

DDS- Planning & Zoning: Historic Review Application



Submission date: **16 May 2022, 2:38PM**
Receipt number: **647**
Related form version: **2**

Property Information

Property Address
Street: 491 Farmington Ave
City: Hartford CT
State: CT
Zip Code: 06105

Zoning District: **N/A**

Parcel ID: **134387195**

Property Owner: **PAXE GIRARD LP**

Property Owner's Address:
Street: 139 OCEAN AVE
City: Lakewood
State: NJ
Zip Code: 08701

Phone: **6465191817**

Email: **Mglenn@aloftmgt.com**

Applicant

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

Name of Applicant: **Sam Shteierman**

File Date: **05/16/2022**

Address: Street: 276 S Hope Chapel Rd
City: Jackson Township
State: NJ
Zip Code: 08527

Phone: 4048401608

Email: Sam@magnicocontracting.com

Primary Point of Contact

Name: Sam Shteierman

Phone: 4048401608

Email: sam@magnicocontracting.com

Describe your application action(s) and provide as much detail as possible. **Replace existing windows with windows stated on the plan.**

Proposed work: **Other: Replace existing windows with windows stated on the plan.**

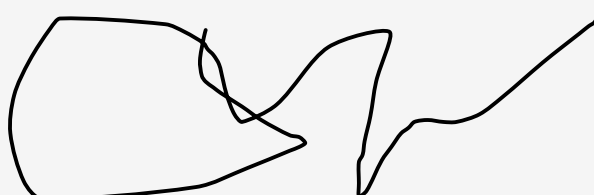
Current materials being repaired/replaced: **Windows**

Materials/products being used in work: **N/A**

Please upload all supporting materials and photographs [491REV2-Stamp.pdf](#) below.

Signatures

Signature of Applicant:



[Link to signature](#)

Name of Applicant: Sam Shteierman

Date: 5/16/2022

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

[doc20220511113932.pdf](#)

Date:

5/16/2022



May 10, 2022

To Whom It May Concern:

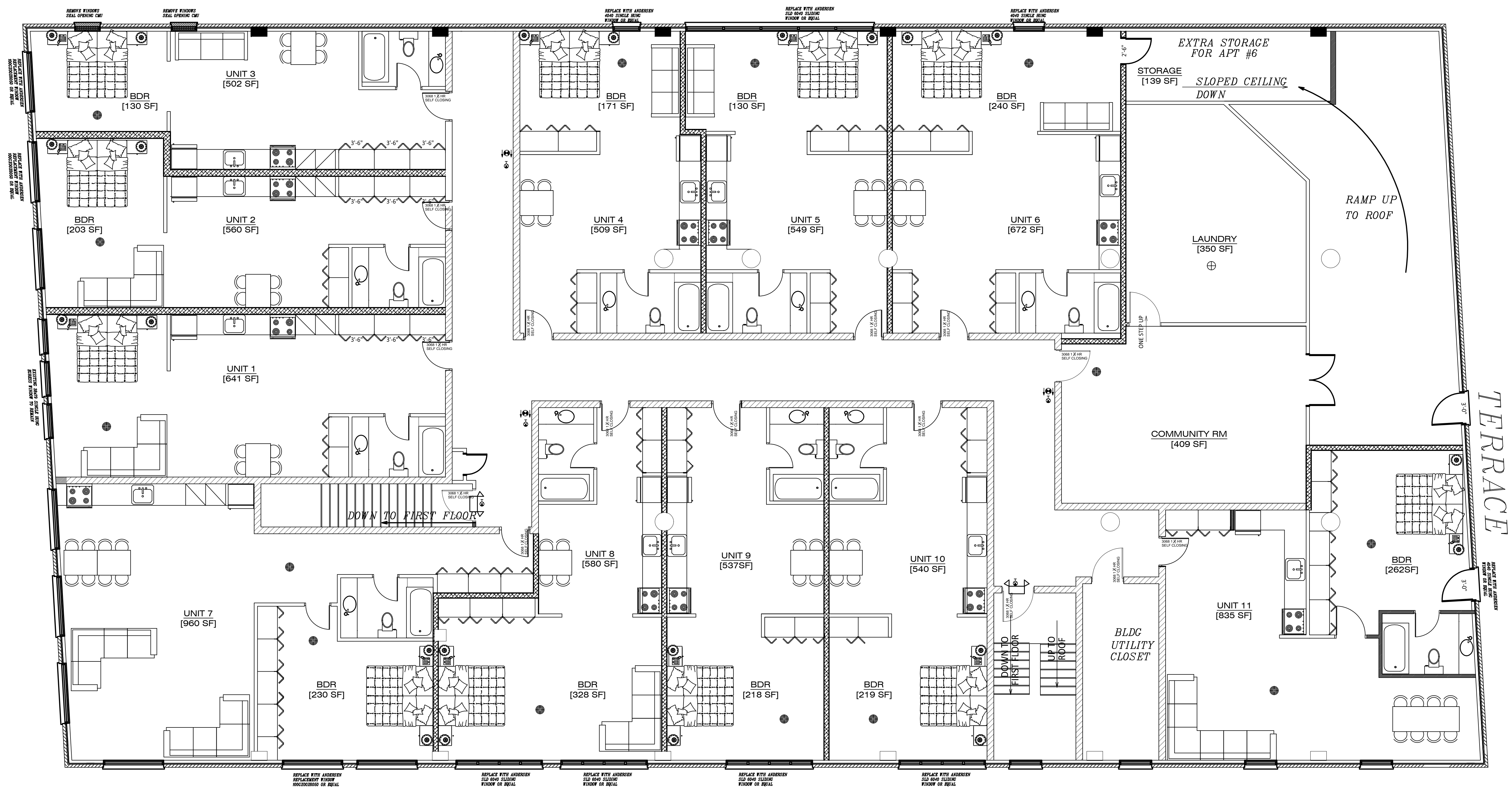
PAXE GIRARD LP authorizes Magnico Contracting to apply for building permits and perform specified work on our behalf.

Thank You,

A handwritten signature in black ink, appearing to read "A. Puretz", is positioned above the printed name.

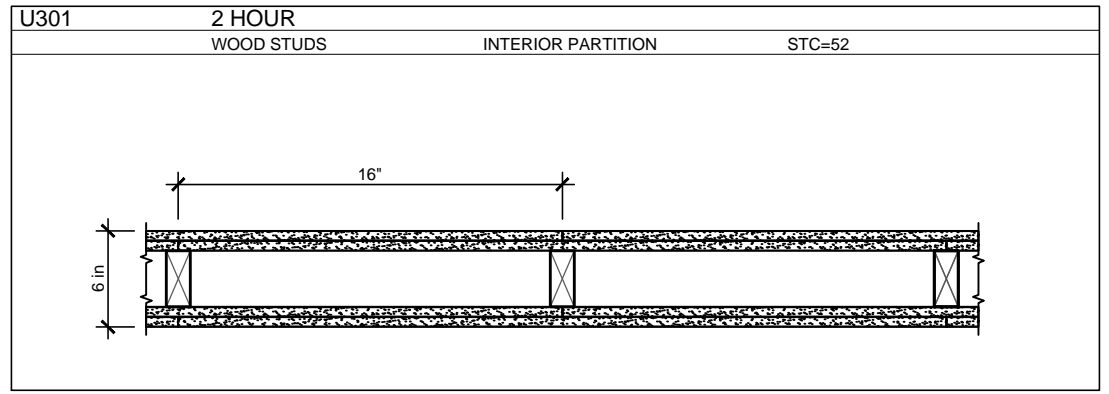
Aaron Puretz

FARMINGTON AVE.



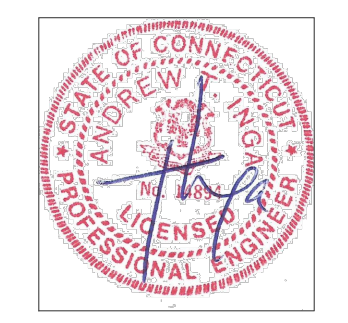
SECOND FLOOR PLAN

1/8"=1'-0"



TYPE A WALL

1"=1'-0"



LEGEND

- NEW CONSTRUCTION
- - - EXISTING CONSTRUCTION
- ⊕ HEAT DETECTOR
- ⊙ SMOKE ALARM
- ▣ EXISTING CONC. WALL
- ▨ TYPE A WALL 2HR
- ⊕ EXIT SIGN
- ⊕ DIRECTIONAL LIGHT EXIT SIGN
- ⊕ EMERGENCY LIGHT WITH BATTERY BACKUP

- 2015 IEBC**
- CHANGE OF USE**
506.1 Scope.
Change of occupancy apply where the activity classified as change of occupancy as defined in chapter 2.
- 506.2 Applications.
Change of use alterations shall comply with the provisions of Chapter 10.
- PROJECT DESCRIPTION**
Change of occupancy from B to R2. From offices to Residential Spaces and separation of the Spaces
- CONSTRUCTION CLASSIFICATION**
- Construction Classification of Existing Building IIB
- CHANGE OF OCCUPANCY CLASSIFICATION 1001.2.2**
- Existing Occupancy Classification: Mixed Use
First Floor Assembly A2
Second Offices B
 - Proposed Occupancy Classification: Mixed Use
First Floor Business No Change
Second Residential
 - Required Separation of Occupancies
A2/R
2Hr
(Alterations is to Change Occupancy and Separate Assemblies)
- AREA AND OCCUPANCY LOAD**
- Gross Area Business 10252 SF
 - Occupancy Load 10252/100 103 Persons
 - Gross Area Residential 9638 SF
 - Occupancy Load 9638/200 51 Persons
- BUILDING ELEMENTS AND MATERIAL 1003**
- Interior finish material complies with 1012.3
- FIRE PROTECTION 1004**
- Change of occupancy with separation complies w/1012.1.2
Sprinkler System Req.

- MEANS OF EGRESS 1005**
- Egress Capacity complies with 1012.4.3 or IBC
 - Handrails Comply with 1012.4.4 and 805.9
 - Guards Comply with 1012.4.5 and 805.11
- ACCESSIBILITY 1006**
- Complies with 705.1, not reqrd not feasible.
 - Complies with 806.2, not reqrd per 705.1
 - Complies with 906.1, not reqrd per 705.1 & 806.2
 - Complies with 1012.8.1, not reqrd per above
- STRUCTURAL 1007**
- Complies with 1007.1

THE WALL BUILDING
491 FARMINGTON AVENUE
HARTFORD, CONNECTICUT

PROPOSED APARTMENT
UNITS PLANS

INGA CONSULTING
ENGINEERS
139 WHITNEY STREET, HARTFORD, CT 06105
Phone: (860) 233-4991 E-mail: T@ingacngineers.com

REV.	3.31.21
DATE	11.22.19
DRAWN BY	T.I.
CHECKED BY	T.I.
JOB NO.	-----
DRAWING NO.	-----

1







WALL

WEST END PIZZA

SISSON AVE PIZZA
860-236-6100 or 860-236-6400

233-8888

For Lease
860.648.8441

OPEN



SISSON AVE PIZZA
860-236-6100 or 860-236-6400

233-8888

OPEN



WALL

WEST END PIZZA

SISSON AVE PIZZA
860-236-6100 or 860-236-6400

233-8888

OPEN

For Lease
860.694.8442





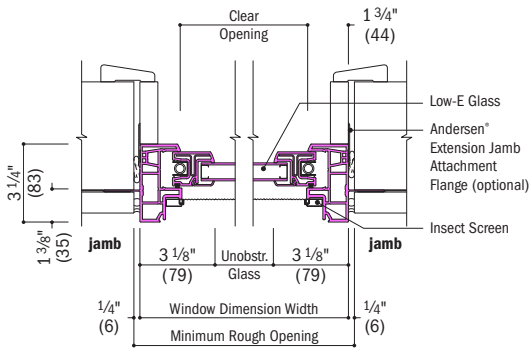


100 SERIES SINGLE-HUNG WINDOWS

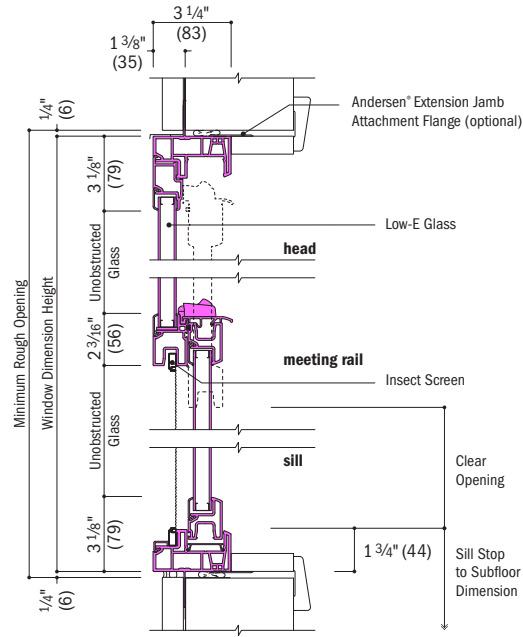


Single-Hung Window Details – New Construction

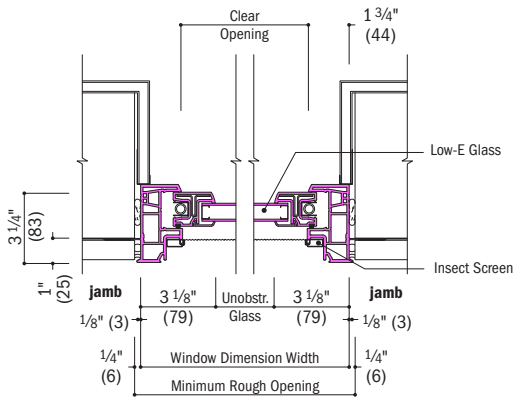
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



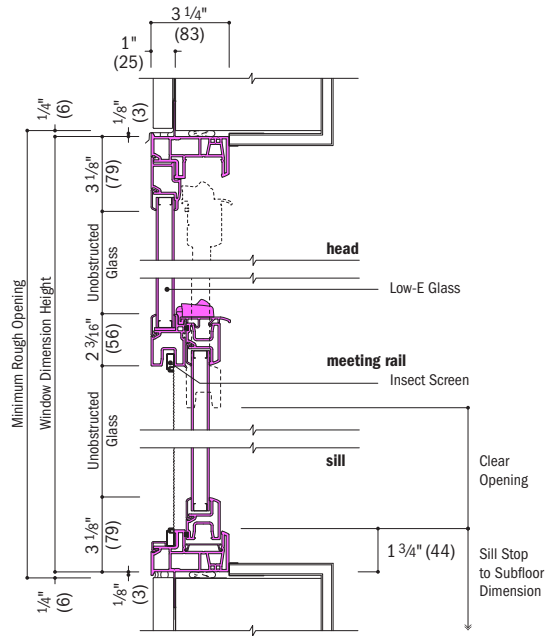
Horizontal Section



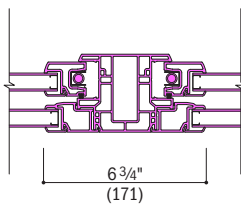
Vertical Section



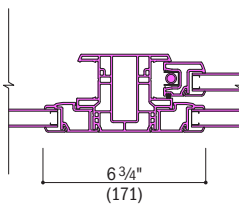
Horizontal Section
Stucco Exterior



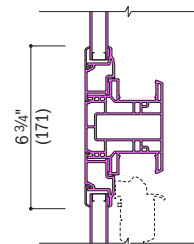
Vertical Section
Stucco Exterior



Horizontal Section
Twin or Triple Single-Hung



Horizontal Section
Picture With Flanking Single-Hung



Vertical Section
Transom Over Single-Hung

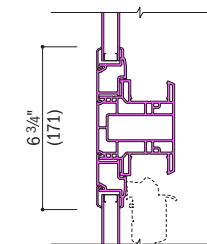
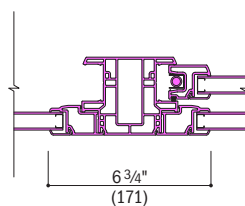
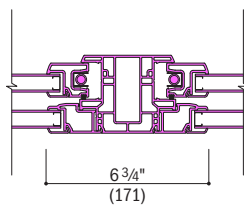
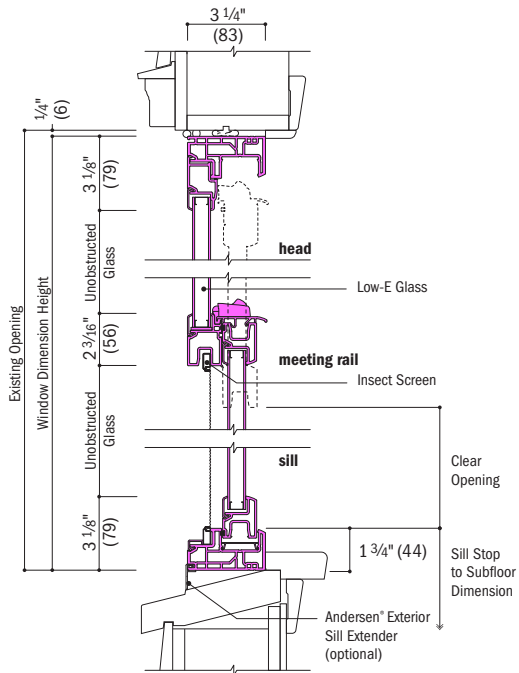
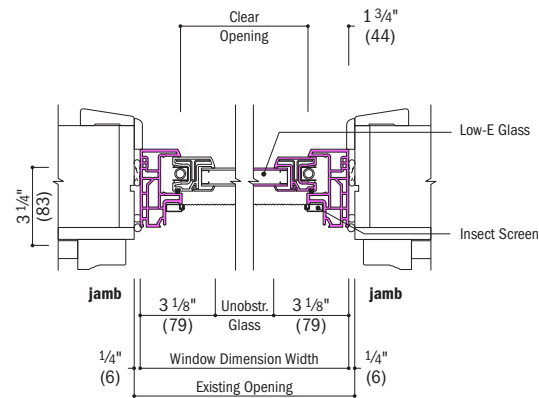
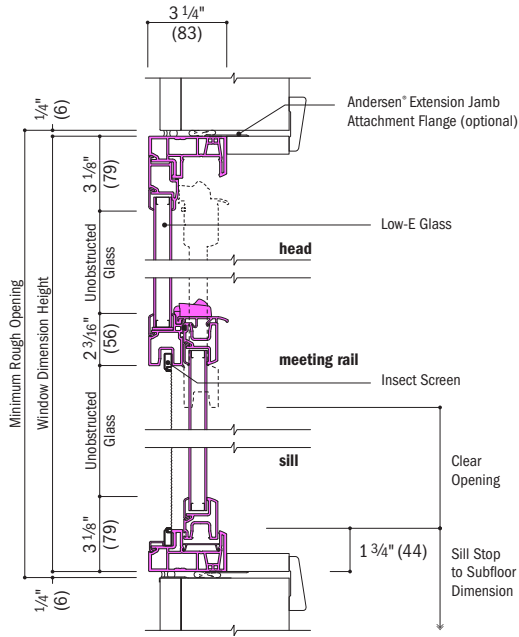
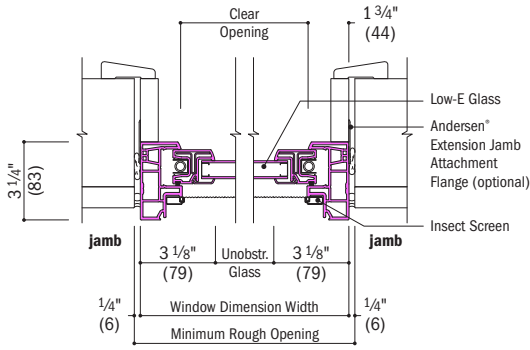
- Drip cap is required to complete window installation as shown but may not be included with the window. Use of drip cap is recommended for proper installation.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

100 SERIES SINGLE-HUNG WINDOWS



Single-Hung Window Details – Replacement

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



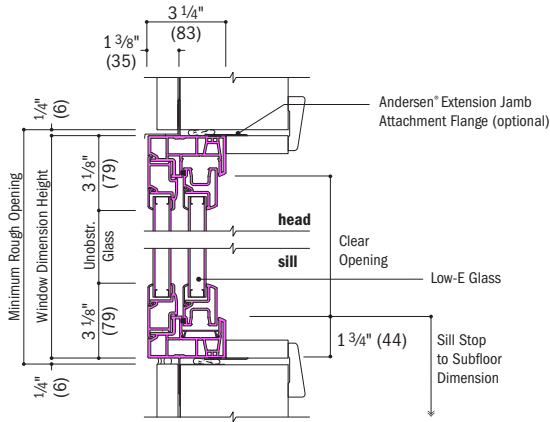
- Drip cap is required to complete window installation as shown but may not be included with the window. Use of drip cap is recommended for proper installation.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

100 SERIES GLIDING WINDOWS

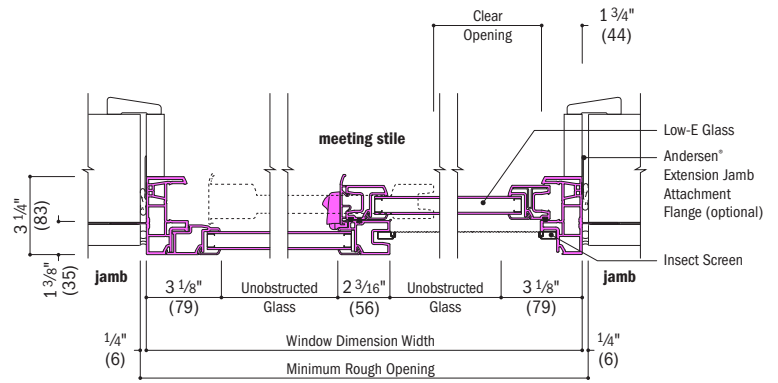


Gliding Window Details – New Construction

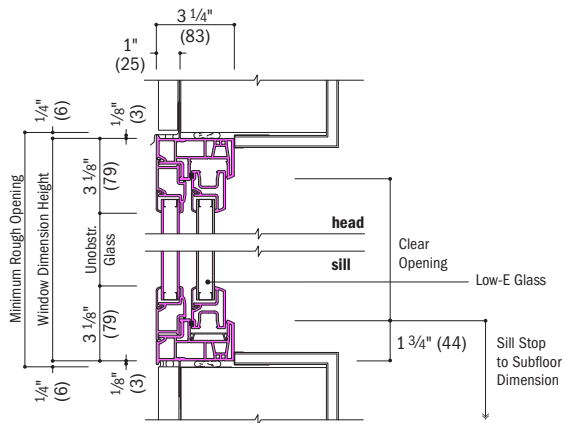
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



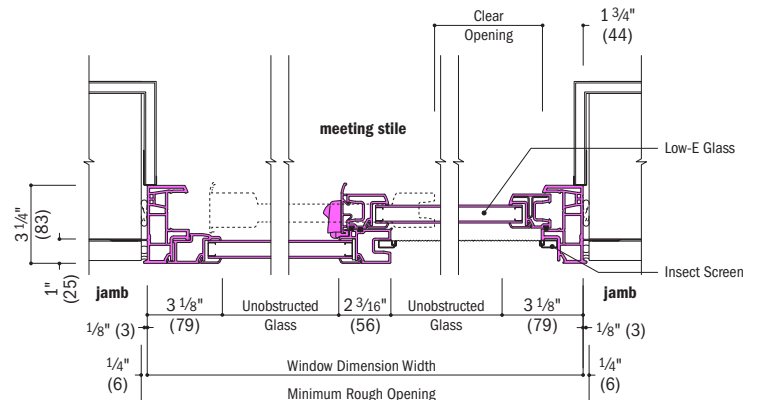
Vertical Section



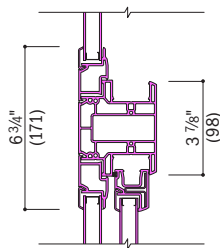
Horizontal Section



Vertical Section
Stucco Exterior



Horizontal Section
Stucco Exterior

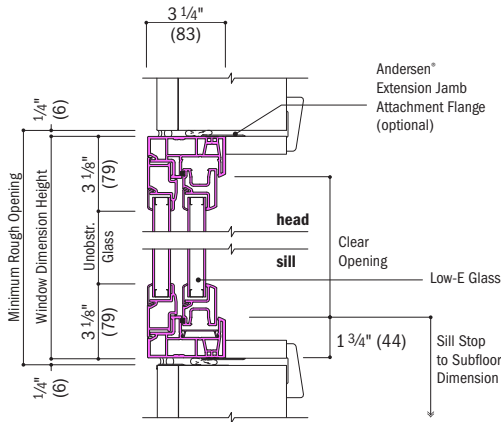


Vertical Section
Picture Over Gliding

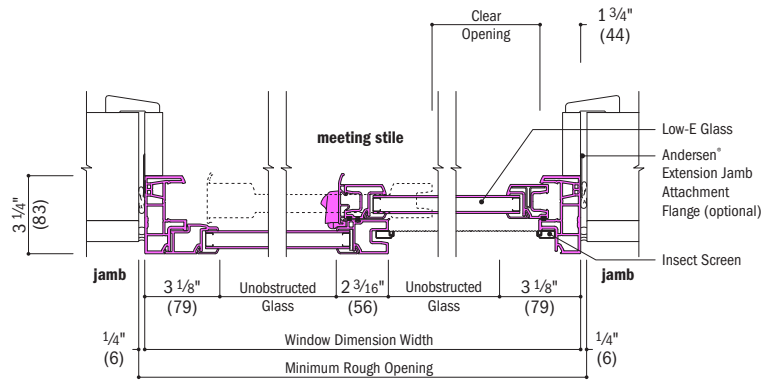
- Drip cap is required to complete window installation as shown but may not be included with the window. Use of drip cap is recommended for proper installation.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Gliding Window Details – Replacement

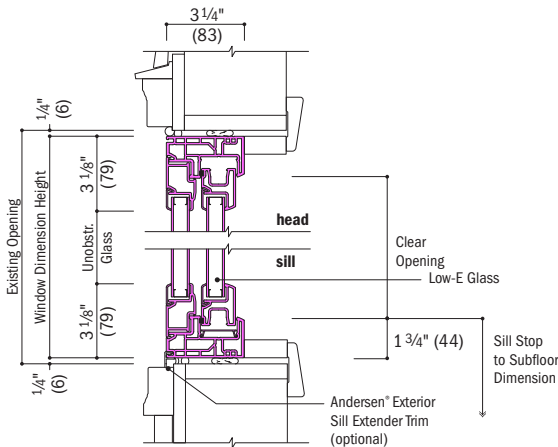
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



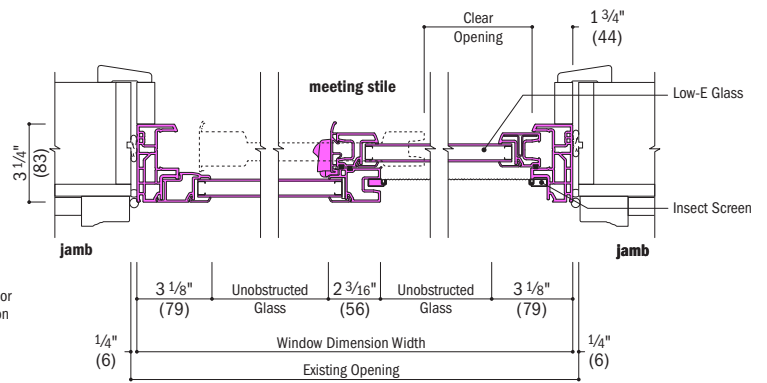
Vertical Section
Existing Framed Opening



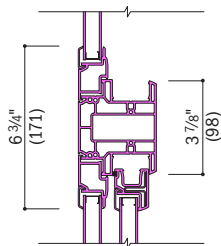
Horizontal Section
Existing Framed Opening



Vertical Section
Existing Window Opening



Horizontal Section
Existing Window Opening



Vertical Section
Picture Over Gliding

- Drip cap is required to complete window installation as shown but may not be included with the window. Use of drip cap is recommended for proper installation.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.