOR WALLS TO BE REMOVED, UNLESS OTHERWISE NOTED. REFER TO ELECTRICAL PLANS FOR SCOPE OF WORK. TYP. OF ALL LOCATIONS.	
30	PRIOR TO REMOVING ANY WALL FRAMING, REMOVE EXISTING DRYWALL AS NEEDED TO EXPOSE AND CONFIRM ALL LOAD BEARING WALLS CARRYING FLOOR	

#### **GENERAL NOTES:**

-SALVAGE WOOD PANELING ON WALLS THAT WILL BE DEMOLISHED. SALVAGED WOOD PANELING TO BE REUSED AND REINSTALLED DURING NEW

CONSTRUCTION

PROTECT EXISTING POWER FEEDS. EXISITING POWER FEEDS TO REMAIN.

- PRIOR TO REMOVING ANY WALL FRAMING, REMOVE DRYWALL AS NEEDED TO EXPOSE AND CONFIRM ALL LOAD BEARING WALLS CARRYING FLOOR JOISTS.
- CONTACT INFNITY GROUP TO VERIFY ALL TEMPORARY WALL LOCATIONS ONCE

FRAMING IS EXPOSED FOR REVIEW.
- CONTRUCT AND INSTALL TEMPORARY LOAD BEARING WALLS PRIOR TO ALL

CONTACT INFINITY GROUP TO VERIFY ALL TEMPORARY WALL LOCATIONS ONCE ALL FRAMING IS EXPOSED FOR REVIEW.

CONSTRUCT AND INSTALL TEMPORARY LOAD BEARING WALLS PRIOR TO ALL FRAMING DEMOLITION.

FRAMING DEMOLITION.

#### **HAZARDOUS MATERIALS**

HAZARDOUS MATERIAL MAY EXIST IN THE BUILDING. NEITHER THE OWNER NOR THE ARCHITECT WARRANTIES OR GUARANTEES THE AREA OF WORK TO BE FREE OF HAZARDOUS, OR NUISANCE HAZARD MATERIAL. CONSTRUCTION MANAGER IS TO REVIEW THE STATUS OF HAZARDOUS MATERIALS ABATEMENT IN ALL AREAS BEFORE THE START OF CONSTRUCTION.

HAZARDOUS MATERIALS INCLUDE ASBESTOS PIPE, COVERING (INSULATION), VINYL ASBESTOS TILE, SOME LINOLEUM, LEAD BASED PAINT, AND LATEX DUST.

#### NUISANCE HAZARD MATERIAL INCLUDES FIBERGLASS.

BEFORE COMMENCING WORK THE CONSTRUCTION TEAM MUST REVIEW ASBESTOS ABATEMENT WORK PLAN WHICH WILL BE PROVIDED BY THE CONSTRUCTION MANAGER, IF APPLICABLE.

MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.

Hatch Area denotes area not in scope of work

Existing Items

Items to be removed

#### DEMOLITION NOTES

- 1. DEMOLITION CONTRACTOR SHALL LEAVE AREA BROOM CLEAN AT THE COMPLETION OF DEMOLITION CONTRACT.
- 2. CONSTRUCTION TEAM SHALL CLEAN ANY AREA OUTSIDE OF THE CONTRACT LIMIT THAT BECOMES
- DIRTY AS A RESULT OF DEMOLITION CLEANING SHALL BE DONE DAILY.

  3. EXISTING WALLS, DOORS AND FRAMES TO BE REMOVED ARE SHOWN DASHED.
- 4. PROTECT ALL EXISTING SURFACES SCHEDULED TO REMAIN.

SCHEDULE FOR PROPER INSTALLATION PATTERN.

- 5. THE CONTRACTORS SHALL LIMIT THEIR USE OF THE PREMISES TO THE WORK INDICATED, DO NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS AND EQUIPMENT.
- 6. THE WORK SHALL BE CONDUCTED IN A MANNER WHICH WILL PROVIDE THE LEAST POSSIBLE
- INTERFERENCE TO THE ACTIVITIES OF THE BUILDING TENANTS.

  7. WHERE REMOVAL OF WALLS OR PARTITIONS EXTENDS BEYOND ONE FINISHED AREA INTO ANOTHER FINISHED AREA PATCH AND REPAIR FLOOR AND WALL SURFACES IN THE NEW SPACE TO PROVIDE AN

EVEN SURFACE OF UNIFORM COLOR AND APPREARANCE. IF NECESSARY TO ACHIEVE UNIFORM COLOR

- AND APPRARANCE REMOVE EXISTING FLOOR AND WALL COVERINGS AND REPLACE WITH NEW MATERIALS.

  8. PRIOR TO BEGINNING DEMOLITIONS, THE CONSTRUCTION TEAM SHALL COORDINATE WITH THE OWNER ANY ITEMS SCHEDULED FOR REMOVAL WHICH SHALL BE SALVAGED AND RETURNED TO THE
- 9. REMOVE FROM THE SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION
- ACTIVITIES, TRANSPORT REMOVED MATERIALS AND DISPOSE OF OFF SITE IN A LAWFUL MANNER.

  10. WHERE ELECTRICAL ITEMS HAVE BEEN REMOVED, REMOVE ALL WIRING BOXES, SURFACE MOUNTED RACEWAYS/COUNDUITS AND FASTENERS, PATCH AND REPAIR WALLS AS REQUIRED FOR NEW FINISH
- 11. PATCH AND REPAIR ALL SURFACES AS REQUIRED TO RESTORE SURFACES TO THEIR ORIGINAL
- CONDITION.

  12. ALL ITEMS SCHEDULED TO BE RELOCATED ARE TO BE STORED IN A SECURE, DRY AREA UNTIL THEY
- ARE REINSTALLED.

  13. MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE

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PROJECT NO: Project Number

A-102

Demolition Plan

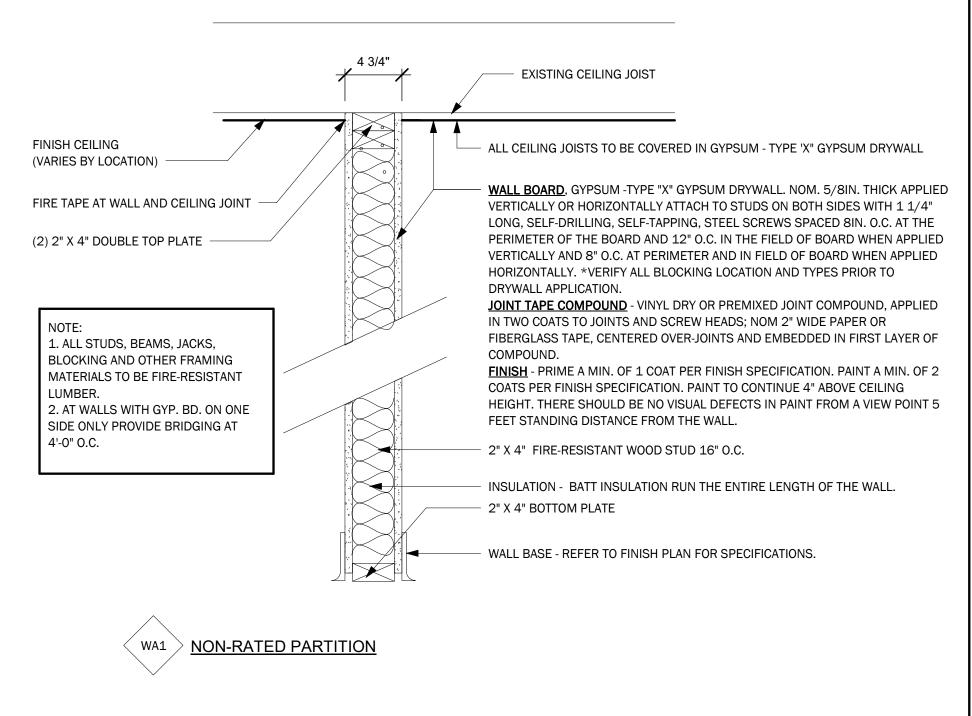
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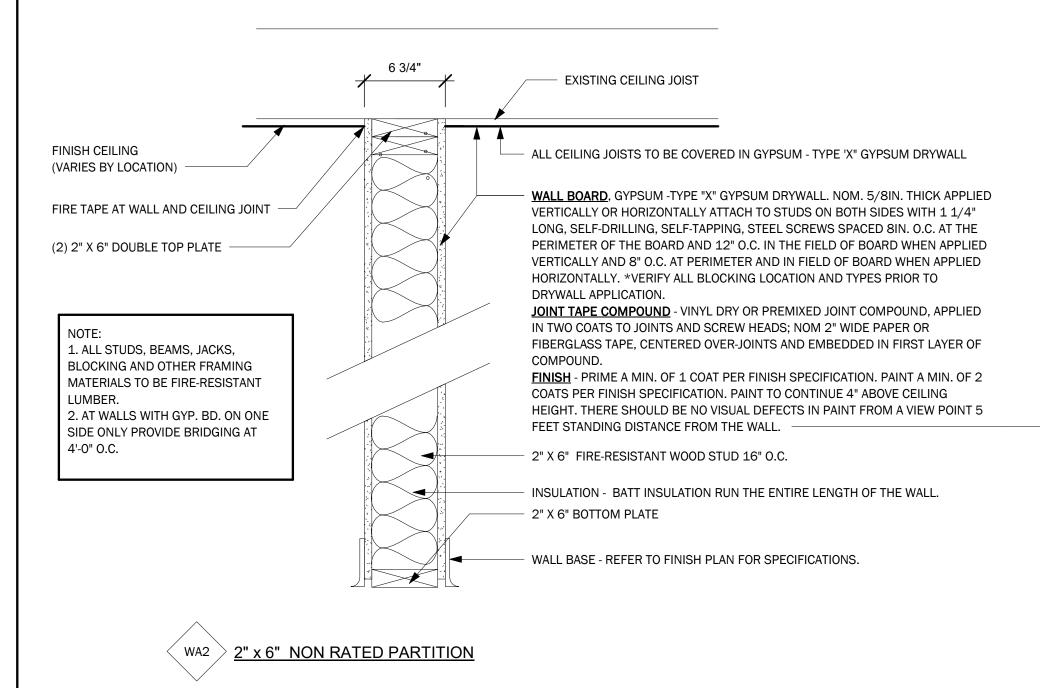
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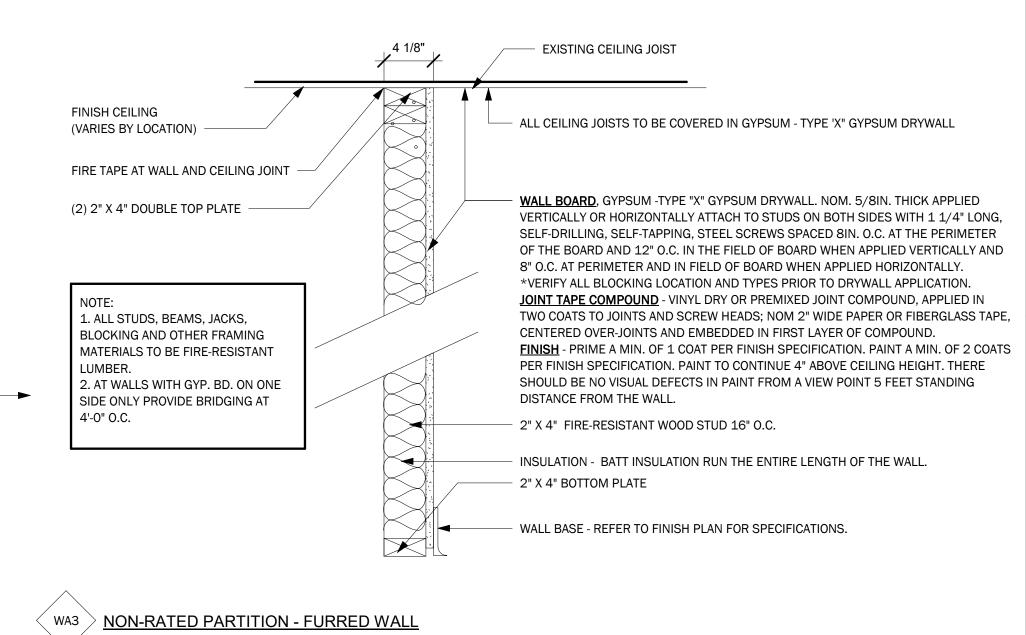
As indicated

Author

### **WALL DETAILS**

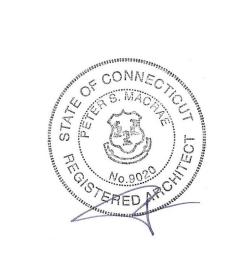








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1	Construction Documents	12/23/2020	PM		

CCM 40 Hungerford Street, Hartford, CT 06106

A-103

PROJECT NO: Project Number

Construction Details

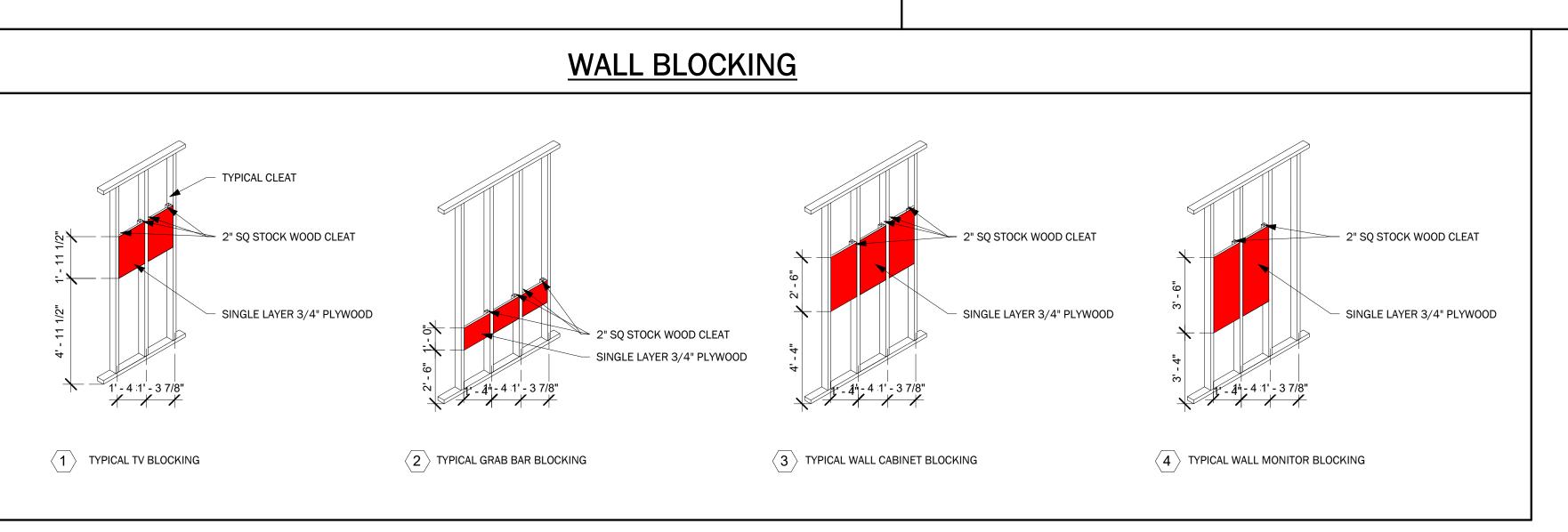
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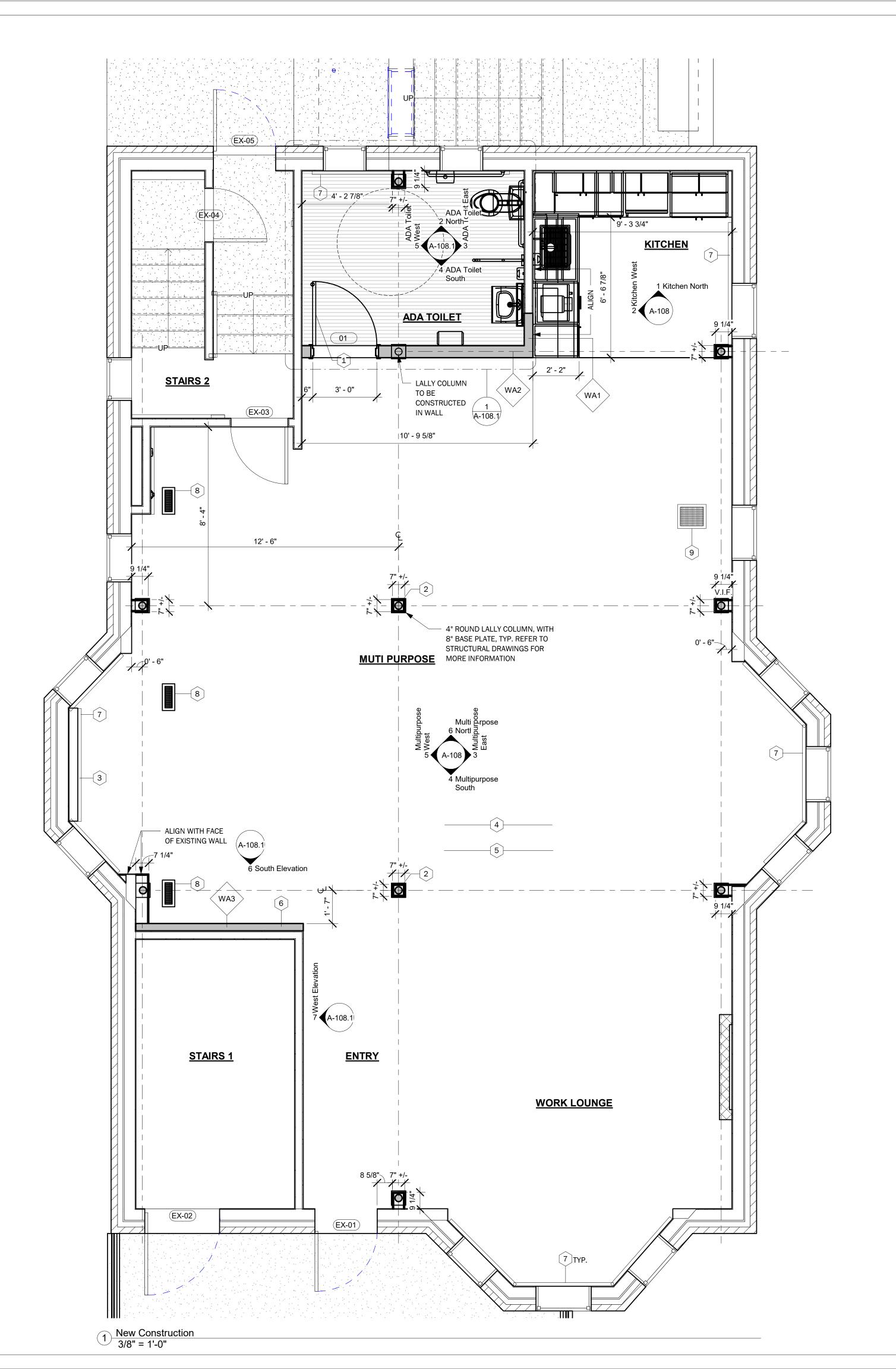
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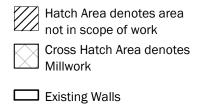
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As indicated







Existing Wal

New Walls

#### **CONSTRUCTION NOTES:**

- 1. DO NOT REMOVE ANY SIGNAGE OR WAYFINDING THAT RELATES TO EGRESS OR LIFE SAFETY; IF THERE ARE ANY DISCREPANCIES OR QUESTIONS REACH OUT TO INFINITY GROUP <u>IMMEDIATELY</u>.
- ALL NEW WALLS SHOWN IN PLAN SHALL BE TO DECK IN THE SOW UNLESS OTHERWISE NOTED.
   ALL NEW WALLS SHALL BE WA2 UNLESS OTHERWISE NOTED.
- 4. REFERENCE INTERIOR ELEVATIONS SHEETS FOR MILLWORK AND CASEWORK INFORMATION.
- 5. REFERENCE INTERIOR ELEVATIONS SHEETS FOR FURTHER INFORMATION ON GLASS FACADE
- SYSTEMS.
  6. REFERENCE SCHEDULES SHEET FOR NEW DOOR INFORMATION.
- 7. REFERENCE NEW REFLECTED CEILING PLAN SHEET FOR INFORMATION ON CEILINGS.
- A. REFERENCE ENGINEERING DRAWINGS FOR NEW ELECTRICAL POWER AND LIGHTING SCOPE OF WORK AND FURTHER DEFINITION,
- REFERENCE ENGINEERING DRAWINGS FOR NEW PLUMBING SCOPE OF WORK AND FURTHER DEFINITION,
- C. REFERENCE ENGINEERING DRAWINGS FOR NEW FIRE PROTECTION AND ALARM SCOPE OF WORK AND FURTHER DEFINITION,D. REFERENCE ENGINEERING DRAWINGS FOR NEW MECHANICAL SCOPE OF WORK AND FURTHER
- DEFINITION.

  8. ALL EXISTING GLASS FACADE SYSTEMS AND DOORS THAT ARE EXISTING TO REMAIN SHALL BE
- QUANTIFIED AND RECORDED FOR ANY DISCREPANCIES AND SHARED WITH INFINITY GROUP WITH LABELED TIME STAMPED PHOTOGRAPHS.
- A. IN THE RESULT OF DAMAGES THAT OCCUR ON EXISTING DOORS AND COMPONENTS SCHEDULED TO REMAIN ARE HEREBY THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE HELD LIABLE FOR ALL COSTS ASSOCIATED WITH RETURNING COMPONENTS TO ORIGINAL
- DOCUMENTED CONDITION.

  9. ALL NEW WALLS THAT ARE SHOWN TO BE BUILT INTO EXISTING WALLS SHALL BE FLUSH AND ALIGN WITH EXISTING WALLS UNLESS NOTED OTHERWISE.
- 10. ALL NEW GLASS THAT IS TO BE INSTALLED IN SPACE SHALL BE TEMPERED AND CLEAR.
- 11. MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.

	1. Scope of Work Notes - Construction
Note Number	Note Text
1	ALL ROUGH OPENINGS AND THROAT SIZES TO BE VERIFIED IN FIELD PRIOR TO ORDERING, TYP.
2	4" LALLY COLUMN WITH 8" BASE PLATE, TYP. OF 10. LALLY COLUMN TO BE BOXED IN WITH 5/8" FINISHED DRYWALL ON ONE SIDE. BOXED IN COLUMN TO HAVE AS LITTLE A REVEAL AS POSSIBLE. ENSURE THAT DRYWALL BUILDOUT ALIGNS WITH DRYWALL SOFFIT ABOVE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
3	PROVIDE IN WALL BLOCKING FOR OWNER PROVIDED EQUIPMENT, TYP.
4	ALL NEW CONSTRUCTION DIMENSIONS TO BE VERIFIED IN FIELD, TYP.
5	ALL LOW VOLTAGE NEEDS TO BE BY OWNER
6	NEW CONSTRUCTION WALL BUILD OUT. WALL TO BE BUILT OUT TO ALLOW FOR EXISTING ELECTRICAL TO PASS THROUGH AND BE REDISTRIBUTED. VERIFY IN FIELD THE THICKNESS NEEDED FOR REDISTRIBUTION THROUGH NEW CONSTRUCTION WALL.
7	ALL EXISTING BASEBOARD HEATERS TO REMAIN, UNLESS OTHERWISE NOTED. BASEBOARD HEATERS TO BE PAINTED P3.
8	NEW 4" X 12" FLOOR REGISTERS. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.
9	EXISTING FLOOR REGISTER TO REMAIN. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.



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New Construction Floor

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Construction Documents

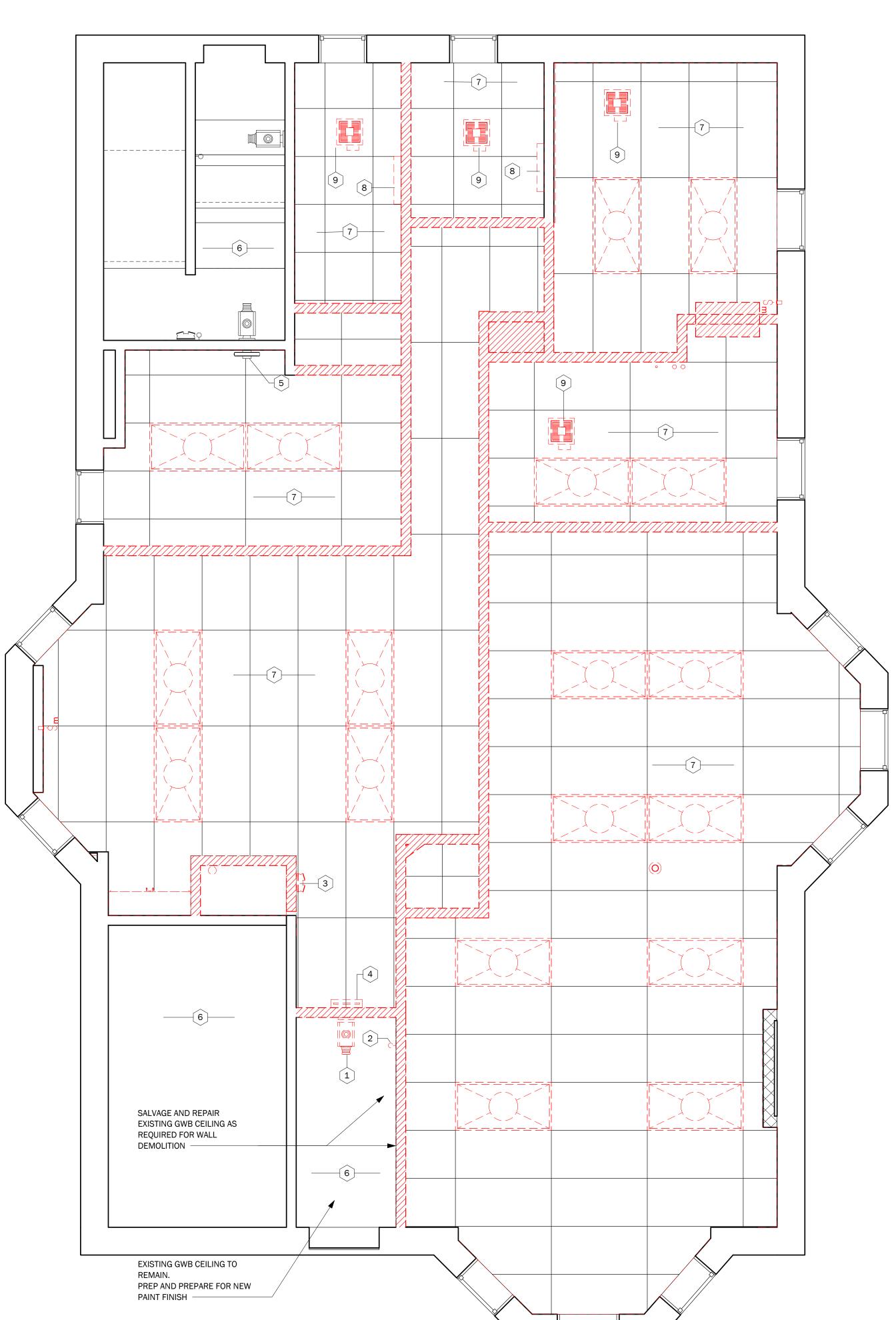
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SCALE: DRAW

As indicated A

Author



1 Reflected Ceiling Plan-Demolition 3/8" = 1'-0"

4. Scope of Work Notes - Ceiling Demolition						
Note Number	Note Text					
1	REMOVE EXISTING SECURITY CAMERA. SALVAGE SECURITY CAMERA FOR REUSE. REFER TO MEP DRAWINGS FOR NEW SECURITY CAMERA LOCATION.					
2	DEMOLISH EXISTING WALL MOUNTED SCONCE.					
3	DEMOLISH EXISTING EMERGENCY FLOOD LIGHT. REFER TO MEP DRAWINGS FOR NEW EMERGENCY FLOOD LIGHT LOCATIONS.					
4	DEMOLISH EXISTING WALL MOUNTED EXIT LIGHT. REFER TO MEP DRAWINGS FOR NEW EXIT SIGN LOCATIONS.					
5	EXISTING WALL MOUNTED EXIT SIGN TO REMAIN.					
6	EXISTING CEILING AND CEILING FIXTURES TO REMAIN.					
7	REMOVE EXISTING CEILING TILE AND CEILING GRID. REMOVE ALL ASSOCIATED CEILING FIXTURES, DEVICES, AND EQUIPMENT IN THEIR FULL ENTIRETY. REFER TO MEP DRAWINGS FOR NEW LOCATIONS.					
8	DEMOLISH EXISTING WALL MOUNTED LIGHT FIXTURE IN TOILET ROOMS, TYP.					
9	REMOVE EXISTING CEILING HVAC REGISTER. REFER TO CEILING PLAN FOR NEW LOCATION.					

Hatch Area denotes area not in scope of work

Existing Items

Items to be removed

REFLECTED CEILING PLAN GENERAL NOTES

1. EXISTING CEILING SYSTEM TO REMAIN UNLESS OTHERWISE NOTED OR AS REQUIRED BY DEMOLITION AND NEW CONSTRUCTION.

2. GENERAL CONTRACTOR TO COORDINATE LOCATION OF CEILING AND LIGHT SUPPORTS. ANY CONFLICTS BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

3. CENTER ALL NEW ACOUSTICAL CEILING SYSTEMS IN ROOM UNLESS OTHERWISE NOTED.

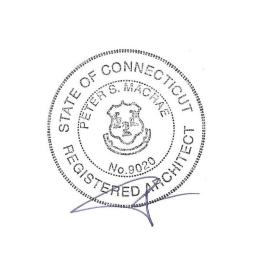
4. ALL NEW OR RELOCATED LIGHT FIXTURES AND DIFFUSERS TO BE INSTALLED IN THE CENTER OF CEILING TILES.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER OF LOCATION OF SPRINKLERS TO MEET ALL APPLICABLE CODES.

6. MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.



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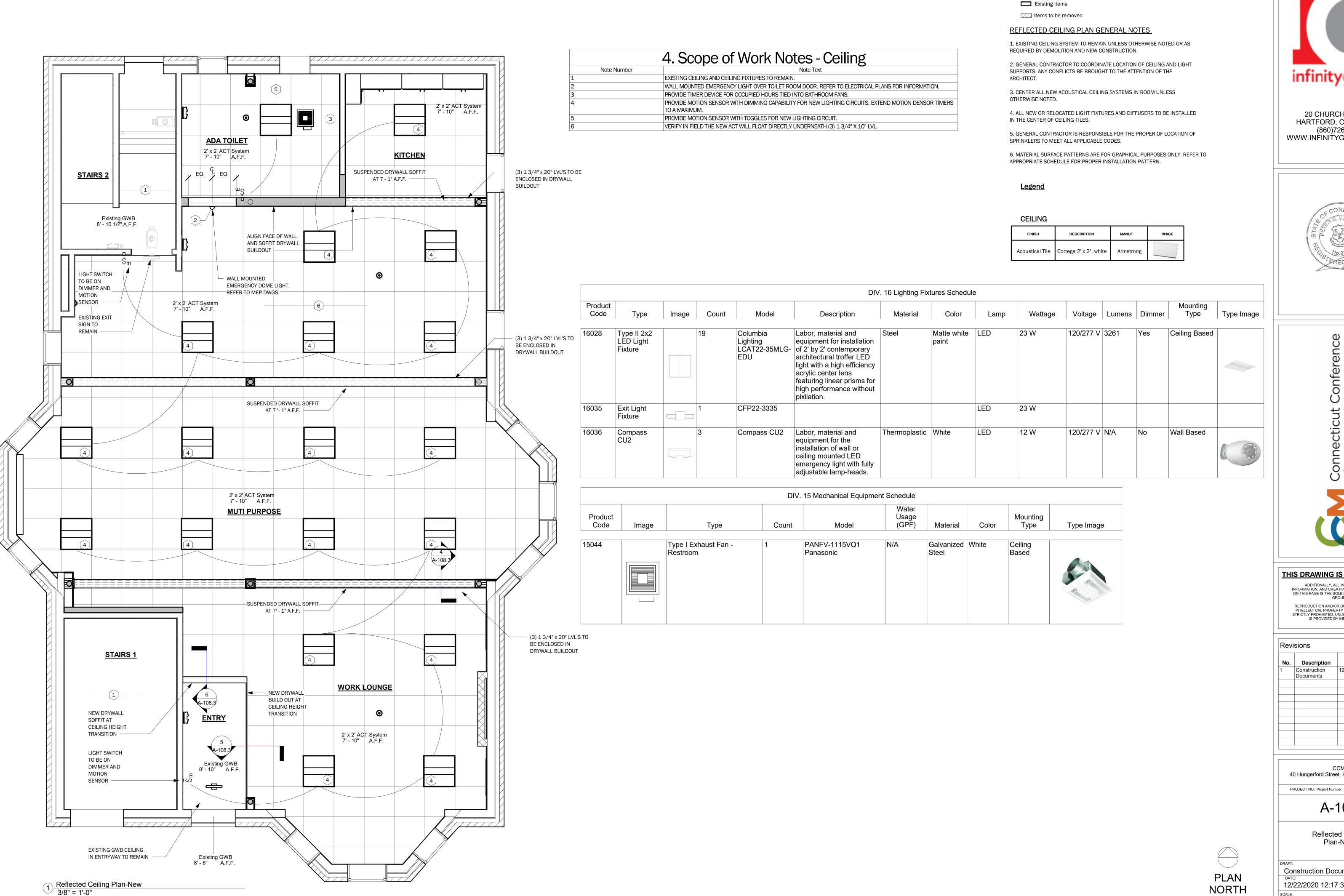
A-106

Reflected Ceiling Plan-Demolition

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SCALE:
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DRAWN BY:
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Hatch Area denotes area not in scope of work

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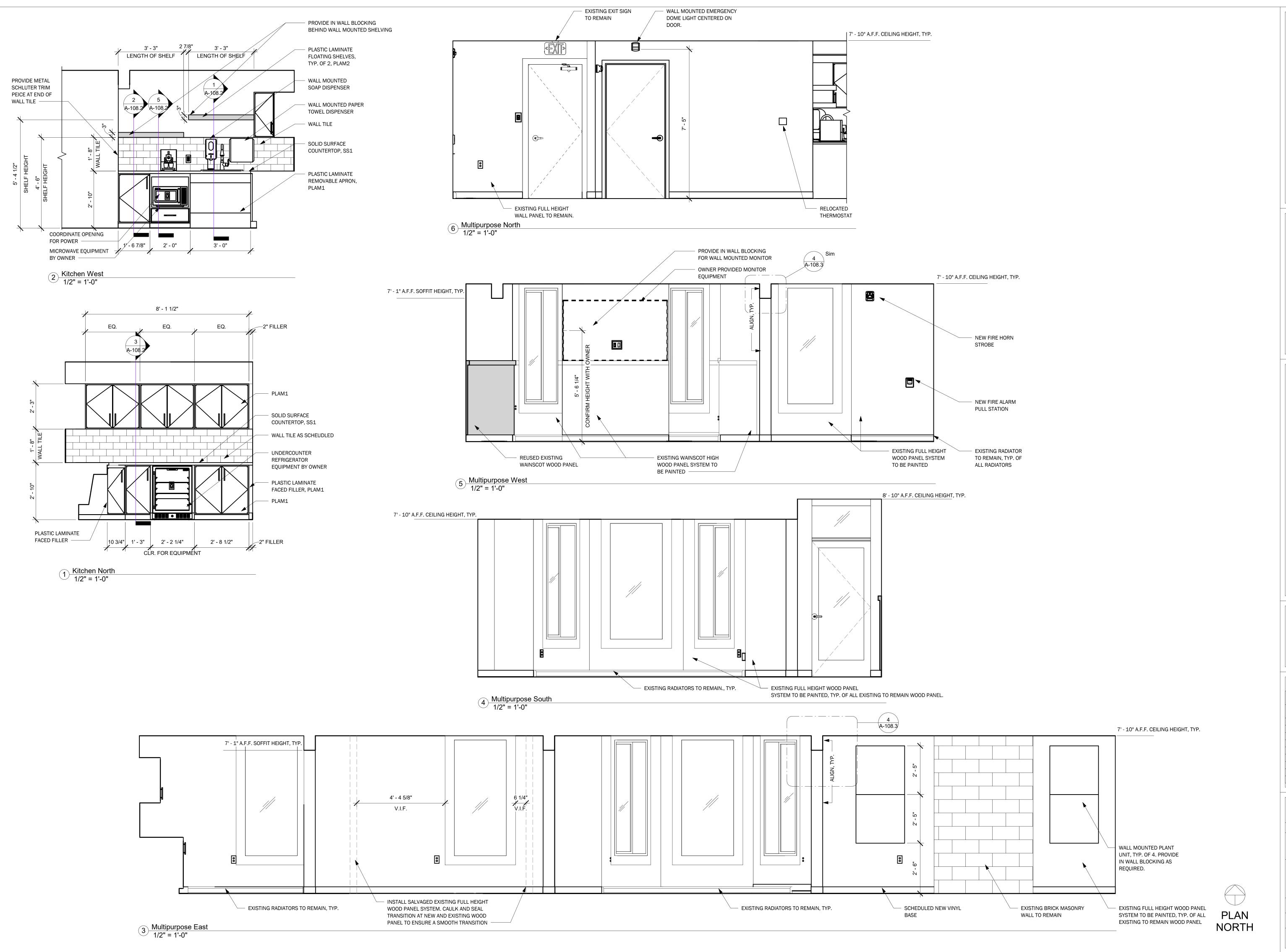
Reflected Ceiling Plan-New

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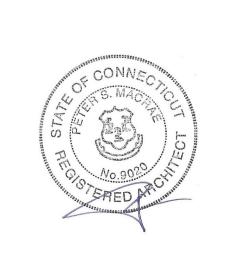
NORTH

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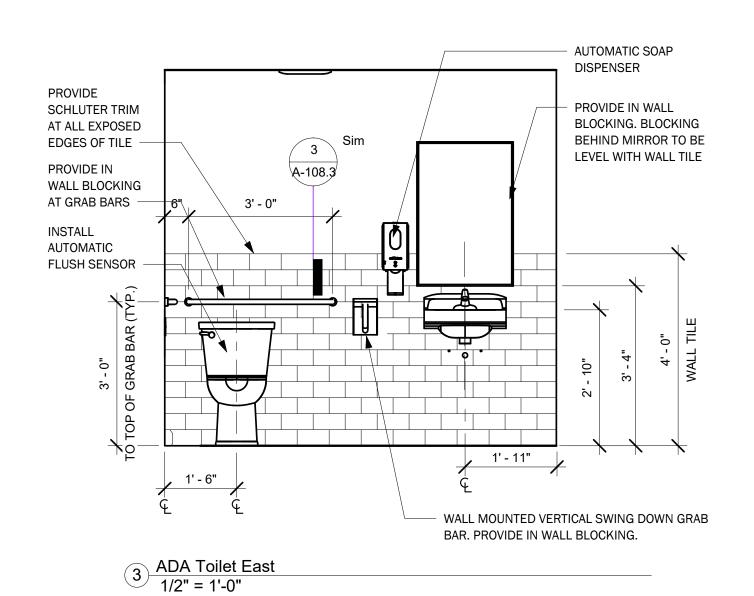
A-108

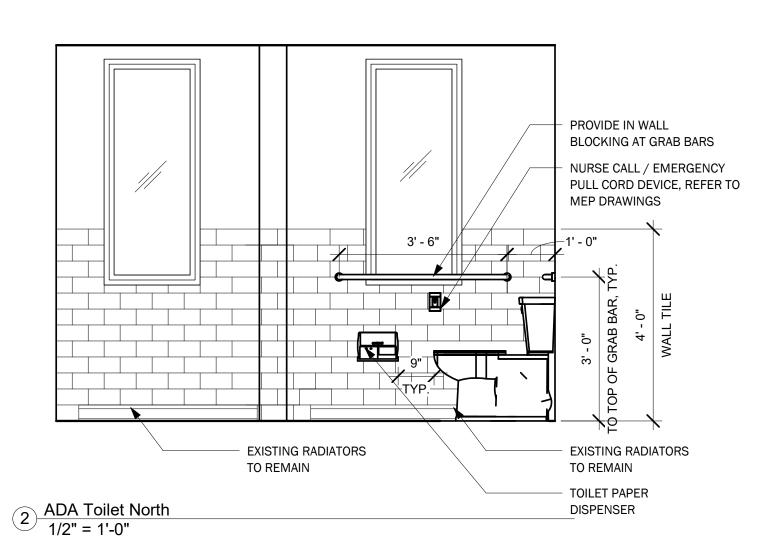
Elevations

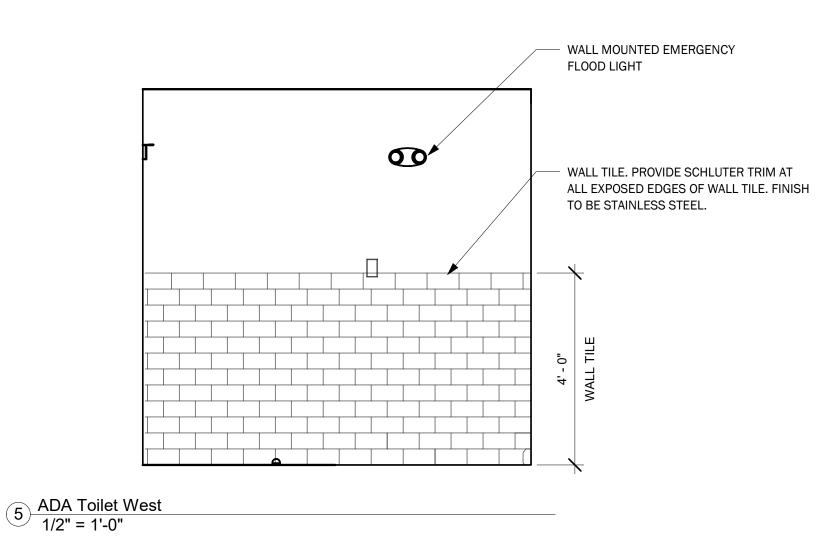
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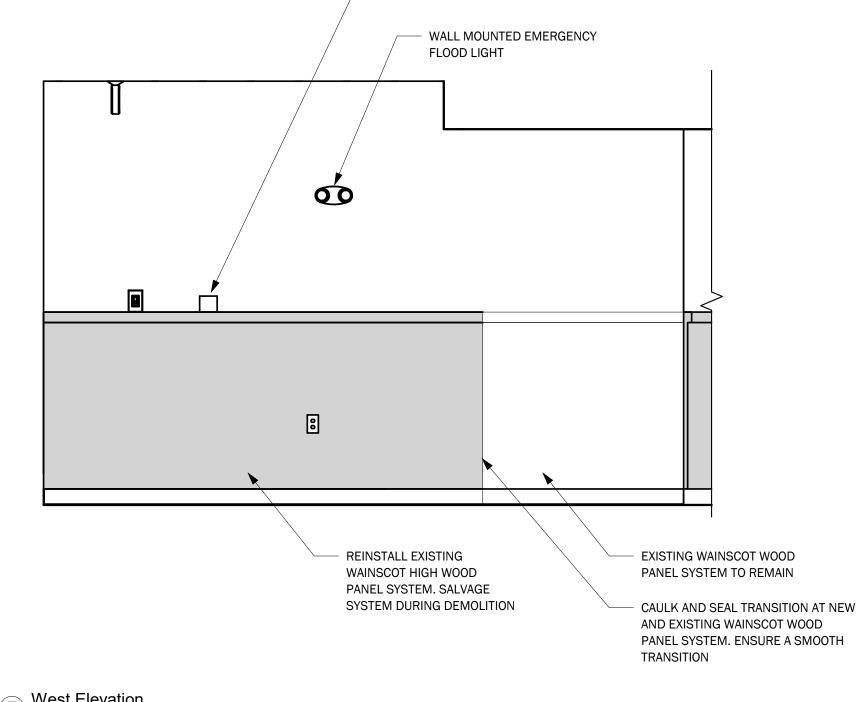
1/2" = 1'-0"

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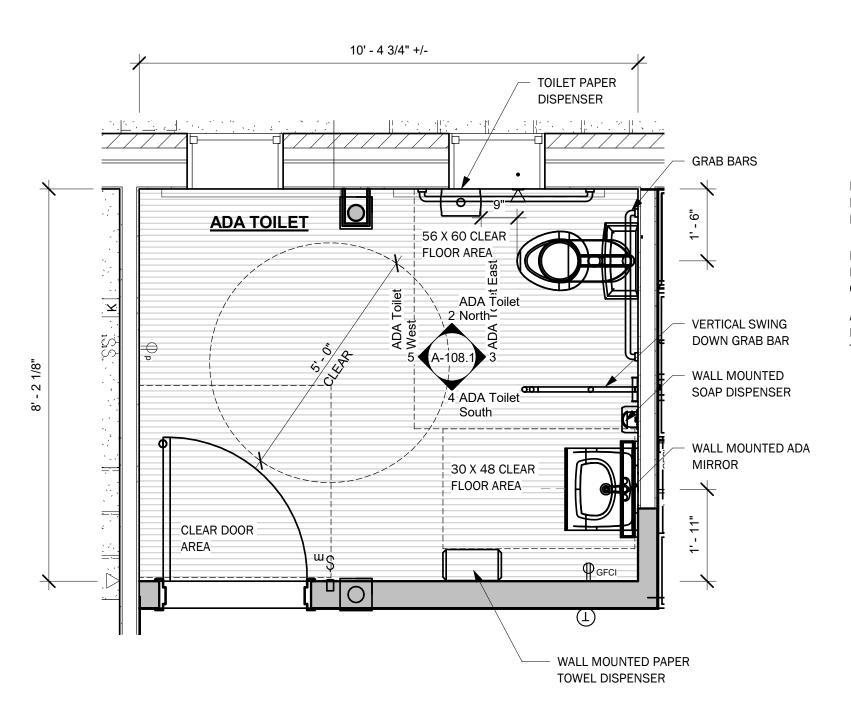




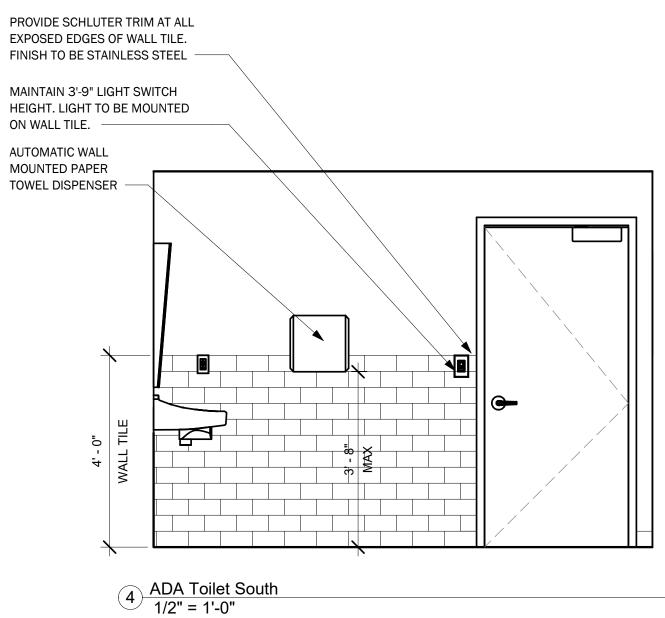


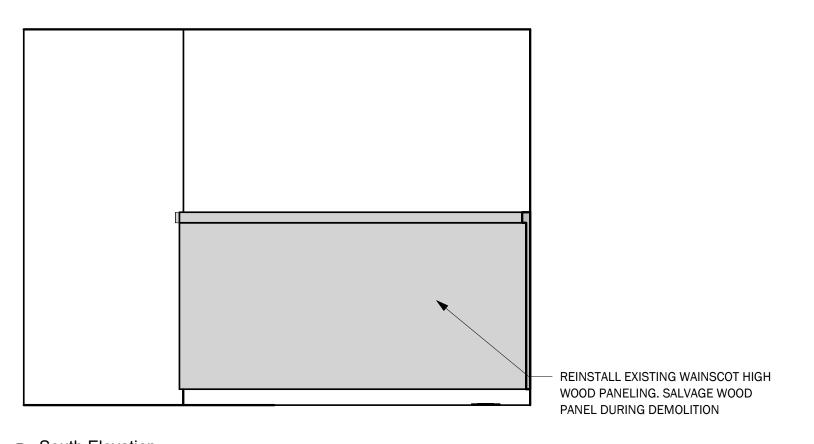
RELOCATED THERMOSTAT

7 West Elevation 1/2" = 1'-0"



1 ADA Toilet Enlarged Plan 1/2" = 1'-0"





6 South Elevation 1/2" = 1'-0"

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Elevations

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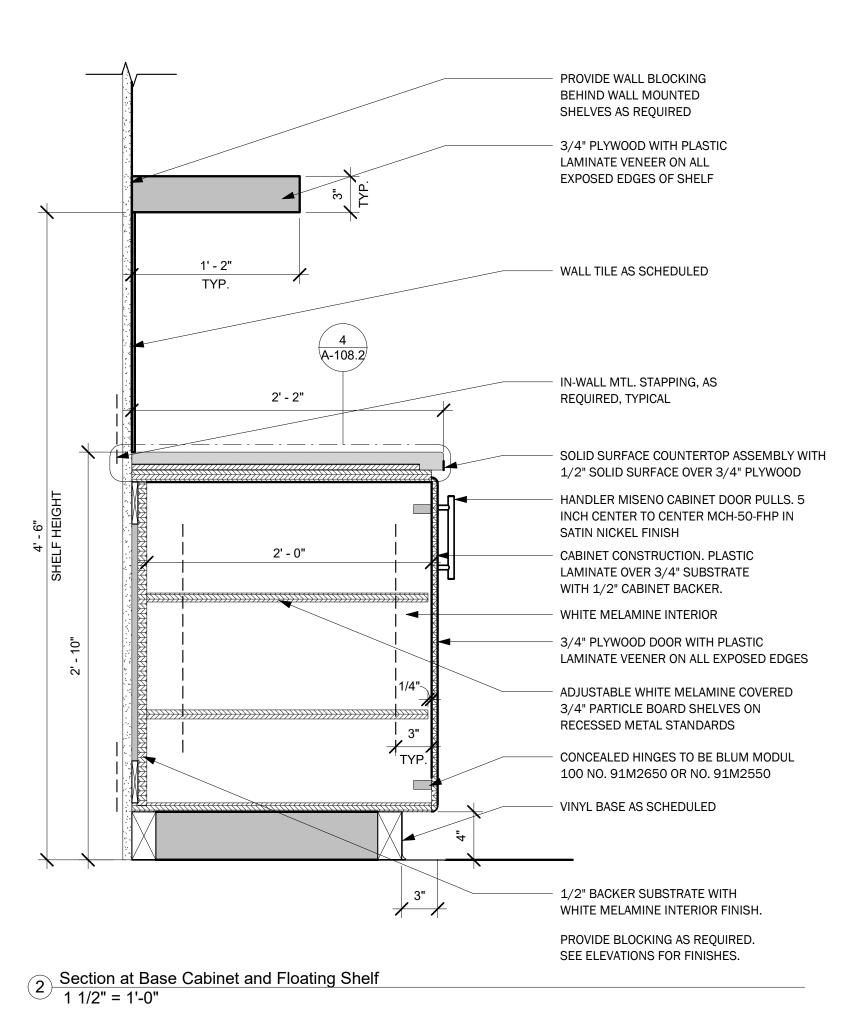
PLAN

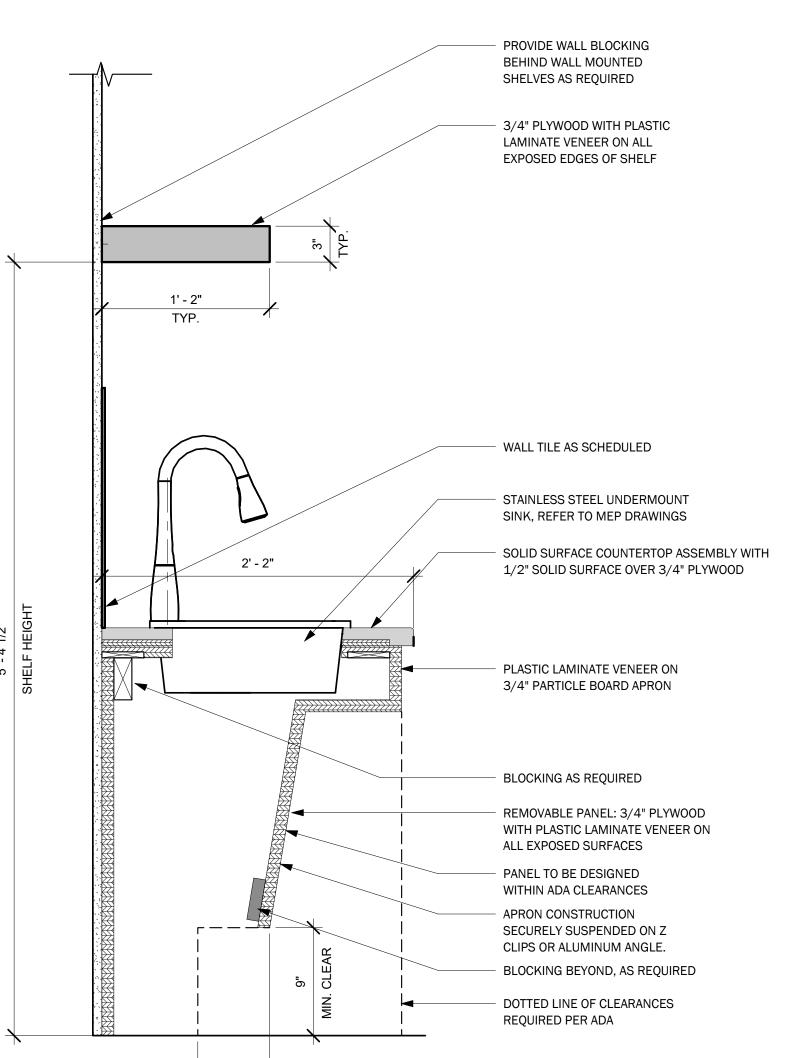
NORTH

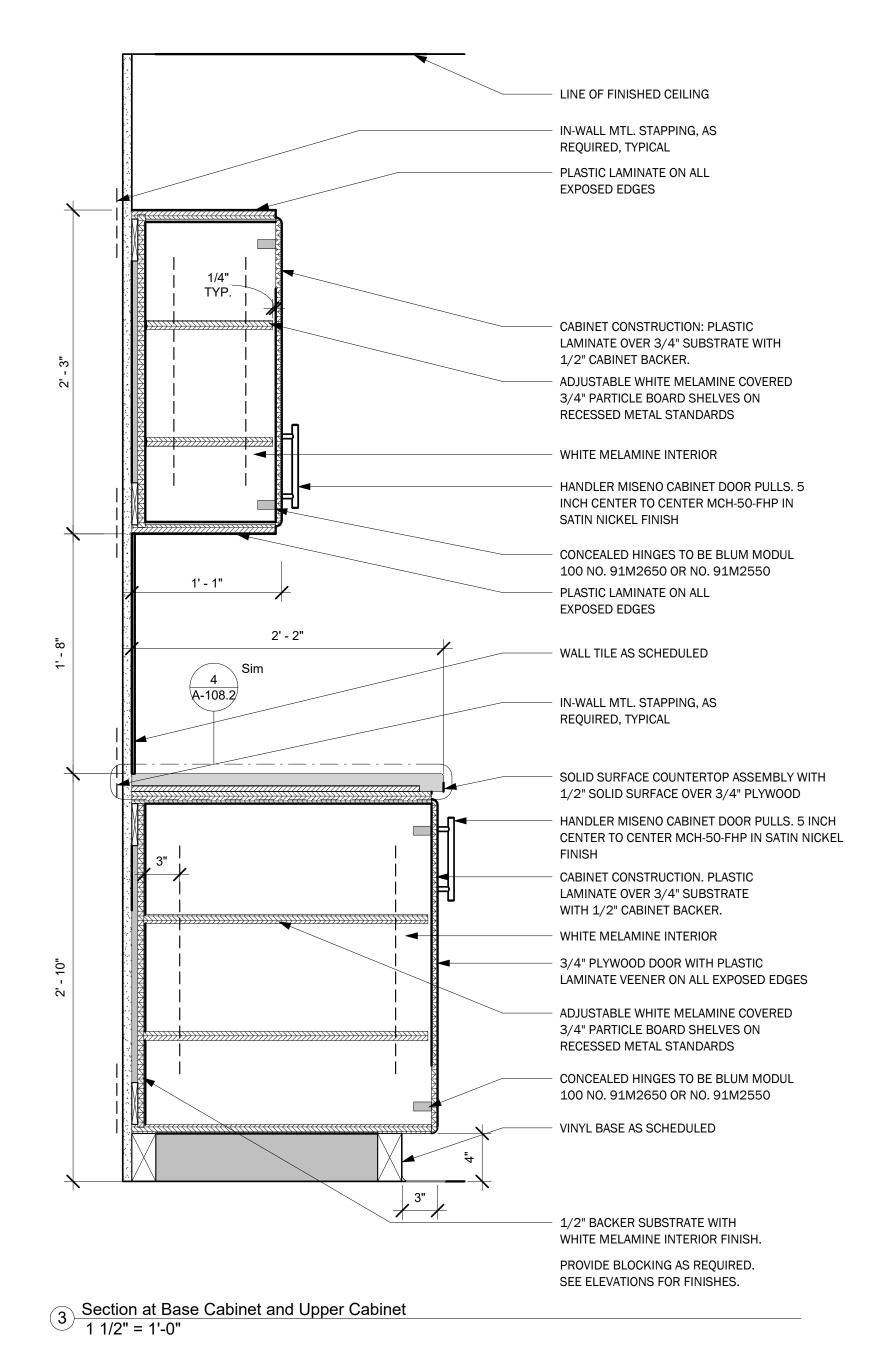
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CALE: DRAWN BY:

1/2" = 1'-0" Author







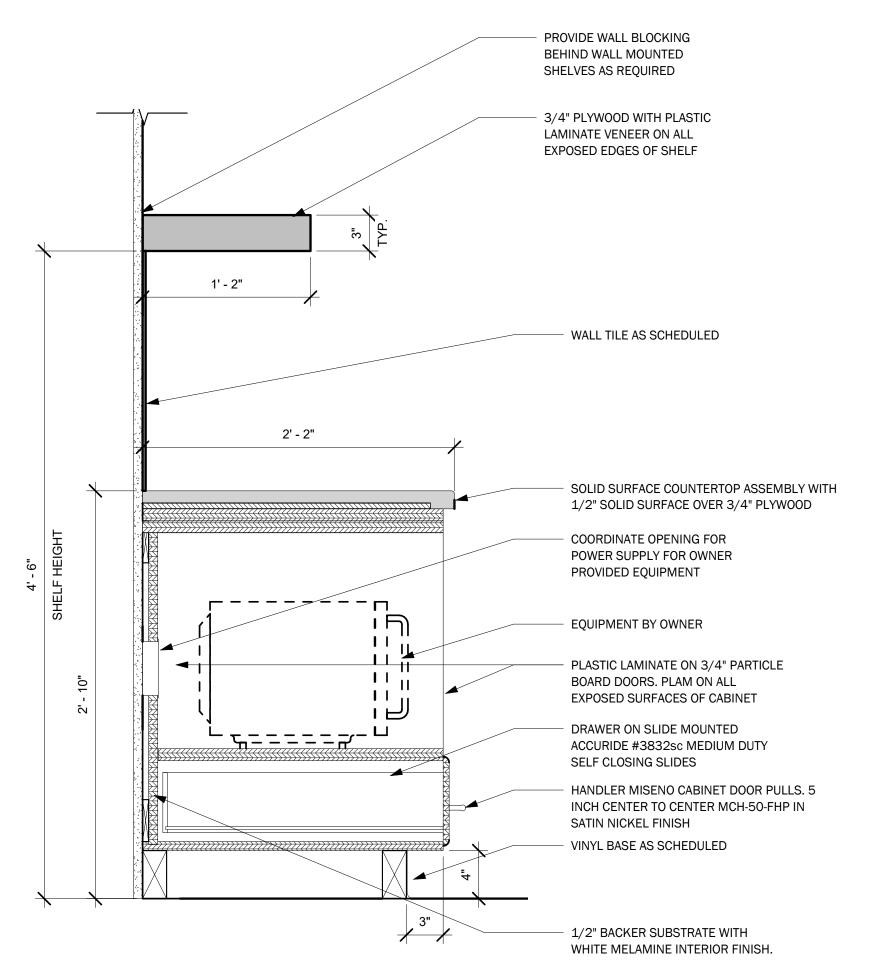
2'-2"

APPLY CLEAR SEALANT AT COUNTER AND WALL TRANSITION

SOLID SURFACE COUNTER ASSEMBLEY: 1/2" SOLID SURFACE GRADE OVER 3/4" PLYWOOD PREFORMED 1 1/2" X 1 1/2" ROUNDED EDGE

BASE CABINET OR COUNTERTOP SUPPORT

Solid Surface Countertop Assembly 1 1/2" = 1'-0"



5 Section 12 1 1/2" = 1'-0"



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Sections

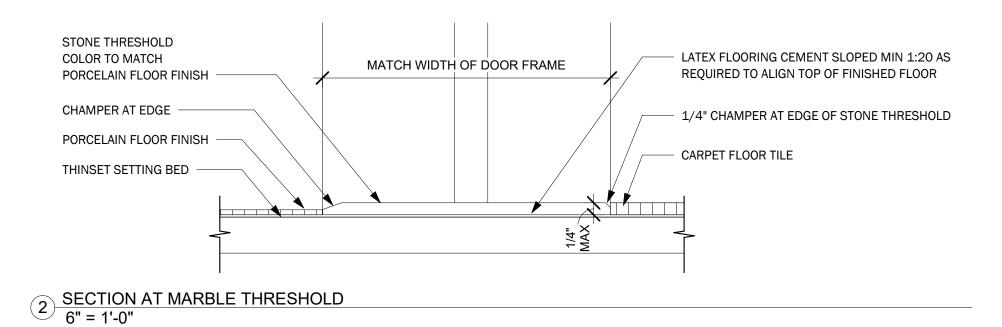
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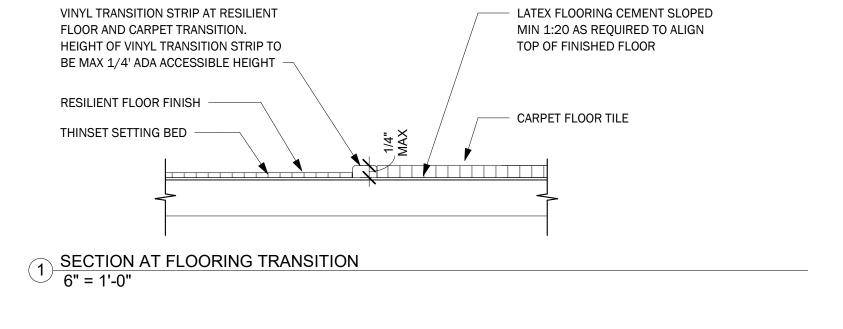
SCALE: DRAWN BY:

1 1/2" = 1'-0" Author

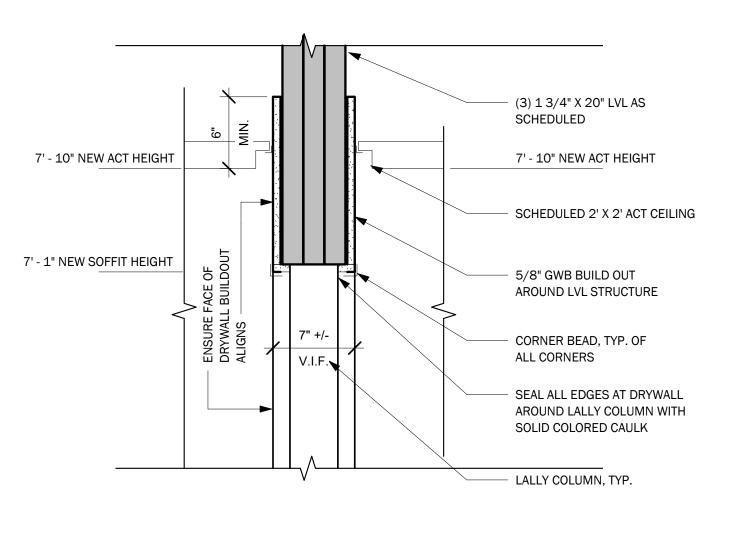
SEALANT AS REQUIRED - SCHLUTER RONDEC-DB IN SATIN ANODIZED ALUMINUM FINISH AT TOP EXPOSED EDGE OF WALL TILE MORTAR BED TILE AS SCHEDULED WALL AS SCHEDULED

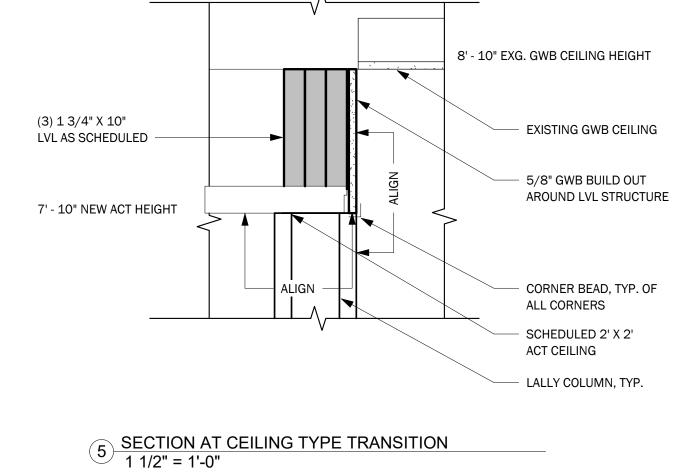
3 SECTION AT WALL TILE EDGE 6" = 1'-0"

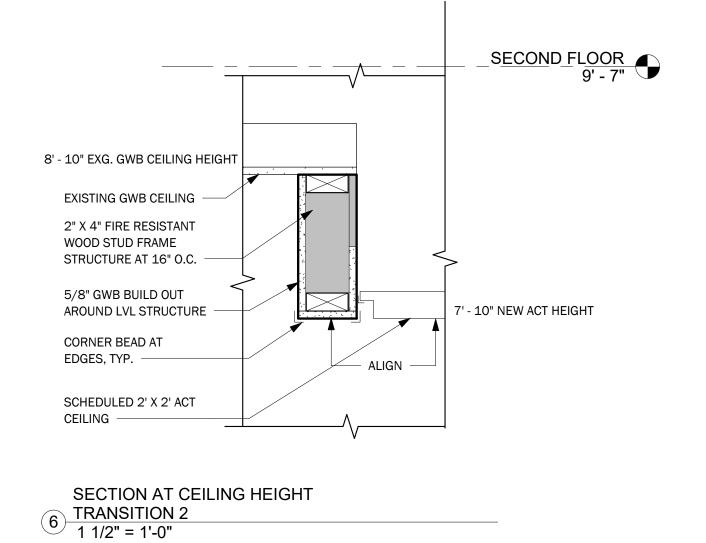




### 4 SECTION OF GWB SOFFIT BUILD OUT 1 1/2" = 1'-0"











Misc Details Construction Documents 12/22/2020 12:18:05 PM

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A-108.3

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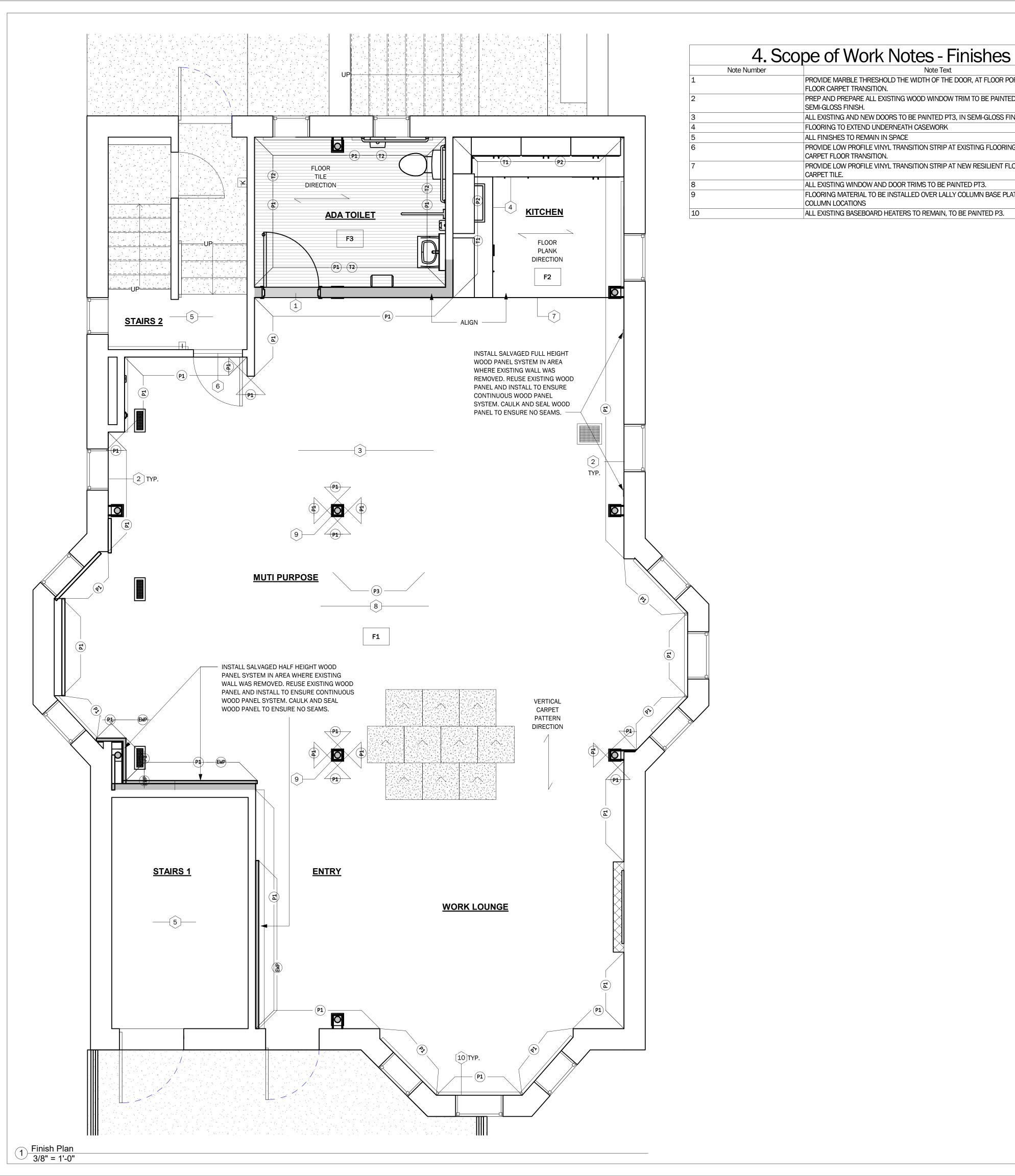
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### **FINISH NOTES**

PROVIDE MARBLE THRESHOLD THE WIDTH OF THE DOOR, AT FLOOR PORCELAIN TILE AND

PREP AND PREPARE ALL EXISTING WOOD WINDOW TRIM TO BE PAINTED PT3, IN

PROVIDE LOW PROFILE VINYL TRANSITION STRIP AT EXISTING FLOORING AND NEW

PROVIDE LOW PROFILE VINYL TRANSITION STRIP AT NEW RESILIENT FLOOR AND NEW

FLOORING MATERIAL TO BE INSTALLED OVER LALLY COLUMN BASE PLATE. TYP. OF ALL

ALL EXISTING AND NEW DOORS TO BE PAINTED PT3, IN SEMI-GLOSS FINISH.

FLOOR CARPET TRANSITION.

ALL FINISHES TO REMAIN IN SPACE

CARPET FLOOR TRANSITION.

FLOORING TO EXTEND UNDERNEATH CASEWORK

ALL EXISTING WINDOW AND DOOR TRIMS TO BE PAINTED PT3.

ALL EXISTING BASEBOARD HEATERS TO REMAIN, TO BE PAINTED P3.

SEMI-GLOSS FINISH.

CARPET TILE.

COLUMN LOCATIONS

1. WHERE NEW FLOORING IS INDICATED, CONSTRUCTION TEAM IS TO CLEAN FLOOR PRIOR TO NEW FINISH INSTALLATION. SUBSTRATE SHOULD BE LEVEL AND SMOOTH.

2. CONSTRUCTION TEAM IS TO INSTALL SPECIFIED FINISH PRODUCTS AS PER MANUFACTURER'S INSTRUCTIONS.

3. CONSTRUCTION TEAM IS TO USE MANUFACTURER'S ADHESIVES FOR ALL SPECIFIED FLOORING PRODUCTS AS REQUIRED TO GUARANTEE ALL MANUFACTURER'S WARRANTIES.

4. CONFIRM ALL TRANSITION TREATMENT LOCATIONS WITH INFINITY GROUP PRIOR TO ORDERING PRODUCT AND INSTALLATION.

5. CONSTRUCTION TEAM IS RESPONSIBLE FOR PROTECTING FINISHED FLOOR SURFACES FROM OTHER TRADES DURING CONSTRUCTION.

6. DELIVER OVERRUN ON NEW FLOOR FINISH MATERIALS TO OWNER. CONFIRM ACCEPTABLE USABLE SCRAPS AND PRODUCT PRIOR TO DISCARDING.

7. NOTIFY INFINITY GROUP OF FINISH APPLICATION DISCREPANCIES.

8. UPON COMPLETION, NEW CARPET SHOULD BE LEVEL AND TIGHT TO WALL AND UNIFORM IN COLOR. COORDINATE QUANTITY AND DYE LOTS ACCORDINGLY.

9. CARPET SHOULD BE VACUUMED AND CLEANED OF DIRT AND CONSTRUCTION DEBRIS DAILY AFTER INSTALLATION.

10. EXISTING OR NEW SURFACES TO BE PAINTED SHALL BE SANDED, LEVEL, AND SMOOTH PRIOR TO NEW FINISH APPLICATION. SURFACES SHOULD BE FREE OF DIRT, DUST, AND OIL RESIDUE.

II. CONSTRUCTION TEAM TO PROTECT OTHER FINISHED SURFACES DURING PAINTING.

12. CONSTRUCTION TEAM IS REQUIRED TO SUBMIT ALL SPECIFIED FINISH PRODUCTS FOR APPROVAL PRIOR TO ORDERING.

13. NEW WALLS AND SURFACES SHALL RECEIVE THE FOLLOWING TREATMENT: SANDING AND (3) COATS OF COMPOUND, TAPE, AND THOROUGH DUSTING OF SURFACES PRIOR TO FINISH TREATMENT.

18. MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.

14. NEW WALLS ARE TO RECEIVE A PRIMER COAT AND TWO COATS OF FINISH PAINT.

15. DO NOT PAINT OVER CODE-REQUIRED LABELS AFFIXED TO DOORS, EQUIPMENT, VENTS, SIGNS, ETC.

16. UPON COMPLETION, THE PAINTED SURFACES SHOULD BE UNIFORM IN COLOR AND APPEARANCE.

17. CONSTRUCTION TEAM IS RESPONSIBLE FOR PROTECTING FINISHED SURFACES FROM OTHER TRADES PRIOR TO COMPLETION.

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Finish Plan

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					Di	v. 09 - Wall F	inish Schedule1									Rooms	Schedule				
Wall Finish	n Wall Length	Wall Height	Wall Area	IG_Manufactu	irer IC	G_Model	Image	Installation Patterr	n_ Grout Cold	or Cor	mments	Na	ame North	South Wall Wall Finish	East Wall Finish We	est Wall Finish Base Finis	sh Floor Finish	Ceiling Fin	ish	Comments	
EWP	20' - 2 7/8"	16' - 0"	81 SF	Existing Wood Wainscot Pane	Existing Wainsco	Wood	The same	-	-	Reinstall existing wo	ood paneling as noted	ADA TOILE		P1, T2	P1, T2 P1,		F3	ACT-1			
				Walliscot Falle	vallisco	il Fallel					I and reinstalled wood	ENTRY KITCHEN	P1 P2	P1 -	P1 P1 P2		F1 F2	ACT-1 ACT-1			
							160			parier is smooth.		MUTI PUR STAIRS 1	RPOSE P1 ETR	P1 ETR	P1 P1 ETR ETF	W1 R ETR	F1 ETR	ACT-1 ETR			
												STAIRS 2 WORK LO	ETR JUNGE P1	ETR P1	ETR ETF P1		ETR F1	ETR ACT-1			
P1	184' - 2 5/8"	353' - 0"	1510 SF	Benjamin Moor	e Pure Wh	nite, OC-64,		_	_	General Wall Paint				1			-				
	101 2 0,0		1010 01	Benjamin Meer	Eggshell					Goriorai Traii Faint											
																Wall Ba	ase schedule	Туре			
P2	16' - 9"	17' - 0"	142 SF	Benjamin Moor				-	-	Accent Wall Paint		Type N	Mark Ma	nufacturer		Model	Length	Image		Comments	
					2169-20 Finish	, Eggshell						W1	Johnsoni	ite Trac	itional Wall Base,	48, Color Grey WG	143' - 10 3/4"				
P3	5' - 0"	9' - 0"	45 SF	Benjamin Moor	e Kendall	Charcoal,		-	-	Existing Trim Paint	Color. All Existing Door										
					Finish	Semi-Gloss				wall area to be verifi	be painted P3. Existing fied in field.					DIV 0	9 - Floor Finish Schedul	 e1			
													Product					Installation			
												wt	Code	Name	IG-Manufacture	r IG Description	Unit Area	Pattern	IG Color	Grout Color	Image
T1	16' - 9"	3' - 4"	28 SF	Garden State T		State Wall White Gloss, 4		Brick Installation Pattern	Mapei, Colo 77 Frost	or 18" High wall tile in	Kitchen. Provide 1/8" out to be Mapei, in color	F1	09046	Carpet Type III	Interface	Aerial, AE312, Style 1389102500	ft2 1066 SF	Brick Installation	105409 Greige / Accent	; -	B
					x 8' Size			r attern	7771000	77 Frost	cut to so mapon, in color					1369102300		IIIStaliation	/ Accent		
												F2	09014	Type II	Masland	Calibre, W1004, 6" x	ft2 81 SF	Staggered	W1004	_	
													00014	Hardsurface Floor		48"	0101	Pattern	VV 100-1		K
T2	36' - 11 7/8"	16' - 0"	148 SF	Garden State T		State Wall White Gloss, 4	Į.,	Brick Installation Pattern	Mapei, Colo		oilet Room. Provide 1/8" rout to be Mapei, in color										
					x 8' Size			i attorn	7711000	77 Frost. Provide a exposed wall tile loo	schluter trim at all	F3	09039	Type II Resilient	Garden State	Americana	ft2 85 SF	Staggered	Nut	Mapei - 09	G
										elevations for wall ti			00000	Flooring	Tile	Creekwood, 6" x 36"	100 01	Pattern	T V GC	Grey	1/
																					To
		-					<b>D</b> 11/ 00														
Product		Туре	<u> </u>	Cabinate	Cabinate	Cabinate		- Millwork Schedule1	Countertop		Shelf										
Code	Туре	Image	e Count	Height	Width	Depth	Material	Depth		Countertop Material	Width Handle Finis	h	Handle C	Option In	nage <u>M</u>	IILLWORK KEY					
06013	Div. 06 - Wood a		1	32 1/2"	2.98 LF	2' - 1"	Wilsonart - Wallaby	-		Vilsonart - Wallaby -	Brushed Chrom	e IG_D0	06_Cabinate Do	oor Type I : Top		PLAM1, WILSONART WALLABY D439-60					
	Plastics - Custor Lower Corner C						D439-60			0439-60		Miseno	0			PLAM2, WILSONART					
06014	Div. 06 - Wood a	and	1	30"	2.71 LF	1' - 0"	Wilsonart - Wallaby	-		Vilsonart - Wallaby -	Brushed Chrom		06_Cabinate Do	por Type I :	-	FOSSIL SHALE D504-60	l.				
	Plastics-Upper Cabinets						D439-60			0439-60		Botton	n Miseno			SS1, WILSONART BODEGA Q1022. OR APPROVED EQUAL					
06014	Div. 06 - Wood a	and	1	30"	2.71 LF	1' - 0"	Wilsonart - Wallaby	-		Vilsonart - Wallaby -	Brushed Chrom		06_Cabinate Do	por Type I :		ON APPNOVED EQUAL					
	Plastics-Upper Cabinets						D439-60			0439-60		Botton	n Miseno								
06014	Div. 06 - Wood a	and	1	30"	2.00 LF	1' - 0"	Wilsonart - Wallaby	-		Vilsonart - Wallaby -	Brushed Chrom		06_Cabinate Do	oor Type I :							
	Plastics-Upper Cabinets						D439-60			0439-60		Botton	n Miseno								
06014	Div. 06 - Wood a	and	1	30"	2.71 LF	1' - 0"	Wilsonart - Wallaby	-		Vilsonart - Wallaby -	Brushed Chrom		06_Cabinate Do	oor Type I :							
	Plastics-Upper Cabinets						D439-60			0439-60		Botton	n Miseno								
06015	Div. 06 - Wood a		1	32 1/2"	1.56 LF	2' - 1"	Wilsonart - Wallaby	-		Vilsonart - Wallaby -	Brushed Chrom			oor Type I : Top							
	Plastics - Lowe Cabinets	21					D439-60			0439-60		Misen	υ								
06015	Div 06 - Wood a	and	4	32 1/2"	1 25 I F	2' - 1"	Wilsonart - Wallahy		1	Vilsonart - Wallahy -	Brushed Chrom	10.00	\C \C =  - ! = 4 =  D	T 1 . T	<del></del>						

Wilsonart - Wallaby -

Wilsonart - Wallaby -

Wilsonart - Fossil

Shale - D504-60

Wilsonart - Fossil

Shale - D504-60

Wilsonart - Bodega -Q1022 OR APPROVED

Wilsonart - Bodega -Q1022 OR APPROVED

**EQUAL** 

**EQUAL** 

D439-60

D439-60

IG\_D06\_Cabinate Door Type I : Top

IG\_D06\_Cabinate Door Type I : Top

Brushed Chrome IG\_D06\_Cabinate Drawer Type I : Handler Miseno

Miseno

**Brushed Chrome** 

2' - 0" Brushed Chrome

3' - 3"

Div. 06 - Wood and

Plastics - Floating

Div. 06 - Wood and

Div. 06 - Wood and

Div. 06 - Wood and

Stone Countertops

Plastics - Type II

Plastics - Type II Stone Countertops

Plastics - Floating

Plastics - ADA Vanity

Cabinets - Removable

Plastics - Lower

Plastics \_ Lower

Plastics - Lower

Cabinets

Cabinets

Cabinets

Shelves

Shelves

06022

32 1/2"

32 1/2"

32 1/2"

32 1/2"

1.25 LF

2.00 LF

2.71 LF

3.00 LF

2' - 1"

2' - 1"

Wilsonart - Wallaby -

D439-60

1' - 11 3/4" Wilsonart - Wallaby -

1' - 11 3/4" Wilsonart - Wallaby -

D439-60

D439-60

Wilsonart - Wallaby -

2' - 2"

6' - 8 1/2"

D439-60



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Comments

Brick Installation

Located in the Kitchen Area

Grout Lines to be 1/8" thick.
Located in the

Toilet Room

Pattern

Connecticut Conference of Municipalities

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No.	Description	Date	Issue by		
1	Construction Documents	12/23/2020	РМ		

CCM
40 Hungerford Street, Hartford, CT 06106

PROJECT NO: Project Number

A-109.1

Finish Schedule

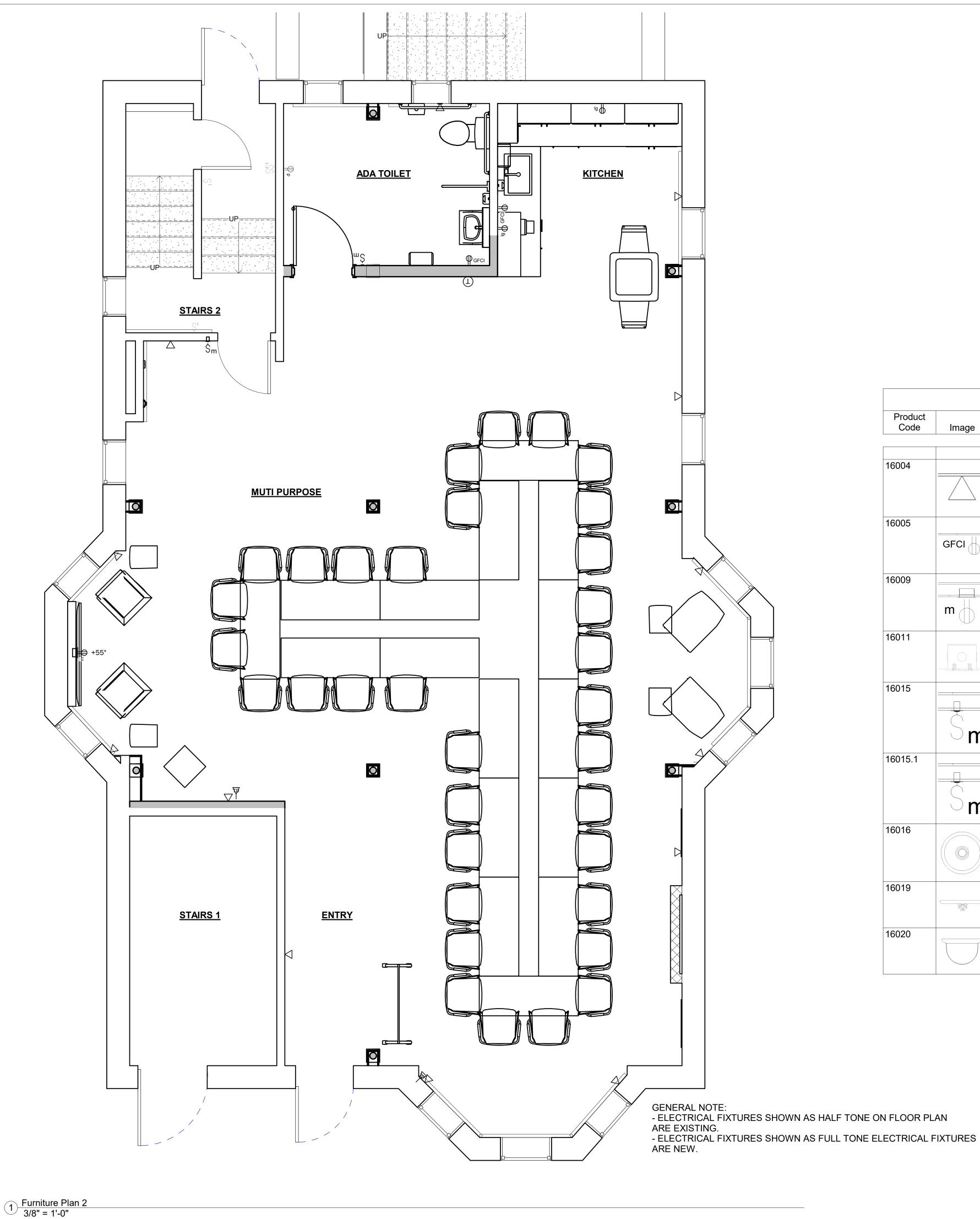
Author

DRAFT:
Construction Documents

DATE:
12/22/2020 12:18:19 PM

SCALE: DRAWN BY:

3/16" = 1'-0"



#### FURNITURE PLAN NOTES

1. PROPOSED FURNITURE LAYOUT IS FOR DESIGN INTENT ONLY TO COORDINATE THE FURNITURE PLAN AND ARCHITECTURAL PLAN. SEE FURNITURE INSTALLATION DRAWINGS PROVIDED BY FURNITURE VENDOR FOR FIELD INSTALLATION OF FURNITURE.

2. PROPOSED VOICE/ DATA LOCATIONS ARE FOR FOR DESIGN INTENT ONLY, SEE CABLING AND ELECTRICAL DRAWINGS FOR ALL OUTLET REQUIREMENTS AND LOCATIONS. THIS IS A COORDINATION LAYOUT FOR THE FURNITURE WITH THE PROPOSED OUTLETS LOCATIONS.

3. POWER LOCATIONS SHOWN ARE INTENDED FOR COORDINATION WITH FURNITURE AND NOT TO SATISFY BUILDING ELECTRICAL CODE REQUIREMENTS.

4. COORDINATE SECURITY REQUIREMENTS WITH SECURITY VENDOR.

5. EXISTING POWER AND DATA TO REMAIN THROUGHOUT SITE UNLESS OTHERWISE REQUIRED BY DEMOLITION AND NEW CONSTRUCTION.

6. FURNITURE BY FURNITURE VENDOR. EXACT CONFIGURATION OF WORKSTATIONS TO BE DETERMINED.

7. ADD FLOOR DATA DROP ADJACENT TO EXISTING FLOOR ELECTRICAL CORE DRILL LOCATION IN CONFERENCE ROOM. PROVIDE CONDUIT FROM FLOOR LOCATION TO WALL AV LOCATION TO FACILITATE COMMUNICATION BETWEEN FLOOR/ TABLE AND WALL MOUNTED AV SCREEN.

8. MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.

				DIV. 16 Elec	ctrical Fixture	Schedule					
Product Code	Image	File Name	Count	Туре	Mounting Type	Material	Color	Voltage	Amps	Dimmer	Type Image
		TeleData	4								
16004		Convenience Outlet	12	Convenience Outlet, Leviton CR20-W	Wall Based	Polycarbonate	White	125 V	20 A	No	
16005	GFCI	GFI Outlet	2	GFI Outlet	Wall Based	Policarbonate	White	125 V	20 A	No	0 -1 -1 -1
16009	m	Media Outlet	1	Media Outlet	Wall Based	Plastic	White	Low	N/Inf	No	T
16011		Dedicated LG Appliance Outlet	2	Dedicated LG Appliance Outlet	Wall Based	Thermoplastic	White	N/inf	N/inf	No	
16015	Sm	Occupancy Sensor	1	Occupancy Sensor	Wall Based	Plastic -White	White	120/277 V	N/Inf	No	
16015.1	Sm	Occupancy Sensor	2	Occupancy Sensor DIMMER	Wall Based	Plastic -White	White	120/277 V	N/Inf	Yes	
16016		Ceiling Occupancy Sensor	3	Ceiling Occupancy Sensor	Ceiling Based	Plastic	White	120 V	N/A	Yes	
16019		Div. 16 - Electrical: Emergency Call Kit - Pull Cord	1	Emergency Call Kit - Pull Cord, Alpha EK117		Polycarbonate	White	-	-	No	
16020		Div. 16 - Electrical: Emergency Call Kit - Dome Light	1	Emergency Call Kit - Dome Light, Alpha EK117	Wall Based	Polycarbonate	White	-	-	No	

PLAN NORTH



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Description	Date	lss b
Construction Documents	12/23/2020	PM

CCM 40 Hungerford Street, Hartford, CT 06106

PROJECT NO: Project Number

A-110

Furniture Plan

Construction Documents 12/22/2020 12:18:30 PM

As indicated

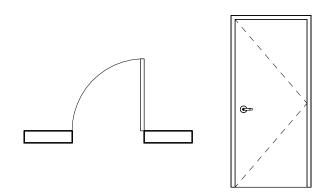
Author

										New Door Schedule	le											
Product Code Mark	Туре	Type Image	Count	Width	Height	Thickness	Frame Material	Door Material	Door Finish	Hardware type	Hardware finish	Vision Panel	Access Control	Electric Strike	Mag Lock	Closer	Floor Stop	Wall Stop	Rough Height	Rough Width	Throat Size	Comments
08012 01 1	Type I Wood Flush Door		1	3' - 0"	6' - 8"	1 3/4"	Metal - Painted P3	Wood	Wood - Painted P3	LEVERSET : Privacy	Brushed Nickel		Yes	No	Yes	Yes	Yes	No	6' - 11"	3' - 2"	6"	Verify Rough Opening and throa

				Exi	sting Door Schedule			
Mark	Туре	Count	Width	Height	Thickness	Frame Material	Door Material	Comments
EX-01	Existing Framed Swinging Glass Door 36x84	1	2' - 11"	6' - 11"	1 3/4"	ALUMINUM	ALUMINUM AND GLASS	EXISTING DOOR TO REMAIN AS IS
EX-02	Existing Framed Swinging Glass Door 42x84	1	3' - 6"	6' - 11"	1 3/4"	ALUMINUM	ALUMINUM AND GLASS	EXISTING DOOR TO REMAIN AS IS
EX-03	Existing Wood Flush Door WD3280	1	2' - 8"	6' - 8"	1 3/4"	WOOD	WOOD	EXISTING WOOD DOOR AND WOOD FRAME TO BE PAINTED. PAINTED P3 IN SEMIGLOSS FINISH
EX-04	Existing Wood Flush Door WD3070	1	2' - 6"	6' - 8"	1 3/4"	WOOD	WOOD	EXISTING DOOR TO REMAIN AS IS
EX-05	Existing Framed Swinging Glass Door 36x84	1	2' - 11"	6' - 11"	1 3/4"	ALUMINUM	ALUMINUM AND GLASS	EXISTING DOOR TO REMAIN AS IS
EX-06	Existing Flush Metal Door 36x96	1	3' - 0"	8' - 0"	1 3/4"	НМ	METAL	EXISTING DOOR TO REMAIN AS IS

DOOR LEGEND

COMPLIANT LEVERSETS MUST BE INSTALLED BETWEEN 34" AND 48"

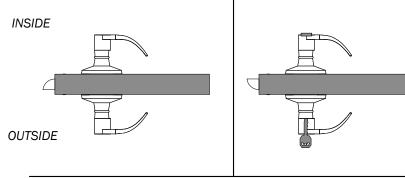


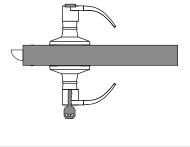
NO LITE

### **LOCKSET LEGEND**

1. PASSAGE

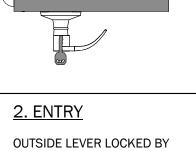
BOTH LEVERS ACTIVE



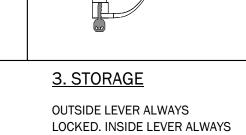


INSIDE PUSH BUTTON.

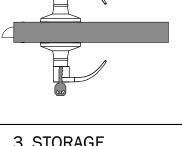
OUTSIDE

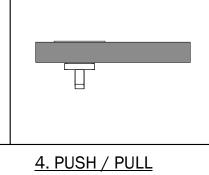


UNLOCKED BY TURNING INSIDE LEVER OR EMERGENCY KEY

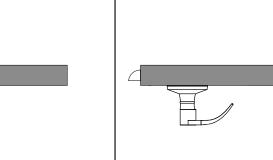


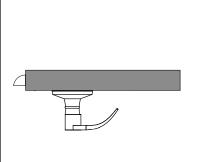
ACTIVE

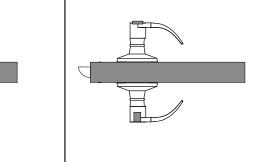




PUSH PLATE ON PUSH SIDE







OUTSIDE HANDLE ON PULL SIDE. OUTSIDE LEVER INACTIVE WITH MAGNETIC CATCH

6. PRIVACY OUTSIDE LEVER LOCKED BY INSIDE PUSH BUTTON. INSIDE LEVER ALWAYS ACTIVE. UNLOCKED BY TURNING INSIDE LEVER 90 DEGREES. OUTSIDE LEVER WILL REMAIN LOCKED

						IV. 10 Specialties	Schedule					
Product Code	Туре	Count	Model	Overall Height	Width	Depth	Material	Weight	Capacity	Mounting Type	Type Image	Comments
10020	ADA Grab Bars	1										Provide in wall blocking at all Grab Bar locations.
10020.1	ADA Vertical Swing Down Grab Bar	1	8370-101000									Provide in wall blocking at Vertical Grab Bar location.
10024	ADA Mirror	1	19UC66	36.00"	24.00"	4.00"	20 Gauge, Type 304 Stainless Steel					Provide in wall blocking at ADA Mirror location.
10029	Type III Toilet Paper Dispenser	1	56784A	7.12"	10.12"	6.75"	Stainless Steel and Plastic	1.64 lbs.	Two-roll 4"	Wall Based	Ameri	
10031	Type II.I Paper Towel Dispenser	2	59488A	14.00"	14.60"	9.25"	Plastic	6.24 lbs.	One-roll 10"	Wall Based	entitions ~5	
10035.1	Touchless Soap Dispenser With Catch Tray	2	52057	11.72"	6.54"	4.00"	Plastic	3.1 lbs.	40.58 oz.	Wall Based		Provide coordinating Catch Tray Accessp with Soap Dispense

					IV. 13 Schedu	ule - Fire Alaı	rm Device					
Product Code	Туре	Count	Operating Temperature range	Maximum Working Pressure	Air Velocity	Strobe Flash Rate	Sensitivity	Voltage	Material	Color	Mounting Type	Type Image
13005	Alarm Pull Station	1	32°F to 120°F (0°C to 49°C). 49°C).	N/A	N/A	1 flash per second	N/A	24 V	Polycarbon ate	Red	Wall Based	FIRE FRANCISCO CONTRACTOR CONTRAC
13006	Alarm - Wall Strobe	1	32°F to 120°F (0°C to 49°C). 49°C).	N/A	N/A	1 flash per second	N/A	12 V	Polycarbon ate	Red	Wall Based	



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Revisions Issued Date by Construction 12/23/2020 PM Documents

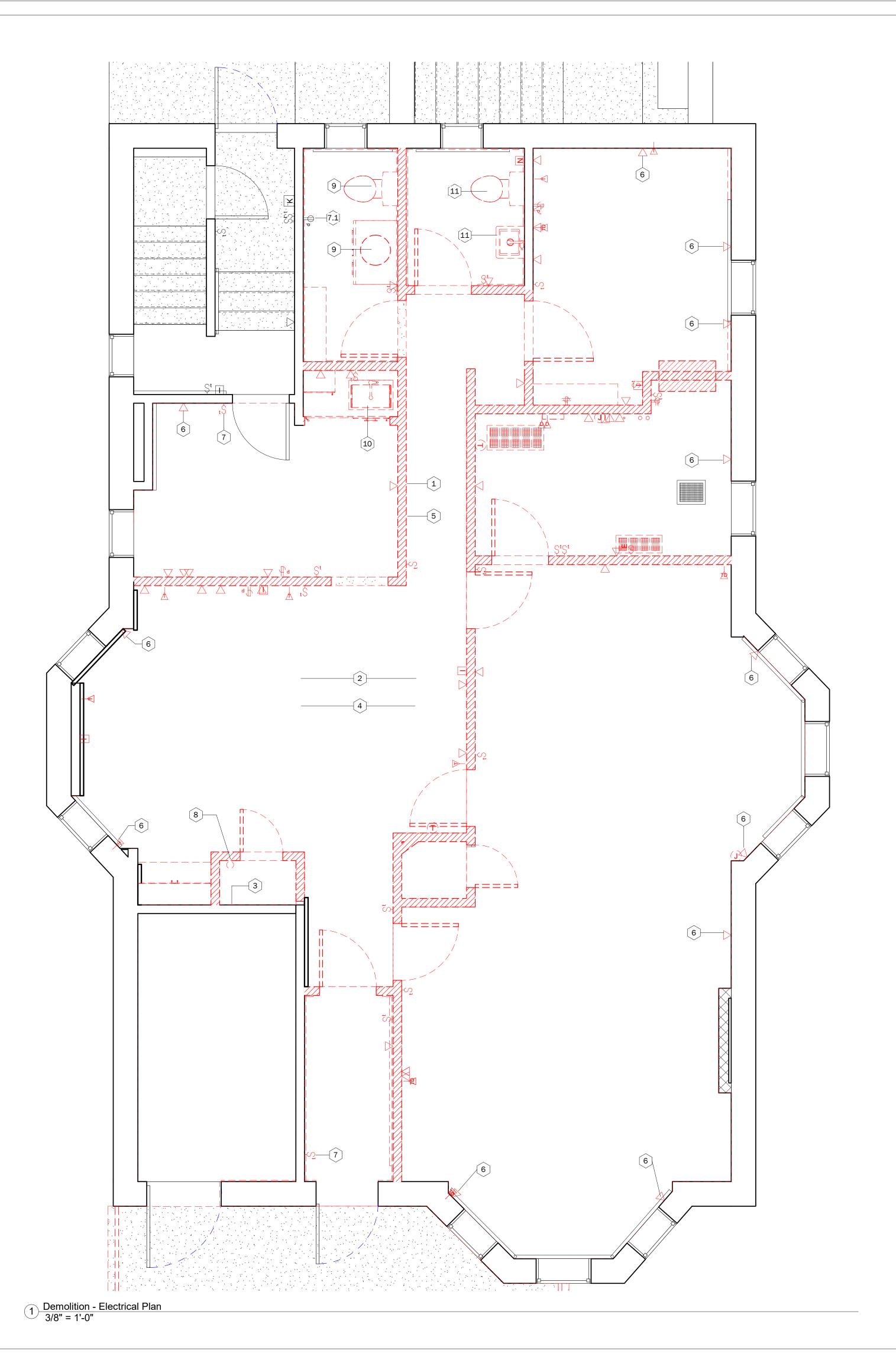
CCM 40 Hungerford Street, Hartford, CT 06106 PROJECT NO: Project Number A-202

Door and Equipment Schedule

Construction Documents 12/22/2020 12:29:48 PM

NORTH

Author As indicated



### ELEC. OUTLETS / ELEC. SUPPLY FIXTURES

<u>PLAN</u>	<b>DESCRIPTION</b>	<u>PLAN</u>	<u>DESCRIPTION</u>	<u>PLAN</u>	<u>DESCRIPTION</u>	ELEC. SWITCH SYMBOLS
<del>-</del>	Convenience Outlet	=	13005 ALARM - PULL STATION	A	ALARM PANEL	STANDARD LIGHT SWITCH
	QUAD RECEPTACLE	₩	13006 ALARM WALL STROBE	В	BADGE READER	
	VOICE/DATA		16016 CEILING OCCUPANCY SENSOR	E	EMERGENCY LIGHT	
	VOICE		16017 WALL VACANCY SENSOR			
	DATA		SECURITY CAMERA	T	THERMOSTAT	
	ELECTRICAL PANEL		16009 MEDIA OUTLET		FLOOR CORE WITH TRENCH	
<u>                                     </u>		₩ lg	16011 DEDICATED LG APPLIANCE OUTLE	ΞT		

#### Plumbing Demolition Notes

- 1. SALVAGE ALL EXISTING SHUTOFF VALVES FOR SINKS
- AND TOILETS. 2. SALVAGE ALL VENT AND DRAIN PIPING TO EXISTING
- FIXTURES.
- SALVAGE ALL TOILET DRAIN LINES.
   MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERNS.

	4. Scope of Work Notes - Electrical Demolition
Note Number	Note Text
1	EXISTING ASEMENT POWER PANELS TO REMAIN. POWER TO BE REDISTRIBUTED IN NEW CONSTRUCTION PLAN.
2	ALL ELECTRICAL CIRCUITS TO BE MADE SAFE PRIOR TO WALL AND CEILING DEMOLITION.
3	MAKE SAFE EXISTING WIRING CHASE TO FLOORS ABOVE DURING CONSTRUCTION. EXISTING TO REMAIN IN SERVICE.
4	ALL CIRCUITS SERVING OTHER FLOOR LEVELS ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.
5	REMOVE ALL UNUSED CIRCUITS INCLUDING WIRING, AND CAP APPROPRIATELY IN PANELS, TYP.
6	REMOVE EXISTING OUTLETS AND OUTLET COVERS AT EXISTING WALLS. TYP. OF ALL LOCATIONS, UNLESS OTHERWISE NOTED. OUTLET CIRUITS TO REMAIN FOR NEW OUTLET INSTALLATION.
7	REMOVE EXISTING LIGHT SWITCH OULETS AND COVERS AT EXISTING WALL, UNLESS OTHERWISE NOTED. LIGHT SWITCH CIRCUIT TO REMAIN FOR A NEW OUTLET LIGHT SWITCH INSTALLATION.
7.1	EXISTING OUTLET TO REMAIN.
8	EXISTING ELECTRICAL TO BE REDRISTRIBUTED INTO NEW CONSTRUCTION BUILD OUT WALL.

4. Scope of Work Notes - Plumbing Demolition					
Note Number	Note Text				
9	REMOVE AND DISPOSE OF EXISTING TOILET AND SINK. CAP EXISTING DRAINS IN BASEMENT.				
10	REMOVE AND DISPOSE OF EXISTING SINK. TERMINATE VENT, COLD WATER, HOT WATER AND DRAINS IN BASMENT.				
11	REMOVE AND DISPOSE OF EXISTING TOILET AND SINK. SALVAGE AND PROTECT EXISTING VENT, COLD WATER AND HOT WATER SUPPLY AND DRAIN LINES.				



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Revisions Construction 12/23/2020 Documents

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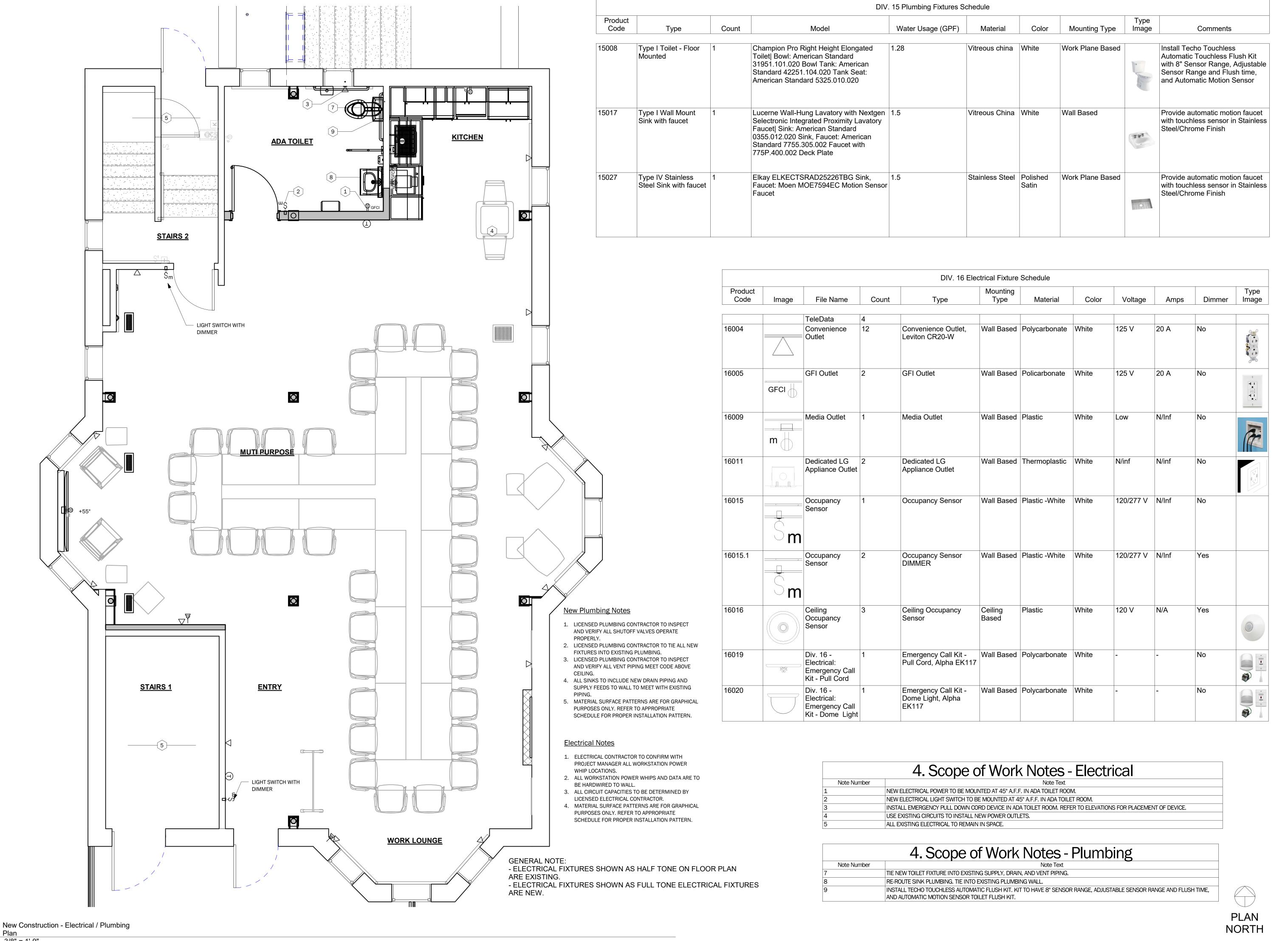
PROJECT NO: Project Number

Electrical and Plumbing Demolition Plan

Construction Documents 12/22/2020 12:18:57 PM

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Connecticut Conference of Municipalities

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Revisions

1	Construction Documents	12/23/2020	PM

40 Hungerford Street, Hartford, CT 06106

EP-102

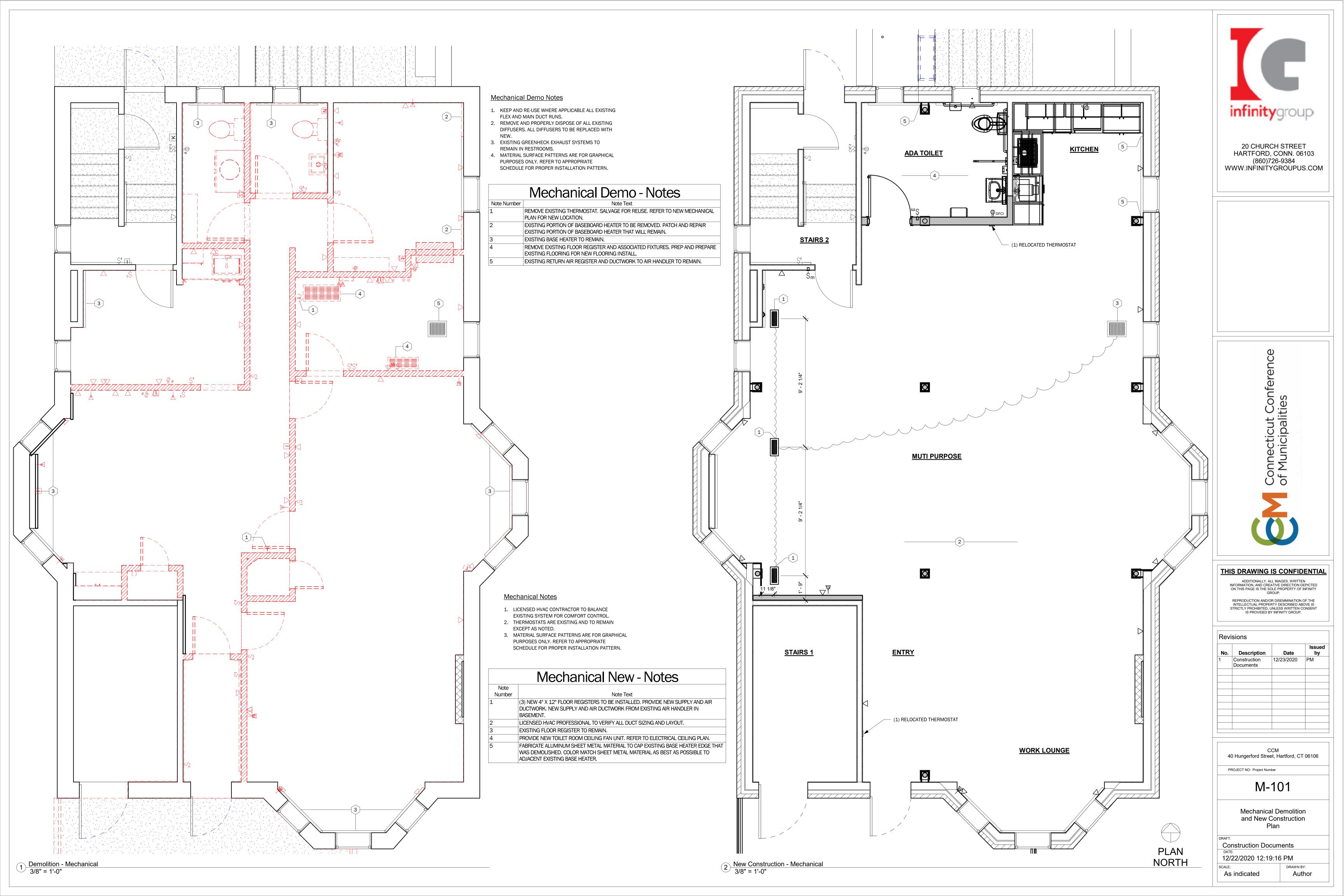
Electrical and Plumbing New Construction Plan

Construction Documents 12/22/2020 12:19:06 PM

PROJECT NO: Project Number

As indicated Author

1 Plan 3/8" = 1'-0"



# DDS- Planning & Zoning: Historic Review Application



Submission date: 5 January 2021, 7:32PM

Receipt number: 115

#### **Property Information**

Property Address Street: 40 Hungerford St

City: Hartford State: CT

**Zip Code:06106** 

Zoning District:

Parcel ID:

Property Owner: CONNECTICUT CONFERENCE OF MUNICIPALITIES

Property Owner's Address: Street: 40 Hungerford St

City: Hartford State: CT

Zip Code: 06106

Phone: 2034983000

Email: QKIRBY@CCM-CT.ORG

#### **Applicant**

Please check if "Applicant" is the same as "Property

Owner"

Name of Applicant: MARTIN GEDEK INFINITY OFFICE INTERIORS LLC

File Date: 01/05/2021

Address: Street: 20 CHURCH STREET SUITE 1770

City: HARTFORD

State: CT

**Zip Code: 06103** 

Phone: **8609647137** 

Email: martin.g@infinitygroupus.com

#### **Primary Point of Contact**

Name:	MARCIN GEDEK

Phone: **8609647137** 

Email: martin.g@infinitygroupus.com

Describe your application action(s) and provide as much **IM APPLYING HERE AND AS WELL FOR BUILDING** detail as possible.

PERMIT ALONG WITH FIRE MARSHAL REVIEW

**APPLICATION** 

Proposed work: Other: RENOVATION OF THE EXISTING OFFICE,

RENOVATION OF FRONT PORCH

Maxim Godek

Current materials being repaired/replaced:

Materials/products being used in work: **NEW FINISHES** 

Please upload all supporting materials and photographs <a href="mailto:20201223\_CCM\_Construction Documents - Signed">20201223\_CCM\_Construction Documents - Signed</a> below.

<a href="mailto:sealed.pdf">sealed.pdf</a>

#### **Signatures**

Signature of Applicant:

**Link to signature** 

Name of Applicant: MARCIN GEDEK

Date: 01/05/21

Signature of Property Owner:

martin Gedek

#### Link to signature

Name of Property Owner:	CCM
Date:	01/05/21













#### CITY OF HARTFORD HISTORIC PRESERVATION COMMISSION RESOLUTION 38-40 HUNGERFORD STREET HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal for

the demolition and reconstruction of the front porch with a wheelchair lift at 38-

40 Hungerford Street; and

Whereas, The site is a contributing property of the Frog Hollow National Historic District;

and

Whereas, The structure is a 3-story 'half perfect six' built in approximately 1890; and

Whereas, The original porch of the structure has been removed; and

Whereas, The existing porch consists of a concrete slab foundation and metal railing not used

at the time of the structure's original construction; and

Whereas, The proposed porch would have a height of 4 ft 2 5/8 in; and

Whereas, The proposed porch would have a depth of 7 ft 10 in; and

Whereas, The proposed porch would have a width of 21 ft 9 in; and

Whereas, The Applicant proposes to install a 3.5 ft metal balustrade railing; and

Whereas, The Applicant proposes to install a wheelchair lift next to the front steps; and

Whereas, The Applicant proposes to install a concrete sidewalk that would be 5 ft wide and

lead from the driveway to the front porch; and

Whereas, The Applicant proposes to provide a 4 ft opening in the railing to allow access to

and from the lift; and

Whereas, The proposed work is not consistent with the City's Historic Design Principles;

Now therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed work.

Be It Further,

**Resolved,** This 20<sup>th</sup> day of January 2021.