ATTACHMENT 7

5/5/1986

# TALCOTT PLAZA

OFFICE SET

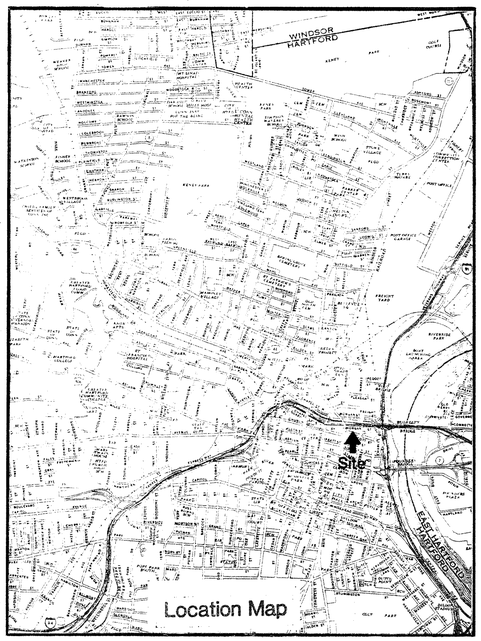
EXISTING WAREHOUSE BUILDING – 5 & 8 STORY PLUS BASEMENT & SUB-BASEMENT

PROPOSED (MIXED OCCUPANCY) BUILDING – PARKING GARAGE (S-2) UP TO 4TH FLOOR (ELEV. 94.0)
OFFICE (BUSINESS B) 5TH FLOOR THRU 8TH FLOOR

**SUPPRESSION SYSTEM** – DRY UP TO 4TH FLOOR
WET 5TH FLOOR TO 8TH FLOOR
STANDPIPE SYSTEM - 4 INCHES MIN. SIZE UP TO 4TH FLOOR
STANDPIPE SYSTEM - 6 INCHES MIN. SIZE UP TO 8TH FLOOR
SHUT OFF VALVES AND WATER FLOW DEVICE PROVIDED FOR EACH FLOOR
COMPLY WITH Sec. 1211.00 CODE

**ELEVATOR FOR FIRE DEPARTMENT USE** COMPLY WITH Sec. 431.8 CODE
(LOCATED AT COLUMN LINES M-10)

**PRESSURIZED STAIR ENCLOSURES** ALL STAIRS PRESSURIZED
EXCEPT FOR STAIR #3, COMPLY WITH Sec.618.9.3 CODE



Location Map

LIST OF DRAWING

| DEMOLITION | | ARCHITECTURAL |
|---|---|---|
| | L-1 | SITE PLAN |
| D-1 | A-1 | SUB-BASEMENT PLAN |
| D-2 | A-2 | ENTRANCE PLAN |
| D-3 | A-3 | FIRST FLOOR PLAN |
| D-4 | A-4 | SECOND FLOOR PLAN |
| D-5 | A-5 | THIRD FLOOR PLAN |
| D-6 | A-6 | FOURTH FLOOR PLAN & DOOR SCHEDULE |
| D-7 | A-7 | FIFTH FLOOR PLAN |
| D-8 | A-8 | 6th THRU 8th FLOOR PLAN |
| D-9 | A-9 | ELEVATIONS |
| D-10 | A-10 | ELEVATIONS |
| | A-11 | PLANS AT ENTRANCE |
| | A-12 | ELEVATIONS & DETAILS AT ENTRANCE |
| | A-13 | MISCELLANEOUS |
| | A-14 | STAIR #2 & ELEVATIONS |
| | A-15 | ~~CAR RAMP~~ OMITTED |
| D-11 | A-16 | ROOF PLAN |
| | A-17 | STAIR #1 |
| | A-18 | MISCELLANEOUS & MORGAN STREET ENTRANCE |
| | A-19 | SECTION THRU MAIN RAMP |
| | A-20 | SECTIONS RAMP E-7 & H.C. RAMP |
| | A-21 | SECTIONS & DETAILS |
| | A-22 | EXIT RAMP OUT OF SUB-BASEMENT & SECTIONS |
| | A-23 | CONNECTOR OVER TALCOTT STREET |
| | A-24 | ENTRANCE SECTIONS & DETAILS |
| | A-25 | SO. ELEV. & G.FOX ELEV. AT CONNECTOR |
| | S-1 | ENTRANCE & 1ST FLOOR FRAMING PLAN MAIN RAMP |
| | S-2 | 2ND 3RD & 4TH FLOOR FRAMING PLAN MAIN RAMP |
| | S-3 | SECTIONS & TYPICAL DETAILS & CONCRETE BEAM SCHEDULE |
| | S-4 | RAMP E-7 E-8 & SECTIONS |

PARKING

| | STANDARD SPACES | COMPACT SPACES | HANDICAPPED SPACES | TOTAL SPACES |
|---|---|---|---|---|
| SUB-BASEMENT | 41 | 13 | 0 | 54 |
| ENTRANCE | 40 | 37 | 7 | 84 |
| FIRST | 80 | 33 | 4 | 117 |
| SECOND | 86 | 36 | 4 | 126 |
| THIRD | 95 | 36 | 0 | 131 |
| FOURTH | 99 | 36 | 0 | 135 |
| TOTAL | 441 | 192 | 15 | 647 |

USE & OCCUPANCY

| | SQUARE FOOTAGE | USE (MIXED OCCUPANCY) | OCCUPANCY |
|---|---|---|---|
| SUB-BASEMENT | 55,900 | S-2 PARKING/ STOR. | 280 |
| ENTRANCE | 63,600 | S-2 PARKING | 318 |
| FIRST FLOOR | 67,400 | S-2 PARKING | 334 |
| SECOND FLOOR | 69,200 | S-2 PARKING | 341 |
| THIRD FLOOR | 70,200 | S-2 PARKING | 351 |
| FOURTH FLOOR | 70,200 | S-2 PARKING | 351 |
| FIFTH FLOOR | 29,500 | B-BUSINESS | 295 |
| SIXTH FLOOR | 29,500 | B-BUSINESS | 295 |
| SEVENTH FLOOR | 29,500 | B-BUSINESS | [illegible] |
| EIGHTH FLOOR | 29,500 | B-BUSINESS | 295 |


**OWNERS** MAURICE KENNY & SIMON KONOVER
1 GOLD STREET
HARTFORD, CT. 06103

**ARCHITECT** THOMAS MUNROE NICHOLS, A.I.A. & ASSOCIATES, P.A.
1113 NORTH HUNTER STREET
BALTIMORE, MD. 21202

**ENGINEER** HALLISEY ENGINEERING ASSOCIATES
1137 SILAS DEANE HIGHWAY
WETHERSFIELD, CT. 06109


DEPT. OF LICENSES & INSPECTIONS CITY OF HARTFORD APPROVED 5/5 1986 By

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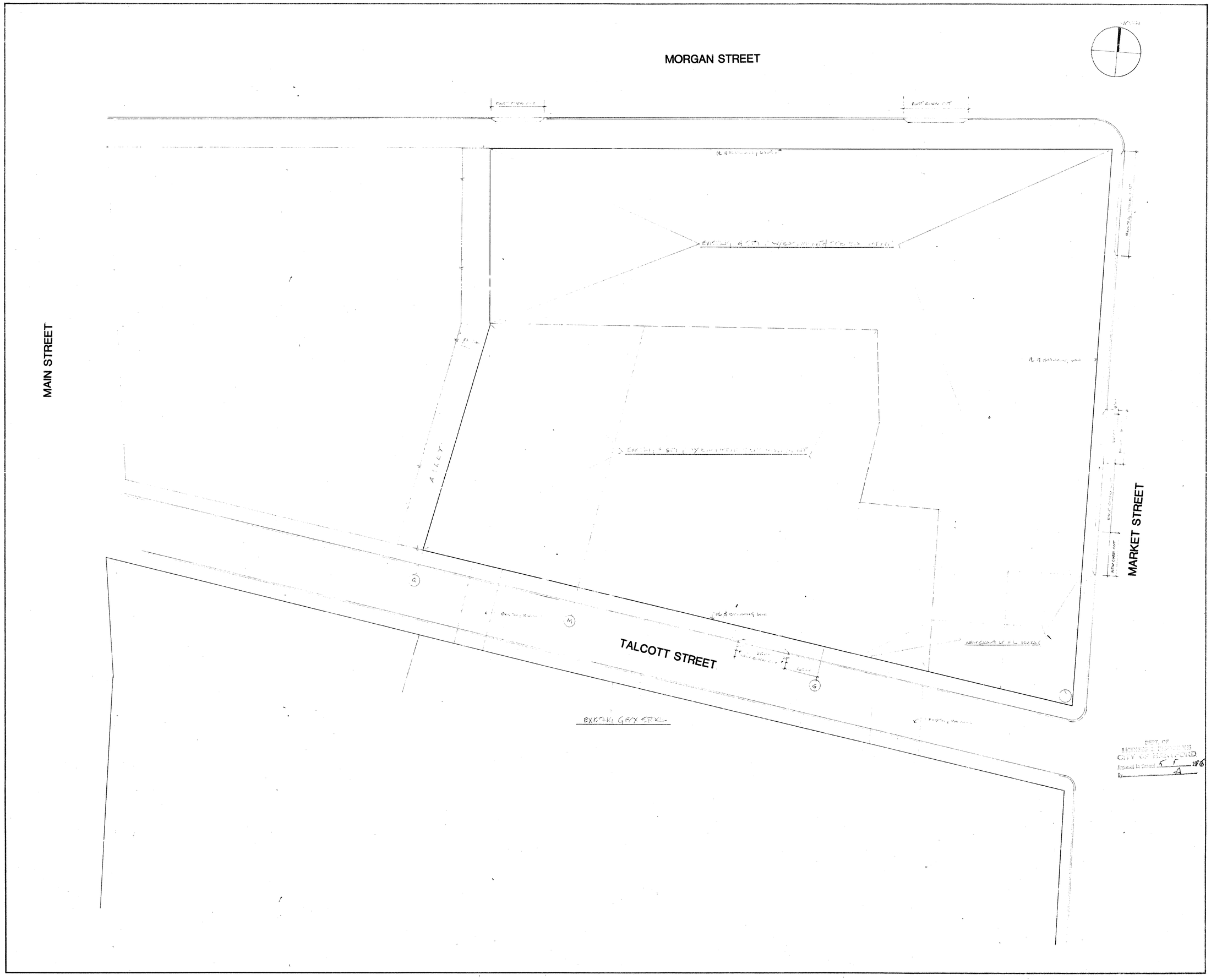
APR 23 1986
THOMAS MUNROE NICHOLS, A.I.A & ASSOCIATES, P.A.




| Revisions | | |
|---|---|---|
| No. | Description | Date |
| | | |
| | | |
| | | |

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 7/31/85 | OWNER | FOR BID |
| 9/24/85 | SIGON | FOR PERMIT (DEPT 123) FOR FIRE MARSHAL (2) |
| 10/1/85 | SIGON | 1 SET FOR FIRE |
| | SIGON | 2 SETS FOR USE |
| 4/8/86 | SIGON | 1 SET |
| | CITY | 1 SET |

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Sheet Title

SITE PLAN

Project

**TALCOTT PLAZA**

**TALCOTT & MARKET STREETS HARTFORD, CT**

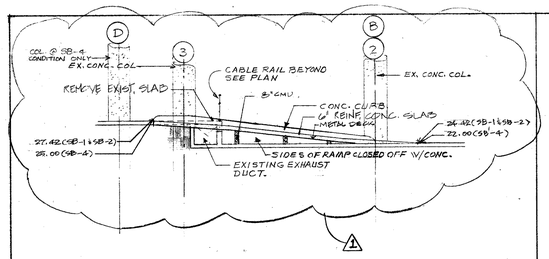

Thomas Munroe Nichols A.I.A. & Associates, P.A.

Architects • Space Planners

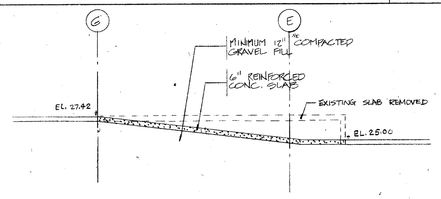
1111 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0016

140 Woodland Street / Hartford, Conn. 06105 / 203-241-1573

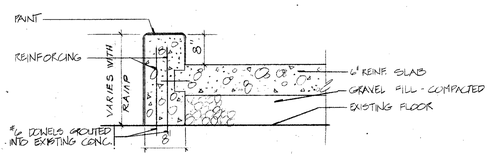

| Date | Sheet |
|---|---|
| Job No. | L-1 |
| Drawn 1/16"=1'-0" | |
| Checked | |
| Binding Order | |



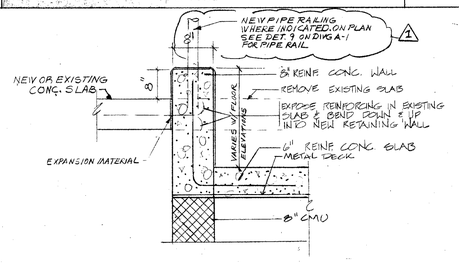

1 SECTION AT RAMP SB-1, SB-2 & SB-4 1/8":1'-0"



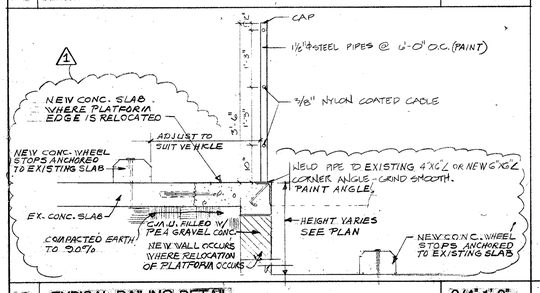

2 SECTION AT RAMP SB-3 1/8":1'-0"



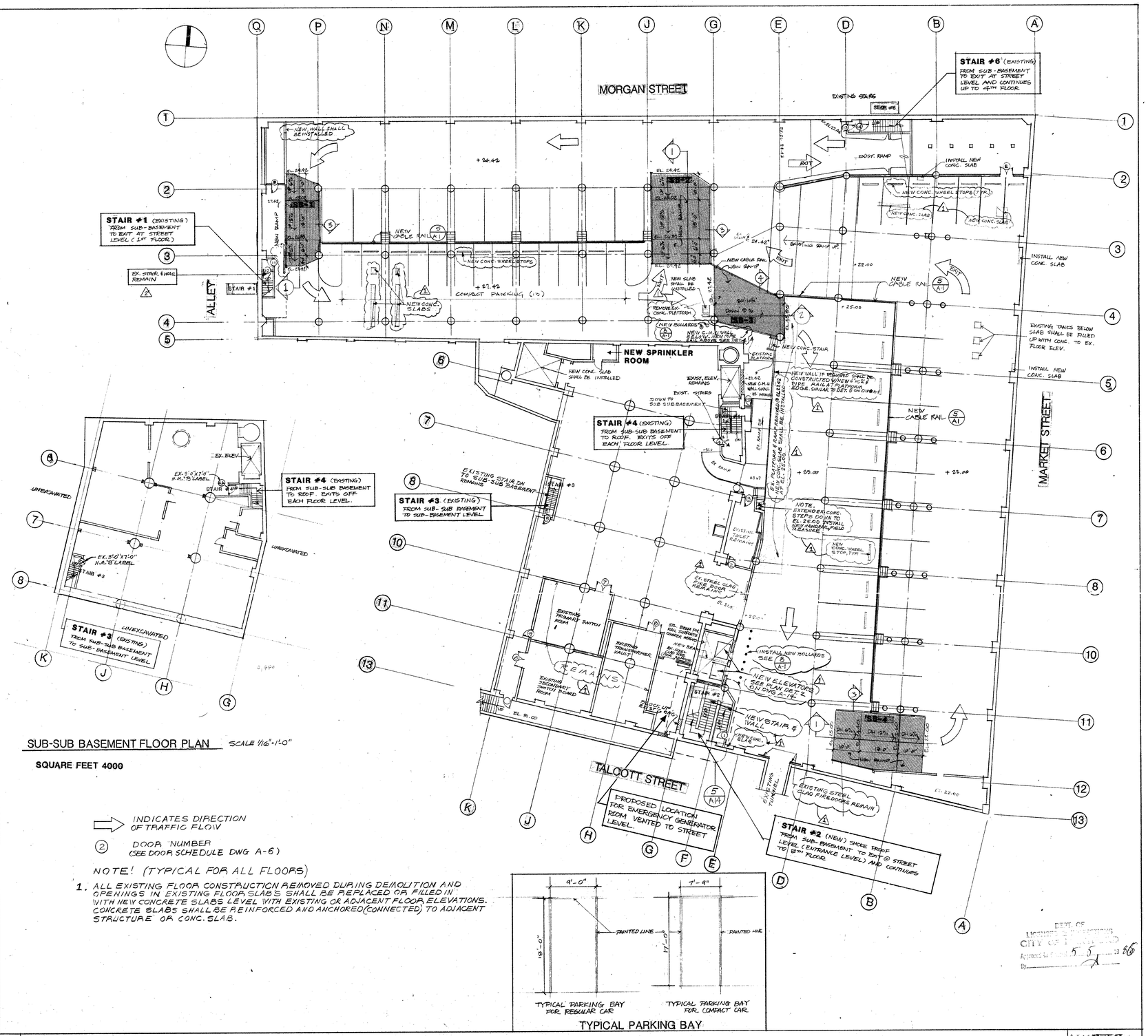

3 TYPICAL CURB DETAIL (FILL) 1":1'-0"




4 TYPICAL CURB DETAIL (CUT) 1":1'-0"




5 TYPICAL RAILING DETAIL 3/4":1'-0"




SUB-SUB BASEMENT FLOOR PLAN SCALE 1/16"=1'-0"

SQUARE FEET 4000

INDICATES DIRECTION OF TRAFFIC FLOW

(2) DOOR NUMBER (SEE DOOR SCHEDULE DWG A-6)

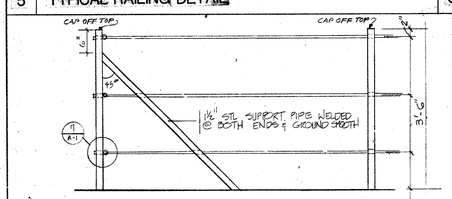
NOTE! (TYPICAL FOR ALL FLOORS)

1. ALL EXISTING FLOOR CONSTRUCTION REMOVED DURING DEMOLITION AND OPENINGS IN EXISTING FLOOR SLAB'S SHALL BE REPLACED OR FILLED IN WITH NEW CONCRETE SLABS LEVEL WITH EXISTING OR ADJACENT FLOOR ELEVATIONS. CONCRETE SLABS SHALL BE REINFORCED AND ANCHORED (CONNECTED) TO ADJACENT STRUCTURE OR CONC. SLAB.

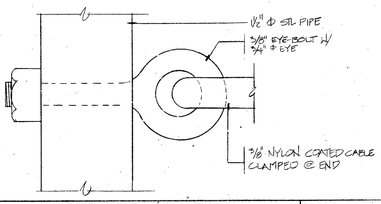



TYPICAL PARKING BAY

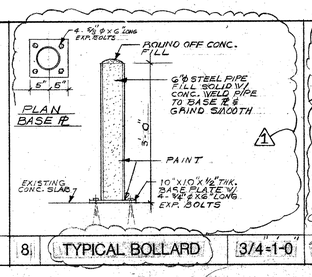
8. SUB-BASEMENT FLOOR PLAN 1/16":1'-0"



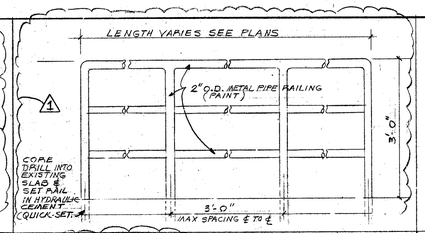

6 TYPICAL RAIL END ELEVATION 3/4":1'-0"




7 CABLE CONNECTION DETAIL FULL




8 TYPICAL BOLLARD 3/4"=1'-0"




9 TYPICAL RAILING 3/4"=1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | REVIEW CHANGES AND CLARIFICATION OF CONDITIONS | 1-3-85 |
| 2 | REMOVAL OF STAIR #1 & WALLS. | 8-27-85 |
| 3 | STAIR #1 REMAINS | 9-11-85 |

## DOOR KEY

A – (STAIR # 1) 3'-0" 3'x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & latch set

B – (STAIR #2) 3-6"x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & latch set

C – (EXITING DOORS) 3'x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & dead bolt

D – (LOBBY DOORS) 3'x7'x1 3/4" Pair of Glass Doors w/ closer & dead bolt

E – EXISTING DOORS

## ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 2-1-85 | " | PROGRESS |
| 4-25-85 | " | PROGRESS |
| 5/2/85 | " | PROGRESS |
| 8/8/85 | OWNER | FOR PROGRESS |
| 7/29/85 | OWNER | FOR BID |
| 8/26/85 | " | FOR REVIEW |
| 9/16/85 | BUILDING INSPECTION | FOR PRICING |
| 9/26/85 | GIKON | FOR PERMIT (BOSS CO.) FOR FIRE MARSHAL (1) |
| " | 24x48.24 | FOR FOR USE |
| 10/11/85 | GIKON | 1 SET. - FOR PERMIT |
| | SIGAN | 3 SETS - FOR BID |
| 11/8/85 | GIKON SETT. | 1 SET |
| | | 1 SET |

## EGRESS CAPACITY

STAIR #1, STAIR #2 & STAIR #6

| | | |
|---|---|---|
| #1 STAIRWAY | 1.5 UNITS | 30 CAPACITY |
| #2 STAIRWAY | 2.5 UNITS | 150 CAPACITY |
| #6 STAIRWAY | 2.5 UNITS | 150 CAPACITY |
| TOTAL | 6.5 UNITS | 330 CAPACITY |
| DOORS STAIR-1 | 1.5 UNITS | 150 CAPACITY |
| DOOR STAIR-2 | 1.5 UNITS | 150 CAPACITY |
| DOORS STAIR-6 | 1.5 UNITS | 150 CAPACITY |
| TOTAL | 4.5 UNITS | 450 CAPACITY |

## GENERAL INFORMATION

| | |
|---|---|
| FLOOR | SUB BASEMENT |
| USE | S-2 PARKING - MIXED OCCUPANCY |
| CONST. CLASS. | 1 B |
| SQUARE FEET | 65,900 # |
| OCCUPANCY | 280 CAPACITY |

## PARKING

| | |
|---|---|
| REGULAR | 41 |
| COMPACT | 13 |
| HANDICAPPED | 0 |
| TOTAL | 54 |

PRINTED

APR 23 1986

THOMAS MUNROE NICHOLS A.I.A.

Sheet Title & ASSOCIATES, P.A.

SUB-BASEMENT FLOOR PLAN

DEPT. OF LICENSES & INSPECTIONS CITY OF HARTFORD APPROVED MAR 5 1986 By

Project

# TALCOTT PLAZA

TALCOTT & MARKET STREETS HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.

Architects · Space Planners

1119 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0095

140 Woodland Street / Hartford, Conn. 06105 / 203-241-1573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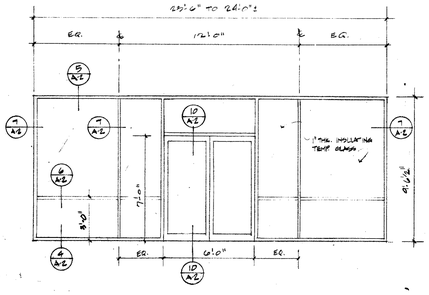
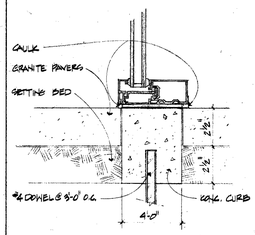
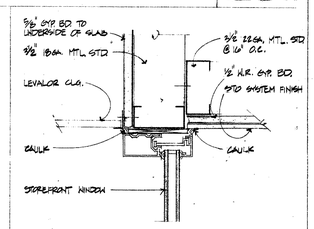
|---|---|
| Date 2-6-85 | Sheet |
| Job No. | A-1 |
| Drawn | |
| Checked | |
| Binding Order | |



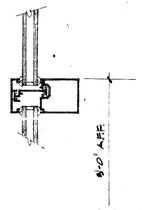
3 GLASS DOOR ELEVATION 1/4":1'-0"



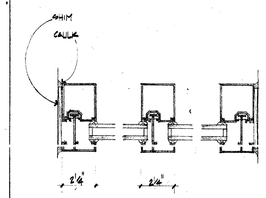
4 SILL 3":1'-0"



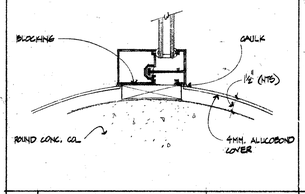
5 HEAD 3":1'-0"



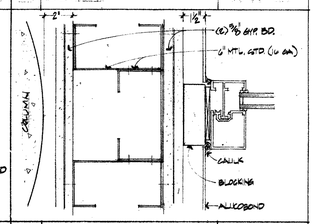
6 DETAIL 3":1'-0"



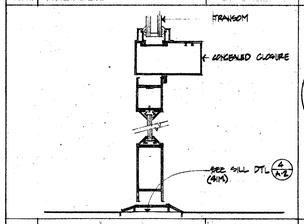
7 DETAIL 3":1'-0"



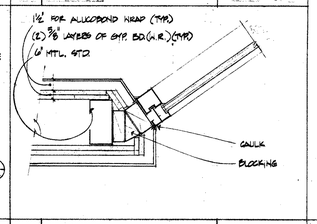
8 DETAIL 3":1'-0"



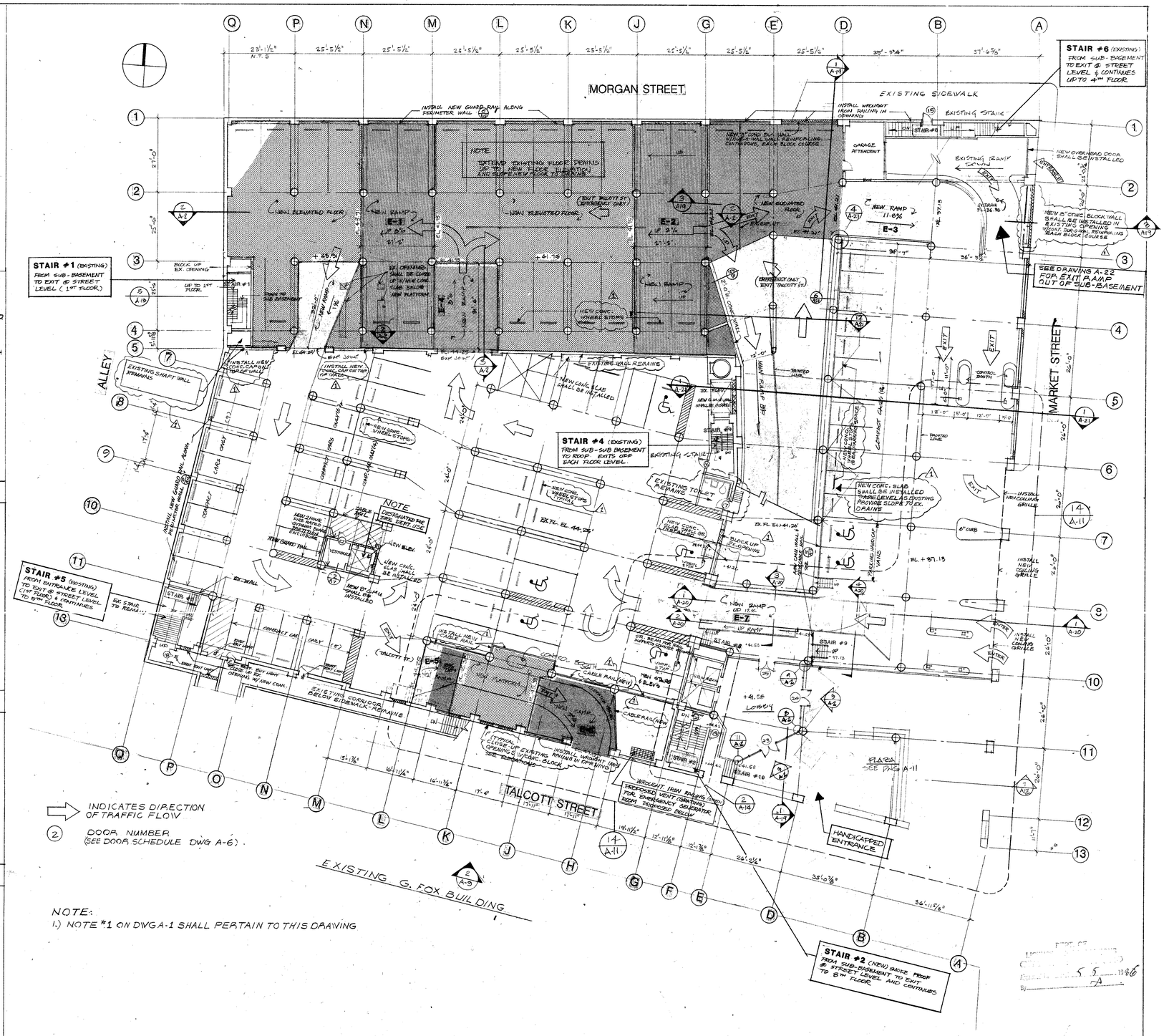
9 DETAIL 3":1'-0"



10 DETAIL 3":1'-0"

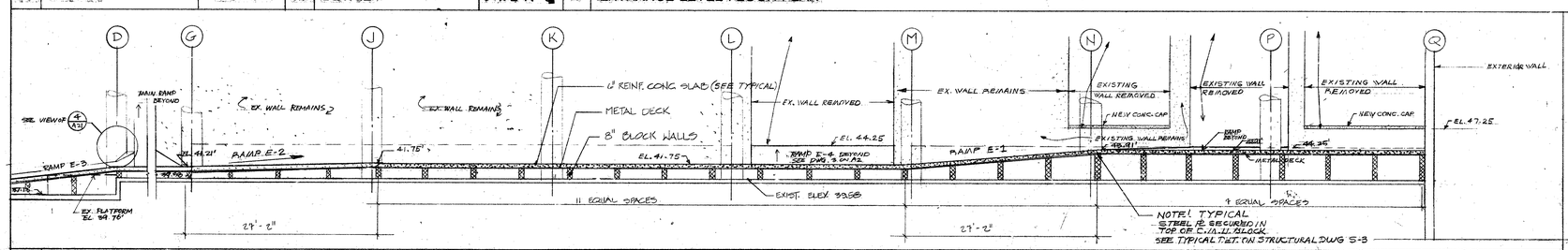


11 DETAIL 1 1/2":1'-0"

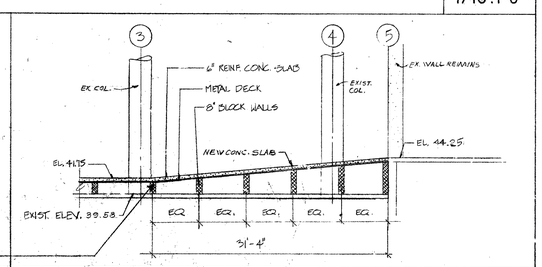



NOTE:
1.) NOTE #1 ON DWG A-1 SHALL PERTAIN TO THIS DRAWING

1 ENTRANCE LEVEL FLOOR PLAN 1/16":1'-0"




2 SECTION AT RAMPS E-1 AND E-2 AND ADJACENT PLATFORMS 1/8":1'-0"




3 SECTION AT RAMP E-4 1/8":1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | REVIEW CHANGES AND CLARIFICATION OF CONDITIONS | 1-4-85 |
| 2 | REMOVAL OF STAIR & WALLS | 8-27-85 |
| 3 | STAIR #1 REMAINS | 9-11-86 |

## DOOR KEY

A – (STAIR # 1) 3'-0" 3'x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & latch set

B – (STAIR #2) 3-6"x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & latch set

C – (EXITING DOORS) 3'x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & dead bolt

D – (LOBBY DOORS) 3'x7'x1 3/4" Pair of Glass Doors w/ closer & dead bolt

E – EXISTING DOORS

## ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 2-1-85 | | PRELIMINARY |
| 2-25-85 | | PROGRESS |
| 3/2/85 | | PROGRESS |
| 5-8-85 | OWNER | FOR PROGRESS |
| 7/24/85 | OWNER | FOR BID |
| 8/1/85 | OWNER | FOR REVIEW |
| 8/28/85 | " | FOR REVIEW |
| 9/6/85 | BIDDERS PARTICIPANTS | FOR PRICING |
| 11/14/85 | OWNER | REQUEST |
| 8/19/86 | SIGN | FOR PERMIT DEPT (2) FOR FIRE MARSHAL |
| 10/1/86 | OWNER SIGN | FILE & PROCEED & DEPT. MARSHAL |
| 4/8/86 | SIGN CITY | SET CITY |

## EGRESS CAPACITY

STAIR #2, STAIR #5 & STAIR #6

#2 STAIRWAY 2.5 UNITS 150 CAPACITY
#5 STAIRWAY 3 UNITS 210 CAPACITY
TOTAL 6.5 UNITS 360 CAPACITY

DOOR STAIR #2 1.5 UNITS 150 CAPACITY
DOOR STAIR #5 2.5 UNITS 250 CAPACITY
TOTAL 4.0 400 CAPACITY

## GENERAL INFORMATION

| | |
|---|---|
| FLOOR | SUB-BASEMENT & S-2 PARKING |
| USE | MIXED OCCUPANCY |
| CONST. CLASS. | 1 B |
| SQUARE FEET | 40,600 |
| OCCUPANCY | 318 CAPACITY |

## PARKING

| | |
|---|---|
| REGULAR | 40 |
| COMPACT | 37 |
| HANDICAPPED | 7 |
| TOTAL | 84 |

Sheet Title: ENTRANCE LEVEL FLOOR PLAN

Project: TALCOTT PLAZA
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects • Space Planners
119 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0010
140 Woodland Street / Hartford, Conn. 06105 / 203-241-1975


| | |
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| Date 2-6-85 | Sheet A-2 |
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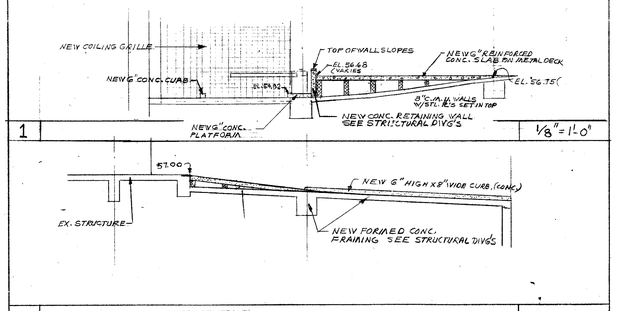
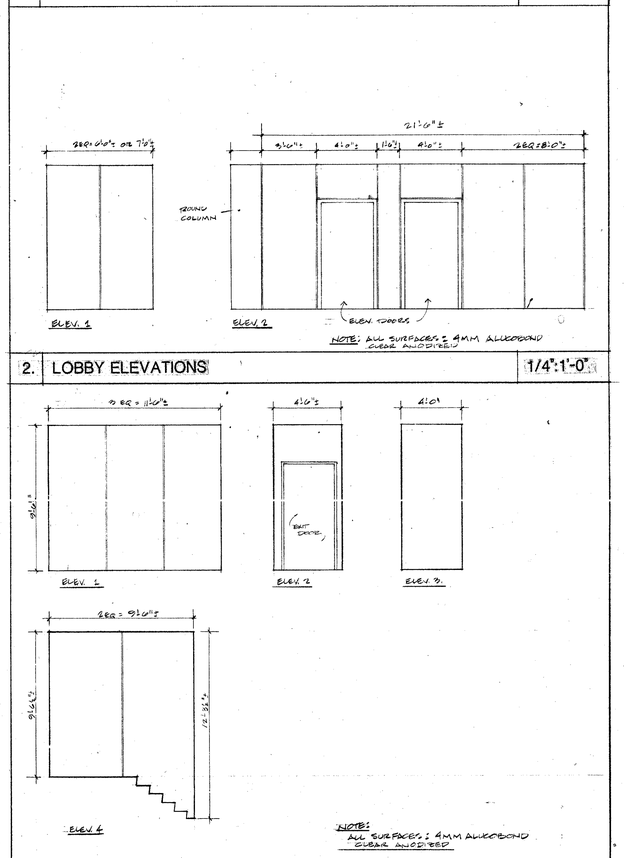
| Checked | |
| Binding Order | |



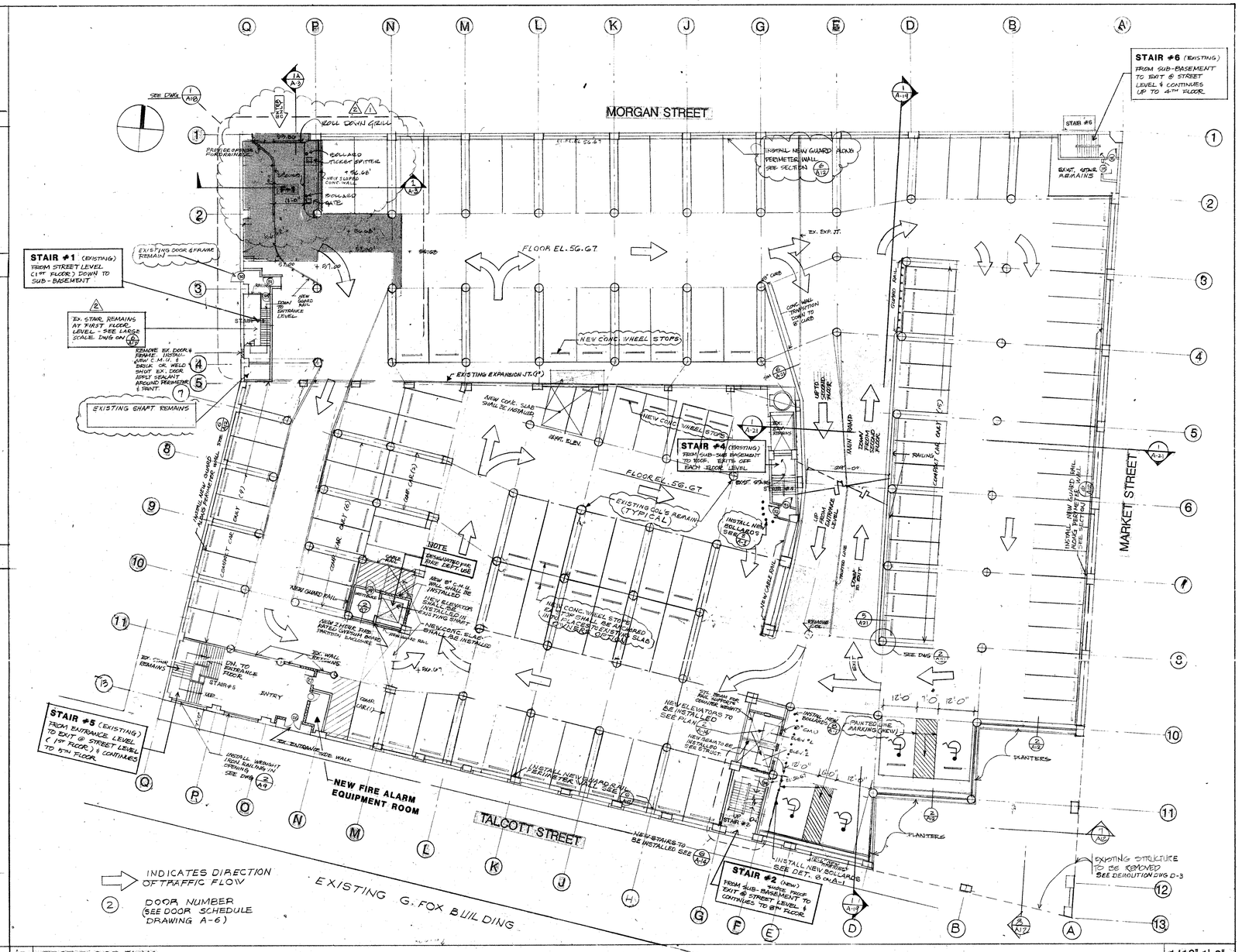

1 — 1/8" = 1'-0"

1A SECTION THRU RAMP F-1 — 1/8":1'-0"

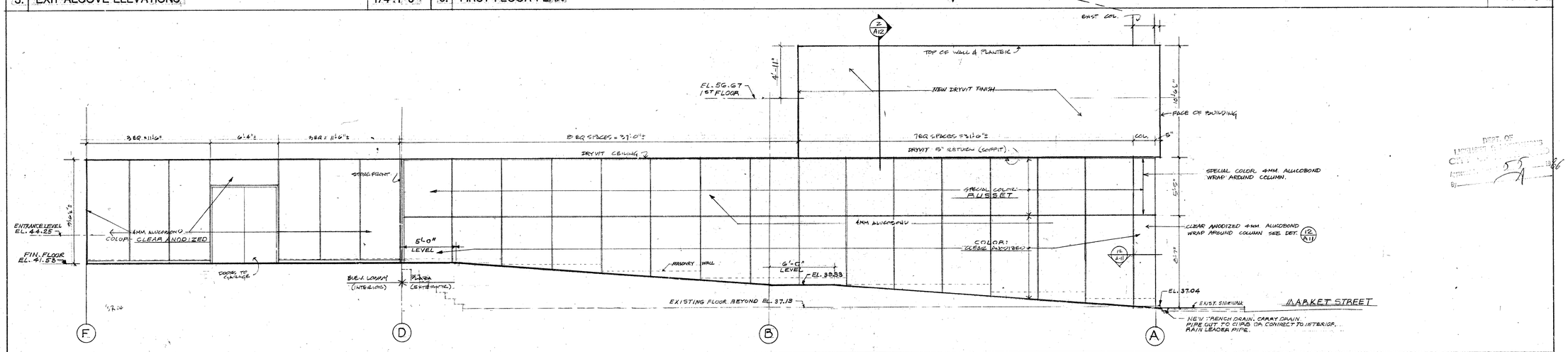



2. LOBBY ELEVATIONS — 1/4":1'-0"

3. EXIT ALCOVE ELEVATIONS — 1/4":1'-0"




5. FIRST FLOOR PLAN — 1/16":1'-0"




4. ELEVATIONS AT PLAZA LEVEL — 1/4":1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | REVISE MORGAN STREET ENTRANCE | 5-21-85 |
| 2 | REMOVAL OF STAIR AND WALL | 5-27-85 |

## DOOR KEY

A – (STAIR # 1) 3'-0" 3'x7'x1 3/4"
B LABEL 1 1/2 Hr. w/ closer & latch set

B – (STAIR #2) 3-6"x7'x1 3/4"
B LABEL 1 1/2 Hr. w/ closer & latch set

C – (EXITING DOORS) 3'x7'x1 3/4"
B LABEL 1 1/2 Hr. w/ closer & dead bolt

D – (LOBBY DOORS) 3'x7'x1 3/4"
Pair of Glass Doors w/ closer & dead bolt

E – EXISTING DOORS

## ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 2-1-85 | | PROGRESS |
| 4-25-85 | | PROGRESS |
| 5/2/85 | | PROGRESS |
| 8-6-85 | OWNER | FOR PROGRESS |
| 3/24/86 | OWNER | FOR BID |
| 8/19/86 | OWNER | FOR REVIEW |
| 8/26/86 | " | " |
| | | FOR PRICING. |
| 9/6/86 | Ed Long Parking | |
| 9/11/86 | | Dryvit |
| 9/29/86 | SIGN | FOR PERMIT DEPT. (2) FOR FIRE MARSHAL (1) |
| 10/16/86 | OWNER | 1 SET 2 SETS |
| 10/20/86 | SIGN CITY | 1 SET 1 SET |

## EGRESS CAPACITY

STAIR #1, STAIR #2, STAIR #5 & 6
#1 STAIR FLOOR DIRECT TO EXTERIOR
#2 STAIRWAY 2.5 UNITS 150 CAPACITY
#5 STAIRWAY 3.5 UNITS 210 CAPACITY
#6 STAIRWAY 2.0 UNITS 120 CAPACITY
TOTAL 8.0 UNITS 480 CAPACITY
DOOR STAIR-1, 1.5 UNITS 150 CAPACITY
DOOR STAIR-2, 1.5 UNITS 150 CAPACITY
DOOR STAIR-5, 1.5 UNITS 150 CAPACITY
DOOR STAIR-6, 1.5 UNITS 150 CAPACITY
TOTAL 6.0 600 CAPACITY

## GENERAL INFORMATION

| | |
|---|---|
| FLOOR | FIRST |
| USE | S-2 PARKING MIXED OCCUPANCY |
| CONST. CLASS. | 1 B |
| SQUARE FEET | 67400# |
| OCCUPANCY | 334 CAPACITY |

## PARKING

| | |
|---|---|
| REGULAR | 80 |
| COMPACT | 33 |
| HANDICAPPED | 4 |
| TOTAL | 117 |

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Sheet Title ASSOCIATES, P.A.
FIRST FLOOR PLAN

Project
**TALCOTT PLAZA**
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects • Space Planners
1111 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0096
140 Woodland Street / Hartford, Conn. 06105 / 203-241-1573


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|---|---|
| Date 2-6-85 | Sheet |
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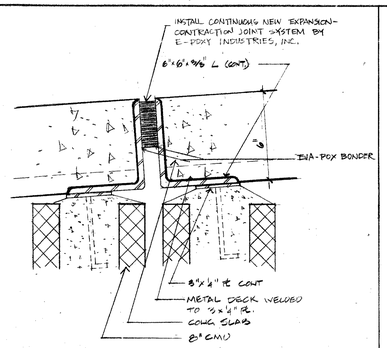
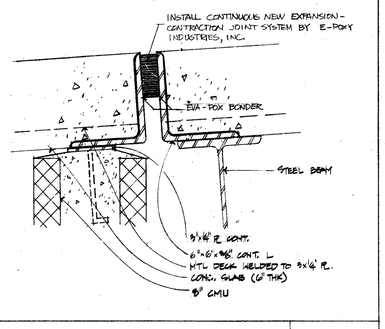
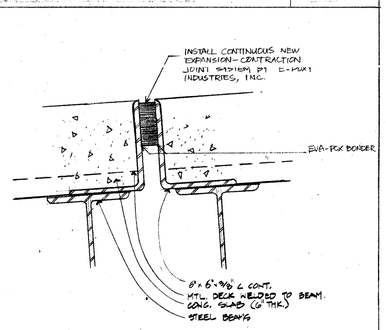
| Checked | |
| Binding Order | |



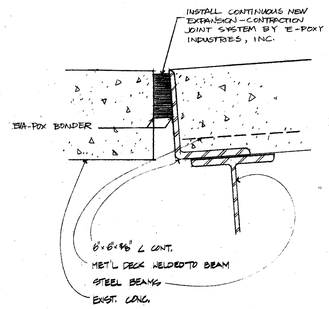

2 EXPANSION JOINT DETAIL 3":1'-0"



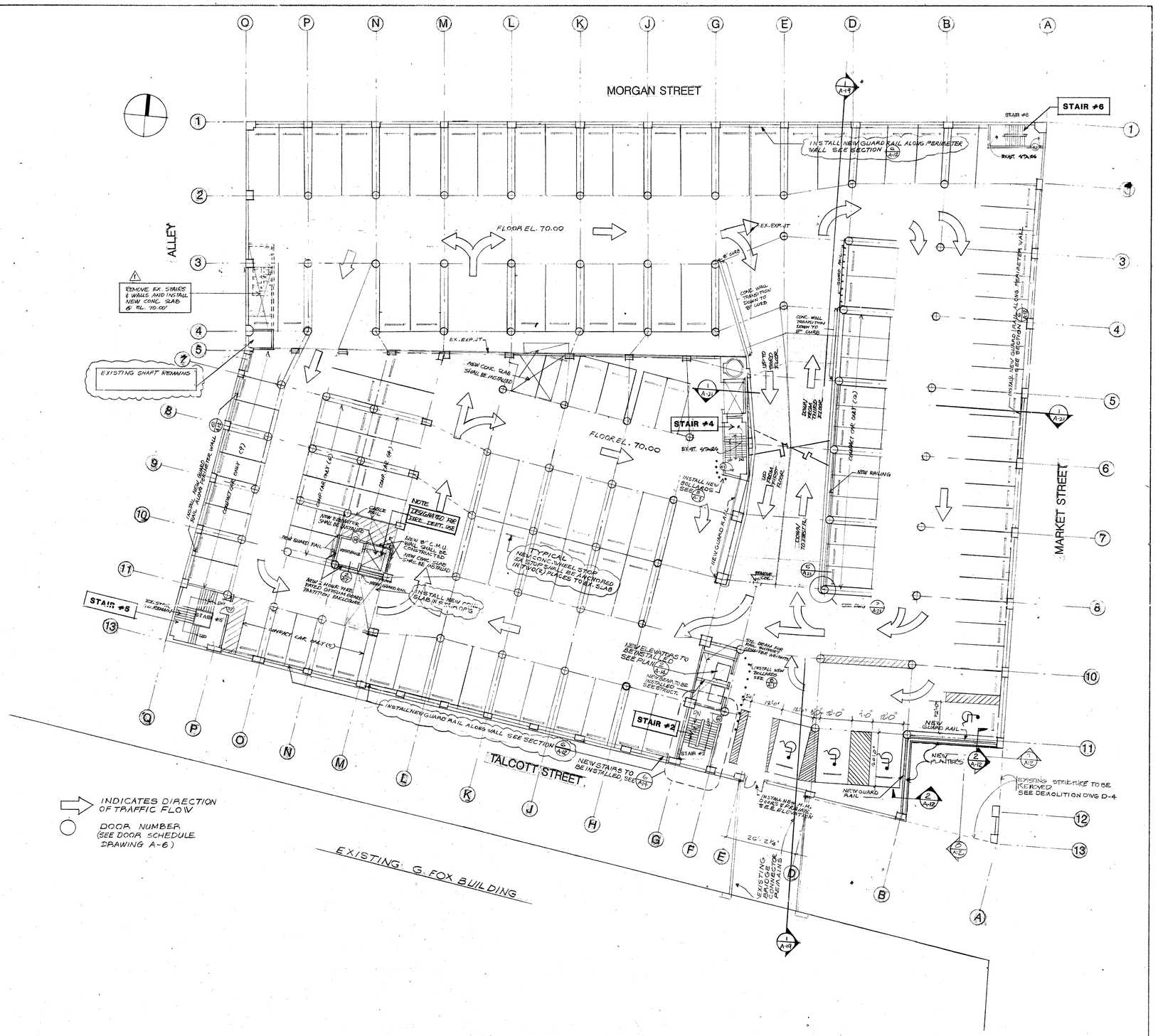

3 EXPANSION JOINT DETAIL 3":1'-0"




4 EXPANSION JOINT DETAIL 3":1'-0"




5 EXPANSION JOINT DETAIL 3":1'-0"




1 SECOND FLOOR PLAN 1/16":1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | REMOVAL OF STAIR AND WALLS | 8-27-85 |

## DOOR KEY

A – (STAIR # 1) 3'-0" 3'x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & latch set

B – (STAIR #2) 3-6"x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & latch set

C – (EXITING DOORS) 3'x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & dead bolt

D – (LOBBY DOORS) 3'x7'x1 3/4" Pair of Glass Doors w/ closer & dead bolt

E – EXISTING DOORS

## ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 2-1-85 | | PROGRESS |
| 2-25-85 | | PROGRESS |
| 5/2/85 | | PROGRESS |
| 5/15/85 | | PROGRESS |
| 6/6/85 | OWNER | FOR PROGRESS |
| 6/24/85 | OWNER | FOR BID |
| 8/7/85 | OWNER | FOR REVIEW |
| 8/28/85 | " | " |
| 9/16/85 | Edwin Parking | FOR PRICING |
| 9/24/85 | SIMON | FOR DIRECT DEPT (2) FOR FIRE MARSHAL (1) |
| 11/11/85 | SIMON | 1 SET: FOR PROGRESS 2 SETS: FOR USE |
| 1/8/86 | SIMON | 1 SET |

## EGRESS CAPACITY

STAIR #2, STAIR #5, STAIR #6

| | | |
|---|---|---|
| #2 STAIRWAY | 2.5 UNITS | 150 CAPACITY |
| #5 STAIRWAY | 3.5 UNITS | 210 CAPACITY |
| #6 STAIRWAY | 2.0 UNITS | 120 CAPACITY |
| TOTAL | 8.0 UNITS | 480 CAPACITY |
| DOOR, STAIR-2 | 1.5 UNITS | 150 CAPACITY |
| DOOR, STAIR-5 | 3.0 UNITS | 300 CAPACITY |
| DOOR, STAIR 6 | 1.5 UNITS | 150 CAPACITY |
| TOTAL | 6.0 UNITS | 600 CAPACITY |

## GENERAL INFORMATION

| | |
|---|---|
| FLOOR | SECOND |
| USE | 52 PARKING MIXED OCCUPANCY |
| CONST. CLASS. | 1 B |
| SQUARE FEET | 68,200 |
| OCCUPANCY | 341 CAPACITY |

## PARKING

| | |
|---|---|
| REGULAR | 86 |
| COMPACT | 36 |
| HANDICAPPED | 4 |
| TOTAL | 126 |

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Sheet Title ASSOCIATES, P.A.

SECOND FLOOR PLAN

Project
**TALCOTT PLAZA**
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
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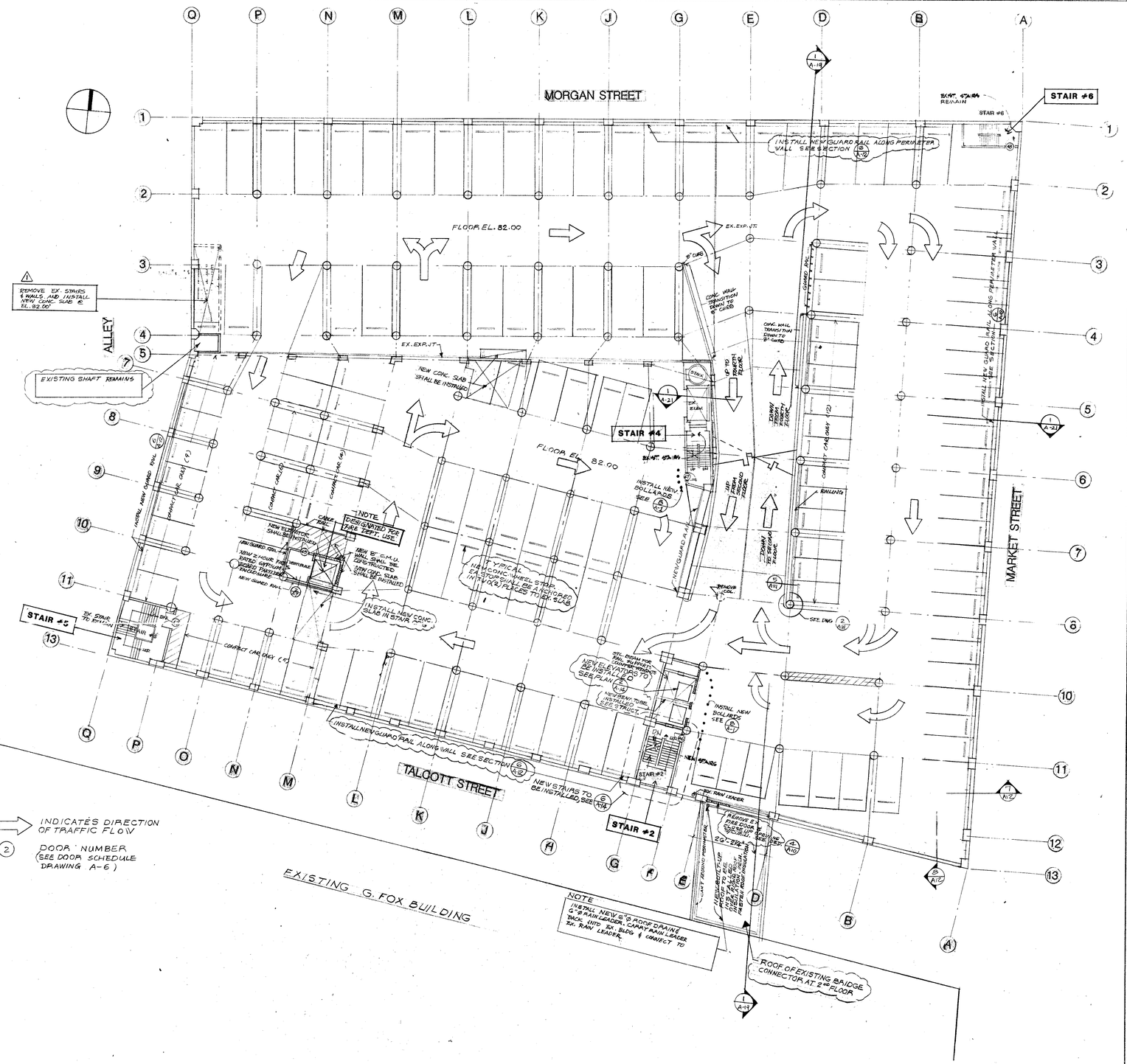


| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | REMOVAL OF STAIR & WALLS | 8-27-85 |

## DOOR KEY

A – (STAIR # 1) 3'-0" 3'x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & latch set

B – (STAIR #2) 3-6"x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & latch set

C – (EXITING DOORS) 3'x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & dead bolt

D – (LOBBY DOORS) 3'x7'x1 3/4" Pair of Glass Doors w/ closer & dead bolt

E – EXISTING DOORS

## ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 2-1-85 | | PROGRESS |
| 4/25/85 | | PROGRESS |
| 5/2/85 | | PROGRESS |
| 5/25/85 | | PROGRESS |
| 5-8-85 | OWNER | FOR PROGRESS |
| 5/24/85 | OWNER | FOR BID |
| 4/24/86 | " | FOR REVIEW |
| 7/1/85 | Edwin Barking | FOR PRICING |
| 7/15/85 | SIKON | FOR PERMIT DEPT PER THE FIRE MARSHAL (1) |
| 10/1/85 | OWNER SIKON | FOR PERMIT SET |
| 4/4/86 | " REV SETT. | 1SET FOR MSE 1SET |

## EGRESS CAPACITY

STAIR #2, STAIR #5, STAIR #6

#2 STAIRWAY 2.5 UNITS 150 CAPACITY
#5 STAIRWAY 3.5 UNITS 210 CAPACITY
#6 STAIRWAY 2.0 UNITS 120 CAPACITY
TOTAL 8.0 UNITS 480 CAPACITY

DOOR STAIR #2, 1.5 UNITS 150 CAPACITY
DOORS STAIR #5, 5.0 UNITS 300 CAPACITY
DOOR STAIR #6, 1.5 UNITS 150 CAPACITY
TOTAL 6.0 UNITS 600 CAPACITY

## GENERAL INFORMATION

| | |
|---|---|
| FLOOR | THIRD |
| USE | 2.5 PARKING / MIXED OCCUPANCY |
| CONST. CLASS. | 1 B |
| SQUARE FEET | 70,200 ± |
| OCCUPANCY | 351 CAPACITY |

## PARKING

| | |
|---|---|
| REGULAR | 95 |
| COMPACT | 36 |
| HANDICAPPED | 0 |
| TOTAL | 131 |

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Sheet Title
THIRD FLOOR PLAN

Project
**TALCOTT PLAZA**
TALCOTT & MARKET STREETS
HARTFORD, CT.


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1119 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0016
140 Woodland Street / Hartford, Conn. 06105 / 203-549-4575


| | |
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| Date 2-6-85 | Sheet |
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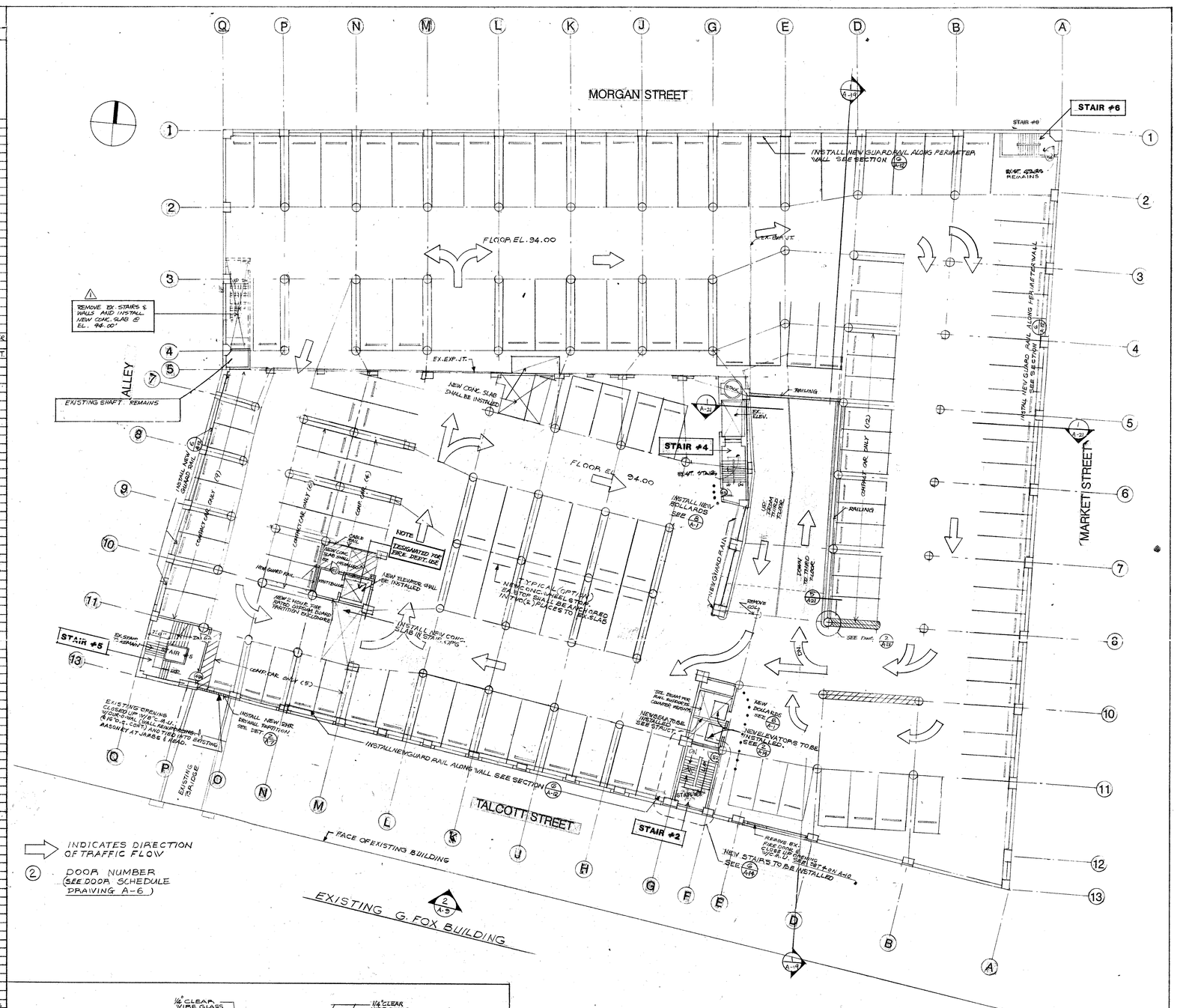
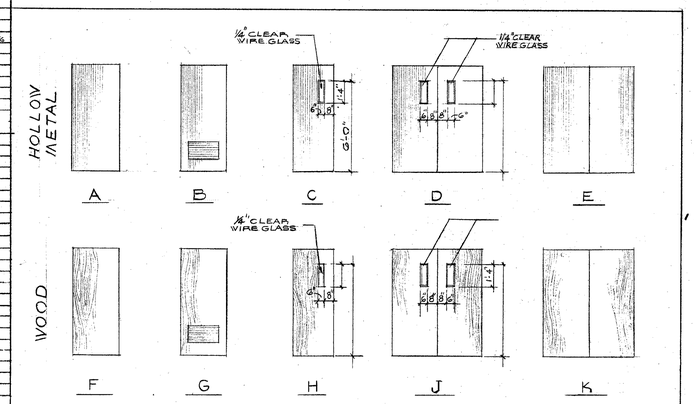
1 THIRD FLOOR PLAN

1/16" = 1'-0"

# DOOR SCHEDULE

| LEVEL | DOOR NUMBER | DOOR TYPE | LOCATION | DOOR SIZE | THICKNESS | LABEL | FRAME | HDWR. ASSEMBLY | CLOSER | FINISH | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SUB BASEMENT | 1 | C | STAIR #2 | 3'-6" X 7'-0" | 1 3/4" | "B" | H.M. | | YES | | | | |
| | 2 | A | TOILET | 2'-6" X 7'-0" | " | "B" | H.M. | | YES | | | | EXISTING |
| | 3 | B | TOILET | 2'-6" X 7'-0" | " | | H.M. | | YES | | • | | EXISTING |
| | 4 | A | STAIR #4 | 2'-6" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 5 | A | STAIR #3 | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 6 | E | SWITCH R/A | 2'-3'-0" X 8'-6" | " | B | H.M. | | YES | | | | EXISTING |
| | 7 | E | SWITCH R/A | 2'-4'-0" X 8'-6" | " | B | H.M. | | YES | | | | EXISTING |
| | 8 | E | TRANS. VAULT | 2 4'-0" X 8'-6" | " | A | H.M. | | YES | | | | EXISTING STEEL SLAB FIRE DOOR (S.C.F.D.) |
| | 9 | A | SWITCH R/A | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 10 | A | STAIR #4 | 2'-6 X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 11 | A | STAIR #1 | 3'-6 X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 12 | A | STAIR #1 | 3'-6 X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 13 | A | STAIR #3 | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 14 | A | STAIR #6 | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| ENTRANCE | 15 | A | STAIR #6 | 3'-8" X 7'-2" | 1 3/4" | "B" | H.M. | PANIC | YES | | | | EXISTING (S.C.F.D.) |
| | 16 | A | STAIR #4 | 3'-0" X 7'-0" | " | "B" | H.M. | | YES | | | | EXISTING |
| | 17 | B | TOILET | 2'-6" X 7'-0" | " | "B" | H.M. | | YES | | • | | EXISTING |
| | 18 | A | STAIR #5 | 5'-0" X 7'-0" | " | "B" | H.M. | | YES | | | | EXISTING (S.C.F.D) |
| | 19 | A | STAIR #2 | 3'-6 X 7'-0" | " | B | H.M. | PANIC | YES | | | | |
| | 20 | C | STAIR #2 | 3'-6" X 7'-0" | " | "B" | H.M. | PANIC | YES | | | | |
| | 21 | | O M I T T E D | | | | | | | | | | |
| | 22 | C | VESTIBULE | 3'-0" X 7'-0" | 1 3/4" | 1 HR. | H.M. | | YES | | | | |
| | 23 | | LOBBY #2 | 3'-0" X 7'-0" | " | | ALUM. | * | YES | | | | *BY ALUM. ENTRANCE SUPPLIER |
| | 24 | | LOBBY #2 | 3'-0" X 7'-0" | " | | ALUM. | * | YES | | | | *" " |
| | 25 | E | GARAGE TO LOBBY | 2'-8" X 7'-0" | 1 3/4" | "B" | H.M. | | YES | | | | HARDWARE SET @ HANDICAP HGT. |
| 1ST FLOOR | 26 | | STAIR LOBBY TO BALCONY | 2'-8" X 7'-0" | 1 3/4" | | H.M. | PANIC | YES | | | | GLASS LIGHT 6"X16" EACH LEAF |
| | 27 | C | STAIR TO ALLEY | " | | "B" | H.M. | | YES | | | | GLASS LIGHT 6"X16" |
| | 28 | | O M I T T E D | | | | | | | | | | |
| | 29 | C | VESTIBULE | 3'-0" X 7'-0" | 1 3/4" | 1 HR. | H.M. | | YES | | | | |
| | 30 | A | STAIR 1 TO BALCONY | 3'-6" X 8'-2 1/2" | " | "B" | H.M. | PANIC | YES | | | | EXISTING |
| | 31 | A | GARAGE TO STAIR #1 | 3'-6" X 7'-0" | " | "B" | H.M. | | YES | | | | EXISTING |
| | 32 | A | GARAGE TO STAIR #6 | 3'-0" X 7'-0" | " | "B" | H.M. | | YES | | | | EXISTING |
| | 33 | A | GARAGE TO STAIR #4 | 3'-0" X 7'-0" | " | "B" | H.M. | | YES | | | | EXISTING. |
| | 34 | C | STAIR #2 | 3'-6" X 7'-0" | " | "B" | H.M. | | YES | | | | |
| | 35 | A | STAIR #6 | 3'-6" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 36 | A | STAIR #6 | 3'-6" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| 2ND FLOOR | 37 | D | STAIR #5 | 2'-3'-0" X 7'-0" | 1 3/4" | B | H.M. | PANIC | YES | | | | EXISTING |
| | 38 | | O M I T T E D | | | | | | | | | | |
| | 39 | C | VESTIBULE | 3'-0" X 7'-0" | 1 3/4" | 1 HR. | H.M. | | YES | | | | |
| | 40 | C | STAIR #2 | 3'-6" X 7'-0" | " | B | H.M. | | YES | | | | |
| | 41 | A | GARAGE TO STAIR #4 | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 42 | A | STAIR #6 | 3'-6" X 7'-0" | " | B | H.M. | | YES | | | | EXI |
| 3RD FLOOR | 43 | D | STAIR #5 | 6'-0" X 7'-0" | 1 3/4" | "B" | H.M. | PANIC | YES | | | | EXISTING |
| | 44 | | O M I T T E D | | | | | | | | | | |
| | 45 | C | VESTIBULE | 3'-0" X 7'-0" | 1 3/4" | 1 HR. | H.M. | | YES | | | | |
| | 46 | C | STAIR #2 | 3'-6" X 7'-0" | " | "B" | H.M. | | YES | | | | |
| | 47 | A | GARAGE TO STAIR #4 | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 48 | A | STAIR #6 | 3'-6" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| 4TH FLOOR | 49 | C | STAIR #5 | 3'-6" X 7'-0" | 1 3/4" | B | H.M. | | YES | | | | |
| | 49A | C | STAIR #5 | 3'-6" X 7'-0" | " | B | H.M. | | YES | | | | |
| | 50 | | O M I T T E D | | | | | | | | | | |
| | 51 | C | VESTIBULE | 3'-0" X 7'-0" | 1 3/4" | 1 HR. | H.M. | | YES | | | | |
| | 52 | C | STAIR #2 | 3'-6" X 7'-0" | 1 3/4" | B | H.M. | | YES | | | | |
| | 53 | A | GARAGE TO STAIR #4 | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 54 | A | STAIR #6 | 3'-6" X 7'-0" | " | B" | H.M. | | YES | | | | EXISTING |
| 5TH FLOOR | 55 | C | STAIR #5 | 3'-0" X 7'-0" | 1 3/4" | B | H.M. | | YES | | | | EXISTING |
| | 56 | C | STAIR #5 | 3'-6" X 7'-0" | 1 3/4" | B | H.M. | | YES | | | | EXISTING |
| | 57 | A | STAIR #7 | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | |
| | 58 | H | CORRIDOR | 3'-6" X 7'-0" | " | B | WOOD | | YES | | | | |
| | 59 | G | MEN | 3'-0" X 7'-0" | " | 1 HOUR | WOOD | | YES | • | | | |
| | 60 | G | WOMEN | 3'-0" X 7'-0" | " | 1 HOUR | WOOD | | YES | • | | | |
| | 61 | G | MEN | 3'-0" X 7'-0" | " | 1 HOUR | WOOD | | YES | • | | | |
| | 62 | G | WOMEN | 3'-0" X 7'-0" | " | 1 HOUR | WOOD | | YES | • | | | |
| | 63 | H | VESTIBULE | 2'-0" X 7'-0" | " | 1 HOUR | WOOD | | YES | | | | |
| | 64 | H | STAIR #2 | 3'-6" X 8'-0" | " | B | H.M. | | YES | | | | |
| | 65 | A | STAIR #4 | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 66 | A | DOOR TO ROOF | 2'-10" X 7'-0" | " | | H.M. | | YES | | | | EXISTING |
| | 67 | A | DOOR TO ROOF | 3'-6" X 7'-0" | " | | H.M. | | YES | | | | EXISTING |
| 6TH THRU 8TH FLOOR | 68 | C | STAIR #7 | 3'-0" X 7'-0" | 1 3/4" | "B" | H.M. | | YES | | | | EXISTING |
| | 69 | H | VESTIBULE | 3'-0" X 7'-0" | " | 1 HOUR | WOOD | | YES | | | | |
| | 70 | H | STAIR #2 | 3'-6" X 7'-0" | " | B | H.M. | | YES | | | | |
| | 71 | H | VESTIBULE | 6'-0" X 7'-0" | " | 1 HOUR | WOOD | | YES | | | | |
| | 72 | A | STAIR #4 | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING |
| | 73 | G | MEN | 3'-0" X 7'-0" | " | 1 HOUR | WOOD | | YES | • | | | |
| | 74 | G | WOMEN | 3'-0" X 7'-0" | " | 1 HOUR | WOOD | | YES | • | | | |
| | 75 | G | MEN | 3'-0" X 7'-0" | " | 1 HOUR | WOOD | | YES | • | | | |
| | | G | WOMEN | 3'-0" X 7'-0" | " | 1 HOUR | WOOD | | YES | • | | | |
| | 76 | A | STAIR #4 | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING - APPLY NEW VISATRIX STRIPING |
| | 77 | A | PENTHOUSE TO ROOF | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING - " " " |
| | 78 | A | STAIR #7 TO ROOF | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING - " " " |
| | 79 | A | PENTHOUSE TO ROOF | 3'-0" X 7'-0" | " | B | H.M. | | YES | | | | EXISTING - " " " |




1 FOURTH FLOOR PLAN

2 DOOR TYPE

1/16" 1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | REMOVAL OF STAIR & WALL | 8-27-85 |

## DOOR KEY

A – (STAIR # 1) 3'-0" 3'x7'x1 3/4"
B LABEL 1 1/2 Hr. w/ closer
& latch set

B – (STAIR #2) 3-6"x7'x1 3/4"
B LABEL 1 1/2 Hr. w/ closer
& latch set

C – (EXITING DOORS) 3'x7'x1 3/4"
B LABEL 1 1/2 Hr. w/ closer
& dead bolt

D – (LOBBY DOORS) 3'x7'x1 3/4"
Pair of Glass Doors w/ closer
& dead bolt

E – EXISTING DOORS

## ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 2-1-85 | | PROGRESS |
| 4-25-85 | | PROGRESS |
| 5/16/85 | | PROGRESS |
| 8/15/85 | | PROGRESS |
| 8-8-85 | OWNER | FOR REVIEW |
| 8/26/85 | OWNER | FOR BID |
| 8/26/85 | " | FOR REVIEW |
| 9/6/85 | Edison Parking | For Pricing |
| 9/16/85 | owner | Request |
| 9/26/85 | SIKON | FOR PERMIT DEPT. (2) FOR FIRE MARSHAL (2) |
| 11/1/85 | SIKON | 2 SETS FOR REVIEW |
| 11/8/85 | SIKON | 1 SET |
| 11/8/85 | SIKON | 1 SET |

## EGRESS CAPACITY

STAIR-2, STAIR-5, STAIR-6

*2 STAIRWAY 2.5 UNITS 150 CAPACITY
*5 STAIRWAY 3.5 UNITS 210 CAPACITY
*6 STAIRWAY 2.0 UNITS 120 CAPACITY
TOTAL 8.0 UNITS 480 CAPACITY

DOOR STAIR-2 1.5 UNITS 150 CAPACITY
DOOR STAIR-5 3.5 UNITS 350 CAPACITY
DOOR STAIR-6 1.5 UNITS 150 CAPACITY
TOTAL 6.5 UNITS 650 CAPACITY

## GENERAL INFORMATION

| | |
|---|---|
| FLOOR | FOURTH |
| USE | SP. PARKING MIXED OCCUPANCY |
| CONST. CLASS. | 1 B |
| SQUARE FEET | 10,200 # |
| OCCUPANCY | 351 |

## PARKING

| | |
|---|---|
| REGULAR | 99 |
| COMPACT | 36 |
| HANDICAPPED | 0 |
| TOTAL | 135 |

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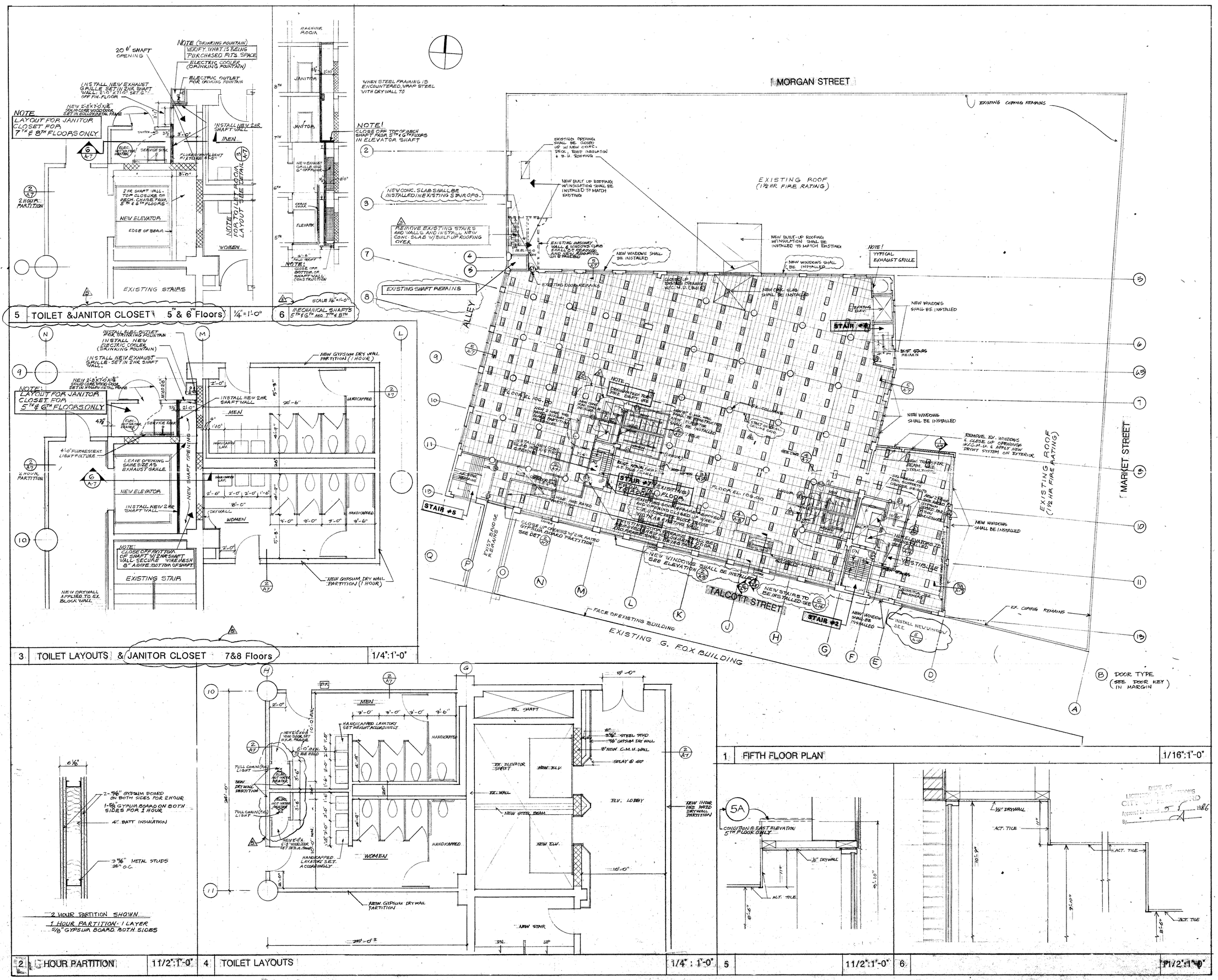
THOMAS MUNROE NICHOLS A.I.A.

Sheet Title ASSOCIATES, P.A.
FOURTH FLOOR PLAN

Project
**TALCOTT PLAZA**
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A.
& Associates, P.A.
Architects · Space Planners
1119 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0095
340 Woodland Street / Hartford, Conn. 06105 / 203-249-1075


| | |
|---|---|
| Date 2-6-85 | Sheet |
| Job No. | A-6 |
| Drawn | |
| Checked | |
| Binding Order | |




| Revisions | | | |
|---|---|---|---|
| No. | Description | | Date |
| 1 | ADD VERTICAL NOTE AT HALLWAY | | 12-26-85 |
| 2 | Toilet layouts | Elev. Lobby | Aug 11 '86 |
| 3 | REMOVAL OF STAIRS & WALLS | | 8-27-85 |
| 4 | LAYOUT OF CEILING GRID | | 2-18-86 |
| 5 | ADDED JANITOR CLOSETS & MECH SHAFTS. H.W. HEATER CLOSET | | 3/10/86 |

## DOOR KEY

## ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 5/2/85 | | PRELIMINARY |
| 8-8-85 | OWNERS | FOR PROGRESS |
| 4/9/86 | OWNER | FOR BID |
| 8/14/86 | OWNER | FOR REVIEW |
| 8/25/86 | " | FOR REVIEW |
| 9/16/86 | " | Request, |
| 9/24/86 | SIKON | FOR PERMIT DEPT. INS FOR FIRE MARSHAL TO |
| 10/1/86 | BOLNY SIKON | FOR PROGRESS |
| 2/20/86 | SIKON | [illegible] |
| 3/18/86 | SIKON CITY | [illegible] |

LEGENDS

2'x4' LAY-IN LIGHT IN CEILING GRID

SURFACE MOUNTED FIXTURE SAME AS EXISTING MOCK-UP

## GENERAL INFORMATION

| | |
|---|---|
| FLOOR | FIFTH |
| USE | BUSINESS, B MIXED OCCUPANCY |
| CONST. CLASS. | 1.B |
| SQUARE FEET | 28,900 # |
| OCCUPANCY | 189 CAPACITY |

## EGRESS CAPACITY

STAIR-2 AND STAIR-7

| | |
|---|---|
| *2 STAIRWAY 2.5 UNITS | 150 CAPACITY |
| *5 STAIRWAY 2.5 UNITS | 150 CAPACITY |
| TOTAL 5.0 UNITS | 300 CAPACITY |
| DOOR STAIR-2, 1.5 UNITS | 150 CAPACITY |
| DOORS STAIR-5, 3.5 UNITS | 350 CAPACITY |
| TOTAL 5.0 UNITS | 500 CAPACITY |

Sheet Title
FIFTH FLOOR PLAN & TOILET LAYOUTS

Project
**TALCOTT PLAZA**
TALCOTT & MARKET STREETS
HARTFORD, CT.

APR 23 1986


THOMAS MUNROE NICHOLS A.I.A.
Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects · Space Planners
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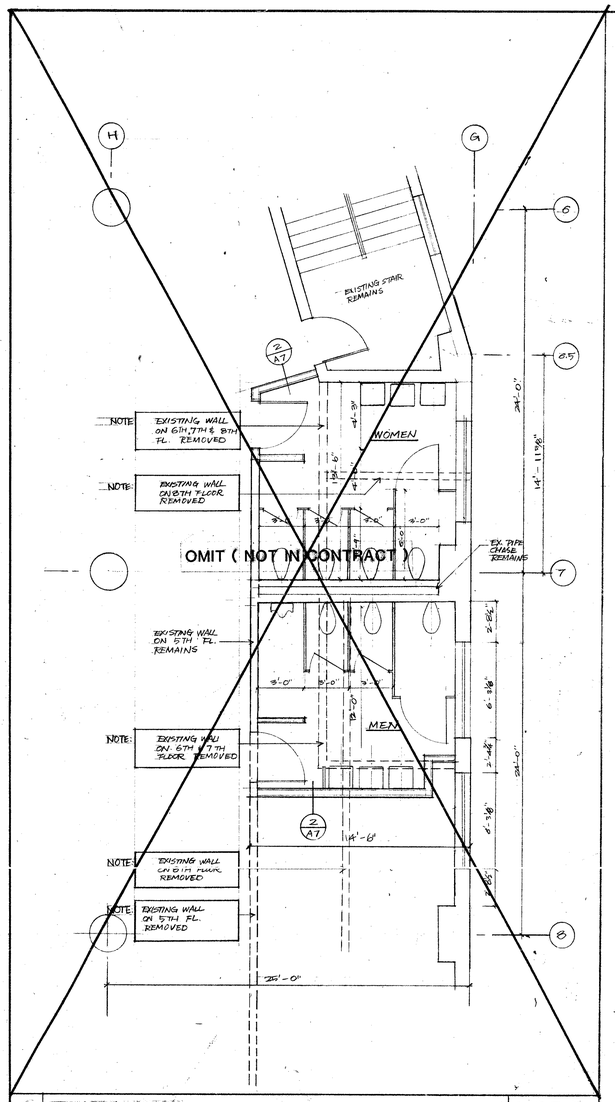
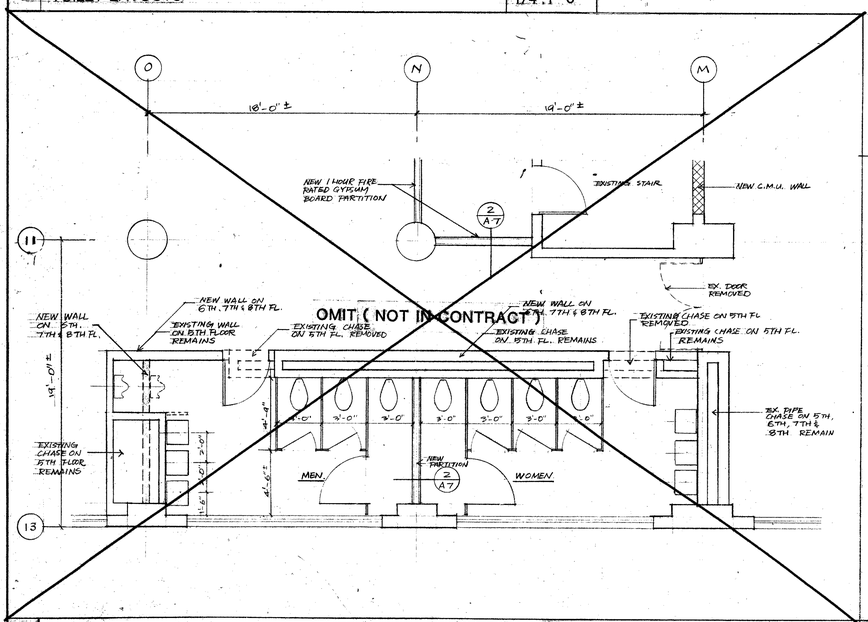
140 Woodland Street / Hartford, Conn. 06105 / 203-241-1570


| | |
|---|---|
| Date 2-6-85 | Sheet |
| Job No. | A-7 |
| Drawn | |
| Checked | |
| Binding Order | |

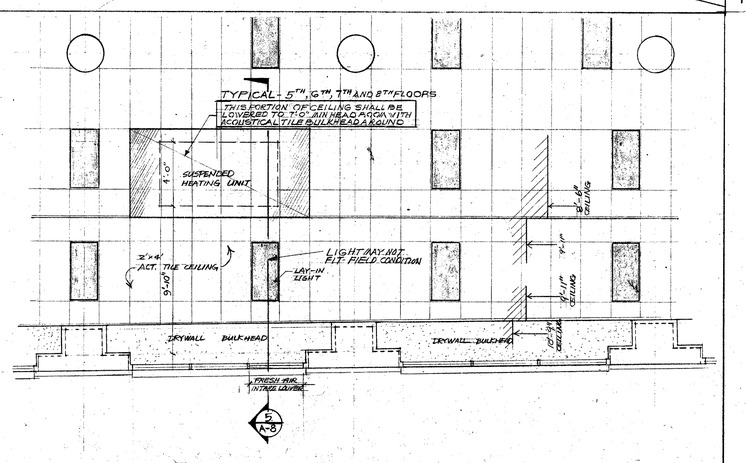



2 TOILET LAYOUTS 1/4":1'-0"

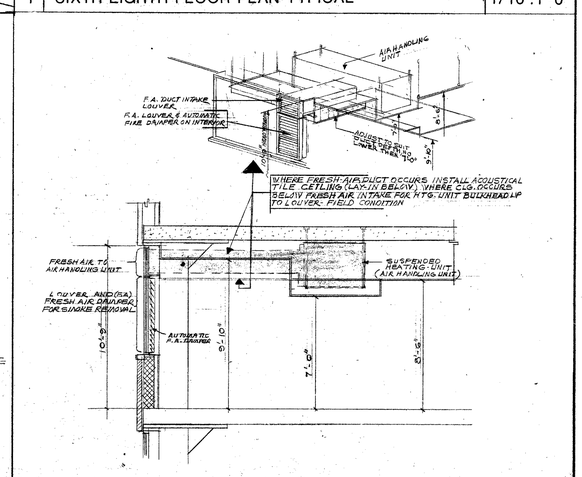
1 SIXTH-EIGHTH FLOOR PLAN TYPICAL 1/16":1'-0"




3 TOILET LAYOUTS 1/4":1'-0"




4 PARTIAL REFLECTED CEILING PLAN 1/4":1'-0"




5 SIXTH-EIGHTH FLOOR PLAN TYPICAL - CONDITION AT HEATING UNIT 1/4":1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | Toilet Layouts | Aug 11 '85 |
| 2 | LAYOUT OF CEILING GRID | 2/18/86 |
| 3 | MOD'D JANITOR CLOSETS & MECH SHAFTS F.W. PORTIC CLOSET | 3/10/86 |

## DOOR KEY

A – (STAIR # 1) 3'-0" x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & latch set

B – (STAIR #2) 3-6"x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & latch set

C – (EXITING DOORS) 3'x7'x1 3/4" B LABEL 1 1/2 Hr. w/ closer & dead bolt

D – (LOBBY DOORS) 3'x7'x1 3/4" Pair of Glass Doors w/ closer & dead bolt

E – EXISTING DOORS

F - 5'-0"x7'x13/4" B LABEL 11/2Hr. w/closer & latch set

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 5/2/83 | | PROGRESS |
| 8-5-83 | OWNERS | FOR PROGRESS |
| 3/24/85 | OWNER | FOR BID |
| 8/14/85 | OWNER | FOR REVIEW |
| 9/16/85 | " | " |
| 9/18/85 | " | Request. |
| 9/24/85 | SIKON | FOR PERMIT DEPT (2) FOR FIRE MARSHAL (1) |
| 11/1/85 | SIKON | 1 SET - FOR REVIEW 1 SET - BID WD. |
| 2/20/86 | SIKON | REVISED FOR REFLECTED CEILING PLAN & DOOR SCHEDULE |
| 4/28/86 | SIKON CITY | LAYOUT (4 PRINTS) 2 SET |

LEGENDS

2'x4' LAY-IN LIGHT IN CEILING GRID

SURFACE MOUNTED FIXTURE SAME AS EXISTING MOCK-UP

## GENERAL INFORMATION

| | |
|---|---|
| FLOOR | 6 THRU 8 |
| USE | BUSINESS, B MIXED OCCUPANCY |
| CONST. CLASS. | 1B |
| SQUARE FEET | 29,800 ± |
| OCCUPANCY | 298 CAPACITY |

## EGRESS CAPACITY

STAIR NO. 2 AND NO. 7

#2 STAIRWAY 2.5 UNITS 150 CAPACITY
#7 STAIRWAY 2. UNITS 150 CAPACITY
TOTAL 4.5 UNITS 300 CAPACITY

DOOR STAIR-7, 1.5 UNITS 150 CAPACITY
DOOR STAIR-2, 1.5 UNITS 150 CAPACITY
TOTAL 3.0 UNITS 300 CAPACITY

Sheet Title
SIXTH-EIGHTH FLOOR PLAN - TYPICAL

Project
**TALCOTT PLAZA**
TALCOTT & MARKET STREETS
HARTFORD, CT.

PRINTED
APR 23 1986


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects · Space Planners
1111 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0016
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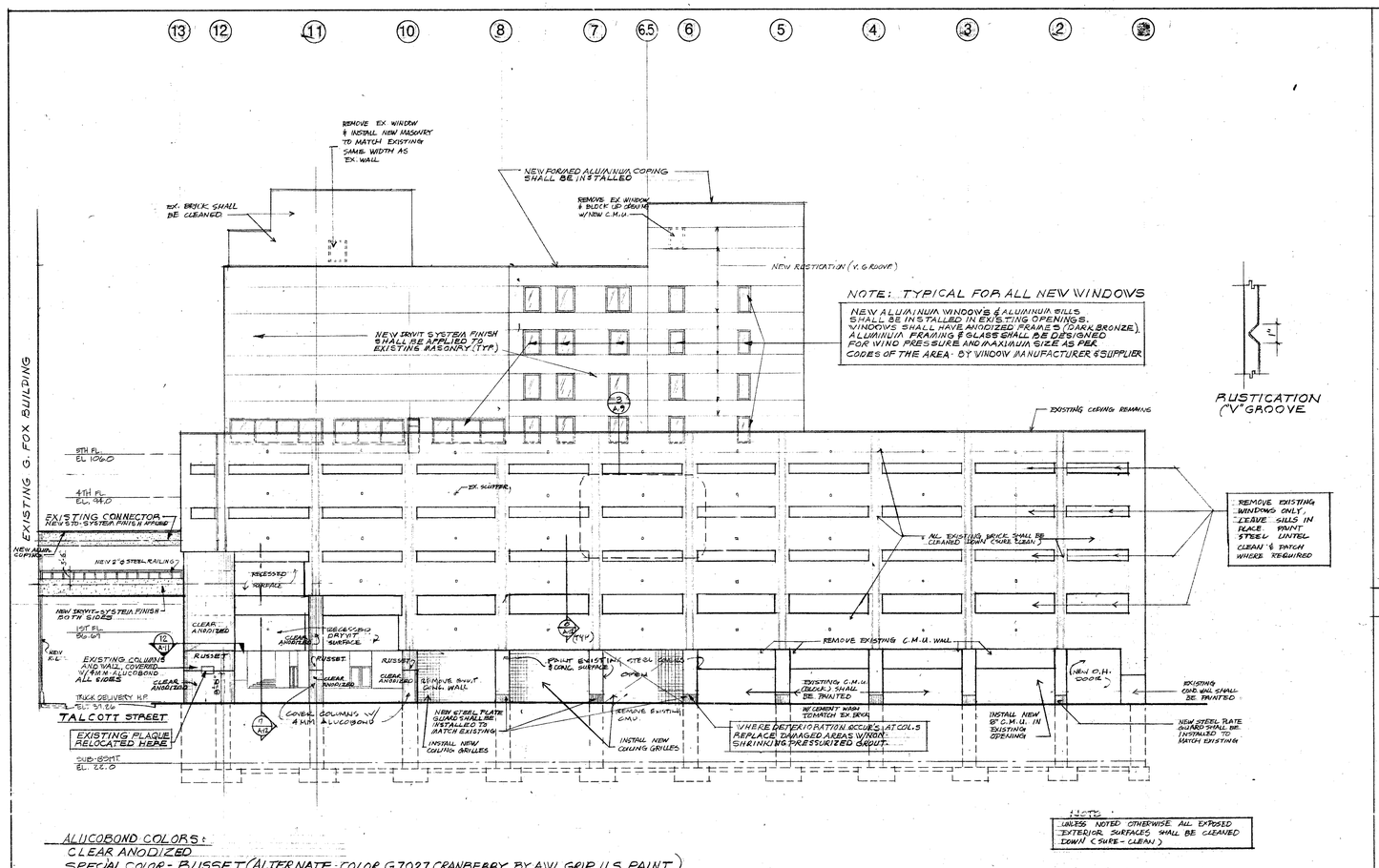
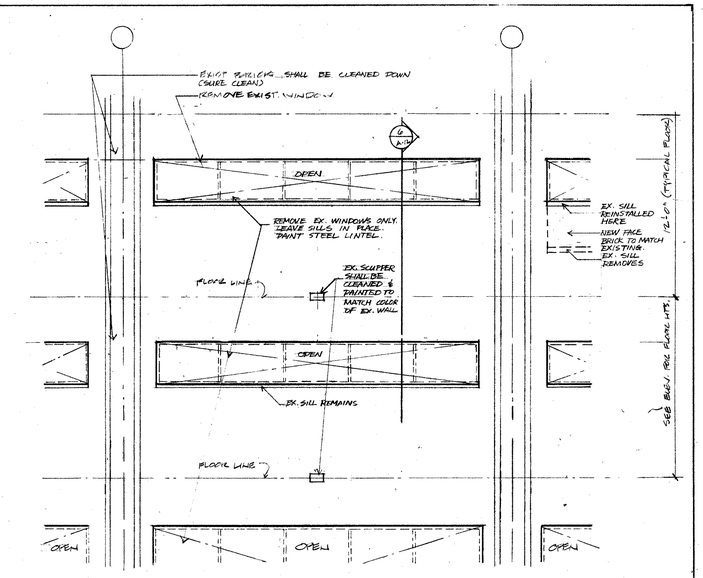
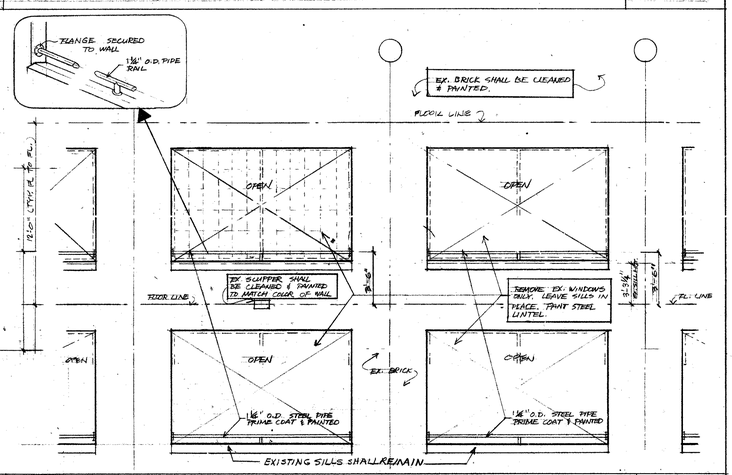



ALUCOBOND COLORS:
CLEAR ANODIZED
SPECIAL COLOR - BUSSET (ALTERNATE - COLOR G7027 CRANBERRY BY AVL GRIP U.S. PAINT)

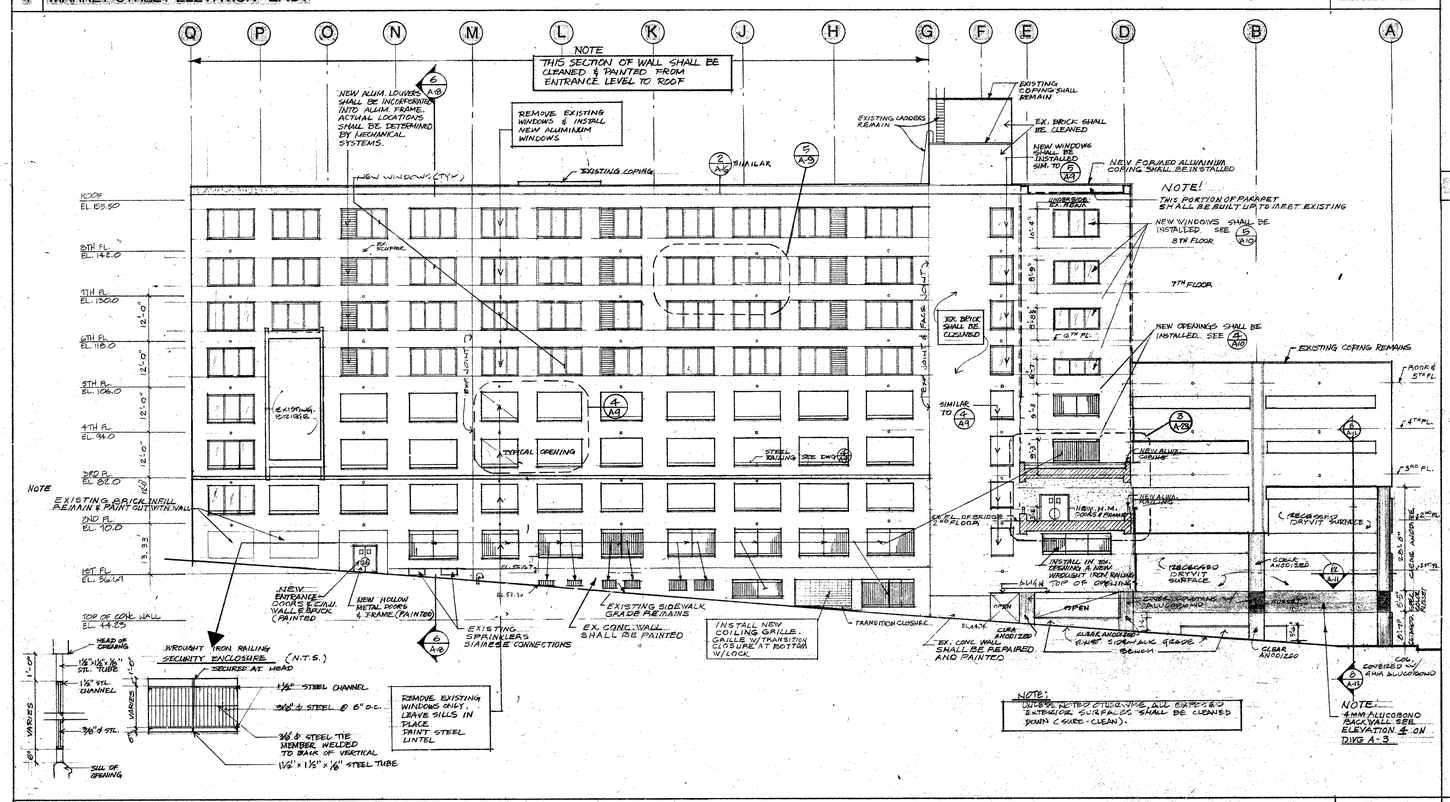
1 MARKET STREET ELEVATION - EAST — 1/16" : 1'-0"



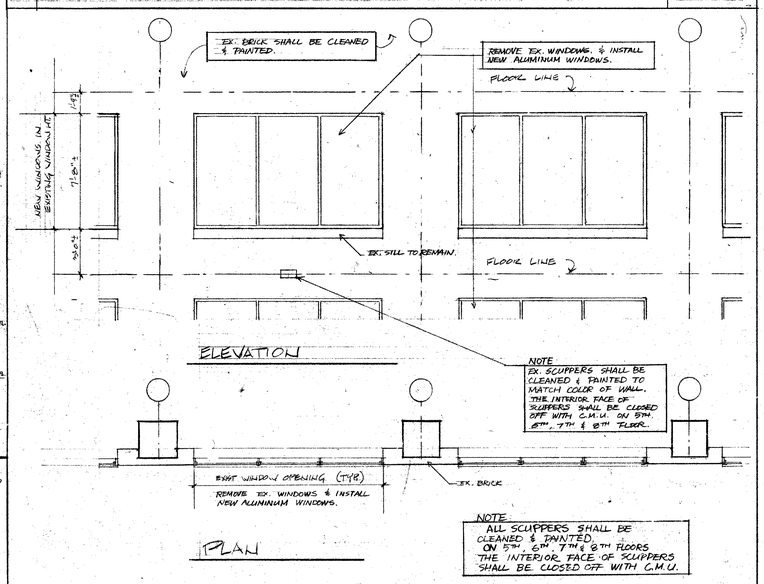

3. TYPICAL DETAIL AT PARKING LEVELS FACADE — 1/4" : 1'-0"




4. TYPICAL DETAILS AT PARKING LEVEL FACADE ( TALCOTT STREET ) — 1/4" : 1'-0"




2 TALCOTT STREET ELEVATION - SOUTH — 1/16" : 1'-0"




5. TYPICAL DETAILS AT FLOORS 5 THRU 8 ( TALCOTT STREET ) — 1/4" : 1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| | | |
| | | |
| | | |

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 2-25-83 | | PROGRESS |
| 5-5-83 | OWNERS | FOR PROGRESS |
| 5/31/83 | OWNER | FOR BID |
| 7/24/85 | " | FOR REVIEW & COMMENT |
| 8/7/85 | OWNER | FOR REVIEW |
| 8/14/85 | " | FOR REVIEW |
| 8/14/85 | " | REQUEST |
| 8/26/85 | SIKON | FOR PERMIT REPT (2) FOR FIRE MARSHAL |
| 10/11/85 | OWNER-SIKON | 1 SET FOR PROGRESS 1 SET FOR USE |
| 4/8/86 | SIKON CITY | 1 SET FMT |

DEPT. OF LICENSES & INSPECTIONS CITY OF CLEVELAND APR 5 1986

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APR 23 1986
THOMAS MUNROE NICHOLS A.I.A. & ASSOCIATES, P.A.

Sheet Title
**ELEVATIONS**

Project
**TALCOTT PLAZA**
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects · Space Planners
1111 N. Hunter Street / Baltimore, Md. 21202 / 301-547-9016
140 Woodland Street / Hartford, Conn. 06105 / 203-241-1573


| Date 2-6-85 | Sheet |
|---|---|
| Job No. | A-9 |
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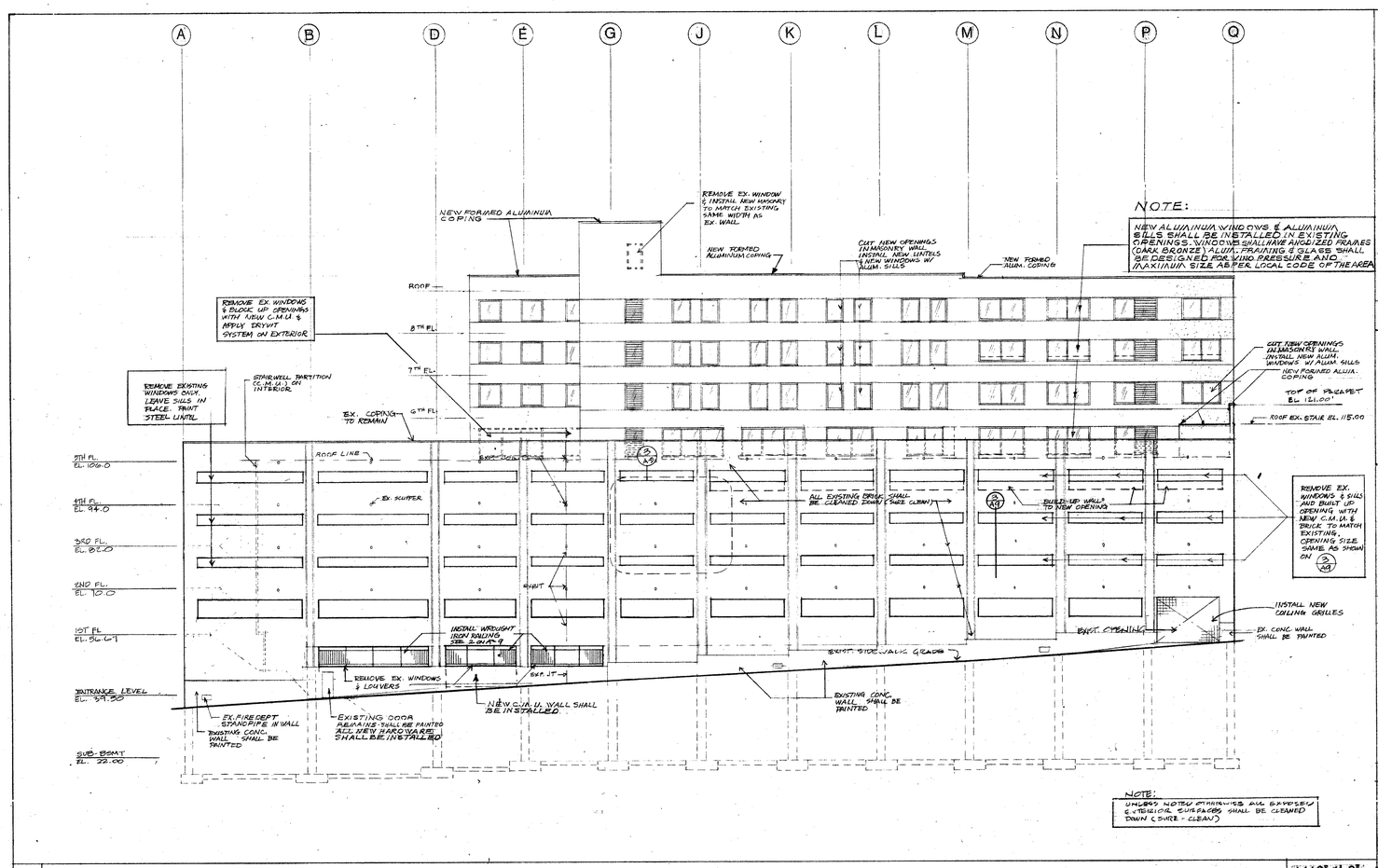
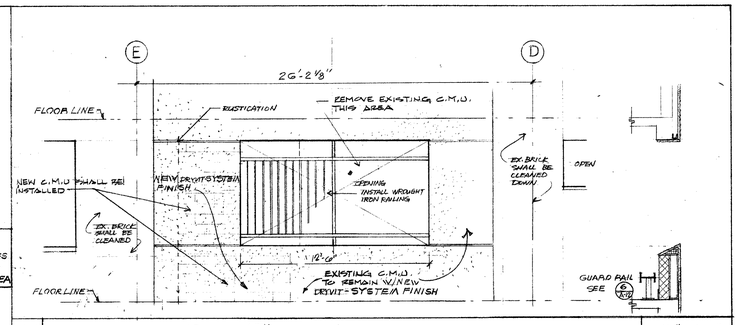
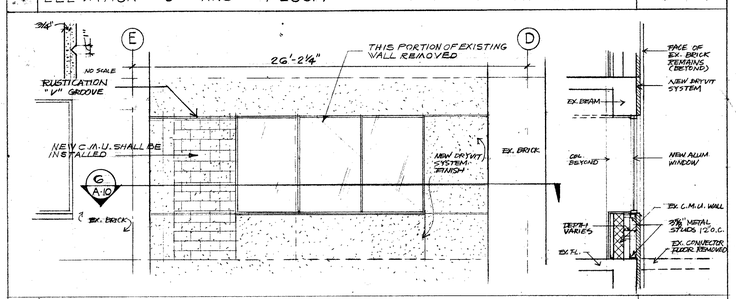
| Binding Order | |



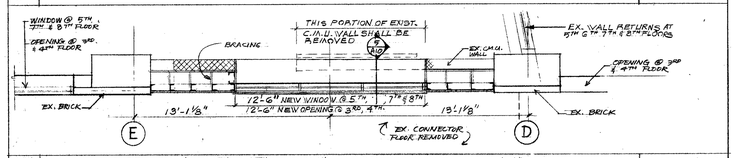

1 MORGAN STREET ELEVATION - NORTH 1/16"=1'-0"



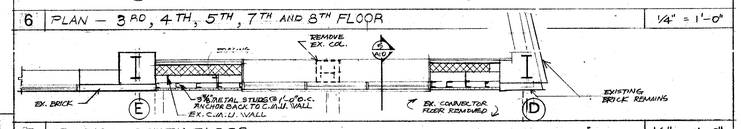

4 ELEVATION - 3RD AND 4TH FLOOR 1/4"=1'-0"



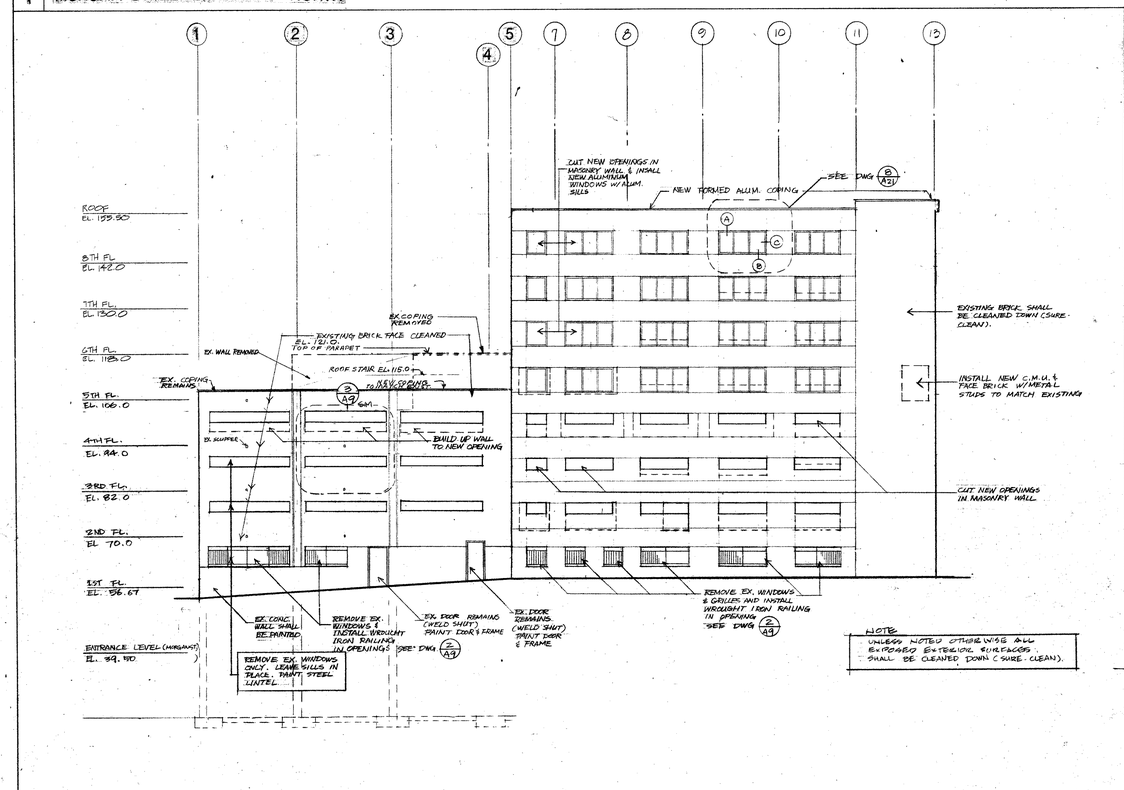

5 ELEVATION - 5TH THROUGH 8TH 1/4"=1'-0"



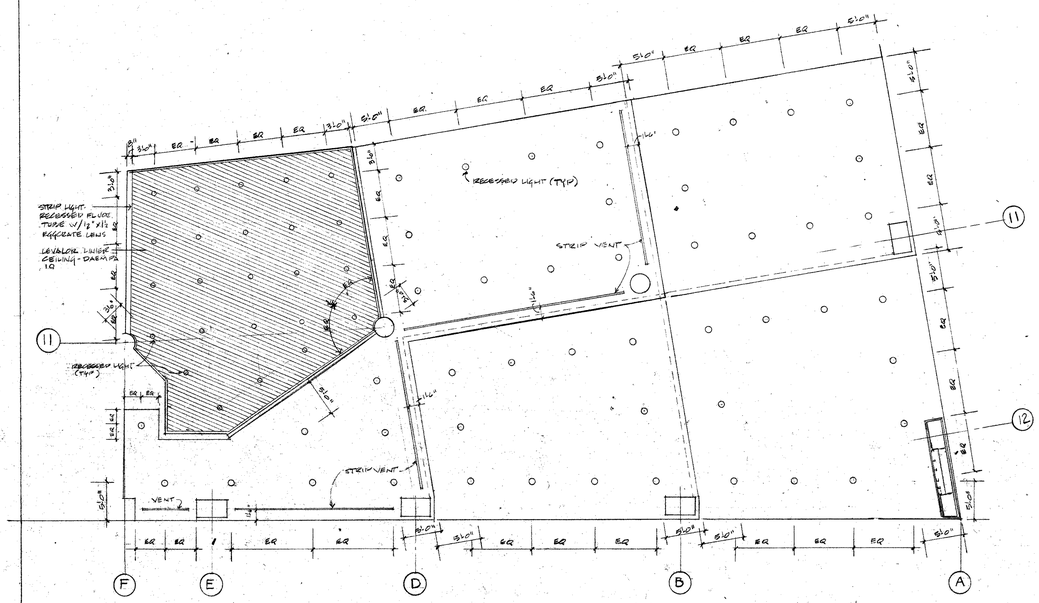

6 PLAN - 3RD, 4TH, 5TH, 7TH AND 8TH FLOOR 1/4" = 1'-0"




7 PLAN - SIXTH FLOOR 1/4" = 1'-0"




2 MAIN STREET ELEVATION - WEST 1/16"=1'-0"




3. REFLECTED CEILING PLAN AT PLAZA LEVEL 1/8"=1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | ALL REFERENCES TO MORGAN ST. ENTRANCE | 19 AUG 85 |

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 4-15-85 | | PROGRESS |
| 5/24/85 | OWNER | FOR BID |
| 7/24/85 | " | FOR REVIEW & COMMENT |
| 8/12/85 | OWNER | FOR REVIEW |
| 8/12/85 | " | " |
| 8/24/85 | CITY | FOR PERMIT-DEPT. (2) |
| 10/1/85 | OWNER / CITY | 1 SET - FIR MARSHAL (2) 2 SETS - FOR PERMITS |
| 4/8/86 | CITY | 1 SET - FOR BID |

LICENSE OF ARCHITECTURE CITY OF HARTFORD

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APR 23 1986

THOMAS MUNROE NICHOLS, A.I.A & ASSOCIATES, P.A.

Sheet Title
**ELEVATIONS**

Project
**TALCOTT PLAZA**
**TALCOTT & MARKET STREETS HARTFORD, CT.**

Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects · Space Planners
1111 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0080
140 Woodland Street / Hartford, Conn. 06105 / 203-241-1937

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|---|---|
| Date 2-6-85 | Sheet |
| Job No. | A-10 |
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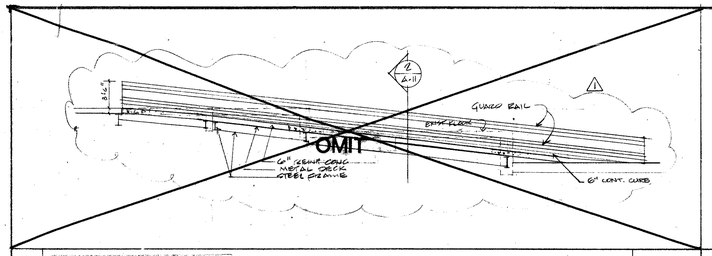
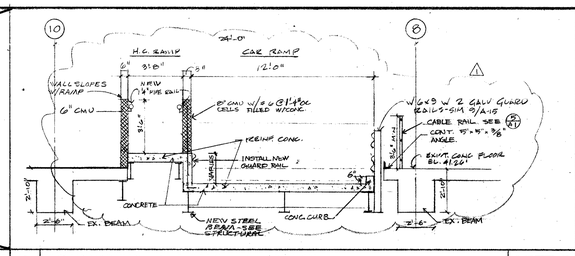
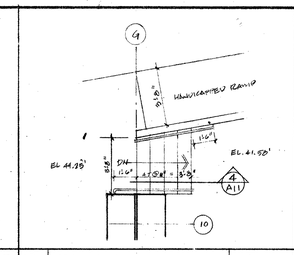


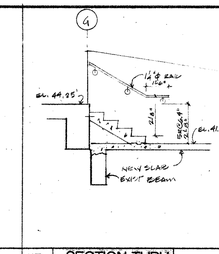

1. SECTION THRU RAMP E-7 — 1/8":1'-0"



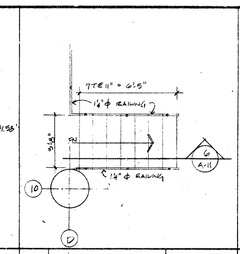

2. SECTION THRU RAMP E-7 & H.C. RAMP — 1/4":1'-0"



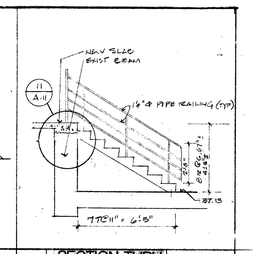

3. PLAN-STAIR #8



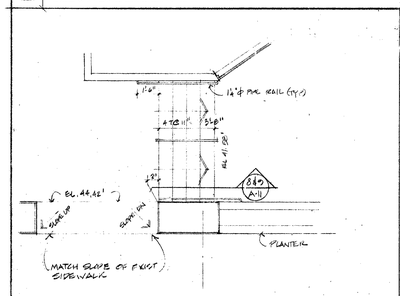

4. SECTION THRU STAIR #8 — 1/4":1'-0"



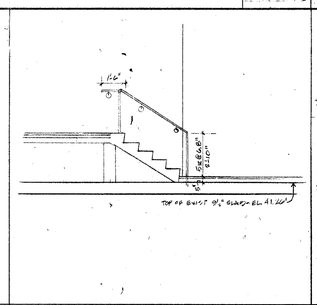

5. PLAN-STAIR #9 — 1/4":1'-0"



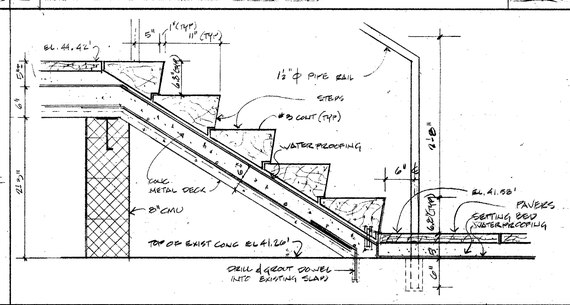

6. SECTION THRU STAIR #9 — 1/4":1'-0"



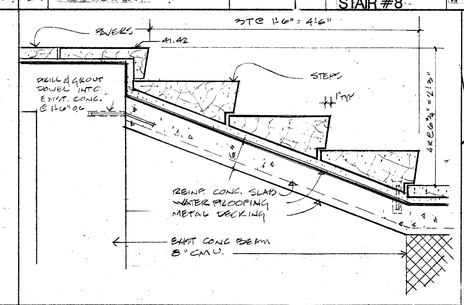

7. PLAN-STAIR #10 — 1/4":1'-0"



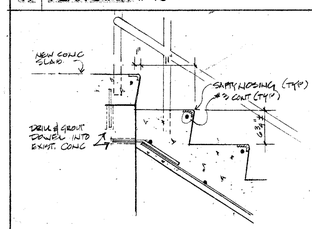

8. SECTION THRU STAIR #10 — 1/4":1'-0"




9. STAIR #10 — 1":1'-0"




10. PLAZA STEPS — 1":1'-0"

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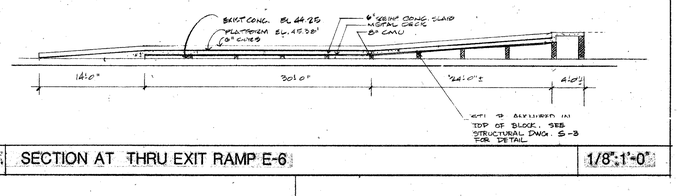
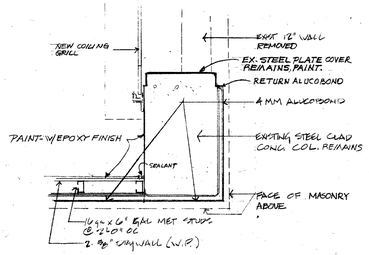
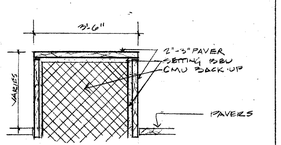


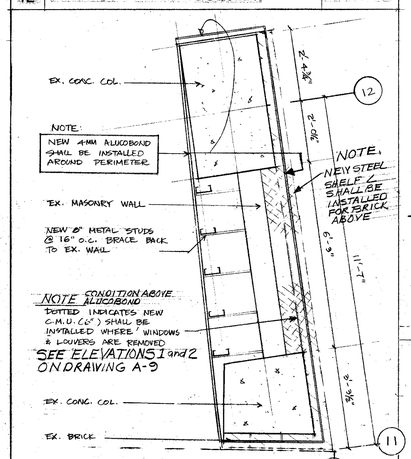

15. SECTION AT THRU EXIT RAMP E-6 — 1/8":1'-0"



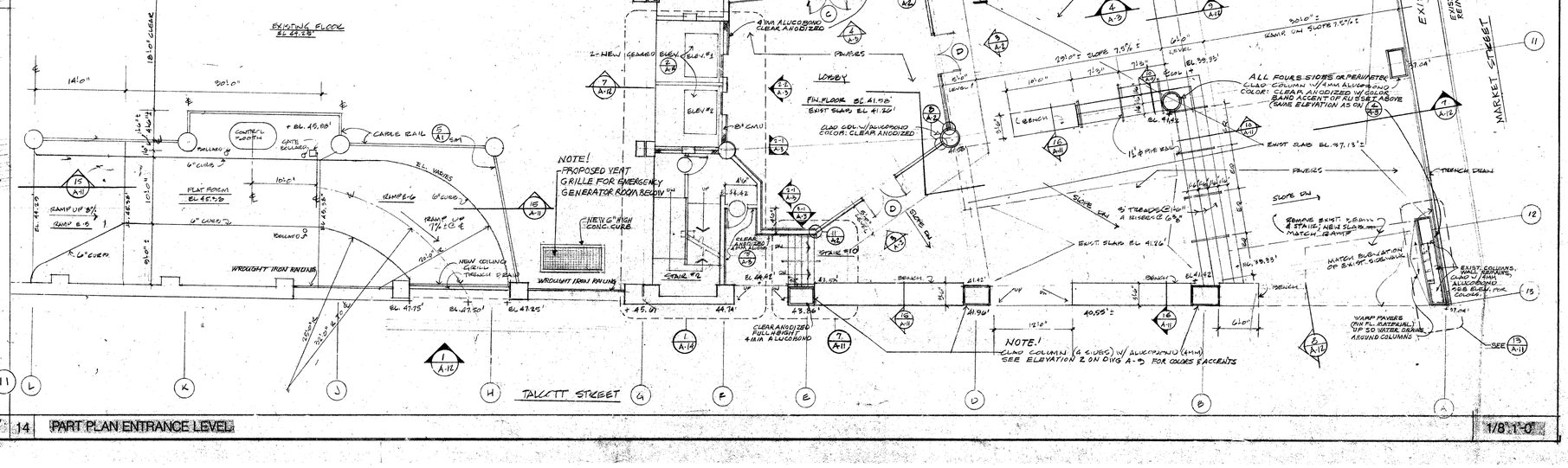

12. DETAIL AT PLAZA COLUMN — 1/2":1'-0"



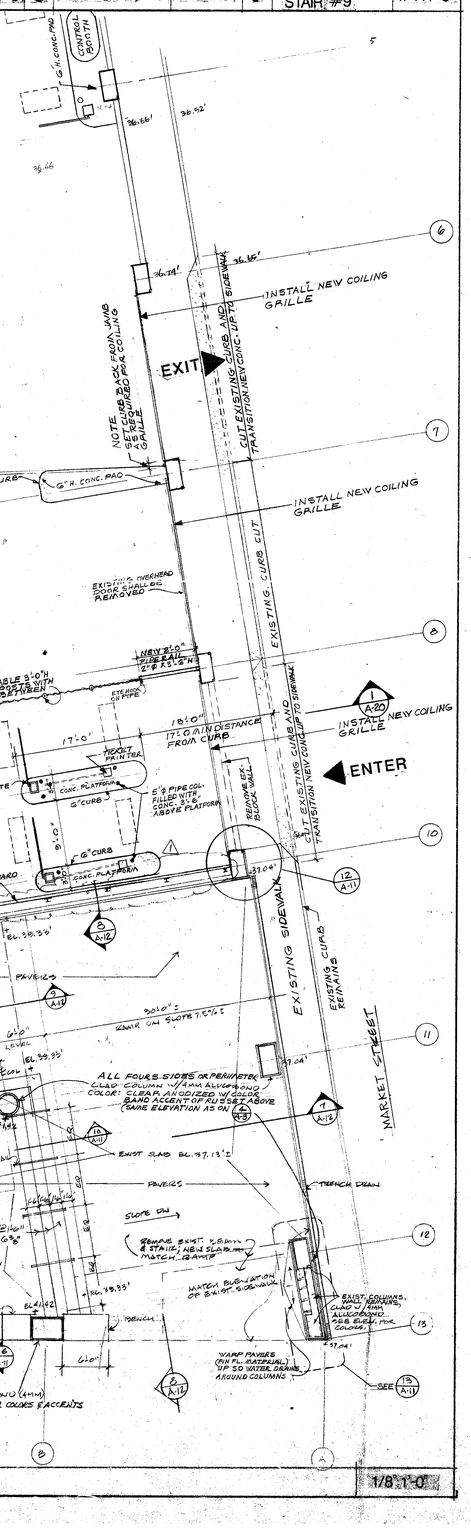

16. SECTION THRU BENCH — 1/2":1'-0"




13. DETAIL ENTRANCE LEVEL COLUMN — 1/2":1'-0"




14. PART PLAN ENTRANCE LEVEL — 1/8":1'-0"




NOTES
1. CONTROL BOOTH - 4'-0" x 7'-6" "STREET SAFE" BOOTH, E.I. NORTHERN PLASTIC CORPORATION
2. ALL BOLLARDS TO BE 6" STEEL PIPE, 3'-0" HIGH, CONC FILLED, ATTACH TO EXIST. SLAB W/ ½" BASE PLATE & 4 - ⅝" x 6" EXP. BOLTS

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | REVISE EXIST. E-7 & ADD CURVED BALL CAP. PAG 10, BOOTH & LIVING | |

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 2/8/85 | OWNER | FOR PROGRESS |
| 3/4/85 | OWNER | FOR BID |
| 3/13/85 | OWNER | FOR REVIEW |
| 4/6/85 | " | " |
| 7/16/85 | " | REQUEST |
| 8/27/85 | AHCOM | FOR PERMIT (SEPT. 13) FOR FIRE MARSHAL (11) |
| 10/1/85 | OWNER & AHCOM | 12 SET FOR PERMIT & SET FOR BID |
| 4/8/86 | AHCOM CTC | 1 SET 1 SET |

LICENSE DATE OF CERTIFICATION 5-5-86

PRINTED
APR 23 1986
THOMAS MUNROE NICHOLS A.I.A. & ASSOCIATES, P.A.

Sheet Title
PART PLAN-ENTRANCE

Project
TALCOTT PLAZA
TALCOTT & MARKET STREETS
HARTFORD CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects · Space Planners
111 N. Hunter Street / Baltimore, Md. 21202 / 301 547 0016
140 Woodland Street / Hartford, Conn. 06105 / 203 241 1573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| Date 2-6-85 | Sheet |
| Job No. | A-11 |
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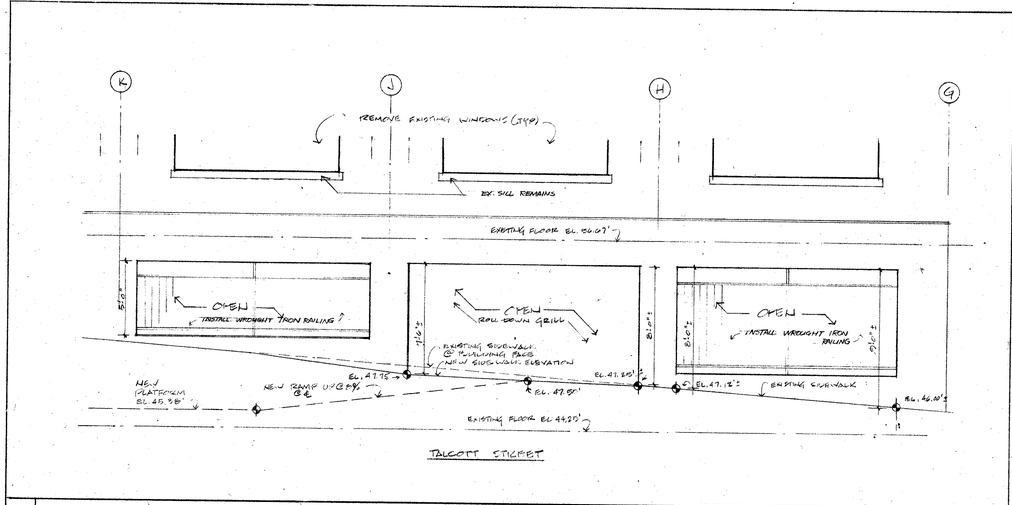
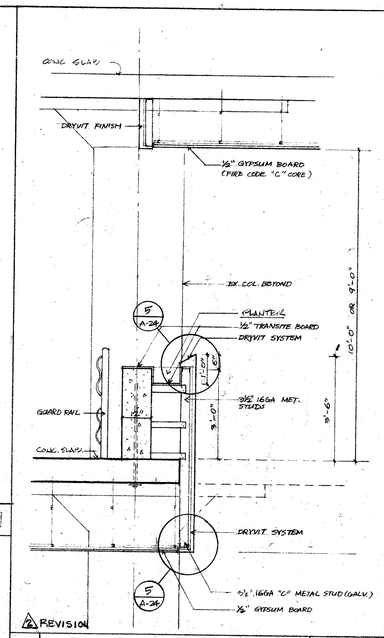
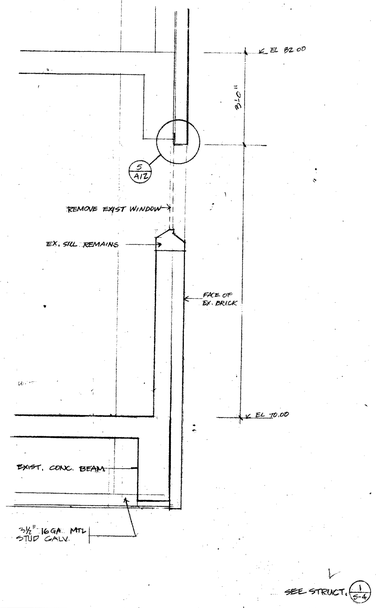


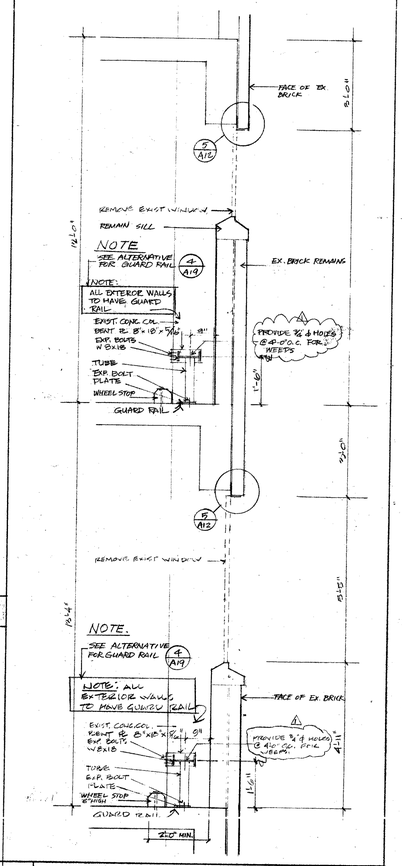

1 TALCOTT STREET CAR EXIT — 1/4":1'-0"



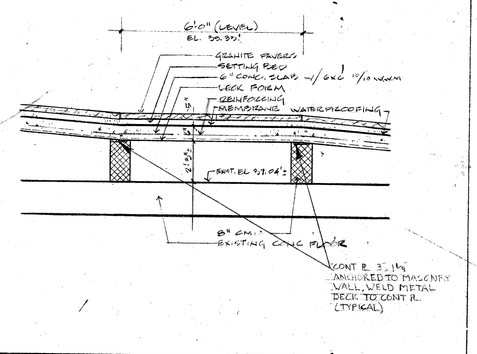

2 SECTION AT INTERIOR PLANTER — 1/2":1'-0"



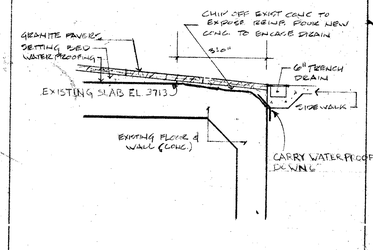

4 AT 3RD FLOOR LINE A — 1/2":1'-0"



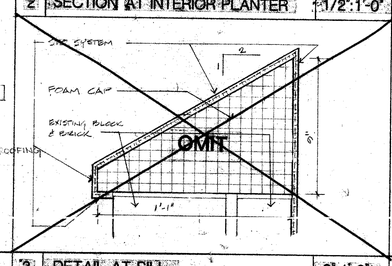

6 TYPICAL WALL SECTION — 1/2":1'-0"



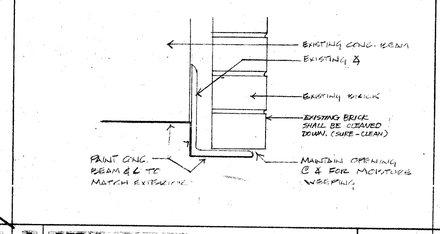

9 SECTION THRU PLAZA RAMP — 1/2":1'-0"



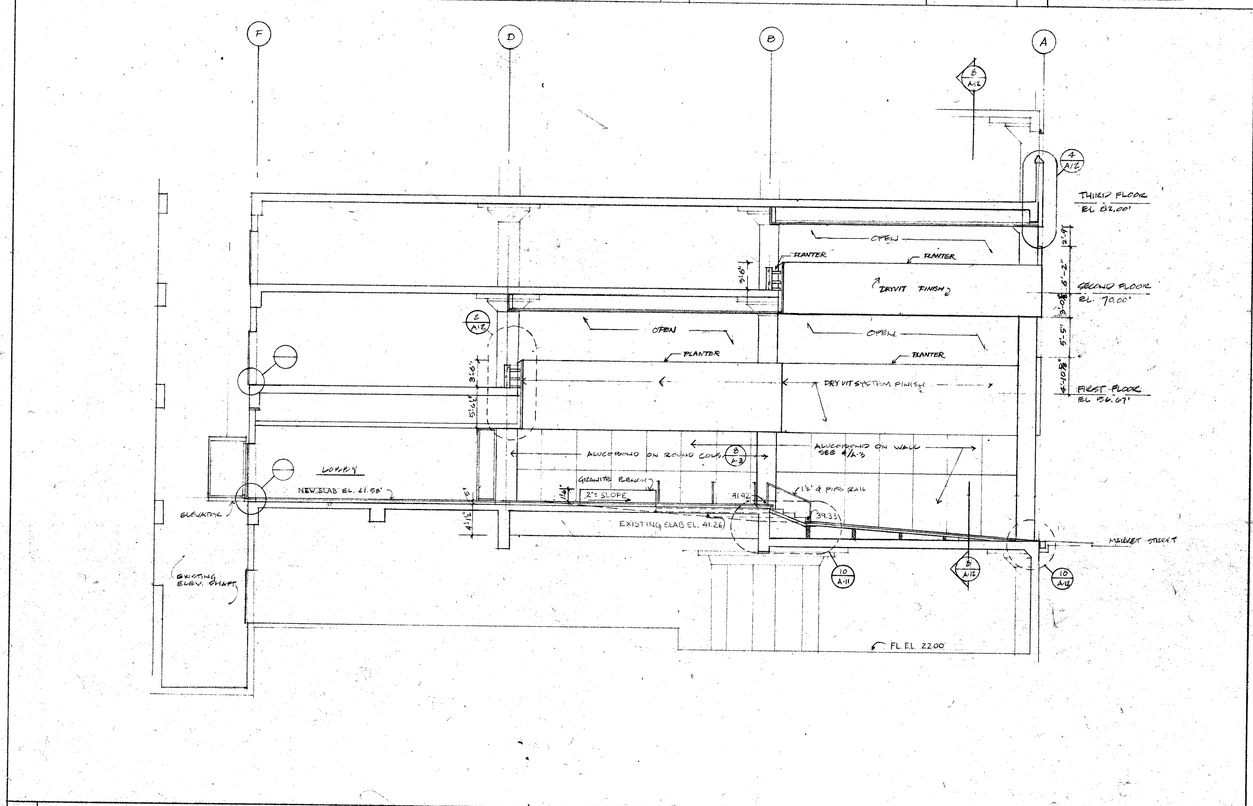

10 DETAIL AT SIDEWALK — 1/2":1'-0"



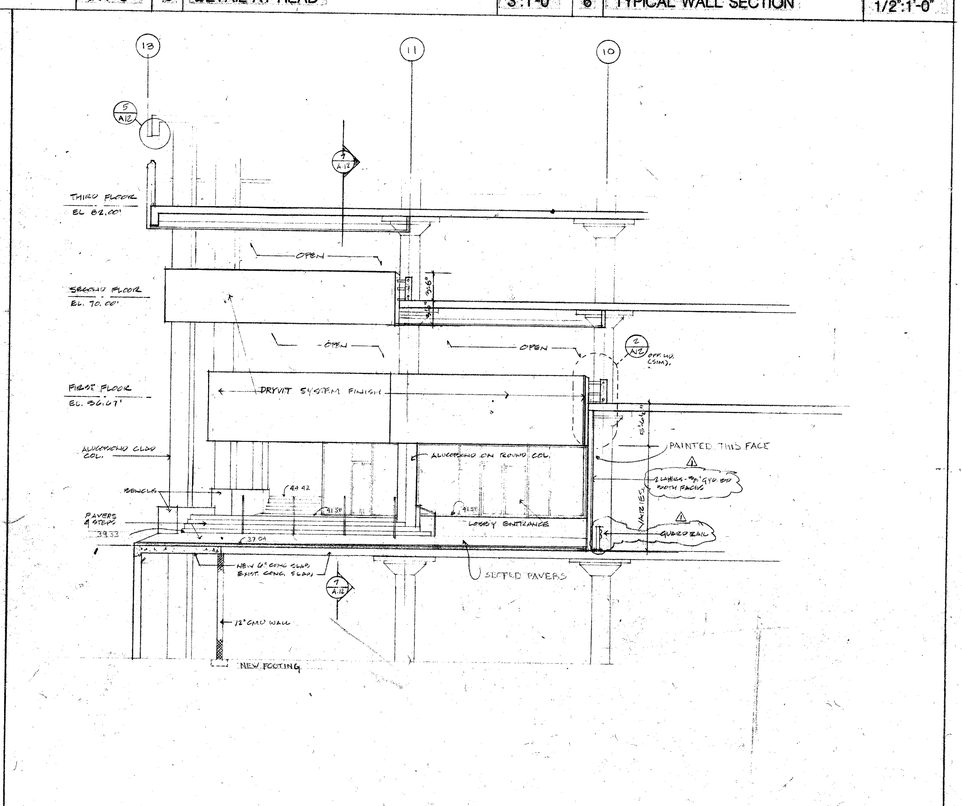

3 DETAIL AT SILL — 3":1'-0"




5 DETAIL AT HEAD — 3":1'-0"




7 SECTION AT LINE — 1/8":1'-0"




8 SECTION AT LINE — 1/8":1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | EXT. DRYVIT & GUARD RAIL; EXT. WINDOW WEEP HOLES IN G.RAIL | 10 MAY 1989 |
| 2 | REVISED BALCONY DETAILS @ MAIN ENTRY | 11-6-89 |

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 8/8/85 | OWNER | FOR PROGRESS |
| 9/24/85 | OWNER | FOR BID |
| 7/24/86 | KINKO | FOR PERMIT DEPT. (2) FOR FOR MEMBRAN (1) |
| 10/1/87 | SIKOR | SET FOR REVIEW |
| 11/6/87 | SIKOR | SET FOR REVIEW |
| 1/8/88 | SIKOR | FOR FIELD REVIEW |
| 1/8/88 | SIKOR | 1 SET |
| | CITY | 1 SET |

PRINTED

APR 23 1988

THOMAS MUNROE NICHOLS, A.I.A. & ASSOCIATES, P.A.

Sheet Title
ENTRANCE SECTIONS & DETAILS

Project
TALCOTT PLAZA
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects · Space Planners
1111 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0096
140 Woodland Street / Hartford, Conn. 06105 / 203-241-1973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| Date 2-6-85 | Sheet |
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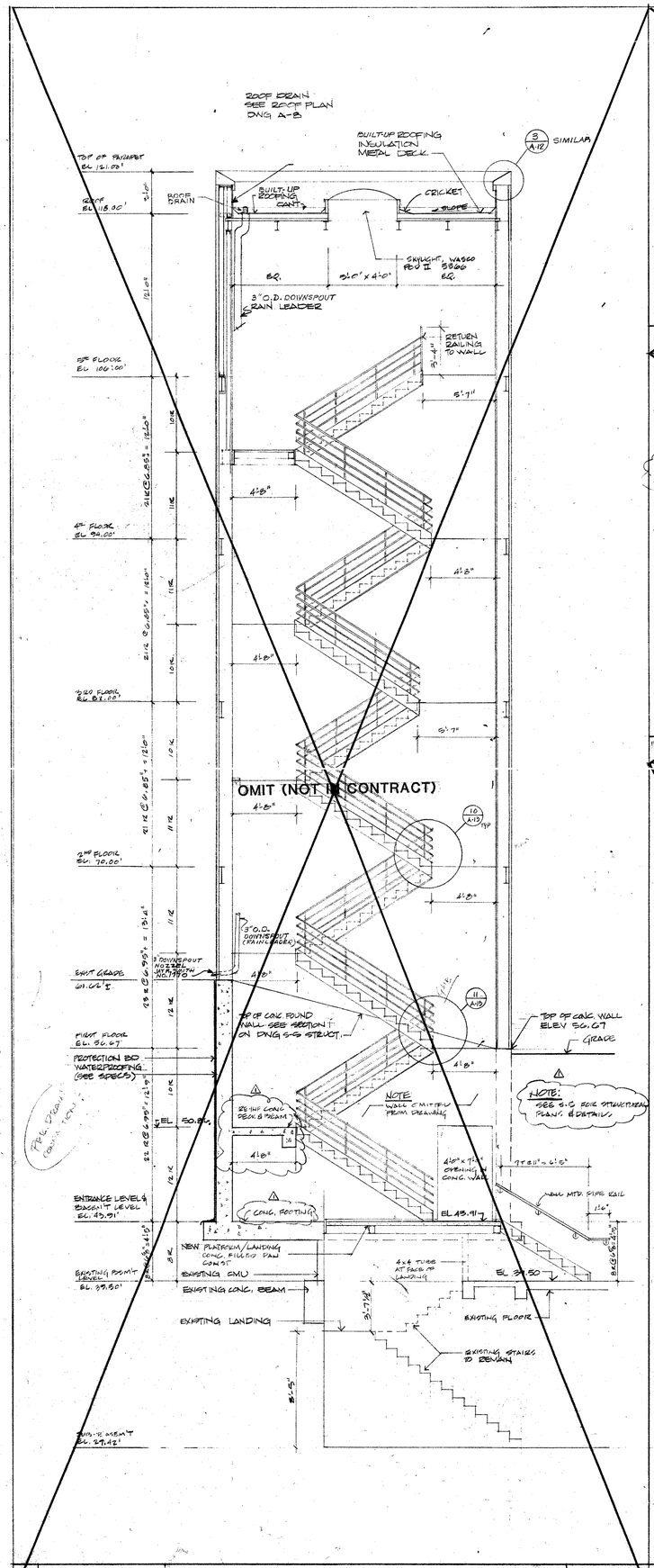
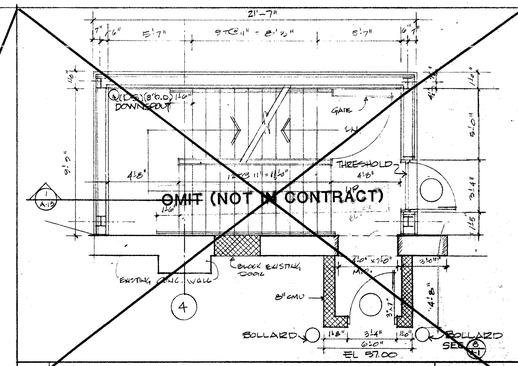
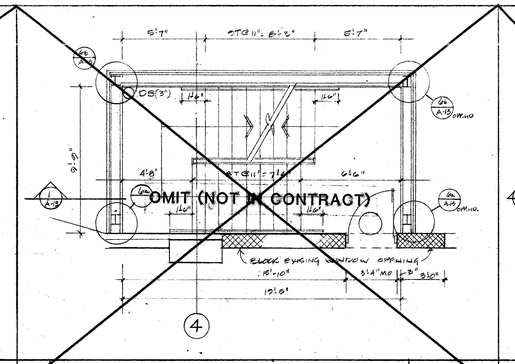


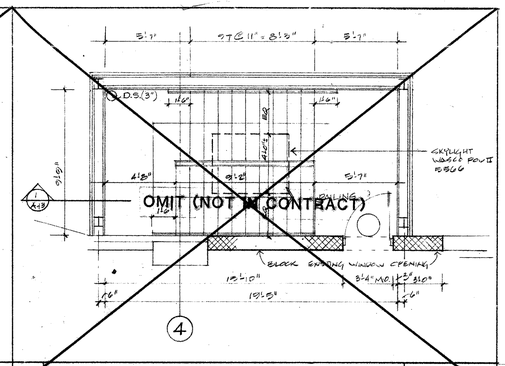

1. SECTION THRU STAIR #1 NEW CONSTRUCTION 1/4":1'-0"



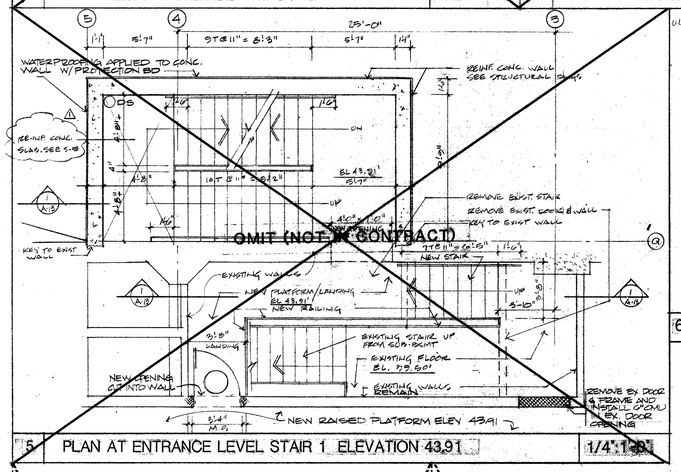

2. PLAN AT FIRST FLOOR STAIR 1 1/4":1'-0"



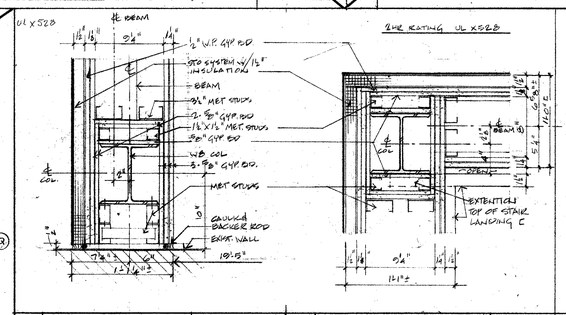

3. PLAN AT TYPICAL FLOOR STAIR 1 1/4":1'-0"



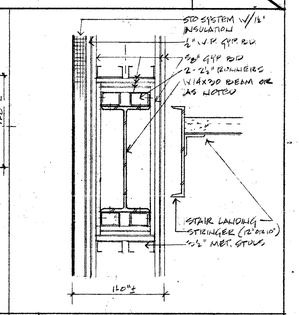

4. PLAN AT FIFTH FLOOR STAIR 1 1/4":1'-0"



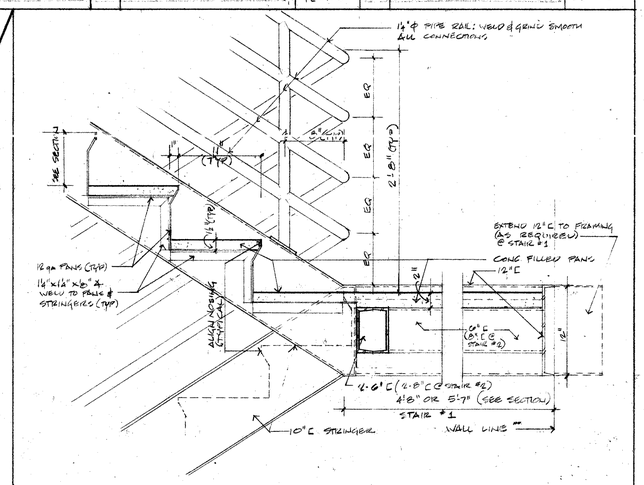

5 PLAN AT ENTRANCE LEVEL STAIR 1 ELEVATION 43.91 1/4":1'-0"



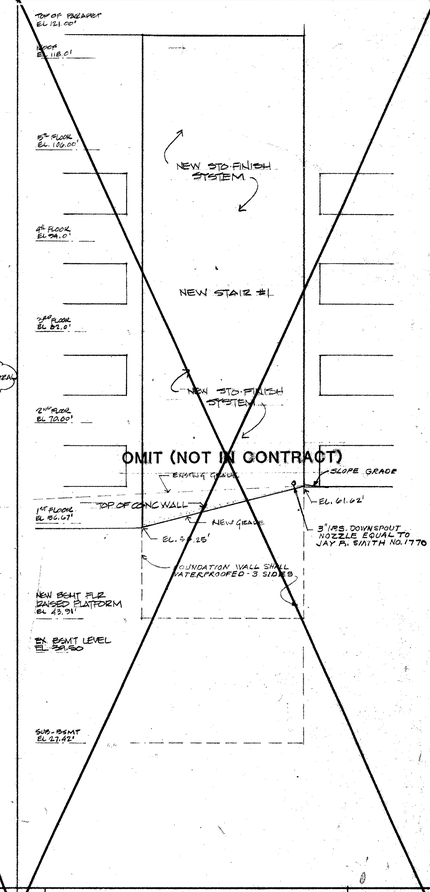

6a. DETAIL AT WALL 1 1/2":1'-0" 6b. DETAIL AT CORNER 1 1/2":1'-0"



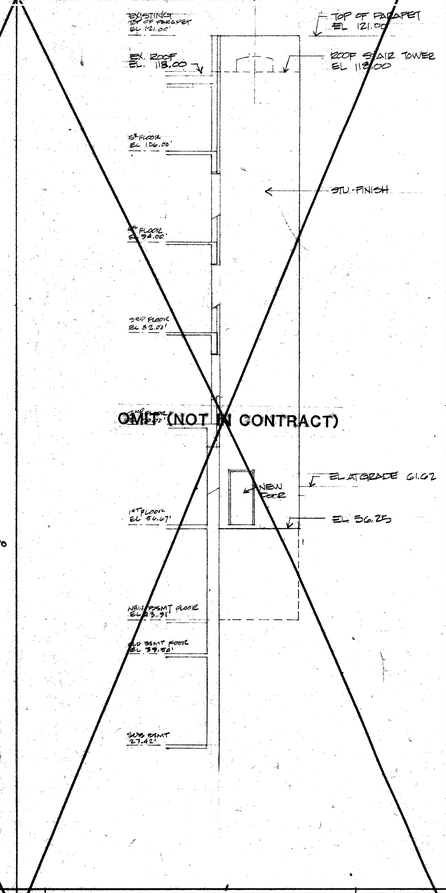

7. SECTION THRU BEAM 1 1/2":1'-0"



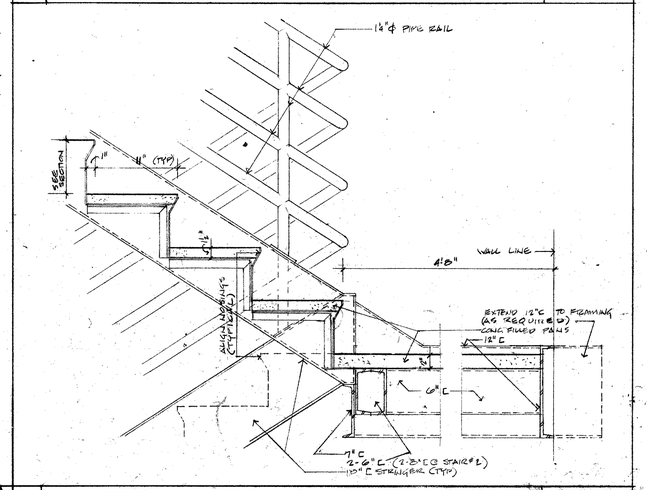

10. LANDING DETAILS 1 1/2":1'-0"




8. WEST ELEVATION - STAIR #1 1/8":1'-0"
MAIN STREET (ALLEY)




9. NORTH ELEVATION-STAIR# 1 1/8":1'-0"
MORGAN STREET




11. LANDING DETAILS 1 1/2":1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | ADD CONC. LANDING | 3/24/88 |

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 8/8/86 | OWNER | FOR PROGRESS |
| 9/8/86 | OWNER | FOR BID |
| 9/25/86 | GREEN | FOR PERMIT DRFT (-) FOR FIRE MARSHAL (-) |
| 12/1/87 | GREEN | ISSUE FOR PERMIT |
| 3/28/88 | GREEN | 1 SET FOR USE |
| | CITY | 1 SET |
| | | 1 SET |

PRINTED
APR 23 1988
THOMAS MUNROE NICHOLS, A.I.A & ASSOCIATES, P.A.

Sheet Title
MISCELLANEOUS

Project
TALCOTT PLAZA
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects · Space Planners
1111 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0015
140 Woodland Street / Hartford, Conn. 06105 / 203-241-1573


| Date 2-6-85 | Sheet |
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| Job No. | A-13 |
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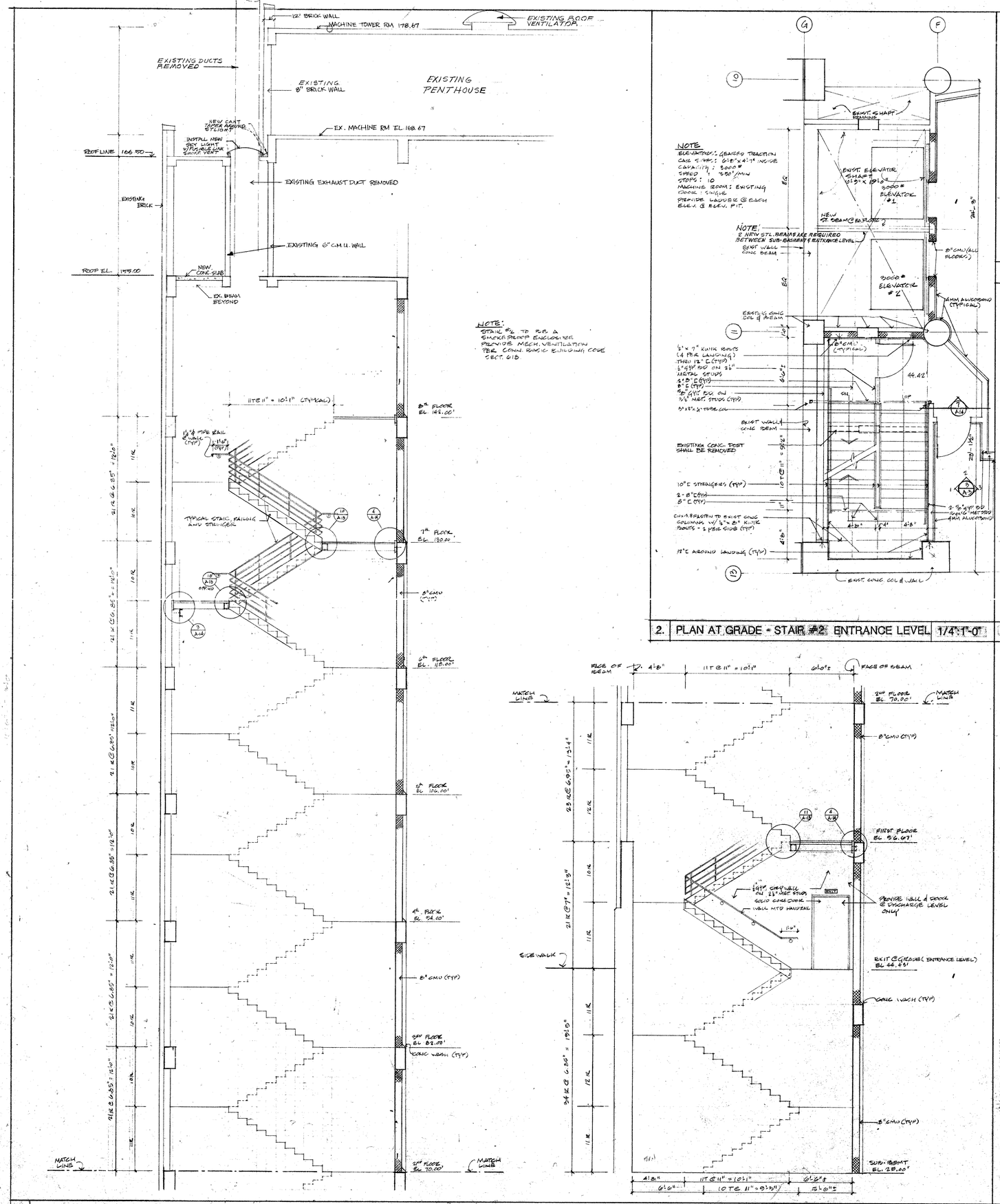
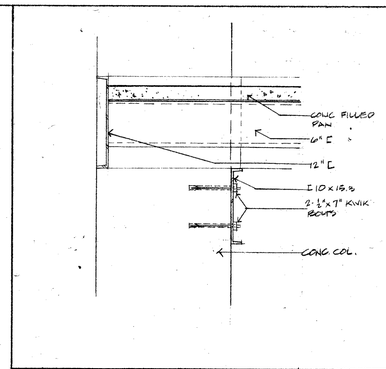
| Checked | |
| Binding Order | |



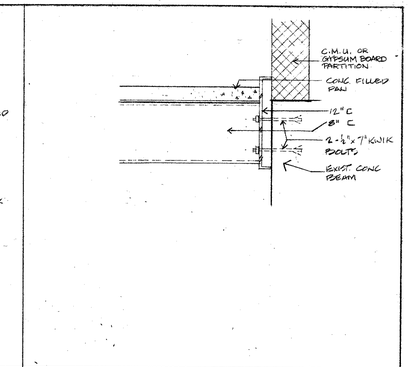

1. SECTION THRU STAIR #2 — 1/4":1'-0"



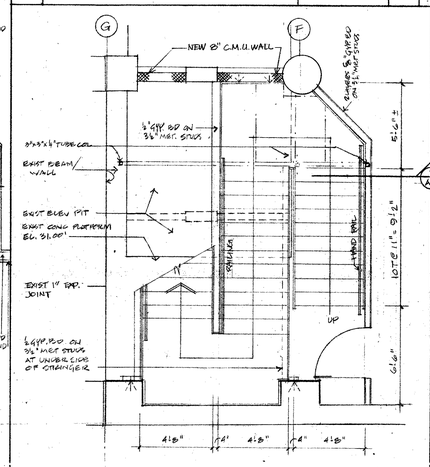

2. PLAN AT GRADE - STAIR #2 ENTRANCE LEVEL — 1/4":1'-0"



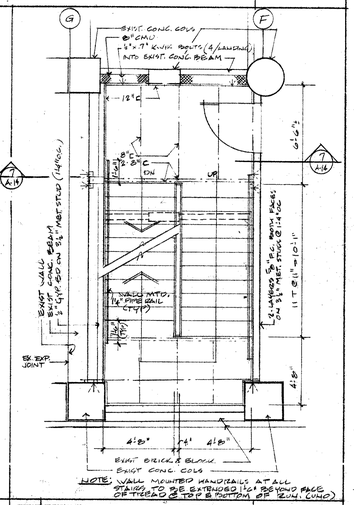

3. DETAIL AT LANDING — 1":1'-0"




4. DETAIL AT LANDING — 1":1'-0"

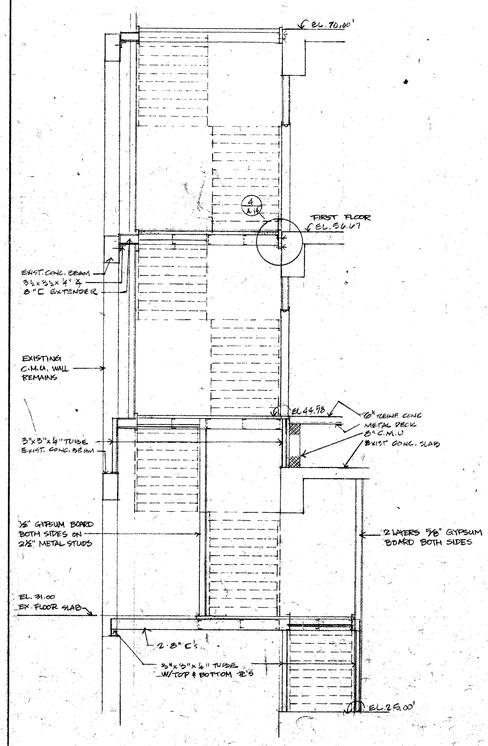



5. PLAN AT SUB-BASEMENT — 1/4":1'-0"




6. PLAN AT TYPICAL FLOOR — 1/4":1'-0"




7 SECTION THRU STAIR #2 — 1/4":1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| | | |

| ISSUE DATES PRIOR TO FULL RELEASE | | |
|---|---|---|
| Date | To | Use Restrictions |
| 8-8-85 | OWNER | FOR PROGRESS |
| 3/24/86 | OWNER | FOR BID |
| 6/4/86 | SIKON | FOR PERMIT DEPT. (2) FOR PUBL. HEARING (1) |
| 11/1/86 | OWNER SIKON | 1 SET FOR PROGRESS 2 SETS FOR O.E. |
| 4/6/88 | SIKON CITY | 1 SET 1 SET |

CITY OF HARTFORD
Approved for Construction
By _____ Date _____

PRINTED
APR 23 1988
THOMAS MUNROE NICHOLS, A.I.A. & ASSOCIATES, P.A.

Sheet Title
STAIR # 2

Project
TALCOTT PLAZA
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects · Space Planners
1111 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0095
140 Woodland Street / Hartford, Conn. 06105 / 203-241-1820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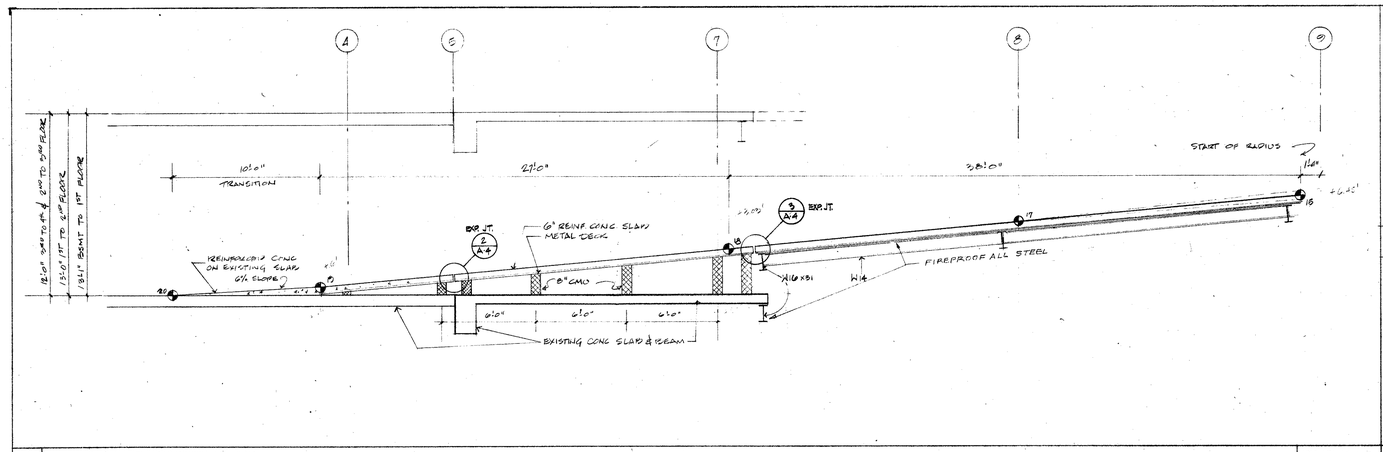
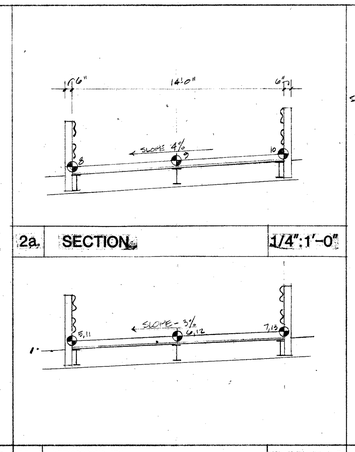
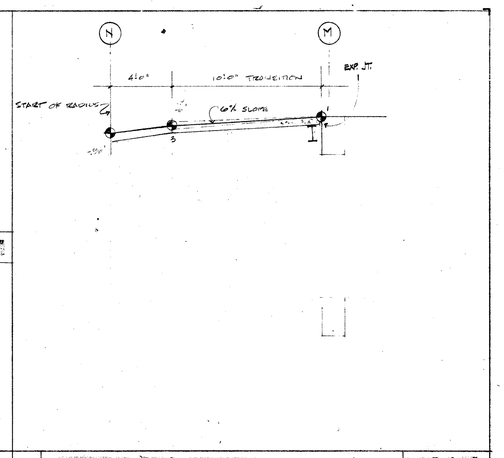



1. SECTION THRU UP RAMP. 1/4":1'-0"

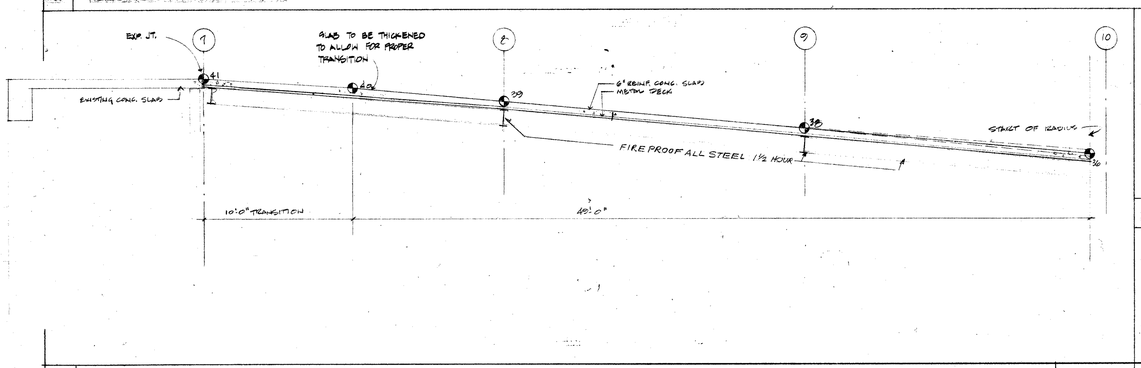



2a. SECTION 1/4":1'-0"

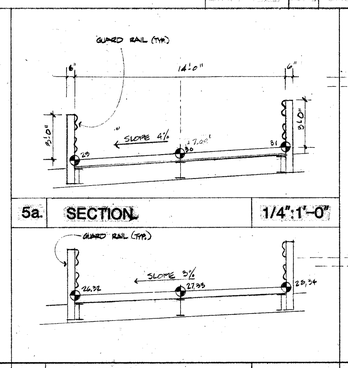
2b. SECTION 1/4":1'-0"




3. SECTION THRU UP. RAMP 1/4":1'-0"

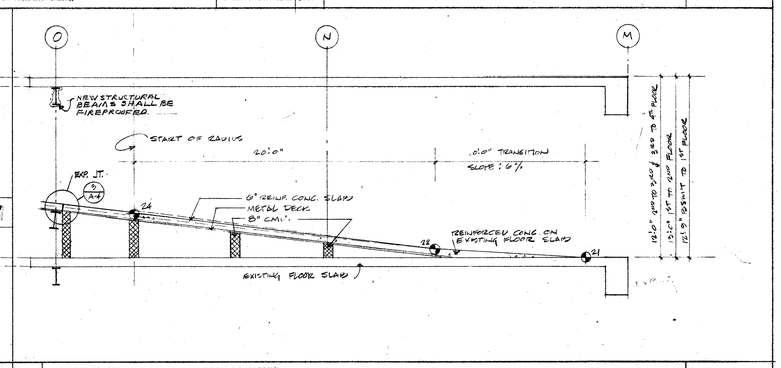



4. SECTION THRU DOWN RAMP 1/4":1'0"




5a. SECTION 1/4":1'-0"

5b. SECTION 1/4":1'-0"



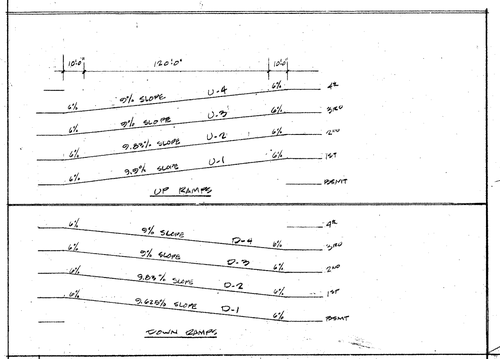

6. SECTION THRU DOWN RAMP. 1/4":1"-0"

## SPOT ELEVATIONS ON RAMP

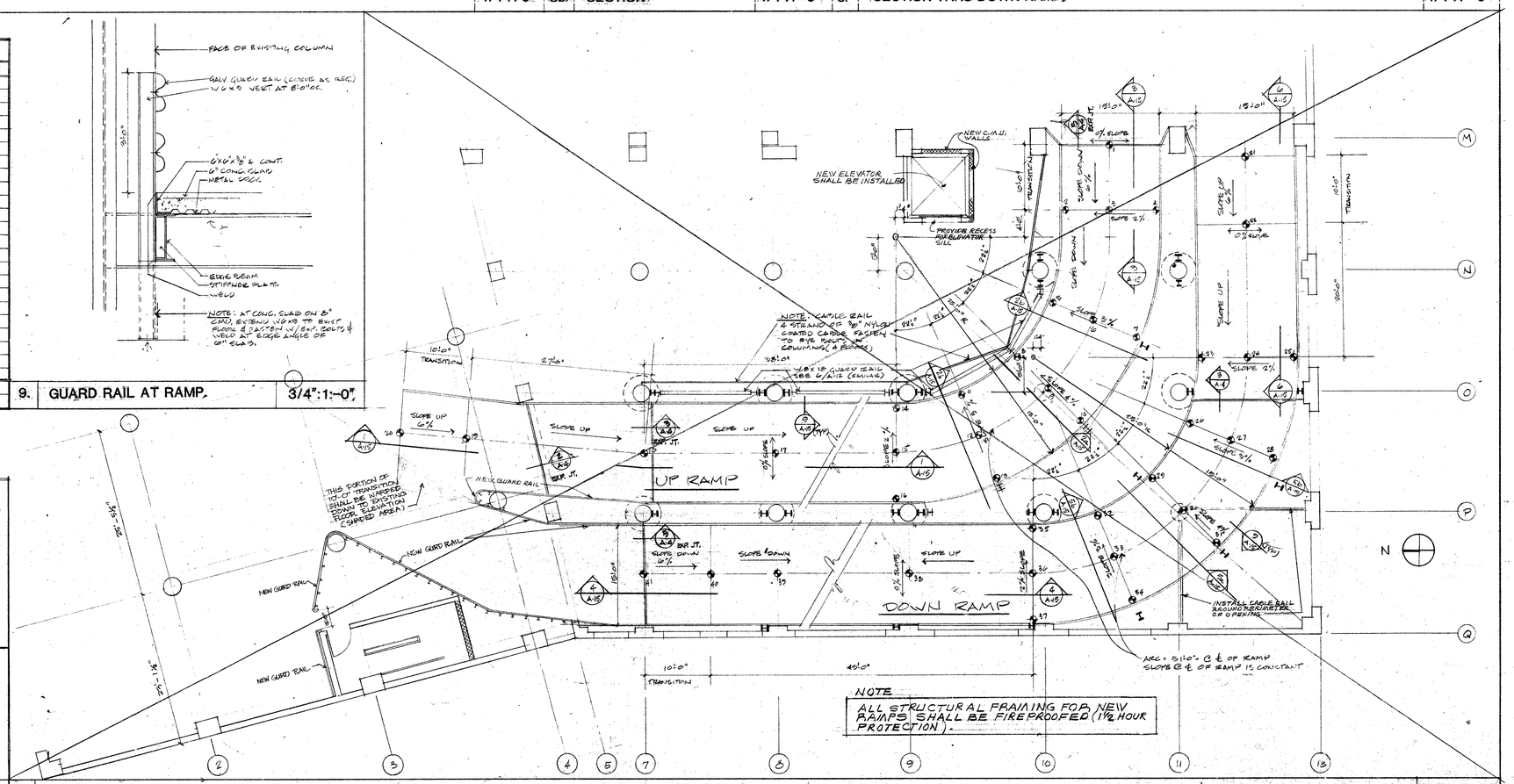
| | U-1 | U-2 | U-3 | U-4 | | D-1 | D-2 | D-3 | D-4 |
|---|---|---|---|---|---|---|---|---|---|
| MARK | BSMT TO 1ST | 1ST TO 2ND | 2ND TO 3RD | 3RD TO 4TH | MARK | BSMT TO 1ST | 1ST TO 2ND | 2ND TO 3RD | 3RD TO 4TH |
| 1 | 57.00' | 70.00' | 82.00 | 94.00' | 21 | 44.25' | 57.00' | 70.00' | 82.00 |
| 2 | 56.26' | 69.26 | 81.26 | 93.26 | 22 | 44.85 | 57.60 | 70.6' | 82.60 |
| E3 | 56.40 | 69.40 | 81.40 | 93.40 | 23 | 46.03 | 58.13 | 72.26 | 84.26 |
| 4 | 56.54 | 69.54 | 81.54 | 93.54 | E24 | 46.77 | 59.57 | 72.40 | 84.40 |
| 5 | 54.99 | 71.30 | 79.68 | 91.68 | 25 | 46.91 | 59.71 | 72.54 | 84.54 |
| E6 | 54.73 | 71.51 | 79.85 | 91.89 | 26 | 47.79 | 60.61 | 73.33 | 85.33 |
| 7 | 54.87 | 71.72 | 80.10 | 92.10 | E27 | 48.00 | 60.82 | 73.54 | 85.54 |
| 8 | 53.18 | 67.87 | 78.17 | 90.17 | 28 | 48.21 | 61.03 | 73.75 | 85.75 |
| E9 | 53.46 | 67.76 | 78.46 | 90.45 | 29 | 48.94 | 61.73 | 74.32 | 86.32 |
| 10 | 53.74 | 68.05 | 78.73 | 90.73 | E30 | 49.22 | 62.01 | 74.70 | 86.70 |
| 11 | 51.99 | 65.09 | 77.39 | 89.39 | 31 | 49.50 | 62.29 | 74.98 | 86.98 |
| E12 | 52.20 | 65.24 | 77.60 | 89.60 | 32 | 50.24 | 63.12 | 75.63 | 87.63 |
| 13 | 52.41 | 65.43 | 77.81 | 89.81 | E33 | 50.45 | 63.33 | 75.84 | 87.84 |
| 14 | 50.80 | 63.85 | 76.31 | 88.31 | 34 | 50.66 | 63.54 | 76.05 | 88.05 |
| E15 | 50.94 | 63.99 | 76.45 | 88.46 | 35 | 51.54 | 64.44 | 76.86 | 88.85 |
| 16 | 51.08 | 64.13 | 76.59 | 88.59 | E36 | 51.68 | 64.58 | 76.99 | 88.99 |
| 17 | 49.16 | 62.22 | 74.83 | 86.83 | 37 | 51.82 | 64.72 | 77.13 | 77.13 |
| 18 | 47.18 | 60.15 | 73.05 | 85.05 | 38 | 53.46 | 66.40 | 78.64 | 90.64 |
| 19 | 46.51 | 57.60 | 70.60 | 82.00 | 39 | 55.38 | 68.37 | 80.45 | 92.45 |
| 20 | 45.91 | 57.00 | 70.00 | 82.00 | 40 | 56.82 | 69.40 | 81.40 | 93.40 |
| | | | | | 41 | 57.00 | 70.00' | 82.00' | 94.00' |
| | | | | | | | | | |
| | | | | | | | | | |
| FL TO FL | 13'-1" | 13'-0" | 12'-0" | 12'-0" | | 12'-8" | 13'-0" | 12'-0" | 12'-0" |
| SLOPE | 9.92% | 9.83% | 8% | 8% | | 9.625% | 9.83% | 8% | 8% |




9. GUARD RAIL AT RAMP. 3/4":1:-0"




7. KEY 1/32":1'-0"




NOTE
ALL STRUCTURAL FRAMING FOR NEW RAMPS SHALL BE FIREPROOFED (1½ HOUR PROTECTION).

8. PART PLAN – UP & DOWN CAR RAMPS. 1/8":1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| | | |
| | | |
| | | |

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 8-8-85 | OWNER | FOR PROGRESS |
| 3/20/85 | OWNER | FOR BID |
| 9/25/86 | GIKON | FOR PERMIT DEPT. (C) |
| 10/1/86 | GIKON / GIKON | FOR FIRE MARSHAL (C) / FOR BUILD 2-6-85 |
| 4/4/86 | GIKON / CITY | 1ST / 1ST |

DEPT. OF LICENSES & INSPECTIONS CITY OF HARTFORD
Approved to General ... 19 86
By ...

PRINTED
APR 23 1986
THOMAS MUNROE NICHOLS, A.I.A. & ASSOCIATES, P.A.

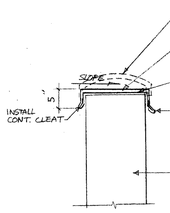
Sheet Title
CAR RAMP

Project
TALCOTT PLAZA
TALCOTT & MAIN
HARTFORD, CT.

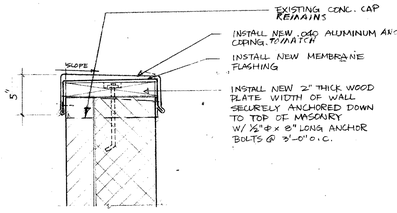
Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects · Space Planners
1111 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0018
140 Woodland Street / Hartford, Conn. 06105 / 203-241-1573

| | |
|---|---|
| Date 2-6-85 | Sheet |
| Job No. | A-15 |
| Drawn | |
| Checked | |
| Binding Order | |

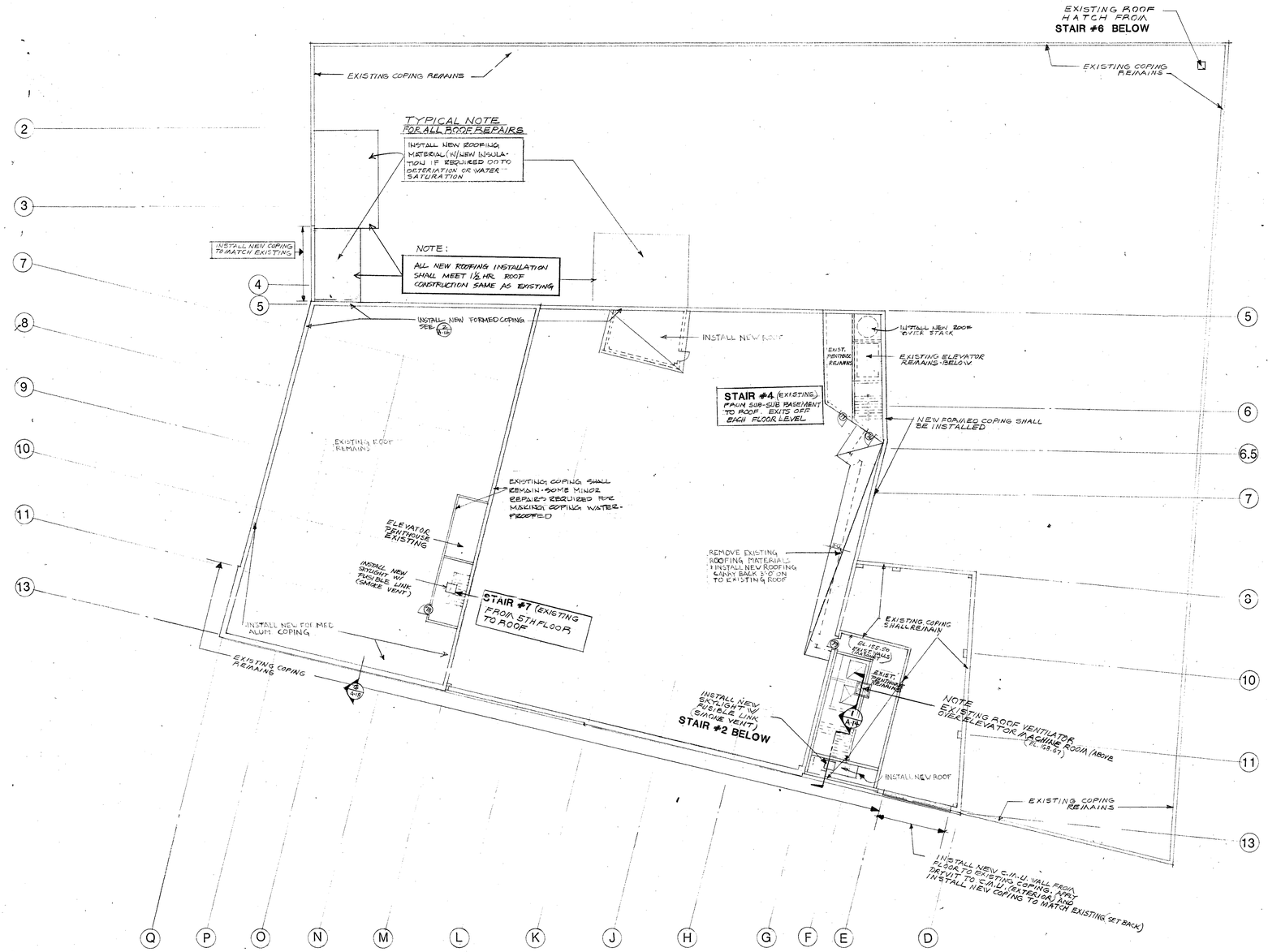
A-15




1 NO SCALE




2 11/2" : 1'-0"




| Revisions | | |
|---|---|---|
| No. | Description | Date |
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ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 3/24/86 | OWNER | FOR BID |
| 8/25/86 | " | FOR REVISION |
| 9/25/86 | SIKON | FOR PERMIT SET (3) |
| 10/15/86 | OWNER SIKON | FOR PROGRESS - 1 SET FOR BID 2 SETS |
| 3/4/86 | OWNER CITY | 1 SET 1 SET |

CITY OF HARTFORD
Approved In General 5-6 19 86
By

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APR 23 1986
THOMAS MUNROE NICHOLS, A.I.A & ASSOCIATES, P.A.

Sheet Title
ROOF PLAN

Project
**TALCOTT PLAZA**

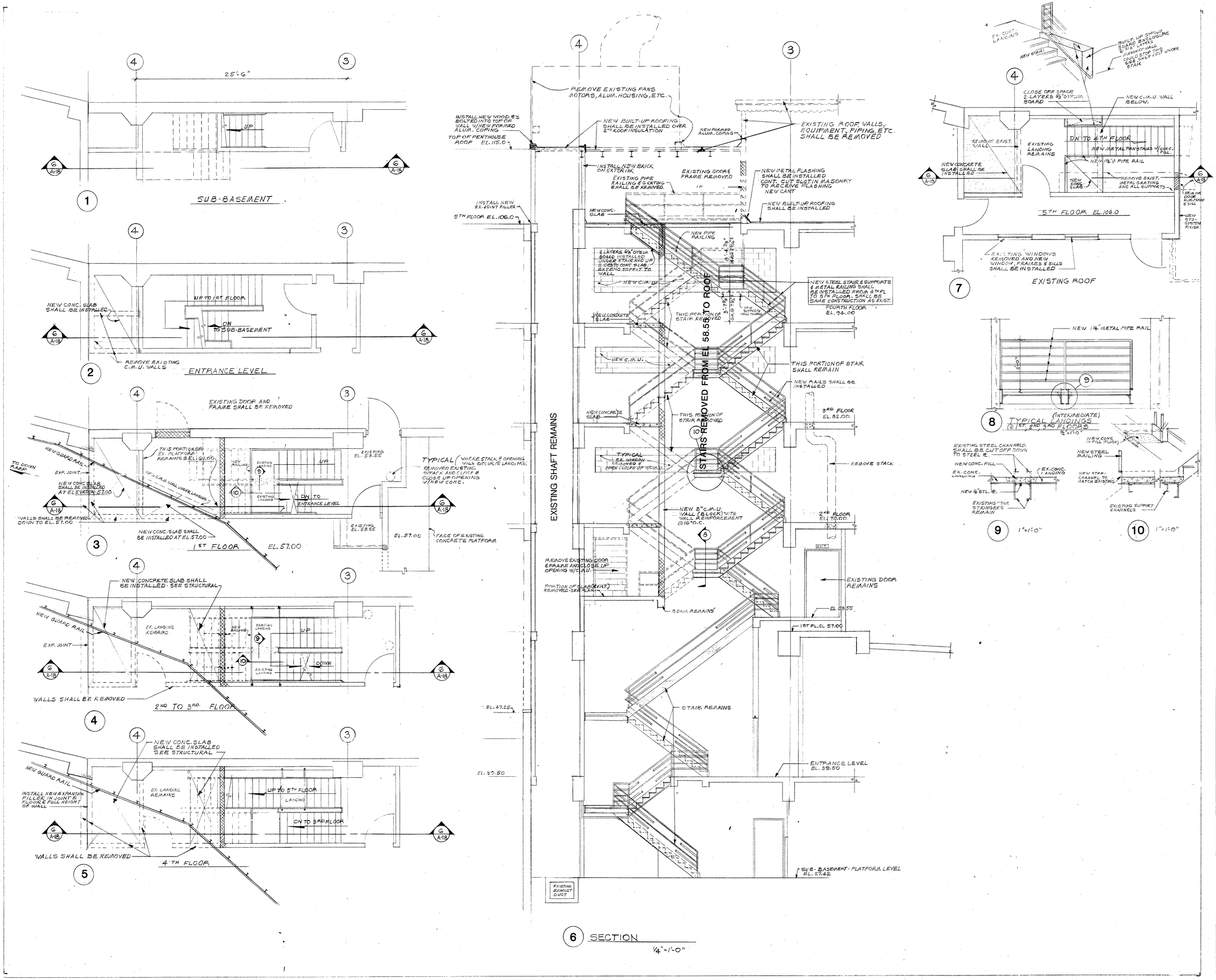
**TALCOTT & MARKET STREETS HARTFORD, CT.**


Thomas Munroe Nichols A.I.A. & Associates, P.A.

Architects Space Planners

1113 N.Hunter St./Baltimore, Md./21202-3821/301-547-0016


| Date | Sheet |
|---|---|
| Job No. | A-16 |
| Drawn | |
| Checked | |
| Binding Order | |




| Revisions | | |
|---|---|---|
| No. | Description | Date |
| | | |
| | | |
| | | |

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 3/29/86 | OWNER | FOR BID |
| 4/24/86 | GLEEN | FOR PERMIT DEPT. (1) |
| 4/21/86 | OWNER | FOR FIRE MARSHAL (1) |
| | STEIN | FOR FIRE & ELEV. ENG. |
| 4/28/86 | GLEEN | 1 SET |
| | CITY | 1 SET |

DEPT. OF LICENSES & INSPECTIONS CITY OF HARTFORD
Approved for Construction 5 8 86
By

PRINTED
APR 23 1986
THOMAS MUNROE NICHOLS, A.I.A & ASSOCIATES, P.A.

Sheet Title
PLANS AND SECTIONS
STAIRS NO. 1

Project
**TALCOTT PLAZA**
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects Space Planners
1113 N.Hunter St./Baltimore, Md./21202-3821/301-547-0016


| | |
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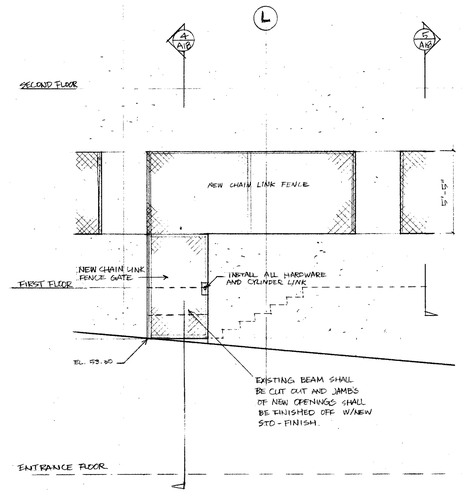
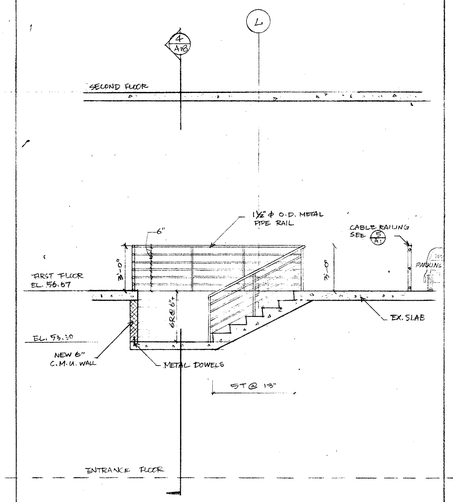
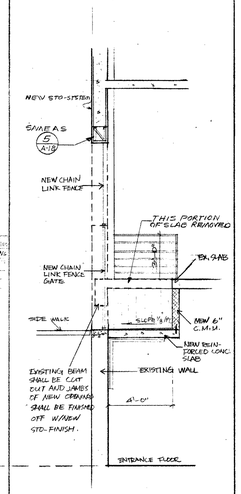
| Date 3-18-85 | Sheet |
| Job No. | A-17 |
| Drawn | |
| Checked | |
| Binding Order | |



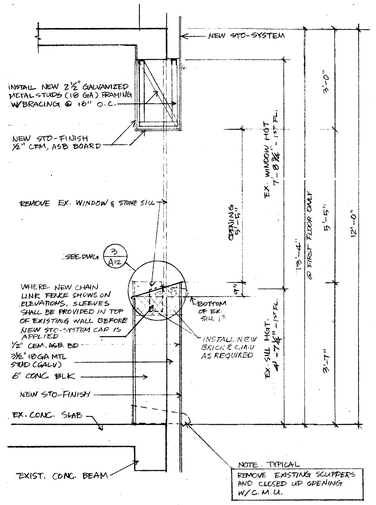

2 TALCOTT STREET ENTRANCE 1/4":1'-0"



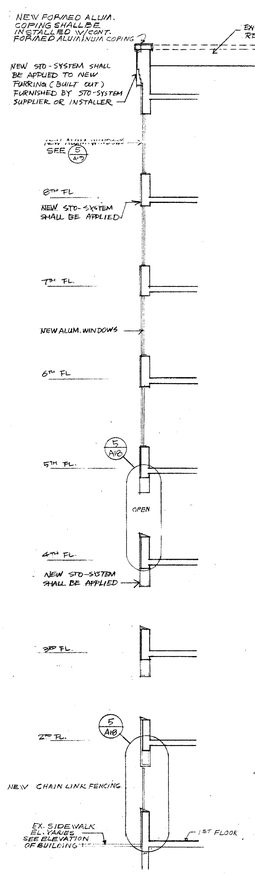

3 SECTION ( TALCOTT STREET ENTRANCE ) 1/4":1'-0"



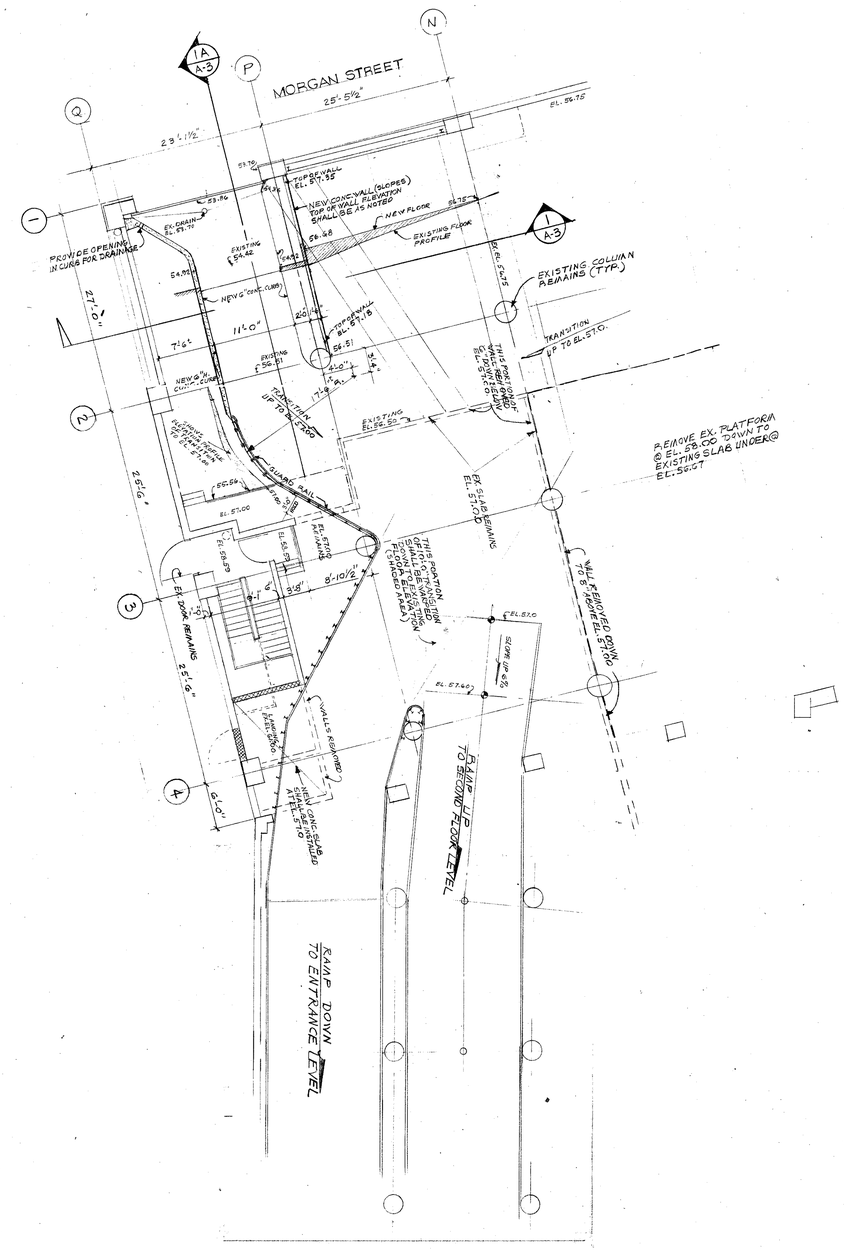

4 SECTION 1/4":1'-0"




5 SECTION 1/2":1'-0"




6 WALL SECTION 1/8":1'-0"
( TALCOTT STREET )




1 FIRST FLOOR PLAN AT MORGAN STREET ENTRANCE 1/8":1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| 1 | NEW SHEET | 3/21/85 |

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 3/21/86 | OWNER | FOR BID |
| 3/21/86 | SIKON | FOR PERMIT DEPT. (1) FOR REG. MARSHALL (1) |
| 4/1/86 | OWNER SIKON | FOR PROGRESS FOR USE |
| 4/9/86 | SIKON CITY | 1 SET 1 SET |

DEPT. OF BUILDING & INSPECTION CITY OF HARTFORD
APPROVED FOR ISSUE 5-5-86
BY

PRINTED
APR 23 1986
THOMAS MUNROE NICHOLS, A.I.A. & ASSOCIATES, P.A.

Sheet Title
MISCELLANEOUS & MORGAN STREET ENTRANCE

Project
**TALCOTT PLAZA**
**TALCOTT & MARKET STREETS**
**HARTFORD, CT.**


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects Space Planners
1113 N.Hunter St./Baltimore, Md./21202-3821/301-547-0016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|---|---|
| Date 3-18-85 | Sheet |
| Job No. | A-18 |
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| Checked | |
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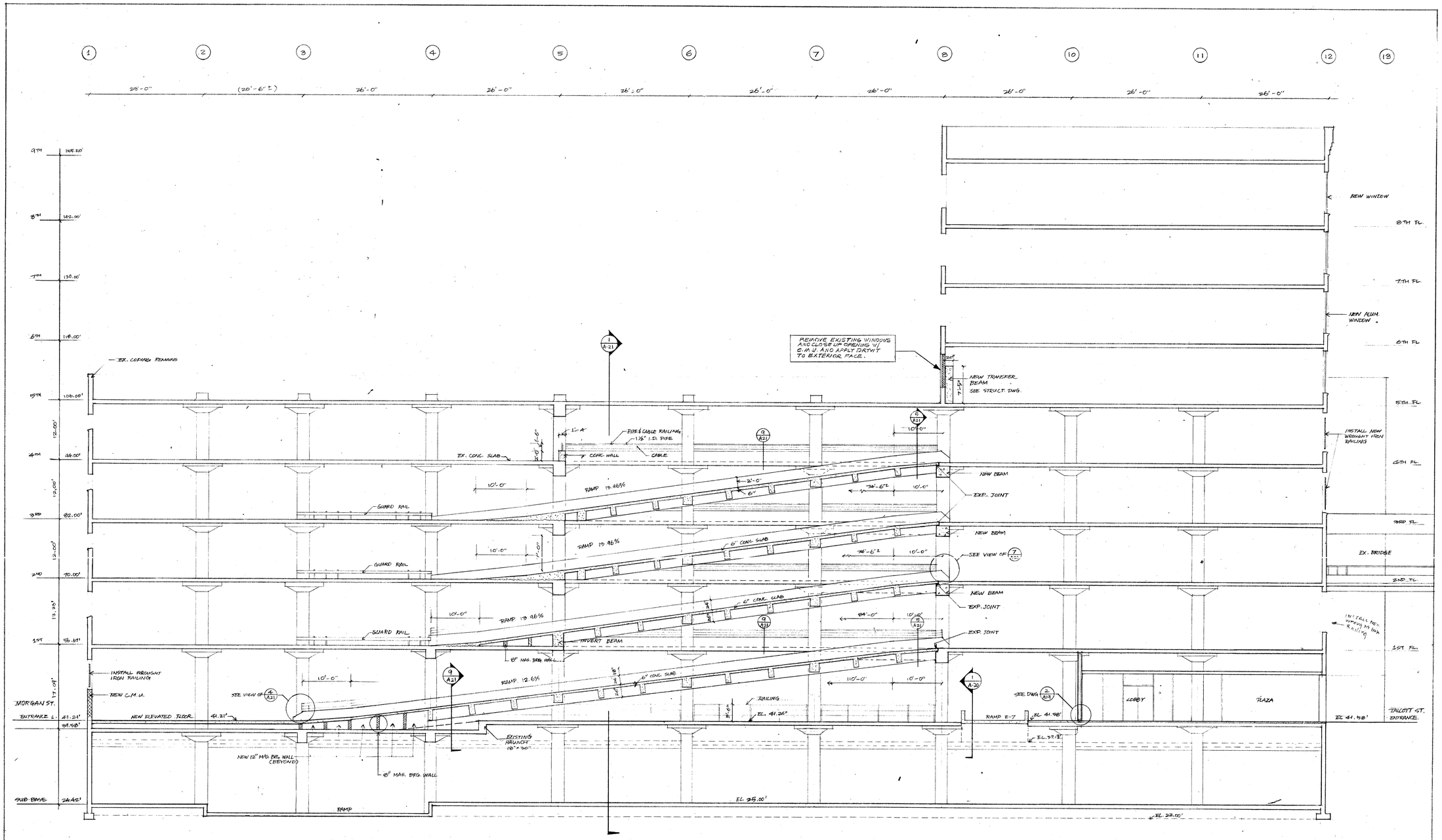
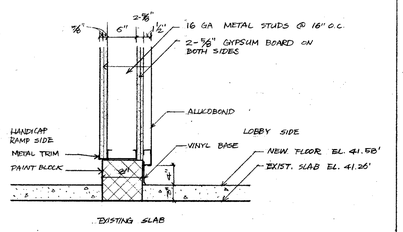
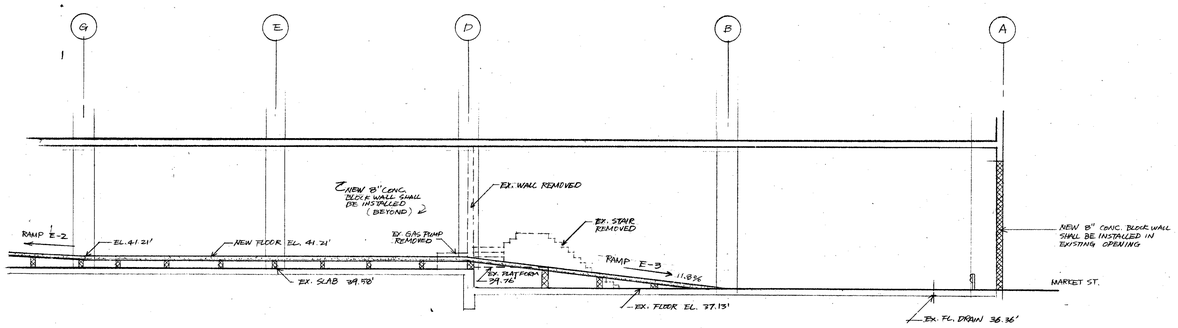



NOTE: ALL RAMP TRANSITIONS TO BE 10.0' @ 8% = .8'

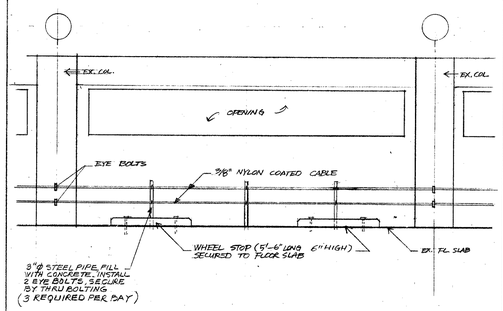
1 SECTION THROUGH MAIN RAMP — 1/8" : 1-0"




2 — 1" : 1'-0"




3 SECTION THROUGH RAMP E-3 — 1/8" : 1'-0"




4 ALTERNATIVE GUARD RAIL — 1/4":1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| | | |
| | | |
| | | |
| | | |

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 8/7/85 | OWNER | FOR REVIEW |
| 8/16/85 | " | " |
| 3/11/86 | GIBSON | FOR PERMIT DEPT (2) FOR FIRE MARSHAL (2) |
| 10/11/86 | OWNER GIBSON | FOR FOREMAN / SUP FOR USE 2 SUP |
| 3/4/86 | GEN CONT | 1 SET |
| | | 1 SET |

DEPT. OF HOUSING & INSPECTION CITY OF HARTFORD Approved to Issue 3-3 86 By

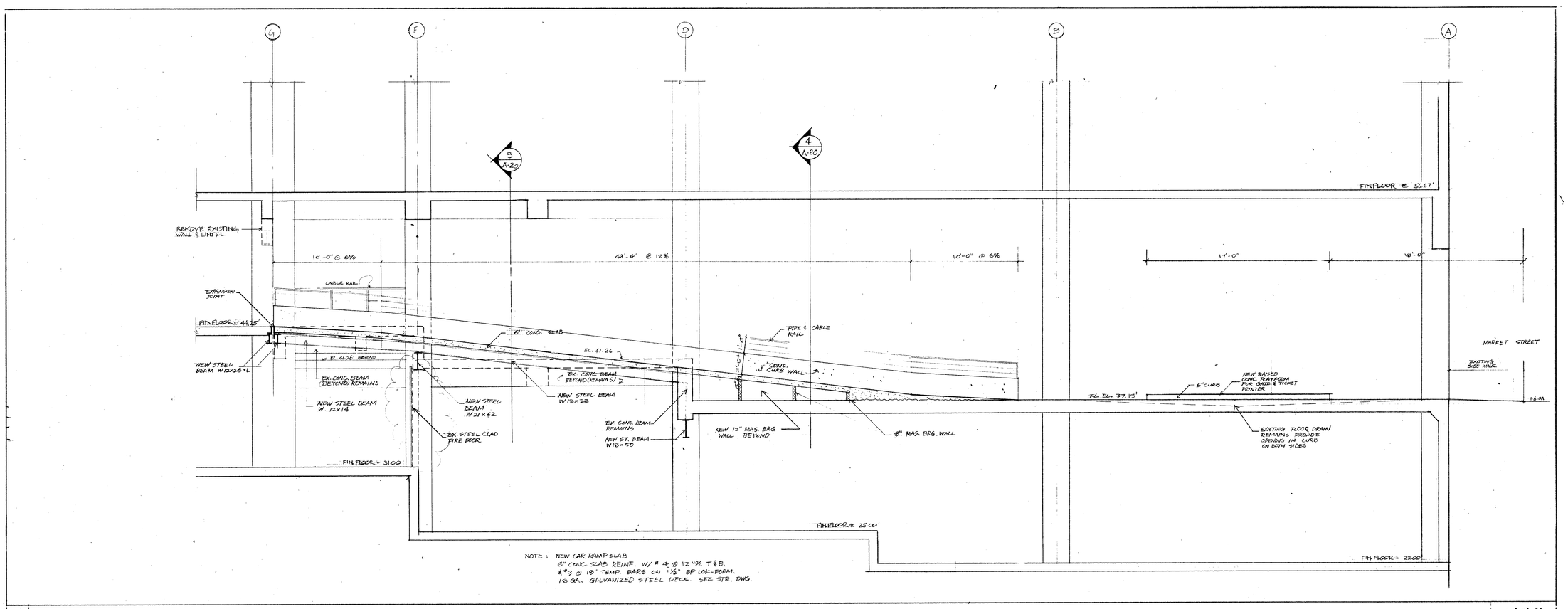
PRINTED APR 23 1986 THOMAS MUNROE NICHOLS, A.I.A. & ASSOCIATES, P.A.

Sheet Title
SECTION THROUGH PROPOSED RAMP

Project
**TALCOTT PLAZA**
TALCOTT & MARKET STREETS
HARTFORD, CT.

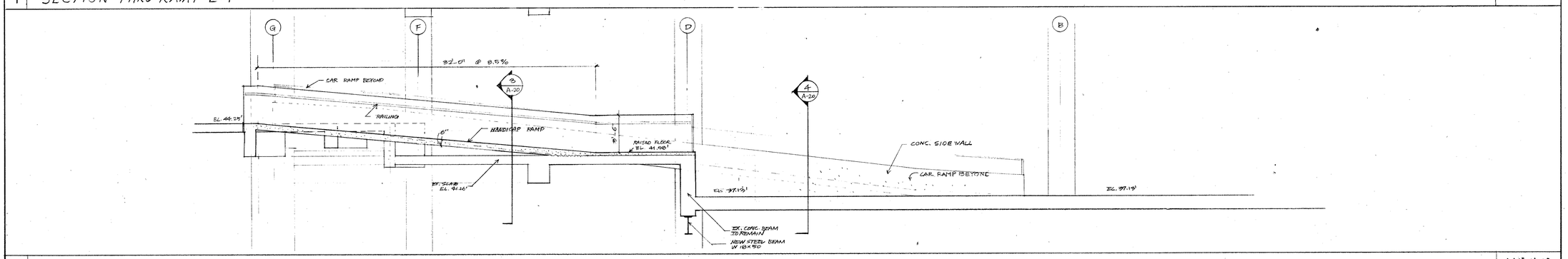

Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects Space Planners
1113 N.Hunter St./Baltimore, Md./21202-3821/301-547-0016


| Date | Sheet |
|---|---|
| Job No. | A-19 |
| Drawn | |
| Checked | |
| Binding Order | |

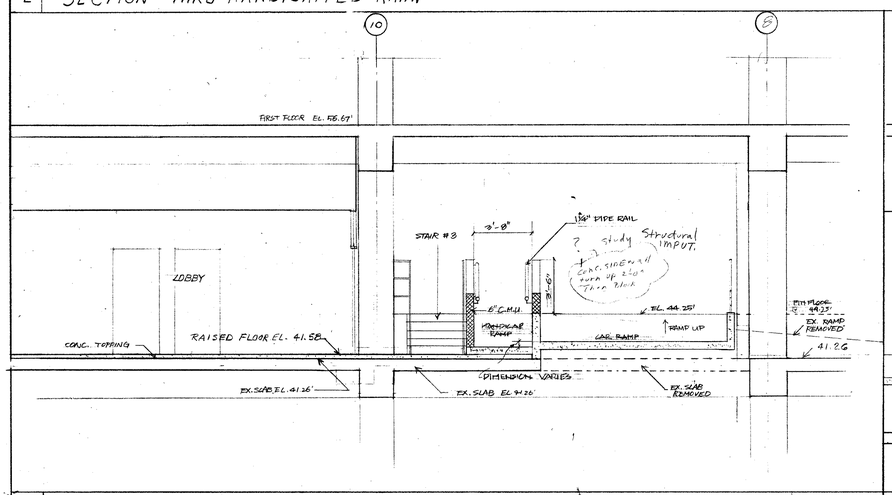



NOTE: NEW CAR RAMP SLAB
6" CONC. SLAB REINF. W/ # 4 @ 12 ½" T & B.
& #3 @ 18" TEMP. BARS ON 1½" BF LOK-FORM.
18 GA. GALVANIZED STEEL DECK. SEE STR. DWG.

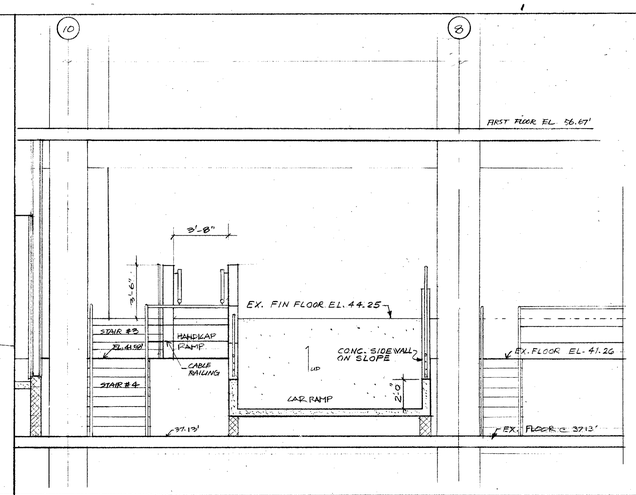
1 SECTION THRU RAMP E-7 — 1/4":1'-0"




2 SECTION THRU HANDICAPPED RAMP — 1/4":1'-0"




3 — 1/4":1'-0"




4 — 1/4":1'-0"

| Revisions | | |
|---|---|---|
| No. | Description | Date |
| | | |
| | | |
| | | |

ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 3/6/86 | OWNER | FOR REVIEW |
| 3/26/86 | " | FOR REVIEW |
| 3/27/86 | SIKON | FOR PERMIT DEPT. (2) FOR FIRE MARSHAL (2) |
| 1/11/87 | SWARF SIKON | FOR BIDDING FOR BIDS |
| 1/16/86 | SEON CITY | 1 SET 1 SET |

DEPT. OF LICENSES & INSPECTIONS CITY OF HARTFORD Approved Date 5 5 A 86

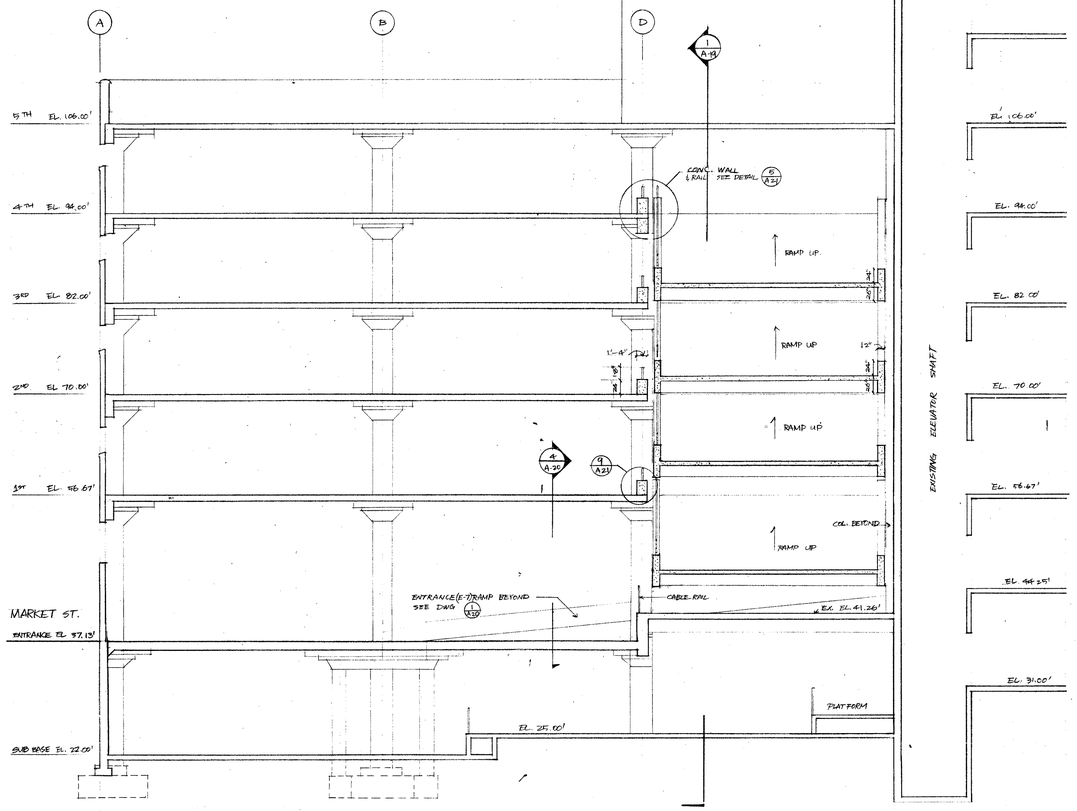
PRINTED
APR 23 1986
THOMAS MUNROE NICHOLS, A.I.A & ASSOCIATES, P.A.

Sheet Title
SECTIONS RAMP E-7 & H.C. RAMP

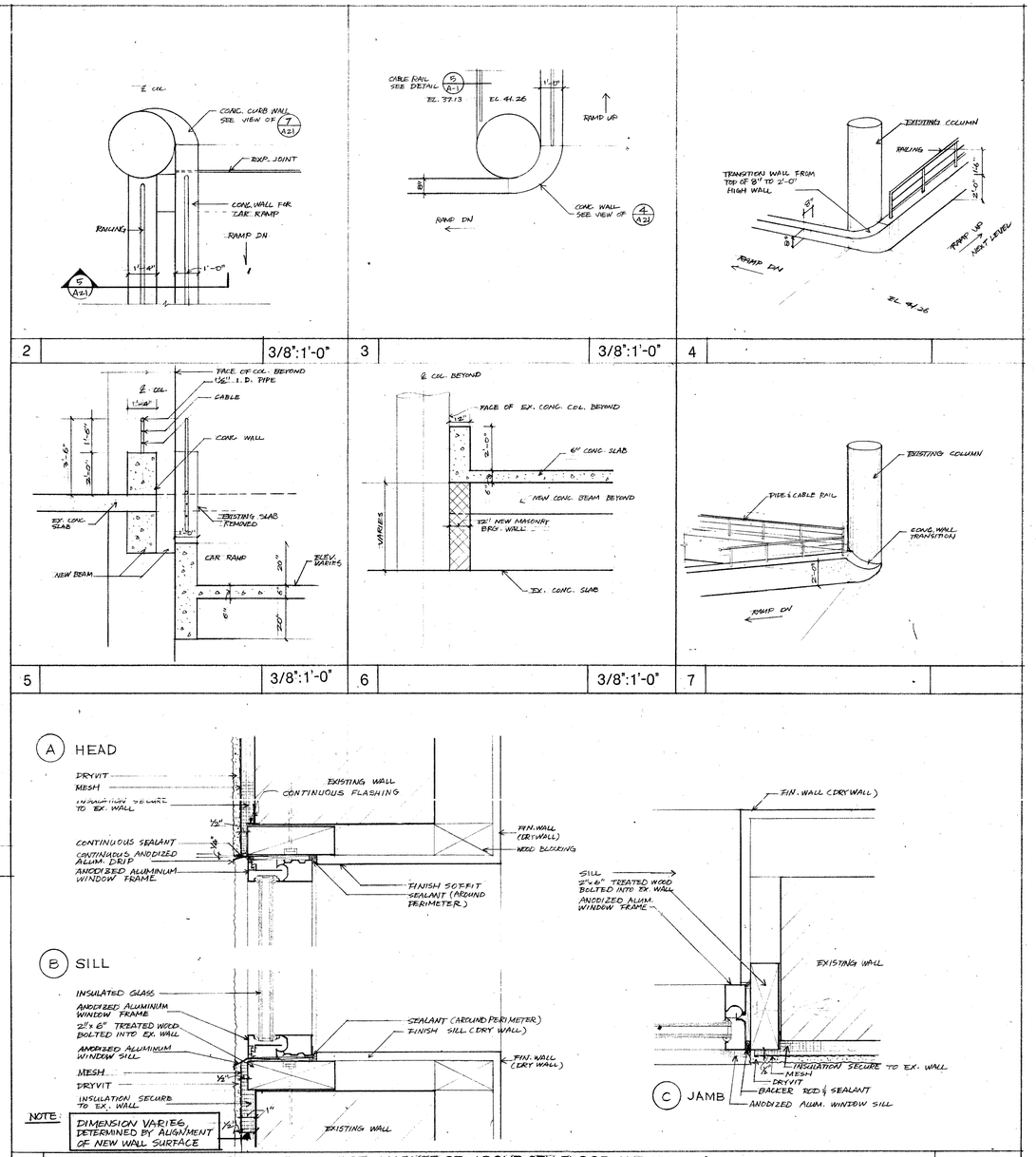
Project
**TALCOTT PLAZA**
**TALCOTT & MARKET STREETS HARTFORD, CT.**


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects Space Planners
1113 N.Hunter St./Baltimore, Md./21202-3821/301-547-0016


| Date | Sheet |
|---|---|
| Job No. | A-20 |
| Drawn | |
| Checked | |
| Binding Order | |




1 SECTION 1/8":1'-0"

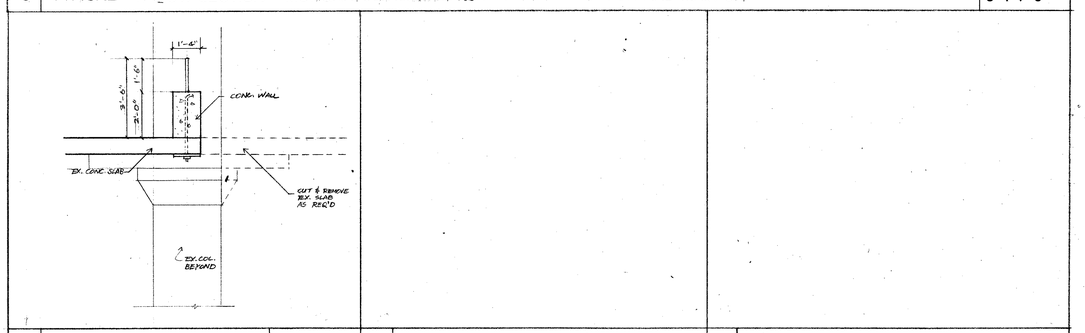



2 3/8":1'-0" 3 3/8":1'-0" 4

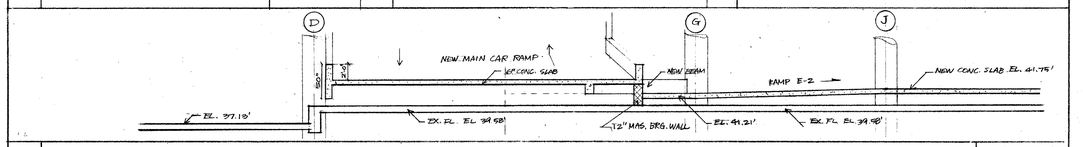
5 3/8":1'-0" 6 3/8":1'-0" 7




8 TYPICAL WINDOW SECTION - MORGAN ST., MARKET ST. ABOVE 5TH FLOOR AND MAIN ST. 3" : 1'-0"




9 3/8":1'-0" 10 11




12 1/8":1:-0"

| Revisions | | |
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| No. | Description | Date |
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ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 7/24/85 | OWNER | FOR REVIEW & COMMENT |
| 8/5/85 | OWNER | FOR REVIEW |
| 8/15/85 | " | " |
| 9/25/85 | GREEN | FOR PERMITS DEPT (2) SEE BID MANUAL (1) |
| 10/11/85 | OWNER GREEN | FOR PROGRESS BUR USE |
| 4/8/86 | GREEN CITY | SET SET |

DEPT. OF LICENSES & INSPECT. CITY OF HARTF
Approved to Issue 5-5-, 86
By

PRINTED
APR 23 1986
THOMAS MUNROE NICHOLS, A.I.A. & ASSOCIATES, P.A.

Sheet Title
SECTION & DETAILS

Project
**TALCOTT PLAZA**
**TALCOTT & MARKET STREETS**
**HARTFORD, CT.**


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects Space Planners
1113 N.Hunter St./Baltimore, Md./21202-3821/301-547-0016


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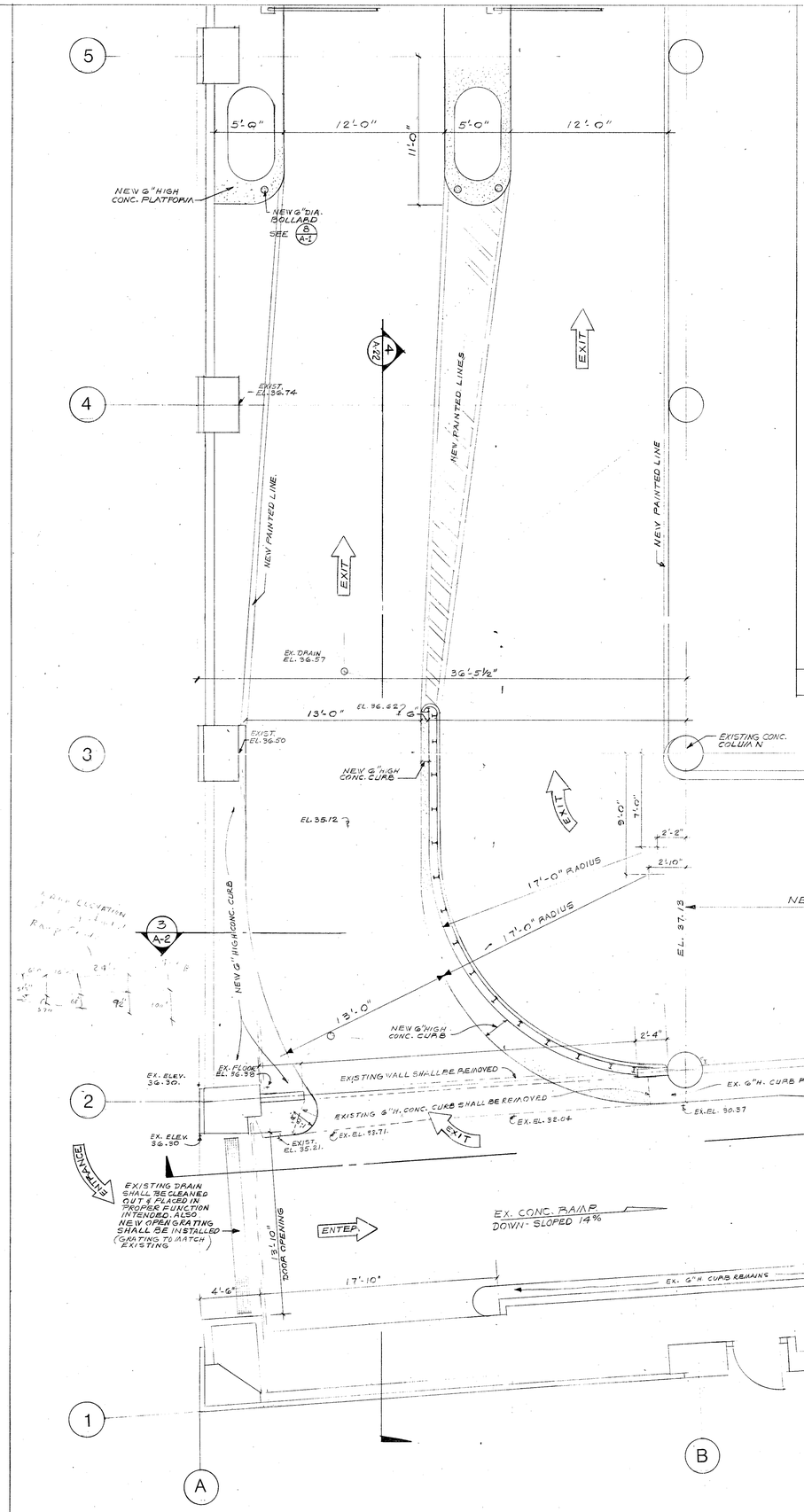
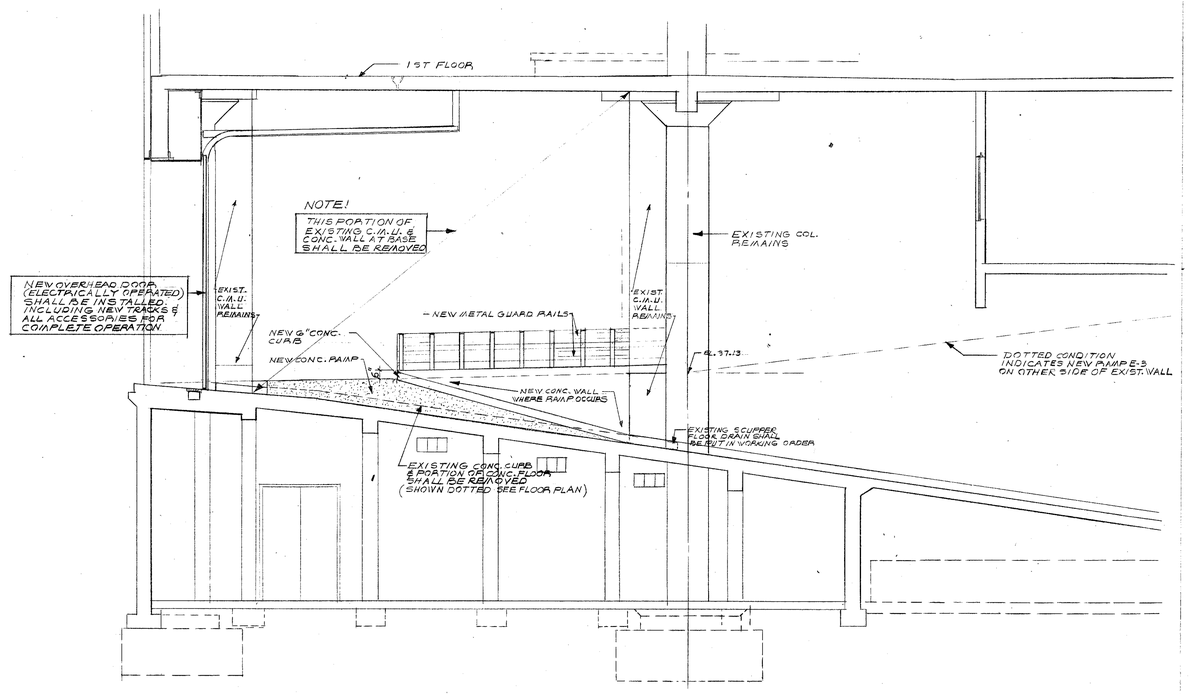



1 PLAN - RAMP 1/4" : 1'-0"

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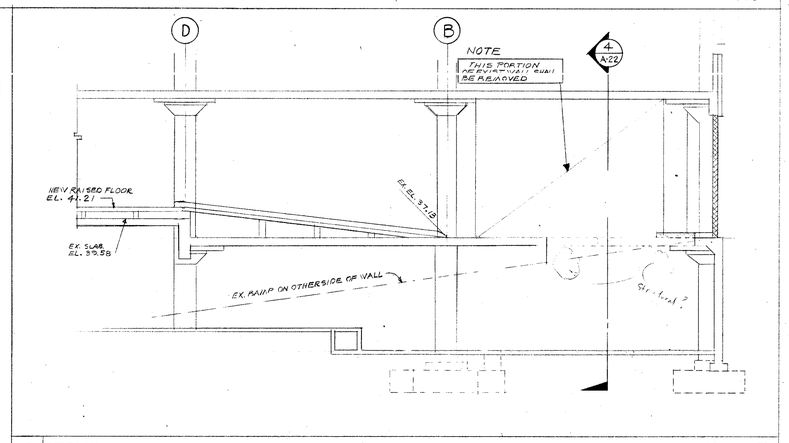


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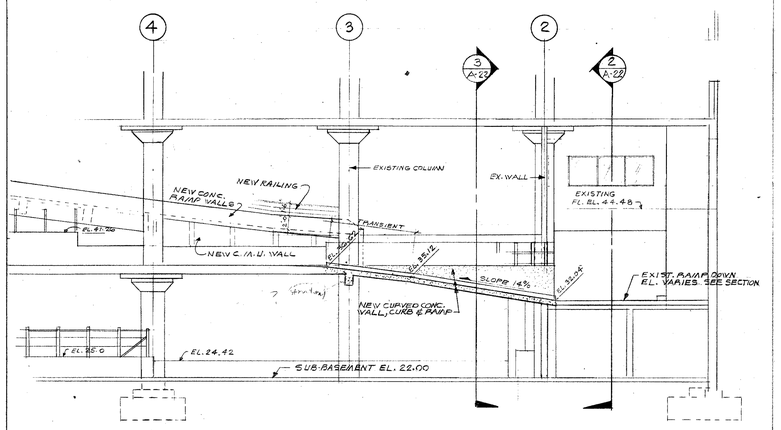


4 SECTION 1/8" : 1'-0"

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| No. | Description | Date |
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9/16/85 OWNER FOR REVIEW ALSO TO FORWARD Copy to Structural Engineer

9/25/85 GIXON FOR PERMIT DRAWING FOR FIRE MARSHALL

11/11/ OWNER - SIXON 1 set, Prop. - 3 sets, Bldg Off.

1/16/86 SIXON 1 SET CITY 1 SET

DEPT. OF INSPECTIONS CITY OF HARTFORD Approved to Issue 10 3 1986 By

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APR 23 1986

THOMAS MUNROE NICHOLS, A.I.A & ASSOCIATES, P.A.

Sheet Title
EXIT RAMP OUT OF SUB-BASEMENT

Project
**TALCOTT PLAZA**

TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.

Architects Space Planners

1113 N.Hunter St./Baltimore, Md./21202-3821/301-547-0016


| Date | Sheet |
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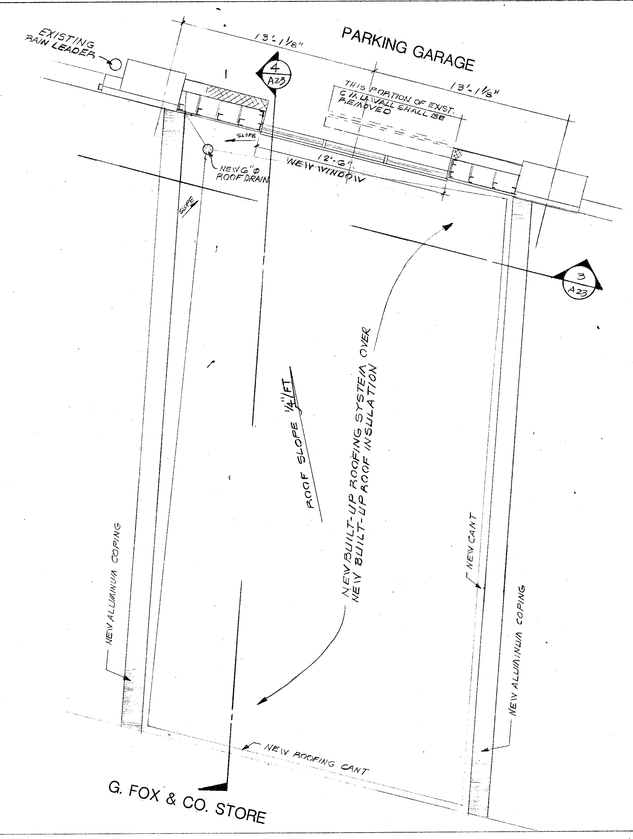
A- 22.

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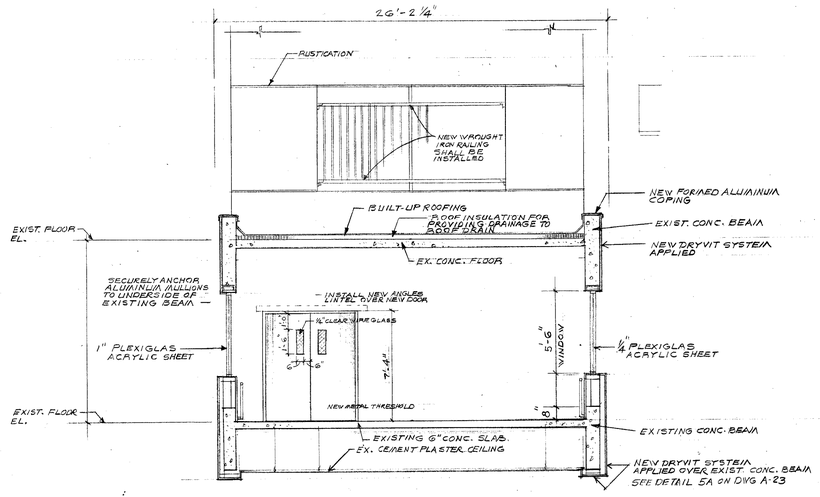


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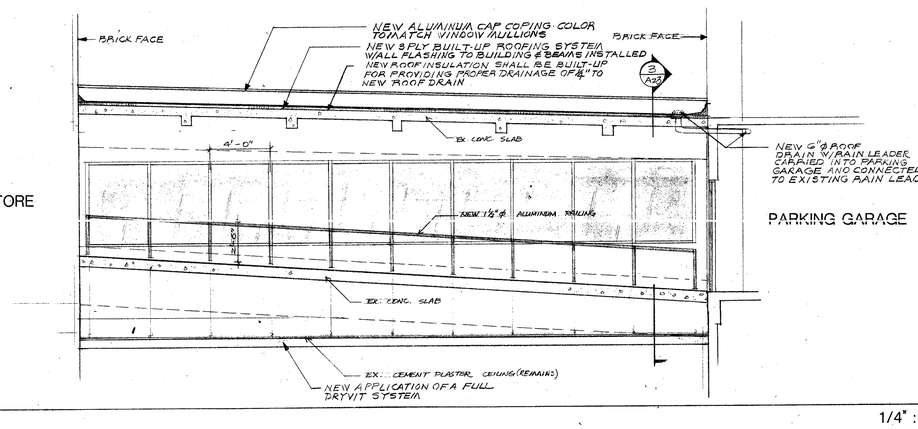


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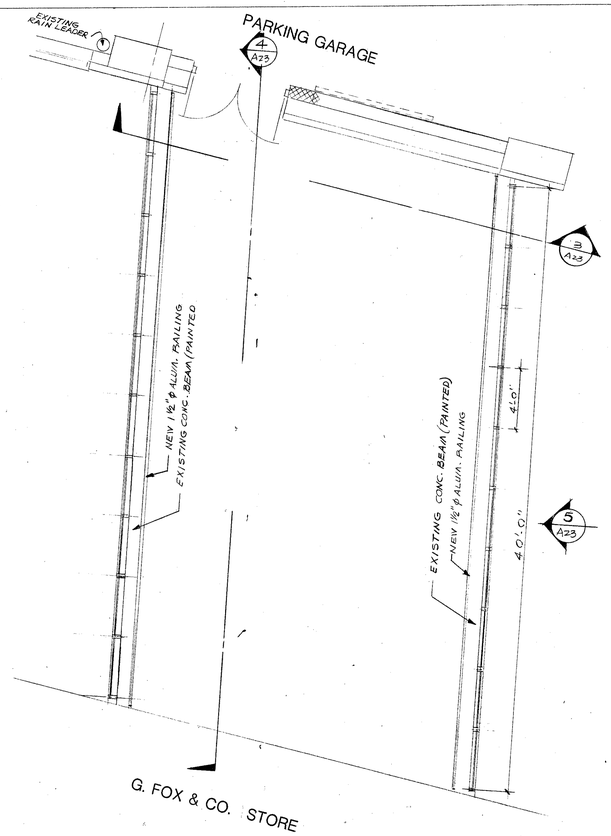


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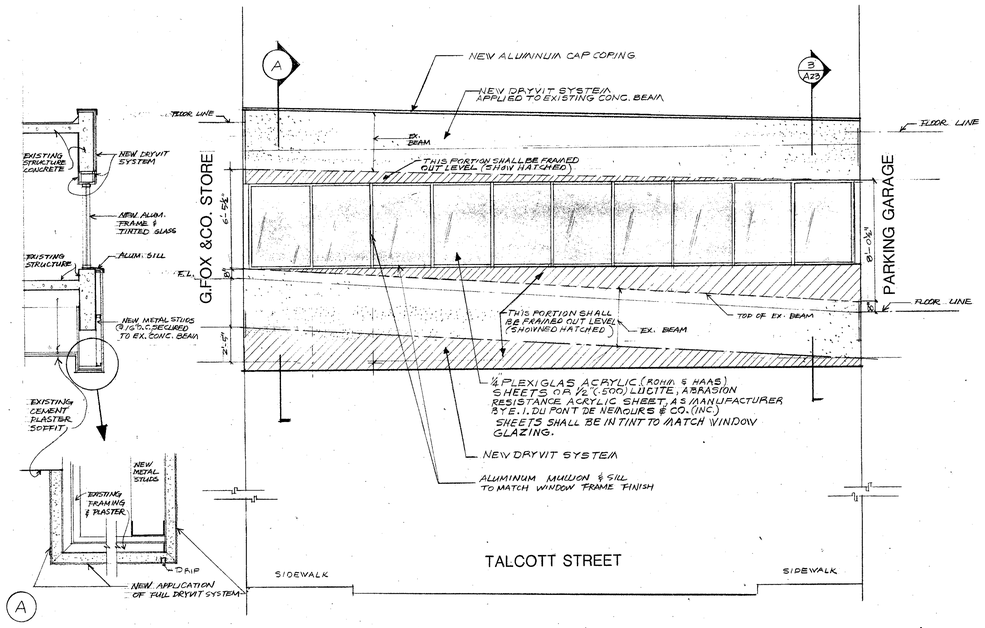


5 ELEVATION 1/4" : 1'-0"

| Revisions | | |
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| No. | Description | Date |
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ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
|---|---|---|
| 9/16/85 | OWNER | FOR REVIEW |
| | | G. FOX & CO. |
| 7/25/86 | SIGN | ~~FOR TRANSP. DEPT. (2)~~ |
| | | FOR FIRE MARSHAL (1) |
| 10/1/86 | OWNER & SIGN | FOR TRANSP. 1 |
| 11/10/86 | OWNER & SIGN | FOR USE 2 |
| | | FOR REVIEW |
| 12-19-86 | OWNER & SIGN | AIR RIGHTS OVER TALCOTT STREET |
| 4/9/86 | OWNER & CITY | 1 SET |
| | | 1 SET |

DEPT. OF LICENSES & INSPECTIONS CITY OF HARTFORD
Approved to Commence 5 5 1986
By

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THOMAS MUNROE NICHOLS, A.I.A. & ASSOCIATES, P.A.

Sheet Title
**PLANS, ELEVATIONS SECTIONS, AND DETAILS**
CONNECTOR OVER TALCOTT STREET

Project
**TALCOTT PLAZA**
**TALCOTT&MARKET STREETS HARTFORD, CT.**


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects Space Planners
1113 N.Hunter St./Baltimore, Md./21202-3821/301-547-0016


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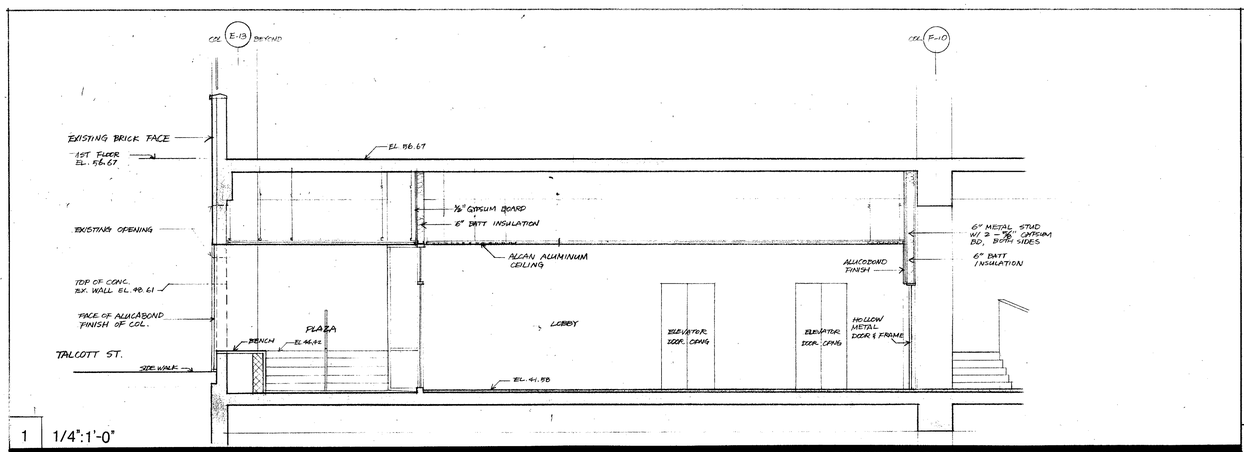


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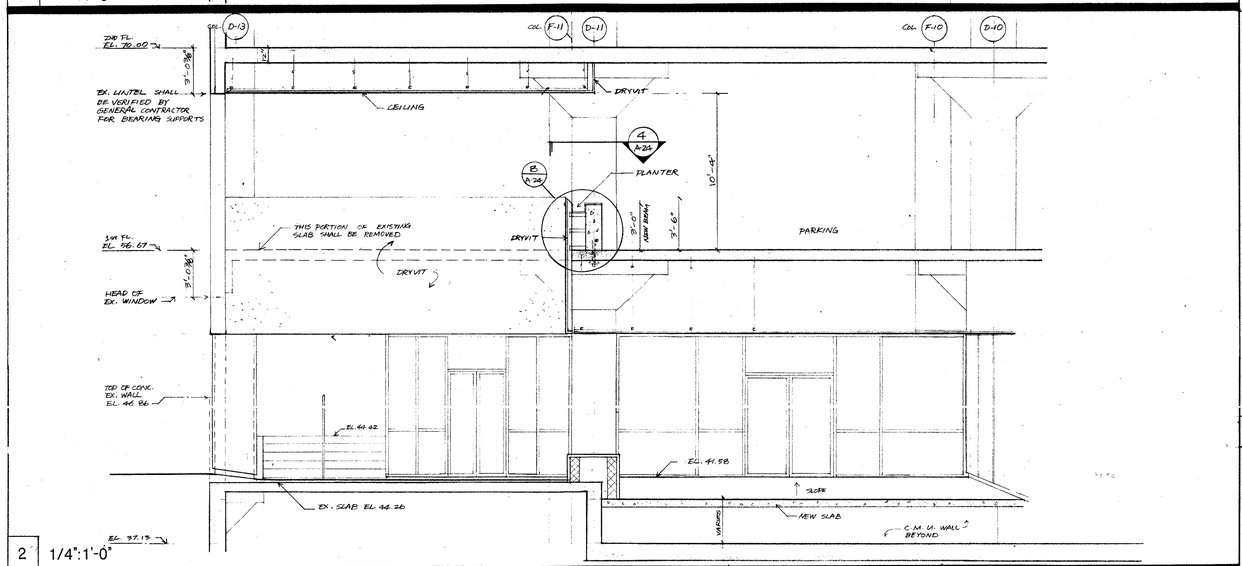


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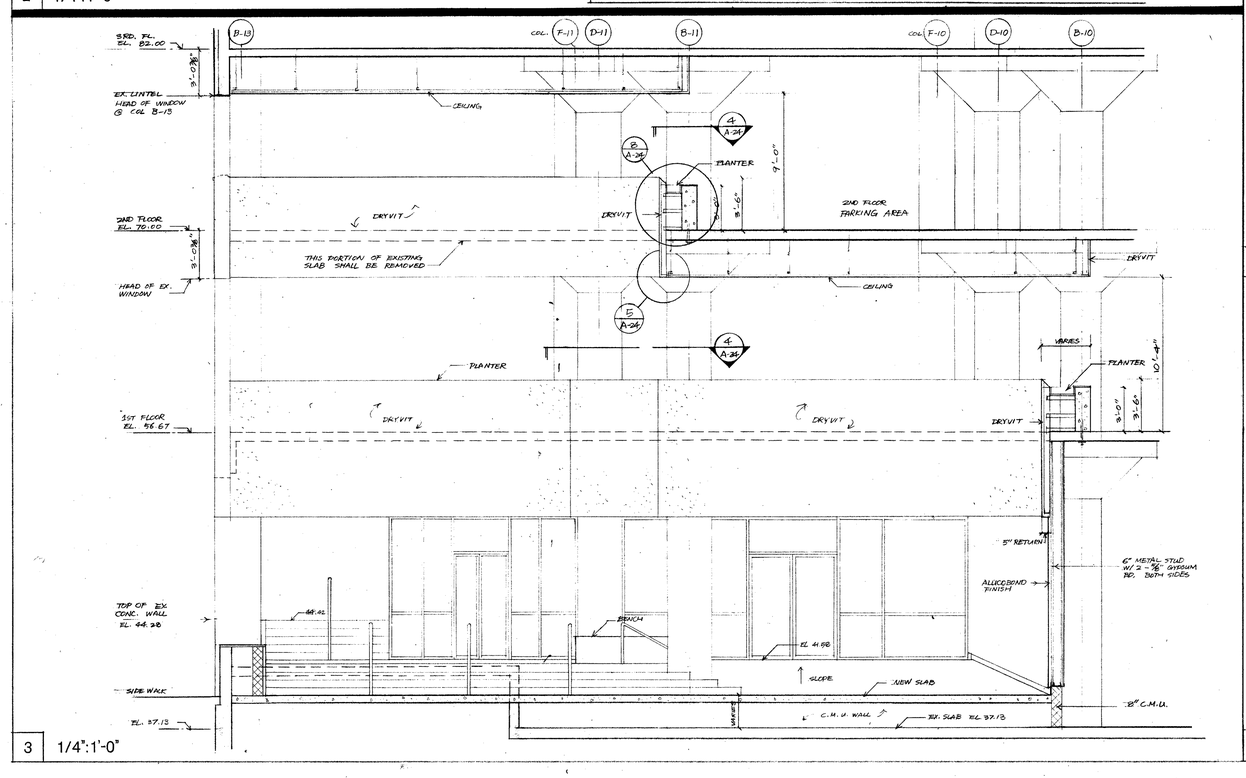


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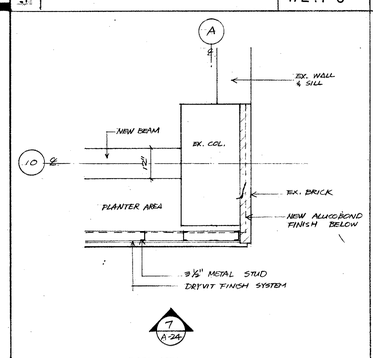


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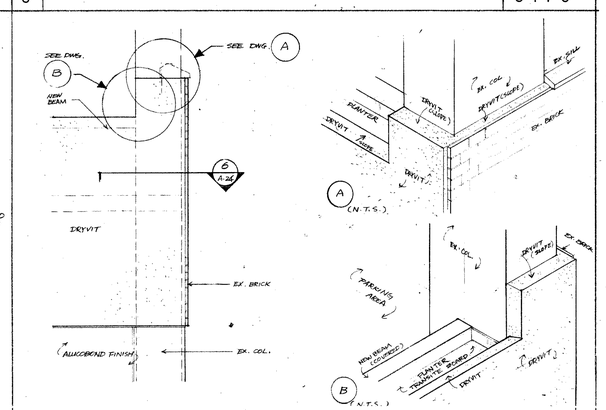


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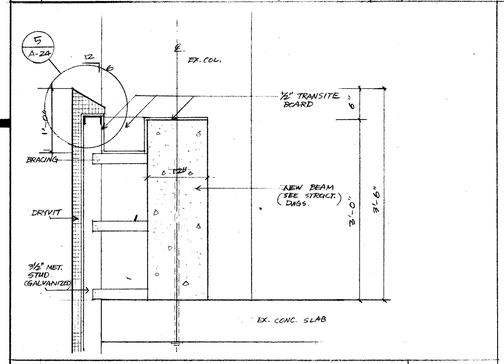
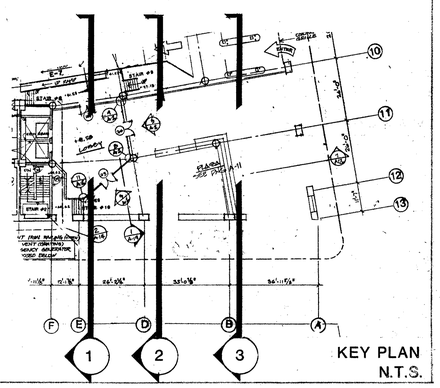



8 1"=1'-0"

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| No. | Description | Date |
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ISSUE DATES PRIOR TO FULL RELEASE

| Date | To | Use Restrictions |
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| 11-6-85 | SIKON | FOR FIELD REVIEW |
| 4/8/86 | SIKON c.o.p. | 1 SET 1 SET |

DEPT. OF LICENSES & INSPECTION CITY OF HARTFORD
Approved to Issue 5 8 1986
By

PRINTED
APR 23 1986
THOMAS MUNROE NICHOLS, A.I.A. & ASSOCIATES, P.A.

Sheet Title
ENTRANCE SECTIONS & DETAILS

Project
**TALCOTT PLAZA**
**TALCOTT & MARKET STREETS HARTFORD, CT.**


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects Space Planners
1113 N.Hunter St./Baltimore, Md./21202-3821/301-547-0016


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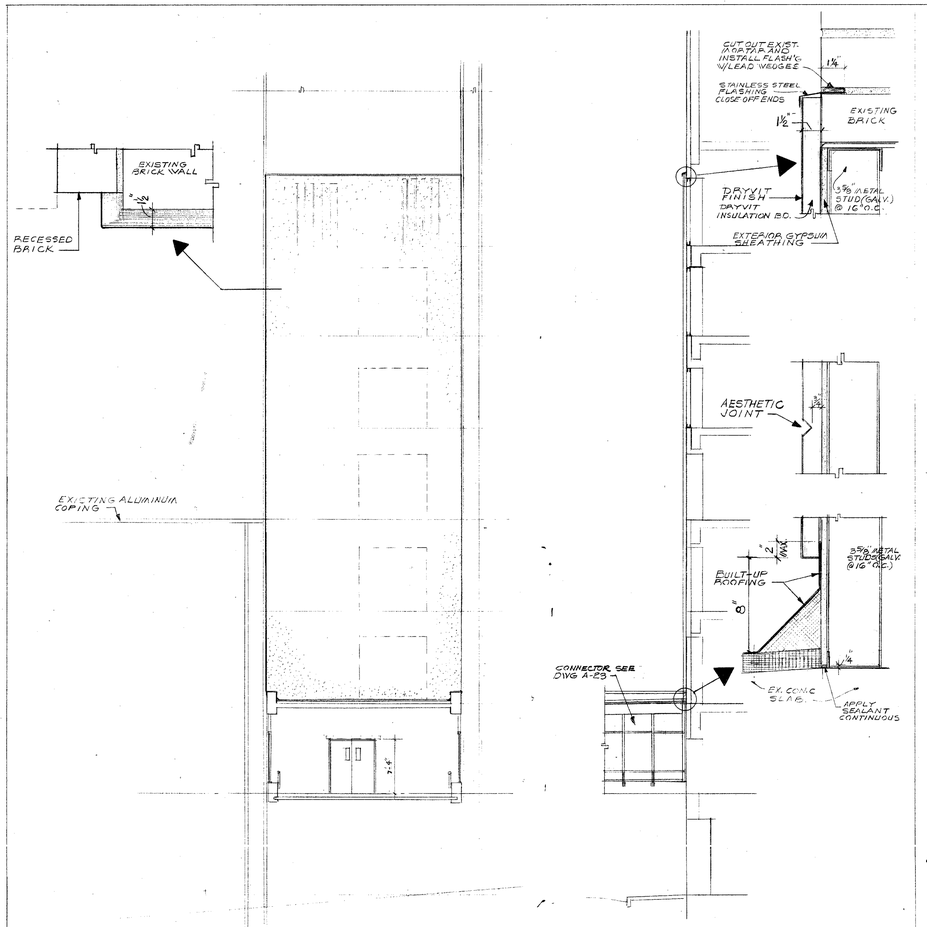





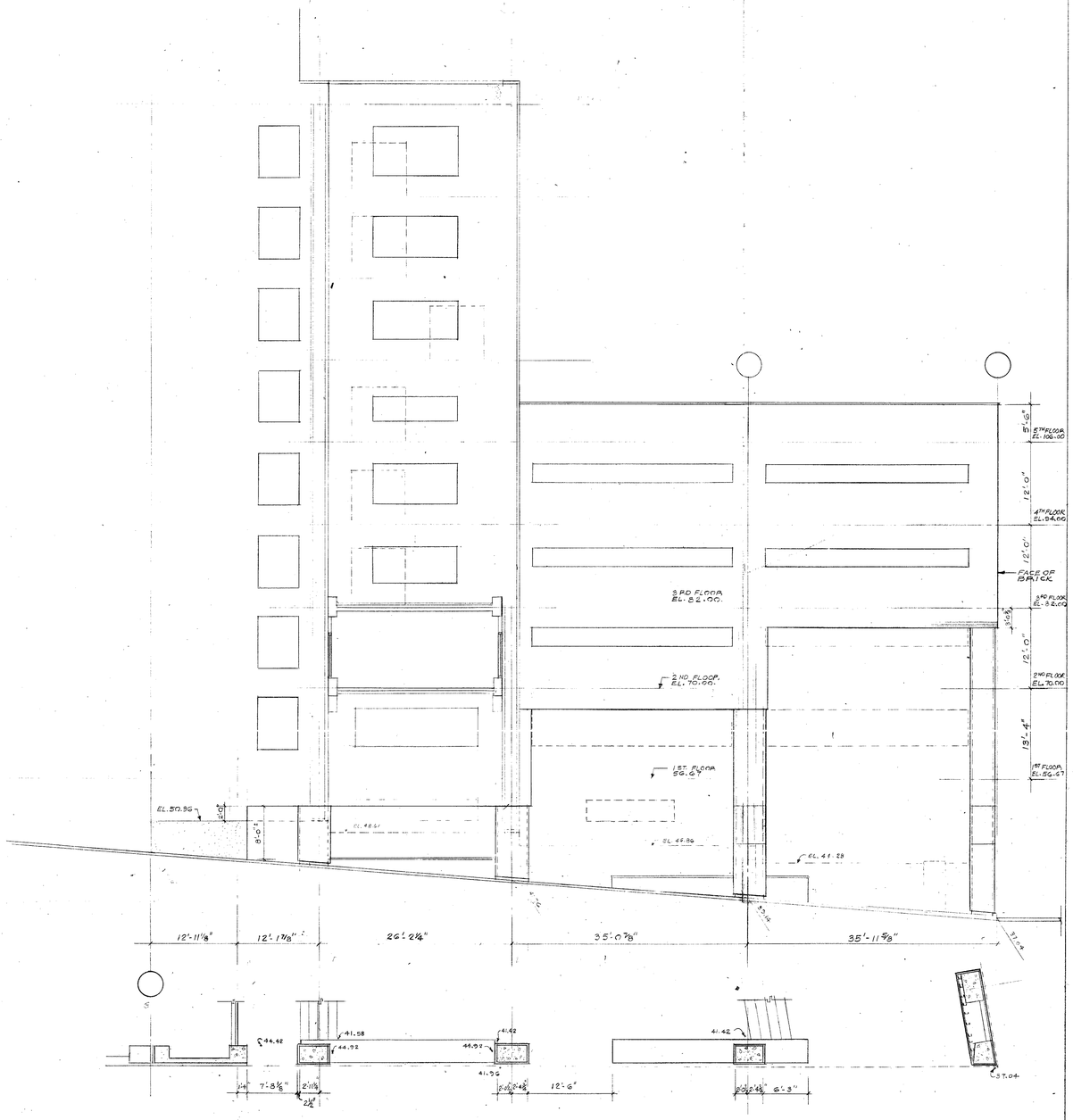


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| 11/6/86 | GLEN CITY | 1 SET 1 SET |

DEPT. OF LICENSES & INSPECTIONS CITY OF HARTFORD
Approved to Construct 5-29-86
By

PRINTED
APR 23 1986
THOMAS MUNROE NICHOLS, A.I.A. & ASSOCIATES, P.A.

Sheet Title
SOUTH ELEVATION
TALCOTT ST. & G.FOX
ELEVATION AT CONNECTOR

Project
**TALCOTT PLAZA**

**TALCOTT & MARKET STREETS HARTFORD CT.**

Thomas Munroe Nichols A.I.A. & Associates, P.A.

Architects Space Planners

1113 N.Hunter St./Baltimore, Md./21202-3821/301-547-0016

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| Date Oct 21, 1985 | Sheet |
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| Checked | |
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## GENERAL NOTES

LOADS
1. Allowable Live Loads (lbs./Sq. Ft.)
   Ramp & Floor: 70 lbs./Sq. Ft.

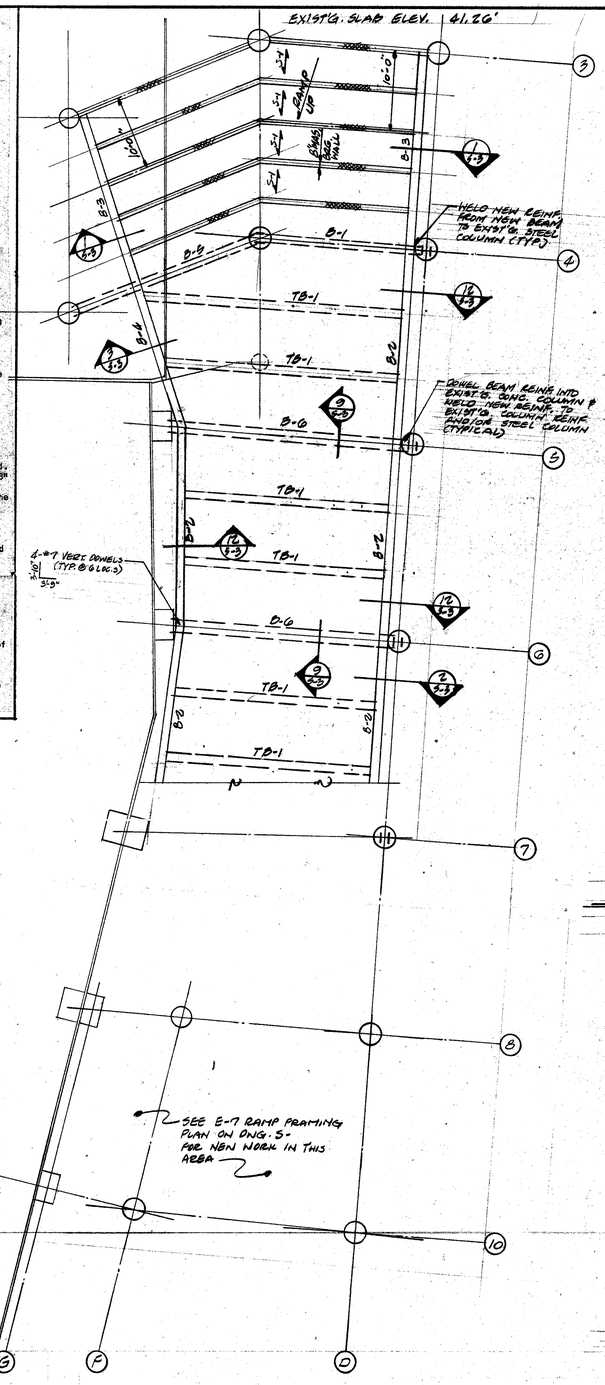
EXCAVATION & BACKFILL
1. All footings shall rest on undisturbed soil or compacted backfill. Elevations of footings are to bottom of footings.
2. All backfill inside the foundation must be approved gravel compacted to 95% optimum density.
3. No backfill shall be placed against any foundation wall until walls are properly braced or floors are erected and anchored in place.
4. Maximum assumed soil bearing pressure 4,000 pounds per square foot.

POURED IN PLACE CONCRETE
1. All concrete to have a minimum compressive strength of 4,000 p.s.i. at 28 days, unless otherwise noted on plans.
2. Concrete coverage of reinforcing steel shall be:
   3" For bottoms of footings
   2" For other concrete in contact with soil
   1 1/2" Beams & Columns
   3/4" For slabs
3. All reinforcing steel shall be new billet steel of intermediate or hard grade with minimum yeild stress Fy = 60,000 p.s.i. conforming to ASTM A-615 revised to date.
4. All welded wire fabric for concrete reinforcement shall conform to ASTM A82-76 revised to date. Welded wire fabric in concrete slabs on earth shall be placed in the upper 1/3 of the slab and shall be supported during concrete placement.
5. All reinforcing bars marked continuous shall lap a minimum of 30 bar diameters.
6. All reinforcement shall be securely held in place while placing concrete. If required, additional bars or stirrups shall be provided by the Contractor to furnish support for all bars.
7. All beams and slabs to be poured monolithically unless otherwise noted.

STRUCTURAL STEEL
1. All structural steel shall be fabricated and erected in accordance with A.I.S.C. Type 2 construction, unless otherwise noted or shown.
2. Minimum connections shall be designed for a minimum of 10 kips for welded connections, and a minimum of 7 kips for bolted connections.
3. All structural steel shall be A-36 steel, unless otherwise noted.
4. All lintels bearing on masonry shall have a minimum bearing of 8" on each end.
5. All structural steel which carries masonry shall be shored by the General Contractor until masonry is erected and set. This note also applies to steel lintels which are greater than 4'-0".

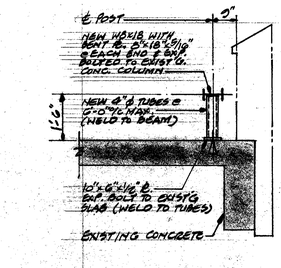
CONCRETE MASONRY
1. All masonry shall conform to and be erected in accordance with the American Standard Building Code Requirements for Masonry and the National Concrete Masonry Association for the Design and Construction of Load Bearing Masonry.
2. All masonry bearing and shear walls are to be constructed of concrete masonry with a minimum compressive strength f'm = 2000 p.s.i.
3. General Contractor is responsible to assure masonry strength as specified.
4. Type "M" mortar is to be used in all masonry.
5. Duro-wall reinforcing shall be installed in alternate courses of all masonry.

DIMENSIONS
1. The General Contractor shall coordinate the dimensions of the roof, floor, and wall openings so the framing properly fits the mechanical trade requirements.

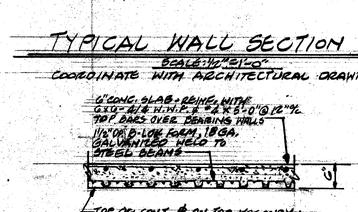



ENTRANCE LEVEL FRAMING PLAN
SCALE: 1/8"=1'-0"

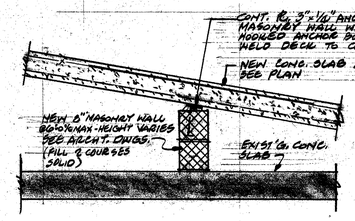
NOTES:
1. SLAB TO BE 6" CONCRETE SLAB - REINF. WITH #5 @ 6"% BOTTOM & #4 @ 16"% TEMP. & #4 x 6'-0" @ 6"% TOP BARS. TOP BARS TO BE LOCATED OVER ALL BEAMS, UNLESS NOTED OTHERWISE.
2. S-1 INDICATES 6" CONC. SLAB REINF. WITH 6x6-4/4 W.W.F. & #4 x 5'-0" @ 12"% TOP BARS ON 1½" DP. LOW-FORM, 18 GA. GALVANIZED STEEL DECK.
3. CUT & REMOVE EXIST'G CONSTRUCTION AS REQ'D. ONLY AFTER PROPER SHORING OF BUILDING STRUCTURE HAS BEEN DONE; REMOVE SHORING ONLY AFTER NEW BEARING HAS BEEN COMPLETED.
4. COORDINATE PROPER RAMP SLOPE & DIMENSIONS W/ ARCH. DWGS. VERIFY EXIST'G DIMENSIONS & CONDITIONS IN THE FIELD.



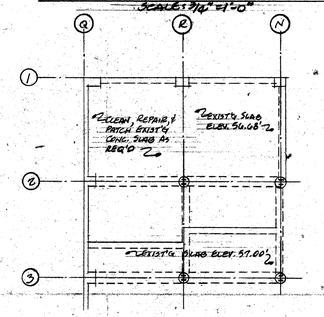

TYPICAL WALL SECTION
SCALE: 1½"=1'-0"
COORDINATE WITH ARCHITECTURAL DRAWINGS.




SLAB S-1

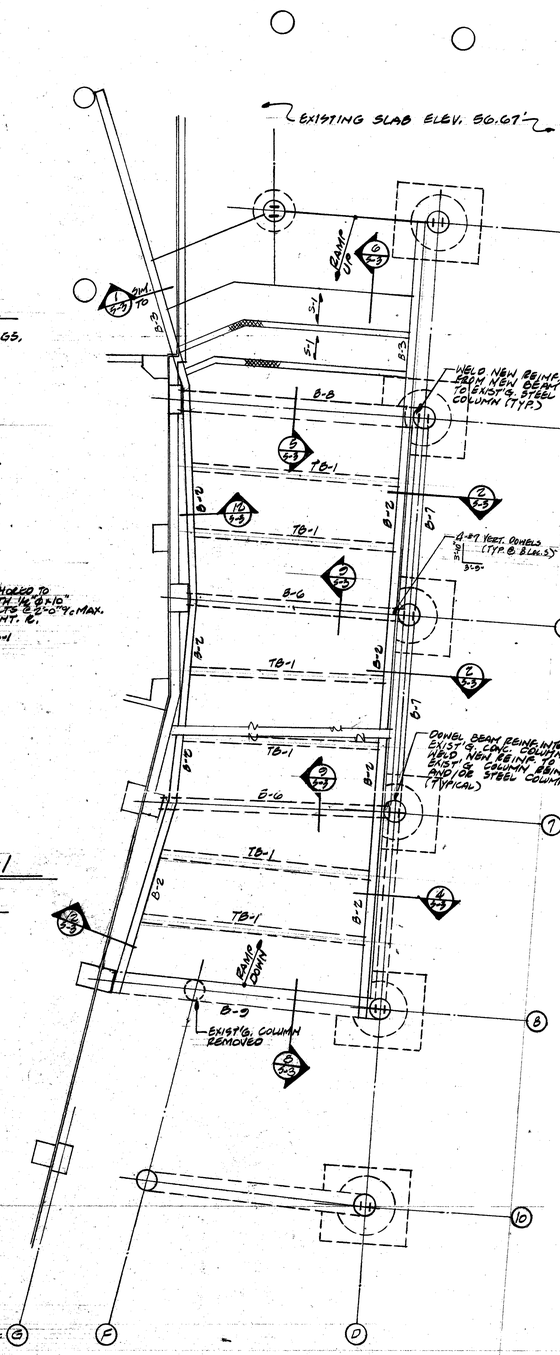



TYPICAL DETAIL OF SLAB S-1
ON MASONRY WALLS
SCALE: 3/4"=1'-0"




PARTIAL FIRST FLOOR FRAMING PLAN
SCALE: 1/16"=1'-0"

NOTES:
1. COORDINATE W/ ARCH. DWGS. FOR NEW RAMP CONSTRUCTION ON TOP OF EXIST'G CONC. SLAB.
2. APPLICABLE STANDARDS FOR SURFACE PREPARATION & BONDING OF CONCRETE PATCHING -
   ACI 503-5A: 'USE OF EPOXY COMPOUNDS W/ CONCRETE'.
   ACI 503.2: 'STANDARD SPECIFICATION FOR BONDING PLASTIC CONCRETE TO HARDENED CONCRETE W/ A MULTI-COMPONENT EPOXY ADHESIVE'.
   ACI 301-72 (REV. 1975): 'SPECIFICATION FOR STRUCTURAL CONC.'
   ACI CODE-318: 'STANDARD SPECIFICATION FOR EPOXY RESIN BASE BONDING SYSTEMS FOR CONCRETE'.




FIRST FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

NOTES:
1. SLAB TO BE 6" CONCRETE SLAB - REINF. WITH #5 @ 6"% BOTTOM & #4 @ 16"% TEMP. & #4 x 6'-0" @ 6"% TOP BARS.
2. S-1 INDICATES 6" CONCRETE SLAB REINF. WITH 6x6-4/4 W.W.F. & #4 x 5'-0" @ 12"% TOP BARS ON 1½" DP. LOW FORM, 18 GA. GALVANIZED STEEL DECK.
3. CUT & REMOVE EXIST'G CONSTRUCTION AS REQ'D ONLY AFTER PROPER SHORING OF BUILDING STRUCTURE HAS BEEN DONE. REMOVE SHORING ONLY AFTER NEW BEARING HAS BEEN COMPLETED.
4. COORDINATE PROPER RAMP SLOPE & DIMENSIONS W/ ARCH. DWGS. VERIFY CONDITIONS & DIMENSIONS IN THE FIELD.

Revisions

| No. | Description | Date |
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Hallisey Engineering Associates, Inc.
1137 SILAS DEANE HIGHWAY
WETHERSFIELD, CONNECTICUT 06109-4201
TELEPHONE (203) 563-8021


Sheet Title
ENTRANCE LEVEL & 1ST FLOOR FRAMING PLANS & SECTIONS

Project
TALCOTT PLAZA
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects • Space Planners
1118 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0016


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| Date 9/27/85 | Sheet |
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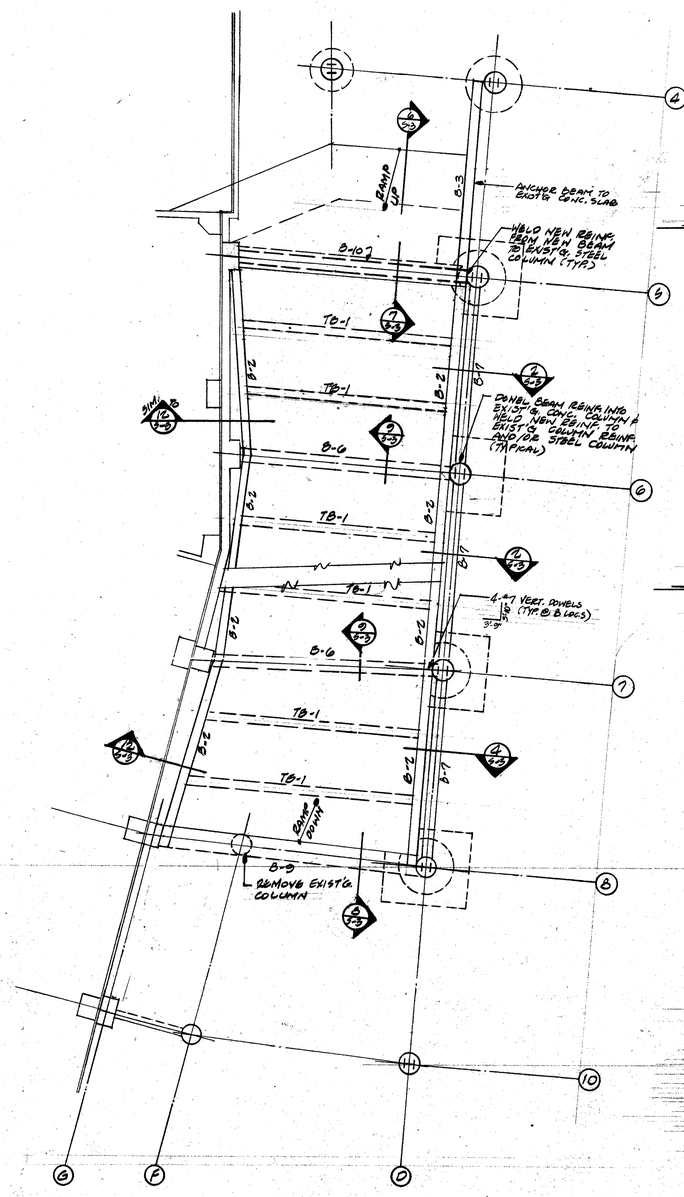
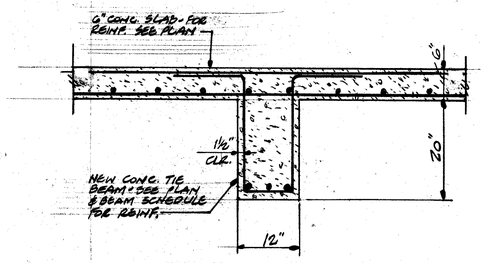
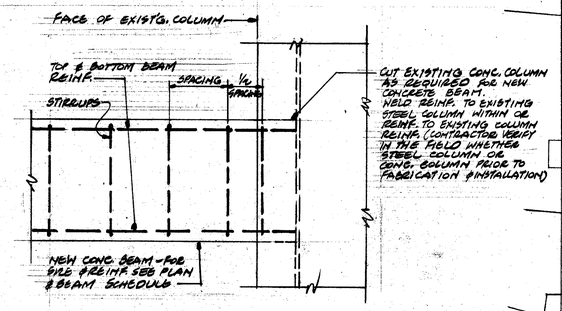


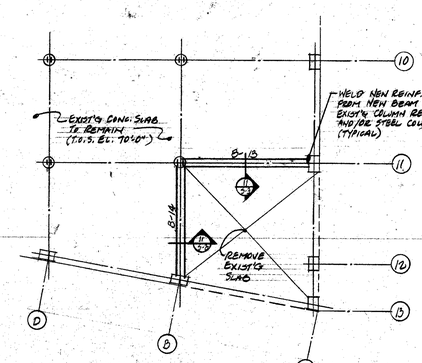

TYPICAL CONCRETE TB-1 BEAM DETAIL

SCALE: NONE




TYPICAL NEW CONCRETE BEAM TO EXISTING COLUMN CONNECTION DETAIL

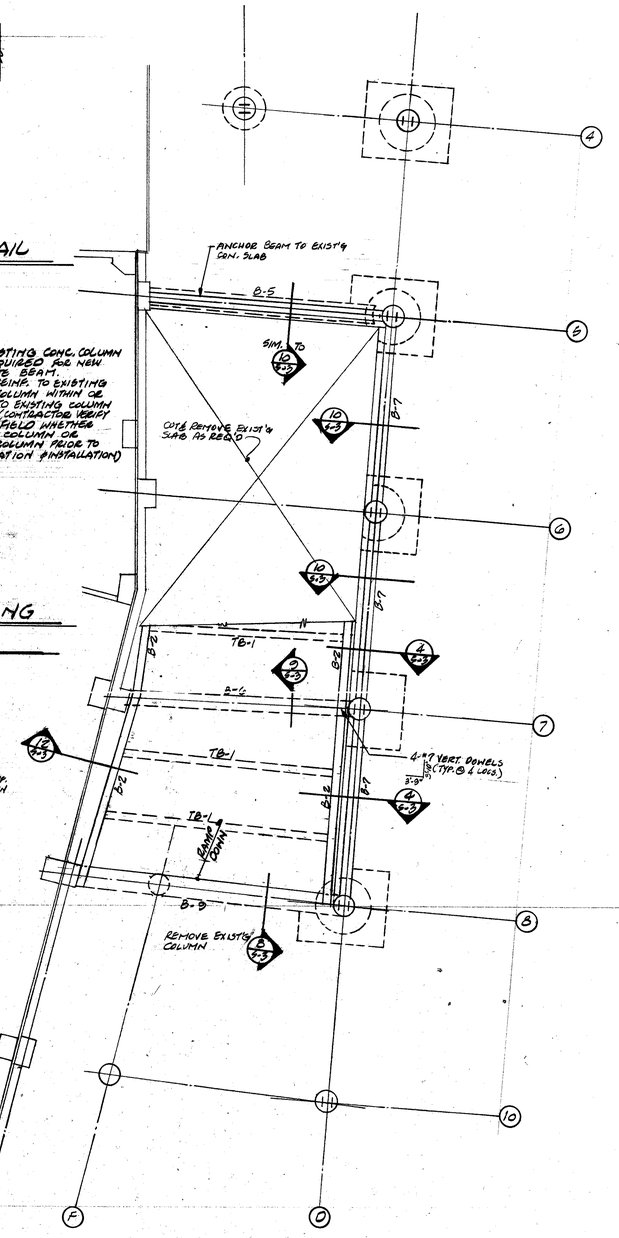
SCALE: NONE




PARTIAL 2ND FLOOR FRAMING PLAN

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

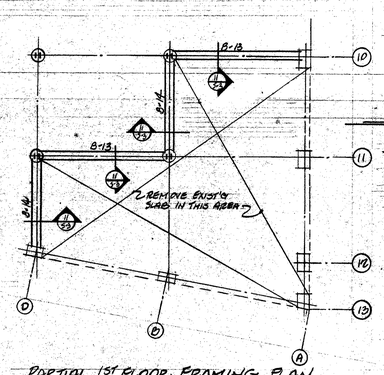
NOTES:
1. B-13 DENOTES NEW 12" WIDE x 36" DEEP CONC. BEAM REINF. WITH 6-#10 (2 LAYERS) BOTT. BARS, 3-#10 TOP BARS & #4@12"% STIRRUPS. B-14 DENOTES NEW 12" WIDE x 36" DEEP CONC. BEAM REINF. WITH 4-#9 BOTT. BARS, 3-#9 TOP BARS & #3@12"% STIRRUPS.
2. VERIFY EXIST'G DIMENSIONS & CONDITIONS IN THE FIELD PRIOR TO FABRICATION & INSTALLATION OF ANY NEW MATERIALS.




SECOND & THIRD FLOOR FRAMING PLAN

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

NOTES:
1. SLAB TO BE 6" CONCRETE SLAB - REINF. WITH #5@6"% BOTTOM, #4@10"% TEMP. & #4x10'-0" @ 6"% TOP BARS. TOP BARS TO BE LOCATED OVER ALL BEAMS, UNLESS NOTED OTHERWISE.
2. CUT & REMOVE EXIST'G CONSTRUCTION AS REQ'D ONLY AFTER PROPER SHORING OF BUILDING STRUCTURE HAS BEEN DONE. REMOVE SHORING ONLY AFTER NEW BEARING HAS BEEN COMPLETED.
3. COORDINATE PROPER RAMP SLOPE W/ ARCH. DWGS. VERIFY EXIST'G CONDITIONS & DIMENSIONS IN THE FIELD.




PARTIAL 1ST FLOOR FRAMING PLAN

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

NOTES:
1. B-13 DENOTES NEW 12" WIDE x 36" DEEP CONC. BEAM REINF. W/ 6-#10 (2 LAYERS) BOTTOM BARS, 3-#10 TOP BARS & #4@12"% STIRRUPS. B-14 DENOTES NEW 12" WIDE x 36" DEEP CONC. BEAM REINF. W/ 4-#9 BOTT. BARS, 3-#9 TOP BARS & #3@12"% STIRRUPS.
2. VERIFY EXIST'G DIMENSIONS & CONDITIONS IN THE FIELD PRIOR TO FABRICATION & INSTALLATION OF ANY NEW MATERIALS

FOURTH FLOOR FRAMING PLAN

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

NOTES:
1. SLAB TO BE 6" CONCRETE SLAB - REINF. WITH #5@6"% BOTTOM & #4@10"% TEMP. & #4x6'-0" @ 6"% TOP BARS. TOP BARS LOCATED OVER ALL BEAMS, UNLESS SHOWN OTHERWISE.
2. CUT & REMOVE EXIST'G CONSTRUCTION AS REQ'D ONLY AFTER PROPER SHORING OF BUILDING STRUCTURE HAS BEEN DONE. REMOVE SHORING ONLY AFTER NEW BEARING HAS BEEN COMPLETED.
3. COORDINATE PROPER RAMP SLOPE W/ ARCH. DWGS. VERIFY EXIST'G CONDITIONS & DIMENSIONS IN THE FIELD.

Revisions

| No. | Description | Date |
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Hallisey Engineering Associates, Inc.
1137 SILAS DEANE HIGHWAY
WETHERSFIELD, CONNECTICUT 06109-4201
TELEPHONE (203) 563-6021


Sheet Title
2ND, 3RD & 4TH FLOOR FRAMING PLANS & TYPICAL DETAILS

Project
TALCOTT PLAZA
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nicholls A.I.A. & Associates, P.A.
Architects ; Space Planners
1128 N. Hunter Street / Baltimore, Md. 21202 / 301-547-0016


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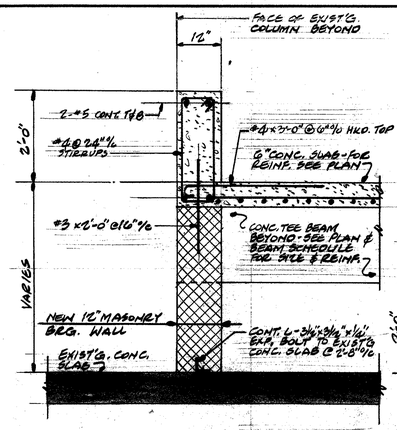
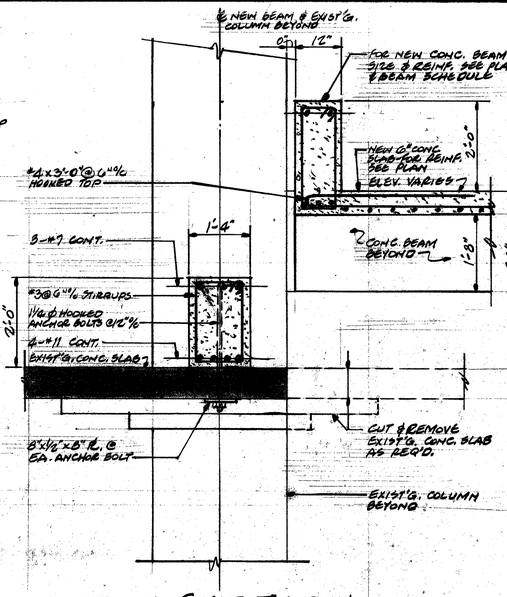
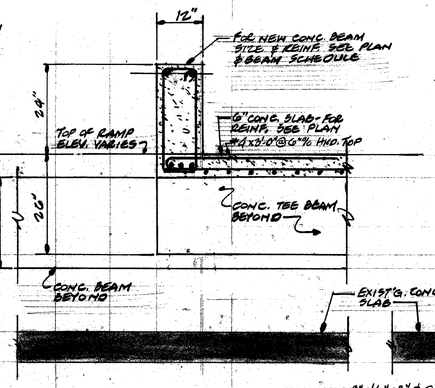
| Date 8/27/85 | Sheet |
| Job No. | |
| Drawn L.A.S. | S-2 |
| Checked | |
| Binding Order | |



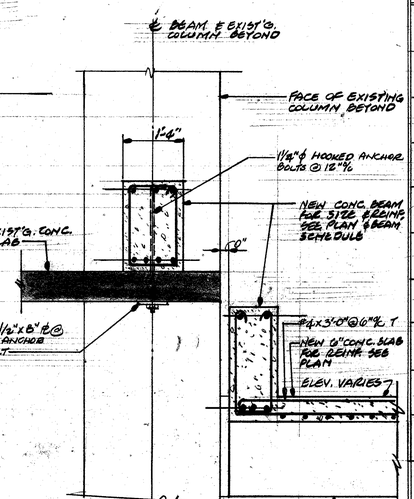

SECTION 1 / S-3
SCALE: 3/4"=1'-0"




SECTION 2 / S-3
SCALE: 3/4"=1'-0"



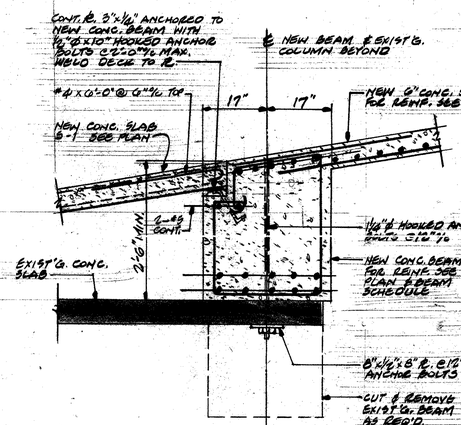

SECTION 3 / S-3
SCALE: 3/4"=1'-0"



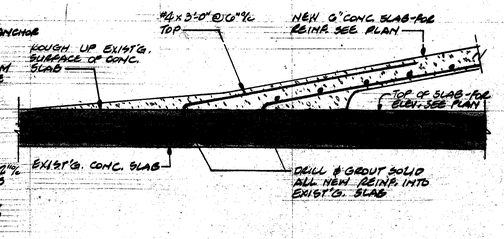

SECTION 4 / S-3
SCALE: 3/4"=1'-0"

## CONCRETE BEAM SCHEDULE

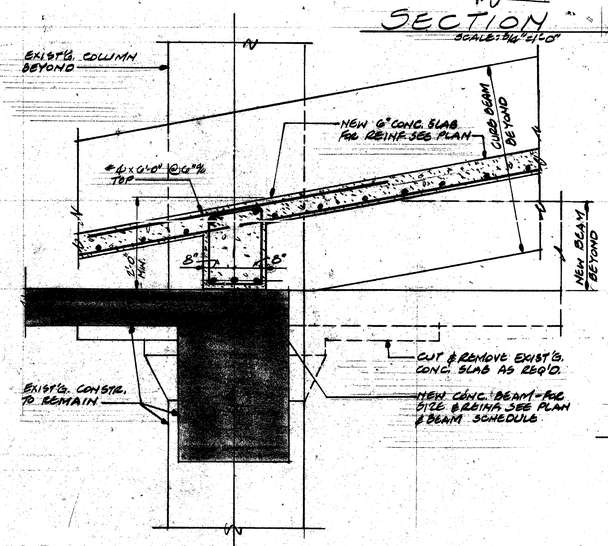
| MARK | SIZE (WIDTH x DEPTH) | REINFORCING | | |
|---|---|---|---|---|
| | | TOP | BOTTOM | STIRRUPS |
| TB-1 | 12" x 26" | — | 3-#10 | #3@10"% |
| B-1 | 12" x 24" | 2-#9 | 2-#9 | #3@10"% |
| B-2 | 12" x 30" | 2-#11 | 3-#11 | #4@10"% |
| B-3 | 12" x 30" | 2-#5 | 2-#5 | #4@24"% |
| B-4 | 12" x 30" | 2-#11 | 3-#11 | #4@10"% |
| B-5 | 16" x 24" | 2-#5 | 2-#5 | #4@24"% |
| B-6 | 24" x 26" | 3-#10 | 5-#10 | #4@10"% |
| B-7 | 16 x 24" | 3-#7 | 4-#11 | #3@6"% |
| B-8 | SEE SECTION 5/S-3 | 5-#10 | 10-#10 (2 LAYERS) | #4@12"% |
| B-9 | SEE SECTION 5/S-3 | 4-#9 | 8-#10 (2 LAYERS) | #4@12"% |
| B-10 | SEE SECTION 7/S-3 | 2-#6 | 3-#9 | #3@10"% |



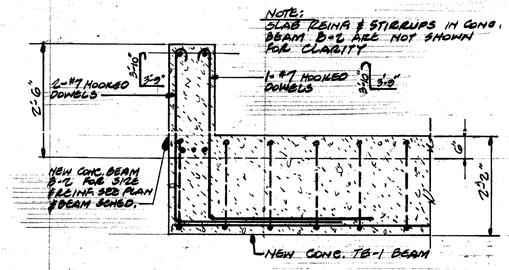

SECTION 5 / S-3
SCALE: 3/4"=1'-0"



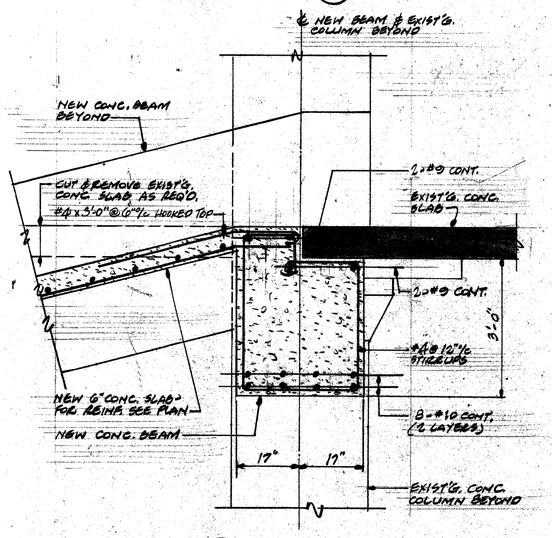

SECTION 6 / S-3
SCALE: 3/4"=1'-0"



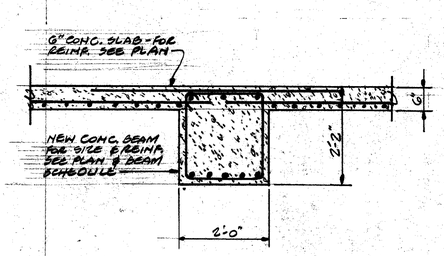

SECTION 7 / S-3
SCALE: 3/4"=1'-0"



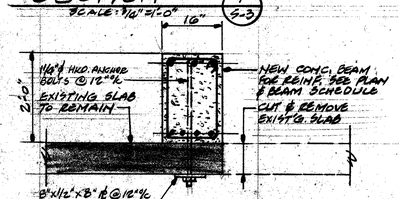

TYPICAL SECTION WHERE CONCRETE TB-1 BEAMS FRAME TO CONCRETE B-2 BEAMS
SCALE: 3/4"=1'-0"



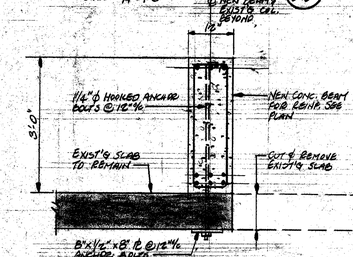

SECTION 8 / S-3
SCALE: 3/4"=1'-0"




SECTION 9 / S-3
SCALE: 3/4"=1'-0"

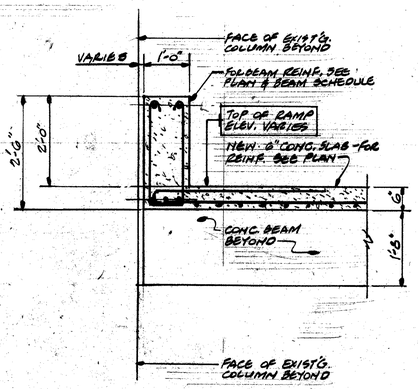



SECTION 10 / S-3
SCALE: 3/4"=1'-0"




SECTION 11 / S-3
SCALE: 3/4"=1'-0"

NOTE: COORDINATE W/ ARCH. DWGS.




SECTION 12 / S-3
SCALE: 3/4"=1'-0"

| Revisions | | |
|---|---|---|
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Hallisey Engineering Associates, Inc.
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Sheet Title
TYPICAL SECTIONS & BEAMS SCHEDULE

Project
TALCOTT PLAZA
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects · Space Planners
1113 N. Hunter Street · Baltimore, Md. 21202 / 301-547-0016


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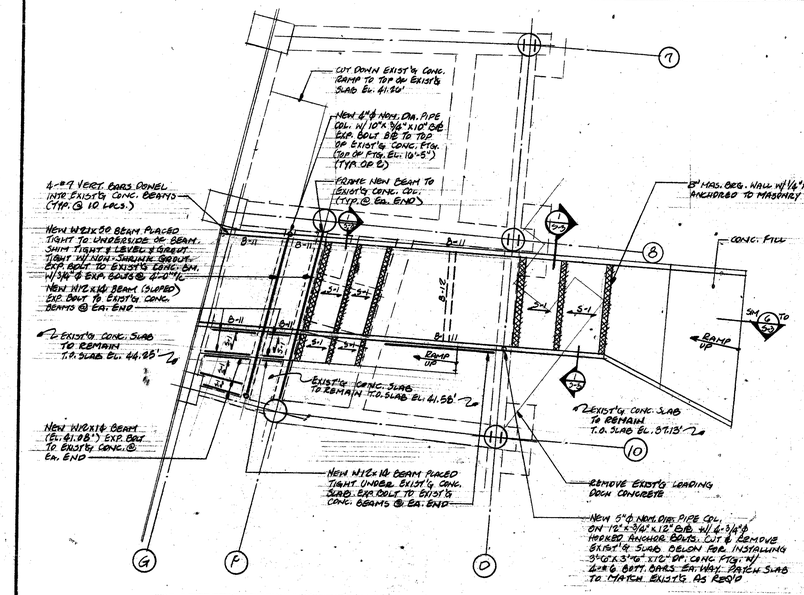
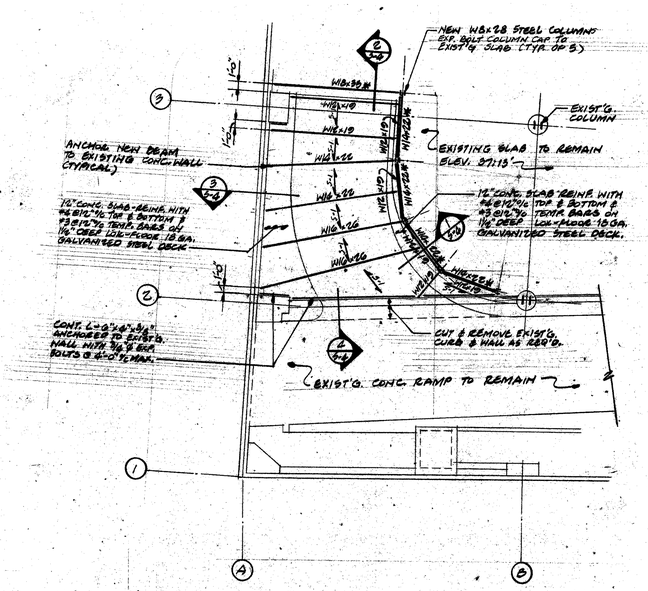



## E-7 RAMP FRAMING PLAN @ ENTRANCE LEVEL

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

NOTES:

1. SLAB TO BE 6" CONCRETE SLAB - REINF. WITH #5@6"½ BOTTOM, #4@16"½ TEMP. & #4@6"½ TOP BARS, UNLESS NOTED OTHERWISE.
2. S-1 INDICATES 6" CONC. SLAB REINF. WITH 6x6-4/4 W.W.F. & #4x4'-0" @ 12"½ TOP BARS ON 1½" DP. B-LOK FORM, 18 GA. GALVANIZED STEEL DECK.
3. EXIST'G CONC. BEAMS TO REMAIN - SEE SECTION THRU RAMP FOR THOSE BEAMS TO BE CUT DOWN FOR NEW RAMP.
4. B-11 DENOTES 8" WIDE x 30" DEEP CONC. BEAM REINF. W/ 2-#7 BOTTOM BARS, 2-#5 TOP BARS & #3@12"½ STIRRUPS. B-11 DENOTES 16" WIDE x 16" DEEP CONC. BEAM REINF. W/ 2-#5 TOP & BOTTOM BARS & #3@12"½ STIRRUPS. PROVIDE 3-#7 VERT. HOOKED BARS WHERE B-11 FRAMES TO B-11, SIMILIAR TO TYPICAL SECTION WHERE CONC. TB-1 BEAMS FRAME TO CONC. B-2 BEAMS.
5. COORDINATE PROPER RAMP SLOPE W/ ARCH. DWGS & VERIFY EXIST'G DIMENSIONS & CONDITIONS IN THE FIELD.

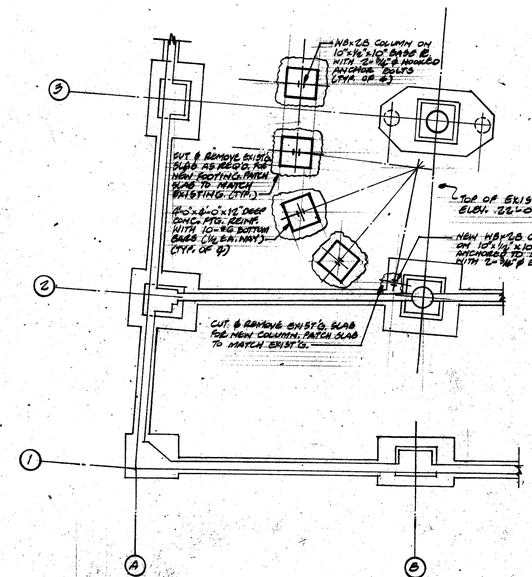



## E-8 RAMP FRAMING PLAN

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

NOTES:

1. S-1 INDICATES 6" CONC. SLAB REINF. WITH 6x6-4/4 W.W.F. & #4x4'-0" @ 12"½ TOP BARS ON 1½" DEEP B-LOK FORM, 18 GA., GALVANIZED STEEL DECK.
2. CUT & REMOVE EXISTING SLAB AS REQUIRED ONLY AFTER PROPER SHORING OF BUILDING STRUCTURE HAS BEEN DONE. REMOVE SHORING ONLY AFTER NEW WORK IS DONE.
3. BEAMS MARKED THUS ℞ TO BE PLACED TIGHT TO UNDERSIDE OF EXISTING CONCRETE SLAB.
4. COORDINATE RAMP SLOPE W/ ARCH. DWGS. & VERIFY EXIST'G DIMENSIONS & CONDITIONS IN THE FIELD.

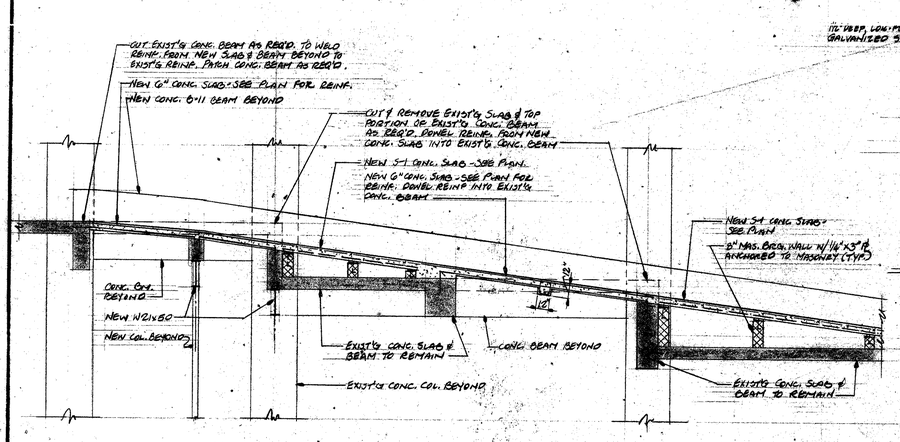



## E-8 RAMP FOUNDATION PLAN

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

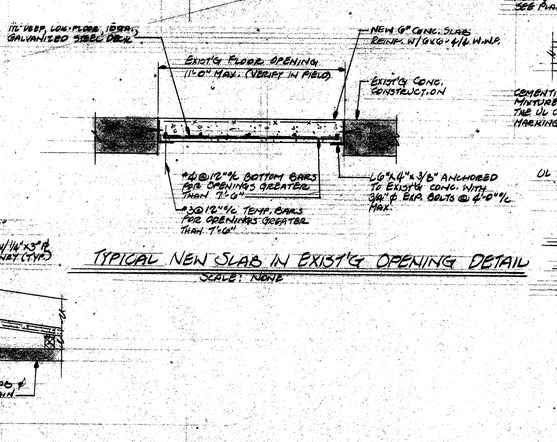
NOTES:

1. VERIFY EXIST'G. CONDITIONS & DIMENSIONS IN THE FIELD PRIOR TO ANY FABRICATION OR INSTALLATION OF NEW WORK.



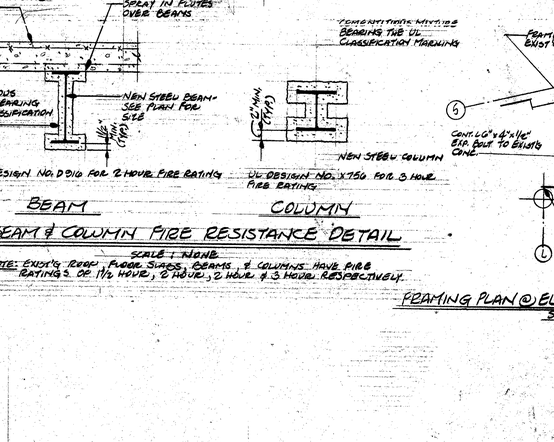

## SECTION THRU ℄ OF E-7 RAMP

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




## SECTION 2/S-4

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

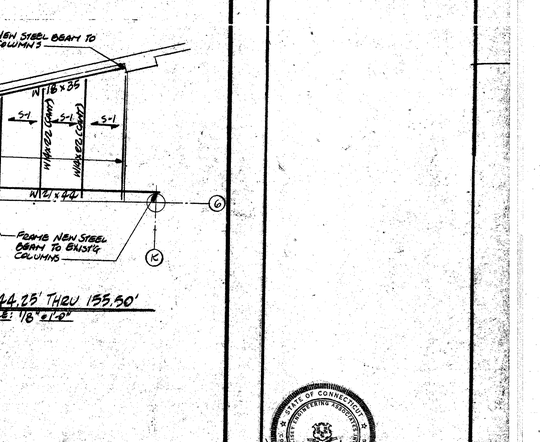



## SECTION 3/S-4

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

## SECTION 4/S-4

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




## SECTION A/S-4

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




## TYPICAL NEW SLAB IN EXIST'G OPENING DETAIL

SCALE: NONE

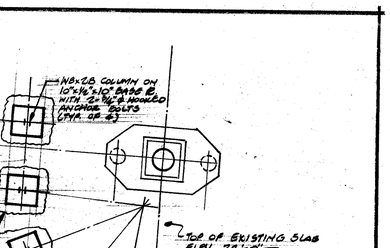



BEAM — COLUMN

## BEAM & COLUMN FIRE RESISTANCE DETAIL

SCALE: NONE

NOTE: EXIST'G ROOF, FLOOR SLABS, BEAMS & COLUMNS HAVE FIRE RATINGS OF 1½ HOUR, 2 HOUR, 2 HOUR & 3 HOUR RESPECTIVELY.




## FRAMING PLAN @ EL. 44.25' THRU 155.50'

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

Revisions

| No. | Description | Date |
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STATE OF CONNECTICUT — REGISTERED PROFESSIONAL ENGINEER


Hellisey Engineering Associates, Inc.
1159 BILAS/DEANE HIGHWAY
WETHERSFIELD, CONNECTICUT 06109-2201
TELEPHONE (203) 563-8051


Sheet Title: E-7 & E8 RAMP FRAMING PLANS & SECTIONS

Project: TALCOTT PLAZA
TALCOTT & MARKET STREETS
HARTFORD, CT.


Thomas Munroe Nichols A.I.A. & Associates, P.A.
Architects - Space Planners
1189 Hunter Street / Baltimore, Md. 21202 / 301-547-0016


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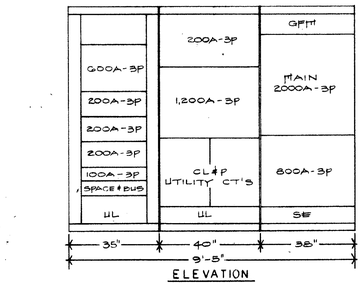
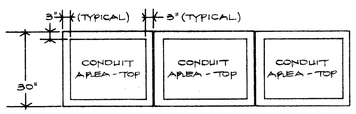


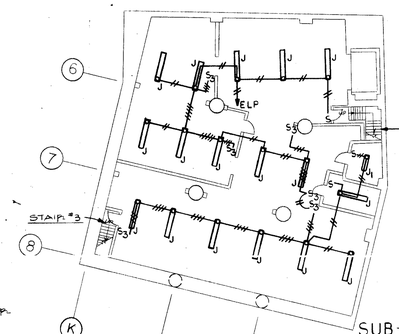

ELEVATION




PLAN

## MAIN SWITCHBOARD DETAIL

SCALE: 1/2"=1'-0"

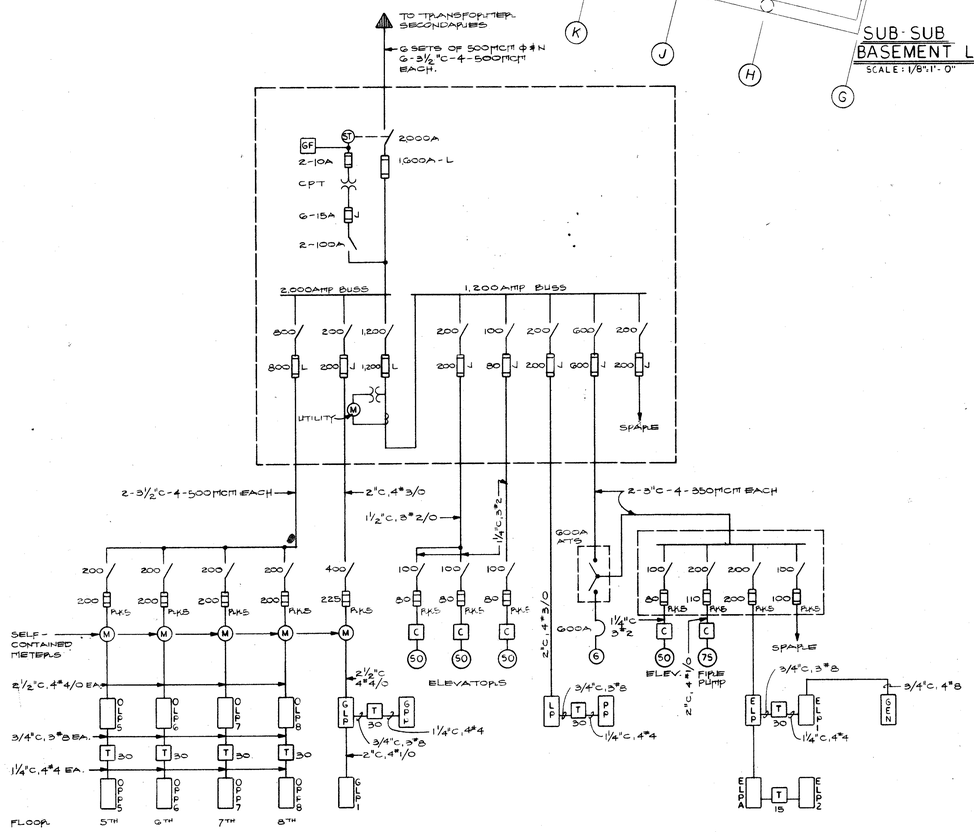



## SUB-SUB BASEMENT LEVEL

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

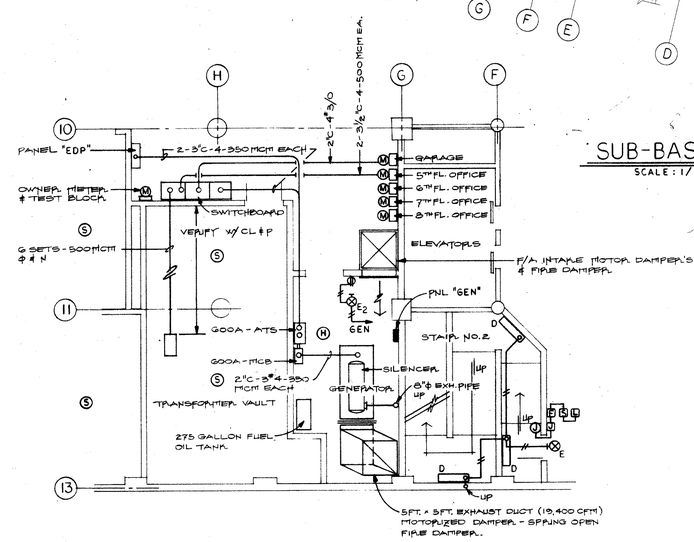
## SUB-BASEMENT LEVEL PLAN

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




## MAIN POWER RISER DIAGRAM

NO SCALE




## PART PLAN-SUBBASEMENT

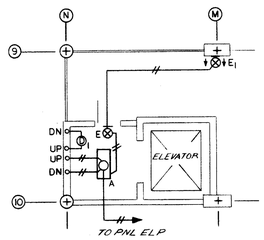
SCALE: 1/8"=1'-0"

## SUB-BASEMENT PLAN

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

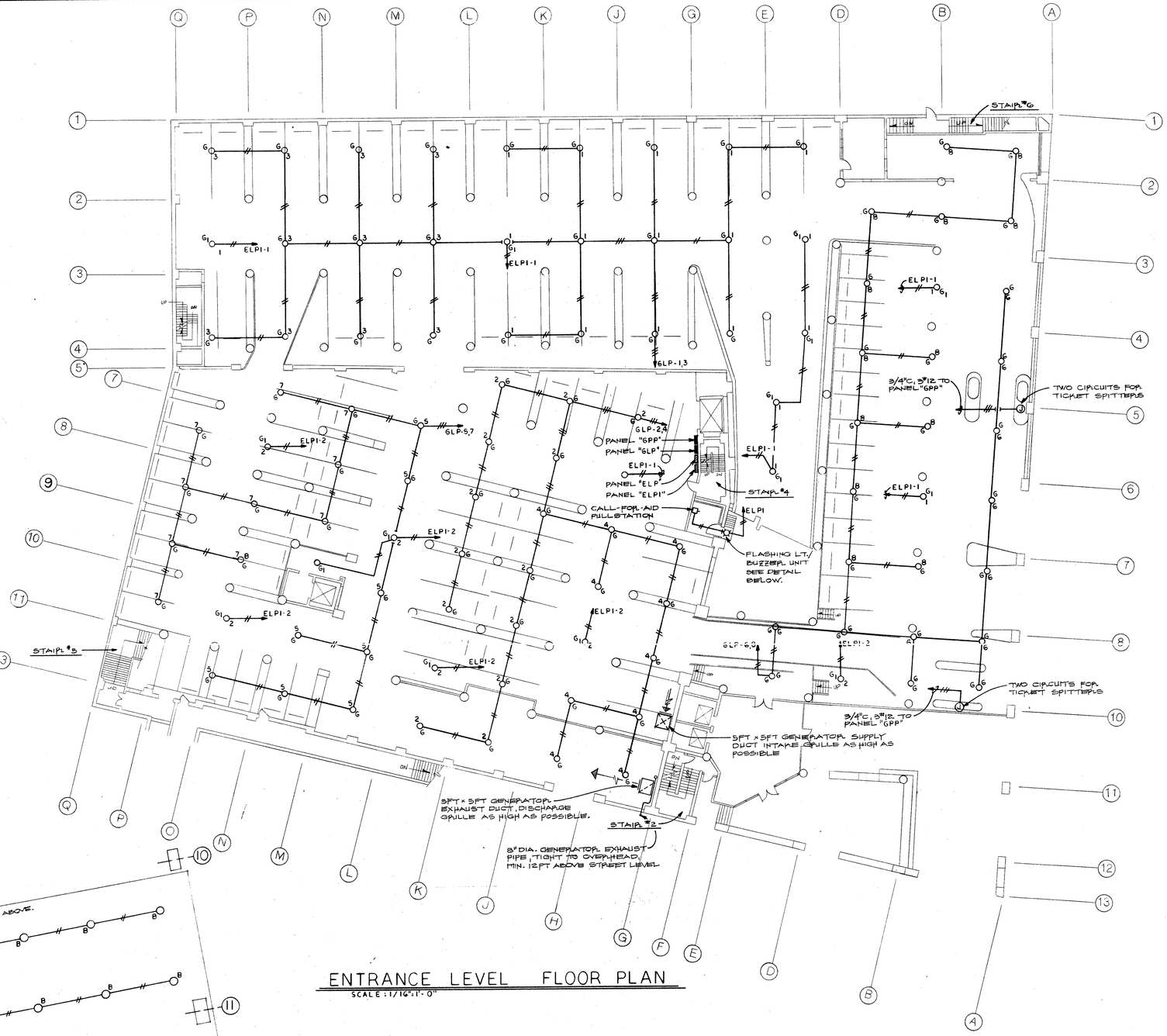
TALCOTT · PLAZA
TALCOTT AND MARKET STREETS
HARTFORD CONNECTICUT

| | | |
|---|---|---|
| APRVD. BY: PFC | BALDWIN · STEWART ELECTRIC CO. | JOB NO. 89-85 |
| DRAWN BY: JW-PLG | LEGNOS AND CRAMER, INC. CONSULTING ENGINEERS 243 FARMINGTON AVE · HARTFORD, CT. 06105 | DATE: 12·11·85 |
| SCALE: AS NOTED | | DWG. NO. E-1 |



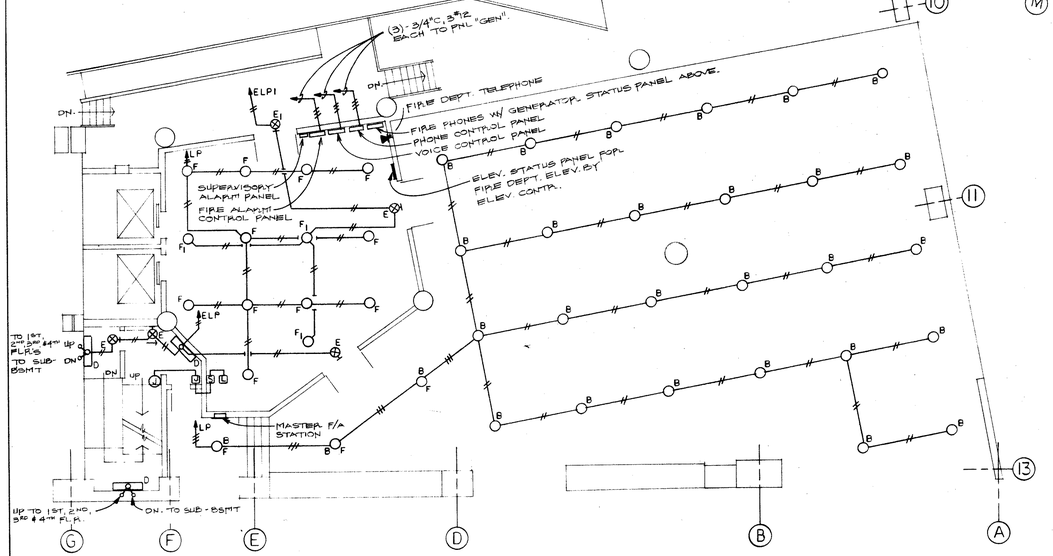

PART PLAN — FLOORS ENT. 1,2,3 & 4

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



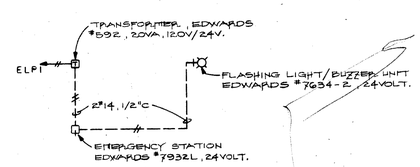

ENTRANCE LEVEL FLOOR PLAN

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




ENTRANCE LOBBY — PARTIAL PLAN

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




CALL-FOR-AID DETAIL

NO SCALE

ENTRANCE LEVEL FLOOR PLAN

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

TALCOTT PLAZA
TALCOTT AND MARKET STREETS
HARTFORD CONNECTICUT

| | | |
|---|---|---|
| APRVD. BY: PFC | BALDWIN · STEWART ELECTRIC CO. | JOB NO. 89-85 |
| DRAWN BY: JW — PLG | | DATE: 12·11·85 |
| SCALE: AS NOTED | LEGNOS AND CRAMER, INC. CONSULTING ENGINEERS 243 FARMINGTON AVE. · HARTFORD, CT 06105 | DWG. NO. E-2 |

FIRST FLOOR PLAN

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

FIRST FLOOR PLAN

| No. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

TALCOTT PLAZA
TALCOTT AND MARKET STREETS
HARTFORD CONNECTICUT

| | | |
|---|---|---|
| APRVD. BY: PFC | BALDWIN · STEWART ELECTRIC CO. | JOB NO. 89-85 |
| DRAWN BY: JW ~ PLG | | DATE: 12·11·85 |
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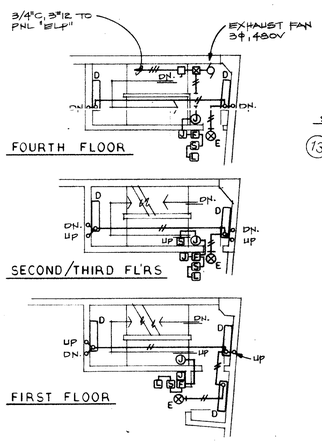
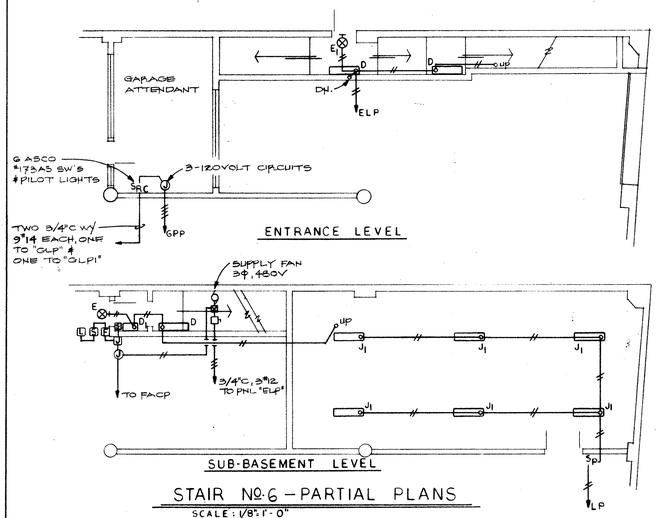
STATE OF CONNECTICUT PAUL F. CRAMER JR. No. 9112 REGISTERED PROFESSIONAL ENGINEER

## LIGHT FIXTURE SCHEDULE

| TYPE | MANUFACTURER | CATALOG NO. | LAMPS | VOLTS | MOUNTING | LOCATION | REMARKS |
|---|---|---|---|---|---|---|---|
| A | DAY BRITE | SQ242-SRA12D | 2-F40WW | 277 | LAY-IN | TOILET | |
| B | HALO | M6235-750-10202P | 175 MH | | RECESS | ENT. OUTSIDE | PLASTER RING REQ'D |
| C | DAY BRITE | 4S242-4 | 2-F40WW | | WALL | TOILET | |
| D | DAYO LITE | ATL-240 | 2 | | | STAIR | LO-TEMP BALLAST |
| $D_1$ | | ATL-220 | 2 | | | | |
| E | DAY BRITE | 8010/3370 | BY MFG. | | | | |
| $E_1$ | | 8020/3372 | | | CEILING | | |
| F | HALO | 7010-750-55000-BA | 1-175 MH | | RECESS | LOBBY | |
| $F_1$ | | 7010-750-55000-BA | 175 MH 150 Q. | 120 | | | |
| G | GUTH | B15-508/277/EA. | 150 HPS | 277 | STEM | GARAGE | |
| $G_1$ | | B15-508/120/EA. | 1-150 HPS 1-150 Q. | 120 | | | |
| H | DAY BRITE | SQ223-SRA12C | 3-40W-ULAMP | 277 | RECESS | | |
| J | | R4125 2W-8 | 4-F40WW | | STEM | SUB-BSMT | |
| $J_1$ | | R4125 2W-4 | 2 | | | | |
| K | ADALET | VLE-2197 | 150W-A21 | 120 | WALL | | |
| L | | VFAR-0112 | | | BOX | | |
| $E_2$ | SENTRY LITE | SCA-324-2 | BY MFR. | | WALL | GEN. PLM. | |

SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"




STAIR No. 6 – PARTIAL PLANS
SCALE: 1/8"=1'-0"

SECOND FLOOR PLAN

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

TALCOTT PLAZA
TALCOTT AND MARKET STREETS
HARTFORD CONNECTICUT

| | | |
|---|---|---|
| APRVD. BY: PFC | BALDWIN · STEWART ELECTRIC CO. | JOB NO. 89-85 |
| DRAWN BY: JW~ PJG | | DATE: 12·11·85 |
| SCALE: AS NOTED | LEGNOS AND CRAMER, INC. CONSULTING ENGINEERS 243 FARMINGTON AVE · HARTFORD, CT. 06105 | DWG. NO. E-4 |

STATE OF CONNECTICUT PAUL C. CRAMER JR. No. 9913 REGISTERED PROFESSIONAL ENGINEER

## PANELBOARD SCHEDULE

| MARK | CIRCUIT | BREAKER | VOLTS | POLES | FEEDER | SERVICE | REMARKS |
|---|---|---|---|---|---|---|---|
| "EDP" | 1 | 100/80 | 480 | 3 | 1½"C, 3#2 | ELEVATOR | |
| 277/480V, 3Ø, 4W | 2 | 200/110 | 480 | | 2"C, 4#1/0 | FIRE PUMP | |
| TYPE: QMPA | 3 | 200/200 | 480/277 | | 2"C, 4#3/0 | PNL'S "ELP" | |
| FUSIBLE | 4 | 100/100 | 480/277 | ↓ | ——— | SPARE | |
| MAIN: 400A, | | | | | | | |
| 3P - MLO | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "OLP'S" | 20 | 20A | 277 | 1 | 3/4"C, 2#12 | LIGHTING | 1 PNL EA. FLR'S 5,6,7 & 8 |
| 277/480V, 3Ø, 4W | 1 | 50A | 480 | 3 | 3/4"C, 3#8 | PNL. "OPP" | |
| TYPE: NHB | 19 | ——— | 277 | 1 | ——— | SPACE & BUS (HVAC EQUIP'T) | |
| MAIN: 200A | | | | | | | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "OPP'S" | 6 | 20A | 120 | 1 | 3/4"C, 2#12 | GEN'L USE | 1 PNL EA. FLR'S 5,6,7 & 8 |
| 120/208V, 3Ø, 4W | 24 | ——— | 120 | 1 | ——— | SPACE & BUS | |
| TYPE: NLAB | | | | | | | |
| MAIN: 100A | | | | | | | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "GLP" | 24 | 20A | 277 | 1 | 3/4"C, 2#12 | LIGHTING | SEE NOTE #7 |
| 277/480V, 3Ø, 4W | 1 | 50A | 480 | 3 | 3/4"C, 3#8 | PNL. "GPP" | |
| TYPE: NHB | 1 | 125A | 480/277 | 3 | 2"C, 4#1/0 | PNL. "GLPI" | |
| MAIN: 225A | | | | | | | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "GPP" | 18 | 20A | 120 | 1 | 3/4"C, 2#12 | GEN'L USE | |
| 120/208V, 3Ø, 4W | 6 | ——— | 120 | 1 | ——— | SPACE & BUS | |
| TYPE: NLAB | | | | | | | |
| MAIN: 100A | | | | | | | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "GLPI" | 24 | 20A | 277 | 1 | 3/4"C, 2#12 | LIGHTING | SEE NOTE #7 |
| 277/480V, 3Ø, 4W | | | | | | | |
| TYPE: NHB | | | | | | | |
| MAIN: 125A | | | | | | | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "ELPA" | 12 | 20A | 277 | 1 | 3/4"C, 2#12 | LIGHTING | |
| 277/480V, 3Ø, 4W | 7 | 20A | 480 | 3 | 3/4"C, 3#12 | FANS | |
| TYPE: NHB | 1 | 50A | 480 | 3 | 3/4"C, 3#8 | PNL. "ELP2" | |
| MAIN: 100A | | | | | | | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "ELPI" | 28 | 20A | 120 | 1 | 3/4"C, 2#12 | LIGHTING | |
| 120/208V, 3Ø, 4W | 1 | 50A | 208 | 3 | 3/4"C, 4#8 | PNL. "GEN" | |
| TYPE: NLAB | | | | | | | |
| MAIN: 100A | | | | | | | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "ELP" | 8 | 20A | 277 | 1 | 3/4"C, 2#12 | LIGHTING | |
| 277/480V, 3Ø, 4W | 3 | 20A | 480 | 3 | 3/4"C, 3#12 | FANS | |
| TYPE: NHB | 1 | 50A | 480 | | 3/4"C, 3#8 | PNL "ELPI" | |
| MAIN: 200A | 1 | 100A | 480/277 | ↓ | 1¼"C, 4#2 | PNL "ELPA" | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "ELP2" | 12 | 20A | 120 | 1 | 3/4"C, 2#12 | LTS/GEN. USE | |
| 120/208V, 3Ø, 4W | | | | | | | |
| TYPE: NLAB | | | | | | | |
| MAIN: 50A | | | | | | | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "LP" | 24 | 20A | 277 | 1 | 3/4"C, 2#12 | LIGHTING | |
| 120/208V, 3Ø, 4W | 1 | 50A | 480 | 3 | 3/4"C, 3#8 | PNL "PP" | |
| TYPE: NHB | 15 | ——— | 277 | 1 | ——— | SPACE & BUS | |
| MAIN: 200A | | | | | | | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "PP" | 30 | 20A | 120 | 1 | 3/4"C, 2#12 | GEN'L USE | |
| 120/208V, 3Ø, 4W | | | | | | | |
| TYPE: NLAB | | | | | | | |
| MAIN: 100A | | | | | | | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |
| "GEN" | 12 | 20A | 120 | 1 | 3/4"C, 2#12 | LIGHTING | |
| 120/208V, 3Ø, 4W | 1 | 20A | 208/120 | 2 | 3/4"C, 3#12 | HEATERS | |
| TYPE: NLAB | | | | | | | |
| MAIN: 50A | | | | | | | |
| 3P - MCB | | | | | | | |
| MTG.: SURFACE | | | | | | | |

NOTES:

1. PANELBOARD INTERRUPTING RATINGS

   TYPE NLAB - MINIMUM 10,000 AMPS. I.C.
   TYPE NHB - MINIMUM 14,000 AMPS. I.C.

2. PANELBOARDS OPP (4) AND OLP (4) TO HAVE ISOLATED/INSULATED GROUND BAR FOR "CLEAN" COMMON GROUND POINT WITH A #2 AWG-CU CONDUCTOR IN A 3/4" CONDUIT TO THE STREET SIDE OF THE BUILDING WATER SERVICE. GROUND CONDUCTOR MAY BE COMMON TO ALL EIGHT PANELBOARDS.

3. GENERATOR CIRCUIT BREAKER SHALL BE 600 AMP. 3 POLE - 30,000 AIC IN A NEMA 1 ENCLOSURE, GENERAL ELECTRIC TJK636600 WL/TJ600S-ENC.

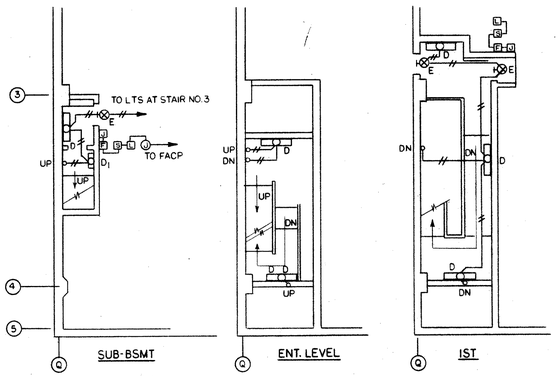
4. SAFETY SWITCHES - 200 AMP. 3P-S/N, G.E. TH3364/TNG3/TN1A64.

5. METER SOCKETS - SELF CONTAINED METER SOCKETS SHALL BE 200 AMP, 3 Ø, 4W. 600 VOLT CROUSE HINDS #RH173GR TO NUSCO STD'S.

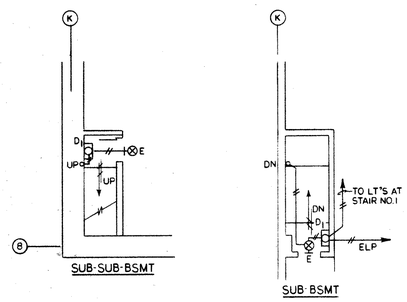
6. DRY TRANSFORMERS
   480 VOLT DELTA PRIMARY - 3 PHASE
   208/120 VOLT WYE SECONDARY
   15 KVA GENERAL ELECTRIC #9T21A9303 WALL BRACKET #9R18Y5049
   30 KVA GENERAL ELECTRIC #9R23B3872 WALL BRACKET #9T18Y5042
   FROM EACH TRANSFORMER NEUTRAL CONDUCTOR AND CASE EXTEND A #2 AWG-CU CONDUCTOR TO THE STREET SIDE OF THE BUILDING WATER SERVICE. GROUND CONDUCTOR MAY BE COMMON TO ALL TRANSFORMERS SEPARATELY DERIVED GROUND RE NEC 250-26.

7. PANELS GLP AND GLP-1 EACH TO HAVE SPLIT BUSSES, 8-20 AMP 1 POLE CIRCUIT BREAKER PER BUSS, EACH CONTROLLED BY A 60 AMP. 3 POLE EMM CONTACTOR ASCO 92026091. FROM EACH CONTACTOR EXTEND 3 #14 CONDUCTORS TO THE SIX ASCO #173A5 TOGGLE CONTROL STATION(S) LOCATED IN THE GARAGE ATTENDANT'S SPACE, ENTRANCE LEVEL.

THIRD FLOOR PLAN
SCALE: 1/16"=1'-0"




STAIR Nº 1 — PARTIAL PLANS
SCALE: 1/8"=1'-0"




STAIR Nº 3 — PARTIAL PLANS
SCALE: 1/8"=1'-0"

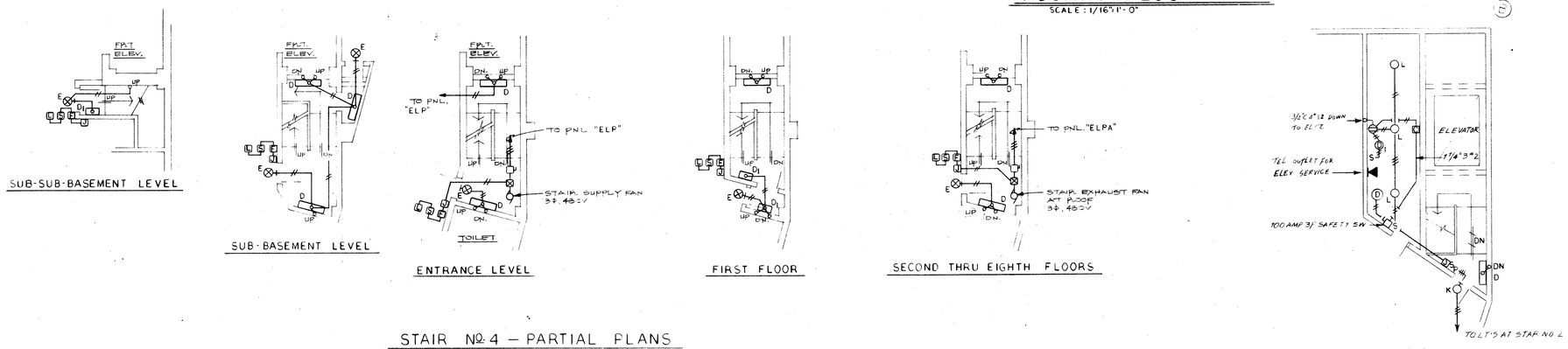
THIRD FLOOR PLAN

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

TALCOTT PLAZA
TALCOTT AND MARKET STREETS
HARTFORD CONNECTICUT

| | | |
|---|---|---|
| APRVD. BY: PFC | BALDWIN · STEWART ELECTRIC CO. | JOB NO. 89-85 |
| DRAWN BY: JW ~ PLG | | DATE: 12-11-85 |
| SCALE: AS NOTED | LEGNOS AND CRAMER, INC. CONSULTING ENGINEERS 243 FARMINGTON AVE. · HARTFORD, CT. 06105 | DWG. NO. E-5 |

FOURTH FLOOR PLAN
SCALE: 1/16"=1'-0"



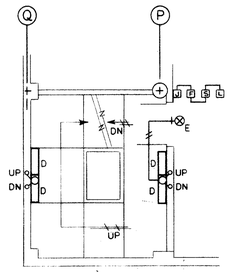

STAIR No. 4 – PARTIAL PLANS
SCALE: 1/8"=1'-0"

FOURTH FLOOR PLAN

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

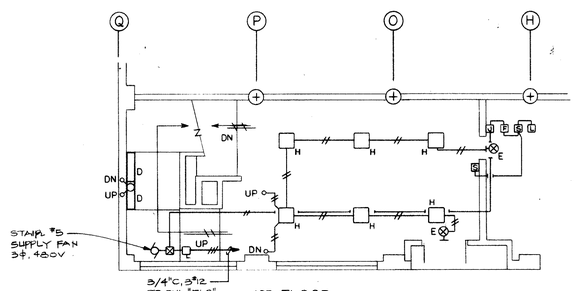
TALCOTT PLAZA
TALCOTT AND MARKET STREETS
HARTFORD CONNECTICUT

| | | |
|---|---|---|
| APRVD. BY: PFC | BALDWIN · STEWART ELECTRIC CO. | JOB NO. 89-85 |
| DRAWN BY: JW – PJG | | DATE: 12·11·85 |
| SCALE: AS NOTED | LEGNOS AND CRAMER, INC. CONSULTING ENGINEERS 243 FARMINGTON AVE · HARTFORD CT 06105 | DWG. NO. E-6 |



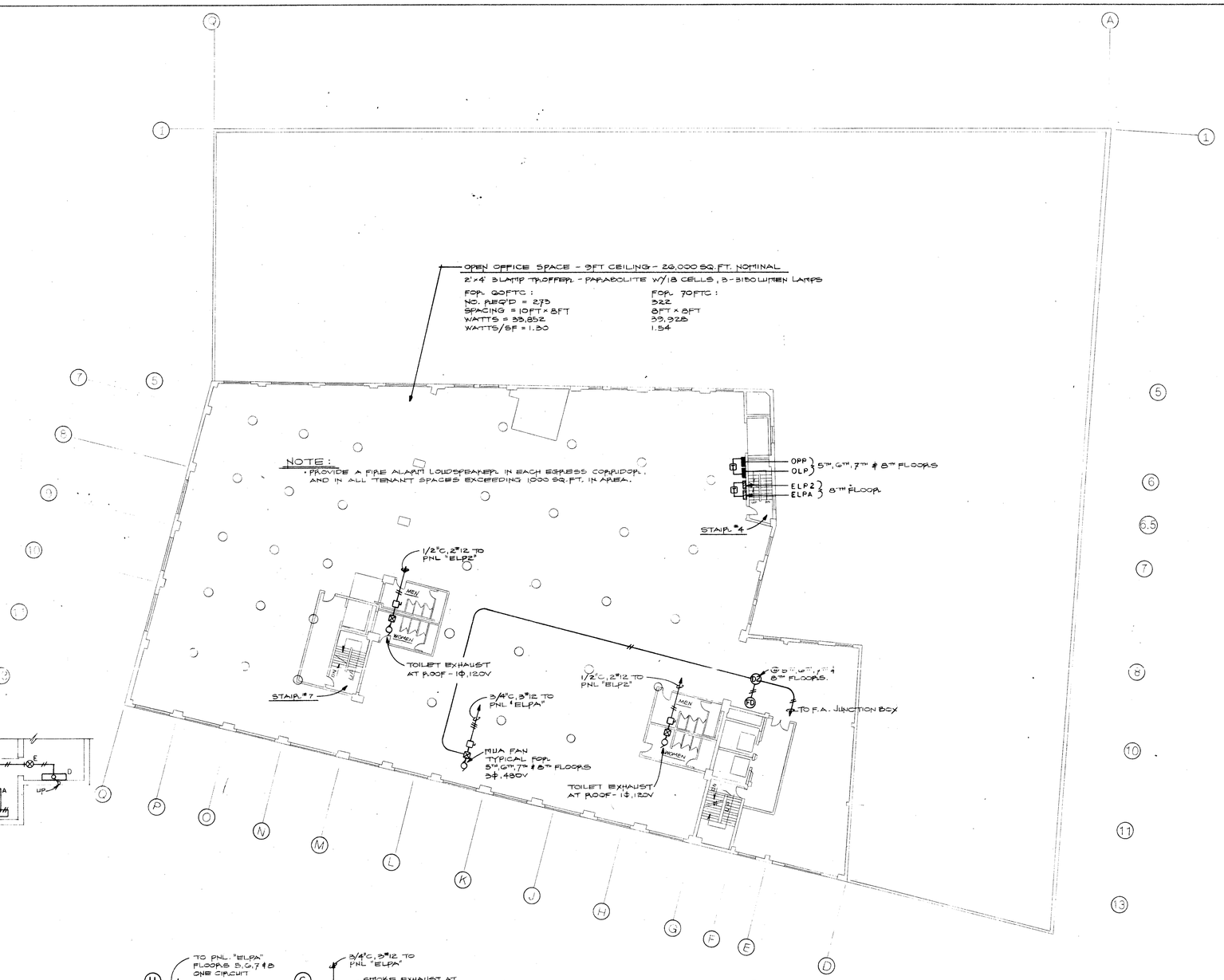

2,3 & 4 - FLOORS TYPICAL

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



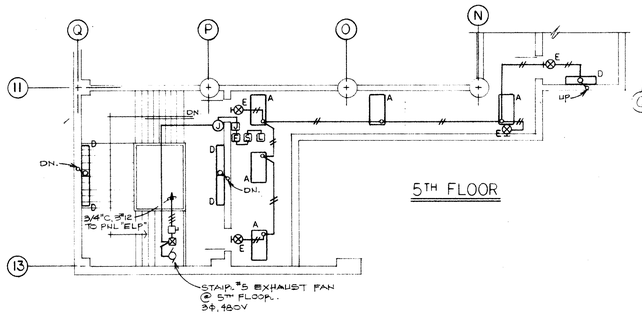

1ST FLOOR

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




TYPICAL PLAN 5TH 6TH 7TH & 8TH FLOORS

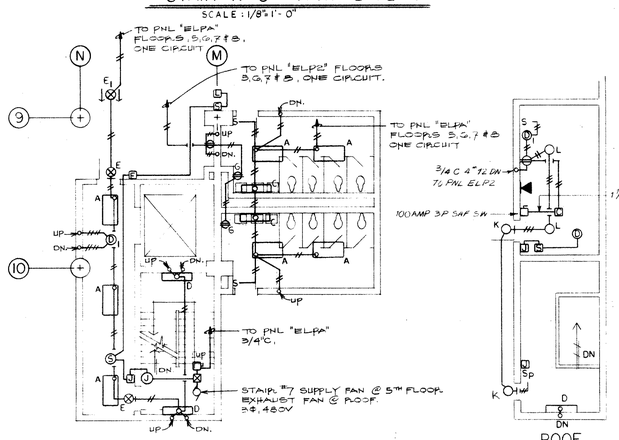
SCALE: 1/16" = 1'-0"




5TH FLOOR

STAIR NO. 5 — PARTIAL PLAN

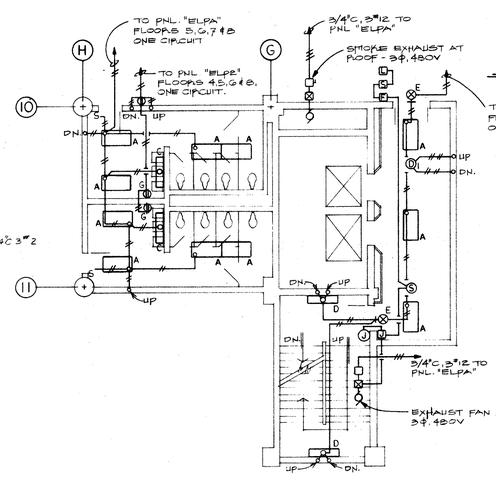
SCALE: 1/8" = 1'-0"




ROOF

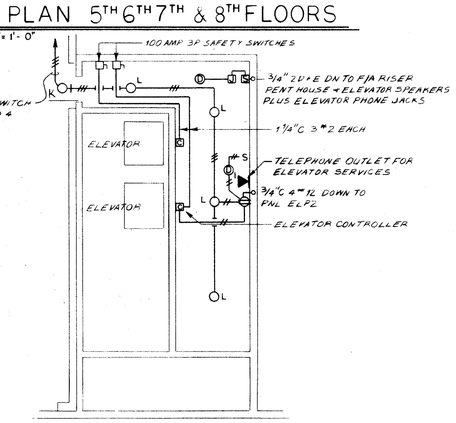
STAIR NO. 7 — TYPICAL PLAN — FLOORS 5,6,7 & 8

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




STAIR NO. 2 — TYPICAL PLAN — FLOORS 5,6,7 & 8

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




ROOF

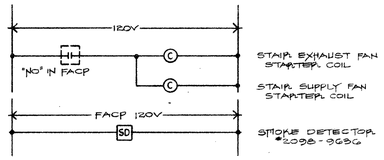
TYPICAL FLOOR PLAN
FLOORS 5,6,7 & 8

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

TALCOTT PLAZA
TALCOTT AND MARKET STREETS
HARTFORD CONNECTICUT

| | | |
|---|---|---|
| APRVD. BY: PFC | BALDWIN · STEWART ELECTRIC CO. | JOB NO. 85-85 |
| DRAWN BY: JW - PLG | LEGNOS AND CRAMER, INC. CONSULTING ENGINEERS 243 FARMINGTON AVE · HARTFORD, CT 06105 | DATE. 12-11-85 |
| SCALE: AS NOTED | | DWG. NO. E-7 |

STATE OF CONNECTICUT · PAUL F. GRANATA · No. 19133 · REGISTERED PROFESSIONAL ENGINEER

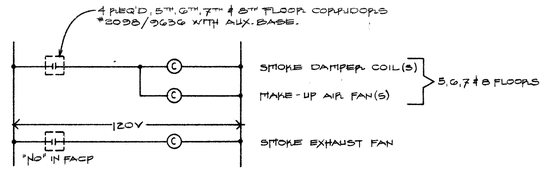



## STAIR PRESSURIZATION SYSTEM

NO SCALE

NOTE:

- AN ALARM CONDITION WILL START ALL STAIR. FANS, WITH THE EXCEPTION OF AN ALARM FROM THE ASSOCIATED STAIR. SMOKE DETECTOR.




## SMOKE CONTROL SYSTEM

NO SCALE

NOTE:

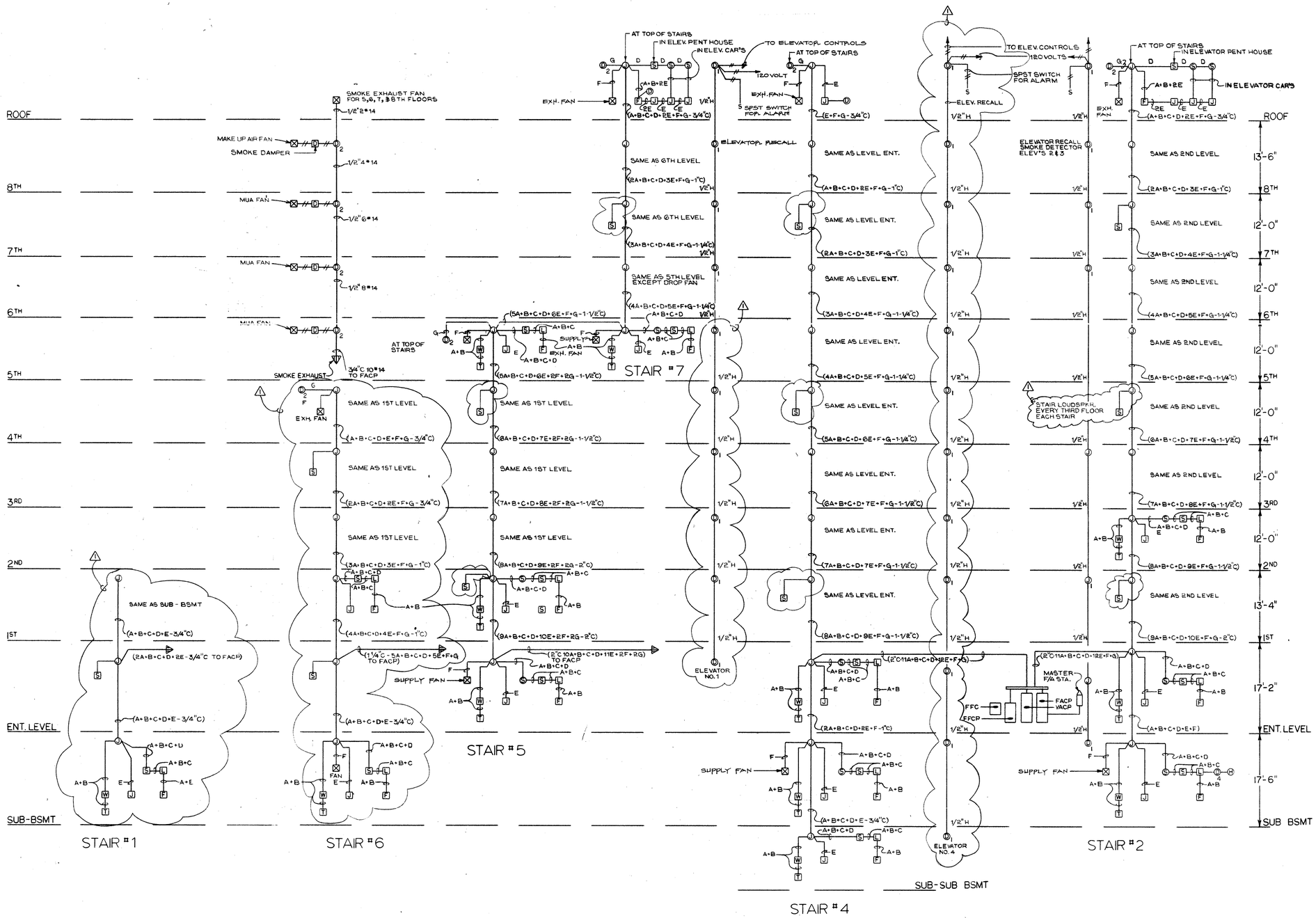
- ACTIVATION OF A "SMOKE CONTROL" DETECTOR SHALL START THE RESPECTIVE FLOOR MUA FAN, OPEN THE RESPECTIVE FLOOR SMOKE DAMPER AND START THE SMOKE EXHAUST FAN.

NOMENCLATURE

| SYMBOL | DESCRIPTION | |
|---|---|---|
| J | JUNCTION BOX | |
| ⊠ | MAGNETIC MOTOR STARTER | |
| F | MANUAL FIRE ALARM STATION | SIMPLEX 2099-9217 |
| D | SMOKE DETECTOR | SIMPLEX 2098-9636 |
| $D_1$ | SMOKE DETECTOR-ELEV. RECALL SAME AS $D_2$ | |
| $D_2$ | SMOKE DETECTOR-SMOKE REMOVAL | SIMPLEX 2098-0636 W/AUX BASE |
| W | WATER FLOW - STANDPIPE-CONNECT ONLY BY DIV. 15 | |
| T | VALVE TAMPER SWITCH -CONNECT ONLY | |
| S | LOUD SPEAKER-WALL MOUNT | SIMPLEX 2092-9711 2 WATT |
| S | LOUD SPEAKER-FLUSH CEILING | SIMPLEX 2092-9704 2 WATT |
| S | LOUD SPEAKER-ELEVATOR CAB | SIMPLEX 2092-9705 1/2 WATT |
| J | FIRE FIGHTERS FONE JACK | SIMPLEX 2084-9001 |
| D | FIRE DAMPER - BY DIV. 15 - CONNECT ONLY | |
| L | FLASHING LIGHT | SIMPLEX 2904-9101 |

WIRING

| | | |
|---|---|---|
| A | 4 #14 AWG-THWN | INITIATING DEVICES |
| B | 2 #12 AWG-THWN | HARTFORD LOOP |
| C | 2 #14 AWG-THWN | LIGHTS |
| D | #18 TWISTED PAIR LOUDSPEAKER - BELDEN 8461 | |
| E | 2 #18 TWISTED SHIELDED PAIR - FONES BENDEN 8760 | |
| F | 2 #14 AWG-THWN | FAN MAG. STARTER |
| G | 2 #14 AWG-THWN | STAIR SMOKE DETECTOR |
| H | 4 #14 AWG-THWN<br>2 AT 120 VOLT - 2 FOR ALARM | ELEVATOR RECALL DETECTOR |




## FIRE ALARM SYSTEM RISER DIAGRAM

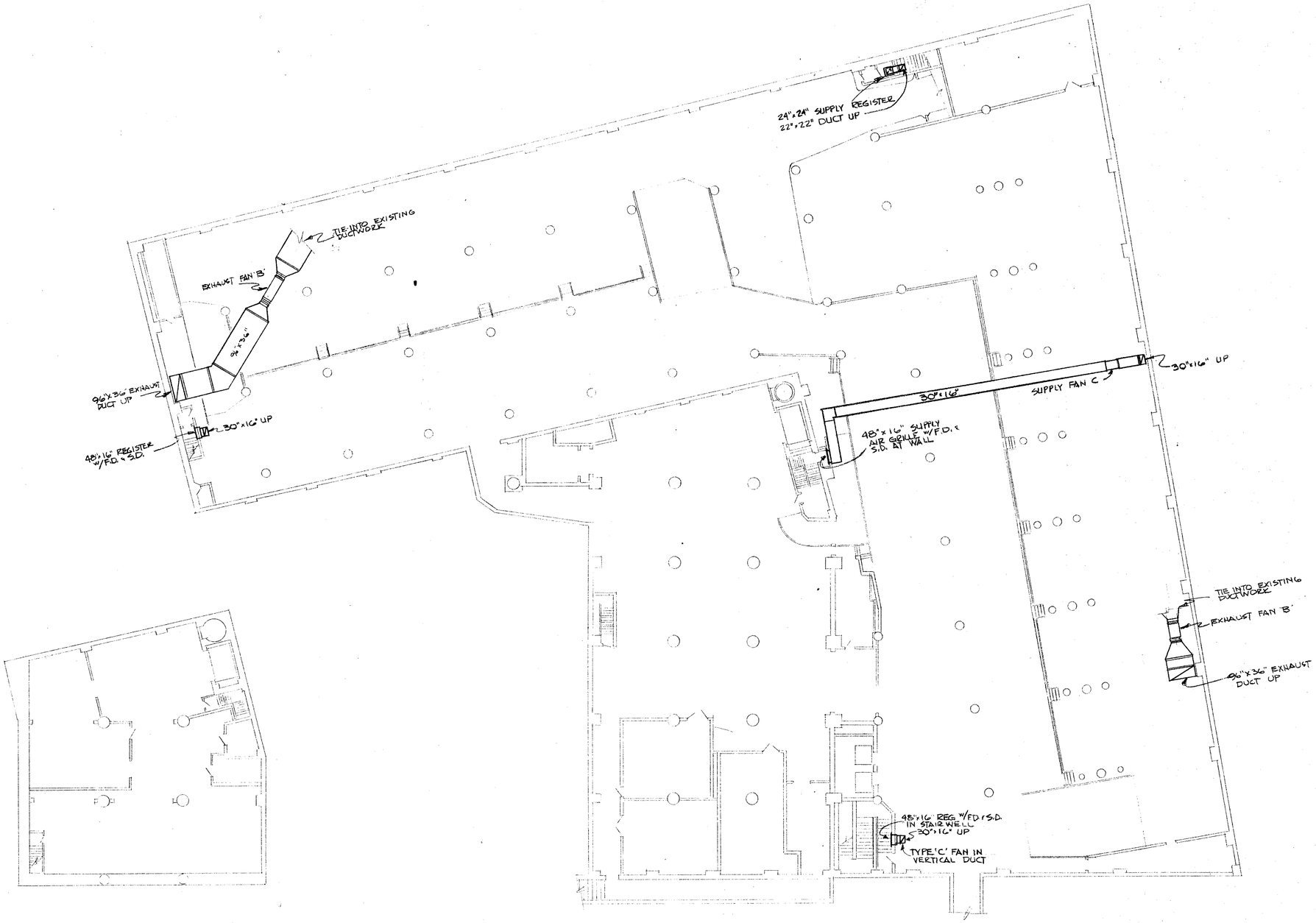
NO SCALE

## FIRE ALARM SYSTEM RISER & DETAILS

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| 1 | ADDED $D_1$ REV WIRING | PC | 12-10-85 |

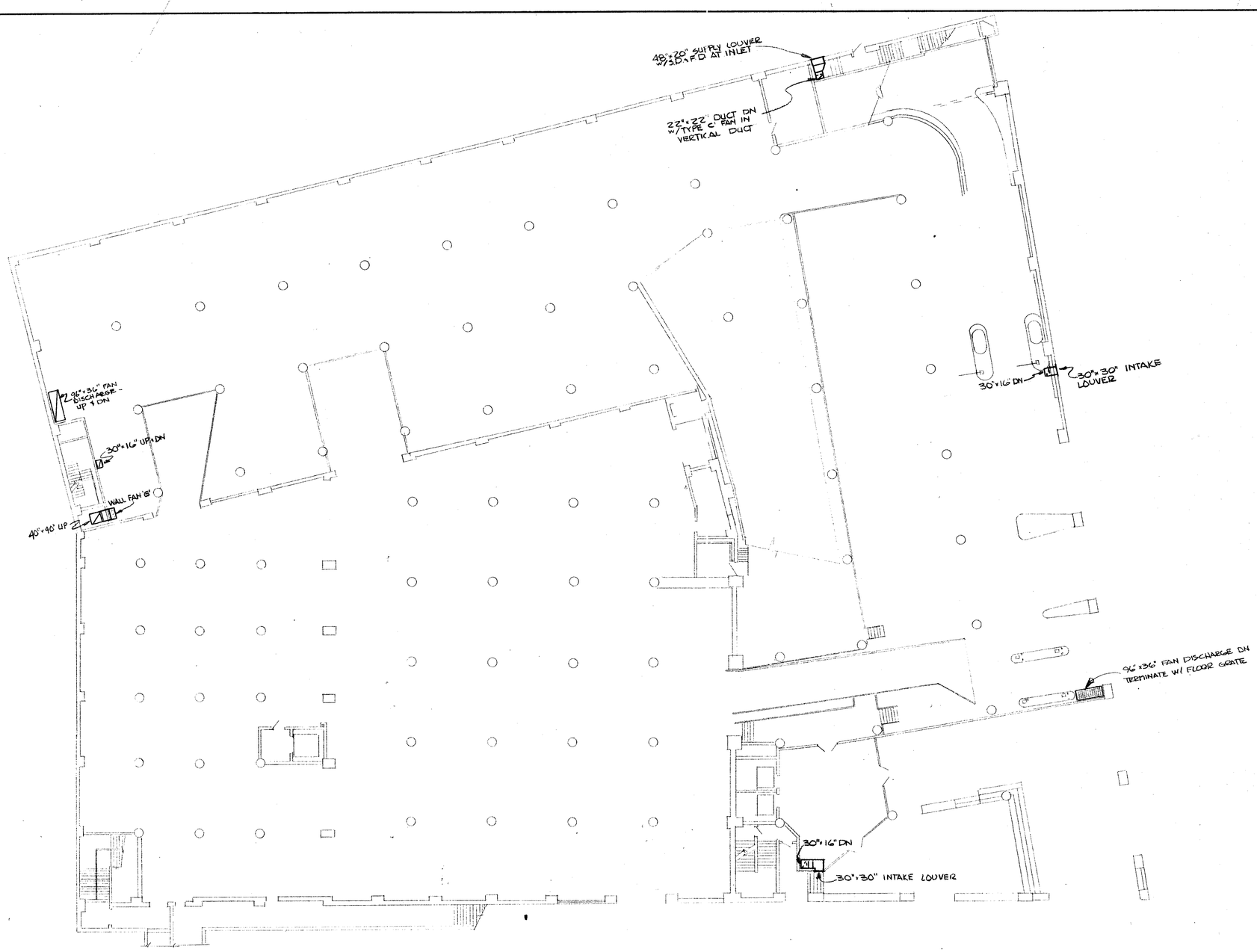
TALCOTT PLAZA
TALCOTT AND MARKET STREETS
HARTFORD CONNECTICUT

| | | |
|---|---|---|
| APRVD. BY: PFC | BALDWIN · STEWART ELECTRIC CO. | JOB NO. 89-85 |
| DRAWN BY: JW - PG | | DATE: 12-3-85 |
| SCALE: AS NOTED | LEGNOS AND CRAMER, INC. CONSULTING ENGINEERS 243 FARMINGTON AVE. - HARTFORD, CT 06105 | DWG. NO. E-8 |




| TALCOTT PLAZA | | |
|---|---|---|
| SUB & SUB-SUB BASEMENT FLOOR PLAN | SCALE 1/16"=1'-0" | DRAWN BY DTM<br>REVISED 1-8-86 |
| the Hartford Mechanical Co.<br>Hartford, Conn. | | |
| DATE 12/12/85 | APPROVED BY | DRAWING NUMBER M-1 |

K+E CRYSTALENE® 24x36 ARCHITECTS' STANDARD FORM
MADE IN U.S.A.




TALCOTT PLAZA

| | | | |
|---|---|---|---|
| ENTRANCE LEVEL FLOOR PLAN | SCALE 1/16"=1'-0" | DRAWN BY ZM | REVISED 1-8-86 |
| the Hartford Mechanical Co. Hartford, Conn. | | | |
| DATE 12/12/85 | APPROVED BY HR | DRAWING NUMBER M-2 | |

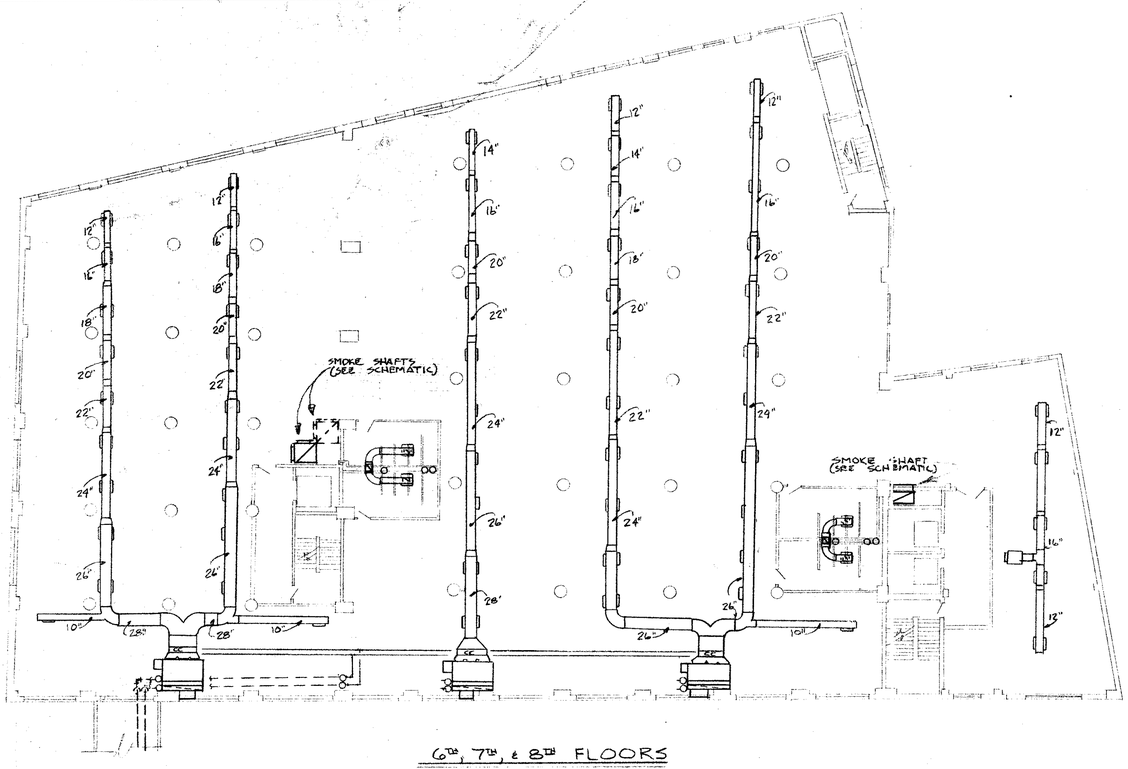
K+E CRYSTALENE® 24x36 ARCHITECTS' STANDARD FORM
MADE IN U.S.A.

TALCOTT PLAZA

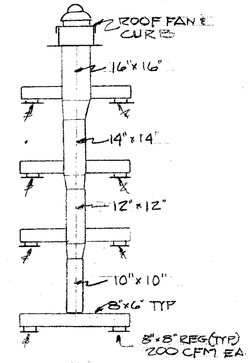
| | | |
|---|---|---|
| FIRST FLOOR PLAN | SCALE 1/16"=1'-0" | DRAWN BY DTM REVISED 1-8-86 |
| the Hartford Mechanical Co. Hartford, Conn. | | |
| DATE 12/12/85 | APPROVED BY | DRAWING NUMBER M-3 |

K+E CRYSTALENE ® 24x36 ARCHITECTS STANDARD FORM

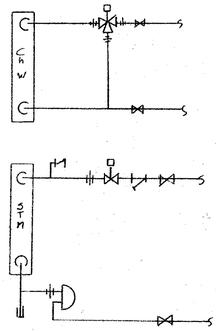
MADE IN U.S.A.



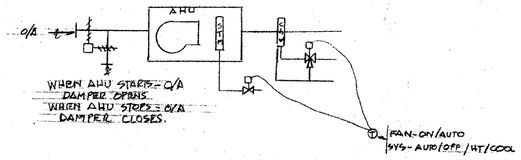

6TH, 7TH, & 8TH FLOORS



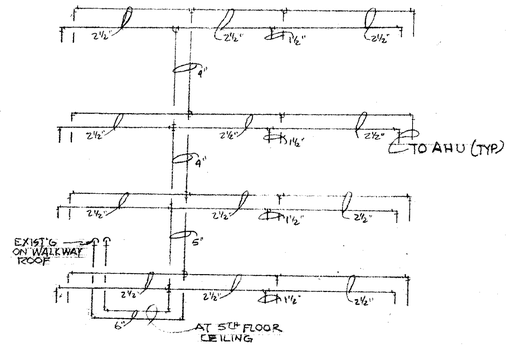

TOILET ROOM EXHAUST
TYP FOR (2) NO SCALE



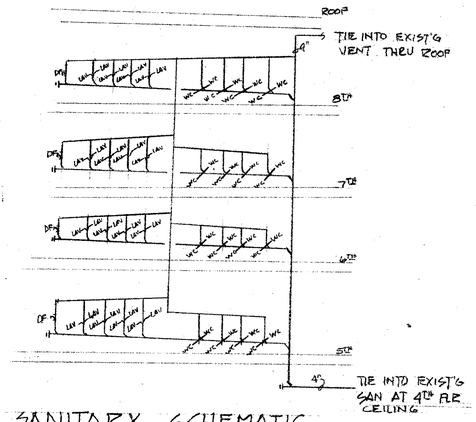

TYPICAL COIL CONN
NO SCALE




A.T.C. SEQUENCE
NO SCALE

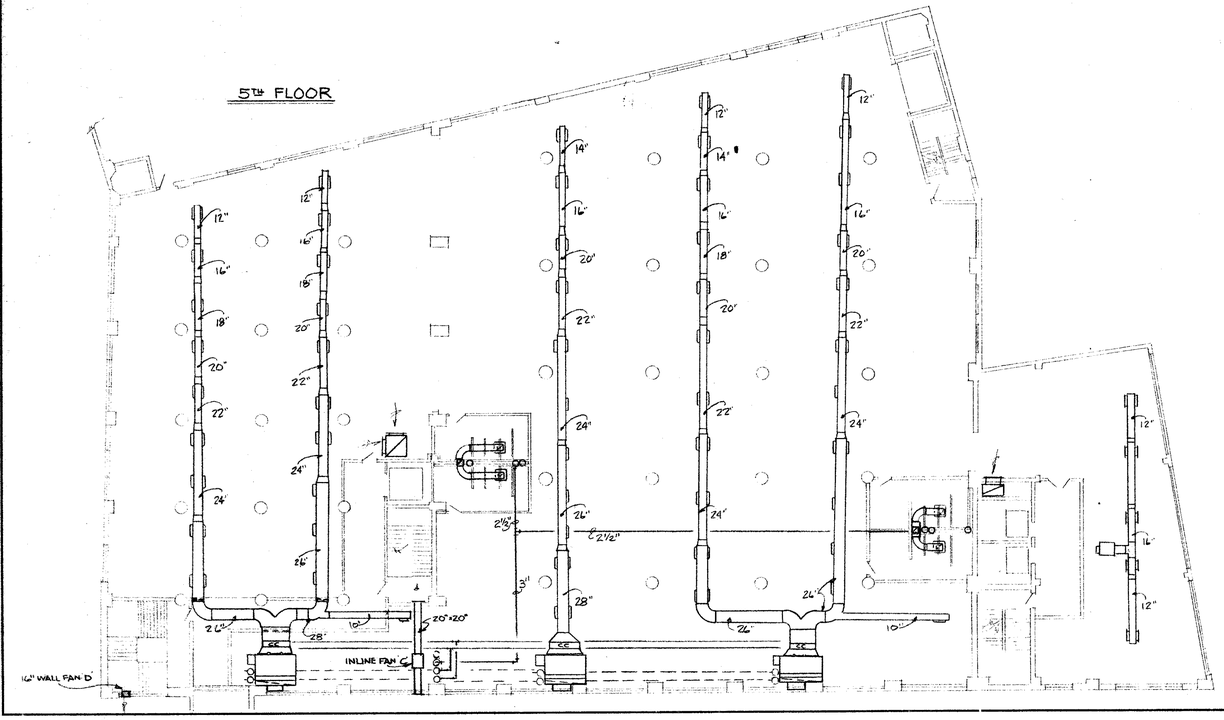


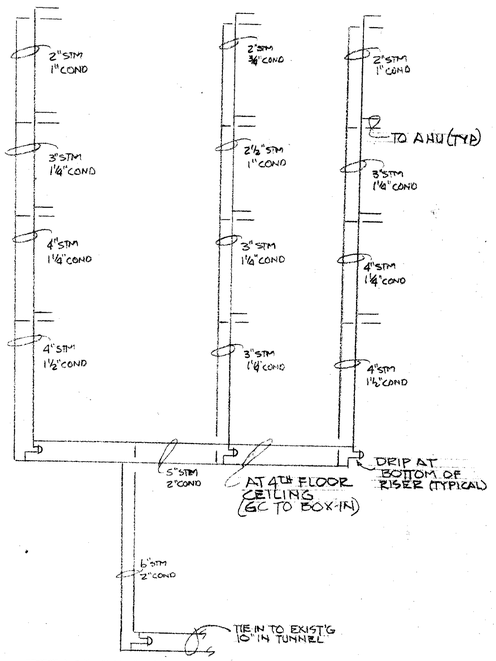

CHILLED WATER SCHEMATIC
NO SCALE



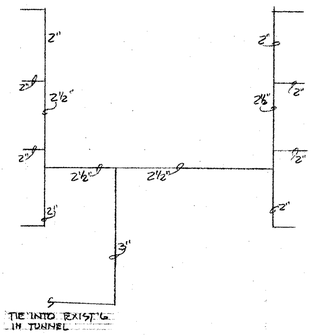

SANITARY SCHEMATIC
NO SCALE TYPICAL FOR (2)

5TH FLOOR



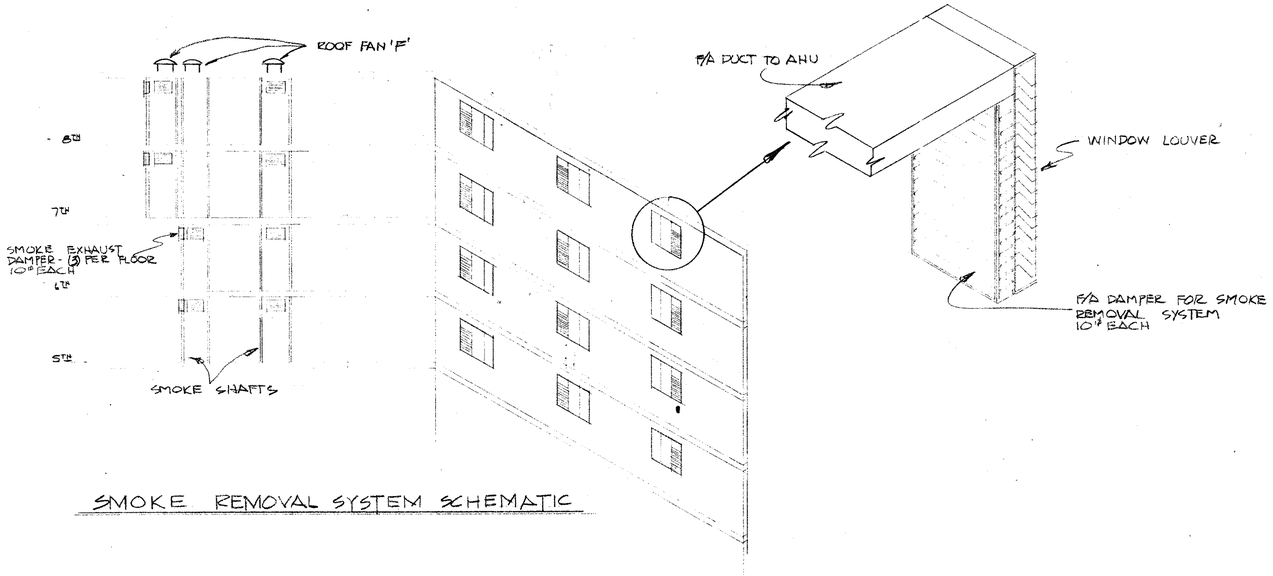

STEAM & CONDENSATE SCHEMATIC
NO SCALE




DOMESTIC WATER SCHEMATIC
NO SCALE

| | | | |
|---|---|---|---|
| TALCOTT PLAZA | | | |
| 5TH FLOOR & 6TH, 7TH & 8TH FLOOR PLANS | SCALE 1/16"=1'-0" | DRAWN BY CSM | REVISED 1-8-86 |
| The Hartford Mechanical Co Hartford, Conn. | | | |
| DATE 12/12/85 | APPROVED BY fhr | DRAWING NUMBER M-4 | |

K+E CRYSTALENE © 24x36 ARCHITECTS' STANDARD FORM
MADE IN U.S.A.




SMOKE REMOVAL SYSTEM SCHEMATIC

## NOTES

WALL FAN 'A' - COOLAIR CDC-24J8
- 1/2 HP, 480/3/60
- 5200 CFM @ 1/8" S.P.

INLINE FAN 'B' - BAYLEY DTA 42
- 10 HP, 480/3/60
- 30,000 CFM @ 1 1/2" S.P.

INLINE FAN 'C' - GREENHECK SQB-16
- 3 HP, 480/3/60
- 5200 CFM @ 1/2" S.P.

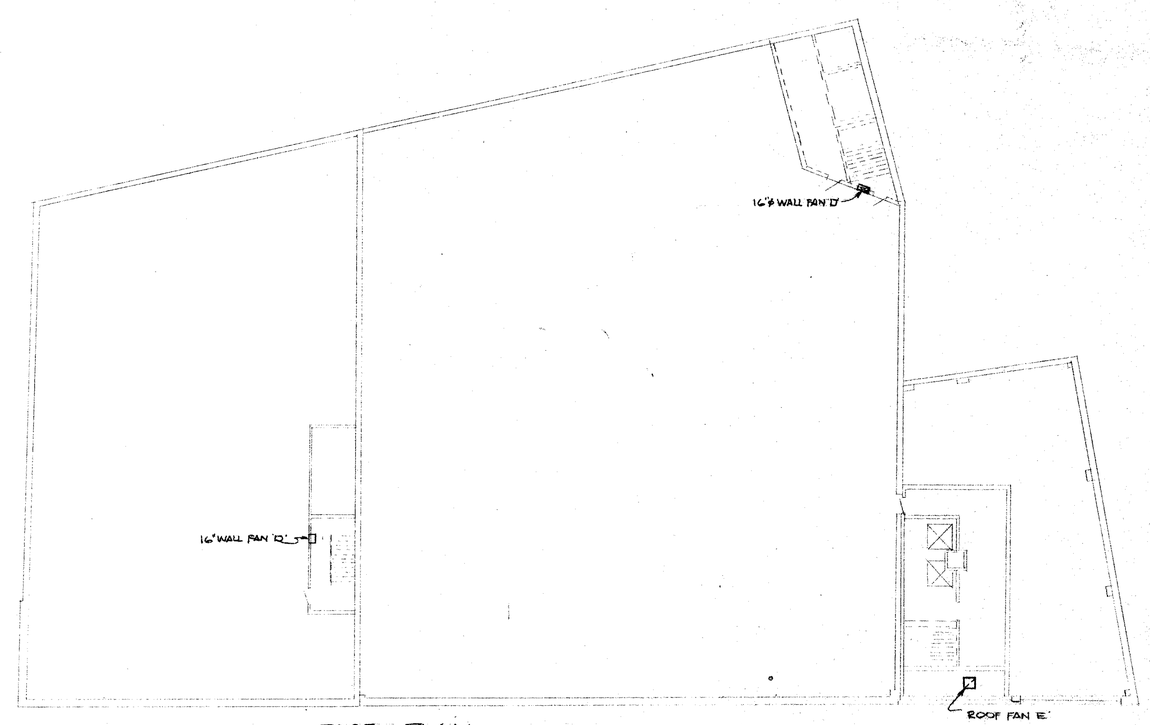
WALL FAN 'D' - COOLAIR UPU 16H17
- 1/3 HP, 115/1/60
- 2540 CFM @ 1/8" S.P.

ROOF FAN 'E' - GREENHECK GW 180C
- 1/3 HP, 115/1/60
- 2750 CFM @ 1/8"

ROOF FAN 'F' - COOLAIR JBC 605
- 10 HP, 480/3/60
- 40,000 CFM @ 1/2" S.P.

WALL FAN 'G' - COOLAIR CD42-3
- 10 HP, 480/3/60
- 30,000 CFM @ 3/8" S.P.

STAIR PRESSURIZATION SCHEMATIC (PARTIAL-SEE PLANS)




ROOF PLAN

| | | | |
|---|---|---|---|
| TALCOTT PLAZA | | | |
| ROOF PLAN & SCHEMATICS | SCALE 1/16"=1'-0" | DRAWN BY ZTM | REVISED 1-8-86 |
| the Hartford Mechanical Co. Hartford, Conn. | | | |
| DATE 12/12/85 | APPROVED BY HAR | DRAWING NUMBER M-5 | |

K+E CRYSTALENE © 24x36 ARCHITECTS' STANDARD FORM
MADE IN U.S.A.

# STATE OF CONNECTICUT
TRAFFIC COMMISSION
*Department of Transportation*
24 Wolcott Hill Road • P.O. Drawer A
Wethersfield, Connecticut 06109



**MEMBERS**
Commissioner of Transportation
Commissioner of Public Safety
Commissioner of Motor Vehicles


ISSUED August 20, 1985

CERTIFICATE NO. 543

ISSUED TO Simon Konover and Maurice Kenny
One Gold Street
Hartford, CT 06103

FOR Talcott Plaza Parking Garage
Talcott and Market Streets
Hartford, CT 06103

pursuant to Section 14-311 of the General Statutes of Connecticut, as revised and the Regulations of the State Traffic Commission

The applicant is hereby ordered to comply with the conditions and requirements as set forth in the attached report and plan. Failure to comply with all conditions and the requirements will constitute sufficient basis for revocation of the Certificate.

NO PERSON SHALL OPERATE THE DEVELOPMENT OR ANY PORTION THEREOF UNTIL SUCH TIME AS THE APPLICANT HAS COMPLIED WITH THE ABOVE UNLESS PERMISSION HAS BEEN REQUESTED AND RECEIVED FROM THE STATE TRAFFIC COMMISSION TO OPERATE PRIOR TO COMPLETION OF THE CONDITIONS AND REQUIREMENTS.

THIS CERTIFICATE SHALL EXPIRE ONE (1) YEAR FROM THE DATE ISSUED UNLESS ALL CONDITIONS AND REQUIREMENTS ARE COMPLIED WITH WITHIN THAT PERIOD OR PERMISSION IS REQUESTED AND OBTAINED FROM THE STATE TRAFFIC COMMISSION TO EXTEND THE EXPIRATION DATE.

Upon due notice from this Commission, this Certificate may be reviewed and modified or revoked in the interest of public safety.

J.WILLIAM BURNS
CHAIRMAN

William W. Stoeckert
Executive Secretary

| | | |
|---|---|---|
| Report By Robert S. Tworkowski Date 8/85<br>Checked By David A. Homick Date 8/85 | STATE OF CONNECTICUT<br>DEPARTMENT OF TRANSPORTATION<br>**TRAFFIC INVESTIGATION REPORT TO THE STATE TRAFFIC COMMISSION** | S.T.C. No. 063-8507-02<br>Loc. No.<br>Date to S.T.C. AUG 15 1985 |
| -Completion Dates-<br>Signals ____ Signs ____<br>Markings ____<br>S.T.C. Notified ____<br>Memo No. ____<br>See Previous S.T.C. Report No. ____ | TOWN Hartford<br>LOCATION Route 44 (Morgan St.), Market Street & Talcott St.<br>REQUESTED BY Maurice Kenny<br>HOW REQUESTED Certificate application<br>DATE July 23, 1985 | Received By S.T.C.<br>Date AUG 16 1985<br>Approved By S.T.C.<br>Date AUG 20 1985<br>William J. Hackett<br>Executive Secretary |

Recommendations

In accordance with Section 14-311 of the General Statutes of Connecticut, as revised and as directed by the State Traffic Commission, issue a certificate to Simon Konover and Maurice Kenny for the Talcott Plaza Parking Garage in the City of Hartford, stating that the operation thereof will not imperil the safety of the public.

This recommendation is based on the following conditions:

1. That the gate controlling access to vehicles entering via the ingress only drive located on Morgan Street approximately 285' west of Market Street be located so as to provide storage for at least three ingressing vehicles between the gate and the southerly curb line on Morgan Street.

2. That in the event that during the peak traffic hours, vehicles desiring to enter the Morgan Street ingress only drive begin to queue up out onto Morgan Street, gate operations will be suspended and access will be speeded up through the use of parking garage attendants.

3. That driveway locations and geometry of the access points on Talcott Street and Market Street be acceptable to the City of Hartford's Department of Public Works, Transportation Services Bureau.

4. That in the event that Market Street is revised to two-way operation or one-way southbound operation, the State Traffic Commission reserves the right to review operations relative to their impact on traffic operations at the intersection of Morgan Street South and Market Street and require any changes to the access drive locations or the gate control at these locations.

BY ____

DIVISION OF TRAFFIC
BUREAU OF HIGHWAYS

5. That the developer be included in a future assessment policy established by the State Traffic Commission for ride-sharing programs and/or contribution participation in traffic improvement projects.

6. That the State Traffic Commission reserves the right to implement additional traffic controls as deemed necessary due to the development's traffic in the future. The cost of any additional controls shall be borne by the owner of the development.

Mr. Bhupen Patel, Chief of Transportation for the City of Hartford and Mr. Frederick A. Hesketh, the developers representative, concurred with the above recommendations on August 12, 1985.

7. That the existing drive located on Market Street at the northeastern corner of the building be used solely for the purpose of a loading dock for vehicles not to exceed the size of the standard single unit vehicle. That use of this drive be prohibited during the peak traffic hours between 7:00 a.m. - 9:00 a.m. and 3:30 p.m. - 5:30 p.m. No other drive is to be permitted on Market Street from the southerly curb line of Morgan Street to a point 140 feet to the south.

Mr. Frederick Hesketh was advised of Condition No. 7 on August 20, 1985. Mr. Jim Mayer, representing Mr. Patel, was in agreement with this condition on August 20, 1985.

# REPORT OF FINDINGS
# CITY OF HARTFORD
# TALCOTT PLAZA PARKING GARAGE

## SITE DESCRIPTION

The Talcott Plaza Parking Garage will be located in the northeast corner of the Hartford Central Business District with frontage on the south side of Morgan Street, the west side of Market Street and the north side of Talcott Street. The garage will be constructed in the existing buildings formerly used by G. Fox Company as a warehouse and service building. These facilities will be converted into a four level parking garage with 614 parking spaces. An entrance only drive will be provided on Morgan Street approximately 285' west of Market Street. Dual entrance and exit drives are proposed on Market Street between 110' north of Talcott Street and 145' south of Morgan Street. A separate exit drive is proposed on Talcott Street 100' west of Market Street.

## AREA ROADWAYS

1. Market Street - a connector street running north from State Street to Morgan Street and I-84. It presently operates one-way northbound to eastbound Morgan Street. Future plans call for the road to be two lanes in each direction in conjunction with proposed projects to reconstruct the I-84/I-91 interchange. Existing a.m. and p.m. peak hour volumes south of Morgan Street are 787 and 534 respectively.

2. Morgan Street South - a one-way connector street running east from Main Street to Columbus Boulevard and the ramps to I-84 and I-91. Existing a.m. and p.m. peak hour volume, are 2022 and 2436 respectively.

3. Talcott Street - a connector street running east from Main Street to Columbus Boulevard. It operates one-way eastbound between Main Street and Market Street.

## GENERATED TRAFFIC

It is anticipated that the proposed parking garage will generate 1800 vehicle trips daily with 300 arriving and 11 departing in the morning peak hour and 224 departing and 5 arriving during the evening peak hour. Directional distribution of this traffic will be as follows:

a). 20% from I-84 to the West - this traffic will either exit I-84 at Morgan Street or Trumbull Street and enter at Morgan Street.

b). 25% from east of the River - this traffic will arrive via the Buckeley Bridge and Morgan Street or via the Founders Bridge and State Street and depart via Morgan Street.

c). 20% via I-91 to the north - this traffic will arrive either via the southbound exit to Morgan Street or the southbound exit to State Street and will depart via Morgan Street.

d). 20% via I-91 to the south - this traffic will arrive either via the northbound exit to Morgan Street or the northbound exit to Columbus Boulevard and depart via Morgan Street.

e). 15% via local Streets.

These volumes have been reviewed and approved by the Bureau of Planning and Research.

## ACCIDENT EXPERIENCE

The intersection of Morgan Street and Market Street appeared as number 45 on the 1980-82 HFAL list with 175 accidents in the three year period. However, recent correspondence from the City of Hartford has indicated a significant drop in the accident rate due to the implementation of traffic signal revisions under Project 63-363.

## PENDING PROJECTS

Under Project 63-375 the I-84/I-91 interchange will be reconstructed. This project which is currently scheduled for advertizing in May 1987 will have a major impact on traffic operations in this area.

## CAPACITY ANALYSIS

A detailed capacity analysis was not included for review with this submission. A traffic study prepared by Storch Engineers in conjunction with the proposed improvements scheduled under Project 63-375 indicates that the Morgan Street - Market Street intersections will continue to operate at F level of service during the peak hours after the project is built. The Main Street - Morgan Street South intersection will also operate at this level during the evening peak. The developers proposal to open this parking garage in the Spring of 1986 can only add to the existing congestion that is experienced in this area today during peak periods. Perhaps some consideration should be given to requiring the developer to reserve some portion of the proposed garage to van pools in the future as an incentive to reduce traffic flows into the City of Hartford.

## RECOMMENDATIONS BY DEVELOPER

None

RECOMMENDATIONS BY DEPARTMENT OF TRANSPORTATION

1. That the developer be included in some future assessment policy established by the State Traffic Commission for contribution participation in traffic improvement projects.

2. That gate operations be suspended and parking garage attendents assist in the moving of inbound traffic in the event of vehicles backing up onto Morgan Street during the peak hours.

3. That the State Traffic Commission reserves the right to re-evaluate driveway locations and gate operations at the Market Street drives in the event the existing one-way northbound traffic operation is changed and garage operations interfere with traffic operations at the Morgan Street - Market Street intersection.

RECOMMENDATIONS BY THE CITY OF HARTFORD

1. That storage be provided for at least 3 vehicles between the curbline and the gate at the access drive on Morgan Street.

2. That driveway locations on Market Street be moved as far as possible to the south.

36-70 Talcott ST.

) Existing warehouse Building:— 8 storey plus basement and subbasement

) proposed building:—(a) parking Garage (S-2) up to 4th floor (Ele. 94)

(b) OFFICES:— 5th floor thru 8th floor

1 Fire limit Inner

1 Automatic fire suppression system unspecified.

1 Human occupancy above 50'-0"

Height ± 137'-0"

Shell only

) 2A with Fire suppression system N.G. 85 & 137'-0"

:) suppression system:— Dry up to 4th floor

1 Table 214 with U.L. numbers

-) Two means of egress from office floors

-) protection structural steel U.L. numbers

:) Elevators for fire department access 431. 9.2.6

1 Hour lobby

) Stand pipe system 1211

2 Automatic fire suppression Shell 14

431.3.1

1 Top enclosure — ventilation — Elevator too

SEC. 910.6 16.00

36-70 Talcott ST.

(1) Existing warehouse Building:— 8 storey plus basement and subbasement

(2) proposed building:—(a) parking Garage (S-2) up to 4th floor (Ele. 94)

(b) OFFICES:— 5th floor thru 8th floor

(3) Fire limit Inner

(4) Automatic fire suppression system unspecified.

(5) Human occupancy above 50'-0"

(6) Height ± 137'-0"

(7) Shell only

① 2A with Fire suppression system N.G. 85 & 137'-0"

(2) suppression system:— Dry up to 4th floor

(3) Table 214 with U.L. numbers

(4) Two means of egress from office floors

(5) protection structural steel U.L. number

(6) Elevators for fire department access 431. 431.6
1 Hour lobby

(7) Stand pipe system 1211

(8) Automatic fire suppression shell ff

(9) Top enclosure — ventilation — 431.3.1 Elevator tbd
SEC. 910.6 1600

smoke proof Enclosure
Primary Handicapped Entrance
- single tenant or multi tenants
Bathrooms typ. floor handicapped
compact up 30% ie. 141
Handicapped 13 required.

1-413-736-2701

4th floor (Ele. 9A)

(2) OFFICES:— 5th floor thru 8th floor

(3) Fire limit Inner

(4) Automatic fire suppression system unspecified.
wet → dry

5) Human occupancy above 50'-0"
SEC. 431 applies

6) Height ± 137'-0"  type of construction for entire building 2.2

7) Shell only

① 2A with Fire suppression system N.G. 85 & 137'-0"

(2) suppression system:— Dry up to 4th floor

(3) Table 214 with U.L. numbers

(4) Two means of egress from office floors

(5) protection structural steel U.L. numbers

(6) Elevators for fire department access 431. 431.8
1 Hour lobby — no lobby each floor

(7) Standpipe systems 1211.2.3, 1211.2.4 (5)

(8) Automatic fire suppression shut off valve
at each floor

(9) Top enclosure — ventilation — 431.3.1 Elevator top
sec. 910.6 1.0

4th floor (Ele. 94)

(b) OFFICES:— 5th floor thru 8th floor

(3) Fire limit Inner

(4) Automatic fire suppression system unspecified.
wet — dry —

(5) Human occupancy above 50'-0"
SEC. 431 applies

(6) Height ± 137'-0"  type of construction for entire building 2.2

(7) Shell only

① 2A with Fire suppression system N.G. 85 & 127'-0"

(2) suppression system:— Dry up to 4th floor

(3) Table 214 with U.L. numbers

(4) Two means of egress from office floors

(5) protection structural steel U.L. number

(6) Elevators for fire department access 431. 4.2.8
1 Hour lobby — no lobby each floor

(7) Standpipe system 1211.2.3, 1211.2.4 (5

(8) Automatic fire suppression shut off valve
at each floor

(9) Top enclosure — ventilation — 431.3.1 Elevator 700
SEC. 910.6 1.6 ①

36-70 Talcott ST.

) Existing warehouse Building:— 8 storey plus basement and subbasement

) proposed building:—(a) parking Garage (S-2) up to 4th floor (Ele. 9A)

(b) OFFICES:— 5th floor thru 8th floor

) Fire limit Inner

) Automatic fire suppression system unspecified.
— dry —

) Human occupancy above 50'-0"
SEC. 431 applies

Height ± 137'-0" type of construction for entire building 2.2.

Shell only

) 2A with Fire suppression system N.G. 85 & 137'-0"

2) suppression system:— Dry up to 4th floor

3) Table 214 with U.L. numbers

4) TWO means of egress from office floors

5) protection structural steel U.L. number

6) Elevators for fire department access 431. 431.8
1 Hour lobby — no lobby: each floor

7) Stand pipe system 1211.2.3, 1211.2.4 (5

8) Automatic fire suppression Shut off valve
at each floor

9) Top enclosure — ventilation — 431.3.1 Elevator tro
SEC. 910.6 16.50

36-70 Talcott ST.

) Existing warehouse Building:— 8 storey plus basement and subbasement

) proposed building:—(a) parking Garage (S-2) up to 4th floor (Ele. 9A)

(b) OFFICES:— 5th floor thru 8th floor

) Fire limit Inner

) Automatic fire suppression system unspecified. — dry —

) Human occupancy above 50'-0"
SEC. 431 applies

Height ± 137'-0" type of construction for entire building 2.2.

shall only

) 2A with Fire suppression system N.G. 85 & 137'-0"

2) suppression system:— Dry up to 4th floor

3) Table 214 with U.L. numbers

4) TWO means of egress from office floors

5) protection structural steel U.L. numbers

6) Elevators for fire department access 431. 431.8
1 Hour lobby — no lobby: each floor

7) Standpipe system 1211.2.3, 1211.2.4 (5

8) Automatic fire suppression shut off valve
at each floor

9) Top enclosure — ventilation — 431.3.1 Elevator top
SEC. 910.6 16.50

36-70 Talcott ST.

(1) Existing warehouse Building:— 8 storey plus basement and subbasement

(2) proposed building:—(a) parking Garage (S-2) up to 4th floor (Ele. 94)

(b) OFFICES:— 5th floor thru 8th floor

(3) Fire limit Inner

(4) Automatic fire suppression system unspecified.

5) Human occupancy above 50'-0"

6) Height ± 137'-0"

7) Shell only

① 2A with Fire suppression system N.G. 85 & 137'-0"

(2) suppression system:— Dry up to 4th floor

(3) Table 214 with U.L. numbers

(4) Two means of egress from office floors

(5) protection structural steel U.L. number

(6) Elevators for fire department access 431. 431.8
1 Hour lobby

(7) Standpipe system 1211.2.3,

(8) Automatic fire suppression Shut off valve

(9) Top enclosure — ventilation — 431.3.1 Elevator 700
SEC. 910.6 16.00

smoke proof Enclosure

Primary Handicapped Entrance

- single tenant or multi tenants

Bathrooms typ. of 100 handicapped

compact up 30% ie. 141

Handicapped 13 required.

[illegible] Schedule

Cab dimensions [illegible]

[illegible]