



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

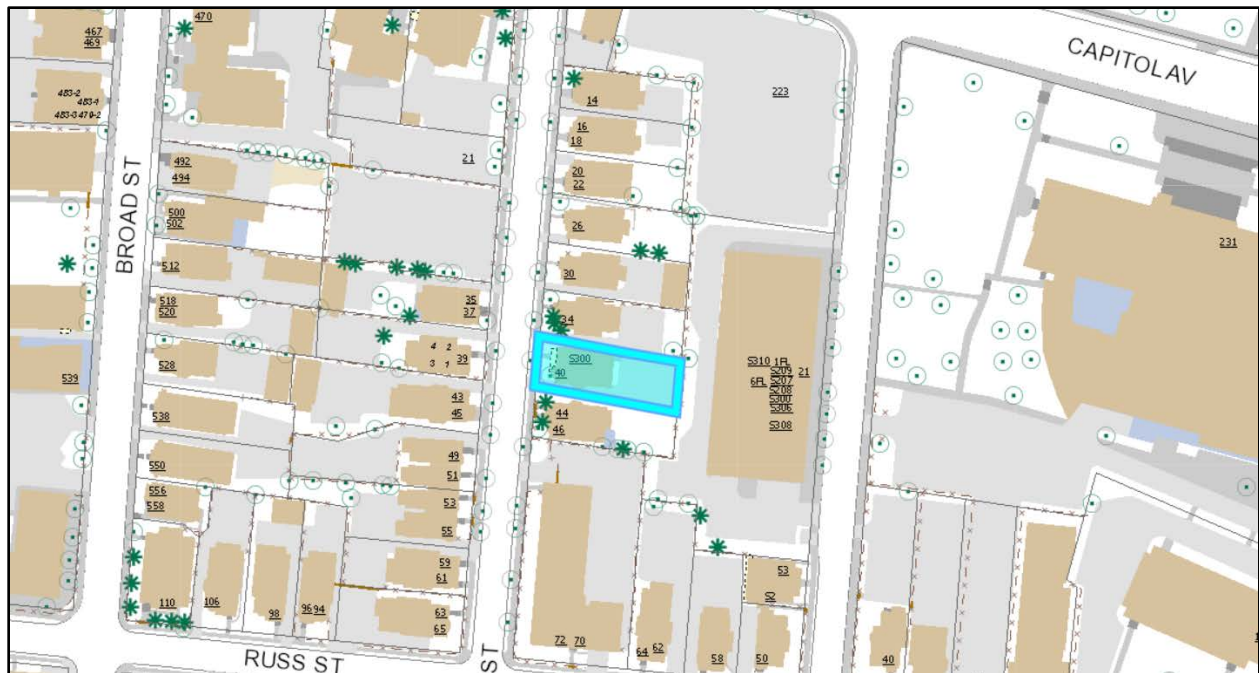


Figure 1: Location Map

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 1/2 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.

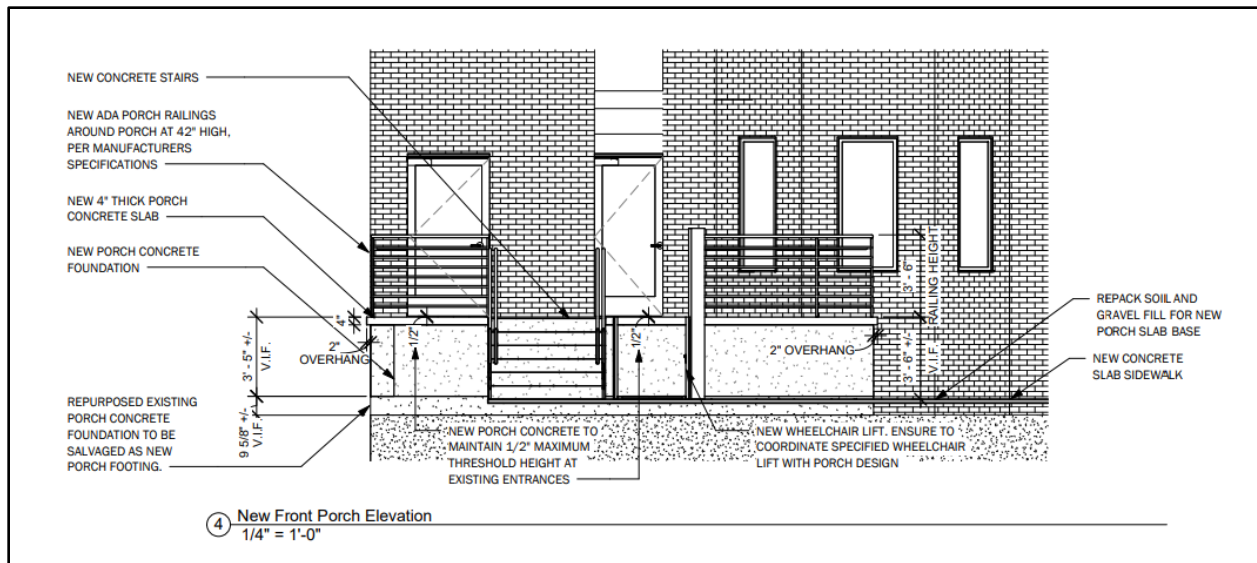


Figure 3: Elevation of Proposed Front Porch, Originally Submitted by Applicant

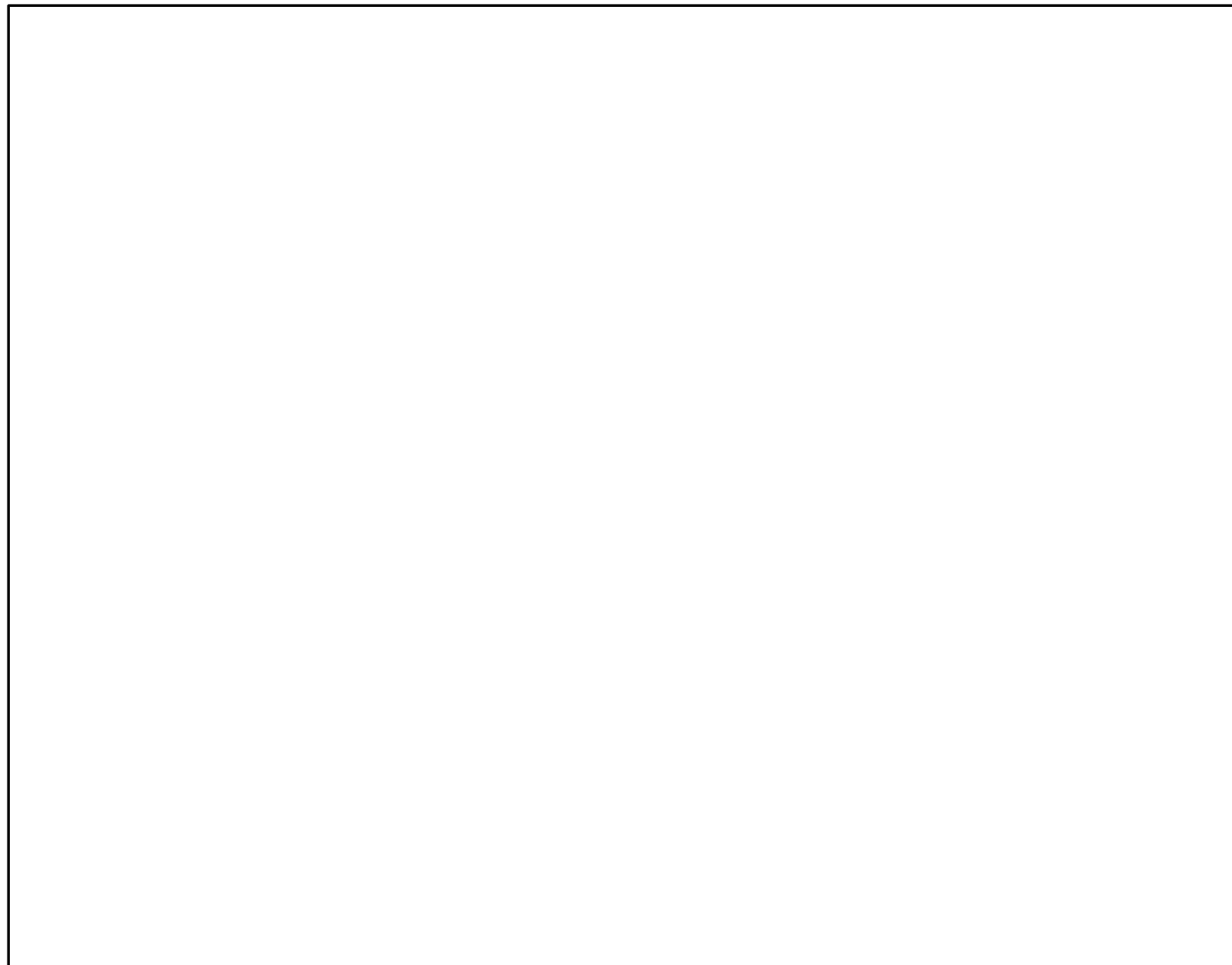


Figure 4: Rendering Submitted by Applicant to Show Revised Balustrade Railing

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:

- 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.”
- 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
YEAR BUILT: c. 1890

PROPOSED USE: Office
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

COMMENTS RECEIVED

(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

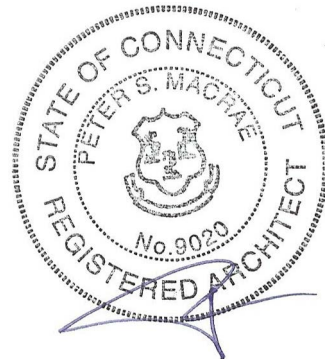
Staff recommends approval of this application.

ATTACHMENTS

1. Completed and signed application form.
2. Photographs submitted by the Applicant.
3. Photographs taken by Staff.
4. Plans and elevations.
5. Rendering of revised design.

REVIEWED,

Aimee Chambers, Director



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Revisions

No.	Date	Issued by
1	12/23/2020	PM

CCM
40 Hungerford Street, Hartford, CT 06106

PROJECT NO: Project Number

101

Coversheet

DRAFT:

Construction Documents

DATE:
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SCALE:

As indicated

DRAWN BY:

Author

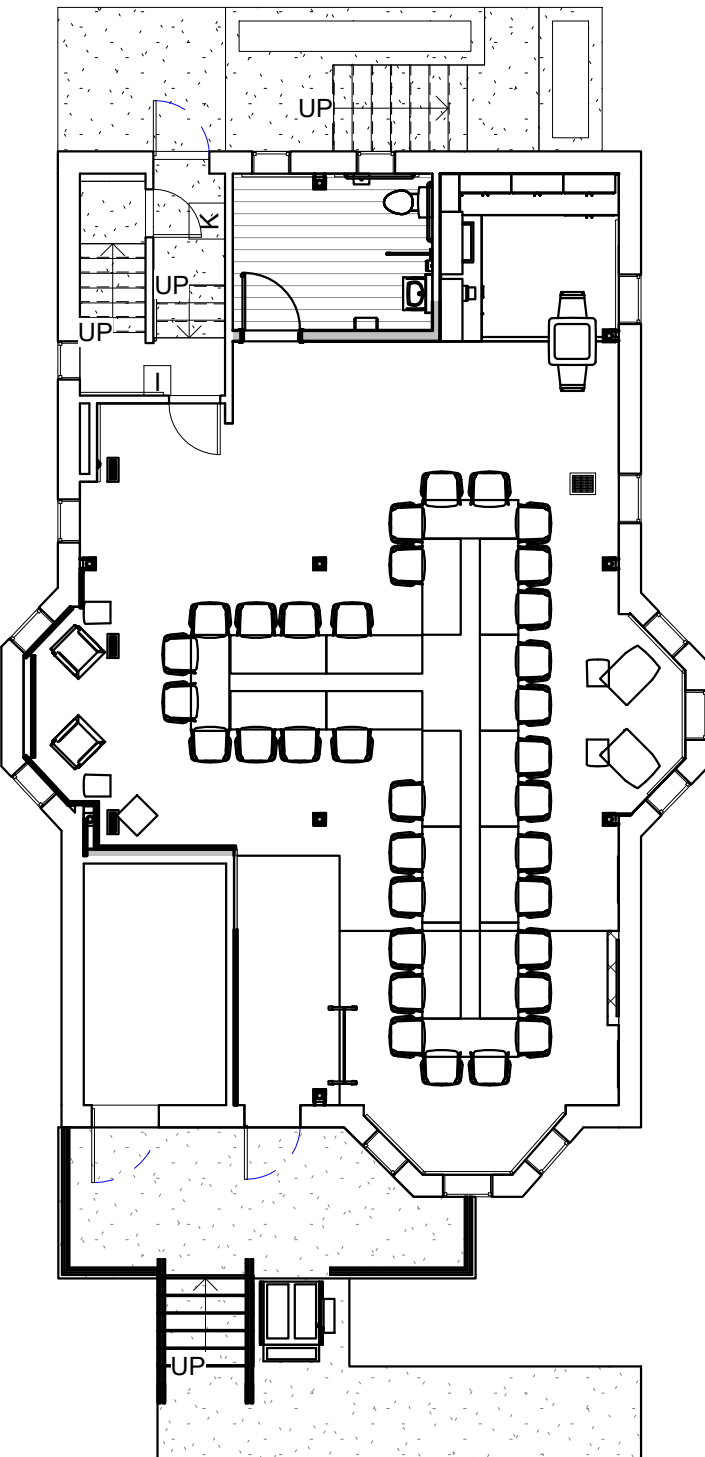
ABBREVIATIONS & DEFINITIONS

#	POUND OR NUMBER	IRGB	IMPACT RESISTANT GYPSUM WALL BOARD
&	AND	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	MRGB	MOISTURE-RESISTANT GYPSUM WALL BOARD
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	OUNCE
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	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FLM	FILLED METAL	U/S	UNDERSIDE
FO	FACE OF	VF	VERIFY IN FIELD
FND	FOUNDATION	VP	VISION PANEL
GA	GAUGE	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 RESISTANT GYPSUM WALL BOARD		

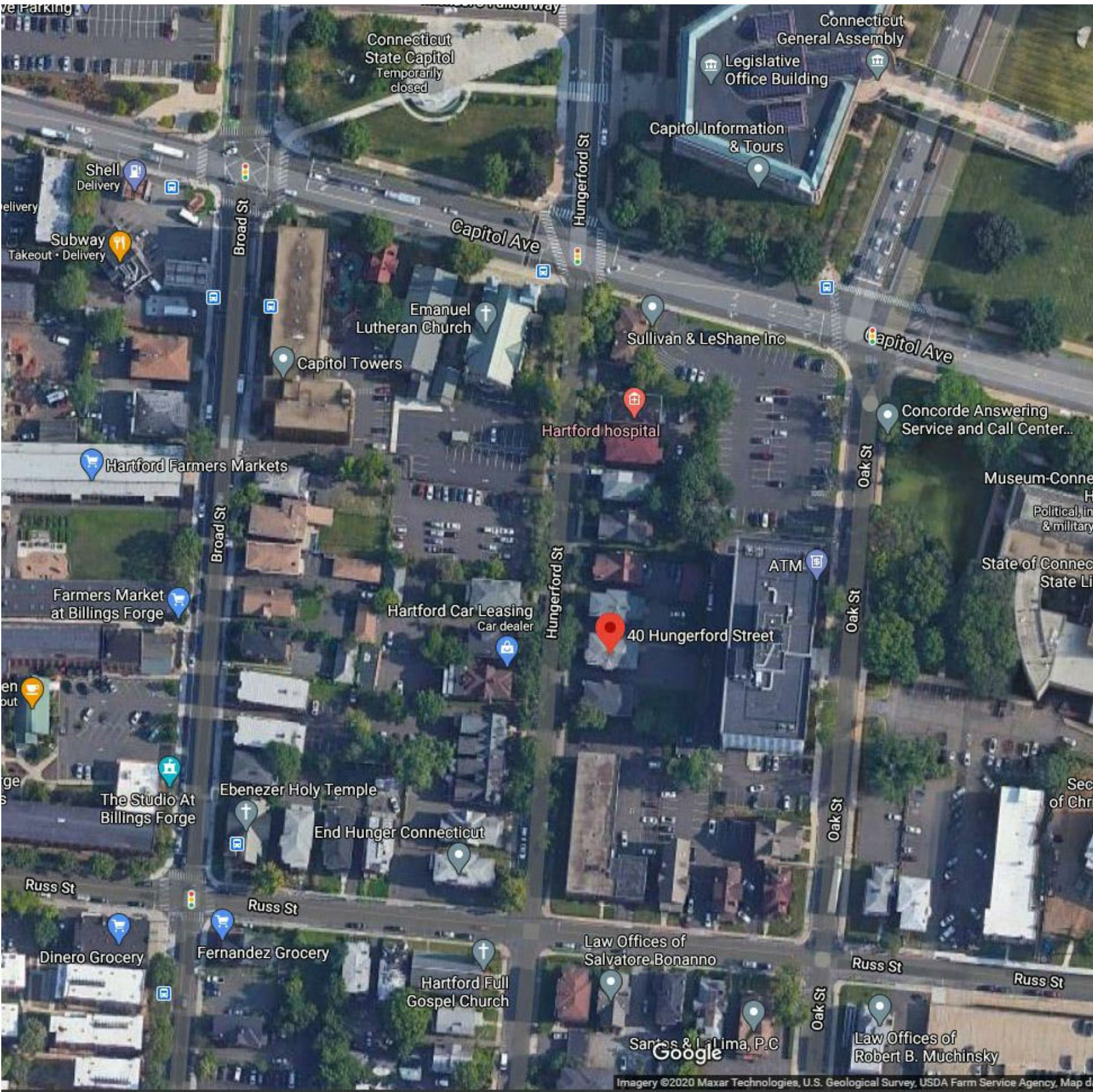
GRAPHIC SYMBOLS

REVISION TAG		REVISION NUMBER	CALLOUT SYMBOL		CALLOUT NUMBER
SCOPE OF WORK TAG		SCOPE OF WORK NUMBER	FURNITURE SYMBOL		SHEET NUMBER
WALL TAG		WALL TYPE NUMBER	OCCUPANCY TAG		OCCUPANCY LOAD
DOOR TAG		DOOR NUMBER	CAPACITY OF DOOR TAG		OCCUPANCY
CENTER LINE					
ELEVATION SYMBOL		ELEVATION NUMBER			
SECTION SYMBOL		SECTION NUMBER			

SCOPE OF WORK PLAN



PROJECT LOCATION



SHEET LIST

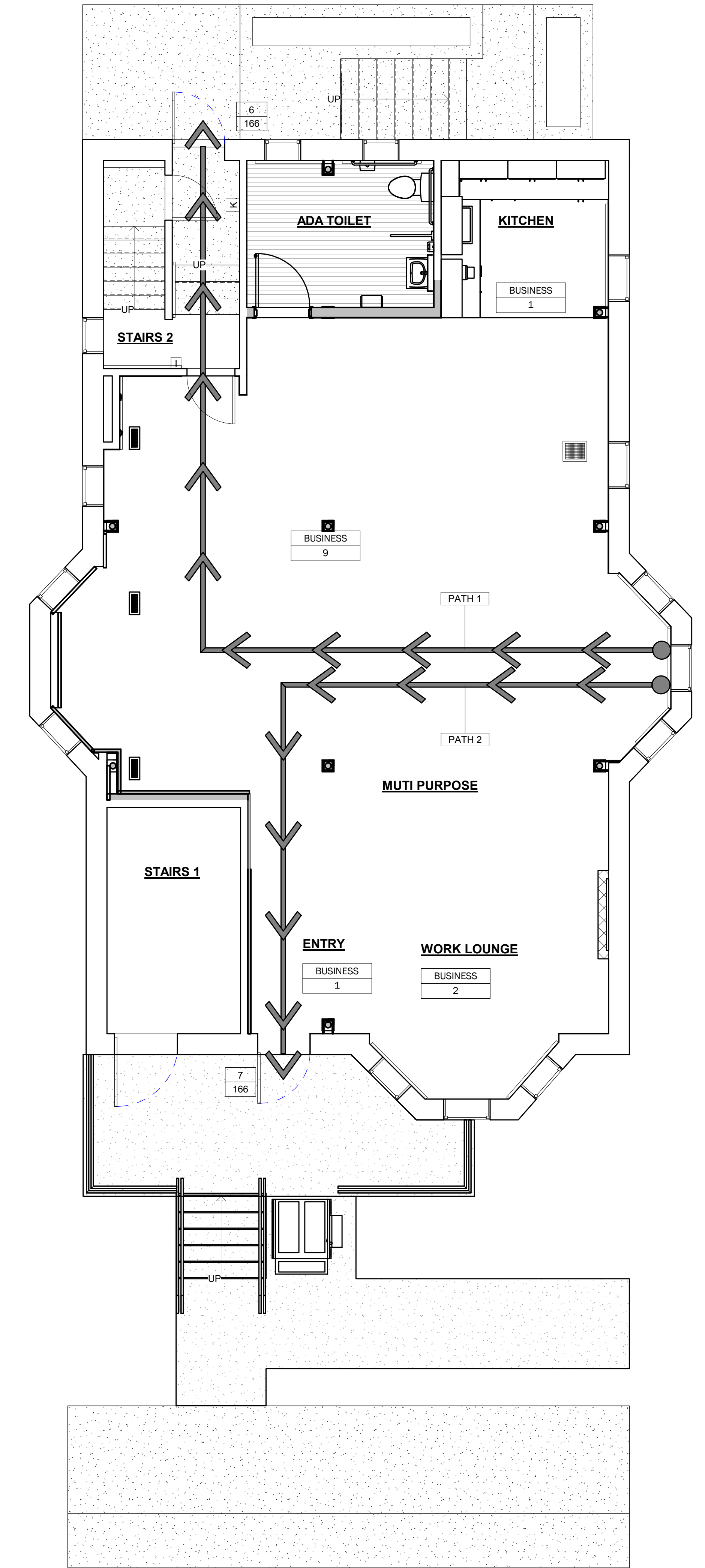
Sheet Number	Sheet Name
101	Coversheet
102	Egress Plan
104.1	Specifications
104.2	Specifications
S-101.1	Existing Basement Ceiling Framing Plan
S-101.2	Existing First Floor Structural Framing Plan
S-101.3	New Construction Basement Structural Plan
S-101.4	New Construction First Floor Structural Plan
A-100	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
EP-101	Electrical and Plumbing Demolition Plan
EP-102	Electrical and Plumbing New Construction Plan
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)	1126
USABLE SQUARE FOOTAGE (CONSTRUCTION AREA)	1126 SF / 100= 12
BUILDING AREA	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

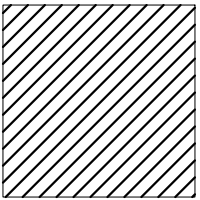
NOTE: SEPARATE PLBG FACILITIES NOT REQUIRED PER CODE SECTION 2902.2 - EXCEPTION 2.

WORK SHALL COMPLY WITH:
2018 CONNECTICUT STATE BUILDING CODE, 2015 IBC, 2015 IPC, 2015 IMC, 2015 IFIC, 2017 NEC (NFPA 70)



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

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 L.B. 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 PROJECT.
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

Code Data Legend

Path of Egress

Business ← Classification
4 ← Occupancy Load

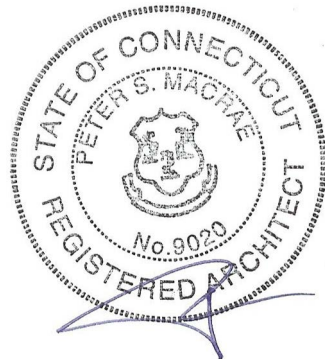
31 ← # of Occupants
166 ← Egress Capacity of Door

2. Path of Egress

Type Mark	Type	Length
PATH 1	Egress Path 1	53' - 0"
PATH 2	Egress Path 2	41' - 0"



20 CHURCH STREET
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Revisions

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

CCM
40 Hungerford Street, Hartford, CT 06106

PROJECT NO: Project Number

102

Egress Plan

DRAFT:
Construction Documents
DATE:
12/22/2020 12:15:38 PM

SCALE: As indicated
DRAWN BY: Author



SECTION 01045 - CUTTING AND PATCHING

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 coat.

Patch, repair or rehang existing ceilings as necessary to provide an even plane surface of uniform appearance.

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 Documents.

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

Product Data:

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.

Samples:

Submit full range of manufacturer's standard finishes except when more restrictive requirements are specified, including 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 A2.4.

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, Grade C
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 grade, steel
Lock washers: FS FF-W-84, helical spring type, carbon steel
Stainless steel fasteners: ASTM A666; Type 302/304 for interior work; Type 316 for exterior work; Phillips flathead (countersunk) screws and bolts.

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

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.

Shop Painting:

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 equal.

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 caulk 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.

Installation:

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 thickness.

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 fitted. 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 each type door specified.

Samples:

1. 12 x 12 inch sample
2. Factory Finished Doors: Include shop finish on samples.

Finishing Specifications: Provide detailed specifications for all factory applied coatings and finishes.

Test Reports:

1. Submit certified reports for fire tests.

QUALITY ASSURANCE:

Certifications: 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.5.1-A-97 Architectural Wood Flush Doors and ANSI/WDMA I.5.6-A-01 Wood Stile and Rail Doors.

DELIVERY, STORAGE, AND HANDLING:

Factory Finished Doors: 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:

Environmental Requirements: 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:

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

WARRANTY:

Provide written warranty 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

Include requirement for refinishing 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:

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. 4. VT Industries 5. Infinity Group-approved equal.

MATERIALS:

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.

Provide same exposed surface on both sides of door, unless indicated otherwise.

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

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

DOORS AND COMPONENTS:

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 a screw holding capability for doors to receive surface mounted hardware.

SECTION 08210 WOOD STILE AND RAIL DOORS (CONTINUED)

6. Veneers for transparent finishes shall be sib matched to match existing building 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 without 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:

Light Openings: Fully trimmed openings. Comply with the applicable provisions of the referenced standards for core treatment and stop application.

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.

Comply with tolerance requirements of AWI for non—rated doors and NFPA for fire-rated doors.

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

Factory Prefitting and Premachining for Hardware: 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.

Transparent Finish: Comply with requirements indicated for grade, finish system, staining effect and sheen.

EXECUTION:

INSPECTION:

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

PREPARATION:

Condition doors to overage prevailing humidity in installation area prior to hanging.

Prepare doors to receive 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.

Touch-up cut surfaces of factory primed doors with primer compatible with primer specified for factory priming.

INSTALLATION:

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

Fit doors 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 as follows: 1. Non-fire Rated Doors: 1/8 inch in 2 inches. 2. Fire Rated Doors: 1/16 inch in 2 inches.

Prefit Doors: Do not alter prefit factory finished doors.

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

ADJUSTING, CLEANING, PROTECTION:

Adjust doors to work easily, smoothly and correctly.

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

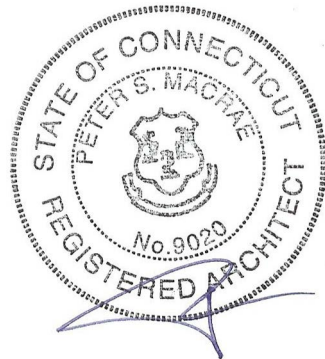
Repair minor damage to eliminate all evidence of repair. Remove and replace work which cannot be satisfactorily repaired.

Clean exposed surfaces using materials and methods recommended by manufacturer of material or product being cleaned. Remove and replace work that cannot be successfully cleaned.

Provide temporary protection to ensure work being without damage or deterioration at time of final acceptance. Remove protections and reclean as necessary immediately before final acceptance.



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PROJECT NO: Project Number

104.1

Specifications

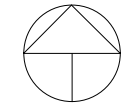
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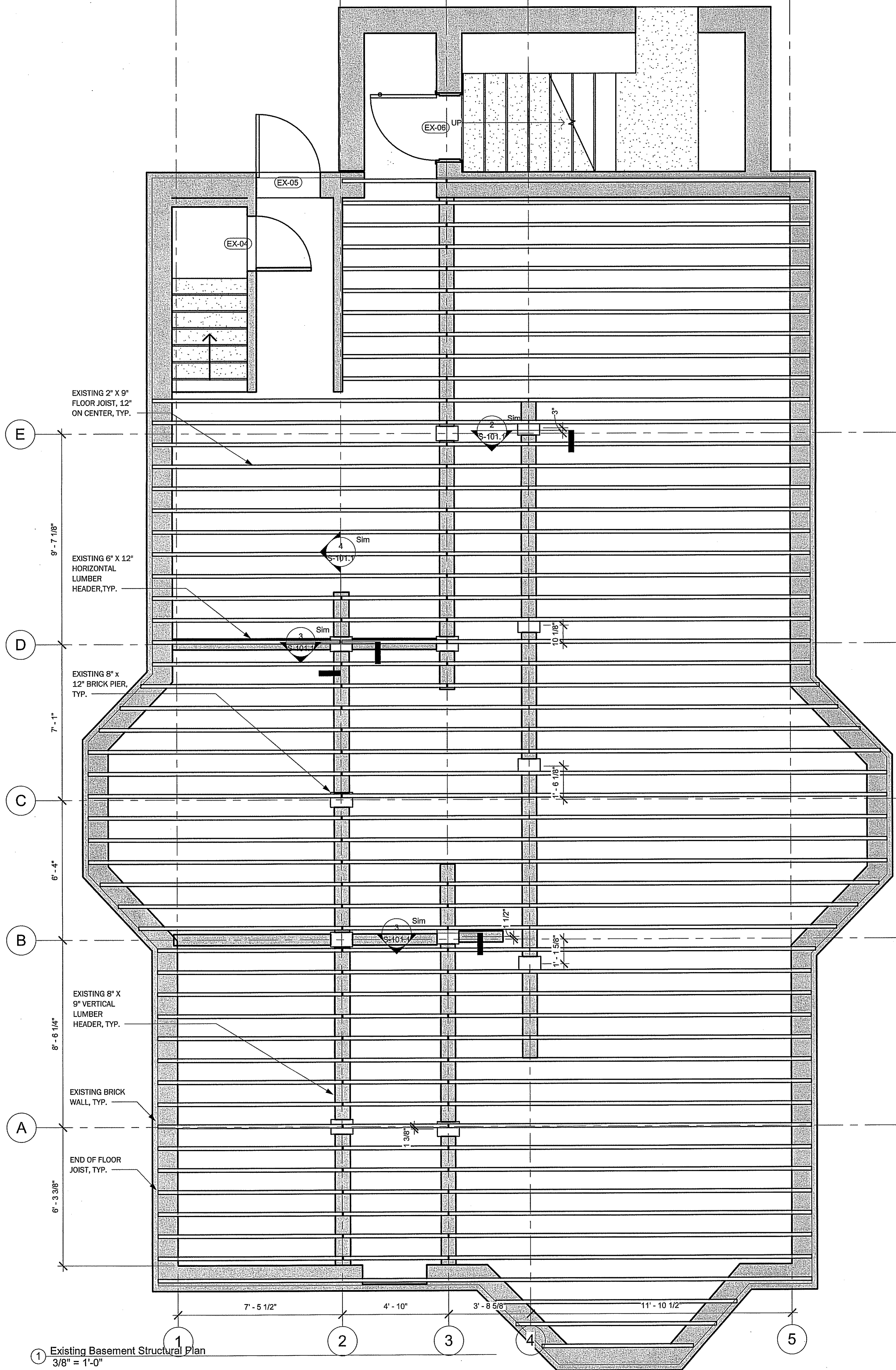
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1" = 1'-0"

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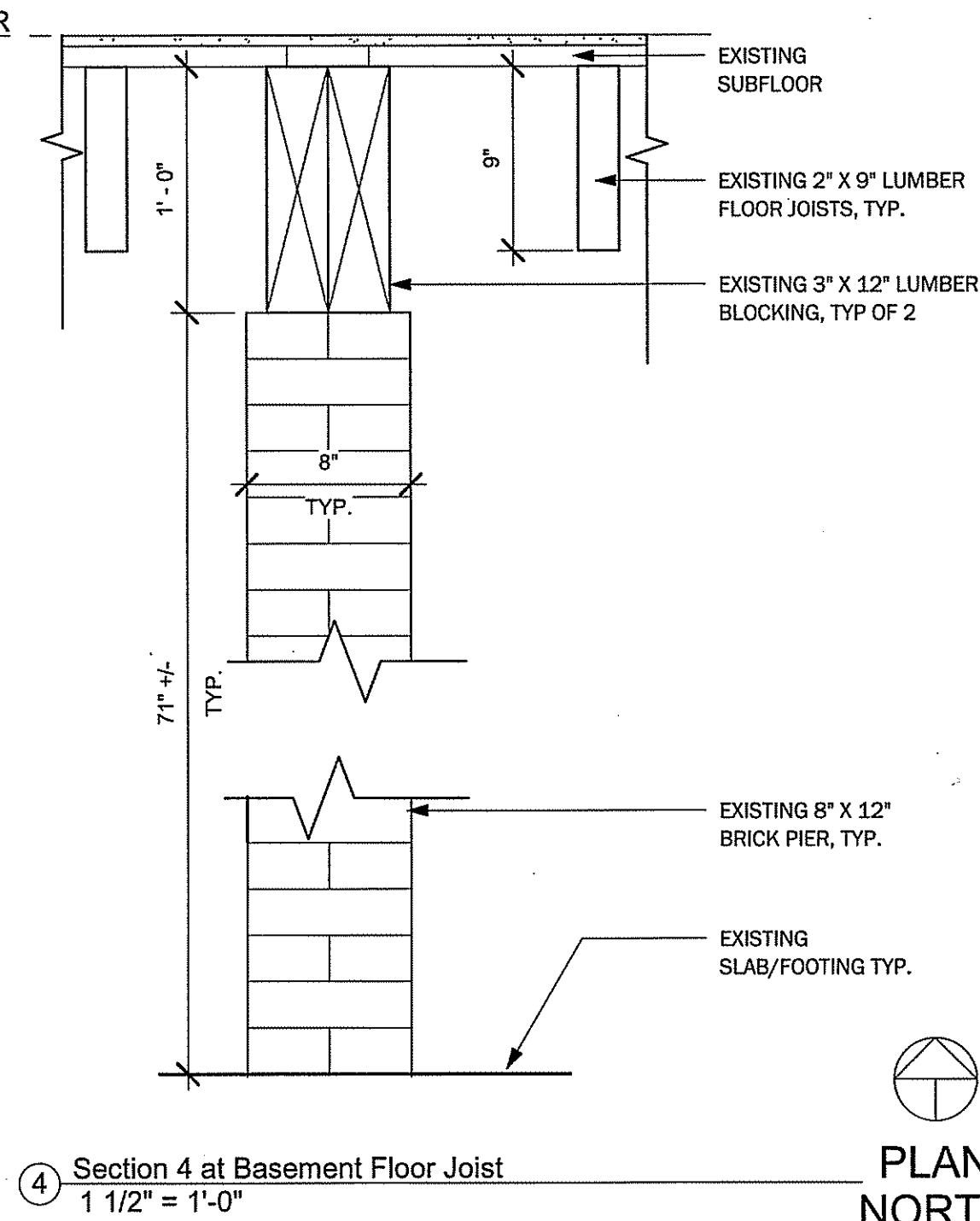
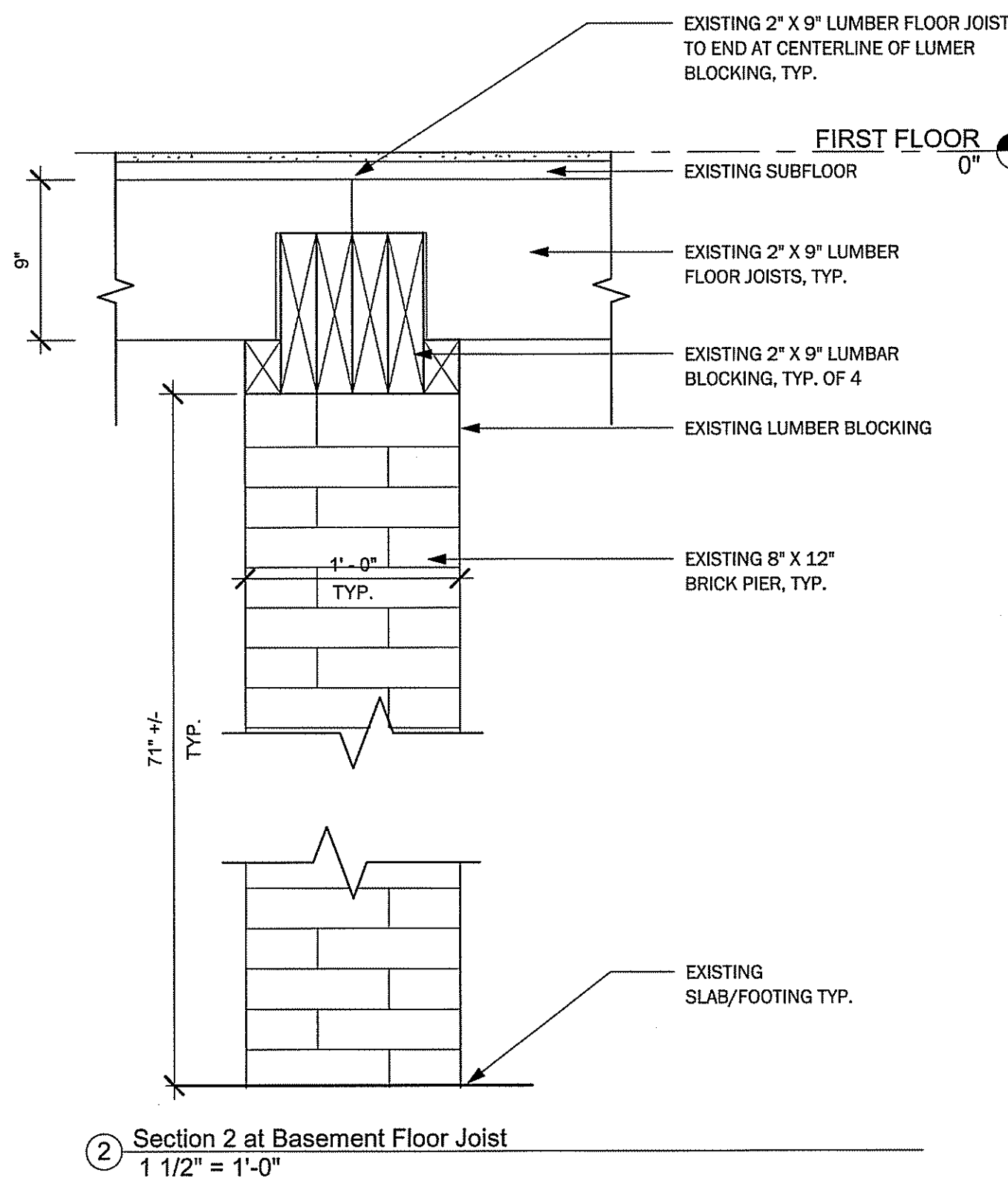
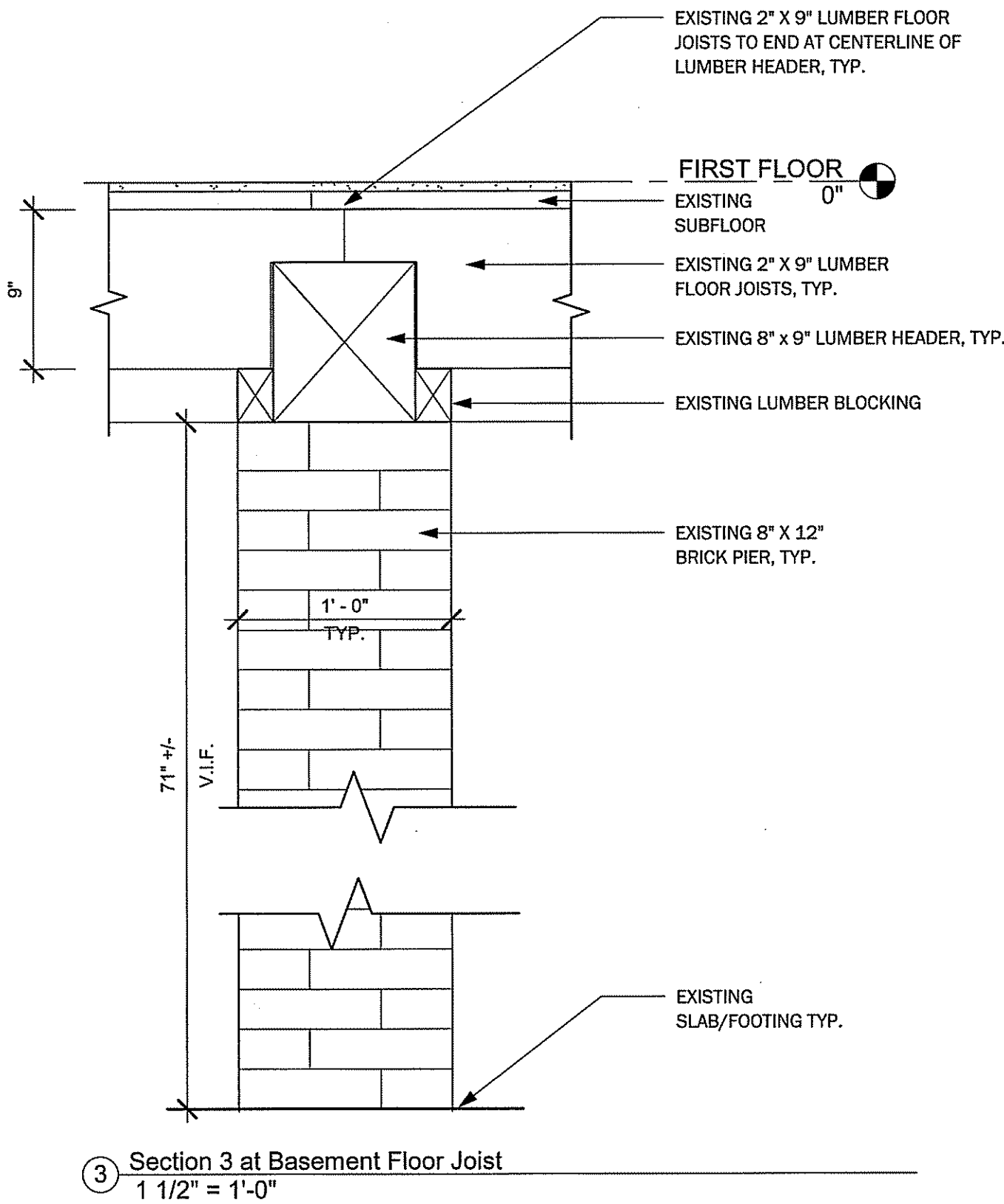


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STRUCTURE NOTES:

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



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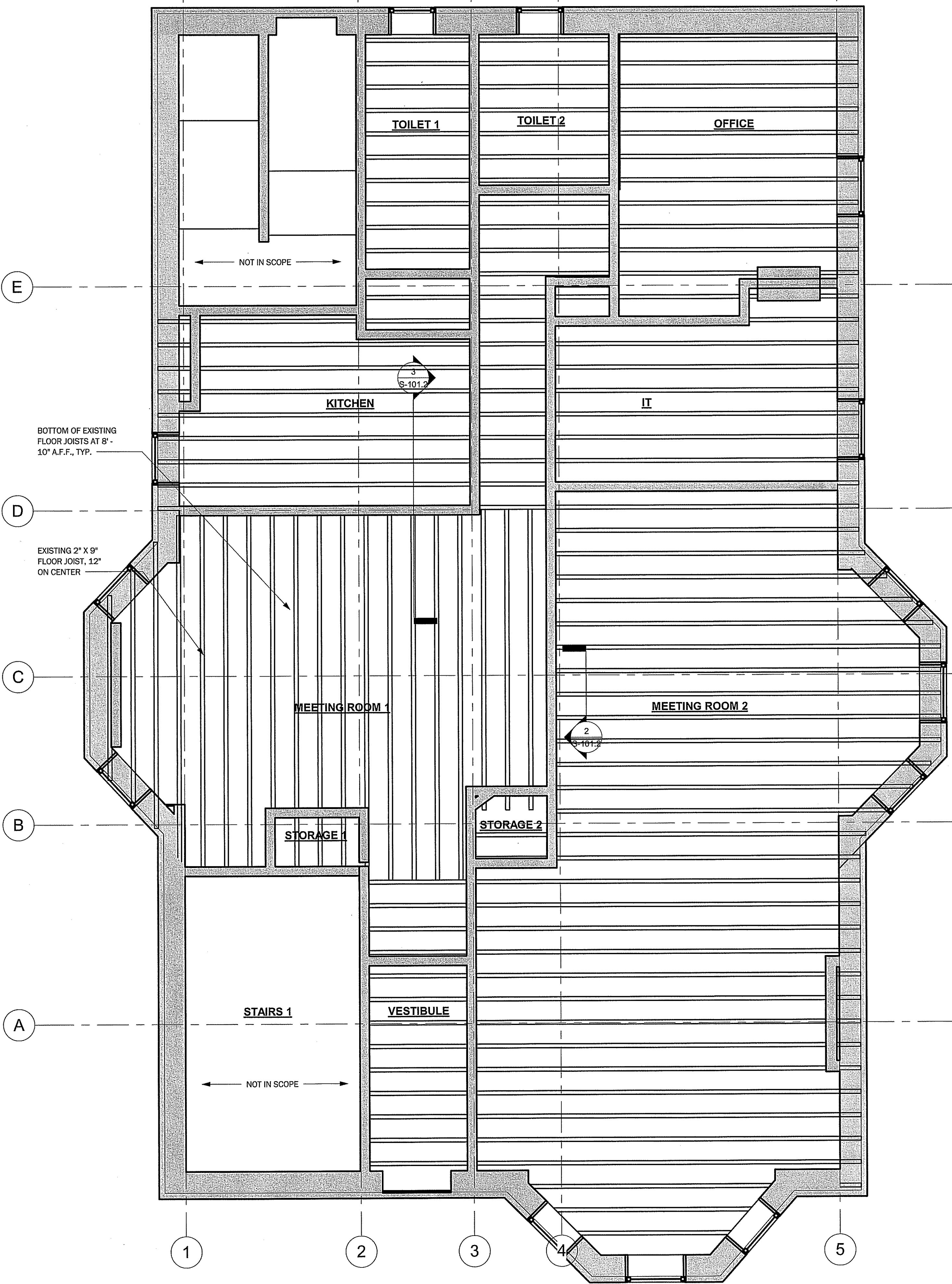
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PROJECT NO: Project Number

S-101.1

Existing Basement Ceiling Framing Plan

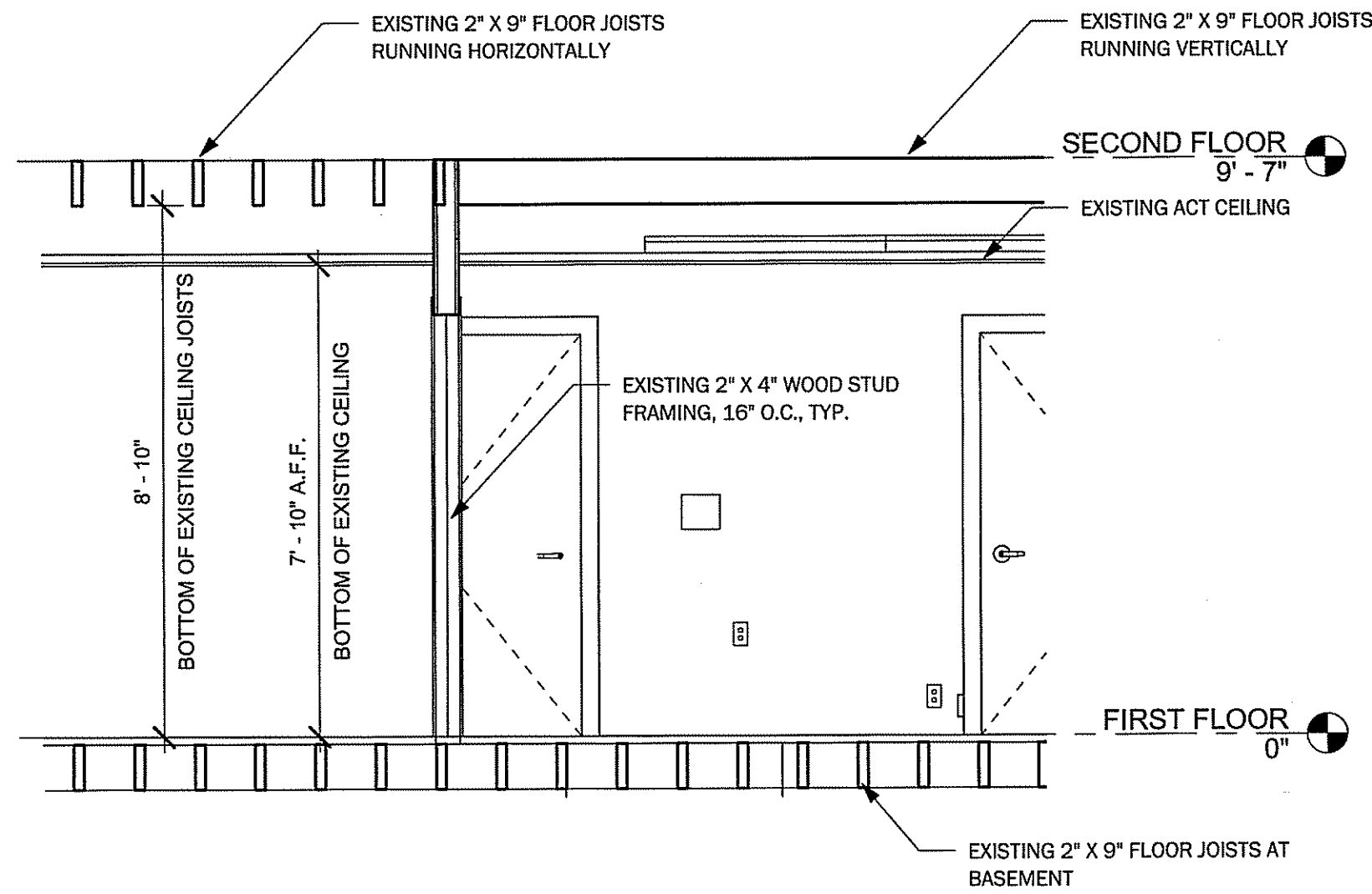
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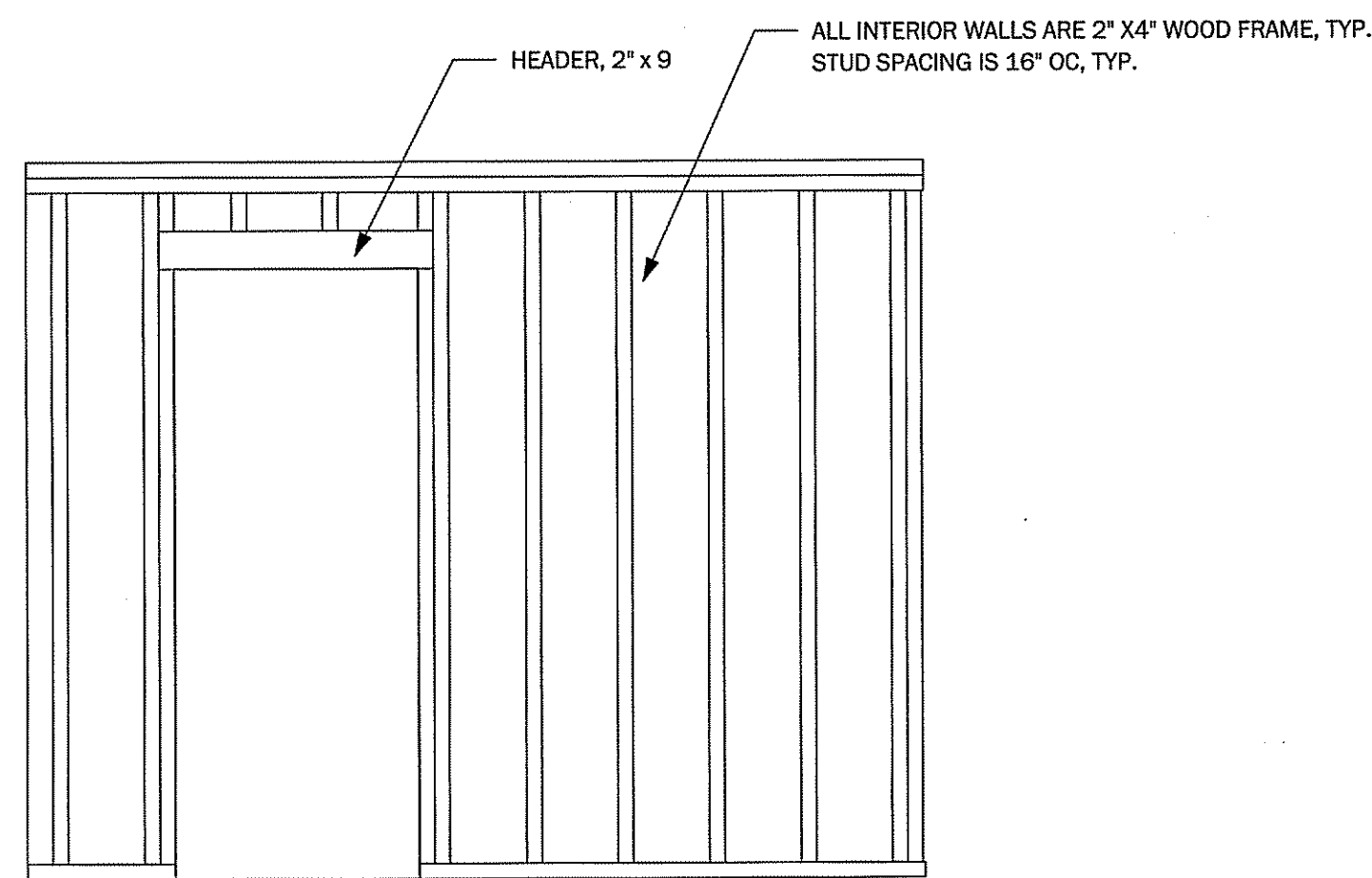
1 Existing First Floor Structural Plan
3/8" = 1'-0"

STRUCTURE NOTES:

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



3 Section 3 at Existing First Floor Walls
3/8" = 1'-0"



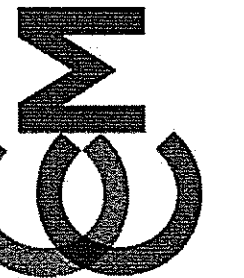
2 Existing Door Frame Section (TYP.)
1/2" = 1'-0"



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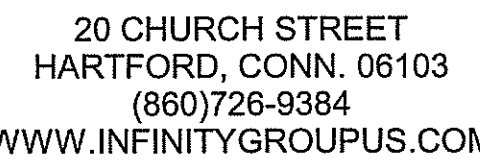
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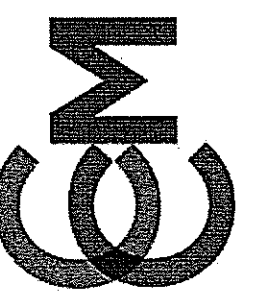
S-101.2

Existing First Floor
Structural Framing Plan

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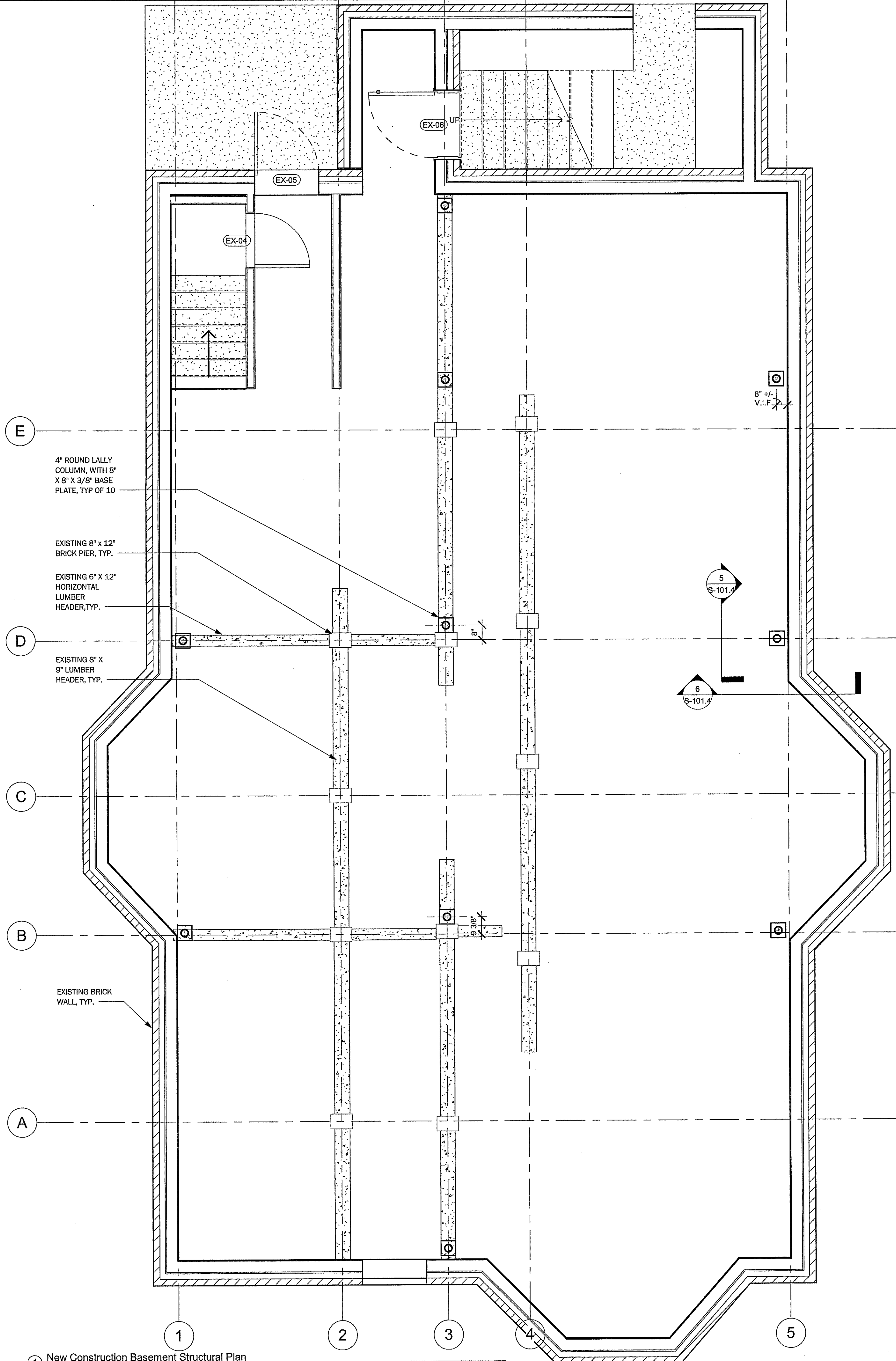
S-101.3

New Construction
Basement Structural Plan

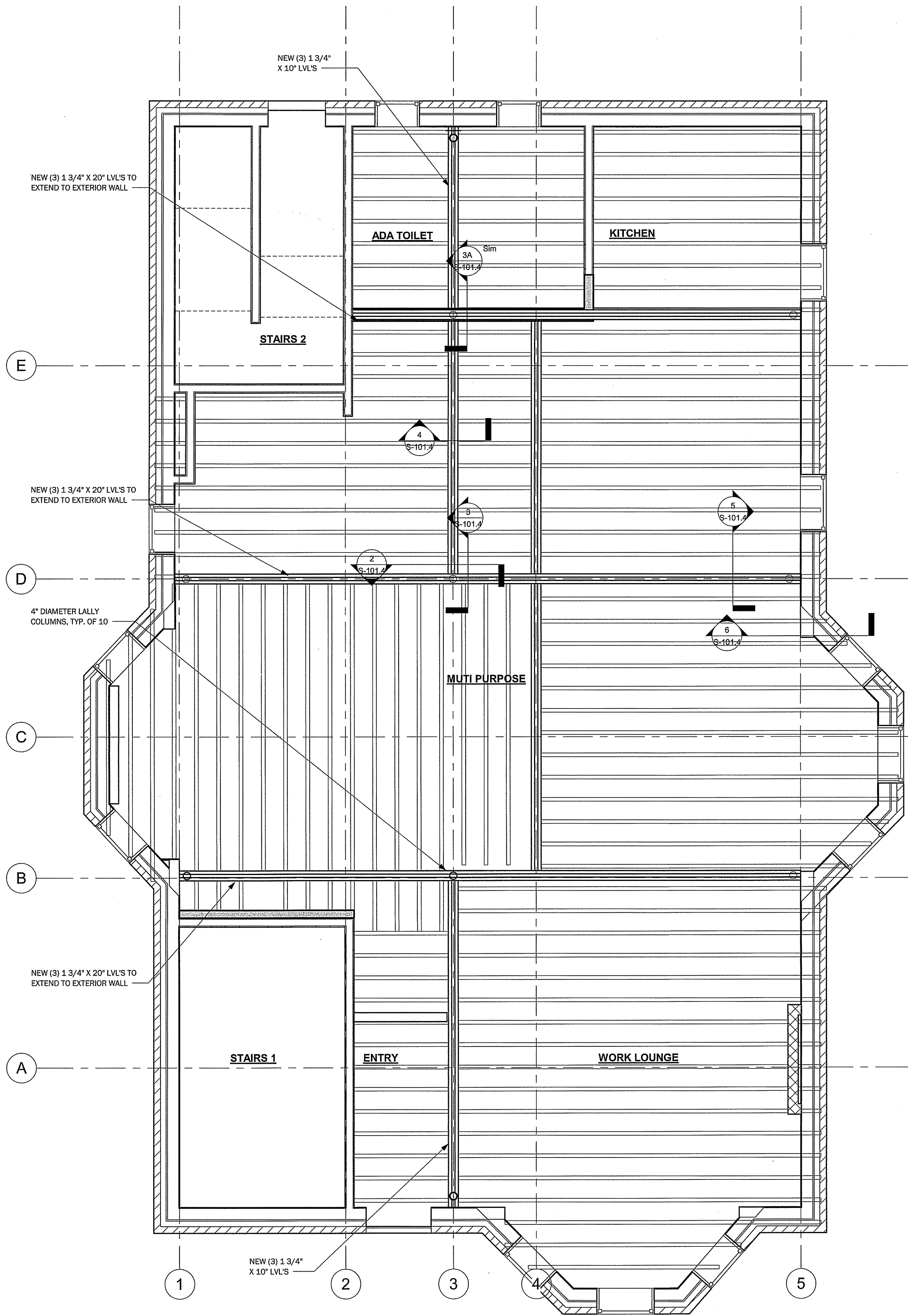
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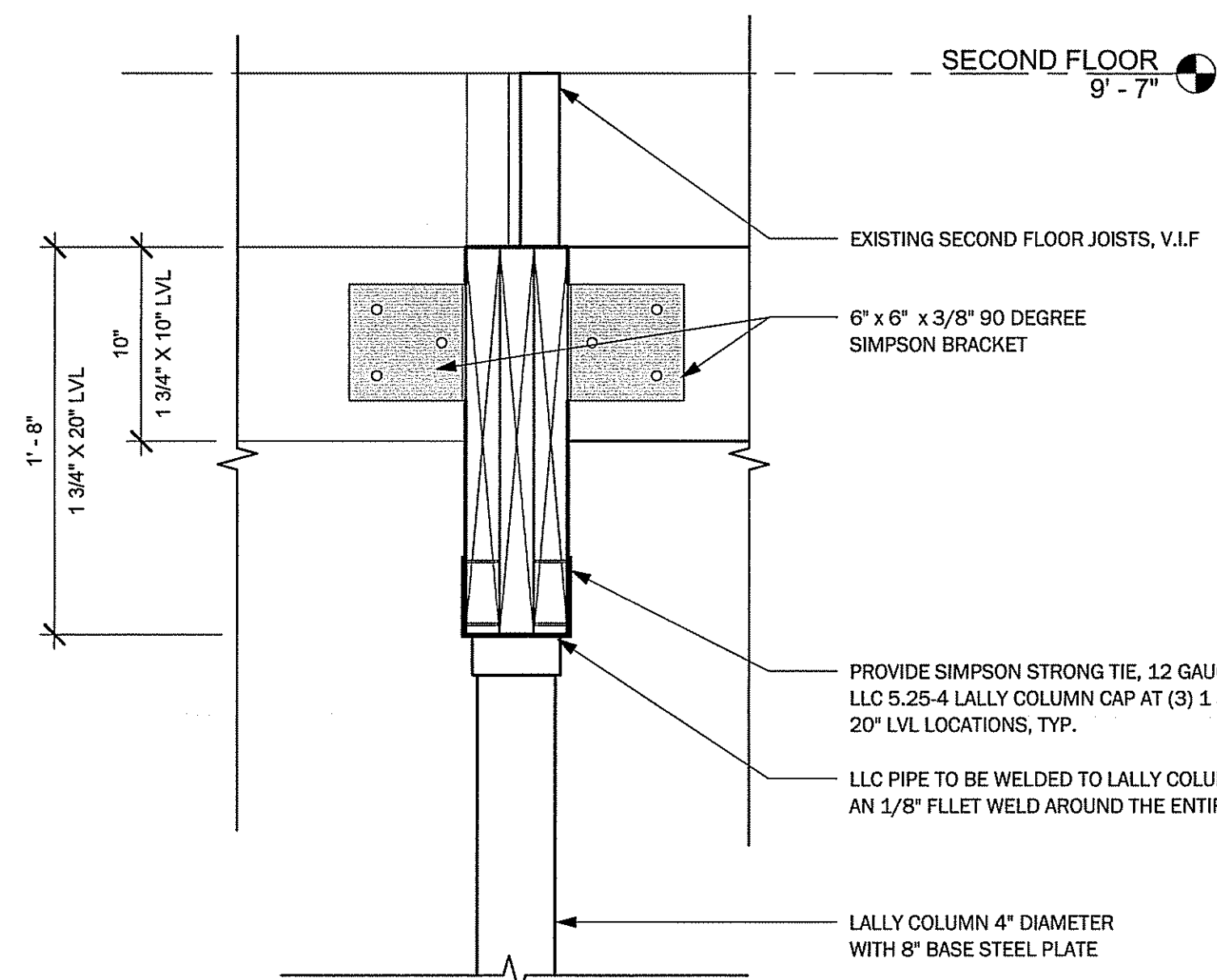
SCALE: 3/8" = 1'-0"	DRAWN BY: Autho
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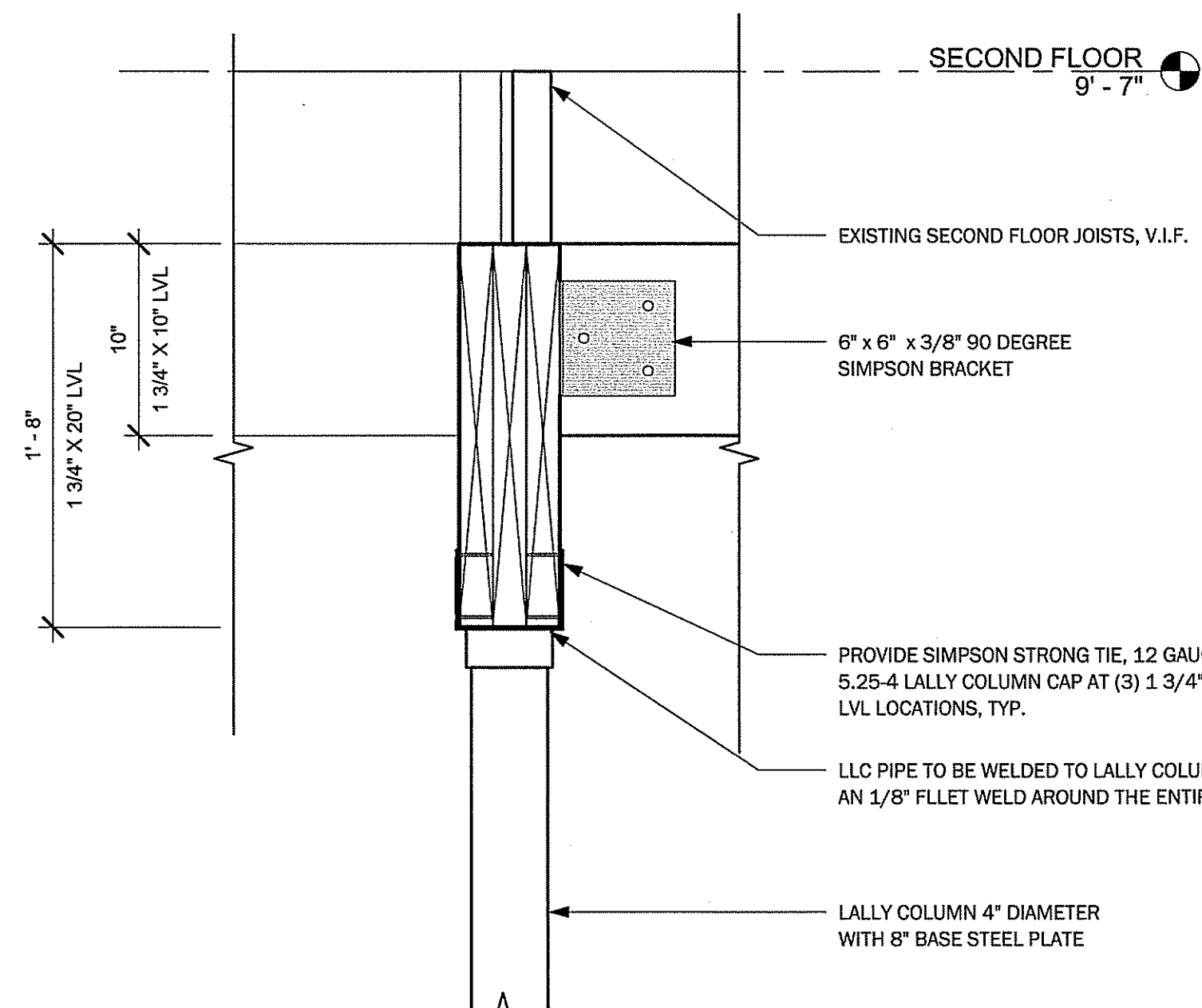
① New Construction Basement Structural Plan
3/8" = 1'-0"



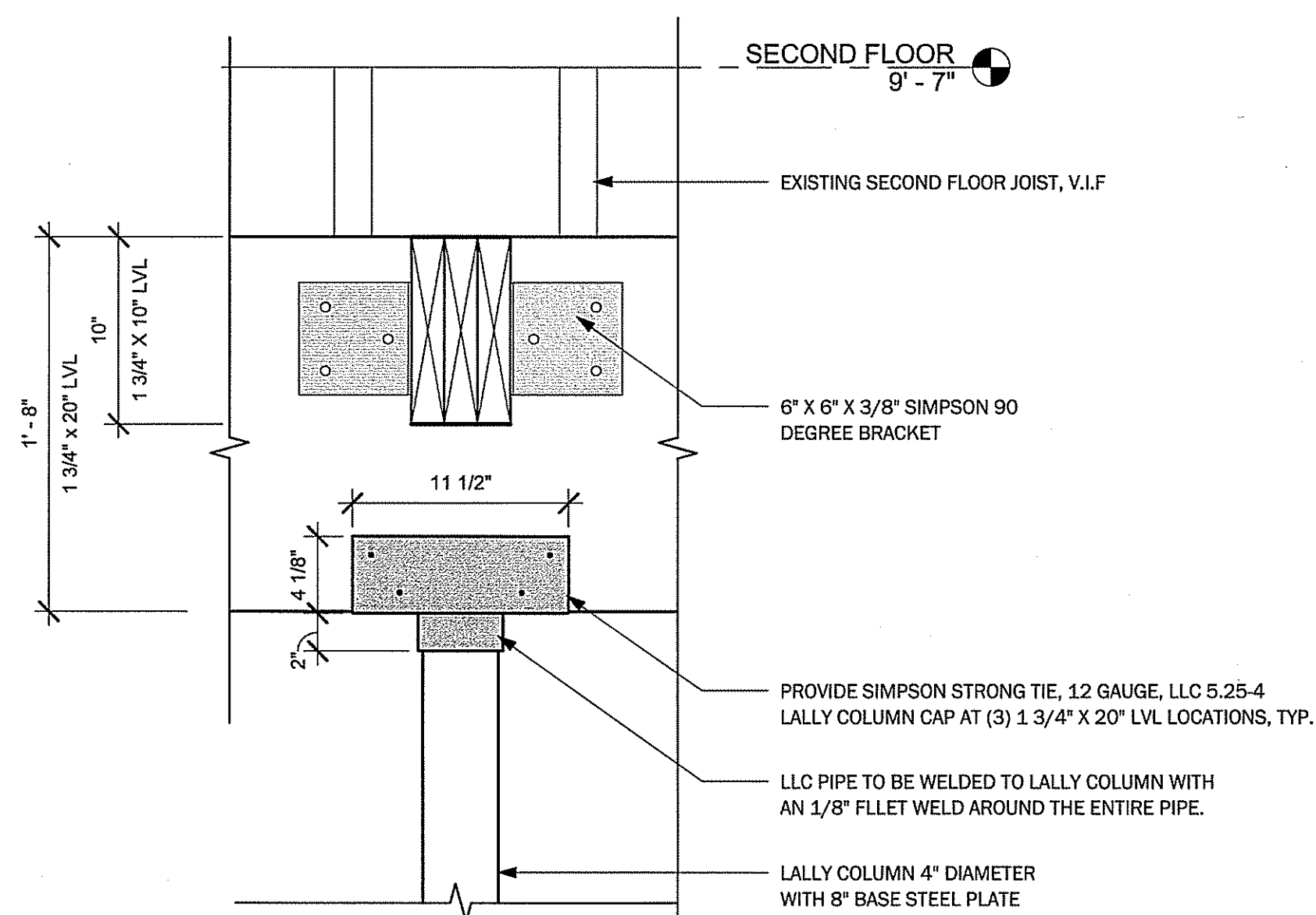
① New Construction First Floor Structural Plan
3/8" = 1'-0"



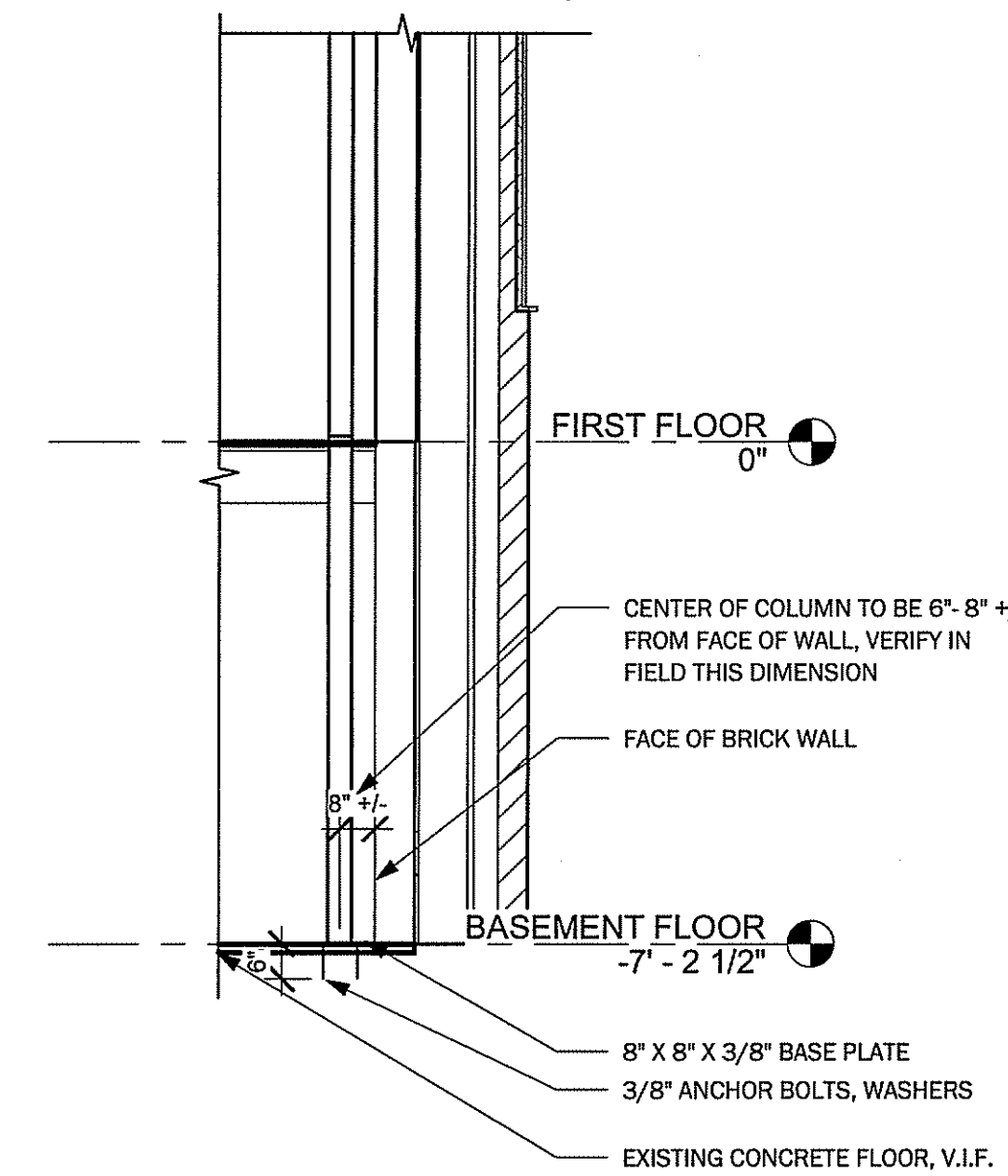
③A Section 3A at 20" LVL at Ceiling Level
1 1/2" = 1'-0"



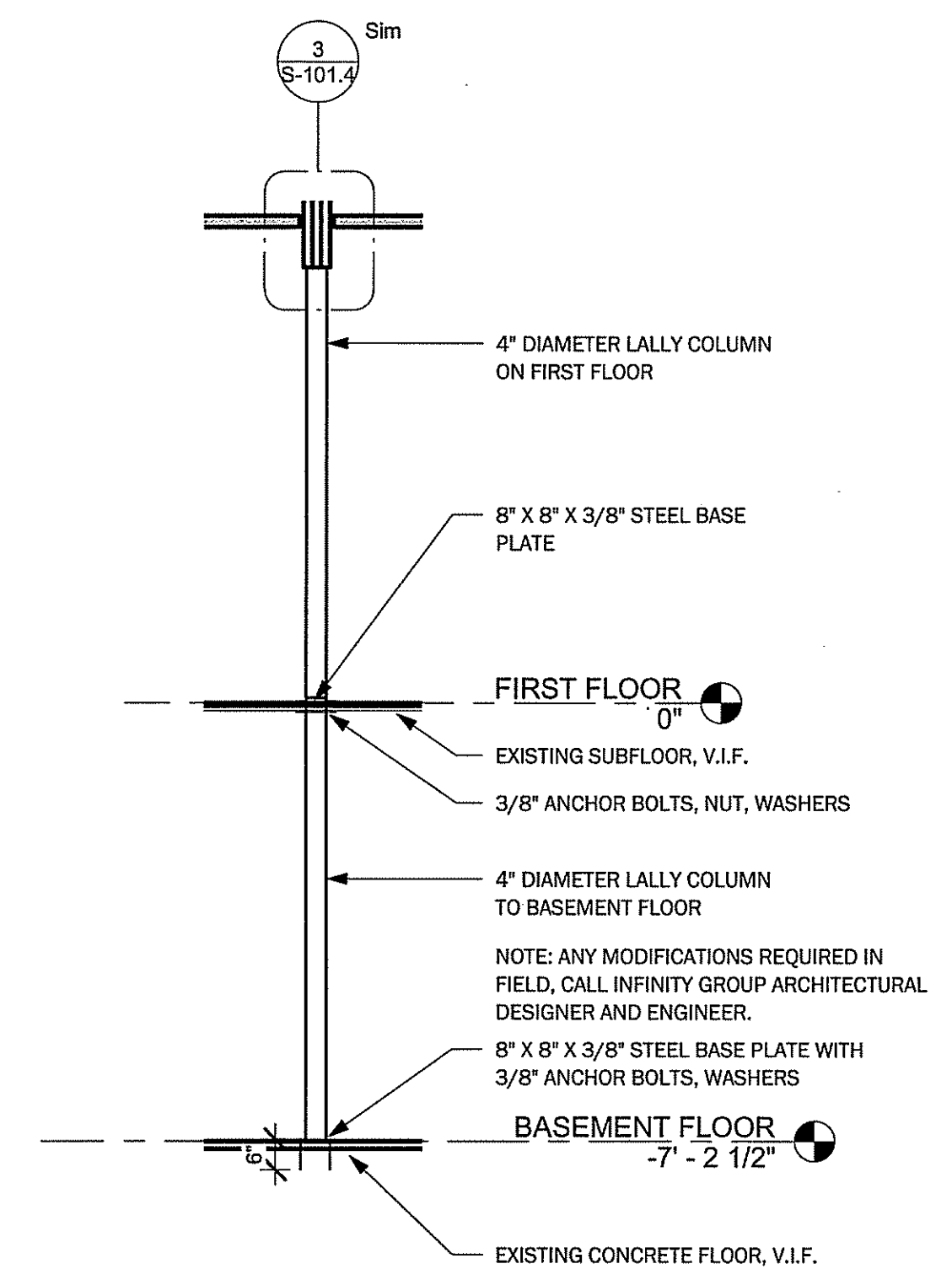
③ Section 3 at 20" LVL at Ceiling Level
1 1/2" = 1'-0"



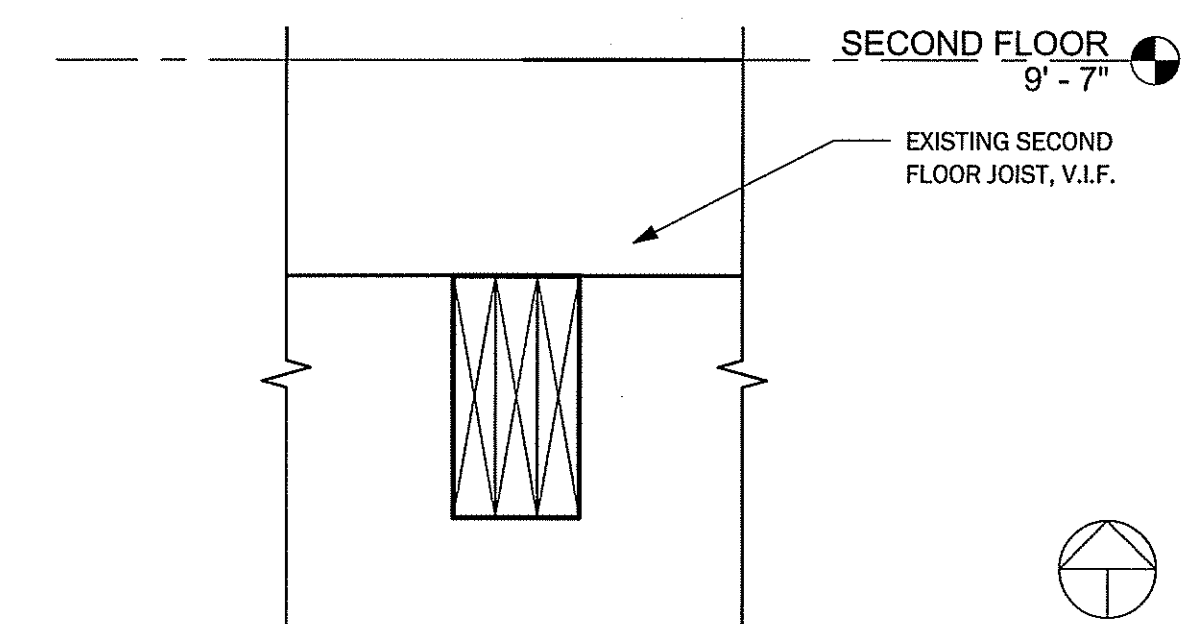
② Section 2 at 20" LVL
1 1/2" = 1'-0"



⑥ Section 6 at First Floor and Basement Columns
3/8" = 1'-0"



⑤ Section 5 at First Floor and Basement Column Transition
3/8" = 1'-0"

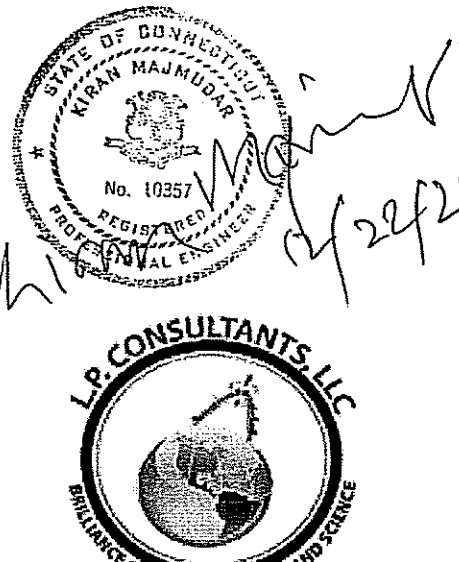


④ Section 4 at 10" LVL at Ceiling Level
1 1/2" = 1'-0"

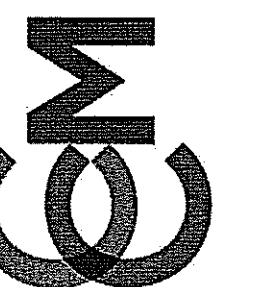
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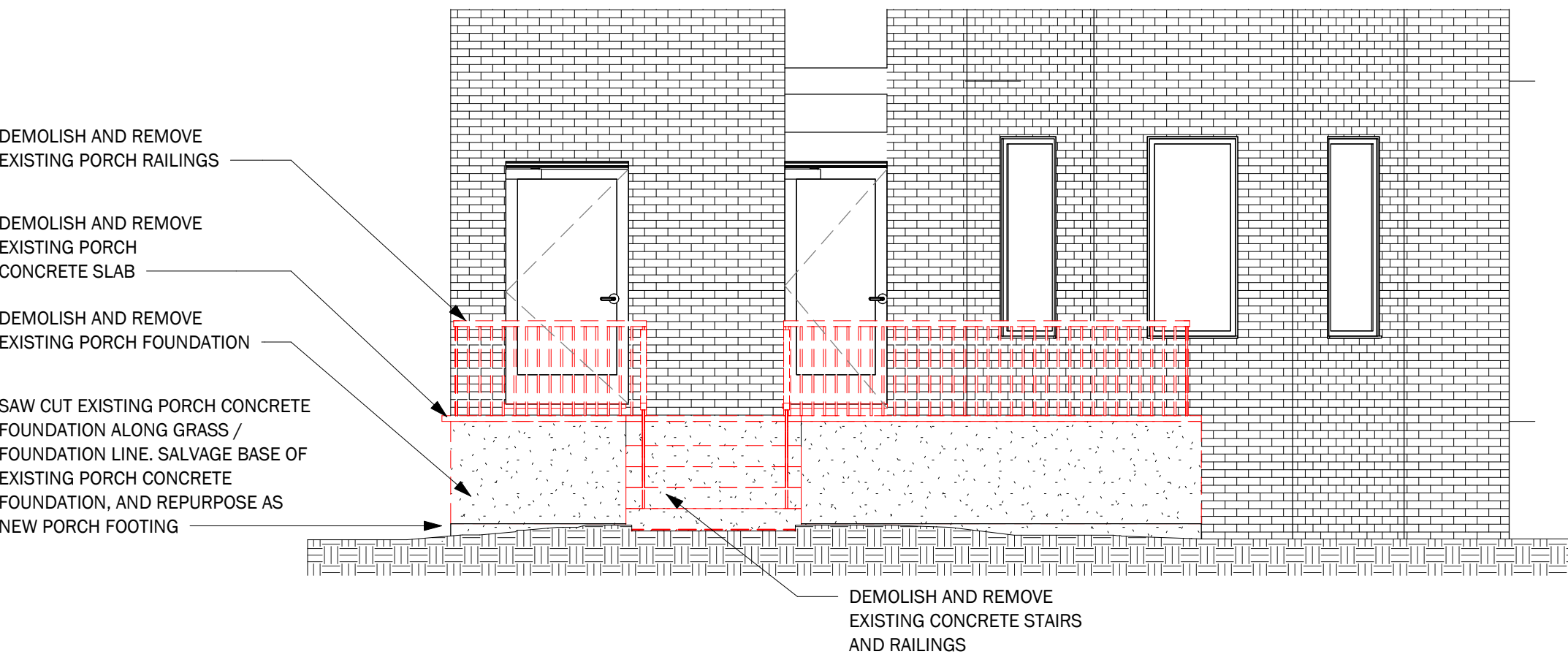
PROJECT NO: Project Number

S-101.4

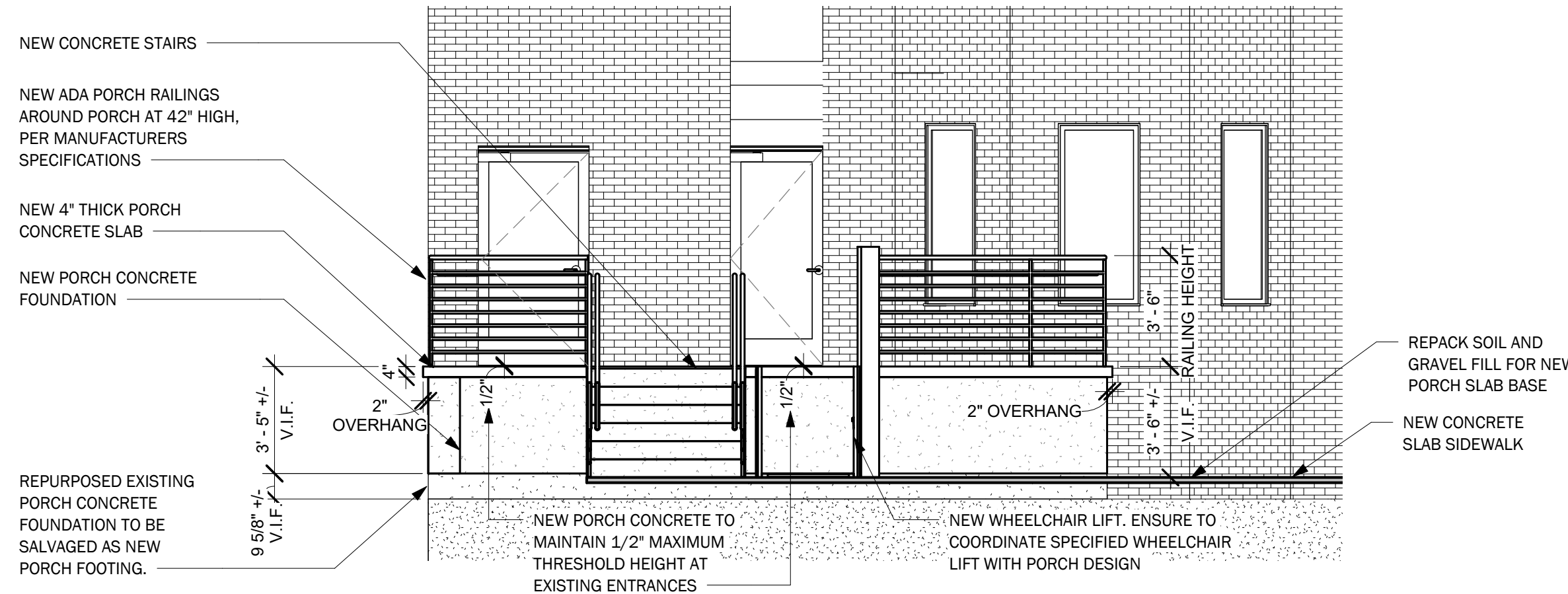
New Construction First
Floor Structural Plan

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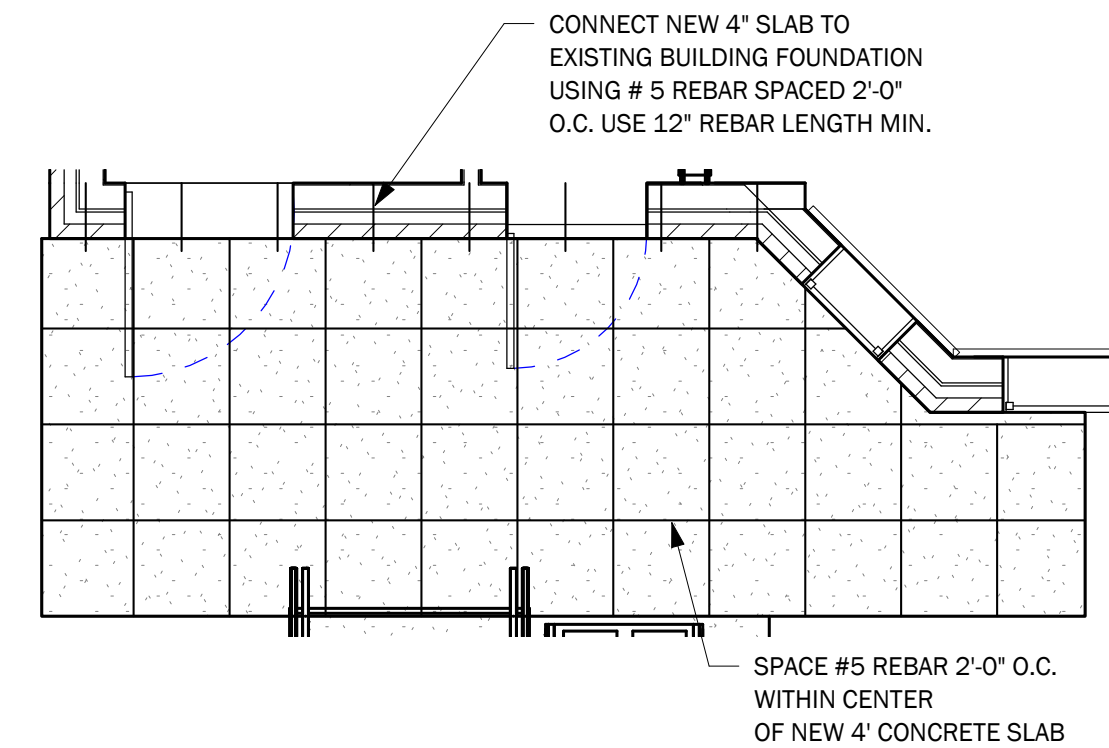
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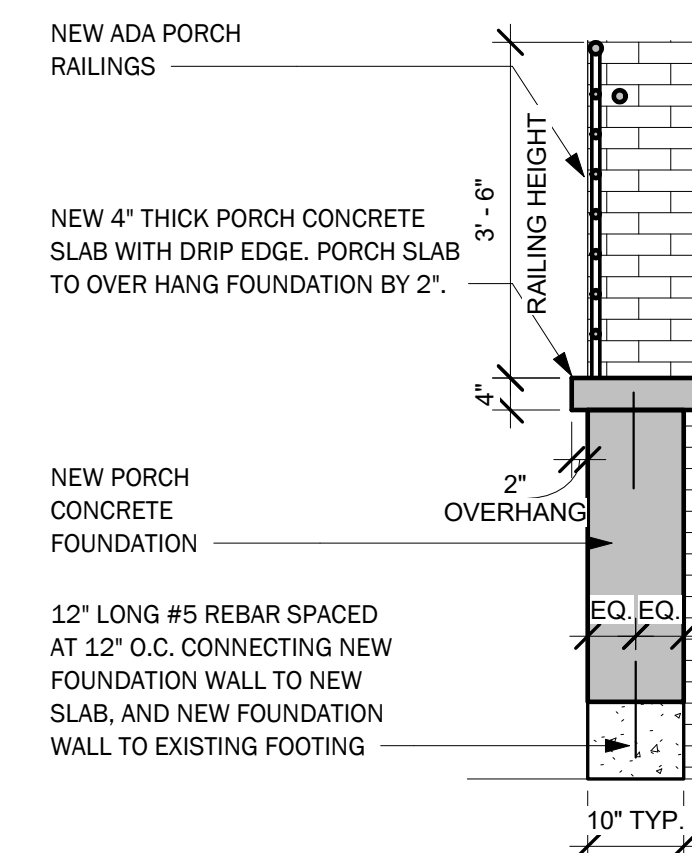
2 Existing Front Porch Elevation
1/4" = 1'-0"



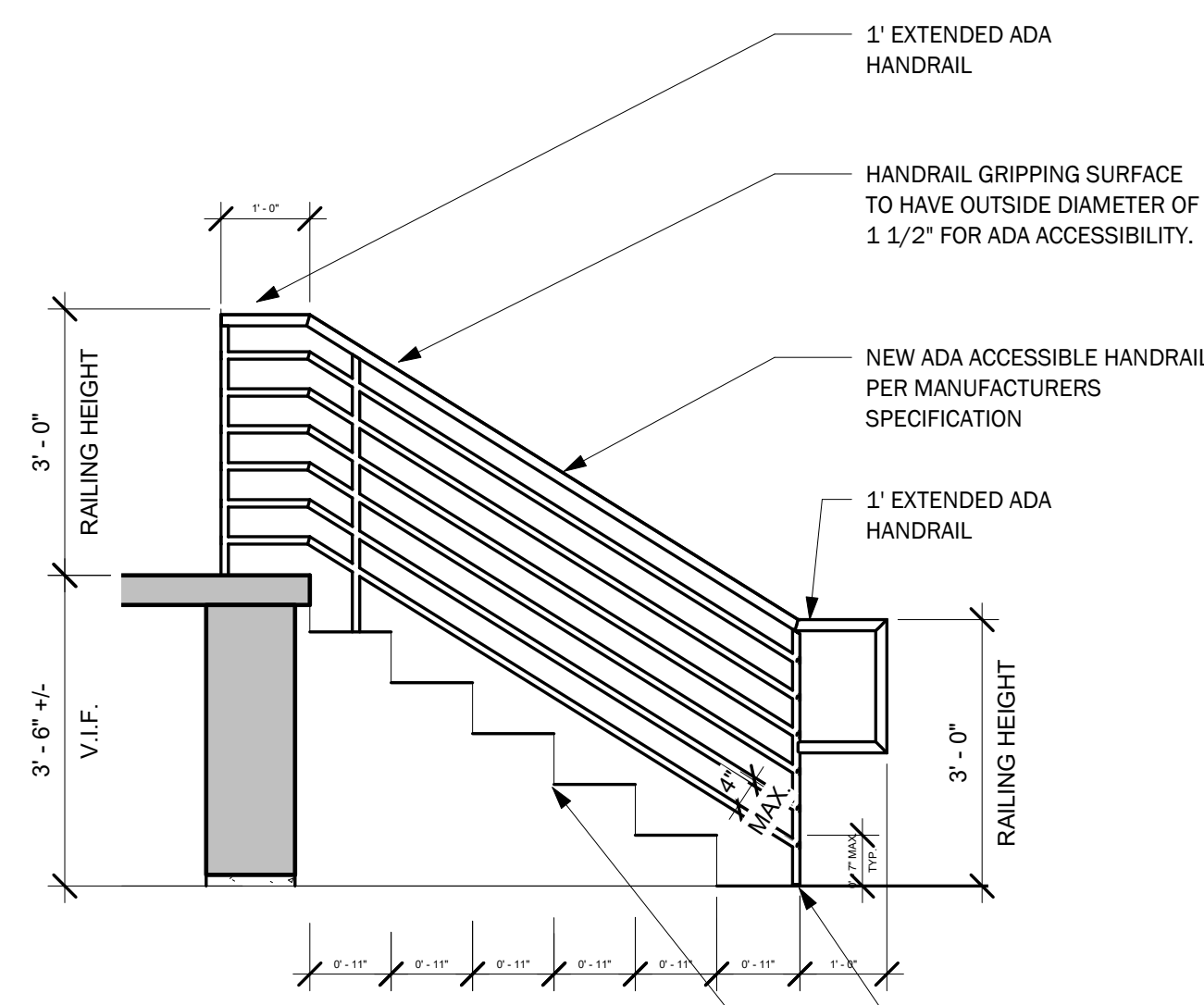
4 New Front Porch Elevation
1/4" = 1'-0"



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

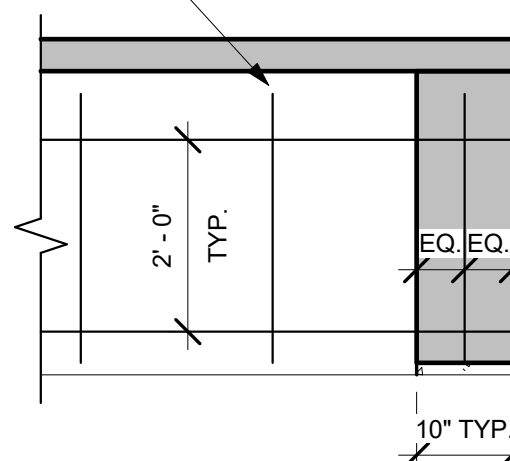


7 New Porch Slab Section
1/2" = 1'-0"

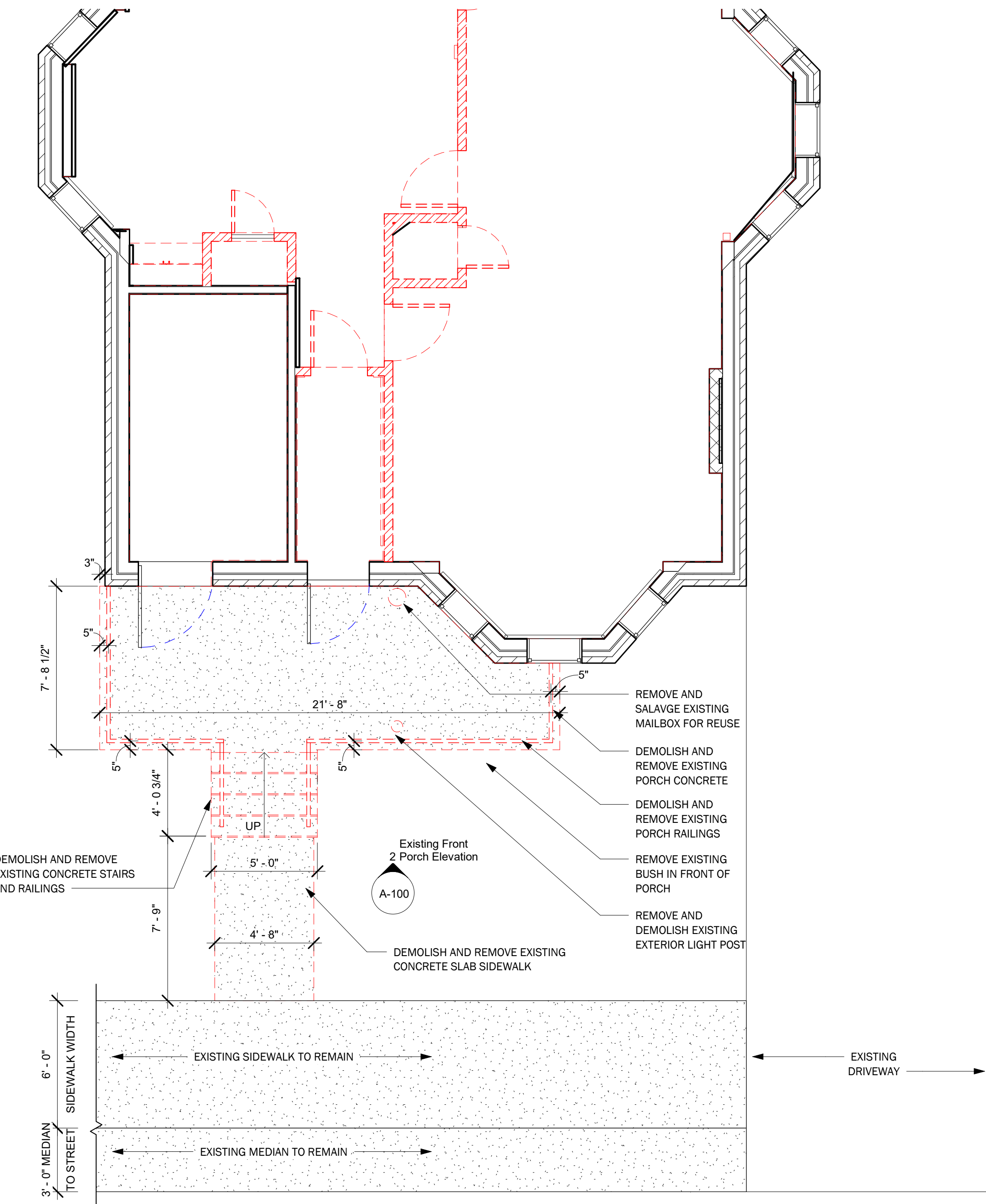


6 New Front Porch Elevation 2
1/2" = 1'-0"

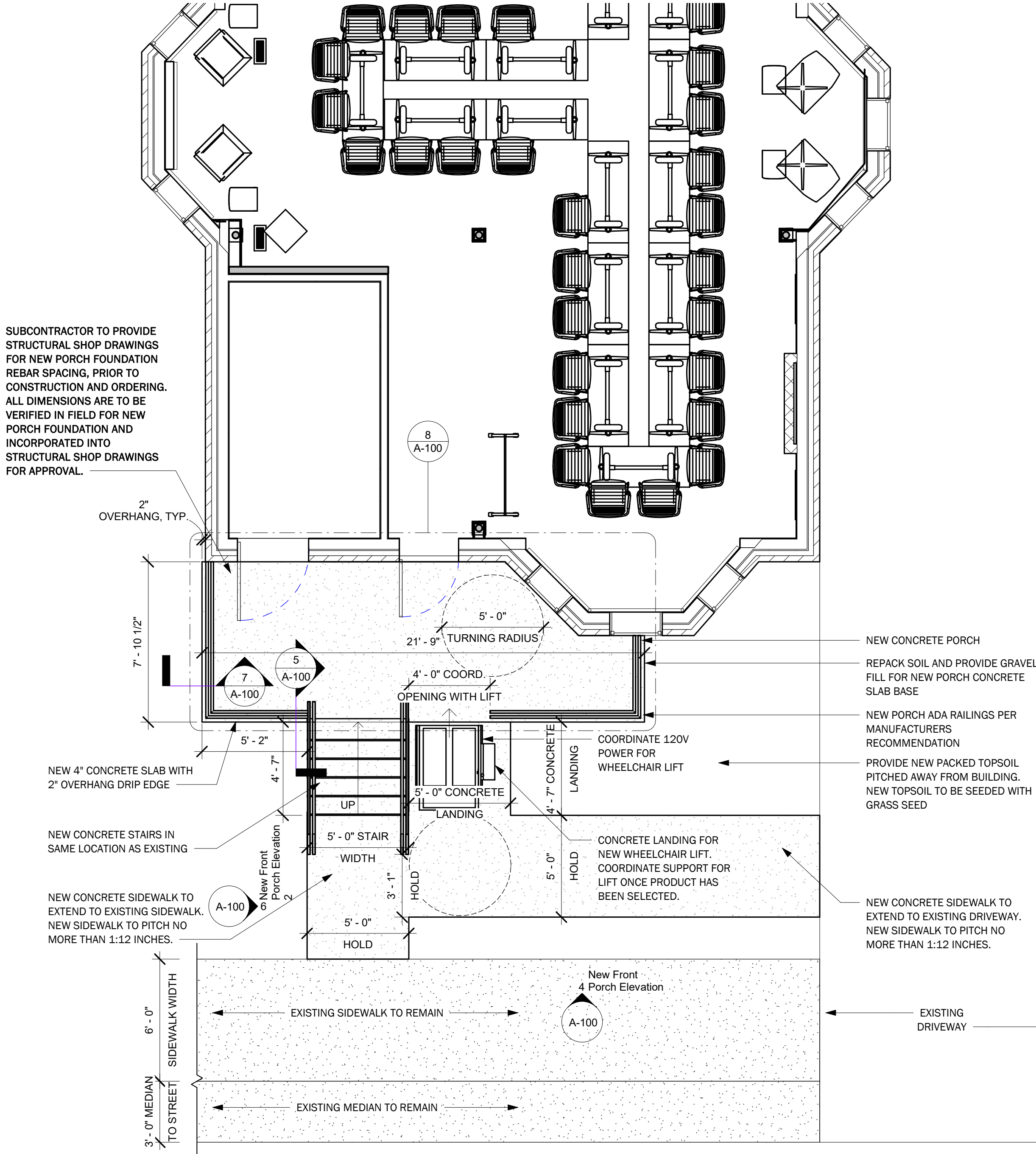
PROVIDE #5 REBAR SPACED 2'-0" O.C. IN NEW FOUNDATION WALL RUNNING VERTICALLY AND HORIZONTALLY. TYPICAL PATTERN INTO NEW CONCRETE STAIRS AND ALL NEW FOUNDATION WALLS



5 Rebar Foundation Detail
1/2" = 1'-0"



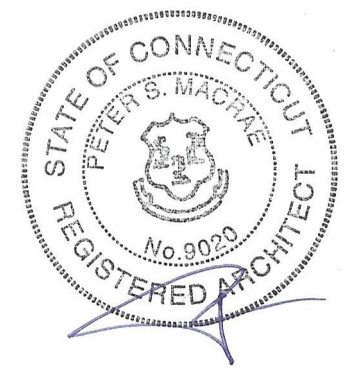
1 Existing Plan, First Floor, Site Plan
1/4" = 1'-0"



3 New Construction Plan, First Floor, Site Plan
1/4" = 1'-0"



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Front Porch Renovation
and Accessibility Upgrade

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Construction Documents

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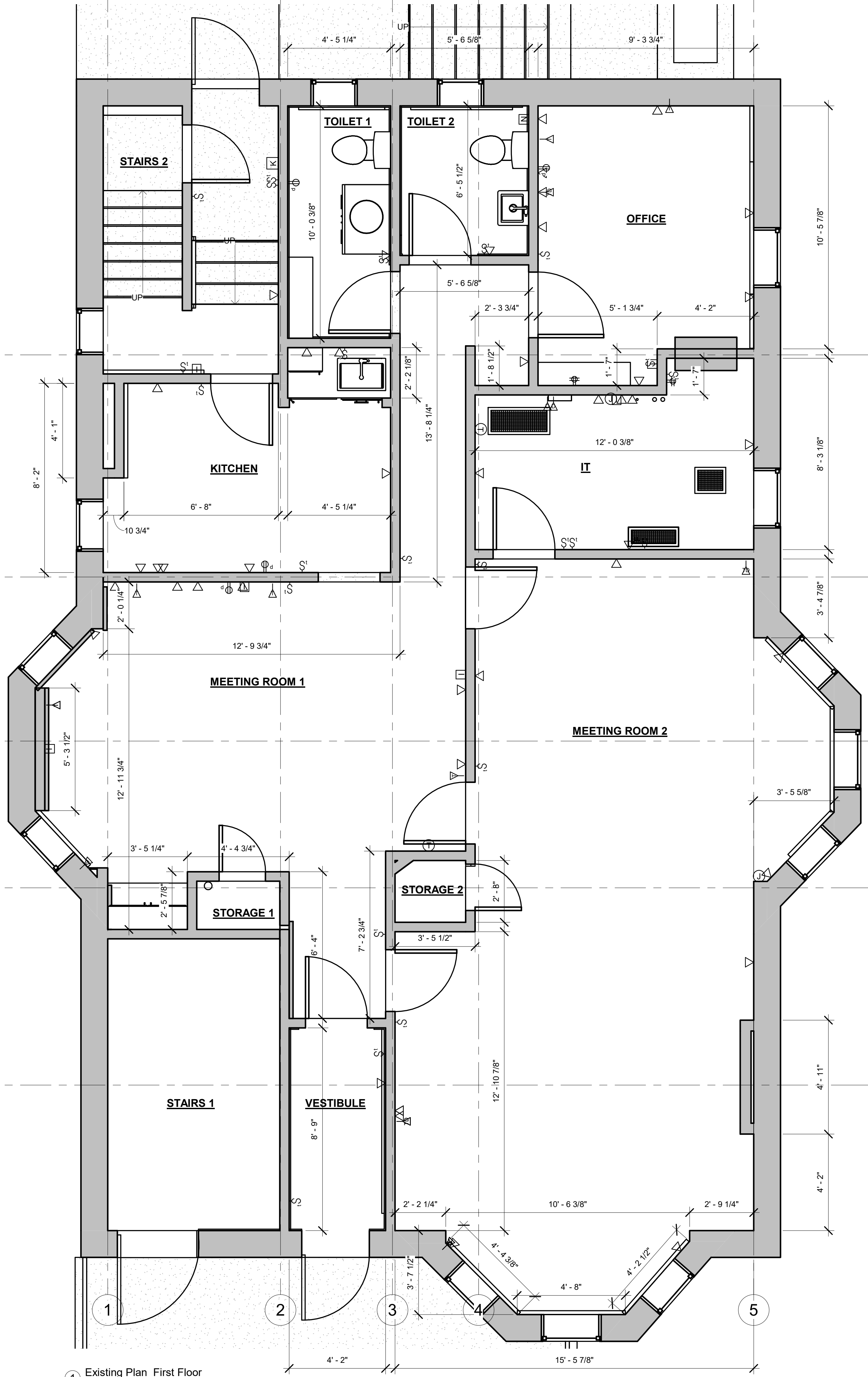
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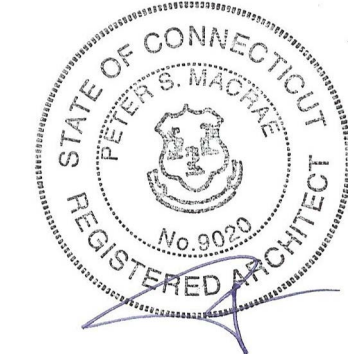
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1 Existing Plan, First Floor
3/8" = 1'-0"



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1	Construction Documents	12/23/2020	PM

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40 Hungerford Street, Hartford, CT 06106

PROJECT NO: Project Number

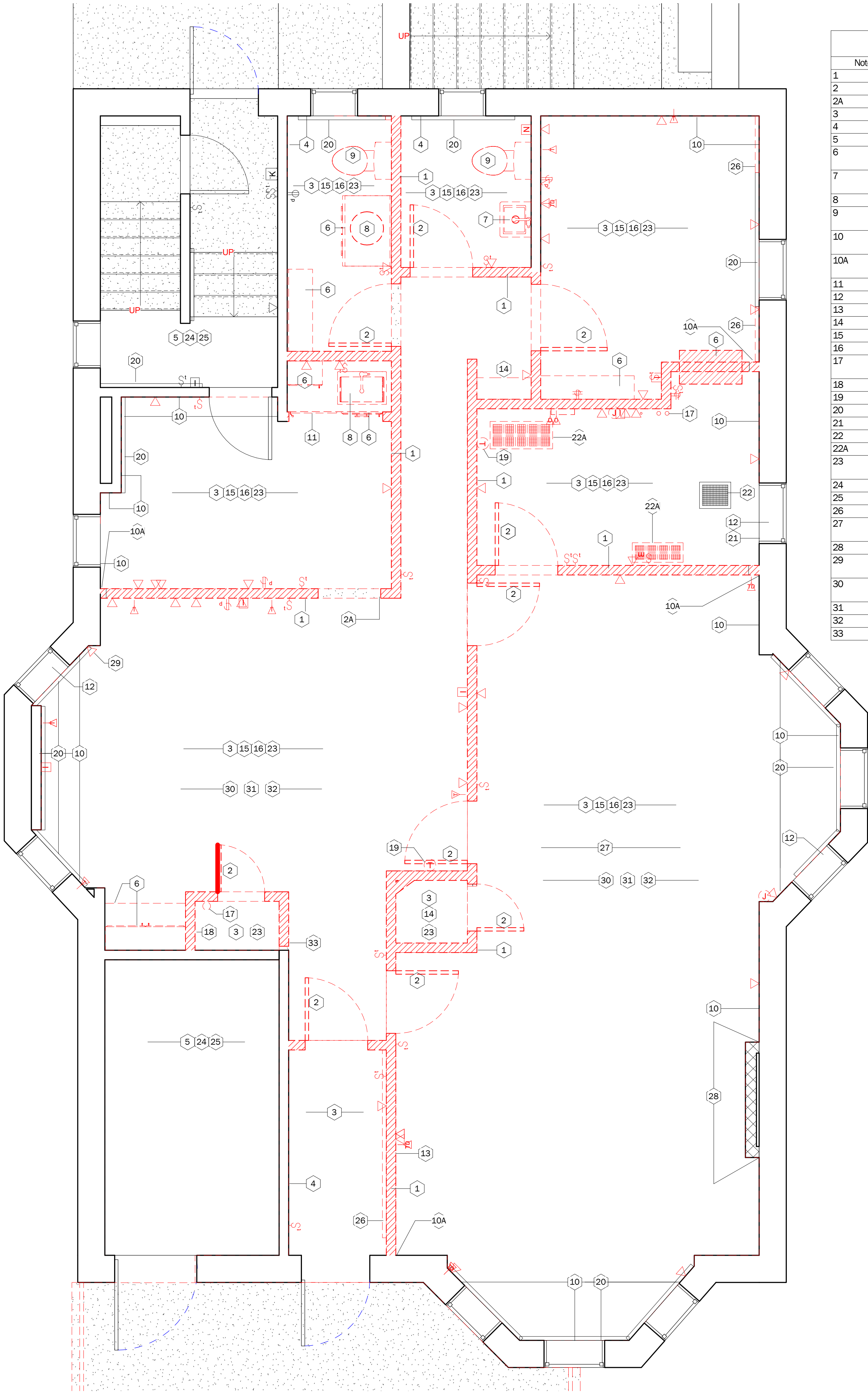
A-101

Existing Floor Plan

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Construction Documents
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SCALE:
3/8" = 1'-0"

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Author



4. Scope of Work Notes - Demolition

Note Number	Note Text
1	DEMOLISH PARTITION AS INDICATED. COORDINATE REMOVAL OF EXISTING PLUMBING, ELECTRICAL, AND MECHANICAL, ECT. IN WALL.
2	REMOVE DOOR, FRAME, HARDWARE, AND ALL ASSOCIATED 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 DEMOLITION. TYP. OF ALL WALL DEMOLITION SPACES. PREP AND PREPARE EXISTING WOOD PANEL FOR NEW PAINT FINISH.
11	REMOVE EXISTING 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 JOISTS.
31	CONTACT INFINITY GROUP TO VERIFY ALL TEMPORARY WALL LOCATIONS ONCE ALL FRAMING IS EXPOSED FOR REVIEW.
32	CONSTRUCT AND INSTALL TEMPORARY LOAD BEARING WALLS PRIOR TO ALL FRAMING DEMOLITION.
33	PROTECT EXISTING POWER FEEDS. EXISITNG POWER FEEDS TO REMAIN.

GENERAL NOTES:

- SALVAGE WOOD PANELING ON WALLS THAT WILL BE DEMOLISHED. SALVAGED WOOD PANELING TO BE REUSED AND REINSTALLED DURING NEW CONSTRUCTION
- PRIOR TO REMOVING ANY WALL FRAMING, REMOVE DRYWALL AS NEEDED TO EXPOSE AND CONFIRM ALL LOAD BEARING WALLS CARRYING FLOOR JOISTS.
- CONTACT INFINITY GROUP TO VERIFY ALL TEMPORARY WALL LOCATIONS ONCE FRAMING IS EXPOSED FOR REVIEW.
- CONTRUCT AND INSTALL TEMPORARY LOAD BEARING WALLS PRIOR TO ALL 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

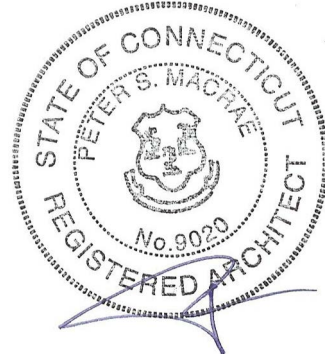
 Items to be removed

DEMOLITION NOTES

- DEMOLITION CONTRACTOR SHALL LEAVE AREA BROOM CLEAN AT THE COMPLETION OF DEMOLITION CONTRACT.
- CONSTRUCTION TEAM SHALL CLEAN ANY AREA OUTSIDE OF THE CONTRACT LIMIT THAT BECOMES DIRTY AS A RESULT OF DEMOLITION CLEANING SHALL BE DONE DAILY.
- EXISTING WALLS, DOORS AND FRAMES TO BE REMOVED ARE SHOWN DASHED.
- PROTECT ALL EXISTING SURFACES SCHEDULED TO REMAIN.
- THE CONTRACTORS SHALL LIMIT THEIR USE OF THE PREMISES TO THE WORK INDICATED, DO NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS AND EQUIPMENT.
- THE WORK SHALL BE CONDUCTED IN A MANNER WHICH WILL PROVIDE THE LEAST POSSIBLE INTERFERENCE TO THE ACTIVITIES OF THE BUILDING TENANTS.
- 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 APPEARANCE. IF NECESSARY TO ACHIEVE UNIFORM COLOR AND APPRANCE REMOVE EXISTING FLOOR AND WALL COVERINGS AND REPLACE WITH NEW MATERIALS.
- 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 OWNER.
- 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.
- 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 CONDITION.
- PATCH AND REPAIR ALL SURFACES AS REQUIRED TO RESTORE SURFACES TO THEIR ORIGINAL CONDITION.
- ALL ITEMS SCHEDULED TO BE RELOCATED ARE TO BE STORED IN A SECURE, DRY AREA UNTIL THEY ARE REINSTALLED.
- MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.



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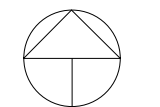
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Demolition Plan



PLAN
NORTH

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

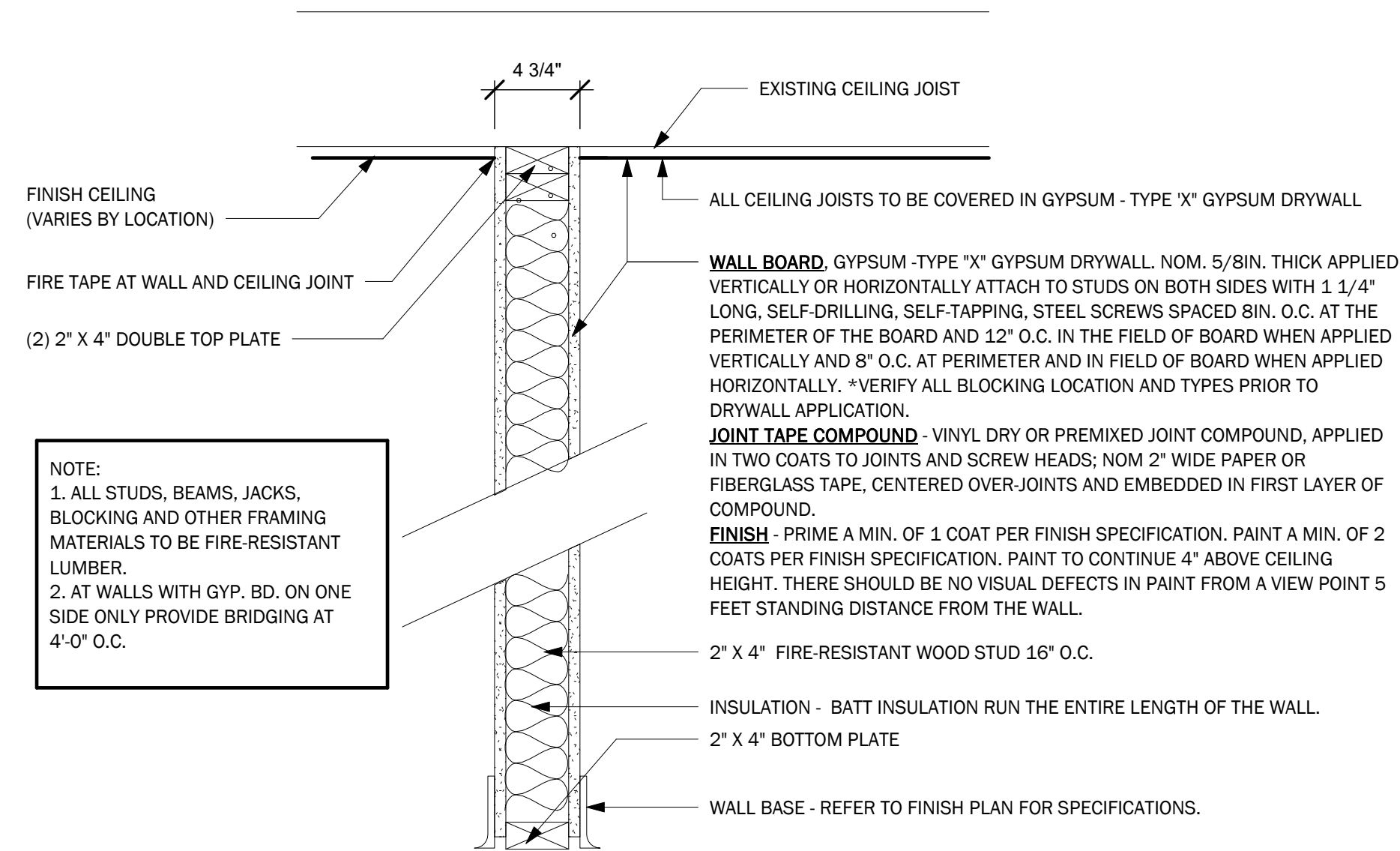
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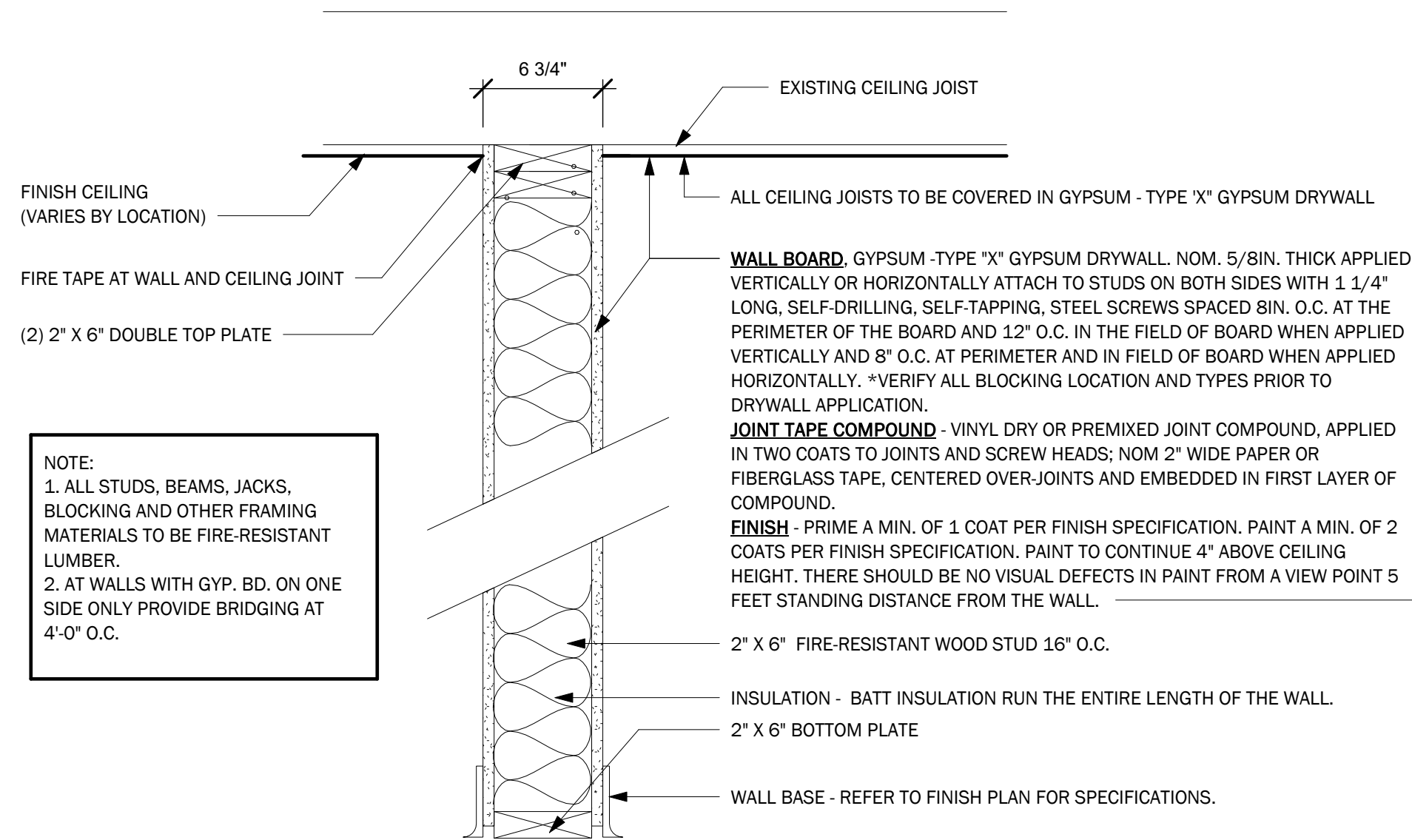
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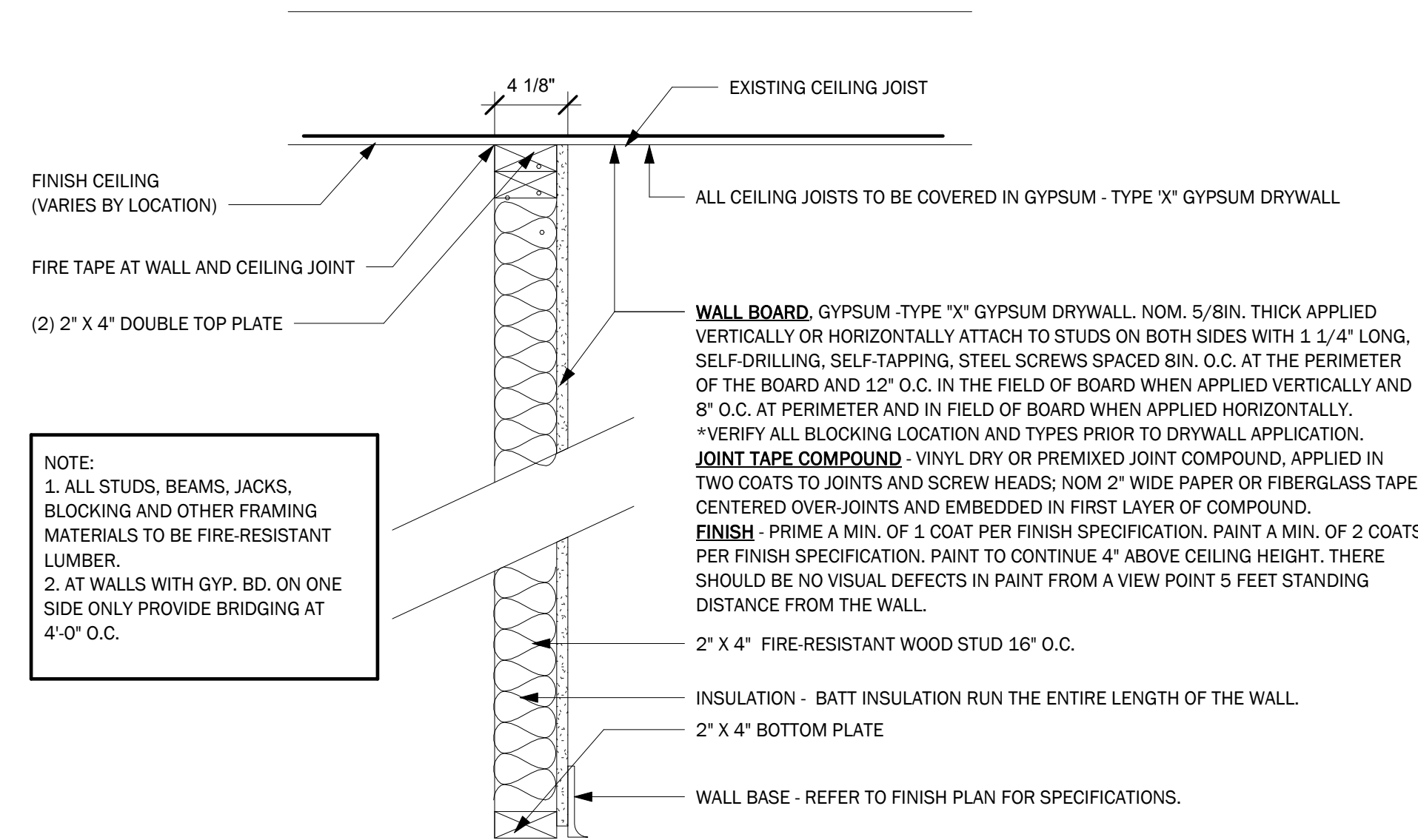
WALL DETAILS



WA1 NON-RATED PARTITION

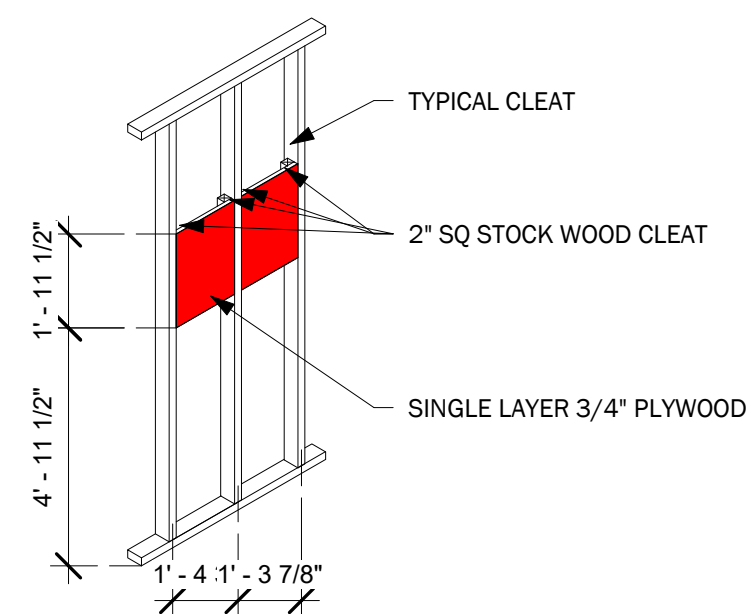


WA2 2" x 6" NON RATED PARTITION

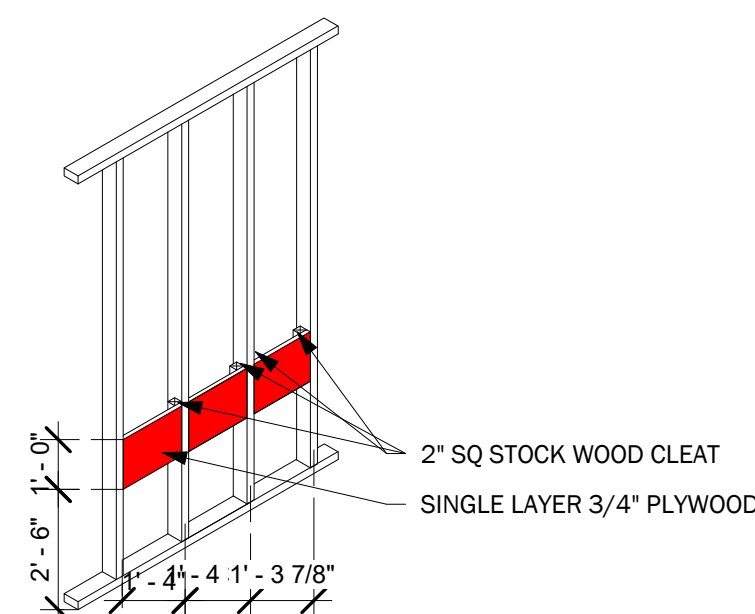


WA3 NON-RATED PARTITION - FURRED WALL

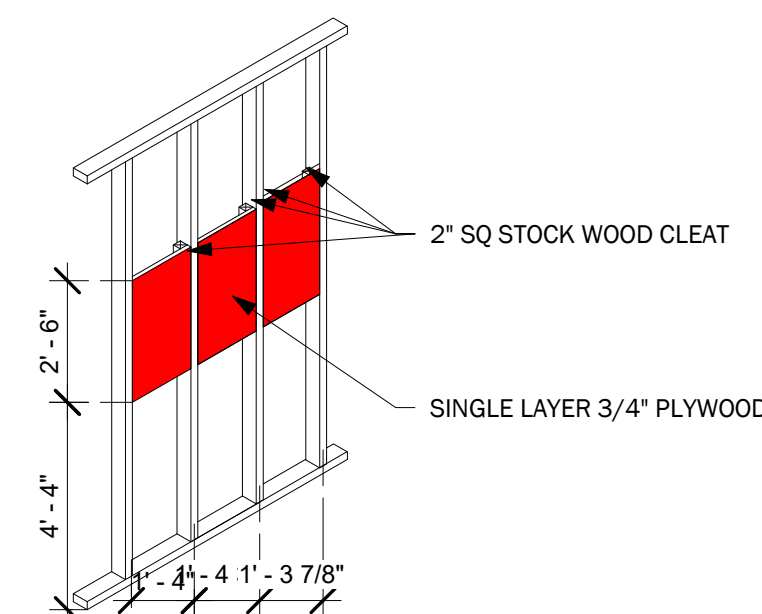
WALL BLOCKING



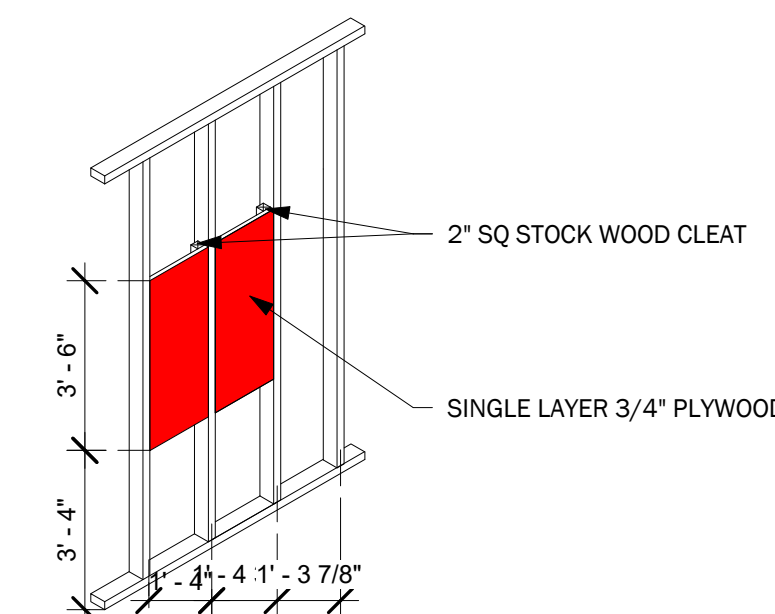
1 TYPICAL TV BLOCKING



2 TYPICAL GRAB BAR BLOCKING



3 TYPICAL WALL CABINET BLOCKING



4 TYPICAL WALL MONITOR BLOCKING



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Construction Details



PLAN
NORTH

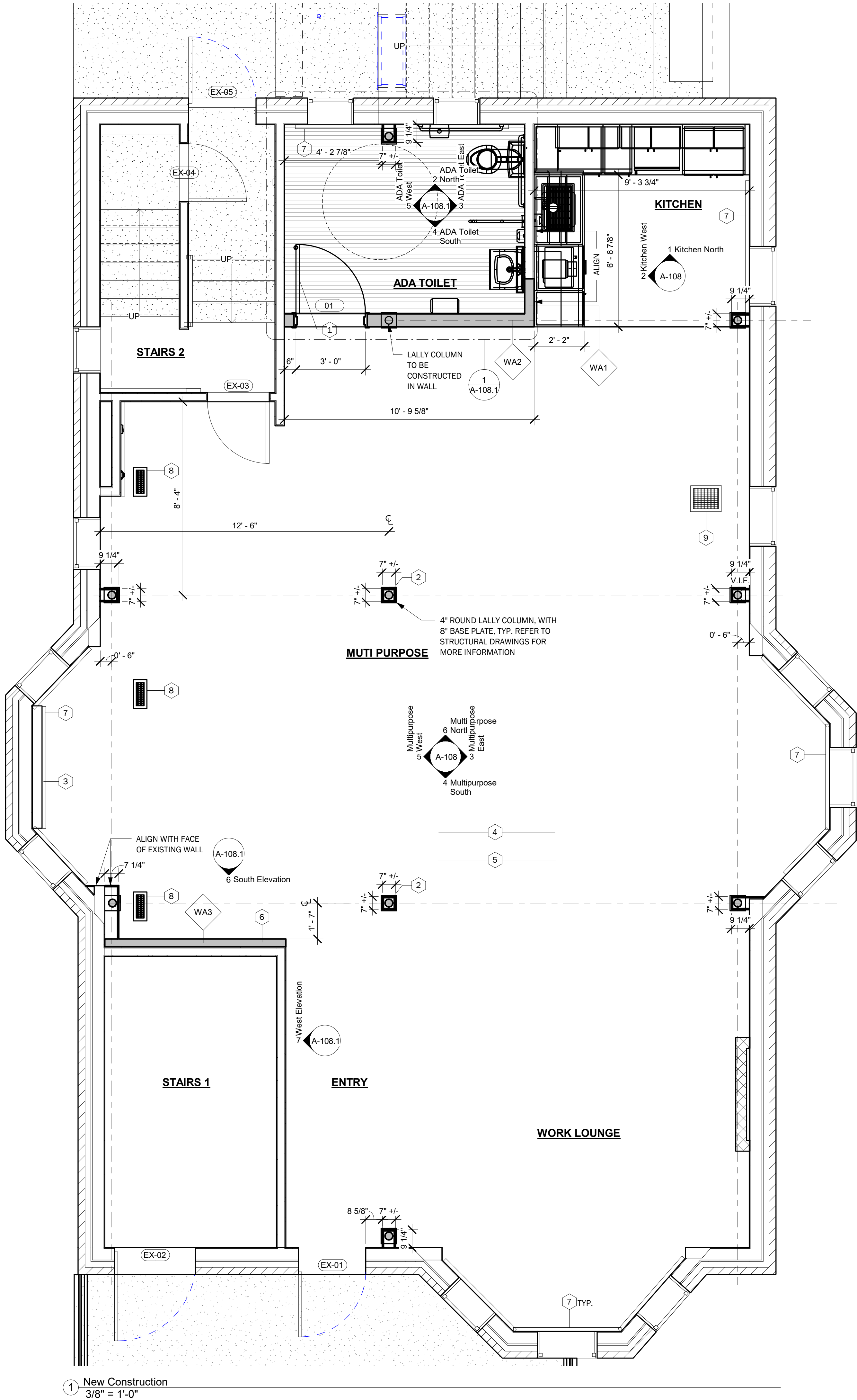
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- Hatch Area denotes area not in scope of work
- Cross Hatch Area denotes Millwork
- Existing Walls
- New Walls

CONSTRUCTION NOTES:

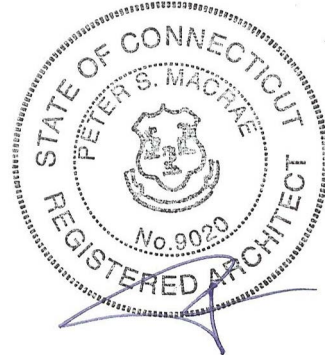
- DO NOT REMOVE ANY SIGNAGE OR WAYFINDING THAT RELATES TO EGRESS OR LIFE SAFETY; IF THERE ARE ANY DISCREPANCIES OR QUESTIONS REACH OUT TO INFINITY GROUP IMMEDIATELY.
- ALL NEW WALLS SHOWN IN PLAN SHALL BE TO DECK IN THE SOW UNLESS OTHERWISE NOTED.
- ALL NEW WALLS SHALL BE WA2 UNLESS OTHERWISE NOTED.
- REFERENCE INTERIOR ELEVATIONS SHEETS FOR MILLWORK AND CASEWORK INFORMATION.
- REFERENCE INTERIOR ELEVATIONS SHEETS FOR FURTHER INFORMATION ON GLASS FACADE SYSTEMS.
- REFERENCE SCHEDULES SHEET FOR NEW DOOR INFORMATION.
- REFERENCE NEW REFLECTED CEILING PLAN SHEET FOR INFORMATION ON CEILINGS.
 - 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.
 - REFERENCE ENGINEERING DRAWINGS FOR NEW FIRE PROTECTION AND ALARM SCOPE OF WORK AND FURTHER DEFINITION.
 - REFERENCE ENGINEERING DRAWINGS FOR NEW MECHANICAL SCOPE OF WORK AND FURTHER DEFINITION.
- 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.
 - 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.
- ALL NEW WALLS THAT ARE SHOWN TO BE BUILT INTO EXISTING WALLS SHALL BE FLUSH AND ALIGN WITH EXISTING WALLS UNLESS NOTED OTHERWISE.
- ALL NEW GLASS THAT IS TO BE INSTALLED IN SPACE SHALL BE TEMPERED AND CLEAR.
- MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.

4. 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
Plan

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Construction Documents

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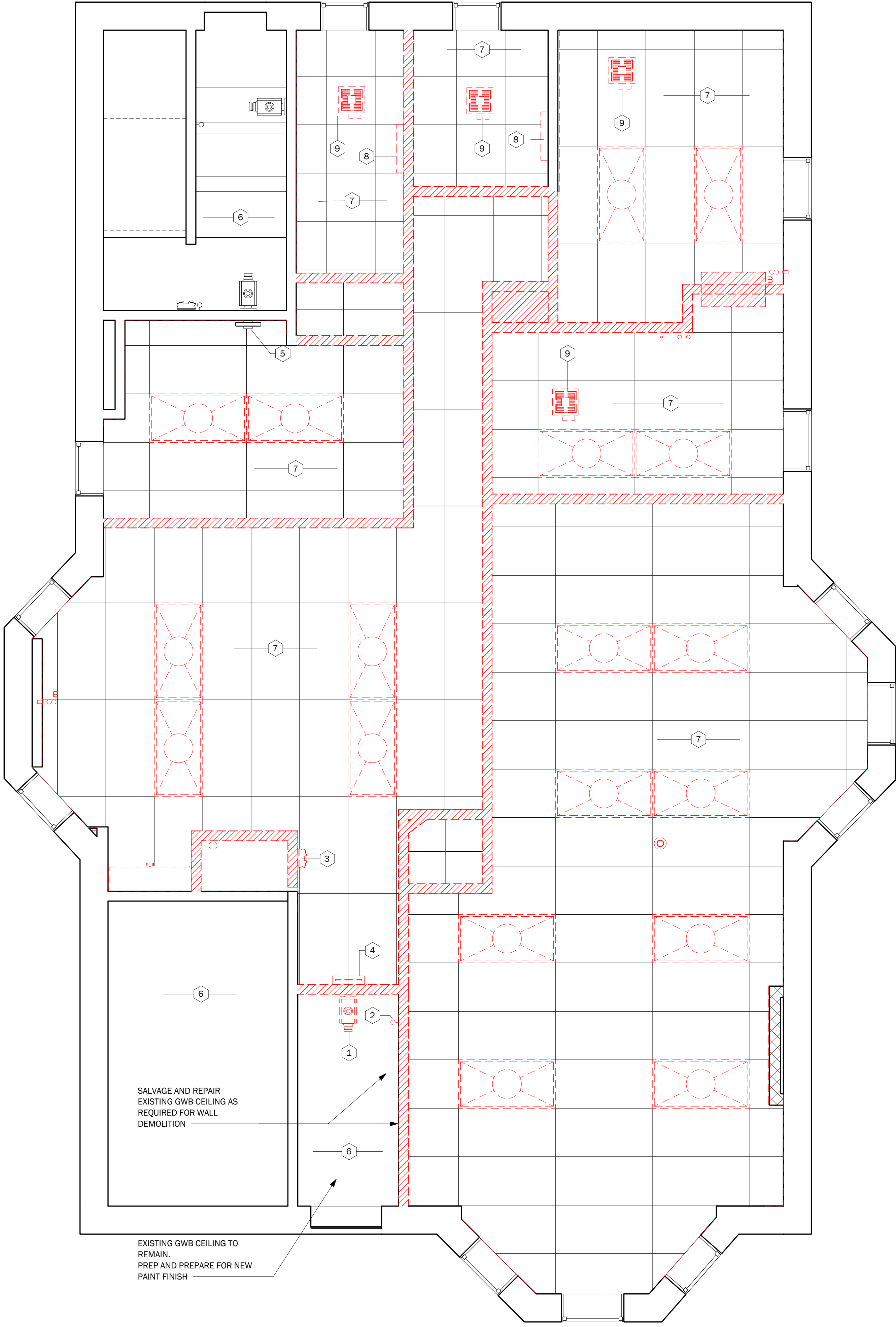
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1 Reflected Ceiling Plan-Demolition
3/8" = 1'-0"

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.

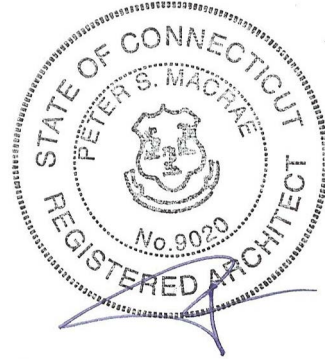
- Hatch Area denotes area not in scope of work
- Existing Items
- Items to be removed

REFLECTED CEILING PLAN GENERAL NOTES

- EXISTING CEILING SYSTEM TO REMAIN UNLESS OTHERWISE NOTED OR AS REQUIRED BY DEMOLITION AND NEW CONSTRUCTION.
- GENERAL CONTRACTOR TO COORDINATE LOCATION OF CEILING AND LIGHT SUPPORTS. ANY CONFLICTS BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- CENTER ALL NEW ACOUSTICAL CEILING SYSTEMS IN ROOM UNLESS OTHERWISE NOTED.
- ALL NEW OR RELOCATED LIGHT FIXTURES AND DIFFUSERS TO BE INSTALLED IN THE CENTER OF CEILING TILES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER OF LOCATION OF SPRINKLERS TO MEET ALL APPLICABLE CODES.
- MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.



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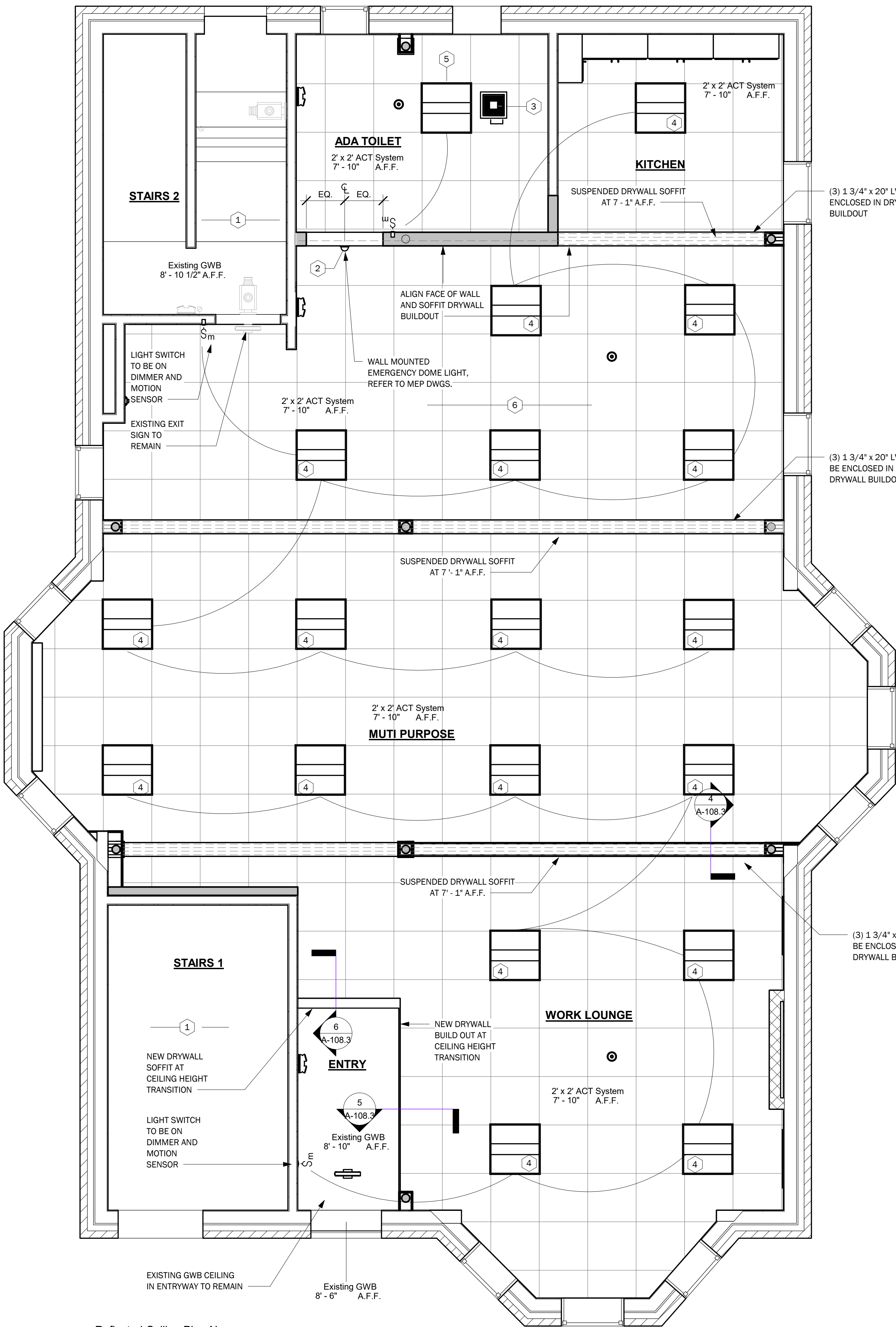
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Reflected Ceiling
Plan-Demolition

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Note Number	Note Text
1	EXISTING CEILING AND CEILING FIXTURES TO REMAIN.
2	WALL MOUNTED EMERGENCY LIGHT OVER TOILET ROOM DOOR. REFER TO ELECTRICAL PLANS FOR INFORMATION.
3	PROVIDE TIMER DEVICE FOR OCCUPIED HOURS TIED INTO BATHROOM FANS.
4	PROVIDE MOTION SENSOR WITH DIMMING CAPABILITY FOR NEW LIGHTING CIRCUITS. EXTEND MOTION DENSOR TIMERS TO A MAXIMUM.
5	PROVIDE MOTION SENSOR WITH TOGGLES FOR NEW LIGHTING CIRCUIT.
6	VERIFY IN FIELD THE NEW ACT WILL FLOAT DIRECTLY UNDERNEATH (3) 1 3/4" X 10" LVL.

- 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.

Legend

CEILING

FINISH	DESCRIPTION	MANUF	IMAGE
Acoustical Tile	Cortega 2' x 2", white	Armstrong	

DIV. 16 Lighting Fixtures Schedule														
Product Code	Type	Image	Count	Model	Description	Material	Color	Lamp	Wattage	Voltage	Lumens	Dimmer	Mounting Type	Type Image
16028	Type II 2x2 LED Light Fixture		19	Columbia Lighting LCAT22-35MLG-EDU	Labor, material and equipment for installation of 2' by 2' contemporary architectural troffer LED light with a high efficiency acrylic center lens featuring linear prisms for high performance without pixilation.	Steel	Matte white paint	LED	23 W	120/277 V	3261	Yes	Ceiling Based	
16035	Exit Light Fixture		1	CFP22-3335				LED	23 W					
16036	Compass CU2		3	Compass CU2	Labor, material and equipment for the installation of wall or ceiling mounted LED emergency light with fully adjustable lamp-heads.	Thermoplastic	White	LED	12 W	120/277 V	N/A	No	Wall Based	

DIV. 15 Mechanical Equipment Schedule									
Product Code	Image	Type	Count	Model	Water Usage (GPF)	Material	Color	Mounting Type	Type Image
15044		Type I Exhaust Fan - Restroom	1	PANFV-1115VQ1 Panasonic	N/A	Galvanized Steel	White	Ceiling Based	

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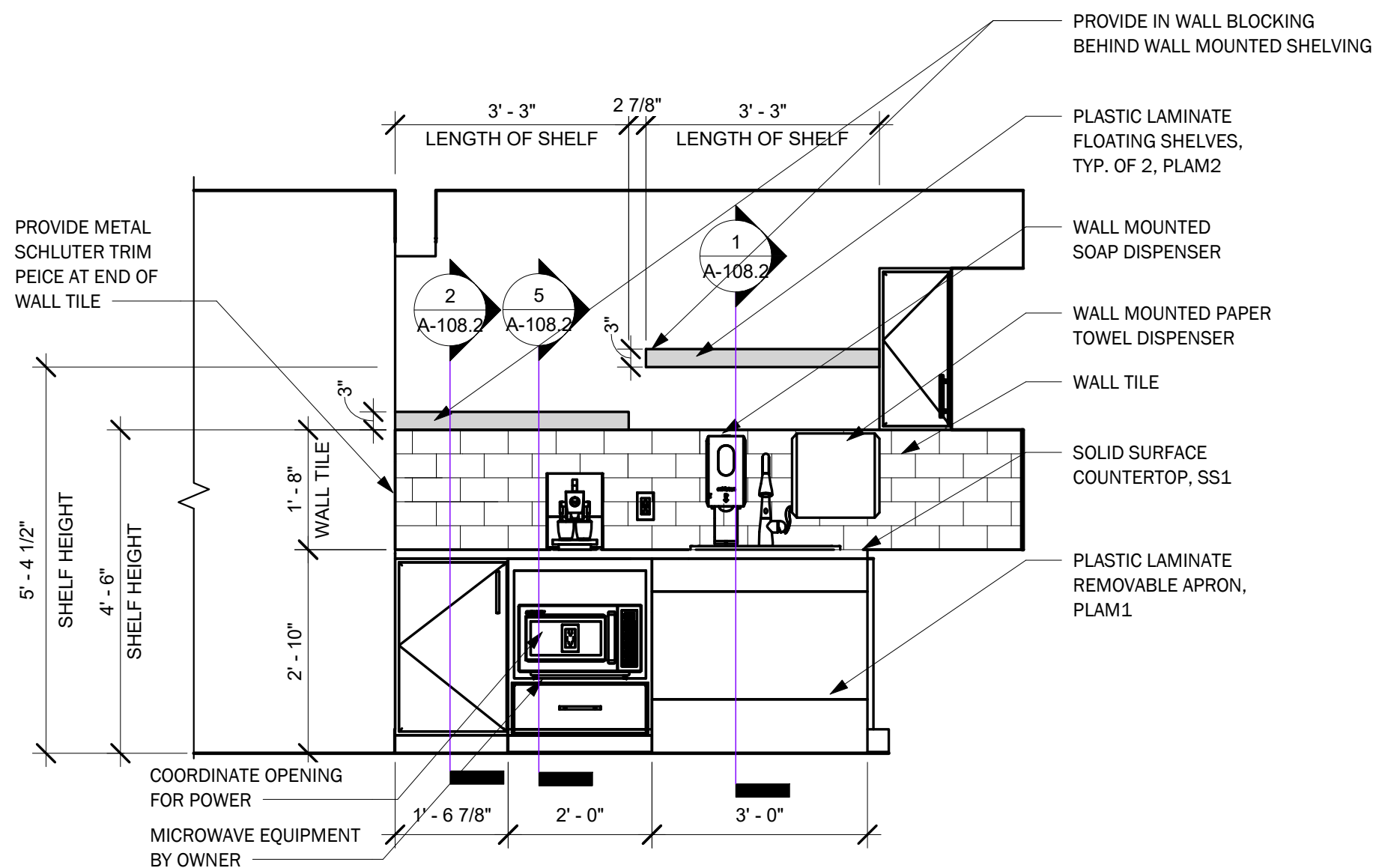
PROJECT NO: Project Number

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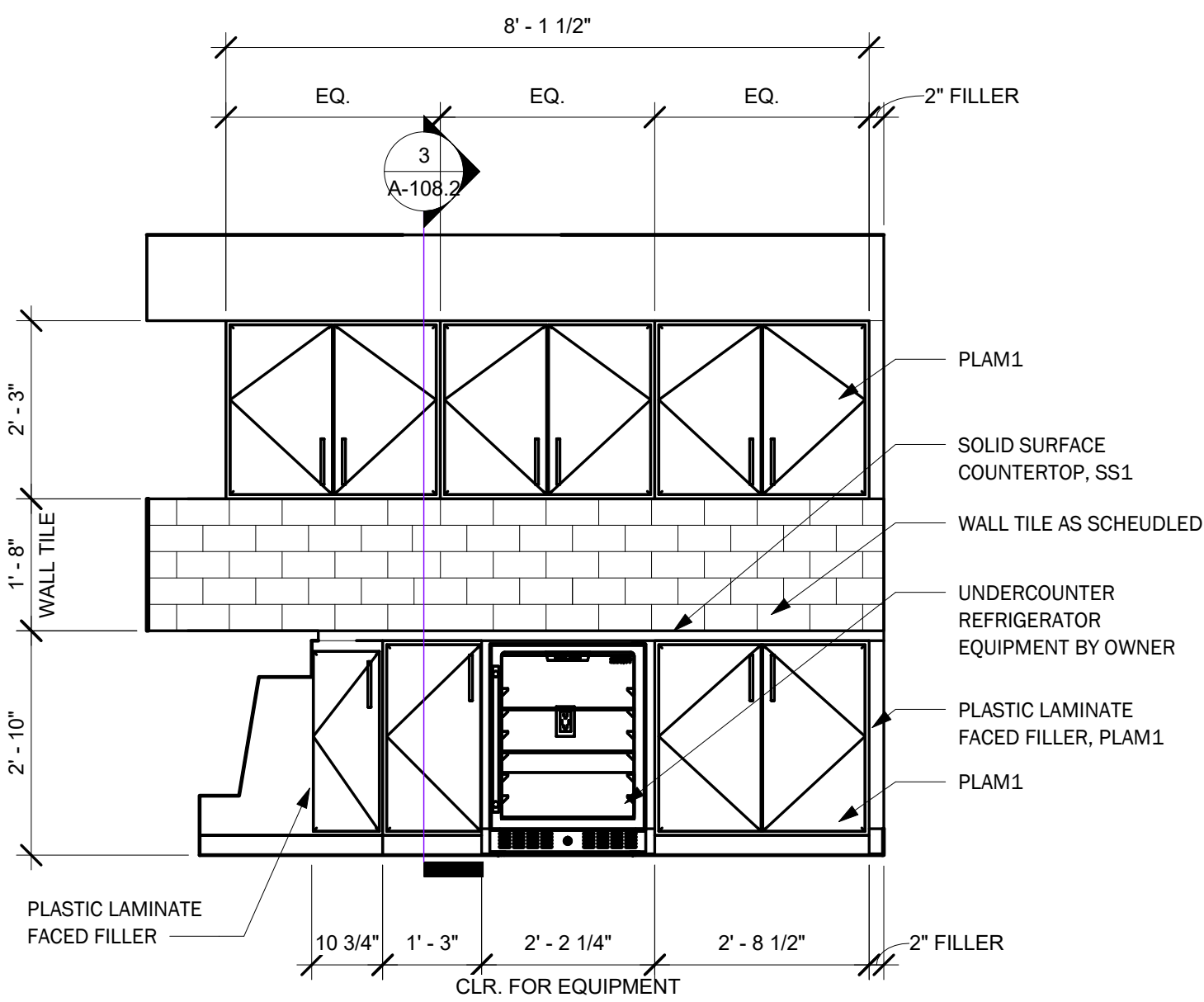
Reflected Ceiling
Plan-New

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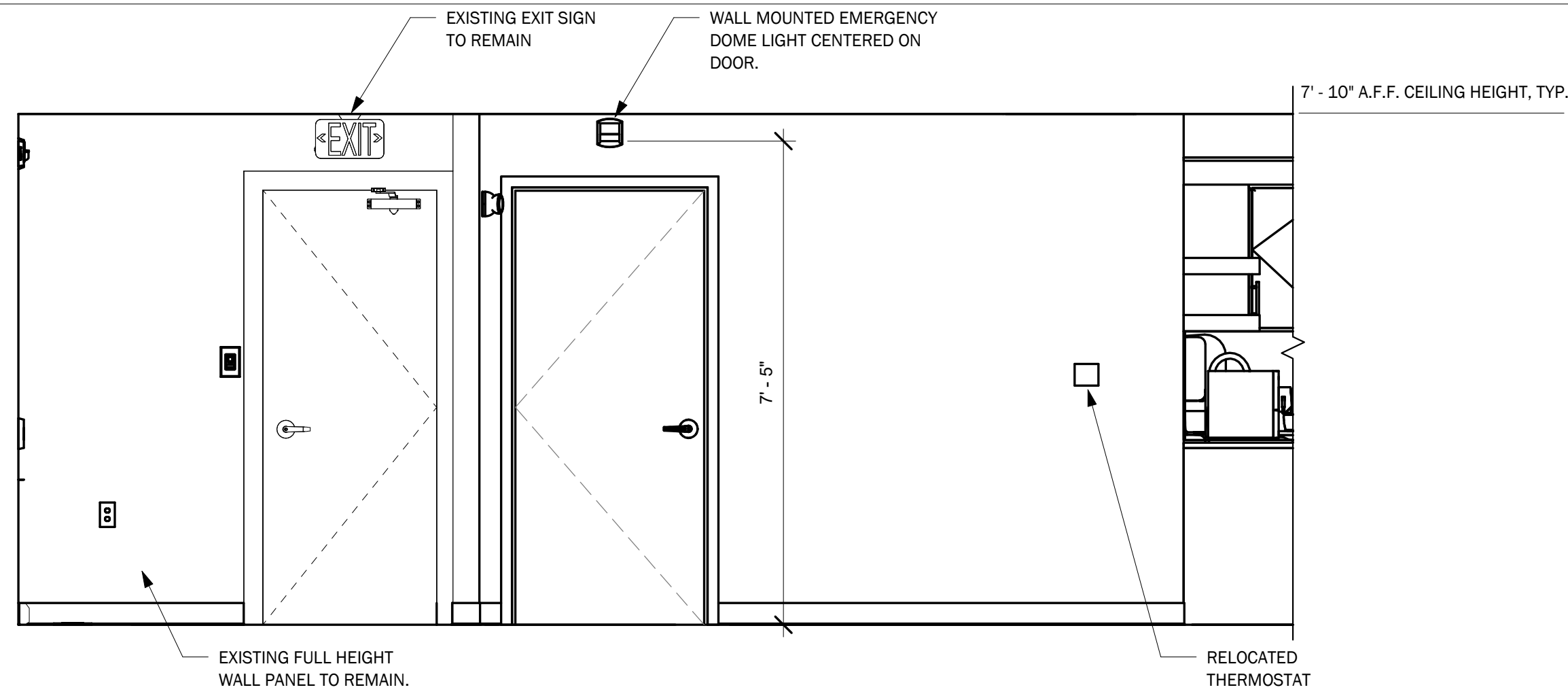
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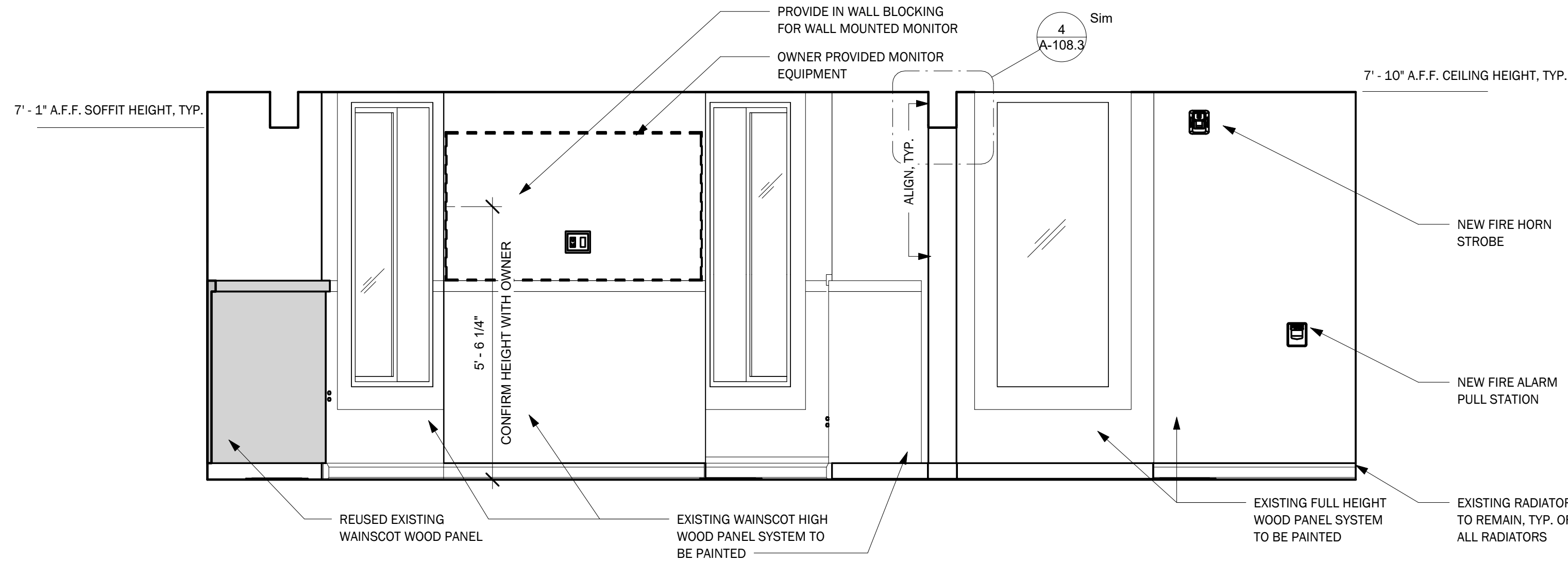
2 Kitchen West
1/2" = 1'-0"



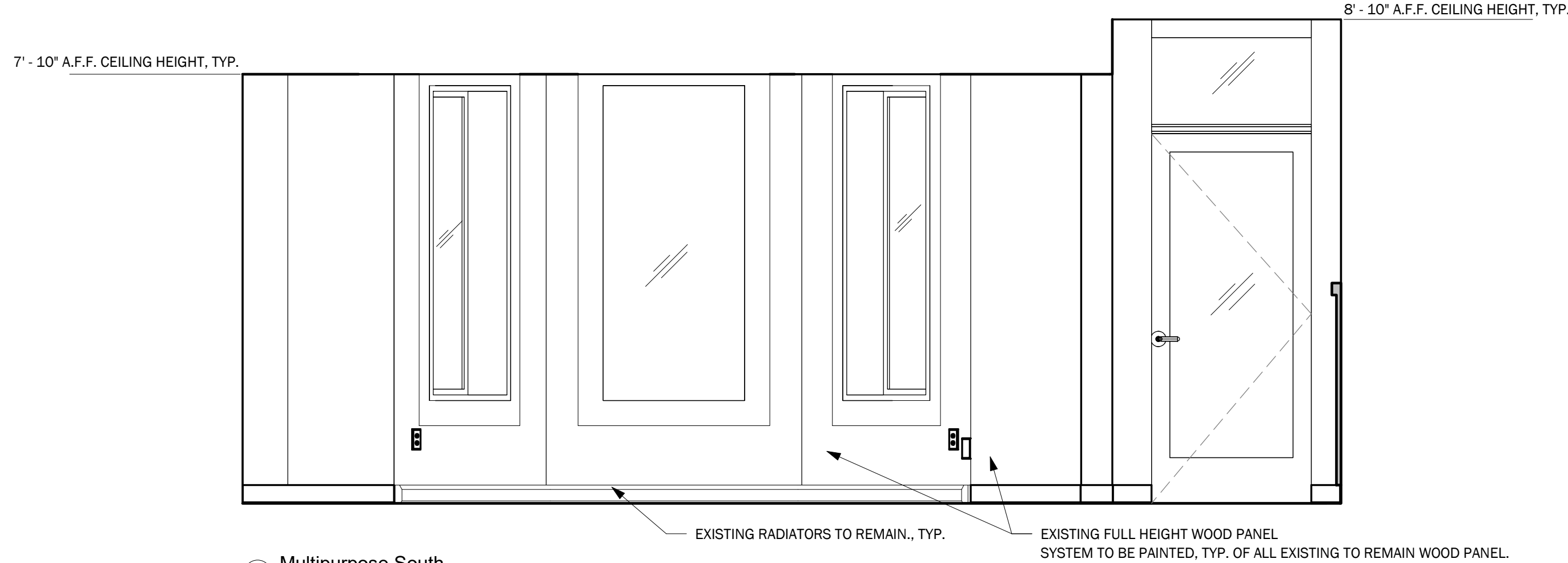
1 Kitchen North
1/2" = 1'-0"



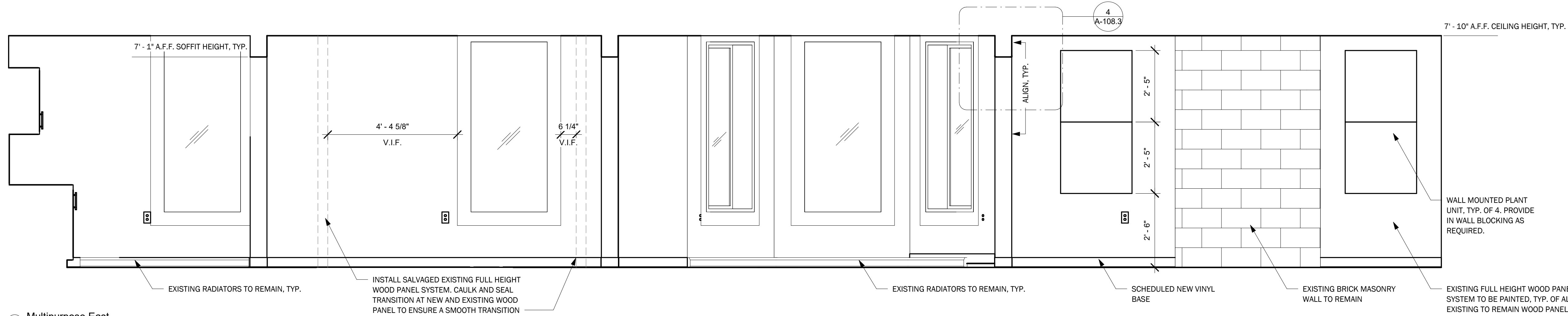
6 Multipurpose North
1/2" = 1'-0"



5 Multipurpose West
1/2" = 1'-0"



4 Multipurpose South
1/2" = 1'-0"



3 Multipurpose East
1/2" = 1'-0"

PLAN NORTH



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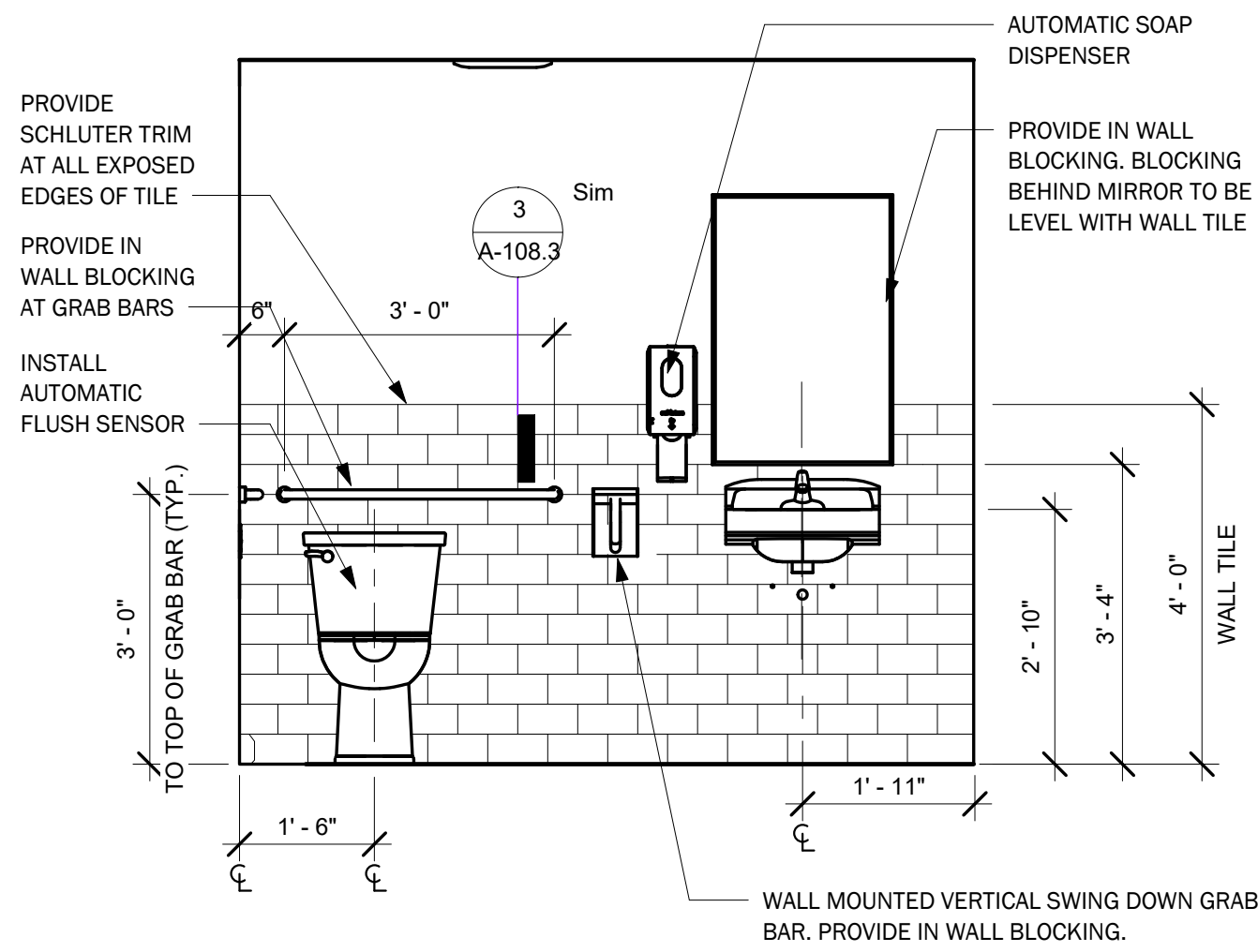
A-108

Elevations

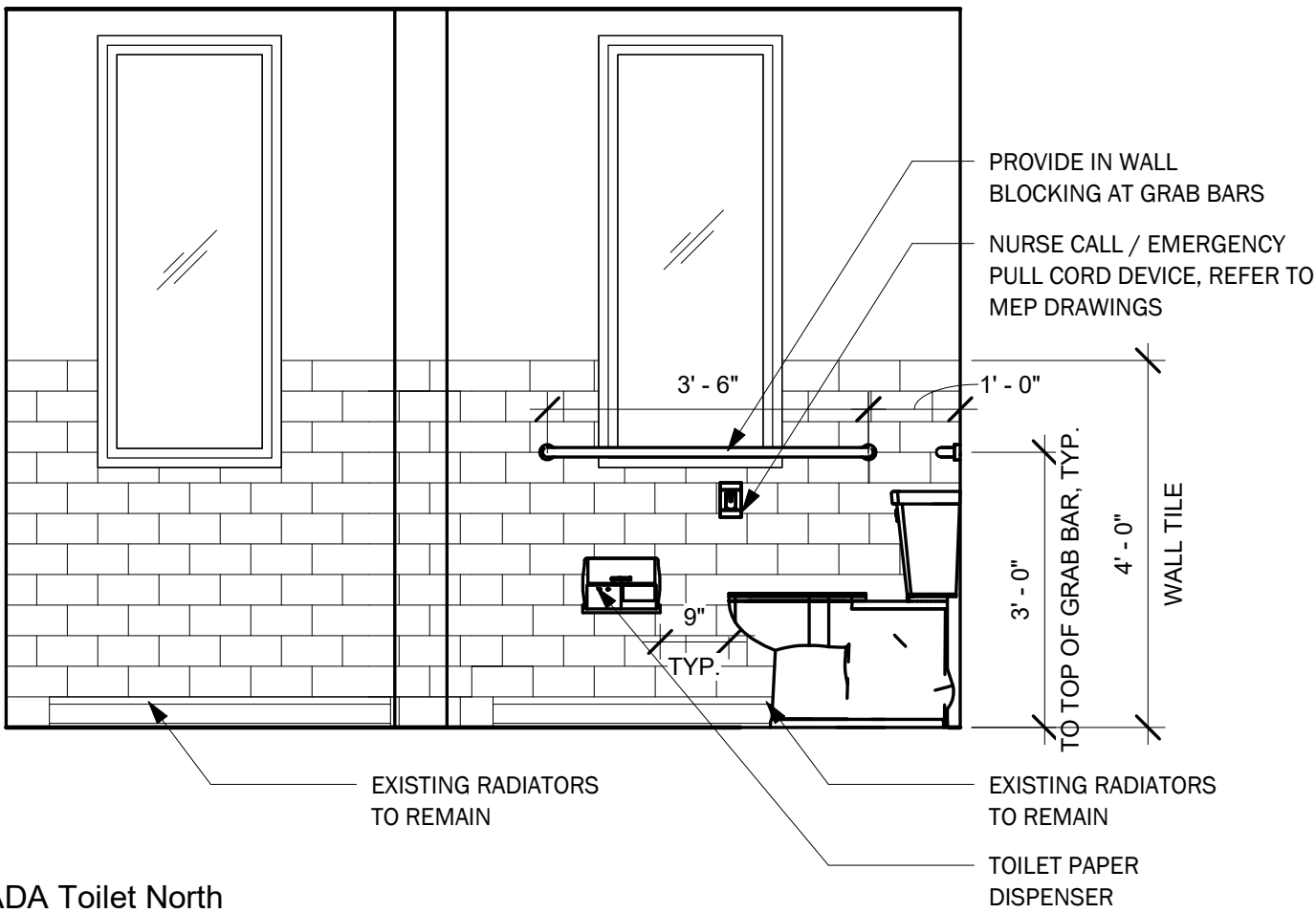
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1/2" = 1'-0"

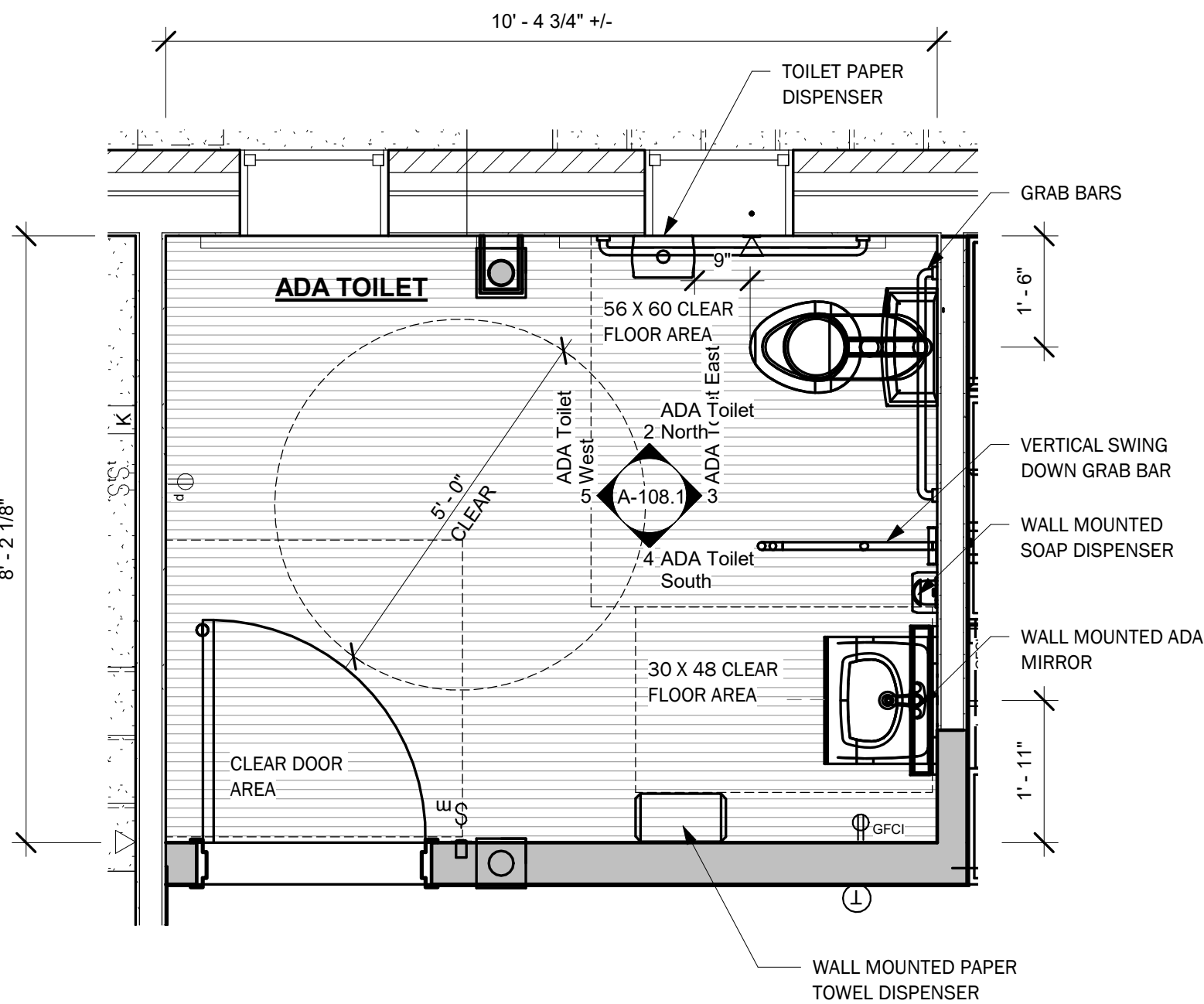
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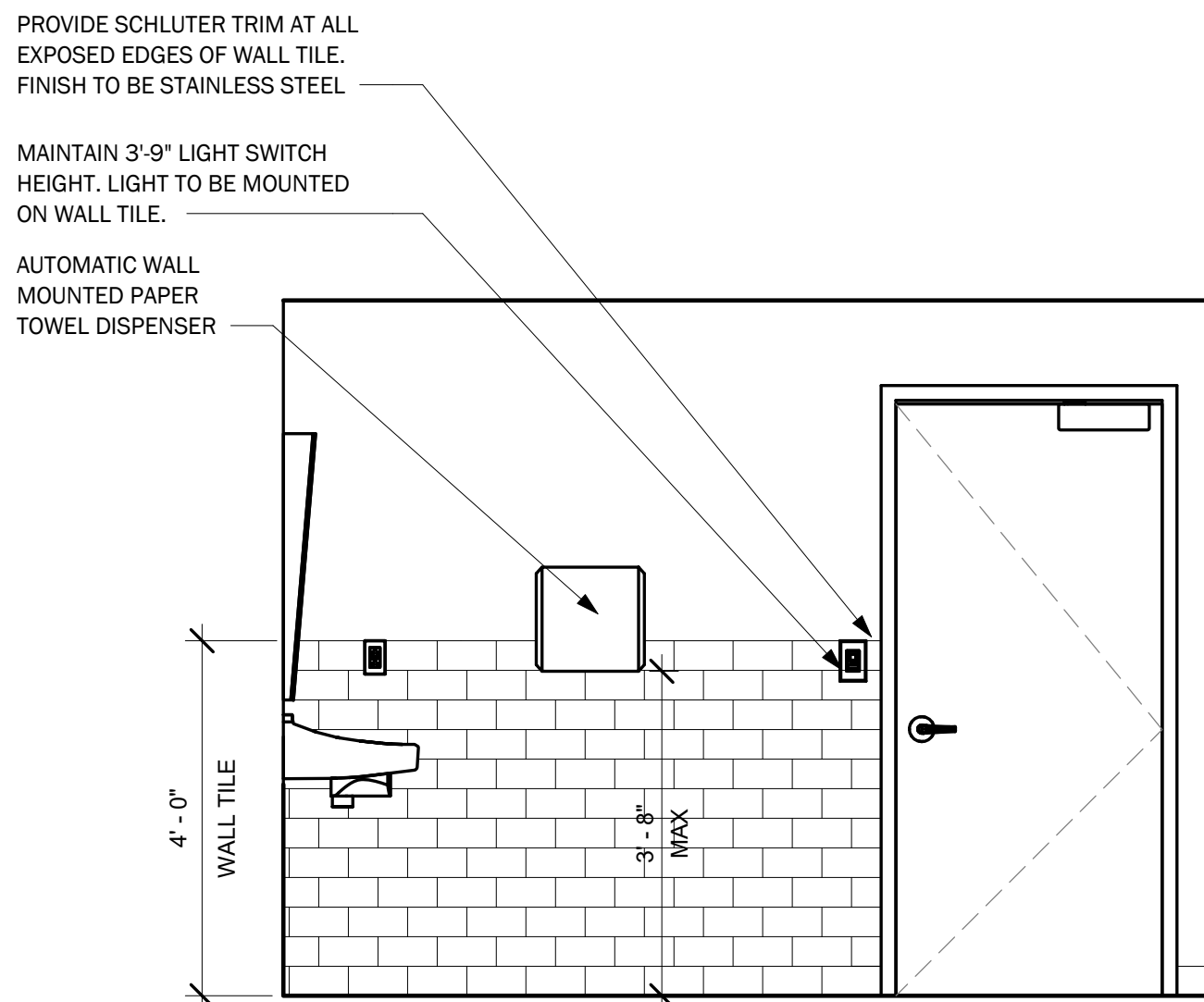
3 ADA Toilet East
1/2" = 1'-0"



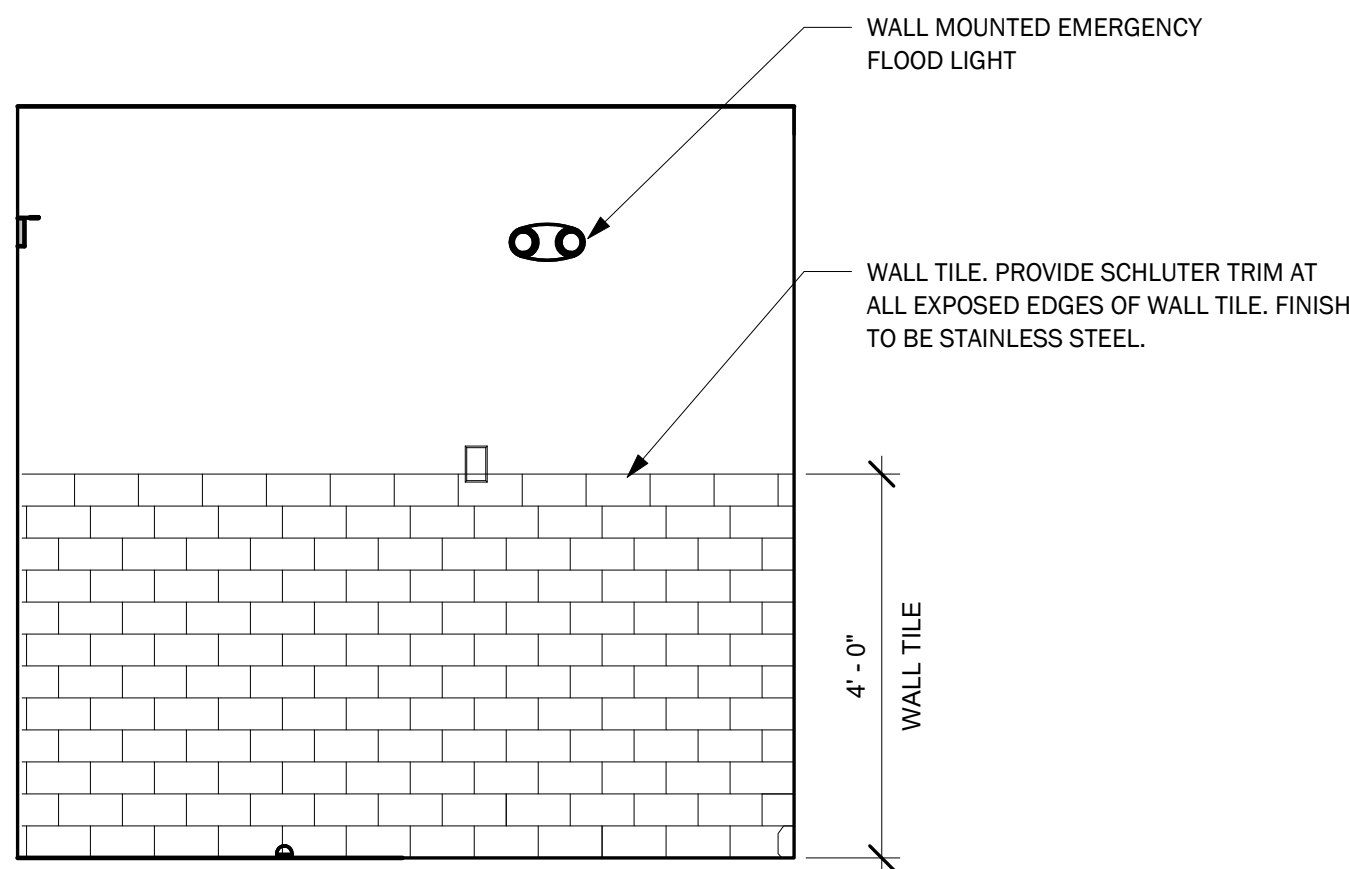
2 ADA Toilet North
1/2" = 1'-0"



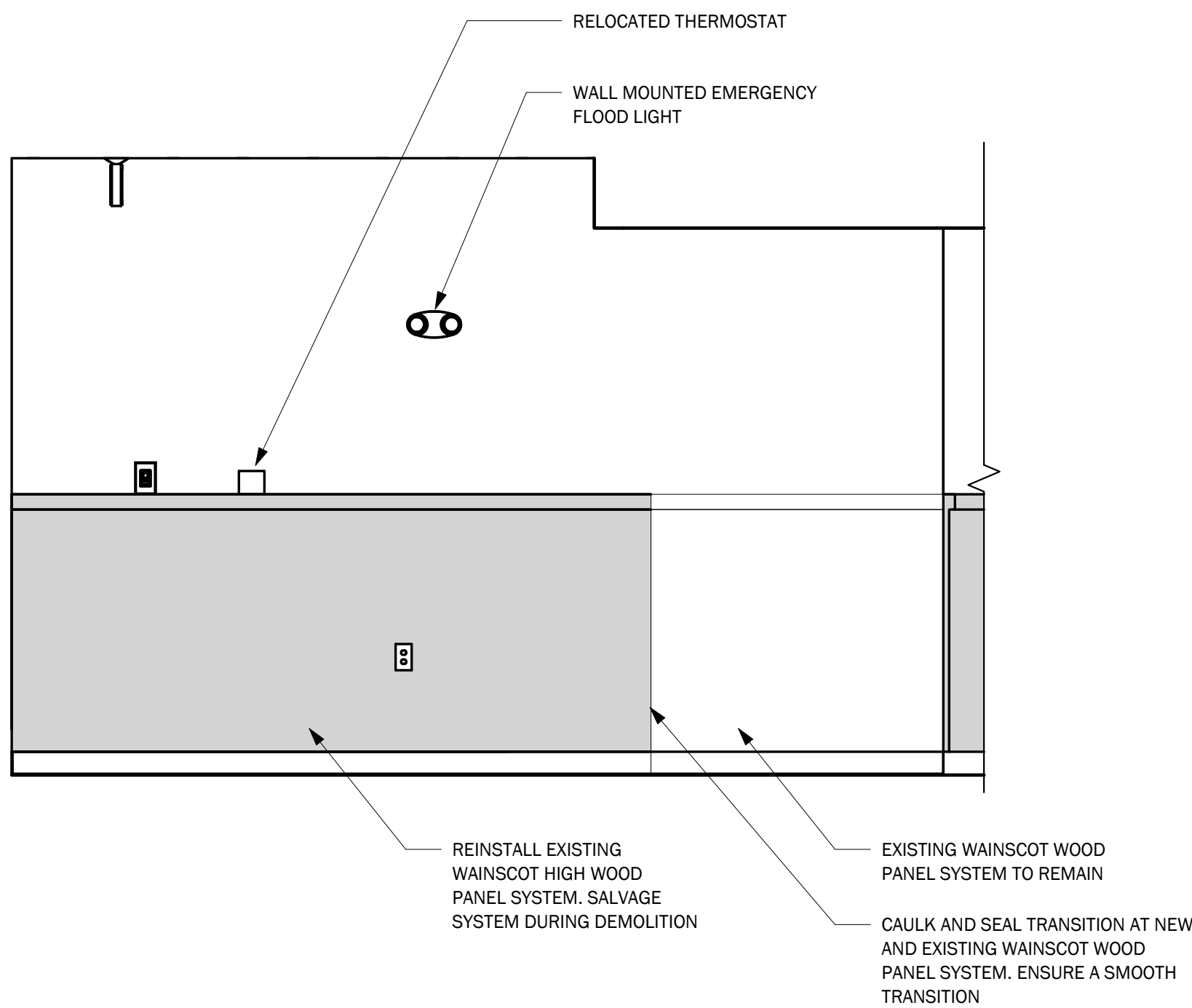
1 ADA Toilet Enlarged Plan
1/2" = 1'-0"



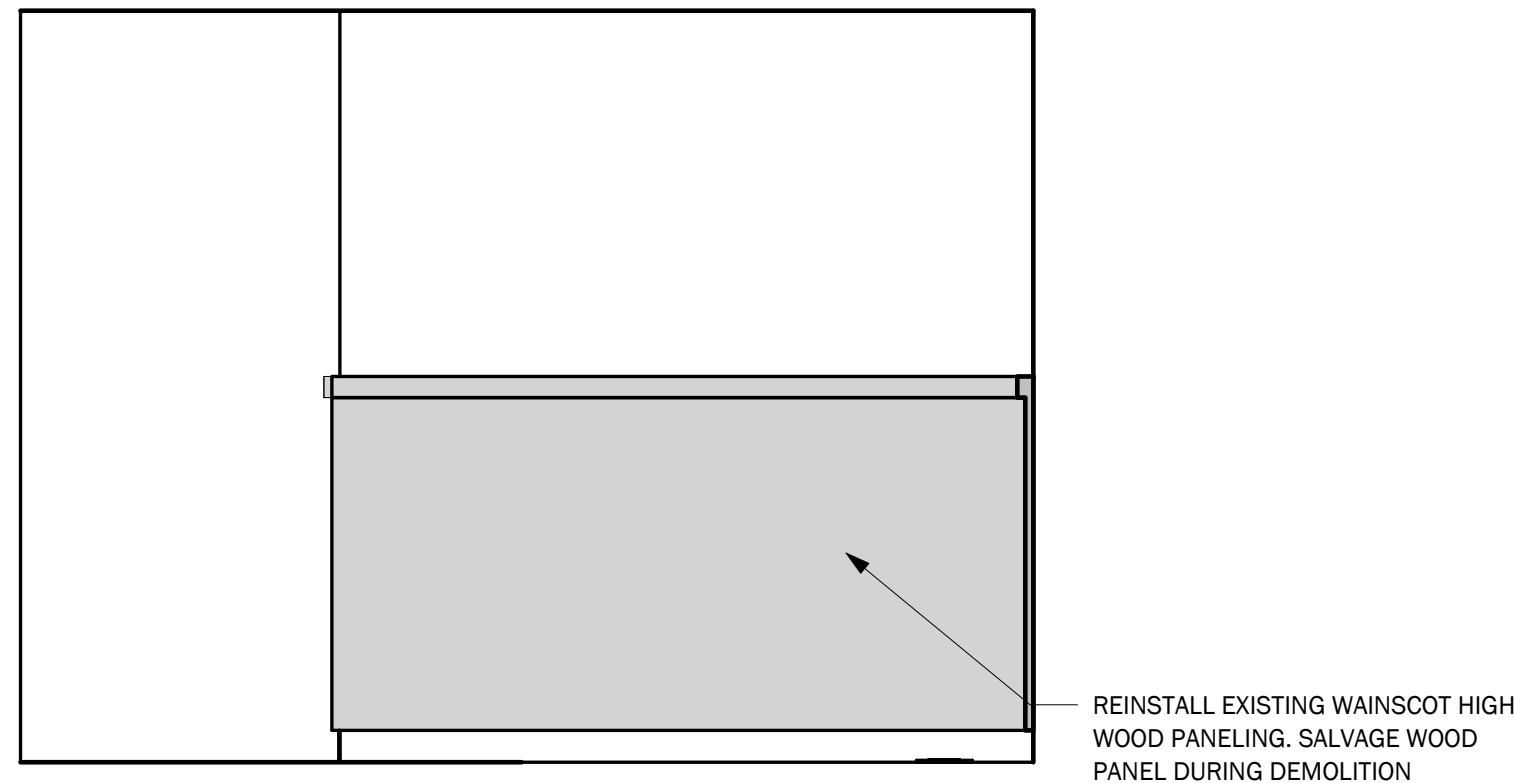
4 ADA Toilet South
1/2" = 1'-0"



5 ADA Toilet West
1/2" = 1'-0"



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



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



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Elevations

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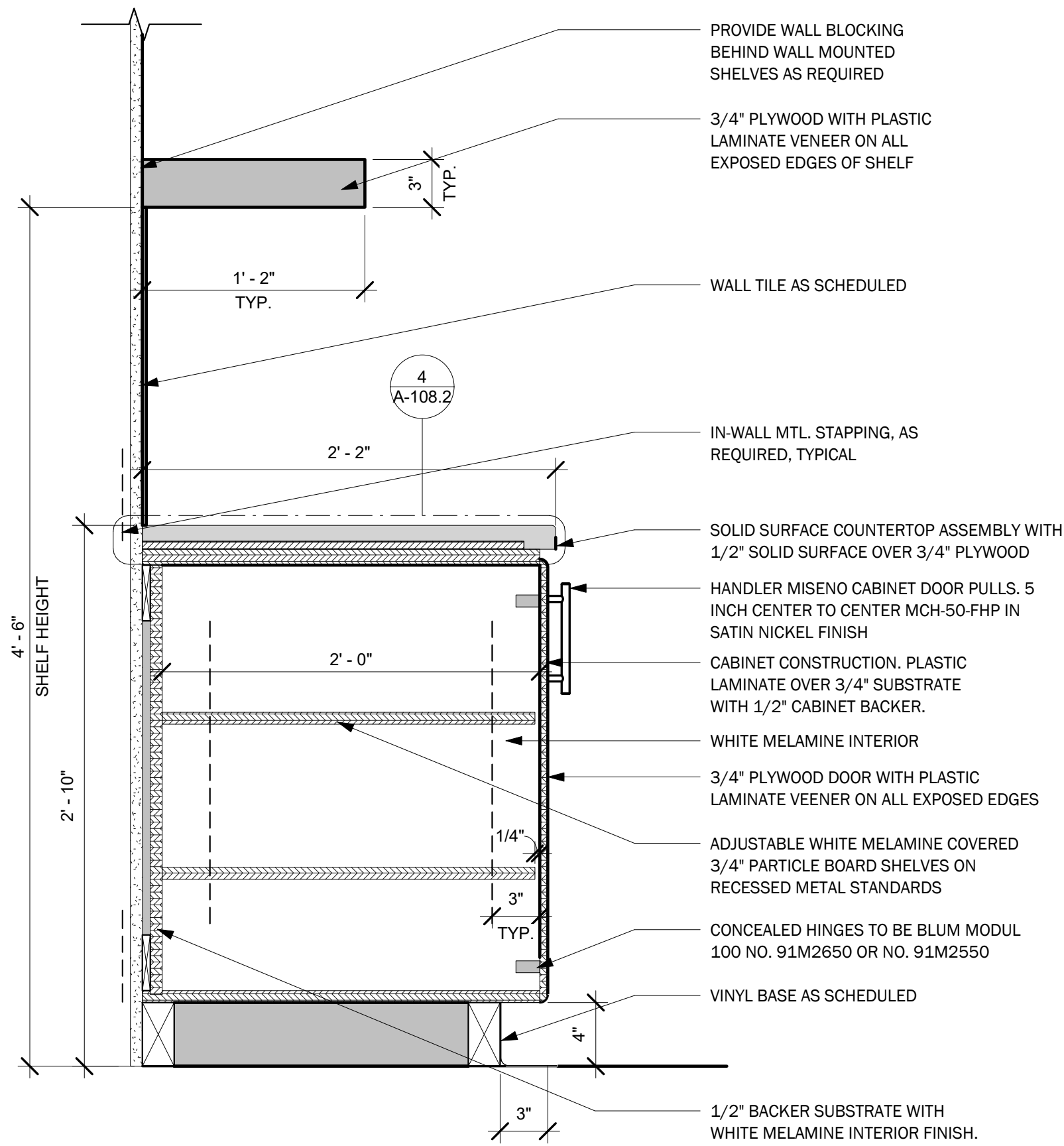
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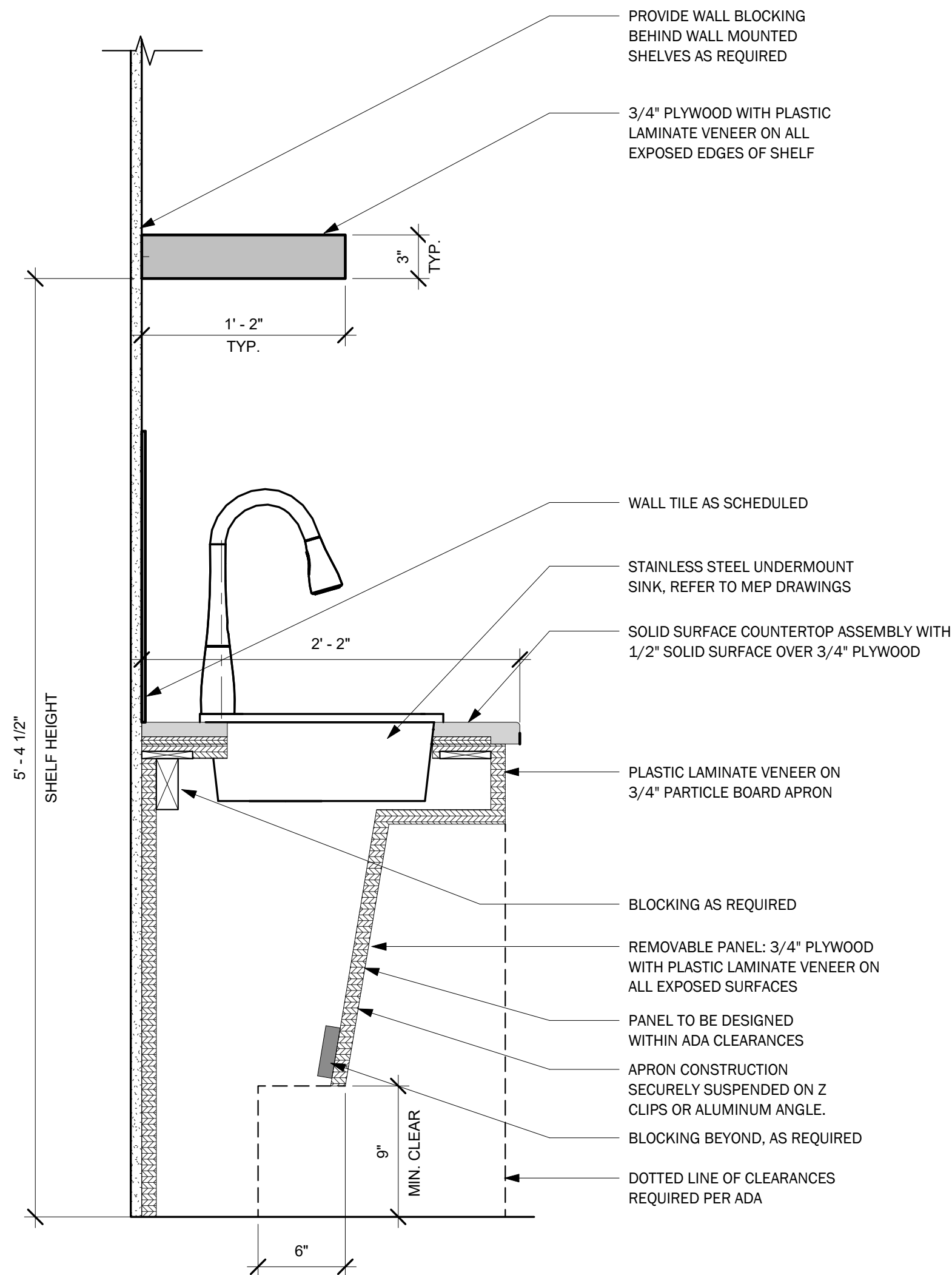
1/2" = 1'-0"

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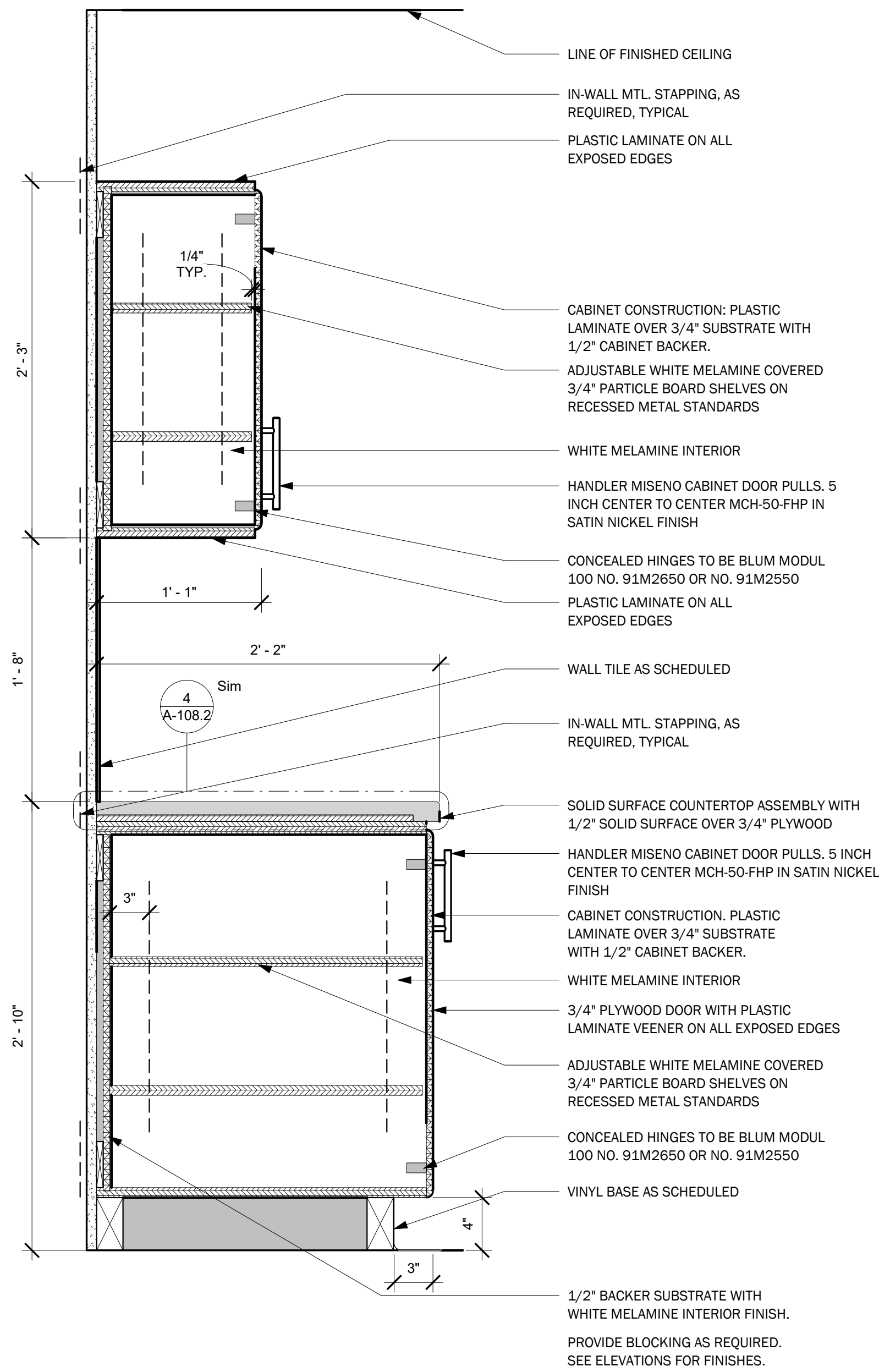
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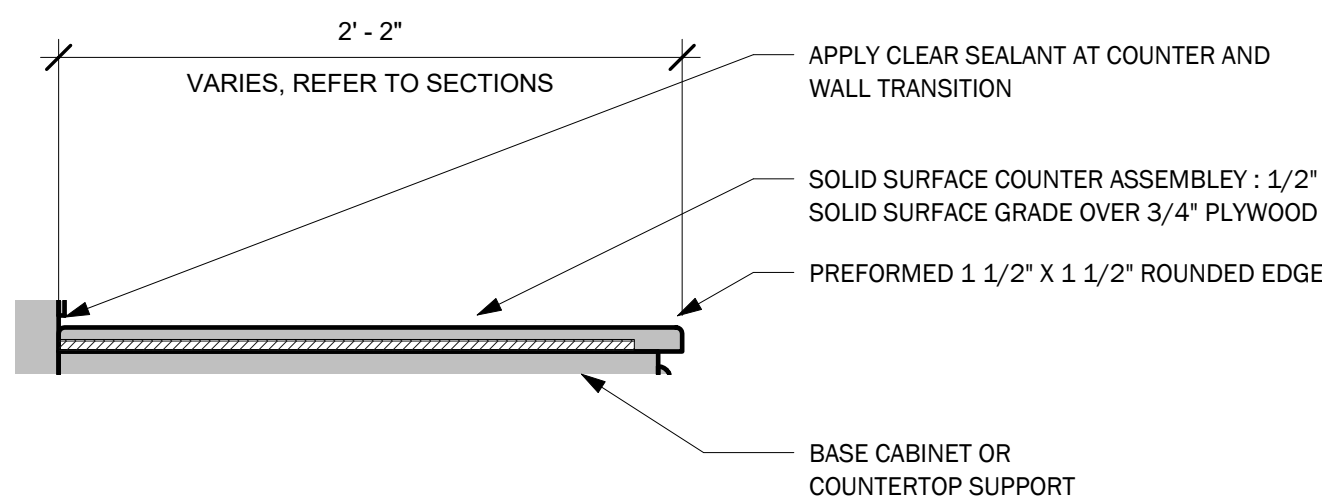
② Section at Base Cabinet and Floating Shelf
1 1/2" = 1'-0"



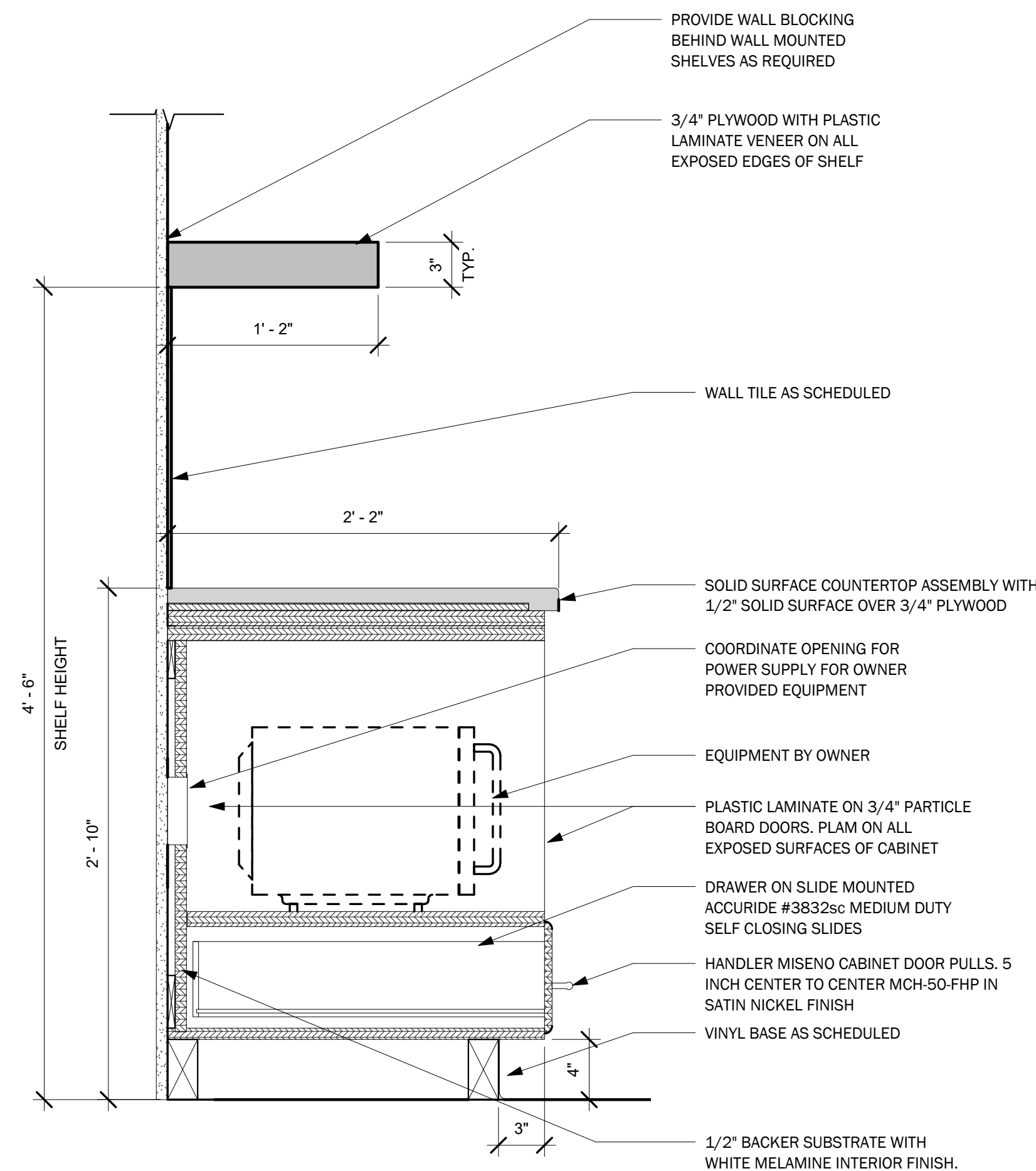
① Section at ADA Apron at Sink
1 1/2" = 1'-0"



③ Section at Base Cabinet and Upper Cabinet
1 1/2" = 1'-0"



④ Solid Surface Countertop Assembly
1 1/2" = 1'-0"



⑤ Section 12
1 1/2" = 1'-0"

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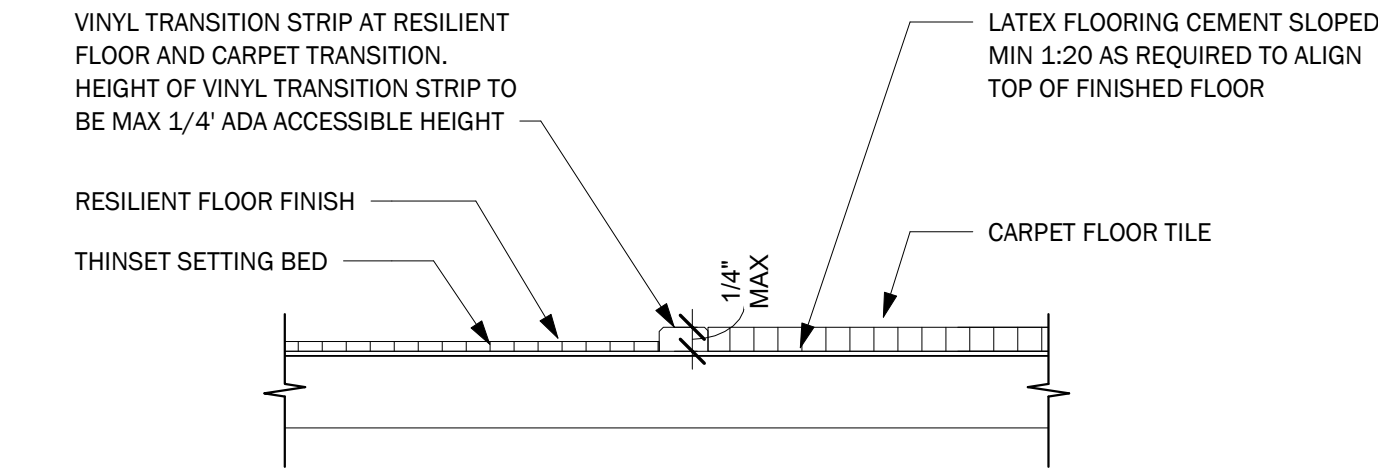
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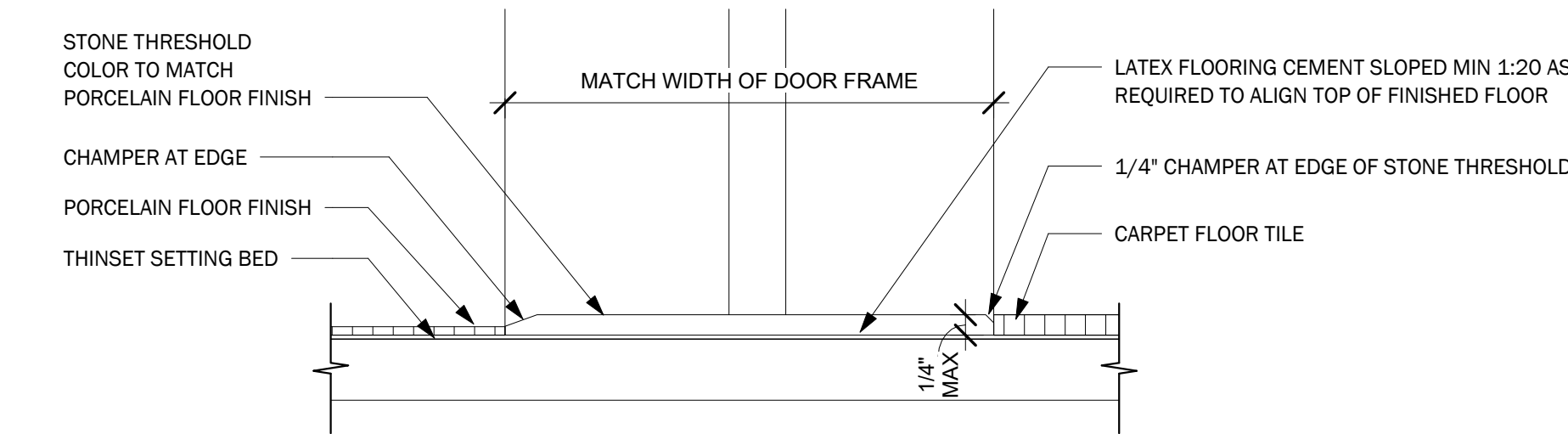
A-108.2

Sections

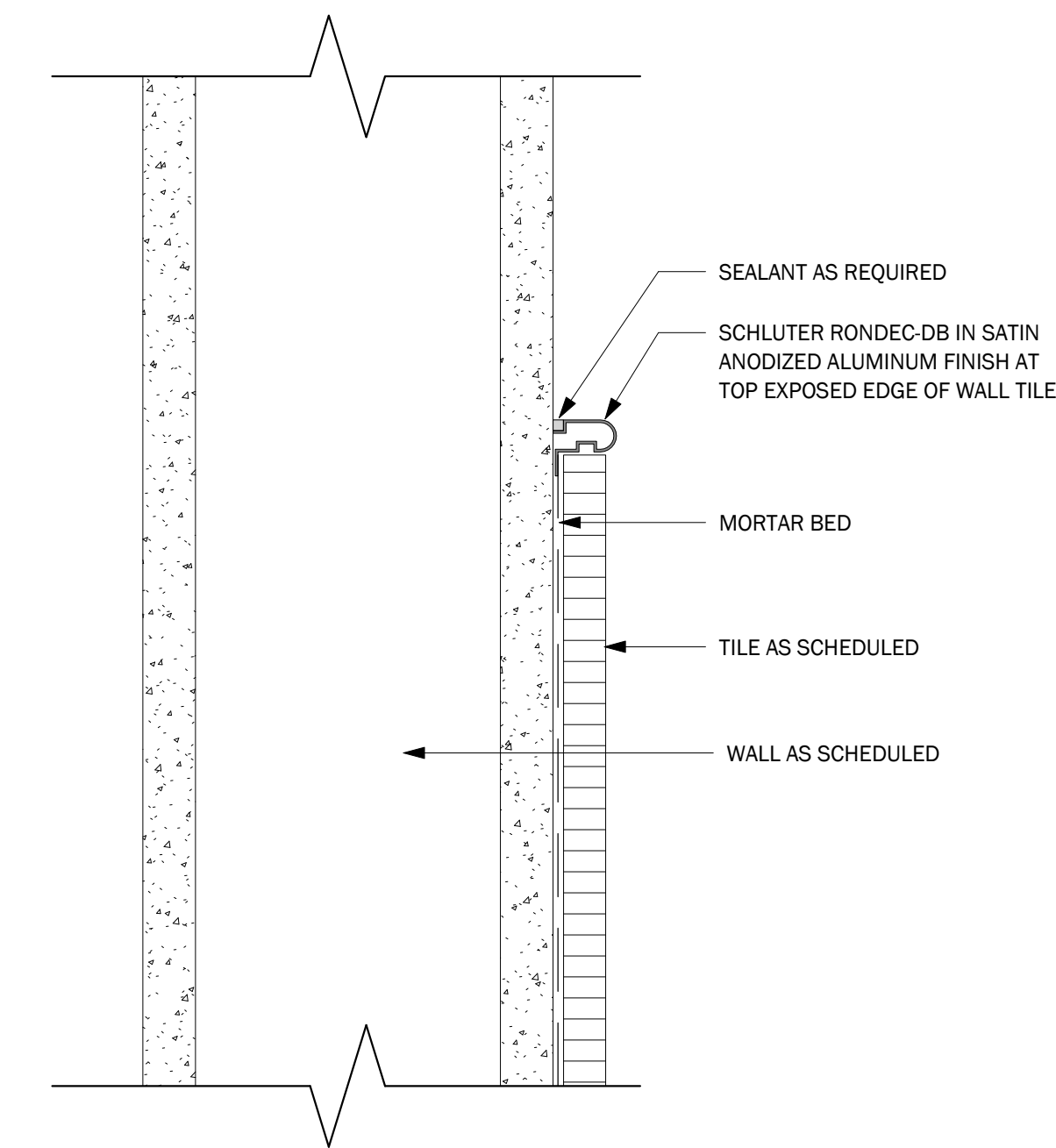
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1 1/2" = 1'-0"
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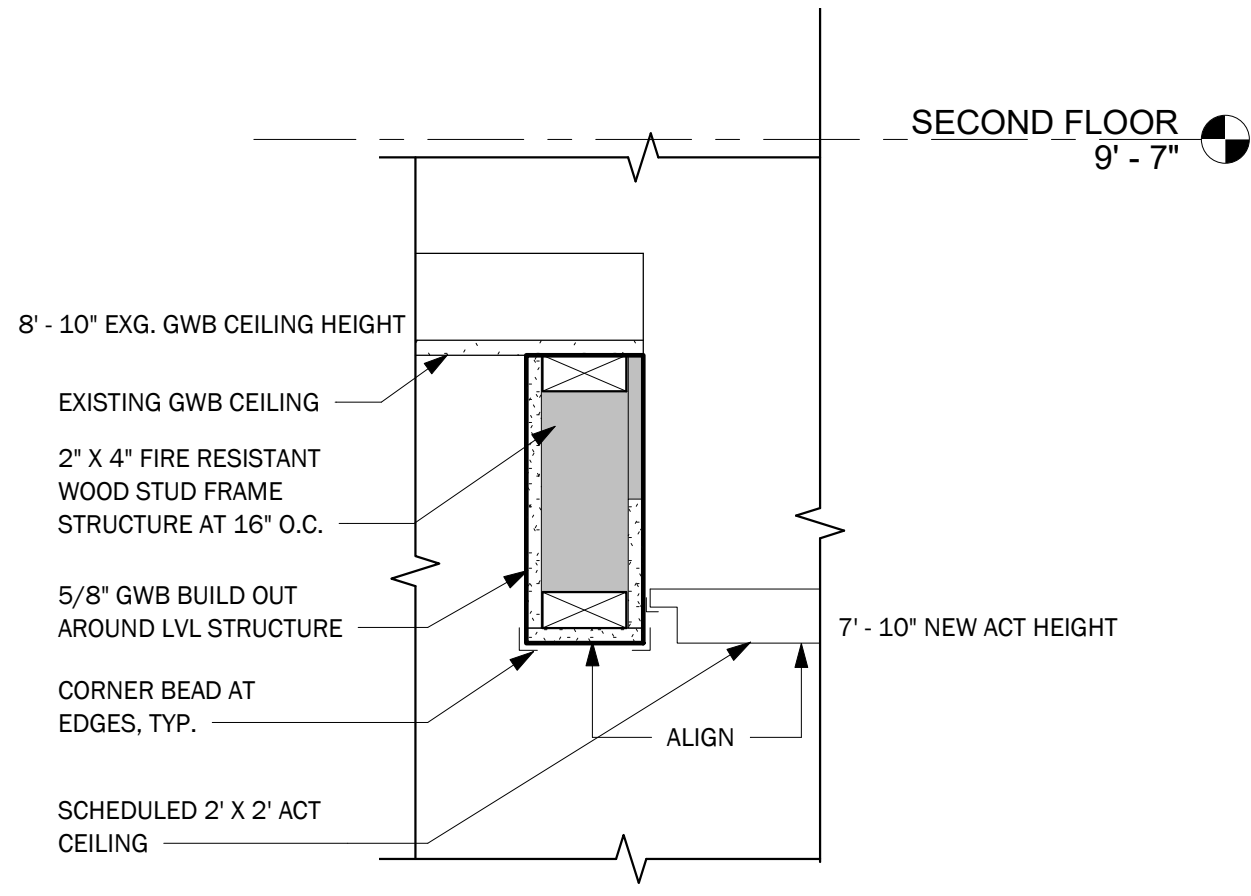
1 SECTION AT FLOORING TRANSITION
6" = 1'-0"



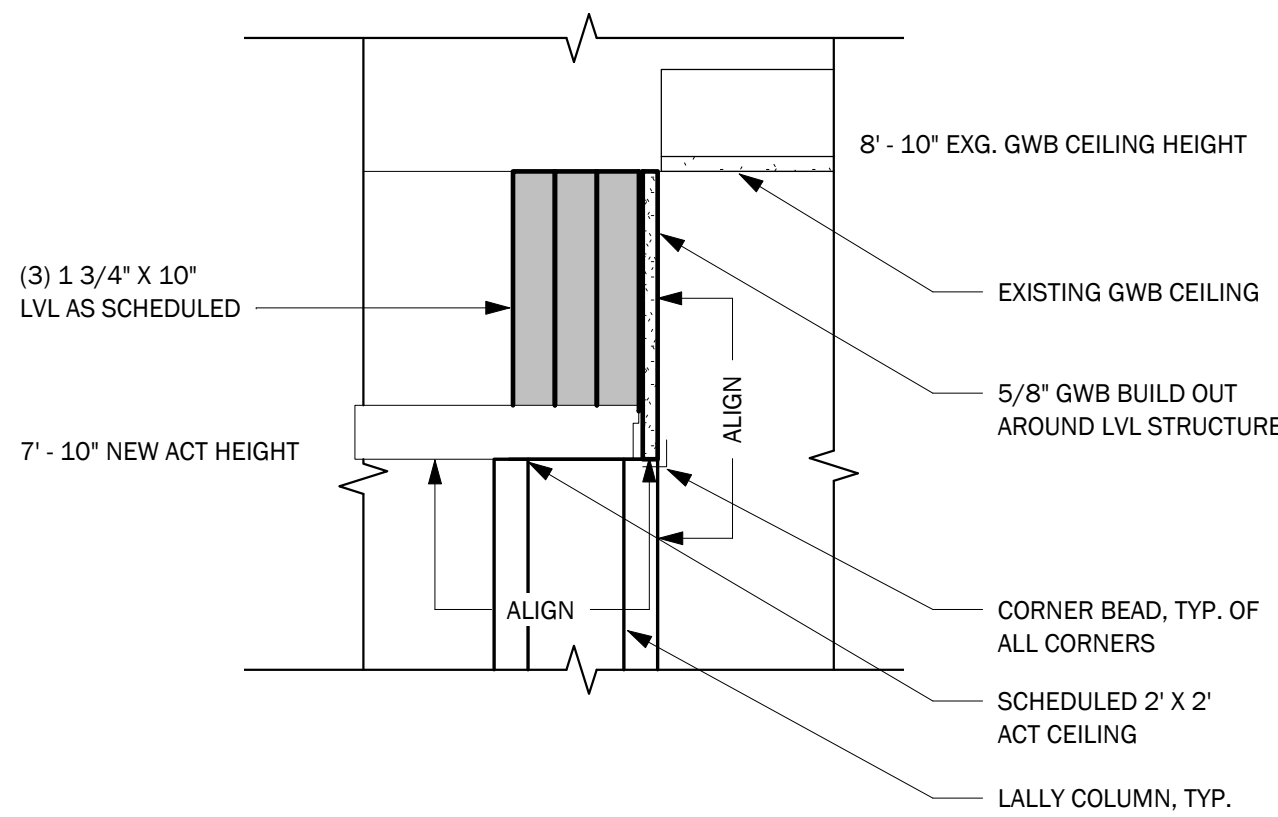
2 SECTION AT MARBLE THRESHOLD
6" = 1'-0"



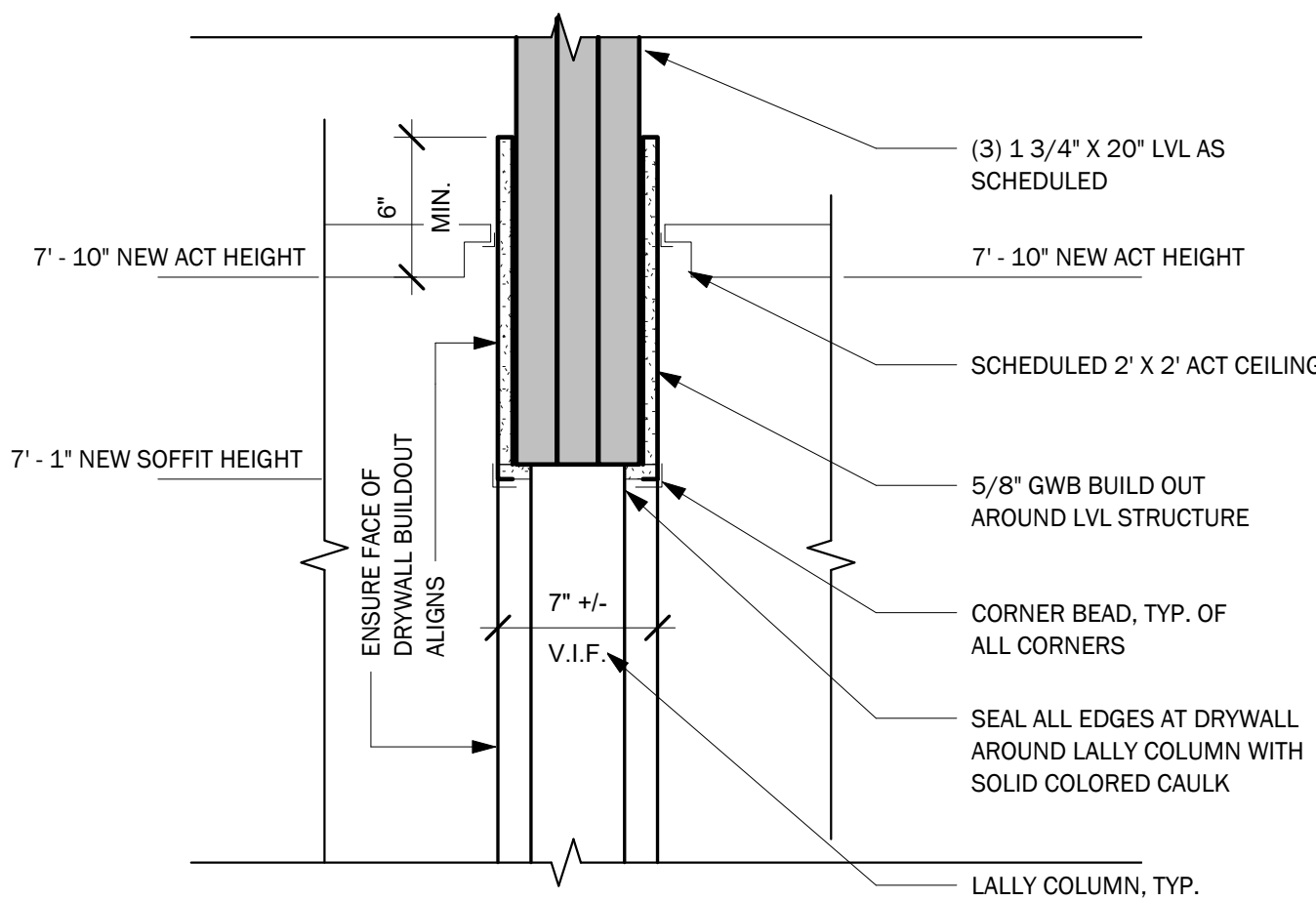
3 SECTION AT WALL TILE EDGE
6" = 1'-0"



6 SECTION AT CEILING HEIGHT
TRANSITION 2
1 1/2" = 1'-0"



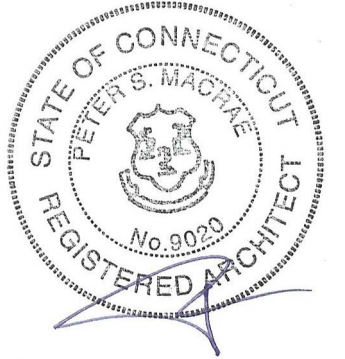
5 SECTION AT CEILING TYPE TRANSITION
1 1/2" = 1'-0"



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



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Misc Details

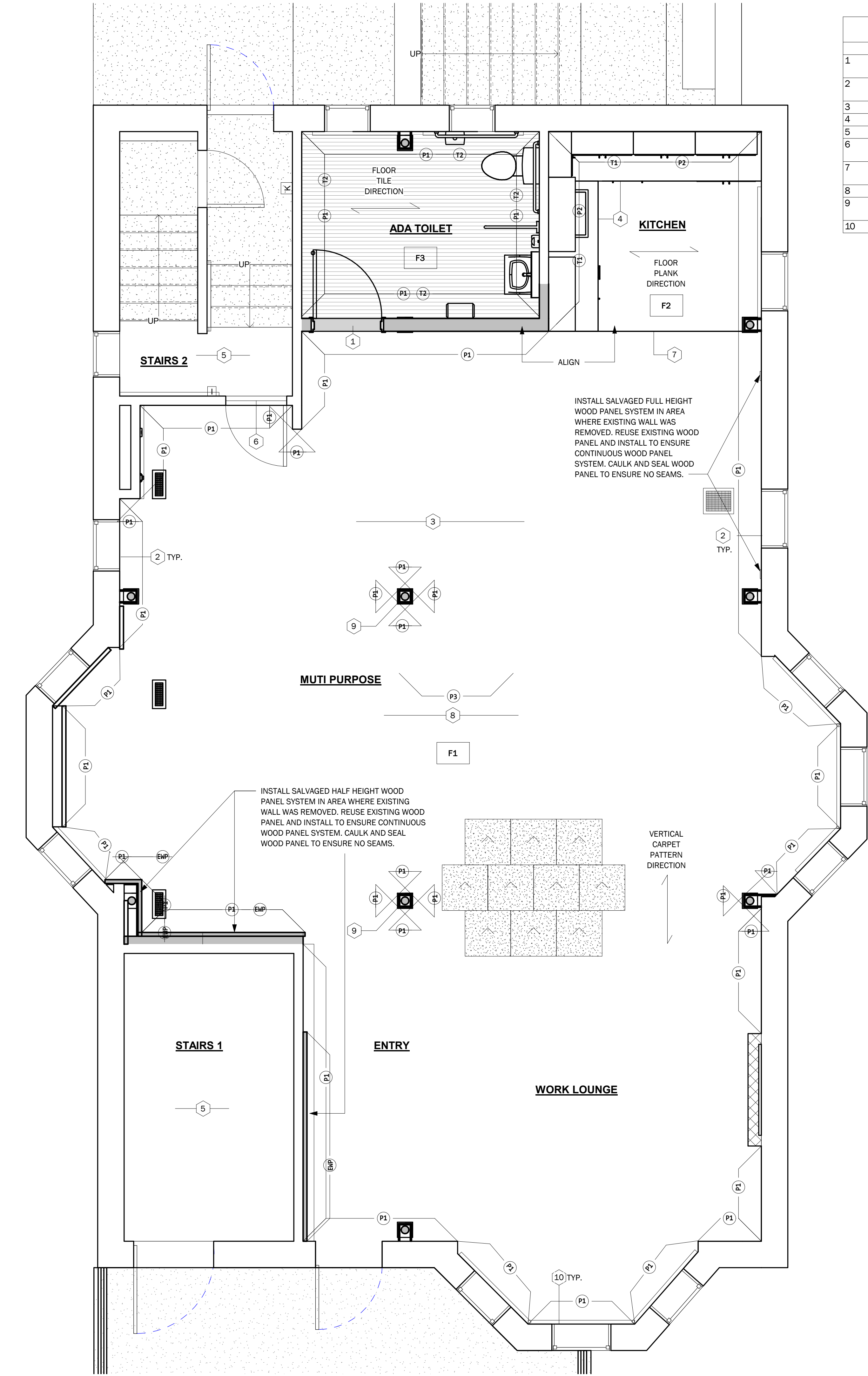
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4. Scope of Work Notes - Finishes

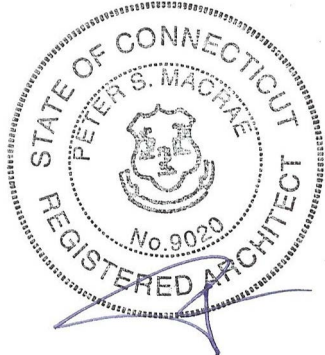
Note Number	Note Text
1	PROVIDE MARBLE THRESHOLD THE WIDTH OF THE DOOR, AT FLOOR PORCELAIN TILE AND FLOOR CARPET TRANSITION.
2	PREP AND PREPARE ALL EXISTING WOOD WINDOW TRIM TO BE PAINTED PT3, IN SEMI-GLOSS FINISH.
3	ALL EXISTING AND NEW DOORS TO BE PAINTED PT3, IN SEMI-GLOSS FINISH.
4	FLOORING TO EXTEND UNDERNEATH CASEWORK
5	ALL FINISHES TO REMAIN IN SPACE
6	PROVIDE LOW PROFILE VINYL TRANSITION STRIP AT EXISTING FLOORING AND NEW CARPET FLOOR TRANSITION.
7	PROVIDE LOW PROFILE VINYL TRANSITION STRIP AT NEW RESILIENT FLOOR AND NEW CARPET TILE.
8	ALL EXISTING WINDOW AND DOOR TRIMS TO BE PAINTED PT3.
9	FLOORING MATERIAL TO BE INSTALLED OVER LALLY COLUMN BASE PLATE. TYP. OF ALL COLUMN LOCATIONS
10	ALL EXISTING BASEBOARD HEATERS TO REMAIN, TO BE PAINTED P3.

FINISH NOTES

- WHERE NEW FLOORING IS INDICATED, CONSTRUCTION TEAM IS TO CLEAN FLOOR PRIOR TO NEW FINISH INSTALLATION. SUBSTRATE SHOULD BE LEVEL AND SMOOTH.
- CONSTRUCTION TEAM IS TO INSTALL SPECIFIED FINISH PRODUCTS AS PER MANUFACTURER'S INSTRUCTIONS.
- CONSTRUCTION TEAM IS TO USE MANUFACTURER'S ADHESIVES FOR ALL SPECIFIED FLOORING PRODUCTS AS REQUIRED TO GUARANTEE ALL MANUFACTURER'S WARRANTIES.
- CONFIRM ALL TRANSITION TREATMENT LOCATIONS WITH INFINITY GROUP PRIOR TO ORDERING PRODUCT AND INSTALLATION.
- CONSTRUCTION TEAM IS RESPONSIBLE FOR PROTECTING FINISHED FLOOR SURFACES FROM OTHER TRADES DURING CONSTRUCTION.
- DELIVER OVERRUN ON NEW FLOOR FINISH MATERIALS TO OWNER. CONFIRM ACCEPTABLE USABLE SCRAPS AND PRODUCT PRIOR TO DISCARDING.
- NOTIFY INFINITY GROUP OF FINISH APPLICATION DISCREPANCIES.
- UPON COMPLETION, NEW CARPET SHOULD BE LEVEL AND TIGHT TO WALL AND UNIFORM IN COLOR. COORDINATE QUANTITY AND DYE LOTS ACCORDINGLY.
- CARPET SHOULD BE VACUUMED AND CLEANED OF DIRT AND CONSTRUCTION DEBRIS DAILY AFTER INSTALLATION.
- 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.
- CONSTRUCTION TEAM TO PROTECT OTHER FINISHED SURFACES DURING PAINTING.
- CONSTRUCTION TEAM IS REQUIRED TO SUBMIT ALL SPECIFIED FINISH PRODUCTS FOR APPROVAL PRIOR TO ORDERING.
- 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.
- NEW WALLS ARE TO RECEIVE A PRIMER COAT AND TWO COATS OF FINISH PAINT.
- DO NOT PAINT OVER CODE-REQUIRED LABELS AFFIXED TO DOORS, EQUIPMENT, VENTS, SIGNS, ETC.
- UPON COMPLETION, THE PAINTED SURFACES SHOULD BE UNIFORM IN COLOR AND APPEARANCE.
- CONSTRUCTION TEAM IS RESPONSIBLE FOR PROTECTING FINISHED SURFACES FROM OTHER TRADES PRIOR TO COMPLETION.
- MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.



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Finish Plan

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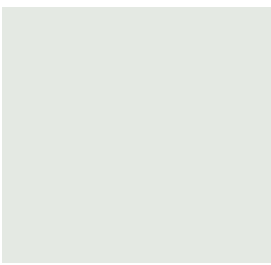

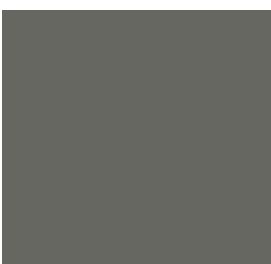


Construction Documents


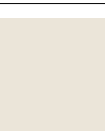
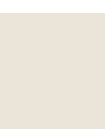


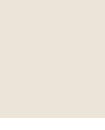

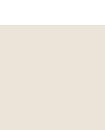


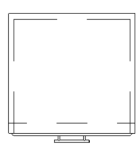


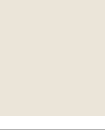



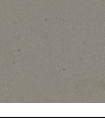


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Div. 09 - Wall Finish Schedule1									
Wall Finish	Wall Length	Wall Height	Wall Area	IG_Manufacturer	IG_Model	Image	Installation Pattern_	Grout Color	Comments
EWP	20' - 2 7/8"	16' - 0"	81 SF	Existing Wood Wainscot Panel	Existing Wood Wainscot Panel		-	-	Reinstall existing wood paneling as noted on Finish Plan. Ensure transition from existing wood panel and reinstalled wood panel is smooth.
P1	184' - 2 5/8"	353' - 0"	1510 SF	Benjamin Moore	Pure White, OC-64, Eggshell Finish		-	-	General Wall Paint
P2	16' - 9"	17' - 0"	142 SF	Benjamin Moore	Orange Parrot, 2169-20, Eggshell Finish		-	-	Accent Wall Paint
P3	5' - 0"	9' - 0"	45 SF	Benjamin Moore	Kendall Charcoal, HC-166, Semi-Gloss Finish		-	-	Existing Trim Paint Color. All Existing Door and Window trim to be painted P3. Existing wall area to be verified in field.
T1	16' - 9"	3' - 4"	28 SF	Garden State Tile	Garden State Wall Basics, White Gloss, 4" x 8' Size		Brick Installation Pattern	Mapei, Color 77 Frost	18" High wall tile in Kitchen. Provide 1/8" thick grout lines. Grout to be Mapei, in color 77 Frost
T2	36' - 11 7/8"	16' - 0"	148 SF	Garden State Tile	Garden State Wall Basics, White Gloss, 4" x 8' Size		Brick Installation Pattern	Mapei, Color 77 Frost	4' - 0" Wall tile in Toilet Room. Provide 1/8" thick grout lines. Grout to be Mapei, in color 77 Frost. Provide a schluter trim at all exposed wall tile locations. Refer to elevations for wall tile pattern.

DIV. 06 - Millwork Schedule1														
Product Code	Type	Type Image	Count	Cabinate Height	Cabinate Width	Cabinate Depth	Material	Countertop Depth	Countertop Length	Countertop Material	Shelf Width	Handle Finish	Handle Option	Image
06013	Div. 06 - Wood and Plastics - Custom Lower Corner Cabinet		1	32 1/2"	2.98 LF	2' - 1"	Wilsonart - Wallaby - D439-60			Wilsonart - Wallaby - D439-60		Brushed Chrome	IG_D06_Cabinate Door Type I : Top Miseno	
06014	Div. 06 - Wood and Plastics-Upper Cabinets		1	30"	2.71 LF	1' - 0"	Wilsonart - Wallaby - D439-60			Wilsonart - Wallaby - D439-60		Brushed Chrome	IG_D06_Cabinate Door Type I : Bottom Miseno	
06014	Div. 06 - Wood and Plastics-Upper Cabinets		1	30"	2.71 LF	1' - 0"	Wilsonart - Wallaby - D439-60			Wilsonart - Wallaby - D439-60		Brushed Chrome	IG_D06_Cabinate Door Type I : Bottom Miseno	
06014	Div. 06 - Wood and Plastics-Upper Cabinets		1	30"	2.00 LF	1' - 0"	Wilsonart - Wallaby - D439-60			Wilsonart - Wallaby - D439-60		Brushed Chrome	IG_D06_Cabinate Door Type I : Bottom Miseno	
06014	Div. 06 - Wood and Plastics-Upper Cabinets		1	30"	2.71 LF	1' - 0"	Wilsonart - Wallaby - D439-60			Wilsonart - Wallaby - D439-60		Brushed Chrome	IG_D06_Cabinate Door Type I : Bottom Miseno	
06015	Div. 06 - Wood and Plastics - Lower Cabinets		1	32 1/2"	1.56 LF	2' - 1"	Wilsonart - Wallaby - D439-60			Wilsonart - Wallaby - D439-60		Brushed Chrome	IG_D06_Cabinate Door Type I : Top Miseno	
06015	Div. 06 - Wood and Plastics - Lower Cabinets		1	32 1/2"	1.25 LF	2' - 1"	Wilsonart - Wallaby - D439-60			Wilsonart - Wallaby - D439-60		Brushed Chrome	IG_D06_Cabinate Door Type I : Top Miseno	
06015	Div. 06 - Wood and Plastics _ Lower Cabinets		1	32 1/2"	2.00 LF	1' - 11 3/4"	Wilsonart - Wallaby - D439-60					Brushed Chrome	IG_D06_Cabinate Drawer Type I : Handler Miseno	
06015	Div. 06 - Wood and Plastics - Lower Cabinets		1	32 1/2"	2.71 LF	1' - 11 3/4"	Wilsonart - Wallaby - D439-60				2' - 0"	Brushed Chrome	IG_D06_Cabinate Door Type I : Top Miseno	
06018	Div. 06 - Wood and Plastics - ADA Vanity Cabinets - Removable		1	32 1/2"	3.00 LF	2' - 1"	Wilsonart - Wallaby - D439-60			Wilsonart - Wallaby - D439-60				
06022	Div. 06 - Wood and Plastics - Floating Shelves		1							Wilsonart - Fossil Shale - D504-60	3' - 3"			
06022	Div. 06 - Wood and Plastics - Floating Shelves		1							Wilsonart - Fossil Shale - D504-60	3' - 3"			
06025	Div. 06 - Wood and Plastics - Type II Stone Countertops		1					2' - 2"	6' - 8 1/2"	Wilsonart - Bodega - Q1022 OR APPROVED EQUAL				
06025	Div. 06 - Wood and Plastics - Type II Stone Countertops		1					2' - 2"	6' - 4"	Wilsonart - Bodega - Q1022 OR APPROVED EQUAL				

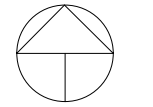
Room Schedule								
Name	North Wall Finish	South Wall Finish	East Wall Finish	West Wall Finish	Base Finish	Floor Finish	Ceiling Finish	Comments
ADA TOILET	P1, T2	P1, T2	P1, T2	P1, T2	-	F3	ACT-1	
ENTRY	P1	P1	P1	P1	W1	F1	ACT-1	
KITCHEN	P2	-	P1	P2	W1	F2	ACT-1	
MUTI PURPOSE	P1	P1	P1	P1	W1	F1	ACT-1	
STAIRS 1	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
STAIRS 2	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
WORK LOUNGE	P1	P1	P1	P1	W1	F1	ACT-1	

Wall Base schedule					
Type Mark	Manufacturer	Model	Length	Type Image	Comments
W1	Johnsonite	Traditional Wall Base, 48, Color Grey WG	143' - 10 3/4"		

DIV. 09 - Floor Finish Schedule1											
wt	Product Code	Name	IG-Manufacturer	IG Description	Unit	Area	Installation Pattern	IG Color	Grout Color	Image	Comments
F1	09046	Carpet Type III	Interface	Aerial, AE312, Style 1389102500	ft2	1066 SF	Brick Installation	105409 Greige / Accent	-		Brick Installation Pattern
F2	09014	Type II Hardsurface Floor Tile	Masland Contract	Calibre, W1004, 6" x 48"	ft2	81 SF	Staggered Pattern	W1004	-		Located in the Kitchen Area
F3	09039	Type II Resilient Flooring	Garden State Tile	Americana Creekwood, 6" x 36"	ft2	85 SF	Staggered Pattern	Nut	Mapei - 09 Grey		Grout Lines to be 1/8" thick. Located in the Toilet Room

MILLWORK KEY

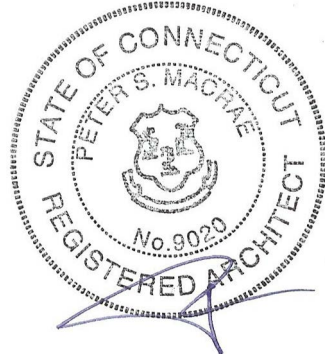
-  PLAM1, WILSONART WALLABY D439-60
-  PLAM2, WILSONART FOSSIL SHALE D504-60
-  SS1, WILSONART BODEGA Q1022, OR APPROVED EQUAL



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Finish Schedule

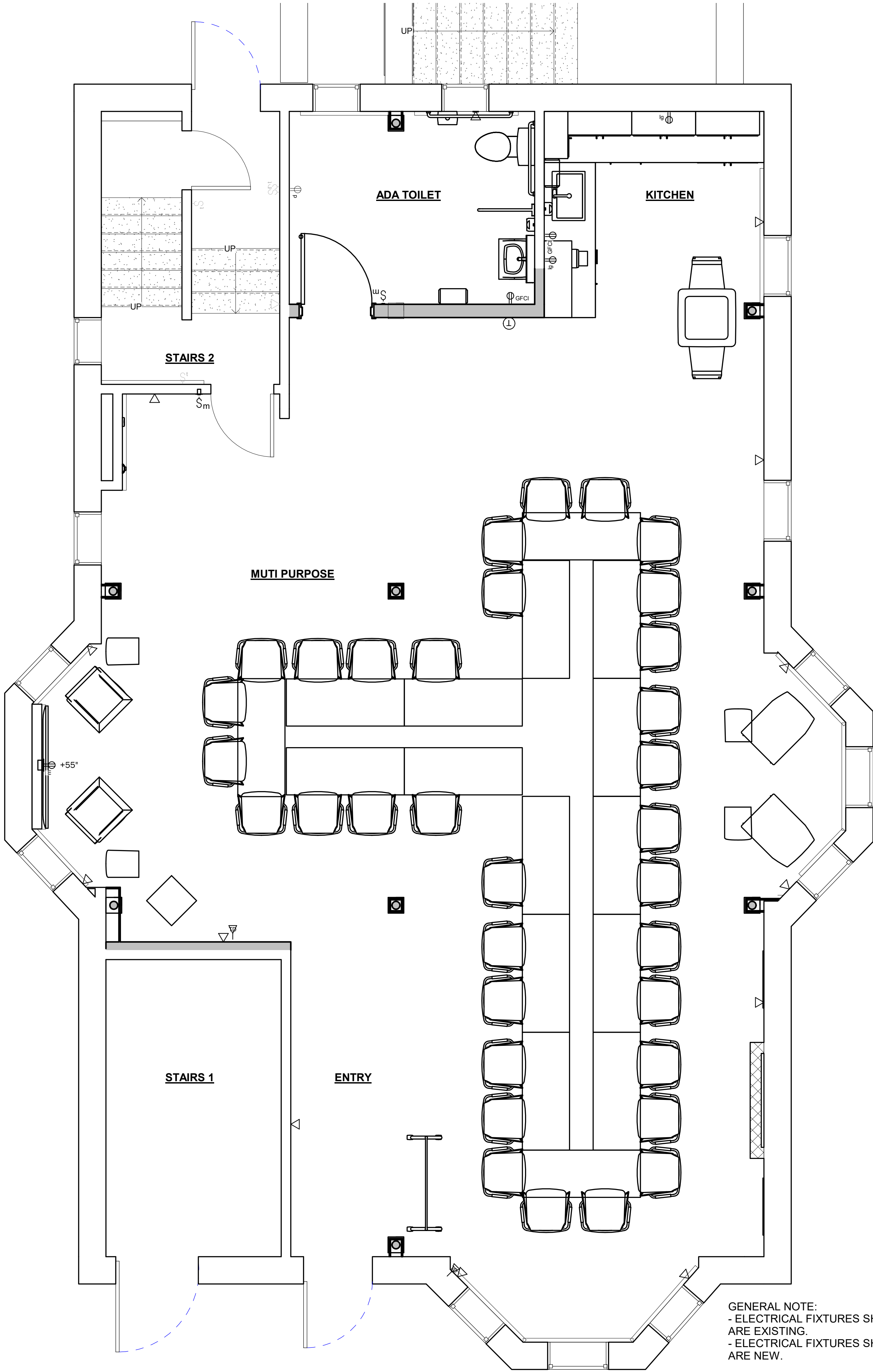
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3/16" = 1'-0"

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Author



GENERAL NOTE:
- ELECTRICAL FIXTURES SHOWN AS HALF TONE ON FLOOR PLAN ARE EXISTING.
- ELECTRICAL FIXTURES SHOWN AS FULL TONE ELECTRICAL FIXTURES ARE NEW.

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.

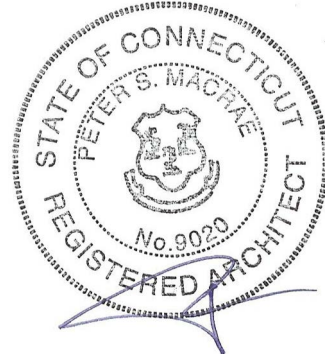
7. ADD FLOOR DATA DROP ADJACENT TO EXISTING FLOOR ELECTRICAL CORE DRILL LOCATION IN CONFERENCE ROOM. PROVIDE CONDUIT FROM FLOOR LOCATION TO WALL AV LOCATION TO FACILITATE COMMUNICATION BETWEEN FLOOR/ TABLE AND WALL MOUNTED AV SCREEN.

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

DIV. 16 Electrical Fixture Schedule											
Product Code	Image	File Name	Count	Type	Mounting Type	Material	Color	Voltage	Amps	Dimmer	Type Image
16004		TeleData Convenience Outlet	4 12	Convenience Outlet, Leviton CR20-W	Wall Based	Polycarbonate	White	125 V	20 A	No	
16005		GFI Outlet	2	GFI Outlet	Wall Based	Polycarbonate	White	125 V	20 A	No	
16009		Media Outlet	1	Media Outlet	Wall Based	Plastic	White	Low	N/Inf	No	
16011		Dedicated LG Appliance Outlet	2	Dedicated LG Appliance Outlet	Wall Based	Thermoplastic	White	N/inf	N/inf	No	
16015		Occupancy Sensor	1	Occupancy Sensor	Wall Based	Plastic -White	White	120/277 V	N/Inf	No	
16015.1		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	Wall Based	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	



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1	Construction Documents	12/23/2020	PM

CCM
40 Hungerford Street, Hartford, CT 06106

PROJECT NO: Project Number

A-110

Furniture Plan

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Construction Documents

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SCALE:
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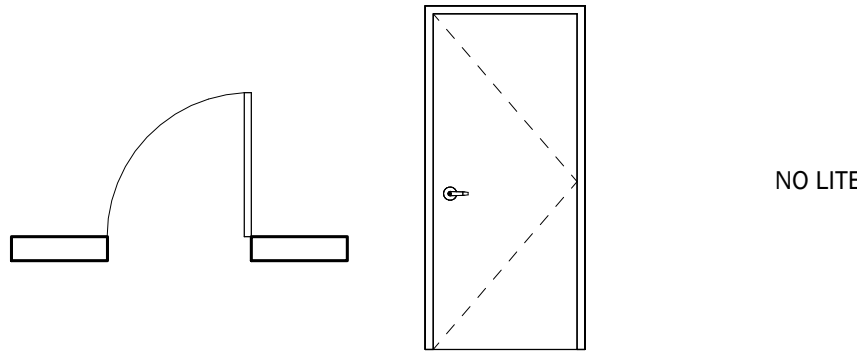
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Author

New Door Schedule																							
Product Code	Mark	Type	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	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 throat size in field

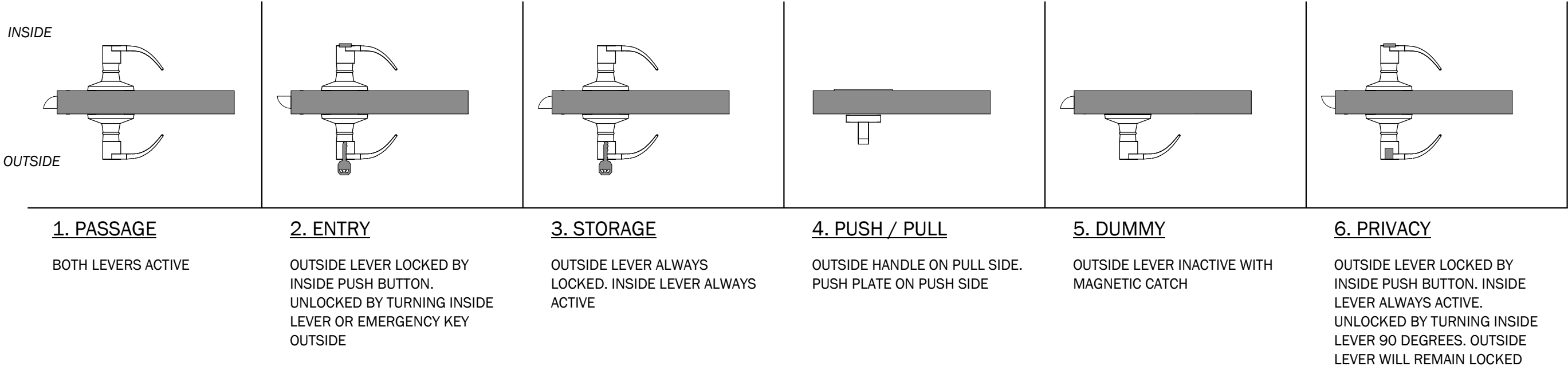
Existing Door Schedule									
Mark	Type	Count	Width	Height	Thickness	Frame Material	Door Material	Comments	
EX-01	Existing Framed Swinging Glass Door 36x84	1	2' - 11"	6' - 11"	1 3/4"	ALUMINUM	ALUMINUM AND GLASS	EXISTING DOOR TO REMAIN AS IS	
EX-02	Existing Framed Swinging Glass Door 42x84	1	3' - 6"	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"	HM	METAL	EXISTING DOOR TO REMAIN AS IS	

DOOR LEGEND

COMPLIANT LEVERSETS MUST BE INSTALLED BETWEEN 34" AND 48"



LOCKSET LEGEND

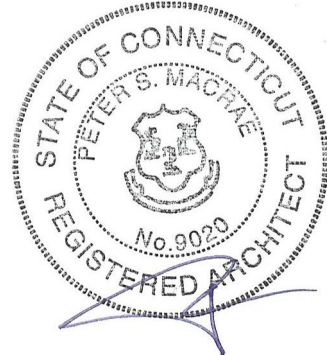


DIV. 10 Specialties Schedule												
Product Code	Type	Count	Model	Overall Height	Width	Depth	Material	Weight	Capacity	Mounting Type	Type Image	Comments
10020	ADA Grab Bars	1										Provide in wall blocking at all Grab Bar locations.
10020.1	ADA Vertical Swing Down Grab Bar	1	8370-101000									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		
10031	Type II.I Paper Towel Dispenser	2	59488A	14.00"	14.60"	9.25"	Plastic	6.24 lbs.	One-roll 10"	Wall Based		
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 Accesssry with Soap Dispenser.

DIV. 13 Schedule - Fire Alarm Device												
Product Code	Type	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	
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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PROJECT NO: Project Number

A-202

Door and Equipment
Schedule

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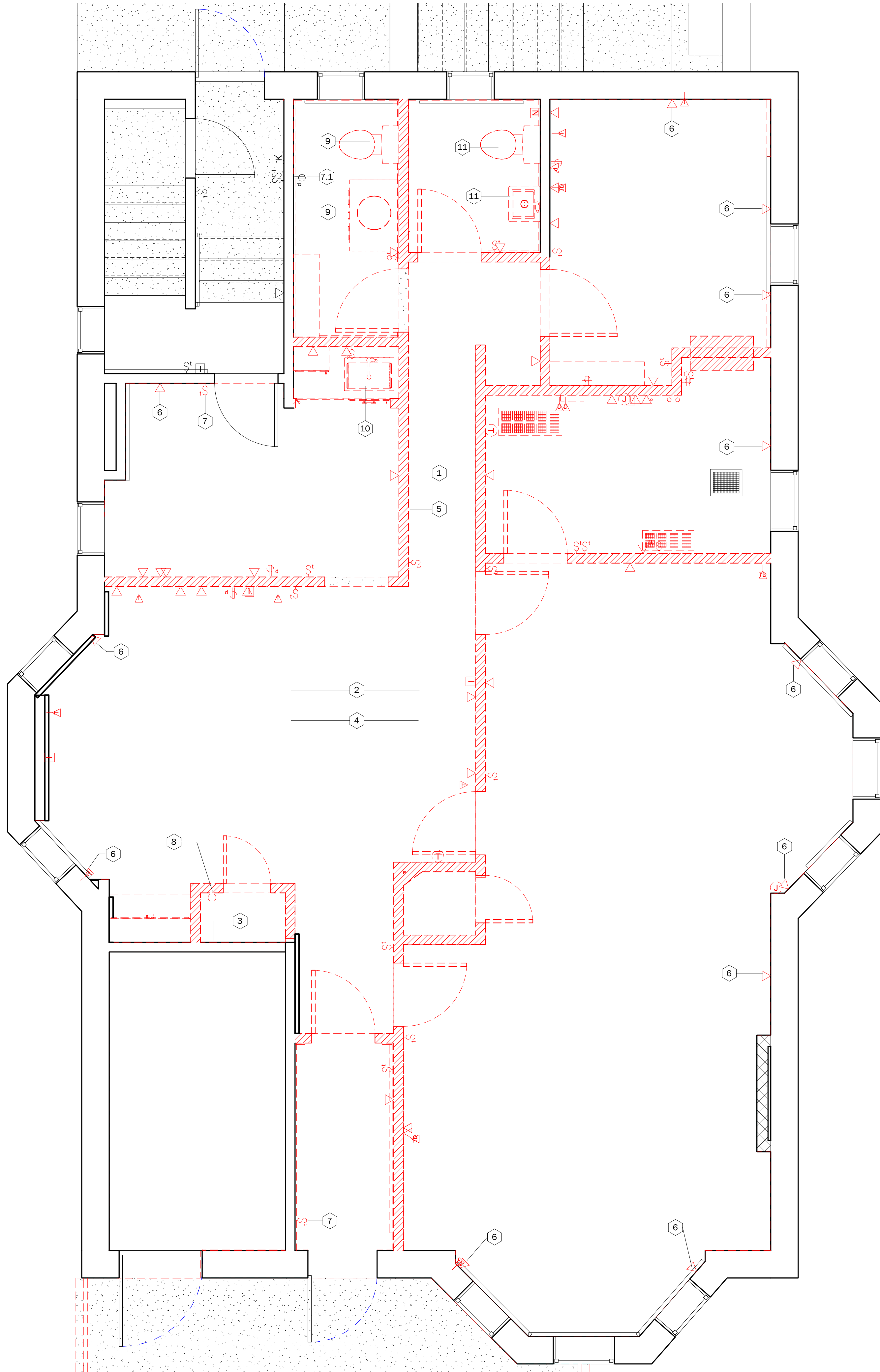
Construction Documents

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

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

ELEC. OUTLETS / ELEC. SUPPLY FIXTURES

PLAN	DESCRIPTION	PLAN	DESCRIPTION	PLAN	DESCRIPTION	ELEC. SWITCH SYMBOLS
	Convenience Outlet	—	13005 ALARM - PULL STATION		ALARM PANEL	
	QUAD RECEPTACLE		13006 ALARM WALL STROBE		BADGE READER	
	VOICE/DATA		16016 CEILING OCCUPANCY SENSOR		EMERGENCY LIGHT	
	VOICE		16017 WALL VACANCY SENSOR			
	DATA		SECURITY CAMERA		THERMOSTAT	
						
	ELECTRICAL PANEL		16009 MEDIA OUTLET	— — —	FLOOR CORE WITH TRENCH	
			16011 DEDICATED LG APPLIANCE OUTLET			

Plumbing Demolition Notes

1. SALVAGE ALL EXISTING SHUTOFF VALVES FOR SINKS AND TOILETS.
2. SALVAGE ALL VENT AND DRAIN PIPING TO EXISTING FIXTURES.
3. SALVAGE ALL TOILET DRAIN LINES.
4. 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 OUTLETS 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 REDISTRIBUTED 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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PROJECT NO: Project Number

EP-101

Electrical and Plumbing
Demolition Plan

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Construction Documents

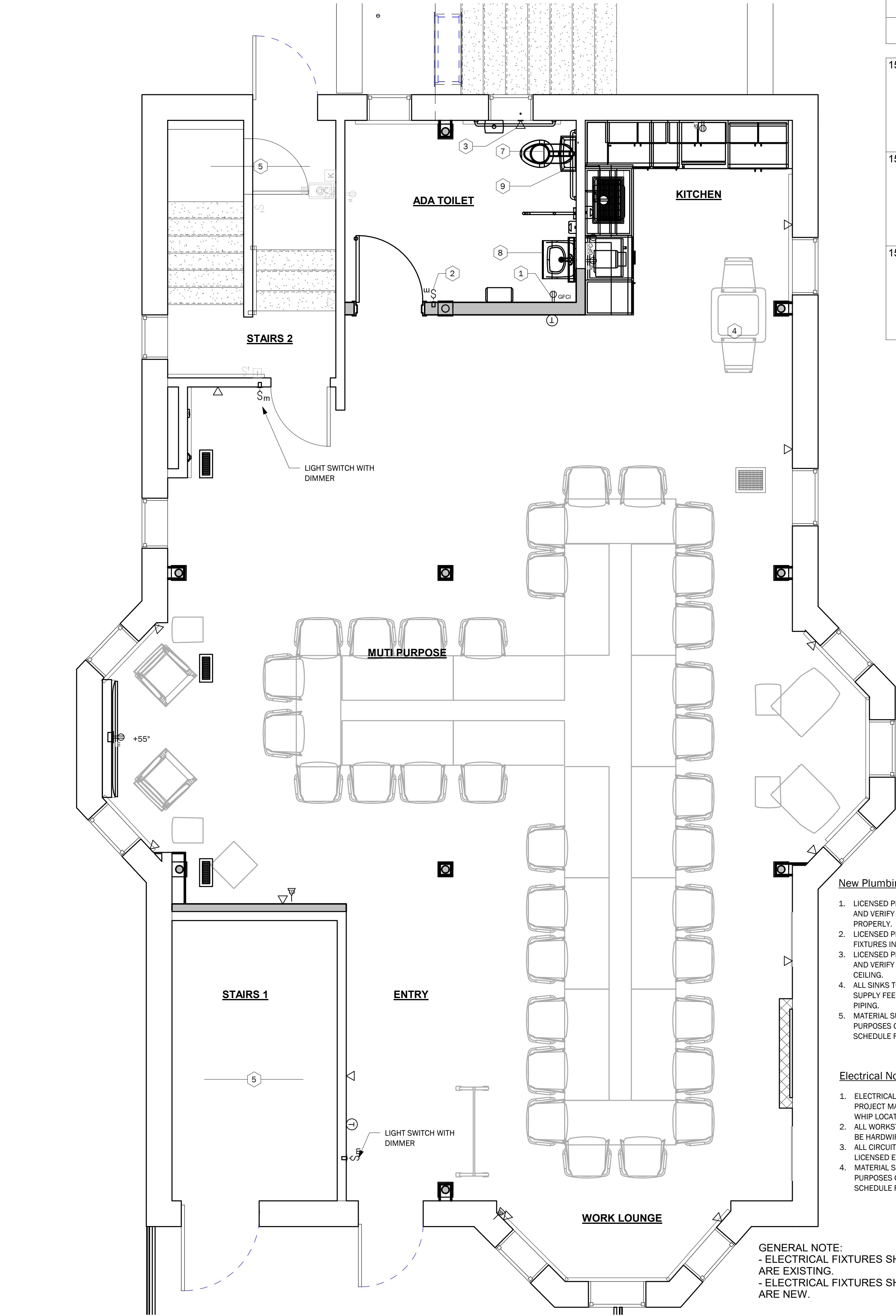
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PLAN
NORTH



1 New Construction - Electrical / Plumbing
Plan
3/8" = 1'-0"

DIV. 15 Plumbing Fixtures Schedule										
Product Code	Type	Count	Model	Water Usage (GPF)	Material	Color	Mounting Type	Type Image	Comments	
15008	Type I Toilet - Floor Mounted	1	Champion Pro Right Height Elongated Toilet Bowl: American Standard 31951.101.020 Bowl Tank: American Standard 42251.104.020 Tank Seat: American Standard 5325.010.020	1.28	Vitreous china	White	Work Plane Based		Install Techo Touchless Automatic Touchless Flush Kit with 8" Sensor Range, Adjustable Sensor Range and Flush time, and Automatic Motion Sensor	
15017	Type I Wall Mount Sink with faucet	1	Lucerne Wall-Hung Lavatory with Nextgen Selectronic Integrated Proximity Lavatory Faucet Sink: American Standard 0355.012.020 Sink, Faucet: American Standard 7755.305.002 Faucet with 775P.400.002 Deck Plate	1.5	Vitreous China	White	Wall Based		Provide automatic motion faucet with touchless sensor in Stainless Steel/Chrome Finish	
15027	Type IV Stainless Steel Sink with faucet	1	Elkay ELKECTSRAD25226TBG Sink, Faucet: Moen MOE7594EC Motion Sensor Faucet	1.5	Stainless Steel	Polished Satin	Work Plane Based		Provide automatic motion faucet with touchless sensor in Stainless Steel/Chrome Finish	

DIV. 16 Electrical Fixture Schedule											
Product Code	Image	File Name	Count	Type	Mounting Type	Material	Color	Voltage	Amps	Dimmer	Type Image
16004		TeleData Convenience Outlet	4 12	Convenience Outlet, Leviton CR20-W	Wall Based	Polycarbonate	White	125 V	20 A	No	
16005		GFI Outlet	2	GFI Outlet	Wall Based	Policarbonate	White	125 V	20 A	No	
16009		Media Outlet	1	Media Outlet	Wall Based	Plastic	White	Low	N/Inf	No	
16011		Dedicated LG Appliance Outlet	2	Dedicated LG Appliance Outlet	Wall Based	Thermoplastic	White	N/inf	N/inf	No	
16015		Occupancy Sensor	1	Occupancy Sensor	Wall Based	Plastic -White	White	120/277 V	N/Inf	No	
16015.1		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	Wall Based	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	

New Plumbing Notes

1. LICENSED PLUMBING CONTRACTOR TO INSPECT AND VERIFY ALL SHUTOFF VALVES OPERATE PROPERLY.
2. LICENSED PLUMBING CONTRACTOR TO TIE ALL NEW FIXTURES INTO EXISTING PLUMBING.
3. LICENSED PLUMBING CONTRACTOR TO INSPECT AND VERIFY ALL VENT PIPING MEET CODE ABOVE CEILING.
4. ALL SINKS TO INCLUDE NEW DRAIN PIPING AND SUPPLY FEEDS TO WALL TO MEET WITH EXISTING PIPING.
5. MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.

Electrical Notes

1. ELECTRICAL CONTRACTOR TO CONFIRM WITH PROJECT MANAGER ALL WORKSTATION POWER WHIP LOCATIONS.
2. ALL WORKSTATION POWER WHIPS AND DATA ARE TO BE HARDWIRED TO WALL.
3. ALL CIRCUIT CAPACITIES TO BE DETERMINED BY LICENSED ELECTRICAL CONTRACTOR.
4. MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.

GENERAL NOTE:
- ELECTRICAL FIXTURES SHOWN AS HALF TONE ON FLOOR PLAN ARE EXISTING.
- ELECTRICAL FIXTURES SHOWN AS FULL TONE ELECTRICAL FIXTURES ARE NEW.

4. Scope of Work Notes - Electrical

Note Number	Note Text
1	NEW ELECTRICAL POWER TO BE MOUNTED AT 45" A.F.F. IN ADA TOILET ROOM.
2	NEW ELECTRICAL LIGHT SWITCH TO BE MOUNTED AT 45" A.F.F. IN ADA TOILET ROOM.
3	INSTALL EMERGENCY PULL DOWN CORD DEVICE IN ADA TOILET ROOM. REFER TO ELEVATIONS FOR PLACEMENT OF DEVICE.
4	USE EXISTING CIRCUITS TO INSTALL NEW POWER OUTLETS.
5	ALL EXISTING ELECTRICAL TO REMAIN IN SPACE.

4. Scope of Work Notes - Plumbing

Note Number	Note Text
7	TIE NEW TOILET FIXTURE INTO EXISTING SUPPLY, DRAIN, AND VENT PIPING.
8	RE-ROUTE SINK FIXTURE PLUMBING. TIE INTO EXISTING PLUMBING WALL.
9	INSTALL TECO TOUCHLESS AUTOMATIC FLUSH KIT. KIT TO HAVE 8" SENSOR RANGE, ADJUSTABLE SENSOR RANGE AND FLUSH TIME, AND AUTOMATIC MOTION SENSOR TOILET FLUSH KIT.



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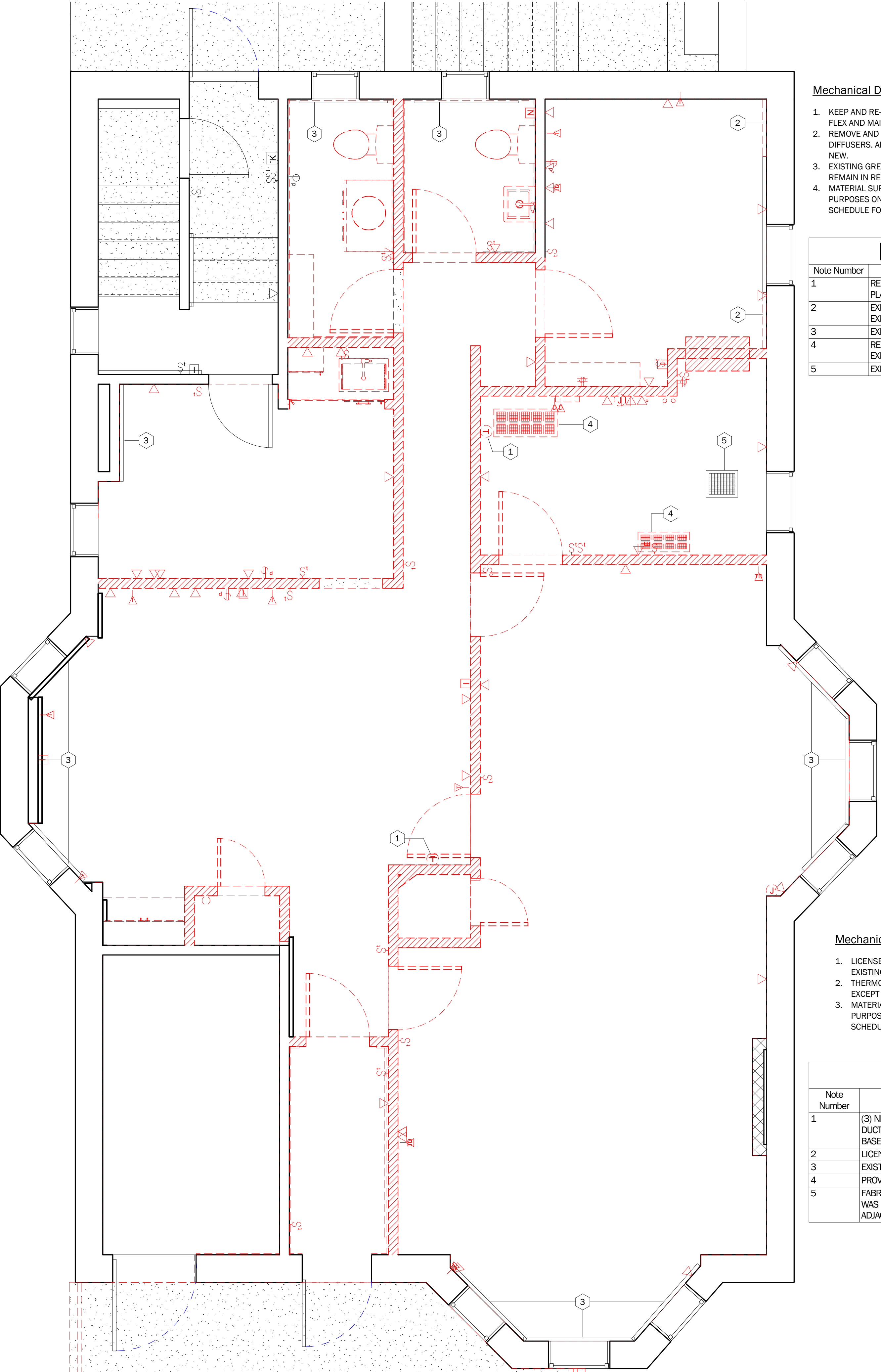
PROJECT NO: Project Number

EP-102

Electrical and Plumbing
New Construction Plan

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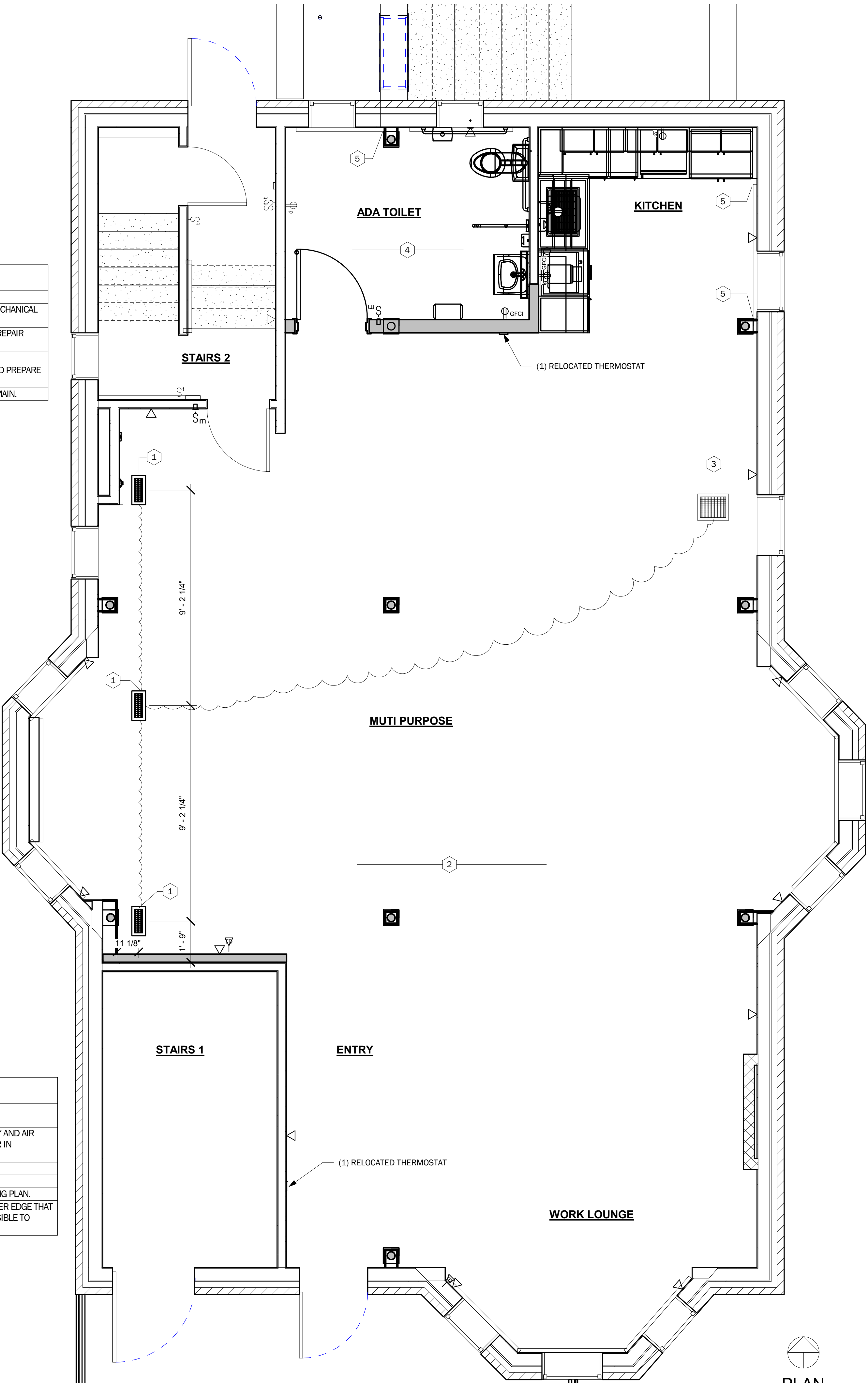
1 Demolition - Mechanical
3/8" = 1'-0"

- Mechanical Demo Notes**
1. KEEP AND RE-USE WHERE APPLICABLE ALL EXISTING FLEX AND MAIN DUCT RUNS.
 2. REMOVE AND PROPERLY DISPOSE OF ALL EXISTING DIFFUSERS. ALL DIFFUSERS TO BE REPLACED WITH NEW.
 3. EXISTING GREENHECK EXHAUST SYSTEMS TO REMAIN IN RESTROOMS.
 4. MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.

Mechanical Demo - Notes	
Note Number	Note Text
1	REMOVE EXISTING THERMOSTAT. SALVAGE FOR REUSE. REFER TO NEW MECHANICAL PLAN FOR NEW LOCATION.
2	EXISTING PORTION OF BASEBOARD HEATER TO BE REMOVED. PATCH AND REPAIR EXISTING PORTION OF BASEBOARD HEATER THAT WILL REMAIN.
3	EXISTING BASE HEATER TO REMAIN.
4	REMOVE EXISTING FLOOR REGISTER AND ASSOCIATED FIXTURES. PREP AND PREPARE EXISTING FLOORING FOR NEW FLOORING INSTALL.
5	EXISTING RETURN AIR REGISTER AND DUCTWORK TO AIR HANDLER TO REMAIN.

- Mechanical Notes**
1. LICENSED HVAC CONTRACTOR TO BALANCE EXISTING SYSTEM FOR COMFORT CONTROL.
 2. THERMOSTATS ARE EXISTING AND TO REMAIN EXCEPT AS NOTED.
 3. MATERIAL SURFACE PATTERNS ARE FOR GRAPHICAL PURPOSES ONLY. REFER TO APPROPRIATE SCHEDULE FOR PROPER INSTALLATION PATTERN.

Mechanical New - Notes	
Note Number	Note Text
1	(3) NEW 4" X 12" FLOOR REGISTERS TO BE INSTALLED. PROVIDE NEW SUPPLY AND AIR DUCTWORK. NEW SUPPLY AND AIR DUCTWORK FROM EXISTING AIR HANDLER IN BASEMENT.
2	LICENSED HVAC PROFESSIONAL TO VERIFY ALL DUCT SIZING AND LAYOUT.
3	EXISTING FLOOR REGISTER TO REMAIN.
4	PROVIDE NEW TOILET ROOM CEILING FAN UNIT. REFER TO ELECTRICAL CEILING PLAN.
5	FABRICATE ALUMINUM SHEET METAL MATERIAL TO CAP EXISTING BASE HEATER EDGE THAT WAS DEMOLISHED. COLOR MATCH SHEET METAL MATERIAL AS BEST AS POSSIBLE TO ADJACENT EXISTING BASE HEATER.



2 New Construction - Mechanical
3/8" = 1'-0"



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M-101

Mechanical Demolition
and New Construction
Plan

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DATE: 12/22/2020 12:19:16 PM	
SCALE: As indicated	

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 detail as possible.

IM APPLYING HERE AND AS WELL FOR BUILDING PERMIT ALONG WITH FIRE MARSHAL REVIEW APPLICATION

Proposed work:

Other: RENOVATION OF THE EXISTING OFFICE, RENOVATION OF FRONT PORCH

Current materials being repaired/replaced:

Materials/products being used in work:

NEW FINISHES

Please upload all supporting materials and photographs below.

[20201223_CCM_Construction Documents - Signed sealed.pdf](#)

Signatures

Signature of Applicant:



[Link to signature](#)

Name of Applicant:

MARCIN GEDEK

Date:

01/05/21

Signature of Property Owner:

A handwritten signature in black ink that reads "Martin Gek". The letters are cursive and somewhat stylized.

[Link to signature](#)

Name of Property Owner:

CCM

Date:

01/05/21



38-40

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**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 20th day of January 2021.